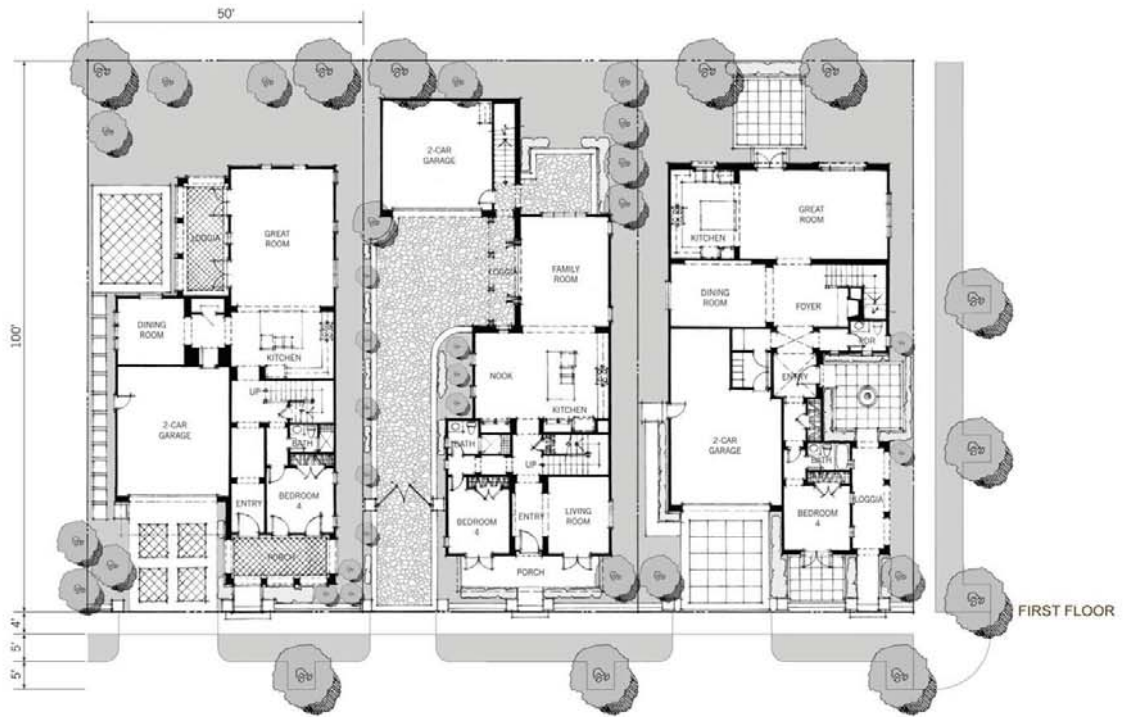




SECOND FLOOR



FIRST FLOOR



ELEVATION

FORMA

Fusco Engineering

Robert Hidey Architects

TRADITIONAL HOMES

NEWPORT BANNING RANCH



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

Newport Banning Ranch, LLC

NEWPORT BEACH, CA

PROJECT: 08018.02 - 03/26/2009



FORMA

Fuscoe Engineering

Robert Hidey Architects

COASTAL HOMES

