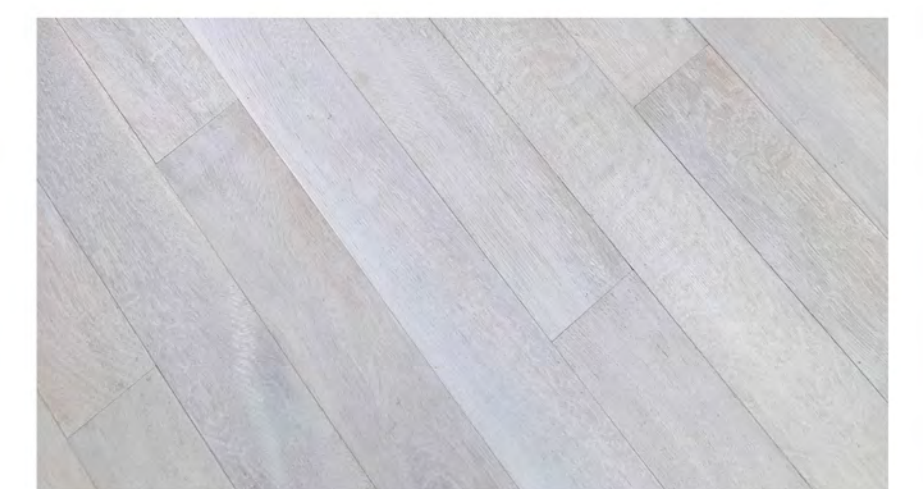
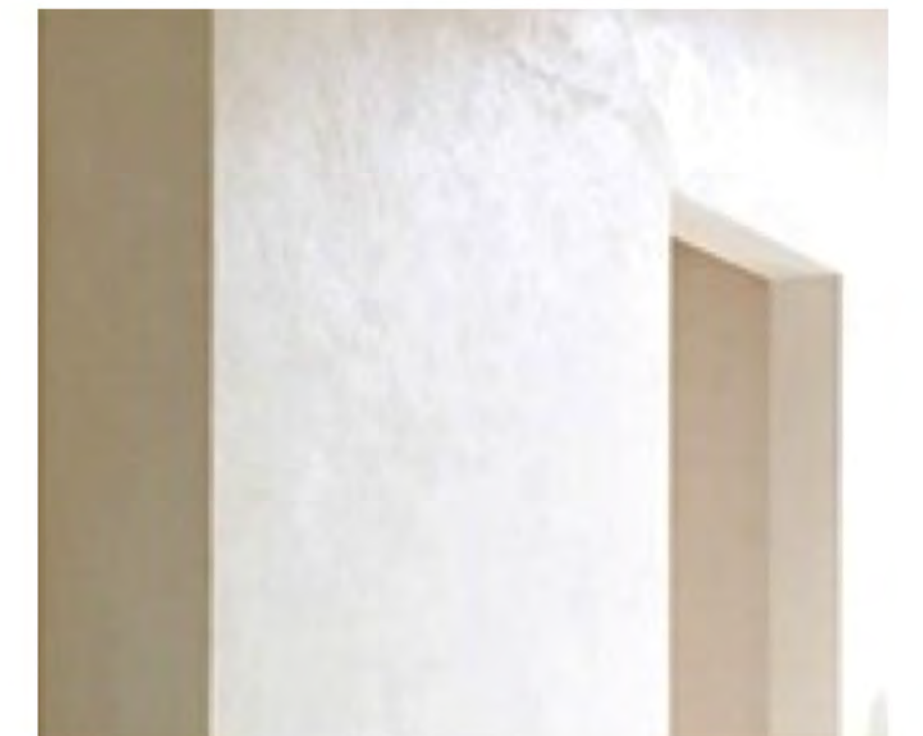
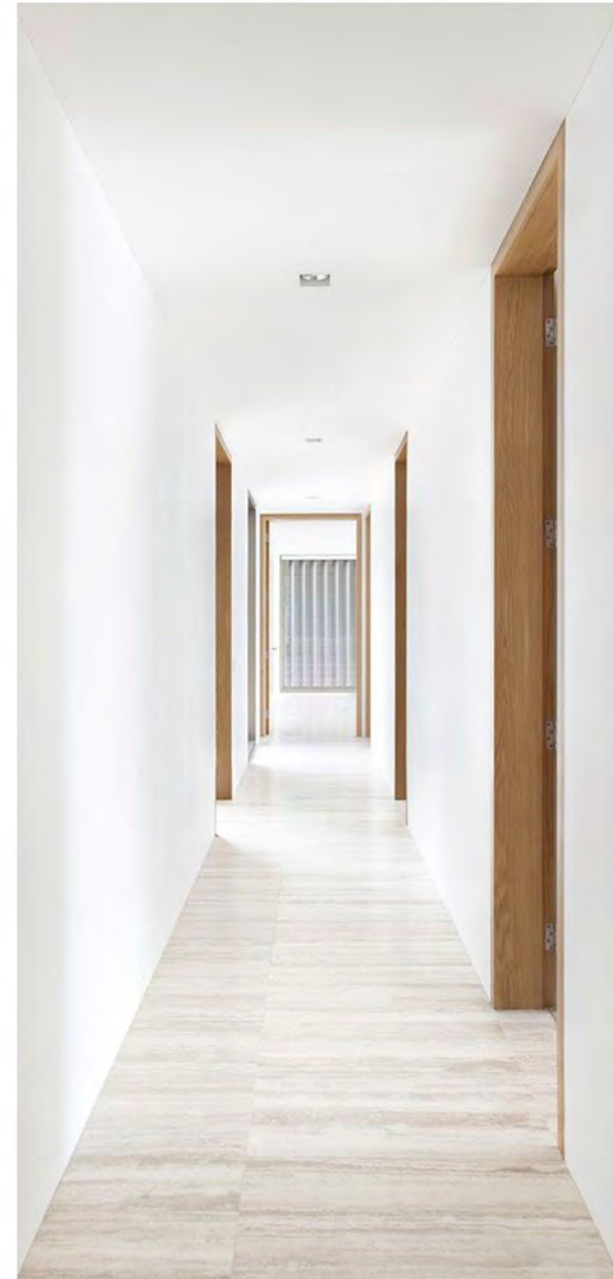


