

Attachment No. PC 5

Project Plans

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DOVER DRIVE | SHEA HOMES
 NEWPORT BEACH, CALIFORNIA
NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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A0.1

93



SITE DATA

33 UNITS - 10% ADAPTABLE
3.3 REQUIRED - 4 PROVIDED

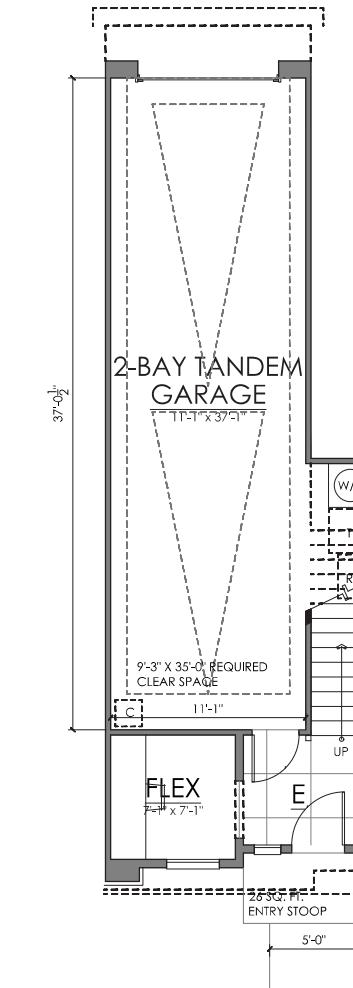
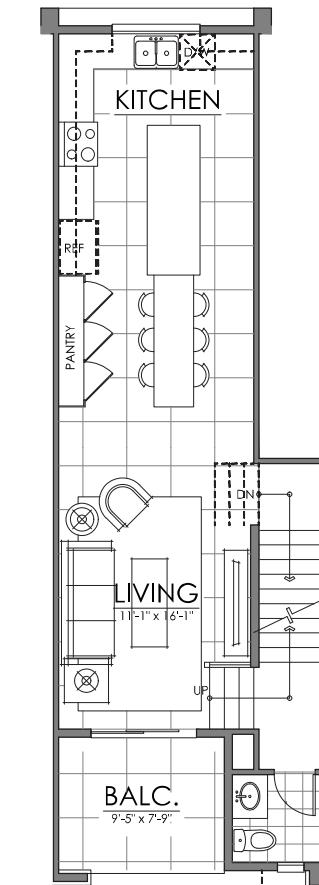
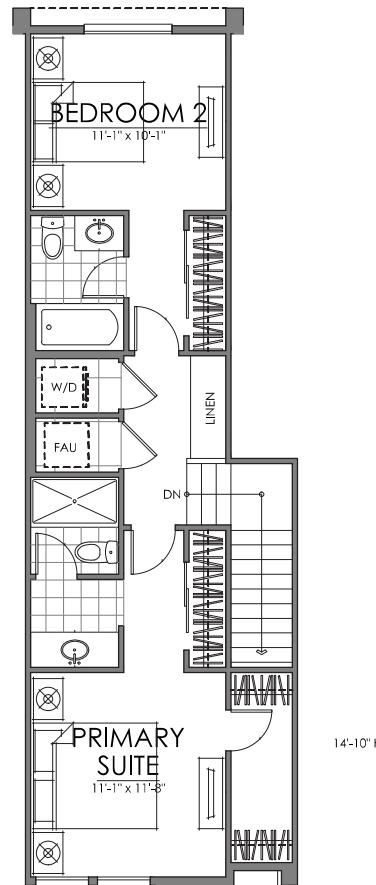
ROWTOWNS

PLAN 1	11	11
PLAN 2	11	11
PLAN 3 STANDARD	7	7
PLAN 3 ADAPTABLE	4	4

TOTAL UNITS 33

PARKING

GARAGE SPACES	66
ADA PARKING	1
STREET SPACES	9
TOTAL SPACES	76



PLAN

<u>FIRST FLOOR</u>	178 SQ. FT.
<u>SECOND FLOOR</u>	575 SQ. FT.
<u>THIRD FLOOR</u>	602 SQ. FT.
TOTAL LIVING	1355 SQ. FT.
BALCONY	73 SQ. FT.

PLAN ONE | ALL FLOORS

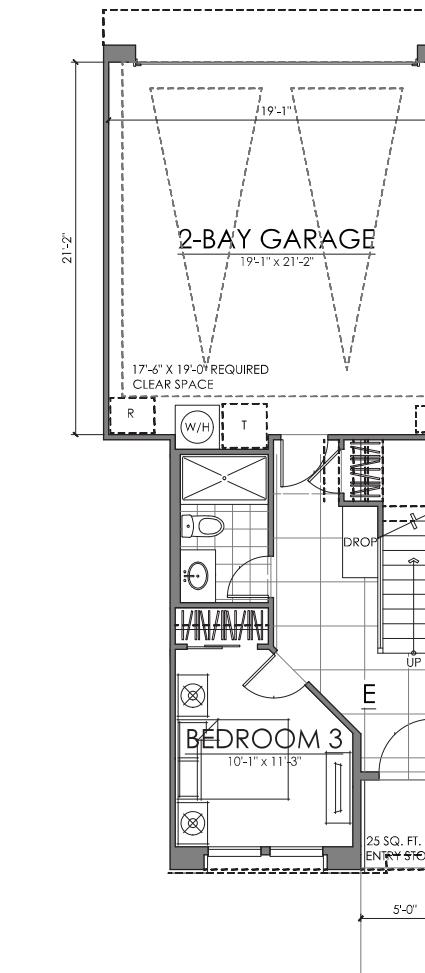
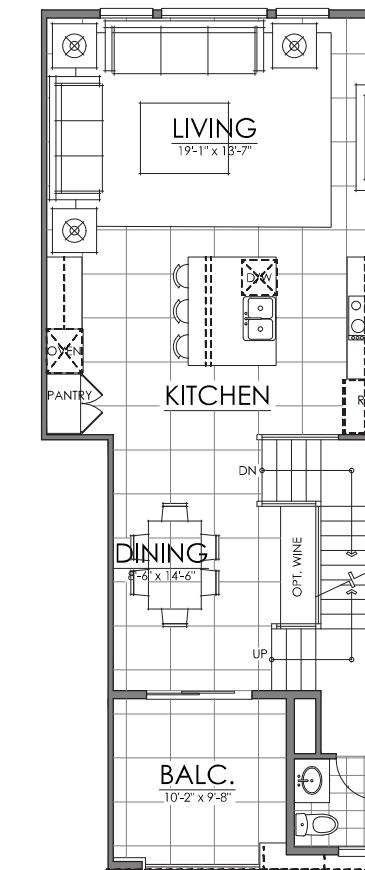
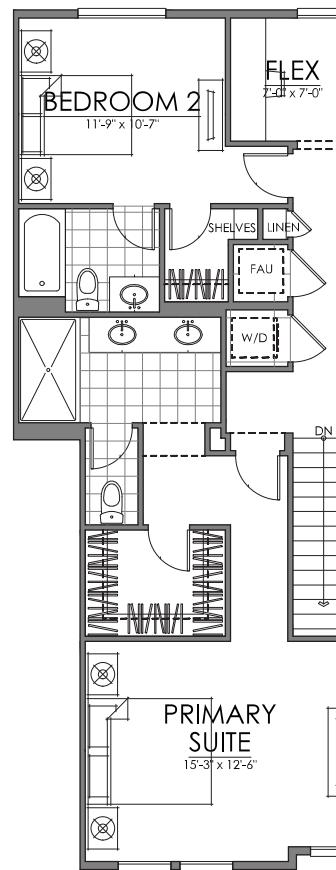
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PLAN 2

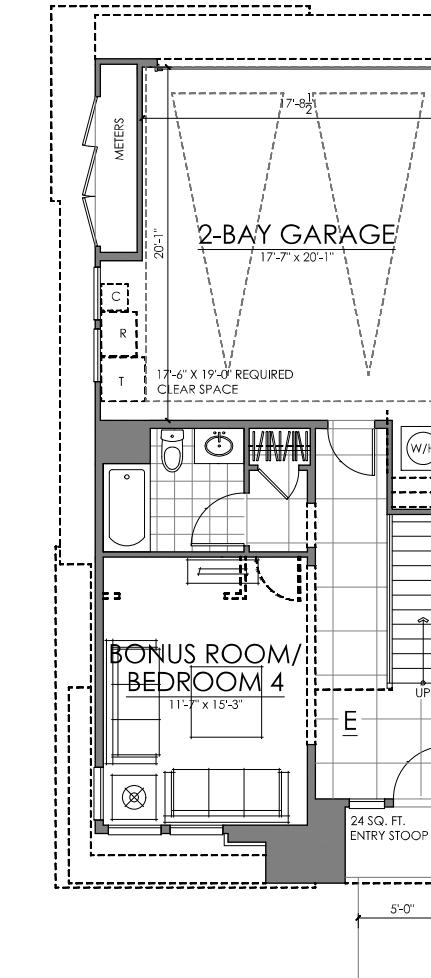
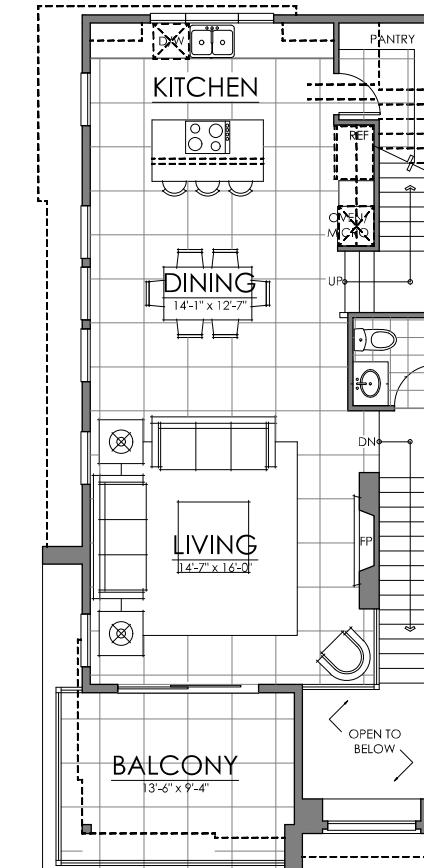
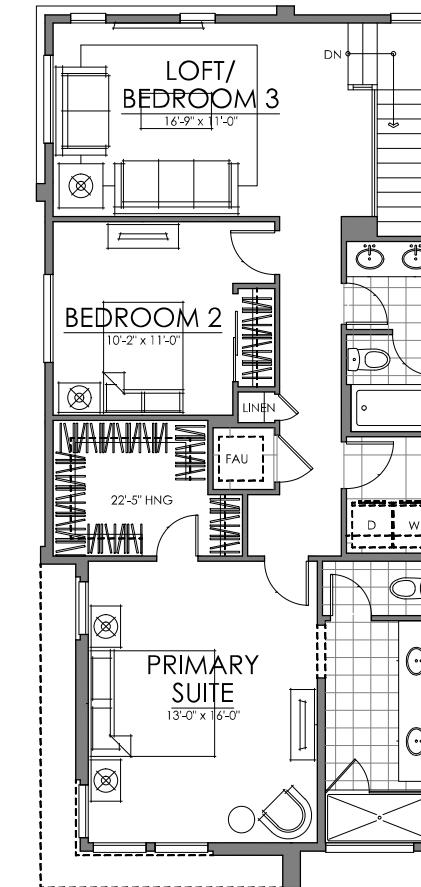
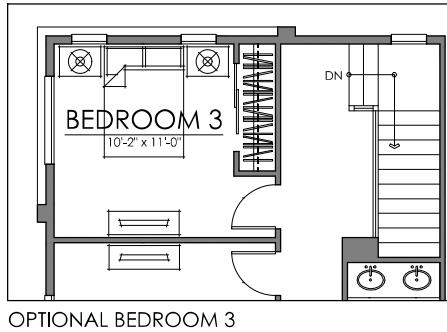
FIRST FLOOR	353 SQ. FT.
SECOND FLOOR	765 SQ. FT.
THIRD FLOOR	822 SQ. FT.
TOTAL LIVING	1940 SQ. FT.
BALCONY	98 SQ. FT.

PLAN TWO | ALL FLOORS

DOVER DRIVE | SHEA HOMES
NEWPORT BEACH, CALIFORNIA

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PLAN 3

FIRST FLOOR	475 SQ. FT.
SECOND FLOOR	794 SQ. FT.
THIRD FLOOR	978 SQ. FT.
TOTAL LIVING	2247 SQ. FT.
BALCONY	136 SQ.FT.

