

Attachment No. PC 4

Project Plans

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300 NCD CONDOMINIUMS

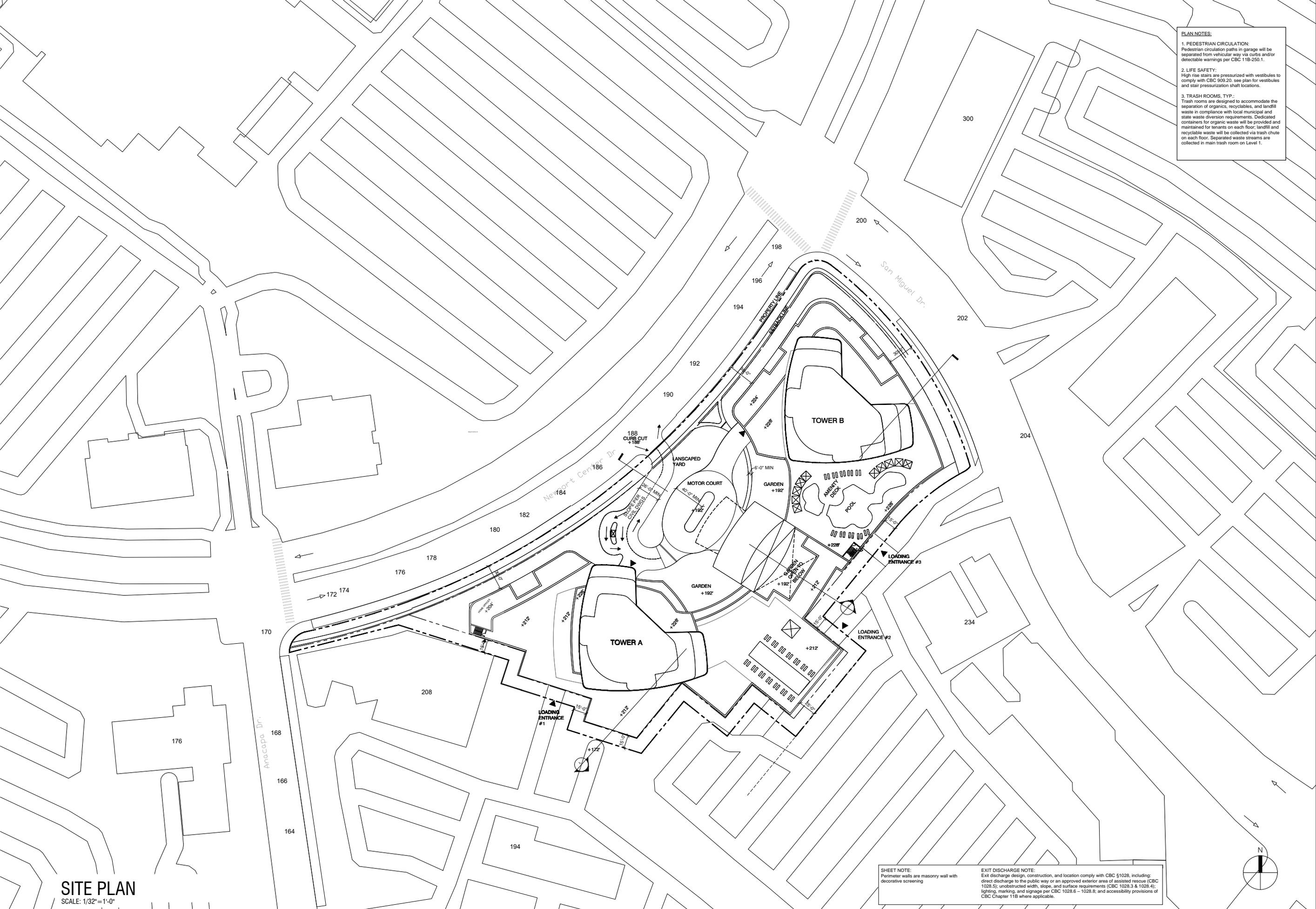
NEWPORT BEACH



SITE DEVELOPMENT REVIEW

PLAN NOTES:

- 1. PEDESTRIAN CIRCULATION:**
Pedestrian circulation paths in garage will be separated from vehicular way via curbs and/or detectable warnings per CBC 11B-250.1.
- 2. LIFE SAFETY:**
High rise stairs are pressurized with vestibules to comply with CBC 909.20. See plan for vestibules and stair pressurization shaft locations.
- 3. TRASH ROOMS, TYP:**
Trash rooms are designed to accommodate the separation of organics, recyclables, and landfill waste in compliance with local municipal and state waste diversion requirements. Dedicated containers for organic waste will be provided and maintained for tenants on each floor; landfill and recyclable waste will be collected via trash chutes on each floor. Separated waste streams are collected in main trash room on Level 1.

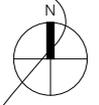


SITE PLAN

SCALE: 1/32" = 1'-0"

SHEET NOTE:
Perimeter walls are masonry wall with decorative screening

EXIT DISCHARGE NOTE:
Exit discharge design, construction, and location comply with CBC §1028, including: direct discharge to the public way or an approved exterior area of assisted rescue (CBC 1028.5); unobstructed width, slope, and surface requirements (CBC 1028.3 & 1028.4); lighting, marking, and signage per CBC 1028.6 – 1028.8; and accessibility provisions of CBC Chapter 11B where applicable.



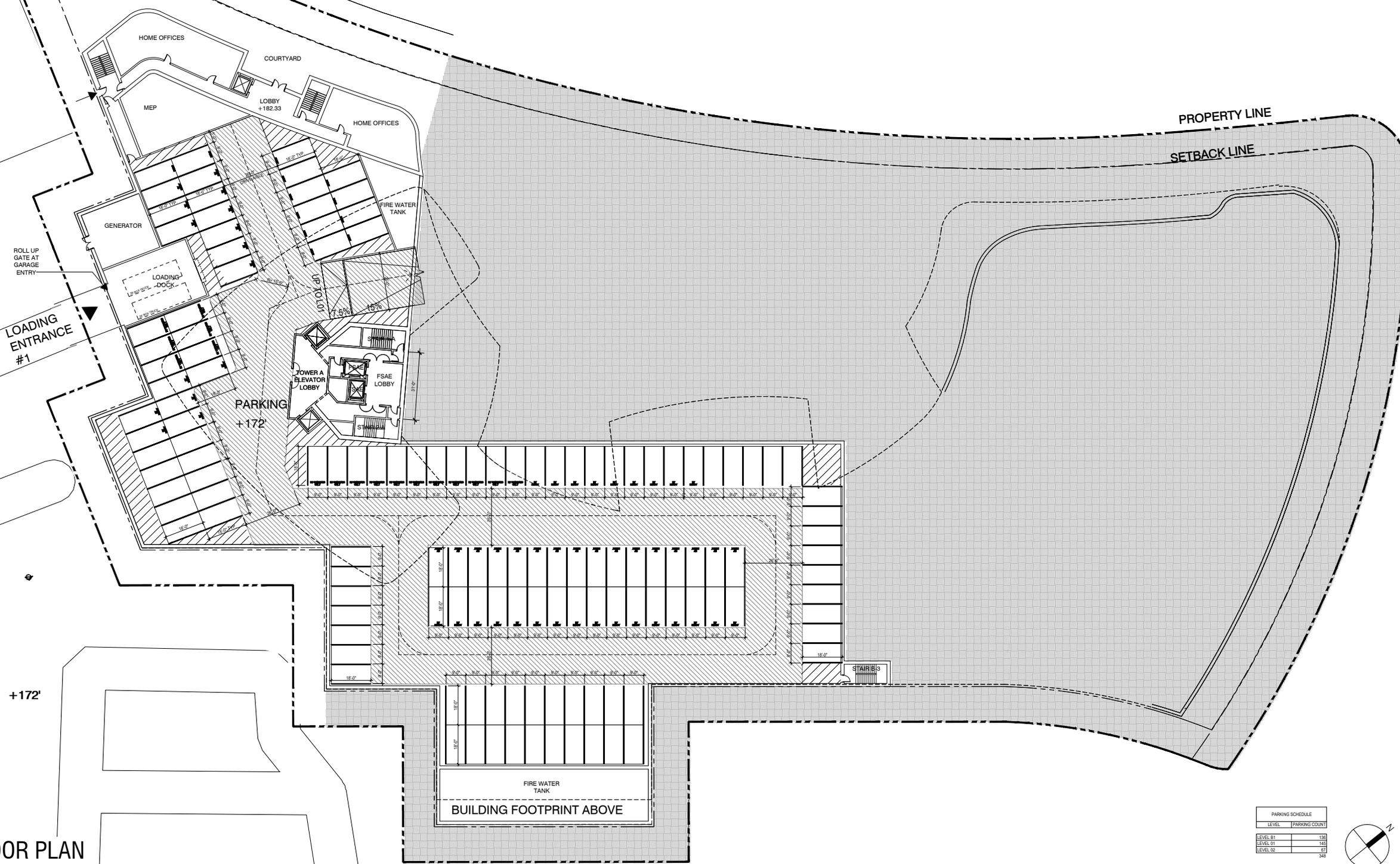
SITE DEVELOPMENT REVIEW 3

300 NCD CONDOMINIUMS
300 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA



PLAN NOTES:

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LOWER LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

PARKING SCHEDULE	
LEVEL	PARKING COUNT
LEVEL B1	130
LEVEL G1	145
LEVEL G2	63
	348



SITE DEVELOPMENT REVIEW 3

300 NCD CONDOMINIUMS
300 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA



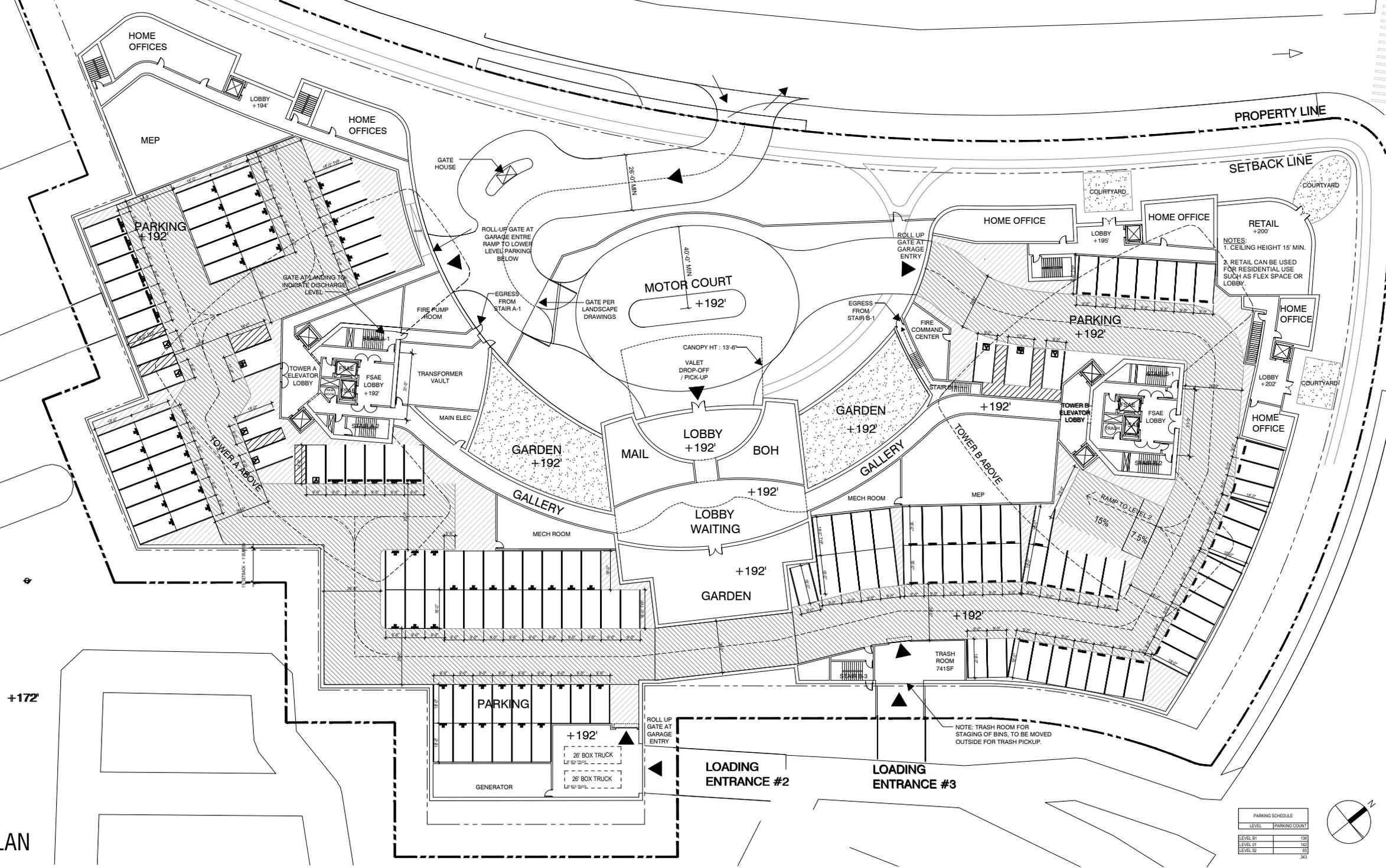
LOWER LEVEL FLOOR PLAN
A1.01

132

02/04/2026

PLAN NOTES:

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NOTES:

1. CEILING HEIGHT 15' MIN.
2. RETAIL CAN BE USED FOR RESIDENTIAL USE SUCH AS FLEX SPACE OR LOBBY.

NOTE: TRASH ROOM FOR STAGING OF BINS, TO BE MOVED OUTSIDE FOR TRASH PICKUP.

GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"

PARKING SCHEDULE	
LEVEL	PARKING COUNT
LEVEL B1	130
LEVEL B2	142
LEVEL B3	343



SITE DEVELOPMENT REVIEW 3

300 NCD CONDOMINIUMS
300 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA



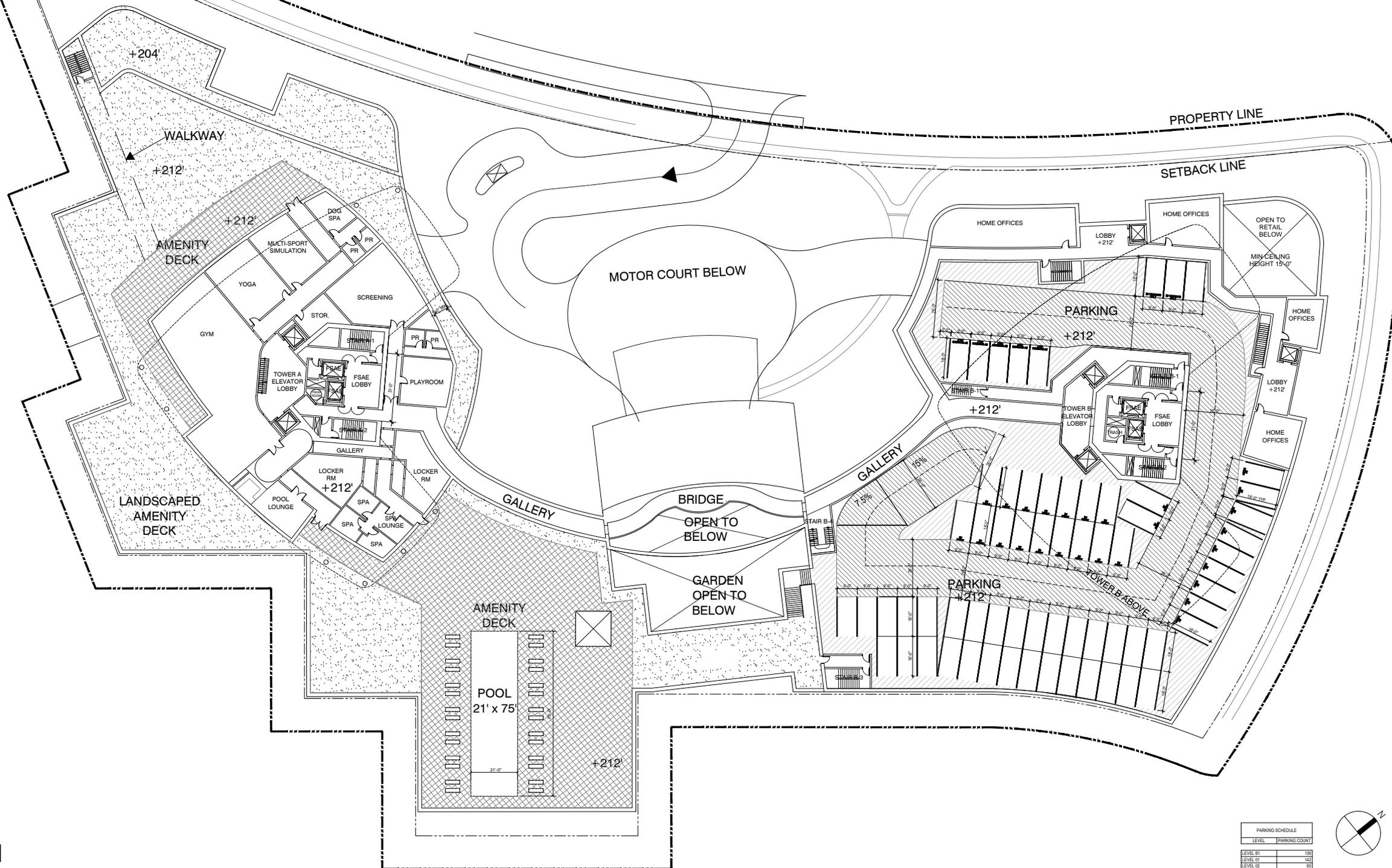
GROUND FLOOR PLAN
A1.02

133

02/04/2026

PLAN NOTES:

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LEVEL 2 FLOOR PLAN
SCALE: 1/16"=1'-0"

PARKING SCHEDULE	
LEVEL	PARKING COUNT
LEVEL B1	130
LEVEL B2	142
LEVEL B3	343



SITE DEVELOPMENT REVIEW 3

300 NCD CONDOMINIUMS
300 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA

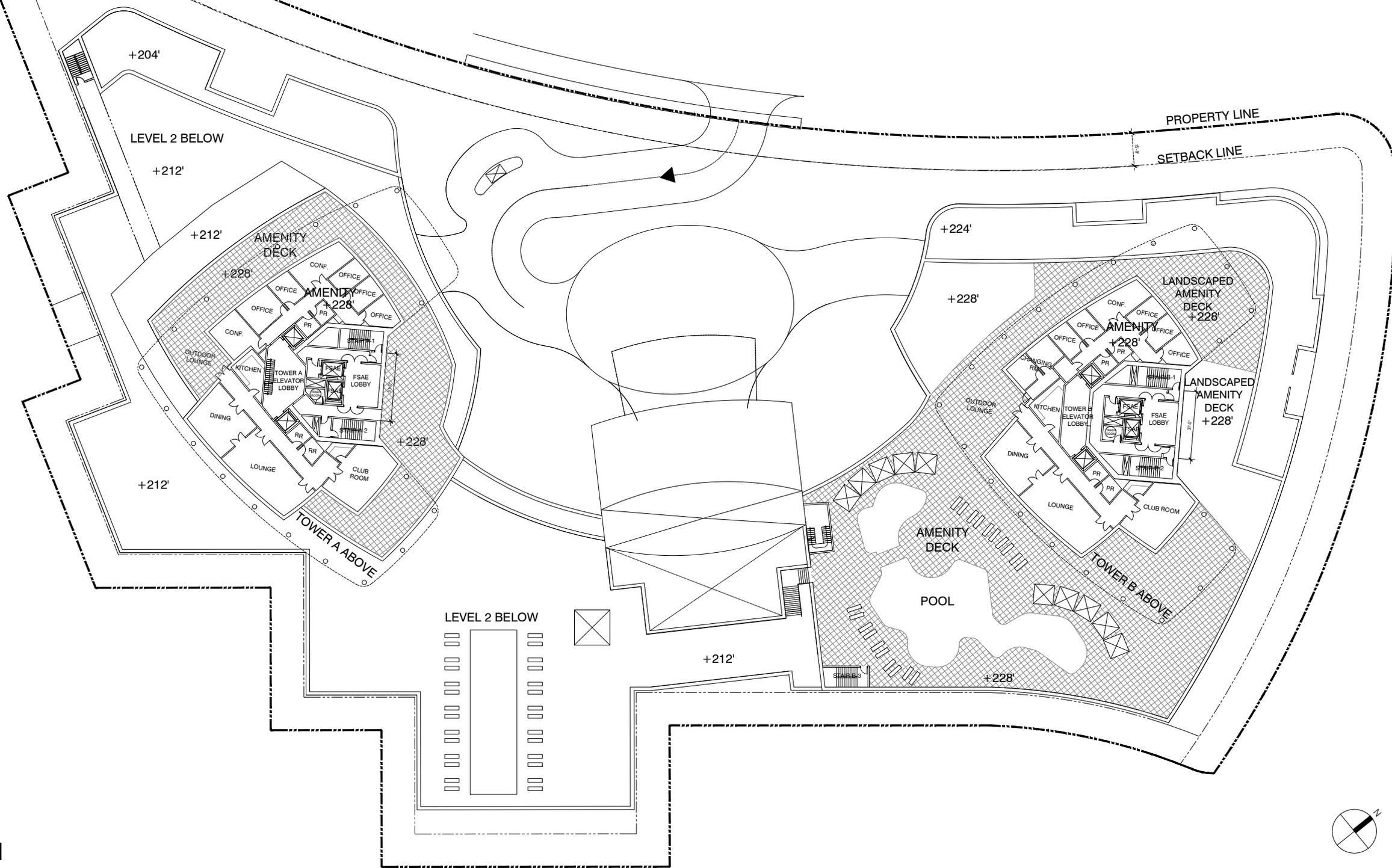


LEVEL 2 FLOOR PLAN
A1.03

134

PLAN NOTES:

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LEVEL 3 FLOOR PLAN
SCALE: 1/16" = 1'-0"



SITE DEVELOPMENT REVIEW 3

300 NCD CONDOMINIUMS
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NEWPORT BEACH, CA

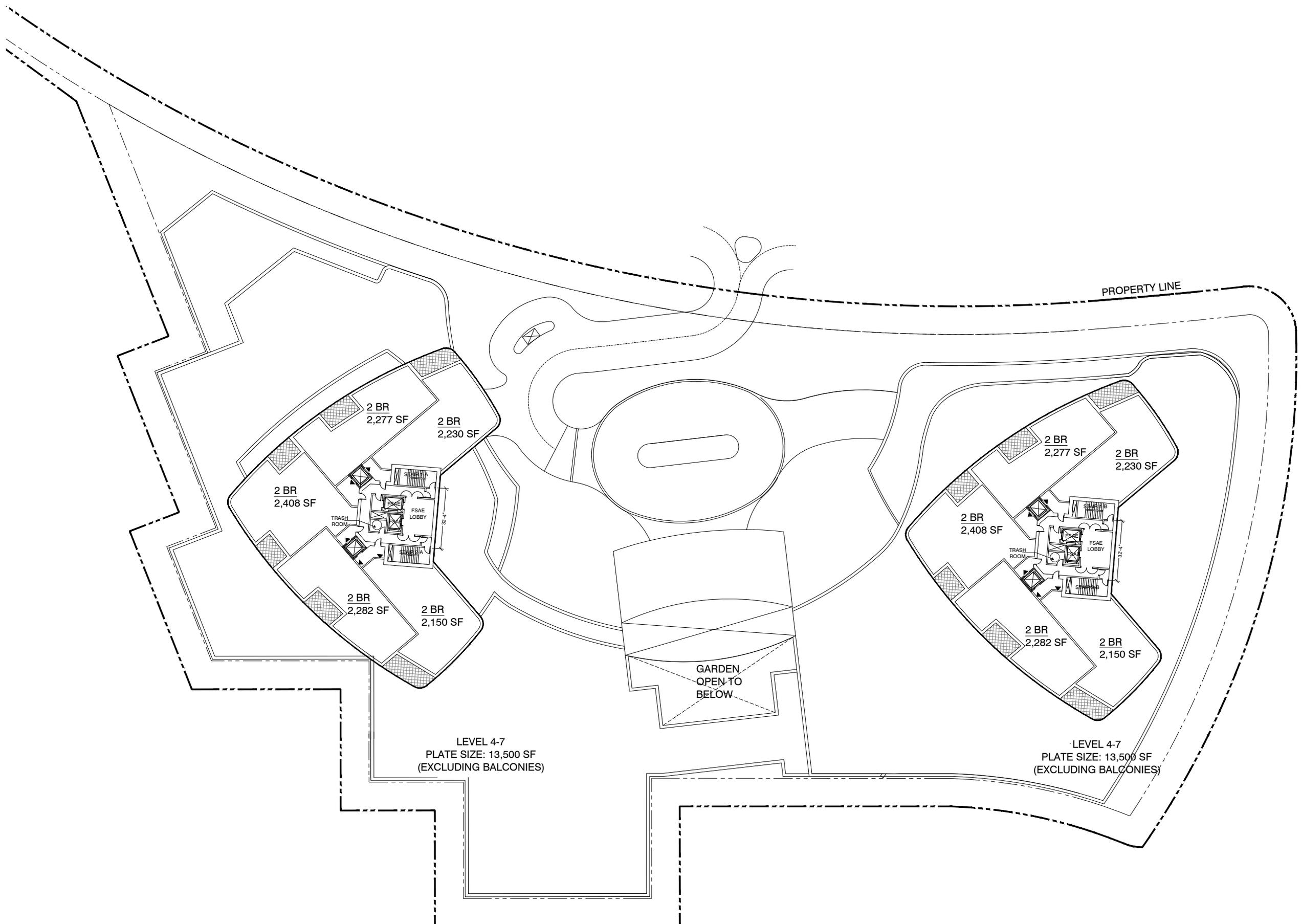


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LEVEL 3 FLOOR PLAN
A1.04

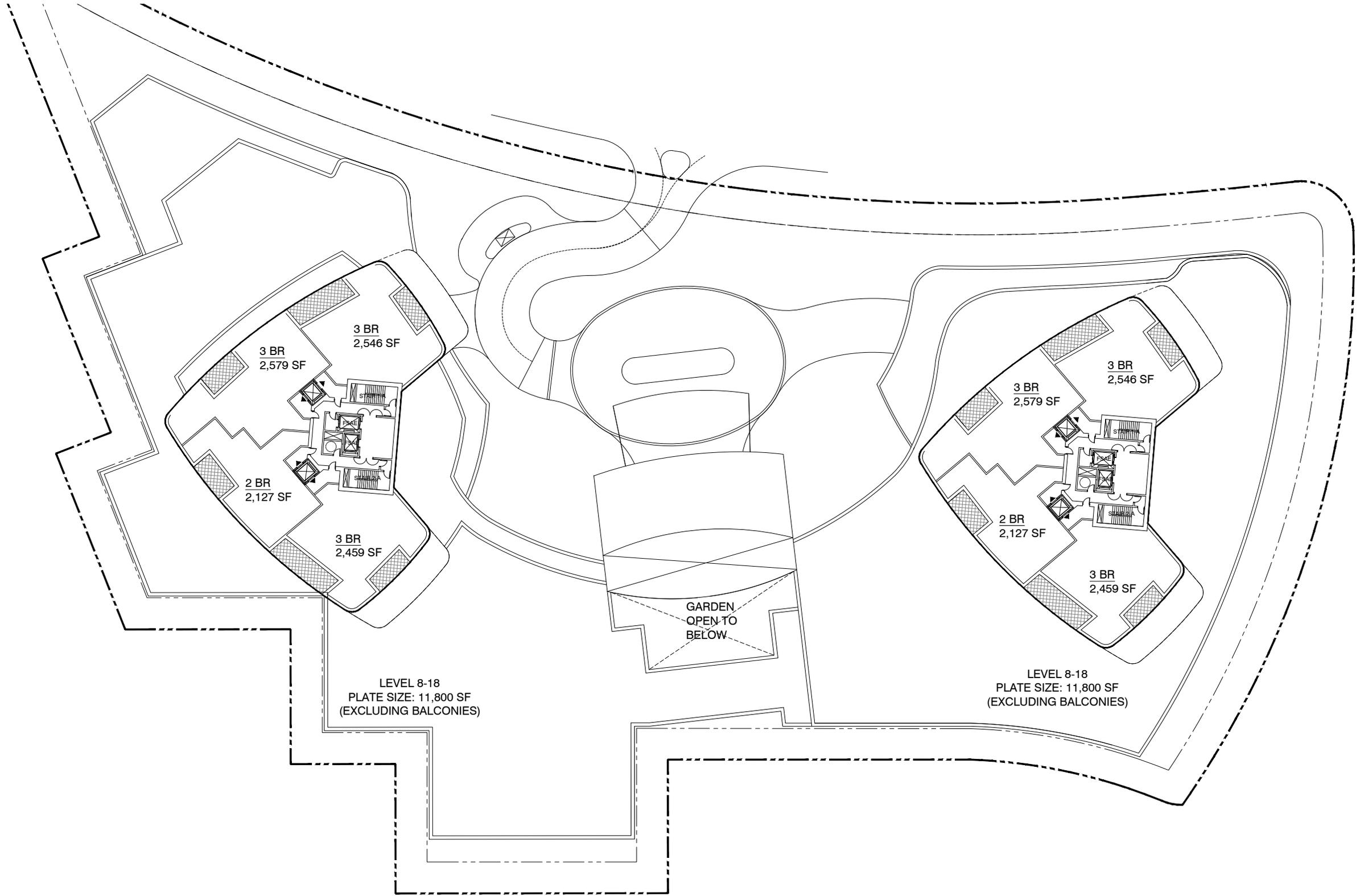


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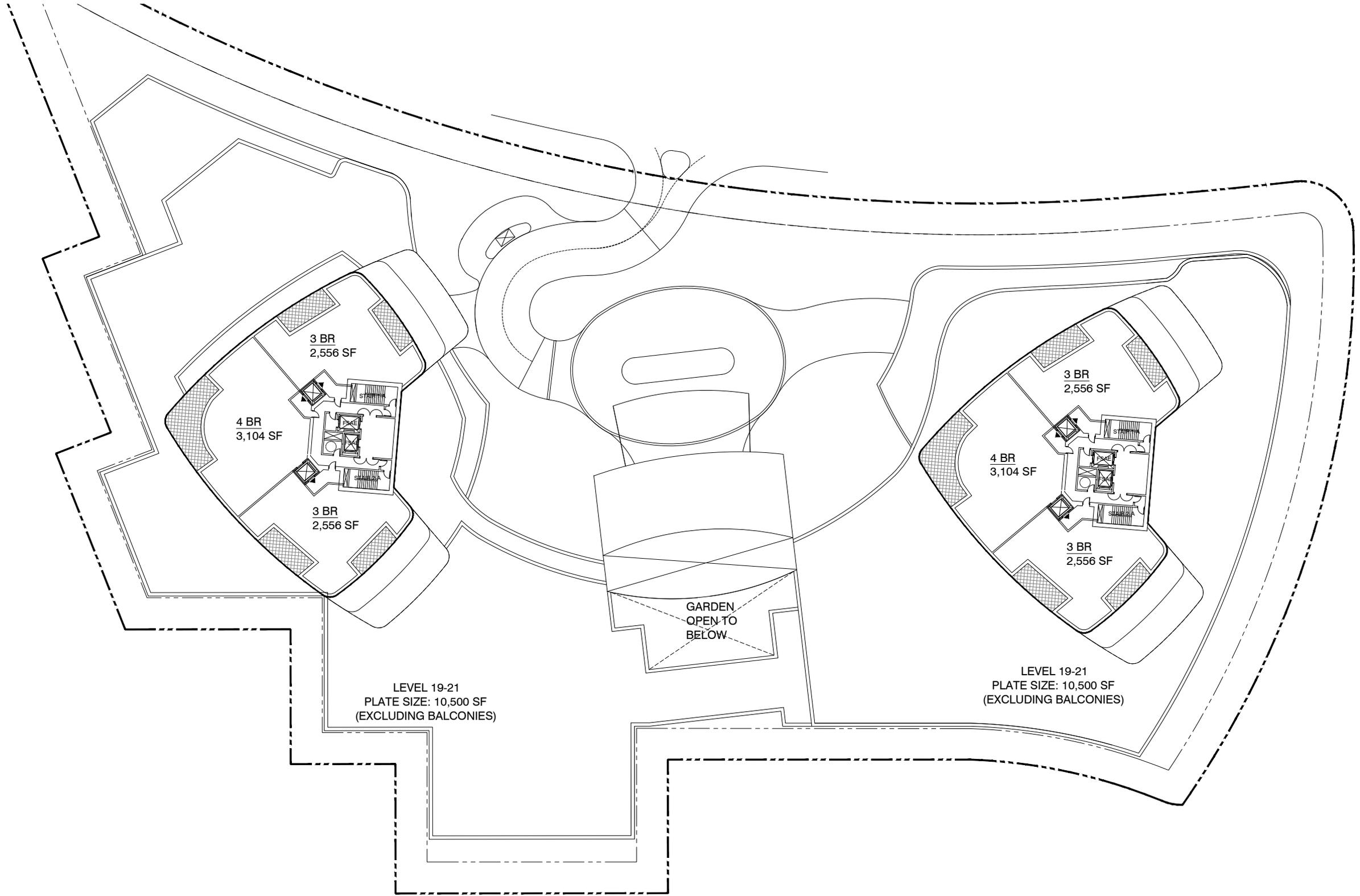


