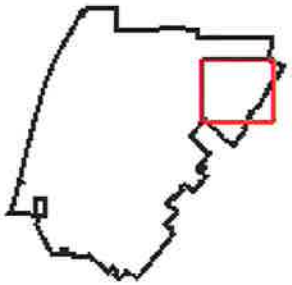
ATTACHMENT 1
PROJECT PLANS

City of Costa Mesa

CITY OF COSTA MESA - [Created: 2/10/2014 8:45:39 AM] [Scale: 322.32] [Page: 8.5 x 11 / Landscape]

Overview Map



Legend

- Address Points
- Freeway Roads
- Collector
- Freeway
- Major
- Newport BLVD Primary
- SECONDARY
- Hydrology Channel-
- Street Names
- Street Centerlines
- Parcel Lines
- City Boundary
- Water Ways

Map Display

-12-

(C) 2002-4 GeoPrise.net (GeoVec, Inc.) - (866)422-2505

City of Costa Mesa

CITY OF COSTA MESA - [Created: 2/10/2014 8:47:05 AM] [Scale: 322.32] [Page: 8.5 x 11 / Landscape]

Overview Map

Legend

Address Points

Hydrology Channels

Street Names

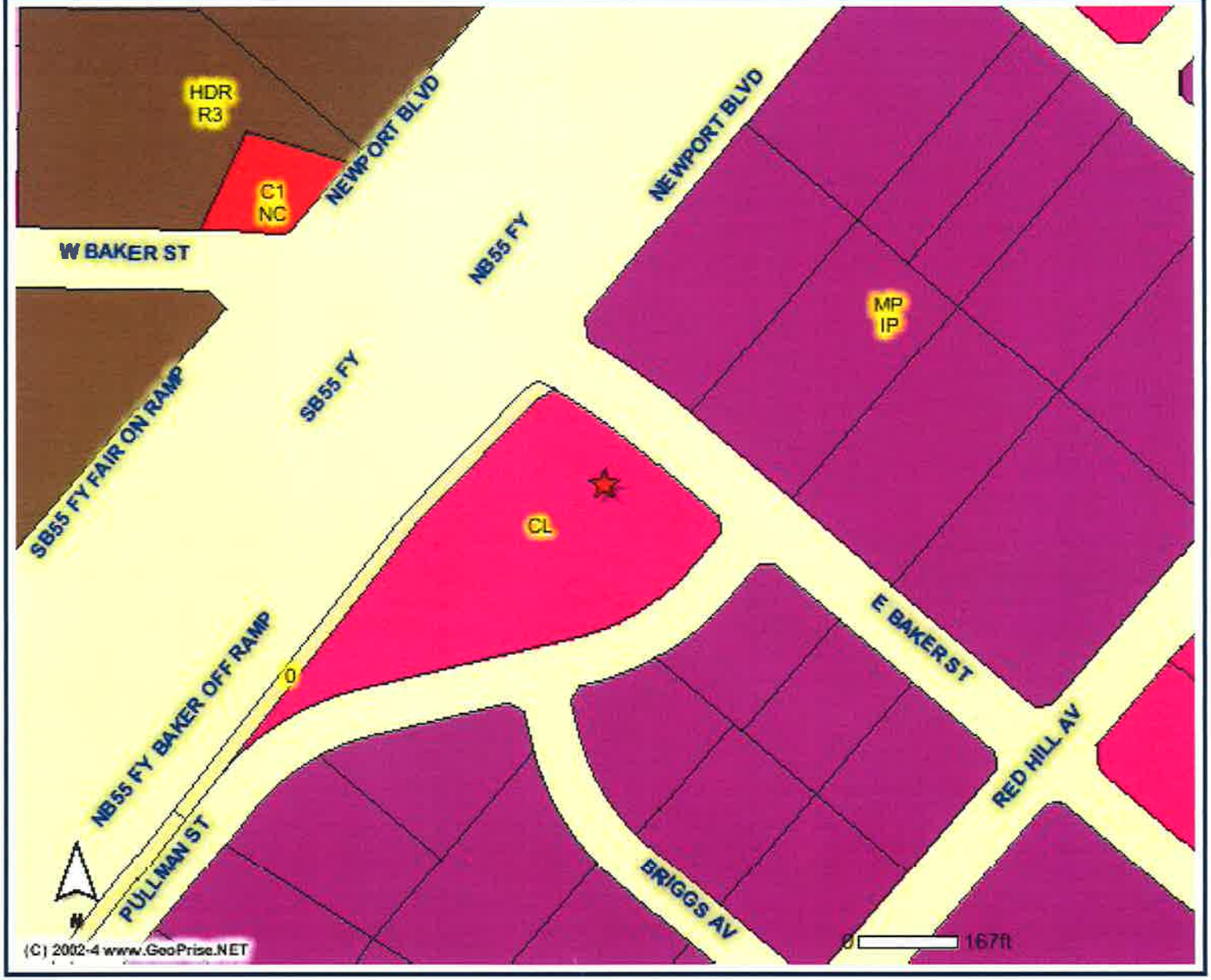
Parcel Lines

Water Ways

Zoning

- AP
- C1
- C1-S
- C2
- CL
- I&R
- I&R-S
- MG
- MP
- P
- PDC
- PDI
- PDR-HD
- PDR-LD (cont)

Map Display



(C) 2002-4 GeoPrise.net (GeoVec, Inc.) - (866)422-2505

BAKER STREET APARTMENTS

125 BAKER STREET, COSTA MESA, CA

RED OAK INVESTMENTS

Vicinity Map

N.T.S.

Artist's Rendering

Project Team

OWNER:
RED OAK INVESTMENTS
2101 Business Center Drive, Suite 230
Irvine, CA 92612
(949) 733-2000 Attn: Joseph Flanagan

ARCHITECT:
Architects Orange
144 N. Orange Street
Orange, CA 92866
(714) 639-9860 Attn: Rick Thorne

LANDSCAPE ARCHITECT:
MJS Design Group
507 30th St
Newport Beach, CA 92663
(949) 675-9964 Attn: Mark Schattinger

CIVIL ENGINEER:
Fuscoe Engineering Inc.
16795 Von Karman Ave. Suite 100
Irvine, CA 92606
(949) 271-4301 Attn: Trevor Dodson

Sheet Index

ARCHITECTURAL

A-1	TITLE SHEET
A-2.1	ARCHITECTURAL SITE PLAN
A-2.2	OPEN SPACE CALCULATIONS
A-3.1	1st FLOOR COMPOSITE PLAN
A-3.2	2nd FLOOR COMPOSITE PLAN
A-3.3	3rd FLOOR COMPOSITE PLAN
A-3.4	4th FLOOR COMPOSITE PLAN
A-3.5	LOFT FLOOR COMPOSITE PLAN
A-3.6	ROOF PLAN
A-4.1	EXTERIOR ELEVATIONS
A-4.2	EXTERIOR ELEVATIONS
A-4.3	COLORED ELEVATION
A-5.1	BUILDING SECTIONS
A-6.1	UNIT PLANS
A-6.2	UNIT PLANS
A-6.3	UNIT PLANS
A-6.4	UNIT PLANS
A-6.5	UNIT PLANS
A-6.6	UNIT PLANS
A-6.7	UNIT PLANS

COLOR AND MATERIAL FINISHES

LANDSCAPE

L-1	CONCEPTUAL LANDSCAPE PLAN
L-2	POOL COURTYARD
L-3	"RELAX" COURTYARD
L-4	ENTRY COURTYARD

CIVIL

C-1	SITE PLAN
C-2	PRELIMINARY GRADING
C-3	EXISTING TREES EXHIBIT

PROJECT INFORMATION

SITE AREA	181,415 S.F.	4.16 AC.
TOTAL UNITS		240 UNITS
DENSITY (DU/AC)		57.69

PLANNING DEVELOPMENT ZONE	PDR-HD
REQUIRED OPEN SPACE (OF LOT)	42%
MAXIMUM SITE COVERAGE	NONE

MAX OVERHANG AT SIDE SETBACK	2'-6"
MAX OVERHANG AT FRONT/REAR SETBACK	5'-0"
MAX UNENCLOSED STAIR OVERHANG	2'-6"

UNIT SUMMARY

STUDIOS		
FLOOR	S1	S1L
1	7	
2	7	
3	8	
4		8
SUB	22	8
TOTAL	30	

1 BEDROOMS										
A1	A1L	A2	A3	A3L	A4	A4L	A5	A5L	
14		5	8		1		1		29
14			8		1		1		24
14			11		1		1		27
	14			11		1		1	27
42	14	5	27	11	3	1	3	1	107
107									

2 BEDROOMS									
FLOOR	B1	B1L	B2	B2L	B2A	B2AL	B2D	B2DL	B3	
1	3		7		6		1			17
2	4		11		8		1			24
3	4		12		8		2		1	27
4		4		12		8		2	1	27
SUB.	11	4	30	12	22	8	4	2	2	95
TOTAL	95									

3 BEDROOMS		
C1	C1L	
2		
2		
2		
	2	
6	2	
8		

	STUDIO	1BR	2BR	3BR	TOTAL
TOTAL UNITS	30	107	95	8	240
MIX %	13%	45%	40%	3%	100%

UNIT AREA SUMMARY

	UNIT LIVING	BALC. AREA	UNIT SUB.	QUAN.	TOTAL LIVING	TOTAL DECK
S1	565	62	627	22	12,430	1,364
S1L	695	62	757	8	5,560	496
A1	715	62	777	42	30,030	2,604
A1L	853	62	915	14	11,942	868
A2	758	61	819	5	3,790	305
A3	727	82	809	27	19,629	2,214
A3L	852	82	934	11	9,372	902
A4	963	107	1,070	3	2,889	321
A4L	1,161	107	1,268	1	1,161	107
A5	981	71	1,052	3	2,943	213
A5L	1,171	71	1,242	1	1,171	71
B1	1,030	62	1,092	11	11,330	682
B1L	1,168	62	1,230	4	4,672	248
B2	1,081	62	1,143	30	32,430	1,860
B2L	1,224	62	1,286	12	14,688	744
B2A	1,091	123	1,204	22	23,762	2,706
B2AL	1,224	123	1,347	8	9,792	984
B2B	1,065	62	1,127	4	4,260	248
B2BL	1,224	62	1,286	2	2,448	124
B3	1,186	62	1,248	2	2,372	124
C1	1,352	90	1,442	6	8,112	540
C1L	1,527	90	1,617	2	3,054	180
TOTAL				240	217,857	17,905

BUILDING COVERAGE AND OPEN SPACE

	TOTAL AREA SQ. FT	REQ'D AREA SQ. FT	%
OPEN SPACE REQUIRED	181,415	76,194	42%
BUILDING COVERAGE			
APARTMENT BUILDING	75,996		42%
PARKING STRUCTURE	29,910		16%
TOTAL BUILDING COVERAGE	105,906		58%
OTHER SIDE COVERAGE			
FIRE LANE COVERAGE	2,573		1%
PAVED AREA COVERAGE	6,300		3%
TOTAL SITE COVERAGE	114,779		63%
OPEN SPACE			
COURTYARD 1	12,223		7%
COURTYARD 2	5,385		3%
PERIMETER	49,028		27%
PATIO/BALCONY	17,905		10%
TOTAL OPEN SPACE	84,541		47%

PARKING SUMMARY

PARKING REQUIRED/PROPOSED		CITY REQUIREMENT		PROPOSED	
UNIT TYPE	NO. UNITS	STALLS PER UNIT	STALLS REQ'D	STALLS PER UNIT	STALLS REQ'D
STUDIO	30	1.25	38	1.00	30
1BR	107	1.75	187	1.50	161
2BR	95	2.25	214	2.00	190
3BR	8	3.25	26	2.50	20
SUBTOTAL RESIDENT	240		465		401
GUEST 1 TO 50 STALLS	50	0.50	25	0.25	13
GUEST OVER 50 STALLS	190	0.25	48	0.25	48
SUBTOTAL GUEST			73		60
TOTAL			537		461
PARKING RATIO			2.24		1.92

PARKING PROVIDED

	UNITS/LEVEL	STD. STALLS	H.C. STALLS	TOTAL STALLS
LEASING AND GUEST	0	3	1	4
PARKING LEVEL 1	55	68	1	69
PARKING LEVEL 2	57	76	2	78
PARKING LEVEL 3	64	76	2	78
PARKING LEVEL 4	64	76	2	78
PARKING LEVEL 5	0	77	0	77
PARKING LEVEL 6	0	77	0	77
TOTAL	240	453	8	461

