



BEAR STREET

COSTA MESA, CALIFORNIA

DEVELOPER INFORMATION

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BEAR STREET
COSTA MESA, CA # 2024-0264

Plot Date: 8.1.2024
1st Submittal Date: 08.01.2024
2nd Submittal Date: 12.18.2024
3rd Submittal Date: 02.20.2025

COVER SHEET

A0.0

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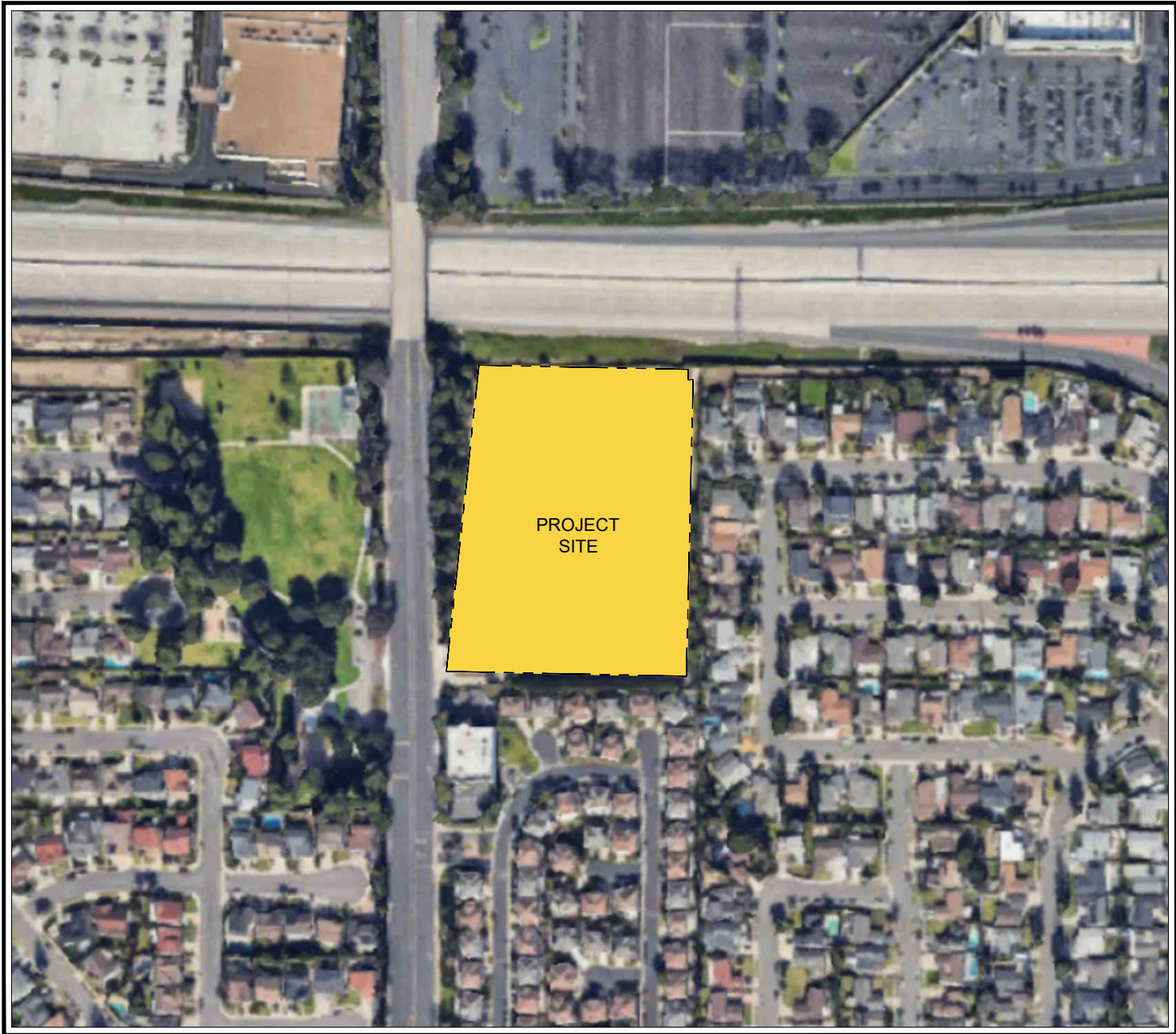
CIVIL

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COMMUNITY CONTEXT (1:300)



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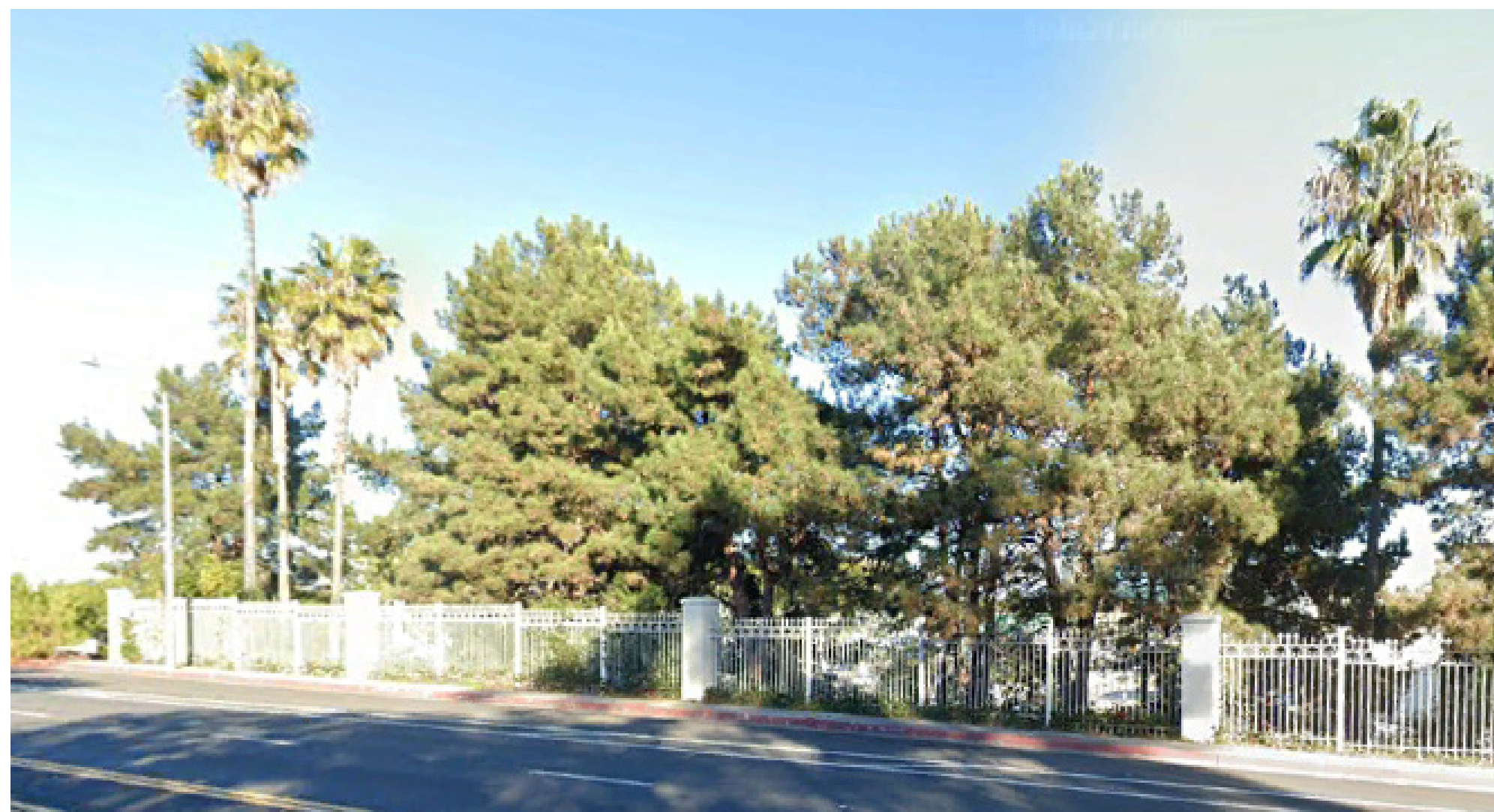
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SHEET INDEX

A1.0



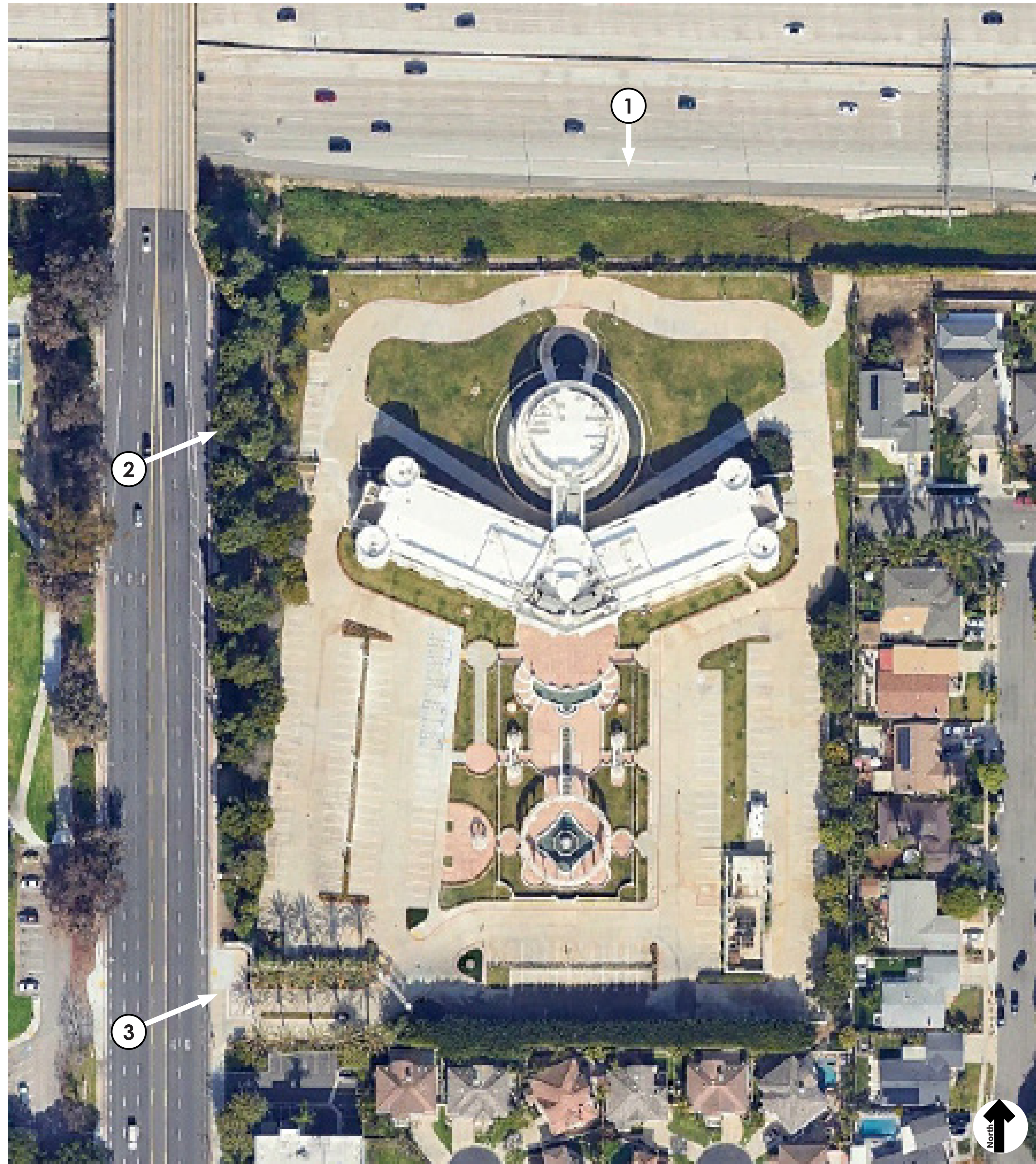
1. View from From 405 Freeway



2. View from Bear Street



3. View from Bear Street





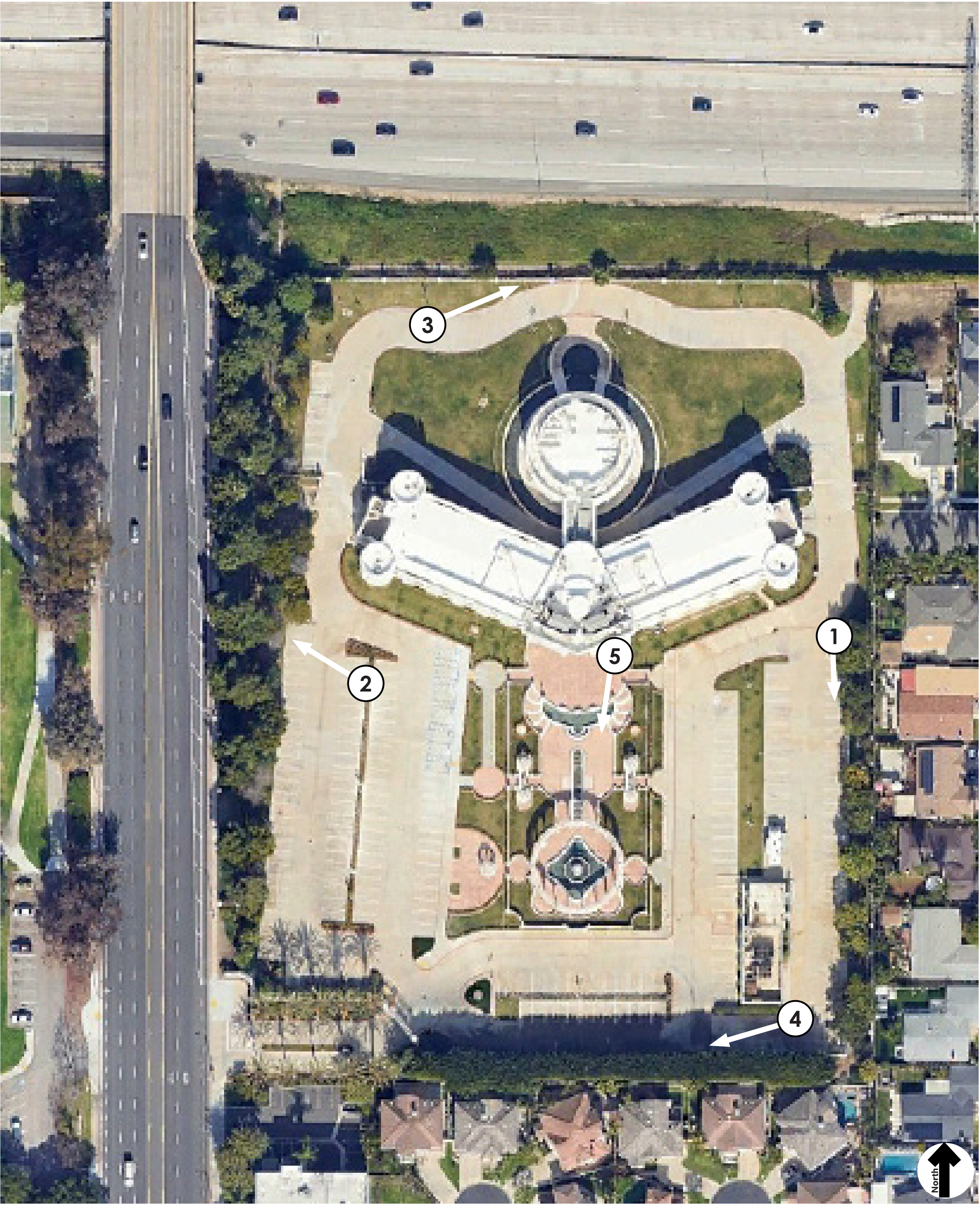
1. Eastern Edge



2. Western Edge



3. Northern Edge



4. Southern Edge



5. Center of Site from Upper Floor

Sewer Access Easement

- Gate or bollards to be installed

Recreation Area 2

- Many of the Existing trees will be preserved to maintain the “green” edge along Bear Street
- The property will remain in the existing easement for on-going use and maintenance by the HOA
- ± 23,510 SF Recreation area to include passive lawn areas and dog stations - See Landscape Plans

Four-Story Stacked Flats

- ± 1065-2218 SF
- 2-4 bedroom homes
- 2-car tandem garages
- Private open space in the form of upper story decks (see floor plans)

Recreation Area 1

- ± 10,490 SF Main Area + ±5,070 Paseo
- Landscaped paseos and sidewalks connect all homes to central recreation area
- Amenities include Tot lot, BBQ with shade structure and seating, turf area for passive recreation, and more. See Landscape Plans.

Project Entry

- Maintain existing access on Bear Street
- Entry enhanced with accent trees and project signage
- Install new signalized three way intersection and crosswalk to promote pedestrian connectivity to Shiffer Park
- Close off Shiffer Park Northerly Driveway for improved intersection movements



Existing Utilities

- Maintain OCSAN easement and access to existing 33-inch sewer main and protect main in private road (coordinating with OCSAN)
- Install new Costa Mesa sanitation sewer in private streets and alleys (coordinating with CMSD)
- Reroute existing Mesa Water line within loop road (coordinating with Mesa Water District)

EVA

- Maintain existing emergency vehicle access to Olympic Avenue
- Meets Costa Mesa Fire Dept Turning Radii requirements
- Providing a pedestrian gate for existing neighbors to be able to walk directly to Shiffer Park

Neighborhood Interface

- Protect existing wall in place
- Use detached homes and private street to provide additional setback from four-story buildings
- 15-foot rear yards with strategically placed trees or hedges (as permitted by SCE to avoid exiting off-site utility lines) to preserve existing neighbor privacy

Typical Private Drive

- 26-foot Private Street provides vehicular access to all homes
- 5-foot sidewalk on both sides to promote pedestrian activity
- Landscaping on both sides to provide shade and an improved streetscape

Two-Story Detached Condominiums

- ± 1,465 - 1,955 SF
- 3-bedrooms homes
- 2-car garage in a side-by-side
- Private open space in the form of a porch and/or deck
- Provide landscape screening in rear yards to protect existing neighbor's privacy

Sewer Access Easement

- Gate or bollards to be installed

Project Summary

Project Area: 6.125 Acres (266,805 SF)

Total Homes: 142 Homes

- (20) Two-Story Detached Condos
 - (13) Plan 3060: 1,442 SF, 3 Bed, 2.5 Bath
 - (7) Plan 3522: 1,946 SF, 4 Bed, 3 Bath
- (122) Four-Story Stacked Flats
 - (45) Plan 1: 1,062 SF (4 VL)1, 2 Bed, 2 Bath
 - (16) Plan 2: 1,426 SF (4 VL)1, 3 Bed, 2.5 Bath
 - (45) Plan 3: 1,832 SF, 3 Bed, 3 Bath
 - (16) Plan 4: 2,364 SF, 4 Bed, 3 Bath

Density⁵: 23.2 du/ac

Parking Spaces Required: 236 Spaces

- 2-3 Bedroom: 1.5 Spaces x 119 = 178.5
- 4 Bedroom: 2.5 Spaces x 23 = 57.5
- Guest: N/A

Parking Spaces Provided: 319

- Garages: 284 (2 per unit)
- Guest: 35 Spaces (0.25 per unit)

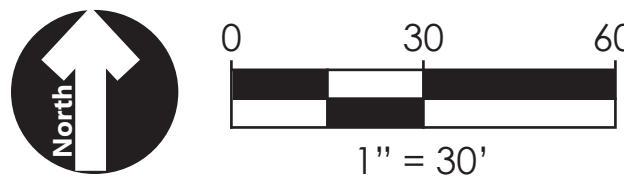
Minimum Open Space Required:

40% of total site area = ±106,722 SF

Total Open Space Provided⁵: ±93,500 SF

Notes:

1. Site Address: 3150 Bear Street, Costa Mesa, CA 92626
2. Assessor's Parcel Numbers: 141-521-48 and -49
3. Application Number: PGPA-24-0002
4. Type VB construction with NFPA 13 automatic fire sprinkler system for attached. Type V-B for Two-Story Detached Condos.
5. Pursuant to Density Bonus Law, assumes 5% of base density (7 units) to be provided to very low income households as defined by state law for a 20% density bonus allowance, waivers, and alternative parking standards.
6. Guest spaces are 8.5' x 18'
7. Private open space minimum dimension of 5'
8. Existing General Plan: General Commercial
9. Proposed General Plan: High Density Residential (20 du/ac)
10. Existing Zoning: AP - Administrative & Professional
11. Proposed Zoning: R-3 Multiple-family Residential (20 du/ac)
12. SB330: N/A
13. CEQA: IS/MND
14. See Sheet C-3 for more dimensions



To Bear Street Bridge

- Bridge crossing over Interstate 405
- Pedestrian access to South Coast Plaza, Metro Pointe Shopping Center and more

Recreation Area

- Many of the Existing trees will be preserved to maintain the “green” edge along Bear Street
- The property will remain in the existing easement for on-going use and maintenance by the HOA
- ± 23,510 SF Recreation area to include passive lawn areas and dog stations - See Landscape Plans

Recreation Area

- ± 10,490 SF Main Area + ±5,070 Paseo
- Landscaped paseos and sidewalks connect all homes to central recreation area
- Amenities include Tot lot, BBQ with shade structure and seating, turf area for passive recreation, and more. See Landscape Plans.

New Pedestrian Crossing

- Install new signalized three way intersection and crosswalk to promote pedestrian connectivity to Shiffer Park
- Close off Shiffer Park Northerly Driveway for more efficient turning movements and fewer conflicts with pedestrians

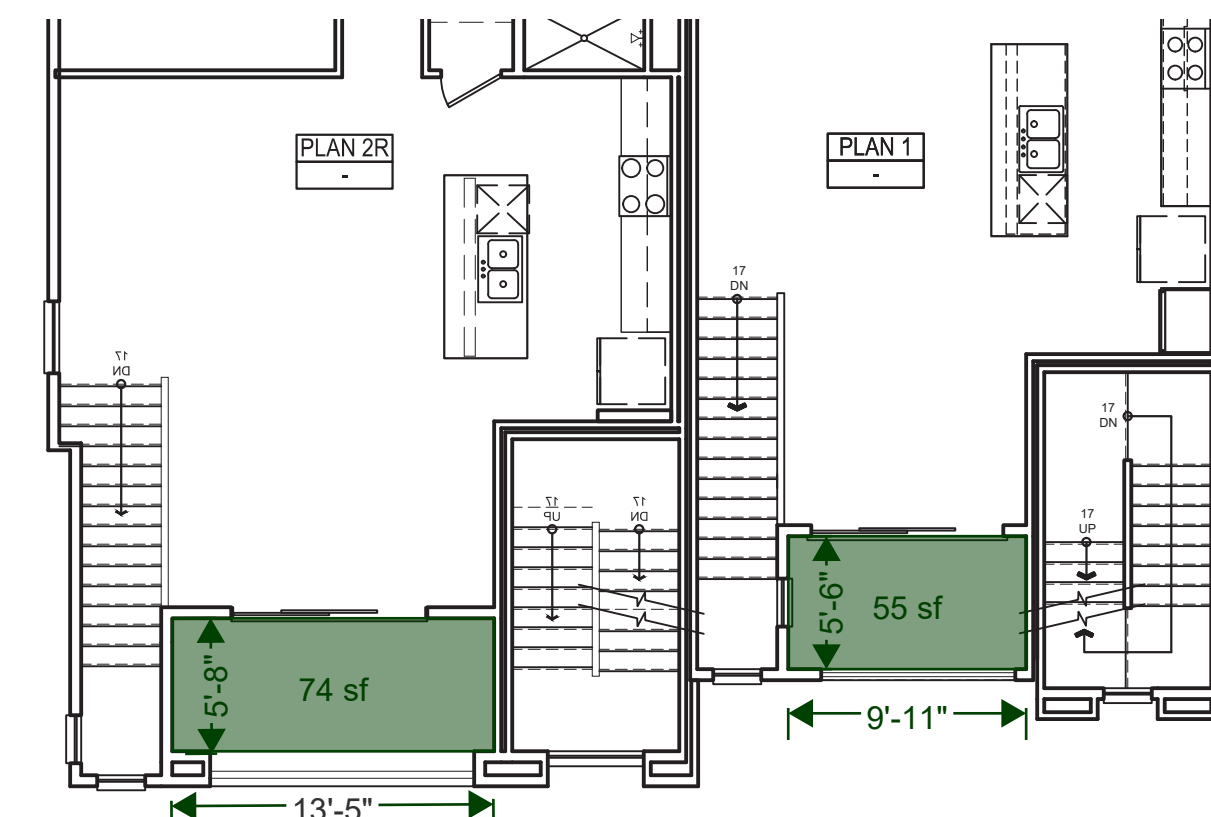
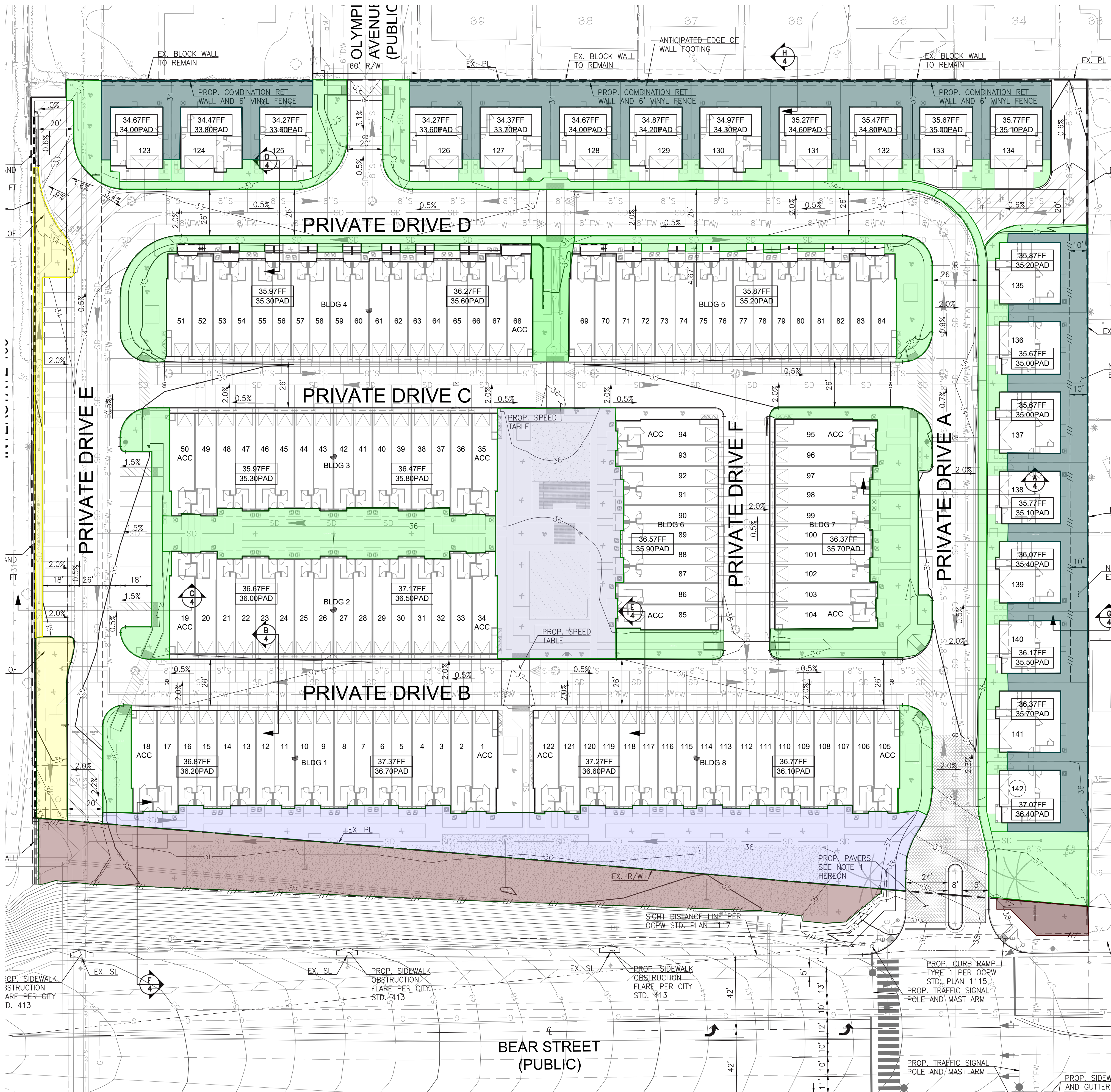
LEGEND

- ● ● ● Pedestrian Path
- Pedestrian Gate
- Raised Crosswalk
- Signalized Crosswalk

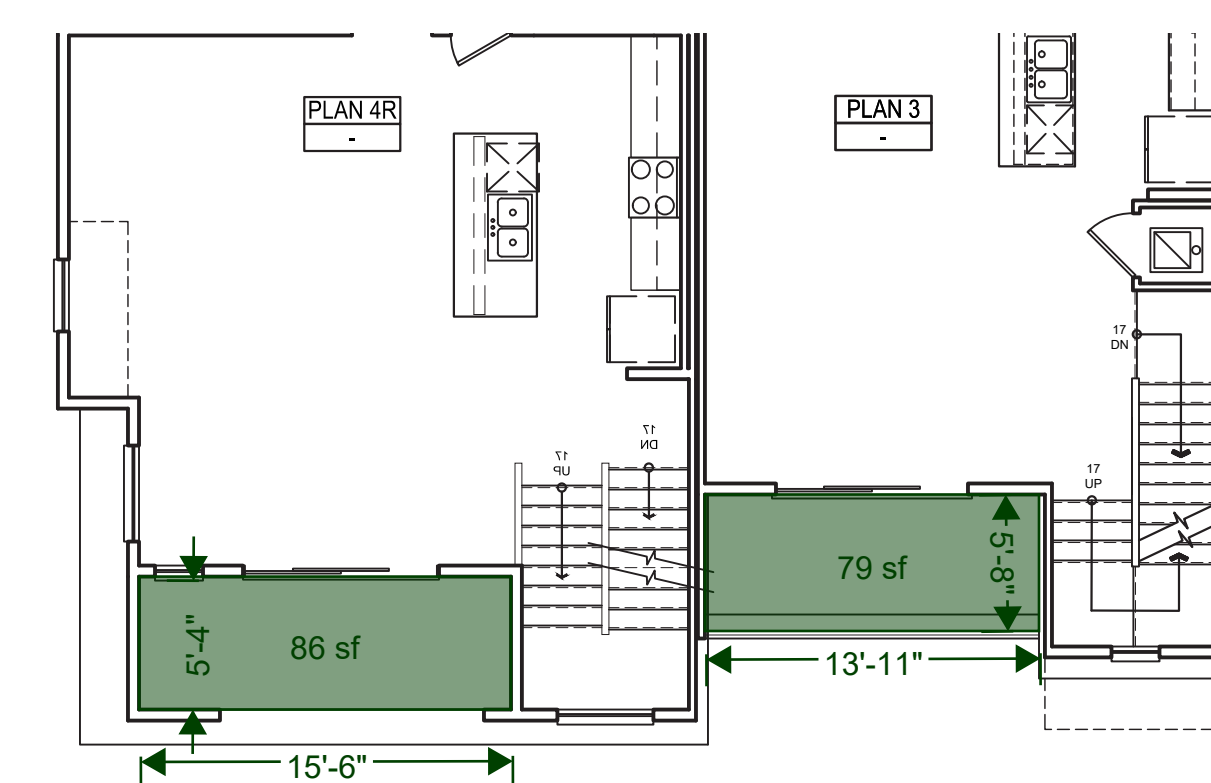
New Pedestrian Access

- Maintain existing emergency vehicle access only to Olympic Avenue; no thru traffic
- Existing EVA gate would be replaced
- Install new pedestrian gate for existing neighbors to be able to walk directly to Shiffer Park
- Pedestrian gate to be locked on both sides by automatic timer 30 minutes before park opens and 30 minutes after park closes
- Signage will be posted with access time

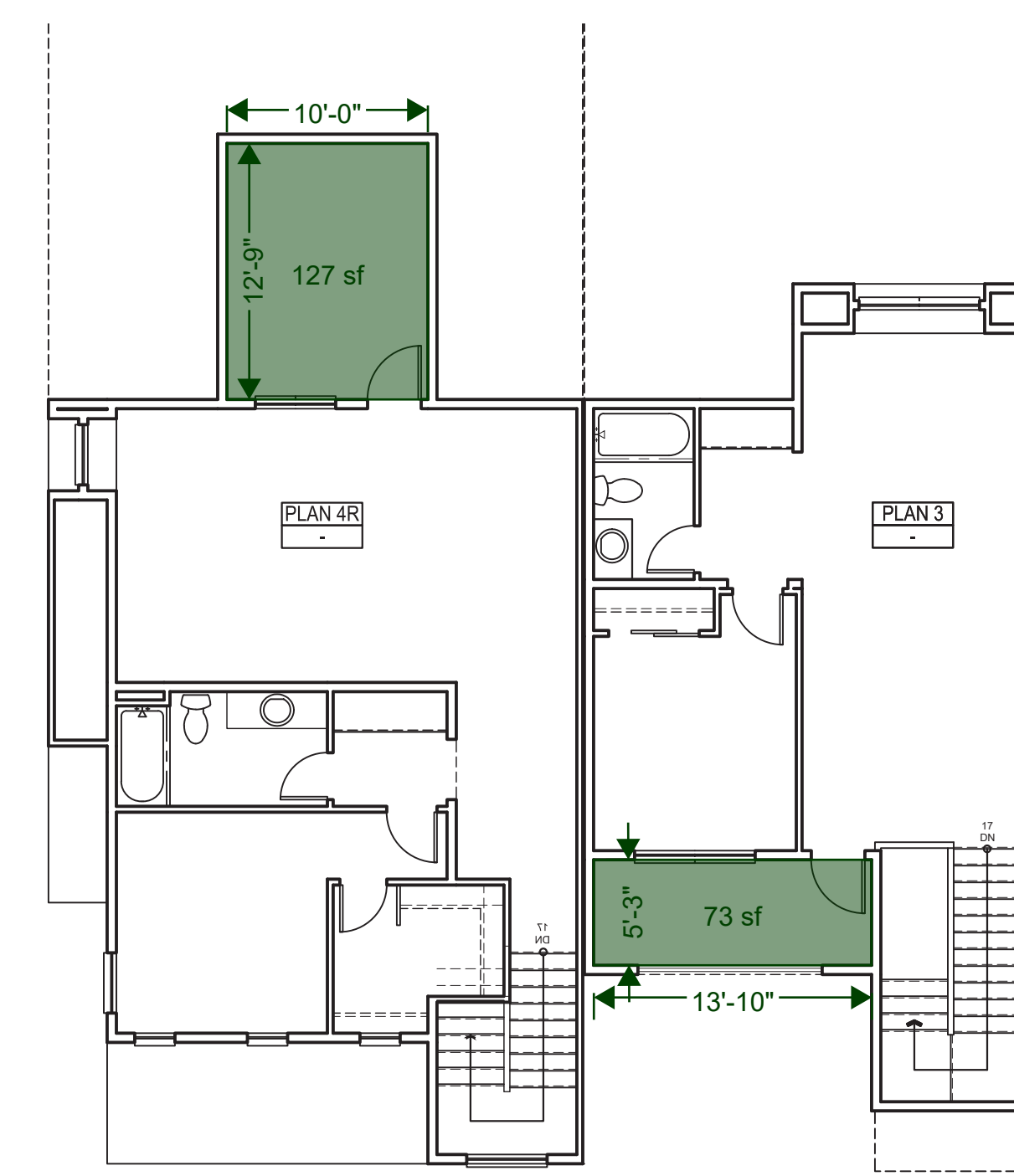




Second Floor Balconies (Plans 1 and 2)



Third Floor Balconies (Plans 3 & 4)



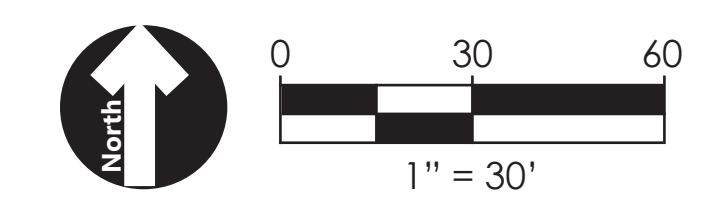
Fourth Floor Balconies (Plans 3 & 4)

- ### LEGEND
- Common Recreation Area = 22,735 SF
 - Off-Site Common Recreation Area = 13,278 SF
 - Paseos, Sidewalks, and decorative planting areas maintained by HOA = 35,502
 - Private Balconies nine feet or more above grade = 13,333
 - Fenced Yards = 18,293
 - Other Decorative Planting Areas = 3,637 SF

Min mum Open Space Required:
40% of total site area = $\pm 106,722$ SF

Total On-Site Open Space Provided⁵: $\pm 93,500$ SF

- Notes
- Open Space may include, but is not limited to, lawns, decorative planting, walkways, active and passive recreational areas, playgrounds, fountains, swimming pools, wooded areas; first floor decks; unenclosed patios with solid or lattice roofs; water courses; and surfaces covered by not more than five feet in depth by projections which are at least eight feet above grade. Open space shall not include the following: driveways; parking lots; other surfaces designed or intended for vehicular travel; and upper floor decks, balconies or areas under projections which are less than eight feet above grade. (CMMC section 13-6)
 - Pursuant to Density Bonus Law, application includes a waiver for reduced open space to achieve the proposed density.





