

# **Attachment No. PC 5**

Project Plans

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|       |                                     |
|-------|-------------------------------------|
| A0.1  | COVER SHEET                         |
| A0.2  | SITE PLAN                           |
| A1.1  | PLAN ONE   ALL FLOORS               |
| A1.2  | PLAN TWO   ALL FLOORS               |
| A1.3  | PLAN THREE   ALL FLOORS             |
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| A1.5  | 4-UNIT BUILDING   FLOOR TWO         |
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| A1.7  | 4-UNIT FRONT ELEVATION              |
| A1.8  | 4-UNIT REAR ELEVATION               |
| A1.9  | 4-UNIT LEFT AND RIGHT ELEVATIONS    |
| A1.10 | 5-UNIT BUILDING   FLOOR ONE         |
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| A1.28 | 6-UNIT BUILDING   FRONT PERSPECTIVE |
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|       |   |
|-------|---|
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| L-2   | SCHEMATIC LANDSCAPE PLAN                        |
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| L-5   | WASTE MANAGEMENT PLAN                           |
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| L-8   | SECTION AA- NEIGHBORING SIGHT LINES             |
| L-9   | SECTION BB- NEIGHBORING SIGHT LINES             |
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| L-11  | SHRUB & GROUND COVER PALETTE                    |
| L-12  | RENDERING VIEW A                                |
| L-13  | RENDERING VIEW B                                |
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| L-15  | RENDERING VIEW D                                |
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| C-2   | PRELIMINARY SITE PLAN                           |
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| C-4   | PRELIMINARY UTILITY PLAN                        |
| C-5   | PRELIMINARY SECTIONS                            |
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| C-7   | PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN |
| C-8   | PROPOSED SET BACK EX-HIBIT                      |
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| E-1.1 | SITE LIGHTING PLAN                              |
| E-1.2 | PHOTOMETRIC SITE PLAN                           |
| E-1.3 | LIGHTING SPECIFICATIONS                         |
| E-1.4 | TITLE 24 LTO OUTDOOR FORMS                      |





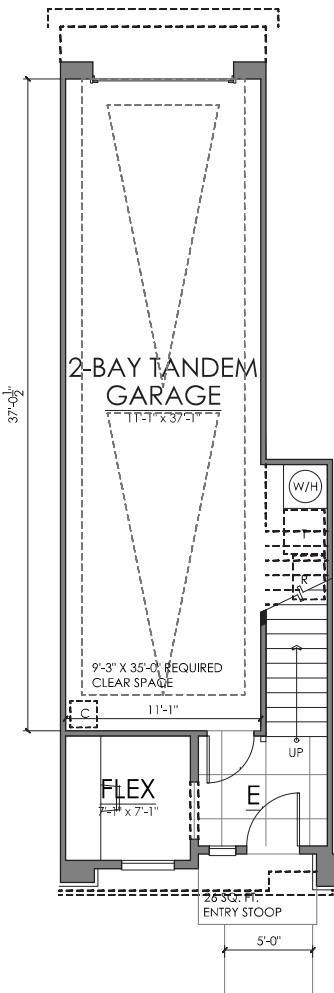
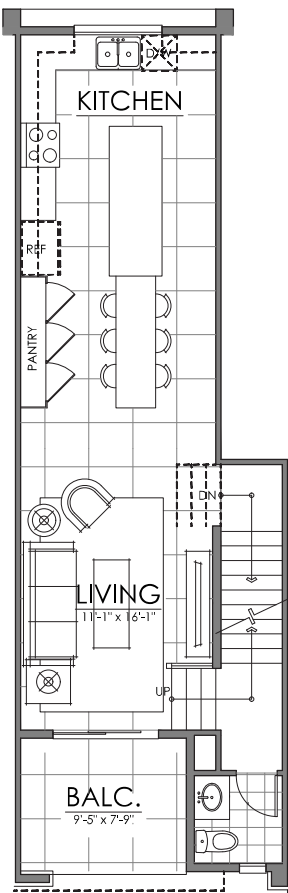
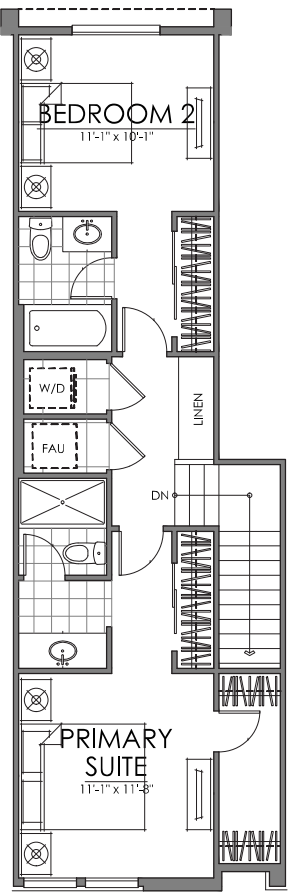
**SITE DATA**  
33 UNITS - 10% ADAPTABLE  
3.3 REQUIRED - 4 PROVIDED

| ROWTOWNS         |    |  |
|------------------|----|--|
| PLAN 1           | 11 |  |
| PLAN 2           | 11 |  |
| PLAN 3 STANDARD  | 7  |  |
| PLAN 3 ADAPTABLE | 4  |  |

**TOTAL UNITS** 33

| PARKING             |           |  |
|---------------------|-----------|--|
| GARAGE SPACES       | 66        |  |
| ADA PARKING         | 1         |  |
| STREET SPACES       | 9         |  |
| <b>TOTAL SPACES</b> | <b>76</b> |  |





|                     |                     |
|---------------------|---------------------|
| <b>PLAN 1</b>       |                     |
| FIRST FLOOR         | 178 SQ. FT.         |
| SECOND FLOOR        | 575 SQ. FT.         |
| THIRD FLOOR         | 602 SQ. FT.         |
| <b>TOTAL LIVING</b> | <b>1355 SQ. FT.</b> |
| BALCONY             | 73 SQ. FT.          |

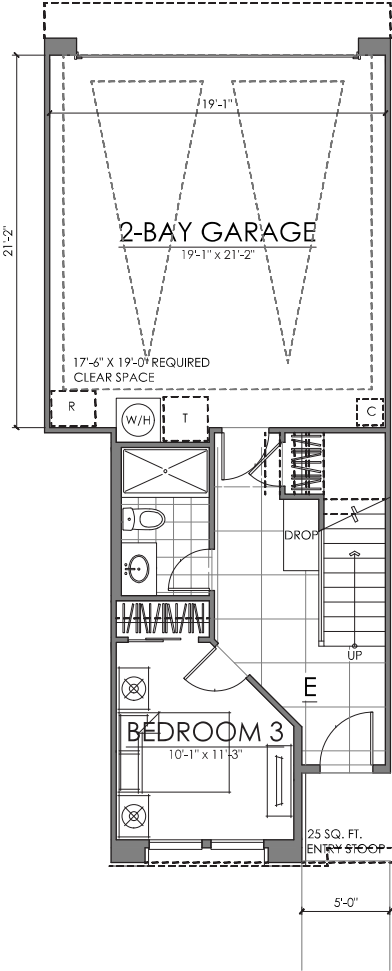
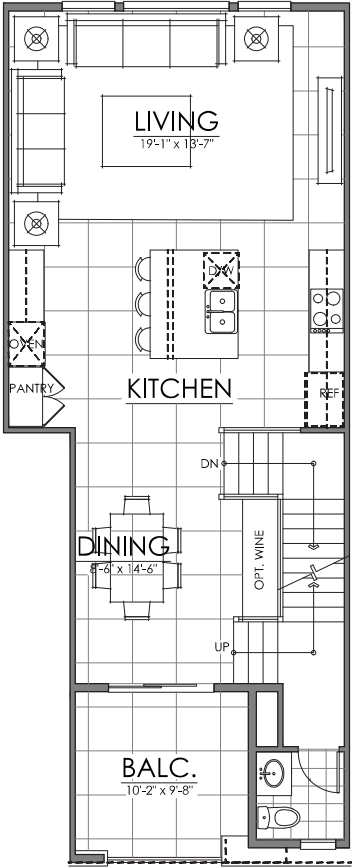
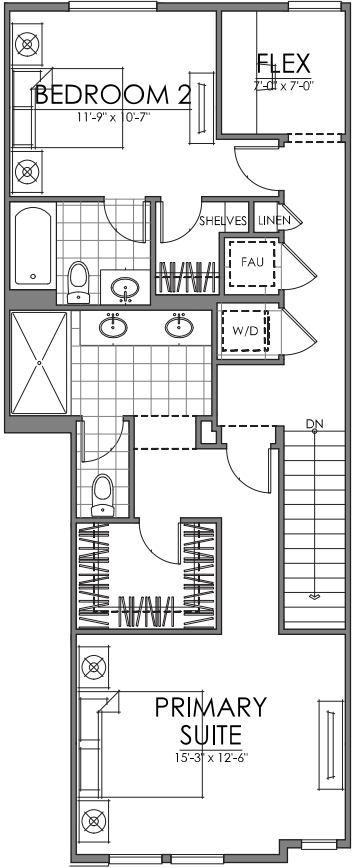
PLAN ONE | ALL FLOORS  
DOVER DRIVE | SHEA HOMES  
NEWPORT BEACH, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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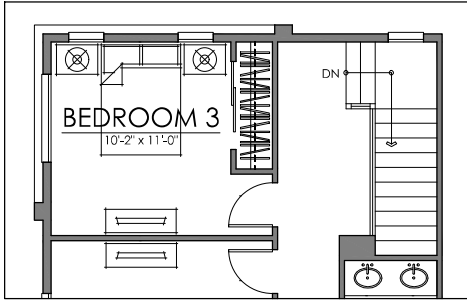


|                     |                     |
|---------------------|---------------------|
| <b>PLAN 2</b>       |                     |
| FIRST FLOOR         | 353 SQ. FT.         |
| SECOND FLOOR        | 765 SQ. FT.         |
| THIRD FLOOR         | 822 SQ. FT.         |
| <b>TOTAL LIVING</b> | <b>1940 SQ. FT.</b> |
| BALCONY             | 98 SQ. FT.          |

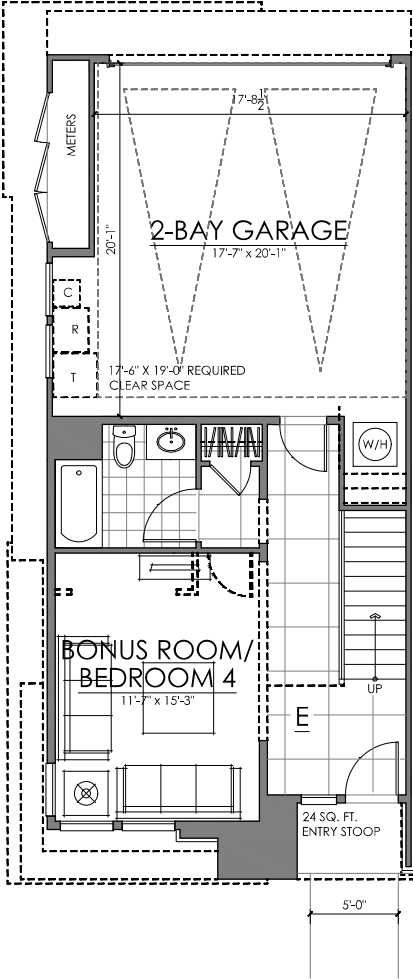
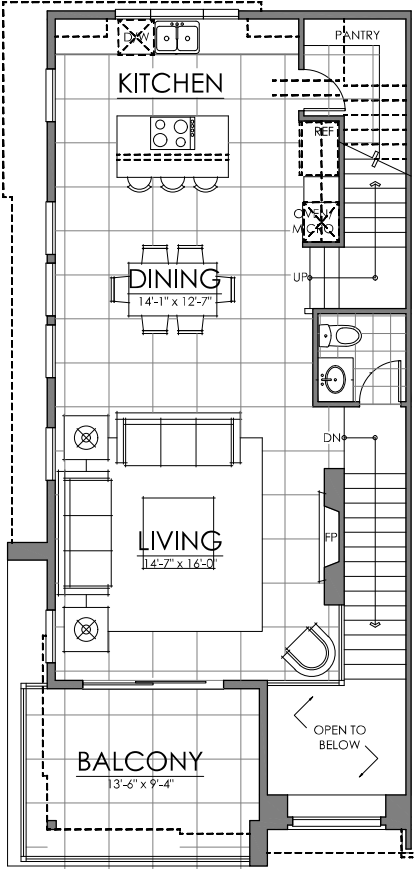
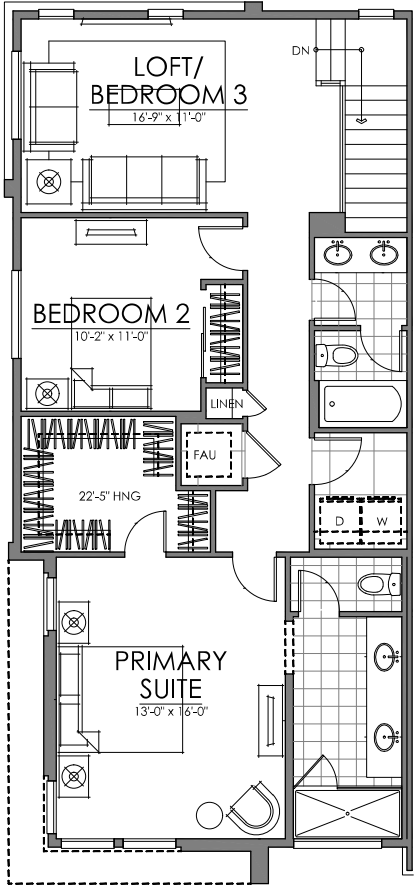
PLAN TWO | ALL FLOORS  
DOVER DRIVE | SHEA HOMES  
NEWPORT BEACH, CALIFORNIA

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OPTIONAL BEDROOM 3



**PLAN 3**

|                     |                     |
|---------------------|---------------------|
| FIRST FLOOR         | 475 SQ. FT.         |
| SECOND FLOOR        | 794 SQ. FT.         |
| THIRD FLOOR         | 978 SQ. FT.         |
| <b>TOTAL LIVING</b> | <b>2247 SQ. FT.</b> |
| BALCONY             | 136 SQ. FT.         |