LEVEL 4-7



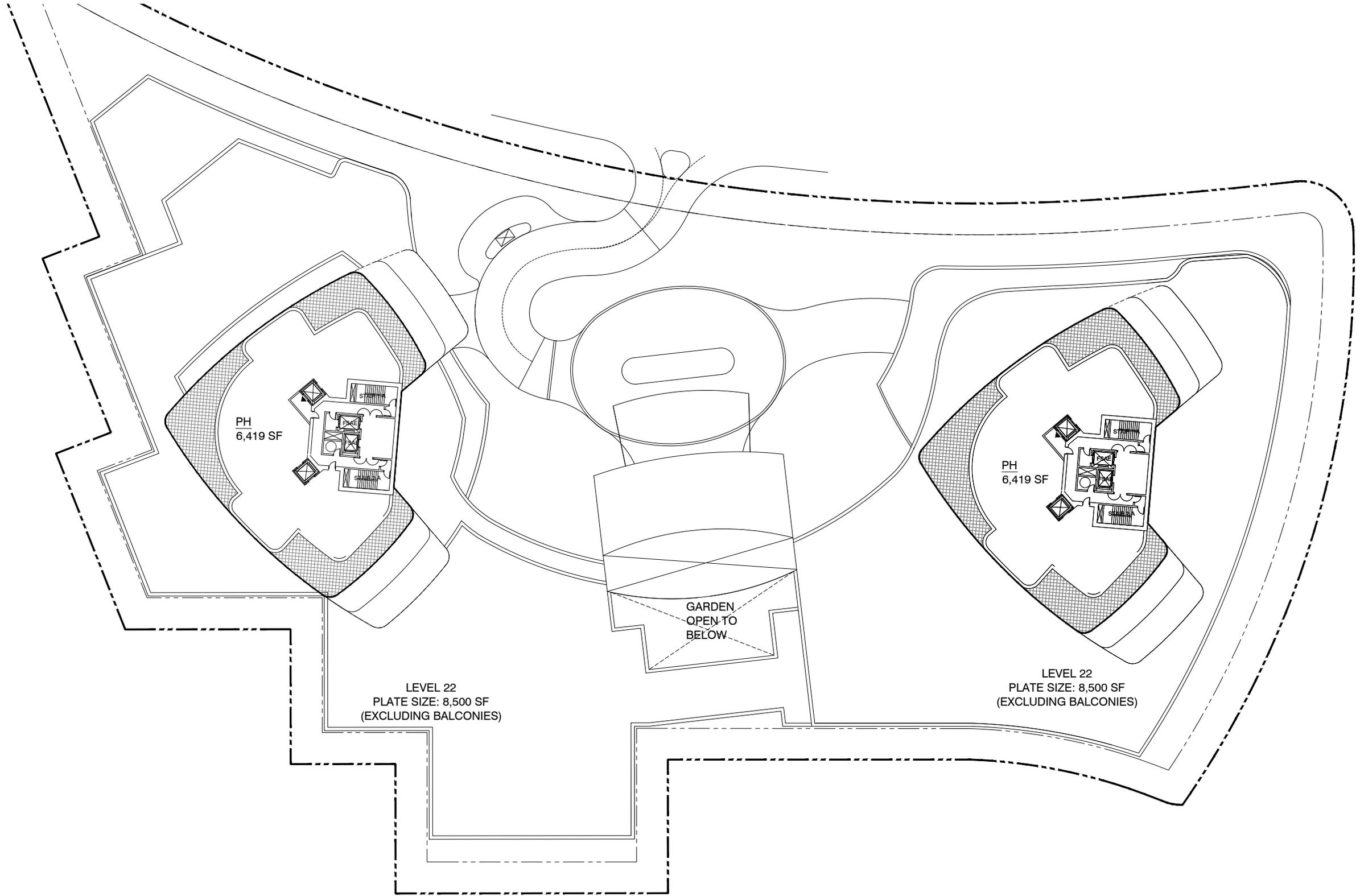


LEVEL 8-18



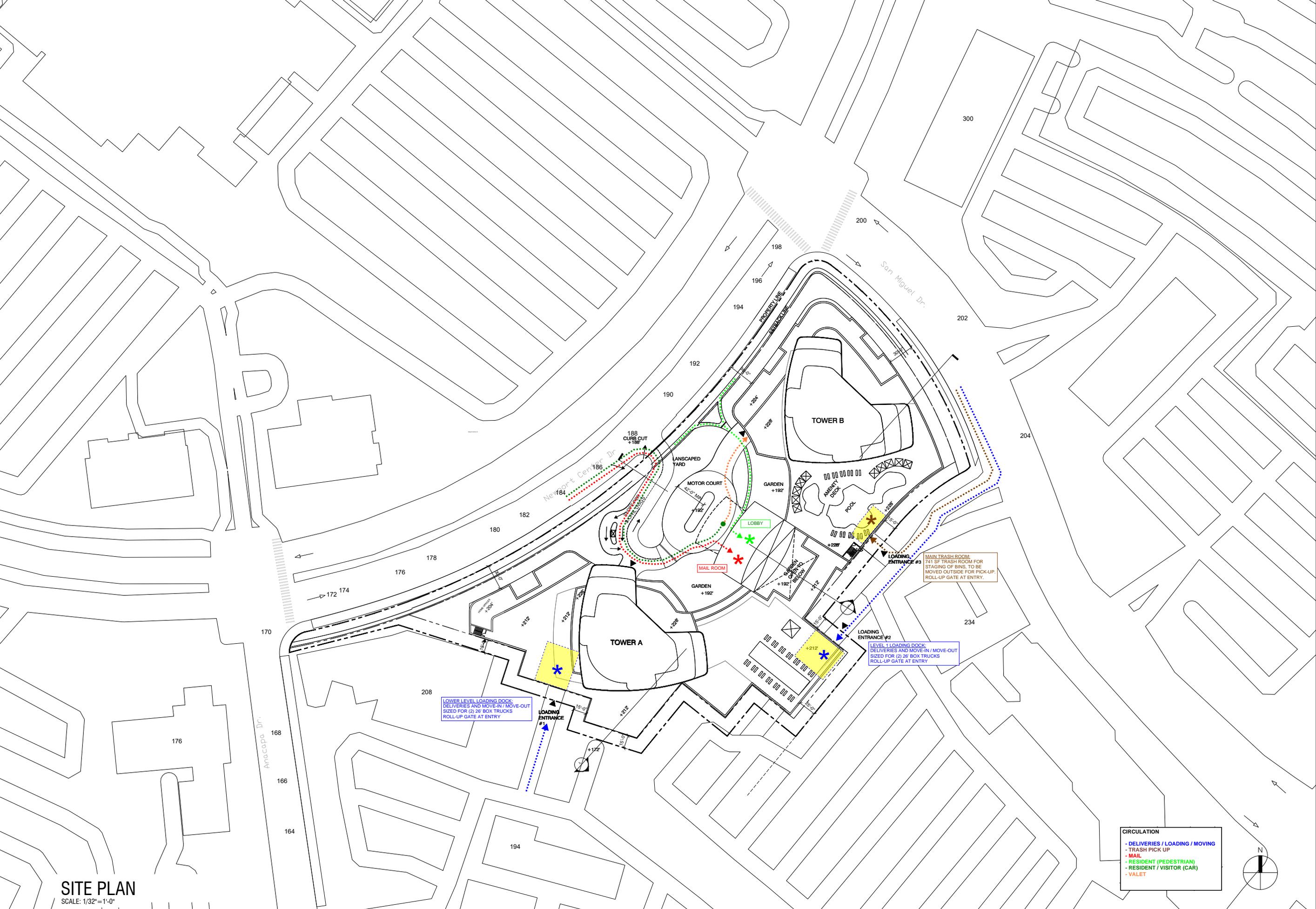
LEVEL 19-21





LEVEL 22





SITE PLAN

SCALE: 1/32" = 1'-0"

- CIRCULATION**
- DELIVERIES / LOADING / MOVING
 - TRASH PICK UP
 - MAIL
 - RESIDENT (PEDESTRIAN)
 - RESIDENT / VISITOR (CAR)
 - VALET



SITE DEVELOPMENT REVIEW 3

300 NCD CONDOMINIUMS
 300 NEWPORT CENTER DRIVE
 NEWPORT BEACH, CA

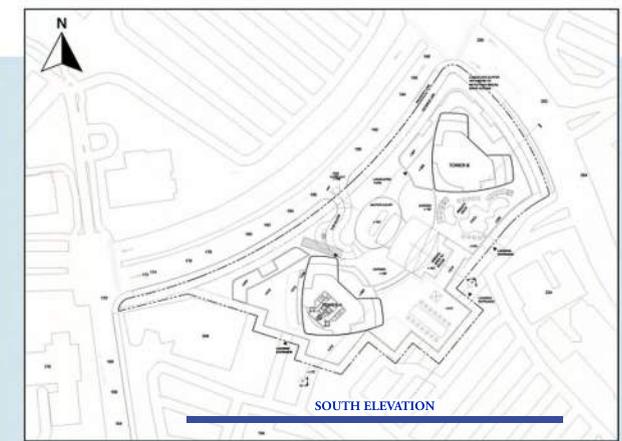


CIRCULATION PLAN
 A1.20

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02/04/2026

KEY PLAN



270' FROM GRADE	MAX BLDG HEIGHT
ROOF	+260'
LEVEL 22	+247'
LEVEL 21	+236'
LEVEL 20	+225'
LEVEL 19	+214'
LEVEL 18	+203'
LEVEL 17	+192'
LEVEL 16	+181'
LEVEL 15	+170'
LEVEL 14	+159'
LEVEL 13	+148'
LEVEL 12	+137'
LEVEL 11	+126'
LEVEL 10	+115'
LEVEL 9	+104'
LEVEL 8	+93'
LEVEL 7	+82'
LEVEL 6	+71'
LEVEL 5	+60'
LEVEL 4	+49'
LEVEL 3	+36'
LEVEL 2	+20'
LEVEL 1	+0'
LEVEL -1	-20'
	+192' ESTABLISHED GRADE

SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

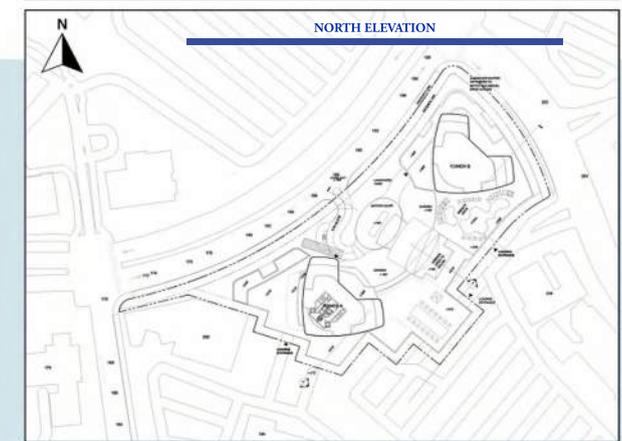
KEY PLAN



WEST ELEVATION

SCALE: 1/16" = 1'-0"

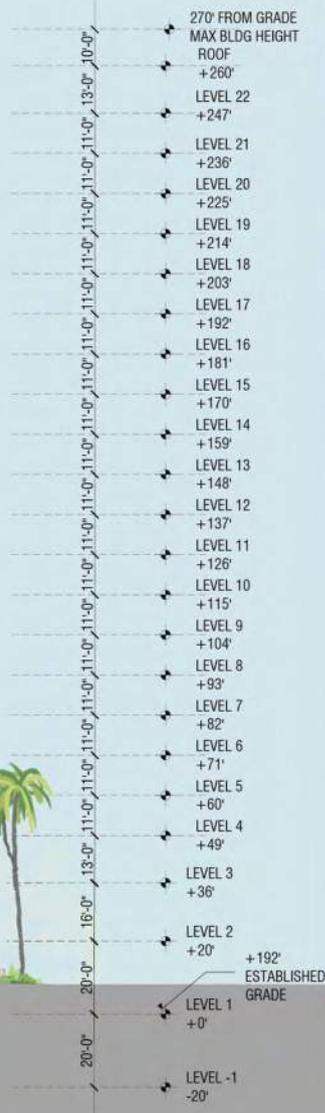
KEY PLAN



NORTH ELEVATION

SCALE: 1/16" = 1'-0"

KEY PLAN



EAST ELEVATION

SCALE: 1/16" = 1'-0"



