# Attachment M

Project Plans

# SNUG HARBOR

## NEWPORT BEACH

## SITE DEVELOPMENT REVIEW



BACK BAY BARRELS, LLC
3857 BIRCH STREET, SUITE 521
NEWPORT BEACH, CA 92660
PHONE: 949.300.9632

MVE + PARTNERS
1900 MAIN STREET, SUITE 800
IRVINE, CA 92614
PHONE: 949.809.3388

# PROJECT SUMMARY

## SITE ADDRESS

3100 IRVINE AVE, NEWPORT BEACH, CA 92660

## CONTACT

### APPLICANT

BACK BAY BARRELS, LLC
3857 BIRCH STREET, SUITE 521
NEWPORT BEACH, CA 92660
CONTACT: STEVE COYNE
PHONE: 949.300.9632

### ARCHITECT

MVE +PARTNERS
1900 MAIN STREET, SUITE 800
IRVINE, CA 92614
CONTACT: PIETER BERGER
PHONE: 949.809.3388

### CIVIL

FUSCOE ENGINEERING, INC.
15535 SAND CANYON AVE
IRVINE, CA 92618
CONTACT: GREG ATTARD
PHONE: 949.474.1960

### LANDSCAPE

CONCEPTUAL DESIGN + PLANNING COMPANY
1675 SCENIC AVENUE, SUITE 200
COSTA MESA, CA 92626
CONTACT: JENNIFER FREDERICK
PHONE: 949.399.0870

## PROJECT DESCRIPTION

PROPOSED OUTDOOR COMMERCIAL RECREATION PROJECT CONSISTS OF TWO MAIN BUILDINGS. THE SITE CONSIST OF 15.384 ACRES.

- CLUBHOUSE: 3-STORY, TYPE VA, WITH ONE LEVEL BELOW GRADE, FULLY SPRINKLERED.
- ATHLETE ACCOMMODATIONS: 2-STORY, TYPE VA, FULLY SPRINKLERED.

## ZONE

**ADDRESS:** 3100 IRVINE AVE, NEWPORT BEACH, CA 92660
**APN:** 119 200 41
**ZONE:** SP-7 (OSR)
**DESIGNATION:** LAND USE DESIGNATIONS. THE FOLLOWING LAND USE DESIGNATIONS ARE ESTABLISHED FOR THE SANTA ANA HEIGHTS SPECIFIC PLAN AREA: OPEN SPACE AND RECREATION DISTRICT: SP-7 (OSR).

LAND USE AND DEVELOPMENT STANDARDS FOR SANTA ANA HEIGHTS SHALL BE IN ACCORDANCE WITH EXHIBIT 21.90-1, LAND USE MAP—SPECIFIC PLAN DISTRICT NO. 7, AND THE PROVISIONS OF THIS SECTION.

PRINCIPAL USES ALLOWED. THE FOLLOWING PRINCIPAL USES ARE PERMITTED: OUTDOOR COMMERCIAL RECREATION.

## LOT INFORMATION

**REQUIRED:** BUILDING SITE AREA. ONE ACRE MINIMUM

**LOT AREA:** 15.384 ACRES

## HEIGHT

**HEIGHT PROPOSED:** 50' - 0" (CLUBHOUSE - MEASURED FROM ESTABLISHMENT OF GRADE)
40' - 0" (ATHLETE ACCOMMODATIONS - MEASURED FROM ESTABLISHMENT OF GRADE)

## SETBACKS

**REQUIRED:** BUILDING SETBACKS. TWENTY (20) FEET MINIMUM FROM ALL PROPERTY LINES.

**PROPOSED:** BUILDING SETBACKS ARE LARGER THAN 20 FEET ALL AROUND THE PROPERTY. SEE SETBACK AND DIMENSIONS ON SITE PLAN. SETBACK MEASURED TO THE FACE OF FINISH

***NOTE:***

***1. THE APPLICANT PREVIEWED THE PROJECT WITH THE ORANGE COUNTY HEALTH DEPARTMENT ON JULY 23, 2024 AT AN IN PERSON MEETING. PRELIMINARY FEEDBACK WAS MINIMUM AND PROJECT WAS WELL RECEIVED. FINAL APPROVAL WILL BE OBTAINED DURING PERMIT PROCESS.***

***2. ALL SIGNS COMPLY WITH CHAPTER 20.42 OF THE ZONING CODE OR AN APPROVED SIGN PROGRAM AND REQUIRE SEPARATE REVIEWS AND PERMITS.***

## BUILDING AREA

GENERAL PLAN SQUARE FOOTAGE - CLUBHOUSE

| LEVEL | PROGRAM | AREA |
|---|---|---|
| LEVEL B1 | CORRIDOR | 2,698 SF |
| LEVEL B1 | MEP | 451 SF |
| LEVEL B1 | STAFF | 1,165 SF |
| | | 4,314 SF |
| LEVEL 1 | CORRIDOR | 177 SF |
| LEVEL 1 | DRYING ROOM | 246 SF |
| LEVEL 1 | KITCHEN | 1,662 SF |
| LEVEL 1 | MAIN ELECTRICAL | 337 SF |
| LEVEL 1 | MEMBERS LOBBY | 649 SF |
| LEVEL 1 | MEP | 503 SF |
| LEVEL 1 | PREP ROOM | 165 SF |
| LEVEL 1 | REST. | 1,393 SF |
| LEVEL 1 | RESTAURANT / BAR | 6,228 SF |
| LEVEL 1 | RESTROOMS / CHANGING ROOMS | 1,219 SF |
| LEVEL 1 | STORAGE | 224 SF |
| LEVEL 1 | SURF ACADEMY | 2,681 SF |
| LEVEL 1 | SURF SHOP | 2,703 SF |
| LEVEL 1 | WASH ROOM | 264 SF |
| | | 18,451 SF |
| LEVEL 2 | CORRIDOR | 78 SF |
| LEVEL 2 | FITNESS | 3,150 SF |
| LEVEL 2 | MEMBER LOCKERS / SPA | 2,317 SF |
| LEVEL 2 | MEP | 539 SF |
| LEVEL 2 | REST. | 1,073 SF |
| LEVEL 2 | STORAGE | 321 SF |
| LEVEL 2 | STORAGE / BOH | 409 SF |
| LEVEL 2 | THE POINT LOUNGE | 6,703 SF |
| LEVEL 2 | YOGA | 1,732 SF |
| | | 16,322 SF |
| LEVEL 3 | CORRIDOR | 67 SF |
| LEVEL 3 | MEP | 366 SF |
| LEVEL 3 | RECORDING STUDIO | 2,125 SF |
| LEVEL 3 | REST. | 232 SF |
| LEVEL 3 | SERVICE | 400 SF |
| LEVEL 3 | STORAGE | 168 SF |
| LEVEL 3 | VIP | 5,806 SF |
| | | 9,164 SF |
| | | 48,251 SF |

GENERAL PLAN SQUARE FOOTAGE - A. A.

| LEVEL | PROGRAM | AREA |
|---|---|---|
| ATHLETE ACCOMMODATIONS LEVEL 1 | 10 UNITS | 4,594 SF |
| | | 4,594 SF |
| ATHLETE ACCOMMODATIONS LEVEL 2 | 10 UNITS | 4,594 SF |
| | | 4,594 SF |
| | | 9,187 SF |

**TOTAL GENERAL PLAN SQUARE FOOTAGE: 57,438 SF**

EXCLUDED AREA FROM GENERAL PLAN S.F. - CLUBHOUSE

| LEVEL | PROGRAM | AREA |
|---|---|---|
| LEVEL B1 | STORAGE 1, GOLF CART STORAGE | 3,495 SF |
| LEVEL B1 | STORAGE 2, FACILITY STORAGE | 5,359 SF |
| LEVEL B1 | STORAGE 3, SURF BOARD STORAGE | 6,802 SF |
| | | 15,655 SF |
| LEVEL 1 | BOARD STORAGE | 515 SF |
| LEVEL 1 | REST. | 15,656 SF |
| | | 2,050 SF |
| | | 1,535 SF |

EXCLUDED AREA FROM GENERAL PLAN S.F.

| LEVEL | PROGRAM | AREA |
|---|---|---|
| ATHLETE ACCOMMODATIONS LEVEL 1 | REST. | 703 SF |
| ATHLETE ACCOMMODATIONS LEVEL 1 | STORAGE, FACILITY STORAGE | 846 SF |
| | | 1,549 SF |
| | | 1,549 SF |

**TOTAL EXCLUDED AREA FROM GENERAL PLAN SQUARE FOOTAGE: 19,255 SF**

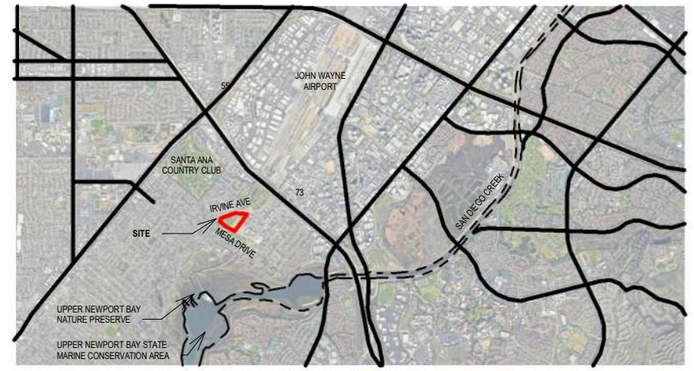
**TOTAL GROSS SQUARE FOOTAGE: 76,693 SF**

***NOTE:***

***PER CITY OF NEWPORT BEACH MUNICIPAL CODE, TITLE 20 PLANNING AND ZONING, CHAPTER 20.70 DEFINITIONS, 20.70.020 DEFINITIONS OF SPECIALIZED TERMS AND PHRASES, FLOOR AREA, GROSS.***

***2. MULTI-UNIT RESIDENTIAL (THREE-PLUS DWELLINGS), MIXED-USE, AND NONRESIDENTIAL STRUCTURES.***
***A. FOR MULTI-UNIT RESIDENTIAL, MIXED-USE, AND NONRESIDENTIAL STRUCTURES, THE FOLLOWING AREAS SHALL BE INCLUDED IN CALCULATIONS OF GROSS FLOOR AREA:***
***I. THE AREA WITHIN AND INCLUDING THE SURROUNDING EXTERIOR WALLS; AND***
***II. ANY INTERIOR PORTION OF A STRUCTURE THAT IS ACCESSIBLE AND THAT MEASURES MORE THAN FOUR FEET FROM FLOOR TO CEILING.***
***B. THE FOLLOWING AREAS SHALL BE EXCLUDED:***
***I. STAIRWELLS AND ELEVATOR SHAFTS ABOVE THE FIRST LEVEL;***
***II. OUTDOOR DINING AREAS ASSOCIATED WITH AN EATING AND DRINKING ESTABLISHMENT, AND***
***III. PARKING STRUCTURES ASSOCIATED WITH AN ALLOWED USE WITHIN THE SAME DEVELOPMENT.***

## VICINITY MAP




## PARKING SUMMARY

**REQUIRED:** As required by city approved parking demand study

**PROPOSED:** 351 Parking Stalls

PARKING SCHEDULE

| LOCATION | TYPE | WIDTH | LENGTH | COUNT |
|---|---|---|---|---|
| NORTH | ADA | 9' - 0" | 18' - 0" | 5 |
| NORTH | ADA AMBULATORY EV | 10' - 0" | 18' - 0" | 1 |
| NORTH | ADA EV | 9' - 0" | 18' - 0" | 1 |
| NORTH | ADA VAN | 12' - 0" | 18' - 0" | 1 |
| NORTH | ADA VAN EV | 12' - 0" | 18' - 0" | 1 |
| NORTH | EV | 8' - 6" | 17' - 0" | 26 |
| NORTH | EVSE | 8' - 6" | 17' - 0" | 9 |
| NORTH | STANDARD | 8' - 6" | 17' - 0" | 127 |
| | | | | 171 |
| SOUTH | ADA | 9' - 0" | 18' - 0" | 5 |
| SOUTH | ADA AMBULATORY EV | 10' - 0" | 18' - 0" | 1 |
| SOUTH | ADA EV | 9' - 0" | 18' - 0" | 1 |
| SOUTH | ADA VAN | 12' - 0" | 18' - 0" | 1 |
| SOUTH | ADA VAN EV | 12' - 0" | 18' - 0" | 1 |
| SOUTH | EV | 8' - 6" | 17' - 0" | 26 |
| SOUTH | EVSE | 8' - 6" | 17' - 0" | 9 |
| SOUTH | STANDARD | 8' - 6" | 17' - 0" | 136 |
| | | | | 180 |
| | | | | 351 |

***NOTE:***

***1. EV CAPABLE, EVSE AND EV ACCESSIBLE PARKING WILL COMPLY WITH TABLE 5.106.5.3.1 OF CAL GREEN AND TABLE 11B-228.3.2.1 OF CBC.***

***2. THE LOCATION OF DIFFERENT PARKING STALLS WILL BE DESIGNATED DURING PLAN CHECK.***

***3. THE DIMENSIONS OF PARKING STALLS AND DRIVE AISLES WILL COMPLY WITH NEWPORT BEACH CITY STANDARD 805.***

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| A-0.5 | CODE ANALYSIS - LEVEL B1 + LEVEL 1 |
| A-0.6 | CODE ANALYSIS - LEVEL 2 + 3 |
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CIVIL

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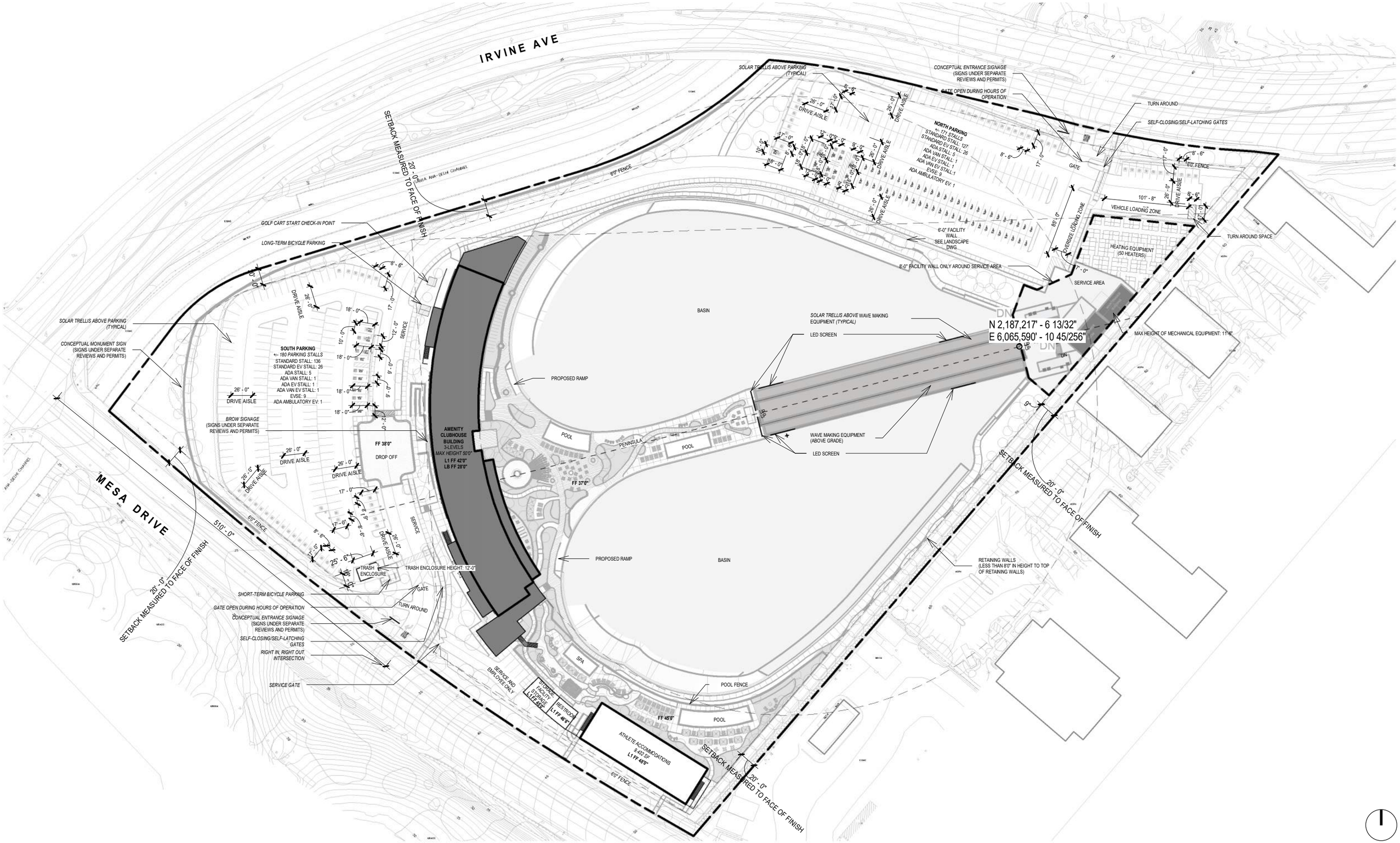
| L-5 | LANDSCAPE PLAN ENLARGEMENT- IRVINE AVENUE ENTRY |
| L-6 | PLANT PALETTE & IMAGERY |

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NEWPORT BEACH, CA 92660
*SITE DEVELOPMENT REVIEW*

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1900 MAIN STREET, SUITE 800
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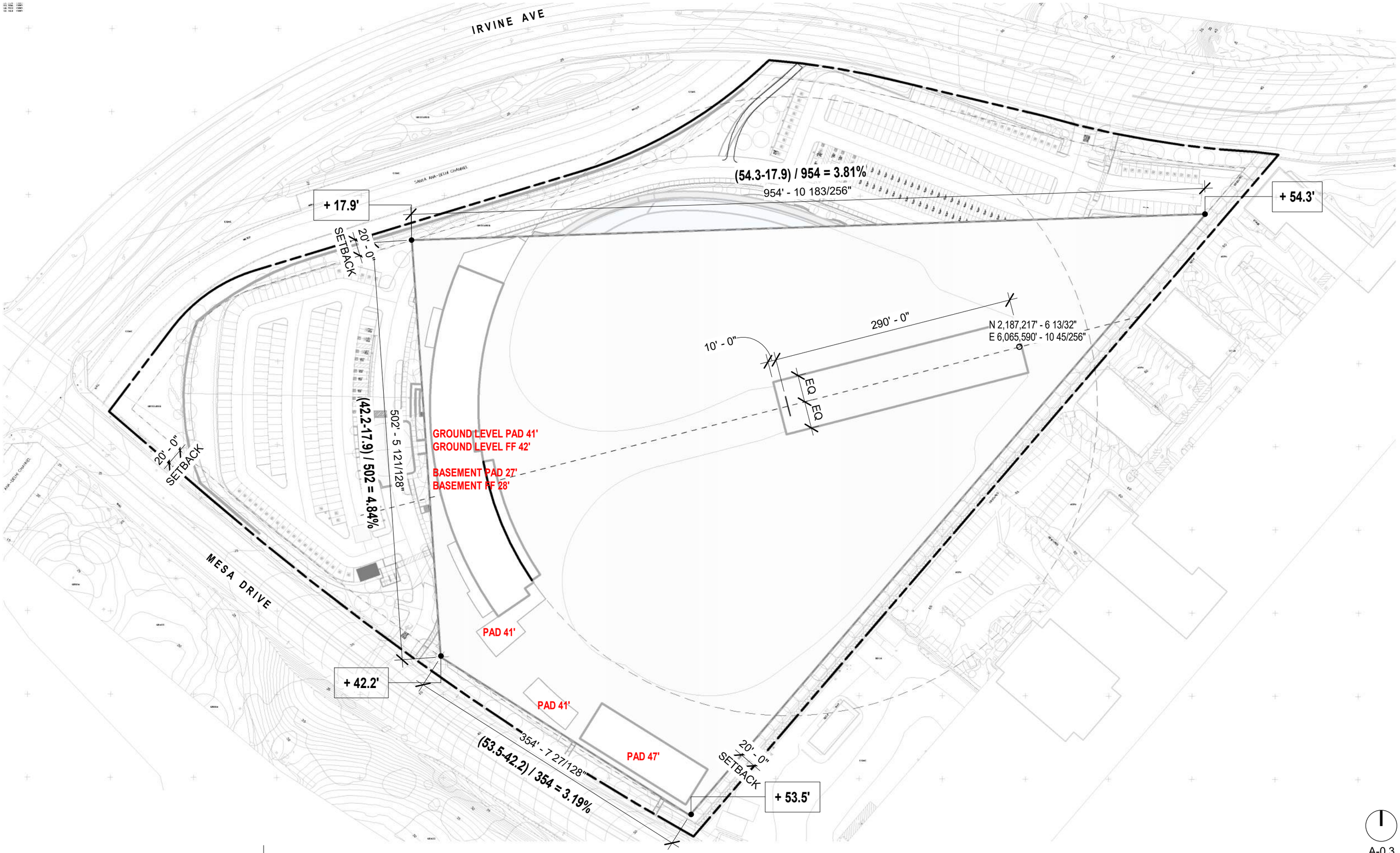
A-0.2
SITE PLAN
1" = 40'-0"
JUNE 17TH 2025

20-2617

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*SITE DEVELOPMENT REVIEW*

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A-0.3
GRADE ESTABLISHMENT
1" = 20'-0"
20-262
JUNE 17TH 2025

1

2

3

4

5

6

7

8

9

**SNUG HARBOR**
NEWPORT BEACH, CA 92660

*SITE DEVELOPMENT REVIEW*

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A-0.4
SITE CONTEXT IMAGERY

*20-263*
JUNE 17TH 2025

# EGRESS PLAN & MAX. AREA OF EXTERIOR WALL OPENING

## CLUB HOUSE (BLDG 1.1) - L1

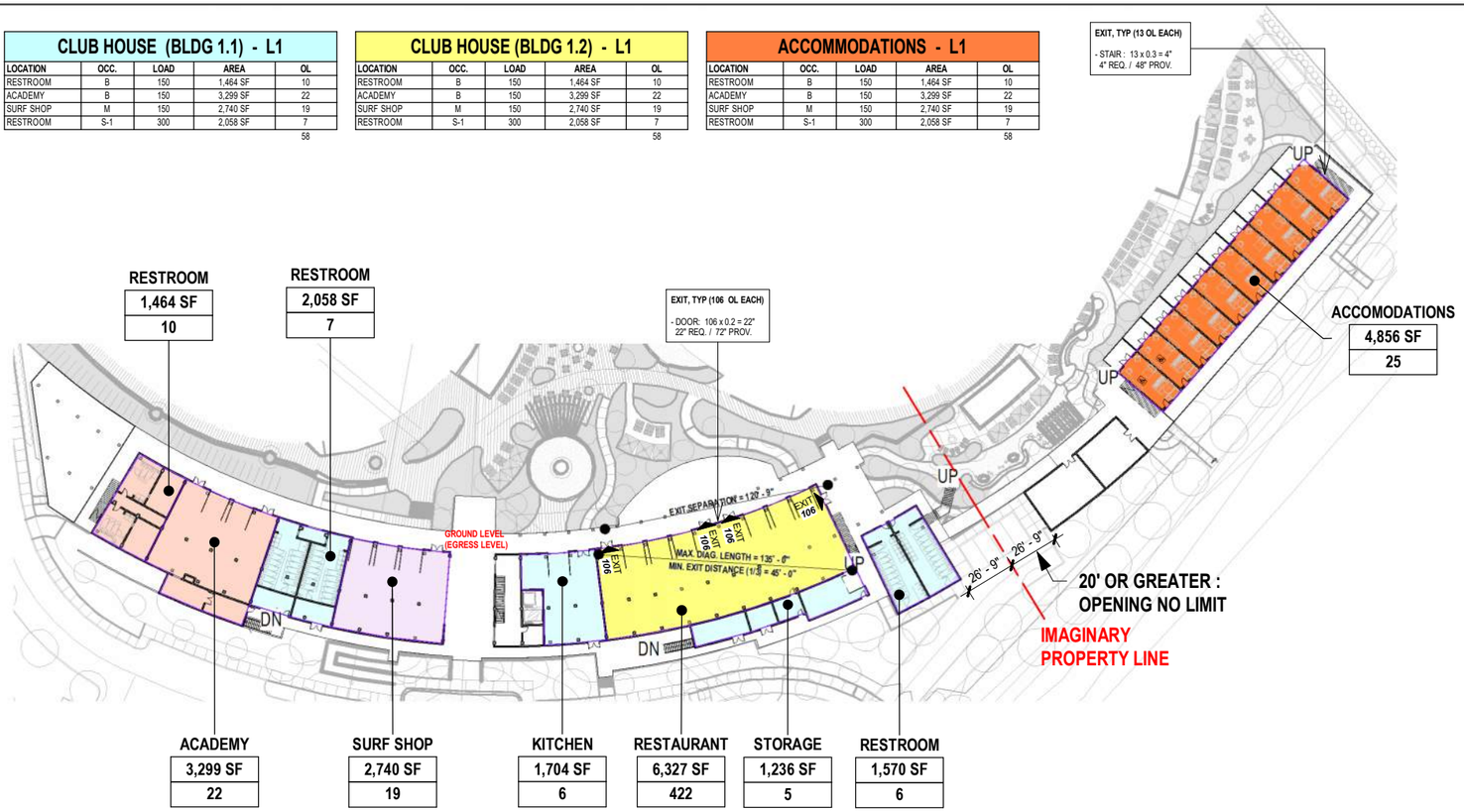
| LOCATION | OCC. | LOAD | AREA | OL |
|---|---|---|---|---|
| RESTROOM | B | 150 | 1,464 SF | 10 |
| ACADEMY | B | 150 | 3,299 SF | 22 |
| SURF SHOP | M | 150 | 2,740 SF | 19 |
| RESTROOM | S-1 | 300 | 2,058 SF | 7 |
| | | | | 58 |

