

# Proposed Site Plan:



- LEGEND**
- OUTDOOR STORAGE
  - STORAGE
  - OFFICES
  - GALLEY CAFE
  - NEW OUTDOOR DINING
  - RESTROOMS/SHOWERS
  - NOT IN SCOPE

This drawing and presentation is conceptual in nature and no guarantee of its accuracy is implied. The information provided herein is based in part from information which has been obtained from sources that we deem reliable. However, we assume no responsibility for its accuracy.

**BALBOA YACHT BASIN**  
Newport Beach, California

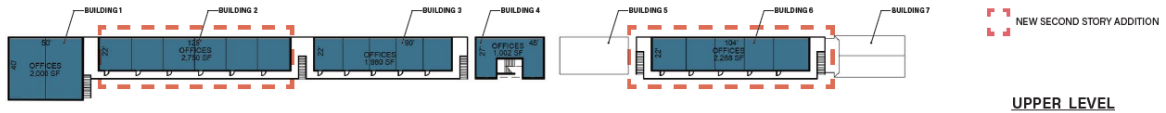


OPTION 01 - SITE PLAN

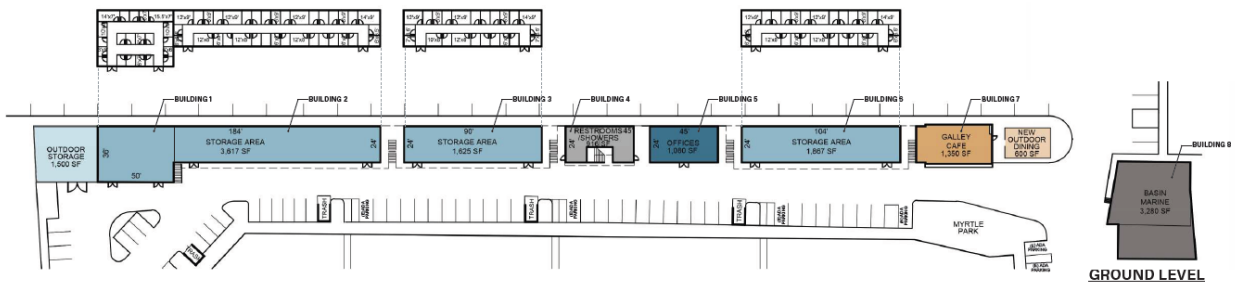
**BWP** BURNHAM|WARD  
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**UPPER LEVEL**

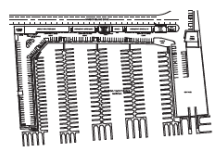


**GROUND LEVEL**

SUMMARY - PROPOSED PLAN				
USE	SQUARE FEET	SLIPS	PARKING REQUIRED	PARKING PROVIDED
Restaurant	1,350 SF		11 spaces	
Office	11,000 SF		45 spaces	
Marina Retail	3,280 SF		13 spaces	
Marina Storage (interior)	7,909 SF excluding corridor		10 spaces	
Marina Storage (exterior)	1,500 SF			
Marina slips		172 slips	129 spaces	136 spaces
<b>Total</b>			<b>208 spaces</b>	<b>(72) spaces</b>
On-site				136 spaces
<b>total</b>				<b>136 spaces</b>

SUMMARY - PROPOSED STORAGE				
Locker Size	Number of Lockers			
6'x6'	6			
6'x6.5'	4			
6'x7'	11			
6'x8'	25			
6'x9'	31			
7'x6.5'	6			
10'x8'	2			
10'x8'	1			
12'x8'	6			
12'x9'	7			
14'x7'	1			
14'x9'	3			
18.5'x7'	1			



**Newport Beach Parking Requirements**  
 Restaurant - 1 per each 3 seats or 1 per each 75 sq. ft. of net public area, whichever is greater.  
 Office - First 50,000 sq. ft. - 1 per 200 sq. ft. net floor area.  
 Warehouse and storage - 1 per 2,000 sq. ft. plus one per 500 sq. ft. for offices. Minimum of 10 spaces per use.  
 Marina retail sales - 1/250 sq. ft.  
 Marina - 0.75 per slip.

**ADA Parking Required**  
 Existing ADA parking - 6 spaces  
 New ADA parking - 1 space  
 200+ ADA parking - 6 spaces

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OPTION 1 - FLOOR PLAN

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