NEWPORT BANNING RANCH



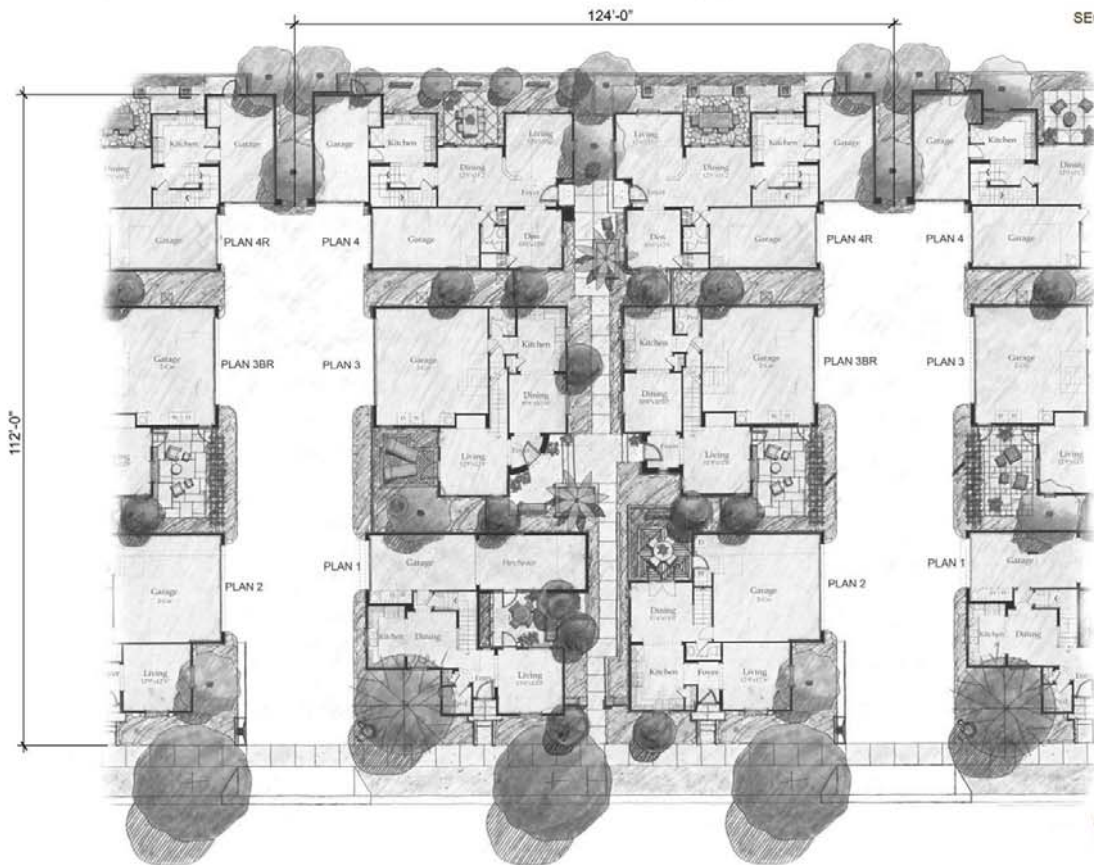
Newport Banning Ranch, LLC

NEWPORT BEACH, CA

PROJECT: 08018.02 - 03/26/2009



SECOND FLOOR



FIRST FLOOR

FORMA

Fusco Engineering

Robert Hidey Architects

GARDEN COURT HOMES

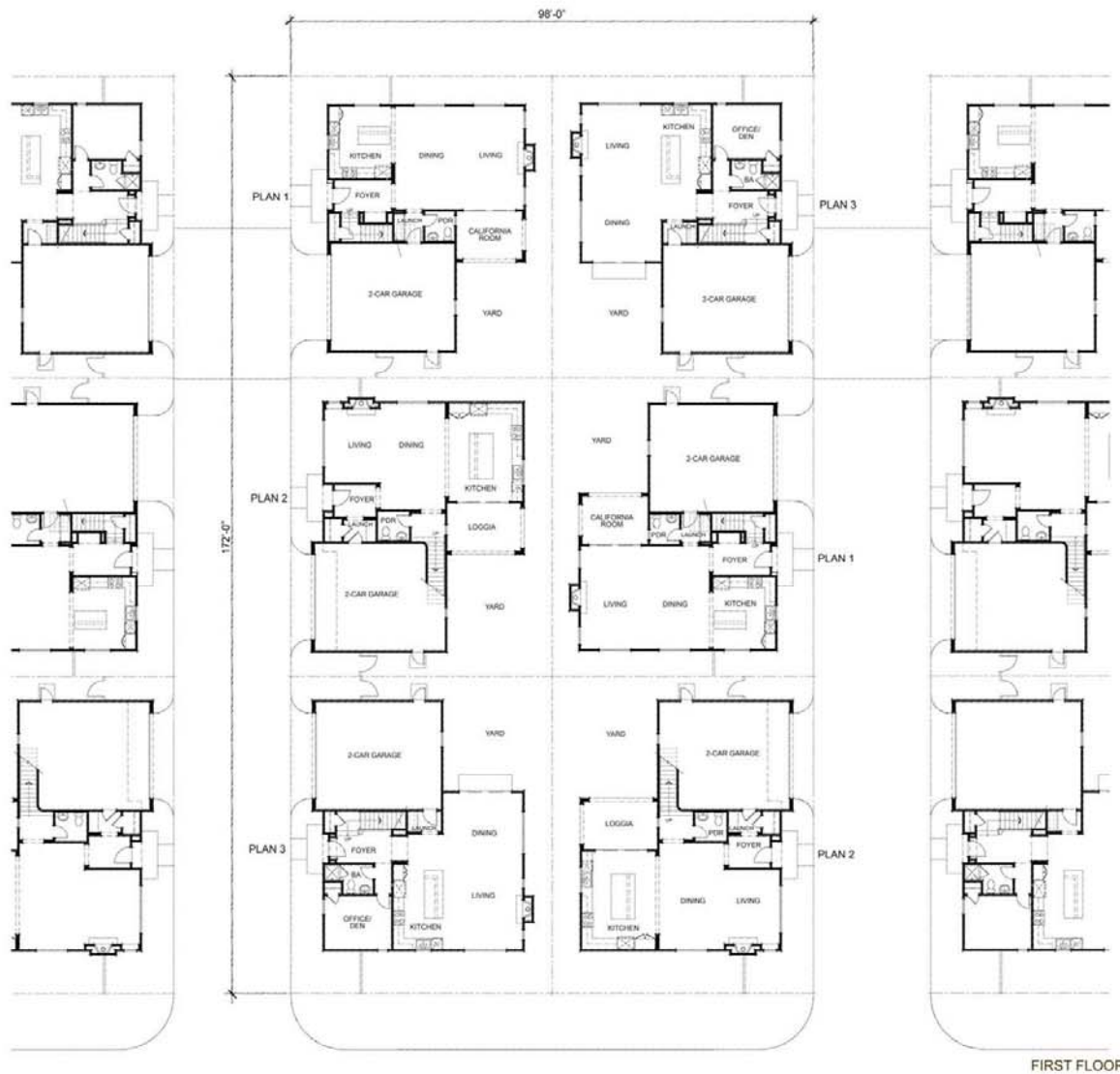
NEWPORT BANNING RANCH



Newport Banning Ranch, LLC

NEWPORT BEACH, CA

PROJECT 08018.02 - 03/26/2009



FORMA

