



BEAR STREET

COSTA MESA, CALIFORNIA

DEVELOPER INFORMATION

MERITAGE HOMES, INC.

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EMAIL: DLIU@C2COLLABORATIVE.COM



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888.456.5849
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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

SHEET INDEX

ARCHITECTURE

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AA2.2	B1000 - 10-PLEX - BUILDING PLANS
AA2.3	B1000 - 10-PLEX - BUILDING PLANS
AA2.4	B1000 - 10-PLEX - BUILDING PLANS
AA3.0	B1600 - 16-PLEX - PERSPECTIVES
AA3.1	B1600 - 16-PLEX - ELEVATIONS
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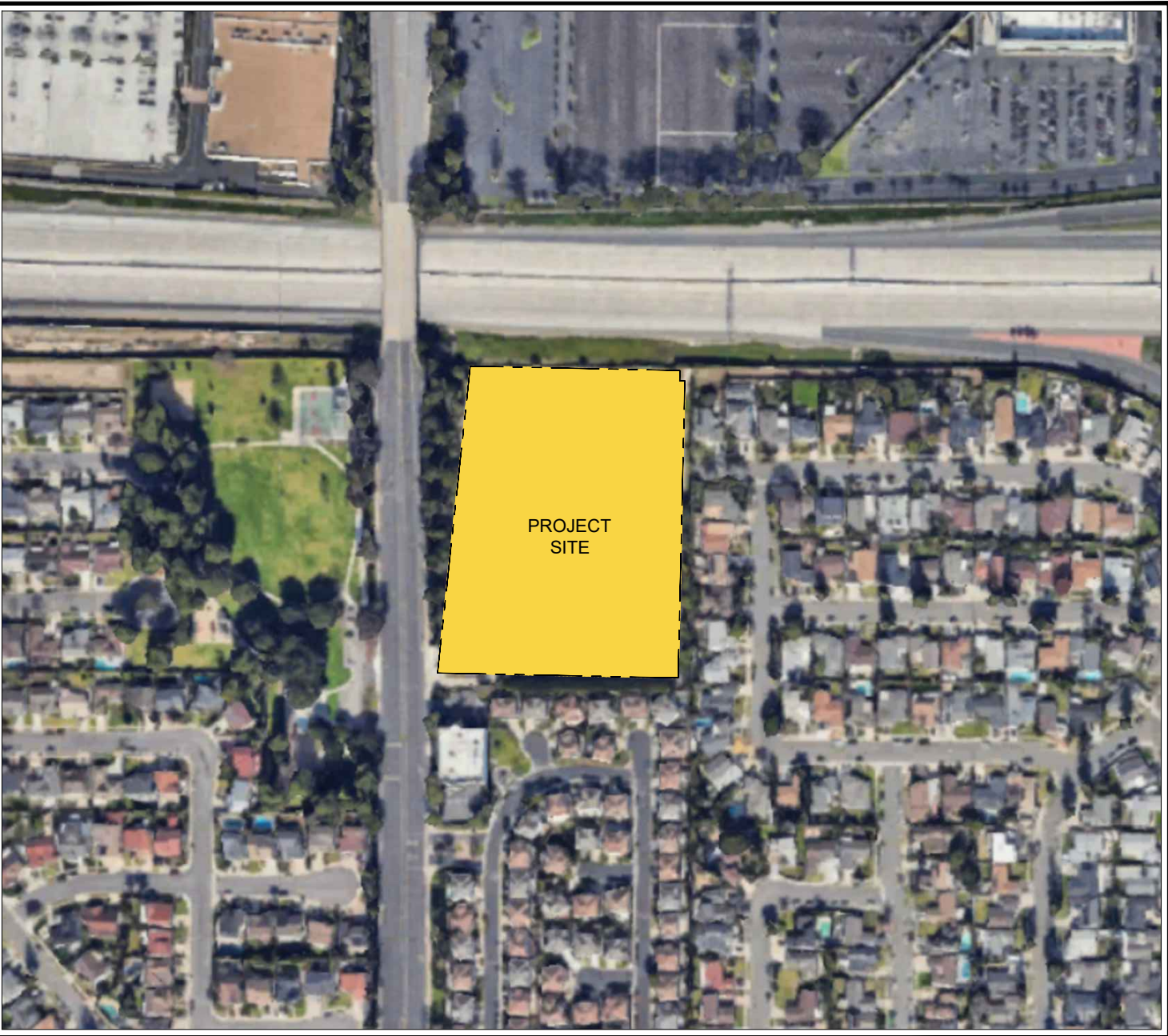
CIVIL

- C-1 - TITLE SHEET
- C-2 - EXISTING CONDITIONS
- C-3 - TENTATIVE TRACT MAP
- C-4 - SECTIONS
- C-5 - CONCEPTUAL GRADING PLAN
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- L-4 CONCEPTUAL WALL AND FENCE PLAN
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- L-7 PRELIMINARY PLANTING PLAN
- L-8 CONCEPTUAL PLANTING PALETTE

COMMUNITY CONTEXT (1:300)



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Plot Date: 2.19.2025
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2nd Submittal Date: 12.18.2024
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SHEET INDEX

A1.0



1 - FRONT



2 - REAR

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

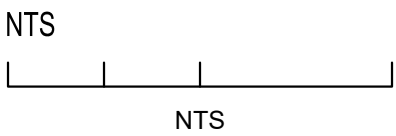


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B1000 - 10-PLEX
PERSPECTIVES

AA2.0



MATERIAL LEGEND

1. FLAT TILE ROOFING
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

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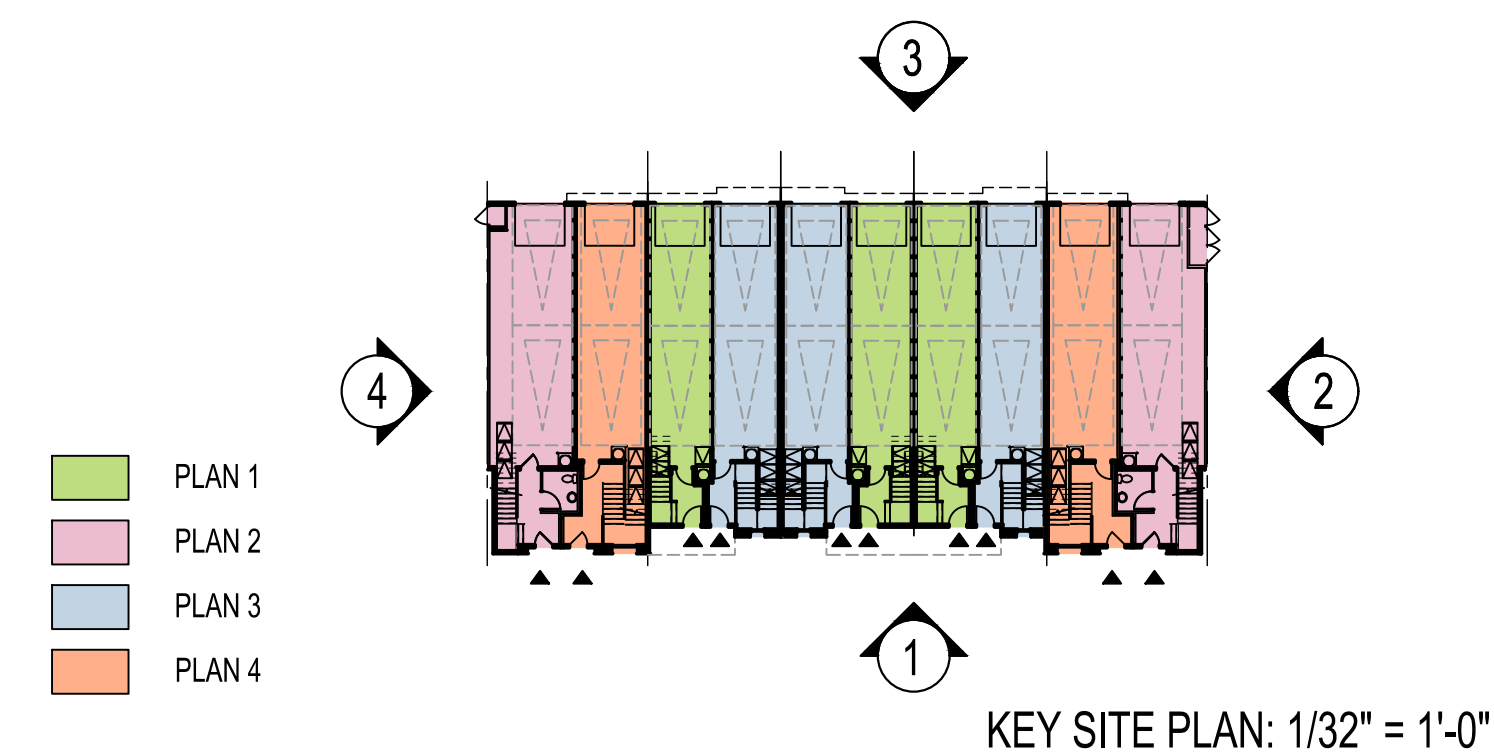
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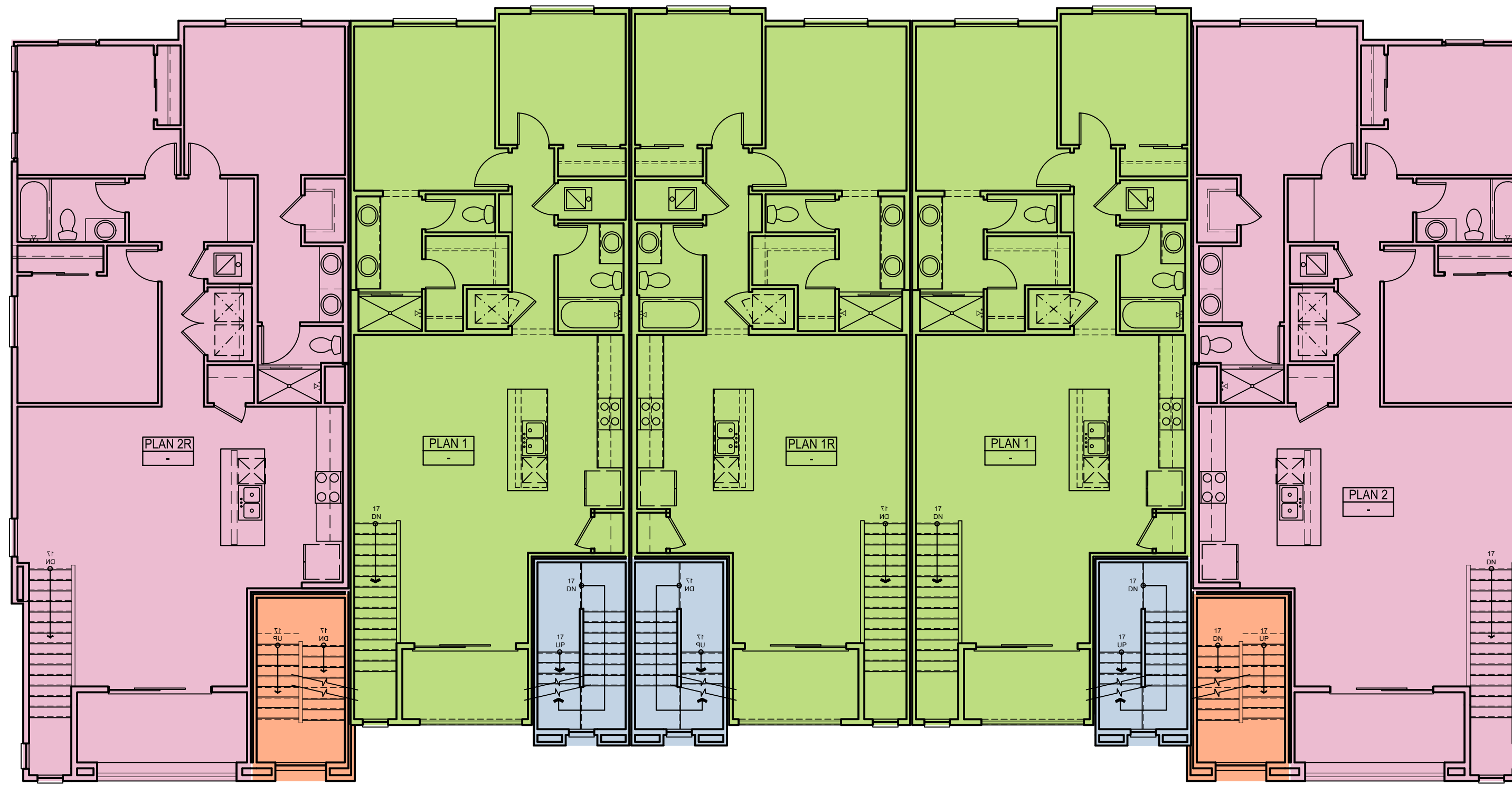
Plot Date: 2.17.2025
1st Submittal Date: 08.01.2024
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0 8 16 32

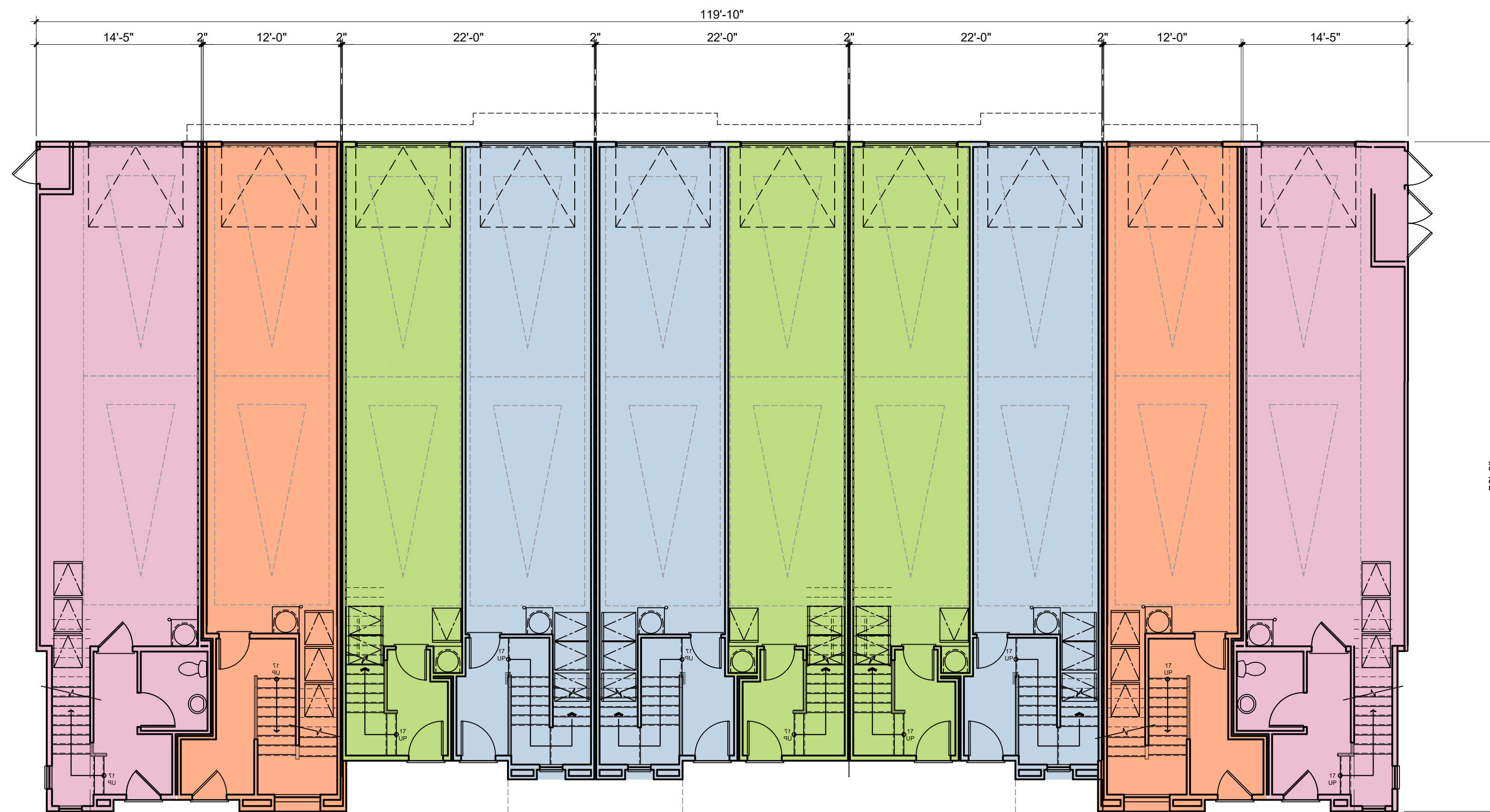


B1000 - 10-PLEX
ELEVATIONS

AA2.1

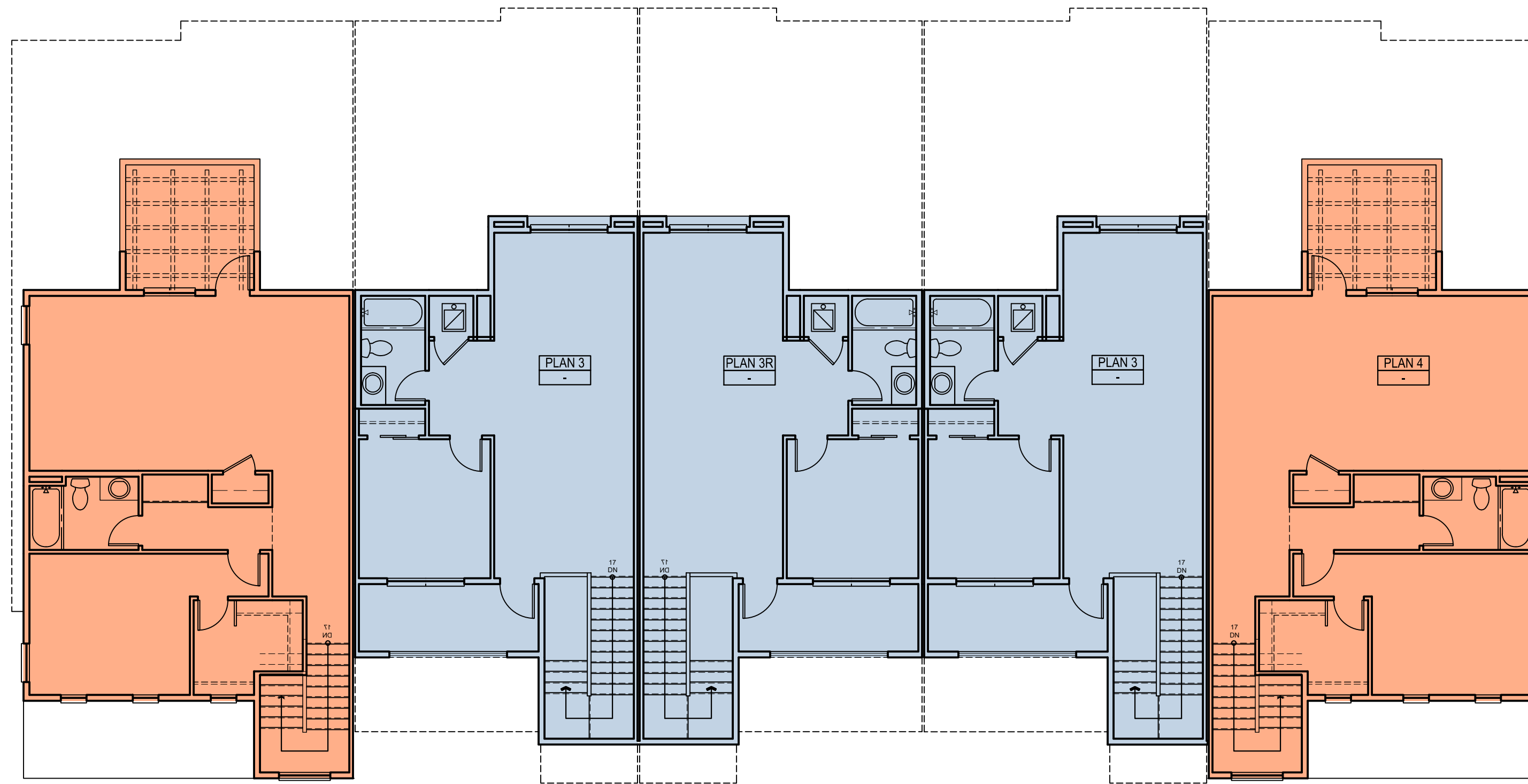


SECOND FLOOR

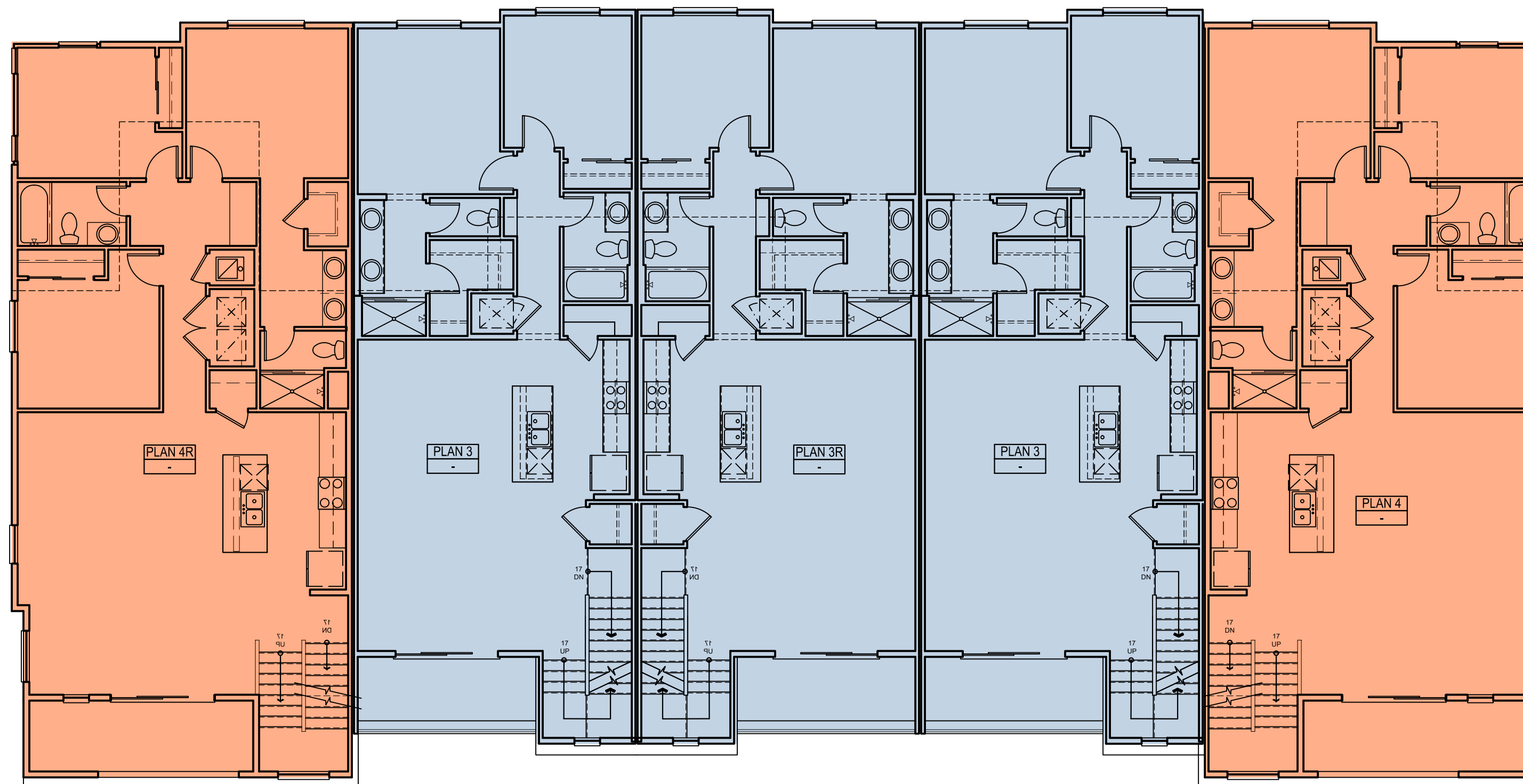


FIRST FLOOR

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

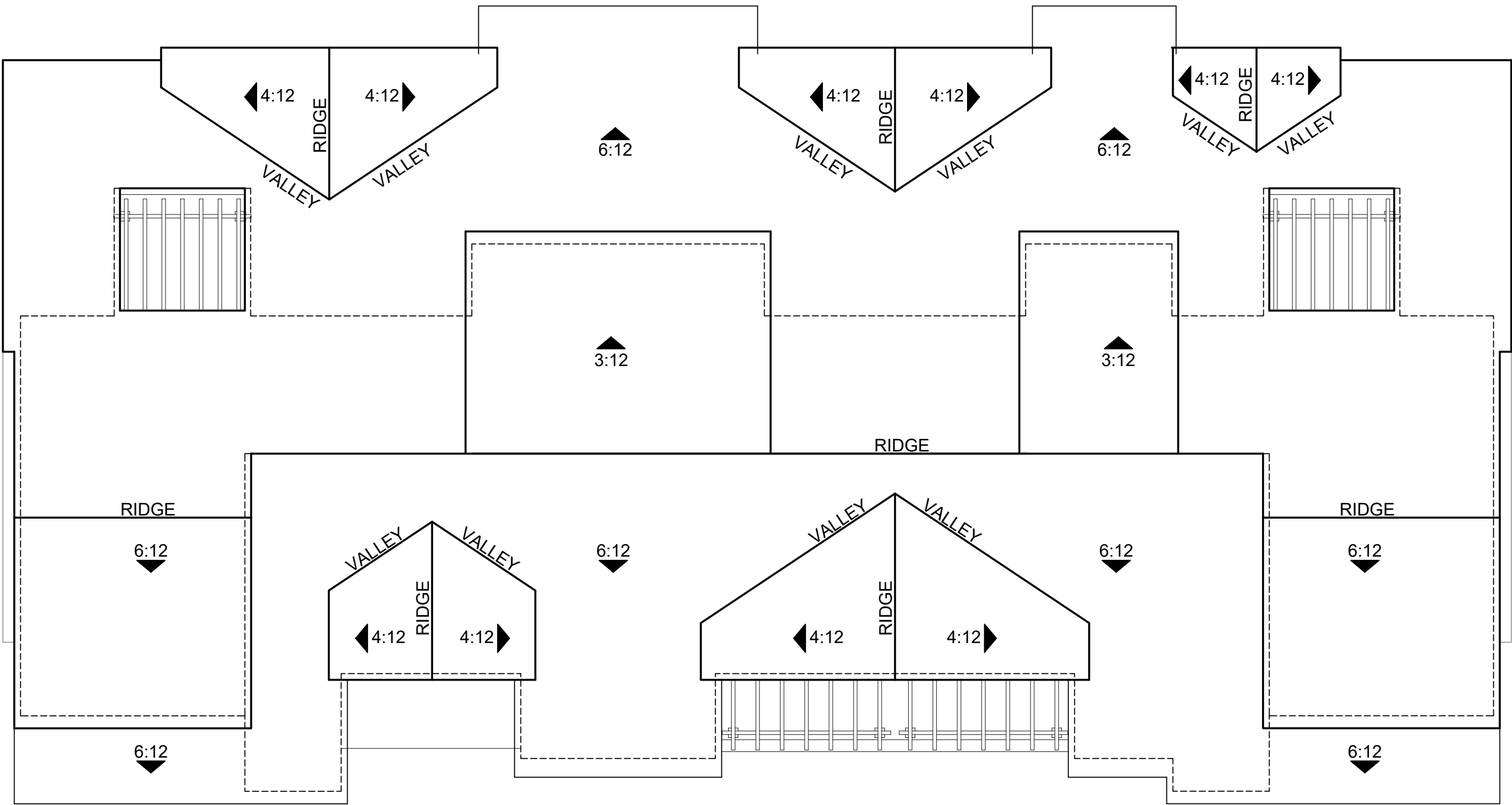


FOURTH FLOOR



THIRD FLOOR

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



ROOF PLAN



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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.