PLAN THREE | ALL FLOORS  
**DOVER DRIVE | SHEA HOMES**  
NEWPORT BEACH, CALIFORNIA

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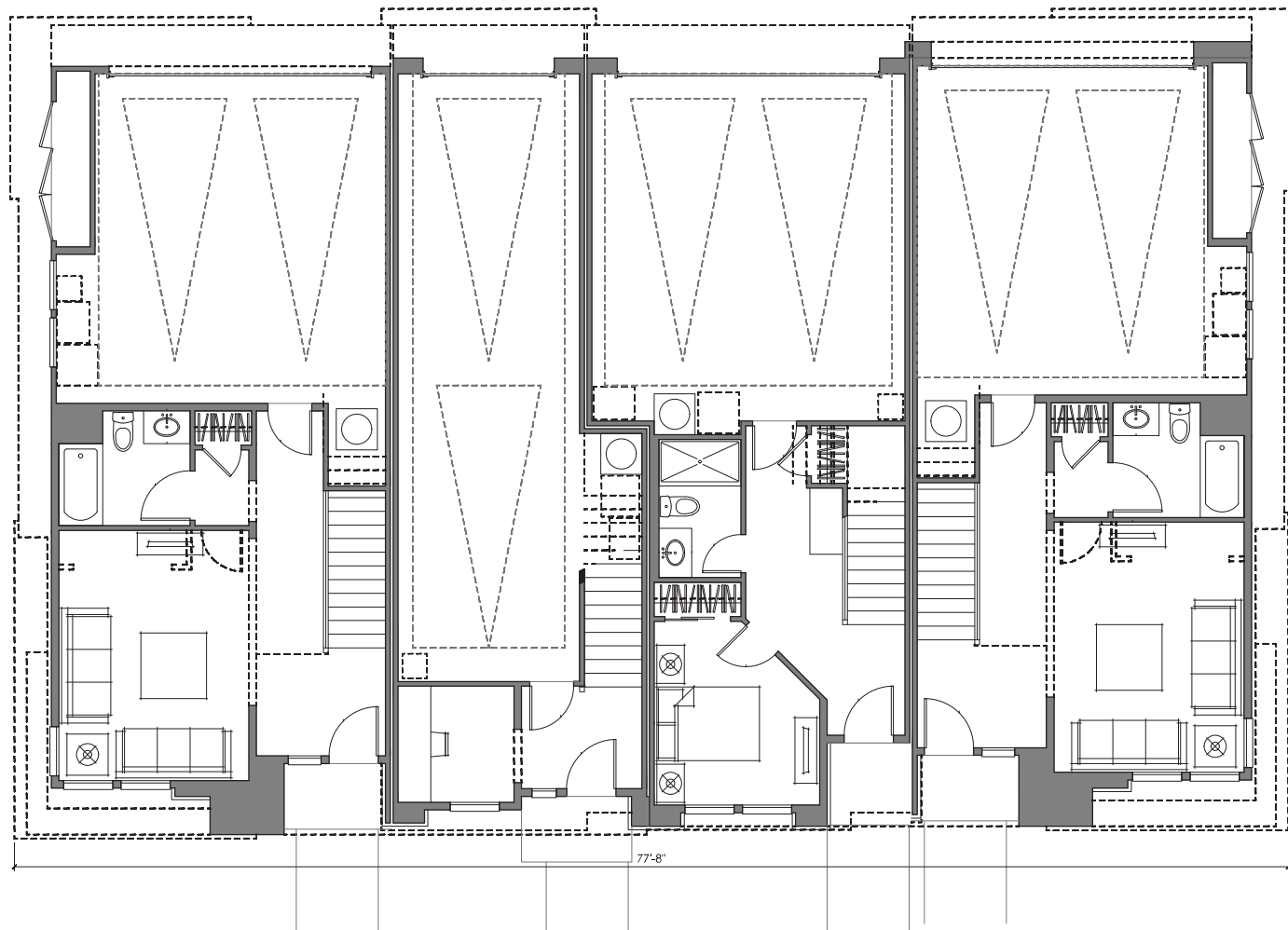
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PLAN 3

PLAN 1

PLAN 2

PLAN 3



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

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PLAN 3

PLAN 1

PLAN 2

PLAN 3



4-UNIT BUILDING | FLOOR TWO  
**DOVER DRIVE | SHEA HOMES**  
NEWPORT BEACH, CALIFORNIA

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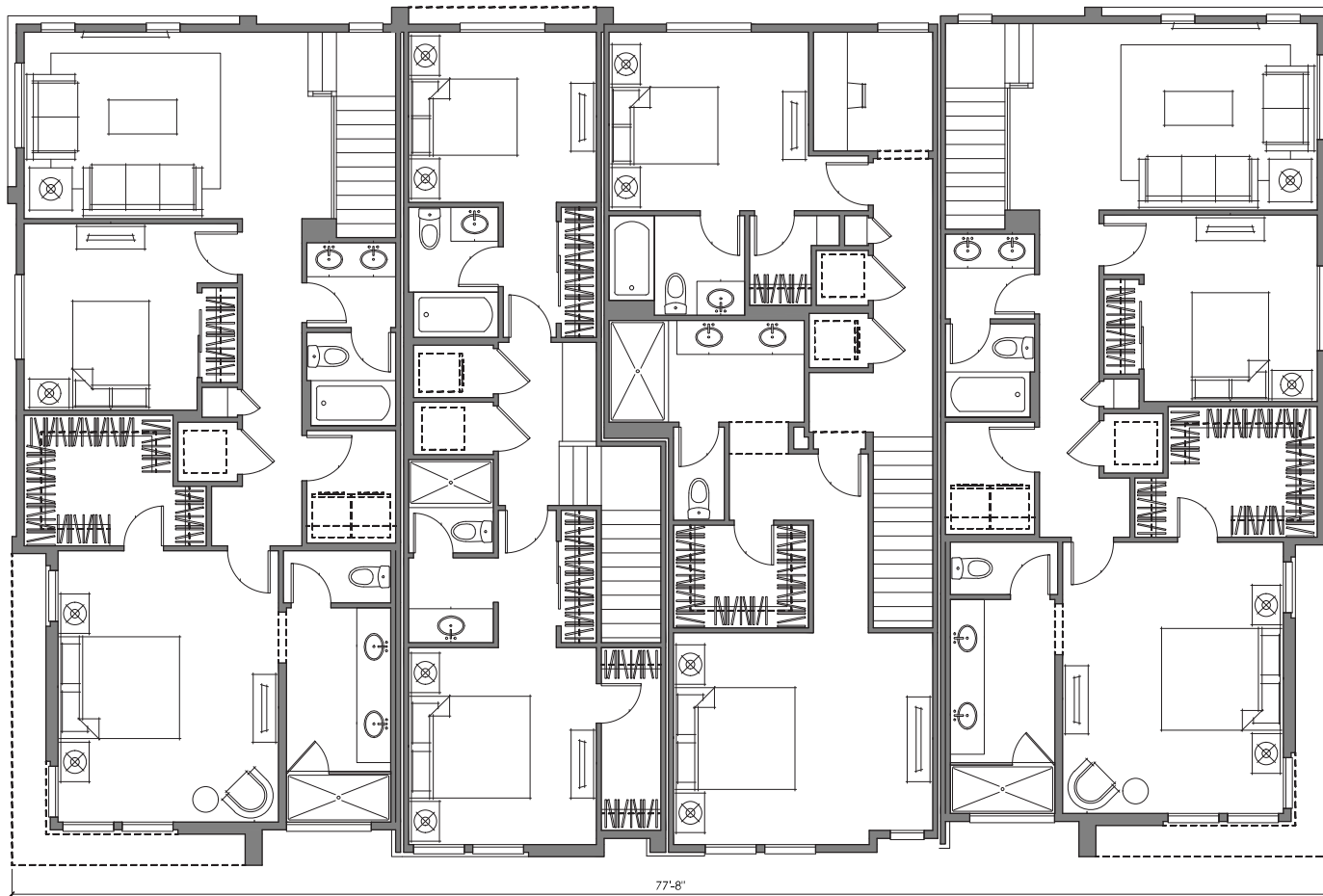
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PLAN 3

PLAN 1

PLAN 2

PLAN 3



77'-8"

4-UNIT BUILDING | FLOOR THREE  
**DOVER DRIVE | SHEA HOMES**  
NEWPORT BEACH, CALIFORNIA

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4-UNIT | FRONT ELEVATION  
**DOVER DRIVE | SHEA HOMES**  
 NEWPORT BEACH, CALIFORNIA

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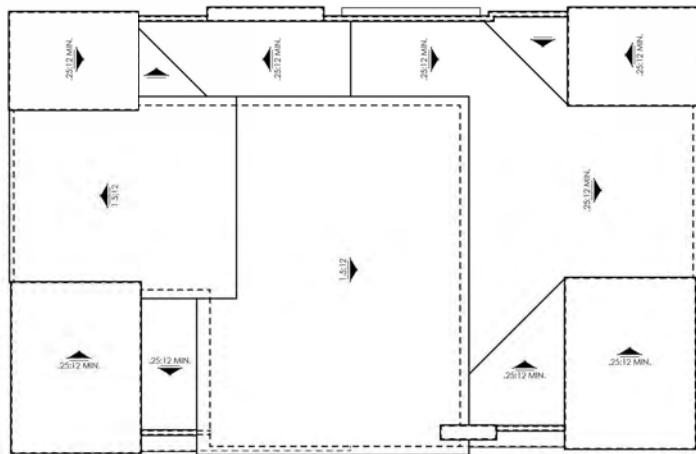
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4-UNIT | REAR ELEVATION  
**DOVER DRIVE | SHEA HOMES**  
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ROOF PLAN

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



LEFT ELEVATION

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



RIGHT ELEVATION

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

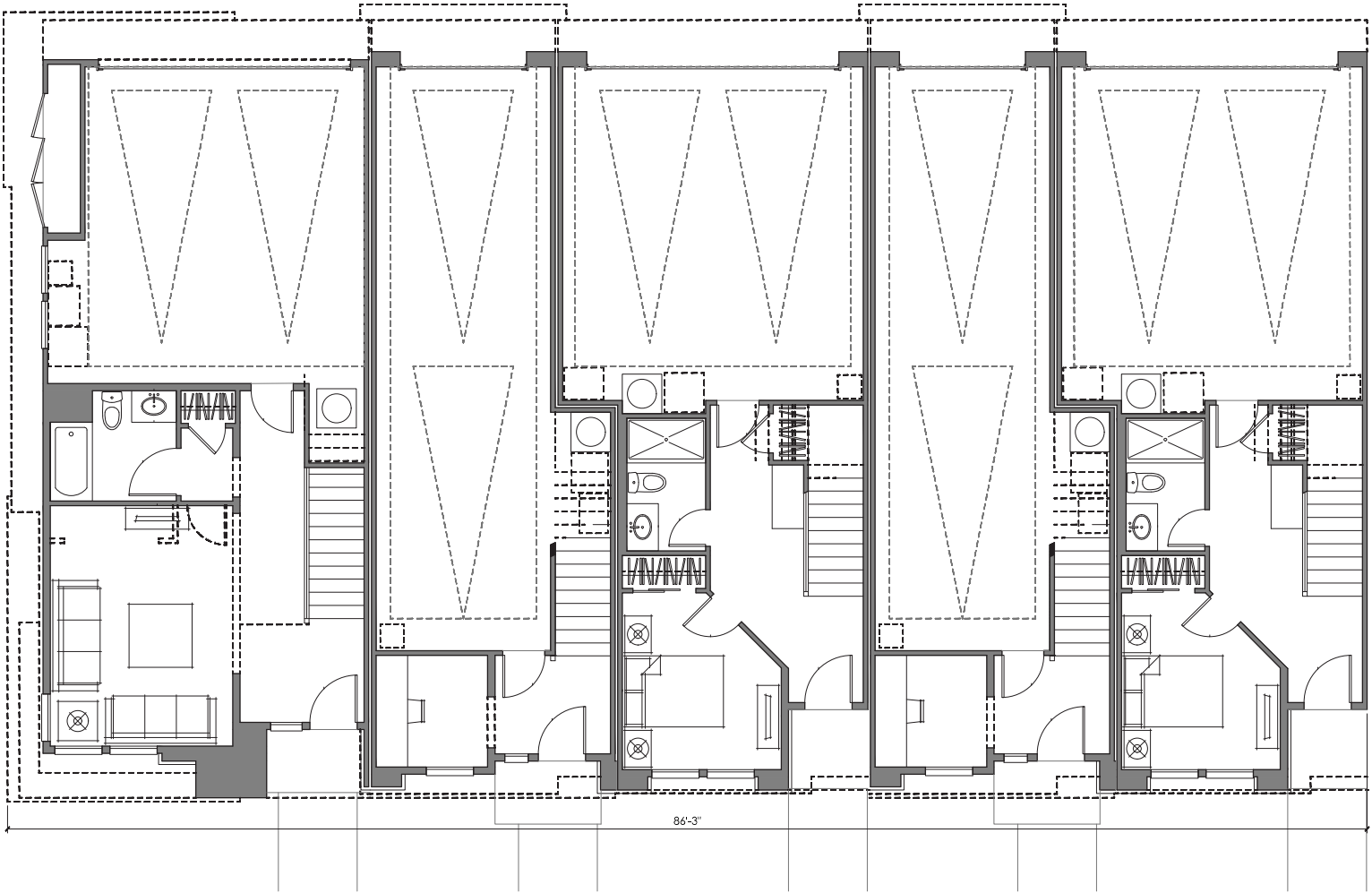
PLAN 3

PLAN 1

PLAN 2

PLAN 1

PLAN 2



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

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california // 2943 pullman st. suite 2  
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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  
NEWPORT BEACH, CALIFORNIA

