

PROJECT SUMMARY:

PROJECT ADDRESS : 2277 HARBOR BLVD, COSTA MESA, CA 92626
 PROJECT DESCRIPTION : REMOVE EXISTING 236 SUITE MOTEL AND REPLACE WITH PROPOSED NEW 4 STORY TYPE-VA APARTMENT BUILDING AND 4 STORY PARKING STRUCTURE TYPE-IA
 ASSESSOR'S PARCEL : 422-163-31
 LOT AREA : 180795 SQ. FT. = 4.1505 ACRES
 DENSITY PROPOSED : 224 UNITS

	UNIT A 1 (1BR 1BA)	UNIT A 2 (1BR 1BA)	UNIT A 3 (1BR 1BA + DEN)	UNIT B 1, B 2 & B 3 (2BR 2BA)	UNIT B 4 (2BR 2BA + DEN)	TOTAL
LEVEL 1	21	7	4	17	2	51
LEVEL 2	24	8	4	17	2	55
LEVEL 3	24	8	4	21	2	59
LEVEL 4	24	8	4	21	2	59
TOTAL	93	31	16	76	8	224
TOTAL %	(41%)	(14%)	(7%)	(34%)	(4%)	(100%)

FAR : LEVEL 1 = ± 63,110 SF.
 LEVEL 2 = ± 61,610 SF.
 LEVEL 3 = ± 63,110 SF.
 LEVEL 4 = ± 63,110 SF.
 TOTAL TYPE-VA CONSTRUCTION = ± 250,940 SF. (APPROX.)

PARKING : 1 BDRM UNIT
 140 UNITS X 1.75 CARS = 245 CARS (SEE NOTE BELOW)
 2 BDRM UNIT
 84 UNITS X 2.25 CARS = 189 CARS (SEE NOTE BELOW)
 GUEST PARKING
 50 UNITS X .05 CARS = 25 CARS
 0.25 SPACES PER PROJECTS ABOVE 50 UNITS
 174 UNITS X 0.25 CARS = 44 CARS
 TOTAL PARKING = 503 CARS
 NOTE: APPLICABLE REDUCTION OF .25 SPACE PER UNIT DUE TO PROVIDING COVERED PARKING AT NEW PARKING STRUCTURE

LEVEL 5 = ± 38,177 SF.
 LEVEL 4 = ± 38,177 SF.
 LEVEL 3 = ± 38,177 SF.
 LEVEL 2 = ± 38,177 SF.
 LEVEL P1 / GROUND = ± 38,177 SF.
 LEVEL P2 = ± 12,974 SF.
 TOTAL TYPE-IA CONSTRUCTION = ± 203,859 SF.

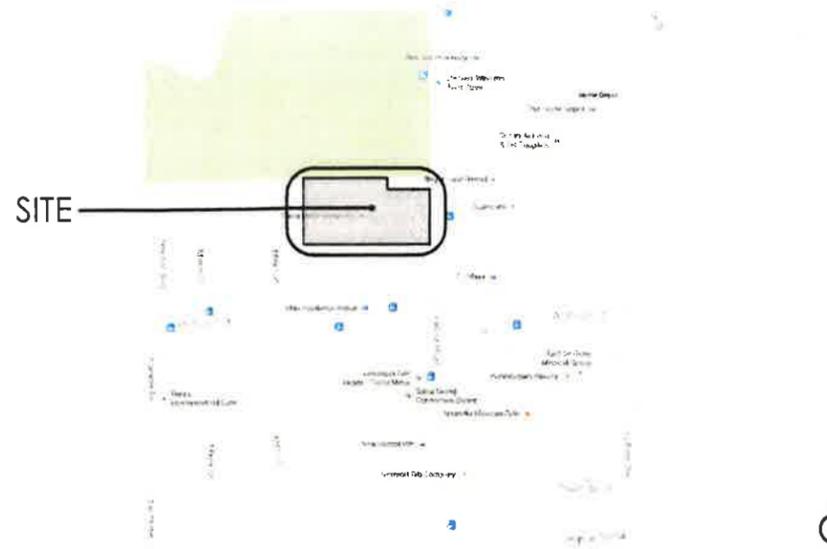
SETBACKS : FRONT (HARBOR BLVD.) 20'
 REAR 20'
 SIDE 20'

HEIGHT ALLOWED : 60' MAXIMUM
 HEIGHT PROPOSED : 60' MAXIMUM

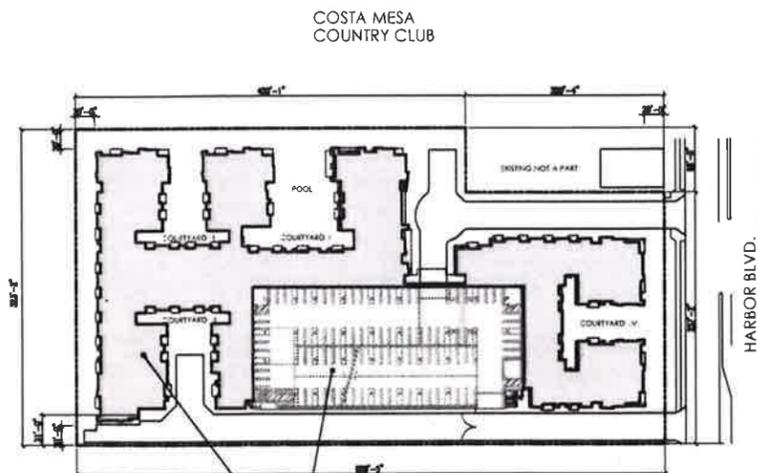
OPEN SPACE REQUIRED : (TOTAL SITE AREA) x (42%) = (180,795 SF.) x (0.42) = 75,933 SF.
 OPEN SPACE PROVIDED : OPEN SPACE AT GRADE = 69,564 SF.
 64 BALCONIES @ 100 SF. = 6,400 SF.
 TOTAL OPEN SPACE PROVIDED = 75,964 SF.

INDOOR AMENITIES : INTERNET CAFE, LOUNGE, FITNESS CENTER, THEATER, LIBRARY, & GYM = 8,789 SF.

LOT COVERAGE : APARTMENT BUILDING AND PARKING STRUCTURE AREA = 100,941 SF.
 PERCENTAGE = (LOT COVERAGE AREA / TOTAL SITE AREA) x 100%
 (100,941 SF. / 180,795 SF.) x 100% = 55%



VICINITY MAP



PLOT PLAN

PROJECT AMENITIES

RESORT FEELING TWO STORY MAIN ENTRY
 LINEAR CONCRETE PAVEMENT ENTRY AUTOCOURT
 OVER SCALED 50 FOOT SWIMMING POOL
 FULLY LANDSCAPED SUN DECKS / COURTYARDS
 OUTDOOR BARBEQUES
 TWO STORY FITNESS CENTER GYM AND RECREATION ROOM
 BUSINESS AND COMPUTER LIBRARY CENTER
 INTERNET CAFE SNACK BAR
 INDOOR LOUNGE AND FIREPLACE
 SURROUND SOUND THEATER MEDIA / SCREENING / MULTI-PURPOSE ROOM
 RESIDENT CONCIERGE SERVICE
 WASHER AND DRYER IN EACH UNIT
 FENCED DOG RUN & DOG WALKING

OUTDOOR CAFE SEATING WITH FLAT SCREEN TV AND SHADE TRELLIS
 FRAMELESS GLASS POOL- SAFETY ENCLOSURE
 POOL CABANAS
 ADJACENT TO CITY BIKE PATH
 RAISED EXERCISE/YOGA/DANCE DECK
 SEMI-PRIVATE OUTDOOR DINING NICHES
 OUTDOOR FIRE PIT AND SEATING
 FEATURE AND SERENITY FOUNTAINS
 BADMINTON/MULTI PURPOSE GRASS COURT
 DRY CREEK / LINEAR PARK
 DECOMPOSED GRANITE EXERCISE CIRCUIT
 OUTDOOR CITRUS COURT
 CONTEMPLATION GARDEN / QUIET FOUNTAIN
 OUTDOOR LIVING ROOM / FIRE PIT / FOUNTAIN

SHEET INDEX

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- A3.00 - EXTERIOR FINISH MATERIALS (R)
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- L1.01 - SITE AND LANDSCAPE PLAN
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- L1.04 - TREE IMAGES
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- L1.10 - THE EXERCISE CIRCUIT *
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- L1.13 - THE LIVING ROOM *
- L1.14 - THE PLAY ROOM *
- L1.15 - ENTRY COURT *
- L1.16 - DRY CREEK / LINEAR PARK *
- FIRE MASTER PLAN SHEET 1 OF 1
- SHADE & SHADOW REPORT - 11 SHEETS
- * = Documents to be used as P & R contribution
- (R) INDICATES DRAWING WAS REVISED 9/24/15

PROJECT TEAM:

- OWNER : MIRACLE MILE PROPERTIES
- ARCHITECT : GMPA ARCHITECTS, INC.
- LAND USE CONSULTANT : DIAMOND STAR
- LANDSCAPE ARCHITECT : TGP, INC.
- TRAFFIC ENGINEER : LINSOTT LAW & GREENSPAN
- CIVIL ENGINEER : PSOMAS
- FIRE LIFE SAFETY : FIRESAFE
- MARKET RESEARCH : APT MARKET RESEARCH
- ILLUSTRATOR : KILOGRAPH

PROJECT SUMMARY

COSTA MESA LUXURY APARTMENTS

SHEET NO A0.01 R
 DATE APRIL 28, 2015
 R: SEPTEMBER 24, 2015

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COSTA MESA GOLF COURSE



BICYCLE TRAIL



HARBOR BOULEVARD



LOCAL BUSINESS



GROCERY STORES

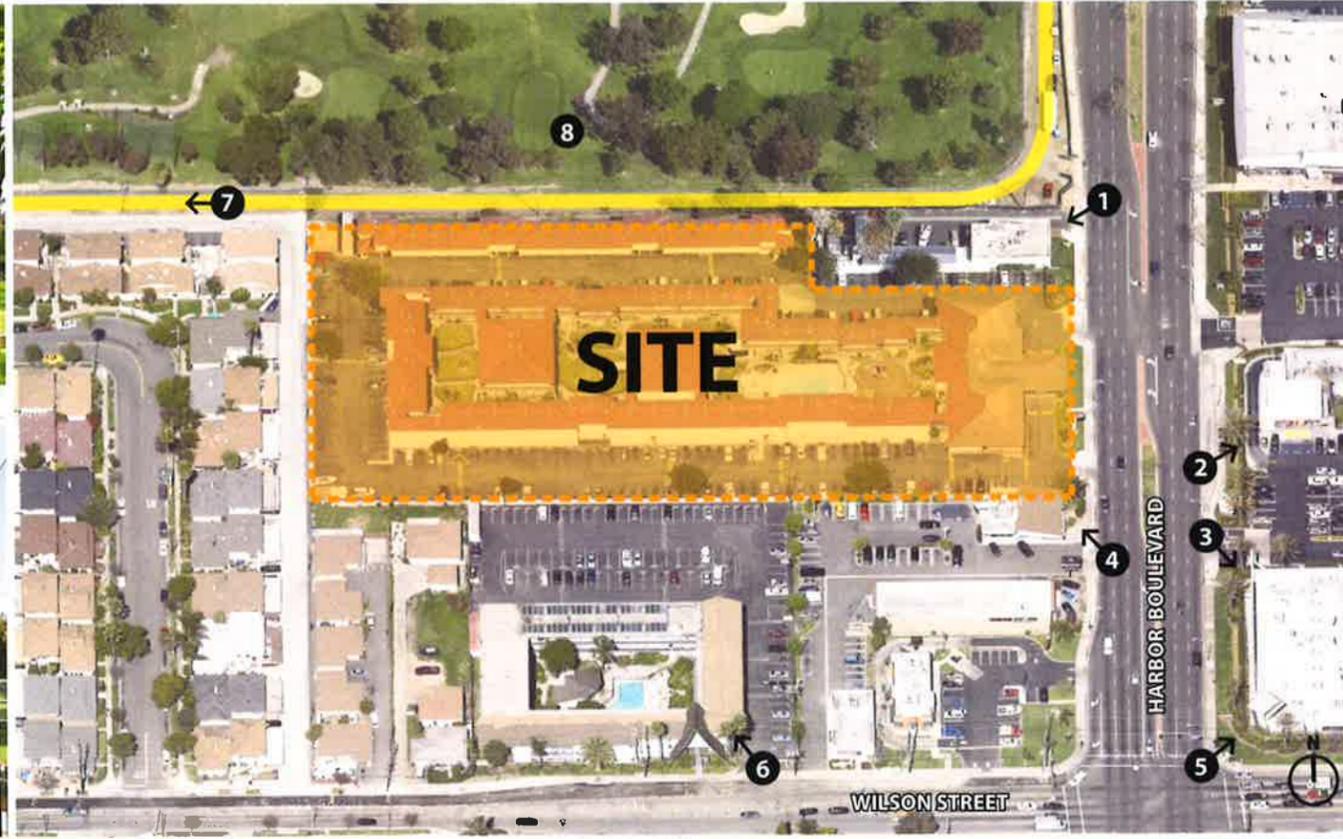


RETAIL STORES

SITE ANALYSIS

COSTA MESA LUXURY APARTMENTS

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COSTA MESA LUXURY APARTMENTS

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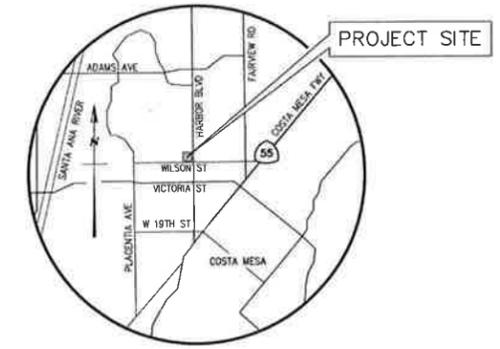
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SITE CONTEXT

SHEET NO
A1.02
DATE
APRIL 17, 2015



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VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

PARCEL 1, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 59 PAGE 1 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SURVEYOR'S NOTES

THIS SURVEY HAS BEEN PREPARED FOR DESIGN PURPOSES AND TITLE INSURANCE PURPOSES.

1. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.
2. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.
3. IF UNDERGROUND PUBLIC UTILITIES AND OTHER SUBSTRUCTURES, ZONES, SET BACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCY'S PUBLIC COUNTER AND/OR OTHER SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENTNESS OR COMPLETENESS OF SAID INFORMATION AND ANY USERS OF SAID INFORMATION IS URGED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY.

SURVEYOR'S CERTIFICATE:

TO: GMPA ARCHITECTS, ITS SUCCESSOR AND ASSIGNS AND ORANGE COAST TITLE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AN INCLUDES ITEMS 2, 4, 5, 7(a)(b)(1), 8, 9, 11(a), 11(b), 13, 14, 16, 17, 18 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 1, 2014.

Signature of Douglas R. Howard
DOUGLAS R. HOWARD, PS 8169
SENIOR

DATE: 8-22-2014

NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, SURVEYS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS DOES NOT CONSTITUTE AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

LEGEND

---	PROPERTY / BOUNDARY LINE
---	STREET R/W LINE
---	CURB LINE (FROM 1"=200' ON TO 1"=200')
---	CURB LINE (1"=10', 1"=8', 1"=16')
---	FLOW LINE
---	LOT LINE / PARCEL LINE
---	EASEMENT LINE (NON-PLOTTED)
---	CONTOUR LINE (APPROXIMATE)
---	BUILDING FOOT PRINT LINE
---	OVERHANG LINE
---	FENCE LINE
---	GUARD RAIL
---	RETAINING WALL
---	CONC. BLOCK WALL
---	EDGE OF ASPHALT PAVING
---	CONCRETE PAVING
---	AREA DRAIN
---	CATCH BASIN W/ACCESS HOLE
---	MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE)
---	POWER POLE (P.P.) / TELEPHONE POLE (T.P.)
---	SIGN (ALL KINDS)
---	STREET LIGHT
---	TRAFFIC SIGNAL
---	TRAFFIC SIGNAL W/STREET LIGHT
---	YARD LIGHT
---	FIRE HYDRANT
---	DOWNSPOUT
---	FIRE DEPARTMENT CONNECTION
---	POST INDICATOR VALVE
---	DIRECTION OF WATER DRAINAGE FLOW
---	PARKING METER
---	GAS / WATER METER
---	GAS / WATER VALVE
---	ELEC./STREET LIGHT/TRAFFIC/UNKNOWN PULL BOX
---	TREE IN WELL W/TRUNK DIAMETER
---	PLANTER
---	GUARD POST
---	APPROACH (DRIVEWAY)
---	BACKFLOW PREVENTER
---	CLEAN OUT
---	CHARLIE LINK (FENCE/GATE)
---	LOCATION OF BUILDING HEIGHT MEASUREMENTS
---	TOPOGRAPHIC SPOT ELEVATION, NO LEADER
---	BACK OF WALL ELEVATION
---	EDGE OF CONCRETE ELEVATION
---	EDGE OF GUTTER ELEVATION
---	EDGE OF PAVEMENT ELEVATION
---	FLOW LINE ELEVATION
---	TOP OF CURB ELEVATION
---	TOP OF GRATE ELEVATION
---	TOP OF WALL ELEVATION
---	MANHOLE RIM ELEVATION
---	MANHOLE INVERT ELEVATION
---	CURB DRAIN
---	RECORD LOT / PARCEL NUMBER
---	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	IMPROVEMENT FACE
---	IMPROVEMENT EDGE
---	IMPROVEMENT END
---	NORTH/EAST/SOUTH/WEST LOCATION OF IMPROVEMENT
---	W/ RESPECT TO REFERENCE NORTH AND PROPERTY LINE.
---	ADJACENT PROPERTY OWNER
---	SANITARY SEWER (SIZE)
---	STORM DRAIN (SIZE)
---	WATER LINE (SIZE)
---	GAS LINE (SIZE)
---	OIL/STEEL/EM LINE (SIZE)
---	ELECTRICAL LINE
---	COMMUNICATION LINE
---	OVERHEAD UTILITY LINE(S)
---	RECORD DIMENSION OR BEARING PER PARCEL MAP REC'D IN PUB 98-1
---	RECORD DIMENSION OR BEARING PER RECORD OF SURVEY NO. 2000-1229 REC'D IN BOOK 229 PAGE 8.

