

THE RITZ-CARLTON RESIDENCES

NEWPORT BEACH

SITE DEVELOPMENT REVIEW

PROJECT INFORMATION

SITE ADDRESS:
900 NEWPORT CENTER DR
NEWPORT BEACH, CA 92660

CONTACT

| | |
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| OWNERSHIP NEWPORT CENTER HOTEL, LLC 4901 BIRCH STREET NEWPORT BEACH, CA 92660 CONTACT: KEVIN MARTIN PHONE: 949.838.1274 | LANDSCAPE BURTON 307 S CEDROS AVE SOLANA BEACH, CA 92075 CONTACT: MATT UYEDA PHONE: 858.794.7204 |
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| ARCHITECT MVE+PARTNERS 1900 MAIN STREET, SUITE 800 IRVINE, CA 92614 CONTACT: PIETER BERGER PHONE: 949.809.3388 | CIVIL FUSCOE 16795 VON KARMAN, SUITE 100 IRVINE, CA 92606 CONTACT: JOHN OLIVIER PHONE: 949.474.1960 |
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LEGAL DESCRIPTION

PARCEL 2, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP 2004-225 FILED IN BOOK 361, PAGES 1, 2 AND 3 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS MODIFIED BY THE PARCEL MAP CERTIFICATE OF CORRECTION RECORDED APRIL 23, 2008 AS INSTRUMENT NO. 2008-190230 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, EXPLORING AND OPERATING THEREFORE 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 BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, 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 JANUARY 4, 1993 AS INSTRUMENT NO. 93-3805, OFFICIAL RECORDS.

ALSO EXCEPT 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 IRVINE COMPANY, A MICHIGAN CORPORATION, RECORDED JANUARY 4, 1993 AS INSTRUMENT NO. 93-3805, OFFICIAL RECORDS.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF (1) HOTEL PARKING STRUCTURE AND (1) MULTI-STORY HOTEL BRANDED RESIDENCE BUILDING.

THE HOTEL PARKING STRUCTURE IS 2 LEVELS ABOVE GRADE AND 4 LEVELS UNDERGROUND.

THE MULTI-STORY HOTEL BRANDED RESIDENCE BUILDING IS 22 STORIES WITH 5 LEVELS OF UNDERGROUND PARKING. THE BUILDING SHALL BE COMPLETELY SPRINKLERED.

THE RITZ-CARLTON RESIDENCES
NEWPORT BEACH, CA 92660

Site Development Review

BUILDING TYPE OF CONSTRUCTION

TYPE I-A - FULLY SPRINKLERED

GOVERNING AGENCY

CITY OF NEWPORT BEACH

ZONE

| | |
|------------|--|
| ADDRESS: | 900 NEWPORT CENTER DR NEWPORT BEACH, CA |
| APN: | PARCEL 2 442-491-02 |
| ZONING: | CV-B |
| SITE AREA: | 415,035 SF (9.53 AC) |

LOT AREA AND LOT AREA COVERAGE

| | |
|---------------------|-----------------------|
| LOT AREA | 120,868 SF (2.775 AC) |
| LOT COVERAGE | 58% |
| TOWER | 25,023 SF (0.575 AC) |
| SUBTERRANEAN GARAGE | 44,860 SF (1.030 AC) |
| SUBTOTAL | 69,883 SF (1.605 AC) |

SETBACKS

| | |
|----------------------------|-------|
| REQUIRED: | |
| FRONT: | 0 FT |
| SIDE (INTERIOR, EACH): | |
| ABUTTING NONRESIDENTIAL | 0 FT |
| ABUTTING RESIDENTIAL | 5 FT |
| SIDE (STREET SIDE): | 0 FT |
| REAR: | |
| ABUTTING AN ALLEY | 10 FT |
| NOT ABUTTING AN ALLEY | 0 FT |
| ABUTTING RESIDENTIAL | 5 FT |
| PROVIDED: | |
| FRONT: | 15 FT |
| SIDE: | 0 FT |
| REAR: ABUTTING RESIDENTIAL | 5 FT |

HEIGHT

| | |
|----------------------|--------|
| MAX. HEIGHT ALLOWED: | 300 FT |
|----------------------|--------|

| | |
|--|-----------|
| PROPOSED BUILDING HEIGHT: (CALCULATED FROM AVERAGE GRADE PLANE TO ROOF) | 280.08 FT |
|--|-----------|

VICINITY MAP:



PARKING

| | |
|----------------------------|------------|
| REQUIRED | |
| HOTEL: | |
| 1 STALL / KEY: 1 X 373 | 373 STALLS |
| HOTEL BRANDED RESIDENCE: | |
| 2.5 STALL / KEY: 2.5 X 159 | 398 STALLS |
| PROPOSED | |
| HOTEL: | 400 STALLS |
| STANDARD | 392 STALLS |
| ACCESSIBLE | 8 STALLS |
| HOTEL BRANDED RESIDENCE: | |
| STANDARD | 399 STALLS |
| ACCESSIBLE | 9 STALLS |
| TOTAL | 408 STALLS |

NOTE: 8 COMPACT PARKING STALLS ARE NOT INCLUDED.

HOTEL BRANDED RESIDENCES

| | | |
|--------------------------|----------------|------|
| DWELLING UNITS PROPOSED: | | |
| L2-3 | TOWER | 16% |
| L4-17 | TOWER | 71% |
| L18-20 | TOWER | 11% |
| L21-22 | PENTHOUSE | 2% |
| | 159 RESIDENCES | 100% |

FLOOR AREA

| | | | |
|----------|-----------|----------|------------|
| LEVEL 1 | 19,360 SF | LEVEL 12 | 19,571 SF |
| LEVEL 2 | 19,571 SF | LEVEL 13 | 19,571 SF |
| LEVEL 3 | 19,571 SF | LEVEL 14 | 19,571 SF |
| LEVEL 4 | 19,571 SF | LEVEL 15 | 19,571 SF |
| LEVEL 5 | 19,571 SF | LEVEL 16 | 19,283 SF |
| LEVEL 6 | 19,571 SF | LEVEL 17 | 17,376 SF |
| LEVEL 7 | 19,571 SF | LEVEL 18 | 19,408 SF |
| LEVEL 8 | 19,571 SF | LEVEL 19 | 19,268 SF |
| LEVEL 9 | 19,571 SF | LEVEL 20 | 18,986 SF |
| LEVEL 10 | 19,571 SF | LEVEL 21 | 18,428 SF |
| LEVEL 11 | 19,571 SF | LEVEL 22 | 17,866 SF |
| | | LEVEL B1 | 9,831 SF |
| | | LEVEL B2 | 25,866 SF |
| | | LEVEL B3 | 25,873 SF |
| | | LEVEL B4 | 25,873 SF |
| | | LEVEL B5 | 25,873 SF |
| | | TOTAL: | 537,289 SF |

| | | | |
|-------------------------------|-----------|----------|------------|
| PARKING STRUCTURE GROSS AREA: | | | |
| LEVEL B1 | 45,202 SF | LEVEL B4 | 38,492 SF |
| LEVEL B2 | 38,489 SF | LEVEL B5 | 38,492 SF |
| LEVEL B3 | 38,492 SF | TOTAL: | 199,167 SF |

| | | | |
|--------------|-----------|---------------|-------------------|
| HOTEL GARAGE | | | |
| LEVEL 1 | 27,981 SF | LEVEL B2 | 27,981 SF |
| LEVEL 2 | 26,475 SF | LEVEL B3 | 27,981 SF |
| LEVEL B1 | 27,981 SF | LEVEL B4 | 27,986 SF |
| | | <u>TOTAL:</u> | <u>166,384 SF</u> |

SHEET INDEX

ARCHITECTURAL

| | |
|-------|-----------------------------------|
| A0.0 | COVER SHEET |
| A0.1 | PROJECT SUMMARY |
| A0.2 | OVERALL SITE PLAN |
| A1.0 | FLOOR PLAN - LEVEL B1 |
| A1.1 | FLOOR PLAN - LEVEL B2 |
| A1.2 | FLOOR PLAN - LEVEL B3 |
| A1.3 | FLOOR PLAN - LEVEL B4 |
| A1.4 | FLOOR PLAN - LEVEL B5 |
| A1.5 | FLOOR PLAN - LEVEL 1 |
| A1.6 | FLOOR PLAN - LEVEL 2-3 |
| A1.7 | FLOOR PLAN - LEVEL 4-5 |
| A1.8 | FLOOR PLAN - LEVEL 16-17 |
| A1.9 | FLOOR PLAN - LEVEL 18-19 |
| A1.10 | FLOOR PLAN - LEVEL 21-22 |
| A1.11 | FLOOR PLAN - ROOF |
| A1.21 | HOTEL PARKING GARAGE - FLOOR PLAN |
| A2.1 | EAST ELEVATION |
| A2.2 | WEST ELEVATION |
| A2.3 | NORTH & SOUTH ELEVATIONS |
| A2.4 | GARAGE ELEVATIONS |
| A3.1 | SITE SECTION |
| A4.2 | SOUTH PERSPECTIVE |
| A4.3 | PORT COCHERE PERSPECTIVE |
| A4.4 | PORT COCHERE PERSPECTIVE |
| A5.1 | MATERIAL BOARD |

LANDSCAPE

| | |
|------|-----------------------------|
| L101 | LANDSCAPE PAVING PLAN |
| L102 | PEDESTRIAN CIRCULATION PLAN |
| L103 | LANDSCAPE PLANTING PLAN |
| L104 | LANDSCAPE PLANTING PALETTE |
| L105 | LANDSCAPE PLANTING PALETTE |

CIVIL

| | |
|------|------------------------------------|
| C-01 | TITLE SHEET |
| C-02 | CONCEPTUAL GRADING |
| C-03 | SECTIONS |
| C-04 | CONCEPTUAL UTILITY |
| C-05 | SIGNAGE AND STRIPING |
| C-06 | OPEN SPACE EXHIBIT |
| C-07 | GRADE PLANE EXHIBIT |
| C-08 | EXISTING TOPOGRAPHIC & SITE SURVEY |
| C-09 | VEHICLE TURN PATHS - ARRIVAL AREA |
| C-10 | VEHICLE TURN PATHS - SERVICE AREA |

FIRE

| | |
|------|------------------|
| FP-1 | FIRE MASTER PLAN |
| FP-2 | FIRE MASTER PLAN |
| FP-3 | FIRE MASTER PLAN |

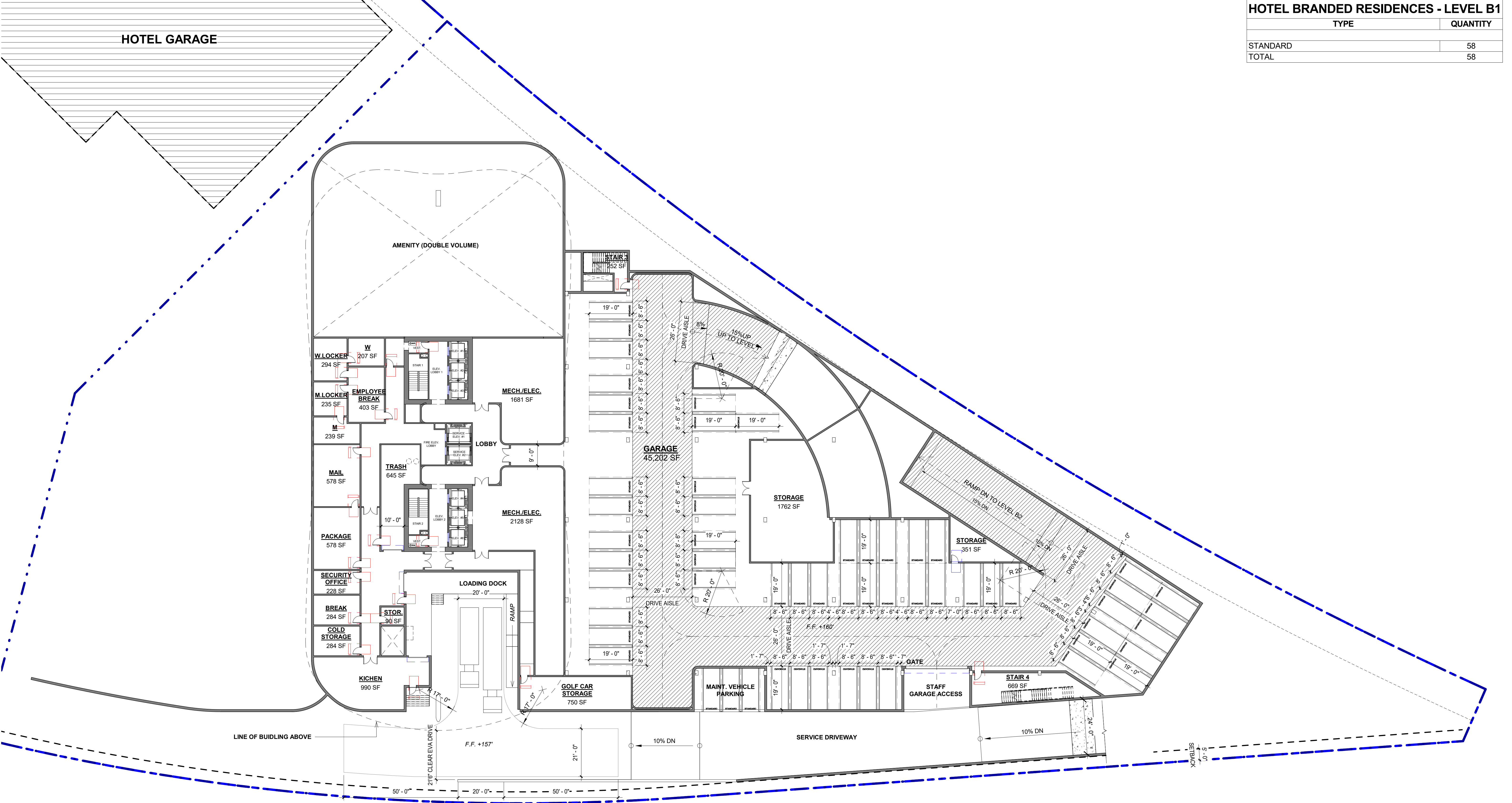
A0.1
PROJECT SUMMARY

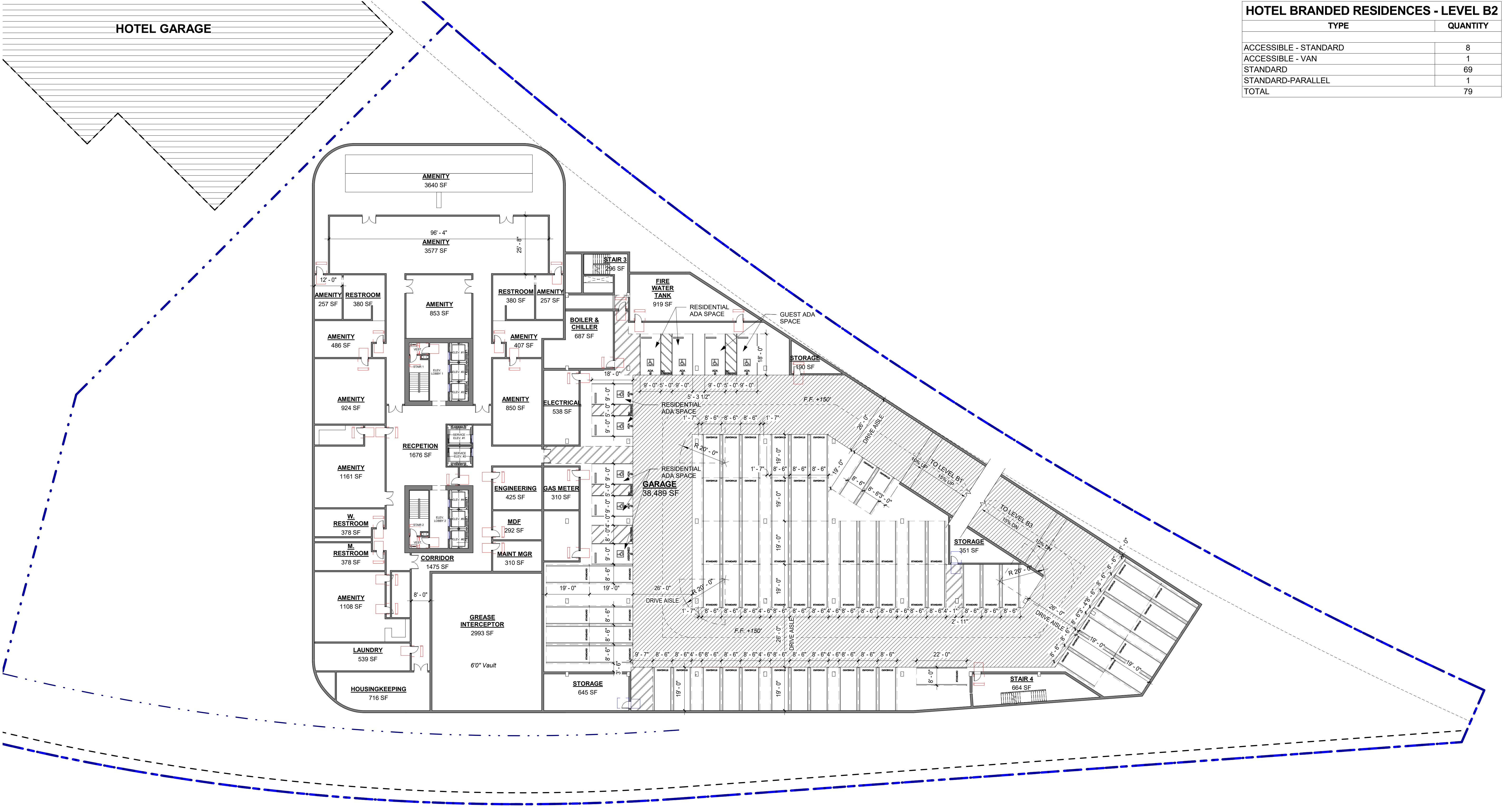
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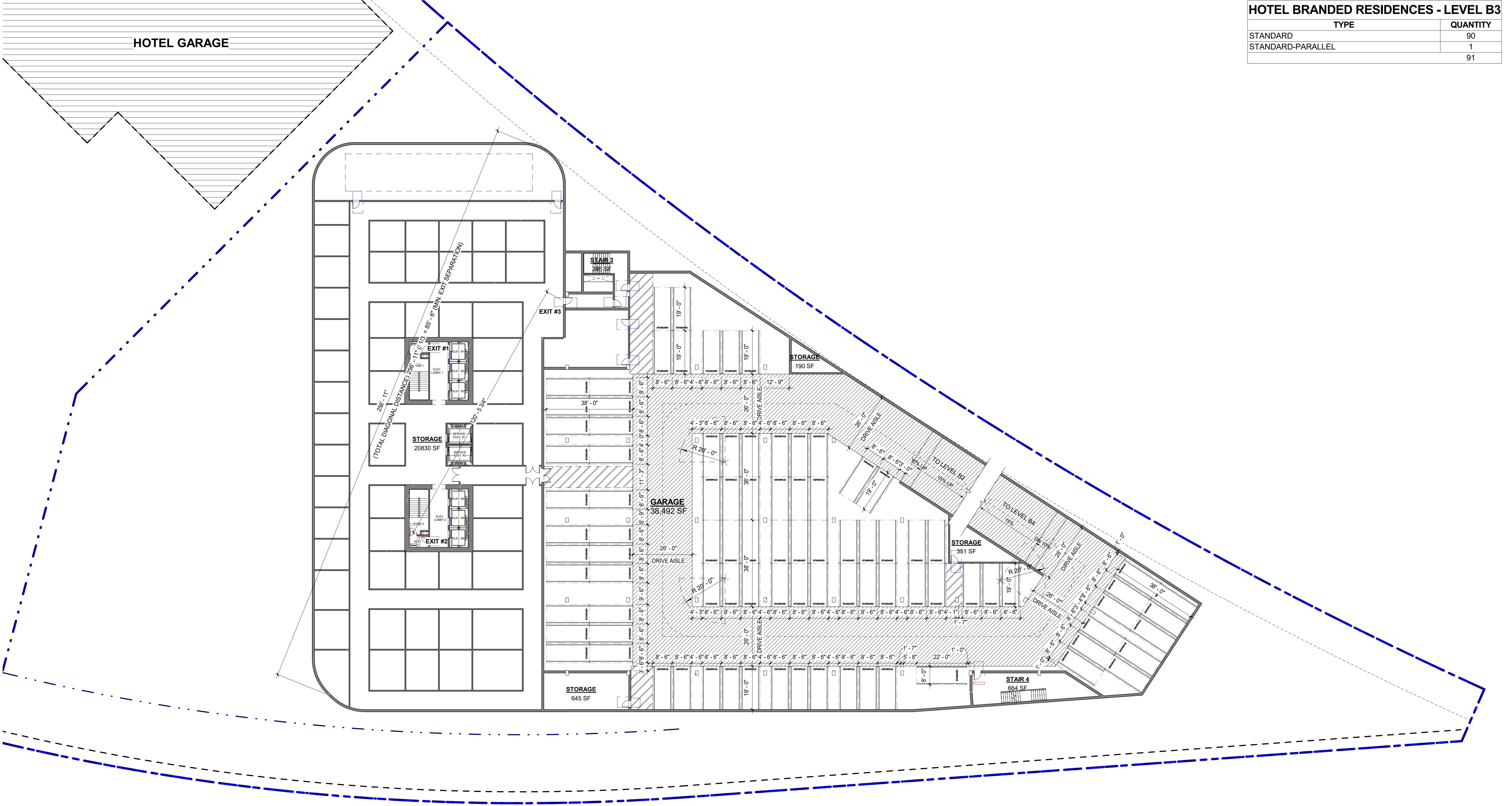
| PARKING SUMMARY | |
|---------------------------------|----------|
| TYPE | QUANTITY |
| HOTEL REPLACEMENT PARKING | |
| HOTEL PARKING GARAGE - LEVEL 2 | |
| ACCESSIBLE - STANDARD | 8 |
| STANDARD | 51 |
| HOTEL PARKING GARAGE - LEVEL 1 | |
| STANDARD | 68 |
| HOTEL PARKING GARAGE - LEVEL B1 | |
| STANDARD | 70 |
| HOTEL PARKING GARAGE - LEVEL B2 | |
| STANDARD | 70 |
| HOTEL PARKING GARAGE - LEVEL B3 | |
| STANDARD | 70 |
| HOTEL PARKING GARAGE - LEVEL B4 | |
| STANDARD | 66 |
| | 403 |
| RESIDENTIAL TOWER | |
| RITZ-CARLTON RESIDENCES | |
| STANDARD | 58 |
| LEVEL B2 | |
| ACCESSIBLE - STANDARD | 8 |
| ACCESSIBLE - VAN | 1 |
| STANDARD | 69 |
| STANDARD-PARALLEL | 1 |
| LEVEL B3 | |
| STANDARD | 90 |
| STANDARD-PARALLEL | 1 |
| LEVEL B4 | |
| STANDARD | 90 |
| STANDARD-PARALLEL | 1 |
| LEVEL B5 | |
| STANDARD | 88 |
| STANDARD-PARALLEL | 1 |
| | 408 |

| HOTEL BRANDED RESIDENCES - LEVEL B1 | |
|-------------------------------------|----------|
| TYPE | QUANTITY |
| STANDARD | 58 |
| TOTAL | 58 |





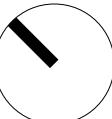
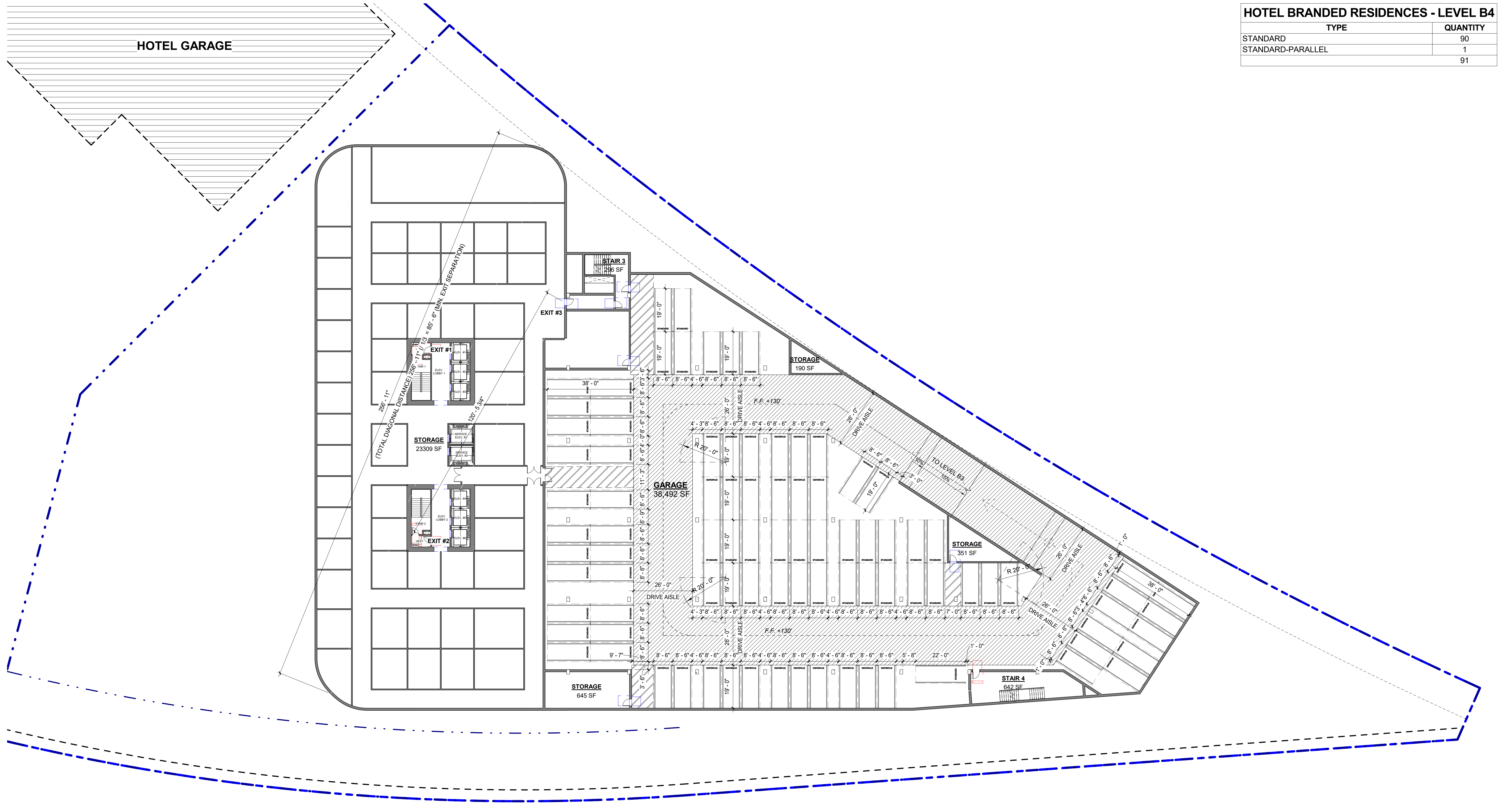
| HOTEL BRANDED RESIDENCES - LEVEL B2 | |
|-------------------------------------|----------|
| TYPE | QUANTITY |
| ACCESSIBLE - STANDARD | 8 |
| ACCESSIBLE - VAN | 1 |
| STANDARD | 69 |
| STANDARD-PARALLEL | 1 |
| TOTAL | 79 |



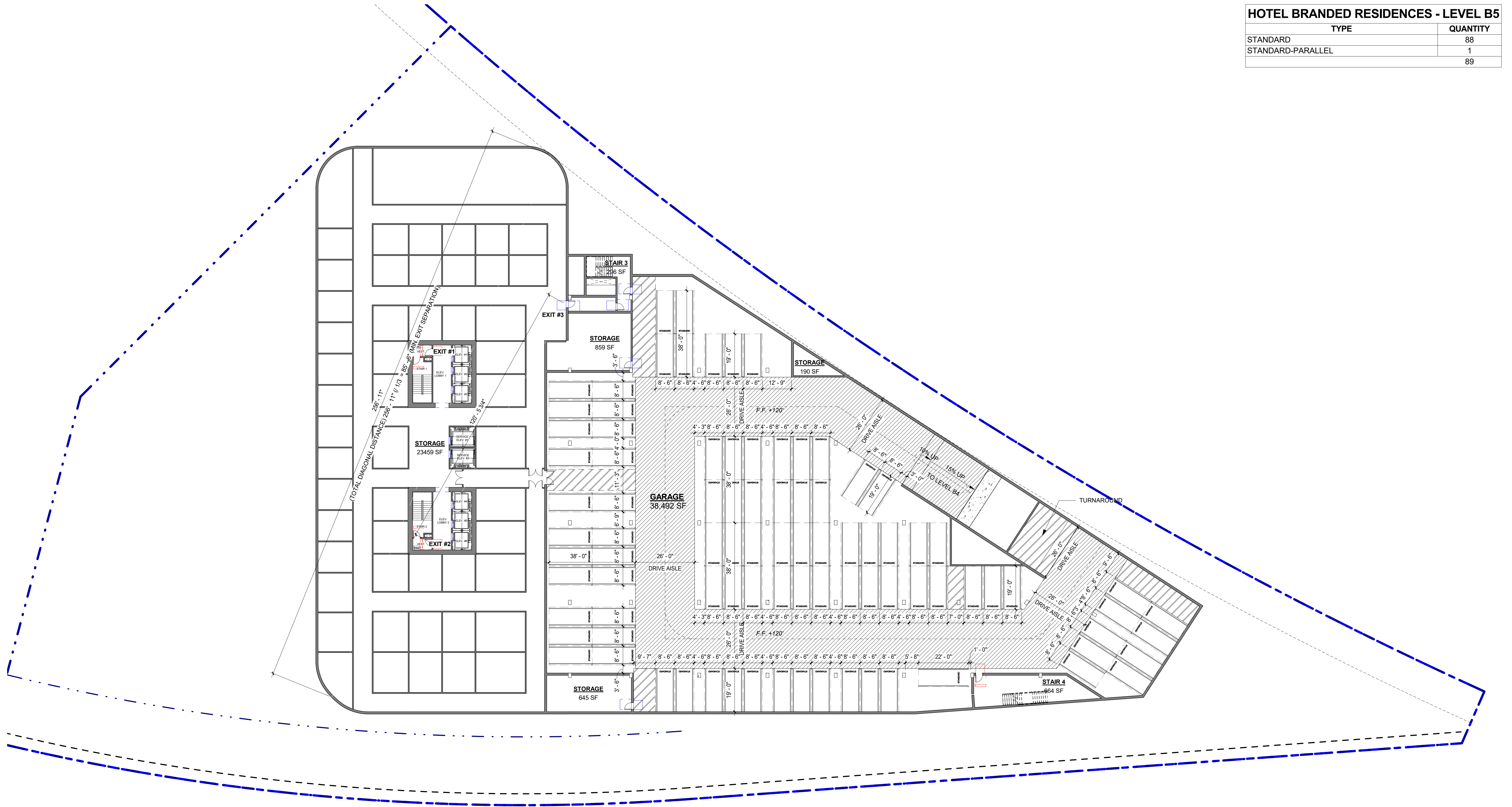
| HOTEL BRANDED RESIDENCES - LEVEL B3 | | |
|-------------------------------------|------|----------|
| | TYPE | QUANTITY |
| STANDARD | | 90 |
| STANDARD-PARALLEL | | 1 |
| | | 91 |