1 - FRONT



2 - REAR

COLOR SCHEME 2 SHOWN. REFER TO COLOR AND MATERIAL BOARD ON SHEET AA7.0 FOR MORE INFORMATION.

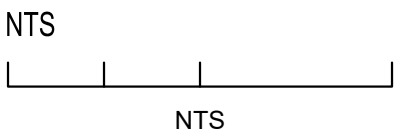


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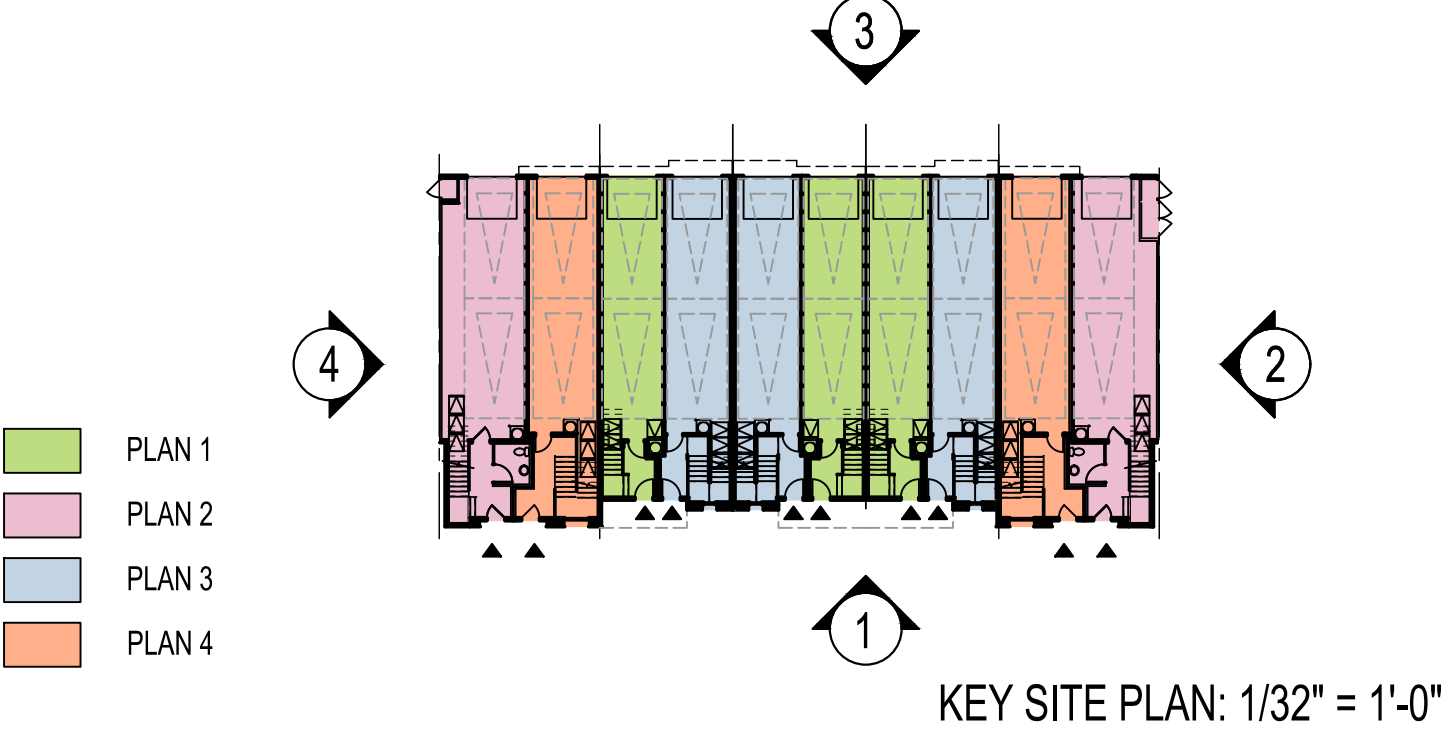
B1000 - 10-PLEX
PERSPECTIVES

AA2.0



MATERIAL LEGEND

- | | | |
|------------------------|-----------------------------|--------------------|
| 1. FLAT TILE ROOFING | 7. TRELLIS | 13. UTILITY CLOSET |
| 2. STUCCO | 8. METAL RAILING | 14. FIRE RISER |
| 3. VERTICAL LAP SIDING | 9. SECTIONAL GARAGE DOOR | |
| 4. TRIM | 10. WALL LIGHT WITH SIGNAGE | |
| 5. FAUX VENT | 11. ENTRY DOOR | |
| 6. DECORATIVE AWNING | 12. VINYL WINDOW | |



COLOR SCHEME 2 SHOWN. REFER TO COLOR AND MATERIAL BOARD ON SHEET AA7.0 FOR MORE INFORMATION.



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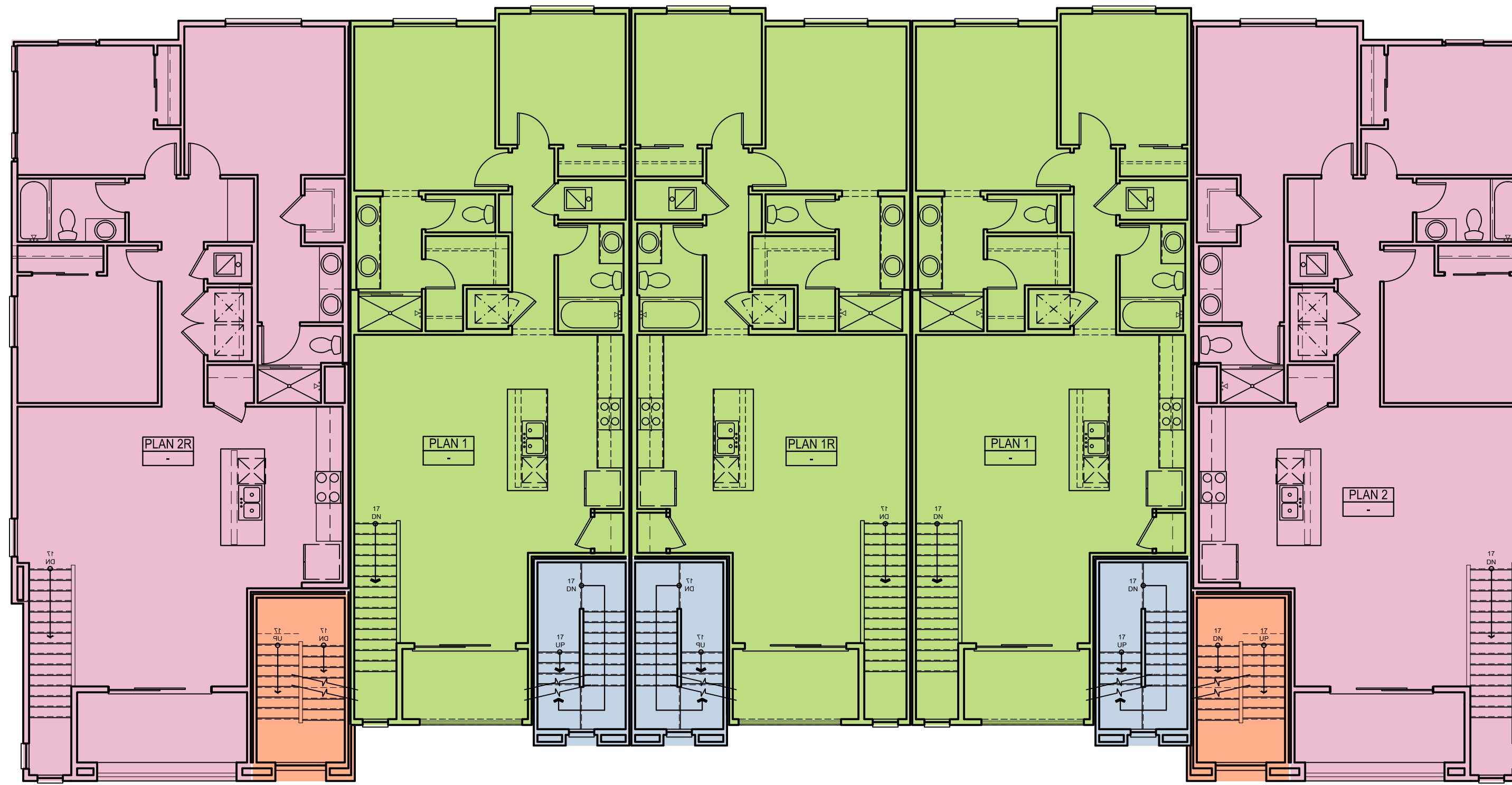
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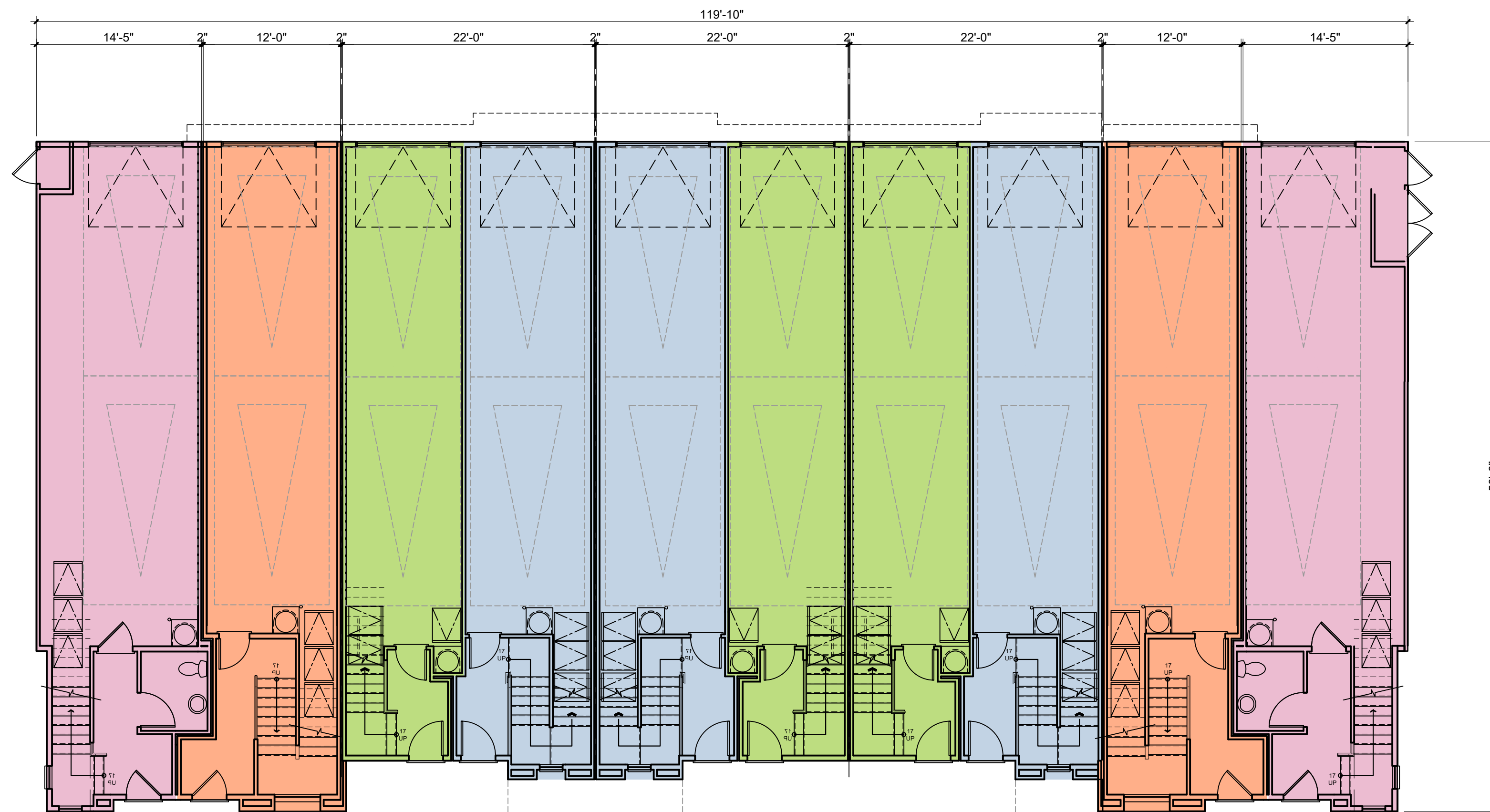
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0 8 16 32

B1000 - 10-PLEX
ELEVATIONS

AA2.1



SECOND FLOOR



FIRST FLOOR

- PLAN 1
- PLAN 2
- PLAN 3
- PLAN 4



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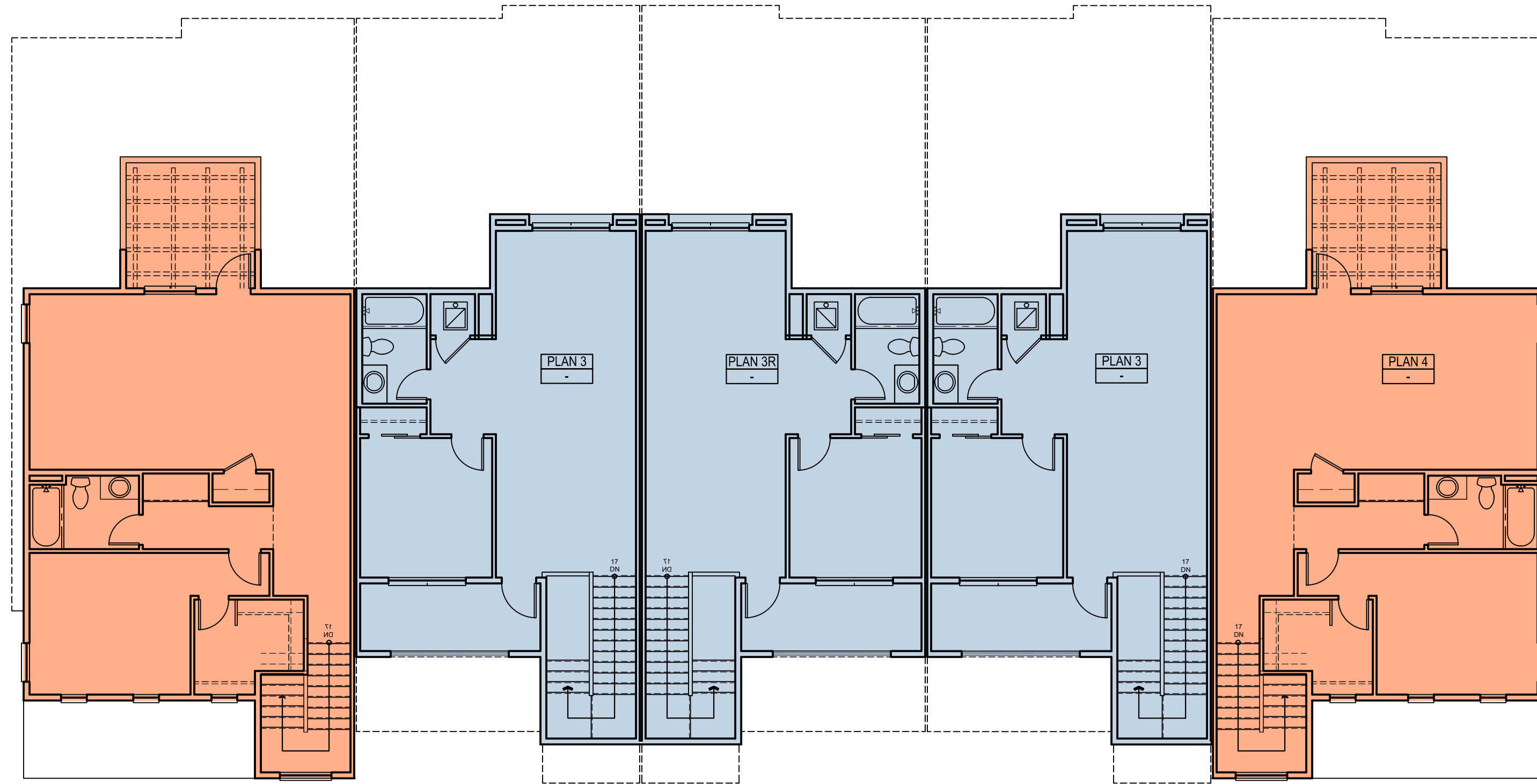
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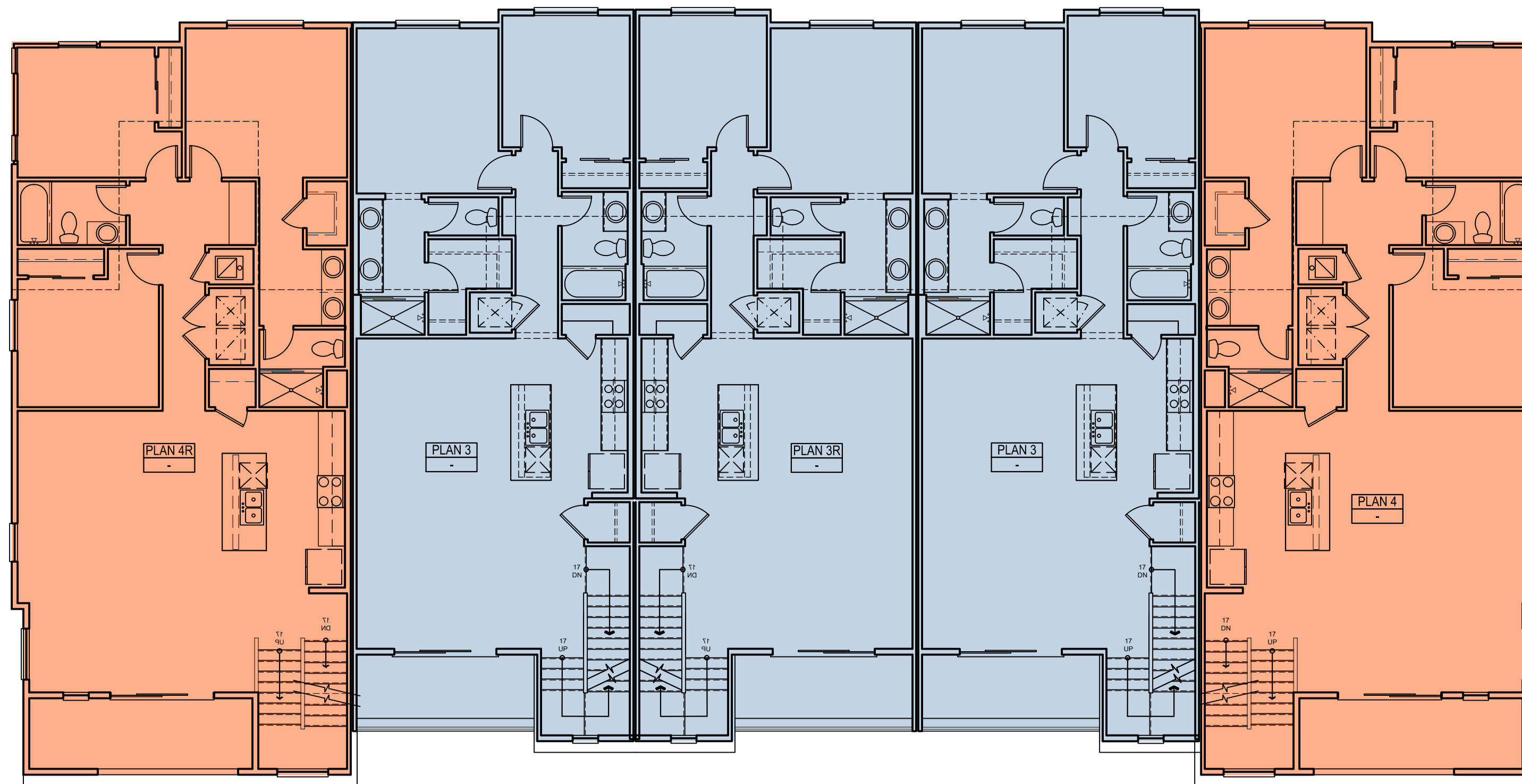
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B1000 - 10-PLEX
BUILDING PLANS

AA2.2

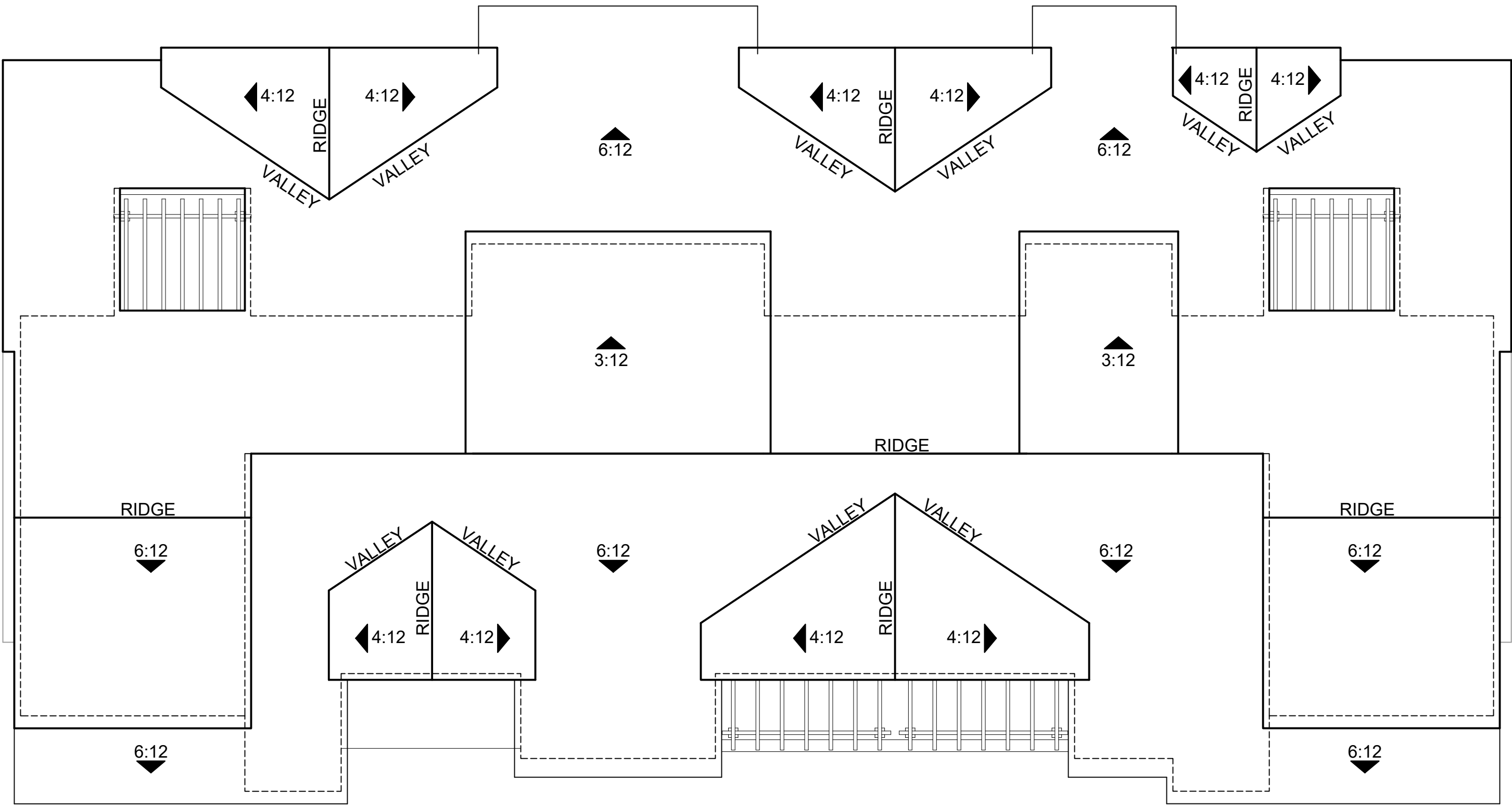


FOURTH FLOOR



THIRD FLOOR

- PLAN 1
- PLAN 2
- PLAN 3
- PLAN 4



ROOF PLAN



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SCALE: 1/8" = 1'-0"
0 4 8 16

B1000 - 10-PLEX
BUILDING PLANS

AA2.4



1 - FRONT



2 - REAR

COLOR SCHEME 1 SHOWN. REFER TO COLOR AND MATERIAL BOARD ON SHEET AA7.0 FOR MORE INFORMATION.

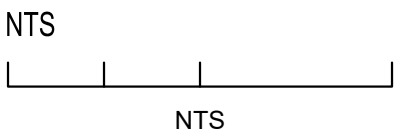


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B1600 - 16-PLEX
PERSPECTIVES

AA3.0



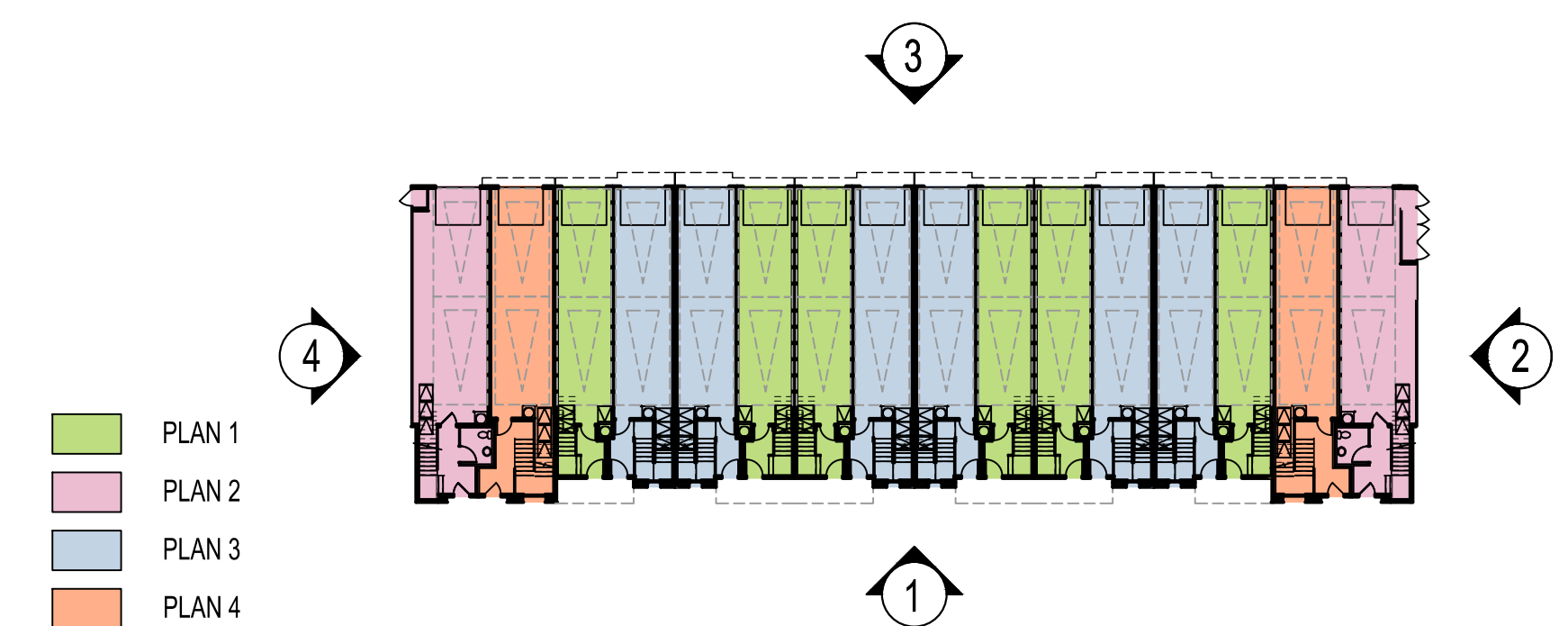
3 - REAR



1 - FRONT

MATERIAL LEGEND

- | | | |
|------------------------|-----------------------------|--------------------|
| 1. FLAT TILE ROOFING | 7. TRELLIS | 13. UTILITY CLOSET |
| 2. STUCCO | 8. METAL RAILING | 14. FIRE RISER |
| 3. VERTICAL LAP SIDING | 9. SECTIONAL GARAGE DOOR | |
| 4. TRIM | 10. WALL LIGHT WITH SIGNAGE | |
| 5. FAUX VENT | 11. ENTRY DOOR | |
| 6. DECORATIVE AWNING | 12. VINYL WINDOW | |



KEY SITE PLAN: 1/32" = 1'-0"

COLOR SCHEME 1 SHOWN. REFER TO COLOR AND MATERIAL BOARD ON SHEET AA7.0 FOR MORE INFORMATION.



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B1600 - 16-PLEX
ELEVATIONS

AA3.1



4 - LEFT



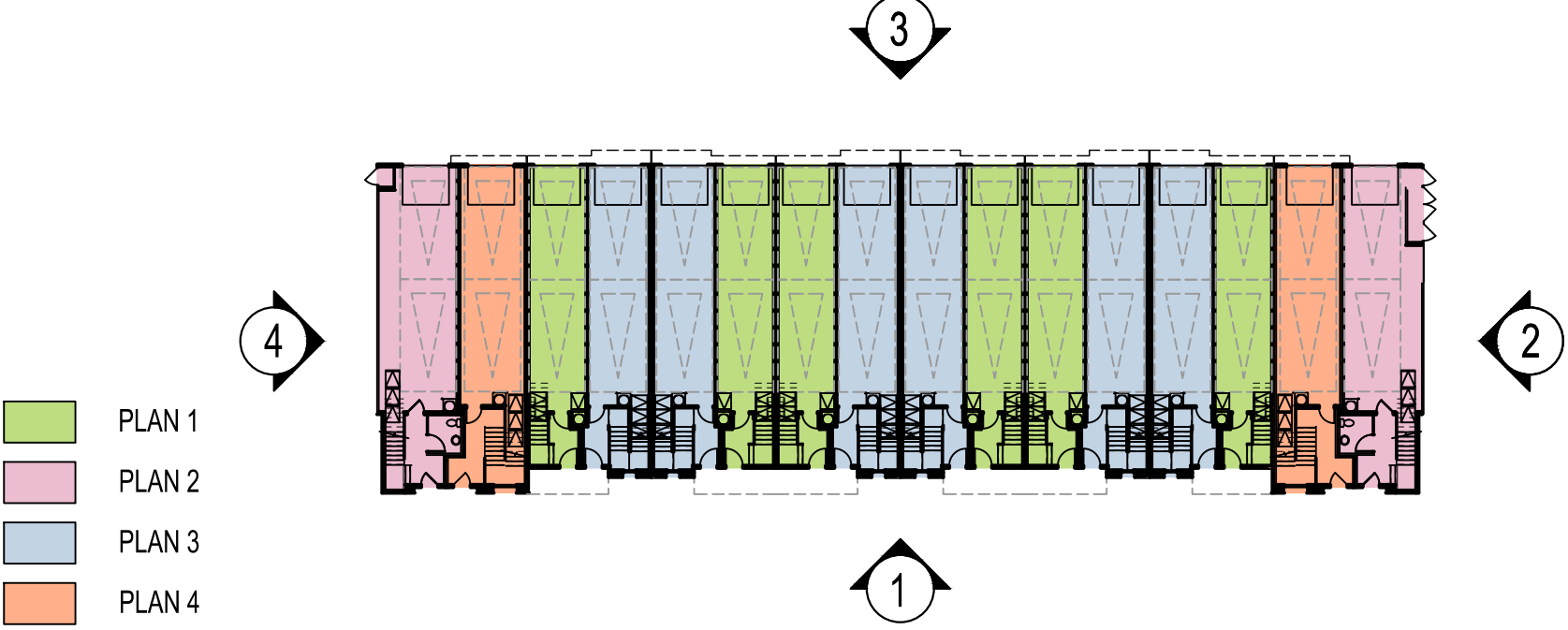
2 - RIGHT

MATERIAL LEGEND

- 1. FLAT TILE ROOFING
- 2. STUCCO
- 3. VERTICAL LAP SIDING
- 4. TRIM
- 5. FAUX VENT
- 6. DECORATIVE AWNING

- 7. TRELLIS
- 8. METAL RAILING
- 9. SECTIONAL GARAGE DOOR
- 10. WALL LIGHT WITH SIGNAGE
- 11. ENTRY DOOR
- 12. VINYL WINDOW

- 13. UTILITY CLOSET
- 14. FIRE RISER



KEY SITE PLAN: 1/32" = 1'-0"

COLOR SCHEME 1 SHOWN. REFER TO COLOR AND MATERIAL BOARD ON SHEET AA7.0 FOR MORE INFORMATION.