A-1

2013-044 *03-13-2014*

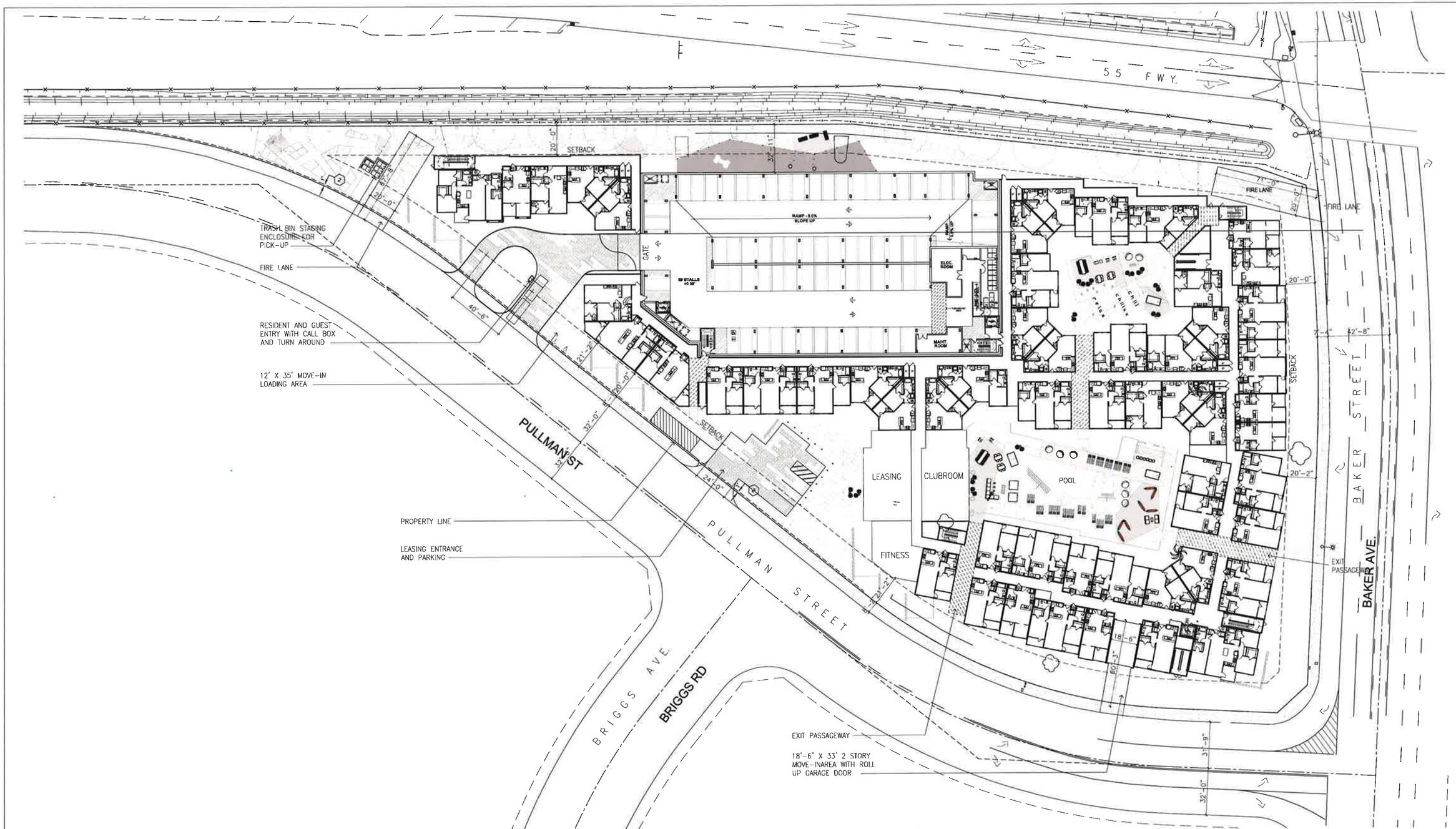
BAKER STREET APARTMENTS *COSTA MESA, CA* *TITLE SHEET*

RED OAK INVESTMENTS
2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL: 949.733.2000

-14-

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2014 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



ARCHITECTURAL SITE PLAN

A-2.1

2013-044 03-13-2014

BAKER STREET APARTMENTS COSTA MESA, CA

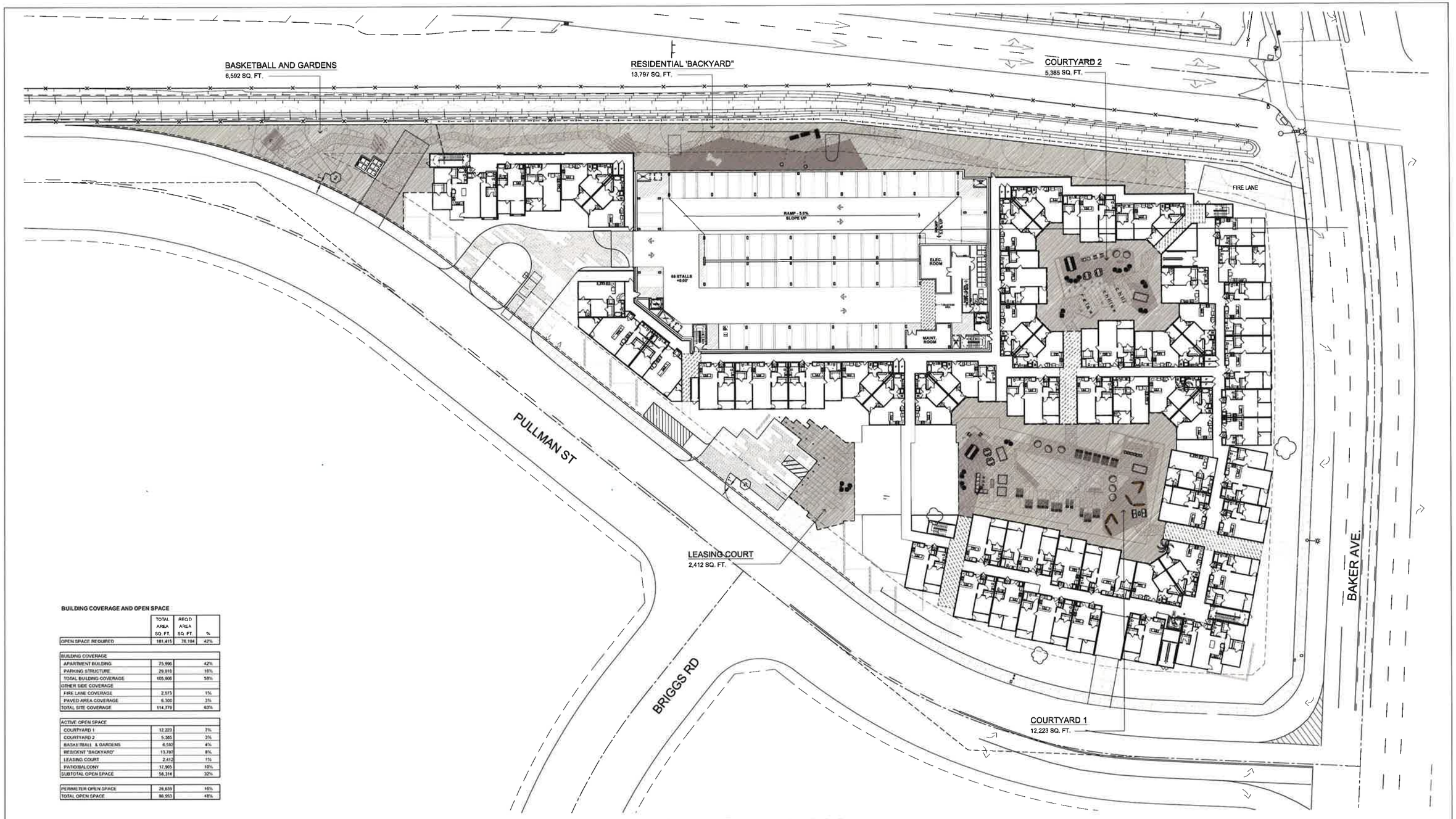
N

SCALE 1" = 30' 0 30' 60' 90'

RED OAK INVESTMENTS
2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL: 949.733.2000

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2014 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



BUILDING COVERAGE AND OPEN SPACE

	TOTAL AREA SQ. FT.	REQ'D AREA SQ. FT.	%
OPEN SPACE REQUIRED	181,415	76,194	42%
BUILDING COVERAGE			
APARTMENT BUILDING	75,996		42%
PARKING STRUCTURE	29,910		16%
TOTAL BUILDING COVERAGE	105,906		58%
OTHER SIDE COVERAGE			
FIRE LANE COVERAGE	2,573		1%
PAVED AREA COVERAGE	6,300		3%
TOTAL SITE COVERAGE	114,779		63%
ACTIVE OPEN SPACE			
COURTYARD 1	12,223		7%
COURTYARD 2	5,385		3%
BASKETBALL & GARDENS	6,592		4%
RESIDENT "BACKYARD"	13,797		8%
LEASING COURT	2,412		1%
PATIO/BALCONY	17,905		10%
SUBTOTAL OPEN SPACE	58,314		32%
PERIMETER OPEN SPACE	28,639		16%
TOTAL OPEN SPACE	86,953		48%

OPEN SPACE PLAN

A-2.2

2013-044 03-13-2014

BAKER STREET APARTMENTS COSTA MESA, CA

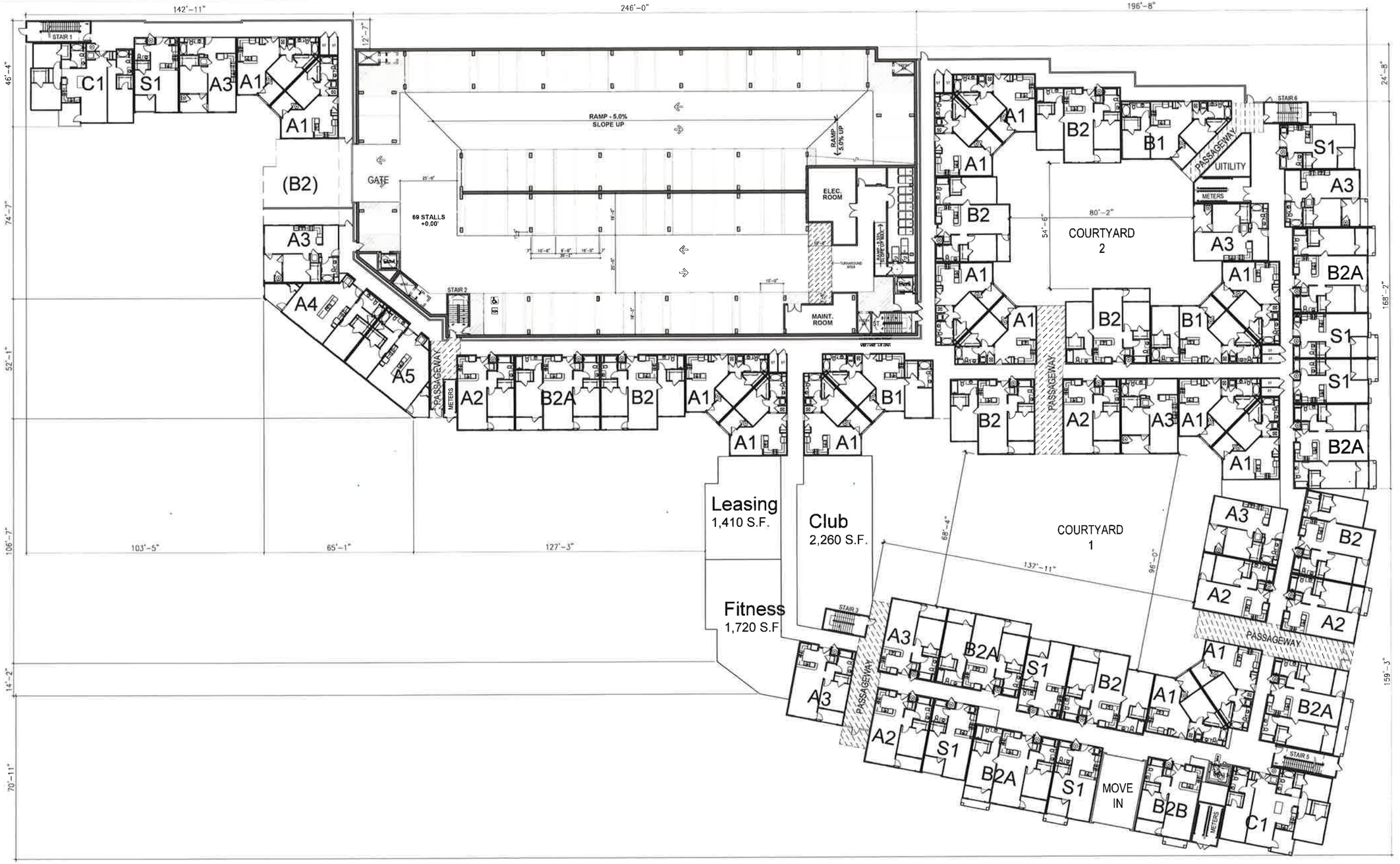
N

SCALE 1" = 30' 0 30' 60' 90'

RED OAK INVESTMENTS
2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL: 949.733.2000

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2014 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange