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PLAN THREE | ALL FLOORS

DOVER DRIVE | SHEA HOMES
NEWPORT BEACH, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

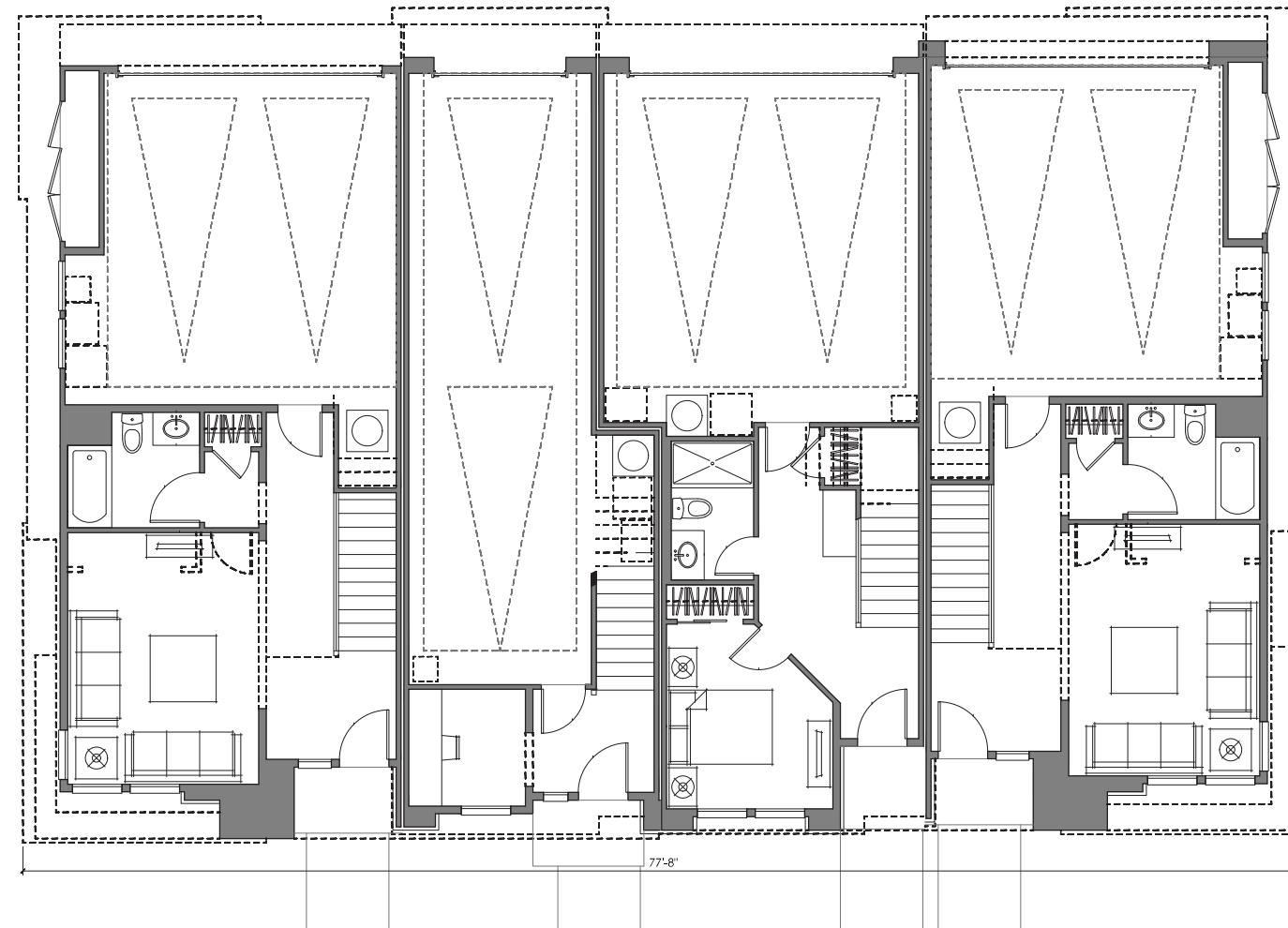
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PLAN 3

PLAN 1

PLAN 2

PLAN 3



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4-UNIT BUILDING | FLOOR ONE

DOVER DRIVE | SHEA HOMES
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PLAN 3

PLAN 1

PLAN 2

PLAN 3



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4-UNIT BUILDING | FLOOR TWO
DOVER DRIVE | SHEA HOMES
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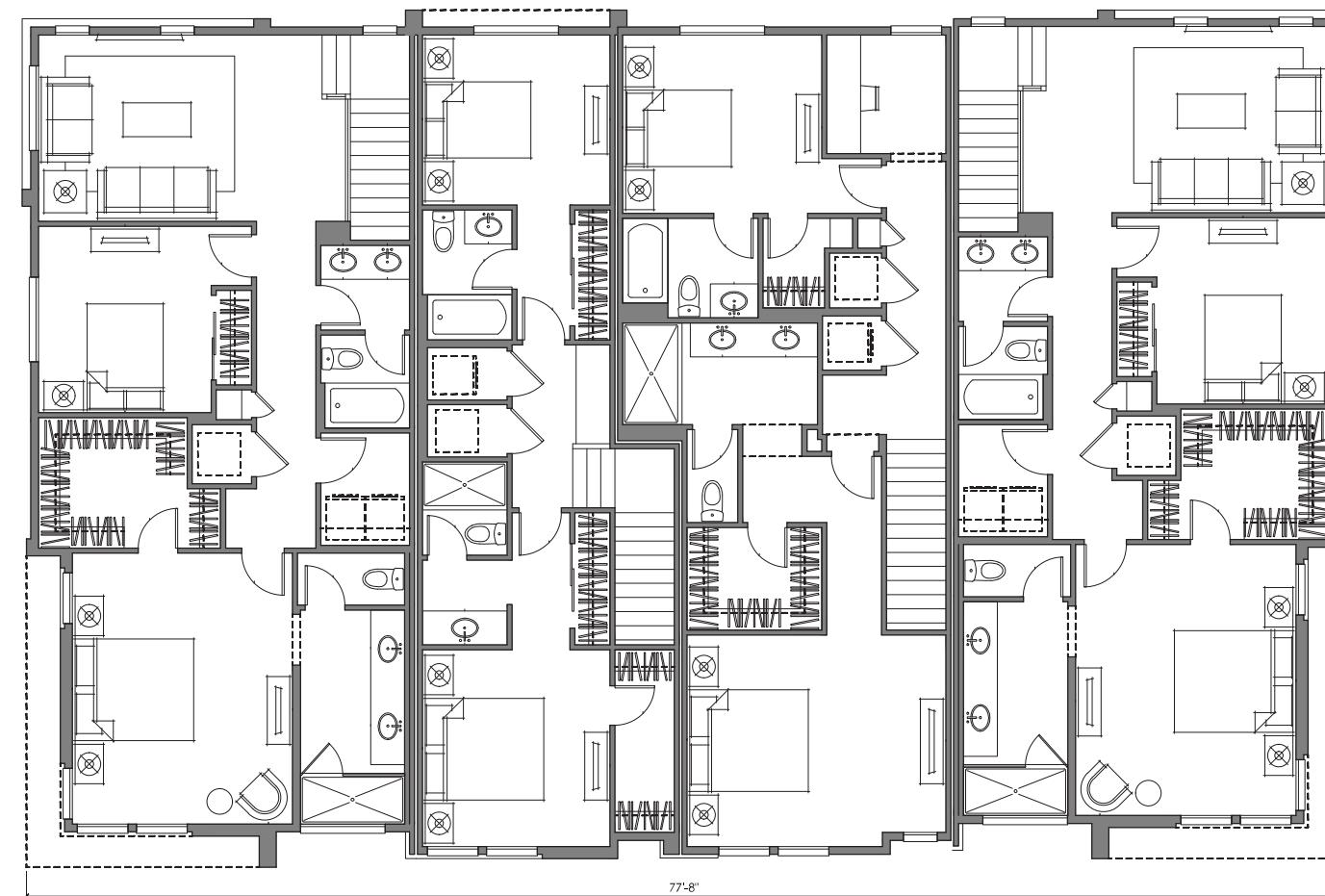
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PLAN 3

PLAN 1

PLAN 2

PLAN 3



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4-UNIT BUILDING | FLOOR THREE

DOVER DRIVE | SHEA HOMES
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4-UNIT | FRONT ELEVATION

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4-UNIT | REAR ELEVATION

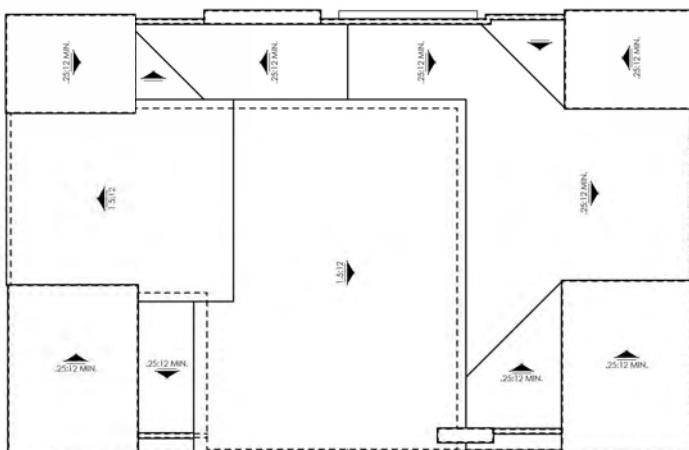
DOVER DRIVE | SHEA HOMES
NEWPORT BEACH, CALIFORNIA

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ROOF PLAN

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

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



RIGHT ELEVATION

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

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4-UNIT | LEFT AND RIGHT ELEVATIONS

DOVER DRIVE | SHEA HOMES
NEWPORT BEACH, CALIFORNIA

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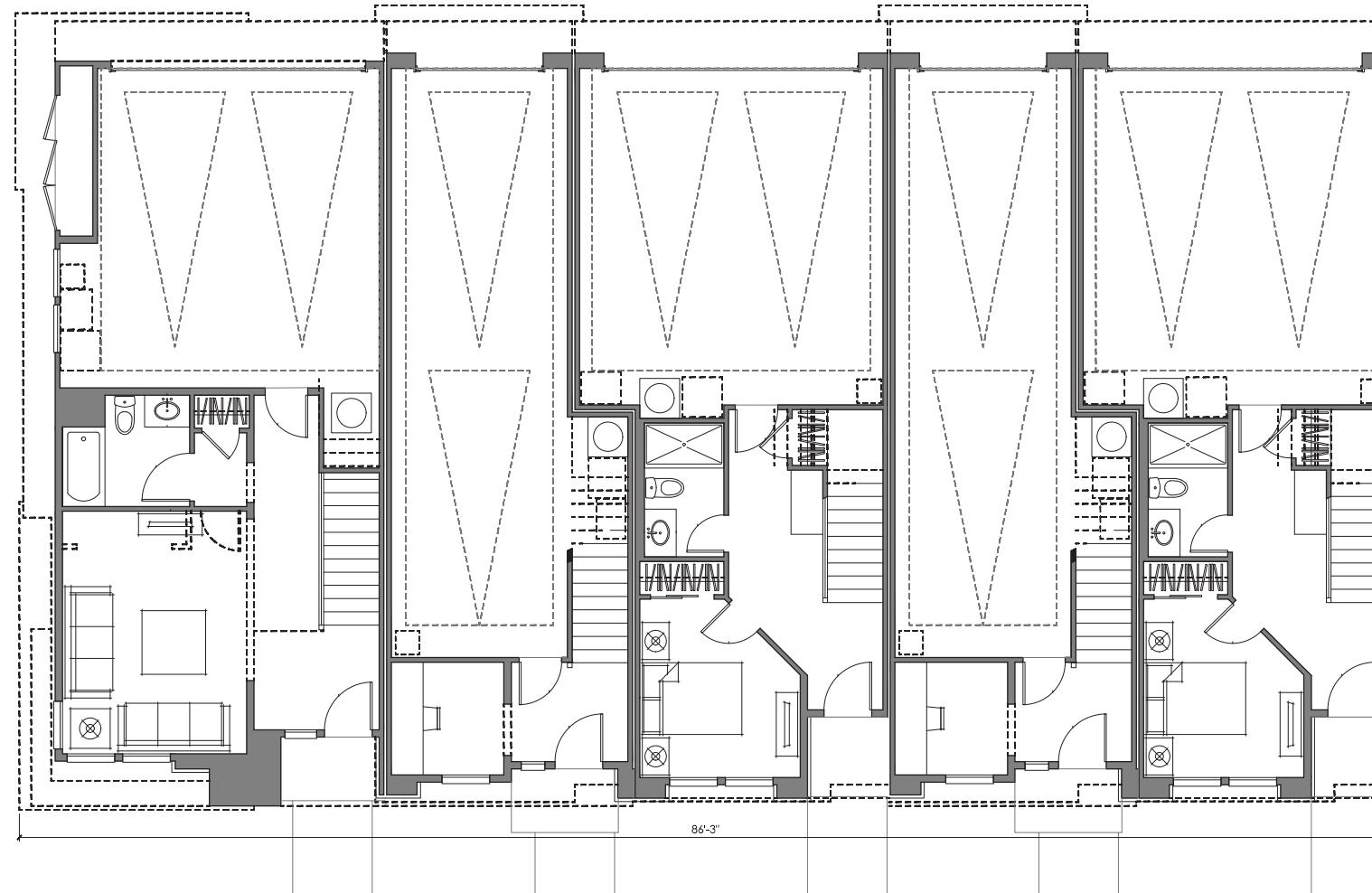
PLAN 3

PLAN 1

PLAN 2

PLAN 1

PLAN 2



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5-UNIT BUILDING | FLOOR ONE
DOVER DRIVE | SHEA HOMES
NEWPORT BEACH, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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PLAN 3

PLAN 1

PLAN 2

PLAN 1

PLAN 2



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5-UNIT BUILDING | FLOOR TWO
DOVER DRIVE | SHEA HOMES
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PLAN 3

PLAN 1

PLAN 2

PLAN 1

PLAN 2



5-UNIT BUILDING | FLOOR THREE

DOVER DRIVE | SHEA HOMES
NEWPORT BEACH, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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5-UNIT FRONT ELEVATION

DOVER DRIVE | SHEA HOMES
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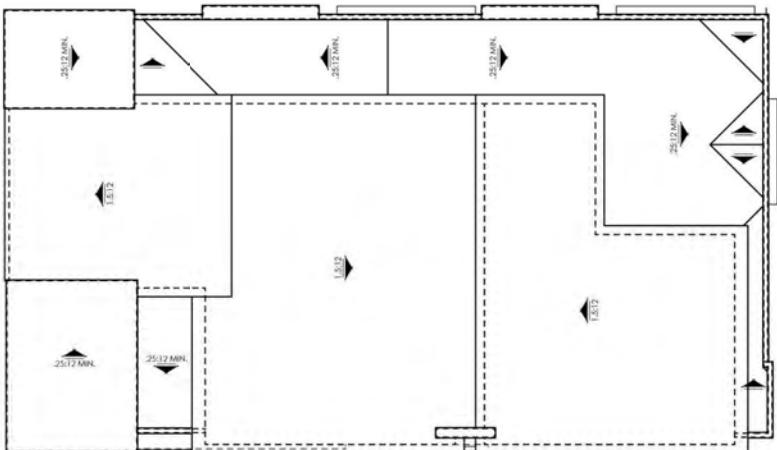
5-UNIT REAR ELEVATION

DOVER DRIVE | SHEA HOMES
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ROOF PLAN

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

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



RIGHT ELEVATION

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

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5-UNIT | LEFT AND RIGHT ELEVATIONS