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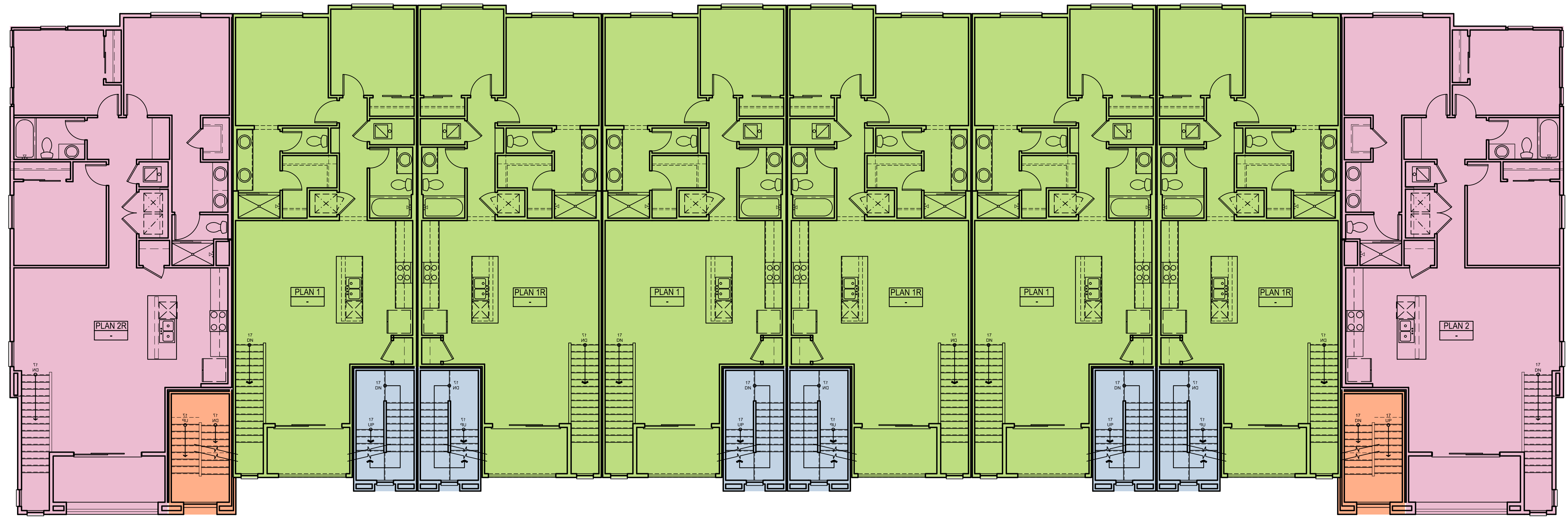
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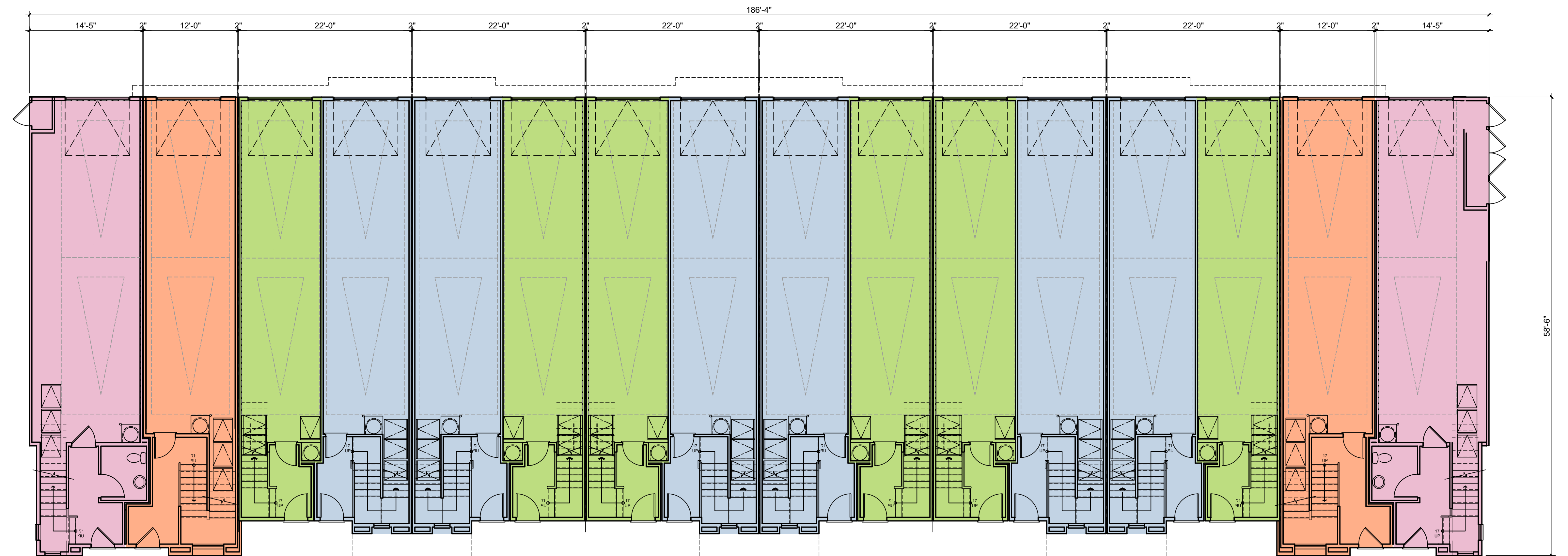
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B1600 - 16-PLEX
ELEVATIONS

AA3.2

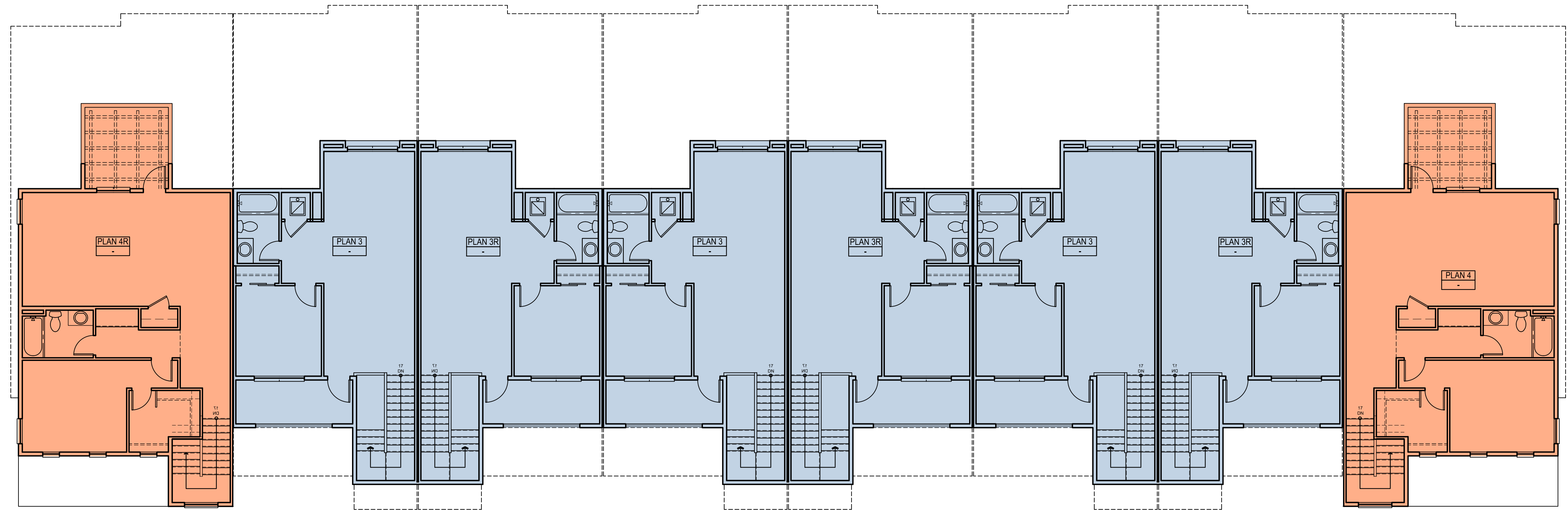


SECOND FLOOR

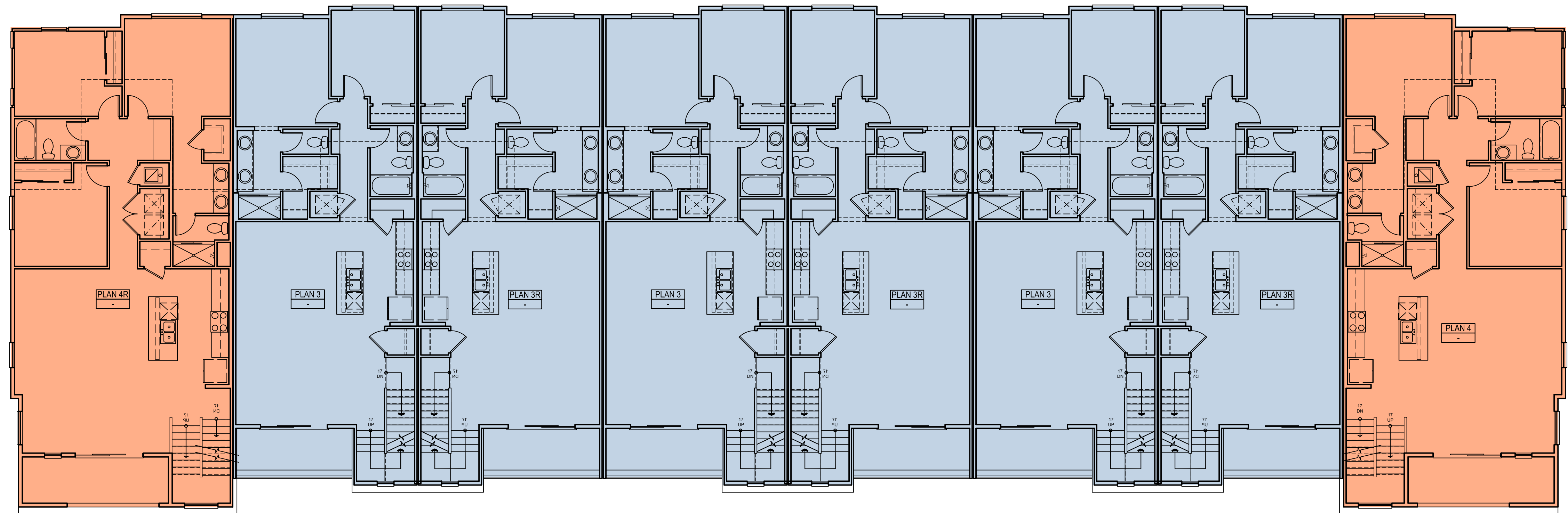


FIRST FLOOR

- PLAN 1
- PLAN 2
- PLAN 3
- PLAN 4

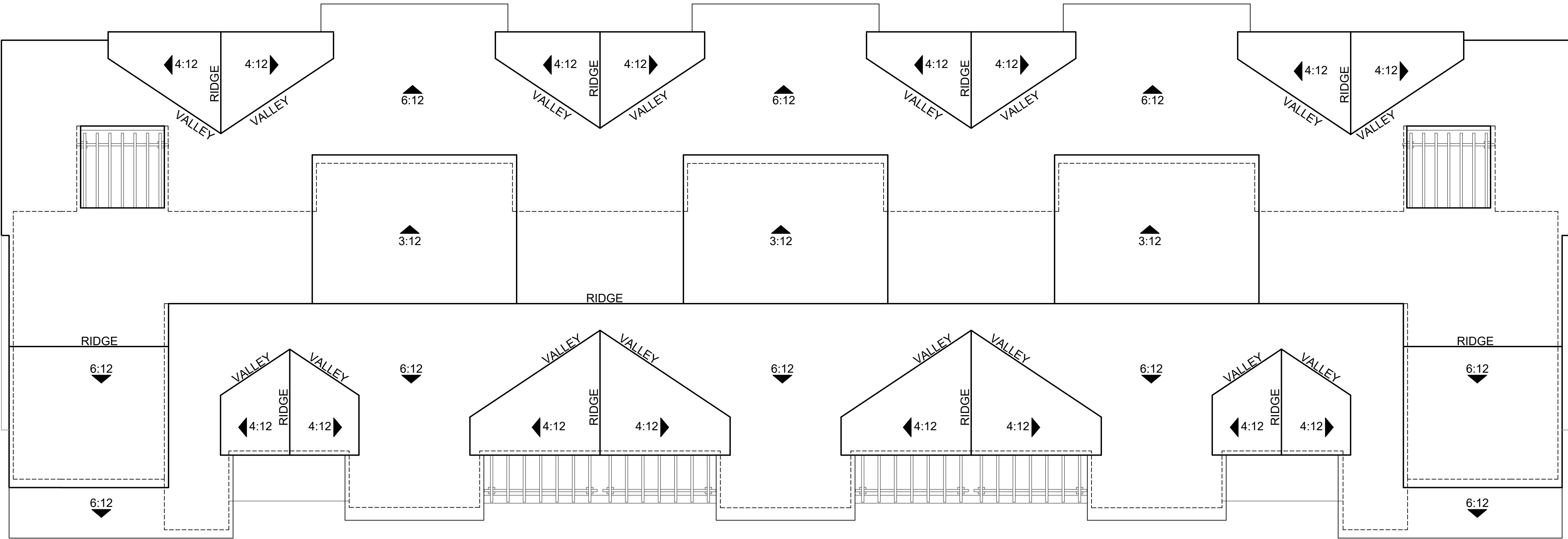


FOURTH FLOOR



THIRD FLOOR

- PLAN 1
- PLAN 2
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ROOF PLAN



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0 4 8 16

B1600 - 16-PLEX
BUILDING PLANS

AA3.5



1 - FRONT



2 - REAR

COLOR SCHEME 2 SHOWN. REFER TO COLOR AND MATERIAL BOARD ON SHEET AA7.0 FOR MORE INFORMATION.

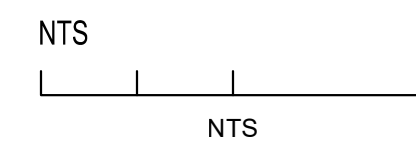


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B1800 - 18-PLEX
PERSPECTIVES

AA4.0



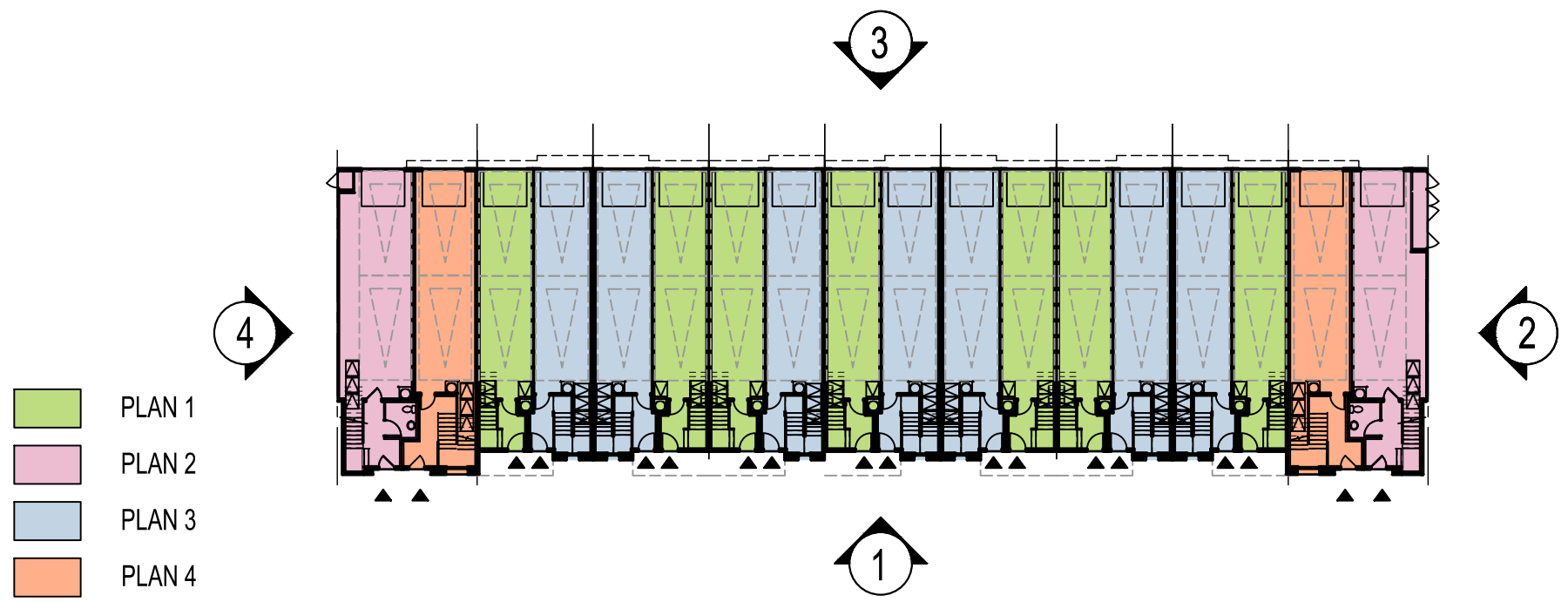
3 - REAR



1 - FRONT

MATERIAL LEGEND

- | | | |
|------------------------|-----------------------------|--------------------|
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| 2. STUCCO | 8. METAL RAILING | 14. FIRE RISER |
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| 6. DECORATIVE AWNING | 12. VINYL WINDOW | |



KEY SITE PLAN: 1/32" = 1'-0"

COLOR SCHEME 2 SHOWN. REFER TO COLOR AND MATERIAL BOARD ON SHEET AA7.0 FOR MORE INFORMATION.



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BEAR STREET
COSTA MESA, CA # 2024-0264

Plot Date: 2.17.2025
1st Submittal Date: 08.01.2024
2nd Submittal Date: 12.18.2024
3rd Submittal Date: 02.20.2025

SCALE: 1/8" = 1'-0"
0 8 16 32

B1800 - 18-PLEX
ELEVATIONS

AA4.1



4 - LEFT



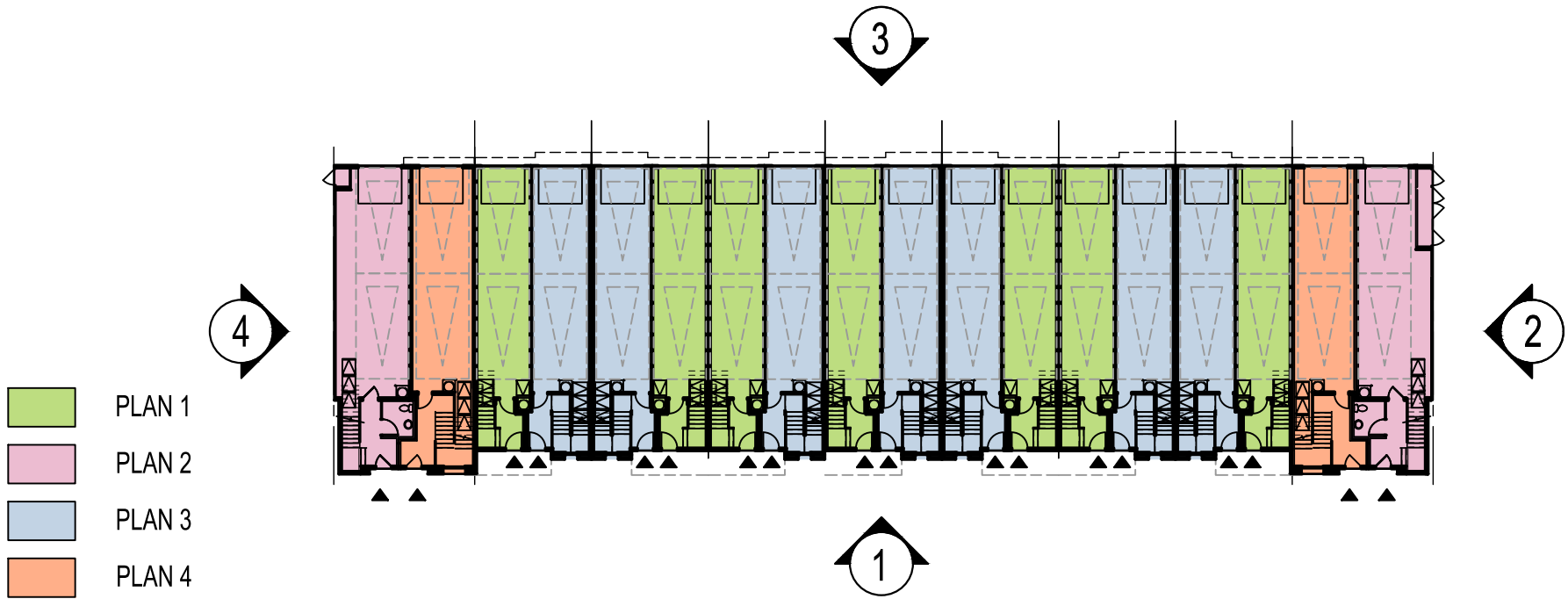
2 - RIGHT

MATERIAL LEGEND

- 1. FLAT TILE ROOFING
- 2. STUCCO
- 3. VERTICAL LAP SIDING
- 4. TRIM
- 5. FAUX VENT
- 6. DECORATIVE AWNING

- 7. TRELLIS
- 8. METAL RAILING
- 9. SECTIONAL GARAGE DOOR
- 10. WALL LIGHT WITH SIGNAGE
- 11. ENTRY DOOR
- 12. VINYL WINDOW

- 13. UTILITY CLOSET
- 14. FIRE RISER



KEY SITE PLAN: 1/32" = 1'-0"

COLOR SCHEME 2 SHOWN. REFER TO COLOR AND MATERIAL BOARD ON SHEET AA7.0 FOR MORE INFORMATION.



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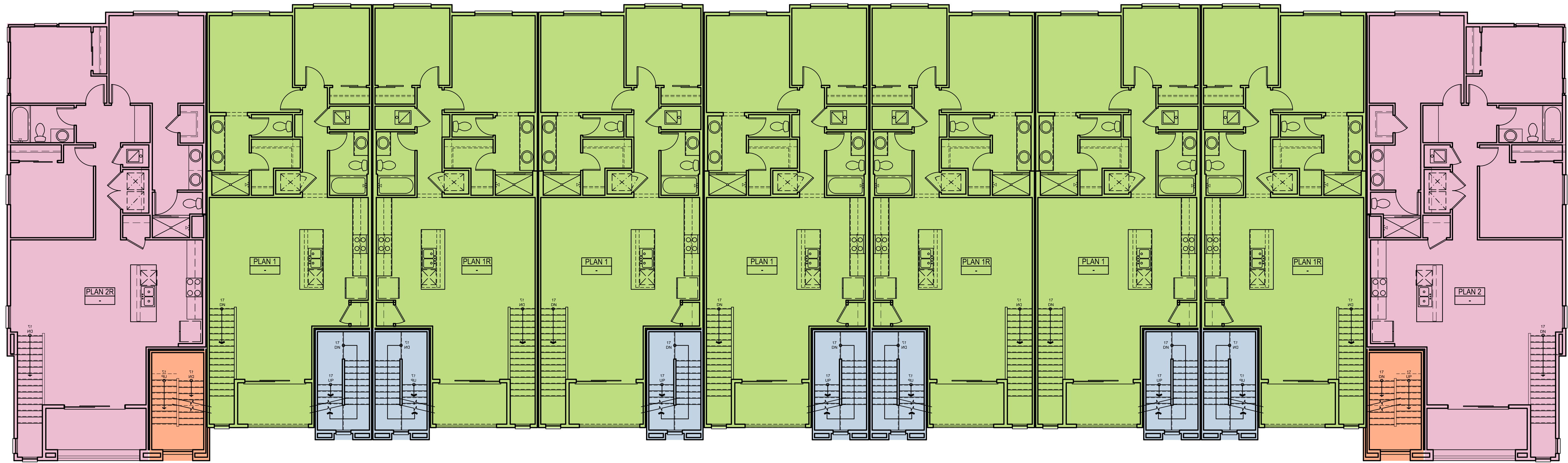
BEAR STREET
COSTA MESA, CA # 2024-0264

Plot Date: 2.17.2025
1st Submittal Date: 08.01.2024
2nd Submittal Date: 12.18.2024
3rd Submittal Date: 02.20.2025

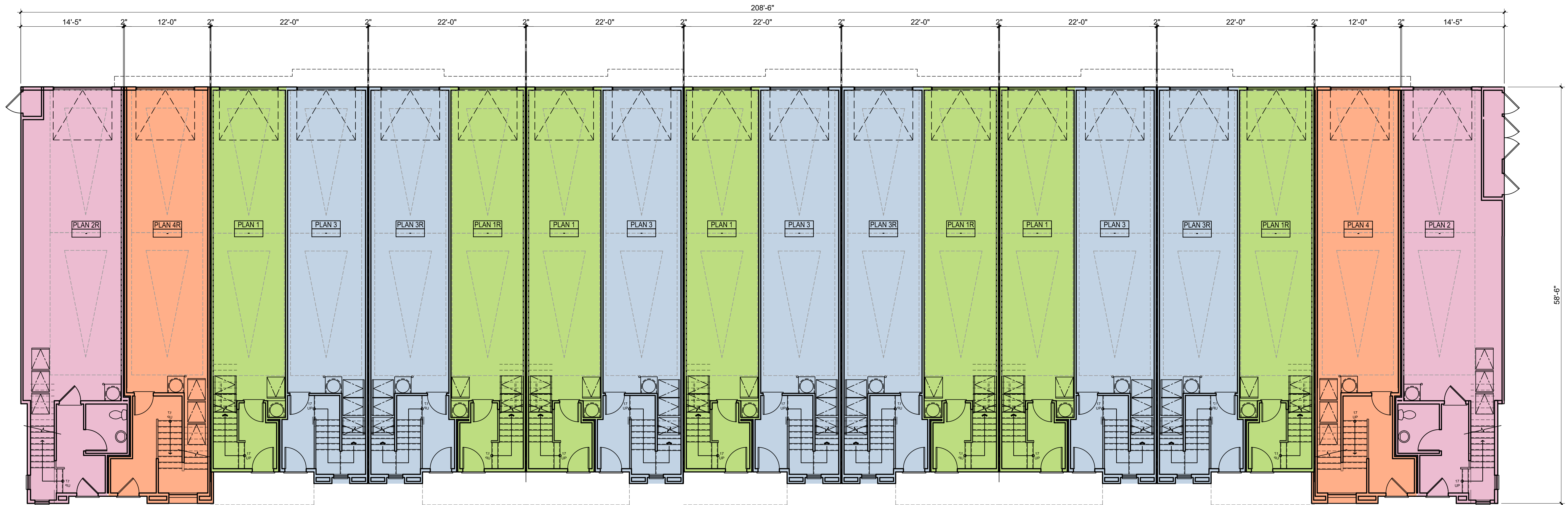
SCALE: 1/8" = 1'-0"
0 8 16 32

B1800 - 18-PLEX
ELEVATIONS

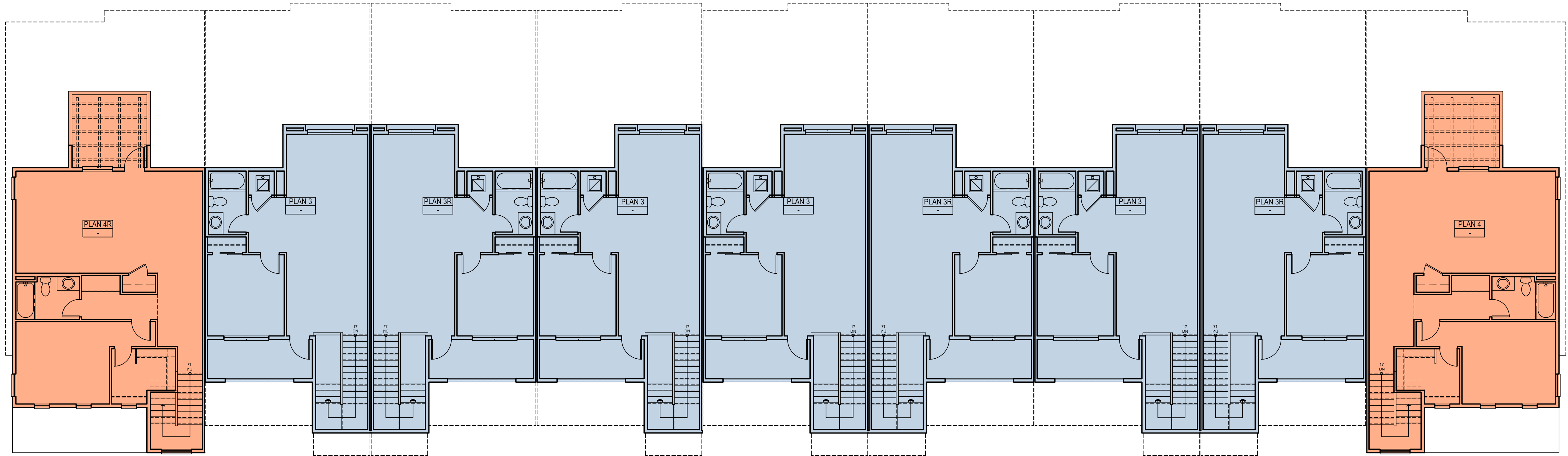
AA4.2



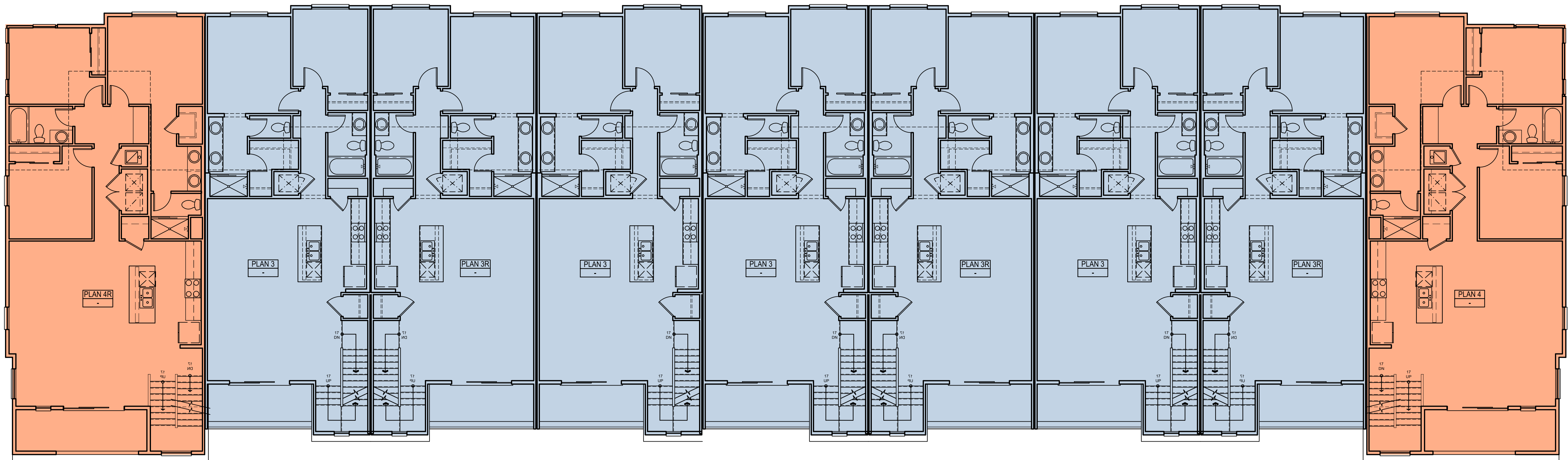
SECOND FLOOR



FIRST FLOOR



FOURTH FLOOR



THIRD FLOOR

- PLAN 1
- PLAN 2
- PLAN 3
- PLAN 4



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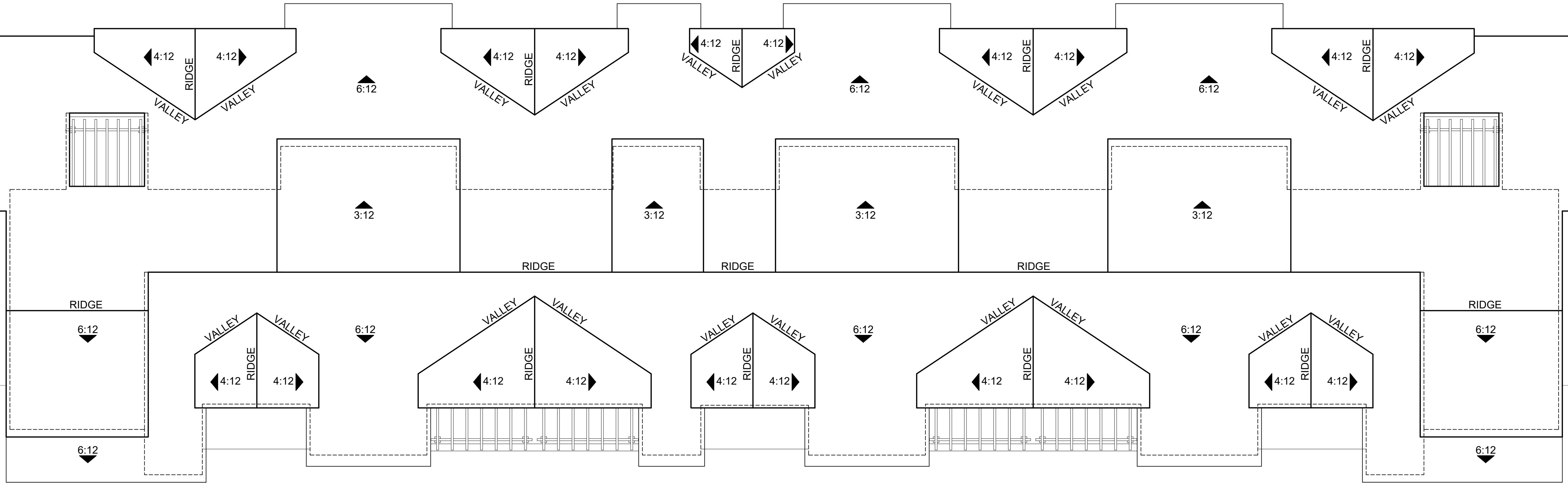
BEAR STREET
COSTA MESA, CA # 2024-0264