Fusco Engineering

Robert Hidey Architects

MOTOR COURT HOMES

NEWPORT BANNING RANCH



Newport Banning Ranch, LLC

NEWPORT BEACH, CA

PROJECT 08018.02 - 03/26/2009



FORMA

Fusco Engineering

Robert Hidey Architects

MOTOR COURT HOMES

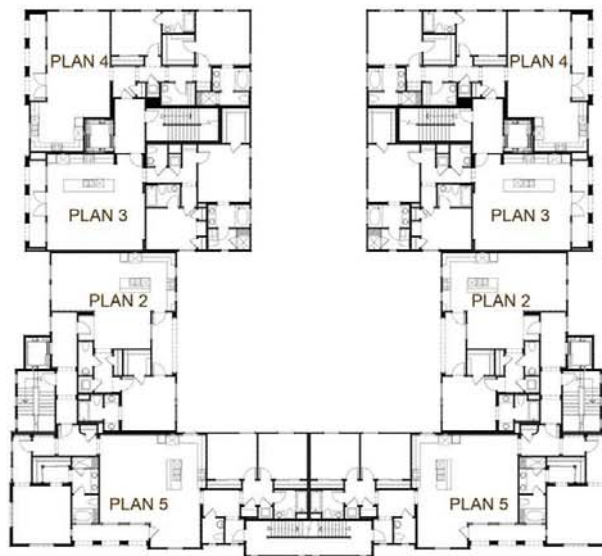
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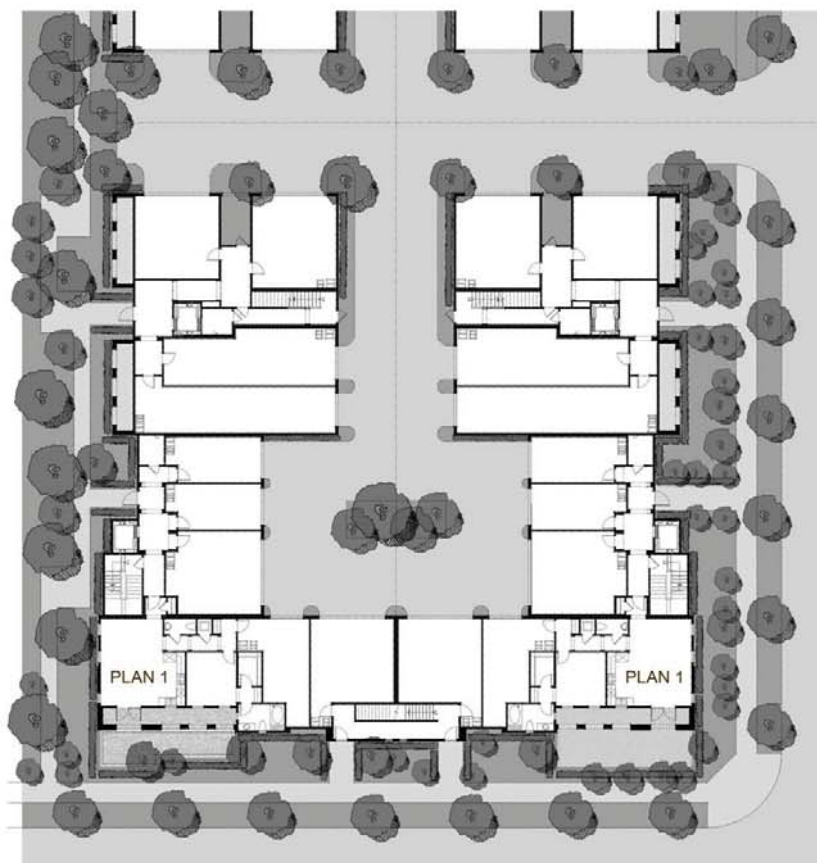
Newport Banning Ranch, LLC

