



**CITY OF NEWPORT BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER, AND PLANNING COMMISSION  
FROM: Seimone Jurjis, Assistant City Manager/Community Development Director  
SUBJECT: Report of actions taken by the Zoning Administrator, and/or Community Development Director for the week ending September 8, 2023.

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**COMMUNITY DEVELOPMENT DIRECTOR  
OR ZONING ADMINISTRATOR ACTIONS**  
(Non-Hearing Items)

Item 1: Clear Water Comprehensive Sign Program – (PA2023-0058)  
Site Address: 101 Bayview Place

Action: Approved

Council District 3

**APPEAL PERIOD:** An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.



COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915  
949-644-3200  
[www.newportbeachca.gov](http://www.newportbeachca.gov)

## **ZONING ADMINISTRATOR ACTION LETTER**

**Subject:** Clearwater Sign Program (PA2023-0058)  
▪ Comprehensive Sign Program

**Site Location** 101 Bayview Place

**Applicant** Ryan Cain

**Legal Description** Lot 1 of Tract 12528

On **September 7, 2023**, the Zoning Administrator approved the Comprehensive Sign Program filed as PA2023-0058 establishing a comprehensive sign program for a new senior convalescent and congregate care facility. This approval is in accordance with the provisions of Chapter 20.42 (Sign Standards) of the Newport Beach Municipal Code (NBMC).

### **LAND USE AND ZONING**

- **General Plan Land Use Plan Category:** Private Institutions (PI)
- **Zoning District:** Bayview Planned Community (PC32)

### **SUMMARY**

As listed in the attached Comprehensive Sign Program Matrix (Attachment No. ZA 2) and required by Chapter 20.42.120 (Comprehensive Sign Program) of the NBMC, the Comprehensive Sign Program covers all signage for the project including the following:

- One (1) project identification blade sign;
- One (1) freestanding monument sign;
- One (1) parking clearance sign;
- Five (5) nonilluminated addressing signs; and
- Two (2) illuminated addressing signs.

A comprehensive sign program is required for this site because it has more than 300 linear feet of frontage on a public street. The Comprehensive Sign Program will allow the following deviation from Chapter 20.42 of the NBMC:

1. Freestanding signs set back less than ten (10) feet from the edge of a driveway.

This approval is based on the following findings and standards and subject to the following conditions.

## **FINDINGS AND STANDARDS**

### **Finding**

- A. *The project is exempt from environmental review under the requirements of the California Environmental Quality Act pursuant to Section 15311, Class 11 (Accessory Structures).*

### **Fact in Support of Finding:**

1. Class 11 exempts minor structures accessory to existing commercial facilities, including signs. The proposed Comprehensive Sign Program (hereafter “Program”) includes signs that are incidental and accessory to the principal commercial use of the property and do not intensify or alter the use.

### **Standard**

- B. *The proposed sign program shall comply with the purpose and intent of this Chapter [Chapter 20.42], any adopted sign design guidelines, and the overall purpose and intent of this Section [Section 20.42.120 – Comprehensive Sign Program].*

### **Facts in Support of Standard**

1. The purpose of a comprehensive sign program is to integrate all of a project’s signs. A comprehensive sign program provides a means for the flexible application of sign regulations for projects that require multiple signs to provide incentive and latitude in the design and display of signs, and to achieve, not circumvent, the purpose of Chapter 20.42. As proposed, the Program will allow the installation of one (1) project identification blade sign along Bristol Street, one (1) freestanding monument sign along Bayview Place, one (1) parking clearance sign, five (5) non illuminated address signs, and two (2) illuminated address signs. The font, colors, and materials of all proposed signage are coordinated to complement both the architecture of the building and colors used by the restaurant chain.
2. The Program complies with the purpose and intent of Chapter 20.42 (Sign Standards) of the NBMC because it provides the senior convalescent and congregate care facility with adequate identification while guarding against an excessive sign proliferation. The project identification blade sign will be limited to halo illuminated reverse pan channel letters proportional to the building façade in the general location depicted on the project plans. The freestanding monument sign will be limited to one (1) monument sign with a height of six (6) feet and width of three (3) feet, four (4) inches with a total sign area of 20 square feet.
3. The Program includes one freestanding monument sign that is set back five (5) feet, five (5) inches from the edge of the driveway, where a minimum ten-foot setback from the driveway is required. This sign cannot feasibly be placed greater

than ten (10) feet from the driveway. Relocating the sign farther away from the driveway to the northeast is not feasible due to the location of the existing fire department connection and utility boxes. In addition, the pilaster has been built as part of the development and is not easy to relocate. The monument sign complies with all other the standards of Section 20.42.070 (Standards for Permanent Signs) of the NBMC to the greatest extent possible, including compliance with height, sign area, illumination, and landscaping standards. The Public Works Department has reviewed the location of the freestanding monument sign and determined that it will provide adequate sight distance. In addition, a condition of approval has been included to the ensure the freestanding monument sign complies with City sight distance standard 105.

4. The Program is consistent with the Citywide Sign Design Guidelines because the proposed signs are designed to be compatible with the building design in terms of scale, size, and materials. The proposed signs are designed to effectively identify the facility property without creating sign clutter by using legible text that contrasts with the background. The placement and size of the signs are consistent with the proportions of the street frontages on which they are located. The proposed signage is adequately spaced to prevent large clusters of signage and appear less obtrusive to neighboring motorists and pedestrians.
5. The proposed wall sign complies with the regulations for permanent signs identified in Table 3-16 of Section 20.42.070 (Standards for Permanent Signs) of the NBMC.

### Standard

*C. The proposed signs shall enhance the overall development, be in harmony with, and relate visually to other signs included in the Comprehensive Sign Program, to the structures and/or developments they identify, and to surrounding development when applicable.*

### Facts in Support of Standard

1. The site is being developed with a new senior convalescent and congregate care facility and the signage design has been integrated with the design and character of the building. The number and location of signs will not contribute to an overabundance of signage that will have a detrimental effect on the neighborhood. The freestanding sign is located near the driveway along Bayview Place, where vehicular access to the site is located. The sign is designed and sited such that it is visible to motorists along Bayview Place without being excessively visually obtrusive to other visitors to the area.
2. The proposed project identification blade sign is located along Bristol Street, where vehicle access to the site is located. The sign is designed such that it is visible to motorists along Bristol Street and is compatible with the design of the development. The facility's permitted signage will ensure adequate visibility is

provided at the site, Bristol Street, and Bayview Place to the greatest extent possible. The proposed freestanding sign ensures visibility to motorists and pedestrians along Bayview Place, and the placement provides an identification for the vehicular access point at the driveway. The wall sign ensures visibility to motorists and pedestrians along Bristol Street.

3. All proposed signage will be in harmony with the character and architectural style of the building. The placement and size of the wall signs are complementary to the building's larger frontage (213' along Bristol Street and 192' along Bayview Place) and will comply with the limitations in the sign matrix and project plans. The proposed signs have been designed to use a consistent color pallet that is complementary to the building façade. Materials include stone veneer, embedded bronze panels, and aluminum cabinets painted to match the building elements, which are architecturally compatible with the development. The proposed signs are not excessively illuminated.

#### Standard

*D. The sign program shall address all signs, including permanent, temporary, and exempt signs.*

#### Fact in Support of Standard

The Program includes all project signage. Any future temporary and exempt signs not specifically addressed in the program shall be regulated by the provisions of Chapter 20.42 of the NBMC.

#### Standard

*E. The sign program shall accommodate future revisions that may be required because of changes in use or tenants.*

#### Fact in Support of Standard

The Program has been developed to be effective for the facility and development on the site. The Program provides adequate identification from Bayview Place and Bristol Street. It is not anticipated that future revisions to the comprehensive sign program will be necessary to accommodate changes in tenants or uses. However, consistent with Section 20.42.120 (Comprehensive Sign Program) of the NBMC, the Community Development Director may approve minor revisions to the Program if the intent of the original approval is not affected.

#### Standard

*F. The program shall comply with the standards of this Chapter [Chapter 20.42], except that deviations are allowed with regard to sign area, total number, location, and/or height of signs to the extent that the Comprehensive Sign Program will enhance the*

*overall development and will more fully accomplish the purposes and intent of this Chapter [Chapter 20.42].*

Fact in Support of Standard

Fact 3 in Support of Standard B are hereby incorporated by reference.

Standard

*G. The approval of a Comprehensive Sign Program shall not authorize the use of signs prohibited by this Chapter [Chapter 20.42].*

Fact in Support of Standard

The Program does not authorize the installation of any prohibited signs.