Plot Date: 2.17.2025
1st Submittal Date: 08.01.2024
2nd Submittal Date: 12.18.2024
3rd Submittal Date: 02.20.2025

SCALE: 1/8" = 1'-0"
0 4 8 16

B1800 - 18-PLEX
BUILDING PLANS

AA4.4



ROOF PLAN



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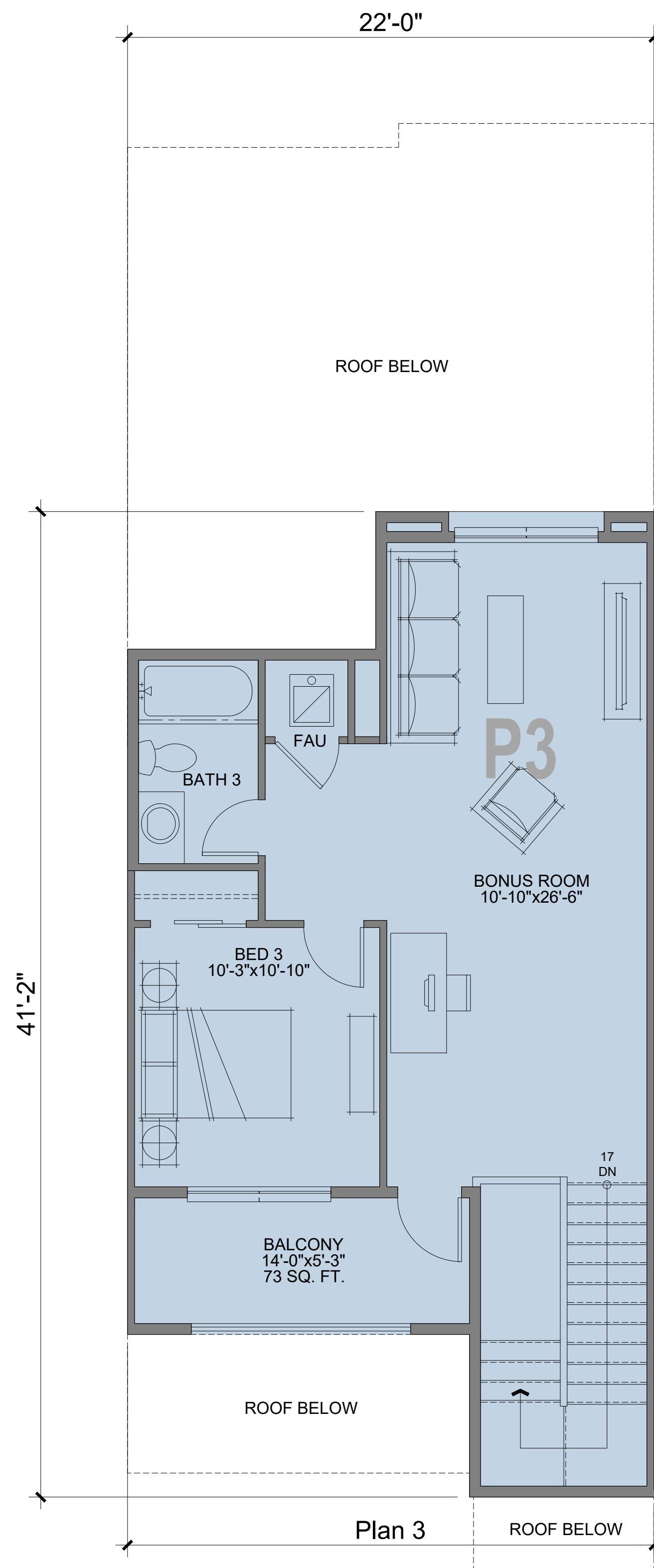
BEAR STREET
COSTA MESA, CA # 2024-0264

Plot Date: 2.17.2025
1st Submittal Date: 08.01.2024
2nd Submittal Date: 12.18.2024
3rd Submittal Date: 02.20.2025

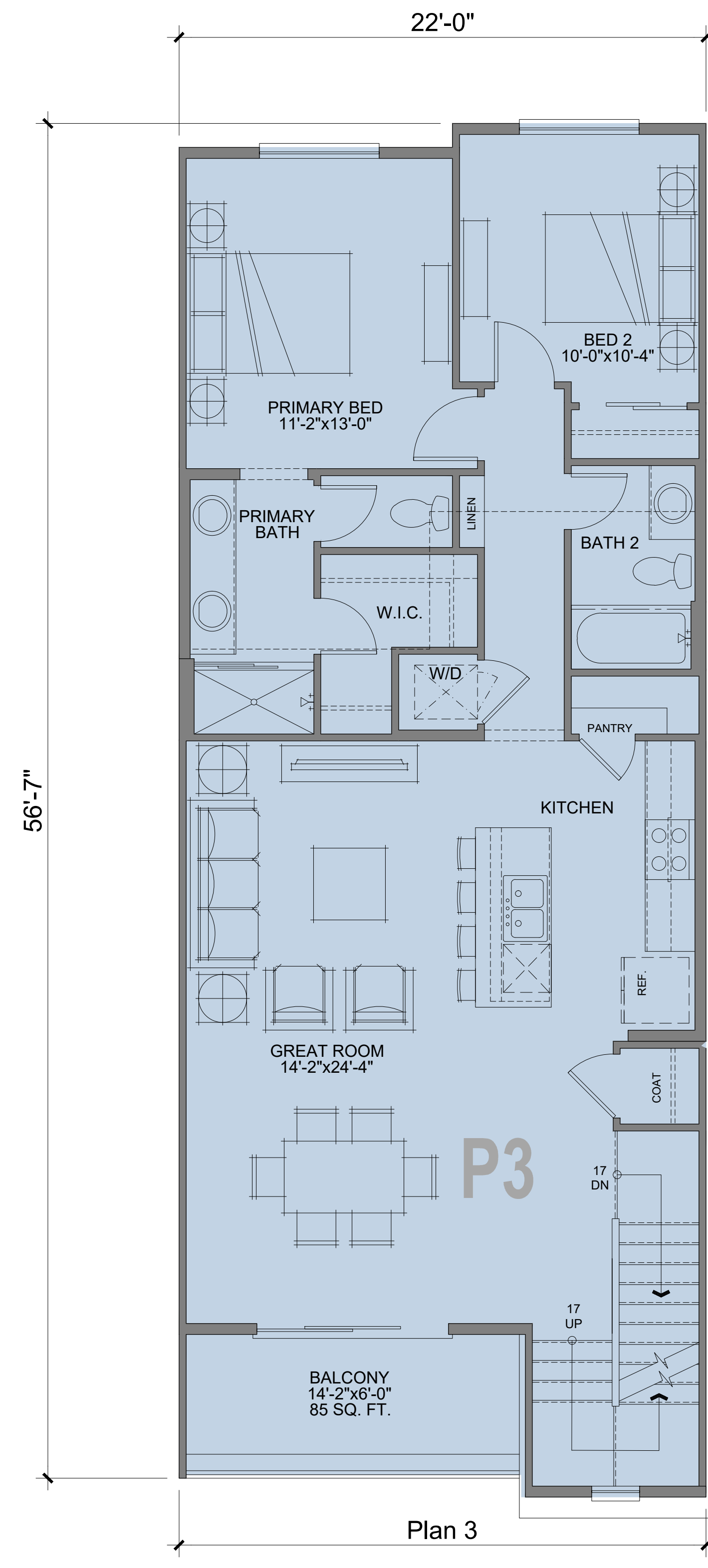
SCALE: 1/8" = 1'-0"
0 4 8 16

B1800 - 18-PLEX
BUILDING PLANS

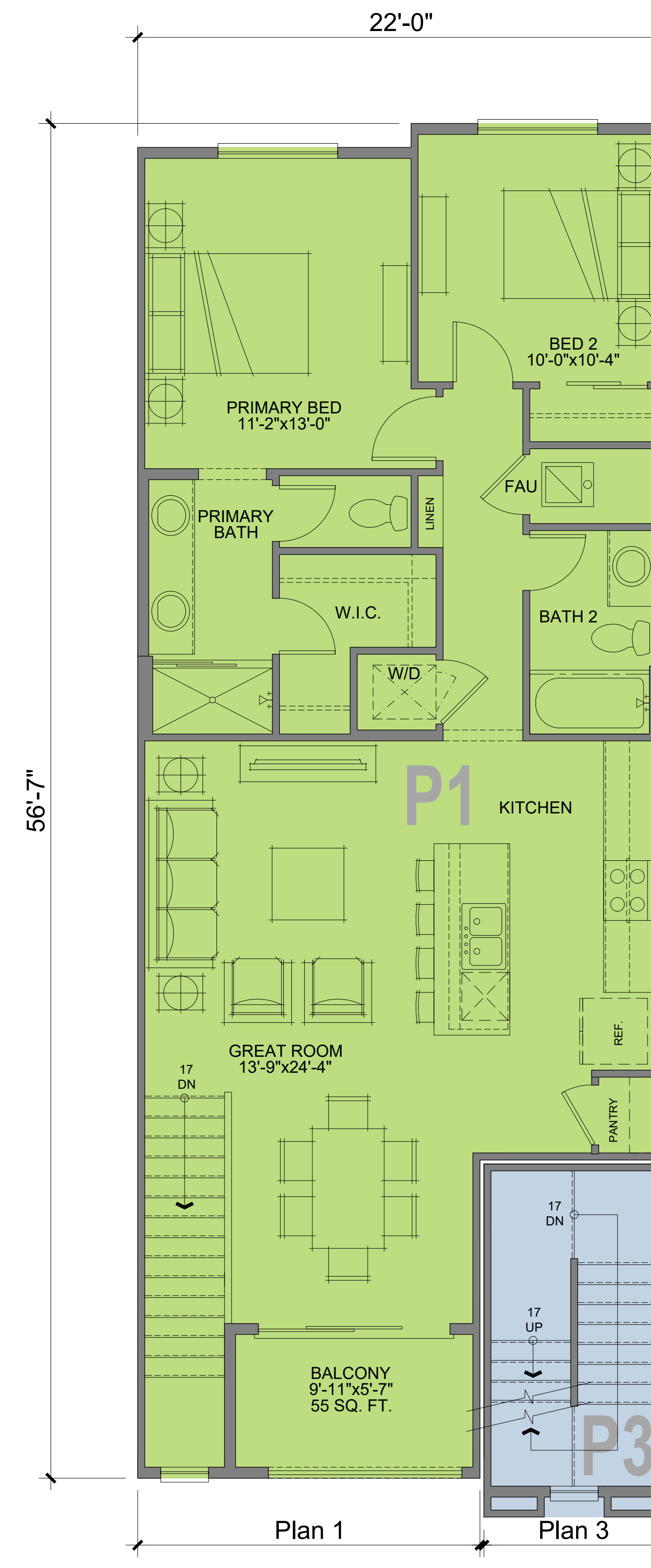
AA4.5



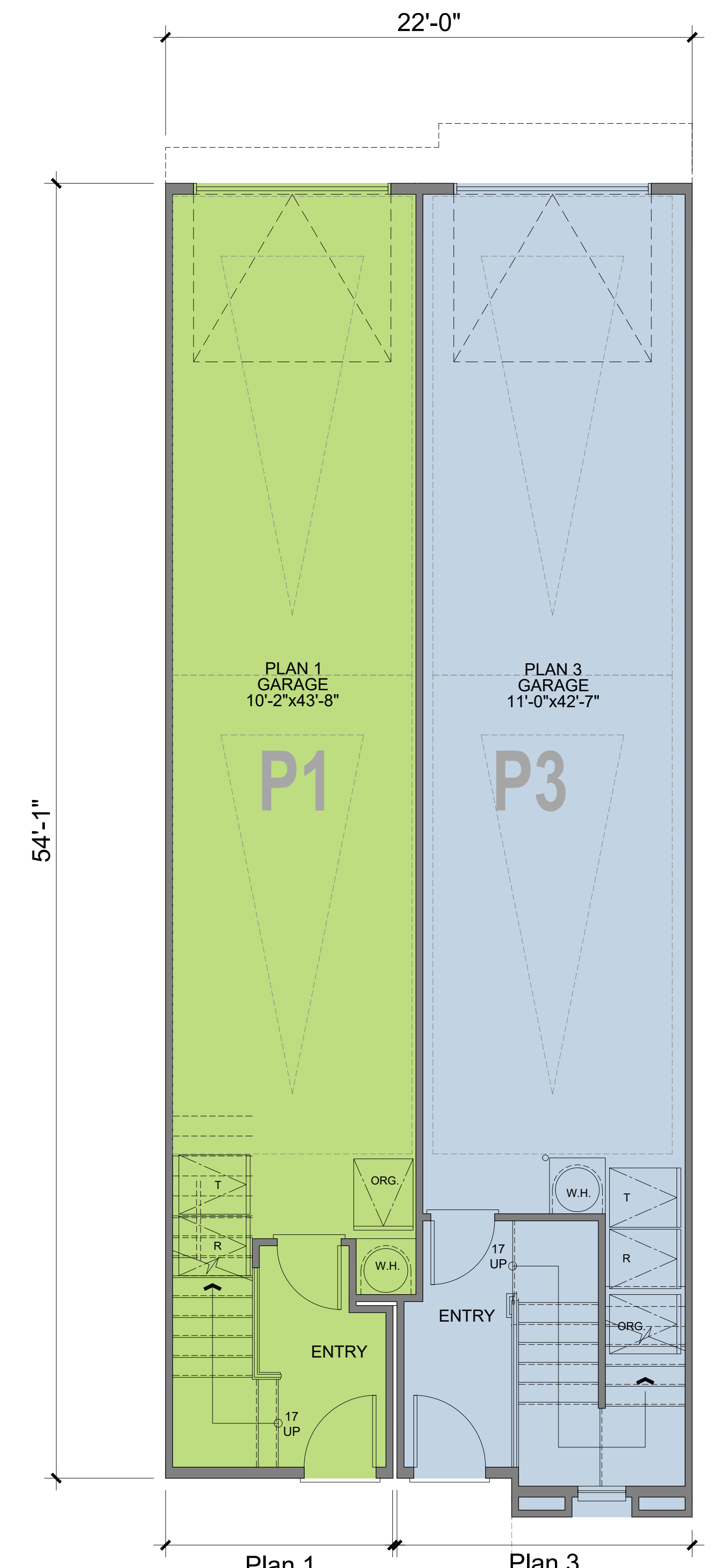
FOURTH FLOOR



THIRD FLOOR

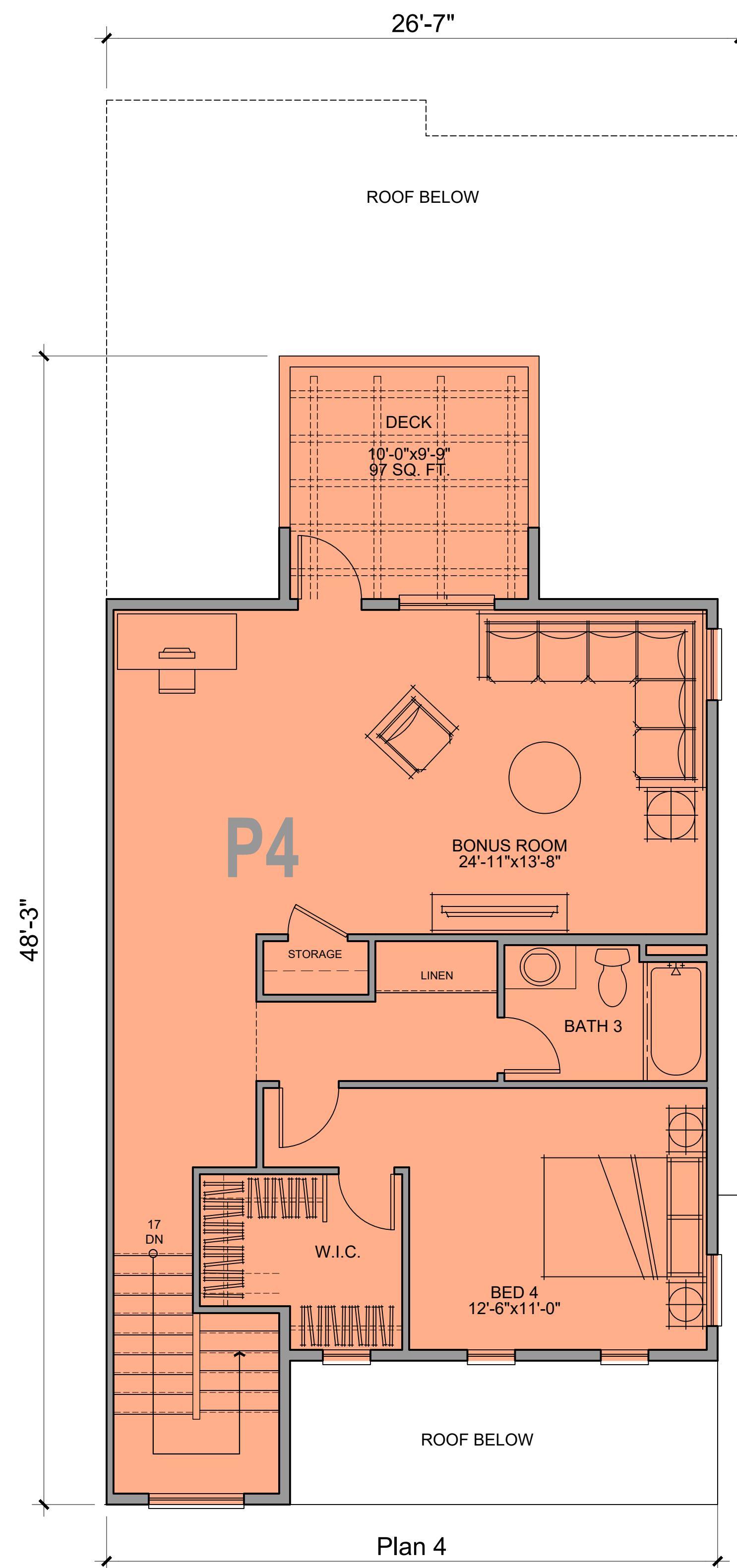


SECOND FLOOR

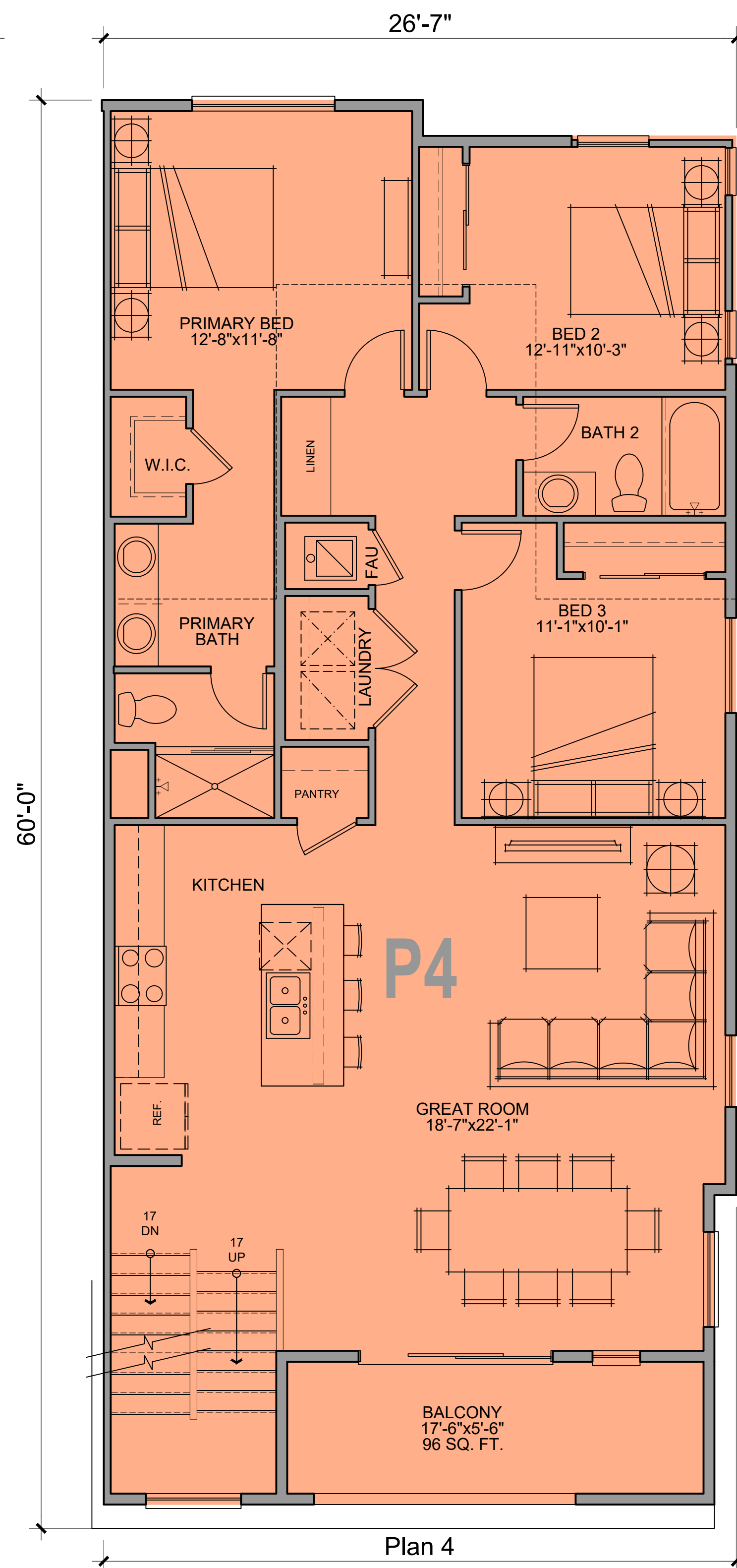


FIRST FLOOR

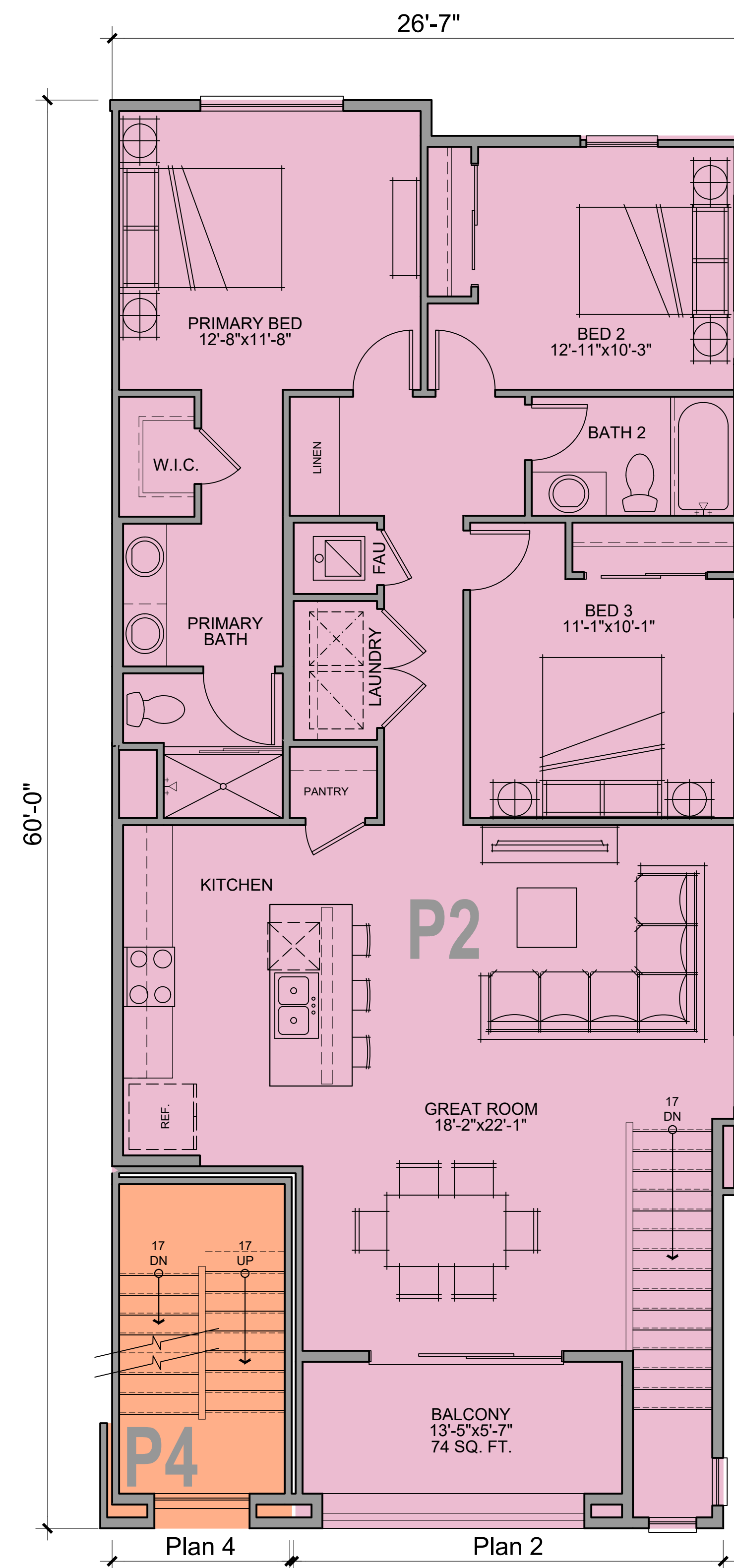
PLAN 3 (3 BED / 3 BATH) - NET SF - 45 UNITS		PLAN 1 (2 BED / 2 BATH) - NET SF - 45 UNITS	
FIRST FLOOR	125 SQ. FT.	FIRST FLOOR	101 SQ. FT.
SECOND FLOOR	92 SQ. FT.	SECOND FLOOR	962 SQ. FT.
THIRD FLOOR	1095 SQ. FT.	THIRD FLOOR	0
FOURTH FLOOR	520 SQ. FT.	FOURTH FLOOR	0
TOTAL NET	1,832 SQ. FT.	TOTAL NET	1,062 SQ. FT.
DECK	159 SQ. FT.	DECK	55 SQ. FT.
GARAGE	488 SQ. FT.	GARAGE	456 SQ. FT.



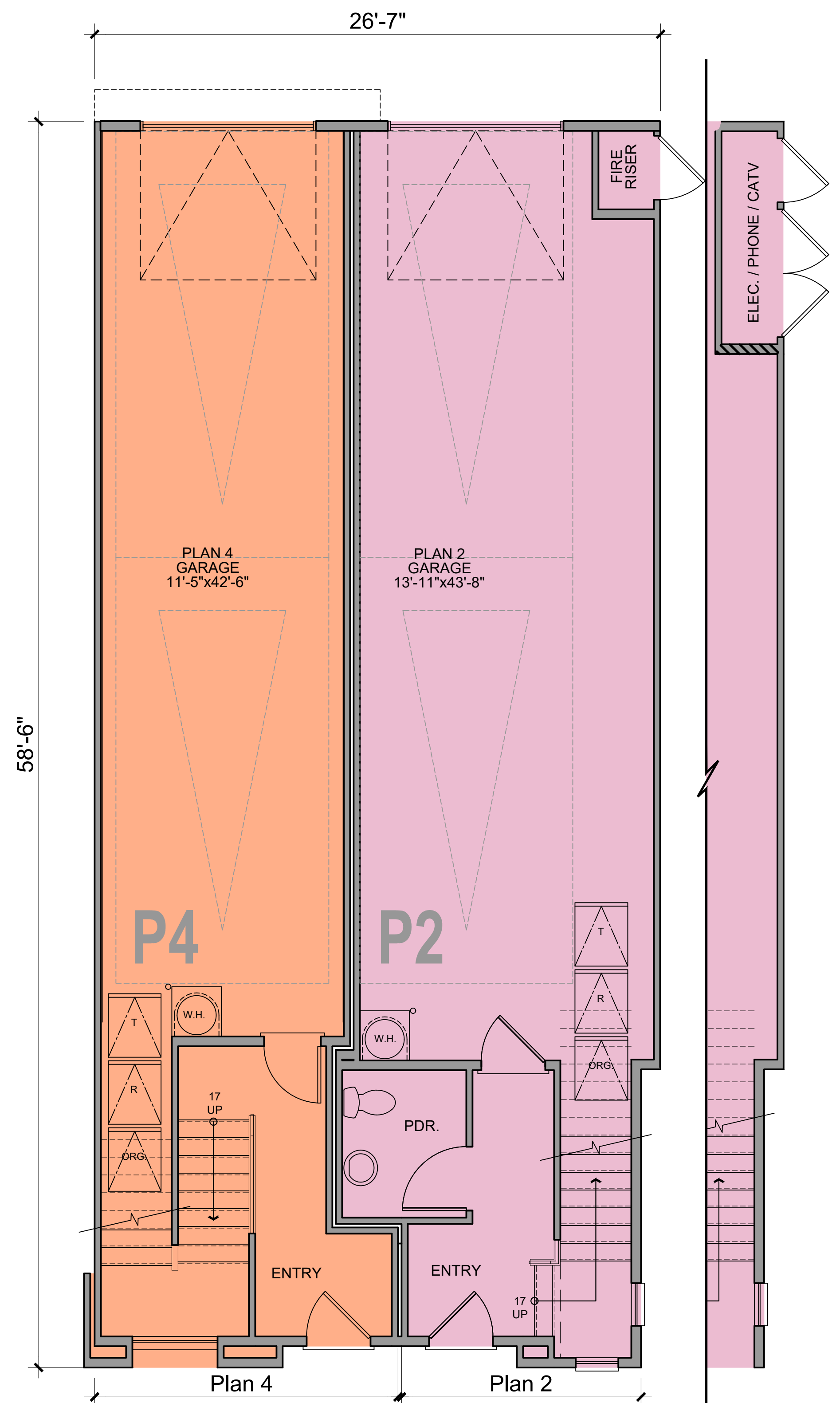
FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



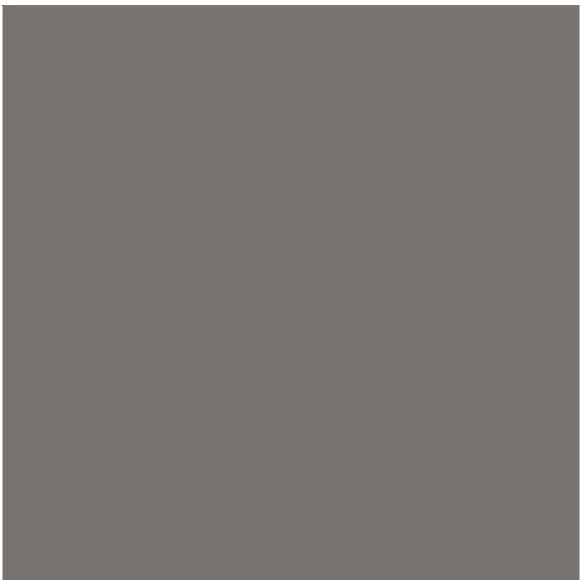
FIRST FLOOR

PLAN 4 (4 BED / 3 BATH) - NET SF - 16 UNITS		PLAN 2 (3 BED / 2.5 BATH) - NET SF - 16 UNITS	
FIRST FLOOR	169 SQ. FT.	FIRST FLOOR	166 SQ. FT.
SECOND FLOOR	90 SQ. FT.	SECOND FLOOR	1270 SQ. FT.
THIRD FLOOR	1351 SQ. FT.	THIRD FLOOR	0
FOURTH FLOOR	754 SQ. FT.	FOURTH FLOOR	0
TOTAL NET	2,364 SQ. FT.	TOTAL NET	1,436 SQ. FT.
DECK	194 SQ. FT.	DECK	74 SQ. FT.
GARAGE	510 SQ. FT.	GARAGE	615 SQ. FT.

