

Attachment PC 6

Project Plans

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1301 DOVE STREET

NEWPORT BEACH, CA



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VESTING TENTATIVE TRACT MAP NO. 19485

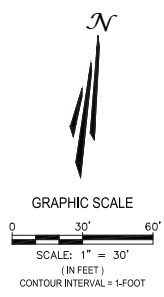
IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

A TWO-PHASED 4-LOT SUBDIVISION FOR CONDOMINIUM PURPOSES

PROPOSED CONDITIONS - PHASE TWO

TAIT & ASSOCIATES, INC.

FEBRUARY 2026



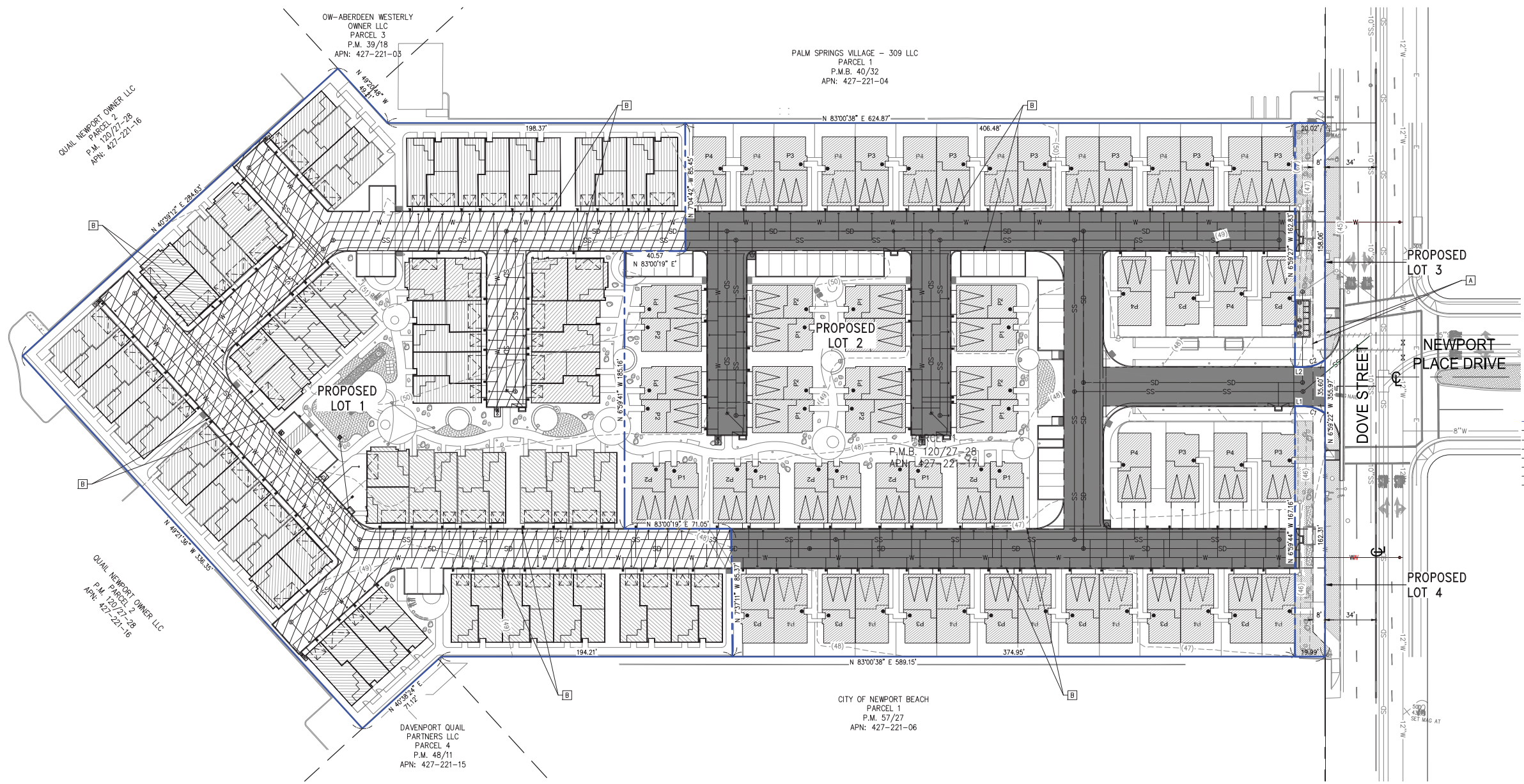
LEGEND:

- APN ASSESSOR'S PARCEL NUMBER
- BB BACK OF BRICK
- BC BEGINNING OF CURVE
- CB CATCH BASIN
- CL CENTERLINE
- CLF CHAIN LINK FENCE
- CC CONCRETE
- CG CURB & GUTTER
- CI DRAIN INLET
- DWY DRIVEWAY
- EVT ELECTRIC VAULT
- EP EDGE OF PAVEMENT
- EC END OF CURVE
- PH FIRE HYDRANT
- FL FLOW LINE
- GM GAS METER
- IP IRON PIPE
- ICV IRRIGATION CONTROL VALVE
- MW MONITORING WELL
- NG NATURAL GROUND
- P.I.Q. PROPERTY IN QUESTION
- PB PULL BOX
- RW RIGHT-OF-WAY
- SMH SEWER MANHOLE (SMH)
- SRN SRN
- S.N.F. SEARCHED, NOTHING FOUND
- SDM STORM DRAIN MANHOLE (SDM)
- SL STREET LIGHT
- TOE TOE OF SLOPE
- TOP TOP OF SLOPE
- TBC TOP BACK OF CURB
- TSPB TRAFFIC SIGNAL PULL BOX
- UV UTILITY VALVE
- WM WATER METER
- WV WATER VALVE
- PROPERTY LINE
- G GAS LINE
- OH OVERHEAD WIRES
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- W WATER LINE
- T TELEPHONE LINE
- E UNDERGROUND ELECTRICAL LINE

- PROPOSED INGRESS, EGRESS AND FIRE LANE ACCESS EASEMENT FOR LOT 1 PHASE 1
- PROPOSED INGRESS, EGRESS AND FIRE LANE ACCESS EASEMENT FOR LOT 1 PHASE 2

PROPOSED EASEMENTS:

- A PROPOSED PEDESTRIAN ACCESS EASEMENT TO THE CITY OF NEWPORT BEACH
- B PROPOSED UTILITY EASEMENT TO THE CITY OF NEWPORT BEACH



LINE TABLE		
NUMBER	BEARING	LENGTH
L1	N83° 01' 04"E	5.26'
L2	N83° 04' 12"E	5.30'

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	36° 12' 03"	15.80'	25.00'
C2	36° 02' 26"	15.73'	25.00'

	701 North River Street Santa Ana, CA 92705 P: 714.540.8200 www.tait.com ENGINEERING, ARCHITECTURE, SURVEYING, ENVIRONMENTAL, BILLING, LAND DEVELOPMENT, AND CONSTRUCTION Since 1944	UPDATED WITH ADDED PROPOSED EASEMENTS DATE: 02/26/2026 BY: JIM	DATE: 02/26/2026 BY: JIM	DATE: 02/26/2026 BY: JIM
VESTING TENTATIVE TRACT MAP NO. 19485 1301 DOVE STREET NEWPORT BEACH, CA 92660 4000 MACARTHUR BLVD. SUITE 800, NEWPORT BEACH, CA 92660				
3 OF 3				

FOR REVIEW ONLY - PRELIMINARY

811
Know what's below
Call before you dig.

GRADING GENERAL NOTES

GENERAL

- ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.
- PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.
- ALL WORK SHALL CONFORM TO CHAPTER 15 OF THE NEWPORT BEACH MUNICIPAL CODE (NBMC), THE PROJECT SOILS REPORT AND SPECIAL REQUIREMENTS OF THE PERMIT.
- DUST SHALL BE CONTROLLED BY WATERING AND/OR DUST PALLIATIVE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE DURING THE CONSTRUCTION PERIOD.
- WORK HOURS ARE LIMITED FROM 7:00 AM TO 6:30 PM MONDAY THROUGH FRIDAY; 8:00 AM TO 6:00 PM SATURDAYS; AND NO WORK ON SUNDAYS AND HOLIDAYS PER SECTION 10-28 OF THE NBMC.
- NOISE, EXCAVATION, DELIVERY AND REMOVAL SHALL BE CONTROLLED PER SECTION 10-28 OF THE NBMC.
- THE STAMPED SET OF APPROVED PLANS SHALL BE ON THE JOB SITE AT ALL TIMES.
- PERMITTEE AND CONTRACTOR ARE RESPONSIBLE FOR LOCATING AND PROTECTING UTILITIES.
- APPROVED SHORING, DRAINAGE PROVISIONS AND PROTECTIVE MEASURES MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING OPERATION.
- CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE AND APPROVED BY THE BUILDING OFFICIAL.
- HAIL ROUTES FOR IMPORT OR EXPORT OF MATERIALS SHALL BE APPROVED BY THE CITY TRAFFIC ENGINEER AND PROCEDURES SHALL CONFORM WITH CHAPTER 15 OF THE NBMC.
- POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM ALL BUILDING AND SLOPE AREAS.
- FAILURE TO REQUEST INSPECTIONS AND/OR HAVE REMOVABLE EROSION CONTROL DEVICES ON-SITE AT THE APPROPRIATE TIMES SHALL RESULT IN A "STOP WORK" ORDER.
- ALL PLASTIC DRAINAGE PIPES SHALL CONSIST OF PVC OR ABS PLASTIC SCHEDULE 40 OR SDR 35 OR ADS 3000 WITH GLOUED JUNCTIONS.
- NO PAINT, PLASTER, CEMENT, SOIL, MORTAR OR OTHER RESIDUE SHALL BE ALLOWED TO ENTER STREETS, CURBS, GUTTERS OR STORM DRAINS. ALL MATERIAL AND WASTE SHALL BE REMOVED FROM THE SITE.

EROSION CONTROL

- TEMPORARY EROSION CONTROL PLANS ARE REQUIRED FROM OCTOBER 15 TO MAY 15.
- EROSION CONTROL DEVICES SHALL BE AVAILABLE ON-SITE BETWEEN OCTOBER 15 AND MAY 15.
- BETWEEN OCTOBER 15 AND MAY 15, EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHENEVER THE FIVE-DAY PROBABILITY OF RAIN EXCEEDS 30 PERCENT. DURING THE REMAINDER OF THE YEAR, THEY SHALL BE IN PLACE AT THE END OF THE WORKING DAY, WHENEVER THE DAILY RAINFALL PROBABILITY EXCEEDS 50 PERCENT.
- TEMPORARY DESILTING BASINS, WHEN REQUIRED, SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT.

REQUIRED INSPECTIONS

- A PRE-GRADING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, CITY BUILDING INSPECTOR OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.
- A PRE-PAVING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF THE SUB-GRADE PREPARATION FOR THE PAVING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, PAVING CONTRACTORS, DESIGN CIVIL ENGINEER, SOILS ENGINEER, CITY BUILDING INSPECTOR OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.

GRADING FILLS/CUTS

- GRADED SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
- FILL SLOPES SHALL BE COMPACTED TO NO LESS THAN 90 PERCENT RELATIVE COMPACTION OUT TO THE FINISHED SURFACE.
- ALL FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION AS DETERMINED BY ASTM TEST METHOD 1557, AND APPROVED BY THE SOILS ENGINEER. COMPACTION TESTS SHALL BE PERFORMED APPROXIMATELY EVERY TWO FEET IN VERTICAL HEIGHT AND OF SUFFICIENT QUANTITY TO ATTEST TO THE OVERALL COMPACTION EFFORT APPLIED TO THE FILL AREAS.
- AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL VEGETATION AND DEBRIS, SCARIFIED AND APPROVED BY THE SOILS ENGINEER PRIOR TO PLACING OF THE FILL.
- FILLS SHALL BE KEYED OR BENCHED INTO COMPETENT MATERIAL.
- ALL EXISTING FILLS SHALL BE APPROVED BY THE SOILS ENGINEER OR REMOVED BEFORE ANY ADDITIONAL FILLS ARE ADDED.
- ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND BACKFILLED AND APPROVED BY THE SOILS ENGINEER.
- THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND DETERMINE THE PRESENCE OF, OR POSSIBILITY OF FUTURE ACCUMULATION OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, DRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
- THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE AND GRADE.
- ALL TRENCH BACKFILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION, AND APPROVED BY THE SOILS ENGINEER. THE BUILDING DEPARTMENT MAY REQUIRE CORING OF CONCRETE FLAT WORK PLACED OVER UNTESTED BACKFILLS TO FACILITATE TESTING.
- THE STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING DEPARTMENT.
- LANDSCAPING OF ALL SLOPES AND PADS SHALL BE IN ACCORDANCE WITH CHAPTER 15 OF THE NBMC.
- ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY AN ENGINEERING GEOLOGIST TO DETERMINE IF ANY STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL RECOMMEND AND SUBMIT NECESSARY TREATMENT TO THE BUILDING DEPARTMENT FOR APPROVAL.
- WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER WILL OBTAIN APPROVAL OF DESIGN, LOCATION AND CALCULATIONS FROM THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
- THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL INSPECT AND TEST THE CONSTRUCTION OF ALL BUTTRISS FILLS AND ATTEST TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
- WHEN CUT PADS ARE BROUGHT TO NEAR GRADE THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
- THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS DURING GRADING.
- NOTIFICATION OF NONCOMPLIANCE: IF, IN THE COURSE OF FULFILLING THEIR RESPONSIBILITY, THE CIVIL ENGINEER, THE SOILS ENGINEER, THE ENGINEERING GEOLOGIST OR THE TESTING AGENCY FINDS THAT THE WORK IS NOT BEING DONE IN CONFORMANCE WITH THE APPROVED GRADING PLANS, THE DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE PERSON IN CHARGE OF THE GRADING WORK AND TO THE BUILDING INSPECTOR. RECOMMENDATIONS FOR CORRECTIVE MEASURES, IF NECESSARY, SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL.

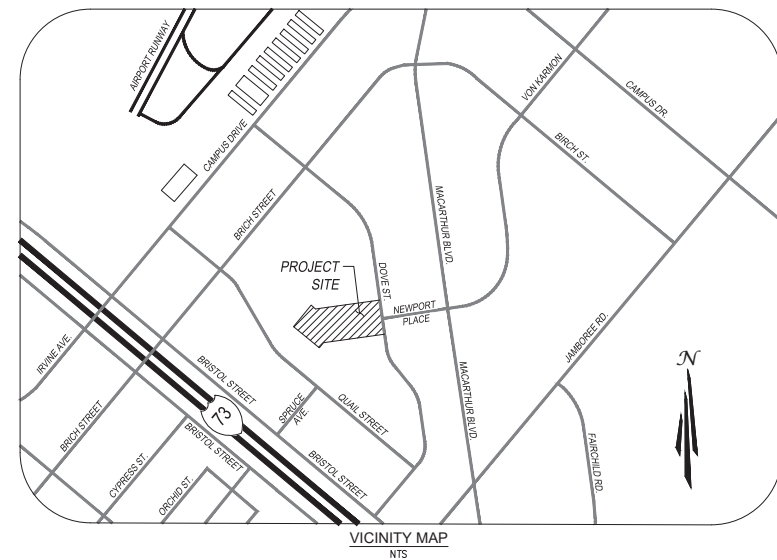
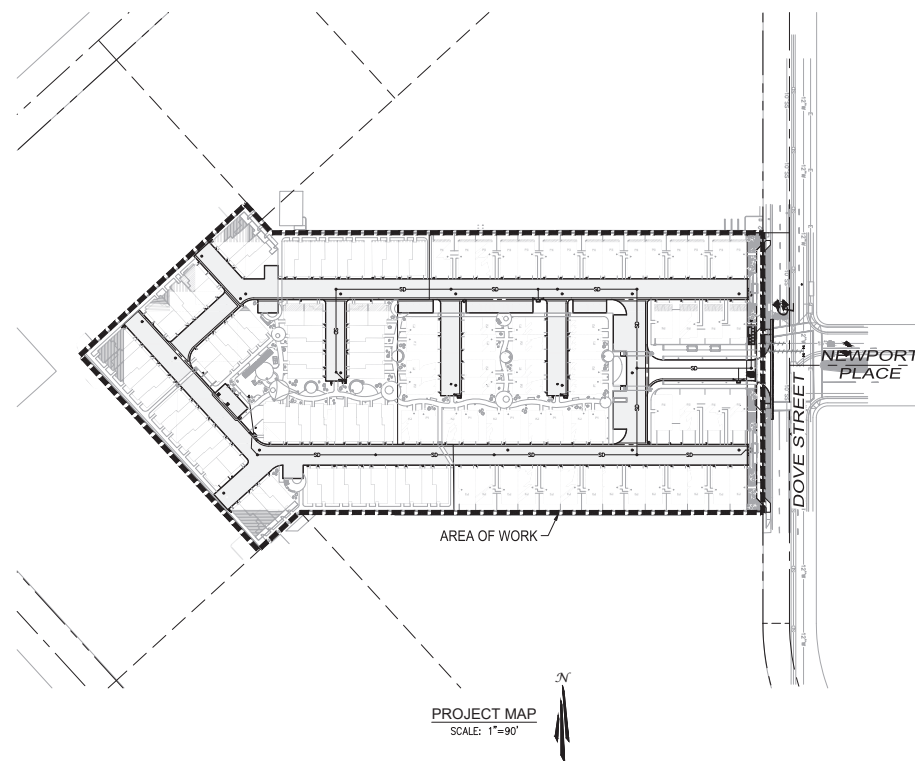
PUBLIC WORKS GENERAL NOTES

- AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
- A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING DEPARTMENT PERMIT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPARTMENT INSPECTION, IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEY/STREET PAVEMENT WILL BE REQUIRED. ADDITIONALLY, IF EXISTING UTILITIES INFRASTRUCTURE ARE DEEMED SUBSTANDARD, A NEW 1 INCH WATER SERVICE, WATER METER BOX, SEWER LATERAL AND/OR CLEANOUT WITH BOX AND LID WILL BE REQUIRED. 100% OF THE COST SHALL BE BORNE BY THE PROPERTY OWNER (MUNICIPAL CODES 14.24.020 AND 14.08.030). SAID DETERMINATION AND THE EXTENT OF THE RECONSTRUCTION WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR. CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE PUBLIC RIGHT OF WAY AT ALL TIMES DURING THE CONSTRUCTION PROJECT. A STOP WORK NOTICE MAY BE ISSUED FOR ANY DAMAGE OR UNMAINTAINED PORTION OF THE PUBLIC RIGHT OF WAY.
- AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY. ALL NON-STANDARD IMPROVEMENTS SHALL COMPLY WITH CITY COUNCIL POLICY L-6.
- ALL WORK RELATED TO WATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-34 LICENSED PIPELINE CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.
- ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.

NOTE

PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY, AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.

CONCEPTUAL GRADING PLANS DOVE PROPERTIES - TOWN HOMES 1301 DOVE STREET NEWPORT BEACH, CALIFORNIA



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LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN ON PARCEL MAP, IN THE CITY OF NEWPORT BEACH COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED AUGUST 02, 1978 IN BOOK 120, PAGES 27 AND 28 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

FOR CONVEYANCING PURPOSES ONLY: APN 427-221-17

ASSESSOR'S PARCEL NUMBER

COUNTY OF ORANGE
APN: 427-221-17

LEGEND

SEE EACH SHEET

GEO TECHNICAL REPORT

GEOTEK USA
1548 N. MAPLE ST.
CORONA, CA 92878
(813) 957-5278

PROJECT CONTACT LIST

OWNER/DEVELOPER
DOVE PROPERTY OWNER, LLC
4000 MACARTHUR BLVD
SUITE 600 - EAST TOWER
NEWPORT BEACH, CA 92660

CIVIL ENGINEER
TAIT & ASSOCIATES, INC.
701 N. PARKCENTER DRIVE
SANTA ANA, CA 92705
(714) 560-8200

ARCHITECT
KTCY
17311 VON KARMEN AVE. STE. 200
IRVINE, CA 92614
(949) 851-2133

ALL-T.A.N.S.P.S. SURVEY
TAIT & ASSOCIATES, INC.
701 N. PARKCENTER DRIVE
SANTA ANA, CA 92705
(714) 560-8200

UTILITY PURVEYORS

WATER
NEWPORT BEACH CITY UTILITIES-WATER
949 W. 16TH STREET
NEWPORT BEACH, CA 92663
PHONE: (949) 644-3011

STORM DRAIN
NEWPORT BEACH CITY UTILITIES-STORM DRAIN
949 W. 16TH STREET
NEWPORT BEACH, CA 92663
PHONE: (949) 644-3011

SANITARY SEWER
NEWPORT BEACH CITY UTILITIES-SEWER
949 W. 16TH STREET
NEWPORT BEACH, CA 92663
PHONE: (949) 644-3011

ORANGE COUNTY SANITATION
10844 ELLIS AVE.
FOUNTAIN VALLEY, CA 92708
PHONE: (714) 593-7626

GAS
SOUTHERN CALIFORNIA GAS COMPANY
1919 STATE COLLEGE BLVD.
ANAHEIM, CA 92806
PHONE: 714 634-5067

ELECTRIC
SOUTHERN CALIFORNIA EDISON
P.O. BOX 800
RANCHO CUCAMONGA, CA 91770
PHONE: (800) 655-4555

NEWPORT BEACH CITY UTILITIES-STREET LIGHT
949 W. 16TH STREET
NEWPORT BEACH, CA 92663
PHONE: (949) 644-3011

TELECOM
AT&T
(888)290-3111
ENGINEERING & CONSTRUCTION CALL FOR ADDRESS

EXTENET SYSTEMS LLC
3030 WARRENVILLE RD.
LISLE, IL 60532
(630) 245-1904

VERIZON
400 INTERNATIONAL PKWY.
RICHARDSON, TX 75081
(888) 789-1223

SPECTRUM
9265 TOPANGA CANYON BLVD.
CHATWORTH, CA 91311
(818)-922-6839

UNDERGROUND SERVICE ALERT

Call: TOLL FREE
1-800-422-4133

KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
TWO WORKING DAYS BEFORE YOU DIG

UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

ENGINEERS NOTE TO CONTRACTOR:

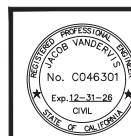
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON. IF THE CONTRACTOR ENCOUNTERS ANY DISCREPANCIES, CONFLICTS OR AREAS WHICH HE FEELS UNWORKABLE, HE SHALL NOTIFY THE GRADING ENGINEER IMMEDIATELY PRIOR TO CONTINUING OR DEVIATING FROM THIS PLAN.

BENCHMARK:

O.C.S. VERTICAL CONTROL POINT "35-34-77" NAVD83/ OCS 2003 ADJUSTMENT DESCRIBED BY OCS 2001 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "35-34-77" SET IN THE NORTHEAST CORNER OF A 4.5 FT. BY 6.4 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE WESTERLY SIDE OF MACARTHUR BOULEVARD, 362 FT. NORTHERLY OF THE CENTERLINE OF NEWPORT PLACE DRIVE AND 58 FT. WESTERLY OF THE CENTERLINE OF MACARTHUR BOULEVARD. MONUMENT IS SET LEVEL WITH THE SIDEWALK ELEVATION = 45.510 FT (NAVD83)

BASIS OF BEARINGS:

BASIS OF BEARINGS BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 61881 AND STATION GPS NO. 6158 BEING NORTH 44°22'27" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR



PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

6/17/26
DATE

C1
1 OF 10

119

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY	DATE	DESCRIPTION	NO.	DESCRIPTION	DATE	BY

TAIT & ASSOCIATES, INC.
ENGINEERING, ENVIRONMENTAL, PLANNING, LAND SURVEYING, ARCHITECTURE, INTERIOR DESIGN
701 North Riverchase Drive
Santa Ana, CA 92705
P: 714.560.8200
www.tait.com

TITLE SHEET
DOVE PROPERTIES TOWNHOMES
1301 DOVE STREET
NEWPORT BEACH, CA 92660
DOVE PROPERTY OWNER, LLC

DATE: 6/15/26
CHECKED: SW
DATE: 05/26/2026
REVISION #:
JOB NO. SPR206

2/6/2024 Internal Review

NOT FOR CONSTRUCTION

TITLE EXCEPTIONS

- INDICATES SHOWN HEREON, NUMBERED ACCORDING TO THE ABOVE REFERENCED PRELIMINARY TITLE REPORT.
1-8 GENERAL NOTES
9-10 GENERAL AND SPECIAL TAXES, ASSESSMENTS, LIEN OF SUPPLEMENTAL TAXES, IF ANY.
11 A PERPETUAL AIR OR FLIGHT EASEMENT, SOMETIMES REFERRED TO AS AVIGATION RIGHTS, IN AND TO ALL THE AIR SPACE ABOVE THOSE PORTIONS OF PARTICULAR PLANES OR MAGNARY SURFACES THAT OVERLIE SAID LAND FOR USE BY AIRCRAFT, PRESENT OR FUTURE, FROM OR TO THE ORANGE COUNTY AIRPORT, SAID EASEMENTS AND RIGHTS BEING MORE PARTICULARLY DESCRIBED AND DEFINED IN AND GRANTED TO THE COUNTY OF ORANGE BY DEED RECORDED MARCH 17, 1964 IN BOOK 6965, PAGE 721, OFFICIAL RECORDS, UPON THE TERMS, COVENANTS AND CONDITIONS THEREIN. THE PLANES ABOVE WHICH SAID EASEMENT LIES ARE MORE PARTICULARLY DESCRIBED IN SAID DEED AND SHOWN ON A MAP THEREIN REFERRED TO, (BLANKET IN NATURE).
12 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AUGUST 15, 1971 AS INSTRUMENT NO. 17664 IN BOOK 9768, PAGE 919 OF OFFICIAL RECORDS.
13 A DOCUMENT ENTITLED "ESTOPPEL CERTIFICATE AFFECTING REAL PROPERTY" RECORDED SEPTEMBER 11, 1981 AS INSTRUMENT NO. 14177 IN BOOK 14216, PAGE 382 OF OFFICIAL RECORDS. (BLANKET IN NATURE)
14 AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES, UNDERGROUND LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 1, 1979 AS INSTRUMENT NO. 1554 IN BOOK 13253, PAGE 710 OF OFFICIAL RECORDS. (PLOTTED)
15 THIS ITEM HAS BEEN INTENTIONALLY DELETED.
16 THIS ITEM HAS BEEN INTENTIONALLY DELETED.
17 A CONVEYANCING DOCUMENT RECORDED JUNE 26, 2025 AS INSTRUMENT NO. 2025000182004 OF OFFICIAL RECORDS.
18 THIS ITEM HAS BEEN INTENTIONALLY DELETED.
19 THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY JRN CIVIL ENGINEERS ON 23422, DESIGNATED JOB NO. AUGUST 7, 2025: NONE
20 RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER THE UNWRITTEN UNRECORDED LEASES DESCRIBED IN THE RENT ROLL ATTACHED.
21 A DEED OF TRUST RECORDED _____ AS INSTRUMENT NO. _____ O.R. _____

TITLE REPORT:

TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE
TITLE ORDER NO.: NCS-1273884-SC
COMMITMENT DATE: AUGUST 11, 2025
TITLE OFFICER: MICHAEL D. HICKEY
E-MAIL: MHICKEY@FIRSTAM.COM

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1 AS SHOWN ON PARCEL MAP, IN THE CITY OF NEWPORT BEACH COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED AUGUST 02, 1978 IN BOOK 120, PAGES 27 AND 28 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6168R1 AND STATION GPS NO. 6159 BEING NORTH 44°22'27" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

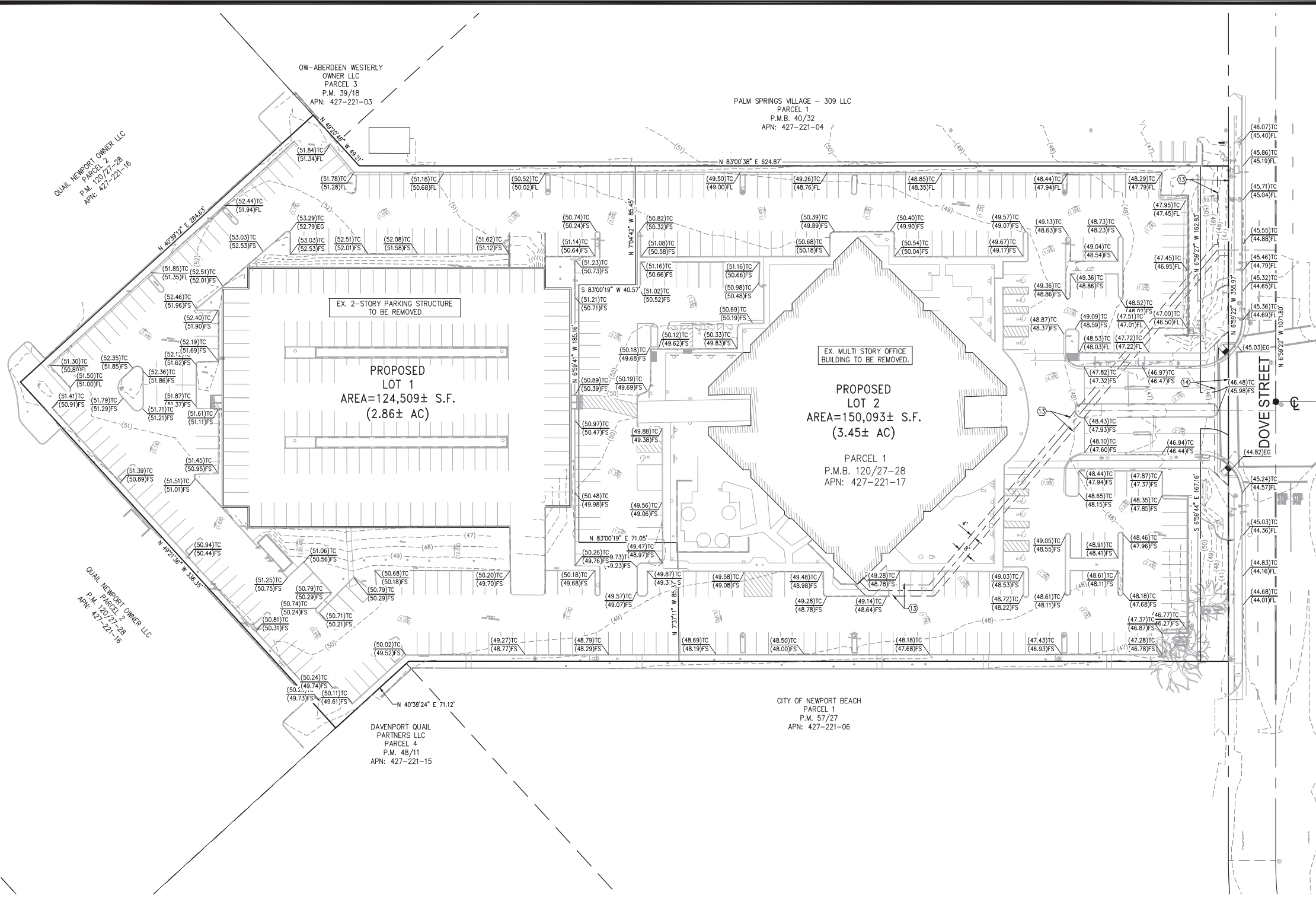
BENCHMARK:

BENCHMARK: OCS BM #35-34-77

DESCRIPTION: FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "35-34-77", SET IN THE NORTHEAST CORNER OF A 4.5 FT. BY 8.4 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE WESTERLY SIDE OF MACARTHUR BOULEVARD, 362 FT. NORTHERLY OF THE CENTERLINE OF NEWPORT PLACE DRIVE AND 58 FT. WESTERLY OF THE CENTERLINE OF MACARTHUR BOULEVARD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.
ELEVATION: 45.510 FEET (NAVD 88 DATUM)

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE 11, 1983 NAD, (2017 50 EPOCH O.C.S. GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY THE MEAN VALUE, 0.999973925 FOR THIS SURVEY.



LINE LEGEND:

- PROPERTY LINE
EXISTING LANDSCAPE WALL
STREET CENTERLINE
8"SS EXISTING 8" SEWER LINE
4"SS EXISTING 4" SEWER LINE
4"W EXISTING 4" WATER LINE
6"W EXISTING 6" WATER LINE
8"W EXISTING 8" WATER LINE
2"C EXISTING 2" GAS LINE

SYMBOL LEGEND:

- EXISTING FIRE HYDRANT
EXISTING WATER METER
EXISTING WATER METER
SEWER CLEANOUT
EXISTING STORM DRAIN MANHOLE
EXISTING SEWER MANHOLE
EXISTING WATER VALVE

ABBREVIATIONS:

- TG TOP GRATE
EX EXISTING
EC EDGE OF CUTTER
TC TOP OF CURB
FL FLOW LINE
FS FINISHED SURFACE
SW SIDEWALK
LS LANDSCAPING
AC ASPHALT CONCRETE
R/W RIGHT OF WAY
C/L CENTERLINE
P/L PROPERTY LINE
TYP TYPICAL
BEG BEGIN WORK
DWF DRIVEWAY
CLF CHAIN LINK FENCE

UNAUTHORIZED CHANGES & USES:

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ENGINEERS NOTE TO CONTRACTOR:

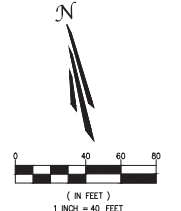
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT, SHOWN HEREON. IF THE CONTRACTOR ENCOUNTERS ANY DISCREPANCIES, CONFLICTS OR AREAS WHICH HE FEELS UNWORKABLE, HE SHALL NOTIFY THE GRADING ENGINEER IMMEDIATELY PRIOR TO CONTINUING OR DEVIATING FROM THIS PLAN.

BENCHMARK:

O.C.S. VERTICAL CONTROL POINT "35-34-77" NAVD83/ OCS 2003 ADJUSTMENT (DESCRIBED BY OCS 2001 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "35-34-77" SET IN THE NORTHEAST CORNER OF A 4.5 FT. BY 8.4 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE WESTERLY SIDE OF MACARTHUR BOULEVARD, 362 FT. NORTHERLY OF THE CENTERLINE OF NEWPORT PLACE DRIVE AND 58 FT. WESTERLY OF THE CENTERLINE OF MACARTHUR BOULEVARD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.
ELEVATION = 45.510 FT (NAVD88)

BASIS OF BEARINGS:

BASIS OF BEARINGS BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6168R1 AND STATION GPS NO. 6159 BEING NORTH 44°22'27" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR



UNDERGROUND SERVICE ALERT logo with 811 call number and text: KNOW WHAT'S BELOW. CALL BEFORE YOU DIG. TWO WORKING DAYS BEFORE YOU DIG.

Professional Engineer seal for Jacob Vanderwis, State of California, No. C046301, Exp. 12-31-26.

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.
JACOB VANDERWIS, P.E.
R.C.E. 46301
6/17/26
DATE

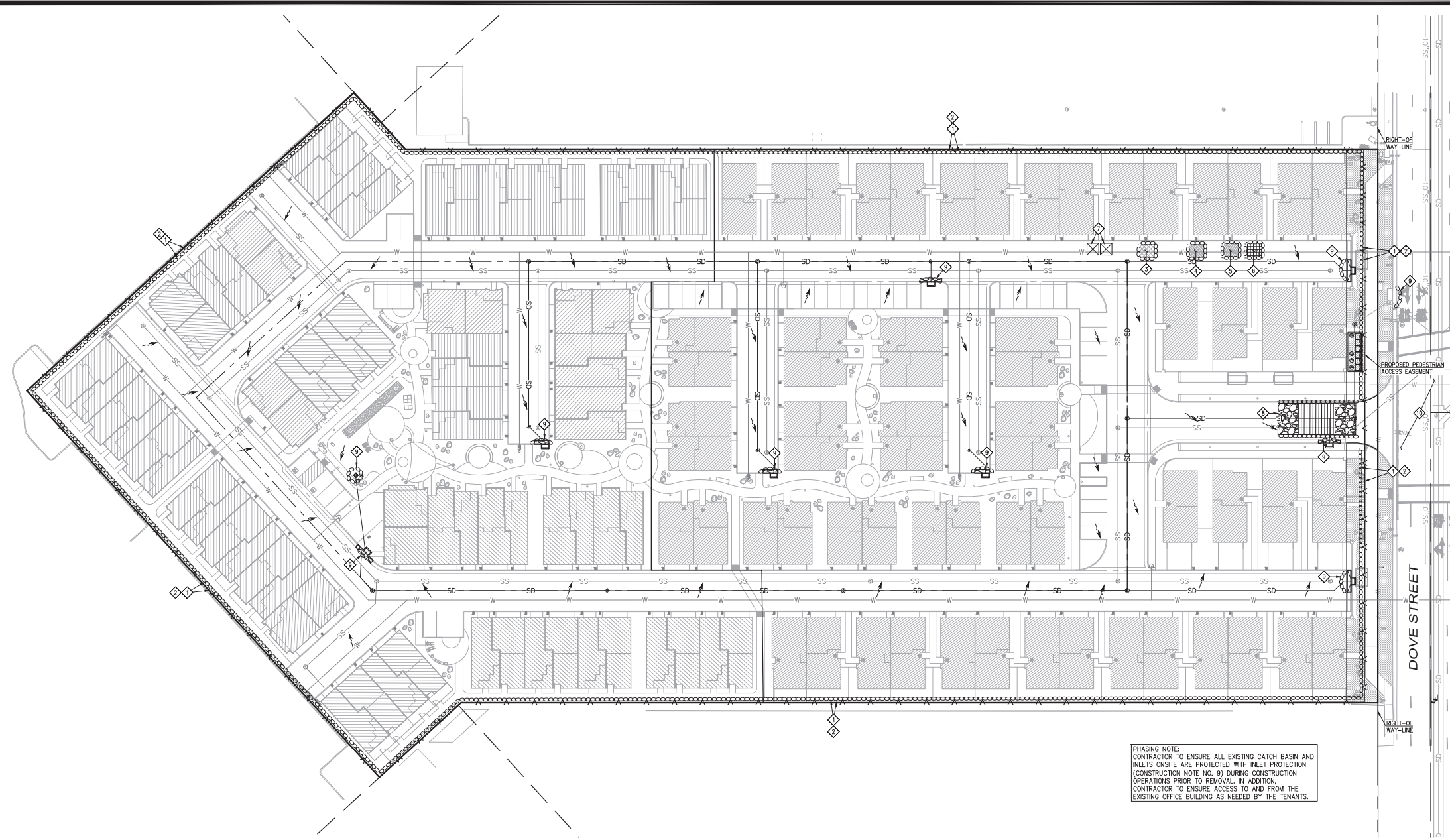
TOPOGRAPHIC SURVEY
DOVE PROPERTIES TOWNHOMES
301 DOVE STREET
NEWPORT BEACH, CA 92660
DOVE PROPERTY OWNER, LLC

DATE: 05-26-2026
CHECKED: SW
DATE: 05-26-2026
REVISION #:
JOB NO. SPR206

C2
2 OF 10

120

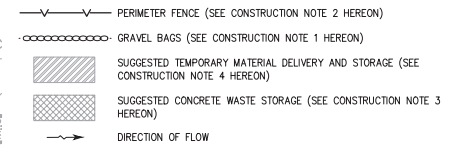
2/6/2024 Internal Review



EROSION CONTROL NOTES:

- 1. INSTALL DOUBLE GRAVEL BAG PROTECTION (BMP SC-6, 8) PER DETAIL E1 HEREON.
2. INSTALL LOT PERIMETER CONTROL FENCE (BMP SC-2).
3. SUGGESTED CONCRETE WASTE MANAGEMENT (BMP WM-8) LOCATION, CONTRACTOR TO LOCATE ON-SITE AS NECESSARY FOR CONSTRUCTION.
4. SUGGESTED TEMPORARY MATERIAL STORAGE (BMP WM-1) LOCATION, CONTRACTOR TO LOCATE ON-SITE AS NECESSARY FOR CONSTRUCTION.
5. SUGGESTED SPILL PREVENTION CONTROL STAGE PER CASQA STANDARD WM-4, CONTRACTOR TO LOCATE ON-SITE AS NECESSARY.
6. SUGGESTED SOLID WASTE MANAGEMENT LOCATION PER CASQA STANDARD WM-5, CONTRACTOR TO LOCATE ON-SITE AS NECESSARY FOR CONSTRUCTION.
7. SUGGESTED PORTABLE RESTROOM LOCATION PER CASQA STANDARD WM-9, CONTRACTOR TO LOCATE ON-SITE AS NECESSARY FOR CONSTRUCTION.
8. INSTALL STABILIZED CONSTRUCTION ENTRANCE /EXIT FOR PAVED SITES (BMP TR-1) AND PER DETAIL ES HEREON. AS NEEDED, CONTRACTOR TO RELOCATE AS NEEDED FOR EXISTING OFFICE TENANTS TO ACCESS AND EXIT THE SITE.
9. INSTALL STORM DRAIN INLET PROTECTION PER CASQA STANDARD SE-10.
10. STREET SWEEPING AND VACUUMING PER CASQA STANDARD SE-7.

LEGEND:



EROSION CONTROL GENERAL NOTES:

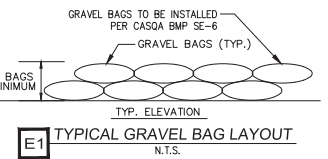
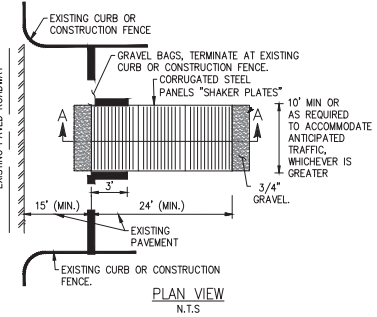
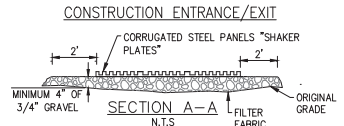
- 1. IN CASE OF EMERGENCY, CALL TBD AT (XXX) XXX-XXXX.
2. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
3. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE INSPECTOR IF THE CONSTRUCTION OPERATIONS HAVE PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
4. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM.
6. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM.
7. EXCEPT AS OTHERWISE APPROVED BY THE INSPECTOR, ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
8. ALL LOOSE SOIL AND DEBRIS WHICH MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE INSPECTOR.
9. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.
10. EROSION CONTROL DEVICES WILL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES, AND PLANS OF THESE CHANGES SUBMITTED FOR APPROVAL AS REQUIRED.

NPDES NOTES:

- 1. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORM WATER ARE ALLOWED ONLY WHEN NECESSARY FOR ARE ALLOWED ONLY WHEN NECESSARY FOR PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY PARTS 117 & 302.
POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS, ASBESTOS, FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC FLUIDS; FERTILIZERS, WATER, CONCRETE, DETERGENT OR FLATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DECAUSING; AND SUPERCHLORINATED POTABLE WATER LINE FLUSHINGS.
DURING CONSTRUCTION DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUN-OFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
2. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
3. CONTRACTOR TO MAINTAIN ON SITE AT ALL TIMES MATERIALS TO DEAL WITH POTENTIAL SPILLS INCLUDING OIL ABSORBENT ROLLS AND KITTY LITTER.

Table with 2 columns: EROSION CONTROL (EC1 - SCHEDULING, EC2 - LOT PERIMETER PROTECTION DETAIL, EC6 - GRAVEL BAGS, EC7 - STREET SWEEPING AND VACUUMING, EC8 - WIND EROSION CONTROL, EC9 - NON-STORMWATER MANAGEMENT) and corresponding codes (NS7 - POTABLE WATER/IRRIGATION, NS12 - CONCRETE CURING, NS13 - CONCRETE FINISHING, WM1 - MATERIAL DELIVERY AND STORAGE, WM2 - MATERIAL USE, WM3 - STOCKPILE MANAGEMENT, WM4 - SPILL PREVENTION AND CONTROL, WM5 - SOLID WASTE MANAGEMENT, WM6 - HAZARDOUS WASTE MANAGEMENT, NS1 - WATER CONSERVATION PRACTICES, NS3 - PAVING AND GRINDING OPERATIONS, NS6 - ILLICIT CONNECTION/DISCHARGE).

PHASING NOTE: CONTRACTOR TO ENSURE ALL EXISTING CATCH BASIN AND INLETS ON-SITE ARE PROTECTED WITH INLET PROTECTION (CONSTRUCTION NOTE NO. 9) DURING CONSTRUCTION OPERATIONS PRIOR TO REMOVAL. IN ADDITION, CONTRACTOR TO ENSURE ACCESS TO AND FROM THE EXISTING OFFICE BUILDING AS NEEDED BY THE TENANTS.



** NOTE: IN LIEU OF PROVIDING A SEDIMENT TRAPPING DEVICE AT THE CONSTRUCTION ENTRANCE THE CONTRACTOR SHALL PROVIDE DAILY SWEEPING OF RUMBLE PLATES AND AREA LEADING TO THE STREET (15' MINIMUM) OR A REQUIRED, AND DISPOSE OF COLLECTED SEDIMENT.

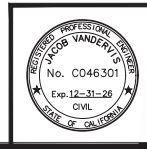
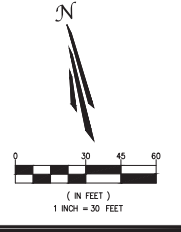
UNDERGROUND SERVICE ALERT logo with 811 call number and text: 'KNOW WHAT'S BELOW. CALL BEFORE YOU DIG. TWO WORKING DAYS BEFORE YOU DIG.'

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BASIS OF BEARINGS: BASIS OF BEARINGS BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6168R1 AND STATION GPS NO. 6168B BEING NORTH 44°22'27" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR



PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC. DATE: 6/17/26 R.C.E. 46301

EROSION CONTROL PLAN DOVE PROPERTIES TOWNHOMES 301 DOVE STREET NEWPORT BEACH, CA 92660 DOVE PROPERTY OWNER, LLC

DATE: 05-26-2026 CHECKED: SW DATE: 05-26-2026 REVISION #: 1 USER: JVD LID: NO. SPR206

May 29, 2026 - 11:56am by RICHARD X. VANDERWIS (SPR206 - Newport Beach LID) Conceptual Plan (SPR206-EC-ENG)

STORM DRAIN NOTES:

- 1. INSTALL CURB OPENING CATCH BASIN.
- 2. CONSTRUCT LOCAL DEPRESSION.
- 3. INSTALL STORM DRAIN MANHOLE.
- 4. REMOVE A PORTION OF THE EXISTING STORM DRAIN LINE AND CONNECT WITH PROPOSED STORM DRAIN MANHOLE.
- 5. INSTALL 8'X24" MODULAR WETLAND SYSTEM PER DETAIL ON THIS SHEET.
- 6. INSTALL CLEANOUT.
- 7. PAINT STORM DRAIN INLET MARKING PER DETAIL ON THIS SHEET.
- 8. PROPOSED PRIVATE STORM DRAIN LINE.

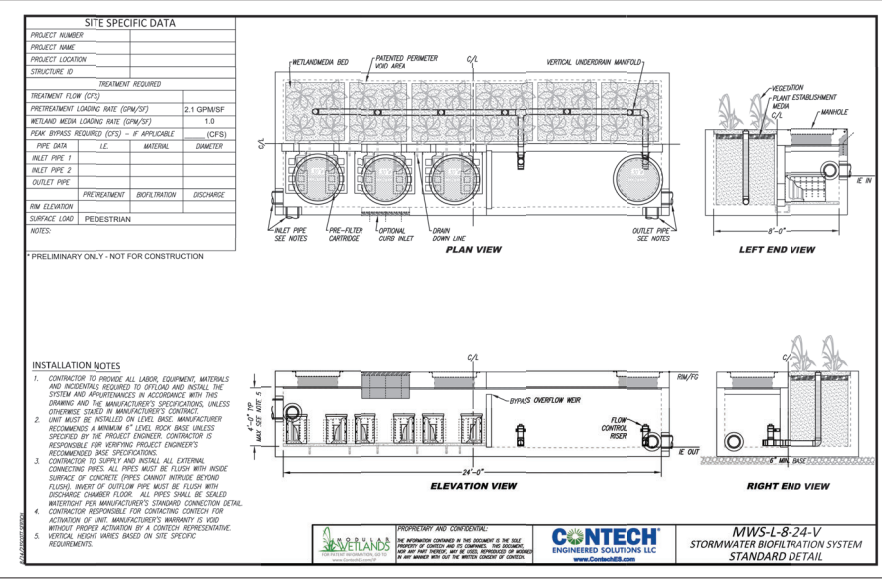
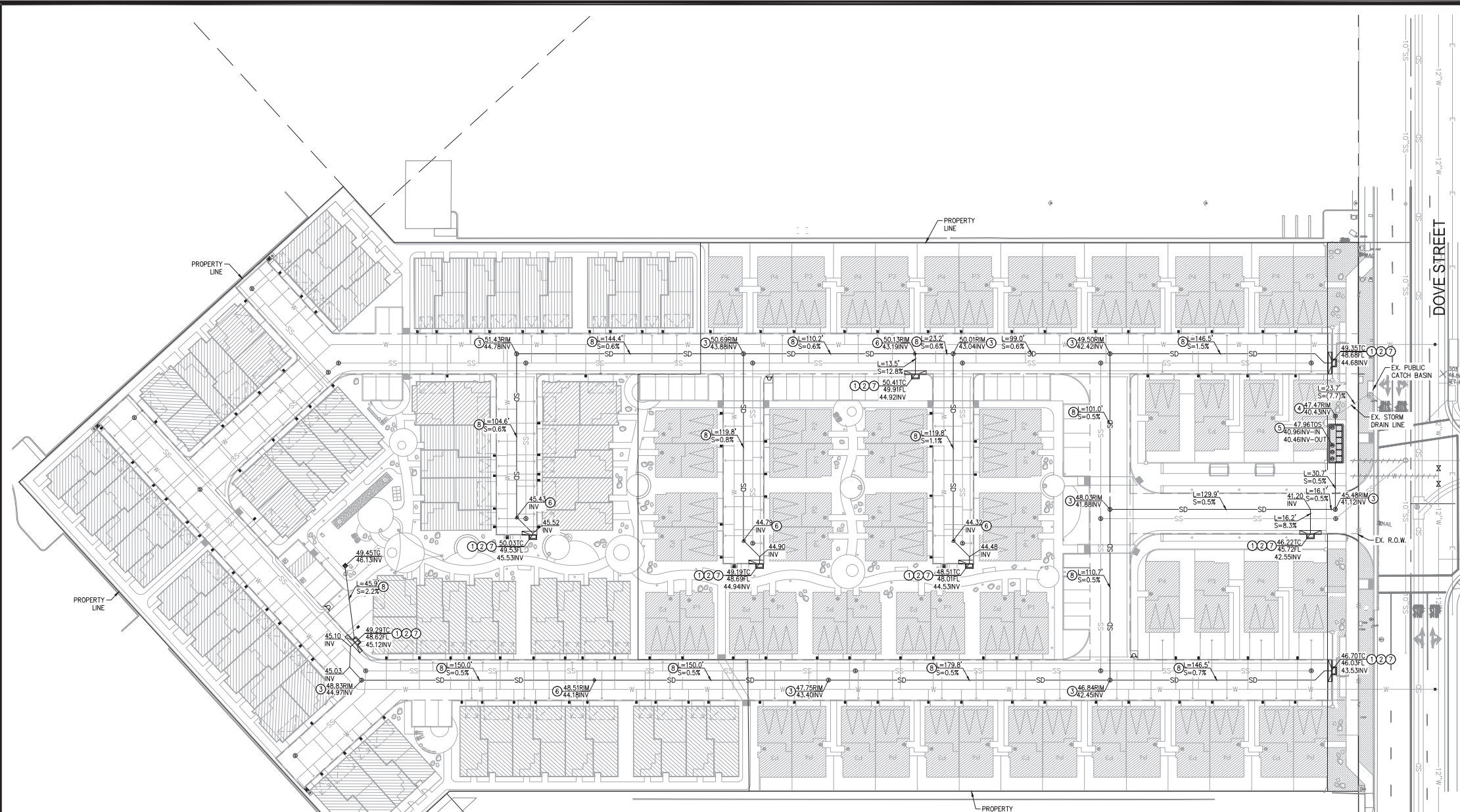
NOTE:

ROOF DRAIN LOCATIONS WILL BE VERIFIED DURING FINAL DESIGN.



NOTE: STORM DRAIN IS A PRIVATE SYSTEM. ALL STORM DRAIN INLETS (CATCH BASINS) THAT DISCHARGE INTO AN EXISTING OR PROPOSED STORM DRAIN SHALL BE MARKED (LABELED) WITH THE ABOVE NOTATION TO DISCOURAGE ILLEGAL DUMPING OF POLLUTANTS.

7. STORM DRAIN INLET MARKING NTS

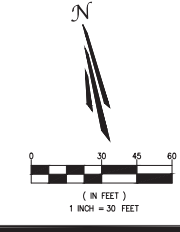


SITE SPECIFIC DATA

PROJECT NUMBER	
PROJECT NAME	
PROJECT LOCATION	
STRUCTURE ID	
TREATMENT REQUIRED	
TREATMENT FLOW (GPD)	2.1 GPM/57
TREATMENT LOADING RATE (GPM/57)	1.0
WETLAND MEDIA LOADING RATE (GPM/57)	
PEAK BYPASS REQUIRED (GPD) - IF APPLICABLE (GPD)	
PIPE DATA	1.5\"/>

- INSTALLATION NOTES**
- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND ACCESSORIES REQUIRED TO INSTALL AND INITIAL THE SYSTEM AND APPROPRIATELY IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS. UNLESS OTHERWISE STATED BY MANUFACTURER'S CONTROLS UNIT MUST BE INSTALLED ON LEVEL. MANUFACTURER RECOMMENDS A MINIMUM 1" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
 - CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE PIPES CANNOT INTERSECT BEHIND FLOOR. INLET OF OUTSIDE PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATERPROOF PER MANUFACTURER'S CONNECTION DETAIL.
 - CONTRACTOR RESPONSIBLE FOR CONTRACTING CORRECT FOR ACTUATION OF LINE MANUFACTURER'S WARRANTY IS NOT WITHOUT PROPER ACTUATION BY A CONCRETE REPRESENTATIVE. VERTICAL RECORD WINGS BASED ON SITE SPECIFIC REQUIREMENTS.

