ANTON & AVE. OF THE ARTS

ARTIST RENDERING

TO.1

WILSON MEANY

Wilson | Meany
Four Embarcadero Center
Suite 3330
San Francisco, CA 94111
415.905.5300

COSTA MESA, CA

KTGY # 2013-0346 04.11.2014

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

Developer
Wilson | Meany
Four Embarcadero Center
Suite 3330
San Francisco, CA 94111

Land Owner
Sakioka Company, LLC
14850 Sunflower Avenue
Santa Ana, CA 92707

Architect
KTGY Group, Inc.
17922 Fitch
Irvine, CA 92614

Landscape
MJS Design Group
Cannery Lofts
511 30th Street
Newport Beach, CA 92663

Civil
Fuscoe
16795 Von Karman
Suite 100
Irvine, CA 92606

Contractor
Driver Urban
15615 Alton Parkway
Suite 150
Irvine, CA 92618

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WILSON MEANY

Wilson | Meany
Four Embarcadero Center
Suite 3330
San Francisco, CA 94111
415.905.5300

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

Project Data

Site Area Information

Gross Site Area	± 4.86 AC
Net Site Area	± 4.84 AC
Dwelling Units	393 DU
Density	±80.9 DU/AC

Project Data / Unit Mix (Combined)

Unit Type	Description	Unit Area (GSF)	Balcony Area (GSF)	Units Per Level				Unit Mix		Net Rentable SF	%
				Floor 1-2	Floor 3	Floor 4	Floor 5-6	1bd	2bd		
Plan 1-0	1bd/1ba Loft	794		28				28		22,232	5.9%
Plan 1-1	1bd/1ba	757	80		41	36	42	166		125,662	33.6%
Plan 1A	1bd/1ba Alt. trash room	979	105		3	3	3	10		9,790	2.6%
Plan 1C	1bd/1ba Alt. trash room	835	80		1	1	1	4		3,340	0.9%
Plan 1D	1bd/1ba Alt. trash room	900	80		1	2	2	6		5,400	1.4%
Plan 1E	1bd/1ba Corner	750	177		1	1	1	4		3,000	0.8%
Plan 1F	1bd/1ba Alt. trash room	769	80		6	6	6	21		16,149	4.3%
Plan 2-0	2bd/2ba Loft	1359		3					3	4,077	1.1%
Plan 2-1	2bd/2ba	1164	105		14	17	18		69	80,316	21.5%
Plan 2-2	2bd/2ba Inside Corner	1245	140		7	8	10		35	43,575	11.6%
Plan 2A	2bd/2ba	1205	105		1	1	1		4	4,820	1.3%
Plan 2B	2bd/2ba	1356	105		7	7	7		28	37,968	10.2%
Plan 2C	2bd/2ba	1392	105		1	1	1		4	5,568	1.5%
Plan 2D	2bd/2ba	1106	80		3	3	3		11	12,166	3.3%
Totals				**31**	**86**	**86**	**95**	**239**	**154**	**374,063**	**100.0%**
								61%	39%		
								393		**951.8**	Avg. Unit Size

Area Type	Level				Total
	Floor 1-2	Floor 3	Floor 4	Floor 5-6	
Unit	23,806	78,173	78,173	87,720	357,041
Leasing	1,554				1,554
Amenity	0	6,989	7,328		14,317
Retail	4,104				4,104
Gross Floor	46,847	111,121	111,121	111,121	491,331
Building Efficiency	**54.1%**	**76.6%**	**76.9%**	**78.9%**	**76.7%**

Parking Data Combined

Required Parking	
393 units x 1.5 sp./unit	590 spaces
4037 Retail SF x 5 sp./1000 sf	21 spaces
Total Required	611 spaces

Required Guest Parking		
0.5 sp. Per unit for first 50 units	0.5 x 50	25
0.25 sp. Per unit for 50+ units	.25 x 343	86
Total Guest Spaces	111 spaces	

Total Required Parking	722 spaces

Provided Parking	
Tandem	15 spaces
Regular	699 spaces
Compact	17 spaces

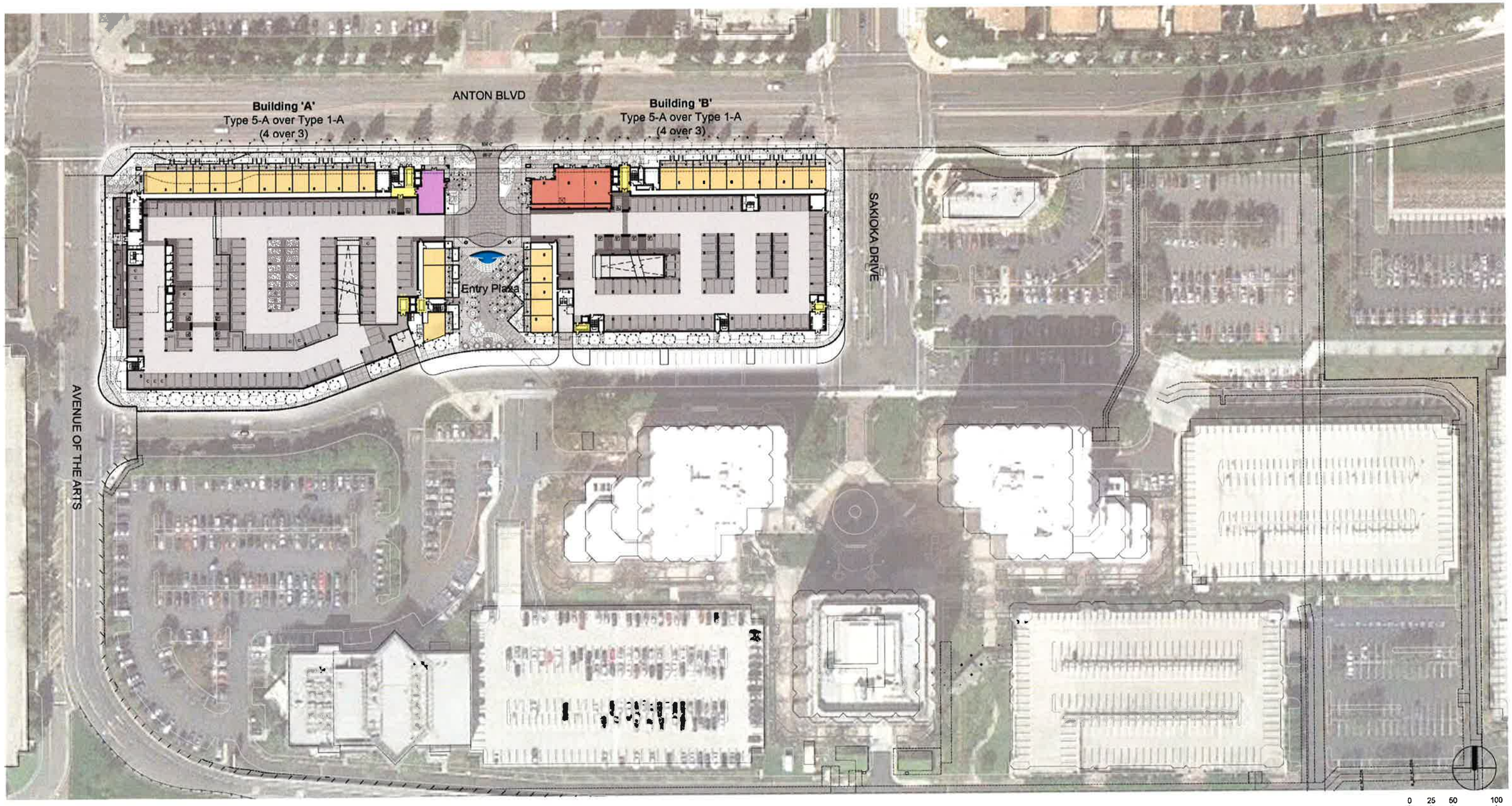
Total Provided Parking	731 spaces

Parking Delta	9 Extra Spaces

WILSON MEANY

Wilson | Meany
Four Embarcadero Center
Suite 3330
San Francisco, CA 94111
415.905.5300

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



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SITE PLAN

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A1.0

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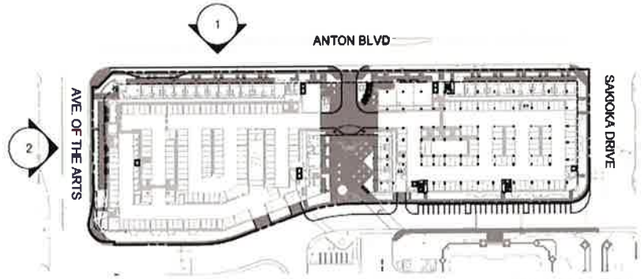
Wilson | Meany
Four Embarcadero Center
Suite 3330
San Francisco, CA 94111
415.905.5300

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

Material Legend

1. Stone Veneer
2. Stucco
3. Metal Panel
4. Metal Column
5. Metal Canopy
6. Ceramic Tile Cladding
7. Metal Railing
8. Colored Vinyl Window
9. Signage
10. Metal Louvers



KEY MAP - N.T.S.

1. NORTH ELEVATION

2. WEST ELEVATION

0 8 16 32

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ELEVATIONS - BUILDING 'A'

A2.0

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Wilson | Meany
Four Embarcadero Center
Suite 3330
San Francisco, CA 94111
415.905.5300

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
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1. SOUTH ELEVATION

2. EAST ELEVATION

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ELEVATIONS - BUILDING 'A'

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Four Embarcadero Center
Suite 3330
San Francisco, CA 94111
415.905.5300

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

KEY MAP - N.T.S.

1. NORTH ELEVATION

2. WEST ELEVATION

0 8 16 32

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ELEVATIONS - BUILDING 'B'

A2.2

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Wilson | Meany
Four Embarcadero Center
Suite 3330
San Francisco, CA 94111
415.905.5300

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

Material Legend

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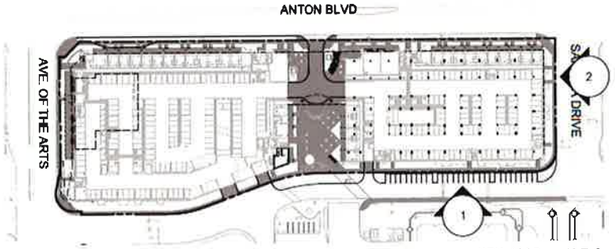

KEY MAP - N.T.S.

1. SOUTH ELEVATION

2. EAST ELEVATION

0 8 16 32

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ELEVATIONS - BUILDING 'B'

A2.3

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Suite 3330
San Francisco, CA 94111
415.905.5300

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Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
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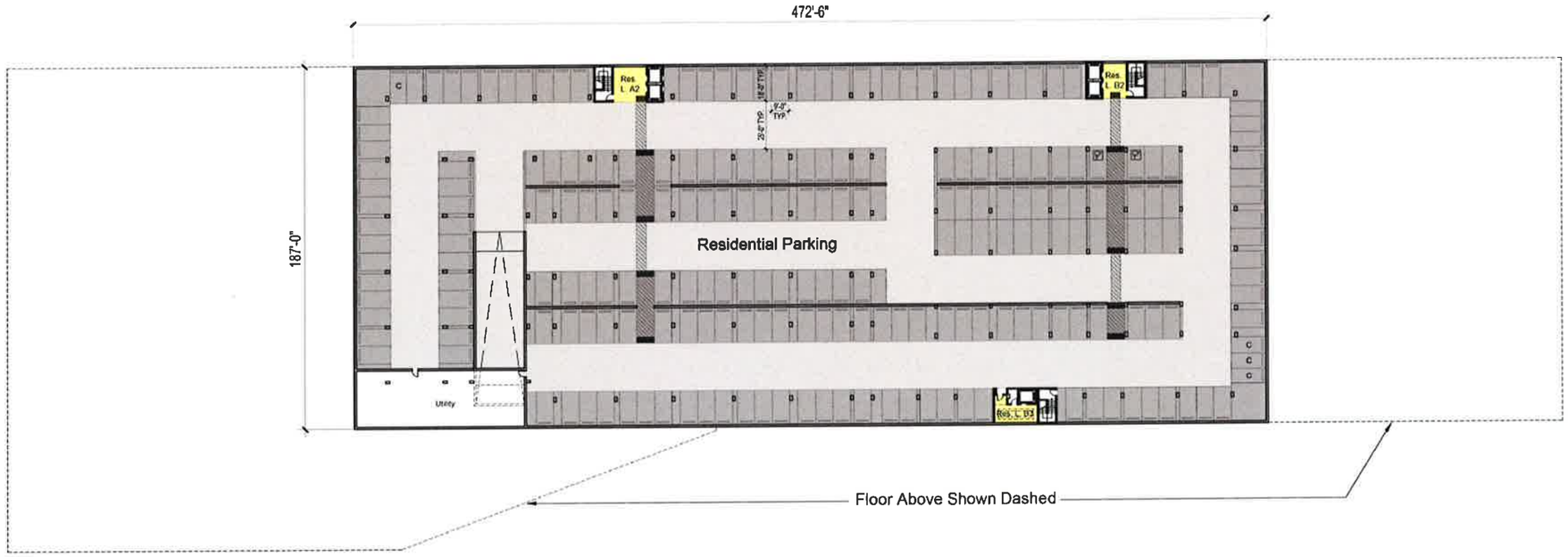

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BUILDING PLAN COMPOSITE - SUBTERRANEAN LEVEL

A3.0.0

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San Francisco, CA 94111
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Irvine, CA 92614
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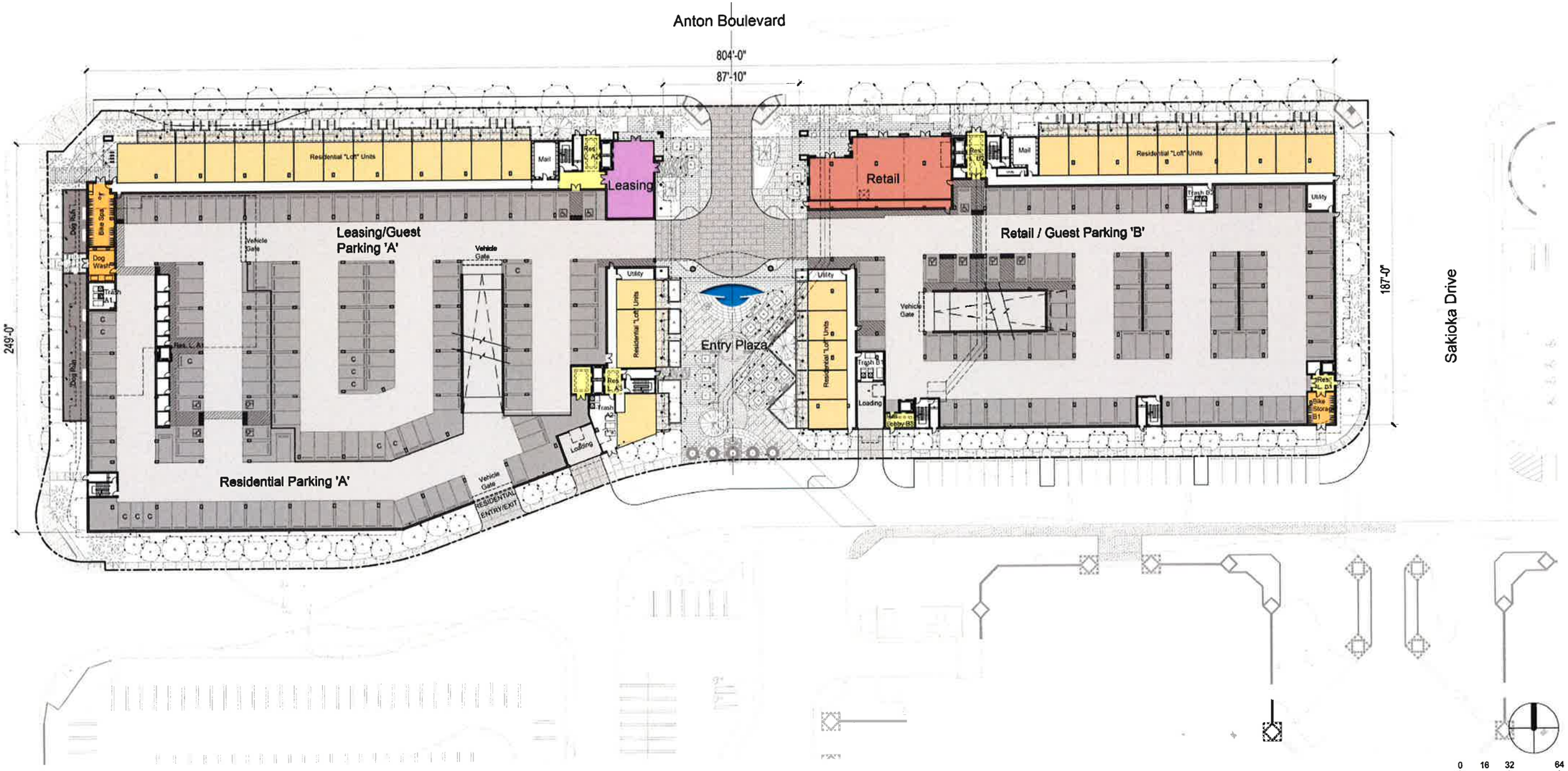