DOVER DRIVE | SHEA HOMES
NEWPORT BEACH, CALIFORNIA

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PLAN 3

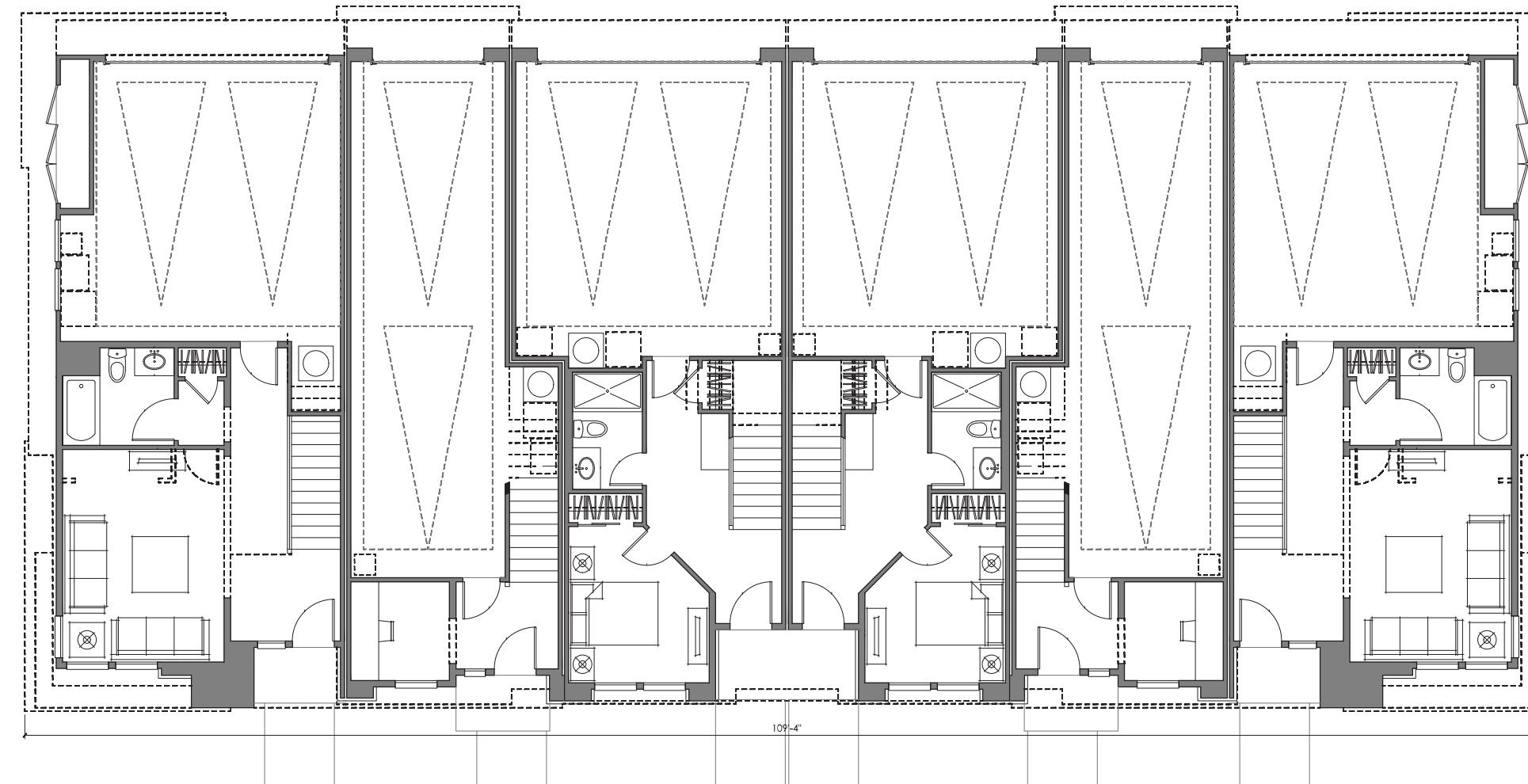
PLAN 1

PLAN 2

PLAN 1

PLAN 2

PLAN 3



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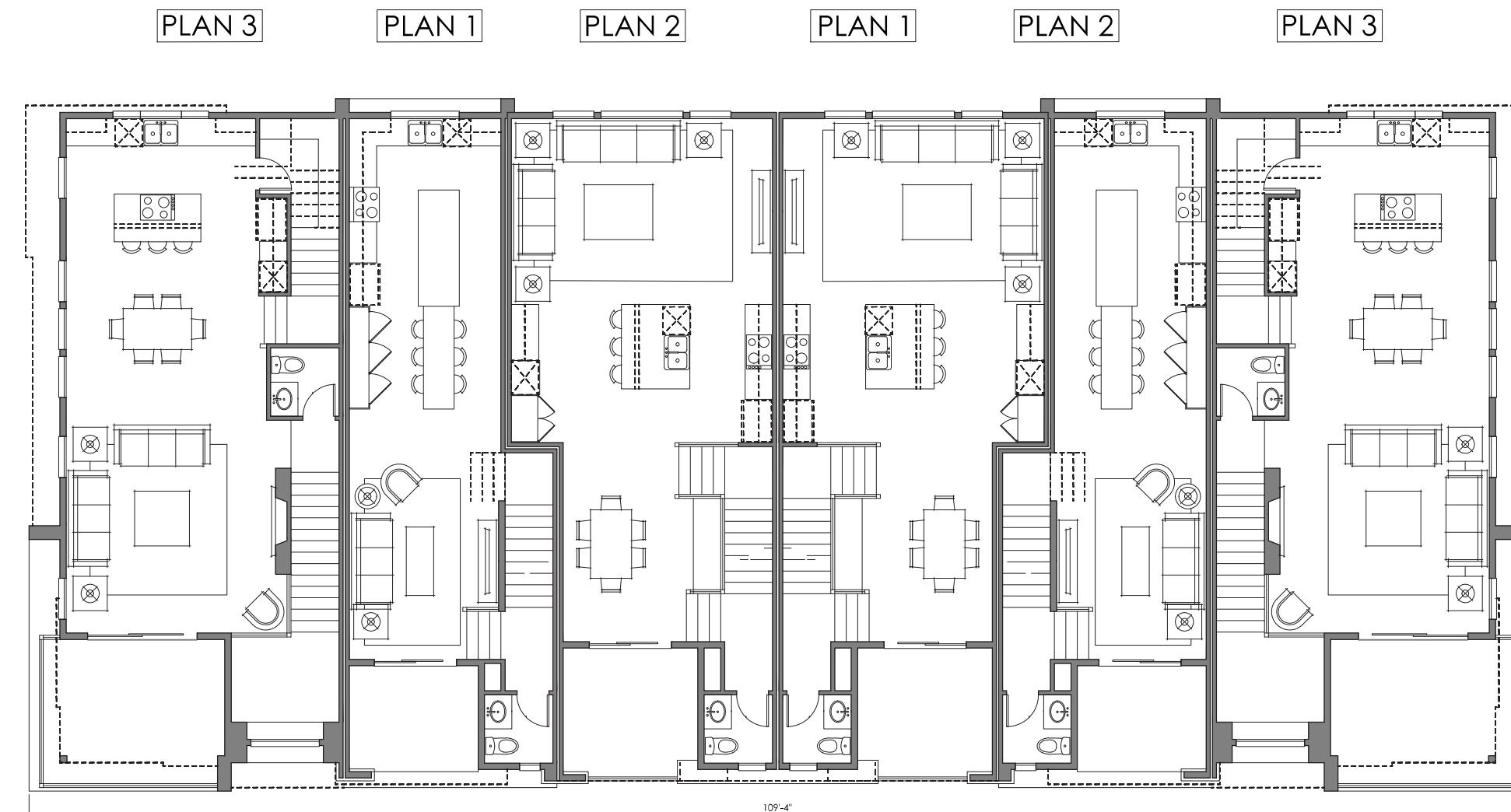
6-UNIT BUILDING | FLOOR ONE
DOVER DRIVE | SHEA HOMES
NEWPORT BEACH, CALIFORNIA

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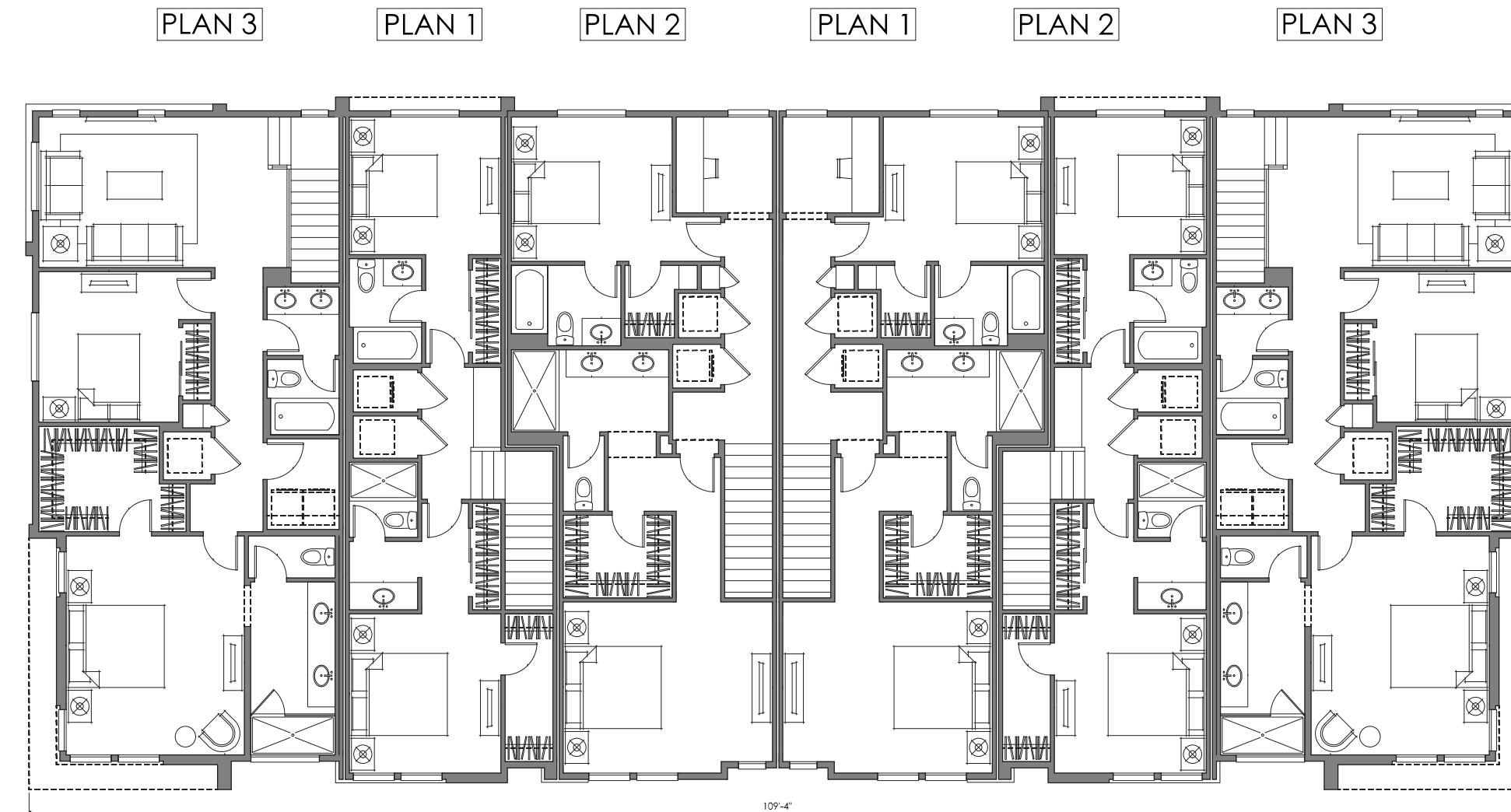
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6-UNIT BUILDING | FLOOR TWO
DOVER DRIVE | SHEA HOMES
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6-UNIT BUILDING | FLOOR THREE
DOVER DRIVE | SHEA HOMES
 NEWPORT BEACH, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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6-UNIT | FRONT ELEVATION

DOVER DRIVE | SHEA HOMES
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6-UNIT | REAR ELEVATION

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6-UNIT | LEFT AND RIGHT ELEVATIONS

DOVER DRIVE | SHEA HOMES
NEWPORT BEACH, CALIFORNIA

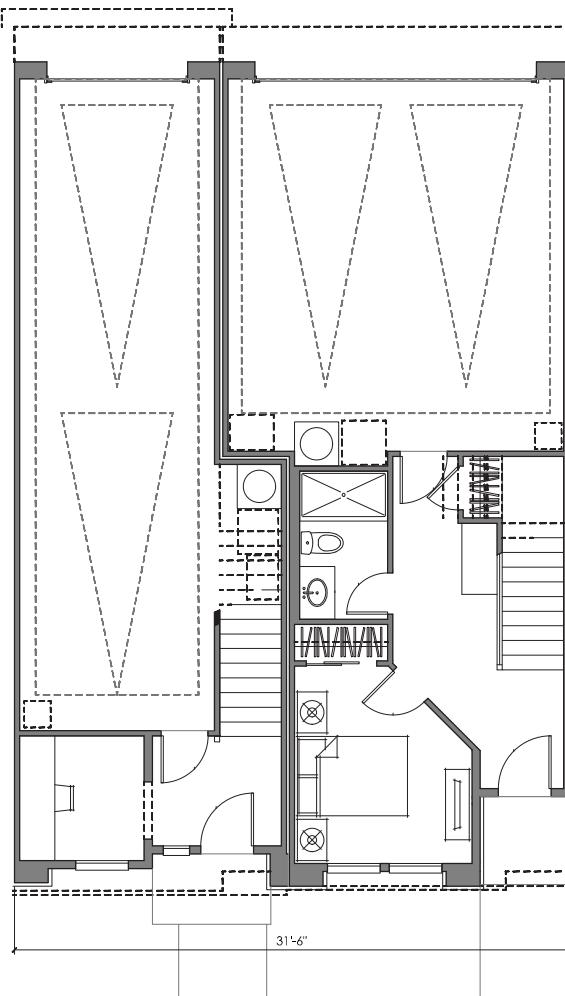
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PLAN 1