## CLUB HOUSE (BLDG 1.2) - L1

| LOCATION | OCC. | LOAD | AREA | OL |
|---|---|---|---|---|
| RESTROOM | B | 150 | 1,464 SF | 10 |
| ACADEMY | B | 150 | 3,299 SF | 22 |
| SURF SHOP | M | 150 | 2,740 SF | 19 |
| RESTROOM | S-1 | 300 | 2,058 SF | 7 |
| | | | | 58 |

## ACCOMMODATIONS - L1

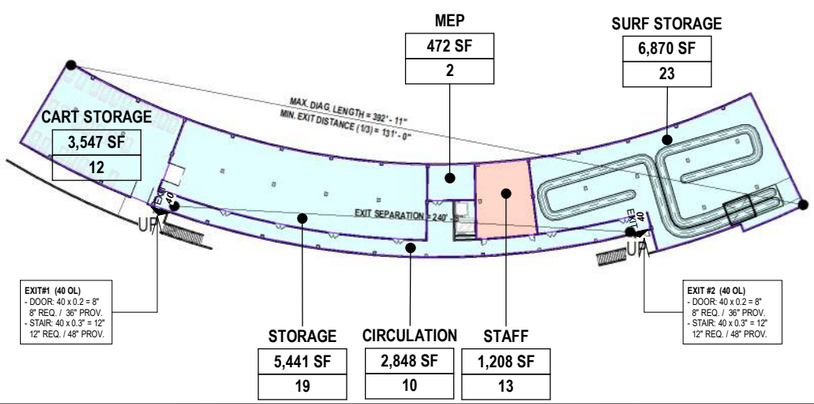
| LOCATION | OCC. | LOAD | AREA | OL |
|---|---|---|---|---|
| RESTROOM | B | 150 | 1,464 SF | 10 |
| ACADEMY | B | 150 | 3,299 SF | 22 |
| SURF SHOP | M | 150 | 2,740 SF | 19 |
| RESTROOM | S-1 | 300 | 2,058 SF | 7 |
| | | | | 58 |




LEVEL - 1

## CLUB HOUSE - B1

| LOCATION | OCC. | LOAD | AREA | OL |
|---|---|---|---|---|
| RESTROOM | B | 150 | 1,464 SF | 10 |
| ACADEMY | B | 150 | 3,299 SF | 22 |
| SURF SHOP | M | 150 | 2,740 SF | 19 |
| RESTROOM | S-1 | 300 | 2,058 SF | 7 |
| | | | | 58 |




LEVEL - B1

# BUILDING CODE ANALYSIS - CONT.

**C. ALLOWABLE AREA**

**a. ATHLETE ACCOMMODATIONS (R-1) : SINGLE OCCUPANCY, MULTI-STORY BLDG**

- ALLOWED : 72,000 SF
- PROVIDED: 9,187 SF

| TYPE | OCC | As (ALLOWABLE AREA) | (At + NS x If) x 2 |
|---|---|---|---|
| V - A | R-1 | 72,000 | (36,000 + 0) x 2 |

**b. CLUB HOUSE (A, B & S-1) : MIXED-OCCUPANCY, MULTI-STORY BLDG**

- AREA: ALLOWED VS . PROPOSED

| TYPE | OCC | ALLOWED (SF) | PROPOSED (SF) | NOTE |
|---|---|---|---|---|
| V - A | A-2 & A-3 | 46,000 | 20,957 | EXCLUDE BASEMENT LEVEL |
| | B | 72,000 | 13,450 | |
| | M | 56,000 | 2,703 | |
| | S-1 | 56,000 | 6,827 | |

- EQUATION 5-3

| TYPE | OCC | As (ALLOWABLE AREA) | At + NS x If * (+1) |
|---|---|---|---|
| V - A | A-2 & A-3 | 46,000 | 34,500 11,500 |
| | B | 72,000 | 54,000 18,000 |
| | M & S-1 | 56,000 | 42,000 14,000 |

*If = [ F / P - 0.25] W/ 30 = [ 800 / 775 - 0.25] 200 / 30 = 0.78 X 6.66 = 5.19 (USE 1 FOR CLACULATION)

As = Allowable area (square feet).
At = Tabular allowable area factor (NS, S13R, S13D or SM value, as applicable).
NS = Tabular allowable area factor in accordance with Table 506.2 for a nonsprinklered building
If = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.

**- SECTION 508.4.2 ALLOWABLE BUILDING AREA**

$$\frac{\text{Actual area of OCC A}}{\text{Allowable area of OCC A}} + \frac{\text{Actual area of OCC B}}{\text{Allowable area of OCC B}} + \frac{\text{Actual area of OCC M}}{\text{Allowable area of OCC M}} + \frac{\text{Actual area of OCC S-1}}{\text{Allowable area of OCC S-1}} = < 1.00$$

$$\frac{20{,}957}{46{,}000} + \frac{13{,}450}{72{,}000} + \frac{2{,}703}{56{,}000} + \frac{6{,}827}{56{,}000} = 0.46 + 0.19 + 0.05 + 0.12 = 0.82 < 1.00$$

**3. CHP. 6 CONSTRUCTION TYPE**

- TYPE V - A

**4. CHP. 7 FIRE AND SMOKE PROTECTION (SEE SITE PLAN & EXHIBIT L-1)**

- TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

| FIRE SEPERATION DISATNCE | DEGREE OF OPENING | ALLOWABLE AREA |
|---|---|---|
| 0 to less than 3' | PROTECTED | NOT PERMITTED |
| 3' to less than 5' | | 15% |
| 5' to less than 10' | | 25% |
| 10' to less than 15' | | 45% |
| 15' to less than 20' | | 75% |
| 20' or greater | | NO LIMIT |

**5. CHP.9 FIRE PROTECTION AND LIFE SAFETY SYSTEM**

- SECTION 903.3.1 NFPA 13 SPRINKLER SYSTEM

**5. CHP. 10 MEANS OF EGRESS**

- SEE DIAGRAM 1, 2, 3, 4 & 5 / A0.5

- MINIMUM MEANS OF EGRESS SIZING:

STAIR FACTOR: 0.2 (SECDTION 1005.3.1 EXP.-1)
OTHER EGREE COMPONENTS: 0.15 (SECTION 1005.3.2 EXP.-1)
AN EMERGENCY VOICE/ ALARM COMMUNICATION SYSTEM PER SEC. 907.5.2.2 IS REQUIRED

- MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (CBC 2022 - TABLE 1006.2.1)

| | | |
|---|---|---|
| R-2 (RESIDENTIAL) | =125' | (WITH SPRINKLERS) |
| B (AMENITY) | =100' | (WITH SPRINKLERS) |
| A-2 (RESTAURANT) | =75' | (WITH SPRINKLERS) |
| A-3 (AMENITY) | =75' | (WITH SPRINKLERS) |
| S-1 (TRASH & STORAGE) | =100' | (WITH SPRINKLERS) |
| S-2 (PARKING GARAGE) | =100' MAX | (WITH SPRINKLERS) |

- EXIT ACCESS TRAVEL DISTANCE (CBC 2022 - SECTION 1017.2)

| | | |
|---|---|---|
| R-2 (RESIDENTIAL) | =250' | (WITH SPRINKLERS) |
| B (AMENITY) | =300' | (WITH SPRINKLERS) |
| A-2 (RESTAURANT) | =250' | (WITH SPRINKLERS) |
| A-3 (AMENITY) | =250' | (WITH SPRINKLERS) |
| S-1 (TRASH & STORAGE) | =250' | (WITH SPRINKLERS) |
| S-2 (PARKING GARAGE) | =400' | (WITH SPRINKLERS) |

- DEAD ENDS

RESIDENTIAL DEAD END CORRIDORS SHALL NOT EXCEED 50' IN LENGTH.

**EGRESS PLAN LEGEND**

- EXIT SIGN/ DIRECTION OF TRAVEL
- ROOM NAME
- SQUARE FOOTAGE
- OCCUPANCY LOAD
- NUMBER OF OCCUPANTS USING EXIT/EXIT ACCESS COMPONENTS
- EXIT ACCESS DISTANCE
- COMMON PATH DISTANCE
- OVERALL DIAGONAL DISTANCE
- EXIT SEPARATION
- TRAVEL DISTANCE TO NEAREST EXIT
- MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE

# PROJECT SUMMARY

**1. PROJECT NAME**

- SUNG HARBOR

**2. PROJECT ADDRESS / APN:**

- 3100 IRVINE AVE, NEWPORT BEACH, CA 92660 / 119-200-41

**3. PROJECT DESCRIPTION:**

- PROPOSED OUTDOOR COMMERCIAL RECREATION PROJECT CONSISTS OF TWO MAIN BUILDINGS.

**4. LOT INFORMATION:**

- LOT SIZE: 15.384 ACRES ( = 670,127.04 SF)
- ZONING: SP-7 (OSR)
- LOT DESIGNATION: LAND USE DESIGNATIONS. THE FOLLOWING LAND USE DESIGNATIONS ARE ESTABLISHED FOR THE SANTA ANA HEIGHTS SPECIFIC PLAN AREA: OPEN SPACE AND RECREATION DISTRICT: SP-7 (OSR).

  LAND USE AND DEVELOPMENT STANDARDS FOR SANTA ANA HEIGHTS SHALL BE IN ACCORDANCE WITH EXHIBIT 21.90-1, LAND USE MAP—SPECIFIC PLAN DISTRICT NO. 7, AND THE PROVISIONS OF THIS SECTION.

  PRINCIPAL USES ALLOWED. THE FOLLOWING PRINCIPAL USES ARE PERMITTED: OUTDOOR COMMERCIAL RECREATION.

**5. BUILDING AREA (PER OCCUPANCY TYPE)**

- SEE A0.1 FOR AREA SUMMARY PER LEVEL & PROGRAM

| CATEGORY | BUILDING | OCCUPANCY | AREA (SF) | PROGRAM |
|---|---|---|---|---|
| GENERAL PLAN | CLUB HOUSE | A-2 | 6,878 | RESTAURANT |
| | | A-3 | 14,079 | YOGA , FITNESS, SPA |
| | | B | 14,615 | STUDIO, POINT LOUNGE |
| | | M | 2,703 | SURF STORE |
| | | S-1 | 9,976 | STORAGE, MEP ROOM, SERVICE |
| | | **SUM** | **48,251** | |
| | ATHLETE ACCOMODATIONS | R-2 | 9,187 | 20 UNITS (10 UNITS X 2) |
| | | **SUM** | **9,187** | |
| | **TOTAL** | | **57,438** | |
| GENERAL PLAN - EXCLUDED | CLUB HOUSE | S-1 | 18,137 | STORAGE, GOLF CART |
| | | **SUM** | **18,137** | |
| | ATHLETE ACCOMODATIONS | S-1 | 1,624 | STORAGE, RESTROOM |
| | | **SUM** | **1,549** | |
| | **TOTAL** | | **19,761** | |
| | **GRAND TOTAL** | | **77,199** | |

# ZONING ANALYSIS

**1. HEIGHT LIMIT :**

- ALLOWED: 50' - 0"
- PROPOSED: 50' - 0" (CLUBHOUSE - MEASURED FROM ESTABLISHMENT OF GRADE)
  40' - 0" (ATHLETE ACCOMMODATIONS - MEASURED FROM ESTABLISHMENT OF GRADE)

**2. SETBACK REQUIREMENT:**

- REQUIRED: 20'
- PROPOSED: MINIMUM 20' (SEE SITE PLAN)

# BUILDING CODE ANALYSIS

**1. CHP. 3 OCCUPANCY CLASSIFICATION AND USE**

- SECTION 303, 304 & 311

| BUILDING | USE | OCC CLASSIFICATION |
|---|---|---|
| CLUB HOUSE | RESTAURANT | A-2 |
| | FITNESS, YOGA | A-3 |
| | ACADEMY, OFFICE | B |
| | STORAGE | S-1 |
| ATHLETE ACCOMMODATIONS | ATHLETE ACCOMMODATIONS | R-1, HOTELS (TRANSIENT) |
| | STORAGE | S-1 |

**2. CHP. 5 BUILDING HEIGHT AND AREA**

**A. TABLE 504.3 BUILDING HEIGHT**

| BUILDING | TYPE | OCC | ALLOWED | PROVIDED |
|---|---|---|---|---|
| CLUB HOUSE | V - A | A-2 | 70 FT | 50 FT |
| | | B | | |
| ATHLETE ACCOMMODATIONS | V - A | R-1 | 70 FT | 40 FT |
| | | B | | |

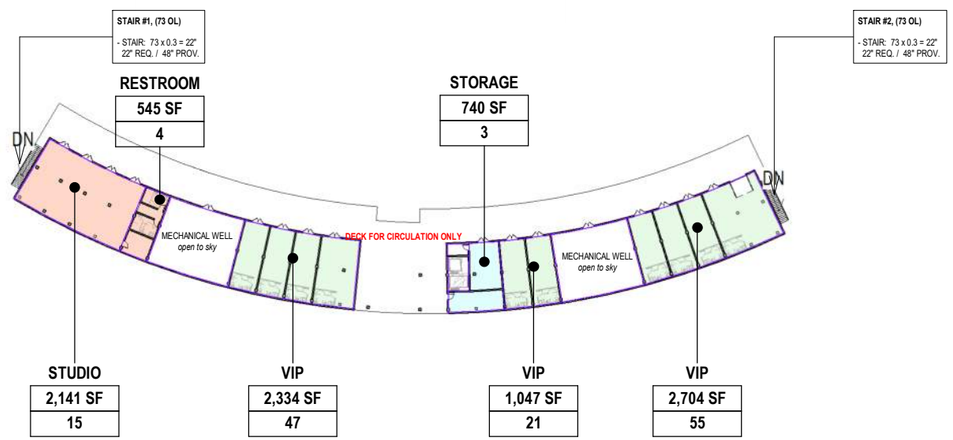
**B. TABLE 504.3 ALLOWABLE NUMBER OF STORY**

| BUILDING | TYPE | OCC | ALLOWED | PROVIDED |
|---|---|---|---|---|
| CLUB HOUSE | V - A | A-2 | 3 | 3 |
| | | B | | |
| ATHLETE ACCOMMODATIONS | V - A | R-1 | 4 | 2 |
| | | B | | |

# EGRESS PLAN & MAX. AREA OF EXTERIOR WALL OPENING

## CLUB HOUSE - L3

| LOCATION | OCC. | LOAD | AREA | OL |
|---|---|---|---|---|
| RESTROOM | B | 150 | 1,464 SF | 10 |
| ACADEMY | B | 150 | 3,299 SF | 22 |
| SURF SHOP | M | 150 | 2,740 SF | 19 |
| RESTROOM | S-1 | 300 | 2,058 SF | 7 |
| | | | | 58 |




LEVEL - 3

## CLUB HOUSE (BLDG 2.1) - L2

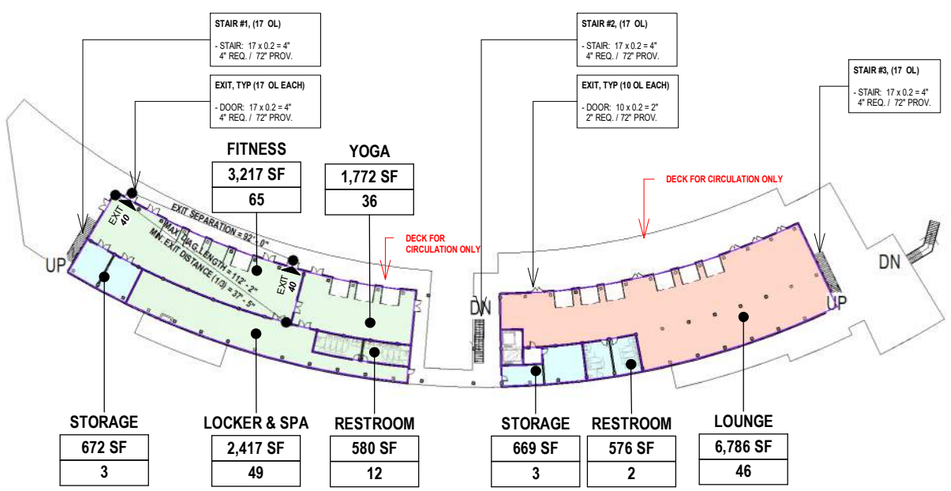
| LOCATION | OCC. | LOAD | AREA | OL |
|---|---|---|---|---|
| RESTROOM | B | 150 | 1,464 SF | 10 |
| ACADEMY | B | 150 | 3,299 SF | 22 |
| SURF SHOP | M | 150 | 2,740 SF | 19 |
| RESTROOM | S-1 | 300 | 2,058 SF | 7 |
| | | | | 58 |

## CLUB HOUSE (BLDG 2.2) - L2

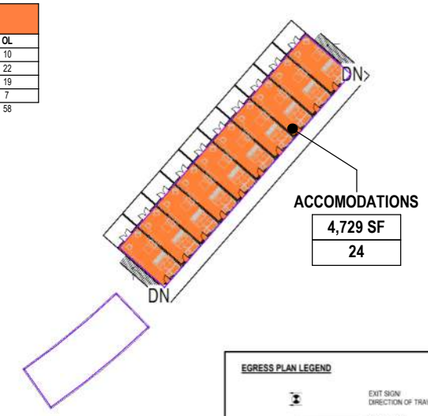
| LOCATION | OCC. | LOAD | AREA | OL |
|---|---|---|---|---|
| RESTROOM | B | 150 | 1,464 SF | 10 |
| ACADEMY | B | 150 | 3,299 SF | 22 |
| SURF SHOP | M | 150 | 2,740 SF | 19 |
| RESTROOM | S-1 | 300 | 2,058 SF | 7 |
| | | | | 58 |

## ACCOMMODATIONS - L2

| LOCATION | OCC. | LOAD | AREA | OL |
|---|---|---|---|---|
| RESTROOM | B | 150 | 1,464 SF | 10 |
| ACADEMY | B | 150 | 3,299 SF | 22 |
| SURF SHOP | M | 150 | 2,740 SF | 19 |
| RESTROOM | S-1 | 300 | 2,058 SF | 7 |
| | | | | 58 |




LEVEL - 2




### EGRESS PLAN LEGEND

- EXIT SIGN/ DIRECTION OF TRAVEL
- ROOM NAME
- SQUARE FOOTAGE
- OCCUPANCY LOAD
- NUMBER OF OCCUPANTS USING EXIT/EXIT ACCESS COMPONENTS
- EXIT ACCESS DISTANCE
- COMMON PATH DISTANCE
- OVERALL DIAGONAL DISTANCE
- EXIT SEPARATION
- TRAVEL DISTANCE TO NEAREST EXIT
- MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE

# BUILDING CODE ANALYSIS - CONT.

**C. ALLOWABLE AREA**

**a. ATHLETE ACCOMMODATIONS (R-1) : SINGLE OCCUPANCY, MULTI-STORY BLDG**

- ALLOWED : 72,000 SF
- PROVIDED: 9,187 SF

| TYPE | OCC | As (ALLOWABLE AREA) | (At + NS x If) x 2 |
|---|---|---|---|
| V - A | R-1 | 72,000 | (36,000 + 0) x 2 |

**b. CLUB HOUSE (A, B & S-1) : MIXED-OCCUPANCY, MULTI-STORY BLDG**

- AREA: ALLOWED VS . PROPOSED

| TYPE | OCC | ALLOWED (SF) | PROPOSED (SF) | NOTE |
|---|---|---|---|---|
| V - A | A-2 & A-3 | 46,000 | 20,957 | EXCLUDE BASEMENT LEVEL |
| | B | 72,000 | 13,450 | |
| | M | 56,000 | 2,703 | |
| | S-1 | 56,000 | 6,827 | |

- EQUATION 5-3

| TYPE | OCC | As (ALLOWABLE AREA) | At + NS x If * (•1) |
|---|---|---|---|
| V - A | A-2 & A-3 | 46,000 | 34,500 11,500 |
| | B | 72,000 | 54,000 18,000 |
| | M & S-1 | 56,000 | 42,000 14,000 |

*If = [ F / P - 0.25] W/ 30 = [ 800 / 775 - 0.25] 200 / 30 = 0.78 X 6.66 = 5.19 (USE 1 FOR CLACULATION)

As = Allowable area (square feet).
At = Tabular allowable area factor (NS, S13R, S13D or SM value, as applicable).
NS = Tabular allowable area factor in accordance with Table 506.2 for a nonsprinklered building
If = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.

**- SECTION 508.4.2 ALLOWABLE BUILDING AREA**

$$\frac{\text{Actual area of OCC A}}{\text{Allowable area of OCC A}} + \frac{\text{Actual area of OCC B}}{\text{Allowable area of OCC B}} + \frac{\text{Actual area of OCC M}}{\text{Allowable area of OCC M}} + \frac{\text{Actual area of OCC S-1}}{\text{Allowable area of OCC S-1}} = < 1.00$$

$$\frac{20,957}{46,000} + \frac{13,450}{72,000} + \frac{2,703}{56,000} + \frac{6,827}{56,000} = 0.46 + 0.19 + 0.05 + 0.12 = 0.82 < 1.00$$

**3. CHP. 6 CONSTRUCTION TYPE**

- TYPE V - A

**4. CHP. 7 FIRE AND SMOKE PROTECTION (SEE SITE PLAN & EXHIBIT L-1)**

- TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

| FIRE SEPERATION DISATNCE | DEGREE OF OPENING | ALLOWABLE AREA |
|---|---|---|
| 0 to less than 3' | PROTECTED | NOT PERMITTED |
| 3' to less than 5' | | 15% |
| 5' to less than 10' | | 25% |
| 10' to less than 15' | | 45% |
| 15' to less than 20' | | 75% |
| 20' or greater | | NO LIMIT |

**5. CHP.9 FIRE PROTECTION AND LIFE SAFETY SYSTEM**

- SECTION 903.3.1 NFPA 13 SPRINKLER SYSTEM

**5. CHP. 10 MEANS OF EGRESS**

- SEE DIAGRAM 1, 2, 3, 4 & 5 / A0.5

- MINIMUM MEANS OF EGRESS SIZING:

STAIR FACTOR: 0.2 (SECDTION 1005.3.1 EXP.-1)
OTHER EGREE COMPONENTS: 0.15 (SECTION 1005.3.2 EXP.-1)
AN EMERGENCY VOICE/ ALARM COMMUNICATION SYSTEM PER SEC. 907.5.2.2 IS REQUIRED

- MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (CBC 2022 - TABLE 1006.2.1)

| | | |
|---|---|---|
| R-2 (RESIDENTIAL) | =125' | (WITH SPRINKLERS) |
| B (AMENITY) | =100' | (WITH SPRINKLERS) |
| A-2 (RESTAURANT) | =75' | (WITH SPRINKLERS) |
| A-3 (AMENITY) | =75' | (WITH SPRINKLERS) |
| S-1 (TRASH & STORAGE) | =100' | (WITH SPRINKLERS) |
| S-2 (PARKING GARAGE) | =100' MAX | (WITH SPRINKLERS) |

- EXIT ACCESS TRAVEL DISTANCE (CBC 2022 - SECTION 1017.2)

| | | |
|---|---|---|
| R-2 (RESIDENTIAL) | =250' | (WITH SPRINKLERS) |
| B (AMENITY) | =300' | (WITH SPRINKLERS) |
| A-2 (RESTAURANT) | =250' | (WITH SPRINKLERS) |
| A-3 (AMENITY) | =250' | (WITH SPRINKLERS) |
| S-1 (TRASH & STORAGE) | =250' | (WITH SPRINKLERS) |
| S-2 (PARKING GARAGE) | =400' | (WITH SPRINKLERS) |

- DEAD ENDS

RESIDENTIAL DEAD END CORRIDORS SHALL NOT EXCEED 50' IN LENGTH.

