

Attachment PC 8

Project Plans

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VIEW FROM 16TH STREET AND DOVER

WESTCLIFF AT DOVER

NEWPORT BEACH, CA

R1



MAJOR SITE DEVELOPMENT REVIEW

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COMMUNITY ENTRY FROM 16TH STREET

WESTCLIFF AT DOVER

NEWPORT BEACH, CA

R2



MAJOR SITE DEVELOPMENT REVIEW

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COMMUNITY VIEW FROM DOVER

WESTCLIFF AT DOVER

NEWPORT BEACH, CA

R3



MAJOR SITE DEVELOPMENT REVIEW

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Table of Contents

Architecture

View from 16th Street & Dover - Rendering:	R1	Building 200 5-Plex Building Type 200 - Section A	3.5	Section A - After 10 Years of Growth	L-4
Community Entry from 16th Street - Rendering:	R2	Building 300 6-Plex Composite Floor Plans - First and Second Floor	4.1	Section A - Existing Imagery	L-5
Community View from Dover - Rendering:	R3	Building 300 6-Plex Composite Floor Plans - Third Floor and Roof Deck	4.2	Section B - At Install	L-6
Table of Contents	TOC	Building 300 6-Plex Roof Plan	4.3	Section B - After 10 Years of Growth	L-7
Architectural Site Plan	SP1	Building 300 6-Plex Building Elevations	4.4	Section B - Existing Imagery	L-8
Architectural Site Plan Enlarged	SP2	Building 300 6-Plex Section A - Plan 2A-Lot 1	4.5	Section C - At Install	L-9
Area Summary - Dwelling Units & Buildings	1.0	Building 400 7-Plex Composite Floor Plans - First and Second Floor	5.1	Section C - Existing Imagery	L-10
Plan 1A Floor Plan	1.1	Building 400 7-Plex Composite Floor Plans - Third Floor and Roof Deck	5.2	Section D - At Install	L-11
Plan 1A Floor Plan - Roof Deck - Rear Alt.	1.2	Building 400 7-Plex Roof Plan	5.3	Section D - After 10 Years of Growth	L-12
Plan 1B Floor Plan	1.3	Building 400 7-Plex Building Elevations	5.4	Section E - At Install	L-13
Plan 1C Floor Plan	1.4	Building 400 7-Plex Section A - Plan 1A Lots 8-12	5.5	Section E - After 10 Years of Growth	L-14
Plan 2A Floor Plan	1.5	Building 500 7-Plex Composite Floor Plans - First and Second Floor	6.1	Section E - West Elevation - At Install	L-15
Plan 2A Floor Plan - Roof Deck - Rear Alt.	1.6	Building 500 7-Plex Composite Floor Plans - Third Floor and Roof Deck	6.2	Section E - West Elevation - After 10 Years of Growth	L-16
Plan 2B Floor Plan	1.7	Building 500 7-Plex Roof Plan	6.3	Tree Imagery	L-17
Plan 2C Floor Plan	1.8	Building 500 7-Plex Building Elevations	6.4		
Plan 2W Floor Plan	1.9	Building 500 7-Plex Section A	6.5		
Plan 2X Floor Plan	1.10	Buildings 100 & 200 Minimum Opening Standards on Front Elevations	7.1	Civil	
Plan 2Y Floor Plan	1.11	Buildings 300 & 400 Minimum Opening Standards on Front Elevations	7.2	Conceptual Grading Plan Coversheet	1 of 7
Plan 2A-ACC Floor Plan	1.12	Building 500 Minimum Opening Standards on Front Elevations	7.3	Existing Conditions	2 of 7
Building 100 5-Plex Composite Floor Plans - First and Second Floor	2.1	Buildings 100 & 200 Horizontal Modulation on Front Elevations	7.4	Conceptual Grading Plan	3 of 7
Building 100 5-Plex Composite Floor Plans - Third Floor and Roof Deck	2.2	Buildings 300 & 400 Horizontal Modulation on Front Elevations	7.5	Sections	4 of 7
Building 100 5-Plex Roof Plan	2.3	Building 500 Horizontal Modulation on Front Elevations	7.6	Concept Utility Plans	5 of 7
Building 100 5-Plex Building Elevations	2.4	Color and Material Boards & Exterior Materials Schemes 1 & Scheme 2	CM.1	Average Grade Plane	6 of 7
Building 100 5-Plex Building Type 100 - Section A Plan 2A - Lot 32	2.5			Conceptual Grading Plan Planter Square Footage	7 of 7
Building 200 5-Plex Composite Floor Plans - First and Second Floor	3.1	Landscape Architecture			
Building 200 5-Plex Composite Floor Plans - Third Floor and Roof Deck	3.2	Overall Landscape Plan	L-1	Photometric Plan	P1
Building 200 5-Plex Roof Plan	3.3	Wall and Fence Plan	L-2		
Building 200 5-Plex Building Elevations	3.4	Section A - At Install	L-3		

Note: Artist's Conception; Colors, Materials And Application May Vary.

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WESTCLIFF AT DOVER

NEWPORT BEACH, CA

TOC

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Project Summary

- Total Units:** 30 Townhomes (9 Total Unit Plans)
- (30) 3-Story Attached Dwellings
 - (13) Plan 1A: ± 2,088 SF | 3 BD | 3 BA | 1 Powder
 - (05) Plan 1A.1: ± 2,174 SF | 3 BD | 3 BA | 1 Powder
 - (02) Plan 1B: ± 2,325 SF | 3 BD | 3 BA | 1 Powder
 - (01) Plan 1C: ± 2,182 SF | 3 BD | 3 BA | 1 Powder
 - (03) Plan 2A: ± 2,343 SF | 3 BD | 2 BA | 2 Powder
 - (01) Plan 2B: ± 2,343 SF | 3 BD | 2 BA | 2 Powder
 - (01) Plan 2C: ± 2,401 SF | 3 BD | 3 BA
 - (01) Plan 2X: ± 2,189 SF | 3 BD | 3 BA | 1 Powder
 - (01) Plan 2Y: ± 2,334 SF | 3 BD | 2 BA | 2 Powder
 - (02) Plan 2W: ± 2,393 SF | 3 BD | 3.5 BA | Flex

- Parking:**
- Required:** 69 Spaces (2.3 spaces per home)
- (30) Homes x 2.0 Spaces = 60 Spaces
 - (30) Guest x 0.3 Spaces = 9 Spaces
- Provided:** 69 Spaces (2.3 spaces per home)
- Garage (20' x 20'): 60 Spaces
 - Head-in (8.5' x 18'): 9 Spaces

- Open Space:**
- Required:** Common: 2,250 SF (75 SF/un. Min. 10')
Private: 4,666 SF (5% of Gross floor area, Min. 6')
- Provided:** Common: + 3,238 SF (min. 10')
Private: + 10,938 SF (Roof Deck / 2nd level deck)

- Attached Dwelling Units Gross Buildable S.F. Summary: 5 Building Types (Condition+Deck+Garages):**
- (1) Building type '100' (5 plex): 3-story | 5 units | 15,477 s.f.
 - (1) Building type '200' (5 plex): 3-story | 5 units | 15,425 s.f.
 - (1) Building type '300' (6 plex): 3-story | 6 units | 18,593 s.f.
 - (1) Building type '400' (7 plex): 3-story | 7 units | 21,592 s.f.
 - (1) Building type '500' (7 plex): 3-story | 7 units | 22,254 s.f.

Total Attached Dwelling Units Gross Square Footage = 93,341 SF

Buildings Data:

- R-3/U - Townhouse / Private Garages
- Type VB - Non-rated Construction
- 3-Story Building with uncovered Roof Deck and Penthouses | 45'-0" Building Height
- NFPA 13D - Fire Sprinklers

Zoning Summary

Zoning: OG (Office General) with HO-3 (Housing Opportunity Overlay)

Density: Minimum Density of 20 units/acre; Maximum Density of 50 units/acre

Building Setbacks: Front Yard: 10' (20' for any portion over 20' high)
Side Yard: 0'
Street Side Yard: 10' (20' for any portion over 20' high)
Rear Yard: 20'

Building Separation: 10' Minimum

Max. Building Height: 65'

Open Space: Common 75 SF per Dwelling Unit; 15' Minimum Dimension
Private 5% of Gross Floor Area (6' Minimum Dimension)
Front Yards Excluded from Common Open Space

- Design Notes:**
- Ocean view to the South / Southeast with 20' buffer.
 - Nature Center to the West with 10.5' - 12.5' buffer.
 - Slope and retaining walls along the easterly edge to the southeast corner to be removed and rebuilt to up to 12' high retaining at the highest point.
 - All drive aisles to be private driveways.
 - Elevations are approximated and require land survey and civil engineer to confirm.
 - Roof decks will satisfy the private OS requirement.
 - A/C Condenser on roof deck.

Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information.
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.





WESTCLIFF AT DOVER

NEWPORT BEACH, CA

SP.2

Enlarged: Not to Scale



UNIT PLAN NO.	GROSS FLOOR AREA (S.F.) - DWELLING UNIT (R-3)				TOTAL UNITS ON SITE	GROSS FLOOR AREA (S.F.) - EXTERIOR SPACES/COVERED				TOTAL GROSS FLOOR AREA (S.F.) DWELLING UNIT PLUS COVERED DECK (R-3)	GROSS GARAGE (U)	GROSS TOTAL UNIT	TOTAL BLDG. AREA	AREA BY BLDG. TYPE		TOTAL BLDGS ON SITE	TOTAL BLDG. AREA
	1ST	2ND	3RD	TOTAL		1ST	2ND	3RD	TOTAL								
1A	373	814	901	2088	13	53	86	267	406	2494	490	2984	38792	100		1	15477
1A.1	373	900	901	2174	5	53		276	329	2503	490	2993	14965	200		1	15425
1B	422	906	997	2325	2	58	91	318	467	2792	527	3319	6638	300		1	18593
1C	373	866	943	2182	1	71	86	263	420	2602	490	3092	3092	400		1	21592
2A	418	914	1011	2343	3	88	97	299	484	2827	484	3311	9933	500		1	22254
2B	418	914	1011	2343	1	123	97	299	519	2862	484	3346	3346				
2C	418	943	1040	2401	1	152	97	299	548	2949	484	3433	3433				
2W	434	951	1008	2393	2	122	57	247	426	2819	513	3332	6664				
2X	436	878	875	2189	1	109	119	258	486	2675	487	3162	3162				
2Y	418	914	1002	2334	1	88	97	313	498	2832	484	3316	3316				
					30												
														TOTAL BLDGS. AREA			93341

AREA SUMMARY - DWELLING UNITS AND BUILDINGS

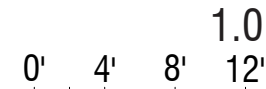
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



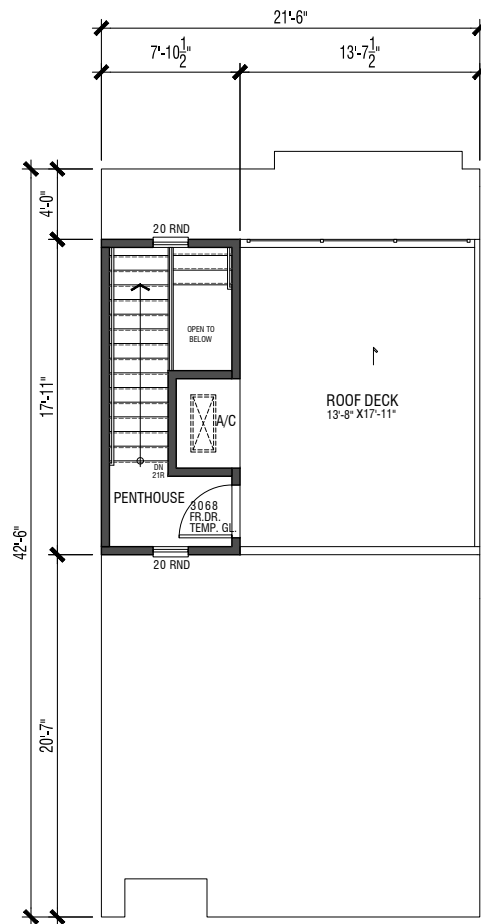
MAJOR SITE DEVELOPMENT REVIEW

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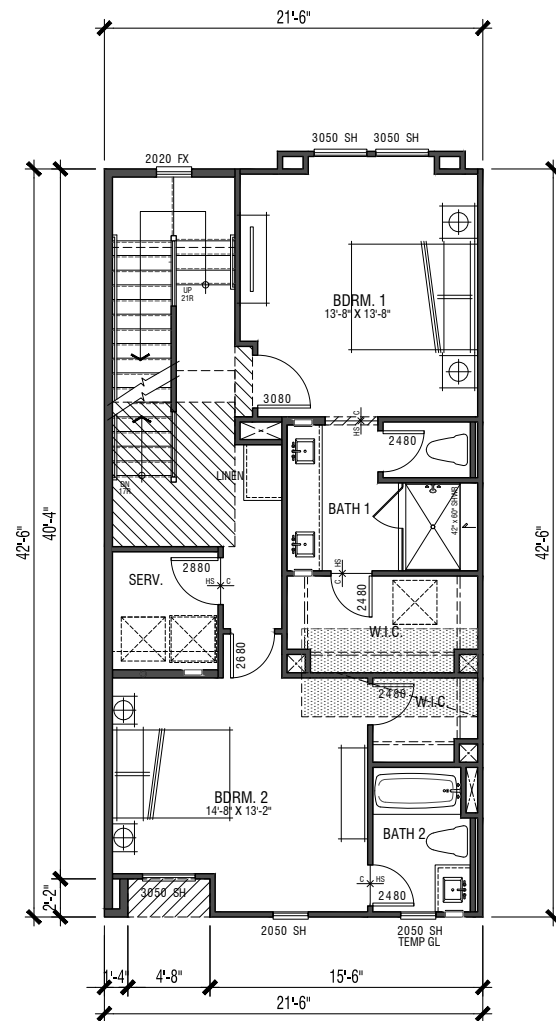


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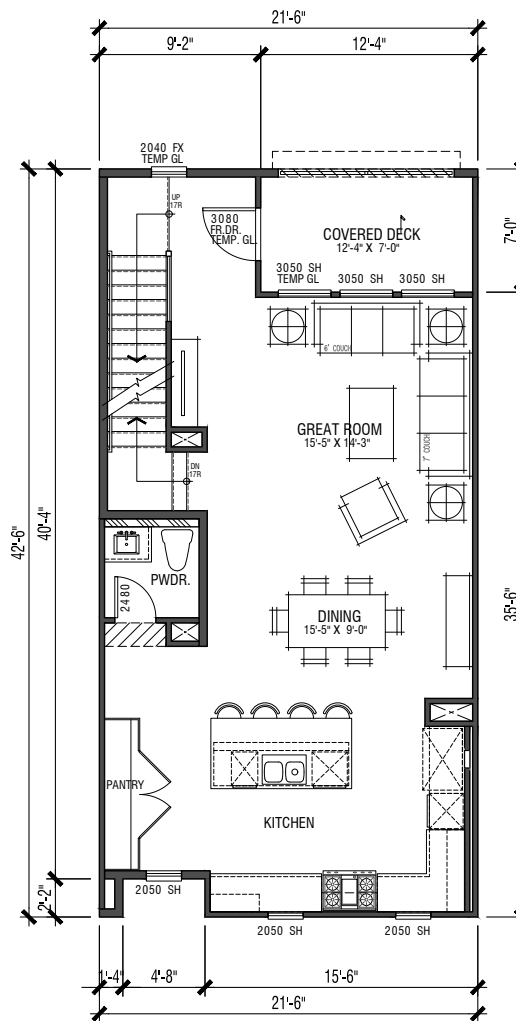




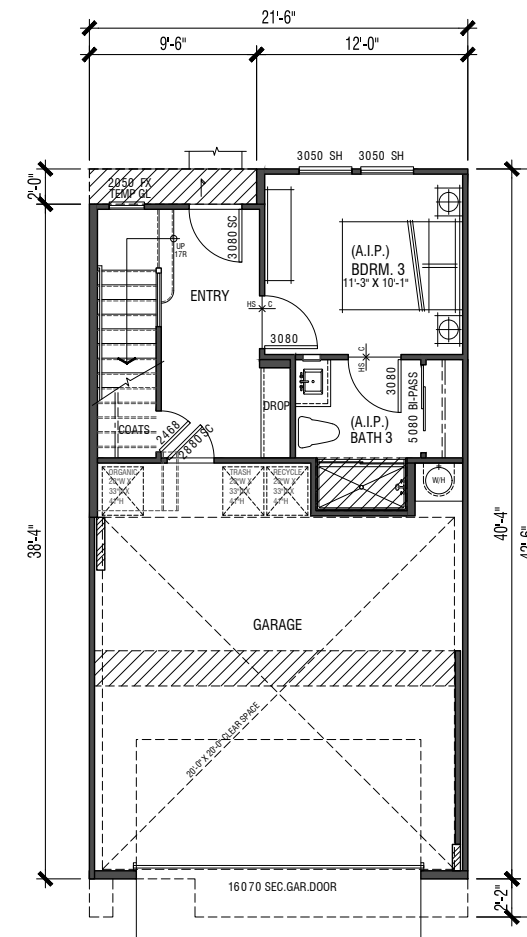
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(267 S.F.)**



**Third Floor
(901 S.F.)**



**Second Floor
(814 S.F.)**



**First Floor
(373 S.F.)**

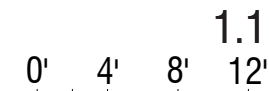
PLAN 1A
2,088 SF
3 BEDROOMS / 3.5 BATHROOMS
2-BAY GARAGE
9'-1" / 9'-1" / 9'-1" PLATES

WESTCLIFF AT DOVER
 NEWPORT BEACH, CA



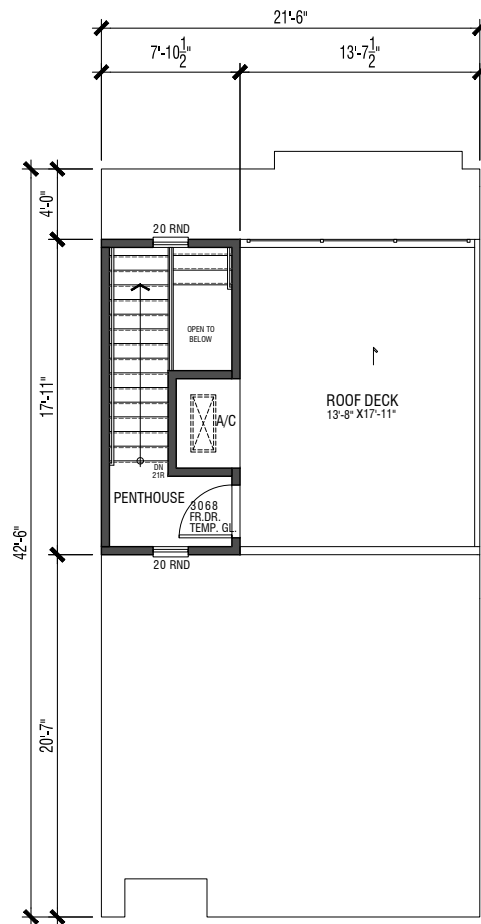
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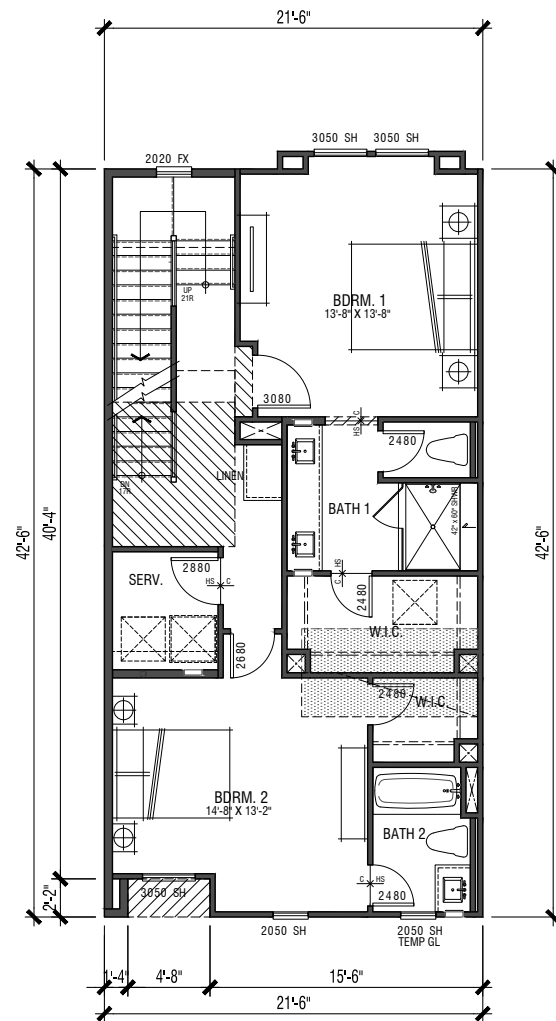


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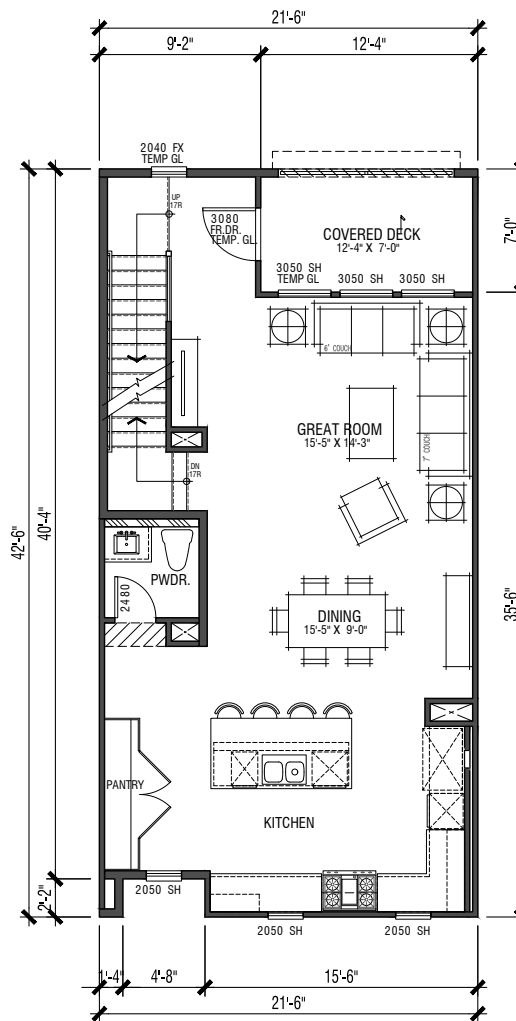




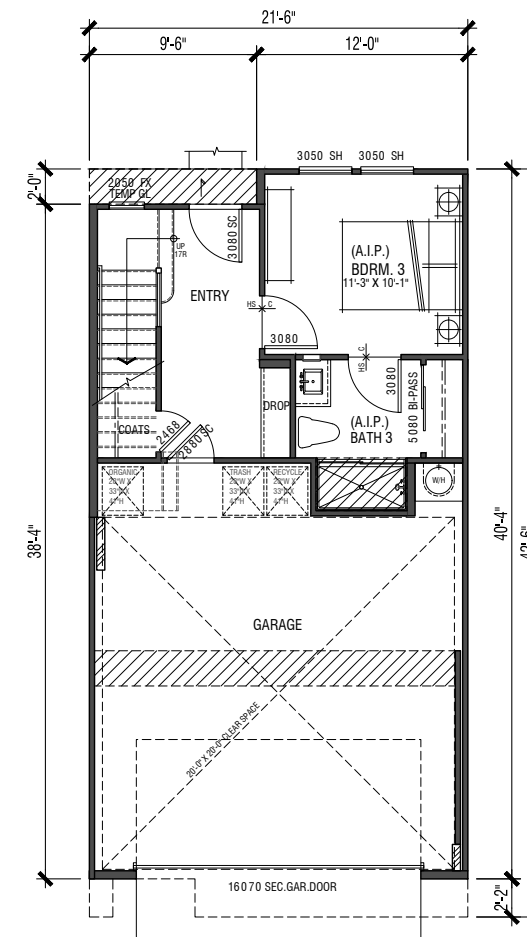
**Roof Deck - Forward
(267 S.F.)**



**Third Floor
(901 S.F.)**



**Second Floor
(814 S.F.)**



**First Floor
(373 S.F.)**

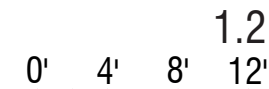
PLAN 1A
2,088 SF
3 BEDROOMS / 3.5 BATHROOMS
2-BAY GARAGE
9'-1" / 9'-1" / 9'-1" PLATES

WESTCLIFF AT DOVER
 NEWPORT BEACH, CA



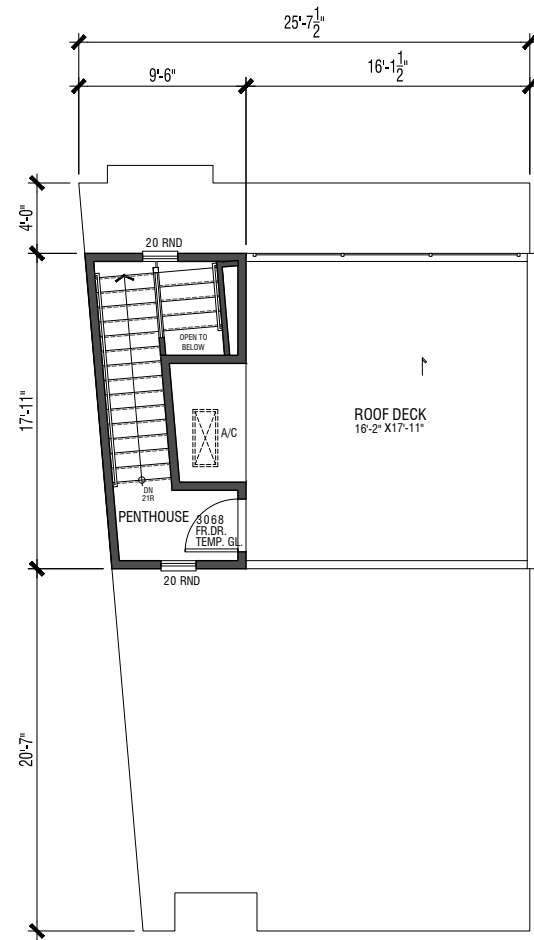
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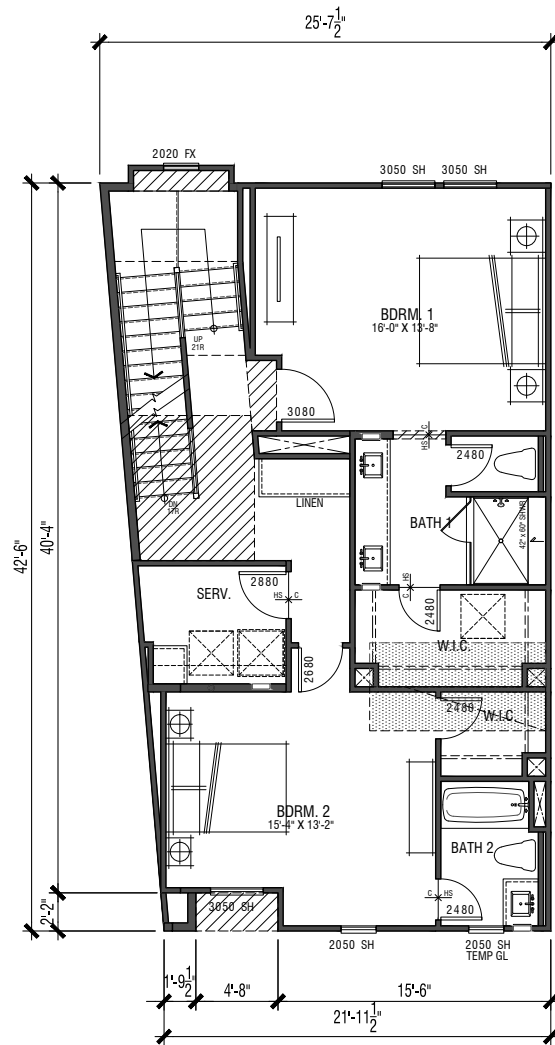


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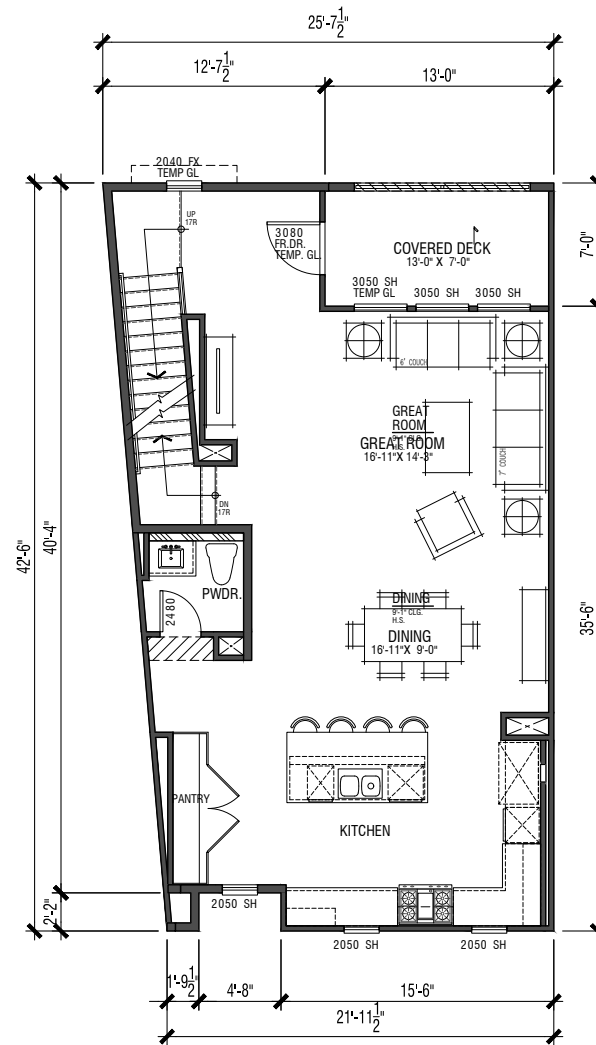




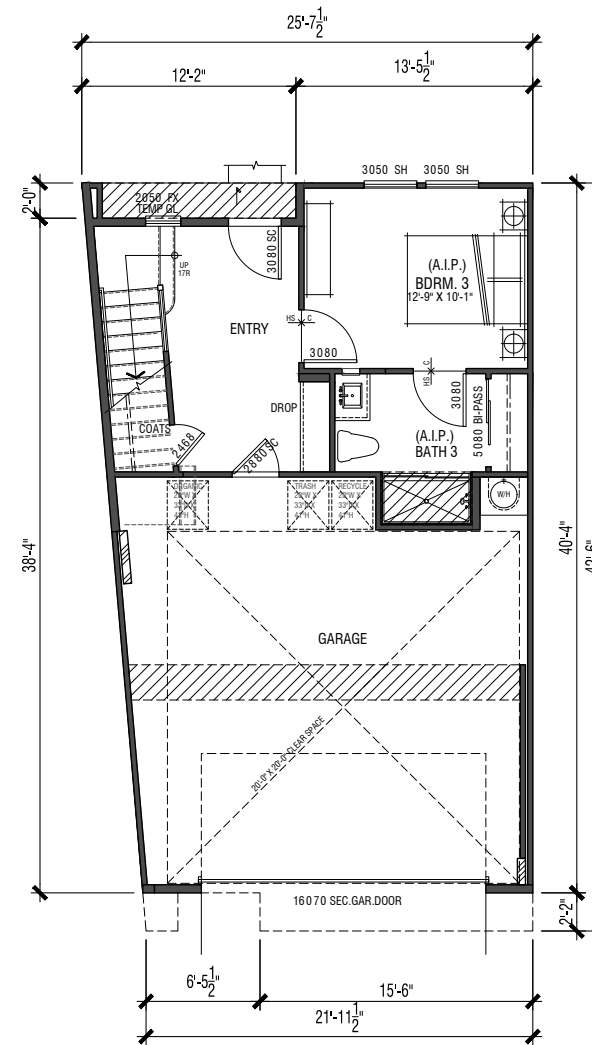
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(318 S.F.)**