SITE DEVELOPMENT REVIEW

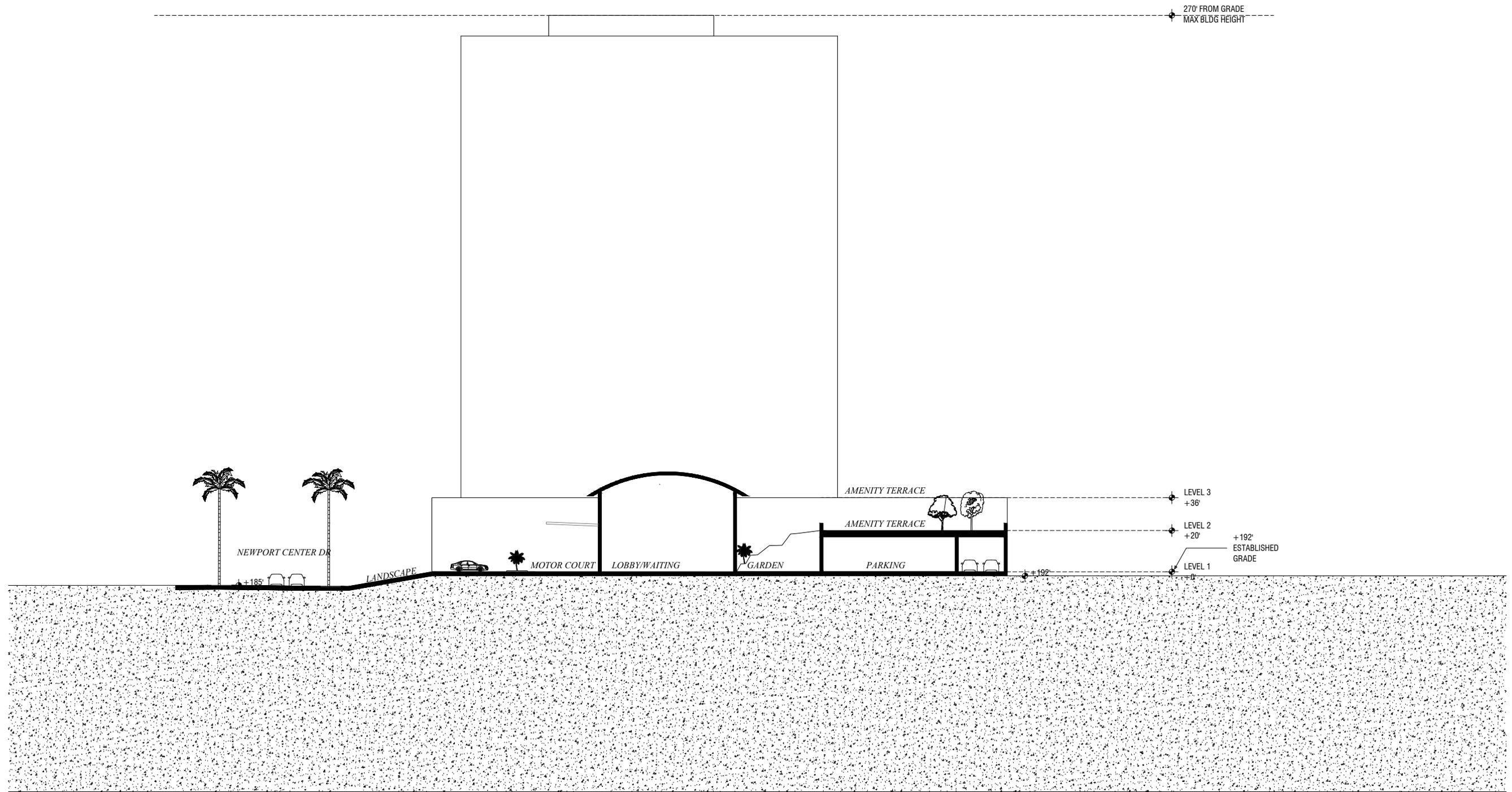
300 NCD CONDOMINIUMS
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NEWPORT BEACH, CA



BUILDING ELEVATION - EAST
A2.04

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02/04/2026



BUILDING SECTION - B

SCALE: 1/16" = 1'-0"



AERIAL VIEW



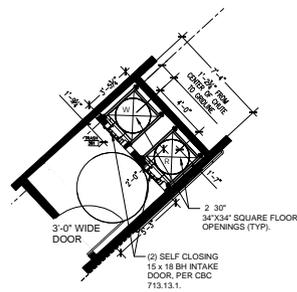
VIEW FROM NEWPORT CENTER DRIVE AND ANACAPA DRIVE



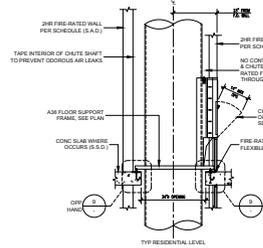
MOTOR COURT VIEW



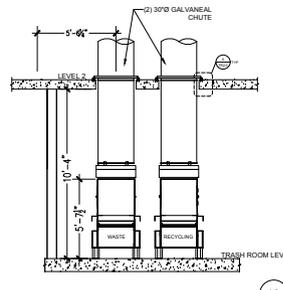
VIEW FROM NEWPORT CENTER DRIVE AND SAN MIGUEL DRIVE



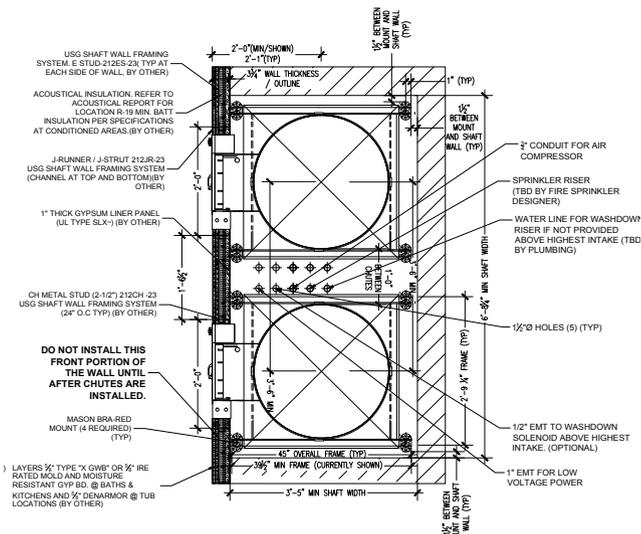
PLAN



CHUTE SHAFT AT INTAKE



SECTION



MINIMUM CHUTE SEPARATION. YOUR CHUTE SHAFT MAY VARY

- RESIDENTIAL TRASH TERMINATION ROOM**
- TRASH COLLECTION ROOM IS PART OF 2HR FIRE-RATED TRASH CHUTE SHAFT - RESTRICTED ACCESS.
 - INSTALL WALL PROTECTION 12\"/>
- CHUTE INTAKE VESTIBULES LEVELS 3-8**
- CHUTE INTAKE VESTIBULES SHALL BE 1HR FIRE-RATED WITH 1HR FIRE-RATED DOOR. 5'-0\"/>
- GENERAL NOTES:**
- ANY DESIGNS OR DESIGN SOLUTIONS PRESENTED IN THIS DRAWING OR SPECIFICATION, WHICH ARE DIRECT OR IMPLIED, INCLUDING NARRATIVES, DRAWINGS, OR DIAGRAMS, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS OR DESIGNS SUITABLE FOR CONSTRUCTION.
 - OMISSIONS FROM DRAWINGS OR SPECIFICATIONS, OR THE INACCURATE DESCRIPTION OF DETAILS OF WORK, WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR INACCURATELY DESCRIBED DETAILS OF THE WORK. WORK SHALL BE PERFORMED AS FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
 - CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ALL EXISTING FIELD CONDITIONS AND ANY DISCREPANCIES OR INCONSISTENCIES.
- NOTE FOR ALL TYPICAL TRASH ROOMS:
TRASH ROOMS DESIGNED TO ACCOMMODATE THE SEPARATION OF ORGANICS, RECYCLABLES, AND LANDFILL WASTE IN COMPLIANCE WITH LOCAL MUNICIPAL AND/OR STATE WASTE DIVERSION REQUIREMENTS. DEDICATED CONTAINERS FOR ORGANIC WASTE WILL BE PROVIDED AND MAINTAINED FOR TENANT WASTE.

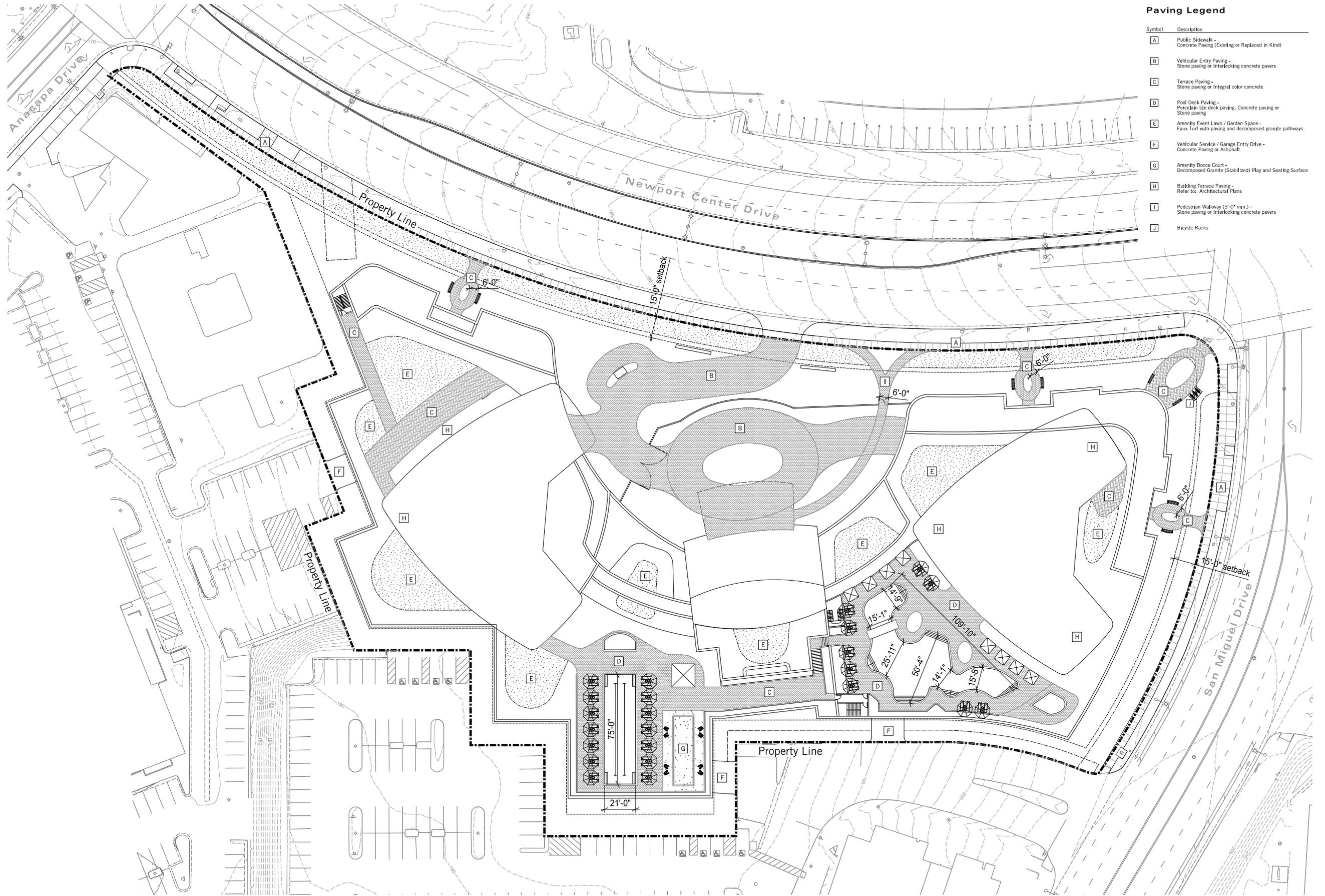
NOTE: SHEET FOR REFERENCE ONLY

Sheet Index - Landscape

Sheet Number	Sheet Description
L0.00	Landscape Cover Sheet
L0.01	Landscape Paving Plan
L0.02	Site Circulation Plan
L0.03	Landscape Planting Plan
L0.04	Landscape Planting Palette
L0.05	Illustrative Site Plan

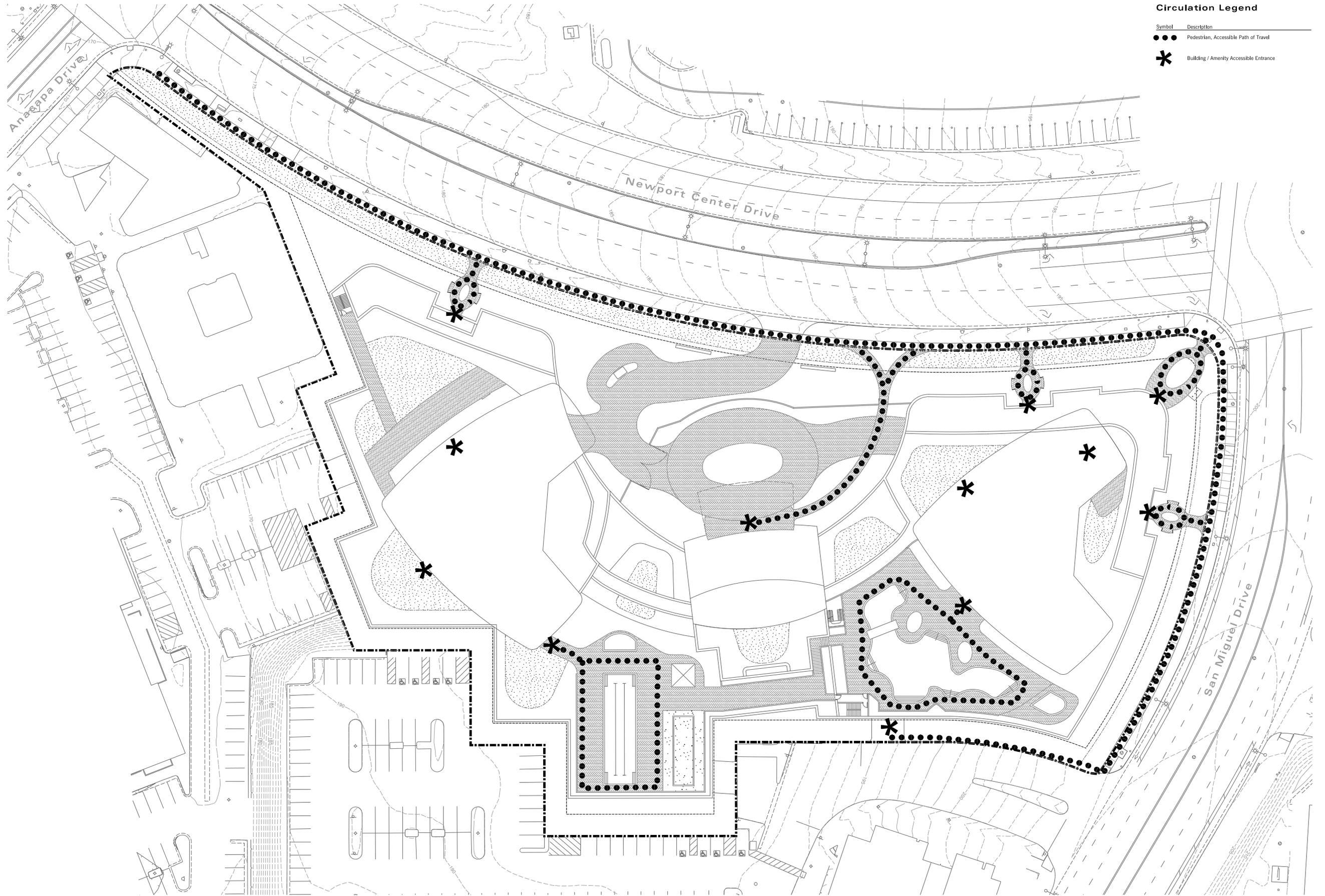
Notes

1. Landscape design is conceptual and subject to change.
2. The Plant Palette is provided for sample tree and shrub species that are being considered for use on the project. Additional species may be introduced at a later date.