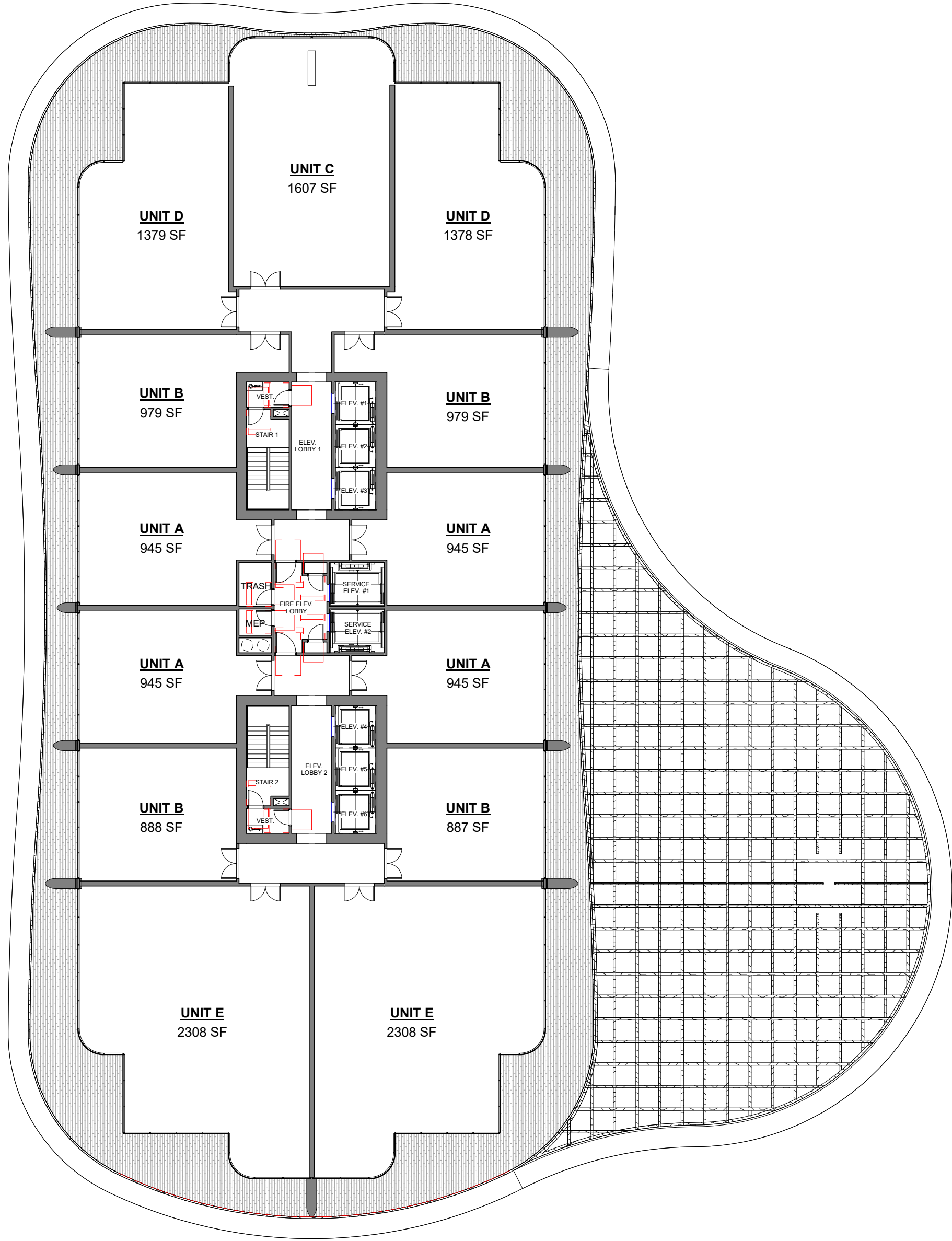
HOTEL BRANDED RESIDENCES - LEVEL B4

| TYPE | QUANTITY |
|-------------------|----------|
| STANDARD | 90 |
| STANDARD-PARALLEL | 1 |
| | 91 |

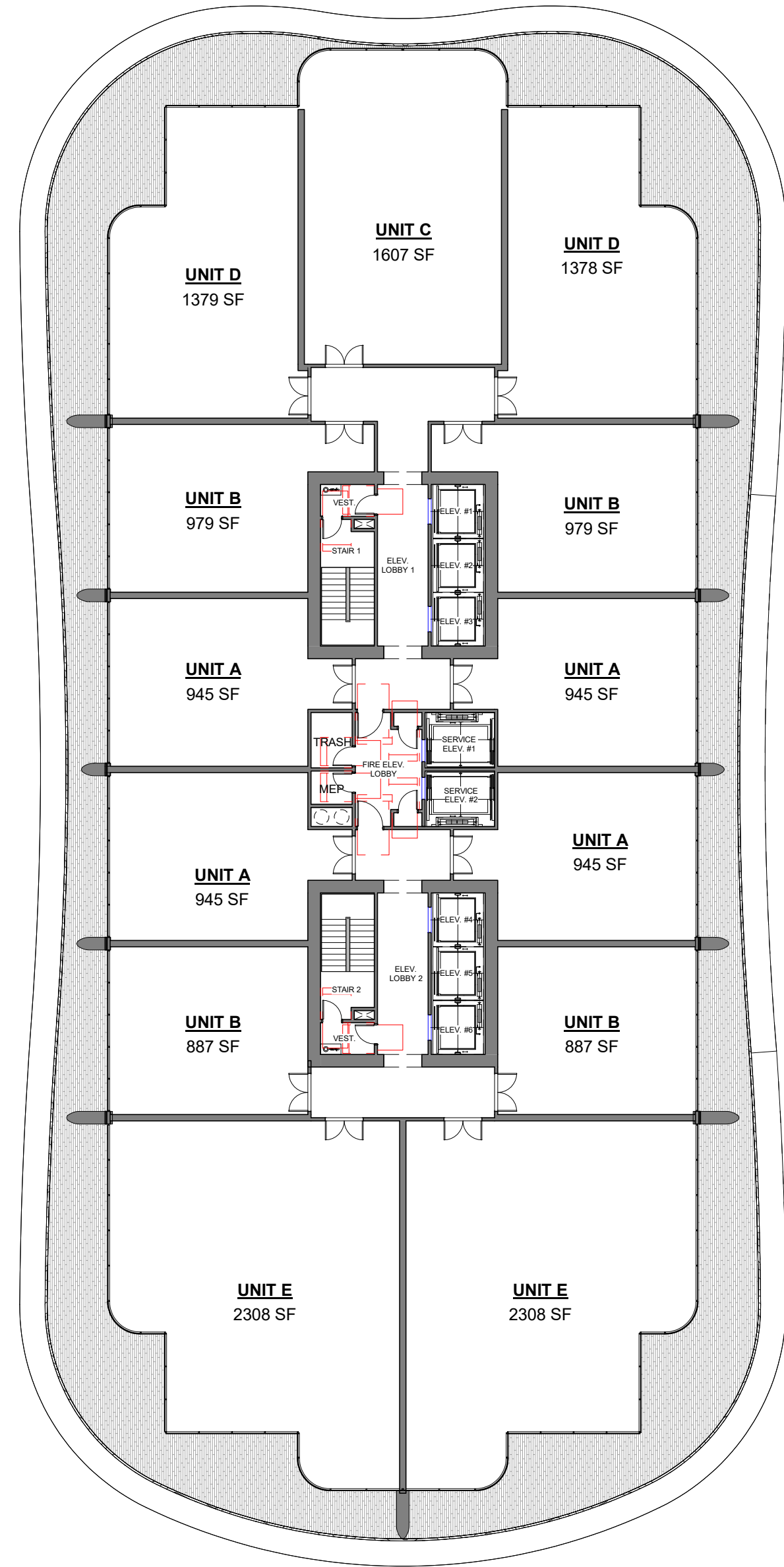


| TYPE | QUANTITY |
|-------------------|----------|
| STANDARD | 88 |
| STANDARD-PARALLEL | 1 |
| | 89 |

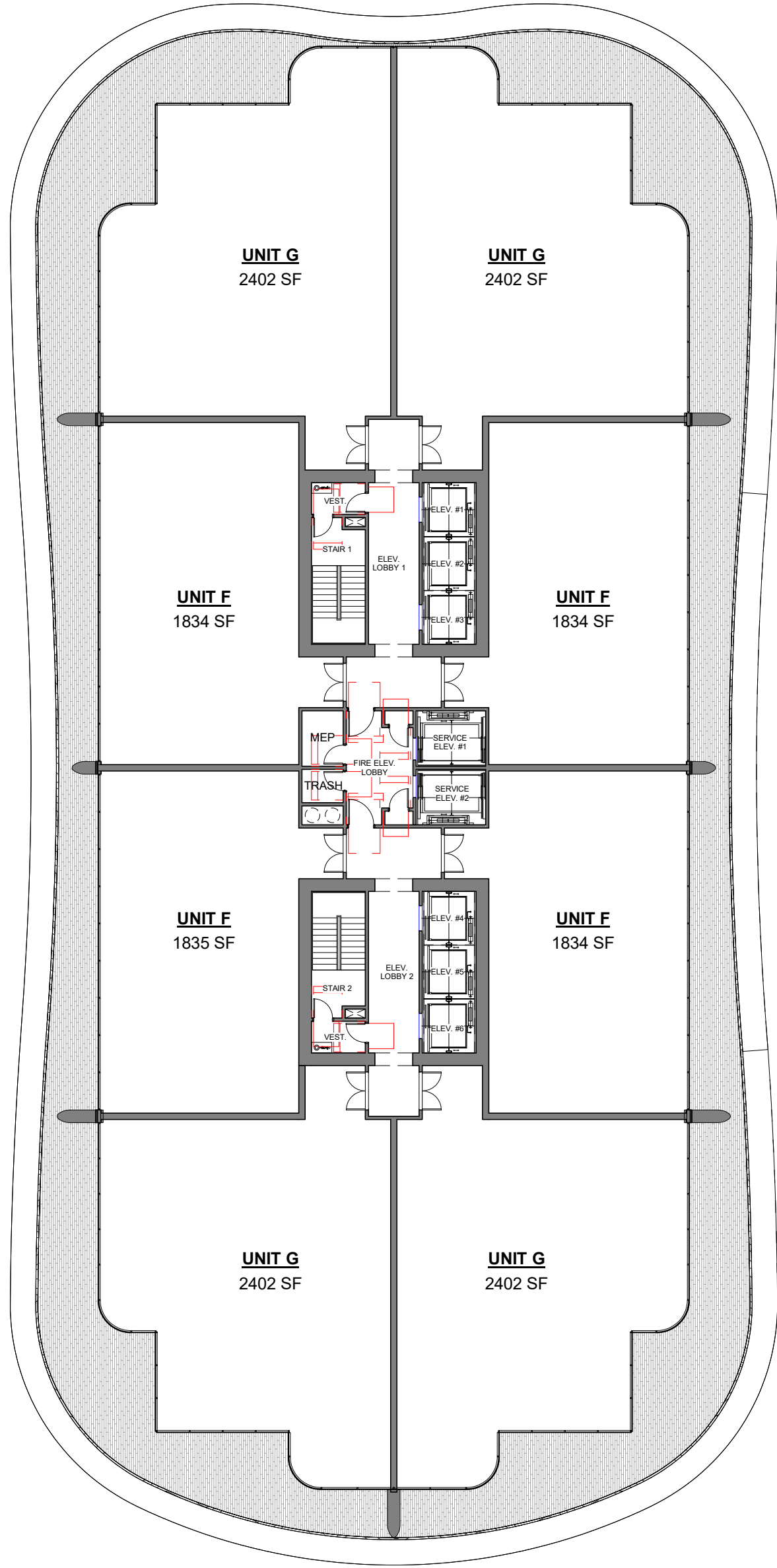




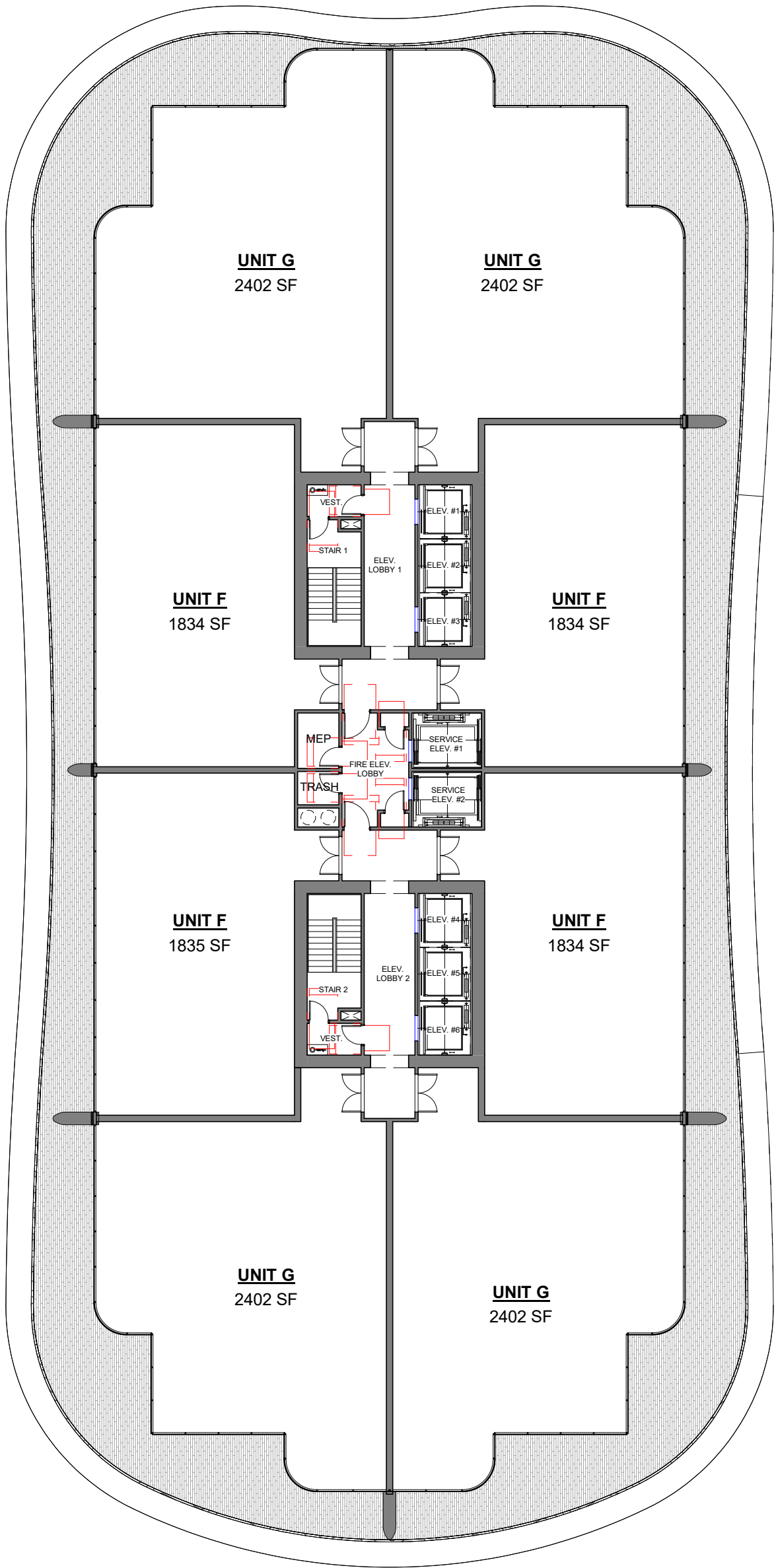
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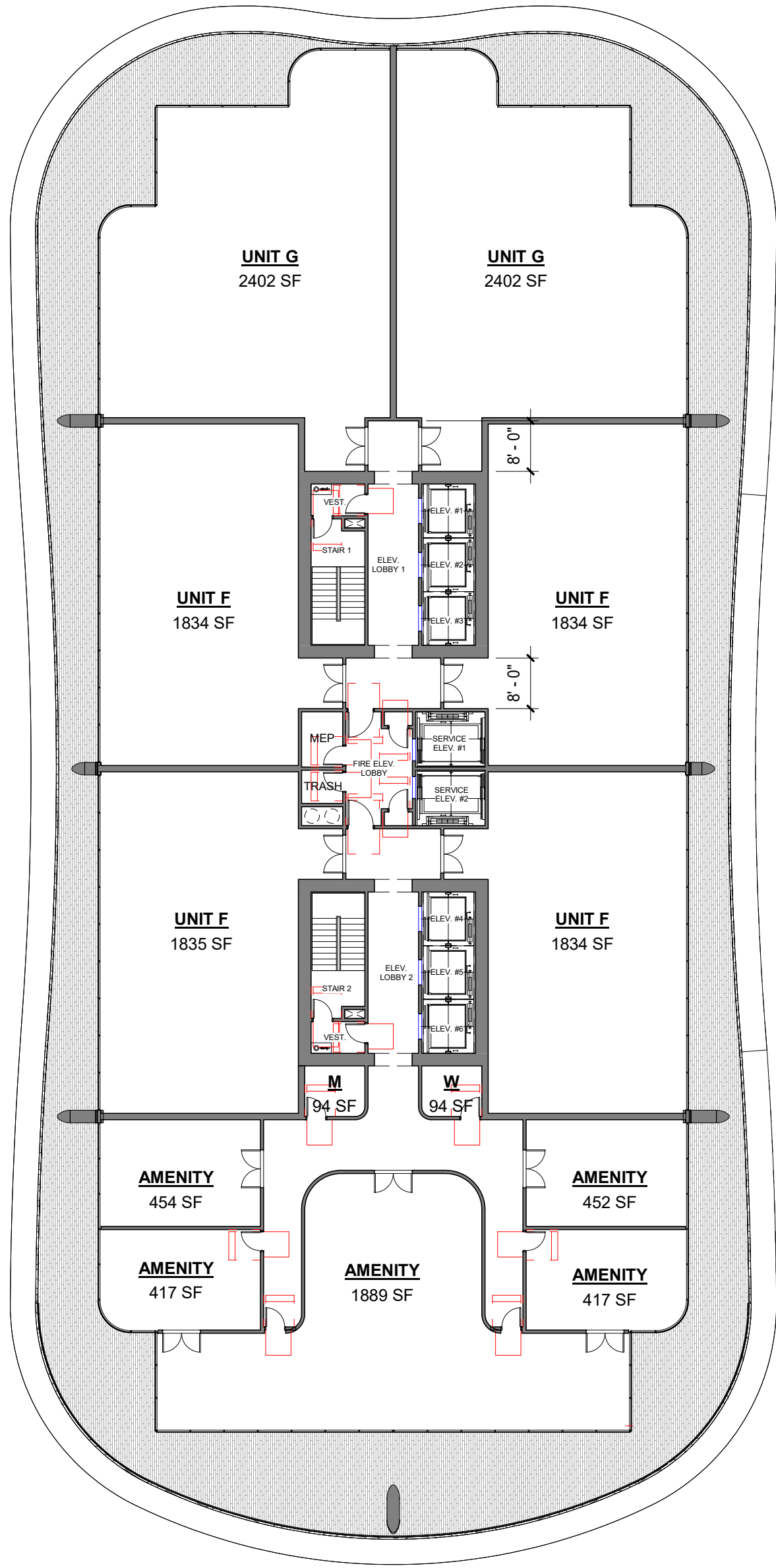
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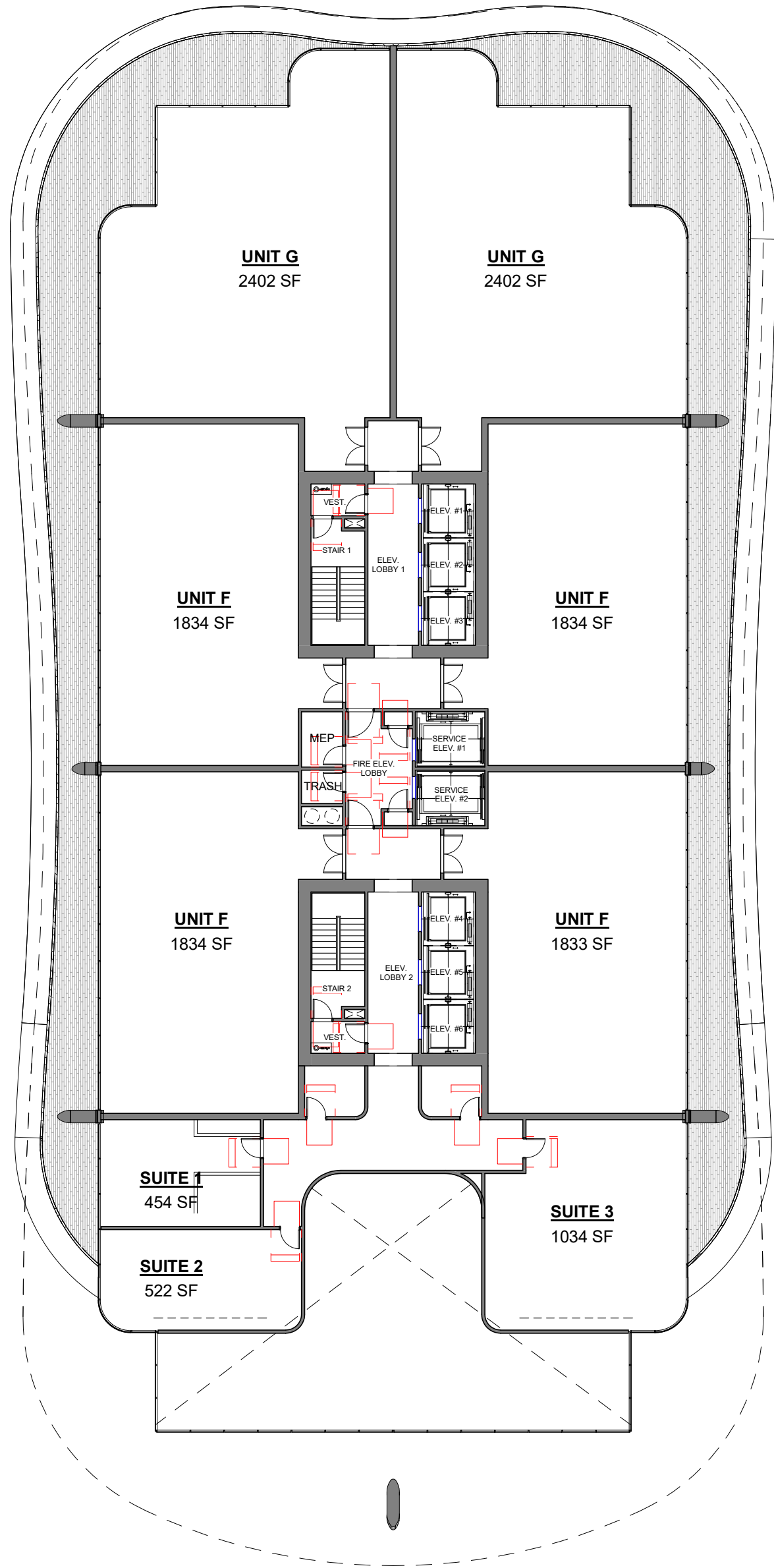
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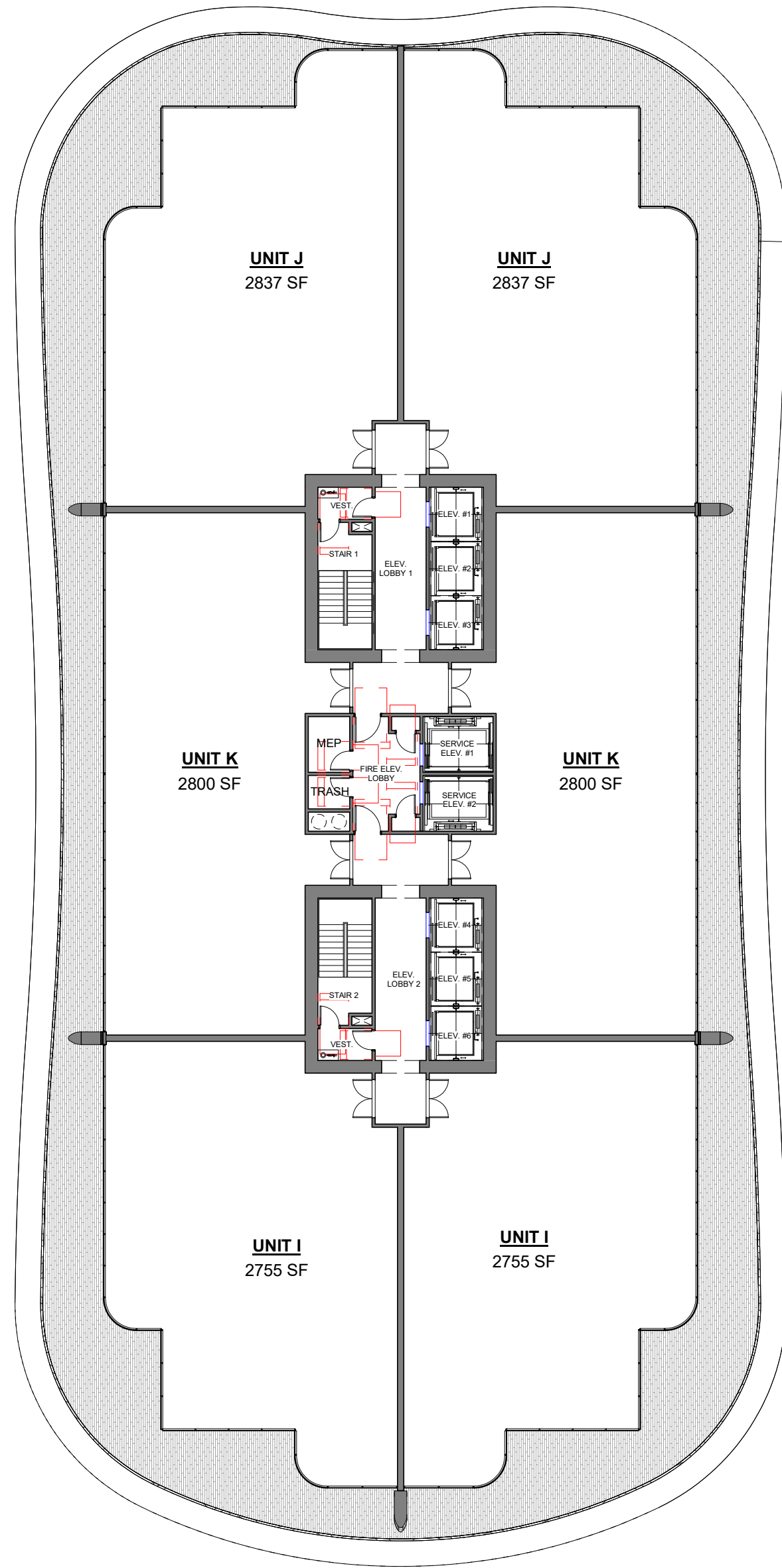
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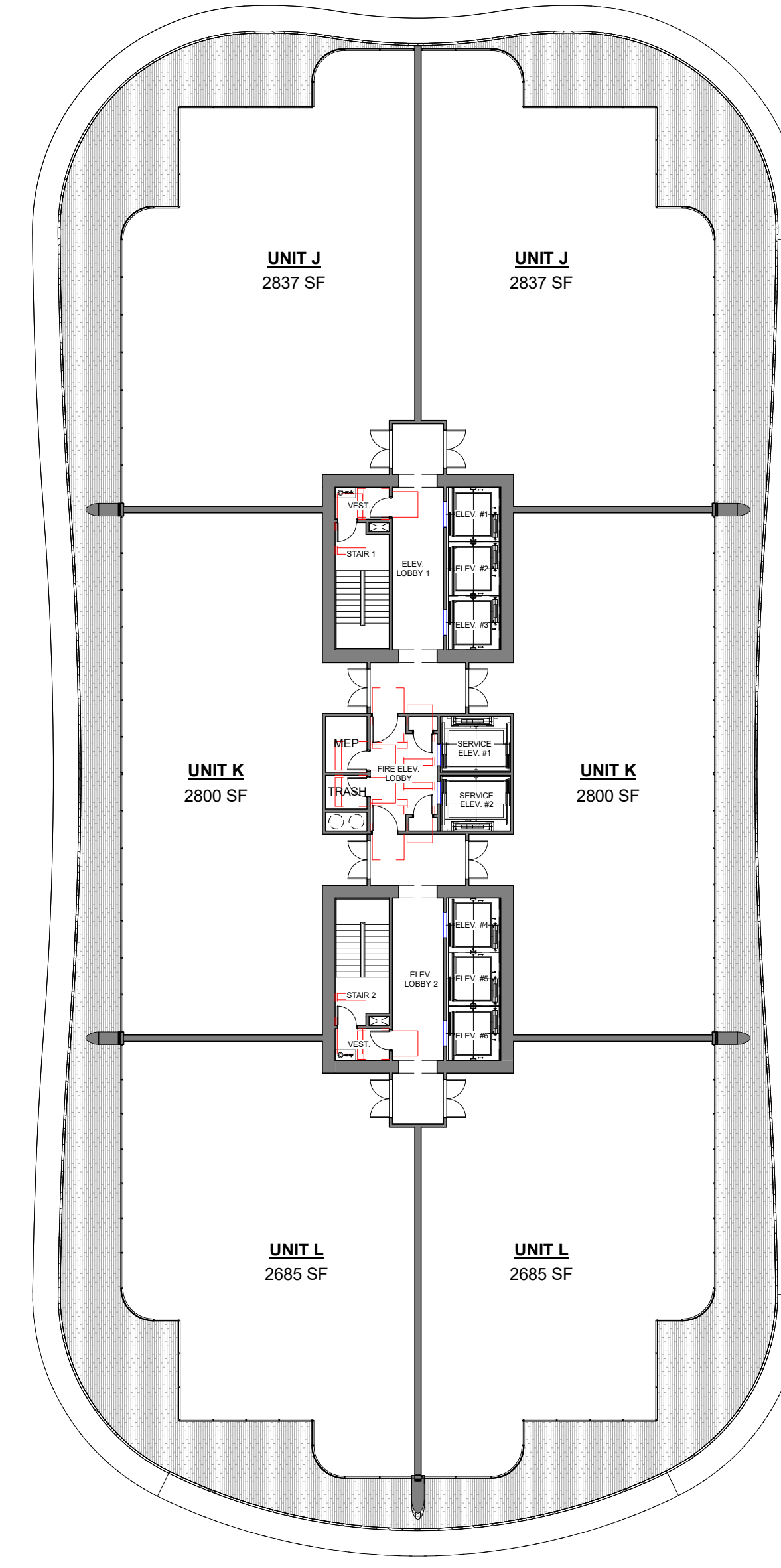
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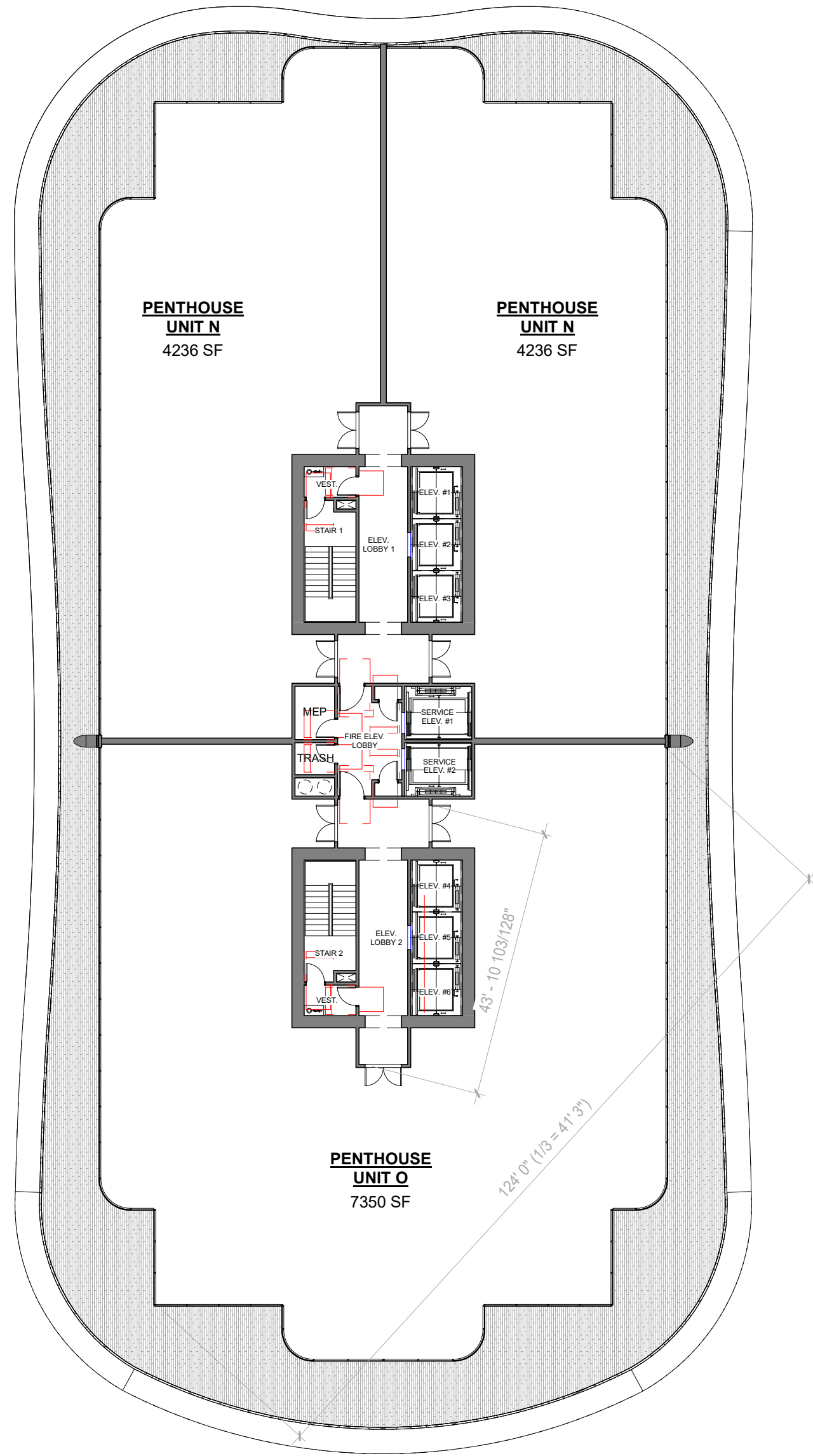
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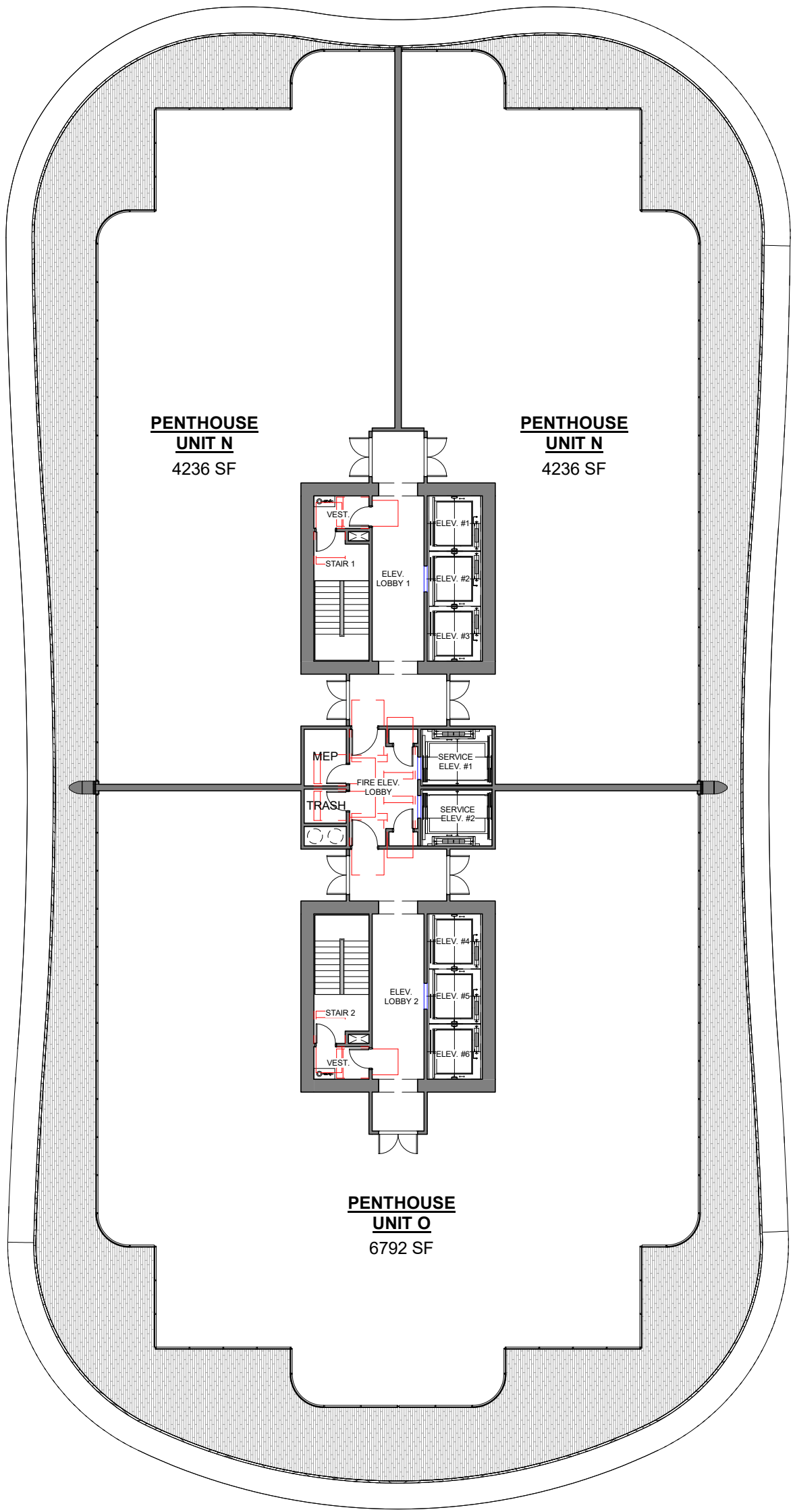
LEVEL 18