**Third Floor
(997 S.F.)**



**Second Floor
(906 S.F.)**



**First Floor
(422 S.F.)**

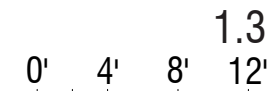
PLAN 1B
2,325 SF
3 BEDROOMS / 3.5 BATHROOMS
2-BAY GARAGE
9'-1" / 9'-1" / 9'-1" PLATES

WESTCLIFF AT DOVER
 NEWPORT BEACH, CA



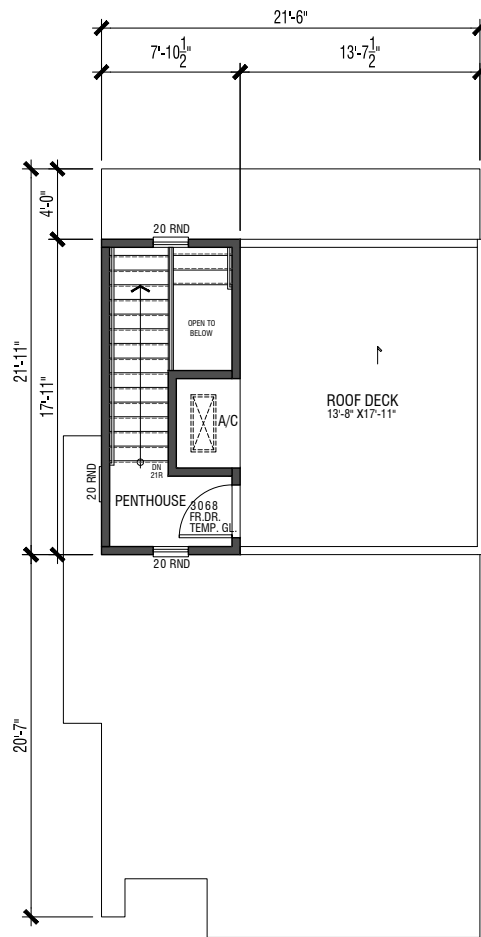
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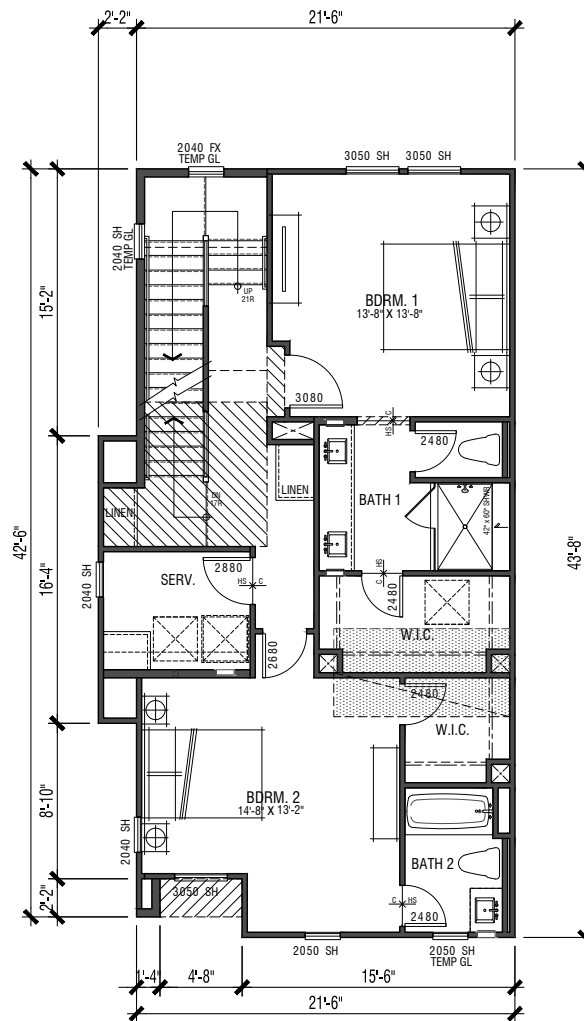


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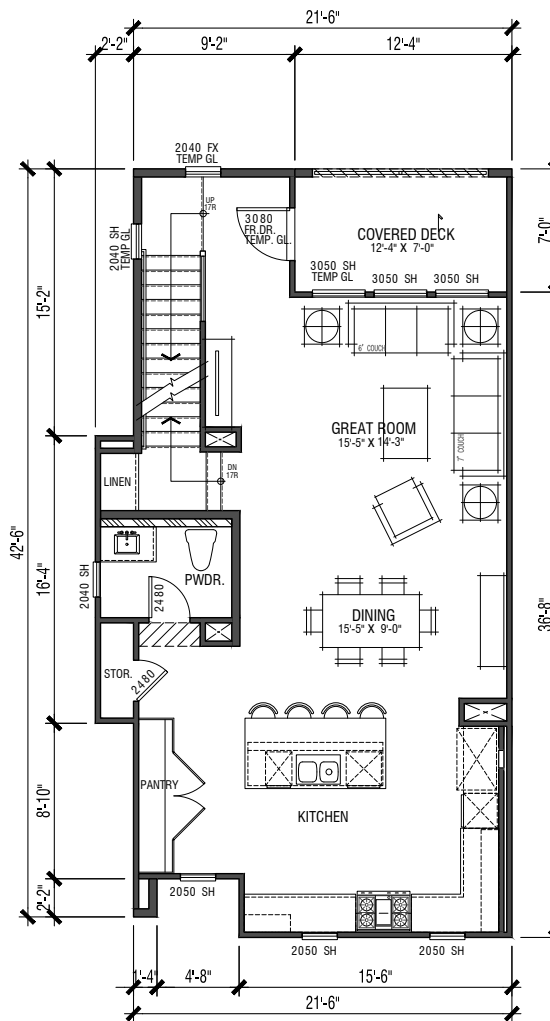




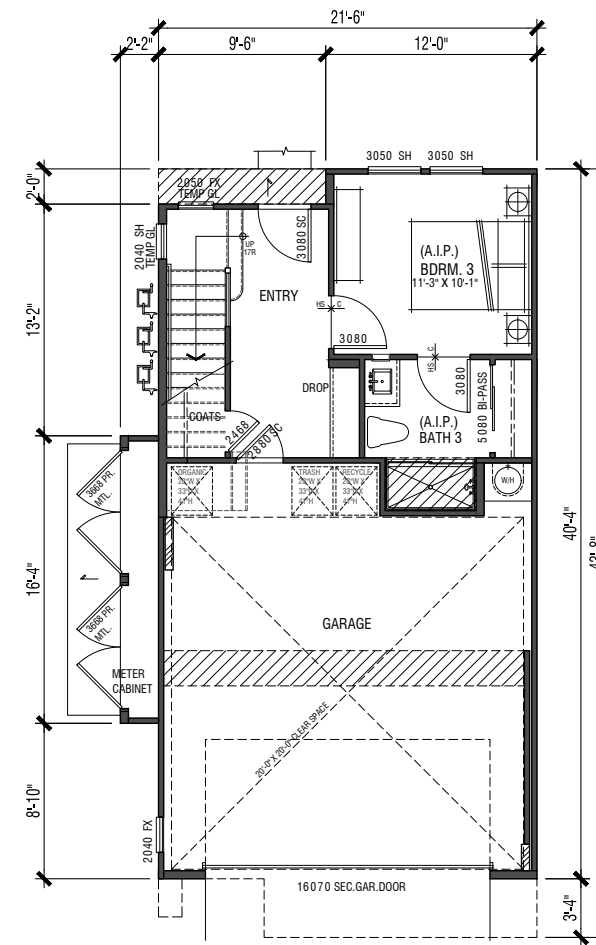
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(263 S.F.)**



**Third Floor
(943 S.F.)**



**Second Floor
(866 S.F.)**



**First Floor
(373 S.F.)**

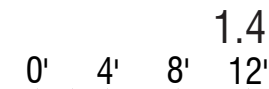
PLAN 1C
2,182 SF
3 BEDROOMS / 3.5 BATHROOMS
2-BAY GARAGE
9'-1" / 9'-1" / 9'-1" PLATES

WESTCLIFF AT DOVER
 NEWPORT BEACH, CA



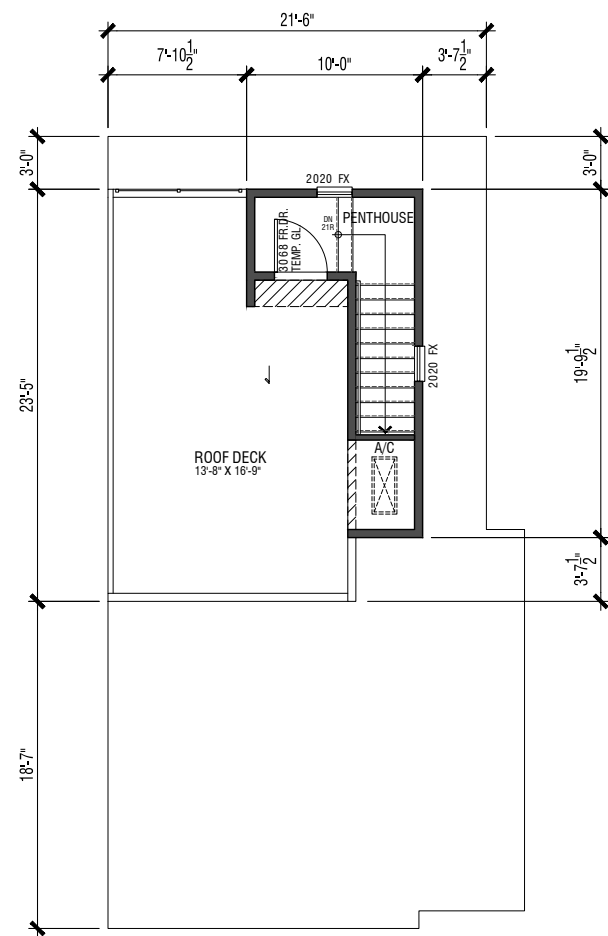
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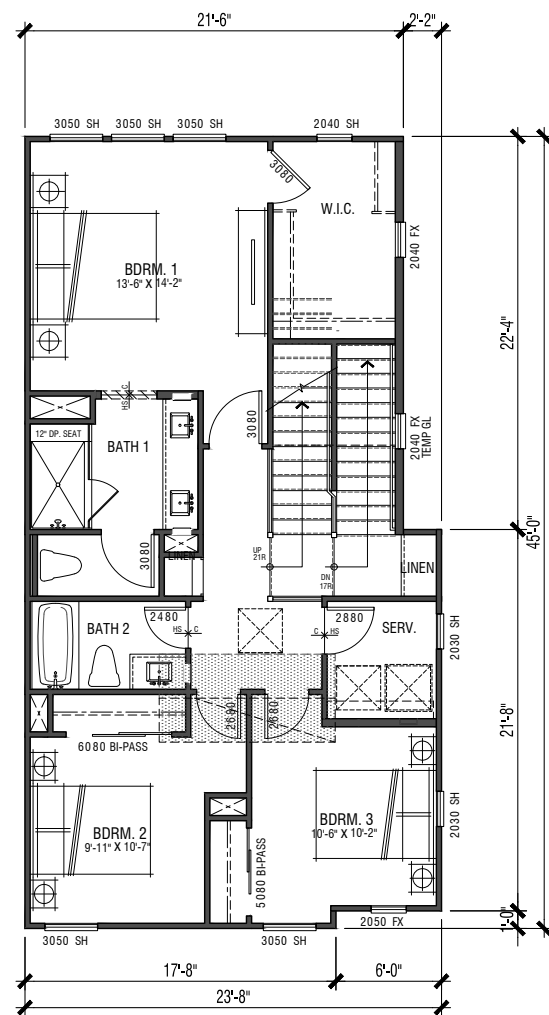


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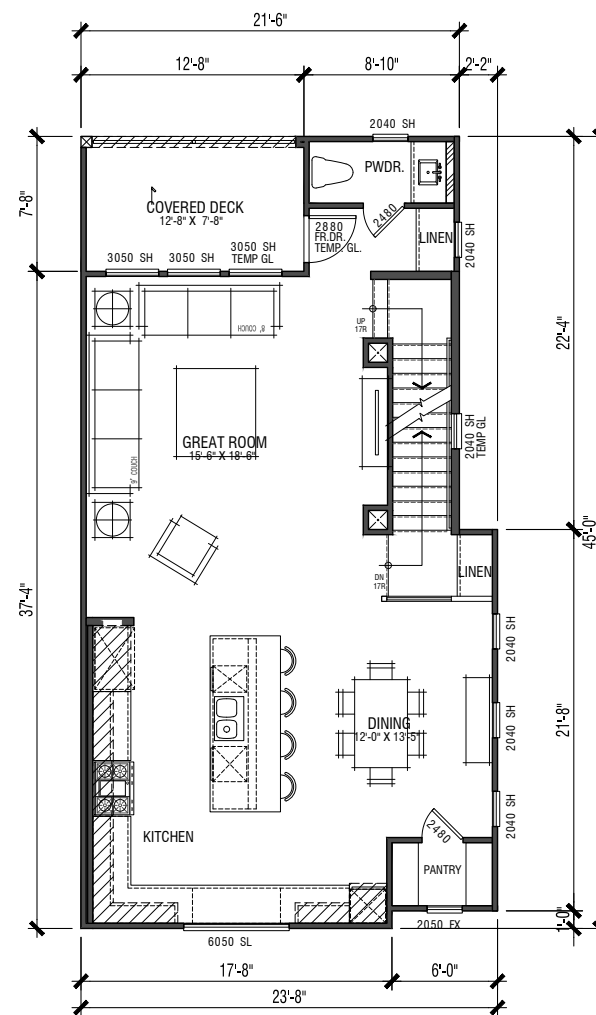




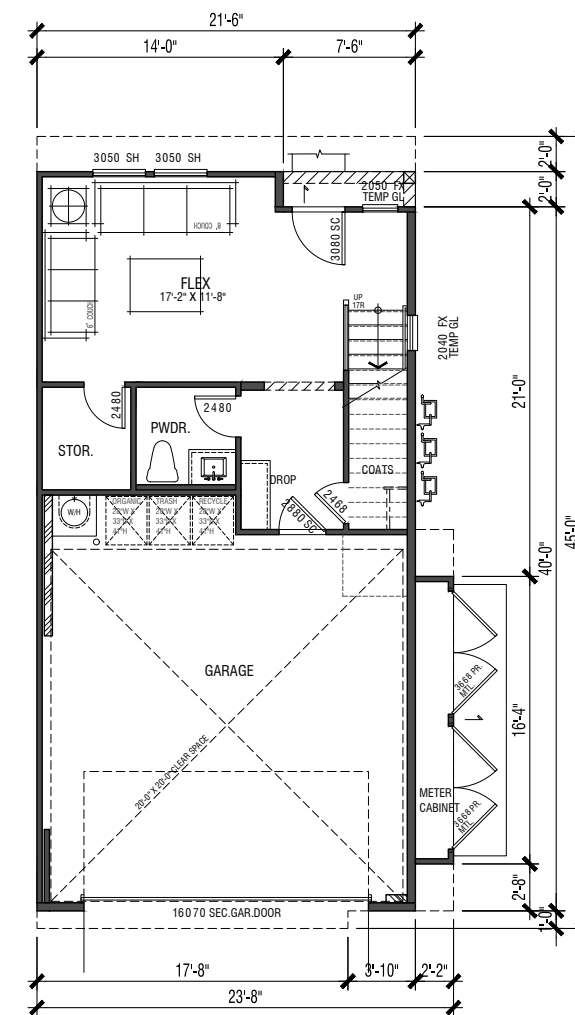
**Roof Deck - Forward
(299 S.F.)**



**Third Floor
(1,011 S.F.)**



**Second Floor
(914 S.F.)**



**First Floor
(418 S.F.)**

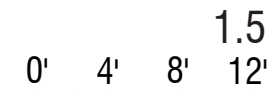
PLAN 2A
2,343 SF
3 BEDROOMS / 3 BATHROOMS
2-BAY GARAGE
9'-1" / 9'-1" / 9'-1" PLATES

WESTCLIFF AT DOVER
 NEWPORT BEACH, CA



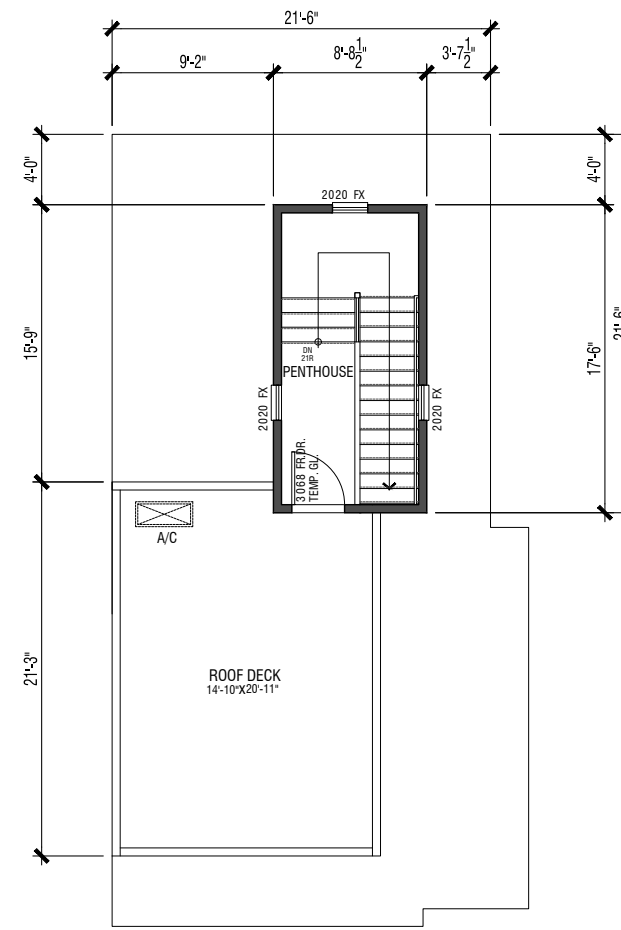
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**Roof Deck - Rear / Alt.
(314 S.F.)**

PLAN 2A
AT BUILDINGS TYPE 300 & 400

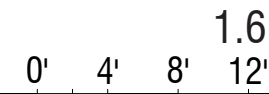
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



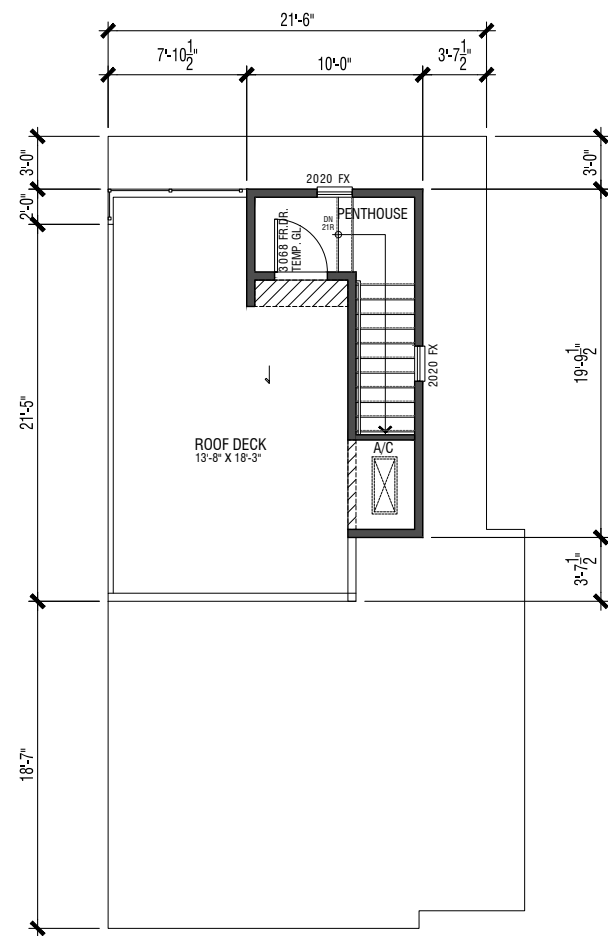
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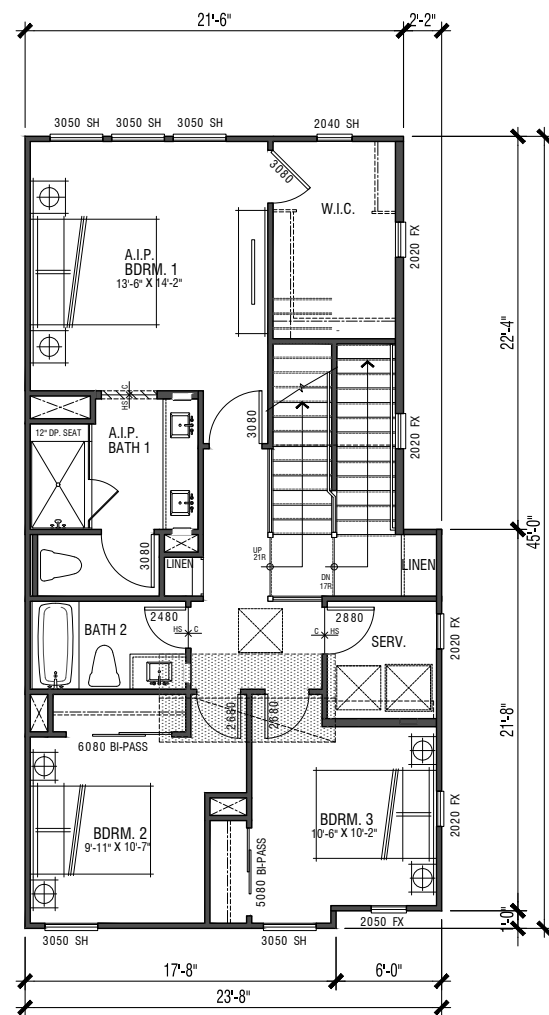


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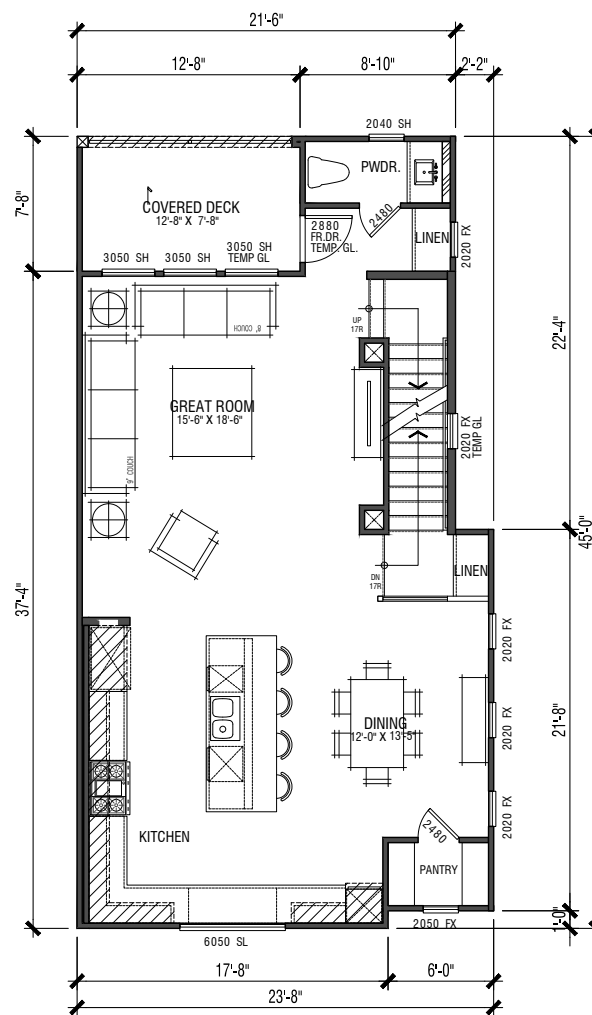




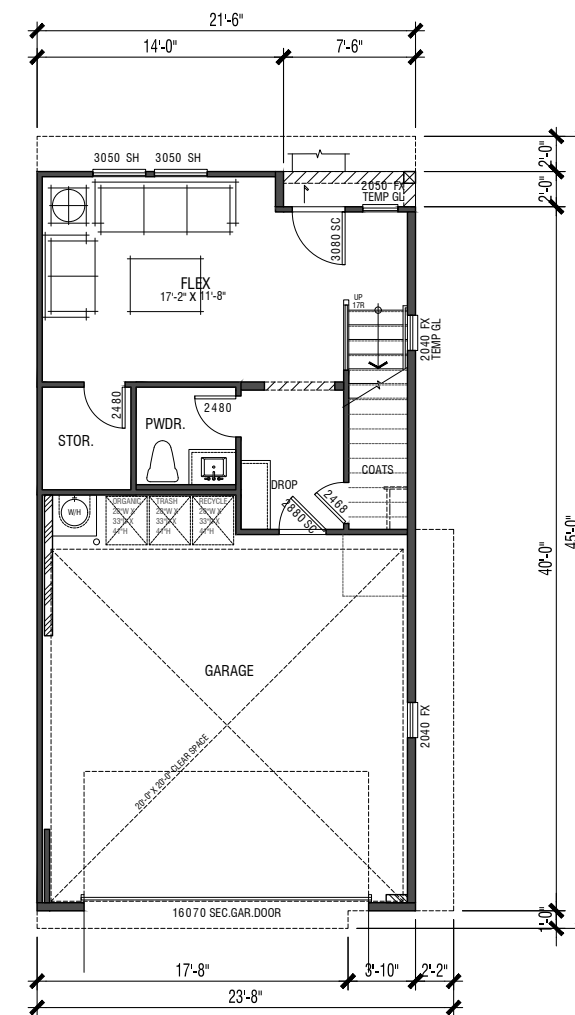
**Roof Deck - Forward
(299 S.F.)**



**Third Floor
(1,011 S.F.)**



**Second Floor
(914 S.F.)**



**First Floor
(418 S.F.)**

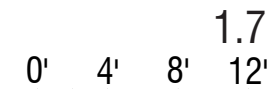
PLAN 2B
2,343 SF
3 BEDROOMS / 3 BATHROOMS
2-BAY GARAGE
9'-1" / 9'-1" / 9'-1" PLATES

WESTCLIFF AT DOVER
 NEWPORT BEACH, CA



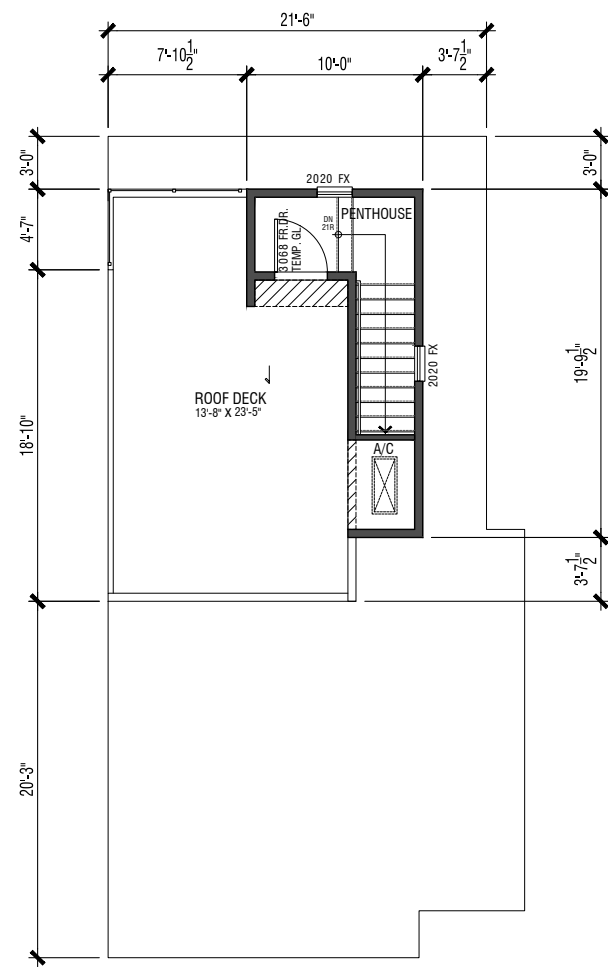
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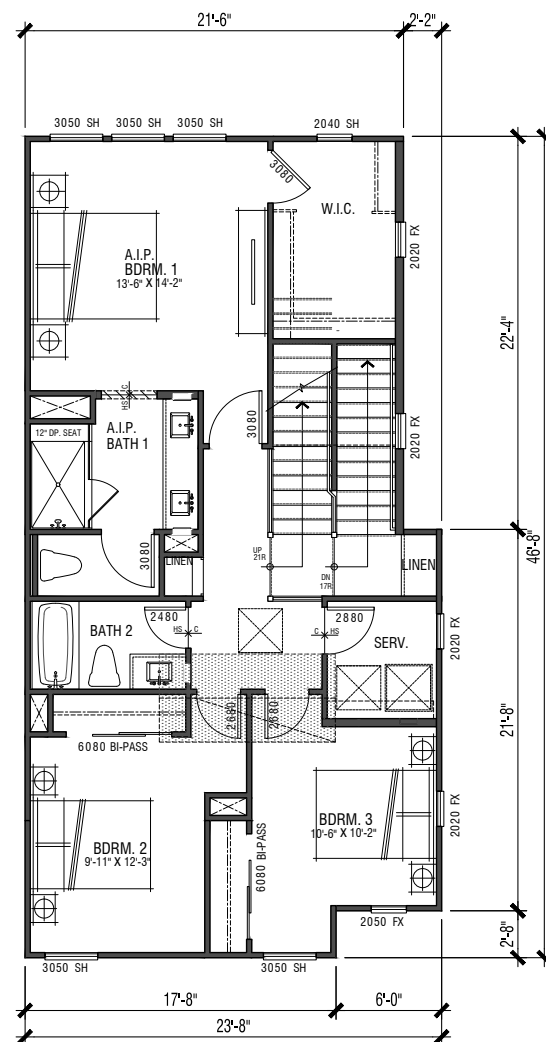


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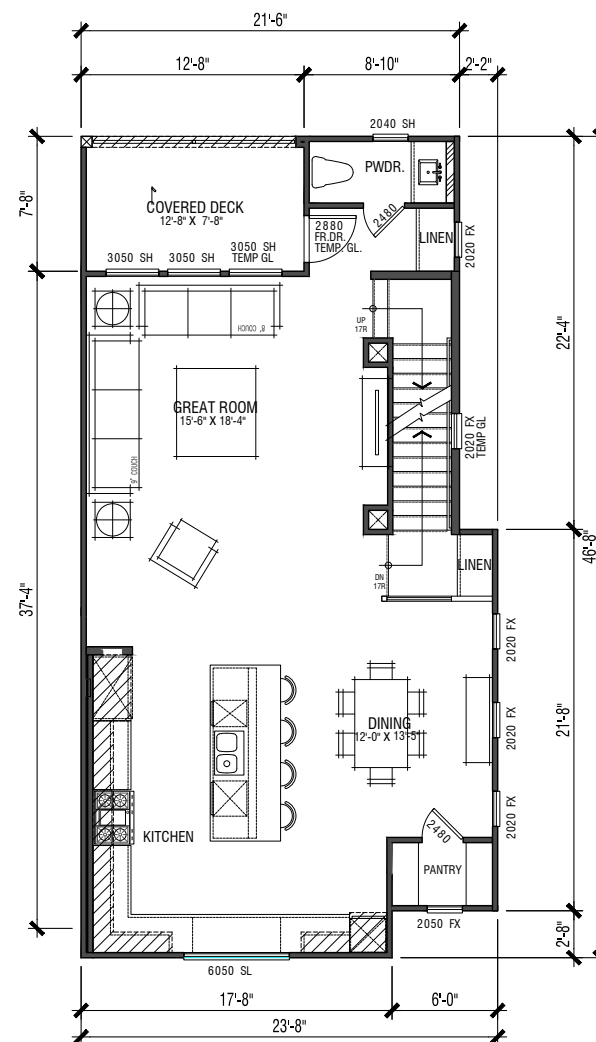