UTILITY INFORMATION

UTILITY	SERVICED BY	TELEPHONE NO.	ADDRESS
WATER	SOUTHERN CALIFORNIA EDISON	(909) 255-3500	1300 S GRAND AVE SANTA ANA, CA
WATER	MESA CONSOLIDATED WATER DISTRICT	(949) 631-1500	1985 PLACENTIA AVENUE COSTA MESA, CA 92627
TELEPHONE	AT&T	(800) 410-5	1700 N VAN HANSEN ST. FIBRO, ANAHEIM, CA 92807
GAS	SOUTHERN CALIFORNIA GAS COMPANY	(909) 252-1100	1619 S STATE COLLEGE BLVD, ANAHEIM, CA 92806
CABLE TV	TIME WARNER	(714) 482-3022	250 PAUL ARTHUR AVE, COSTA MESA, CA 92626

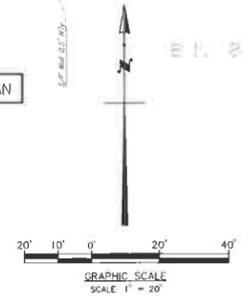
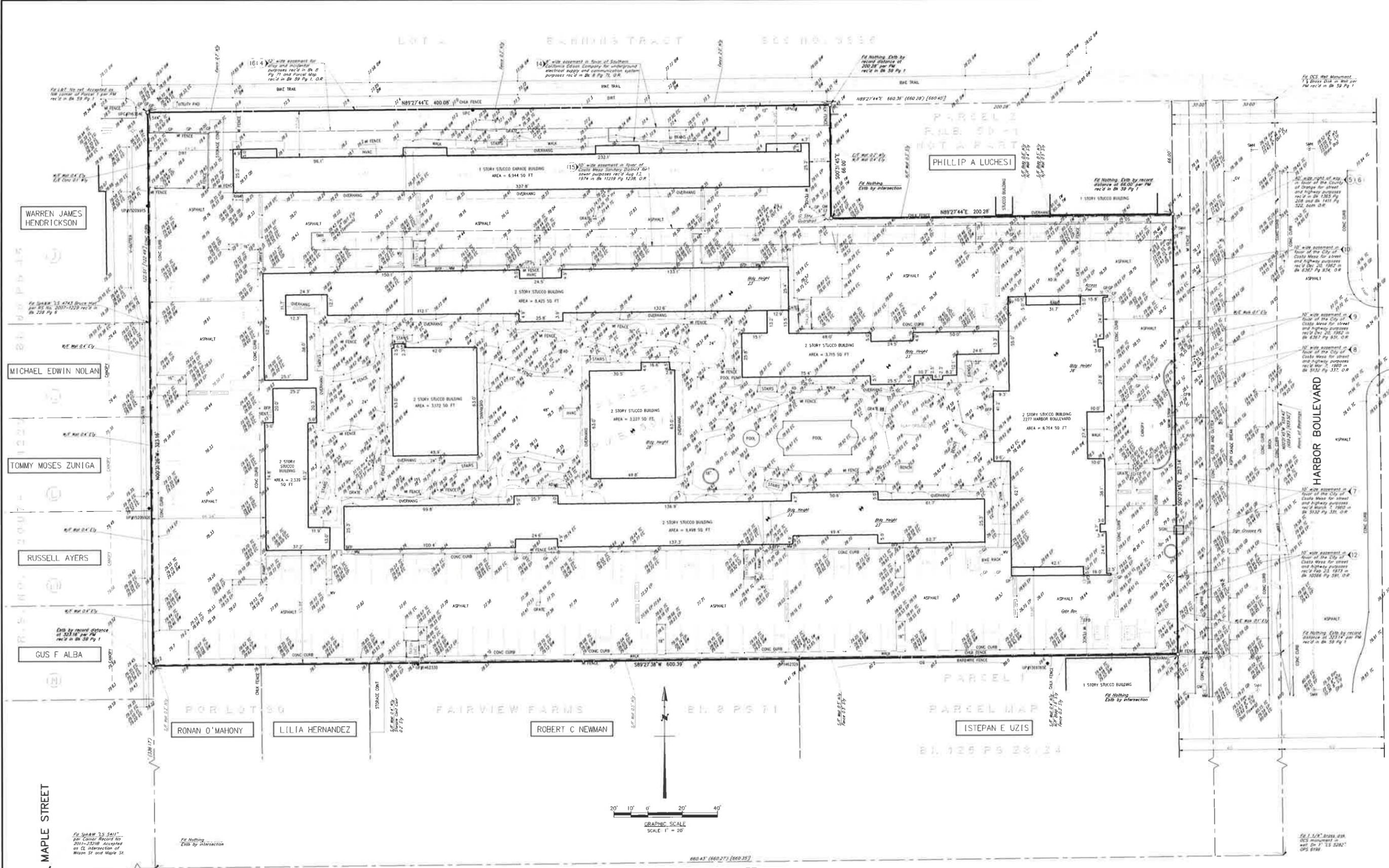
The only infrastructure information made available by public agencies and public utilities in their jurisdiction within public right-of-way. Therefore no private structures are shown on this map. The location of private structures should be determined and verified from other sources before the beginning of any construction.

CALL SUBBORROWED SERVICE ALERT (USA) 1-800-842-2444 USA represents any, but not necessarily all, utilities and all companies that have underground lines within the project area. In order to avoid damage to these lines, contact USA the working area prior to digging or excavation. USA will assist in identifying these companies that they represent which have utility lines in the area and contacting the respective companies the nearest to those lines shown on the ground.

COMMENTS

- BOUNDARY LINES: WERE ESTABLISHED FROM RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
- LEGAL DESCRIPTION: FROM INFORMATION SUPPLIED BY CLIENT, USUALLY A TITLE POLICY OR TITLE REPORT.
- EASEMENTS: PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE ONES ARE NOTED ON THE SURVEY AS HAVING "EFFECT OF". BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS WE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.
- TITLE REPORT: ORANGE COAST TITLE COMPANY PRELIMINARY TITLE REPORT NO. 150-1547739-16 DATED JANUARY 13, 2014.
 - INDICATES TITLE REPORT EXCEPTION NO.
- BASIS OF BEARINGS: THE BEARING NORTH 0°31'45" WEST OF THE CENTERLINE OF HARBOR BOULEVARD, AS SHOWN ON PARCEL MAP AS RECORDED IN BOOK 59 PAGE 1 OF PARCEL MAPS, RECORD OF ORANGE COUNTY WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
- AREA: BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON THE AREA IS:
 - 180795 SQ. FT. = 4.1505 ACRES
- TOPOGRAPHY: BY GROUND SURVEY METHODS AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
- FLOOD ZONE: SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 05050206J DATED DECEMBER 3, 2009, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.
- CONTOUR INTERVAL: 1 FOOT.
- ZONING: ZONING REPORT NOT PROVIDED. SEE SURVEYOR'S NOTE 4.
- BUILDING SETBACK: ZONING REPORT NOT PROVIDED. SEE SURVEYOR'S NOTE 4.
- PARKING: BASED UPON ON-SITE STRIPING, THE PARKING IS:
 - STANDARD 237
 - HANDICAP 4
 - TOTAL SPACES 241
- EARTH WORK: THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- SITE USE: THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR LANDFILL.
- STREET RIGHT OF WAY: THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY, THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- EFFECT OF: GENERAL AND SPECIAL TAXES AND LIEN OF SUPPLEMENTAL TAXES.
 - ① ② ③ 12 FOOT WIDE EASEMENT FOR ALLEY AND INCIDENTAL PURPOSES RECORDED IN BOOK 8, PAGE 71 AND PARCEL MAP RECORDED IN BOOK 59, PAGE 1, BOTH OF O.R. PLOTTED HEREON.
 - ④ ⑤ ⑥ 80 FOOT WIDE RIGHT OF WAY IN FAVOR OF COUNTY OF ORANGE FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 1305, PAGE 208, O.R. PLOTTED HEREON.
 - ⑦ 10 FOOT WIDE EASEMENT IN FAVOR OF THE CITY OF COSTA MESA FOR STREET AND HIGHWAY PURPOSES RECORDED MARCH 7, 1960 IN BOOK 5132 PAGE 331, O.R. PLOTTED HEREON.
 - ⑧ 10 FOOT WIDE EASEMENT IN FAVOR OF THE CITY OF COSTA MESA FOR STREET AND HIGHWAY PURPOSES RECORDED MARCH 7, 1960 IN BOOK 5132, PAGE 337, O.R. PLOTTED HEREON.
 - ⑨ 10 FOOT WIDE EASEMENT IN FAVOR OF THE CITY OF COSTA MESA FOR STREET AND HIGHWAY PURPOSES RECORDED DECEMBER 20, 1962 IN BOOK 6367, PAGE 931, O.R. PLOTTED HEREON.
 - ⑩ 10 FOOT WIDE EASEMENT IN FAVOR OF THE CITY OF COSTA MESA FOR STREET AND HIGHWAY PURPOSES RECORDED DECEMBER 20, 1962 IN BOOK 6367, PAGE 934, O.R. PLOTTED HEREON.
 - ⑪ COVENANT BETWEEN ADJOINING LANDOWNERS TO CONSTRUCT A 36" HIGH CONCRETE BLOCK WALL ALONG THE NORTHERLY LINE OF THE PROPERTY RECORDED JANUARY 8, 1973 IN BOOK 10586, PAGE 708, O.R.
 - ⑫ 10 FOOT WIDE EASEMENT IN FAVOR OF THE CITY OF COSTA MESA FOR STREET AND HIGHWAY PURPOSES RECORDED FEBRUARY 23, 1963 IN BOOK 10586, PAGE 591, O.R. PLOTTED HEREON.
 - ⑬ AGREEMENT TO GRANT TO CITY OF COSTA MESA A PERMIT FOR TEMPORARY BACKWATER FLOODING FROM CATCH BASINS AND DRAIN Sumps RECORDED FEBRUARY 25, 1973 IN BOOK 10586, PAGE 723, O.R.
 - ⑭ 8 FOOT WIDE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION SYSTEM PURPOSES RECORDED JUNE 19, 1973 IN BOOK 10757, PAGE 650, PLOTTED HEREON.
 - ⑮ 10 FOOT WIDE EASEMENT IN FAVOR OF COSTA MESA SANITARY DISTRICT FOR SEWER PURPOSES RECORDED AUGUST 13, 1974 IN BOOK 11210, PAGE 1238, O.R. PLOTTED HEREON.
 - ⑯ 12 FOOT WIDE EASEMENT FOR ALLEY PURPOSES AS DEDICATED AND DELINEATED ON PARCEL MAP RECORDED IN BOOK 59, PAGE 1, PLOTTED HEREON.
 - ⑰ GRANT DEED RECORDED FEBRUARY 6, 2008 AS INSTRUMENT NO. 08-56326, O.R.
 - ⑱ RIGHT OF PARTIES IN POSSESSION.

	DESIGNED BY	D.V.S.	BENCHMARK: OCS BENCHMARK NO. 1F-174-04 FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1F-174-04". SET IN THE SOUTHWESTERLY CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHWESTERLY CORNER OF THE INTERSECTION OF HARBOR BOULEVARD AND VICTORIA STREET, 77 FT. SOUTHERLY OF THE CENTERLINE OF VICTORIA AND 41 FT. WESTERLY OF THE CENTERLINE OF HARBOR BOULEVARD SURVEYOR: 81-690 FEET NAVIGATOR (2009)		555 South Flower Street, Suite 4300 Los Angeles, CA 90071 (213) 223-1400 (213) 223-1444 fax www.psomas.com	ALTA/ACSM LAND TITLE SURVEY AND DESIGN SURVEY FOR:		DATE	AUGUST 1, 2014	Sheet	1
	DRAWN BY	D.V.S.				GMPA ARCHITECTS		SCALE	NO SCALE	Sheet	2
CHECKED BY	D.R.H.	IN THE CITY OF COSTA MESA		COUNTY OF ORANGE		STATE OF CALIFORNIA		PROJECT NO. 1GMPD10200 T100			



WILSON STREET

180



OWNER	D. V. S.				
DRAWN	D. V. S.				
CHECKED	D. R. H.				

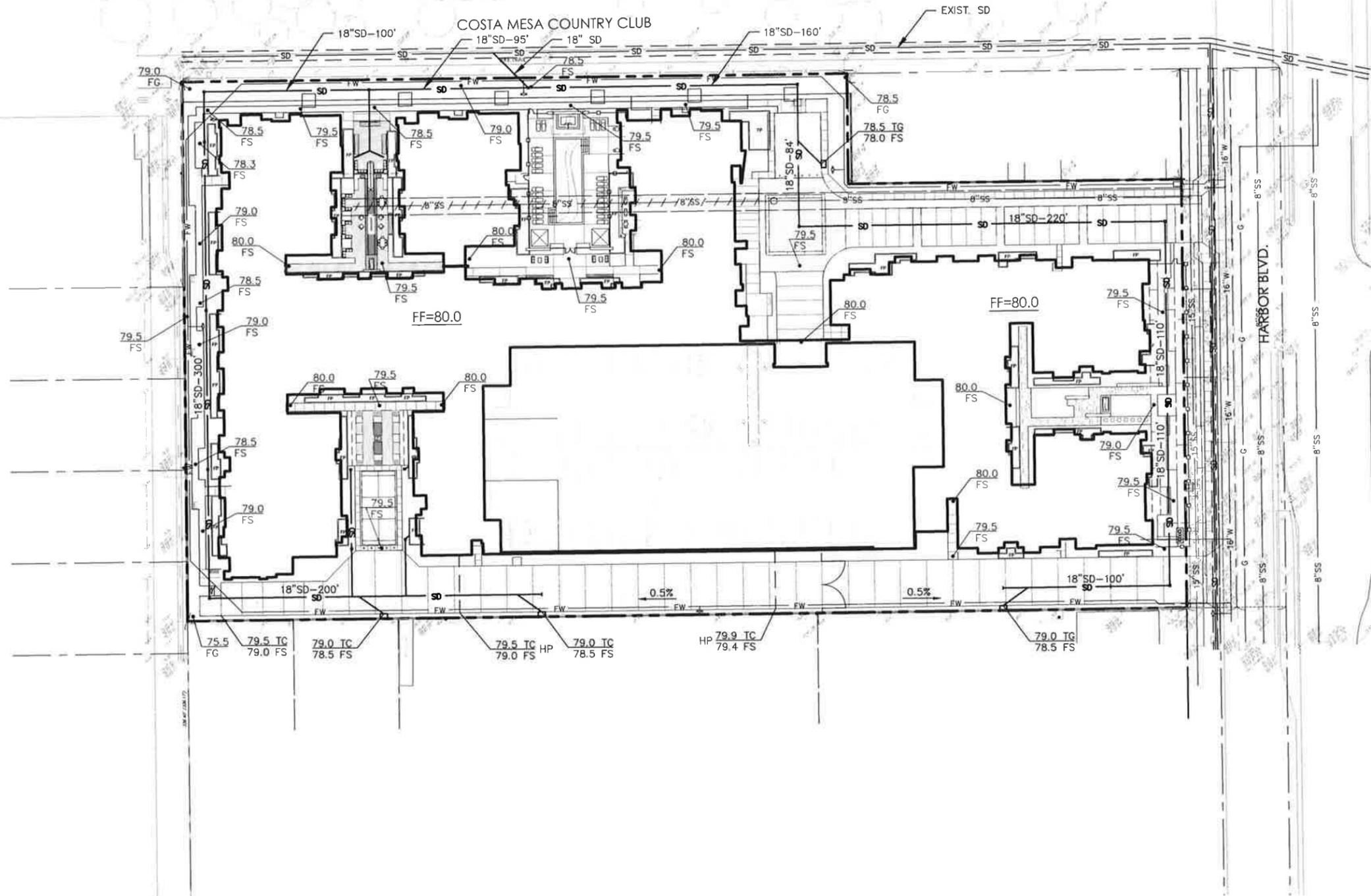
OCBS BENCHMARK NO. 1F-174-04
 FOUND 3 3/4" OCBS ALUMINUM BENCHMARK DISK STAMPED "1F-174-04".
 SET IN THE SOUTHWESTERLY CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN.
 MONUMENT IS LOCATED IN THE SOUTHWESTERLY CORNER OF THE INTERSECTION OF
 HARBOR BOULEVARD AND VICTORIA STREET, 77 FT. SOUTHERLY OF THE CENTERLINE
 OF VICTORIA AND 41 FT. WESTERLY OF THE CENTERLINE OF HARBOR BOULEVARD
 BENCHMARK IS 690 FEET