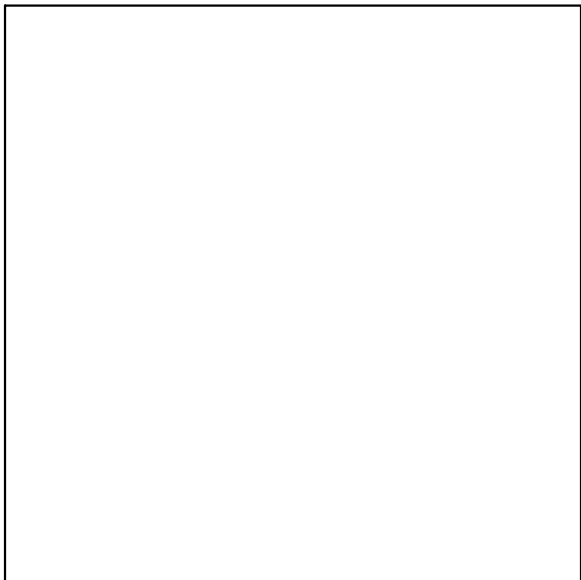
COLOR SCHEME 1



FLAT ROOF TILE
Westlake Royal Roofing
Duralite Saxony Shake 600
Stone Mountain Blend



TRELLIS, POSTS
SHERWIN WILLIAMS
SW 7019
GAUNTLET GRAY



VINYL WINDOW
Milgard
White

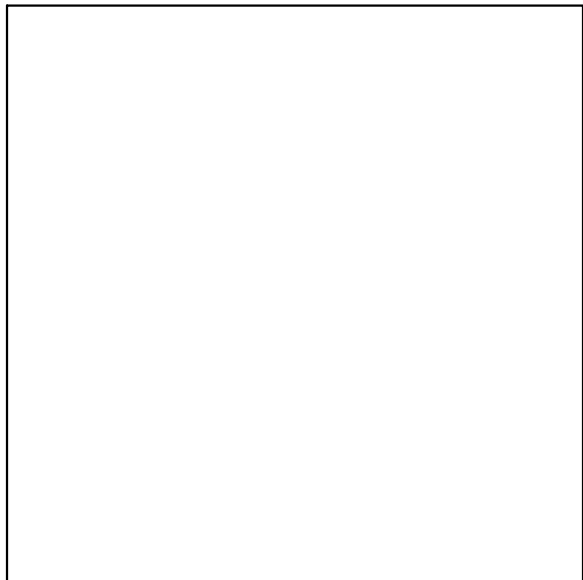
COLOR SCHEME 2



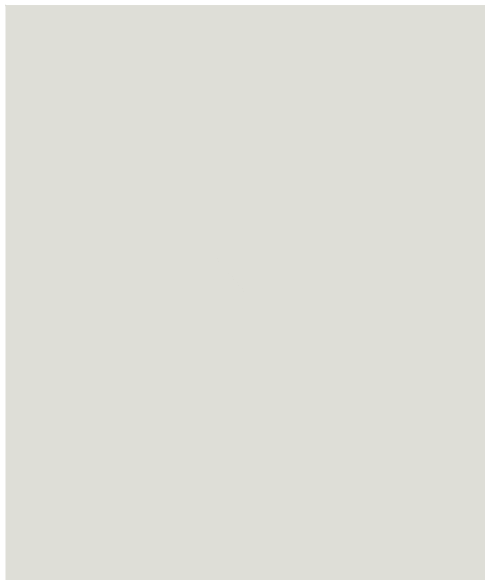
FLAT ROOF TILE
Westlake Royal Roofing
Duralite Saxony Shake 600
Charcoal Blend



TRELLIS, POSTS
SW 7501
THRESHOLD TAUPE



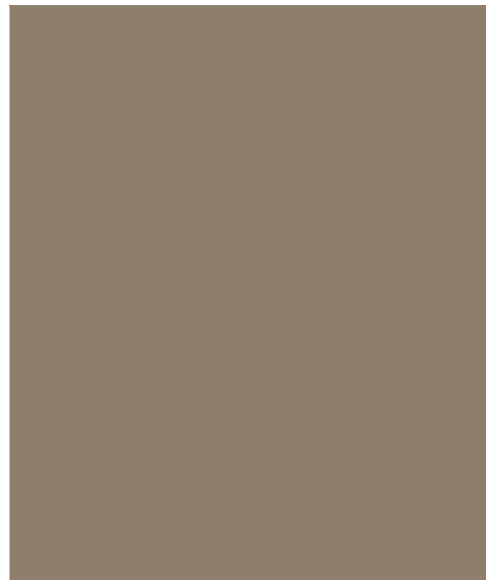
VINYL WINDOW
Milgard
White



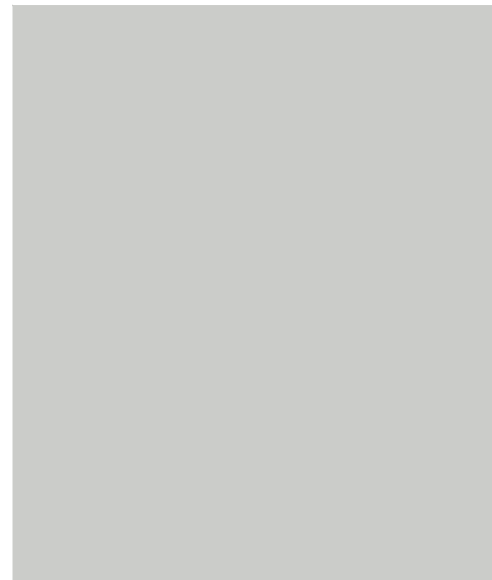
BODY 1
SHERWIN-WILLIAMS
SW 6196
FROSTY WHITE



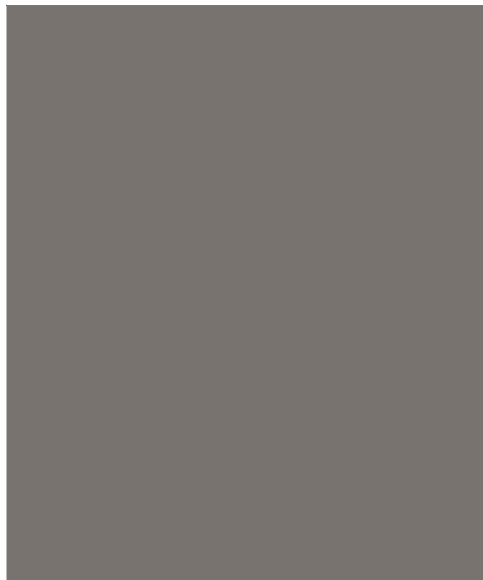
BODY 2
SHERWIN-WILLIAMS
SW 2821
DOWNING STONE



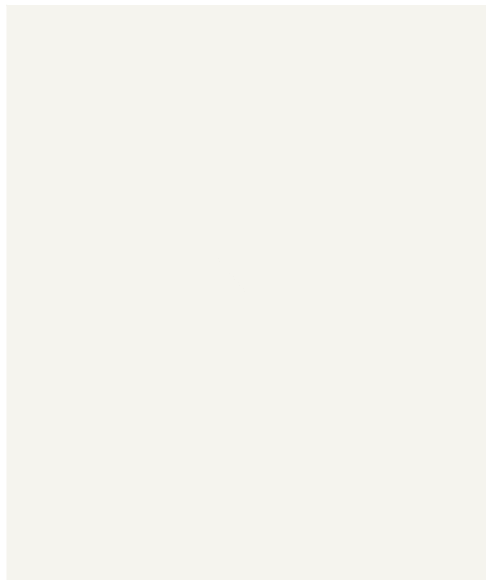
BODY 3
SHERWIN-WILLIAMS
SW 9619
TEAKWOOD



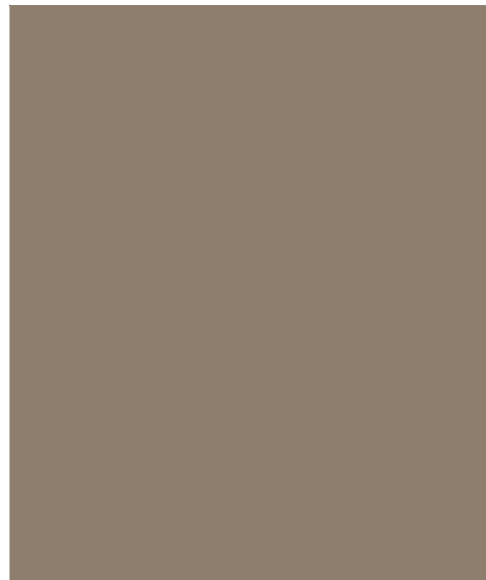
TRIM 1
SHERWIN-WILLIAMS
SW 7064
PASSIVE



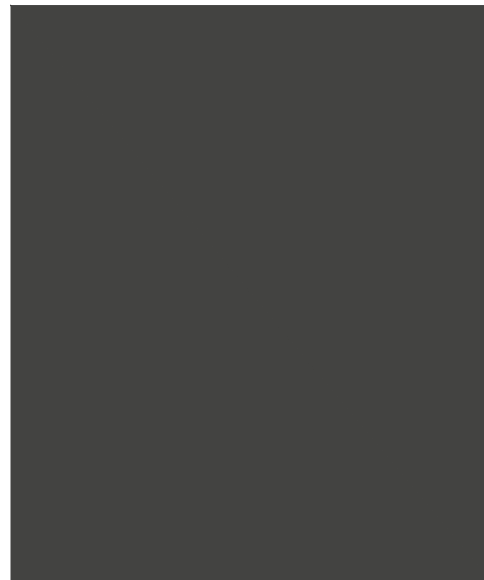
METAL RAILING
SHERWIN-WILLIAMS
SW 7019
GAUNTLET GRAY



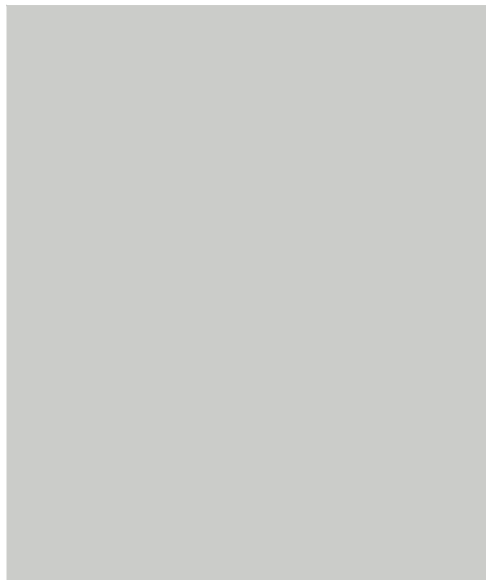
BODY 1
SHERWIN-WILLIAMS
SW 9541
WHITE SNOW



BODY 2
SHERWIN-WILLIAMS
SW 9619
TEAKWOOD



BODY 3
SHERWIN-WILLIAMS
SW 7069
IRON ORE



TRIM 1
SHERWIN-WILLIAMS
SW 7064
PASSIVE



METAL RAILING
SHERWIN-WILLIAMS
SW 7019
GAUNTLET GRAY



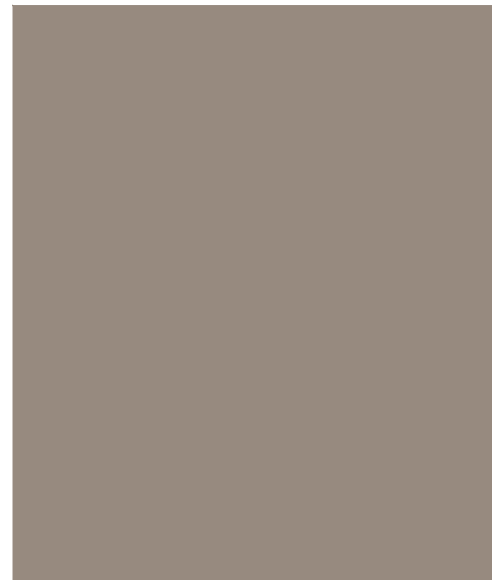
ACCENT 1
SHERWIN-WILLIAMS
SW 7709
COPPER POT



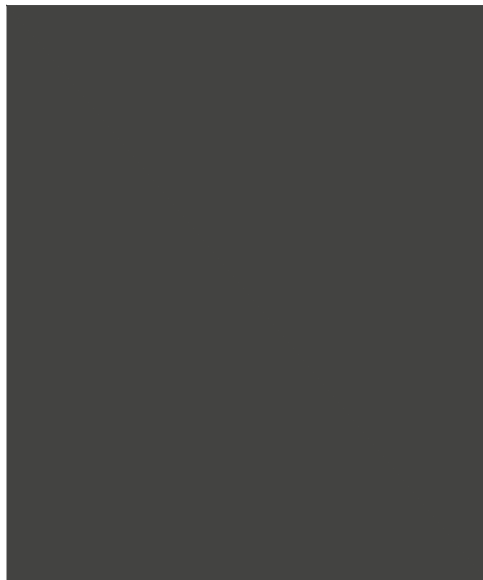
ACCENT 2
SHERWIN-WILLIAMS
SW 7669
SUMMIT GRAY



ACCENT 3
SHERWIN-WILLIAMS
SW 6181
SECRET GARDEN



ACCENT 4
SHERWIN-WILLIAMS
SW 2840
HAMMERED SILVER



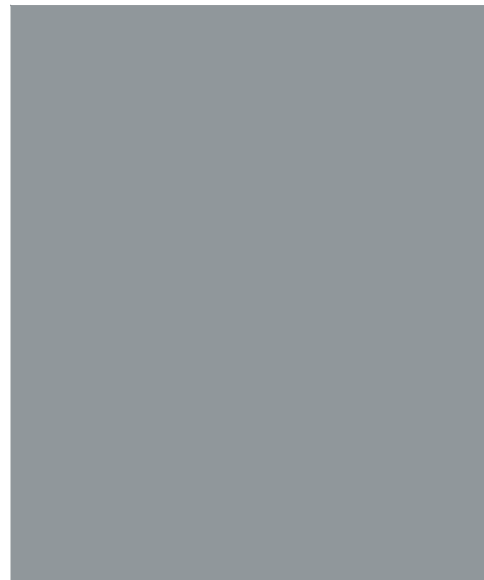
ACCENT 5
SHERWIN-WILLIAMS
SW 7069
IRON ORE



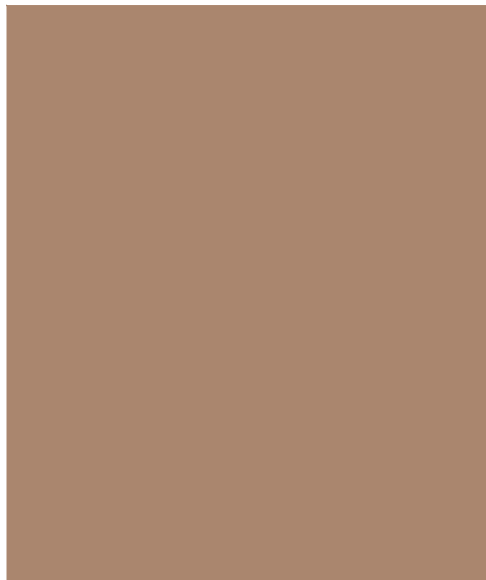
ACCENT 1
SHERWIN-WILLIAMS
SW 6242
BRACING BLUE



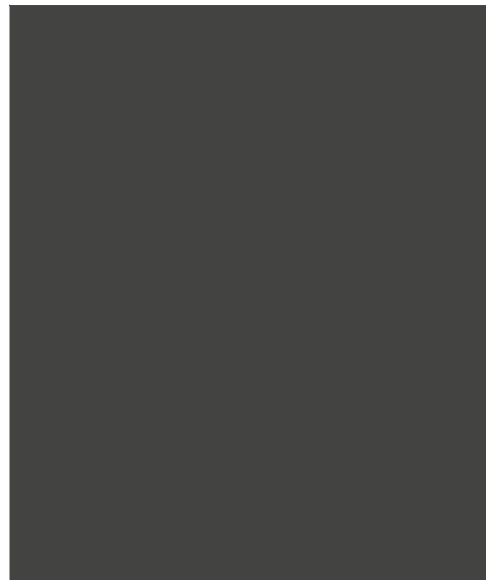
ACCENT 2
SHERWIN-WILLIAMS
SW 9132
ACACIA HAZE



ACCENT 3
SHERWIN-WILLIAMS
SW 7664
STEELY GRAY



ACCENT 4
SHERWIN-WILLIAMS
SW 7715
POTTERY URN



ACCENT 5
SHERWIN-WILLIAMS
SW 7069
IRON ORE



FRONT



REAR

COLOR SCHEME 1 SHOWN. REFER TO COLOR AND MATERIAL BOARD ON SHEET AB7.0 FOR MORE INFORMATION.

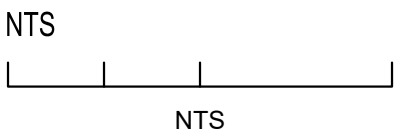


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BEAR STREET
COSTA MESA, CA # 2024-0264

Plot Date: 6.16.2025
1st Submittal Date: 08.01.2024
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3rd Submittal Date: 02.20.2025

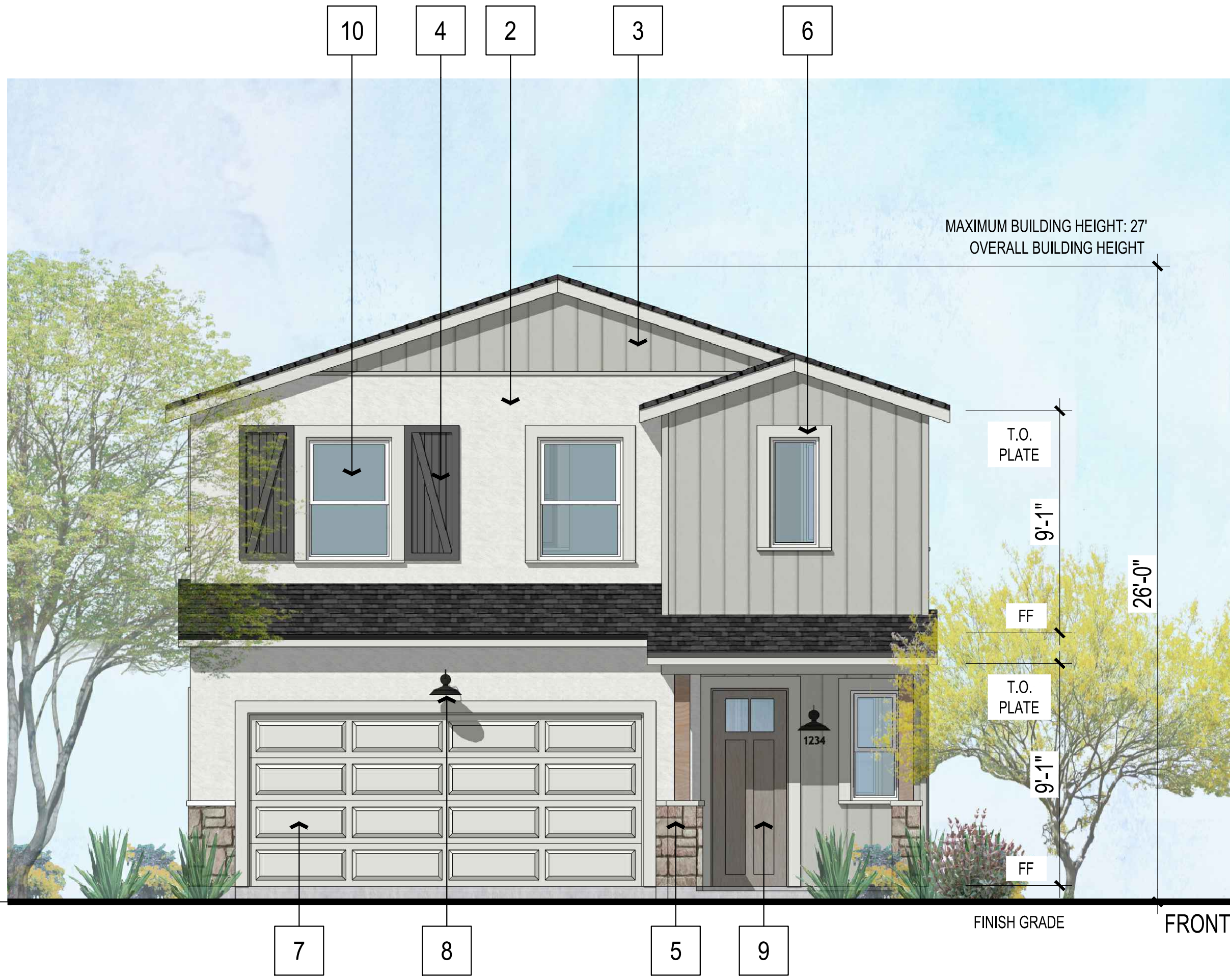


PLAN 3060
PERSPECTIVES

AB2.0



LEFT



FRONT



RIGHT



REAR

MATERIAL LEGEND

1. FLAT TILE ROOFING
2. STUCCO
3. VERTICAL LAP SIDING
4. DECORATIVE SHUTTERS
5. STONE VENEER
6. DECORATIVE TRIM
7. SECTIONAL GARAGE DOOR
8. LIGHT FIXTURE
9. ENTRY DOOR
10. VINYL WINDOW
11. TRELLIS

COLOR SCHEME 1 SHOWN. REFER TO COLOR AND MATERIAL BOARD ON SHEET AB7.0 FOR MORE INFORMATION.



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BEAR STREET
COSTA MESA, CA # 2024-0264

Plot Date: 6.16.2025
1st Submittal Date: 08.01.2024
2nd Submittal Date: 12.18.2024
3rd Submittal Date: 02.20.2025

SCALE: 1/4" = 1'-0"
0 2 4 8

PLAN 3060
ELEVATIONS

AB2.1



FRONT



REAR

COLOR SCHEME 2 SHOWN. REFER TO COLOR AND MATERIAL BOARD ON SHEET AB7.0 FOR MORE INFORMATION.

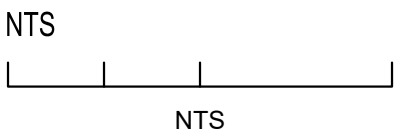


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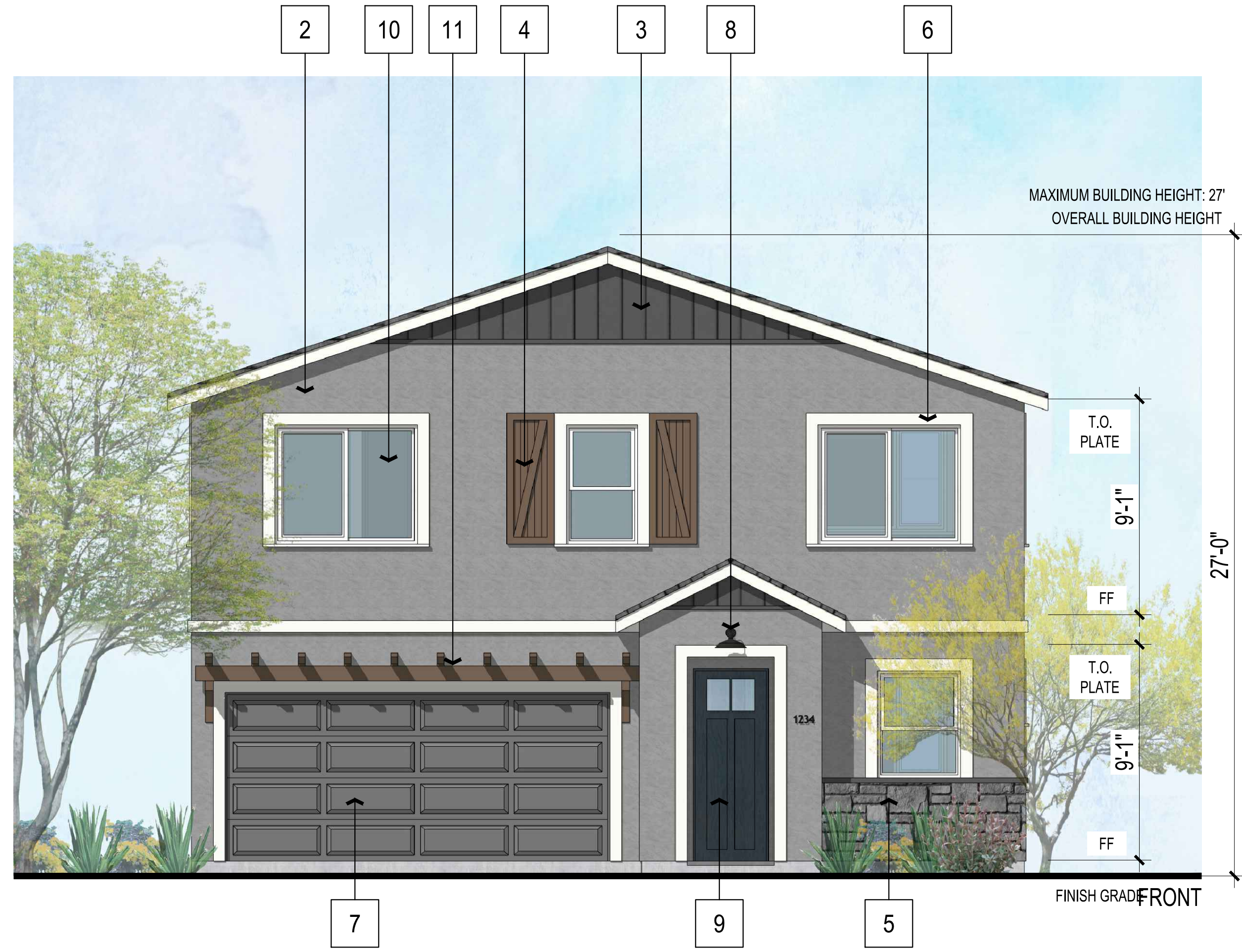
BEAR STREET
COSTA MESA, CA # 2024-0264

Plot Date: 11.25.2024
1st Submittal Date: 08.01.2024
2nd Submittal Date: 12.18.2024
3rd Submittal Date: 02.20.2025



PLAN 3522
PERSPECTIVES

AB3.0



MATERIAL LEGEND

1. FLAT TILE ROOFING
2. STUCCO
3. VERTICAL LAP SIDING
4. DECORATIVE SHUTTERS
5. STONE VENEER
6. DECORATIVE TRIM
7. SECTIONAL GARAGE DOOR
8. LIGHT FIXTURE
9. ENTRY DOOR
10. VINYL WINDOW
11. TRELLIS

COLOR SCHEME 2 SHOWN. REFER TO COLOR AND MATERIAL BOARD ON SHEET AB7.0 FOR MORE INFORMATION.



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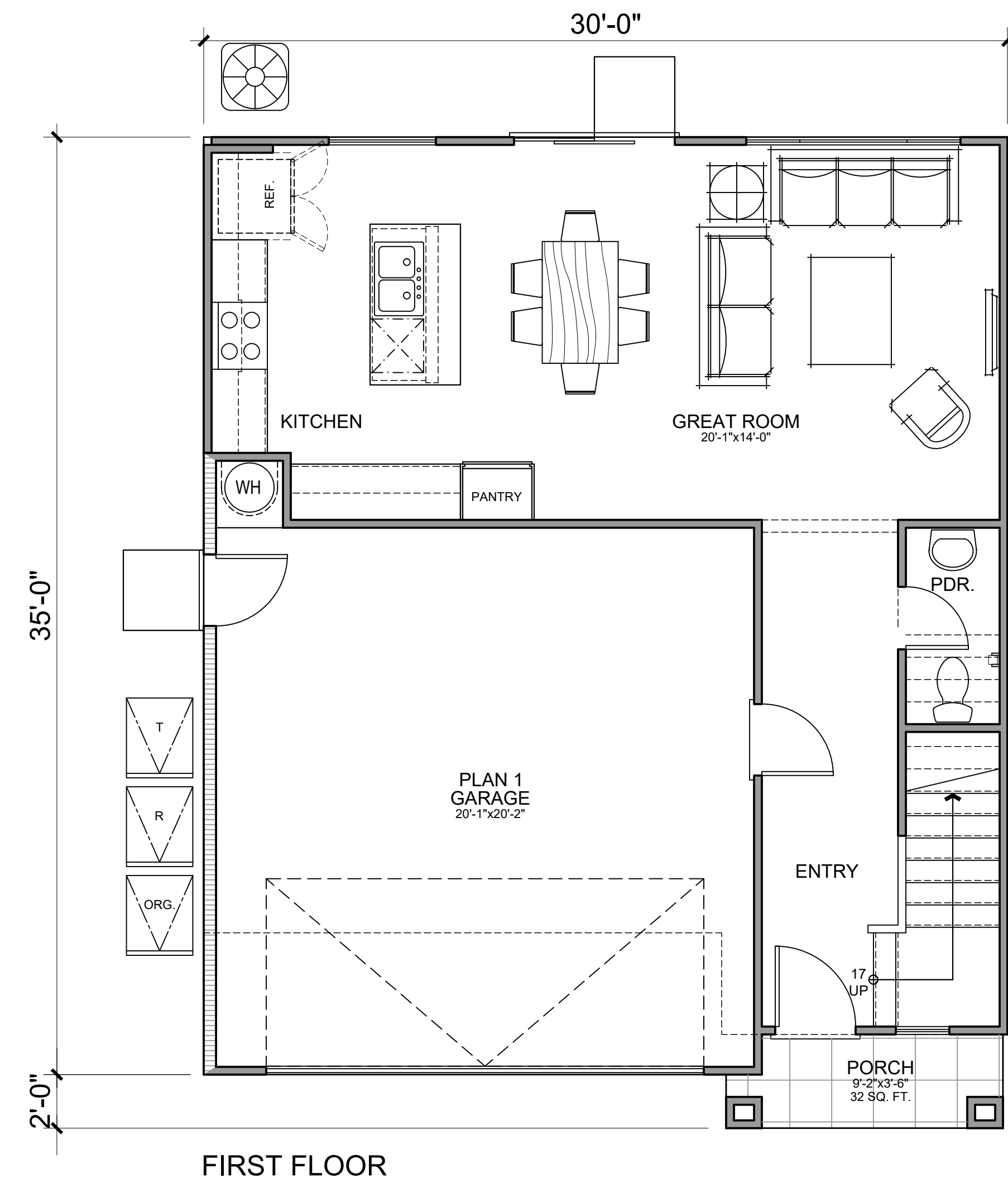
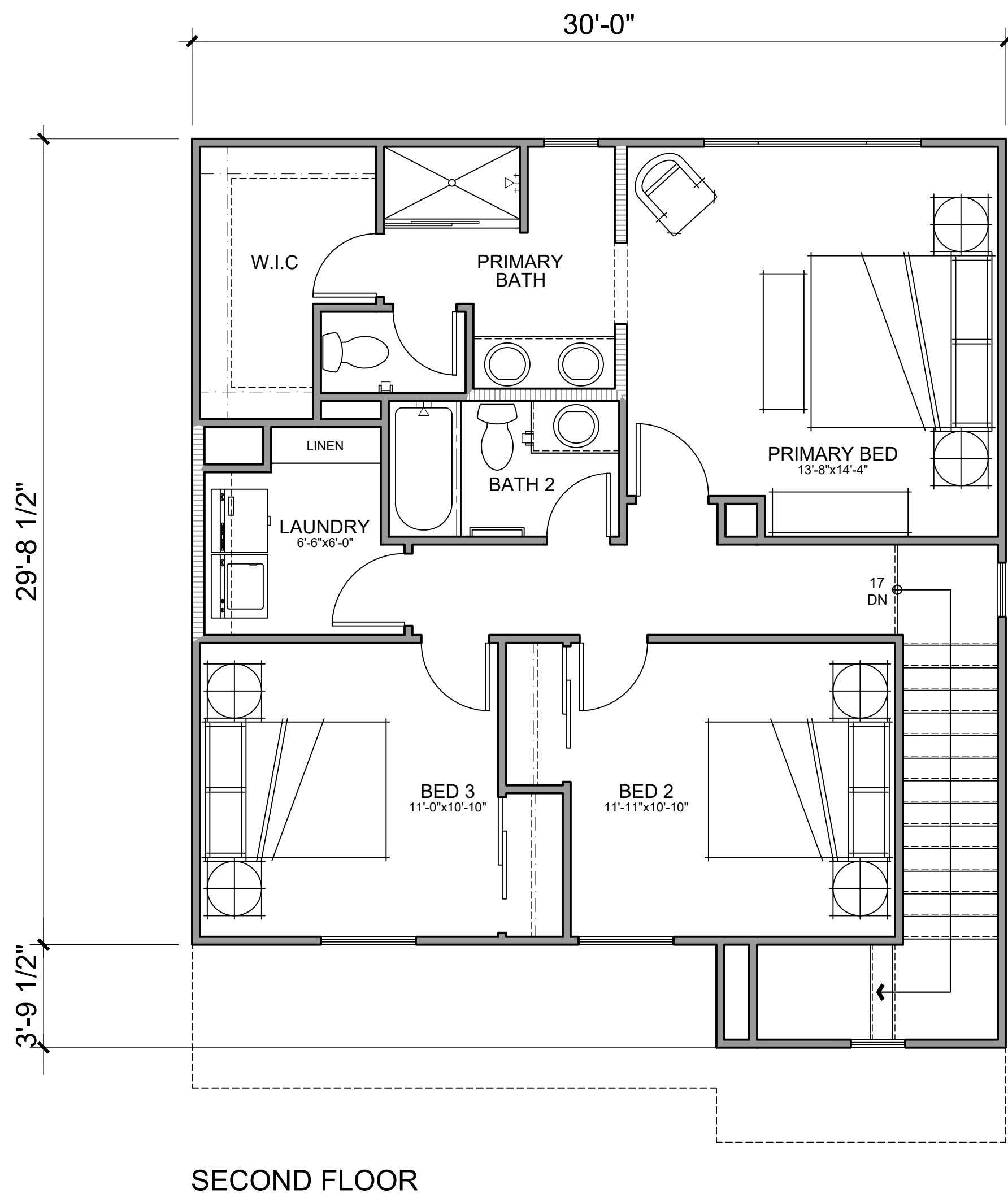
BEAR STREET
COSTA MESA, CA # 2024-0264

Plot Date: 11.25.2024
1st Submittal Date: 08.01.2024
2nd Submittal Date: 12.18.2024
3rd Submittal Date: 02.20.2025

SCALE: 1/4" = 1'-0"
0 2 4 8

PLAN 3522
ELEVATIONS

AB3.1



PLAN 1 (3 BED / 2.5 BATH) - GROSS SF - 13 UNITS	
FIRST FLOOR	608 SQ. FT.
SECOND FLOOR	834 SQ. FT.
THIRD FLOOR	0
FOURTH FLOOR	0
TOTAL GROSS	1,442 SQ. FT.
DECK	0
GARAGE	404 SQ. FT.