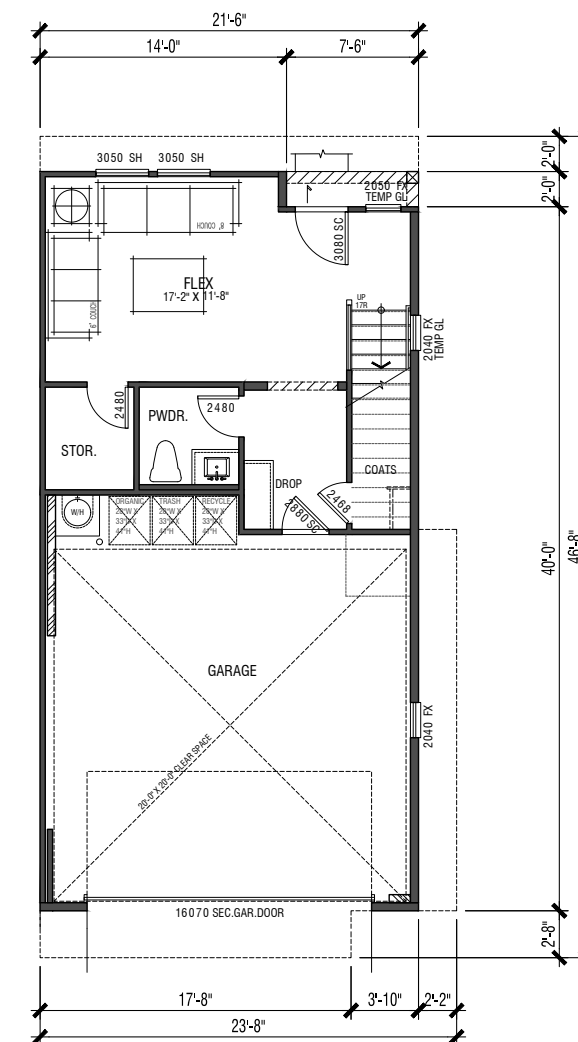
**Roof Deck - Forward
(299 S.F.)**



**Third Floor
(1,040 S.F.)**



**Second Floor
(943 S.F.)**



**First Floor
(418 S.F.)**

PLAN 2C
2,401 SF
3 BEDROOMS / 3 BATHROOMS
2-BAY GARAGE
9'-1" / 9'-1" / 9'-1" PLATES

WESTCLIFF AT DOVER
 NEWPORT BEACH, CA



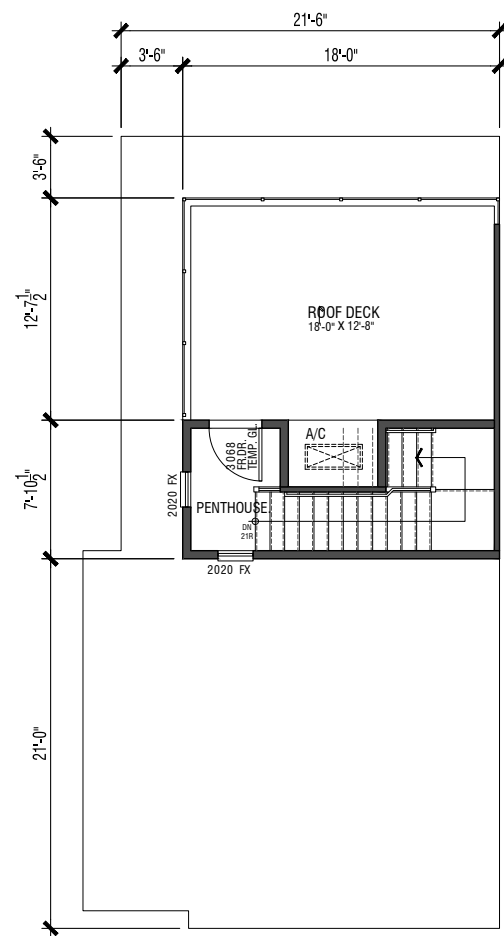
MAJOR SITE DEVELOPMENT REVIEW

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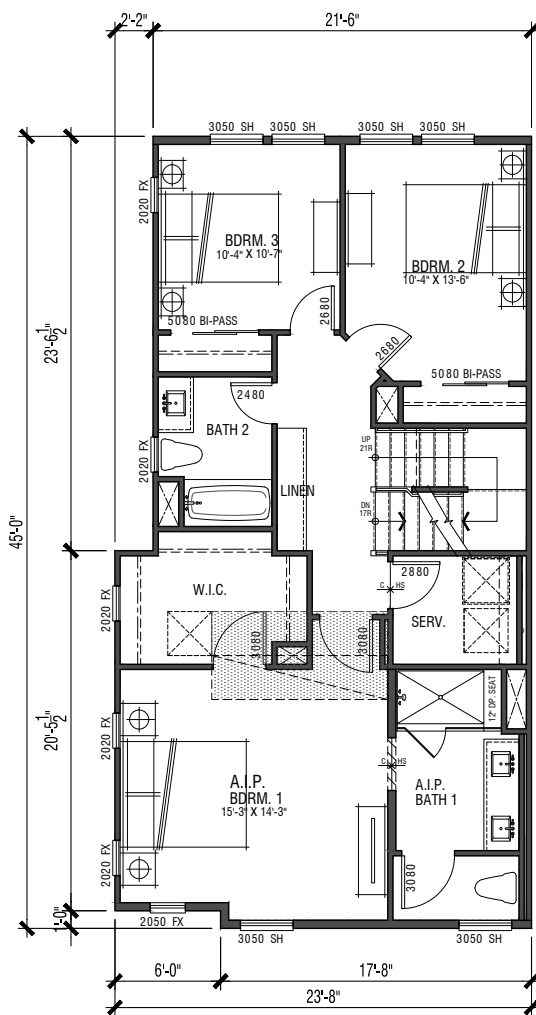


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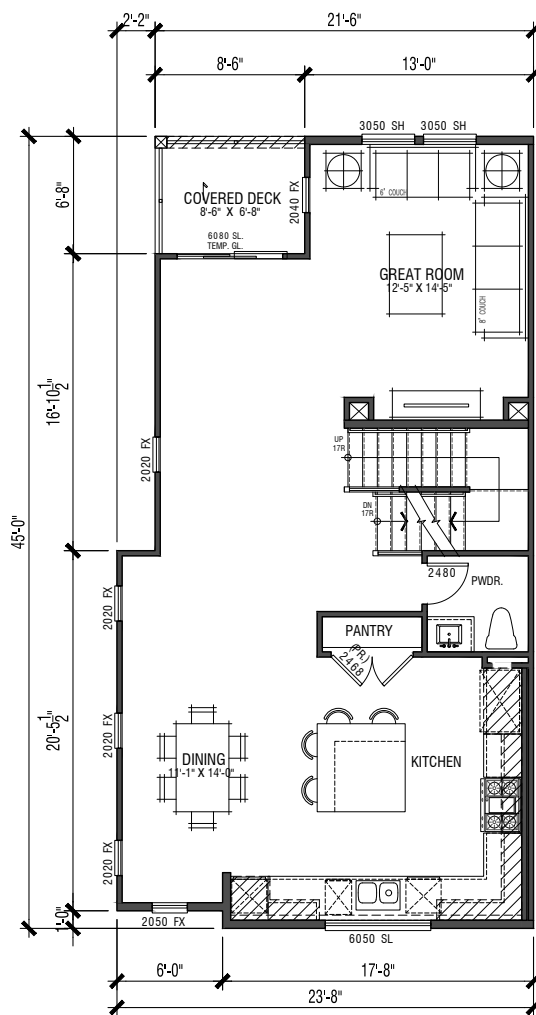




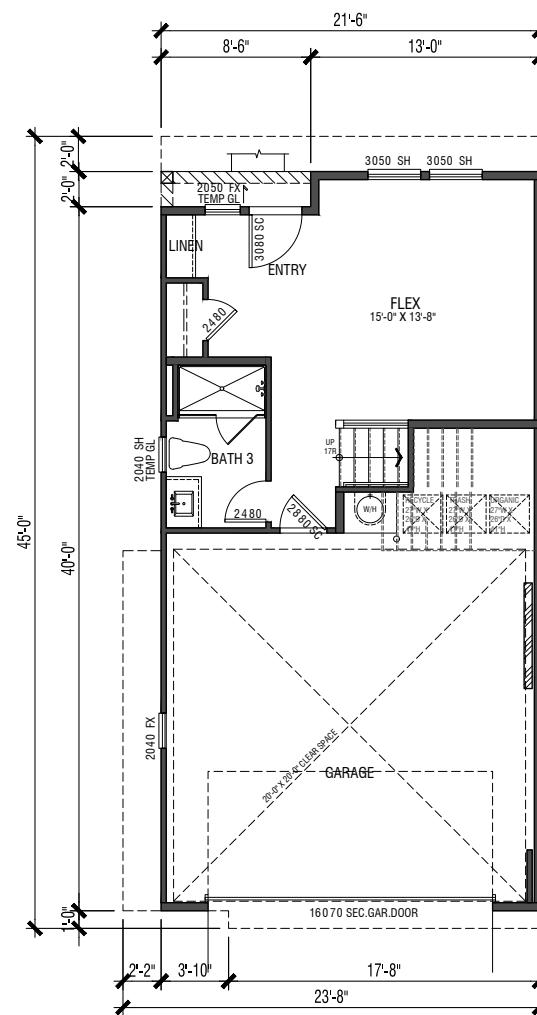
**Roof Deck - Forward
(247 S.F.)**



**Third Floor
(1,008 S.F.)**



**Second Floor
(951 S.F.)**



**First Floor
(434 S.F.)**

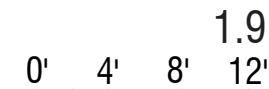
PLAN 2W
2,393 SF
3 BEDROOMS / 3.5 BATHROOMS
2-BAY GARAGE
9'-1" / 9'-1" / 9'-1" PLATES

WESTCLIFF AT DOVER
 NEWPORT BEACH, CA



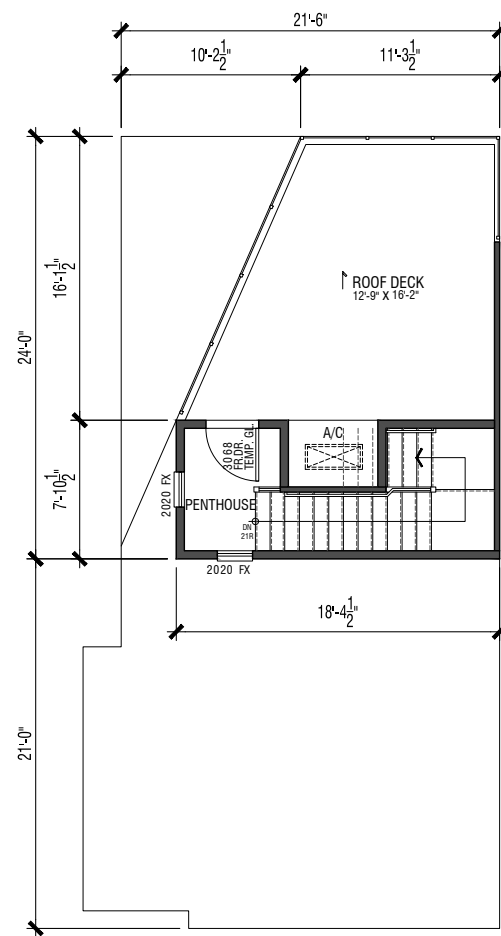
MAJOR SITE DEVELOPMENT REVIEW

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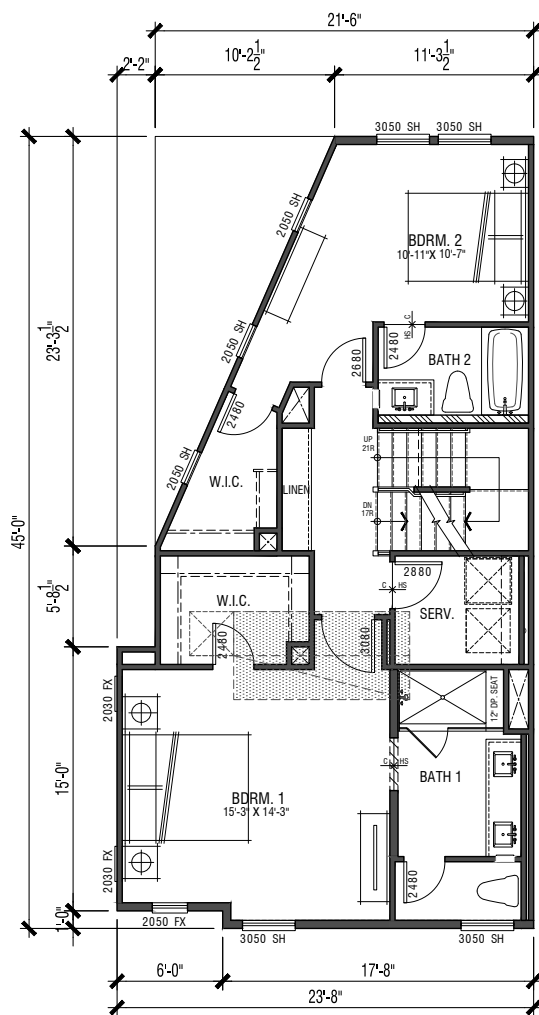


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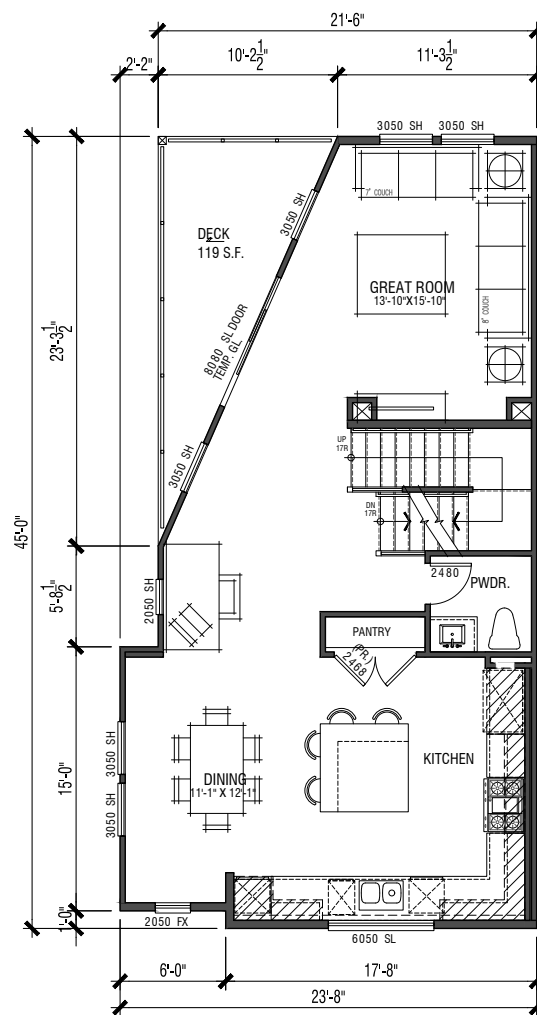




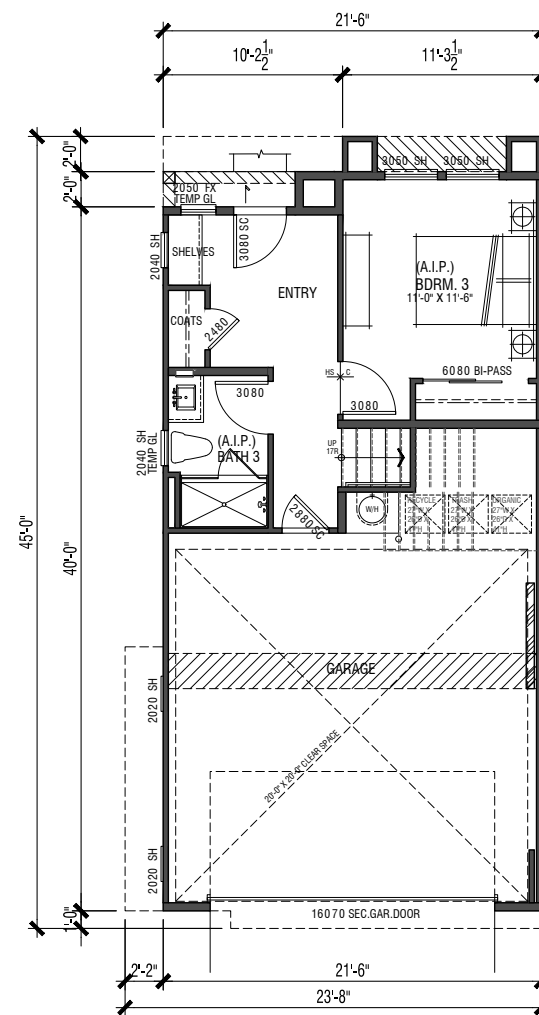
**Roof Deck - Forward
(258 S.F.)**



**Third Floor
(875 S.F.)**



**Second Floor
(878 S.F.)**



**First Floor
(436 S.F.)**

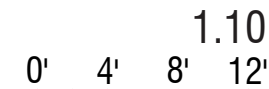
PLAN 2X
 2,189 SF
 3 BEDROOMS / 3.5 BATHROOMS
 2-BAY GARAGE
 9'-1" / 9'-1" / 9'-1" PLATES

WESTCLIFF AT DOVER
 NEWPORT BEACH, CA



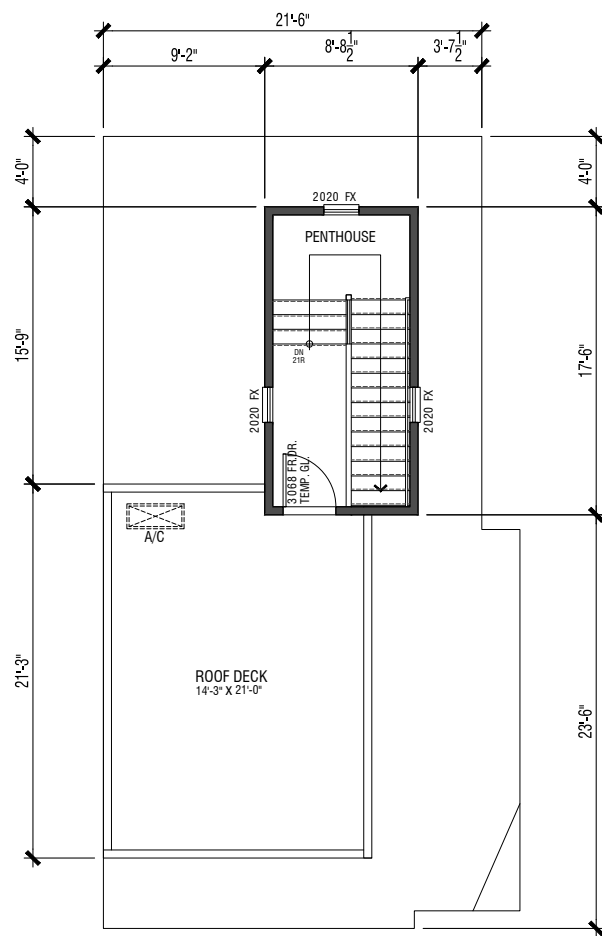
MAJOR SITE DEVELOPMENT REVIEW

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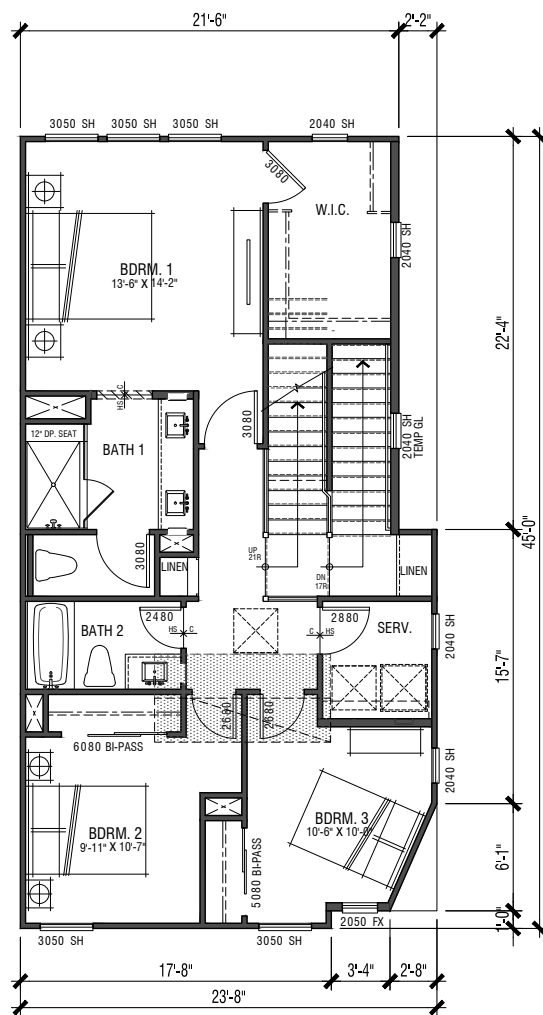


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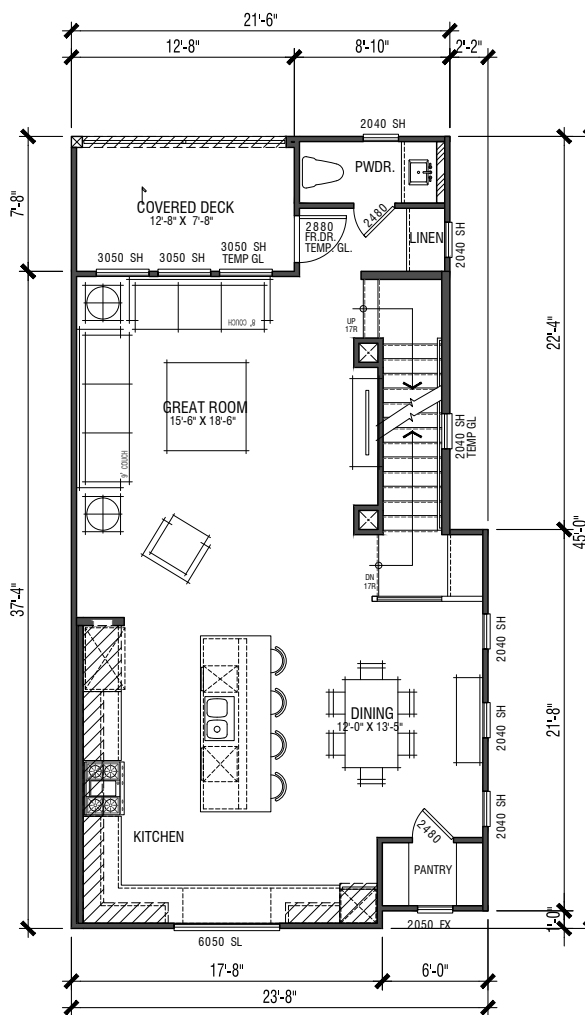




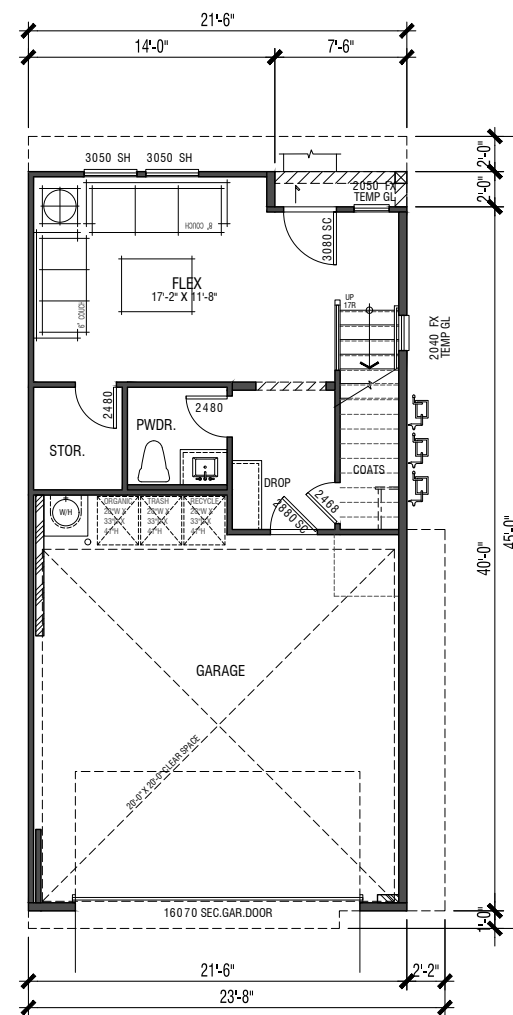
**Roof Deck - Rear
(313 S.F.)**



**Third Floor
(1,002 S.F.)**



**Second Floor
(914 S.F.)**



**First Floor
(418 S.F.)**

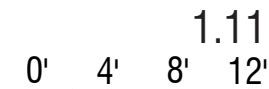
PLAN 2Y
2,334 SF
3 BEDROOMS / 3 BATHROOMS
2-BAY GARAGE
9'-1" / 9'-1" / 9'-1" PLATES

WESTCLIFF AT DOVER
 NEWPORT BEACH, CA



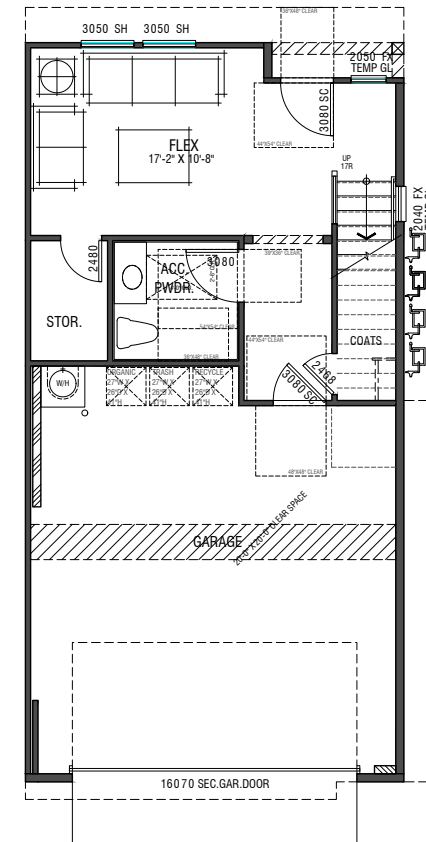
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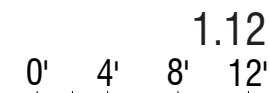


**First Floor - Accessible Powder
(418 S.F.)**

PLAN 2A-ACC
AT BUILDINGS TYPE 200, 300 & 400 (LOTS 6, 7 & 18)

WESTCLIFF AT DOVER

NEWPORT BEACH, CA



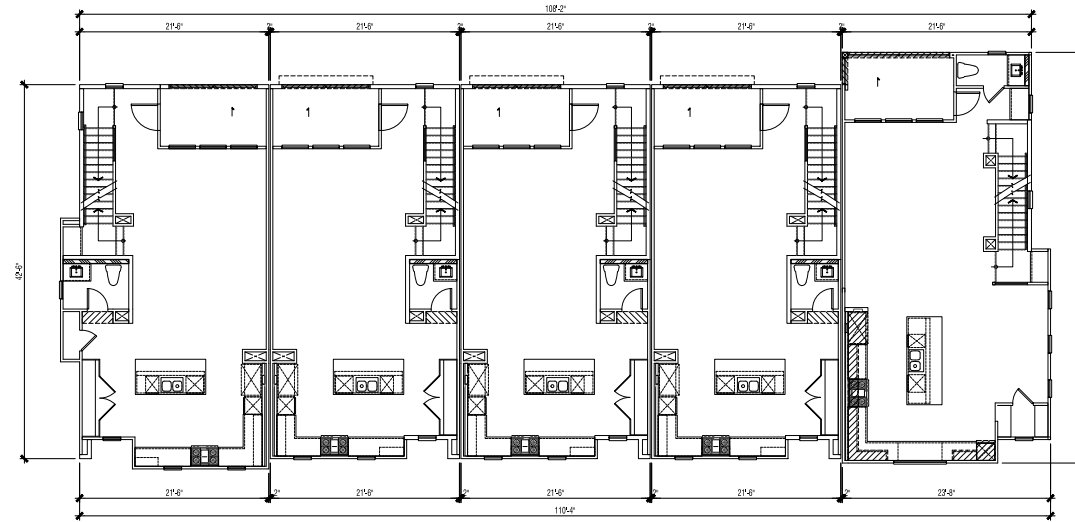
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MAJOR SITE DEVELOPMENT REVIEW

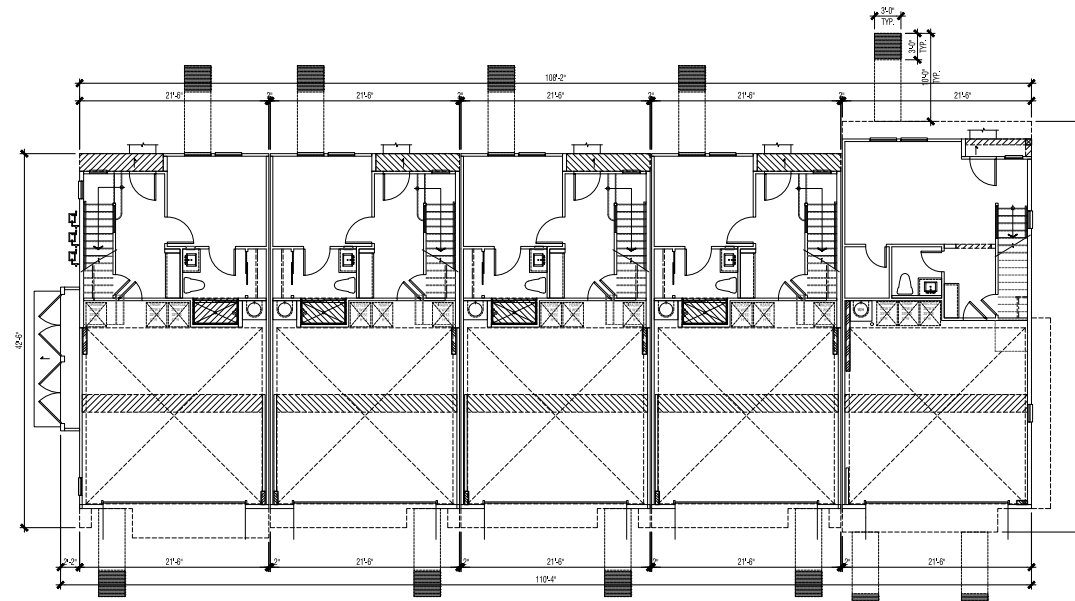
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Second Level

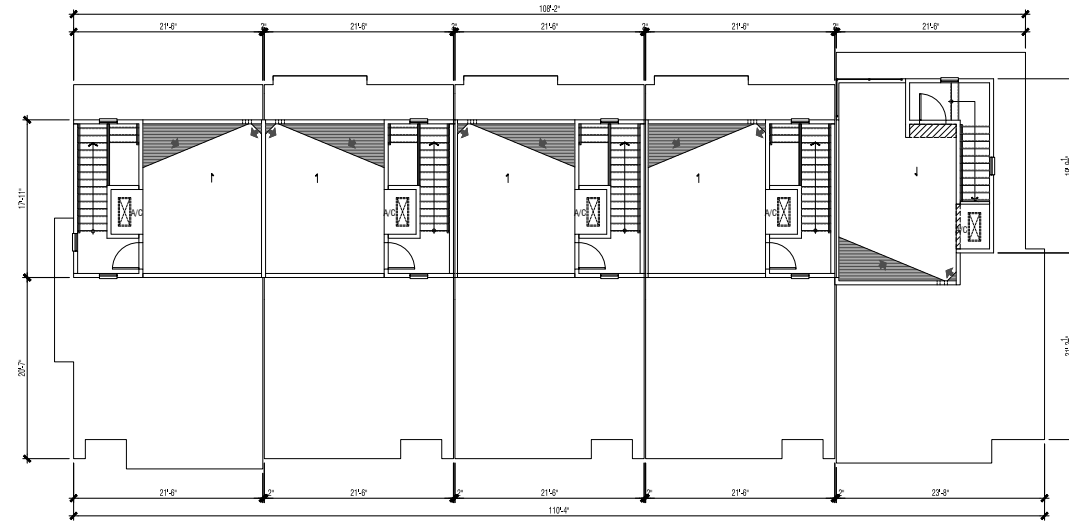
PLAN 1C PLAN 1AR PLAN 1AR PLAN 1AR PLAN 2C