MODULAR WETLAND SYSTEM NTS



UNDERGROUND SERVICE ALERT

Call: TOLL FREE
1-800-422-4133

KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
TWO WORKING DAYS BEFORE YOU DIG

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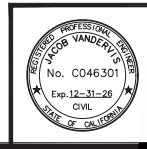
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BENCHMARK:
O.C.S. VERTICAL CONTROL POINT '35-34-77' NAVD83/ OCS 2003 ADJUSTMENT (DESCRIBED BY OCS 2001 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED '35-34-77' SET IN THE NORTHEAST CORNER OF A 4.5 FT. BY 8.4 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE WESTERLY SIDE OF MACARTHUR BOULEVARD, 362 FT. NORTHERLY OF THE CENTERLINE OF NEWPORT BLVD. DRIVE AND 58 FT. WESTERLY OF THE CENTERLINE OF MACARTHUR BOULEVARD. MONUMENT IS SET LEVEL WITH THE SIDEWALK ELEVATION = 45.10 FT (NAVD83)

BASIS OF BEARINGS:
BASIS OF BEARINGS BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 618B81 AND STATION GPS NO. 618B BEING NORTH 44°22'27" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR

CONCEPTUAL STORM DRAINAGE PLAN
DOVE PROPERTIES TOWNHOMES
NEWPORT BEACH, CA 92660
DOVE PROPERTY OWNER, LLC

DATE: 05-28-2028
CHECKED: SW
DATE: 05-28-2028
REVISION #:
JOB NO. SPR208



PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.
J. Vanderwis, P.E.
R.C.E. 46301
6/17/26
DATE

May 29, 2028 - 11:55am by RICHARD X. VAN DER WIS, P.E. - Newporth Beach_SNO_Conceptual_Plan_SPR208.rvt

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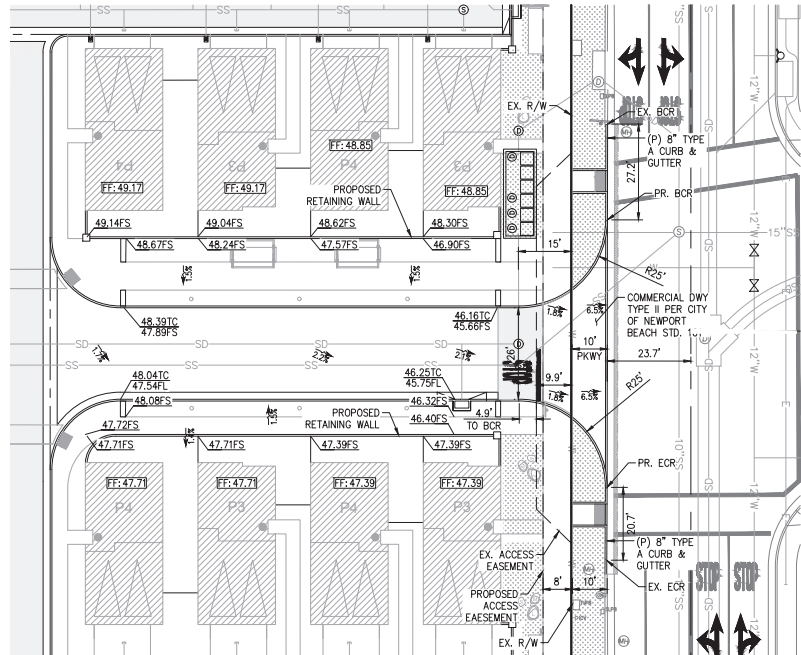
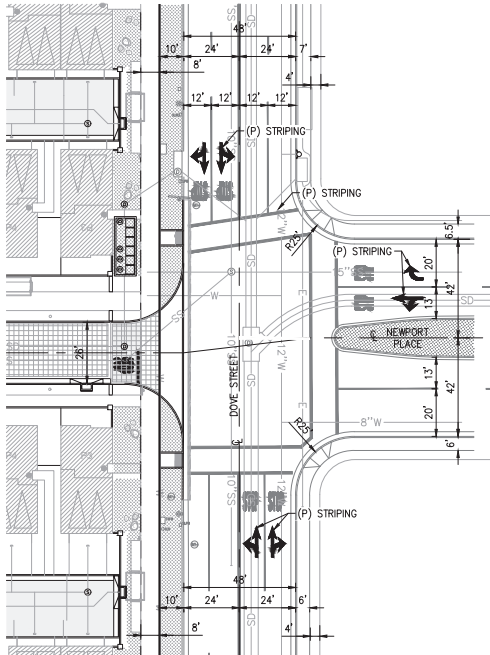
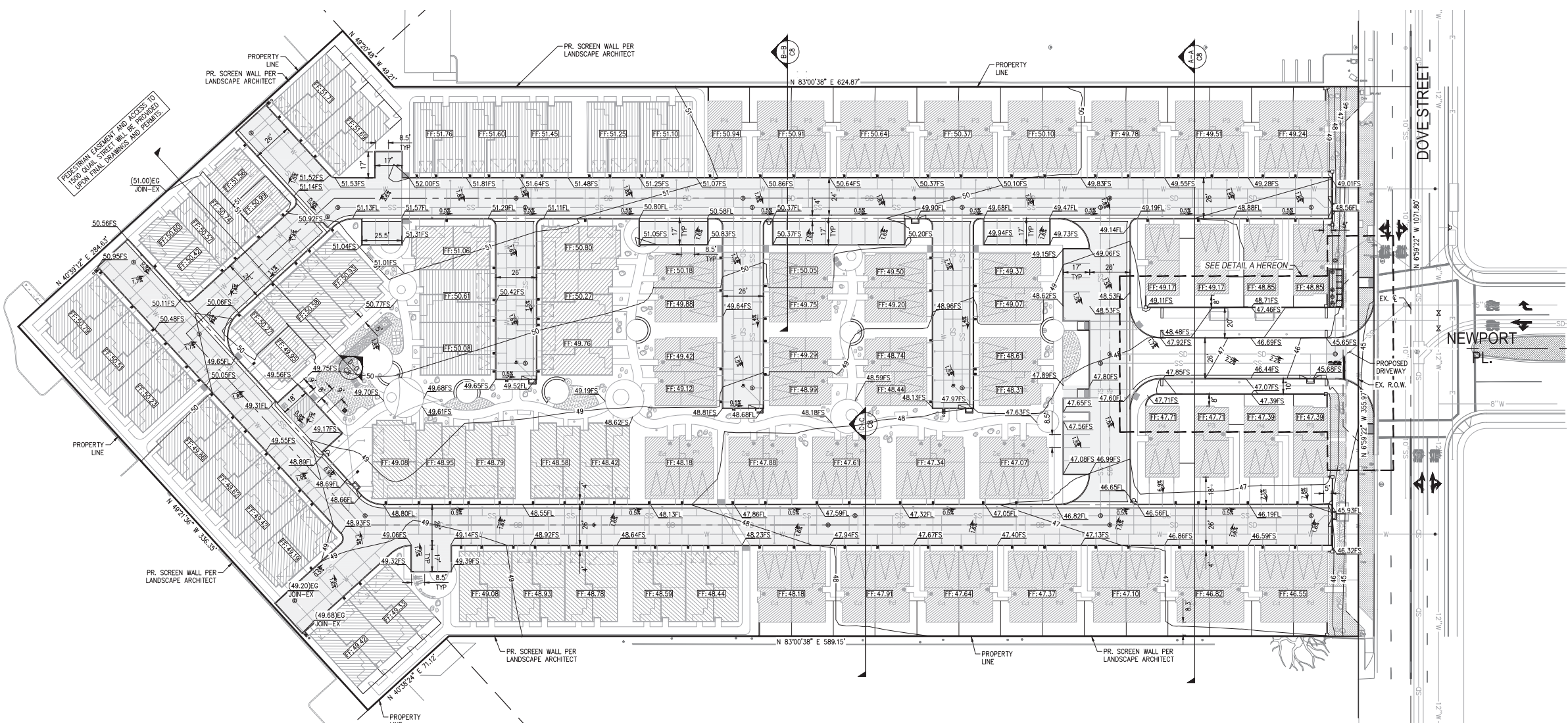
TAIT
 & ASSOCIATES
 ENGINEERS, ARCHITECTS, INTERIOR DESIGNERS, LANDSCAPE ARCHITECTS

CONCEPTUAL GRADING PLAN
 DOVE PROPERTIES TOWNHOMES
 301 DOVE STREET
 NEWPORT BEACH, CA 92660
 DOVE PROPERTY OWNER, LLC

DATE: 05-26-2026
 CHECKED: SW
 DATE: 05-26-2026
 REVISION #:
 JOB NO. SPR206

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

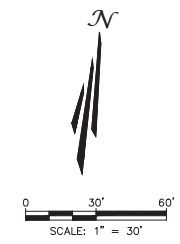
6/17/26
 DATE



- LEGEND:**
- PROPERTY LINE (P)
 - PROPOSED RIGHT-OF-WAY (R/W)
 - EXISTING RIGHT-OF-WAY (R/W)
 - CENTERLINE
 - SAWCUT LINE
 - GRADE BREAK (GB)
 - LIMITS OF GRADING
 - EXTENT OF PROPOSED CONCRETE SIDEWALK PER IMPROVEMENT NOTE 4 HEREON
 - EXTENT OF SAND GRADING AREA PER IMPROVEMENT NOTE 11 HEREON
 - EXTENT OF PROPOSED LANDSCAPE PER STREET IMPROVEMENT NOTE 5 HEREON
- ABBREVIATIONS**
- FS FINISHED SURFACE
 - EX EXISTING
 - TC TOP OF CURB
 - WM WATER METER
 - WV WATER VALVE
 - FF FINISHED FLOOR
 - VLT ELECTRICAL VAULT
 - BEG BEGINNING
 - PCC PORTLAND CEMENT CONCRETE
 - ICV IRRIGATION CONTROL VALVE
 - TYP TYPICAL
 - SDWK SIDEWALK
 - ECAB ELECTRICAL CABINET
 - TRANS TRANSFORMER

DOVE ST. + NEWPORT PL.
 SCALE: 1"=30'

DETAIL A
 SCALE: 1"=20'



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 1-800-422-4133

KNOW WHAT'S BELOW.
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 TWO WORKING DAYS BEFORE YOU DIG

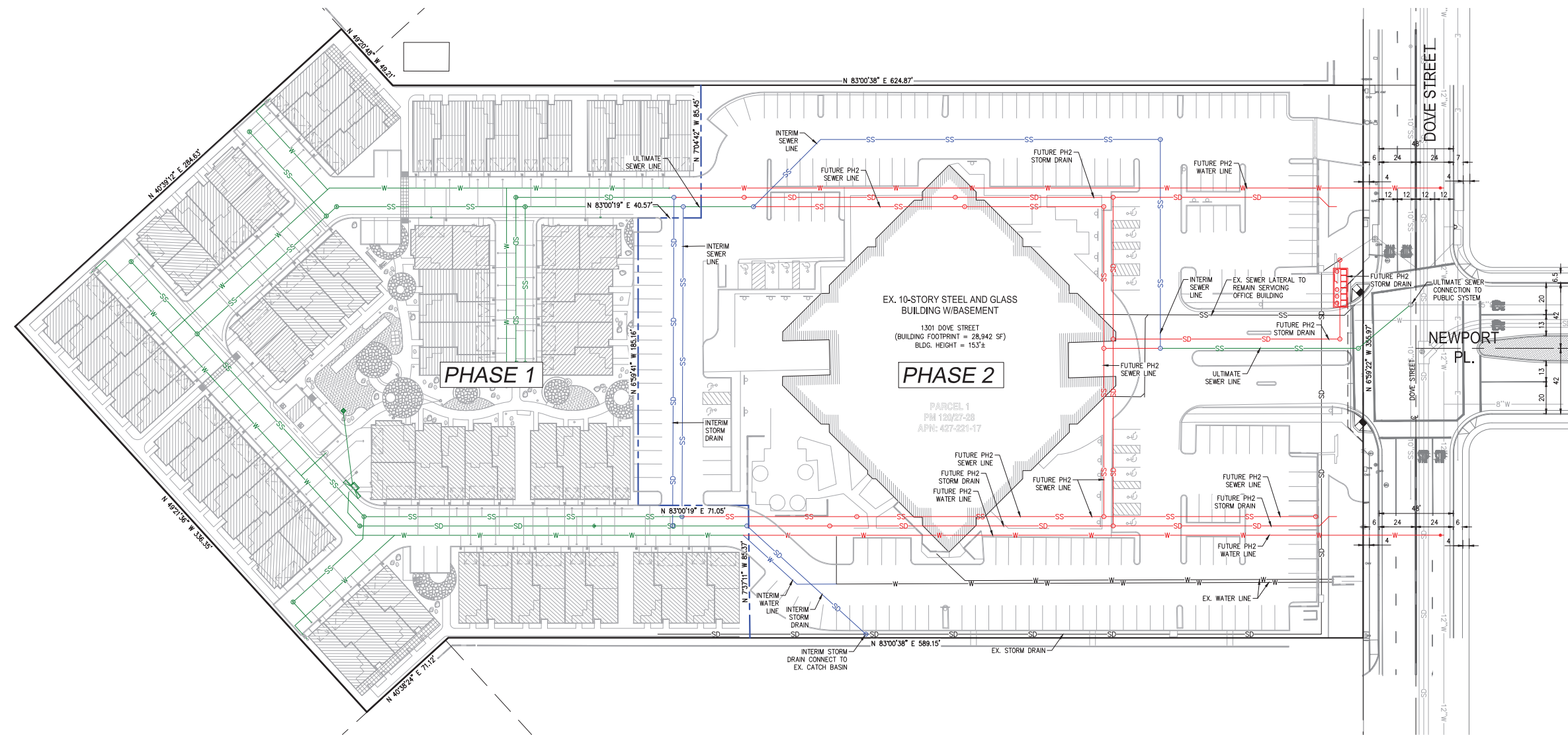
UNAUTHORIZED CHANGES & USES:
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May 29, 2026 - 11:56am by RICHARD X. VANDERVIS, P.E. - Newport Beach, CA Conceptual Grading Plan SPR206-02P.dwg



LEGEND:

- PROPOSED PROPERTY LINE (P)
- ULTIMATE SEWER LINE ALIGNMENT
- INTERIM SEWER LINE ALIGNMENT
- FUTURE PHASE 2 SEWER ALIGNMENT
- ULTIMATE STORM DRAIN ALIGNMENT
- INTERIM STORM DRAIN ALIGNMENT
- FUTURE PHASE 2 STORM DRAIN ALIGNMENT
- ULTIMATE WATER LINE ALIGNMENT
- INTERIM WATER LINE ALIGNMENT
- FUTURE PHASE 2 WATER LINE ALIGNMENT

May 29, 2026 - 11:56am by RICHARD X. VANDERWIS/SPR2026 - Newport Beach, SDG Conceptual Plans, SPR2026-CUT-FRI.dwg

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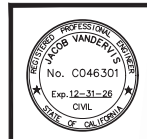
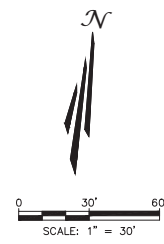
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 TWO WORKING DAYS BEFORE YOU DIG

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BASIS OF BEARINGS:
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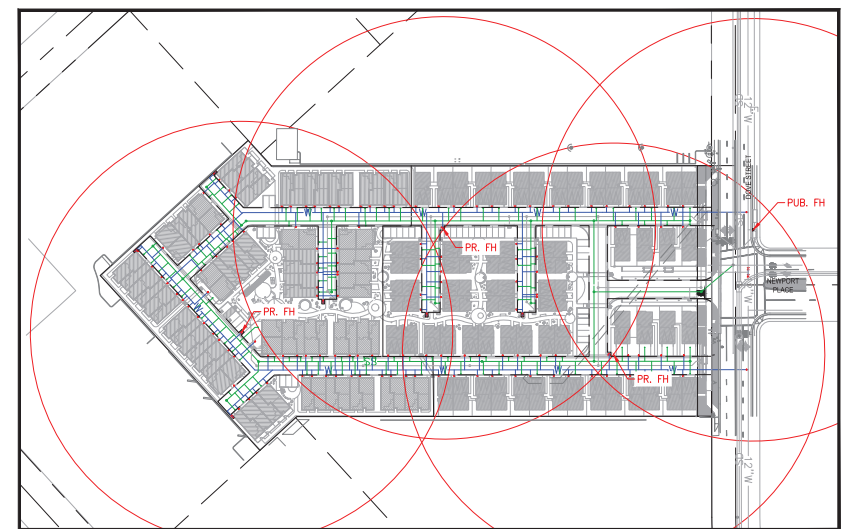
PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.
 JACOB VANDERWIS, P.E. R.C.E. 46301
 DATE: 6/17/26

INTERIM CONCEPTUAL UTILITY PLAN
 DOVE PROPERTIES TOWNHOMES
 1301 DOVE STREET
 NEWPORT BEACH, CA 92660
 DOVE PROPERTY OWNER, LLC

DATE: 05-28-2026
 CHECKED: SW
 DATE: 05-28-2026
 REVISION #:
 USER: JAV
 LID: NO. SPR2026



ALL INDIVIDUAL UNITS WILL HAVE THEIR OWN PRIVATE SEWER LATERALS AND WATER METER. EACH BUILDING WILL HAVE ONE FIRE SERVICE CONNECTION FROM THE METER AND IT WILL BE SPRINKLERED.



- GENERAL NOTES:**
1. PROPOSED PUBLIC WATER & SEWER MAINS TO BE INSTALLED ONSITE TO SERVICE THE PROPOSED BUILDINGS.
 2. ALL ON-SITE STORM DRAIN LINES, CATCH BASINS AND MODULAR WETLANDS LOCATED ON PRIVATE PROPERTY ARE PRIVATELY OWNED AND MAINTAINED.
 3. ON-SITE STORM DRAIN TO BE COLLECTED AND DISCHARGED TO CITY STORM DRAIN OR STREET PER AGENCY REQUIREMENTS. WOMP WILL BE PREPARED AND WILL INCORPORATE STORM WATER MITIGATION AS REQUIRED BY AGENCY.
 4. PER APPENDIX C, AND TABLE C102.1 OF 2025 CALIFORNIA FIRE CODE, REQUIRED SPACING OF FIRE HYDRANTS IS 400'. SEE FIRE HYDRANT COVERAGE DETAIL HEREON FOR FIRE HYDRANT SPACING.
 5. ALL EXISTING WATER SERVICES TO BE ABANDONED MUST BE ABANDONED AT THE MAINLINE WITH THE EXISTING "T" CUT OUT AND REPLACED WITH A STRAIGHT PIECE OF PIPE WITH COUPLINGS.
 6. ALL EXISTING SEWER LATERALS TO BE REUSED SHALL BE VIDEO INSPECTED AND APPROVED BY THE CITY OF NEWPORT BEACH UTILITY DEPARTMENT PRIOR TO REUSE.
 7. OFF-SITE CATCH BASINS TO BE PROTECTED IN PLACE PER CITY REQUIREMENTS.

ABBREVIATIONS

FS	FINISHED SURFACE
EX	EXISTING
TC	TOP OF CURB
WM	WATER METER
WV	WATER VALVE
FF	FINISHED FLOOR
VLT	ELECTRICAL VAULT
BEG	BEGINNING
PCC	PORTLAND CEMENT CONCRETE
ICV	IRRIGATION CONTROL VALVE
TYP	TYPICAL
SDWK	SIDEWALK
ECAB	ELECTRICAL CABINET
TRANS	TRANSFORMER

LEGEND:

	PROPOSED PUBLIC WATER LINE
	PROPOSED SEWER LINE
	EXISTING PUBLIC WATER LINE
	EXISTING PUBLIC SEWER LINE
	EXISTING PUBLIC STORM DRAIN LINE

UNDERGROUND SERVICE ALERT

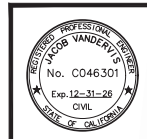
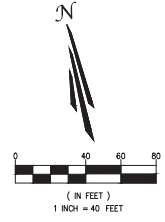
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 TWO WORKING DAYS BEFORE YOU DIG

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BASIS OF BEARINGS:
 BASIS OF BEARINGS BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6168R1 AND STATION GPS NO. 61658 BEING NORTH 44°22'27" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR



PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.
 JACOB VANDERWIS, P.E. R.C.E. 46301
 DATE 6/17/26

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 7 OF 10

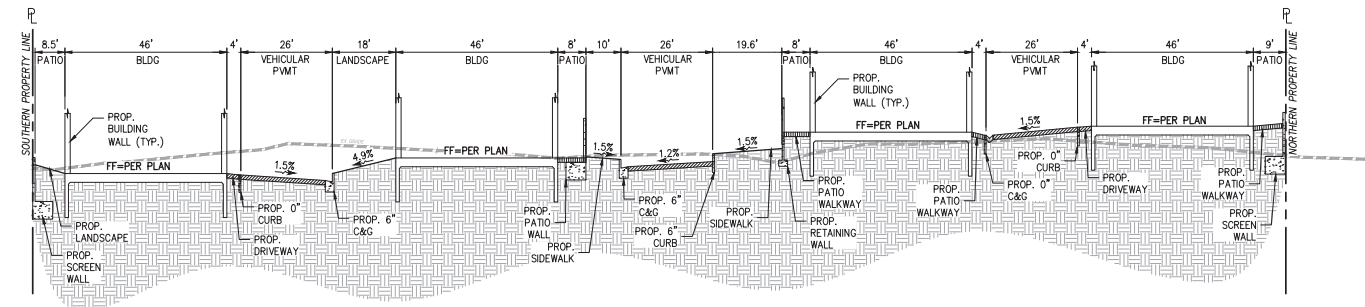
125
 2/6/2024 Internal Review

CONCEPTUAL UTILITY PLAN
 DOVE PROPERTIES TOWNHOMES
 301 DOVE STREET
 NEWPORT BEACH, CA 92660
 DOVE PROPERTY OWNER, LLC

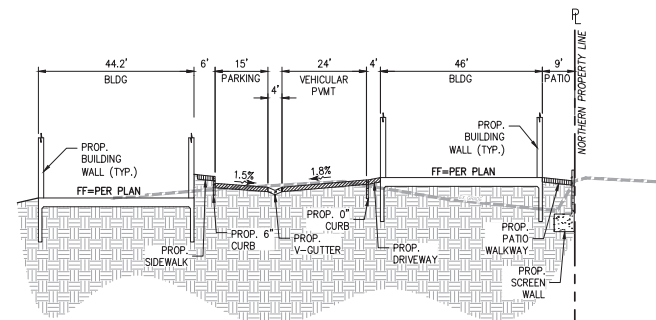
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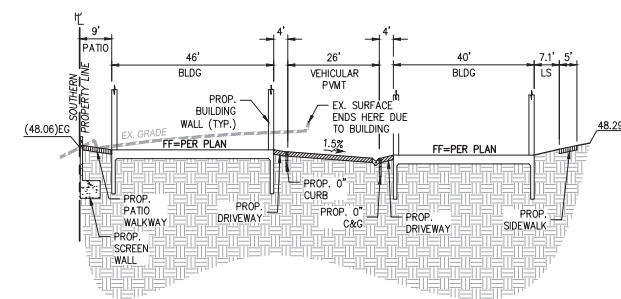
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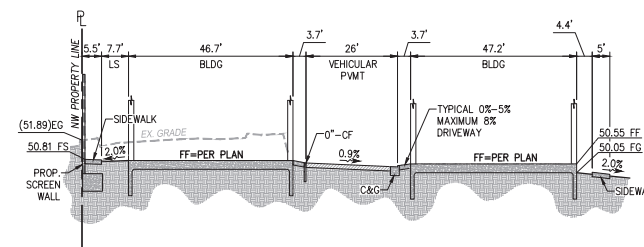
SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



SECTION C-C
N.T.S.



SECTION D-D
N.T.S.

May 29, 2026 - 11:56am by RICHARD_X_VANDEWIS\SPR2026 - Newport Beach\BNO_Conceptual Plans\SPR2026-CSEC.dwg

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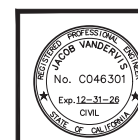
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PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.
 DATE: 05/26/2026
 CHECKED: SW
 DATE: 05/26/2026
 REVISION #:
 JOB NO. SPR2026
 6/17/26
 DATE
 R.C.E. 46301

CONCEPTUAL CROSS SECTIONS
 DOVE PROPERTIES TOWNHOMES
 301 DOVE STREET
 NEWPORT BEACH, CA 92660
 DOVE PROPERTY OWNER, LLC

DATE: 05/26/2026
 CHECKED: SW
 DATE: 05/26/2026
 REVISION #:
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C8
 8 OF 10

2/6/2024 Internal Review

126



MATCHLINE - SEE LEFT SIDE OF SHEET C10

MATCHLINE - SEE LEFT SIDE OF SHEET C10



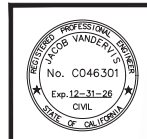
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DATE: 6/17/26
R.C.E. 46301

AVERAGE GRADE PLANE EXHIBIT
DOVE PROPERTIES TOWNHOMES
301 DOVE STREET
NEWPORT BEACH, CA 92660
DOVE PROPERTY OWNER, LLC

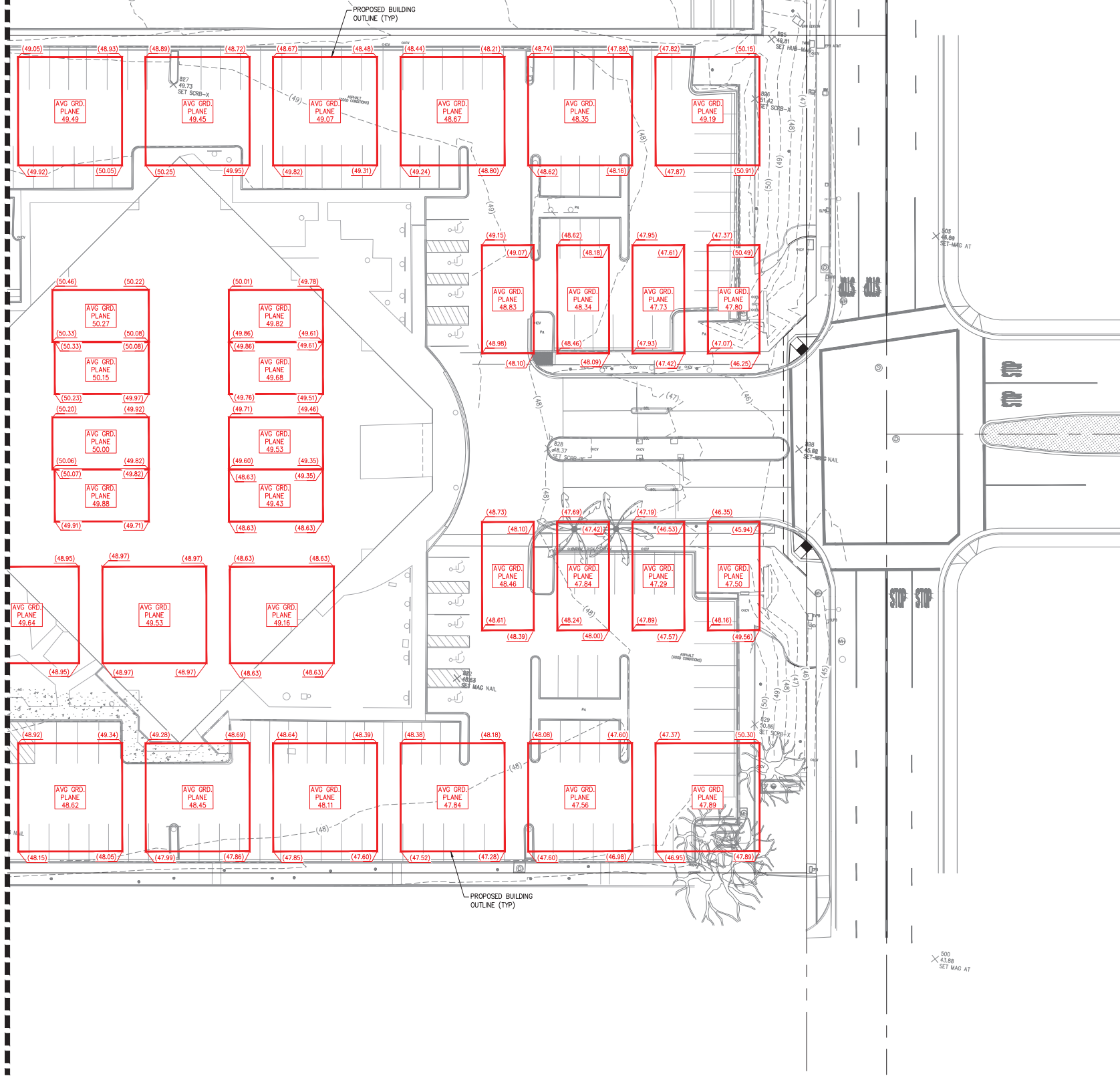
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DATE: 6/17/26
CHECKED: SW
DATE: 05-28-2026
REVISION #:
JOB NO. SPR206

May 29, 2026 - 11:56am by RICHARD X. VANDERKAM (SP)SP2026 - Newport Beach (SNG) Conceptual Plans (SP)2026-422.dwg

MATCHLINE - SEE RIGHT SIDE OF SHEET C9

MATCHLINE - SEE RIGHT SIDE OF SHEET C9



UNDERGROUND SERVICE ALERT

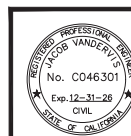
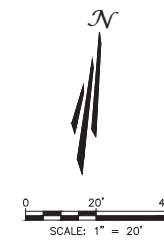
 Call: TOLL FREE
 1-800-422-4133
 KNOW WHAT'S BELOW.
 CALL BEFORE YOU DIG.
 TWO WORKING DAYS BEFORE YOU DIG

UNAUTHORIZED CHANGES & USES:
 THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

ENGINEERS NOTE TO CONTRACTOR:
 THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON. IF THE CONTRACTOR ENCOUNTERS ANY DISCREPANCIES, CONFLICTS OR AREAS WHICH HE FEELS UNWORKABLE, HE SHALL NOTIFY THE GRADING ENGINEER IMMEDIATELY PRIOR TO CONTINUING OR DEVIATING FROM THIS PLAN.

BENCHMARK:
 O.C.S. VERTICAL CONTROL POINT "35-34-77" NAVD83/ OCS 2003 ADJUSTMENT DESCRIBED BY OCS 2001 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "35-34-77" SET IN THE NORTHEAST CORNER OF A 4.5 FT. BY 8.4 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE WESTERLY SIDE OF MACARTHUR BOULEVARD, 362 FT. NORTHERLY OF THE CENTERLINE OF NEWPORT PLAGE DRIVE AND 58 FT. WESTERLY OF THE CENTERLINE OF MACARTHUR BOULEVARD. MONUMENT IS SET LEVEL WITH THE SIDEWALK ELEVATION = 45.510 FT (NAVD88)

BASIS OF BEARINGS:
 BASIS OF BEARINGS BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6188R1 AND STATION GPS NO. 6158 BEING NORTH 44°22'27" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR



PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.
 DATE: 05/26/2026
 CHECKED: SW
 DATE: 05/26/2026
 REVISION #:
 OCS NO. SPR206
 6/17/26
 DATE
 R.C.E. 46301

AVERAGE GRADE PLANE EXHIBIT
 DOVE PROPERTIES TOWNHOMES
 301 DOVE STREET
 NEWPORT BEACH, CA 92660
 DOVE PROPERTY OWNER, LLC

DATE: 05/26/2026
 CHECKED: SW
 DATE: 05/26/2026
 REVISION #:
 OCS NO. SPR206

C10
 10 OF 10

2/6/2024 Internal Review

128

NO.	DESCRIPTION	BY	DATE	NO.	DESCRIPTION	BY	DATE

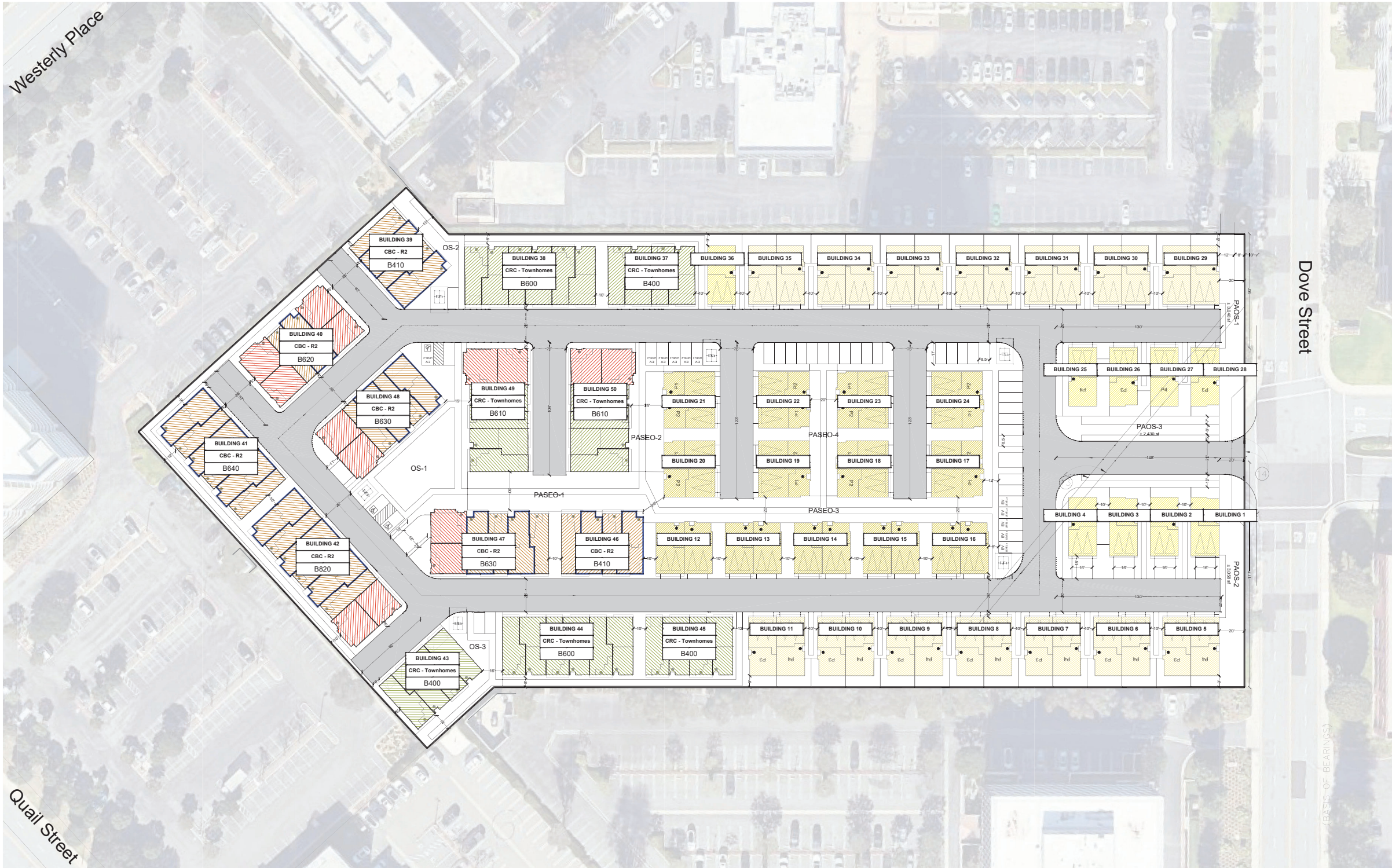
TAIT & ASSOCIATES
 701 North Riverdale Drive
 Santa Ana, CA 92705
 P: 714.560.8000
 www.tait.com
 ENGINEERING, ARCHITECTURE, PLANNING, LAND SURVEYING
 Santa Ana, CA
 San Juan Capistrano, CA
 Dallas, TX
 Since 1944

NOT FOR CONSTRUCTION

Westerly Place

Dove Street

Quail Street



SITESUMMARY

GROSS AREA	± 6.46 AC
SETBACK AREA	± 0.15 AC
INTERNAL STREETS/ DRIVES	± 1.47 AC
NET AREA	± 4.83 AC
TOTAL UNITS	139 DU
DENSITY (GROSS)	21.53 DU/AC
ZONE	PC-11, HO-1

RESIDENTIAL

SINGLE FAMILY DETACHED	GROSS SF	NET SF		
P3 4 BD + FLEX/ 3.5 BA	± 2235 SF	± 2102 SF	4 DU	44%
P4 4 BD + FLEX/ 3.5 BA	± 2362 SF	± 2223 SF	5 DU	56%
TOTAL UNITS			9 DU	100%

DUETS

P1 3 BD/ 3.5 BA	GROSS SF	NET SF		
P2 4 BD (OPT. DEN) / 3.5 BA	± 1812 SF	± 1725 SF	13 DU	24%
P3 4 BD + FLEX/ 3.5 BA	± 2068 SF	± 1947 SF	13 DU	24%
P4 4 BD + FLEX/ 3.5 BA	± 2235 SF	± 2102 SF	14 DU	26%
P5 4 BD + FLEX/ 3.5 BA	± 2362 SF	± 2223 SF	14 DU	26%
TOTAL UNITS			54 DU	100%

INTERLOCK

P1 2 BD/ 2.5 BA (CARRIAGE)	GROSS SF	NET SF		
P1X 2 BD/ 2.5 BA (CARRIAGE)	± 1425 SF	± 1339 SF	7 DU	9%
P2 3 BD/ 3 BA	± 1435 SF	± 1350 SF	7 DU	9%
P3 3 BD/ 3 BA	± 1520 SF	± 1424 SF	16 DU	21%
P4 3 BD/ 3 BA	± 1591 SF	± 1491 SF	15 DU	20%
P5 3 BD/ 3 BA	± 1855 SF	± 1756 SF	16 DU	21%
P5 3 BD/ 3 BA	± 1882 SF	± 1768 SF	15 DU	20%
TOTAL UNITS			76 DU	100%

PARKING REQUIRED (HO-1 20,28,050-D3)

RESIDENTIAL	139 DU x 2 SPACES/ DU	278 SPACES
GUEST	139 DU x 0.3 SPACES/ DU	41.7 SPACES
25% SHALL BE EQUIPPED WITH EV LEVEL 2 CHARGER		11 SPACES
TOTAL REQUIRED		319.7 SPACES

PARKING PROVIDED

GARAGE		278 SPACES
DRIVEWAY		10 SPACES
OPEN		40 SPACES
OPEN (VAN ACCESSIBLE)		2 SPACES
TOTAL PROVIDED		330 SPACES

ACCESSIBLE UNITS

10% OF TO AN HOME UNITS	76 DU x 10%	7.6 DU
TOTAL POSSIBLE LOCATIONS		15 DU
* TOTAL PROVIDED		8 DU

* REQUIRED ACCESSIBLE UNITS TO BE ALLOCATED FROM POSSIBLE LOCATIONS

SINGLE FAMILY DETACHED / DUETS CRC R-3 REQUIREMENTS

OCCUPANCY GROUP	CRC SINGLE & TWO FAMILY DWELLING	
SPRINKLER TYPE	NFPA 13D	
CONSTRUCTION TYPE	VB	
	REQUIRED	PROVIDED
HEIGHT	N/A PER ZONING REQ.	37'
# OF STORIES	3 STORES MAX.	3 STORES
BUILDING AREA	N/A	N/A

INTERLOCK CRC TOWNHOME REQUIREMENTS

OCCUPANCY GROUP	CRC TOWNHOME	
SPRINKLER TYPE	NFPA 13D	
CONSTRUCTION TYPE	VB	
	REQUIRED	PROVIDED
HEIGHT	N/A PER ZONING REQ.	39'
# OF STORIES	3 STORES MAX.	3 STORES
BUILDING AREA	N/A	N/A

INTERLOCK CBC R-2 TOWNHOME REQUIREMENTS

OCCUPANCY GROUP	CBC R-2	
SPRINKLER TYPE	NFPA 13	
CONSTRUCTION TYPE	VB	
	REQUIRED	PROVIDED
HEIGHT	60' MAX. (PER CBC 504.3)	39'
# OF STORIES	3 STORES MAX. (PER CBC 504.4)	3 STORES
BUILDING AREA	SEE ALLOWABLE AREA CHARTS	

B410 / BUILDINGS 39, 46 (CBC R-2/U, TYPE VB, NFPA 13 SPRINKLER)

ALLOWABLE BUILDING AREAS (MIXED OCCUPANCY BUILDING)									
OCCUPANCY	CONSTRUCTION TYPE	ALLOWABLE NUMBER OF STORES C.B.C TABLE 506.4	BASIC ALLOWABLE AREA (S.F.) - A1 PER TABLE 506.2	AREA INCREASE FACTOR DUE TO FRONTAGE - IF APPLICABLE	ALLOWABLE AREA PER STORY (S.F.) - A4 PER SECTION 506.2.2 AT 1 (N/A) (S.F.)	ACTUAL FLOOR AREA OF STORY	ACTUAL AREA RATIO OF STORY	SUM OF THE BLDG AREA RATIO PER STORY PER CBC 506.2	TOTAL AREA RATIO OF STORY
1ST FLOOR	R-2	3	7,000		7,000	1,558	0.22	0.34	<1 OK
	U	2	16,500		16,500	3,868	0.31		1.49
2ND FLOOR	R-2	3	7,000		7,000	3,942	0.56	0.56	<1 OK
3RD FLOOR	R-2	3	7,000		7,000	4,160	0.59	0.59	<1 OK
PER CBC 506.2.2 SUM OF THE BLDG AREA RATIOS PER TOTAL BUILDING (1-3)									<2 OK 1.49

B630, BUILDINGS 47, 48 (TYPE VB, NFPA 13 SPRINKLER)

ALLOWABLE BUILDING AREAS (MIXED OCCUPANCY BUILDING)									
OCCUPANCY	CONSTRUCTION TYPE	ALLOWABLE NUMBER OF STORES C.B.C TABLE 506.4	BASIC ALLOWABLE AREA (S.F.) - A1 PER TABLE 506.2	AREA INCREASE FACTOR DUE TO FRONTAGE - IF APPLICABLE	ALLOWABLE AREA PER STORY (S.F.) - A4 PER SECTION 506.2.2 AT 1 (N/A) (S.F.)	ACTUAL FLOOR AREA OF STORY	ACTUAL AREA RATIO OF STORY	SUM OF THE BLDG AREA RATIO PER STORY PER CBC 506.2	TOTAL AREA RATIO OF STORY
1ST FLOOR	R-2	3	7,000		7,000	1,463	0.21	0.39	<1 OK
	U	2	16,500		16,500	3,611	0.18		1.57
2ND FLOOR	R-2	3	7,000		7,000	4,122	0.59	0.59	<1 OK
3RD FLOOR	R-2	3	7,000		7,000	4,160	0.59	0.59	<1 OK
PER CBC 506.2.2 SUM OF THE BLDG AREA RATIOS PER TOTAL BUILDING (1-3)									<2 OK 1.57

B820, BUILDING 42 (TYPE VB, NFPA 13 SPRINKLER)

ALLOWABLE BUILDING AREAS (MIXED OCCUPANCY BUILDING)									
OCCUPANCY	CONSTRUCTION TYPE	ALLOWABLE NUMBER OF STORES C.B.C TABLE 506.4	BASIC ALLOWABLE AREA (S.F.) - A1 PER TABLE 506.2	AREA INCREASE FACTOR DUE TO FRONTAGE - IF APPLICABLE	ALLOWABLE AREA PER STORY (S.F.) - A4 PER SECTION 506.2.2 AT 1 (N/A) (S.F.)	ACTUAL FLOOR AREA OF STORY	ACTUAL AREA RATIO OF STORY	SUM OF THE BLDG AREA RATIO PER STORY PER CBC 506.2	TOTAL AREA RATIO OF STORY
1ST FLOOR	R-2	3	7,000		7,000	2,032	0.29	0.45	<1 OK
	U	2	16,500		16,500	3,945	0.22		1.73
2ND FLOOR	R-2	3	7,000		7,000	5,556	0.63	0.63	<1 OK
3RD FLOOR	R-2	3	7,000		7,000	5,593	0.64	0.64	<1 OK
PER CBC 506.2.2 SUM OF THE BLDG AREA RATIOS PER TOTAL BUILDING (1-3)									<2 OK 1.73

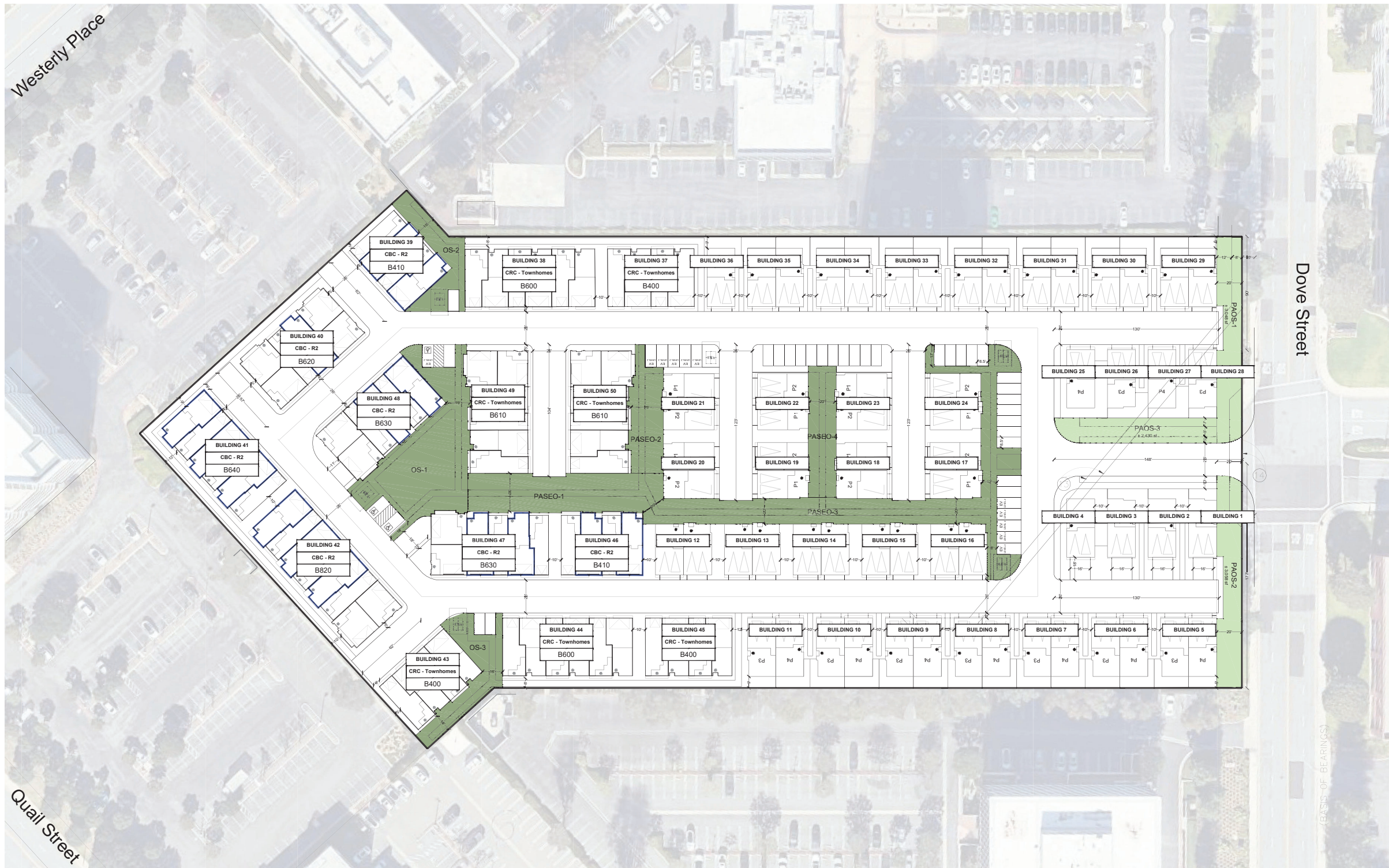
B620, BUILDING 40 (TYPE VB, NFPA 13 SPRINKLER)

ALLOWABLE BUILDING AREAS (MIXED OCCUPANCY BUILDING)									
OCCUPANCY	CONSTRUCTION TYPE	ALLOWABLE NUMBER OF STORES C.B.C TABLE 506.4	BASIC ALLOWABLE AREA (S.F.) - A1 PER TABLE 506.2	AREA INCREASE FACTOR DUE TO FRONTAGE - IF APPLICABLE	ALLOWABLE AREA PER STORY (S.F.) - A4 PER SECTION 506.2.2 AT 1 (N/A) (S.F.)	ACTUAL FLOOR AREA OF STORY	ACTUAL AREA RATIO OF STORY	SUM OF THE BLDG AREA RATIO PER STORY PER CBC 506.2	TOTAL AREA RATIO OF STORY
1ST FLOOR	R-2	3	7,000		7,000	1,169	0.17	0.36	<1 OK
	U	2	16,500		16,500	3,220	0.20		1.90
2ND FLOOR	R-2	3	7,000		7,000	3,942	0.56	0.56	<1 OK
3RD FLOOR	R-2	3	7,000		7,000	4,021	0.57	0.57	<1 OK
PER CBC 506.2.2 SUM OF THE BLDG AREA RATIOS PER TOTAL BUILDING (1-3)									<2 OK 1.90

B640, BUILDING 41 (TYPE VB, NFPA 13 SPRINKLER)

ALLOWABLE BUILDING AREAS (MIXED OCCUPANCY BUILDING)									
OCCUPANCY	CONSTRUCTION TYPE	ALLOWABLE NUMBER OF STORES C.B.C TABLE 506.4	BASIC ALLOWABLE AREA (S.F.) - A1 PER TABLE 506.2	AREA INCREASE FACTOR DUE TO FRONTAGE - IF APPLICABLE	ALLOWABLE AREA PER STORY (S.F.) - A4 PER SECTION 506.2.2 AT 1 (N/A) (S.F.)	ACTUAL FLOOR AREA OF STORY	ACTUAL AREA RATIO OF STORY	SUM OF THE BLDG AREA RATIO PER STORY PER CBC 506.2	TOTAL AREA RATIO OF STORY
1ST FLOOR	R-2	3	7,000		7,000	1,787	0.25	0.62	<1 OK
	U	2	16,500		16,500	2,852	0.17		1.65
2ND FLOOR	R-2	3	7,000		7,000	4,302	0.61	0.61	<1 OK
3RD FLOOR	R-2	3	7,000		7,000	4,299	0.61	0.61	<1 OK
PER CBC 506.2.2 SUM OF THE BLDG AREA RATIOS PER TOTAL BUILDING (1-3)									<2 OK 1.65

- SINGLE FAMILY DETACHED
- DUPLEX
- INTERLOCKING TOWNHOMES (P1 & P1X)
- INTERLOCKING TOWNHOMES (P2 & P4)
- INTERLOCKING TOWNHOMES (P3 & P5)
- ACCESSIBLE UNITS



OPEN SPACE SUMMARY

GROSS AREA	± 6.46 AC
SETBACK AREA	± 0.15 AC
INTERNAL STREETS/ DRIVES	± 1.47 AC
NET AREA	± 4.83 AC
TOTAL UNITS	139 DU
DENSITY (GROSS)	21.63 DU/AC
ZONE	PC-11, HO-1

PRIVATE OPEN SPACE

SINGLE FAMILY DETACHED	PRIVATE YARD	PRIVATE DECK	DU	TOTAL SF
P3 5% of 2235SF = 112 SF	± 350 SF	± 155 SF	4 DU	± 2020 SF
P4 5% of 2362SF = 118 SF	± 350 SF	± 159 SF	5 DU	± 2545 SF
TOTAL			9 DU	± 4565 SF

DUETS	PRIVATE YARD	PRIVATE DECK	DU	TOTAL SF
P1 5% of 1812SF = 91 SF	± 300 SF	± 96 SF	13 DU	± 5148 SF
P2 5% of 2068SF = 103 SF	± 300 SF	± 104 SF	13 DU	± 5252 SF
P3 5% of 2235SF = 112 SF	± 300 SF	± 155 SF	14 DU	± 6370 SF
P4 5% of 2362SF = 118 SF	± 300 SF	± 159 SF	14 DU	± 6426 SF
TOTAL			54 DU	± 23196 SF

INTERLOCK	PRIVATE DECK	DU	TOTAL SF
P1 5% of 1425SF = 71 SF	± 72 SF	7 DU	± 504 SF
P1X 5% of 1435SF = 72 SF	± 72 SF	7 DU	± 504 SF
P2 5% of 1520SF = 76 SF	± 88 SF	16 DU	± 1408 SF
P3 5% of 1591SF = 80 SF	± 80 SF	15 DU	± 1200 SF
P4 5% of 1855SF = 93 SF	± 94 SF	16 DU	± 1504 SF
P5 5% of 1882SF = 94 SF	± 101 SF	15 DU	± 1515 SF
TOTAL		76 DU	± 6635 SF

SINGLE FAMILY DETACHED	9 DU	± 4565 SF
DUETS	54 DU	± 23196 SF
INTERLOCK	76 DU	± 6635 SF
TOTAL	139 DU	± 34396 SF

COMMON OPEN SPACE

REQUIRED - 20.28.050-C.1	75 SF/DUX 139 DU	10425 SF
PROVIDED	OS-1	± 6577 SF
	OS-2	± 2007 SF
	OS-3	± 2306 SF
	PASEO-1	± 4566 SF
	PASEO-2	± 2444 SF
	PASEO-3	± 9486 SF
	PASEO-4	± 2237 SF
	TOTAL	± 29713 SF

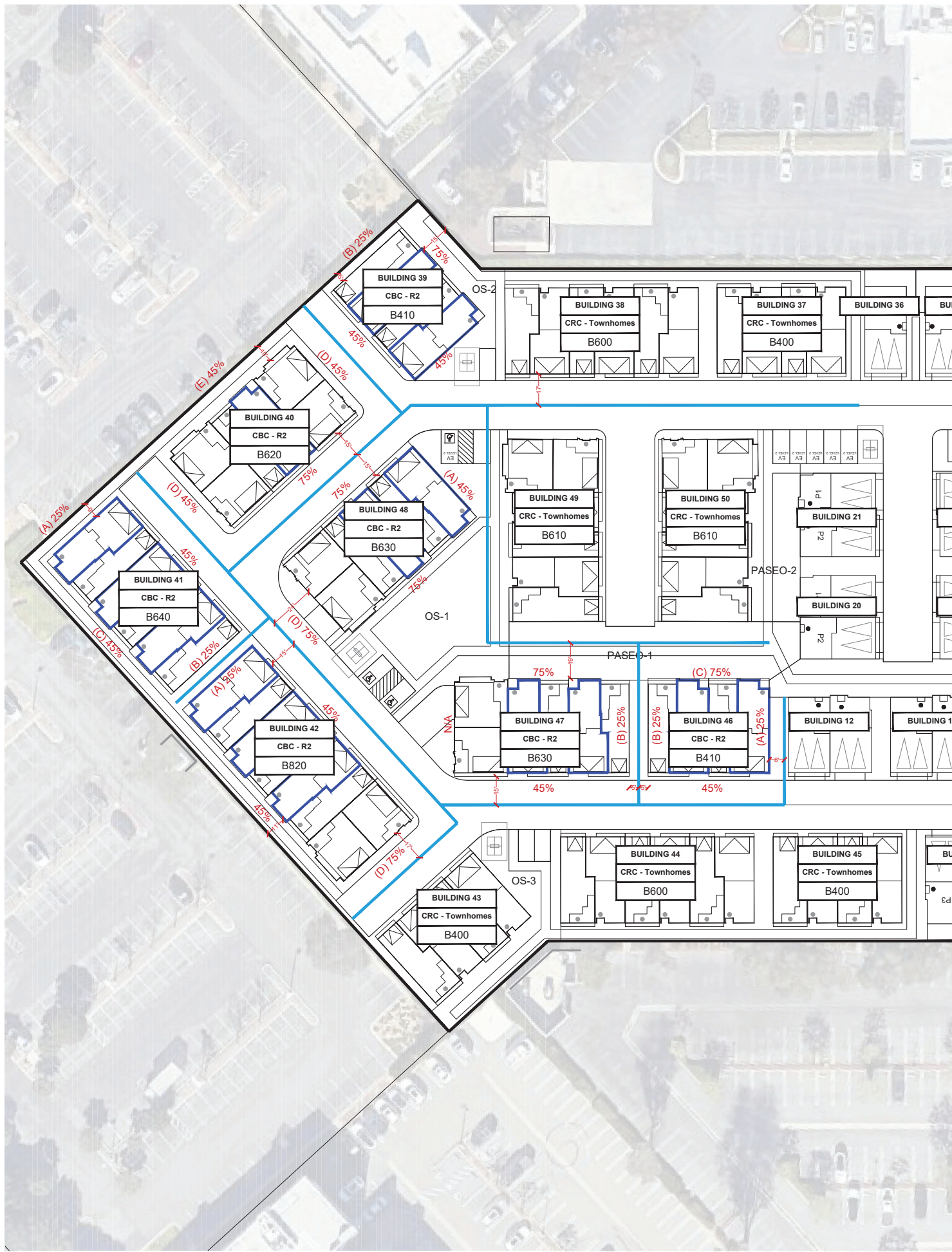
PAOS REQUIRED

REQUIRED - 20.48.180-O.1	3% PAOS OF NET SITE AREA	6318 SF
PROVIDED	PAOS-1	± 3048 SF 1.45%
	PAOS-2	± 3058 SF 1.45%
	PAOS-3	± 2430 SF 1.15%
	TOTAL	± 8536 SF 4.05%

**ALLOWABLE OPENING CALCULATIONS FOR INTERLOCK CBC R-2 TOWNHOMES
BUILDINGS 39-42, 46-48**

**TABLE 1: TABLE 705.9 - MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON
FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION**

FIRE SEPARATION DISTANCE	DEGREE OF OPENING OPENING PROTECTION	ALLOWABLE AREA
5 TO LESS THAN 10 FT.	UNPROTECTED, SPRINKLERED	25%
10 TO LESS THAN 15 FT.	UNPROTECTED, SPRINKLERED	45%
15 TO LESS THAN 20 FT.	UNPROTECTED, SPRINKLERED	75%