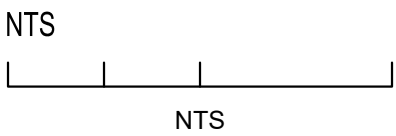


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B1600 - 16-PLEX
PERSPECTIVES

AA3.0



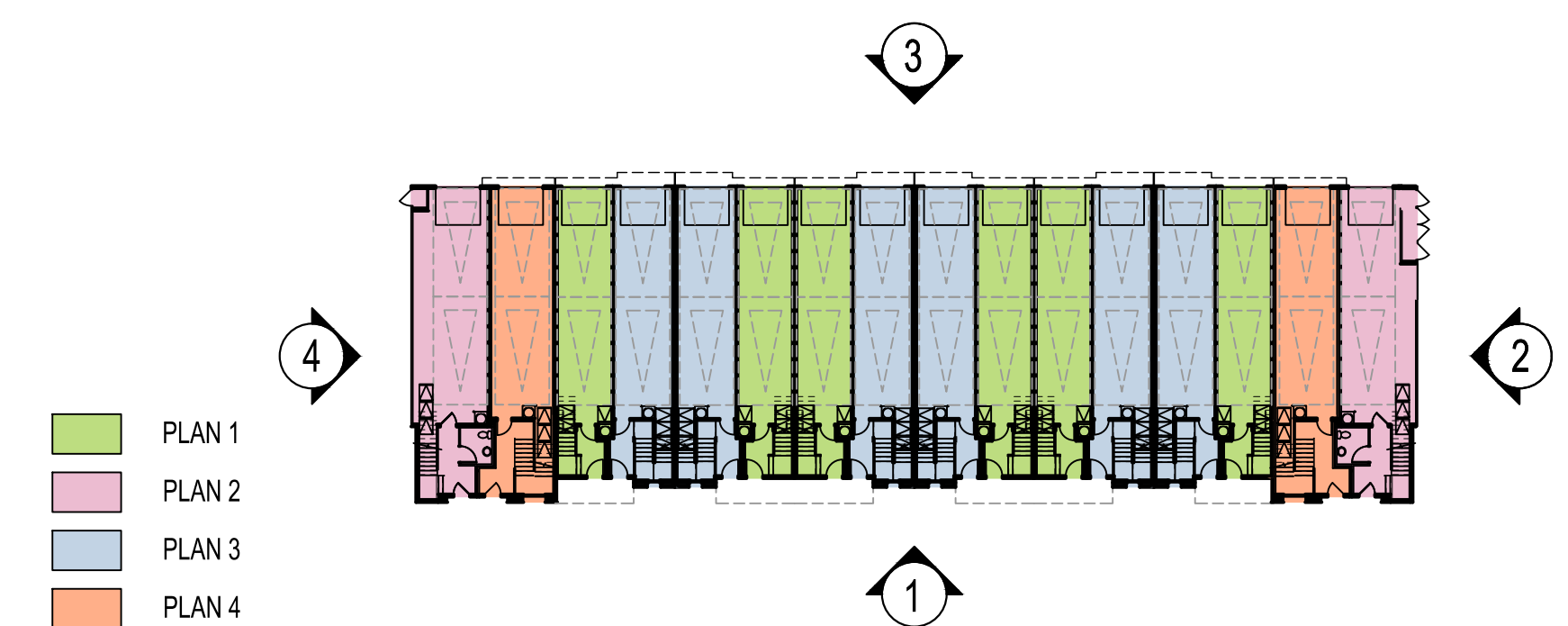
3 - REAR



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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0 8 16 32

B1600 - 16-PLEX
ELEVATIONS

AA3.1



4 - LEFT



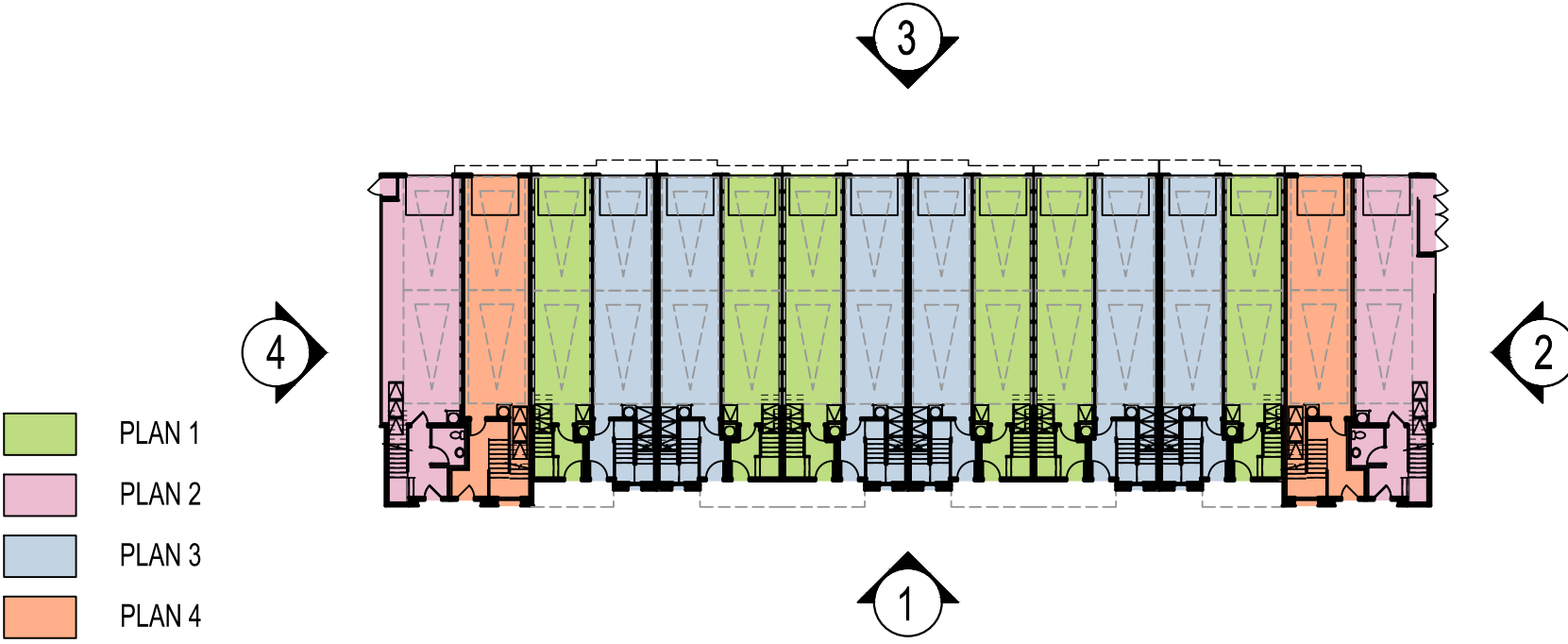
2 - RIGHT

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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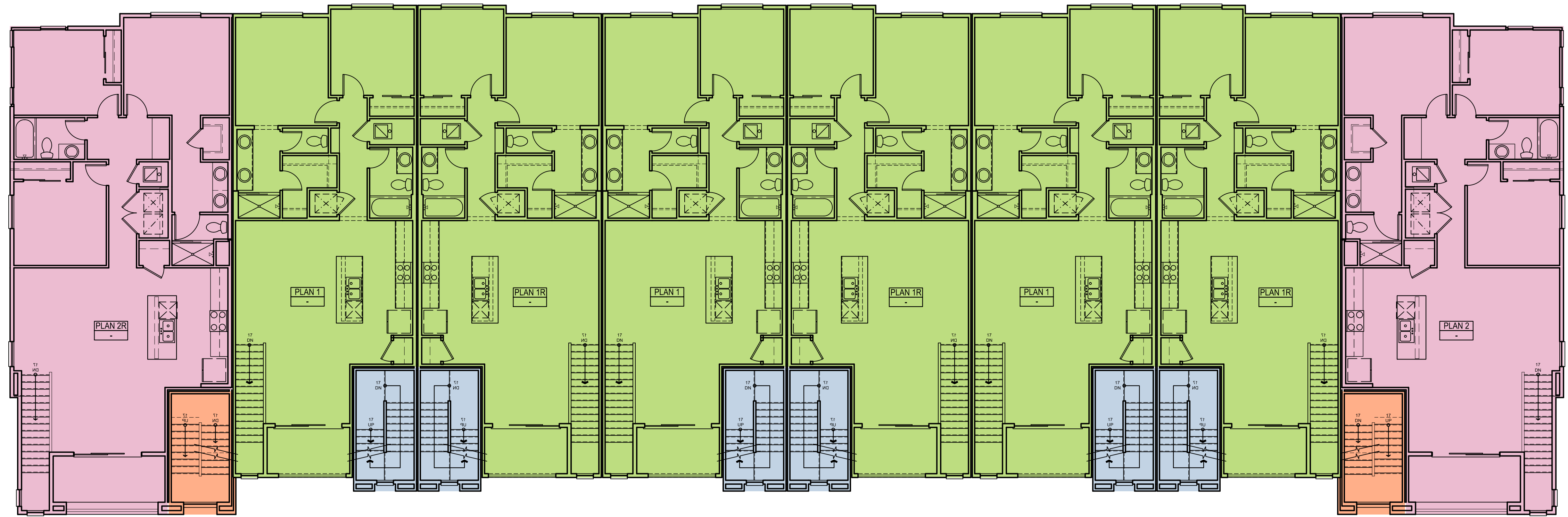
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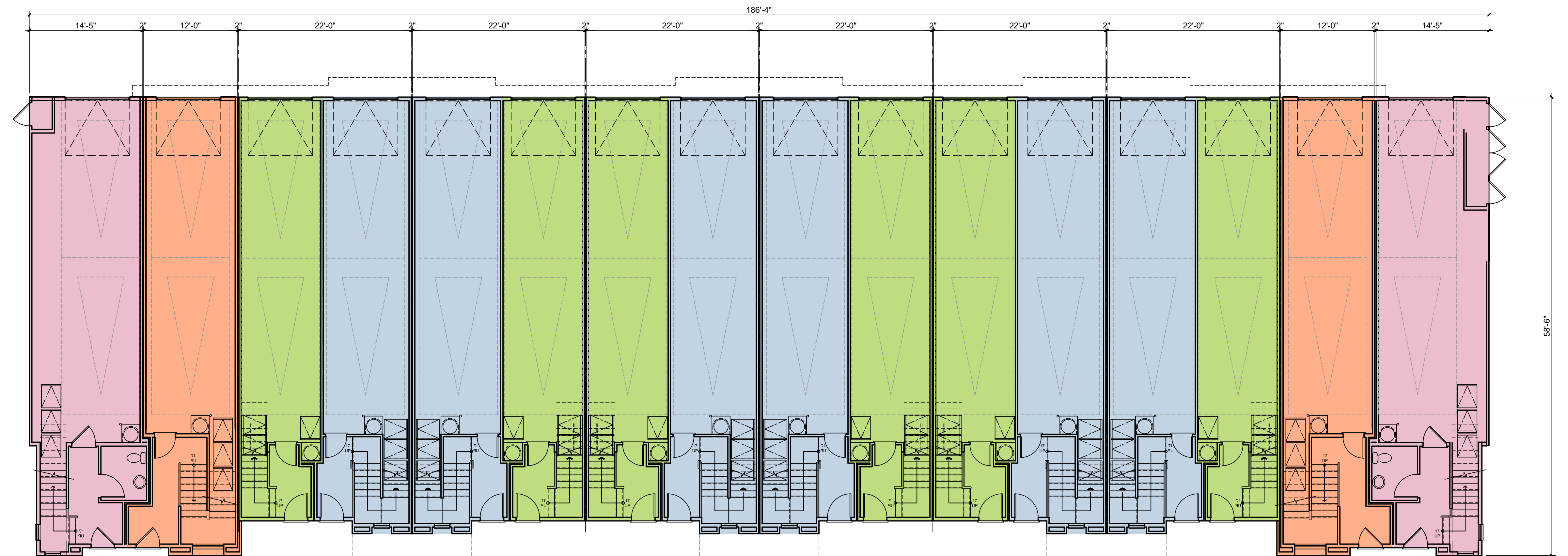
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B1600 - 16-PLEX
ELEVATIONS

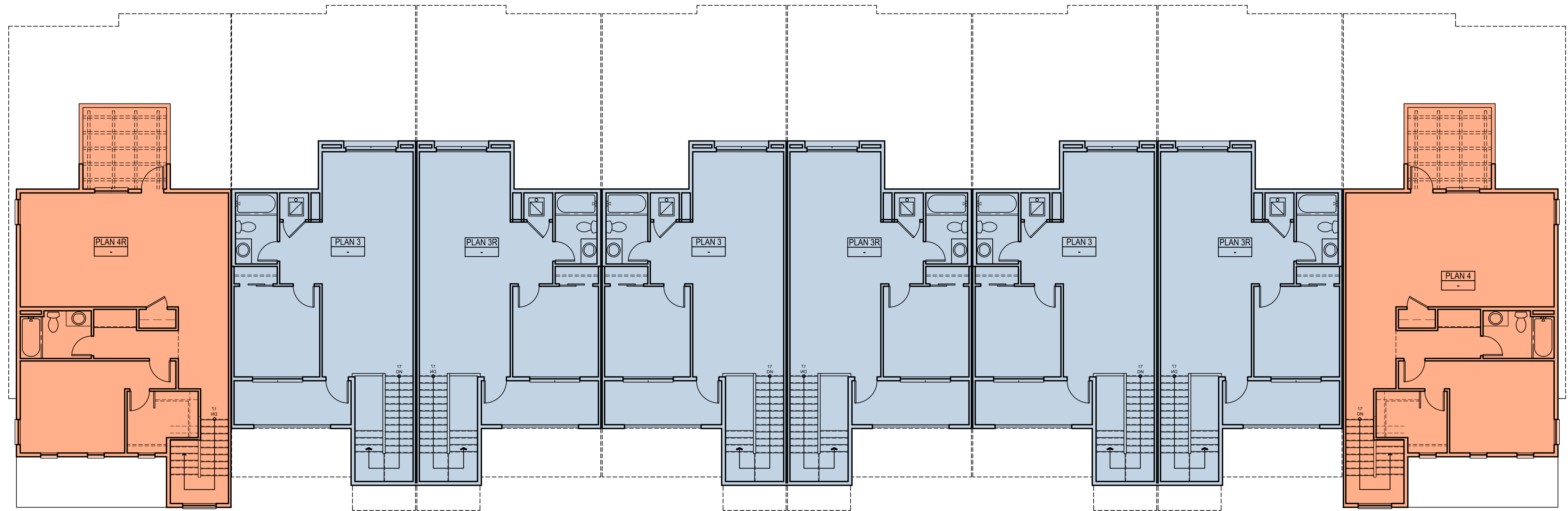
AA3.2



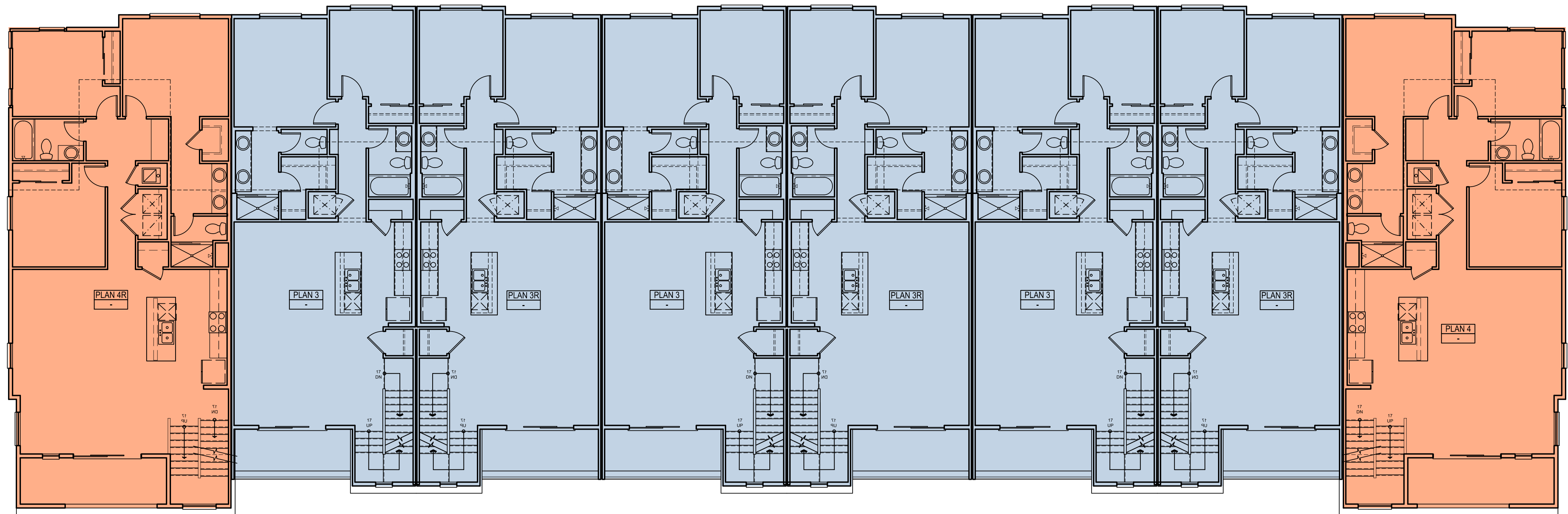
SECOND FLOOR



FIRST FLOOR

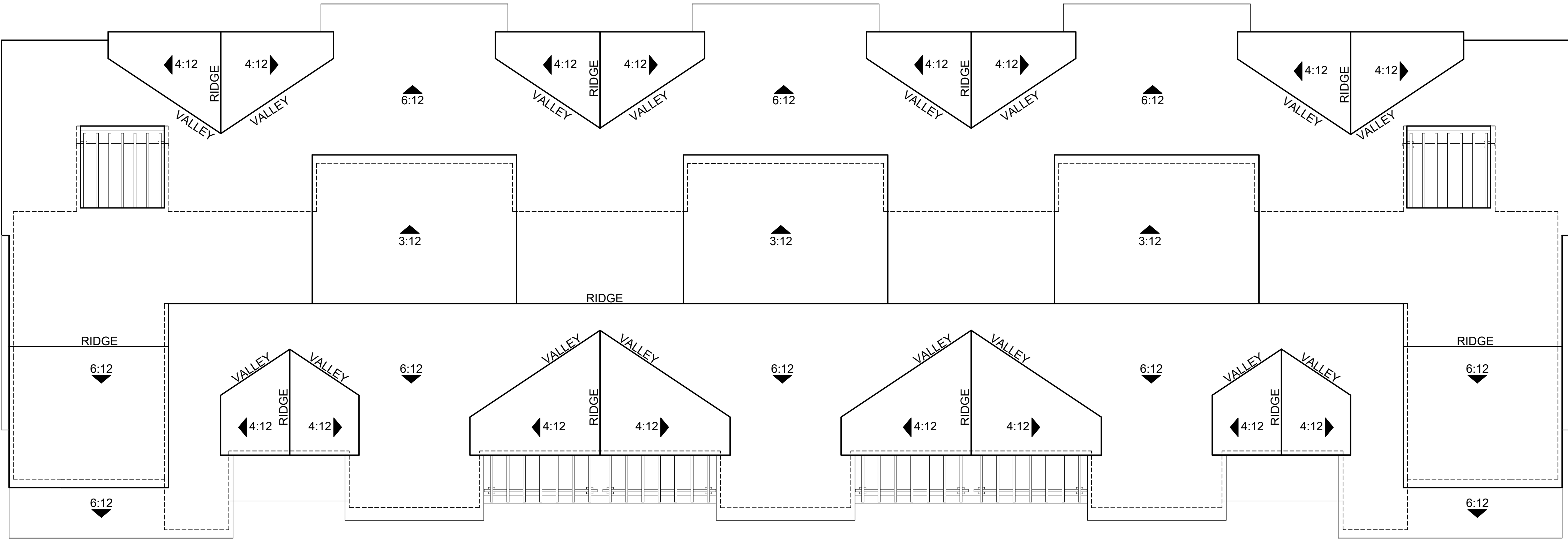


FOURTH FLOOR



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

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.

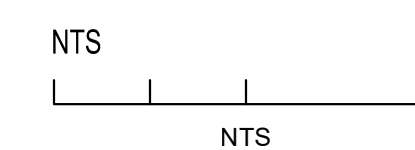


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B1800 - 18-PLEX
PERSPECTIVES