First Level

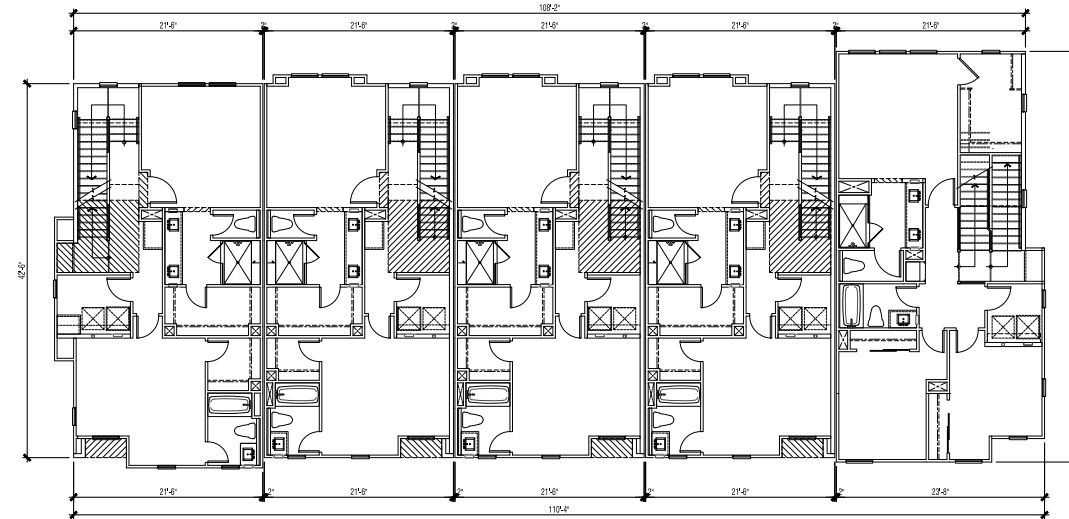
PLAN 1C PLAN 1AR PLAN 1AR PLAN 1AR PLAN 2C

BUILDING TYPE 100 | 5-PLEX | COMPOSITE FLOOR PLANS



Roof Deck

PLAN 1C PLAN 1AR PLAN 1AR PLAN 1AR PLAN 2C



Third Level

PLAN 1C PLAN 1AR PLAN 1AR PLAN 1AR PLAN 2C

BUILDING TYPE 100 | 5-PLEX | COMPOSITE FLOOR PLANS

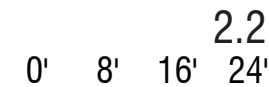


MAJOR SITE DEVELOPMENT REVIEW

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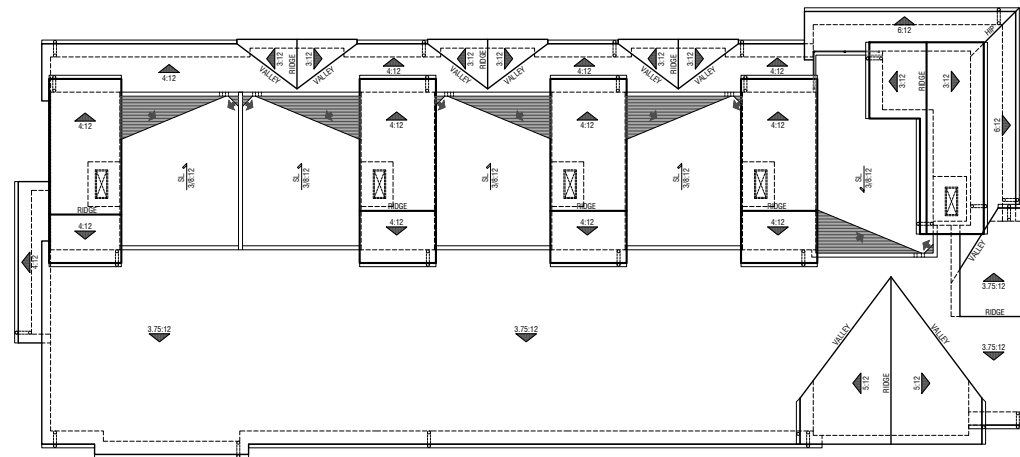
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



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Roof Plan

BUILDING TYPE 100 | 5-PLEX | ROOF PLAN

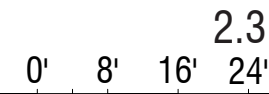
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



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PLAN 2C LEFT

STYLE ELEMENTS:

- Composition Asphalt Shingles
- Faux Wood Outlooker
- Fiber Cement Board & Batten Siding
- Fiber Cement Lap Siding
- Faux Wood Potsshelf
- Wrought Iron Guardrail
- Stucco Finish
- Faux Wood Post
- Sectional Garage Door with Glass



PLAN 1C RIGHT



SCHEME 2

PLAN 2C PLAN 1AR PLAN 1AR PLAN 1AR PLAN 1C FRONT



PLAN 1C PLAN 1AR PLAN 1AR PLAN 1AR PLAN 2C REAR

BUILDING HEIGHTS

BUILDING NUMBER	AVERAGE GRADE PLANE (A.G.P.)	FINISHED FLOOR (F.F.)	DIFFERENCE	STRUCTURE HEIGHT	BUILDING HEIGHT(DIFFERENCE + STRUCTURE HEIGHT)
100	73.33'	74.0'	0.67'	43.4'	44.07'
200	73.73'	74.9'	1.17'	43.4'	44.57'
300	73.15'	74.0'	0.85'	43.5'	44.35'
400	73.88'	74.7'	0.82'	43.5'	44.32'
500	73.28'	73.9'	0.62'	43.4'	44.02'

BUILDING TYPE 100 | 5-PLEX | ELEVATIONS

WESTCLIFF AT DOVER

NEWPORT BEACH, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

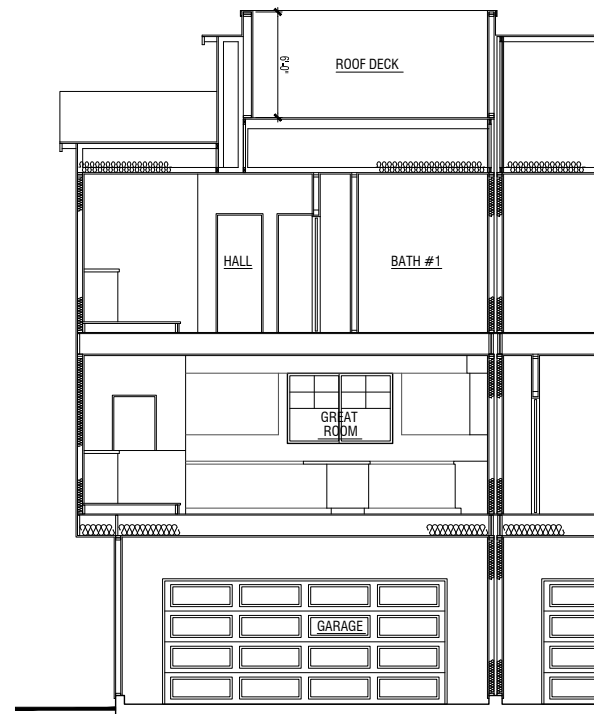
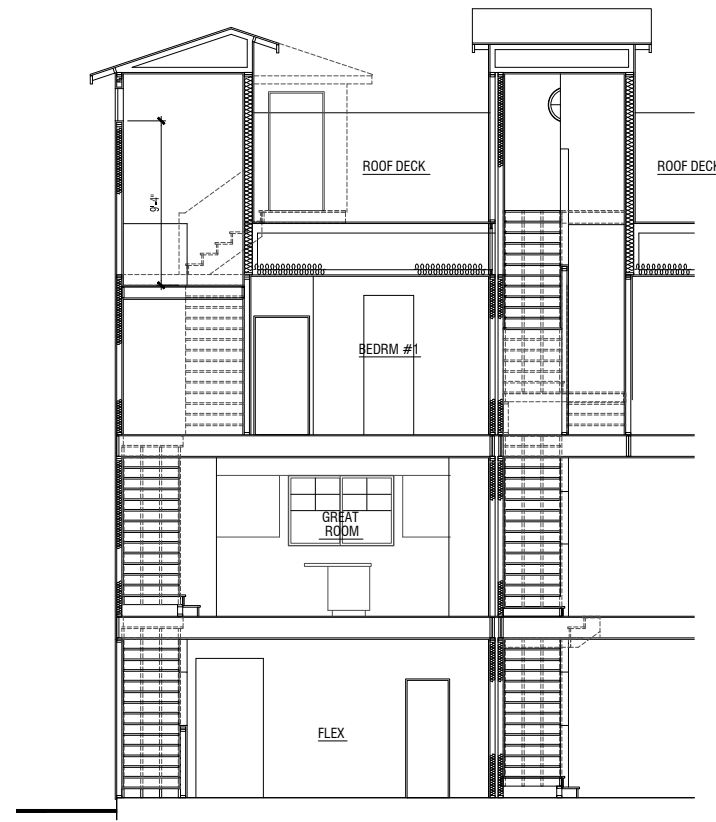
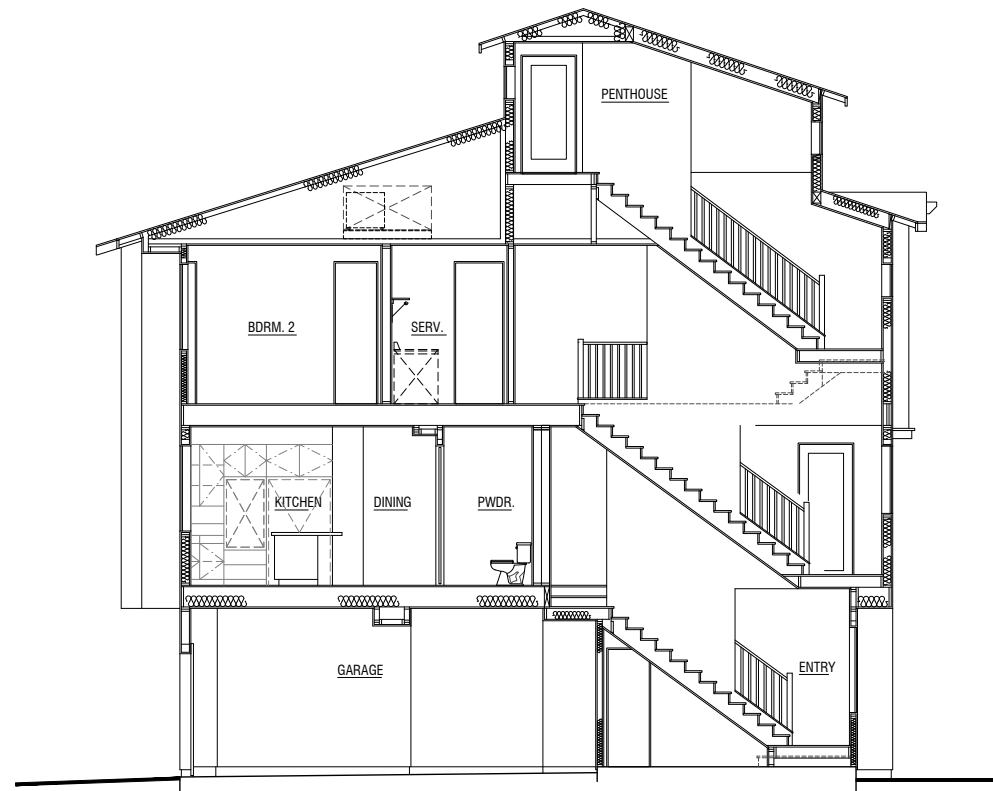
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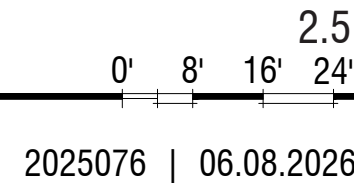
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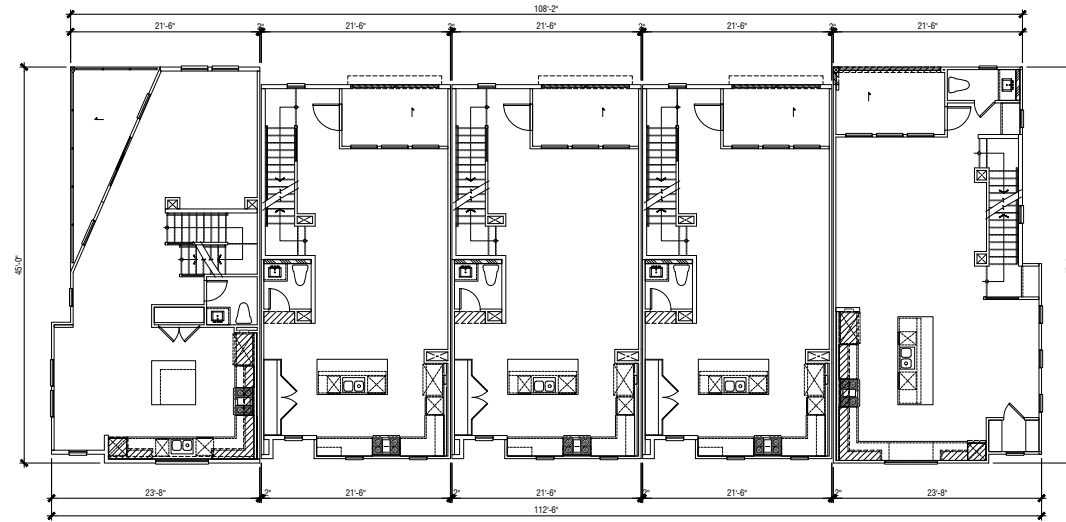




PLAN 2C LOT 23
BUILDING TYPE 100 | SECTION A

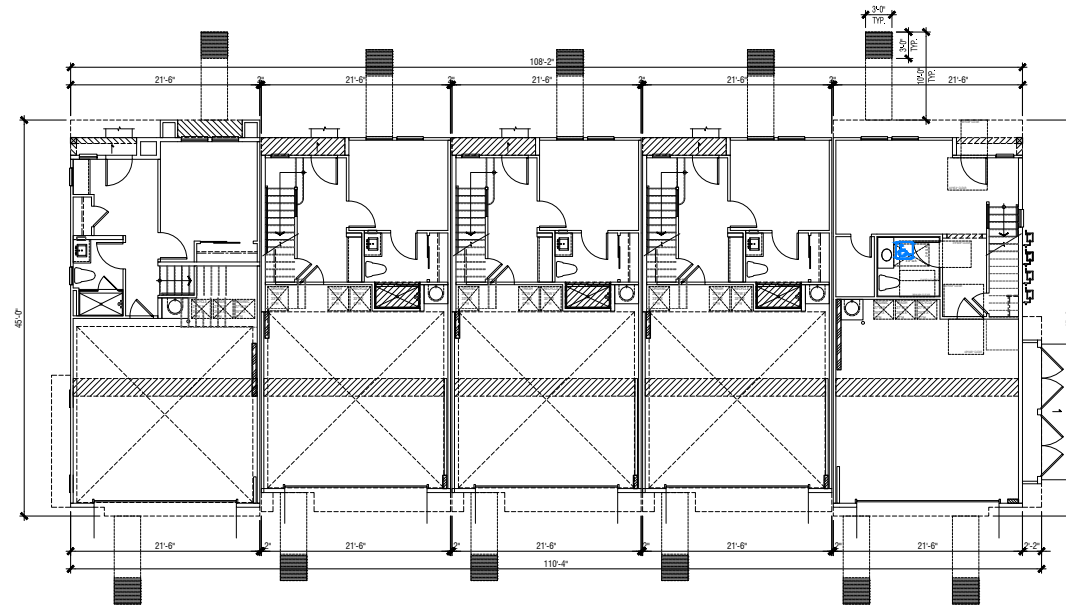
WESTCLIFF AT DOVER
 NEWPORT BEACH, CA





Second Level

PLAN 2X PLAN 1A PLAN 1A PLAN 1A PLAN 2A



First Level

PLAN 2X PLAN 1A PLAN 1A PLAN 1A PLAN 2A

BUILDING TYPE 200 | 5-PLEX | COMPOSITE FLOOR PLANS

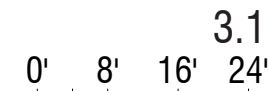


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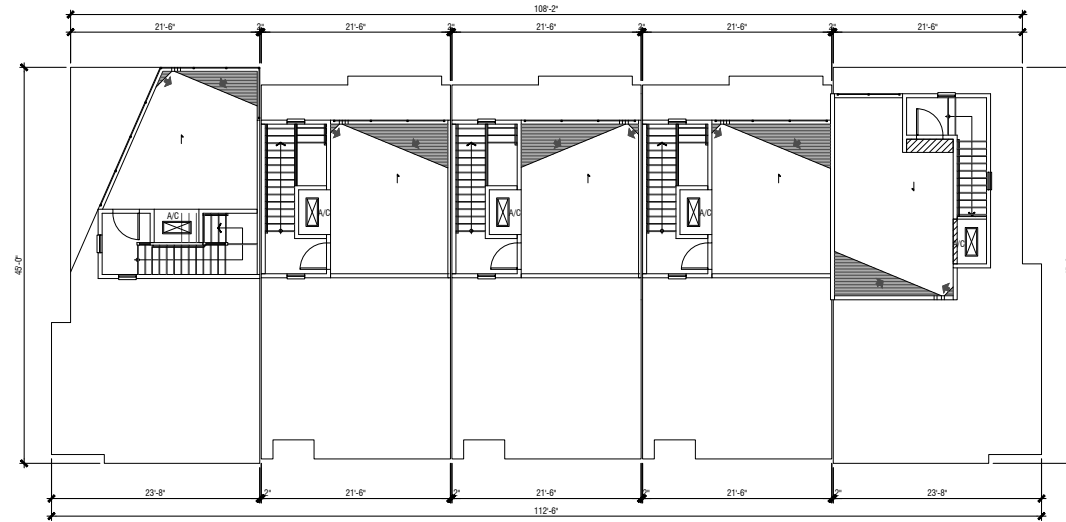
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



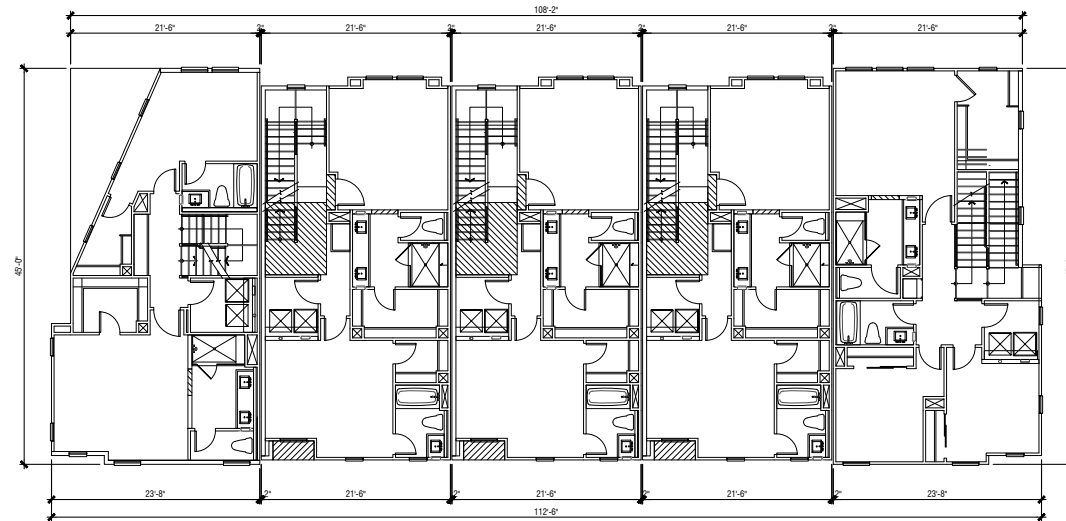
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Roof Deck

PLAN 2X PLAN 1A PLAN 1A PLAN 1A PLAN 2A



Third Level

PLAN 2X PLAN 1A PLAN 1A PLAN 1A PLAN 2A

BUILDING TYPE 200 | 5-PLEX | COMPOSITE FLOOR PLANS

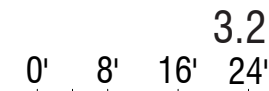


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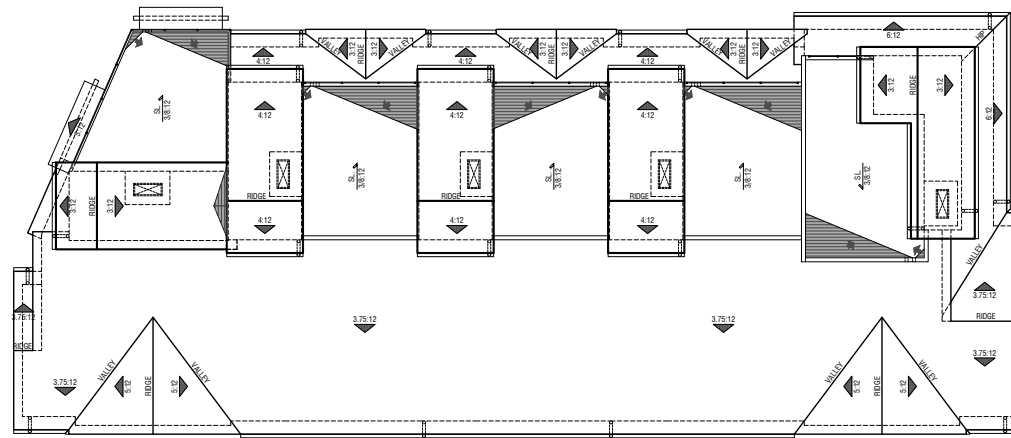
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



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Roof Plan

BUILDING TYPE 200 | 5-PLEX | ROOF PLAN

WESTCLIFF AT DOVER

NEWPORT BEACH, CA

0' 8' 16' 24' 3.3

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PLAN 2A LEFT

STYLE ELEMENTS:

- Composition Asphalt Shingles
- Faux Wood Outlooker
- Fiber Cement Board & Batten Siding
- Fiber Cement Lap Siding
- Faux Wood Potsshelf
- Wrought Iron Guardrail
- Stucco Finish
- Faux Wood Post
- Sectional Garage Door with Glass



PLAN 2X RIGHT



SCHEME 1

PLAN 2A PLAN 1A PLAN 1A PLAN 1A PLAN 2X



PLAN 2X PLAN 1A PLAN 1A PLAN 1A PLAN 2A REAR

BUILDING HEIGHTS

BUILDING NUMBER	AVERAGE GRADE PLANE (A.G.P.)	FINISHED FLOOR (F.F.)	DIFFERENCE	STRUCTURE HEIGHT	BUILDING HEIGHT(DIFFERENCE + STRUCTURE HEIGHT)
100	73.33'	74.0'	0.67'	43.4'	44.07'
200	73.73'	74.9'	1.17'	43.4'	44.57'
300	73.15'	74.0'	0.85'	43.5'	44.35'
400	73.88'	74.7'	0.82'	43.5'	44.32'
500	73.28'	73.9'	0.62'	43.4'	44.02'

BUILDING TYPE 200 | 5-PLEX | ELEVATIONS

WESTCLIFF AT DOVER

NEWPORT BEACH, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

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BUILDING TYPE 200 | 5-PLEX | SECTION A

WESTCLIFF AT DOVER

NEWPORT BEACH, CA

0' 8' 16' 24' 3.5'

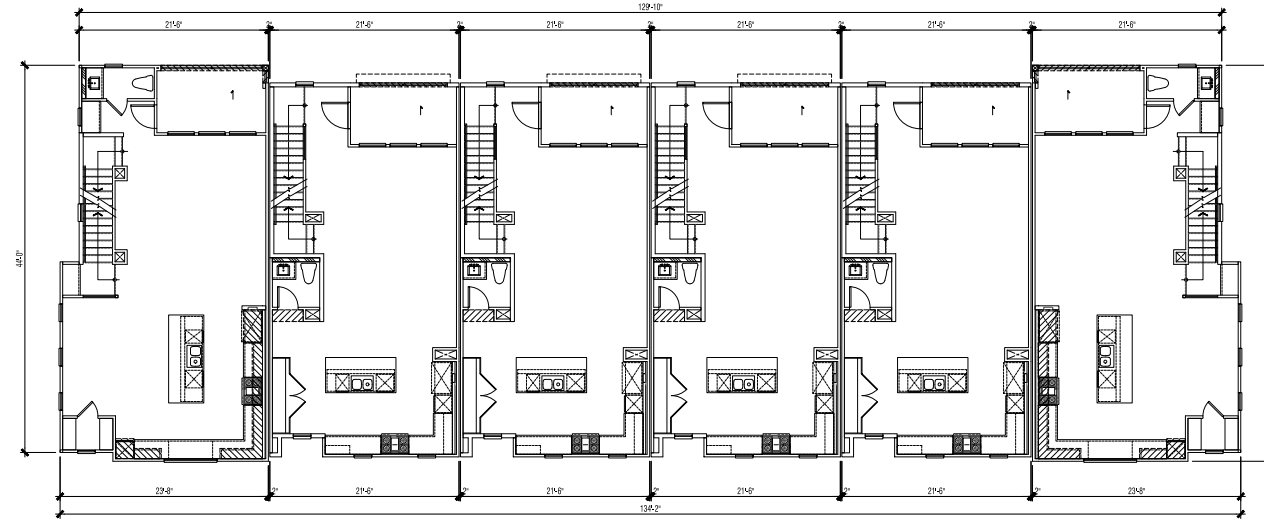
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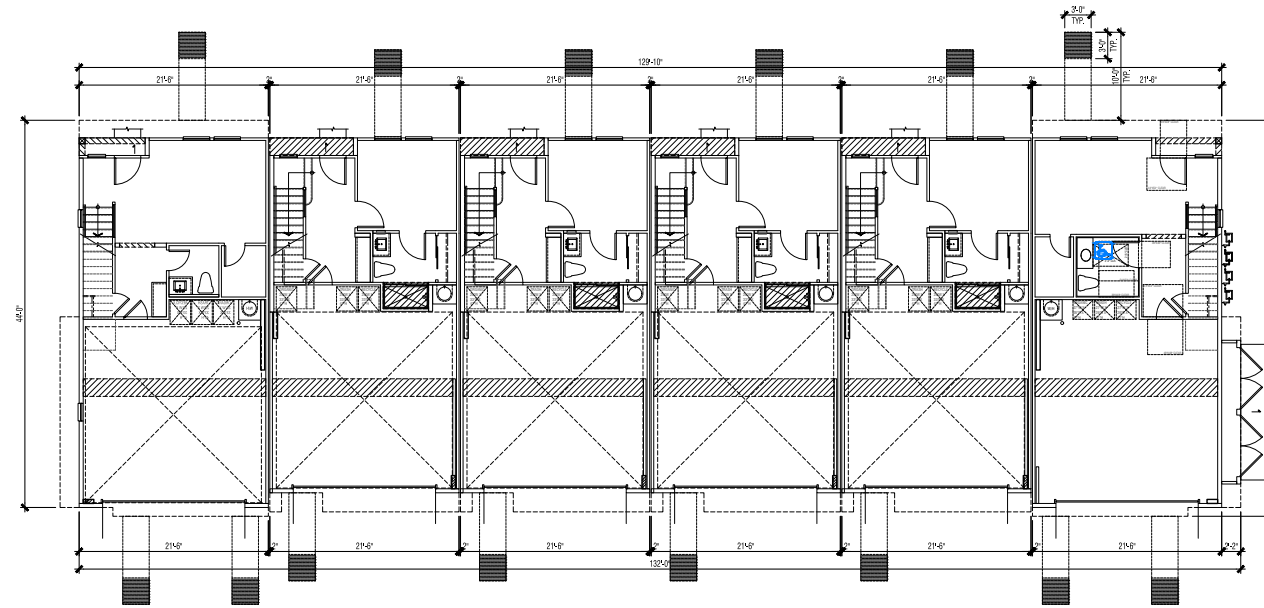
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Second Level

PLAN 2BR PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 2A



First Level

PLAN 2BR PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 2A

BUILDING TYPE 300 | 6-PLEX | COMPOSITE FLOOR PLANS

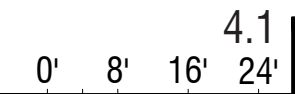


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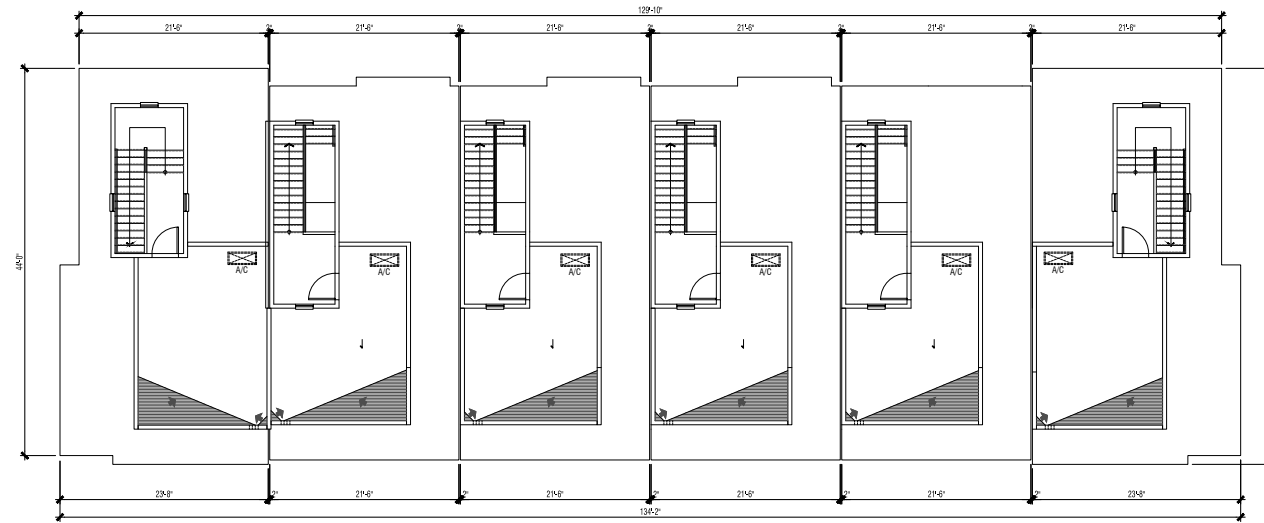
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



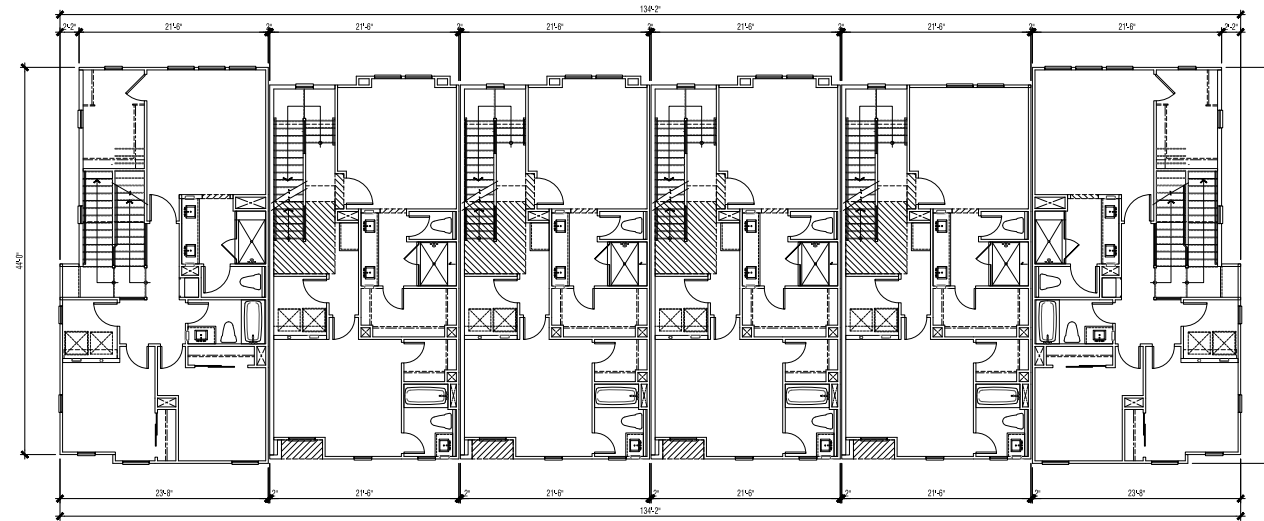
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Roof Deck - Rear