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BUILDING PLAN COMPOSITE - LEVEL 1

A3.0.1

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Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
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Suite 3330
San Francisco, CA 94111
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BUILDING PLAN COMPOSITE - LEVEL 2

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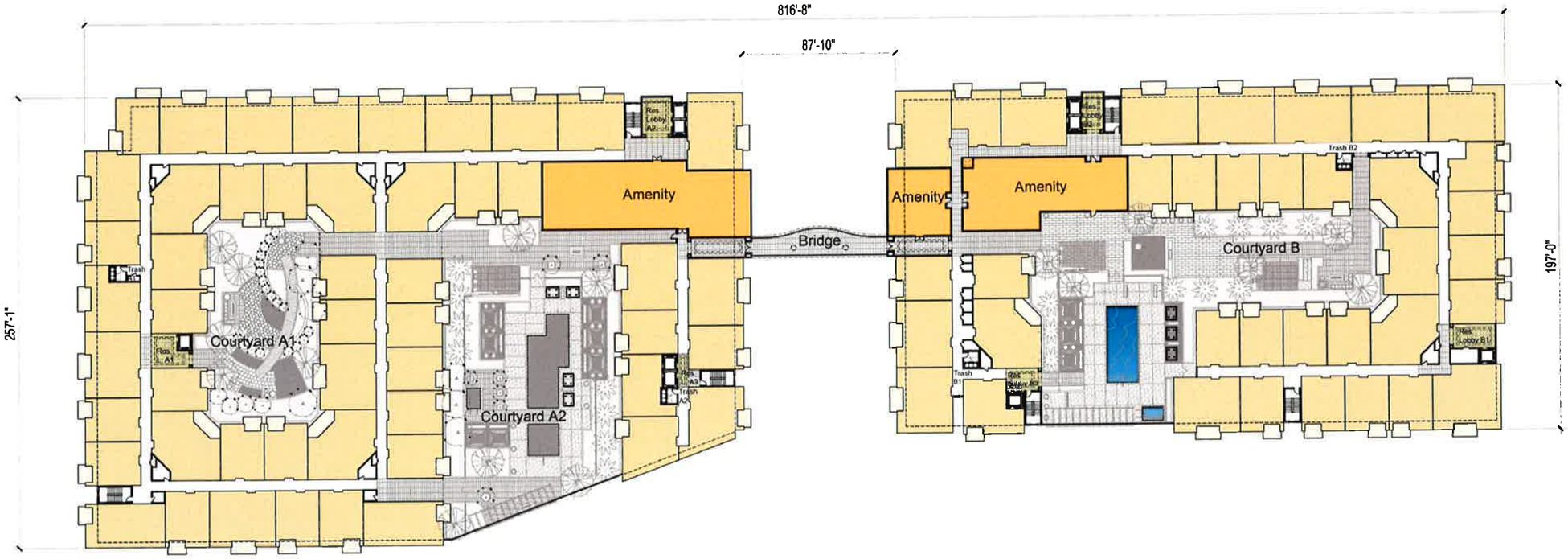
A3.0.2



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BUILDING PLAN COMPOSITE - LEVEL 3

A3.0.3

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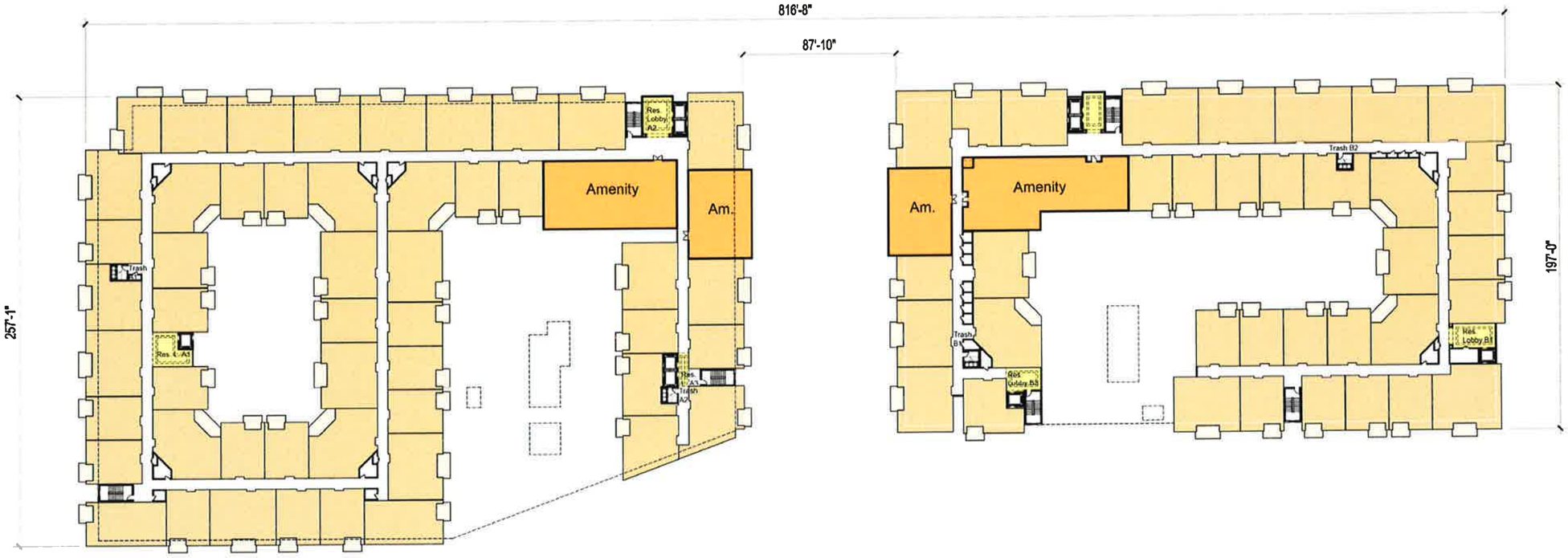
Wilson | Meany
Four Embarcadero Center
Suite 3330
San Francisco, CA 94111
415.905.5300

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



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BUILDING PLAN COMPOSITE - LEVEL 4

A3.0.4

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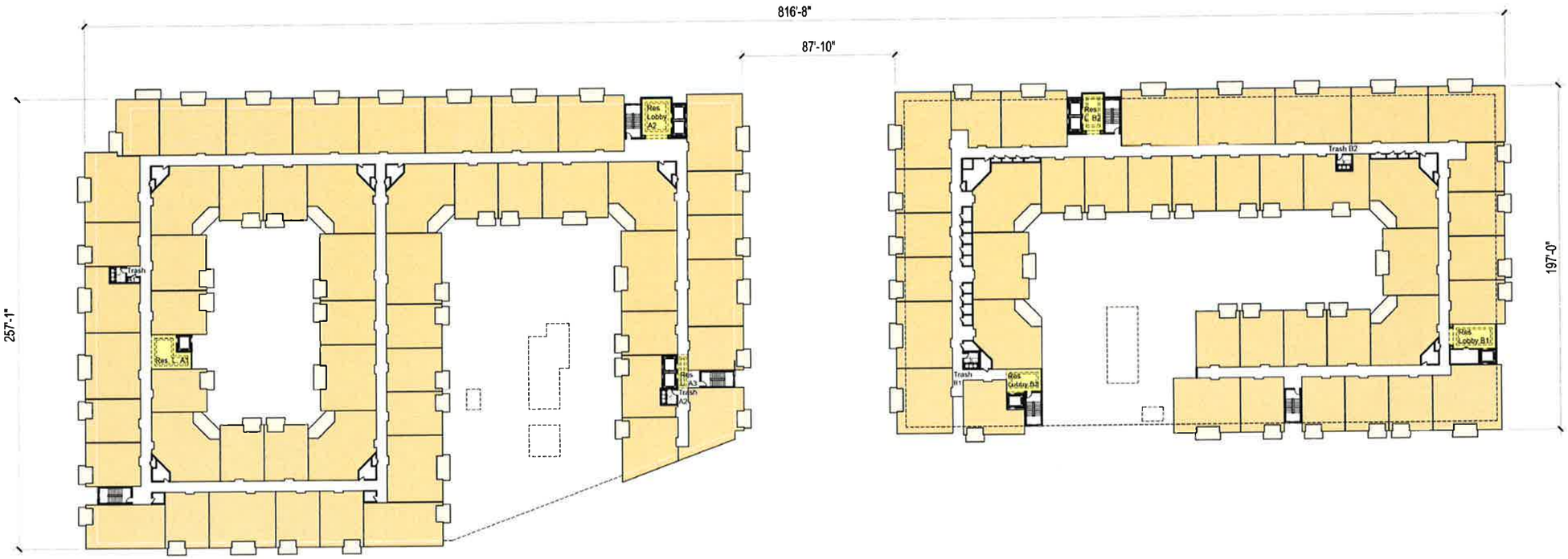
WILSON MEANY

Wilson | Meany
Four Embarcadero Center
Suite 3330
San Francisco, CA 94111
415.905.5300

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



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BUILDING PLAN COMPOSITE - LEVEL 5 & 6

A3.0.5

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WILSON MEANY

Wilson | Meany
Four Embarcadero Center
Suite 3330
San Francisco, CA 94111
415.905.5300

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
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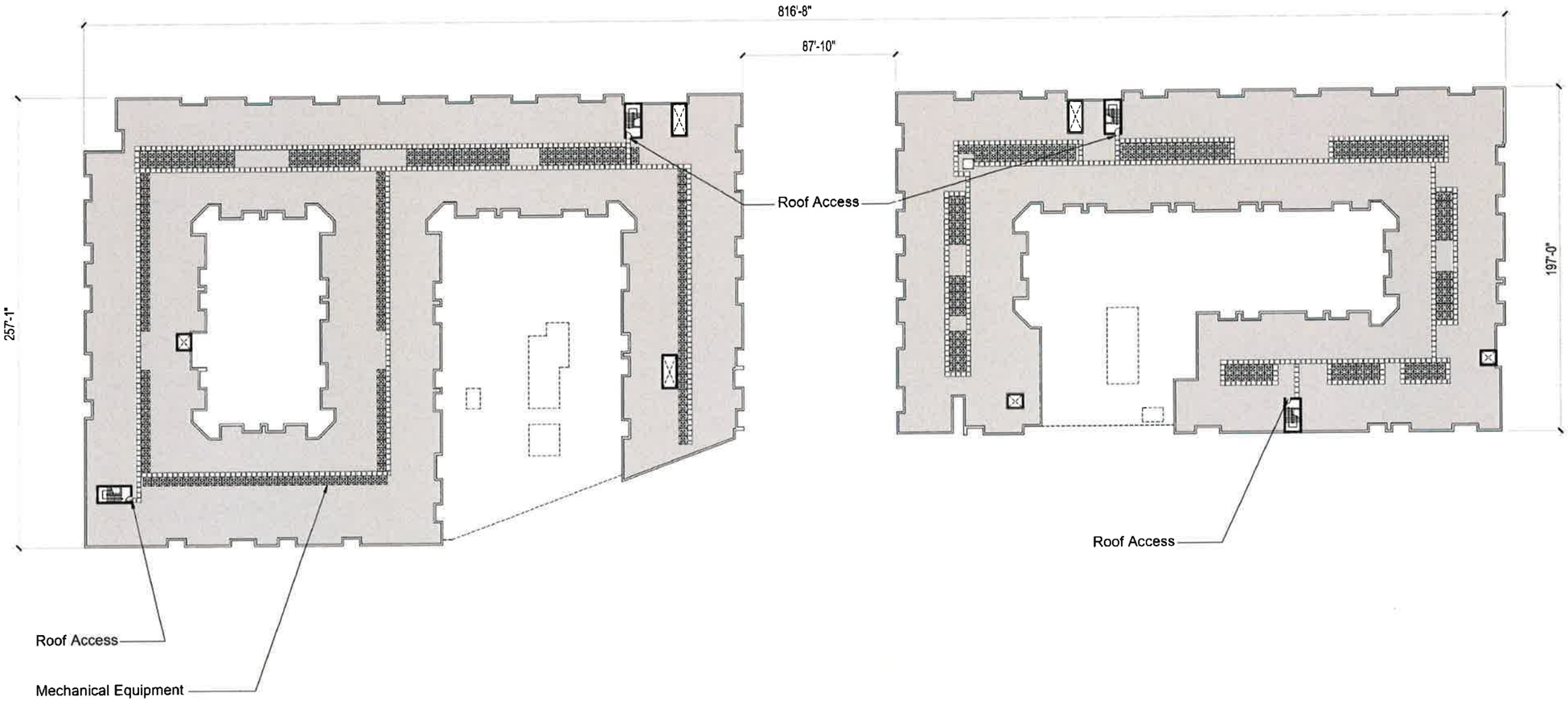

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Wilson | Meany
Four Embarcadero Center
Suite 3330
San Francisco, CA 94111
415.905.5300

BUILDING PLAN COMPOSITE - ROOF PLAN

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Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

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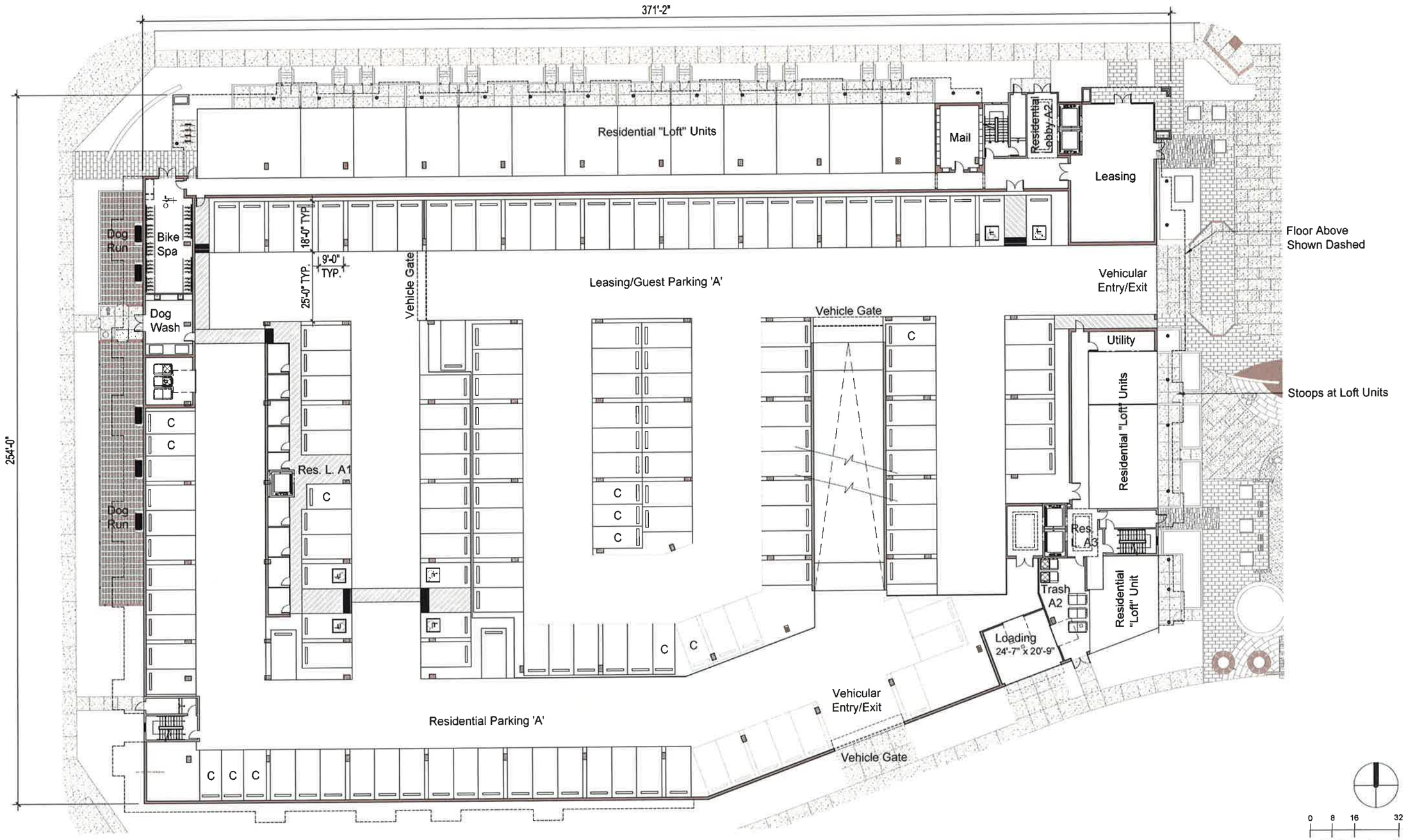
A3.0.6