Standard

*H. Review and approval of a Comprehensive Sign Program shall not consider the signs' proposed message content.*

Fact in Support of Standard

The Program contains no regulations affecting sign message content.

**CONDITIONS OF APPROVAL**

1. The development shall be in substantial conformance with the approved site plan, details, and elevations, except as noted in the following conditions.
2. Upon demolition or substantial structural and nonstructural changes to the exterior of the development on which this approval is based, this Program shall be rendered nullified, and a new comprehensive sign program shall be obtained for the new or altered development the Zoning Code Provisions in effect at the time the new development is approved.
3. Locations of the signs are limited to the designated areas and shall comply with the limitations specified in the Sign Program Matrix included in Attachment No. ZA 2.
4. All signs shall be maintained in accordance with NBMC Section 20.42.170 (Maintenance Requirements). Temporary and exempt signs not specifically addressed in the program shall be regulated by the provisions in Chapter 20.42 of the NBMC.
5. In accordance with 20.42.060 (Provisions Applying to All Sign Types) of the NBMC, each illuminated sign shall be subject to a thirty (30) day review period, during which

time the Director may determine that a reduction in illumination is necessary due to negative impacts on surrounding property or the community in general. In addition, and at any time, the Director may order the dimming of any illumination found to be excessively bright. The Director's determination will be made without regard to the message content of the sign.

6. Locations of the signs are limited to the designated areas and shall comply with the limitations specified in the Sign Program Matrix included in Attachment No. ZA 2 and any applicable sight distance provisions of Chapter 20.42 of the NBMC or required by the Public Works Department (City Standard 110-L, for Bayview Place). Additionally, the applicant shall provide Sight Distance Exhibits for review and approval by the Public Works Department before the issuance of building permits.
7. In accordance with Section 20.42.120(F) of the NBMC, the Community Development Director may approve minor revisions to the Program if the intent of the original approval is not affected. This may include deviations on the tenant configurations, such as combining or dividing suites.
8. Prior to issuance of building permits, the applicant shall submit to the Planning Division an additional copy of the approved architectural plans for inclusion in the Planning file. The plans shall be identical to those approved by all City departments for building permit issuance. The approved copy shall include architectural sheets only and shall be reduced in size to 11 inches by 17 inches. The plans shall accurately depict the elements approved by this approval and shall highlight the approved elements such that they are readily discernible from other elements of the plans.
9. A building permit shall be obtained prior to commencement of the construction and/or installation of the signs.
10. A copy of the approval action letter, including conditions of approval and sign matrix, shall be incorporated into the City and field sets of plans prior to issuance of the building permits for the freestanding signs, and the initial wall sign installations to identify this approval as the authority for location, size, and placement.
11. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the **Clear Water Sign Program including, but not limited to Comprehensive Sign Program PA2023-0058** and the determination that the project is exempt under the requirements of the California Environmental Quality Act. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action,

suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Building Division

12. Accessible parking signs shall comply with CBC 11B-502.6& 11B-502.8.

Public Works Department

13. The freestanding monument sign shall comply with City sight distance standard 105.

**APPEAL PERIOD:** An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:

Approved by:



Oscar Orozco  
Assistant Planner



Benjamin M. Zdeba, AICP, Zoning Administrator

CC/oo

Attachments: ZA No. 1 Vicinity Map  
ZA No. 2 Comprehensive Sign Program Matrix  
ZA No. 3 Project Plans



# **Attachment No. ZA 1**

Vicinity Map

# VICINITY MAP



Comprehensive Sign Program  
PA2023-0058

**101 Bayview Place**

# **Attachment No. ZA 2**

Comprehensive Sign Program Matrix

# Comprehensive Sign Program Summary Matrix

Clearwater Living- Newport Beach

PA2023-0058

PRIMARY FRONTAGE: (A) Bristol St- 265' frontage					
SECONDARY FRONTAGE: (B) Bayview Place- 250' frontage					
SIGN NO.	TYPE	SIZE	FRONTAGE	ALLOWED AREA PER CODE	NOTES
S1.0	projecting wall sign (blade sign)	26sf- 12'-1" X 2'-1 3/4"	(A) 265'	26sf with comprehensive sign program	
S2.0	parking clearance sign	7.5sf- 8'-0" X 10"	NA	8sf under business directory listing	
S3.0	ID plaque pilaster and address	20sf- 3'-4" x 6'- 0"	(B) 250'	75sf max	pilasters permitted under original building permit
S4.0	address sign	3 sf	(B) 250'	75sf max	required at each entrance
S4.1	address sign	3sf	(A) 265'	75sf max	required at each entrance
S5.0	non illuminated address sign	3sf	(A) 265'	NA	required at each entrance
S5.1	non illuminated address sign	3sf	NA	NA	required at each entrance
S5.2	non illuminated address sign	3sf	(B) 250'	NA	required at each entrance
S5.3	non illuminated address sign	3sf	NA	NA	required at each entrance
S5.4	non illuminated address sign	3sf	NA	NA	required at each entrance

# **Attachment No. ZA 3**

Project Plans

# CLEARWATER NEWPORT BEACH

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Sign Package

OPY #51534 R9

Presented By

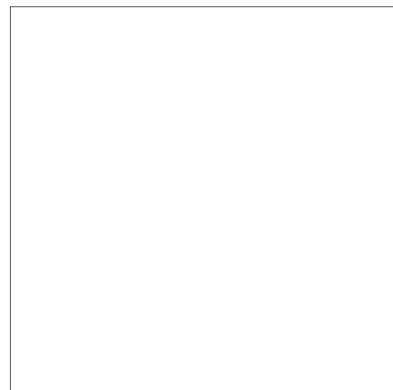
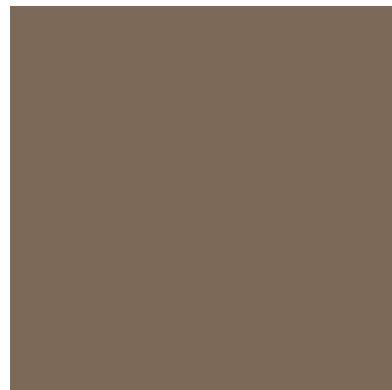


# COLORS & MATERIALS

COLOR KEY	
1	PAINT TBD To Match Building Elements SUGGESTED SW # 6082 Cobble Brown
2	PAINT White VINYL
3	PAINT TBD To Match Building Elements SUGGESTED SW # 6073 Perfect Greige
4	PAINT TBD to Match Building Elements SUGGESTED SW # 6258 Tricorn Black

NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR-CALLOUTS AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS

## COLOR DETAILS



## DESIGN

4679 South River Road  
St. George, UT 84790  
435.628.0350

www.yesco.com

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This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

## Revisions

No.	Date / Description
orig	11.01.2022 (TY)
1	11.10.2022 (TY)
2	11.10.2022 (TY)
3	11.14.2022 (TY)
4	11.17.2022 (TY)
5	02.07.2023 (TY)
6	02.22.2023 (TY)
7	04.27.2023 (TY)
8	
9	
10	
11	
12	