FIRST FLOOR COMPOSITE PLAN

A-3.1

2013-044 03-13-2014

BAKER STREET APARTMENTS COSTA MESA, CA

N

SCALE 1" = 20' 0 20' 40' 60

RED OAK INVESTMENTS

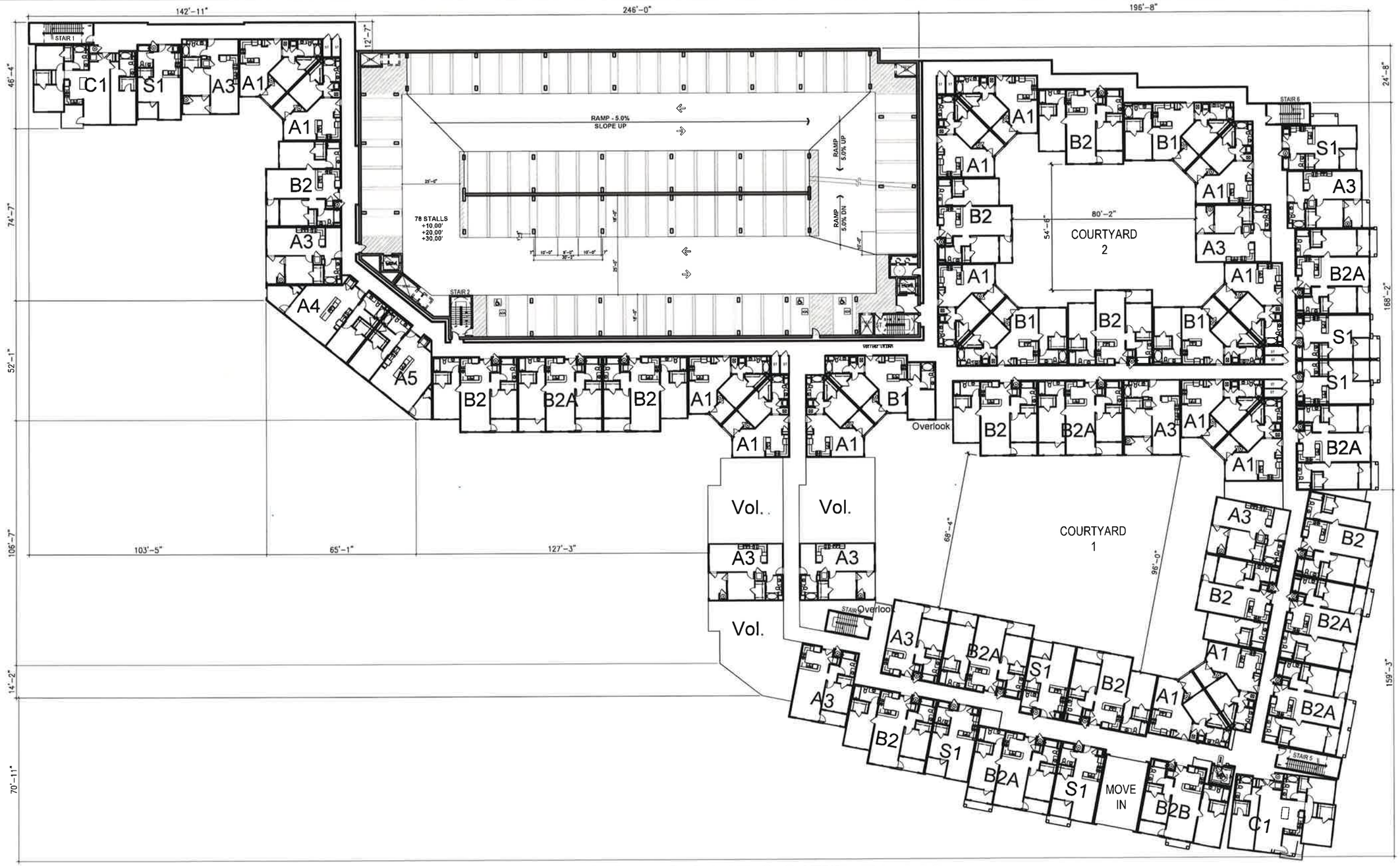
2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL: 949.733.2000

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2014 Architects Orange

These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



SECOND FLOOR COMPOSITE PLAN

A-3.2

2013-044 02-14-2014

BAKER STREET APARTMENTS COSTA MESA, CA

N

SCALE 1" = 20' 0 20' 40' 60

RED OAK INVESTMENTS

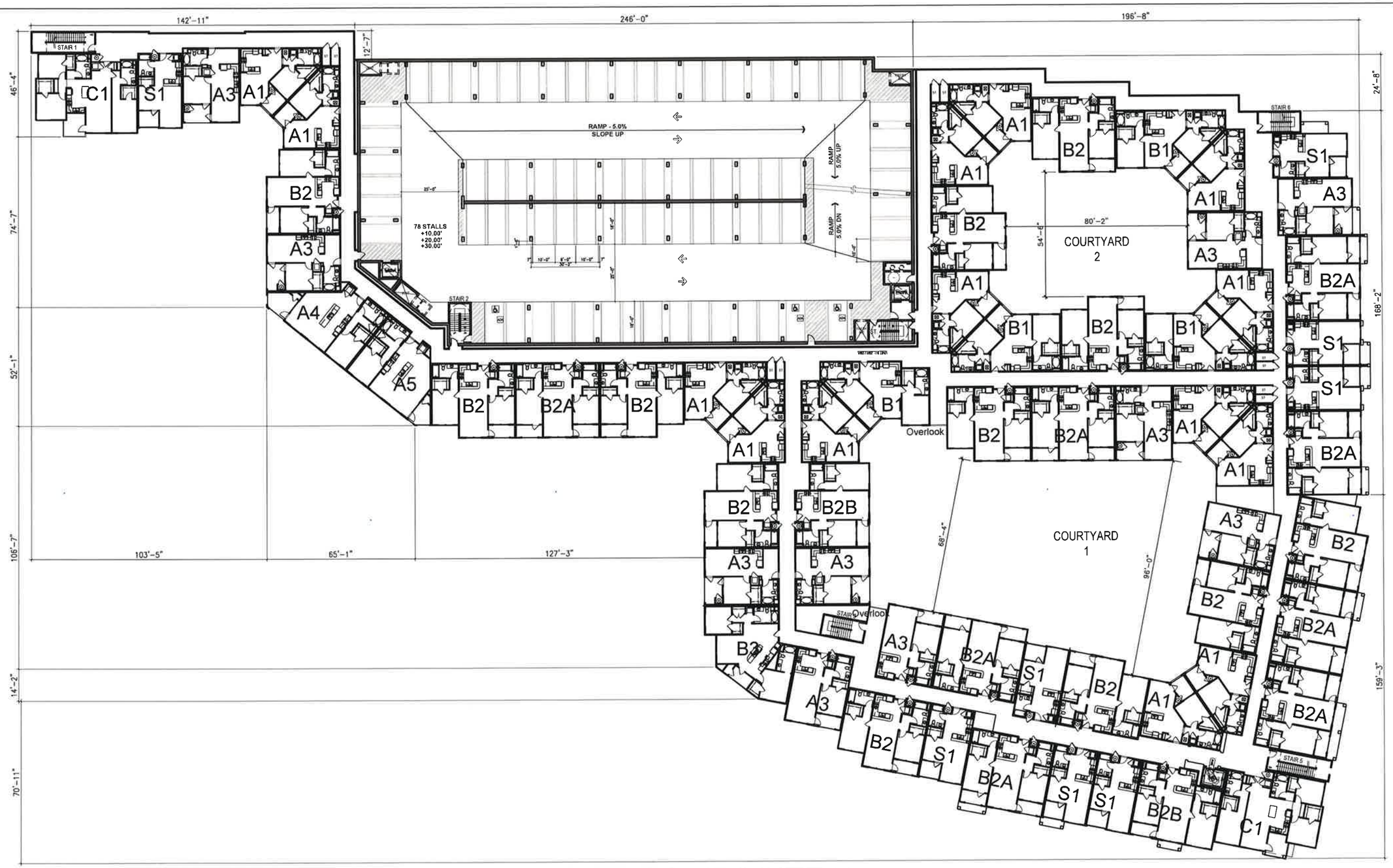
2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL: 949.733.2000

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2014 Architects Orange

These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



THIRD FLOOR COMPOSITE PLAN

A-3.3

2013-044 02-14-2014

BAKER STREET APARTMENTS COSTA MESA, CA

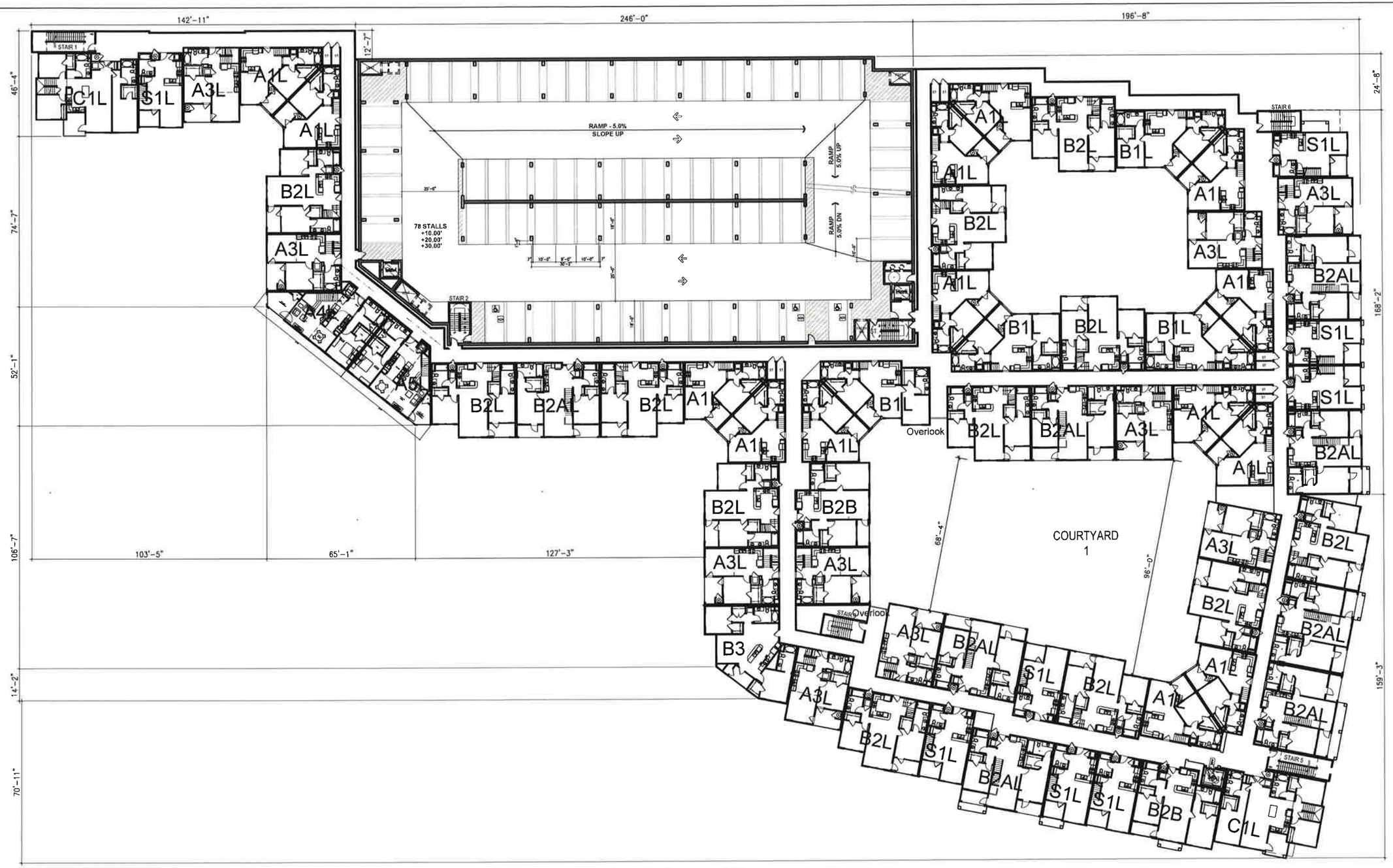
N

SCALE 1" = 20' 0 20' 40' 60

RED OAK INVESTMENTS
2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL: 949.733.2000

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2014 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange



FOURTH FLOOR COMPOSITE PLAN

A-3.4

2013-044 02-14-2014

BAKER STREET APARTMENTS COSTA MESA, CA

SCALE 1" = 20' 0 20' 40' 60

RED OAK INVESTMENTS
2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL: 949.733.2000