AA4.0



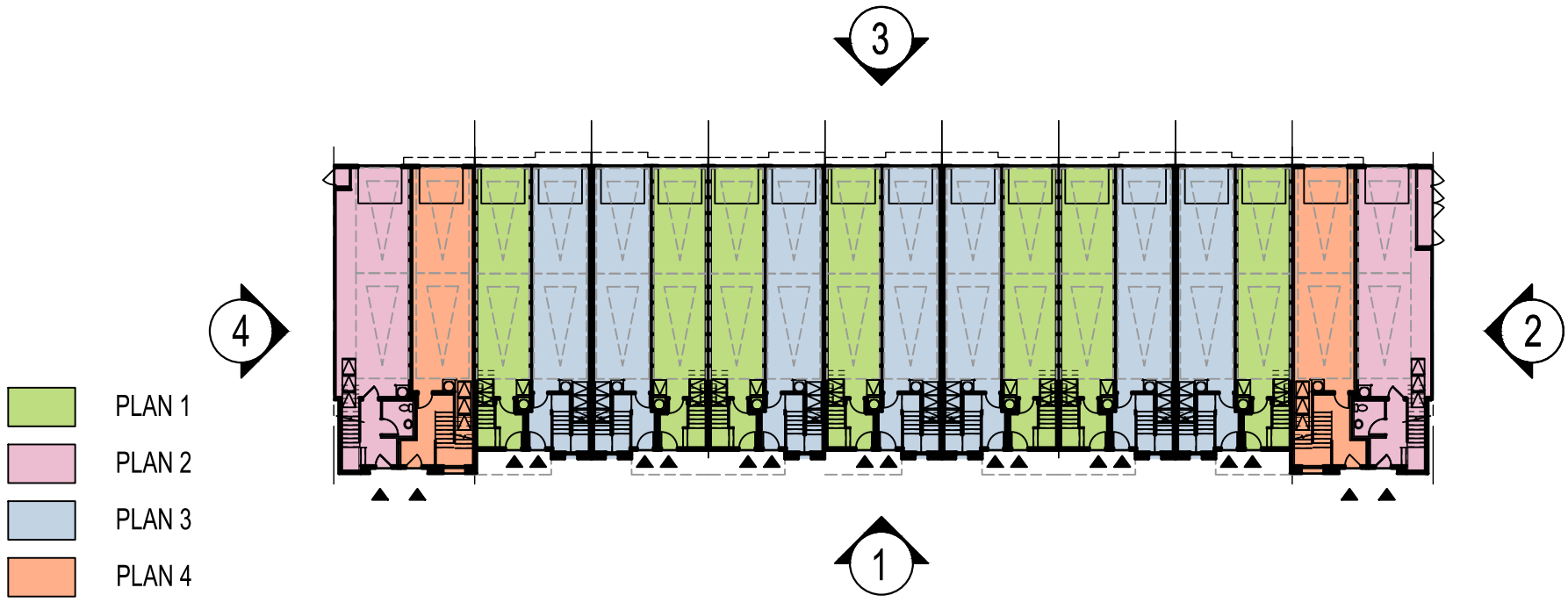
3 - REAR



1 - FRONT

MATERIAL LEGEND

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



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0 8 16 32

B1800 - 18-PLEX
ELEVATIONS

AA4.1



4 - LEFT



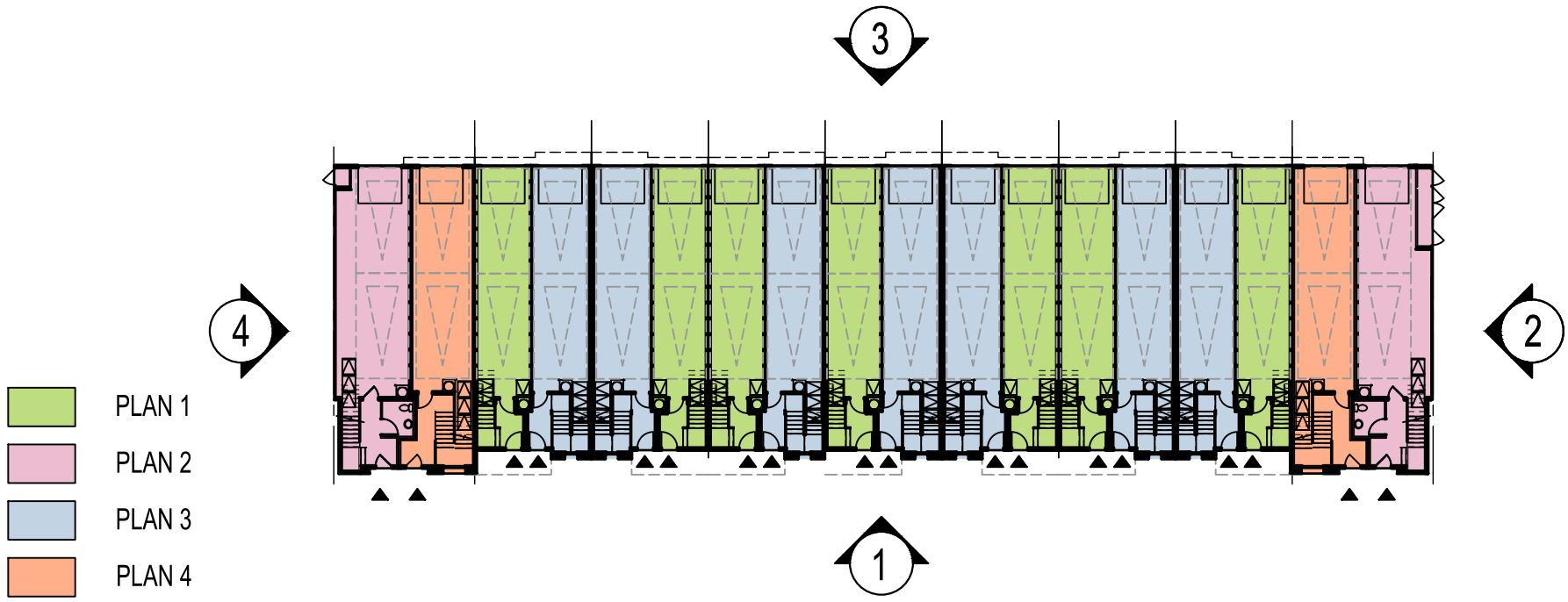
2 - RIGHT

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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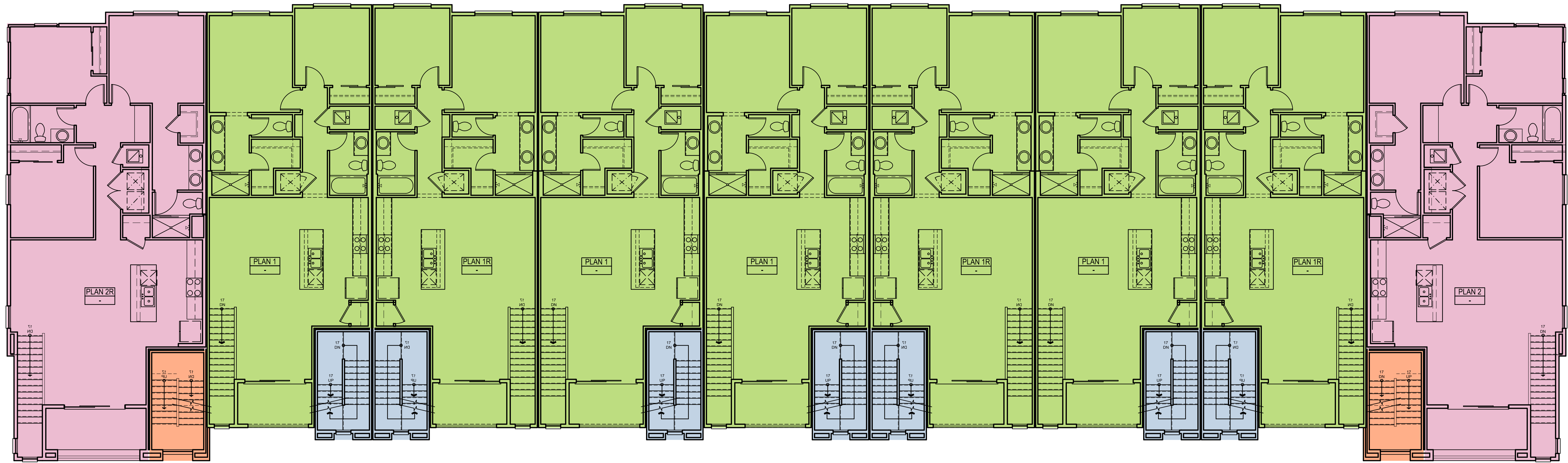
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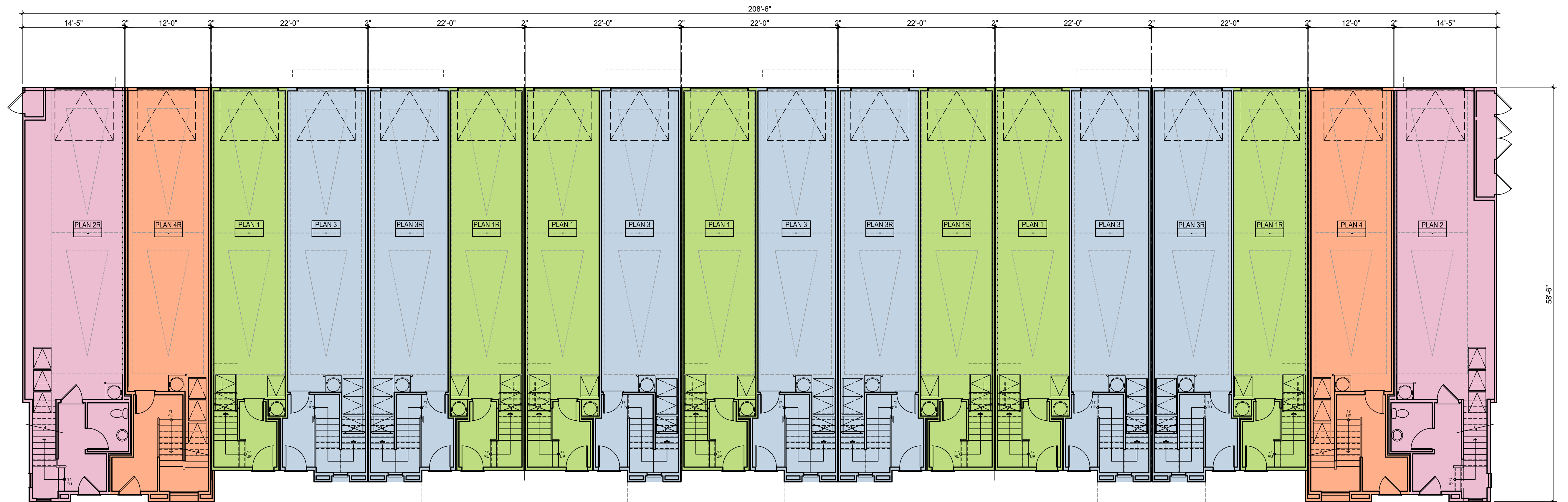
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B1800 - 18-PLEX
ELEVATIONS

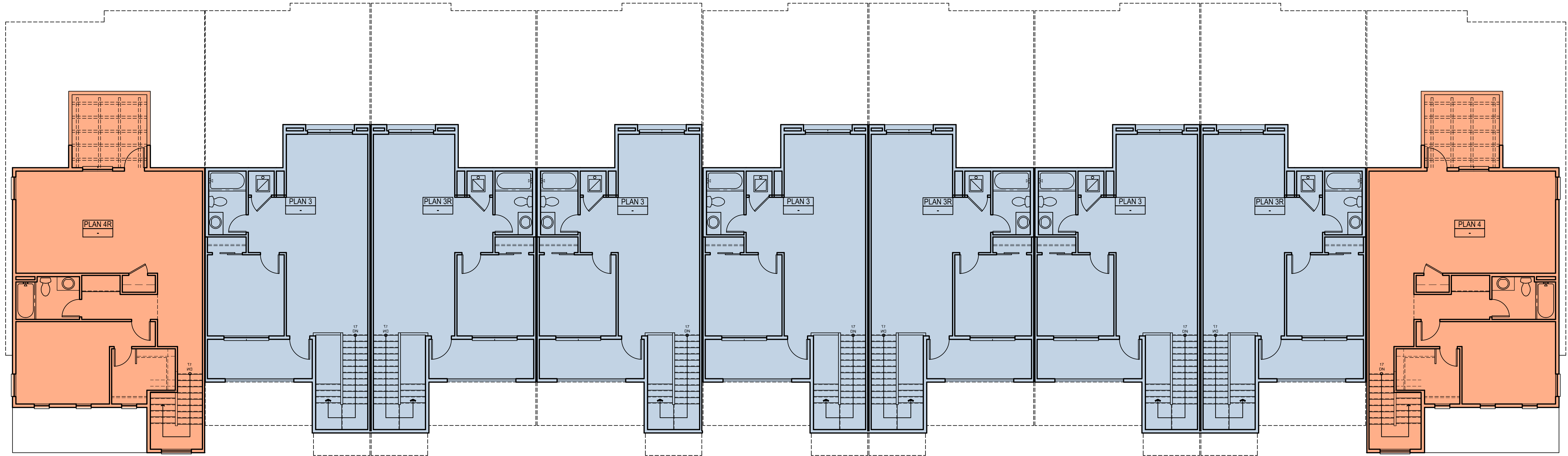
AA4.2



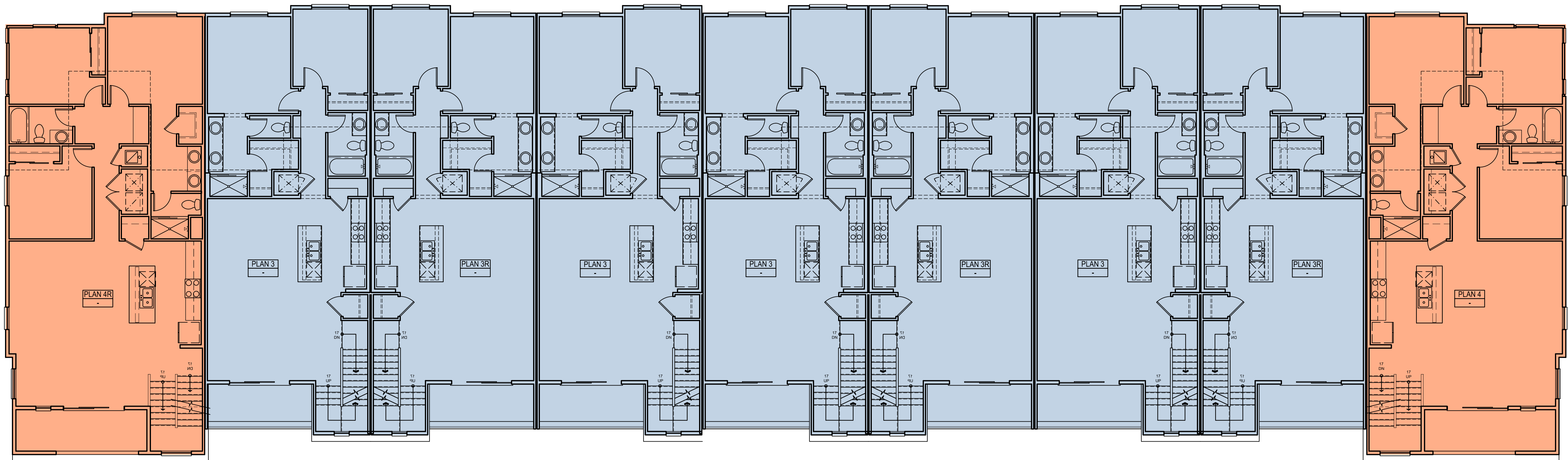
SECOND FLOOR



FIRST FLOOR



FOURTH FLOOR



THIRD FLOOR

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



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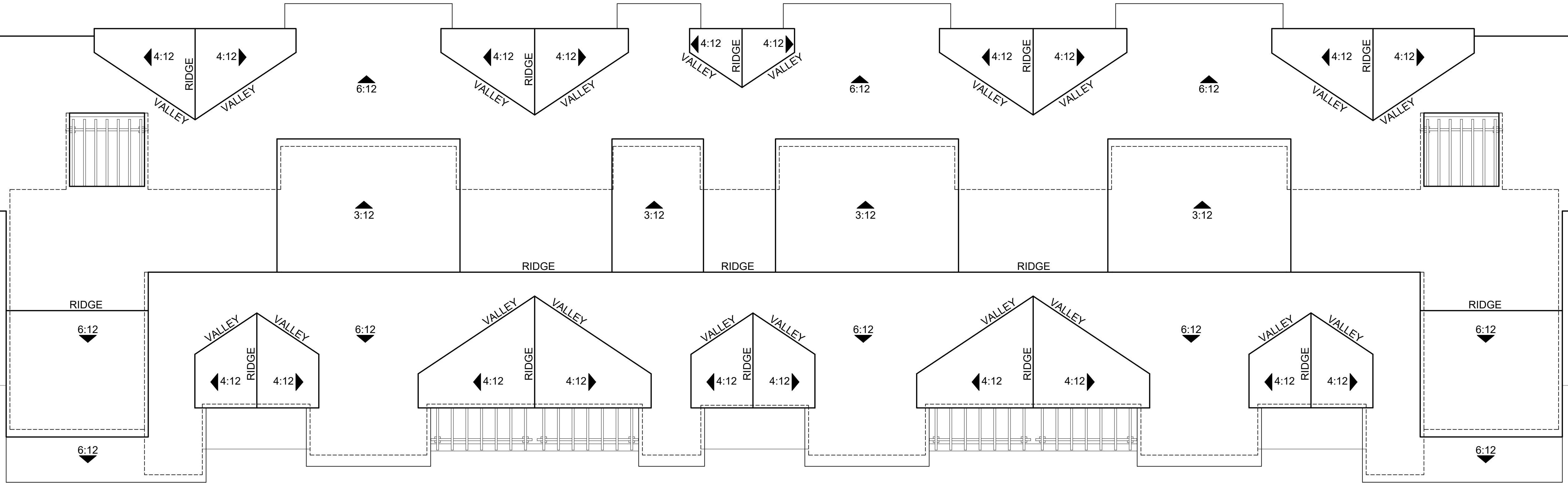
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B1800 - 18-PLEX
BUILDING PLANS

AA4.4



ROOF PLAN



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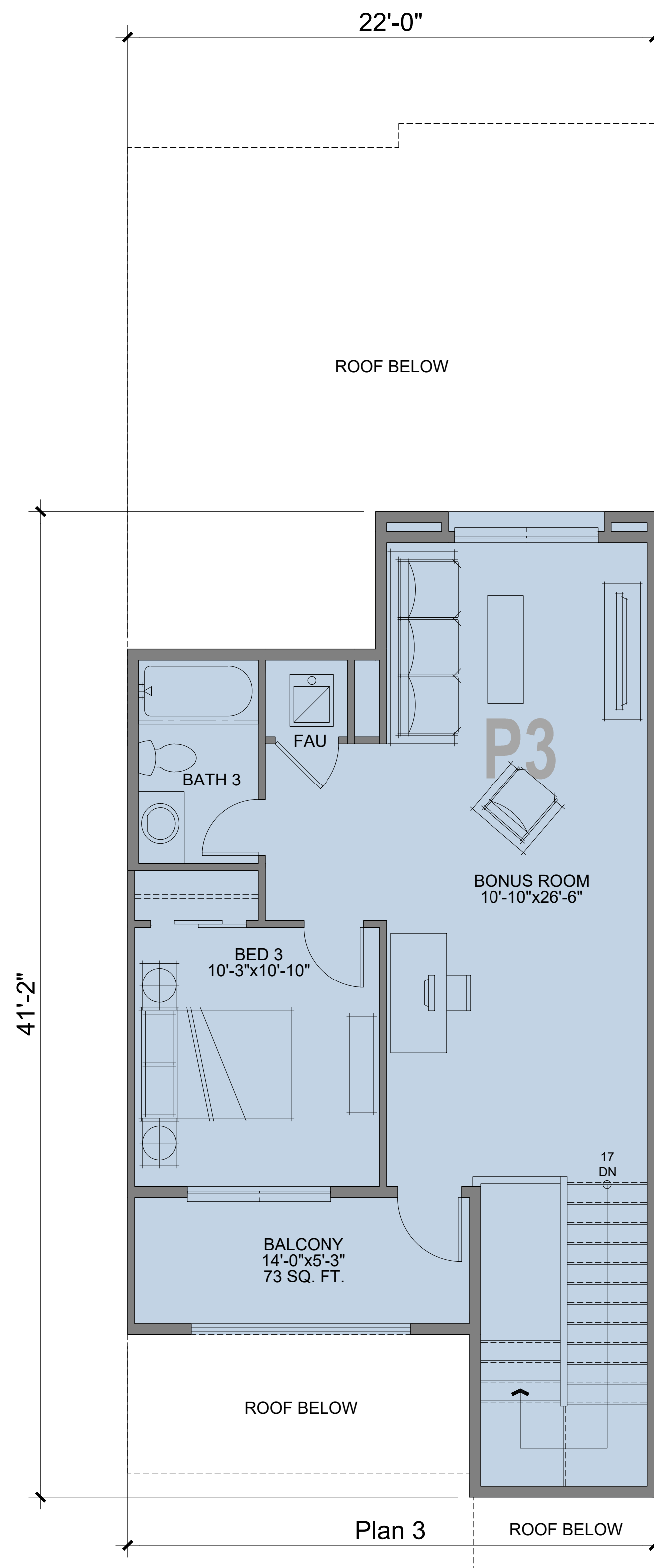
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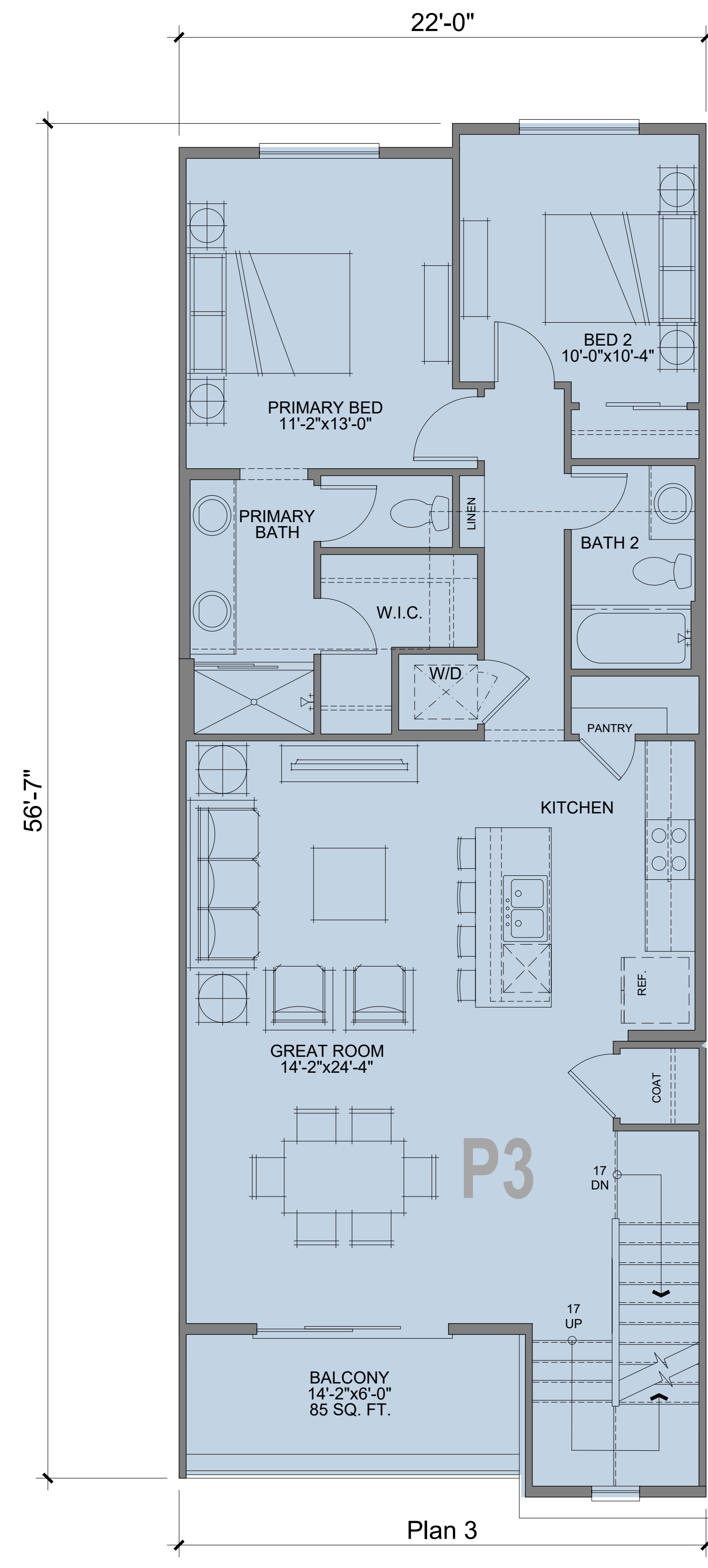
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B1800 - 18-PLEX
BUILDING PLANS

