ATTACHMENT 9

PADELUP

2045 HARBOR BLVD. | COSTA MESA, CA - 92627

PLANNING PACKAGE

08-18-2026

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COVER SHEET

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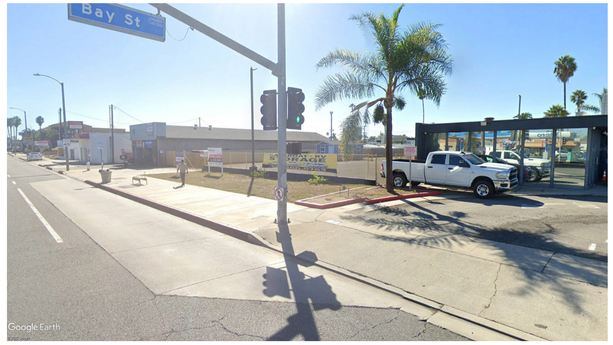
CIVIL

SCHEMATIC GRADING DISTURBANCE EXHIBIT

UTILITY PLAN

1 *EXISTING MURAL TO REMAIN



2

3

7

6

5

4

PADEL UP

PADEL UP - COSTA MESA

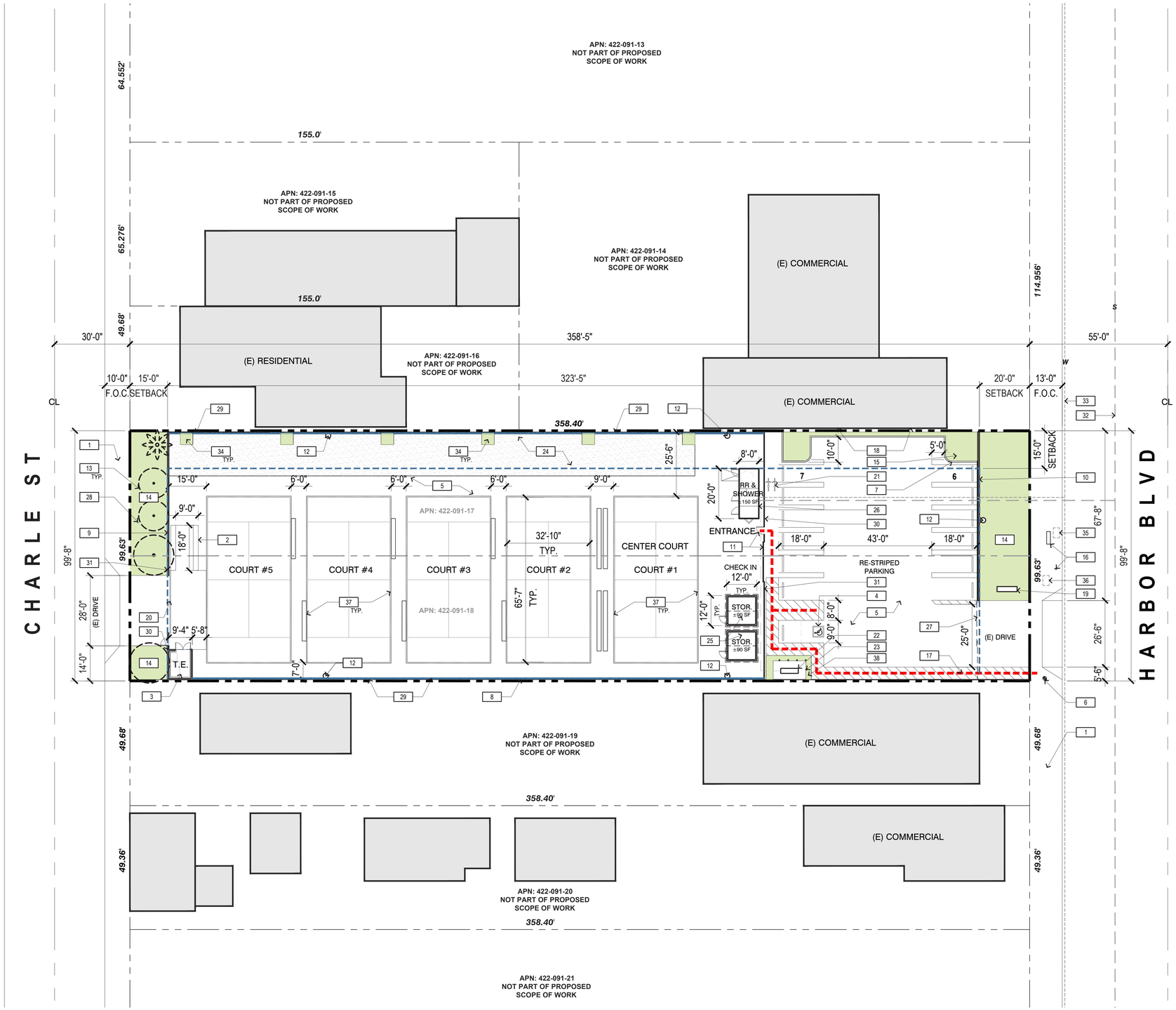
2045 HARBOR BLVD | COSTA MESA, CA - 92627

EXISTING SITE PHOTOS

Architecture. Design. Relationships.

A-01

Job No. 2025-0971
Date 2026-08-18



VICINITY MAP N.T.S.

SITE SUMMARY

ADDRESS	2045 HARBOR BLVD., COSTA MESA, CA 92627	
ZONING	**C2-GENERAL BUSINESS DISTRICT** W/ (HARBOR MIXED USE OVERLAY)	
HOURS OF OPERATION	7:00 AM - 11:00 PM	
ASSESSOR PARCEL NO.	**422-091-17, 422-091-18**	
PROPOSED USE	**COMMERCIAL RECREATION**	
OCCUPANCY	**M - MERCANTILE**	
SITE GROSS AREA	**±35,861 SF / ± 0.82 AC**	
SETBACKS:		
	REQUIRED	PROVIDED
FRONT	20'-0"	*
REAR	15'-0"	*
SIDE	15'-0" / 0'-0"	15'-0" (NORTH) / 0'-0" (SOUTH)
BUILDING AREAS:		
STORAGE SHED (E)	**±90 SF**	
STORAGE SHED (E)	**±90 SF**	
RESTROOM BUILDING (N)	**±150 SF**	
BICYCLE PARKING		
	REQUIRED	PROVIDED
	-	2
VEHICLE PARKING (LOCATED IN AB2097 AREA) (PER CMMC § 13-85 AND CMMC § 13-89)		
	REQUIRED	PROVIDED
STANDARD 9' x 18'	NONE REQUIRED PER TRANSIT ZONE	13
ADA (1 VAN)		1
TOTAL	**0 SPACES**	**14 SPACES**

KEY NOTES:

1. EXISTING SIDEWALK
2. EMPLOYEE PARKING
3. TRASH ENCLOSURE PER CITY STANDARDS
4. ACCESSIBLE PARKING, SIGNAGE AND STRIPING PER CITY STANDARDS
5. EXISTING ASPHALT PAVING *ENTIRE SITE
6. EXISTING FIRE HYDRANT
7. NEW 6" CURB
8. EXISTING 6" CURB
9. EXISTING 6' MASONRY WALL TO REMAIN
10. EXISTING 2' MASONRY WALL W/ STEEL FENCE TO REMAIN
11. EXISTING STEEL FENCE W/ 3' MAN GATE AND 16' ROLLING ELECTRIC GATE
12. EXISTING 25' FLOOD LIGHTING
13. EXISTING MATURE TREES TO REMAIN
14. EXISTING LANDSCAPING TO REMAIN
15. NEW LANDSCAPING (SEE LANDSCAPING PLAN)
16. EXISTING BUS STOP SIGN AND BENCH
17. ACCESSIBLE PATH OF TRAVEL
18. EXISTING WALL MURAL TO REMAIN
19. NEW MONUMENT SIGN (UNDER SEPARATE PERMIT)
20. EXISTING 6' ELECTRIC STEEL GATE W/ DOOR
21. BICYCLE PARKING
22. EXISTING ELECTRICAL BOX CONNECTIONS TO BE COORDINATED WITH CIVIL & ELECTRICAL
23. NEW BOLLARDS
24. NEW ARTIFICIAL TURF
25. EXISTING STORAGE SHED TO BE RELOCATED
26. PREFAB BATHROOM W/ CONNECTIONS TO PLUMBING & ELECTRICAL SERVICE
27. STEEL GATE TO BE REMOVED
28. EXISTING BLACKFLOW PREVENTER
29. ADDED 6' NOISE-REDUCING FENCE
30. NEW KNOX BOX LOCATION
31. NEW KNOX SWITCH LOCATION
32. EXISTING SEWER LINE CONNECTIONS TO BE COORDINATED WITH CIVIL
33. EXISTING WATER LINE CONNECTIONS TO BE COORDINATED WITH CIVIL
34. IN-GROUND TREES (SEE LANDSCAPING PLAN)
35. EXISTING EDISON VAULT
36. EXISTING VAULT
37. PADEL COURT PERIMETER FENCING
38. LANDSCAPE SCREENING

*ALL DRIVEWAYS AND SIDEWALKS ARE COMPLIANT WITH CITY STANDARDS AND ADA.