PSOMAS
 555 South Flower Street, Suite 4300
 Los Angeles, CA 90071
 (213) 223-1400 (213) 223-1444 fax
 www.psomas.com

ALTA/ACSM LAND TITLE SURVEY AND DESIGN SURVEY FOR:
GMPA ARCHITECTS
 2277 HARBOR BOULEVARD
 IN THE CITY OF COSTA MESA COUNTY OF ORANGE STATE OF CALIFORNIA

DATE	AUGUST 1, 2014	SHEET	
SCALE	1" = 20'		2
PROJECT	TGMP010200 T100		2

Apr 17, 2015 - 2:35PM - M:\2015\2015\ENGR\2015\PRE-GRADING\2015\C1.01-GRAD.DWG



COSTA MESA LUXURY APARTMENTS

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Note: For reduced sized prints, original scale is in inches

PRELIMINARY GRADING AND DRAINAGE

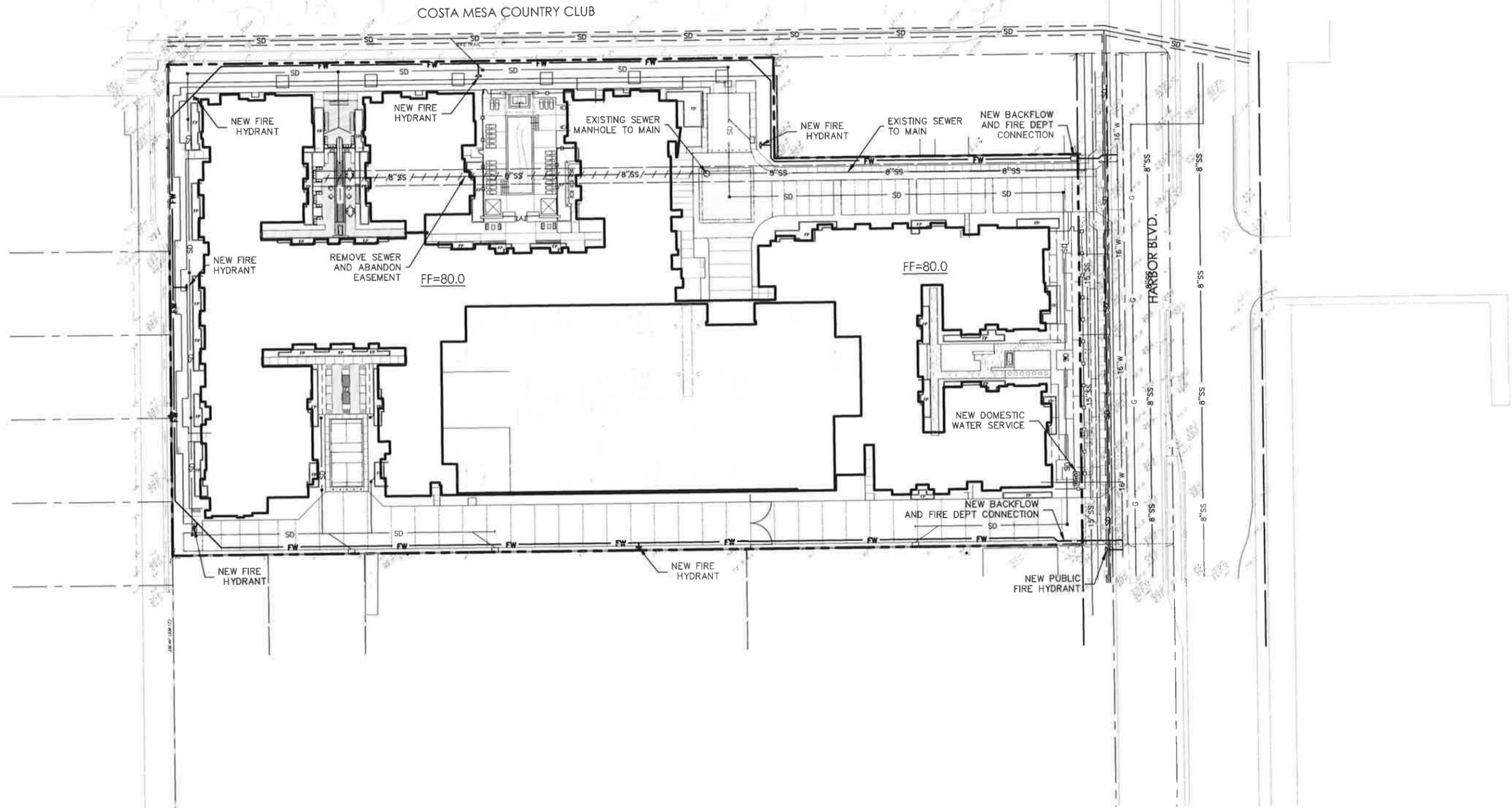
PSOMAS
 3 Hutton Centre Drive
 Suite 200
 Santa Ana, CA 92707
 (714) 751-7373 Fax(714) 545-8883

SHEET NO	C1.01
DATE	APRIL 17, 2015

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Apr 17, 2015 - 2:38PM - M:\2MIF020100\ENGR\SHEETS\PRE-GRADING\2MIR_C1.02-UTIL.DWG

COSTA MESA LUXURY APARTMENTS



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Note: For reduced sized prints, original scale is in inches

PRELIMINARY WET UTILITIES

PSOMAS

3 Hutton Centre Drive
 Suite 200
 Santa Ana, CA 92707
 (714) 751-7373 Fax(714) 545-8883

SHEET NO	C1.02
DATE	APRIL 17, 2015



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ILLUSTRATIVE SITE PLAN



COSTA MESA LUXURY APARTMENTS

-183-

SHEET NO
A1.03 R
DATE APRIL 28, 2015
R: SEPTEMBER 24, 2015



GMPA ARCHITECTS
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VIEW LOOKING SOUTH FROM ORANGE COUNTY GOLF COURSE

RENDERING

COSTA MESA LUXURY APARTMENTS

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SHEET NO
A1.04
DATE
APRIL 17, 2015



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VIEW LOOKING NORTH WEST FROM HARBOR BOULEVARD

RENDERING

COSTA MESA LUXURY APARTMENTS

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VIEW LOOKING WEST FROM HARBOR BOULEVARD AT MAIN ENTRANCE

RENDERING

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INTERIOR VIEW AT THE GYM LOOKING INTO THE POOL AND COURTYARD

RENDERING

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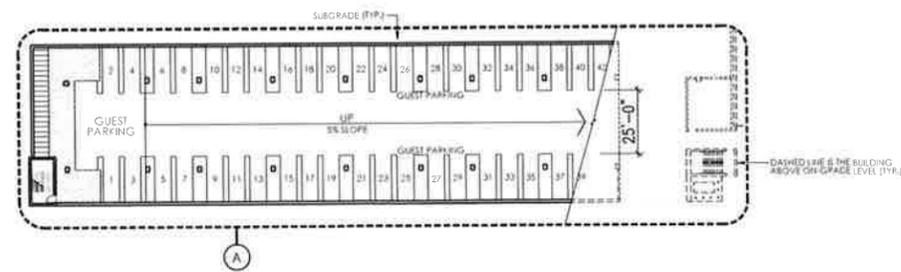
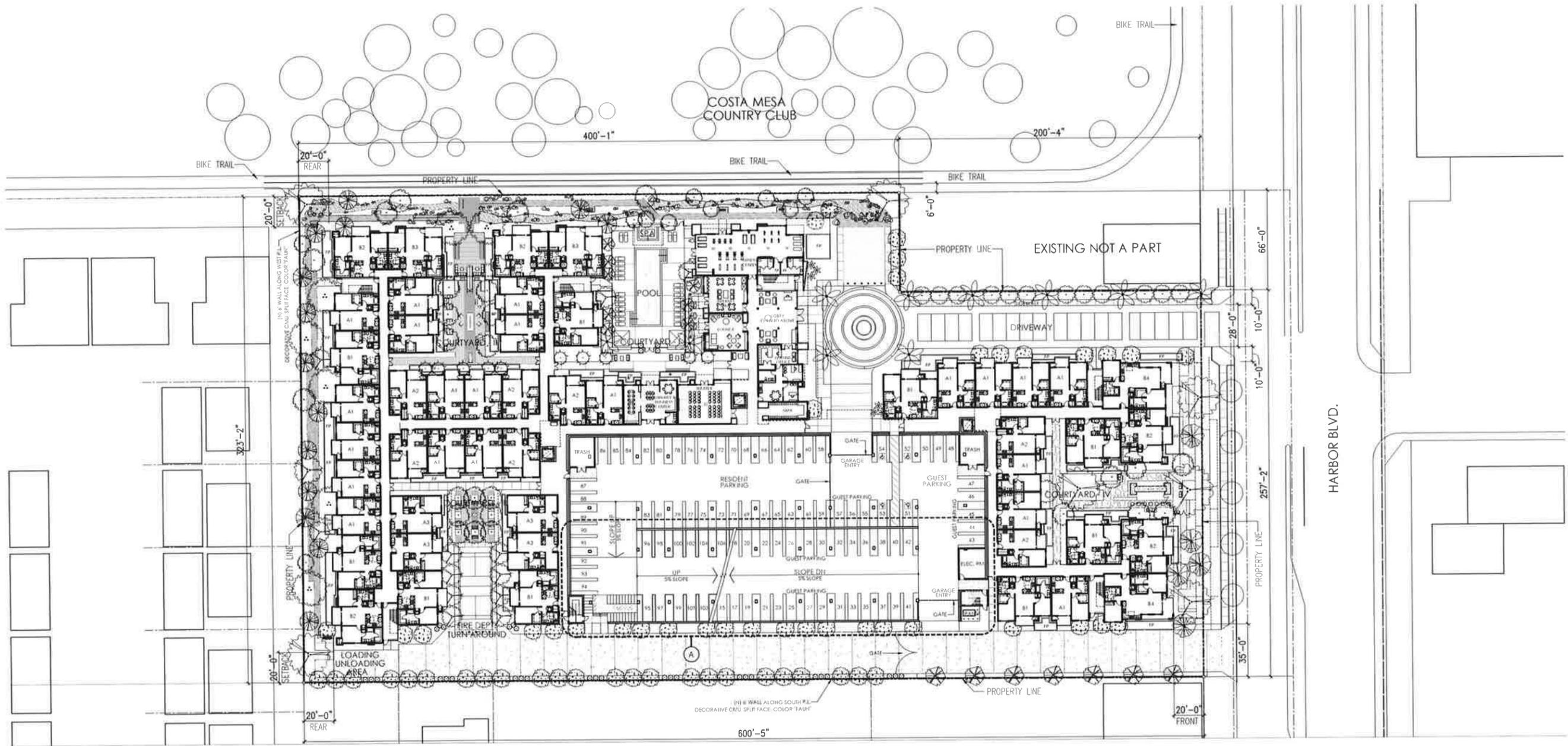
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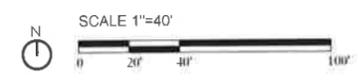


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LOWER LEVEL PARKING FLOOR PLAN

GROUND FLOOR PLAN / SITE PLAN



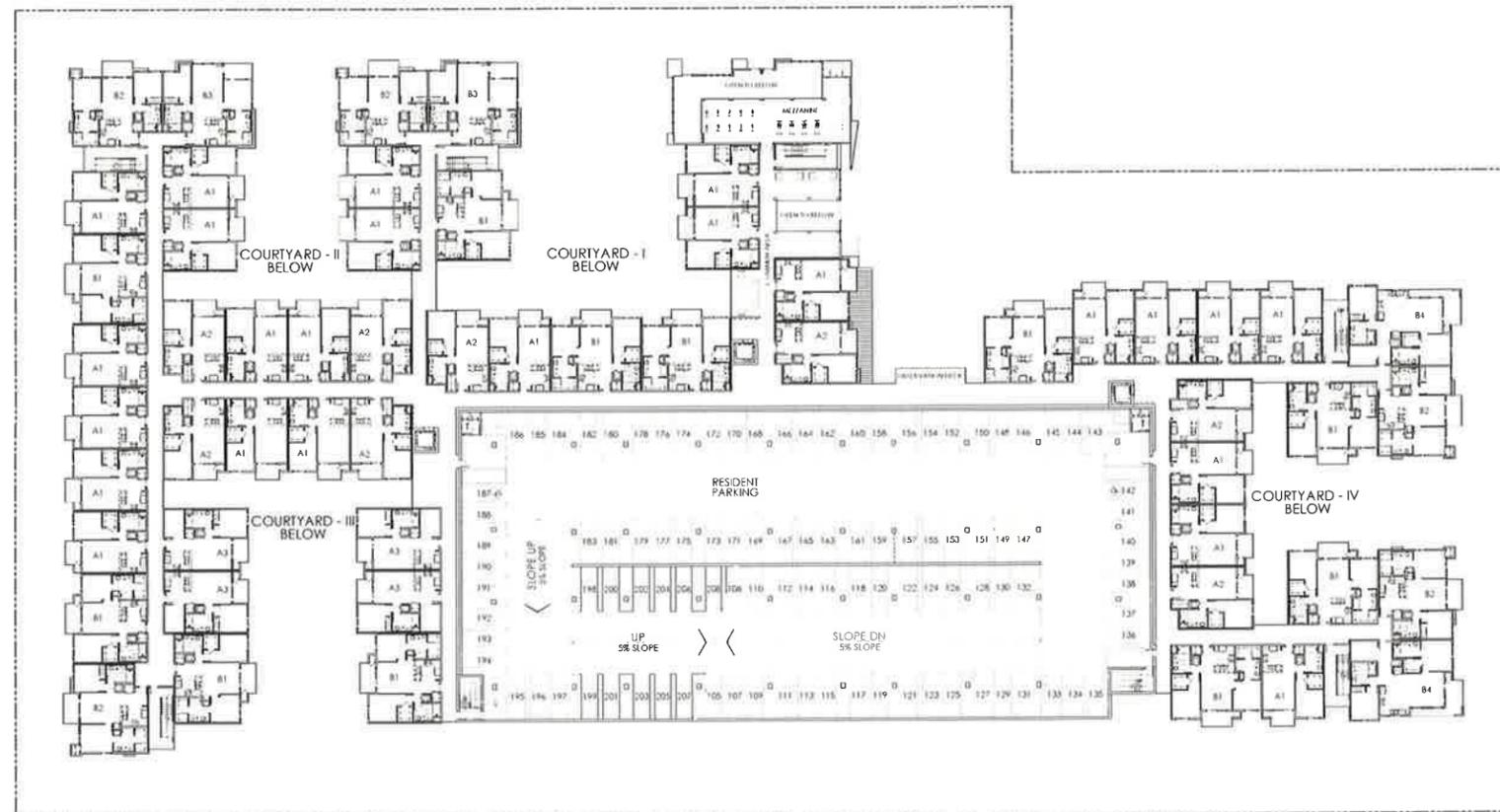
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SHEET NO	A2.01 R
DATE	APRIL 28, 2015
R:	SEPTEMBER 24, 2015