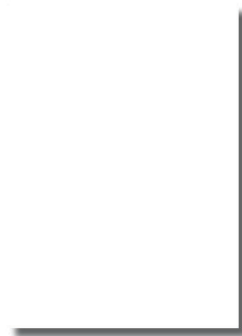




LEGEND

- COLOR SCHEME 1
- COLOR SCHEME 2
- COLOR SCHEME 3

COLOR SCHEME 1



STUCCO 1
SW 7757
HIGH REFLECTIVE WHITE



STUCCO 2
SW 7045
INTELLECTUAL GRAY



6" LAP SIDING
TRUTONE 07
HAYBANK



ENTRY DOOR
SW 9182
ROJO MARRON



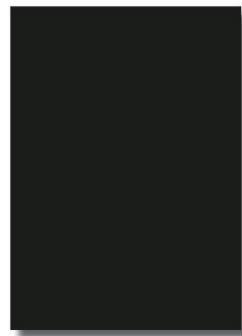
TRIM BAND
SW 7675
SEALSKIN



GARAGE DOOR
SW 6076
TURKISH COFFEE

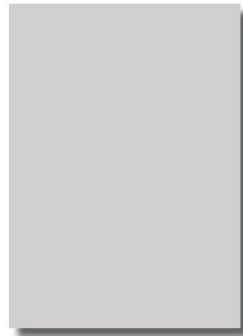


COMPOSITE SHINGLE ROOF
GAF TIMBERLINE NS (OR SIMILAR)
BARKWOOD

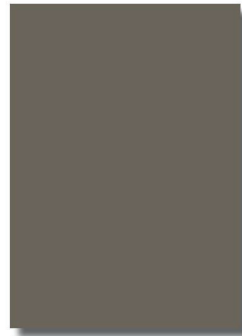


WINDOWS, METAL
SW 6258
TRICORN BLACK

COLOR SCHEME 2



STUCCO 1
SW 7667
ZIRCON



STUCCO 2
SW 7047
PORPOISE



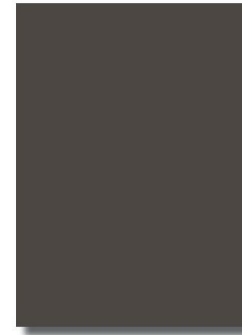
6" LAP SIDING
TRUTONE 06
BURNT LINE



ENTRY DOOR
SW 6067
MOCHA



TRIM BAND
SW 9183
DARK CLOVE



GARAGE DOOR
SW 9600
ARMORY



COMPOSITE SHINGLE ROOF
GAF TIMBERLINE NS (OR SIMILAR)
WEATHERED WOOD



WINDOWS, METAL
SW 6258
TRICORN BLACK

COLOR SCHEME 3



STUCCO 1
SW 6078
REALIST BEIGE



STUCCO 2
SW 6074
SPALDING GRAY



6" LAP SIDING
TRUTONE 02
DUSTBANK



ENTRY DOOR
SW 7048
URBANE BRONZE



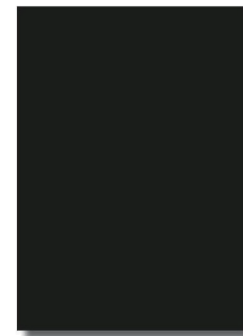
TRIM BAND
SW 6075
GARRET GRAY



GARAGE DOOR
SW 6038
TRULY TAUPE



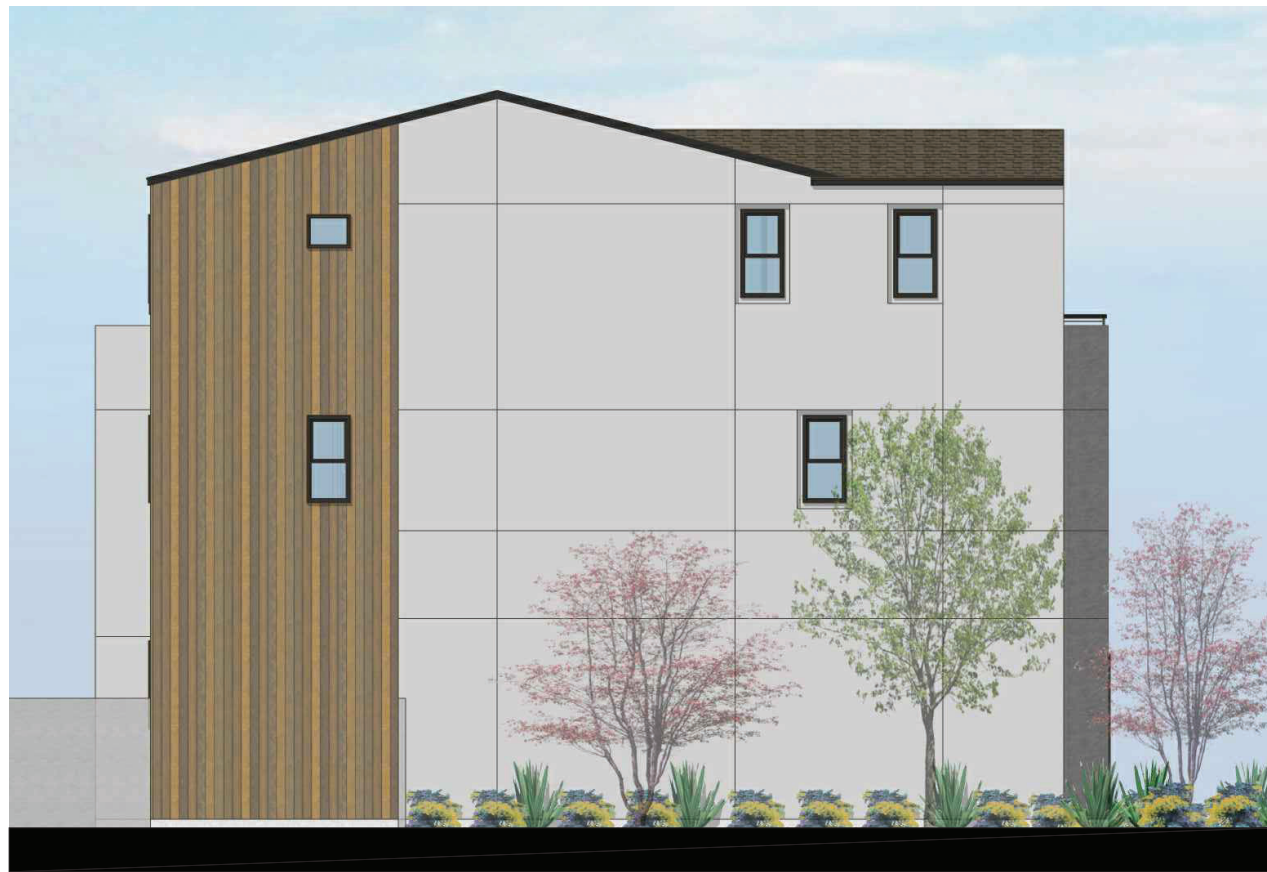
COMPOSITE SHINGLE ROOF
GAF TIMBERLINE NS (OR SIMILAR)
SHAKEWOOD



WINDOWS, METAL
SW 6258
TRICORN BLACK



COLOR SCHEME 2 SHOWN

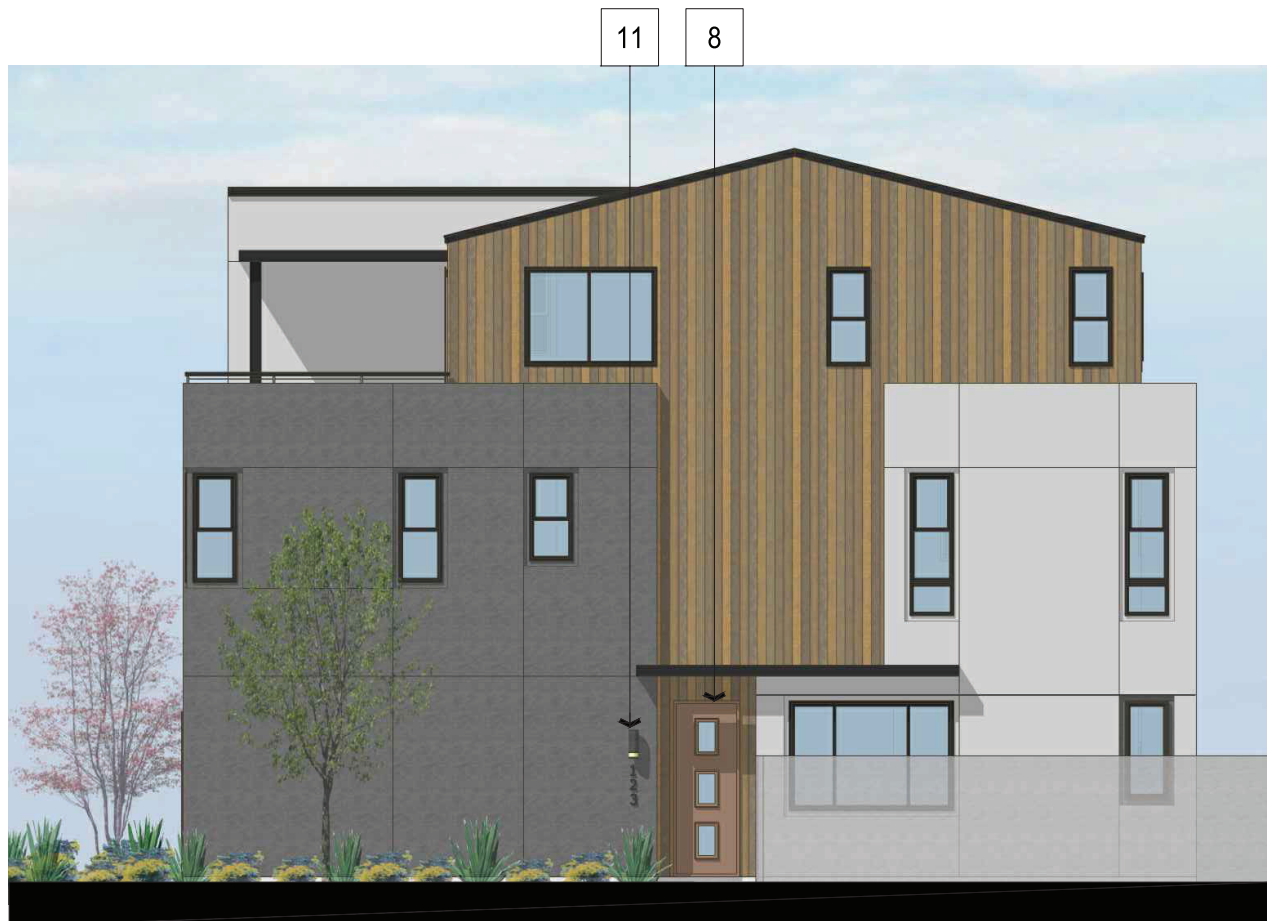


LEFT ELEVATION

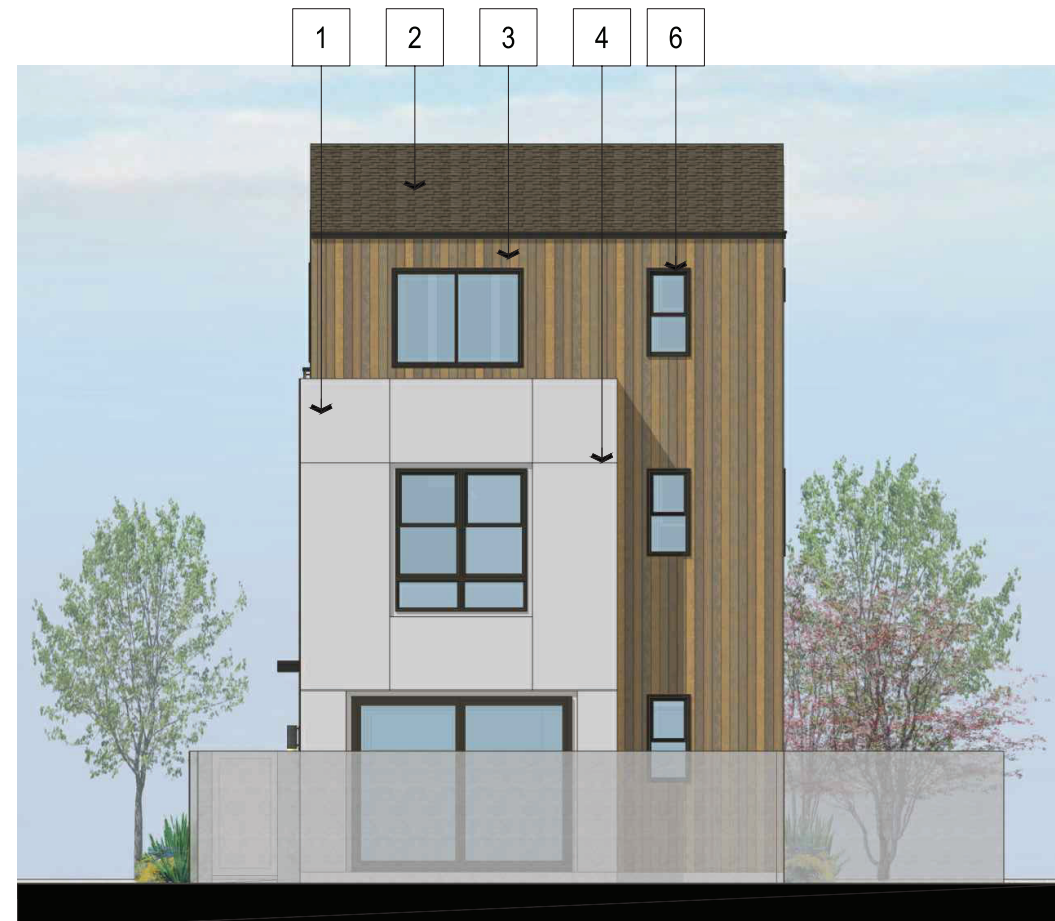


FRONT ELEVATION

- MATERIAL LEGEND**
1. STUCCO
 2. COMPOSITE SHINGLE ROOF
 3. VERTICAL SIDING WITH 6" EXPOSURE
 4. SCREED LINES
 5. TRIM BAND
 6. VINYL WINDOWS
 7. WINDOW RECESS
 8. FIBERGLASS ENTRY DOOR
 9. METAL RAILING
 10. AWNING
 11. DECORATIVE EXTERIOR LIGHTS & RAISED ADDRESS SIGN
 12. METAL SECTIONAL GARAGE DOOR
 13. 6X6 COLUMN

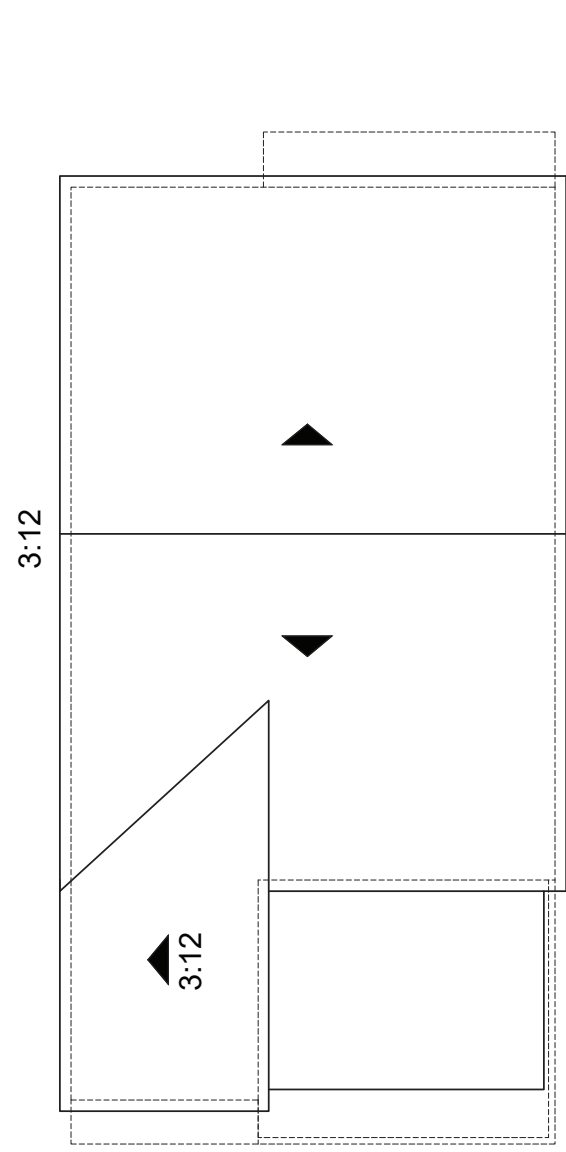


RIGHT ELEVATION

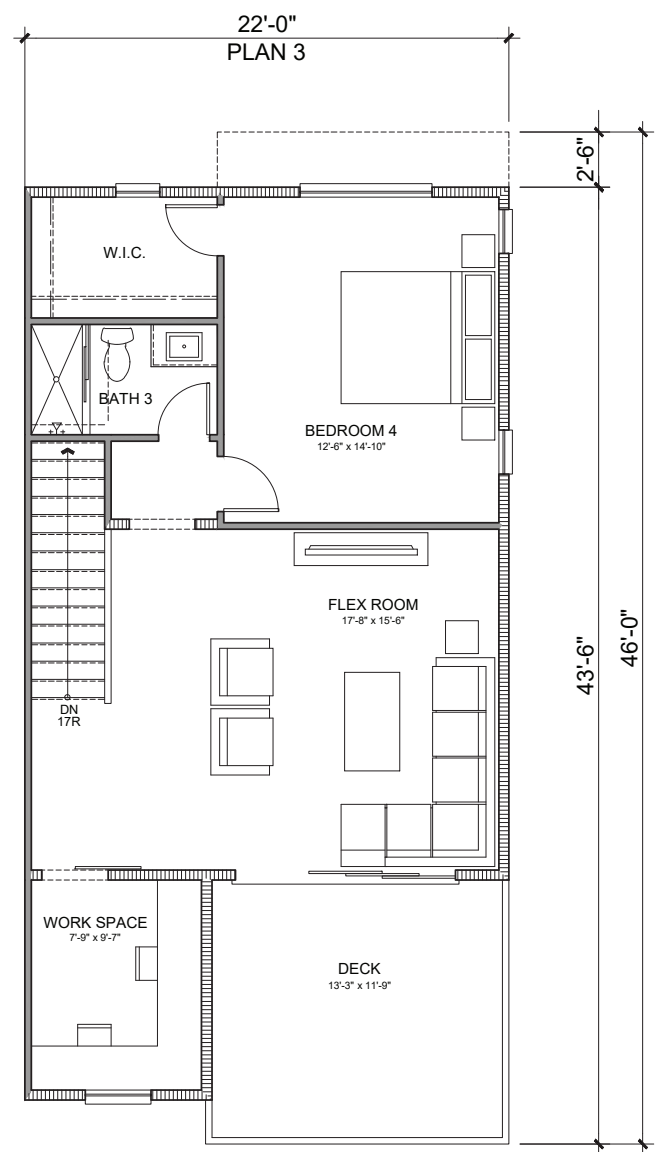


REAR ELEVATION

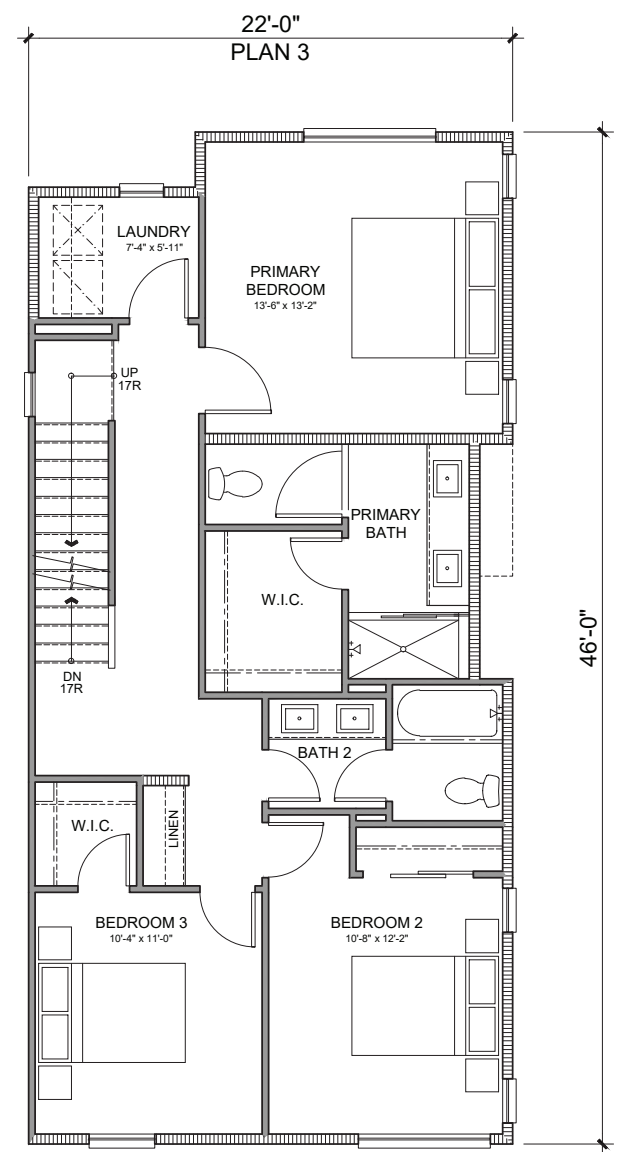
Plan 3 Building Height per §20.30.060.B.			
Building	Avg. Grade	Bldg. Height	Total
1	47.5	33.67	81.17
3	47.84	33.67	81.51
26	48.34	33.67	82.01
28	47.8	33.67	81.47



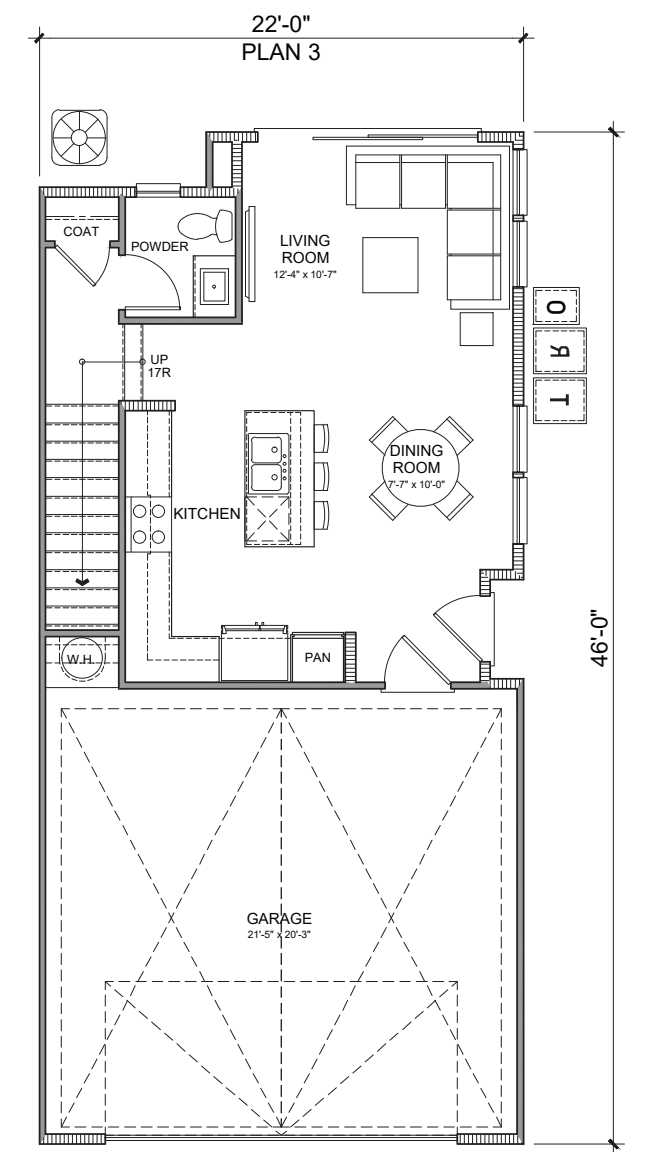
ROOF PLAN



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 3 - GROSS S.F.	
4 BD + FLEX / 3.5 BA	
FIRST FLOOR	523 SQ. FT.
SECOND FLOOR	977 SQ. FT.
THIRD FLOOR	735 SQ. FT.
TOTAL	2235 SQ. FT.
DECK	155 SQ. FT.
GARAGE	465 SQ. FT.

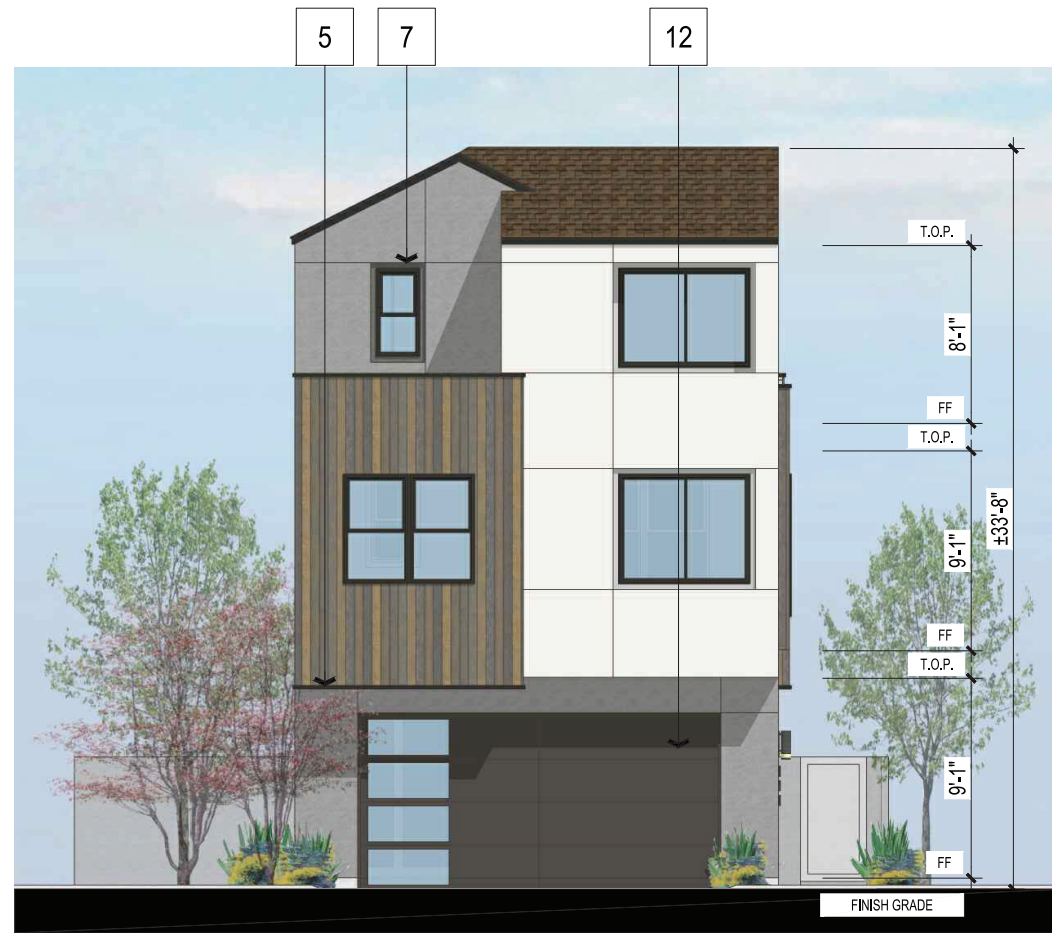
PLAN 3 - NET S.F.	
4 BD + FLEX / 3.5 BA	
FIRST FLOOR	493 SQ. FT.
SECOND FLOOR	920 SQ. FT.
THIRD FLOOR	688 SQ. FT.
TOTAL	2102 SQ. FT.
DECK	155 SQ. FT.
GARAGE	442 SQ. FT.



COLOR SCHEME 1 SHOWN

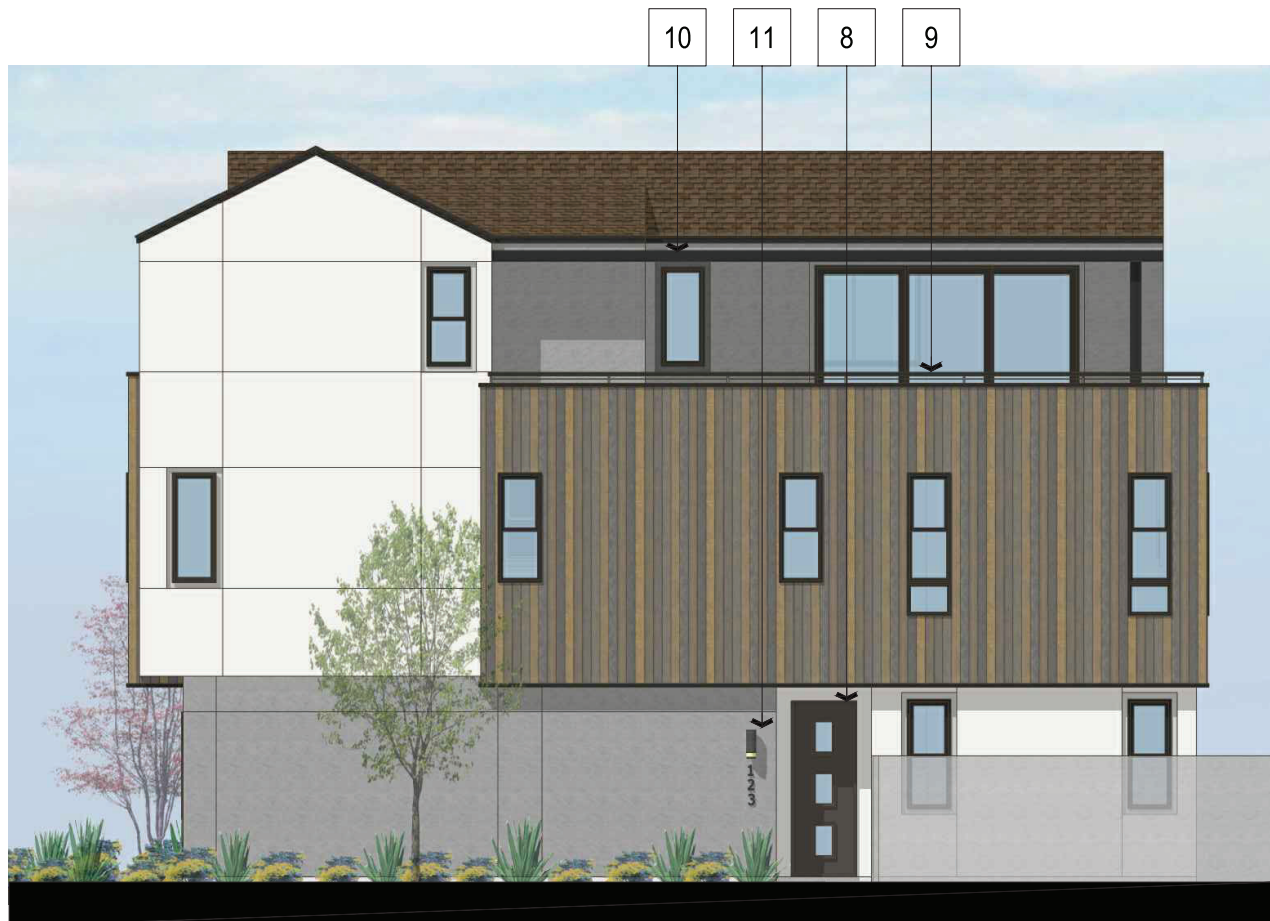


LEFT ELEVATION

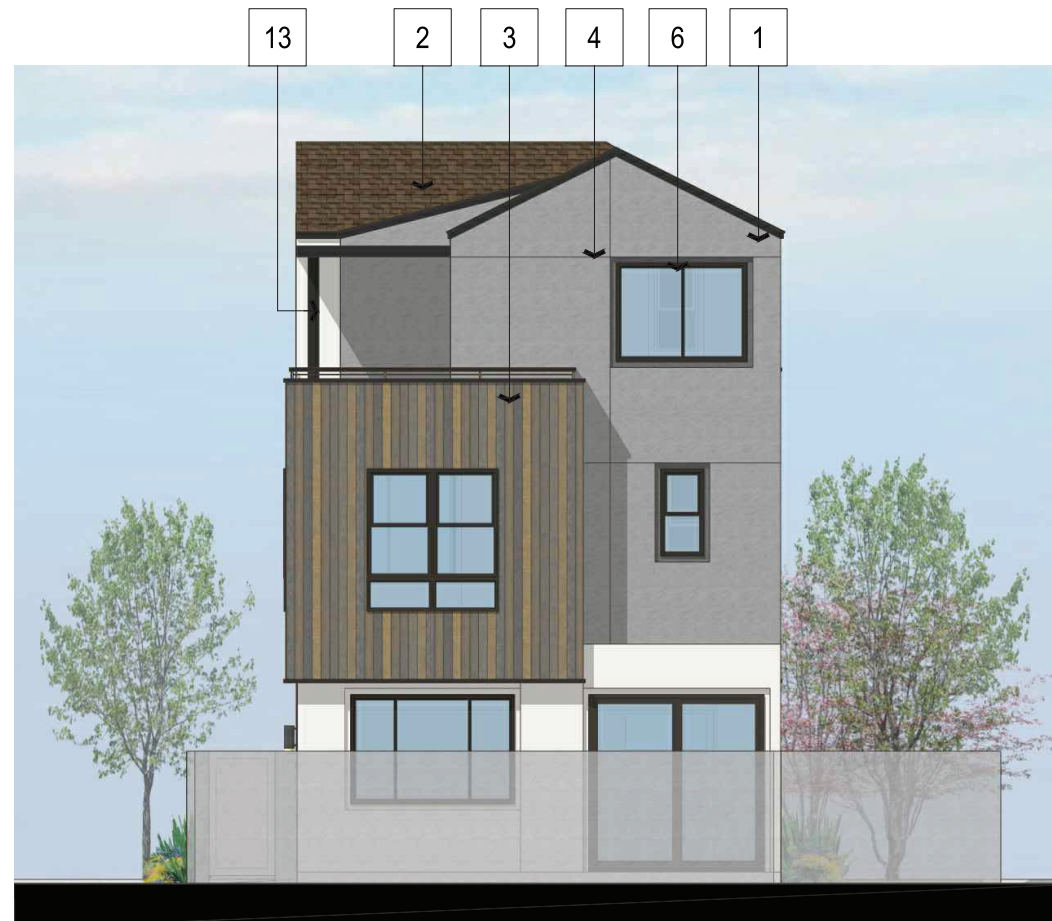


FRONT ELEVATION

- MATERIAL LEGEND**
1. STUCCO
 2. COMPOSITE SHINGLE ROOF
 3. VERTICAL SIDING WITH 6" EXPOSURE
 4. SCREED LINES
 5. TRIM BAND
 6. VINYL WINDOWS
 7. WINDOW RECESS
 8. FIBERGLASS ENTRY DOOR
 9. METAL RAILING
 10. AWNING
 11. DECORATIVE EXTERIOR LIGHTS & RAISED ADDRESS SIGN
 12. METAL SECTIONAL GARAGE DOOR
 13. 6X6 COLUMN

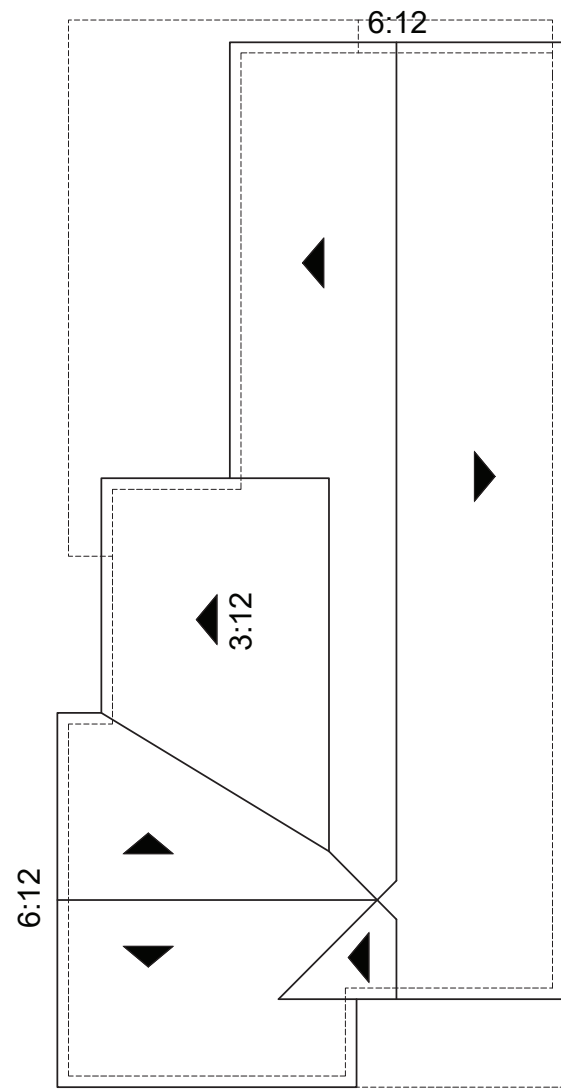


RIGHT ELEVATION

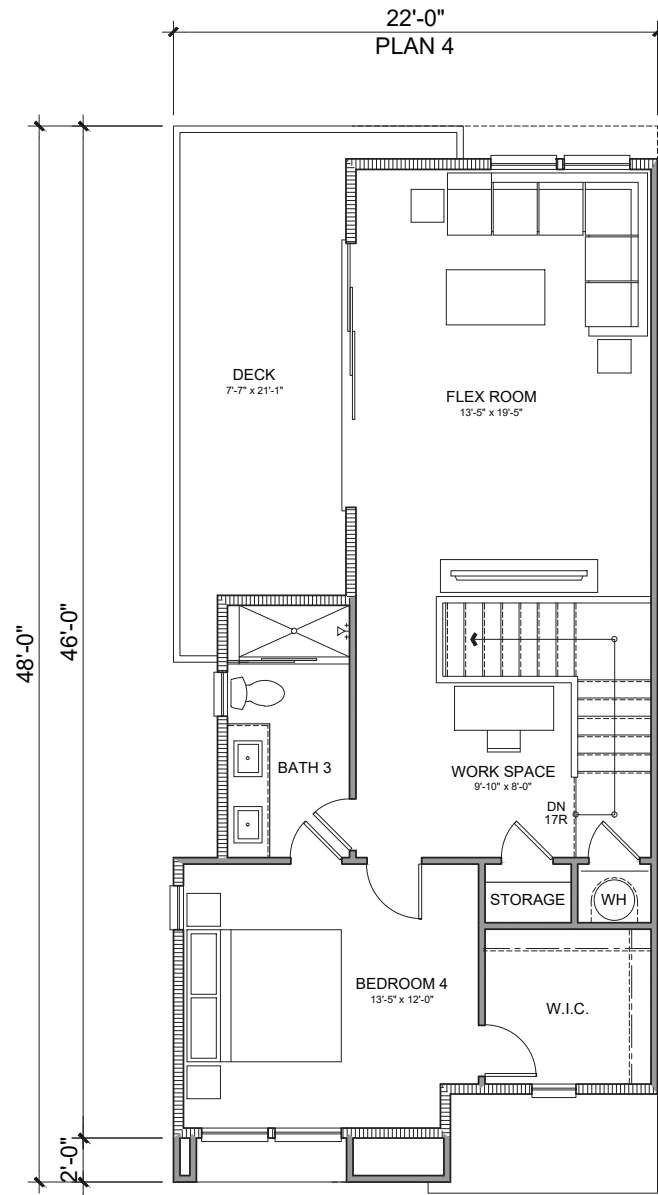


REAR ELEVATION

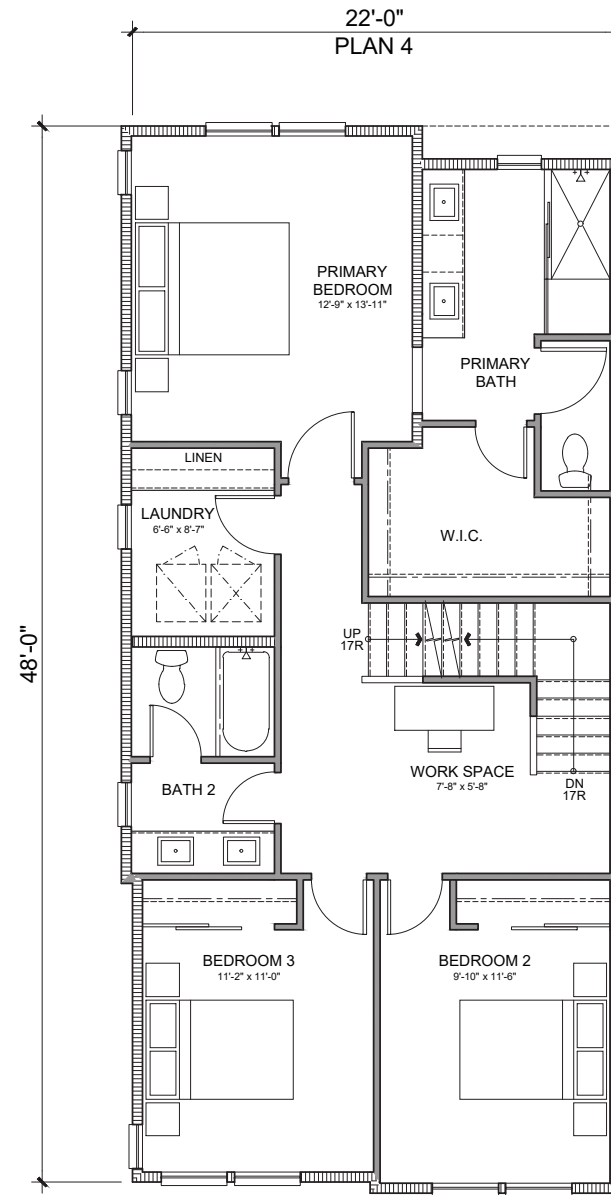
Plan 4 Building Height per §20.30.060.B.			
Building	Avg. Grade	Bldg. Height	Total
2	47.29	33.67	80.96
4	48.46	33.67	82.13
25	48.83	33.67	82.5
27	47.73	33.67	81.4
36	49.92	33.67	83.59



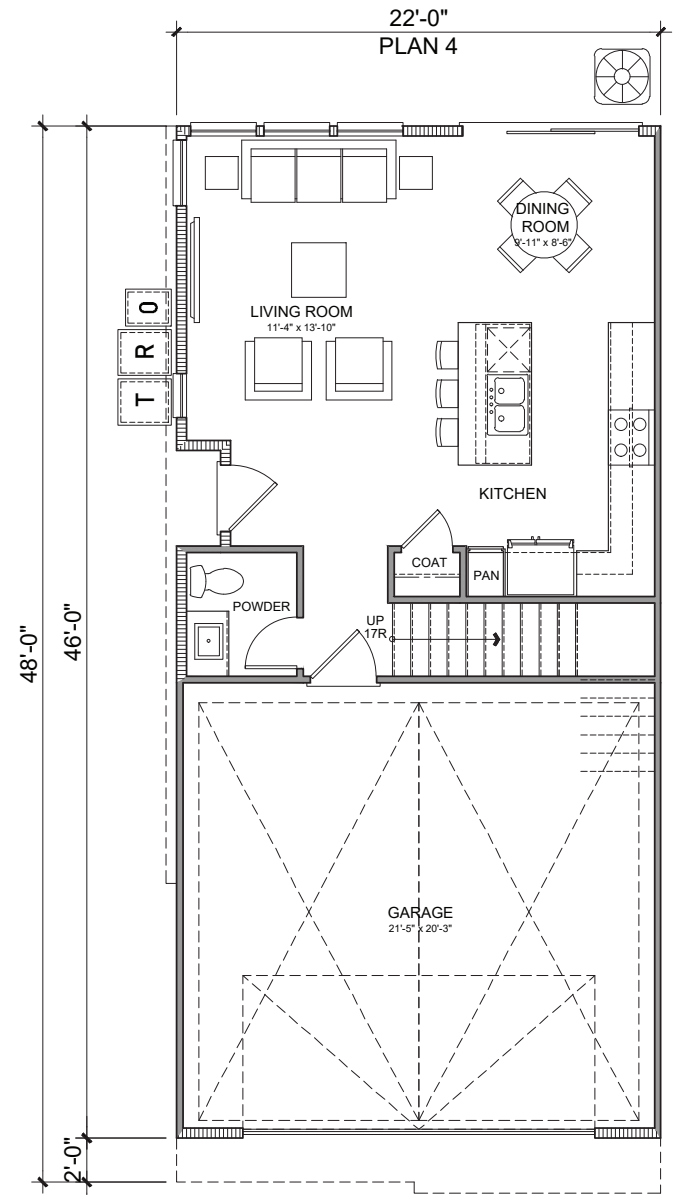
ROOF PLAN



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 4 - GROSS S.F.	
4 BD + FLEX / 3.5 BA	
FIRST FLOOR	548 SQ. FT.
SECOND FLOOR	1066 SQ. FT.
THIRD FLOOR	748 SQ. FT.
TOTAL	2362 SQ. FT.
DECK	159 SQ. FT.
GARAGE	456 SQ. FT.

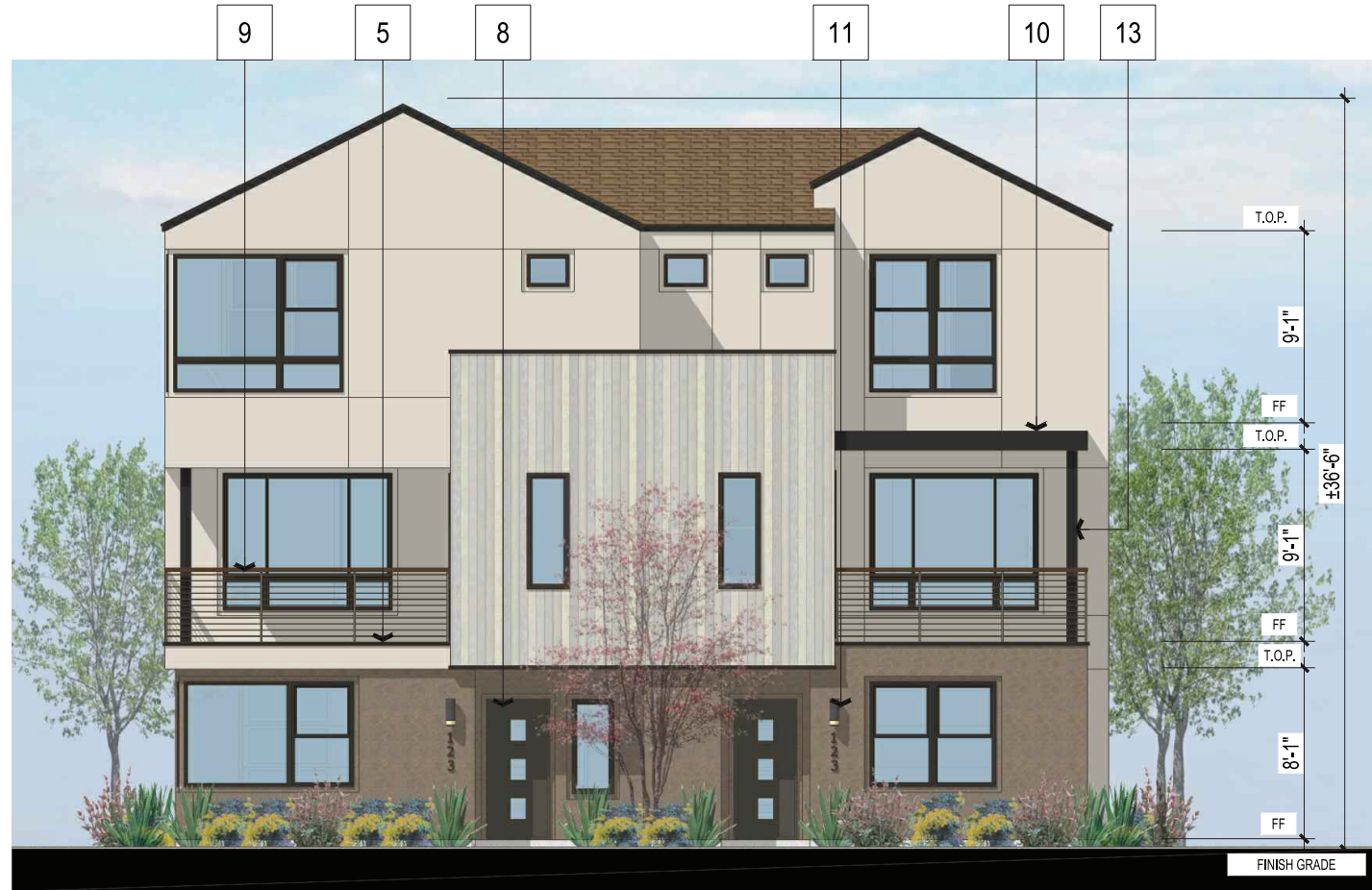
PLAN 4 - NET S.F.	
4 BD + FLEX / 3.5 BA	
FIRST FLOOR	518 SQ. FT.
SECOND FLOOR	1009 SQ. FT.
THIRD FLOOR	697 SQ. FT.
TOTAL	2223 SQ. FT.
DECK	159 SQ. FT.
GARAGE	434 SQ. FT.



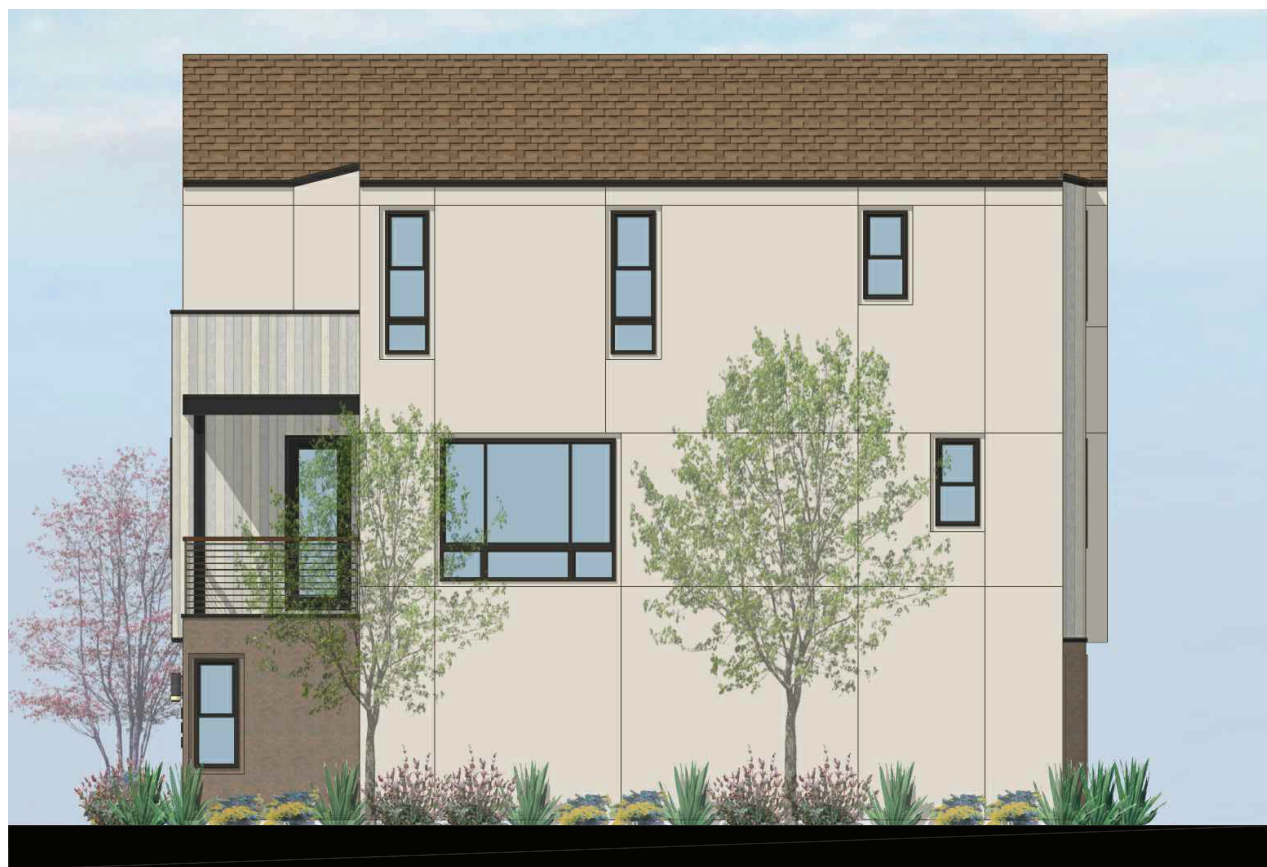
COLOR SCHEME 3 SHOWN



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



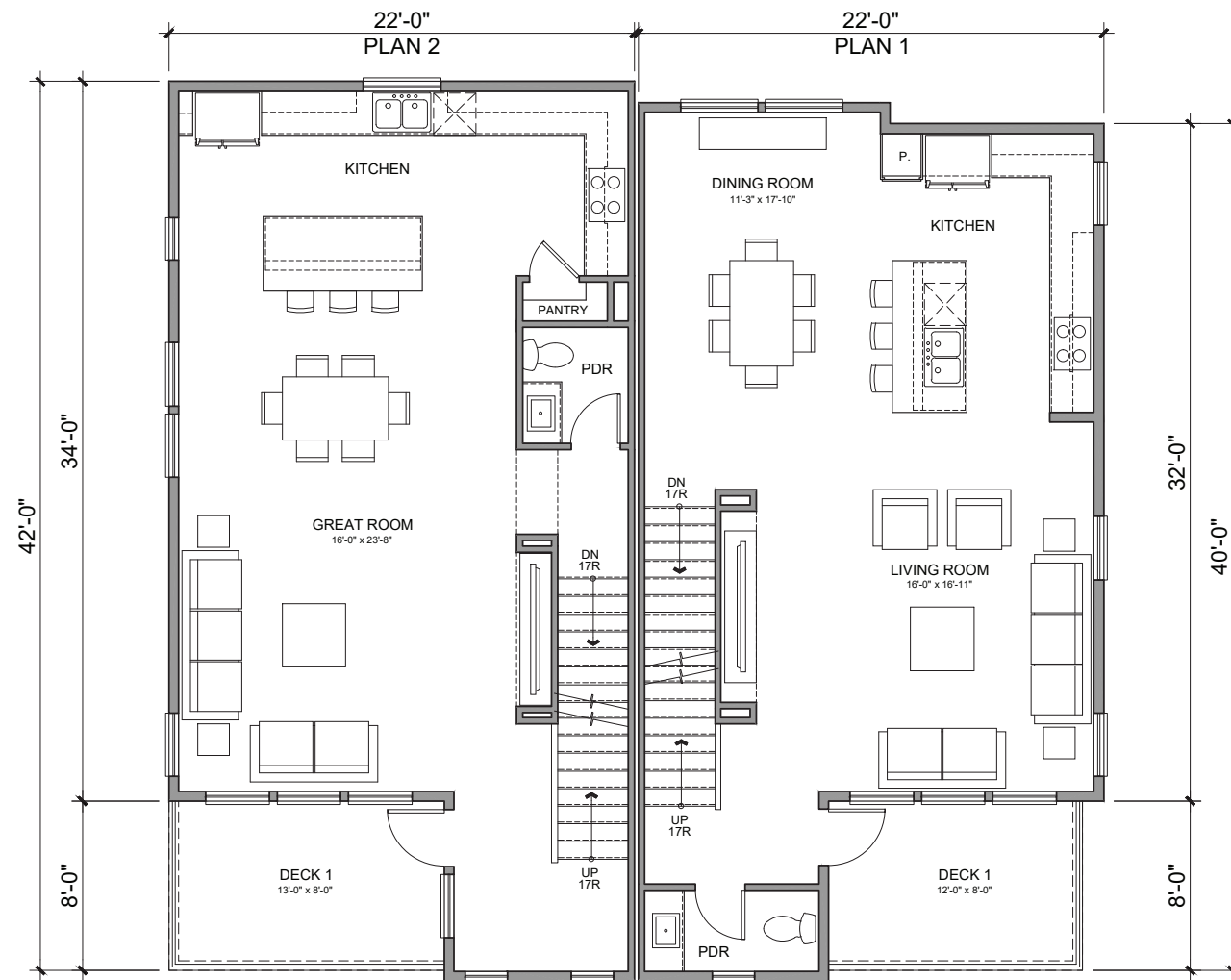
REAR ELEVATION

MATERIAL LEGEND

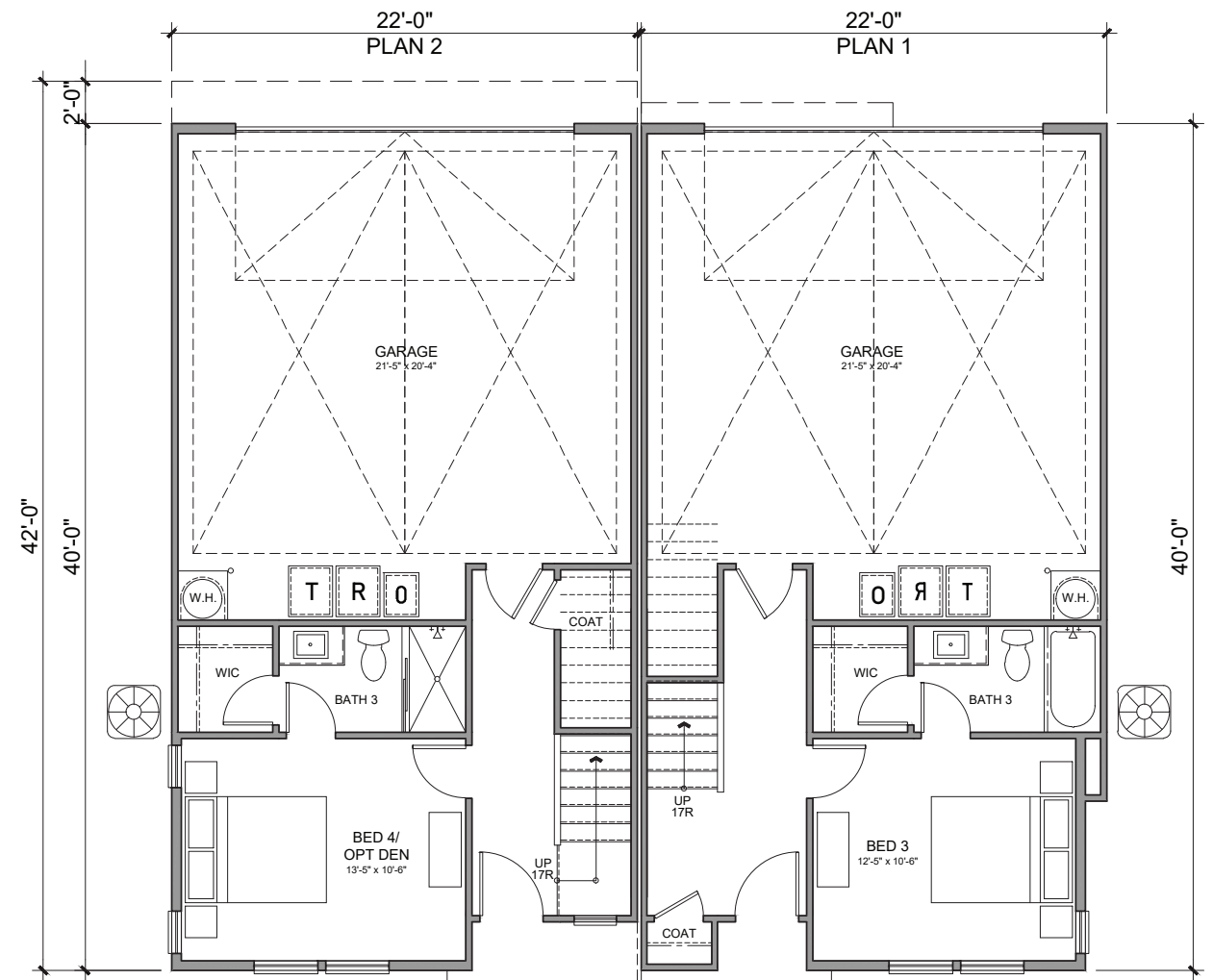
1. STUCCO
2. COMPOSITE SHINGLE ROOF
3. VERTICAL SIDING WITH 6" EXPOSURE
4. SCREED LINES
5. TRIM BAND
6. VINYL WINDOWS
7. WINDOW RECESS
8. FIBERGLASS ENTRY DOOR
9. METAL RAILING
10. AWNING
11. DECORATIVE EXTERIOR LIGHTS & RAISED ADDRESS SIGN
12. METAL SECTIONAL GARAGE DOOR
13. 6X6 COLUMN

Plan 1 & 2 Building Height per §20.30.060.B.