*ALL UTILITIES TO BE UNDER GROUND AND LOCATED OUTSIDE OF SETBACKS.

PADEL UP

PADEL UP - COSTA MESA

2045 HARBOR BLVD | COSTA MESA, CA - 92627

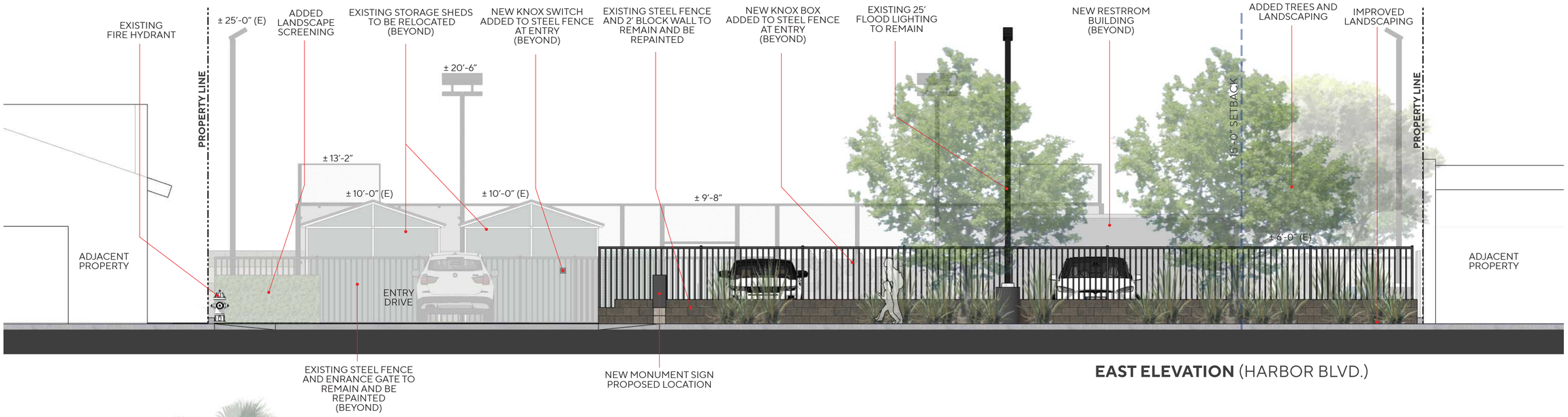
SITE PLAN

SCALE: 1" = 20'-0"

Architecture. Design. Relationships.

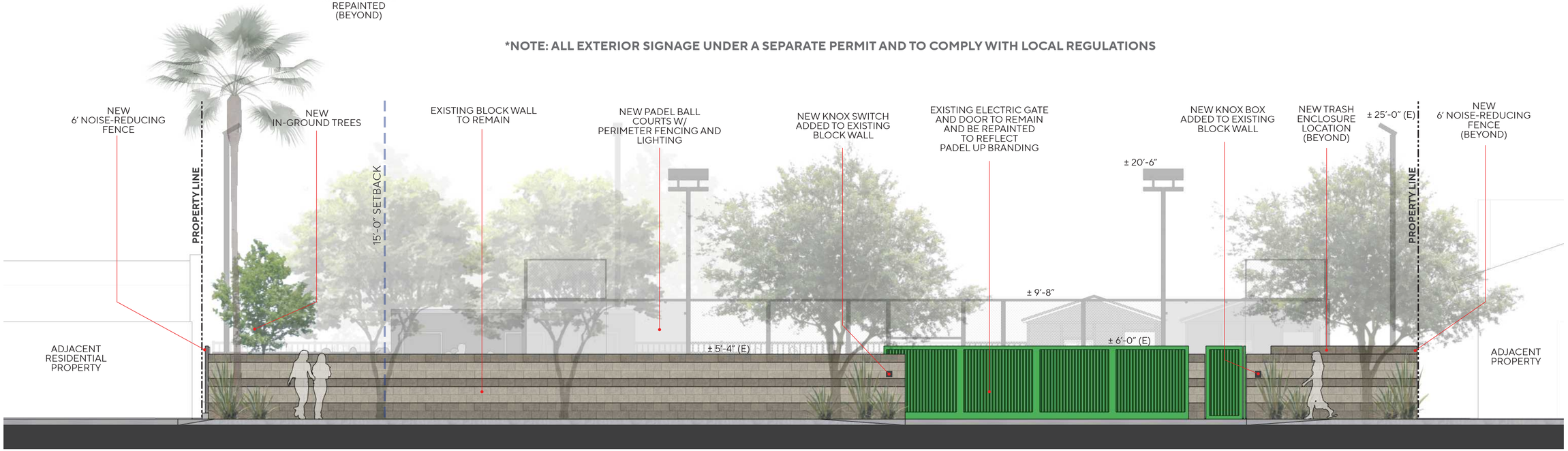
A-02

Job No. 2025-0971
Date 2026-08-18



EAST ELEVATION (HARBOR BLVD.)

***NOTE: ALL EXTERIOR SIGNAGE UNDER A SEPARATE PERMIT AND TO COMPLY WITH LOCAL REGULATIONS**



WEST ELEVATION (CHARLE ST.)

PADEL UP

PADEL UP - COSTA MESA

2045 HARBOR BLVD | COSTA MESA, CA - 92627

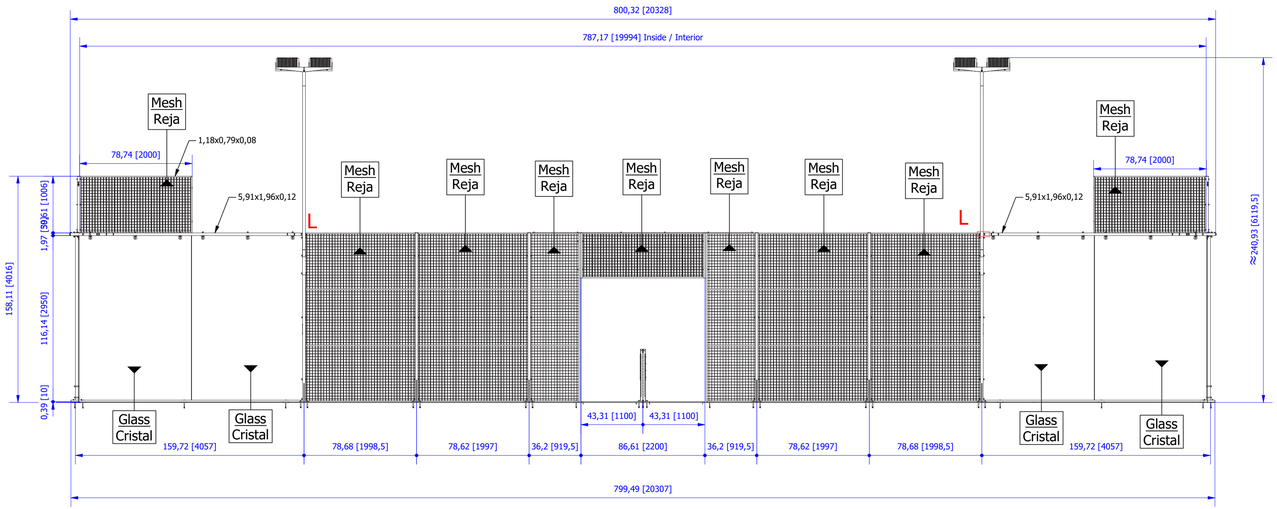
EXTERIOR ELEVATIONS

1/4" 0 1' 2' 4' 6' 8'
SCALE: 1/4" = 1'-0"