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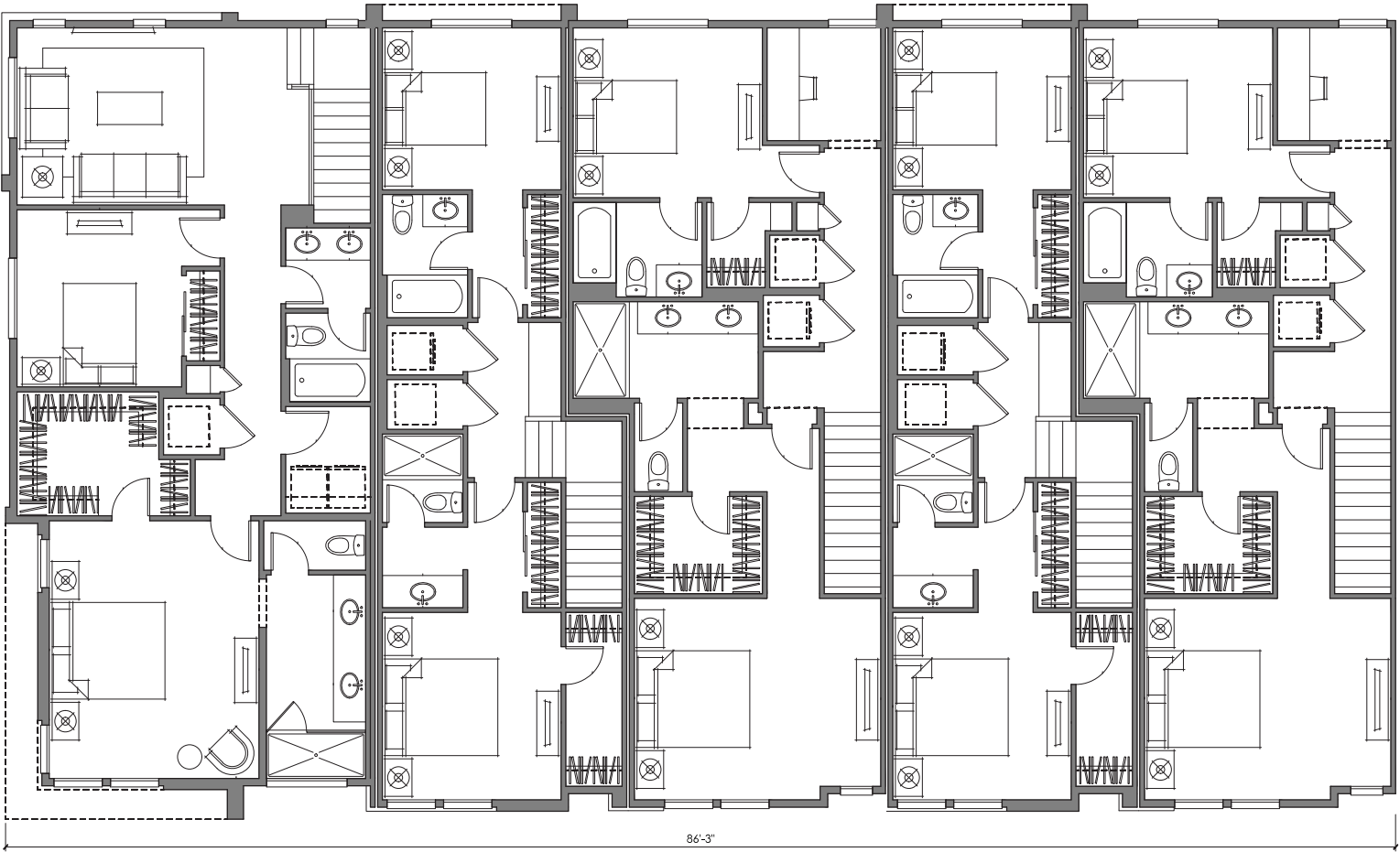
PLAN 3

PLAN 1

PLAN 2

PLAN 1

PLAN 2



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

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5-UNIT FRONT ELEVATION  
**DOVER DRIVE | SHEA HOMES**  
 NEWPORT BEACH, CALIFORNIA

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5-UNIT REAR ELEVATION  
**DOVER DRIVE | SHEA HOMES**  
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PLAN 3

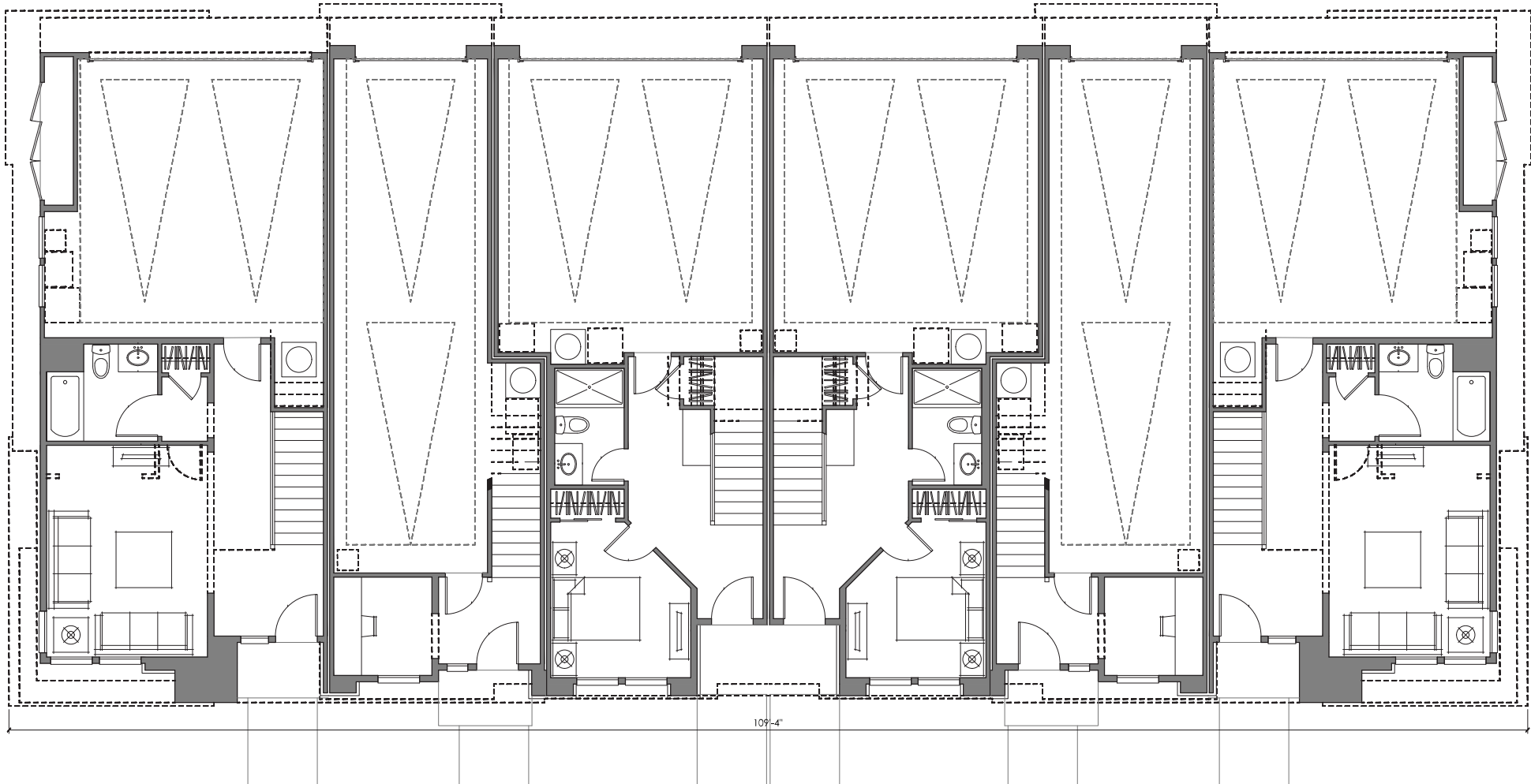
PLAN 1

PLAN 2

PLAN 1

PLAN 2

PLAN 3



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

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PLAN 3

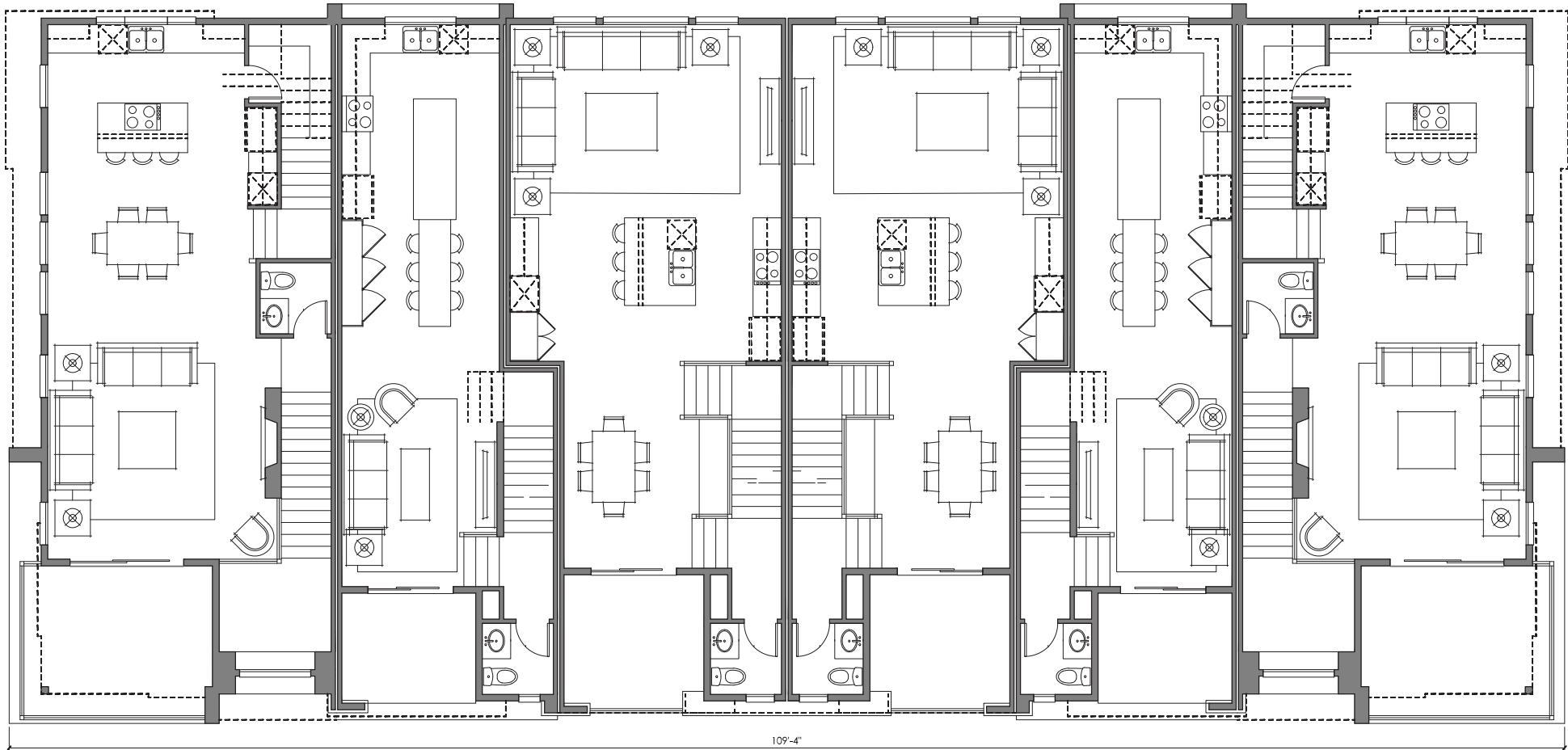
PLAN 1

PLAN 2

PLAN 1

PLAN 2

PLAN 3



109'-4"

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

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PLAN 3

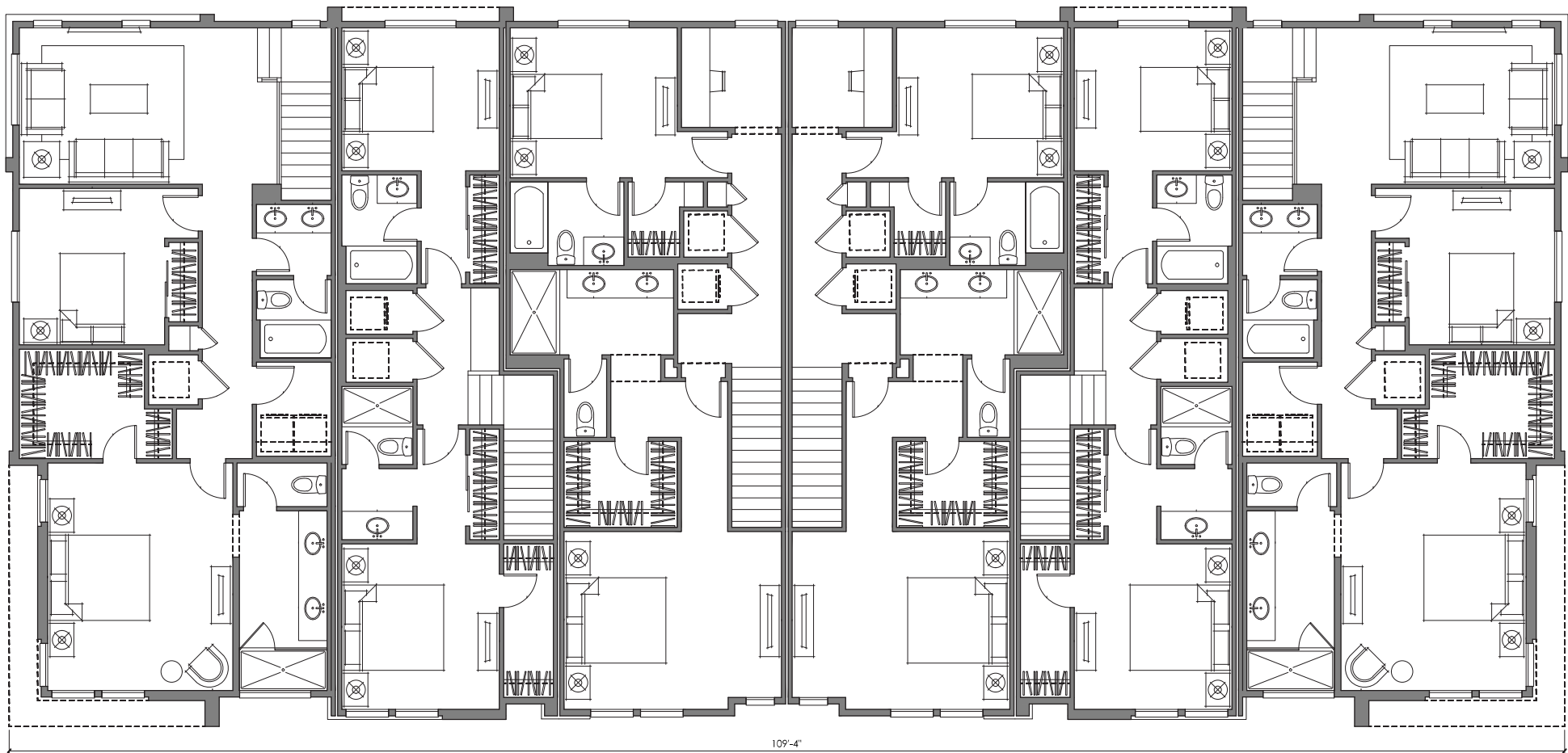
PLAN 1

PLAN 2

PLAN 1

PLAN 2

PLAN 3



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

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6-UNIT | FRONT ELEVATION  
**DOVER DRIVE | SHEA HOMES**  
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6-UNIT | REAR ELEVATION  
**DOVER DRIVE | SHEA HOMES**  
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LEFT ELEVATION