NEWPORT BEACH, CA

PROJECT 08018.02 - 03/26/2009



SECOND FLOOR



FIRST FLOOR

FORMA

Fusco Engineering

Robert Hidey Architects

VILLAGE FLATS

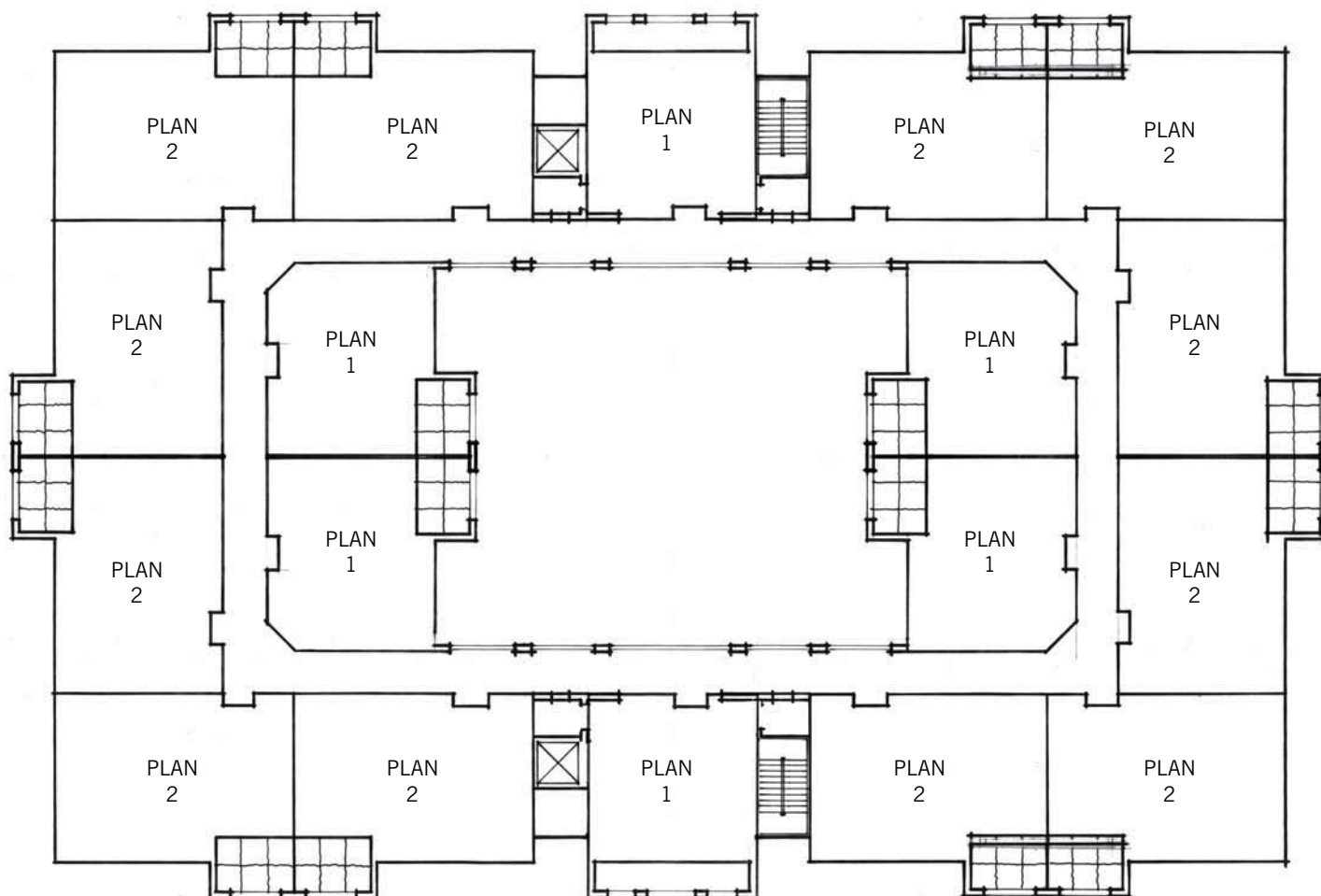
NEWPORT BANNING RANCH



