



2075 HARBOR BLVD.
COSTA MESA, CALIFORNIA

OWNER/APPLICANT:

THE OLSON CO
3010 OLD RANCH PARKWAY, SUITE 100
SEAL BEACH, CA 90740
562-596-4770

ARCHITECT:
THE KTG GROUP, INC.
17911 VON KARMAN AVE., SUITE 200
IRVINE, CA 92614
949-851-2133

CIVIL:
ADVANCED CIVIL GROUP
30251 GOLDEN LANTERN, SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
866-338-7772

LANDSCAPE:
STUDIO PAD, INC.
23195 LA CADENA DR., STE. 103
LAGUNA HILLS, CA 92653
949-770-8530

SHEET INDEX

LANDSCAPE

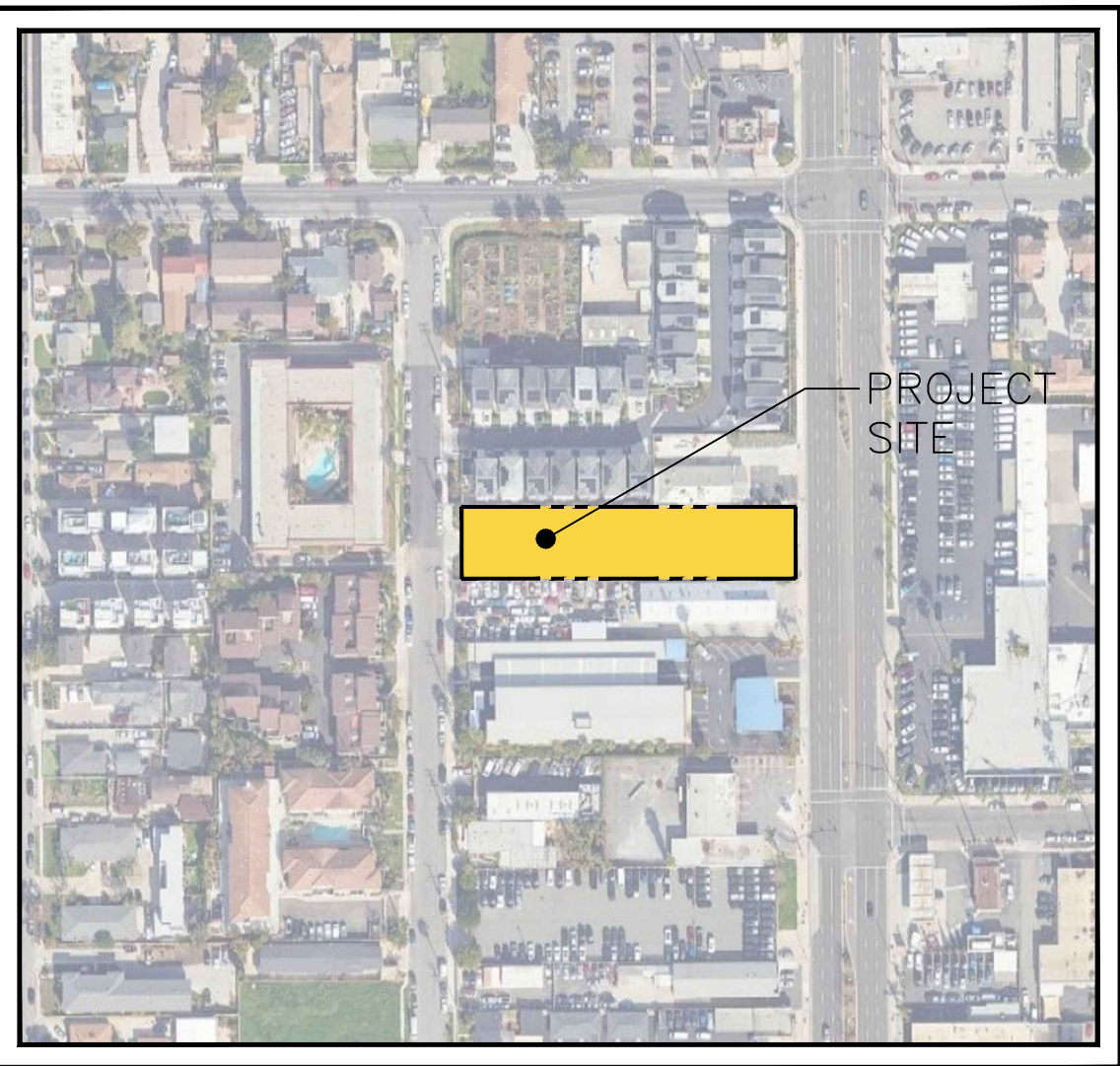
- L-1 SCHEMATIC LANDSCAPE PLAN
- L-2 SCHEMATIC WALL & FENCE PLAN
- L-3 SCHEMATIC PLANTING PLAN
- L-4 SCHEMATIC OPEN SPACE PLAN
- L-5 SCHEMATIC PERMEABLE LANDSCAPE PLAN
- L-6 SCHEMATIC TRASH EXHIBITION
- L-7 SCHEMATIC LIGHTING PLAN

CIVIL

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- 2 OF 3 CONCEPT GRADING PLAN
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ARCHITECTURE

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- A1.2 FIRE PLAN
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- A3.0 DUPLEX ELEVATIONS
- A3.1 DUPLEX ELEVATIONS
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VICINITY MAP (1:200)



Units:

1 units - P1A	(3 Bed/3 Ba - Single Car) -	1,132sf
1 units - P1B	(3 Bed/3 Ba - Single Car) -	1,212sf
13 units -P2	(3 Bed+Flex/2.5 Ba - 2 Car) -	1,657sf
15 units Total		23,885sf

Proposed FAR: (23,885sf / 33,474) * 100 = 0.71

Lot Coverage: 10,657sf (38.9%)
(10,657 / 27,340) * 100 = 38.91

Building Areas (Not Including Garages and Driveway (Partially Covered)):

Triplex:	4,748sf	x	1 Bldg	=	4,748sf
Typ. Duplex:	3,475sf	x	5 Bldgs	=	17,375sf
Duplex (Affordable):	2,926sf	x	1 Bldg	=	2,926sf
Total Building Area:	25,049sf				

Hardscape Area: 9,474sf (34.7%)

Open Space Legend:

- Usable Common Open Space
- Usable Private Open Space

Note: For Breakdown see Landscape

PROJECT INFORMATION

APN: 422-091-11
Address: 2075 Harbor Blvd
City: Costa Mesa, CA
County: Orange County
General Plan Land Use: General Commercial
Zoning: C-2 General Business
Overlay: Mixed-Use Overlay District (MUOD)
Existing Use: General Commercial (Tire Shop)

Fire: Costa Mesa
Site Area: 27,340 sf (Net)
33,474 sf (Gross)
Density: 23.8 du/acre

SITE SUMMARY

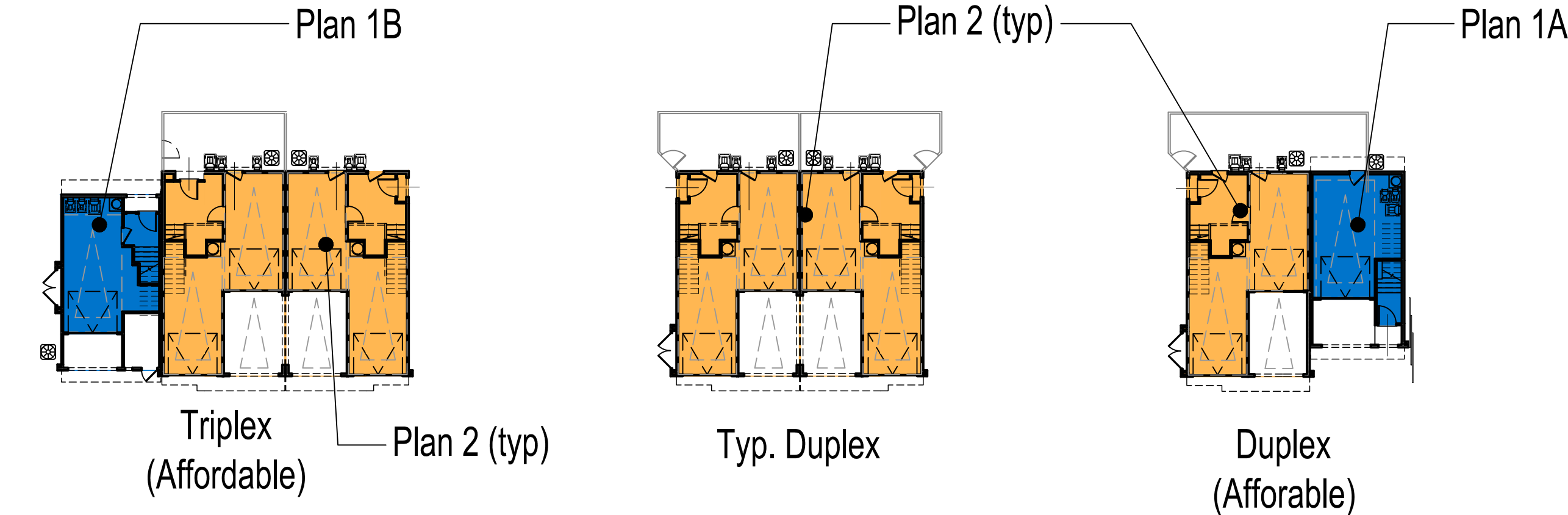
Development Standard	Required/Allowed	Required/Allowed	Proposed/Provided	Waiver/Concession Request
ZONE - Mixed-Use Overlay District (MUOD) (Residential Common Interest Development Standards Included)		State Density Bonus Law Dev. Standards		
Min. Density	Min. 20 du/acre; Max. 50 du/ac (when Max. bldg. height is 60 ft)		23.8 du/acre	
Max. Density	N/A		0.63 acre	
Min. Lot Size	N/A		75 ft.	
Min. Lot Width	N/A		(39%) "	
Lot Coverage	90% Max.		N/A	
Max. Floor Area Ratio	N/A		38.5 ft.	
Max. Building Height	60 ft. Max. (when Max. density is 40 du/ac)		3 Stories	
Max. Building Stories	N/A		3,533 sf (235 sq. ft. / unit)	
Usable Private Open Space	Min. 100 sq. ft. / unit with block wall (Per Residential CID)		3,676 sf (13.8%)	Designating 30% of lot area would require a loss of density
Usable Common Open Space	Min. 30% of lot area		N/A	
Publicly Accessible Open Space	Min. 5% of commercial gross floor area			
Building Setbacks* / Perimeter Open Space				
Front Development Lot Requirement: Harbor Blvd.	Not Applicable. The MUOD front setback requirement supersedes the Res. CID standard		10.5 ft.	
Side Development Lot Requirement	Min. 5 ft. (Per Residential CID)		10.5 ft.	
Rear Setback: Charle St.	The MUOD and Res. CID standards are silent regarding a rear setback requirement. Therefore, no rear setback applies		9'-10"	
Side/Rear Setback Requirement per MUOD	Not Applicable. The MUOD standards are silent regarding side and rear setbacks		Side: 10.5 ft., Rear: 9'-10"	
Building to Building	10 ft. (Per Residential CID)		5 ft.	5 ft. at Utility Cabinet - 6 ft. at Building - Waiver