0 8 16 32

A3.1.1

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BUILDING PLAN A - LEVEL 1

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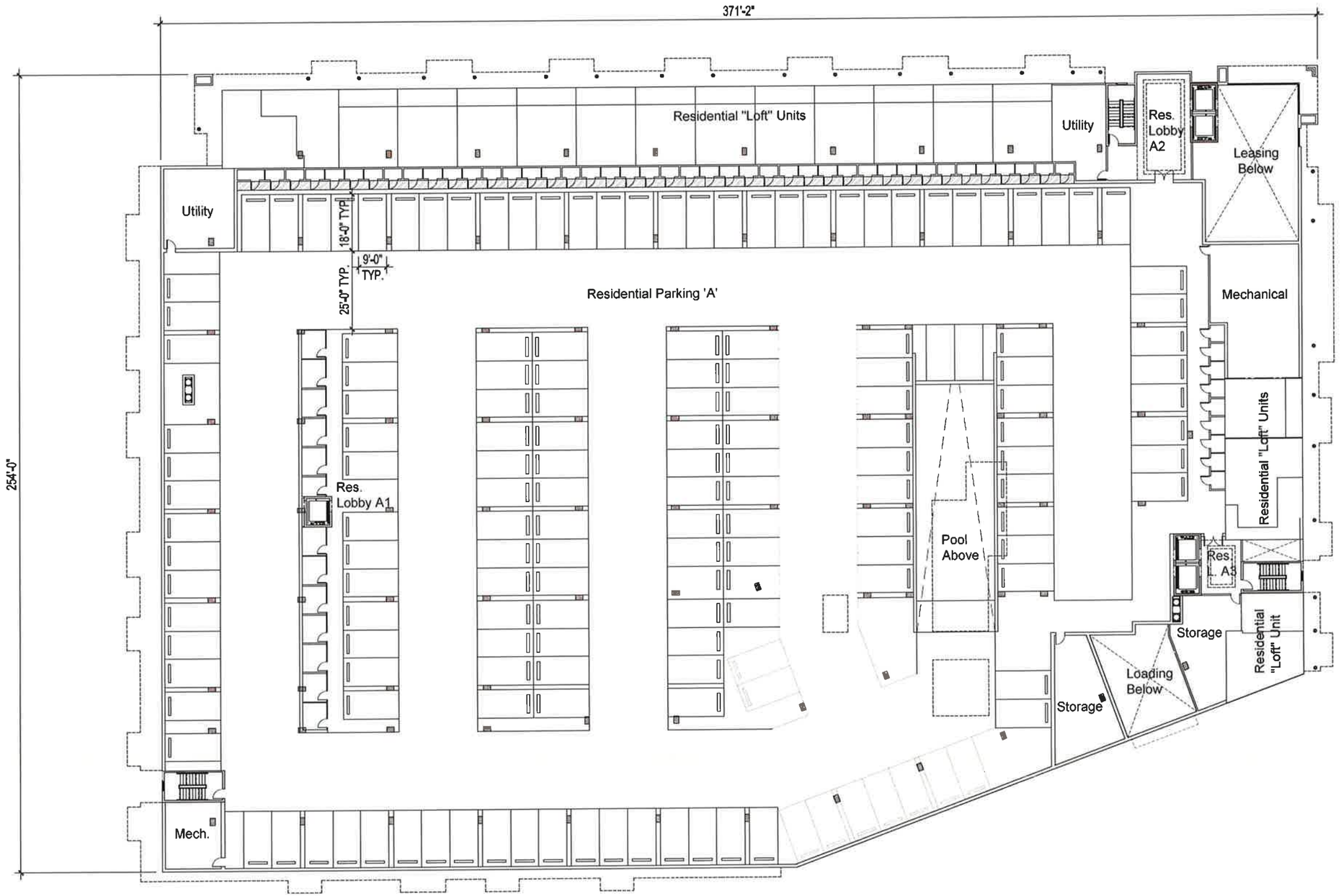
WILSON MEANY

Wilson | Meany
Four Embarcadero Center
Suite 3330
San Francisco, CA 94111
415.905.5300

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



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BUILDING PLAN A - LEVEL 2

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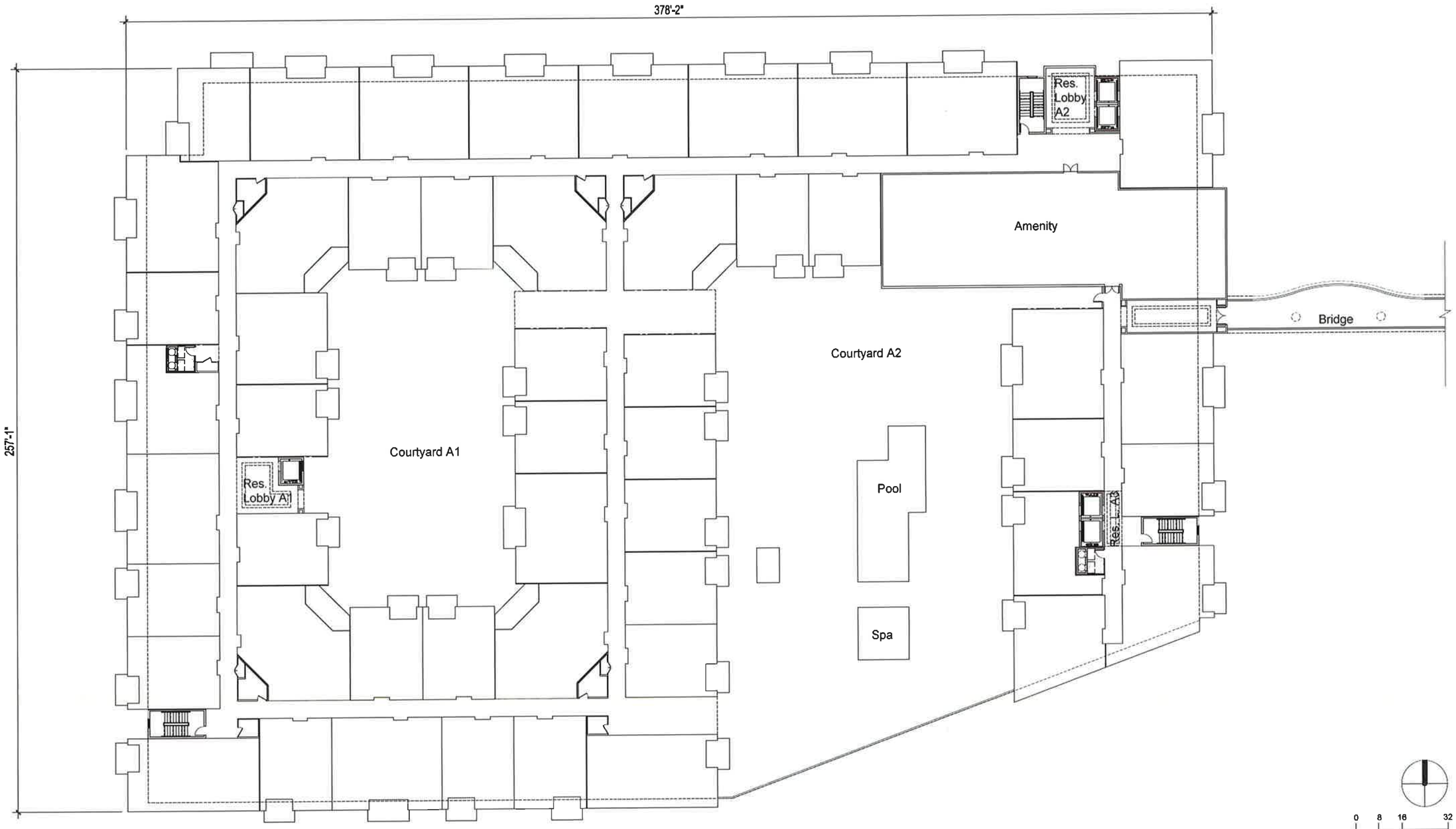
WILSON MEANY

Wilson | Meany
Four Embarcadero Center
Suite 3330
San Francisco, CA 94111
415.905.5300

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



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BUILDING PLAN A - LEVEL 3

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A3.1.3

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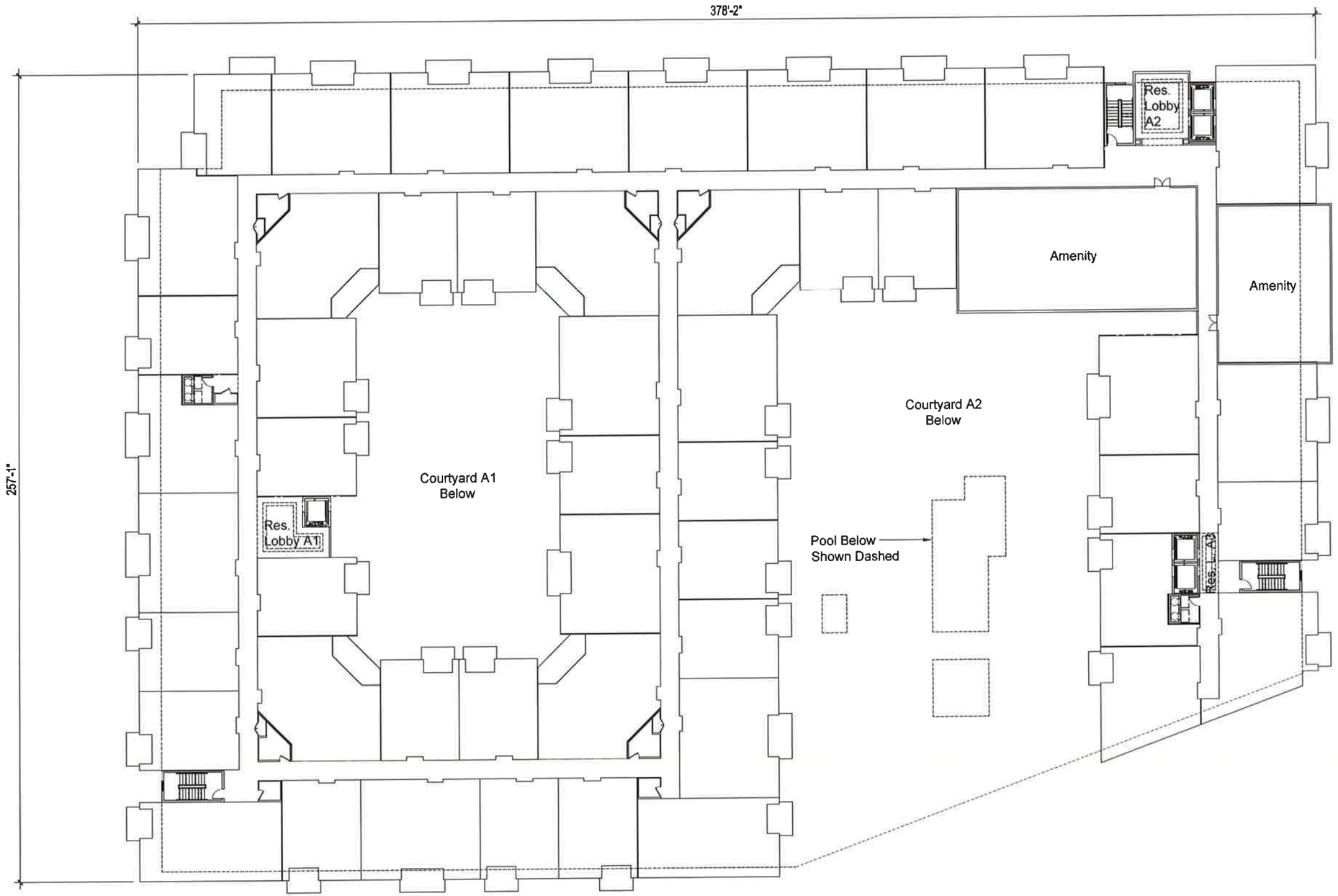
WILSON MEANY

Wilson | Meany
Four Embarcadero Center
Suite 3330
San Francisco, CA 94111
415.905.5300

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



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BUILDING PLAN A - LEVEL 4

A3.1.4

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Wilson | Meany
Four Embarcadero Center
Suite 3330
San Francisco, CA 94111
415.905.5300

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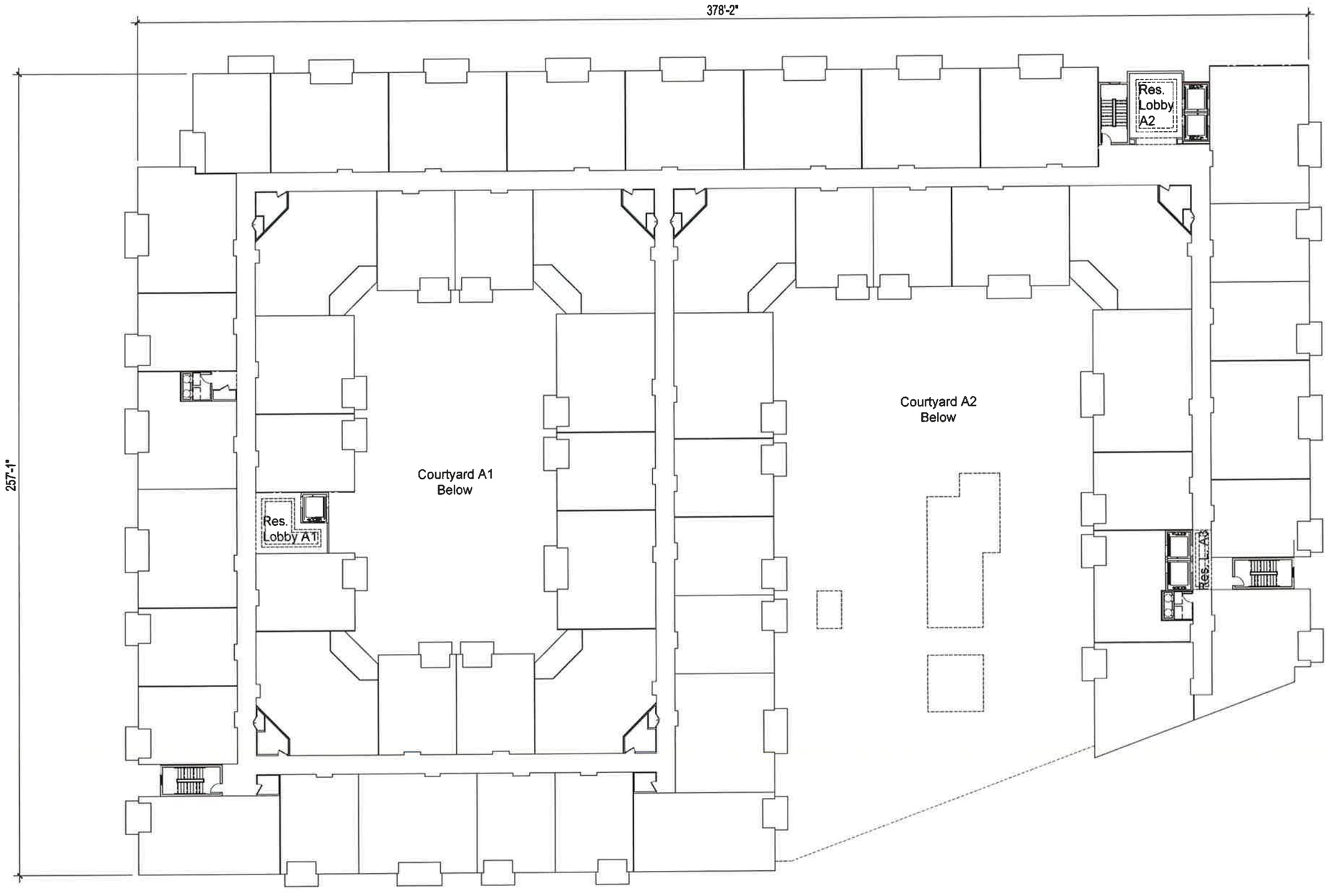
KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



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BUILDING PLAN A - LEVEL 5 & 6

A3.1.5

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Wilson | Meany
Four Embarcadero Center
Suite 3330
San Francisco, CA 94111
415.905.5300