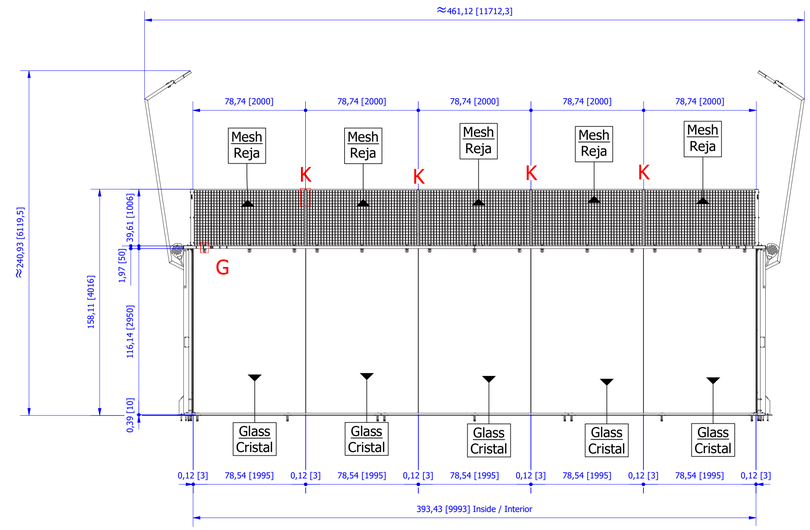
Architecture. Design. Relationships.

A-03

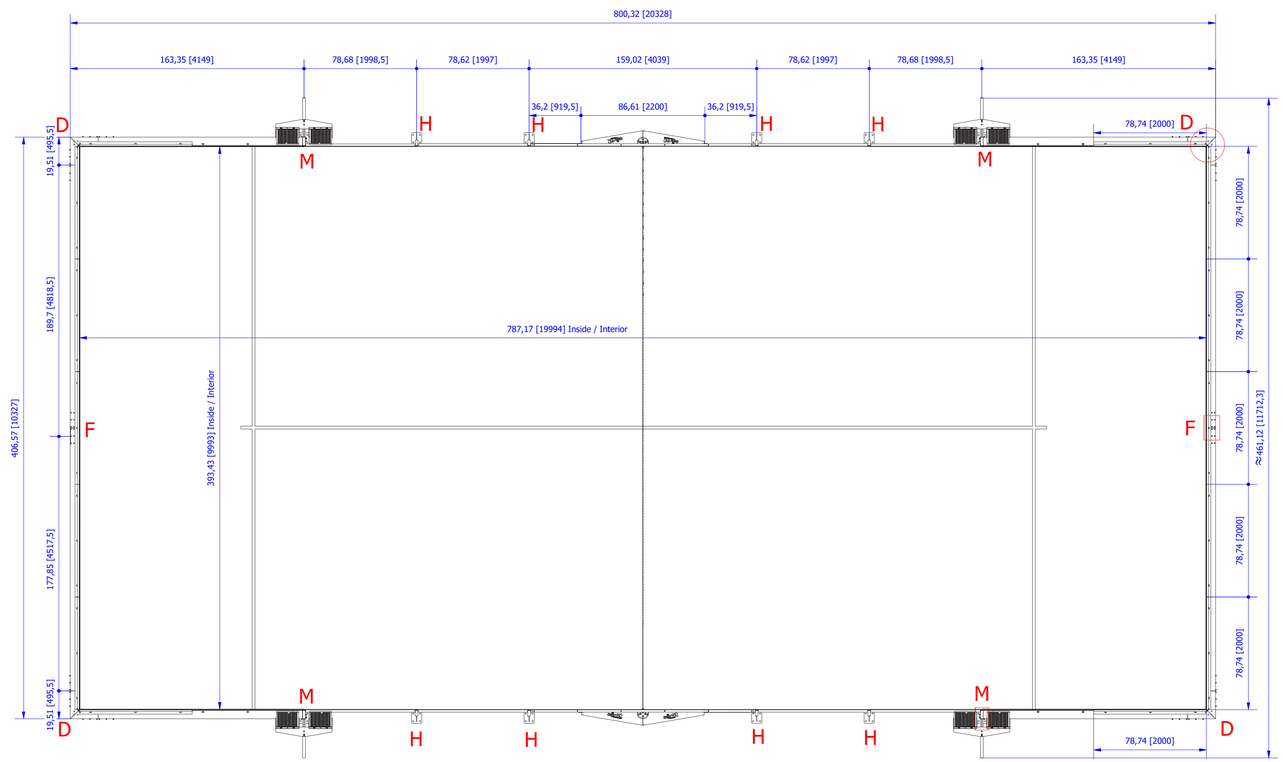
Job No. 2025-0971
Date 2026-08-18



ELEVATION
(EAST/WEST)



ELEVATION
(NORTH/SOUTH)



COURT PLAN

ECT ADA+ 2- Stall 1-restroom Shower Lowering Trailer 20' x 8'
230-Gallon Fresh Water Tank | 475-Gallon Holding Tank

RESTROOM FLOOR PLAN
N.T.S.

RAMP TO MEET ADA REQUIREMENTS AT 8.33%

BATHROOM AND SHOWER UNIT SHALL BE SECURE IN PLACE WITH FOUNDATION.FLOOR-OUTLET OR FLOOR-MOUNTED FIXTURES SHALL BE RIGIDLY SECURED TO THE DRAINAGE CONNECTION AND TO THE FLOOR BY SCREWS OR BOLTS OF COPPER, COPPER ALLOY, OR OTHER EQUALLY CORROSION-RESISTANT MATERIAL.

6' NOISE-REDUCING FENCE
(@ NORTH & SOUTH PROPERTY LINES)

*IMAGERY FOR REFERENCE ONLY

PADEL UP

PADEL UP - COSTA MESA

2045 HARBOR BLVD | COSTA MESA, CA - 92627

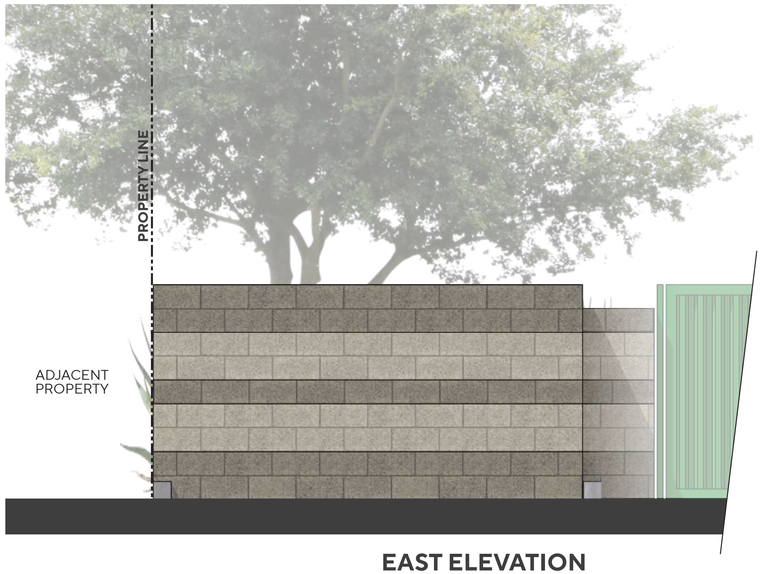
PADEL COURT PLAN & ELEVATIONS / NOISE-REDUCING FENCE
RESTROOM FLOOR PLAN & IMAGERY

1/4" 0 1' 2' 4' 6' 8'
SCALE: 1/4" = 1'-0"

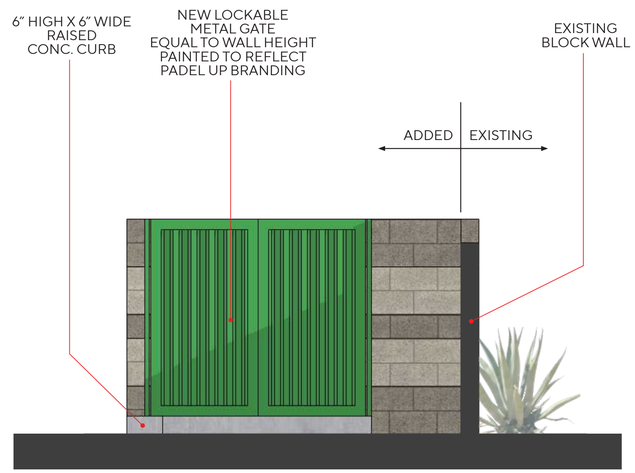
Architecture. Design. Relationships.