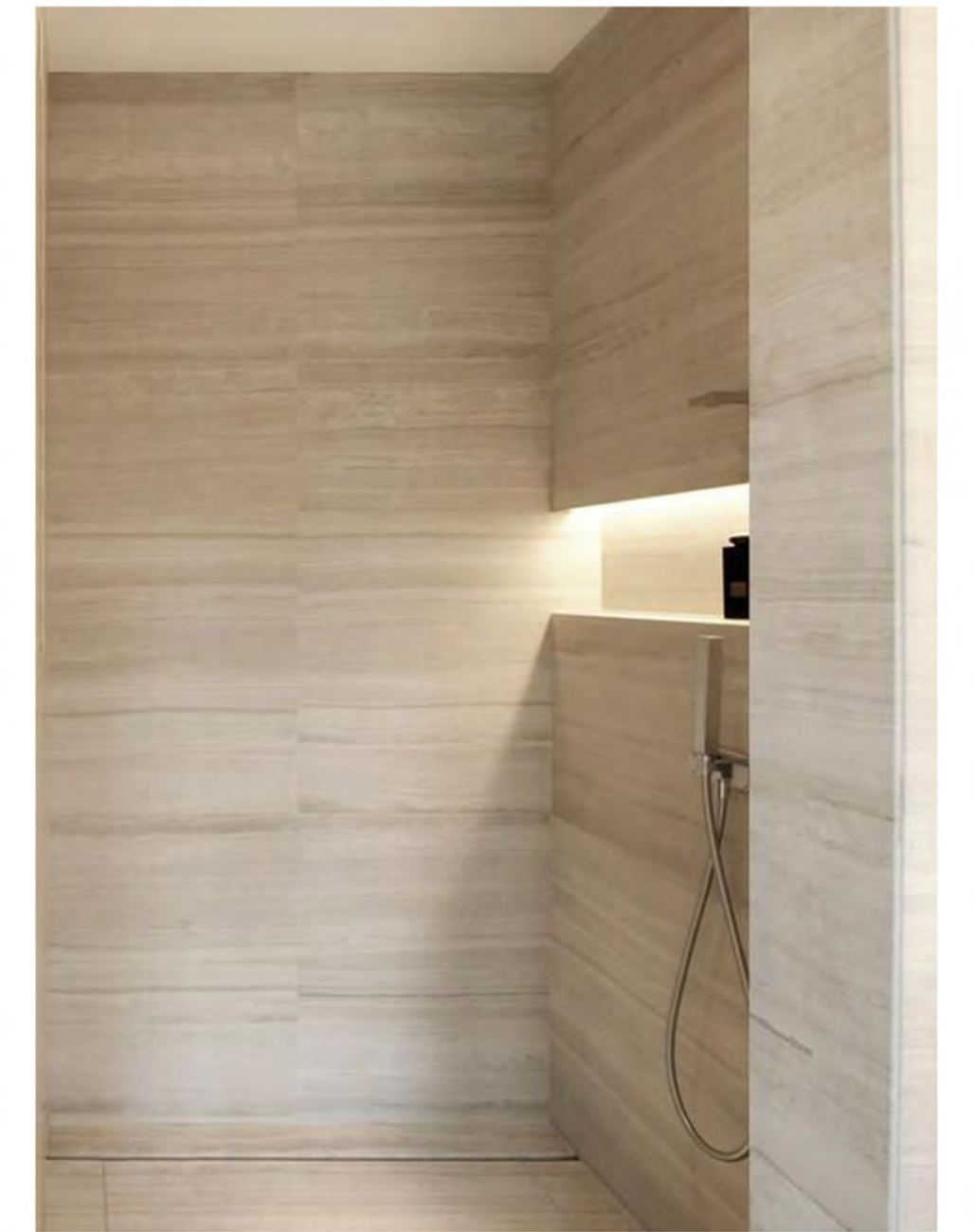
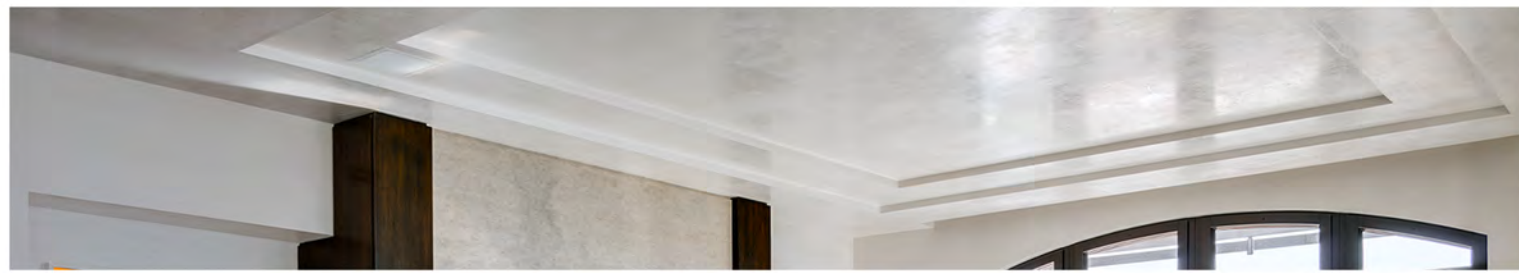
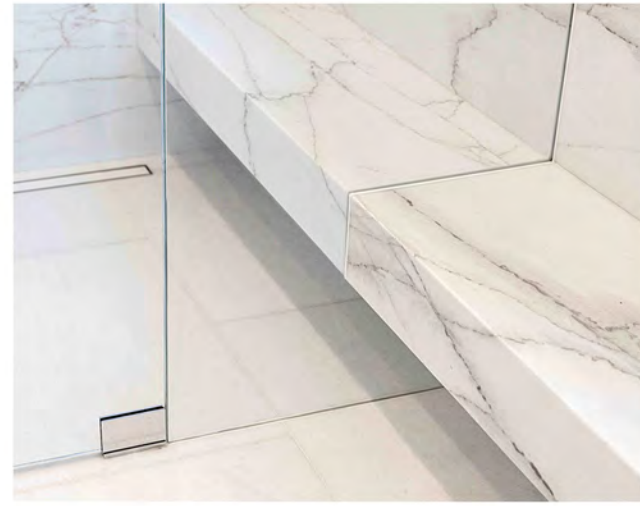
18 SWIMMERS POINT

STUDIO JACKSON

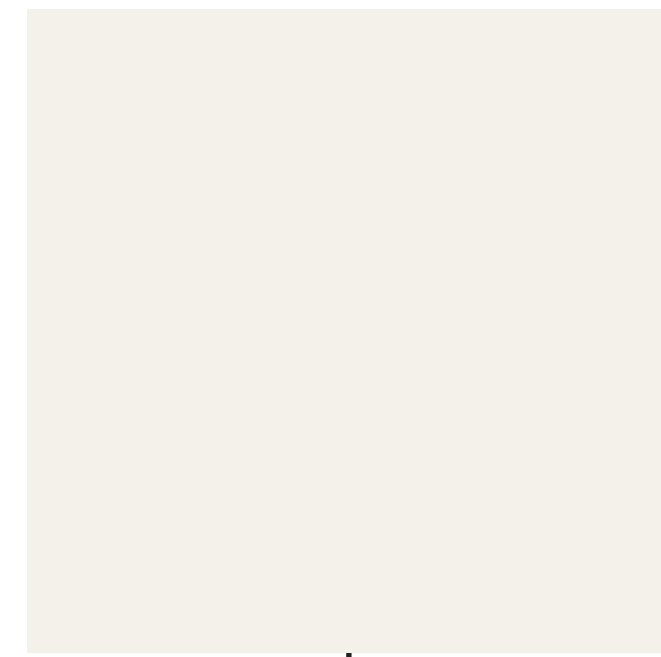
Approved Concept Board - September 3, 2020