Building	Avg. Grade	Bldg. Height	Total
12	49.54	33.5	83.04
13	49.3	33.5	82.8
14	49.64	33.5	83.14
15	49.53	33.5	83.03
16	49.16	33.5	82.66
17	0	33.5	33.5
18	0	33.5	33.5
19	0	33.5	33.5
20	0	33.5	33.5
21	0	33.5	33.5
22	0	33.5	33.5
23	0	33.5	33.5
24	0	33.5	33.5



SECOND FLOOR



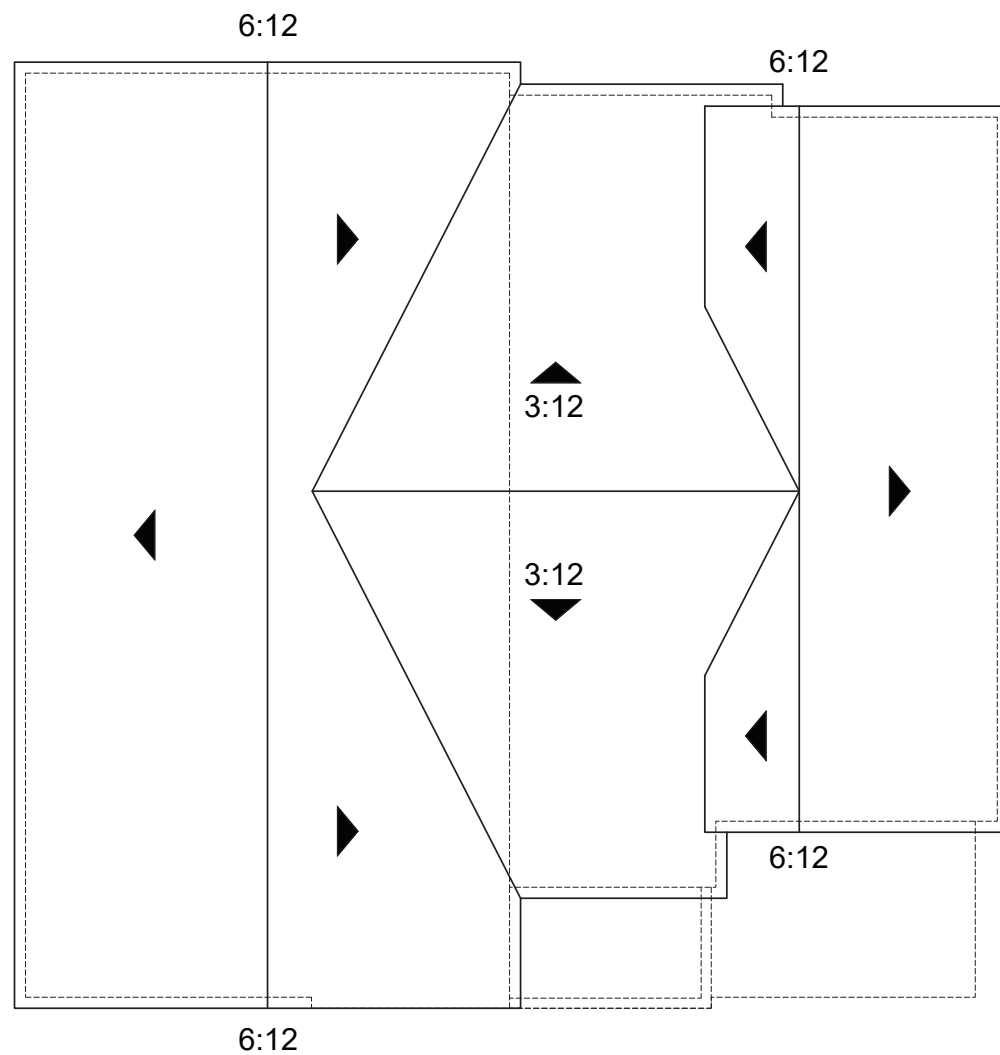
FIRST FLOOR

PLAN 2 - GROSS S.F.	
4 BD (OPT. DEN) / 3.5 BA	
FIRST FLOOR	368 SQ. FT.
SECOND FLOOR	825 SQ. FT.
THIRD FLOOR	876 SQ. FT.
TOTAL	2068 SQ. FT.
DECK 1	104 SQ. FT.
GARAGE	494 SQ. FT.

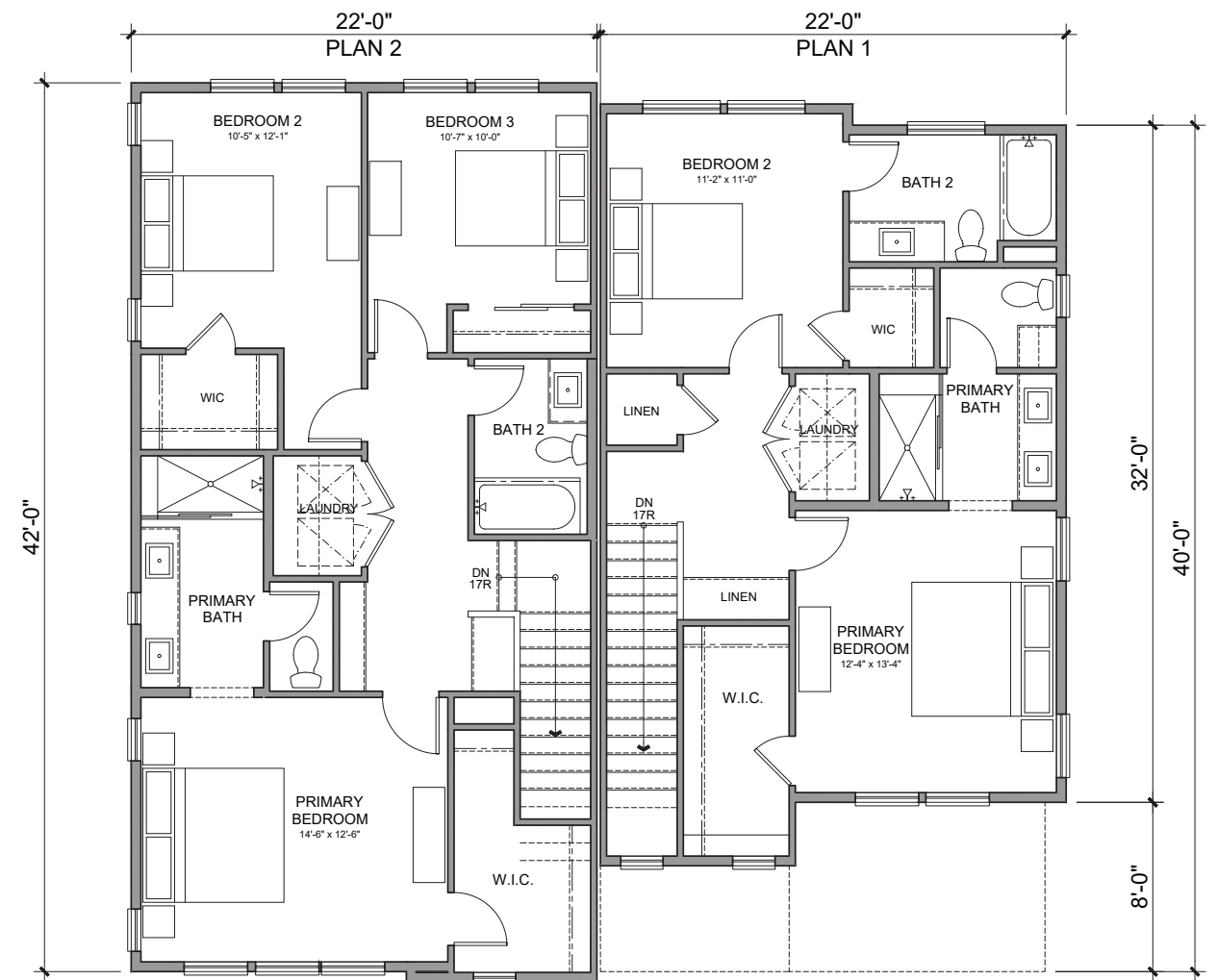
PLAN 2 - NET S.F.	
4 BD (OPT. DEN) / 3.5 BA	
FIRST FLOOR	347 SQ. FT.
SECOND FLOOR	773 SQ. FT.
THIRD FLOOR	827 SQ. FT.
TOTAL	1947 SQ. FT.
DECK 1	104 SQ. FT.
GARAGE	472 SQ. FT.

PLAN 1 - GROSS S.F.	
3 BD / 3.5 BA	
FIRST FLOOR	347 SQ. FT.
SECOND FLOOR	792 SQ. FT.
THIRD FLOOR	673 SQ. FT.
TOTAL	1812 SQ. FT.
DECK 1	96 SQ. FT.
GARAGE	494 SQ. FT.

PLAN 1 - NET S.F.	
3 BD / 3.5 BA	
FIRST FLOOR	349 SQ. FT.
SECOND FLOOR	742 SQ. FT.
THIRD FLOOR	634 SQ. FT.
TOTAL	1725 SQ. FT.
DECK 1	96 SQ. FT.
GARAGE	472 SQ. FT.



ROOF PLAN



THIRD FLOOR

PLAN 2 - GROSS S.F.	
4 BD (OPT. DEN) / 3.5 BA	
FIRST FLOOR	368 SQ. FT.
SECOND FLOOR	825 SQ. FT.
THIRD FLOOR	876 SQ. FT.
TOTAL	2068 SQ. FT.
DECK 1	104 SQ. FT.
GARAGE	494 SQ. FT.

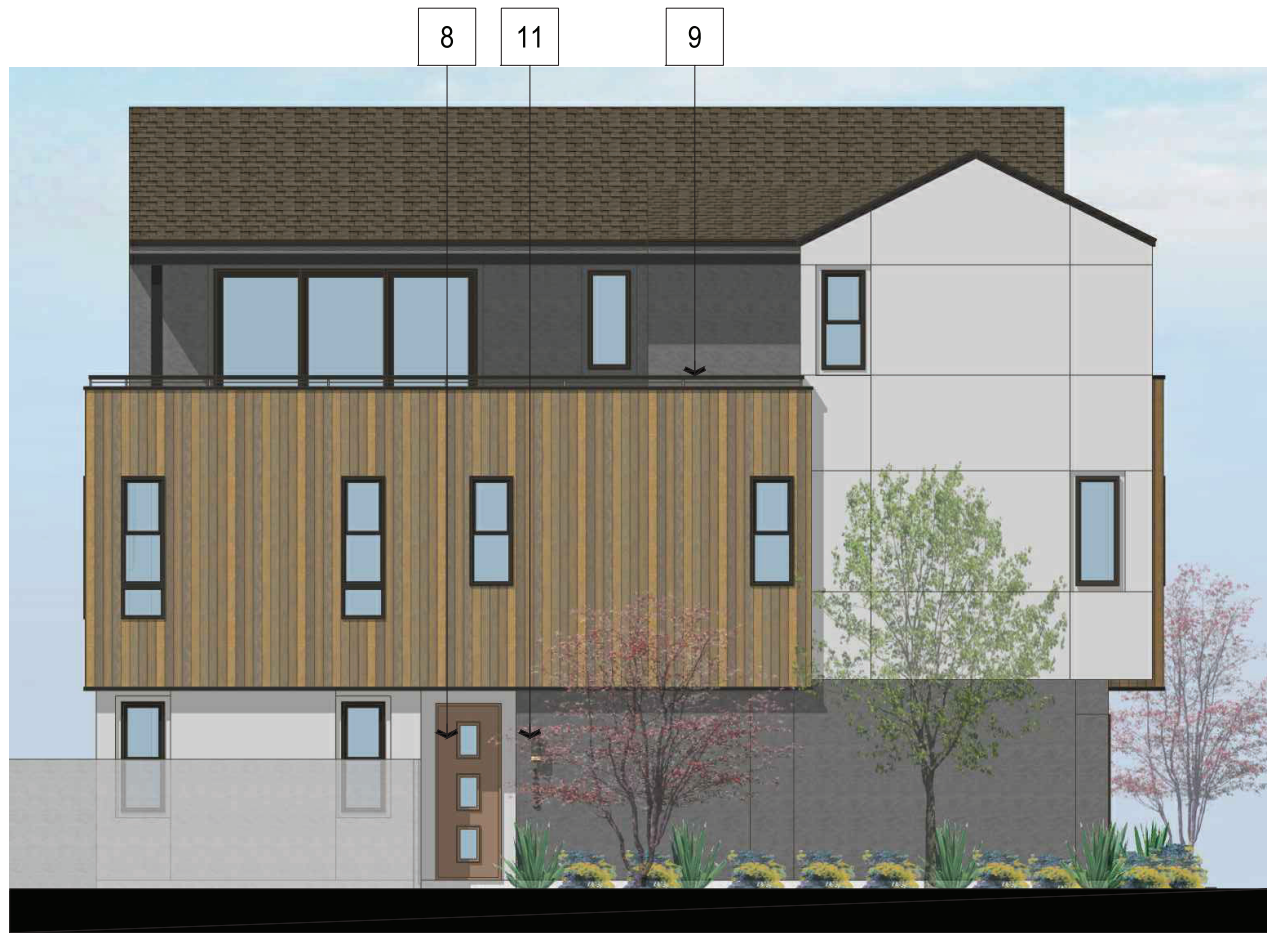
PLAN 2 - NET S.F.	
4 BD (OPT. DEN) / 3.5 BA	
FIRST FLOOR	347 SQ. FT.
SECOND FLOOR	773 SQ. FT.
THIRD FLOOR	827 SQ. FT.
TOTAL	1947 SQ. FT.
DECK 1	104 SQ. FT.
GARAGE	472 SQ. FT.

PLAN 1 - GROSS S.F.	
3 BD / 3.5 BA	
FIRST FLOOR	347 SQ. FT.
SECOND FLOOR	792 SQ. FT.
THIRD FLOOR	673 SQ. FT.
TOTAL	1812 SQ. FT.
DECK 1	96 SQ. FT.
GARAGE	494 SQ. FT.

PLAN 1 - NET S.F.	
3 BD / 3.5 BA	
FIRST FLOOR	349 SQ. FT.
SECOND FLOOR	742 SQ. FT.
THIRD FLOOR	634 SQ. FT.
TOTAL	1725 SQ. FT.
DECK 1	96 SQ. FT.
GARAGE	472 SQ. FT.



COLOR SCHEME 2 SHOWN



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

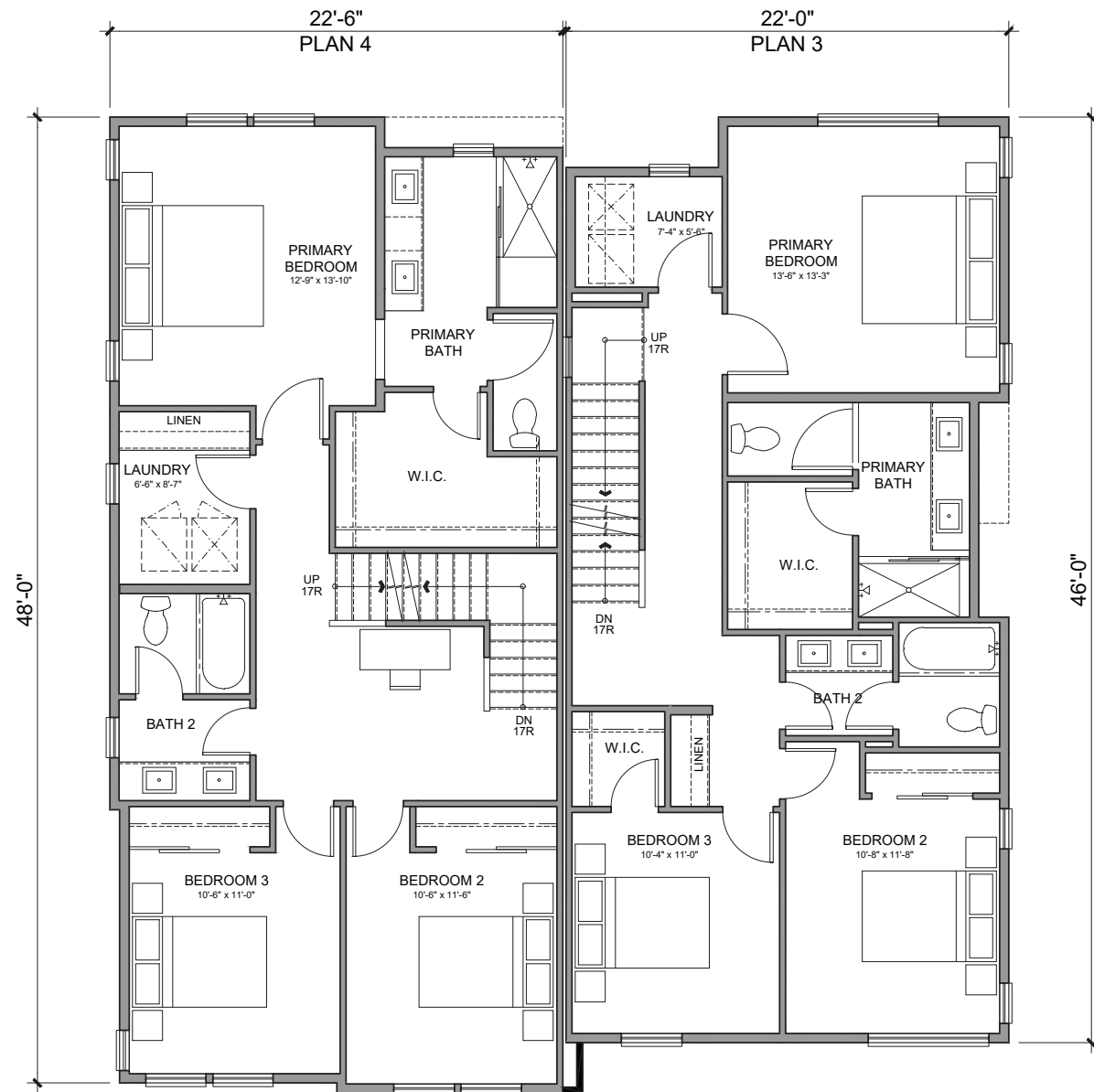


REAR ELEVATION

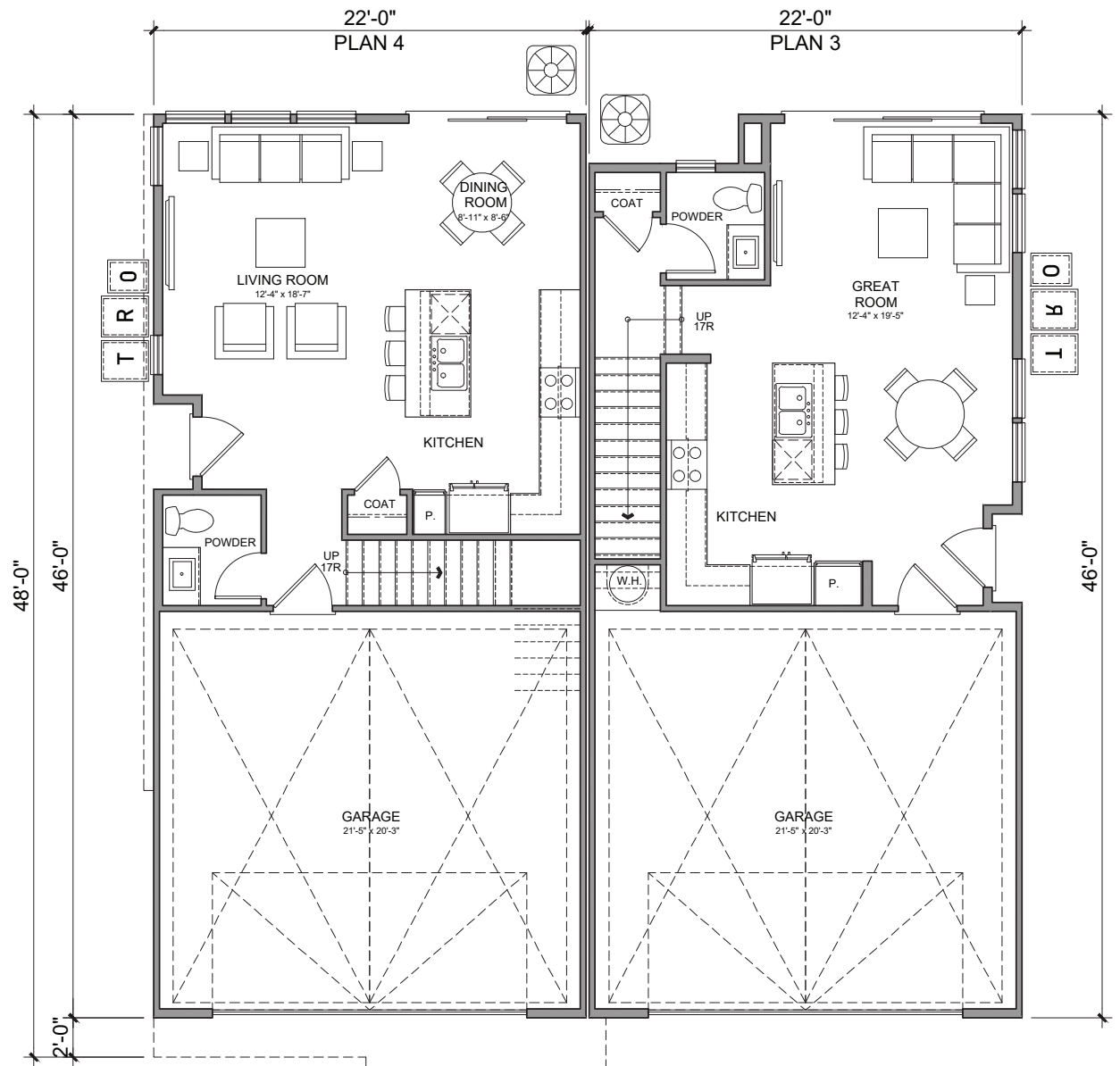
MATERIAL LEGEND

1. STUCCO
2. COMPOSITE SHINGLE ROOF
3. VERTICAL SIDING WITH 6" EXPOSURE
4. SCREED LINES
5. TRIM BAND
6. VINYL WINDOWS
7. WINDOW RECESS
8. FIBERGLASS ENTRY DOOR
9. METAL RAILING
10. AWNING
11. DECORATIVE EXTERIOR LIGHTS & RAISED ADDRESS SIGN
12. METAL SECTIONAL GARAGE DOOR
13. 6X6 COLUMN

Plan 3 & 4 Building Height per §20.30.060.B.			
Building	Avg. Grade	Bldg. Height	Total
5	47.89	33.5	81.39
6	47.56	33.5	81.06
7	47.84	33.5	81.34
8	48.11	33.5	81.61
9	48.45	33.5	81.95
10	48.62	33.5	82.12
11	48.63	33.5	82.13
29	49.17	33.5	82.67
30	48.35	33.5	81.85
31	48.67	33.5	82.17
32	49.07	33.5	82.57
33	49.45	33.5	82.95
34	49.49	33.5	82.99
35	49.66	33.5	83.16



SECOND FLOOR



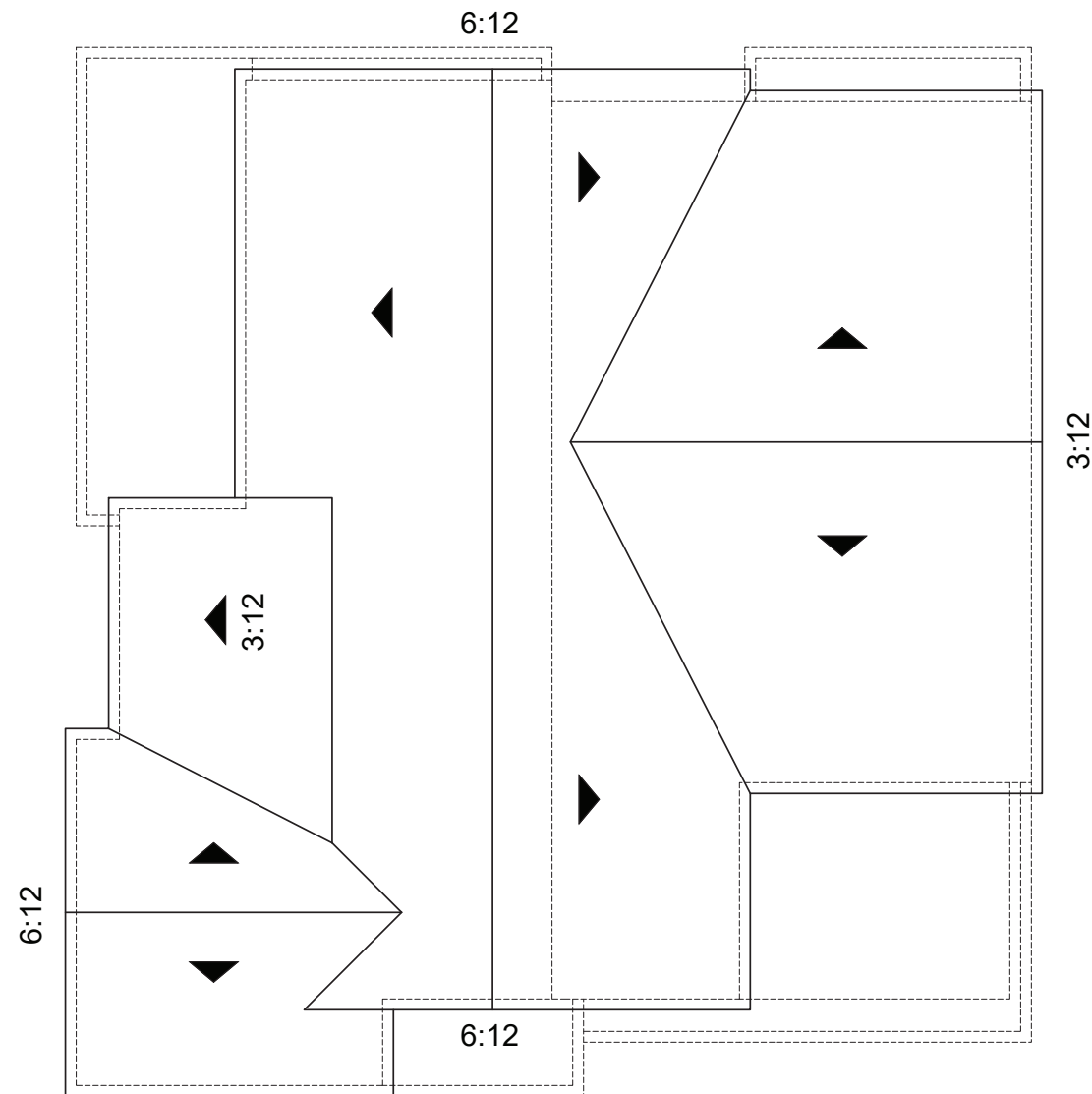
FIRST FLOOR

PLAN 4 - GROSS S.F.	
4 BD + FLEX / 3.5 BA	
FIRST FLOOR	548 SQ. FT.
SECOND FLOOR	1066 SQ. FT.
THIRD FLOOR	748 SQ. FT.
TOTAL	2362 SQ. FT.
DECK	159 SQ. FT.
GARAGE	456 SQ. FT.

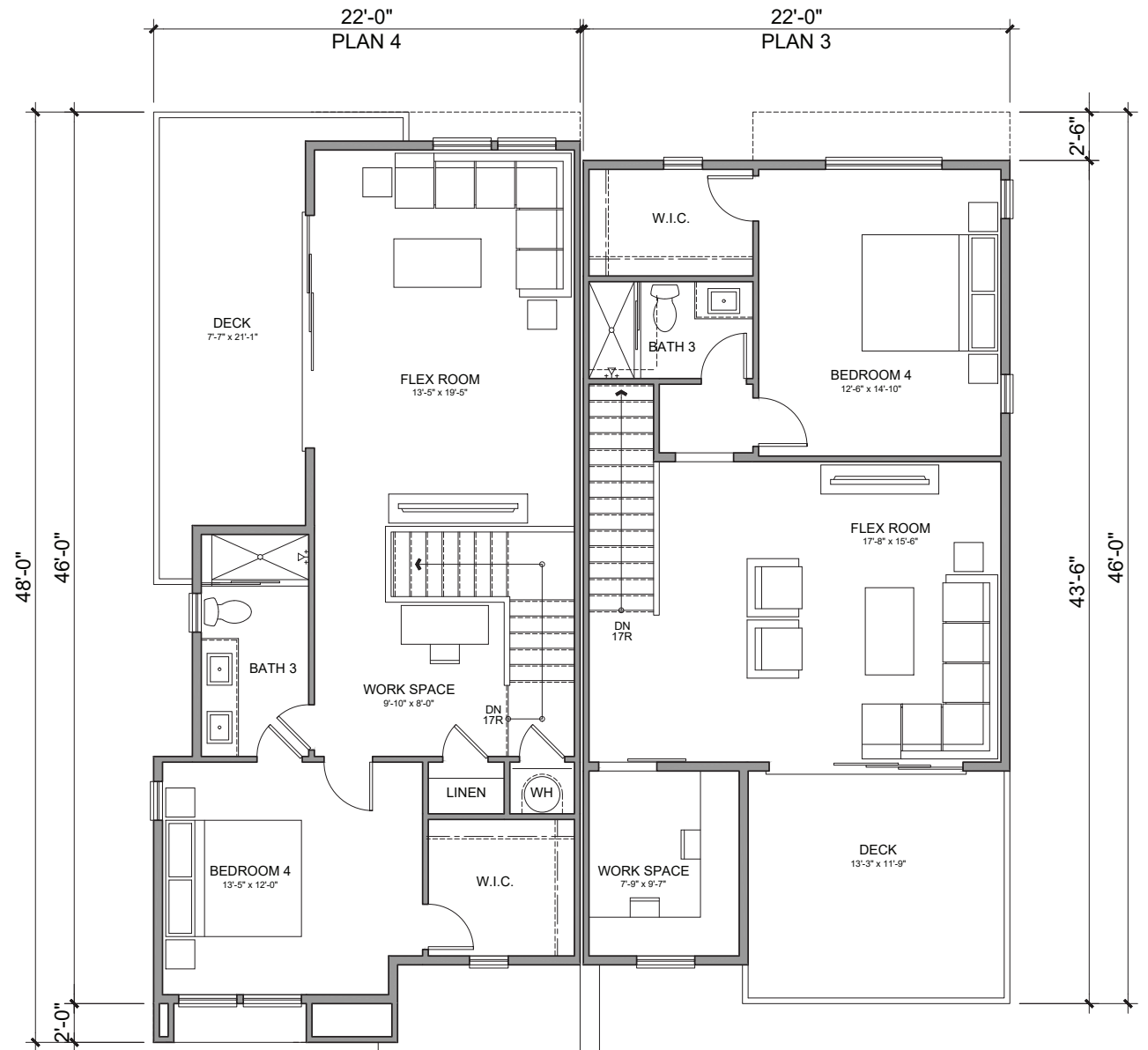
PLAN 4 - NET S.F.	
4 BD + FLEX / 3.5 BA	
FIRST FLOOR	518 SQ. FT.
SECOND FLOOR	1009 SQ. FT.
THIRD FLOOR	697 SQ. FT.
TOTAL	2223 SQ. FT.
DECK	159 SQ. FT.
GARAGE	434 SQ. FT.

PLAN 3 - GROSS S.F.	
4 BD + FLEX / 3.5 BA	
FIRST FLOOR	523 SQ. FT.
SECOND FLOOR	977 SQ. FT.
THIRD FLOOR	735 SQ. FT.
TOTAL	2235 SQ. FT.
DECK	155 SQ. FT.
GARAGE	465 SQ. FT.

PLAN 3 - NET S.F.	
4 BD + FLEX / 3.5 BA	
FIRST FLOOR	493 SQ. FT.
SECOND FLOOR	920 SQ. FT.
THIRD FLOOR	688 SQ. FT.
TOTAL	2102 SQ. FT.
DECK	155 SQ. FT.
GARAGE	442 SQ. FT.



ROOF PLAN



THIRD FLOOR

PLAN 4 - GROSS S.F.	
4 BD + FLEX / 3.5 BA	
FIRST FLOOR	548 SQ. FT.
SECOND FLOOR	1066 SQ. FT.
THIRD FLOOR	748 SQ. FT.
TOTAL	2362 SQ. FT.
DECK	159 SQ. FT.
GARAGE	456 SQ. FT.

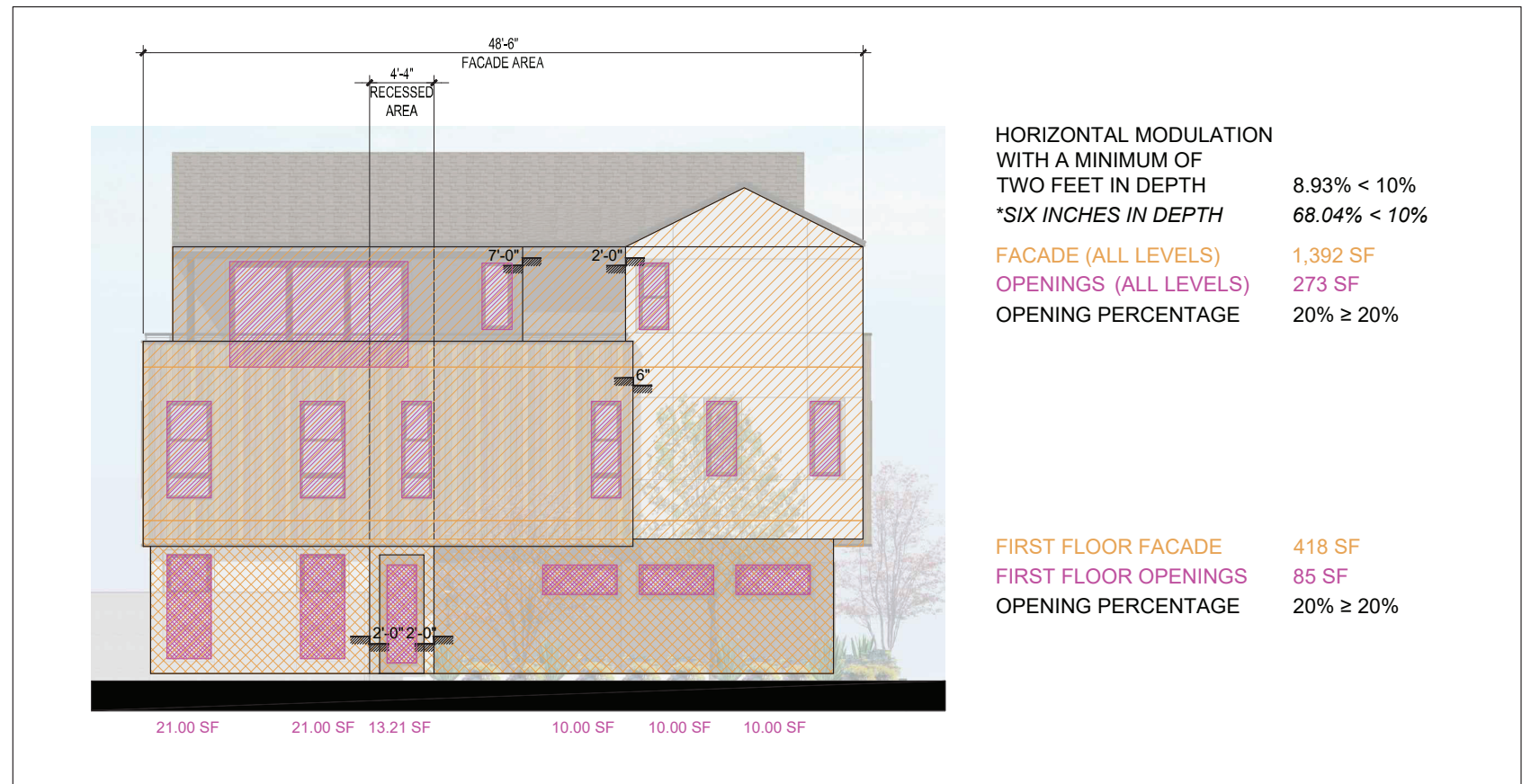
PLAN 4 - NET S.F.	
4 BD + FLEX / 3.5 BA	
FIRST FLOOR	518 SQ. FT.
SECOND FLOOR	1009 SQ. FT.
THIRD FLOOR	697 SQ. FT.
TOTAL	2223 SQ. FT.
DECK	159 SQ. FT.
GARAGE	434 SQ. FT.

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TOTAL	2235 SQ. FT.
DECK	155 SQ. FT.
GARAGE	465 SQ. FT.

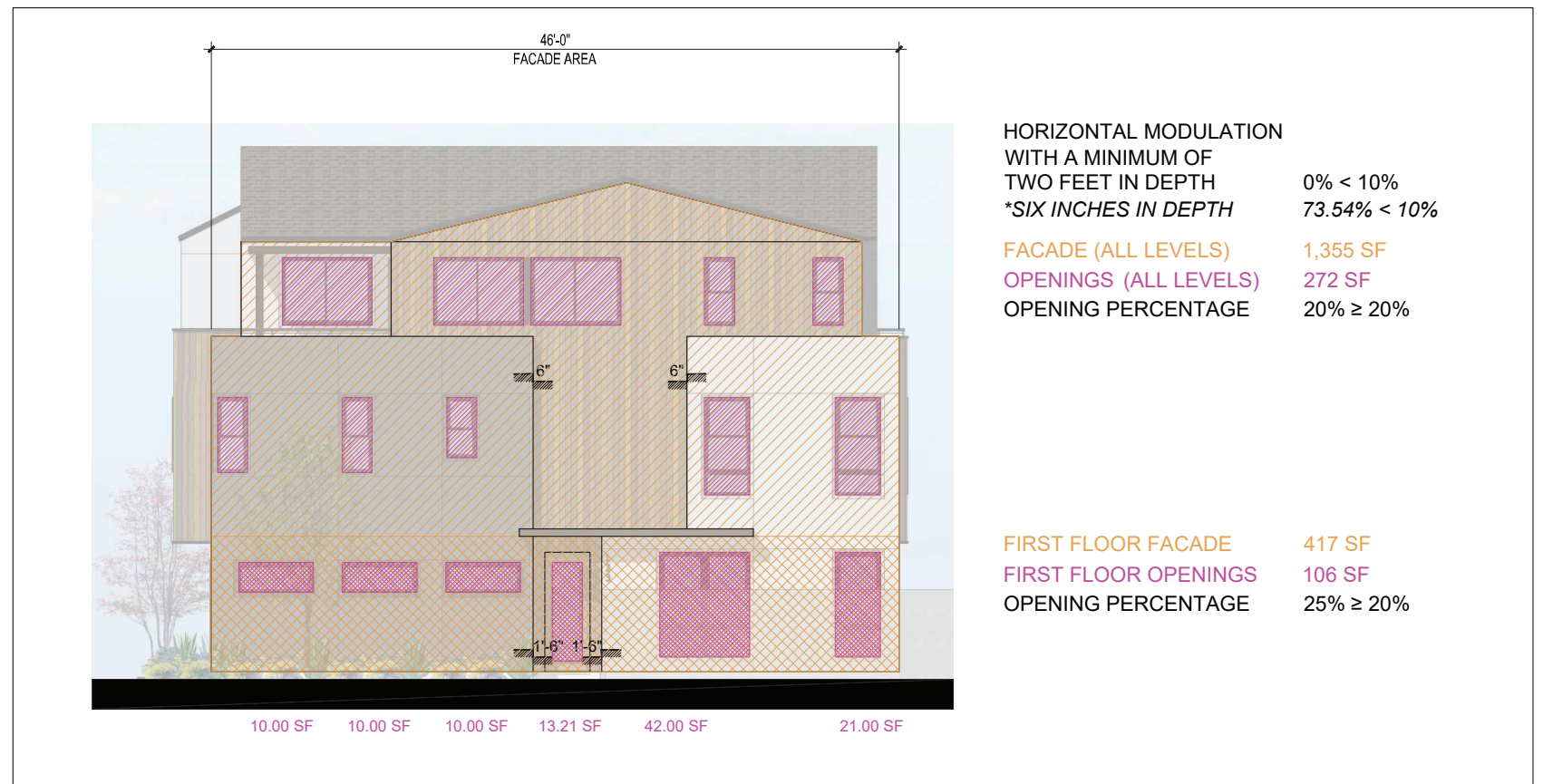
PLAN 3 - NET S.F.	
4 BD + FLEX / 3.5 BA	
FIRST FLOOR	493 SQ. FT.
SECOND FLOOR	920 SQ. FT.
THIRD FLOOR	688 SQ. FT.
TOTAL	2102 SQ. FT.
DECK	155 SQ. FT.
GARAGE	442 SQ. FT.



PLAN 4 ELEVATION ALONG DOVE STREET
BUILDING 5



PLAN 3 ELEVATION ALONG DOVE STREET
BUILDINGS 1, 28, 29





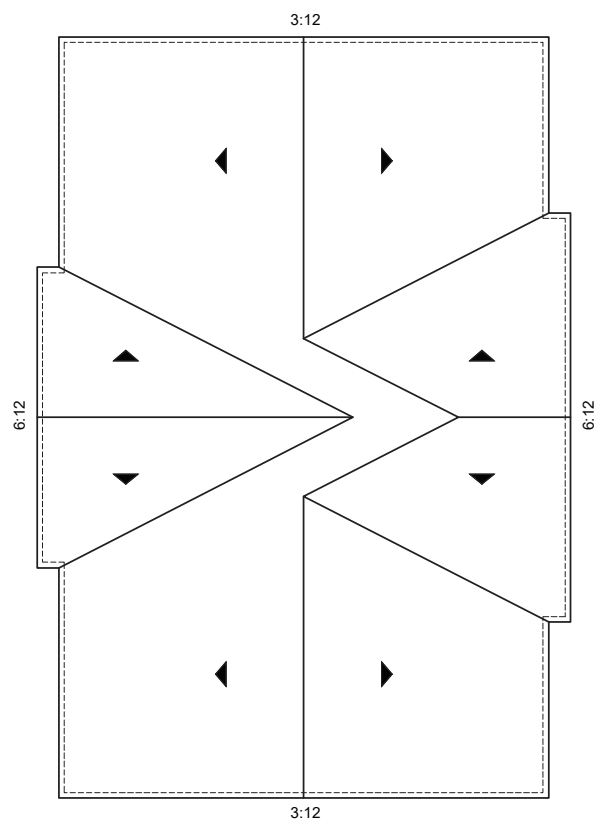
COLOR SCHEME 3 SHOWN



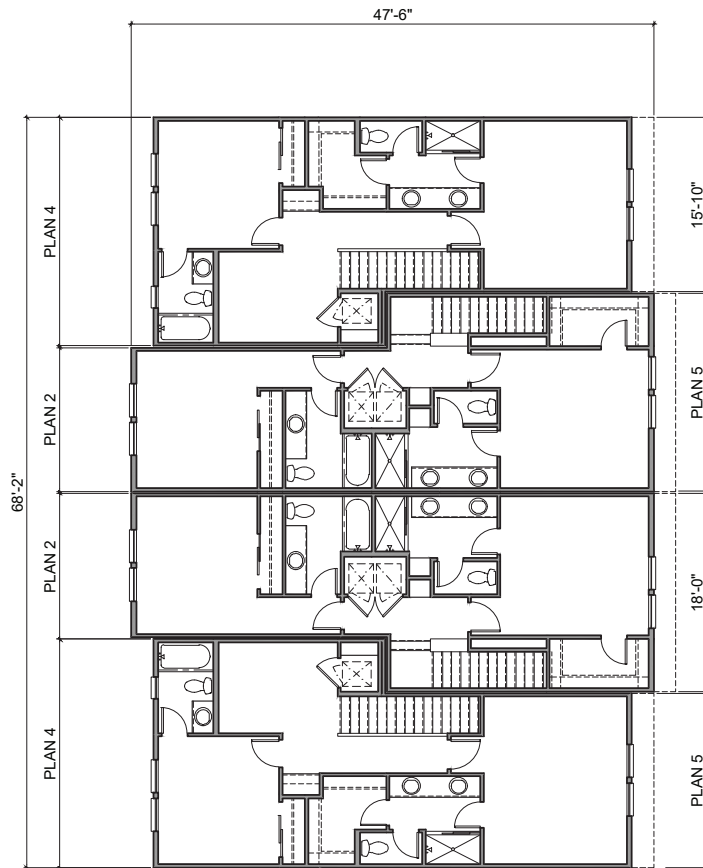
MATERIAL LEGEND

1. STUCCO
2. COMPOSITE SHINGLE ROOF
3. VERTICAL SIDING WITH 6" EXPOSURE
4. SCREED LINES
5. TRIM BAND
6. VINYL WINDOWS
7. WINDOW RECESS
8. FIBERGLASS ENTRY DOOR
9. METAL RAILING
10. FAUX BEAM
11. DECORATIVE EXTERIOR LIGHTS & RAISED ADDRESS SIGN
12. METAL SECTIONAL GARAGE DOOR
13. 6X6 COLUMN

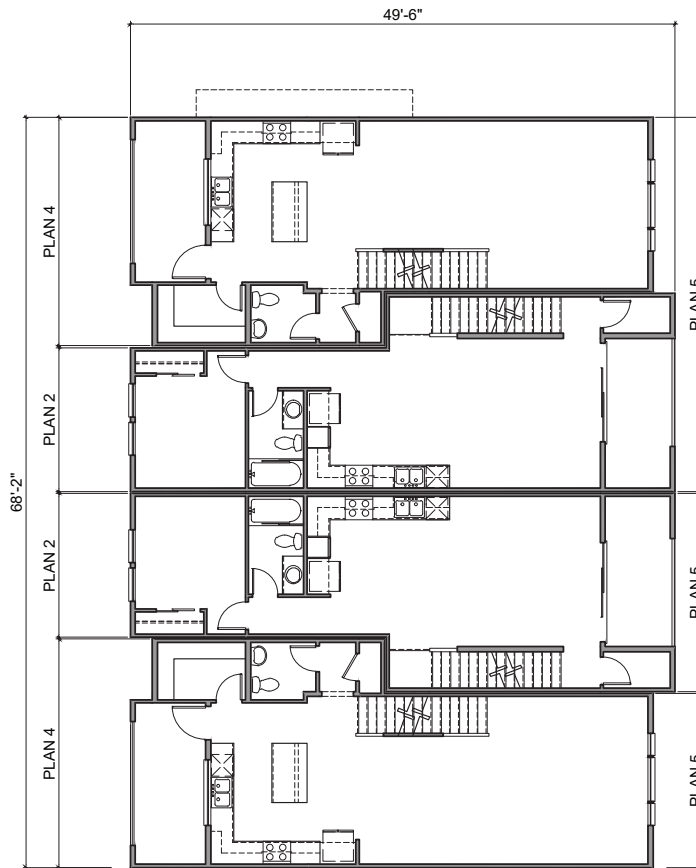
B400 Building Height per §20.30.060.B.			
Building	Avg. Grade	Bldg. Height	Total
37	50.09	39	89.09
43	50.08	39	89.08
45	48.99	39	87.99



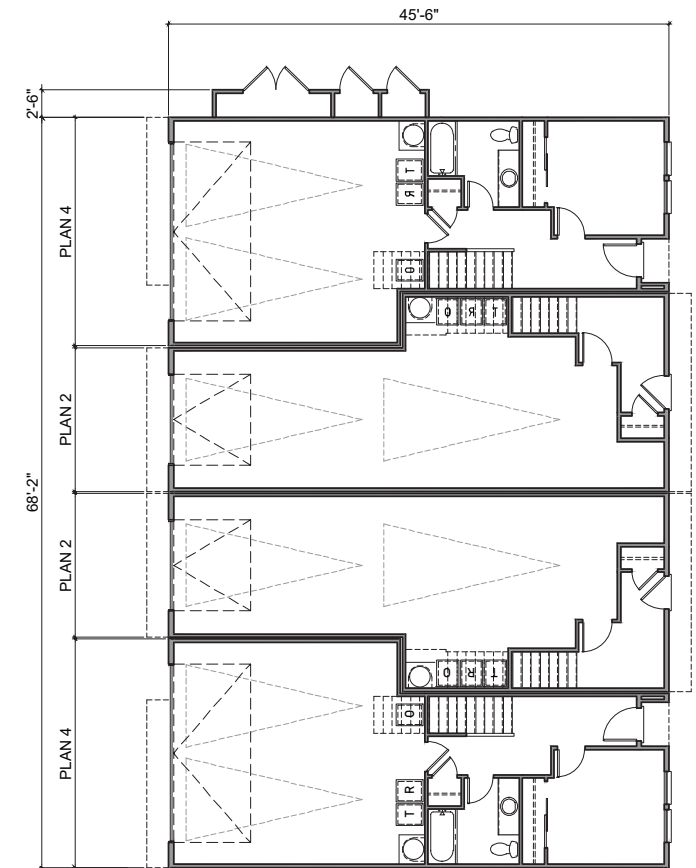
ROOF PLAN



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



COLOR SCHEME 1 SHOWN



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

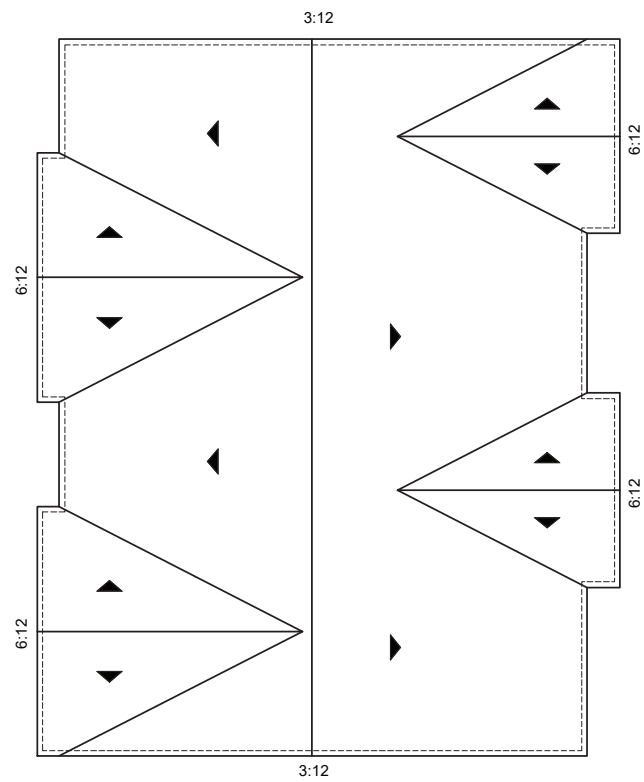


REAR ELEVATION

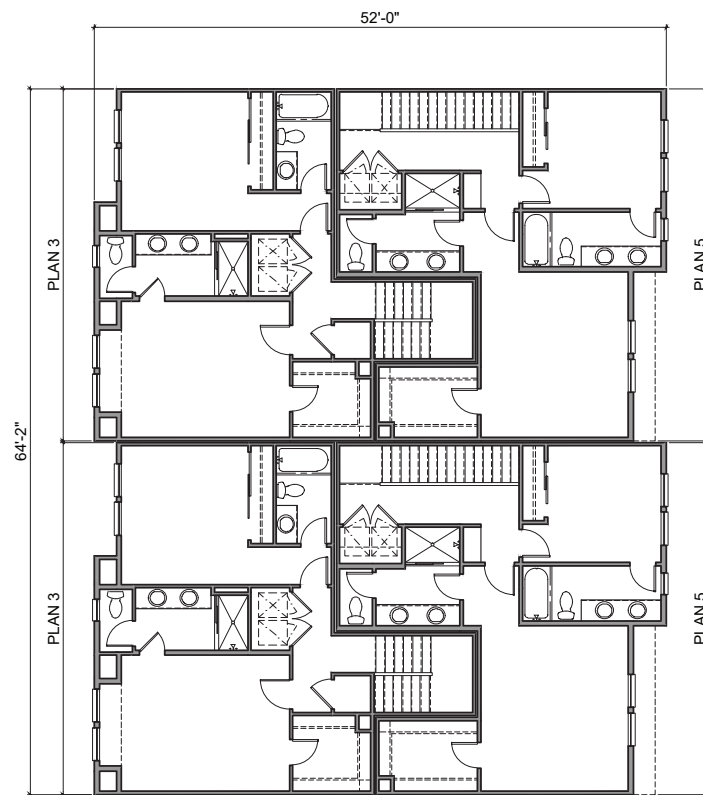
MATERIAL LEGEND

1. STUCCO
2. COMPOSITE SHINGLE ROOF
3. VERTICAL SIDING WITH 6" EXPOSURE
4. SCREED LINES
5. TRIM BAND
6. VINYL WINDOWS
7. WINDOW RECESS
8. FIBERGLASS ENTRY DOOR
9. METAL RAILING
10. FAUX BEAM
11. DECORATIVE EXTERIOR LIGHTS & RAISED ADDRESS SIGN
12. METAL SECTIONAL GARAGE DOOR
13. 6X6 COLUMN

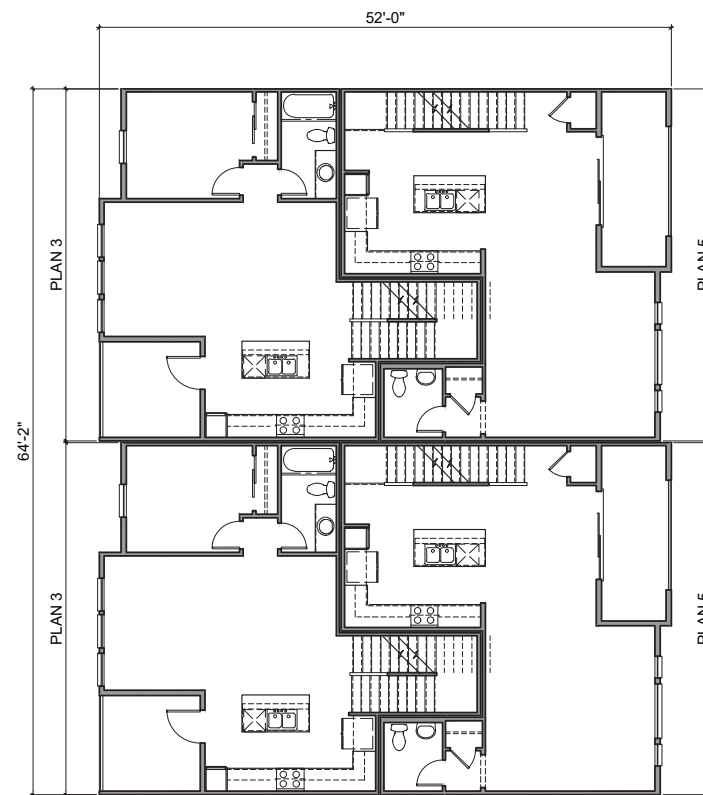
B410 Building Height per §20.30.060.B.			
Building	Avg. Grade	Bldg. Height	Total
39	52.2	35.5	87.7
46	48.62	35.5	84.12