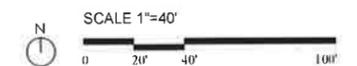
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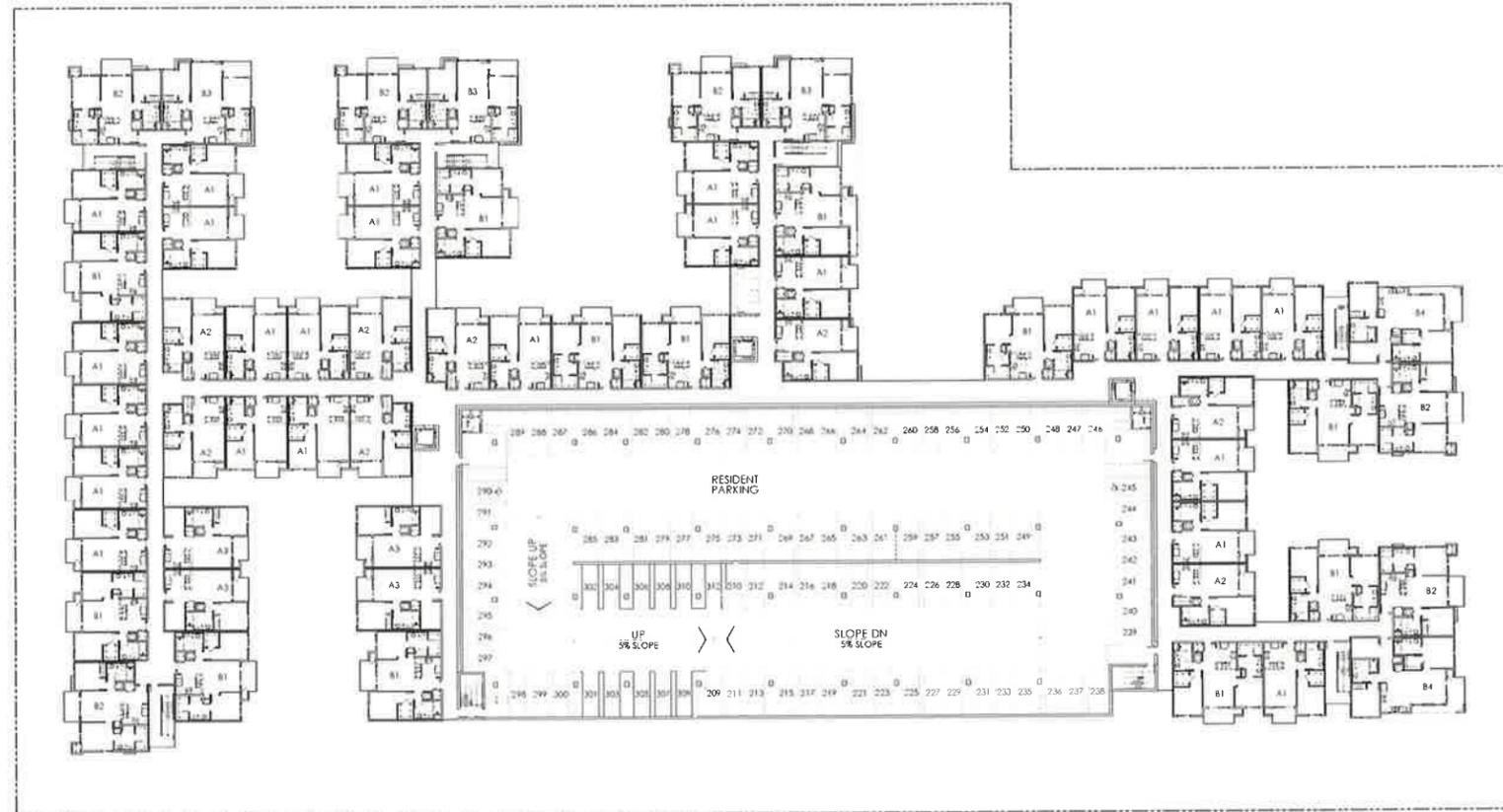
SECOND FLOOR PLAN



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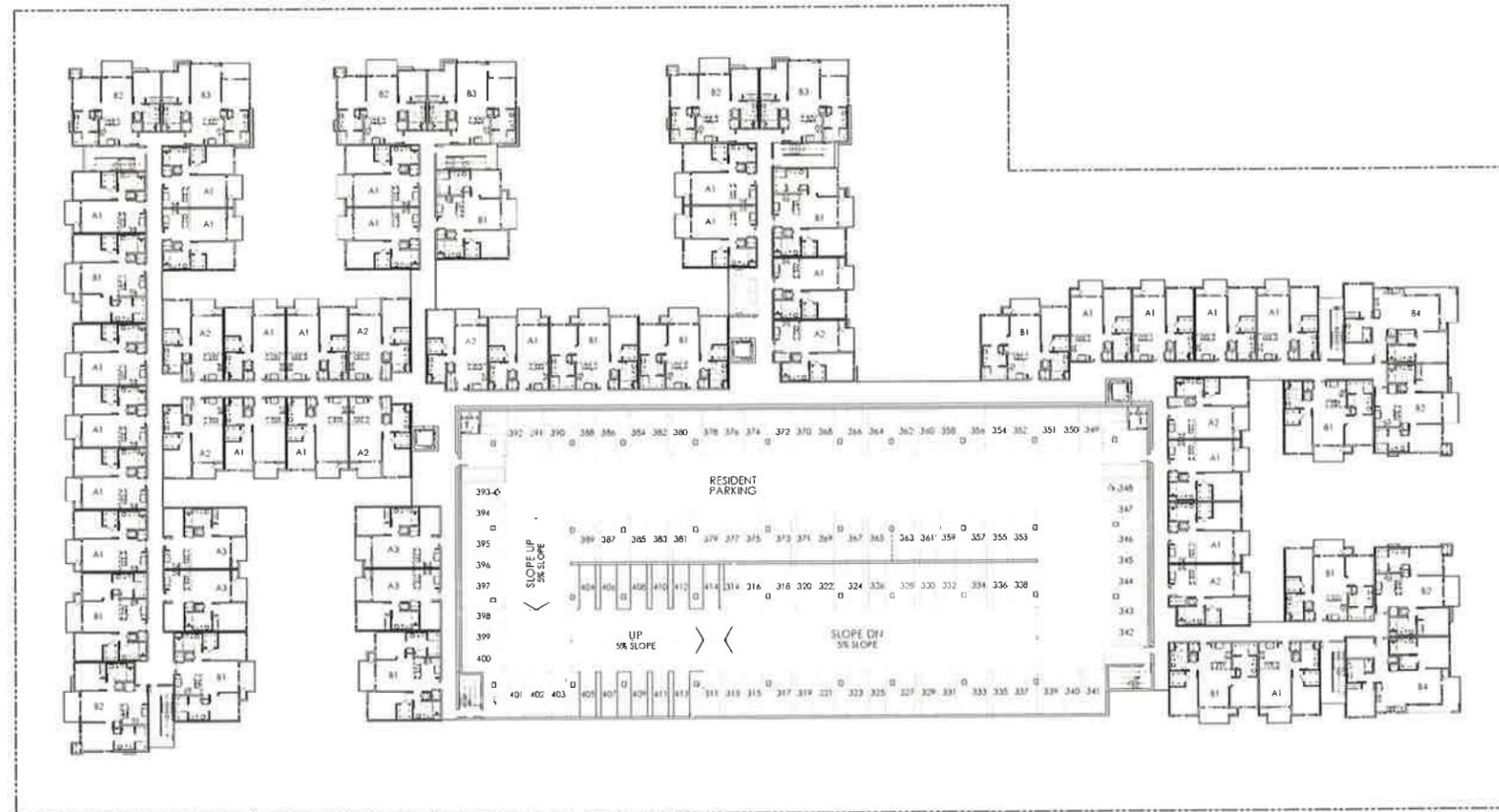
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THIRD FLOOR PLAN



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FOURTH FLOOR PLAN

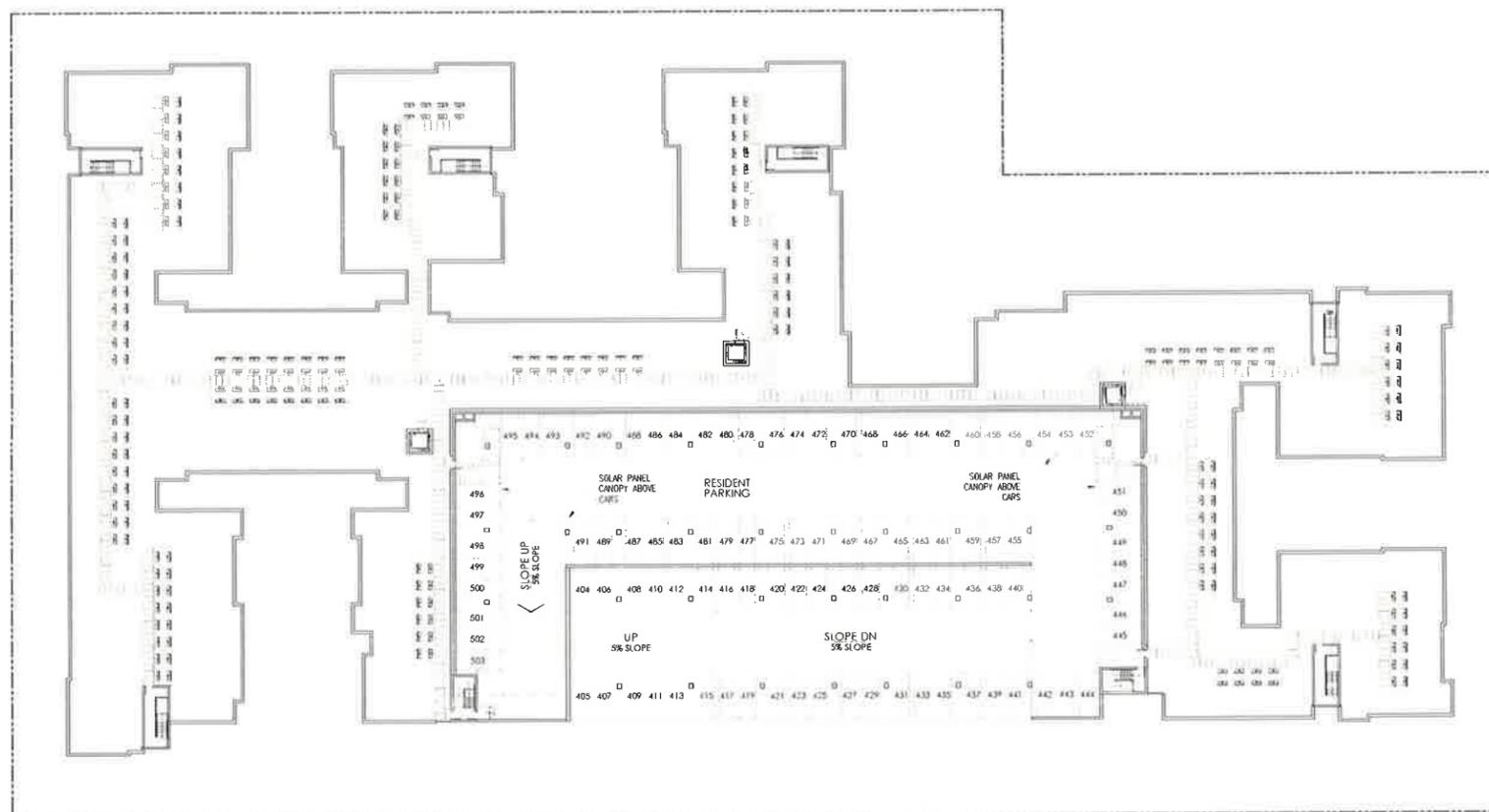


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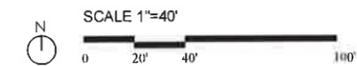


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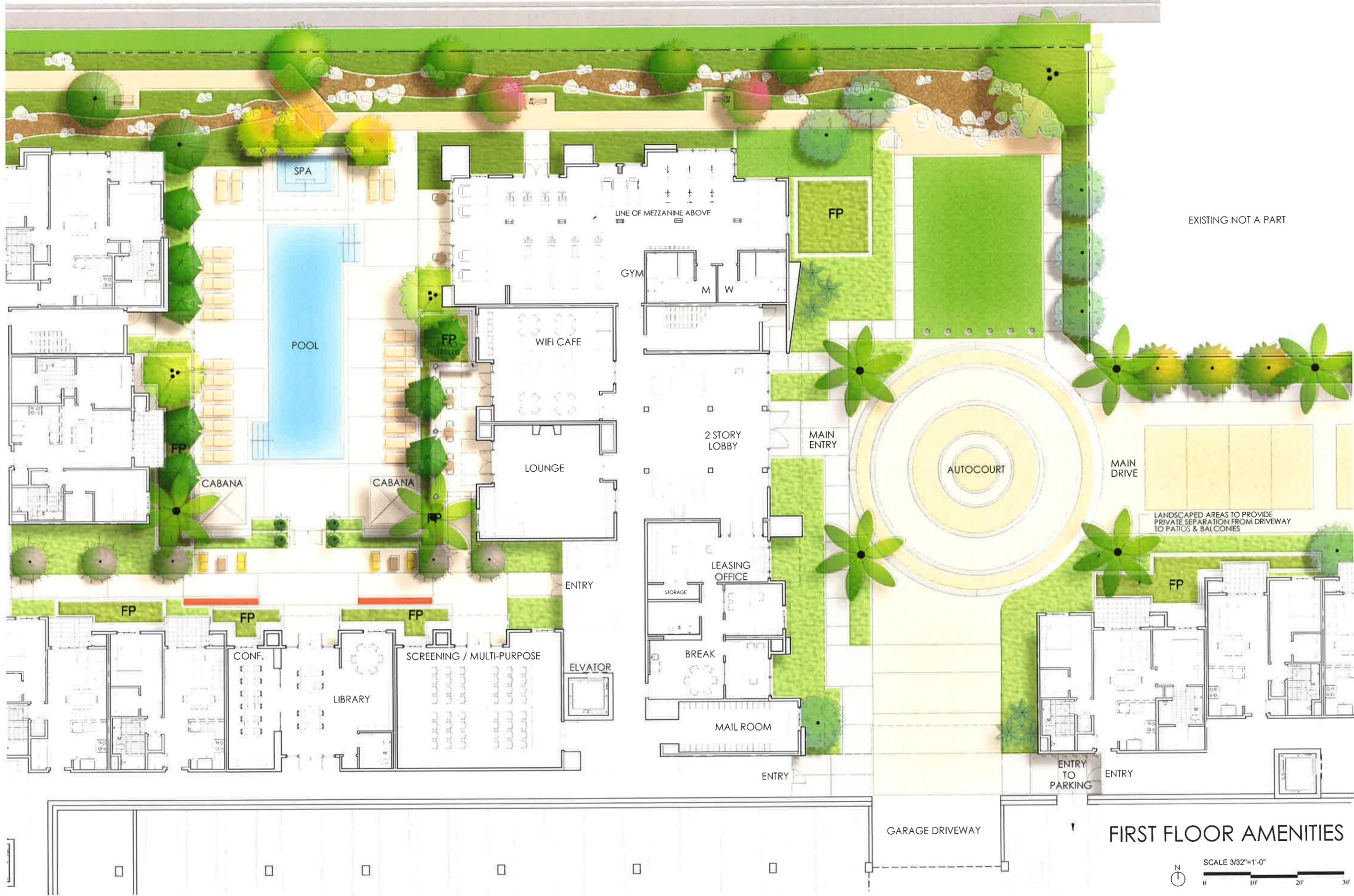
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ROOF FLOOR PLAN



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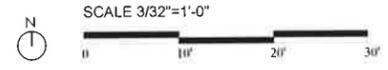
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EXISTING NOT A PART

LANDSCAPED AREAS TO PROVIDE PRIVATE SEPARATION FROM DRIVEWAY TO PATIOS & BALCONIES

FIRST FLOOR AMENITIES



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UNIT A1 (1 BEDROOM) ± 750 SF.



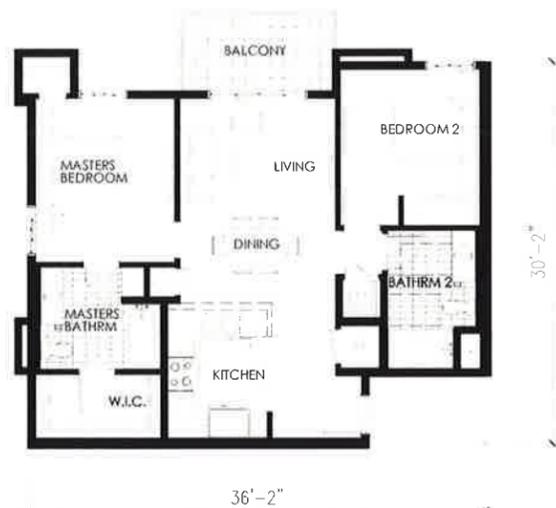
UNIT A2 (1 BEDROOM) ± 730 SF.



UNIT A3 (1 BEDROOM + DEN) ± 780 SF.