Scheme 1 - Blonde

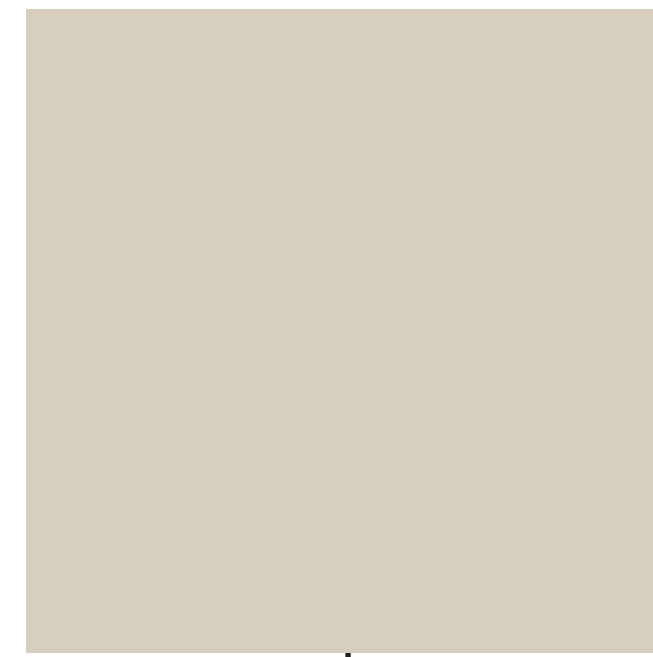




SMOOTH-FINISH STUCCO
DE6225 "FOSSIL"
DUNN EDWARDS



PAINTED PRECAST
DEC773 "HEATHER"
DUNN EDWARDS



PAINTED WOOD EAVE
DE6210 "MIDNIGHT BROWN"
DUNN EDWARDS



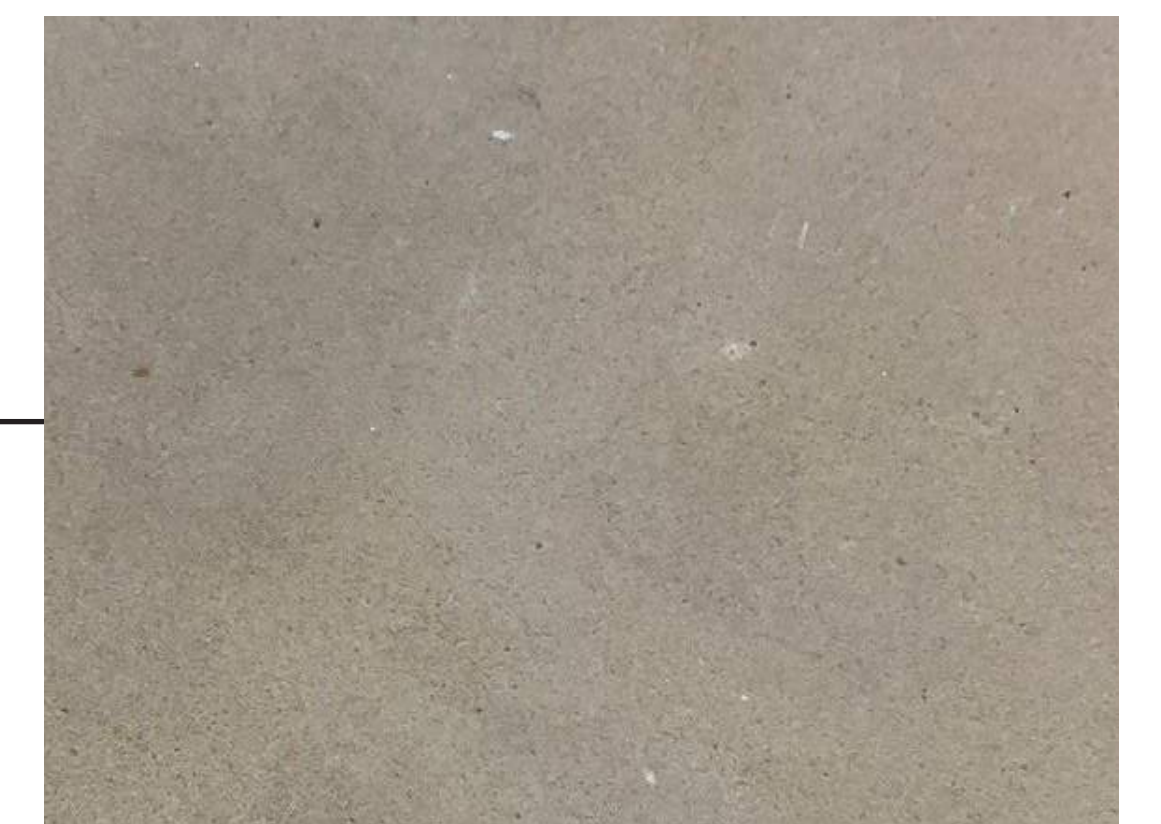
2-PIECE MISSION CLAY ROOF TILE
SANDSTONE FLASH BLEND
REDLAND CLAY TILE



ALUMINUM-CLAD WINDOWS/
FRENCH DOORS
LUXURY BRONZE
JELD-WEN



ATLAS BEIGE
ST. EMILION
SANDRINE SCOTT COMMODITIES



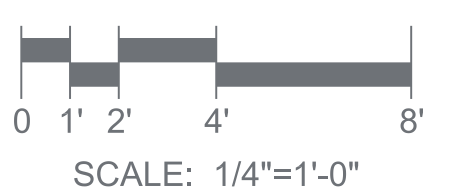
ENTRY DOOR
KNOTTY ALDER, HONEY FINISH
JELD-WEN



PROPOSED COLOR & MATERIALS

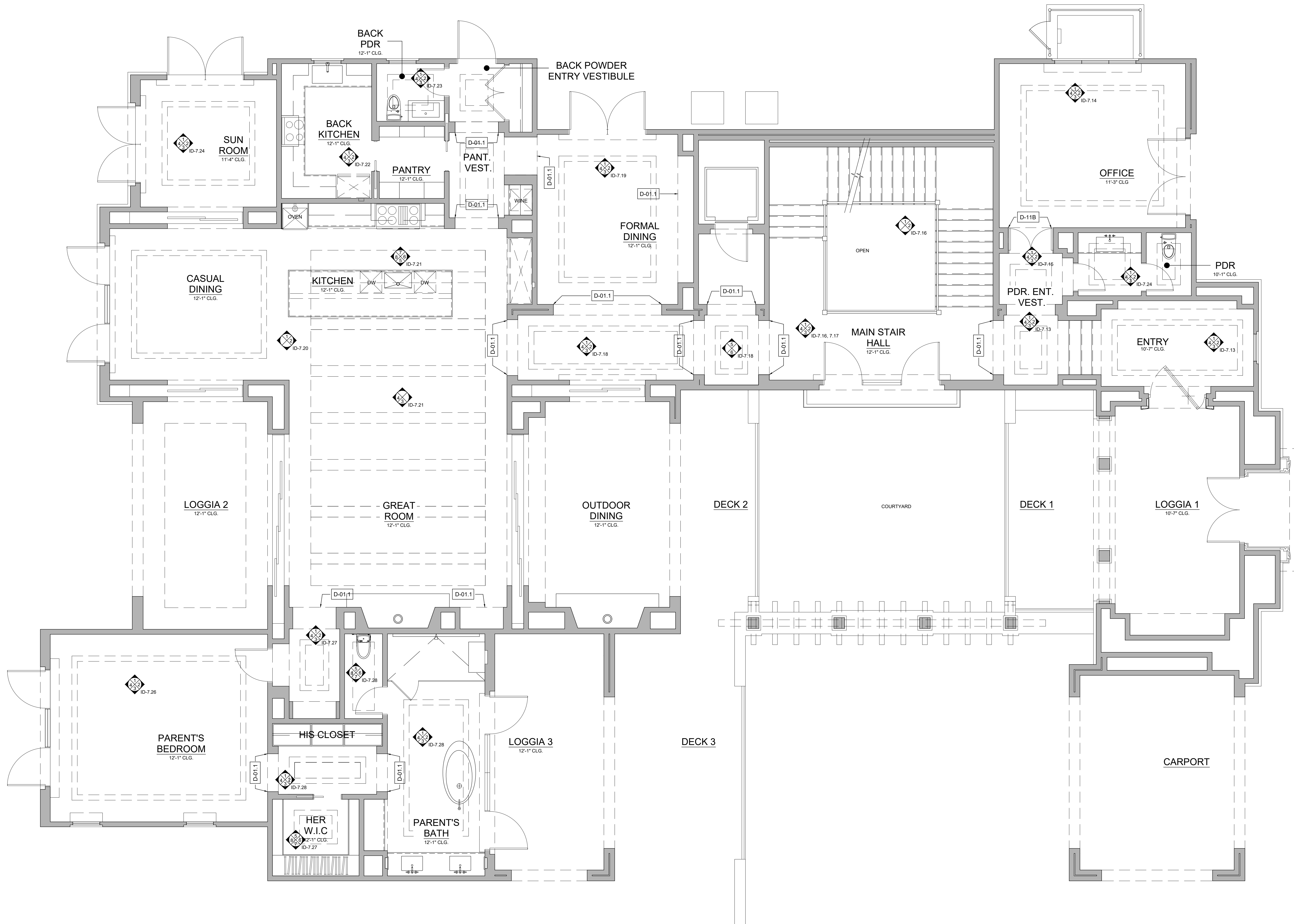
18 SWIMMERS POINT

NEWPORT BEACH, CALIFORNIA
ITERATION NO. 3



SCALE: 1/4"=1'-0"

18 SWIMMERS POINT, LLC.



STUDIO JACKSON

1523 GORDON STREET #10
LOS ANGELES, CA 90028

18 SWIMMERS PT

18 SWIMMERS POINT
NEWPORT COAST, CA
92657

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL & UNPUBLISHED WORK
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USED OR DISCLOSED WITHOUT THE WRITTEN
CONSENT OF THE DESIGNER.