## Approval

A/E Sign / Date

Client Sign / Date

Landlord Sign / Date

## Clearwater Newport

101 Bayview Place  
Newport Beach, California 92660

Acct. Exec: Ryan Cain  
Designer: Tyler Young

Orig: 11.01.2022

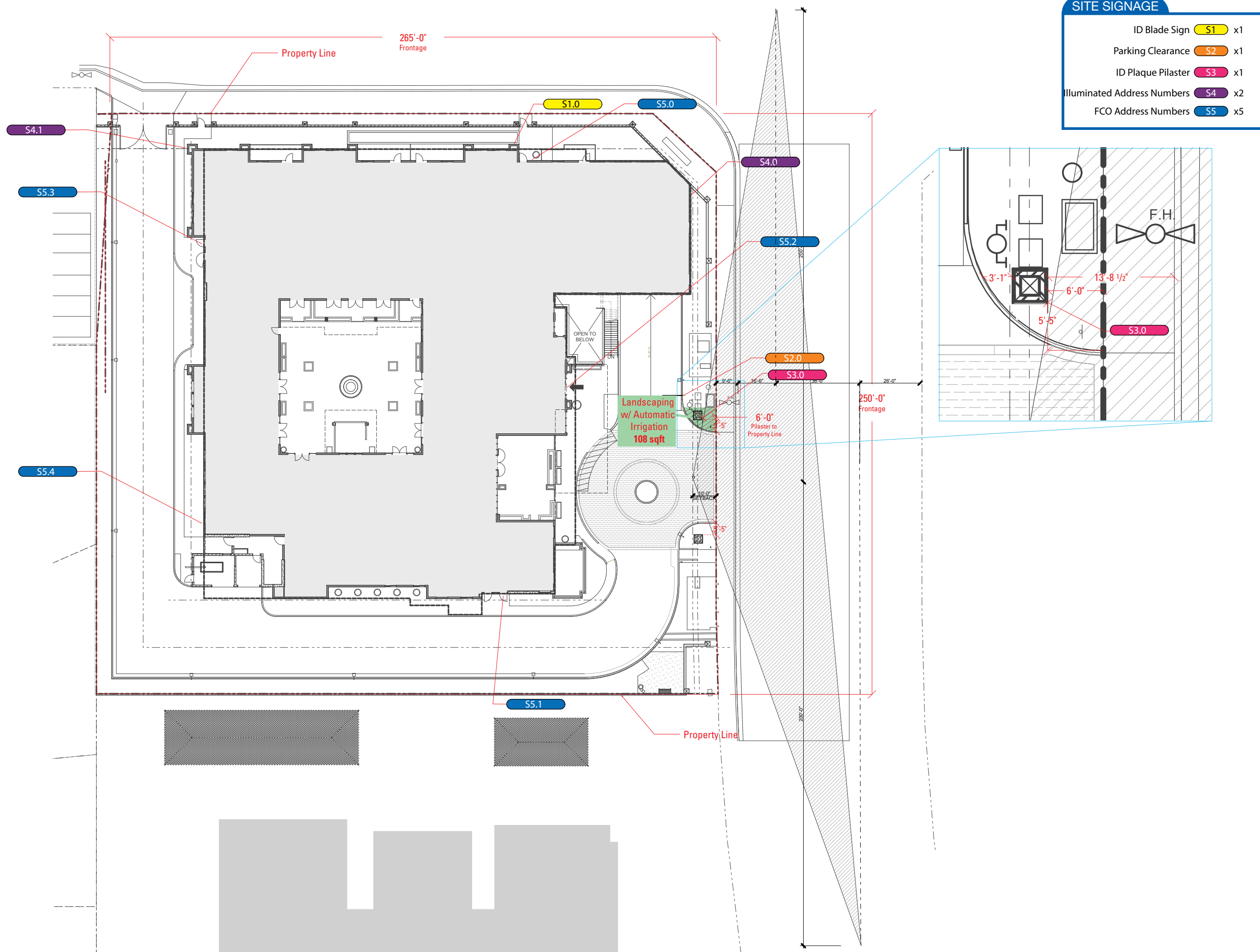
## Design Notes

**OPY\_51534 R9**

**JO #00000**

scale: as noted

**ART 1.0**



**SITE SIGNAGE**

- ID Blade Sign S1 x1
- Parking Clearance S2 x1
- ID Plaque Pilaster S3 x1
- Illuminated Address Numbers S4 x2
- FCO Address Numbers S5 x5

**YESCO**  
**DESIGN**  
 4679 South River Road  
 St. George, UT 84790  
 435.628.0350  
 www.yesco.com

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**Approval**

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 Client Sign / Date  
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**Clearwater Newport**  
 101 Bayview Place  
 Newport Beach, California 92660

Acct. Exec: Ryan Cain  
 Designer: Tyler Young

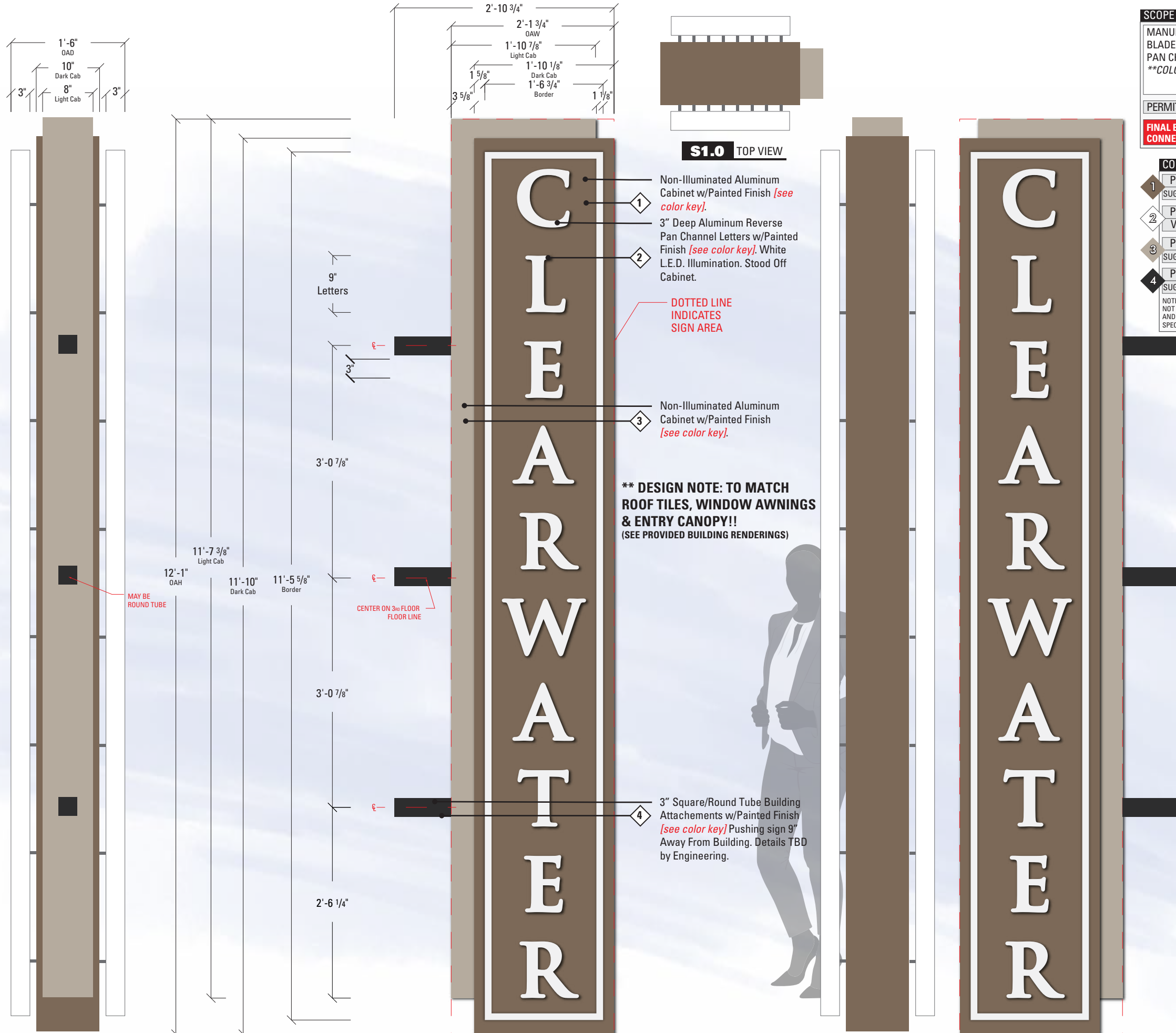
Orig: 11.01.2022

Site Map  
**OPY\_51534 R9**

**JO #00000**

scale: as noted  
**LOC 1.0**





**SCOPE OF WORK:**  
 MANUFACTURE & INSTALL *ONE (1)* INTERNALLY ILLUMINATED BLADE SIGN W/ PAINTED ALUMINUM CABINETS. HALO REVERSE PAN CHANNEL LETTERS/BORDER.  
 \*\*COLORS TO BE MATCHED & CONFIRMED BY CUSTOMER.