A-04

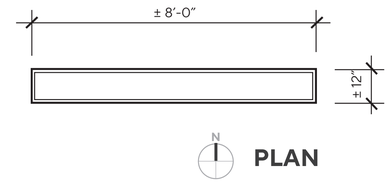
Job No. 2025-0971
Date 2026-08-18



EAST ELEVATION

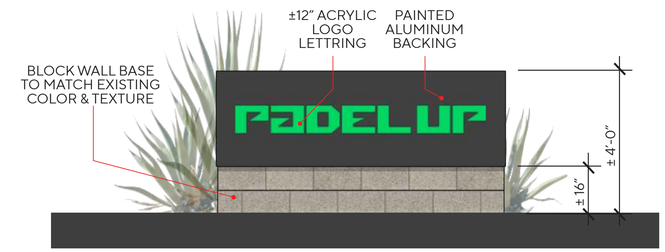


NORTH ELEVATION



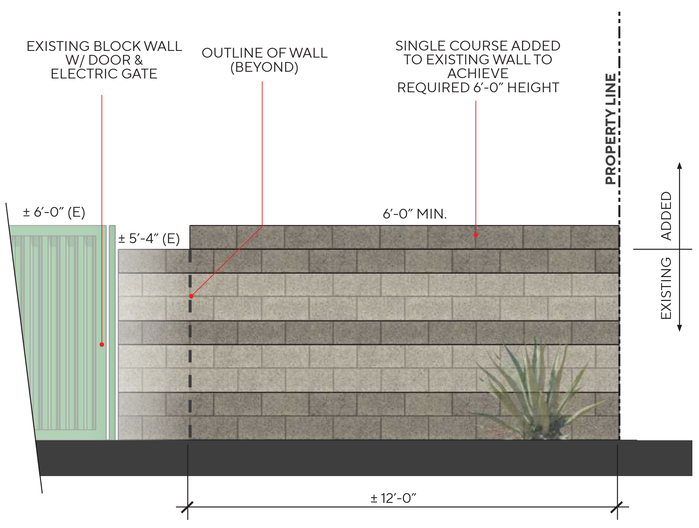
PLAN

***NOTE: ALL EXTERIOR SIGNAGE UNDER A SEPARATE PERMIT AND TO COMPLY WITH LOCAL REGULATIONS**

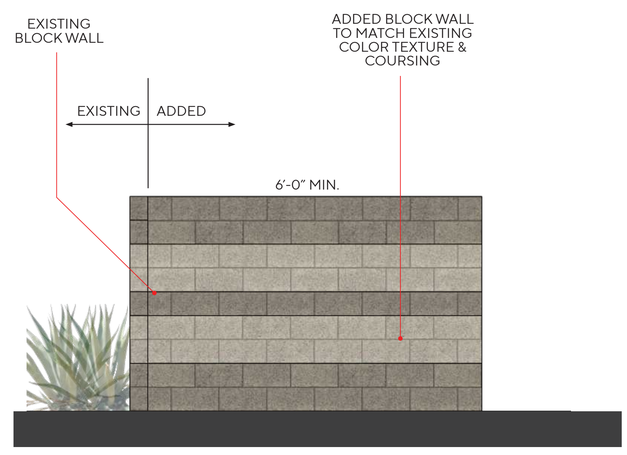


ELEVATION

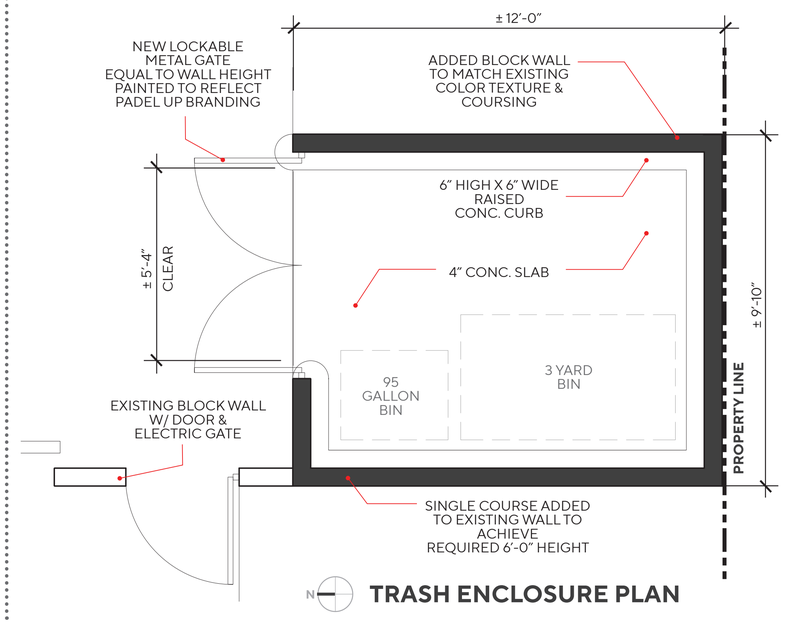
CONCEPTUAL MONUMENT SIGN



WEST ELEVATION
(CHARLE ST.)



SOUTH ELEVATION



TRASH ENCLOSURE PLAN

PADEL UP

PADEL UP - COSTA MESA

2045 HARBOR BLVD | COSTA MESA, CA - 92627

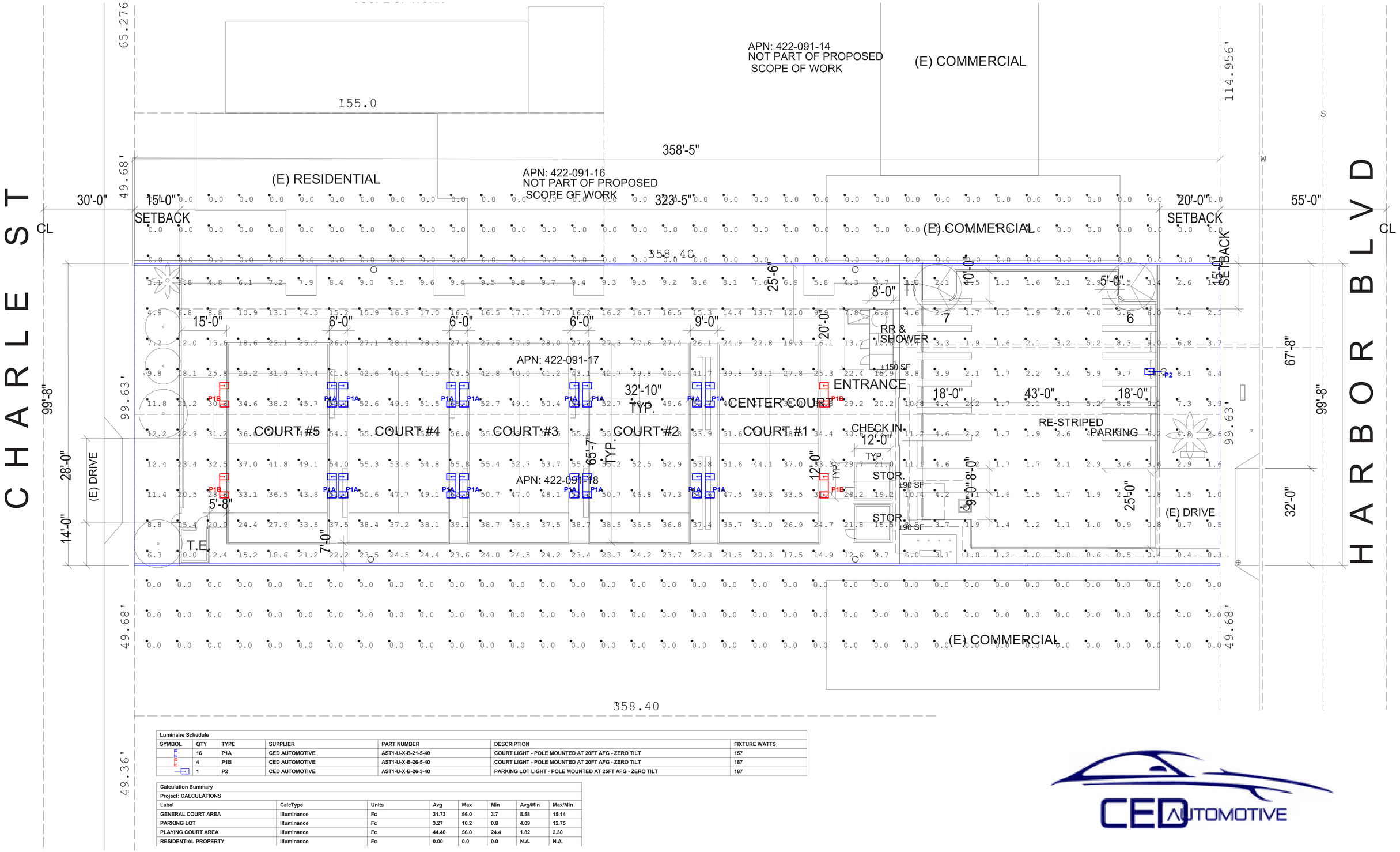
TRASH ENCLOSURE & MONUMENT SIGN

1/2" 0 6" 1' 2' 3' 4'
SCALE: 1/2" = 1'-0"

Architecture. Design. Relationships.