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KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
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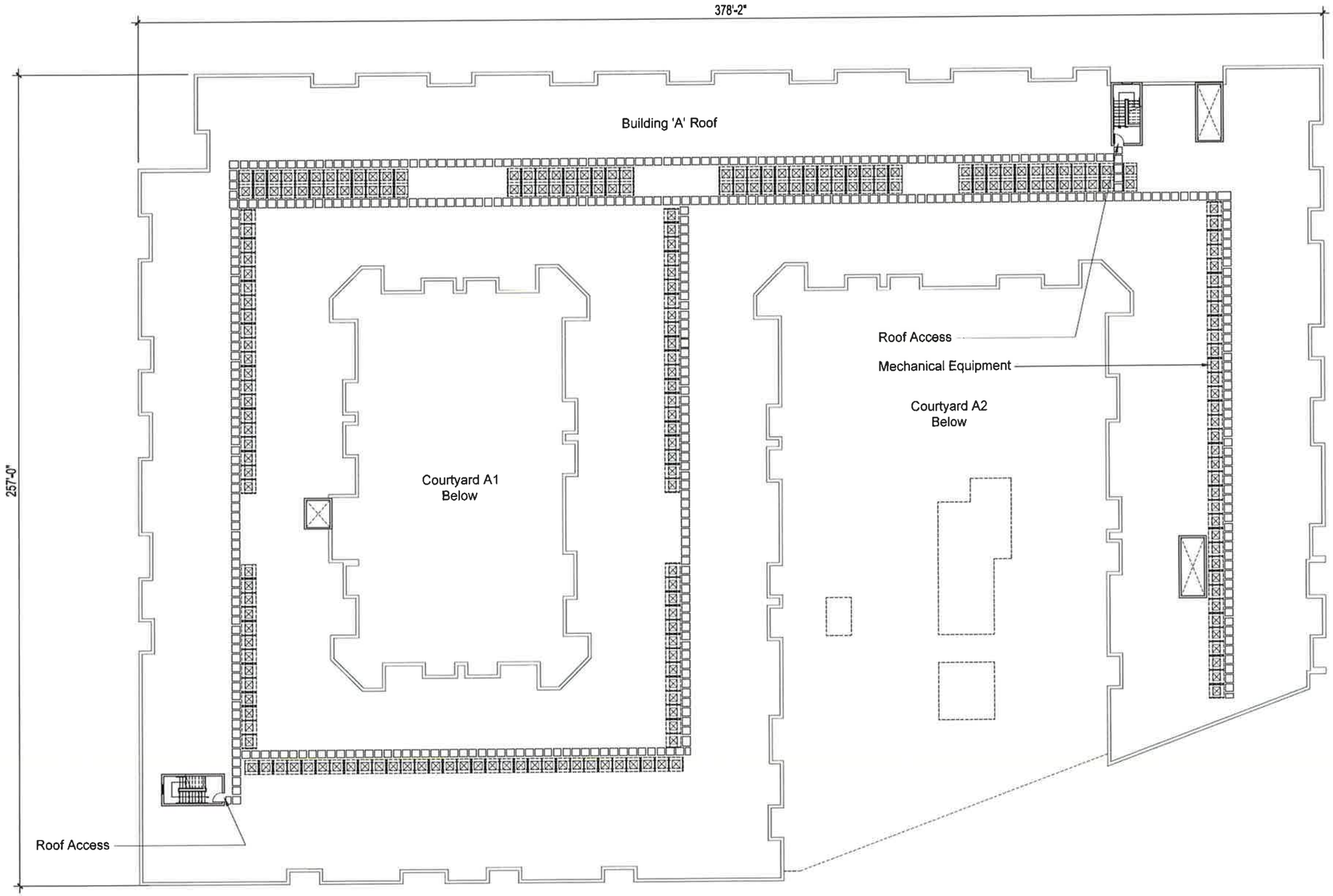

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BUILDING PLAN A - LEVEL 7 (ROOF)

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A3.1.6

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Wilson | Meany
Four Embarcadero Center
Suite 3330
San Francisco, CA 94111
415.905.5300

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Architecture+Planning
17922 Fitch
Irvine, CA 92614
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ktgy.com

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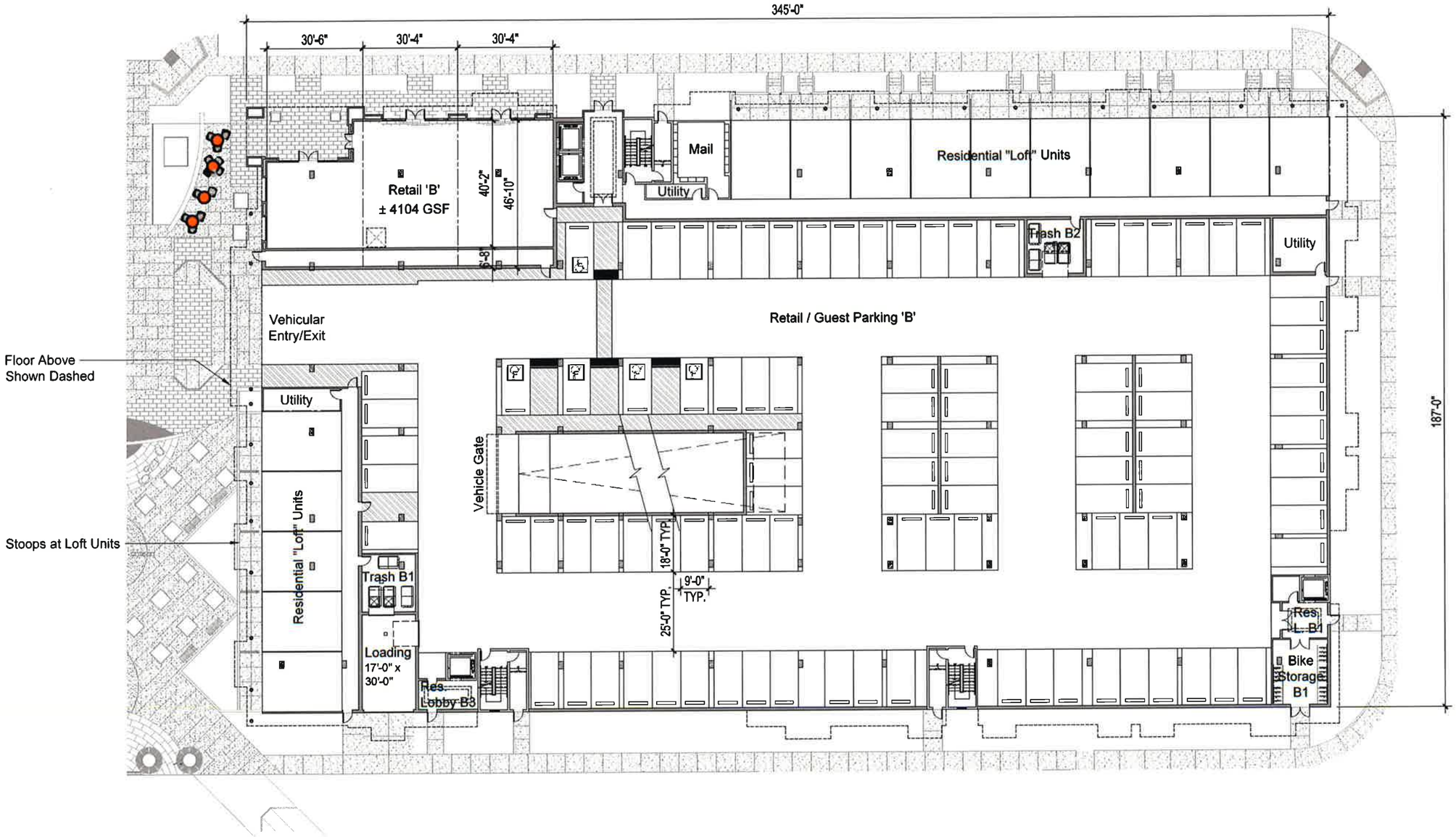

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BUILDING PLAN B - LEVEL 1

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A3.2.1

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Wilson | Meany
Four Embarcadero Center
Suite 3330
San Francisco, CA 94111
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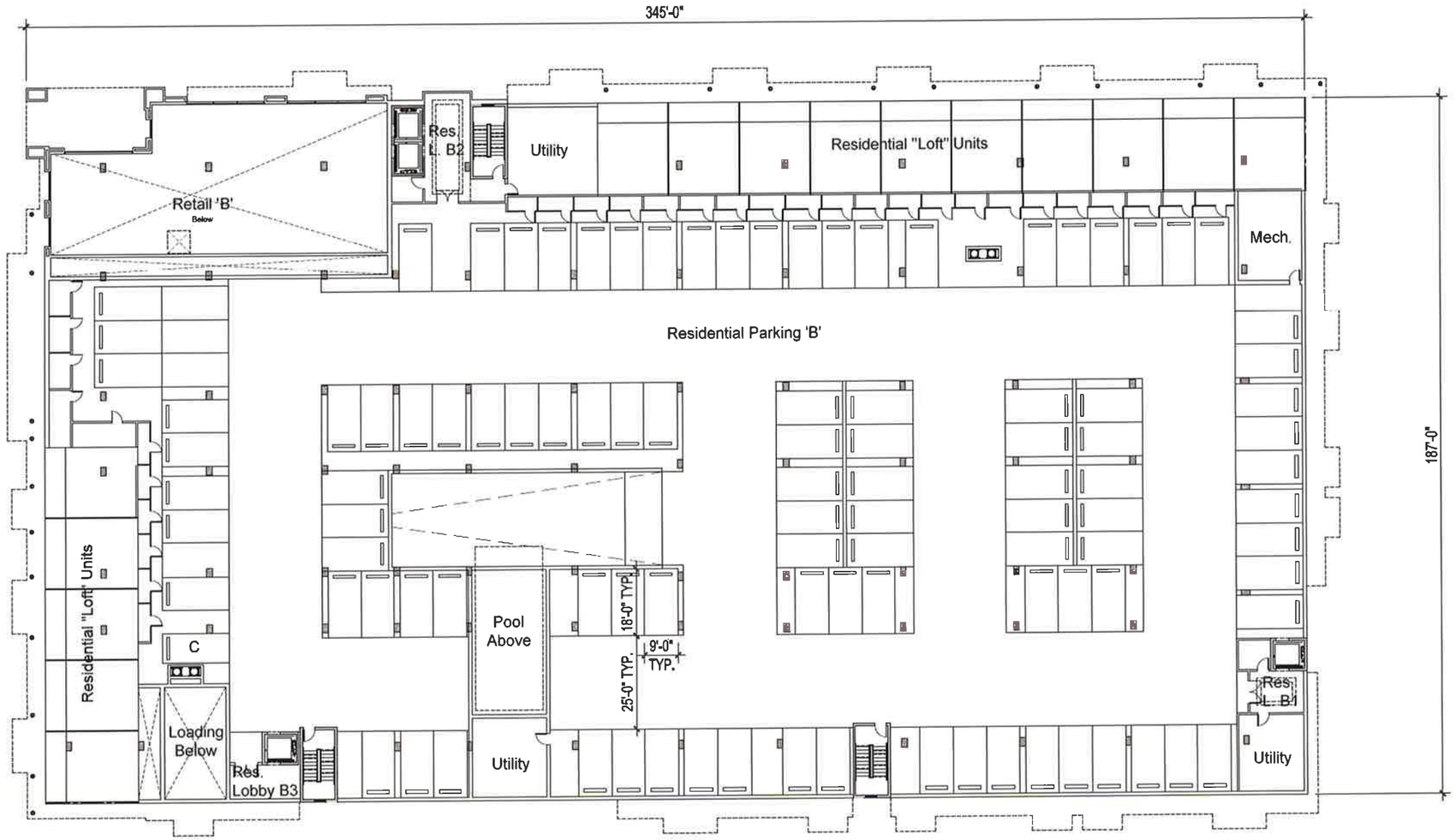
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



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BUILDING PLAN B - LEVEL 2

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A3.2.2

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Wilson | Meany
Four Embarcadero Center
Suite 3330
San Francisco, CA 94111
415.905.5300

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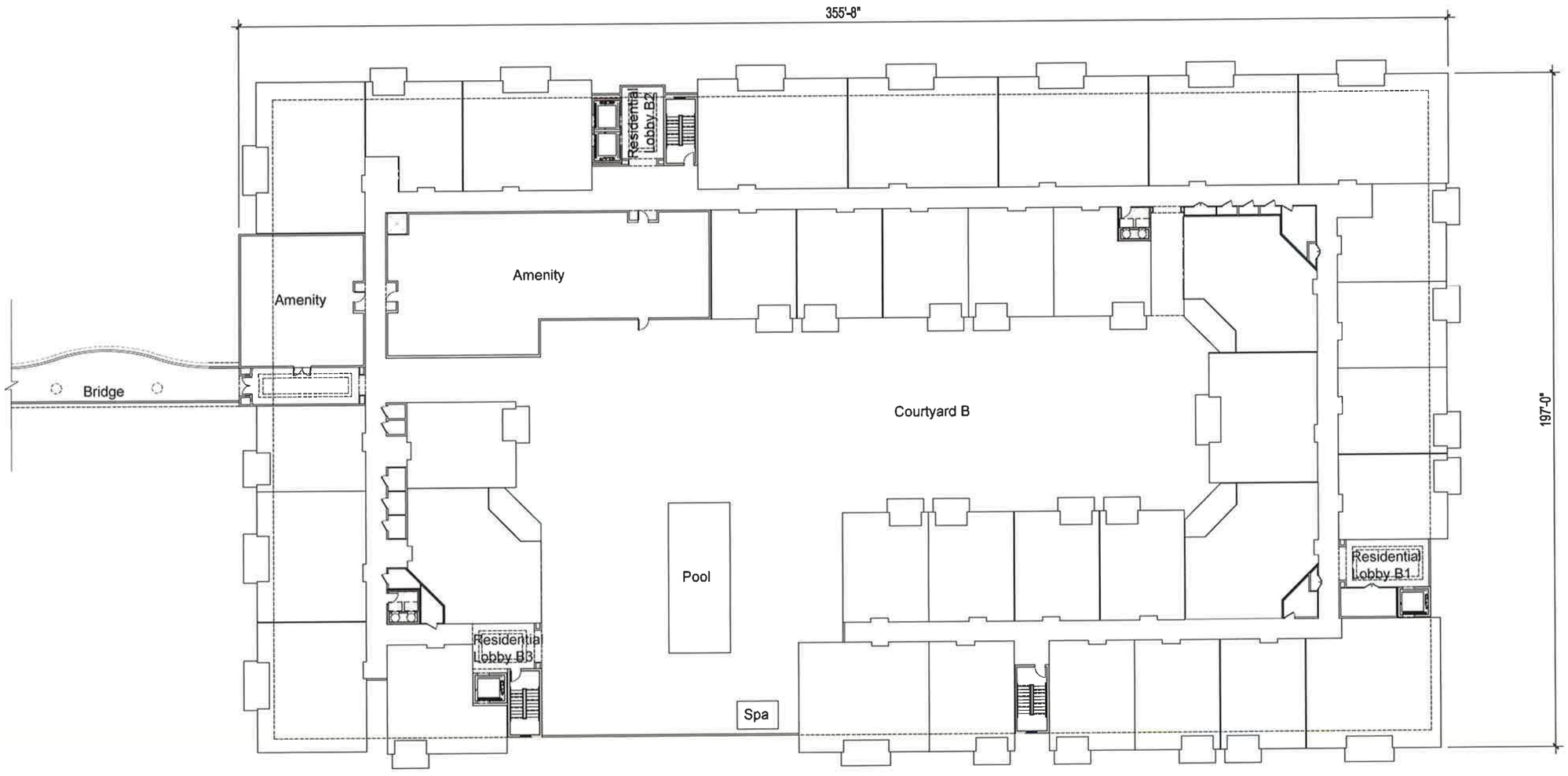
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



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BUILDING PLAN B - LEVEL 3

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A3.2.3

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Suite 3330
San Francisco, CA 94111
415.905.5300