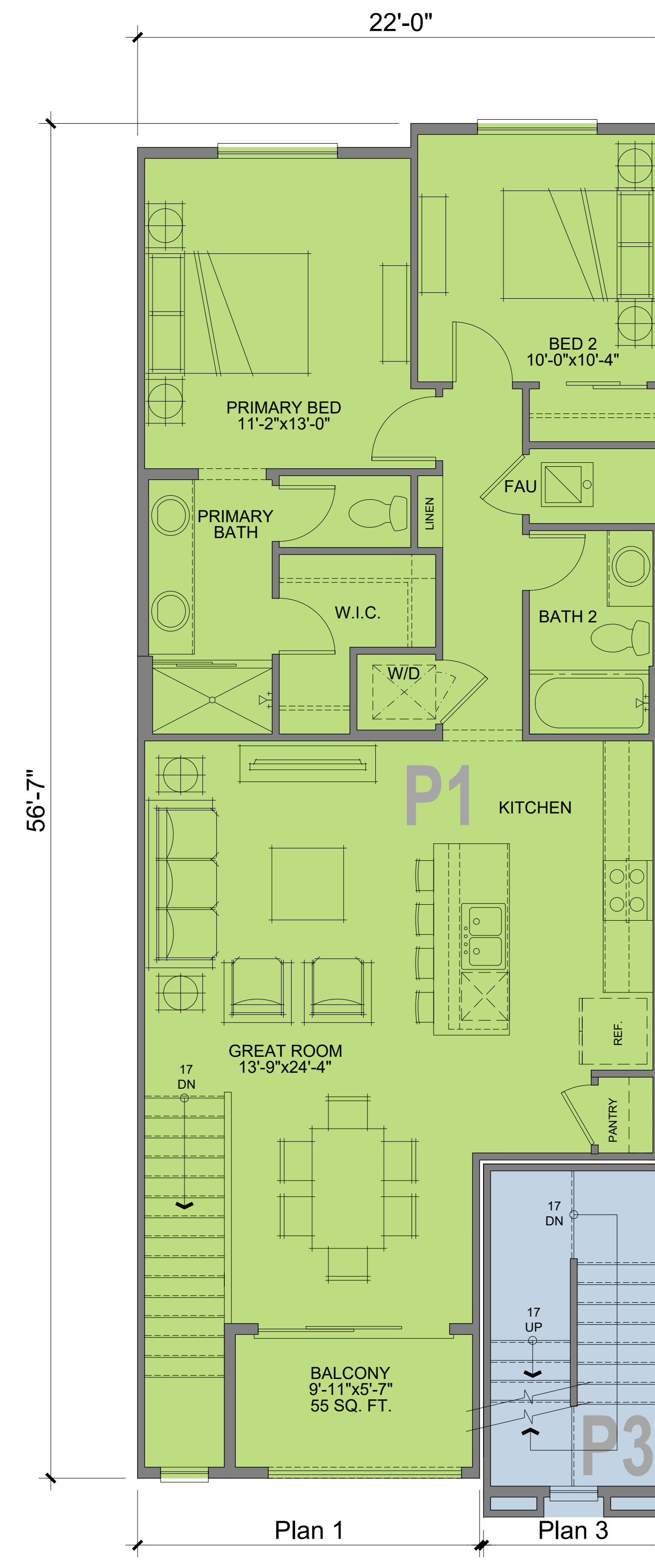
AA4.5



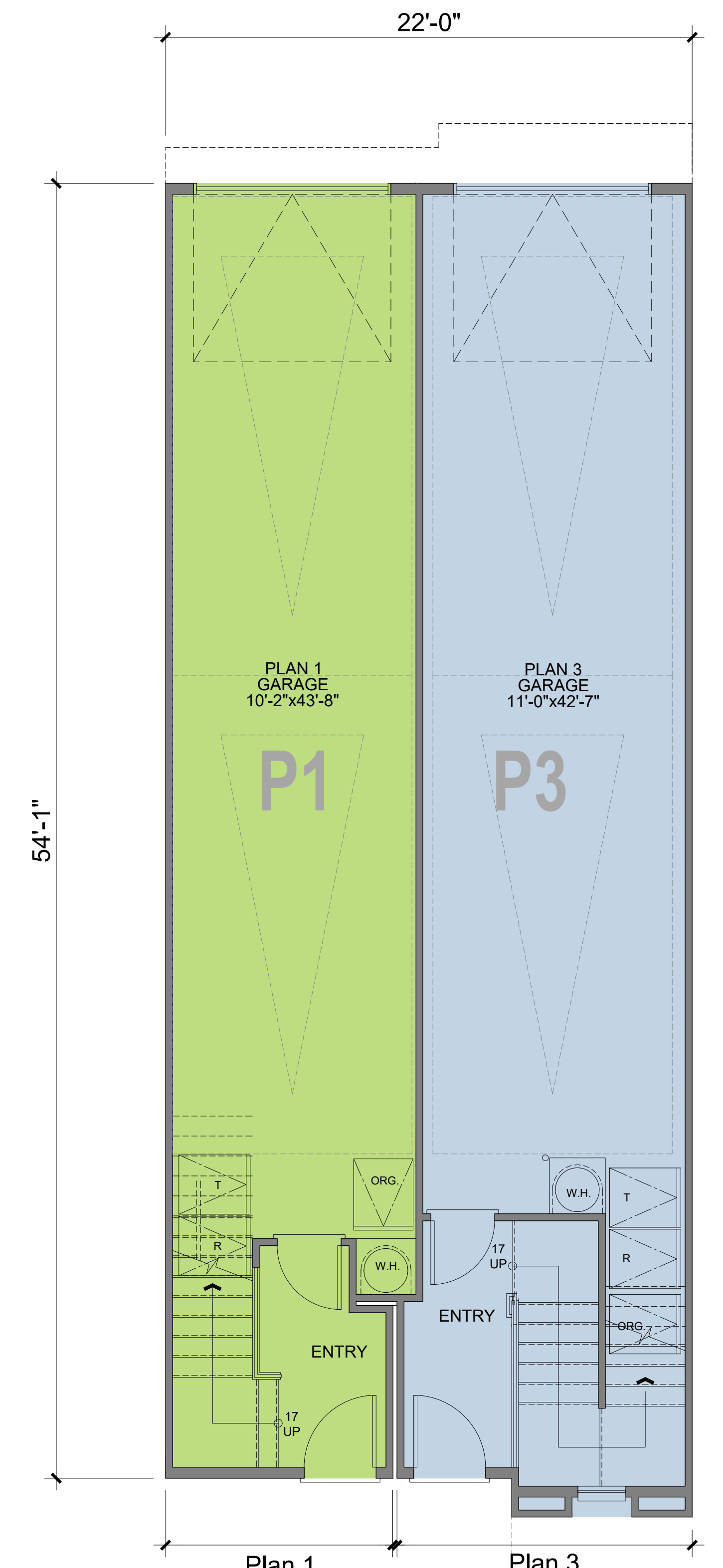
FOURTH FLOOR



THIRD FLOOR

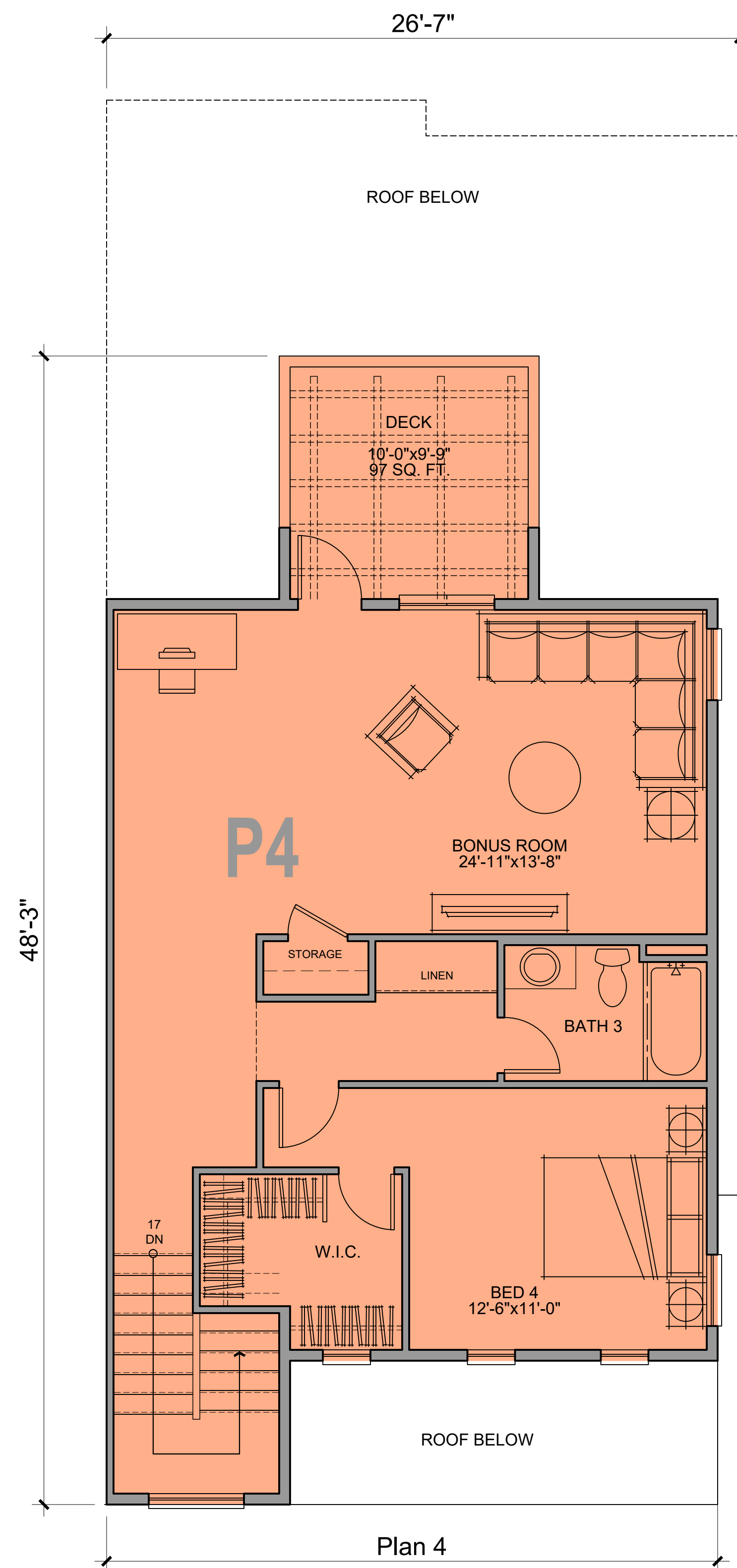


SECOND FLOOR

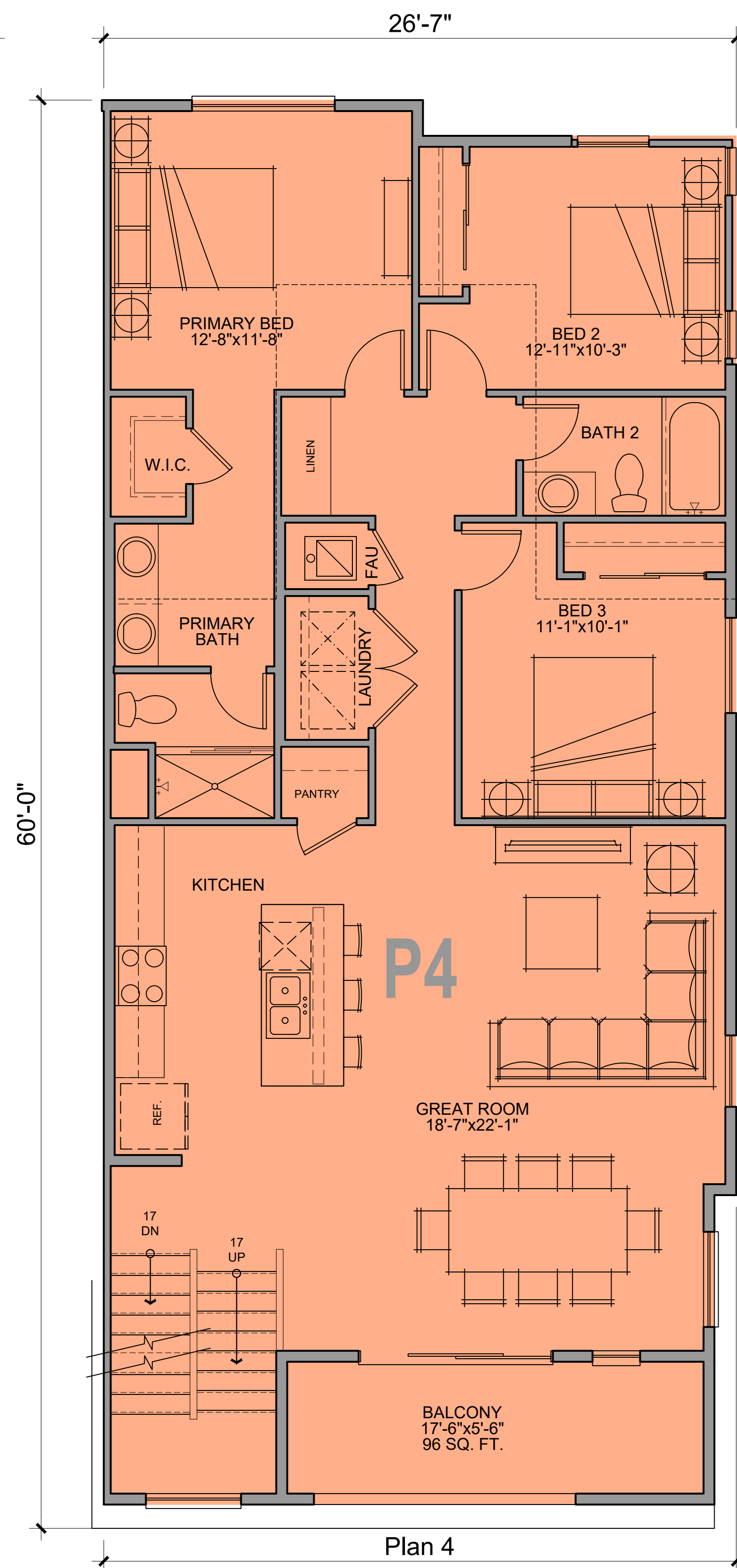


FIRST FLOOR

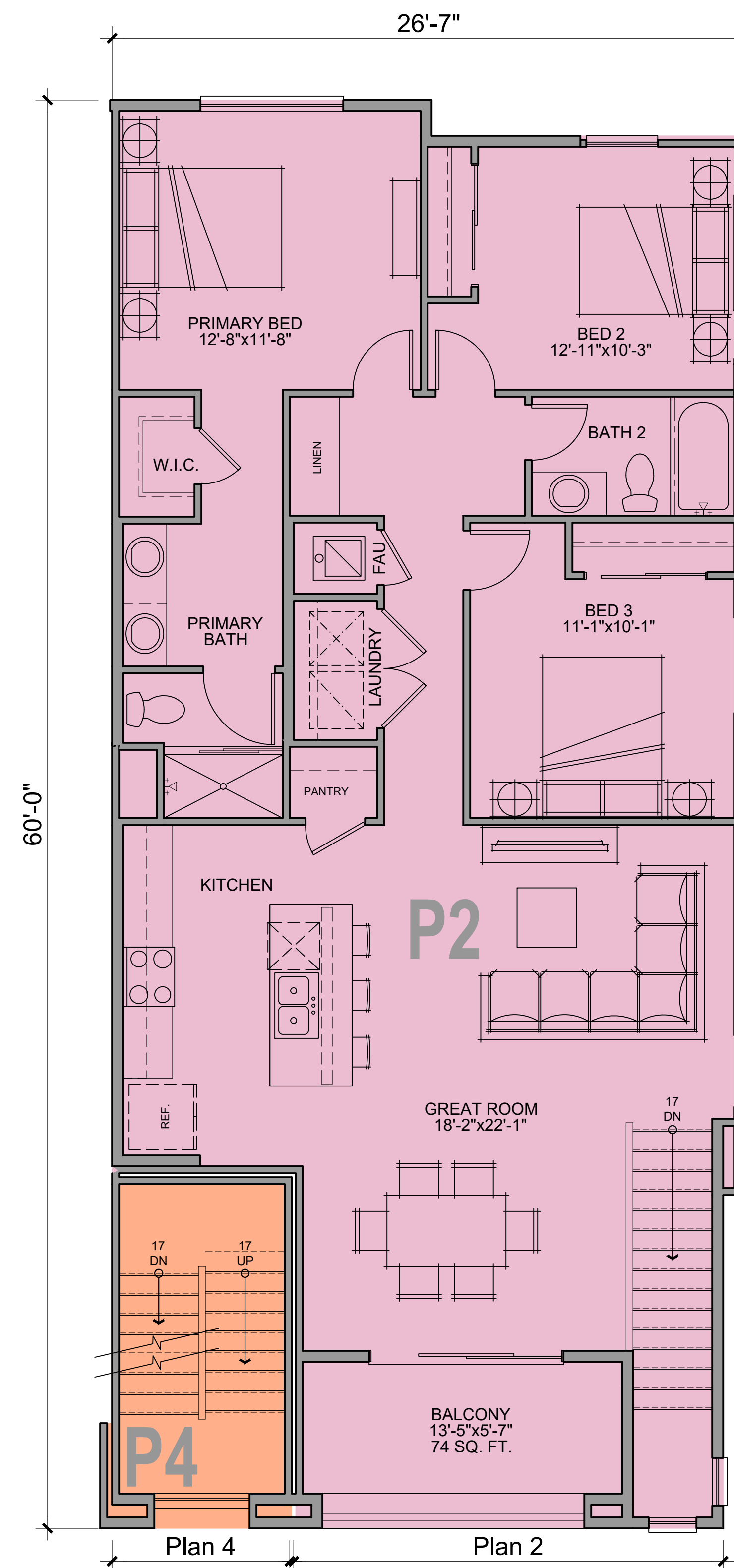
PLAN 3 (3 BED / 3 BATH) - NET SF - 45 UNITS		PLAN 1 (2 BED / 2 BATH) - NET SF - 45 UNITS	
FIRST FLOOR	125 SQ. FT.	FIRST FLOOR	101 SQ. FT.
SECOND FLOOR	92 SQ. FT.	SECOND FLOOR	962 SQ. FT.
THIRD FLOOR	1095 SQ. FT.	THIRD FLOOR	0
FOURTH FLOOR	520 SQ. FT.	FOURTH FLOOR	0
TOTAL NET	1,832 SQ. FT.	TOTAL NET	1,062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



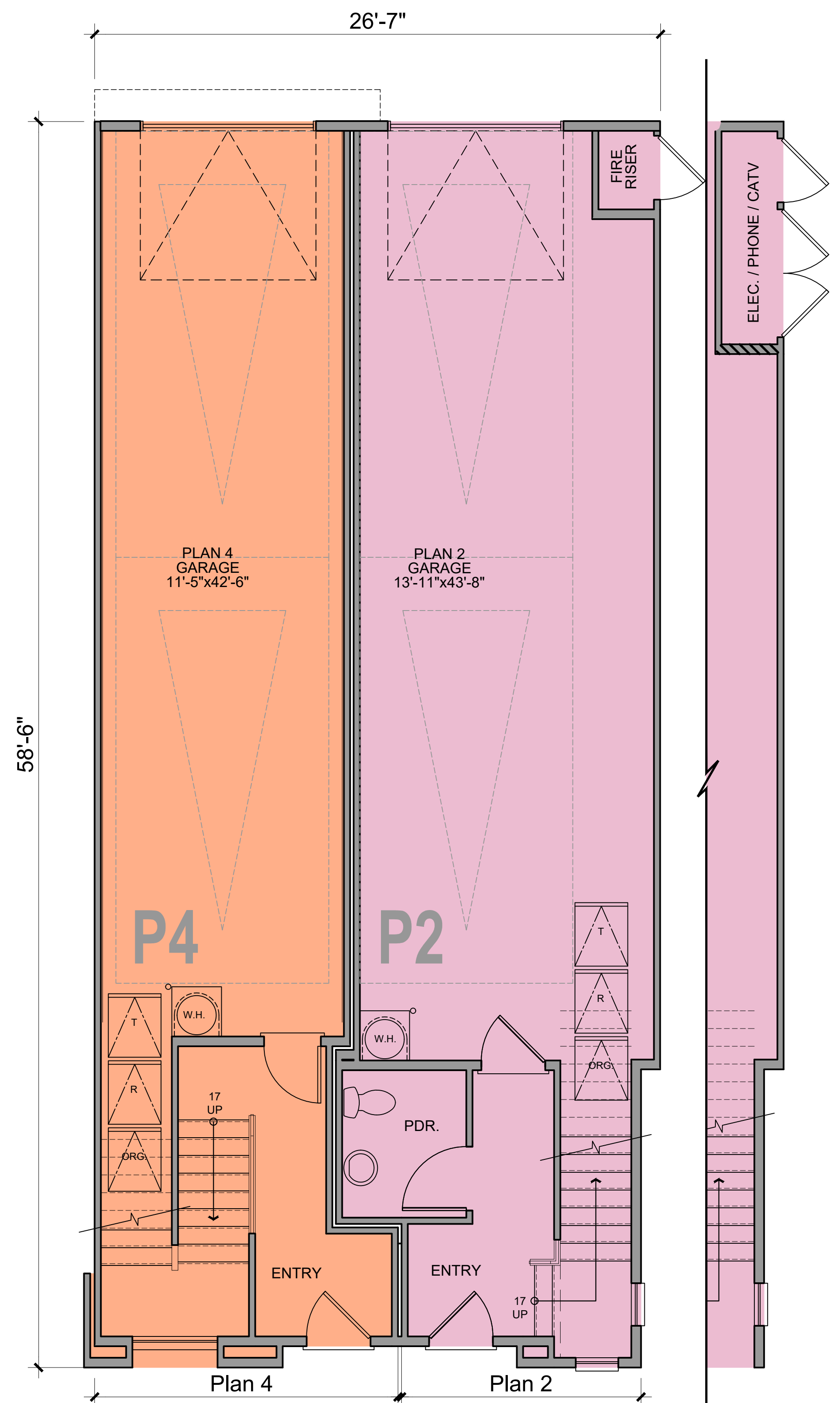
FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



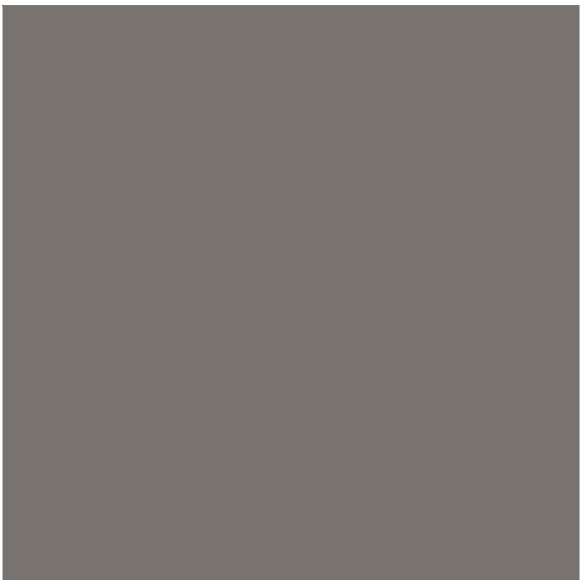
FIRST FLOOR

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.

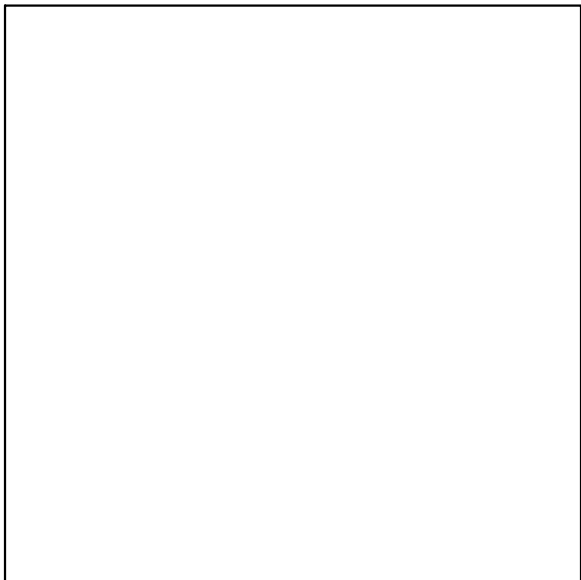
COLOR SCHEME 1



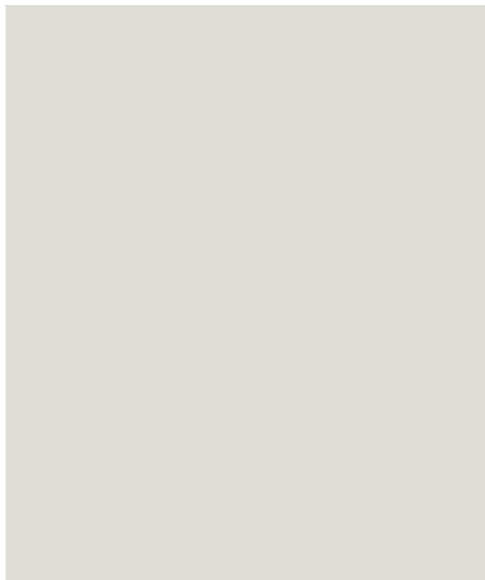
FLAT ROOF TILE
Westlake Royal Roofing
Duralite Saxony Shake 600
Stone Mountain Blend



TRELLIS, POSTS
SHERWIN WILLIAMS
SW 7019
GAUNTLET GRAY



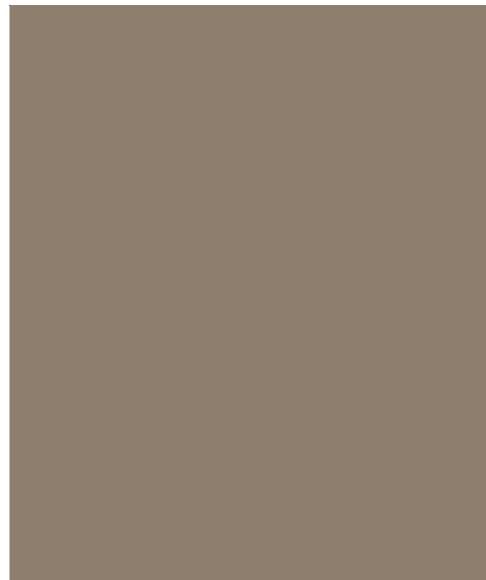
VINYL WINDOW
Milgard
White



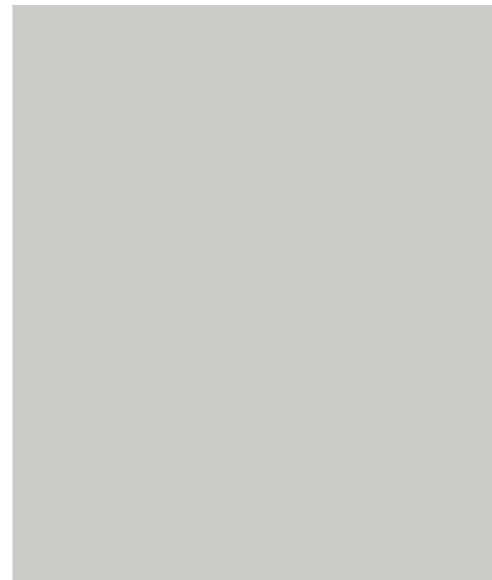
BODY 1
SHERWIN-WILLIAMS
SW 6196
FROSTY WHITE



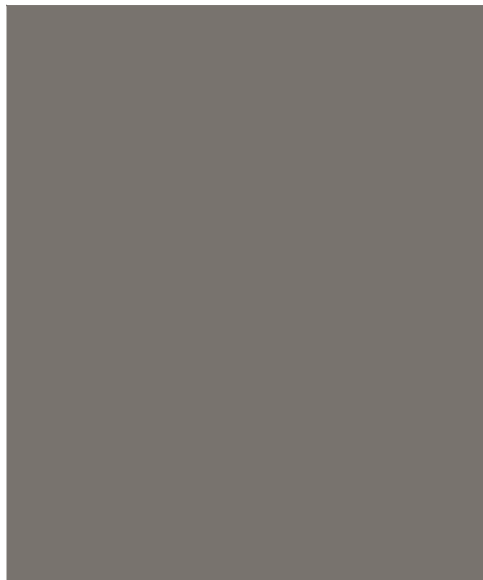
BODY 2
SHERWIN-WILLIAMS
SW 2821
DOWNING STONE



BODY 3
SHERWIN-WILLIAMS
SW 9619
TEAKWOOD



TRIM 1
SHERWIN-WILLIAMS
SW 7064
PASSIVE



METAL RAILING
SHERWIN-WILLIAMS
SW 7019
GAUNTLET GRAY



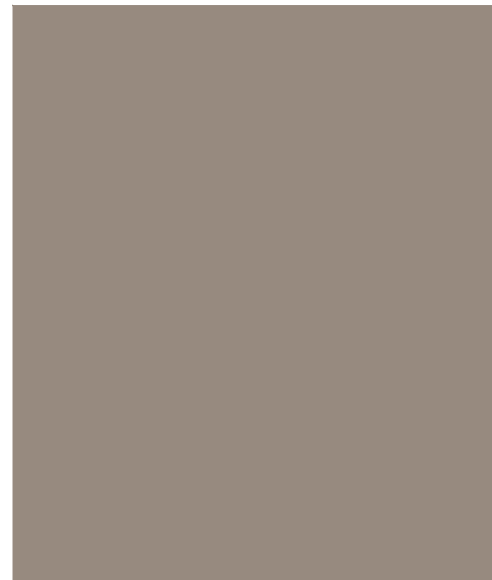
ACCENT 1
SHERWIN-WILLIAMS
SW 7709
COPPER POT



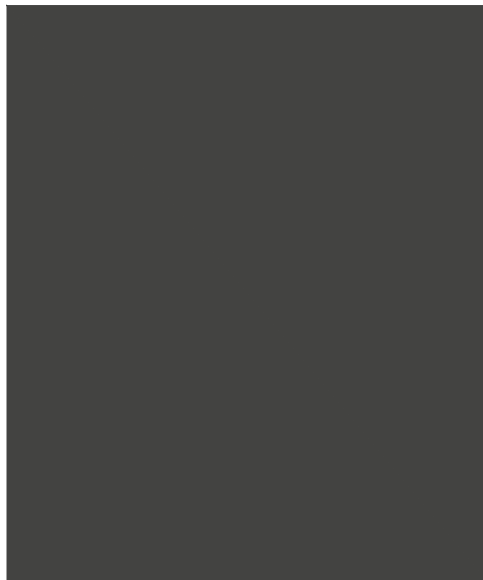
ACCENT 2
SHERWIN-WILLIAMS
SW 7669
SUMMIT GRAY