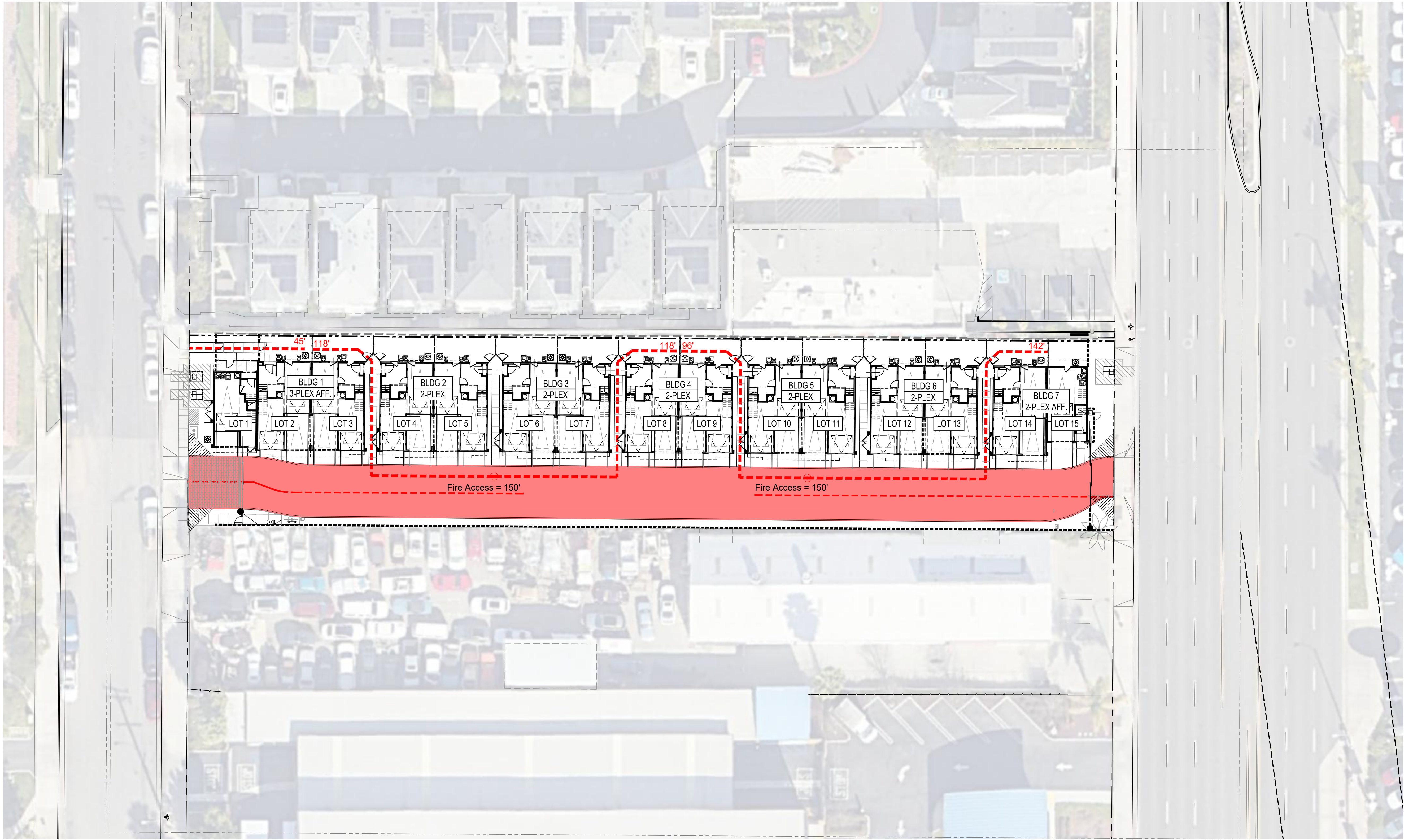
Parking		1bd: 1.0 sp/unit 2-3bd: 1.5 sp/unit 4bd: 2.5 sp/unit Total Required: 23 Spaces	Garage Spaces Provided - 28 Spaces Total Driveway (Partially Covered) Provided - 13 Spaces Total Total: 41 Spaces Provided	
Minimum garage size	20' x 20' two-car garage 10' x 20' one-car garage		Meets Min. Size Space	
Min. Parking Stall Dimensions	8'-6" x 18'		Meets Min. Size Space	
Projections: Roof/Eave Overhang	2'-6" Max. (Per Residential CID)		1'-4"	
Additional Residential Common Interest Standards Waivers				
Utility Requirements	Above-ground utilities to be located outside of street setback and screened (Per Residential CID)		Above-ground utilities located within street setback	Due to site constraints, utilities must be placed within the street setback to avoid loss of units
Wall Requirement	Not Applicable to the Proposed Project			
Utility Line Requirements	Undergrounding of utility lines (Per Residential CID)		Utility Lines above ground	The cost of undergrounding existing utility lines is disproportionate to the project type
Utility Boxes Within the Drive Approach	Not Applicable. The project does not include utility boxes located within the proposed drive approach			
Common Lot	Min. one lot to be held in common ownership for common driveways, parking areas, and at least 10' of street setback landscaped areas		One common lot provided with 9.5 ft of street setback landscaped area	Reduction in street setback required to preserve livable space
Minimum Open Space Development Lot Requirement per Residential CID	Not Applicable. The MUOD usable common open space requirement supersedes the Res. CID requirement		13.8% of Lot Area	
Common Open Space	Recreation or leisure facilities should not satisfy more than 15% of required open space		13.8% of Lot Area	Open space is provided primarily through private rear yards due to site constraints
Driveway Width	Min. 10 ft.		8'-4"	Requirement not feasible due to site constraints
Storage	Min. 200 cubic ft. of securable storage exterior to unit		0 cubic feet per unit	Exterior storage not feasible due to adjacent dwelling units, limited setbacks, and provided open space
Front Development Lot Requirement	Not Applicable. The MUOD front setback requirement supersedes the Res. CID standard		9'-10"	
Attic Requirement	Not Applicable to the Proposed Project			
Residential Design Guidelines	Not Applicable. The guidelines contain subjective standards and cannot be applied to the project			

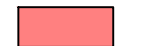
* This refers to coverage including building footprint with covered driveways.
*The square footage exclude stairways and hallways.

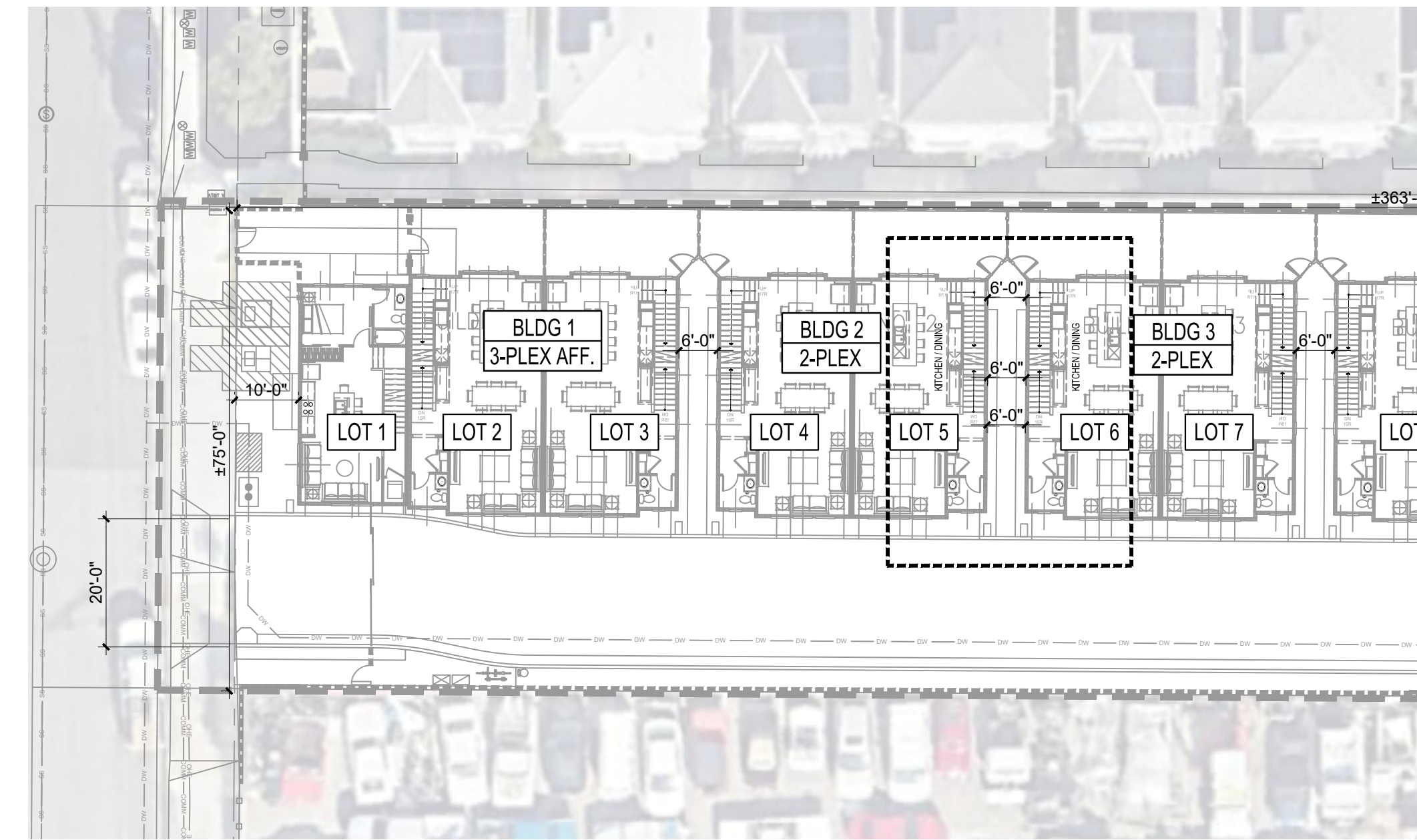
- Based on the currently adopted Housing Element Sites Inventory
- Only applicable to Lower-Income Housing Element Sites and inclusive of Accessory Dwelling Units
- Minimum setbacks shall apply to all portions of a building or structure. Maximum setbacks along public streets shall only apply to a building or structure's ground floor, with exceptions for driveways, walkways, and open space.