LEVEL 19



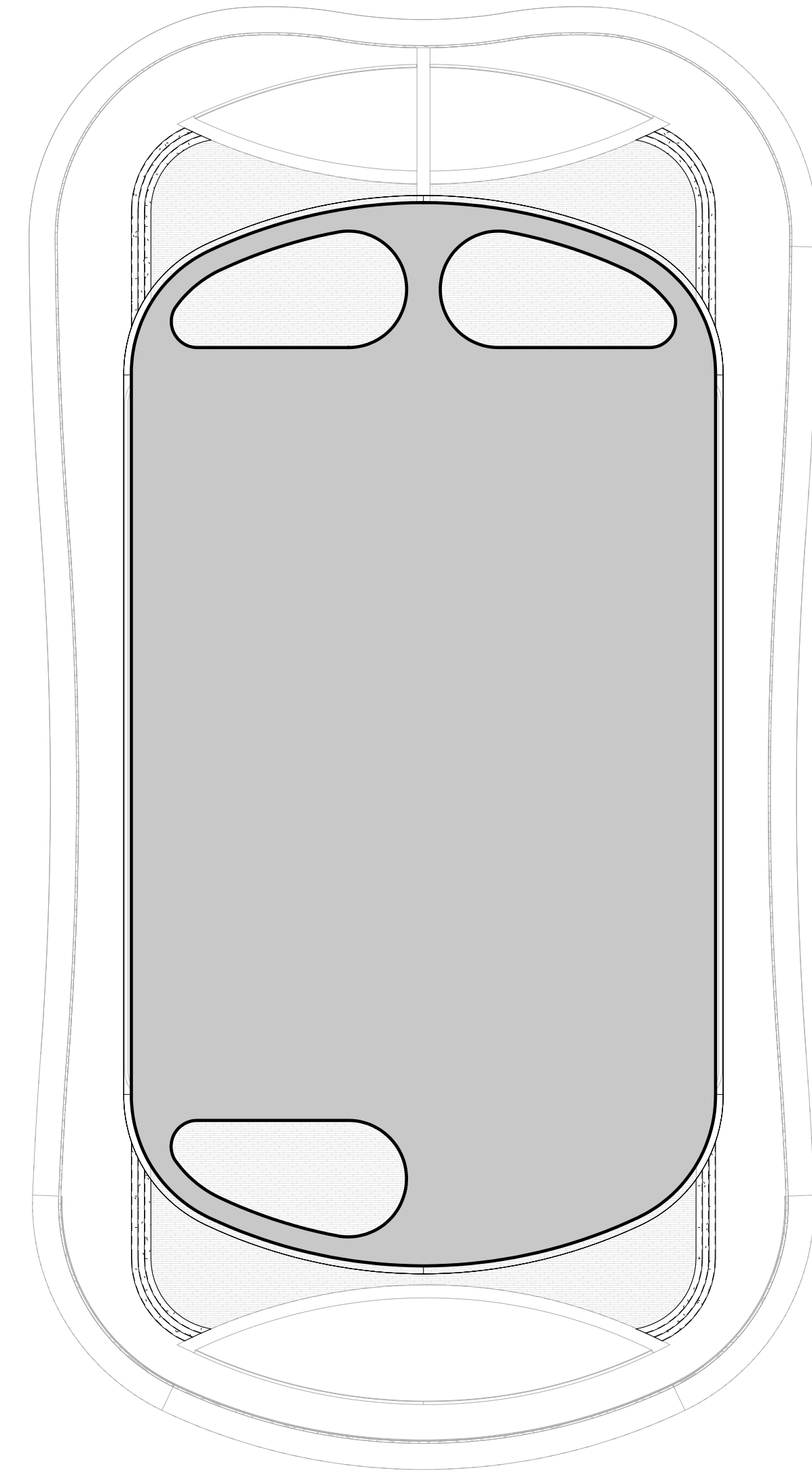
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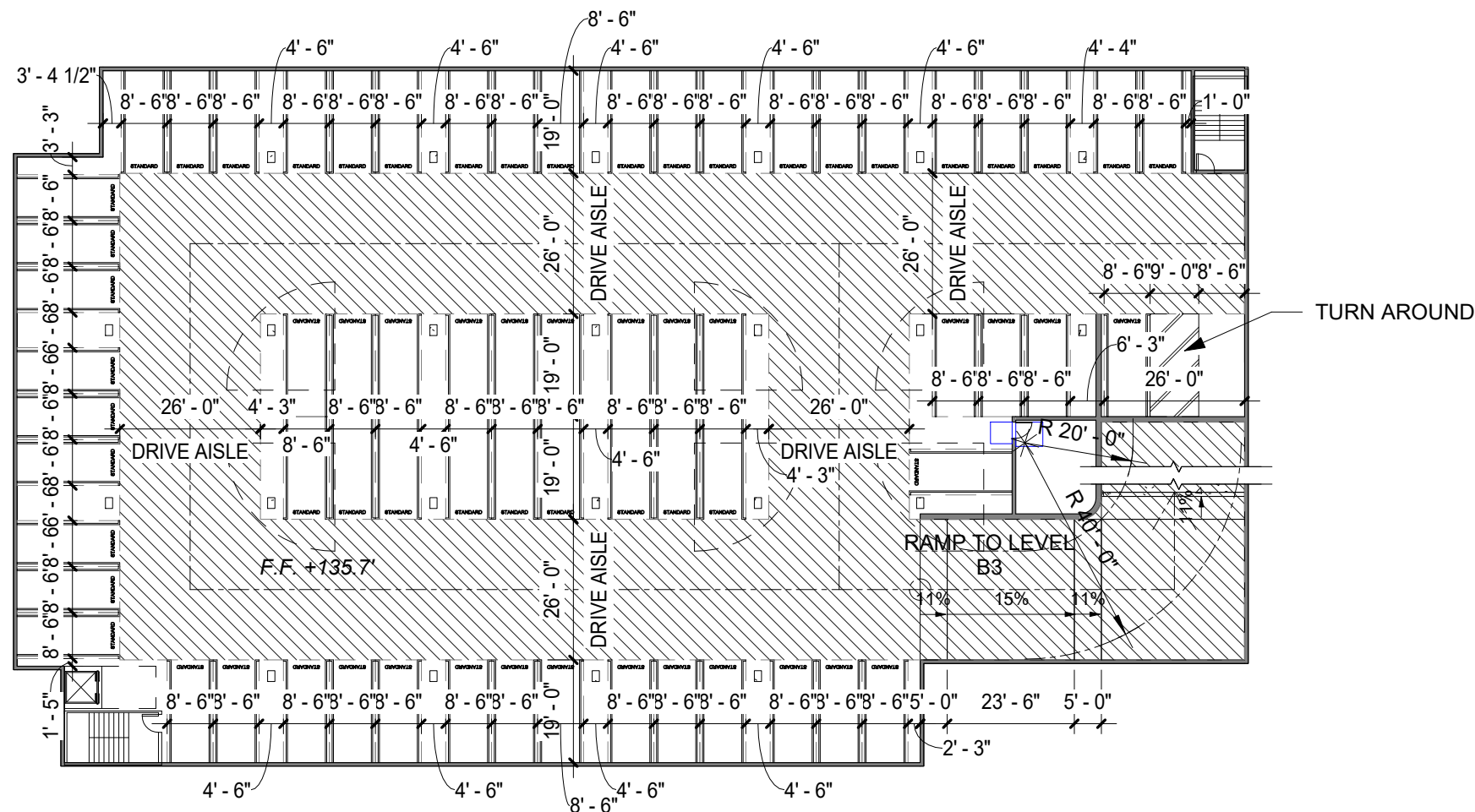
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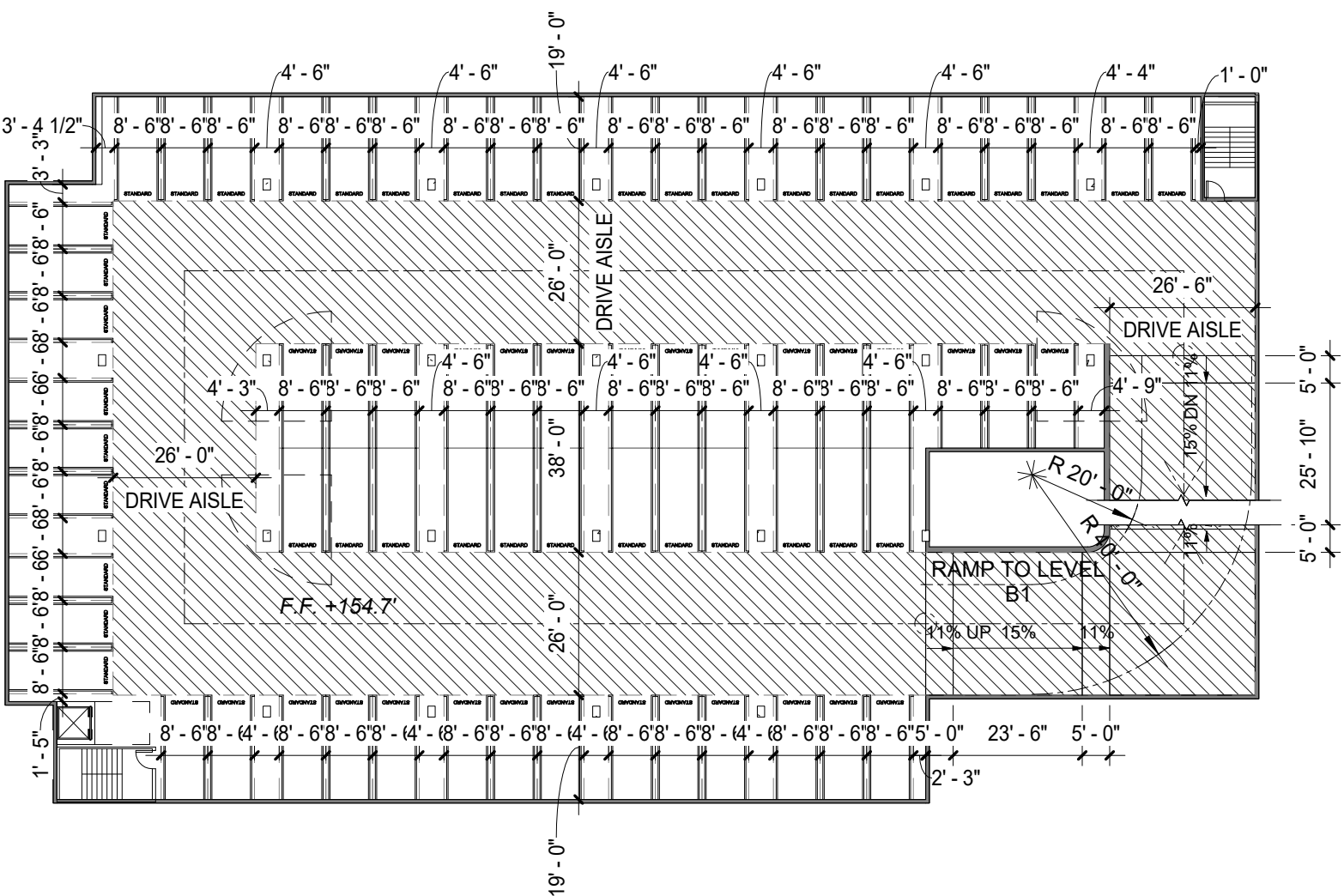
ROOF LEVEL



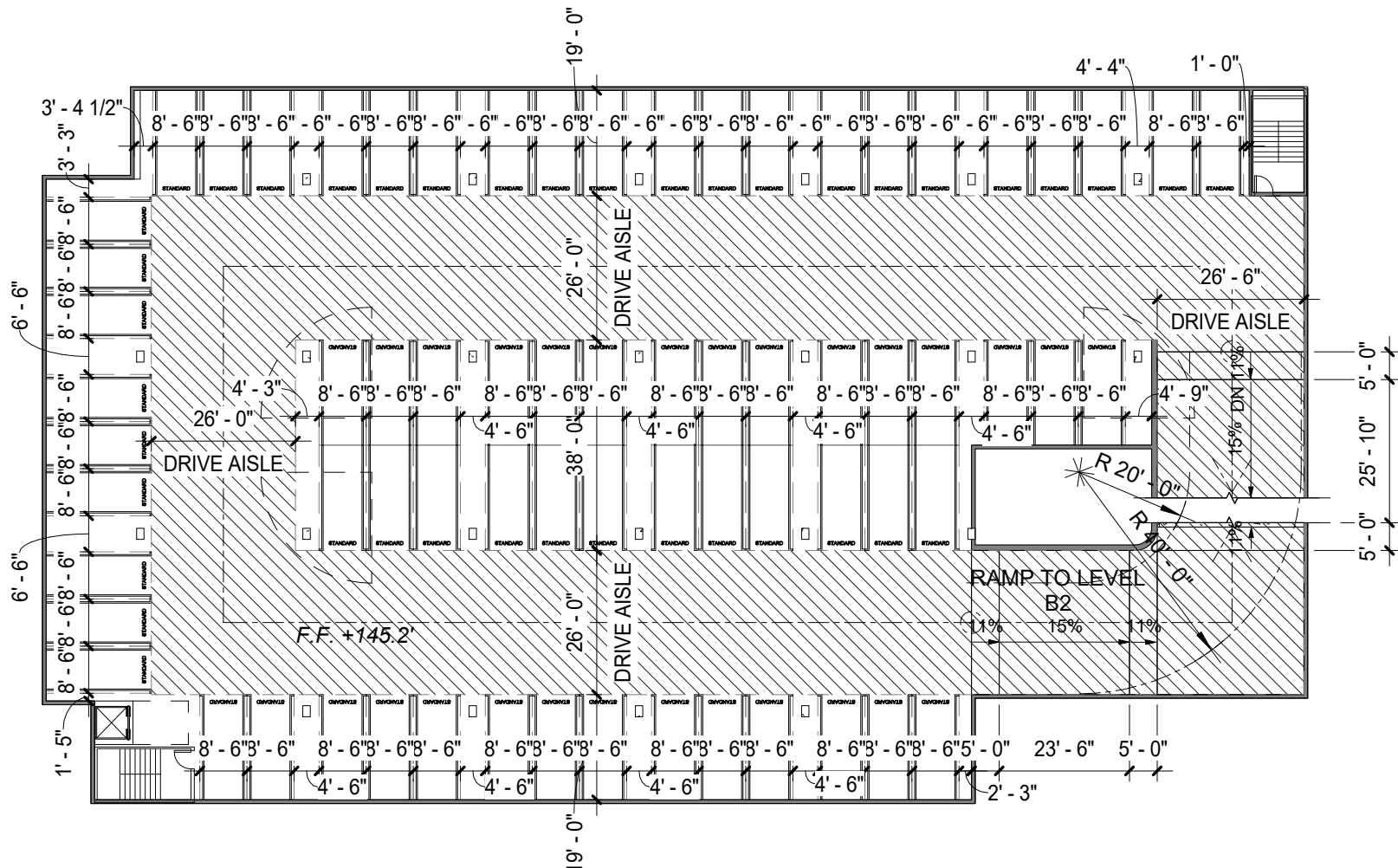
HIGH ROOF



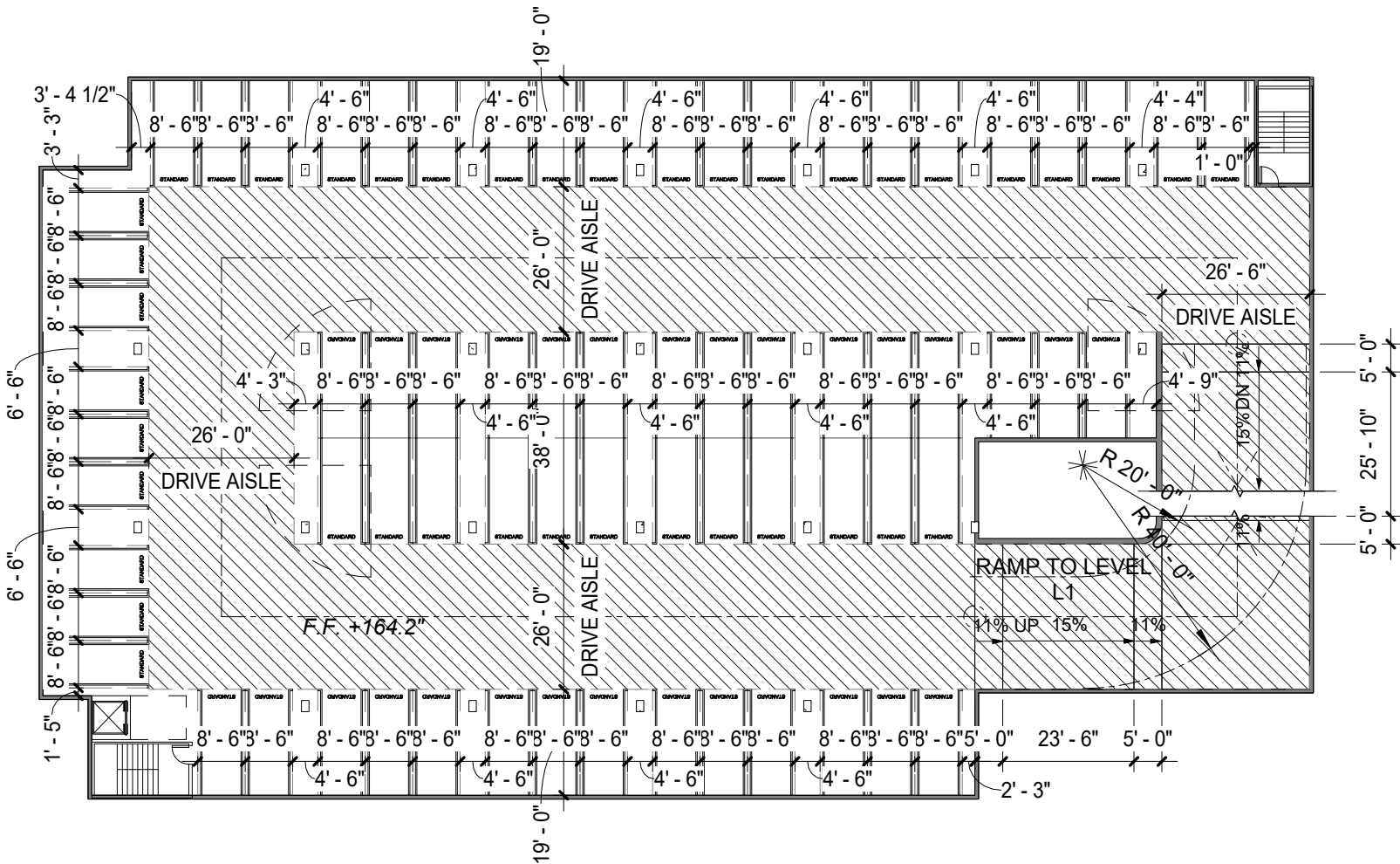
HOTEL PARKING GARAGE - LEVEL B4



HOTEL PARKING GARAGE - LEVEL B2



HOTEL PARKING GARAGE - LEVEL B3

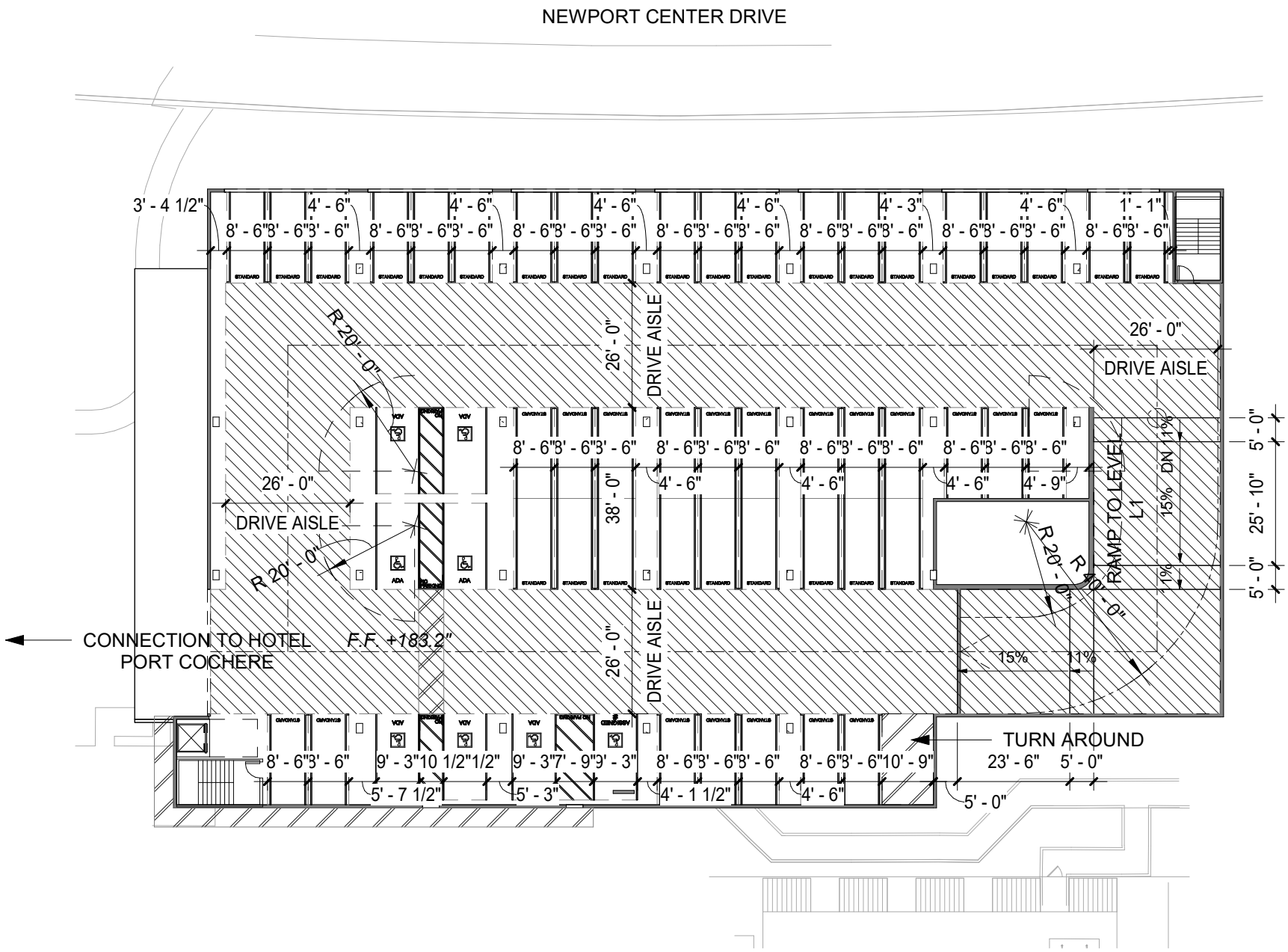


HOTEL PARKING GARAGE - LEVEL B1

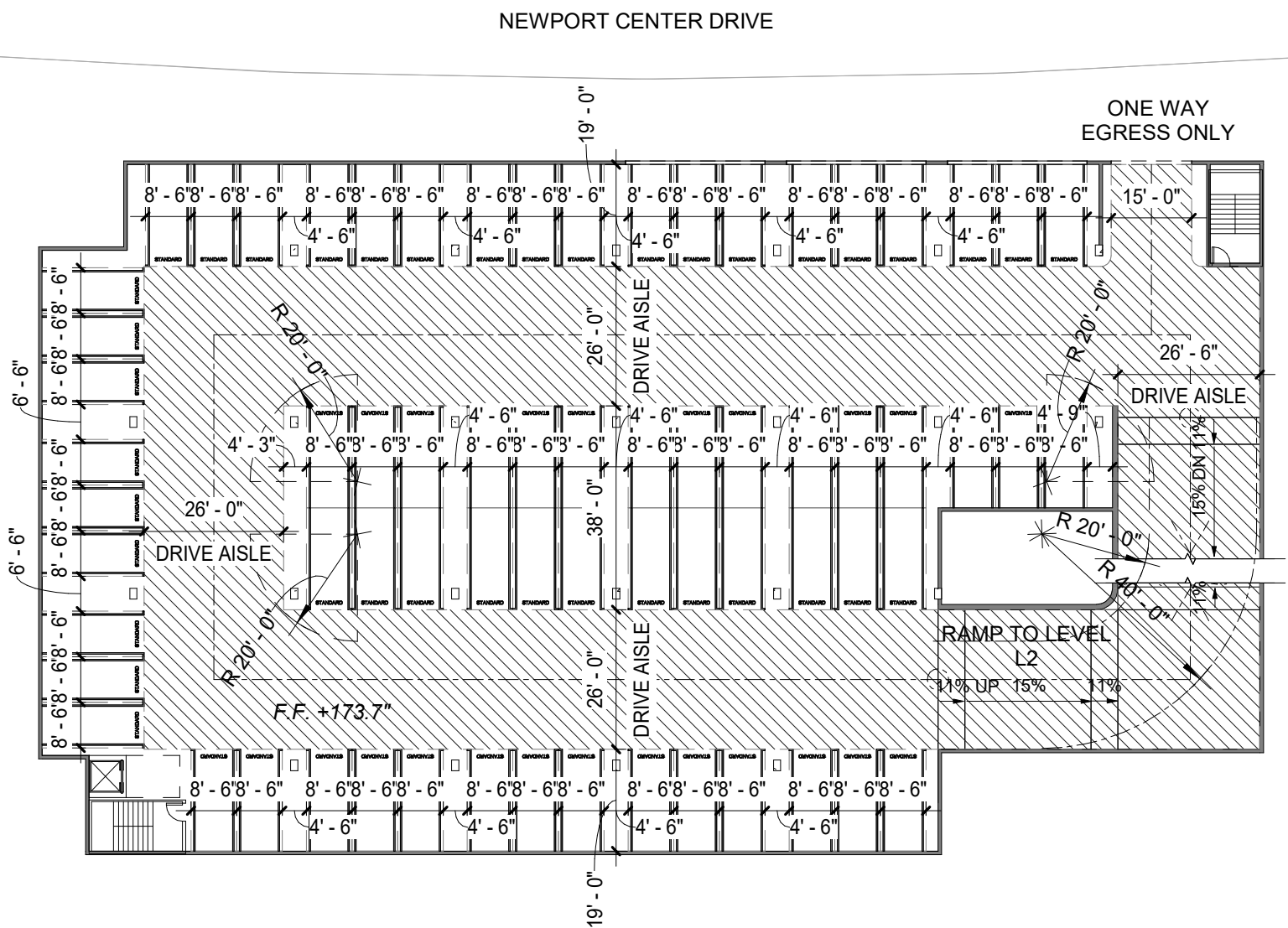
| HOTEL PARKING SUMMARY | |
|---------------------------------|----------|
| TYPE | QUANTITY |
| HOTEL PARKING GARAGE - LEVEL B4 | |
| STANDARD | 66 |
| HOTEL PARKING GARAGE - LEVEL B3 | |
| STANDARD | 70 |
| HOTEL PARKING GARAGE - LEVEL B2 | |
| STANDARD | 70 |
| HOTEL PARKING GARAGE - LEVEL B1 | |
| STANDARD | 70 |
| HOTEL PARKING GARAGE - LEVEL 1 | |
| STANDARD | 68 |
| HOTEL PARKING GARAGE - LEVEL 2 | |
| ACCESSIBLE - STANDARD | 8 |
| STANDARD | 51 |
| TOTAL | 403 |