PLAN 2



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DUPLEX | FLOOR ONE

DOVER DRIVE | SHEA HOMES
NEWPORT BEACH, CALIFORNIA

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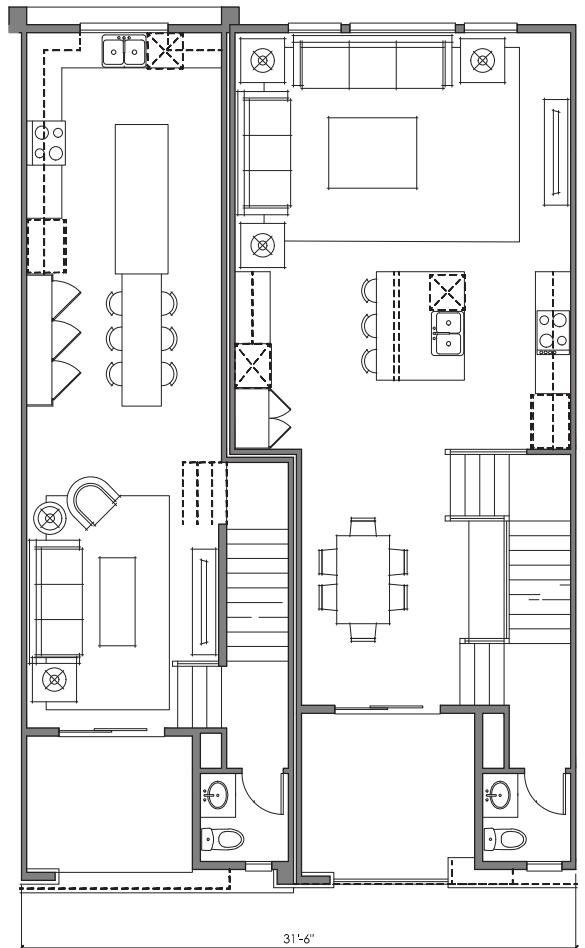
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PLAN 1

PLAN 2



12.10.2025

DUPLEX | FLOOR TWO

DOVER DRIVE | SHEA HOMES
NEWPORT BEACH, CALIFORNIA

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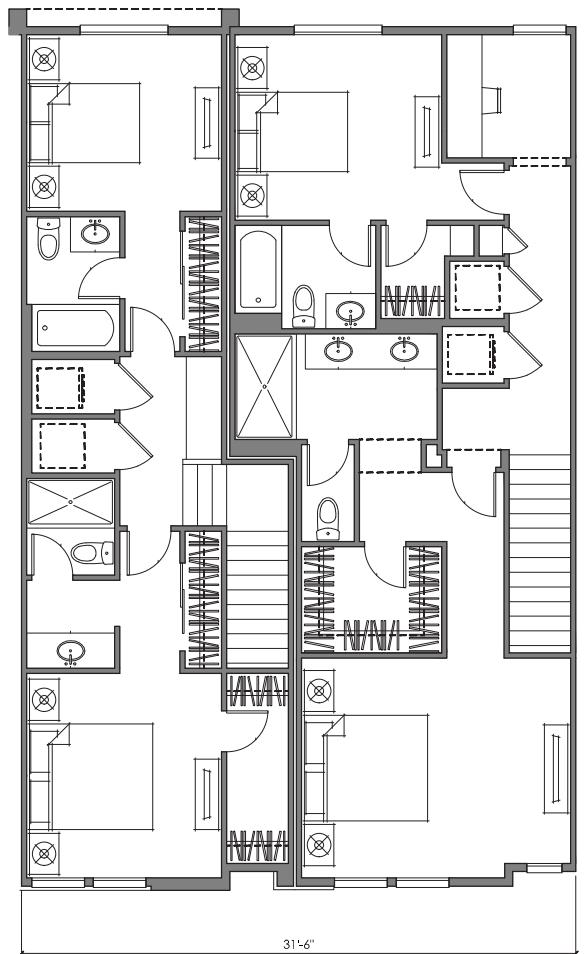
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PLAN 1

PLAN 2



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DUPLEX | FLOOR THREE

DOVER DRIVE | SHEA HOMES
NEWPORT BEACH, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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DUPLEX | FRONT ELEVATION

DOVER DRIVE | SHEA HOMES
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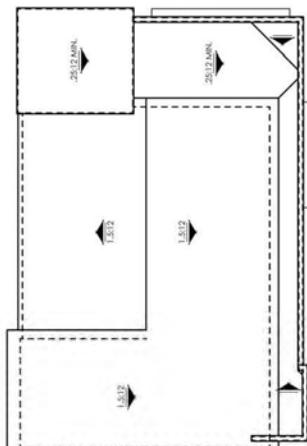
DUPLEX | REAR ELEVATION

DOVER DRIVE | SHEA HOMES
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california // 2943 pullman ave, suite a
santa ana, ca 92705 / 949.587.1200



ROOF PLAN

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

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



RIGHT ELEVATION

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

12.10.2025

DUPLEX | LEFT AND RIGHT ELEVATIONS

DOVER DRIVE | SHEA HOMES
NEWPORT BEACH, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
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6-UNIT BUILDING | FRONT PERSPECTIVE

DOVER DRIVE | SHEA HOMES
NEWPORT BEACH, CALIFORNIA

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12.10.2025

6-UNIT BUILDING | REAR PERSPECTIVE

DOVER DRIVE | SHEA HOMES
NEWPORT BEACH, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
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12.10.2025

6-UNIT BUILDING | REAR PERSPECTIVE

DOVER DRIVE | SHEA HOMES
NEWPORT BEACH, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
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TYPICAL BUILDING STEP BACK

NOT TO SCALE

BUILDING MODULATION	
DUPLEX UNIT BUILDING	
BUILDING LENGTH	31'-6"
BUILDING LENGTH (ALL FLOORS)	94.5 FT.
MODULATION - (ALL FLOORS)	46.9 FT.
BUILDING MODULATION: 49.6 PERCENT	

BUILDING MODULATION	
4 UNIT BUILDING	
BUILDING LENGTH	77'-8"
BUILDING LENGTH (ALL FLOORS)	233 FT.
MODULATION - (ALL FLOORS)	165.6 FT.
BUILDING MODULATION: 71 PERCENT	

BUILDING MODULATION	
5 UNIT BUILDING	
BUILDING LENGTH	86'-3"
BUILDING LENGTH (ALL FLOORS)	258.75 FT.
MODULATION - (ALL FLOORS)	153.3 SQ. FT.
BUILDING MODULATION: 59.2 PERCENT	

BUILDING MODULATION	
6 UNIT BUILDING	
BUILDING LENGTH	109'-4"
BUILDING LENGTH (ALL FLOORS)	328 FT.
MODULATION - (ALL FLOORS)	214.6 FT.
BUILDING MODULATION: 65.4 PERCENT	



BUILDING MODULATION

GLAZING PERCENTAGE (TYP)	
DUPLEX UNIT BUILDING	
BUILDING LENGTH	31'-6"
BUILDING FAÇADE (1ST FLOOR)	328 SQ.FT.
GLAZING - (1ST FLOOR)	99 SQ. FT.
GLAZING PERCENTAGE: 30.1 PERCENT GLAZING	

GLAZING PERCENTAGE (TYP)	
4 UNIT BUILDING	
BUILDING LENGTH	77'-8"
BUILDING FAÇADE (1ST FLOOR)	809 SQ.FT.
GLAZING - (1ST FLOOR)	239 SQ. FT.
GLAZING PERCENTAGE: 29.5 PERCENT GLAZING	

GLAZING PERCENTAGE (TYP)	
5 UNIT BUILDING	
BUILDING LENGTH	86'-3"
BUILDING FAÇADE (1ST FLOOR)	898 SQ.FT.
GLAZING - (1ST FLOOR)	268 SQ. FT.
GLAZING PERCENTAGE: 29.8 PERCENT GLAZING	

GLAZING PERCENTAGE (TYP)	
6 UNIT BUILDING	
BUILDING LENGTH	109'-4"
BUILDING FAÇADE (1ST FLOOR)	1139 SQ.FT.
GLAZING - (1ST FLOOR)	358 SQ. FT.
GLAZING PERCENTAGE: 31.4 PERCENT GLAZING	

GLAZING PERCENTAGE

01.06.2026

BUILDING OFFSETS | GLAZING CALCULATIONS

DOVER DRIVE | SHEA HOMES
NEWPORT BEACH, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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Aerial Photo of Site



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LANDSCAPE ARCHITECTURE
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IRVINE, CA 92612

Cliff and Dover
NEWPORT BEACH, CA

Rendering View Key

- A** RENDERING VIEW A - SEE SHEET L-11
- B** RENDERING VIEW B - SEE SHEET L-12
- C** RENDERING VIEW C - SEE SHEET L-13
- D** RENDERING VIEW D - SEE SHEET L-14
- E** RENDERING VIEW E - SEE SHEET L-15
- F** RENDERING VIEW F - SEE SHEET L-16

3 Courtyard Gathering



Lounge seating, a fire pit focal point, and midcentury-inspired planting design create a themed respite for residents.

5 Utility Cover: Fence



Fence intervention to visually conceal utilities.

1 Courtyard Wall



Painted block wall with courtyard fence and gate to match entry door.

2 Concrete Pavers



Permeable, vehicular rated, concrete pavers for entrance driveway and alley entrances.

4 Passive Open Space



Seating and Open Space

6 Utility Cover: Plantings



Planting intervention to visually conceal utilities.

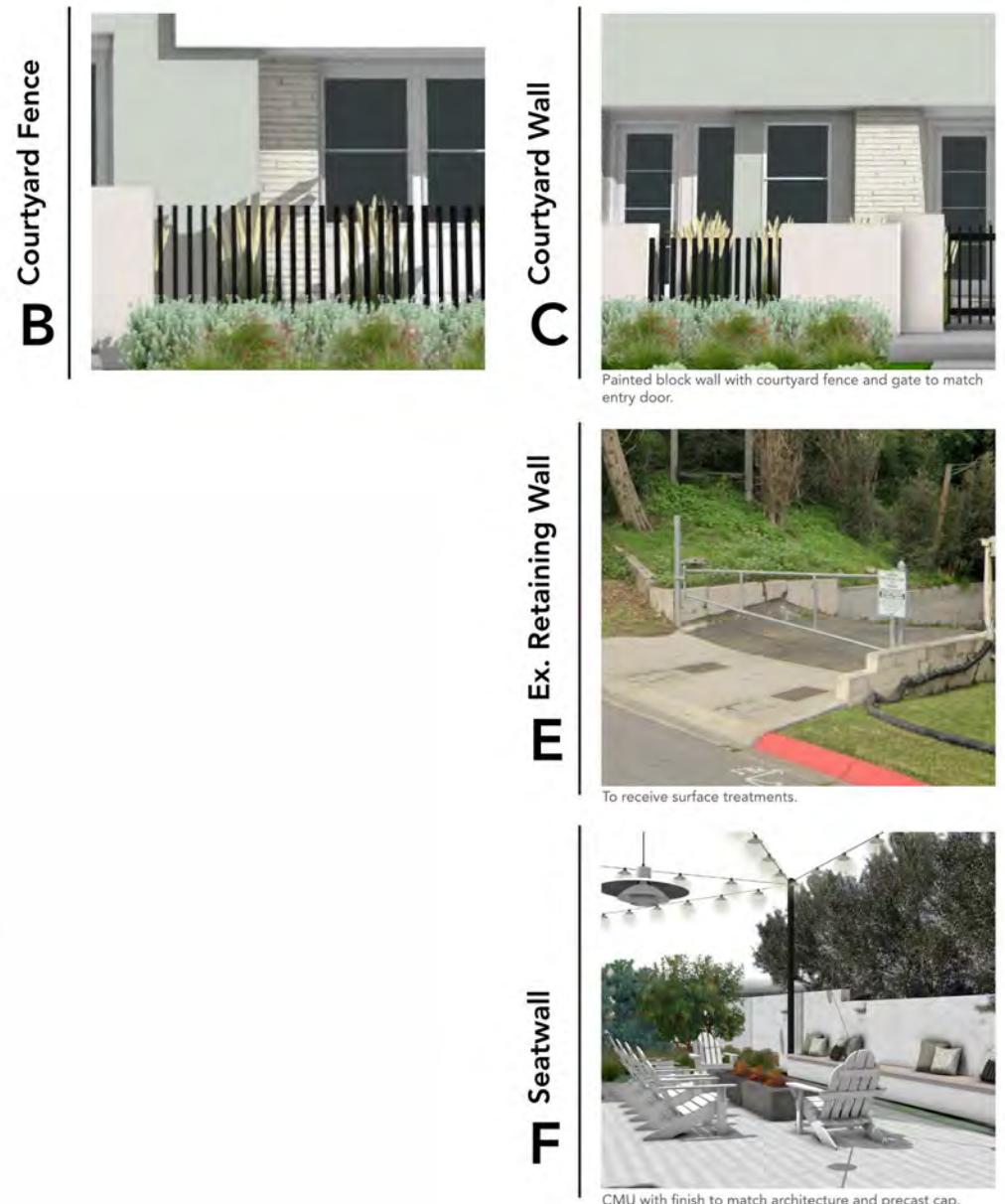
Schematic Landscape Plan



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Schematic Fence & Wall Plan

0 10 20 40
SCALE: 1" = 20'
128
January 28, 2026 | L-3



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Schematic Path of Travel Plan