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

-20-

© 2014 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

LOFT FLOOR COMPOSITE PLAN

A-3.5

2013-044 02-14-2014

BAKER STREET APARTMENTS COSTA MESA, CA

N

SCALE 1" = 20' 0 20' 40' 60

RED OAK INVESTMENTS

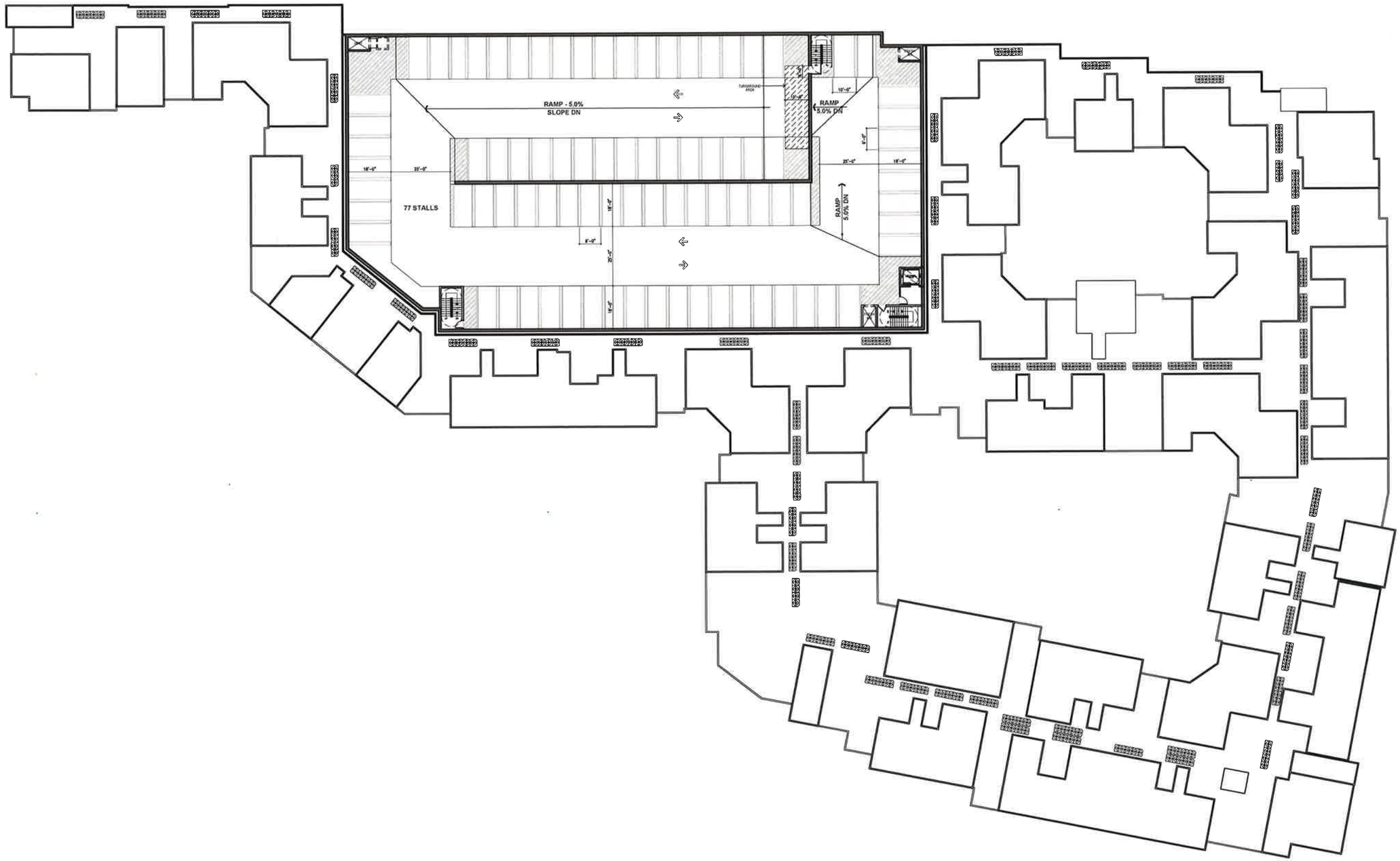
2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL: 949.733.2000

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2014 Architects Orange

These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange



ROOF PLAN

A-3.6

2013-044 02-14-2014

BAKER STREET APARTMENTS

COSTA MESA, CA

N

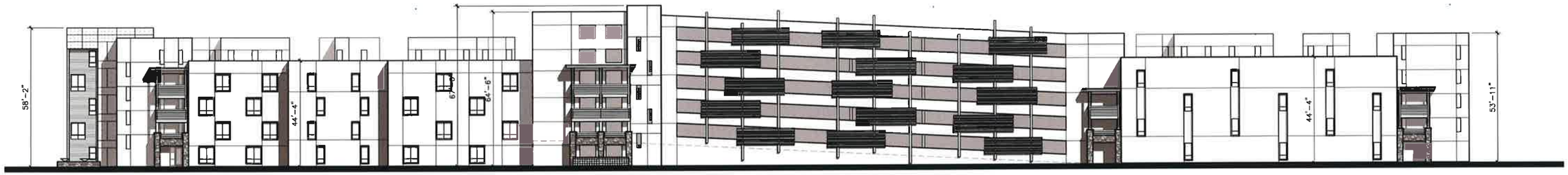
SCALE 1" = 20' 0 20' 40' 60

RED OAK INVESTMENTS
2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL: 949.733.2000

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2014 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

NORTH ELEVATION - BAKER ST.



WEST ELEVATION - 55 FWY OFF RAMP

EXTERIOR ELEVATION

A-4.1

2013-044 02-14-2014

BAKER STREET APARTMENTS COSTA MESA, CA

SCALE 1" = 20' 0 20' 40' 60

RED OAK INVESTMENTS
2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL: 949.733.2000

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2014 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

SOUTH ELEVATION

EAST ELEVATION - PULLMAN ST.

EXTERIOR ELEVATION

A-4.2

2013-044 02-14-2014

BAKER STREET APARTMENTS COSTA MESA, CA

SCALE 1" = 20' 0 20' 40' 60

RED OAK INVESTMENTS
2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL: 949.733.2000

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2014 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

NORTH ELEVATION - BAKER STREET

0 16 32 64

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

2013-044 FEBRUARY 14, 2014

BAKER STREET APARTMENTS COSTA MESA, CA

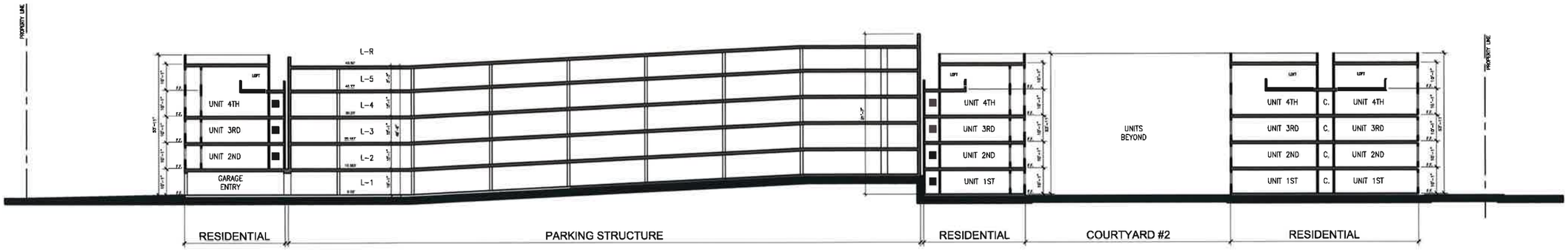
RED OAK INVESTMENTS

2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL: 949.733.2000

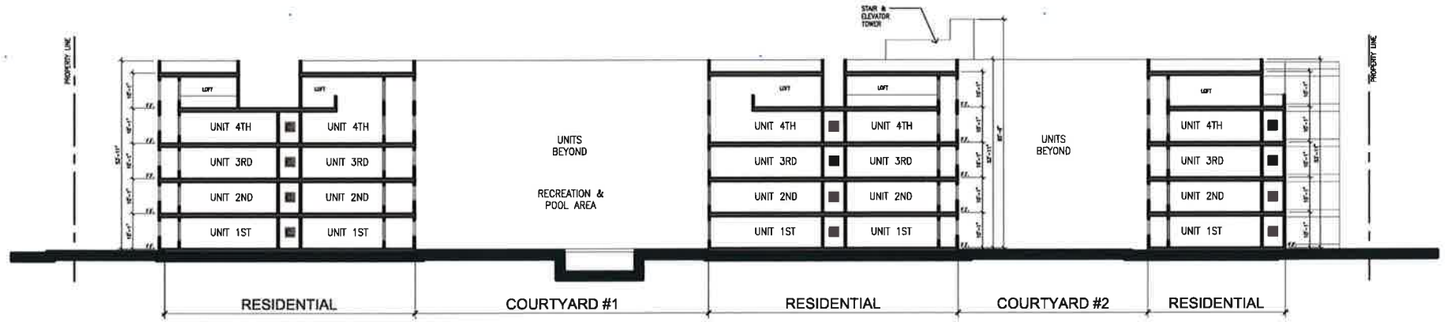
ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

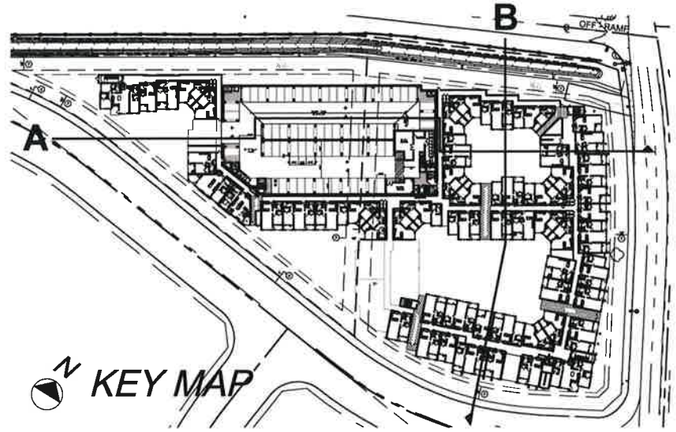
© 2014 Architects Orange



SECTION - A



SECTION - B



BUILDING SECTIONS

A-5.1

2013-044 02-14-2014

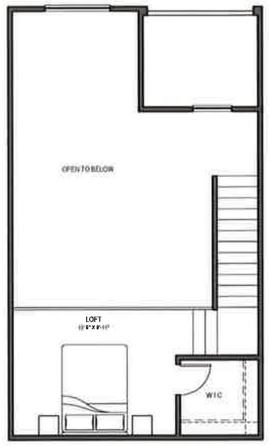
BAKER STREET APARTMENTS COSTA MESA, CA

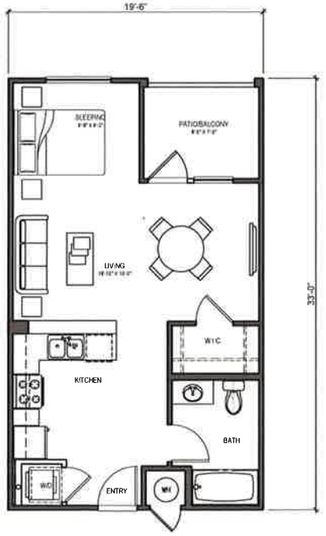
SCALE 1" = 20' 0 20' 40' 60

RED OAK INVESTMENTS
2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL: 949.733.2000

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

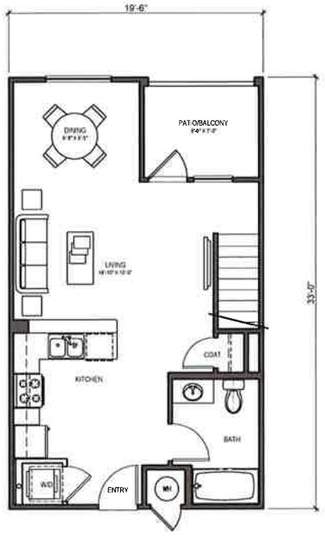
© 2014 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.





UNIT S1: STUDIO

LIVABLE AREA: 565 SQ. FT.
PATIO/BALCONY: 62 SQ. FT.



UNIT S1L : STUDIO + LOFT

1ST FLOOR AREA: 565 SQ. FT.
LOFT AREA: 130 SQ. FT.
TOTAL AREA: 695 SQ. FT.
PATIO/BALCONY: 62 SQ. FT.

UNIT A1: 1BR / 1BA

LIVABLE AREA: 715 SQ. FT.
PATIO/BALCONY: 62 SQ. FT.

UNIT A1L: 1BR / 1BA

1ST FLOOR AREA: 715 SQ. FT.
LOFT AREA: 138 SQ. FT.
TOTAL AREA: 853
BALCONY: 62 SQ. FT.

UNIT PLANS

A-6.1

2013-044 02-14-2014

BAKER STREET APARTMENTS

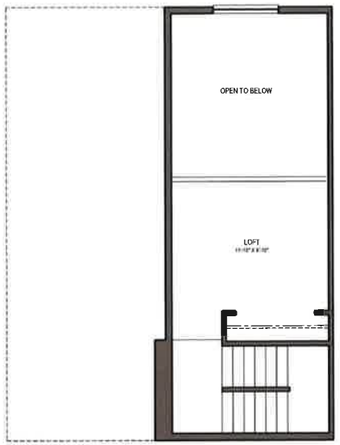
COSTA MESA, CA

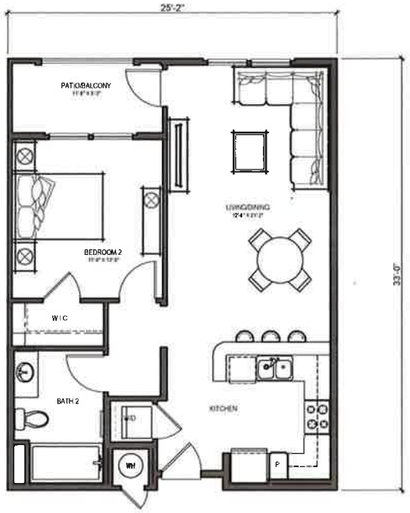
3/16" = 1'-0" 0 4' 8' 16'

RED OAK INVESTMENTS
2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL: 949.733.2000

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

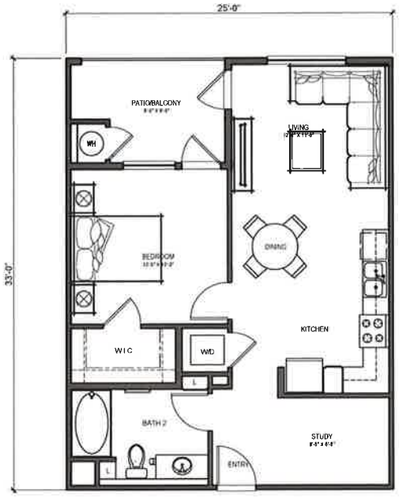
© 2014 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.