PLAN 2BR PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 2A



Third Level

PLAN 2BR PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 2A

BUILDING TYPE 300 | 6-PLEX | COMPOSITE FLOOR PLANS

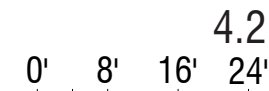


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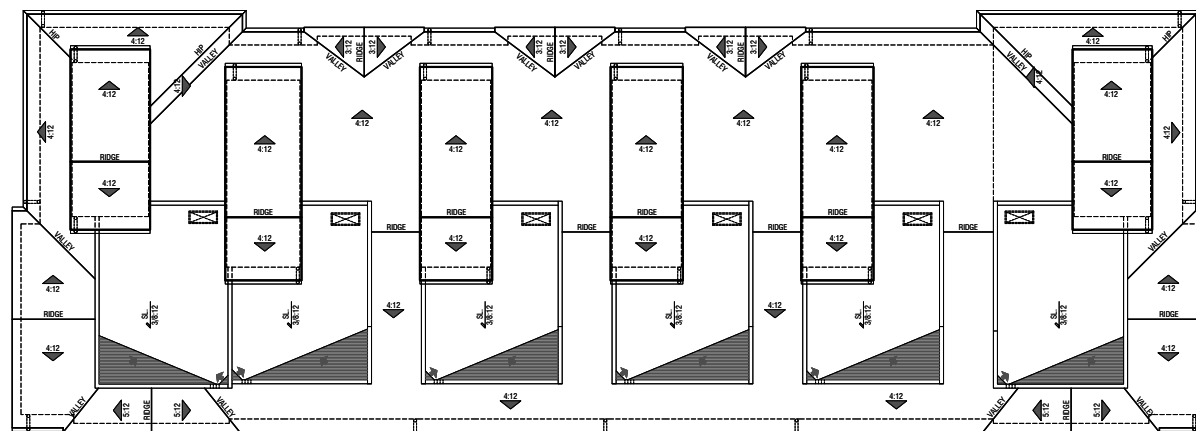
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



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Roof Plan

BUILDING TYPE 300 | 6-PLEX | ROOF PLAN

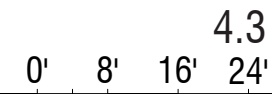
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



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PLAN 2A LEFT



SCHEME 1

PLAN 2A PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 2BR FRONT

STYLE ELEMENTS:

- Composition Asphalt Shingles
- Faux Wood Outlooker
- Fiber Cement Board & Batten Siding
- Fiber Cement Lap Siding
- Faux Wood Potsshelf
- Wrought Iron Guardrail
- Stucco Finish
- Faux Wood Post
- Sectional Garage Door with Glass



PLAN 2BR RIGHT



PLAN 2BR PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 2A REAR

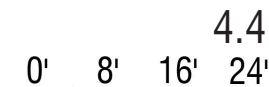
BUILDING HEIGHTS

BUILDING NUMBER	AVERAGE GRADE PLANE (A.G.P.)	FINISHED FLOOR (F.F.)	DIFFERENCE	STRUCTURE HEIGHT	BUILDING HEIGHT(DIFFERENCE + STRUCTURE HEIGHT)
100	73.33'	74.0'	0.67'	43.4'	44.07'
200	73.73'	74.9'	1.17'	43.4'	44.57'
300	73.15'	74.0'	0.85'	43.5'	44.35'
400	73.88'	74.7'	0.82'	43.5'	44.32'
500	73.28'	73.9'	0.62'	43.4'	44.02'

BUILDING TYPE 300 | 6-PLEX | ELEVATIONS

WESTCLIFF AT DOVER

NEWPORT BEACH, CA



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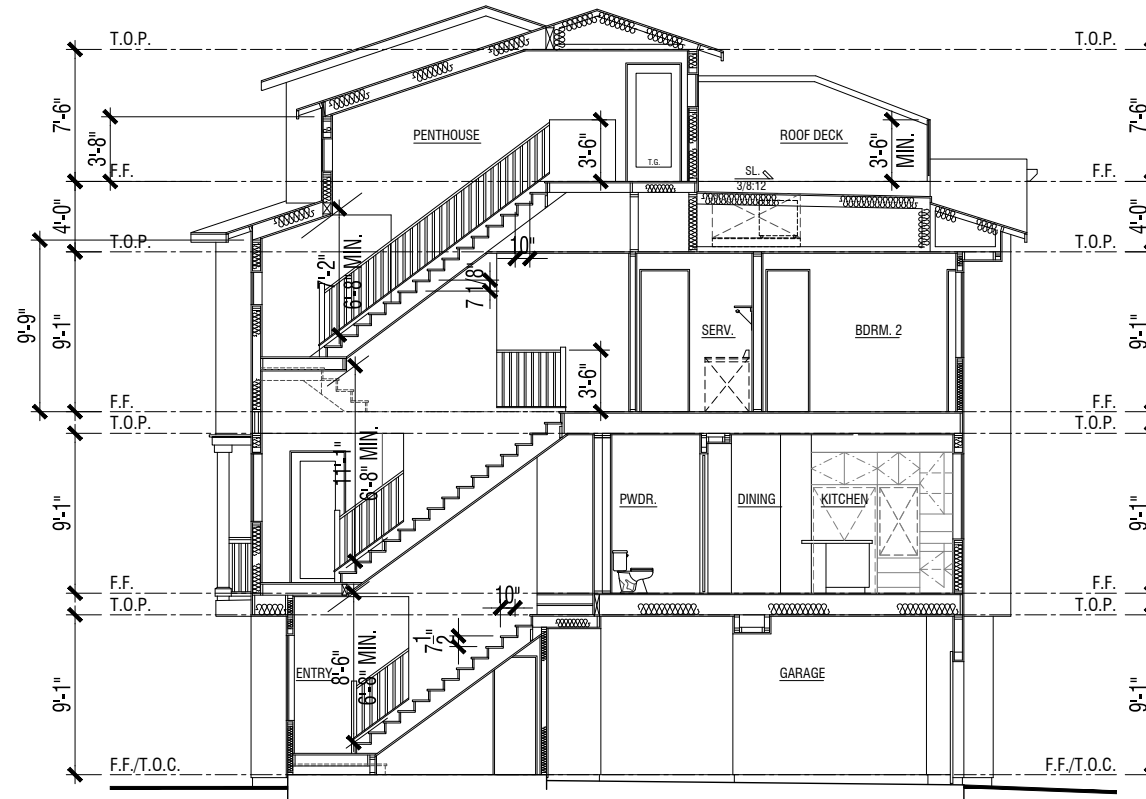


Note: Artist's Conception; Colors, Materials And Application May Vary.

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PLAN 2A LOT 1

BUILDING TYPE 300 | SECTION A

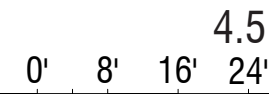
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



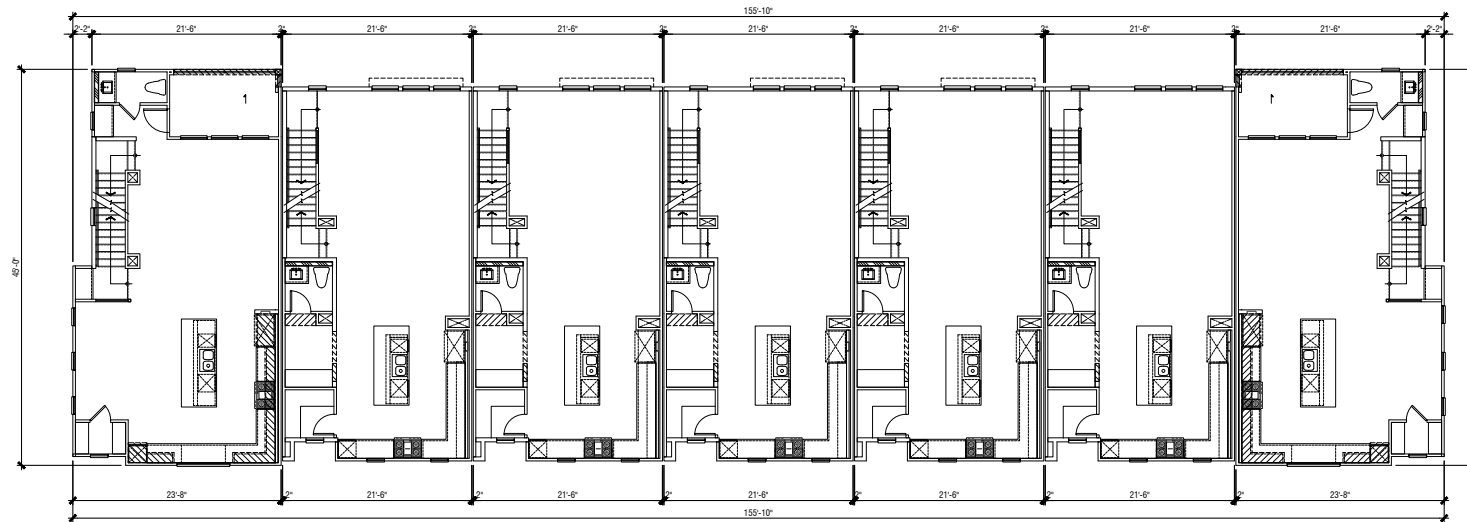
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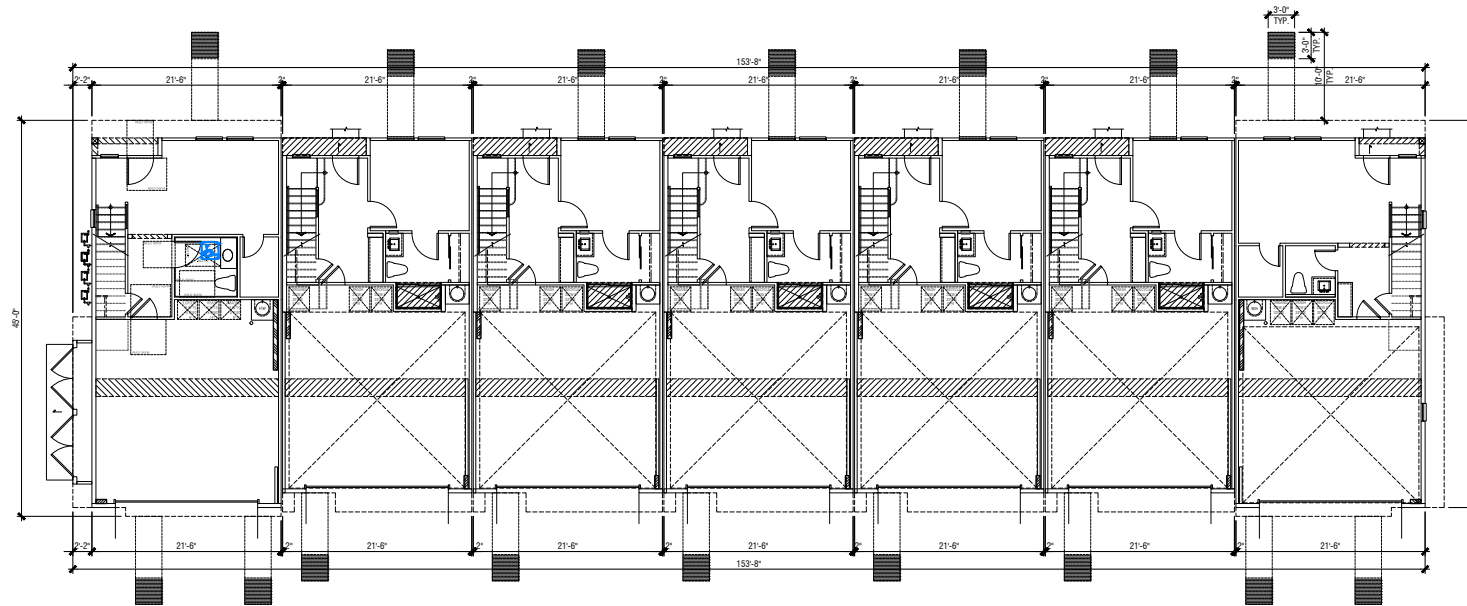
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Second Level

PLAN 2AR PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 2Y



First Level

PLAN 2AR PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 2Y

BUILDING TYPE 400 | 7-PLEX | COMPOSITE FLOOR PLANS

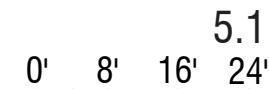


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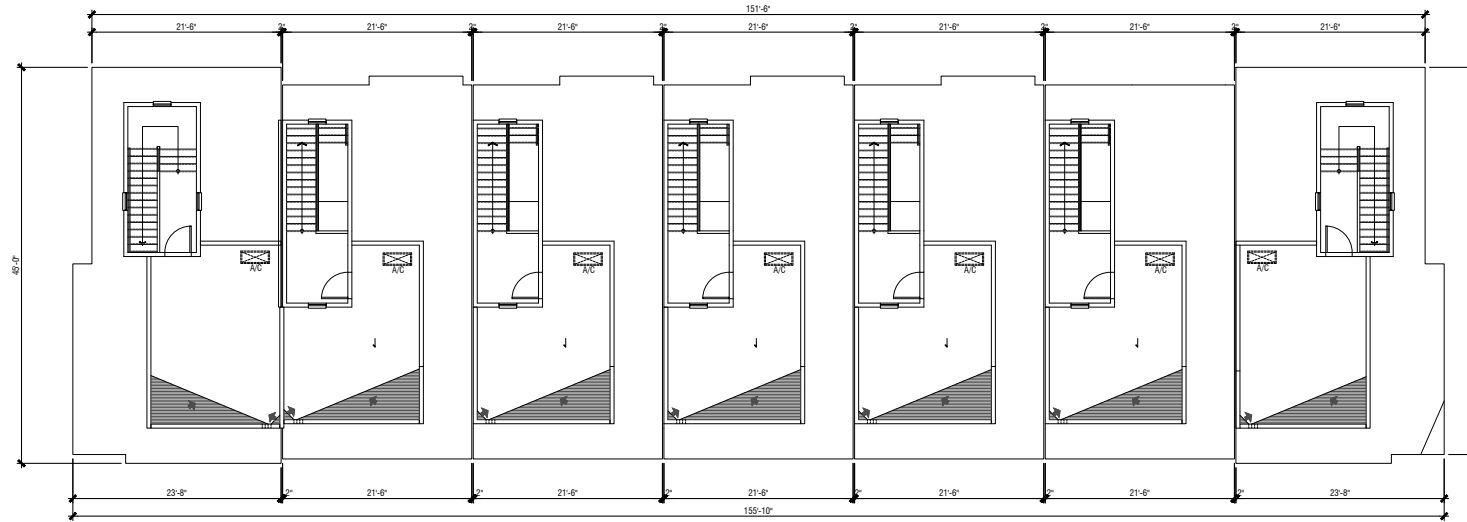
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



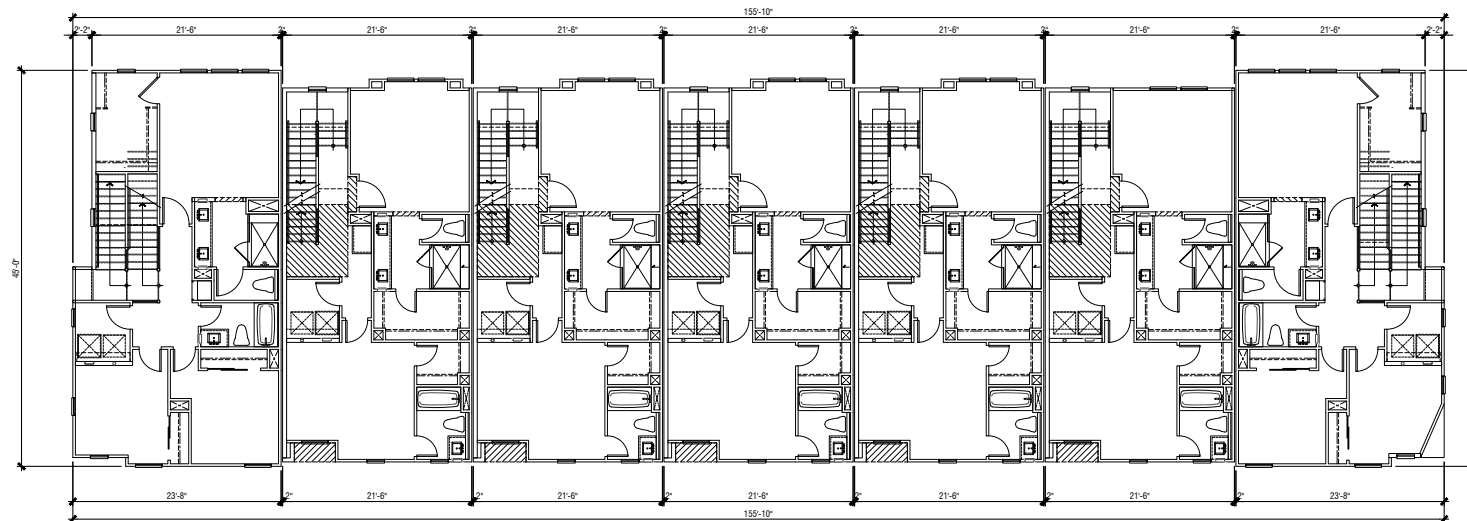
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Roof Deck - Rear

PLAN 2AR PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 2Y



Third Level

PLAN 2AR PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 2Y

BUILDING TYPE 400 | 7-PLEX | COMPOSITE FLOOR PLANS

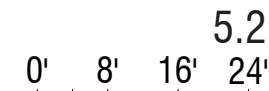


MAJOR SITE DEVELOPMENT REVIEW

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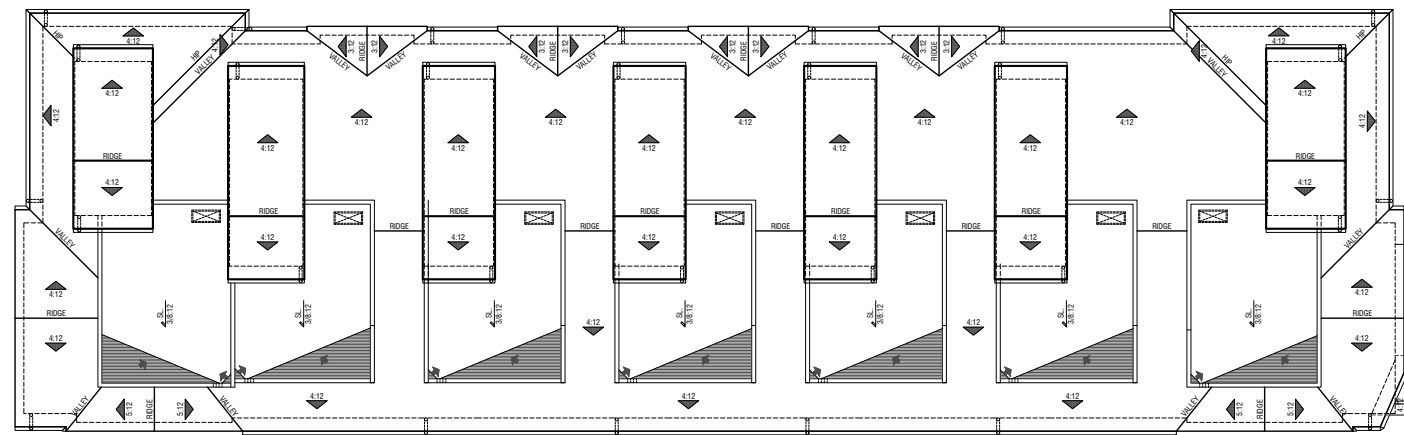
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



2025076 | 06.08.2026



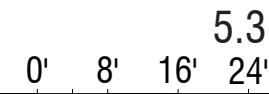


Roof Plan

BUILDING TYPE 400 | 7-PLEX | ROOF PLAN

WESTCLIFF AT DOVER

NEWPORT BEACH, CA



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PLAN 2Y LEFT



SCHEME 2

PLAN 2Y PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 2AR FRONT

STYLE ELEMENTS:

- Composition Asphalt Shingles
- Faux Wood Outlooker
- Fiber Cement Board & Batten Siding
- Fiber Cement Lap Siding
- Faux Wood Potsshelf
- Wrought Iron Guardrail
- Stucco Finish
- Faux Wood Post
- Sectional Garage Door with Glass



PLAN 2AR



PLAN 2AR PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 2Y REAR

BUILDING HEIGHTS

BUILDING NUMBER	AVERAGE GRADE PLANE (A.G.P.)	FINISHED FLOOR (F.F.)	DIFFERENCE	STRUCTURE HEIGHT	BUILDING HEIGHT(DIFFERENCE + STRUCTURE HEIGHT)
100	73.33'	74.0'	0.67'	43.4'	44.07'
200	73.73'	74.9'	1.17'	43.4'	44.57'
300	73.15'	74.0'	0.85'	43.5'	44.35'
400	73.88'	74.7'	0.82'	43.5'	44.32'
500	73.28'	73.9'	0.62'	43.4'	44.02'

RIGHT

BUILDING TYPE 400 | 7-PLEX | ELEVATIONS

WESTCLIFF AT DOVER

NEWPORT BEACH, CA



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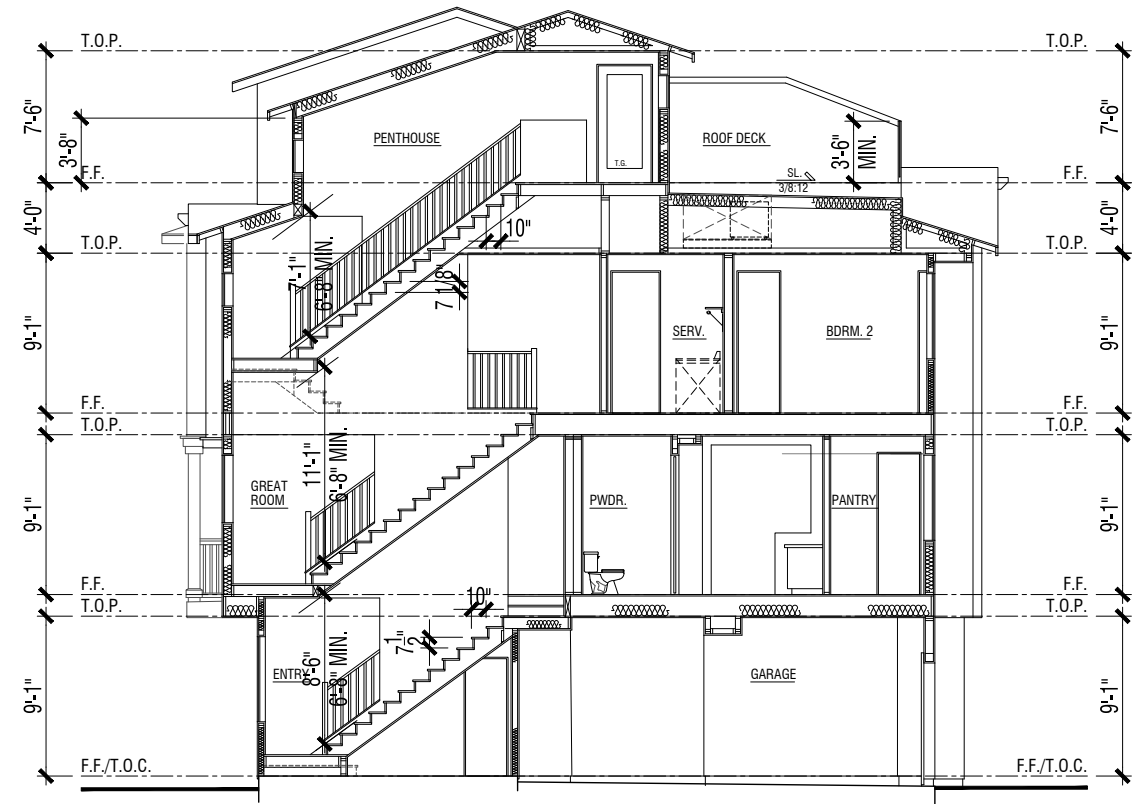


Note: Artist's Conception; Colors, Materials And Application May Vary.

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PLAN 1A LOTS 8- 12
 BUILDING TYPE 400 | 7-PLEX | SECTION A

WESTCLIFF AT DOVER

NEWPORT BEACH, CA

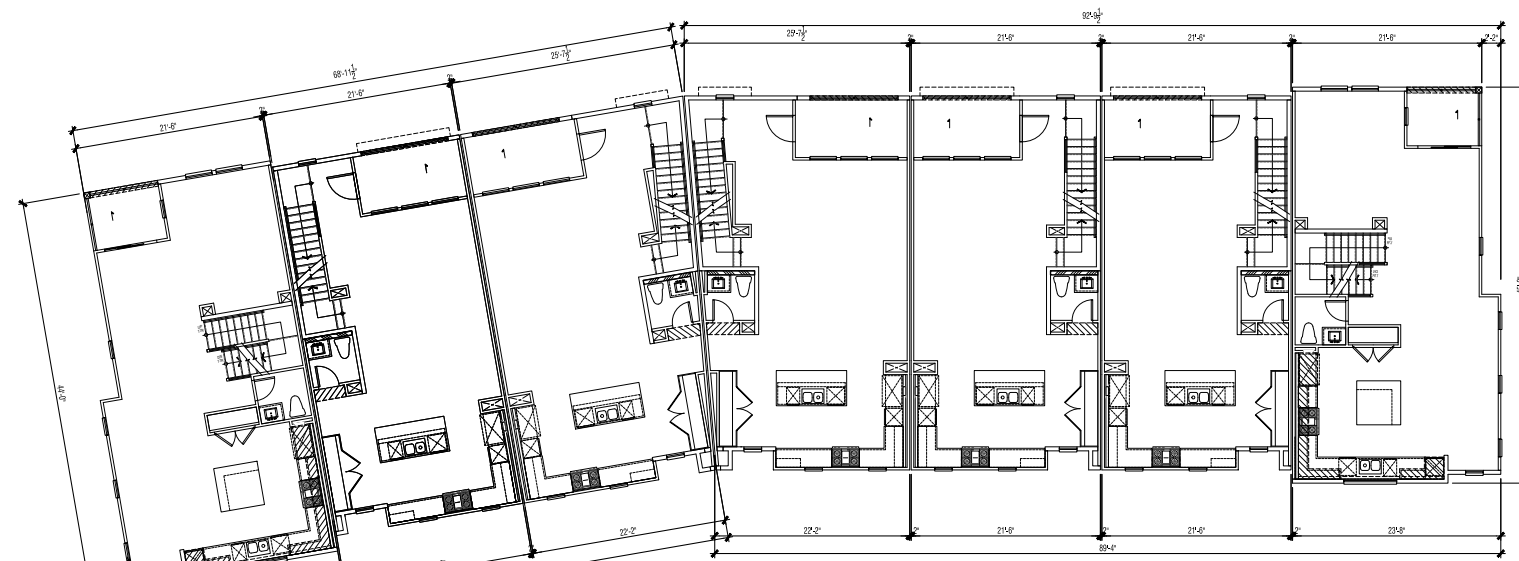


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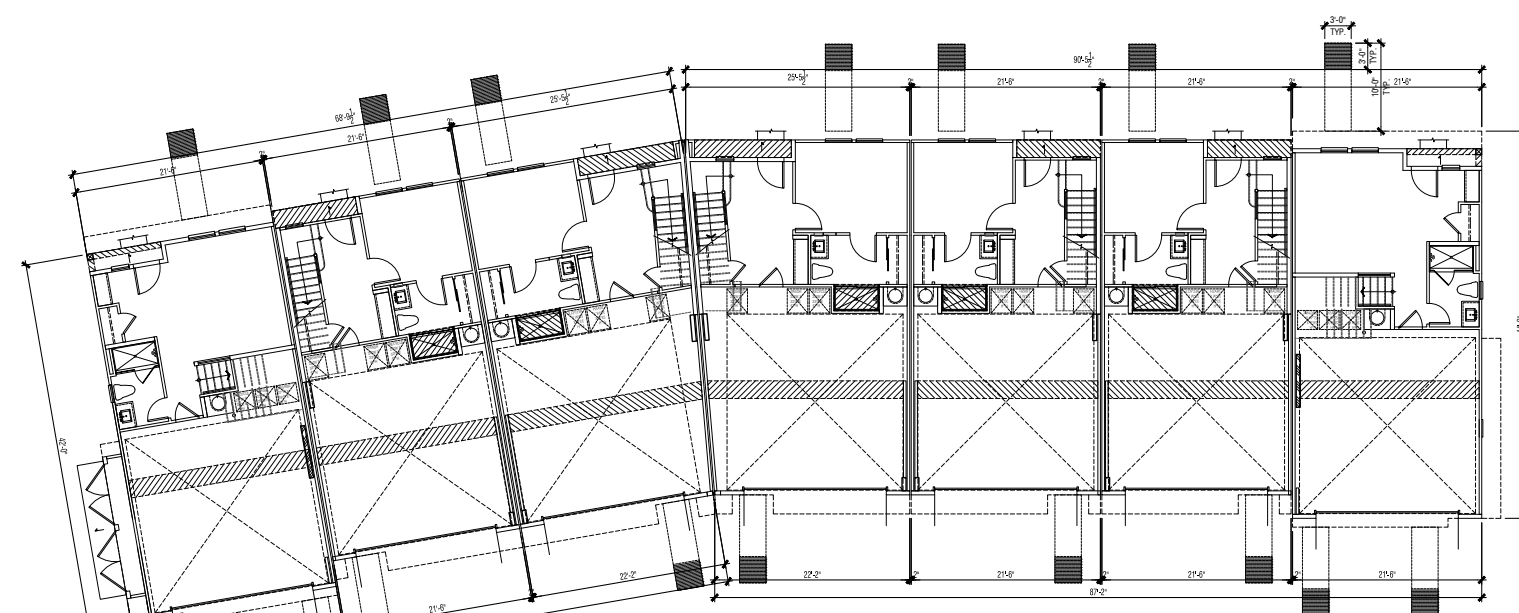
5.5
 0' 8' 16' 24'
 2025076 | 06.08.2026





Second Level

PLAN 2W PLAN 1A PLAN 1BR PLAN 1B PLAN 1AR PLAN 1AR PLAN 2WR



First Level

PLAN 2W PLAN 1A PLAN 1BR PLAN 1B PLAN 1AR PLAN 1AR PLAN 2WR

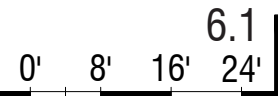
BUILDING TYPE 500 | 7-PLEX | COMPOSITE FLOOR PLANS