A-05

Job No. 2025-0971
Date 2026-08-18



Luminaire Schedule						
SYMBOL	QTY	TYPE	SUPPLIER	PART NUMBER	DESCRIPTION	FIXTURE WATTS
	16	P1A	CED AUTOMOTIVE	AST1-U-X-B-21-5-40	COURT LIGHT - POLE MOUNTED AT 20FT AFG - ZERO TILT	157
	4	P1B	CED AUTOMOTIVE	AST1-U-X-B-26-5-40	COURT LIGHT - POLE MOUNTED AT 20FT AFG - ZERO TILT	187
	1	P2	CED AUTOMOTIVE	AST1-U-X-B-26-3-40	PARKING LOT LIGHT - POLE MOUNTED AT 25FT AFG - ZERO TILT	187

Calculation Summary							
Project: CALCULATIONS							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GENERAL COURT AREA	Illuminance	Fc	31.73	56.0	3.7	8.58	15.14
PARKING LOT	Illuminance	Fc	3.27	10.2	0.8	4.09	12.75
PLAYING COURT AREA	Illuminance	Fc	44.40	56.0	24.4	1.82	2.30
RESIDENTIAL PROPERTY	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

CED AUTOMOTIVE

PADEL UP

PADEL UP - COSTA MESA

2045 HARBOR BLVD | COSTA MESA, CA - 92627

PHOTOMETRIC PLAN
N.T.S.

N

Architecture.
Design.
Relationships.

A-06

Job No. 2025-0971
Date 2026-08-18

PQL
PREMIUM QUALITY LIGHTING®

STEALTH™

Stealth™ Area Lights—energy-efficient, long-lasting (50,000 hours), and low-maintenance. Designed with a sleek, modern look, these lights deliver brilliant, uniform illumination.

- Quick one-person install
- 3-pin receptacle for optional D2D sensor
- Optional motion sensor accessories

APPLICATION

Ideal for commercial and industrial use, these fixtures excel in parking areas, parks, dealerships, roadways, airports, and perimeter lighting—delivering reliable, efficient illumination.

Round of Flat Pole

Slip Fitter

Trunnion

Glare Shield

Project _____ Date _____

Catalog # _____ Quantity _____ Type _____

PRODUCT INFORMATION

ELECTRICAL	
Wattages	60W / 80W / 100W / 150W 185W / 240W / 300W
Voltage	100-277V
Surge Protection	Built-In
Power Factor	0.9

OPTICAL	
Efficiency (LPW)	Up to 150
CCT	3000K / 4000K / 5000K
CRI	73
Light Distribution Types	III / IV / V / 60° Narrow
Dimming	0-10V, 10% to 100%

ENVIRONMENT	
Operating Temperature	-22° – 122°F
Suitable Location	Wet
IP Rating	IP65
Impact Rating	IK08

CONSTRUCTION	
LED Chip	Lumiled
Driver	See page 3
Housing	Heavy Duty Aluminum
Lens	PC
Base / Power Supply	Hard Wired
Finish	Dark Bronze, White or Custom Color

WARRANTY *(Complete terms can be found on our website.)*	
Standard	5-year
Optional	10-year

LISTINGS	
Model Number	See page 3
Primary Use Designation	Outdoor Pole/Arm-Mounted Area and Roadway Luminaires

Visit www.designlights.org/qpl to confirm qualification.

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ORDERING CODE
AST1

PQL PREMIUM QUALITY LIGHTING®

ORDERING

AST1	U					
SERIES	**VOLTAGE**	**FINISH**	**CHASSIS**	**OUTPUT**	**OPTICS**	**CCT**
AST1 Stealth™ Area Light	**U** 100-277V	**B** Bronze **W** White **C** Custom color code provided on item number letter †	**A** Low **B** Med **C** High	**08** 60W / 8700LM **11** 80W / 11600LM **14** 100W / 14500LM **21** 150W / 21750LM **26** 185W / 26825LM **34** 240W / 34800LM **43** 300W / 43500LM	**3** Type III **4** Type IV **5** Type V **N** 60° Narrow	**30** 3000K **40** 4000K **50** 5000K

† *Consult with sales representative for MOQ and lead time on custom finishes.*

ACCESSORIES

CODE	DESCRIPTION	CASE
AST-PM-B	ADAPTER TO MOUNT ON ROUND OR FLAT POLE FOR STEALTH™/DK BRZ	10
83954	ADAPTER TO MOUNT ON ROUND OR FLAT POLE FOR STEALTH™/WHT	10
AST-SF-B	SLIP FITTER FOR STEALTH™/DK BRZ	10
83953	SLIP FITTER FOR STEALTH™/WHT	10
AST-TR-B	TRUNNION MOUNT BRACKET FOR STEALTH™/DK BRZ	10
83961	TRUNNION MOUNT BRACKET FOR STEALTH™/WHT	10
AST-SFA-B	ADAPTER TO MOUNT A SLIP FITTER ON A FLAT POLE OR WALL/DK BRZ	20
AST-GS-AB	GLARE SHIELD FOR LED STEALTH™ 60W TO 185W/DRK BRZ	10
AST-GS-C	GLARE SHIELD FOR LED STEALTH™ 240W TO 300W/DRK BRZ	10
54892	PIR BI-LEVEL & DAYLIGHT SENSOR 30FT DIA, UP TO 40FT HEIGHT • 120-277V	100
83963	PHOTO CONTROL/120-277V	100

REPLACEMENT PARTS

JL208	SHORTING CAP FOR LED STEALTH™ FIXTURE	1
SS-120NH-E260BH	DRIVER FOR CHASSIS A • 100-277V	1
SS-200NH-E260BH	DRIVER FOR CHASSIS B • 100-277V	1
SS-320NH-E260BH	DRIVER FOR CHASSIS C • 100-277V	1

PACKAGING

Master Case	60W	80W	100W	150W	185W	240W	300W
Quantity	1						
Size (LxWxH)	18.5" x 13.8" x 6.5"					24.9" x 13.8" x 7.3"	
Gross Weight (Lbs)	10.4			11.7		18.4	

COO: China • Tariff: 9405.11.6020

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ORDERING CODE
AST1

PQL PREMIUM QUALITY LIGHTING®

PERFORMANCE DATA

WATTAGE	CURRENT		THD	EFFECTIVE PROJECTED AREA	WIND SHEER RATING	DRIVER	MODEL NUMBER
	120V	277V					
60W	0.50A	0.21A	18	0.23ft²	118.6 mph	SS-120NH-E260BH	AST1-U-[B,W,C]-1-[60W]-[3,4,5,N]-K
80W	0.66A	0.28A	14				AST1-U-[B,W,C]-1-[80W]-[3,4,5,N]-K
100W	0.83A	0.36A	11				AST1-U-[B,W,C]-1-[100W]-[3,4,5,N]-K
150W	1.25A	0.54A	9			SS-200NH-E260BH	AST1-U-[B,W,C]-1B-[150W]-[3,4,5,N]-K
185W	1.54A	0.66A	14				AST1-U-[B,W,C]-1B-[185W]-[3,4,5,N]-K
240W	2.00A	0.86A	11	0.42ft²		SS-320NH-E260BH	AST1-U-[B,W,C]-C-[240W]-[3,4,5,N]-K
300W	2.50A	1.08A	8				AST1-U-[B,W,C]-C-[300W]-[3,4,5,N]-K