0 10 20 40
SCALE: 1" = 20'
129
January 28, 2026 | L-4



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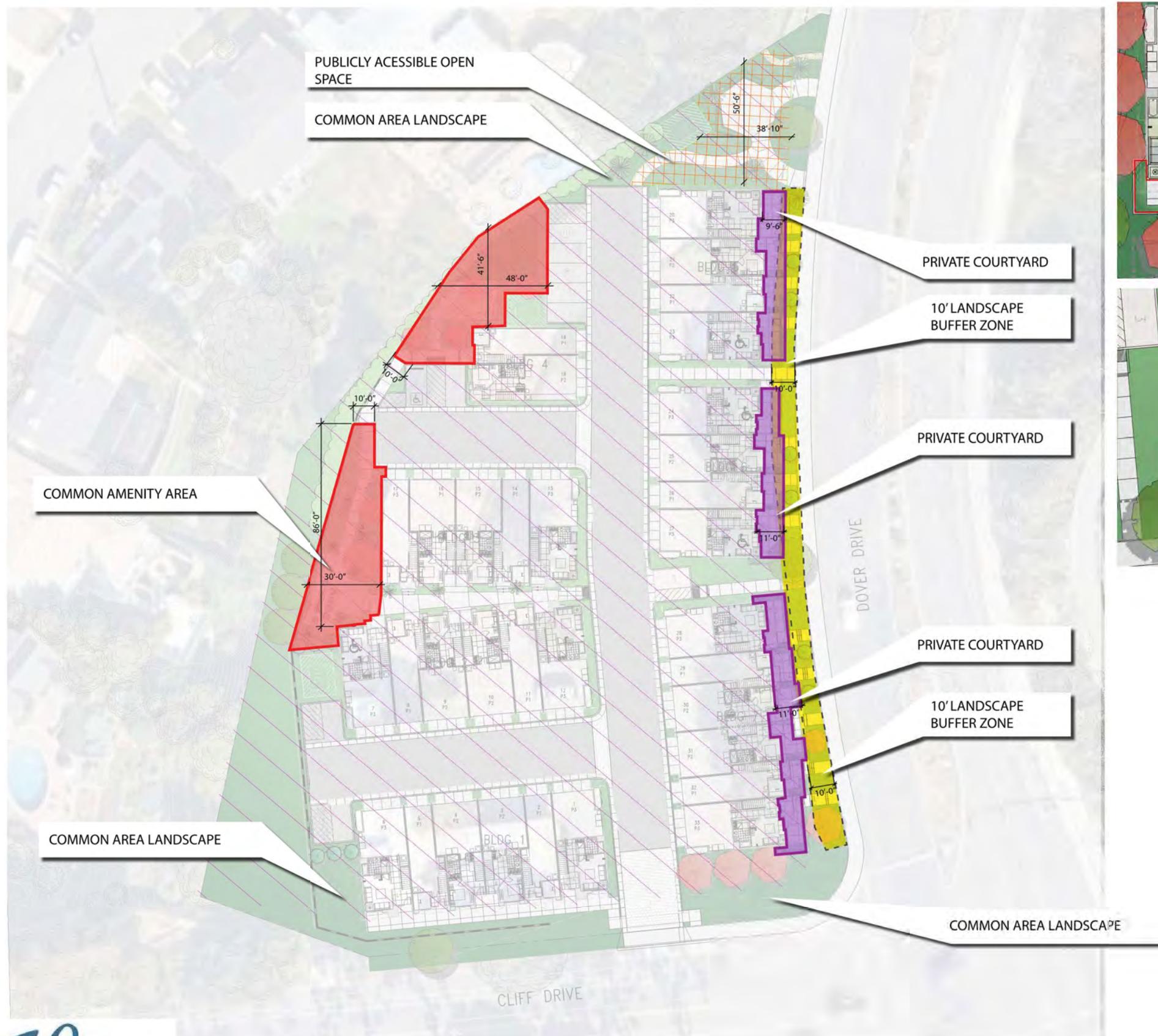
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Waste Management Plan

0 10 20 40
SCALE: 1" = 20'
130
January 28, 2026 | L-5



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Common Open Landscape Summary

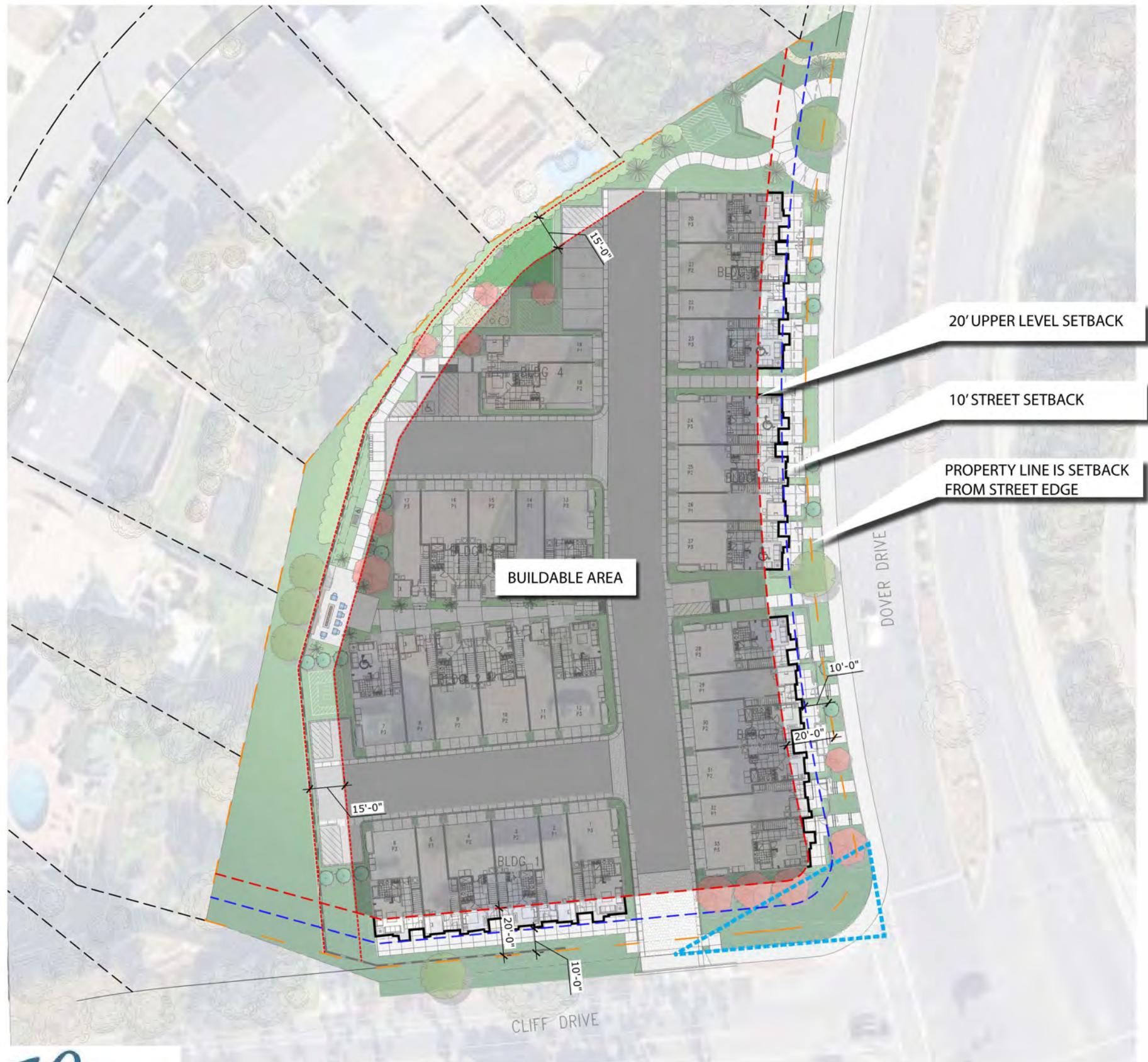
Total Site Development	= 70,459 ft ²
Landscape Area Provided (31%)	= 22,048 ft ²

Required 8% Landscape Area = 5,636 ft²

Open Space Calculations

Net Area (Excludes R.O.W. to Build-To-Line)	= 65,216 ft ²
Proposed PAOS Courtyard Required 3% of Net Area = 1,956 ft ²	= 2,312 ft ²
Common Amenity Space Required 75 ft ² per unit (33) = 2,475 ft ²	= 4,307 ft ²
Private Open Space (Courtyards) Required 6' Minimum Dimension.	= 2,446 ft ²
Private Open Space (Balconies) See Architect's Plans for Per Unit SF.	= 3,245 ft ²
TOTAL: Private Open Space	= 5,691 ft²

Schematic Open Space Plan



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Setback Exhibit

0 10 20 40
SCALE: 1" = 20'
132
January 28, 2026 | L-7



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Section AA - Neighboring Sight Lines

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

133

January 28, 2026 | L-8



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Section BB - Neighboring Sight Lines

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

134

January 28, 2026 | L-9



Strawberry Tree
Arbutus 'Marina'



Dragon Tree
Dracaena draco



Crape Myrtle
Lagerstroemia hybrid 'Natchez'



Sweet Bay
Laurus nobilis



Sweet Shade
Hymenosporum flavum



California Sycamore
Platanus racemosa



African Tulip Tree
Spathodea campanulata

SHRUBS & GRASSES



Green Carpet Natal Plum
Carissa macrocarpa 'Green Carpet'



Berkeley Sedge
Carex divulsa



Camellia
Camellia japonica



Crassula Jitters
Crassula ovata 'Jitters'



Coral Aloe
Aloe striata



Dwarf Variegated Mirror Plant
Coprosma 'Marble Queen'



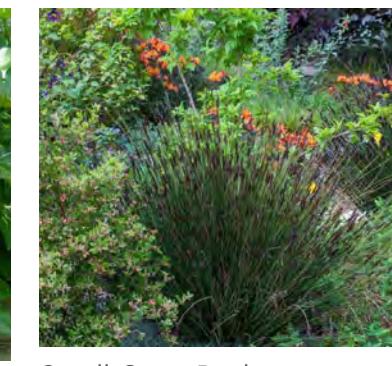
Fortnight Lily
Diete bicolor



Flax Lily
Dianella 'Little Rev'



Japanese Aralia
Fatsia japonica



Small Cape Rush
Chondropetalum tectorum



Sweet Bay Column
Laurus nobilis



Variegated Dwarf Mat Rush
Lomandra longifolia 'Platinum Beauty'



Little Ollie Olive
Olea montra 'Little Ollie'



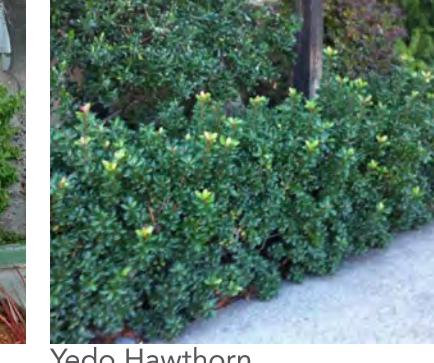
Icee Blue Yellow Wood
Podocarpus 'Icee Blue'



Dwarf Philodendron
Philodendron xanadu



Eve Case Coffeeberry
Rhamnus californica 'Eve Case'



Yedo Hawthorn
Rhaeolepis umbellata



Bush Germander
Teucrium chamaedrys



Asian Jasmine
Trachelospermum asiaticum



Coast Rosemary
Westringia species



Coral Firecracker
Russelia equisetiformis



Blue Glow Agave
Agave 'Blue Glow'

GROUNDCOVER



California Lilac
Ceanothus 'Yankee Point'



Carolina Jessamine
Gelsemium sempervirens



Carolina Jessamine
Gelsemium sempervirens



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Rendering View A



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Rendering View B

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138
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Rendering View C

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Cliff and Dover
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139
January 28, 2026 | L-14



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Rendering View D

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140
January 28, 2026 | L-15



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Rendering View E

141
January 28, 2026 | L-16



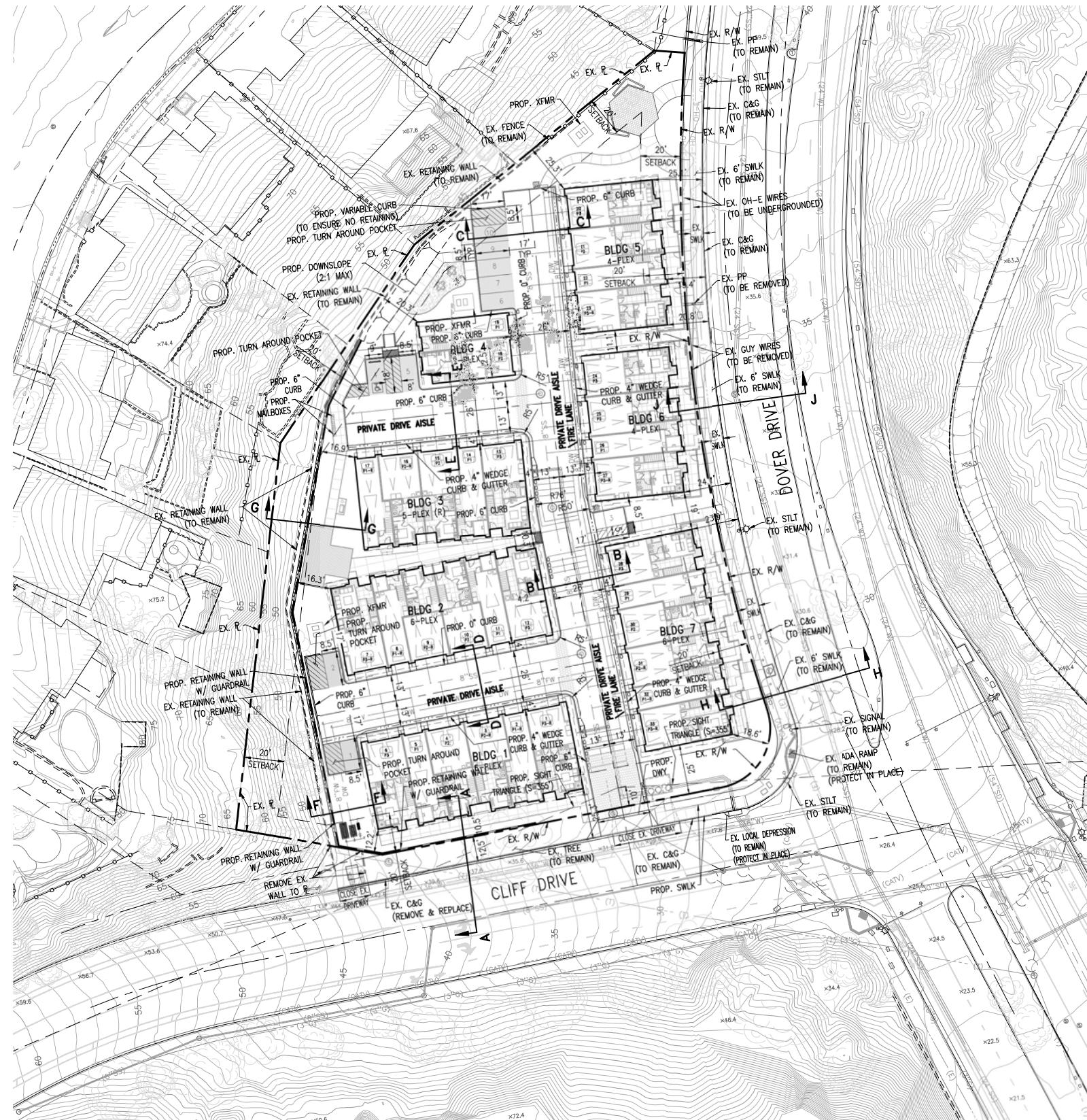
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Rendering View F