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17922 Fitch
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949.851.2133
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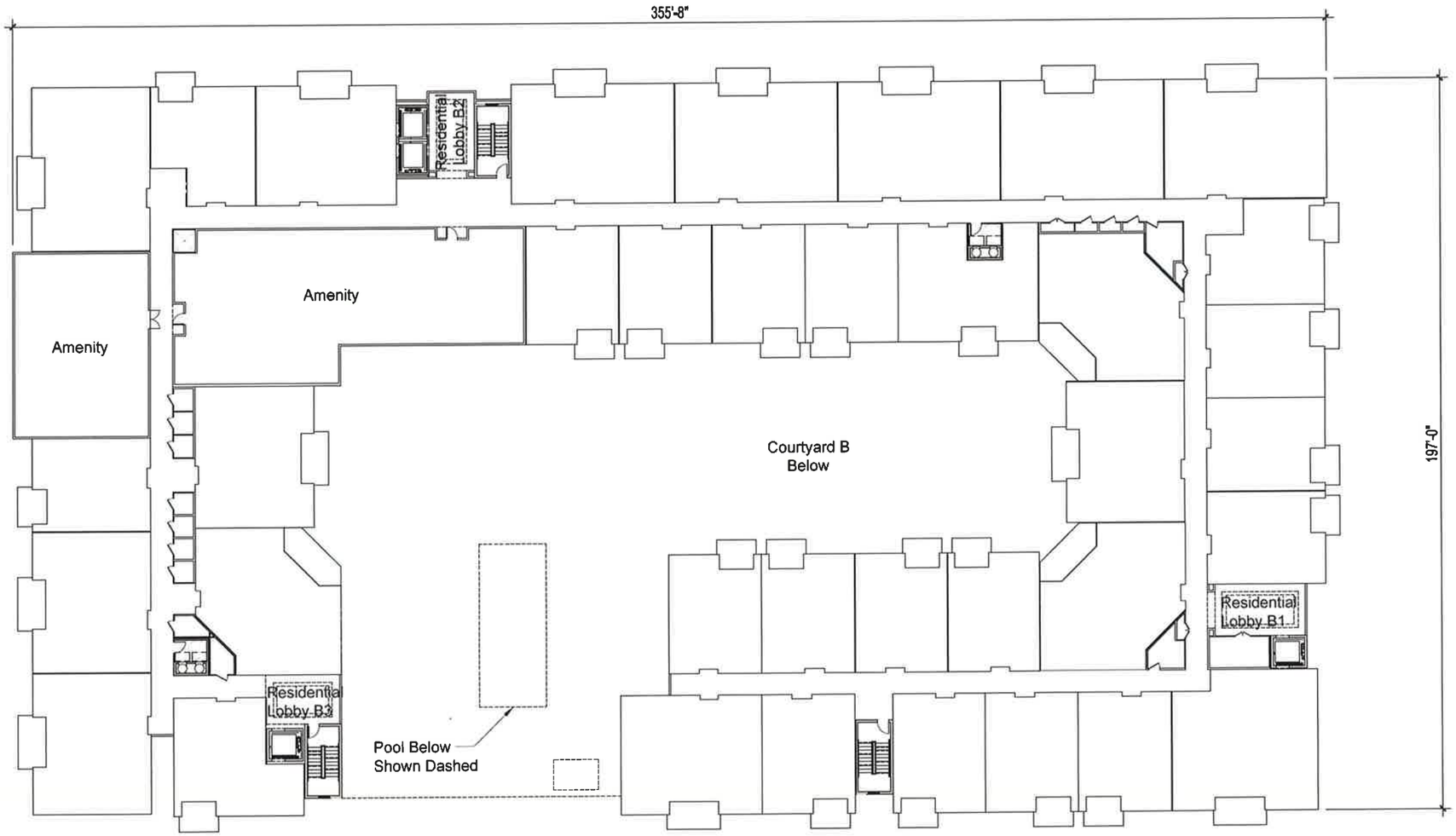

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Suite 3330
San Francisco, CA 94111
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BUILDING PLAN B - LEVEL 4

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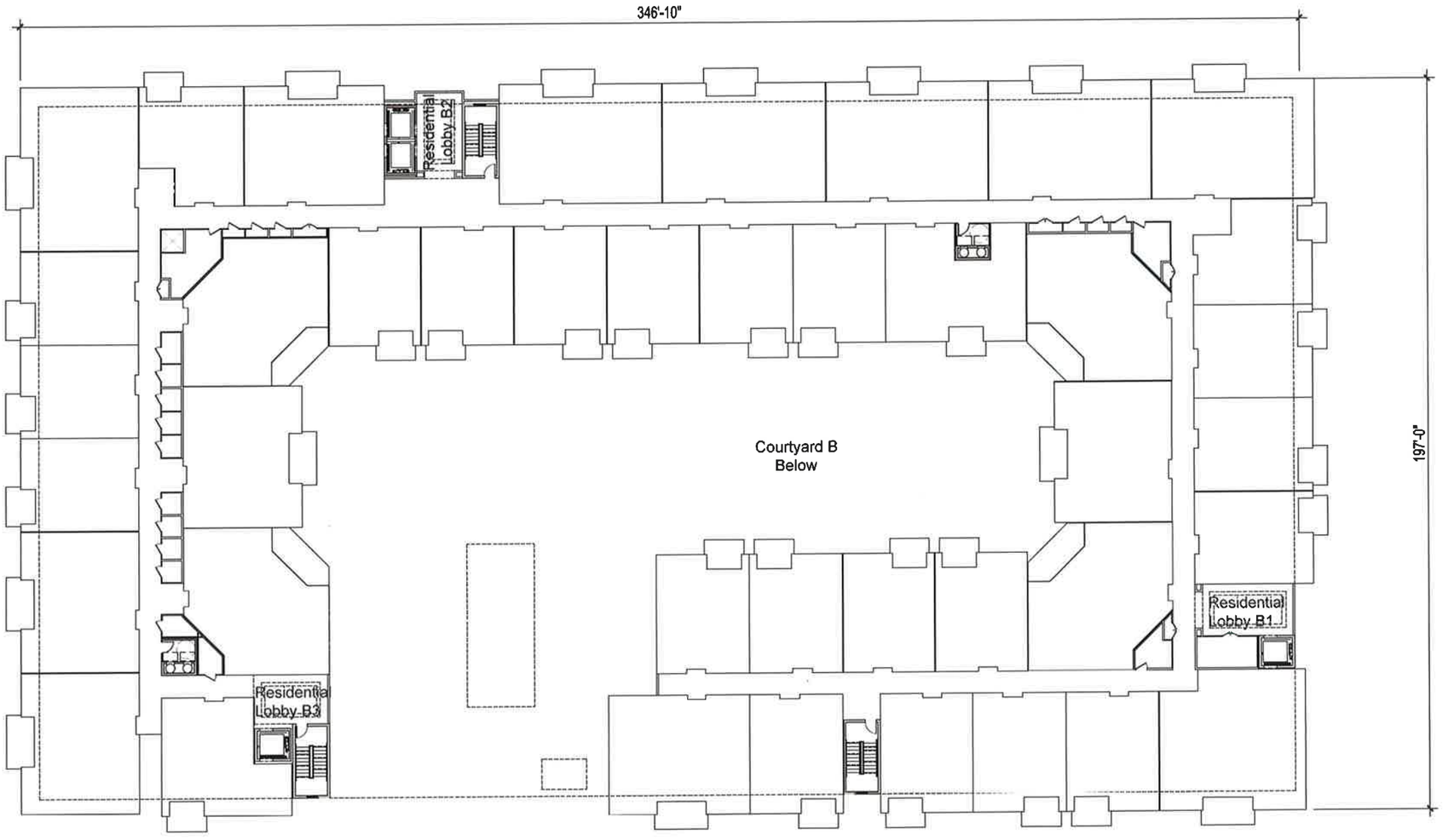
KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

0 8 16 32

A3.2.4



0 8 16 32

ANTON & AVE. OF THE ARTS

BUILDING PLAN B - LEVEL 5 & 6

A3.2.5

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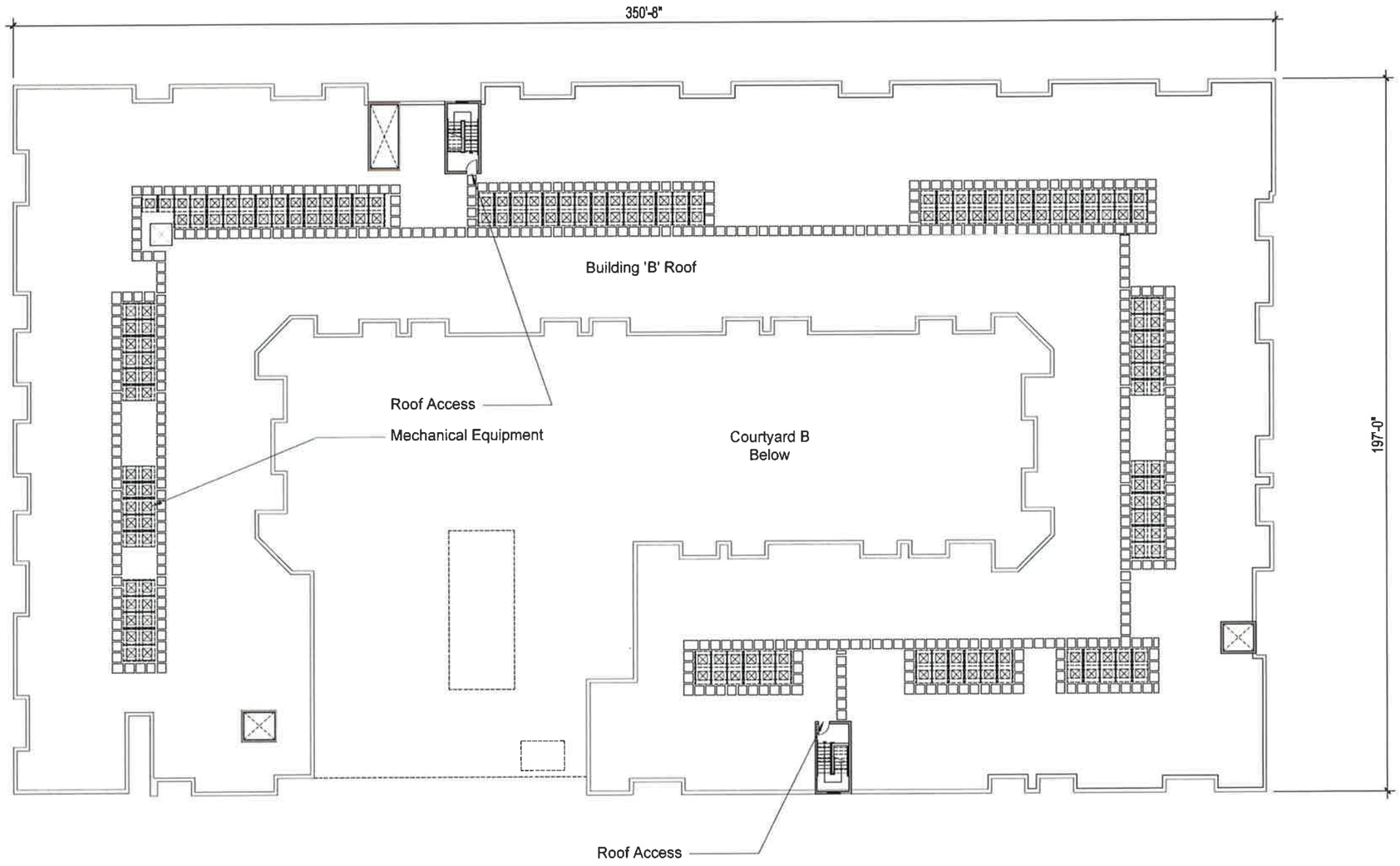

0 8 16 32

ANTON & AVE. OF THE ARTS

BUILDING PLAN B - LEVEL 7 (ROOF)

A3.2.6

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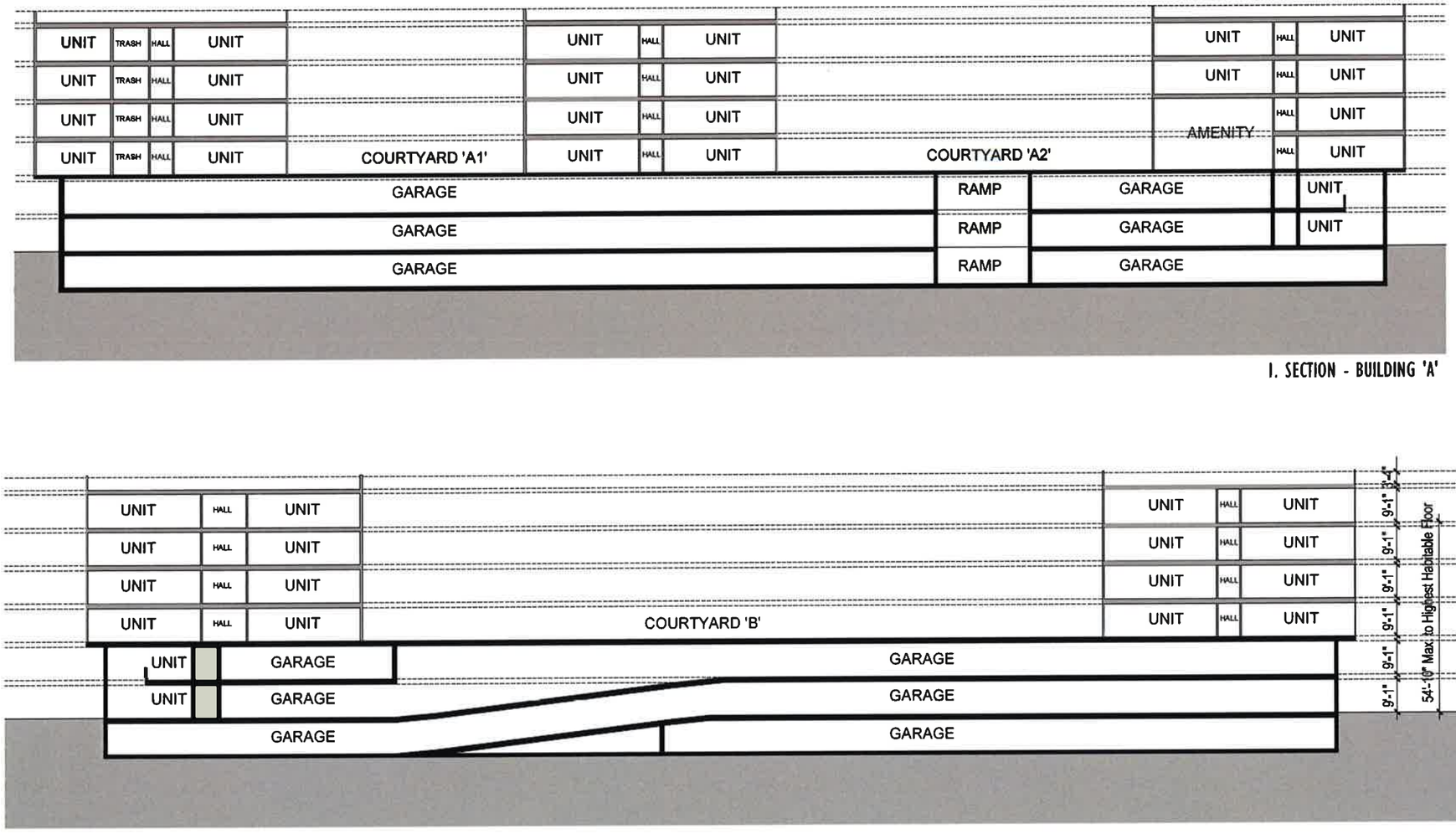
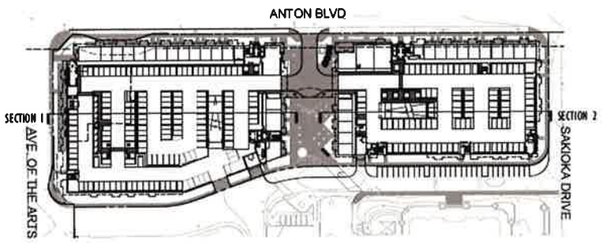
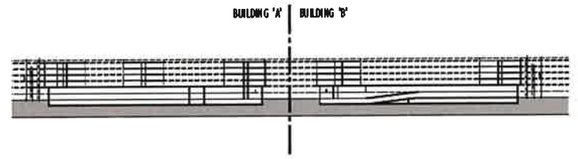
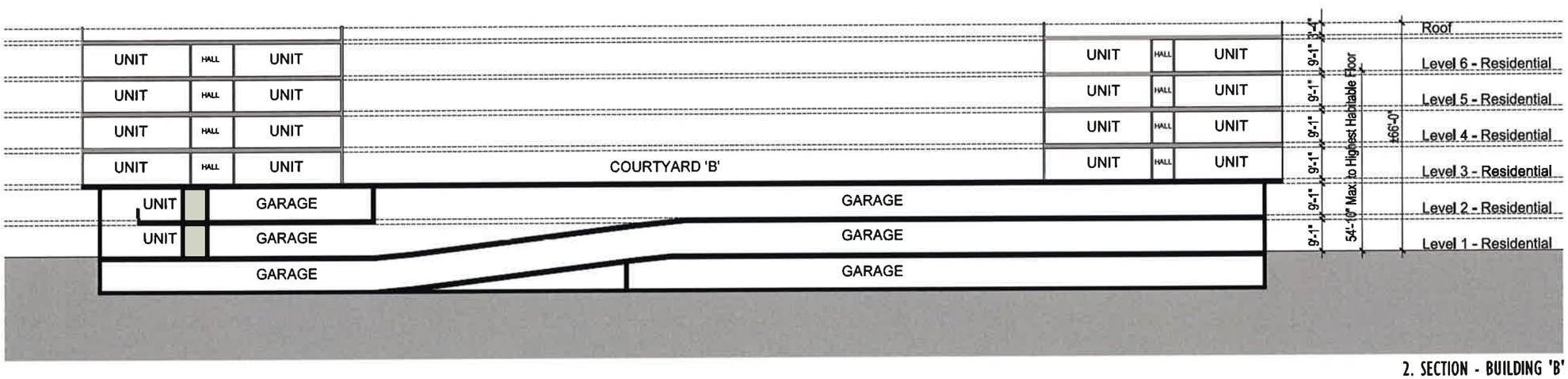


1. SECTION - BUILDING 'A'



KEY MAP - N.T.S.