LUMEN CHART

WATTAGE	TYPE III			TYPE IV			TYPE V			60° NARROW		
	Lumens	LPW	BUG Rating	Lumens	LPW	BUG Rating	Lumens	LPW	BUG Rating	Lumens	LPW	BUG Rating
60W	8710	146	B2 - U2 - G2	8844	148	B2 - U2 - G2	8982	150	B3 - U2 - G2	8665	145	B3 - U2 - G1
80W	11581	145	B3 - U2 - G3	11744	147	B3 - U2 - G2	11914	149	B3 - U2 - G2	11467	143	B4 - U2 - G1
100W	14192	143	B3 - U2 - G3	14429	145	B3 - U2 - G3	14655	147	B3 - U2 - G3	14088	141	B4 - U2 - G1
150W	21005	141	B3 - U2 - G3	21375	143	B3 - U2 - G3	21793	146	B4 - U2 - G3	20822	140	B5 - U2 - G2
185W	26838	146	B4 - U3 - G4	27241	148	B4 - U3 - G3	27651	150	B4 - U3 - G3	26530	144	B5 - U3 - G2
240W	34247	143	B4 - U3 - G4	34725	145	B4 - U3 - G4	35294	148	B5 - U3 - G4	33948	142	B5 - U3 - G3
300W	41961	141	B5 - U3 - G4	42487	142	B4 - U3 - G4	43399	145	B5 - U3 - G5	42003	140	B5 - U3 - G3

LUMEN CHART W/GLARE SHIELD

WATTAGE	TYPE III			TYPE IV			60° NARROW		
	Lumens	LPW	BUG Rating	Lumens	LPW	BUG Rating	Lumens	LPW	BUG Rating
60W	6480	108	B2 - U0 - G2	6900	115	B2 - U0 - G2	7140	119	B3 - U0 - G1
80W	8980	107	B3 -U0 - G3	9176	114	B2 - U0 - G2	9360	117	B4 - U0 - G1
100W	10500	105	B3 -U0 - G3	11200	112	B3 - U0 - G2	11500	115	B4 - U0 - G1
150W	13350	89	B3 -U0 - G3	16500	110	B3 - U0 - G2	17100	114	B5 - U0 - G1
185W	17100	94	B4 - U0 - G3	20165	109	B3 - U0 - G3	21500	118	B5 - U0 - G2
240W	22320	93	B4 - U0 - G4	25920	108	B3 - U0 - G3	27840	116	B5 - U0 - G2
300W	28340	92	B4 - U0 - G4	32100	107	B4 - U0 - G3	34200	114	B5 - U0 - G2

IES photometrics with glare shield indicate fixtures at 3000K setting could achieve requirements for dark skies.

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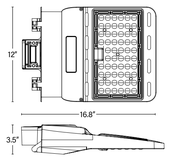
ORDERING CODE
AST1

PQL PREMIUM QUALITY LIGHTING®

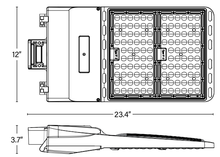
DIMENSIONS *D = Diameter*

Power and dimming cord length approximately 32"

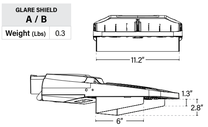
CHASSIS A / B	
Weight A (Lbs)	9.5
Weight B (Lbs)	10.1



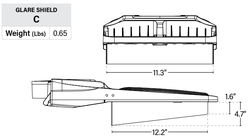
CHASSIS C	
Weight (Lbs)	13.7



GLARE SHIELD A / B	
Weight (Lbs)	0.3



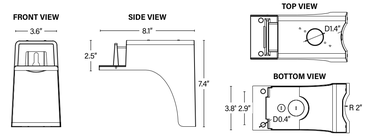
GLARE SHIELD C	
Weight (Lbs)	0.65



MOUNTING OPTIONS *(D = Diameter)*

Additional details can be found on the install instructions.

BRACKET POLE	
Weight (Lbs)	3



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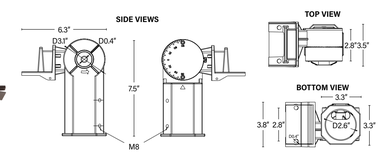
ORDERING CODE
AST1

PQL PREMIUM QUALITY LIGHTING®

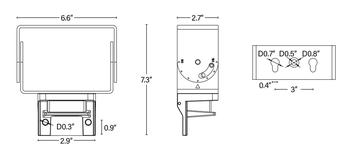
MOUNTING OPTIONS *(D = Diameter)*

Additional details can be found on the install instructions.

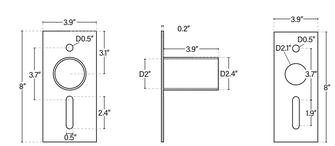
BRACKET SLIP FITTER	
Weight (Lbs)	3



BRACKET TRUNNION	
Weight (Lbs)	3.6



SLIP FITTER ADAPTER	
Weight (Lbs)	3.1



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PADEL UP

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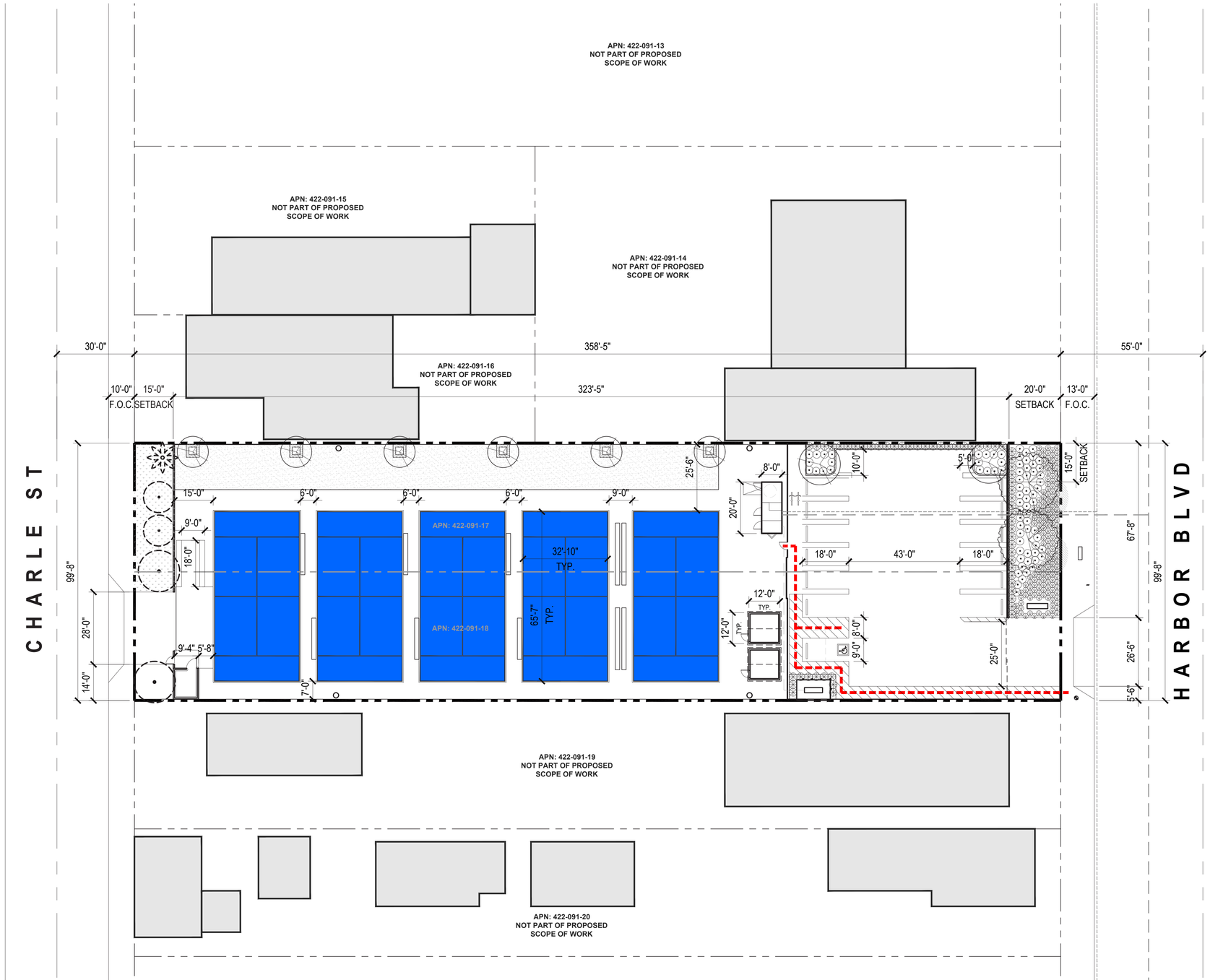
LIGHTING CUT SHEETS

Architecture. Design. Relationships.