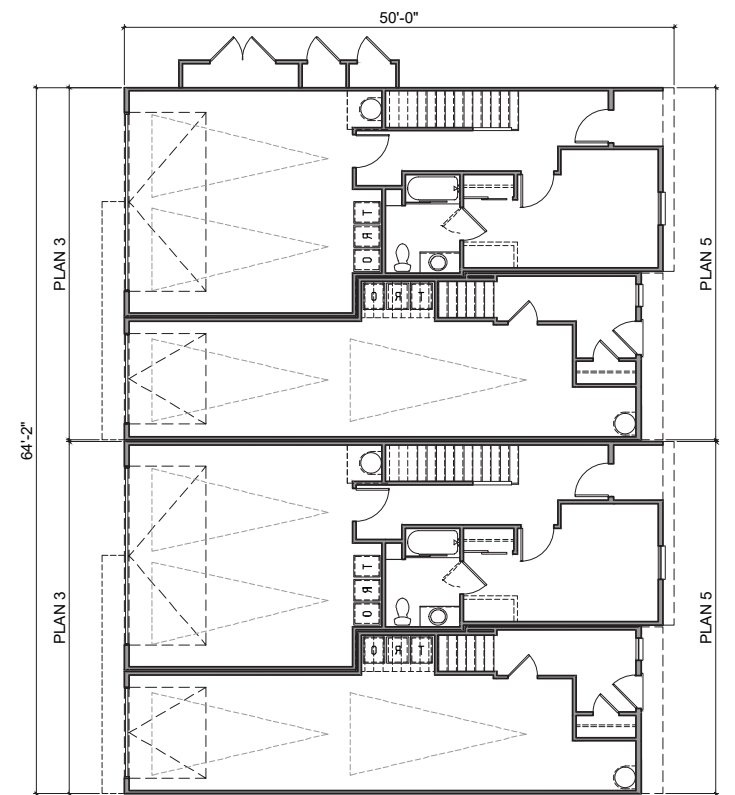
ROOF PLAN



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



COLOR SCHEME 1 SHOWN



LEFT ELEVATION

5



FRONT ELEVATION

11

8



RIGHT ELEVATION



REAR ELEVATION

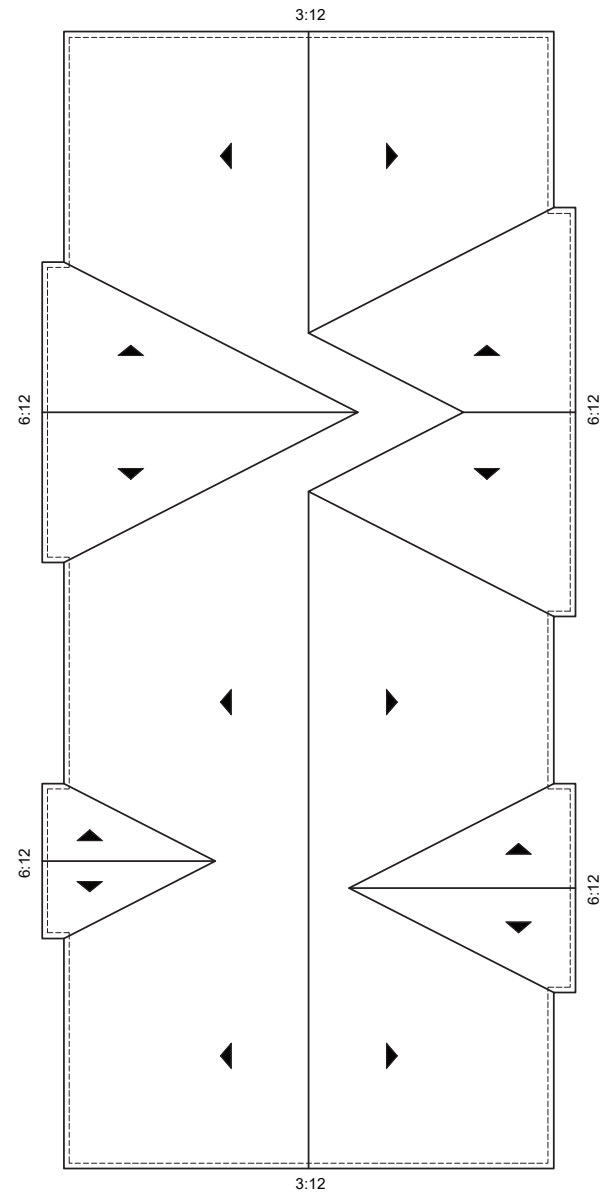
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12

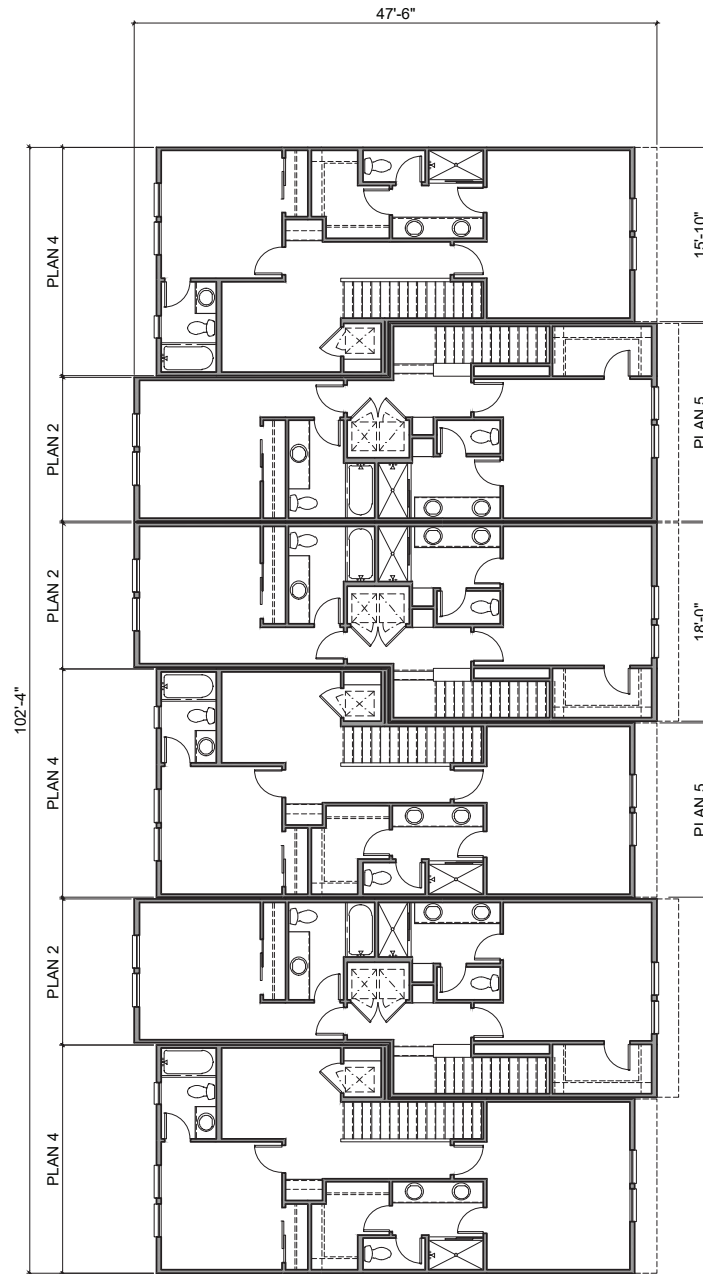
MATERIAL LEGEND

1. STUCCO
2. COMPOSITE SHINGLE ROOF
3. VERTICAL SIDING WITH 6" EXPOSURE
4. SCREED LINES
5. TRIM BAND
6. VINYL WINDOWS
7. WINDOW RECESS
8. FIBERGLASS ENTRY DOOR
9. METAL RAILING
10. FAUX BEAM
11. DECORATIVE EXTERIOR LIGHTS & RAISED ADDRESS SIGN
12. METAL SECTIONAL GARAGE DOOR
13. 6X6 COLUMN

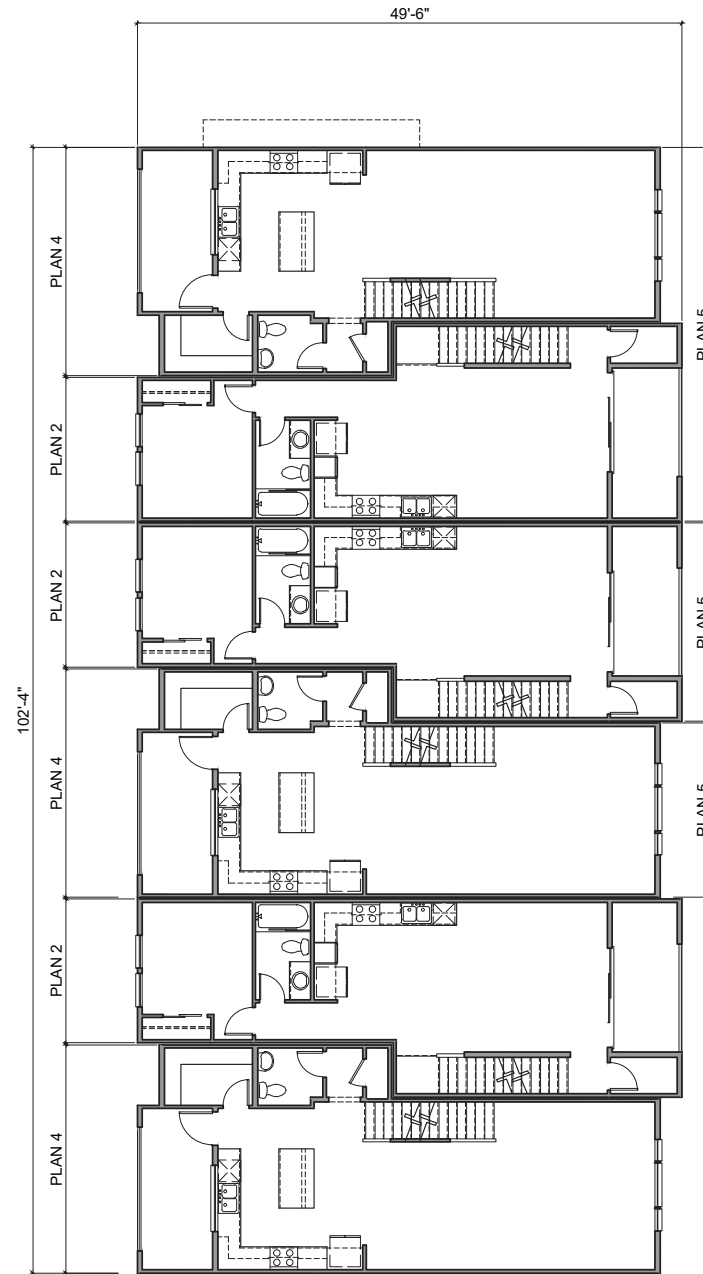
B600 Building Height per §20.30.060.B.			
Building	Avg. Grade	Bldg. Height	Total
38	51.71	39	90.71
44	49.41	39	88.41



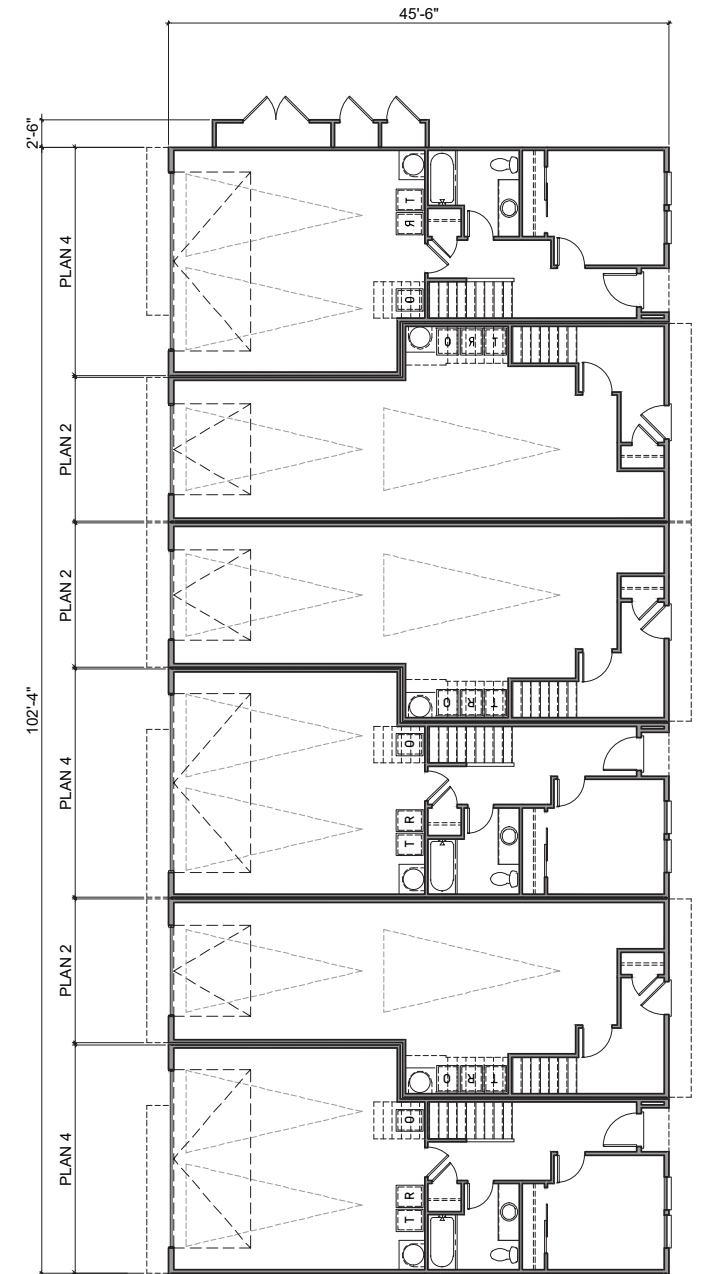
ROOF PLAN



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



COLOR SCHEME 2 SHOWN



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

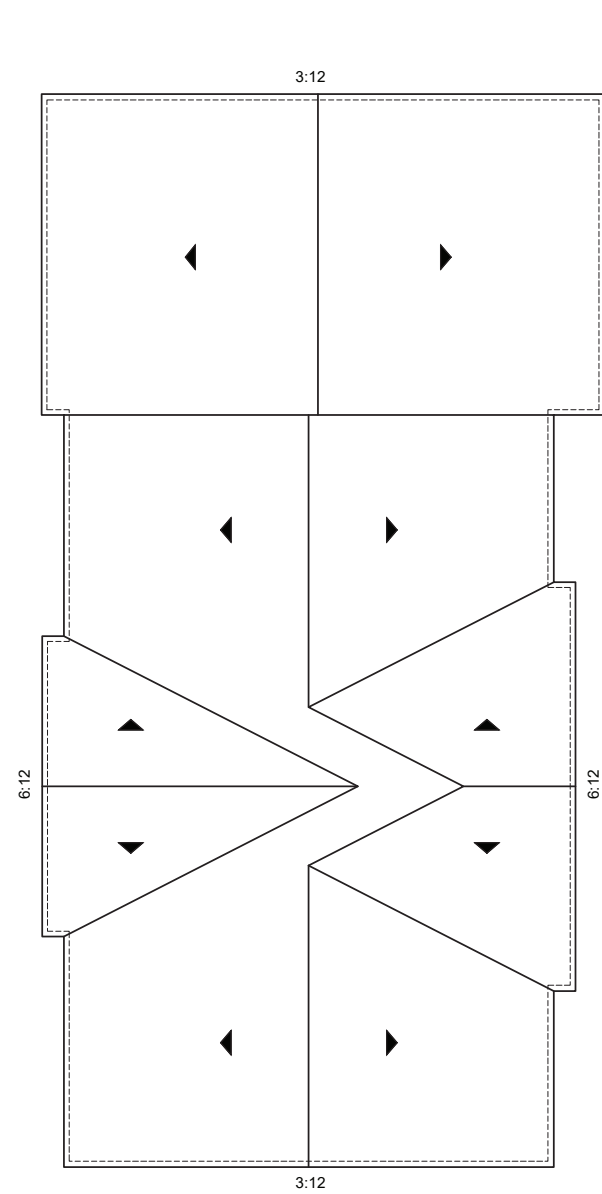


REAR ELEVATION

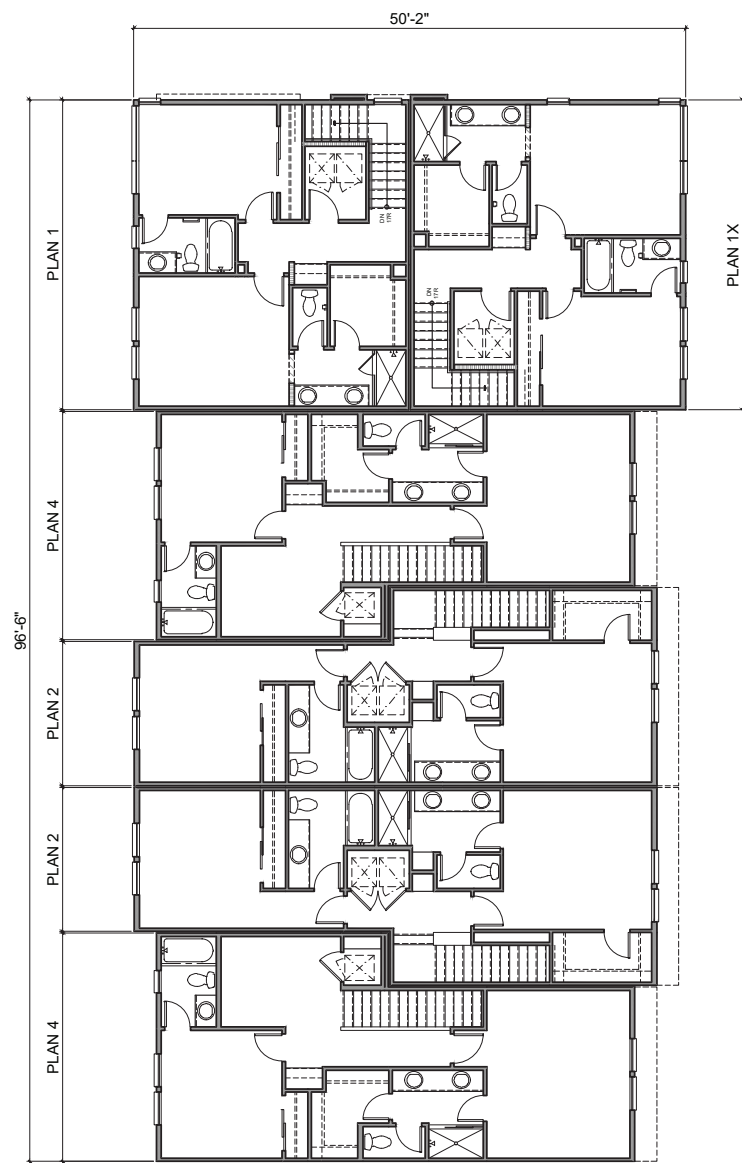
MATERIAL LEGEND

1. STUCCO
2. COMPOSITE SHINGLE ROOF
3. VERTICAL SIDING WITH 6" EXPOSURE
4. SCREED LINES
5. TRIM BAND
6. VINYL WINDOWS
7. WINDOW RECESS
8. FIBERGLASS ENTRY DOOR
9. METAL RAILING
10. FAUX BEAM
11. DECORATIVE EXTERIOR LIGHTS & RAISED ADDRESS SIGN
12. METAL SECTIONAL GARAGE DOOR
13. 6X6 COLUMN

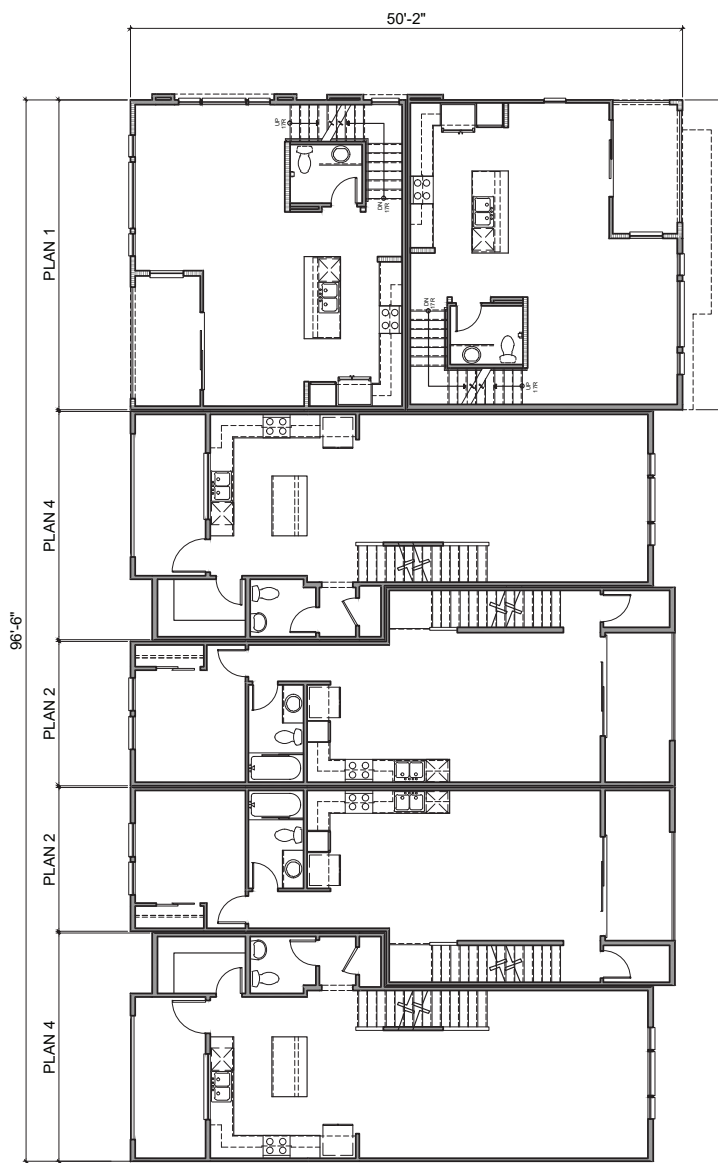
B610 Building Height per §20.30.060.B.			
Building	Avg. Grade	Bldg. Height	Total
49	47.78	39	86.78
50	49.44	39	88.44



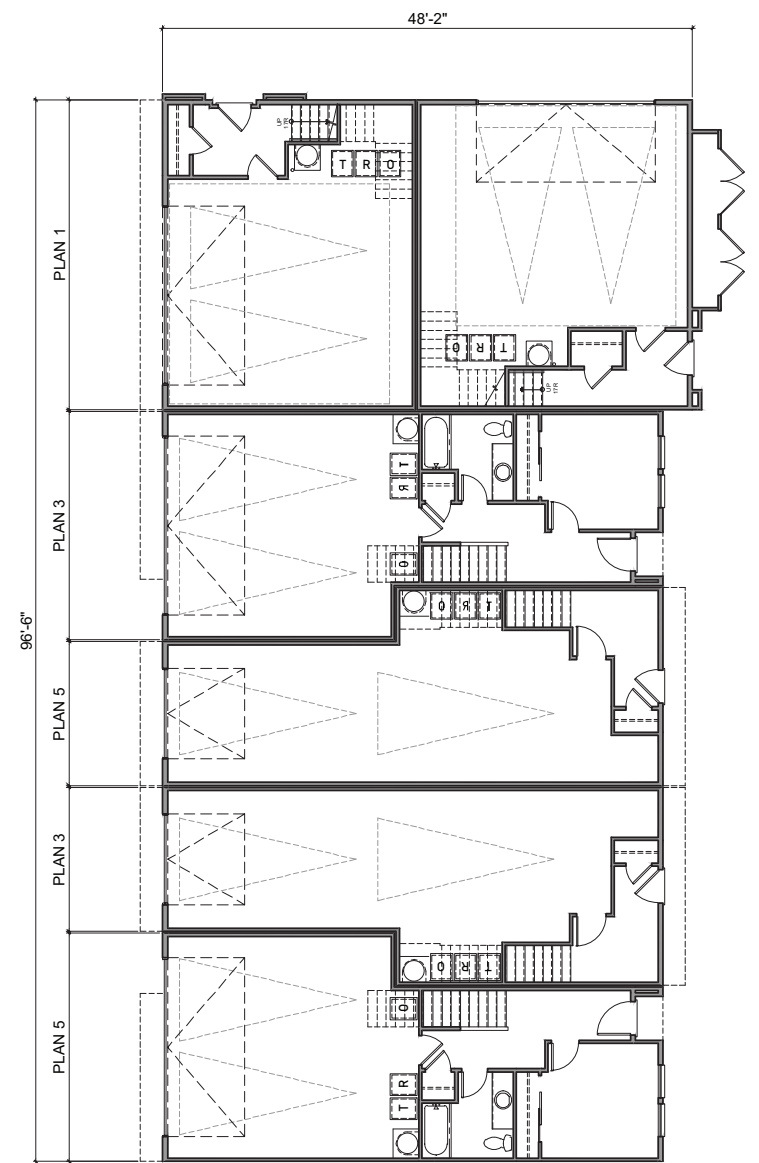
ROOF PLAN



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



COLOR SCHEME 2 SHOWN



LEFT ELEVATION



FRONT ELEVATION

MATERIAL LEGEND

1. STUCCO
2. COMPOSITE SHINGLE ROOF
3. VERTICAL SIDING WITH 6" EXPOSURE
4. SCREED LINES
5. TRIM BAND
6. VINYL WINDOWS
7. WINDOW RECESS
8. FIBERGLASS ENTRY DOOR
9. METAL RAILING
10. FAUX BEAM
11. DECORATIVE EXTERIOR LIGHTS & RAISED ADDRESS SIGN
12. METAL SECTIONAL GARAGE DOOR
13. 6X6 COLUMN

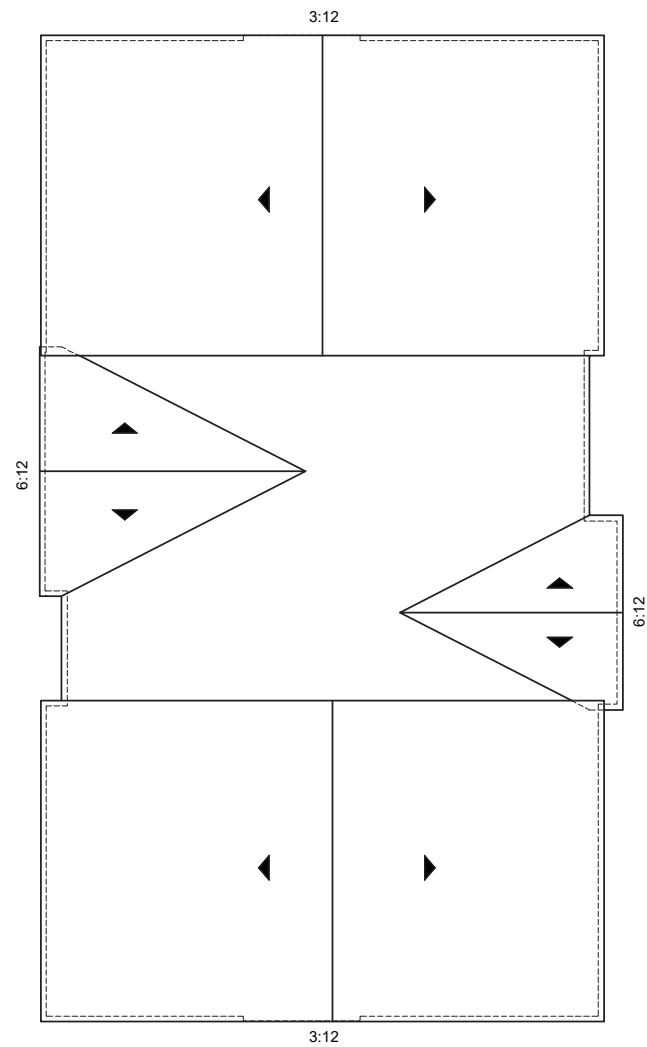


RIGHT ELEVATION

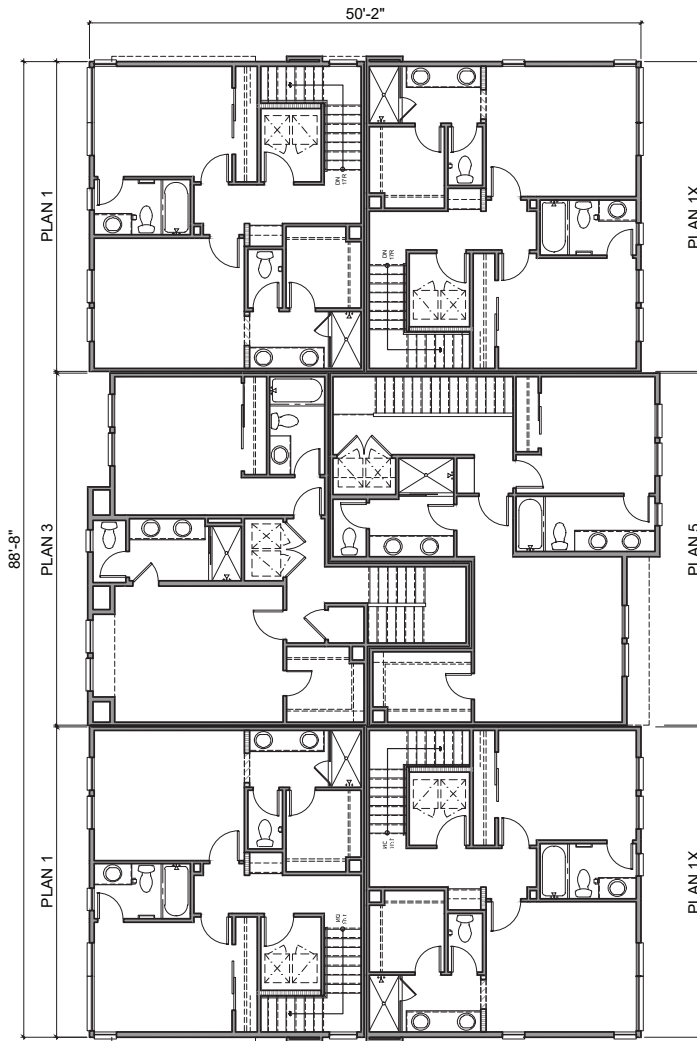


REAR ELEVATION

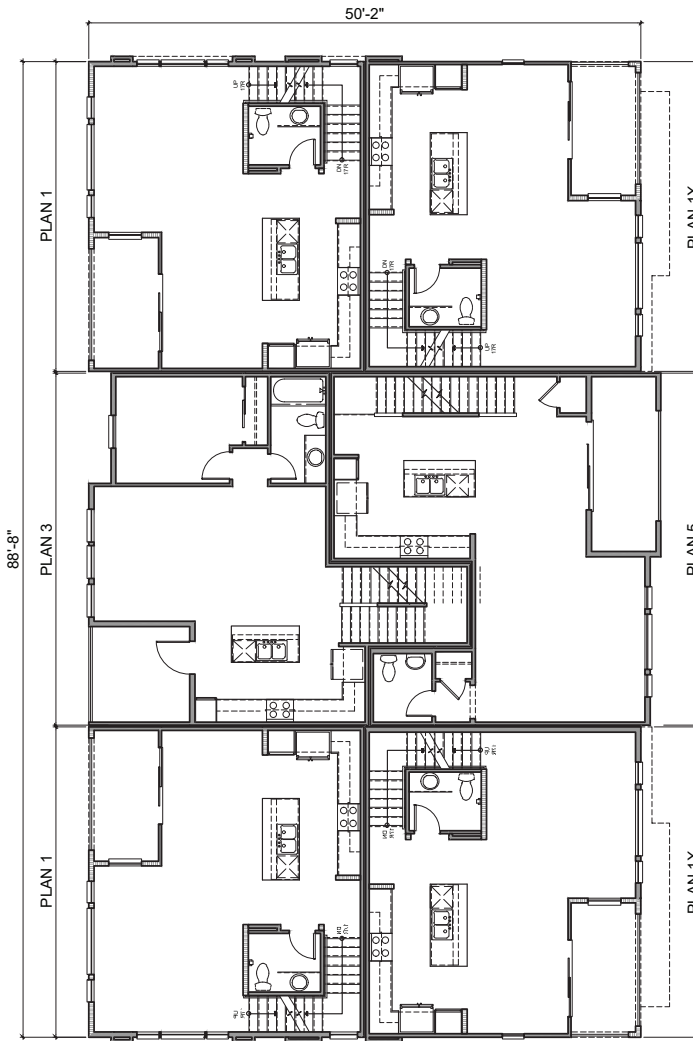
B620 Building Height per §20.30.060.B.			
Building	Avg. Grade	Bldg. Height	Total
40	51.25	37.5	88.75



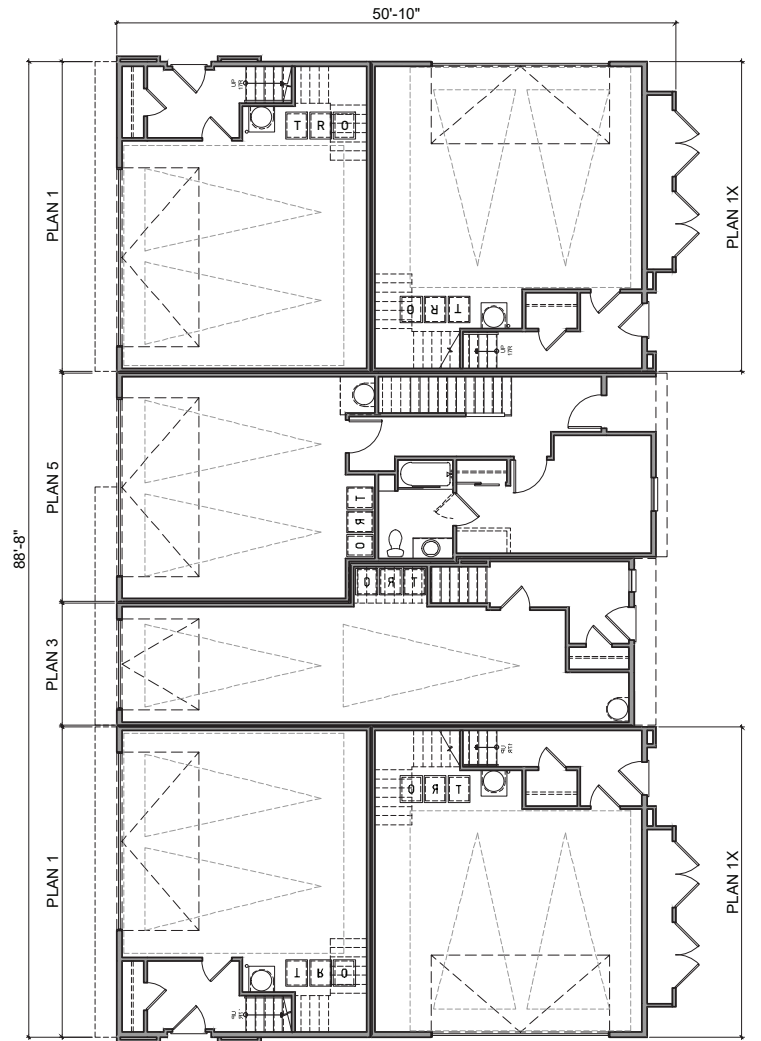
ROOF PLAN



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



COLOR SCHEME 1 SHOWN



LEFT ELEVATION



FRONT ELEVATION

MATERIAL LEGEND

1. STUCCO
2. COMPOSITE SHINGLE ROOF
3. VERTICAL SIDING WITH 6" EXPOSURE
4. SCREED LINES
5. TRIM BAND
6. VINYL WINDOWS
7. WINDOW RECESS
8. FIBERGLASS ENTRY DOOR
9. METAL RAILING
10. FAUX BEAM
11. DECORATIVE EXTERIOR LIGHTS & RAISED ADDRESS SIGN
12. METAL SECTIONAL GARAGE DOOR
13. 6X6 COLUMN

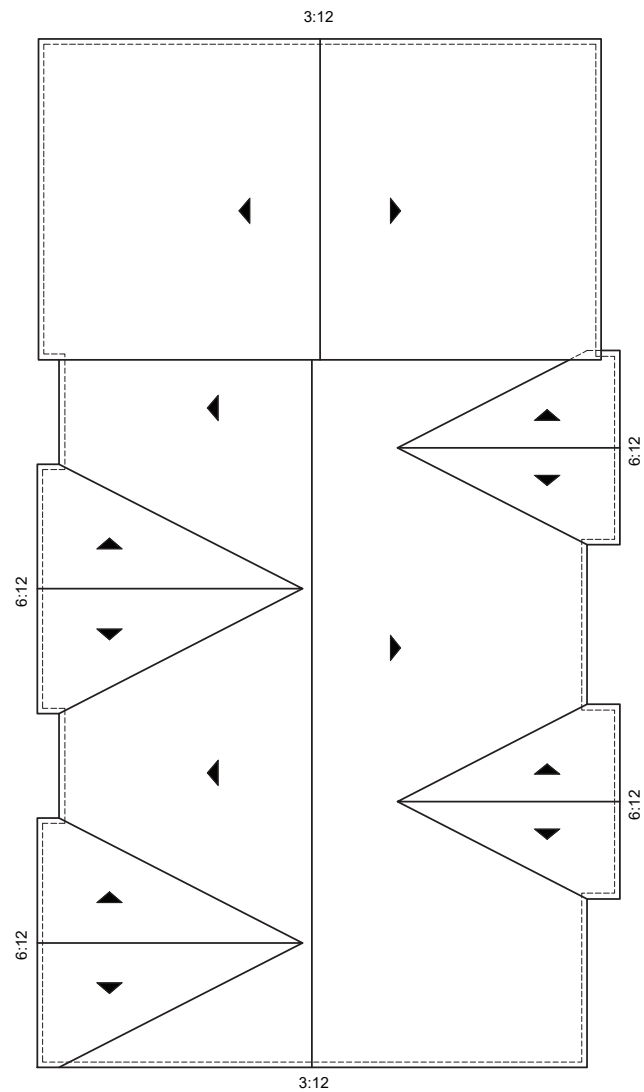


RIGHT ELEVATION

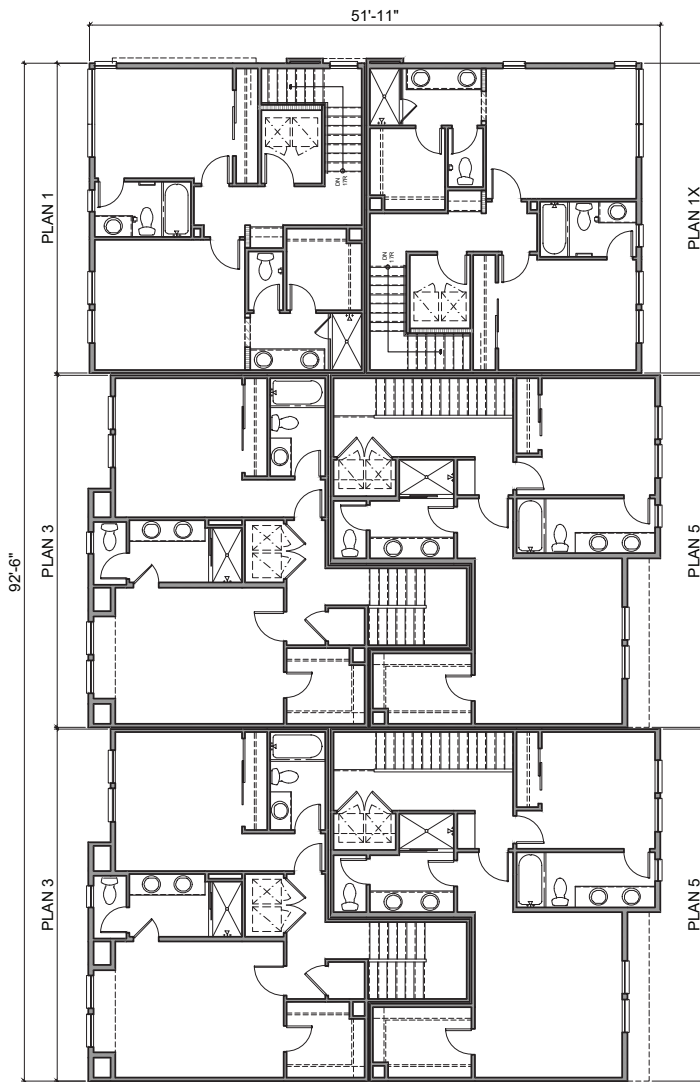


REAR ELEVATION

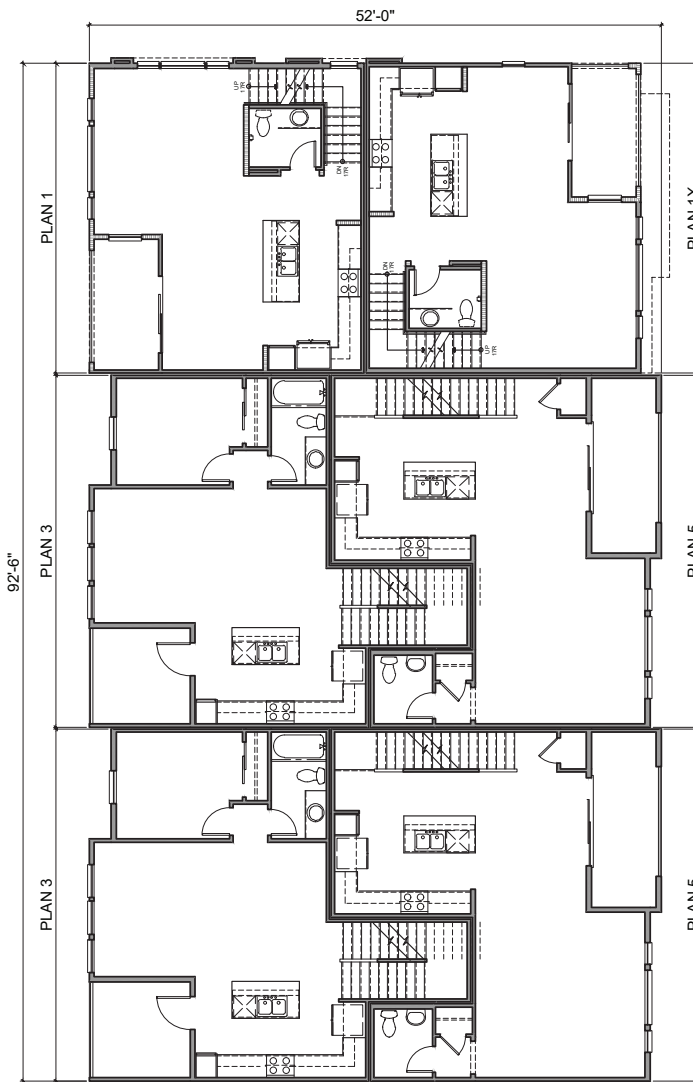
B630 Building Height per §20.30.060.B.			
Building	Avg. Grade	Bldg. Height	Total
47	46.89	37	86.57
48	49.57	37	86.78



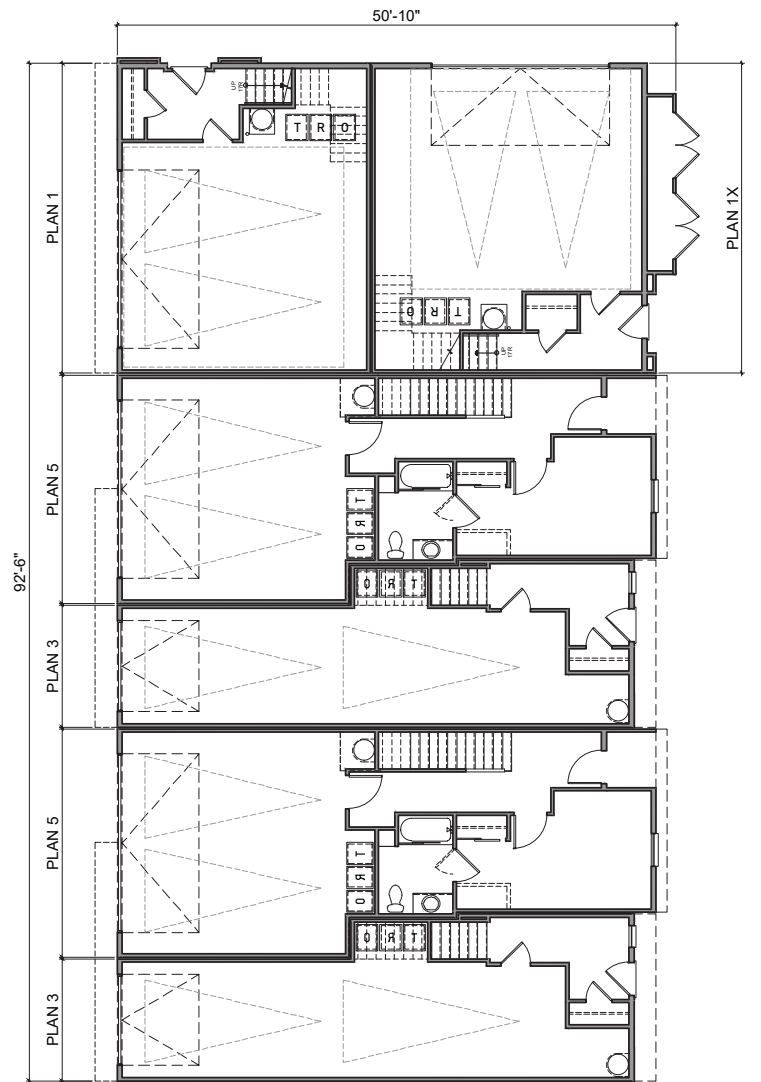
ROOF PLAN



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



COLOR SCHEME 1 SHOWN



LEFT ELEVATION

13



FRONT ELEVATION

8

9

11

10

1

2

3

6

5

7

4

MATERIAL LEGEND

1. STUCCO
2. COMPOSITE SHINGLE ROOF
3. VERTICAL SIDING WITH 6" EXPOSURE
4. SCREED LINES
5. TRIM BAND
6. VINYL WINDOWS
7. WINDOW RECESS
8. FIBERGLASS ENTRY DOOR
9. METAL RAILING
10. FAUX BEAM
11. DECORATIVE EXTERIOR LIGHTS & RAISED ADDRESS SIGN
12. METAL SECTIONAL GARAGE DOOR
13. 6X6 COLUMN



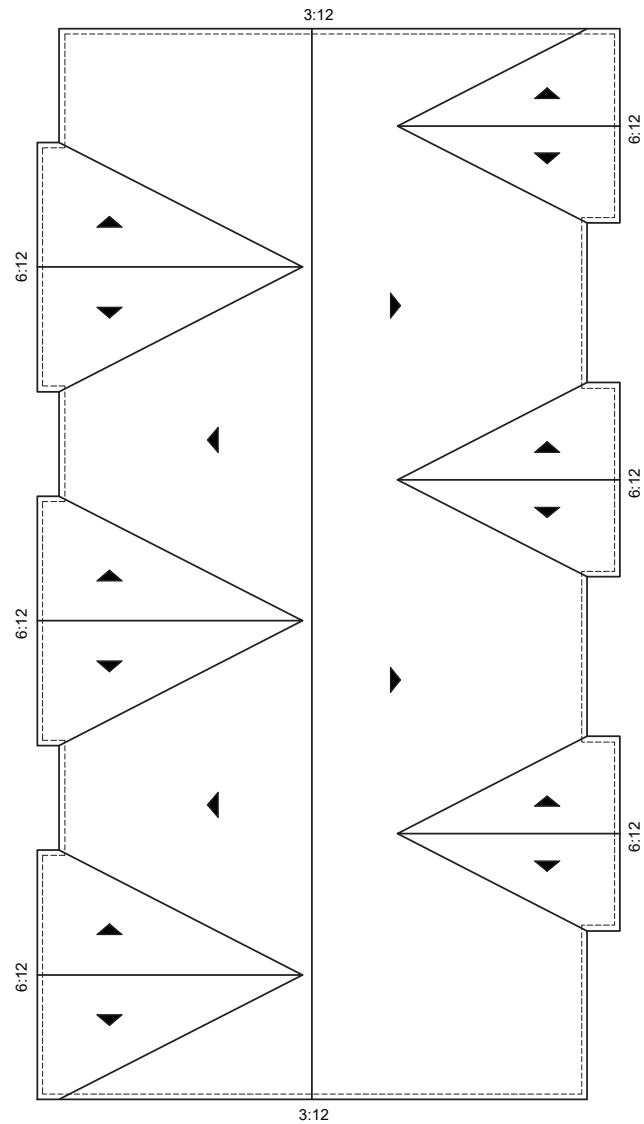
RIGHT ELEVATION



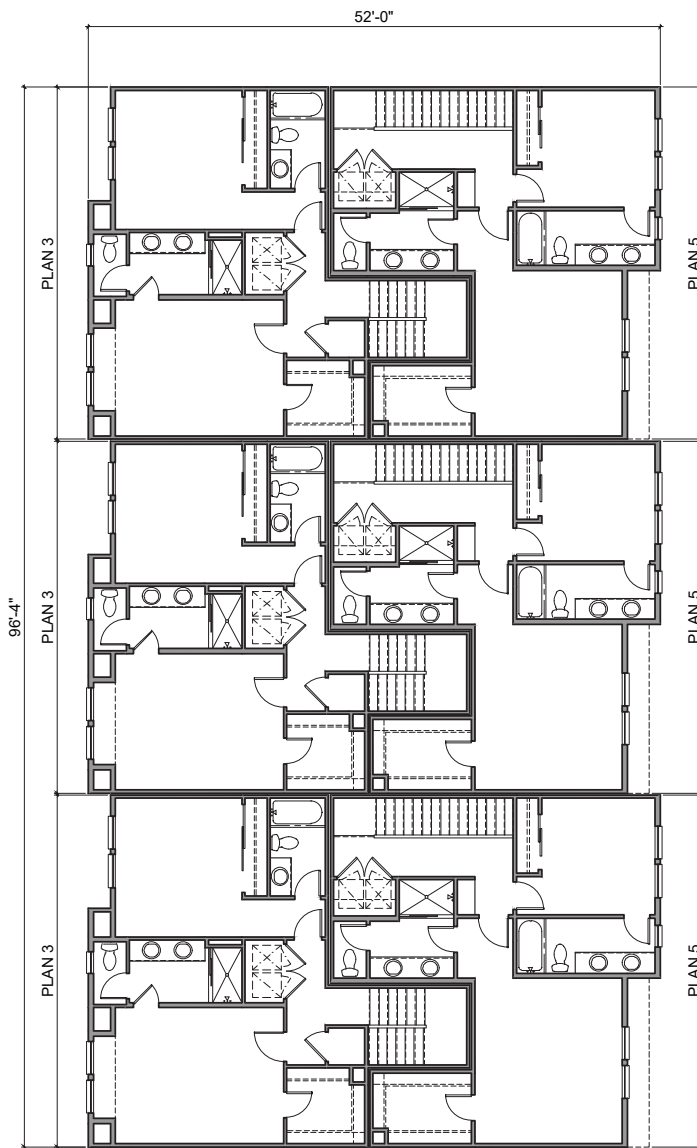
REAR ELEVATION

12

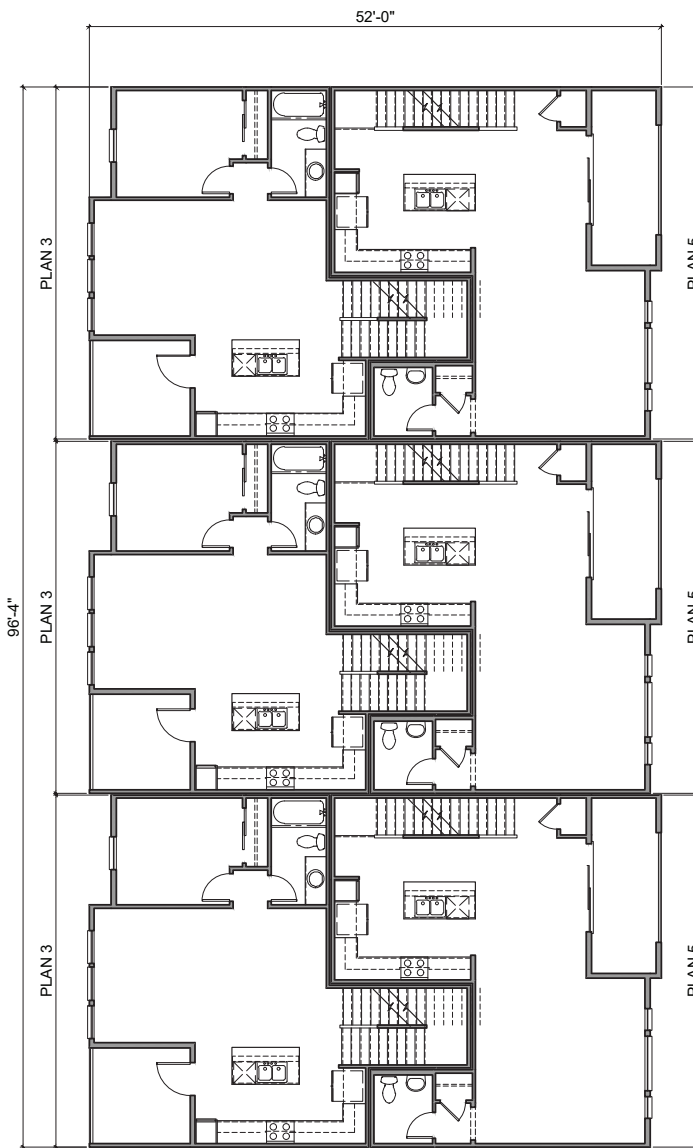
B640 Building Height per §20.30.060.B.			
Building	Avg. Grade	Bldg. Height	Total
41	51.24	37.5	88.74



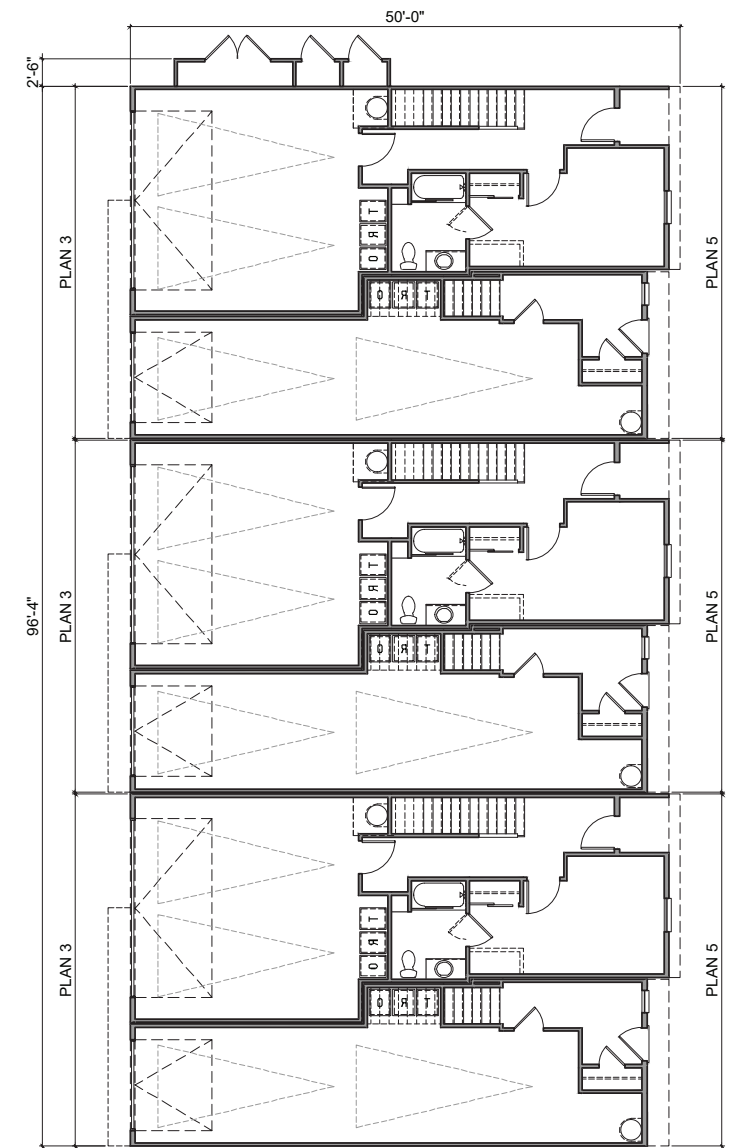
ROOF PLAN



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



COLOR SCHEME 1 SHOWN



LEFT ELEVATION



FRONT ELEVATION

MATERIAL LEGEND

1. STUCCO
2. COMPOSITE SHINGLE ROOF
3. VERTICAL SIDING WITH 6" EXPOSURE
4. SCREED LINES
5. TRIM BAND
6. VINYL WINDOWS
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8. FIBERGLASS ENTRY DOOR
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10. FAUX BEAM
11. DECORATIVE EXTERIOR LIGHTS & RAISED ADDRESS SIGN
12. METAL SECTIONAL GARAGE DOOR
13. 6X6 COLUMN