PERMITTING SIGN AREA: 26.0 ft<sup>2</sup>

FINAL ELECTRICAL CONNECTION BY: YESCO TO CONNECT TO CUSTOMER SUPPLIED POWER

**COLOR KEY**

1	PAINT	TBD To Match Building Elements
	SUGGESTED	SW # 6082 Cobble Brown
2	PAINT	White
	VINYL	
3	PAINT	TBD To Match Building Elements
	SUGGESTED	SW # 6073 Perfect Greige
4	PAINT	TBD To Match Building Elements
	SUGGESTED	SW # 6258 Tricorn Black

NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR-CALLOUTS AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS



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△	

**Approval**

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 A/E Sign / Date

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 Client Sign / Date

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 Landlord Sign / Date

**Clearwater Newport**  
 101 Bayview Place  
 Newport Beach, California 92660

Acct. Exec: Ryan Cain  
 Designer: Tyler Young

Orig: 11.01.2022

S1-Blade Sign  
**OPY\_51534 R9**  
**JO #00000**

scale: as noted

**ART 2.0**

**S1.0** SIDE VIEW

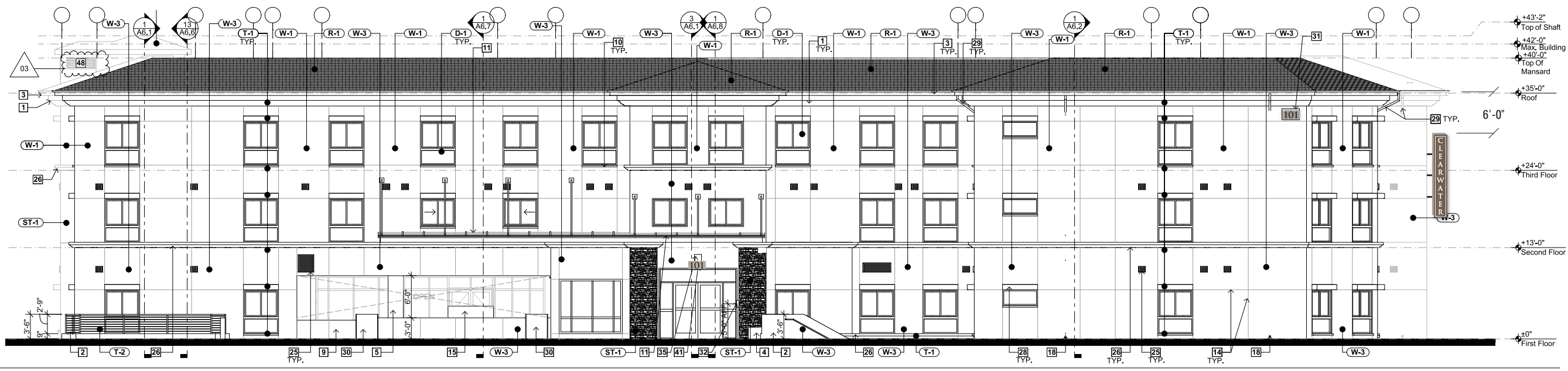
**S1.0** Vertical Branding Monolith: Vertical Blade Sign W/Reverse Pan Channel Letters  
 SCALE: 3/4" = 1'

**S1.0** SIDE VIEW

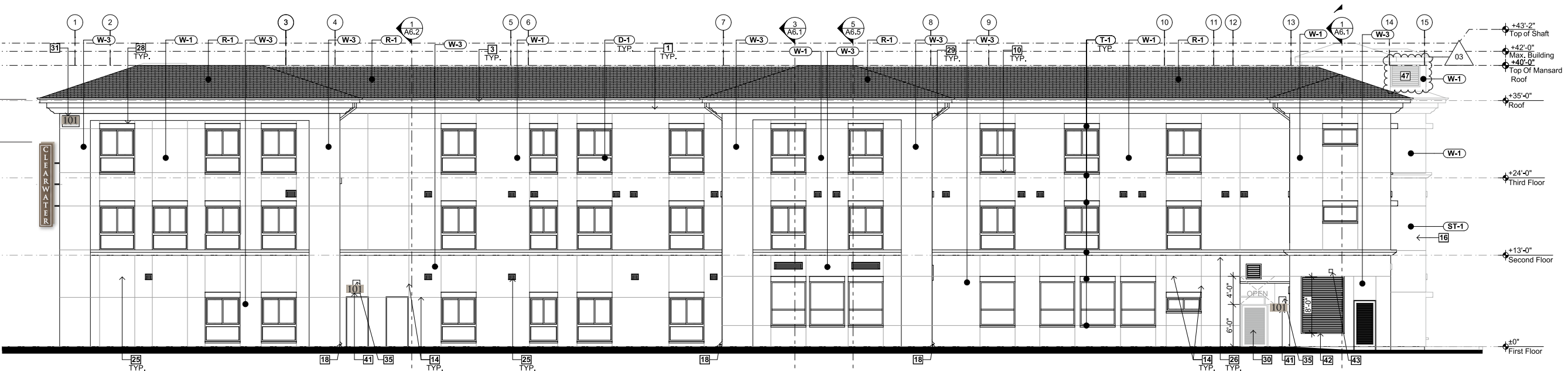
**S1.0** BACK VIEW



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



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



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

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**Approval**

HT. \_\_\_\_\_  
 A/E Sign / Date \_\_\_\_\_  
 \_\_\_\_\_  
 Client Sign / Date \_\_\_\_\_  
 \_\_\_\_\_  
 Landlord Sign / Date \_\_\_\_\_

**Clearwater Newport**  
 101 Bayview Place  
 Newport Beach, California 92660

Acct. Exec: Ryan Cain  
 Designer: Tyler Young

Orig: 11.01.2022

**S1-Blade Sign**  
**OPY\_51534 R9**

**JO #00000**

scale: as noted

**ART 2.1**



**S2.0** SIDE VIEW

**S2.0** Parking Bar: FCO Letters on Canopy  
SCALE: 1" = 1'

- 1/4" Thick Aluminum Flat Cut Out Letters w/Painted White Finish. Painted Black Backs & Edges. Mount on Top of Canopy.
- I-Beam Bar Painted to Match Main Entry Way Canopy w/ 2" Tall White Vinyl Lettering. Weather Proof Siliconed L.E.D. Tape Strip for Up & Down Lighting Illuminating FCO "PARKING" Letters & Vinyl Clearance Copy.
- 2" Tall Painted Clearance Bar. Chain Hung from C-Channel
- Aluminum Pole Cover to Match Main Clearwater Branding ID Blade Sign.

**SCOPE OF WORK:**  
 MANUFACTURE & INSTALL **ONE (1)** ILLUMINATED HEIGHT CLEARANCE BAR. PAINTED ALUMINUM POLE COVER TO MATCH MAIN ID BLADE. I-BEAM BAR W/VINYL COPY, TOP MOUNTED FCO COPY, & L.E.D. UP/DOWN LIGHTING. CHAIN HUNG HEIGHT CLEARANCE BAR. **\*\*DETAILS TBD PER ENTRANCE ENGINEERING!!**

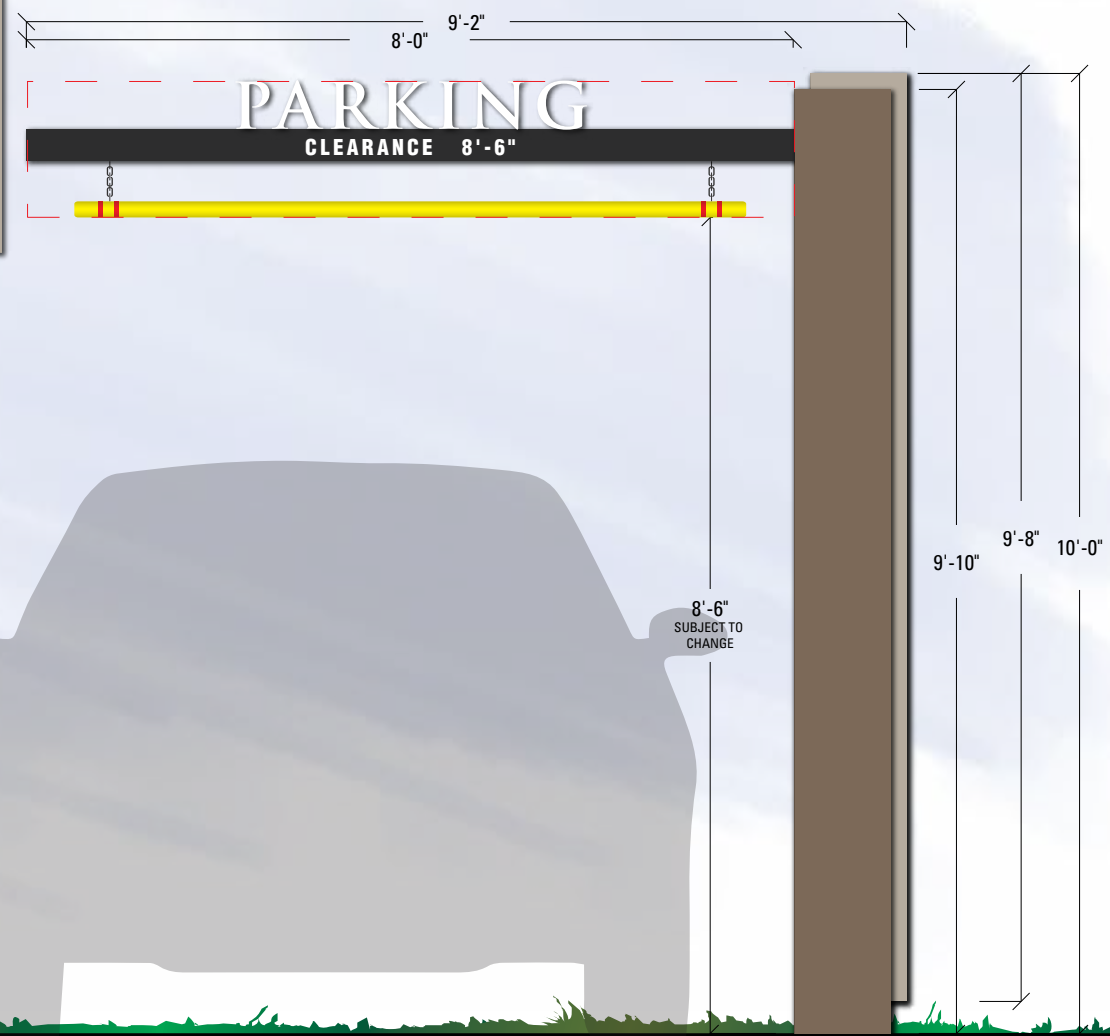
PERMITTING SIGN AREA: 11.303 ft<sup>2</sup>