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BEAR STREET
COSTA MESA, CA # 2024-0264

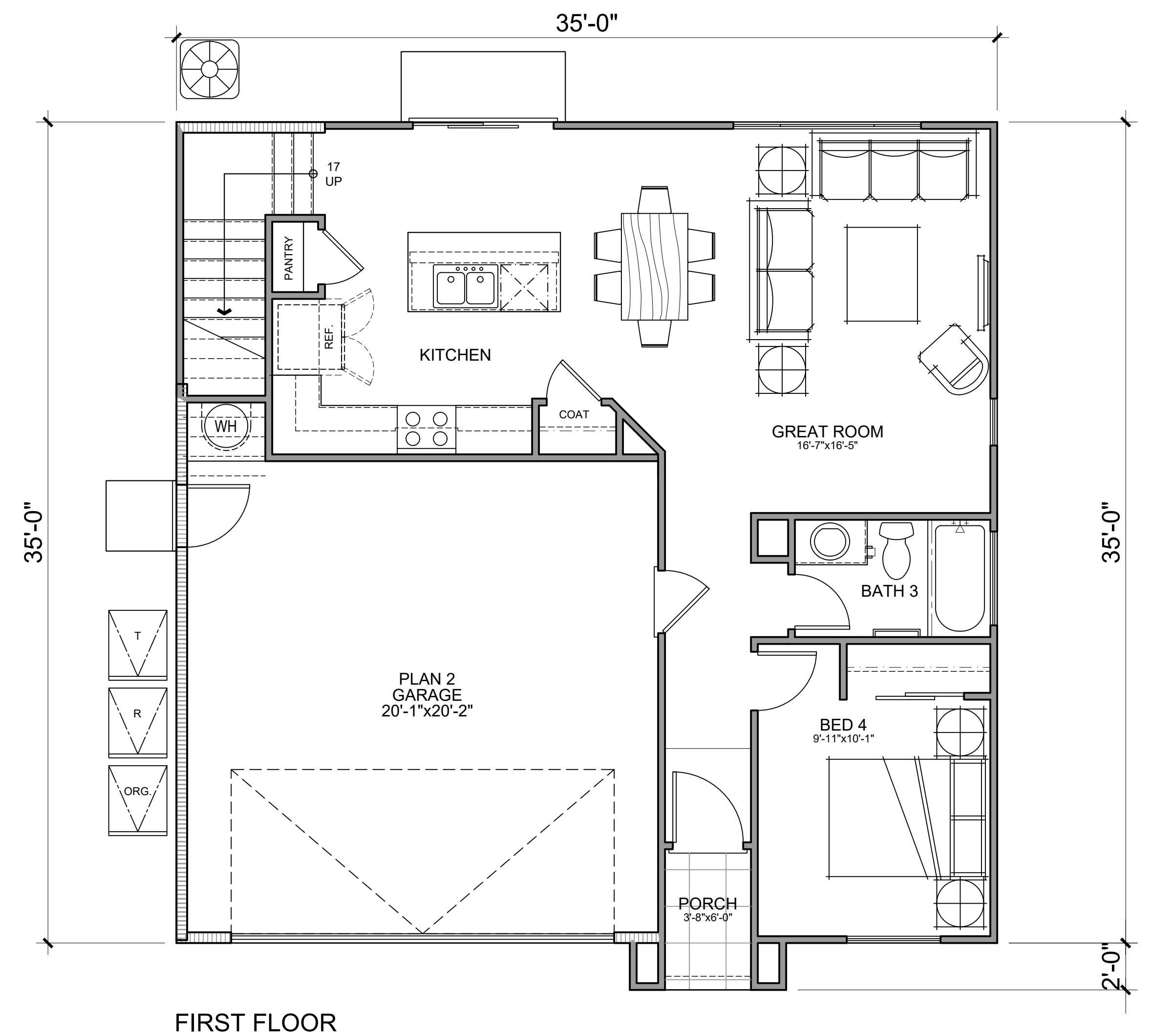
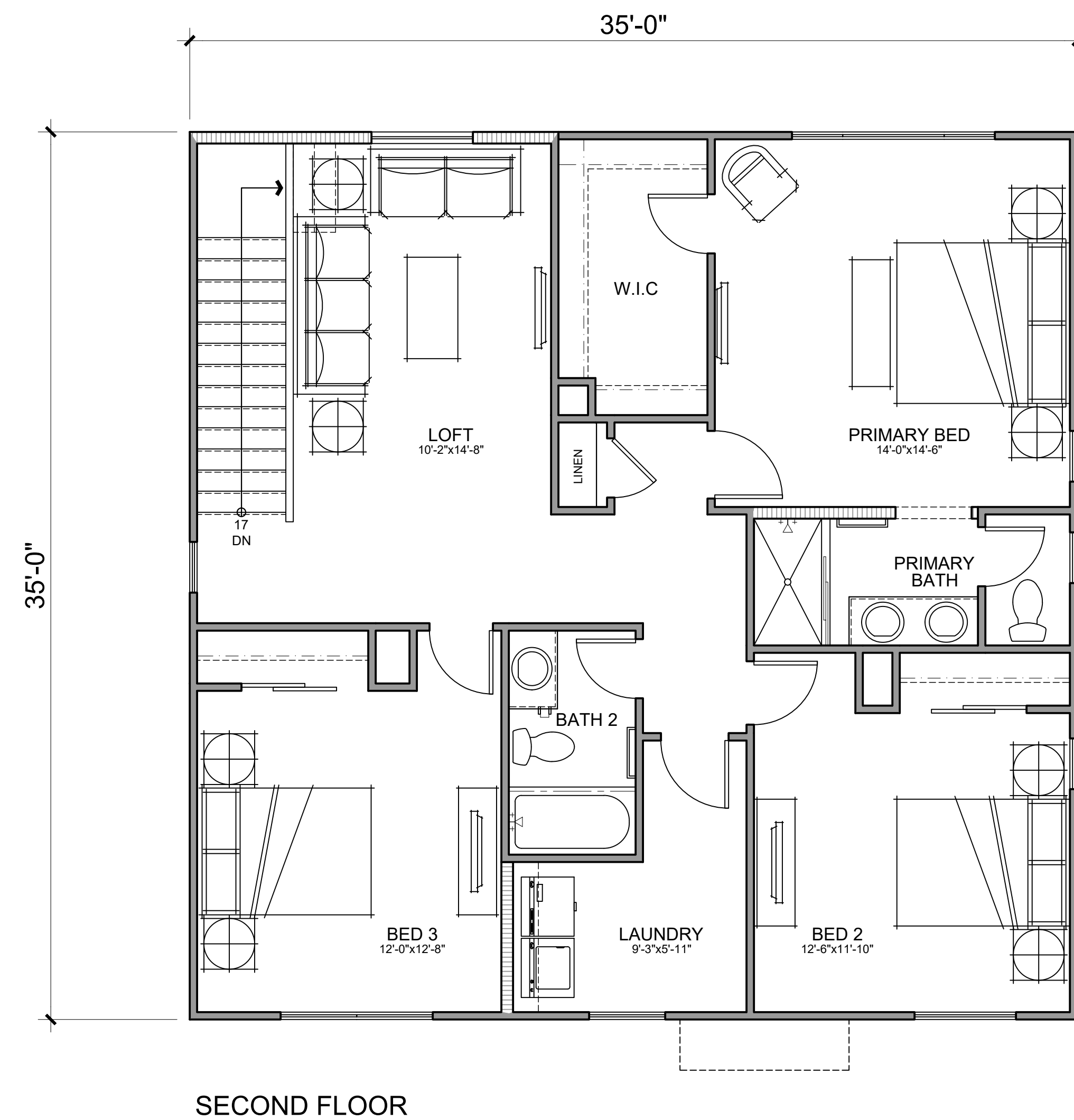
Plot Date: 2.19.2025
1st Submittal Date: 08.01.2024
2nd Submittal Date: 12.18.2024
3rd Submittal Date: 02.20.2025

SCALE: 1/4" = 1'-0"

0 2 4 8

PLAN 3060
UNIT PLANS

AB4.0

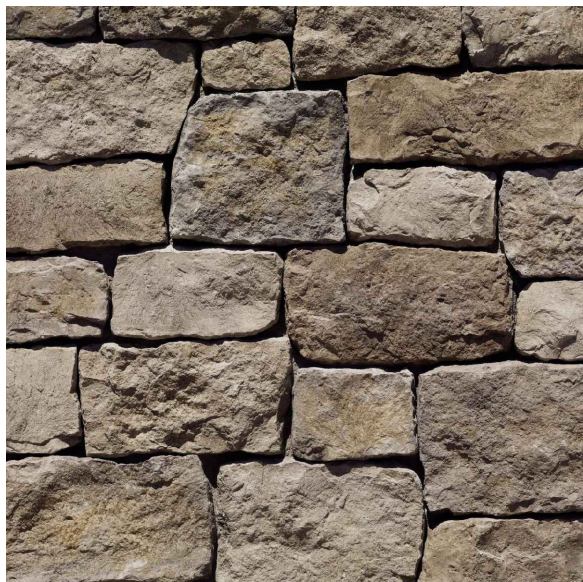


PLAN 2 (4 BED / 3 BATH) - GROSS SF - 7 UNITS	
FIRST FLOOR	778 SQ. FT.
SECOND FLOOR	1168 SQ. FT.
THIRD FLOOR	0
FOURTH FLOOR	0
TOTAL GROSS	1,946 SQ. FT.
DECK	0
GARAGE	403 SQ. FT.

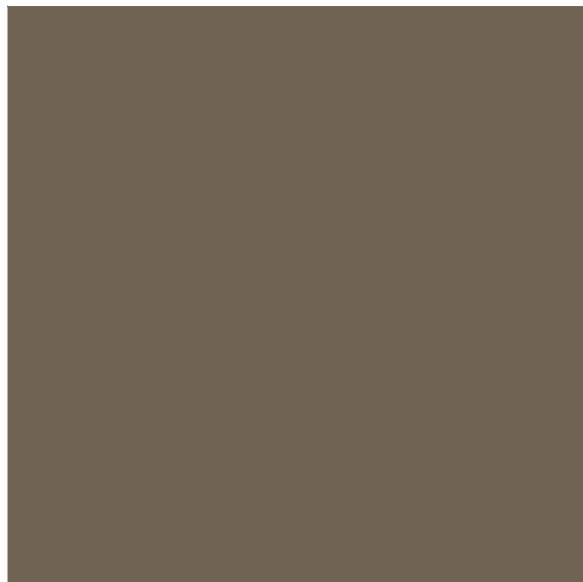
COLOR SCHEME 1



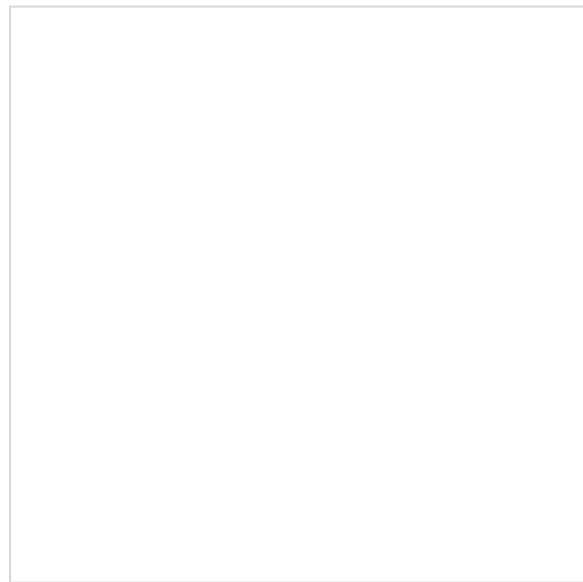
FLAT ROOF TILE
Westlake Royal Roofing
Duralite Saxony Shake 600
Charcoal Blend



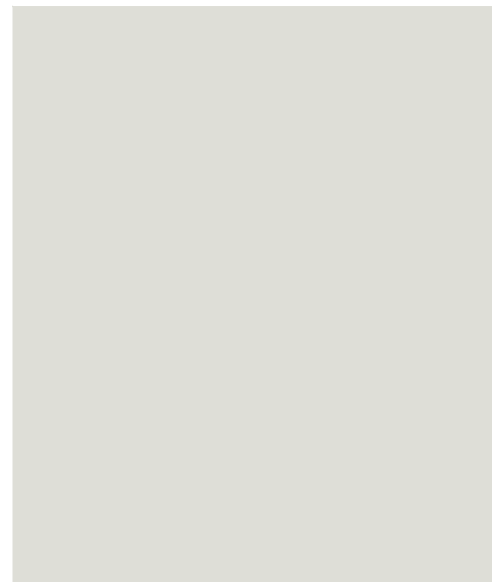
STONE VENEER
Eldorado Stone
Roughcut
Moonlight



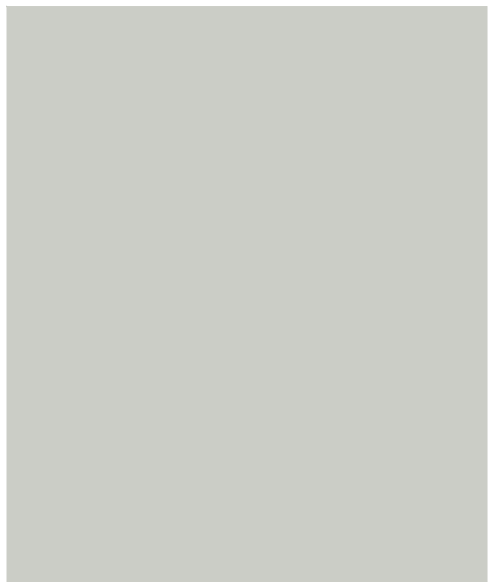
POST
Sherwin-Williams
SW 7040
Smokehouse



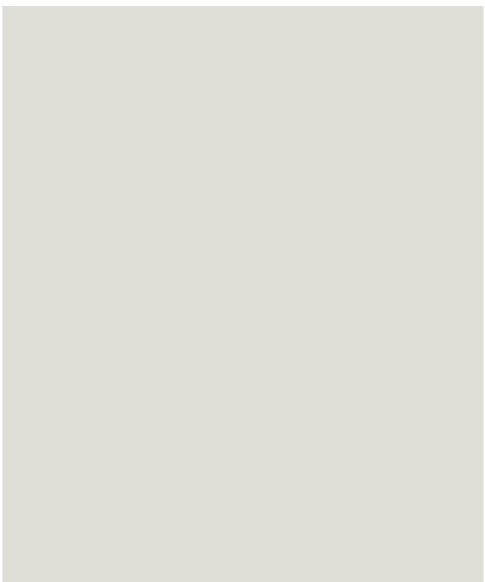
VINYL WINDOW
Milgard
White



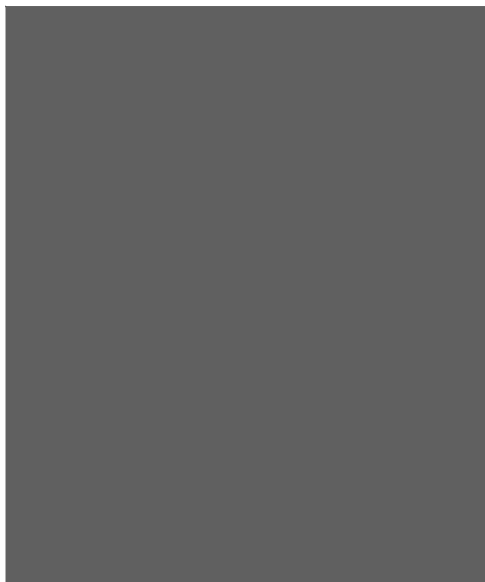
BODY 1
SHERWIN-WILLIAMS
SW 6196
FROSTY WHITE



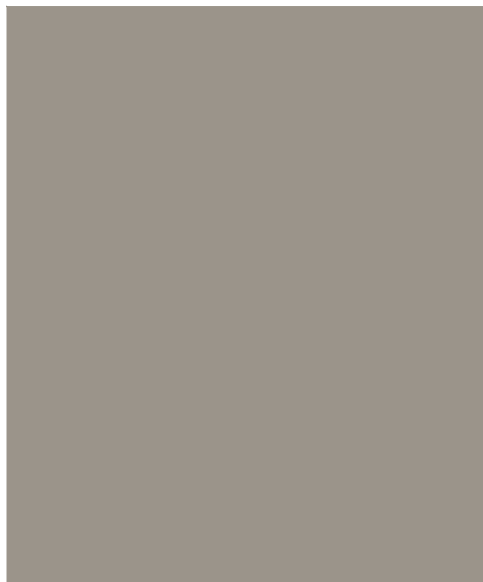
BODY 2
SHERWIN-WILLIAMS
SW 7651
FRONT PORCH



TRIM 1
SHERWIN-WILLIAMS
SW 6196
FROSTY WHITE



ACCENT 1
SHERWIN-WILLIAMS
SW 7674
PEPPERCORN

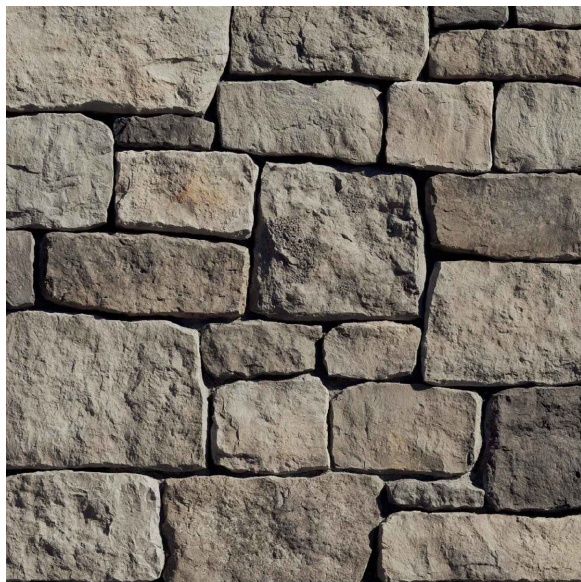


ACCENT 2
SHERWIN-WILLIAMS
SW 9168
ELEPHANT EAR

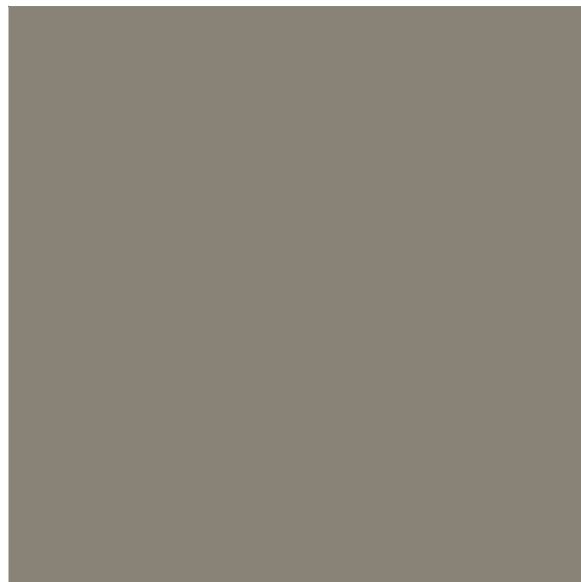
COLOR SCHEME 2



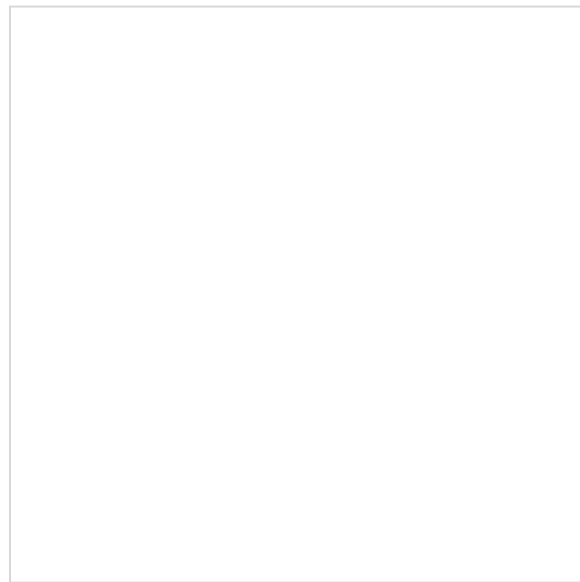
FLAT ROOF TILE
Westlake Royal Roofing
Duralite Saxony Shake 600
Stone Mountain Blend



STONE VENEER
Eldorado Stone
Roughcut
Falling Spring



POST
Sherwin-Williams
SW 7046
Anonymous



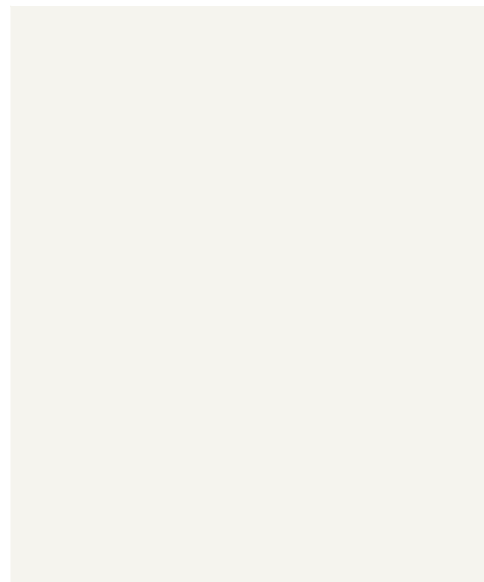
VINYL WINDOW
Milgard
White



BODY 1
SHERWIN-WILLIAMS
SW 7659
Gris



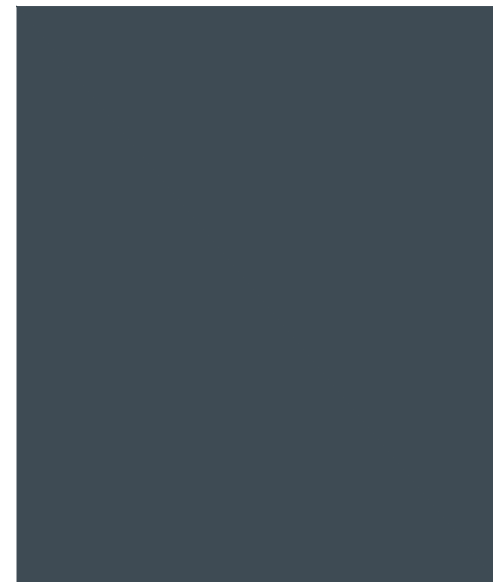
BODY 2
SHERWIN-WILLIAMS
SW 7069
IRON ORE



TRIM 1
SHERWIN-WILLIAMS
SW 9541
WHITE SNOW

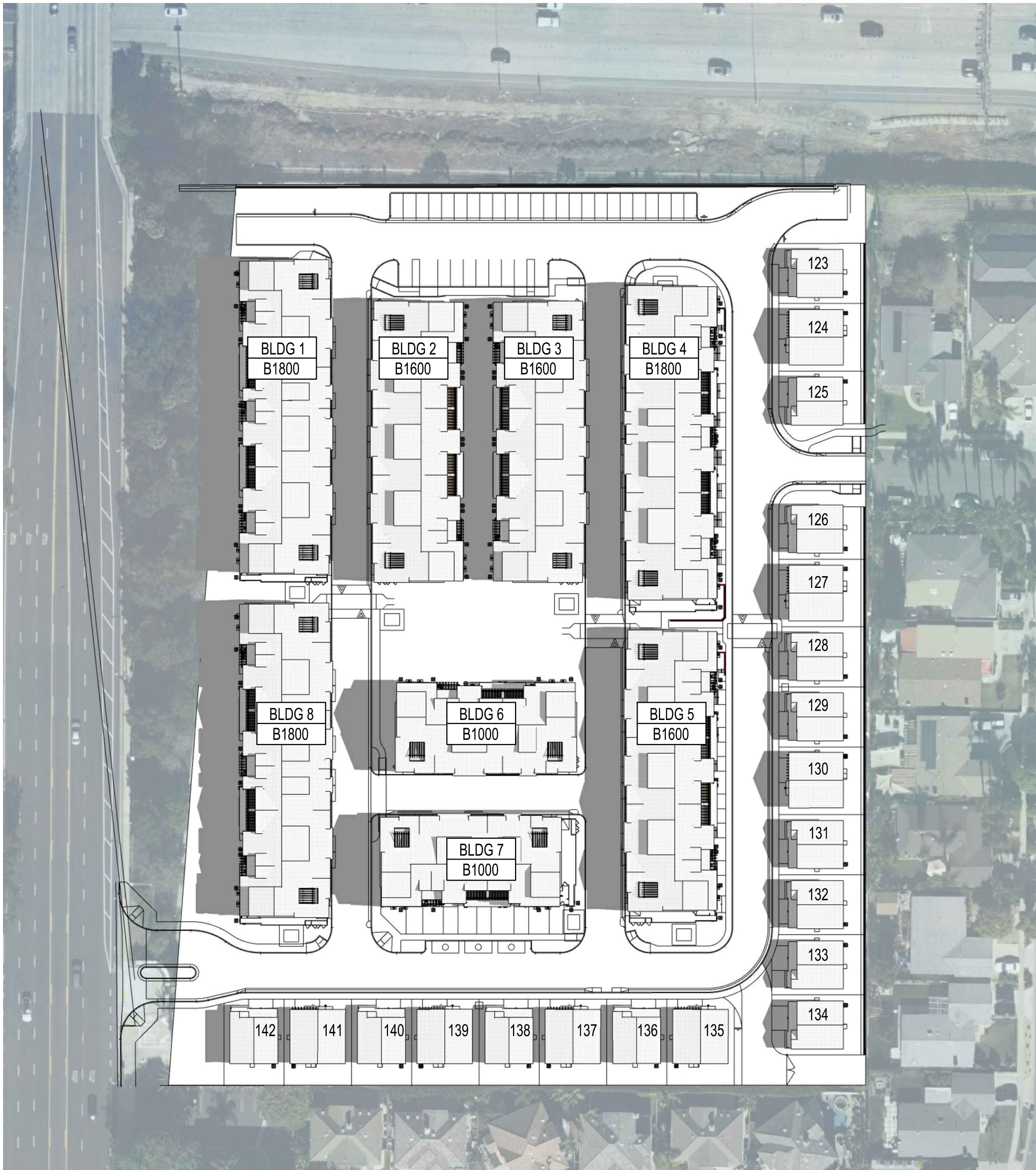


ACCENT 1
SHERWIN-WILLIAMS
SW 7520
PLANTATION SHUTTERS

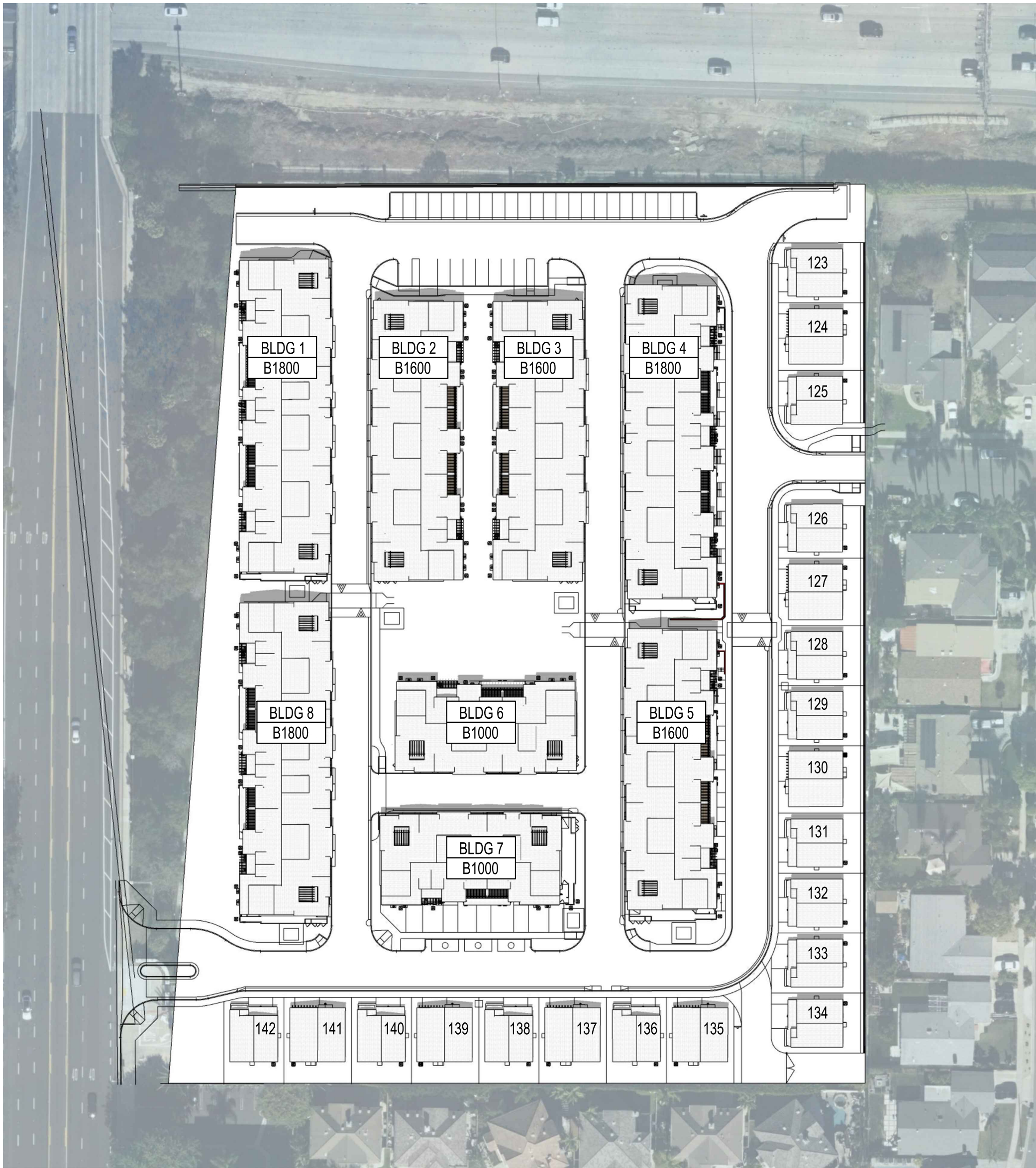


ACCENT 2
SHERWIN-WILLIAMS
SW 7615
SEA SERPENT

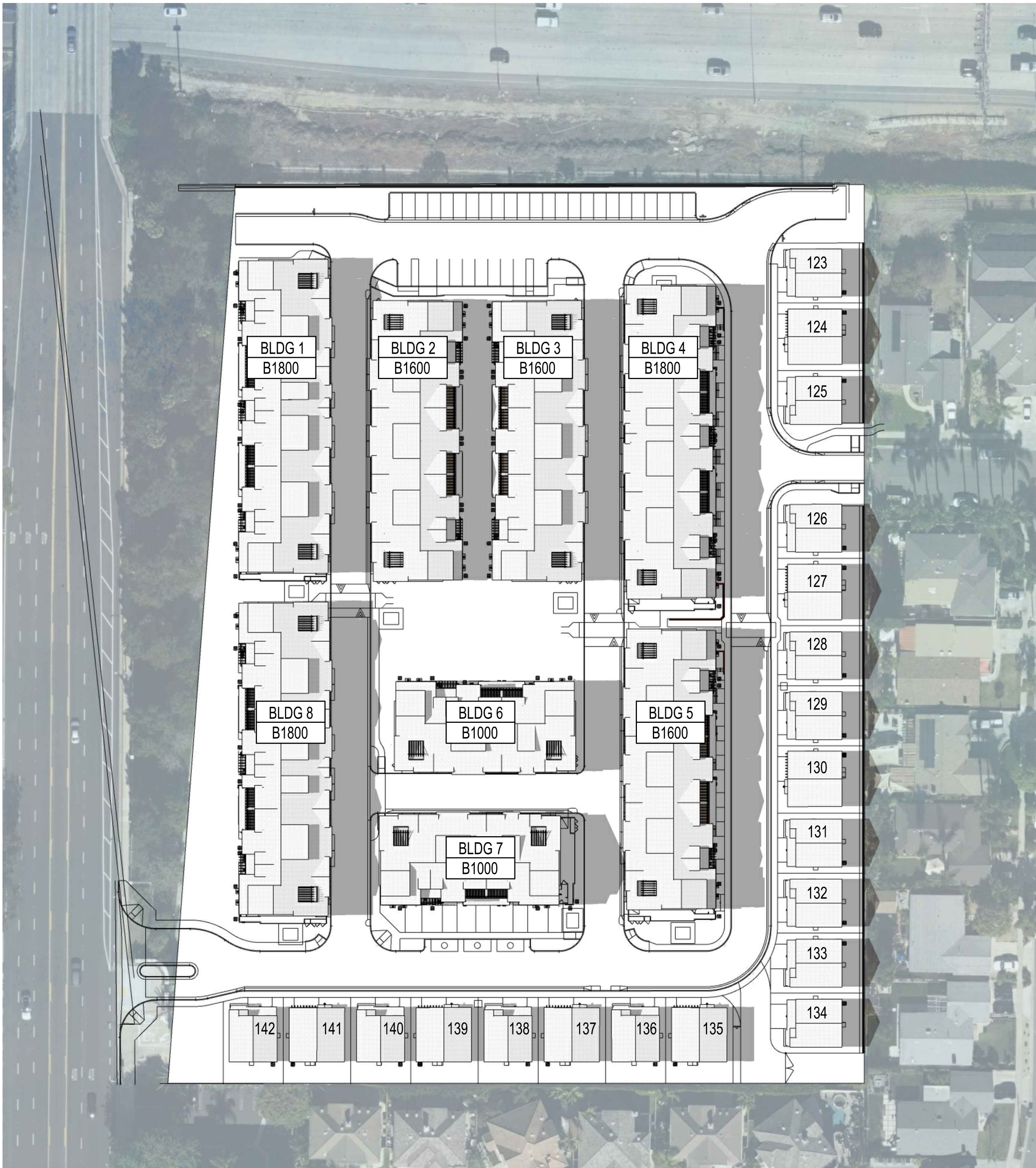
SUMMER SOLSTICE



JUNE 20, 2025 - 9 AM



JUNE 20, 2025 - 12 PM



JUNE 20, 2025 - 3 PM

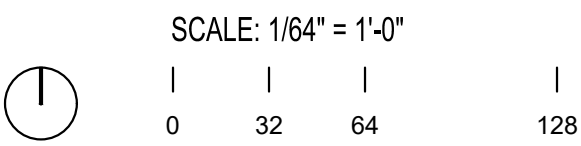


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BEAR STREET
COSTA MESA, CA # 2024-0264

Plot Date: 12.16.2024
1st Submittal Date: 08.01.2024
2nd Submittal Date: 12.18.2024
3rd Submittal Date: 02.20.2025