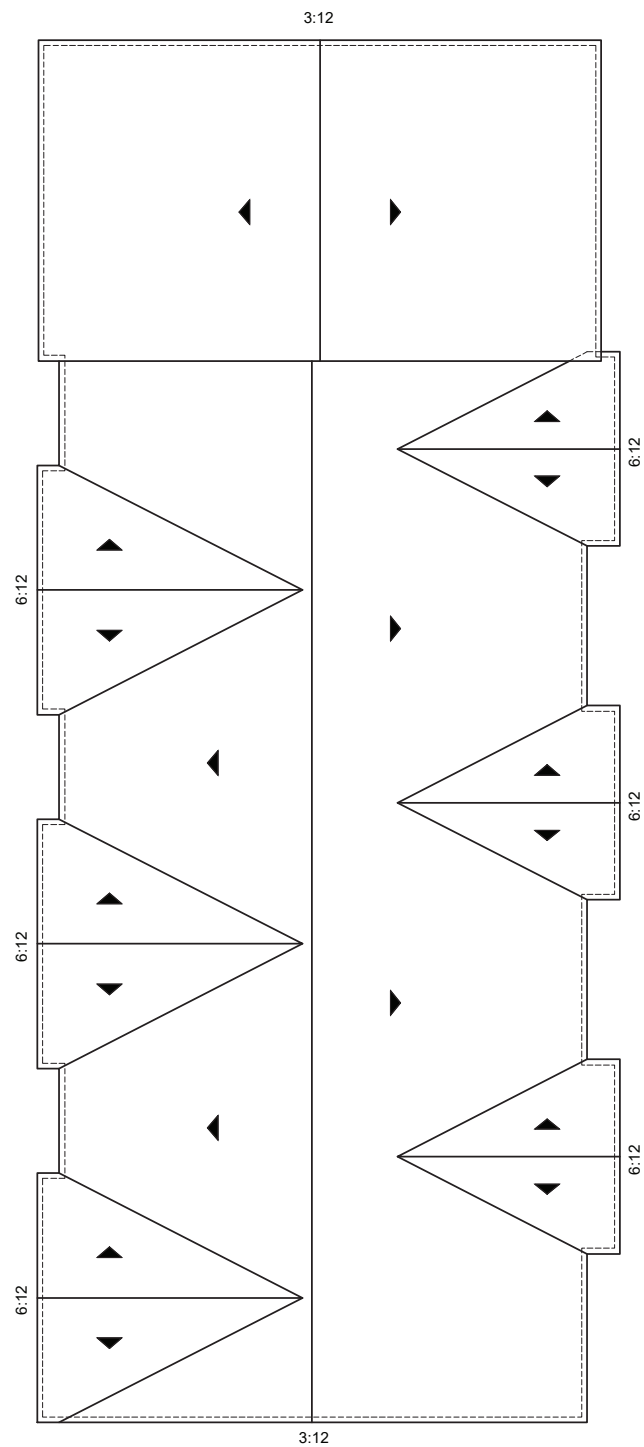


RIGHT ELEVATION

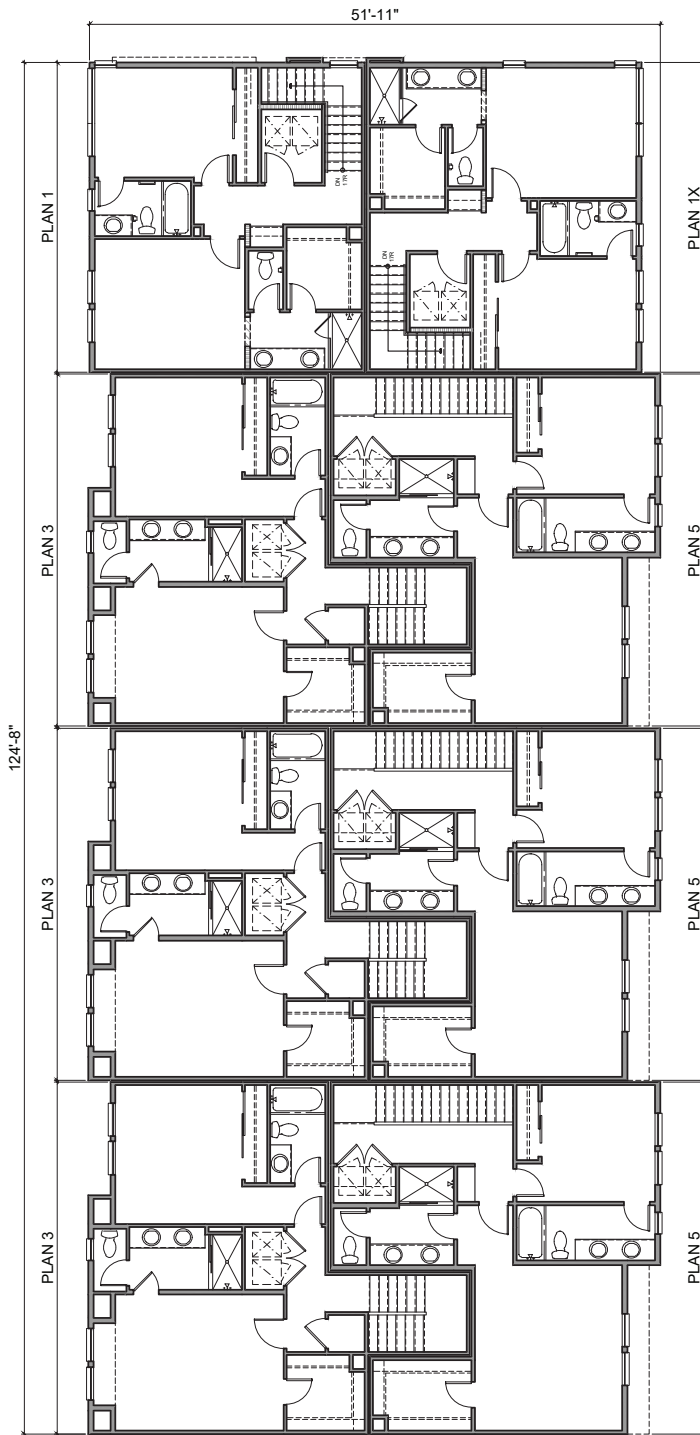


REAR ELEVATION

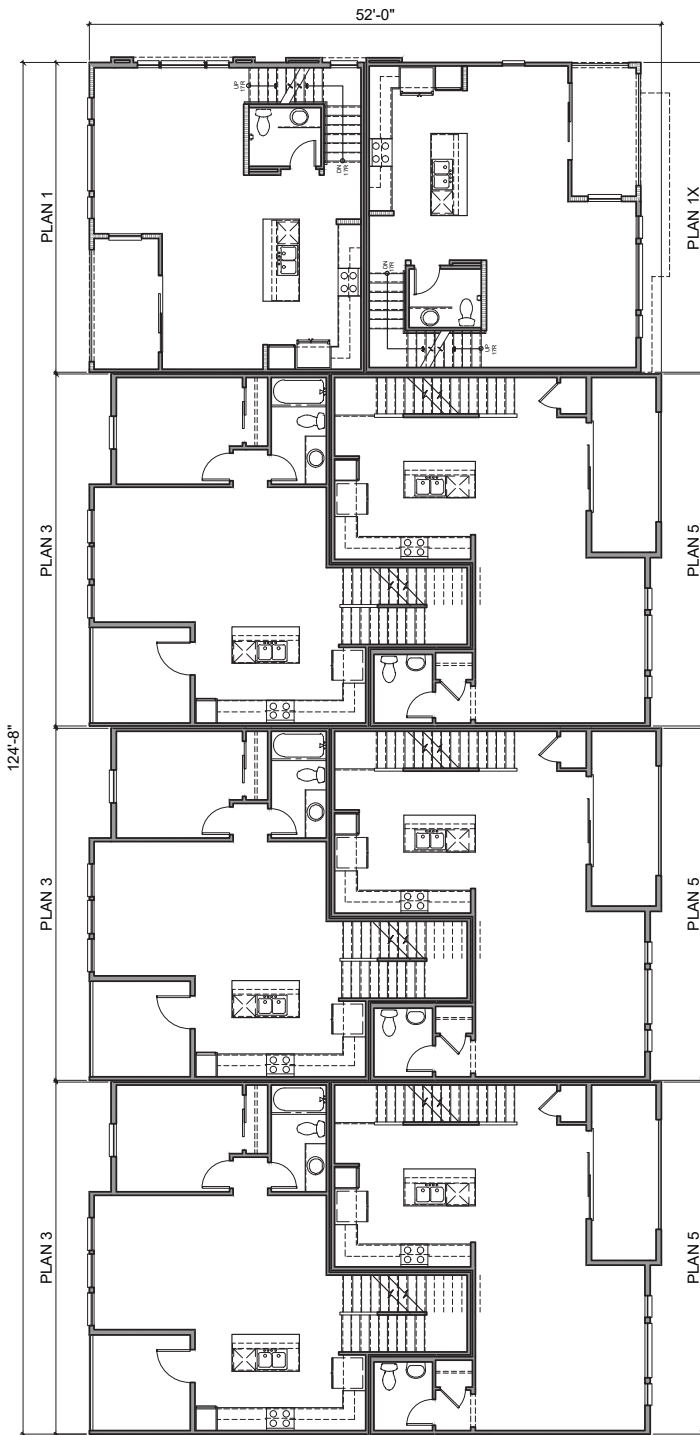
B820 Building Height per §20.30.060.B.			
Building	Avg. Grade	Bldg. Height	Total
42	50.64	37	87.64



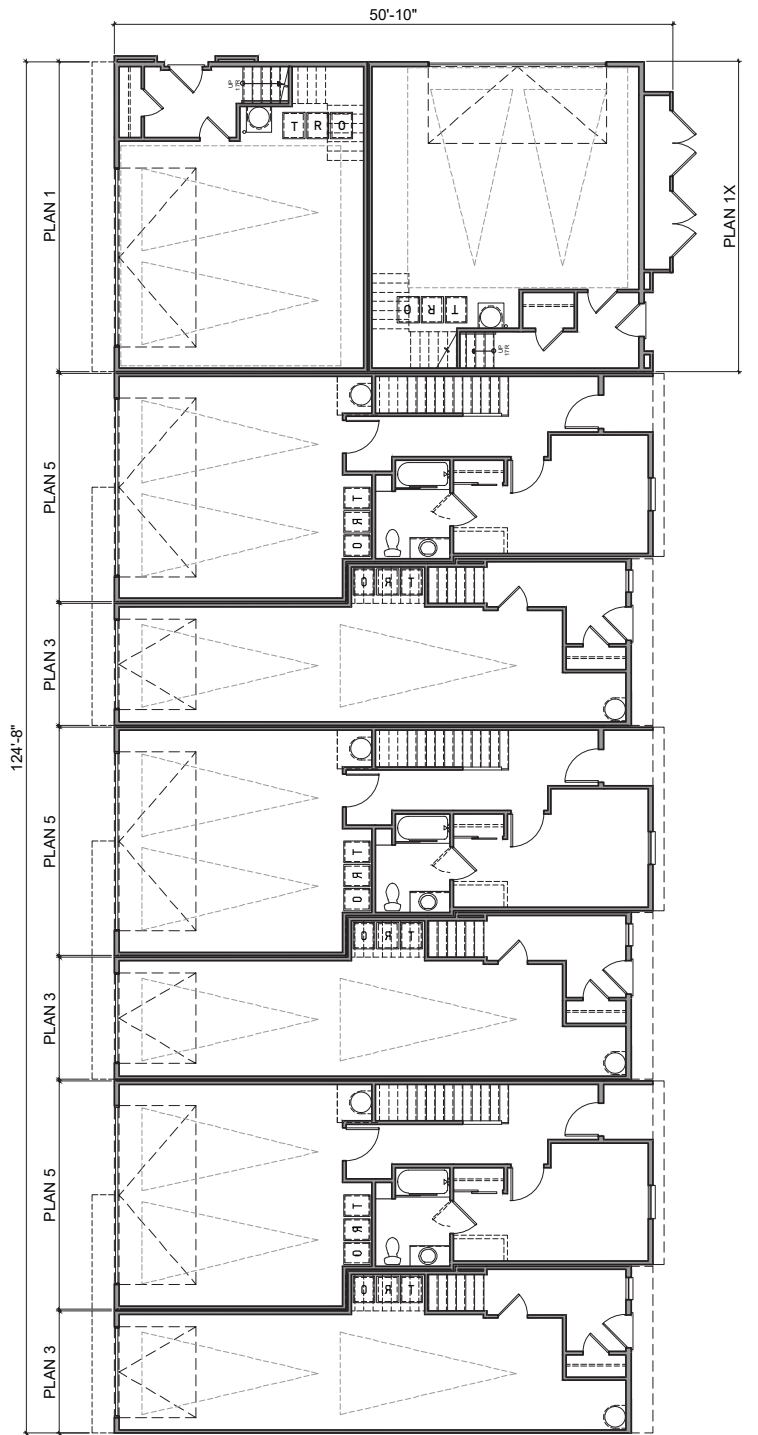
ROOF PLAN



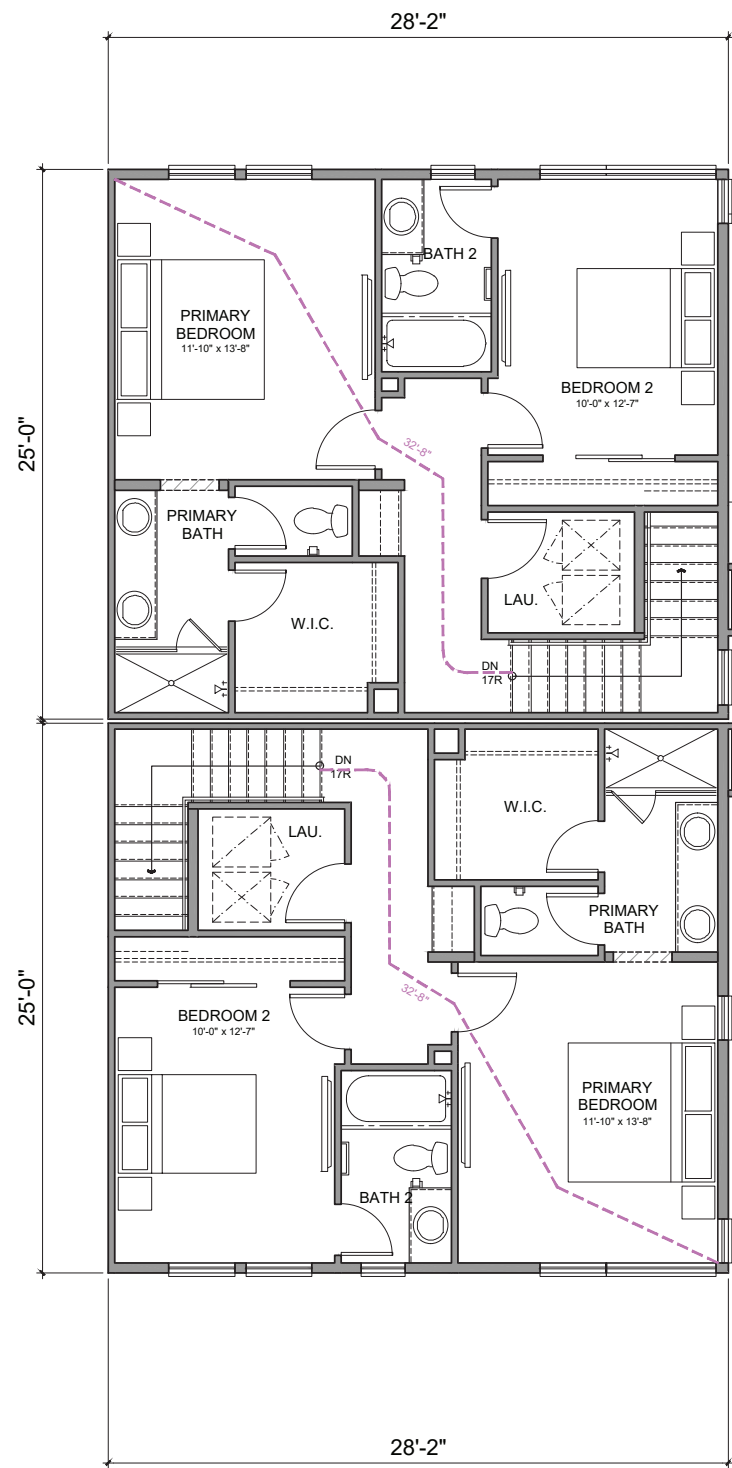
THIRD FLOOR



SECOND FLOOR

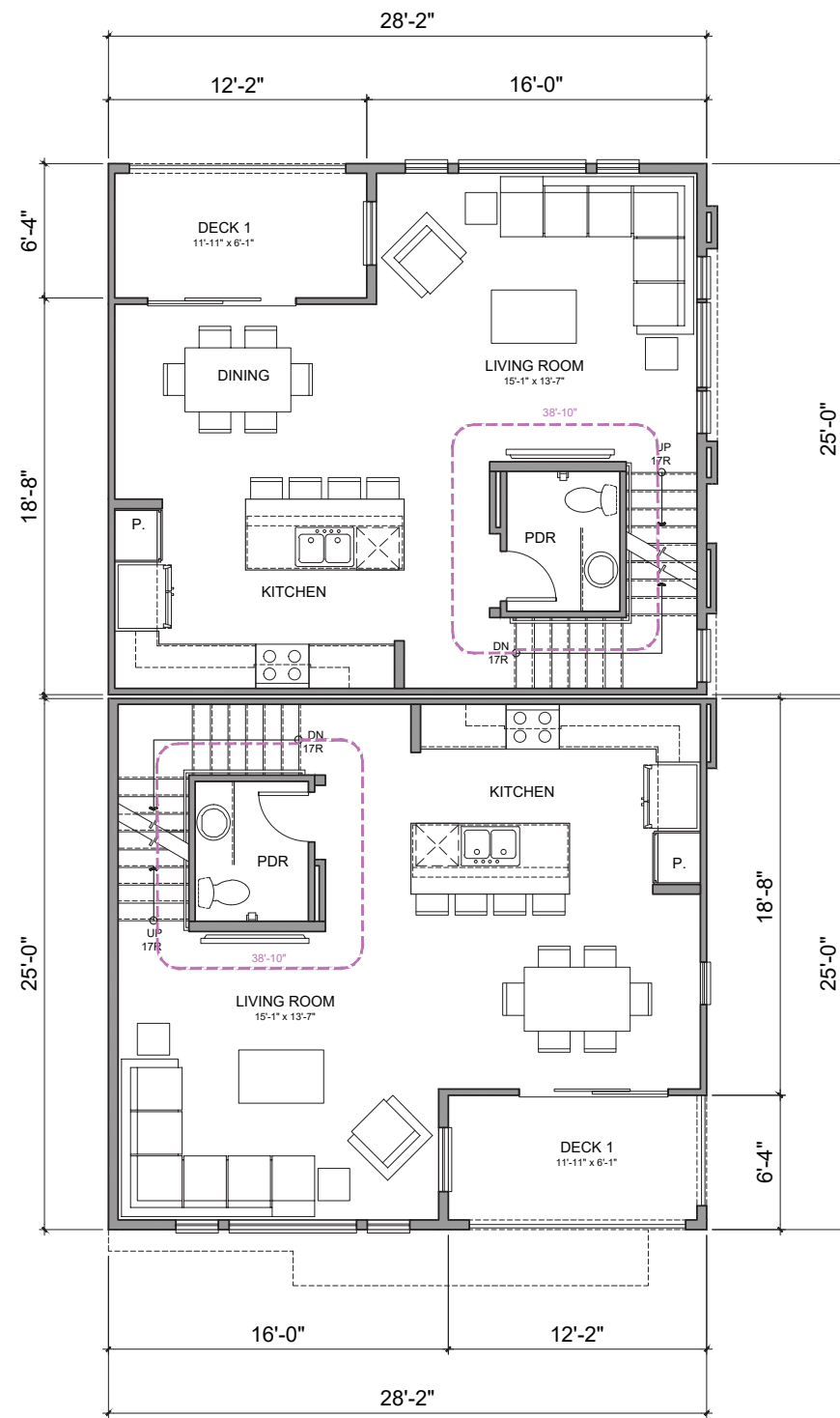


FIRST FLOOR



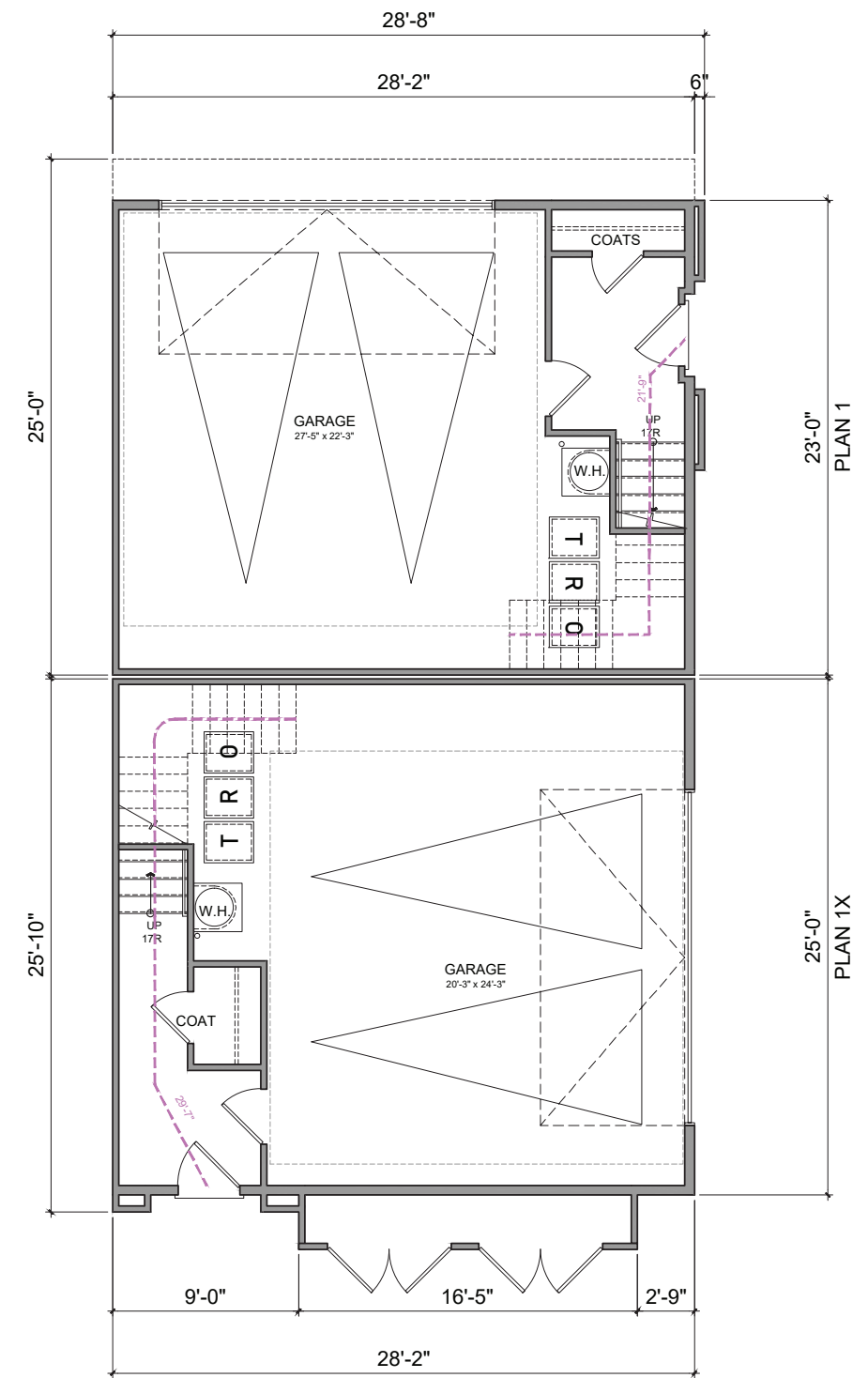
THIRD FLOOR

Total Egress Distance: 93'-3"



SECOND FLOOR

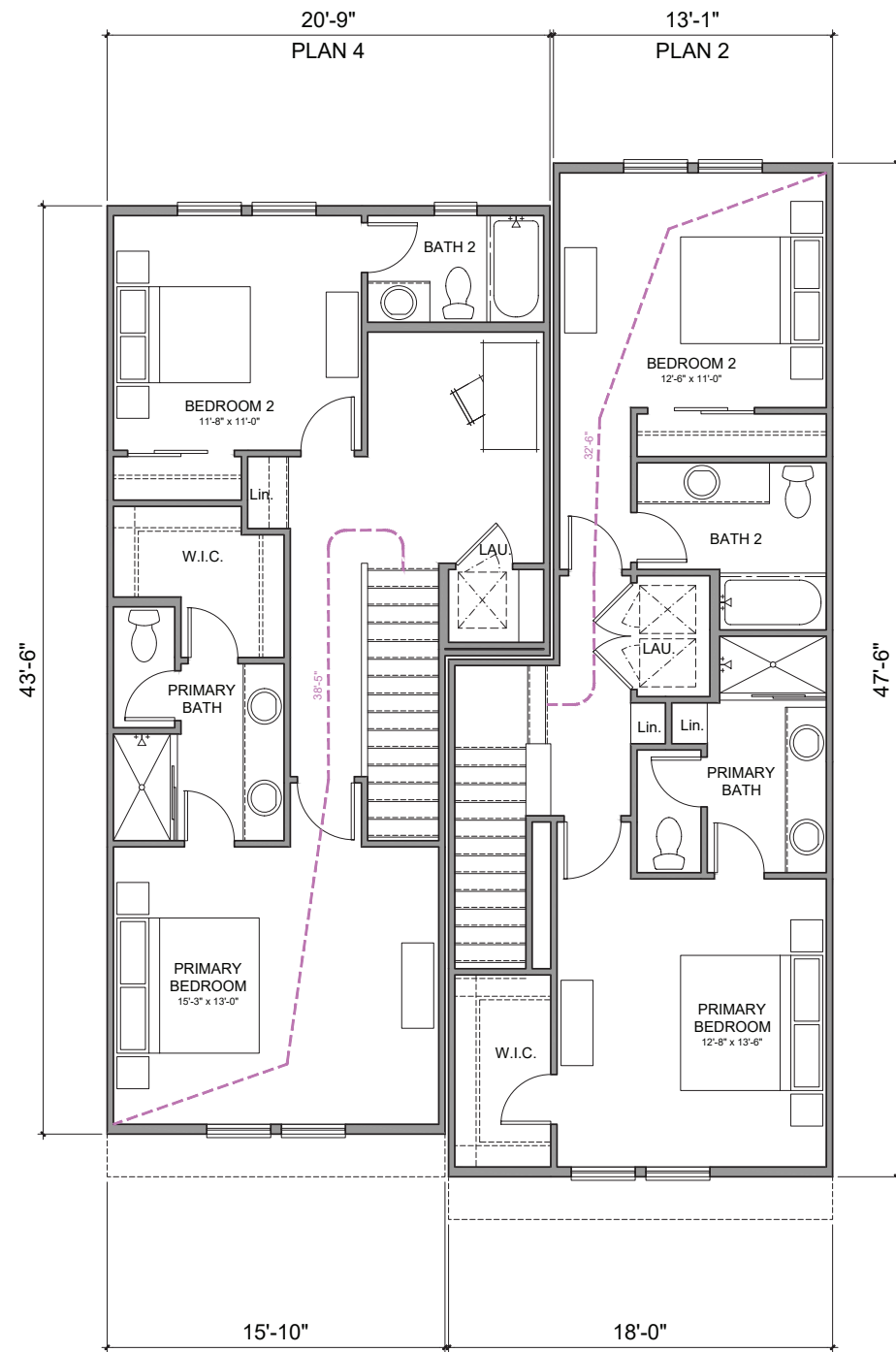
Total Egress Distance: 101'-1"



FIRST FLOOR

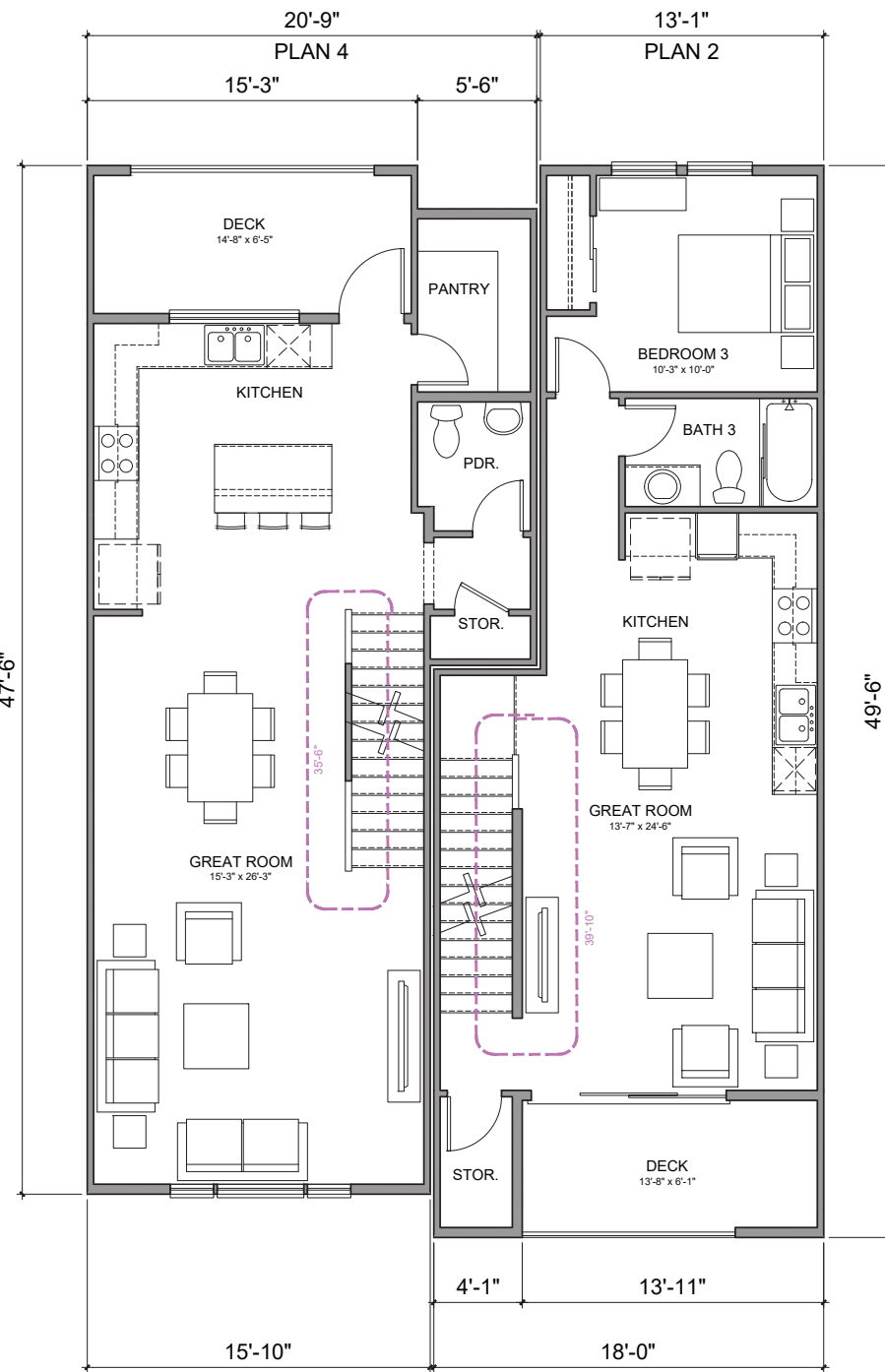
PLAN 1 - GROSS S.F.		PLAN 1 - NET S.F.	
2 BD / 2.5 BA		2 BD / 2.5 BA	
FIRST FLOOR	143 SQ. FT.	FIRST FLOOR	127 SQ. FT.
SECOND FLOOR	627 SQ. FT.	SECOND FLOOR	589 SQ. FT.
THIRD FLOOR	646 SQ. FT.	THIRD FLOOR	614 SQ. FT.
TOTAL	1417 SQ. FT.	TOTAL	1330 SQ. FT.
DECK 1	72 SQ. FT.	DECK 1	72 SQ. FT.
GARAGE	546 SQ. FT.	GARAGE	519 SQ. FT.

PLAN 1X - GROSS S.F.		PLAN 1X - NET S.F.	
2 BD / 2.5 BA		2 BD / 2.5 BA	
FIRST FLOOR	152 SQ. FT.	FIRST FLOOR	139 SQ. FT.
SECOND FLOOR	627 SQ. FT.	SECOND FLOOR	589 SQ. FT.
THIRD FLOOR	648 SQ. FT.	THIRD FLOOR	614 SQ. FT.
TOTAL	1427 SQ. FT.	TOTAL	1342 SQ. FT.
DECK 1	72 SQ. FT.	DECK 1	72 SQ. FT.
GARAGE	597 SQ. FT.	GARAGE	566 SQ. FT.



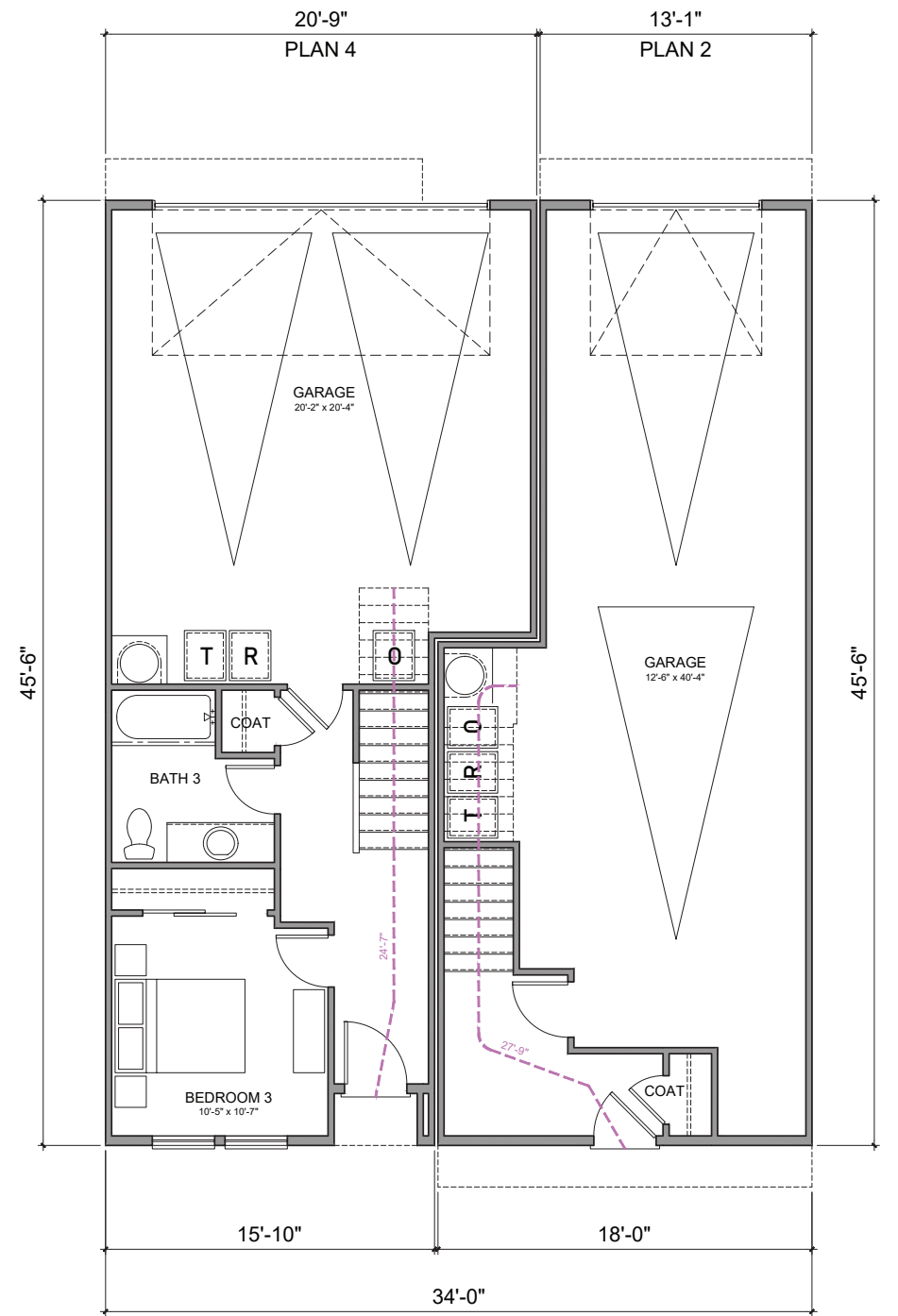
THIRD FLOOR

Total Egress Distance: 100'-1"



SECOND FLOOR

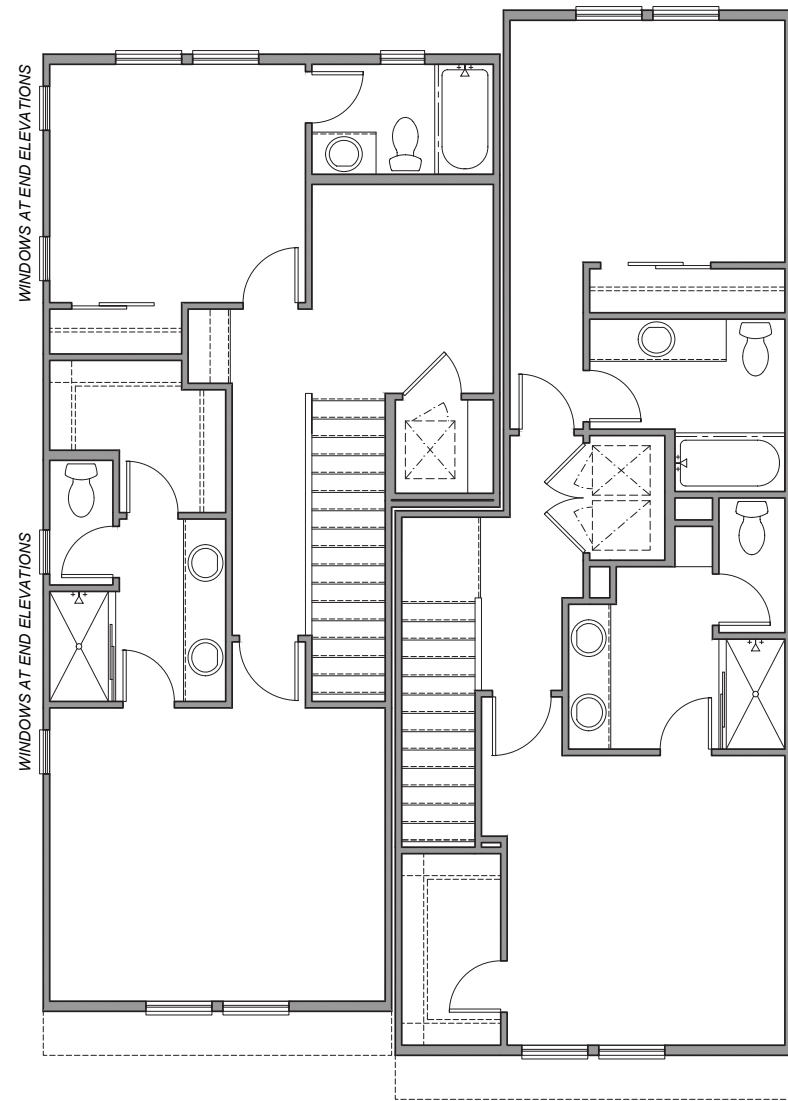
Total Egress Distance: 98'-6"



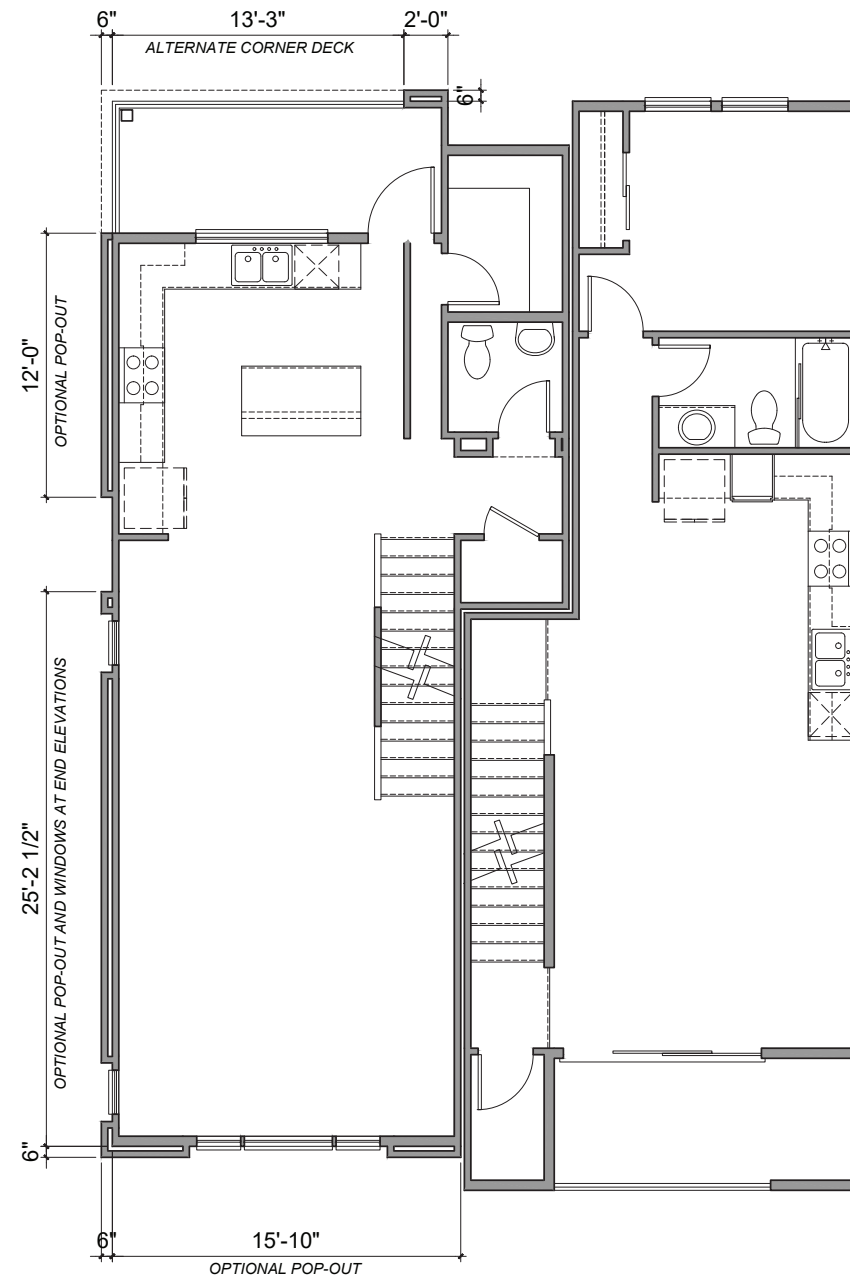
FIRST FLOOR

PLAN 2 - GROSS S.F.		PLAN 2 - NET S.F.	
3 BD / 3 BA		3 BD / 3 BA	
FIRST FLOOR	148 SQ. FT.	FIRST FLOOR	134 SQ. FT.
SECOND FLOOR	689 SQ. FT.	SECOND FLOOR	643 SQ. FT.
THIRD FLOOR	684 SQ. FT.	THIRD FLOOR	647 SQ. FT.
TOTAL	1520 SQ. FT.	TOTAL	1424 SQ. FT.
DECK 1	88 SQ. FT.	DECK 1	88 SQ. FT.
GARAGE	602 SQ. FT.	GARAGE	571 SQ. FT.

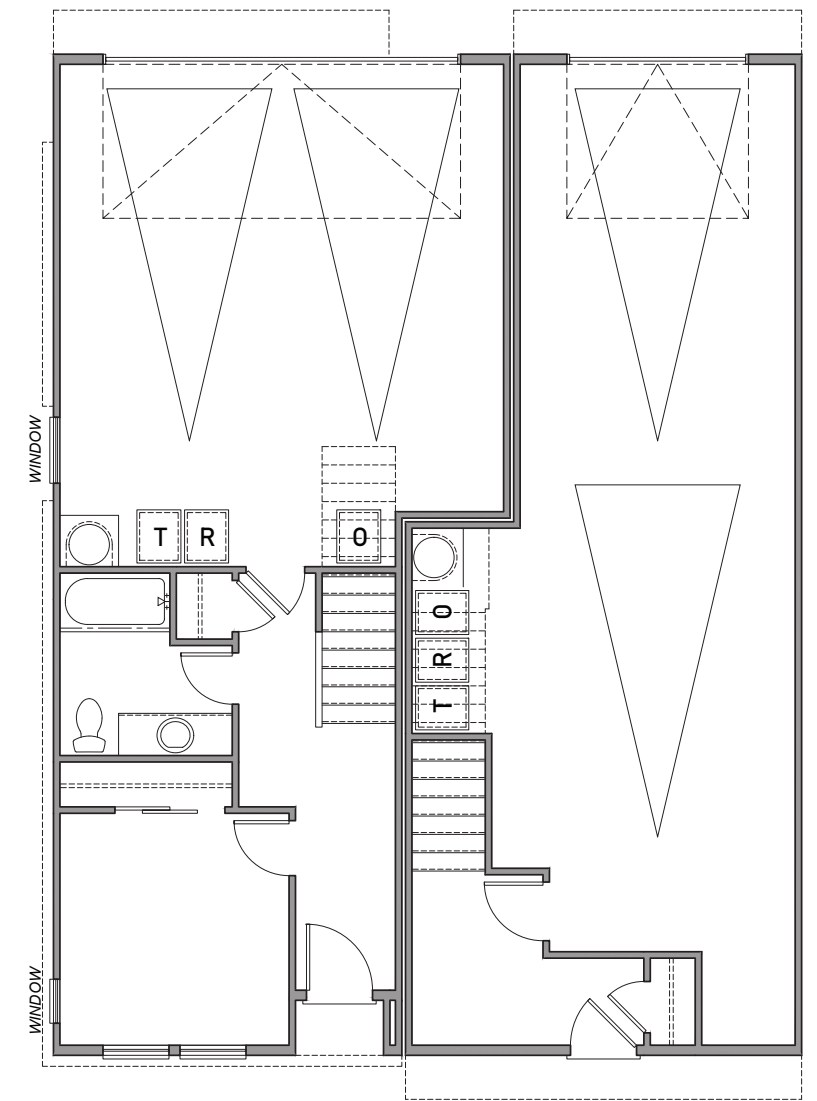
PLAN 4 - GROSS S.F.		PLAN 4 - NET S.F.	
3 BD / 3 BA		3 BD / 3 BA	
FIRST FLOOR	356 SQ. FT.	FIRST FLOOR	335 SQ. FT.
SECOND FLOOR	752 SQ. FT.	SECOND FLOOR	714 SQ. FT.
THIRD FLOOR	747 SQ. FT.	THIRD FLOOR	707 SQ. FT.
TOTAL	1855 SQ. FT.	TOTAL	1756 SQ. FT.
DECK 1	94 SQ. FT.	DECK 1	94 SQ. FT.
GARAGE	472 SQ. FT.	GARAGE	472 SQ. FT.



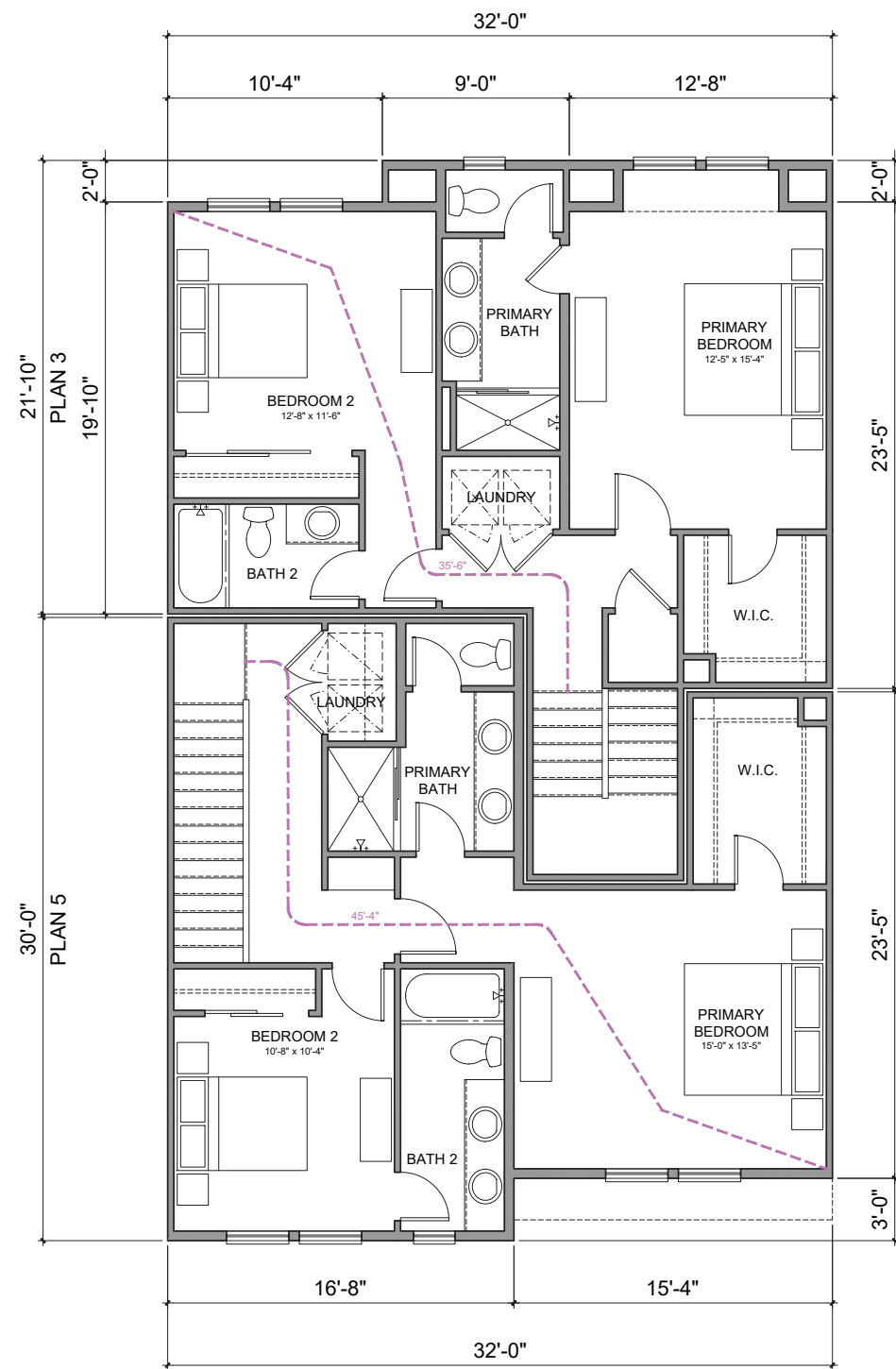
THIRD FLOOR



SECOND FLOOR

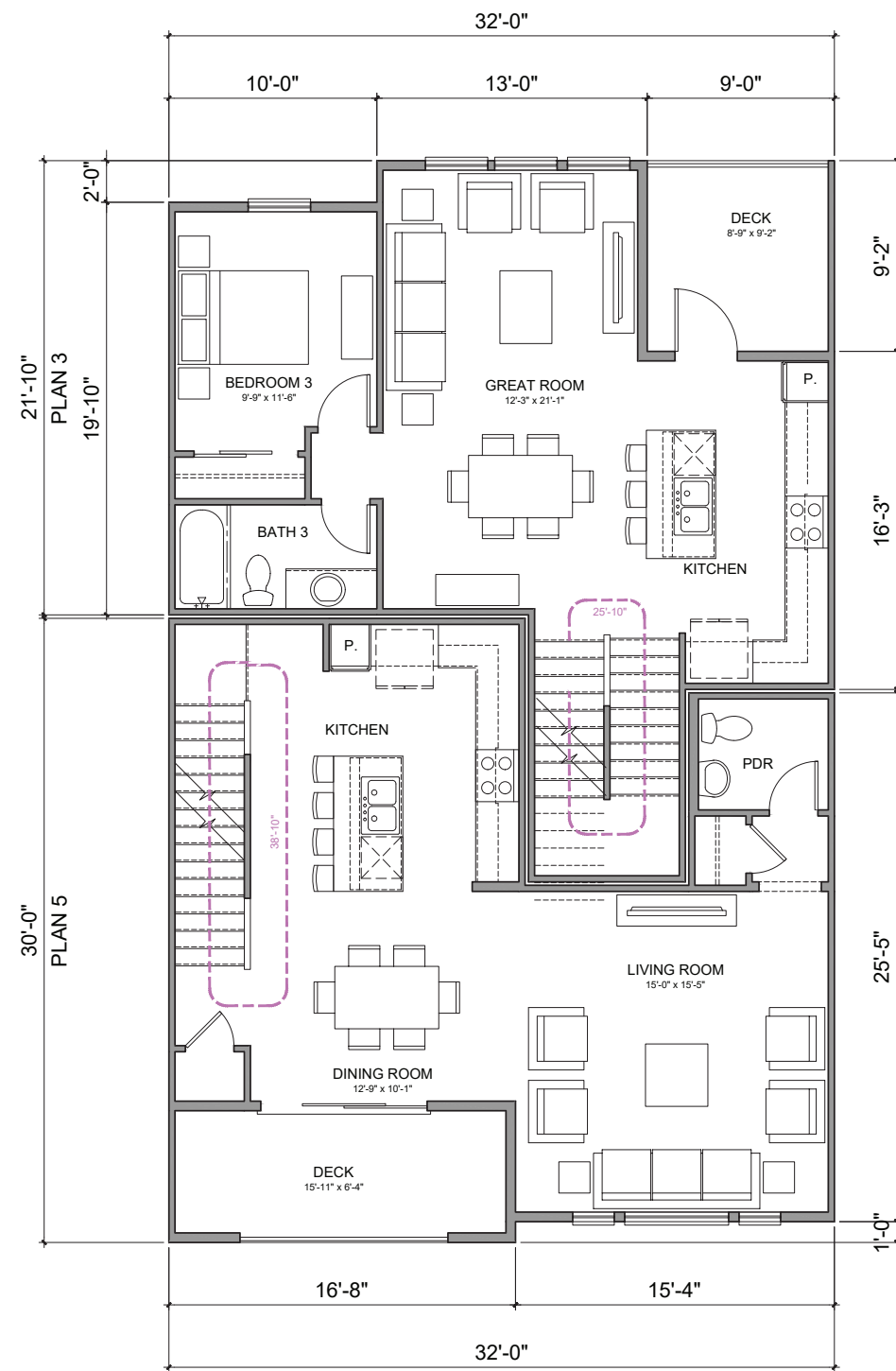


FIRST FLOOR



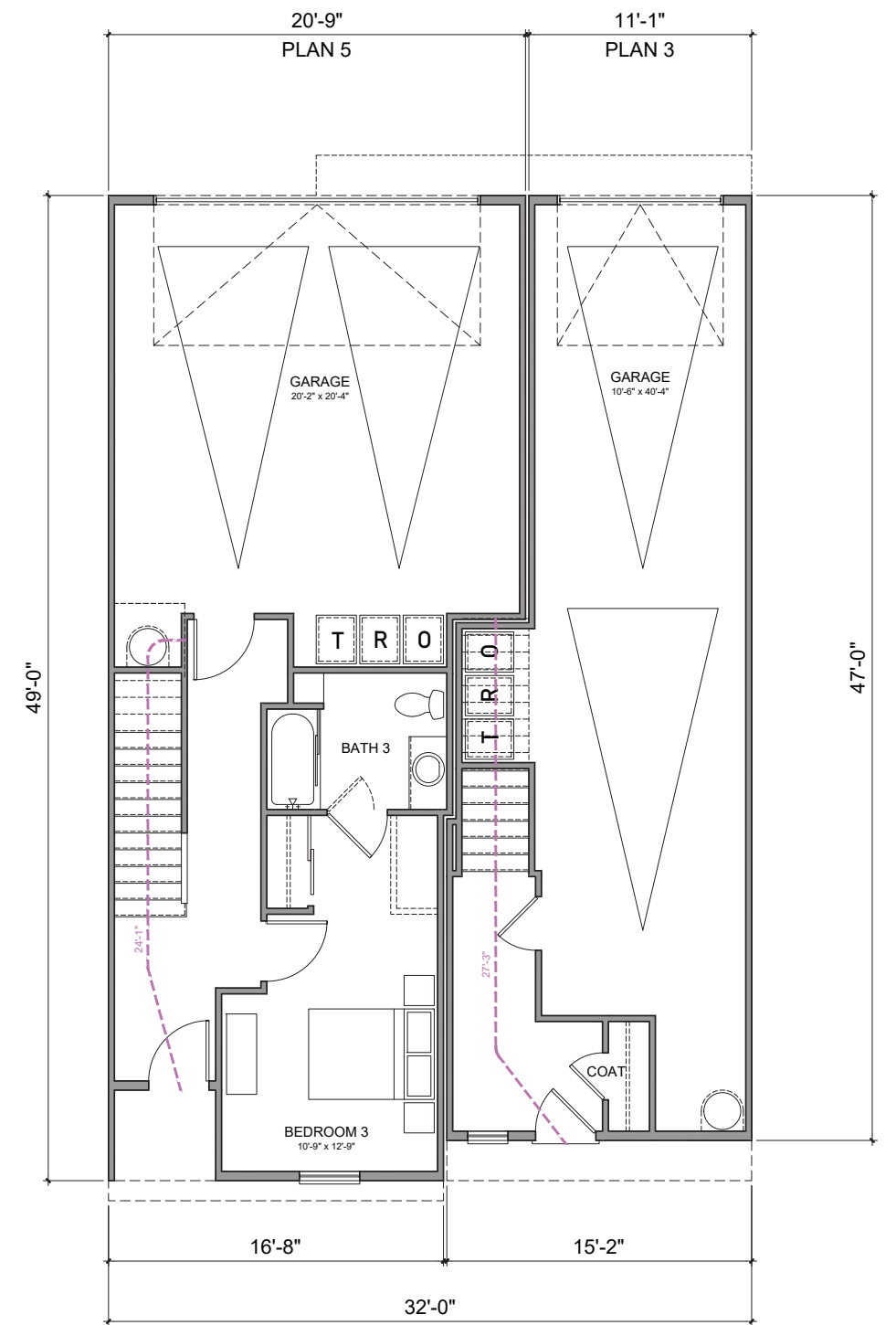
THIRD FLOOR

Total Egress Distance: 88'-7"



SECOND FLOOR

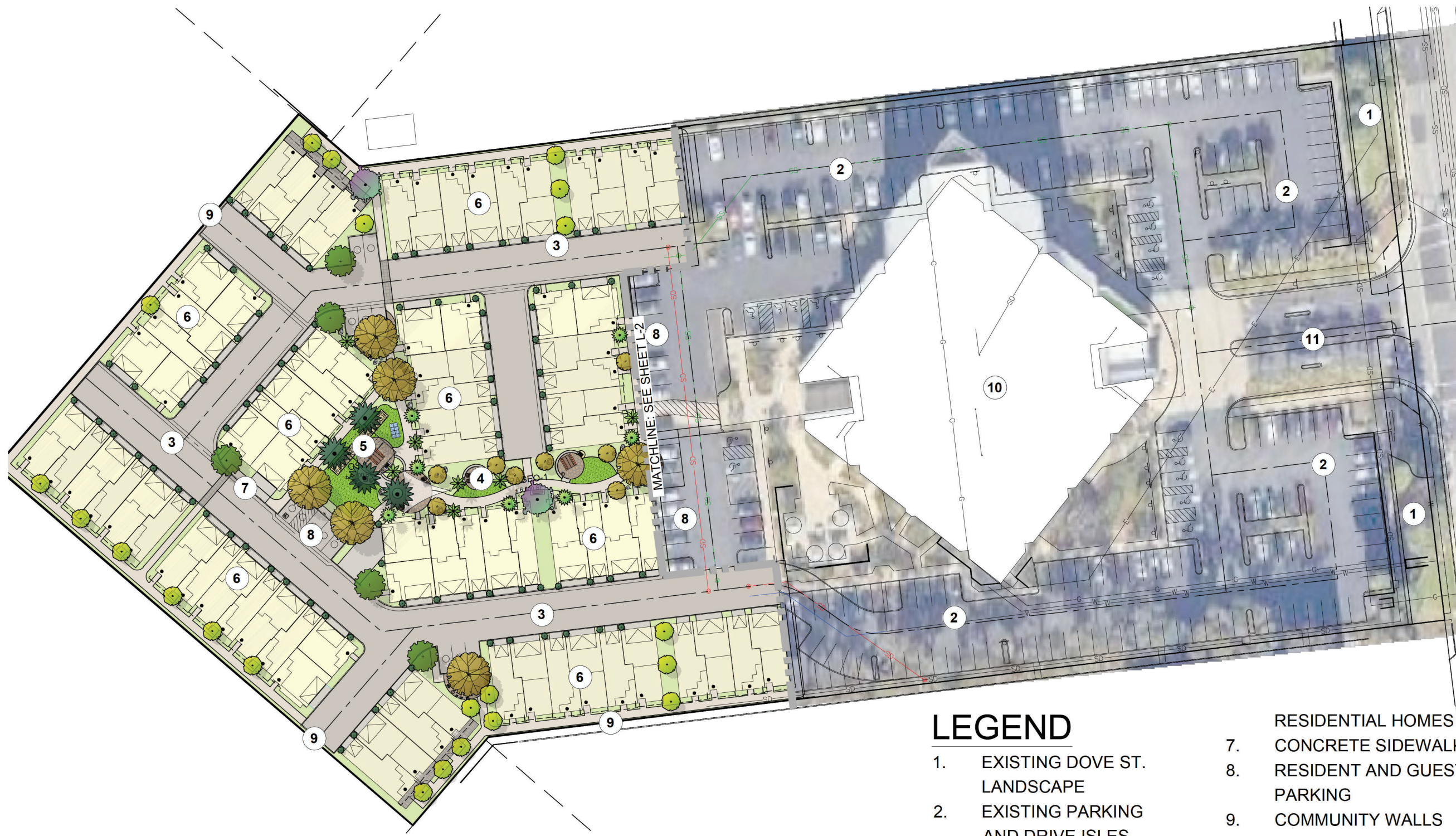
Total Egress Distance: 108'-3"



FIRST FLOOR

PLAN 3 - GROSS S.F.		PLAN 3 - NET S.F.	
3 BD / 3 BA		3 BD / 3 BA	
FIRST FLOOR	147 SQ. FT.	FIRST FLOOR	133 SQ. FT.
SECOND FLOOR	719 SQ. FT.	SECOND FLOOR	673 SQ. FT.
THIRD FLOOR	706 SQ. FT.	THIRD FLOOR	664 SQ. FT.
TOTAL	1571 SQ. FT.	TOTAL	1471 SQ. FT.
DECK 1	80 SQ. FT.	DECK 1	80 SQ. FT.
GARAGE	502 SQ. FT.	GARAGE	472 SQ. FT.