**FINAL ELECTRICAL CONNECTION BY: YESCO TO CONNECT TO CUSTOMER SUPPLIED POWER**

**COLOR KEY**

1	PAINT	TBD To Match Building Elements
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**S2.0** Parking Bar: Full Sign  
SCALE: 1/2" = 1'



DESIGN DETAILS



SIMULATED NIGHT RENDER

**YESCO**  
**DESIGN**  
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Approval

A/E Sign / Date \_\_\_\_\_  
 Client Sign / Date \_\_\_\_\_  
 Landlord Sign / Date \_\_\_\_\_

**Clearwater Newport**  
 101 Bayview Place  
 Newport Beach, California 92660

Acct. Exec: Ryan Cain  
 Designer: Tyler Young

Orig: 11.01.2022

S3-Parking Bar  
**OPY\_51534 R9**

**JO #00000**

scale: as noted  
**ART 4.0**



**SCOPE OF WORK:**  
 MANUFACTURE & INSTALL **ONE (1)** NON-ILLUMINATED CAST & EMBEDDED BRONZE PANELS. MOUNT TO STONE PILASTERS. PUSH THRU ACRYLIC, HALO ILLUMINATED ADDRESS NUMBERS.

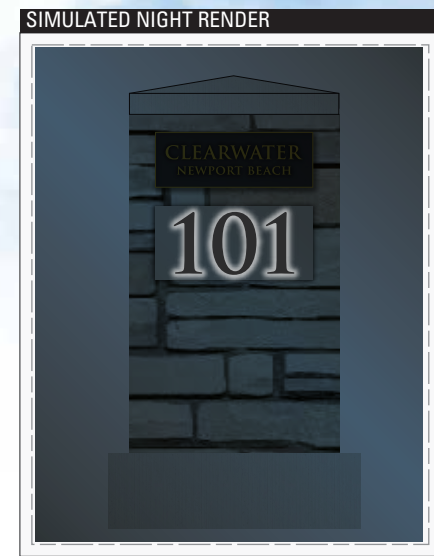
PERMITTING SIGN AREA: 20.00ft²

**FINAL ELECTRICAL CONNECTION BY: YESCO TO CONNECT TO CUSTOMER SUPPLIED POWER**

**COLOR KEY**

1	PAINT	TBD To Match Building Elements
	SUGGESTED	SW # 6082 Cobble Brown
2	PAINT	White
	VINYL	
3	PAINT	TBD To Match Building Elements
	SUGGESTED	SW # 6073 Perfect Greige
4	PAINT	TBD to Match Building Elements
	SUGGESTED	SW # 6258 Tricorn Black

NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR-CALLOUTS AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS



**YESCO**  
**DESIGN**  
 4679 South River Road  
 St. George, UT 84790  
 435.628.0350  
 www.yesco.com

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**Revisions**

No.	Date / Description
orig	11.01.2022 (TY)
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△	11.14.2022 (TY)
△	11.17.2022 (TY)
△	02.07.2023 (TY)
△	02.22.2023 (TY)
△	04.27.2023 (TY)
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**Approval**

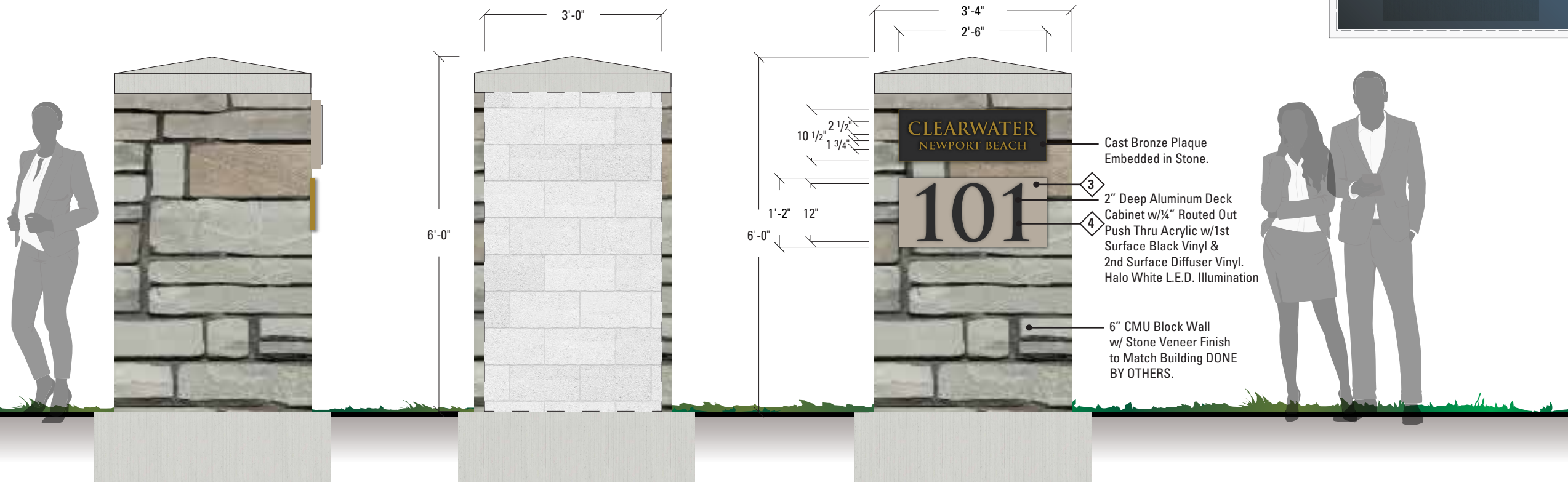
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 Client Sign / Date  
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 Landlord Sign / Date