A-07

Job No. 2025-0971
Date 2026-08-18



VICINITY MAP N.T.S.

TREE LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	EXISTING TREE TO REMAIN *CUPANIOPSIS ANACARDIODES*	-	4	-	
	EXISTING PALM TO REMAIN *WASHINGTONIA ROBUSTA*		1		
	ARBURUS MARINA *MARINA STRAWBERRY TREE*	24" BOX 36" BOX	6 2	L	
	PLATANUS ACERIFOLIA 'BLOODGOOD' *LONDON PLANE TREE*	24" BOX	1	M	MIN. 3" CALIPER @ 18" ABOVE TOP OF ROOTBALL. MIN 8' TALL

PROVIDE 4' DIAMETER MULCH RING AROUND TRUNK.

SHRUB LEGEND

SYMBOL	PLANT NAME	SIZE	WUCOLS	QTY	REMARKS
	BUXUS SEMPERVIRENS *COMMON BOXWOOD*	5 GAL.	M	58	@ 36" O.C.
	LAVANDULA ANGUSTIFOLIA *ENGLISH LAVENDER*	5 GAL.	L	72	@ 36" O.C.
	CARISSA MACROCARPA 'GREEN CARPET' *NATAL PLUM*	5 GAL.	L	165	@ 24" O.C.
	CARISSA MACROCARPA 'GREEN CARPET' *NATAL PLUM*	4" POT	L	49	@ 18" O.C.
	EXISTING LANDSCAPE TO REMAIN			886 SF	EXISTING TO REMAIN

WATER EFFICIENCT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package.
One worksheet complete for point of connection (water meter).*

Water Efficienct Landscape Worksheet

Fill in all colored cells.

Select your city: Costa Mesa
Reference Evapotranspiration (ETo): 45.6

Project name or address: 2045 Harbor Blvd
Landscape Area Sector Type: Non-Residential

	Hydrozone #/Planting Description	Location	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq-ft)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscpae Area									
1	Low water use plant	Front	0.2	Drip emitter	0.8	0.25	915	226	6,388
2	Low water use plant	Other	0.2	Bubblers	0.8	0.26	500	130	3,672
3	---	---	---	---	---				
4	---	---	---	---	---				
5	---	---	---	---	---				
6	---	---	---	---	---				
7	---	---	---	---	---				
8	---	---	---	---	---				
9	---	---	---	---	---				
10	---	---	---	---	---				
11	---	---	---	---	---				
12	---	---	---	---	---				
13	---	---	---	---	---				
14	---	---	---	---	---				
15	---	---	---	---	---				

add dropdown self depcription location

Average	*Total*	*Total*
0.25	1,415	356

Average ETAF for Regular Landscape Areas: In Compliance

Special Landscape Area							
SLA-1	Select	Select					
SLA-2	---	---					
SLA-3	---	---					
SLA-4	---	---					
SLA-5	---	---					
				Totals	-	-	

Total Landscape Area	1,415
Sitewide ETAF	0.25
ETWU Total	10,060
Maximum Allowed Water Allowance (MAWA)	18,003

* If muliple points of connection worksheets are submitted either 1) each must be in compliance or 2) a worksheet for the total project area must be in compliance.

PLANTING DESIGN NOTES

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPORATION AND RUN-OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF COSTA MESA GUIDELINES.

GENERAL DESIGN NOTES

1. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
2. LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF COSTA MESA REQUIREMENTS.
3. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF COSTA MESA REQUIREMENTS.

IRRIGATION NOTES

THE IRRIGATION SYSTEM WILL BE A FULLY AUTOMATIC UNDERGROUND SYSTEM. BACKFLOW PREVENTION DEVICES WILL BE INSTALLED TO MEET APPLICABLE CODES. THE IRRIGATION SYSTEM WILL BE DESIGNED AND CONSTRUCTED TO BE AS EFFICIENT IN TERMS OF WATER USAGE AS POSSIBLE. WATER CONSERVATION PRODUCTS (HIGH EFFICIENCY / LOW PRECIPITATION AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROL SYSTEM WILL BE INCORPORATED INTO THE SYSTEM DESIGN.

TREE REQUIREMENT:

- TOTAL LANDSCAPE AREA - 2,731 SF
- REQUIRED NUMBER OF TREES (1 TREE PER 200 SF) - 14 TREES
- TOTAL TREES PROVIDED - 15 TREES
  - 5 EXISTING, 10 NEW

SOIL DISTURBANCE AREA:

- NEW LANDSCAPE AT PARKING - ~465 SF
- NEW LANDSCAPE FOR TREES - 150 SF

TOTAL DISTURBANCE - ~615 SF

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LANDSCAPING PLAN

N

20' 0 5' 10' 20' 30' 40'

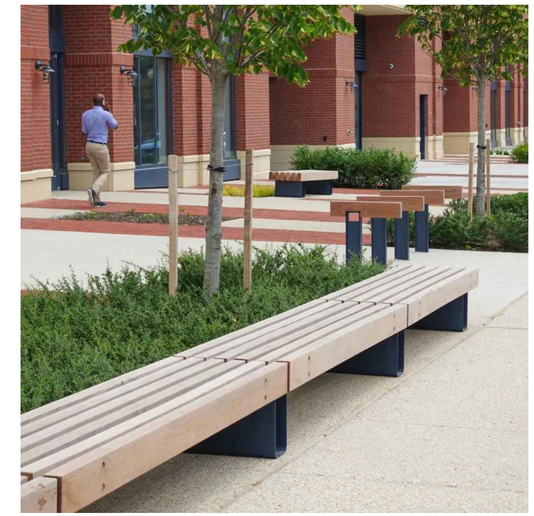
SCALE: 1" = 20'-0"

AO Architecture. Design. Relationships.

L-01

Job No. 2025-0971
Date 2026-08-18

2-TIER BENCH



BENCH

ROUND POTTERY OPT 1

ROUND POTTERY OPT 2

RECTILINEAR POTTERY

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LANDSCAPE MATERIAL BOARD

Architecture.
Design.
Relationships.