CEQA Status				
Final Action	Planning Commission			

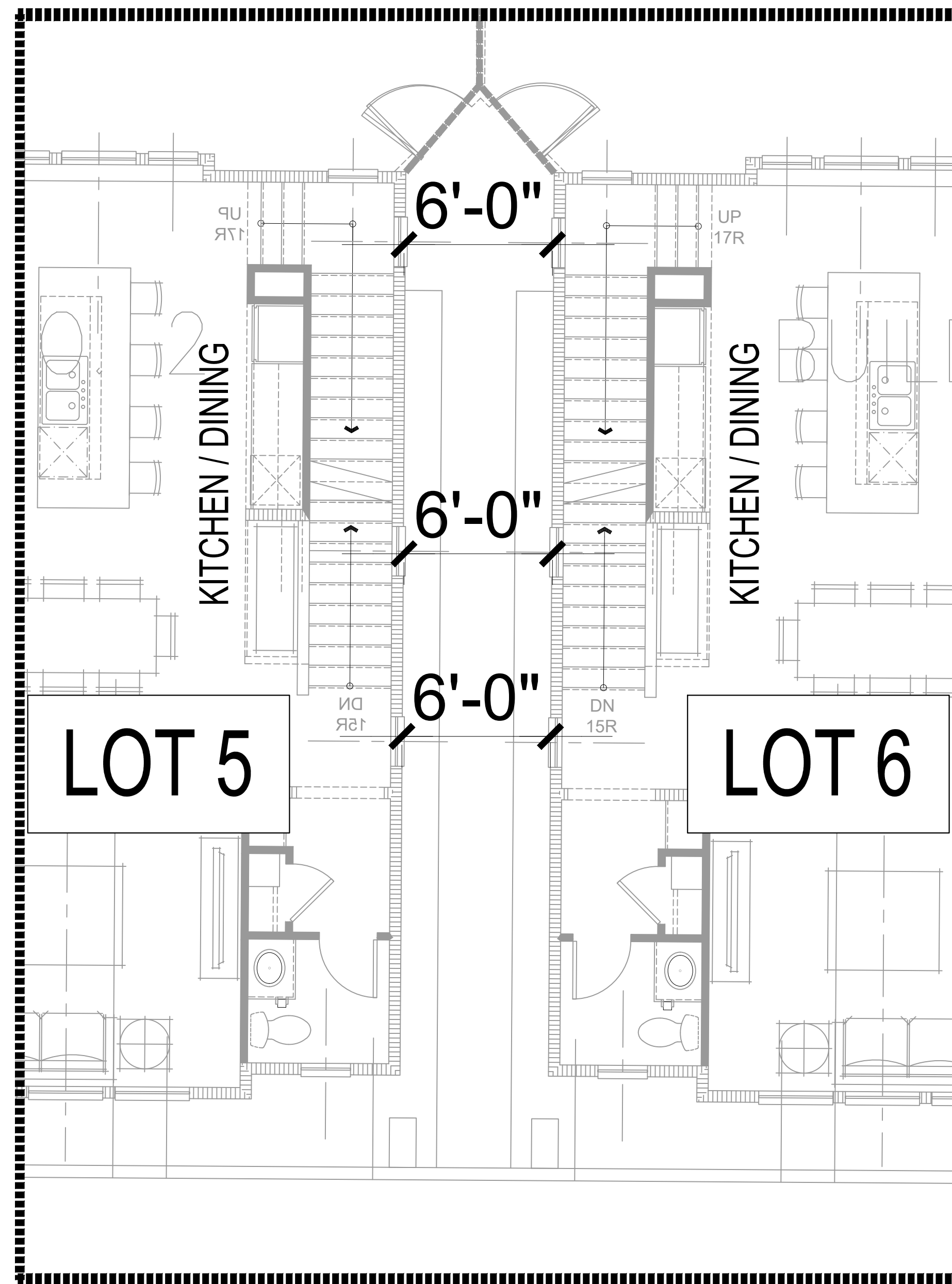




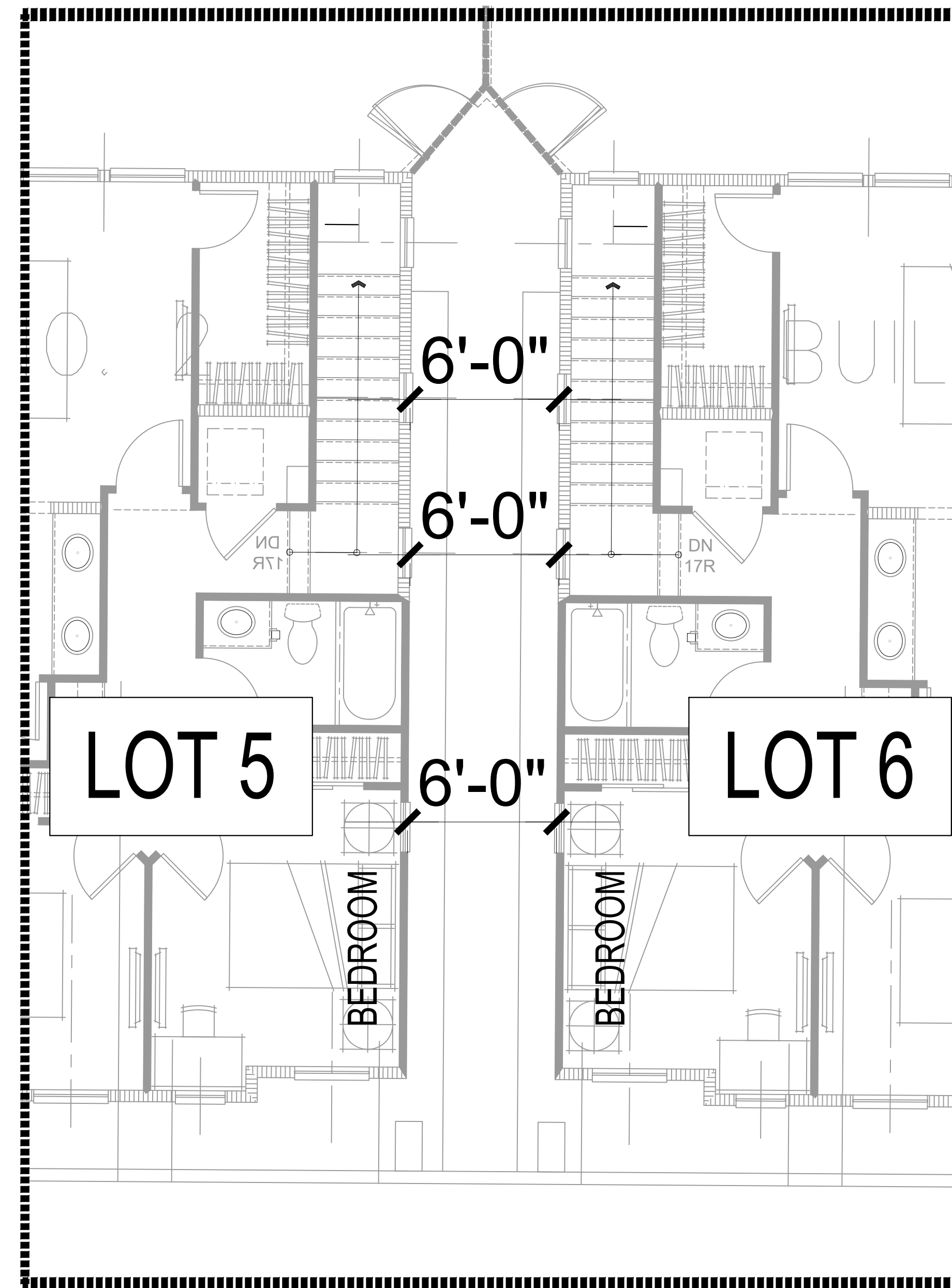
-  HOSE PULL (150' MAX.)
-  FIRE LANE



PARTIAL SITE PLAN



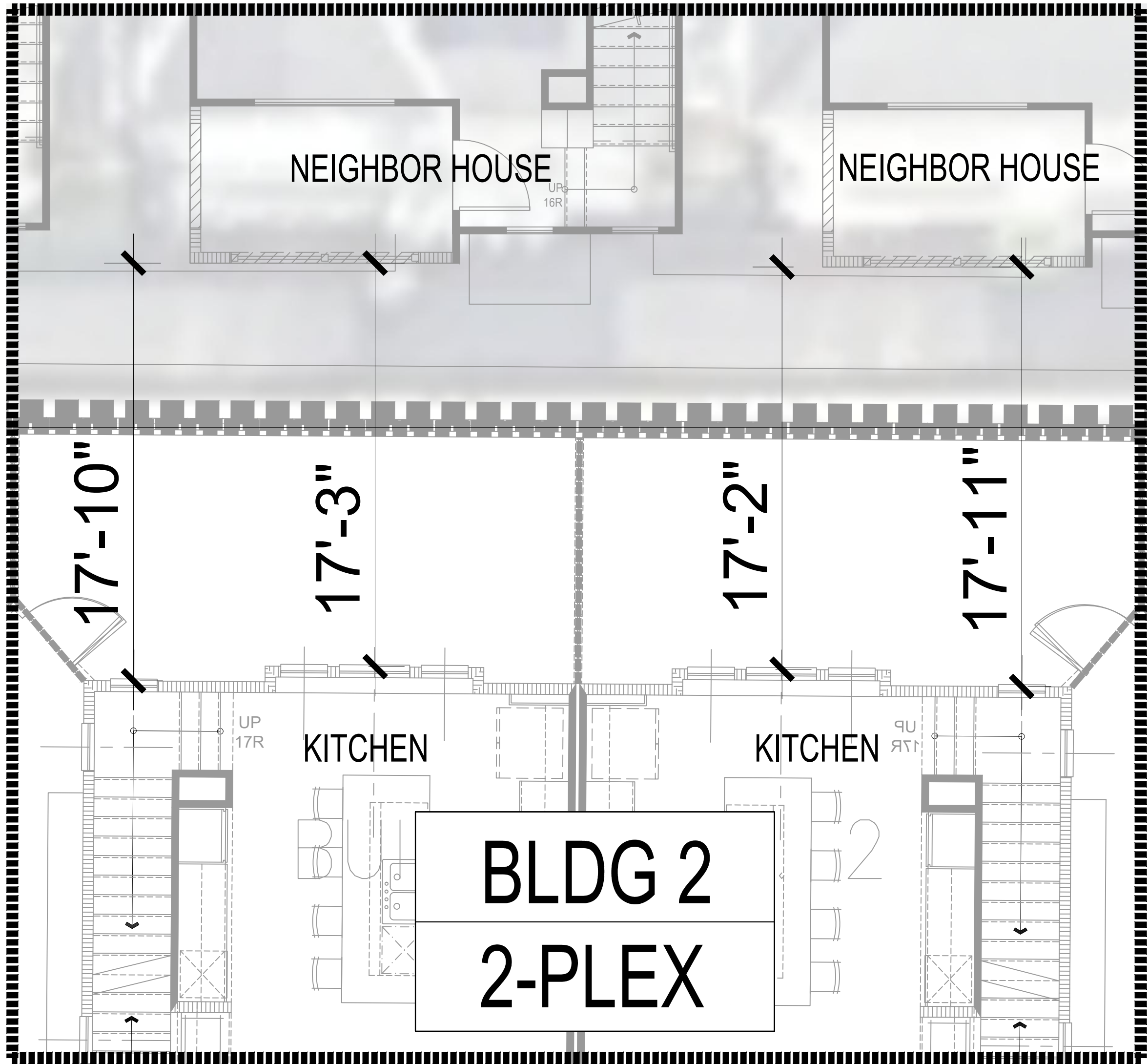
2ND FLOOR - TYPICAL WINDOW CONFLICT



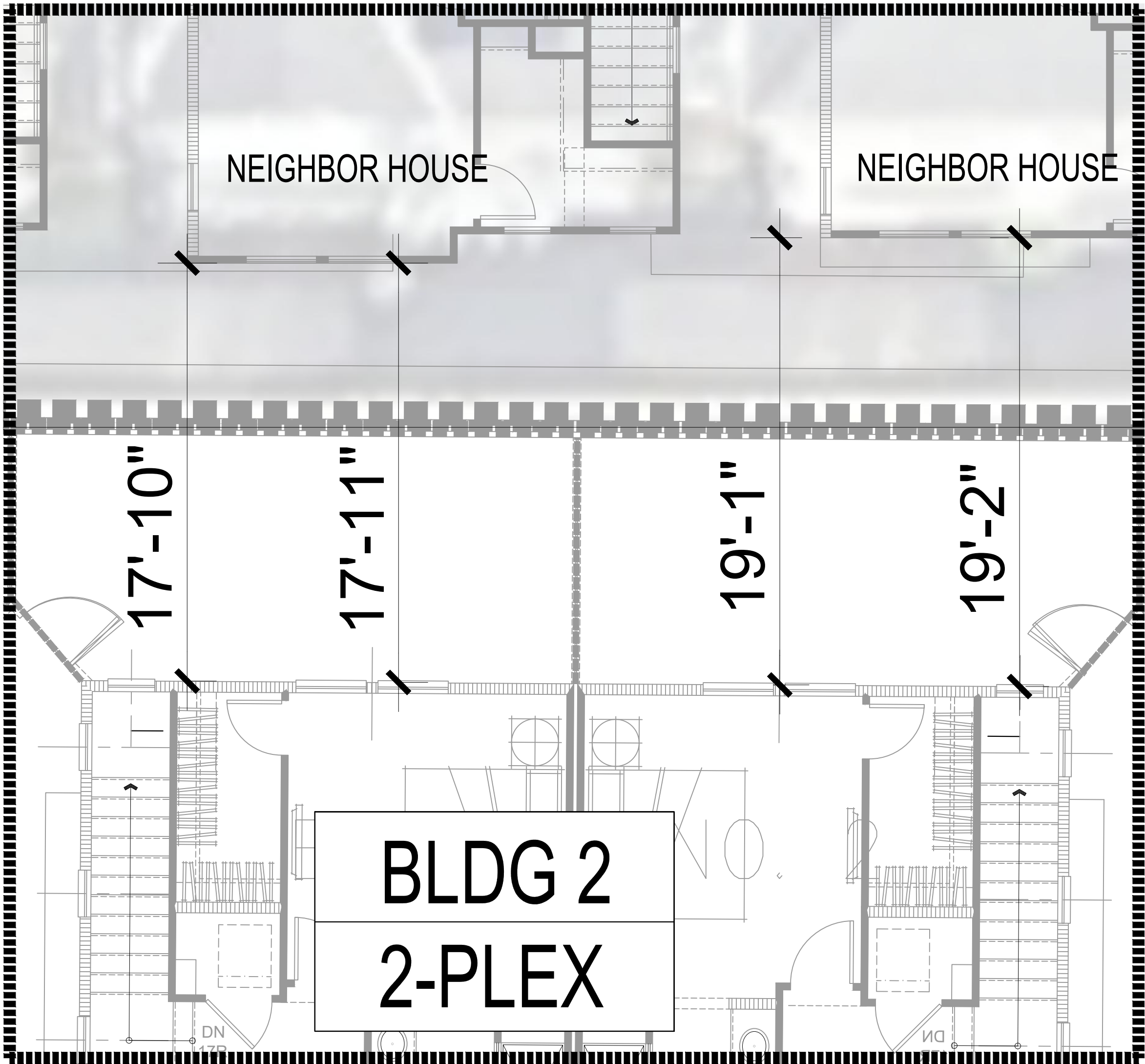
3RD FLOOR - TYPICAL WINDOW CONFLICT



PARTIAL SITE PLAN



2ND FLOOR - TYPICAL WINDOW CONFLICT



3RD FLOOR - TYPICAL WINDOW CONFLICT



TRIPLEX
MODERN COASTAL

DUPLEX - STYLE B
MODERN COASTAL

DUPLEX - STYLE A
MODERN COASTAL

DUPLEX - STYLE B
MODERN COASTAL

DUPLEX - STYLE A
MODERN COASTAL

DUPLEX - STYLE B
MODERN COASTAL

AFFORDABLE DUPLEX
MODERN COASTAL

VIEW FROM DRIVEWAY



TRIPLEX
MODERN COASTAL

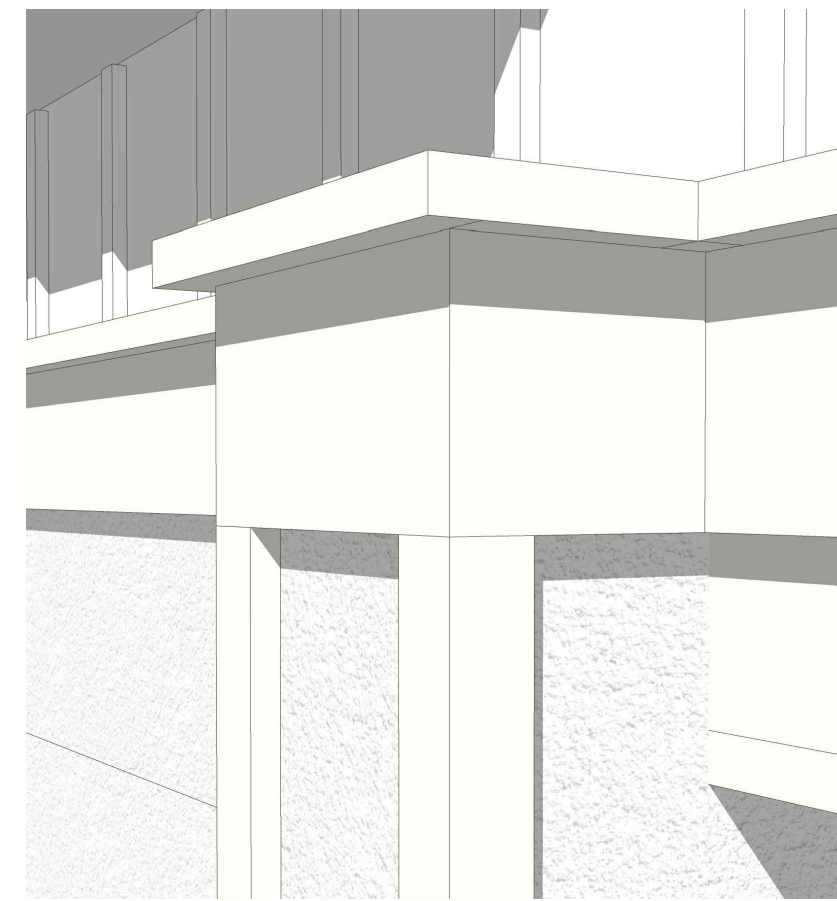
VIEW FROM CHARLE ST.