2. SECTION - BUILDING 'B'

0 8 16 32

ANTON & AVE. OF THE ARTS

SECTIONS

COSTA MESA, CA

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04.11.2014

A4.0

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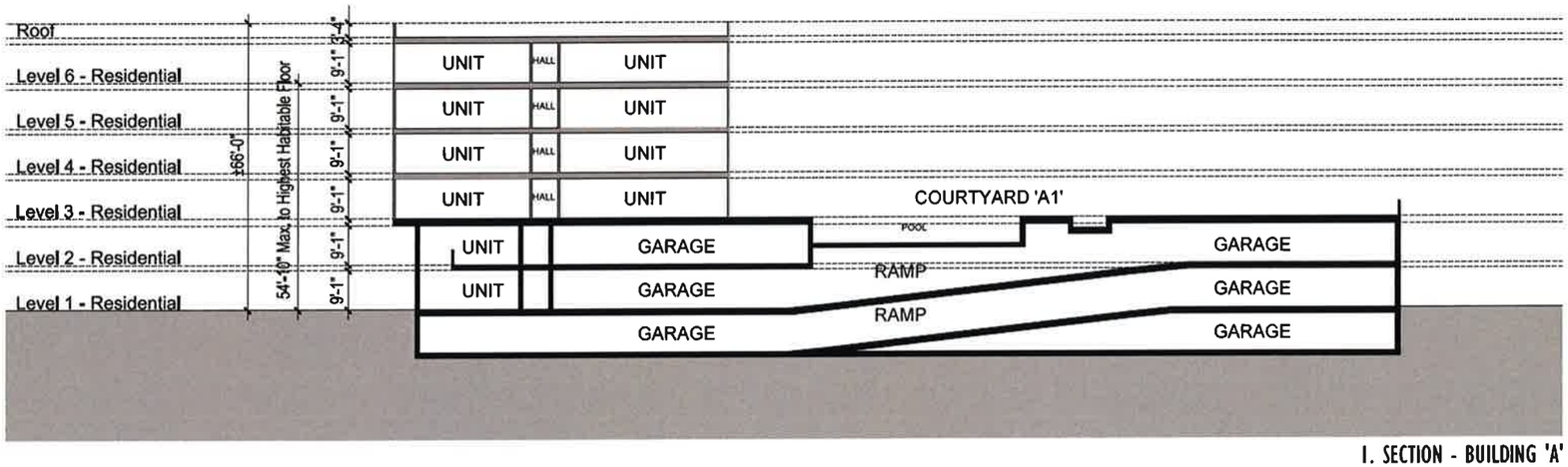
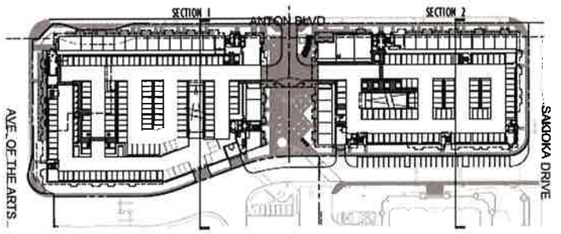
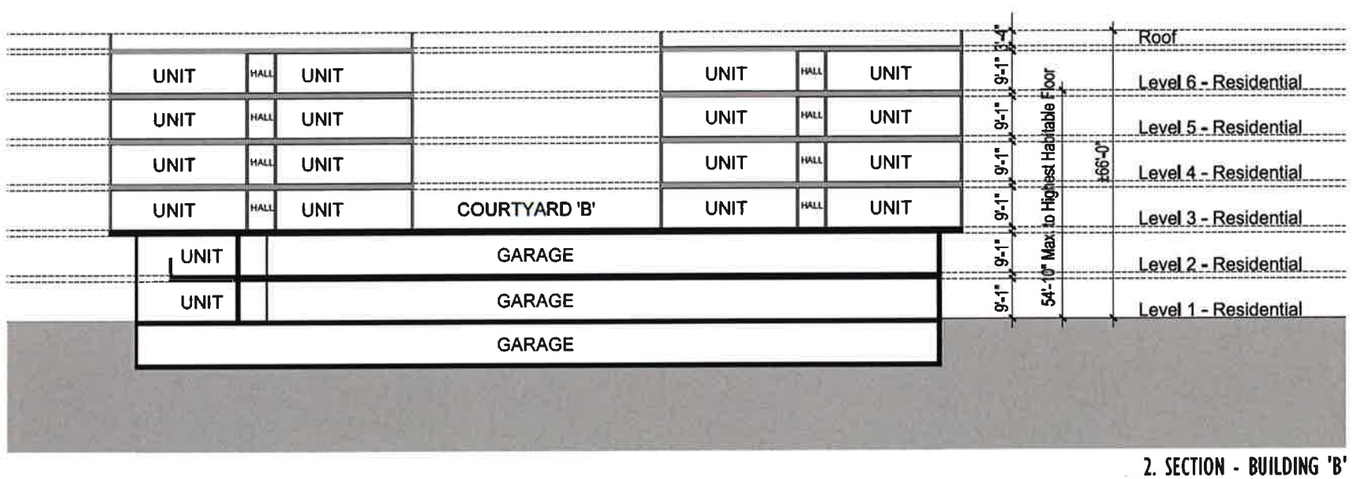


1. SECTION - BUILDING 'A'



KEY MAP - N.T.S.



2. SECTION - BUILDING 'B'

ANTON & AVE. OF THE ARTS

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SECTIONS

COSTA MESA, CA

KTGY # 2013-0846 04.11.2014

0 8 16 32

A4.1

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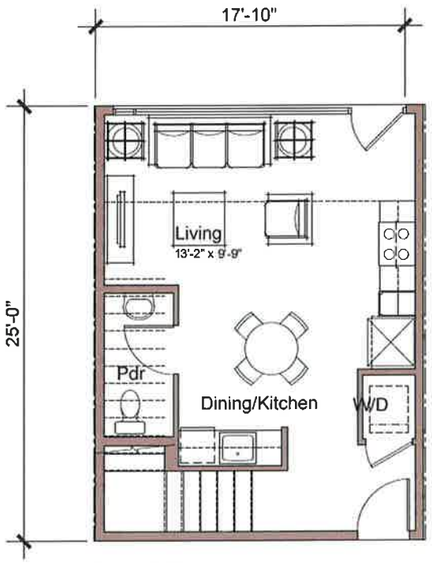
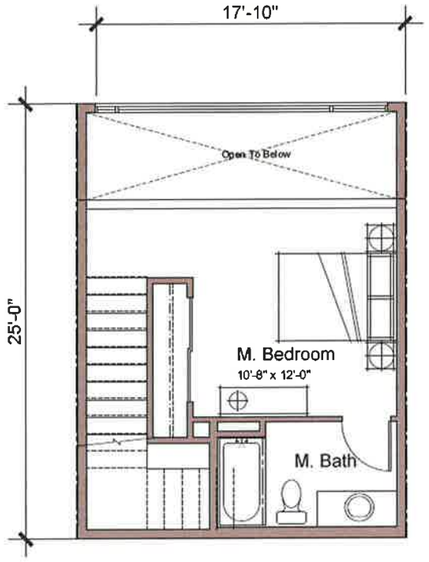
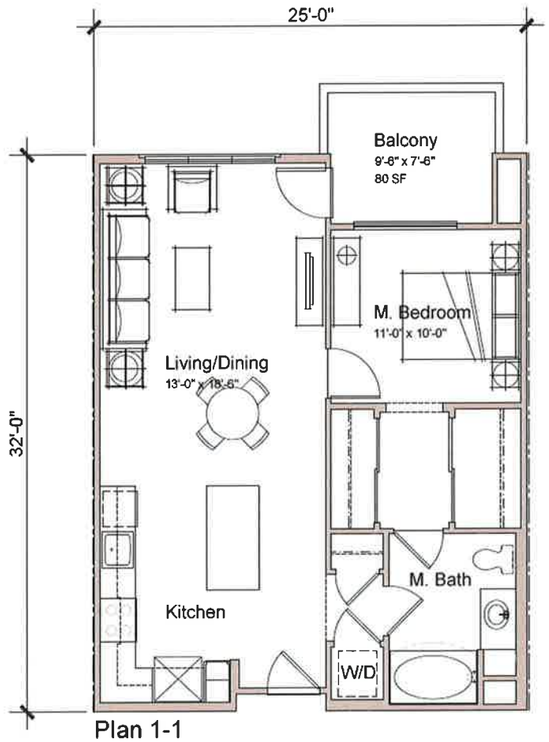


Plan 1-0
1 Bedroom / 1.5 Bathroom
794 SF





Plan 1-1
1 Bedroom / 1 Bathroom
757 SF

Note: Unit Plans Subject to Change.

0 2 4 8

A5.0

ANTON & AVE. OF THE ARTS

TYPICAL UNIT PLANS

COSTA MESA, CA

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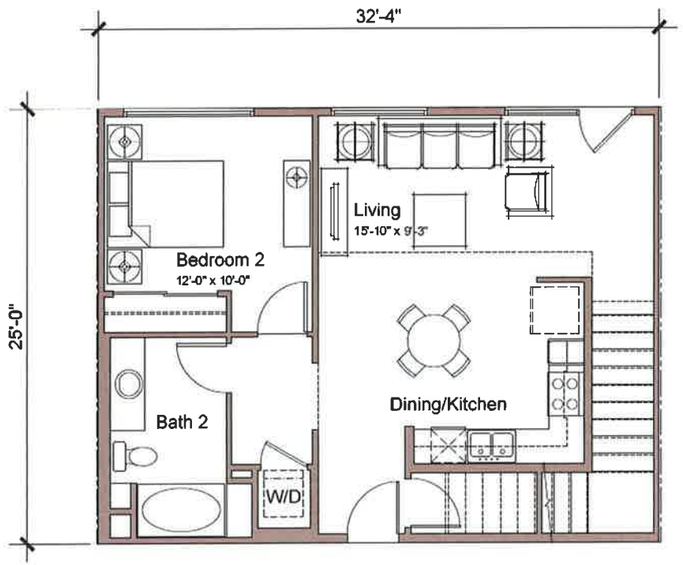
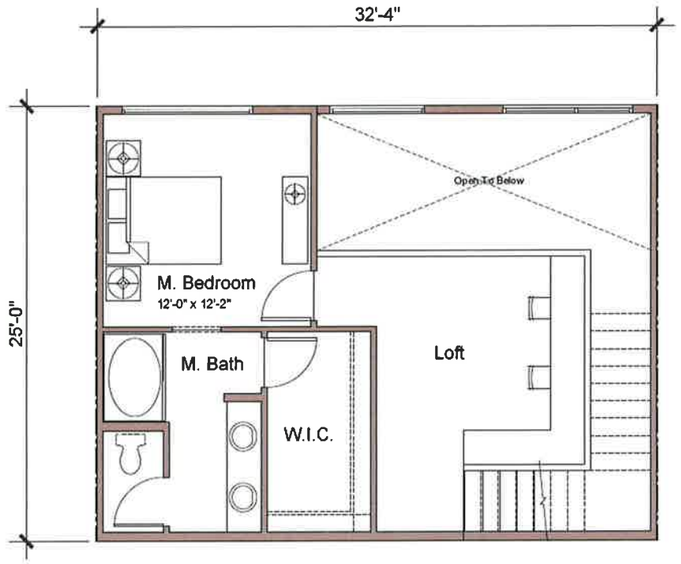


Plan 2-0
2 Bedroom / 2 Bathroom
1359 SF



Note: Unit Plans Subject to Change.

0 2 4 8

ANTON & AVE. OF THE ARTS

TYPICAL UNIT PLANS

A5.1

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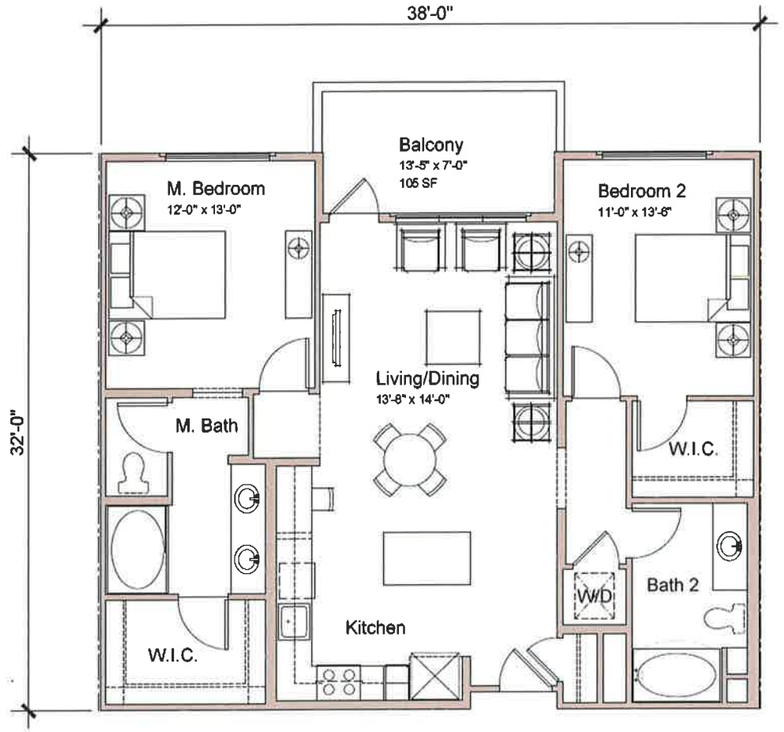
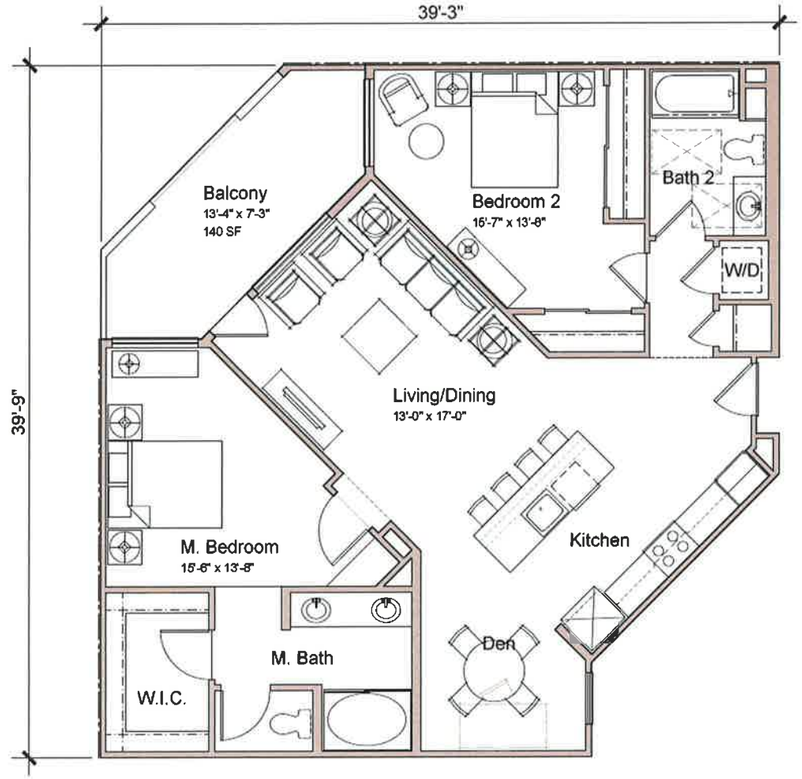


Plan 2-1
2 Bedroom / 2 Bathroom
1164 SF



Plan 2-2
2 Bedroom / 2 Bathroom
1245 SF

Note: Unit Plans Subject to Change.

0 2 4 8

ANTON & AVE. OF THE ARTS

TYPICAL UNIT PLANS

A5.2

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KEY MAP - N.T.S.

1. CONCEPTUAL PERSPECTIVE FROM ANTON BOULEVARD

ANTON & AVE. OF THE ARTS

PERSPECTIVES

COSTA MESA, CA

KTGY # 2013-0346 04.11.2014

A6.0

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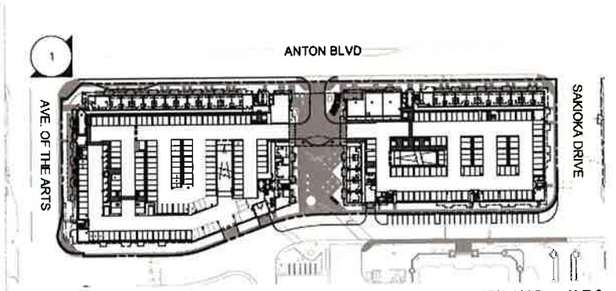

KEY MAP - N.T.S.

1. CONCEPTUAL PERSPECTIVE FROM CORNER OF ANTON AND AVENUE OF THE ARTS

ANTON & AVE. OF THE ARTS

PERSPECTIVES

COSTA MESA, CA

KTGY # 2013-0346 04.11.2014

A6.1

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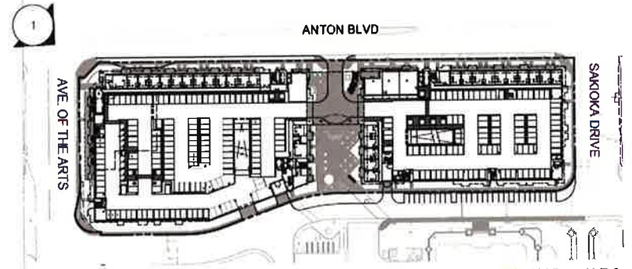

KEY MAP - N.T.S.