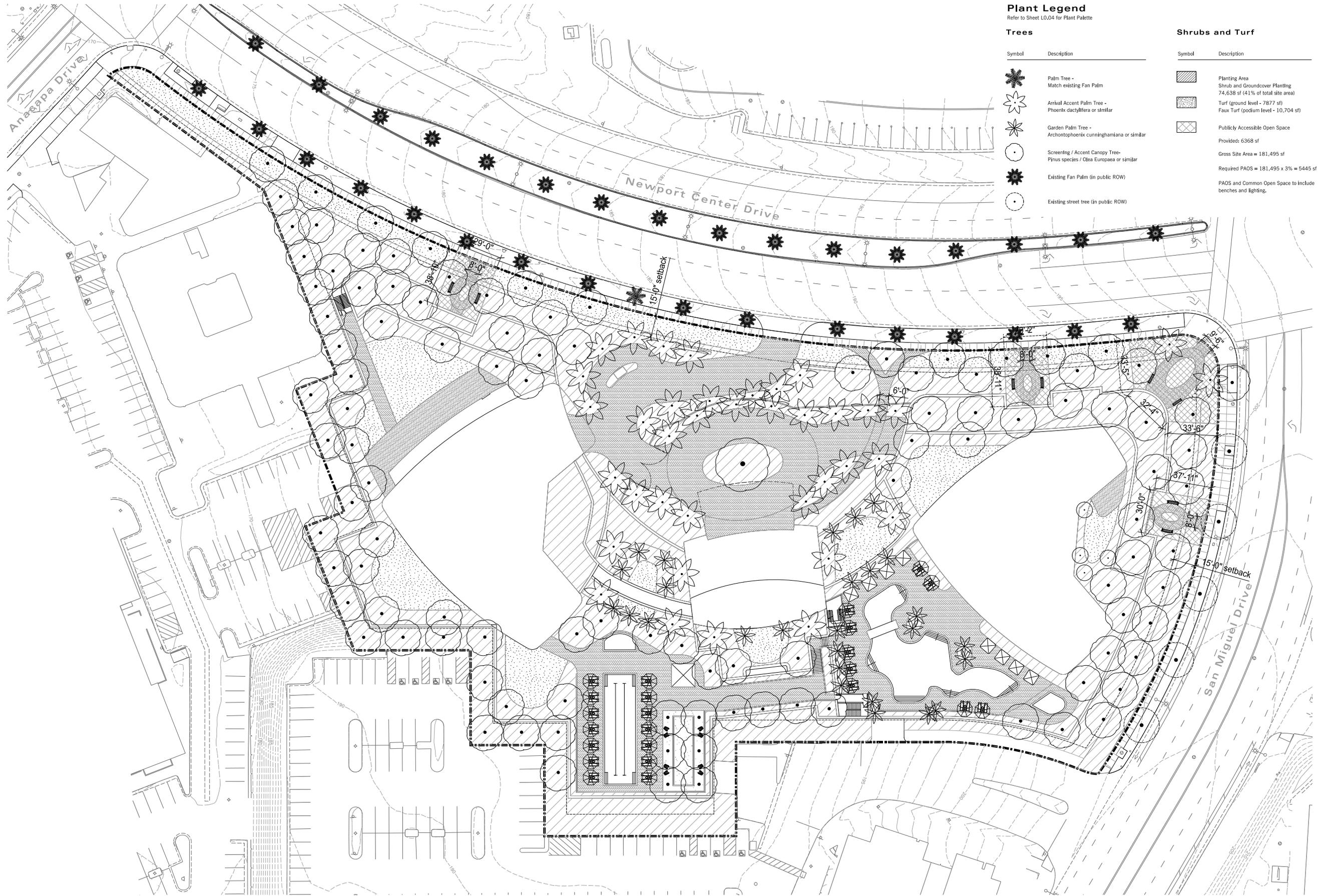
Paving Legend

Symbol	Description
A	Public Sidewalk - Concrete Paving (Existing or Replaced in Kind)
B	Vehicular Entry Paving - Stone paving or Interlocking concrete pavers
C	Terrace Paving - Stone paving or Integral color concrete
D	Pool Deck Paving - Porcelain tile deck paving, Concrete paving or Stone paving
E	Amenity Event Lawn / Garden Space - Faux Turf with paving and decomposed granite pathways
F	Vehicular Service / Garage Entry Drive - Concrete Paving or Asphalt
G	Amenity Bocce Court - Decomposed Granite (Stabilized) Play and Seating Surface
H	Building Terrace Paving - Refer to Architectural Plans
I	Pedestrian Walkway (5'-0" min.) - Stone paving or Interlocking concrete pavers
J	Bicycle Racks



Circulation Legend

- | Symbol | Description |
|--------|--|
| ●●● | Pedestrian, Accessible Path of Travel |
| * | Building / Amenity Accessible Entrance |



Plant Legend

Refer to Sheet L0.04 for Plant Palette

Trees

- | Symbol | Description |
|--------|---|
| | Palm Tree - Match existing Fan Palm |
| | Arrival Accent Palm Tree - Phoenix dactylifera or similar |
| | Garden Palm Tree - Archontophoenix cunninghamiana or similar |
| | Screening / Accent Canopy Tree - Pinus species / Olea Europaea or similar |
| | Existing Fan Palm (in public ROW) |
| | Existing street tree (in public ROW) |

Shrubs and Turf

- | Symbol | Description |
|--------|--|
| | Planting Area |
| | Shrub and Groundcover Planting 74,638 sf (41% of total site area) |
| | Turf (ground level - 7877 sf) Faux Turf (podium level - 10,704 sf) |
| | Publicly Accessible Open Space Provided: 6368 sf |
| | Gross Site Area = 181,495 sf |
| | Required PAOS = 181,495 x 3% = 5445 sf |
| | PAOS and Common Open Space to include benches and lighting. |

Plant List - Trees and Palms

Agonis flexuosa	Peppermint Tree	Leptospermum spp.	Tea Tree
Aesculus californica	California Buckeye	Liquidambar styraciflua	American Gum
Alnus cordata	Italian Alder	Magnolia grandiflora	Southern Magnolia
Alnus rhombifolia	White Alder	Maytenus boaria	Mayten Tree
Bauhinia variegata spp.	Hong Kong Orchid Tree	Melaleuca spp.	Melaleuca
Bischofia javonica	Toog Tree	Metrosideros excelsus	New Zealand Christmas Tree
Brachychiton discolor	Queensland Lackebark	Olea europaea	Olive Tree
Brachychiton capense	Cape Chestnut	Phoenix dactylifera	Date Palm
Cassia leptophylla	Gold Medallion Tree	Pinus eldarica	Afghan Pine
Ceratonia siliqua	Carb Tree	Pinus canariensis	Canary Island Pine
Chitalpa tashkentensis	N.C.N.	Pinus halepensis	Aleppo Pine
Chionanthus retusus	Chinese Fringe Tree	Pinus pinea	Italian Stone Pine
Cinnamomum camphora	Camphor Tree	Pistacia chinensis	Chinese Pistache
Cocculus laurifolius	Laurel-Leafed Snailseed	Pittosporum undulatum	Victorian Box
Cupaniopsis anacardioides	Carrot Wood	Pittosporum rhombifolium	Queensland Pittosporum
Cupressus sempervirens	Italian Cypress	Pyrus calleryana	Callery Pear & Cultivars
Eriothrina caffra	Coral Tree	Platanus acerifolia	London Plane Tree
Eucalyptus citriodora	Lemon-Scented Gum	Platanus racemosa	California Sycamore
Eucalyptus cladocalyx	Sugar Gum	Podocarpus gracilior	Fern Pine
Eucalyptus ficifolia	Red Flowering Gum	Populus fremonti	Western Cottonwood
Eucalyptus grandis	N.C.N.	Populus nigra 'italica'	Lombardy Poplar
Eucalyptus leucoxylon	White Ironbark	Prunus spp.	Flowering Cherry
Eucalyptus lehmanii	Bushy Yate	Quercus agrifolia	Coast Live Oak
Eucalyptus maculata	Sptted Gum	Quercus engelmannii	Engelmann Oak
Eucalyptus nicholii	Peppermint Gum	Quercus ilex	Holly Oak
Eucalyptus sideroxylon	Red Ironbark	Quercus suber	Cork Oak
Ficus spp.	Fig	Quercus virginiana	Southern Live Oak
Ficus microcarpa	Indian Laurel Fig	Robinia ambigua	Idaho Locust
Ficus rubingosa	Rustyleaf Fig	Rhus lancea	African Sumac
Fraxinus oxycarpa 'Raywood'	Raywood Ash	Salix spp.	Willow
Fraxinus uhdei 'Majestic Beauty'	Evergreen Ash	Schinus terebinthifolius	Brazilian Pepper Tree
Geigeria parviflora	Australian Willow	Schinus molle	California Pepper
Ginkgo biloba	Maidenhair Tree	Sapium sebiferum	Chinese Tallow Tree
Glenditzia triacanthos	Honey Locust	Tabebuia avellandae	Trumpet Tree
Grevillea robusta	Silk Oak	Tipuana tipu	Tipu Tree
Hymenoporum flavum	Sweetshade	Tristania conferta	Brisbane Box
Jacaranda mimosifolia	Jacaranda	Ulmus parvifolia	Evergreen Elm
Koelreuteria bipinnata	Chinese Flame Tree	Washingtonia filifera	California Fan Palm
Lagerstroemia indica	Crape Myrtle	Washingtonia robusta	Mexican Fan Palm
Laurus nobilis	Sweet Bay	Zelkova serrata	Zelkova

Plant List - Shrubs

Acacia redolens	Prostrate Acacia	Photinia serrulata	Chinese Photinia
Acacia spp.	Acacia	Pittosporum spp.	Pittosporum
Agave spp.	Agave	Pittosporum crassifolium	Tobira
Aloe spp.	Aloe	Pittosporum tobira	Tobira
Arbutus unedo	Strawberry Tree	Pittosporum undulatum	Victorian Box
Arctostaphylos spp.	Manzanita	Plumbago auriculata	Cape Plumbago
Azalea spp.	Azalea	Podocarpus spp.	Fern Pine
Bougainvillea spp.	Bougainvillea	Prunus caroliniana	Carolina Cherry
Buxus spp.	Boxwood	Prunus lyonii	Catalina Cherry
Calliandra haematocephala	Pink Powder Puff	Raphiolepis spp.	Yeddo Hawthorne
Callistemon spp.	Bottlebrush	Phamnus californica	Coffee Berry
Carissa spp.	Natal Plum & Cultivars	Rhododendron spp.	Azalea, Rhododendron
Ceanothus spp.	California Lilac	Rhus integrifolia	Lemonade Berry
Cistus spp.	Rockrose	Rhus laurina	Laurel Sumac
Cotoneaster spp.	Cotoneaster	Rhus ovata	Sugarbush
Cyathea cooperi	Australian Tree Fern	Rosa spp.	Rose
Dietes bicolor	Fortnight Lily	Rosmarinus spp.	Rosemary
Dicksonia antarctica	Tasmanian Tree Fern	Salvia spp.	Sage
Euonymus pungens	N.C.N.	Strelitzia nicholii	Bird of Paradise
Elaeagnus pungens	Silverberry	Viburnum spp.	Viburnum
Feijoa sellowiana	Pineapple Guava	Westringia fruticosa	Westringia
Grevillea spp.	Grevillea	Xylosma congestum	Xylosma
Grewia occidentalis	Lavender Starflower		
Hakea suavaolens	Sweet Hakea		
Heteromomeles spp.	Toyon		
Hibiscus spp.	Chinese Hibiscus		
Ilex wilsonii	Wilson Holly		
Ilex spp.	Holly		
Juncus polyanthemos	Australian Silver Rush		
Lantana spp.	Lantana		
Lavendula spp.	Lavender		
Lavatera spp.	Tree Mallow		
Leptospermum scoparium	New Zealand Tea Tree		
Ligustrum japonica 'Texanum'	Japanese Privet		
Liriope spp.	Lily Turf		
Microlepis strigosa	Lace Fern		
Miscanthus spp.	Eulalia grass		
Mahonia spp.	Mahonia		
Malosma lauina	Laurel Sumac		
Melaleuca spp.	Melaleuca		
Muhlenbergia rigens	Deer Grass		
Myoporum pacificum	Myoporum		
Nephrolepis spp.	Sword Fern		
Pennisetum setaceum 'rubrum'	Fountain Grass		

Plant List - Groundcover

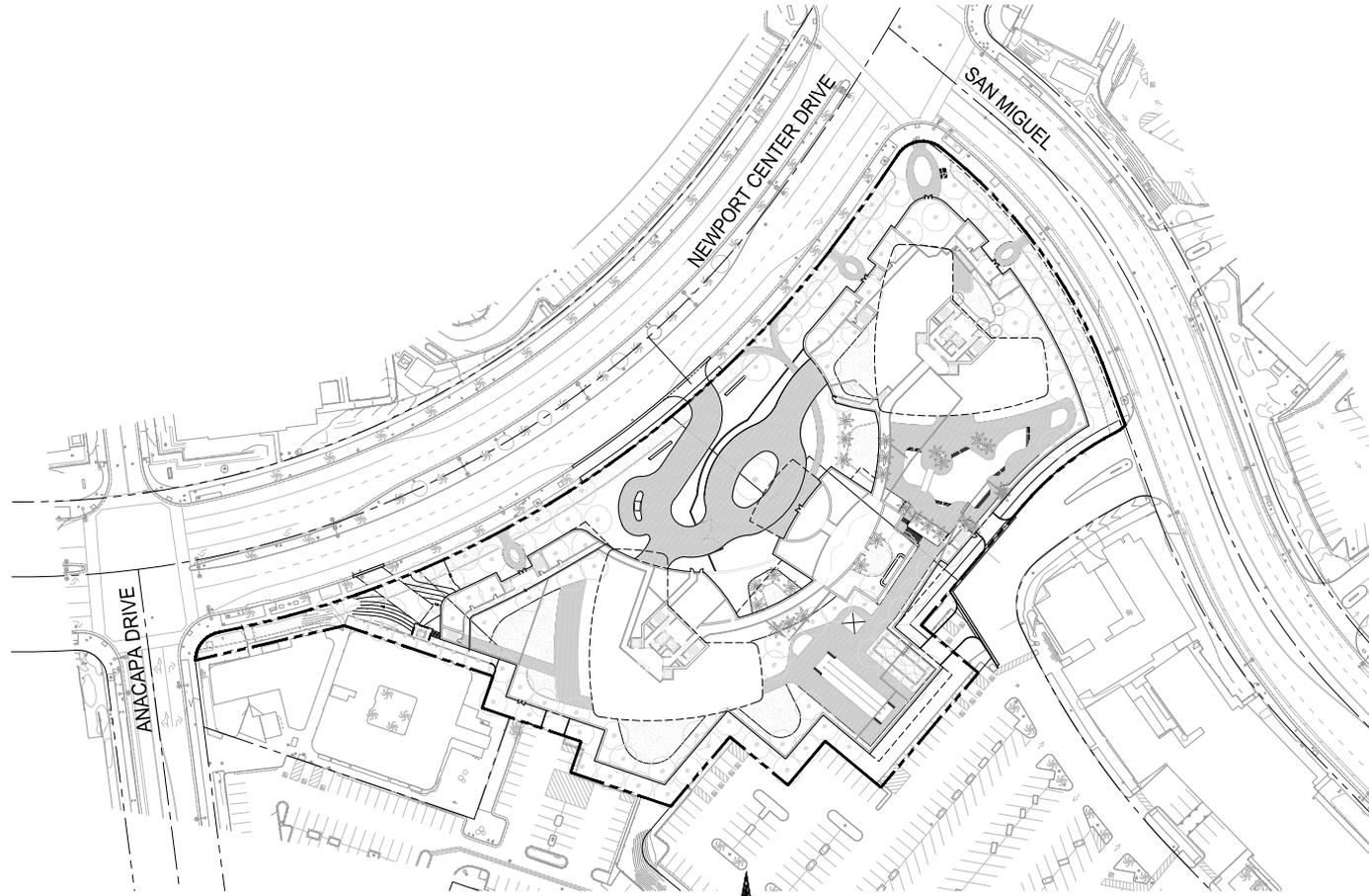
Agapanthus spp.	Lily-of-the-Nile	Iris douglasiana	Iris
Armeria maritima	Sea Thrift	Jasminum polyanthum	Pink Jasmine Vine
Artemisia spp.	Artemisia	Juncus polyanthemos	Australian Silver Rush
Arctostaphylos spp.	Manzanita	Lantana spp.	Lantana
Aptermeria spp.	N.C.N.	Limonium perezii	Sea Lavender
Baccharis spp.	Coyotebrush	Liriope spp.	Lily Turf
Bougainvillea spp.	Bougainvillea	Lonicera japonica	Japanese Honeysuckle
Carex pansa	California Meadow Sedge	Mahonia spp.	Mahonia
Carex tumicola	Berkeley Sedge	Myoprum parvifolium	Myoporum
Carissa spp.	Natal Plum & Cultivars	Myrtus communis	Myrtle
Ceanothus spp.	California Lilac	Osmanthus fragrans	Sweet Olive
Cistus spp.	Rockrose	Parthenocissus tricuspidata	Boston Ivy
Coprosma repens	Mirror Plant	Pelargonium peltatum	Trailing Geranium
Clytostoma callistegioides	Purple Trumpet Vine	Pittosporum spp.	Pittosporum
Cotoneaster spp.	Cotoneaster	Plumbago auriculata	Cape Plumbago
Distictis buccinitoria	Blood-red Trumpet Vine	Rosa spp.	Rose
Restuca ovina 'glauca'	Blue Fescue	Rosmarinus prostrata	Trailing Rosemary
Festuca mairei	Marie's Fescue	Sarcococa rusifolia	Sweet Box
Ficus pumilia	Creeping Fig	Solanum jasminoides	Potato Vine
Gazania spp.	Gazania	Strelitzia nicholii	Bird of Paradise
Hedera spp.	Ivy	Trachelospermum jasminoides	Star Jasmine
Hemerocallis spp.	Daylily	Viburnum nevinii	Viburnum
Hypericum paniculatum	Panicled Hawkweed	Verbena peruviana	Moss Verbena

Planting selections include primarily low or medium water use species, supplemented with occasional high water use species. As planting plans are developed in future design phases, the total water consumption will adhere to all water use limitations per code.