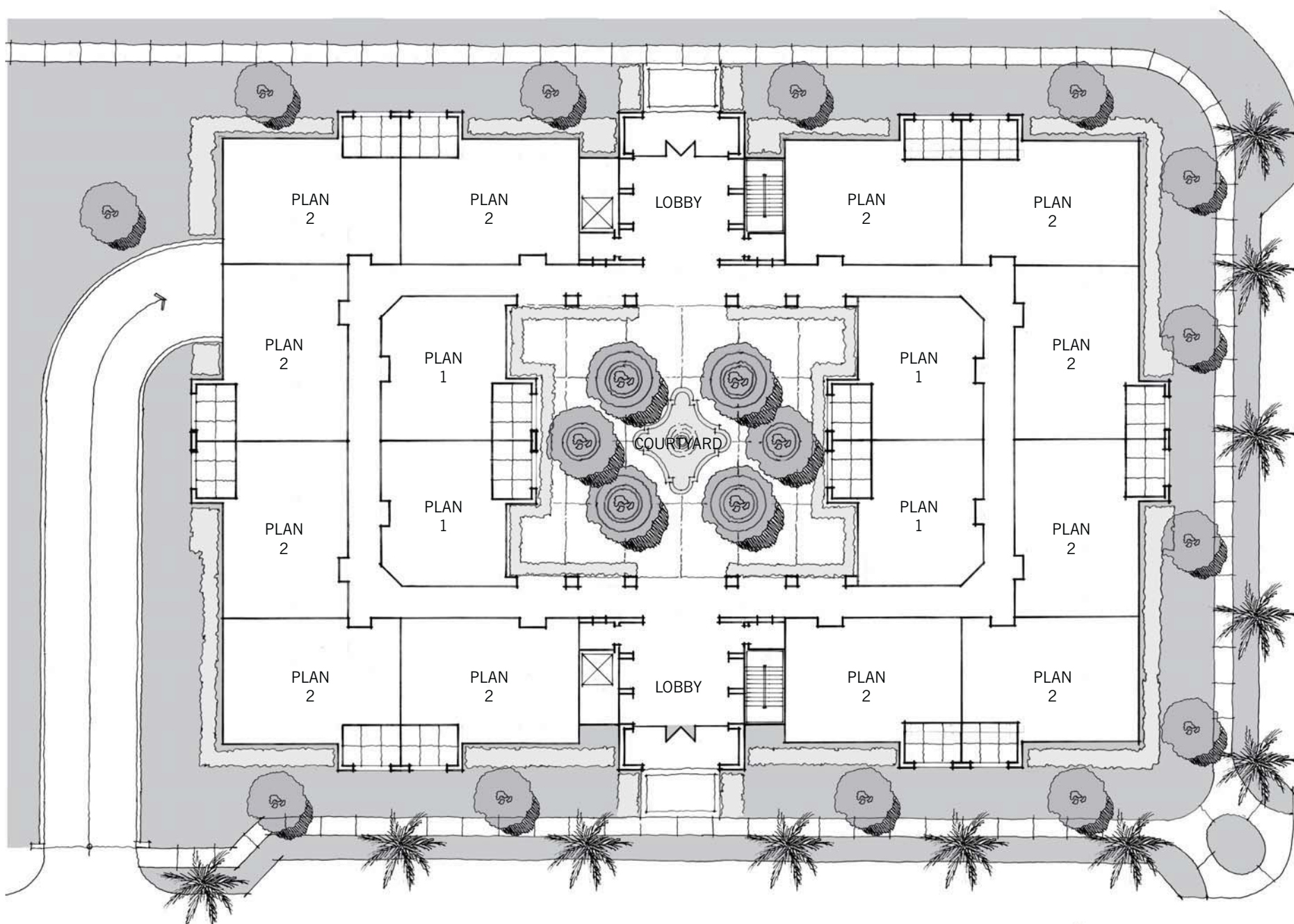
Newport Banning Ranch, LLC

NEWPORT BEACH, CA

PROJECT 08018.02 - 03/19/2009



TYPICAL
FLOOR ABOVE



FIRST FLOOR



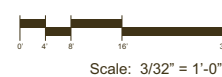
FORMA

Fusco Engineering

Robert Hidey Architects