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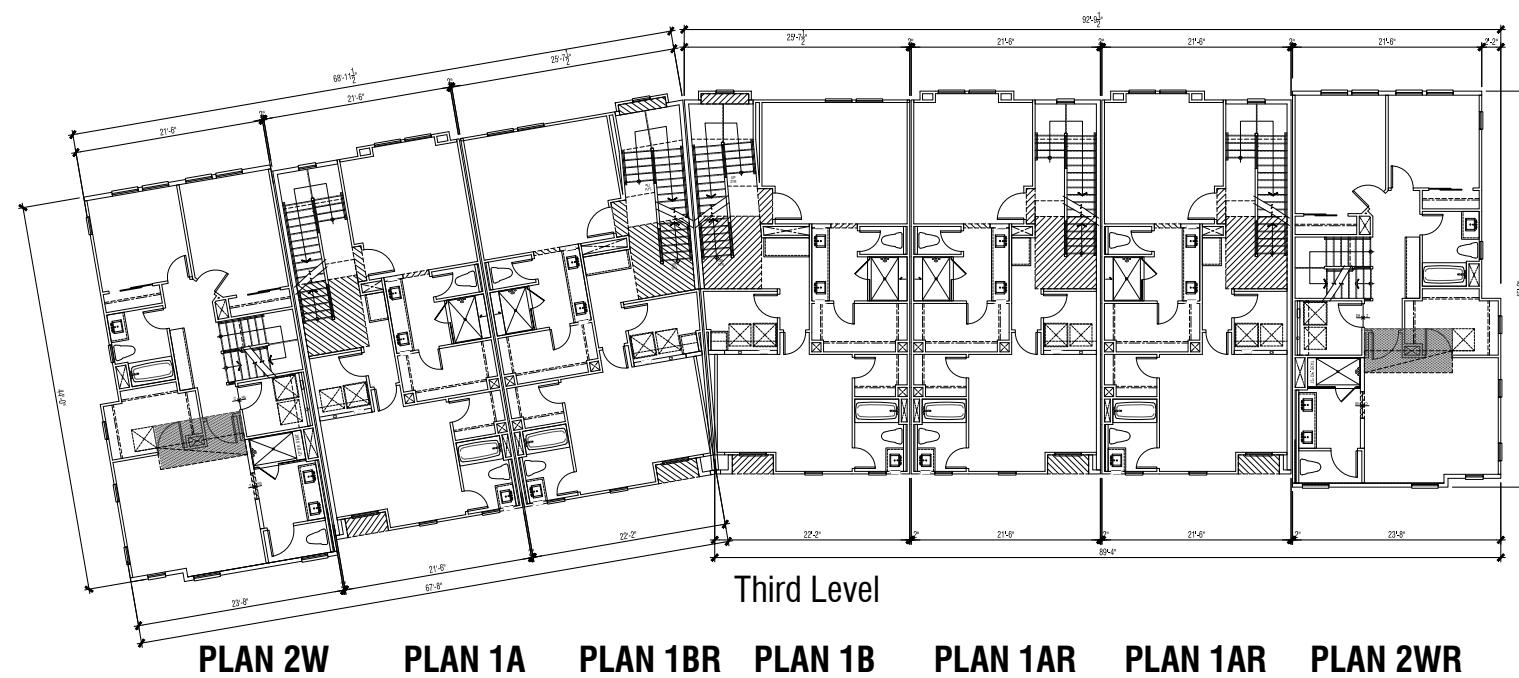
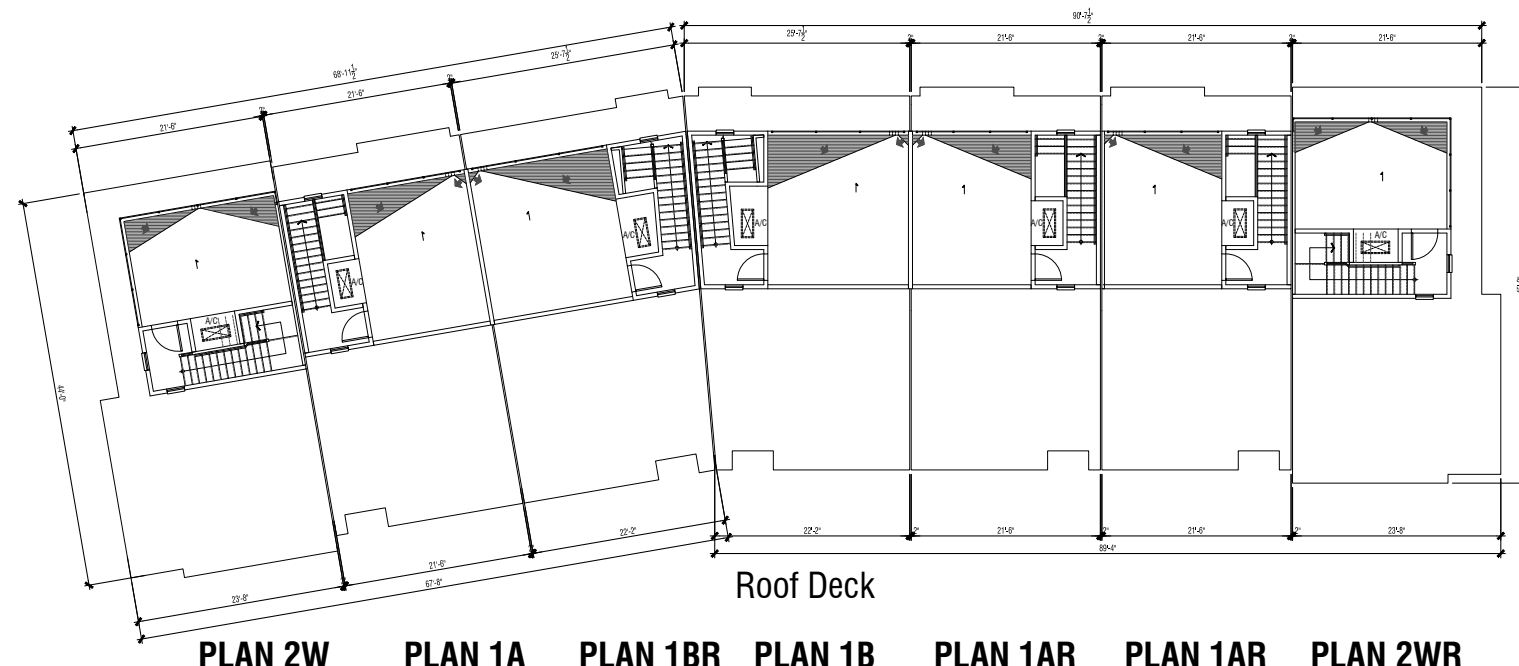
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



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BUILDING TYPE 500 | 7-PLEX | COMPOSITE FLOOR PLANS

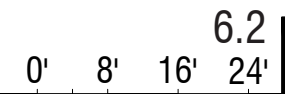


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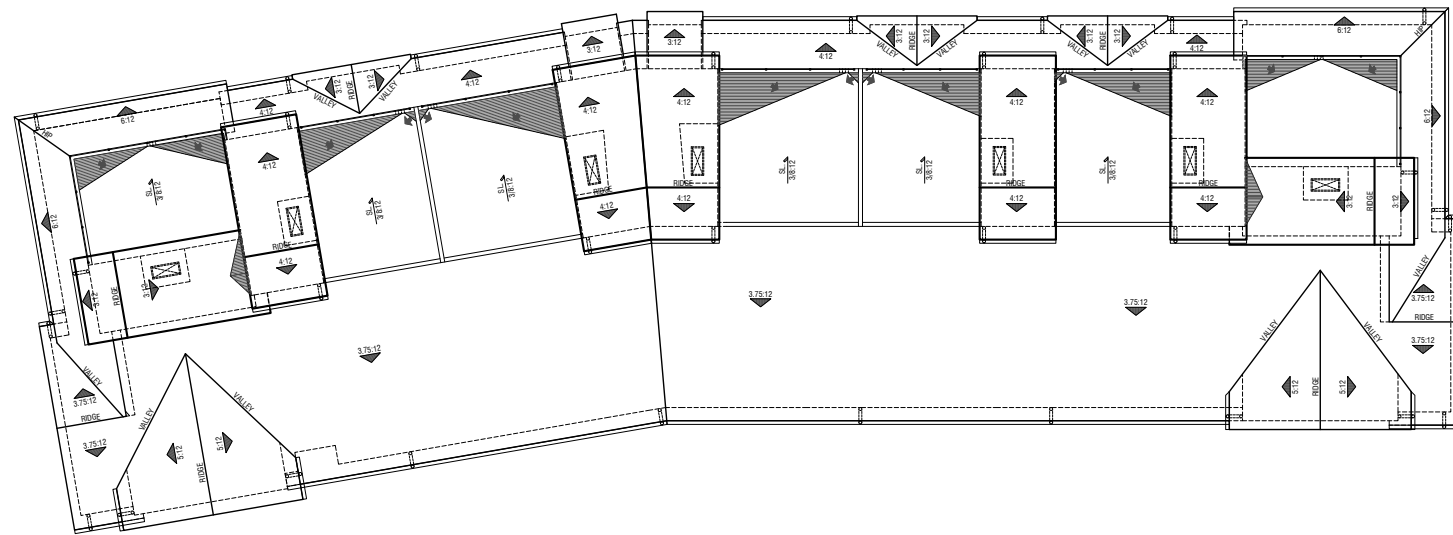
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



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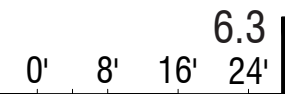


Roof Plan

BUILDING TYPE 500 | 7-PLEX | ROOF PLAN

WESTCLIFF AT DOVER

NEWPORT BEACH, CA



2025076 | 06.08.2026



PLAN 2W-R LEFT



SCHEME 2
PLAN 2W-R PLAN 1AR PLAN 1AR PLAN 1B PLAN 1BR PLAN 1A PLAN 2W FRONT

STYLE ELEMENTS:

- Composition Asphalt Shingles
- Faux Wood Outlooker
- Fiber Cement Board & Batten Siding
- Fiber Cement Lap Siding
- Faux Wood Potsshelf
- Wrought Iron Guardrail
- Stucco Finish
- Faux Wood Post
- Sectional Garage Door with Glass



PLAN 2W RIGHT



PLAN 2W PLAN 1A PLAN 1BR PLAN 1B PLAN 1AR PLAN 1AR PLAN 2W-R REAR

BUILDING HEIGHTS

BUILDING NUMBER	AVERAGE GRADE PLANE (A.G.P.)	FINISHED FLOOR (F.F.)	DIFFERENCE	STRUCTURE HEIGHT	BUILDING HEIGHT(DIFFERENCE + STRUCTURE HEIGHT)
100	73.33'	74.0'	0.67'	43.4'	44.07'
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BUILDING TYPE 500 | 7-PLEX | ELEVATIONS

WESTCLIFF AT DOVER

NEWPORT BEACH, CA



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Note: Artist's Conception; Colors, Materials And Application May Vary.

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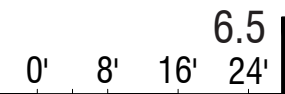




BUILDING TYPE 500 | 7-PLEX | SECTION A

WESTCLIFF AT DOVER

NEWPORT BEACH, CA



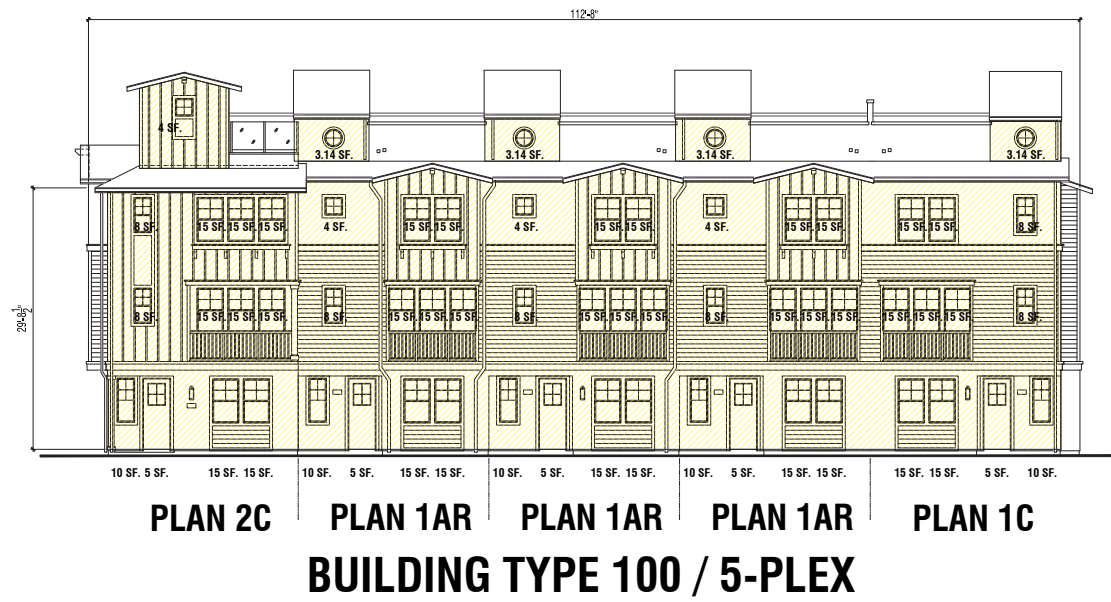
2025076 | 06.08.2026



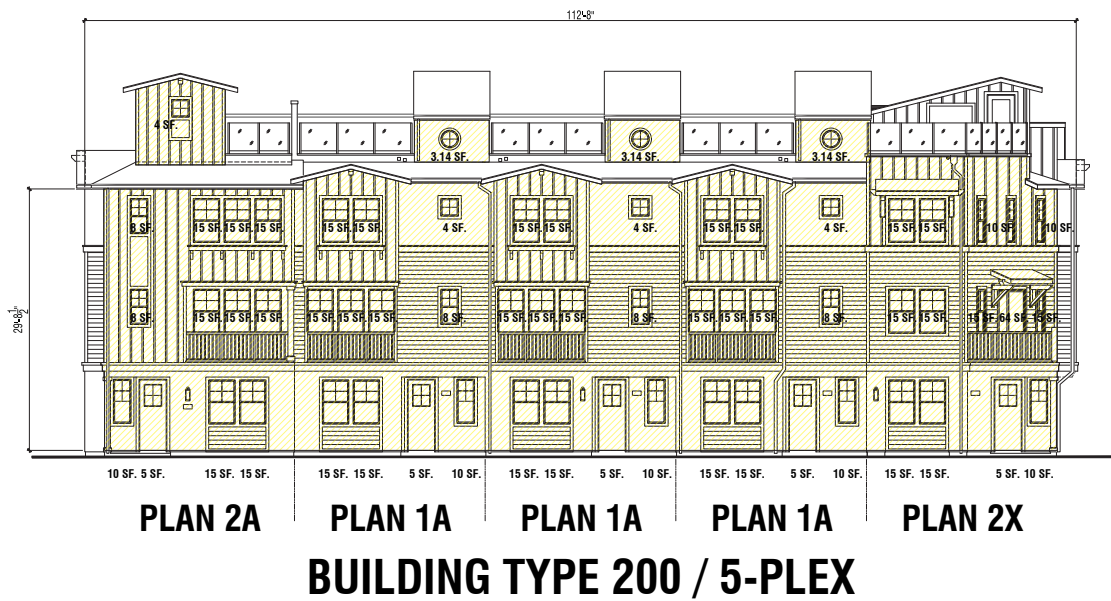
MAJOR SITE DEVELOPMENT REVIEW

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TOTAL BUILDING FRONT FACADE: 3551 SF.
 TOTAL BUILDING FRONT OPENINGS: 700 SF.
 $700 \text{ SF.} / 3551 \text{ SF.} = 19.7\% < 20\%$



TOTAL BUILDING FRONT FACADE: 3575 SF.
 TOTAL BUILDING FRONT OPENINGS: 780 SF.
 $780 \text{ SF.} / 3575 \text{ SF.} = 21.8\% > 20\%$

MINIMUM OPENING STANDARDS ON FRONT ELEVATIONS

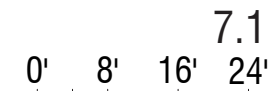
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



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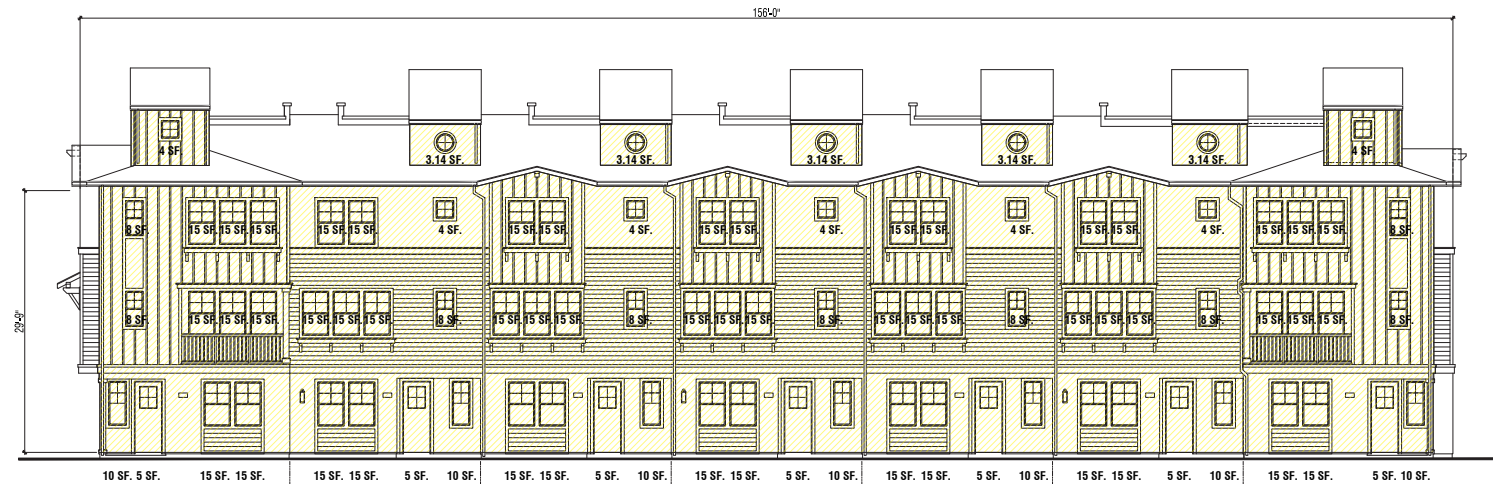




PLAN 2A PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 2BR

BUILDING TYPE 300 / 6-PLEX

TOTAL BUILDING FRONT FACADE: 4236 SF.
 TOTAL BUILDING FRONT OPENINGS: 851 SF.
 $851 \text{ SF.} / 4236 \text{ SF.} = 20.00\% < 20\%$



PLAN 2Y PLAN 1A.1 PLAN 1A.1 PLAN 1A.1 PLAN 1A.1 PLAN 1A.1 PLAN 2AR

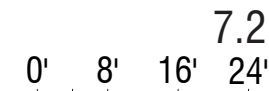
BUILDING TYPE 400 / 7-PLEX

TOTAL BUILDING FRONT FACADE: 4932 SF.
 TOTAL BUILDING FRONT OPENINGS: 985.7 SF.
 $985.7 \text{ SF.} / 4932 \text{ SF.} = 19.98\% < 20\%$

MINIMUM OPENING STANDARDS ON FRONT ELEVATIONS

WESTCLIFF AT DOVER

NEWPORT BEACH, CA

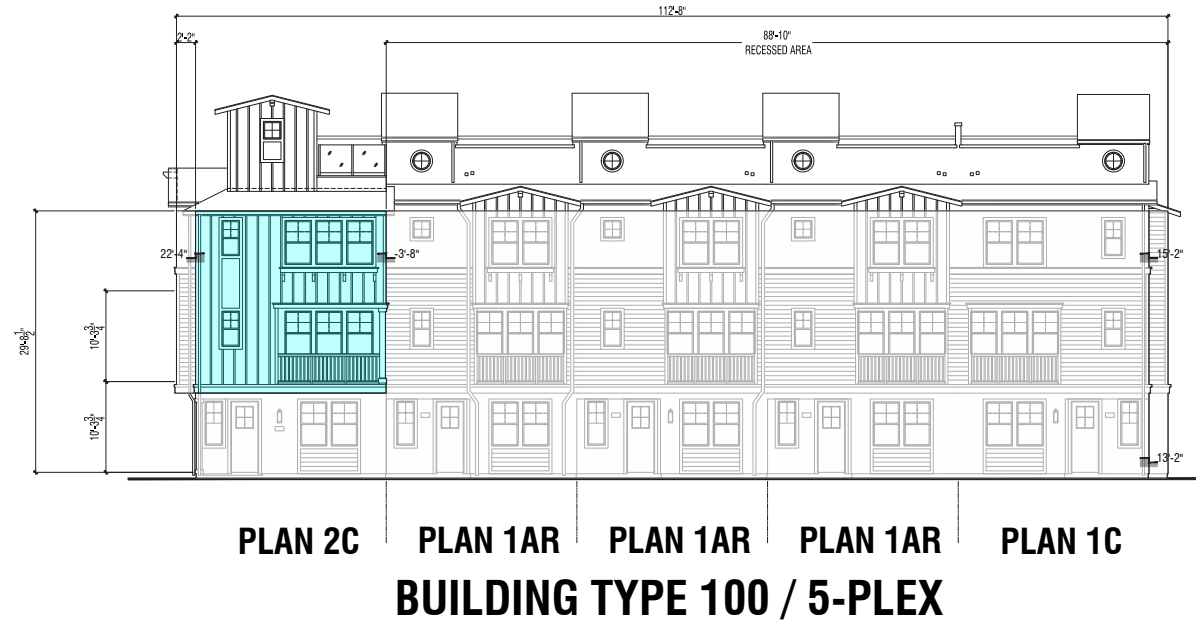


MAJOR SITE DEVELOPMENT REVIEW

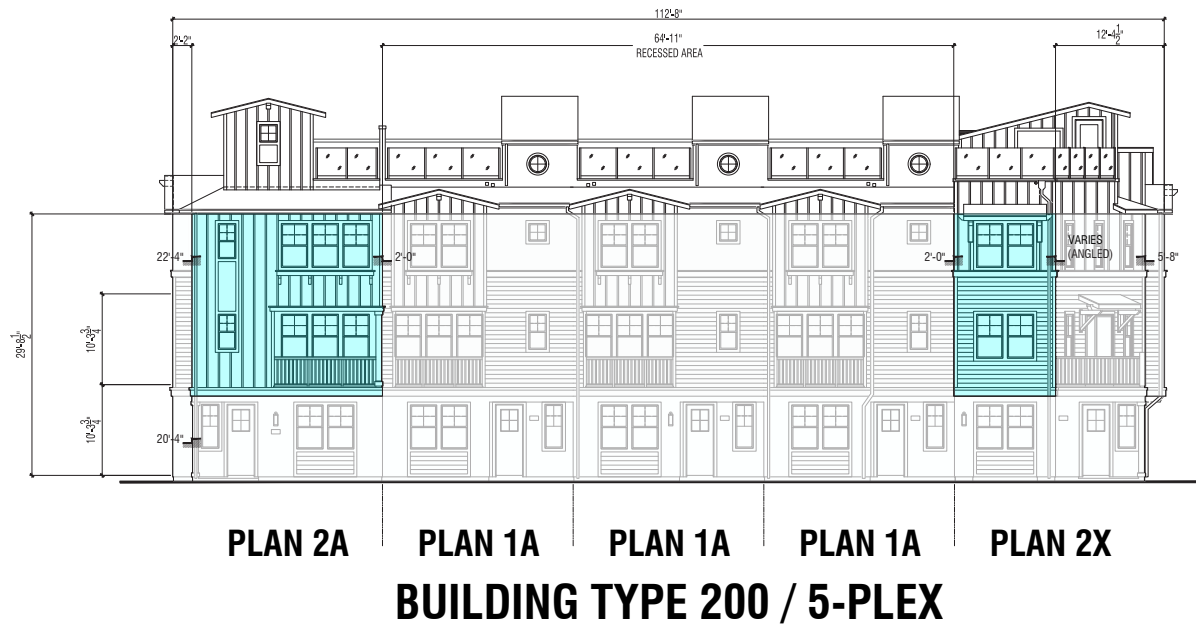
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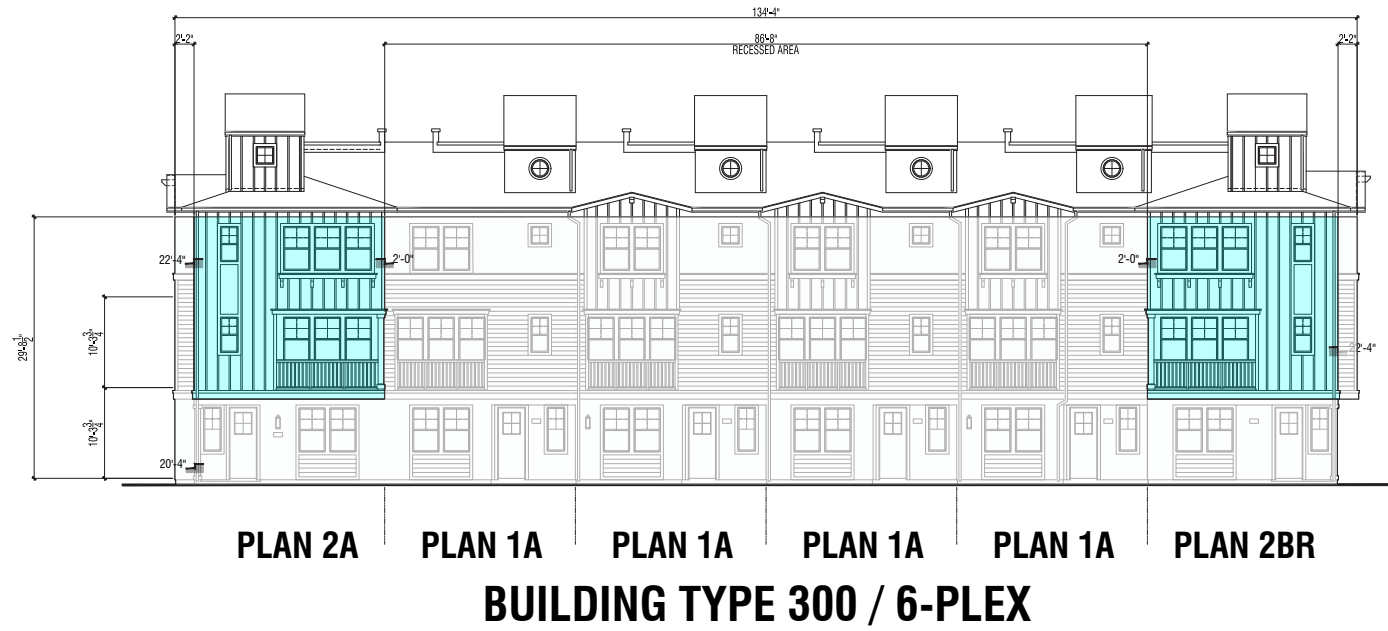


BUILDING LENGTH: 112'-8"
RECESSED LENGTH: 2'-2" + 88'-10" = 91'-0"
 91'-0" / 112'-8" = 80.8% > 20%

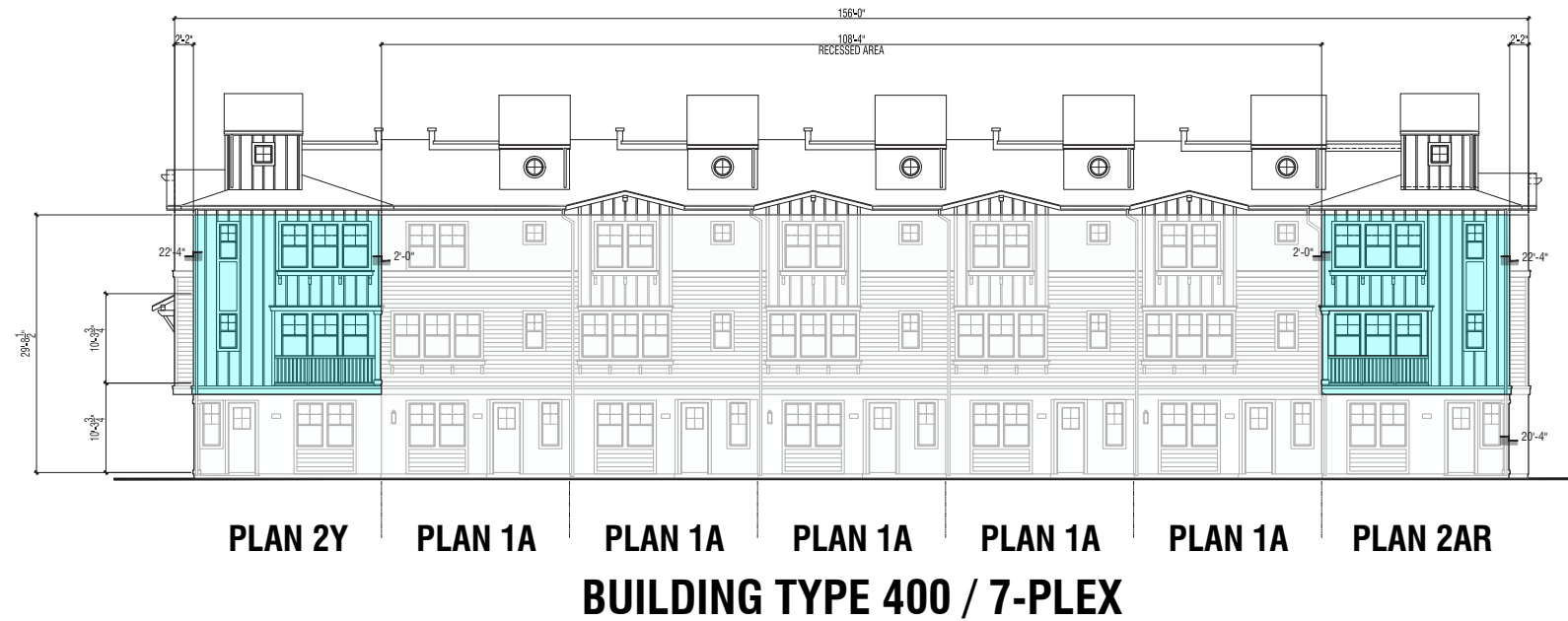


BUILDING LENGTH: 112'-8"
RECESSED LENGTH: 2'-2" + 64'-11" + 12'-4 1/2" = 79'-5 1/2"
 79'-5 1/2" / 112'-8" = 70.5% > 20%

HORIZONTAL MODULATION ON FRONT ELEVATIONS

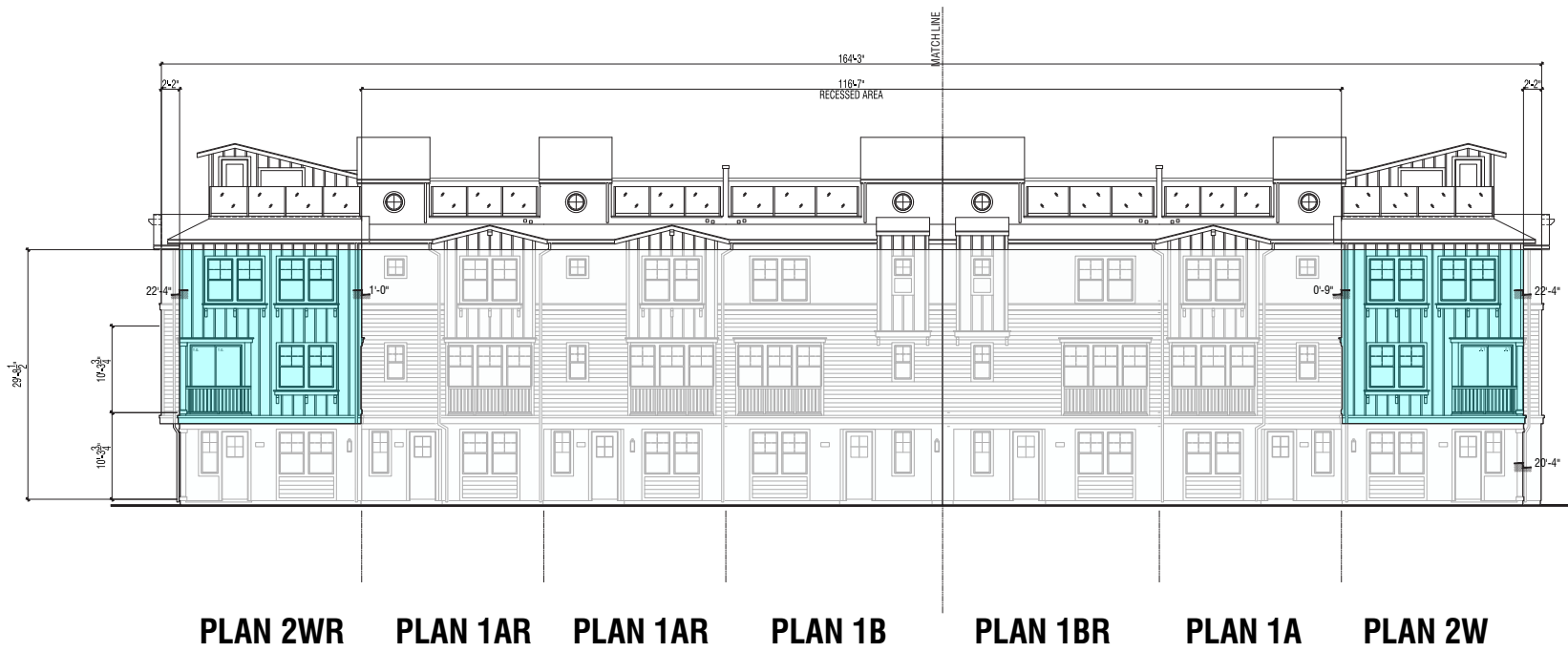


BUILDING LENGTH: 134'-4"
RECESSED LENGTH: 86'-8" + 2'-2" + 2'-2" = 101'-0"
 101'-0" / 134'-4" = 75.2% > 20%



BUILDING LENGTH: 156'-0"
RECESSED LENGTH: 108'-4" + 2'-2" + 2'-2" = 112'-8"
 112'-8" / 156'-0" = 72.3% > 20%

HORIZONTAL MODULATION ON FRONT ELEVATIONS



BUILDING LENGTH: 164'-3"
RECESSED LENGTH: 116'-7" + 2'-2" + 2'-2" = 120'-11"
 120'-11" / 164'-3" = 73.6% > 20%

PLAN 2WR PLAN 1AR PLAN 1AR PLAN 1B PLAN 1BR PLAN 1A PLAN 2W
BUILDING TYPE 500 / 7-PLEX

HORIZONTAL MODULATION ON FRONT ELEVATIONS



WESTCLIFF AT DOVER

Newport Beach, California
D.R. HORTON
November 4, 2025 | 2025076
PAGE 1 OF 2

Exterior Color & Materials

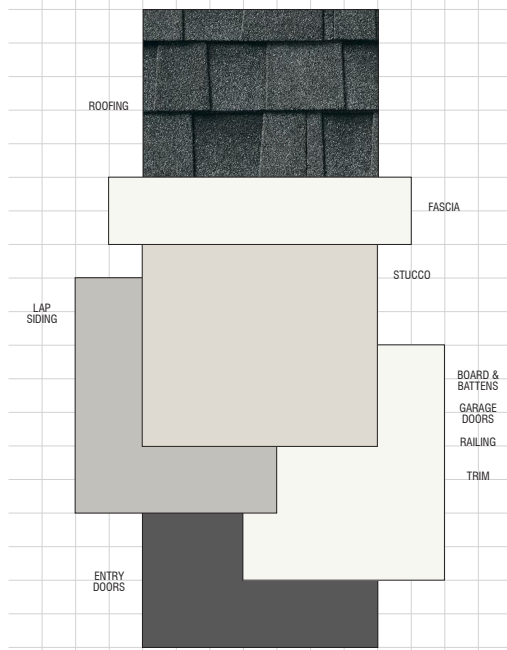
SCHEME 1 ALL BUILDINGS

Material	Color	Manufacturer
Roofing: Composition Asphalt Shingles	Stone Gray Timberline HDZ - Reflector Series Ref. 18, Etn. 32, 39, 17 CRIC: 0678-0137a	'GAF
Vinyl Windows (factory finish)	White	TBD
Gutters & Downspouts (factory finish)	TBD	TBD
Stucco (16/20 sand finish)	TBD (Match Sherwin Williams SW 7631 City Loft)	Omega
Siding Color (applied to): Corner Boards Lap Siding	SW 7649 Silverplate	Sherwin Williams
Trim Color (applied to): Barge Boards Board & Battens Eaves Fascia Garage Doors Railing Secondary Doors Trim	SW 7757 High Reflective White	Sherwin Williams
Accent Color (applied to): Entry Doors	SW 7674 Peppercorn	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Jenelle Gonzalez (949) 259-0907. © 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.