**Clearwater Newport**  
 101 Bayview Place  
 Newport Beach, California 92660

Acct. Exec: Ryan Cain  
 Designer: Tyler Young  
 Orig: 11.01.2022

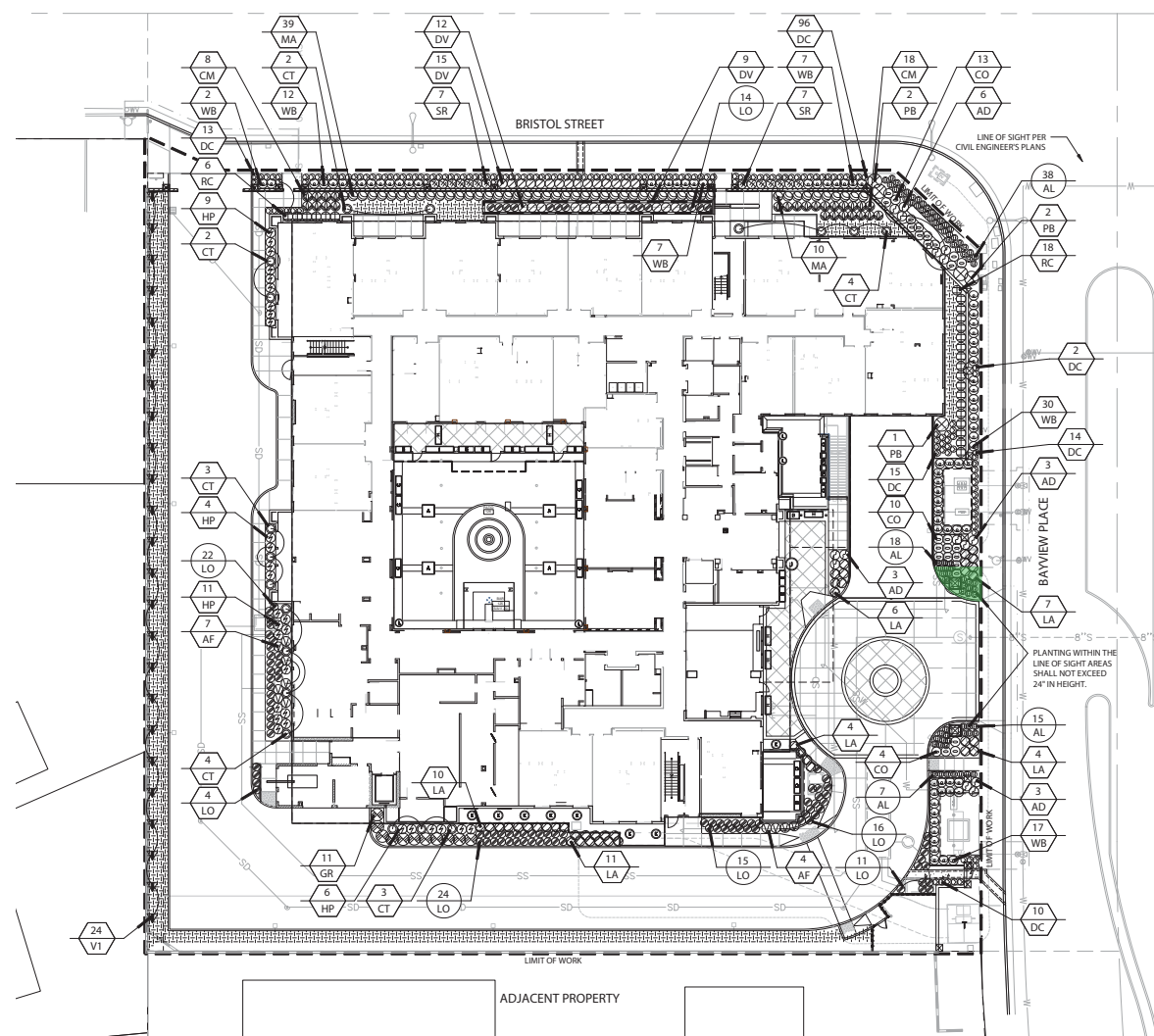
**S3-ID Plaques**  
**OPY\_51534 R9**  
**JO #00000**

scale: as noted  
**ART 5.0**





# LANDSCAPE DETAIL REQUIREMENT FOR MONUMENT PILASTERS



### PLANTING LEGEND

(Sunset Zone 24)

Sym.	Key	Botanical Name	Common Name	Size	WUCOLS (Region 3)	Quantity
⊙	AD	Aloe 'MoonGlow'	MoonGlow Aloe	5 gallon	Low	15
⊙	*AL	Aloe 'Blue Elf'	Blue Elf Aloe	1 gallon	Low	78
⊙	AF	Anigozanthos 'Harmony Yellow'	Kangaroo Paw	5 gallon	Low	11
⊙	CM	Coprosma 'Marble Queen'	Variegated Mirror Plant	5 gallon	Mod	26
⊙	CO	Cordylina burgundy 'Design A-Line'	Festiva Grass Cordylina	5 gallon	Low	27
⊙	CT	Cupressus 'Tiny Tower'	Tiny Tower Cypress	5 gallon	Low	18
⊙	DC	Dianella 'Little Rev'	Little Rev Flax Lily	5 gallon	Low	150
⊙	DV	Dietsia vegeta	Fortnight Lily	5 gallon	Low	27
⊙	GR	Grevillea lanigera 'Coastal Gem'	Coastal Gem Woolley Grevillea	5 gallon	Low	11
⊙	HP	Hesperaloe parviflora	Red Yucca	5 gallon	Low	30
⊙	*LA	Lavandula 'Meerlo'	Meerlo Lavender	5 gallon	Low	42
⊙	LO	Lomandra 'Breeze'	Breeze Lomandra	1 gallon	Low	106
⊙	MA	Malva 'Soft Caress'	Soft Caress Malva	5 gallon	Mod	49
⊙	PB	Phormium 'Purple New Zealand Flax'	Purple New Zealand Flax	5 gallon	Low	5
⊙	RC	Rhamnus californica 'Eve Case'	Dwarf Callberry	5 gallon	Low	24
⊙	SR	Strelitzia reginae	Bird of Paradise	5 gallon	Low	14
⊙	WB	Westringia 'Blue Gem'	Blue Gem Coast Rosemary	5 gallon	Low	75
⊙	VI	Macfadyena unguis-cati	Cat's Claw Vine	5 gallon	Low	24
⊙		Cassia grandiflora 'Green Carpet'	Dwarf Natal Plum	3 gal. @ 36" o.c.	Low	367

### SIZING LEGEND

GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.

INDICATES QUANTITY: 1 GALLON 5 GALLON

INDICATES SPECIES: 1 GALLON 5 GALLON

### SOILS REPORT

SOIL TESTING SHALL OCCUR AFTER ROUGH GRADING AND SOIL IMPORT (IF REQUIRED) HAS BEEN COMPLETED, BUT PRIOR TO START OF ANY LANDSCAPE RELATED WORK. THE CONTRACTOR SHALL OBTAIN A STANDARD SOILS TEST FOR AGRICULTURAL SUITABILITY AND FERTILITY PREPARED BY AN APPROVED AGRICULTURAL TESTING LABORATORY. REPORT SHALL CONTAIN STANDARD SOIL TESTING DATA AND SHALL ALSO INCLUDE SOIL INFILTRATION RATE, SOIL TEXTURE AND PERCENTAGE OF ORGANIC MATERIAL CONTENT FOR EACH SAMPLE, AND RECOMMENDATIONS FOR SOIL PREPARATION AND BACKFILL MIX. THIS REPORT SHALL BE FURNISHED TO THE OWNER AND OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO IMPLEMENTATION. TWO SAMPLES SHALL BE TAKEN AT EACH LOCATION INDICATED ON THE PLANTING PLAN, ONE AT GROUND LEVEL TO 10" DEEP, THE OTHER AT 24" TO 36" DEEP. EACH SAMPLE SHALL CONTAIN APPROXIMATELY ONE QUART OF SOIL AND BE LABELED BY LOCATION AND DEPTH.

### PLANT MATERIAL APPROVAL / LANDSCAPE SUPPLY SUBMITTAL

AFTER OBTAINING APPROVAL OF THE AGRICULTURAL SUITABILITY REPORT, AND A MINIMUM OF TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER / OWNER'S REPRESENTATIVE THE PLANT MATERIAL PHOTOS FOR APPROVAL, IF REQUESTED BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAG THE TREE MATERIAL.

ONE PRINTED PHOTOGRAPH OF EACH SPECIES SPECIFIED ON PLAN SHALL BE PROVIDED FOR REVIEW AND APPROVAL. SUBMIT PRINTED PHOTO SUBMITTAL OR DIGITAL PHOTOS BOUND TO ONE PDF FILE OF REASONABLE FILE SIZE, LESS THAN 5MB, WILL BE ACCEPTED.

NO PARTIAL OR INCOMPLETE SUBMITTAL WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES SHALL BE SUBJECT TO RESUBMITTAL.

EACH PHOTO SHALL CLEARLY SHOW FORM OF THE CROWN AND BRANCHING STRUCTURE OF A SINGLE PLANT WITHOUT OTHER TREES IN THE BACKGROUND.

EACH PHOTO SHALL BE LABELED WITH PLANT NAME, CONTAINER SIZE, SPECIFICATIONS (HEIGHT x CROWN, CALIPER SIZE FOR TREES).

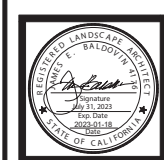
TREE PHOTO SHALL HAVE A MEASURING POLE OR A PERSON IN THE PHOTO FOR RELATIVE SCALE.

PLANTS DELIVERED TO THE PROJECT SITE WILL BE COMPARED TO THE APPROVED SUBMITTALS. IF THE PLANTS DELIVERED ARE FOUND TO BE SUBSTANDARD, THEY MAY BE REJECTED AT ANY TIME PRIOR TO FINAL ACCEPTANCE.

SUBMIT CUT SHEETS OF ALL LANDSCAPE SUPPLIES THAT WILL BE USED FOR LANDSCAPE INSTALLATION PRIOR TO INSTALLATION.