ACCENT 3
SHERWIN-WILLIAMS
SW 6181
SECRET GARDEN



ACCENT 4
SHERWIN-WILLIAMS
SW 2840
HAMMERED SILVER



ACCENT 5
SHERWIN-WILLIAMS
SW 7069
IRON ORE

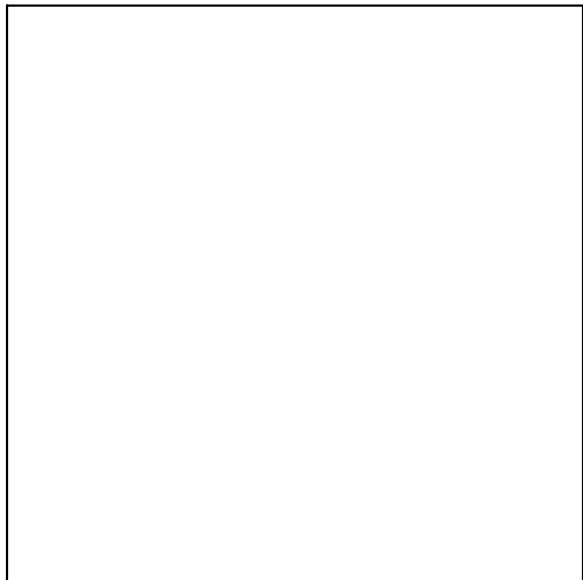
COLOR SCHEME 2



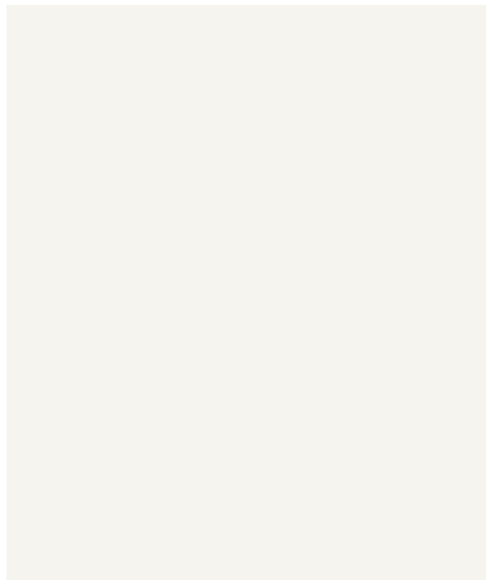
FLAT ROOF TILE
Westlake Royal Roofing
Duralite Saxony Shake 600
Charcoal Blend



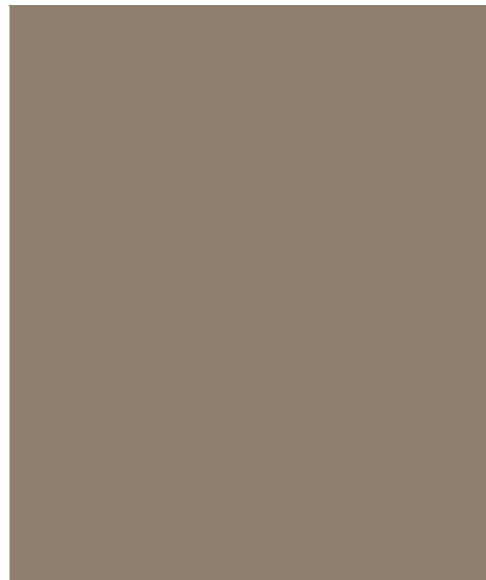
TRELLIS, POSTS
SW 7501
THRESHOLD TAUPE



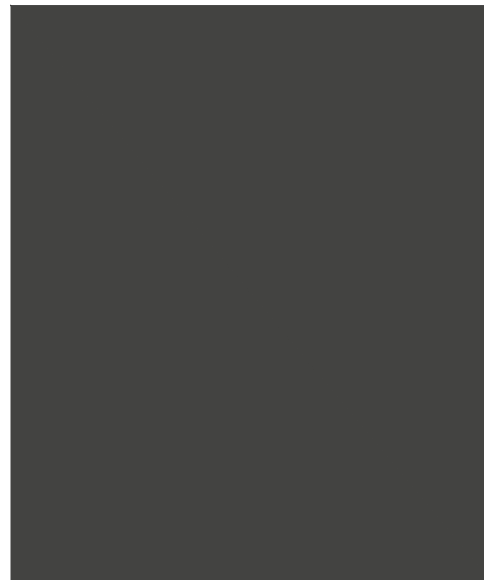
VINYL WINDOW
Milgard
White



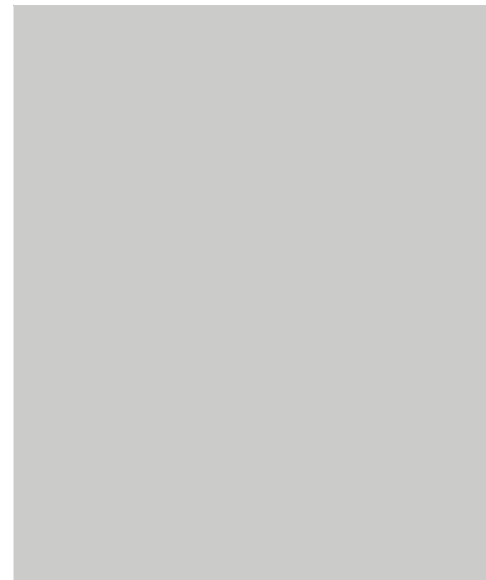
BODY 1
SHERWIN-WILLIAMS
SW 9541
WHITE SNOW



BODY 2
SHERWIN-WILLIAMS
SW 9619
TEAKWOOD



BODY 3
SHERWIN-WILLIAMS
SW 7069
IRON ORE



TRIM 1
SHERWIN-WILLIAMS
SW 7064
PASSIVE



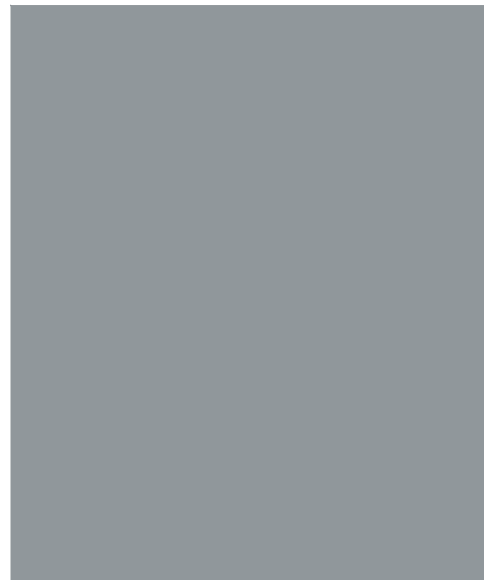
METAL RAILING
SHERWIN-WILLIAMS
SW 7019
GAUNTLET GRAY



ACCENT 1
SHERWIN-WILLIAMS
SW 6242
BRACING BLUE



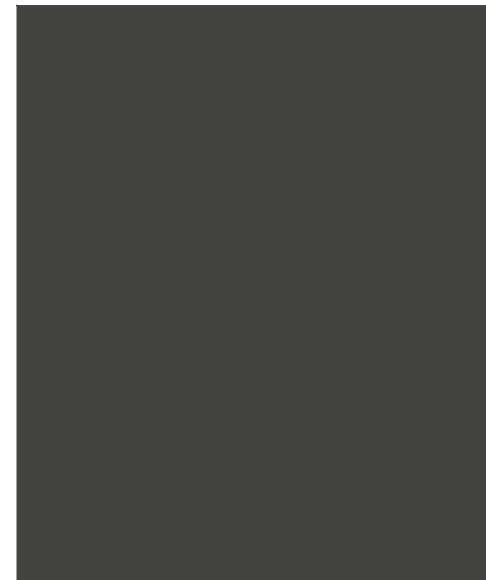
ACCENT 2
SHERWIN-WILLIAMS
SW 9132
ACACIA HAZE



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.

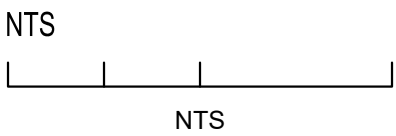


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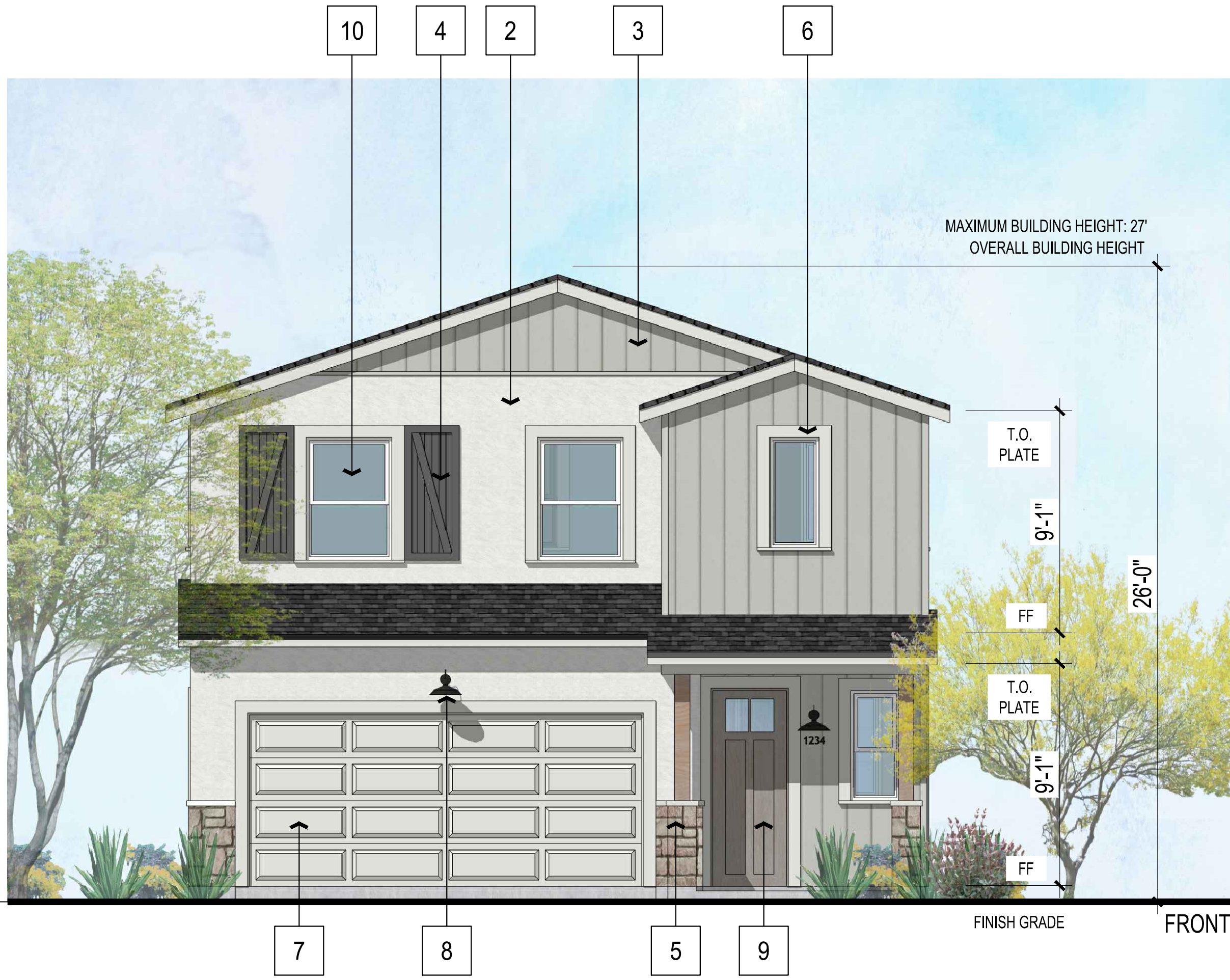
BEAR STREET
COSTA MESA, CA # 2024-0264

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



PLAN 3060
PERSPECTIVES

AB2.0



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



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Plot Date: 6.16.2025
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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.

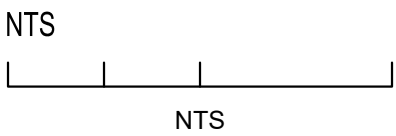


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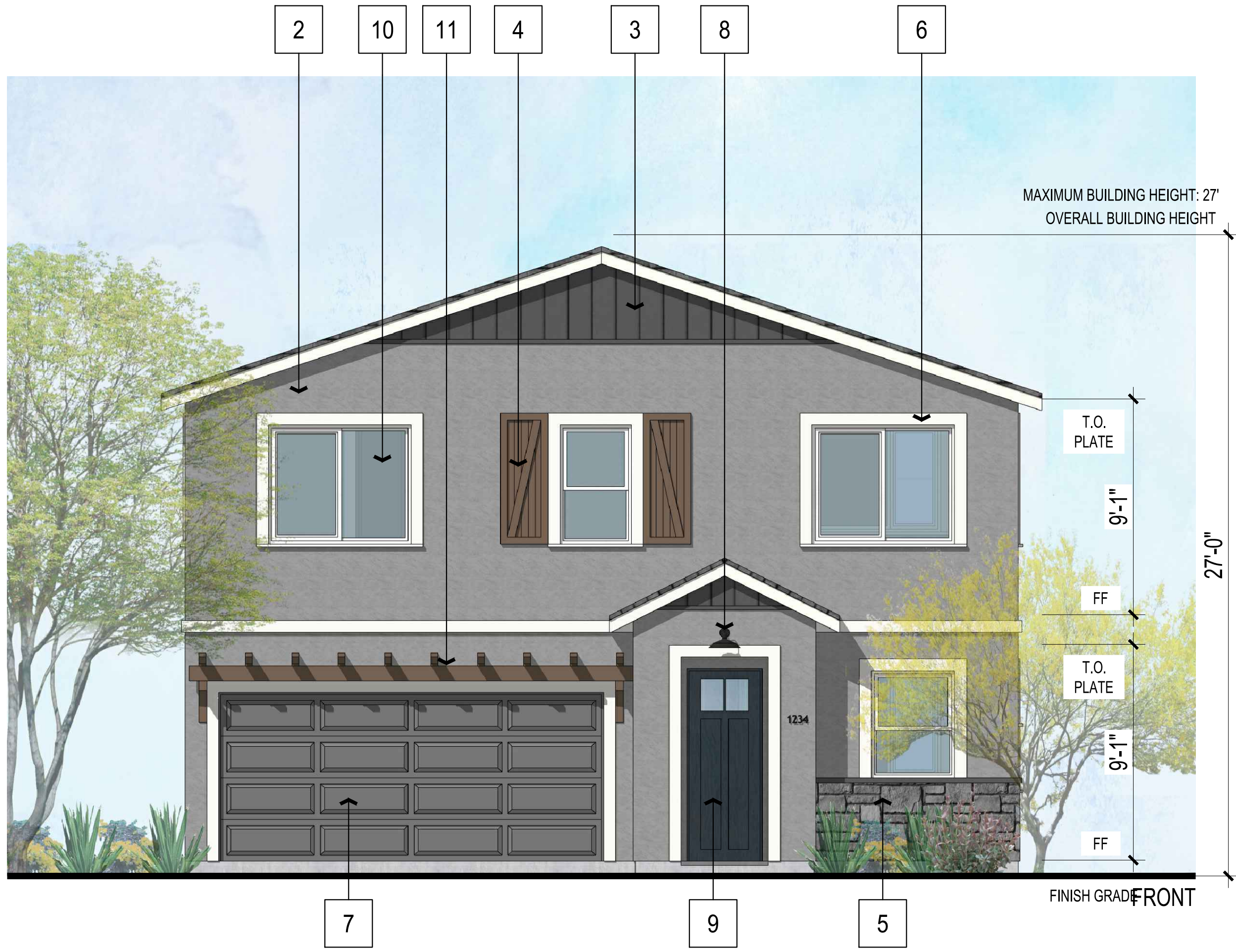
BEAR STREET
COSTA MESA, CA # 2024-0264

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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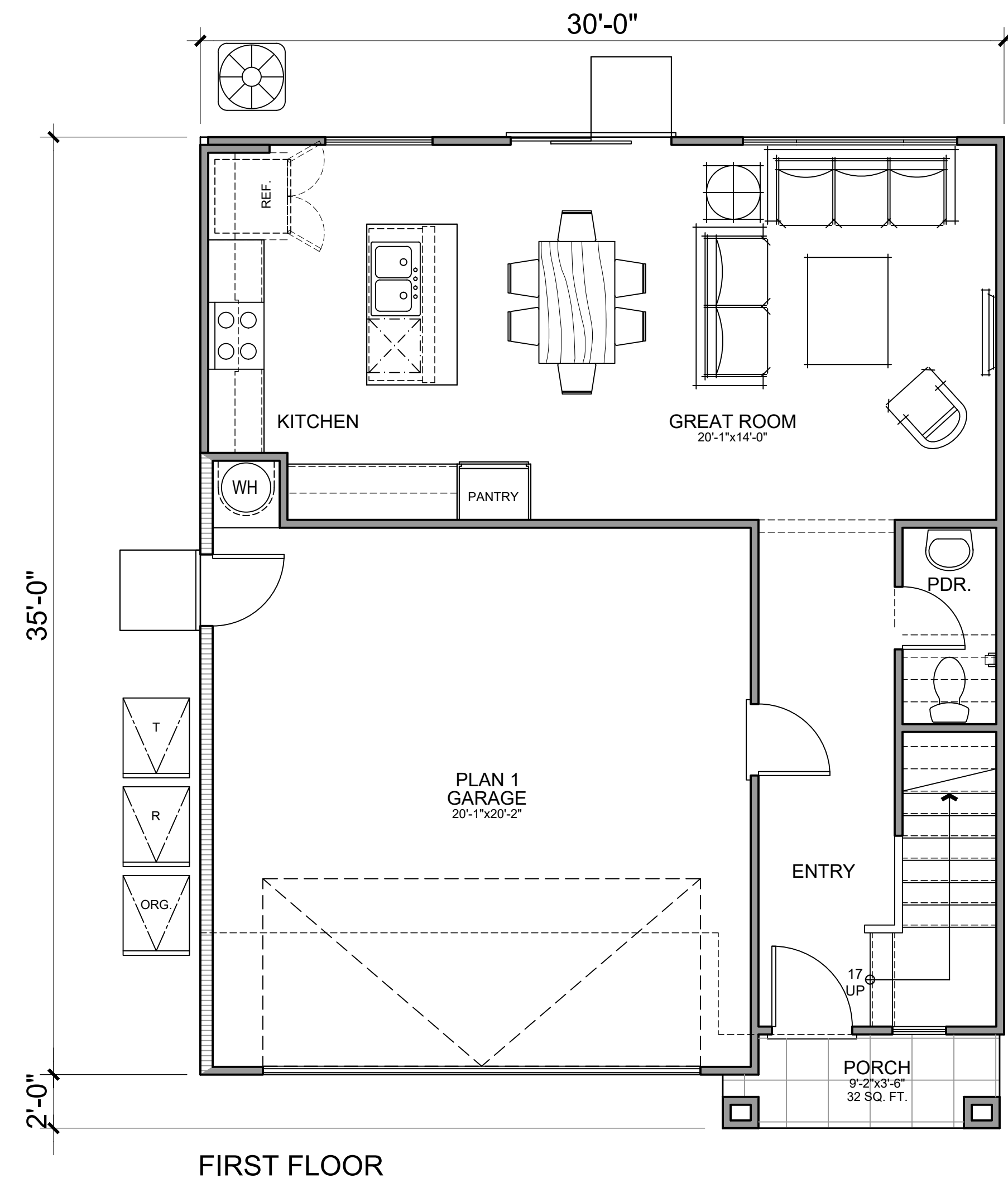
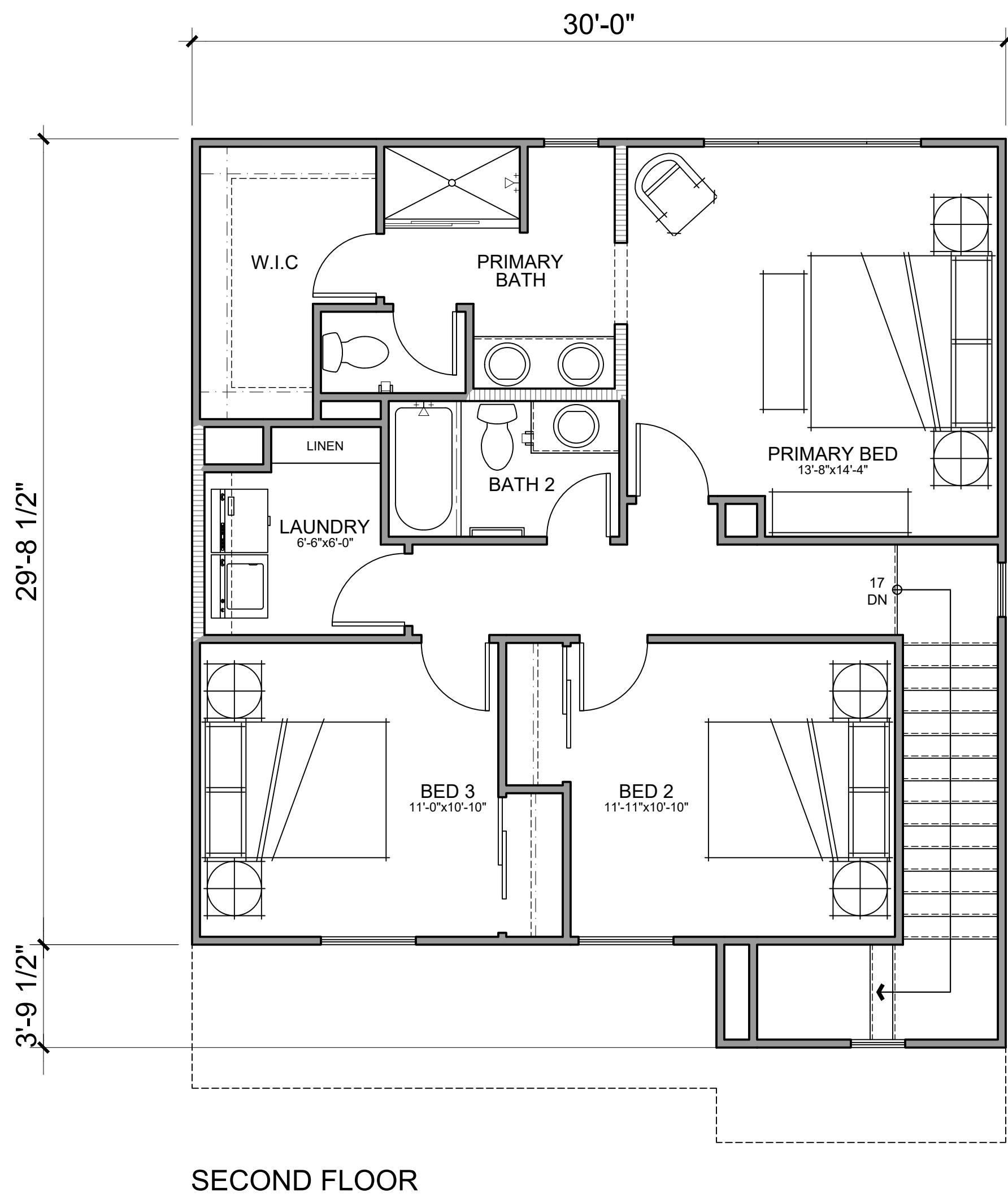
BEAR STREET
COSTA MESA, CA # 2024-0264