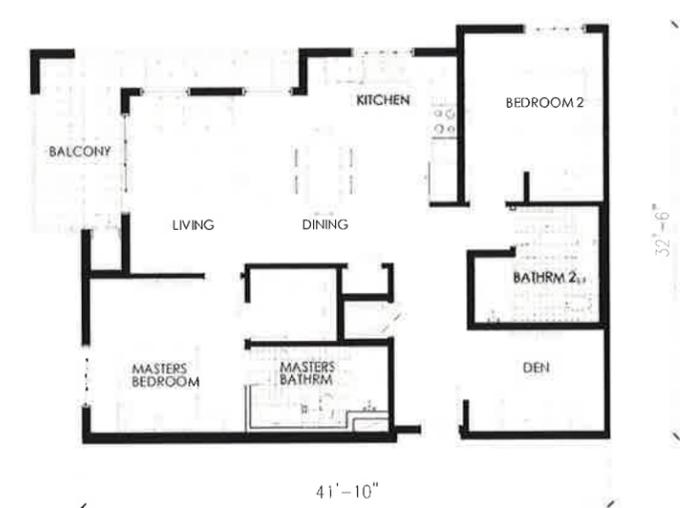
UNIT B1 (2 BEDROOM) ± 1,050 SF.



UNIT B2 (2 BEDROOM) ± 1,050 SF.



UNIT B3 (2 BEDROOM) ± 1,050 SF.

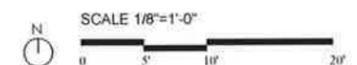


UNIT B4 (2 BEDROOM + DEN) ± 1,200 SF.

COSTA MESA LUXURY APARTMENTS

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TYPICAL UNIT PLANS



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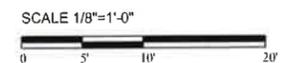
MAIN ENTRY ALONG HARBOR BOULEVARD



PARKING STRUCTURE ALONG SECONDARY ENTRY



EXTERIOR FINISH MATERIALS



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-K15-

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EAST ELEVATION



WEST ELEVATION

BUILDING ELEVATIONS

COSTA MESA LUXURY APARTMENTS

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**EXISTING BUILDING
NORTH ELEVATION**

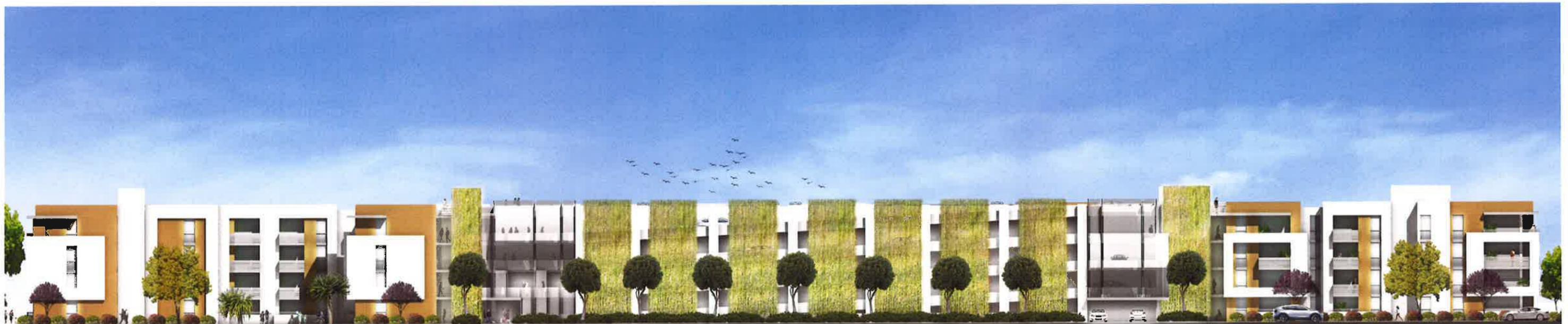
**MAIN
DRIVEWAY
ENTRANCE**

**MAIN PARKING
STRUCTURE
ENTRANCE**

**MAIN ENTRY: 2 STORY LOBBY, GYM, LOUNGE,
WIFI CAFE, SCREENING / MULTI-PURPOSE, LI-
BRARY, CONFERENCE**

**COURTYARD I:
RECREATION, CABANAS, SWIM-
MING POOL & OUTDOOR CAFE**

**COURTYARD II:
DINING AREA, YO-
GA, BBQ & FIRE PIT**



SOUTH ELEVATION

**COURTYARD III: THE EDIBLE
GARDEN, FOUNTAIN & AC-
TIVITY LAWN AREA**

PARKING STRUCTURE

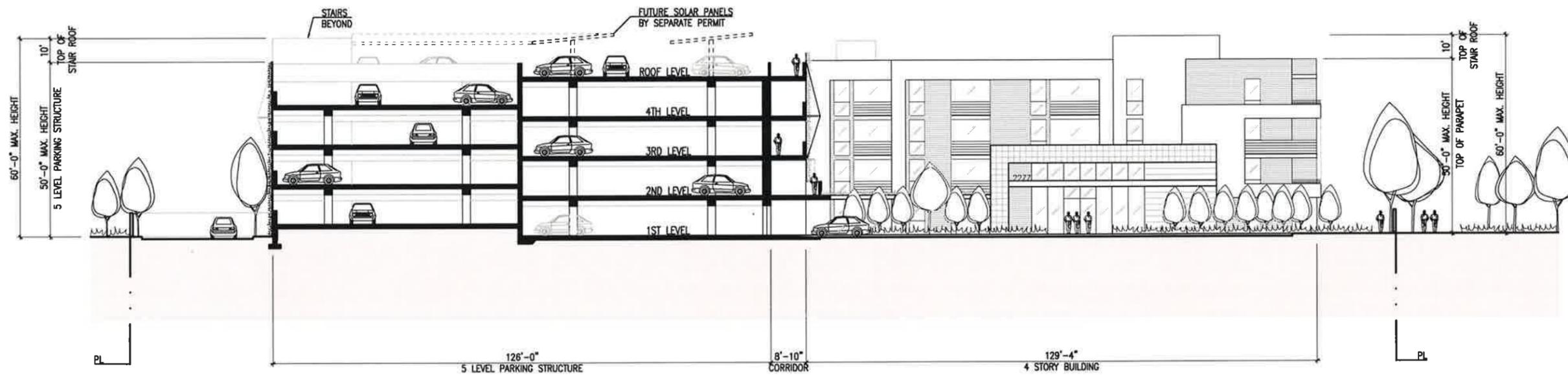
**SECONDARY PARKING
STRUCTURE
ENTRANCE**

**SECONDARY
DRIVEWAY
ENTRANCE**

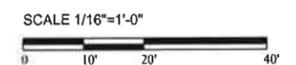
BUILDING ELEVATIONS

COSTA MESA LUXURY APARTMENTS

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BUILDING SECTIONS



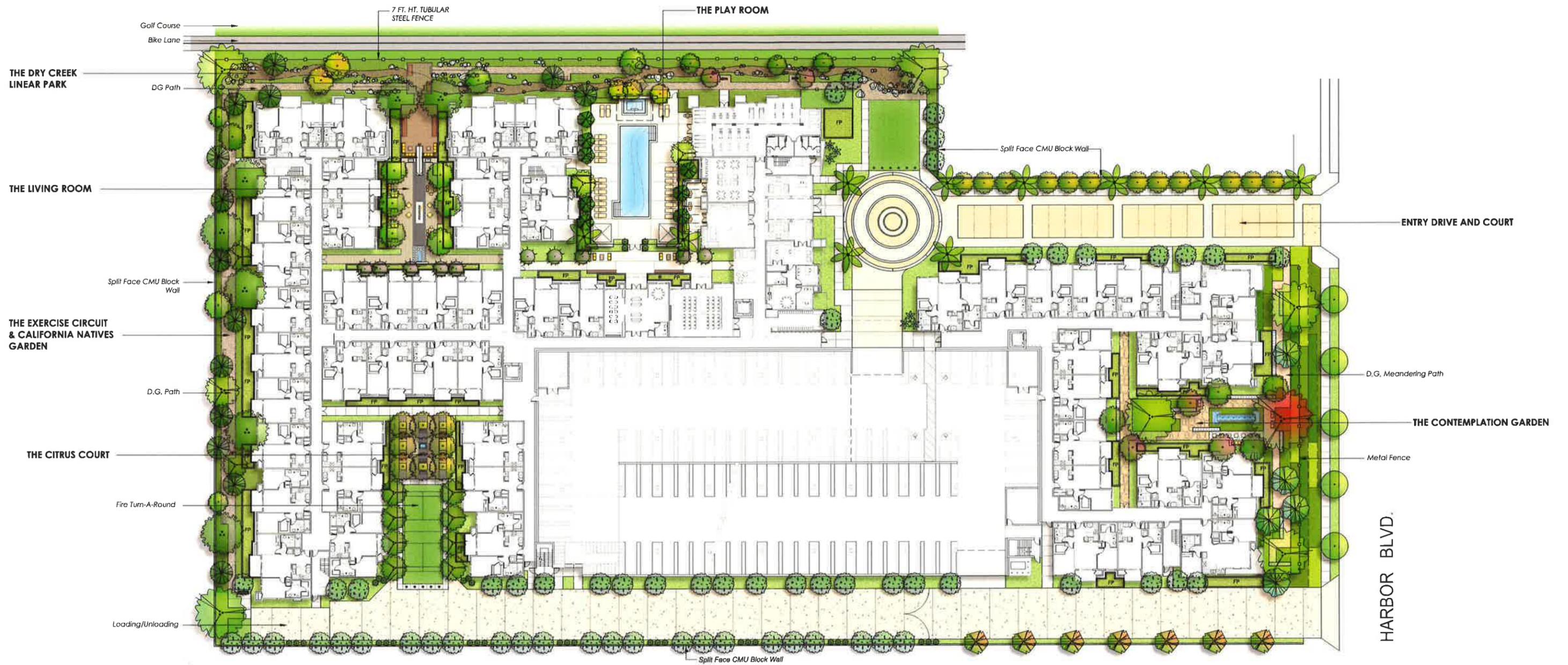
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PLANTING LEGEND		
SYMBOL	BOTANICAL NAME	COMMON NAME
HARBOR BLVD. STREET TREES		
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE
HARBOR BLVD. & SETBACK TREES		
	ACACIA STENOPHYLLA	SHOESTRING ACACIA
	CHILOPSIS LINEARIS	DESERT WILLOW
	CHITALPA TASHKENTENSIS	CHITALPA
	GEJERA PARVIFLORA	AUSTRALIAN WILLOW
	MELALEUCA NESOPHILA	PINK MELALEUCA
	PARKINSONIA ACULEATA	MEXICAN PALO VERDE
	PROSOPIS ALBA	ARGENTINE MESQUITE
	ROBINIA PSEUDOACACIA	BLACK LOCUST
PALM TREES		
	BRAHEIA ARMATA	BLUE HESPER PALM
	PHOENIX DACTYLIFERA	DATE PALM
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM

ENTRY ROAD TREES		
	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE
	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE
	RHUS LANCEA	AFRICAN SUMAC
ACCENT TREES		
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS
	DRACAENA DRACO	DRAGON TREE
	DYPSIS DECARYI	TRIANGLE PALM
	LAGERSTROEMIA INDICA	CRAPE MYRTLE
PERIMETER TREES		
	CALLISTEMON CITRINUS	BOTTLEBRUSH
	EUCALYPTUS SPP	EUCALYPTUS
	GEJERA PARVIFLORA	AUSTRALIAN WILLOW
	LAURUS NOBILIS	SWEET BAY
	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE
	PLATANUS MEXICANA	MEXICAN SYCAMORE
LARGE TREES		
	CHORISIA SPECIOSA	SILK FLOSS TREE
	ERYTHRINA SPECIES	CORAL TREE
	OLEA EUROPAEA; FRUITLESS VARIETY	OLIVE
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	QUERCUS SPECIES	OAK TREE

SMALL AND MEDIUM TREES		
	ACCA SELLOWIANA	PINEAPPLE GUAYA
	AGONIS FLEXUOSA	PEPPERMINT WILLOW
	ARBUTUS UNEDO	STRAWBERRY TREE
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	CITRUS CULTIVARS	CITRUS TREES
	COTINUS SPECIES	SMOKE TREE
	MELALEUCA NESOPHILA	PINK MELALEUCA
	PARKINSONIA SPECIES	PALO VERDE
	PITOSPORUM ANGUSTIFOLIUM	WEeping PITOSPORUM
CALIFORNIA NATIVE TREES		
	ACER NEGUNDO 'CALIFORNICUM'	CALIFORNIA BOX ELDER
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	CHILOPSIS LINEARIS	DESERT WILLOW
	CHITALPA TASHKENTENSIS	CHITALPA
	PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	QUERCUS SPECIES	VALLEY AND LIVE OAK
	SEQUOIA SEMPERVIRENS	COAST REDWOOD
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY TREE

LANDSCAPE NOTES:

- THE LANDSCAPE PLANTING AND IRRIGATION SHALL BE DESIGNED TO FULFILL ALL CITY OF COSTA MESA PLANNING DEPARTMENT REQUIREMENTS.
- ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A 100% FULLY AUTOMATIC IRRIGATION SYSTEM.
- CITY OF COSTA MESA STREET TREES SHALL BE INSTALLED PER CITY REQUIREMENTS.
- SUSAMP FILTRATION PLANTERS (FP) ARE APPROXIMATE AND ILLUSTRATE INTENT ONLY.

WATER CONSERVATION STATEMENT:

ALL LANDSCAPE WILL BE SPECIFIED, PLANTED & IRRIGATED ACCORDING TO XERISCAPE DESIGN PRINCIPLES WHICH INCLUDE: THE PREDOMINANT USE OF DROUGHT TOLERANT PLANT MATERIALS; THE PRACTICE OF HYDROZONING OR GROUPING PLANTS WITH SIMILAR WATER REQUIREMENTS TOGETHER; MINIMIZING TURF AREAS, AND THE EFFICIENT APPLICATION OF WATER BY USING MATCHED PRECIPITATION HEADS, DRIP LINE, SEPARATE VALVES FOR TURF AND GROUND COVER AREAS AND RAIN SHUT OFF DEVICES. THIS PROJECT WILL COMPLY WITH THE STATE WATER CONSERVATION ORDINANCE EFFECTIVE JANUARY 1, 2010.

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SITE AND LANDSCAPE PLAN

THE EXERCISE CIRCUIT

					
EXERCISE STATION	FILTRATION PLANTER	DECOMPOSED GRANITE PATHWAY IN CALIFORNIA NATIVE LANDSCAPE	BENCH WITH BACK	DOG WASTE STATION IN DOG RUN	SPLITFACE CMU WALL

THE CITRUS COURT

						
FOUNTAIN	COBBLE BED	'COMPOSITE WOOD' PLATFORM BENCHES	LINEAR PAVERS	CITRUS TREES IN COURTYARD	BENCH WITH BACK	'GRASS PAVE' AT THE FIRE DEPARTMENT TURNAROUND

THE CONTEMPLATION GARDEN

				
STONE BENCH	RANDOM STONE PAVING	STEPPING STONES IN GRAVEL	CONTEMPORARY STEEL FENCE	QUIET FOUNTAIN

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HARDSCAPE IMAGES

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THE LIVING ROOM

						
COMPOSITE DECKING AT THE YOGA DECK	CONNECTING BRIDGE/DECK AT CREEK	WROUGHT IRON FENCE ALONG BIKE PATH	BBQ COUNTER TOP	PLATFORM BENCH AT THE YOGA DECK	FIREPIT	ACTIVE FOUNTAIN

THE PLAY ROOM

						
BANQUETTE SEATING	LINEAR PAVERS	INTEGRAL COLOR CONCRETE POOL DECK	SPA	BRIDGE OVER DRY STREAM	GLASS POOL ENCLOSURE	CABANAS

ENTRY COURT

					
FENCED DOG RUN	TURF BLOCK TURNAROUND	BOULDER SEATING AT TRAIL HEAD OF DRY CREEK / LINEAR PARK	EXPOSED AGGREGATE PAVING	DATE PALM	PAVING PATTERN WITH CONCENTRIC RINGS

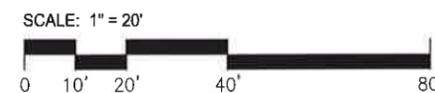
DRY CREEK/LINEAR PARK


DRY CREEK

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HARBOR BLVD. SETBACK TREES

							
ACACIA STENOPHYLLA "SHOESTRING ACACIA"	CHILOPSIS LINEARIS "DESERT WILLOW"	CHITALPA TASHKENTENSIS "CHITALPA"	GEIJERA PARVIFLORA "AUSTRALIAN WILLOW"	MELALEUCA NESOPHILA "PINK MELALEUCA"	PARKINSONIA ACULEATA "MEXICAN PALO VERDE"	PROSOPIS ALBA "ARGENTINE MESQUITE"	ROBINIA AMBIGUA 'IDAHOENSIS' "IDAHO LOCUST"