REVISIONS:

Number	Date	Description
1	4/17/26	Roof material and manufacturer revised on all schemes per client.



WESTCLIFF AT DOVER

Newport Beach, California
D.R. HORTON
April 17, 2026 | 2025076

SCHEME 1
All Buildings



For exact color refer to manufacturer's actual samples. © 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.



WESTCLIFF AT DOVER

Newport Beach, California
D.R. HORTON
November 4, 2025 | 2025076
PAGE 2 OF 2

Exterior Color & Materials

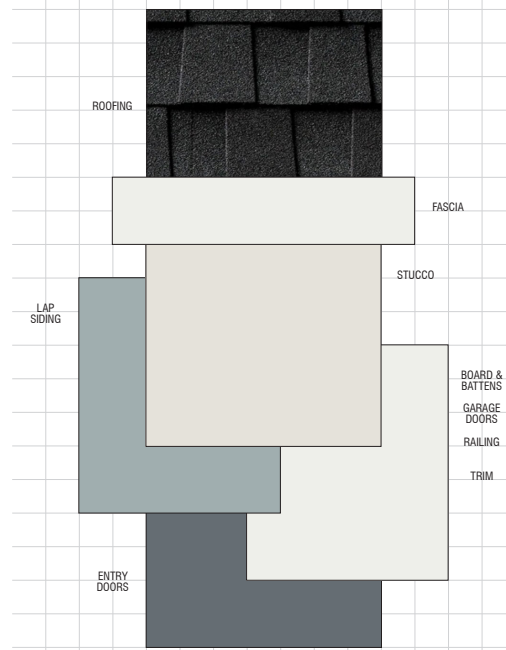
SCHEME 2 ALL BUILDINGS

Material	Color	Manufacturer
Roofing: Composition Asphalt Shingles	Charcoal Timberline HDZ - Reflector Series Ref. 18, Etn. 32, 39, Pending CRIC: 0678-0138a	'GAF
Vinyl Windows (factory finish)	White	TBD
Gutters & Downspouts (factory finish)	TBD	TBD
Stucco (16/20 sand finish)	TBD (Match Sherwin Williams SW 7636 Origami White)	Omega
Siding Color (applied to): Corner Boards Lap Siding	SW 7616 Brezzy	Sherwin Williams
Trim Color (applied to): Barge Boards Board & Battens Eaves Fascia Garage Doors Railing Secondary Doors Trim	SW 7006 Extra White	Sherwin Williams
Accent Color (applied to): Entry Doors	SW 7665 Wall Street	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Jenelle Gonzalez (949) 259-0907. © 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.

REVISIONS:

Number	Date	Description
1	4/17/26	Roof material and manufacturer revised on all schemes per client.



WESTCLIFF AT DOVER

Newport Beach, California
D.R. HORTON
April 17, 2026 | 2025076

SCHEME 2
All Buildings



For exact color refer to manufacturer's actual samples. © 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.

COLOR MATERIALS BOARDS AND EXTERIOR MATERIALS



Note: Artist's Conception; Colors, Materials And Application May Vary.

WESTCLIFF AT DOVER

NEWPORT BEACH, CA

MAJOR SITE DEVELOPMENT REVIEW

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CM.1

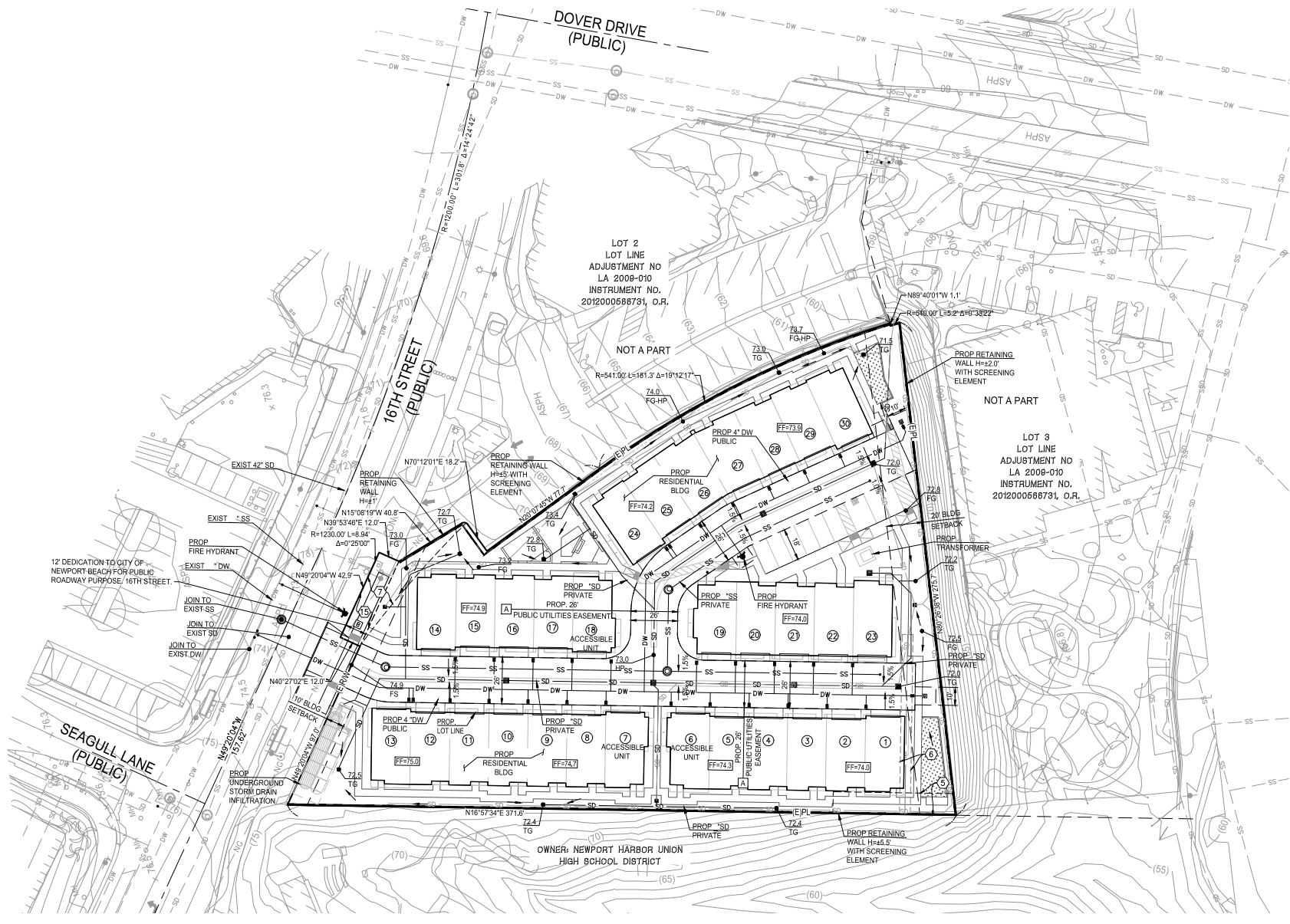
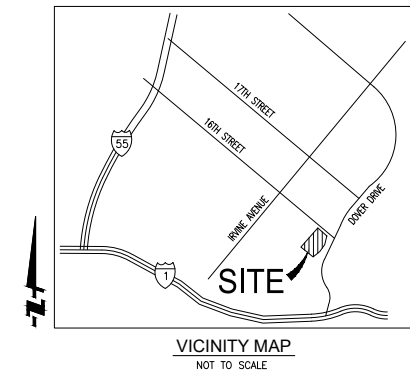
2025076 | 06.08.2026



VESTING TENTATIVE TRACT MAP NO. 19479

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

(FOR RESIDENTIAL CONDOMINIUM AND RE-SUBDIVISION PURPOSES)



SITE ADDRESS
1501 16TH STREET
NEWPORT BEACH, CA 92663

OWNER
GALLANT FAMILY, LLC
424 SAINT ANDREWS RD, NEWPORT BEACH, CA, 92663
CONTACT: PAUL GALLANT
CONTACT: (949) 903-2967

CIVIL ENGINEER
FUSCOE ENGINEERING, INC.
15535 SAND CANYON AVE, SUITE 100
IRVINE, CALIFORNIA 92618
(949) 474-1960
KYLE SHERMAN, P.E.

- GENERAL NOTES**
- EXISTING LAND USE:
MEDICAL FACILITY
 - PROPOSED LAND USE:
RESIDENTIAL CONDOMINIUMS
 - PROPOSED NUMBER OF UNITS: 30

LEGAL DESCRIPTION

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

LOT 1 AS SHOWN ON LOT LINE ADJUSTMENT NO. LA 2008-010, AS EVIDENCED BY DOCUMENT RECORDED SEPTEMBER 27, 2012 AS INSTRUMENT NO. 201200066731 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A SUBDIVISION OF PORTIONS OF PARCEL 2 AND PARCEL 3 OF PARCEL MAP NO. 80-706, FILED IN BOOK 180, PAGES 3 THROUGH 5 OF PARCEL MAPS, AND A PORTION OF TRACT NO. 1125, FILED IN BOOK 39, PAGES 7 AND 8 OF MISCELLANEOUS MAPS, BOTH IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, BOTH RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 3, THENCE NORTHEASTERLY ALONG THE COMMON LINE OF SAID PARCEL 3 AND LOT 4 OF SAID TRACT 1125, NORTH 16°04'40" EAST, 23.80 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LINE NORTH 16°04'40" EAST, 371.53 FEET, TO A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY OF 16TH STREET AS SHOWN ON SAID PARCEL MAP NO. 80-706;

THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY SOUTH 50°16'30" EAST, 97.05 FEET; THENCE LEAVING SAID LINE ON A PERPENDICULAR TANGENT TO A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY OF 16TH STREET AS SHOWN ON SAID TRACT MAP NO. 1125, NORTH 39°43'30" EAST 12.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY SOUTH 50°16'30" EAST, 42.93 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1230.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 8.85 FEET, THROUGH A CENTRAL ANGLE OF 00°24'57"; THENCE SOUTHWESTERLY ALONG A RADIAL LINE TO SAID CURVE SOUTH 39°18'33" WEST, 12.00 FEET;

THENCE SOUTH 15°57'11" EAST, 40.82 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2.50 FEET;

THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 3.72 FEET, THROUGH A CENTRAL ANGLE OF 86°12'13";

THENCE SOUTH 89°15'11" EAST, 18.21 FEET;

THENCE SOUTH 20°57'11" EAST, 77.83 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 541.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE AND ARC DISTANCE OF 181.19 FEET, THROUGH A CENTRAL ANGLE OF 19°11'21"; A RADIAL BEARING TO SAID POINT BEARS NORTH 88°14'10" EAST;

THENCE SOUTHWESTERLY ALONG A RADIAL LINE TO SAID CURVE, SOUTH 88°14'10" WEST, 1.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 540.00 FEET, A RADIAL BEARING TO SAID POINT BEARS NORTH 88°14'10" EAST;

THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 5.21 FEET, THROUGH A CENTRAL ANGLE OF 00°33'09";

THENCE NORTH 81°20'59" WEST, 275.73 FEET, TO THE TRUE POINT OF BEGINNING.

- ABBREVIATIONS**
- BLDG BUILDING
 - CL CENTERLINE
 - CO CLEANOUT
 - DW DOMESTIC WATER
 - E EAST
 - ESMT EASEMENT
 - EXIST EXISTING
 - FF FINISH FLOOR
 - HP HIGH POINT
 - L LENGTH
 - LLA LOT LINE ADJUSTMENT
 - MWS MODULAR WETLAND SYSTEM
 - N NORTH
 - NAP NOT A PART
 - PL PROPERTY LINE
 - PROP PROPOSED
 - R RADIUS
 - RET RETAINING
 - SD STORM DRAIN
 - SS SANITARY SEWER
 - STD STANDARD
 - SVC SERVICE
 - TG TOP OF GRATE
 - TYP TYPICAL
 - RW RIGHT-OF-WAY
 - UT UTILITY
 - TBD TO BE DETERMINED
 - W WEST

- LEGEND**
- PROPERTY LINE/RIGHT-OF-WAY
 - CENTERLINE
 - PROPOSED LOT LINE
 - PROPOSED CABLE TV LINE
 - EXISTING ELECTRIC LINE
 - EXISTING GAS LINE
 - EXISTING TELEPHONE LINE
 - EXISTING DOMESTIC WATER
 - EXISTING SANITARY SEWER
 - PROPOSED DOMESTIC WATER
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM DRAIN
 - PROPOSED RETAINING WALL
 - BUILDING SETBACK LINE
 - PROPOSED EMERGENCY ACCESS/ UTILITY EASEMENT

FLOOD ZONE

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X", FLOOD ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 06059C0381K, EFFECTIVE DATE 3/21/2019.

- UTILITY NOTES**
- PROPOSED WATER MAINS, WATER SERVICES, AND SEWER MAINS WITHIN THE PRIVATE PROPERTY WILL BE PUBLIC AND CITY MAINTAINED.
 - ALL PROPOSED UTILITIES TO BE INSTALLED PER CITY OF NEWPORT BEACH STANDARDS AND SPECIFICATIONS.
 - PROPOSED PUBLIC WATER AND PUBLIC SEWER TO CONNECT TO EXISTING PUBLIC FACILITIES IN 16TH STREET.
 - PRIVATE STORM DRAIN TO CONNECT TO EXISTING STORM DRAIN SYSTEM AT THE SOUTHWEST CORNER OF THE SITE, WHICH ULTIMATELY DISCHARGES TO PUBLIC STORM DRAIN IN DOVER DRIVE.
 - DRAINAGE FOR THE SITE WILL BE COLLECTED BY A PRIVATE ONSITE AREA DRAIN SYSTEM AND CONVEYED TO A PROPOSED INFILTRATION BASIN. ONSITE STORM DRAIN FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED ANNUALLY.

- EXISTING EASEMENTS**
- AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED AUGUST 7, 1957, IN BOOK 4000, PAGE 208, OF OFFICIAL RECORDS.
 - AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JUL 2, 1958, IN BOOK 4336, PAGE 529, OFFICIAL RECORDS, TO BE ABANDONED.
 - AN EASEMENT FOR UTILITY PURPOSE OVER PORTION OF VACATED STREET IN FAVOR OF THE CITY OF NEWPORT BEACH RECORDED OCTOBER 2, 1982, IN BOOK 6289, PAGE 869, OFFICIAL RECORDS (PUBLIC EASEMENT WAS RESERVED AND EXCEPTED FROM THE STREET VACATION).
 - ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT (AN EASEMENT FOR STREET AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF NEWPORT BEACH RECORDED APRIL 14, 1972 IN BOOK 10082, PAGE 991, OFFICIAL RECORDS. EASEMENT WAS SHOWN ON LOT LINE ADJUSTMENT NO. LA 2009-010 BUT WAS NOT SHOWN IN THE TITLE REPORT).

BASIS OF BEARINGS

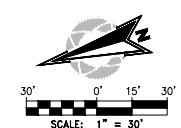
THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CC83, ZONE VI (2017.50 EPOCH), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE, SECTIONS 8801-8819; SAID BEARINGS FROM TRAK AND FVPK BEING N 67°14'53.47" W.

- PROPOSED EASEMENTS**
- 26-FOOT WIDE DRIVE AISLE EASEMENT FOR PUBLICLY OWNED WATER AND SEWER FACILITIES AND AN ADDITIONAL 5' AROUND PUBLICLY OWNED WATER AND SEWER APPURTENANCES.
 - DEDICATION OF 16TH STREET IN FEE FOR PUBLIC ROADWAY PURPOSE AS SHOWN ON THIS MAP.

PROPOSED LOT SUMMARY

LOT NO.	AREA	LAND USE
GROSS TOTAL	66,501.5 SF	1.53 AC
		RESIDENTIAL CONDOMINIUMS

NOTE:
SEE CONCEPTUAL SITE AND GRADING PLAN FOR SECTIONS.



NO.	DATE	REVISION	DESCRIPTION



VESTING TENTATIVE TRACT MAP NO. 19479
1501 16TH STREET
CITY OF NEWPORT BEACH
FOR RESIDENTIAL CONDOMINIUM AND RE-SUBDIVISION PURPOSES

DATE:	4/28/2026
SCALE:	1" = 30'
JOB NO.:	315-065
DRAWN:	DB
CHECKED:	KS
SHEET	1 OF 1

F:\Projects\315 (065) (Plan)\Entirement\Vertical.mxd, Plot Date: 4/28/2026, 8:39 AM, Printed by: Jacob Sepulveda

CITY OF NEWPORT BEACH CONCEPTUAL GRADING PLAN

1501 16TH STREET
NEWPORT BEACH, CA 92663

SITE ADDRESS

1501 16TH STREET
NEWPORT BEACH, CA 92663

OWNER

GALLANT FAMILY, LLC
424 SAINT ANDREWS RD, NEWPORT BEACH, CA 92663
CONTACT: PAUL GALLANT
PHONE: (949) 903-2967

DEVELOPER

D.R. HORTON
980 MONTECITO DRIVE, SUITE 300
CORONA, CA 92679

CIVIL ENGINEER

KYLE SHERMAN, P.E.
FUSCOE ENGINEERING, INC.
15535 SAND CANYON, SUITE 100
IRVINE, CA 92618
PHONE: (949) 474-1960
FAX: (949) 474-5315

LEGAL DESCRIPTION

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

LOT 1 AS SHOWN ON LOT LINE ADJUSTMENT NO. LA 2009-010, AS EVIDENCED BY DOCUMENT RECORDED SEPTEMBER 27, 2012 AS INSTRUMENT NO. 201200566731 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING A SUBDIVISION OF PORTIONS OF PARCEL 2 AND PARCEL 3 OF PARCEL MAP 80-706, FILED IN BOOK 160, PAGES 3 THROUGH 5 OF PARCEL MAPS, AND A PORTION OF TRACT NO. 1125, FILED IN BOOK 39, PAGES 7 AND 8 OF MISCELLANEOUS MAPS, BOTH IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, BOTH RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 3, THENCE NORTHEASTERLY ALONG THE COMMON LINE OF SAID PARCEL 3 AND LOT 4 OF SAID TRACT 1125, NORTH 16°04'40" EAST, 23.60 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LINE NORTH 15°04'40" EAST, 371.53 FEET, TO A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY OF 16TH STREET AS SHOWN ON SAID PARCEL MAP NO. 80-706; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY SOUTH 50°16'30" EAST, 97.05 FEET, THENCE LEAVING SAID LINE ON A PERPENDICULAR TANGENT TO A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY OF 16TH STREET AS SHOWN ON SAID TRACT MAP NO. 1125, NORTH 39°43'30" EAST 12.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY SOUTH 50°16'30" EAST, 42.93 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1230.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 8.93 FEET, THROUGH A CENTRAL ANGLE OF 00°24'57", THENCE SOUTHWESTERLY ALONG A RADIAL LINE TO SAID CURVE SOUTH 39°18'33" WEST, 12.00 FEET;

THENCE SOUTH 15°57'11" EAST, 40.82 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2.50 FEET;

THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 3.72 FEET, THROUGH A CENTRAL ANGLE OF 85°12'12";

THENCE SOUTH 69°15'11" EAST 18.21 FEET; THENCE SOUTH 20°57'11" EAST, 77.63 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 541.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE AND ARC DISTANCE OF 181.19 FEET, THROUGH A CENTRAL ANGLE OF 19°11'21", A RADIAL BEARING TO SAID POINT BEARS NORTH 88°14'10" EAST;

THENCE SOUTHWESTERLY ALONG A RADIAL LINE TO SAID CURVE, SOUTH 88°14'10" WEST, 1.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 540.00 FEET; A RADIAL BEARING TO SAID POINT BEARS NORTH 88°14'10" EAST;

THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 5.21 FEET, THROUGH A CENTRAL ANGLE OF 00°33'09";

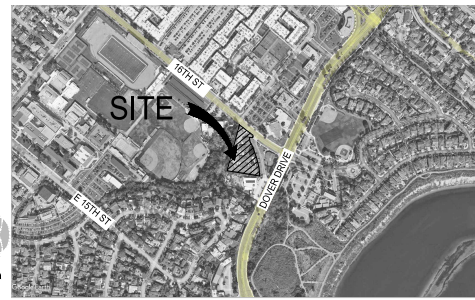
THENCE NORTH 81°20'59" WEST, 275.73 FEET, TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS

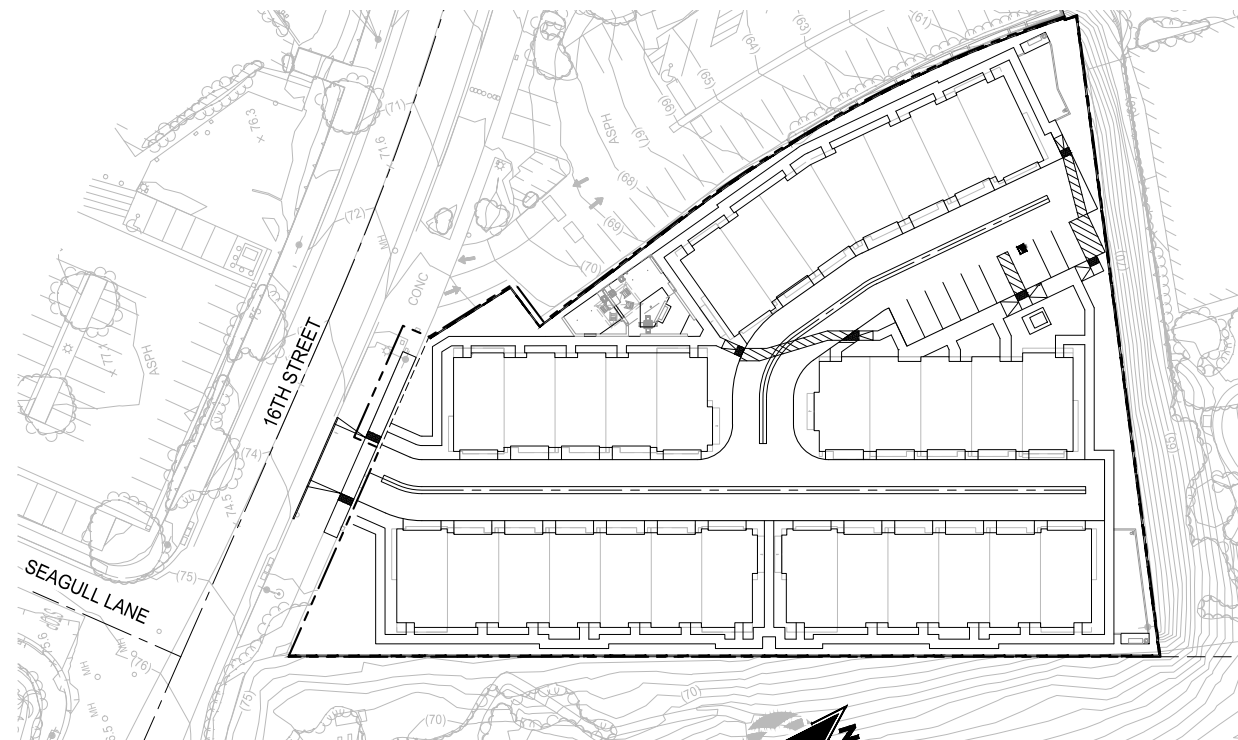
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SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	EXISTING CONDITIONS
SHEET 3	CONCEPTUAL GRADING PLAN
SHEET 4	SECTIONS
SHEET 5	CONCEPTUAL UTILITY PLAN
SHEET 6	AVERAGE GRADE PLANE
SHEET 7	PLANTER SQUARE FOOTAGE



LOCATION MAP
NTS



INDEX MAP
1" = 30'

SITE PROPERTY AREA

GROSS	1.527 ACRES	(66,501.5 SQFT)
PROPOSED DEDICATION	0.015 ACRES	(622.5 SQFT)
NET	1.512 ACRES	(67,124 SQFT)

LEGEND

	PROPERTY LINE		EXISTING STORM DRAIN
	EXISTING EASEMENTS		PROPOSED STORM DRAIN
	LOT LINES		PROPOSED RETAINING WALL
	DAYLIGHT LINE		PROPOSED STORM DRAIN INLET
	PROPOSED CONTOURS		PROPOSED STORM DRAIN MANHOLE
	EXISTING CONTOUR		
	EXISTING ELEVATION		
	PROPOSED ELEVATION		
	PROPOSED CONCRETE		

NOTE

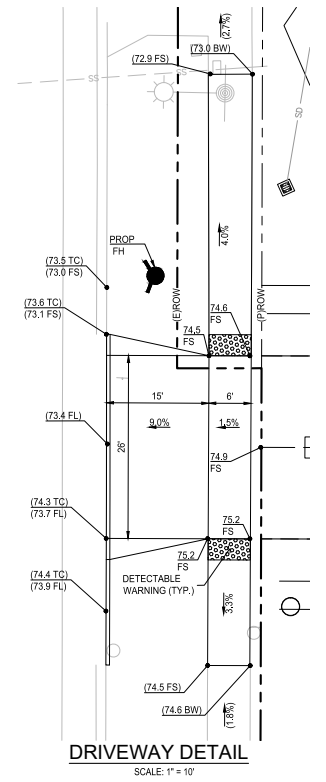
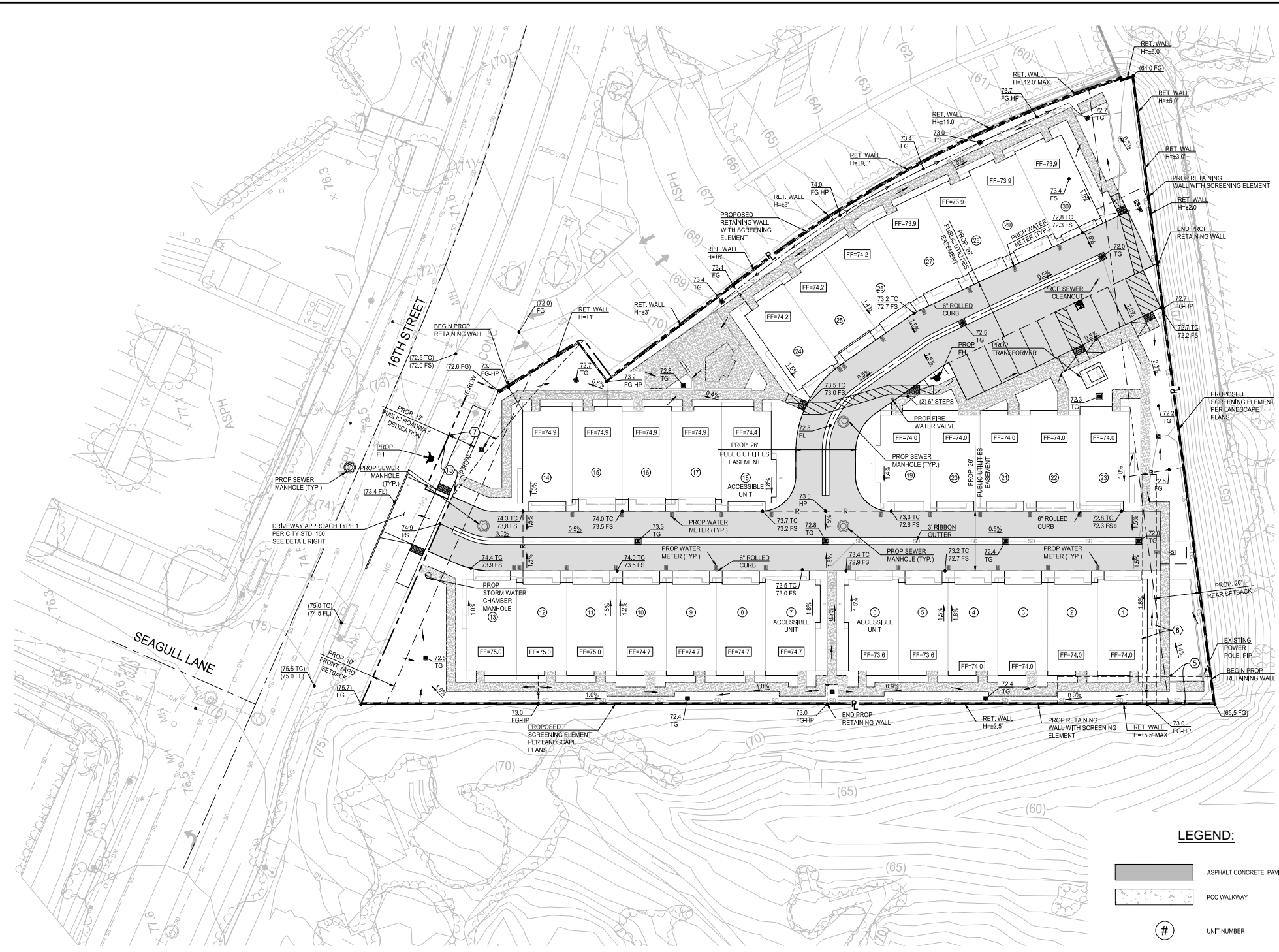
- EXISTING UTILITY MATERIAL, SIZE, & DEPTH TO BE FIELD VERIFIED

ABBREVIATIONS

AC	ASPHALT CONCRETE	PROP	PROPOSED
BLDG	BUILDING	R/W	RIGHT OF WAY
CL	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE	RET	RETAINING
CSP	CORRUGATED STEEL PIPE	RPZ	REDUCED PRESSURE ZONE
CY	CUBIC YARDS	S	SLOPE
DCCA	DOUBLE CHECK DETECTOR	SD	STORM DRAIN
DWY	DRIVEWAY	SDMH	STORM DRAIN MANHOLE
ELEC	ELECTRIC	SHT	SHEET
EX OR EXIST	EXISTING	SMH	SEWER MANHOLE
FF	FINISHED FLOOR	SS	SEWER STATION
FG	FINISHED GRADE	STA	STANDARD
FL	FLOW LINE	STD	STANDARD
FS	FINISH SURFACE	SW	SIDEWALK
GB	GRADE BREAK	TC	TOP OF CURB
HP	HIGH POINT	TEL	TELEPHONE
INV	INVERT	TC	TOP OF CURB
LP	LOW POINT	TG	TOP OF GRATE
MAX	MAXIMUM	TW	TOP OF WALL
PA	PLANTER AREA	TYP	TYPICAL
PCC	PORTLAND CEMENT CONCRETE	W	WATER
PIP	PROTECT IN PLACE		
PL	PROPERTY LINE		



NO.	REVISIONS	APPD.	DATE	BENCH MARK BM No.: NBS-15-70 ELEV.: 68.628' (COUNTY OF ORANGE BENCH MARK)	DEVELOPER: D.R. HORTON 980 MONTECITO DRIVE, STE 300 CORONA, CA 92679 TEL: (951) 738-5469 CONTACT: DEAN PERNICONE	PREPARED BY: FUSCOE ENGINEERING 15535 Sand Canyon Ave, Suite 100 Irvine, California 92618 949.474.1960 fuscoe.com	CONCEPTUAL GRADING PLAN TITLE SHEET CHATHAM PLACE NEWPORT BEACH, CALIFORNIA	DRAWN: LK DESIGN: LK CHECKED: KS SCALE: AS SHOWN JOB NO.: 315-065 SHEET 1 OF 7
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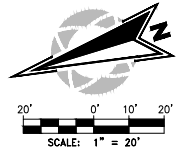


- NOTES:**
- FRONT SETBACK COMPLIANCE FOR PORTIONS OF THE BUILDING OVER 20 FEET IN HEIGHT ARE SHOWN ON ARCHITECTURAL PLANS.
 - SITE IS LARGER THAN 1-ACRE AND REQUIRES A SWPPP.
 - FOR SCREENING ELEMENT TYPE AND HEIGHT SEE LANDSCAPE PLANS.