UNIT A2: 1BR / 1BA

LIVABLE AREA: 758 SQ. FT.
PATIO/BALCONY: 61 SQ. FT.

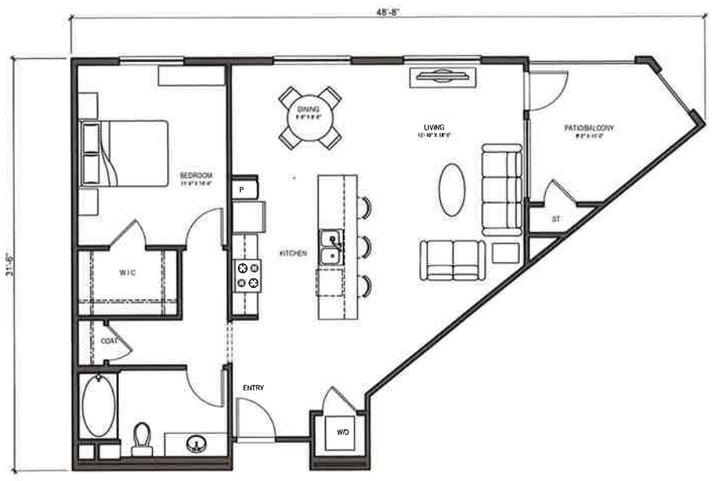


UNIT A3: 1BR / 1BA

1ST FLOOR AREA: 727 SQ. FT.
PATIO/BALCONY: 82 SQ. FT.

UNIT A3L: 1BR / 1BA

1ST FLOOR AREA: 727 SQ. FT.
LOFT AREA: 125 SQ. FT.
TOTAL AREA: 852
BALCONY: 82 SQ. FT.



UNIT A4: 1BR / 1BA

LIVABLE AREA: 963 SQ. FT.
PATIO/BALCONY: 107 SQ. FT.

UNIT PLANS

A-6.2

2013-044 02-14-2014

BAKER STREET APARTMENTS

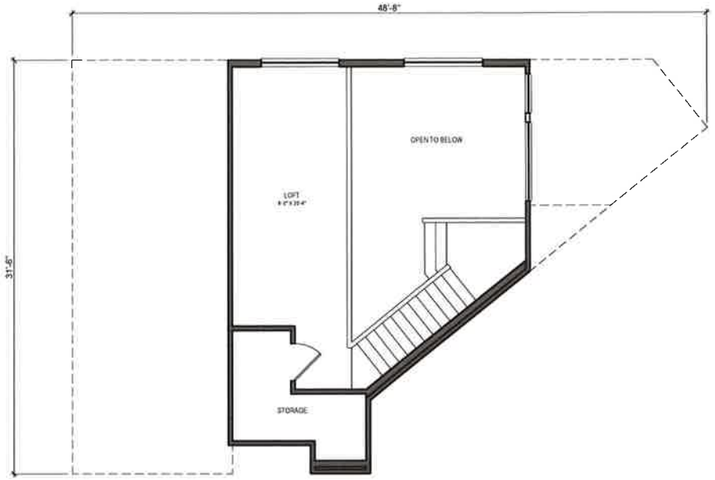
COSTA MESA, CA

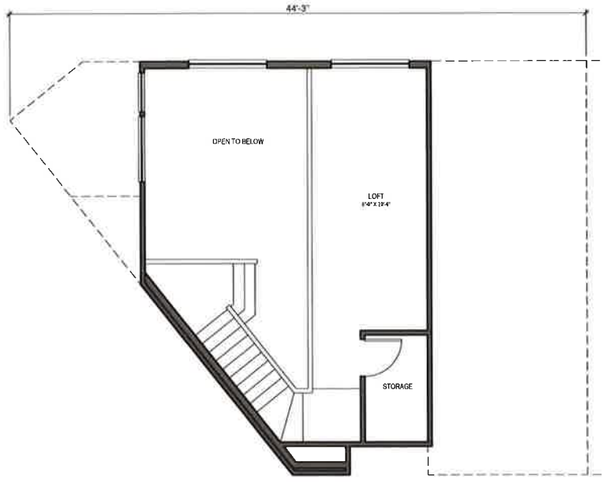
3/16" = 1'-0" 0 4' 8' 16'

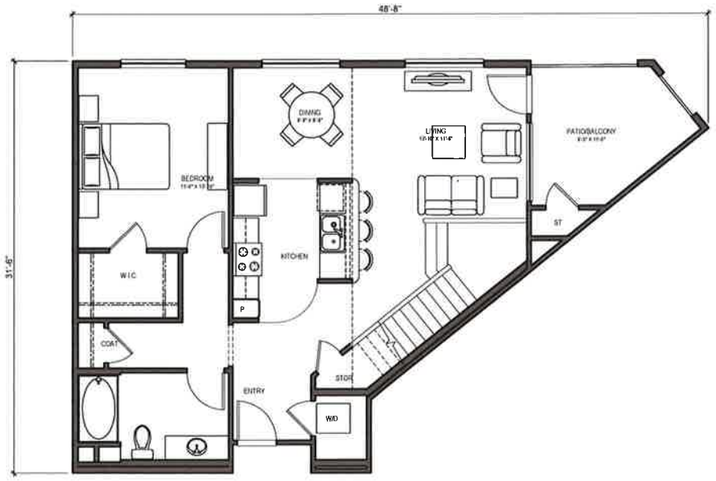
RED OAK INVESTMENTS
2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL: 949.733.2000

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2014 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

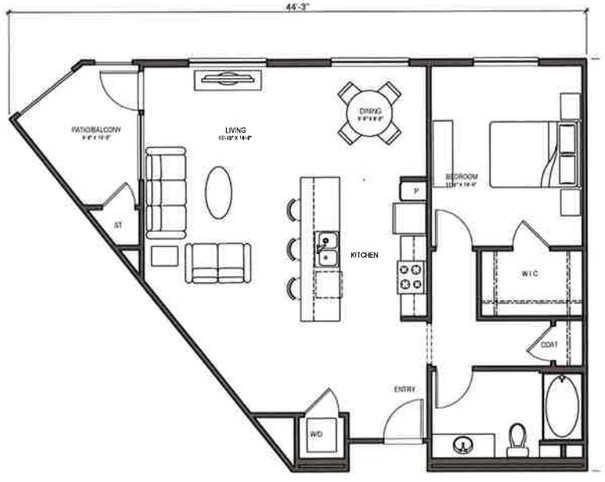






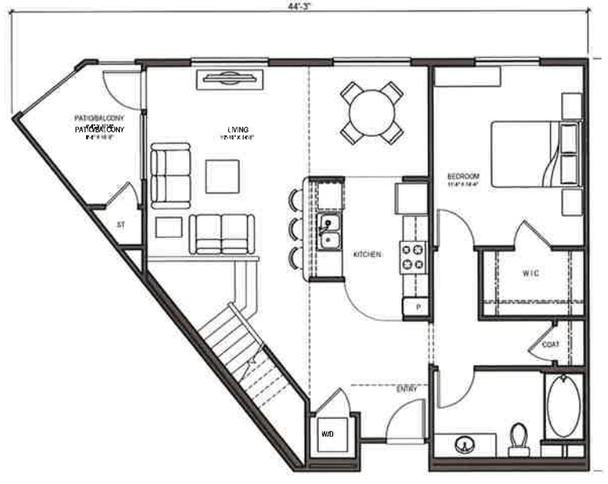
UNIT A4L: 1BR / 1BA + LOFT

1ST FLOOR AREA: 963 SQ. FT.
LOFT AREA: 198 SQ. FT.
TOTAL AREA: 1161 SQ. FT.
BALCONY: 107 SQ. FT.



UNIT A5: 1BR / 1BA

LIVABLE AREA: 981 SQ. FT.
PATIO/BALCONY: 71 SQ. FT.



UNIT A5L: 1BR / 1BA + LOFT

1ST FLOOR AREA: 981 SQ. FT.
LOFT AREA: 193 SQ. FT.
TOTAL AREA: 1174 SQ. FT.
BALCONY: 71 SQ. FT.

UNIT PLANS

A-6.3

2013-044 02-14-2014

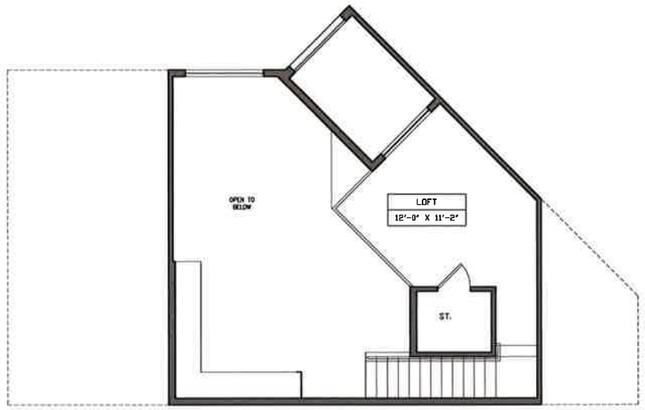
BAKER STREET APARTMENTS COSTA MESA, CA

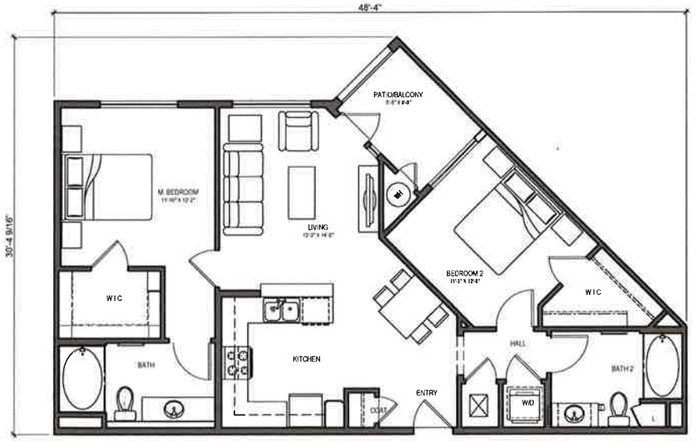
3/16" = 1'-0" 0 4' 8' 16'

RED OAK INVESTMENTS
2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL: 949.733.2000

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2014 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



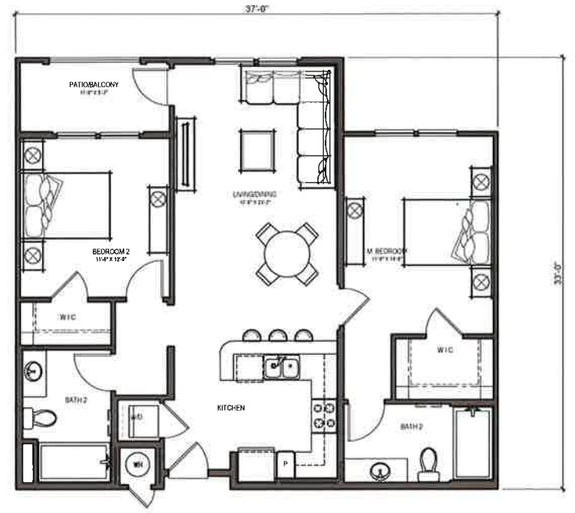


UNIT B1: 2BR / 2BA

LIVABLE AREA: 1030 SQ. FT.
PATIO/BALCONY: 62 SQ. FT.

UNIT B1L: 2BR / 2BA

1ST FLOOR AREA: 1030 SQ. FT.
LOFT AREA: 138 SQ. FT.
TOTAL LIVABLE: 1,168 SQ. FT.
BALCONY: 62 SQ. FT.



UNIT B2: 2BR / 2BA

LIVABLE AREA: 1,081 SQ. FT.
PATIO/BALCONY: 62 SQ. FT.

