

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.

LANDSCAPE AREA TAKEOFFS:

PROPOSED LANDSCAPE TAKEOFFS	23,815 SF	100%
IMPROVEMENTS TO EXISTING LANDSCAPE WITHOUT GRASSING	10,820 SF	100%
IMPROVEMENTS TO EXISTING LANDSCAPE WITH GRASSING	10,440 SF	100%
IMPROVEMENTS TO EXISTING LANDSCAPE WITH GRASSING	14,440 SF	100%
IMPROVEMENTS TO EXISTING LANDSCAPE WITH GRASSING	27,410 SF	100%
IMPROVEMENTS TO EXISTING LANDSCAPE WITH GRASSING	10,820 SF	100%
TOTAL	98,745 SF	100%

NOTE: LANDSCAPE AREA TAKEN OFF BY AND IS SUBJECT TO PUBLIC AND PRIVATE PRECEDENT LANDSCAPE DOCUMENTS.

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 PATCH/PERLANE
- 20. EVENT SPACE
- 21. ACCENT PLANTING, TYP.
- 22. EXPANDED PATIOS, TYP.
- 23. EXISTING TREE
- 24. SIGNAGE