- EXISTING EASEMENTS**
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LEGEND:

- ASPHALT CONCRETE PAVING DRIVE AISLES
- PCC WALKWAY
- UNIT NUMBER



NO.	REVISIONS	APPD.	DATE

BENCH MARK:
 BM No.: NBS-15-70 ELEV.: 68.628' (COUNTY OF ORANGE BENCH MARK)
DATUM: NAVD 88
DESCRIPTION: DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "NBS 15-70". SET IN THE NORTHWESTERLY CORNER OF AS 4FT. 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.

DEVELOPER:
 D.R. HORTON
 860 MONTECITO DRIVE, STE 300
 CORONA, CA 92679
 TEL: (951) 738-4469
 CONTACT: DEAN PERINONE

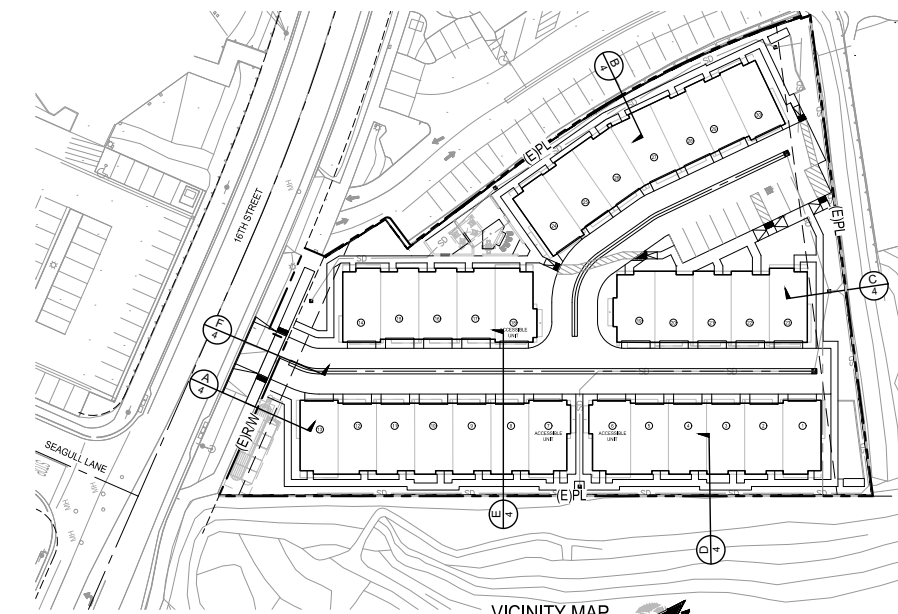
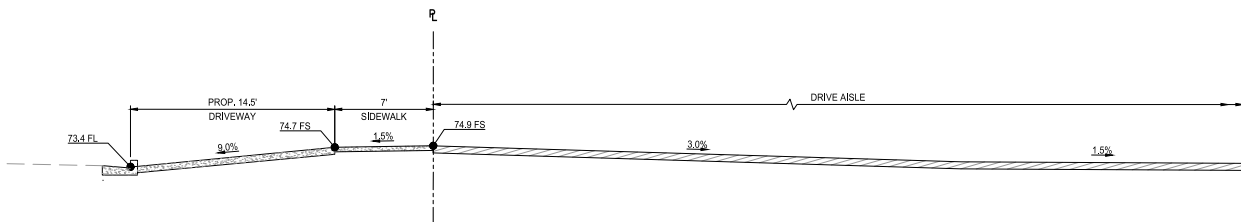
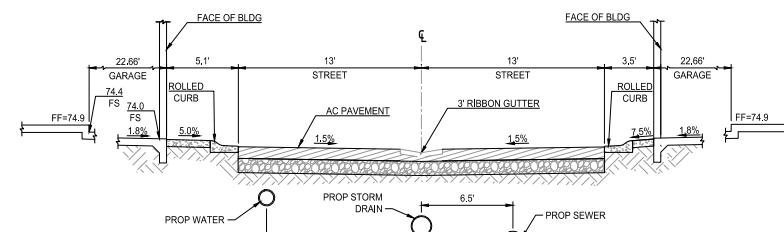
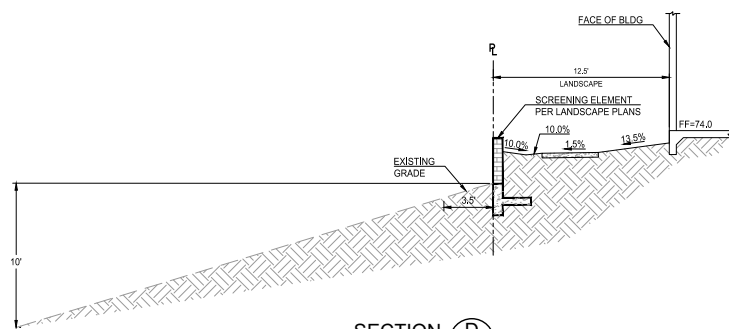
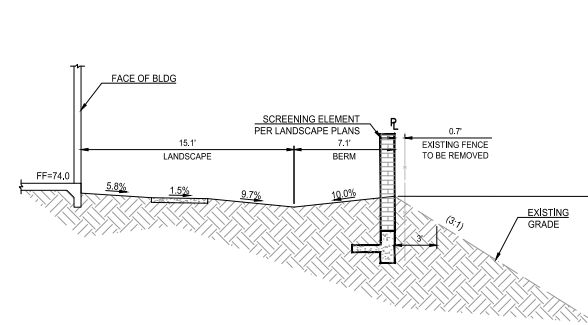
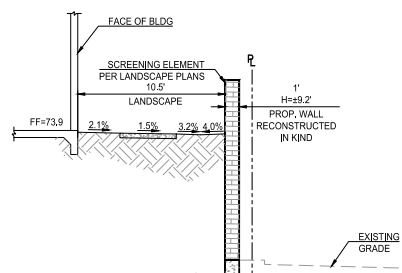
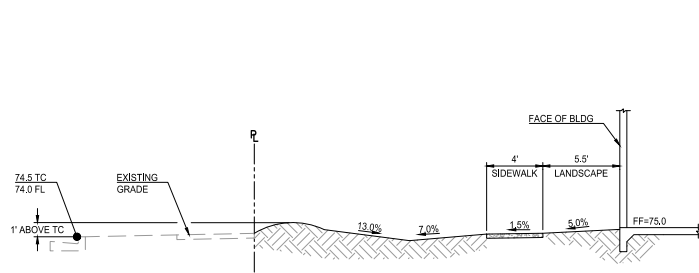
PREPARED BY:

 15535 Sand Canyon Ave, Suite 100
 Irvine, California 92618
 949.474.1960
 fuscoe.com

CONCEPTUAL GRADING PLAN
CONCEPTUAL GRADING PLAN
CHATHAM PLACE
NEWPORT BEACH, CALIFORNIA

DRAWN: LK
DESIGN: LK
CHECKED: KS
SCALE: AS SHOWN
JOB NO.: 315-065
SHEET 3 OF 7

Ksh Sh



NO.	REVISIONS	APPD.	DATE

BENCH MARK:
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DATUM: NAVD 88
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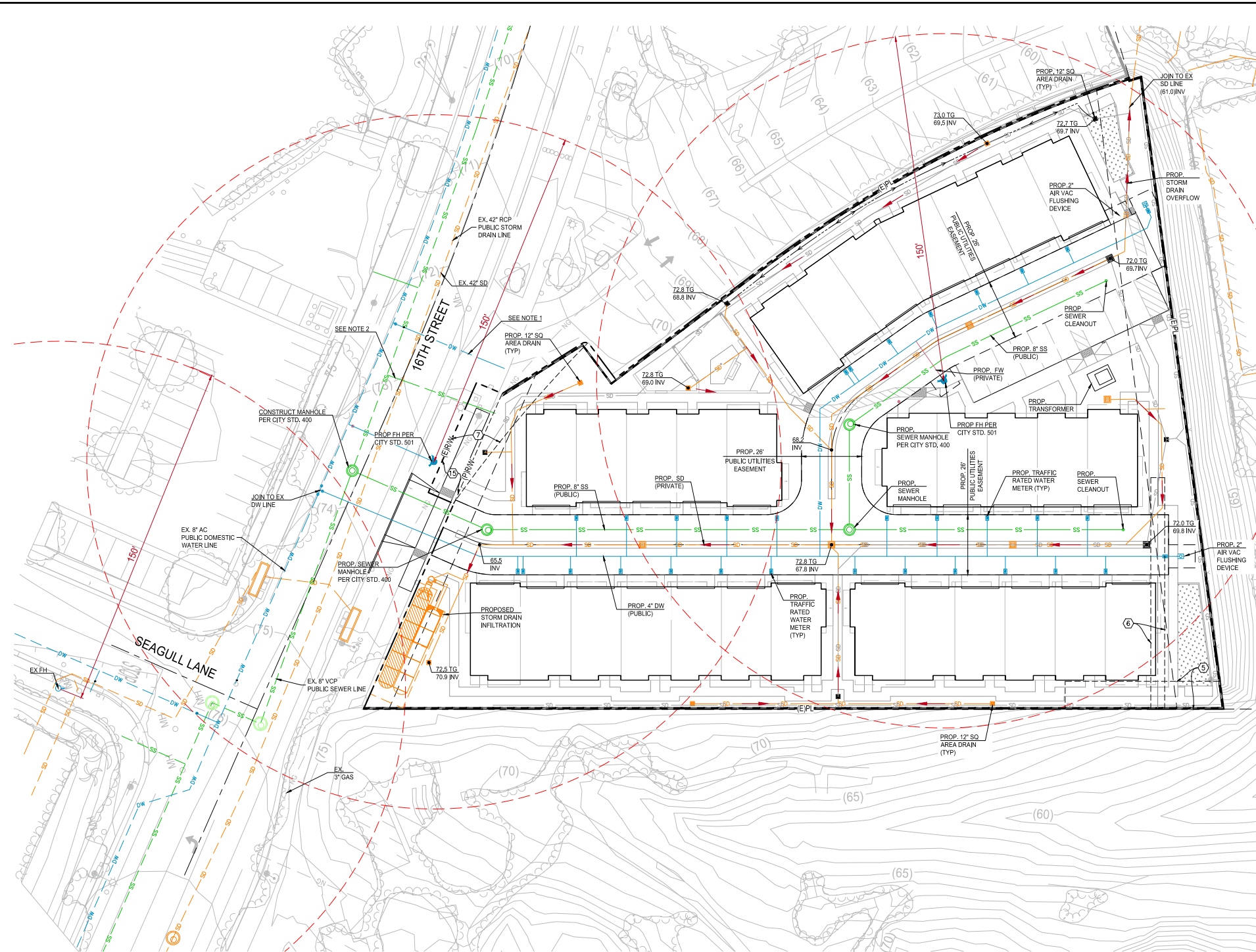
DEVELOPER:
D.R. HORTON
880 MONTECITO DRIVE, STE 300
CORONA, CA 92719
TEL: (951) 738-5469
CONTACT: DEAN PERNICONE

PREPARED BY:
FUSCOE
15535 Sand Canyon Ave, Suite 100
Irvine, California 92618
949.474.1960
fuscoe.com

CONCEPTUAL GRADING PLAN
SECTIONS
CHATHAM PLACE
NEWPORT BEACH, CALIFORNIA

DRAWN: LK
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JOB NO.: 315-065
SHEET 4 OF 7

Handwritten signature

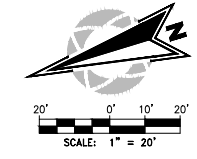


LEGEND

- SD PROPOSED STORM DRAIN LINE
- DW PROPOSED WATER LINE
- FW PROPOSED FIRE WATER SERVICE
- SS PROPOSED SEWER LINE
- PROPOSED FIRE HYDRANT (PER CITY STD. 501)
- EXISTING FIRE HYDRANT
- PROPOSED TRANSFORMER
- FIRE HYDRANT 150' RADIUS
- EXISTING WATER LINE
- EXISTING FIRE WATER SERVICE
- EXISTING SEWER LINE
- EXISTING GAS
- PROPOSED DRAIN INLET
- DOUBLE CHECK DETECTOR ASSEMBLY (PER CITY STD. 518)
- PROPOSED REDUCED PRESSURE BACKFLOW ASSEMBLY (PER CITY OF STD. 519-C)
- EXISTING CATCH BASIN
- SEWER MANHOLE (PER CITY STD. 400)

- NOTES:**
1. ALL EXISTING WATER LATERALS NOT BEING UTILIZED BY THE PROPOSED DEVELOPMENT TO BE ABANDONED AT THE MAIN LINE. TEES LARGER THAN 3" TO BE REMOVED AND REPLACED WITH PIPE.
 2. PUBLIC AND PRIVATE WATER, STORM, AND SEWER SYSTEMS TO BE CONSTRUCTED PER CITY OF NEWPORT BEACH STANDARDS.
 3. ALL EXISTING SEWER CONNECTIONS NOT BEING UTILIZED BY THE PROPOSED DEVELOPMENT MUST BE ABANDONED AT THE MAIN LINE.
 4. PROPOSED TOWNHOUSES ARE R-3 WITH A NFPA 13D FIRE SYSTEM (SEE ARCHITECTURAL PLANS).
 5. ONSITE STORM DRAIN FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED ANNUALLY.
 6. PROPOSED SEWER MAIN (SHOWN) TO BE PUBLIC. PROPOSED LATERALS (NOT SHOWN) TO BE PRIVATE.
 7. WATER SYSTEM UP TO AND INCLUDING THE WATER METER (SHOWN) TO BE PUBLIC. PROPOSED LATERALS BEYOND THE WATER METER (NOT SHOWN) TO BE PRIVATE.

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NO.	REVISIONS	APPD.	DATE

BENCH MARK
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DATUM: NAVD 88
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DEVELOPER:
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 TEL: (951) 738-4469
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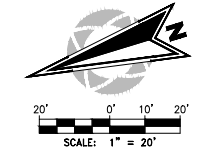
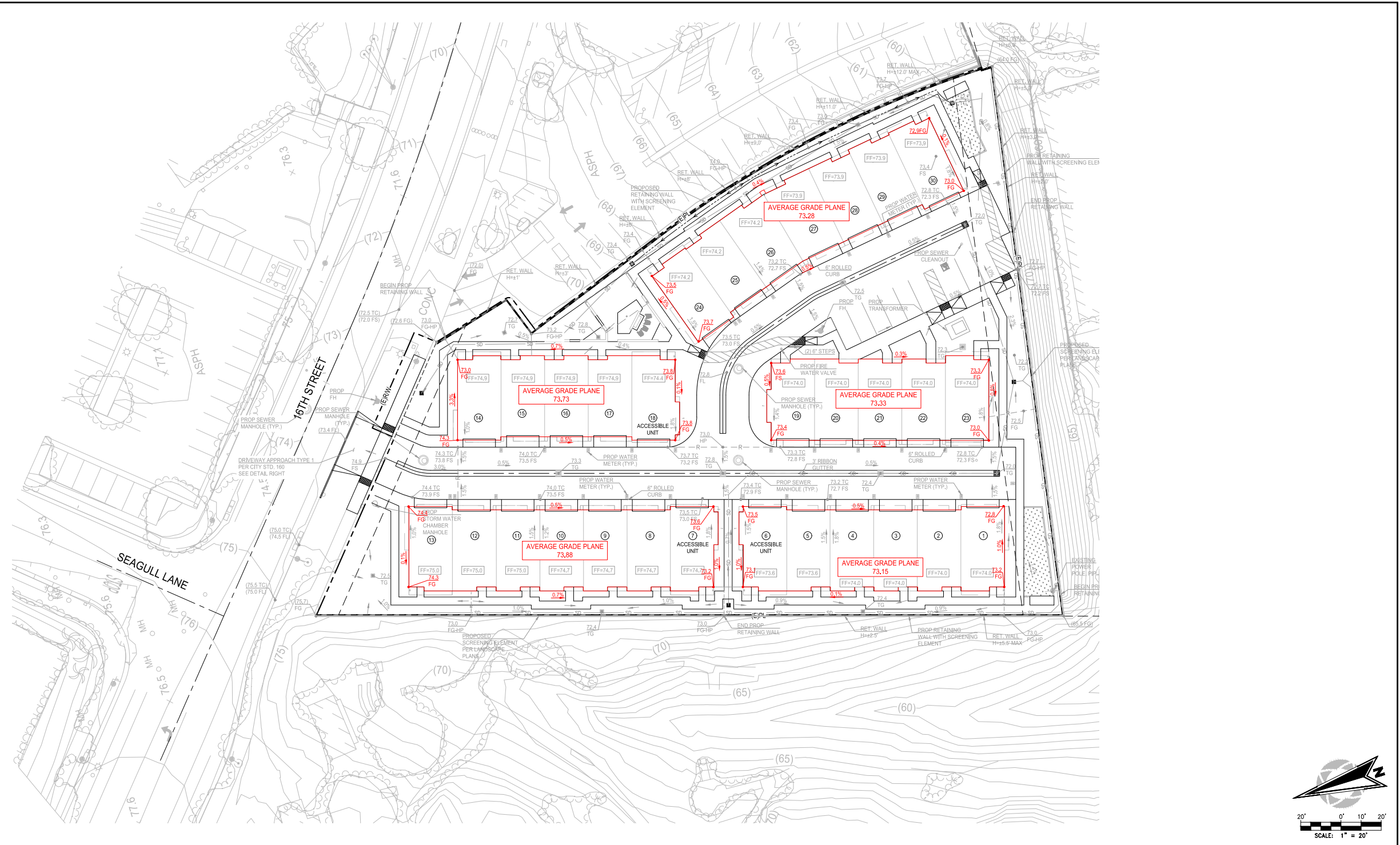
PREPARED BY:

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CONCEPTUAL GRADING PLAN
CONCEPTUAL UTILITY PLAN
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NEWPORT BEACH, CALIFORNIA

DRAWN: LK
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JOB NO.: 315-065
SHEET 5 OF 7

Ksh Sh



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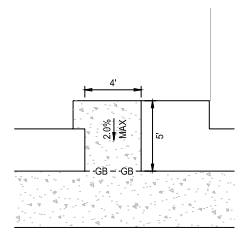
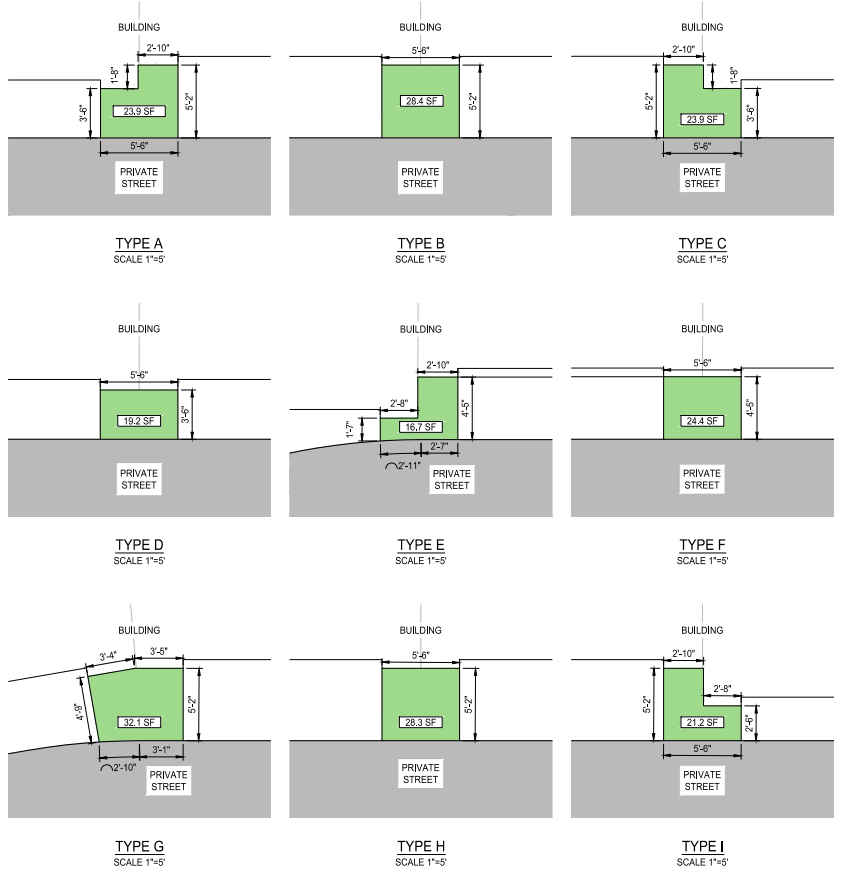
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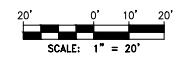
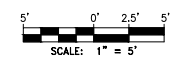
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JOB NO.: 315-065
SHEET 6 OF 7

Ksh Sh

F:\PROJECTS\15065\PLANS\TITLEMENTS\CONCEPTUAL GRADING PLAN\15-065\CONCEPTUAL GRADING PLAN.DWG (04-29-20 9:38:31AM) Plotted by jpspeaks



ENTRY WALKWAY (TYP.)
SCALE 1"=5'



NO.	REVISIONS	APPD.	DATE

BENCH MARK
BM No.: NBS-15-70 ELEV.: 68.628' (COUNTY OF ORANGE BENCH MARK)
DATUM: NAVD 88
DESCRIPTION: DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "NBS 15-70". SET IN THE NORTHWESTERLY CORNER OF AS 4FT. BY 16 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.

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CONCEPTUAL GRADING PLAN
PLANTER SQUARE FOOTAGE
CHATHAM PLACE
NEWPORT BEACH, CALIFORNIA

DRAWN: LK
DESIGN: LK
CHECKED: KS
SCALE: AS SHOWN
JOB NO.: 315-065
SHEET 7 OF 7

Ksh Sh

LANDSCAPE CONCEPT NOTE:

THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW AND MEDIUM WATER USE PLANT MATERIAL. ALL PLANTS HAVE BEEN CHOSEN FROM THE LOW OR MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. PLANTS HAVE BEEN CHOSEN TO CREATE A UNIFORM THEME ACROSS THE SITE CONSISTING OF MEDITERRANEAN AND CALIFORNIA FRIENDLY PLANT MATERIAL. MAINTENANCE AND LONGEVITY OF PLANT MATERIAL HAS BEEN TAKEN INTO CONSIDERATION. ROOT PANELS AND BARRIERS WILL BE UTILIZED ON ALL TREES NECESSARY, CONSISTENT WITH ALL STANDARDS AND SPECIFICATIONS. A 3" LAYER OF BARK MULCH WILL BE USED IN ALL LANDSCAPE AREAS. ALL LANDSCAPE AREAS WILL CONFORM TO ALL CURRENT LANDSCAPE GUIDELINES.

IRRIGATION CONCEPT NOTE:

THE IRRIGATION DESIGN WILL INCORPORATE THE LATEST IN SMART IRRIGATION TECHNOLOGIES. ALL NEW LANDSCAPE AREAS WILL INCLUDE HIGH EFFICIENCY, LOW WATER USE IRRIGATION EQUIPMENT AND METHODS. A SMART IRRIGATION CONTROLLER WITH A RAIN SHUT OFF DEVICE WILL ALSO BE INCORPORATED. BARK MULCH WILL BE USED TO RETAIN MOISTURE AND REDUCE EVAPORATION AND AN IRRIGATION SCHEDULE WILL BE PROVIDED TO PROGRAM THE CONTROLLER. TWO IRRIGATION SCHEDULES SHALL BE PREPARED, ONE FOR PLANT ESTABLISHMENT AND ONE FOR MAINTENANCE. ALL NEW IRRIGATION SYSTEMS WILL COMPLY WITH ALL CURRENT LANDSCAPE GUIDELINES.

WATER EFFICIENT LANDSCAPE WORKSHEET							
PROJECT:	Westcliff Newport Beach			DATE:	11/7/2025		
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.							
Reference Evapotranspiration (ET ₀)	43.4						
Conversion Factor	0.62						
Hydrozone # (Planting Description)	Plant Factor (PF)	Irrigation Method	Efficiency (IE) %	ETAF (PFIIE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
Low water use plantings	0.2	Drip	0.81	0.25	14,564	3596	96,762
Med water use plantings	0.4	Drip	0.81	0.49	0	0	0
Med use Trees	0.5	Bubblers	0.75	0.67	1,512	1008	27,123
High water use turf	0.7	Rotary Nozzles or Rotors	0.75	0.93	853	796	21,422
				TOTALS	16,929	5400	145,308
Special Landscape Areas							
Turf areas parks				1	0	0	0
Turf areas on parkways w/ reclaimed water				1	0	0	0
Water features				1	0	0	0
				TOTALS	0	0	0
						ETWU Total	145,308
						Maximum Allowed Water Allowance (MAWA)**	250,539
MAWA							
ETAF = (ET ₀ * Conv Factor * ((ETAF * LA) + (1*ETAF) * SLA))							
MAWA =	ET ₀	Conv Factor	((ETAF * LA) + (1*ETAF) * SLA)				
MAWA =	43.4	0.62	(5400 * 0.55) + (1 * 0.45) * 0				
MAWA =	250,539						
ETAF Calculations							
Regular Landscape Areas				All Landscape Areas			
Total ETAF x Area	5,400	Total ETAF x Area	5,400				
Total Area	16,929	Total Area	16,929				
Average ETAF	0.32	Site-wide ETAF	0.32				

SHEET INDEX

- L-1 : OVERALL LANDSCAPE PLAN
- L-2 : WALL & FENCE PLAN

TREE SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	REMARKS
TREES				
	CERCIS OCCIDENTALIS / WESTERN REDBUD	24" BOX	M	STANDARD
	LAGERSTROEMIA INDICA 'GLENORA WHITE' / GLENORA WHITE CRAPE MYRTLE	36" BOX	M	MULTI-TRUNK
	MAGNOLIA GRANDIFLORA 'SAINT MARY' / SAINT MARY SOUTHERN MAGNOLIA	36" BOX	M	LOW BRANCHING
	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	60" BOX	M	MULTI TRUNK
	QUERCUS ENGELMANNII / ENGLEMANN OAK	48" BOX	M	STANDARD
	UMBELLULARIA CALIFORNICA / CALIFORNIA BAY LAUREL	48" BOX	M	STANDARD
STREET TREE				
	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	36" BOX	M	STANDARD
TREES & UPRIGHT ACCENTS				
	FICUS NITIDA / WEEPING FIG	36" BOX	M	COLUMN FORM
	LAURUS NOBILIS / BAY LAUREL	36" BOX	M	STANDARD
	ELAEOCARPUS DECIPIENS / JAPANESE BLUEBERRY	48" BOX	M	COLUMN FORM
	PODOCARPUS GRACILIOR / FERN PINE	36" BOX	M	COLUMN FORM
UPRIGHT ACCENT				
	PRUNUS CAROLINIANA 'MONUS' / BRIGHT 'N TIGHT CAROLINA LAUREL	36" BOX	L	COLUMN FORM

PLANT SCHEDULE

	STREETSCAPE PALETTE	BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH	1 GAL. L	CLUMPING SHRUB
	LEYMUS TRICOIDES 'LAGUNITAS' / LAGUNA CREEPING RYE	1 GAL. L	SPREADING GRASS	
	YUCCA RECURVIFOLIA / YUCCA	5 GAL. L	UPRIGHT SUCCULENT	
	EPILOBIUM CANUM 'EVERETT'S CHOICE' / CALIFORNIA FUSCHIA	1 GAL. VL	SPREADING SHRUB	
	SENECIO MANDRALISCAE / BLUE FINGERS	1 GAL. L	CLUMPING GROUNDCOVER	
	WESTRINGIA FRUTICOSA 'NFL25' / MUNDI™ COAST ROSEMARY	1 GAL. L	CLUMPING SHRUB	
	ONSITE PALETTE	AGAVE ATTENUATA / FOXTAIL AGAVE	5 GAL. VL	
	AGAVE OVATIFOLIA / WHALE TONGUE AGAVE	5 GAL. L		
	ALOE 'BLUE ELF' / BLUE ELF ALOE	1 GAL. L		
	BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH	1 GAL. L		
	BOUTELLOUA 'BLONDE AMBITION' / GRAMMA GRASS	1 GAL. L		
	BULBINE FRUTESCENS / BULBINE	1 GAL. L		
	CALLIANDRA CALIFORNICA / BAJA FAIRY DUSTER	5 GAL. VL		
	CARISSA MACROCARPA 'EMERALD CARPET' / DWARF NATAL PLUM	5 GAL. L		
	CRYSOCEPHALUM 'FLAMBE YELLOW' / STRAWFLOWER	1 GAL. VL		
	EPILOBIUM CANUM 'EVERETT'S CHOICE' / CALIFORNIA FUSCHIA	5 GAL. VL		
	DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	1 GAL. L		
	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL. VL		
	GREVILLEA LANIGERA 'COASTAL GEM' / DWARF GREVILLEA	1 GAL. L		
	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	5 GAL. L		
	LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE	5 GAL. L		
	PHLOMIS FRUTICOSA / JERUSALEM SAGE	5 GAL. L		
	RHUS INTEGRIFOLIA / LEMONADE BERRY	5 GAL. VL		
	RHUS OVATA / SUGAR BUSH	5 GAL. VL		
	RIBES SPECIOSUM / FUCHSIA FLOWERING GOOSEBERRY	1 GAL. VL		
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	1 GAL. VL		
	SALVIA APIANA / WHITE SAGE	5 GAL. VL		
	SALVIA CLEVELANDII / CLEVELAND SAGE	5 GAL. VL		
	SALVIA LEUCANTHA 'SANTA BARBARA' / SANTA BARBARA MEXICAN BUSH SAGE	5 GAL. L		
	SALVIA MELLIFERA / BLACK SAGE	1 GAL. VL		
	SENECIO MANDRALISCAE / BLUE FINGERS	1 GAL. L		
	TETRAEURIS SCAPOSE / FOUR NERVE DAISY	1 GAL. VL		
	WESTRINGIA FRUTICOSA 'NFL25' / MUNDI™ COAST ROSEMARY	1 GAL. L		

LEGEND

- SCREENING TREES
- PICNIC AREA COURTYARD IN ENHANCED PAVING WITH BUILT-IN BBQ
- PEDESTRIAN WALKWAY TURNAROUND AREA WITH ENHANCED PAVING
- PASSIVE TURF AREA WITH PET WASTE STATION
- 4' WIDE CONCRETE WALKWAY
- 7' WIDE CONCRETE WALKWAY AT PARKING
- BENCH SEATING AREA WITH ADA COMPANION SPACE AND WASTE RECEPTACLE
- FIREPIT
- FIRE LADDER PADS



UTILITY LEGEND	
W	PROPOSED DOMESTIC WATER LINE
S	SEWER LINE
SD	STORM DRAIN
GAS	GAS LINE
- - -	EASEMENT
- - -	CENTERLINE
- - -	PROPERTY LINE

CHATHAM PLACE

- OVERALL LANDSCAPE PLAN



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CONCEPTUAL LANDSCAPE PLAN - SHEET 1

PREPARED FOR : DR HORTON

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4/28/2026

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