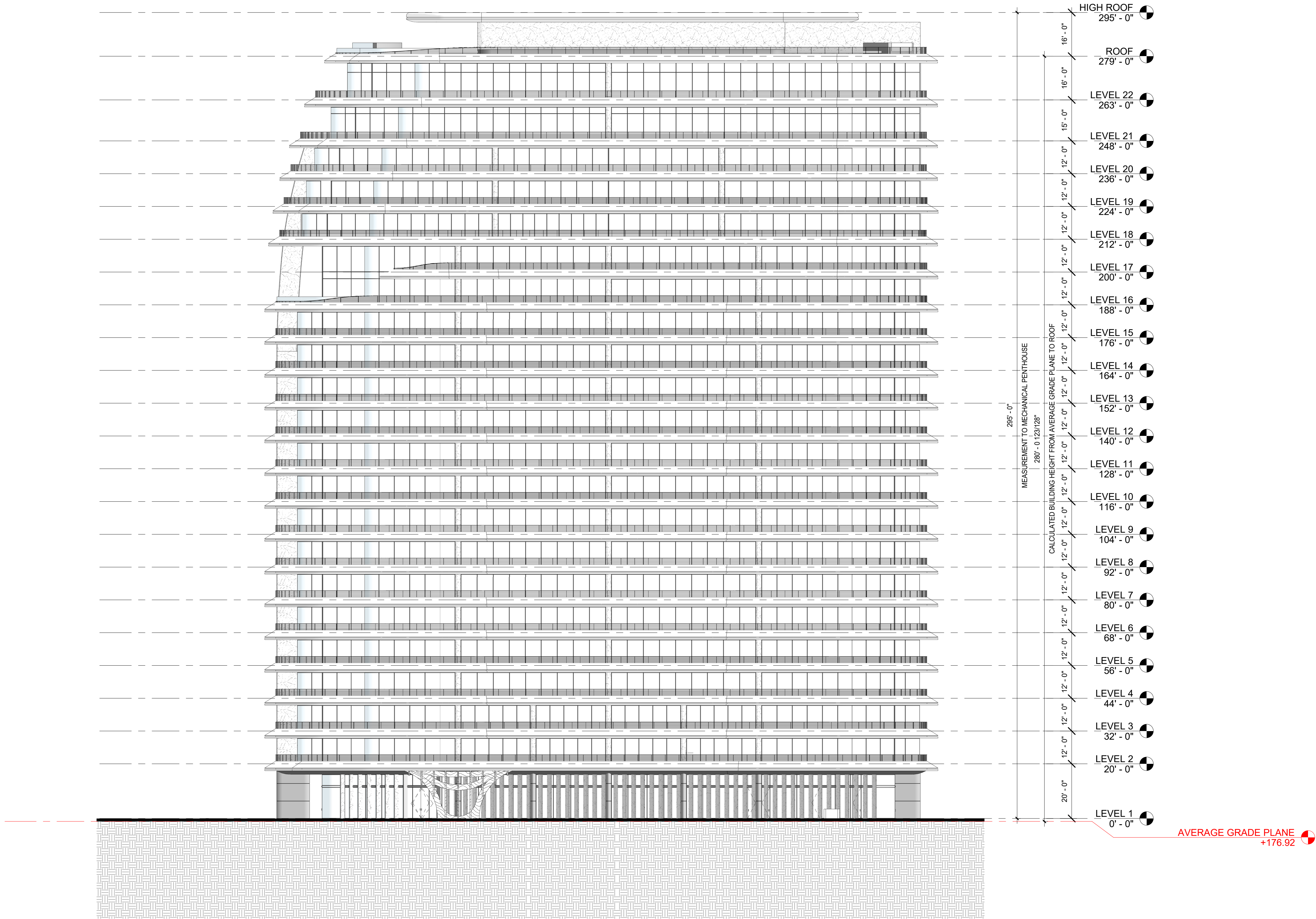
HOTEL PARKING GARAGE - ROOF

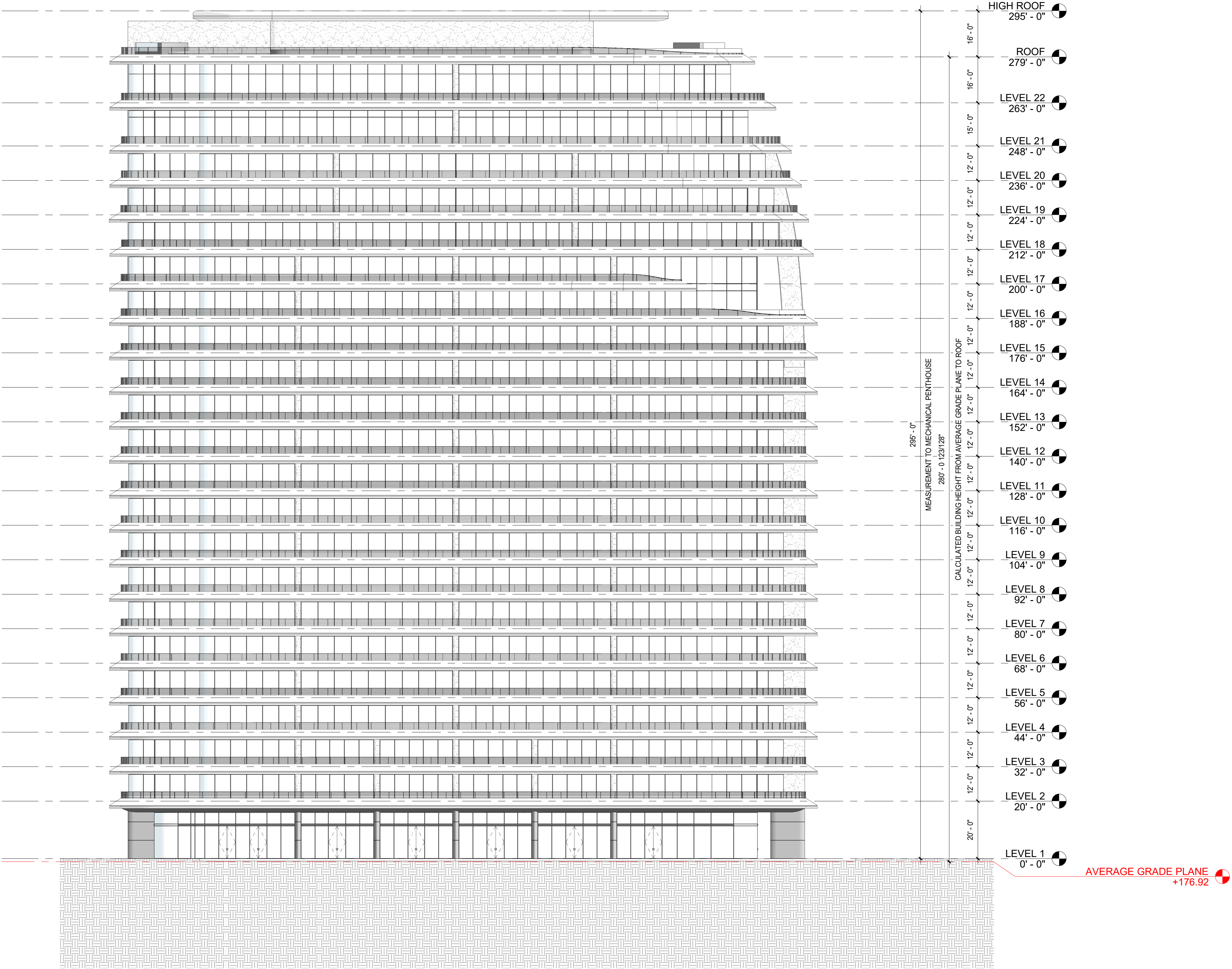


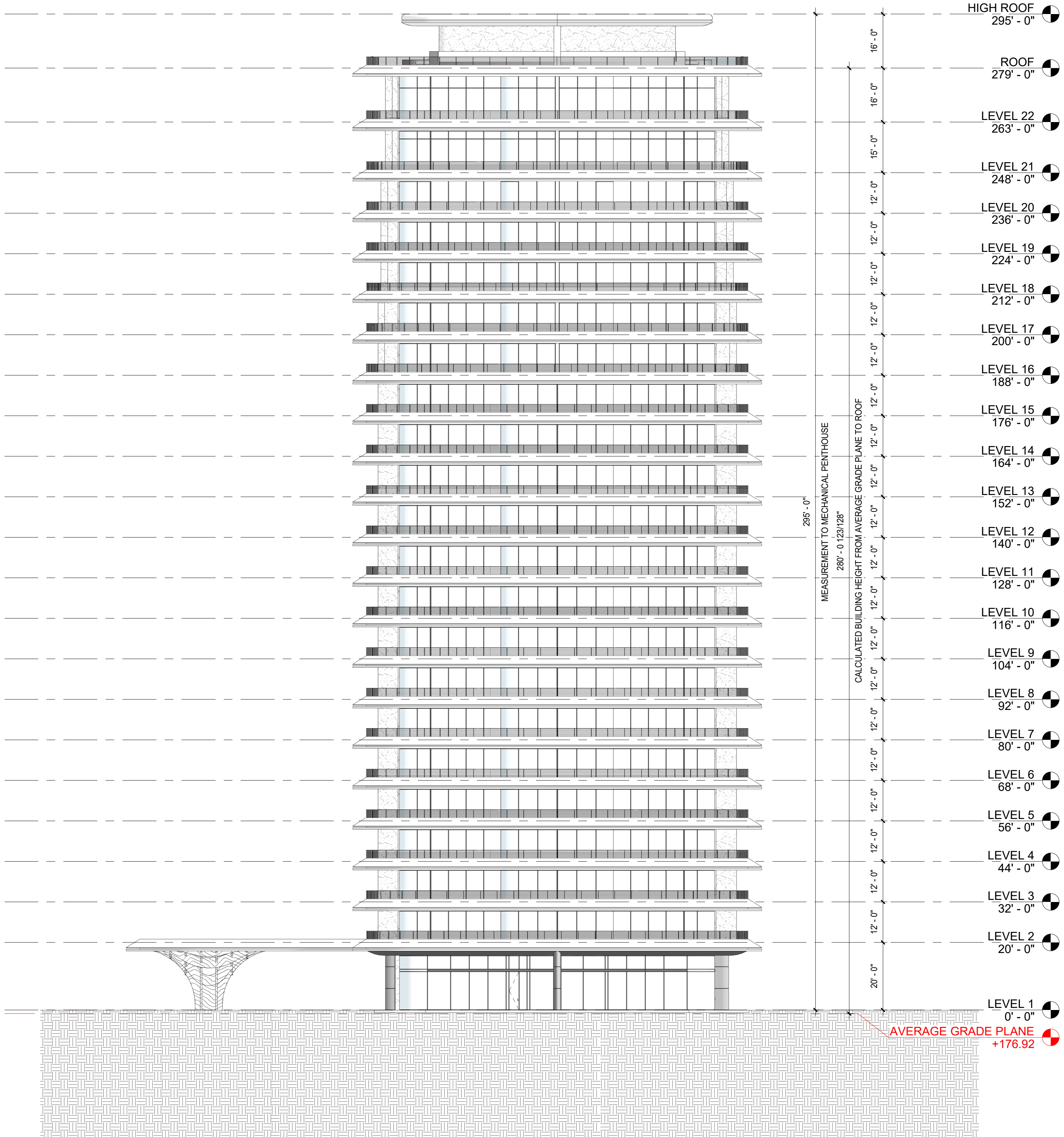
HOTEL PARKING GARAGE - LEVEL 2



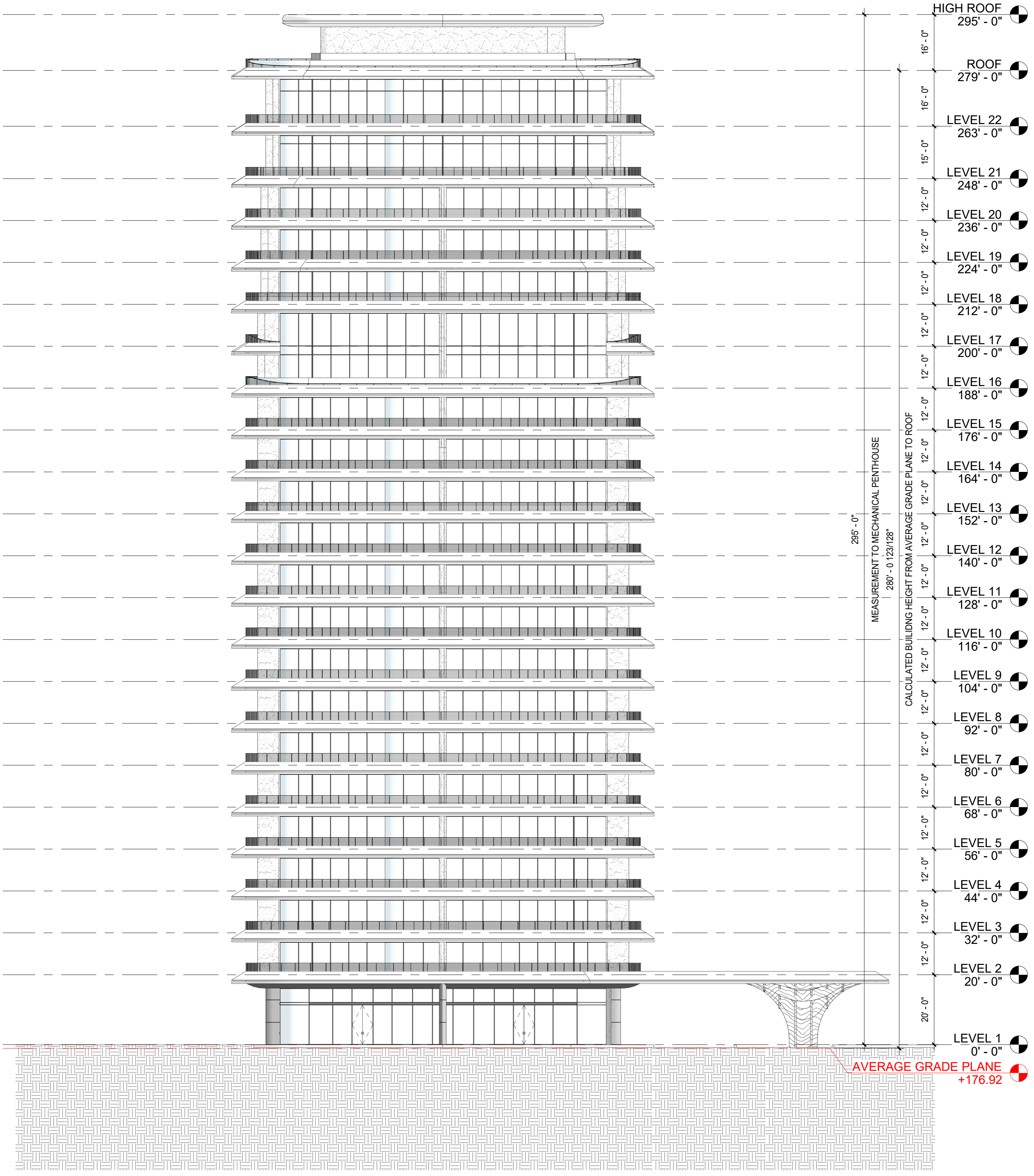
HOTEL PARKING GARAGE - LEVEL 1







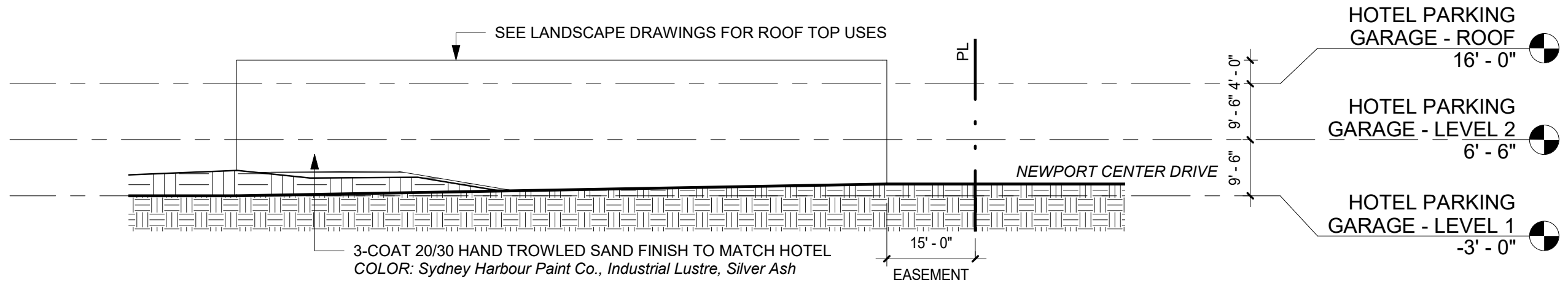
NORTH ELEVATION



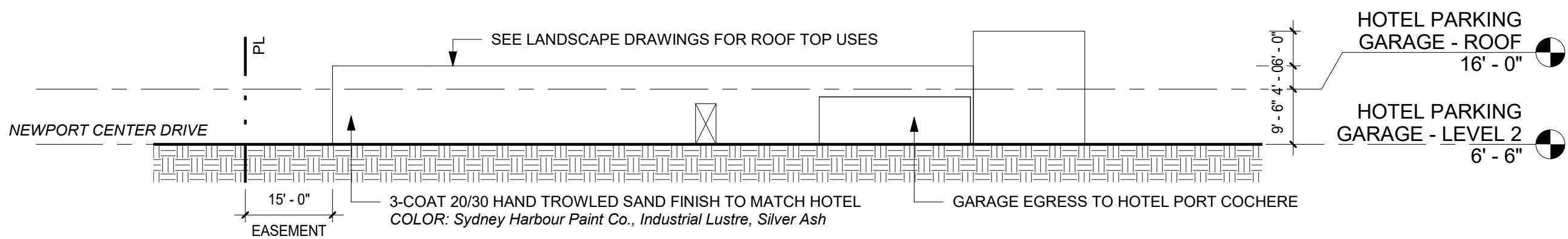
SOUTH ELEVATION



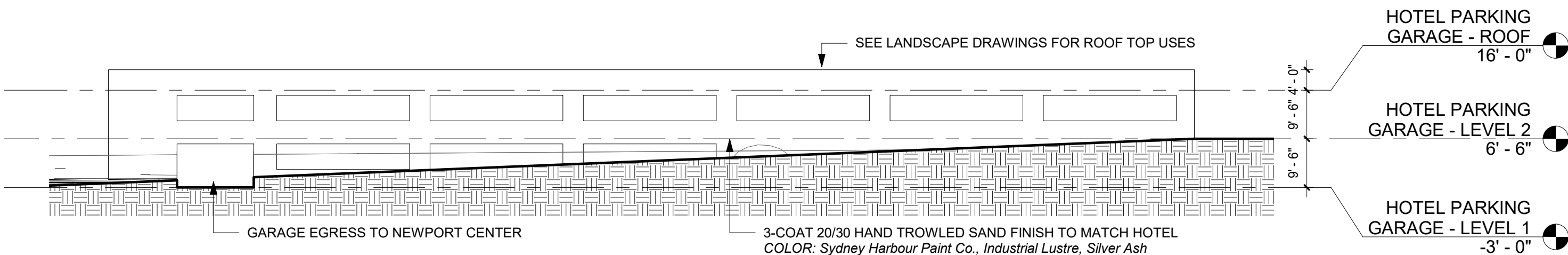
HOTEL GARAGE - LANDSCAPE VINES PRECEDENT IMAGERY
The design concept will be to develop mature vines as shown on the image above to cover the stucco finished areas.



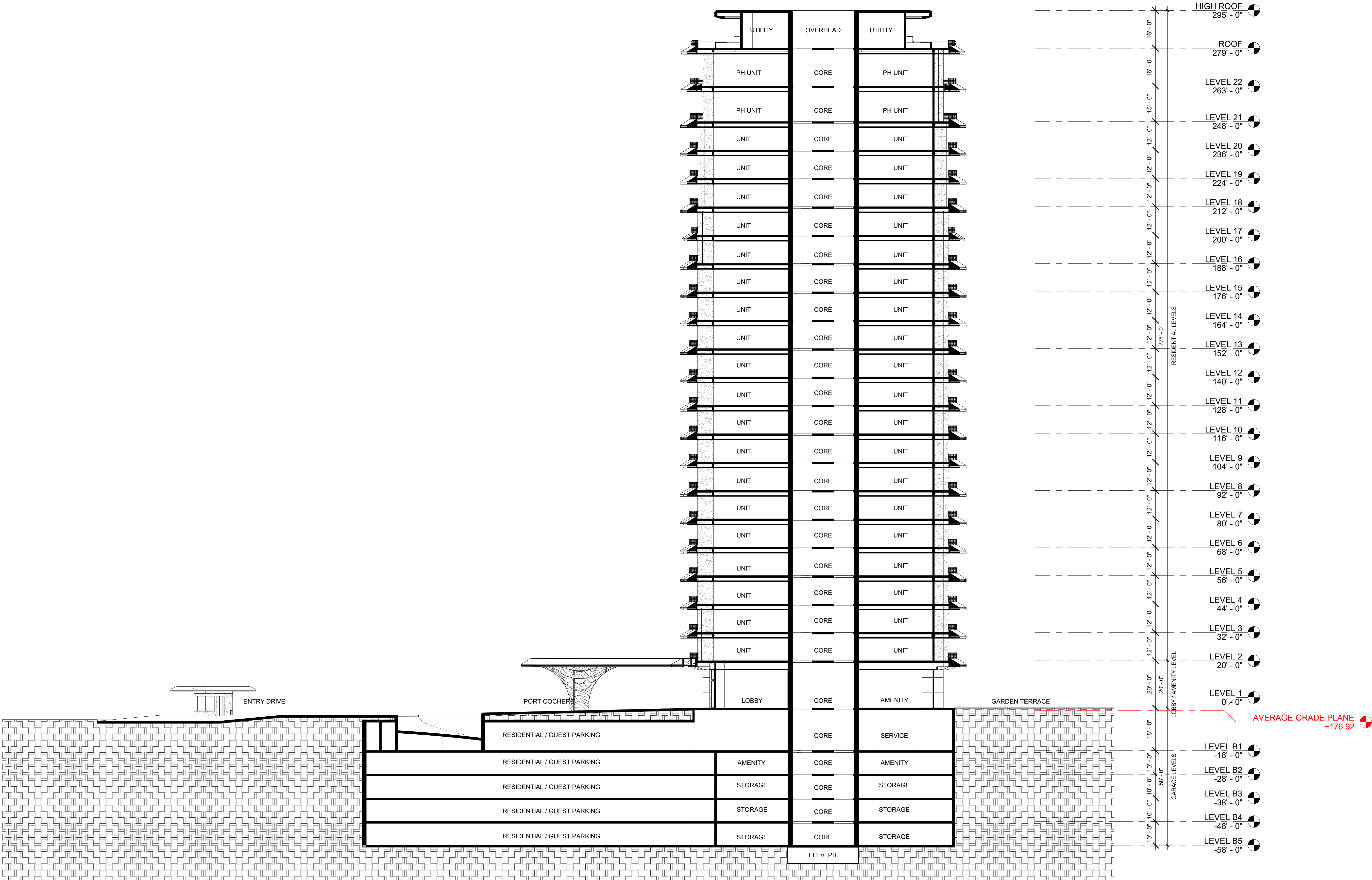
GARAGE SOUTH ELEVATION



GARAGE NORTH ELEVATION



GARAGE EAST ELEVATION - NEWPORT CENTER





THE RITZ-CARLTON RESIDENCES
NEWPORT BEACH, CA 92660

Site Development Review

NEWPORT CENTER HOTEL, LLC
4901 BIRCH STREET
NEWPORT BEACH, CA 92660
PHONE: 949.838.1274

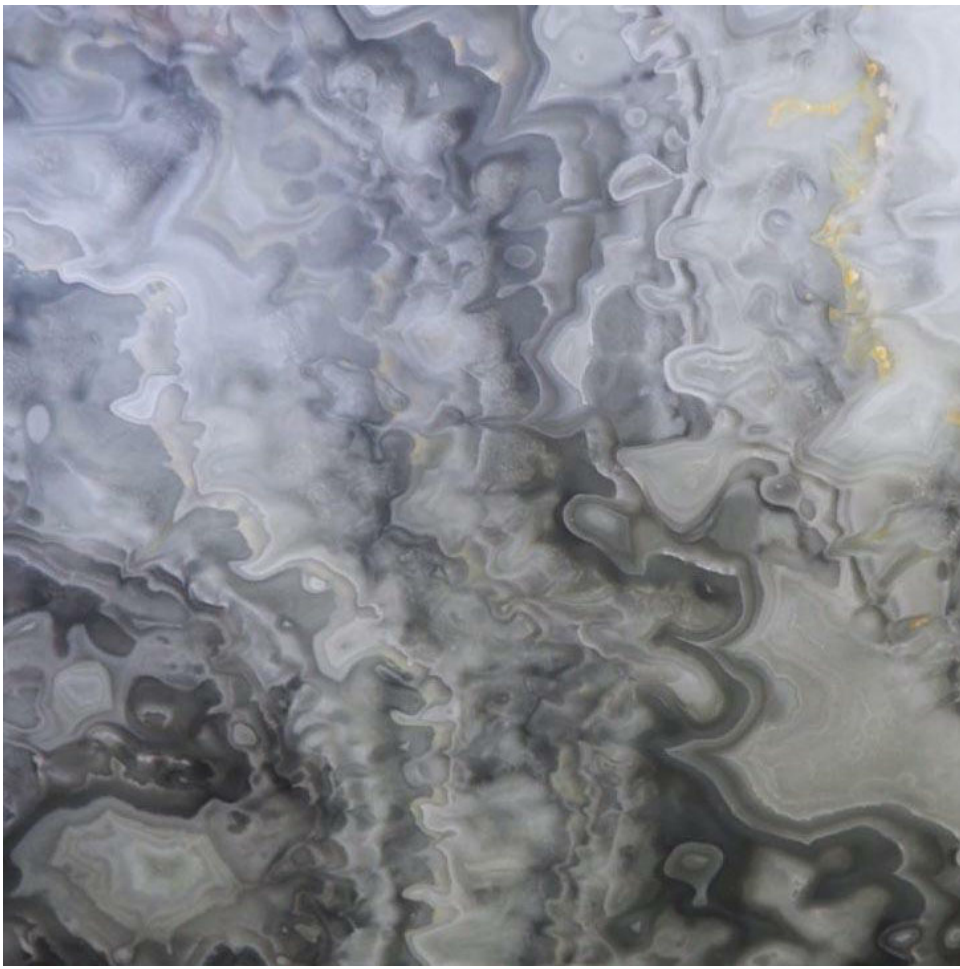
MVE + PARTNERS
1900 MAIN STREET, SUITE 800
IRVINE, CA 92614
PHONE: 949.809.3388

A4.2
SOUTH PERSPECTIVE

04/26/2022







1 STONE ACCENT



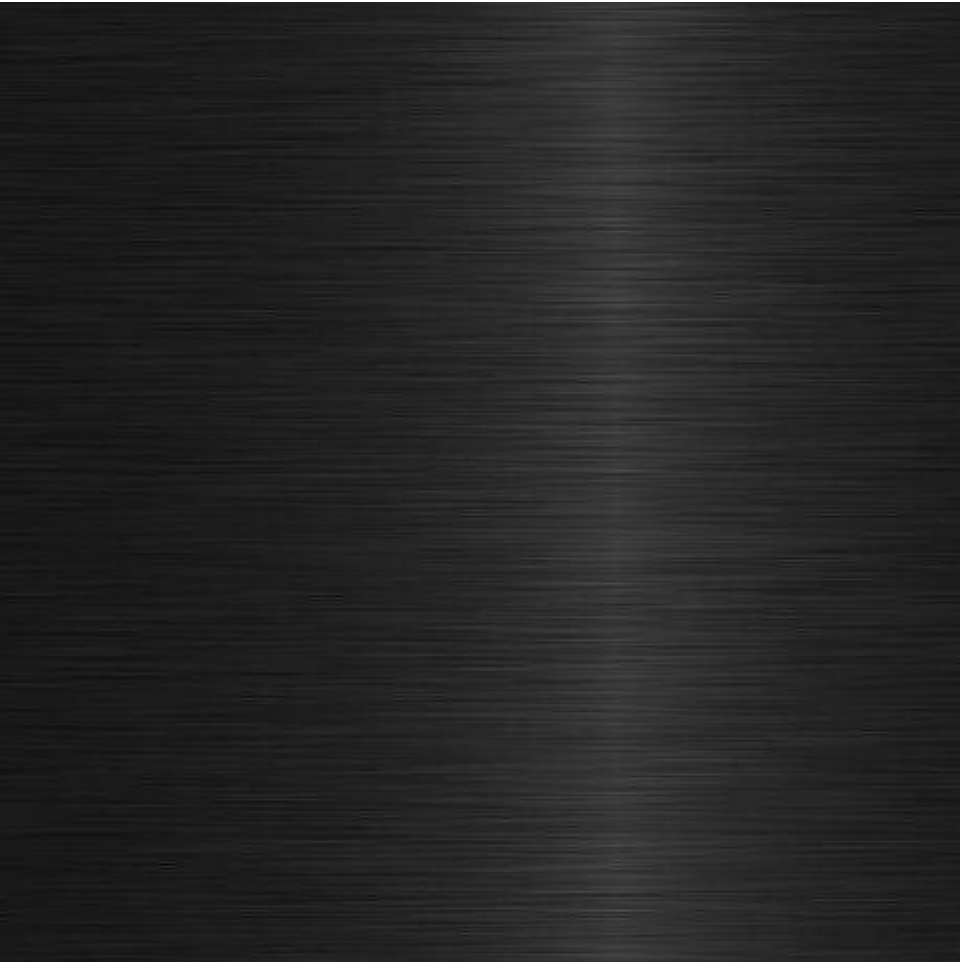
2 STONE ACCENT



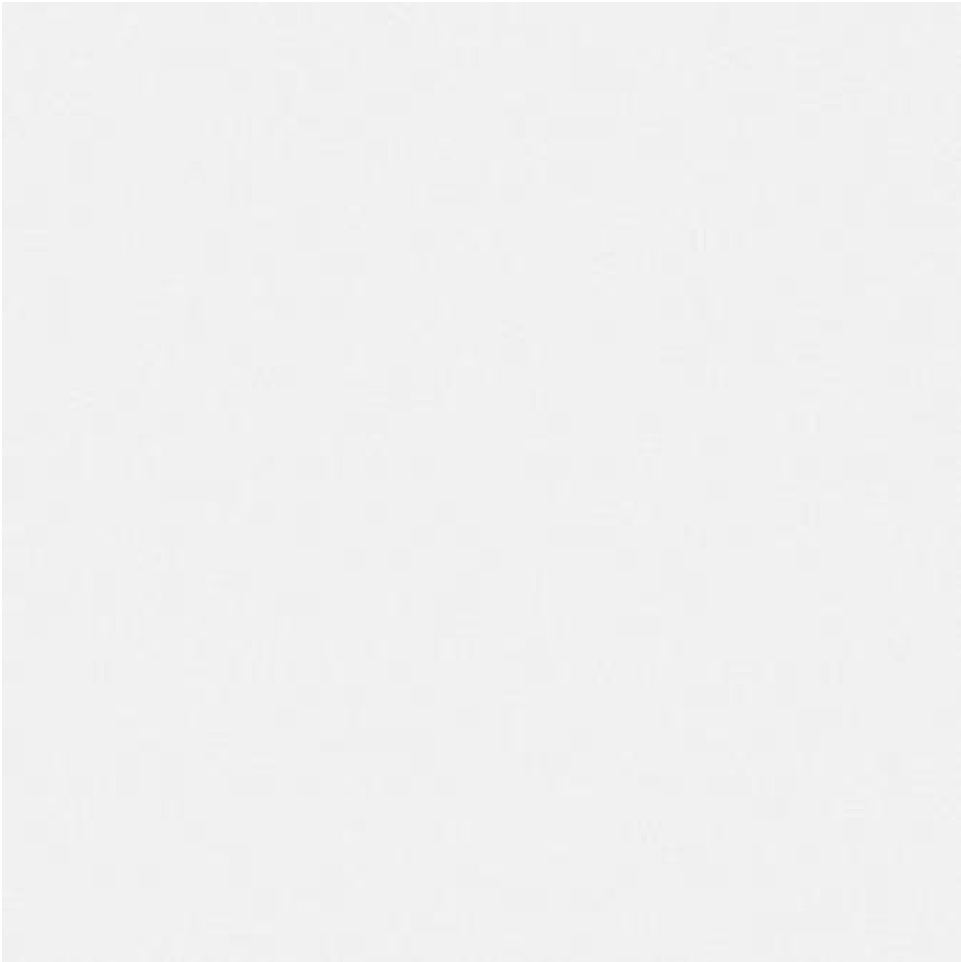
3 GFRC



4 WOOD ACCENT



5 METAL ACCENT



6 STEEL ACCENT



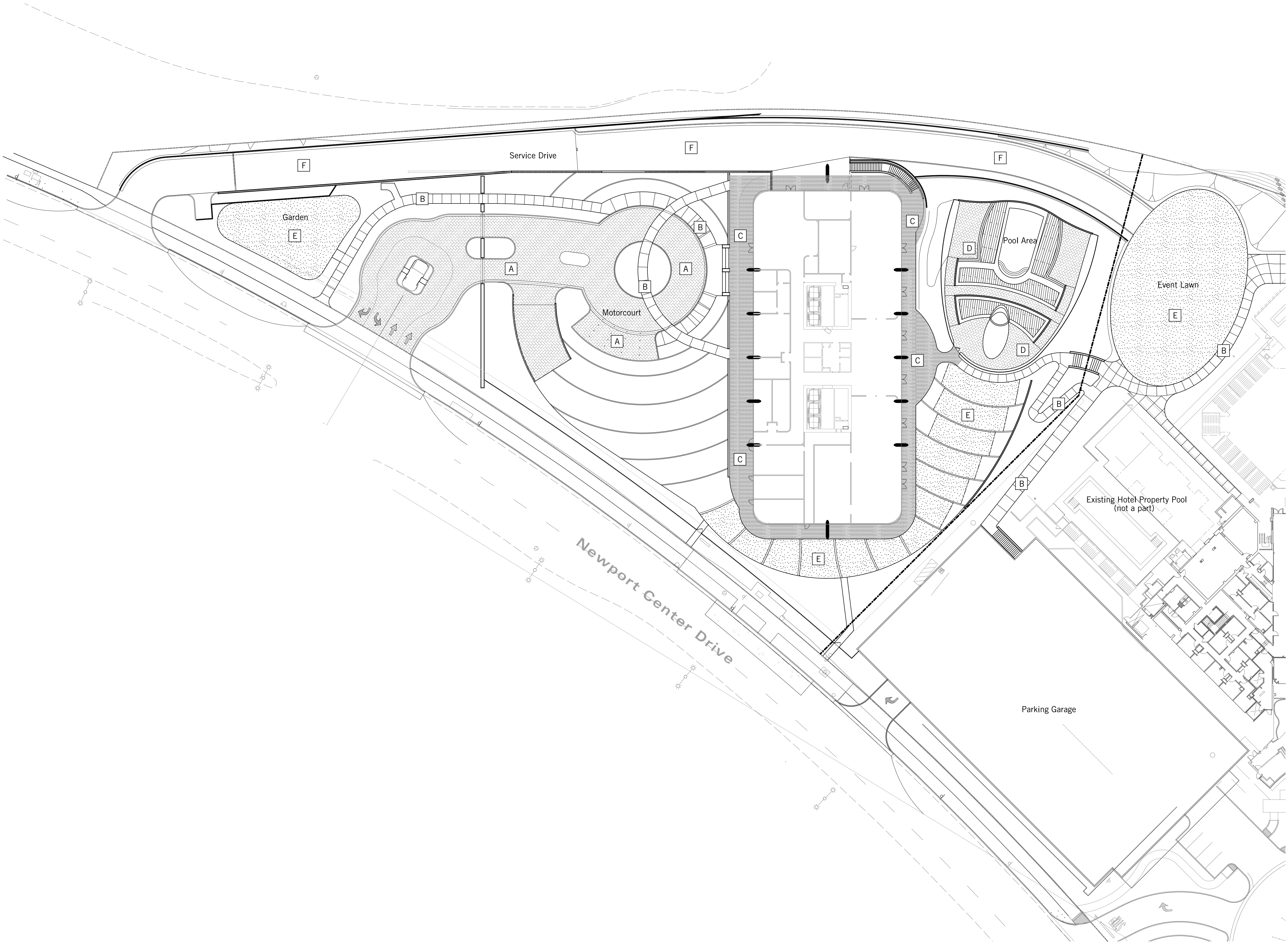
7 GLAZING



4 4 4 2 7 3 6

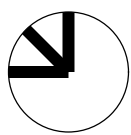


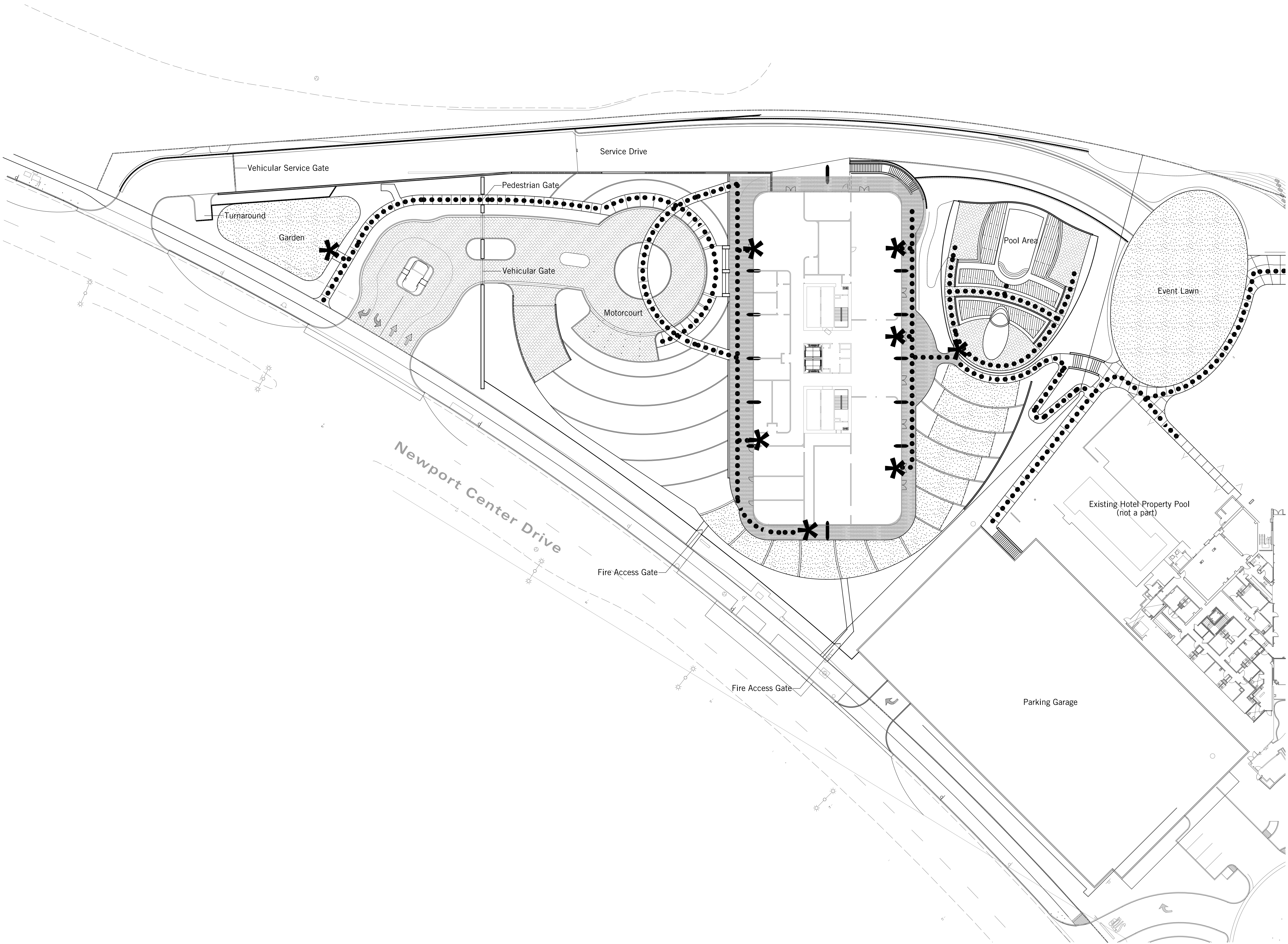
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Paving Legend

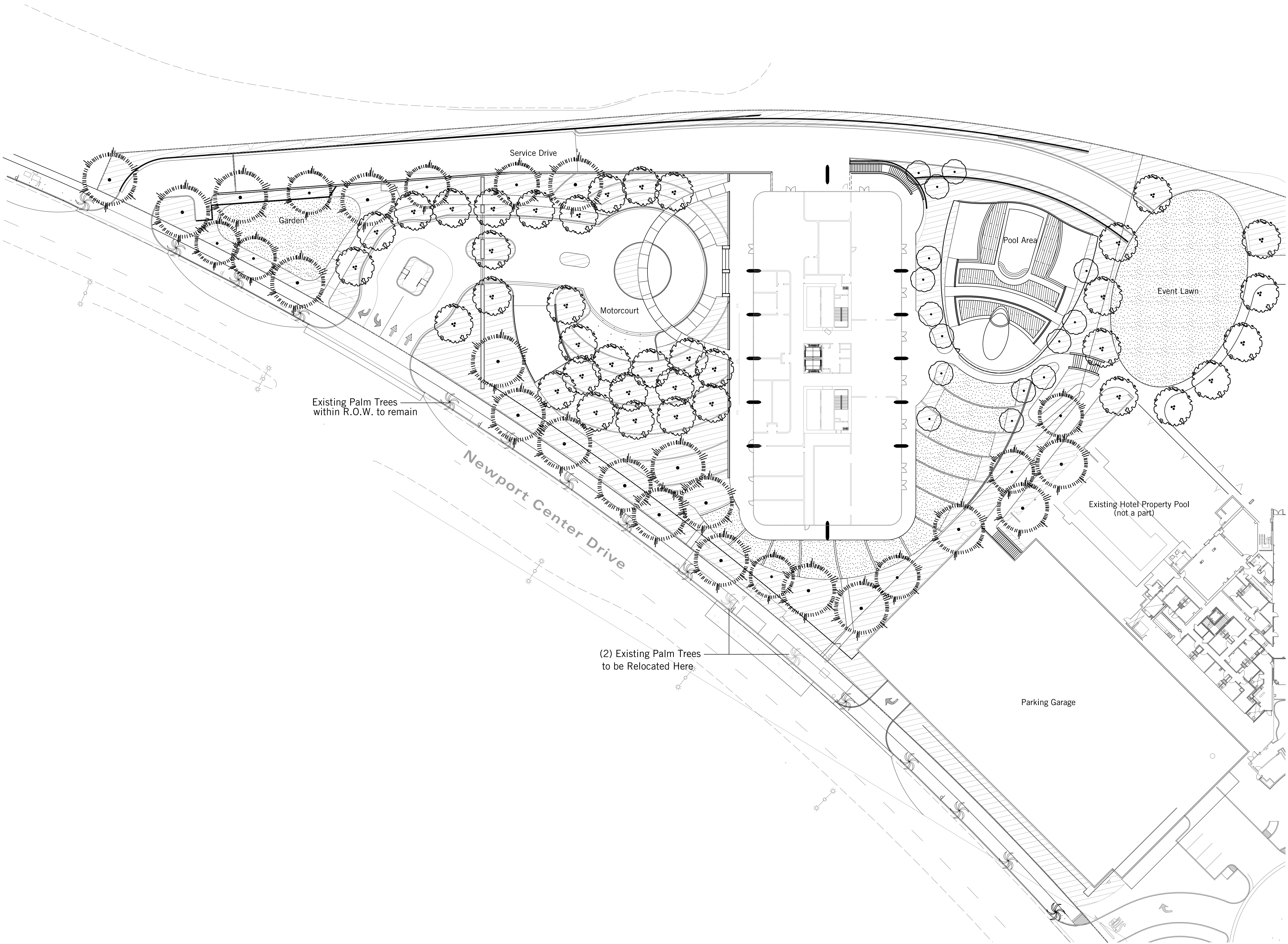
| Symbol | Description |
|--------|---|
| A | Vehicular Entry Paving - Stone paving or Interlocking concrete pavers |
| B | Pedestrian Walk Paving - Integral color concrete or Interlocking concrete pavers |
| C | Arrival / Terrace Paving - Stone paving or Integral color concrete |
| D | Pool Deck Paving - Hardwood deck paving and Concrete paving or Stone paving |
| E | Event Lawn / Garden Space - Faux Turf |
| F | Vehicular Service Drive / Fire Access - Concrete Paving or Asphalt |





Circulation Legend

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



Plant Legend

Trees

| Symbol | Description |
|--------|---|
| | Evergreen Specimen Tree - Pinus species or similar |
| | Canopy Shade Tree - Cinnamomum camphora or similar |
| | Accent Tree - Olea europea or similar |

Shrubs and Turf

| Symbol | Description |
|--------|--|
| | Shrub planting area - Refer to Sheet L105 |
| | Turf - Faux turf |