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



RIGHT ELEVATION

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

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6-UNIT | LEFT AND RIGHT ELEVATIONS

**DOVER DRIVE | SHEA HOMES**  
NEWPORT BEACH, CALIFORNIA

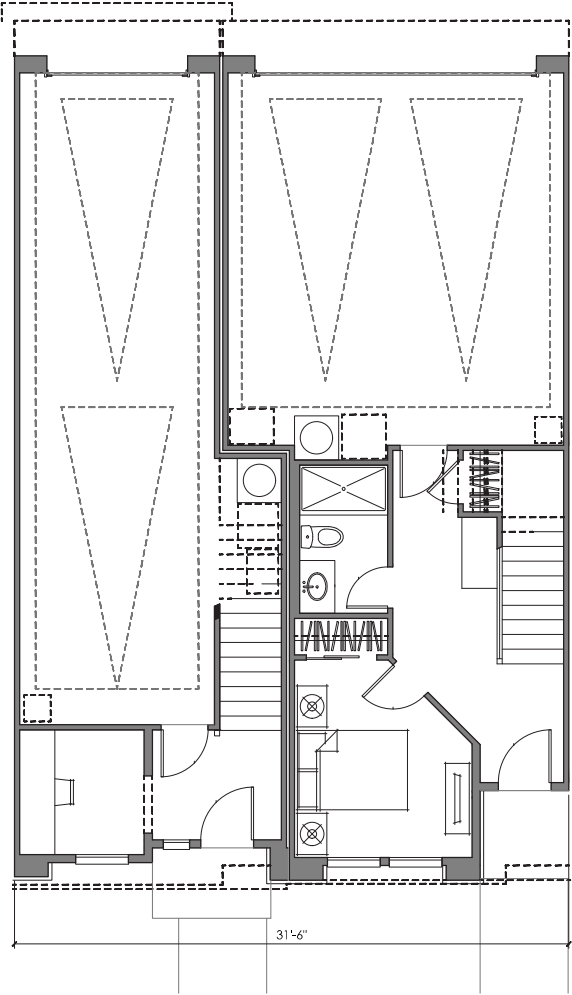
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PLAN 1

PLAN 2



12.10.2025

DUPLEX | FLOOR ONE  
DOVER DRIVE | SHEA HOMES  
NEWPORT BEACH, CALIFORNIA

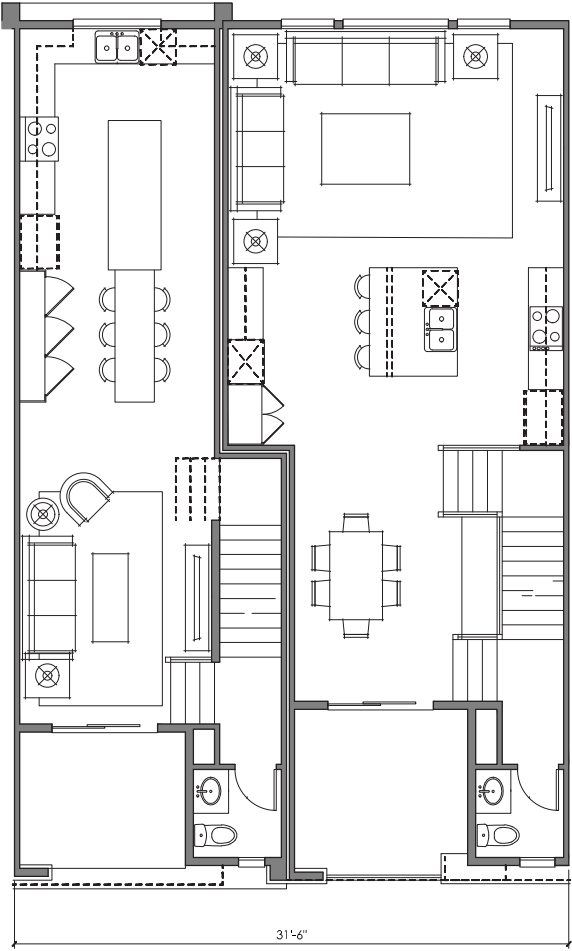
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PLAN 1

PLAN 2



DUPLEX | FLOOR TWO  
DOVER DRIVE | SHEA HOMES  
NEWPORT BEACH, CALIFORNIA

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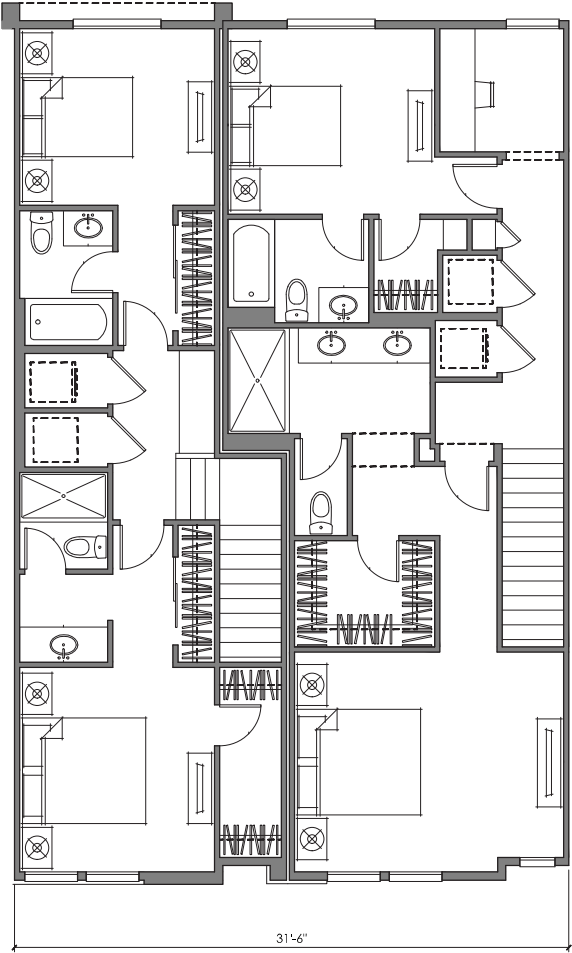
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PLAN 1

PLAN 2



12.10.2025

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**  
**NEWPORT BEACH, CALIFORNIA**

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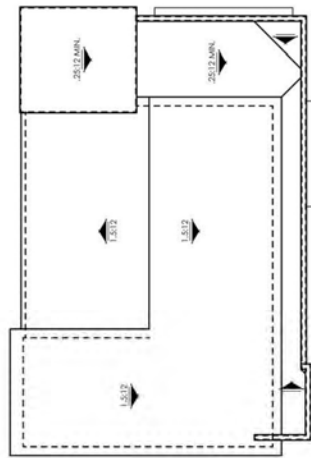


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DUPLEX | REAR ELEVATION  
**DOVER DRIVE | SHEA HOMES**  
NEWPORT BEACH, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS  
THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL ESTIMATING OR FINAL ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

SSC-2401



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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12.10.2025

6-UNIT BUILDING | FRONT PERSPECTIVE

**DOVER DRIVE | SHEA HOMES**  
**NEWPORT BEACH, CALIFORNIA**

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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SSC-2401

**A1.28**  
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**architectural**  
**group, inc**  
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 littleton, co 80120 / 303.683.7231  
 california // 2943 pullman st. suite 100  
 san joaquin, ca 95205 / 916.534.9112



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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SSC-2401

**A1.29**

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 california // 2943 pulman  
 san diego, ca 92105 / 949.522.3273





12.10.2025

6-UNIT BUILDING | REAR PERSPECTIVE

**DOVER DRIVE | SHEA HOMES**  
NEWPORT BEACH, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS  
THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. (SUGGESTED PLOTTING: 1/8"=1'-0" OR 1/4"=1'-0")

SSC-2401

**A1.30**  
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architectural  
group, inc  
colorado // 731 southpark dr. suite B  
littleton, co 80120 / 303.683.7231  
california // 2943 pulimapa  
san diego, ca 92105 / 619.524.1234



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 FACADE (1ST FLOOR)              | 328 SQ.FT. |
| GLAZING - (1ST FLOOR)                    | 99 SQ. FT. |
| GLAZING PERCENTAGE: 30.1 PERCENT GLAZING |            |

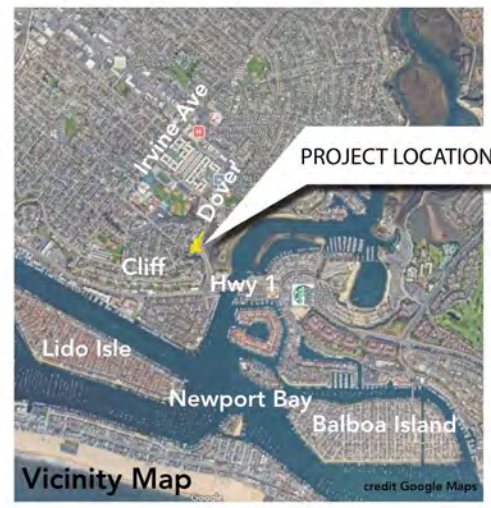
| GLAZING PERCENTAGE (TYP)                 |             |
|--|-------------|
| 4 UNIT BUILDING                          |             |
| BUILDING LENGTH                          | 77'-8"      |
| BUILDING FACADE (1ST FLOOR)              | 809 SQ.FT.  |
| GLAZING - (1ST FLOOR)                    | 239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

| GLAZING PERCENTAGE (TYP)                 |             |
|--|-------------|
| 5 UNIT BUILDING                          |             |
| BUILDING LENGTH                          | 86'-3"      |
| BUILDING FACADE (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 FACADE (1ST FLOOR)              | 1139 SQ.FT. |
| GLAZING - (1ST FLOOR)                    | 358 SQ. FT. |
| GLAZING PERCENTAGE: 31.4 PERCENT GLAZING |             |

GLAZING PERCENTAGE





PROJECT LOCATION



LIMITS OF PROJECT SITE



Aerial Photo of Site





### 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 mid-century-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.





**B** Courtyard Fence



**C** Courtyard Wall



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

**F** Ex. Retaining Wall



To receive surface treatments.

**T** Seatwall



CMU with finish to match architecture and precast cap.

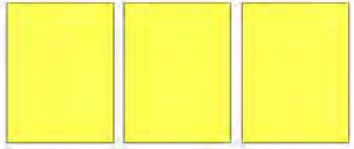
**Fence & Wall Legend**

- **(E)** EXISTING RETAINING WALL TO REMAIN, MINOR COSMETIC TREATMENT ON PROPERTY SIDE.
- **(C)** COURTYARD METAL VERTICAL SLAT FENCING BY QUICK SCREEN OR EQUIVALENT
- **(F)** SEATWALL AT FIREPIT LOUNGE
- **(W)** COURTYARD PATIO WALLS: STACKED BOND CMU WITH PAINTED FINISH
- **(R)** NEW RETAINING WALL
- \* COURTYARD GATE



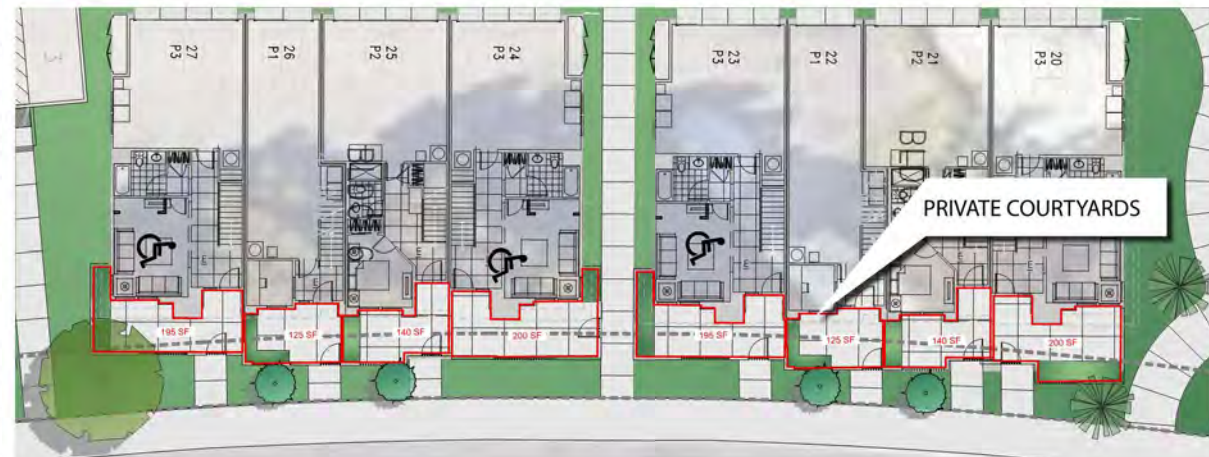
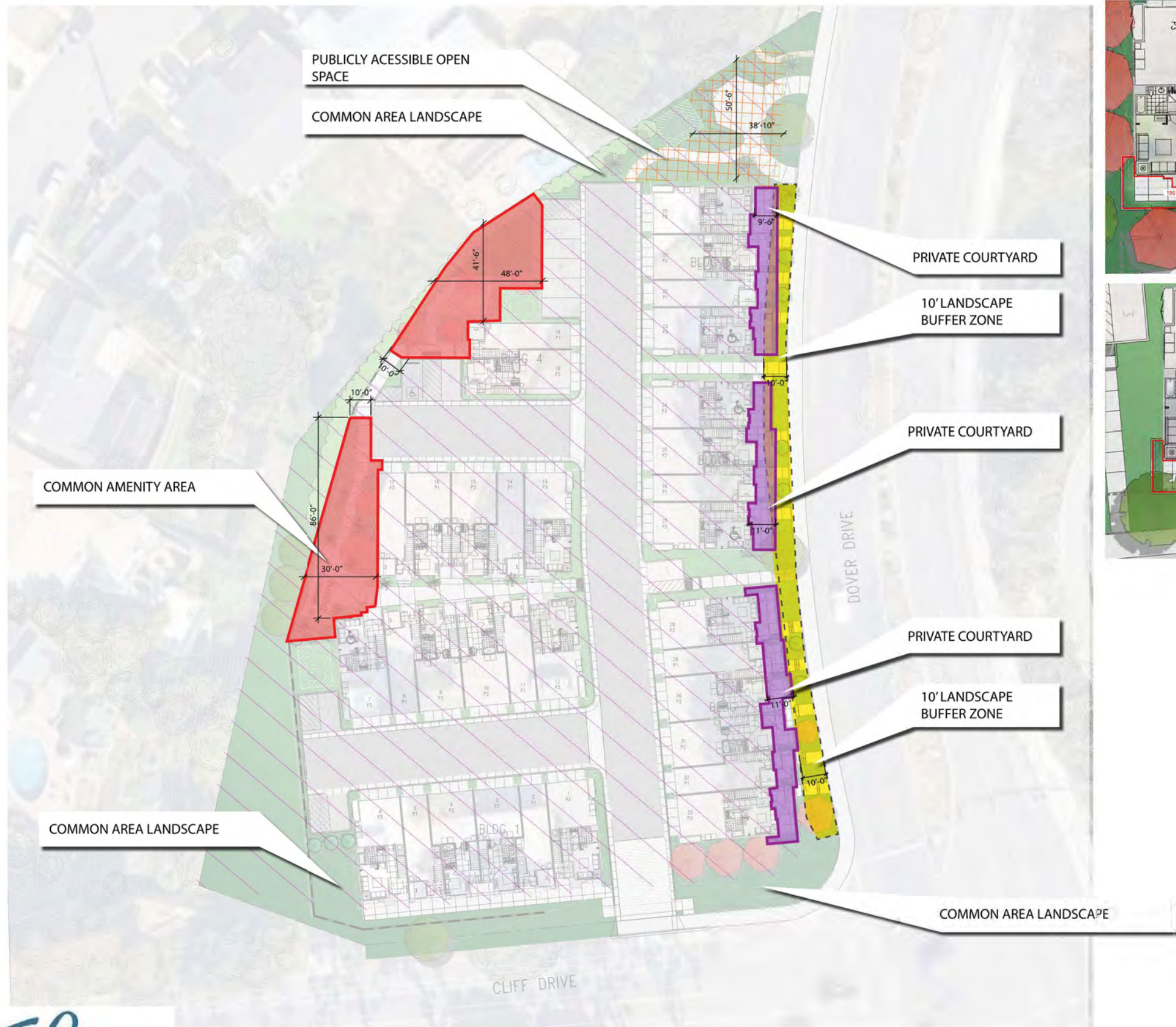