18 SWIMMERS POINT

NOT FOR CONSTRUCTION

NFC

REVISION DATE

▲ DESIGN INTENT ISSUE SET

SHEET TITLE

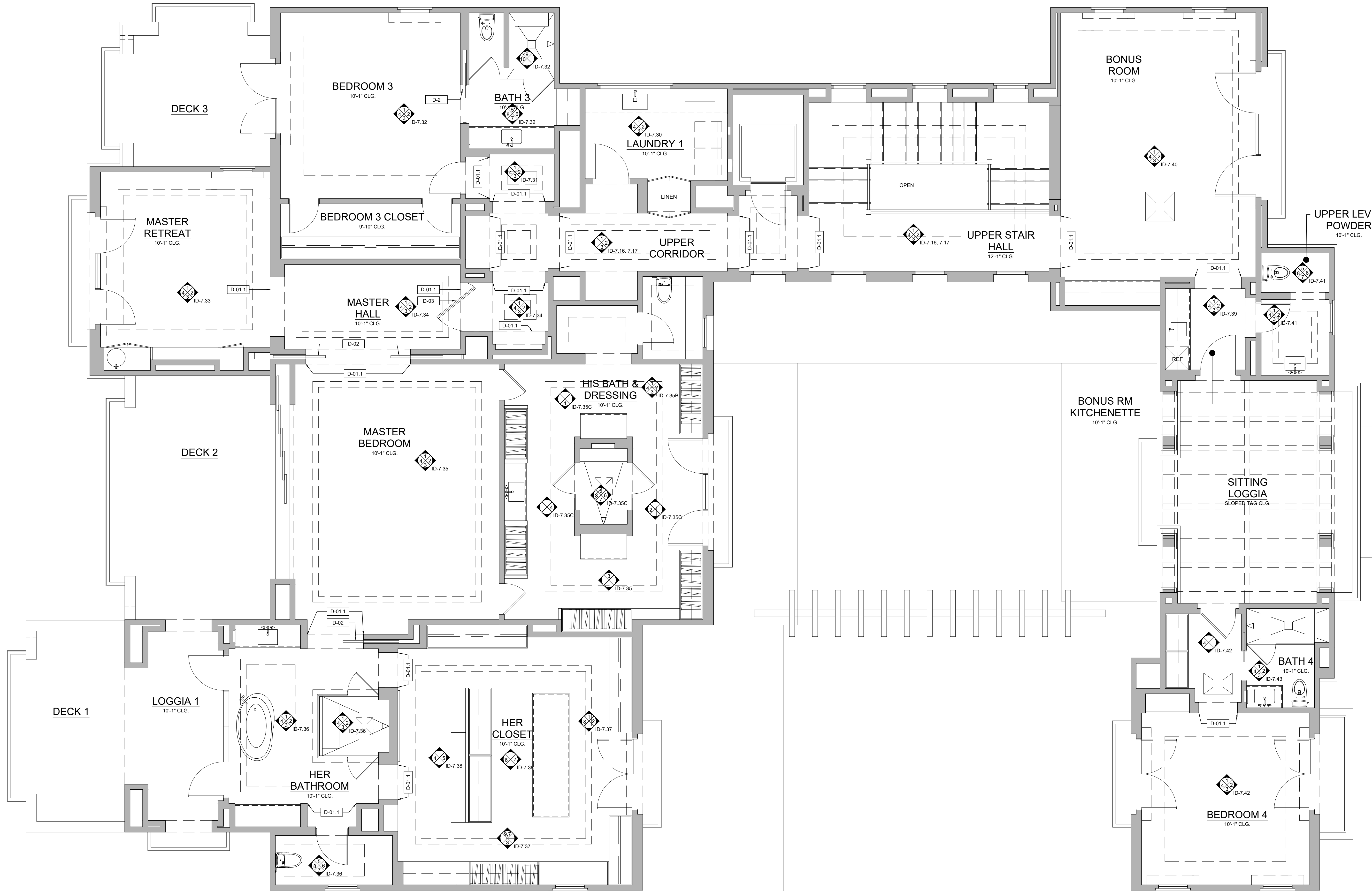
**MAIN LEVEL
FLOOR PLAN**

SCALE

1/4" = 1'-0"

SHEET NO.

ID-1.1



STUDIO JACKSON

1523 GORDON STREET #10
LOS ANGELES, CA 90028

18 SWIMMERS PT

18 SWIMMERS POINT
NEWPORT COAST, CA
92657

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18 SWIMMERS POINT

NOT FOR CONSTRUCTION

NFC

REVISION DATE

▲ DESIGN INTENT ISSUE SET

SHEET TITLE

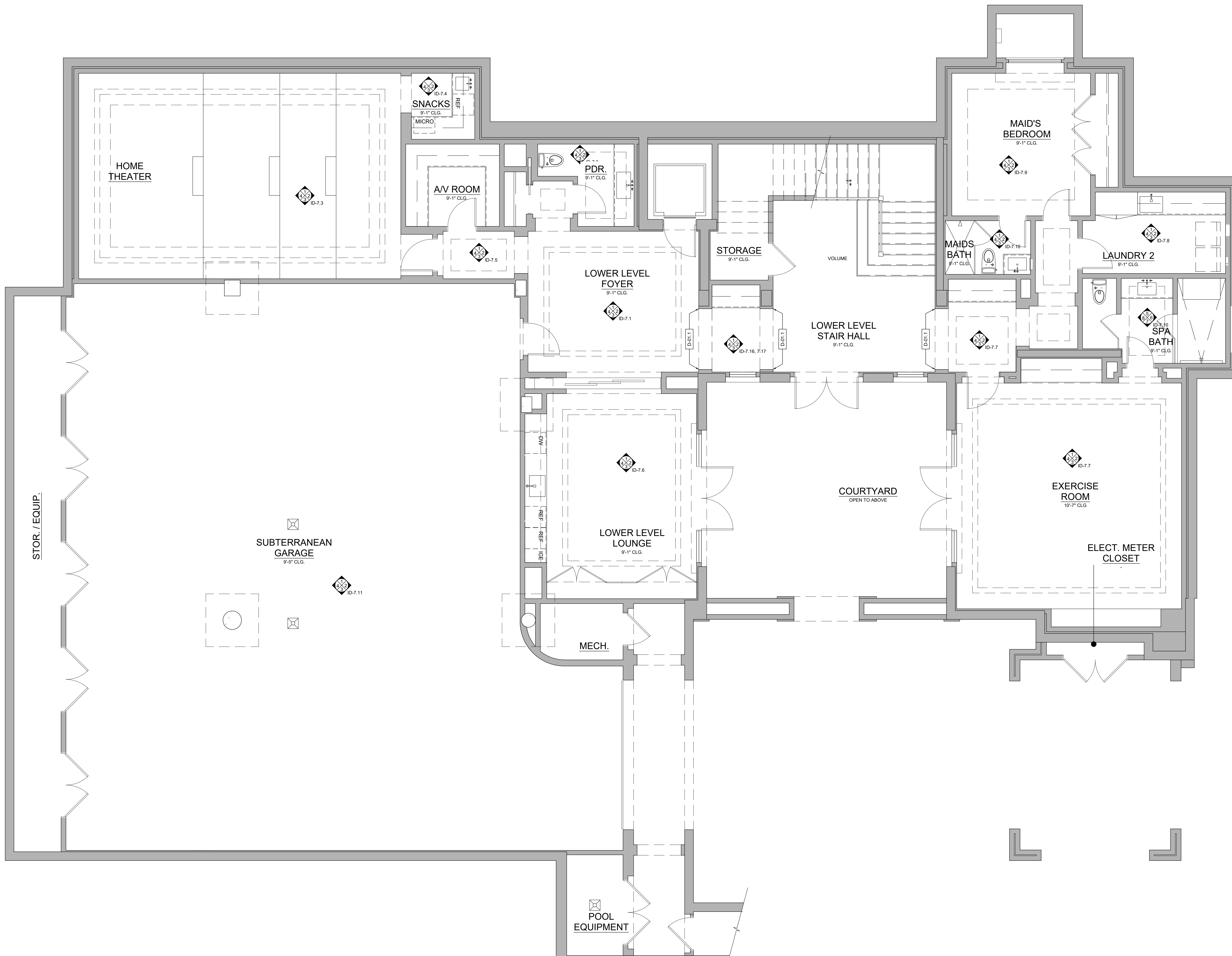
UPPER LEVEL
FLOOR PLAN

SCALE

1/4" = 1'-0"

SHEET NO.