URBAN FLATS

NEWPORT BANNING RANCH



Newport Banning Ranch, LLC



FAMILY VILLAGE NORTH - GRAND ALLEE



URBAN COLONY - VILLAGE GREEN

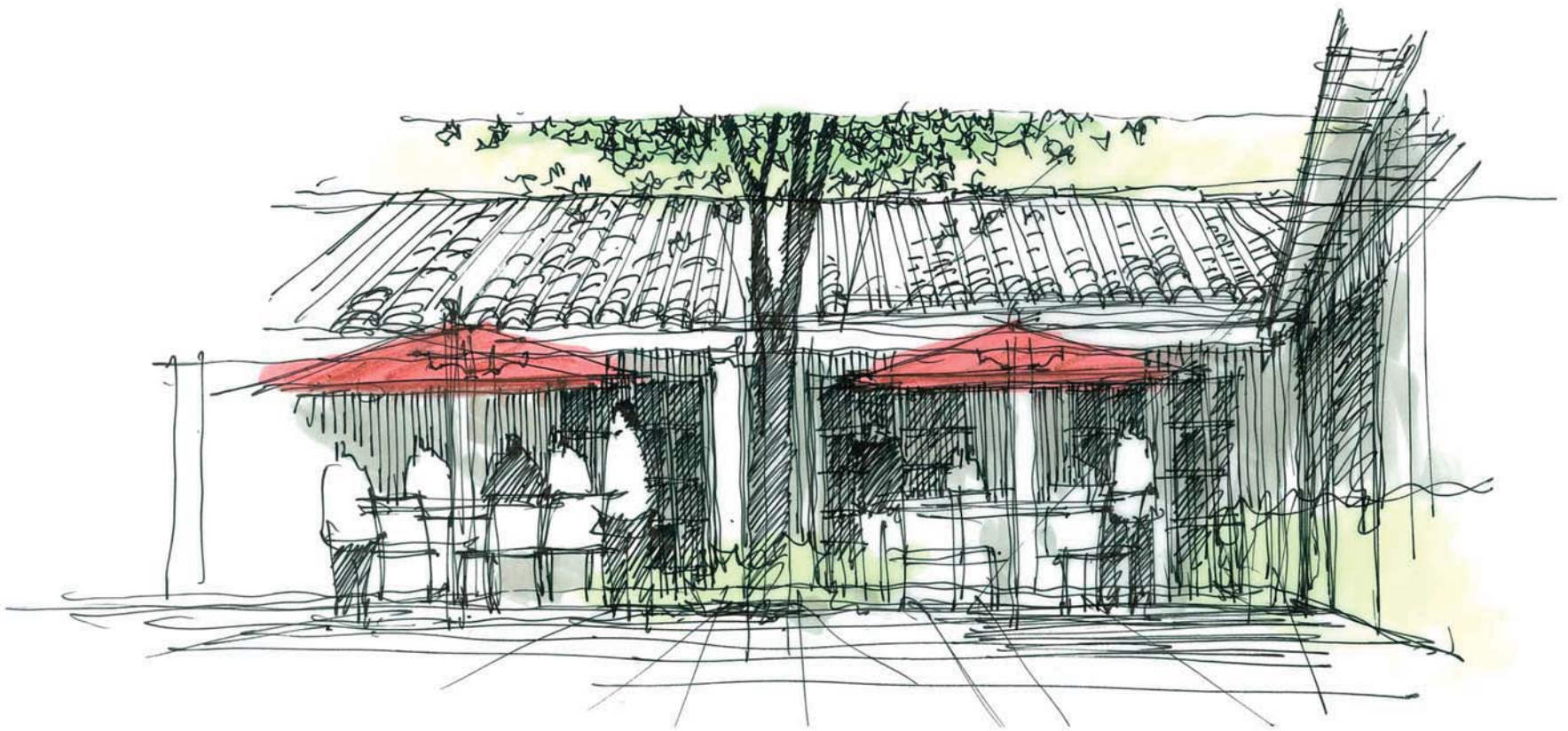
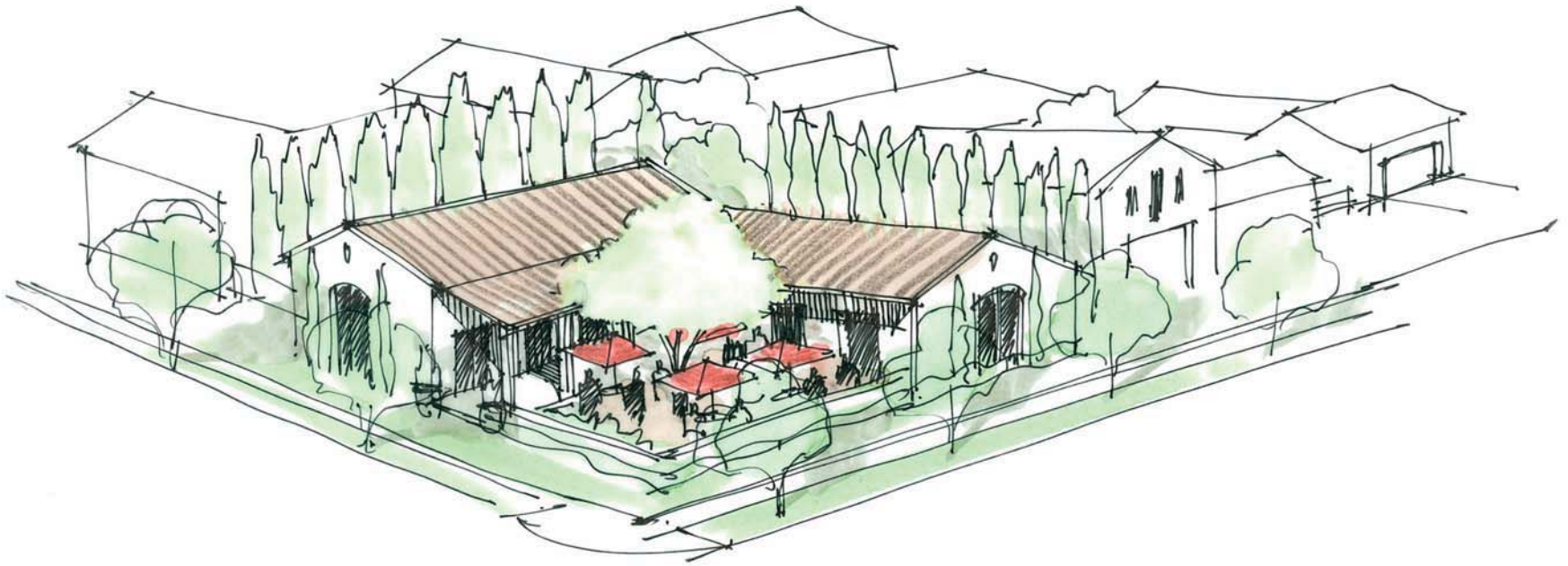