# PROJECT SUMMARY

**1. PROJECT NAME**

- SUNG HARBOR

**2. PROJECT ADDRESS / APN:**

- 3100 IRVINE AVE, NEWPORT BEACH, CA 92660 / 119-200-41

**3. PROJECT DESCRIPTION:**

- PROPOSED OUTDOOR COMMERCIAL RECREATION PROJECT CONSISTS OF TWO MAIN BUILDINGS.

**4. LOT INFORMATION:**

- LOT SIZE: 15.384 ACRES ( = 670,127.04 SF)
- ZONING: SP-7 (OSR)
- LOT DESIGNATION: LAND USE DESIGNATIONS. THE FOLLOWING LAND USE DESIGNATIONS ARE ESTABLISHED FOR THE SANTA ANA HEIGHTS SPECIFIC PLAN AREA: OPEN SPACE AND RECREATION DISTRICT: SP-7 (OSR).

  LAND USE AND DEVELOPMENT STANDARDS FOR SANTA ANA HEIGHTS SHALL BE IN ACCORDANCE WITH EXHIBIT 21.90-1, LAND USE MAP—SPECIFIC PLAN DISTRICT NO. 7, AND THE PROVISIONS OF THIS SECTION.

  PRINCIPAL USES ALLOWED: THE FOLLOWING PRINCIPAL USES ARE PERMITTED: OUTDOOR COMMERCIAL RECREATION.

**5. BUILDING AREA (PER OCCUPANCY TYPE)**

- SEE A0.1 FOR AREA SUMMARY PER LEVEL & PROGRAM

| CATEGORY | BUILDING | OCCUPANCY | AREA (SF) | PROGRAM |
|---|---|---|---|---|
| GENERAL PLAN | CLUB HOUSE | A-2 | 6,878 | RESTAURANT |
| | | A-3 | 14,079 | YOGA , FITNESS, SPA |
| | | B | 14,615 | STUDIO, POINT LOUNGE |
| | | M | 2,703 | SURF STORE |
| | | S-1 | 9,976 | STORAGE, MEP ROOM, SERVICE |
| | | **SUM** | **48,251** | |
| | ATHLETE ACCOMODATIONS | R-2 | 9,187 | 20 UNITS (10 UNITS X 2) |
| | | **SUM** | **9,187** | |
| | **TOTAL** | | **57,438** | |
| GENERAL PLAN - EXCLUDED | CLUB HOUSE | S-1 | 18,137 | STORAGE, GOLF CART |
| | | **SUM** | **18,137** | |
| | ATHLETE ACCOMODATIONS | S-1 | 1,624 | STORAGE, RESTROOM |
| | | **SUM** | **1,549** | |
| | **TOTAL** | | **19,761** | |
| | **GRAND TOTAL** | | **77,199** | |

# ZONING ANALYSIS

**1. HEIGHT LIMIT :**

- ALLOWED: 50' - 0"
- PROPOSED: 50' - 0" (CLUBHOUSE - MEASURED FROM ESTABLISHMENT OF GRADE)
  40' - 0" (ATHLETE ACCOMMODATIONS - MEASURED FROM ESTABLISHMENT OF GRADE)

**2. SETBACK REQUIREMENT:**

- REQUIRED: 20'
- PROPOSED: MINIMUM 20' (SEE SITE PLAN)

# BUILDING CODE ANALYSIS

**1. CHP. 3 OCCUPANCY CLASSIFICATION AND USE**

- SECTION 303, 304 & 311

| BUILDING | USE | OCC CLASSIFICATION |
|---|---|---|
| CLUB HOUSE | RESTAURANT | A-2 |
| | FITNESS, YOGA | A-3 |
| | ACADEMY, OFFICE | B |
| | STORAGE | S-1 |
| ATHLETE ACCOMMODATIONS | ATHLETE ACCOMMODATIONS | R-1, HOTELS (TRANSIENT) |
| | STORAGE | S-1 |

**2. CHP. 5 BUILDING HEIGHT AND AREA**

**A. TABLE 504.3 BUILDING HEIGHT**

| BUILDING | TYPE | OCC | ALLOWED | PROVIDED |
|---|---|---|---|---|
| CLUB HOUSE | V - A | A-2 | 70 FT | 50 FT |
| | | B | | |
| ATHLETE ACCOMMODATIONS | V - A | R-1 | 70 FT | 40 FT |
| | | B | | |

**B. TABLE 504.3 ALLOWABLE NUMBER OF STORY**

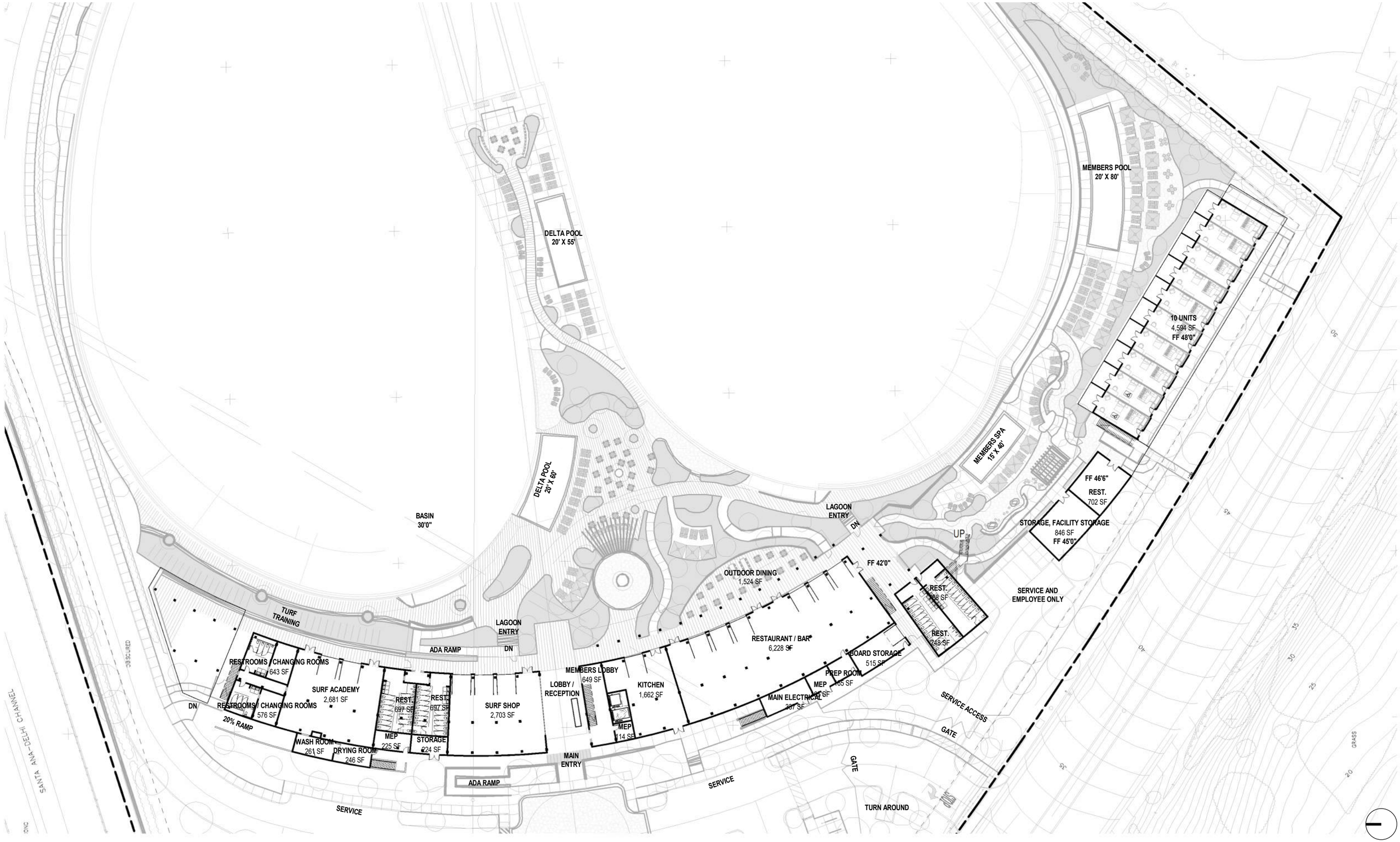
| BUILDING | TYPE | OCC | ALLOWED | PROVIDED |
|---|---|---|---|---|
| CLUB HOUSE | V - A | A-2 | 3 | 3 |
| | | B | | |
| ATHLETE ACCOMMODATIONS | V - A | R-1 | 4 | 2 |
| | | B | | |


**SNUG HARBOR**
NEWPORT BEACH, CA 92660
*SITE DEVELOPMENT REVIEW*

BACK BAY BARRELS, LLC
3857 BIRCH STREET, SUITE 521
NEWPORT BEACH, CA 92660
PHONE: 949.300.9632

MVE + PARTNERS
1900 MAIN STREET, SUITE 800
IRVINE, CA 92614
PHONE: 949.809.3388


A-0.6
CODE ANALYSIS - LEVEL 2 + 3
*20-265* 50'-0"
JUNE 17TH 2025

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A-1.0
FLOOR PLAN - SHORELINE
1/16" = 1'-0"
*20-266*
JUNE 17TH 2025

| GENERAL PLAN SQUARE FOOTAGE - CLUBHOUSE | | |
|---|---|---|
| LEVEL | PROGRAM | AREA |
| LEVEL B1 | CORRIDOR | 2,698 SF |
| LEVEL B1 | MEP | 451 SF |
| LEVEL B1 | STAFF | 1,165 SF |
| | | 4,314 SF |
| LEVEL 1 | CORRIDOR | 177 SF |
| LEVEL 1 | DRYING ROOM | 246 SF |
| LEVEL 1 | KITCHEN | 1,662 SF |
| LEVEL 1 | MAIN ELECTRICAL | 337 SF |
| LEVEL 1 | MEMBERS LOBBY | 649 SF |
| LEVEL 1 | MEP | 503 SF |
| LEVEL 1 | PREP ROOM | 165 SF |
| LEVEL 1 | REST. | 1,393 SF |
| LEVEL 1 | RESTAURANT / BAR | 6,228 SF |
| LEVEL 1 | RESTROOMS / CHANGING ROOMS | 1,219 SF |
| LEVEL 1 | STORAGE | 224 SF |
| LEVEL 1 | SURF ACADEMY | 2,681 SF |
| LEVEL 1 | SURF SHOP | 2,703 SF |
| LEVEL 1 | WASH ROOM | 264 SF |
| | | 18,451 SF |
| LEVEL 2 | CORRIDOR | 78 SF |
| LEVEL 2 | FITNESS | 3,150 SF |
| LEVEL 2 | MEMBER LOCKERS / SPA | 2,317 SF |
| LEVEL 2 | MEP | 539 SF |
| LEVEL 2 | REST. | 1,073 SF |
| LEVEL 2 | STORAGE | 321 SF |
| LEVEL 2 | STORAGE / BOH | 409 SF |
| LEVEL 2 | THE POINT LOUNGE | 6,703 SF |
| LEVEL 2 | YOGA | 1,732 SF |
| | | 16,322 SF |
| LEVEL 3 | CORRIDOR | 67 SF |
| LEVEL 3 | MEP | 366 SF |
| LEVEL 3 | RECORDING STUDIO | 2,125 SF |
| LEVEL 3 | REST. | 232 SF |
| LEVEL 3 | SERVICE | 400 SF |
| LEVEL 3 | STORAGE | 168 SF |
| LEVEL 3 | VIP | 5,806 SF |
| | | 9,164 SF |
| | | 48,251 SF |

| GENERAL PLAN SQUARE FOOTAGE - A. A. | | |
|---|---|---|
| LEVEL | PROGRAM | AREA |
| ATHLETE ACCOMMODATIONS LEVEL 1 | 10 UNITS | 4,594 SF |
| | | 4,594 SF |
| ATHLETE ACCOMMODATIONS LEVEL 2 | 10 UNITS | 4,594 SF |
| | | 4,594 SF |
| | | 9,187 SF |

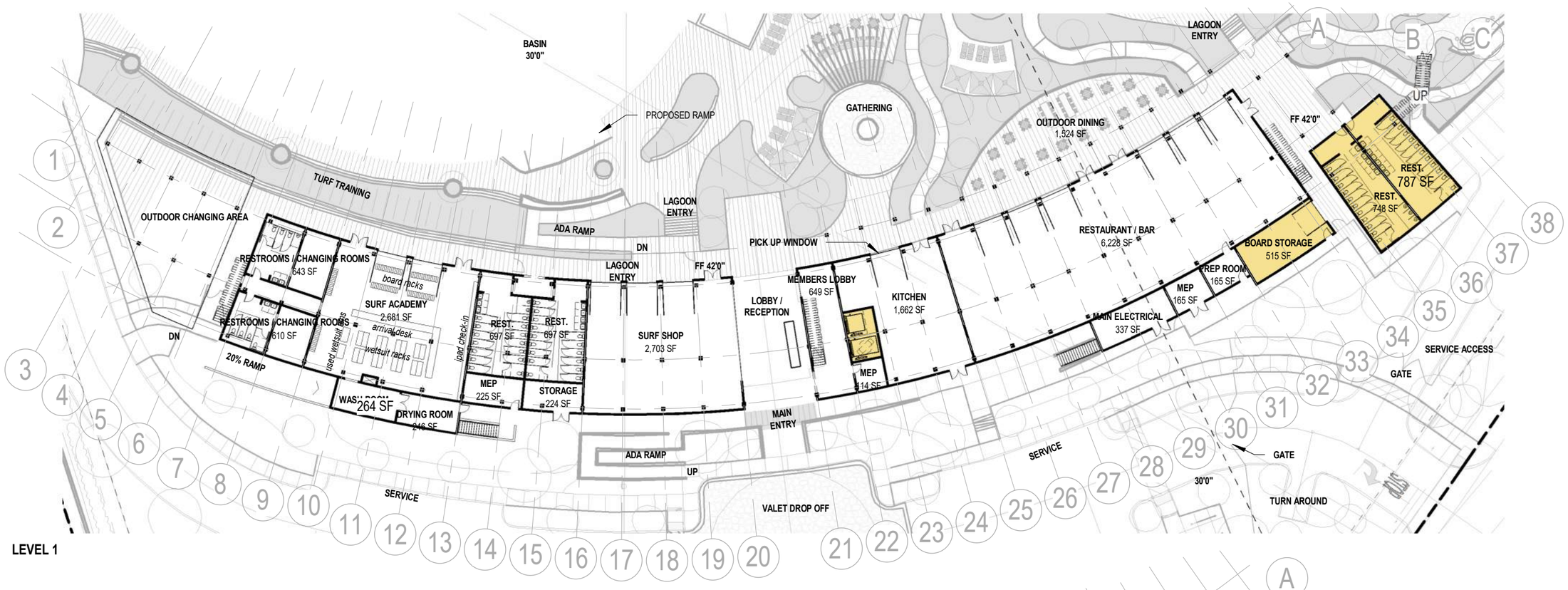
**TOTAL GENERAL PLAN SQUARE FOOTAGE: 57,438 SF**

| EXCLUDED AREA FROM GENERAL PLAN S.F. - CLUBHOUSE | | |
|---|---|---|
| LEVEL | PROGRAM | AREA |
| LEVEL B1 | STORAGE 1, GOLF CART STORAGE | 3,495 SF |
| LEVEL B1 | STORAGE 2, FACILITY STORAGE | 5,359 SF |
| LEVEL B1 | STORAGE 3, SURF BOARD STORAGE | 6,802 SF |
| | | 15,656 SF |
| LEVEL 1 | BOARD STORAGE | 515 SF |
| LEVEL 1 | REST. | 1,535 SF |
| | | 2,050 SF |
| | | 17,706 SF |

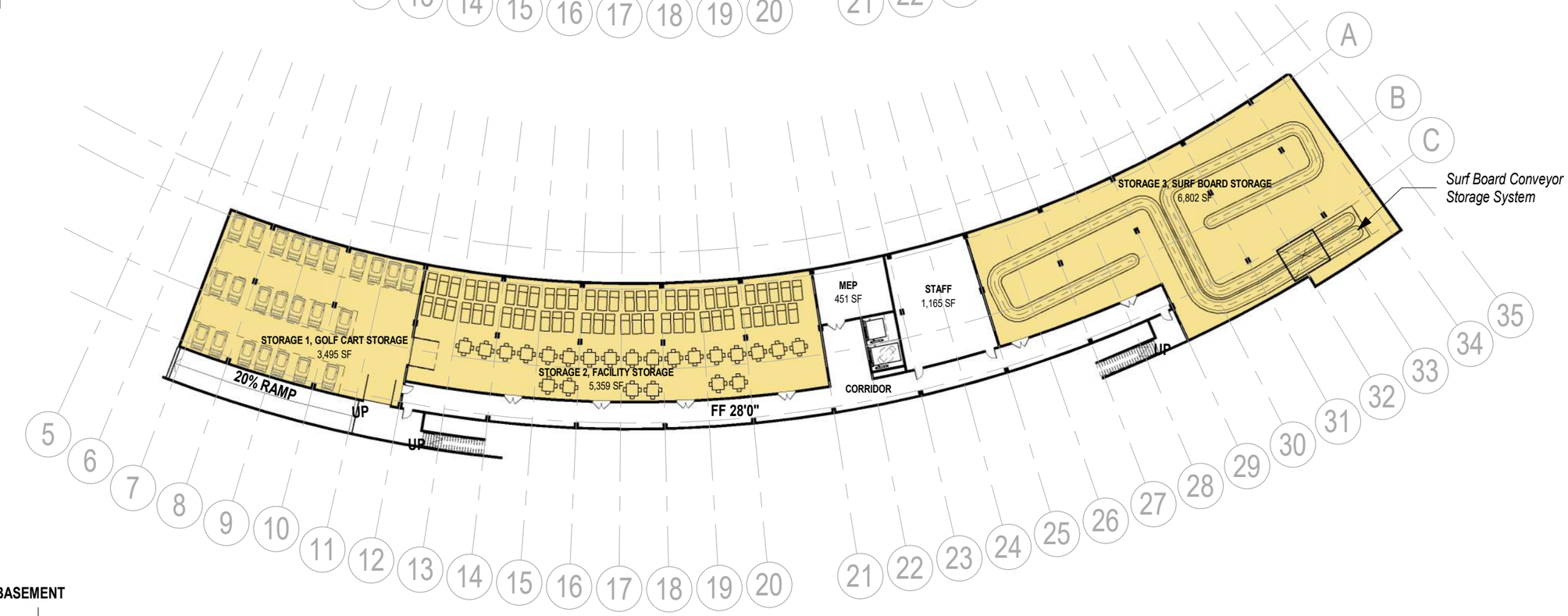
| EXCLUDED AREA FROM GENERAL PLAN S.F. | | |
|---|---|---|
| LEVEL | PROGRAM | AREA |
| ATHLETE ACCOMMODATIONS LEVEL 1 | REST. | 703 SF |
| ATHLETE ACCOMMODATIONS LEVEL 1 | STORAGE, FACILITY STORAGE | 846 SF |
| | | 1,549 SF |
| | | 1,549 SF |

**TOTAL EXCLUDED AREA FROM GENERAL PLAN SQUARE FOOTAGE: 19,255 SF**

**TOTAL GROSS SQUARE FOOTAGE: 76,693 SF**




LEVEL 1




LEVEL BASEMENT

**SNUG HARBOR**
NEWPORT BEACH, CA 92660

*SITE DEVELOPMENT REVIEW*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MVE + PARTNERS
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IRVINE, CA 92614
PHONE: 949.809.3388


A-1.1

FLOOR PLAN - FLOOR PLAN - LEVEL B1 + LEVEL 1

20-267

1/16" = 1'0"-0"

JUNE 17TH 2025

| GENERAL PLAN SQUARE FOOTAGE - CLUBHOUSE | | |
|---|---|---|
| LEVEL | PROGRAM | AREA |
| LEVEL B1 | CORRIDOR | 2,698 SF |
| LEVEL B1 | MEP | 451 SF |
| LEVEL B1 | STAFF | 1,165 SF |
| | | 4,314 SF |
| LEVEL 1 | CORRIDOR | 177 SF |
| LEVEL 1 | DRYING ROOM | 246 SF |
| LEVEL 1 | KITCHEN | 1,662 SF |
| LEVEL 1 | MAIN ELECTRICAL | 337 SF |
| LEVEL 1 | MEMBERS LOBBY | 649 SF |
| LEVEL 1 | MEP | 503 SF |
| LEVEL 1 | PREP ROOM | 165 SF |
| LEVEL 1 | REST. | 1,393 SF |
| LEVEL 1 | RESTAURANT / BAR | 6,228 SF |
| LEVEL 1 | RESTROOMS / CHANGING ROOMS | 1,219 SF |
| LEVEL 1 | STORAGE | 224 SF |
| LEVEL 1 | SURF ACADEMY | 2,681 SF |
| LEVEL 1 | SURF SHOP | 2,703 SF |
| LEVEL 1 | WASH ROOM | 264 SF |
| | | 18,451 SF |
| LEVEL 2 | CORRIDOR | 78 SF |
| LEVEL 2 | FITNESS | 3,150 SF |
| LEVEL 2 | MEMBER LOCKERS / SPA | 2,317 SF |
| LEVEL 2 | MEP | 539 SF |
| LEVEL 2 | REST. | 1,073 SF |
| LEVEL 2 | STORAGE | 321 SF |
| LEVEL 2 | STORAGE / BOH | 409 SF |
| LEVEL 2 | THE POINT LOUNGE | 6,703 SF |
| LEVEL 2 | YOGA | 1,732 SF |
| | | 16,322 SF |
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| LEVEL 3 | MEP | 366 SF |
| LEVEL 3 | RECORDING STUDIO | 2,125 SF |
| LEVEL 3 | REST. | 232 SF |
| LEVEL 3 | SERVICE | 400 SF |
| LEVEL 3 | STORAGE | 168 SF |
| LEVEL 3 | VIP | 5,806 SF |
| | | 9,164 SF |
| | | 48,251 SF |

| GENERAL PLAN SQUARE FOOTAGE - A. A. | | |
|---|---|---|
| LEVEL | PROGRAM | AREA |
| ATHLETE ACCOMMODATIONS LEVEL 1 | 10 UNITS | 4,594 SF |
| | | 4,594 SF |
| ATHLETE ACCOMMODATIONS LEVEL 2 | 10 UNITS | 4,594 SF |
| | | 4,594 SF |
| | | 9,187 SF |

**TOTAL GENERAL PLAN SQUARE FOOTAGE: 57,438 SF**

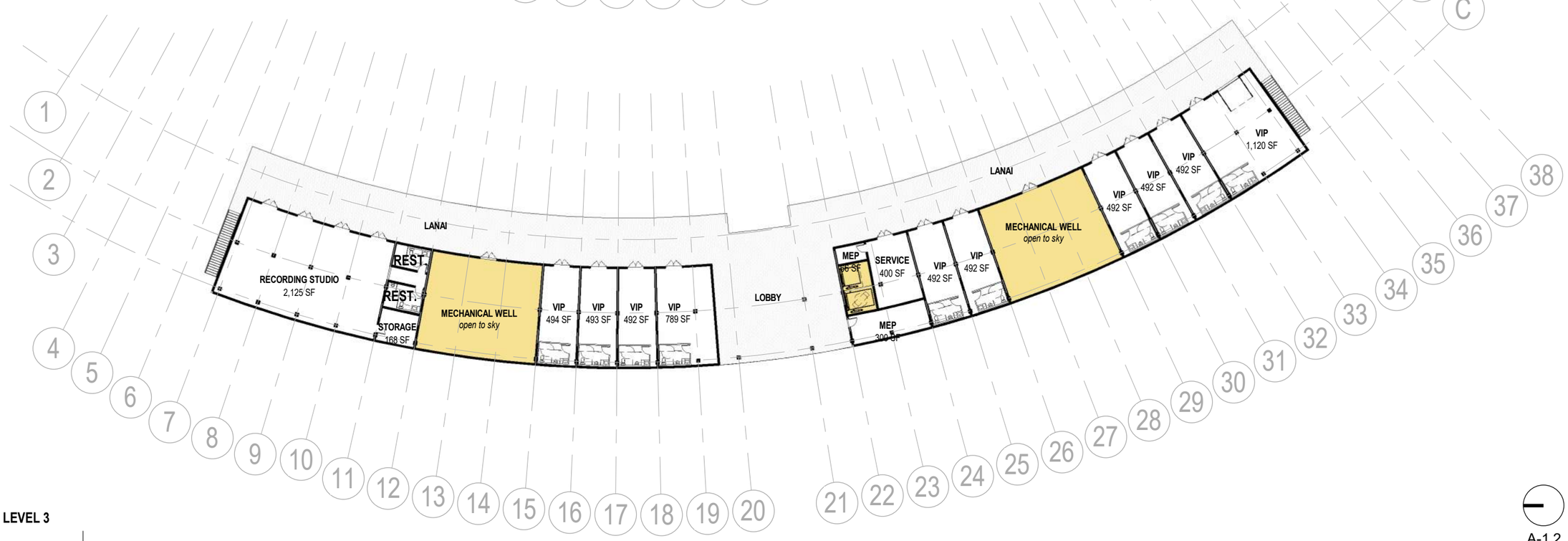
| EXCLUDED AREA FROM GENERAL PLAN S.F. - CLUBHOUSE | | |
|---|---|---|
| LEVEL | PROGRAM | AREA |
| LEVEL B1 | STORAGE 1, GOLF CART STORAGE | 3,495 SF |
| LEVEL B1 | STORAGE 2, FACILITY STORAGE | 5,359 SF |
| LEVEL B1 | STORAGE 3, SURF BOARD STORAGE | 6,802 SF |
| | | 15,656 SF |
| LEVEL 1 | BOARD STORAGE | 515 SF |
| LEVEL 1 | REST. | 1,535 SF |
| | | 2,050 SF |
| | | 17,706 SF |

| EXCLUDED AREA FROM GENERAL PLAN S.F. | | |
|---|---|---|
| LEVEL | PROGRAM | AREA |
| ATHLETE ACCOMMODATIONS LEVEL 1 | REST. | 703 SF |
| ATHLETE ACCOMMODATIONS LEVEL 1 | STORAGE, FACILITY STORAGE | 846 SF |
| | | 1,549 SF |
| | | 1,549 SF |