ID-1.2



STUDIO JACKSON

1523 GORDON STREET #10
LOS ANGELES, CA 90028

18 SWIMMERS PT

18 SWIMMERS POINT
NEWPORT COAST, CA
92657

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CONSENT OF THE DESIGNER.

18 SWIMMERS POINT

NOT FOR CONSTRUCTION

NFC

REVISION DATE

DESIGN INTENT ISSUE SET

SHEET TITLE

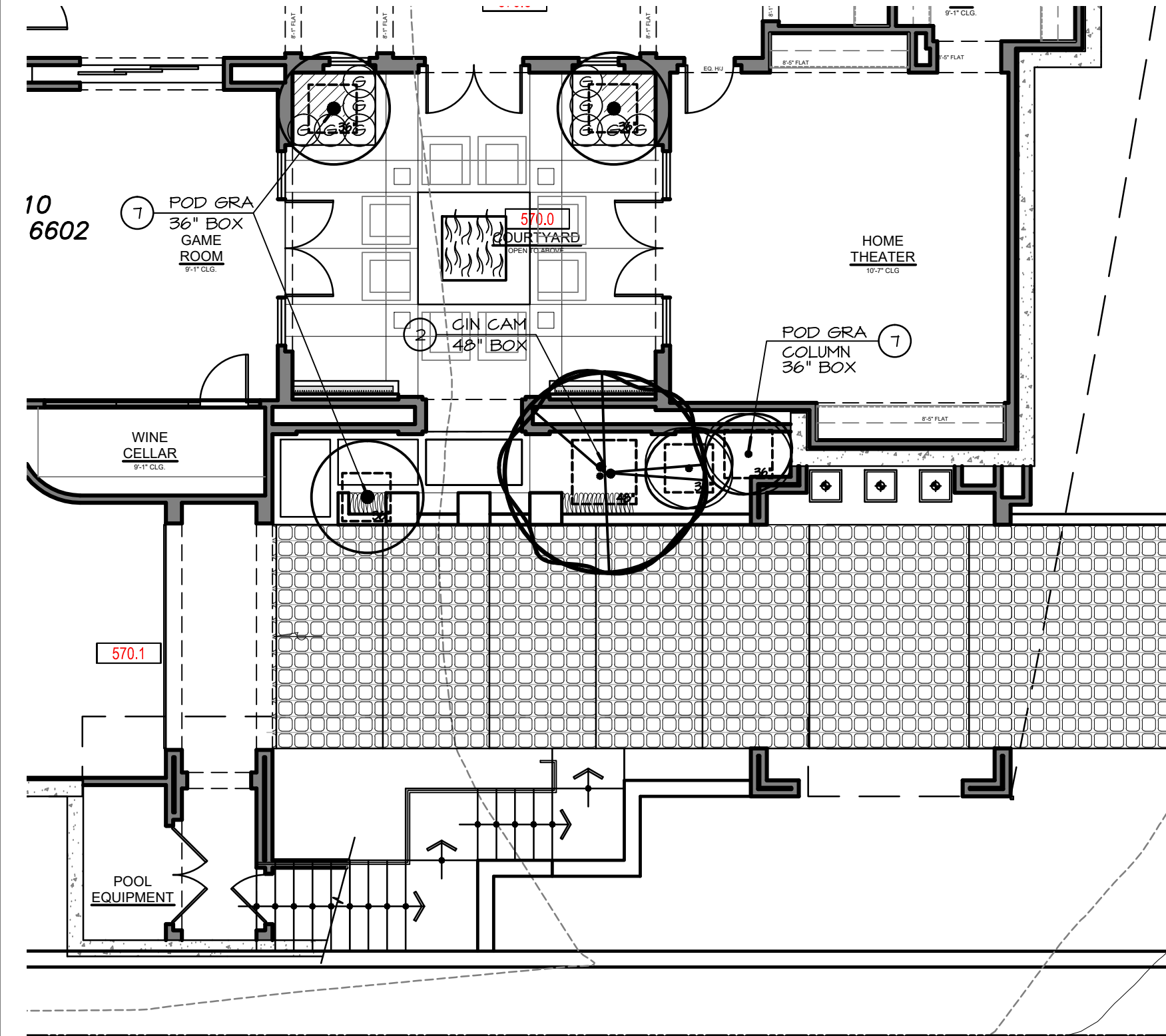
LOWER LEVEL
FLOOR PLAN

SCALE

1/4" = 1'-0"

SHEET NO.