UNIT PLANS

A-6.4

2013-044 02-14-2014

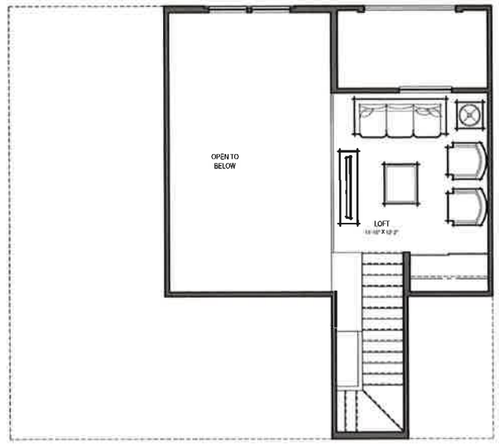
BAKER STREET APARTMENTS COSTA MESA, CA

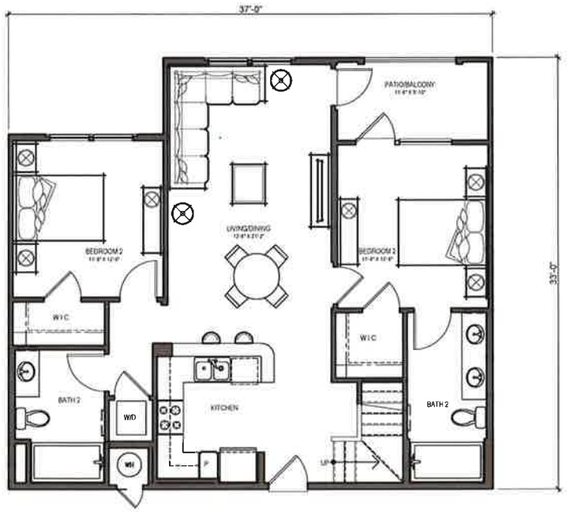
3/16" = 1'-0" 0 4' 8' 16'

RED OAK INVESTMENTS
2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL: 949.733.2000

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

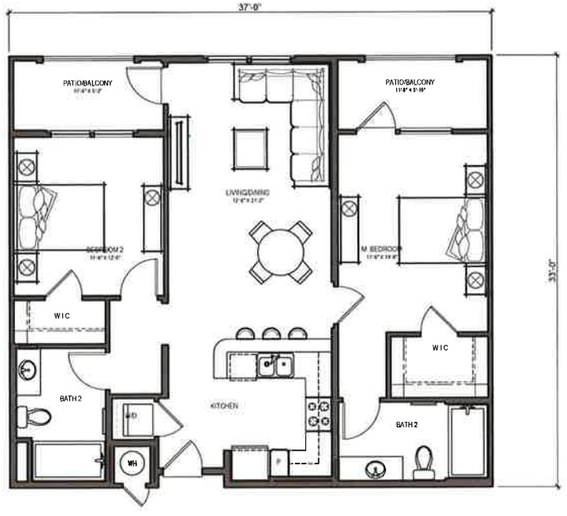
© 2014 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.





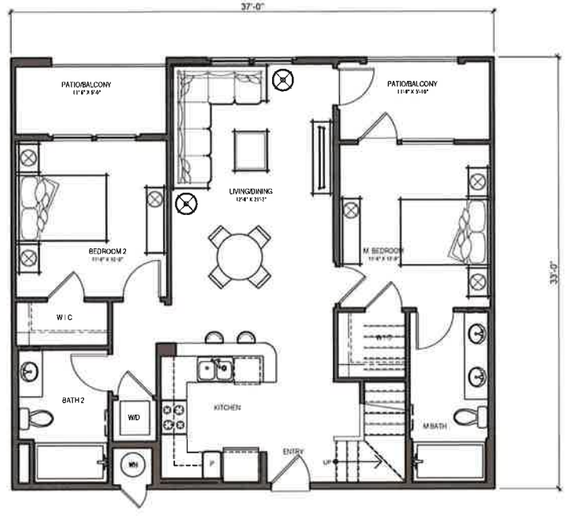
UNIT B2L: 2BR / 2BA

1ST FLOOR AREA: 1065 SQ. FT.
LOFT AREA: 143 SQ. FT.
TOTAL AREA: 1208 SQ. FT.
PATIO/BALCONY: 67 SQ. FT.



UNIT B2A: 2BR / 2BA

LIVABLE AREA: 1,081 SQ. FT.
PATIO/BALCONY: 123 SQ. FT.



UNIT B2AL: 2BR / 2BA

1ST FLOOR AREA: 1,081 SQ. FT.
LOFT AREA: 143 SQ. FT.
TOTAL AREA: 1,224 SQ. FT.
PATIO/BALCONY: 123 SQ. FT.

UNIT PLANS

A-6.5

2013-044 02-14-2014

BAKER STREET APARTMENTS

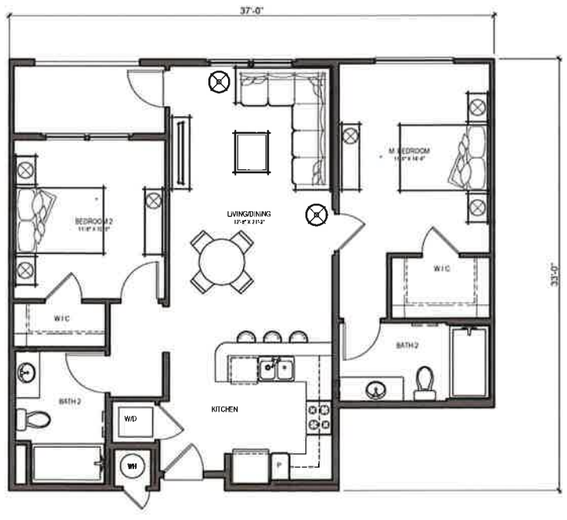
COSTA MESA, CA

3/16" = 1'-0" 0 4' 8' 16'

RED OAK INVESTMENTS
2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL: 949.733.2000

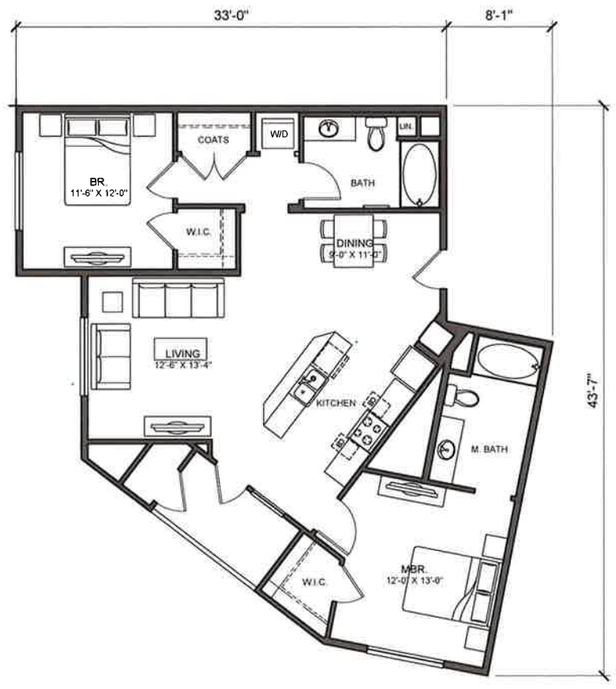
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2014 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange



UNIT B2B 2BR / 2BA

LIVABLE AREA: 1,065 SQ. FT.
PATIO/BALCONY: 62 SQ. FT.



UNIT B3: 2BR / 2BA

NET LEASABLE AREA: 1,186 SQ. FT.
BALCONY: 62 SQ. FT.

UNIT PLANS

A-6.6

2013-044 02-14-2014

BAKER STREET APARTMENTS

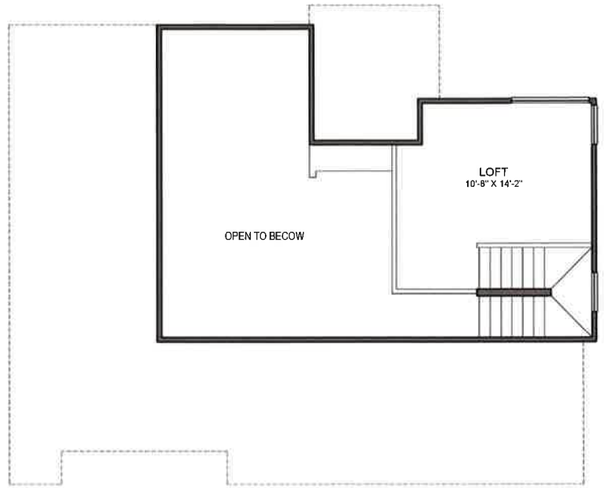
COSTA MESA, CA

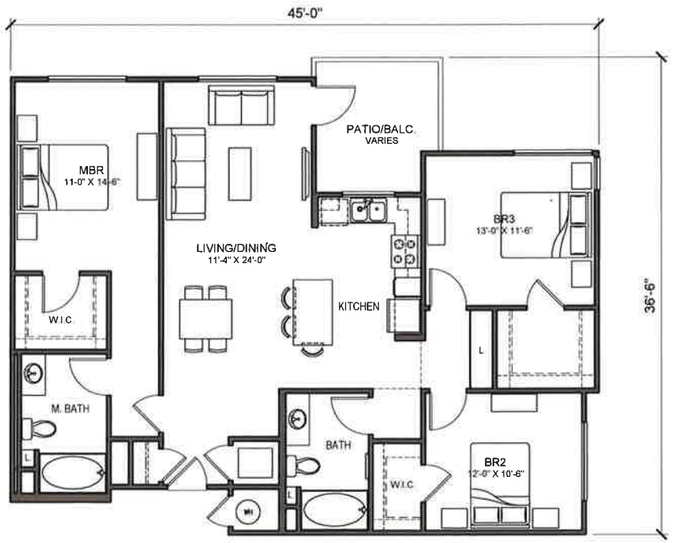
3/16" = 1'-0" 0 4' 8' 16'

RED OAK INVESTMENTS
2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL: 949.733.2000

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

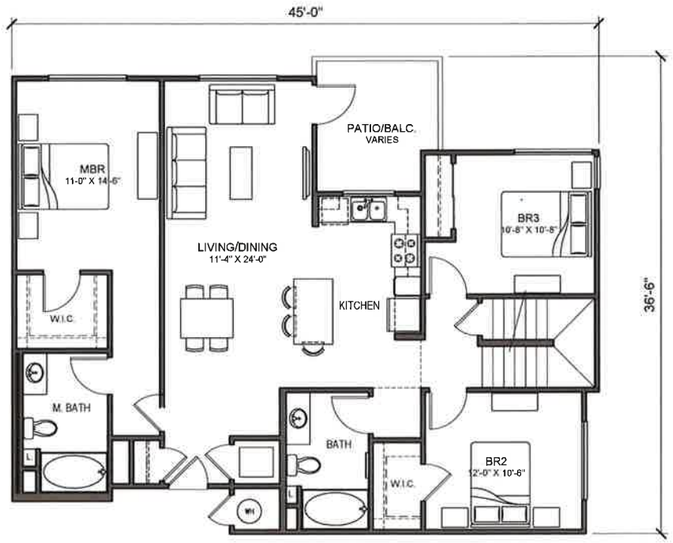
© 2014 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.





UNIT C1: 3BR / 2BA

LIVABLE AREA: 1,365 SQ. FT.
PATIO/BALCONY: 89 SQ. FT.



UNIT C1L: 2BR / 2BA + LOFT

1ST FLOOR AREA: 1,352 SQ. FT.
LOFT AREA: 175 SQ. FT.
TOTAL AREA: 1,527 SQ. FT.
BALCONY: 90 SQ. FT.

UNIT PLANS

BAKER STREET APARTMENTS

COSTA MESA, CA

3/16" = 1'-0" 0 4' 8' 16'

A-6.7

2013-044 02-14-2014

RED OAK INVESTMENTS
2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL: 949.733.2000

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2014 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

NORTH ELEVATION - BAKER STREET

1

STUCCO
OMEGA PRODUCTS
20/30 SAND

2

FIBER CEMENT FLAT PANEL SIDING
JAMES HARDIE
PAINT GRADE

3

METAL CANOPIES

4

WOOD RAILING/ BALCONY FRAMES
PAINT GRADE

A
SHERWIN WILLIAMS
SW 7006
EXTRA WHITE

B
SHERWIN WILLIAMS
SW7646
FIRST STAR

C
SHERWIN WILLIAMS
SW7567
NATURAL TAN

D
SHERWIN WILLIAMS
SW7548
PORTICO

5

WALL MOUNTED WIRE MESH
WITH VINE GROWTH

6

STEEL TUBE METAL RAILING
PAINT GRADE

7

GABION WALL

8

FIBER CEMENT PLANK SIDING
JAMES HARDIE
PAINT GRADE

E
SHERWIN WILLIAMS
SW7650
ELLIE GRAY

F
SHERWIN WILLIAMS
SW6146
UMBER

G
SHERWIN WILLIAMS
SW2823
ROOKWOOD CLAY

H
DUNN EDWARDS
SW6048
TERRA BRUN

9

VINYL WINDOWS
WHITE

10

STONE VENEER
ELDORADO STONE
NANTUCKET

I
SHERWIN WILLIAMS
SW6257
GIBRALTAR

COLOR AND MATERIAL FINISHES

RED OAK INVESTMENTS
2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL 949.733.2000

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

BAKER STREET APARTMENTS

LANDSCAPE AMENITIES KEY:

1. ENTRY COURTYARD
   -SEE SHEET L.4
2. POOL COURTYARD
   -SEE SHEET L.2
3. 'RELAX' COURTYARD
   -SEE SHEET L.3
4. SECONDARY ENTRY
   - VISITOR CALL BOX
   - DECORATIVE PAVING
   - ACCESSIBLE PATH OF TRAVEL TO R.O.W.
5. RESIDENT 'BACKYARD'
   - SEATING PLAZA with BENCHES
   - DOG PARK
   - PROTECT EXISTING 'SKYLINE' EUCALYPTUS TREES AT PROPERTY LINE
   - EVERGREEN TREE SCREEN ALONG FWY
6. COMMUNITY GARDEN
   - RAISED PLANTER BED (METAL AND WOOD)
   - GARDEN SHED
7. BAKER STREETSCAPE
   - 5' WIDE CURB ADJACENT SIDEWALK
   - PALM GROVE with GABION WALL to ACCENTUATE CORNERS
   - FIRE LANE
8. PULLMAN STREETSCAPE
   - 5' WIDE CURB ADJACENT SIDEWALK (PARTIAL)
   - STREET TREES @ 40' O.C.