URBAN COLONY - RETAIL

FORMA
Fuscoe Engineering
Robert Hidey Architects

RESIDENTIAL VIEWS
NEWPORT BANNING RANCH

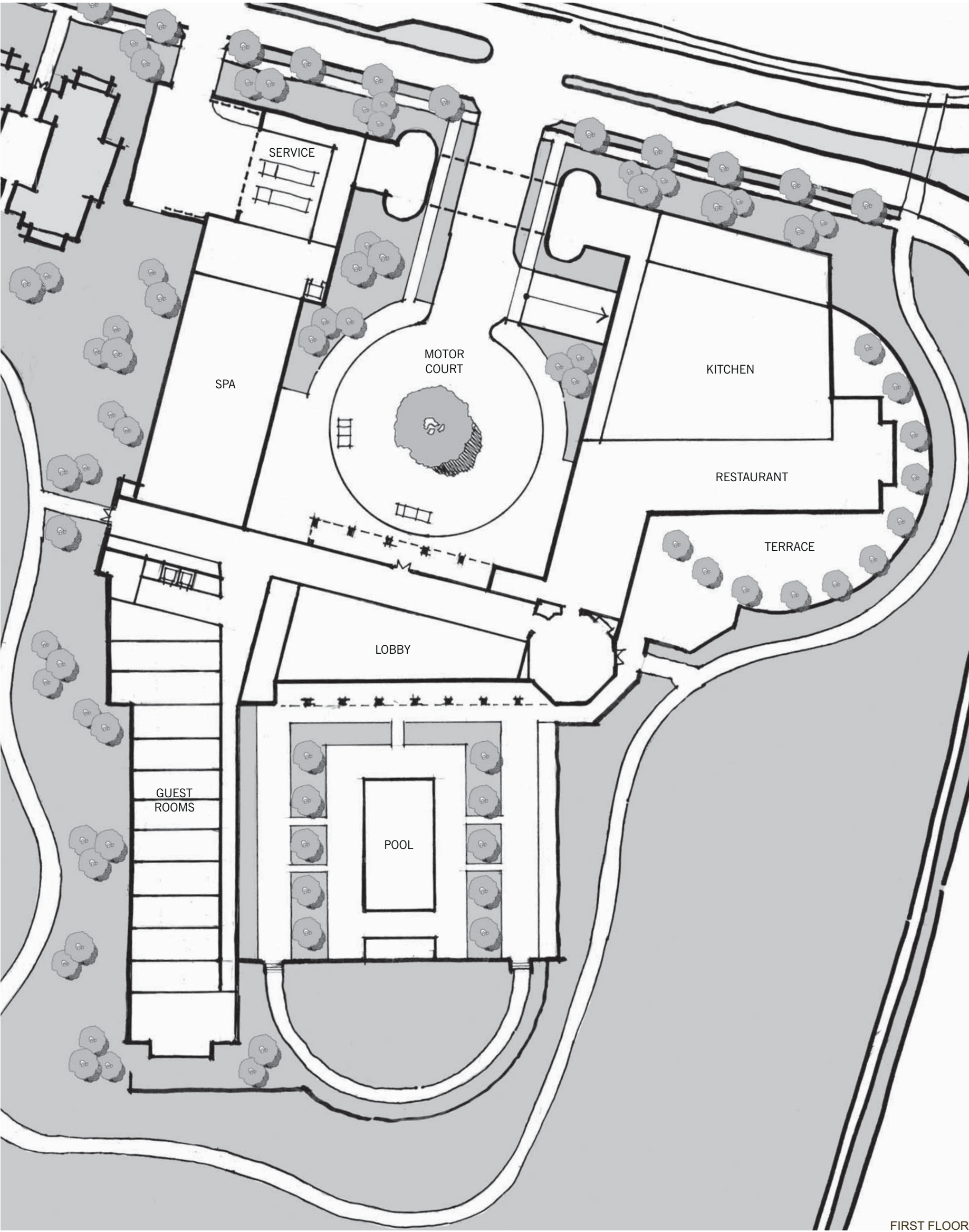
Newport Banning Ranch, LLC



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 Robert Hidey Architects

NEIGHBORHOOD STORE
 NEWPORT BANNING RANCH

Newport Banning Ranch, LLC



FIRST FLOOR



ELEVATION

FORMA

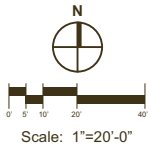
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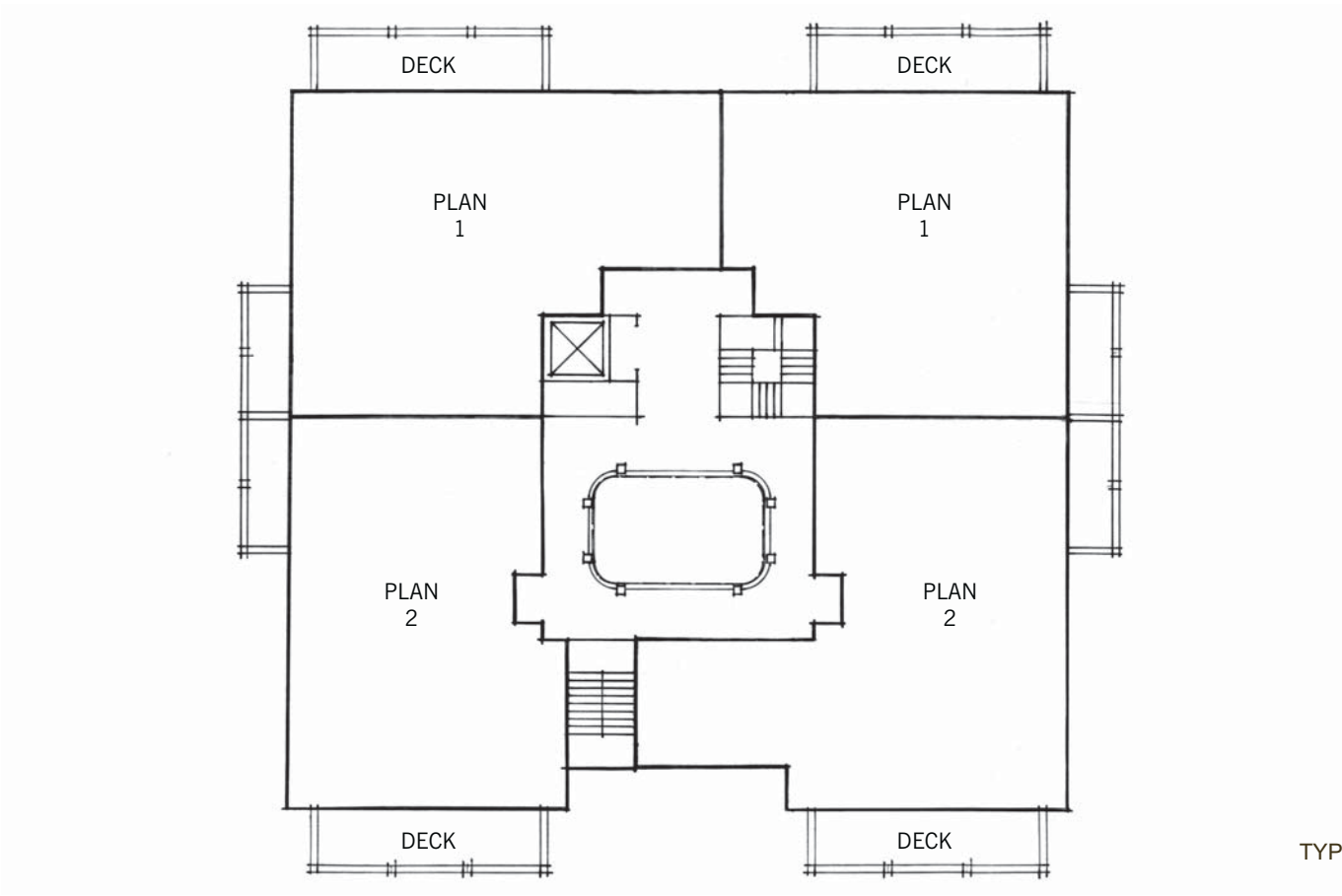
Robert Hidey Architects