67 GALLON CARTS  
24.25" X 31.75"





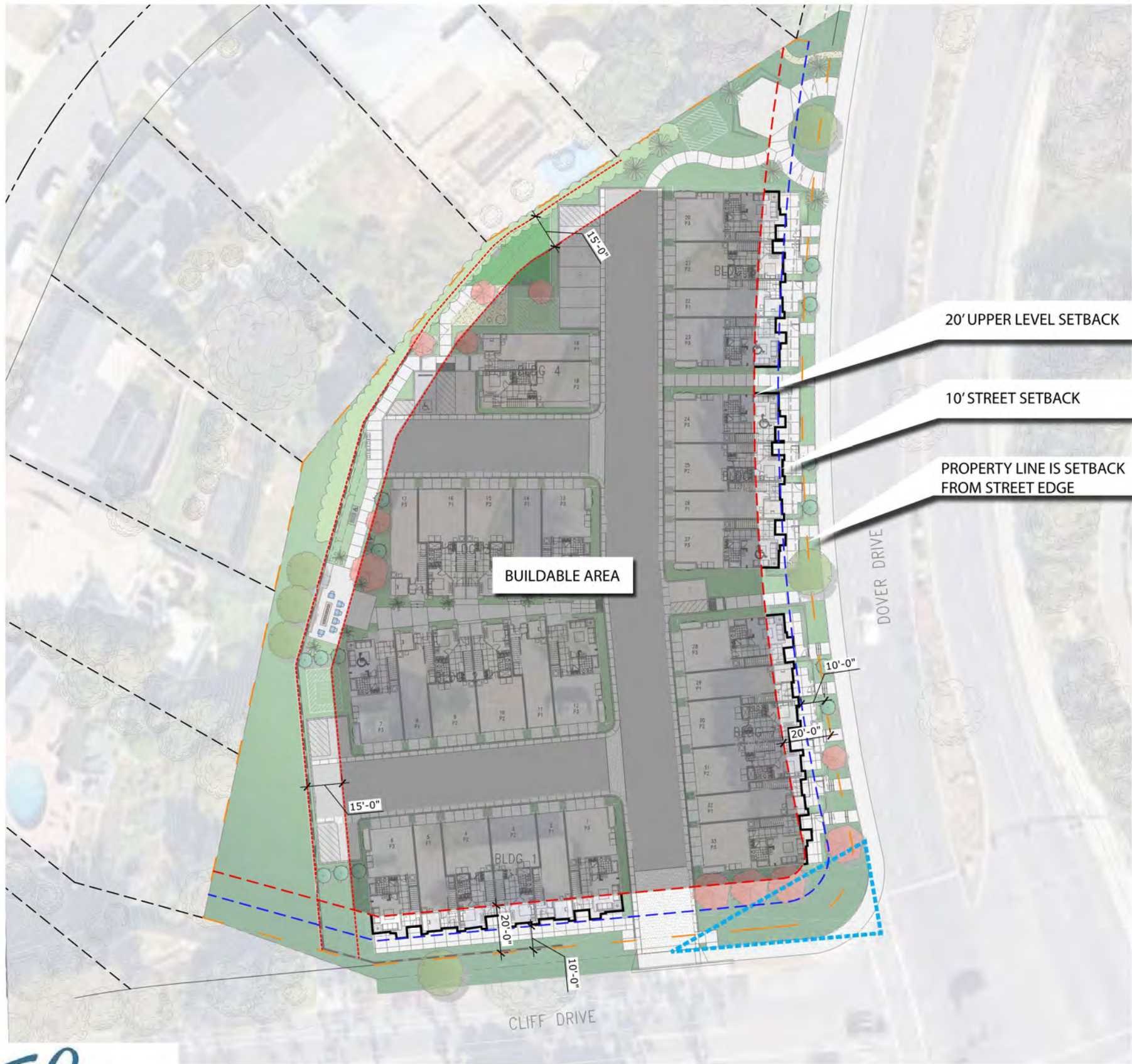
### Common Open Landscape Summary

|                               |                          |
|-------------------------------|--------------------------|
| Total Site Development        | = 70,459 ft <sup>2</sup> |
| Landscape Area Provided (31%) | = 22,048 ft <sup>2</sup> |
| Required 8% Landscape Area    | = 5,636 ft <sup>2</sup>  |

### Open Space Calculations

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









*Shea*  
HOMES  
Live the difference.™

**LAND**  
CONCERN  
LANDSCAPE ARCHITECTURE  
18301 VON KARMAN AVE., SUITE 760,  
IRVINE, CA 92612

**Cliff and Dover**  
NEWPORT BEACH, CA

Section AA - Neighboring Sight Lines

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

133

January 28, 2026 | L-8









Strawberry Tree  
*Arbutus 'Marina'*



Dragon Tree  
*Draceana 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'



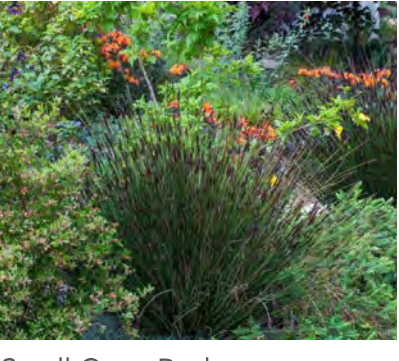
Fortnight Lily  
*Dietes bicolor*



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  
*Rhapeolepis 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'

VINES



Carolina Jessamine  
*Gelsemium sempervirens*











**LAND**  
CONCERN  
LANDSCAPE ARCHITECTURE  
18301 VON KARMAN AVE., SUITE 760,  
IRVINE, CA 92612

## Cliff and Dover

NEWPORT BEACH, CA

Rendering View B





**LAND**  
CONCERN  
LANDSCAPE ARCHITECTURE  
18301 VON KARMAN AVE., SUITE 760,  
IRVINE, CA 92612

## Cliff and Dover

NEWPORT BEACH, CA

Rendering View C





**LAND**  
CONCERN  
LANDSCAPE ARCHITECTURE  
18301 VON KARMAN AVE., SUITE 760,  
IRVINE, CA 92612

## Cliff and Dover

NEWPORT BEACH, CA

Rendering View D









**LAND**  
CONCERN  
LANDSCAPE ARCHITECTURE  
18301 VON KARMAN AVE., SUITE 760,  
IRVINE, CA 92612

## Cliff and Dover

NEWPORT BEACH, CA

Rendering View F



LEGAL DESCRIPTION:

LD PARCEL 1:  
LOT 147 OF TRACT NO. 1218, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37, PAGES 47, 48 AND 49 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 049-271-30

LD PARCEL 2:  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NEWPORT BEACH IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF 17TH STREET (NOW KNOWN AS DOVER DRIVE) ADJOINING LOT 147, IN TRACT NO. 1218, AS SHOWN ON A MAP THEREOF, RECORDED IN BOOK 37, PAGES 47, 48 AND 49 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF SAID LOT 147; THENCE SOUTH 79° 29' 26" EAST 15.56 FEET TO A POINT IN A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 850.00 FEET, SAID POINT BEING NORTH 79° 29' 26" WEST, 50.00 FEET FROM THE WESTERLY LINE OF THAT CERTAIN 50.00 FOOT STRIP OF LAND, AS DESCRIBED IN DEED TO THE CITY OF NEWPORT BEACH, RECORDED NOVEMBER 7, 1961 IN BOOK 5905, PAGE 276 OF OFFICIAL RECORDS OF SAID COUNTY, A RADIAL LINE FROM SAID POINT BEARS SOUTH 79° 29' 26" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH AN ANGLE OF 22° 31' 10", A DISTANCE OF 334.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, SAID BEGINNING OF TANGENT CURVE BEING SOUTH 77° 59' 24" WEST, 50.00 FEET FROM SAID WESTERLY LINE OF 50.00 FOOT STRIP; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 97° 13' 06", A DISTANCE OF 50.90 FEET TO A LINE TANGENT, SAID LINE TANGENT BEING THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 147; THENCE SOUTH 85° 12' 30" WEST ALONG SAID LINE TANGENT, A DISTANCE OF 9.82 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, SAID BEGINNING OF TANGENT CURVE BEING IN THE SOUTHERLY LINE OF SAID LOT 147; THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE AND ALONG THE EASTERLY LINE OF SAID LOT 147 THROUGH AN ANGLE OF 101° 53' 35", A DISTANCE OF 53.35 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, AND HAVING A RADIUS OF 640.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE, AND ALONG THE EASTERLY LINE OF SAID LOT 147 THROUGH AN ANGLE OF 30° 11' 15", A DISTANCE OF 337.20 FEET TO THE POINT OF BEGINNING.

SITE ADDRESS:

601 DOVER DRIVE, NEWPORT BEACH CA 92663

VESTED OWNER:

DOVER DRIVE I, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N67°14'53"W BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRC, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORS, "TRAK" AND "FVPK".

| NORTHING         | EASTING    |
|------------------|------------|
| TRAK: 2171992.61 | 6088761.20 |
| FVPK: 2188769.57 | 6048756.26 |

DATUM STATEMENT:

ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 6, (2017.50 EPOCH), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819, ALL DISTANCES SHOWN HEREON ARE GROUND VALUES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. A COMBINATION SCALE FACTOR OF 0.9999709326 WAS USED FOR THIS PROJECT AT NORTHING 2172746.17, EASTING 6057211.25. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

BENCHMARK STATEMENT:

COUNTY OF ORANGE BENCHMARK NO. NB5-15-70  
ELEV: 68.628' (NAVD88)

DESCRIBED AS: FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "NB5-15-70" SET IN THE NORTHWESTERLY CORNER OF AS 4 FT. BY 15 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF DOVER DRIVE AND 16TH STREET, 88 FT. SOUTHEASTERLY OF THE CENTERLINE OF DOVER, 31 FT. SOUTHERLY OF THE CENTERLINE OF 16TH, AND 5.7 FT. EASTERLY OF A TRAFFIC SIGNAL POLE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X - AREA OF MINIMAL FLOOD HAZARD" PER FEMA MAP NO. 06059C0381K, A PRINTED PANEL, EFFECTIVE MARCH 21, 2019.

LAND USE SUMMARY:

TOTAL PROPOSED: 1 LOT  
TOTAL PROPOSED DWELLING UNITS: 33

UTILITY PURVEYORS & SERVICES:

WATER: CITY OF NEWPORT BEACH  
(949) 644-3011  
SEWER: CITY OF NEWPORT BEACH  
(949) 644-3011  
ELECTRIC: SOUTHERN CALIFORNIA EDISON  
(800) 611-1911  
GAS: THE GAS COMPANY  
(800) 427-2200  
TELEPHONE: AT&T (FORMERLY: SBC/PACIFIC BELL)  
(805) 583-6500  
CABLE: COX CABLE & SPECTRUM CABLE  
(800) 234-3993 & (855)-224-4124  
TRASH/REFUSE: CR&R ENVIRONMENTAL SERVICES  
(800) 826-9677  
SCHOOL DISTRICT: NEWPORT-MESA UNIFIED SCHOOL DISTRICT  
(714) 424-5000

NOTE:

1) PURSUANT TO SUBDIVISION MAP ACT SECTION 66456.1(a), MULTIPLE FINAL MAPS MAY BE FILED ON THIS TENTATIVE MAP.

SURVEYOR'S STATEMENT:

THE SURVEY ON WHICH THIS VESTING TENTATIVE MAP IS BASED WAS DONE BY ME, OR UNDER MY DIRECTION. FIELDWORK WAS COMPLETED ON 12/19/2024.

DANE P. MCDUGALL, L.S. 9297



ENGINEER'S STATEMENT:

THIS VESTING TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON JANUARY 28, 2026.