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

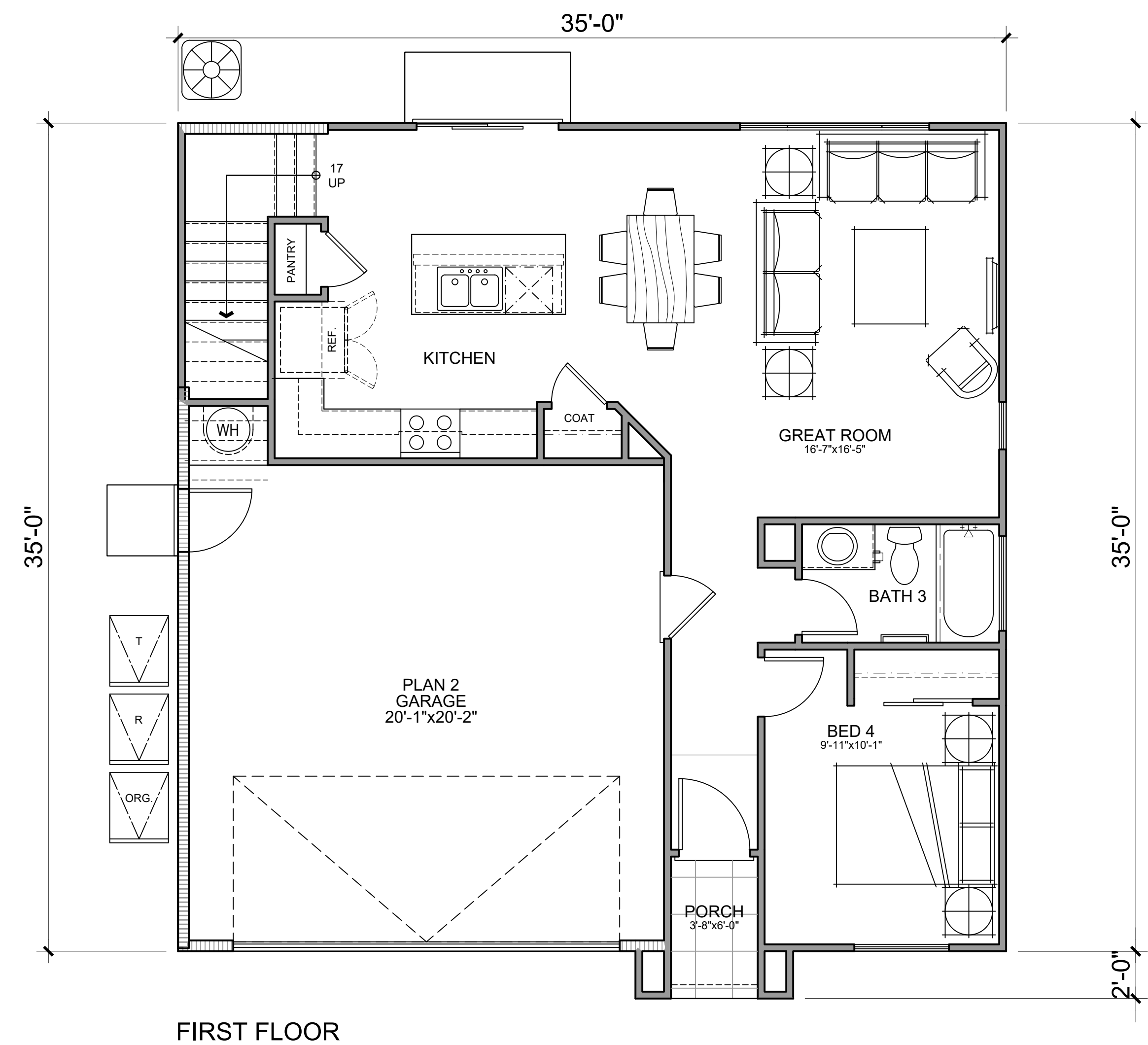
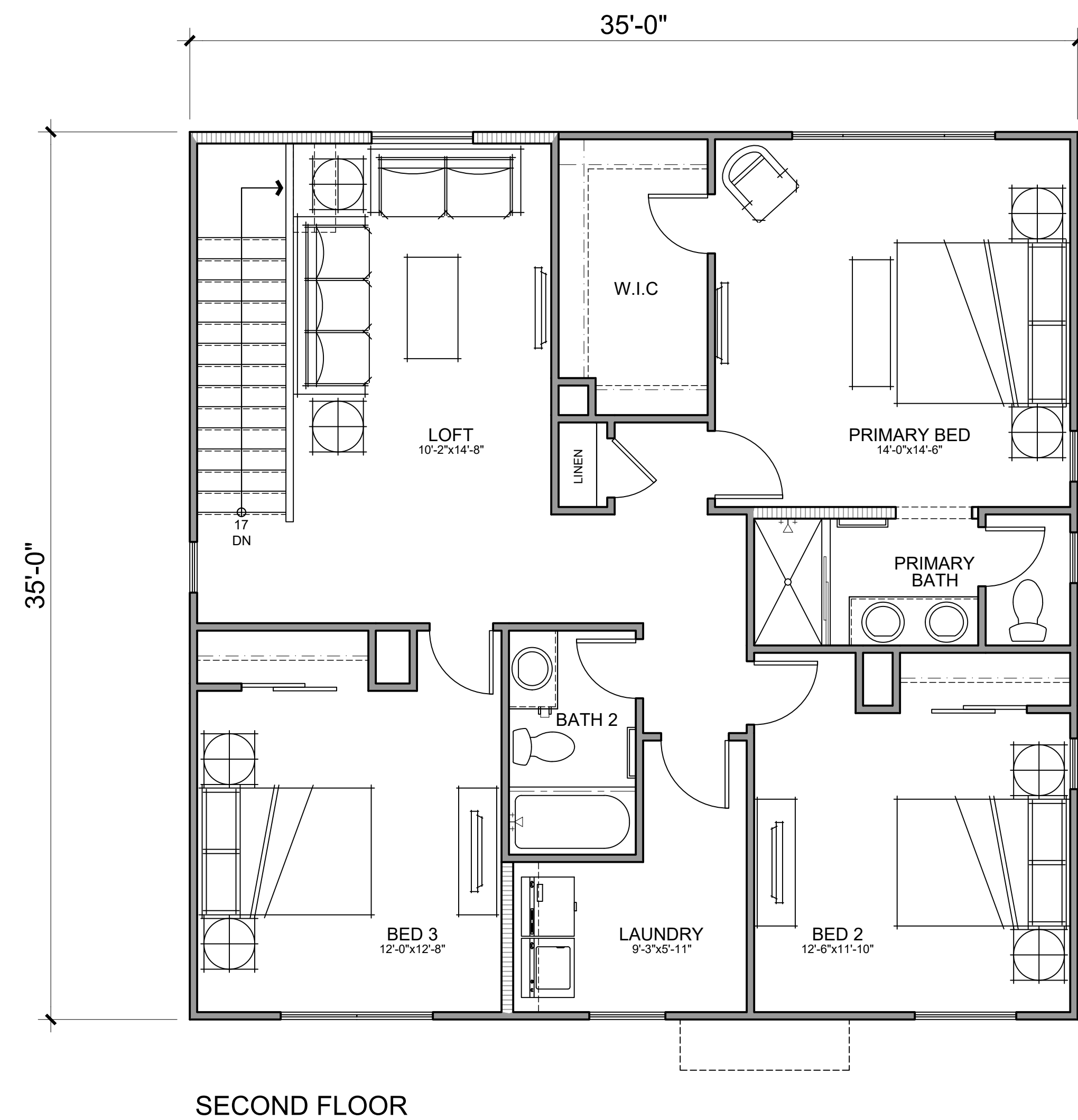
Plot Date: 2.19.2025
1st Submittal Date: 08.01.2024
2nd Submittal Date: 12.18.2024
3rd Submittal Date: 02.20.2025

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.



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BEAR STREET
COSTA MESA, CA # 2024-0264

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3rd Submittal Date: 02.20.2025

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

PLAN 3522
UNIT PLANS

AB4.1

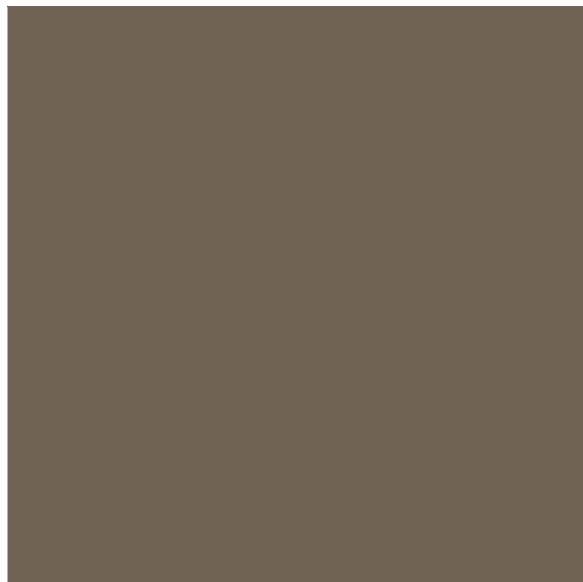
COLOR SCHEME 1



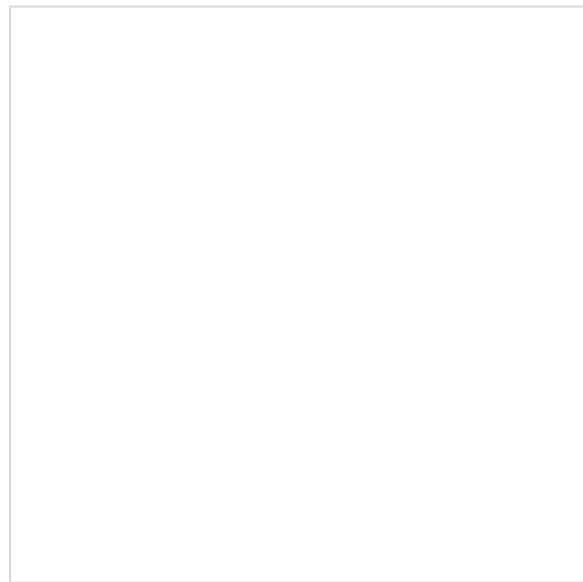
FLAT ROOF TILE
Westlake Royal Roofing
Duralite Saxony Shake 600
Charcoal Blend



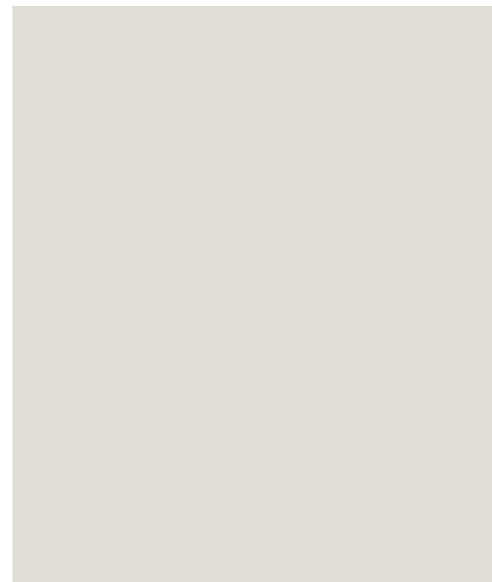
STONE VENEER
Eldorado Stone
Roughcut
Moonlight



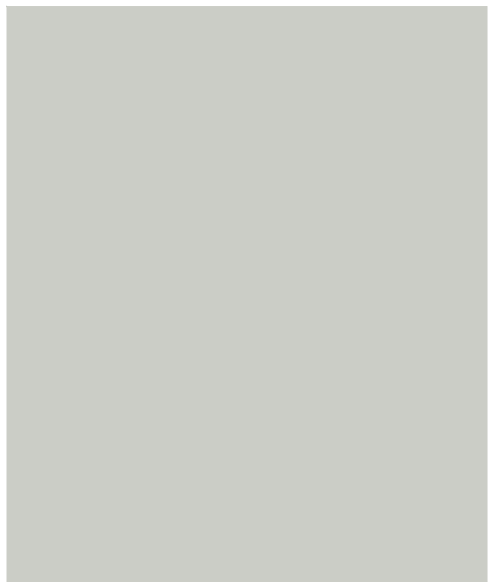
POST
Sherwin-Williams
SW 7040
Smokehouse



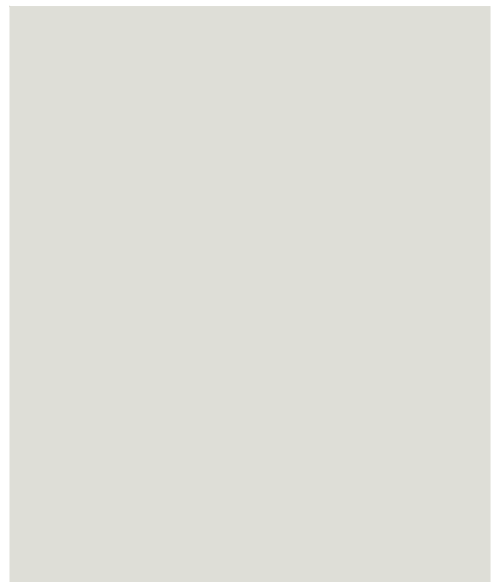
VINYL WINDOW
Milgard
White



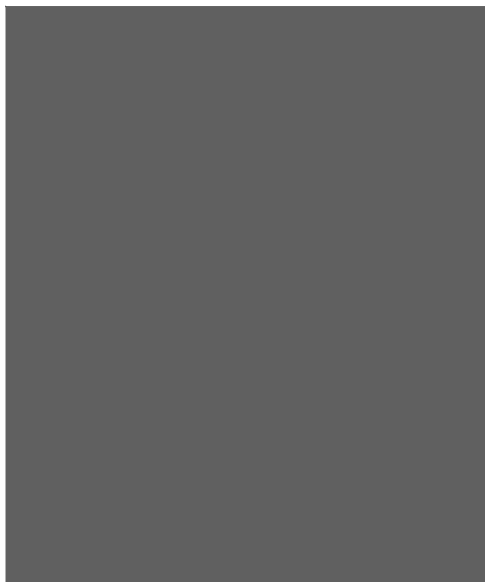
BODY 1
SHERWIN-WILLIAMS
SW 6196
FROSTY WHITE



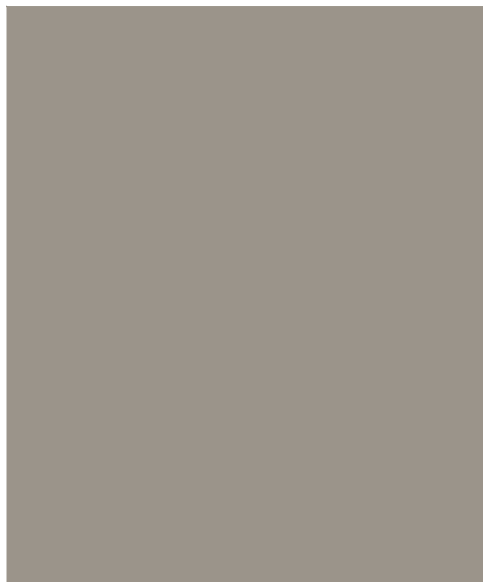
BODY 2
SHERWIN-WILLIAMS
SW 7651
FRONT PORCH



TRIM 1
SHERWIN-WILLIAMS
SW 6196
FROSTY WHITE



ACCENT 1
SHERWIN-WILLIAMS
SW 7674
PEPPERCORN



ACCENT 2
SHERWIN-WILLIAMS
SW 9168
ELEPHANT EAR

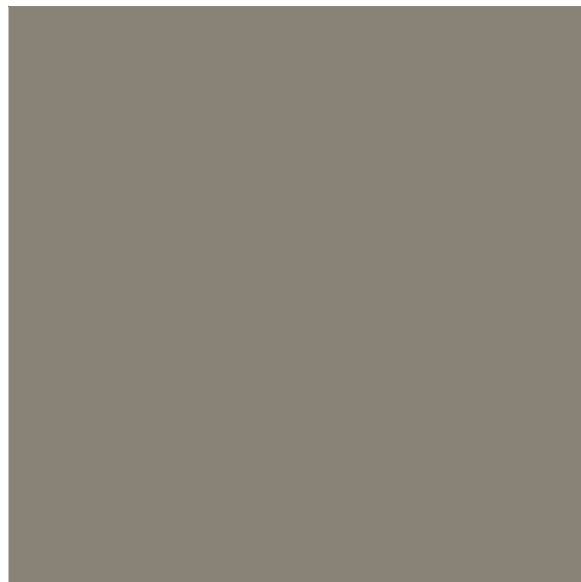
COLOR SCHEME 2



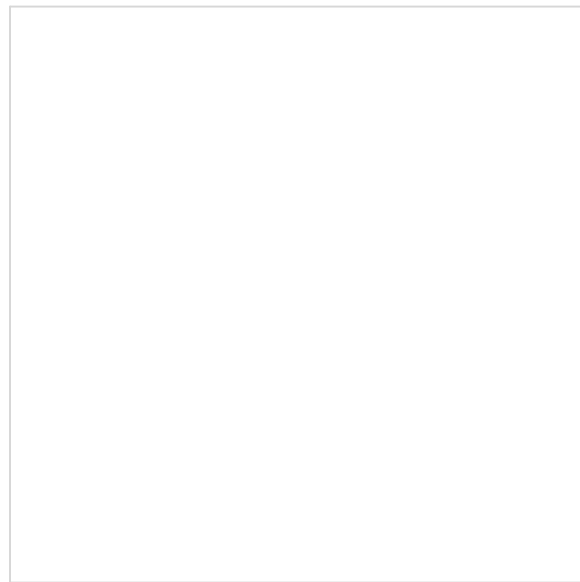
FLAT ROOF TILE
Westlake Royal Roofing
Duralite Saxony Shake 600
Stone Mountain Blend



STONE VENEER
Eldorado Stone
Roughcut
Falling Spring



POST
Sherwin-Williams
SW 7046
Anonymous



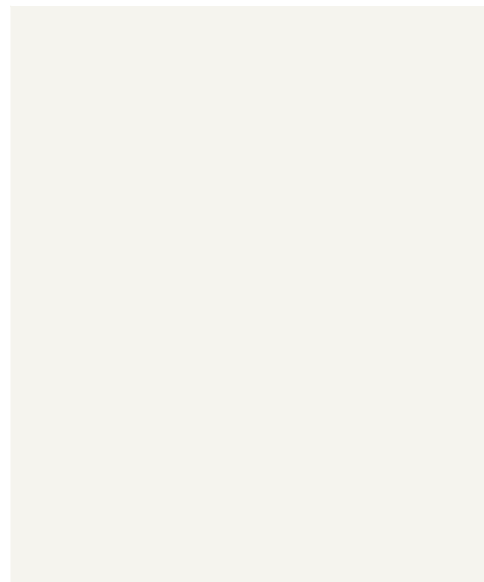
VINYL WINDOW
Milgard
White



BODY 1
SHERWIN-WILLIAMS
SW 7659
Gris



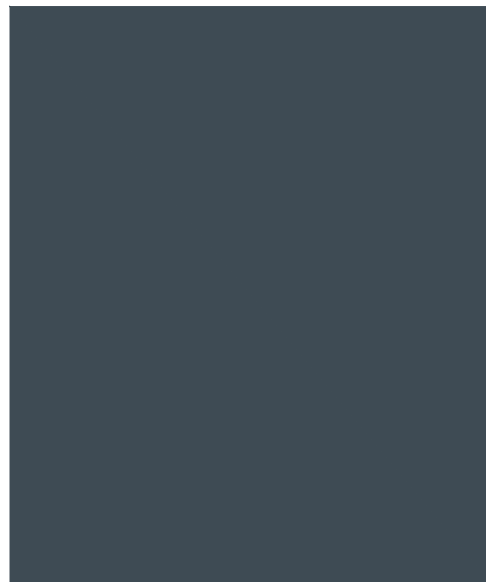
BODY 2
SHERWIN-WILLIAMS
SW 7069
IRON ORE



TRIM 1
SHERWIN-WILLIAMS
SW 9541
WHITE SNOW

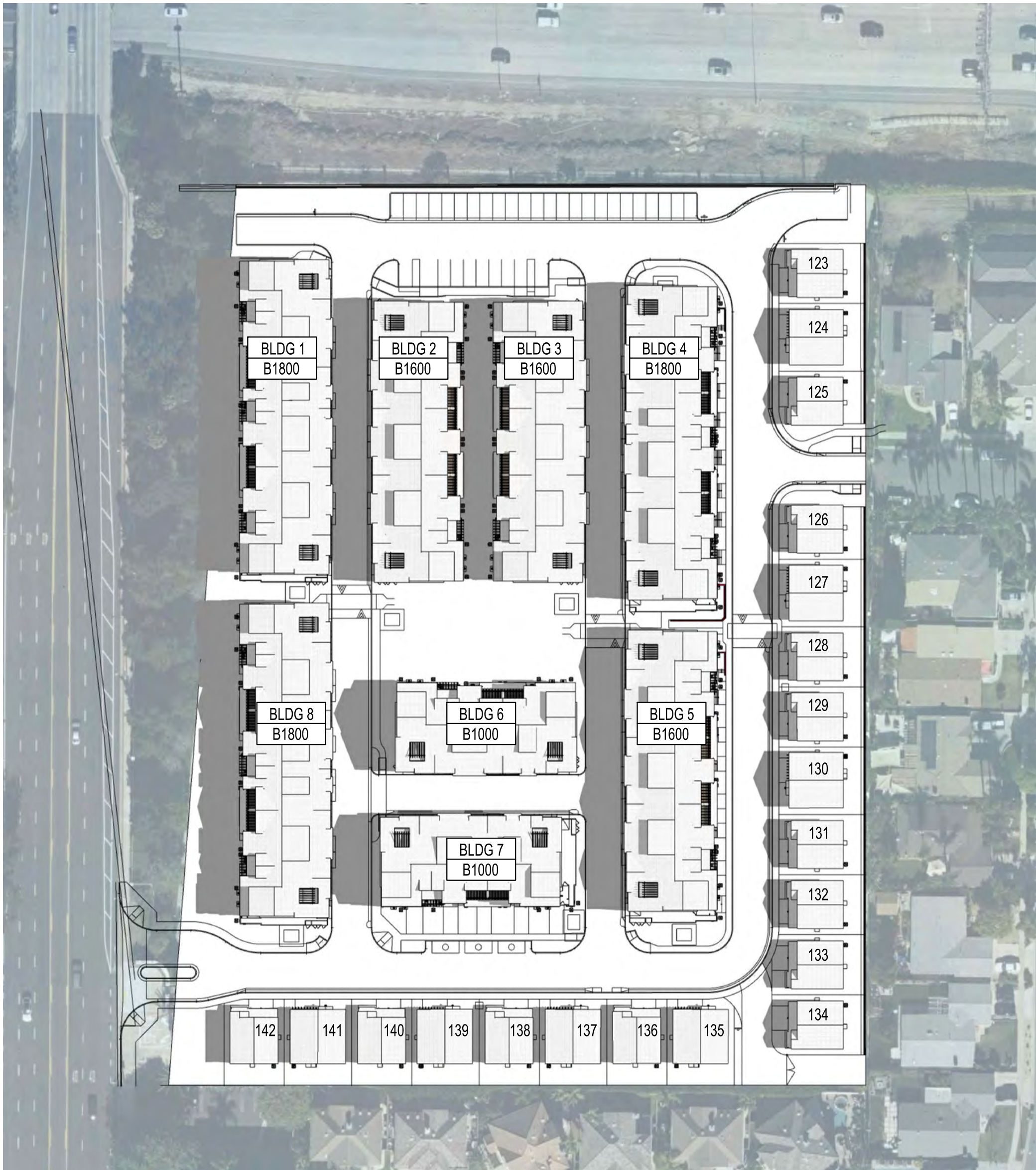


ACCENT 1
SHERWIN-WILLIAMS
SW 7520
PLANTATION SHUTTERS

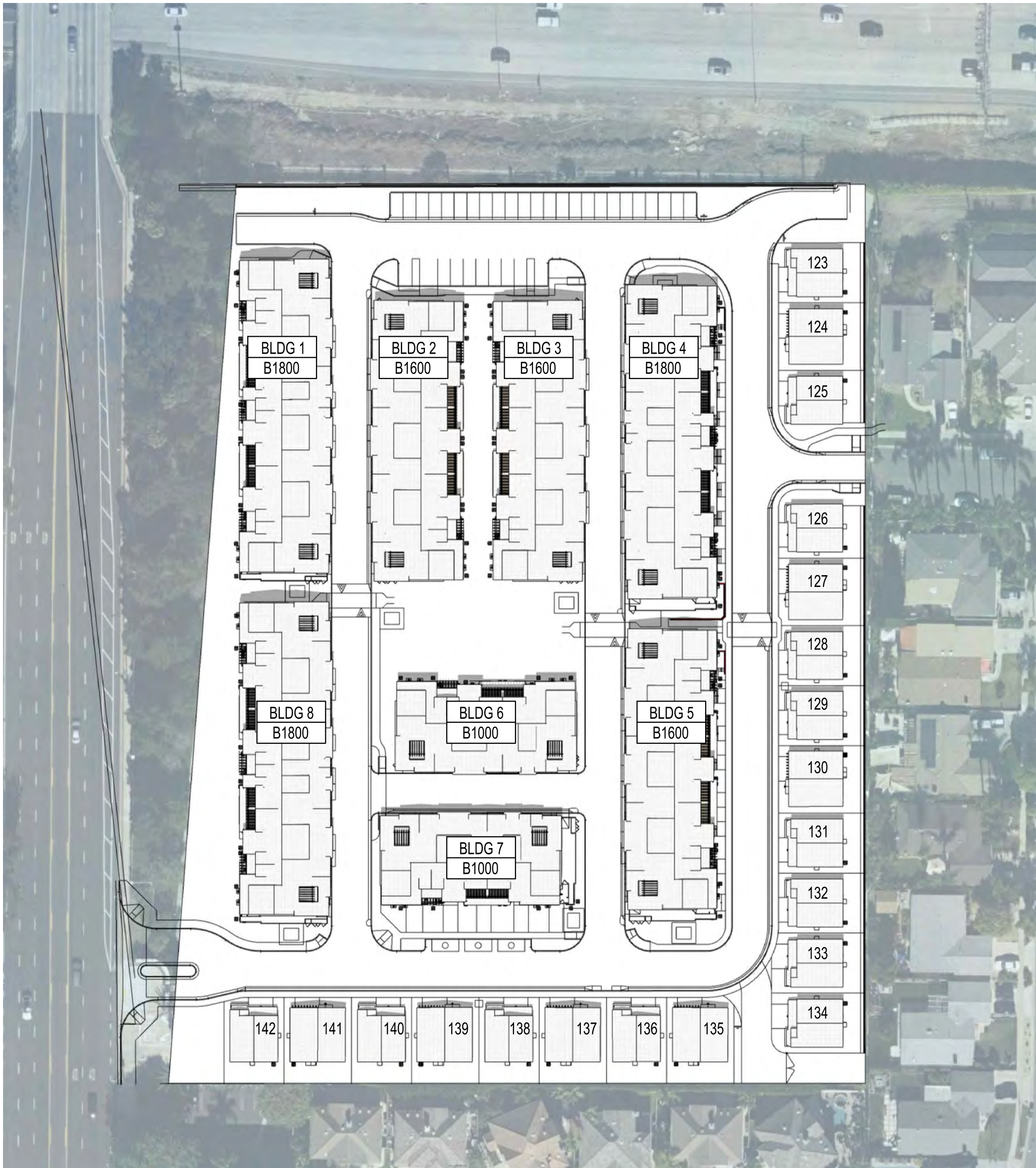


ACCENT 2
SHERWIN-WILLIAMS
SW 7615
SEA SERPENT

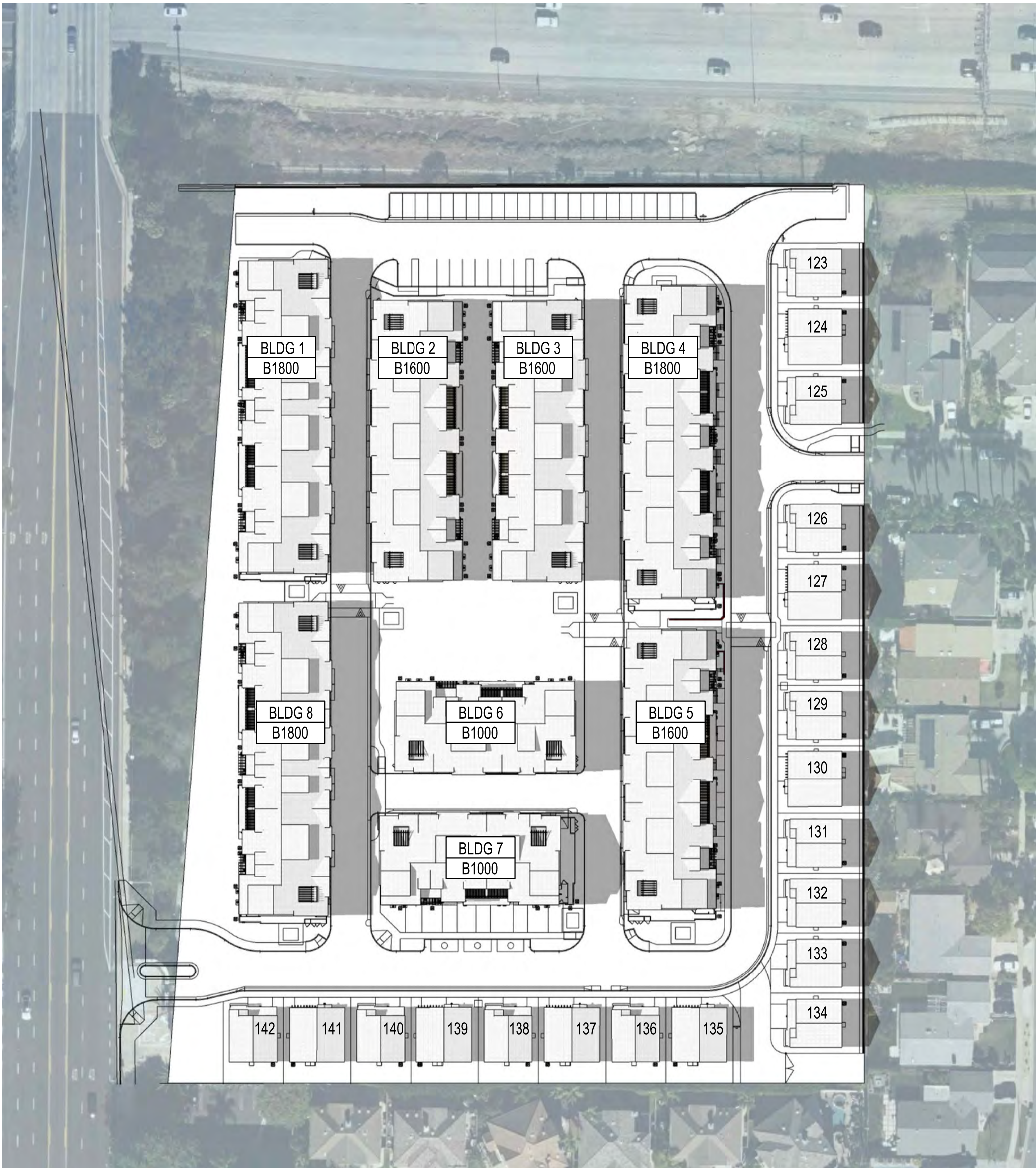
SUMMER SOLSTICE



JUNE 20, 2025 - 9 AM



JUNE 20, 2025 - 12 PM



JUNE 20, 2025 - 3 PM

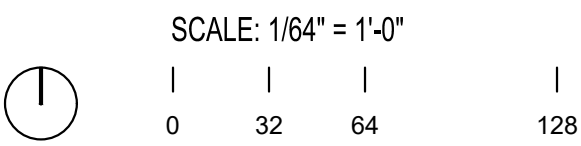


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BEAR STREET
COSTA MESA, CA # 2024-0264