CITY OF NEWPORT BEACH NEWPORT CENTER DRIVE CONDOMINIUMS

300 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660



INDEX MAP
1"=50'

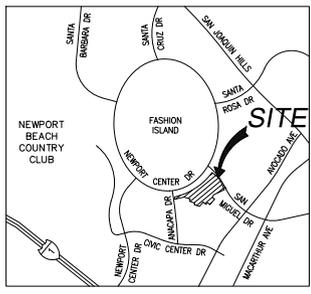


SHEET INDEX

TITLE SHEET	C-00
EXISTING CONDITIONS	C-01
CONCEPTUAL GRADING PLAN	C-02
SECTIONS	C-03
CONCEPTUAL UTILITY PLAN	C-04
AVERAGE GRADE PLANE	C-05

ABBREVIATIONS & LEGEND

BF	BACKFLOW	---	RIGHT OF WAY/PROPERTY LINE
BLDG	BUILDING	---	CENTER LINE
BW	BACK OF WALK	---	EXISTING EASEMENT
CB	CATCH BASIN	---	LOT LINE
CL	CENTER LINE	---	RETAINING WALL
DW	DOMESTIC WATER	---	EK. CONTOUR
ESMT	EASEMENT	---	200'
EX	EXISTING	---	EXISTING WATER MAIN
FF	FINISHED FLOOR	---	EXISTING SEWER MAIN
FG	FINISHED GRADE	---	EXISTING STORM DRAIN
FH	FIRE HYDRANT	---	EXISTING STREET LIGHT SYSTEM
FL	FLOW LINE	---	EXISTING STREET LIGHT
FS	FINISHED SURFACE	---	
FW	FIRE WATER	---	
GF	GARAGE FINISH FLOOR	---	
HP	HIGH POINT	---	
IRR	IRRIGATION	---	
L	LENGTH	---	
NP	NOT A PART	---	
PL	PROPERTY LINE	---	
PROP.	PROPOSED	---	
R/W	RIGHT OF WAY	---	
SD	STORM DRAIN	---	
SS	SANITARY SEWER	---	
STD	STANDARD	---	
VC	VERTICAL CURVE	---	



VICINITY MAP
NOT TO SCALE

SITE ADDRESS
300 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660

OWNER/DEVELOPER
RELATED CALIFORNIA
1801 VON KARMAN AVENUE, SUITE 900
IRVINE, CA 92612
CONTACT: JONATHAN SHUM
PHONE: (949) 660-7272

CIVIL ENGINEER
ORIANA SLASOR, P.E.
FUSCOE ENGINEERING, INC.
15335 SAND CANYON, SUITE 100
IRVINE, CA 92618
PHONE: (949) 474-1960



LEGAL DESCRIPTION

PARCEL A:
PARCELS 1 AND 2 OF LOT LINE ADJUSTMENT 94-16, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A DOCUMENT RECORDED FEBRUARY 2, 1995 AS INSTRUMENT NO. 95-004615, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ANY AND ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE LANDS, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREOF AND STORING IN AND REMOVING THE SAME FROM THE LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE CONVEYED HEREBY, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SURFACE OF THE LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETURNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND, AS RESERVED IN THE DEED FROM THE IRVING COMPANY, A MICHIGAN CORPORATION, RECORDED MAY 1, 1992 AS INSTRUMENT NO. 92-289968 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY AND ALL WATER, RIGHTS OR INTERESTS THEREIN, NO MATTER HOW ACQUIRED BY GRANTOR, AND OWNED OR USED BY GRANTOR IN CONNECTION WITH OR WITH RESPECT TO THE LAND, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE, AND STORE THE SAME FROM THE LAND OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER RIGHTS OR INTERESTS ON ANY OTHER PROPERTY OWNED OR LEASED BY GRANTOR, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, APPROPRIATIVE, LITTORAL, PERCOLATING, PREScriptive, ADJUDICATED, STATUTORY OR CONTRACTUAL; BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE LAND IN THE EXERCISE OF SUCH RIGHTS, AS RESERVED IN THE DEED FROM THE IRVING COMPANY, A MICHIGAN CORPORATION, RECORDED MAY 1, 1992 AS INSTRUMENT NO. 92-289968 OF OFFICIAL RECORDS.

APN: 442-091-16

PARCEL B:
PARCEL 2 OF THE PARCEL MAP 93-106, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 081, PAGES 41 AND 42 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ANY AND ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE LANDS, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREOF AND STORING IN AND REMOVING THE SAME FROM THE LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE CONVEYED HEREBY, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SURFACE OF THE LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETURNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND, AS RESERVED IN DEED RECORDED NOVEMBER 30, 1994 AS INSTRUMENT NO. 94-069632 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY AND ALL WATER, RIGHTS OR INTERESTS THEREIN, NO MATTER HOW ACQUIRED BY GRANTOR, AND OWNED OR USED BY GRANTOR IN CONNECTION WITH OR WITH RESPECT TO THE LAND, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE, AND STORE THE SAME FROM THE LAND OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER RIGHTS OR INTERESTS ON ANY OTHER PROPERTY OWNED OR LEASED BY GRANTOR, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, APPROPRIATIVE, LITTORAL, PERCOLATING, PREScriptive, ADJUDICATED, STATUTORY OR CONTRACTUAL; BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE LAND IN THE EXERCISE OF SUCH RIGHTS, AS RESERVED IN DEED RECORDED NOVEMBER 30, 1994 AS INSTRUMENT NO. 94-069632 OF OFFICIAL RECORDS.

APN: 442-091-16

PARCEL C:
PARCEL 1, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON THAT CERTAIN LOT LINE ADJUSTMENT LA-88-6 RECORDED JUNE 21, 1988 AS INSTRUMENT NO. 88-29418, OF OFFICIAL RECORDS.

EXCEPT ANY AND ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE LANDS, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREOF AND STORING IN AND REMOVING THE SAME FROM THE LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE CONVEYED HEREBY, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SURFACE OF THE LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETURNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND, AS RESERVED IN THE DEED FROM THE IRVING COMPANY, A MICHIGAN CORPORATION, RECORDED MAY 1, 1992 AS INSTRUMENT NO. 92-289968 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY AND ALL WATER, RIGHTS OR INTERESTS THEREIN, NO MATTER HOW ACQUIRED BY GRANTOR, AND OWNED OR USED BY GRANTOR IN CONNECTION WITH OR WITH RESPECT TO THE LAND, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE, AND STORE THE SAME FROM THE LAND OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER RIGHTS OR INTERESTS ON ANY OTHER PROPERTY OWNED OR LEASED BY GRANTOR, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, APPROPRIATIVE, LITTORAL, PERCOLATING, PREScriptive, ADJUDICATED, STATUTORY OR CONTRACTUAL; BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE LAND IN THE EXERCISE OF SUCH RIGHTS, AS RESERVED IN DEED FROM THE IRVING COMPANY, A MICHIGAN CORPORATION, RECORDED MAY 1, 1992 AS INSTRUMENT NO. 92-289968 OF OFFICIAL RECORDS.

APN: 442-091-12

BASIS OF BEARINGS

BEARINGS HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83) ZONE 12, 2017.00 PROCS. AS DERIVED LOCALLY BY GPS CONTINUALLY OPERATING REFERENCE STATIONS SBCC AND PVPK, BEING N 63°40'-23".41" W AS PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER.

FLOOD ZONE

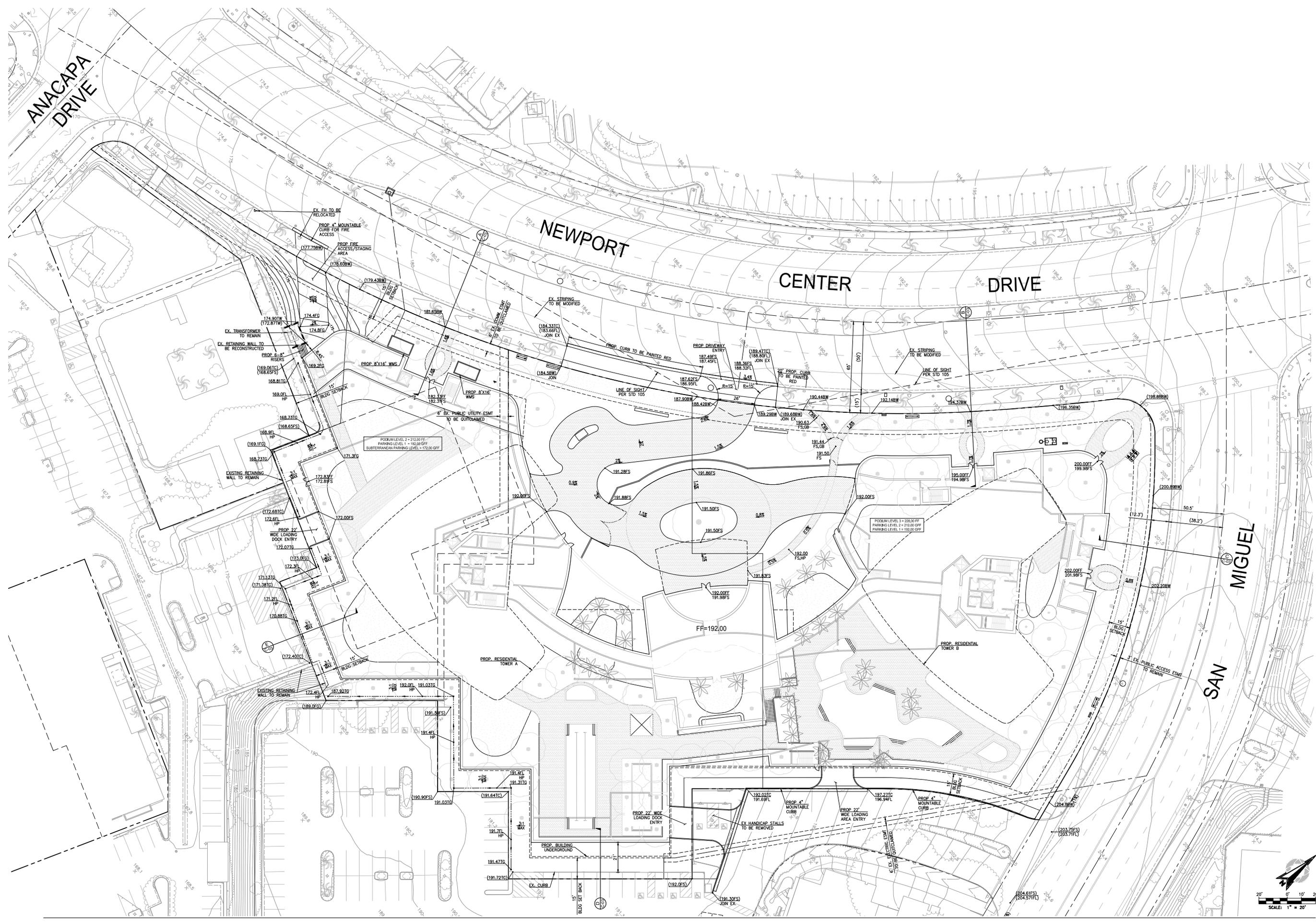
THE AREA OF LAND SHOWN HEREON LIES ENTIRELY WITHIN FLOOD ZONE "X", AS DEFINED ON INFORMATION PUBLISHED BY U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AS REFLECTED BY FLOOD INSURANCE RATE MAP PANEL NO. 06059C0401J, EFFECTIVE 12/03/2009.

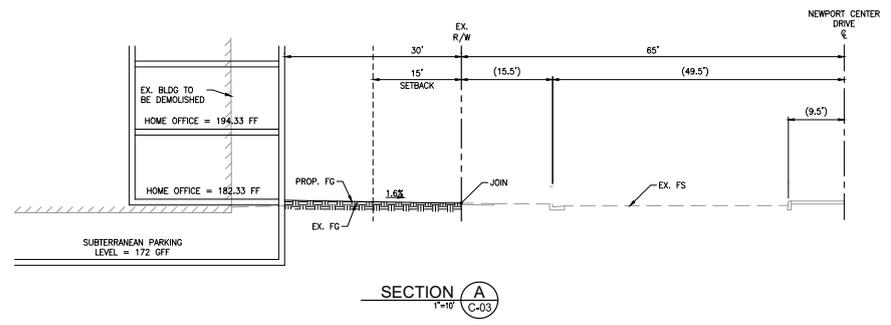
EARTHWORK

CUT: 32,200 CY (RAW)
FILL: 2,300 CY (RAW)

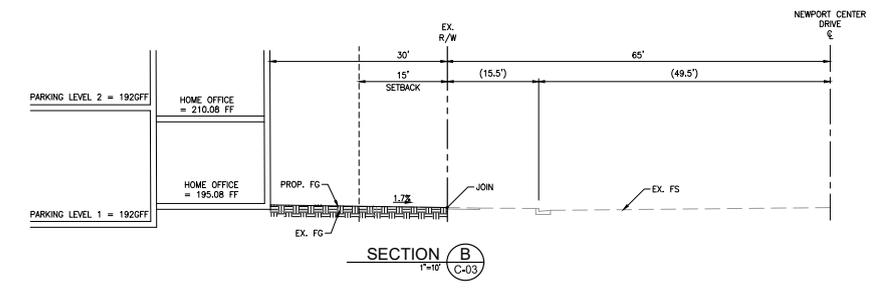
NET: 29,900 CY (RAW) EXPORT
15% CONTINGENCY: 34,400 CY (RAW) EXPORT

QUANTITIES SHOWN ARE BASED ON CONCEPTUAL ASSUMPTIONS AND SITE PLAN. RAW QUANTITIES ONLY - DO NOT INCLUDE OVER-EXCAVATION, SHORING, BRACING, OR SPOILS FROM UTILITIES, RETAINING WALLS, OR FOOTINGS.