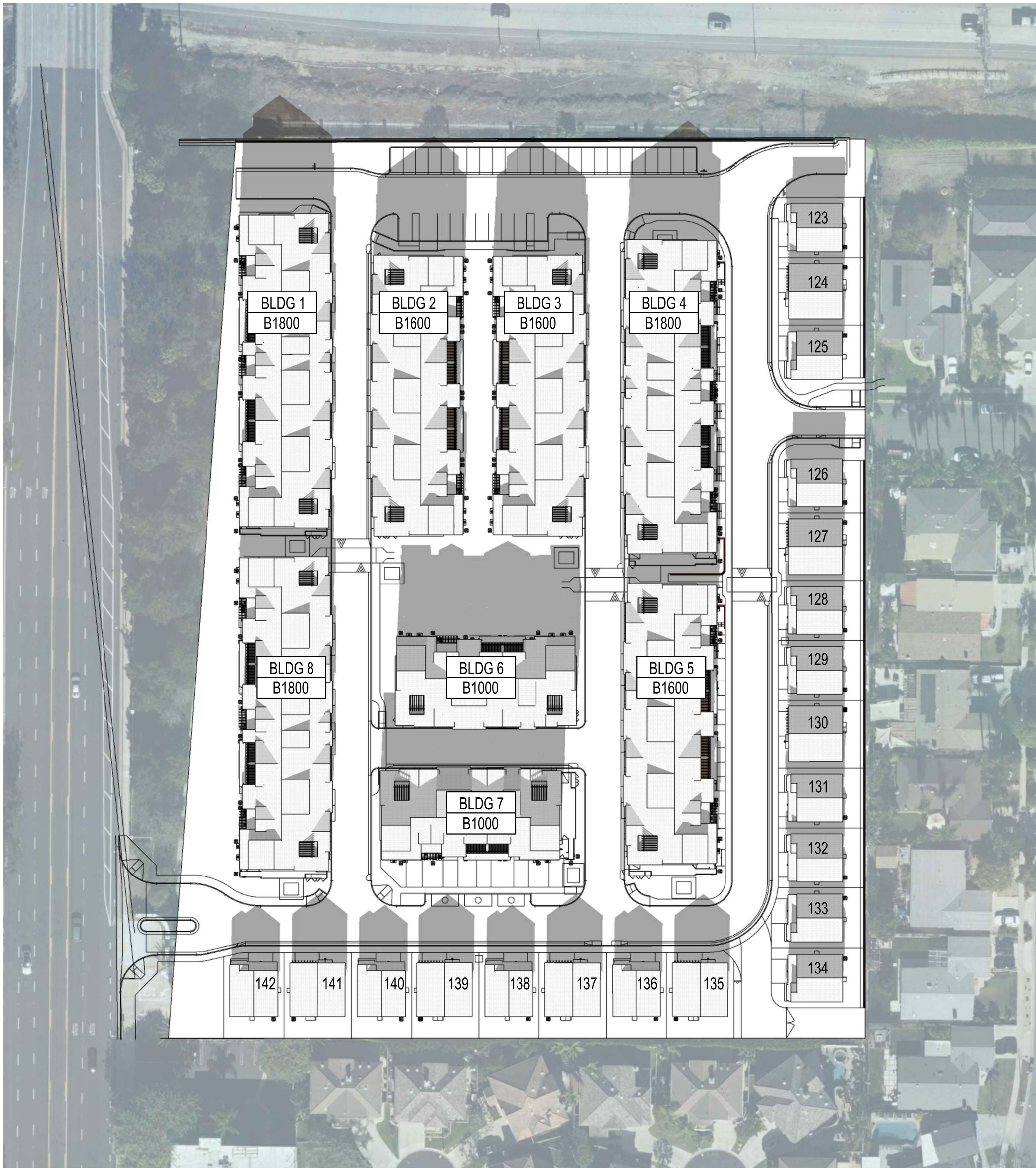
SOLAR SHADE STUDY
SUMMER SOLSTICE

AC1.0

WINTER SOLSTICE



DECEMBER 21, 2025 - 9 AM



DECEMBER 21, 2025 - 12 PM



DECEMBER 21, 2025 - 3 PM

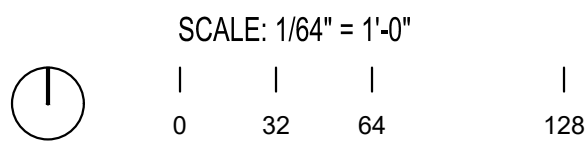


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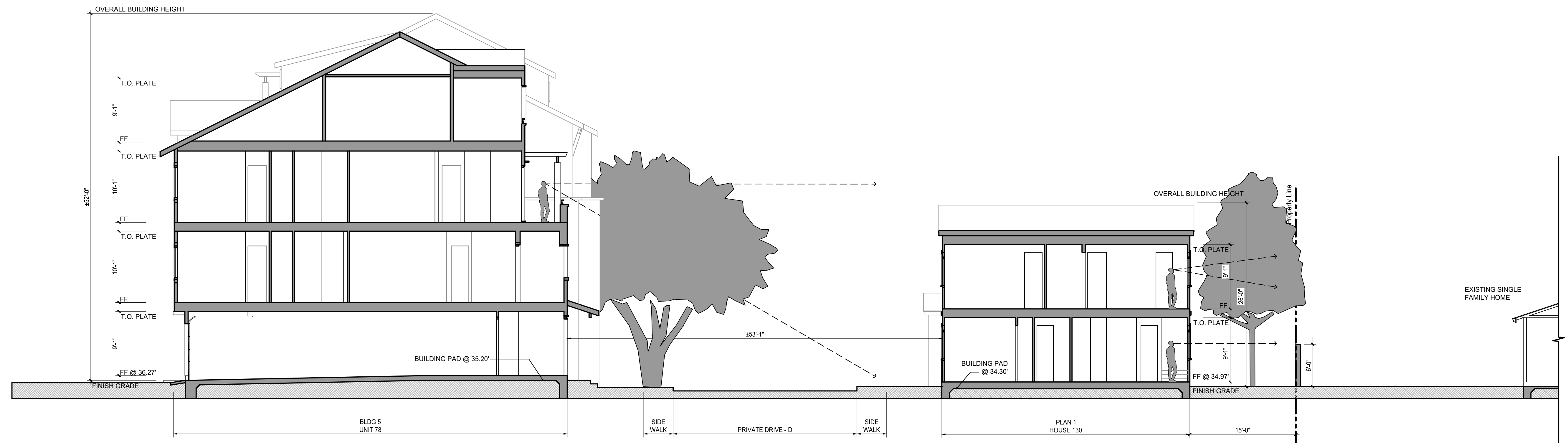
BEAR STREET
COSTA MESA, CA # 2024-0264

Plot Date: 12.16.2024
1st Submittal Date: 08.01.2024
2nd Submittal Date: 12.18.2024
3rd Submittal Date: 02.20.2025

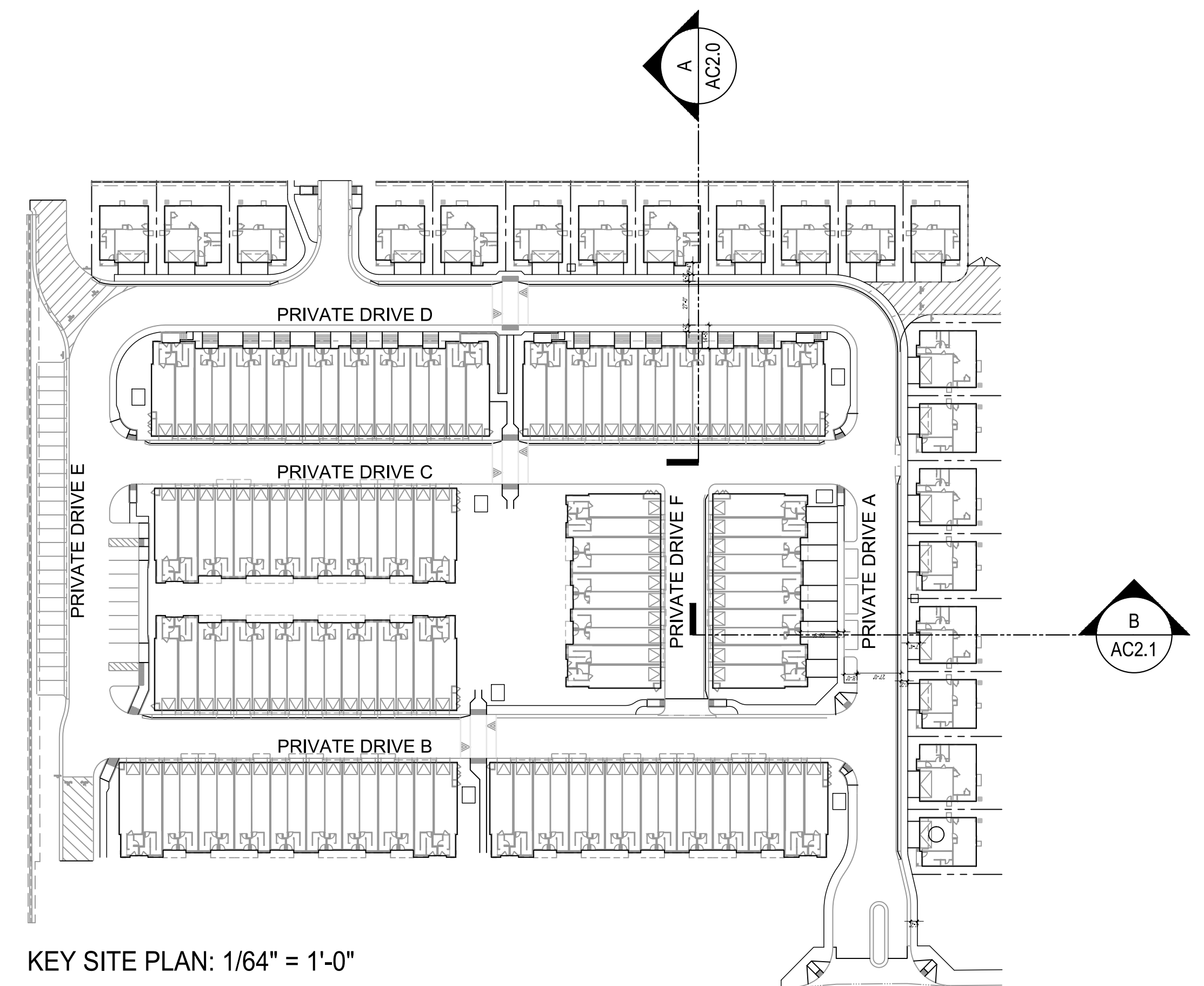


SOLAR SHADE STUDY
WINTER SOLSTICE

AC1.1



SECTION A



KEY SITE PLAN: 1/64" = 1'-0"



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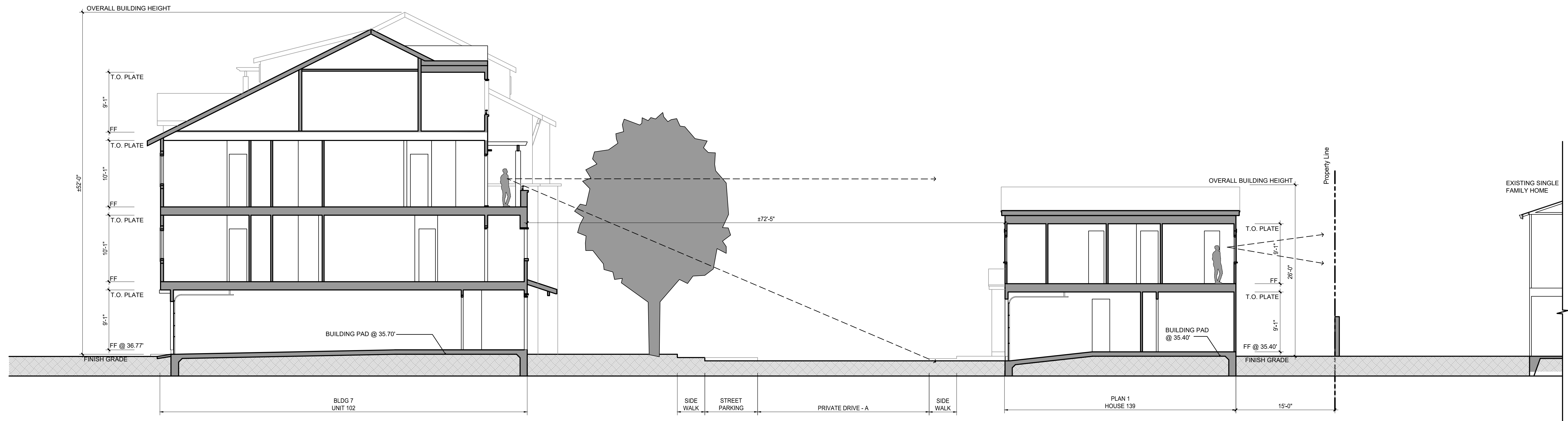
BEAR STREET
COSTA MESA, CA # 2024-0264

Plot Date: 2.19.2025
1st Submittal Date: 08.01.2024
2nd Submittal Date: 12.18.2024
3rd Submittal Date: 02.20.2025

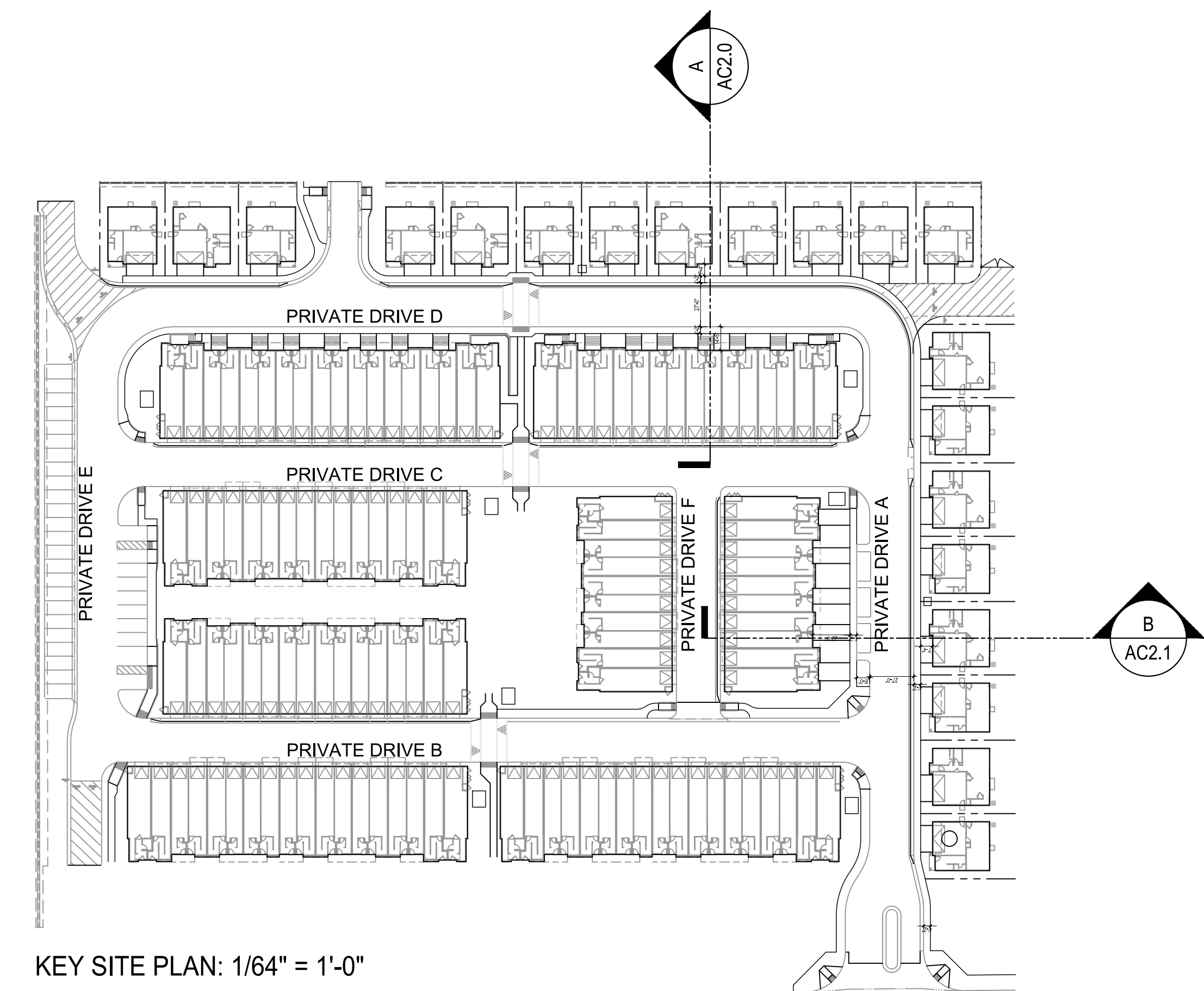
SCALE: 1/8" = 1'-0"
0 8 16 32

LINE OF SIGHT EXHIBIT
SECTION A

AC2.0



SECTION B



KEY SITE PLAN: 1/64" = 1'-0"



VIEW OF STACKED FLATS DOWN PRIVATE DRIVE A

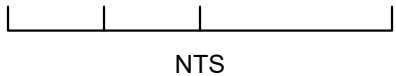


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BEAR STREET
COSTA MESA, CA # 2024-0264

Plot Date: 1.23.2025
1st Submittal Date: 08.01.2024
2nd Submittal Date: 12.18.2024
3rd Submittal Date: 02.20.2025



PERSPECTIVE RENDERING

AD1.0



VIEW LOOKING INTO THE CENTRAL OPEN SPACE



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BEAR STREET
COSTA MESA, CA # 2024-0264

Plot Date: 1.23.2025
1st Submittal Date: 08.01.2024
2nd Submittal Date: 12.18.2024
3rd Submittal Date: 02.20.2025



PERSPECTIVE RENDERING

AD1.1



VIEW OF PROJECT ENTRY

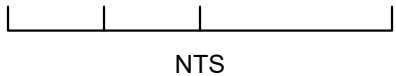


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BEAR STREET
COSTA MESA, CA # 2024-0264

Plot Date: 1.23.2025
1st Submittal Date: 08.01.2024
2nd Submittal Date: 12.18.2024
3rd Submittal Date: 02.20.2025



PERSPECTIVE RENDERING

AD1.2



VIEW OF DETACHED CONDOS DOWN PRIVATE DRIVE A

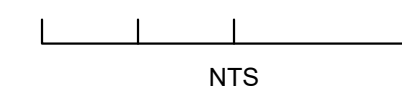


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BEAR STREET
COSTA MESA, CA # 2024-0264

Plot Date: 1.23.2025
1st Submittal Date: 08.01.2024
2nd Submittal Date: 12.18.2024
3rd Submittal Date: 02.20.2025



PERSPECTIVE RENDERING

AD1.3



VIEW OF STACKED FLATS DOWN PRIVATE DRIVE D

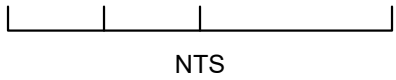


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BEAR STREET
COSTA MESA, CA # 2024-0264

Plot Date: 1.23.2025
1st Submittal Date: 08.01.2024
2nd Submittal Date: 12.18.2024
3rd Submittal Date: 02.20.2025



PERSPECTIVE RENDERING

AD1.4



VIEW OF OPEN SPACE ADJACENT TO BEAR STREET

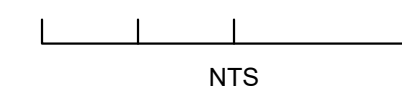


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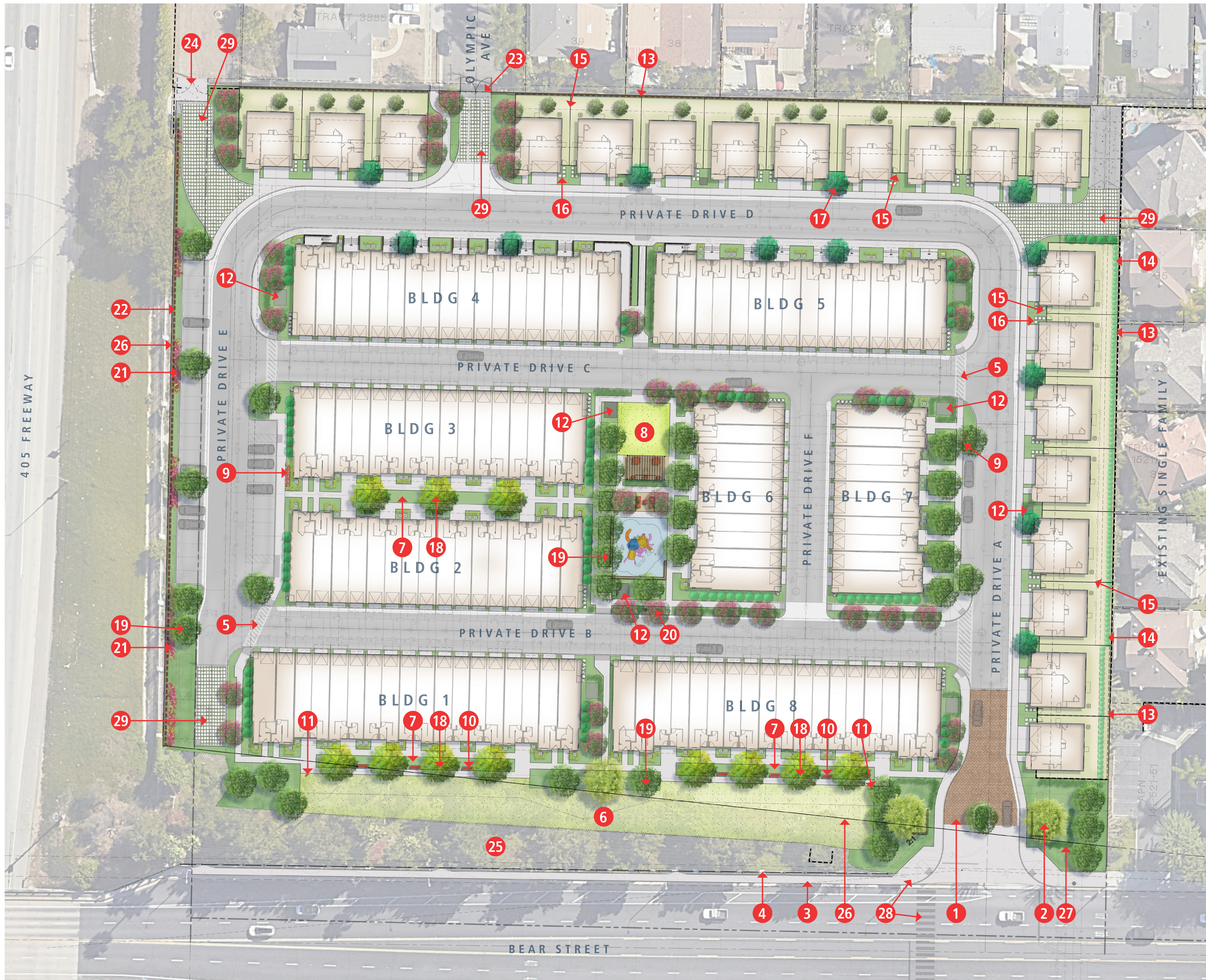
BEAR STREET
COSTA MESA, CA # 2024-0264

Plot Date: 1.23.2025
1st Submittal Date: 08.01.2024
2nd Submittal Date: 12.18.2024
3rd Submittal Date: 02.20.2025



PERSPECTIVE RENDERING

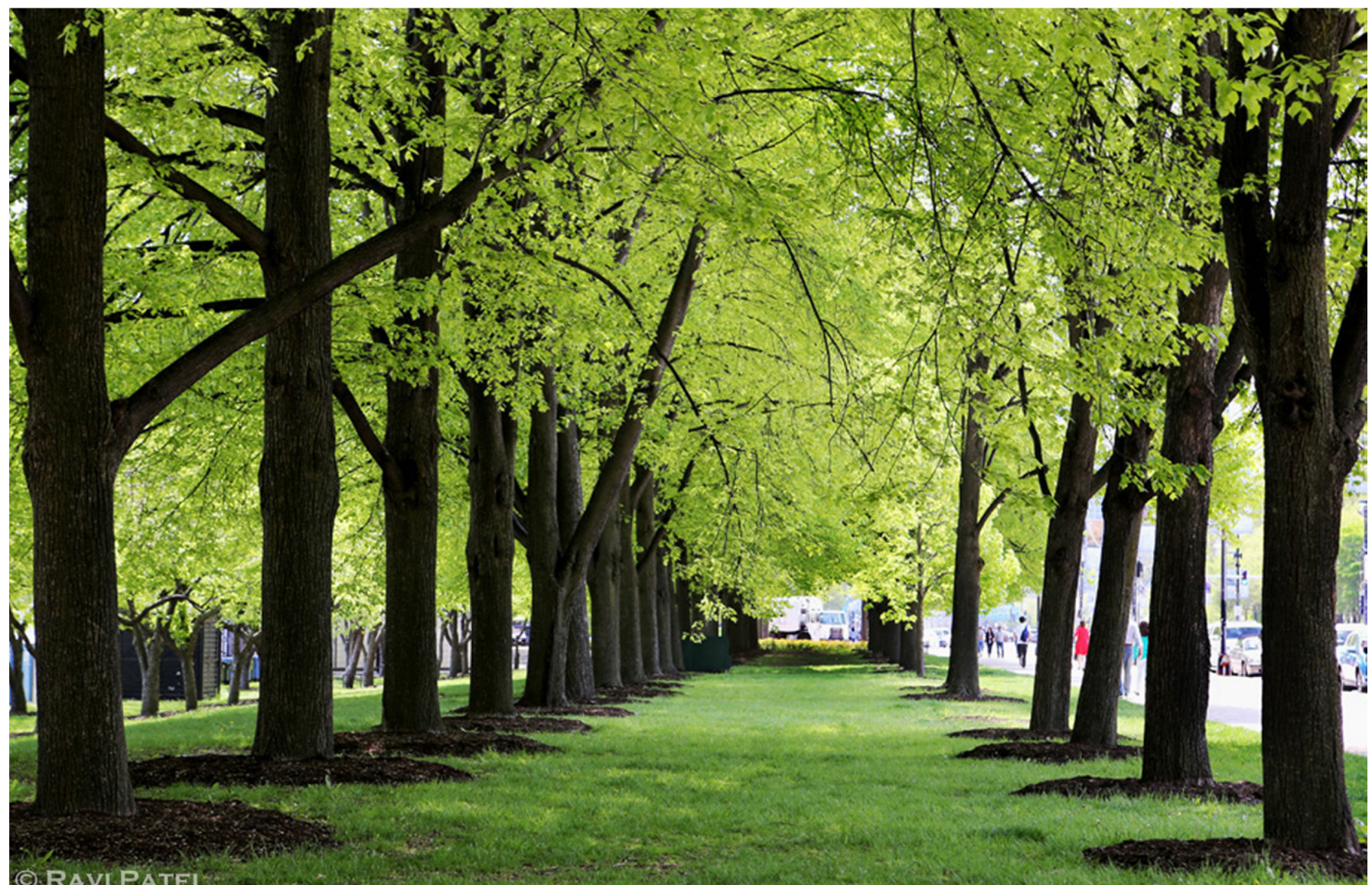
AD1.5



LEGEND

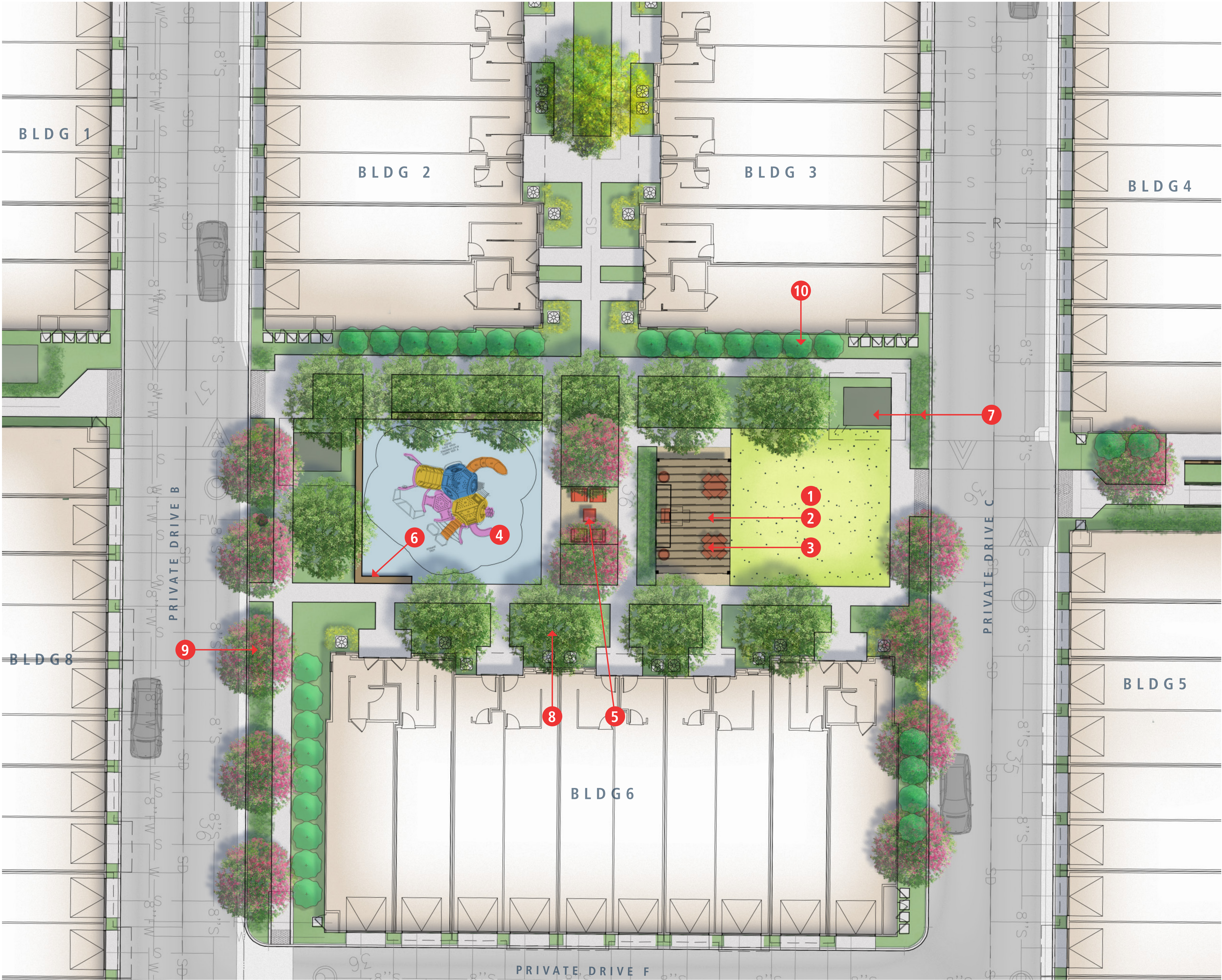
- 1 Project Entry with Enhanced Vehicular Paving
- 2 Monument Signage and Specimen Tree
- 3 Public Sidewalk
- 4 Existing Perimeter Pilaster and Fence (Refer to Sheet L-4)
- 5 Crosswalk Striping
- 6 Lawn Area
- 7 Central Paseo
- 8 Central Open Space:
 - Lawn
 - Overhead Structure
 - BBQ and Picnic
 - Play Equipment
 - Casual Seating
- 9 Mailboxes
- 10 Bench
- 11 Pet Waste Station (Total 3 Installs)
- 12 Transformer with Screening Hedge
- 13 Existing Wall to Remain (Refer to L-4, L-5)
- 14 Screening Tree
- 15 Side Yard Fence and Gate (Refer to L-4, L-5)
- 16 Stepping Stones
- 17 Street Tree
- 18 Paseo Tree
- 19 Shade Tree
- 20 Flower Tree
- 21 Screening Vine
- 22 Sound Wall (Refer to Sheet L-4, L-5)
- 23 EVA Gate and Pedestrian Access Gate
- 24 Existing Maintenance Corridor Gate
- 25 Existing Slope to Remain
- 26 Property Line
- 27 Hedge to Screen DCDA and FDC
- 28 Traffic Signal and Crosswalk per Civil's Plan
- 29 Drivable Turf Block