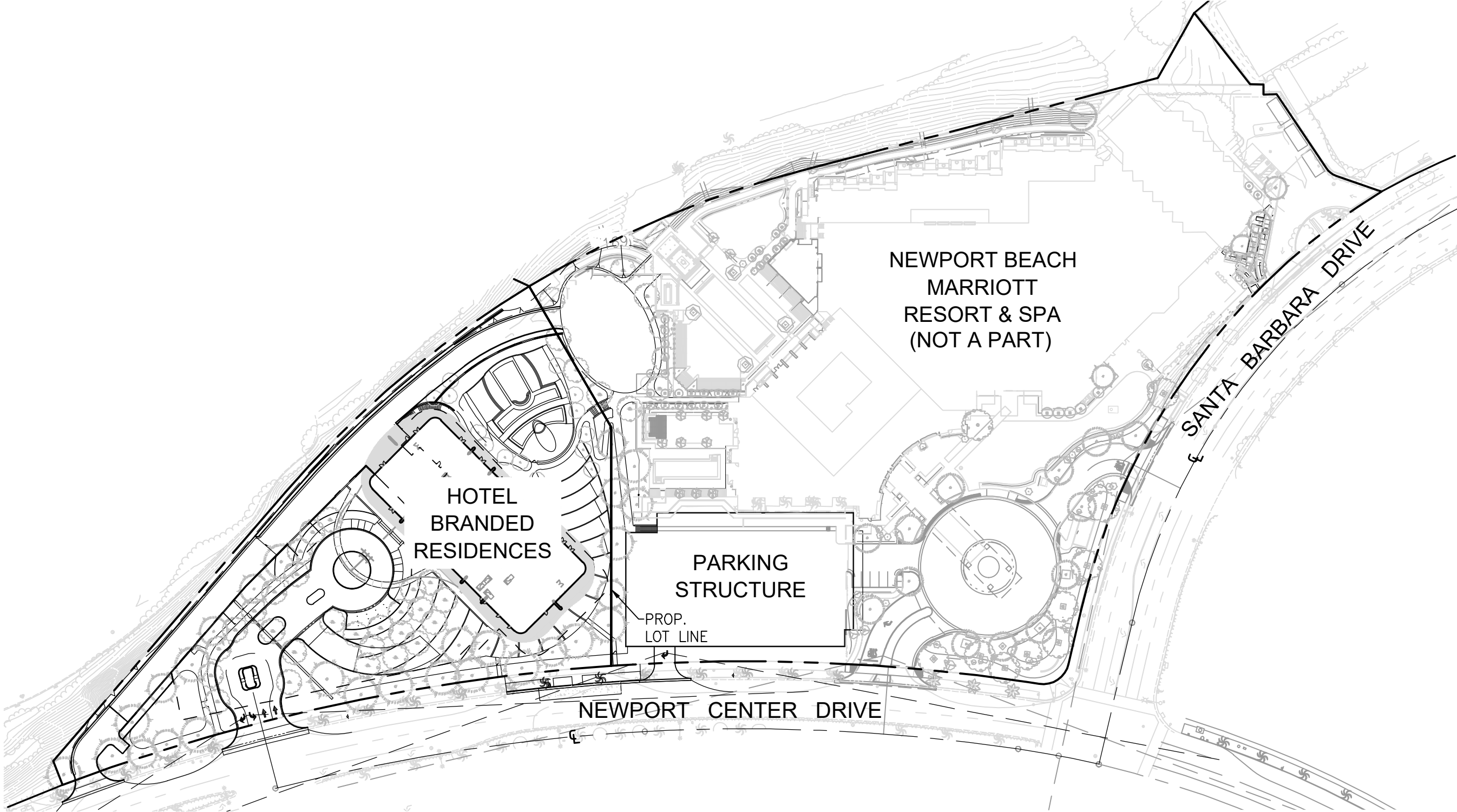
Plant List - Trees

| | | | |
|----------------------------------|-------------------------|--------------------------|----------------------------|
| 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 canariensis | Canary Island Date Palm |
| Cassia leptophylla | Gold Medallion Tree | Phoenix dactylifera | Date Palm |
| Ceratonia siliqua | Carb Tree | Pinus eldarica | Afghan Pine |
| Chitalpa tashkentensis | N.C.N. | Pinus canariensis | Canary Island Pine |
| Chionanthus retusus | Chinese Fringe Tree | Pinus halepensis | Aleppo Pine |
| Cinnamomum camphora | Camphor Tree | Pinus pinea | Italian Stone Pine |
| Cocculus laurifolius | Laurel-Leafed Snailseed | Pistacia chinensis | Chinese Pistache |
| Cupaniopsis anacardiodes | Carrot Wood | Pittosporum undulatum | Victorian Box |
| Cupressus sempervirens | Italian Cypress | Pittosporum rhombifolium | Queensland Pittosporum |
| Erithrina caffra | Coral Tree | Pyrus calleryana | Callery Pear & Cultivars |
| Eucalyptus citriodora | Lemon-Scented Gum | Platanus acerifolia | London Plane Tree |
| Eucalyptus cladocalyx | Sugar Gum | Platanus racemosa | California Sycamore |
| Eucalyptus ficifolia | Red Flowering Gum | Podocarpus gracilior | Fern Pine |
| Eucalyptus grandis | N.C.N. | Populus fremonti | Western Cottonwood |
| Eucalyptus leucoxylon | White Ironbark | Populus nigra 'italica' | Lombardy Poplar |
| Eucalyptus lehmanii | Bushy Yate | Prunus spp. | Flowering Cherry |
| Eucalyptus maculata | Sptted Gum | Quercus agrifolia | Coast Live Oak |
| Eucalyptus nicholii | Peppermint Gum | Quercus engelmannii | Engelmann Oak |
| Eucalyptus sideroxylon | Red Ironbark | Quercus ilex | Holly Oak |
| Ficus spp. | Fig | Quercus suber | Cork Oak |
| Ficus microcarpa | Indian Laurel Fig | Quercus virginiana | Southern Live Oak |
| Ficus rubingosa | Rustyleaf Fig | Robinia ambigua | Idaho Locust |
| Fraxinus oxycarpa 'Raywood' | Raywood Ash | Rhus lancea | African Sumac |
| Fraxinus uhdei 'Majestic Beauty' | Evergreen Ash | Salix spp. | Willow |
| Geigeria parviflora | Australian Willow | Schinus terebinthefolius | Brazilian Pepper Tree |
| Ginkgo biloba | Maidenhair Tree | Schinus molle | California Pepper |
| Glenditzia triancanthos | Honey Locust | Sapium sebiferum | Chinese Tallow Tree |
| Grevillea robusta | Silk Oak | Tabebuia avellandae | Trumpet Tree |
| Hymenosporum flavum | Sweetshade | Tipuana tipu | Tipu Tree |
| Jacaranda mimosifolia | Jacaranda | Tristania conferta | Brisbane Box |
| Koelreuteria bipinnata | Chinese Flame Tree | Ulmus parvifolia | Evergreen Elm |
| Lagerstroemia indica | Crape Myrtle | Washingtonia filifera | California Fan Palm |
| Laurus nobilis | Sweet Bay | Washintonia robusta | Mexican Fan Palm |
| | | Zelkova serrata | Zelkova |

| Plant List - Shrubs | | | | Plant List - Groundcover | |
|------------------------------|------------------------|--------------------------|----------------------|-----------------------------|-------------------------|
| Acacia redolens | Prostrate Acacia | Photinia serrulata | Chinese Photinia | Agaphanthus spp. | Lily-of-the-Nile |
| Acacia spp. | Acacia | Pittosporum spp. | Pittosporum | Armeria maritima | Sea Thrift |
| Agave spp. | Agave | Pittosporum crassifolium | Tobira | Artemisia spp. | Artemisia |
| Aloe spp. | Aloe | Pittosporum tobira | Tobira | Arctostaphylos spp. | Manzanita |
| Arbutus unedo | Strawberry Tree | Pittosporum undulatum | Victorian Box | Aptermeria spp. | N.C.N. |
| Arctostaphylos spp. | Manzanita | Plumbago auriculata | Cape Plumbago | Baccharis spp. | Coyotebrush |
| Azalea spp. | Azalea | Podocarpus spp. | Fern Pine | Bougainvillea spp. | Bougainvillea |
| Bougainvillea spp. | Bougainvillea | Prunus caroliniana | Carolina Cherry | Carex pansa | California Meadow Sedge |
| Buxus spp. | Boxwood | Prunus lyonii | Catalina Cherry | Carex tumicola | Berkeley Sedge |
| Calliandra haematoecephala | Pink Powder Puff | Raphiolepis spp. | Yeddo Hawthorne | Carissa spp. | Natal Plum & Cultivars |
| Callistemon spp. | Bottlebrush | Phamnus californica | Coffee Berry | Ceanothus spp. | California Lilac |
| Carissa spp. | Natal Plum & Cultivars | Rhododendron spp. | Azalea, Rhododendron | Cistus spp. | Rockrose |
| Ceanothus spp. | California Lilac | Rhus integrifolia | Lemonade Berry | Coprosma repens | Mirror Plant |
| Cistus spp. | Rockrose | Rhus laurina | Laurel Sumac | Clytostoma callistegioides | Purple Trumpet Vine |
| Cotoneaster spp. | Cotoneaster | Rhus ovata | Sugarbush | Cotoneaster spp. | Cotoneaster |
| Cyathea cooperi | Australian Tree Fern | Rosa spp. | Rose | Distictis buccinitoria | Blood-red Trumpet Vine |
| Dietes bicolor | Fortnight Lily | Rosmarinus spp. | Rosemary | Restuca ovina 'glauca' | Blue Fescue |
| Dicksonia antarctica | Tasmanian Tree Fern | Salvia spp. | Sage | Festuca mairei | Marie's Fescue |
| Euonymus pungens | N.C.N. | Strelitzia nicholii | Bird of Paradise | Ficus pumilia | Creeping Fig |
| Elaeagnus pungens | Silverberry | Viburnum spp. | Viburnum | Gazania spp. | Gazania |
| Feijoa sellowiana | Pineapple Guava | Westringia fruticosa | Westringia | Hedera spp. | Ivy |
| Grevillea spp. | Grevillea | Xylosma congestum | Xylosma | Hemerocallis spp. | Daylily |
| Grewia occidentalis | Lavender Starflower | | | Hypericum paniculatum | Panicked Hawkweed |
| Hakea suovaolens | Sweet Hakea | | | Iris douglasiana | Iris |
| Heteromomeles spp. | Toyon | | | Jasminum polyanthum | Pink Jasmine Vine |
| Hibiscus spp. | Chinese Hibiscus | | | Juncus polyanthemus | Australian Silver Rush |
| Ilex wilsonii | Wilson Holly | | | Lantana spp. | Lantana |
| Ilex spp. | Holly | | | Limonium perezii | Sea Lavender |
| Juncus polyanthemus | Australian Silver Rush | | | Liriope spp. | Lily Turf |
| Lantana spp. | Lantana | | | Lonicera japonica | Japanese Honeysuckle |
| Lavendulla spp. | Lavender | | | Mahonia spp. | Mahonia |
| Lavatera spp. | Tree Mallow | | | Myoprum parvifollum | Myoporum |
| Leptospermum scoparium | New Zealand Tea Tree | | | Myrtus communis | Myrtle |
| Ligustrum japonica 'Texanum' | Japanese Privet | | | Osmanthus fragrans | Sweet Olive |
| Liriope spp. | Lily Turf | | | Parthenocissus tricuspidata | Boston Ivy |
| Microlepia strigosa | Lace Fern | | | Pelagronium peltatum | Trailing Geranium |
| Miscanthus spp. | Eulalia grass | | | Pittosporum spp. | Pittosporum |
| Mahonia spp. | Mahonia | | | Plumbago auriculata | Cape Plumbago |
| Malosma lauina | Laurel Sumac | | | Rosa spp. | Rose |
| Melaleuca spp. | Melaleuca | | | Rosmarinus prostrata | Trailing Rosemary |
| Muhlenbergia rigens | Deer Grass | | | Sarcococa rusifolia | Sweet Box |
| Myoporum pacificum | Myoporum | | | Solanum jasminoides | Potato Vine |
| Nephrolepis spp. | Sword Fern | | | Strelitzia nicholii | Bird of Paradise |
| Pennisetum setaceum 'rubrum' | Fountain Grass | | | Trachelospermum jasminoide | Star Jasmine |
| | | | | Viburnum nevinii | Viburnum |
| | | | | Verbena peruviana | Moss Verbena |

CITY OF NEWPORT BEACH
HOTEL BRANDED RESIDENCES

900 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA. 92660



INDEX MAP
1"=100'

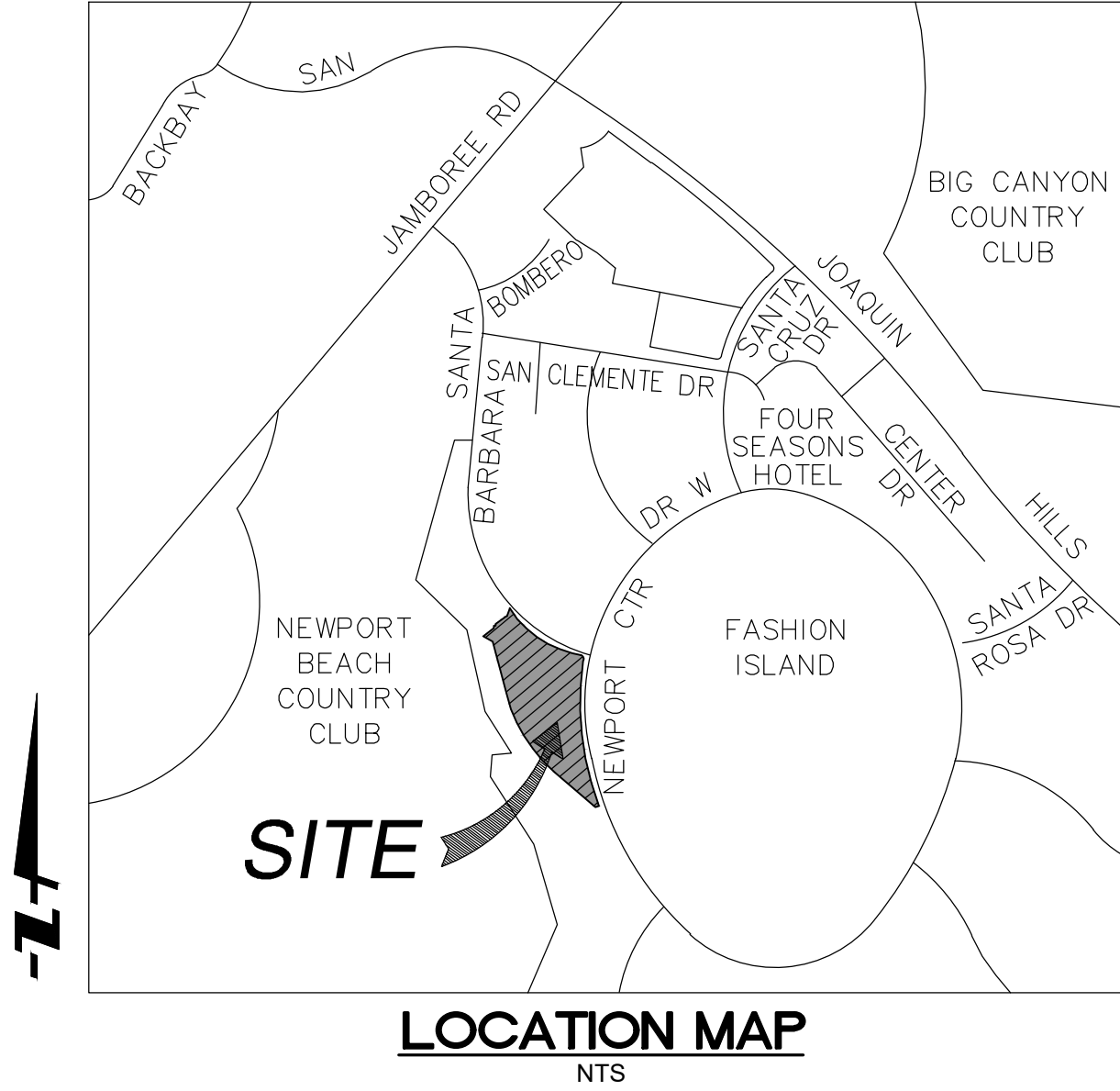


SHEET INDEX

| | |
|------------------------------------|------|
| TITLE SHEET | C-01 |
| CONCEPTUAL GRADING | C-02 |
| SECTIONS | C-03 |
| CONCEPTUAL UTILITY | C-04 |
| SIGNAGE & STRIPING PLAN | C-05 |
| OPEN SPACE EXHIBIT | C-06 |
| GRADE PLANE EXHIBIT | C-07 |
| EXISTING TOPOGRAPHIC & SITE SURVEY | C-08 |
| TRUCK TEMPLATES | C-09 |
| TRUCK TURN STUDY | C-10 |

ABBREVIATIONS & LEGEND

| | | | |
|------|----------------|-----|---------------------------------|
| BF | BACKFLOW | --- | RIGHT OF WAY/PROPERTY LINE |
| BLDG | BUILDING | --- | CENTER LINE |
| CB | CATCH BASIN | --- | EXISTING EASEMENT |
| CL | CENTER LINE | --- | PROPOSED EASEMENT |
| DW | DOMESTIC WATER | --- | LOT LINE |
| ESMT | EASEMENT | --- | RETAINING WALL |
| EX. | EXISTING | --- | EX. CONTOUR |
| FH | FIRE HYDRANT | --- | EXISTING WATER MAIN |
| FW | FIRE WATER | --- | EXISTING SEWER MAIN |
| L | LENGTH | --- | EXISTING STORM DRAIN |
| P/L | PROPERTY LINE | --- | EXISTING CABLE TV LINE |
| R/W | RIGHT OF WAY | --- | EXISTING ELECTRIC LINE |
| SD | STORM DRAIN | --- | EXISTING TRAFFIC SIGNAL CONDUIT |
| | | --- | EXISTING GAS LINE |
| | | --- | EXISTING TELEPHONE LINE |
| | | --- | EXISTING STREET LIGHT |
| | | --- | PRIVATE STORM DRAIN LINE |
| | | --- | PRIVATE SEWER LINE |
| | | --- | PROPOSED MODULAR WETLAND |
| | | --- | FIRE HYDRANT |



FLOOD ZONE

THE AREA OF LAND SHOWN HEREON LIES ENTIRELY WITHIN FLOOD ZONE "AE", AS DEFINED ON INFORMATION PUBLISHED BY U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AS REFLECTED BY FLOOD INSURANCE RATE MAP PANEL NO. 06059C0382K, EFFECTIVE 3/21/2019

OWNER

NEWPORT CENTER HOTEL, LLC
4901 BIRCH ST
NEWPORT BEACH, CA 92660
CONTACT: KEVIN MARTIN
PHONE: (949) 838-1274

SITE ADDRESS

900 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660

CIVIL ENGINEER

ORIANA SLASOR, P.E.
FUSCOE ENGINEERING, INC.
16795 VON KARMAN, SUITE 100
IRVINE, CA 92606
PHONE: (949) 474-1960
FAX: (949) 474-5315



LEGAL DESCRIPTION

PARCEL 2, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP 2004-225 FILED IN BOOK 361, PAGES 1, 2, AND 3 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS MODIFIED BY THE PARCEL MAP CERTIFICATE OF CORRECTION RECORDED APRIL 23, 2008 AS INSTRUMENT NO. 2008-190230 OF OFFICIAL RECORDS.

BASIS OF BEARINGS

BEARINGS HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83) ZONE VI, 2017.50 EPOCH, AS DERIVED LOCALLY BY ORANGE COUNTY HORIZONTAL GPS CONTROL STATIONS TRAK AND SACY, BEING N30°42'07"W AS PUBLISHED BY THE ORANGE COUNTY SURVEYOR. ALL DISTANCES WERE SCALED TO GROUND BY APPLYING THE COMPUTED COMBINATION FACTOR (CF) 0.99996333.

BENCH MARK

ELEVATIONS HEREON ARE IN TERMS OF THE NATIONAL VERTICAL DATUM (NAVD88), BASED LOCALLY ON THE COUNTY OF ORANGE BENCHMARK:
3K-46-91 = 95.484 FEET (1991 LEVELED)

EARTHWORK

CUT: 177,200 CY RAW
FILL: 5,800 CY RAW
NET: 205,700 CY EXPORT

ASSUMES 24" MAT FOUNDATION FOR GARAGE & 10" MAT FOUNDATION FOR HOTEL PARKING, 20% CONTINGENCY FOR BULKING, OVER-EX, WALL & UTILITY SPOILS.

THE RITZ-CARLTON RESIDENCES
NEWPORT BEACH, CA 92660

NEWPORT CENTER HOTEL, LLC
4901 BIRCH STREET
NEWPORT BEACH, CA 92660
PHONE: 949.838.1274

FUSCOE ENGINEERING
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PHONE: 949.474.1960

Site Development Review
F:\Projects\1112\008\Plans\Entitlements\Conceptual Grading Plan\1112-008-cg-011s.dwg (4/27/2022 8:42 AM) Plotted by: Maki Inamine

C-01
TITLE SHEET

04/27/2022

THE RITZ-CARLTON RESIDENCES
NEWPORT BEACH, CA 92660

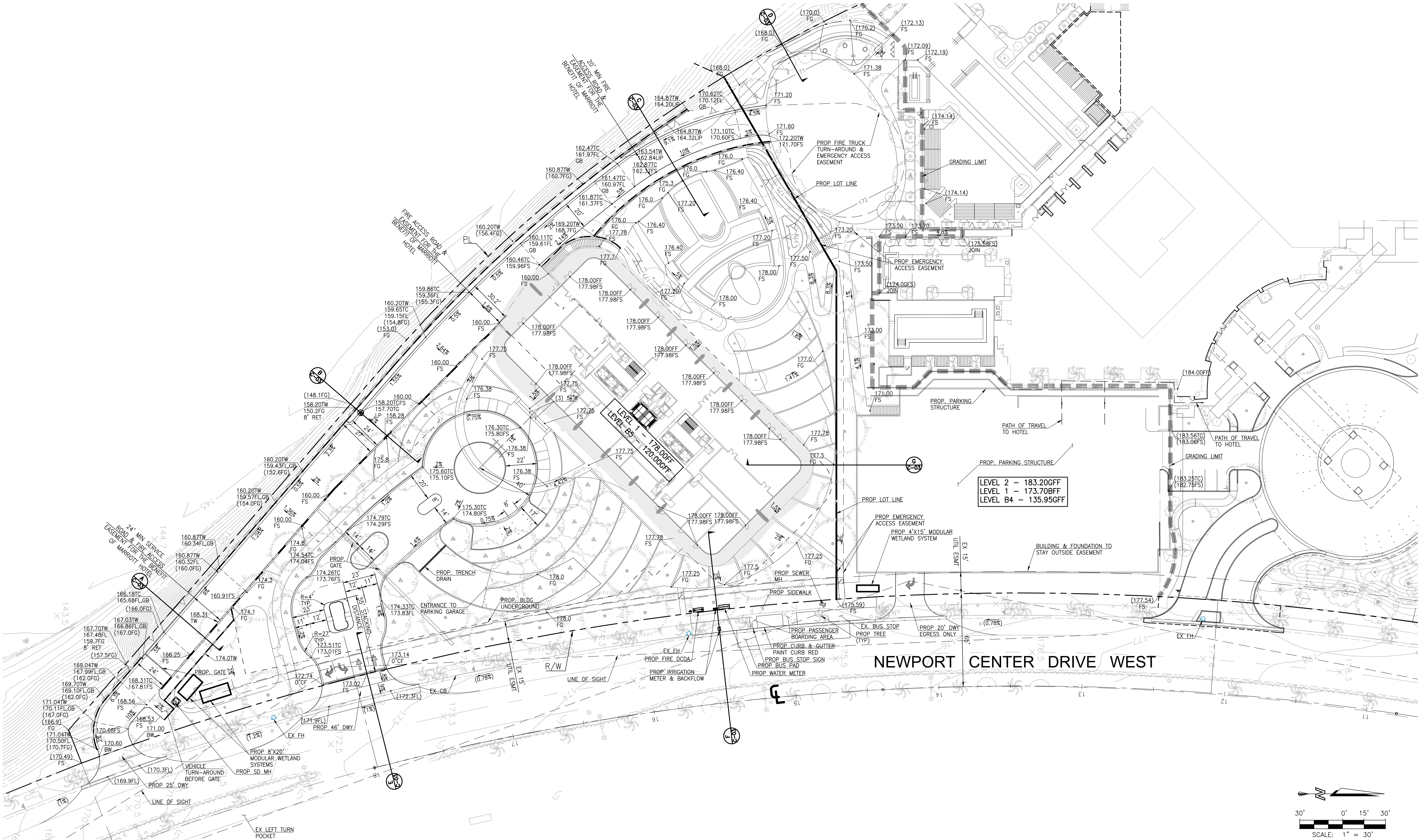
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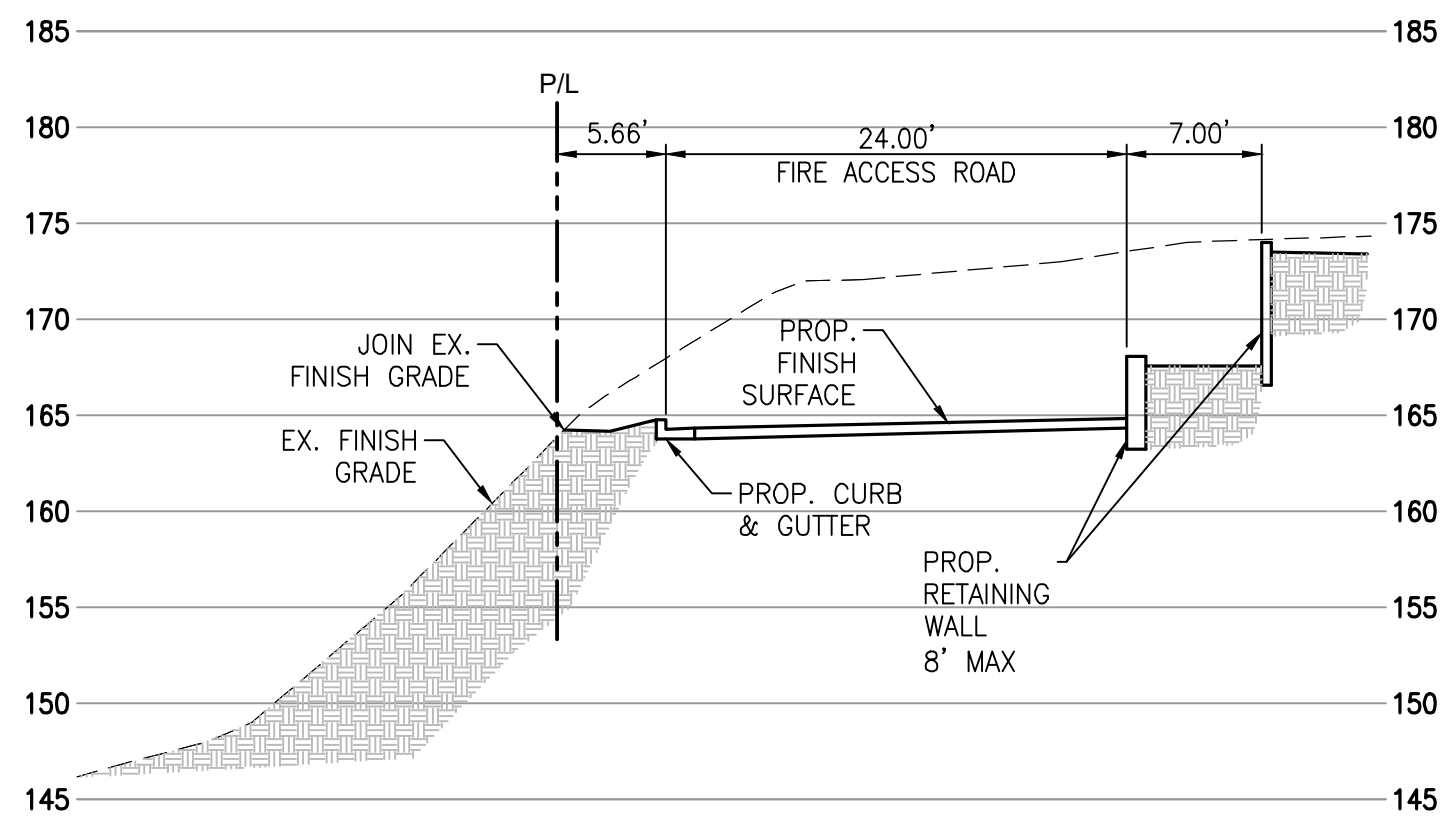
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NEWPORT BEACH, CA 92660
PHONE: 949.838.1274

FUSCOE ENGINEERING
16795 VON KARMAN, SUITE 100
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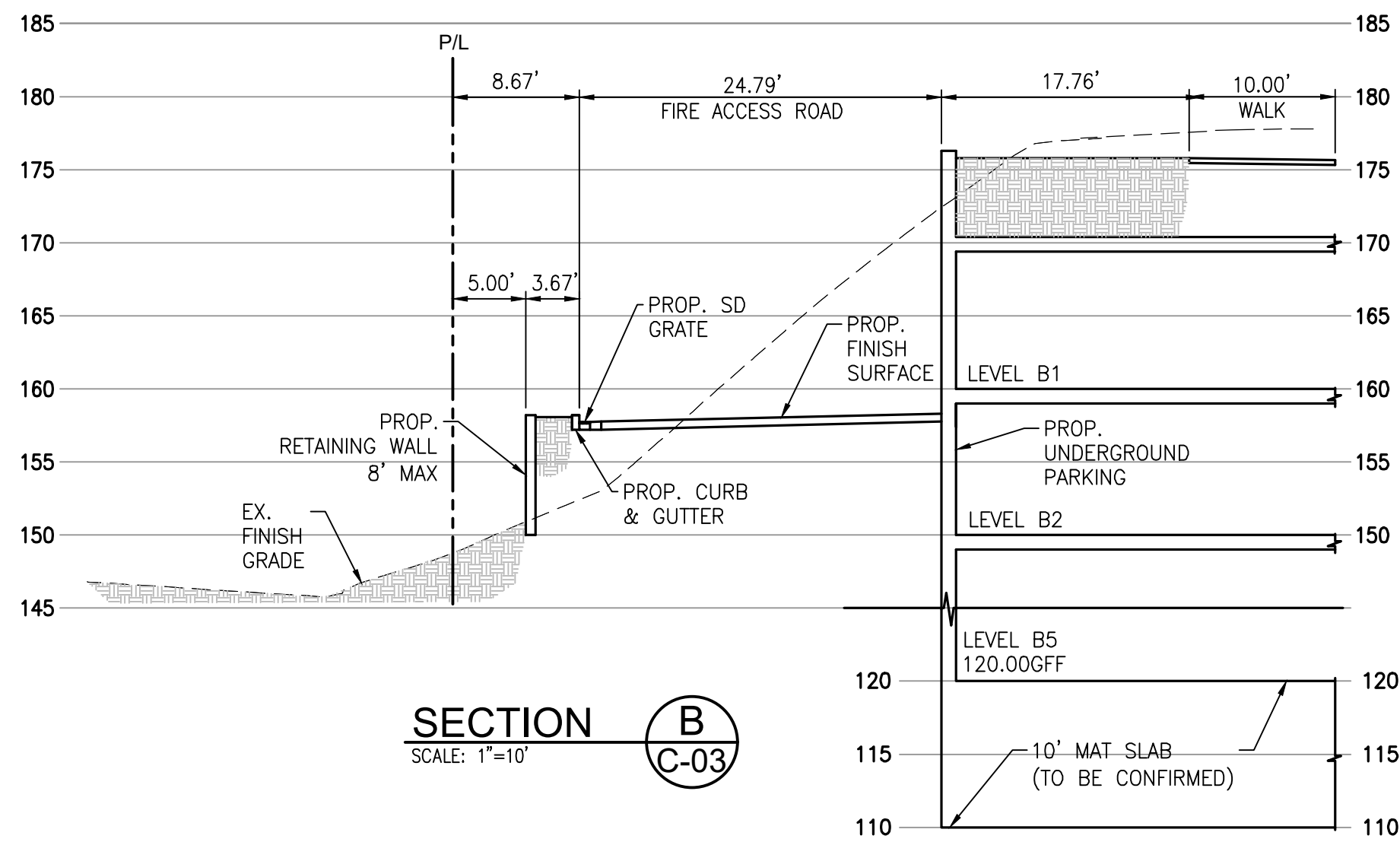
C-02
CONCEPTUAL GRADING

04/27/2022

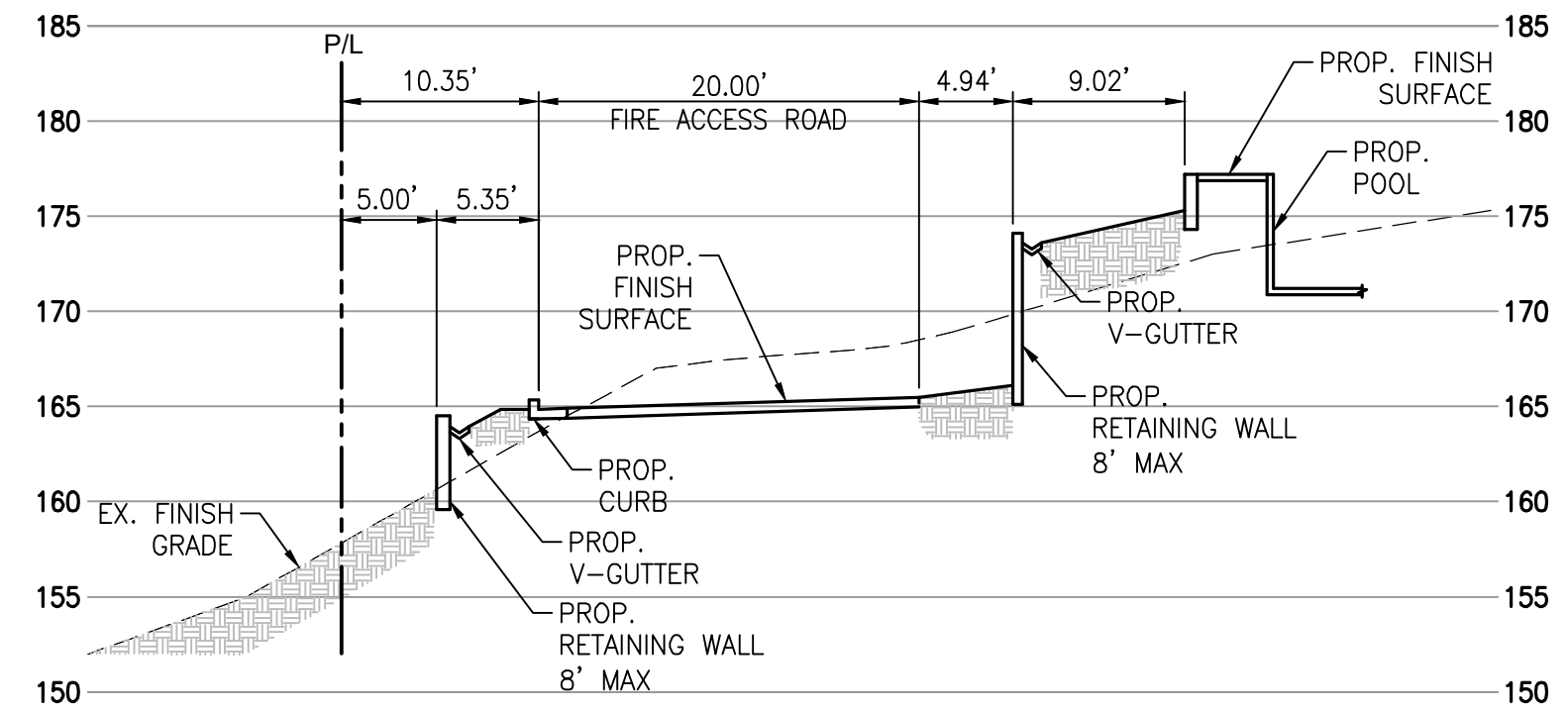




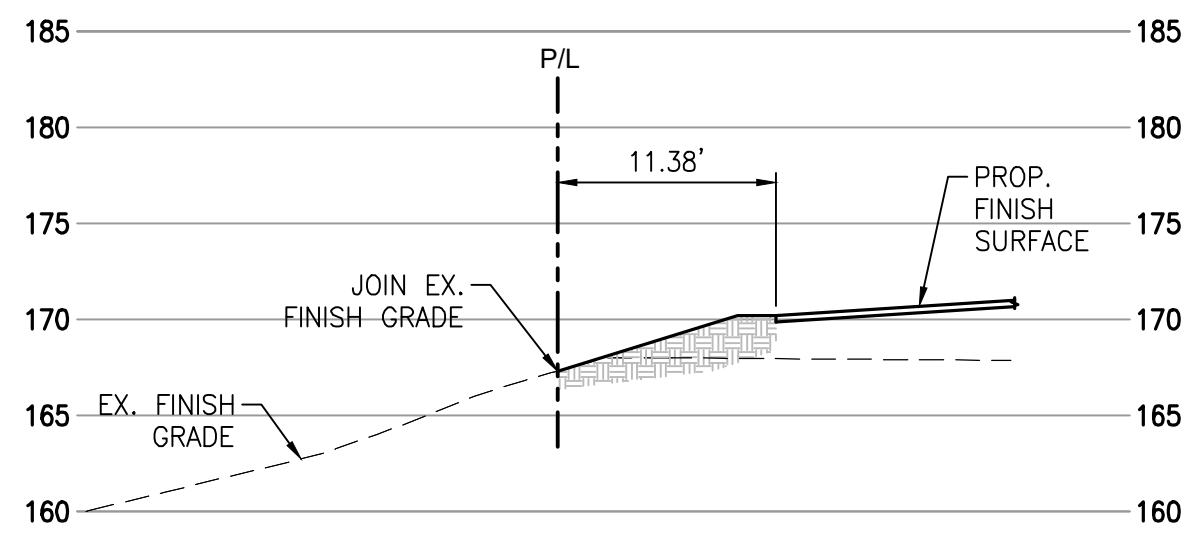
SECTION A
SCALE: 1"=10'