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NEWPORT BEACH, CA

142
January 28, 2026 | L-17



ABBREVIATIONS

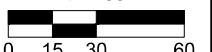
AC/A.C.	ASPHALTIC CONCRETE	HP	HIGH POINT	TCB	TOP OF CATCH BASIN
AB	AGGREGATE BASE COURSE	INV	INVERT	TE	TRASH ENCLOSURE
ASPH	ASPHALT.	LIP	UP OF CURB	TFP	ELECT. TRANSFORMER PAD
AP	ANGLE POINT	LP	LIGHT POLE/LOW POINT	TG	TOP OF GRATED INLET
BC	BUILDING CORNER	LT	LIGHT STANDARD	TMH	TELEPHONE MANHOLE
BGN	BEGIN	LSCP	LANDSCAPE	TOP	TOP OF PIPE
BW	BACK OF SIDEWALK	M	METER PEDESTAL	TOE	TOE OF SLOPE
CB	CATCH BASIN	MH	MANHOLE	TL	TRAFFIC LIGHT
CONC	CONCRETE	MS	MOW STRIP	TR	TREE WELL W/TREE
CF	CURB FACE	NG	NATURAL GROUND	TRD	TREE-DECIDUOUS
CIP	CAST IRON PIPE	OH	OVERHEAD WIRES	TRF	TREE-FRUIT
CL	CENTER LINE	PA	PLANTING AREA	TS	TRAFFIC SIGNAL
CLF	CHAIN LINK FENCE	PCC/P.C.C.	PORTLAND CEMENT CONCRETE	TSB	TRAFFIC SIGNAL BOX
CO	CLEANOUT	PB	FULL BOX	TSF	TOP OF STEEL FENCE
DI	DROP INLET	PKWY	PARKWAY	TSW	TOP OF SCREEN WALL
DRWY	DRIVeway	PLB	PLANTER BOX	TTS	TOP OF TOP STEP
E	ELECTRICAL	P	PROPERTY LINE	TW	TOP OF WALL
EF	EAST FACE	POC/P.O.C.	POINT OF CONNECTION		
EG	EXISTING GRADE	PP	POWER POLE	TYP	TYPICAL
EOC	EDGE OF CONCRETE	PROP/PROP.	PROPOSED	UB	UTILITY BOX
EOD	EDGE OF DRIVE	PVMT	PAVEMENT	UCB	UTILITY CONTROL BOX
EOP	EDGE OF PAVEMENT	RCP	REINFORCED CONC. PIPE	UT	UTILITY
EMH	ELECTRICAL MANHOLE	RH	RETAINING HEIGHT	VCP	VITRIFIED CLAY PIPE
EX	EXISTING	R/W	RIGHT OF WAY		VALVE
FCR	FENCE CORNER	RW	RETAINING WALL	VG	VALLEY GUTTER
FG	FINISHED GRADE	SD	STORM DRAIN	VLT	VAULT
FL	FLOW LINE	STLT	STREET LIGHT		
FF	FINISHED FLOOR	S.F.	SQUARE FEET	WF	WEST FACE
FH	FIre HYDRANT	SS	SEWER	WIF	WROUGHT IRON FENCE
FS	FINISHED SURFACE	SMH	SEWER MANHOLE	WM	WATER METER
GB	GRADE BREAK	SWLK	SIDEWALK	WV	WATER VALVE
GFF	Garage FINISH FLOOR	TA	TREE AREA	WVLT	WATER VAULT
GM	GAS METER	TBH	TOP OF BULKHEAD	XFMR	TRANSFORMER
GP	GENERAL PARKING	TBS	TOP OF BOTTOM STEP	YD	YARD/YARD DRAIN
GW	GUY WIRE	TC	TOP OF CURB		
U	UPLIFT				

LEGEND

— - - - -	EX. PROPERTY LINE
— - - - -	EX. RIGHT OF WAY LINE
— - - - -	PROP. EASEMENT/SETBACK
— - - - -	EX. EASEMENT/LOTLINE
FW	PROP. FIRE WATER
DW	PROP. DOMESTIC WATER
SS	PROP. SANITARY SEWER
— - - - -	PROP. STORM DRAIN
— - - - -	EX. STORM DRAIN
— - - - -	EX. DOMESTIC WATER
— - - - -	EX. SANITARY SEWER
— - - - -	EX. GAS
— - - - -	EX. UNDERGROUND TELECOMMUNICATIONS
— - - - -	EX. OVERHEAD ELECTRICAL
— - - - -	OH—F



1" = 30'



PREPARED BY:

PREPARED FOR

The logo for Shea Homes, featuring the word "Shea" in a large, stylized, blue script font, with "HOMES" in a smaller, blue, sans-serif font directly beneath it.

CITY OF NEWPORT BEACH
DEPARTMENT OF PLANNING

VESTING TENTATIVE TRACT MAP NO. 19427
PRELIMINARY SITE PLAN
601 DOVER DRIVE
NEWPORT BEACH, CALIFORNIA 92663

PROJECT NO.

2

7



ABBREVIATIONS:

AC/A.C.	ASPHALTIC CONCRETE	HP	HIGH POINT	TCB	TOP OF CATCH BASIN
AB	AGGREGATE BASE COURSE	INV	INVERT	TE	TRASH ENCLOSURE
ASPH	ASPHALT	LP	UP OF CURB	TFP	ELECT. TRANSFORMER PAD
AP	ANGLE POINT	LP	LIGHT POLE/LOW POINT	TG	TOP OF GRATED INLET
BC	BUILDING CORNER	LT	LIGHT STANDARD	JMH	TELEPHONE MANHOLE
BGN	BEGIN	LSCP	LANDSCAPE	TOP	TOP OF PIPE
BW	BACK OF SIDEWALK	M	METER PEDESTAL	TOE	TOE OF SLOPE
CB	CATCH BASIN	MH	MANHOLE	TL	TRAFFIC LIGHT
CONC	CONCRETE	MS	MOW STRIP	TR	TREE WELL W/TREE
CF	CURB FACE	NG	NATURAL GROUND	TRD	TREE-DECIDUOUS
CIP	CAST IRON PIPE	OH	OVERHEAD WIRES	TRF	TREE-FRUIT
C	CENTER LINE	PA	PLANTING AREA	TS	TRAFFIC SIGNAL
CLF	CHAIN LINK FENCE	PCC/P.C.C.	PORTLAND CEMENT CONCRETE	TSB	TRAFFIC SIGNAL BOX
CO	CLEANOUT	PB	PULL BOX	TSF	TOP OF STEEL FENCE
DI	DROP INLET	PKW	PARKWAY	TSW	TOP OF SCREEN WALL
DRWY	DRIVEWAY	PLB	PLANTER BOX	TTS	TOP OF TOP STEP
E	ELECTRICAL	P	PROPERTY LINE	TW	TOP OF WALL
EF	EAST FACE	POC/P.O.C.	POINT OF CONNECTION		
EG	EXISTING GRADE	PP	POWER POLE	TYP	TYPICAL
EOC	EDGE OF CONCRETE	PROP/PROP	PROPOSED	UB	UTILITY BOX
EOD	EDGE OF DRIVE	PVMT	PAVEMENT	UCB	UTILITY CONTROL BOX
EOP	EDGE OF PAVEMENT	RCP	REINFORCED CONC. PIPE	UT	UTILITY
EMH	ELECTRICAL MANHOLE	RH	RETAINING HEIGHT	VCP	VITRIFIED CLAY PIPE
EX	EXISTING	R/W	RIGHT OF WAY	WF	WEST FACE
FCR	FENCE CORNER	RW	RETAINING WALL	WIF	WROUGHT IRON FENCE
FG	FINISHED GRADE	SD	STORM DRAIN	WM	WATER METER
FL	FLOW LINE	SLT	STREET LIGHT	WV	WATER VALVE
FF	FINISHED FLOOR	S.F.	SQUARE FEET	WVL	WATER VAULT
FH	FIRE HYDRANT	SS	SEWER	VG	VALLEY GUTTER
FS	FINISHED SURFACE	SMH	SEWER MANHOLE	VLT	VALVE
GB	GRADE BREAK	SWLK	SIDEWALK	YD	YARD/AREA DRAIN
GFF	GARAGE FINISH FLOOR	TA	TREE AREA		
GM	GAS METER	TB	TOP OF BULKHEAD		
GP	GENERAL PARKING	TBS	TOP OF BOTTOM STEP		
GW	GUY WIRE	TC	TOP OF CURB		
H	HEIGHT				

LEGEND

-----	EX. PROPERTY LINE
-----	EX. RIGHT OF WAY LINE
-----	PROP. EASEMENT/SETBACK
-----	EX. EASEMENT/LOTLINE
-----	PROP. FIRE WATER
-----	PROP. DOMESTIC WATER
-----	PROP. SANITARY SEWER
-----	PROP. STORM DRAIN
-----	EX. STORM DRAIN
-----	EX. DOMESTIC WATER
-----	EX. SANITARY SEWER
-----	EX. GAS
-----	EX. UNDERGROUND
-----	TELECOMMUNICATIONS
-----	EX. OVERHEAD



1" = 30'

0 15 30 60

PREPARED BY:

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CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
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PREPARED FOR:

Shea
HOMES

SHEA HOMES LIMITED
PARTNERSHIP
121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
(949) 258-7540

CITY OF NEWPORT BEACH
DEPARTMENT OF PLANNING

PROJECT NO.
SHEA-010

VESTING TENTATIVE TRACT MAP NO. 19427

PRELIMINARY GRADING PLAN

601 DOVER DRIVE
NEWPORT BEACH, CALIFORNIA 92663

3

7



ABBREVIATIONS:

AC/A.C.	ASPHALTIC CONCRETE	HP	HIGH POINT	TCB	TOP OF CATCH BASIN
AB	AGGREGATE BASE COURSE	INV	INVERT	TE	TRASH ENCLOSURE
ASPH	ASPHALT	LP	LINE OF CURB	TFP	ELECT. TRANSFORMER PAD
AP	ANGLE POINT	LP	LIGHT POLE/LOW POINT	TG	TOP OF GRATED INLET
BC	BUILDING CORNER	LT	LIGHT STANDARD	JMH	TELEPHONE MANHOLE
BGN	BEGIN	LSCP	LANDSCAPE	TOP	TOP OF PIPE
BW	BACK OF SIDEWALK	M	METER PEDESTAL	TOE	TOE OF SLOPE
CB	CATCH BASIN	MH	MANHOLE	TL	TRAFFIC LIGHT
CONC	CONCRETE	MS	MOW STRIP	TR	TREE WELL W/ TREE
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CIP	CAST IRON PIPE	OH	OVERHEAD WIRES	TRF	TREE-FRUIT
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CO	CLEANOUT	PB	PULL BOX	TSF	TOP OF STEEL FENCE
DI	DROP INLET	PKW	PARKWAY	TSW	TOP OF SCREEN WALL
DRWY	DRIVEWAY	PLB	PLANTER BOX	TT	TOP OF TOP STEP
E	ELECTRICAL	P	PROPERTY LINE	TW	TOP OF WALL
EF	EAST FACE	P.C./P.O.C.	POINT OF CONNECTION	TYP	TYPICAL
EG	EXISTING GRADE	PP	POWER POLE	UB	UTILITY BOX
EOC	EDGE OF CONCRETE	PROP/PROP.	PROPOSED	UCB	UTILITY CONTROL BOX
EOD	EDGE OF DRIVE	PVMT	PAVEMENT	UTILITY	
EOP	EDGE OF PAVEMENT	RCP	REINFORCED CONC. PIPE	VCP	
EMH	ELECTRICAL MANHOLE	RH	RETAINING HEIGHT	WF	VITRIFIED CLAY PIPE
EX	EXISTING	R/W	RIGHT OF WAY	WIF	WEST FACE
FCR	FENCE CORNER	RW	RETAINING WALL	WM	WROUGHT IRON FENCE
FG	FINISHED GRADE	SD	STORM DRAIN	WM	WATER METER
FL	FLOW LINE	STLT	STREET LIGHT	WV	WATER VALVE
FF	FINISHED FLOOR	S.F.	SQUARE FEET	WVL	WATER VAULT
FH	FIRE HYDRANT	SS	SEWER	VG	VALLEY GUTTER
FS	FINISHED SURFACE	SMH	SEWER MANHOLE	VL	VALVE
GB	GRADE BREAK	SWLK	SIDEWALK	YD	YARD/AREA DRAIN
GFF	GARAGE FINISH FLOOR	TA	TREE AREA		
GM	GAS METER	TB	TOP OF BULKHEAD		
GP	GENERAL PARKING	TBS	TOP OF BOTTOM STEP		
GW	GUY WIRE	TC	TOP OF CURB		
H	HEIGHT				

LEGEND

-----	EX. PROPERTY LINE
-----	EX. RIGHT OF WAY LINE
-----	PROP. EASEMENT/SETBACK
-----	EX. EASEMENT/LOTLINE
DW	PROP. DOMESTIC WATER (PRIVATE)
SS	PROP. SANITARY SEWER (PRIVATE)
-----	PROP. STORM DRAIN (PRIVATE)
(DW)	EX. STORM DRAIN
-----	EX. DOMESTIC WATER
(SS)	EX. SANITARY SEWER
(G)	EX. GAS
(T)	EX. UNDERGROUND TELECOMMUNICATIONS
OH-E	EX. OVERHEAD ELECTRICAL
	DIRECTION OF FLOW

NOTE:

1. ONSITE DOMESTIC & FIRE WATER WILL BE PRIVATE SYSTEMS
2. ONSITE SANITARY SEWER WILL BE A PRIVATE SYSTEM
3. ONSITE STORM DRAIN WILL BE A PRIVATE SYSTEM
4. THE ON-SITE WATER METERS SHALL BE OWNED BY THE CITY OF NEWPORT BEACH. APPLICANT SHALL PROVIDE AN EASEMENT OVER THE PRIVATE STREETS TO THE CITY OF NEWPORT BEACH FOR THE PURPOSES OF ACCESS AND MAINTENANCE OF THE CITY OWNED WATER METERS. FINAL LAYOUT OF THE EASEMENT SHALL BE REVIEWED AND APPROVED BY THE PUBLIC WORKS AND UTILITIES DEPARTMENTS.