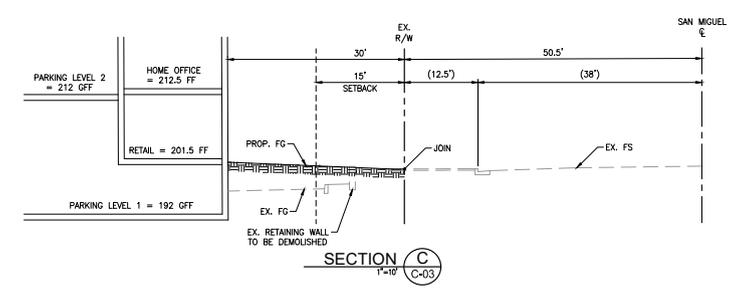




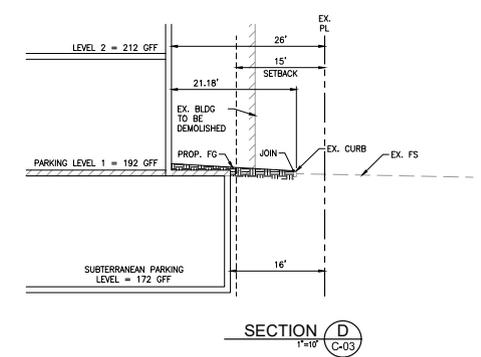
SECTION A
1"=10'
C-03



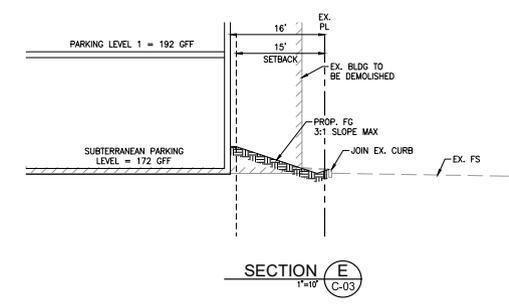
SECTION B
1"=10'
C-03



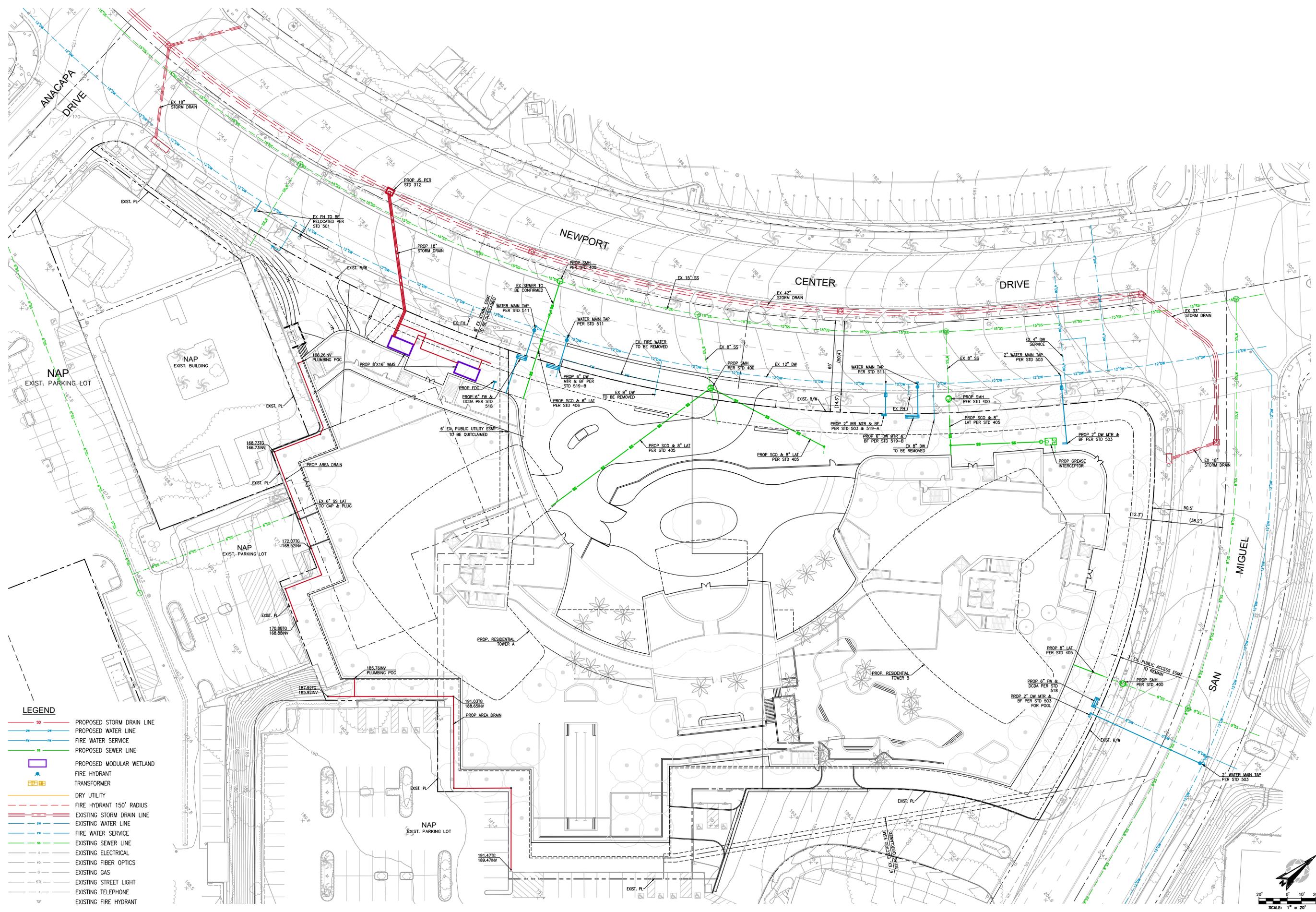
SECTION C
1"=10'
C-03



SECTION D
1"=10'
C-03



SECTION E
1"=10'
C-03

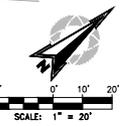


- LEGEND**
- PROPOSED STORM DRAIN LINE
 - PROPOSED WATER LINE
 - FIRE WATER SERVICE
 - PROPOSED SEWER LINE
 - PROPOSED MODULAR WETLAND
 - FIRE HYDRANT
 - TRANSFORMER
 - DRY UTILITY
 - FIRE HYDRANT 150' RADIUS
 - EXISTING STORM DRAIN LINE
 - EXISTING WATER LINE
 - FIRE WATER SERVICE
 - EXISTING SEWER LINE
 - EXISTING ELECTRICAL
 - EXISTING FIBER OPTICS
 - EXISTING GAS
 - EXISTING STREET LIGHT
 - EXISTING TELEPHONE
 - EXISTING FIRE HYDRANT



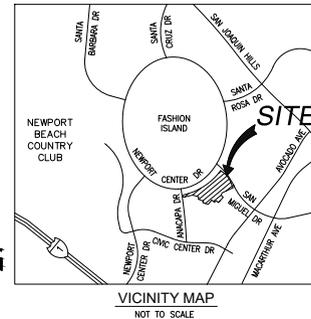
SITE DEVELOPMENT REVIEW

300 NCD CONDOMINIUMS
 300 NEWPORT CENTER DRIVE
 NEWPORT BEACH, CA



VESTING TENTATIVE TRACT MAP NO. 19407

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA
(FOR LOT MERGER AND RESIDENTIAL CONDOMINIUM PURPOSES)



LEGAL DESCRIPTION

PARCEL A:

PARCELS 1 AND 2 OF LOT LINE ADJUSTMENT 94-16, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A DOCUMENT RECORDED FEBRUARY 2, 1995 AS INSTRUMENT NO. 95-0044155, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ANY AND ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORE AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME FROM THE LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE CONVEYED HEREBY, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETURNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND, AS RESERVED IN THE DEED FROM THE IRVINE COMPANY, A MICHIGAN CORPORATION, RECORDED MAY 1, 1992 AS INSTRUMENT NO. 92-289968, OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY AND ALL WATER, RIGHTS OR INTERESTS THEREIN, NO MATTER HOW ACQUIRED BY GRANTOR, AND OWNED OR USED BY GRANTOR IN CONNECTION WITH OR WITH RESPECT TO THE LAND, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE AND STORE THE SAME FROM THE LAND OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER RIGHTS OR INTERESTS ON ANY OTHER PROPERTY OWNED OR LEASED BY GRANTOR, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, APPROPRIATIVE, LITORAL, PERCOLATING, PREScriptive, ADJUDICATED, STATUTORY OR CONTRACTUAL; BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE LAND IN THE EXERCISE OF SUCH RIGHTS, AS RESERVED IN THE DEED FROM THE IRVINE COMPANY, A MICHIGAN CORPORATION, RECORDED MAY 1, 1992 AS INSTRUMENT NO. 92-289968 OF OFFICIAL RECORDS.

APN: 442-091-16

PARCEL B:

PARCEL 2 OF THE PARCEL MAP 95-106, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 283, PAGES 41 AND 42 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ANY AND ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORE AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME FROM THE LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE CONVEYED HEREBY, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETURNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND, AS RESERVED IN DEED RECORDED NOVEMBER 30, 1994 AS INSTRUMENT NO. 94-069032 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY AND ALL WATER, RIGHTS OR INTERESTS THEREIN, NO MATTER HOW ACQUIRED BY GRANTOR, AND OWNED OR USED BY GRANTOR IN CONNECTION WITH OR WITH RESPECT TO THE LAND, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE AND STORE THE SAME FROM THE LAND OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER RIGHTS OR INTERESTS ON ANY OTHER PROPERTY OWNED OR LEASED BY GRANTOR, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, APPROPRIATIVE, LITORAL, PERCOLATING, PREScriptive, ADJUDICATED, STATUTORY OR CONTRACTUAL; BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE LAND IN THE EXERCISE OF SUCH RIGHTS, AS RESERVED IN DEED RECORDED NOVEMBER 30, 1994 AS INSTRUMENT NO. 94-069032 OF OFFICIAL RECORDS.

APN: 442-161-16

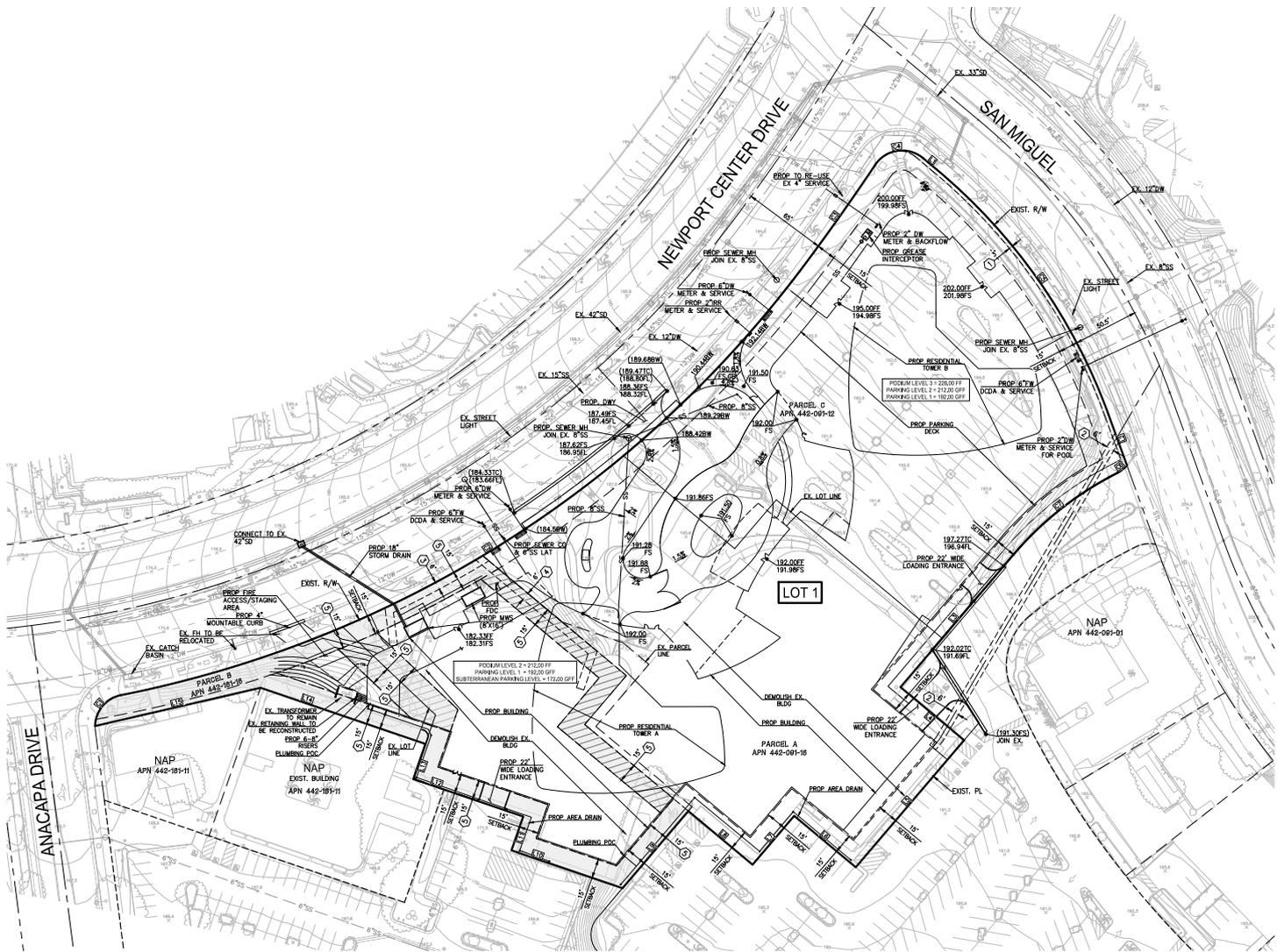
PARCEL C:

PARCEL 1, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON THAT CERTAIN LOT LINE ADJUSTMENT LIA-88-6 RECORDED JUNE 21, 1988 AS INSTRUMENT NO. 88-294186, OF OFFICIAL RECORDS.

EXCEPT ANY AND ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORE AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME FROM THE LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE CONVEYED HEREBY, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETURNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND, AS RESERVED IN THE DEED FROM THE IRVINE COMPANY, A MICHIGAN CORPORATION, RECORDED MAY 1, 1992 AS INSTRUMENT NO. 92-289968, OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY AND ALL WATER, RIGHTS OR INTERESTS THEREIN, NO MATTER HOW ACQUIRED BY GRANTOR, AND OWNED OR USED BY GRANTOR IN CONNECTION WITH OR WITH RESPECT TO THE LAND, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE AND STORE THE SAME FROM THE LAND OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER RIGHTS OR INTERESTS ON ANY OTHER PROPERTY OWNED OR LEASED BY GRANTOR, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, APPROPRIATIVE, LITORAL, PERCOLATING, PREScriptive, ADJUDICATED, STATUTORY OR CONTRACTUAL; BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE LAND IN THE EXERCISE OF SUCH RIGHTS, AS RESERVED IN THE DEED FROM THE IRVINE COMPANY, A MICHIGAN CORPORATION, RECORDED MAY 1, 1992 AS INSTRUMENT NO. 92-289968 OF OFFICIAL RECORDS.