HARBOR BLVD. STREET TREE PALM TREES

			
PLATANUS ACERIFOLIA 'BLOODGOOD' "LONDON PLANE TREE"	BRAHEA ARMATA "BLUE HESPER PALM"	PHOENIX DACTYLIFERA "DATE PALM"	WASHINGTONIA ROBUSTA "MEXICAN FAN PALM"

ENTRY ROAD TREES

		
ARBUTUS 'MARINA' "MARINA STRAWBERRY TREE"	CASSIA LEPTOPHYLLA "GOLD MEDALLION TREE"	PHOENIX DACTYLIFERA "DATE PALM"

ACCENT TREES

			
CUPRESSUS SEMPERVIRENS "ITALIAN CYPRESS"	DRACAENA DRACO "DRAGON TREE"	DYPISIS DECARYI "TRIANGLE PALM"	LAGERSTROEMIA INDICA "GRAPE MYRTLE"

PERIMETER TREES

		
CALLISTEMON CITRINUS "BOTTLEBRUSH"	EUCALYPTUS SPP "EUCALYPTUS"	METROSIDEROS EXCELSUS "NEW ZEALAND CHRISTMAS TREE"

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SCALE: 1" = 20'



TREE IMAGES

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PERIMETER TREES

LARGE TREES

							
PLATANUS MEXICANA "MEXICAN SYCAMORE"	LAURUS NOBILIS "SWEET BAY"	CHORISIA SPECIOSA "SILK FLOSS TREE"	ERYTHRINA SPECIES "CORAL TREE"	OLEA EUROPAEA (FRUITLESS VARIETY) "OLIVE"	PLATANUS RACEMOSA "CALIFORNIA SYCAMORE"	QUERCUS SPECIES "OAK TREE"	PITTIOSPORUM ANGUSTIFOLIUM "WEeping PITTIOSPORUM"

SMALL AND MEDIUM TREES

						
ACCA SELLOWIANA "PINEAPPLE GUAVA"	AGONIS FLEXUOSA "PEPPERMINT WILLOW"	ARBUTUS UNEDO "STRAWBERRY TREE"	CERCIS OCCIDENTALIS "REDBUD"	CITRUS CULTIVARS "CITRUS TREE"	COTINUS SPECIES "SMOKE TREE"	PARKINSONIA SPECIES "PALO VERDE"

CALIFORNIA NATIVE TREES

							
ACER NEGUNDO 'CALIFORNICUM' "CALIFORNIA BOX ELDER"	CHIOPSIS LINEARIS "DESERT WILLOW"	CHITALPA TASHKENTENSIS "CHITALPA"	PARKINSONIA 'DESERT MUSEUM' "DESERT MUSEUM PALO VERDE"	PLATANUS RACEMOSA "CALIFORNIA SYCAMORE"	QUERCUS SPECIES "VALLEY AND LIVE OAK"	SEQUOIA SEMPERVIRENS "COAST REDWOOD"	UMBELLULARIA CALIFORNICA "CALIFORNIA BAY TREE"

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SCALE: 1" = 20'



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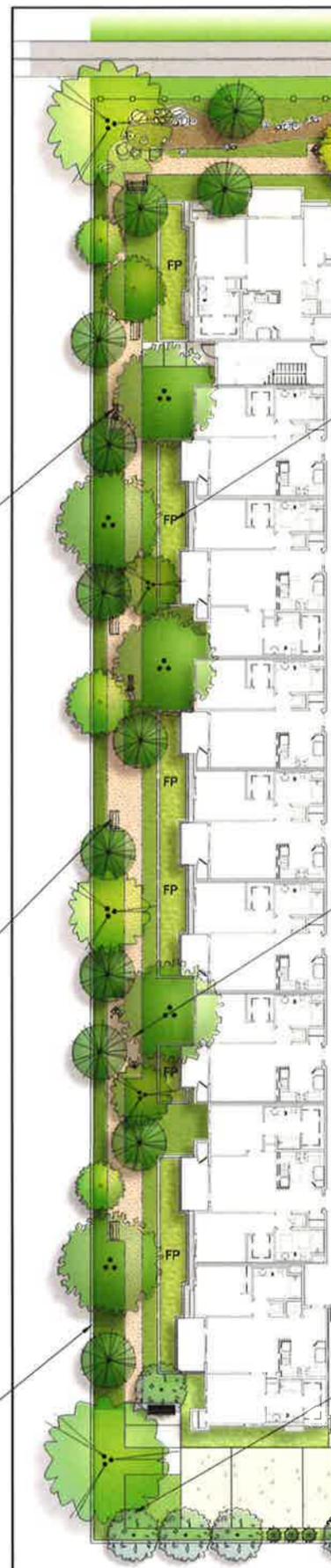
EXERCISE STATION



BENCH WITH BACK



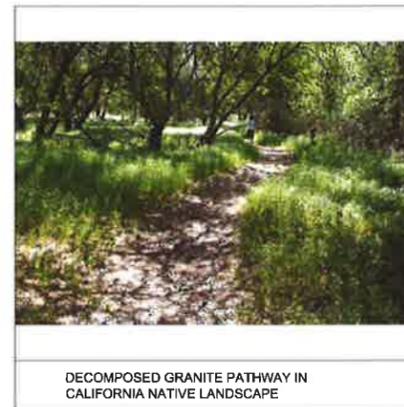
SPLITFACE CMU WALL



PLAN VIEW



FILTRATION PLANTER

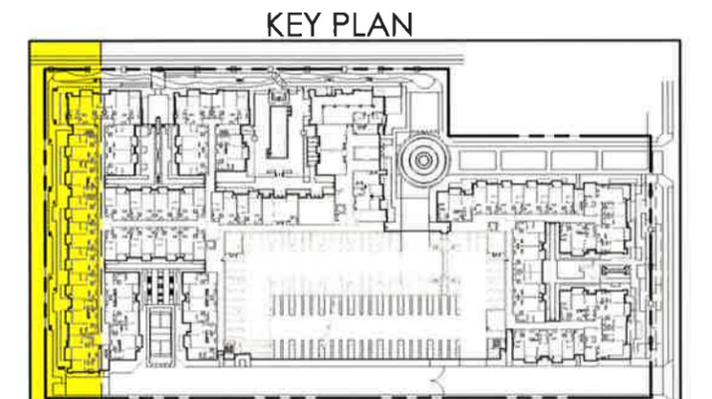


DECOMPOSED GRANITE PATHWAY IN CALIFORNIA NATIVE LANDSCAPE



DOG WASTE STATION IN DOG RUN

The Exercise Circuit: The western setback area of the project is designed as a linear exercise circuit, comprised of a 4 ft. wide stabilized **Decomposed Granite** pathway with **exercise stations** along the way. There are also benches periodically for those less inclined to exercise. The exercise stations continue along the northern setback - the Dry Creek Linear Park - as well. The landscape setting will be comprised entirely of native, drought tolerant California plants, giving it a very woody, natural character. The rough texture of a 6 ft. ht. wall of split-faced CMU block on the property line adds to the rustic character of this open space. A **dog waste station** is located at the southern end of the pathway for easy access for the residents. Raised planters adjacent to the building function as **filtration planters (FP)**, treating the rainwater from the roof before it is discharged into the stormwater system.



KEY PLAN

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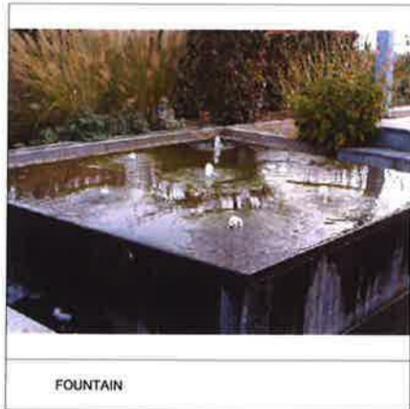
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THE EXERCISE CIRCUIT

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FOUNTAIN



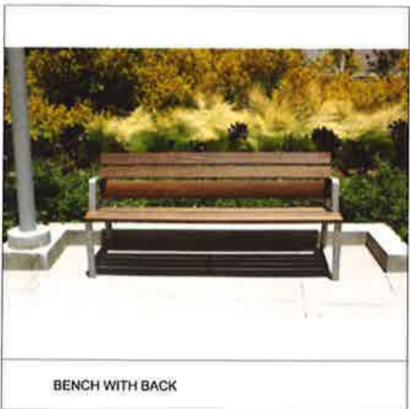
COBBLE BED



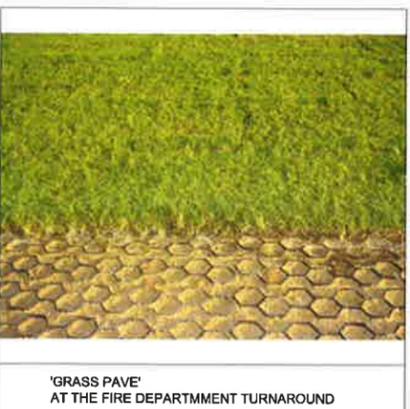
'COMPOSITE WOOD' PLATFORM BENCHES



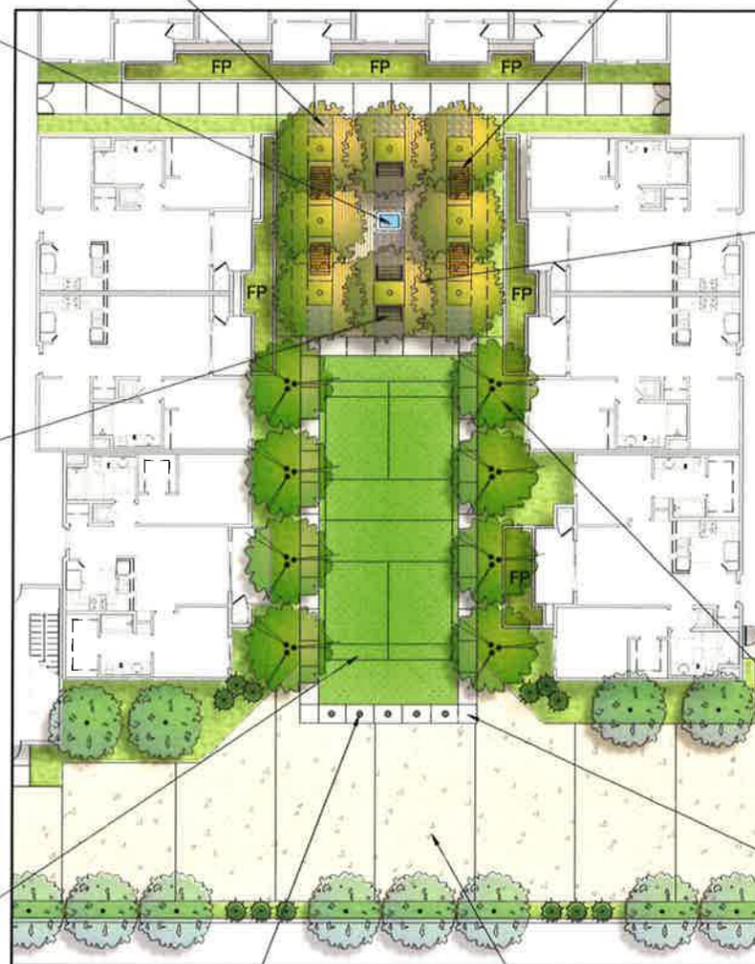
LINEAR PAVERS



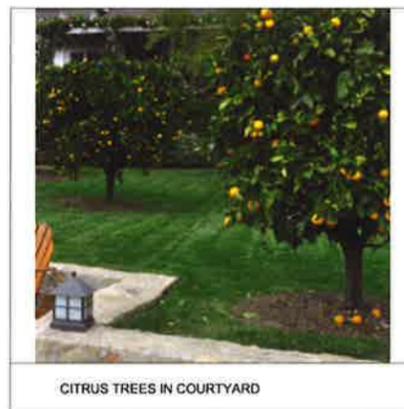
BENCH WITH BACK



'GRASS PAVE' AT THE FIRE DEPARTMENT TURNAROUND

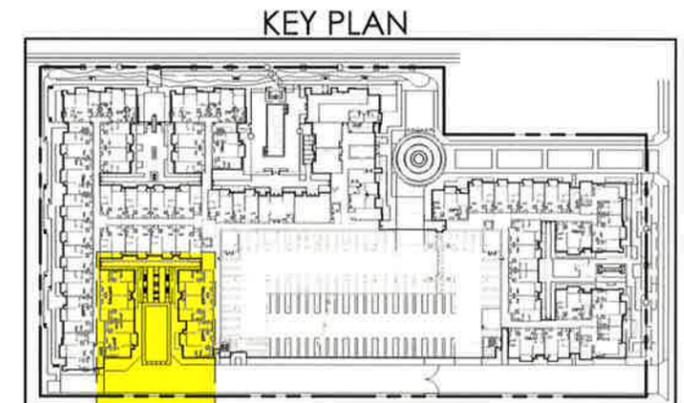


PLAN VIEW



CITRUS TREES IN COURTYARD

The Citrus Court: This space has two functions, both active and passive. The first is as a fire department turnaround which has to remain unobstructed. It will be 'paved' with a turf block acceptable to the Fire Department that can be covered by grass, so it will appear as an open lawn area. The turnaround is large enough to fit a badminton court, or accommodate other active uses such as mild ball or Frisbee playing. The second function is as a passive sitting area, designed in the form of a Mediterranean 'Court of the Oranges' with citrus trees planted symmetrically around a small central fountain. Standard benches with backs provide comfort for those who wish to sit up, and flat, platform benches encourage horizontal resting. In addition to a variety of citrus trees in the Court, other fruiting trees will fill out the perimeter of the turnaround landscape. Other drought tolerant Mediterranean shrubs and ground covers will comprise the understory beneath the trees.



KEY PLAN

RETRACTABLE BOLLARDS

FIRE LANE

CONCRETE WALKWAY 'FRAME' AROUND TURF

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

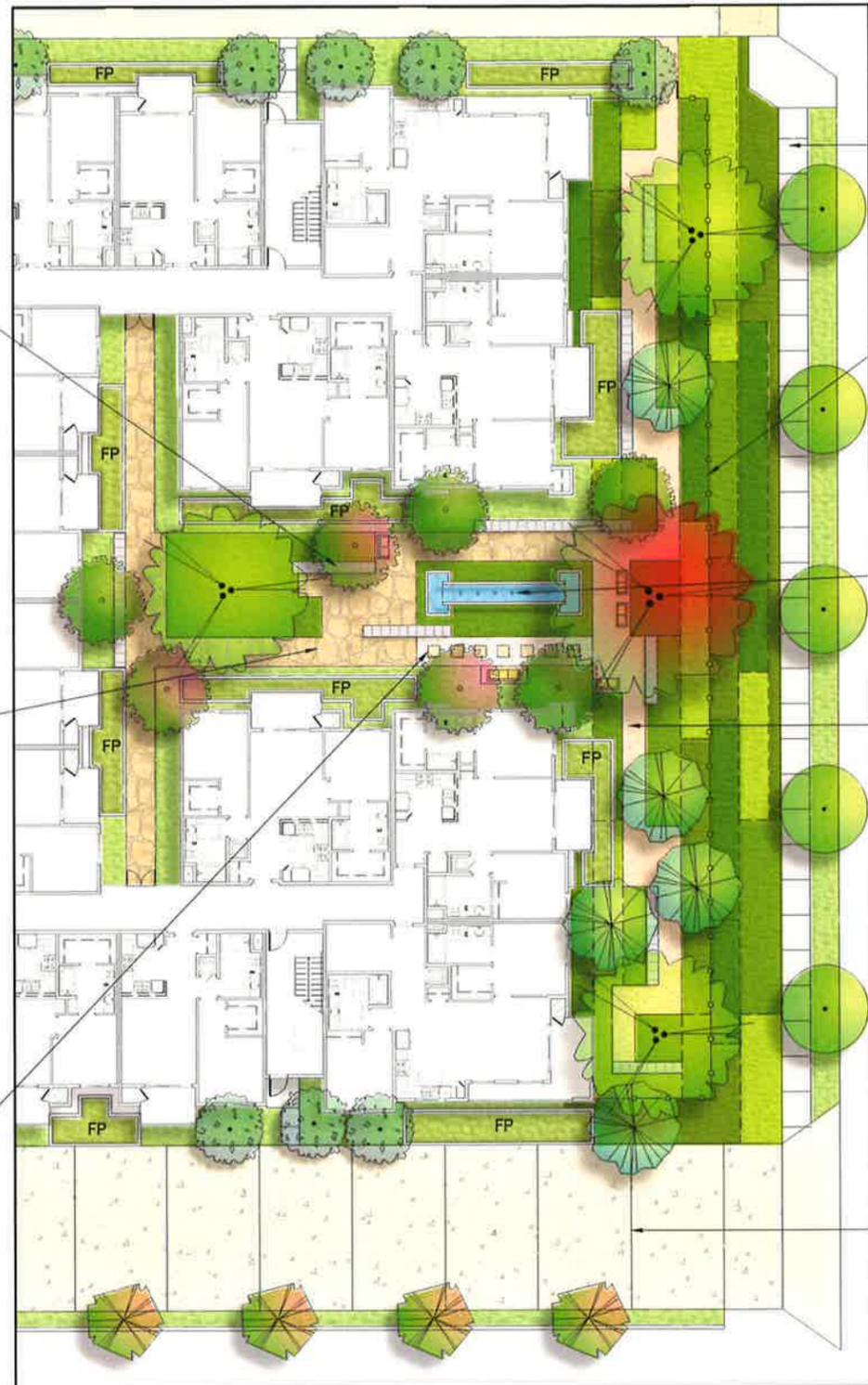
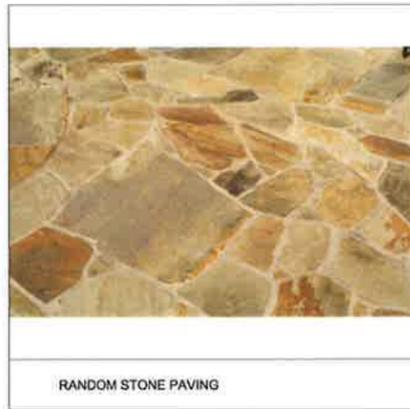