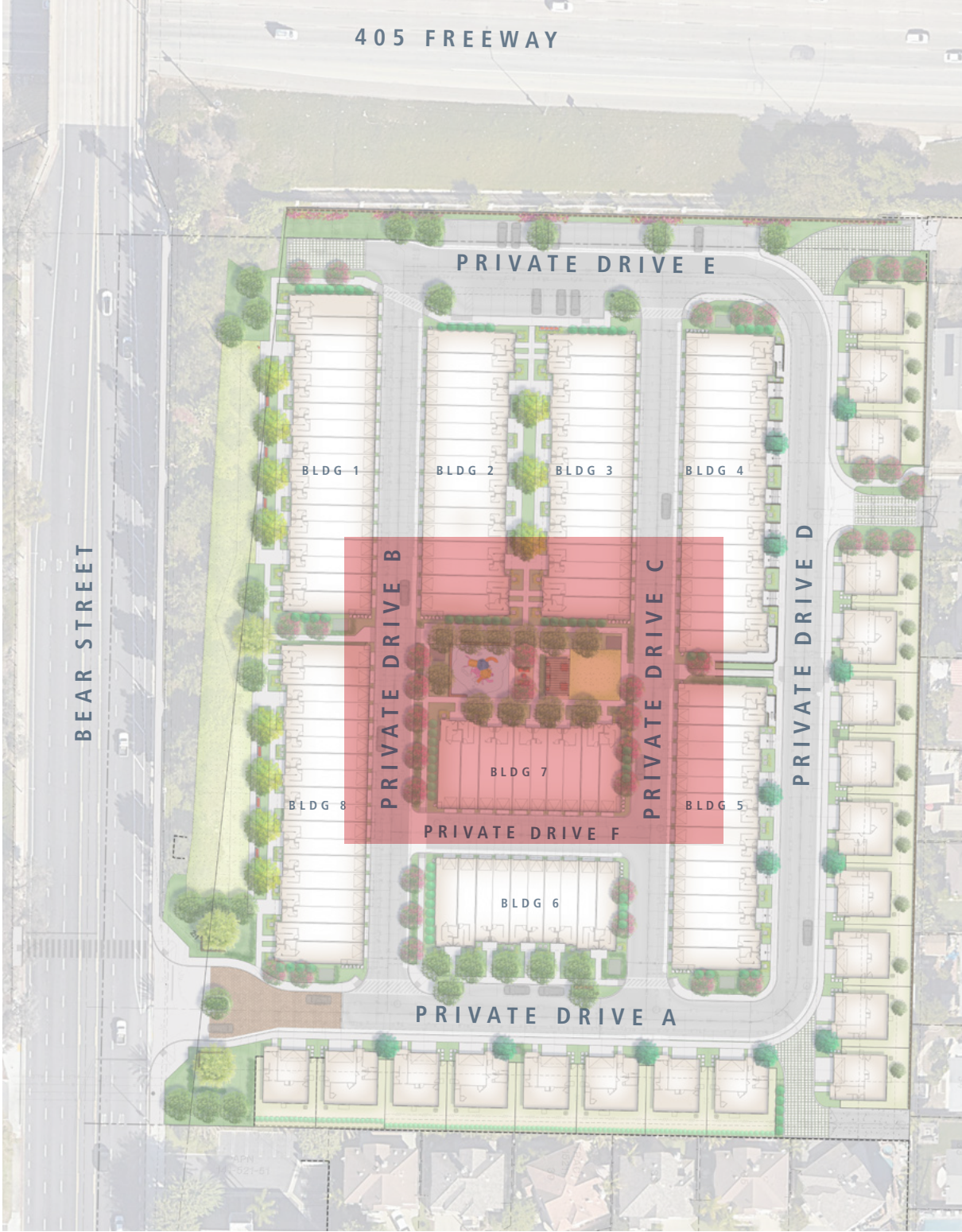


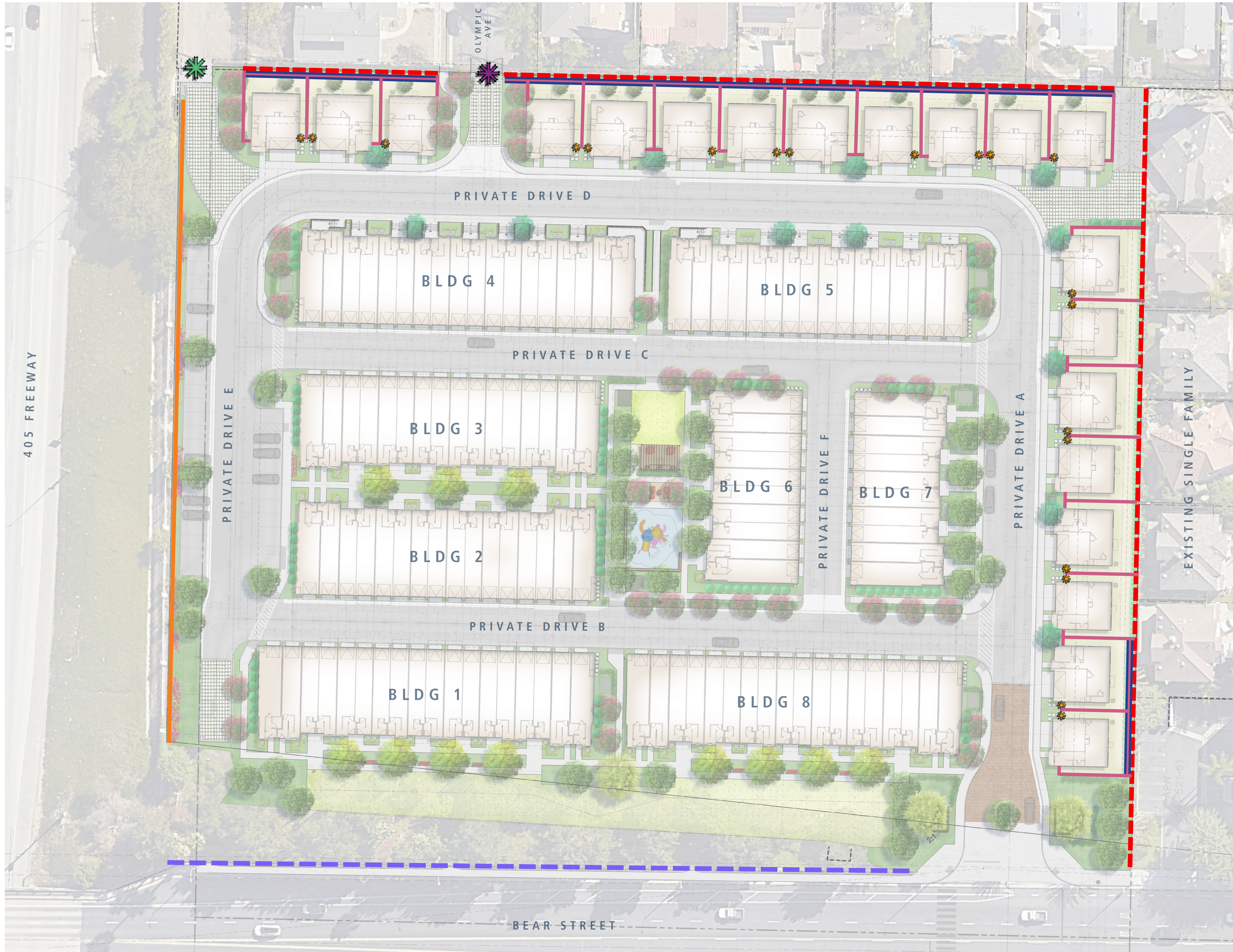
LEGEND

- 1 Lawn Area
- 2 Overhead Structure
- 3 BBQ and Picnic
- 4 Play Equipment
- 5 Casual Seating
- 6 Seat Wall
- 7 Transformer with Screening Hedge
- 8 Shade Tree
- 9 Flower Tree
- 10 Hedge Tree



KEYMAP





LEGEND

- Existing Wall to Remain - Approx. 6'ht
- Existing Perimeter Pilaster and Fence to Remain (To be Repaired and Painted)
- 12'ht. Sound Wall with 4'ht. Max. Retaining Wall
- 6'ht. Side Yard Fence
- Retaining Wall with 6'ht. Vinyl Fence
- 6'ht. Side Yard Vinyl Gate
- EVA Vehicular Gate and Pedestrian Gate - 5' ht
- Existing Maintenance Corridor Gate - Replaced in Coordination with OC SAN



Victor Stanley - Camille (or Equal)

Picnic Table and Benches



Victor Stanley - Camille (or Equal)

Bench



Zerowasteusa (or Equal)

Pet Waste Station



MailboxUSA

Mailbox



Victor Stanley - Ren Top-Deposit (or Equal)

Trash Receptacle



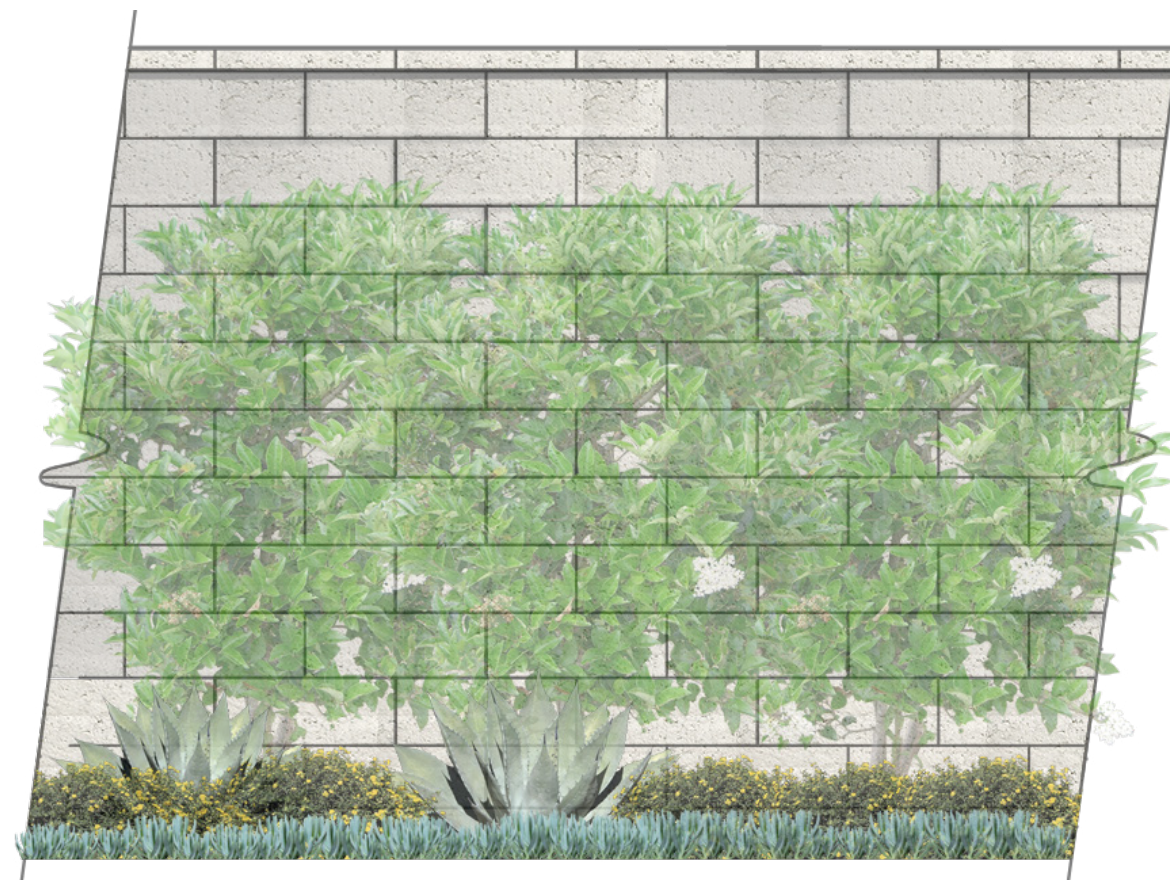
BBQGUYS
Electri-Chef Rubby Built-In (or Equal)

BBQ Grill



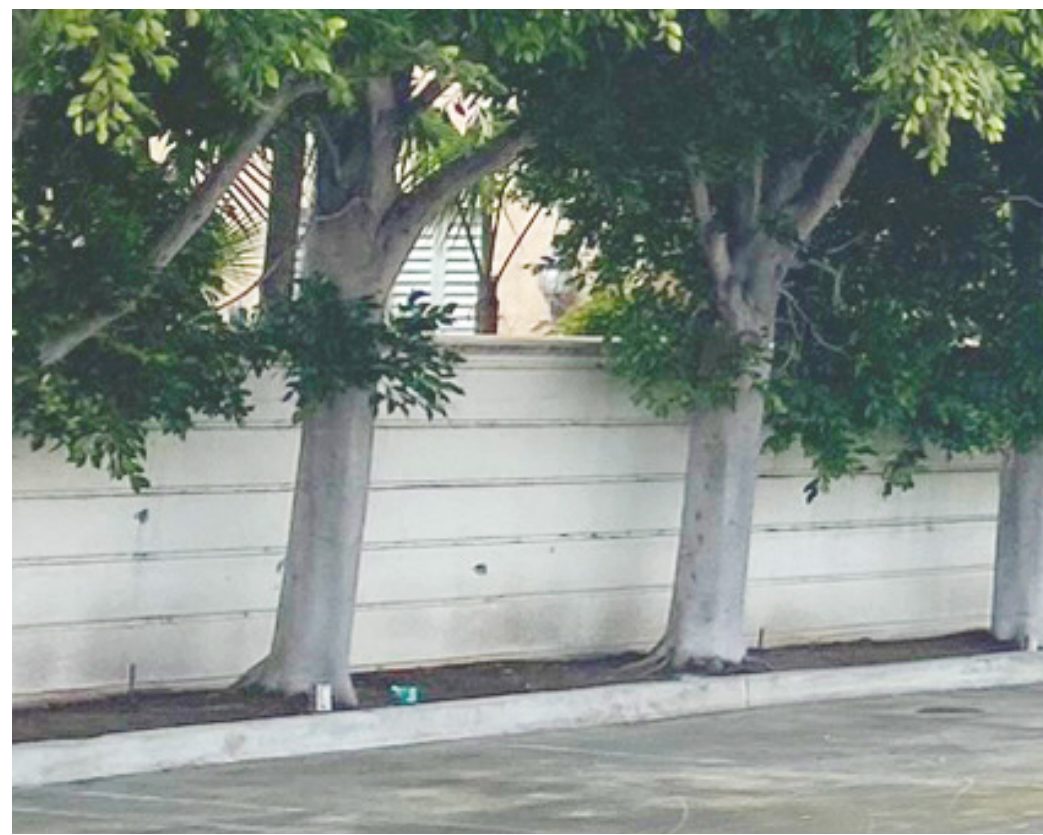
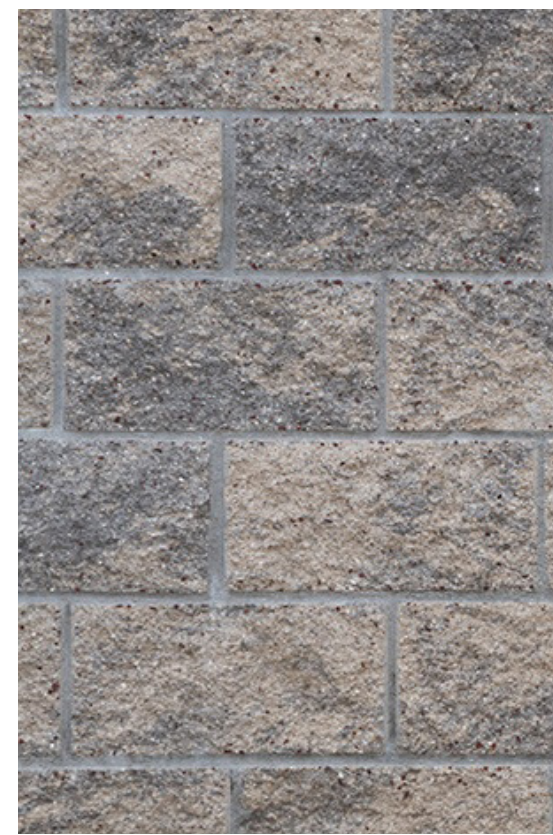
Patioshoppers (Or Equal)

Casual Seating



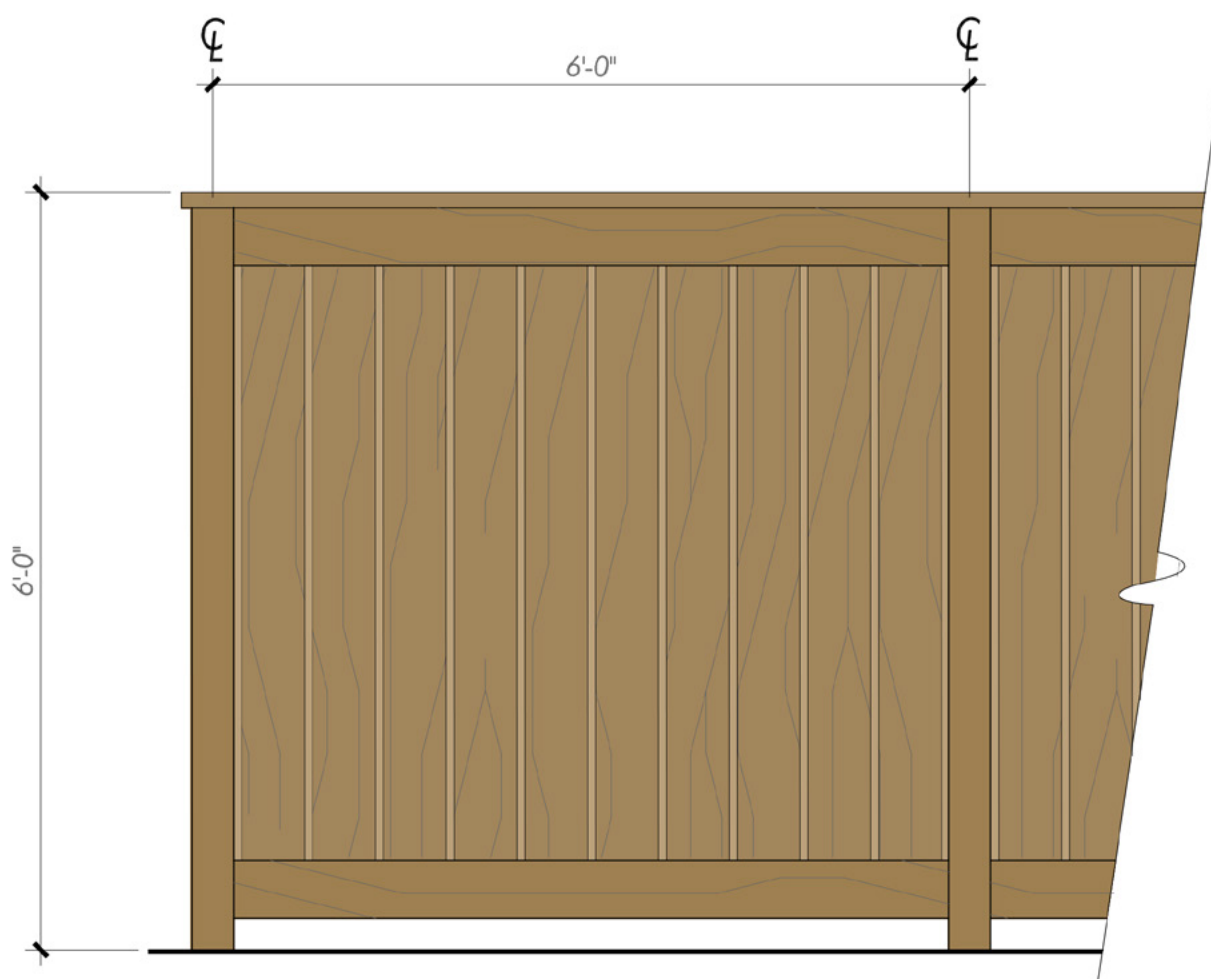
Orco: Manor Variegated Block with Sterling Mortar (or Equal)

Sound Wall



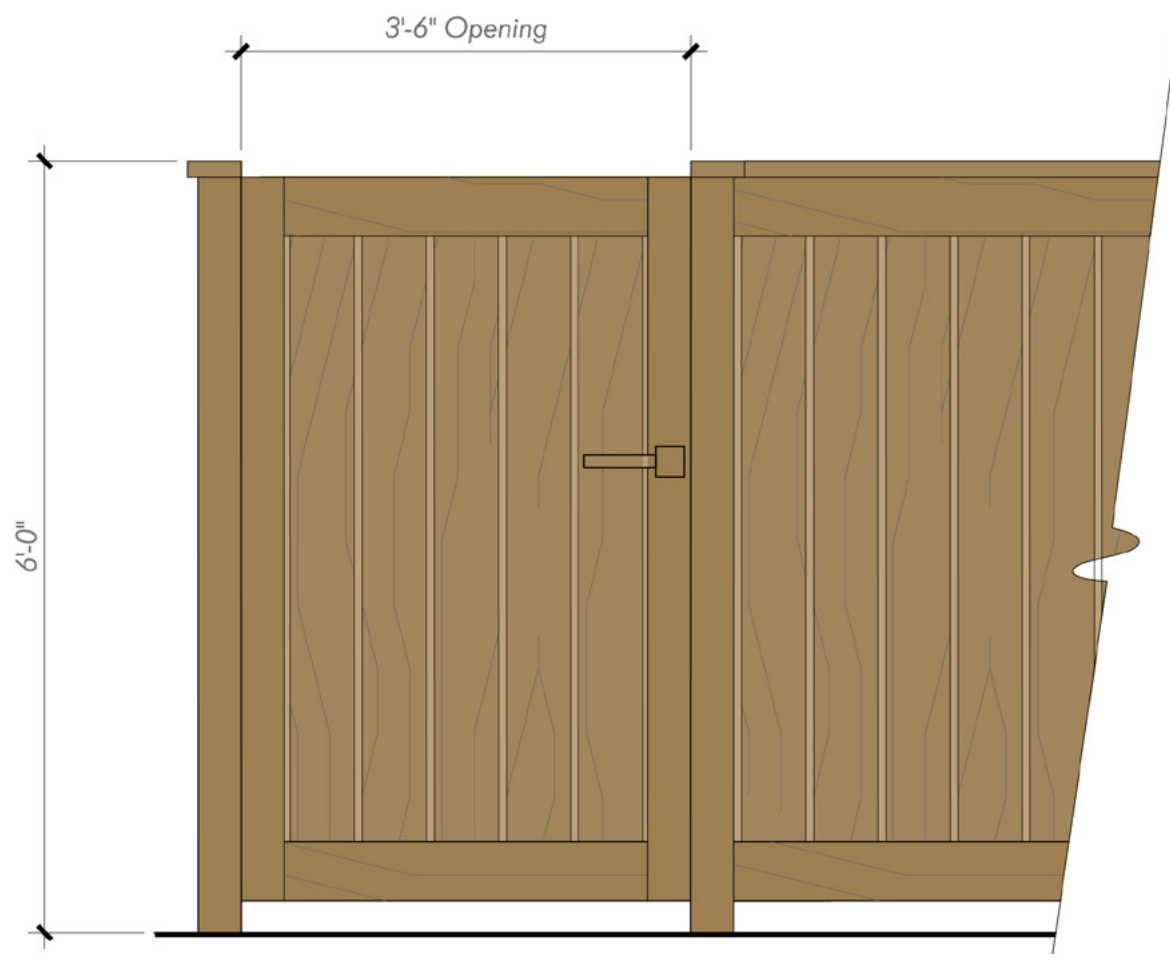
Approx. 6' ht.

Existing Wall



Vinyl Fence - Color: Tan

Detached Condo Side Yard Fence



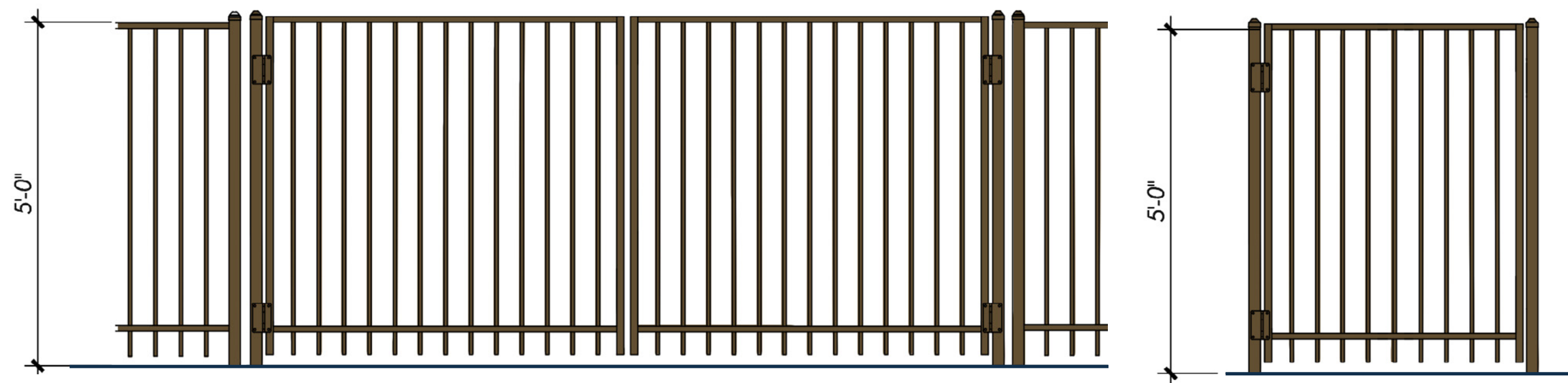
Vinyl Gate - Color: Tan

Detached Condo Side Yard Gate



Vinyl Fence - Color: Tan
Wall: Orco Manor Variegated Block

Retaining Wall with Vinyl Fence



Tubular Steel with Paint Color: SW7048 Urban Bronze (or Equal)

EVA Vehicular Gate and Pedestrian Gate



LEGEND

- High Water Use
- Moderate Water Use
- Low Water Use

Project Name: Bear Street Costa Mesa						
Date: March 31, 2025						
WATER EFFICIENT WORK SHEET						
Maximum Applied Water Allowance (MAWA)						
Total MAWA = (Eto x 0.55 x LA in Sq.ft. x 0.62) + (Eto x 1.0 x SLA in Sq.ft. x 0.62) = Gallons per year for LA + SLA						
Hydrozone:	Eto:	KL	LA Sq. Ft.	Conversion	SLA Sq. Ft.	MAWA
Landscape Area	48.2	0.55	51,294	0.62	0	843,078
MAWA= Maximum Applied Water Allowance (gallons per year)						
Eto= Reference Evapotranspiration from Appendix C (inches per year)						
0.55= Evapotranspiration Adjustment Factor (ETAF) (For residential project)						
L.A.= ETAF for Special Landscaped Area						
LA= Landscaped Area includes Special Landscape Area (square feet)						
0.62= Conversion Factor (to gallons per square foot)						
0.45= the additional ET adjustment Factor for Special Landscape Area (1.0- 0.55= 0.45)						
SLA= Special Landscape Area (square feet)						
Applicant to fill in boxes below:						
Eto (Reference Evapotranspiration from Appendix C inches per year)	48.2					
Landscape Area includes Special Landscape Area (square feet)	51,294					
Special Landscape Area (square feet)	0					
Estimated Annual Water Use:						
Total EAWU = (Eto x KL x LA in Sq.ft. / IE) = Gallons per Year						
Hydrozone:	Eto:	KL	Sq. Ft.	Conversion	IE	EAWU
Low Water Use Shrubs (Drip)	48.2	0.2	29,010	0.62	0.81	214,058
Medium Water Use Shrubs (Drip)	48.2	0.5	10,003	0.62	0.81	184,524
High Water Use (Rotor)	48.2	0.7	12,281	0.62	0.73	351,923
High Water Feature	48.2	1.0		0.62	1.00	
Total EAWU:			51,294			750,505
EAWU= Estimated Applied Water Use (gallons per year)						
Eto= Reference Evapotranspiration from Appendix C (inches per year)						
KL= Landscape Coefficient						
LA= Landscaped Area (square feet)						
0.62= Conversion Factor (to gallons per square foot)						
IE= Irrigation Efficiency= IME X DU (See definition in Appendix E for example IE percentages)						
IME= Irrigation Management Efficiency (90%)						
DU= Distribution Uniformity of Irrigation Head						
KL= Ks x Kc x Kmc						
Ks= species factor (range 1.0- 0.9) (see WUCOLS list for values)						
Kd= density factor (range 0.5- 1.3) (see WUCOLS list for density value)						
Kmc= microclimatic factor (range 0.5- 1.4) (see WUCOLS)						
Table A- PF (Plant Factor)						
Cool Season Turf= 0.8						
Warm Season Turf= 0.7						
High Water Use Plants= 0.7						
Moderate Water Use Plants= 0.5						
Low Water Use Plants= 0.2						
Very Low Water Use Plants= 0.1						
(can be between 0.7-0.9)						
(can be between 0.4-0.6)						
(can be between 0.1-0.3)						
IE (Irrigation Efficiency)- Appendix E						
Pop-up Stream Rotor= 0.73						
Rotor Head= 0.76						
Microspray= 0.76						
Bubblers= 0.77						
Drip Emitters= 0.81						
Subsurface Irrigation= 0.81						

NOTES

Each homeowner shall install and maintain an individual irrigation system for their backyard landscape. New construction projects with a landscape area of 500 square feet or more must comply with the California Model Water Efficient Landscape Ordinance.



LEGEND

- Street Tree
- Shade Tree
- Specimen Tree
- Flower Accent Tree
- Paseo Tree
- Hedge Tree
- Backyard Tree
- Shrub and Groundcover
- Low Hedge Shrub
- Tall Hedge Shrub
- Turf
- Vines

TOTAL TREE CALCULATION

Total Planting Area	51,411 SQFT
Tree Unplantable Area (Garage Planting Pocket, Underground Utility, etc.)	3,375 SQFT
Open Lawn Area	12,281 SQFT
Total Tree Plantable Area	35,608 SQFT
Required Tree Amount (One Tree per 200 SQFT, 15gal min.)	178
Proposed Tree Amount (Backyard trees are excluded.)	186

PARKING TREE

Parking Stalls	35
Required Parking Tree Amount (One Tree per 6 Parking Stalls)	6
Proposed Parking Tree Amount	9

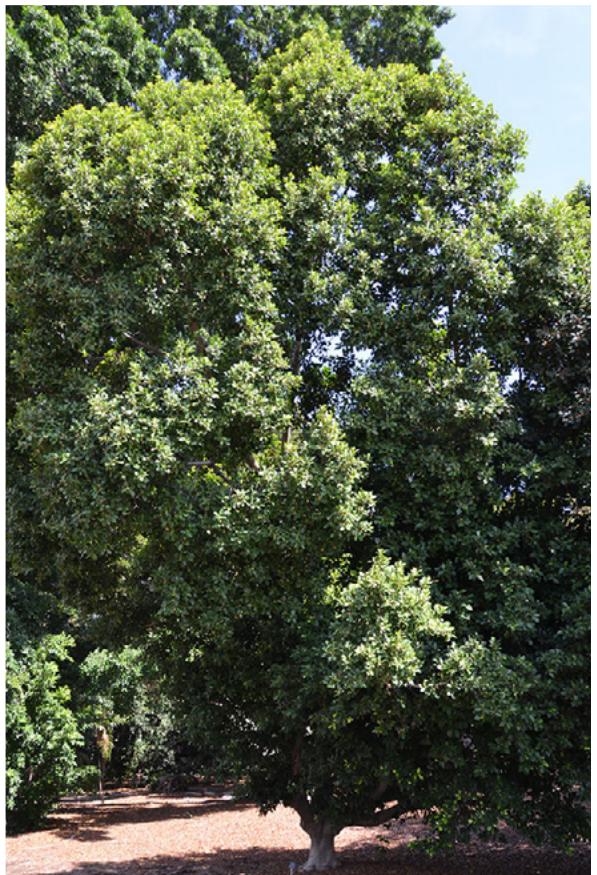
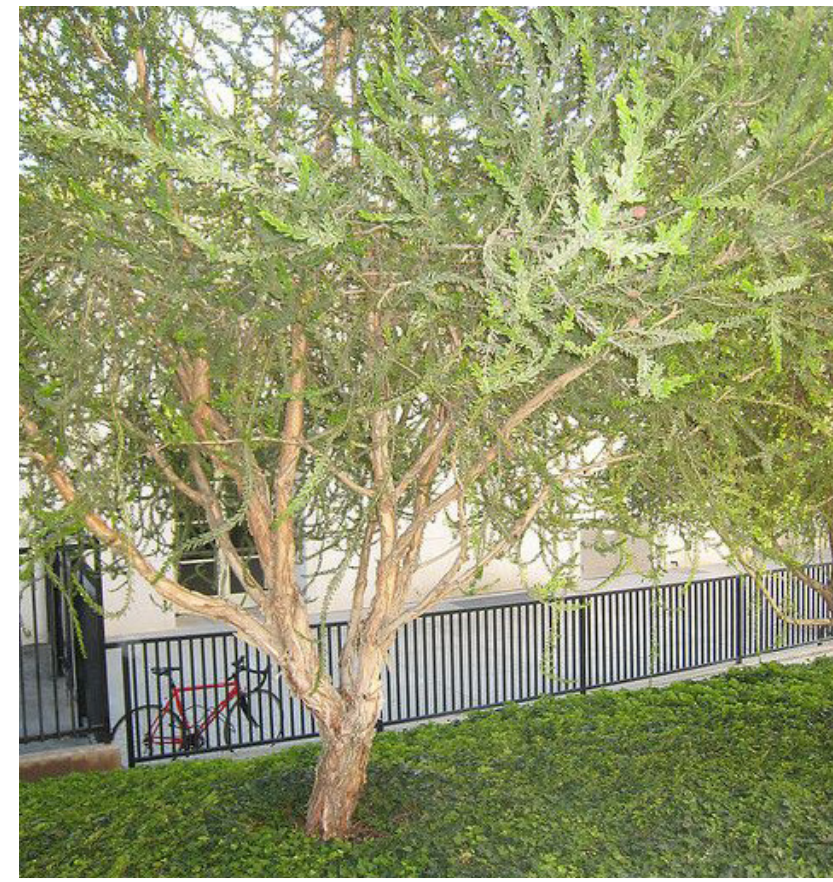
Required Planter Area:
(365QFT per Tree)

Proposed Planter Area: 1,810 SQFT

NOTES

- Twenty-five percent of the required trees shall be 24 inch box or larger.
- One shrub shall be provided for every 25 square feet of open space. Sixty percent of the required shrubs shall be a minimum of five gallons.

BOTANICAL NAME	COMMON NAME	SIZE	FORM	WUCOLS
Street Trees				
Koeleruteria paniculata	Golden Rain Tree	24" box min	Standard	L
Rhus lancea	African Sumac	24" box min	Standard	L
Shade Trees				
Liriodendron tulipifera	Tulip Tree	24" box min	Standard	M
Laurus nobilis	Sweet Bay	24" box min	Standard	L
Podocarpus gracilior	Fern Pine	24"box min	Standard	M
Specimen Trees				
Quercus virginiana	Souther Live Oak	36" box min	Standard	M
Ficus microcarpa nitida 'Green Gem'	Green Gem Fig	36" box min	Standard	M
Flower Accent Trees				
Melaleuca nesophila	Pink Melaleuca	24"box min	Standard	L
Chitalpa tashkentensis 'Pink Dawn'	Pink Dawn Chitalpa	24"box min	Standard	L
Paseo Trees				
Platanus acerifolia 'Columbia'	London Plane	24" box min	Standard	M
Liriodendron tulipifera	Tulip Tree	24" box min	Standard	M
Hedge Trees				
Prunus caroliniana	Carolina cherry laurel	15 gal	Columnar	M
Podocarpus macrophyllus	Yew Pine	24"box min	Columnar	M
Backyard Trees				
Magnolia grandiflora 'Little Gem'	Compact Southern Magnolia	36" box min	Standard	M
Tristania conferta	Brisbane Box	36" box min	Standard	M



BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
Agapanthus ‘Peter Pan’	Dwarf Lily of the Nile	5 gal	30” o.c.	M
Agave spp.	Agave	5 gal	30” o.c.	L
Aloe spp.	Aloe	5 gal	30” o.c.	L
Eriogonum umbellatum	Sulfur Flower	5 gal	30” o.c.	L
Euonymus japonicus ‘Aureo-Marginata’	Gold Spot Euonymus	15 gal	24” o.c.	M
Hesperaloe parviflora	Red Yucca	5 gal	24” o.c.	VL
Lavandula dentata ‘Candicans’	Candicans French Lavender	5 gal	30” o.c.	L
Rosa spp.	Shrub Rose	5 gal	30” o.c.	M
Yucca spp.	Yucca	5 gal	36” o.c.	L
Low Hedges				
Buxus microphylla japonica	Japanese Boxwood	5 gal	30” o.c.	M
Pittosporum tobira ‘Wheeler’s Dwarf’	Wheeler’s Dwarf Pittosporum	5 gal	30” o.c.	M
Rhaphiolepis indica ‘Pink Lady’	Rhaphiolepis Pink Lady	5 gal	36” o.c.	L
Tall Hedges				
Ligustrum japonicum ‘Texanum’	Wax Leaf Privet	15 gal	36” o.c.	M
Photinia × fraseri ‘Red Robin’	Red Tip Photinia	15 gal	42” o.c.	M
Rhaphiolepis i. ‘Majestic Beauty’	Majestic Beauty Hawthorn	5 gal	36” o.c.	L



BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
Bougainvillea 'La Jolla'	La Jolla Bougainvillea	1 gal	24" o.c.	L
Carissa macrocarpa 'Prostrata'	Ground Cover Natal Plum	1 gal	24" o.c.	L
Senecio mandraliscae	Kleinia	1 gal	18" o.c.	L
Sodded Turf	Turf	Sodded	-	H



BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
Bougainvillea	Bougainvillea	15 gal	Per Plan	L
Lonicera japonica 'Halliana'	Hall's Japanese Honeysuckle	15 gal	Per Plan	L
Trachelospermum jasminoides	Star Jasmine	15gal	Per Plan	M