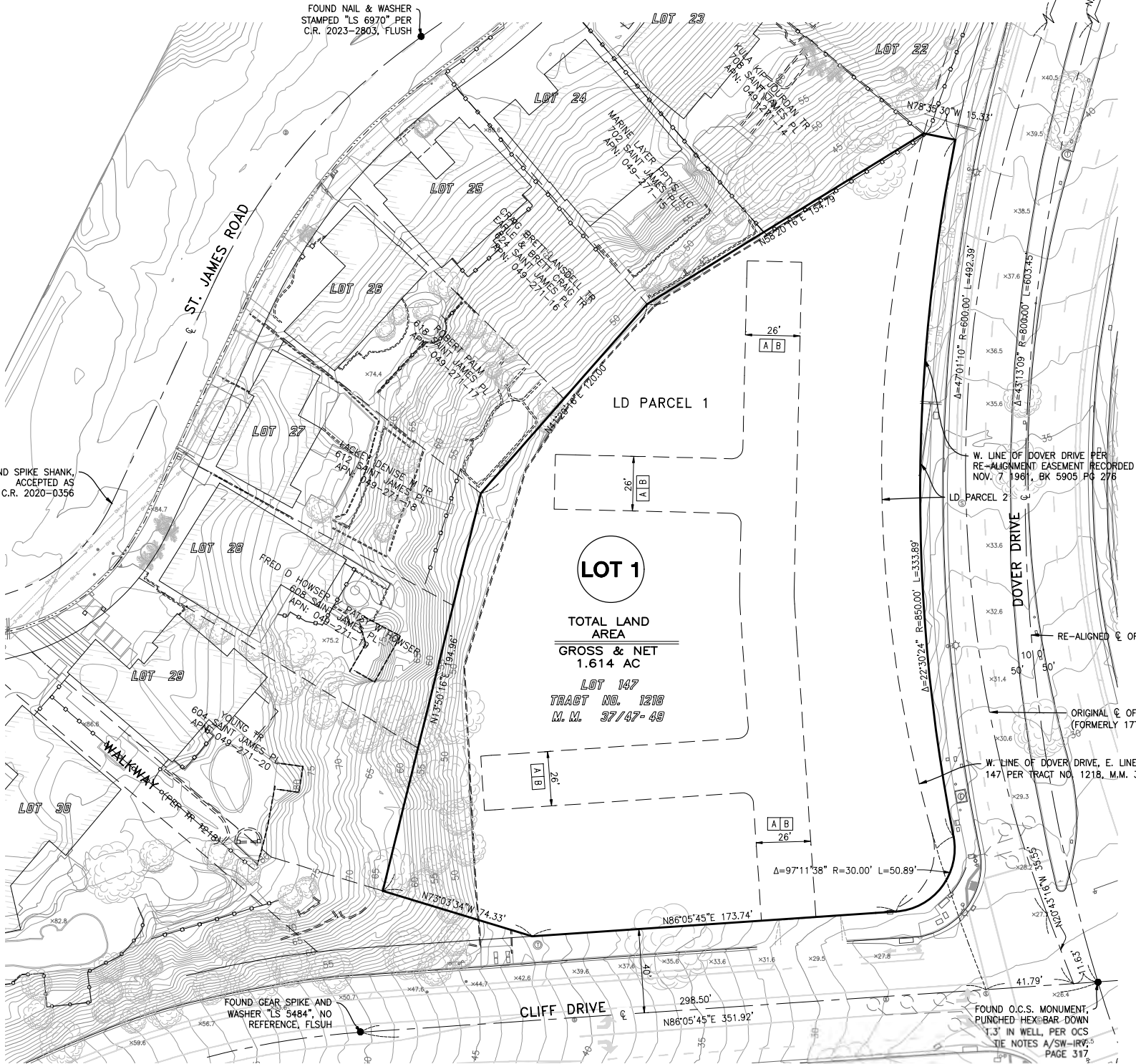
DANE P. MCDUGALL, R.C.E. 80705



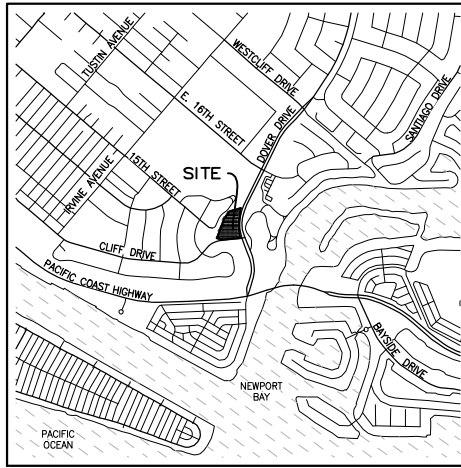
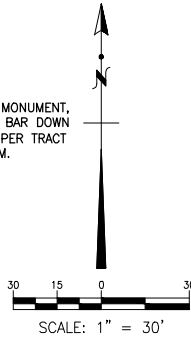
# VESTING TENTATIVE TRACT MAP NO. 19427

## FOR CONDOMINIUM PURPOSES

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



FOUND O.C.S. MONUMENT, PUNCHED HEX BAR DOWN 1.3' IN WELL, PER TRACT NO. 15012 M.M. 753/23-31



VICINITY MAP  
SCALE: NONE

EXISTING EASEMENTS:

- ④ DENOTES PLOTTED ITEM.
- 4 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS PER DOCUMENT RECORDED APRIL 02, 1947 IN BOOK 1515, PAGE 98 OF OFFICIAL RECORDS. (BLANKET IN NATURE)
- 6 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 IMAGINARY 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 SET FORTH BELOW, RECORDED MARCH 17, 1964 IN BOOK 6965, PAGE 721 OF OFFICIAL RECORDS (BLANKET IN NATURE)

PROPOSED EASEMENTS:

- A INDICATES AN EASEMENT FOR EMERGENCY ACCESS PURPOSES DEDICATED TO THE CITY OF NEWPORT BEACH
- B INDICATES AN EASEMENT FOR PUBLIC DOMESTIC WATER UTILITY PURPOSES TO THE CITY OF NEWPORT BEACH.

LEGEND:

|       |                        |
|-------|------------------------|
| AP    | ANGLE POINT            |
| ASPH  | ASPHALT PAVEMENT       |
| BC    | BUILDING CORNER        |
| BEG   | BEGIN                  |
| BO    | BLOW-OFF VALVE         |
| BLDG  | BUILDING               |
| BW    | BLOCK WALL             |
| CB    | CATCH BASIN            |
| CF    | CURB FACE              |
| CLF   | CHAIN LINK FENCE       |
| CMF   | CORRUGATED METAL FENCE |
| CONC  | CONCRETE PAVEMENT      |
| DI    | DRAIN INLET            |
| DWY   | DRIVEWAY               |
| FH    | FIRE HYDRANT           |
| GM    | GAS METER              |
| LS    | LANDSCAPING            |
| MH    | MANHOLE                |
| PKWY  | PARKWAY                |
| P/L   | PROPERTY LINE          |
| RET   | RETAINING              |
| ROW   | RIGHT-OF-WAY           |
| SFH   | SINGLE-FAMILY HOME     |
| ST LT | STREET LIGHT           |
| TE    | TRASH ENCLOSURE        |
| TEMP  | TEMPORARY              |
| TF    | TRANSFORMER            |
| WF    | WOOD FENCE             |
| WL    | WALL                   |
| WM    | WATER METER            |
| V     | VALVE                  |

SYMBOLS:

|       |                             |
|-------|-----------------------------|
| ○ BO  | BLOW-OFF VALVE              |
| □ DI  | DRAIN INLET                 |
| △ FH  | FIRE HYDRANT                |
| ☆     | LIGHT STANDARD              |
| ⊗     | STORM DRAIN MANHOLE         |
| ⊙     | SANITARY SEWER MANHOLE      |
| ⊠     | SIGN POST                   |
| ⊞ GM  | GAS METER                   |
| ⊞ WM  | WATER METER                 |
| ● V   | UTILITY VALVE               |
| —○—   | UTILITY/POWER POLE          |
| ==    | BLOCK/RETAINING SCREEN WALL |
| ==    | BLOCK/RETAINING LOW WALL    |
| ==    | PLANTER/DECORATIVE WALL     |
| —○—   | OVERHEAD WIRE               |
| —     | EDGE OF ASPHALT PAVEMENT    |
| —○—   | WOOD/WROUGHT IRON FENCE     |
| —X—   | CHAIN LINK FENCE            |
| —     | DIRECTION OF FLOW           |
| —9.3— | MINOR CONTOUR (1' INTERVAL) |
| —100— | MAJOR CONTOUR (5' INTERVAL) |
| ×91.5 | SPOT ELEVATION              |

SUBDIVIDER:

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

ENGINEER:

C&V CONSULTING, INC.  
9830 IRVINE CENTER DRIVE  
IRVINE, CA 92618  
(949)916-3800

SHEET INDEX:

| SHEET NO. | DESCRIPTION                                     |
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| SHEET 3   | PRELIMINARY GRADING PLAN                        |
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CITY OF NEWPORT BEACH  
DEPARTMENT OF PLANNING

VESTING TENTATIVE TRACT MAP NO. 19427  
VESTING TENTATIVE TRACT MAP

601 DOVER DRIVE  
NEWPORT BEACH, CALIFORNIA 92663

PROJECT NO.  
SHEA-010

SHEET  
1  
OF  
7

DATE: 1/29/2026 BY: JAC THORSEN



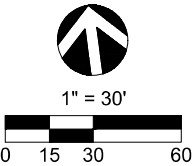


ABBREVIATIONS:

|         |                       |            |                          |      |                        |
|---------|-----------------------|------------|--------------------------|------|------------------------|
| 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         |
| 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         | PULL 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            | R          | PROPERTY LINE            | TW   | TOP OF WALL            |
| EF      | EAST FACE             | POC/P.O.C. | POINT OF CONNECTION      | TYP  | TYPICAL                |
| EG      | EXISTING GRADE        | PP         | POWER POLE               | UB   | UTILITY BOX            |
| EOD     | EDGE OF DRIVE         | PROP/PROP. | PROPOSED                 | UCB  | UTILITY CONTROL BOX    |
| EOP     | EDGE OF PAVEMENT      | PVMT       | PAVEMENT                 | UT   | UTILITY                |
| EMH     | ELECTRICAL MANHOLE    | RCP        | REINFORCED CONC. PIPE    | VCP  | VITRIFIED CLAY PIPE    |
| EX      | EXISTING              | RH         | RETAINING HEIGHT         | VG   | VALVE                  |
| FCR     | FENCE CORNER          | R/W        | RIGHT OF WAY             | VLT  | VAULT                  |
| FG      | FINISHED GRADE        | RW         | RETAINING WALL           | WF   | WEST FACE              |
| FL      | FLOW LINE             | SD         | STORM DRAIN              | WIF  | WROUGHT IRON FENCE     |
| FF      | FINISHED FLOOR        | STLT       | STREET LIGHT             | WM   | WATER METER            |
| FF      | FIRE HYDRANT          | S.F.       | SQUARE FEET              | WV   | WATER VALVE            |
| FS      | FINISHED SURFACE      | SS         | SEWER                    | WVLT | WATER VAULT            |
| GB      | GRADE BREAK           | SMH        | SEWER MANHOLE            | XFMR | TRANSFORMER            |
| GFF     | GARAGE FINISH FLOOR   | SWLK       | SIDEWALK                 | YD   | YARD/YARD DRAIN        |
| GM      | GAS METER             | TA         | TREE AREA                |      |                        |
| GP      | GENERAL PARKING       | TBH        | TOP OF BULKHEAD          |      |                        |
| GW      | GUY WIRE              | TBS        | TOP OF BOTTOM STEP       |      |                        |
| H       | HEIGHT                | TC         | TOP OF CURB              |      |                        |

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 ELECTRICAL |



PREPARED BY:



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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.  
SHEA-010

SHEET  
2  
OF  
7

DATE: 1/29/2018 BY: JAC THORSEN



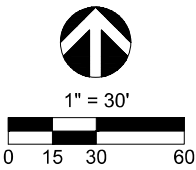


ABBREVIATIONS:

|         |                       |            |                          |       |                        |
|---------|-----------------------|------------|--------------------------|-------|------------------------|
| 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              | TEF   | 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         | PULL 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            | R          | PROPERTY LINE            | TW    | TOP OF WALL            |
| EF      | EAST FACE             | POC/P.O.C. | POINT OF CONNECTION      | TYP   | TYPICAL                |
| EG      | EXISTING GRADE        | PP         | POWER POLE               | UB    | UTILITY BOX            |
| EOD     | EDGE OF CONCRETE      | PROP/PROP. | PROPOSED                 | UCB   | UTILITY CONTROL BOX    |
| EOD     | EDGE OF DRIVE         | PVM        | PAVEMENT                 | UT    | UTILITY                |
| EOP     | EDGE OF PAVEMENT      | RCP        | REINFORCED CONC. PIPE    | WCP   | VITRIFIED CLAY PIPE    |
| EMH     | ELECTRICAL MANHOLE    | RH         | RETAINING HEIGHT         | VALVE | VALVE                  |
| 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             | STLT       | STREET LIGHT             | WV    | WATER VALVE            |
| FF      | FINISHED FLOOR        | S.F.       | SQUARE FEET              | WVLT  | WATER VAULT            |
| FF      | FIRE HYDRANT          | SS         | SEWER                    | VG    | VALLEY GUTTER          |
| FS      | FINISHED SURFACE      | SMH        | SEWER MANHOLE            | VLT   | VAULT                  |
| GB      | GRADE BREAK           | SWLK       | SIDEWALK                 | YD    | YARD/AREA DRAIN        |
| GFF     | GARAGE FINISH FLOOR   | TA         | TREE AREA                |       |                        |
| GM      | GAS METER             | TBH        | 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 ELECTRICAL            |



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CITY OF NEWPORT BEACH  
DEPARTMENT OF PLANNING

VESTING TENTATIVE TRACT MAP NO. 19427  
PRELIMINARY GRADING PLAN

601 DOVER DRIVE  
NEWPORT BEACH, CALIFORNIA 92663

PROJECT NO.