PLAN 5 - GROSS S.F.		PLAN 5 - NET S.F.	
3 BD / 3 BA		3 BD / 3 BA	
FIRST FLOOR	432 SQ. FT.	FIRST FLOOR	408 SQ. FT.
SECOND FLOOR	715 SQ. FT.	SECOND FLOOR	669 SQ. FT.
THIRD FLOOR	727 SQ. FT.	THIRD FLOOR	684 SQ. FT.
TOTAL	1874 SQ. FT.	TOTAL	1761 SQ. FT.
DECK 1	101 SQ. FT.	DECK 1	101 SQ. FT.
GARAGE	432 SQ. FT.	GARAGE	439 SQ. FT.



TREE PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	DOVE STREET TREE			
	GELESIA PARVIFOLIA AUSTRALIAN WILLOW	36" BOX STD.	L	
	ULMUS PARVIFOLIA TRUE GREEN TRUE GREEN CHINESE ELM	24" BOX STD.	L	
	ARALACARIA HETEROPHYLLA NORFOLK ISLAND TREE	36" BOX STD.	L	
	OLEA EUROPAEA 'WILSONI' FRUITLESS OLIVE	36" BOX STD.	VL	
	OLEA EUROPAEA EUROPEAN OLIVE	FIELD DUG MULTI	L	
	QUERCUS ILEX HOLLY OAK	36" BOX STD.	L	
	INTERNAL SPINE STREET TREE: PODOCARPUS GRACILIOR FERNS FINE	36" BOX STD.	M	
	TRISTANIA CONFERTA BRISBANE BOX	36" BOX STD.	M	
	MELALEUCA NESOPHILA PINK MELALEUCA	24" BOX MULTI	M	
	CANOPY PALM TREE: PHOENIX DACTYLIFERA 'MEDJOOOL' DATE PALM	18" BTH STD.	L	
	PASEO ACCENT TREE: CHITALPA TASHKENTENSIS	36" BOX STD.	L	
	CHILOPSIS LINEARIS DESERT WILLOW	36" BOX MULTI	L	
	ACACIA STENOPHYLLA SHOESTRING ACACIA	36" BOX STD.	VL	
	PROSOPIS CHILENSIS 'PHOENIX' THORNLESS CHILEAN MESQUITE	24" BOX MULTI	L	
	RHUS LANCEA AFRICAN SUMAC	36" BOX STD.	L	
	ACCENT PALM TREE: DRACAENA DRACO DRAGON TREE	36" BOX 7" STD.	L	
	ALOE BAINESII GIANT TACE ALOE	36" BOX 7" STD.	L	
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	24" BOX MULTI	L	
	PATIO ACCENT TREE: CERCIIS OCCIDENTALIS WESTERN RED BUD	36" BOX STD.	L	
	PRUNELLA CAROLINIANA 'BRIGHT N TIGHT' CAROLINA CHERRY	24" BOX STD.	L	
	ACCENT TREE: METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE	36" BOX STD.	L	
	PRUNUS CAROLINIANA CHERRY LAUREL	36" BOX STD.	M	
	ARBUTUS 'MARINA' STRAWBERRY TREE	36" BOX STD.	L	
	LAGERSTROEMIA INDICA WATERMELON RED GRAPE MYRTLE	36" BOX STD.	M	

LEGEND

- | | |
|-------------------------------------|--|
| 1. EXISTING DOVE ST. LANDSCAPE | 7. RESIDENTIAL HOMES CONCRETE SIDEWALK |
| 2. EXISTING PARKING AND DRIVE ISLES | 8. RESIDENT AND GUEST PARKING |
| 3. ALLEY STREET | 9. COMMUNITY WALLS |
| 4. OUTDOOR DINING GARDENS | 10. EXISTING CLASS A TOWER |
| 5. ACTIVITY COMMONS | 11. EXISTING PROJECT ENTRY |
| 6. ATTACHED | |

DOVE STREET | Preliminary Landscape Plan - PHASE 1 Overall Landscape Plan

Dove Property Owner, LLC | 1301 Dove Newport Beach, CA | May 29, 2026

L-1



SCALE: 1" = 30' - 0"



SMP
ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446



TREE PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
DOVE STREET TREE				
	GEIJERA PARVIFOLIA AUSTRALIAN WILLOW	36" BOX STD.	L	-
	ULMUS PARVIFOLIA 'TRUE GREEN' TRUE GREEN CHINESE ELM	24" BOX STD.	L	-
	ARAUCARIA HETEROPHYLLA NORFOLK ISLAND TREE	36" BOX STD.	L	-
ENTRY STREET TREE				
	OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE	36" BOX STD.	VL	-
	OLEA EUROPAEA EUROPEAN OLIVE	FIELD DUG MULTI	L	-
	QUERCUS ILEX HOLLY OAK	36" BOX STD.	L	-
INTERNAL SPINE STREET TREE				
	PODOCARPUS GRACILIOR FERN PINE	36" BOX STD.	M	-
	TRISTANIA CONFERTA BRISBANE BOX	36" BOX STD.	M	-
	MELALEUCA NESOPHILA PINK MELALEUCA	24" BOX MULTI	M	-
CANOPY PALM TREE				
	PHOENIX DACTYLIFERA 'MEDJOOOL' DATE PALM	18" BTH STD.	L	-
PASEO ACCENT TREE				
	CHITALPA TASHKENTENSIS CHITALPA	36" BOX STD.	L	-
	CHILOPSIS LINEARIS DESERT WILLOW	36" BOX MULTI	L	-
	ACACIA STENOPHYLLA SHOESTRING ACACIA	36" BOX STD.	VL	-
	PROSOPIS CHILENSIS 'PHOENIX' THORNLESS CHILEAN MESQUITE	24" BOX MULTI	L	-
	RHUS LANCEA AFRICAN SUMAC	36" BOX STD.	L	-
ACCENT PALM TREE				
	DRACAENA DRACO DRAGON TREE	36" BOX 7" STD.	L	-
	ALOE BAINESII GIANT TREE ALOE	36" BOX 7" STD.	L	-
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	24" BOX MULTI	L	-
PATIO ACCENT TREE				
	CERCIS OCCIDENTALIS WESTERN RED BUD	36" BOX STD.	L	-
	PRUNUA CAROLINIANA 'BRIGHT N TIGHT' CAROLINA CHERRY	24" BOX STD.	L	-
ACCENT TREE				
	METROSIDEROS EXCELSA 'NEW ZEALAND CHRISTMAS TREE	36" BOX STD.	L	-
	PRUNUS CAROLINIANA CHERRY LAUREL	36" BOX STD.	M	-
	ARBUTUS 'MARINA' STRAWBERRY TREE	36" BOX STD.	L	-
	LAGERSTROEMIA INDICA 'WATERMELON RED' CRAPE MYRTLE	36" BOX STD.	M	-

LEGEND

- | | |
|-------------------------------|---|
| 1. DOVE STREET PASEO | 8. DUPLEX RESIDENTIAL |
| 2. THE COURT | 9. CONCRETE SIDEWALK |
| 3. ALLEY STREET | 10. RESIDENT AND GUEST PARKING |
| 4. OUTDOOR DINING GARDENS | 11. CLUSTER MAILBOX UNIT AND BIKE PARKING PLAZA |
| 5. ACTIVITY COMMONS | 12. ADA PARKING |
| 6. SFD RESIDENTIAL HOMES | 13. GARDEN LOUNGE |
| 7. ATTACHED RESIDENTIAL HOMES | 14. TRANQUIL GARDEN |
| | 15. GARDEN RETREAT |

PLANTING DESIGN NOTE:
ALL PLANT MATERIAL IS DROUGHT TOLERANT, MODERATE AND LOW WATER USE, ACCLIMATED TO THE LOCAL CLIMATE.

TREES TYPES AND LOCATIONS HAVE BEEN CHOSEN FOR THERE FORM AND STRUCTURE AND ARE IN SCALE WITH THE BUILDINGS AND WILL PROVIDE SHADE OVER PAVING SURFACES AND PEDESTRIAN GATHERING AREAS.

INSTALL 3" THICK MULCH LAYER ON ALL PLANTING AREAS. THE TYPE OF MULCH WILL BE SPECIFIED IN CONSTRUCTION DOCUMENTS PHASE.

ALL LANDSCAPING SHALL COMPLY WITH ALL STANDARDS IN CHAPTER 20.36.

IRRIGATION NOTE:
LANDSCAPING AND IRRIGATION SHALL FOLLOW LOCAL AND REGIONAL REQUIREMENTS AND GUIDANCE FOR APPROVED PLANT LISTS TO MEET THE NEEDS OF LOCAL CONDITIONS.

COMMON OPEN SPACE:
PEDESTRIAN WALKWAYS SHALL CONNECT THE COMMON OPEN SPACE TO A PUBLIC RIGHT OF WAY OR BUILDING ENTRANCE.

OPEN SPACE AREAS SHALL NOT BE LOCATED DIRECTLY NEXT TO ARTERIAL STREETS, SERVICE AREAS, OR ADJACENT COMMERCIAL DEVELOPMENT TO ENSURE THEY ARE SHELTERED FROM THE NOISE AND TRAFFIC OF ADJACENT STREETS.

ALL COMMON OPEN SPACES SHALL INCLUDE SEATINGS AND LIGHTING.

RECREATIONAL AMENITIES:
COMMON RECREATIONAL AMENITIES WILL BE DEEMED ADEQUATE BY THE DISCRETION OF THE DIRECTOR.

WALLS AND FENCES:
COMMUNITY PERIMETER OR THEME WALLS SHALL BE SOLID DECORATIVE BLOCK WALLS.

THE STYLE OF THE WALL SHALL BE THE SAME OR SIMILAR TO THE ARCHITECTURAL STYLE OF THE PROJECT.

PERCENTAGE OF LANDSCAPE AREA

SHRUB AREA: TOTAL: 1 ACRE OR 42,511 SQ. FT
TURF AREA TOTAL: 0.055 ACRES OR 2,414 SQ. FT

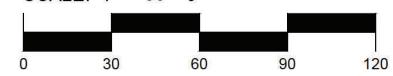
TOTAL LANDSCAPE AREA: 1.03 ACRES OR 44,925 SQ. FT
TOTAL SITE AREA: 6.5 ACRES OR 284,864 SQ. FT.

PERCENTAGE OF LANDSCAPE AREA PROPOSED: 16%

DOVE STREET | Preliminary Landscape Plan - Overall Landscape Plan



SCALE: 1" = 30' - 0"

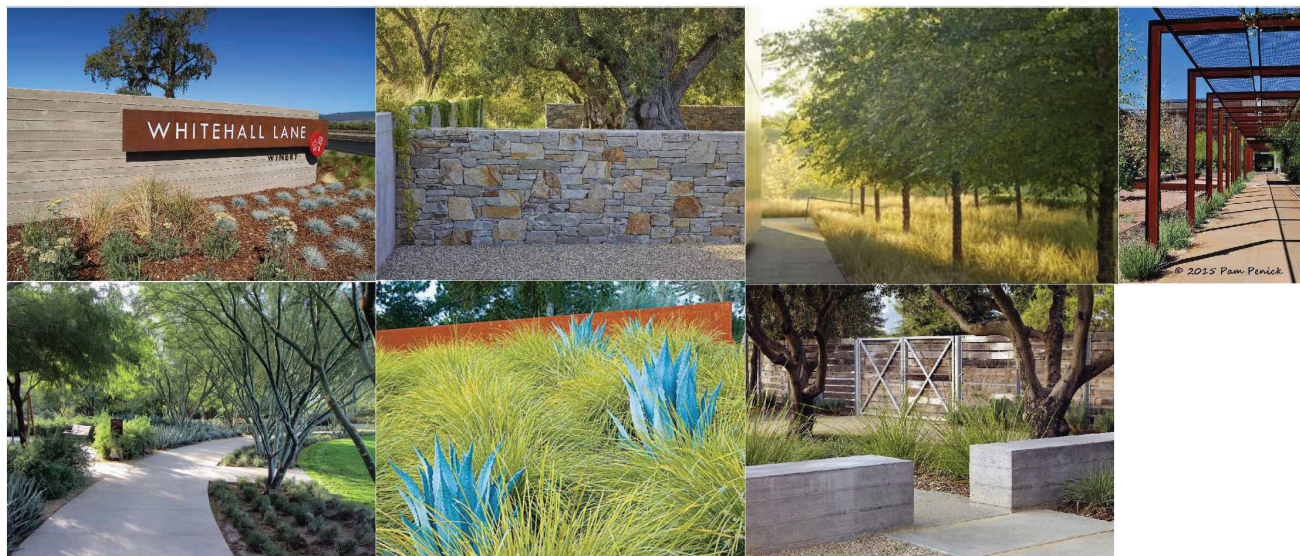


SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446



TREE PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	DOVE STREET TREE GEJERA PARVIFOLIA AUSTRALIAN WILLOW	36" BOX STD.	L	-
	ENTRY STREET TREE OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE	36" BOX STD.	VL	-
	INTERNAL SPINE STREET TREE PODOCARPUS GRACILIOR FERN PINE	36" BOX STD.	M	-
	CANOPY PALM TREE PHOENIX DACTYLIFERA 'MEDJOOOL' DATE PALM	18" BTH STD.	L	-
	PASEO ACCENT TREE CHITALPA TASHKENTENSIS CHITALPA	36" BOX STD.	L	-
	ACCENT PALM TREE DRACAENA DRACO DRAGON TREE	36" BOX 7' STD.	L	-
	PATIO ACCENT TREE CERCIS OCCIDENTALIS WESTERN RED BUD	36" BOX STD.	L	-
	ACCENT TREE METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE	36" BOX STD.	L	-
	PRUNUS CAROLINIANA CHERRY LAUREL	36" BOX STD.	M	-
	ARBUTUS 'MARINA' STRAWBERRY TREE	36" BOX STD.	L	-
	LAGERSTROEMIA INDICA 'WATERMELON RED' GRAPE MYRTLE	36" BOX STD.	M	-

SHRUB PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	VERTICAL ALLEY ACCENT PODOCARPUS M. 'MAKI' SHRUBBY PODOCARPUS	15 GAL.	30" O.C.	M
	JUNIPERUS S. 'SKYROCKET' SKYROCKET JUNIPER	15 GAL.	24" O.C.	L
	LIGUSTRUM JAPONICUM 'TEXANUM' WAXLEAF PRIVET	15 GAL.	36" O.C.	M
	AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL.	36" O.C.	L
	AGAVE ATTENUATA 'RAY OF LIGHT' VARIATED FOXTAIL AGAVE	5 GAL.	36" O.C.	L
	AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	5 GAL.	36" O.C.	VL
	AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	5 GAL.	36" O.C.	VL
	ALOE VERA ALOE	5 GAL.	24" O.C.	L
	ALOE STRIATA 'GHOST' GHOST ALOE	5 GAL.	24" O.C.	L
	ALOE X 'BLUE ELF' CALIFORNIA ALOE	1 GAL.	24" O.C.	L
	BOULEOUIA GRACILIS 'BLONDE AMBITION' BLUE GRAMA GRASS	5 GAL.	30" O.C.	L
	BUXUS MICROPHYLLA JAPONICA JAPANESE BOXWOOD	5 GAL.	24" O.C.	M
	CAREX DIVULSA BERKELEY SEDGE	1 GAL.	24" O.C.	L
	DIANELLA REVOLUTA 'BABY BLISS' BABY BLISS FLAX LILY	1 GAL.	24" O.C.	L
	DIETS GRANDIFLORA 'VARIAGATA' STRIPED FORTNIGHT LILY	5 GAL.	30" O.C.	L
	DYMONDIA MARGARETAE SILVER CARPET	FLATS	100% COVERAGE	L
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' RED YUCCA	5 GAL.	30" O.C.	L
	ABELIA GRANDIFLORA KALEIDOSCOPE	5 GAL.	36" O.C.	M
	XYLOSMA CONGESTUM 'COMPACTA' VARIATED YUCCA	5 GAL.	36" O.C.	L
	LOMANDRA LONGIFOLIA 'ARCTIC FROST' ARCTIC FROST MAT RUSH	1 GAL.	36" O.C.	M
	LOMANDRA LONGIFOLIA 'LIME TUFF' DWARF MAT RUSH	1 GAL.	36" O.C.	M
	LONICERIA JAPONICA JAPANESE HONEYSUCKLE	1 GAL.	48" O.C.	L
	MACFADYENA UNGUIS-CATI CAT'S CLAW VINE	5 GAL.	6" O.C.	L
	MANGAVE 'LAVENDER LADY' LAVENDER LADY MANGAVE	5 GAL.	30" O.C.	L
	MUHLENBERGIA CAPILLARIS PINK MUHLY	1 GAL.	36" O.C.	M
	MUHLENBERGIA DUBIA DEER GRASS	5 GAL.	30" O.C.	M
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	30" O.C.	M
	MYOPORUM PARVIFOLIUM CREEPING MYOPORUM	1 GAL.	6" O.C.	M
	NANDINA DOMESTICA 'GULF STREAM' COMPACT HEAVENLY BAMBOO	5 GAL.	36" O.C.	M
	NANDINA DOMESTICA 'LEMON LIME' LITTLE BUNNY	5 GAL.	24" O.C.	L
	PITOSPORUM T. 'CREAM DE MINT' CREAM DE MINT DWARF PITOSPORUM	5 GAL.	36" O.C.	M
	YUCCA FILAMENOSA 'BRIGHT EDGE' ADAMS NEEDLE YUCCA	5 GAL.	36" O.C.	L
	PRUNUS CAROLINIANA 'COMPACTA' COMPACT CAROLINA CHERRY	24" BOX 30" O.C.	L	-
	RHAMPHILEPIS UMBELLATA 'MINOR' DWARF YEDDO HAWTHORN	5 GAL.	24" O.C.	L
	ROSA X 'NOALESA' FLOWER CARPET YELLOW ROSE	5 GAL.	48" O.C.	M
	SENECIO MANDRALISCAE BLUE CHALK STICKS	1 GAL.	18" O.C.	L
	TEUCRUM CHAMAEDRYS WALL GERMANDER	5 GAL.	24" O.C.	L
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' COAST ROSEMARY	5 GAL.	36" O.C.	L



LEGEND

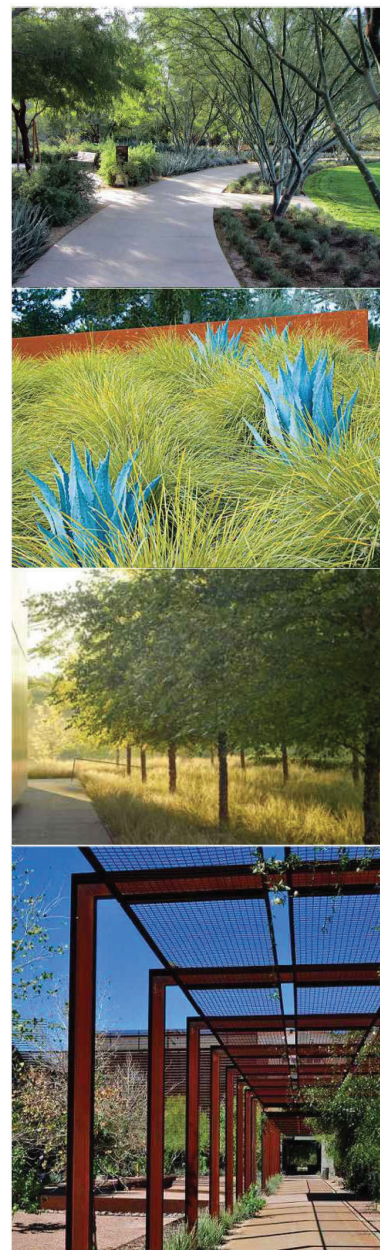
1. THE COURT ENHANCED ENTRY PAVING
2. DOVE STREETSCAPE
3. 8' PASEO CONCRETE
4. DOVE CITY WALKWAY AND PARKWAY LANDSCAPE
5. RESIDENTIAL HOMES WITH BACK YARD AREA
6. 5' INTERNAL CONCRETE SIDEWALK
7. MASONRY WALLS AND PILASTERS
8. ENHANCED ENTRY MONUMENT WALLS AND PROJECT SIGNAGE
9. RESIDENT AND GUEST PARKING
10. ADA PARKING
11. ALLEY STREET
12. BENCH SEATING WITH SHADE TRELLIS

DOVE STREET | Preliminary Landscape Plan - The Court Enlargement



SCALE: 1" = 10' - 0"





LEGEND

- 1. THE COURT ENHANCED ENTRY PAVING
- 2. DOVE STREET PARKWAY
- 3. 8' PASEO TRAIL
- 4. RESIDENTIAL HOMES WITH BACK YARD AREA
- 5. 5' INTERNAL CONCRETE SIDEWALK
- 6. MASONRY WALLS AND PILASTERS
- 7. ENHANCED ENTRY MONUMENT WALLS AND PROJECT SIGNAGE
- 8. ALLEY STREET
- 9. BENCH SEATING WITH SHADE TRELLIS
- 10. BOULDER GROUPINGS
- 11. DOG RELIEF SYNTHETIC LAWN AREA

TREE PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	DOVE STREET TREE GEJERA PARVIFOLIA AUSTRALIAN WILLOW	36" BOX STD.	L	-
	ULMUS PARVIFOLIA 'TRUE GREEN' TRUE GREEN CHINESE ELM	24" BOX STD.	L	-
	ARAUCARIA HETEROPHYLLA NORFOLK ISLAND TREE	36" BOX STD.	L	-
	ENTRY STREET TREE OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE	36" BOX STD.	VL	-
	OLEA EUROPAEA EUROPEAN OLIVE	FIELD DUG MULTI	L	-
	QUERCUS ILEX HOLLY OAK	36" BOX STD.	L	-
	INTERNAL SPINE STREET TREE PODOCARPUS GRACILIOR FERN PINE	36" BOX STD.	M	-
	TRISTANIA CONFERTA BRISBANE BOX	36" BOX STD.	M	-
	MELALEUCA NESOPHILA PINK MELALEUCA	24" BOX MULTI	M	-
	CANOPY PALM TREE PHOENIX DACTYLIFERA 'MEDJOOOL' DATE PALM	18" BTH STD.	L	-
	PASEO ACCENT TREE CHITALPA TASHKENTENSIS CHITALPA	36" BOX STD.	L	-
	CHILOPSIS LINEARIS DESERT WILLOW	36" BOX MULTI	L	-
	ACACIA STENOPHYLLA SHOESTRING ACACIA	36" BOX STD.	VL	-
	PROSOPIS CHILENSIS 'PHOENIX' THORNLESS CHILEAN MESQUITE	24" BOX MULTI	L	-
	RHUS LANCEA AFRICAN SUMAC	36" BOX STD.	L	-
	ACCENT PALM TREE DRACAENA DRACO DRAGON TREE	36" BOX 7' STD.	L	-
	ALOË BAINESII GIANT TREE ALOË	36" BOX 7' STD.	L	-
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	24" BOX MULTI	L	-
	PATIO ACCENT TREE CERCIS OCCIDENTALIS WESTERN RED BUD	36" BOX STD.	L	-
	PRUNUS CAROLINIANA BRIGHT N TIGHT CAROLINA CHERRY	24" BOX STD.	L	-
	ACCENT TREE METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE	36" BOX STD.	L	-
	PRUNUS CAROLINIANA CHERRY LAUREL	36" BOX STD.	M	-
	ARBUTUS 'MARINA' STRAWBERRY TREE	36" BOX STD.	L	-
	LAGERSTROEMIA INDICA 'WATERMELON RED' GRAPE MYRTLE	36" BOX STD.	M	-

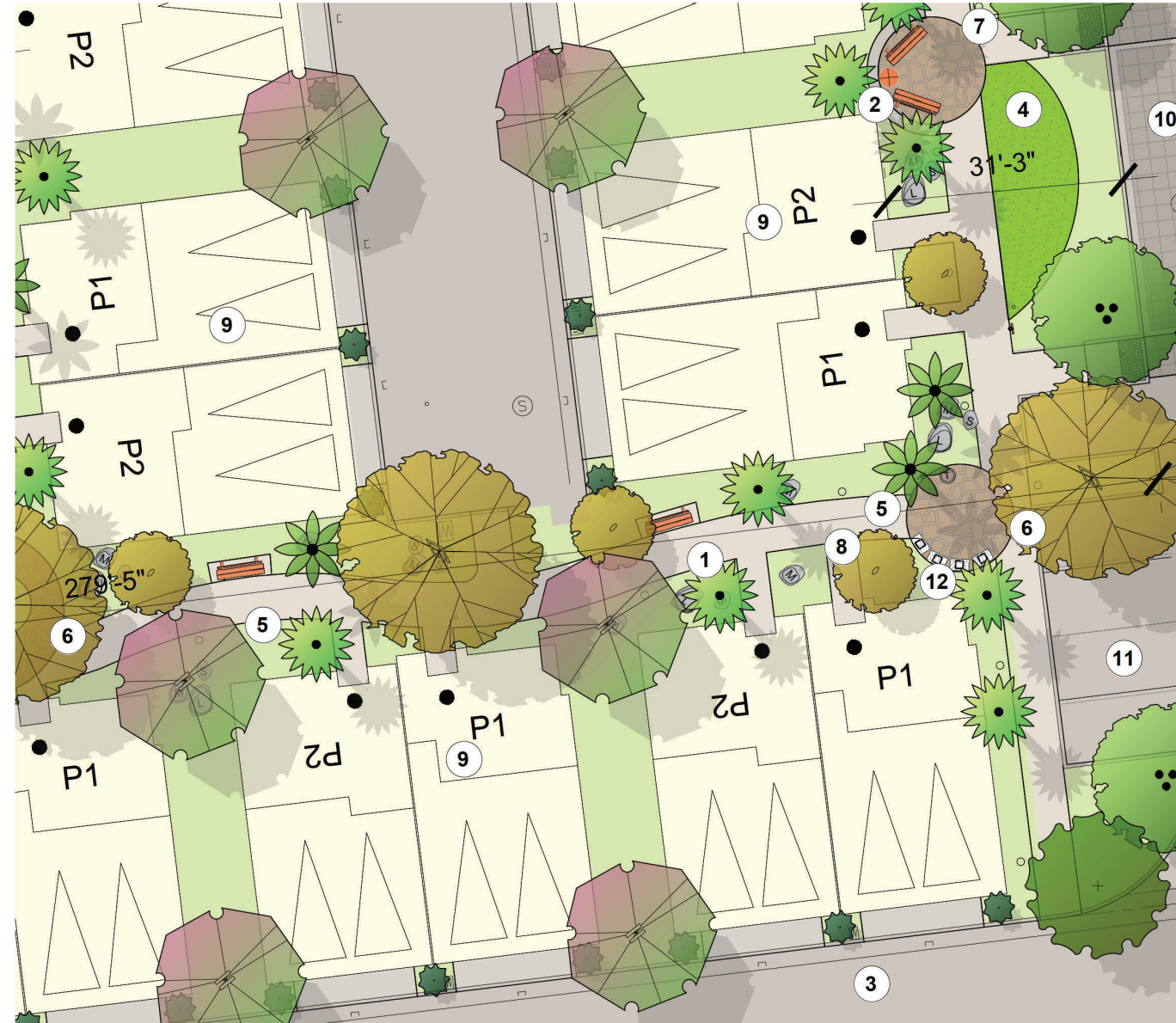
SHRUB PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	VERTICAL ALLEY ACCENT PODOCARPUS M. 'MAKI' SHRUBBY PODOCARPUS	15 GAL.	30" O.C.	M
	JUNIPERUS S. 'SKYROCKET' SKYROCKET JUNIPER	15 GAL.	24" O.C.	L
	LIGUSTRUM JAPONICUM 'TEXANUM' WAXLEAF PRIVET	15 GAL.	36" O.C.	M
	SHRUBS AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL.	36" O.C.	L
	AGAVE ATTENUATA 'RAY OF LIGHT' VARIEGATED FOXTAIL AGAVE	5 GAL.	36" O.C.	L
	AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	5 GAL.	36" O.C.	VL
	AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	5 GAL.	36" O.C.	VL
	ALOE VERA ALOE	5 GAL.	24" O.C.	L
	ALOE STRIATA 'GHOST' GHOST ALOË	5 GAL.	24" O.C.	L
	ALOE X 'BLUE ELF' CALIFORNIA ALOË	1 GAL.	24" O.C.	L
	BOUTELLOIA GRACILIS BLONDE AMBITION	5 GAL.	30" O.C.	L
	BLUXE MICROPHYLIA JAPONICA JAPANESE BOXWOOD	5 GAL.	24" O.C.	M
	CAREX DIVULSA BERKELEY SEDGE	1 GAL.	24" O.C.	L
	DIANELLA REVOLUTA 'BABY BLISS' BABY BLISS FLAX LILY	1 GAL.	24" O.C.	L
	DIETES GRANDIFLORA 'VARIEGATA' STRIPED FORTNIGHT LILY	5 GAL.	30" O.C.	L
	DYMONDIA MARGARETAE SILVER CARPET	FLATS	100% COVERAGE	L
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' RED YUCCA	5 GAL.	30" O.C.	L
	ABELIA GRANDIFLORA KALEIDOSCOPE	5 GAL.	36" O.C.	M
	XYLOSMA CONGESTUM 'COMPACTA' VARIATED YUCCA	5 GAL.	36" O.C.	L
	LOMANDRA LONGIFOLIA 'ARCTIC FROST' ARCTIC FROST MAT RUSH	1 GAL.	36" O.C.	M
	LOMANDRA LONGIFOLIA 'LIME TUFF' DWARF MAT RUSH	1 GAL.	36" O.C.	M
	LONICERA JAPONICA JAPANESE HONEYSUCKLE	1 GAL.	48" O.C.	L
	MACFADYENA UNGUIS-CATI CAT'S CLAW VINE	5 GAL.	6" O.C.	L
	MANGAVE 'LAVENDER LADY' LAVENDER LADY MANGAVE	5 GAL.	30" O.C.	L
	MUHLENBERGIA CAPILLARIS PINK MUHLY	1 GAL.	36" O.C.	M
	MUHLENBERGIA DUBIA DEER GRASS	5 GAL.	30" O.C.	M
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	30" O.C.	M
	MYOPORUM PARVIFOLIUM CREEPING MYOPORUM	1 GAL.	6" O.C.	M
	NANDINA DOMESTICA 'GULF STREAM' COMPACT HEAVENLY BAMBOO	5 GAL.	36" O.C.	M
	NANDINA DOMESTICA 'LEMON LIME' COMPACT HEAVENLY BAMBOO	5 GAL.	36" O.C.	M
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' LITTLE BUNNY TAILS	5 GAL.	24" O.C.	L
	PITTOSPORUM T. 'CREAM DE MINT' CREAM DE MINT DWARF PITTOSPORUM	5 GAL.	36" O.C.	M
	YUCCA FILAMENOSA 'BRIGHT EDGE' ADAM'S NEEDLE YUCCA	5 GAL.	36" O.C.	L
	PRUNUS CAROLINIANA 'COMPACTA' 24" BOX 30" O.C. COMPACT CAROLINA CHERRY	5 GAL.	30" O.C.	L
	RHAPHIOLEPIS UMBELLATA 'MINOR' 5 GAL. 24" O.C. DWARF YEDDO HAWTHORN	5 GAL.	24" O.C.	L
	ROSA X 'NOALESA' FLOWER CARPET YELLOW ROSE	5 GAL.	48" O.C.	M
	SENECIO MANDRALISCAE BLUE CHALK STICKS	1 GAL.	18" O.C.	L
	TEUCRIUM CHAMAEDRYS WALL GERMANDER	5 GAL.	24" O.C.	L
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' COAST ROSEMARY	5 GAL.	36" O.C.	L

DOVE STREET | Preliminary Landscape Plan - Dove Street Paseo Enlargement



SCALE: 1" = 10' - 0"





TREE PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
DOVE STREET TREE				
	GELIERA PARVIFOLIA AUSTRALIAN WILLOW	36" BOX STD.	L	-
	ULMUS PARVIFOLIA 'TRUE GREEN' TRUE GREEN CHINESE ELM	24" BOX STD.	L	-
	ARAUCARIA HETEROPHYLLA NORFOLK ISLAND TREE	36" BOX STD.	L	-
ENTRY STREET TREE				
	OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE	36" BOX STD.	VL	-
	OLEA EUROPAEA EUROPEAN OLIVE	FIELD DUG MULTI	L	-
	QUERCUS ILEX HOLLY OAK	36" BOX STD.	L	-
INTERNAL SPINE STREET TREE				
	PODOCARPUS GRACILIOR FERN PINE	36" BOX STD.	M	-
	TRISTANIA CONFERTA BRISBANE BOX	36" BOX STD.	M	-
	MELALEUCA NESOPHILA PINK MELALEUCA	24" BOX MULTI	M	-
CANOPY PALM TREE				
	PHOENIX DACTYLIFERA 'MEDJOO' DATE PALM	18" BTH STD.	L	-
PASEO ACCENT TREE				
	CHITALPA TASHKENTENSIS CHITALPA	36" BOX STD.	L	-
	CHILOPSIS LINEARIS DESERT WILLOW	36" BOX MULTI	L	-
	ACACIA STENOPHYLLA SHOESTRING ACACIA	36" BOX STD.	VL	-
	PROSOPIS CHILENSIS 'PHOENIX' THORNLESS CHILEAN MESQUITE	24" BOX MULTI	L	-
	RHUS LANCEA AFRICAN SUMAC	36" BOX STD.	L	-
ACCENT PALM TREE				
	DRACAENA DRACO DRAGON TREE	36" BOX 7' STD.	L	-
	ALOE BAINESII GIANT TREE ALOE	36" BOX 7' STD.	L	-
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	24" BOX MULTI	L	-
PATIO ACCENT TREE				
	CERCIS OCCIDENTALIS WESTERN RED BUD	36" BOX STD.	L	-
	PRUNUS CAROLINIANA 'BRIGHT N TIGHT' CAROLINA CHERRY	24" BOX STD.	L	-
ACCENT TREE				
	METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE	36" BOX STD.	L	-
	PRUNUS CAROLINIANA CHERRY LAUREL	36" BOX STD.	M	-
	ARBUTUS 'MARINA' STRAWBERRY TREE	36" BOX STD.	L	-
	LAGERSTROEMIA INDICA 'WATERMELON RED' CRAPE MYRTLE	36" BOX STD.	M	-

LEGEND

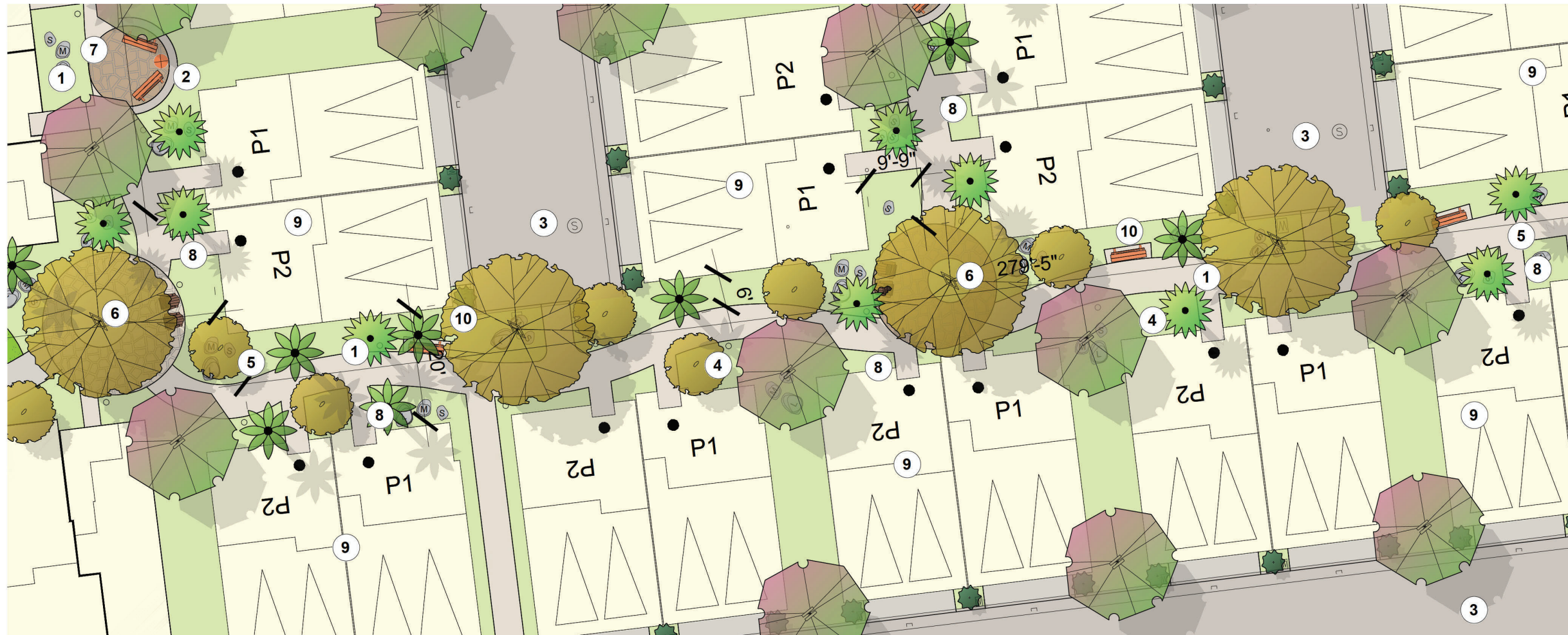
- | | | | |
|----|--------------------------------------|-----|--|
| 1. | THE GARDEN RETREAT LANDSCAPE | 7. | (2) BENCH SEATING NODE |
| 2. | MASONRY SEAT WALLS | 8. | UNIT ENTRY WALK |
| 3. | ALLEY STREET | 9. | RESIDENTIAL DUPLEX |
| 4. | SYNTHETIC ACTIVITY LAWN | 10. | ENHANCED MAIN ENTRY PAVING |
| 5. | 6' MEANDERING PASEO TRAIL | 11. | GUEST /RESIDENT PARKING |
| 6. | LOUNGE SEATING NODE WITH CANOPY TREE | 12. | CLUSTER MAILBOX UNIT AND TEMPORARY BIKE PARKING LOCATION |

DOVE STREET | Preliminary Landscape Plan - Garden Retreat Enlargement



SCALE: 1" = 10'-0"





TREE PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
DOVE STREET TREE				
	GEIJERA PARVIFOLIA AUSTRALIAN WILLOW	36" BOX STD.	L	-
	ULMUS PARVIFOLIA 'TRUE GREEN' TRUE GREEN CHINESE ELM	24" BOX STD.	L	-
	ARAUCARIA HETEROPHYLLA NORFOLK ISLAND TREE	36" BOX STD.	L	-
ENTRY STREET TREE				
	OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE	36" BOX STD.	VL	-
	OLEA EUROPAEA EUROPEAN OLIVE	FIELD DUG MULTI	L	-
	QUERCUS ILEX HOLLY OAK	36" BOX STD.	L	-
INTERNAL SPINE STREET TREE				
	PODOCARPUS GRACILIOR FERN PINE	36" BOX STD.	M	-
	TRISTANIA CONFERTA BRISBANE BOX	36" BOX STD.	M	-
	MELALEUCA NESOPHILA PINK MELALEUCA	24" BOX MULTI	M	-
CANOPY PALM TREE				
	PHOENIX DACTYLIFERA 'MEDJOOL' DATE PALM	18" BTH STD.	L	-
PASEO ACCENT TREE				
	CHITALPA TASHKENTENSIS CHITALPA	36" BOX STD.	L	-
	CHILOPSIS LINEARIS DESERT WILLOW	36" BOX MULTI	L	-
	ACACIA STENOPHYLLA SHOESTRING ACACIA	36" BOX STD.	VL	-
	PROSOPIS CHILENSIS 'PHOENIX' THORNLESS CHILEAN MESQUITE	24" BOX MULTI	L	-
	RHUS LANCEA AFRICAN SUMAC	36" BOX STD.	L	-
ACCENT PALM TREE				
	DRACAENA DRACO DRAGON TREE	36" BOX 7' STD.	L	-
	ALOE BAINESII GIANT TREE ALOE	36" BOX 7' STD.	L	-
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	24" BOX MULTI	L	-
PATIO ACCENT TREE				
	CERCIS OCCIDENTALIS WESTERN RED BUD	36" BOX STD.	L	-
	PRUNUS CAROLINIANA 'BRIGHT N TIGHT' CAROLINA CHERRY	24" BOX STD.	L	-
ACCENT TREE				
	METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE	36" BOX STD.	L	-
	PRUNUS CAROLINIANA CHERRY LAUREL	36" BOX STD.	M	-
	ARBUTUS 'MARINA' STRAWBERRY TREE	36" BOX STD.	L	-
	LAGERSTROEMIA INDICA 'WATERMELON RED' GRAPE MYRTLE	36" BOX STD.	M	-



LEGEND

- GARDEN RETREAT LANDSCAPE
- MASONRY SEAT WALLS
- ALLEY STREET
- SYNTHETIC ACTIVITY LAWN
- 6' MEANDERING PASEO TRAIL
- (2) ADIRONDACK LOUNGE SEATING NODE WITH CANOPY TREE
- (2) BENCH SEATING NODE
- UNIT ENTRY WALK
- RESIDENTIAL DUPLEX
- BENCH SEATING

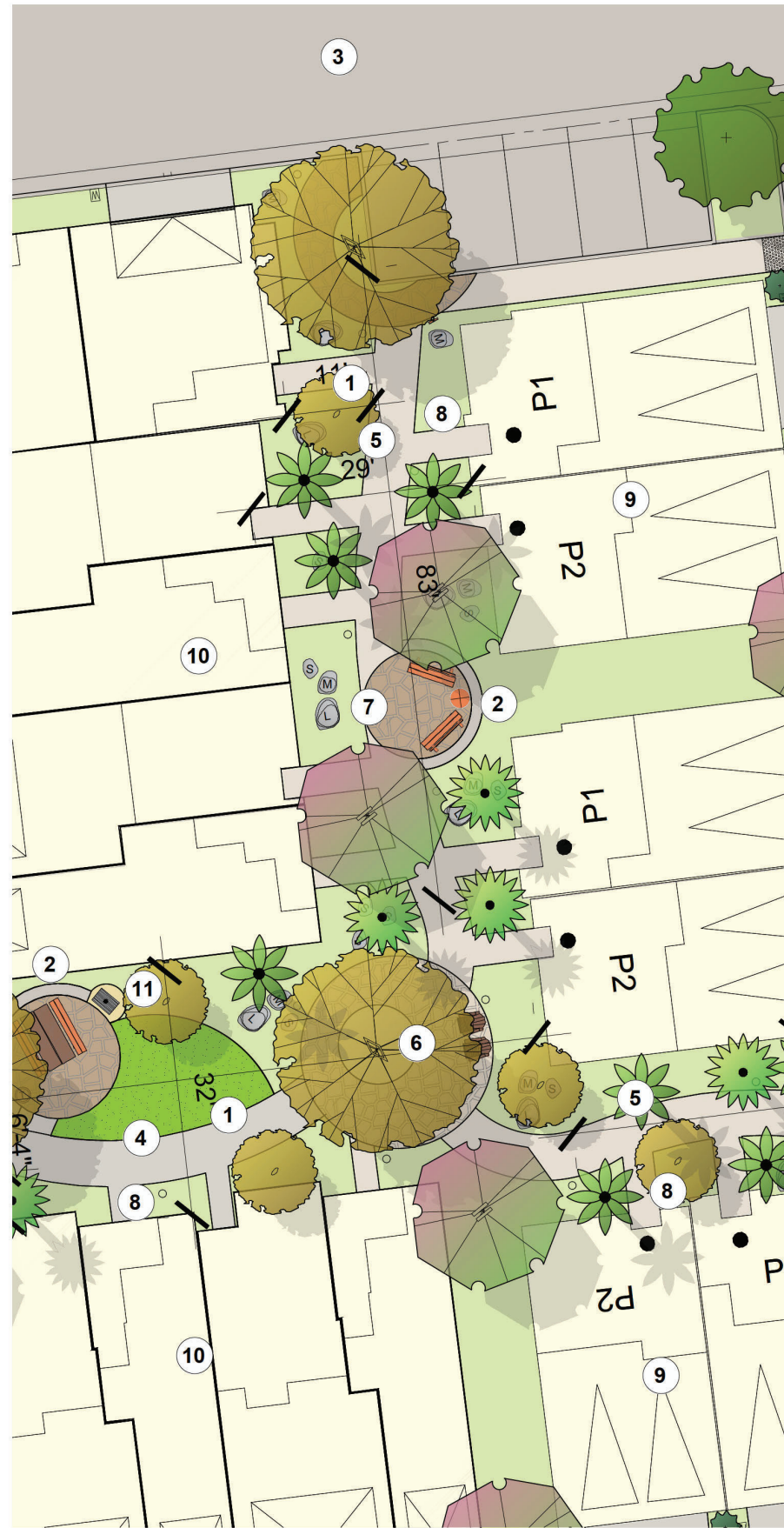
DOVE STREET | Preliminary Landscape Plan - Garden Retreat Enlargement



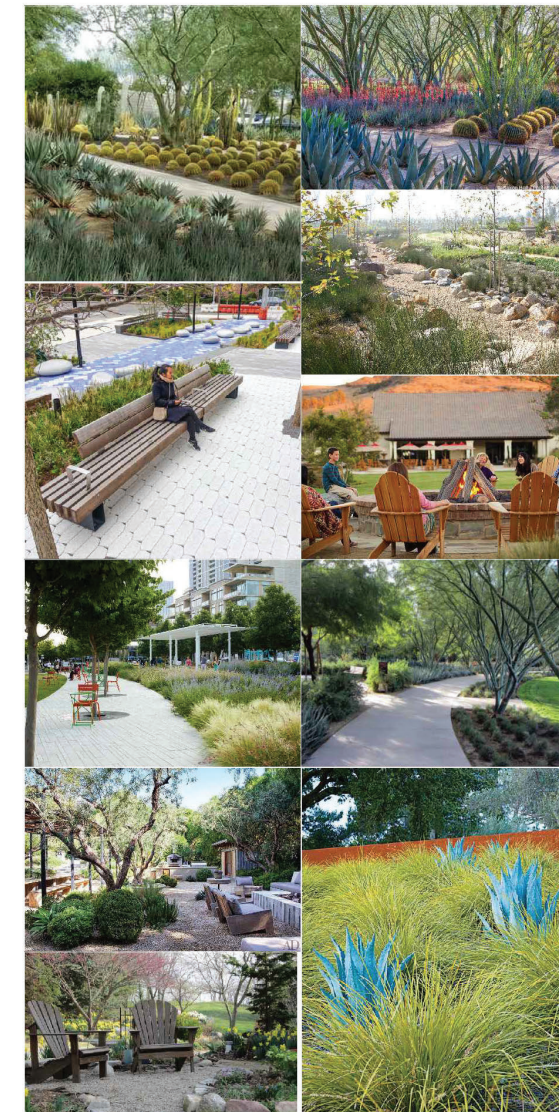
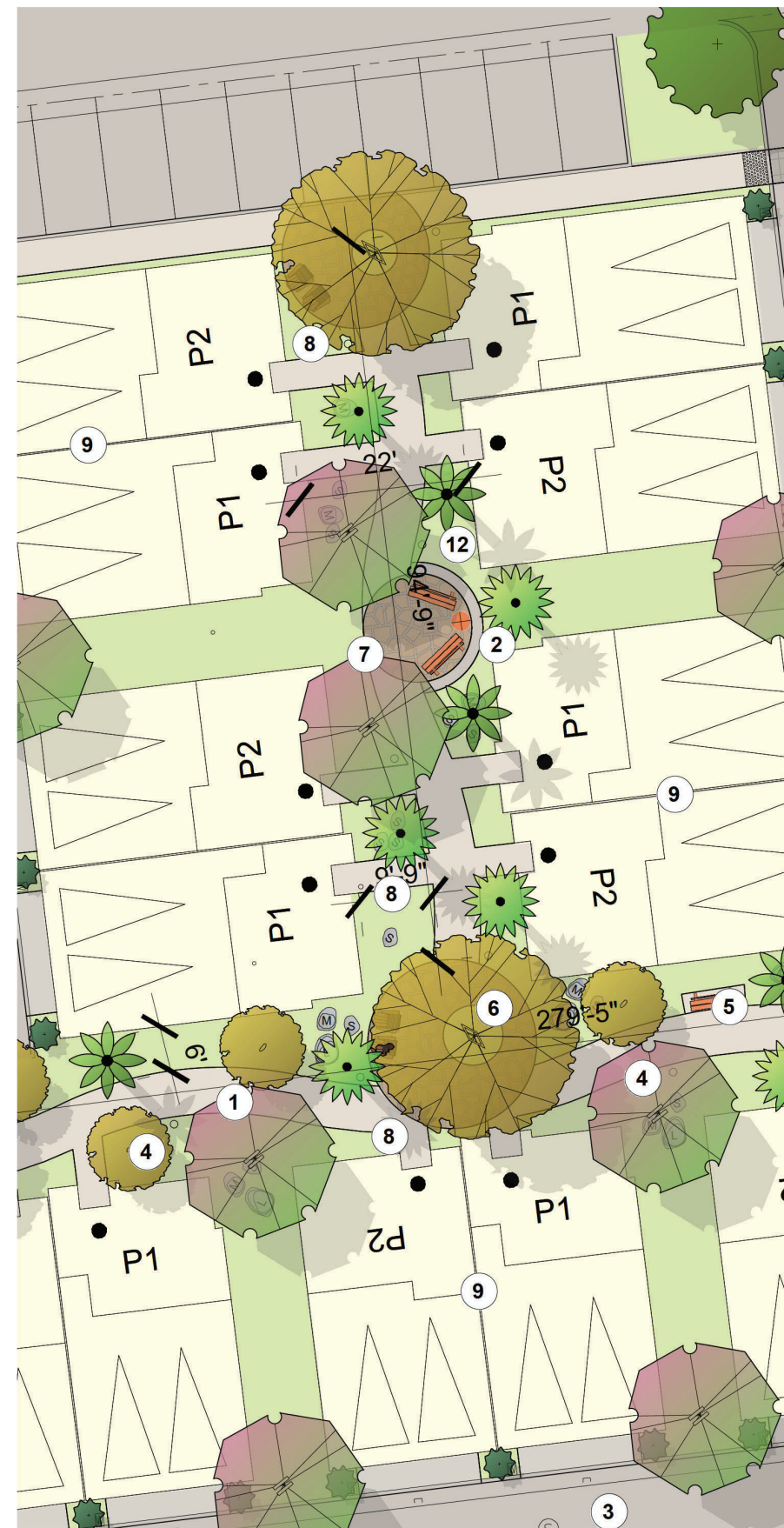
SCALE: 1" = 10' - 0"



Garden Lounge



Tranquil Garden



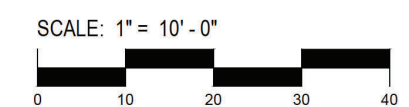
LEGEND

- 1. GARDEN LOUNGE
- 2. LANDSCAPE AREA
- 3. MASONRY SEAT WALLS
- 4. ALLEY STREET
- 5. SYNTHETIC ACTIVITY
- 6. LAWN
- 7. MEANDERING PASEO
- 8. TRAIL
- 9. (2) ADIRONDACK
- 10. LOUNGE
- 11. SEATING NODE WITH
- 12. CANOPY TREE
- 13. (2) BENCH SEATING
- 14. NODE
- 15. UNIT ENTRY WALK