**TOTAL EXCLUDED AREA FROM GENERAL PLAN SQUARE FOOTAGE: 19,255 SF**

**TOTAL GROSS SQUARE FOOTAGE: 76,693 SF**

LEVEL 2




LEVEL 3

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A-1.2
FLOOR PLAN - FLOOR PLAN - LEVEL 2 + 3
1/16" = 1'-0"
*20-268*
JUNE 17TH 2025

| GENERAL PLAN SQUARE FOOTAGE - CLUBHOUSE | | |
|---|---|---|
| LEVEL | PROGRAM | AREA |
| LEVEL B1 | CORRIDOR | 2,698 SF |
| LEVEL B1 | MEP | 451 SF |
| LEVEL B1 | STAFF | 1,165 SF |
| | | 4,314 SF |
| LEVEL 1 | CORRIDOR | 177 SF |
| LEVEL 1 | DRYING ROOM | 246 SF |
| LEVEL 1 | KITCHEN | 1,662 SF |
| LEVEL 1 | MAIN ELECTRICAL | 337 SF |
| LEVEL 1 | MEMBERS LOBBY | 649 SF |
| LEVEL 1 | MEP | 503 SF |
| LEVEL 1 | PREP ROOM | 165 SF |
| LEVEL 1 | REST. | 1,393 SF |
| LEVEL 1 | RESTAURANT / BAR | 6,228 SF |
| LEVEL 1 | RESTROOMS / CHANGING ROOMS | 1,219 SF |
| LEVEL 1 | STORAGE | 224 SF |
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| LEVEL 1 | SURF SHOP | 2,703 SF |
| LEVEL 1 | WASH ROOM | 264 SF |
| | | 18,451 SF |
| LEVEL 2 | CORRIDOR | 78 SF |
| LEVEL 2 | FITNESS | 3,150 SF |
| LEVEL 2 | MEMBER LOCKERS / SPA | 2,317 SF |
| LEVEL 2 | MEP | 539 SF |
| LEVEL 2 | REST. | 1,073 SF |
| LEVEL 2 | STORAGE | 321 SF |
| LEVEL 2 | STORAGE / BOH | 409 SF |
| LEVEL 2 | THE POINT LOUNGE | 6,703 SF |
| LEVEL 2 | YOGA | 1,732 SF |
| | | 16,322 SF |
| LEVEL 3 | CORRIDOR | 67 SF |
| LEVEL 3 | MEP | 366 SF |
| LEVEL 3 | RECORDING STUDIO | 2,125 SF |
| LEVEL 3 | REST. | 232 SF |
| LEVEL 3 | SERVICE | 400 SF |
| LEVEL 3 | STORAGE | 168 SF |
| LEVEL 3 | VIP | 5,806 SF |
| | | 9,164 SF |
| | | 48,251 SF |

| GENERAL PLAN SQUARE FOOTAGE - A. A. | | |
|---|---|---|
| LEVEL | PROGRAM | AREA |
| ATHLETE ACCOMMODATIONS LEVEL 1 | 10 UNITS | 4,594 SF |
| | | 4,594 SF |
| ATHLETE ACCOMMODATIONS LEVEL 2 | 10 UNITS | 4,594 SF |
| | | 4,594 SF |
| | | 9,187 SF |

**TOTAL GENERAL PLAN SQUARE FOOTAGE: 57,438 SF**

| EXCLUDED AREA FROM GENERAL PLAN S.F. - CLUBHOUSE | | |
|---|---|---|
| LEVEL | PROGRAM | AREA |
| LEVEL B1 | STORAGE 1, GOLF CART STORAGE | 3,495 SF |
| LEVEL B1 | STORAGE 2, FACILITY STORAGE | 5,359 SF |
| LEVEL B1 | STORAGE 3, SURF BOARD STORAGE | 6,802 SF |
| | | 15,656 SF |
| LEVEL 1 | BOARD STORAGE | 515 SF |
| LEVEL 1 | REST. | 1,535 SF |
| | | 2,050 SF |
| | | 17,706 SF |

| EXCLUDED AREA FROM GENERAL PLAN S.F. | | |
|---|---|---|
| LEVEL | PROGRAM | AREA |
| ATHLETE ACCOMMODATIONS LEVEL 1 | REST. | 703 SF |
| ATHLETE ACCOMMODATIONS LEVEL 1 | STORAGE, FACILITY STORAGE | 846 SF |
| | | 1,549 SF |
| | | 1,549 SF |

**TOTAL EXCLUDED AREA FROM GENERAL PLAN SQUARE FOOTAGE: 19,255 SF**

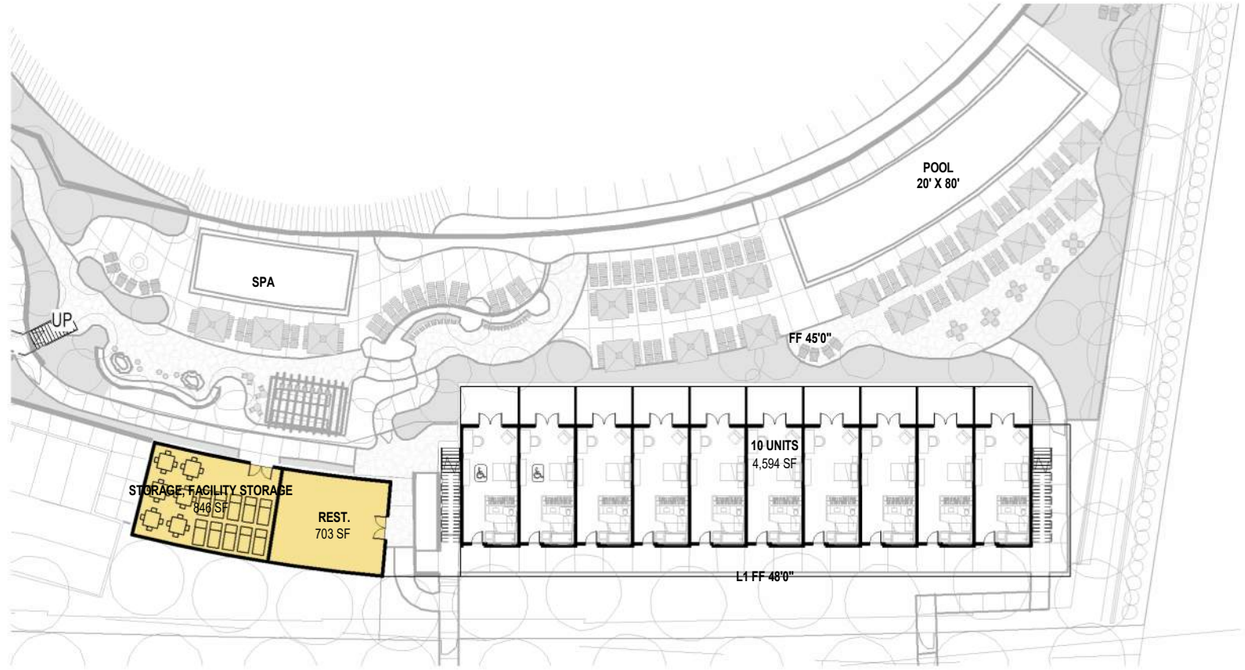
**TOTAL GROSS SQUARE FOOTAGE: 76,693 SF**

*NOTE:*

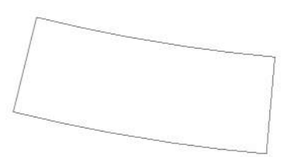
*PER 11B-206.2.3, EXCEPTION 5, CBC, WITHIN MULTISTORY TRANSIENT LODGING GUEST ROOMS WITH MOBILITY FEATURES REQUIRED TO COMPLY WITH SECTION 11B-806.2, AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED TO CONNECT STORIES PROVIDED THAT SPACES COMPLYING WITH SECTION 11B-806.2 ARE ON AN ACCESSIBLE ROUTE AND SLEEPING ACCOMMODATIONS FOR TWO PERSONS MINIMUM ARE PROVIDED ON A STORY SERVED BY AN ACCESSIBLE ROUTE.*

*PER 11B-224.2, CBC, TWO GUEST ROOMS WITH MOBILITY FEATURES ARE REQUIRED. TWO GUEST ROOMS WITH MOBILITY FEATURES WILL BE PROVIDED AND LOCATED ON GROUND LEVEL. SEE HANDICAP ADA SYMBOL IN THE TWO GUEST ROOMS.*

*PER 11B-224.4, CBC, TWO GUEST ROOMS WITH COMMUNICATION FEATURES WILL BE LOCATED ON GROUND LEVEL. SEE HANDICAP ADA SYMBOL IN THE TWO GUEST ROOMS.*




**LEVEL 1**



**LEVEL 2**

**SNUG HARBOR**
NEWPORT BEACH, CA 92660

*SITE DEVELOPMENT REVIEW*

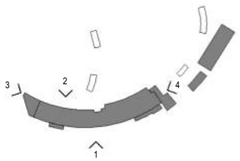
BACK BAY BARRELS, LLC
3857 BIRCH STREET, SUITE 521
NEWPORT BEACH, CA 92660
PHONE: 949.300.9632

MVE + PARTNERS
1900 MAIN STREET, SUITE 800
IRVINE, CA 92614
PHONE: 949.809.3388

A-1.3

FLOOR PLAN - ATHLETE ACCOMMODATIONS LEVEL 1 + 2

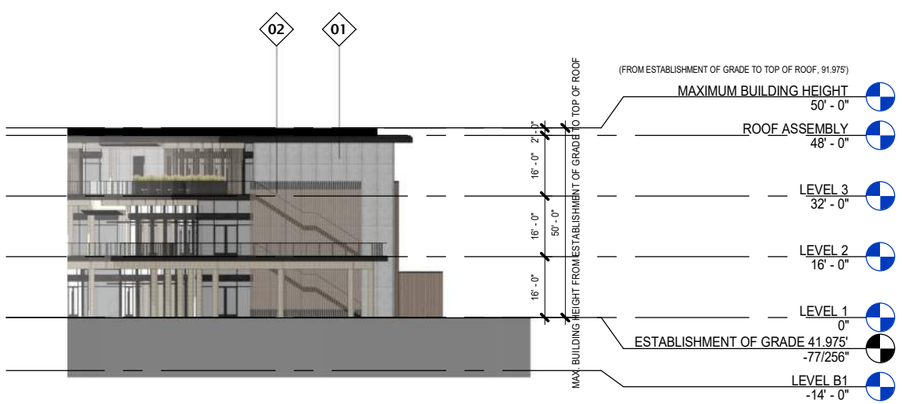
*20-269*
JUNE 17TH 2025



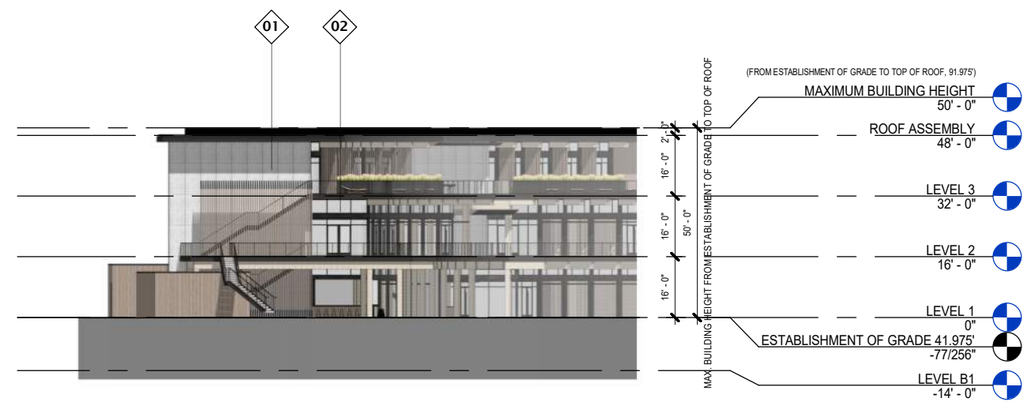

- 01 CONCRETE
- 02 WOOD PANEL
- 03 GLASS STOREFRONT
- 04 GLASS ROLL-UP DOOR
- 05 METAL RAILING
- 06 HEAVY TIMBER COLUMN & BEAM

CLUBHOUSE BUILDING ELEVATION - 1

CLUBHOUSE BUILDING ELEVATION - 2




CLUBHOUSE BUILDING ELEVATION - 3




CLUBHOUSE BUILDING ELEVATION - 4

**SNUG HARBOR**
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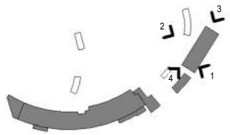
PHONE: 949.809.3388

A-2.0
BUILDING ELEVATIONS
*20-270*
JUNE 17TH 2025




01 CONCRETE

02 WOOD PANEL

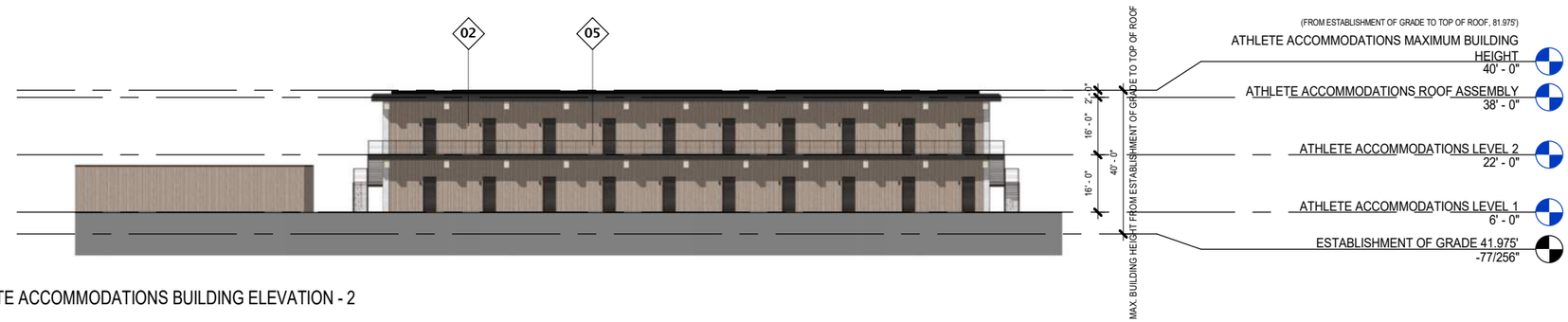
03 GLASS STOREFRONT

04 GLASS ROLL-UP DOOR

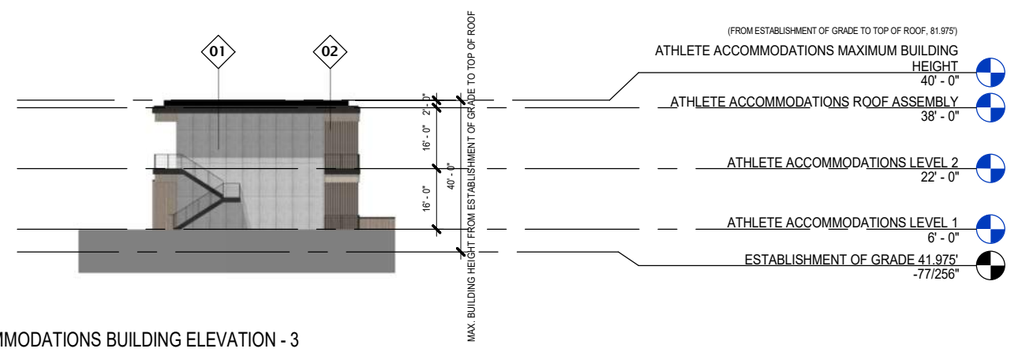
05 METAL RAILING

06 HEAVY TIMBER COLUMN & BEAM

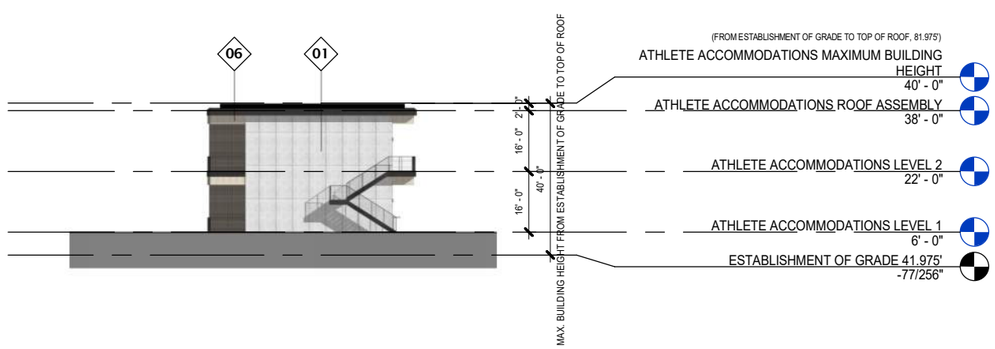
ATHLETE ACCOMMODATIONS BUILDING ELEVATION - 1




ATHLETE ACCOMMODATIONS BUILDING ELEVATION - 2




ATHLETE ACCOMMODATIONS BUILDING ELEVATION - 3




ATHLETE ACCOMMODATIONS BUILDING ELEVATION - 4

**SNUG HARBOR**
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*SITE DEVELOPMENT REVIEW*

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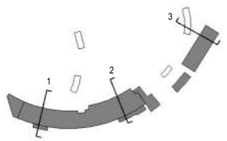
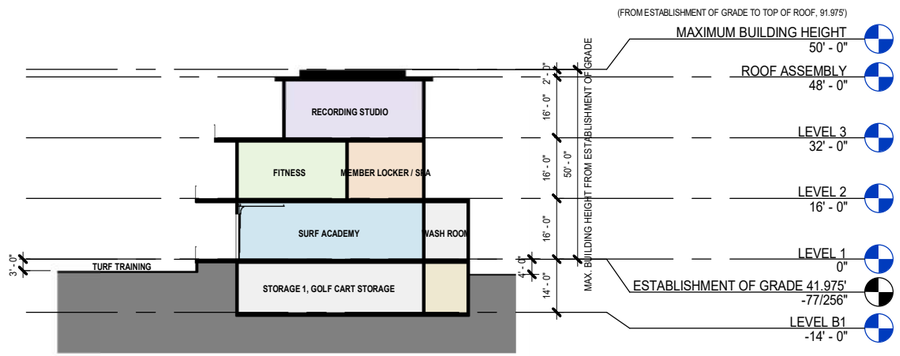
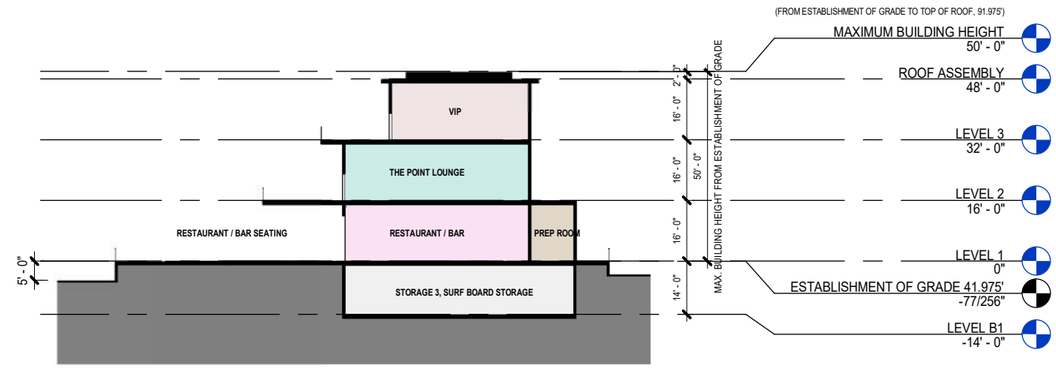
IRVINE, CA 92614
PHONE: 949.809.3388

A-2.1
BUILDING ELEVATIONS
*20-271*
JUNE 17TH 2025

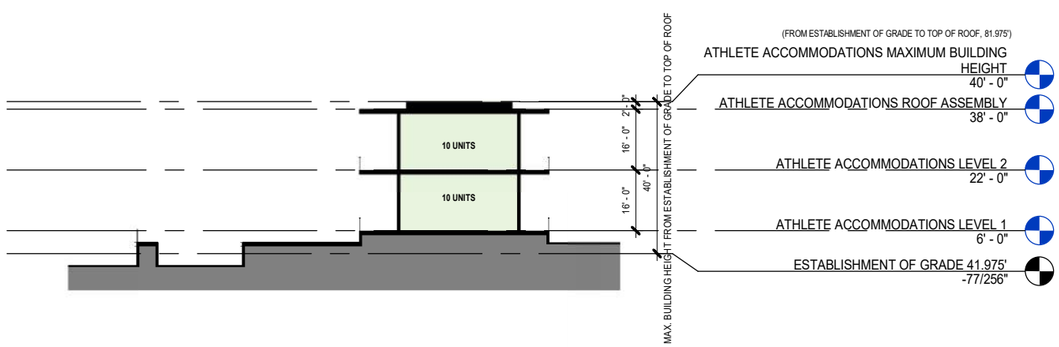



2 CLUBHOUSE BUILDING SECTION - 2




1 CLUBHOUSE BUILDING SECTION - 1




3 ATHLETE ACCOMMODATIONS - 1

**SNUG HARBOR**
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PHONE: 949.809.3388

A-3.0
BUILDING SECTIONS
*20-272*
JUNE 17TH 2025

**SNUG HARBOR**
NEWPORT BEACH, CA 92660
*SITE DEVELOPMENT REVIEW*

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NEWPORT BEACH, CA 92660
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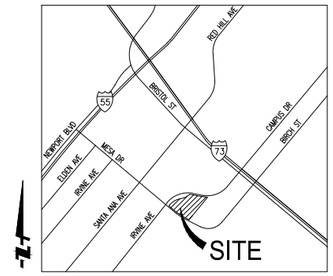
PHONE: 949.809.3388

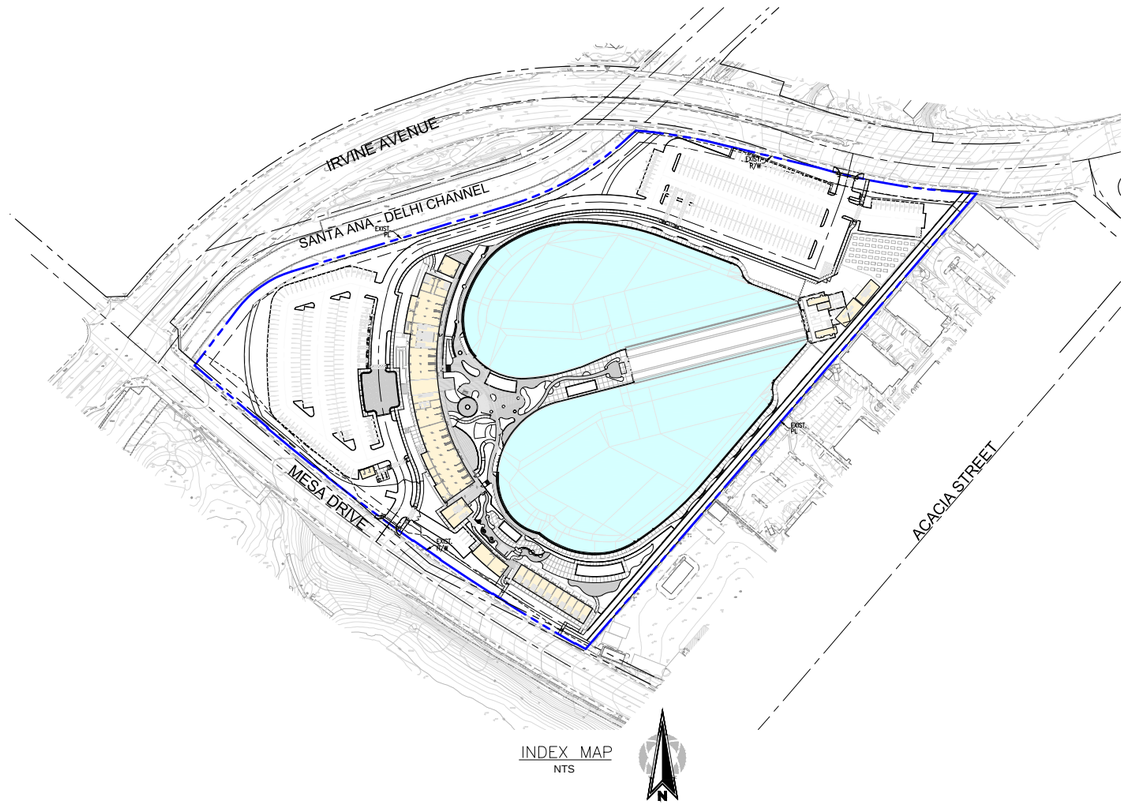
A-4.0
BUILDING PERSPECTIVE
*20-273*
JUNE 17TH 2025

# CITY OF NEWPORT BEACH
## SNUG HARBOR

*3100 IRVINE AVENUE*
*NEWPORT BEACH, CA. 92660*




VICINITY MAP
NOT TO SCALE




INDEX MAP
NTS

## FLOOD ZONE

THE AREA OF LAND SHOWN HEREON LIES WITHIN FLOOD ZONE 'A' AND FLOOD ZONE "X" AS REFLECTED BY FLOOD INSURANCE RATE MAP PANEL NO. 06059C0267J, EFFECTIVE 12/03/2009.