Plot Date: 12.16.2024
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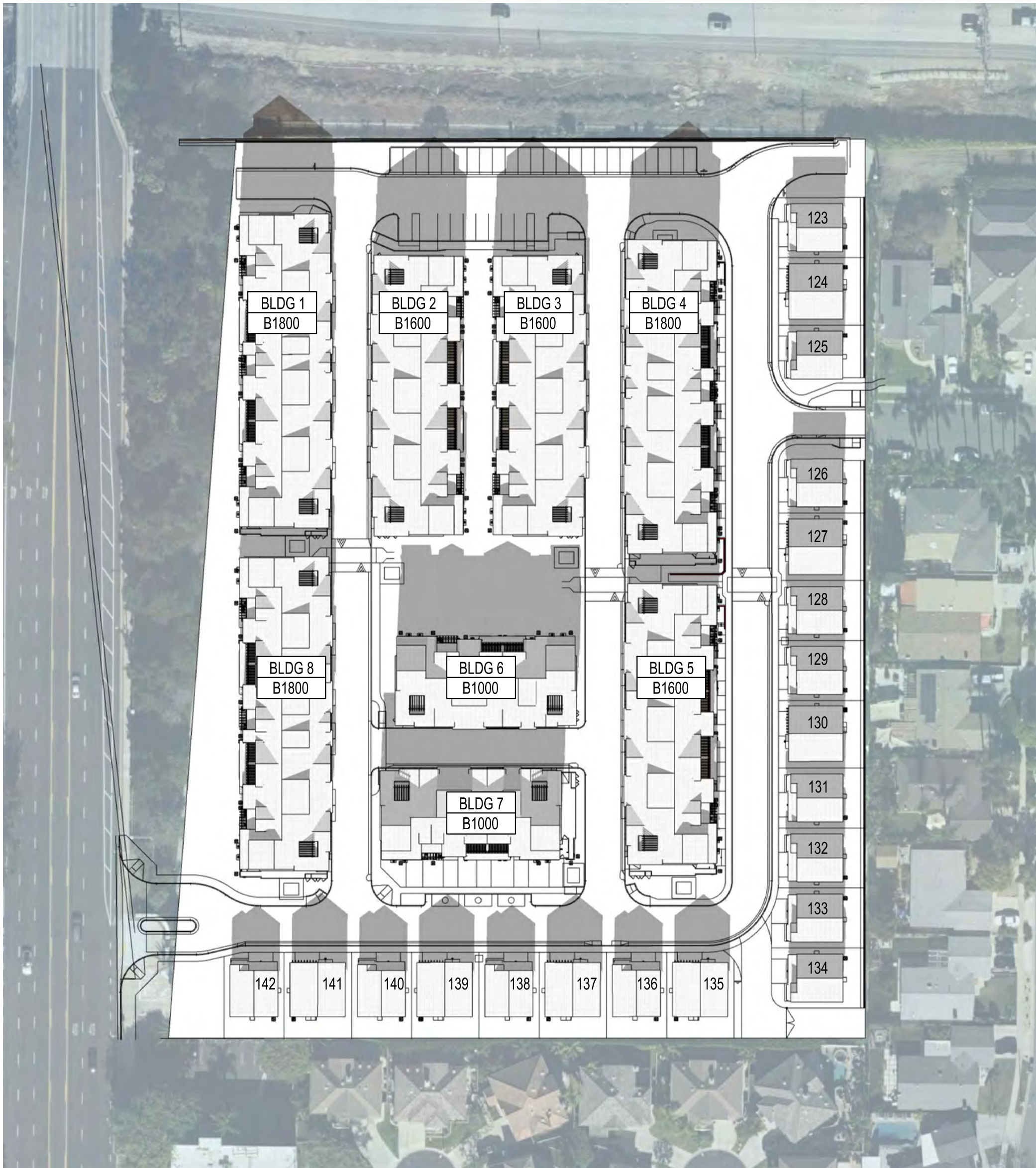
SOLAR SHADE STUDY
SUMMER SOLSTICE

AC1.0

WINTER SOLSTICE



DECEMBER 21, 2025 - 9 AM



DECEMBER 21, 2025 - 12 PM



DECEMBER 21, 2025 - 3 PM

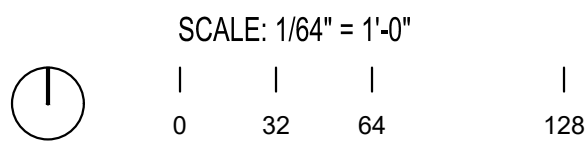


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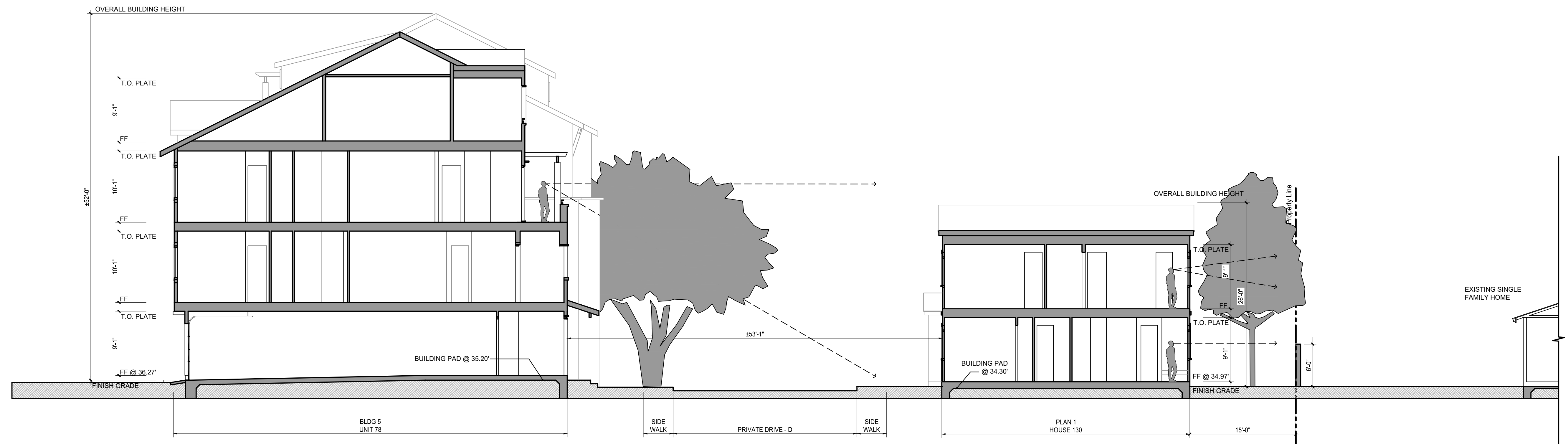
BEAR STREET
COSTA MESA, CA # 2024-0264

Plot Date: 12.16.2024
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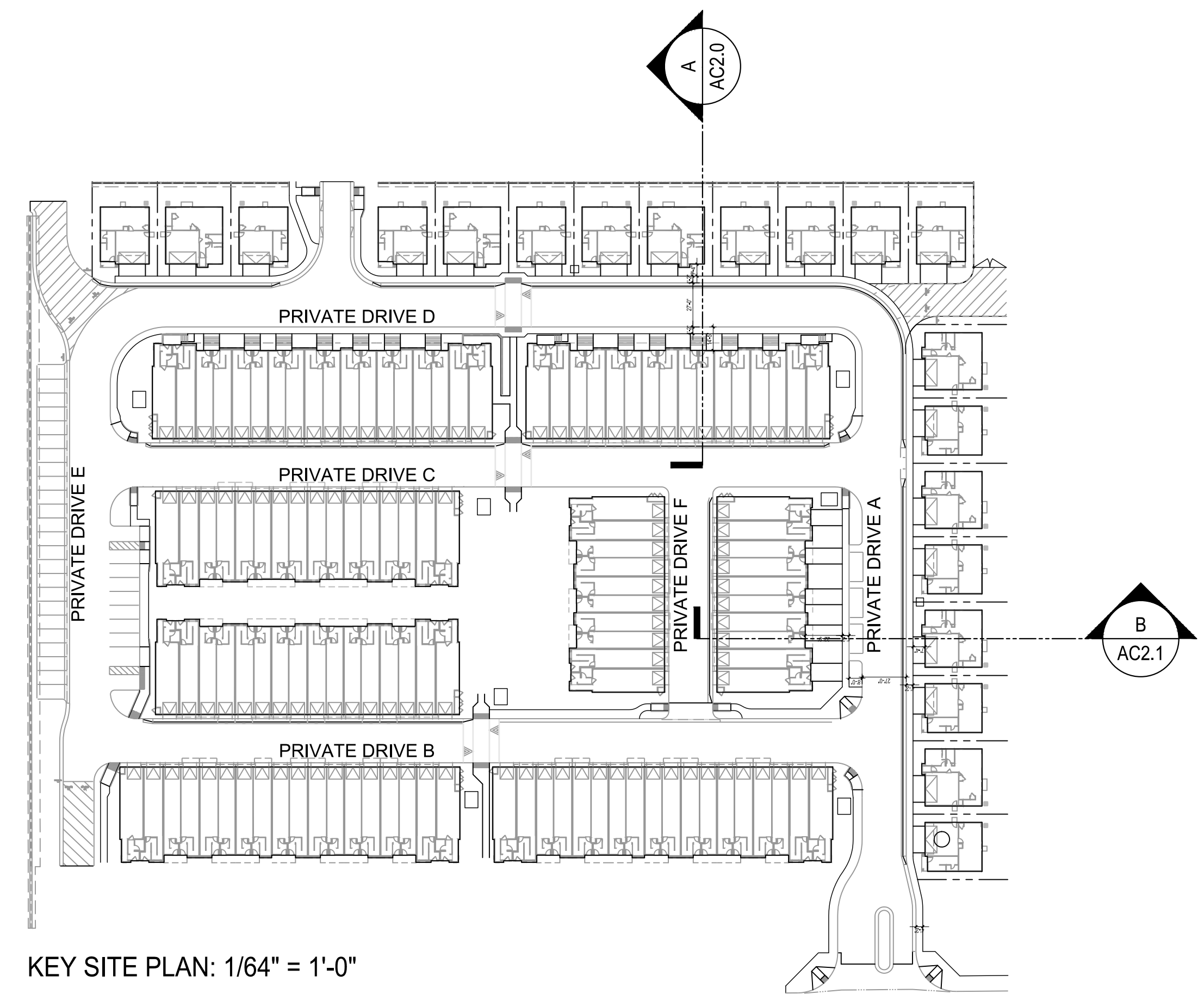


SOLAR SHADE STUDY
WINTER SOLSTICE

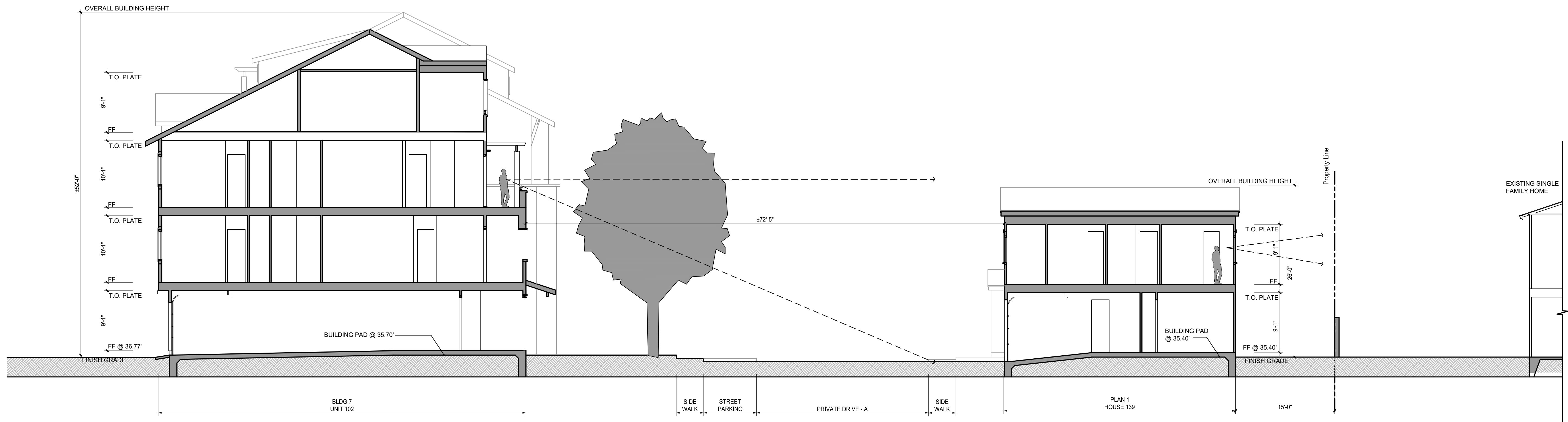
AC1.1



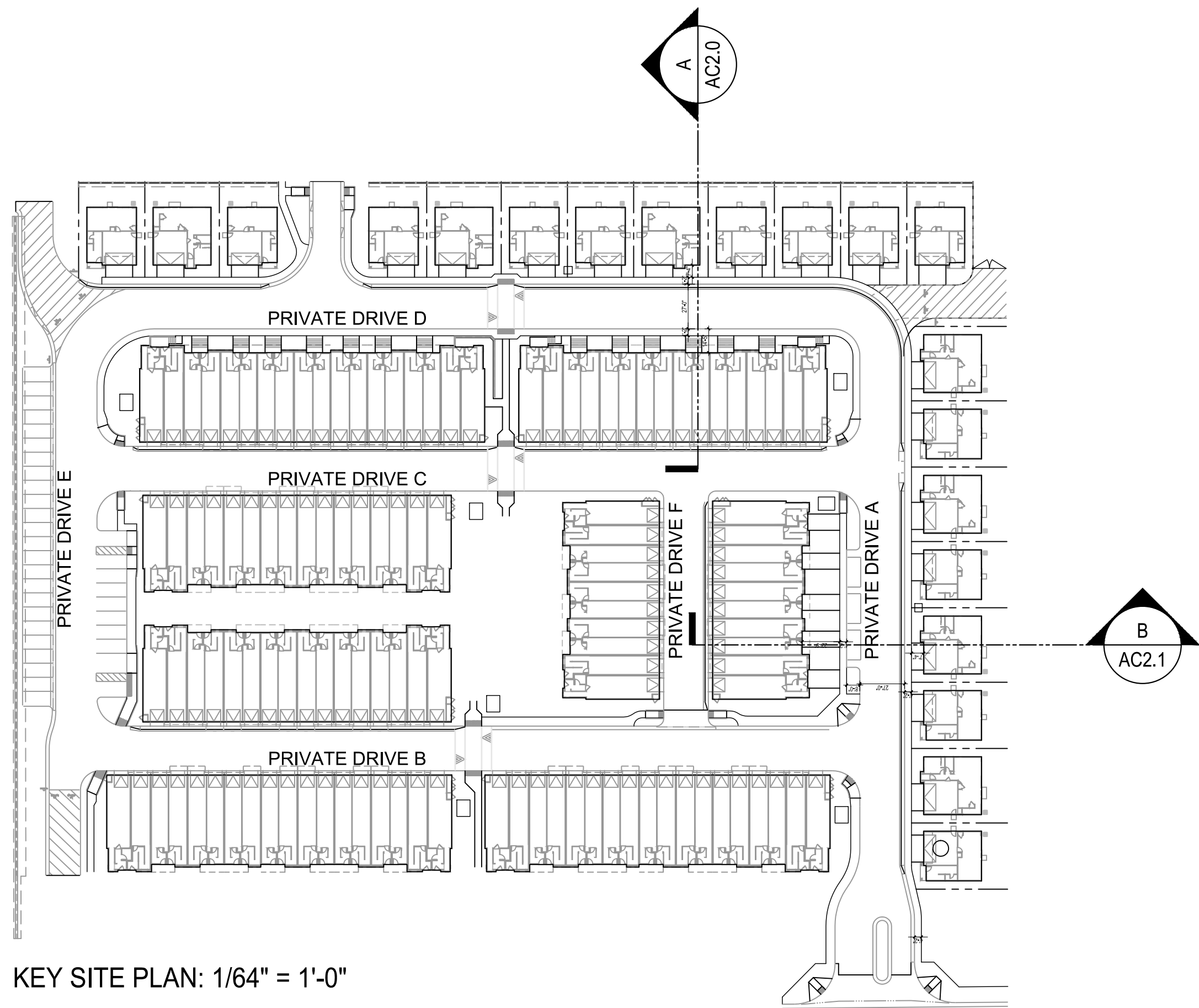
SECTION A



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



SECTION B



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

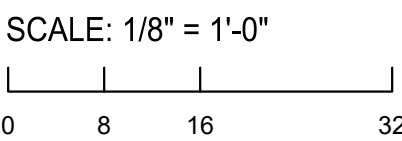


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LINE OF SIGHT EXHIBIT
SECTION B

AC2.1



VIEW OF STACKED FLATS DOWN PRIVATE DRIVE A

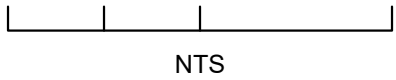


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BEAR STREET
COSTA MESA, CA # 2024-0264

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PERSPECTIVE RENDERING

AD1.0



VIEW LOOKING INTO THE CENTRAL OPEN SPACE



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PERSPECTIVE RENDERING

AD1.1



VIEW OF PROJECT ENTRY

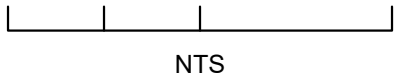


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PERSPECTIVE RENDERING

AD1.2



VIEW OF DETACHED CONDOS DOWN PRIVATE DRIVE A

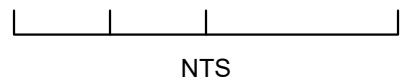


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BEAR STREET
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PERSPECTIVE RENDERING

AD1.3



VIEW OF STACKED FLATS DOWN PRIVATE DRIVE D

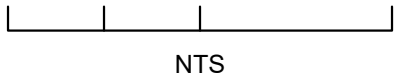


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BEAR STREET
COSTA MESA, CA # 2024-0264

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PERSPECTIVE RENDERING

AD1.4



VIEW OF OPEN SPACE ADJACENT TO BEAR STREET



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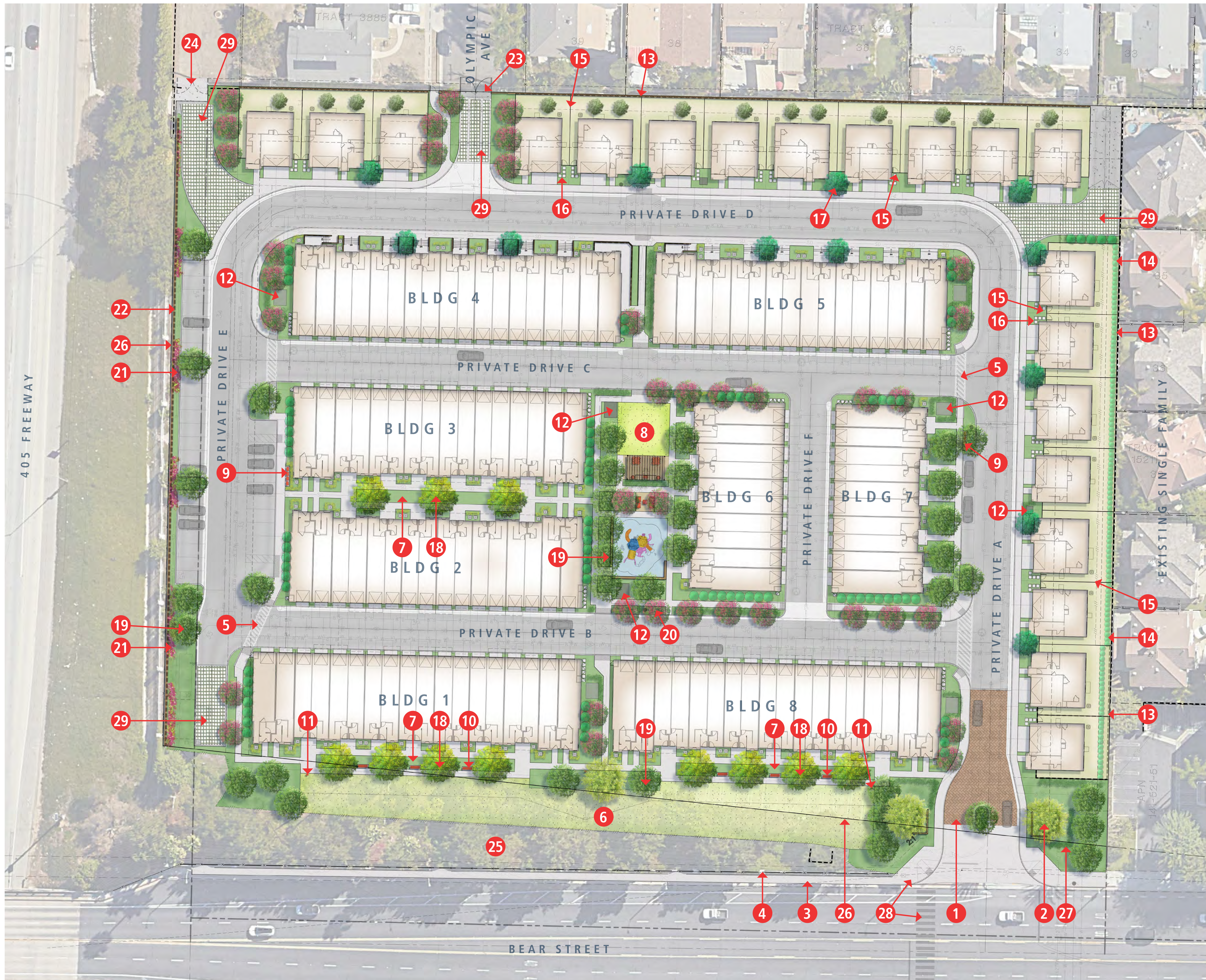
BEAR STREET
COSTA MESA, CA # 2024-0264

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1st Submittal Date: 08.01.2024
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PERSPECTIVE RENDERING