SHEA-010

SHEET

3

OF

7

115





### 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         |
| 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         | PULL 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            | R          | PROPERTY LINE            | TW   | TOP OF WALL            |
| EF      | EAST FACE             | POC/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                 | UT   | UTILITY                |
| EOP     | EDGE OF PAVEMENT      | RCP        | REINFORCED CONC. PIPE    | WCP  | VITRIFIED CLAY PIPE    |
| EMH     | ELECTRICAL MANHOLE    | RH         | RETAINING HEIGHT         | VF   | VALVE                  |
| 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             | STLT       | STREET LIGHT             | WV   | WATER VALVE            |
| FF      | FINISHED FLOOR        | S.F.       | SQUARE FEET              | WVLT | WATER VAULT            |
| FH      | FIRE HYDRANT          | SS         | SEWER                    | VG   | VALLEY GUTTER          |
| FS      | FINISHED SURFACE      | SMH        | SEWER MANHOLE            | VL   | VAULT                  |
| GB      | GRADE BREAK           | SWLK       | SIDEWALK                 | YD   | YARD/AREA DRAIN        |
| GFF     | GARAGE FINISH FLOOR   | TA         | TREE AREA                |      |                        |
| GM      | GAS METER             | TBH        | 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. DOMESTIC WATER (PRIVATE)     |
| --- | PROP. SANITARY SEWER (PRIVATE)     |
| --- | PROP. STORM DRAIN (PRIVATE)        |
| --- | EX. STORM DRAIN                    |
| --- | EX. DOMESTIC WATER                 |
| --- | EX. SANITARY SEWER                 |
| --- | EX. GAS                            |
| --- | EX. UNDERGROUND TELECOMMUNICATIONS |
| --- | EX. OVERHEAD ELECTRICAL            |
| --- | DIRECTION OF FLOW                  |

### NOTE:

- ONSITE DOMESTIC & FIRE WATER WILL BE PRIVATE SYSTEMS
- ONSITE SANITARY SEWER WILL BE A PRIVATE SYSTEM
- ONSITE STORM DRAIN WILL BE A PRIVATE SYSTEM
- 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'



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(949) 255-7540

CITY OF NEWPORT BEACH  
DEPARTMENT OF PLANNING

VESTING TENTATIVE TRACT MAP NO. 19427

PRELIMINARY UTILITY PLAN

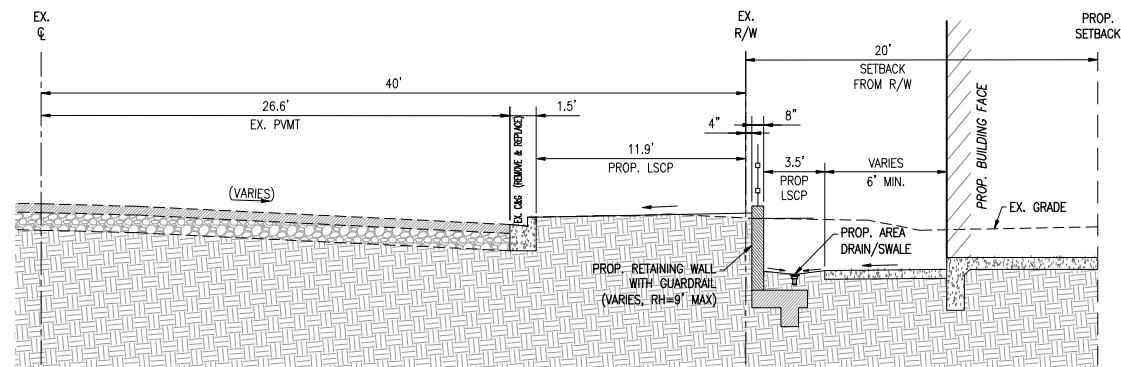
601 DOVER DRIVE  
NEWPORT BEACH, CALIFORNIA 92663

PROJECT NO.  
SHEA-010

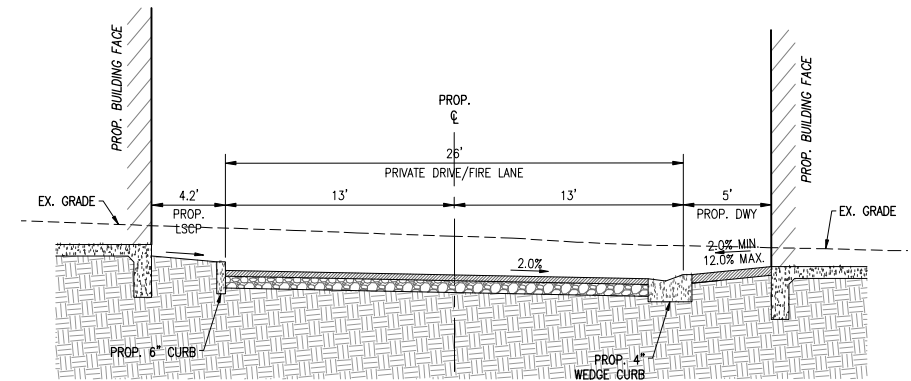
SHEET  
4  
OF  
7

DATE: 1/29/2018 BY: JAC/THOMAS

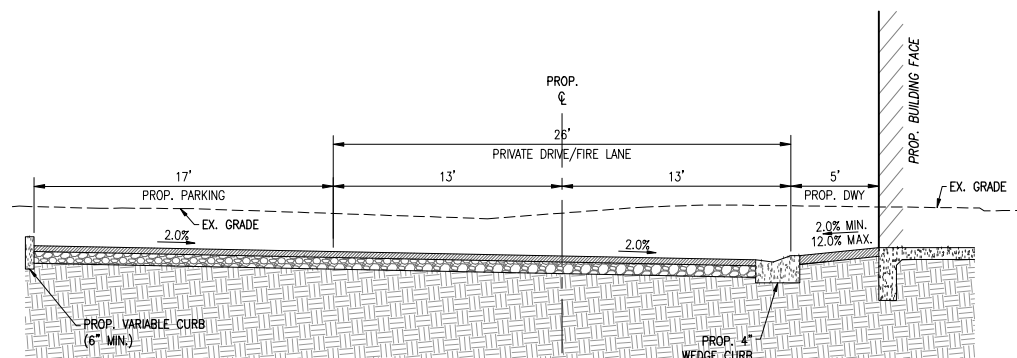




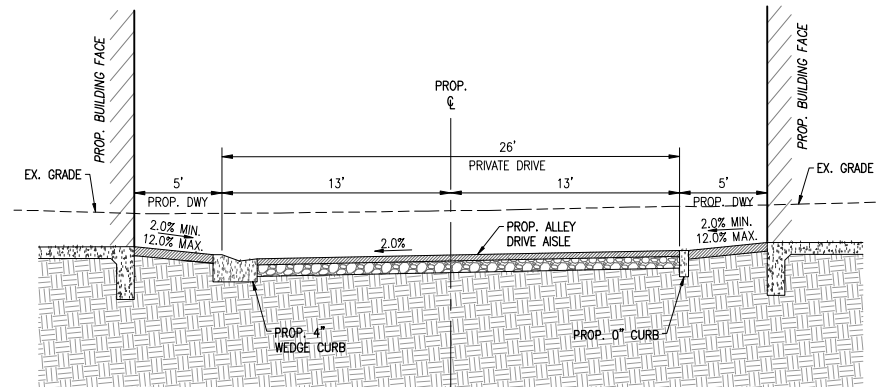
SECTION A-A  
EXISTING CLIFF DRIVE FRONTAGE  
N.T.S.



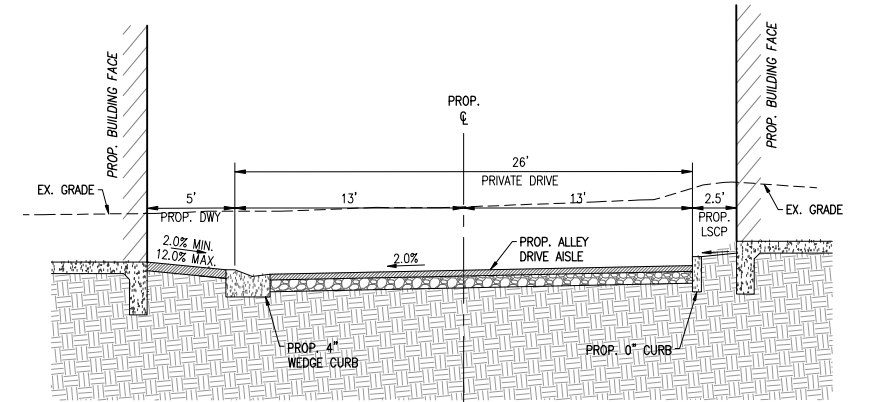
SECTION B-B  
TYP. 26' MAIN DRIVE AISLE  
N.T.S.



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



SECTION D-D  
26' ALLEY DRIVE AISLE  
N.T.S.



SECTION E-E  
26' ALLEY DRIVE AISLE (SINGLE DWY)  
N.T.S.

PREPARED BY:



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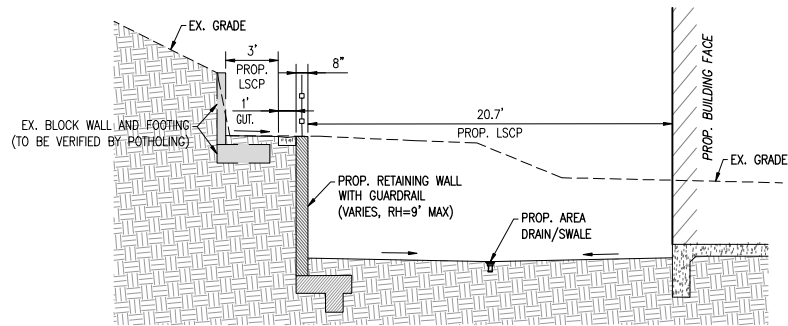
CITY OF NEWPORT BEACH  
DEPARTMENT OF PLANNING  
VESTING TENTATIVE TRACT MAP NO. 19427  
PRELIMINARY SECTIONS  
601 DOVER DRIVE  
NEWPORT BEACH, CALIFORNIA 92663

PROJECT NO.  
SHEA-010

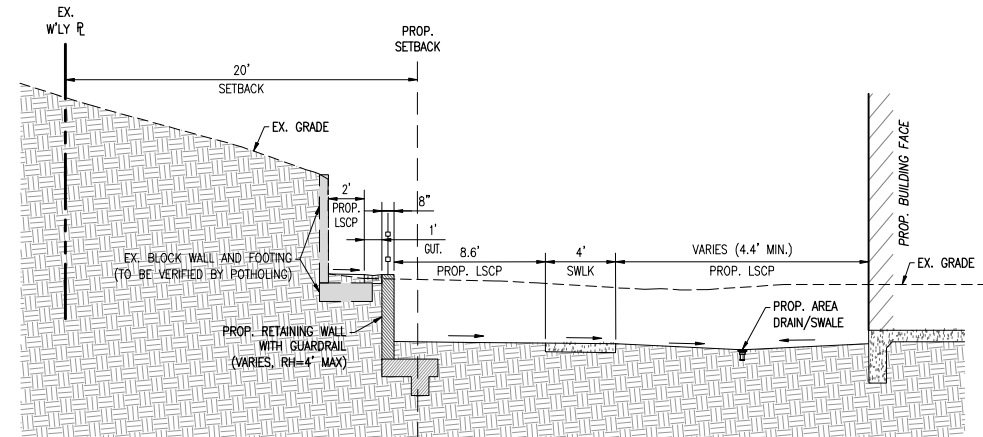
SHEET  
5  
OF  
7

DATE: 11/29/2018 BY: JAC/THOMAS

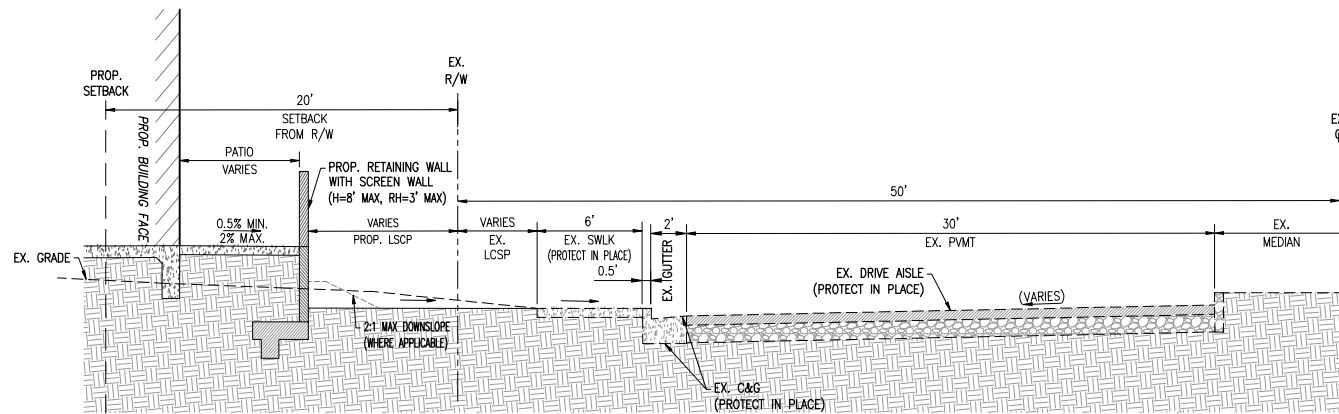




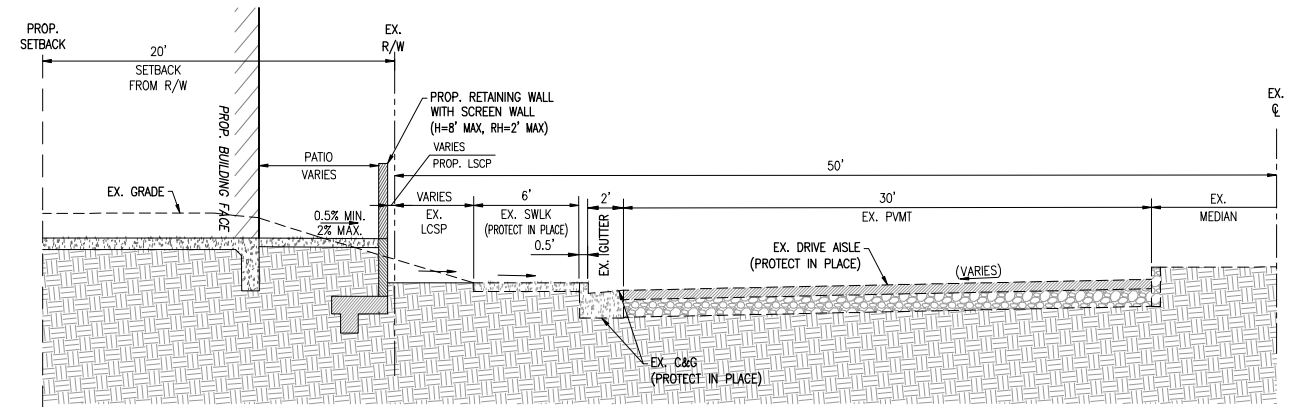
SECTION F-F  
PROP. WALL ALONG W'LY PL  
N.T.S.