## OWNER

NEWPORT GOLF CLUB, LLC
9968 HIBERT ST, STE 200
SAN DIEGO, CA 92131
(858) 271-4682

## SITE ADDRESS

3100 IRVINE AVENUE
NEWPORT BEACH, CA 92660

## DEVELOPER

BACK BAY BARRELS, LLC
3857 BIRCH STREET, SUITE 521
NEWPORT BEACH, CA 92660
ATTN: ADAM CLEARY
(949) 836-3055

## CIVIL ENGINEER

ORIANA SLASOR, P.E.
FUSCOE ENGINEERING, INC.
15535 SAND CANYON, SUITE 100
IRVINE, CA 92618
PHONE: (949) 474-1960

REGISTERED PROFESSIONAL ENGINEER
ORIANA A. SLASOR
NO. 083451
Exp. 09/30/26
CIVIL
STATE OF CALIFORNIA

## LEGAL DESCRIPTION

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

PARCEL NO. 1 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 94-2, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED MAY 9, 1994 AS INSTRUMENT NO. 94-0318607, OFFICIAL RECORDS.

EXCEPTING THEREFROM, THAT PORTION OF SAID LAND DESCRIBED IN THE DEED TO THE COUNTY OF ORANGE, RECORDED SEPTEMBER 4, 1997 AS INSTRUMENT NO. 97-428866 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THOSE PORTIONS THEREOF CONVEYED IN FEE TO THE COUNTY OF ORANGE BY DEED RECORDED OCTOBER 21, 2014 AS INSTRUMENT NO. 2014-427814 OF OFFICIAL RECORDS.

APN: 119-200-38 & 119-200-41

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM CCS83, ZONE 6, BASED LOCALLY ON CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS): "BILL", AND "P474", NAD83 EPOCH 2010.00 (NSRS2011) AS SHOWN HEREON.

ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED MULTIPLYING THE GROUND DISTANCE BY THE COMBINED SCALE FACTOR (0.9999427) AT POINT "A".

GRID DISTANCE = (GROUND DISTANCE) X (COMBINED SCALE FACTOR)
CONVERGENCE ANGLE AT POINT "A" IS: -0°53'43.1"
ELEVATION AT POINT "A" IS 28.26 FEET (NAVD88 DATUM).

## BENCH MARK

3-3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-51-89", SET IN THE TOP OF A 4" BY 4" CONCRETE POST. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF SANTA ANA AVENUE AND MESA DRIVE, 57 FT. WESTERLY OF THE CENTERLINE OF MESA DRIVE AND 21 FT. NORTHERLY OF THE CENTERLINE OF SANTA ANA AVENUE. MONUMENT IS SET LEVEL WITH THE TOP OF THE CURB.

ELEVATION: 65.967 (FT.), ESTABLISHED BY OCS 1989, LEVELED 2005

## SHEET INDEX


| | |
|---|---|
| TITLE SHEET | C-01 |
| EXISTING CONDITIONS | C-02 |
| CONCEPTUAL GRADING | C-03 |
| CONCEPTUAL UTILITY | C-04 |
| SECTIONS | C-05 |
| ALTA NSPS LAND TITLE SURVEY | C-06 |
| ALTA NSPS LAND TITLE SURVEY | C-07 |
| ALTA NSPS LAND TITLE SURVEY | C-08 |


## ABBREVIATIONS & LEGEND

| | |
|---|---|
| BF | BACKFLOW |
| BLDG | BUILDING |
| BW | BACK OF WALK |
| CB | CATCH BASIN |
| CL | CENTER LINE |
| DW | DOMESTIC WATER |
| ESMT | EASEMENT |
| EX. | EXISTING |
| FF | FINISHED FLOOR |
| FG | FINISHED GRADE |
| FH | FIRE HYDRANT |
| FL | FLOW LINE |
| FS | FINISHED SURFACE |
| FW | FIRE WATER |
| GB | GRADE BREAK |
| H | HEIGHT |
| HP | HIGH POINT |
| IRR | IRRIGATION |
| L | LENGTH |
| LP | LOW POINT |
| PL | PROPERTY LINE |
| PROP. | PROPOSED |
| R/W | RIGHT OF WAY |
| SD | STORM DRAIN |
| SS | SANITARY SEWER |
| TBD | TO BE DETERMINED |
| TG | TOP OF GRATE |
| TW | TOP OF WALL |
| W | WATER |

| | |
|---|---|
| | RIGHT OF WAY/PROPERTY LINE |
| | CENTER LINE |
| | EXISTING EASEMENT |
| | PROPOSED EASEMENT |
| | LOT LINE |
| | RETAINING WALL |
| 50 | EX. CONTOUR |
| W | EXISTING WATER MAIN |
| SS | EXISTING SEWER MAIN |
| | EXISTING STORM DRAIN |
| CATV | EXISTING CABLE TV LINE |
| E | EXISTING ELECTRIC LINE |
| E(TS) | EXISTING TRAFFIC SIGNAL CONDUIT |
| G | EXISTING GAS LINE |
| T | EXISTING TELEPHONE LINE |
| | EXISTING STREET LIGHT |
| | PRIVATE STORM DRAIN LINE |
| 8"SS | PRIVATE SEWER LINE |
| | PROPOSED MODULAR WETLAND |
| | FIRE HYDRANT |

**SNUG HARBOR**
NEWPORT BEACH, CA 92660

*Site Development Review*

BACK BAY BARRELS, LLC
3857 BIRCH STREET, SUITE 521
NEWPORT BEACH, CA 92660

FUSCOE ENGINEERING
15535 SAND CANYON AVE, SUITE 100
IRVINE, CA 92618
PHONE: 949.474.1960

C-01
TITLE SHEET

08/25/2025

*20-274*

F:\PROJECTS\4206\001\PLANS\ENTITLEMENTS\SCHEMATIC PLANS\4206-001ET01TS.DWG (07-24-2025 3:37:39PM) Plotted by: DTadillo

| EXISTING EASEMENTS | | |
|---|---|---|
| NO. | EASEMENT PURPOSE | DISPOSITION |
| 11 | WIRES, UNDERGROUND CONDUITS, CABLES, VAULTS, MANHOLES, HANDHOLES, AND INCLUDING ABOVE-GROUND ENCLOSURES, MARKERS AND CONCRETE PADS AND OTHER APPURTENANT FIXTURES | TO BE ABANDONED |
| 13 | STREETS AND HIGHWAY | TO BE ABANDONED |
| 17 | NONEXCLUSIVE EASEMENTS ON, OVER, UNDER OR ACROSS THE LAND WITHIN 15 FEET FROM ALL PROPERTY LINES BORDERING ON AND PARALLEL TO ANY PUBLIC OR PRIVATE STREET FOR THE INSTALLATION, EMPLACEMENT, OPERATION AND MAINTENANCE OF ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, WATER, SANITARY SEWER LINES, DRAINAGE FACILITIES OR ANY OTHER UTILITIES, AS RESERVED IN THE DEED FROM THE IRVINE COMPANY, A MICHIGAN CORPORATION, RECORDED MAY 25, 1994 AS INSTRUMENT NO. 94-359831 OF OFFICIAL RECORDS. | TO REMAIN |
| 19 | SLOPE | TO BE MODIFIED OR ABANDONED |
| 21 | ROAD, RETAINING WALL & SLOPE | TO BE MODIFIED OR ABANDONED |
| 22 | SLOPES | TO BE MODIFIED OR ABANDONED |

| EXISTING GOLF NET POLE SUMMARY TABLE | | |
|---|---|---|
| NO. | MATERIAL | APPROX. HEIGHT |
| 1 | WOOD | 48' |
| 2 & 3 | WOOD | 60' |
| 4 – 6 | WOOD WITH STEEL ROD EXTENSION | 77' TOTAL (67' + 10' EXT) |
| 7 – 11 | STEEL | 83' |
| 12– 26 | WOOD WITH STEEL ROD EXTENSION | 70' TOTAL (61' + 8' EXT) |
| 25 – 38 | WOOD | 40' AGL |

NOTES
1. EXISTING NET POLE HEIGHT HAS NOT BEEN FIELD VERIFIED
2. HEIGHT & TOP OF POLE ELEVATION NOTED ON PLAN ARE APPROXIMATE VALUES.

40' 0' 20' 40'
NTS

**SNUG HARBOR**
NEWPORT BEACH, CA 92660

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PHONE: 949.474.1960

C-02
EXISTING CONDITIONS

08/25/2025

*20-275*

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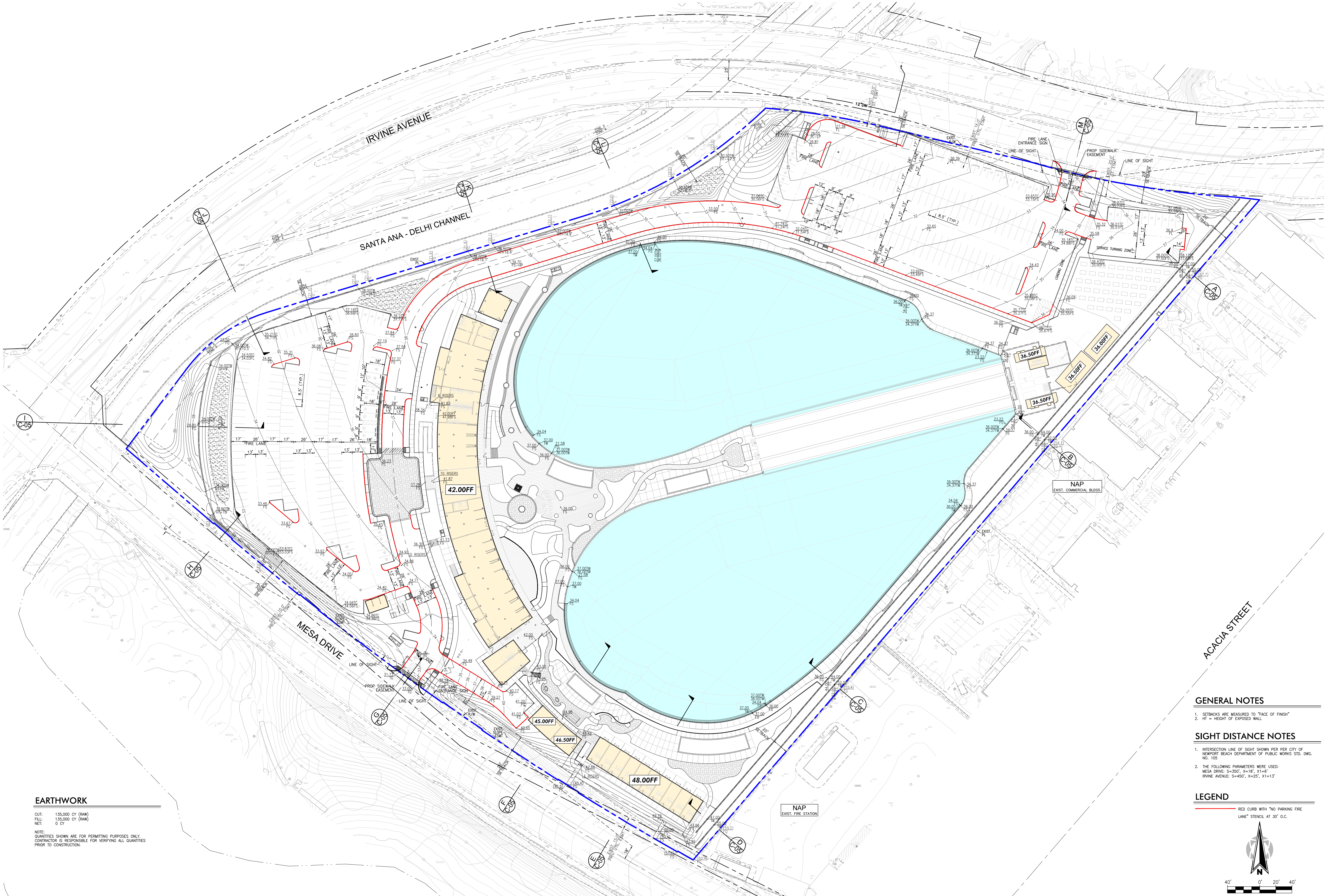


## EARTHWORK

CUT: 135,000 CY (RAW)
FILL: 135,000 CY (RAW)
NET: 0 CY

NOTE:
QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO CONSTRUCTION.

## GENERAL NOTES

1. SETBACKS ARE MEASURED TO "FACE OF FINISH"
2. HT = HEIGHT OF EXPOSED WALL

## SIGHT DISTANCE NOTES

1. INTERSECTION LINE OF SIGHT SHOWN PER PER CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS STD. DWG. NO. 105
2. THE FOLLOWING PARAMETERS WERE USED:
   MESA DRIVE: S=350', X=18', X1=6'
   IRVINE AVENUE: S=450', X=25', X1=13'

## LEGEND

RED CURB WITH "NO PARKING FIRE LANE" STENCIL AT 30' O.C.

**SNUG HARBOR**
NEWPORT BEACH, CA 92660

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IRVINE, CA 92618
PHONE: 949.474.1960

C-03
CONCEPTUAL GRADING

08/25/2025

*20-276*

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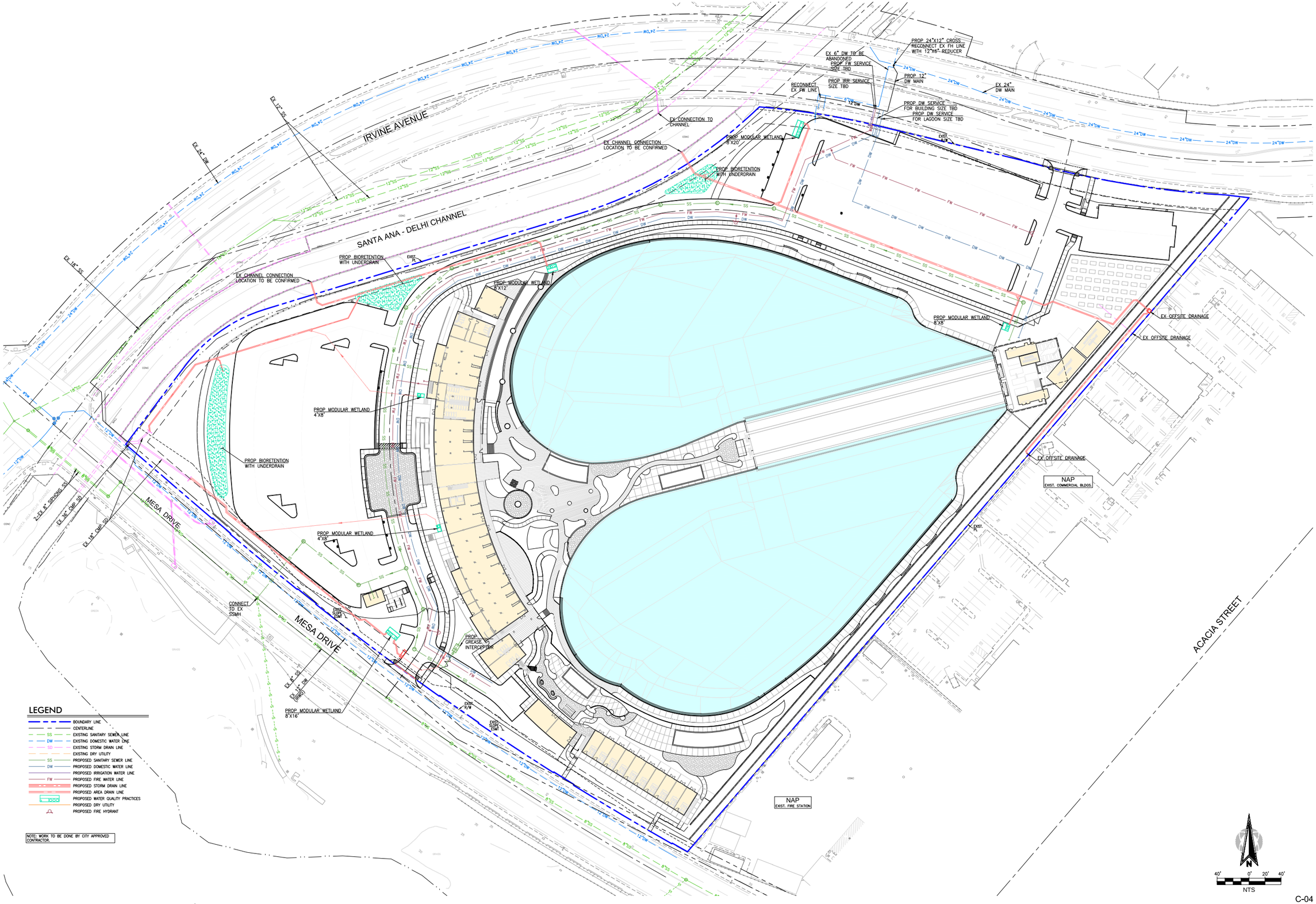


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PHONE: 949.474.1960

C-04
CONCEPTUAL UTILITY

08/25/2025

*20-277*

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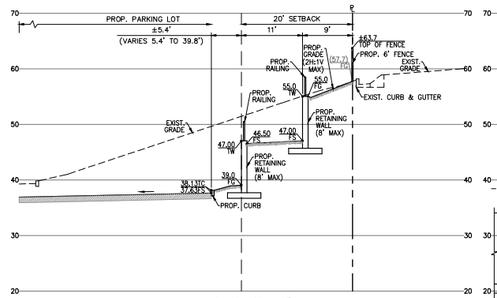
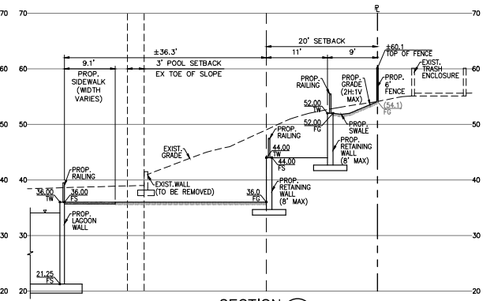



SECTION A
NTS

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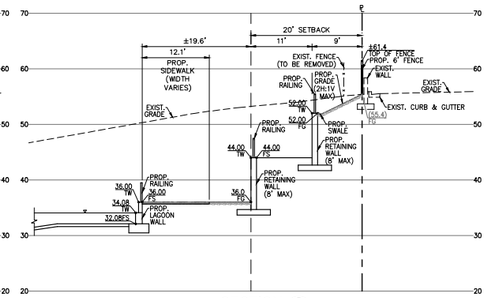


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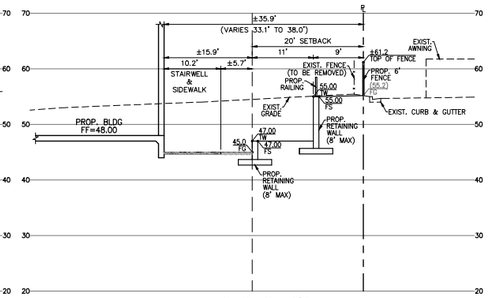


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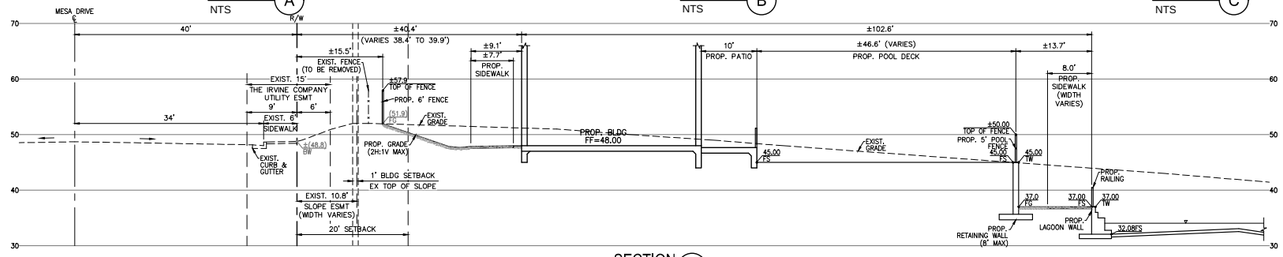


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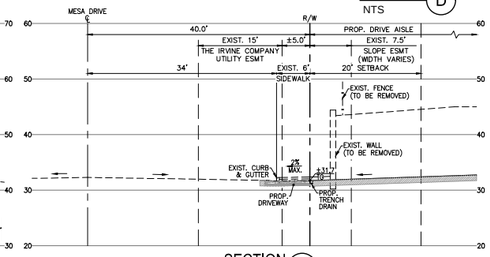


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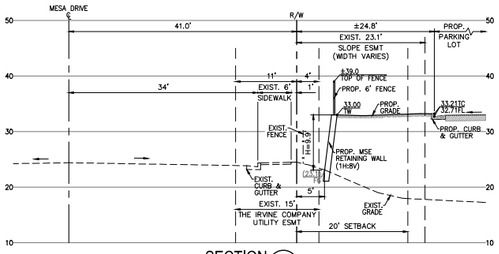


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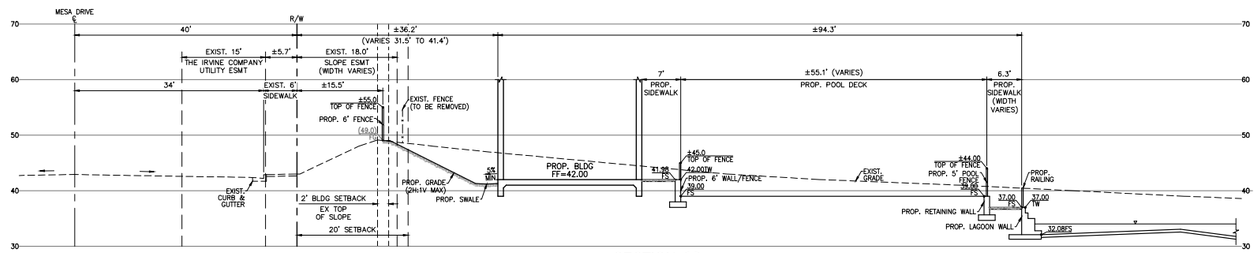


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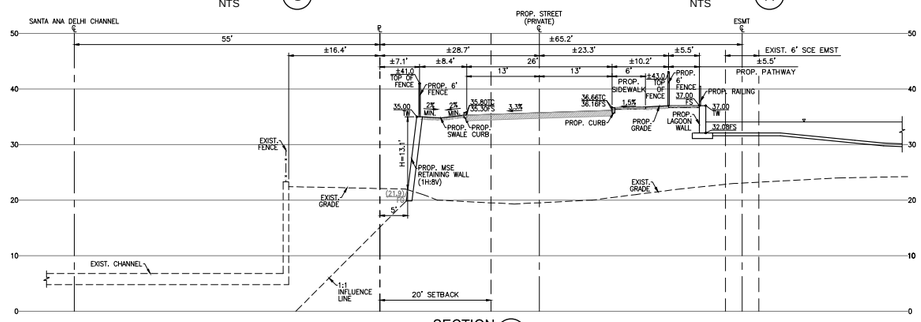