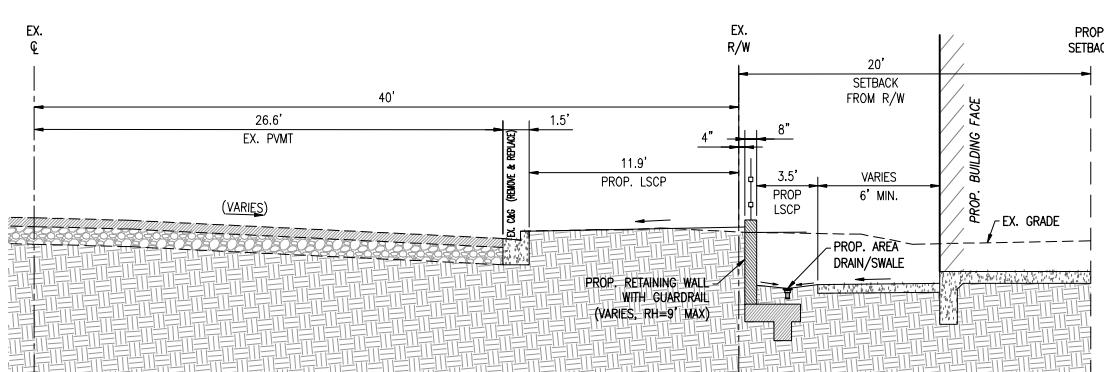
1" = 30'
0 15 30 60

PREPARED BY:
C&V
 CONSULTING, INC.
 CIVIL ENGINEERING
 LAND PLANNING & SURVEYING
 6830 IRVINE CENTER DRIVE
 IRVINE, CALIFORNIA 92618
 (949) 916-3800
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 WWW.CVC-INC.NET

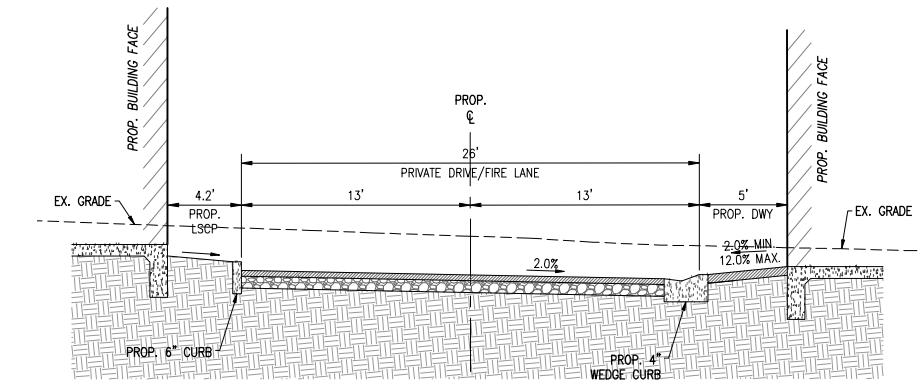
PREPARED FOR:
Shea Homes
 SHEA HOMES LIMITED
 PARTNERSHIP
 121 MICHELSON DRIVE, SUITE 150
 IRVINE, CA 92612
 (949) 258-7540

CITY OF NEWPORT BEACH
 DEPARTMENT OF PLANNING
 PROJECT NO.
 SHEA-010

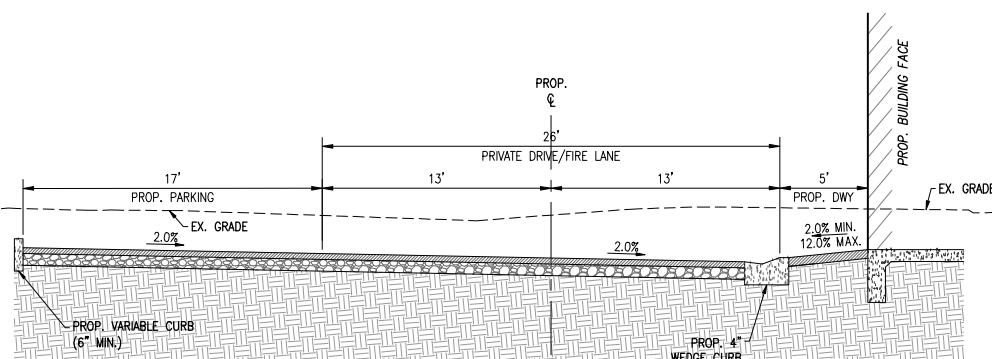
VESTING TENTATIVE TRACT MAP NO. 19427
 PRELIMINARY UTILITY PLAN
 601 DOVER DRIVE
 NEWPORT BEACH, CALIFORNIA 92663
 SHEET 4 OF 7
 146



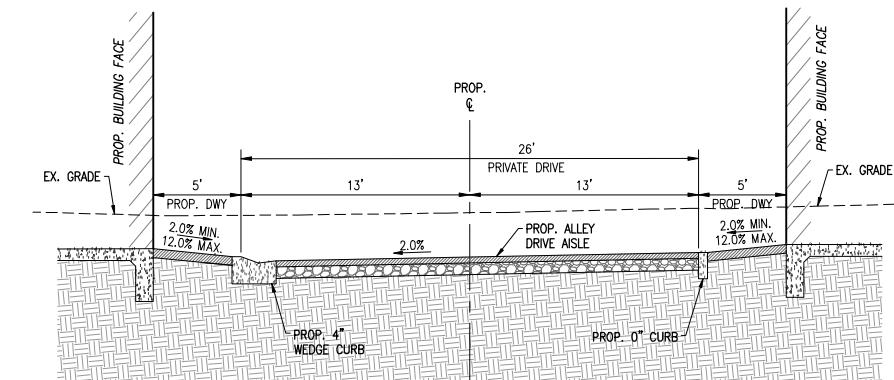
SECTION A-A
EXISTING CLIFF DRIVE FRONTAGE
N.T.S.



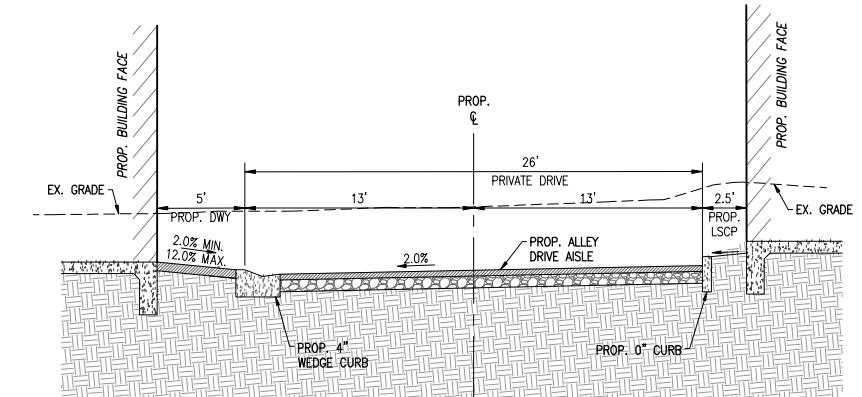
SECTION B-B
TYP. 26' MAIN DRIVE AISLE
N.T.S.



SECTION C-C
TYP. 26' MAIN DRIVE AISLE W/ PARKING
N.T.S.

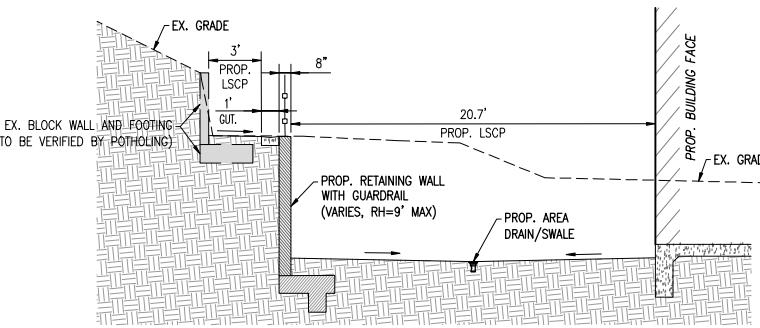


SECTION D-D
26' ALLEY DRIVE AISLE
NTS

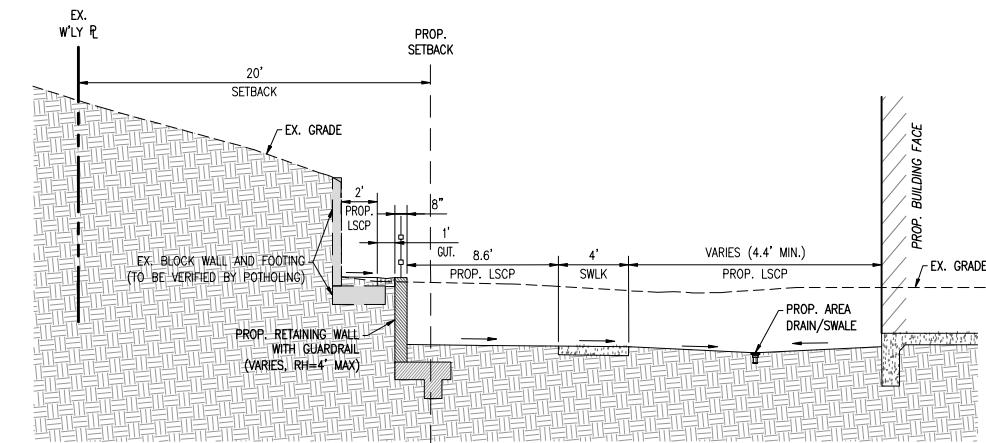


SECTION E-E
26' ALLEY DRIVE AISLE (SINGLE DWY)

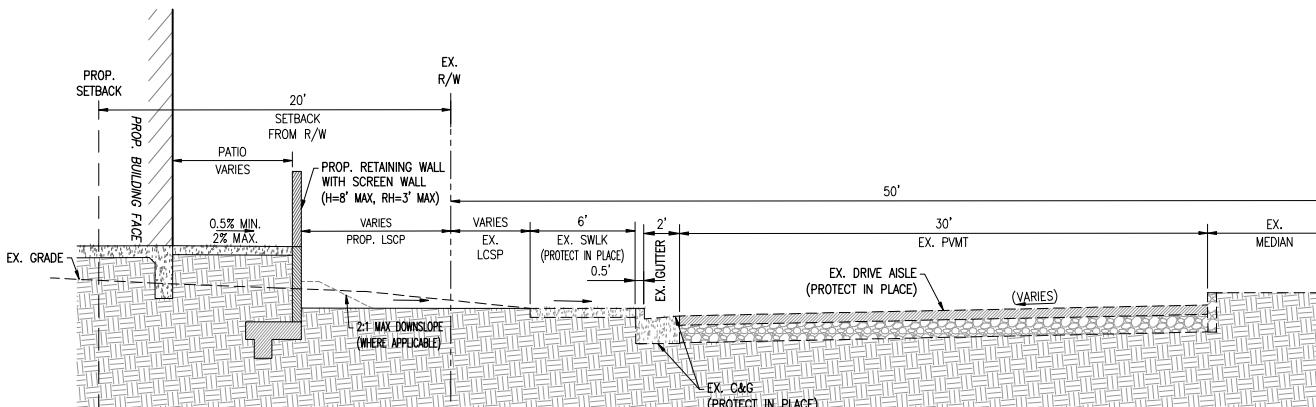
PREPARED BY:	PREPARED FOR:	CITY OF NEWPORT BEACH DEPARTMENT OF PLANNING	PROJECT NO. SHEA-010
 C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING <small>9830 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618 (949) 258-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET</small>	 Shea HOMES	SHEA HOMES LIMITED PARTNERSHIP 121 MICHELSON DRIVE, SUITE 150 IRVINE, CA 92612 (949) 258-7540	SHEET 5 <small>OF</small> 7
		VESTING TENTATIVE TRACT MAP NO. 19427 PRELIMINARY SECTIONS 601 DOVER DRIVE NEWPORT BEACH, CALIFORNIA 92663	<small>MAP SHEET 1 OF 20 SHEETS DRAWN BY: JEFFREY A. KELLY DATE: 1/26/2023 FOR: SHEA HOMES LTD PARTNERSHIP</small>



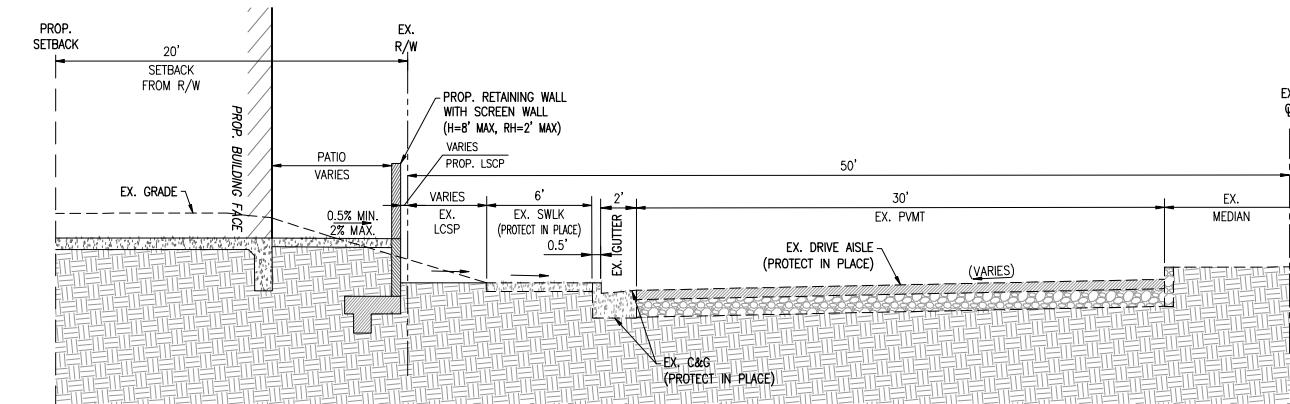
SECTION F-F
PROP. WALL ALONG W'LW PL
N.T.S.