SECTION G-G  
PROP. WALL ALONG W'LY 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:



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PREPARED FOR:



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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

DATE: 1/28/2018 BY: JAC/TH/SH



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         | LANDSCAPE                | 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         | PULL BOX                 | TSF  | TOP OF STEEL FENCE     |
| DI      | DRAINAGE INLET        | PKWY       | PARKWAY                  | TSW  | TOP OF SCREEN WALL     |
| DRWY    | DRIVEWAY              | PLB        | PLANTER BOX              | TTS  | TOP OF TOP STEP        |
| E       | ELECTRICAL            | R          | PROPERTY LINE            | TW   | TOP OF WALL            |
| EF      | EAST FACE             | POC/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                 | UT   | UTILITY                |
| EOP     | EDGE OF PAVEMENT      | RCP        | REINFORCED CONC. PIPE    | VCP  | VITRIFIED CLAY PIPE    |
| EMH     | ELECTRICAL MANHOLE    | RH         | RETAINING HEIGHT         | VF   | VALVE                  |
| EX      | EXISTING              | R/W        | RIGHT OF WAY             | WF   | WEST FACE              |
| EX      | EXISTING              | RW         | RETAINING WALL           | WIF  | WROUGHT IRON FENCE     |
| FCR     | FENCE CORNER          | SD         | STORM DRAIN              | WM   | WATER METER            |
| FL      | FLOW LINE             | STLT       | STREET LIGHT             | WV   | WATER VALVE            |
| FF      | FINISHED FLOOR        | S.F.       | SQUARE FEET              | WVLT | WATER VAULT            |
| FH      | FIRE HYDRANT          | SS         | SEWER                    | VG   | VALLEY GUTTER          |
| FS      | FINISHED SURFACE      | SMH        | SEWER MANHOLE            | VLT  | VAULT                  |
| GB      | GRADE BREAK           | SWLK       | SIDEWALK                 | YD   | YARD/AREA DRAIN        |
| GFF     | GRADE FINISH FLOOR    | TA         | TREE AREA                |      |                        |
| GM      | GAS METER             | TBH        | TOP OF BULKHEAD          |      |                        |
| GP      | GENERAL PARKING       | TBS        | TOP OF BOTTOM STEP       |      |                        |
| GW      | GUY WIRE              | TC         | TOP OF CURB              |      |                        |
| H       | HEIGHT                |            |                          |      |                        |

| LEGEND   |                                    |       |                 |
|--|------------------------------------|-------|-----------------|
|  | EXISTING FIRE HYDRANT              | R/W   | RIGHT OF WAY    |
|  | PROPOSED FIRE HYDRANT              | R     | RADIUS          |
|  | PROPOSED FIRE ACCESS LANE          | EX.   | EXISTING        |
|  | PROPERTY LINE                      | PROP. | PROPOSED        |
|  | BLUE HYDRANT IDENTIFICATION MARKER | CL    | CENTERLINE      |
|  | FIRE HYDRANT                       | FH    | FIRE HYDRANT    |
|  | C&G                                | C&G   | CURB AND GUTTER |
| CITY OF NEWPORT BEACH "T" TURNAROUND PER CITY OF NEWPORT BEACH FIRE DEPARTMENT GUIDELINES C.01 |                                    |       |                 |



1" = 30'



NOTE:

- ONSITE DOMESTIC & FIRE WATER WILL BE PRIVATE SYSTEMS
- 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:



9830 IRVINE CENTER DRIVE  
IRVINE, CALIFORNIA 92618  
(949) 916-3800  
INFO@CVC-INC.NET  
WWW.CVC-INC.NET

PREPARED FOR:



SHEA HOMES LIMITED  
PARTNERSHIP  
121 MICHELSON DRIVE, SUITE 150  
IRVINE, CA 92612  
(949) 255-7540

CITY OF NEWPORT BEACH  
DEPARTMENT OF PLANNING

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

PROJECT NO.

SHEA-010

SHEET

7

OF

7

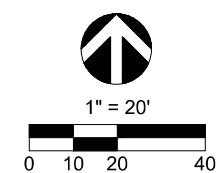
DATE: 1/29/2018 BY: JAC THORSON





# **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.



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

**C&V CONSULTING, INC.**  
 9830 IRVINE CENTER DRIVE  
 IRVINE, CALIFORNIA 92618  
 (949) 916-3800  
 INFO@CVCINC.NET  
 CIVIL ENGINEERING  
 LAND PLANNING & SURVEYING

DATE: 1/5/2020 BY: J. J. JENSEN



| LIGHTING LUMINAIRE SCHEDULE  |        |      |         |                     |                      |                           |       |                                 |
|--|--------|------|---------|---------------------|----------------------|---------------------------|-------|---------------------------------|
| NOTES: VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES. |        |      |         |                     |                      |                           |       |                                 |
| MARK   | LEGEND | VOLT | MOUNT   | DESCRIPTION         | MANUFACTURER         | MODEL NUMBER              | LAMPS | INPUT WATTS                     |
| SA   |        | 120  | WALL    | EXTERIOR WALL LIGHT | TERON LIGHTING       | RL-L18_0-ZE700-UNIV-40K   | LED   | 23.3                            |
| SC   |        | 120  | BOLLARD | LED BOLLARD LIGHT   | LSI INDUSTRIES, INC. | MRB-LED-25L-ACR-S-30      | LED   | 30.5                            |
| ST   |        | 120  | STRING  | LED STRING LIGHT    | LIGHTCRAFT OUTDOOR   | E26: LED-BL-S14-1-120-FIL | LED   | 1                               |
|  |        |      |         |                     |                      |                           |       | HEIGHT: 7'-0" OR APPROVED EQUAL |
|  |        |      |         |                     |                      |                           |       | HEIGHT: 3'-6" OR APPROVED EQUAL |
|  |        |      |         |                     |                      |                           |       | HEIGHT: 7'-0" OR APPROVED EQUAL |

| CALGREEN MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE(BUG) RATINGS (SEE NOTE A) |   |               |          |          |          |
|---|---|---------------|----------|----------|----------|
| RATING DESCRIPTIONS   | FIXTURE LOCATION (MULTIPLES OF HEIGHT FROM PROPERTY LINE) | LIGHTING ZONE |          |          |          |
|   |   | LZ1           | LZ2      | LZ3      | LZ4      |
| BLACKLIGHT RATING   | >2 (SITE FIXTURES)  | NO LIMIT      | NO LIMIT | NO LIMIT | NO LIMIT |
|   | >1 BUT <=2 (SITE FIXTURES)                                | B2            | B3       | B4       | B4       |
|   | >=0.5 BUT <=1 (SITE FIXTURES)                             | B1            | B2       | B3       | B3       |
|   | >=0.5 STREET ADJACENT (SITE FIXTURES) (SEE NOTE B)        | B0            | B1       | B2       | B3       |
|   | <=0.5 (SITE FIXTURES)                                     | B0            | B0       | B1       | B2       |
| UPLIGHTING RATING   | FOR AREA LIGHTING (SEE NOTE D)                            | U0            | U0       | U0       | U0       |
|   | FOR OTHER OUTDOOR LIGHTING, INCLUDING DECORATIVE          | U1            | U2       | U3       | U4       |
| GLARE RATING  | >2 (BUILDING MOUNTED) (SEE NOTE C)                        | G1            | G2       | G3       | G4       |
|   | >1 BUT <=2 (BUILDING MOUNTED) (SEE NOTE C)                | G0            | G1       | G1       | G2       |
|   | >=0.5 BUT <=1 (BUILDING MOUNTED) (SEE NOTE C)             | G0            | G0       | G1       | G1       |
|   | <=0.5 (BUILDING MOUNTED) (SEE NOTE C)                     | G0            | G0       | G0       | G1       |
|   |   |               |          |          |          |

NOTE A: IESNA LIGHTING ZONES LZ0 AND LZ5 ARE NOT APPLICABLE.

NOTE B: CENTERLINE OF PUBLIC ROADWAY / TRANSIT LINE IS ACCEPTABLE.

NOTE C: BUILDING MOUNTED LUMINAIRES THAT CANNOT BE MOUNTED WITH THEIR BACKLIGHT TO THE PROPERTY LINE SHALL MEET THE ALLOWED GLARE RATING FOR ALL LUMINAIRES. LIGHT FROM A BUILDING MOUNTED LUMINAIRE SHALL NOT EXCEED THE BACKLIGHT RATING IN THE DIRECTION OF THE PROPERTY LINE.

NOTE D: GENERAL LIGHTING LUMINAIRES IN AREAS SUCH AS OUTDOOR PARKING, SALES OR STORAGE LOTS SHALL MEET THESE REDUCED RATINGS. DECORATIVE LUMINAIRES LOCATED IN THESE AREAS SHALL MEET U-VALUE LIMITS FOR "ALL OTHER OUTDOOR LIGHTING"

|          |        |    |    |
|----------|--------|----|----|
| DISTANCE | 30'-0" |    |    |
|          | HEIGHT |    |    |
| RATIO    | 16'-0" |    |    |
|          | 30:14  |    |    |
| ALLOWED  | B      | U  | G  |
| PROPOSED | B0     | U0 | G1 |

THIS ROW INDICATES THE FIXTURES DISTANCE TO PROPERTY LINE.

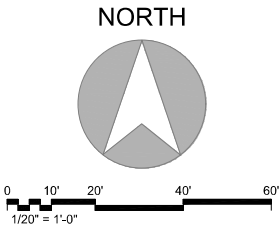
THIS ROW INDICATES THE FIXTURES MOUNTING HEIGHT.

THIS ROW INDICATES THE DISTANCE-TO-HEIGHT RATIO.

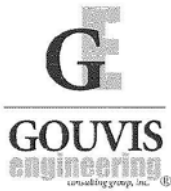
THIS ROW IS THE CALGREEN ALLOWED BUG RATING FOR THE DISTANCE-TO-HEIGHT RATIO. SEE THE "CALGREEN ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATING" TABLE ON THIS SHEET FOR MORE INFORMATION.

THIS ROW IS THE PROPOSED BUG RATING FOR THE FIXTURE AT THIS LOCATION.

| KEYED NOTES |   |
|-------------|---|
| 1           | PER SECTION 130.2(C) ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY:<br>1. OUTDOOR PHOTOCELL (NOT REQUIRED IF TIME CLOCK DOES ASTRONOMICAL)<br>2. TIME CLOCK<br>3. MOTION SENSOR FOR POLE LIGHT <= 24' AND LUMINAIRES MORE THAN 40W. |
| 2           | PROVIDE (1) 1" CONDUIT SLEEVE UNDER ROADWAY AND INDICATE STUB LOCATION AT GRADE, COORDINATE WITH LANDSCAPE AND DRY UTILITY FOR MORE DETAILS.  |



SITE LIGHTING PLAN



15 Studebaker  
Irvine  
CA 92618

Irvine  
tel 949.752.1612  
fax 949.752.5321

Palm Springs  
tel 760.323.5090



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-1.1

PROGRESS SET 7/11/2025

ISSUED DATE: XXXXXX

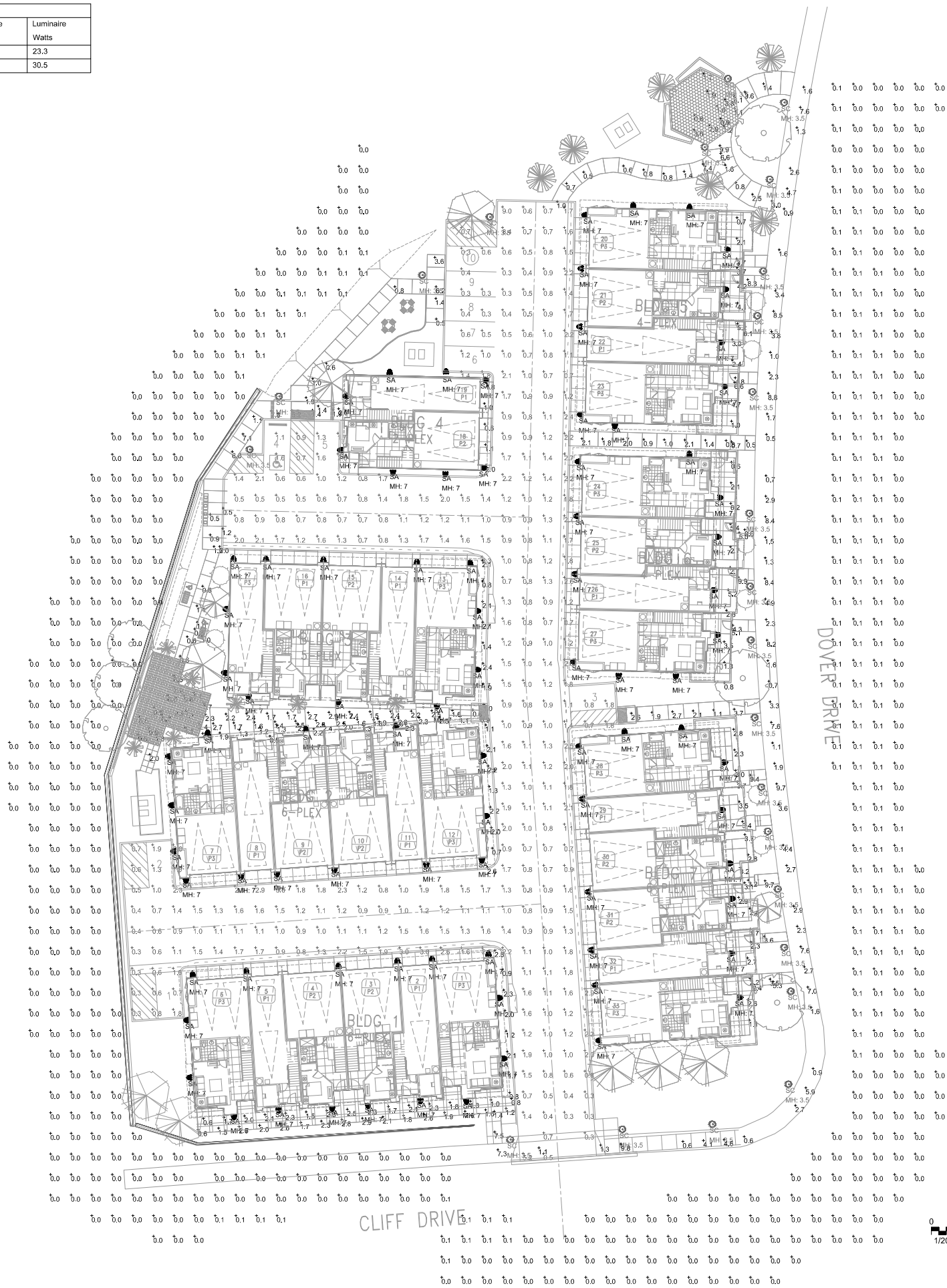


| Luminaire Schedule  |     |       |             |                         |                   |       |                     |                    |
|---|-----|-------|-------------|-------------------------|-------------------|-------|---------------------|--------------------|
| Symbol  | Qty | Label | Arrangement | Description             | Tag               | LLF   | Luminaire<br>Lumens | Luminaire<br>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 | 2467                | 30.5               |

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

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## PHOTOMETRIC SITE PLAN



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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

[illegible]

SHEET NAME:

PHOTOMETRIC SITE PLAN

PROJECT NUMBER:

66845

ENGINEER:

DRAFTER:

SHEET NUMBER:

E-1.2

PROGRESS SET 7/11/2025