L-02

Job No. 2025-0971
Date 2026-08-18

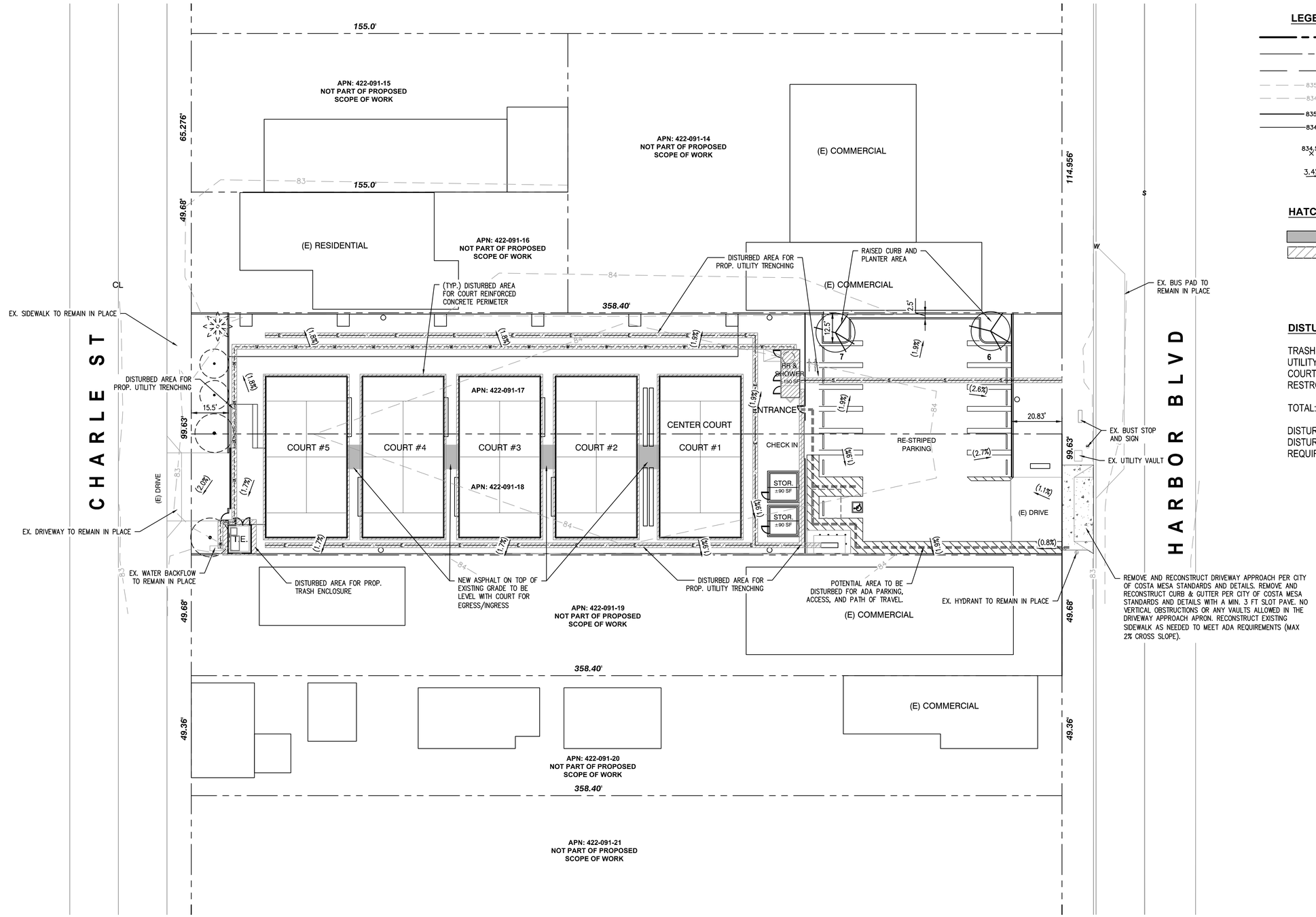
ARBUTUS MARINA - STRAWBERRY TREEXR

ARCHONTOPHOENIX CUNNINGHAMINA - KING PALM

BUXUS SEMPERVIRENS - COMMON BOXWOOD

OLEA EUROPAEA 'MONTRA' - DWARF OLIVE

CARISSA MACROCARPA 'GREEN CARPET' - NATAL PLUM



LEGEND:

- PROPERTY/RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- 835 — EXISTING 5 FT CONTOUR
- 834 — EXISTING 1 FT CONTOUR
- 835 — PROPOSED 5 FT CONTOUR
- 834 — PROPOSED 1 FT CONTOUR
- 834.50 × — PROPOSED SPOT GRADE AT GUTTER OR SPOT GRADE ON PAVEMENT
- 3.4% — PROPOSED DIRECTIONAL SLOPE ARROW

HATCH LEGEND:

- NEW ASPHALT ON TOP OF EXISTING GRADE
- DISTURBED AREA

DISTURBED AREA

TRASH ENCLOSURE:	103 SF
UTILITY TRENCHING:	2,011 SF
COURT FOOTINGS:	1,323 SF
RESTROOM & SHOWER:	160 SF
TOTAL:	3,597 SF

DISTURBED AREA FALLS UNDER THE 5,000 SF DISTURBED AREA THRESHOLD. NO WQMP REQUIRED.

N

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 20 ft.

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DATE	DESCRIPTION

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8911 Research Drive
Irvine, CA 92618-4237
(949) 872-2378
rasmith.com

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2045 HARBOR BLVD,
COSTA MESA, CA 92627

SCHEMATIC GRADING DISTURBANCE EXHIBIT

LICENSED PROFESSIONAL ENGINEER
ERIC A. ROBLES
C89866
EXP.6/30/27
CIVIL
STATE OF CALIFORNIA

DATE 04/24/26

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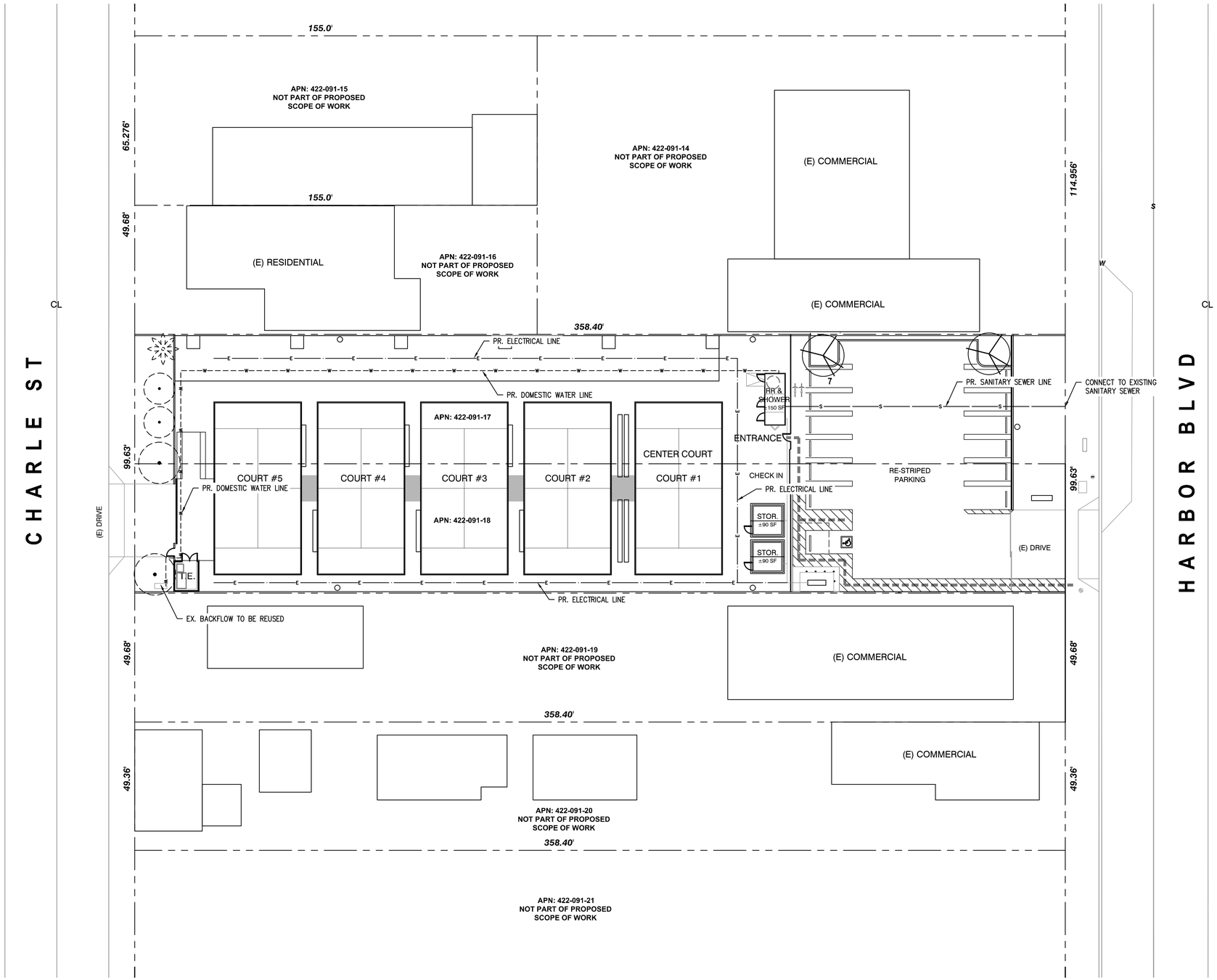
DATE: 04/24/26
SCALE: 1" = 20'
JOB NO. 3260023
PROJECT MANAGER: ERIC A. ROBLES
DESIGNED BY: JJL
CHECKED BY: EAR

SHEET NUMBER
1 OF 2



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UTILITY PLAN

LICENSED PROFESSIONAL ENGINEER
ERIC A. ROBLES
C89866
EXP.6/30/27
CIVIL
STATE OF CALIFORNIA

DATE 04/24/26

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DATE: 04/24/26

SCALE: 1" = 20'

JOB NO. 3260023

PROJECT MANAGER:
ERIC A. ROBLES

DESIGNED BY: JJL

CHECKED BY: EAR

SHEET NUMBER

2 OF 2