1. CONCEPTUAL PERSPECTIVE VIEW OF AVENUE OF THE ARTS

ANTON & AVE. OF THE ARTS

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PERSPECTIVES

COSTA MESA, CA

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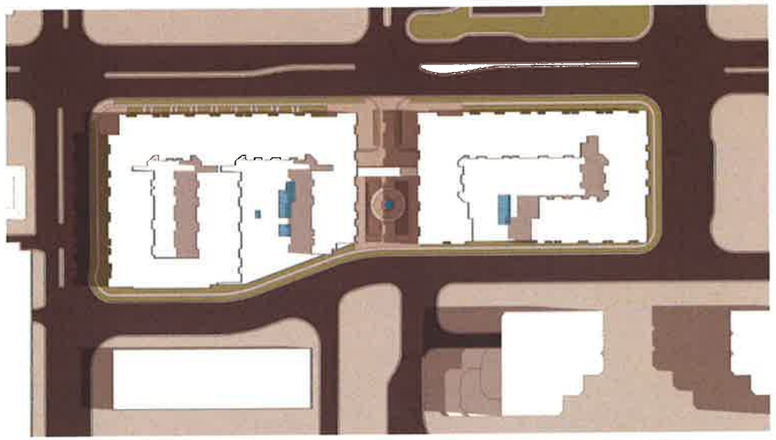
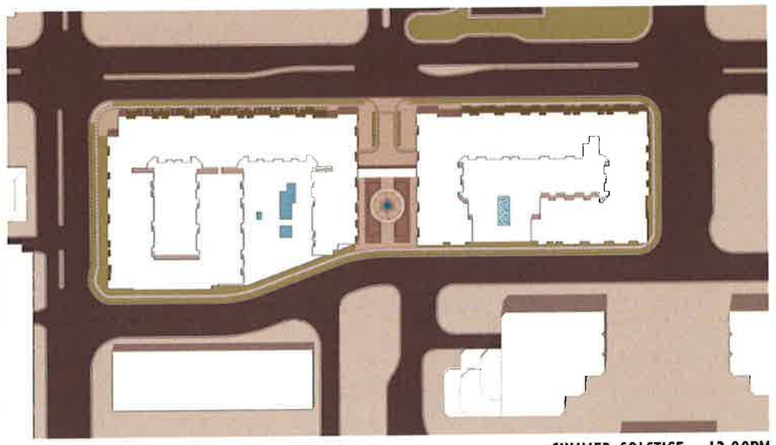
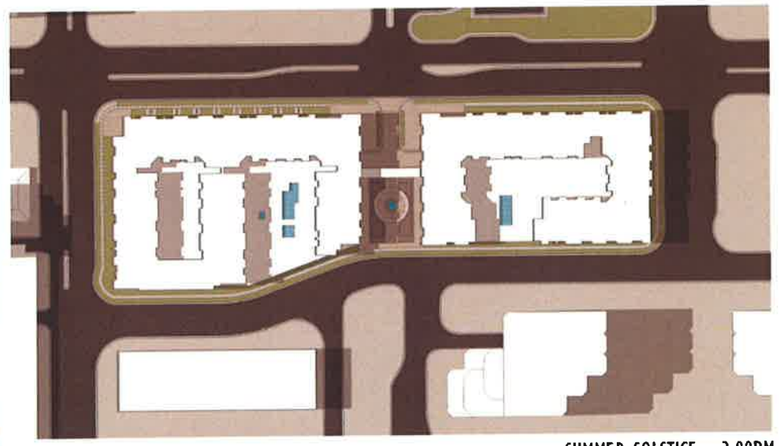


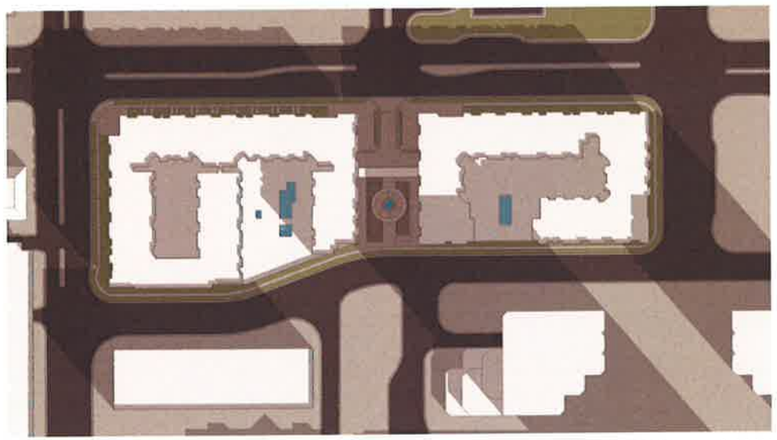
SUMMER SOLSTICE - 9:00AM



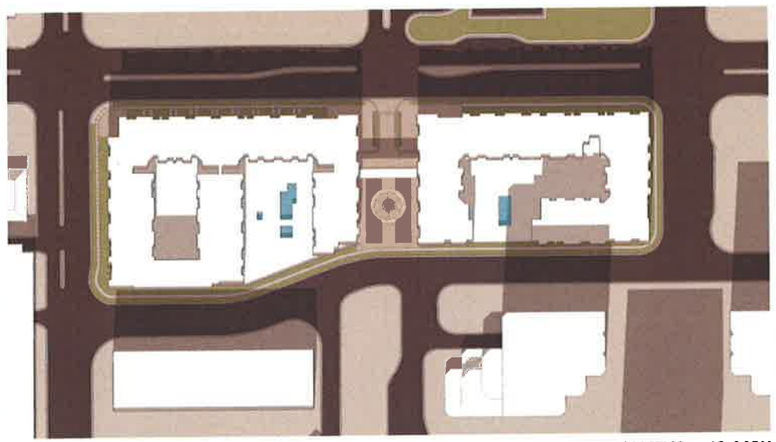
SUMMER SOLSTICE - 12:00PM



SUMMER SOLSTICE - 3:00PM



WINTER SOLSTICE - 9:00AM



WINTER SOLSTICE - 12:00PM

WINTER SOLSTICE - 3:00PM

ANTON & AVE. OF THE ARTS

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SOLAR STUDY

COSTA MESA, CA

KTGY # 2013-036 04.11.2014

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A7.0

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS COMMITMENT IS IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON LOT LINE ADJUSTMENT NO. LL-05-03, RECORDED SEPTEMBER 19, 2005, AS INSTRUMENT NO. 05-738603, OF OFFICIAL RECORDS.

ACREAGE

*GROSS ACREAGE:	211,869.7 S.F.	–	4.86 ACRES
**NET ACREAGE:	912,790.2 S.F.	–	4.88 ACRES
AREA TO BE VACATED:	920.5 S.F.	–	0.021 ACRES

*GROSS ACREAGE DOES NOT INCLUDE THE AREA TO BE VACATED/ABANDONED.

**NET ACREAGE INCULDES THE AREA TO BE VACATED/ABANDONED.

BENCH MARK:

DESIGNATION: CM-30-81 NAVD 88 HEIGHT: 35.472 (ft)

COUNTY OF ORANGE, P.F.R.D./ GEOMATICS – LAND INFORMATION SYSTEMS VERTICAL CONTROL DATA – O.C.S. 1995 ADJUSTMENT

DESCRIBED BY OCS 1981 AT THE SOUTH END OF THE WEST HEADWALL OF THE BRIDGE OVER A FLOOD CONTROL CHANNEL AT THE NORTHWEST CORNER OF SUNFLOWER AVENUE AND FLOWER STREET, 31.4 FT. WEST OF THE CENTERLINE OF FLOWER STREET

MONUMENT TYPE: ORANGE COUNTY SURVEYOR'S 3 3/4" ALUMINUM DISK

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ANTON BOULEVARD SHOWN ON TRACT NO. 10950, MM 515/1-8, AS "N 89°33'22" W"

TITLE INFORMATION:

THE LEGAL DESCRIPTION AND TITLE ITEMS LISTED BELOW ARE FROM A PROFORMA ALTA OWNER'S POLICY, ISSUED BY CHICAGO TITLE COMPANY, ORDER NO. 71075434-X59, DATED APRIL 26, 2007

WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

1. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
2. EITHER OR BOTH POLE LINES AND CONDUITS
   PURPOSE: NOVEMBER 9, 1921 IN BOOK 405, PAGE 448, DEEDS
   RECORDED: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
   AFFECTS:
   CANNOT BE PLOTTED PER DOCUMENT

NOTES

1. FLOOD HAZARD ZONE:
   THE PROJECT SITE IS LOCATED IN FLOOD ZONE X.

   ZONE X:
   AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

   (FIRM MAP NO. 06059C0205H, REVISED ON FEBRUARY 18, 2004)

2. SITE SUMMARY:

EXISTING ZONE:	PLANNED DEVELOPMENT COMMERCIAL (PDC) – NORTH COSTA MESA SPECIFIC PLAN
PROPOSED ZONE:	PLANNED DEVELOPMENT COMMERCIAL (PDC) – NORTH COSTA MESA SPECIFIC PLAN
GENERAL PLAN DESIGNATION:	URBAN CENTER COMMERCIAL
PROPOSED USE:	RESIDENTIAL MIXED USE

3. EXISTING EASEMENTS ON SITE TO BE QUITCLAIMED AND RELOCATED AS NECESSARY TO CONTINUE UTILITY SERVICE.

4. NON-ENCLUSIVE PRIVATE RECIPROCAL EASEMENTS & AGREEMENTS FOR ALL UTILITY CONSTRUCTION, SERVICE, AND MAINTENANCE FOR THE MUTUAL BENEFIT OF ALL EXISTING AND PROPOSED USES TO BE EXECUTED AND RECORDED.

LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- EXISTING EASEMENTS
- PROPOSED EASEMENTS
- PROPOSED LOTLINE
- EASEMENT AREA FOR DRIVEWAY PURPOSES
- AREA TO BE VACATED
- EASEMENT AREA FOR LANDSCAPE AND SIDEWALK PURPOSES
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PROPOSED SEWER LINE
- PROPOSED WATER/ FIRE METER

EASEMENTS:

(4) THE DEDICATION TO THE CITY OF COSTA MESA OF ALL VEHICULAR ACCESS RIGHTS TO ANTON BOULEVARD, EXCEPT AT STREET INTERSECTIONS AND APPROVED DRIVEWAY LOCATIONS, AS RECITED ON THE MAP OF TRACT NO. 10950 RECORDED IN BOOK 515, PAGES 1-8 INCLUSIVE OF MISCELLANEOUS MAPS. AFFECTS ALL PARCELS
(DEDICATION TO BE VACATED/ABANDONED)

(7) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
PURPOSE: POLE LINES AND CONDUITS
RECORDED: NOVEMBER 8, 1983 AS INSTRUMENT NO. 83-515838, OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
(EASEMENT TO BE RELOCATED)

(8) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
PURPOSE: SIDEWALK, LANDSCAPING
RECORDED: JANUARY 4, 1984 AS INSTRUMENT NO. 84-3372, OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
(EASEMENT TO BE REDUCED TO 20' AS SHOWN)

(10) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
PURPOSE: POLE LINES AND CONDUITS
RECORDED: JULY 5, 1984 AS INSTRUMENT NO. 84-277640, OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND MOHE PARTICULARLY DESCRIBED THEREIN
THE EFFECT OF A PARTIAL QUITCLAIM OF EASEMENT RECORDED DECEMBER 17, 2002 AS INSTRUMENT NO. 02-1150655, OFFICIAL RECORDS.
(EASEMENT TO BE QUITCLAIMED – AS REQUIRED)

14. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "SECOND RESTATED AND AMENDED DECLARATION ESTABLISHING RECIPROCAL EASEMENTS" EXECUTED BY AND BETWEEN SAKIOKA & SONS, A CALIFORNIA GENERAL PARTNERSHIP, AS SUCCESSORS TO SAKIOKA FARMS, INC., A CALIFORNIA CORPORATION, ROY K. SAKIOKA, INCORPORATED, A CALIFORNIA CORPORATION AND CURCI-ENGLAND CO., A CALIFORNIA JOINT VENTURE, RECORDED MAY 25, 1989 AS INSTRUMENT NO. 89-277972 OF OFFICIAL RECORDS.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

NOTE 1: THE INTEREST OF CURCI-ENGLAND (BUILDING 1C) CO., A CALIFORNIA GENERAL PARTNERSHIP UNDER SAID RECIPROCAL EASEMENT AGREEMENT HAS BEEN ASSIGNED TO CURCI ENGLAND (BUILDING 1C) CO., A CALIFORNIA GENERAL PARTNERSHIP AND PACIFIC SOUTHWEST REALTY CO., A DELAWARE CORPORATION, AS TENANTS IN COMMON, BY ASSIGNMENT WHICH RECORDED MAY 25, 1989 AS INSTRUMENT NO. 89-277975 OF OFFICIAL RECORDS.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

NOTE 2: THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN A DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION OF SECOND RESTATED AND AMENDED DECLARATION ESTABLISHING RECIPROCAL EASEMENTS", EXECUTED BY AND BETWEEN CURCI-ENGLAND CO. L.P., A CALIFORNIA LIMITED PARTNERSHIP AND COPLEY INVESTORS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, RECORDED AUGUST 3, 1998 AS INSTRUMENT NO. 98-502207 OF OFFICIAL RECORDS.

NOTE 3: THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN A DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION OF SECOND RESTATED AND AMENDED DECLARATION ESTABLISHING RECIPROCAL EASEMENTS", EXECUTED BY AND BETWEEN COPLEY INVESTORS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP AND BRE/SOUTH COAST L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, RECORDED AUGUST 3, 1998 AS INSTRUMENT NO. 98-502208 OF OFFICIAL RECORDS.

(14) NOTE 4: DOCUMENTS DECLARING MODIFICATIONS THEREOF RECORDED AUGUST 3, 1998 AS INSTRUMENT NO. 98-502208 OF OFFICIAL RECORDS AND RECORDED JANUARY 26, 2000 AS INSTRUMENT NO. 00-45982 AND RE-RECORDED APRIL 28, 2000 AS INSTRUMENT NO. 00-220662, ALL OF OFFICIAL RECORDS.
(EASEMENT TO BE RELOCATED)

(17) AN AMENDMENT TO EASEMENT DEED WAS RECORDED NOVEMBER 12, 2002 AS INSTRUMENT NO. 02-1004220, OFFICIAL RECORDS.
(EASEMENT TO REMAIN)

(18) AN AMENDMENT TO EASEMENT DEED WAS RECORDED NOVEMBER 12, 2002 AS INSTRUMENT NO. 02-1004222, OFFICIAL RECORDS.
(EASEMENT TO BE QUITCLAIMED)

(25) AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS AS SET FORTH THEREIN AS DISCLOSED BY A DOCUMENT.
LESSOR: B.R.E. SOUTH COAST LLC, A DELAWARE LIMITED LIABILITY COMPANY
LESSEE: BRINKER RESTAURANT CORPORATION, A DELAWARE CORPORATION
RECORDED: APRIL 18, 2000 AS INSTRUMENT NO. 00-197868, OFFICIAL RECORDS
NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.
(EASEMENT TO BE QUITCLAIMED)

(27) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
PURPOSE: PUBLIC UTILITIES
RECORDED: JUNE 16, 2000 AS INSTRUMENT NO. 00-317898, OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
(EASEMENT TO BE RELOCATED)

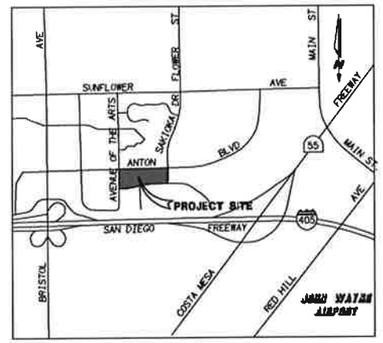
(29) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
PURPOSE: COMMUNICATION FACILITIES
RECORDED: NOVEMBER 15, 2000 AS INSTRUMENT NO. 00-623827, OFFICIAL RECORDS
AFFECTS: THOSE PORTIONS OF SAID LAND AS DESCRIBED THEREIN
(EASEMENT TO BE RELOCATED)

(32) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
PURPOSE: PIPELINE OR PIPELINES, WITH INCIDENTAL ORDINARY AND NECESSARY APPURTENANCES AND CONNECTIONS
RECORDED: MAY 15, 2001 AS INSTRUMENT NO. 01-312816, OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
(EASEMENT TO BE QUITCLAIMED)

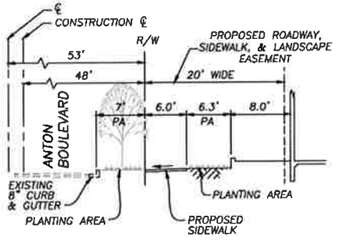
(34) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
PURPOSE: PIPELINE OR PIPELINES, WITH INCIDENTAL ORDINARY AND NECESSARY APPURTENANCES AND CONNECTIONS
RECORDED: MAY 15, 2001 AS INSTRUMENT NO. 01-312824, OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
(EASEMENT TO BE QUITCLAIMED)

(36) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
PURPOSE: ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS
RECORDED: OCTOBER 18, 2001 AS INSTRUMENT NO. 01-736479, OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
(EASEMENT TO BE QUITCLAIMED)

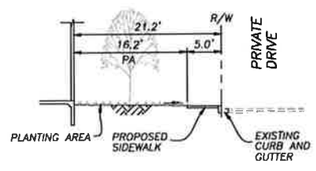
(38) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: MESA CONSOLIDATED WATER DISTRICT, A COUNTY WATER DISTRICT
PURPOSE: PIPELINES
RECORDED: JULY 7, 2005 AS INSTRUMENT NO. 05-523969 OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
(EASEMENT TO BE RELOCATED)



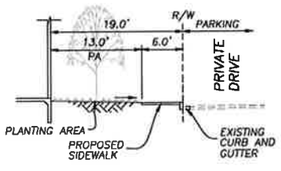
VICINITY MAP
N.T.S.