RESORT INN

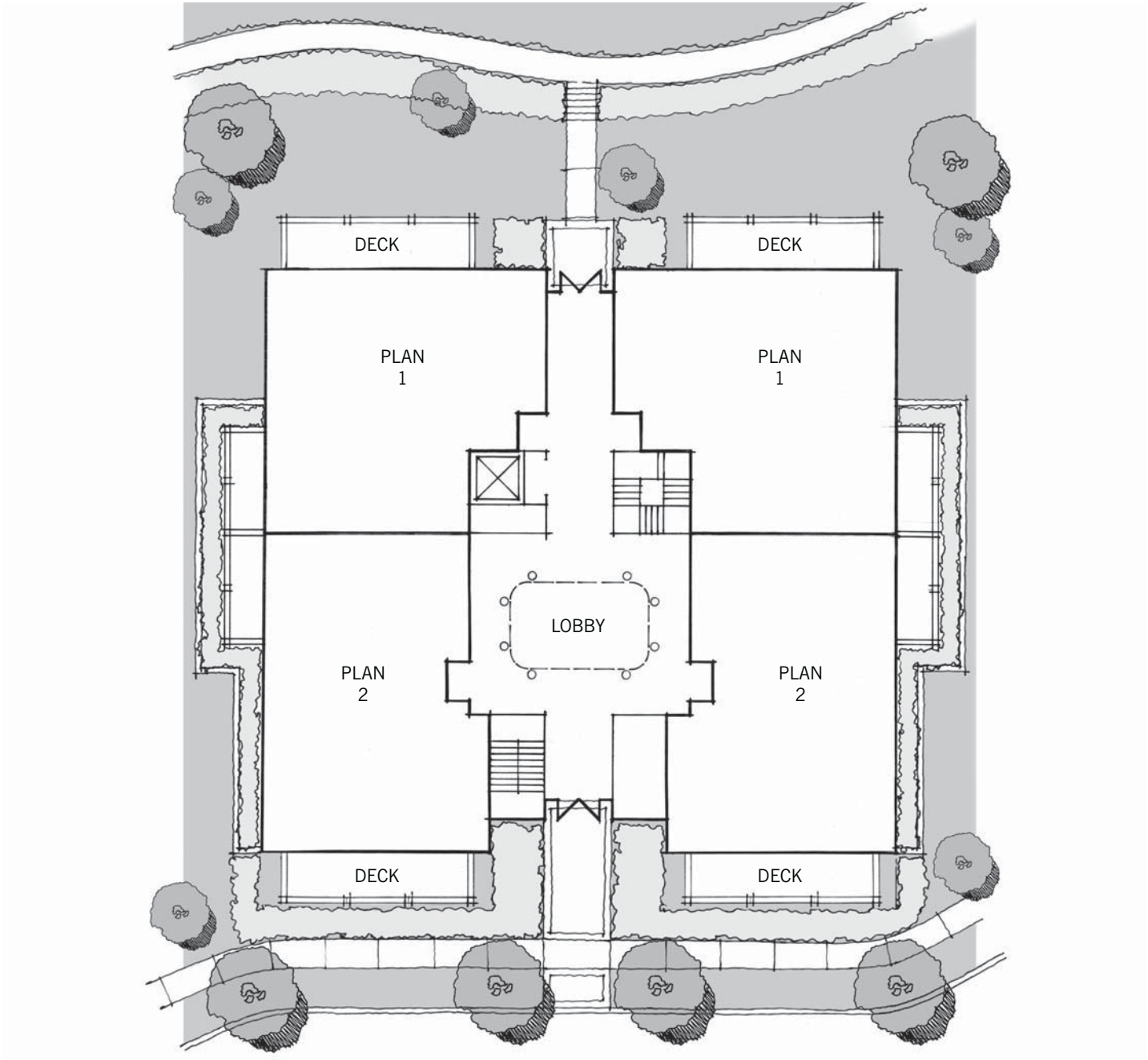
NEWPORT BANNING RANCH

Newport Banning Ranch, LLC





TYPICAL SECOND FLOOR



FIRST FLOOR



ELEVATION

FORMA

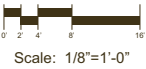
Fusco Engineering

Robert Hidey Architects

RESORT FLATS

NEWPORT BANNING RANCH

Newport Banning Ranch, LLC





RESORT VIEW FROM PACIFIC COAST HIGHWAY



RESORT ARRIVAL

FORMA

Fusco Engineering

Robert Hidey Architects

RESORT INN VIEWS

NEWPORT BANNING RANCH

Newport Banning Ranch, LLC