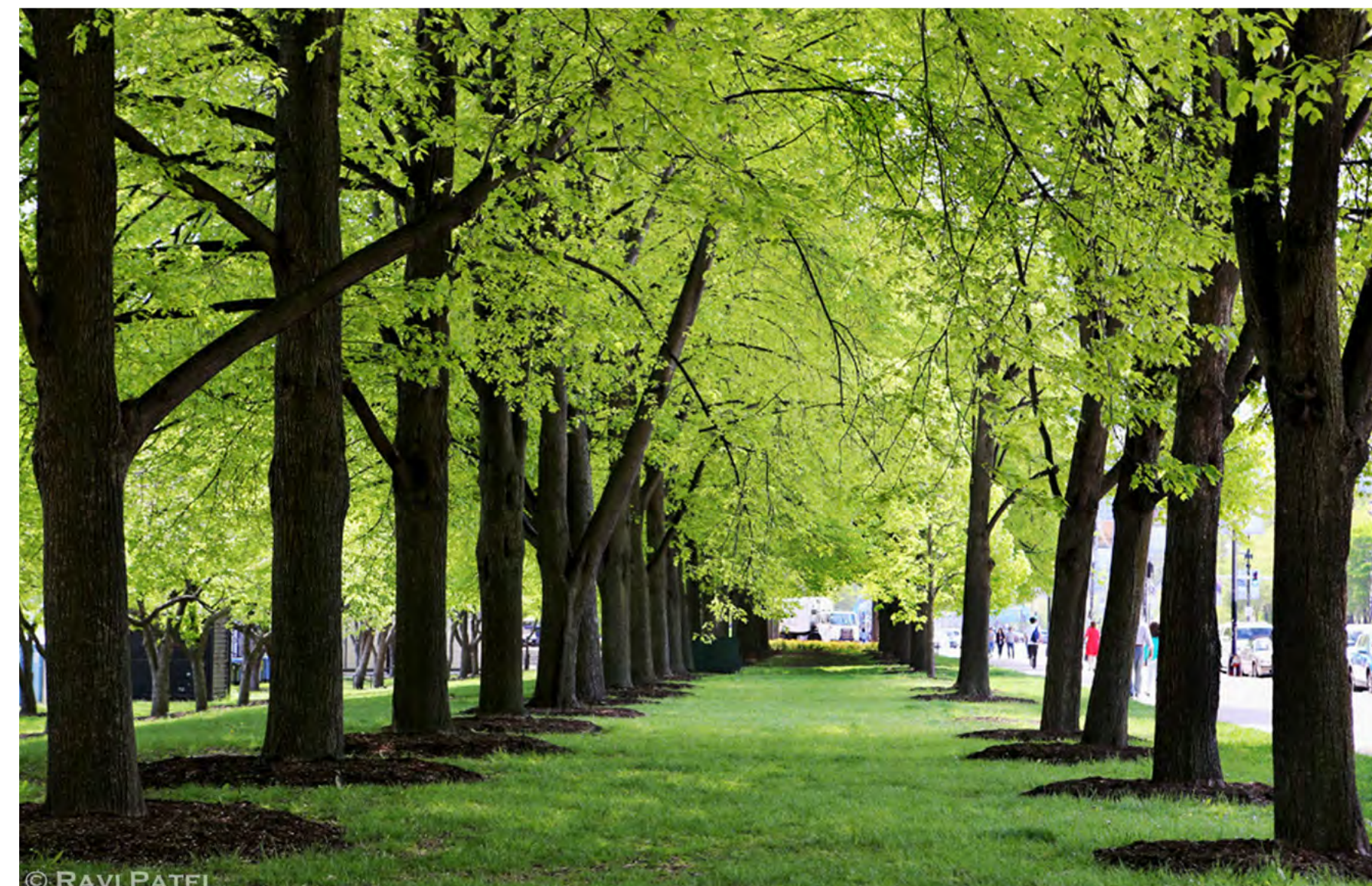
AD1.5



LEGEND

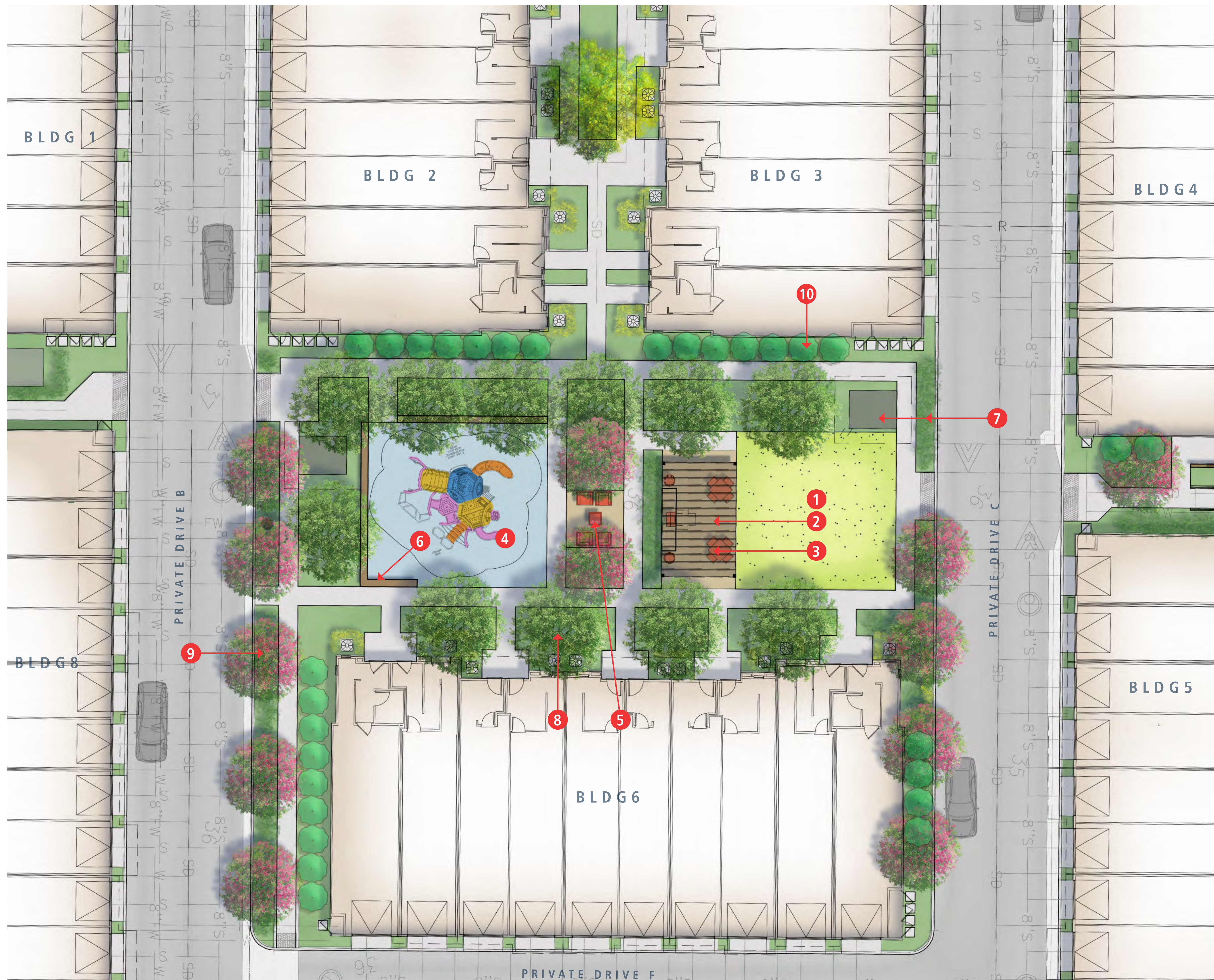
- 1 Project Entry with Enhanced Vehicular Paving
- 2 Monument Signage and Specimen Tree
- 3 Public Sidewalk
- 4 Existing Perimeter Pilaster and Fence (Refer to Sheet L-4)
- 5 Crosswalk Striping
- 6 Lawn Area
- 7 Central Paseo
- 8 Central Open Space:
 - Lawn
 - Overhead Structure
 - BBQ and Picnic
 - 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



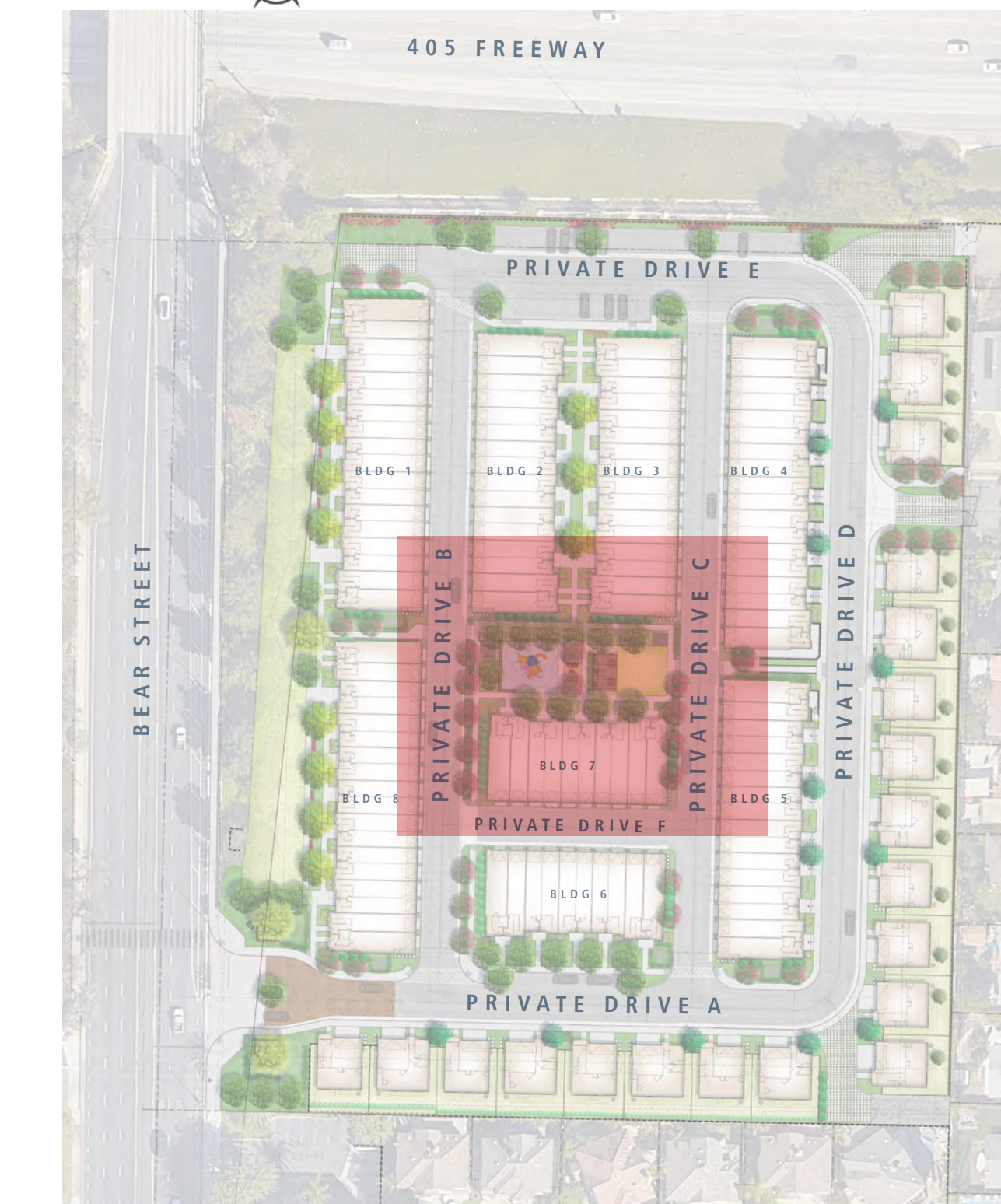


LEGEND

- 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

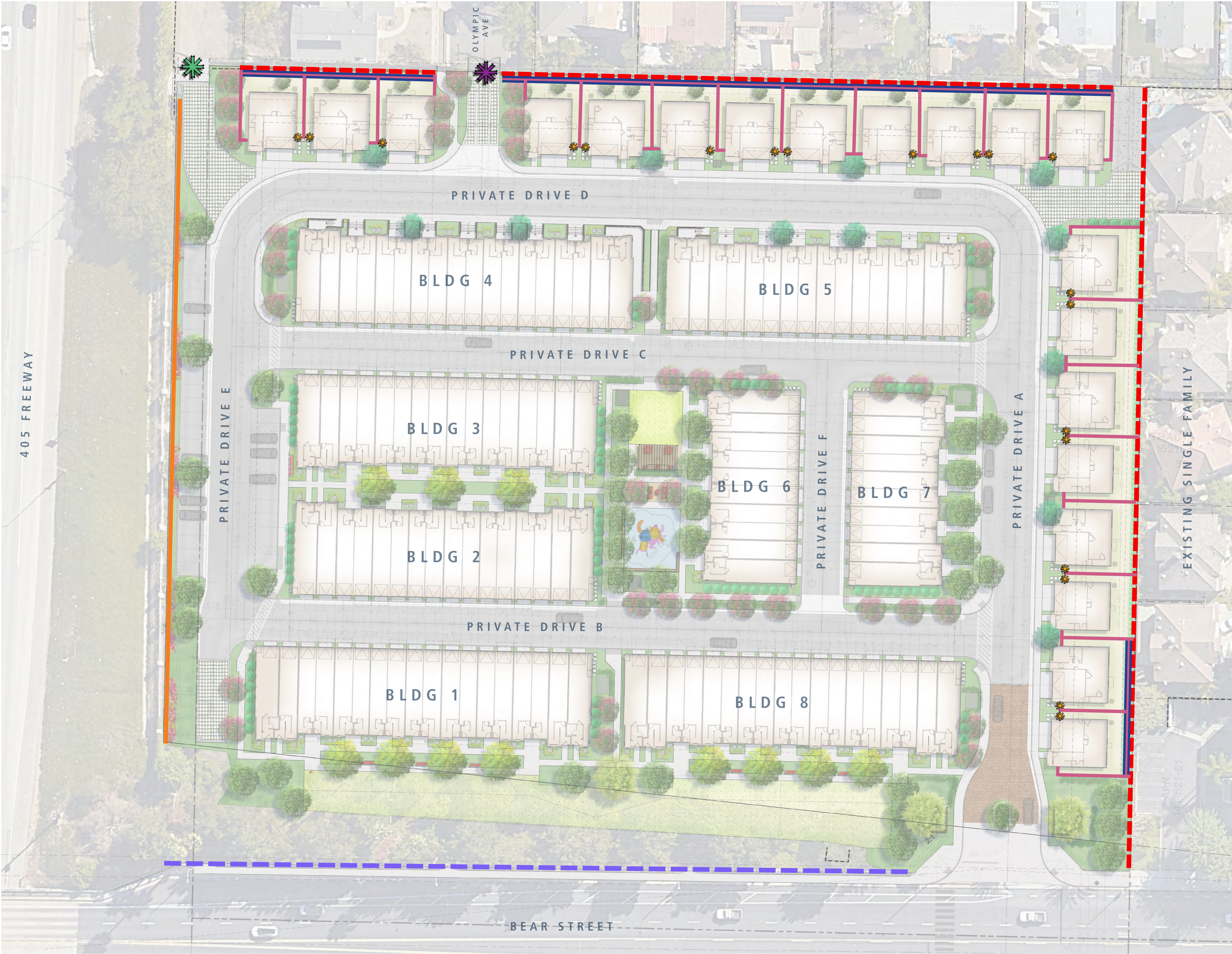


KEYMAP



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



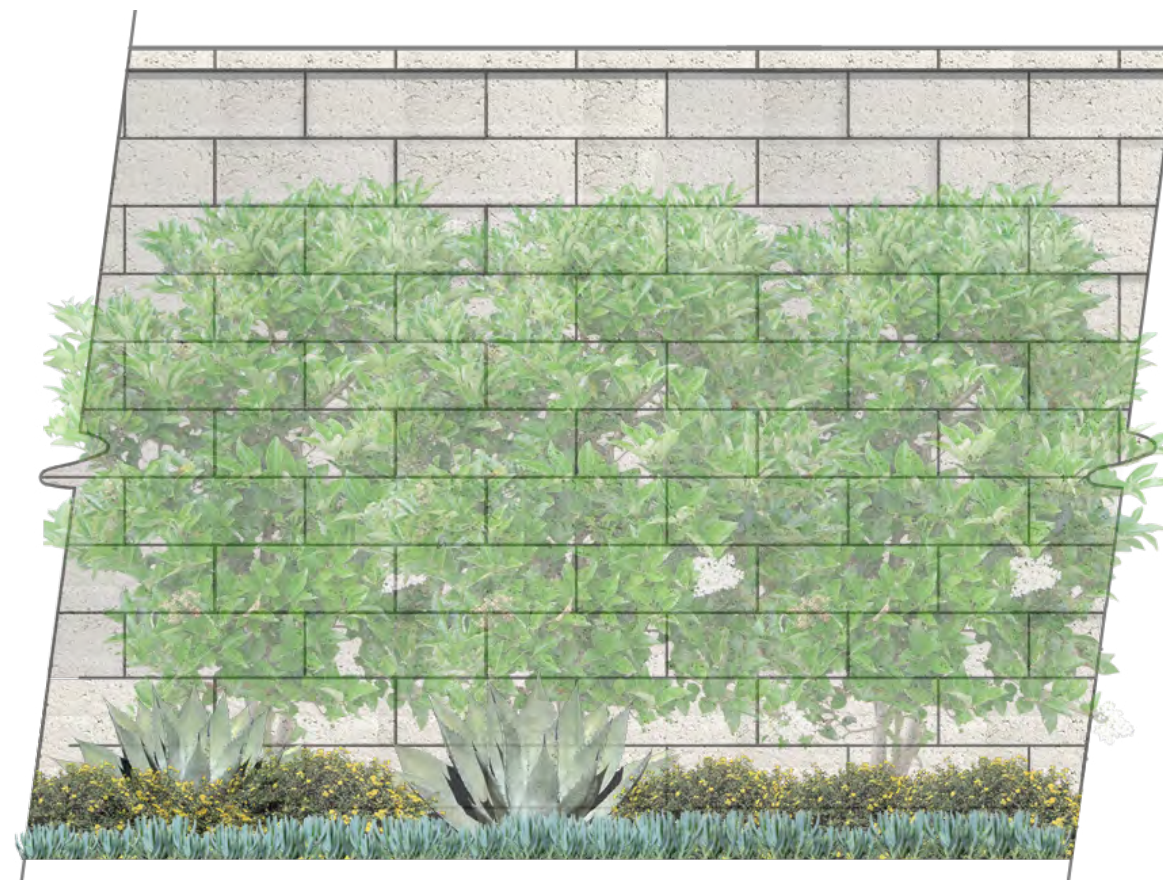
BBQGUYS
Electri-Chef Rubby Built-In (or Equal)

BBQ Grill



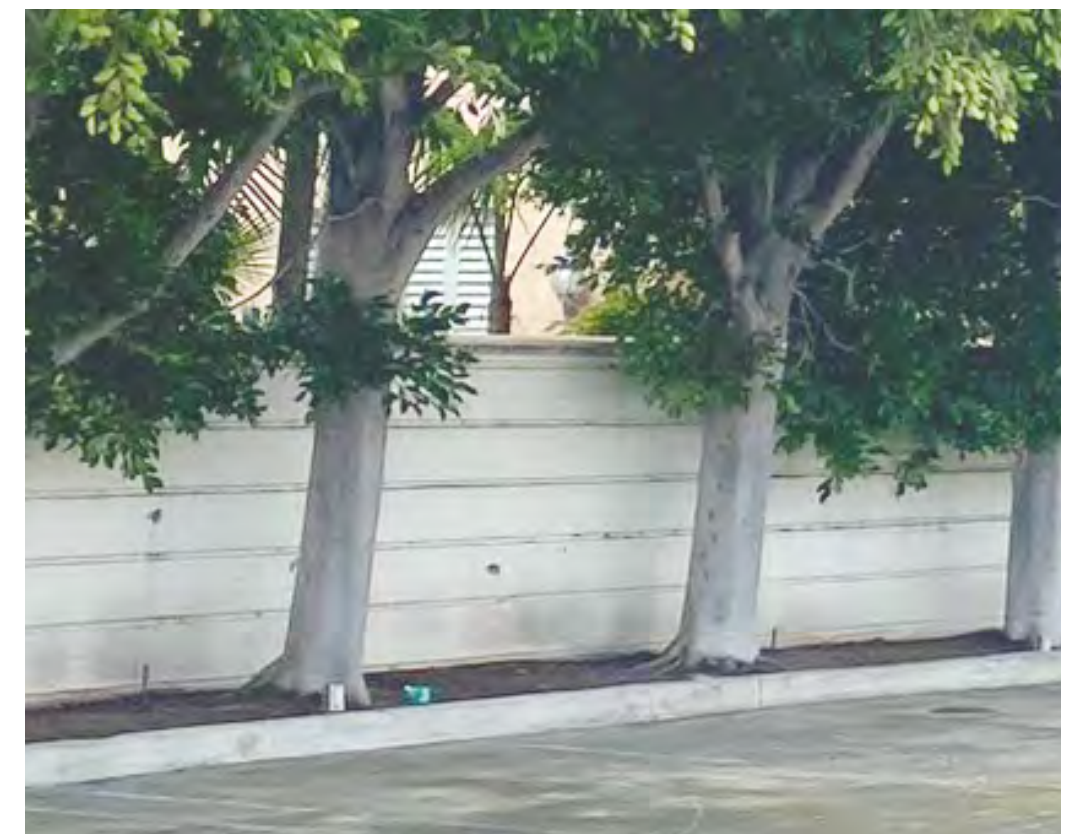
Patioshoppers (Or Equal)

Casual Seating



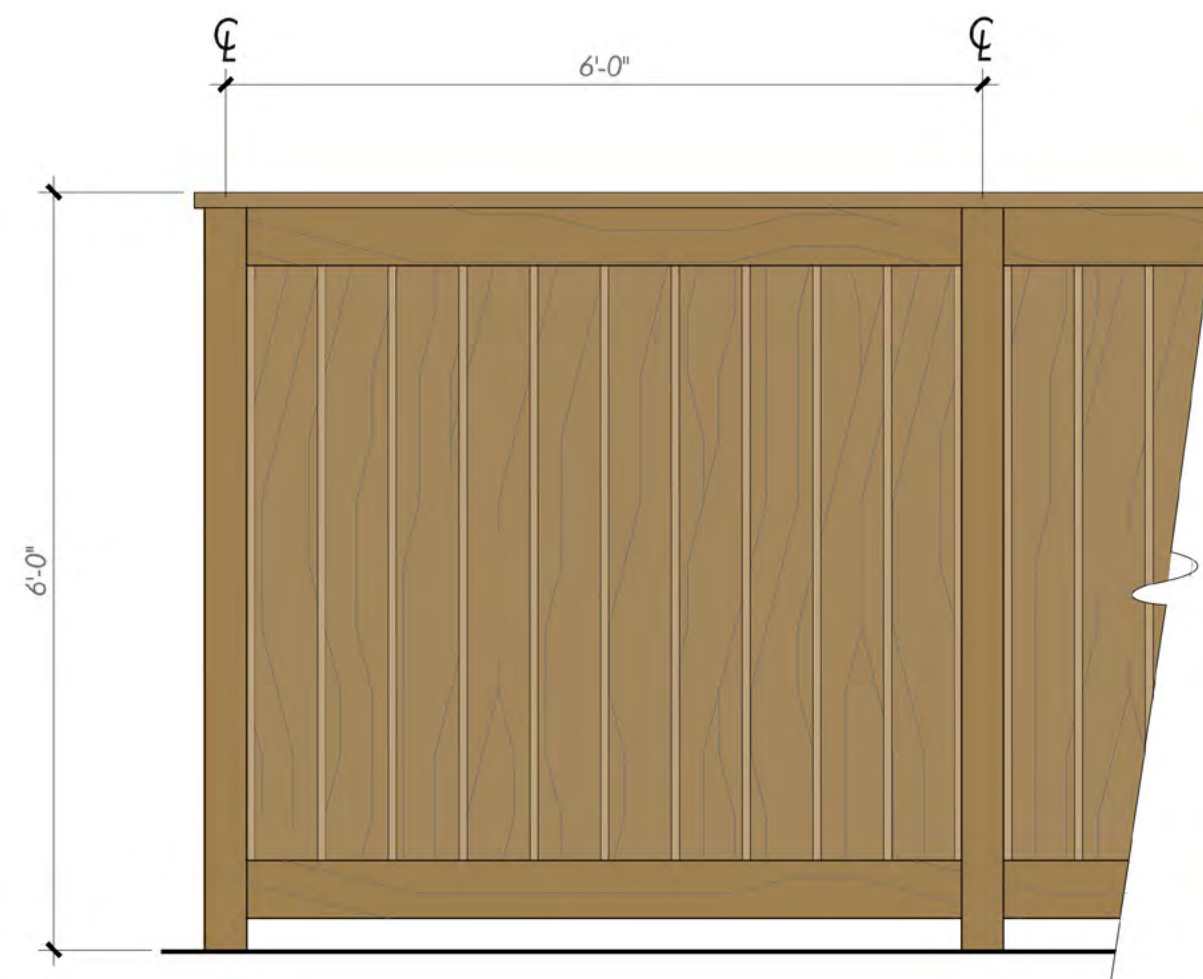
Orco: Manor Variegated Block with Sterling Mortar (or Equal)

Sound Wall



Approx. 6' ht.

Existing Wall



Vinyl Fence - Color: Tan

Detached Condo Side Yard Fence



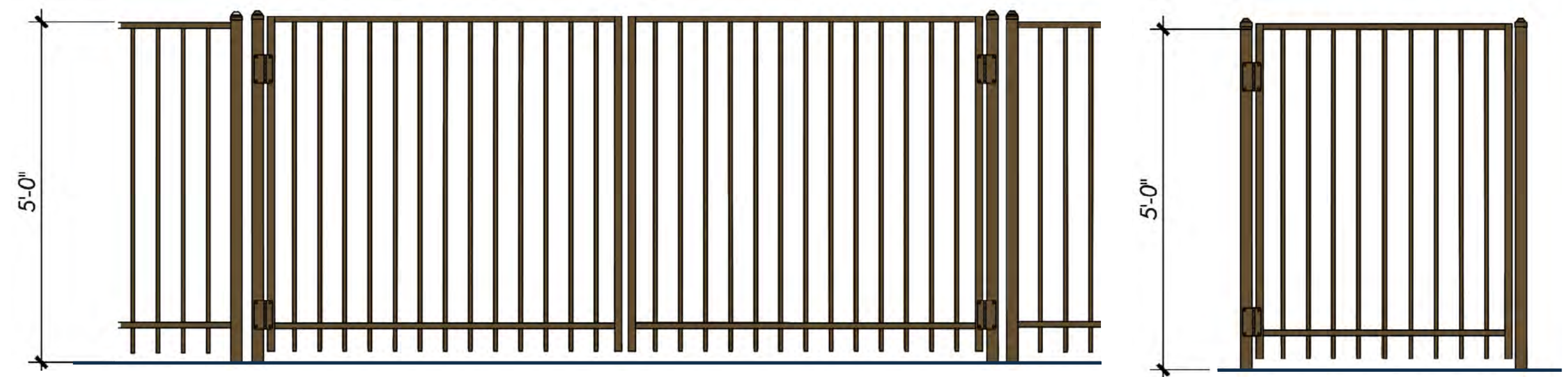
Vinyl Gate - Color: Tan

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)	216 SQFT
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.



TREE SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	FORM	WUCOLS
Street Trees				
Koelreuteria 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

SHRUB SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
Low Hedges				
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
Tall 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 x 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

GROUND COVER SCHEDULE:

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

VINE SCHEDULE:

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