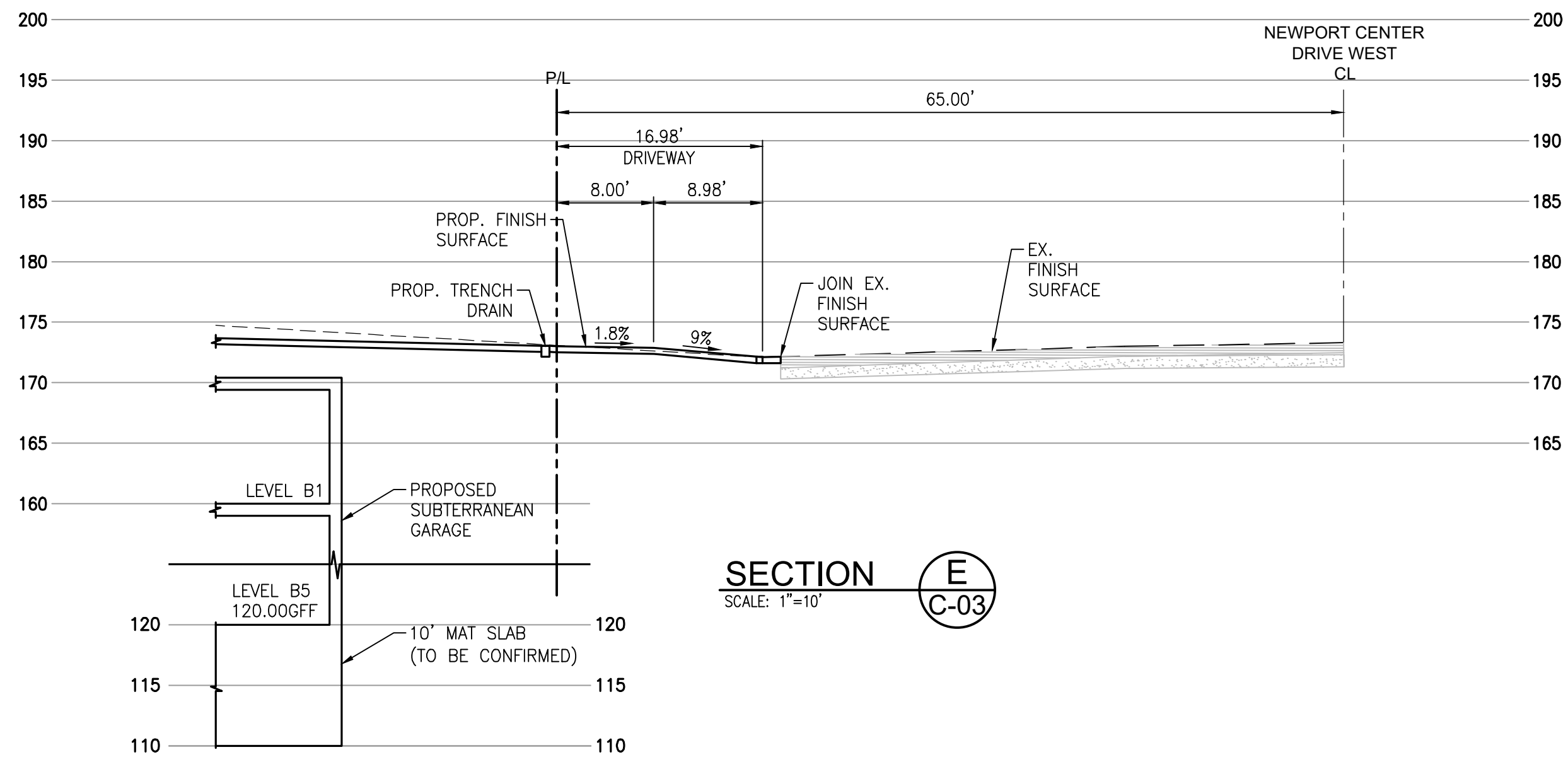
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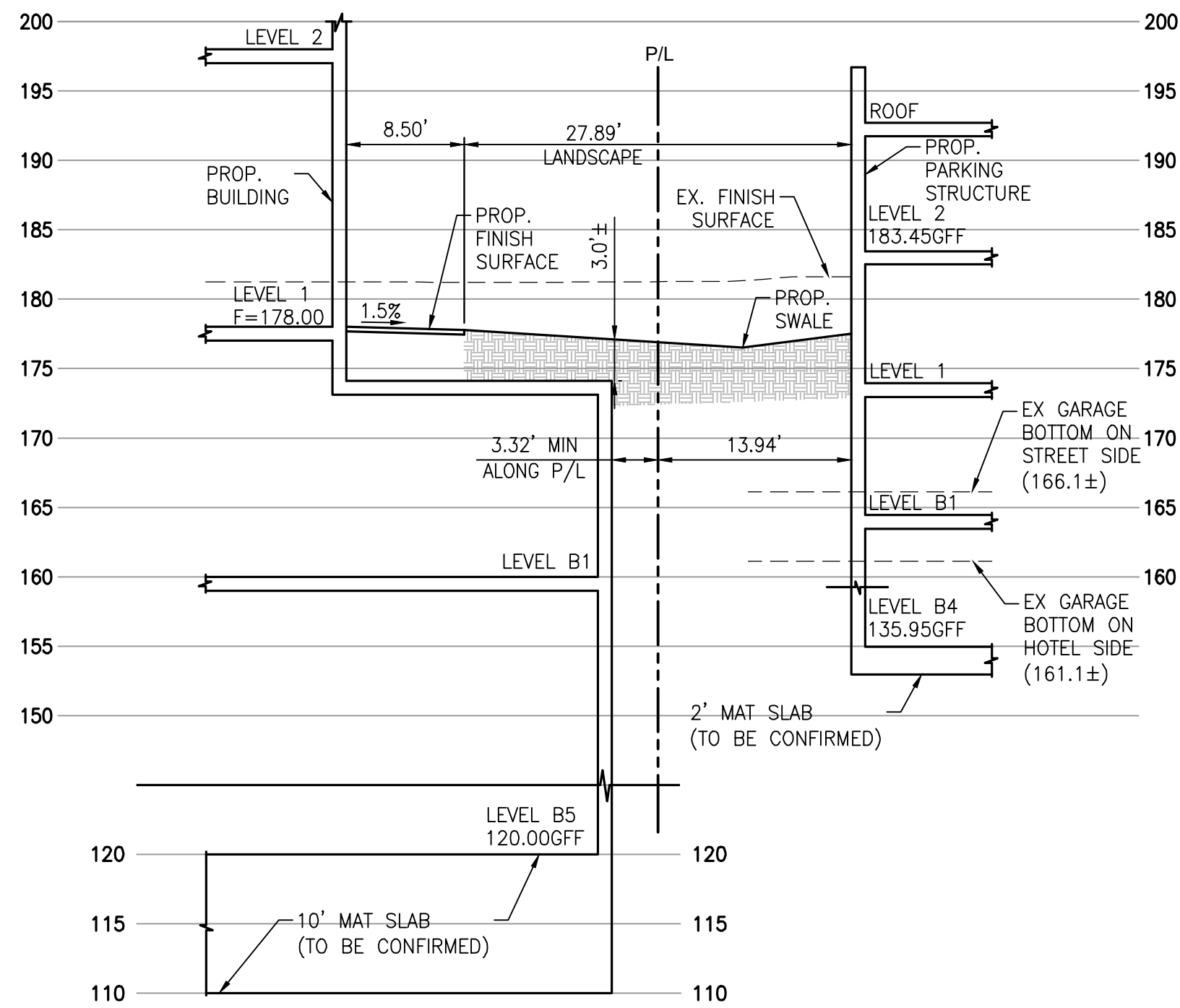
SECTION C
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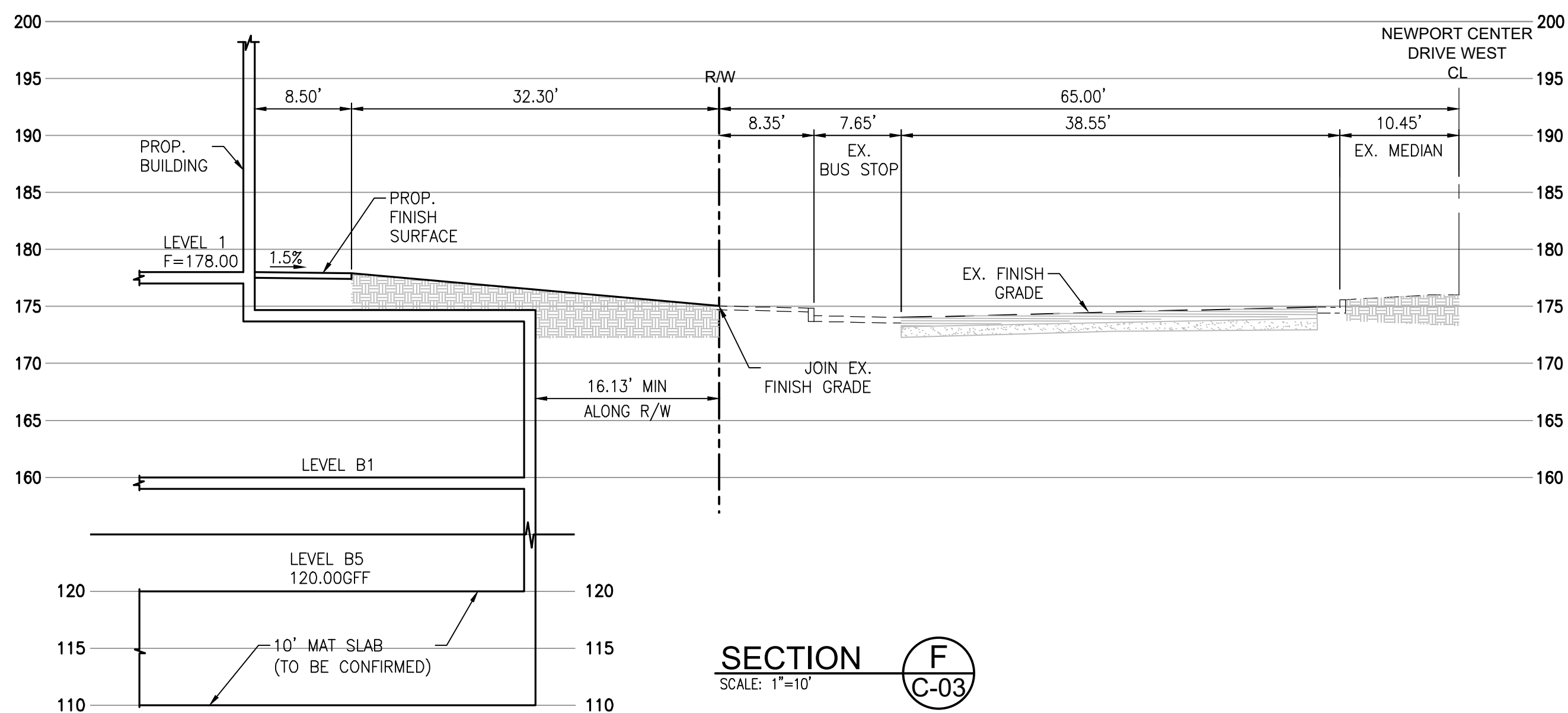
SECTION D
SCALE: 1"=10'



SECTION E
SCALE: 1"=10'

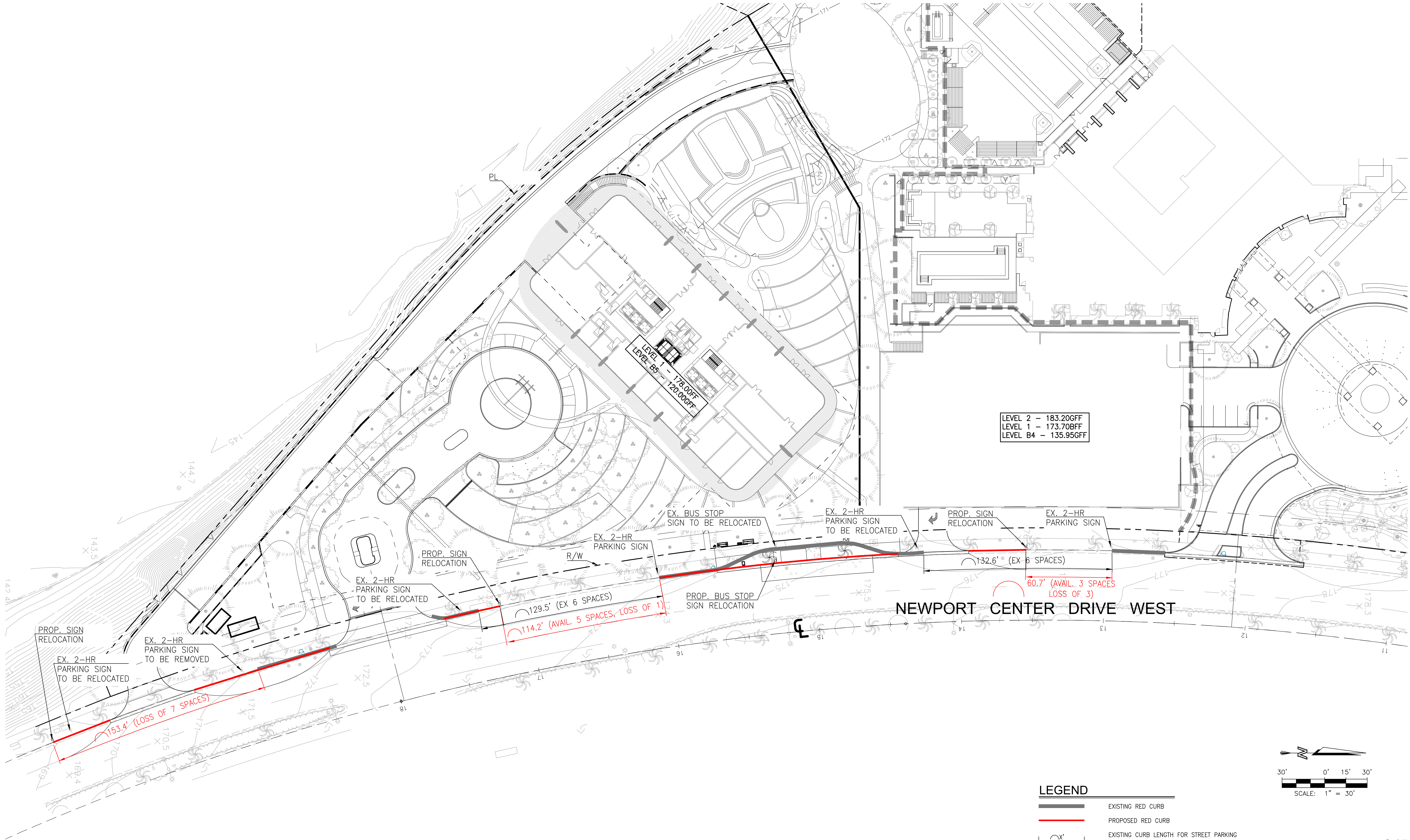


SECTION G
SCALE: 1"=10'



SECTION F
SCALE: 1"=10'

NOTE:
BASEMENT EXCAVATION BELOW WATER
TABLE MAY REQUIRE DEWATERING.



THE RITZ-CARLTON RESIDENCES
NEWPORT BEACH, CA 92660

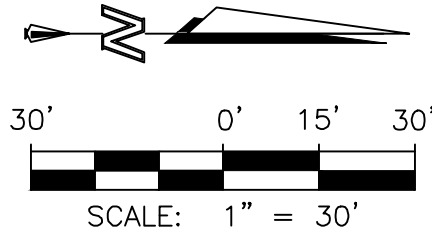
Site Development Review

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PHONE: 949.838.1274

FUSCOE ENGINEERING
16795 VON KARMAN, SUITE 100
IRVINE, CA 92606
PHONE: 949.474.1960

LEGEND

- EXISTING RED CURB
- PROPOSED RED CURB
- EXISTING CURB LENGTH FOR STREET PARKING
- PROPOSED CURB LENGTH FOR STREET PARKING



OPEN SPACE:

| | |
|----------------------------------|-------------|
| PROVIDED | |
| COMMON OPEN SPACE: | 9,496 SF |
| GROUND LEVEL OUTDOOR AMENITIES - | 7,278 SF |
| LEVEL 16 OUTDOOR AMENITY - | 2,218 SF |
| | |
| COMMON INDOOR SPACE: | 32,424 SF |
| GROUND LEVEL INDOOR AMENITY - | 8,871 SF |
| LEVEL 16 INDOOR AMENITY - | 4,494 SF |
| LEVEL 17 INDOOR AMENITY - | 2,045 SF |
| LEVEL B2 INDOOR AMENITY - | 17,014 SF |
| | |
| PRIVATE OPEN SPACE: | 143,038 SF |
| UNIT INSTANCES - | 159 UNITS |
| PRIVATE OPEN SPACE PER UNIT - | 899 SF/UNIT |
| TOTAL PROVIDED: | 184,958 SF |

COMMON OUTDOOR OPEN SPACE

| | |
|--------------------|--|
| NON-LANDSCAPE AREA | |
| 22,272 S.F. | |
| LANDSCAPE AREA | |
| 43,226 S.F. | |
| TOTAL AREA | |
| 65,498 S.F. | |
| | |
| POOL AREA | |
| 853 S.F. | |

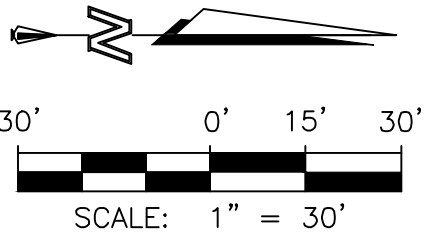


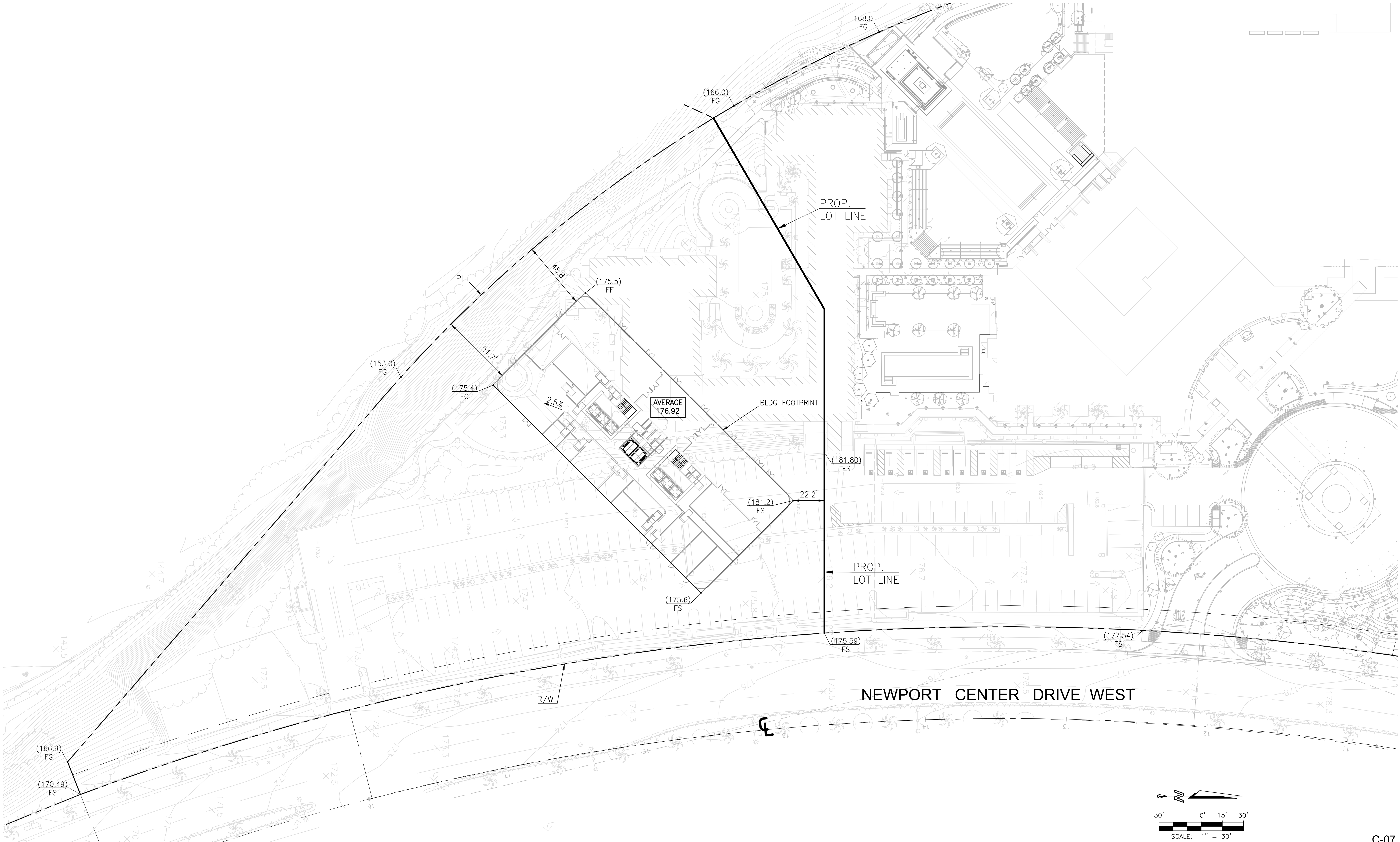
THE RITZ-CARLTON RESIDENCES
NEWPORT BEACH, CA 92660

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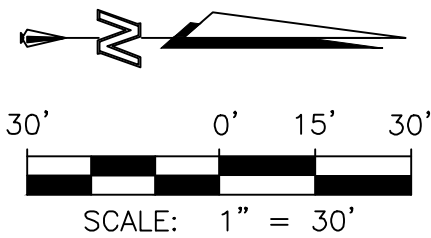




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C-07
GRADE PLANE EXHIBIT

04/27/2022

BENCH MARK:

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3K-46-91 = 95.484 FEET (1991 LEVELED)

BASIS OF BEARINGS:

BEARINGS HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83) ZONE VI, 2017.50 EPOCH, AS DERIVED LOCALLY BY ORANGE COUNTY HORIZONTAL GPS CONTROL STATIONS TRAK AND SACY, BEING N30°42'07"W, AS PUBLISHED BY THE ORANGE COUNTY SURVEYOR. ALL DISTANCES WERE SCALED TO GROUND BY APPLYING THE COMPUTED COMBINATION FACTOR (CF) 0.99996333.

EXISTING TOPOGRAPHIC SURVEY

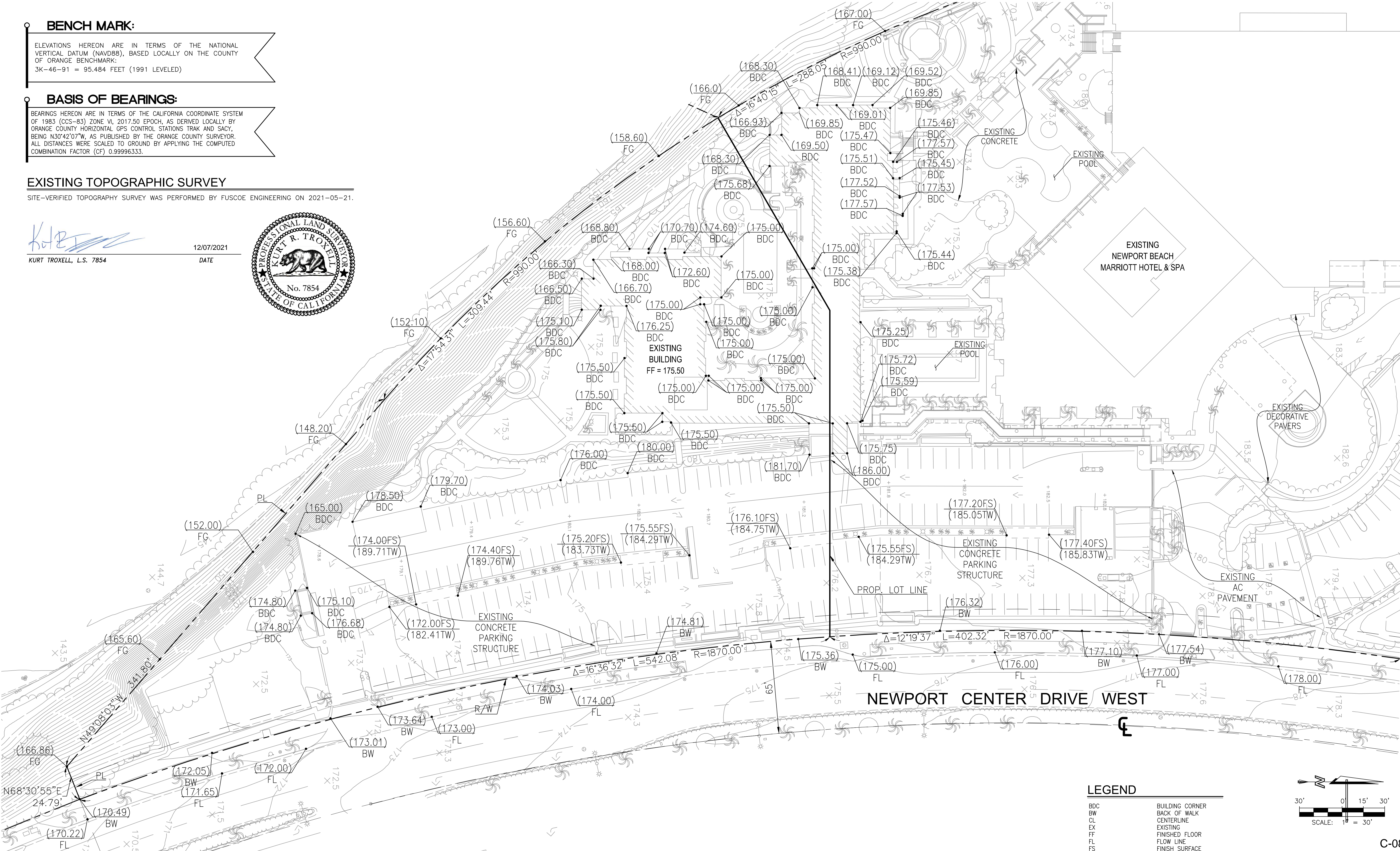
SITE-VERIFIED TOPOGRAPHY SURVEY WAS PERFORMED BY FUSCOE ENGINEERING ON 2021-05-21.

Kurt Troxell

KURT TROXELL, L.S. 7854

12/07/2021

DATE



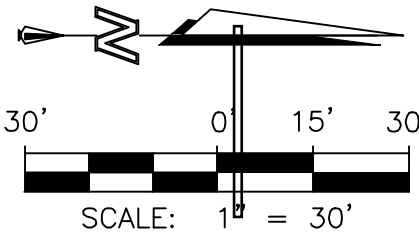
THE RITZ-CARLTON RESIDENCES
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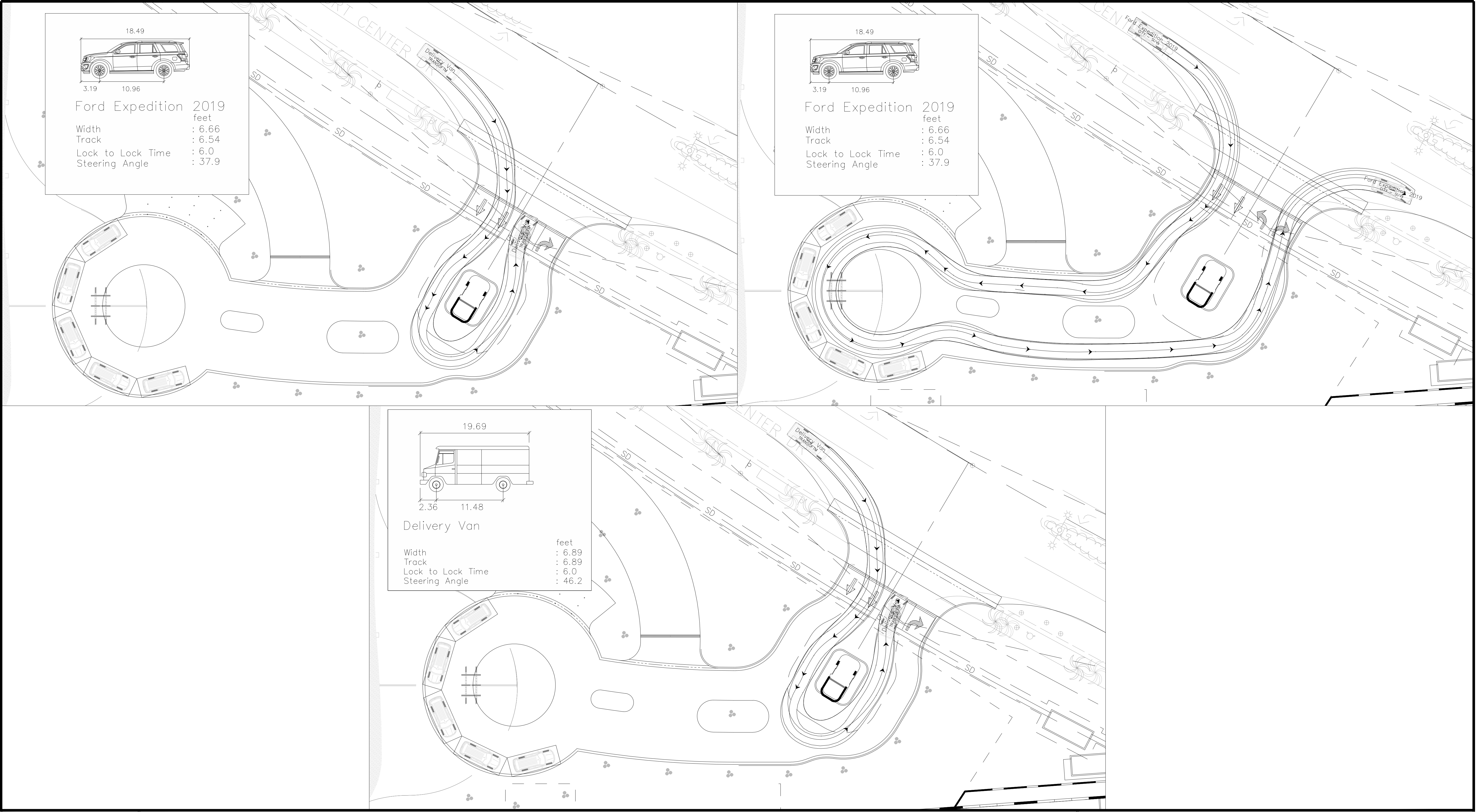
LEGEND

- BDC BUILDING CORNER
- BW BACK OF WALK
- CL CENTERLINE
- EX EXISTING
- FF FINISHED FLOOR
- FL FLOW LINE
- FS FINISH SURFACE
- PL PROPERTY LINE
- R/W RIGHT OF WAY
- TW TOP OF WALL
- EXISTING PALM



C-08
EXISTING TOPOGRAPHIC &
SITE SURVEY

04/27/2022



THE RITZ-CARLTON RESIDENCES

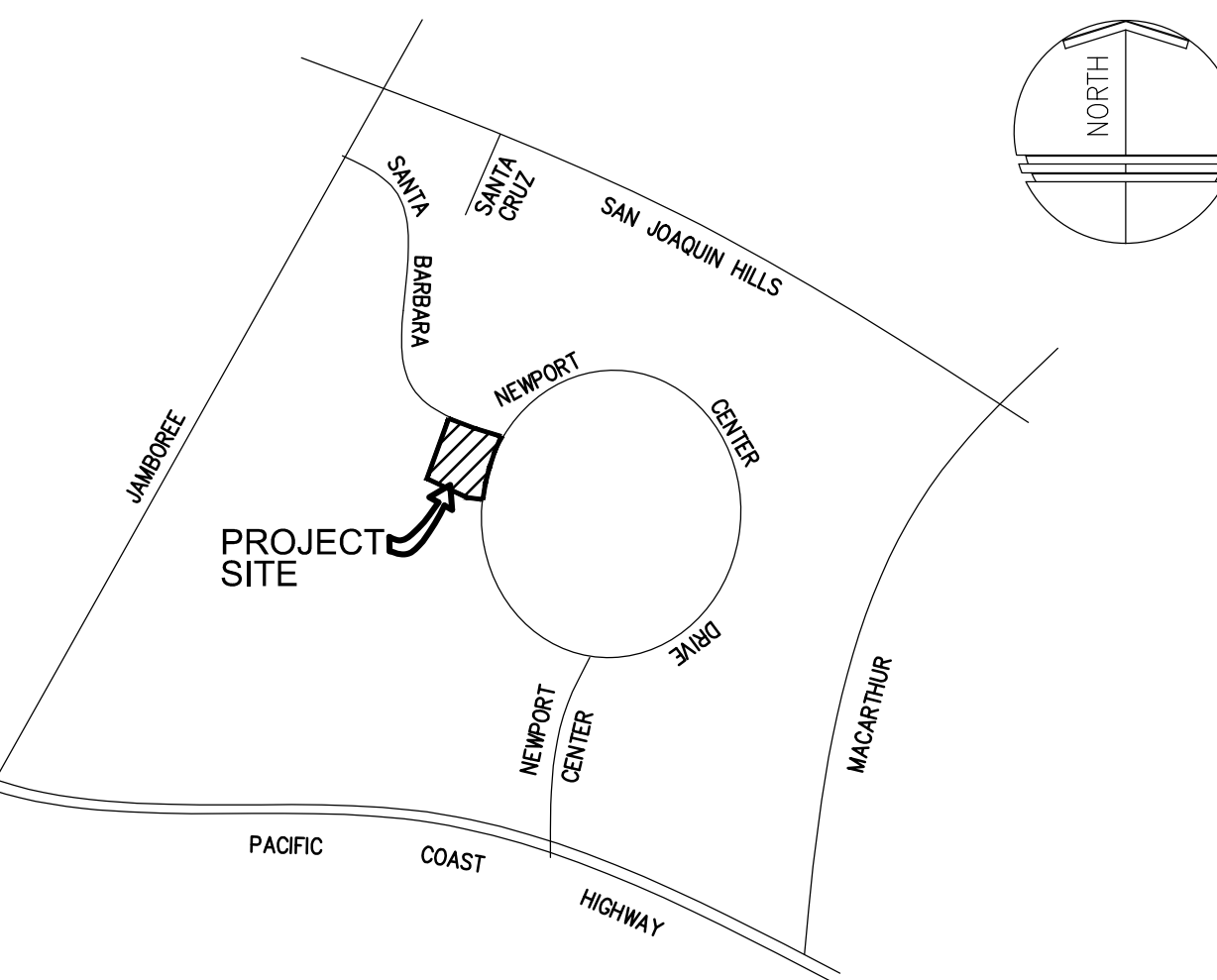
FIRE MASTER PLAN

900 NEWPORT CENTER DRIVE
CITY OF NEWPORT BEACH

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF (1) HOTEL PARKING STRUCTURE AND (1) MULTI-STORY HOTEL BRANDED RESIDENCE BUILDING. THE HOTEL PARKING STRUCTURE IS 2 LEVELS ABOVE GRADE AND 4 LEVELS UNDERGROUND. THE MULTI-STORY HOTEL BRANDED RESIDENCE BUILDING IS 22 STORIES WITH 5 LEVELS OF UNDERGROUND PARKING. THE BUILDING SHALL BE COMPLETELY SPRINKLERED.

VICINITY MAP



FIRE LANE SIGN DETAILS

SEE NFPA GUIDELINE C.02 FOR ADDITIONAL REQUIREMENTS

AS SHOWN ON PLAN

DIAGRAM 2

NOTICE

NO STOPPING IN AREAS
MARKED AS FIRE LANES

FIRE LANE

VIOLATING VEHICLES
WILL BE CITED OR TOWED
AT OWNERS EXPENSE

M.C. 12.40.190 F
C.V.C. 22500.1
N.B.P.D. 644-3717

FIRE LANE ENTRANCE SIGNS

- Fire lane entrance signs are required at entry points to properties that contain fire lane signs or red curbs.
- The sign must be approved by Life Safety Services and must be a minimum of 18" wide X 24" tall.
- Lettering shall be RED on WHITE background, no smaller than 2" in height.
- The words "FIRE LANE" shall be WHITE on RED background, no smaller than 4" in height.
- The sign shall be securely mounted facing the direction of travel and clearly visible to vehicular traffic entering the parking area.
- The sign shall be made of durable material and include all verbiage as shown on diagram 2.