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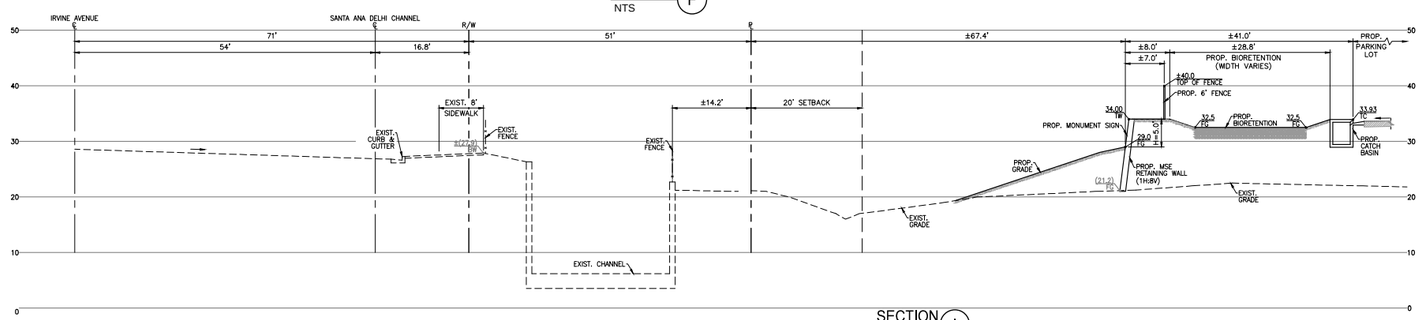


SECTION I
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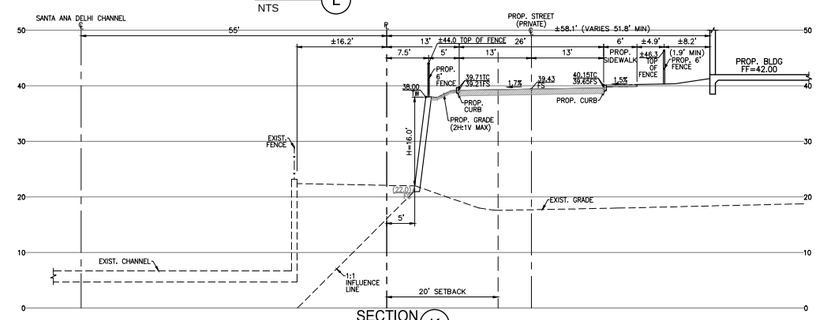


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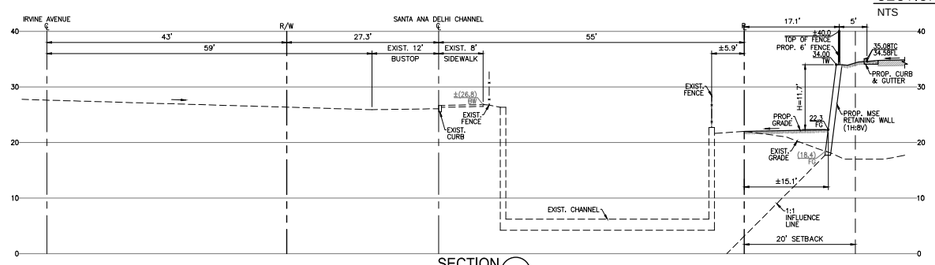


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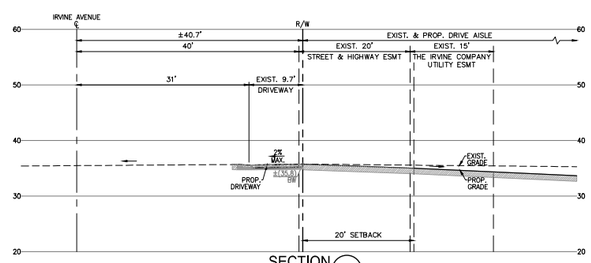



SECTION M
NTS

| REQUIRED SETBACK FROM ADJACENT EX SLOPE PER CBC SECTION 1808.7 | | | |
|---|---|---|---|
| SECTION | EX SLOPE HEIGHT (H) | BLDG SETBACK | POOL SETBACK |
| B | 12' | 6' | 3' |
| E | 3' | 1' | – |
| F | 6' | 4' | – |

PER CALIFORNIA BUILDING CODE SECTION 1808.7:

1808.7.1: BUILDING SETBACK = AT LEAST THE SMALLER OF H/2 AND 15 FEET FROM TOE OF SLOPE
= AT LEAST THE SMALLER OF H/3 AND 40 FEET FROM TOP OF SLOPE

1808.7.3: POOL SETBACK = 1/2 OF BUILDING SETBACK REQUIRED BY SECTION 1808.7.1

**SNUG HARBOR**
NEWPORT BEACH, CA 92660

*Site Development Review*

BACK BAY BARRELS, LLC
3857 BIRCH STREET, SUITE 521
NEWPORT BEACH, CA 92660

FUSCOE ENGINEERING
15535 SAND CANYON AVE, SUITE 100
IRVINE, CA 92618
PHONE: 949.474.1960

C-05
SECTIONS

08/25/2025

*20-278*

F:\PROJECTS\4206\001\PLANS\ENTITLEMENTS\SCHEMATIC PLANS\4206-001ET05XS.DWG (07-24-2025 3:38:43PM) Plotted by: DTadillo

# A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

DATE OF SURVEY: JUNE 4, 2024      J.N. 162-001

## TITLE REPORT:

THIS SURVEY IS BASED ON THE DESCRIPTION FURNISHED IN COMMONWEALTH LAND TITLE COMPANY ORDER NO. 09187011-918-KH2-DN0, DATED MARCH 5, 2024.

## RECORD OWNER:

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

FEE ESTATE

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

NEWPORT GOLF CLUB, LLC

## LEGAL DESCRIPTION: (PER TITLE REPORT)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL NO. 1 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 94-2, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED MAY 9, 1994 AS INSTRUMENT NO. 94-0318607, OFFICIAL RECORDS.

EXCEPTING THEREFROM, THAT PORTION OF SAID LAND DESCRIBED IN THE DEED TO THE COUNTY OF ORANGE, RECORDED SEPTEMBER 4, 1997 AS INSTRUMENT NO. 97-428866 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THOSE PORTIONS THEREOF CONVEYED IN FEE TO THE COUNTY OF ORANGE BY DEED RECORDED OCTOBER 21, 2014 AS INSTRUMENT NO. 2014-427814 OF OFFICIAL RECORDS.

APN: 119-200-38 & 119-200-41

## EASEMENT NOTES:

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A FEE.

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

(SEE LEGAL DESCRIPTION ABOVE)

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

2. INTENTIONALLY DELETED.

3. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATIONS STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

   RECORDING DATE: SEPTEMBER 23, 1922
   RECORDING NO: BOOK 437, PAGE 231 OF DEEDS

   AND RECORDING DATE: JUNE 19, 1924
   AND RECORDING NO: BOOK 530, PAGE 128 OF DEEDS

   SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

   MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS

   RECORDING DATE: JUNE 21, 1960
   RECORDING NO: BOOK 5296, PAGE 239 OF OFFICIAL RECORDS

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

   PURPOSE: CONDUITS AND DITCHES, FOR THE CONVEYANCE OF WATER
   RECORDING DATE: JANUARY 31, 1927
   RECORDING NO: BOOK 9, PAGE 416 OF OFFICIAL RECORDS
   AFFECTS: A PORTION OF SAID LAND

5. RECITALS ON THE MAP OF TRACT 706 WHICH RESERVE A RIGHT OF WAY IN ALL STREETS SHOWN THEREON FOR PIPE LINES, TELEPHONE, TELEGRAPH AND POWER LINES.

6. INTENTIONALLY DELETED.

7. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATIONS STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

   RECORDING DATE: JULY 27, 1929
   RECORDING NO: BOOK 297, PAGE 147 OF OFFICIAL RECORDS

   SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

   AND RECORDING DATE: JANUARY 5, 1944
   AND RECORDING NO: BOOK 1229, PAGE 238 OF OFFICIAL RECORDS

   AND RECORDING DATE: JUNE 21, 1960
   AND RECORDING NO: BOOK 5296, PAGE 239 OF OFFICIAL RECORDS

8. A PERPETUAL AIR OR FLIGHT EASEMENT, SOMETIMES REFERRED TO AS AVIGATION RIGHTS, IN AND TO ALL THE AIR SPACE ABOVE THOSE PORTIONS OF PARTICULAR PLANES OR IMAGINARY SURFACES THAT OVERLIE SAID LAND FOR USE BY AIRCRAFT, PRESENT OR FUTURE, FROM OR TO THE ORANGE COUNTY AIRPORT, SAID EASEMENTS AND RIGHTS BEING MORE PARTICULARLY DESCRIBED AND DEFINED IN AND GRANTED TO THE COUNTY OF ORANGE BY DEED SET FORTH BELOW:

   RECORDING DATE: MARCH 17, 1964
   RECORDING NO: BOOK 6965, PAGE 721 OF OFFICIAL RECORDS

   THE PLANES ABOVE WHICH SAID EASEMENT LIES ARE MORE PARTICULARLY DESCRIBED IN SAID DEED AND SHOWN ON A MAP REFERRED TO THEREIN.

9. INTENTIONALLY DELETED.

10. A LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN.

   DATED: AUGUST 29, 1975
   LESSOR: THE IRVINE COMPANY, A WEST VIRGINIA CORPORATION
   LESSEE: GEORGE C. LANE, STEVEN G. LANE AND CHRISTOPHER JONES
   RECORDED: SEPTEMBER 8, 1975
   RECORDING NO: BOOK 11501, PAGE 1509 OF OFFICIAL RECORDS

   THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

   AN AGREEMENT TO MODIFY CERTAIN PROVISIONS OF SAID LEASE, AS SET FORTH IN THE DOCUMENT

   RECORDED: MAY 8, 1990 AS INSTRUMENT NO. 90-241862 OF OFFICIAL RECORDS

   REFERENCE IS HEREBY MAD TO SAID DOCUMENT FOR FULL PARTICULARS

(11) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
   PURPOSE: WIRES, UNDERGROUND CONDUITS, CABLES, VAULTS, MANHOLES, HANDHOLES, AND INCLUDING ABOVE-GROUND ENCLOSURES, MARKERS AND CONCRETE PADS AND OTHER APPURTENANT FIXTURES
   RECORDING DATE: JANUARY 19, 1976
   RECORDING NO: BOOK 11624, PAGE 947 OF OFFICIAL RECORDS
   AFFECTS: A PORTION OF SAID LAND

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

   GRANTED TO: THE CITY OF NEWPORT BEACH
   PURPOSE: STREET, HIGHWAY AND UTILITIES
   RECORDING DATE: JULY 21, 1987
   RECORDING NO: 87-413737 OF OFFICIAL RECORDS
   AFFECTS: A PORTION OF SAID LAND

## EASEMENT NOTES (CONT'D.):

(13) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

   PURPOSE: STREETS AND HIGHWAY
   RECORDING DATE: APRIL 3, 1964
   RECORDING NO: BOOK 6990, PAGE 324 OF OFFICIAL RECORDS
   AFFECTS: A PORTION OF SAID LAND

14. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

   ENTITLED: DECLARATION OF SPECIAL LAND USE RESTRICTIONS
   DATED: MAY 3, 1994
   EXECUTED BY: THE IRVINE COMPANY, A MICHIGAN CORPORATION AND NEWPORT GOLF CLUB PARTNERS, A CALIFORNIA GENERAL PARTNERSHIP
   RECORDING DATE: MAY 25, 1994
   RECORDING NO: 94-359930 OF OFFICIAL RECORDS

   THE DOCUMENT ENTITLED "RELEASE OF DECLARATION"

   RECORDING DATE: SEPTEMBER 4, 1997
   RECORDING NO: 97-428867 OF OFFICIAL RECORDS

15. A MORTGAGE WITH THE POWER OF SAID EXECUTED BY NEWPORT GOLF PARTNERS, A CALIFORNIA GENERAL PARTNERSHIP AS MORTGAGOR, TO THE IRVINE COMPANY, A MICHIGAN CORPORATION, AS MORTGAGEE FOR THE PURPOSE OF SECURING ANY AND ALL INCREMENTS OF ADDITIONAL PURCHASE PRICE DESCRIBED IN SECTION 3.4(A) OF AND AS SET FORTH IN THE ABOVE REFERRED TO DECLARATION.

16. AN OPTION TO REPURCHASE SAID LAND IN FAVOR OF THE IRVINE COMPANY, A MICHIGAN CORPORATION, UPON THE TERMS AND CONDITIONS AS PROVIDED IN THE ABOVE REFERRED TO DECLARATION.

(17) NONEXCLUSIVE EASEMENTS ON, OVER, UNDER OR ACROSS THE LAND WITHIN 15 FEET FROM ALL PROPERTY LINES BORDERING ON AND PARALLEL TO ANY PUBLIC OR PRIVATE STREET FOR THE INSTALLATION, EMPLACEMENT, OPERATION AND MAINTENANCE OF ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, WATER SANITARY SEWER LINES, DRAINAGE FACILITIES OR ANY OTHER UTILITIES, AS RESERVED IN THE DEED FROM THE IRVINE COMPANY, A MICHIGAN CORPORATION, RECORDED MAY 25, 1994 AS INSTRUMENT NO. 94-359831 OF OFFICIAL RECORDS.

18. NONEXCLUSIVE EASEMENTS IN GROSS ON, OVER, OR ACROSS THE LAND WITHIN AREAS WHICH ARE PRESENTLY USED BY THE PUBLIC OR ADJOINING LANDOWNERS AS COMMON STREETS, PASSAGE WAYS DRIVEWAYS, ENTRANCE WAYS OR ACCESS WAYS, TOGETHER WITH THE RIGHT TO ENTER UPON THE LAND (WITHOUT REASONABLY INTERFERING WITH GRANTEE'S REASONABLE USE AND ENJOYMENT THEREOF) IN ORDER TO SERVICE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE OR REPLACE ANY OF SUCH STREETS OR WAYS; PROVIDED, NO ADJOINING LANDOWNERS SHALL HAVE ANY OBLIGATION TO SERVICE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE OR REPLACE SUCH STREETS OR WAYS OR TO PAY THE COST THEREOF UNLESS SPECIFICALLY AGREED TO IN WRITING BY SUCH LANDOWNERS, AS RESERVED IN THE DEED FROM THE IRVINE COMPANY, A MICHIGAN CORPORATION, RECORDED MAY 25, 1994 AS INSTRUMENT NO. 94-359831 OF OFFICIAL RECORDS.

(19) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

   PURPOSE: SLOPE
   RECORDING DATE: SEPTEMBER 4, 1997
   RECORDING NO: 97-428866 OF OFFICIAL RECORDS
   AFFECTS: A PORTION OF SAID LAND

20. ANY DISCREPANCY IN THE RECORD LOCATION OF THE CENTERLINE OF IRVINE AVENUE AS DISCLOSED BY A MAP FILED IN BOOK 202, PAGES 9 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

(21) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT

   ENTITLED: INTERLOCUTORY JUDGEMENT OF CONDEMNATION
   COURT: SUPERIOR COURT OF CALIFORNIA
   CASE NO.: 06CC12657
   IN FAVOR OF: COUNTY OF ORANGE
   PURPOSE: ROAD, RETAINING WALL & SLOPE
   RECORDING DATE: FEBRUARY 5, 2009
   RECORDING NO: 2009-51040 OF OFFICIAL RECORDS
   AFFECTS: A PORTION OF SAID LAND

   AND RECORDING DATE: FEBRUARY 9, 2009
   AND RECORDING NO: 2009-73329 OF OFFICIAL RECORDS

   AND RECORDING DATE: FEBRUARY 19, 2009
   AND RECORDING NO: 2009-73330 OF OFFICIAL RECORDS

(22) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   GRANTED TO: COUNTY OF ORANGE
   PURPOSE: SLOPES
   RECORDING DATE: OCTOBER 21, 2014
   RECORDING NO: 2014-427814 OF OFFICIAL RECORDS
   AFFECTS: A PORTION OF SAID LAND

23. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON

   MAP: RECORD OF SURVEY
   RECORDING NO: BOOK 323, PAGES 28 AND 29 OF RECORDS OF SURVEY

24. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE ANY KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

25. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OF ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

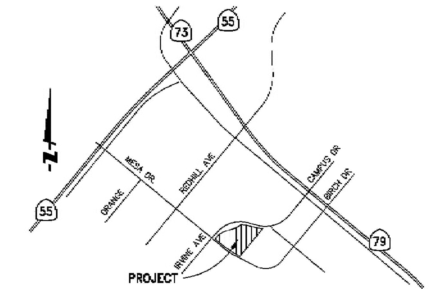
   THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

   THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

26. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

27. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

28. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND / OR BY A CORRECT ALTA / NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.




VICINITY MAP
NOT TO SCALE

## SURVEYORS NOTES:

## RECORD REFERENCES:

R1 = RECORD OF SURVEY 2017-1331, R.S.B. 323/28-29
R2 = RECORD OF SURVEY 92-1098, R.S.B. 138/28-32
R3 = RECORD OF SURVEY 2004-1002, R.S.B. 202/6-17
R4 = RECORD OF SURVEY 93-1064, R.S.B. 143/24

## LEGEND

| Symbol | Description |
|---|---|
| heavy solid line | PROPERTY BOUNDARY |
| thin solid line | PARCEL / LOT LINE |
| thin solid line | STREET CENTERLINE |
| long dashed line | EXISTING RIGHT OF WAY |
| thin solid line | PROPOSED RIGHT OF WAY |
| short dashed line | EASEMENT LINE |
| • | FOUND MONUMENT |
| ○ | SET MONUMENT |
| (X) | DENOTES EASEMENT PLOTTED ON SHEET 2 |

## ABBREVIATIONS

| | |
|---|---|
| APN | ASSESSORS PARCEL NUMBER |
| M.M. | MISCELLANEOUS MAPS |
| R.O.S. | RECORD OF SURVEY |
| LLA | LOT LINE ADJUSTMENT |
| DOC. | DOCUMENT |
| PROP. | PROPERTY |
| R/W | RIGHT OF WAY |
| FD. | FOUND |
| I.P. | IRON PIPE |
| R.S.B. | RECORD OF SURVEY BOOK |
| C/L | CENTERLINE |
| P.R.C. | POINT OF REVERSE CURVE |

## SURVEYOR'S CERTIFICATE:

TO: NEWPORT GOLF CLUB, LLC AND COMMONWEALTH LAND TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYORS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO ITEMS OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 4, 2024.

DATE OF PLAT OR MAP: JULY 1, 2024

BY [Seal: LICENSED LAND SURVEYOR, GERALD R. ANDERSON, L.S. 4403, STATE OF CALIFORNIA] [signature] 07/11/2024
GERALD R. ANDERSON, L.S. 4403 DATE

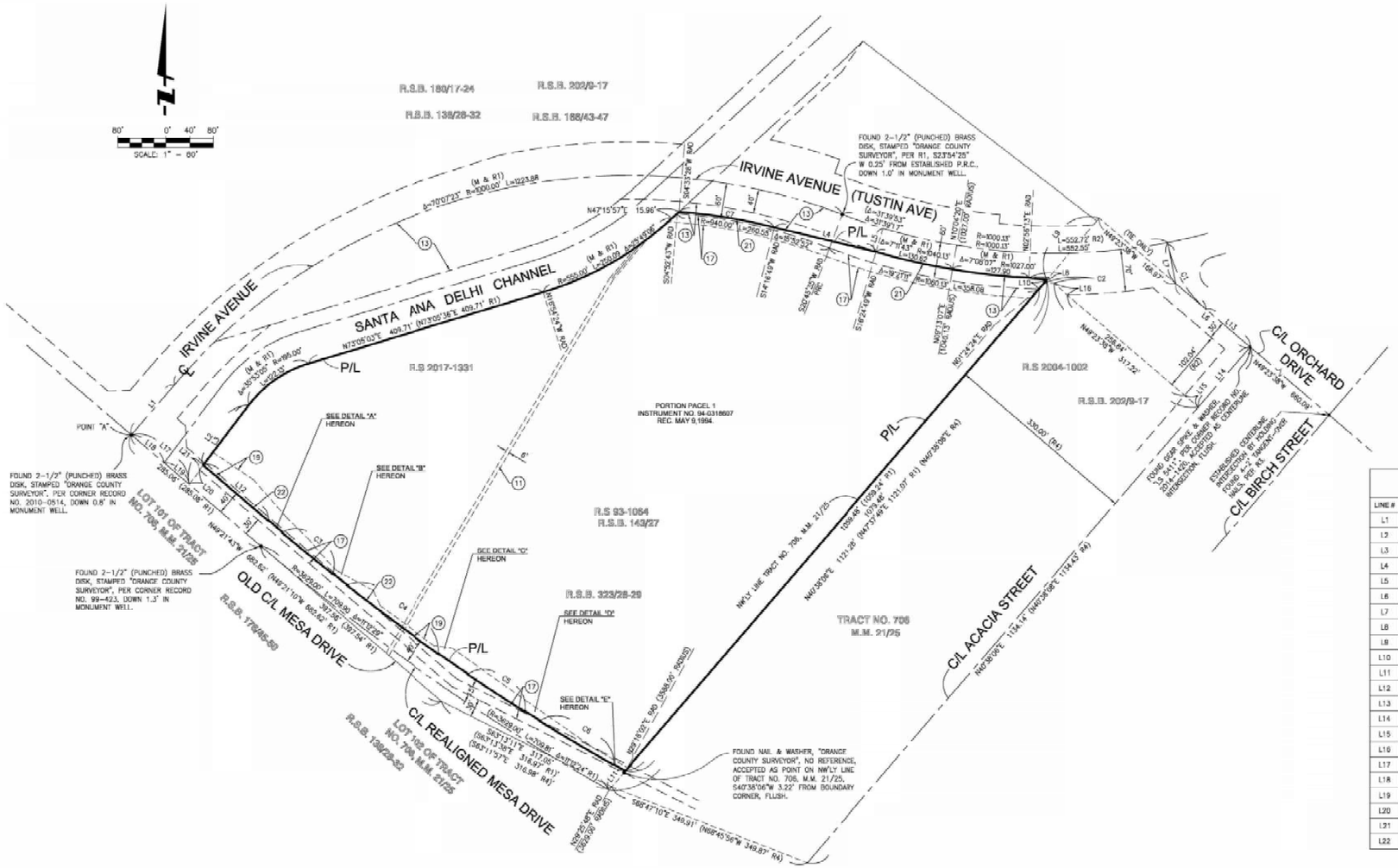
NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION 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.

PREPARED FOR:
NEWPORT GOLF CLUB LLC
3100 IRVINE AVENUE
NEWPORT BEACH, CALIFORNIA 92660
949.474.4424

PREPARED BY:
X ENGINEERING & CONSULTING, INC.
6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com

# A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

DATE OF SURVEY: JUNE 4, 2024 J.N. 162-001

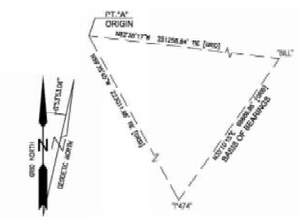



## LEGEND

- PROPERTY BOUNDARY
- PARCEL / LOT LINE
- STREET CENTERLINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EASEMENT LINE
- FOUND MONUMENT
- SET MONUMENT
- DENOTES EASEMENT PLOTTED HEREON

## ABBREVIATIONS

| | |
|---|---|
| APN | ASSESSORS PARCEL NUMBER |
| M.M. | MISCELLANEOUS MAPS |
| R.O.S. | RECORD OF SURVEY |
| LLA | LOT LINE ADJUSTMENT |
| DOC. | DOCUMENT |
| PROP. | PROPERTY |
| R/W | RIGHT OF WAY |
| FD. | FOUND |
| I.P. | IRON PIPE |
| R.S.B. | RECORD OF SURVEY BOOK |
| C/L | CENTERLINE |
| P.R.C. | POINT OF REVERSE CURVE |
| P/L | PROPERTY LINE |
| (M & R) | MEASURED & RECORD |




| NAME: | NORTHING: | EASTING: |
|---|---|---|
| P474 | 2,074,324.482 | 6,256,718.870 |
| BILL | 2,154,994.920 | 6,313,564.233 |
| "A" | 2,107,190.173 | 6,064,376.013 |

GPS CONTROL DIAGRAM

NO SCALE.
ANGULAR RELATIONSHIPS EXAGGERATED FOR CLARITY.