1
DECORATIVE ENTRY DOOR



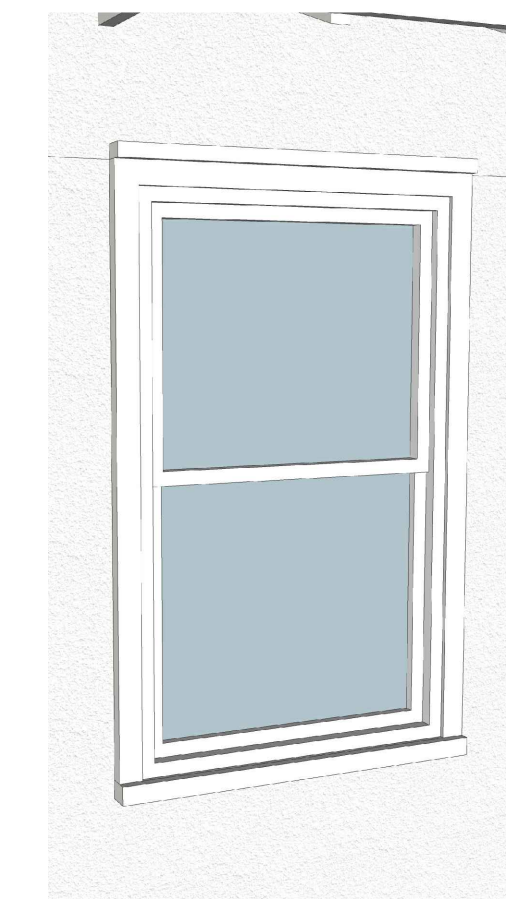
2
VERTICAL BOARD & BATTEN SIDING



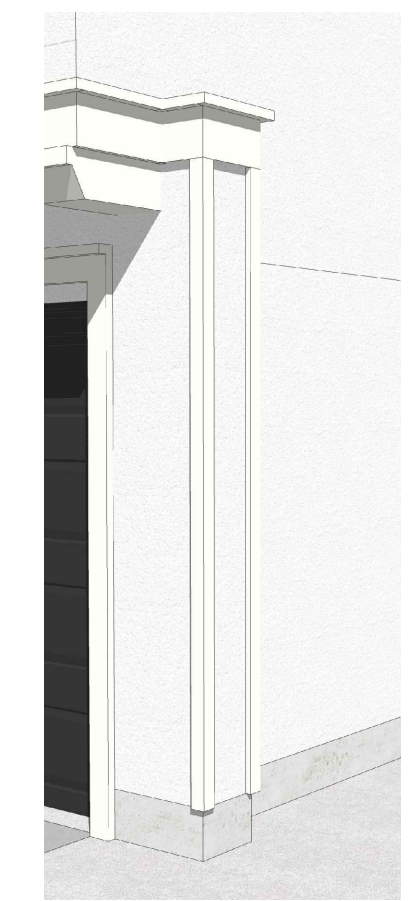
3
2X6 WOOD HORIZONTAL TRIM
W/ A 2X3 FLAT TRIM CAP



4
DECORATIVE SIMULATED WOOD CORBEL



5
WINDOW W/ TRIM
SURROUND & SILL TRIM



6
ACCENT WING WALL



MAIN CHARACTERISTICS - MODERN COASTAL

- PREDOMINANT GABLE ROOF MASSING
- VERTICAL BOARD & BATTEN SIDING
- DECORATIVE SIMULATED WOOD CORBELS AT CANTILEVERS
- DECORATIVE TRIM SURROUNDS AT ENTRY DOORWAYS AND GARAGES
- TRIM SURROUNDS AND SILL TRIMS AT WINDOWS
- DECORATIVE STUCCO WING WALL WITH CORNER TRIM & TRIM CAP
- EXPOSED TRUSS TAILS W/ 2X3 FASCIA BOARD
- 2X BARGE BOARD AT GABLE ENDS
- BAY WINDOWS
- EYEBROWS AT SELECT WINDOWS



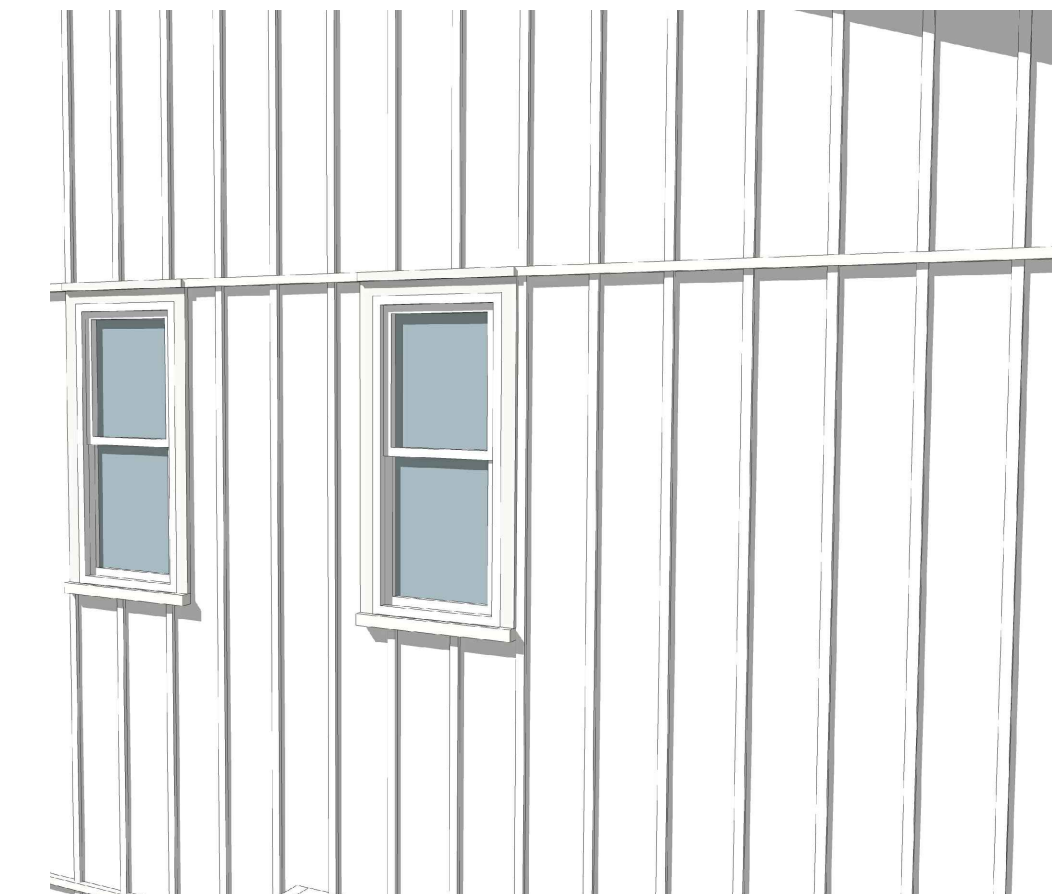
7
EXPOSED TRUSS TAILS W/ 2X3
FASCIA BOARD



8
BAY WINDOW



9
EYEBROW



10
SMALL EXPANSION JOINT AT STUCCO



11
2X BARGE BOARD



EAST ELEVATION
(HARBOR BLVD.)



NORTH ELEVATION



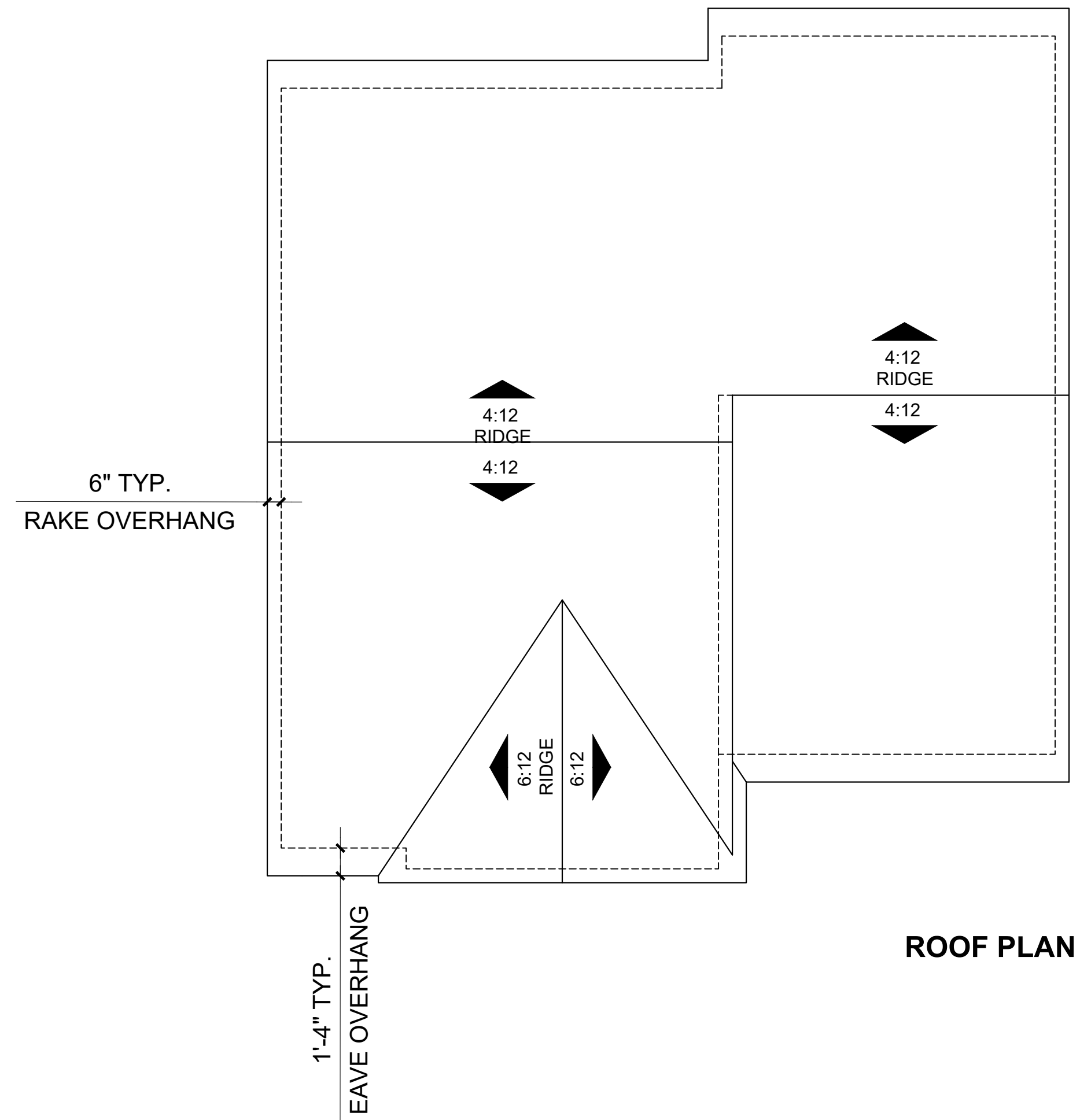
WEST ELEVATION



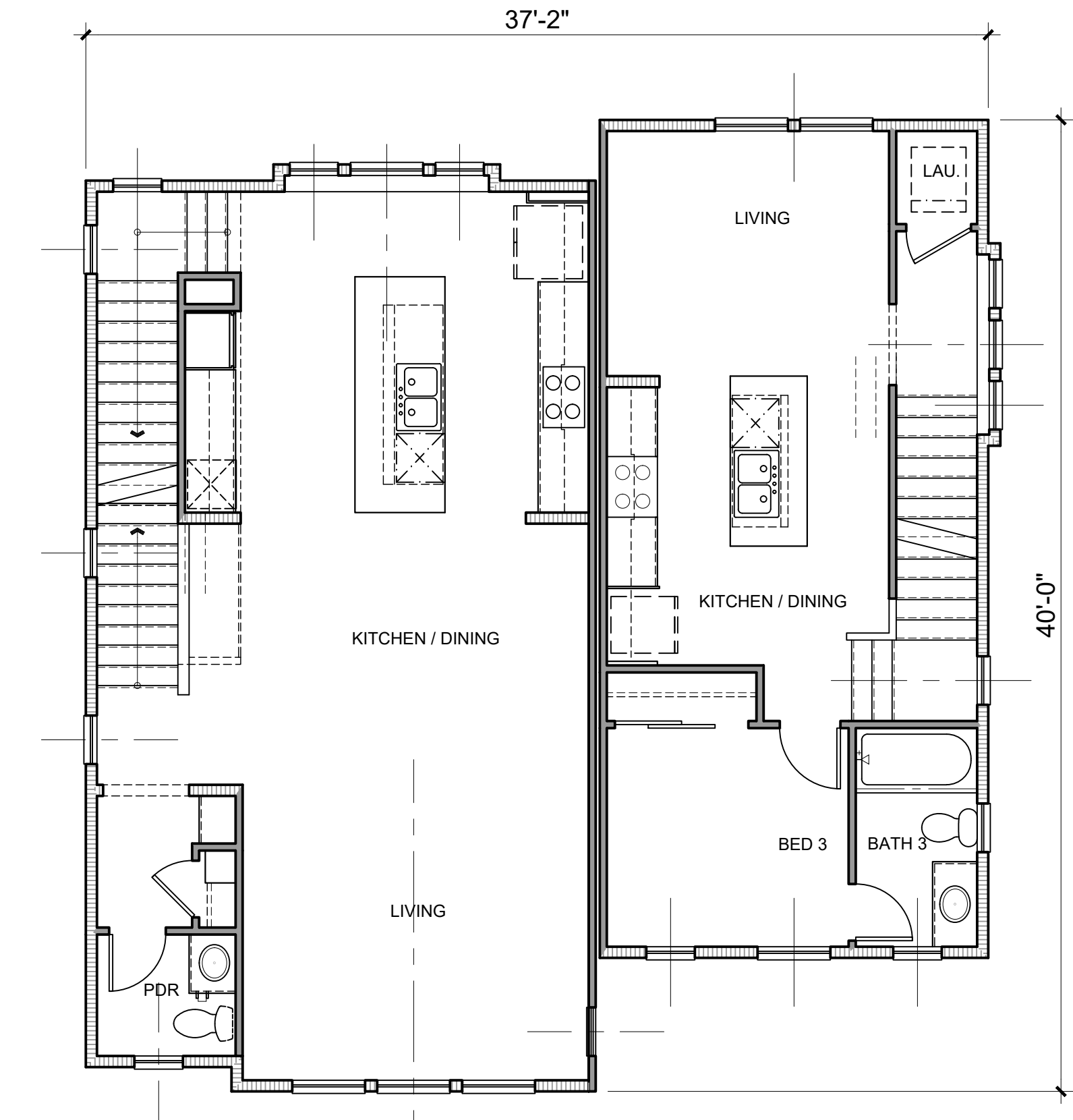
SOUTH ELEVATION

MODERN COASTAL

- 1 Composite Shingle Roof (No Rake Tile)
- 2 Stucco, Light Sand Finish
- 3 Eyebrow
- 4 Faux Wood Horizontal Trim w/ Flat Trim
- 5 Faux Wood Corner Trim at Siding
- 6 Faux Wood / Cementitious Trim / Surround
- 7 Faux Wood Trim Sill
- 8 2x3 Eave Board w/ Exposed Truss Tails
- 9 2x Barge Board
- 10 Horizontal Siding (10" Exposure)
(Where Occurs)
- 11 Vertical Board & Batten Siding (16" O.C.)
- 12 Metal Railing
- 13 Vinyl Windows
- 14 Sliding Glass Door
- 15 Decorative Fiberglass Entry Door
- 16 Decorative Wood Corbels
- 17 Metal Utility Door
- 18 Metal Sectional Garage Door
- 19 Decorative Exterior Lights / Raised
Number Address