DIAGRAM 4

"STANDARD"

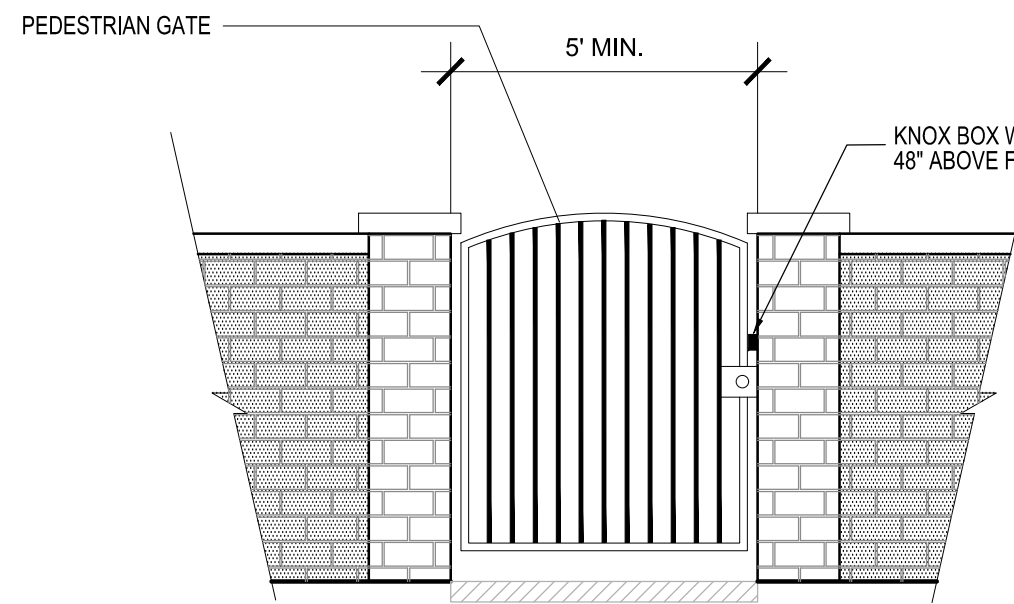
AS SHOWN ON PLAN



LOCATION:

- Fire Lane signs shall be posted immediately adjacent to designated Fire Lane areas.
- Signs are required within 3' of each end of curbed areas and spaced a maximum of 100' apart thereafter along each fire lane. Additional signs may be required as specified by Life Safety Services. Signs are to face oncoming vehicular traffic and be readily visible from a vehicle, without obstructions, such as trees or poles. (See diagram 5)
- The start of the fire lane must have a "BEGIN FIRE LANE" sign as shown in diagram 3.
- The next consecutive fire lane sign(s) after the "BEGIN" sign must be the standard type as shown in diagram 4.
- The end of the fire lane must have a "END FIRE LANE" sign as shown in diagram 5.

ACCESS GATES



WALK IN ACCESS GATE

PREMISES IDENTIFICATION & ADDRESSING

PREMISES IDENTIFICATION

- APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON THE FRONT ELEVATION OF ALL BUILDINGS IN SUCH A POSITION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD ON WHICH THE PROPERTY IS ADDRESSED.
- THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
- THE NUMBERS SHALL BE A MINIMUM OF 6 INCHES OR MORE IN HEIGHT FOR RESIDENTIAL STRUCTURES WITH A ONE-INCH STRIKE OR AS REQUIRED BY LOCAL ORDINANCE, WHICHEVER IS MORE RESTRICTIVE. BUILDING SETBACKS, ELEVATION AND LANDSCAPING CAN AFFECT THESE MINIMUM REQUIREMENTS.
- NUMBERS FOR NEW BUILDINGS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED TO BE VISIBLE AT NIGHT.
- NUMBERS/LETTERS SHALL BE OF NON-COMBUSTIBLE MATERIALS.

IN ADDITION TO COMMON REQUIREMENTS SPECIFIED ABOVE, THE FOLLOWING ADDITIONAL REQUIREMENTS PERTAIN TO EACH BUILDING CONFIGURATION:

- MULTI-UNIT BUILDINGS - SUITE/APARTMENT NUMBERS SHALL BE PLACED ON OR ADJACENT TO THE PRIMARY ENTRANCE FOR EACH SUITE/APARTMENT AND ANY OTHER DOOR PROVIDING ACCESS TO FIRE DEPARTMENT PERSONNEL DURING AN EMERGENCY.
- MULTIPLE RESIDENTIAL AND COMMERCIAL UNITS HAVING ENTRANCE DOORS NOT VISIBLE FROM THE STREET OR ROAD SHALL, IN ADDITION, HAVE APPROVED NUMBERS GROUPED FOR ALL UNITS WITHIN EACH STRUCTURE AND POSITIONED TO BE PLAINLY VISIBLE FROM THE STREET OR ROAD.
- MULTI-BUILDING CLUSTERS - APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON THE FRONT ELEVATIONS OF ALL BUILDINGS THAT FORM THE CLUSTER.

PLACEMENT OF BUILDING IDENTIFICATION

(NUMBERS/ADDRESSES)

BUILDING IDENTIFICATION SIGN WITH 6" TALL MINIMUM LETTERING

81-107 ODD BUILDING IDENTIFICATION SIGNAGE EXAMPLE 6" HIGH MINIMUM LETTERS

PLACEMENT OF UNIT ADDRESS NUMBERS

NOTE: BUILDING NUMBERS ATTACHED TO BUILDING IN CONTRASTING COLOR PER NEWPORT BEACH FIRE DEPT. SPECIFICATIONS NOTE. MINOR ADJUSTMENTS SHALL BE ALLOWED IN THE FIELD PER THE DISCRETION OF NEWPORT BEACH FIRE DEPT. FIELD INSPECTOR.

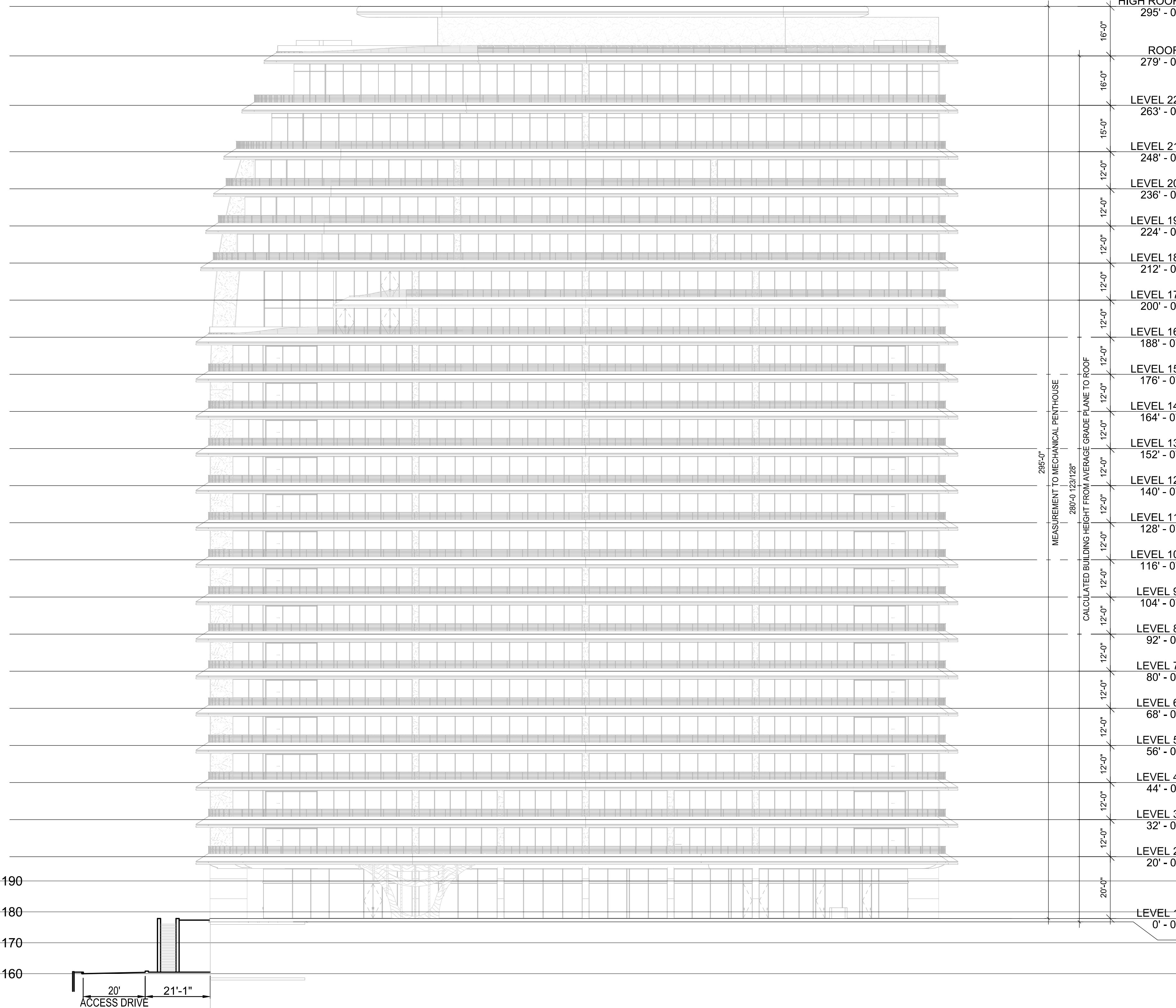
NOTE:

1. ACTUAL BUILDING ADDRESSES WILL BE COORDINATED WITH THE CITY OF NEWPORT BEACH AND THE POSTAL SERVICE. PLANS SHOWING THESE ADDRESSES WILL BE SUBMITTED TO THE NEWPORT BEACH FIRE DEPARTMENT UNDER A SEPARATE REVIEW.

BUILDING ELEVATION / AERIAL ACCESS FROM FIRE ACCESS DRIVE

SCALE 1"=20'

VIEW FROM EAST SIDE OF BUILDING



NBFD ENGINEERED ALTERNATIVE SURFACE GUIDELINES

ENGINEERED ALTERNATIVE SURFACE FIRE ACCESS ROADS

Alternatives to paved surface fire access roads may only be used when approved by the Fire Code Official. The following standards shall apply to the use of engineered alternatives to surface paved fire access roads.

- Calculations and a statement stamped and signed by a registered civil engineer shall certify that the proposed alternative surface and its substrate meet the criteria for an all weather driving surface as specified by the product manufacturer. The engineer shall also certify that the alternative surface is capable of withstanding the weight requirements as specified in this guideline, Section C.01.3 (3), "FIRE APPARATUS ACCESS ROADS AND FIRE LANES, under all weather conditions.
- The manufacturer's specification for the product must indicate that the product is approved for the application or consistent with the manufacturer's recommendations. Manufacturer's specifications, including details for the required substrate must be included with the plan.
- Alternative surface fire access roads may not exceed one hundred and fifty feet (150 feet) in length, from beginning to end, unless approved by the Fire Code official. The road shall conform to the width requirements described in this guideline, Section C.01.3 (2), "FIRE APPARATUS ACCESS ROADS AND FIRE LANES.
- Alternative surfaces shall only be installed on slopes of one degree (1.75% grade) or less unless specified for steeper grade by the manufacturer and approved by the Fire Code Official.
- A minimum four inch wide concrete strip shall delineate the alternative surface on both sides of the lane. Alternatives to concrete must be approved by the Fire Chief. Strip delineations shall be indicated on the plans.
- The following sentence shall be placed on the plan: "Final approval is subject to actual field acceptance testing utilizing fire department apparatus."
- A clause requiring permanence, maintenance and upkeep of the alternative surface shall be included in the properties CC&Rs, deed and/or similar documents. The document shall be submitted with the plans.

ILLUSTRATION BY: MVE & PARTNERS



FIRE DEPARTMENT NOTES

- NEWPORT BEACH FIRE DEPARTMENT SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A RE-INSPECTION FEE. CALL NEWPORT BEACH FIRE DEPARTMENT INSPECTION SCHEDULING AT (714) 644-3205.
- A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS ON-SITE (OR DRYWALL FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION). ALL-WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 72,000 LBS. TOPPED WITH ASPHALT, CONCRETE OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS SHALL BE TESTED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION.
- PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS NOT COVERED BY THE FEES PAID AT PLAN SUBMITTAL. CONTACT INSPECTION SCHEDULING TO ARRANGE FOR ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THAT MAY BE DUE.
- AN ORIGINAL APPROVED, SIGNED, WET-STAMPED NEWPORT BEACH FIRE FIRE MASTER PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF INSPECTION.
- ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES. OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION OF INSPECTIONS.
- FIRE APPARATUS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (72,000 LBS) AND TRUCK OUTRIGGER LOADS OF 75 LBS. PER SQUARE INCH OVER A TWO FOOT AREA. CALCULATIONS STAMPED AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER SHALL CERTIFY THAT THE PROPOSED SURFACE MEETS THE CRITERIA OF AN ALL-WEATHER DRIVING SURFACE AND IS CAPABLE OF WITHSTANDING THE WEIGHT OF 72,000 LBS. THESE LOADS ARE ALSO REQUIRED IF SURFACE IS TURF BLOCK OR OTHER ENGINEERED ALTERNATE SURFACE.
- TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY NEWPORT BEACH FIRE PRIOR TO USE.
- THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
- ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.
- BUILDINGS OF FOUR OR MORE STORES SHALL BE PROVIDED WITH STAIRS AND A STANDPIPE BEFORE REACHING 40 FEET IN HEIGHT.
- FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOWLINE TO FLOWLINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G. ROLLED, RAISED, ETC). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED CITY OF NEWPORT BEACH FIRE MASTER PLAN AND STANDARDS FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.
- PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 72,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
- FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN ON DETAIL AND NEWPORT BEACH FIRE STANDARDS, AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDENT ON FIELD CONDITIONS.
- ALL ON-SITE FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION PER THE NEWPORT BEACH FIRE STANDARD. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.
- ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED. ADDRESS NUMBERS SHALL BE ILLUMINATED AT NIGHT. FIRE DEPARTMENT SHALL HAVE INPUT ON SIGN BUILDING/ADDRESSING.
- ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC.
- VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIRE FIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR HINDER THE FUNCTIONING OF ALARM BELLS, HORN, OR STROBES.
- DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
- ANY FUTURE ROADWAY SHALL BE DESIGNED AND MAINTAINED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
- APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN NEWPORT BEACH FIRE STANDARDS AND RELATED PORTIONS OF THE CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.
- A "KNOX" KEY STORAGE BOX WILL BE REQUIRED FOR EACH BUILDING. KEYS SHALL BE PROVIDED FOR ALL EXTERIOR ENTRY DOORS, FIRE PROTECTION EQUIPMENT CONTROL ROOMS, MECHANICAL ROOMS, EQUIPMENT ROOMS, PEDESTRIAN GATES, POOL GATES AND ADDITIONAL AREAS THE FIRE INSPECTOR UPON INSPECTION FINAL FINDS NECESSARY FOR EMERGENCY RESPONSE PERSONNEL. THE KNOX BOXES SHALL BE LOCATED ON EACH BUILDING IN THE SAME CONSISTENT LOCATION. E.G. MAIN ENTRANCE ETC.
- AN UNDERGROUND PIPING PLAN IS REQUIRED FOR THE INSTALLATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM OR FOR A PRIVATE FIRE HYDRANT SYSTEM. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
- AN ARCHITECTURAL PLAN IS REQUIRED TO BE SUBMITTED TO THE NEWPORT BEACH FIRE DEPT. FOR REVIEW AND APPROVAL.
- AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH NFPA FULL 13, WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
- SEPARATE PLAN SUBMITTAL AND PERMITS WILL BE REQUIRED FOR THE FOLLOWING ITEMS: FIRE ALARM SYSTEM, STANDPIPE SYSTEM.
- A CHEMICAL CLASSIFICATION AND HAZARDOUS MATERIALS COMPLIANCE PLAN SHALL BE APPROVED BY THE NEWPORT BEACH FIRE DEPARTMENT PRIOR TO ANY HAZARDOUS MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
- ALL ELEVATORS SHALL BE SUBMITTED TO THE CITY OF NEWPORT BEACH FOR REVIEW AND APPROVAL.
- FIRE MONITORING ROOM WILL BE PROVIDED. ROOM WILL CONTAIN BUILDING FLOOR PLANS, ELECTRICAL AND PLUMBING PLANS, ALARM PANELS AND BUILDING SYSTEMS.
- CONSTRUCTION GATES WILL BE PROVIDED WITH A KNOX OR BREAKAWAY PADLOCK.
- STANDPIPES SHALL BE PROVIDED FOR ALL BUILDINGS AS PER C.F.C. SEC. 903.1.1.
- EMERGENCY RESPONDER RADIO COVERAGE SHALL BE REQUIRED AND SHALL COMPLY WITH NEWPORT BEACH FIRE DEPARTMENT GUIDELINE & STANDARDS D.03 PUBLIC SAFETY RADIO SYSTEM COVERAGE.
- STARWELL SIGNAGE SHALL MEET NEWPORT BEACH FIRE DEPARTMENT GUIDELINE & STANDARDS D.01.

COMBUSTIBLE CONSTRUCTION LETTER

April 13, 2022

Newport Beach Fire Department
100 Civic Center Drive
Newport Beach, CA 92660

Subject: Combustible Construction Letter, The Ritz-Carlton Residences, Newport Beach, CA.

The purpose of this letter is to notify you that The Ritz-Carlton Residences shall install all required paved fire access roads that meet Newport Beach Fire Department access requirements per the approved plans. All fire hydrants and water supply for firefighting purposes shall be installed per the approved plans and shall meet all fire flows requirements, prior to any combustible construction materials being delivered for construction.

PARKING ENFORCEMENT LETTER

April 13, 2022

Newport Beach Fire Department
100 Civic Center Drive
Newport Beach, CA 92660

Re: The Ritz-Carlton Residences, Newport Beach, CA, Parking Enforcement Plan

The fire lane parking enforcement plan for the above referenced project is stated as follows:

All fire lanes within project shall be maintained and in no event shall parking be permitted along any portion of a street or drive that required fire lanes or any area designated as a fire lane for turn-around or drive through purposes.

Onsite management shall adopt reasonable rules and regulations regarding the parking of vehicles along the streets, roads and or drives within the project that are not in conflict with applicable law.

In furtherance thereof, project onsite management, through its officers, committees and agents will establish the "parking" and "no parking" areas within the property in accordance with Section 22658.2 of the California Vehicle Code and Newport Beach Fire Department standards. The law shall be enforced through such rules and regulations by all lawful means, including, written warnings, citing, levying fines and towing vehicles in violation.

Onsite management will contract with a certified patrol and towing company to remove vehicles that violate no parking restrictions. First time violators will receive a written warning and with subsequent violations, the vehicle shall be subject to towing. The vehicle owner shall be responsible for all costs incurred in remedying such violation, including without limitation towing cost, citations and legal fees.

BUILDING DATA

| BUILDING | STORIES | PARAPET HEIGHT | CONSTRUCTION TYPE | AUTOMATIC FIRE SPRINKLERS | SQUARE FOOTAGE |
|-----------------------------------|-----------------------------------|----------------|-------------------|---------------------------|----------------|
| 22-STORY HOTEL (158-RESIDENCES) | 22 | 280'-1" | 1-A | FULL NFPA 13 | 231,259 S.F. |
| HOTEL SUBTERRANEAN PARKING GARAGE | 5-LEVELS UNDERGROUND PARKING | - | 1-A | FULL NFPA 13 | 199,167 S.F. |
| HOTEL DETACHED PARKING GARAGE | 2-LEVELS ABOVE GROUND BELOW GRADE | 13' | 1-A | FULL NFPA 13 | 166,384 S.F. |

SHEET INDEX

SHEET FP-1 - NOTES, DETAILS, AERIAL TRUCK LADDER SECTION
SHEET FP-2 - FIRE MASTER SITE PLAN, LEVEL B-1 BASEMENT FLOOR PLAN, TYPICAL FLOOR LAYOUT
SHEET FP-3 - BUILDING PERSPECTIVES, AERIAL LADDER ACCESS SECTIONS

| NO. | DATE | REVISIONS |
|-----|------|-----------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

THE RITZ-CARLTON RESIDENCES
PLAN SET: "B"
PLAN CONTROL
DATE: 04/13/2022

ARCHITECTURE / PLANNING:

MVE
& PARTNERS

1900 MAIN STREET, SUITE 800
IRVINE, CA 92614
(949) 809-3388

CIVIL ENGINEER:

FUSCOE
INCORPORATED

16795 VON KARMAN, SUITE 100
IRVINE, CA 92606
(949) 474-1960

PREPARED FOR:

NEWPORT CENTER
HOTEL, LLC

4901 BIRCH STREET
NEWPORT BEACH, CA 92660

PREPARED BY:

firesafe
PLANNING SOLUTIONS

28486 AIROSO STREET
RANCHO MISSION VIEJO, CA 92694
(949) 240-5911

THE RITZ-CARLTON RESIDENCES
FIRE MASTER PLAN
900 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA

CITY OF NEWPORT BEACH FIRE DEPARTMENT

SHEET

FP-1

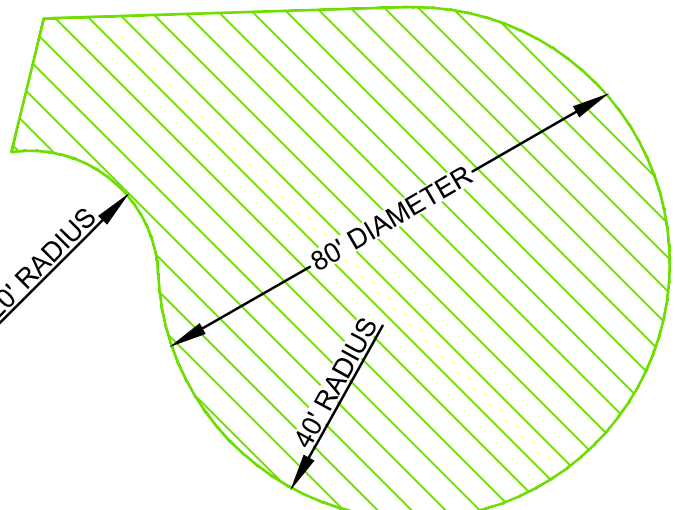
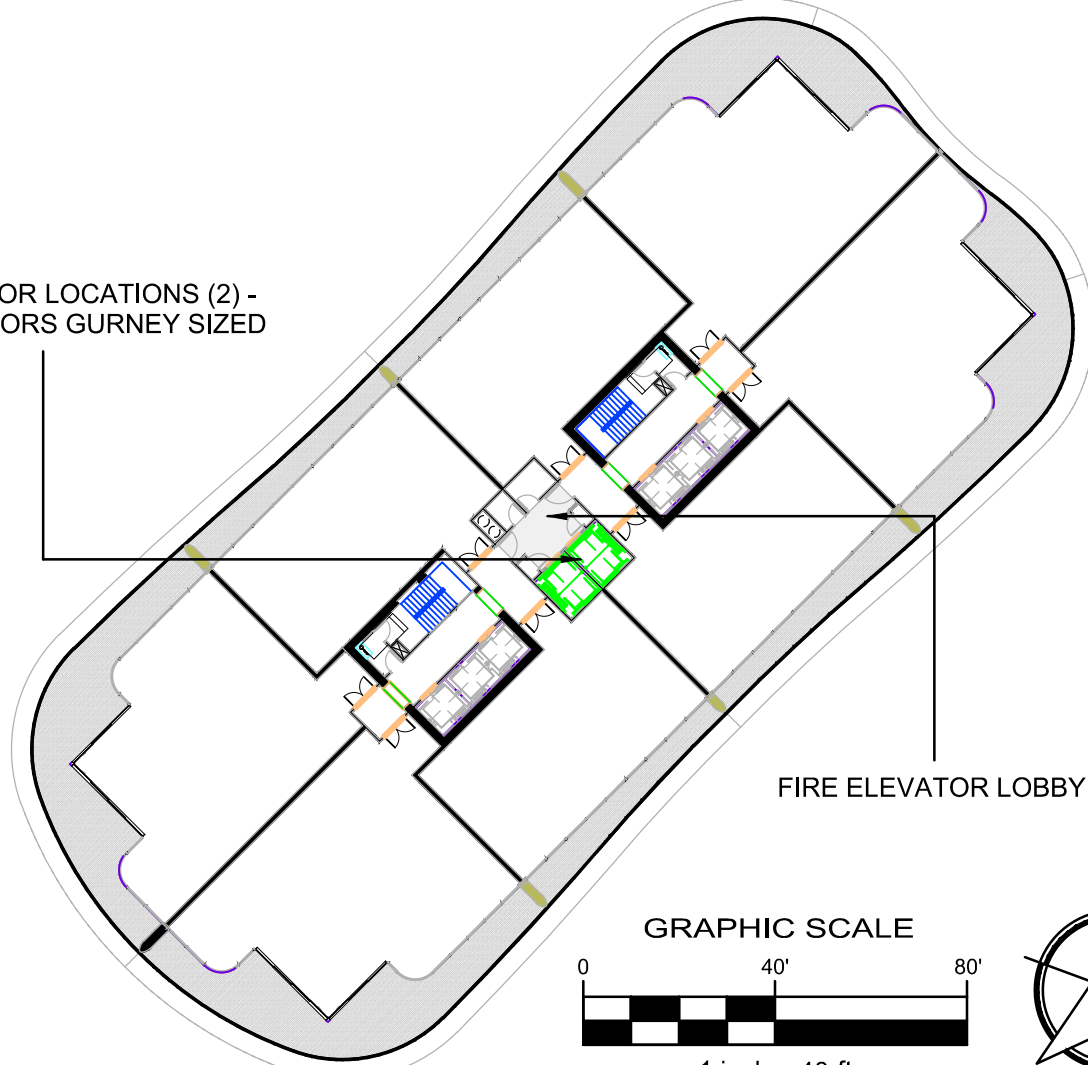

OF 3


900 NEWPORT CENTER DRIVE
CITY OF NEWPORT BEACH

THE PROJECT CONSISTS OF (1) HOTEL PARKING STRUCTURE AND (1) MULTI-STORY HOTEL BRANDED RESIDENCE BUILDING. THE HOTEL PARKING STRUCTURE IS 2 LEVELS ABOVE GRADE AND 4 LEVELS UNDERGROUND. THE MULTI-STORY HOTEL BRANDED RESIDENCE BUILDING IS 22 STORIES WITH 5 LEVELS OF UNDERGROUND PARKING. THE BUILDING SHALL BE COMPLETELY SPRINKLERED.



| NO. | DATE | REVISIONS |
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|--|---|-----------------------------|---------------|--------------|------------------|
| <p>FIRE DEPARTMENT TURNAROUND</p> <p>CUL-DE-SAC TYPE FIRE DEPARTMENT TURNAROUND PROVIDED AT THE END OF THE FIRE ACCESS LANE</p>  | <p>TYPICAL FLOOR LAYOUT</p>  <p>FIRE ELEVATOR LOCATIONS (2) - BOTH ELEVATORS GURNEY SIZED</p> <p>FIRE ELEVATOR LOBBY</p> <p>GRAPHIC SCALE 0 20' 40' 1 inch = 40 ft.</p> | | | | |
|  <p>GRAPHIC SCALE 0 20' 30' 1 inch = 30 ft.</p> | <table border="1"> <tr> <td>THE RITZ-CARLTON RESIDENCES</td> <td>PLAN SET: "B"</td> </tr> <tr> <td>PLAN CONTROL</td> <td>DATE: 04/13/2022</td> </tr> </table> | THE RITZ-CARLTON RESIDENCES | PLAN SET: "B" | PLAN CONTROL | DATE: 04/13/2022 |
| THE RITZ-CARLTON RESIDENCES | PLAN SET: "B" | | | | |
| PLAN CONTROL | DATE: 04/13/2022 | | | | |

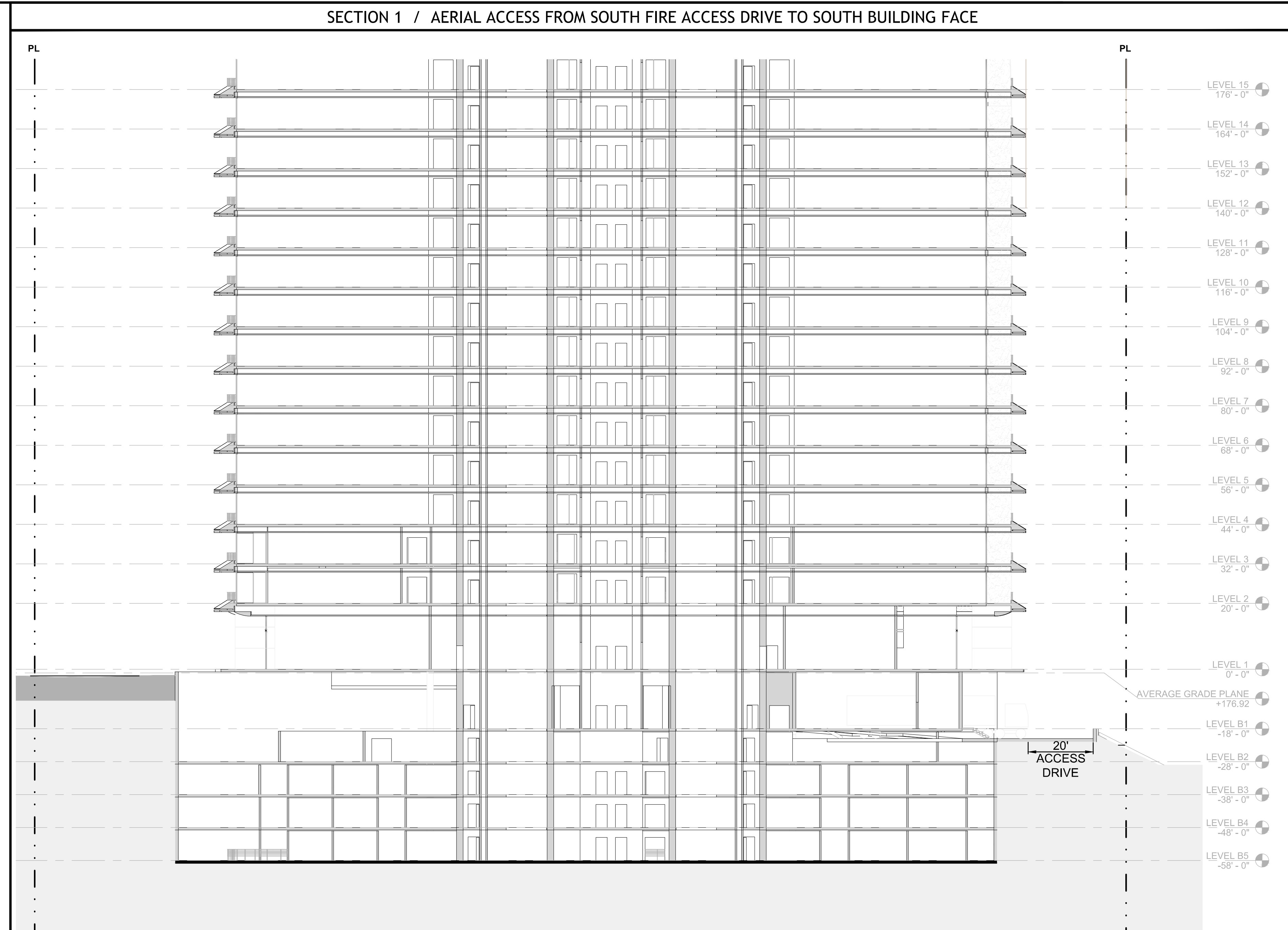
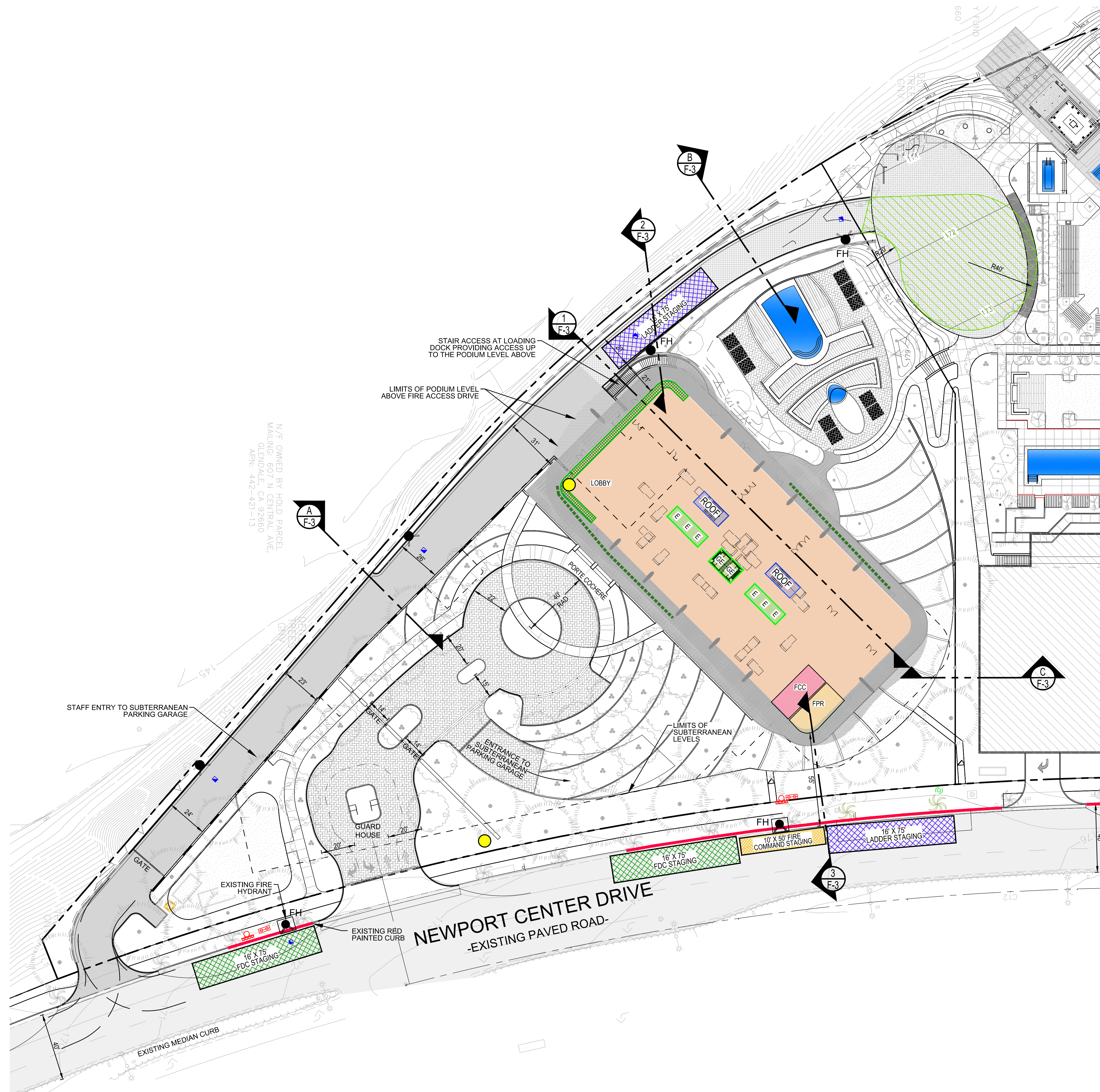
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|---|---|
| <p>ARCHITECTURE / PLANNING:</p> <p>MVE & PARTNERS 1900 MAIN STREET, SUITE 800 IRVINE, CA 92614 (949) 809-3388</p> | <p>CIVIL ENGINEER:</p> <p> FUSCOE ENGINEERING <i>Full Service Planning</i> 16795 VON KARMAN, SUITE 100 IRVINE, CA 92606 (949) 474-1960</p> |
|---|---|

| | |
|---|--|
| <p>PREPARED FOR:</p> <p>NEWPORT CENTER HOTEL, LLC</p> <p>4901 BIRCH STREET NEWPORT BEACH, CA 92660</p> | <p>PREPARED BY:</p>  <p>28486 AIROSO STREET RANCHO MISSION VIEJO, CA 92694 (949) 240-5911</p> |
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THE RITZ-CARLTON RESIDENCES
FIRE MASTER PLAN
900 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA
CITY OF NEWPORT BEACH FIRE DEPARTMENT