PROPOSED PLANT PALETTE

LANDSCAPE CONCEPT STATEMENT

The objective of the overall landscaping concept is to provide a distinct visual impression and project identity, soften the urban experience, provide the highest level of aesthetic standards complimented by the quality of the building materials that will assure an attractive environment enhancing the quality of life among its residents. Plant material is selected for their water conservation qualities, low maintenance, adapted to the local climate and project hydrozones. The planting scheme emphasizes form, leaf texture and foliage color in a contemporary arrangement of large, broad massings. Plant species with unique characteristics used singularly will create focal points and points of interest.

Successful streetscapes are a partnership between the building design and the landscaped edge of the street distinguishing each street through distinctive paving, plant material, lighting and street furnishings.

The landscape irrigation concept for the community will be designed to provide the most efficient means to distribute irrigation water and provide the property with the latest technology for water conservation.

All proposed irrigation and planting will be compliant with the City of Costa Mesa and Mesa Water District guidelines for water efficient landscape.

BOTANICAL NAME	COMMON NAME	SIZE
TREES and PALMS		
ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" B.
ALOE BAINESII	TREE ALOE	15 G
ARBUTUS x 'MARINA'	HYBRID STRAWBERRY	36" B.
BAMBUSA OLDHAMII	TIMBER BAMBOO	15 G
BRAHEA ARMATA	MEXICAN BLUE PALM	36" B.
CERCIS 'FOREST PANSY'	REDBUD	15 G
CHITALPA X TASHKENTENSIS	CHITALPA	24" B.
DRACENA DRACO	DRAGON TREE	15 G
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" B.
HYMENOSPORUM FLAVUM	SWEETSHADE	24" B.
MAGNOLIA 'LITTLE GEM'	SOUTHERN MAGNOLIA	24" B.
MAYTENUS 'GREEN SHOWERS'	MAYTEN	36" B.
METROSIDEROS EXCELSUS	N.Z CHRISTMAS TREE	36" B.
OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	36" B.
PARKINSONIA 'Desert Museum'	HYBRID PALO VERDE	36" B.
PINUS ELDARICA	AFGHAN PINE	24" B.
PINUS TORREYANA	TORREY PINE	24" B.
RHUS LANCEA	AFRICAN SUMAC	24" B.
SYAGRUS ROMANZOFFIANUM	QUEEN PALM	12'-18' B.T.H.
TIPUANU TIPU	TIPU TREE	24" B.
TRISTANIA LAURINA	WATER GUM	24" B.
TRISTANIA CONFERTA	BRISBANE BOX	24" B.
SHRUBS:		
BOTANICAL NAME	COMMON NAME	SIZE
PERIMETER STREET EDGE and COURTYARDS		
AGAVE ATTENUATA	FOXTAIL AGAVE	15 G.
AGAVE VILMORINIANA	OCTOPUS AGAVE	15 G.
ALOE MACULATA	YELLOW SOAP ALOE	5 G.
BOUGAINVILLEA SP.	BOUGAINVILLEA	5 G.
CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 G.
COPROSMA REPENS	SHINY COPROSMA	5 G.
COTONEASTER 'LOWFAST'	COTONEASTER	5 G.
DIETES BICOLOR	BUTTERFLY IRIS	5 G.
FESTUCA MAIREI	ATLAS FESCUE	1 G.
FESTUCA 'MOLATE'	CREEPING FESCUE	SOD
FURCRAEA MACDOUGALLII	MAURITIUS HEMP	15 G.
GREVILLEA 'COASTAL GEM'	GREVILLEA	5 G.
KALANCHOE BEHARENSIS	FELT PLANT	15 G.
PHORMIUM 'YELLOW WAVE'	VARIEGATED FLAX	5 G.
RHAPHIOLEPIS CLARA	DWF. INDIA HAWTHORN	5 G.
RHAPHIOLEPIS UMBELLATA	DWF. YEDDA HAWTHORN	5 G.
ROSMARINUS OFFICINALIS	DWARF ROSEMARY	1 G.
SENECIO SERPENS	BLUE CHALK STICKS	1 G.
WESTRINGIA FRUITICOSA	COAST ROSEMARY	5 G.
TRANSITION to COMMON AREA at REAR:		
ALOE ARBORESCENS	TREE ALOE	5 G.
ALOE STRIATA	CORAL ALOE	5 G.
ARCTOSTAPHYLOS 'SUNSET'	MANZANITA	5 G.
ARTEMESIA CALIFORNICA	CALIFORNIA SAGEBRUSH	1 G.
CEANOTHUS SPECIES	CALIFORNIA LILAC	5 G.
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 G.
HETEROMELES HYBRID	EVERGREEN DAYLILY	1 G.
HUECHERA SPECIES	CORAL BELLS	1 G.
KNIFOPHIA 'LITTLE MAID'	POKER PLANT	5 G.
LOMANDRA 'BREEZE'	MAT RUSH	1 G.
RIBES INTEGRIFOLIA	LEMONADE BERRY	5 G.
RHUS OVATA	SUGAR BUSH	5 G.
ROMNEYA COULTERII	SUGAR BUSH	5 G.
SALVIA CLEVLANDII	CLEVLAND SAGE	5 G.
WATER QUALITY BASINS		
ACHILLEA MILLEFOLIUM	YARROW	1 G.
CAREX PANSA	SAND DUNE SEDGE	1 G.
CLARKIA AMOENA	FAREWELL TO SPRING	1 G.
DIANELLA TASMANICA	DIANELLA	5 G.
IRIS PACIFIC COAST HYBRID	IRIS	1 G.
JUNCUS PATENS	CALIFORNIA RUSH	1 G.
LOMANDRA 'BREEZE'	MAT RUSH	1 G.
LYGEUM SPARTIUM	ESPARTO GRASS	1 G.
LYMUS CONDENSATUS	WILD RYE	1 G.
MUHLENBERGIA 'PINK FLAM'	DEER GRASS	1 G.
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 G.
STACHYS BYZANTINA	LAMBS EAR	1 G.

BAKER STREET APARTMENTS COSTA MESA, CA

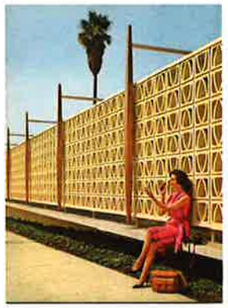
CONCEPTUAL LANDSCAPE PLAN L.1

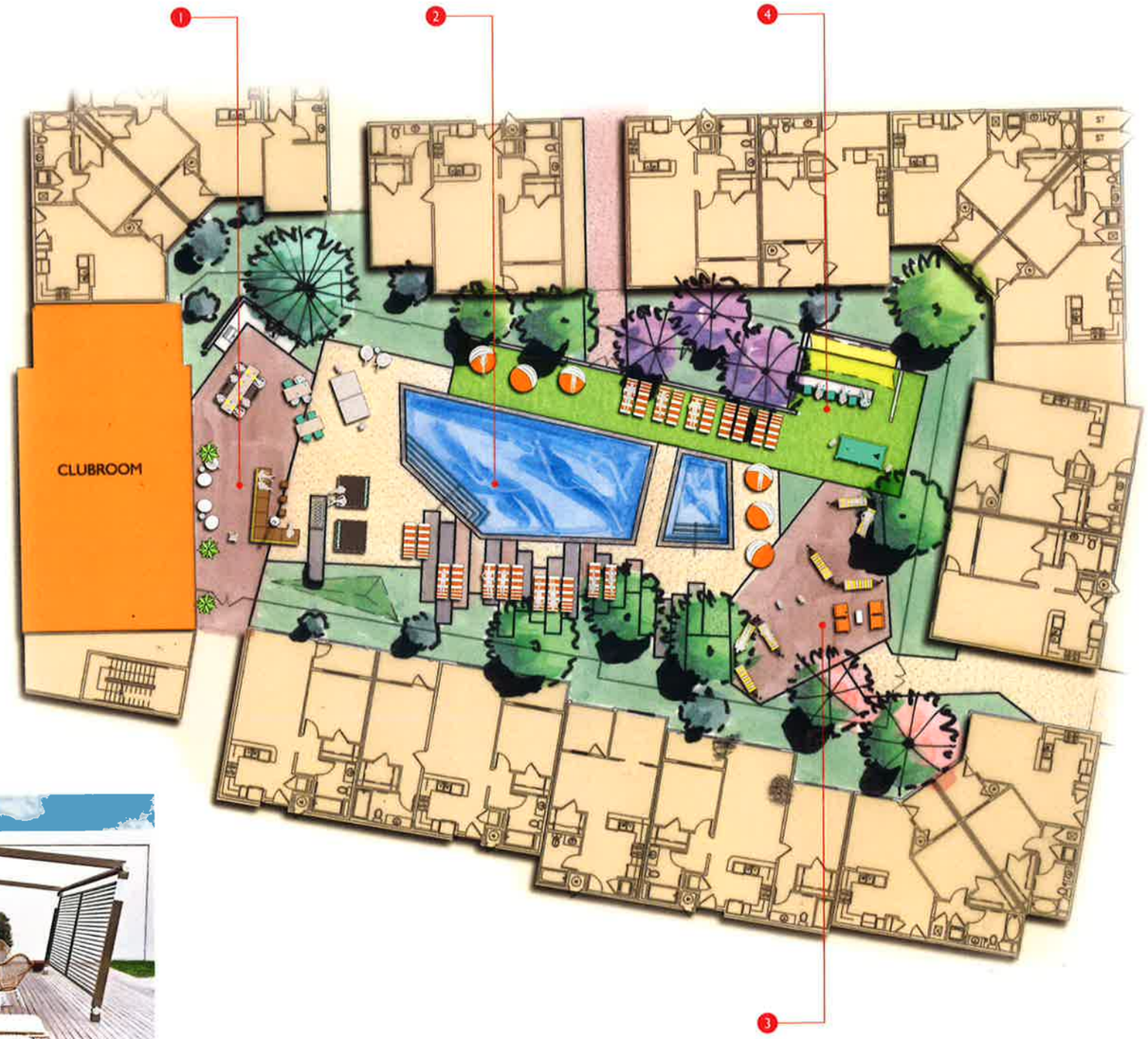
RED OAK INVESTMENTS
2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL: 949.733.2000

MARCH 11, 2014

SCALE: 1"= 30'

Landscape Architects:
MJS Design Group
Cannery Lofts
507 30th Street
Newport Beach, CA 92663
(949) 675-9964





LANDSCAPE AMENITIES KEY:

1. CLUBROOM LOUNGE
   - BBQ COUNTER
   - COMMUNAL TABLE
   - PING PONG TABLE
   - WOOD DECK
   - FIRE TABLE
   - LOUNGE FURNITURE
2. POOL DECK
   - GEOMETRIC SHAPED POOL AND SPA
   - RANDOM PAVING 'BARS'
   - CHASE LOUNGES
   - DAYBEDS
   - SUNNING LAWN with ACCENT WALL
3. "HANG-OUT" DECK
   - RECYCLE TREE STOMP SUPPORT POLES for MOVABLE HAMMOCKS
   - LOUNGE FURNITURE
4. SPORTS BAR
   - SIT-UP BAR COUNTER
   - WALL MOUNTED TV'S
   - POOL TABLE
   - SHADE SAIL

BAKER STREET APARTMENTS COSTA MESA, CA

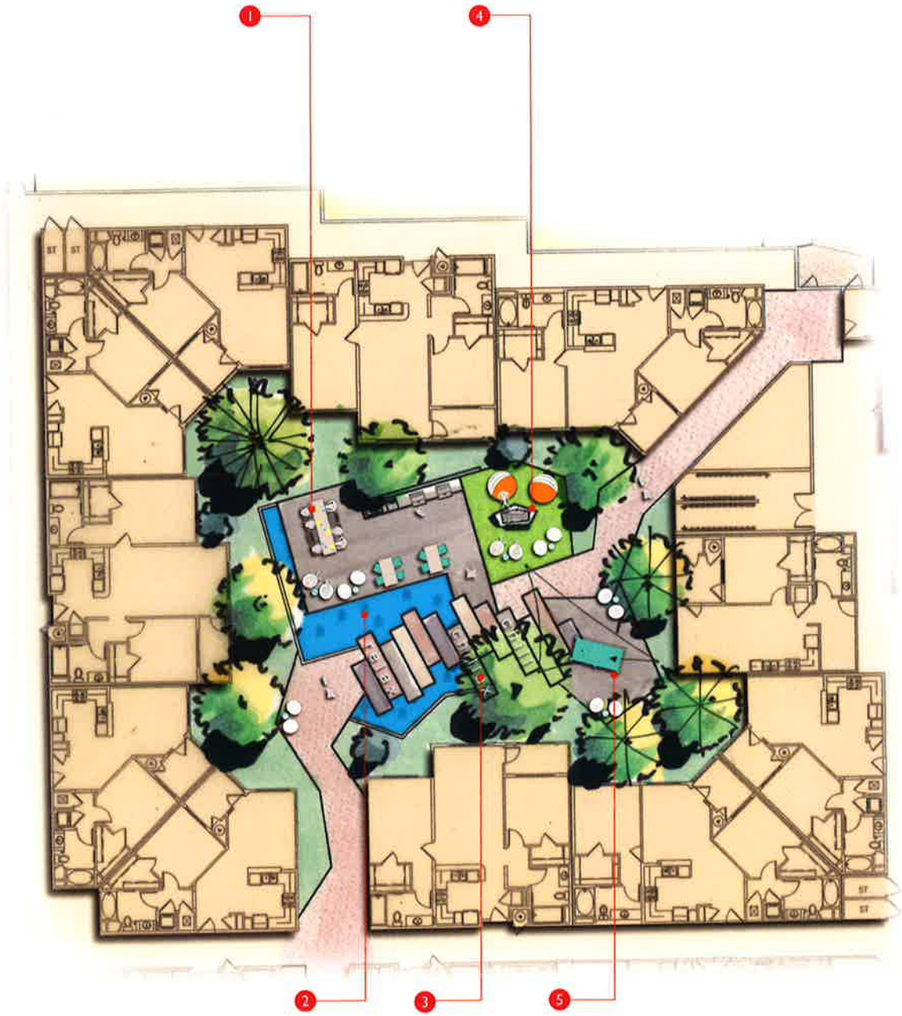
POOL COURTYARD L.2

RED OAK INVESTMENTS
2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL: 949.733.2000