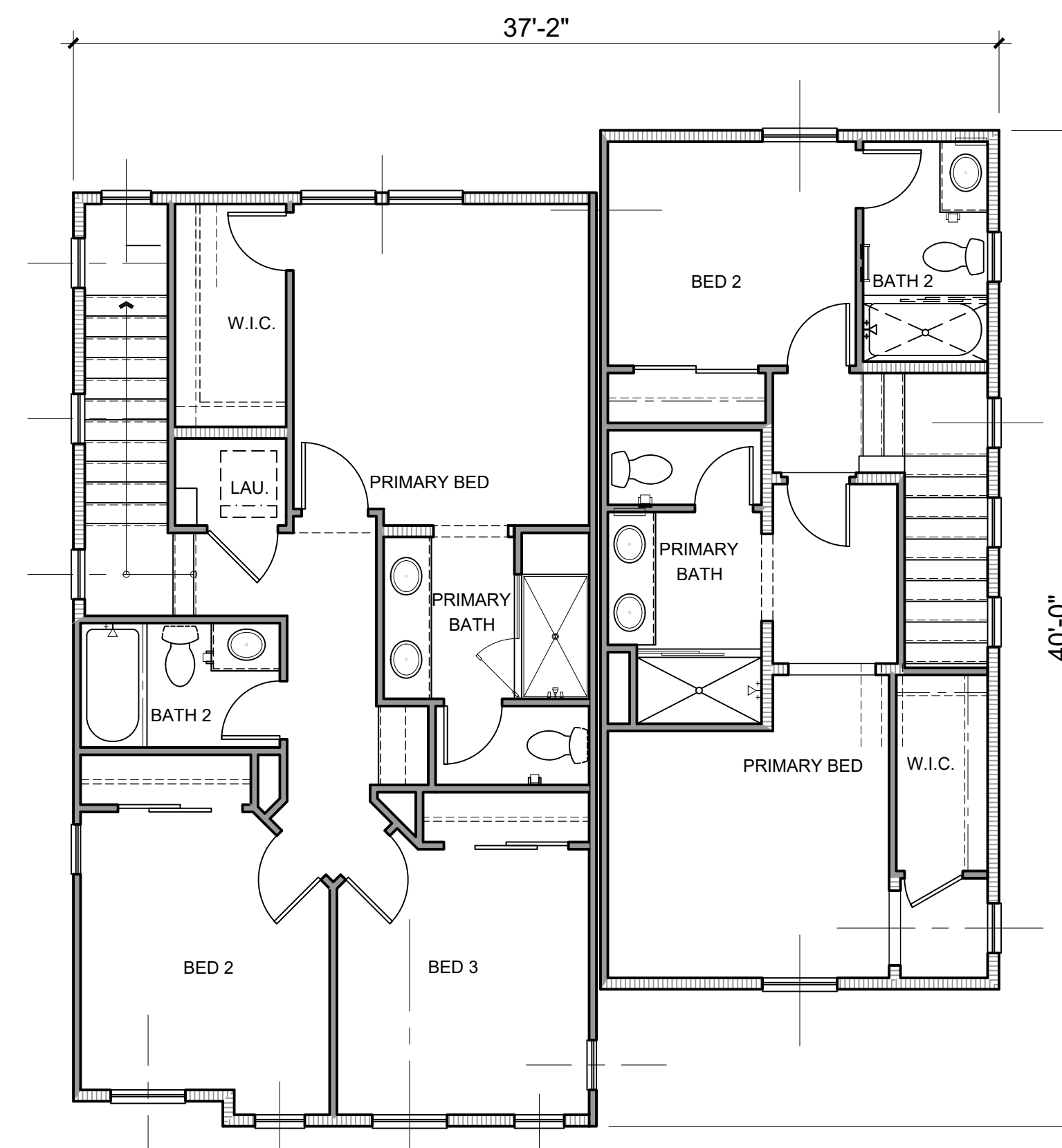


ROOF PLAN



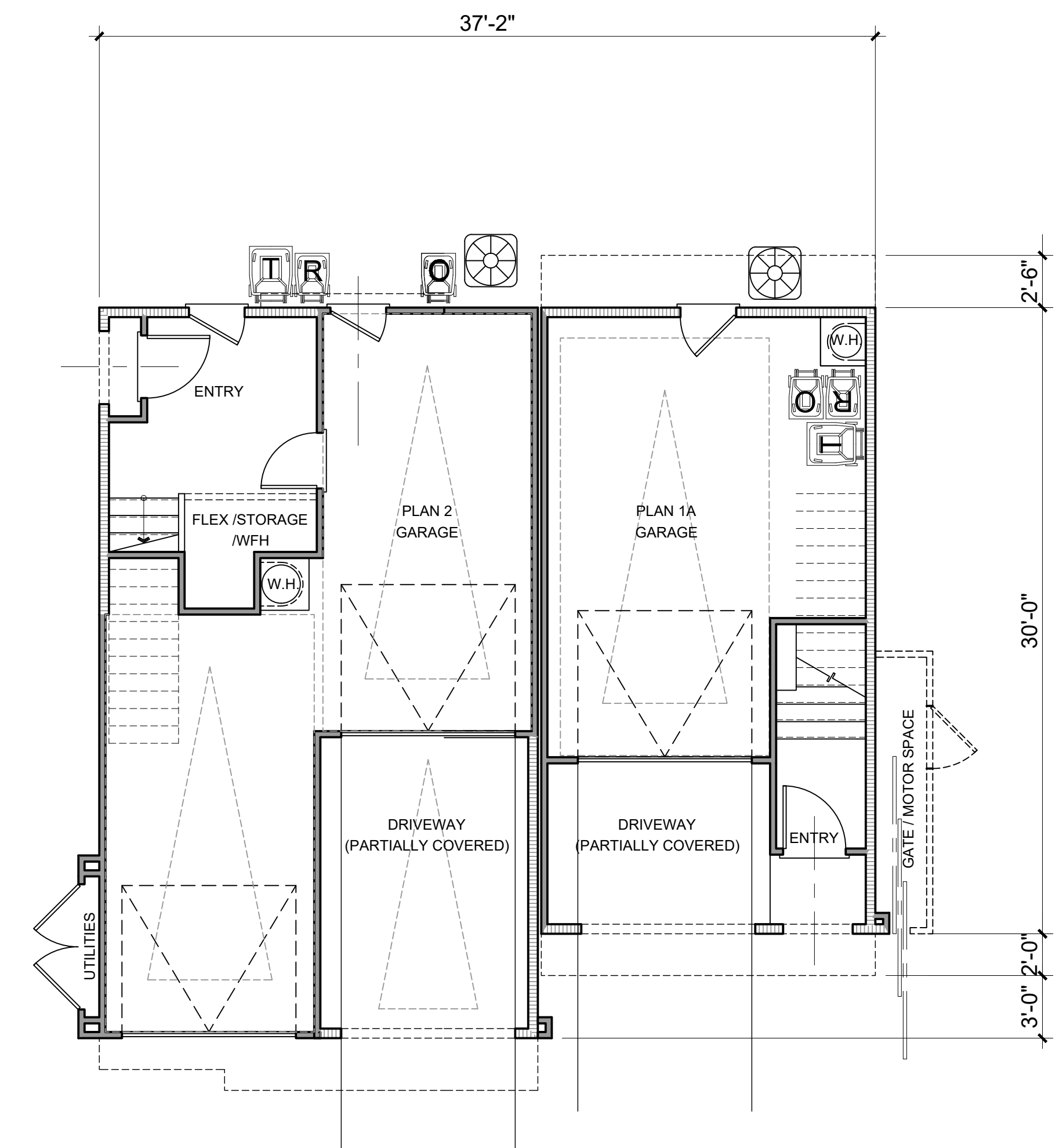
2ND FLOOR LIVING GROSS AREA
1345 SQ. FT.

SECOND FLOOR



3RD FLOOR LIVING GROSS AREA
1339 SQ. FT.

THIRD FLOOR



1ST FLOOR LIVING
242 SQ. FT.

FIRST FLOOR

MODERN COASTAL

- 1 Composite Shingle Roof (No Rake Tile)
- 2 Stucco, Light Sand Finish
- 3 Eyebrow
- 4 Faux Wood Horizontal Trim w/ Flat Trim
- 5 Faux Wood Corner Trim at Siding
- 6 Faux Wood / Cementitious Trim / Surround
- 7 Faux Wood Trim Sill
- 8 2x3 Eave Board w/ Exposed Truss Tails
- 9 2x Barge Board
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- 11 Vertical Board & Batten Siding (16" O.C.)
- 12 Metal Railing
- 13 Vinyl Windows
- 14 Sliding Glass Door
- 15 Decorative Fiberglass Entry Door
- 16 Decorative Wood Corbels
- 17 Metal Utility Door
- 18 Metal Sectional Garage Door
- 19 Decorative Exterior Lights / Raised Number Address