**CLEARWATER AT NEWPORT BEACH**  
**OPPIDAN INCORPORATED**  
 101 BAYVIEW PLACE, NEWPORT BEACH, CALIFORNIA 92660



PROJECT:	21012
DRAWN BY:	EP
CHECKED BY:	MK
CAD FILE NAME:	21012_P.dwg
DATE OF ISSUE:	2023-02-01
PERMIT REV 2:	2023-02-01
PERMIT REV 1:	2023-11-29
10TH SUBMITTAL:	2022-10-12
9TH SUBMITTAL:	2022-07-20
8TH SUBMITTAL:	2022-04-18
7TH SUBMITTAL:	2022-01-27
6TH SUBMITTAL:	2021-10-08
DRAWING DESCRIPTION:	SHRUB AND GROUND COVER PLANTING PLAN
DRAWING NUMBER:	L-12

BELOW DIGI ALERT 1-888-90-BELOW CALL BEFORE YOU DIG. 811

\*NOTE: RESCALED TO 1"=60'

**YESCO DESIGN**  
 4679 South River Road  
 St. George, UT 84790  
 435.628.0350  
 www.yesco.com

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### Approval

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 A/E Sign / Date

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 Client Sign / Date

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 Landlord Sign / Date

**Clearwater Newport**  
 101 Bayview Place  
 Newport Beach, California 92660

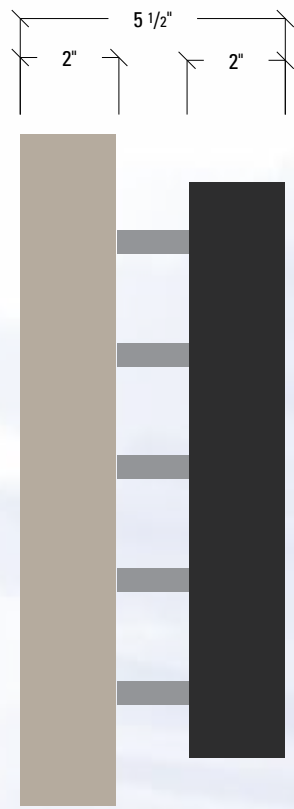
Acct. Exec: Ryan Cain  
 Designer: Tyler Young

Orig: 11.01.2022

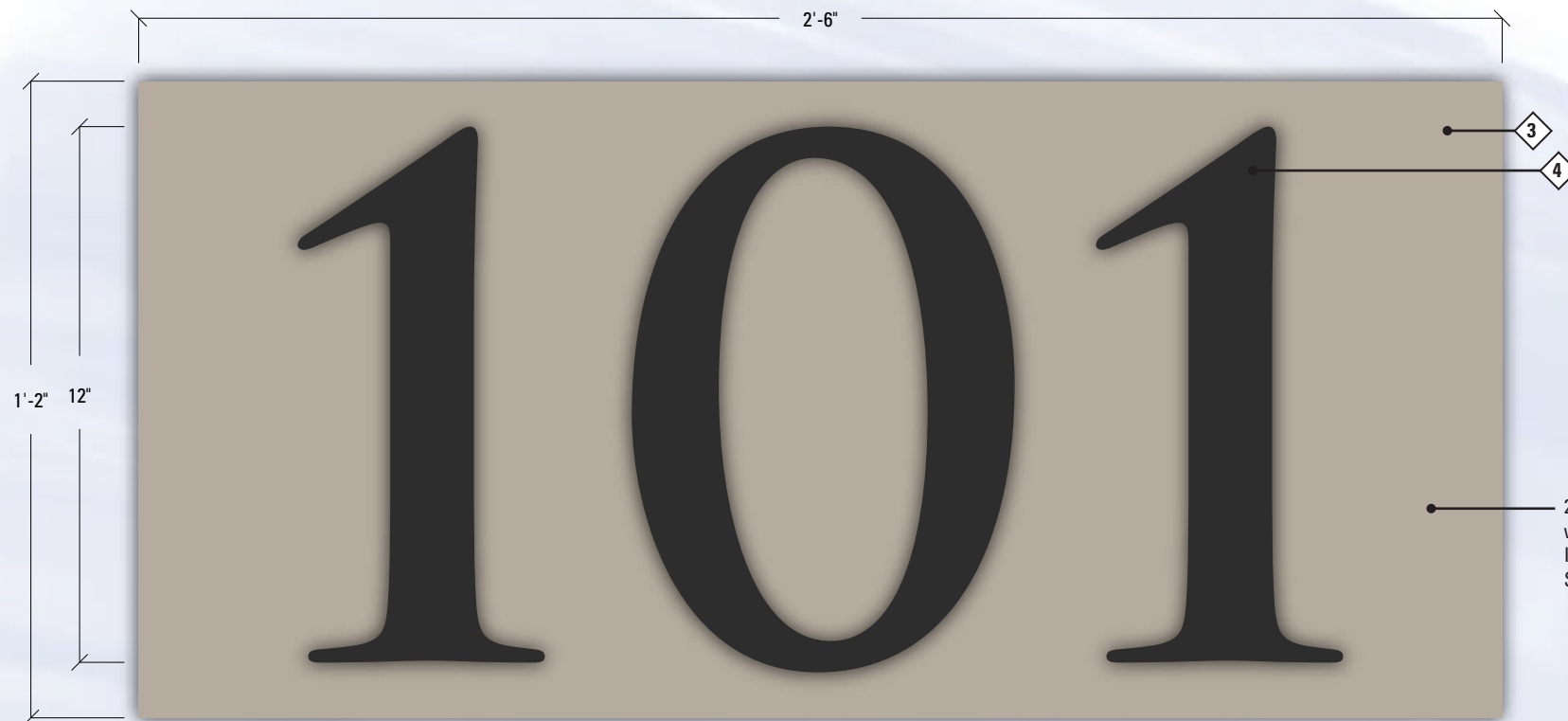
S3-Landscaping  
**OPY\_51534 R9**  
**JO #00000**

scale: as noted

**ART 5.2**



**S4** SIDE VIEW



**S4** Illuminated Address Numbers  
SCALE: 3" = 1'

**SCOPE OF WORK:**  
MANUFACTURE & INSTALL *TWO (2)* ILLUMINATED SETS OF REVERSE PAN CHANNEL, HALO ILLUMINATED, ADDRESS NUMBERS MOUNTED TO 2" DEEP DECK CABINET.

PERMITTING SIGN AREA: 2.92 ft<sup>2</sup>

**FINAL ELECTRICAL CONNECTION BY: YESCO TO CONNECT TO CUSTOMER SUPPLIED POWER**

**COLOR KEY**

1	PAINT	TBD To Match Building Elements
	SUGGESTED	SW # 6082 Cobble Brown
2	PAINT	White
	VINYL	
3	PAINT	TBD To Match Building Elements
	SUGGESTED	SW # 6073 Perfect Greige
4	PAINT	TBD to Match Building Elements
	SUGGESTED	SW # 6258 Tricorn Black

NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR-CALLOUTS AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS

2" Deep Aluminum Deck Cabinet w/2" Reverse Pan Channel, Halo Illuminated Letters w/Painted Finish. Stood Off 1 1/2".



**S4.0**



**S4.1**



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**Approval**

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A/E Sign / Date  
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Client Sign / Date  
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Landlord Sign / Date

**Clearwater Newport**  
101 Bayview Place  
Newport Beach, California 92660

Acct. Exec: Ryan Cain  
Designer: Tyler Young

Orig: 11.01.2022

S3-ID Plaques  
**OPY\_51534 R9**

**JO #00000**

scale: as noted  
**ART 6.0**



SCOPE OF WORK:	
MANUFACTURE & INSTALL <b>FIVE (5)</b> NON-ILLUMINATED ALUMINUM PANELS W/FCO ADDRESS NUMBERS.	
PERMITTING SIGN AREA:	2.92 ft <sup>2</sup>
FINAL ELECTRICAL CONNECTION BY:	<b>NOT INCLUDED</b>

COLOR KEY	
1	PAINT TBD To Match Building Elements SUGGESTED SW # 6082 Cobble Brown
2	PAINT Vinyl White
3	PAINT TBD To Match Building Elements SUGGESTED SW # 6073 Perfect Greige
4	PAINT TBD To Match Building Elements SUGGESTED SW # 6258 Tricorn Black

NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR-CALLOUTS AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS

**S5** SIDE VIEW

**S5** FCO Address Numbers  
SCALE: 3" = 1'



**S5.0**

**S5.1**



**S5.2**

**S5.3**

**S5.4**

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Approval

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A/E Sign / Date  
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Landlord Sign / Date  
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**Clearwater Newport**  
101 Bayview Place  
Newport Beach, California 92660

