

Attachment B

Conceptual Project Site Plan



LANDSCAPE DOCUMENTATION NOTE:

A CHECKLIST DOCUMENT IS TO BE PROVIDED BY THE PROJECT ARCHITECT & REQUIRED TO BE SUBMITTED TO THE CITY OF NEWPORT BEACH PURSUANT TO SECTION 21.07 OF THE NEWPORT BEACH ZONING ORDINANCE.

LANDSCAPE PLANS AND WATER USE CALCULATIONS PREPARED BY: A PROFESSIONAL LICENSED LANDSCAPE ARCHITECT IN THE STATE OF CALIFORNIA
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LANDSCAPE AREA TAKEOFFS:

PROPOSED LANDSCAPE TAKEOFFS:	23,815 SF	100%
IMPROVEMENTS TO EXISTING LANDSCAPE WITHOUT GRADING:	18,820 SF	80%
IMPROVEMENTS TO EXISTING LANDSCAPE WITH GRADING:	14,445 SF	60%
IMPROVEMENTS TO EXISTING LANDSCAPE WITH GRADING & IRRIGATION:	14,445 SF	60%
IMPROVEMENTS TO EXISTING LANDSCAPE WITH GRADING & IRRIGATION:	27,415 SF	100%
IMPROVEMENTS TO EXISTING LANDSCAPE WITH GRADING & IRRIGATION:	13,865 SF	50%
TOTAL:	88,805 SF	100%

NOTE:
 LANDSCAPE AREA TAKEN OFF BY AND IS SUBJECT TO CHANGE AND "WATER EFFICIENT" LANDSCAPE DESIGN.

WATER EFFICIENT LANDSCAPING NOTE:

THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:

1. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS OF THE CITY OF NEWPORT BEACH LANDSCAPE GUIDELINES FOR WATER EFFICIENT LANDSCAPING.
2. THE ESTIMATED APPLIED WATER USE ALLOWED FOR THE LANDSCAPE AREA SHALL NOT EXCEED THE IRRIGATION CALCULATION.

POOL AND SPA NOTES:

1. POOL AND SPA WILL UTILIZE RECYCLING WATER SYSTEM EQUIPMENT AND BE CONCEALED IN A VAULT IN THE LANDSCAPE AREA.
2. THE SURFACE AREA OF THE POOL AND SPA IS INCLUDED IN THE IRRIGATION WATER USE CALCULATION.

LEGEND

- 1. ENTRY DRIVE
- 2. PEDESTRIAN WALKWAY TYP.
- 3. SCULPTURAL PLANTING IN O.G. PAVING
- 4. ARBOREAL COURT
- 5. FIELD GROWN SPECIMEN OAK TREE
- 6. 8.0'H SCREENING
- 7. PEDESTRIAN CONNECTIONS FOR INFORMAL PLANTING TYP.
- 8. DINING TERRACES
- 9. GRAND STAIRCASE
- 10. SPA TERRACE
- 11. THE BOARDWALK
- 12. FAMILY POOL
- 13. ADULT POOL
- 14. THE MARINE LIFE LEARNING CENTER
- 15. TENNIS COURTS
- 16. TOWEL SERVICE
- 17. TERRACE
- 18. SAND VOLLEYBALL COURT
- 19. MULTI-PURPOSE PAVEMENT/RELANE
- 20. EVENT SPACE
- 21. ACCENT PLANTING TYP.
- 22. EXPANDED PATIOS TYP.
- 23. EXISTING TREE
- 24. SIGNAGE