THE CITRUS COURT

SHEET NO	L1.11
DATE	APRIL 13, 2015



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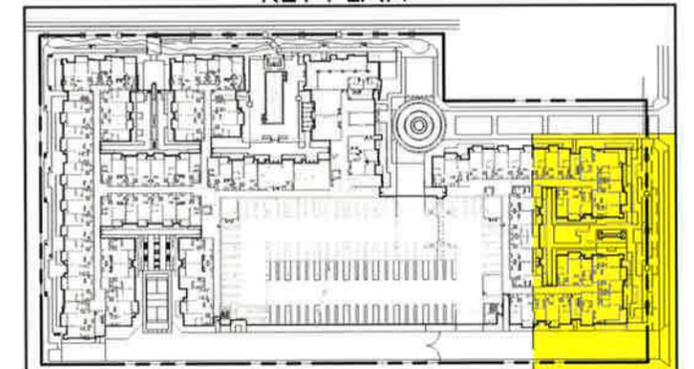


PLAN VIEW



The Contemplation Garden: This courtyard is a completely passive one, intended for quiet chats or contemplation. It is designed as a clean, contemporary space with a linear orientation to the outside of the project, similar to the other courtyards, which in this case is Harbor Blvd. Unlike the other courtyards, this one will feel softer and greener as it will be largely landscape. Large trees and grasses will soften up the rectilinear geometry of the walkways. Stone veneered benches will enhance the 'natural' look, along with random stone paving. A linear fountain with bubbling jets in the trough and water spilling into pools at both ends will create some acoustic screening of the noise from Harbor Blvd. The planting scheme of massings of different grasses and shrubs will spill out beyond the attractive, visually open fence, into the R.O.W. to create a seamless transition from public to private open space. A meandering decomposed granite pathway extends the length of the eastern side of the building, with stone veneered benches intermittently spaced along the way, bringing this thematic courtyard element out into the front yard.

KEY PLAN



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



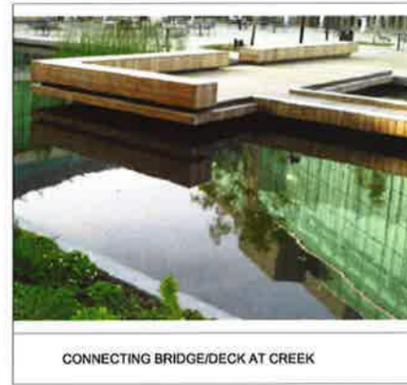
SHEET NO	L1.12
DATE	APRIL 13, 2015

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COMPOSITE DECKING AT THE YOGA DECK



CONNECTING BRIDGE/DECK AT CREEK



WROUGHT IRON FENCE ALONG BIKE PATH



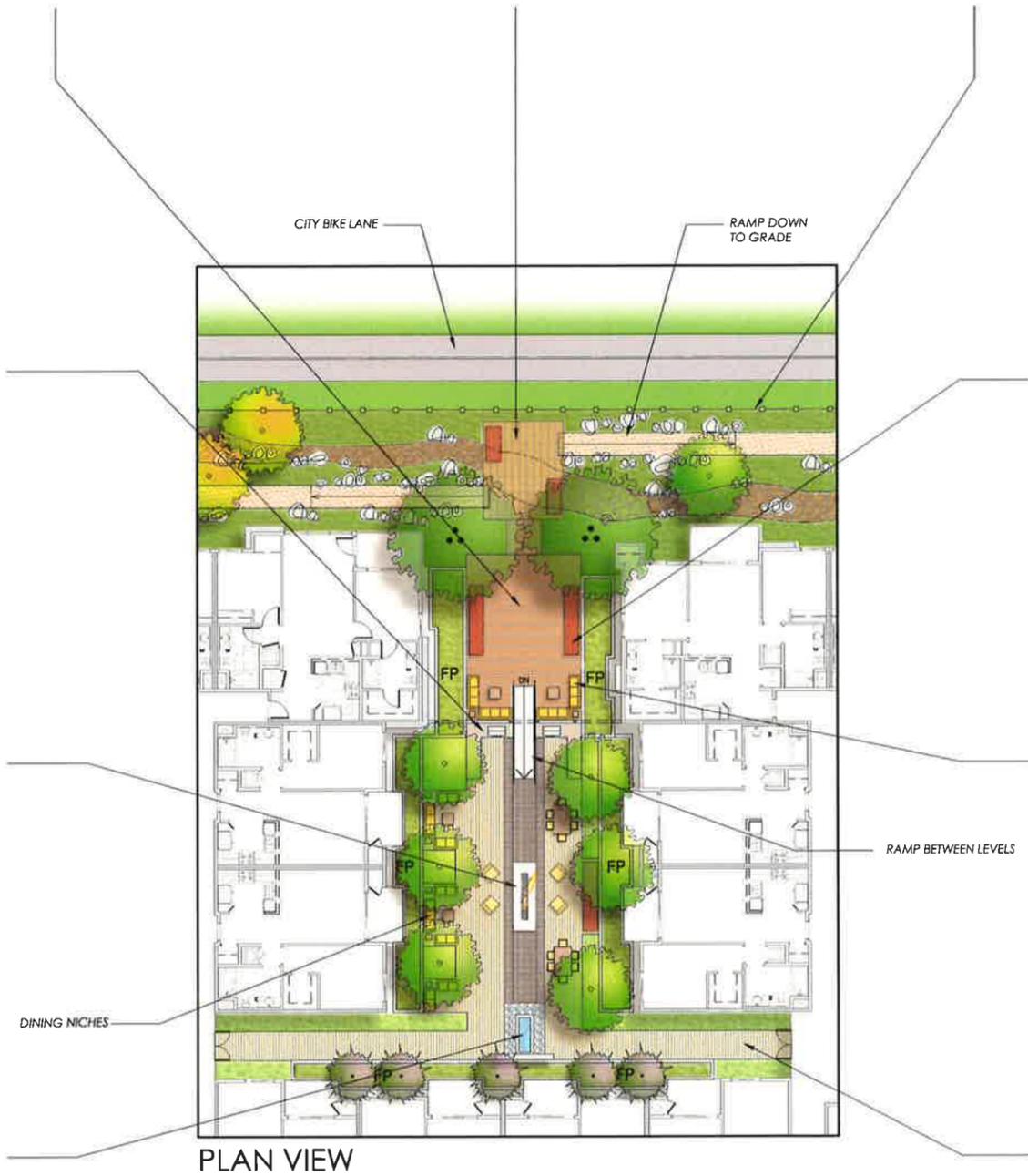
BBQ COUNTER TOP



FIREPIT



ACTIVE FOUNTAIN



PLATFORM BENCH AT THE YOGA DECK

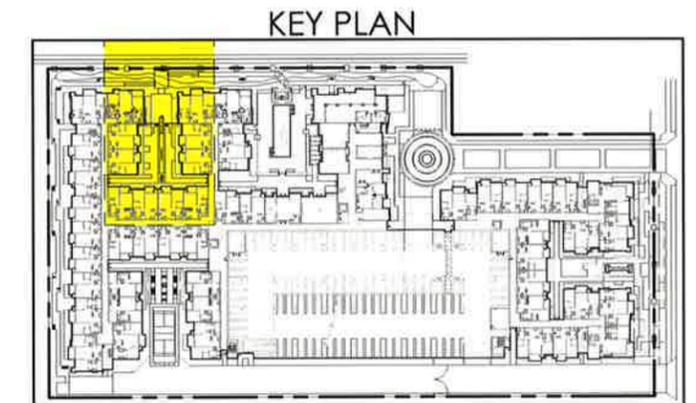


BANQUETTE SEATING



LINEAR PAVERS

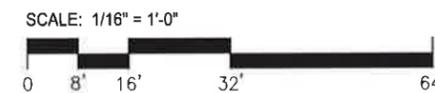
The Living Room: This courtyard is designed as a space for "living in" - eating, lounging, exercising and partying. There are accommodations for all of these activities. There are two separate BBQ areas, each with adjacent dining niches. There is comfortable lounging on moveable furniture as well as built-in banquette seating, situated around a central firepit, with a fountain element close by. A composite wood deck, raised 18 inches above the dining/lounging portion of the courtyard, is a flexible, multi-purpose space for yoga, exercising or dancing. This ADA accessible ramp that connects the upper and lower areas, is centered in the courtyard on a north-south axis that also includes the firepit and fountain. This axis serves to orient the space to the exterior of the project - the golf course. The ramp also creates four niches - two at the lower level for the BBQ's, and two at the upper level for comfortable seating, out of the way of the active exercise space. Deciduous canopy trees in the lower portion of the space will provide some privacy screening from residents above, as well as some shade in the summer when the sun is directly overhead. A bridging deck at the north end of the space connects to the Dry Creek Linear Park with its exercise circuit.



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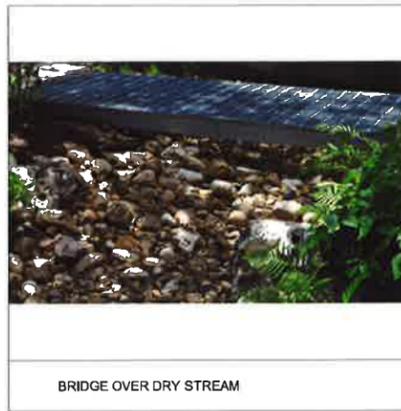
THE LIVING ROOM

SHEET NO	L1.13
DATE	APRIL 13, 2015

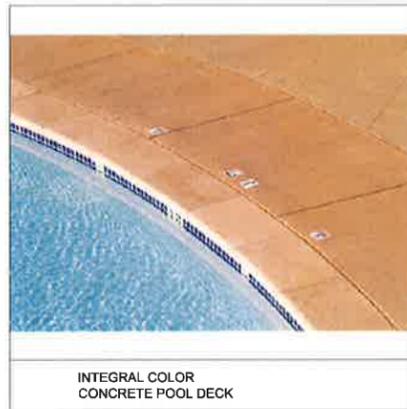
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SPA



BRIDGE OVER DRY STREAM



INTEGRAL COLOR CONCRETE POOL DECK



CABANAS



PLAN VIEW

CITY BIKE LANE

D.G. EXERCISE CIRCUIT

GATE TO LINEAR PARK

OUTDOOR CAFE SEATING WITH TV MONITOR AND SHADE TRELLIS

POOL FENCE

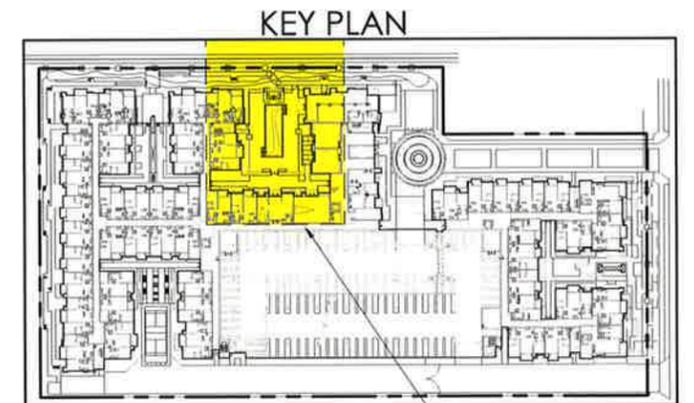
15' X 50' POOL



GLASS POOL ENCLOSURE

BENCHES

The Play Room: This is the courtyard in which residents take it easy and recreate in the pool and spa. The gymnasium opens onto this space. The pool and spa are aligned with the theater, creating another north-south axis, similar to the Living Room, visually focusing on the Dry Creek Linear Park and the adjacent 'borrowed' landscape of the golf course. A glass pool enclosure along the east-west walkway provides an open view to the pool and spa. Two 8ft x 8 ft square cabanas flank the pool entry, giving the space a resort like feeling. There is generous decking on both sides of the pool for chaise lounges, and a variety of trees in the planters adjacent to the buildings, providing some privacy for the residents as well as the pool-goers. An 8 ft. high wall behind the spa supports a cantilevered trellis that provides shade for spa users, in addition to creating an architectural focal point for the space. A gate at the north end of the space leads out to the Linear Park.



KEY PLAN

THE PLAY ROOM

SHEET NO	L1.14
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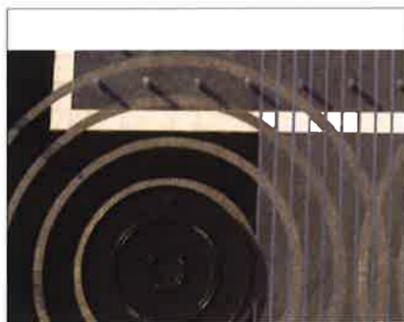