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



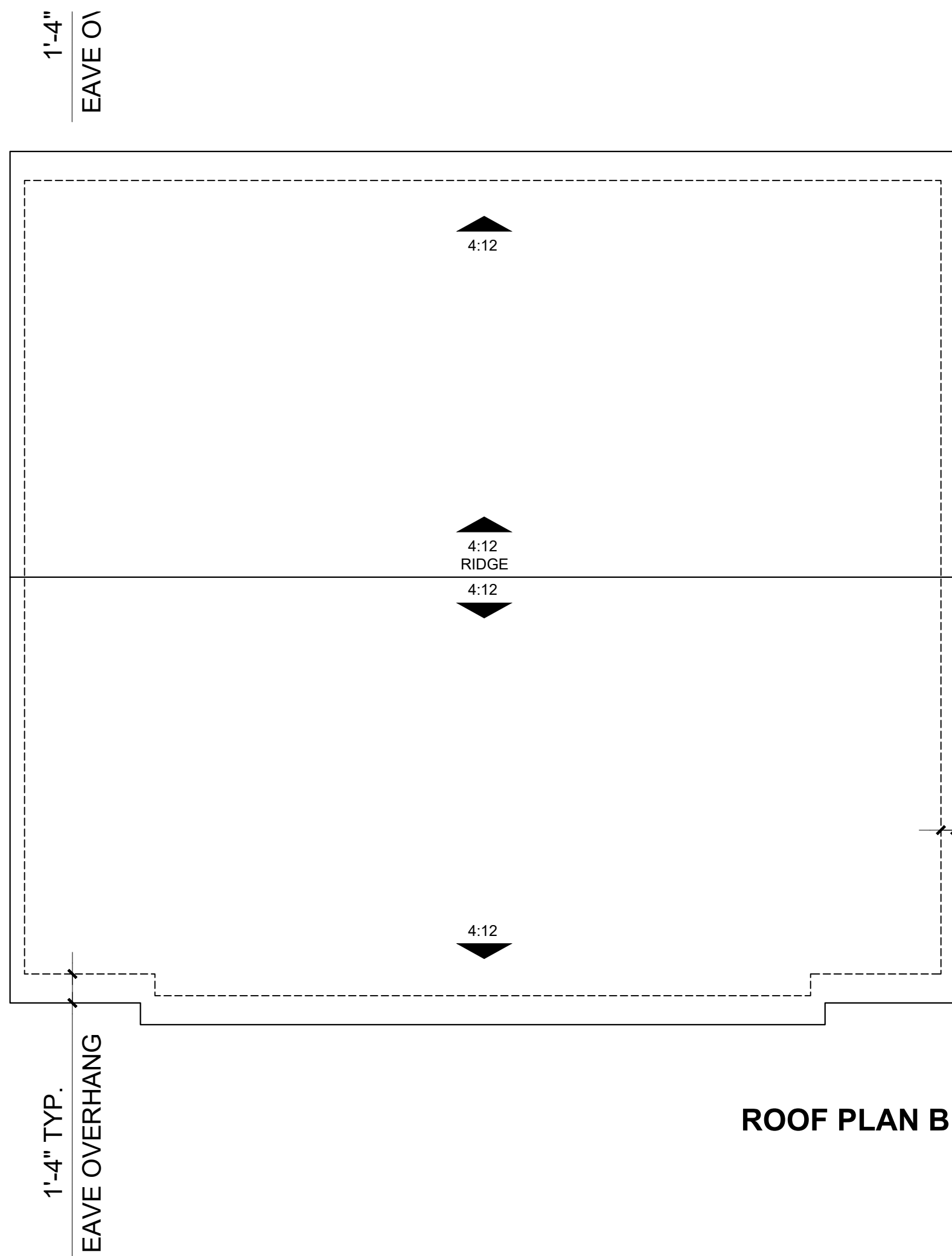
WEST ELEVATION



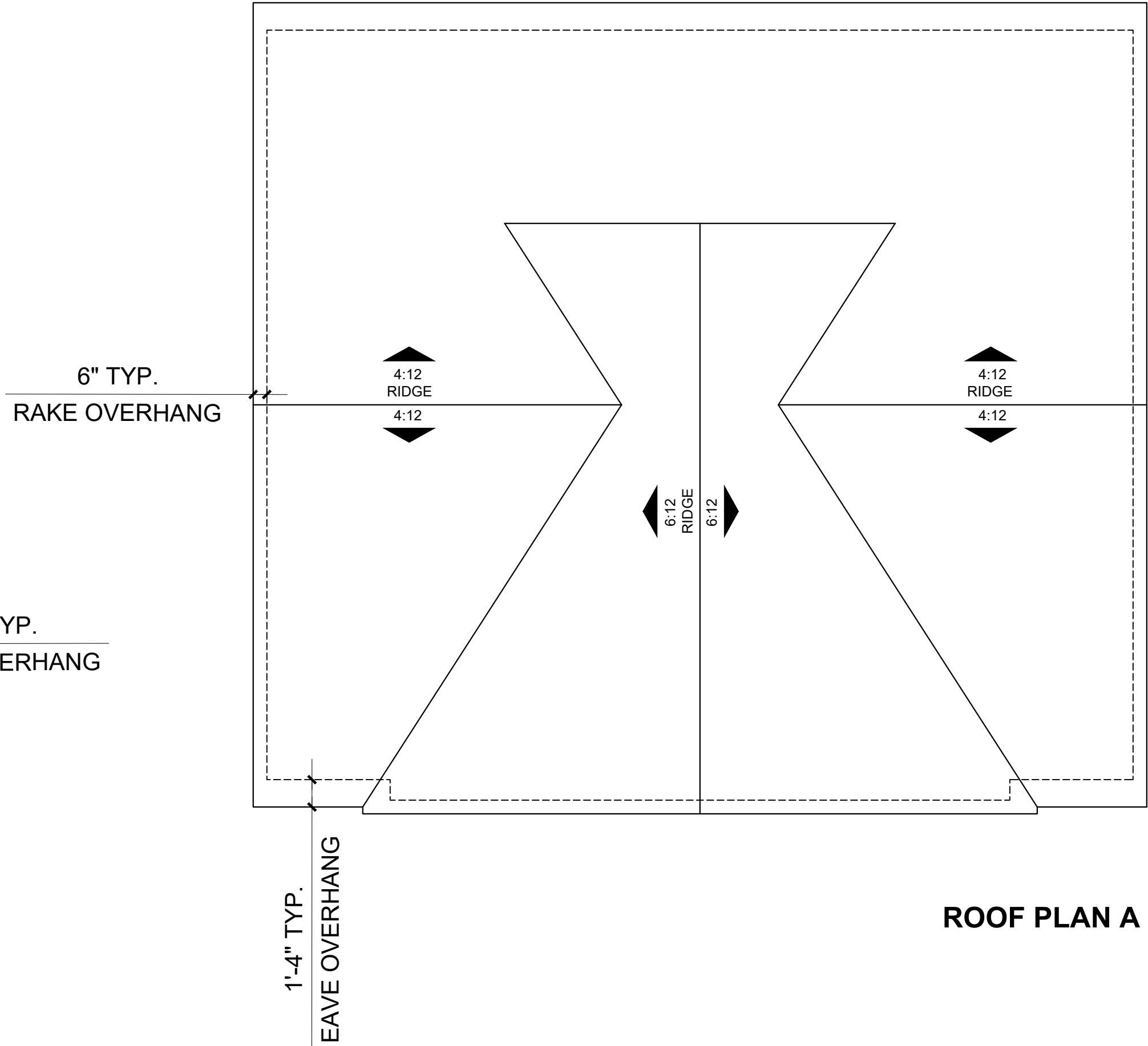
SOUTH ELEVATION

MODERN COASTAL

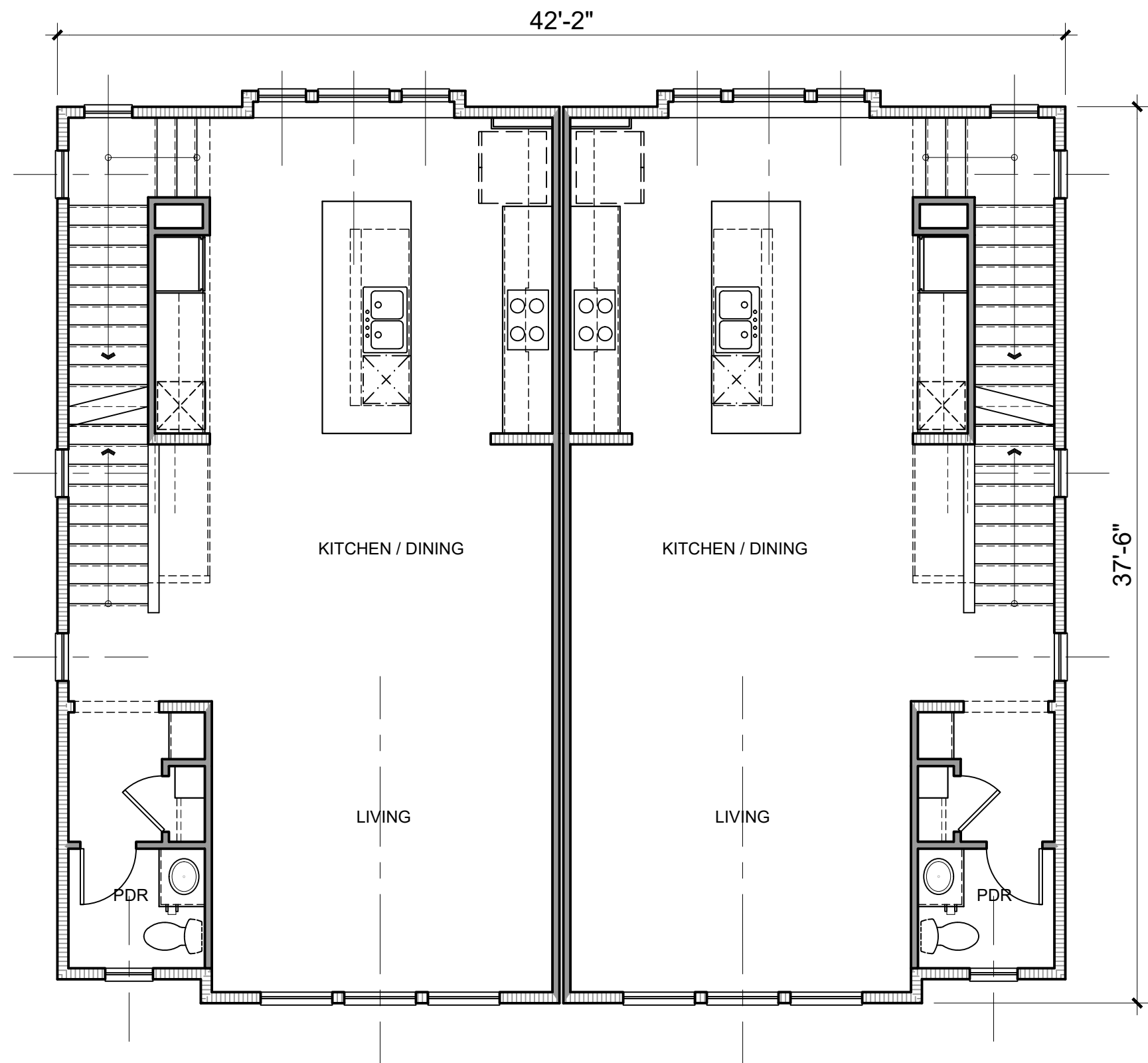
- 1 Composite Shingle Roof (No Rake Tile)
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Number Address