Acct. Exec: Ryan Cain  
Designer: Tyler Young

Orig: 11.01.2022

S3-ID Plaques  
**OPY\_51534 R9**

**JO #00000**

scale: as noted  
**ART 7.0**



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A/E Sign / Date

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Landlord Sign / Date

**Clearwater Newport**

101 Bayview Place  
Newport Beach, California 92660

Acct. Exec: Ryan Cain  
Designer: Tyler Young

Orig: 11.01.2022

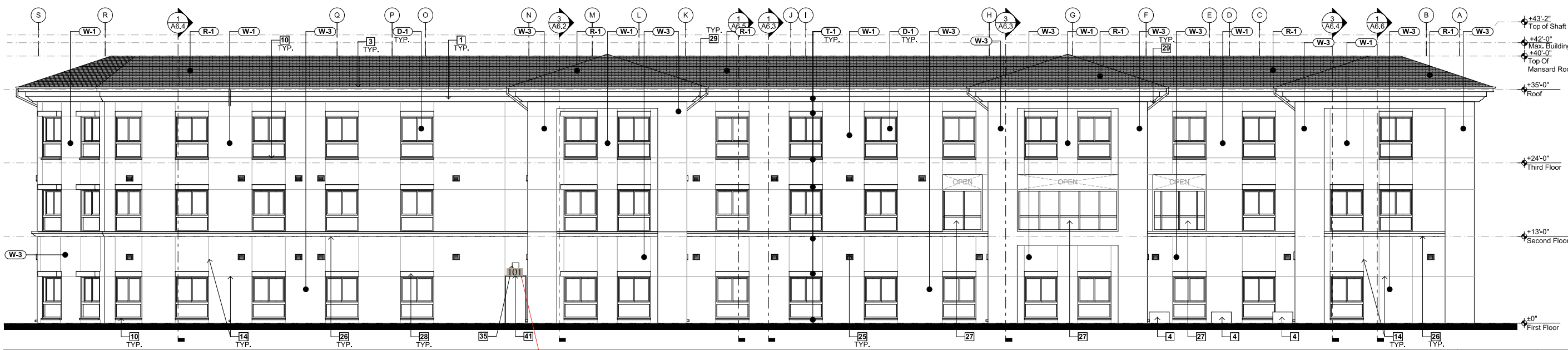
Address Locations

**OPY\_51534 R9**

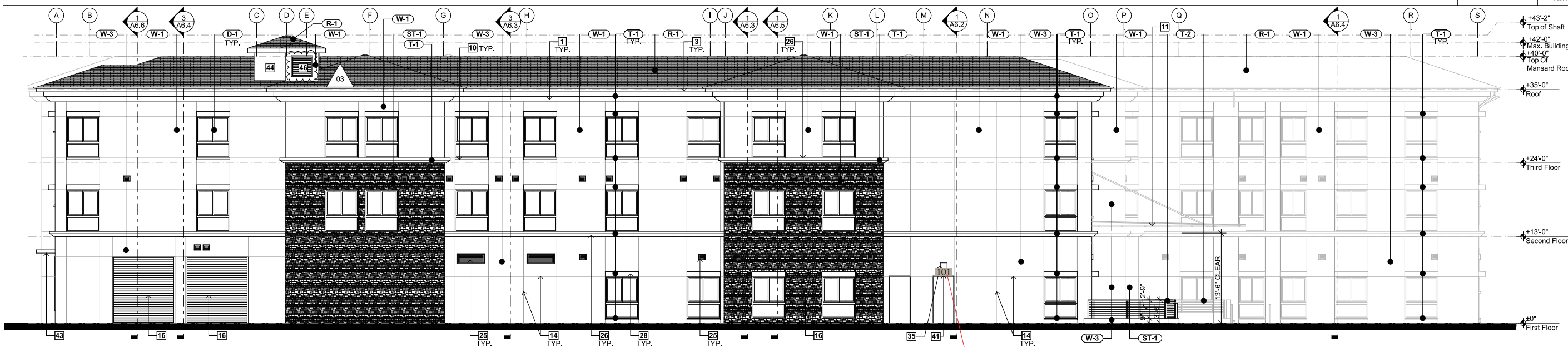
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scale: as noted

**ART 8.0**



**NORTH ELEVATION** 1/16" = 1'-0" **8**  
A5.1



**SOUTH ELEVATION** 1/16" = 1'-0" **7**  
A5.1



# DESIGN

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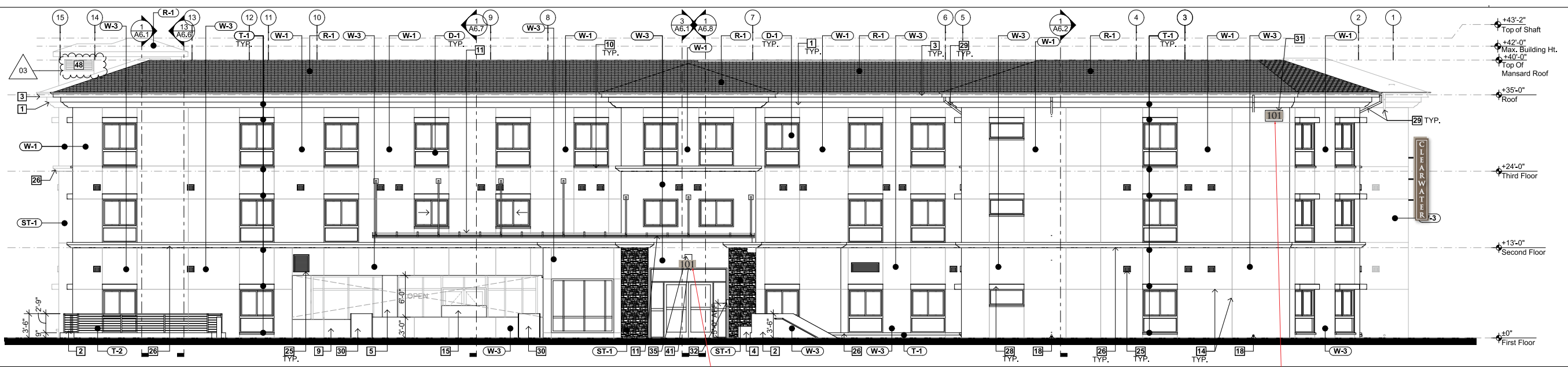
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## Revisions

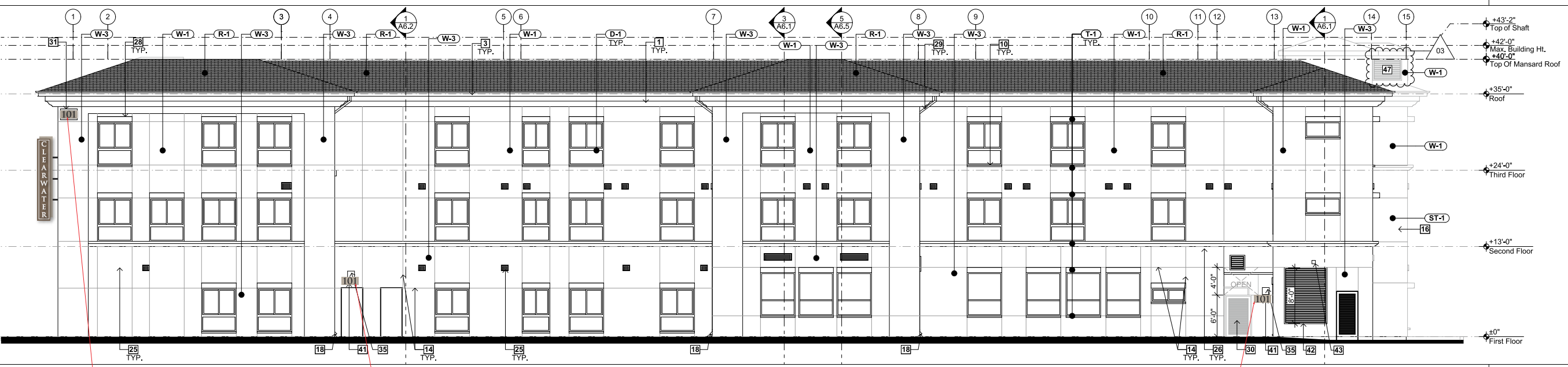


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**EAST ELEVATION** 1/16" = 1'-0" 6

A5.1



**WEST ELEVATION** 1/16" = 1'-0" 5

A5.1

## Approval

A/E Sign / Date

Client Sign / Date

Landlord Sign / Date

## Clearwater Newport

101 Bayview Place  
Newport Beach, California 92660

Acct. Exec: Ryan Cain  
Designer: Tyler Young

Orig: 11.01.2022

Address Locations

**OPY\_51534 R9**

**JO #00000**

scale: as noted

# ART 8.1