## LINE TABLE

| LINE # | BEARING | DISTANCE |
|---|---|---|
| L1 | N40°38'11"E | 110.69' (M. & R1) |
| L2 | N37°07'21"E | 168.37' (M. & R1) |
| L3 | N37°07'21"E | 126.29' (M. & R1) |
| L4 | N76°36'31"W | 175.16' (M. & R1) |
| L5 | N16°34'49"E (RAD) | 40.83' |
| L6 | N49°23'38"W | 163.03' (M. & R3) |
| L7 | N10°54'38"W | 69.43' (69.05' R3) |
| L8 | N83°15'44"W | 29.98' (29.56' R1) |
| L9 | N40°38'06"E | 135.76' |
| L10 | N40°38'06"E | 20.00' (20.04' R1) |
| L11 | N40°38'06"E | 41.61' (41.79' R1) |
| L12 | N49°21'43"W | 142.77' (M. & R1) |
| L13 | N49°23'38"W | 96.71' (M. & R3) |
| L14 | N40°38'06"E | 132.04' |
| L15 | N49°23'38"W | 23.51' |
| L16 | N49°23'38"W | 30.27' (30.35' R3) |
| L17 | N49°21'43"W | 129.69' (M. & R1) |
| L18 | N49°21'43"W | 71.59' |
| L19 | N49°21'43"W | 50.10' |
| L20 | N37°07'21"E | 30.06' (M. & R1) |
| L21 | N37°07'21"E | 10.02' (M. & R1) |
| L22 | N63°13'11"W | 317.05' (316.97' R1) |

## CURVE TABLE

| CURVE # | DELTA | RADIUS | LENGTH |
|---|---|---|---|
| C1 | 38°29'00" | 190.00' | 127.62' (M. & R3) |
| C2 | 00°54'44" | 1050.13' | 16.72' |
| C3 | (00°57'32") | 1050.13' | 17.57' R3) |
| C3 | 01°44'12" | 3589.00' | 108.78' (M. & R1) |
| C4 | 0.3°04'43" | 3589.00' | 192.84' (M. & R1) |
| C5 | 01°47'59" | 3589.00' | 1 2.73' (M. & R1) |
| C6 | 02°17'21" | 3589.00' | 143.39' (M. & R1) |
| C7 | 09°43'21" | 947.80' | 160.83' (M. & R1) |
| C8 | 11°42'24" | 3629.00' | 799.81' (M. & R1) |

## BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM CCS83, ZONE 6, BASED LOCALLY ON CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS): "BILL", AND "P474", NAD83 (EPOCH 2010.00 (NSRS2011) AS SHOWN HEREON.

ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED MULTIPLYING THE GROUND DISTANCE BY THE COMBINED SCALE FACTOR (0.99997427) AT POINT "A".

GRID DISTANCE = (GROUND DISTANCE) x (COMBINED SCALE FACTOR)
CONVERGENCE ANGLE AT POINT "A" IS: -0°53'43.1"
ELEVATION AT POINT "A" IS 28.26 FEET (NAVD88 DATUM).

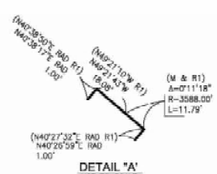
## BENCHMARK:

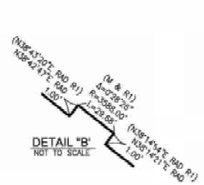
3-3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-51-89", SET IN THE TOP OF A 4" BY 4" CONCRETE POST. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF SANTA ANA AVENUE AND MESA DRIVE. 57 FT. WESTERLY OF THE CENTERLINE OF MESA DRIVE AND 21 FT. NORTHERLY OF THE CENTERLINE OF SANTA ANA AVENUE. MONUMENT IS SET LEVEL WITH THE TOP OF CURB.

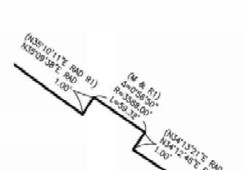
ELEVATION: 65.987 (FT.), ESTABLISHED BY OCS 1989, LEVELED 2005

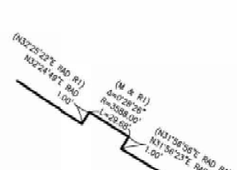
## RECORD REFERENCES:

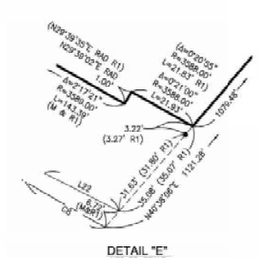
R1 = RECORD OF SURVEY 2017-1331, R.S.B. 323/28-29
R2 = RECORD OF SURVEY 93-1064, R.S.B. 138/28-32
R3 = RECORD OF SURVEY 2004-1002, R.S.B. 202/9-17
R4 = RECORD OF SURVEY 93-1064, R.S.B. 143/24




PREPARED FOR:
NEWPORT GOLF CLUB LLC
3100 IRVINE AVENUE
NEWPORT BEACH, CALIFORNIA 92660
949.474.4424

PREPARED BY:
X ENGINEERING & CONSULTING, INC.
6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com

**SNUG HARBOR**
NEWPORT BEACH, CA 92660

*Site Development Review*

BACK BAY BARRELS, LLC
3857 BIRCH STREET, SUITE 521
NEWPORT BEACH, CA 92660

FUSCOE ENGINEERING
15535 SAND CANYON AVE, SUITE 100
IRVINE, CA 92618
PHONE: 949.474.1960

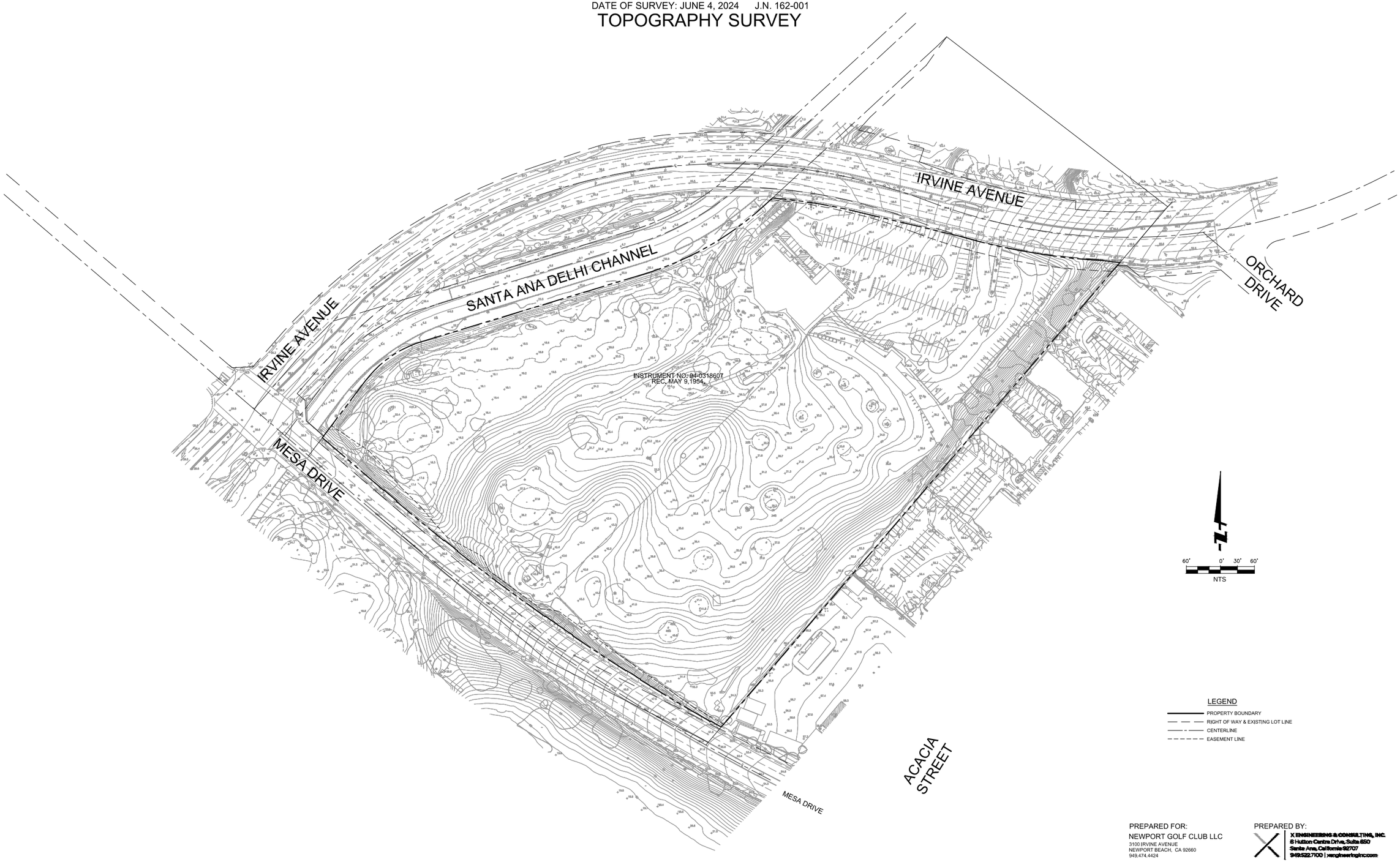


F:\PROJECTS\4206\001\PLANS\ENTITLEMENTS\SCHEMATIC PLANS\4206-001ET06-08SV.DWG (07-24-2025 3:39:15PM) Plotted by: DTodillo

# A.L.T.A. /N.S.P.S. LAND TITLE SURVEY

DATE OF SURVEY: JUNE 4, 2024 J.N. 162-001

## TOPOGRAPHY SURVEY




60' 0' 30' 60'
NTS

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY & EXISTING LOT LINE
- CENTERLINE
- EASEMENT LINE

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A.L.T.A. / N.S.P.S. LAND TITLE SURVEY
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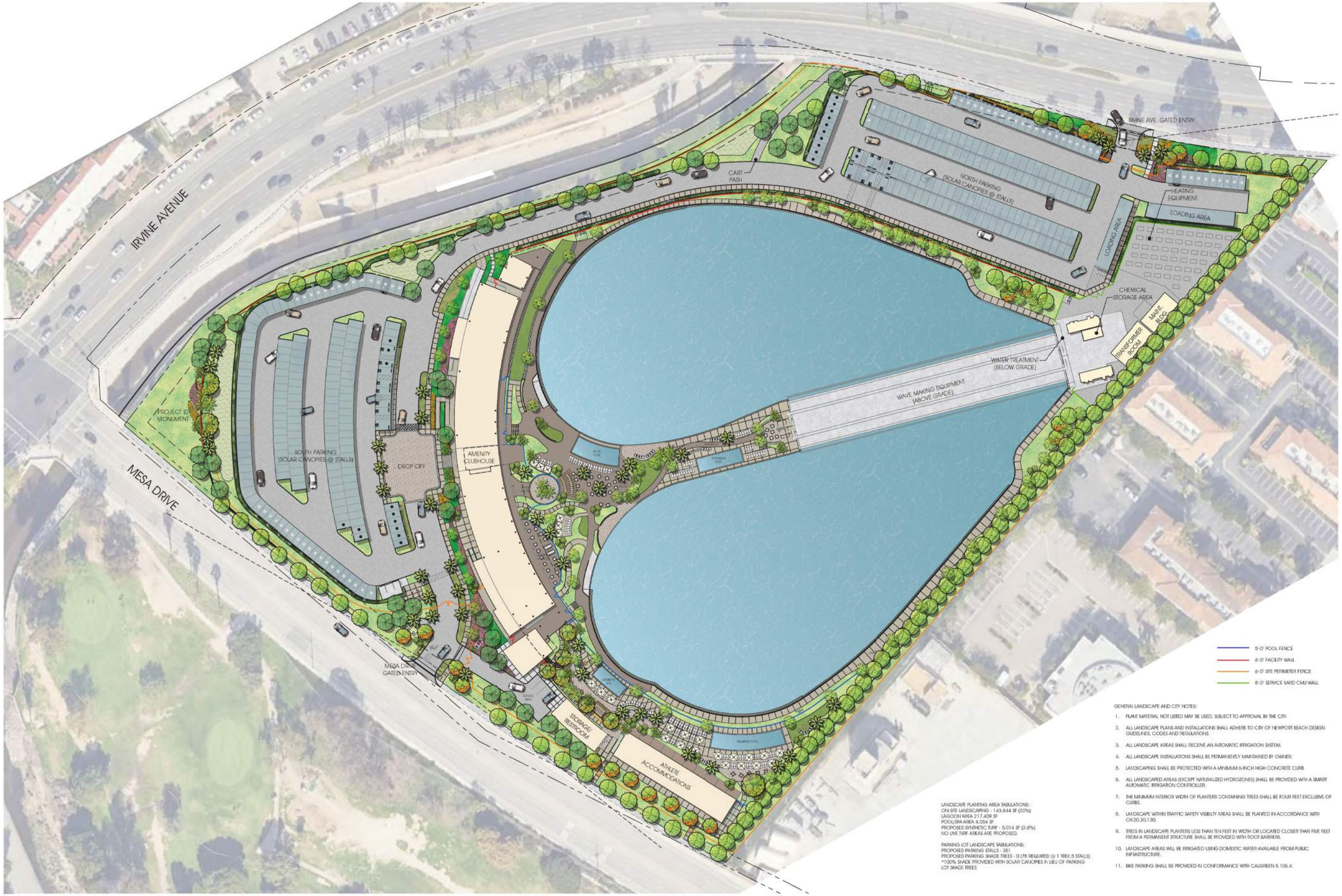
PHONE: 949.474.1960

C-08
ALTA NSPS LAND TITLE SURVEY

08/25/2025

*20-281*

F:\PROJECTS\4206\001\PLANS\ENTITLEMENTS\SCHEMATIC PLANS\4206-001ET06-08SV.DWG (07-24-2025 3:39:31PM) Plotted by: DTadillo




LANDSCAPE PLANTING AREA TABULATIONS:
ON-SITE LANDSCAPING - 143,844 SF (20%)
LAGOON AREA 217,409 SF
POOL/SPA AREA 4,054 SF
PROPOSED SYNTHETIC TURF - 5,014 SF (3.6%)
NO LIVE TURF AREAS ARE PROPOSED.

PARKING LOT LANDSCAPE TABULATIONS:
PROPOSED PARKING STALLS - 351
PROPOSED PARKING SHADE TREES - 0 (78 REQUIRED @ 1 TREE/5 STALLS)
*100% SHADE PROVIDED WITH SOLAR CANOPIES IN LIEU OF PARKING LOT SHADE TREES

GENERAL LANDSCAPE AND CITY NOTES:

1. PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.
2. ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY OF NEWPORT BEACH DESIGN GUIDELINES, CODES AND REGULATIONS.
3. ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
4. ALL LANDSCAPE INSTALLATIONS SHALL BE PERMANENTLY MAINTAINED BY OWNER.
5. LANDSCAPING SHALL BE PROTECTED WITH A MINIMUM 6-INCH HIGH CONCRETE CURB.
6. ALL LANDSCAPED AREAS (EXCEPT NATURALIZED HYDROZONES) SHALL BE PROVIDED WITH A SMART AUTOMATIC IRRIGATION CONTROLLER.
7. THE MINIMUM INTERIOR WIDTH OF PLANTERS CONTAINING TREES SHALL BE FOUR FEET EXCLUSIVE OF CURBS.
8. LANDSCAPE WITHIN TRAFFIC SAFETY VISIBILITY AREAS SHALL BE PLANTED IN ACCORDANCE WITH CH 20.30.130.
9. TREES IN LANDSCAPE PLANTERS LESS THAN TEN FEET IN WIDTH OR LOCATED CLOSER THAN FIVE FEET FROM A PERMANENT STRUCTURE SHALL BE PROVIDED WITH ROOT BARRIERS.
10. LANDSCAPE AREAS WILL BE IRRIGATED USING DOMESTIC WATER AVAILABLE FROM PUBLIC INFRASTRUCTURE.
11. BIKE PARKING SHALL BE PROVIDED IN CONFORMANCE WITH CALGREEN 5.106.4.

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1900 MAIN STREET, SUITE 800
IRVINE, CA 92614

CONCEPTUAL DESIGN + PLANNING COMPANY
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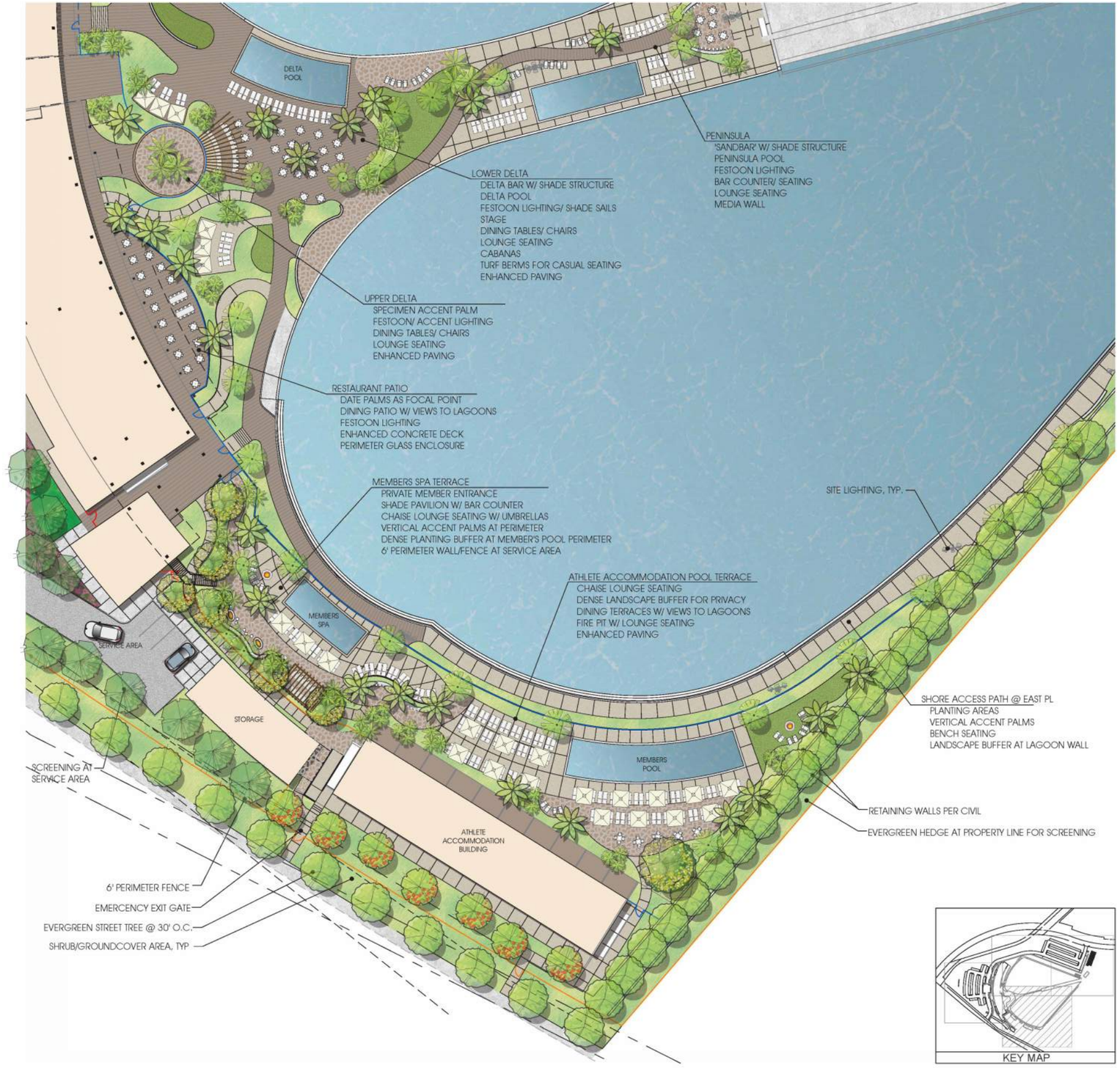
COSTA MESA, CA 92626

FUSCOE ENGINEERING
15535 SAND CANYON AVENUE, SUITE 100
COSTA MESA, CA 92626

L-1
SCHEMATIC PLAN
1"=40'-0"
03/07/2025

20-282







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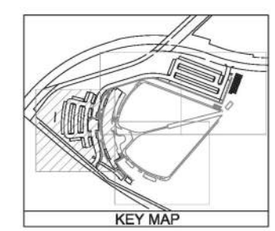
L-2
LANDSCAPE PLAN ENLARGEMENT - AMENITY DECKS
1"=20'-0"
03/07/2025

ACCENT PLANTING AT PROJECT ID

RETAINING WALL W/ VINES

LAYERED, TEXTURED PLANTING

ENHANCED PAVING AT ENTRY (COMPOSITE WOOD DECKING / INTEGRAL COLOR CONCRETE / STONE/ PAVERS)



KEY MAP

**SNUG HARBOR**
NEWPORT BEACH, CA 92660

*Site Development Review*

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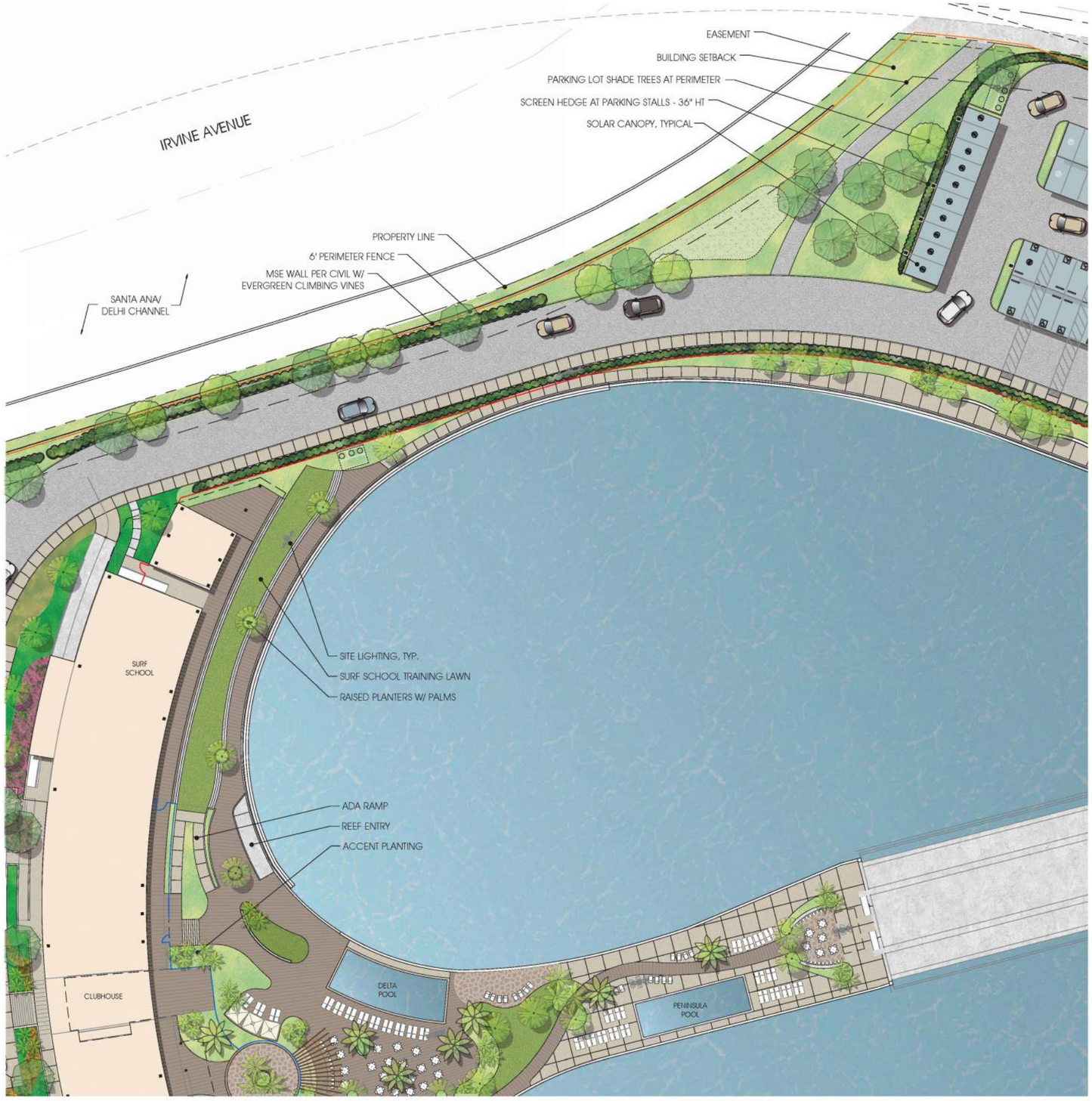
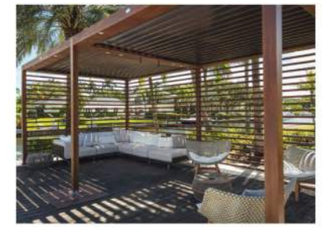
COSTA MESA, CA 92626