TREE PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
DOVE STREET TREE				
	GENERA PARVIFOLIA AUSTRALIAN WILLOW	36" BOX STD.	L	-
	ULMUS PARVIFOLIA 'TRUE GREEN' TRUE GREEN CHINESE ELM	24" BOX STD.	L	-
	ARAUCARIA HETEROPHYLLA NORFOLK ISLAND TREE	36" BOX STD.	L	-
ENTRY STREET TREE				
	OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE	36" BOX STD.	VL	-
	OLEA EUROPAEA EUROPEAN OLIVE	FIELD DUG MULTI	L	-
	QUERCUS ILEX HOLLY OAK	36" BOX STD.	L	-
INTERNAL SPINE STREET TREE				
	PODOCARPUS GRACILIOR FERN PINE	36" BOX STD.	M	-
	TRISTANIA CONFERTA BRISBANE BOX	36" BOX STD.	M	-
	MELALEUCA NESOPHILA PINK MELALEUCA	24" BOX MULTI	M	-
CANOPY PALM TREE				
	PHOENIX DACTYLIFERA 'MEDJOOL' DATE PALM	18" BTH STD.	L	-
PASEO ACCENT TREE				
	CHITALPA TASHKENTENSIS CHITALPA	36" BOX STD.	L	-
	CHILOPSIS LINEARIS DESERT WILLOW	36" BOX MULTI	L	-
	ACACIA STENOPHYLLA SHOESTRING ACACIA	36" BOX STD.	VL	-
	PROSOPIS CHILENSIS 'PHOENIX' THORNLESS CHILEAN MESQUITE	24" BOX MULTI	L	-
	RHUS LANCEA AFRICAN SUMAC	36" BOX STD.	L	-
ACCENT PALM TREE				
	DRACAENA DRACO DRAGON TREE	36" BOX 7" STD.	L	-
	ALOE BAINESII GIANT TREE ALOE	36" BOX 7" STD.	L	-
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	24" BOX MULTI	L	-
PATIO ACCENT TREE				
	CERCIS OCCIDENTALIS WESTERN RED BUD	36" BOX STD.	L	-
	PRUNIA CAROLINIANA 'BRIGHT N TIGHT' CAROLINA CHERRY	24" BOX STD.	L	-
ACCENT TREE				
	METROSIDEROS EXCELSA 'NEW ZEALAND CHRISTMAS TREE'	36" BOX STD.	L	-
	PRUNUS CAROLINIANA CHERRY LAUREL	36" BOX STD.	M	-
	ARBUTUS 'MARINA' STRAWBERRY TREE	36" BOX STD.	L	-
	LAGERSTROEMIA INDICA 'WATERMELON RED' GRAPE MYRTLE	36" BOX STD.	M	-

- 10. RESIDENTIAL DUPLEX
- 11. ATTACHED RESIDENTIAL PRODUCT
- 12. PICNIC TABLE AND BBQ
- 13. TRANQUIL GARDEN

DOVE STREET | Preliminary Landscape Plan - Tranquil Garden / Garden Lounge





LEGEND

- | | |
|--|--|
| 1. GARDEN RETREAT LANDSCAPE AREA | 8. ATTACHED RESIDENTIAL PRODUCT |
| 2. ENHANCED MASONRY SEAT WALLS | 9. PICNIC TABLE AND BBQ WITH SHADE PAVILION |
| 3. ALLEY STREET | 10. FIRE PIT AND (4) LOUNGE CHAIRS |
| 4. SYNTHETIC ACTIVITY LAWN | 11. SHUFFLE BOARD OR HORSE SHOES COURT GAME |
| 5. MEANDERING CONCRETE PASEO TRAIL | 12. PING PONG TABLE GAME |
| 6. (2) ADIRONDACK LOUNGE SEATING NODE WITH CANOPY TREE | 13. CORN HOLE GAME |
| 7. UNIT ENTRY CONCRETE WALK | 14. SHADE SAIL W/ (2) ADIRONDACK LOUNGE CHAIRS |
| | 15. FESTIVAL LIGHTS |

- | |
|--|
| 16. CLUSTER MAILBOX UNIT AND TEMPORARY BIKE PARKING LOCATION |
| 17. ADA PARKING (2) |
| 18. ACTIVITY COMMONS LANDSCAPE |

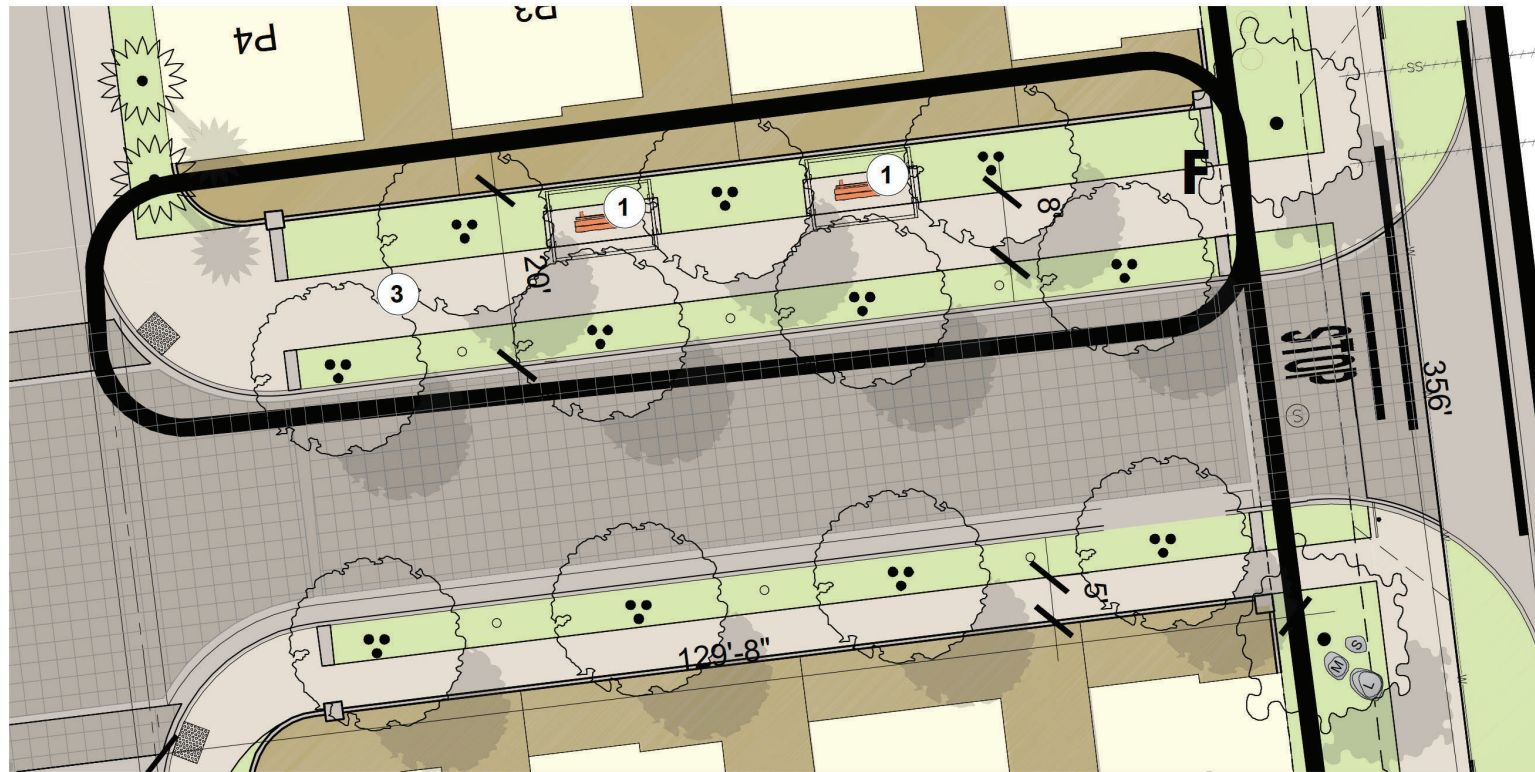
TREE PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
DOVE STREET TREE				
	GEIJERA PARVIFOLIA AUSTRALIAN WILLOW	36" BOX STD.	L	-
	ULMUS PARVIFOLIA 'TRUE GREEN' TRUE GREEN CHINESE ELM	24" BOX STD.	L	-
	ARAUCARIA HETEROPHYLLA NORFOLK ISLAND TREE	36" BOX STD.	L	-
ENTRY STREET TREE				
	OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE	36" BOX STD.	VL	-
	OLEA EUROPAEA EUROPEAN OLIVE	FIELD DUG MULTI	L	-
	QUERCUS ILEX HOLLY OAK	36" BOX STD.	L	-
INTERNAL SPINE STREET TREE				
	PODOCARPUS GRACILIOR FERN PINE	36" BOX STD.	M	-
	TRISTANIA CONFERTA BRISBANE BOX	36" BOX STD.	M	-
	MELALEUCA NESOPHILA PINK MELALEUCA	24" BOX MULTI	M	-
CANOPY PALM TREE				
	PHOENIX DACTYLIFERA 'MEDJOOL' DATE PALM	18" BTH STD.	L	-
PASEO ACCENT TREE				
	CHITALPA TASHKENTENSIS CHITALPA	36" BOX STD.	L	-
	CHILOPSIS LINEARIS DESERT WILLOW	36" BOX MULTI	L	-
	ACACIA STENOPHYLLA SHOESTRING ACACIA	36" BOX STD.	VL	-
	PROSOPIS CHILENSIS 'PHOENIX' THORNLESS CHILEAN MESQUITE	24" BOX MULTI	L	-
	RHUS LANCEA AFRICAN SUMAC	36" BOX STD.	L	-
ACCENT PALM TREE				
	DRACAENA DRACO DRAGON TREE	36" BOX 7' STD.	L	-
	ALOE BAINESII GIANT TREE ALOE	36" BOX 7' STD.	L	-
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	24" BOX MULTI	L	-
PATIO ACCENT TREE				
	CERCIS OCCIDENTALIS WESTERN RED BUD	36" BOX STD.	L	-
	PRUNUS CAROLINIANA 'BRIGHT N TIGHT' CAROLINA CHERRY	24" BOX STD.	L	-
ACCENT TREE				
	METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE	36" BOX STD.	L	-
	PRUNUS CAROLINIANA CHERRY LAUREL	36" BOX STD.	M	-
	ARBUTUS 'MARINA' STRAWBERRY TREE	36" BOX STD.	L	-
	LAGERSTROEMIA INDICA 'WATERMELON RED' CRAPE MYRTLE	36" BOX STD.	M	-

DOVE STREET | Preliminary Landscape Plan - Activity Commons Enlargement



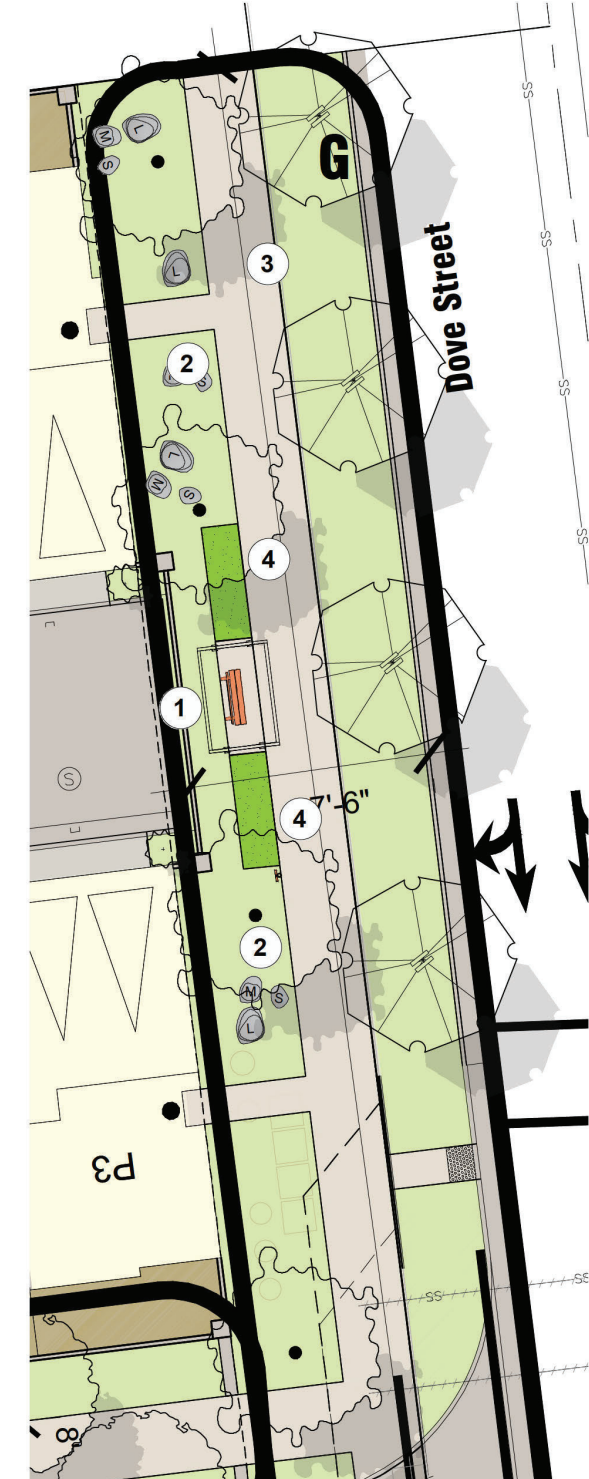
SCALE: 1" = 10' - 0"





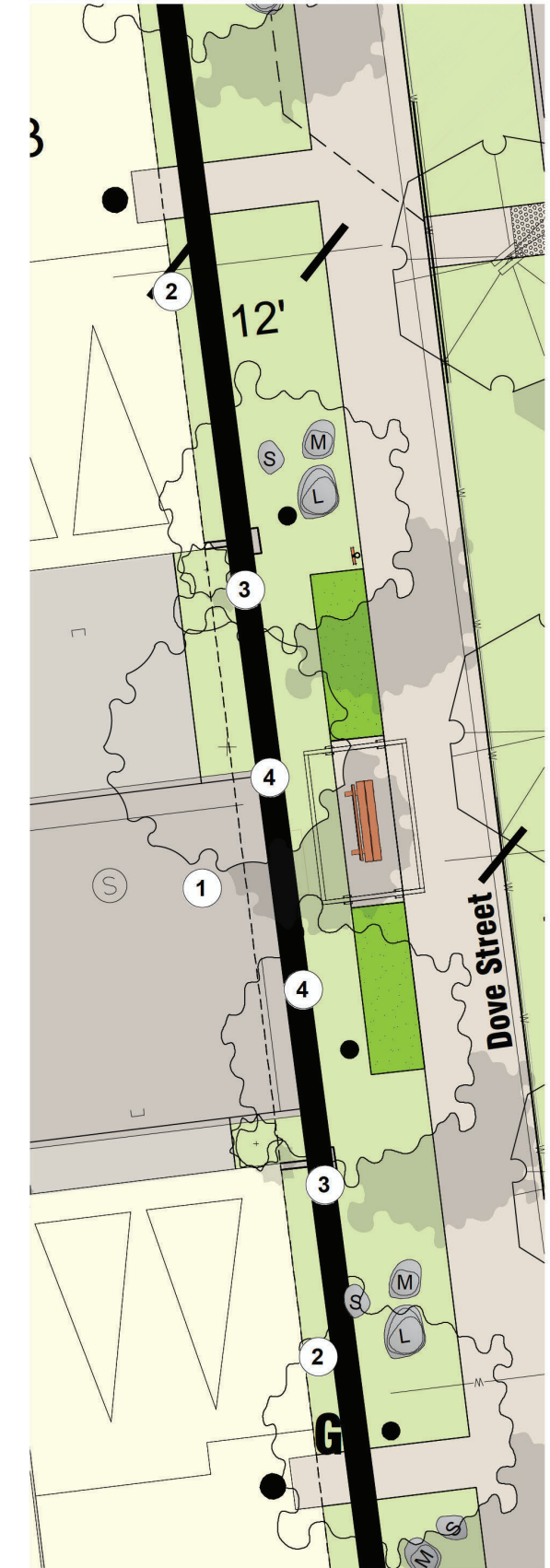
PUBLIC PAOS - THE COURT - F

PUBLIC PAOS - DOVE STREET PASEO - G



MATCHLINE - SEE ABOVE

MATCHLINE - SEE BELOW



PUBLIC - PAOS

- F** THE COURT
PUBLIC ACCESS AREA, WALKING TRAIL AT ENTRY, BENCH SEATING, SHADE TRELLIS, SHADE TREES.
- G** DOVE STREET PASEO
PUBLIC ACCESS TRAIL, WALKING TRAIL, BENCH SEATING, SHADE TRELLIS, DOG RELIEF STATION W/ SYNTHETIC LAWN, BBQ, BOULDER GROUPINGS, SHADE TREES.



AMENITY LEGEND

- 1. BENCH SEATING WITH SHADE TRELLIS
- 2. BOULDER GROUPINGS
- 3. WALKING TRAIL
- 4. DOG RELIEF STATION, BAGS, TRASH AND SYNTHETIC LAWN



DOVE STREET | Preliminary Landscape Plan - Public Recreation Amenity Diagram



SCALE: 1" = 20' - 0"



SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

PRIVATE - ACTIVITY COMMONS - A



AMENITY LEGEND

- 1. LOUNGE SEATING
- 2. DOG RELIEF STATION, BAGS, TRASH AND SYNTHETIC LAWN
- 3. SYNTHETIC ACTIVITY LAWN
- 4. SHADE TRELLIS
- 5. PICNIC TABLE
- 6. BBQ
- 7. HORSE SHOE GAME
- 8. PING PONG GAME
- 9. CORN HOLE GAME
- 10. BOULDER GROUPINGS
- 11. FIRE PIT LOUNGE SEATING
- 12. SHADE SAIL
- 13. WALKING TRAIL
- 14. MAIL BOX UNIT PLAZA



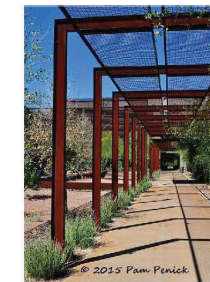
PRIVATE RECREATION AMENITIES

A ACTIVITY COMMONS
 SHADE TRELLIS, PICNIC TABLE, BBQ, HORSE SHOE GAME, ACTIVITY LAWN, PING PONG TABLE, LOUNGE SEATING, CORN HOLE GAME, BOULDER GROUPINGS, DOG RELIEF STATION W/ SYNTHETIC LAWN, SHADE TREES.

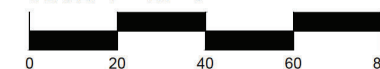
B OUTDOOR DINING GARDENS
 WALKING TRAIL, LOUNGE SEATING AND FIRE PIT, BENCH SEATING, ACTIVITY LAWN, PICNIC TABLE, BBQ, BOULDER GROUPINGS, DOG RELIEF STATION W/ SYNTHETIC LAWN, SHADE TREES.



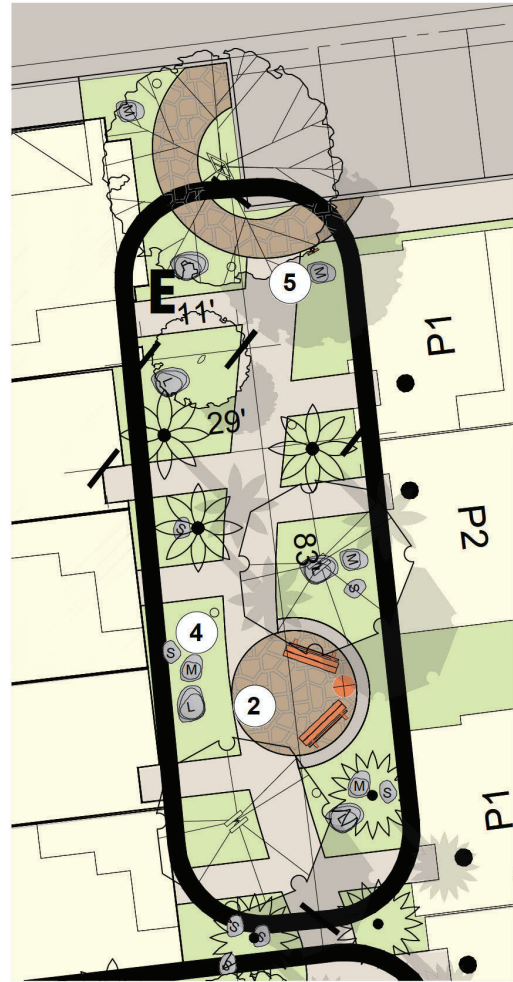
PRIVATE - OUTDOOR DINING GARDEN - A



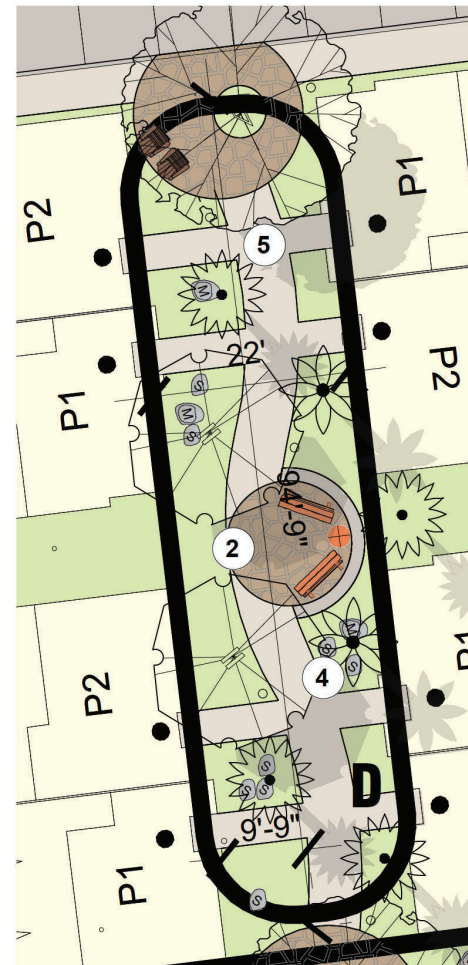
SCALE: 1" = 20'-0"



PRIVATE - GARDEN LOUNGE - E



PRIVATE - TRANQUIL GARDEN - D



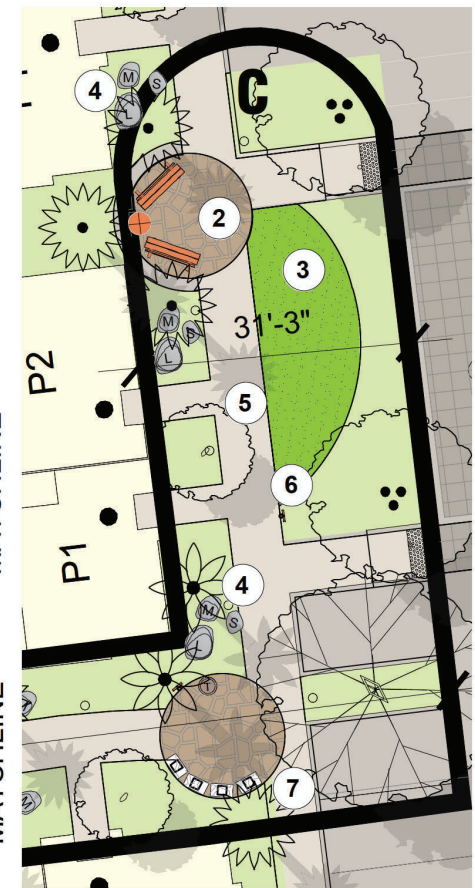
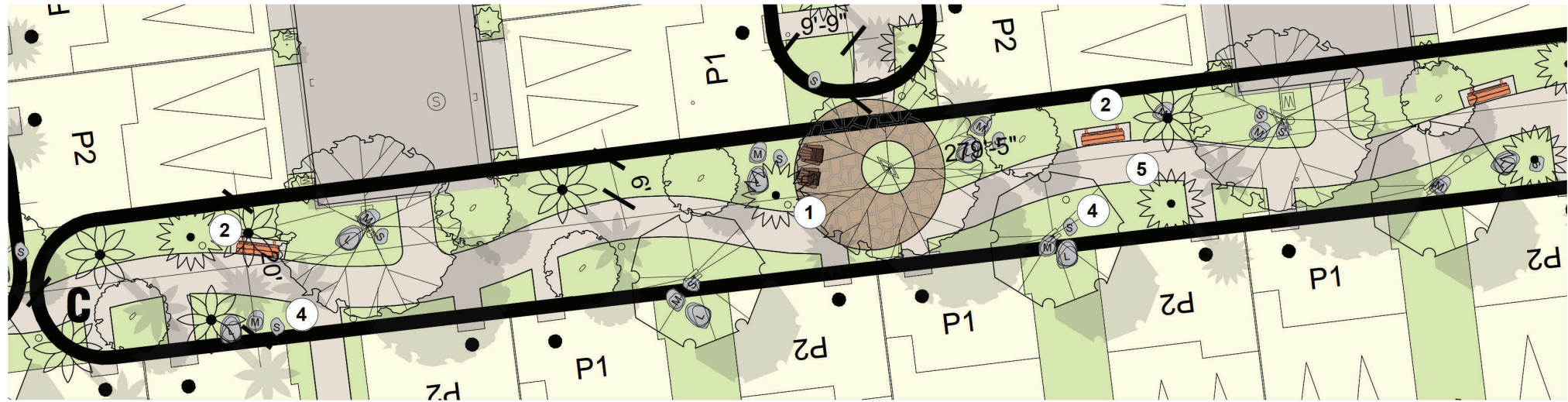
PRIVATE RECREATION AMENITIES

- C** GARDEN RETREAT
WALKING TRAIL, LOUNGE CHAIR SEATING, BENCH SEATING, BOULDER GROUPINGS, DOG RELIEF STATION W/ SYNTHETIC LAWN, SHADE TREES.
- D** TRANQUIL GARDEN
WALKING TRAIL, BENCH SEATING, BOULDER GROUPINGS, SHADE TREES.
- E** GARDEN LOUNGE
WALKING TRAIL, BENCH SEATING, LOUNGE CHAIRS, BOULDER GROUPINGS, SHADE TREES.

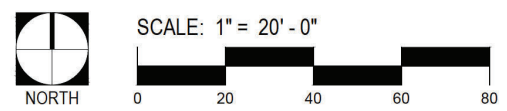
AMENITY LEGEND

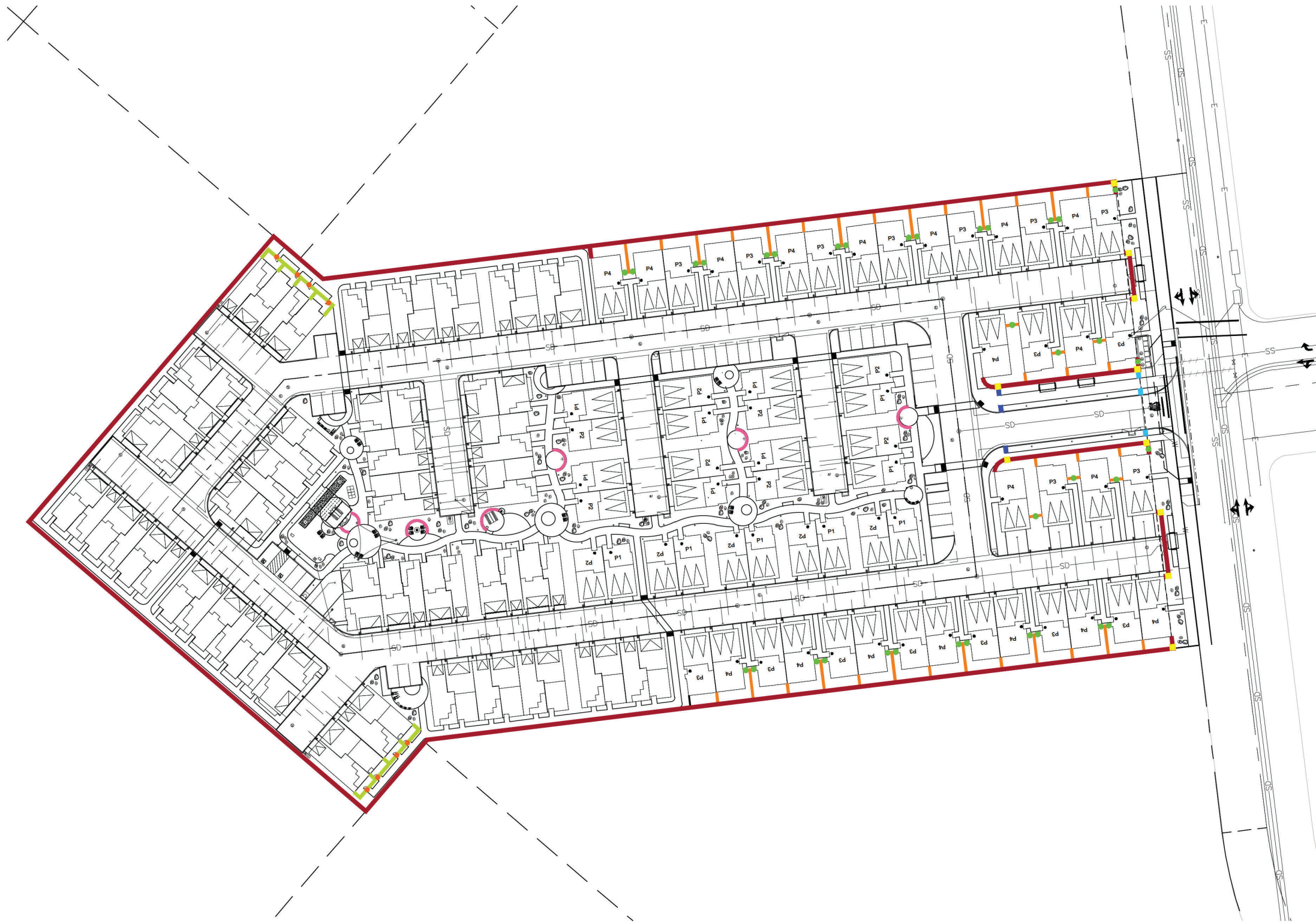
- 1. LOUNGE SEATING
- 2. BENCH SEATING
- 3. SYNTHETIC ACTIVITY LAWN
- 4. BOULDER GROUPINGS
- 5. WALKING TRAIL
- 6. DOG RELIEF STATION, BAGS, TRASH AND SYNTHETIC LAWN
- 7. MAIL BOX UNIT PLAZA

PRIVATE - GARDEN RETREAT - C



DOVE STREET | Preliminary Landscape Plan - Private Recreation Amenity Diagram





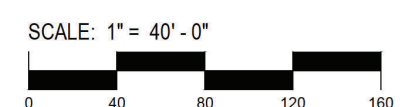
WALL AND FENCE LEGEND:

- 6'-0" HIGH SOLID MASONRY PERIMETER COMMUNITY WALL
- 6'-0" HIGH VINYL SIDE YARD FENCE
- 36" HIGH VINYL PATIO FENCE
- 18" HIGH ENHANCED MASONRY SEAT WALL
- 36" HIGH ENHANCED SOLID MASONRY ENTRY WALL
- 7'-0" HIGH ENHANCED SOLID MASONRY ENTRY WALL WITH SIGNAGE
- 6'-0" HIGH VINYL SIDE YARD GATE
- 36" HIGH VINYL PATIO GATE
- 6'-6" HIGH ENHANCED MASONRY PILASTER

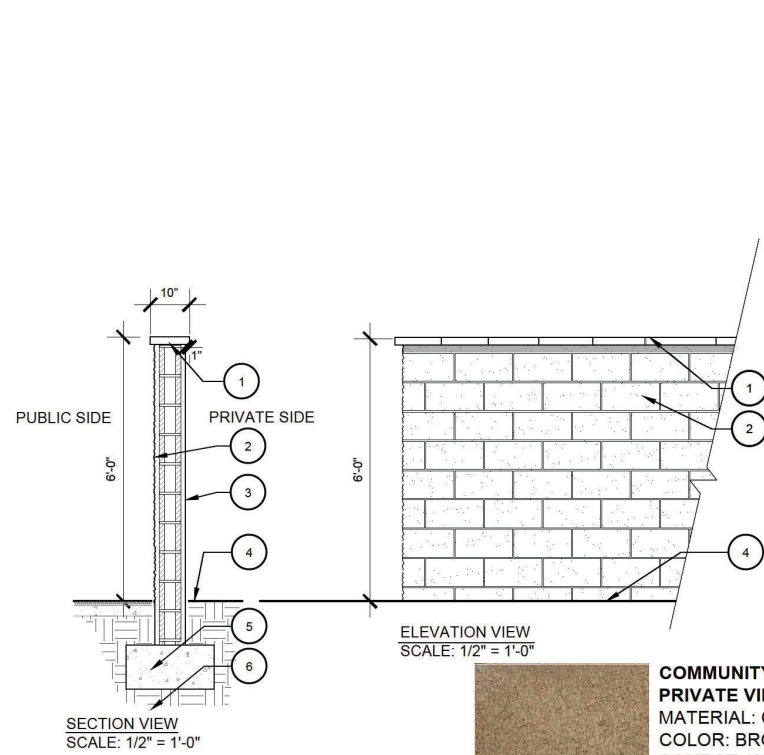
DOVE STREET | Preliminary Landscape Plan | Wall & Fence Plan

Dove Property Owner, LLC | 1301 Dove Newport Beach, CA | May 29, 2026

L-12



SUMMERS/MURPHY & PARTNERS, INC.
 34197 COAST HWY SUITE 200
 DANA POINT CA 92629
 (949) 443-1446



SECTION VIEW
SCALE: 1/2" = 1'-0"

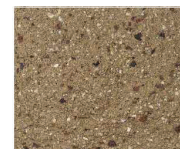
ELEVATION VIEW
SCALE: 1/2" = 1'-0"

LEGEND

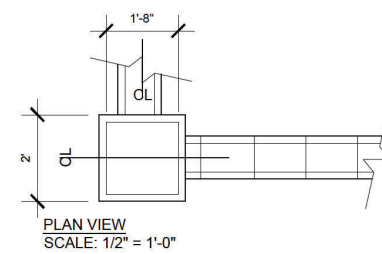
1. 2" PRECISION WALL CAP (TYP)
2. 8X6X16 COLORED CMU SPLIT FACE BLOCK WALL (PUBLIC SIDE)
3. 8X6X16 COLORED CMU PRECISION BLOCK WALL (PRIVATE SIDE)
4. FINISH GRADE
5. CONCRETE FOOTING
6. COMPACT SUBGRADE



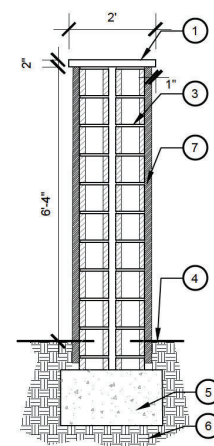
COMMUNITY CMU WALL / INSIDE PRIVATE VIEW & CAP
MATERIAL: CMU BLOCK
COLOR: BROWN MW PRECISION
SOURCE: WWW.ORCO.COM



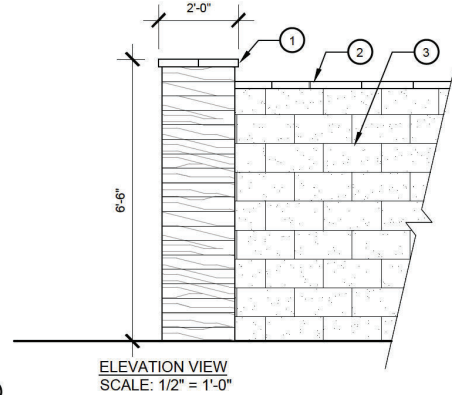
COMMUNITY CMU WALL / OUTSIDE PUBLIC VIEW
MATERIAL: CMU BLOCK
COLOR: BROWN MW SPLIT FACE
SOURCE: WWW.ORCO.COM



PLAN VIEW
SCALE: 1/2" = 1'-0"



SECTION VIEW
SCALE: 1/2" = 1'-0"



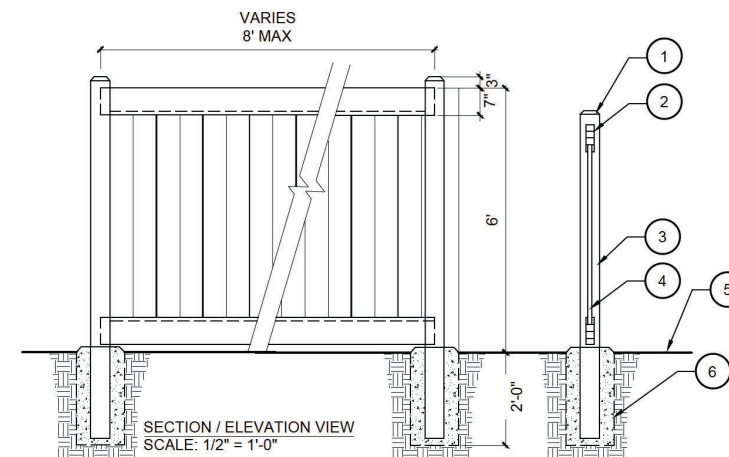
ELEVATION VIEW
SCALE: 1/2" = 1'-0"



ENTRY WALLS
MATERIAL: STONE VENEER - BOARD FORM
COLOR: SYCAMORE
SOURCE: CREATIVEMINES.US



ENTRY WALLS CAP
MATERIAL: PRECAST CONCRETE
COLOR: CREAM SANDWASH
SOURCE: VALORIPRECAST.COM



SECTION / ELEVATION VIEW
SCALE: 1/2" = 1'-0"

LEGEND

1. DOMED CAP
2. 2X7 TOP & BOTTOM RAIL
3. 5X5 VINYL POST
4. 6" TONGUE & GROOVE
5. FINISH GRADE
6. 8X24 DOMED CONCRETE FOOTING- REFER TO STRUCTURAL ENGINEER'S DRAWINGS

AVAILABLE THROUGH FENCWORKS INC.
1-800-350-5620

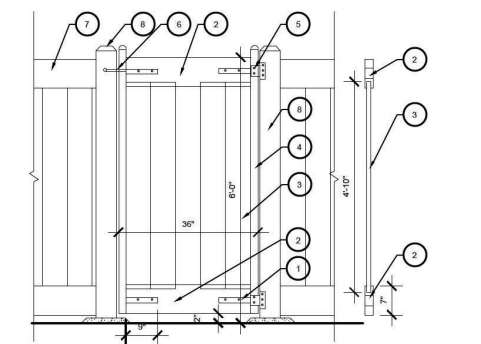
6'-0" HIGH VINYL SIDE YARD FENCE
SCALE: 1/2" = 1'-0"



SIDEYARD FENCE
MATERIAL: VINYL
COLOR: BEIGE

6'-0" HIGH SOLID MASONRY PERIMETER WALL
SCALE: 1/2" = 1'-0"

6'-6" HIGH SOLID MASONRY PILASTERS
SCALE: 1/2" = 1'-0"

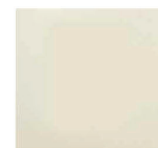


SECTION VIEW
SCALE: 1/2" = 1'-0"

SECTION VIEW
SCALE: 1/2" = 1'-0"

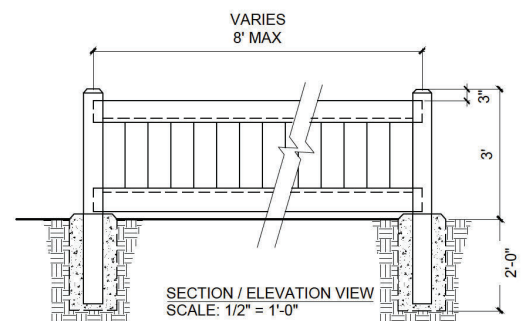
LEGEND

1. SQ MERAL INSERT WELDED TO UPRIGHT AND TEX SCREWED AT RAILS
2. 2"x 7" OR 1-1/2" x 5-1/2" PVC TOP AND BOTTOM RAILS-
3. 1"x 6" T&G PVC BOARD
4. 2" 16GA PREGALV POWDER COATED UPRIGHT OR 2"x6" PVC UPRIGHT
5. T-HINGE
6. LATCH
7. ADJACENT VINYL FENCING
8. 5"x 5" VINYL POST W/ DOMED CAP

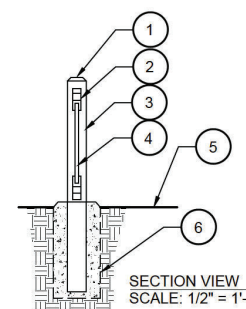


SIDEYARD GATE
MATERIAL: VINYL
COLOR: BEIGE

6'-0" HIGH VINYL SIDE YARD FENCE GATE
SCALE: 1/2" = 1'-0"



SECTION / ELEVATION VIEW
SCALE: 1/2" = 1'-0"



SECTION VIEW
SCALE: 1/2" = 1'-0"

LEGEND

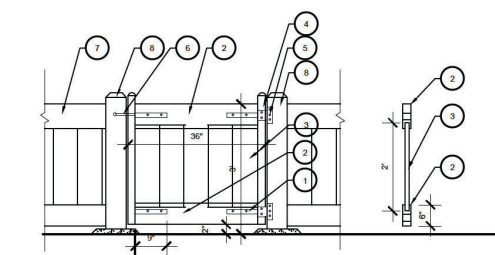
1. DOMED CAP
2. 2X6 TOP & BOTTOM RAIL
3. 5X5 VINYL POST
4. 6" TONGUE & GROOVE
5. FINISH GRADE
6. 8X24 DOMED CONCRETE FOOTING- REFER TO STRUCTURAL ENGINEER'S DRAWINGS

AVAILABLE THROUGH FENCWORKS INC.
1-800-350-5620

36" HIGH VINYL PATIO FENCE
SCALE: 1/2" = 1'-0"



PATIO FENCE
MATERIAL: VINYL
COLOR: BEIGE



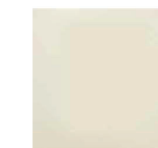
ELEVATION VIEW
SCALE: 1/2" = 1'-0"

SECTION VIEW
SCALE: 1/2" = 1'-0"

LEGEND

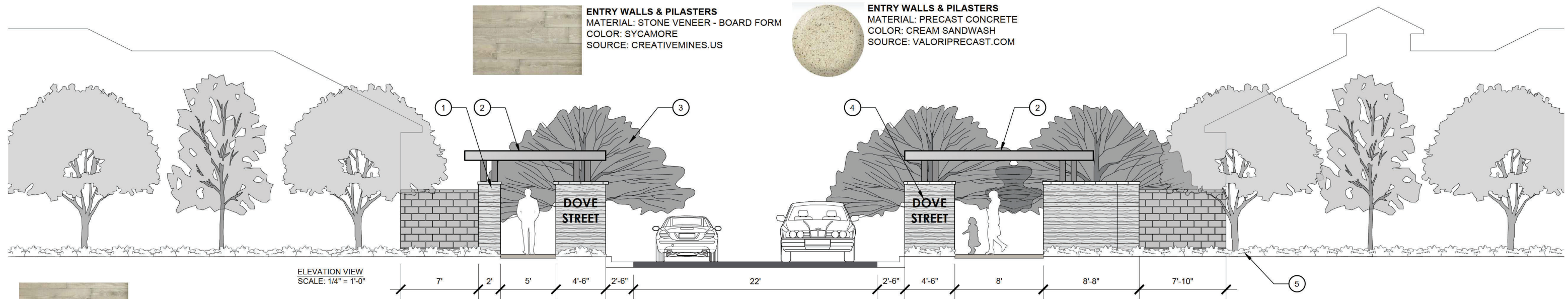
1. SQ MERAL INSERT WELDED TO UPRIGHT AND TEX SCREWED AT RAILS
2. 2"x 6" OR 1-1/2" x 5-1/2" PVC TOP AND BOTTOM RAILS-
3. 1"x 6" T&G PVC BOARD
4. 2" 16GA PREGALV POWDER COATED UPRIGHT OR 2"x6" PVC UPRIGHT
5. T-HINGE
6. LATCH
7. ADJACENT VINYL FENCING
8. 5"x 5" VINYL POST W/ DOMED CAP

36" HIGH VINYL PATIO GATE
SCALE: 1/2" = 1'-0"



PATIO GATE
MATERIAL: VINYL
COLOR: BEIGE

DOVE STREET | Wall & Fence Details



ENTRY WALLS & PILASTERS
 MATERIAL: STONE VENEER - BOARD FORM
 COLOR: SYCAMORE
 SOURCE: CREATIVEMINES.US



ENTRY WALLS & PILASTERS
 MATERIAL: PRECAST CONCRETE
 COLOR: CREAM SANDWASH
 SOURCE: VALORIPRECAST.COM

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

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

LEGEND

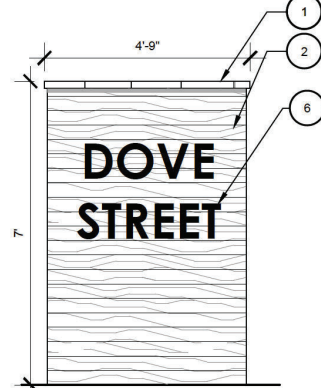
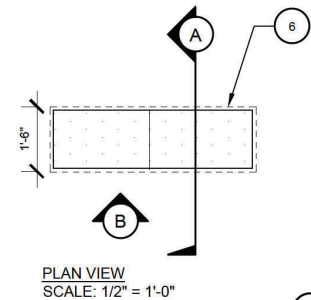
1. ENHANCED MASONRY BOARD-FORMED CONCRETE VENEER ENTRY WALL
2. 8'-6" HIGH STEEL OVERHEAD ENTRY PORTAL
3. SPECIMEN ENTRY TREES
4. PROJECT SIGNAGE
5. ENTRY PLANTING AREA



ENTRY WALLS
 MATERIAL: STONE VENEER - BOARD FORM
 COLOR: SYCAMORE
 SOURCE: CREATIVEMINES.US



ENTRY WALLS CAP
 MATERIAL: PRECAST CONCRETE
 COLOR: CREAM SANDWASH
 SOURCE: VALORIPRECAST.COM



ELEVATION VIEW
 SCALE: 1/2" = 1'-0"

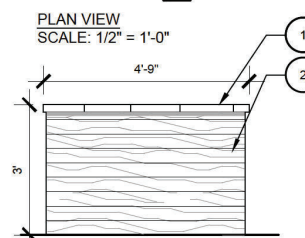
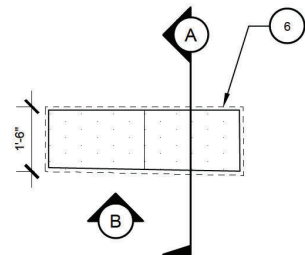
NOTE: REFER TO STRUCTURAL ENGINEER'S PLANS FOR ALL CONNECTIONS, CALCULATIONS, FOOTING, AND REINFORCING INFORMATION.



ENTRY WALLS
 MATERIAL: STONE VENEER - BOARD FORM
 COLOR: SYCAMORE
 SOURCE: CREATIVEMINES.US

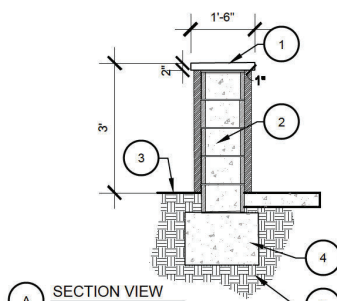


ENTRY WALLS CAP
 MATERIAL: PRECAST CONCRETE
 COLOR: CREAM SANDWASH
 SOURCE: VALORIPRECAST.COM



ELEVATION VIEW
 SCALE: 1/2" = 1'-0"

NOTE: REFER TO STRUCTURAL ENGINEER'S PLANS FOR ALL CONNECTIONS, CALCULATIONS, FOOTING, AND REINFORCING INFORMATION.



SECTION VIEW
 SCALE: 1/2" = 1'-0"

LEGEND

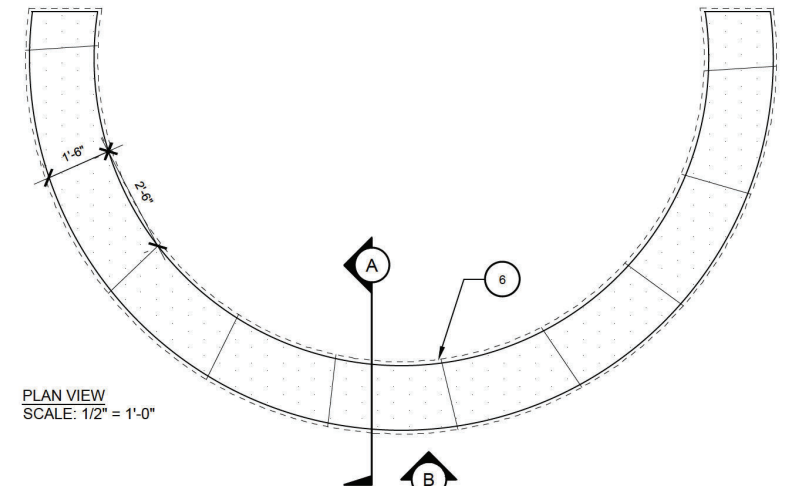
1. 2" PRECAST CONCRETE WALL CAP
2. 12"x8"x12" CMU BLOCK WITH CONCRETE BOARD FORM FINISH
3. FINISH SURFACE
4. CONCRETE FOOTING
5. SUBGRADE



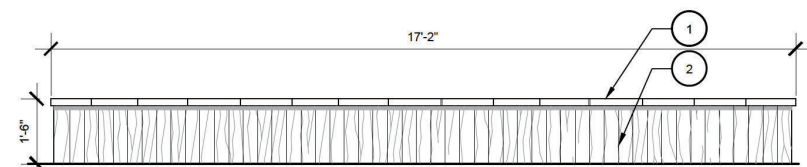
SEATING WALL
 MATERIAL: STONE VENEER - BOARD FORM
 COLOR: SYCAMORE
 SOURCE: CREATIVEMINES.US



SEATING WALL CAP
 MATERIAL: PRECAST CONCRETE
 COLOR: CREAM SANDWASH
 SOURCE: VALORIPRECAST.COM

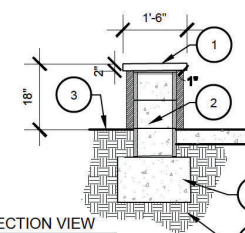


PLAN VIEW
 SCALE: 1/2" = 1'-0"



ELEVATION VIEW
 SCALE: 1/2" = 1'-0"

NOTE: REFER TO STRUCTURAL ENGINEER'S PLANS FOR ALL CONNECTIONS, CALCULATIONS, FOOTING, AND REINFORCING INFORMATION.



SECTION VIEW
 SCALE: 1/2" = 1'-0"

LEGEND

1. 2" PRECAST CONCRETE WALL CAP
2. 12"x8"x12" CMU BLOCK WITH CONCRETE BOARD FORM FINISH
3. FINISH SURFACE
4. CONCRETE FOOTING
5. SUBGRADE

7' HIGH ENHANCED MASONRY ENTRY WALL W/ SIGNAGE
 SCALE: 1/2" = 1'-0"

36" HIGH ENHANCED MASONRY ENTRY WALL
 SCALE: 1/2" = 1'-0"

18" HIGH ENHANCED MASONRY SEATING WALL
 SCALE: 1/2" = 1'-0"

DOVE STREET | Wall & Fence Elevation



DOVE STREET TREE:
GEIJERA PARVIFOLIA
AUSTRALIAN WILLOW



DOVE STREET TREE:
ULMUS PARVIFOLIA TRUE GREEN
TRUE GREEN CHINESE ELM



ENTRY STREET TREE:
OLEA EUROPAEA 'WILSONII'
FRUITLESS OLIVE



INTERNAL SPINE STREET TREE:
PODOCARPUS GRACILIOR
FERN PINE



CANOPY PALM TREE:
PHOENIX DACTYLIFERA 'MEDJOOI'
DATE PALM



PASEO ACCENT TREE:
CHITALPA TASHKENTENSIS
CHITALPA



PASEO ACCENT TREE:
CHILOPSIS LINEARIS
DESERT WILLOW



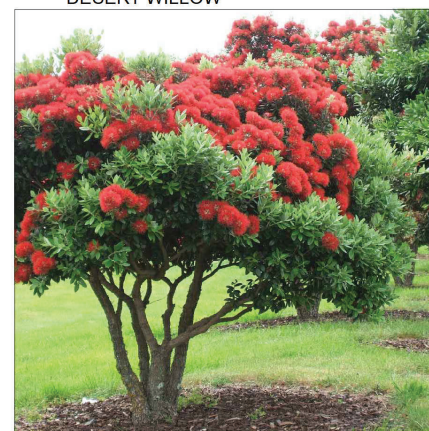
ACCENT PALM TREE:
DRACAENA DRACO
DRAGON TREE



ACCENT PALM TREE:
ALOE BAINESII
GIANT TREE ALOE

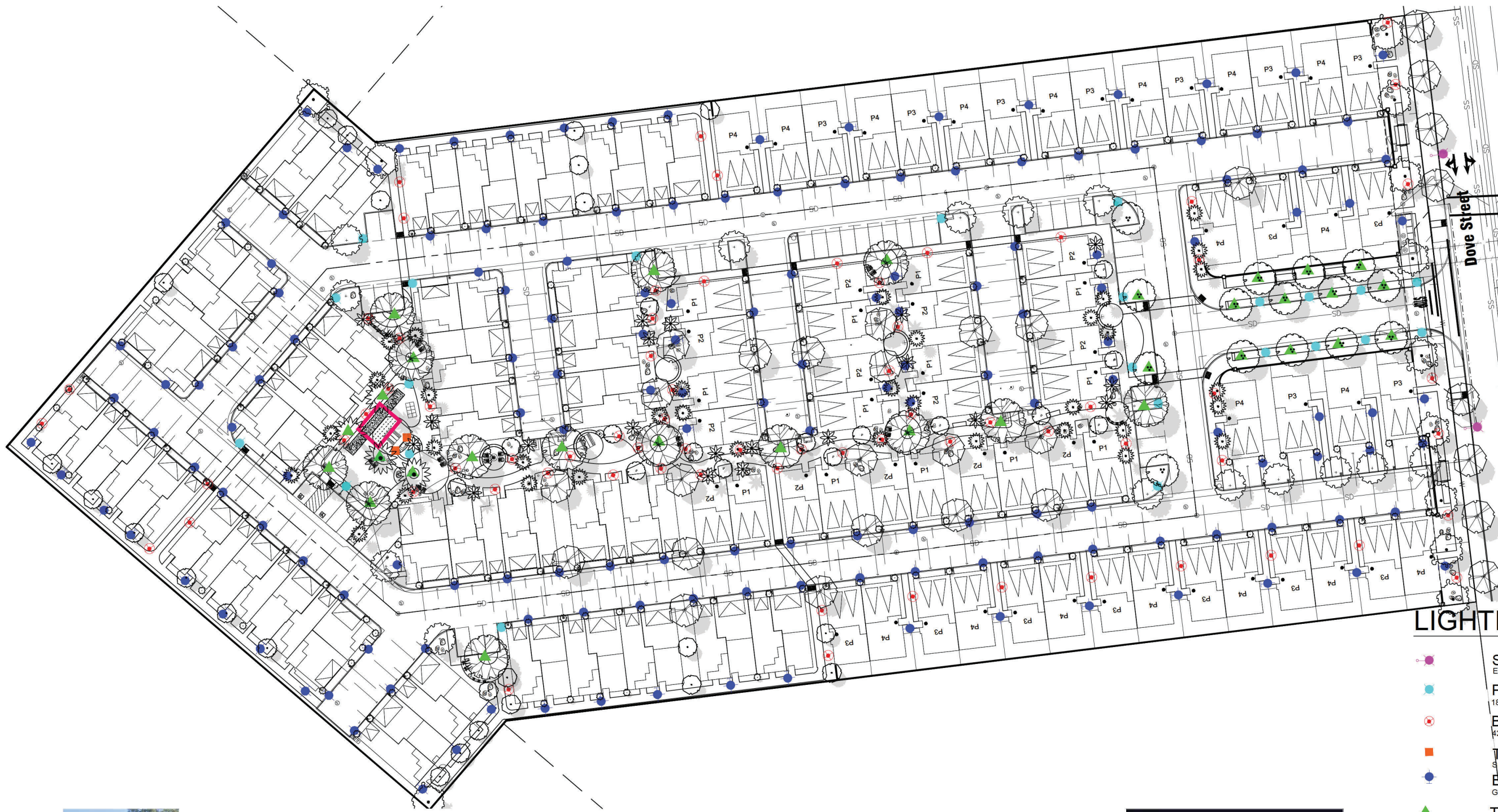


PATIO ACCENT TREE:
CERCIS OCCIDENTALIS
WESTERN RED BUD



ACCENT TREE:
METROSIDEROS EXCELSA
NEW ZEALAND CHRISTMAS TREE

DOVE STREET | Preliminary Landscape Plan-Tree Imagery



LIGHTING LEGEND:

-  **STREET LIGHT**
Existing cobra street light protect in place
-  **POST TOP LIGHT**
18' Lumec UrbanScape LED post-top luminaire
-  **BOLLARD LIGHT**
42" Gardco PureForm bollard LED
-  **TRELLIS DOWN LIGHT**
Small GeoForm LED trellis post sconces
-  **BUILDING MOUNTED LIGHT**
GeoForm Wall Sconce, Cylinder Medium GCM, Precision Plus
-  **TREE UP LIGHT**
Hadco FlexScape LED accent luminaire BL9
-  **FESTIVAL LIGHTING - TRELLIS**
SPJ Lighting Festival hanging lighting

EXTERIOR LIGHTING NOTES:

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE TUNGSTEN OR METAL HALIDE.

LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISABLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED. CUTOFF SHIELDS WILL BE USED IF NECESSARY.

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.



Existing Street Light



Post Top Light



Bollard Light



Trellis Down Lights



Wall Mounted Building Light



Tree Uplight



Festival Lighting Trellis

DOVE STREET | Preliminary Landscape Plan | Overall Lighting Diagram