JANUARY 10, 2014

SCALE: 1" = 10'

Landscape Architects:
MJS Design Group
Cannery Lofts
507 30th Street
Newport Beach, CA 92663
(949) 675-9964



LANDSCAPE AMENITIES KEY:

1. ENTERTAINMENT 'DOCK'
   - 'FLOATING' WOOD DOCK
   - COMMUNAL TABLE
   - OUTDOOR KITCHEN
   - LOUNGE FURNITURE
2. REFECTION POOL with WATER EFFECT
3. RANDOM CONCRETE 'BARS' BRIDGE with FLOOR GRAPHICS
4. 'RELAX' LAWN
   - GEOMETRIC SHAPED FIREPIT
   - DAYBEDS
   - LOUNGE FURNITURE
5. GAME DECK
   - POOL TABLE
   - LOUNGE FURNITURE
   - SHADE SAIL

BAKER STREET APARTMENTS

COSTA MESA, CA

'RELAX' COURTYARD

L.3

RED OAK INVESTMENTS

2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL: 949.733.2000

-37-

JANUARY 10, 2014

SCALE: 1" = 10'

Landscape Architects:
MJS Design Group
Cannery Lofts
507 30th Street
Newport Beach, CA 92663
(949) 675-9964

LANDSCAPE AMENITIES KEY:

1. ACCENT GABION WALLS
2. POSSIBLE PROJECT SIGNAGE on MOUNTED LANDSCAPE
3. RANDOM PAVING 'BARS'
4. PERMEABLE PAVERS for FUTURE TENANT PARKING
5. LEASING PLAZA
6. TENANT MOVE-IN STALL
   TURFBLOCK TENANT MOVE-IN STALL with SIGNAGE

BAKER STREET APARTMENTS

COSTA MESA, CA

ENTRY COURTYARD

L.4

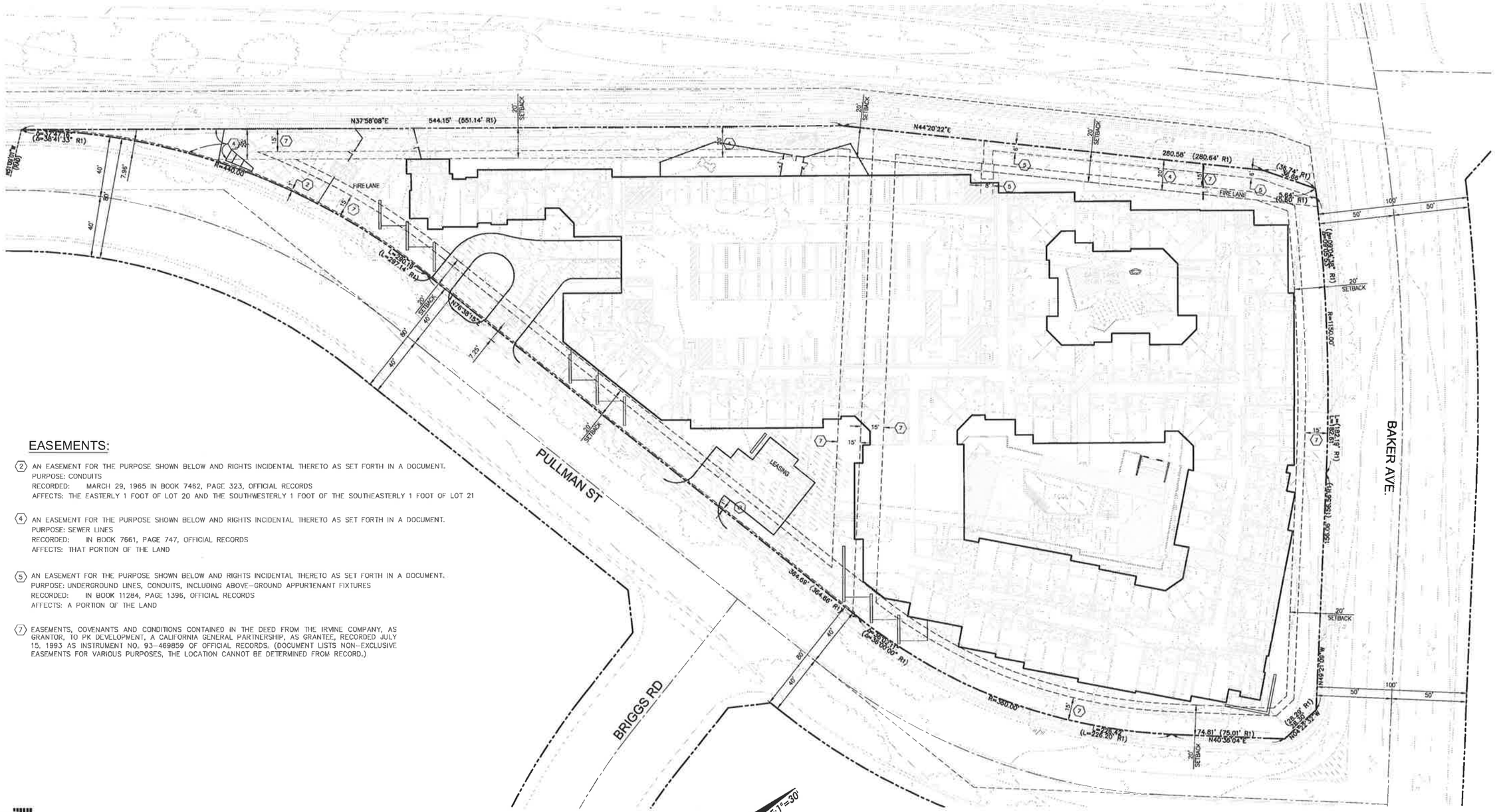
RED OAK INVESTMENTS
2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL: 949.733.2000

MARCH 11, 2014

SCALE: 1" = 10'

0 5' 10' 20' 30'

Landscape Architects:
MJS Design Group
Cannery Lofts
507 30th Street
Newport Beach, CA 92663
(949) 675-9964



EASEMENTS:

(2) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
PURPOSE: CONDUITS
RECORDED: MARCH 29, 1965 IN BOOK 7462, PAGE 323, OFFICIAL RECORDS
AFFECTS: THE EASTERLY 1 FOOT OF LOT 20 AND THE SOUTHWESTERLY 1 FOOT OF THE SOUTHEASTERLY 1 FOOT OF LOT 21

(4) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
PURPOSE: SEWER LINES
RECORDED: IN BOOK 7661, PAGE 747, OFFICIAL RECORDS
AFFECTS: THAT PORTION OF THE LAND

(5) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
PURPOSE: UNDERGROUND LINES, CONDUITS, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES
RECORDED: IN BOOK 11284, PAGE 1396, OFFICIAL RECORDS
AFFECTS: A PORTION OF THE LAND

(7) EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM THE IRVINE COMPANY, AS GRANTOR, TO PK DEVELOPMENT, A CALIFORNIA GENERAL PARTNERSHIP, AS GRANTEE, RECORDED JULY 15, 1993 AS INSTRUMENT NO. 93-469859 OF OFFICIAL RECORDS. (DOCUMENT LISTS NON-EXCLUSIVE EASEMENTS FOR VARIOUS PURPOSES, THE LOCATION CANNOT BE DETERMINED FROM RECORD.)

FUSCOE
ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 * fax 949.474.5315
www.fuscoe.com

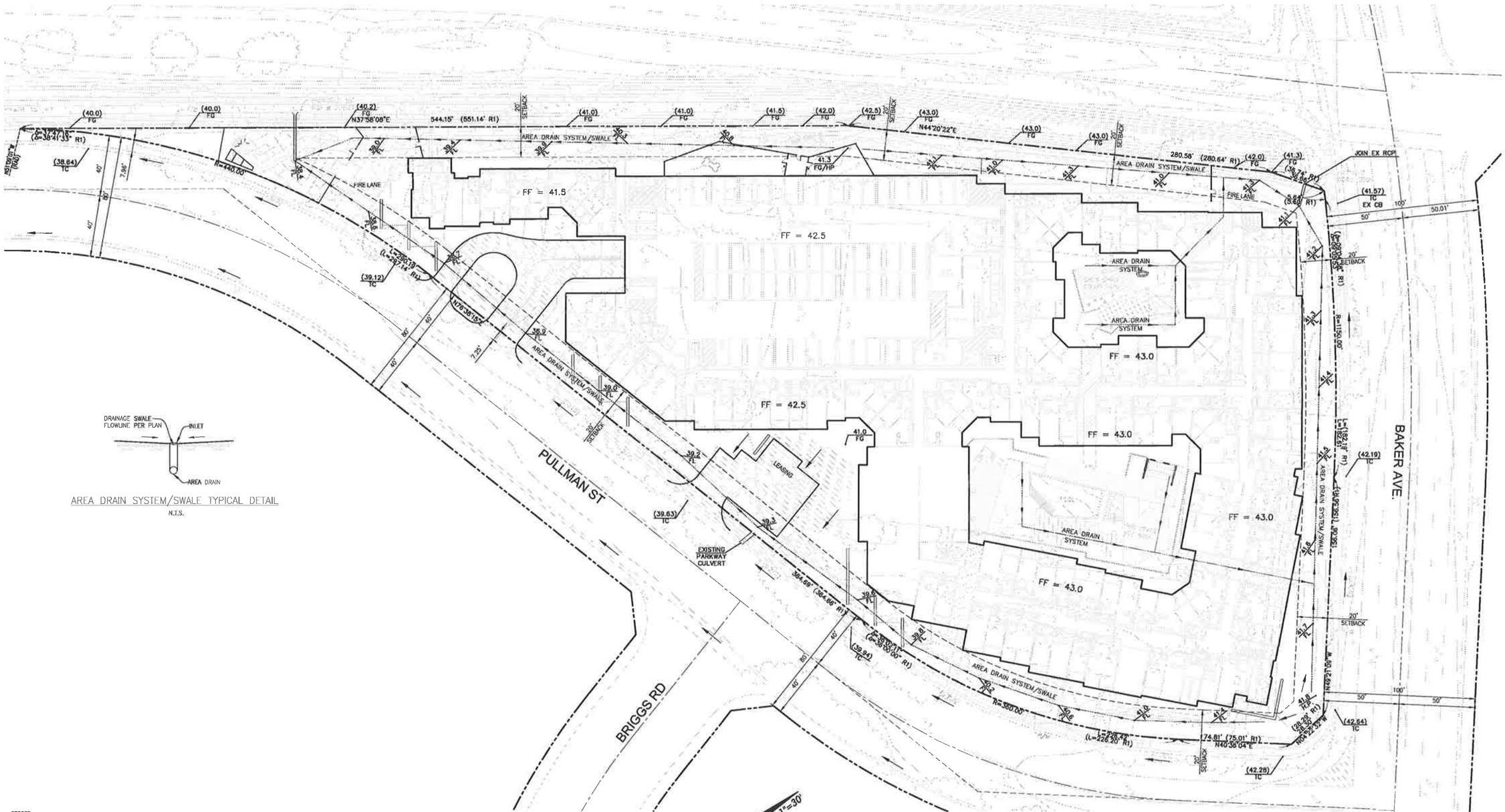
2013-044 03-12-2014

BAKER STREET APARTMENTS 120 E. BAKER ST. COSTA MESA, CA SITE PLAN C-1

RED OAK INVESTMENTS
2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL: 949.733.2000

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2014 Architects Orange



FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

BAKER STREET APARTMENTS

120 E. BAKER ST. COSTA MESA, CA

PRELIMINARY GRADING C-2

2013-044 03-12-2014

RED OAK INVESTMENTS
2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL: 949.733.2000

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2014 Architects Orange

FUSCOE
ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 ° fax 949.474.5315
www.fuscoe.com

BAKER STREET APARTMENTS

120 E. BAKER ST. COSTA MESA, CA

EXISTING TREES EXHIBIT C-3

2013-044 02-04-2014

RED OAK INVESTMENTS
2101 BUSINESS CENTER DRIVE, SUITE 230 IRVINE, CA 92612 TEL: 949.733.2000

-41-

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2014 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.