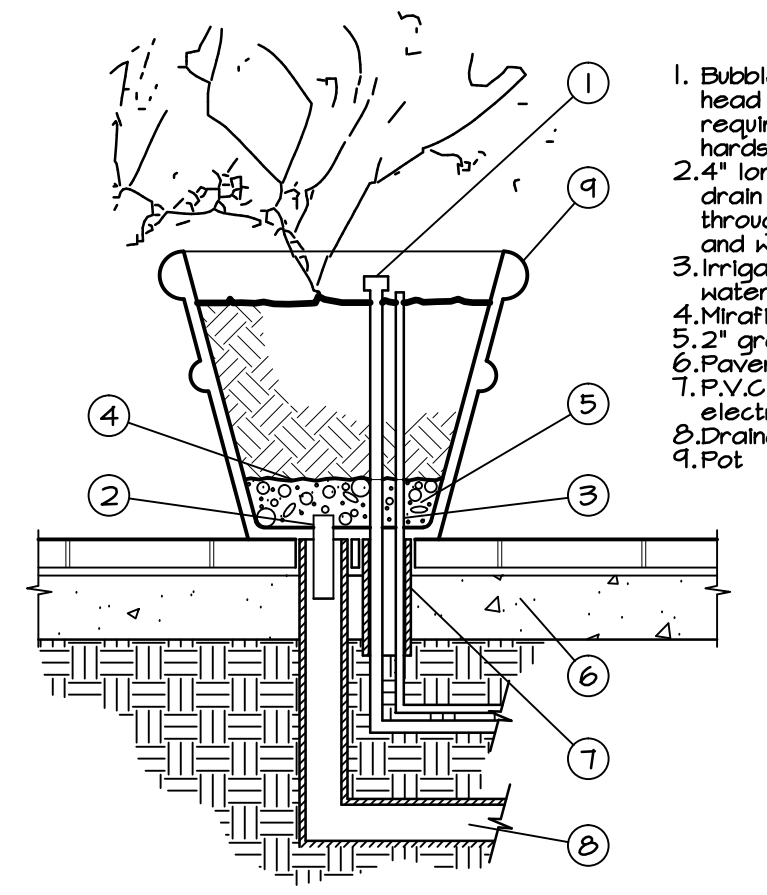
ID-1.3



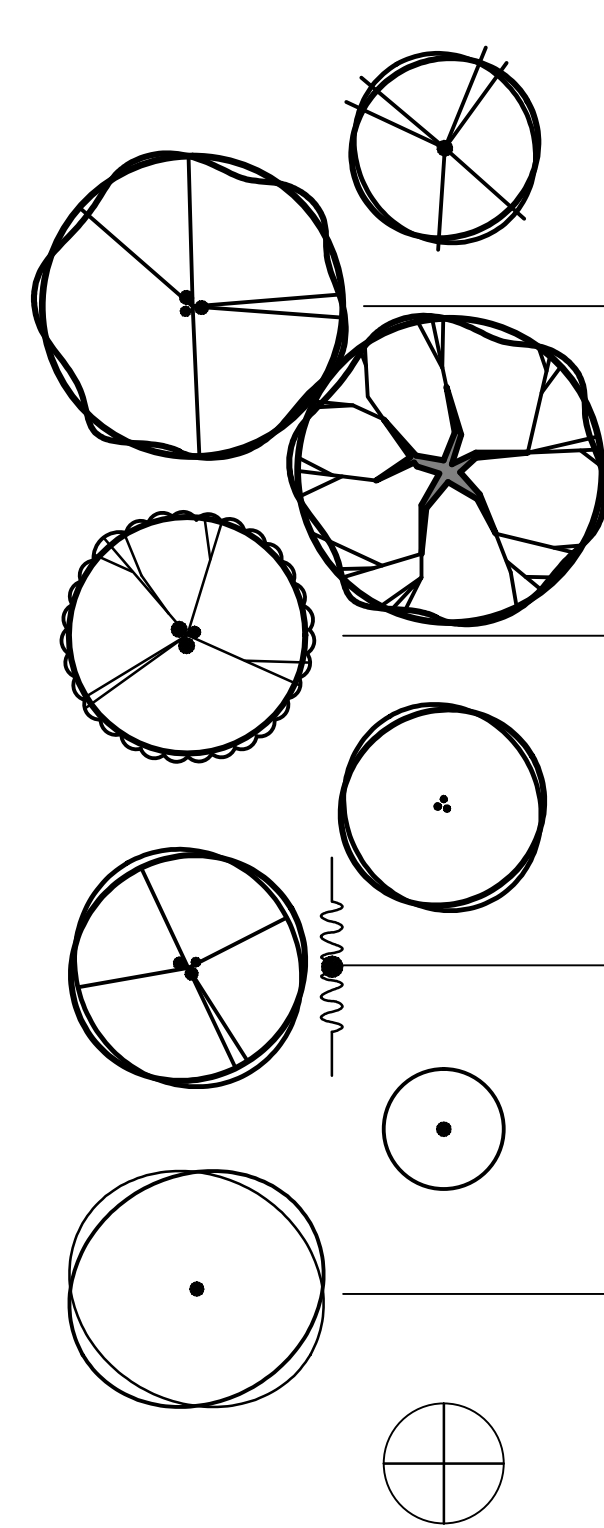
BASEMENT PLAN

PLANTING SPECIFICATIONS

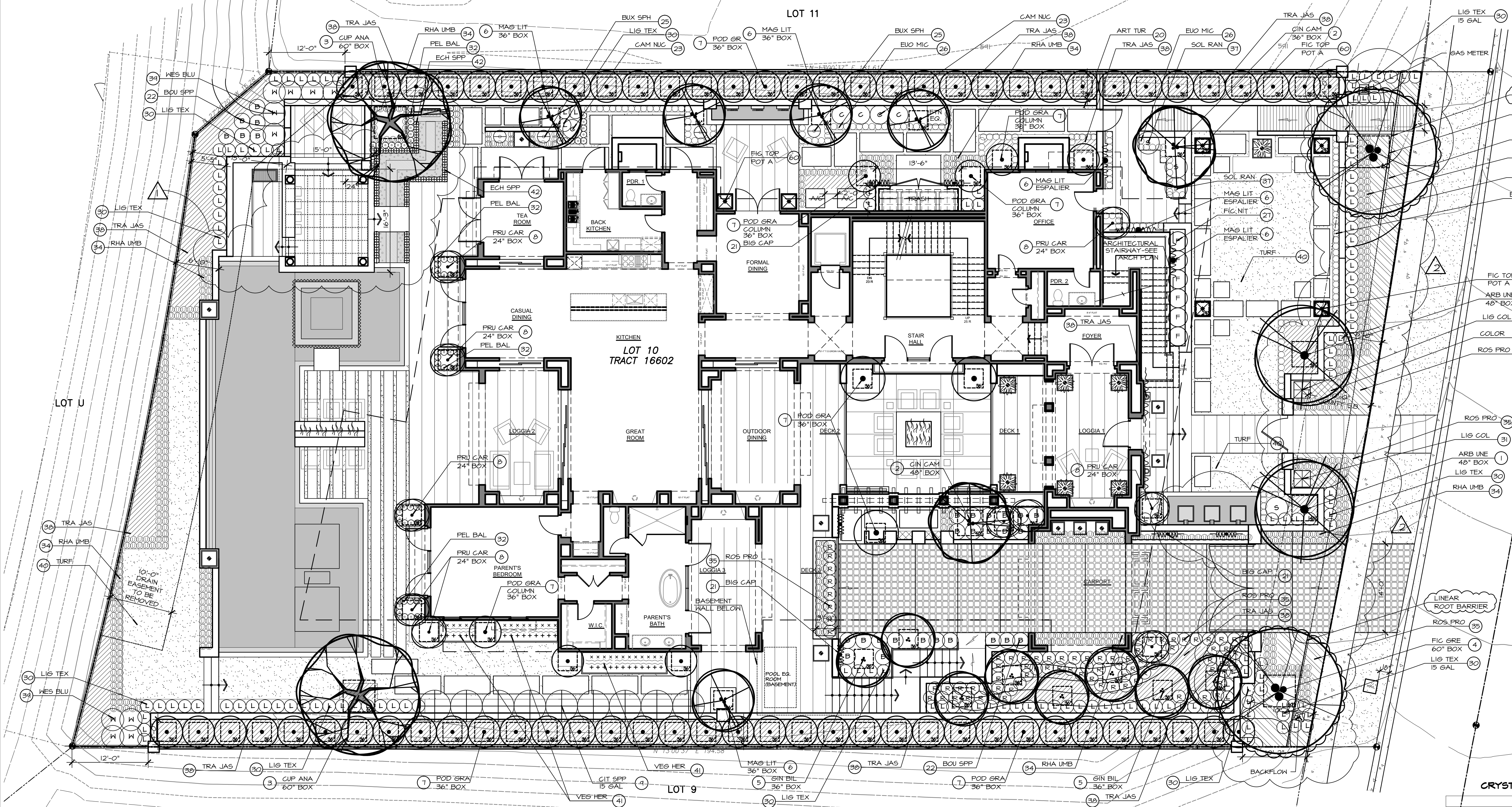
- A. Remove all debris, weeds, excess material and rocks larger than 3" in diameter from planting areas.
- B. Cross rip all turf and planting areas to a depth of 12" and blend the following amendments into tilled soil to a depth of 6"
 - For 1,000 square feet
 - 20 lbs. Gro-power Plus with 4% sulfur
 - 6 cubic yards of nitrated organic amendment
 - 200 lbs. agricultural gypsum
- C. Excavate the planting pits for trees and shrubs twice the diameter and the depth of the root ball, scarify the sides and bottom of the pit. The backfill mix for use around the root ball shall consist of the following:
 - Per cubic yard of mix
 - 6 parts by volume non-saline, non-sodic and low boron content sandy textured import top soil
 - 4 parts by volume nitrated organic amendment
 - 20 lbs. Gro-power Plus with 4% sulfur
 - 20 lbs. agricultural gypsum
 - Use Gro-power Planting tablets (7 gram size 12-8-8) while backfilling the plant, (verify number of tablets with manufacturer's specifications).
- D. Soil amendment and backfill mix are provided for bidding purposes only. The contractor shall provide in their bid for a soil agronomy report by an approved soil agronomist upon completion of rough grading. Actual soil amendments and backfill mix shall be as per soil agronomist's report and recommendations.
- E. Backfill for ferns and shade plants shall be 1/3 prepared site soil and 2/3 saturated coarse peat moss. Set these plants so that when settled the crown will be 1 1/2" above the surrounding grade.
- F. Remove all vines from nursery stakes and espalier and attach to fence or wall surface using nails or plastic ties.
- G. Fine prune all specimen trees after planting under the direction of the Landscape Architect.
- H. All specimen trees shall be selected at the source by the Landscape Architect.
- I. Upon completion, remove all extraneous materials and debris, broom wash and clean all areas.
- J. Actual symbols shall have priority over written quantities. Contractor shall verify quantities and notify Landscape Architect of discrepancies.
- K. All plant material, color size and quantities are to be verified with owner.
- L. All substitutions shall be approved by Landscape Architect and owner.