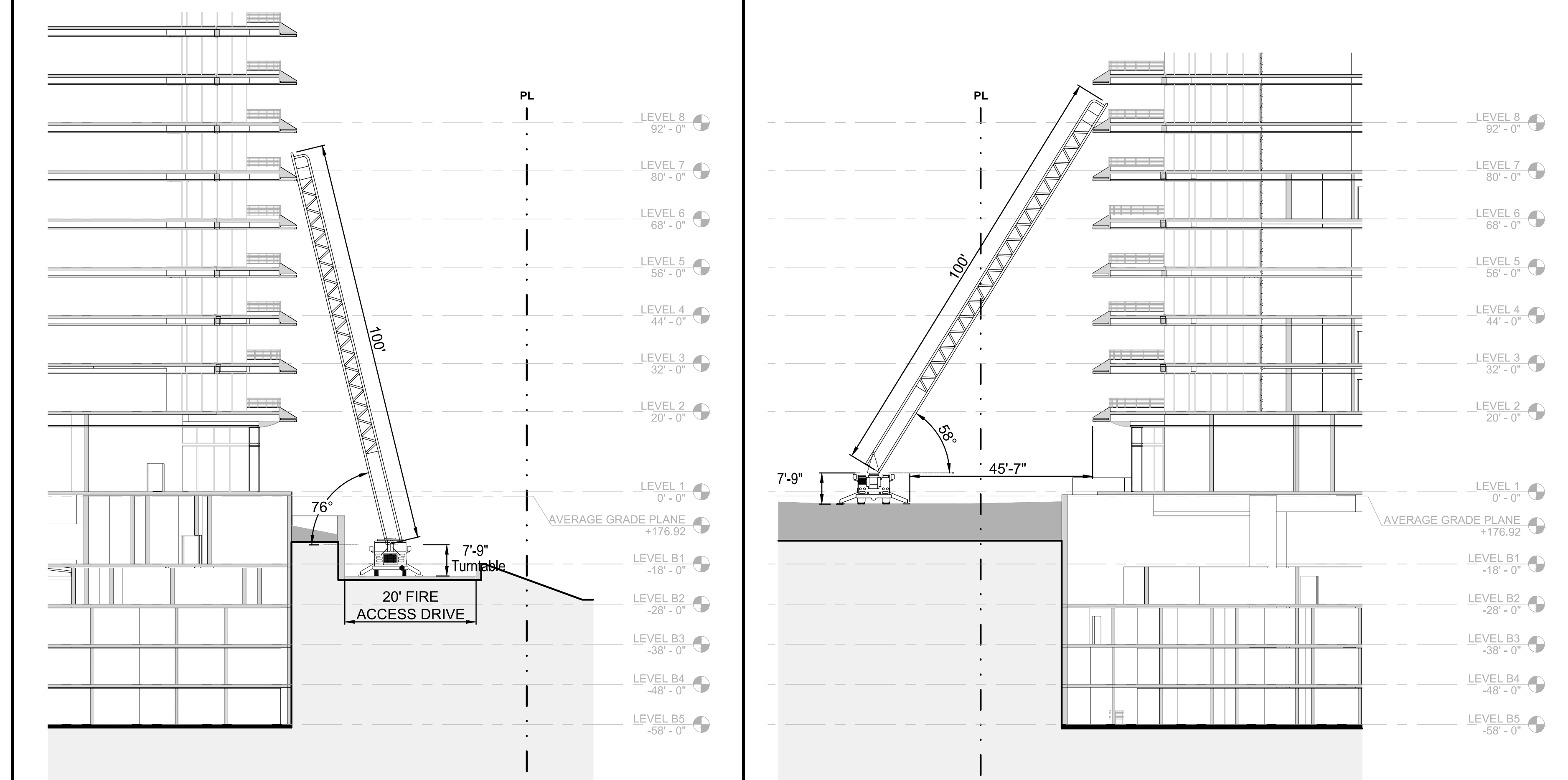
SHEET
FP-2
OF 3

SECTION INDEX MAP

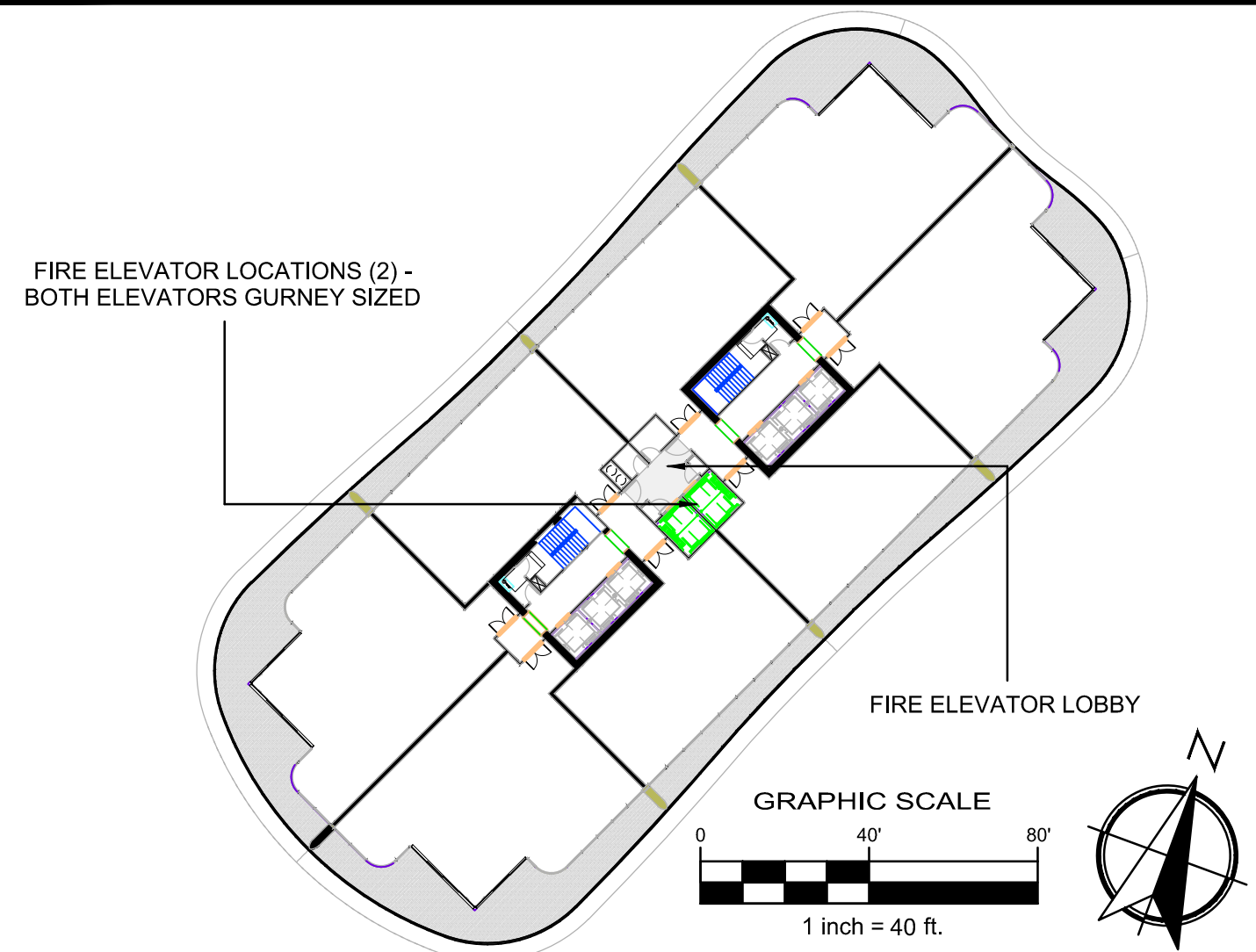


SECTION 2 / AERIAL ACCESS FROM SOUTH FIRE ACCESS DRIVE TO SOUTHWEST BUILDING CORNER

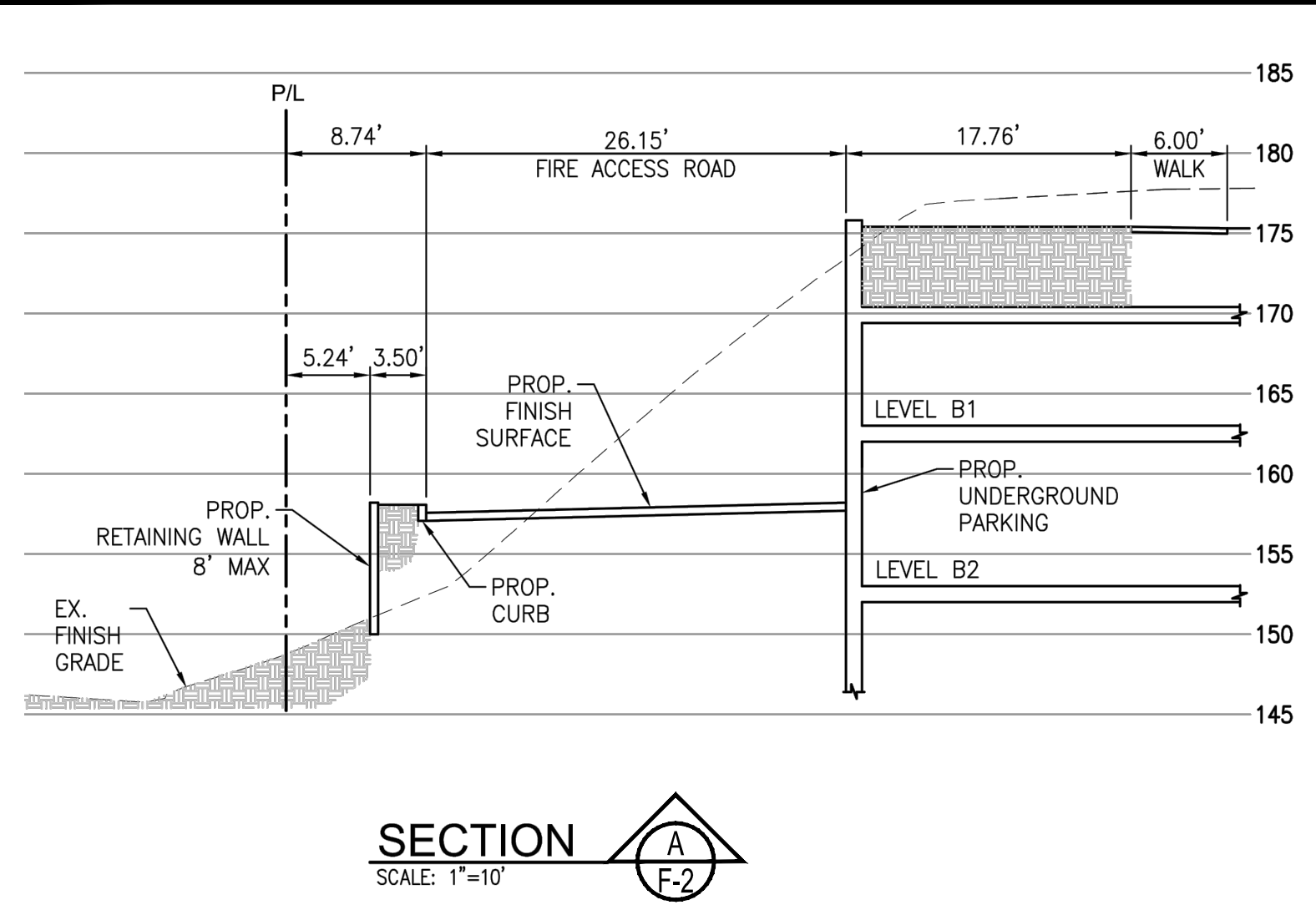
SECTION 3 / AERIAL ACCESS FROM NEWPORT CENTER DRIVE TO NORTHEAST BUILDING CORNER



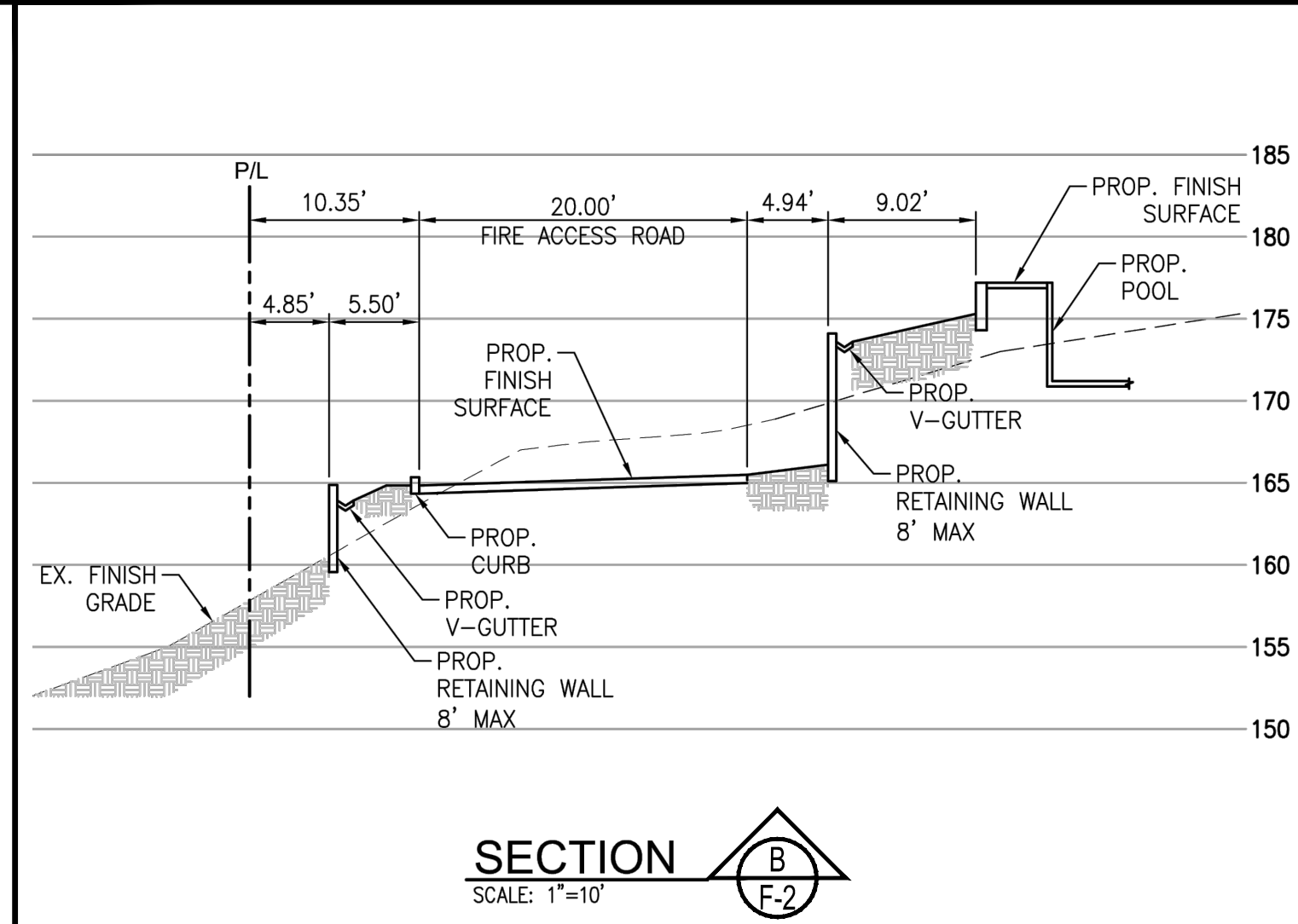
TYPICAL FLOOR LAYOUT



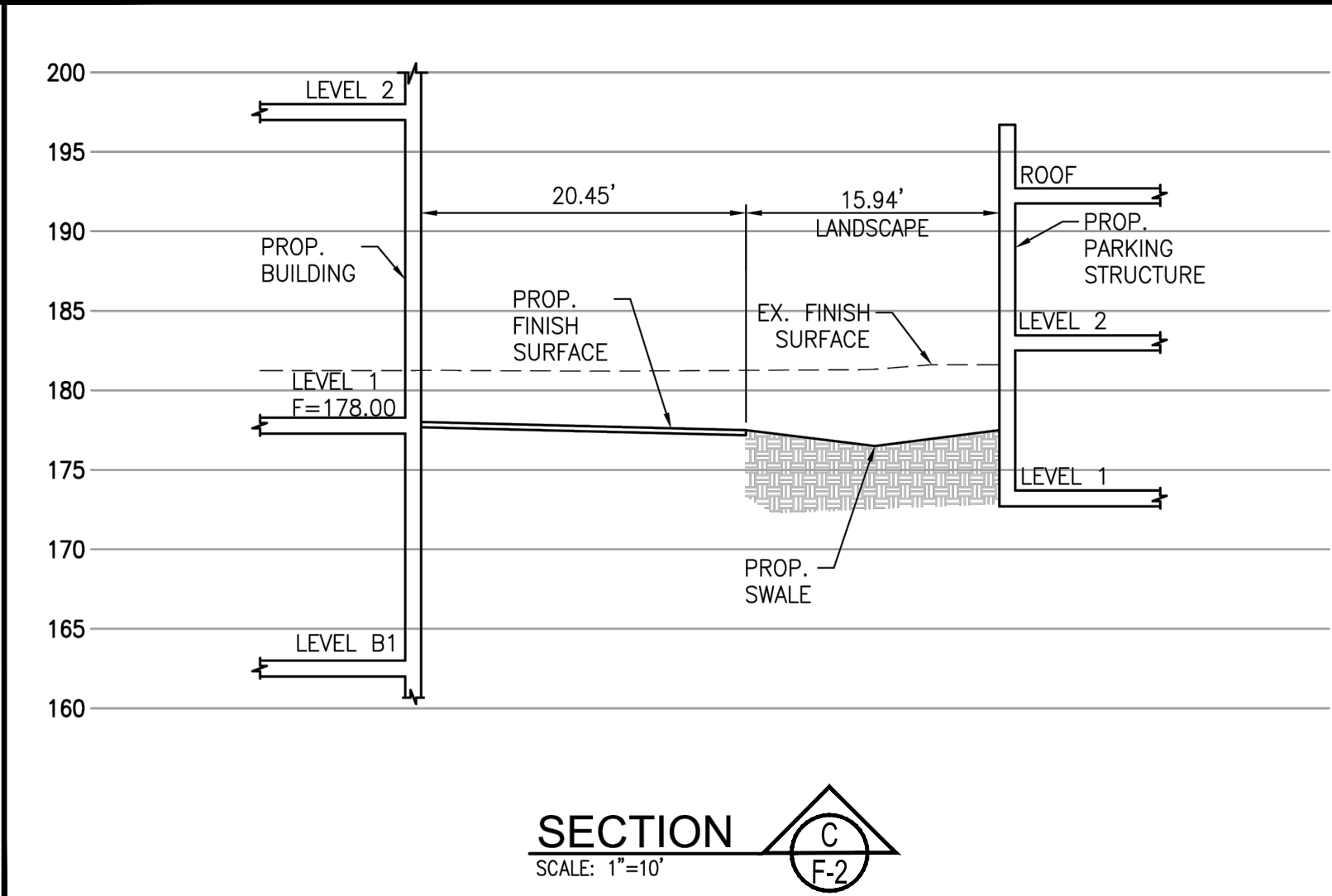
SECTION A / FIRE ACCESS DRIVE







SECTION B / FIRE ACCESS DRIVE WEST OF BUILDING



SECTION C / SOUTH OF PARKING STRUCTURE



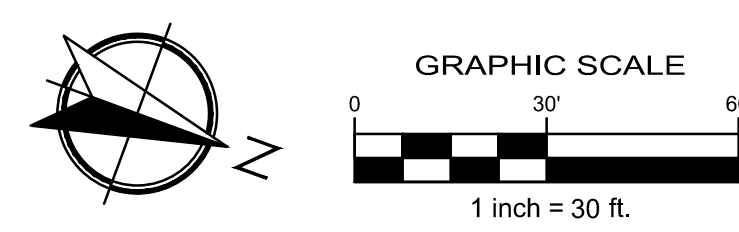
LEGEND

-  INDICATES SECTION
 INDICATES SECTION SHEET LOCATION
 STAIR LOCATION PROVIDING ACCESS TO ROOFTOP: FROM LEVELS B-5 TO ROOF
 STANDARD SIZED ELEVATOR
 GURNEY SIZED ELEVATOR
 FCC FIRE COMMAND CENTER
 FPR FIRE COMMAND CENTER

SHEET INDEX

SHEET FP-1 - NOTES, DETAILS, AERIAL TRUCK LADDER SECTION
SHEET FP-2 - FIRE MASTER SITE PLAN, LEVEL B-1 BASEMENT
FLOOR PLAN, TYPICAL FLOOR LAYOUT
SHEET FP-3 - BUILDING PERSPECTIVES, AERIAL LADDER ACCESS
SECTIONS

| NO. | DATE | REVISIONS |
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| 1 | | |
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| 3 | | |
| 4 | | |
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| THE RITZ-CARLTON RESIDENCES | PLAN SET: "B" |
| PLAN CONTROL | DATE: 04/13/2022 |

ARCHITECTURE / PLANNING:

MVE
& PARTNERS
1900 MAIN STREET, SUITE 800
IRVINE, CA 92614
(949) 809-3388

CIVIL ENGINEER:

 **FUSCOE**
ENGINEERING
full circle thinking

16795 VON KARMAN, SUITE 100
IRVINE, CA 92606
(949) 474-1960

PREPARED FOR:

**NEWPORT CENTER
HOTEL, LLC**

4901 BIRCH STREET
NEWPORT BEACH, CA 92660

PREPARED BY:

firesafe
PLANNING SOLUTIONS

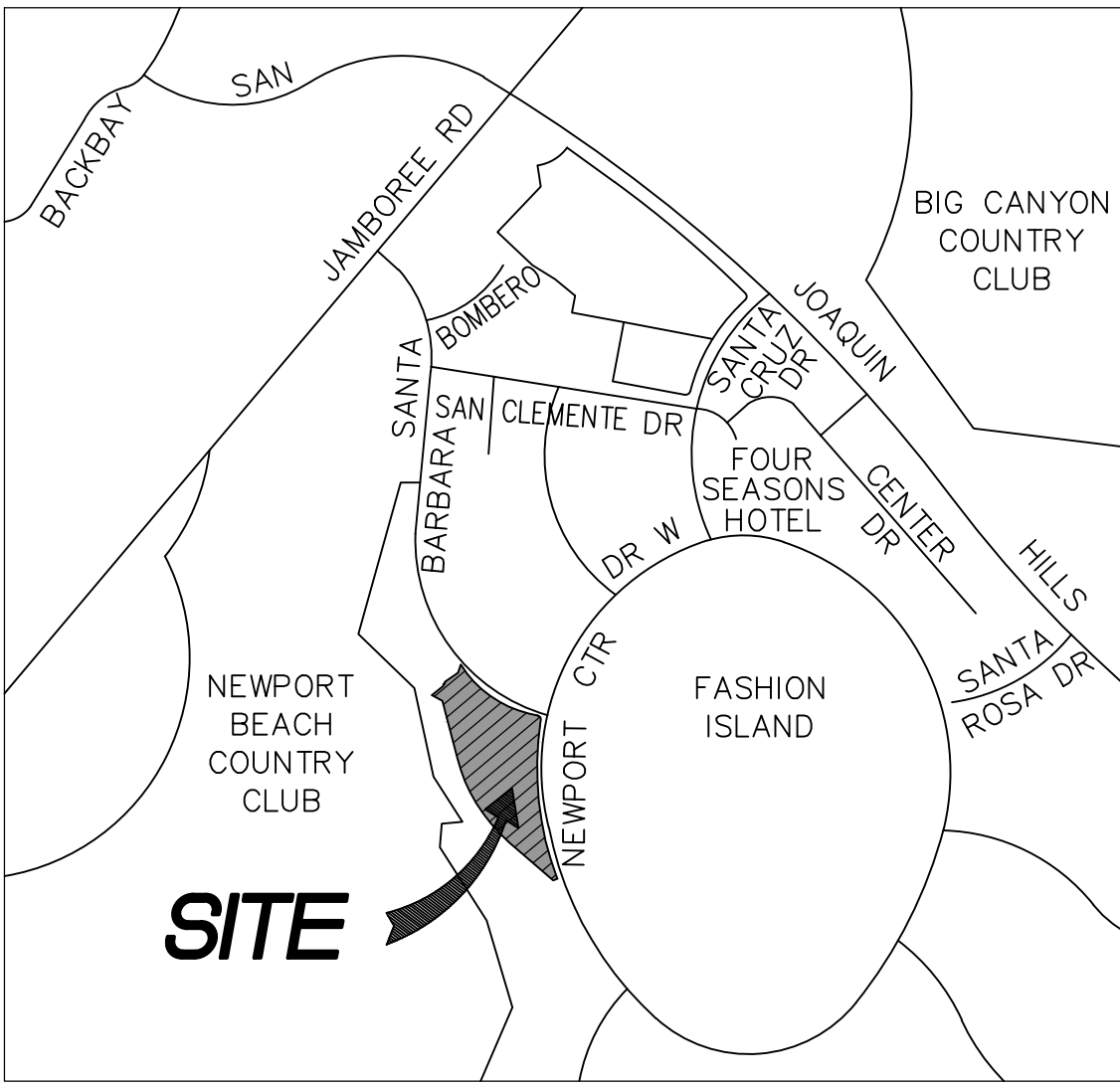
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RANCHO MISSION VIEJO, CA 92694
(949) 240-5911

THE RITZ-CARLTON RESIDENCES
FIRE MASTER PLAN
900 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA
CITY OF NEWPORT BEACH FIRE DEPARTMENT

SHEET
FP-3
OF 3

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction, publication, or re-use by any method, in whole or in part without the express consent of FIRESAFE PLANNING is prohibited.

VESTING TENTATIVE TRACT MAP NO. 19222
(CITY OF NEWPORT BEACH TENTATIVE TRACT MAP NO. NT2021-003)
IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES



LOCATION MAP
NTS

GENERAL NOTES

- EXISTING LAND USE: HOTEL
- PROPOSED LAND USE: HOTEL & HOTEL BRANDED RESIDENCES
- NO PUBLIC UTILITIES ARE PROPOSED FOR THIS PROJECT
- SEWAGE DISPOSAL SERVICE IS PROVIDED BY CITY OF NEWPORT BEACH
- WATER SERVICE IS PROVIDED BY CITY OF NEWPORT BEACH
- NO PUBLIC AREAS ARE PROPOSED
- SEE LANDSCAPE PLANS FOR TREE PLANTING
- SEE CONCEPTUAL GRADING PLAN FOR DIRECTION OF FLOW OF WATER COURSES

AREAS

GROSS AREA = 415,004 SF (9.527 AC)
LOT 1 = 294,137 SF (6.752 AC)
LOT 2 = 120,868 SF (2.775 AC)

FLOOD ZONE

THE AREA OF LAND SHOWN HEREON LIES ENTIRELY WITHIN FLOOD ZONE "AE", AS DEFINED ON INFORMATION PUBLISHED BY U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AS REFLECTED BY FLOOD INSURANCE RATE MAP PANEL NO. 06059C0382K, EFFECTIVE 3/21/2019

OWNER

NEWPORT CENTER HOTEL, LLC
4901 BIRCH ST
NEWPORT BEACH, CA 92660
CONTACT: KEVIN MARTIN
PHONE: (949) 838-1274

SITE ADDRESS

900 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660

CIVIL ENGINEER

ORIANA SLASOR, P.E.
FUSCOE ENGINEERING, INC.
16795 VON KARMAN, SUITE 100
IRVINE, CA 92606
PHONE: (949) 474-1960
FAX: (949) 474-5315



LEGAL DESCRIPTION

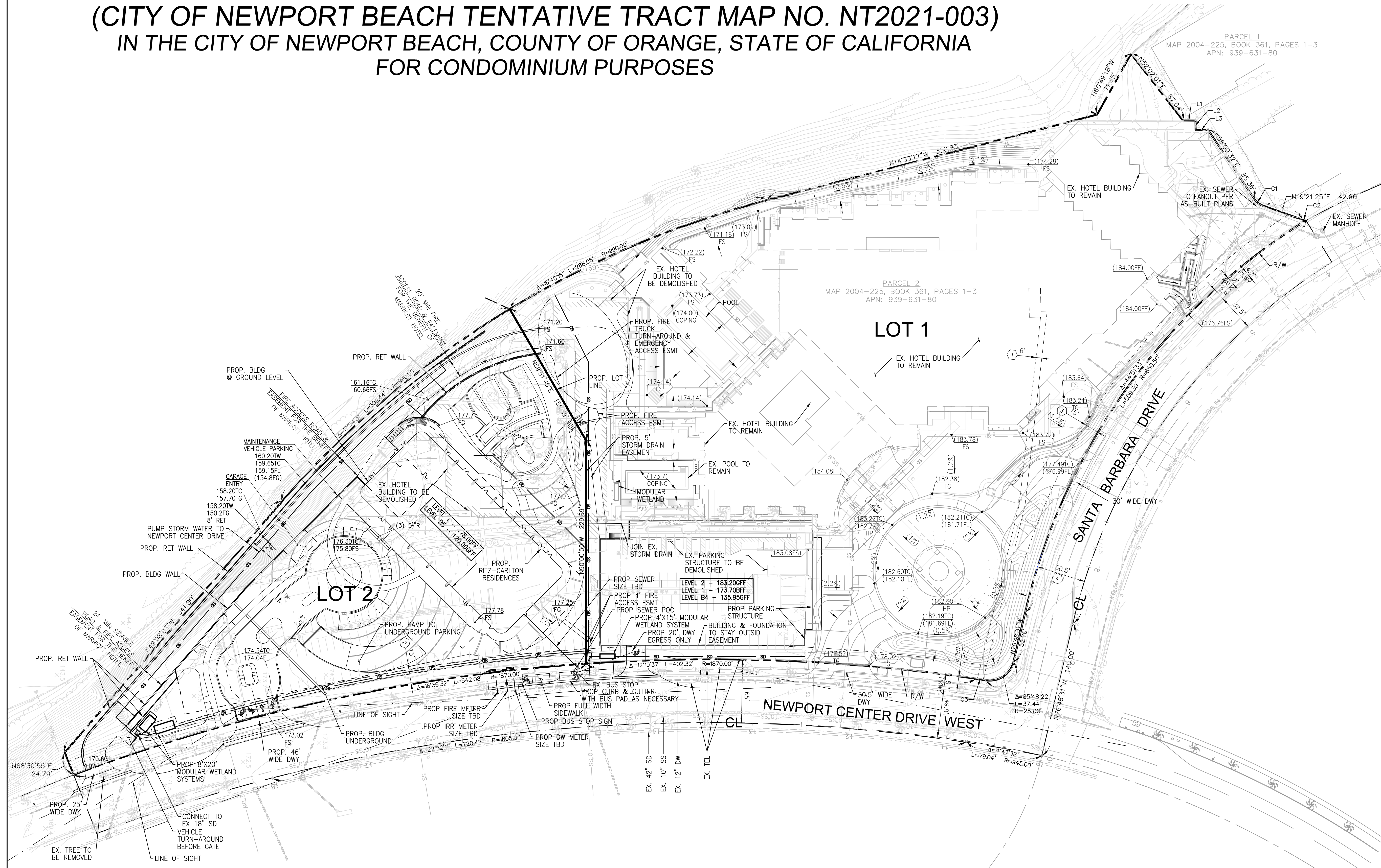
PARCEL 2, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP 2004-225 FILED IN BOOK 361, PAGES 1, 2, AND 3 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS MODIFIED BY THE PARCEL MAP CERTIFICATE OF CORRECTION RECORDED APRIL 23, 2008 AS INSTRUMENT NO. 2008-190230 OF OFFICIAL RECORDS.

BASIS OF BEARINGS

BEARINGS HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83) ZONE VI, 2017.50 EPOCH, AS DERIVED LOCALLY BY ORANGE COUNTY HORIZONTAL GPS CONTROL STATIONS TRAK AND SACY, BEING N30°42'07"W AS PUBLISHED BY THE ORANGE COUNTY SURVEYOR. ALL DISTANCES WERE SCALED TO GROUND BY APPLYING THE COMPUTED COMBINATION FACTOR (CF) 0.99996333.

BENCH MARK

ELEVATIONS HEREON ARE IN TERMS OF THE NATIONAL VERTICAL DATUM (NAVD88), BASED LOCALLY ON THE COUNTY OF ORANGE BENCHMARK: 3K-46-91 = 95.484 FEET (1991 LEVELED)

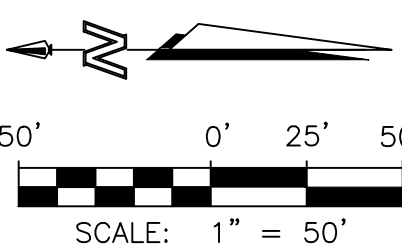


LEGEND

| | | | | |
|--------------------------------|----------------|---------------------------------|------|----------------|
| --- RIGHT OF WAY/PROPERTY LINE | --- CATV --- | EXISTING CABLE TV LINE | BF | BACKFLOW |
| --- CENTER LINE | --- E --- | EXISTING ELECTRIC LINE | BLDG | BUILDING |
| --- EX. EASEMENT | --- EX(TS) --- | EXISTING TRAFFIC SIGNAL CONDUIT | CB | CATCH BASIN |
| --- PROPOSED LOT LINE | --- EX(SL) --- | EXISTING STREET LIGHT CONDUIT | CL | CENTER LINE |
| --- PROPOSED RETAINING WALL | --- G --- | EXISTING GAS LINE | DW | DOMESTIC WATER |
| --- EXISTING RETAINING WALL | --- T --- | EXISTING TELEPHONE LINE | ESMT | EASEMENT |
| --- 170 --- | --- T --- | EXISTING TELEPHONE LINE | EX | EXISTING |
| --- EXISTING CONTOUR | --- *---O--- | EXISTING STREET LIGHT | FH | FIRE HYDRANT |
| --- W --- | --- SD --- | PRIVATE STORM DRAIN LINE | FW | FIRE WATER |
| --- EXISTING DOMESTIC WATER | --- | LINE OF SIGHT | L | LENGTH |
| --- EXISTING FIRE WATER | --- | --- | P/L | PROPERTY LINE |
| --- EXISTING SEWER MAIN | --- | --- | R | RADIUS |
| --- EXISTING STORM DRAIN | --- | --- | R/W | RIGHT OF WAY |
| | --- | --- | SD | STORM DRAIN |

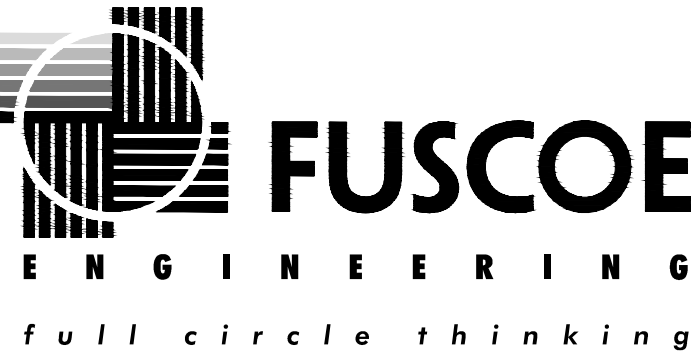
EXISTING EASEMENTS

- PUBLIC UTILITY EASEMENT, BOOK 11301, PAGE 1203 (TO REMAIN)
- WATERLINE EASEMENT, BOOK 11318, PAGE 1747 (TO REMAIN)
- 15' UTILITY EASEMENT 93-3805 (TO REMAIN)
- SOUTHERN CALIFORNIA EDISON COMPANY PUBLIC UTILITIES EASEMENT INST. 85-149874



| LINE TABLE | | |
|------------|--------|-------------|
| LINE # | LENGTH | BEARING |
| L1 | 12.90' | N00°16'04"E |
| L2 | 9.70' | N89°45'48"E |
| L3 | 12.84' | N00°23'09"W |

| Curve Table | | | |
|-------------|--------|----------|--------|
| Curve # | Length | Radius | Delta |
| C1 | 12.53' | 19.50' | 36.82' |
| C2 | 3.45' | 19.50' | 10.14' |
| C3 | 10.75' | 1010.00' | 0.61' |



VESTING TENTATIVE TRACT MAP NO. 19222
(CITY OF NEWPORT BEACH TENTATIVE
TRACT MAP NO. NT2021-003
FOR CONDOMINIUM PURPOSES
CITY OF NEWPORT BEACH

| | |
|----------|------------|
| DATE: | 04/27/2022 |
| SCALE: | AS SHOWN |
| JOB NO.: | 1112-008 |
| DRAWN: | MI |
| CHECKED: | OS |
| SHEET | 1 OF 1 |