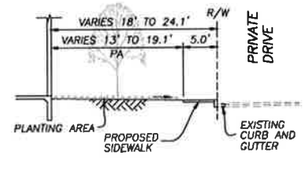
NORTH SIDE OF BUILDING TO ANTON BOULEVARD N.T.S. (A)



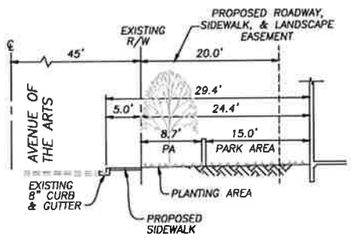
EAST SIDE OF BUILDING TO EXISTING PRIVATE DRIVE N.T.S. (B)



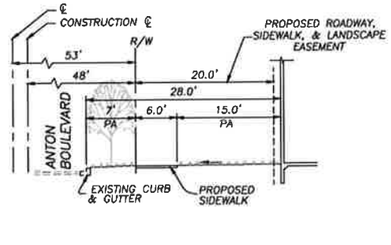
SOUTH SIDE OF BUILDING TO EXISTING PRIVATE DRIVE N.T.S. (C)



SOUTH SIDE OF BUILDING TO EXISTING PRIVATE DRIVE N.T.S. (D)



WEST SIDE OF BUILDING TO AVENUE OF THE ARTS N.T.S. (E)



NORTH SIDE BOUNDARY TO ANTON BOULEVARD N.T.S. (F)

ANTON AND AVENUE OF THE ARTS

TITLE SHEET

COSTA MESA, CA

FEI # 703-002

03.31.2014

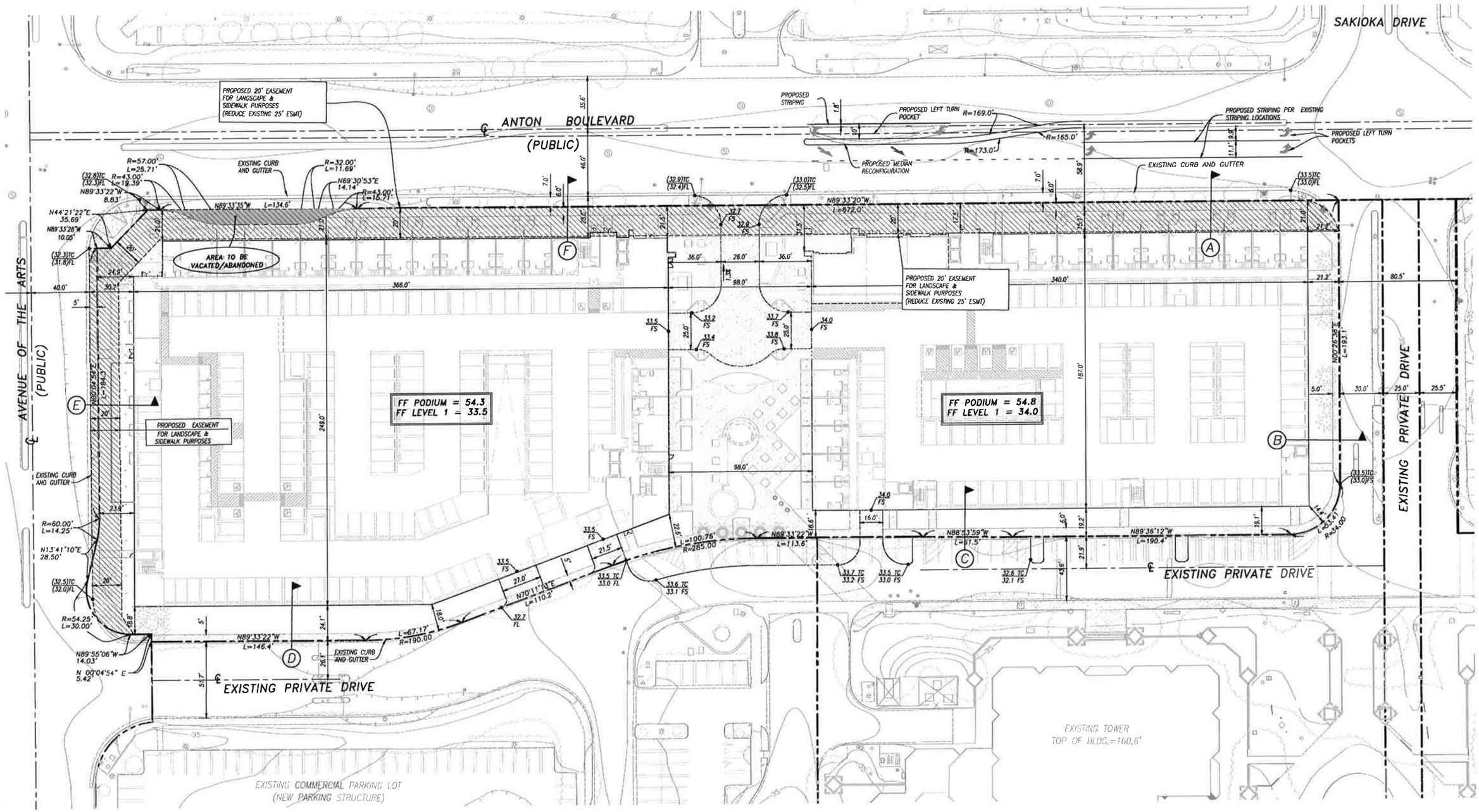
C1.0

WILSON MEANY

Wilson | Meany
Four Embarcadero Center
Suite 3330
San Francisco, CA 94111
415.905.5300

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

P:\PROJECTS\703\02\ENG\PLANS\ENTITLEMENTS\CONCEPTUAL PLAN\703-002CP01-TITLE SHEET.DWG (04-03-14 3:33:28PM) Plotted by: Debbie Bode



NOTE

1. SEE SHEET C1.0 FOR SECTIONS

ANTON AND AVENUE OF THE ARTS

TECHNICAL SITE PLAN

C2.0

COSTA MESA, CA

FEI # 703-002

03.31.2014

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Suite 3330
San Francisco, CA 94111
415.905.5300

SCALE: 1" = 30'

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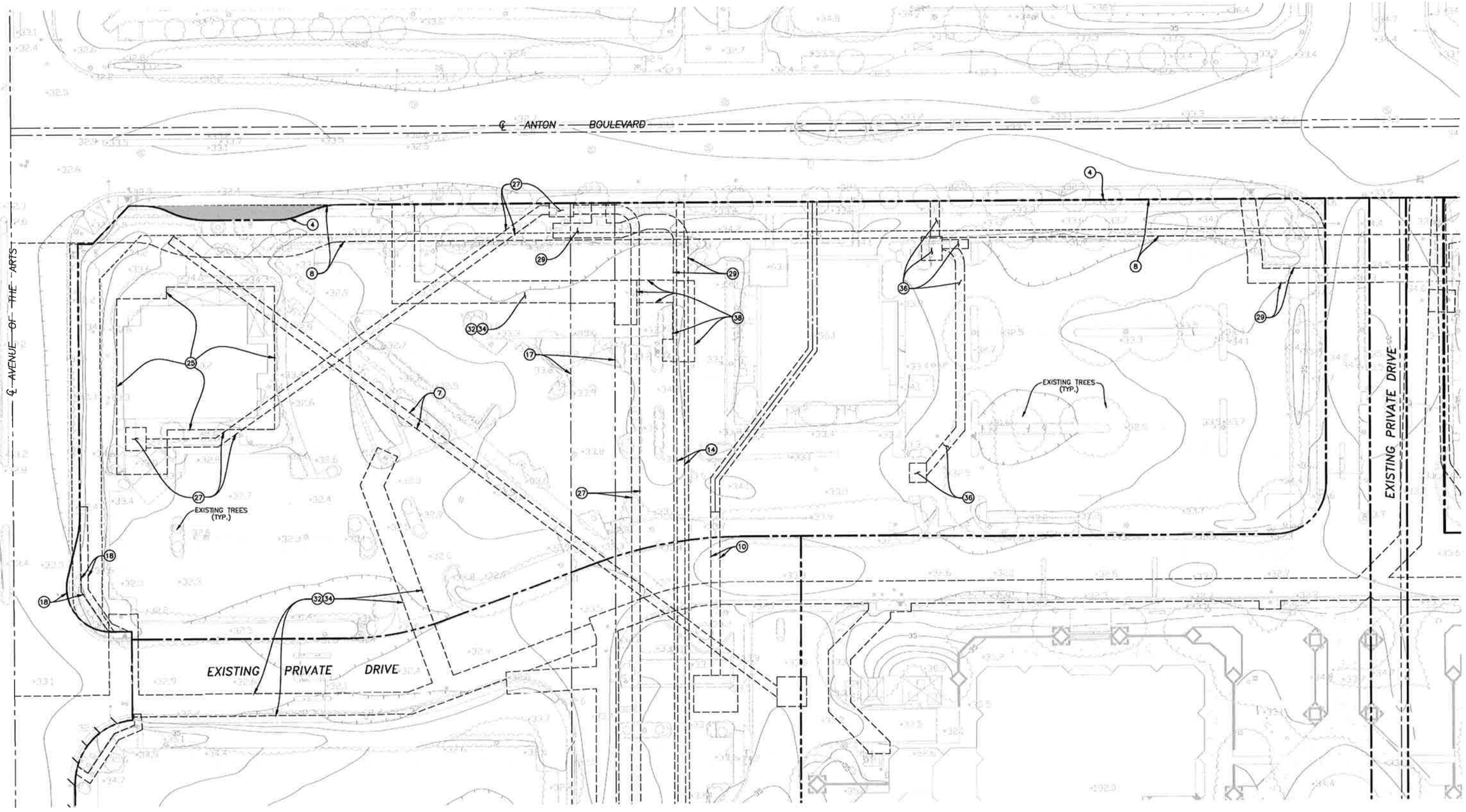

NOTE

1. SEE SHEET C1.0 FOR EASEMENT DESCRIPTIONS

ANTON AND AVENUE OF THE ARTS

CONSTRAINTS MAP

C3.0

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Wilson | Meany
Four Embarcadero Center
Suite 3330
San Francisco, CA 94111
415.905.5300

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Irvine, California 92606
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ANTON AND AVENUE OF THE ARTS

GROUND LEVEL LANDSCAPE PLAN

L1.0

COSTA MESA, CA

KTGY # 2013-0346

04.11.2014

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Four Embarcadero Center
Suite 3330
San Francisco, CA 94111
415.905.5300

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ANTON AND AVENUE OF THE ARTS

GROUND LEVEL PLAZA ENLARGEMENT

L2.0

COSTA MESA, CA

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Wilson | Meany
Four Embarcadero Center
Suite 3330
San Francisco, CA 94111
415.905.5300

MJS Design group
Cannery Lofts
507 30th Street
Newport Beach, CA 92663
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BUILDING 'A'

BUILDING 'B'

0 15 30 60

ANTON AND AVENUE OF THE ARTS

PODIUM LEVEL LANDSCAPE PLAN

L3.0

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Wilson | Meany
Four Embarcadero Center
Suite 3330
San Francisco, CA 94111
415.905.5300

MJS Design group
Cannery Lofts
507 30th Street
Newport Beach, CA 92663
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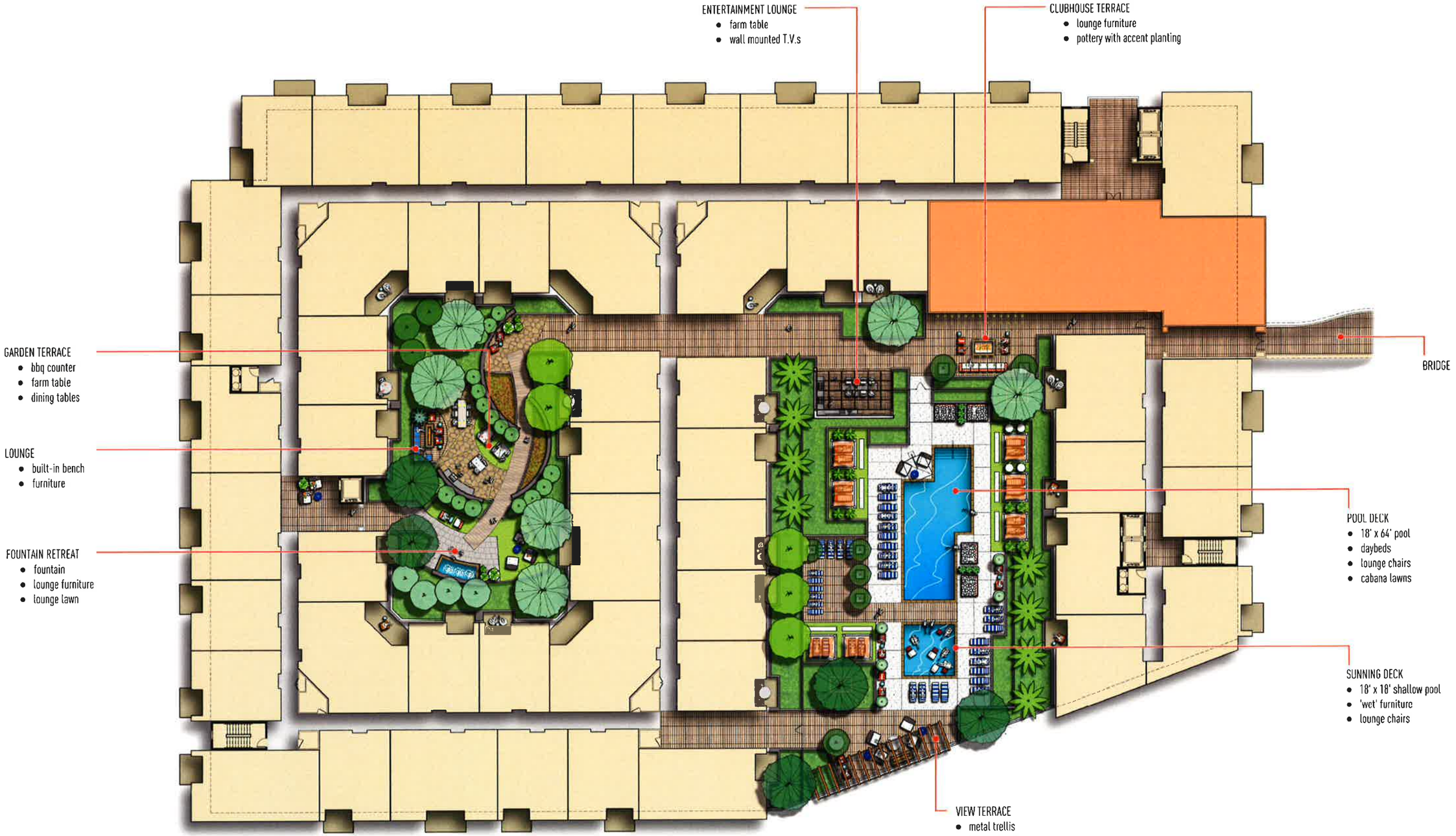

ANTON AND AVENUE OF THE ARTS

PODIUM LEVEL BUILDING 'A' - LANDSCAPE PLAN

L4.0

COSTA MESA, CA

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Wilson | Meany
Four Embarcadero Center
Suite 3330
San Francisco, CA 94111
415.905.5300

MJS Design group
Cannery Lofts
507 30th Street
Newport Beach, CA 92663
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0 8 16 32

ANTON AND AVENUE OF THE ARTS

PODIUM LEVEL BUILDING 'B' - LANDSCAPE PLAN

L5.0

COSTA MESA, CA

KTGY # 2013-0346

04.11.2014

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