- 1. Bubbler head or drip irrigation head below lip of pot, adjust as required. 1/2" copper under all hardscape and into pot.
- 2. 1/2" long PVC pipe, dia. dia. to match drain hole (3/4" min) epoxy in place through drain hole into drain line and waterproof seal around hole.
- 3. Irrigation and electric lines to have waterproof seal around hole.
- 4. Mesh filter cloth
- 5. 2" gravel
- 6. Pavement per construction plan.
- 7. PVC to house irrigation and electrical lines.
- 8. Drainage line per grading plan.
- 9. Pot



TREES:			
NM	SYMBOL	NAME	SIZE
1.	ARB LINE	AREBUTUS UNEDO -STRAWBERRY TREE	MULTI 48" BOX
2.	CIN CAM	CINNAMOMUM CAMPHORA -CAMPHOR TREE	36" BOX 48" BOX
3.	CUP ANA	CUPANOPSIS ANAGARDIODES -CARROTWOOD	60" BOX
4.	FIG GRE	FIGUS MICROCARPA 'GREEN GEM' -FIGUS GREEN GEM	LOW BRANCH STANDARD 60" BOX
5.	GIN BIL	GINKGO BILOBA -GINKGO	36" BOX
6.	MAG LIT	MAGNOLIA GRANDIFLORA 'LITTLE GEM' -LITTLE GEM MAGNOLIA	24" BOX 36" BOX
7.	POD GRA	PODOCARPUS GRACILIOR -FERN FINE	36" BOX
8.	PRU CAR	PRUNUS CAROLINIANA 'BRIGHT N TIGHT' -CAROLINE CHERRY	COLUMN FORM 36" BOX
9.	CIT SPP	CITRUS SPP. -LIME, LEMON, ORANGE TREES	15 GAL



SHRUBS:			
NM	SYMBOL	NAME	SIZE
20.	ART TUR	ARTIFICIAL TURF -TIGER TURF	DIAMOND SPRING PRO BY TIGER TURF
21.	BIG CAP	BIGNONIA CAPREOLATA -CROSSVINE	STAKED VINE 15 gal
22.	BOU SPP	BOUGAINVILLEA 'TEMPLE FIRE' -TEMPLE FIRE BOUGAINVILLEA	STAKED VINE 5 gal 15 gal
23.	CAM NIG	CAMELLIA NIGCO GEM -CAMELLIA	15 gal
24.	COLOR	PURPLE COLOR -BEST OF SEASON	COLOR PACK
25.	BUX SFP	BUXUS SEMPERVIRENS -COMMON BOXWOOD	TOPIARY SPHERE 15 gal
26.	ELO MIC	EUONYMUS MICROPHYLLUS -BOX LEAF EUONYMUS	15 gal
27.	FIG NIT	FIGUS NITIDA -INDIAN LAUREL FIG	15 gal
28.	GAR MY S	GARDENIA 'MYSTERY' -MYSTERY GARDENIA	15 gal
29.	HYD GRA	HYDRANGEA GRANDIFLORA -HYDRANGEA	5 gal
30.	LIG TEX	LIGUSTRUM J. 'TEXANUM' -WAXLEAF PRIVET	STAKED HEDGE 15 gal
31.	LIG COL	LIGUSTRUM J. 'TEXANUM' -WAXLEAF PRIVET	TALL COLUMN 15 gal
32.	PEL BAL	PELAGONIUM BALKAN HILL -PURPLE GERANIUM	1 gal
33.	PRU CAR	PRUNUS CAROLINIANA -CAROLINE CHERRY	TALL SQUARE COLUMN 24" BOX
34.	RHA UMB	RHAPHIOLEPIS UMBELLATA -TEDDO HAWTHORN	5 gal 15 gal
35.	ROS PRO	ROSEMARINUS O. 'PROSTRATUS' -PROSTRATE ROSEMARY	GROUND COVER SHRUB FORM 1 gal @ 12" o.c. 5 gal Subl-Approved 11/20/19
36.	ROS ICE	ROSA 'ICEBERG' -ICEBERG ROSE	15 gal
37.	SOL RAN	SOLANUM RANTONNETTI -ROYAL ROSE NIGHTSHADE	SHRUB FORM 15 gal
38.	TRA JAS	TRACHELOSPERMUM JASMINOIDES -STAR JASMINE	STAKED VINE GROUND COVER 15 gal 5 gal
39.	WES BLU	WESTRINGIA F. 'BLUE GEM' -BLUE GEM COAST ROSEMARY	-
40.	TURF	MARATHON II TURF	SOD
41.	VEG HER	VEGETABLE HERB GARDEN -HERB GARDEN	VARIETIES TBS BY OWNER 5" POT
42.	ECH SPP	ECHVEARIA SPP. -BLUE ATOL	VARIETIES TBS BY OWNER 1 gal

POTS:			
NM	SYMBOL	POT PLANTING	SIZE
60.	POT A	DURANTA 'SAPPHIRE SHOWERS' -PICOTEE SKY FLOHER (PATIO TREE)	15 gal
61.	POT B	PYRAMID TOPIARY -PRIVET TOPIARY	24" BOX
62.	POT C	-	-
63.	POT D	-	-

CRYSTAL COVE COMMUNITY STANDARD GENERAL NOTES:

- 1. Once approved, these drawings constitute the basis against which all inspectors of improvements on the Lot will be measured by the AGC. Any changes to the specifications within these drawings must be submitted and approved by the AGC prior to any form of work or construction.
- 2. Wall footings at tree locations must be board formed to eliminate ball over, and all extraneous concrete must be removed from the site.
- 3. Both sides of the property line walls, fences, and pilasters must be completely finished as required by the Design Guidelines.
- 4. Property line walls must be a minimum of five (5) feet and a maximum of six (6) feet above Rough Grade; less the erosion control berm. Maximum height for pilasters is six feet eight inches (6'-8") above Rough Grade.
- 5. Box sizes of trees are shown on all Site Plans to prevent concrete footings or piping (drainage, utility, irrigation, or water feature) from impeding the installation or growth of the specified trees. All contractors are required to respect the proposed location of all plant material.
- 6. The grade adjacent to the side and rear property lines must remain at Rough Grade for four (4) feet clear.

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT IDENTIFICATION NUMBER CALL UNDERGROUND SERVICE ALERT.