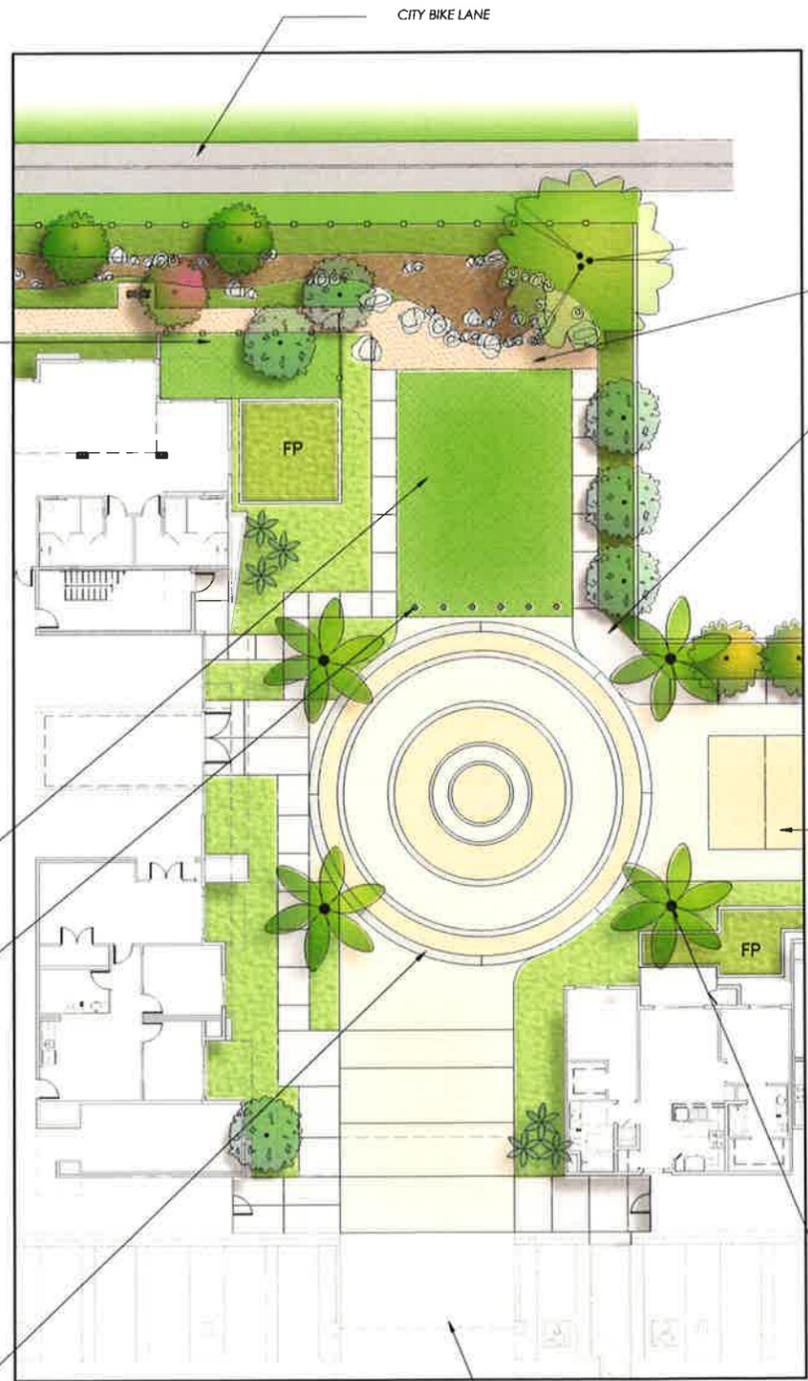
FENCED DOG RUN



TURF BLOCK TURNAROUND



PAVING PATTERN WITH CONCENTRIC RINGS



PLAN VIEW

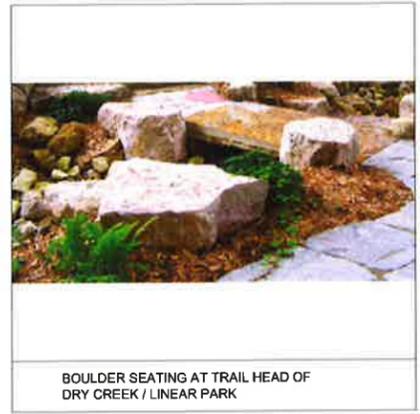
CITY BIKE LANE

FP

FP

PARKING GARAGE ENTRY

RETRACTABLE BOLLARDS



BOULDER SEATING AT TRAIL HEAD OF DRY CREEK / LINEAR PARK

CONCRETE SIDEWALK

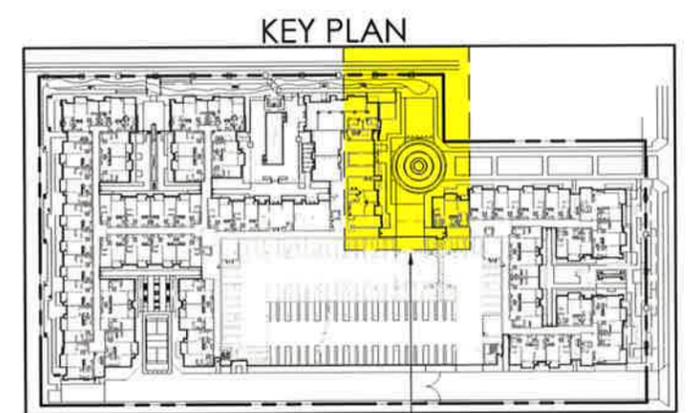


EXPOSED AGGREGATE PAVING



DATE PALM

The Entry Court: The long entry drive culminates in a Court with a circle of randomly spaced concentric rings in the pavement, the only curvilinear form in the project, highlighting its significance as the terminus of the project entry drive. Four large, Date Palms frame this form, reinforcing its symmetry and importance. Adjacent to this space is a turf covered Fire Department hammerhead turnaround which is paved with a turfblock type product, providing a splash of green to the front entry. This flat green 'carpet' leads to the Dry Creek Linear Park, contrasting with its rock forms and colors, and naturalistic character. A fenced Dog Run is located at the northern corner of the building, in close proximity to the front doors for easy access by residents with pets.



KEY PLAN

ENTRY COURT

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DATE	APRIL 13, 2015

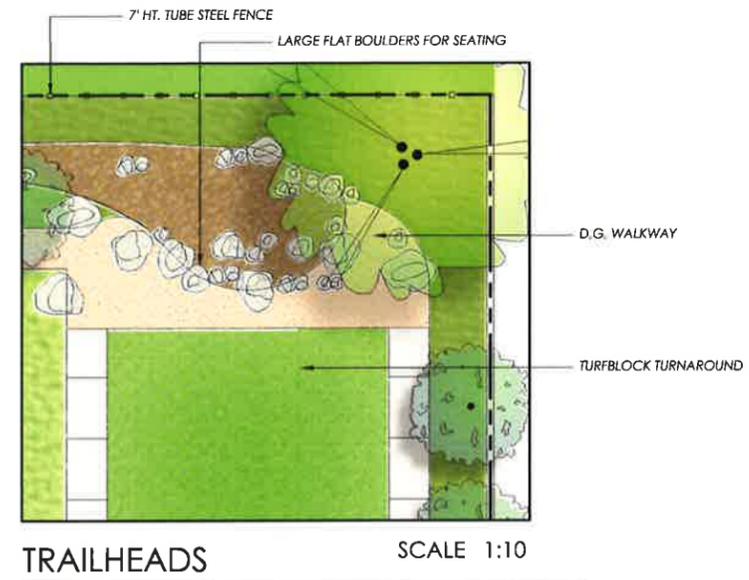
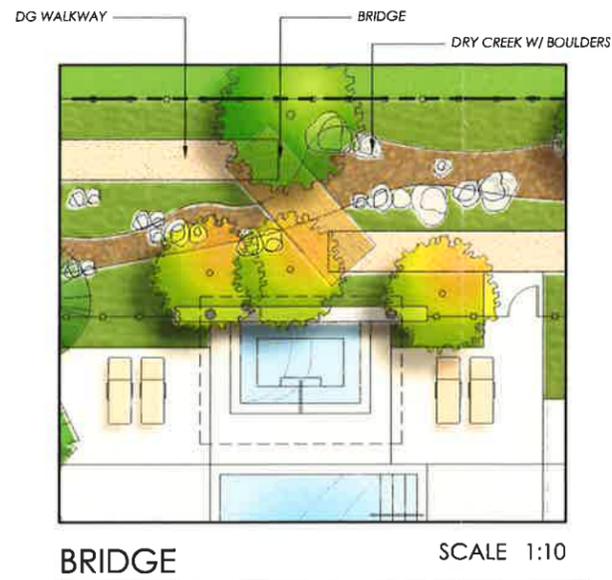
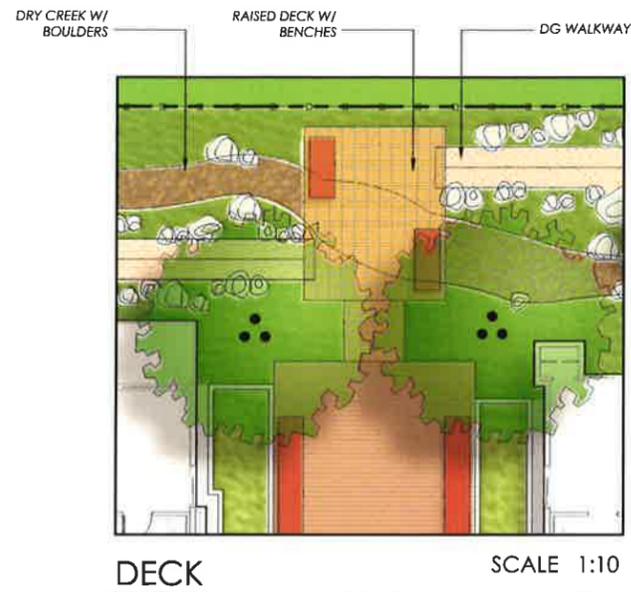
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The Dry Creek Linear Park: The 20 ft. wide setback along the entire western side of the site is proposed as a linear park with a dry creek bed of rock, boulders and gravel as the featured, thematic element of the park. It is a park because it has a variety of activities - walking, sitting, exercising - and it is 'natural' with the meandering rock and boulder creek, crossed by a bridge and a deck, and completely situated within a naturalistic landscape of native and drought tolerant trees, shrubs and grasses. The park can be viewed as an extension of the adjacent open space land uses - the bike trail and the golf course.

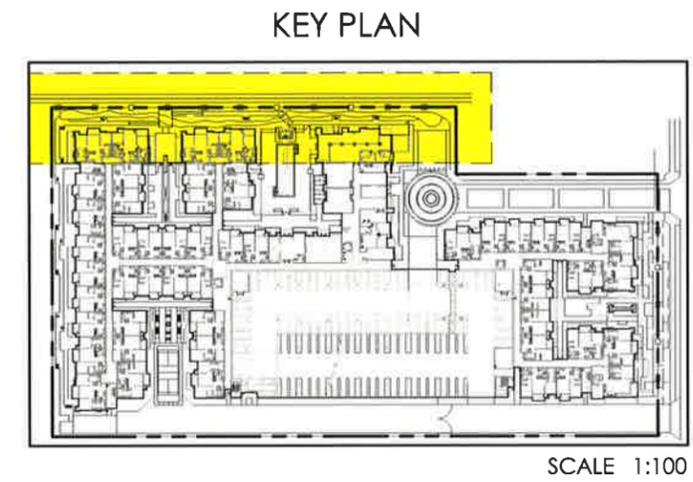
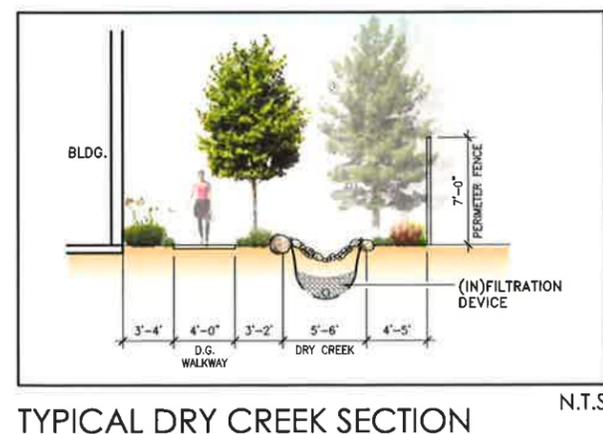
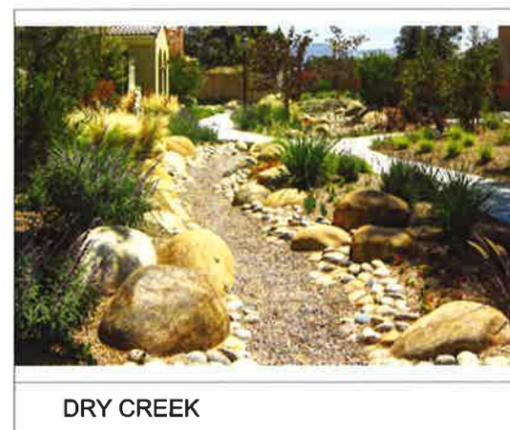
A 4 ft. wide Decomposed Granite walkway moves back and forth over the creek with both benches and exercise stations occurring along the way. A 7 ft. high, visually open, tubular steel fence separates the park from the adjacent bike path for security purposes. (**Dry Creek Section**)

A steel **Bridge** behind the pool/spa courtyard provides one of the crossings over the creek.

A composite wood **Deck** with sitting opportunities, linked to the exercise deck of the Living Room courtyard, provides the second crossing over the creek bed. The D.G. pathway slopes up on both sides of the deck to reach the elevated level of the Deck, about 18" inches above grade.

The **Trailheads** at each end of the park where the creek terminates, have large, flattish boulders extending out of the creek, inviting walkers to sit upon them.

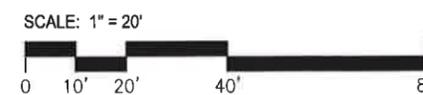
The Dry Creek bed itself, in addition to its role as an attractive and useable amenity, will also function as part of the stormwater treatment system for the project. During a rain, roof water will be discharged into the creek where it will be filtered by the appropriate filtration media and either allowed to infiltrate into the soil, or collected by drains and conveyed to the municipal stormwater system, depending upon the existing soil type and depth to watertable.



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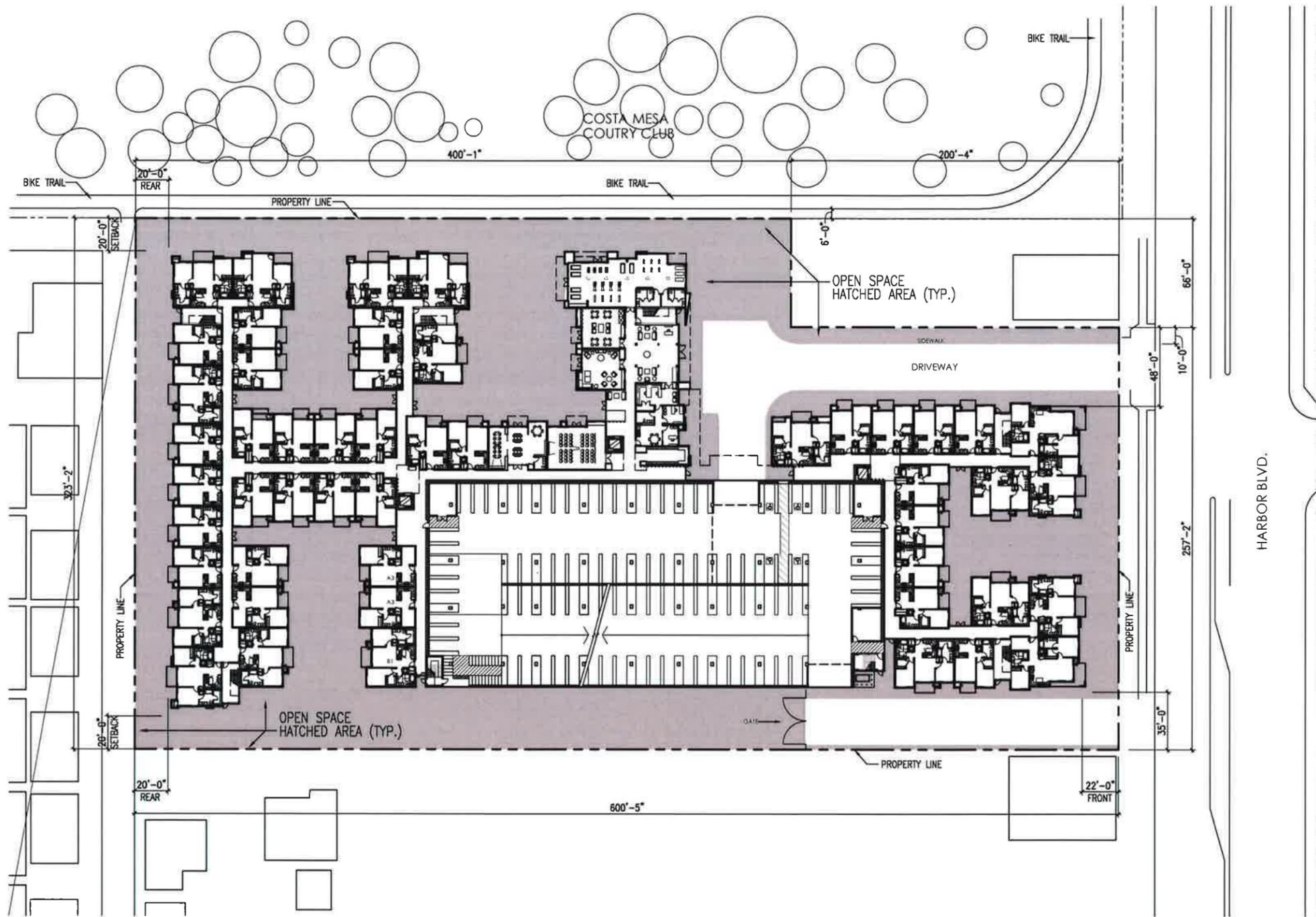
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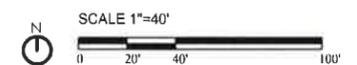


OPEN SPACE REQUIRED	(TOTAL SITE AREA) x (42%) = (180,795 SF.) x (0.42)	= 75,933 SF.
OPEN SPACE PROVIDED	OPEN SPACE AT GRADE (SEE HATCHED AREA)	= 69,564 SF.
	SECOND FLOOR (BALCONIES) = 22 UNITS x 100 SF. =	2,200 SF.
	THIRD FLOOR (BALCONIES) = 21 UNITS x 100 SF. =	2,100 SF.
	FOURTH FLOOR (BALCONIES) = 21 UNITS x 100 SF. =	2,100 SF.
	BALCONIES SUB-TOTAL	= 6,400 SF.
	TOTAL OPEN SPACE PROVIDED	= 75,964 SF.

AMENITIES	GYM MEZZANINE LIBRARY THEATER FITNESS CENTER LOUNGE INTERNET CAFE	
	TOTAL INTERIOR AREAS	= 8,789 SF.

LOT COVERAGE	APARTMENT BUILDING AND PARKING STRUCTURE AREA	= 100,941 SF.
	PERCENTAGE = (LOT COVERAGE AREA / TOTAL SITE AREA) x 100%	= 55%
	(100,941 SF. / 180,795 SF.) x 100%	

ITEMIZED OPEN SPACE



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SHEET NO
EXHIBIT 1.2
DATE
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