APN: 442-091-12



SITE ADDRESS

300 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660

OWNER/SUB-DIVIDER

RELATED CALIFORNIA
18201 VON KARMAN AVENUE, SUITE 900
IRVINE, CA 92612
CONTACT: JONATHAN SHUM
PHONE: (949) 660-7272

GENERAL NOTES

1. SITE ACREAGE (LOT 1): 4.17AC
2. EXISTING LAND USE: COMMERCIAL
3. PROPOSED LAND USE: RESIDENTIAL CONDOMINIUMS
4. ZONING: HO-4
5. A MAXIMUM OF 150 RESIDENTIAL CONDOMINIUMS ARE PROPOSED.
6. SEWAGE DISPOSAL SERVICE IS PROVIDED BY CITY OF NEWPORT BEACH
7. WATER SERVICE IS PROVIDED BY CITY OF NEWPORT BEACH
8. SEE LANDSCAPE PLANS FOR TREE PLANTING

BASIS OF BEARINGS

BEARINGS HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CGCS-83) ZONE 12, 2017.50 PROJ. AS DERIVED LOCALLY BY GPS CONTINUALLY OPERATING REFERENCE STATIONS SBCC AND FVPC, BEING N 63°40'23.41" W AS PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER.

FLOOD ZONE

THE AREA OF LAND SHOWN HEREON LIES ENTIRELY WITHIN FLOOD ZONE "X", AS DEFINED ON INFORMATION PUBLISHED BY U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AS REFLECTED BY FLOOD INSURANCE RATE MAP PANEL NO. 06059C04011, EFFECTIVE 12/03/2009.

UTILITY NOTES

1. ALL PROPOSED UTILITIES TO BE INSTALLED PER CITY OF NEWPORT BEACH STANDARDS AND SPECIFICATIONS.
2. PROPOSED UTILITIES TO CONNECT TO EXISTING PUBLIC FACILITIES IN NEWPORT CENTER DRIVE.
3. DRAINAGE FOR THE SITE WILL BE COLLECTED BY AN ONSITE AREA DRAIN SYSTEM AND CONVEYED TO A PROPOSED MODULAR WETLAND SYSTEM.

CIVIL ENGINEER

ORIANA SLASOR, P.E.
FUSCOE ENGINEERING, INC.
15535 SAND CANYON AVE, SUITE 100
IRVINE, CALIFORNIA 92618
(949) 474-1950



LINE #	BEARING	DISTANCE
L1	N49°50'31"W	13.55'
L2	N19°45'01"W	42.53'
L3	S40°09'29"W	135.66'
L4	N49°50'31"W	64.38'
L5	S40°09'29"W	130.00'
L6	N49°50'31"W	62.38'
L7	S40°09'29"W	50.00'
L8	N49°50'31"W	65.00'

LINE #	BEARING	DISTANCE
L9	N40°09'29"E	78.94'
L10	N71°00'04"W	91.00'
L11	N18°59'56"E	28.00'
L12	N71°00'04"W	90.00'
L13	N18°59'56"E	29.00'
L14	S71°00'04"E	135.00'
L15	N76°51'01"E	131.55'

CURVE #	RADIUS	LENGTH	Δ
C1	25.00'	33.99'	77°53'38"
C2	869.94'	635.19'	41°50'05"
C3	1670.00'	101.70'	3°29'21"
C4	25.00'	42.25'	96°49'17"
C5	449.50'	236.08'	30°05'30"
C6	27.51'	9.85'	20°31'09"
C7	260.00'	103.00'	22°41'54"

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER
BLDG	BUILDING
BW	BACK OF WALK
CL	CENTERLINE
CO	CLEANOUT
DW	DOMESTIC WATER
DWY	DRIVEWAY
E	EAST
ESMT	EASEMENT
EX	EXISTING
FF	FINISH FLOOR
FL	FLOWLINE
FS	FINISH SURFACE
FT	GARAGE FINISH FLOOR
OFF	LENGTH
L	MODULAR WETLAND SYSTEM
MWS	NORTH
N	NOT A PART
NAP	NOT A PART
PL	PROPOSED
PROP	PROPOSED
R	RADIUS
R/W	RIGHT-OF-WAY
S	SOUTH
SD	STORM DRAIN
SS	SANITARY SEWER
W	WEST

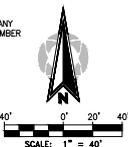
LEGEND

---	PROPERTY LINE/RIGHT-OF-WAY
---	EXISTING LOT LINE
---	CENTERLINE
---	EASEMENT
---	STREET ACCESS RESTRICTION
---	BUILDING SETBACK
---	EXISTING STREET LIGHT
---	EXISTING DOMESTIC WATER
---	EXISTING SANITARY SEWER
---	EXISTING STORM DRAIN
---	PROPOSED DOMESTIC WATER
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM DRAIN
---	EXISTING 15' IRVINE COMPANY EASEMENT
---	PORTION OF EXISTING 15' IRVINE COMPANY EASEMENT TO BE OUTCLAIMED

NO.	DATE	REVISION	DESCRIPTION

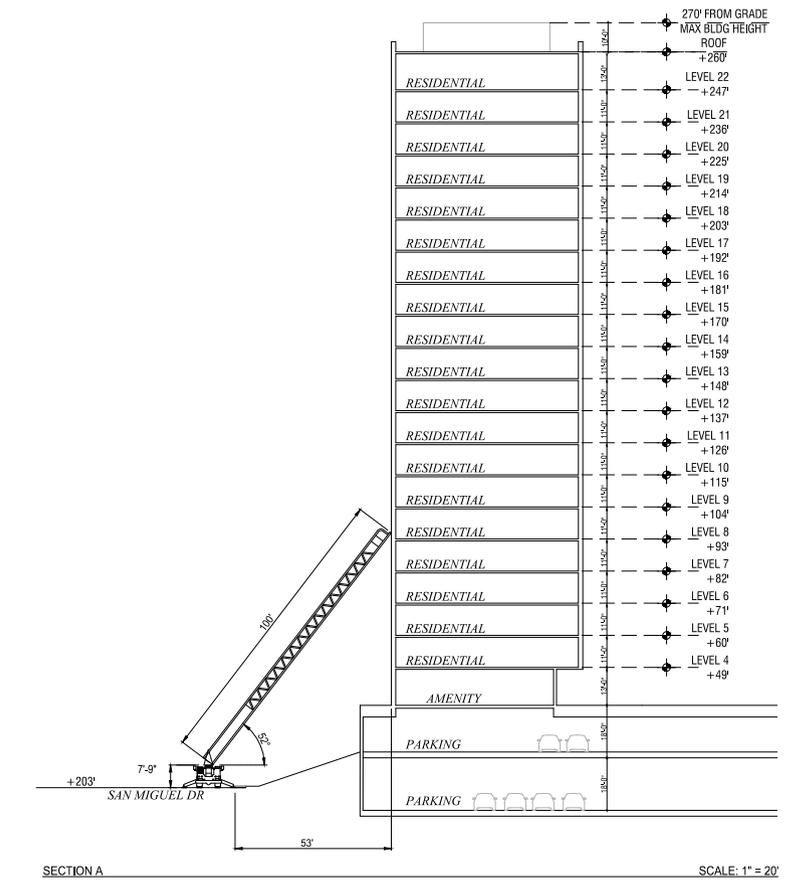
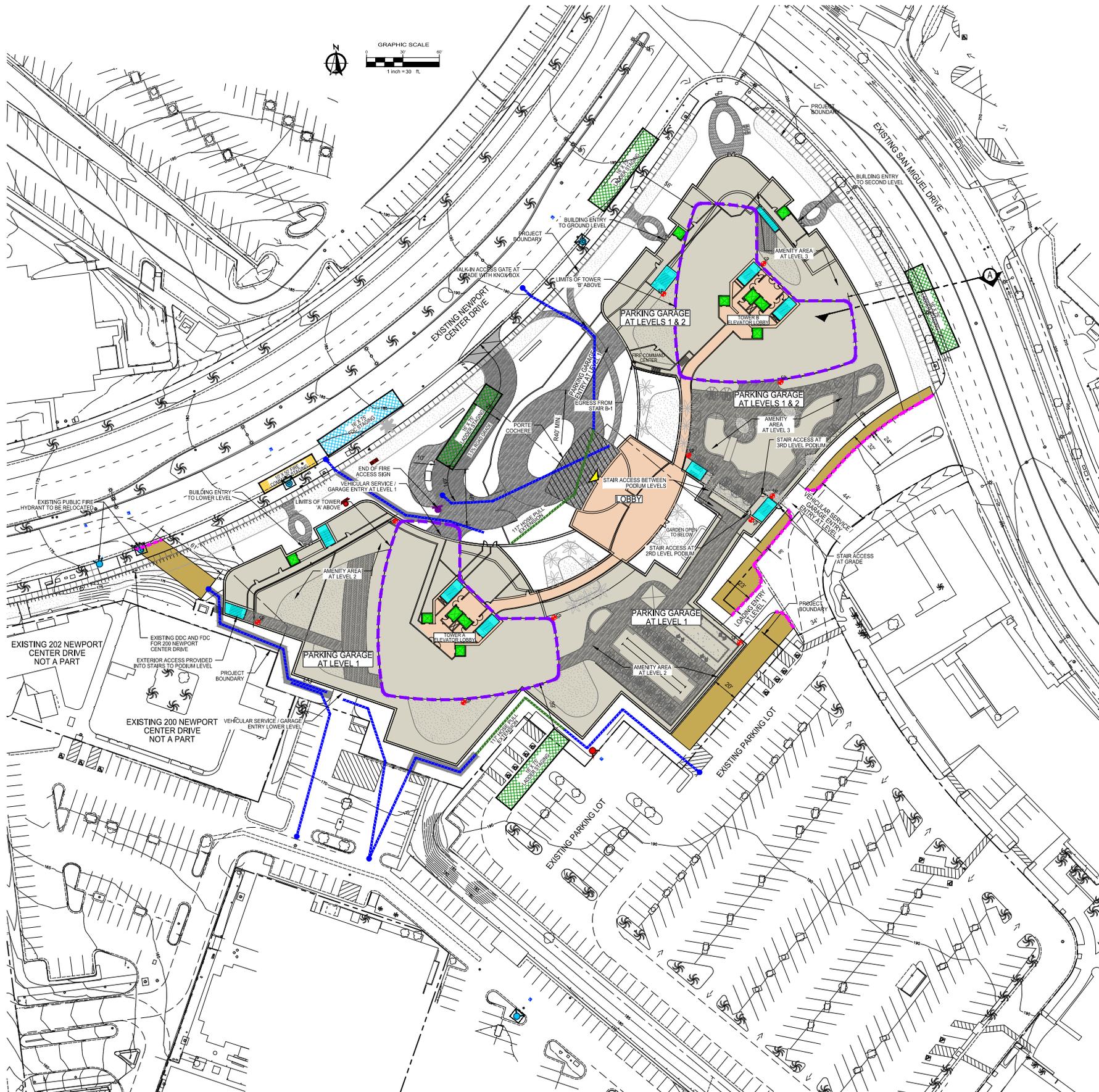


VESTING TENTATIVE TRACT MAP NO. 19407
FOR LOT MERGER AND RESIDENTIAL CONDOMINIUM PURPOSES
CITY OF NEWPORT BEACH

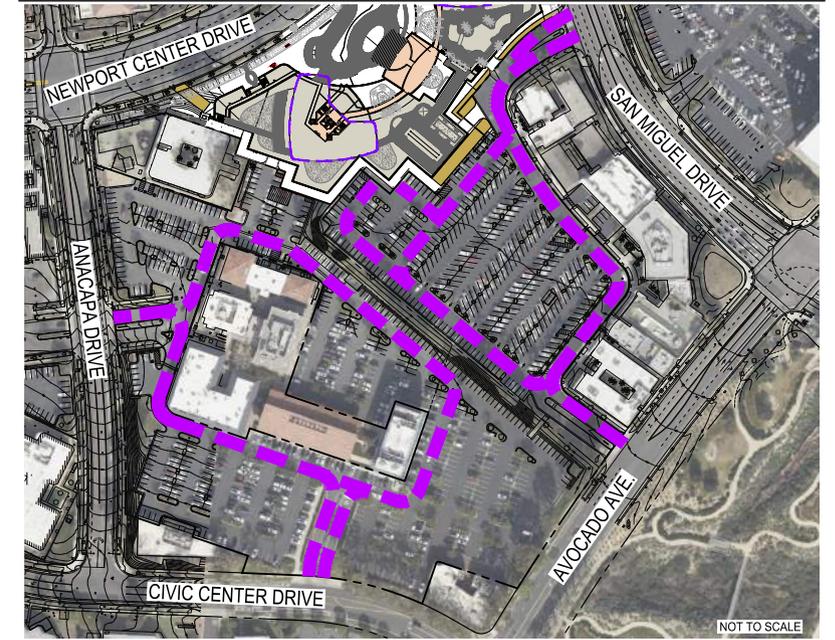


DATE:	02/04/2025
SCALE:	AS SHOWN
JOB NO.:	622-019
DRAWN:	DT/MK
CHECKED:	OS
SHEET	1 OF 1

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OFF-SITE FIRE DEPARTMENT DRIVABLE ACCESS



- LEGEND**
- EXISTING PUBLIC FIRE HYDRANT WITH BLUE MARKER
 - PROPOSED PUBLIC FIRE HYDRANT WITH BLUE MARKER
 - PROPOSED PRIVATE FIRE HYDRANT WITH BLUE MARKER
 - PROPOSED NET STANDPIPES PROVIDED ON 2ND AND 3RD LEVEL POOLUM DECKS, FINAL DESIGN AND LOCATIONS AS PART OF A DEFERRED SUBMITTAL, WITH STANDPIPES LOCATED NO MORE THAN 200' APART MEASURED ALONG A WALKABLE PATH
 - PROPOSED DOUBLE DETECTOR CHECK
 - PROPOSED FIRE DEPARTMENT CONNECTION
 - PROPOSED FIRE ACCESS ROADWAY MEETING NFPA WEIGHT REQUIREMENTS OF 72,000LBS
 - PROPOSED ENTRY THAT IS NOT A PART OF FIRE ACCESS, BUT SHALL MEET NFPA WEIGHT REQUIREMENTS OF 72,000LBS
 - PROPOSED DEDICATED FIRE ACCESS LANES MEETING NFPA WEIGHT REQUIREMENTS OF 72,000LBS
 - INDICATES PROPOSED 4" MOUNTABLE CURB MEETING NFPA WEIGHT REQUIREMENTS
 - PROPOSED WALKABLE FIRE FIGHTER PATH OF TRAVEL AT GRADE, FINAL DESIGN SHALL BE PROVIDED AS PART OF A FUTURE FIRE MASTER PLAN AS A DEFERRED SUBMITTAL
 - 150' HOSE PULL REACH FROM FIRE ACCESS DRIVES
 - ACCESS PATH BEYOND 150' HOSE PULL
 - INDICATES INTERIOR PORTIONS OF PROPOSED BUILDINGS AT LEVEL 1
 - INDICATES PARKING GARAGE AT LEVEL 1
 - INDICATES PORTE COCHERE
 - INDICATES STAIR LOCATIONS
 - INDICATES ELEVATOR LOCATIONS
 - INDICATES LIMITS OF THE TOWERS ABOVE
 - INDICATES BUILDING LOBBY ENTRY AT GRADE
 - INDICATES FIRE DEPARTMENT STAGING AREA
 - INDICATES FIRE COMMAND STAGING AREA
 - INDICATES AERIAL TRUCK LADDER STAGING LOCATIONS, TWO (2) FOR EACH TOWER
 - INDICATES FIRE DEPARTMENT PATH OF TRAVEL WITH A 20' INSIDE TURNING RADIUS AND 40' OUTSIDE RADIUS
 - INDICATES FIRE DEPARTMENT DRIVABLE PATH OF TRAVEL THROUGH EXISTING PARKING LOTS
 - INDICATES SECTION LOCATIONS

PREPARED BY
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