TOLL FREE 1-800-422-4155
(Two working days before you dig)

LIND 20-0004
 CLIENT: SUN RESIDENCE AKA Cher
 15 SWIMMERS POINT, CRYSTAL COVE, TR16602
 NEWPORT BEACH, CA 92651
 THE: PLANTING PLAN
 REVISED: 2/11/20 3rd REV. SUB2
 SCALE: 1/8" = 1'-0"
 DATE: 6-2-20
 DRAWN BY: L.T. ZG
 SHEET: 13
 JOB NUMBER: 19-107
 DATE: 6-2-20
 DRAFTER: DANIEL STEWART
 12-31-20
 STATE OF CALIFORNIA
 Daniel Stewart & Assoc.
 Landscape Architects
 2755 CAMINO CAPITANO #2
 TEL: (949) 361-8988 FAX: (949) 361-2975
 PROJECT: NEW PROJECT VS5sm1113 Planning, Inc. © 2020/07/25/19/14/18/17

Crystal Cove Custom Homesites III - Tract 16602

Exhibit "A"

Lot 10

X = WIDTH AT REAR OF ENVELOPE
 X/2 = 1/2 WIDTH AT REAR OF ENVELOPE
 Y = LENGTH AT SIDE OF ENVELOPE
 Y/2 = 1/2 LENGTH AT SIDE OF ENVELOPE

***NOTE:**

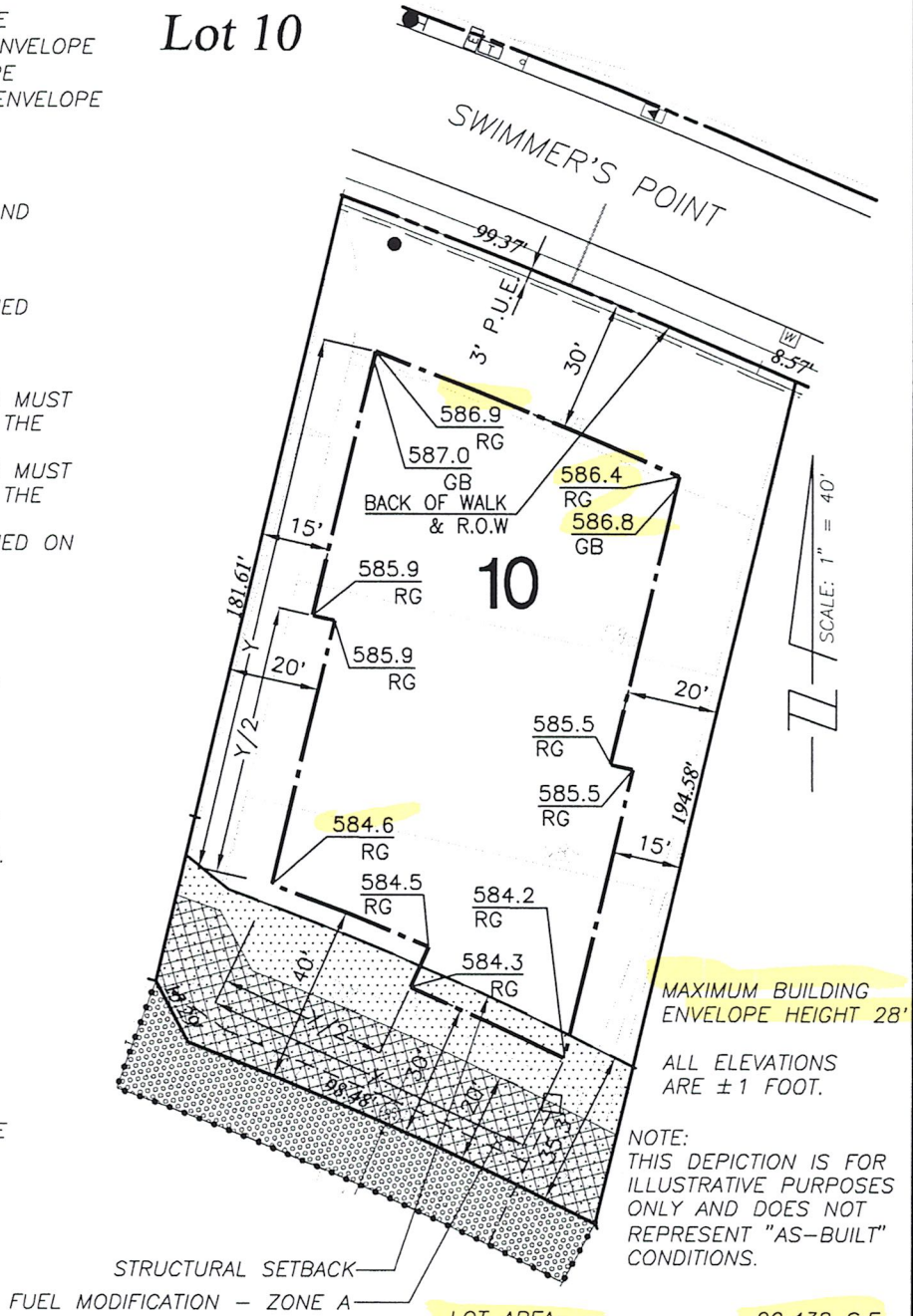
50% OF THE REAR YARD SETBACK MUST BE A MINIMUM OF 30 FEET FROM THE REAR PROPERTY LINE AND 50% OF THE REAR YARD SETBACK MUST BE A MINIMUM OF 40 FEET FROM THE REAR PROPERTY LINE. THESE SETBACKS MAY BE MAINTAINED ON EITHER SIDE.

***NOTE:**

50% OF THE SIDE YARD SETBACKS MUST BE A MINIMUM OF 15 FEET FROM THE SIDE YARD PROPERTY LINES AND 50% OF THE SIDE YARD SETBACKS MUST BE A MINIMUM OF 20 FEET FROM THE SIDE YARD PROPERTY LINES. THESE SETBACKS MAY BE MAINTAINED ON EITHER END.

LEGEND

- STRUCTURAL SETBACK ZONE: IMPROVEMENTS REQUIRE SPECIAL MEASURES (E.G. DEEPENED FOOTINGS) DUE TO PRESENCE OF ADJACENT SLOPES. PLEASE CONSULT A GEOTECHNICAL ENGINEER REGARDING THESE SETBACKS.
- DOMESTIC WATER CONNECTION
- DRY UTILITY CONNECTION
- SEWER CONNECTION (CLEANOUT)
- AREA DRAIN INLET
- AREA DRAIN LINE
- BUILDING ENVELOPE
- STRUCTURAL SETBACK LINE
- PROPERTY LINE
- RIGHT OF WAY
- REAR OR SIDE YARD FENCE
- COMMON AREA SLOPE & FUEL MODIFICATION ZONE B
- TB - TOP OF BERM
- GB - GRADE BREAK
- RG - ROUGH GRADE
- R.O.W. - RIGHT OF WAY
- P.U.E. - PUBLIC UTILITY EASEMENT
- T TELE HANDHOLE (17"x30")
- E SCE HANDHOLE (13"x24"), (2'x3') OR (2.5'x4')
- COX ABOVE GROUND
- STREET SIGN
- FIRE HYDRANT



MAXIMUM BUILDING ENVELOPE HEIGHT 28'
 ALL ELEVATIONS ARE ±1 FOOT.

NOTE: THIS DEPICTION IS FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT REPRESENT "AS-BUILT" CONDITIONS.

LOT AREA: 20,438 S.F.
 MAXIMUM ALLOWABLE 8,200 S.F.
 TOTAL S.F. (Incl. ground floor garage)

Prepared For: IRVINE COMPANY COMMUNITY DEVELOPMENT An Affiliate of the Irvine Company LLC 550 Newport Center Drive Newport Beach, CA 92660 Telephone: (949) 720-2000	Date Prepared: 3-19-15 Prepared By: HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING ◻ ENGINEERING ◻ SURVEYING Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759
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AREA CALCULATIONS

18 SWIMMERS POINT NPB

FIRST FLOOR	3885	SQ FT
SECOND FLOOR	4119	SQ FT
CONDITIONED BASEMENT	3490	SQ FT
TOTAL	11494	SQ FT

BASEMENT	3490	SQ FT
GARAGE	2087	SQ FT
MECHANICAL	123	SQ FT
POOL EQUIPMENT	56	SQ FT
TOTAL	5756	SQ FT

FIRST FLOOR LOGGIA 1	249	SQ FT
FIRST FLOOR LOGGIA 2	256	SQ FT
FIRST FLOOR LOGGIA 3	227	SQ FT
OUTDOOR DINING	278	SQ FT

TOTAL

2ND FLOOR SITTING LOGGIA	230	SQ FT
2ND FLOOR LOGGIA 1	123	SQ FT
OPEN DECKS (1ST FLR.)	611	SQ FT
OPEN DECKS (2ND FLR.)	572	SQ FT

TOTAL CONDITIONED SPACE 11,494 SQ FT