L-3
LANDSCAPE PLAN ENLARGEMENT - MAIN ENTRY & WEST PARKING LOT
1"=20'-0"
03/07/2025

20-284



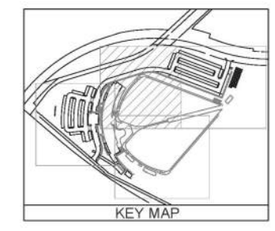


SHADE PAVILION

ACCENT PALMS

SHADE

SURF SCHOOL TRAINING LAWN

SYNTHETIC TURF BERM FOR VIEWING LAGOON


KEY MAP

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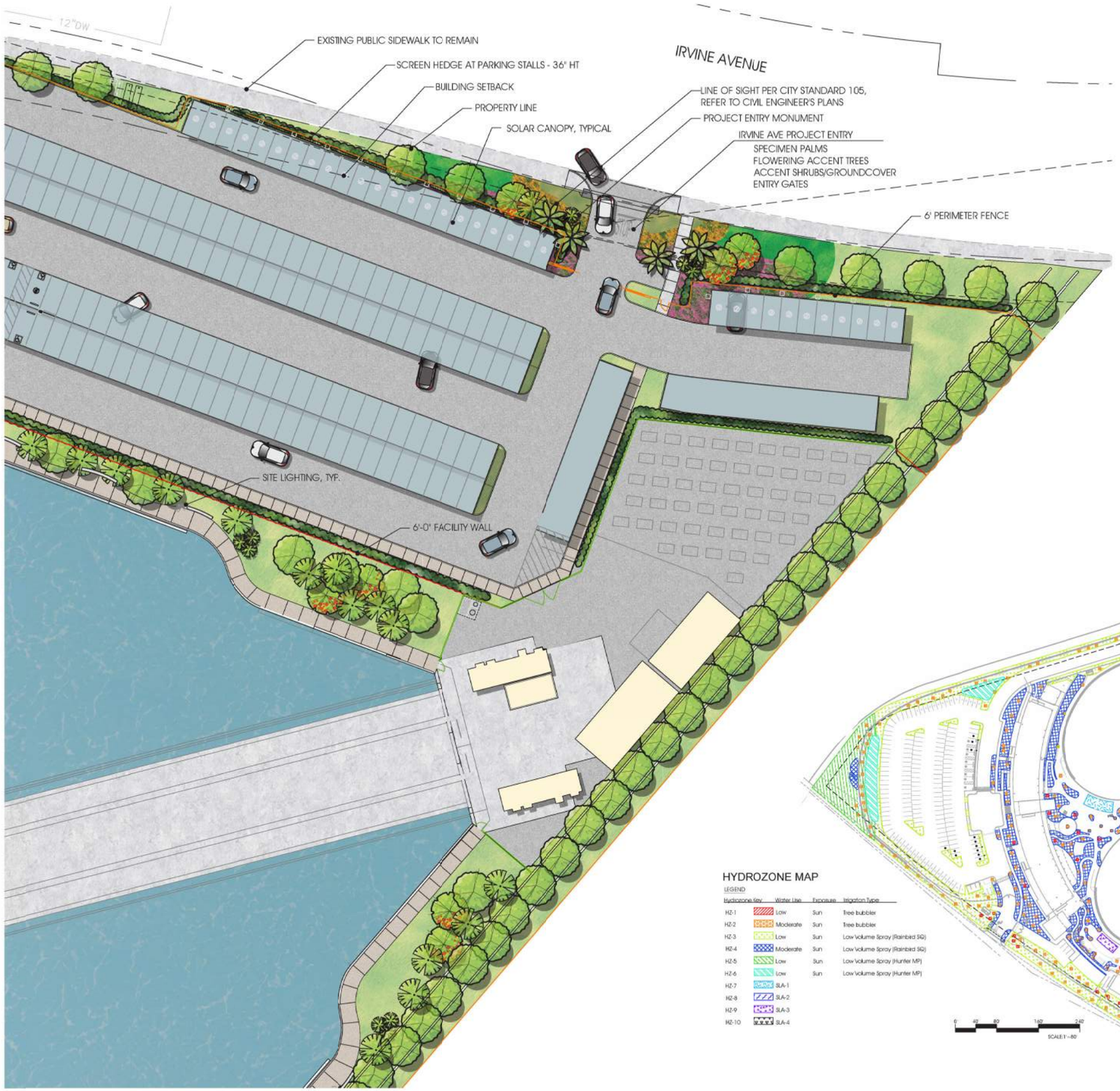
COSTA MESA, CA 92626

L-4
LANDSCAPE PLAN ENLARGEMENT - SURF SCHOOL TRAINING LAWN & SHORELINE PERIMETER
1"=20'-0"
03/07/2025




**MWELO Appendix B – Water Efficient Landscape Worksheet**

Project Name: Snug Harbor Surf Park

Project location: Newport Beach, CA

| Reference Evapotranspiration (Eto): | CIMIS Station | Irvine | 49.6 | | | ETAF | Non-Residential | 0.45 |
|---|---|---|---|---|---|---|---|---|

| Hydrozone | Planting Description | Plant Water Use | Plant Factor (PF) | Shade/Sun | Irrigation Method Nozzle Type | Irrigation Efficiency (IE) | ETAF (PF/IE) | Landscape Area (sq.ft.) | ETAF x Area | Estimated Total Water Use (ETWU) |
|---|---|---|---|---|---|---|---|---|---|---|
| **Regular Landscape Area** | | | | | | | | | | |
| HZ-1 | Tree | Low | 0.2 | Sun | Tree Bubbler | 0.81 | 0.25 | 595 | 240.7 | 7,409 |
| HZ-2 | Tree | Medium | 0.5 | Sun | Tree Bubbler | 0.81 | 0.62 | 7,150 | 4413.6 | 135,728 |
| HZ-3 | Shrub/GC/Vine | Low | 0.2 | Sun | Micro Spray/RAINBIRD SQ-4 | 0.75 | 0.27 | 68,654 | 18553.7 | 564,722 |
| HZ-4 | Shrub/GC/Vine | Medium | 0.5 | Sun | Micro Spray/RAINBIRD SQ-4 | 0.75 | 0.67 | 30,754 | 20609.3 | 627,207 |
| HZ-5 | Shrub/GC/Vine | Low | 0.3 | Sun | Rotator+HUNTER/MP 1000-3500 | 0.75 | 0.37 | 25,915 | 9717.3 | 320,717 |
| HZ-6 | Bio Filtration | Low | 0.3 | Sun | Rotator+HUNTER/MP 1000-3500 | 0.75 | 0.37 | 6,126 | 1668.9 | 50,666 |
| | | | | | | | Totals | (A) 143,644 | (B) 54,983 | 1,671,429 |
| **Special Landscape Areas** | | | | | | | | | | |
| SLA-1 | Recreational Play | | | | | | 1 | 1,077 | 1077 | 33,130 |
| SLA-2 | Recreational Play | | | | | | 1 | 895 | 895 | 28,650 |
| SLA-3 | Recreational Play | | | | | | 1 | 569 | 569 | 18,400 |
| SLA-4 | Recreational Play | | | | | | 1 | 1,513 | 1513 | 48,497 |
| | | | | | | | Totals | (C) 4,054 | (D) 4054 | 92,791 |
| | | | | | | | | | ETWU Total | 1,731,173 |
| | | | | | | | Maximum Allowed Water Allowance (MAWA) | | | 2,115,239 |

**ETWU (Annual Gallons Required) = ETo x 0.62 x ETAF x Area**

0.62 is a conversion factor that converts to acre-inches per acre per year to gallon per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

**MAWA (Annual Gallons Allowed) = Eto x 0.62 x [ (ETAF x LA) + ((1-ETAF) X SLA)]**

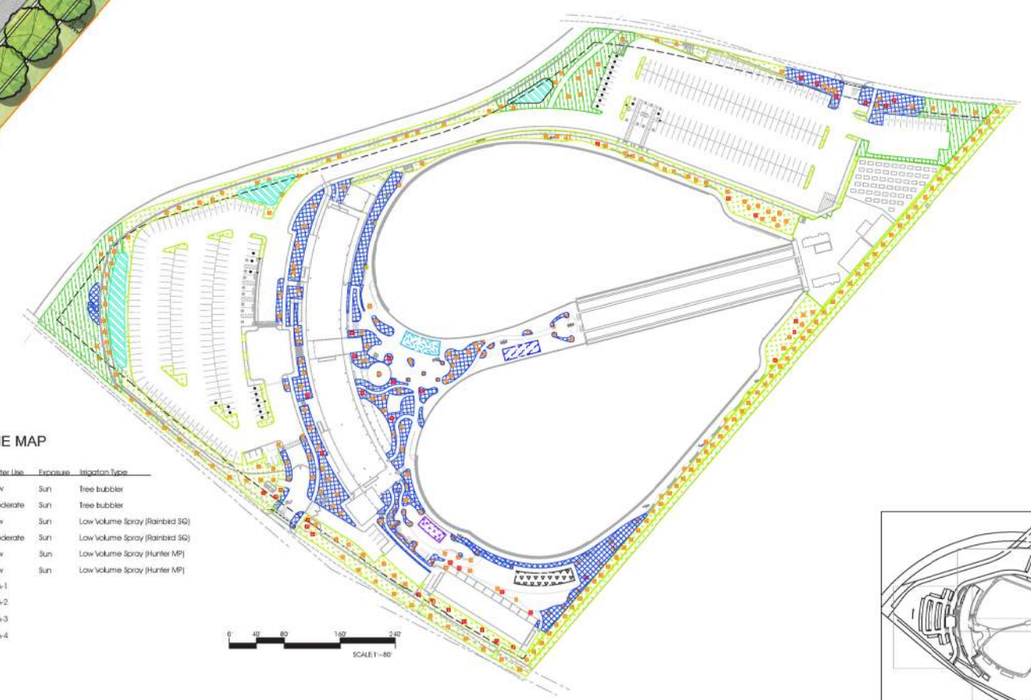
**ETAF Calculations** Average ETAF for Regular landscape Area must be **0.55** or below for residential area, and **0.45** or below for non-residential areas.

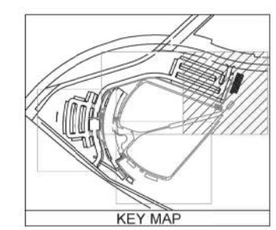
Regular Landscape Areas

| | | |
|---|---|---|
| Total ETAF x Area | (B) | 54983.7 |
| Total Area | (A) | 143644 |
| Average ETAF | (B/A) | **0.38** |

All Landscape Areas

| | | |
|---|---|---|
| Total ETAF x Area | (B+D) | **56405.7** |
| Total Area | (A+C) | **147,698** |
| Weighted ETAF | (B+D)/(A+C) | **0.39** |

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L-5
LANDSCAPE PLAN ENLARGEMENT - IRVINE AVENUE ENTRY
1"=20'-0"
03/07/2025

## PALM TREES

Archontophoenix cunninghamiana
King Palm

Chamaerops humilis
Mediterranean Fan Palm

Dypsis decaryi
Triangle Palm

Howea fosteriana
Kentia Palm

Phoenix dactylifera
Date Palm

Phoenix reclinata
Senegal Date Palm

Phoenix roebelenii
Pygmy Date Palm

Trachycarpus fortunei
Windmill Palm

Washingtonia x filibusta
Hybrid Fan Palm

## TREES

Acca sellowiana
Pineapple Guava

Arbutus 'Marina' (Multi trunk)
Marina Strawberry Tree

Cassia leptophylla
Golden Medallion Tree

Cercis canadensis 'Forest Pansy'
Forest Pansy Redbud

Eriobotrya 'Coppertone'
Coppertone Loquat

Lagerstroemia hybrid 'Tuscarora'
Tuscarora Crape Myrtle

Laurus nobilis 'Saratoga'
Saratoga Laurel

Lophostemon conferius
Brisbane Box

Magnolia grandiflora 'Little Gem'
Little Gem Magnolia

Pistacia chinensis
Chinese Pistache

## SCREEN SHRUBS

Podocarpus gracilior
Fern Pine

Olea europaea 'Wilsonii'
Wilson Fruitless Olive

Ulmus parvifolia 'Drake'
Drake Evergreen Chinese Elm

Spathodea campanulata
African Tulip Tree

Alogyne huegelii
Blue Hibiscus

Callistemon viminalis 'Slim'
Dwarf Bottlebrush

Dodonaea viscosa 'Purpurea'
Purple Hopseed Bush

Ficus nitida
Indian Laurel Fig

Frangula californica 'Eve Case'
Dwarf Coffeeberry

Prunus caroliniana 'Compacta'
Compact Carolina Cherry Laurel

## SHRUBS

Alpinia sanderae
Variegated Ginger

Agave 'Blue Flame'
Blue Flame Agave

Aloe ferox
Cape Aloe

Anigoranthos 'Big Red'
Big Red Kangaroo Paw

Bougainvillea 'Raspberry Ice'
Raspberry Ice Bougainvillea

Bouteloua 'Blonde Ambition'
Blue Grama Grass

Bulbine frutescens 'Hallmark'
Orange Stalked Bulbine

Callistemon viminalis 'Little John'
Dwarf Bottlebrush

Caprosma repens 'Marble Queen'
Dwarf Variegated Mirror Plant

Cordyline 'Design-A-Line'
Burgundy Cordyline

Dietes vegeta
Fortnight Lily

Dracena marginata
Red Edge Dracaena

Eremophila glabra 'Mingenew Gold'
Gold Emu Bush

Fatsia japonica
Japanese Aralia

Furcraea foetida 'Mediopicta'
Mauritius Hemp

Hesperaloe parviflora
Red Yucca

Lomandra 'Breeze'
Dwarf Mat Rush

Lomandra 'Platinum Beauty'
Platinum Beauty Lomandra

Mahonia 'Soft Caress'
Soft Caress Mahonia

Miscanthus sinensis 'Morning Light'
Morning Light Maiden Grass

Monstera deliciosa
Split Leaf Philodendron

Myrtus communis 'Compacta'
Dwarf Myrtle



Nandina 'Lemon Lime'
Lemon Lime Dwarf Bamboo

Phormium 'Sunset'
Sunset New Zealand Flax

Phormium 'Surfer'
Surfer New Zealand Flax

Phormium tenax 'Variegata'
Variegated New Zealand Flax

Russelia equisetiformis
Firecracker Plant

Salvia leucantha
Mexican Bush Sage

Strelitzia nicolai
Giant Bird of Paradise

Woodwardia fimbriata
Giant Chain Fern

Strelitzia reginae
Bird of Paradise

Westringia fruticosa 'Blue Gem'
Blue Gem Coast Rosemary

Zamia furfuracea
Cardboard Fern

## GROUNDCOVER

Acacia redolens 'Low Boy'
Prostrate Acacia

Baccharis pilularis 'Twin Peaks'
Twin Peaks Coyote Bush

Carissa macrocarpa 'Green Carpet'
Dwarf Natal Plum

Eremophila glabra 'Mingenew Gold'
Gold Emu Bush

Myoporum parvifolium 'Pink'
Dwarf Pink Myoporum

Senecio mandraliscae
Blue Chalksticks

Westringia fruticosa 'Mundi'
Mundi Coast Rosemary

Tradescantia pallida 'Purpurea'
Purple Heart

## PLANT PALETTE

| Symbol | Botanical Name | Common Name | WUCOLS (Region 4) | Mature Height | Mature Spread |
|---|---|---|---|---|---|
| **PALMS** | | | | | |
| | Archontophoenix cunninghamiana | King Palm | Moderate | 30-50' | 10-15' |
| | Howea fosteriana | Kentia Palm | Moderate | 30-40' | 6-10' |
| | Phoenix reclinata | Senegal Date Palm | Moderate | 25-40' | 12-25' |
| | Chamaerops humilis | Mediterranean Fan Palm | Low | 10-15' | 10-15' |
| | Phoenix roebilini | Pygmy Date Palm | Moderate | 6-8' | 3-6' |
| | Dypsis decaryi | Triangle Palm | Moderate | 25-30' | 12-15' |
| | Phoenix dactylifera 'Degiet Noor' | Date Palm | Low | 50-80' | 20-40' |
| | Trachycarpus fortunei | Windmill Palm | Moderate | 20-40' | 6-10' |
| | Washingtonia x filibusta | Hybrid Fan Palm | Low | 40-60' | 15-18' |
| **TREES** | | | | | |
| | Cercis c. 'Forest Pansy' | Forest Pansy Redbud | Low | 20-30' | 15-35' |
| | Lagerstroemia indica 'Tuscarora' | Crape Myrtle | Low | 15-25' | 10-20' |
| | Olea europea 'Wilsonii' | Wilson Fruitless Olive | Low | 20-30' | 20-30' |
| | Cassia leptophylla | Golden Medallion Tree | Moderate | 20-30' | 15-30' |
| | Magnolia grandiflora 'St. Mary' | St Mary' Southern Magnolia | Moderate | 20-25' | 20-30' |
| | Spathodea campanulata | African Tulip Tree | Moderate | 50-65' | 35-50' |
| | Laurus nobilis 'Saratoga' | Saratoga Laurel | Moderate | 15-30' | 15-30' |
| | Lophostemon conferius | Brisbane Box | Moderate | 30-40' | 15-25' |
| | Podocarpus gracilior | Fern Pine | Moderate | 40-60' | 25-40' |
| | Pistacia chinensis | Chinese Pistache | Moderate | 25-35' | 25-35' |
| | Ulmus parvifolia 'Drake' | Evergreen Chinese Elm | Moderate | 40-60' | 40-70' |
| **SCREEN SHRUBS** | | | | | |
| | Alogyne huegelii | Blue Hibiscus | Moderate | 5-10' | 5-8' |
| | Callistemon viminalis 'Slim' | Slim Bottlebrush | Low | 9-10' | 4-6' |
| | Dodonaea viscosa 'Purpurea' | Purple Hopseed Bush | Moderate | 12-16' | 4-5' |
| | Ficus nitida | Indian Laurel Fig | Low | 30-60 | 25-40 |
| | Frangula c. 'Eve Case' | Dwarf Coffeeberry | Low | 4-8' | 4-8' |
| | Prunus caroliniana 'Compacta' | Compact Cherry Laurel | Moderate | 8-12' | 6-8' |
| **SHRUBS/ GROUNDCOVERS** | | | | | |
| | Alpinia sanderae | Variegated Ginger | High | 4'-6' | 2'-3' |
| | Acacia r. 'Lowboy' | Prostrate Acacia | Low | 1'-2' | 10'-15' |
| | Agave 'Blue Flame' | Blue Flame Agave | Low | 2'-3' | 3'-4' |
| | Aloe ferox | Cape Aloe | Low | 6-10' | 3'-5' |
| | Anigoranthos 'Big Red' | Hybrid Kangaroo Paw | Low | 4'-6' | 2'-3' |
| | Aspidistra elatior | Cast Iron Plant | Moderate | 2'-3' | 1'-2' |
| | Baccharis p. 'Twin Peaks' | Twin Peaks Coyote Bush | Low | 2'-3' | 6'-8' |
| | Bougainvillea 'Raspberry Ice' | Raspberry Ice Bougainvillea | Low | 2'-3' | 5'-6' |
| | Bouteloua 'Blonde Ambition' | Blue Grama Grass | Low | 8'-24" | 8'-24" |
| | Bulbine frutescens 'Hallmark' | Orange Stalked Bulbine | Low | 1'-2' | 3'-4' |
| | Callistemon viminalis 'Little John' | Dwarf Bottlebrush | Low | 2'-3' | 4'-5' |
| | Canna spp. | Canna | Moderate | 2'-8' | 1'-3' |
| | Carissa m. 'Green Carpet' | Dwarf Natal Plum | Low | 2'-3' | 3'-5' |
| | Caprosma repens 'Marble Queen' | Dwarf Variegata Mirror Plant | Moderate | 3'-5' | 4'-6' |
| | Cordyline 'Design-A-Line' | Burgundy Cordyline | Moderate | 2'-3' | 2'-3' |
| | Dianella tasmanica 'Variegata' | Variegated Flax Lily | Moderate | 1'-2' | 2'-3' |
| | Dianella evaluta 'Little Rev' | Little Rev Flax Lily | Low | 1'-2' | 2'-3' |
| | Dietes vegeta | Fortnight Lily | Low | 3'-4' | 3'-4' |
| | Dracena marginata | Red Edge Dracena | Moderate | 6'-10' | 2'-3' |
| | Ensete ventricosum 'Maurelii' | Red Abyssinian Banana | High | 8'-10' | 6'-8' |
| | Eremophila glabra 'Mingenew Gold' | Gold Emu Bush | Low | 1'-2' | 6'-12' |
| | Fatsia japonica | Japanese Aralia | Moderate | 6'-10' | 6'-10' |
| | Ficus punila | Creeping Fig | Low | 8'-10' | 3'-6' |
| | Furcraea foetida 'Mediopicta' | Mauritius Hemp | Low | 4'-5' | 6'-8' |
| | Gravillea 'Superb' | Superb Gravillea | Low | 4'-6' | 4'-8' |
| | Hesperaloe parviflora | Red Yucca | Low | 2'-3' | 3'-4' |
| | Lomandra longifolia 'Breeze' | Dwarf Mat Rush | Low | 2'-3' | 2'-3' |
| | Lomandra l. 'Platinum Beauty' | Platinum Beauty Lomandra | Low | 2'-3' | 2'-3' |
| | Leucodendron hybrid 'Jester' | Jester Conebush | Low | 4'-5' | 4'-5' |
| | Mahonia 'Soft Caress' | Soft Caress Mahonia | Low | 3'-4' | 3'-5' |
| | Miscanthus sinensis 'Morning Light' | Morning Light Maiden Grass | Low | 4'-5' | 3'-4' |
| | Monstera deliciosa | Split Leaf Philodendron | Moderate | 8'-10' | 10'-15' |
| | Myoporum parvifolium | Dwarf Pink Myoporum | Low | 3"-6" | 6'-12' |
| | Myrtus communis 'Compacta' | Dwarf Myrtle | Low | 2'-3' | 2'-3' |
| | Nandina Lemon Lime' | Lemon Lime Dwarf Bamboo | Low | 3'-4' | 3'-4' |
| | Phormium 'Sunset' | Sunset New Zealand Flax | Moderate | 3'-6' | 3'-5' |
| | Phormium 'Surfer' | Surfer New Zealand Flax | Moderate | 3'-4' | 1'-3' |
| | Phormium tenax 'Variegata' | Variegata New Zealand Flax | Low | 6'-8' | 4'-5' |
| | Plumeria spp. | Plumeria | Low | 10'-15' | 10'-15' |
| | Russelia equisetiformis | Firecracker Plant | Low | 2'-5' | 3'-6' |
| | Salvia leucantha | Mexican Bush Sage | Low | 3'-4' | 3'-4' |
| | Sansevieria spp. | Sansevieria | Low | 2'-6' | 1'-2' |
| | Senecio mandraliscae | Blue Pickle | Low | 12"-18" | 18"-24" |
| | Strelitzia nicholai | Giant Bird of Paradise | Moderate | 20'-30' | 10'-15' |
| | Strelitzia reginae | Bird of Paradise | Moderate | 3'-5' | 2'-4' |
| | Westringia 'Blue Gem' | Blue Gem Coast Rosemary | Low | 4'-6' | 3'-4' |
| | Westringia fruticosa 'Mundi' | Mundi Coast Rosemary | Low | 1'-2' | 4'-6' |
| | Woodwardia fimbriata | Giant Chain Fern | Moderate | 4'-6' | 4'-6' |
| | Tradescantia pallida 'Purpurea' | Purple Heart | Moderate | 12"-18" | 2'-5' |
| | Zamia furfuracea | Cardboard Fern | Moderate | 2'-5' | 5'-8' |
| | Artificial Turf | | | | |

NOTES:

PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.

ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.

ALL LANDSCAPE INSTALLATIONS SHALL BE PERMANENTLY MAINTAINED.

ALL TREES SHALL BE MIN. 15 GALLON

ALL ACCENT TREES SHALL BE MIN. 24" BOX

ALL PALM TREES SHALL BE MIN. 15' BTH

ALL SHRUBS SHALL BE MIN. 5 GALLON

ALL SCREENING SHRUBS SHALL BE MIN. 15 GALLON

ALL GROUND COVER PLANTING SHALL BE MIN. 1 GALLON

TOTAL LANDSCAPE AREA PROVIDED: 132,600 S.F.

ESTIMATED NUMBER OF PLANTS PROVIDED: 16,300 SHRUBS