ROOF PLAN B

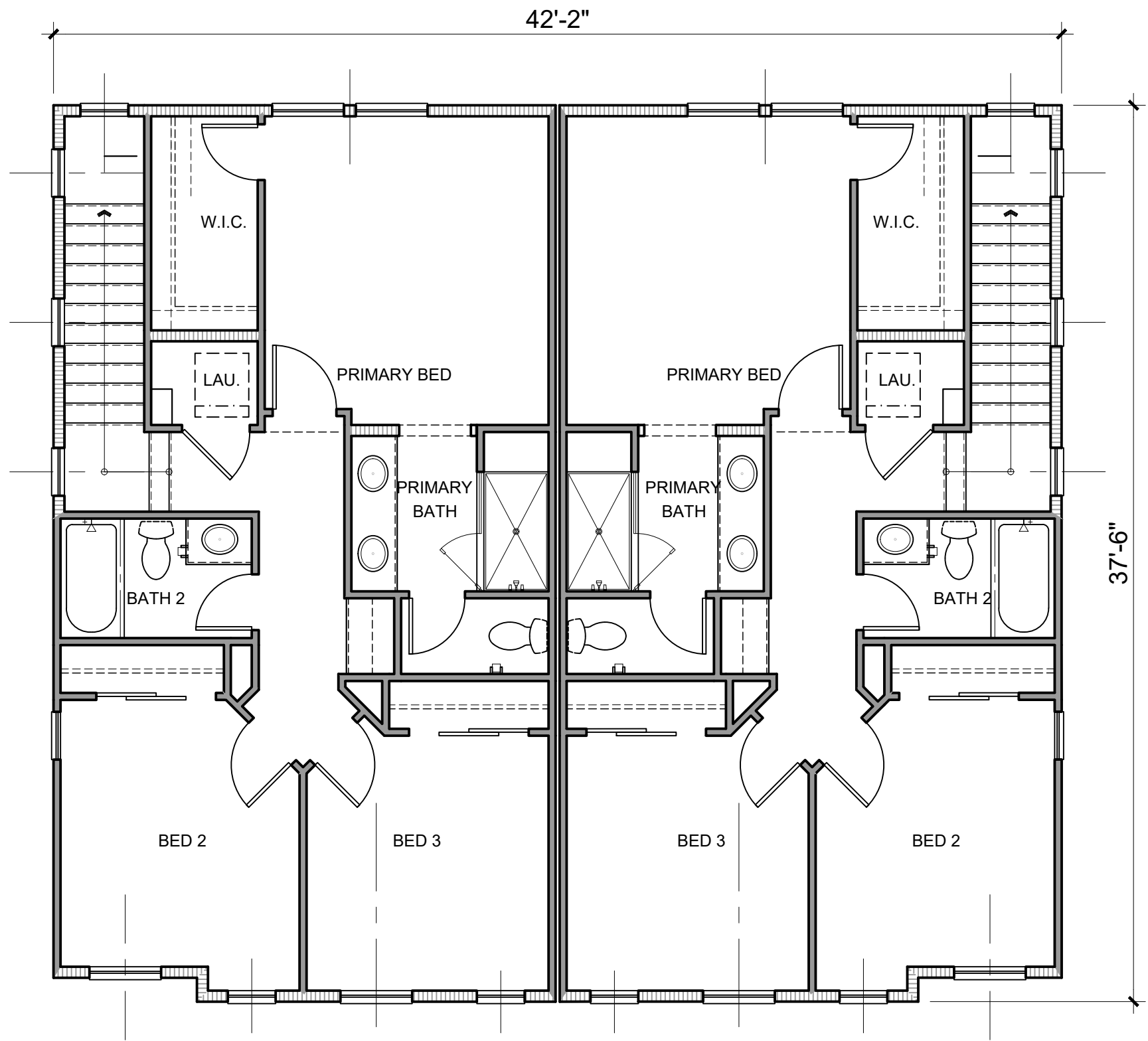


ROOF PLAN A



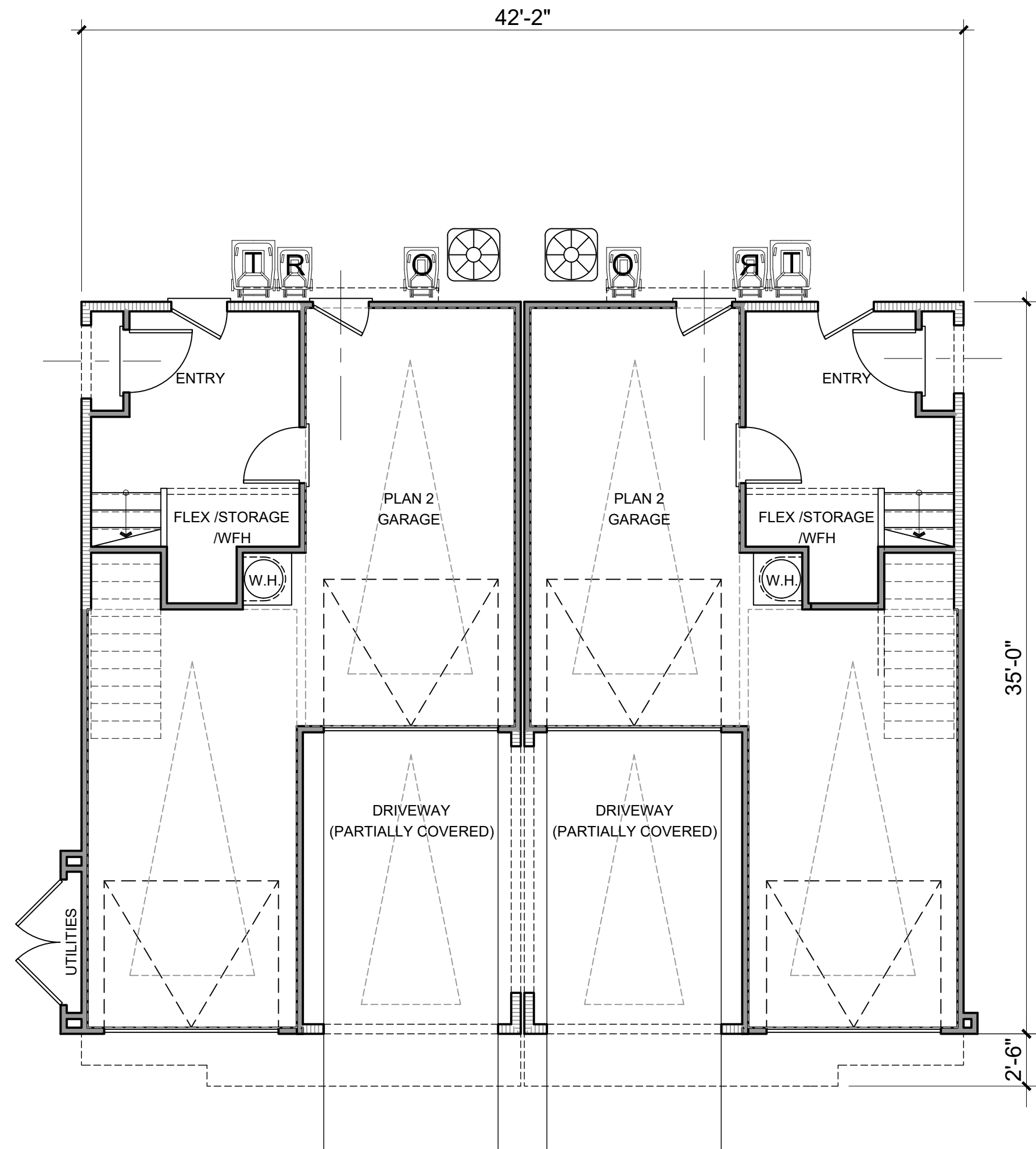
2ND FLOOR LIVING GROSS AREA
1582 SQ. FT.

SECOND FLOOR



3RD FLOOR LIVING GROSS AREA
1569 SQ. FT.

THIRD FLOOR



1ST FLOOR LIVING
324 SQ. FT.

FIRST FLOOR

MODERN COASTAL

- 1 Composite Shingle Roof (No Rake Tile)
- 2 Stucco, Light Sand Finish
- 3 Eyebrow
- 4 Faux Wood Horizontal Trim w/ Flat Trim
- 5 Faux Wood Corner Trim at Siding
- 6 Faux Wood / Cementitious Trim / Surround
- 7 Faux Wood Trim Sill
- 8 2x3 Eave Board w/ Exposed Truss Tails
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EAST ELEVATION



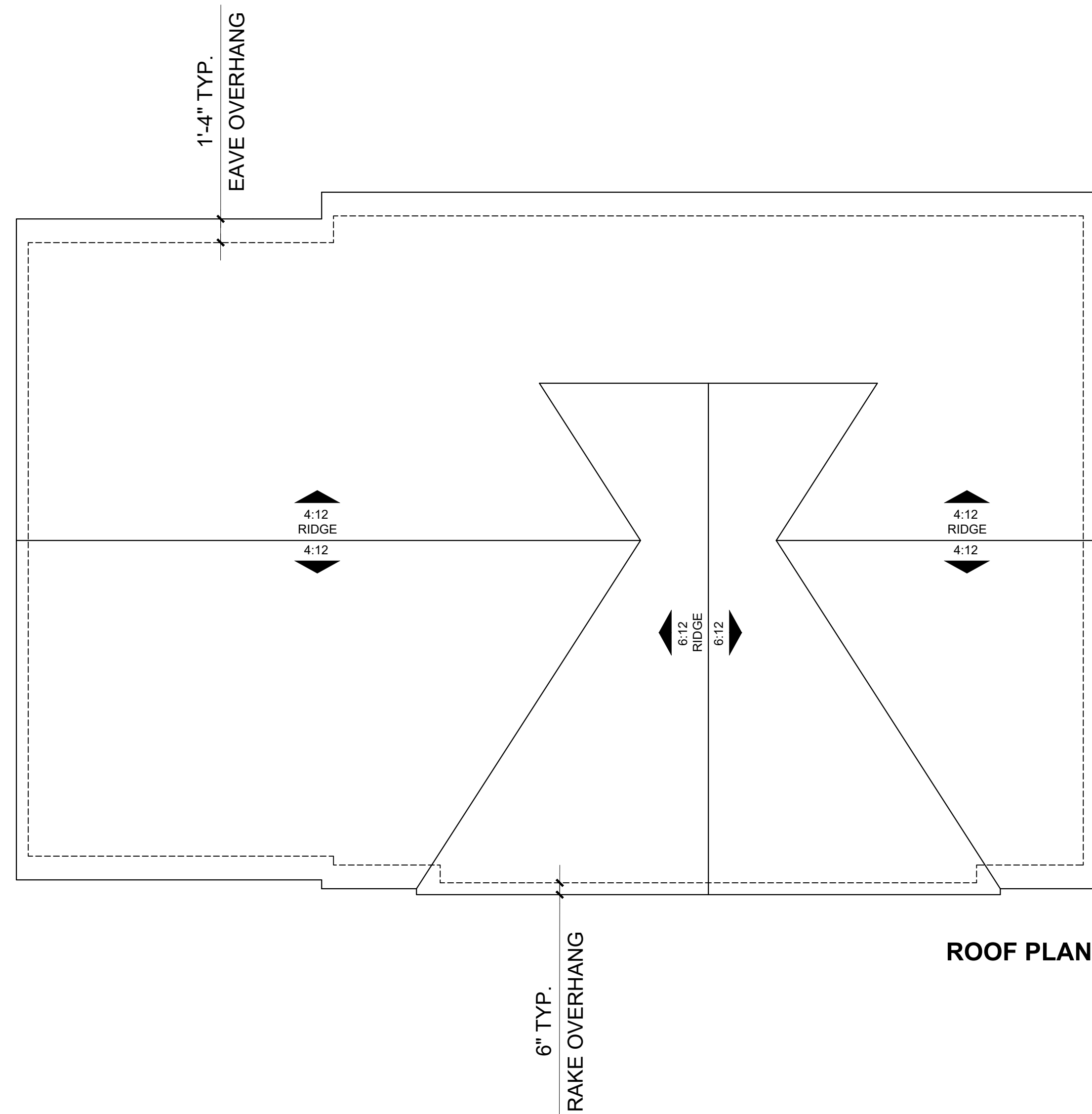
NORTH ELEVATION



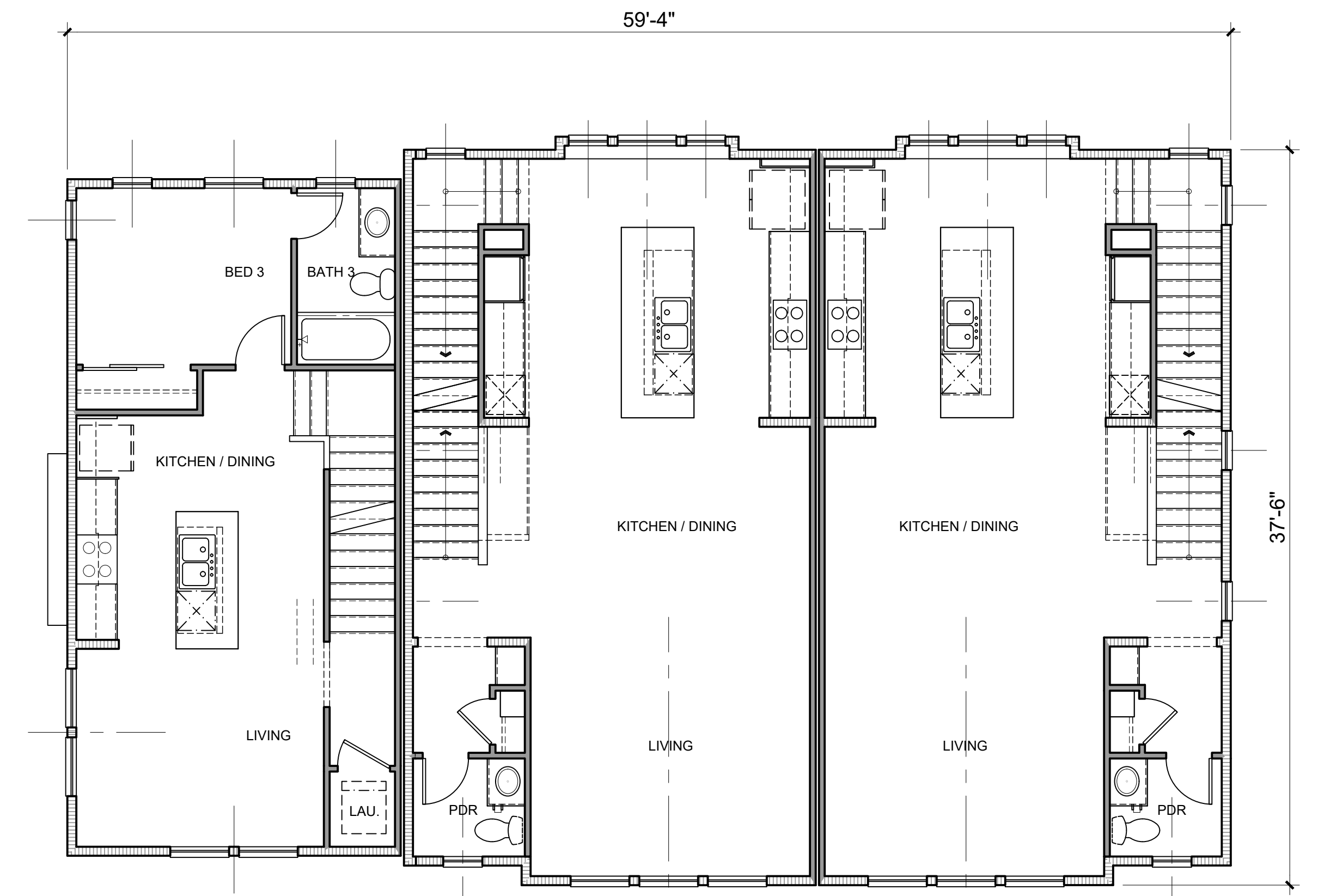
WEST ELEVATION
(CHARLE ST.)