SECTION G-G
PROP. WALL ALONG W'LW PL
N.T.S.



SECTION H-H
EXISTING DOVER DRIVE FRONTAGE
N.T.S.



SECTION J-J
EXISTING DOVER DRIVE FRONTAGE
N.T.S.

PREPARED BY:	PREPARED FOR:
 <p>C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING</p>	<p>9830 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618 (949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET</p>



SHEA HOMES LIMITED
PARTNERSHIP
121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
(949) 258-7540

CITY OF NEWPORT BEACH
DEPARTMENT OF PLANNING
VESTING TENTATIVE TRACT MAP NO. 19427
PRELIMINARY SECTIONS
601 DOVER DRIVE
NEWPORT BEACH, CALIFORNIA 92663

PROJECT NO.
SHEA-010
SHEET
6
OF
7
148
PAN SEE: 105-PSM
12/2/2020
BY: AC: N/A
PAN: 105-PSM
12/2/2020
BY: AC: N/A

VESTING TENTATIVE TRACT MAP No. 19427

FOR CONDOMINIUM PURPOSES
CITY OF NEWPORT BEACH, COUNTY OF ORANGE
STATE OF CALIFORNIA



VESTED OWNER:
DOVER DRIVE I, LLC, A DELAWARE LIMITED LIABILITY COMPANY

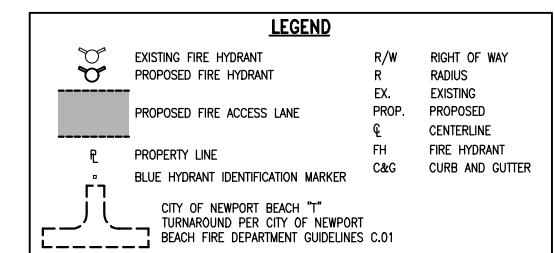
SUBDIVIDER:
SHEA HOMES
2 ADA, SUITE 200 IRVINE, CA 92618
PHONE: (949) 244-7172
CONTACT: EMILIE SIMARD

ADDRESS:
601 DOVER DRIVE, NEWPORT BEACH CA 92663

TAX ASSESSOR'S PARCEL NO.:
APN: 049-271-30

ABBREVIATIONS:

AC/A.C.	ASPHALTIC CONCRETE	HP	HIGH POINT	TCB	TOP OF CATCH BASIN
AB	AGGREGATE BASE COURSE	INV	INVERT	TE	TRASH ENCLOSURE
ASPH	ASPHALT	LIP	LIP OF CURB	TFP	ELECT. TRANSFORMER PAD
AP	ANGLE POINT	LP	LIGHT POLE/LOW POINT	TG	TOP OF GRATED INLET
BC	BUILDING CORNER	LT	LIGHT STANDARD	TMH	TELEPHONE MANHOLE
BGN	BEGIN	LSCP	LANDSCAPE	TOP	TOP OF PIPE
BW	BACK OF SIDEWALK	M	METER PEDESTAL	TOE	TOE OF SLOPE
CB	CATCH BASIN	MH	MANHOLE	TL	TRAFFIC LIGHT
CONC	CONCRETE	MS	MOW STRIP	TR	TREE WELL W/ TREE
CF	CURB FACE	NG	NATURAL GROUND	TRD	TREE-DECIDUOUS
CI	CAST IRON PIPE	OH	OVERHEAD WIRES	TRF	TREE-FRUIT
CLF	CHAIN LINK FENCE	PA	PLANTING AREA	TS	TRAFFIC SIGNAL
CO	CLEANOUT	PB	PORTLAND CEMENT CONCRETE	TSB	TRAFFIC SIGNAL BOX
DI	DROP INLET	PWKY	PULL BOX	TSF	TOP OF STEEL FENCE
DRWY	DRIVEWAY	PLB	PARKWAY	TSW	TOP OF SCREEN WALL
E	ELECTRICAL	P	PLANTER BOX	TTS	TOP OF TOP STEP
EF	EAST FACE	POC/P.O.C.	POINT OF CONNECTION	TW	TOP OF WALL
EG	EXISTING GRADE	PP	POWER POLE	TYP	TYPICAL
EOC	EDGE OF CONCRETE	PROP/PROP.	PROPOSED	UB	UTILITY BOX
EOD	EDGE OF DRIVE	PMT	PAVEMENT	UCB	UTILITY CONTROL BOX
EOP	EDGE OF PAVEMENT	RCP	REINFORCED CONC. PIPE	UT	UTILITY
EMH	ELECTRICAL MANHOLE	RH	RETAINING HEIGHT	VCP	VITRIFIED CLAY PIPE
EX	EXISTING	R/W	RIGHT OF WAY	VALVE	WEST FACE
FCR	FENCE CORNER	RW	RETAINING WALL	WF	WROUGHT IRON FENCE
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GB	GRADE BREAK	SWLK	SIDEWALK	YLT	YARD/AREA DRAIN
GFF	GARAGE FINISH FLOOR	TA	TREE AREA		
CM	CAS. METER	TB	TOP OF BULKHEAD		
GP	GENERAL PARKING	TBS	TOP OF BOTTOM STEP		
GW	GUY WIRE	TC	TOP OF CURB		
H	HEIGHT				



1" = 30'
0 15 30 60

NOTE:

1. ON-SITE DOMESTIC & FIRE WATER WILL BE PRIVATE SYSTEMS
2. THE ON-SITE WATER METERS SHALL BE OWNED BY THE CITY OF NEWPORT BEACH. APPLICANT SHALL PROVIDE AN EASEMENT OVER THE PRIVATE STREETS TO THE CITY OF NEWPORT BEACH FOR THE PURPOSES OF ACCESS AND MAINTENANCE OF THE CITY OWNED WATER METERS. FINAL LAYOUT OF THE EASEMENT SHALL BE REVIEWED AND APPROVED BY THE PUBLIC WORKS AND UTILITIES DEPARTMENTS.

PREPARED BY:

C&V
CONSULTING, INC.
CIVIL ENGINEERING
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9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
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PREPARED FOR:

Shea
HOMES
SHEA HOMES LIMITED
PARTNERSHIP
121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
(949) 258-7540

CITY OF NEWPORT BEACH
DEPARTMENT OF PLANNING

PROJECT NO.
SHEA-010

VESTING TENTATIVE TRACT MAP NO. 19427
PRELIMINARY FIRE ACCESS &
HYDRANT LOCATION PLAN
601 DOVER DRIVE
NEWPORT BEACH, CALIFORNIA 92663

SHEET
7
OF

149
7
PAN SEE: 05-PSM
128/2/2020
PAN SEE: 05-PSM
128/2/2020
PAN SEE: 05-PSM
128/2/2020
PAN SEE: 05-PSM
128/2/2020



NOTE:

1. FRONT SETBACKS ALONG DOVER AND CLIFF ARE MEASURED FROM THE PROPERTY LINE TO THE PROPOSED BUILDING's "FINISHED FACE".
 2. SIDE AND REAR SETBACKS ARE MEASURED FROM THE PROPERTY LINE.



1" = 20'

PROPOSED SETBACK EXHIBIT
33 UNITS
601 DOVER DRIVE
CITY OF NEWPORT BEACH, CA



DATE SIGNED: 10/3/25
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PROJECT:
Dover 33
Site Lighting Plan

NOT FOR BID OR CONSTRUCTION
DEVELOPER:
C&V, Inc.

ARCHITECT:
Woodley Architectural Group

LOCATION:
601 Dover Drive
City of Newport Beach
CA

REVISIONS		
NO.	DATE	DESCRIPTION

SHEET NAME:
SITE LIGHTING PLAN

PROJECT NUMBER:
66845

ENGINEER:
DRAFTER:

SHEET NUMBER:

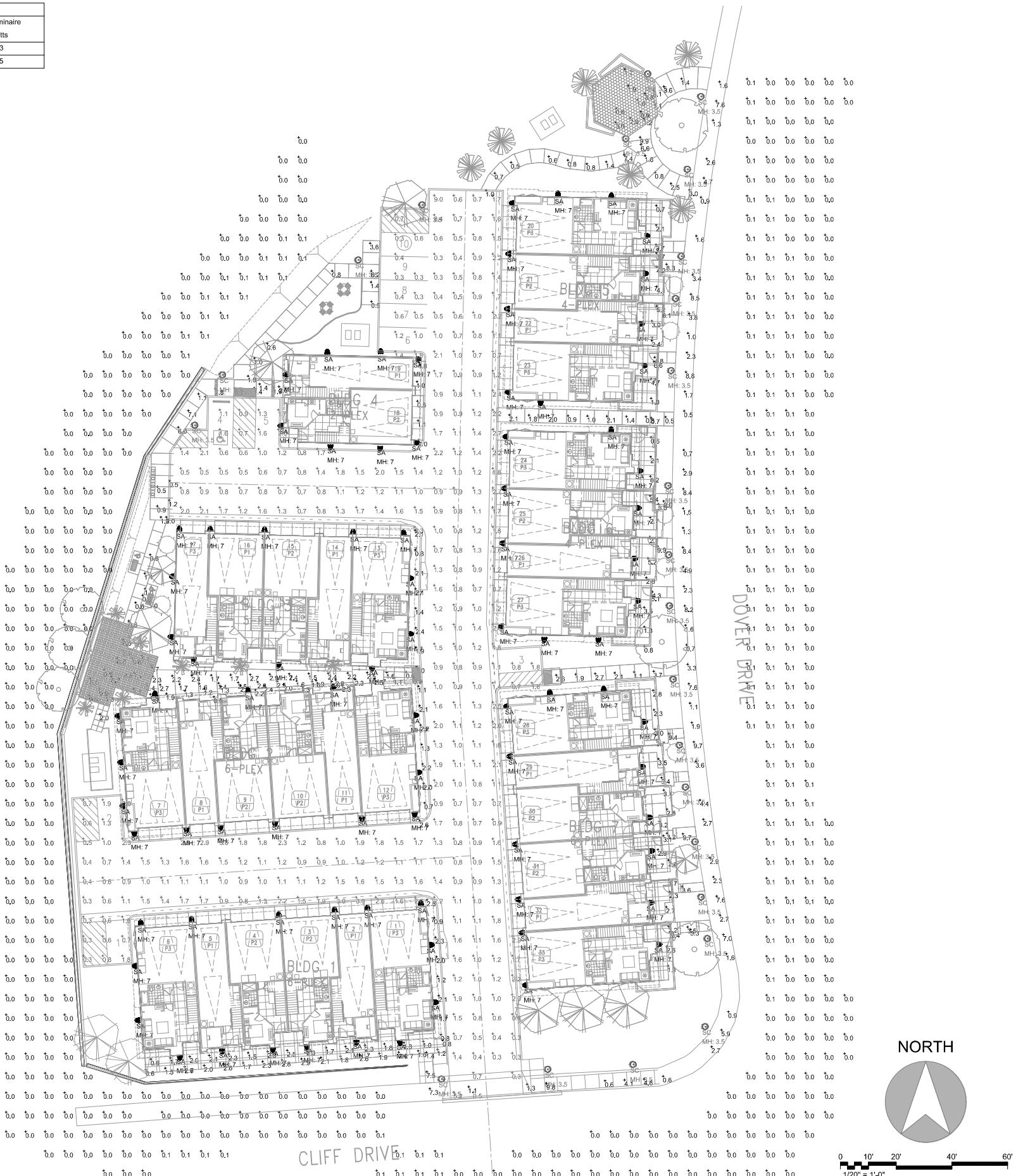
E-151-1

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts
	86	SA	Single	RL-L18_0-ZE700-UNIV—40K	LED Wall Light	0.850	1927	23.3
	24	SC	Single	MRB-LED-25L-ACR-S-30	LED Bollard Light	0.850	2487	30.5

Calculation Summary						
Label	CalcType	Avg	Max	Min	Avg/Min	Max/Min
Driveway Area	Illuminance	1.26	9.0	0.3	4.20	30.00
Walkway #1	Illuminance	1.83	3.6	0.5	3.66	7.20
Walkway #10	Illuminance	2.20	7.4	0.5	4.40	14.80
Walkway #11	Illuminance	2.79	9.9	0.8	3.49	12.38
Walkway #12	Illuminance	2.50	6.1	0.6	4.17	10.17
Walkway #14	Illuminance	3.98	9.9	0.6	6.63	16.50
Walkway #15	Illuminance	1.75	2.6	0.7	2.50	3.71
Walkway #16	Illuminance	1.30	2.0	0.6	2.17	3.33
Walkway #17	Illuminance	1.69	2.5	0.8	2.11	3.13
Walkway #18	Illuminance	3.72	9.8	0.5	7.44	19.60
Walkway #2	Illuminance	2.61	7.8	0.5	5.22	15.60
Walkway #3	Illuminance	0.96	2.0	0.5	1.92	4.00
Walkway #4	Illuminance	1.03	2.4	0.5	2.06	4.80
Walkway #5	Illuminance	1.96	2.9	0.5	3.92	5.80
Walkway #6	Illuminance	1.93	2.9	0.6	3.22	4.83
Walkway #7	Illuminance	3.46	9.7	1.1	3.15	8.82
Walkway #8	Illuminance	2.35	3.7	1.1	2.14	3.36
Walkway #9	Illuminance	1.40	2.1	0.5	2.80	4.20
Zone Property Line Area	Illuminance	0.02	0.1	0.0	N.A.	N.A.

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CONSULTING GROUP

PROJECT:
Dover 33
Site Lighting Plan

**NOT FOR BID OR
CONSTRUCTION**

DEVELOPER:
C&V, Inc.

ARCHITECT:
Woodley Architectural Group

LOCATION:
601 Dover Drive
City of Newport Beach
CA

REVISIONS

SHEET NAME: _____

PROJECT NUMBER:
66845

ENGINEER:
DRAFTER:

SHEET NUMBER:

וְעַמְּקָמָה בְּרִית / / /