SOUTH ELEVATION

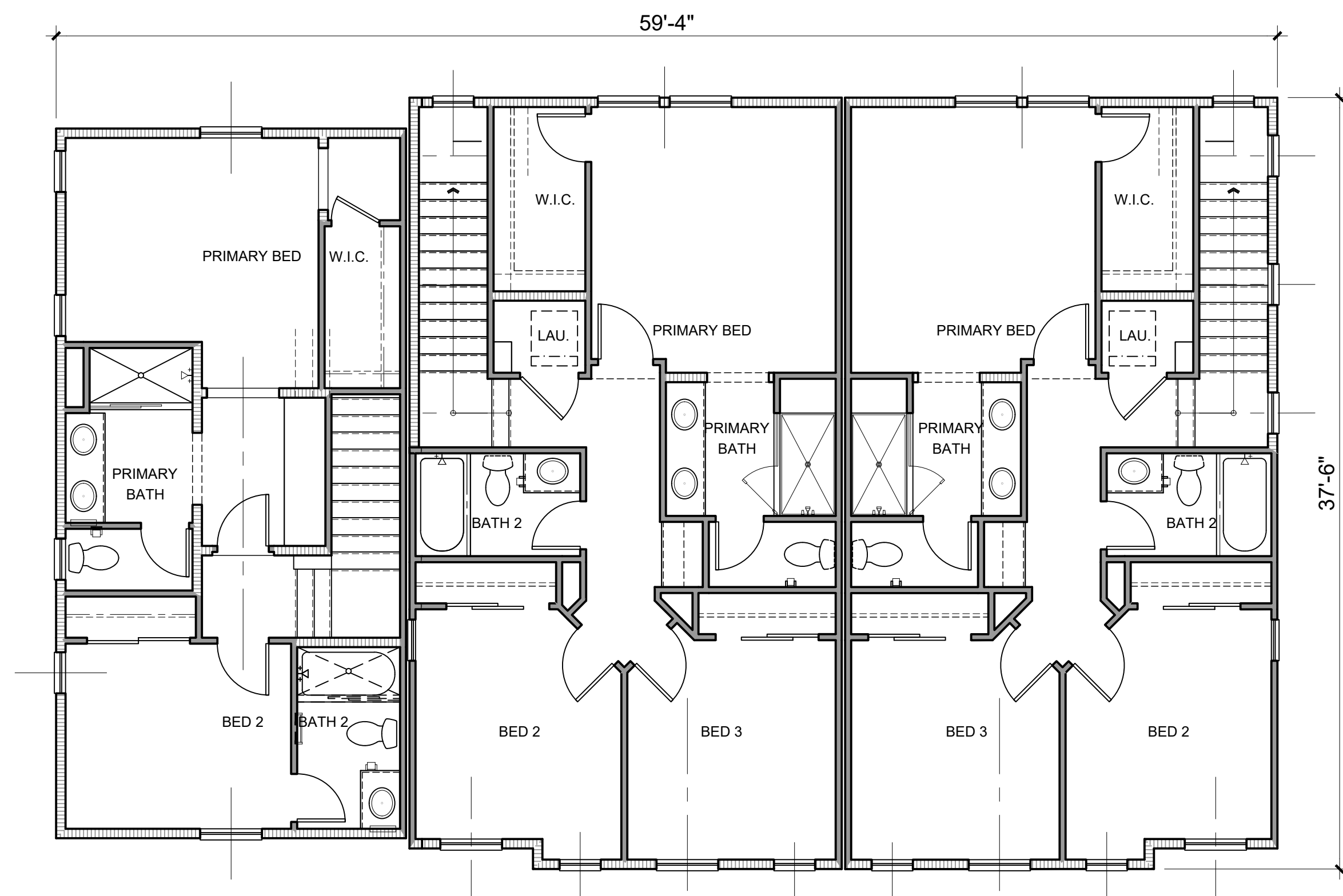


ROOF PLAN



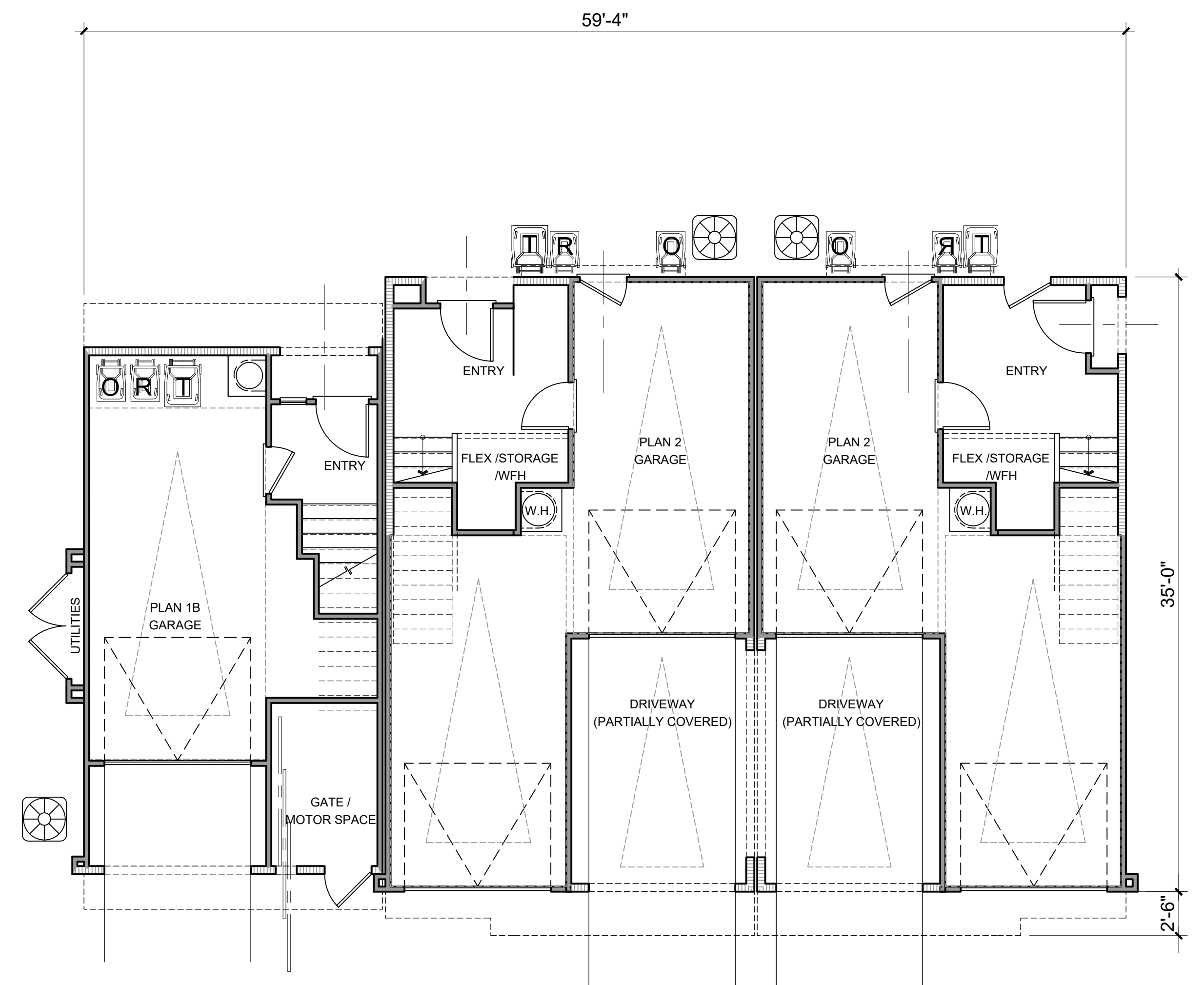
2ND FLOOR LIVING GROSS AREA
2174 SQ. FT.

SECOND FLOOR



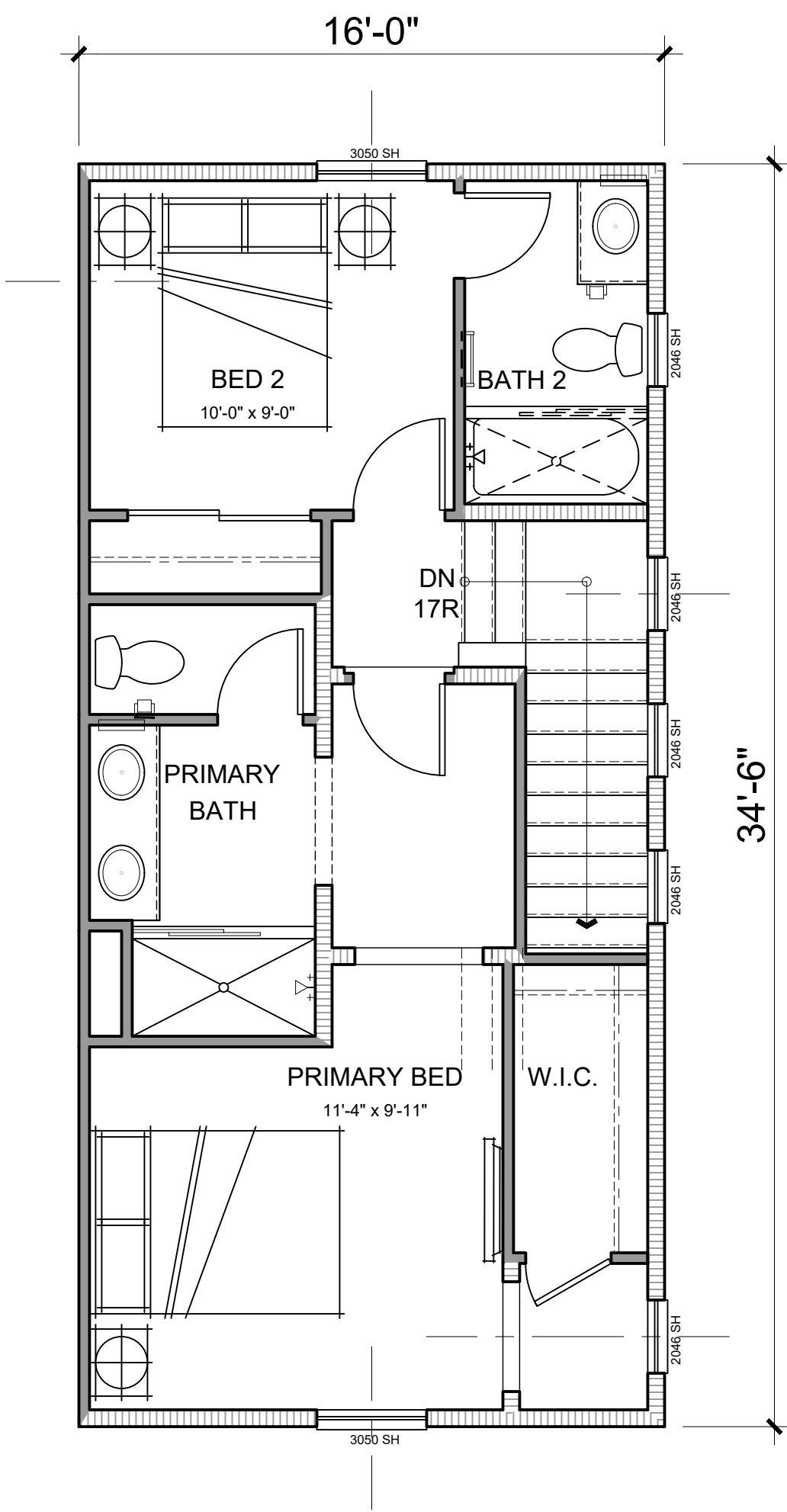
3RD FLOOR LIVING GROSS AREA
2162 SQ. FT.

THIRD FLOOR

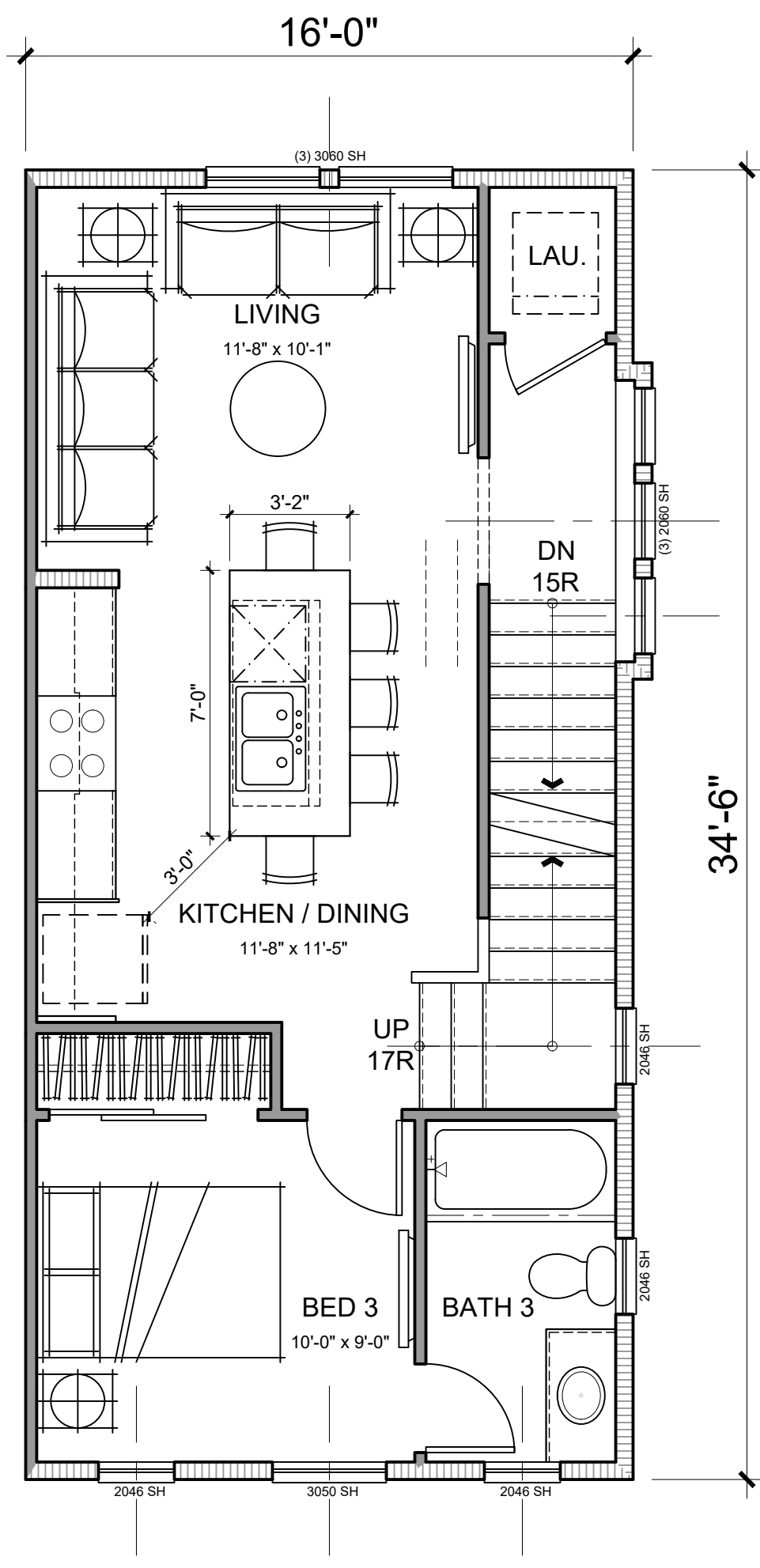


1ST FLOOR LIVING
412 SQ. FT.

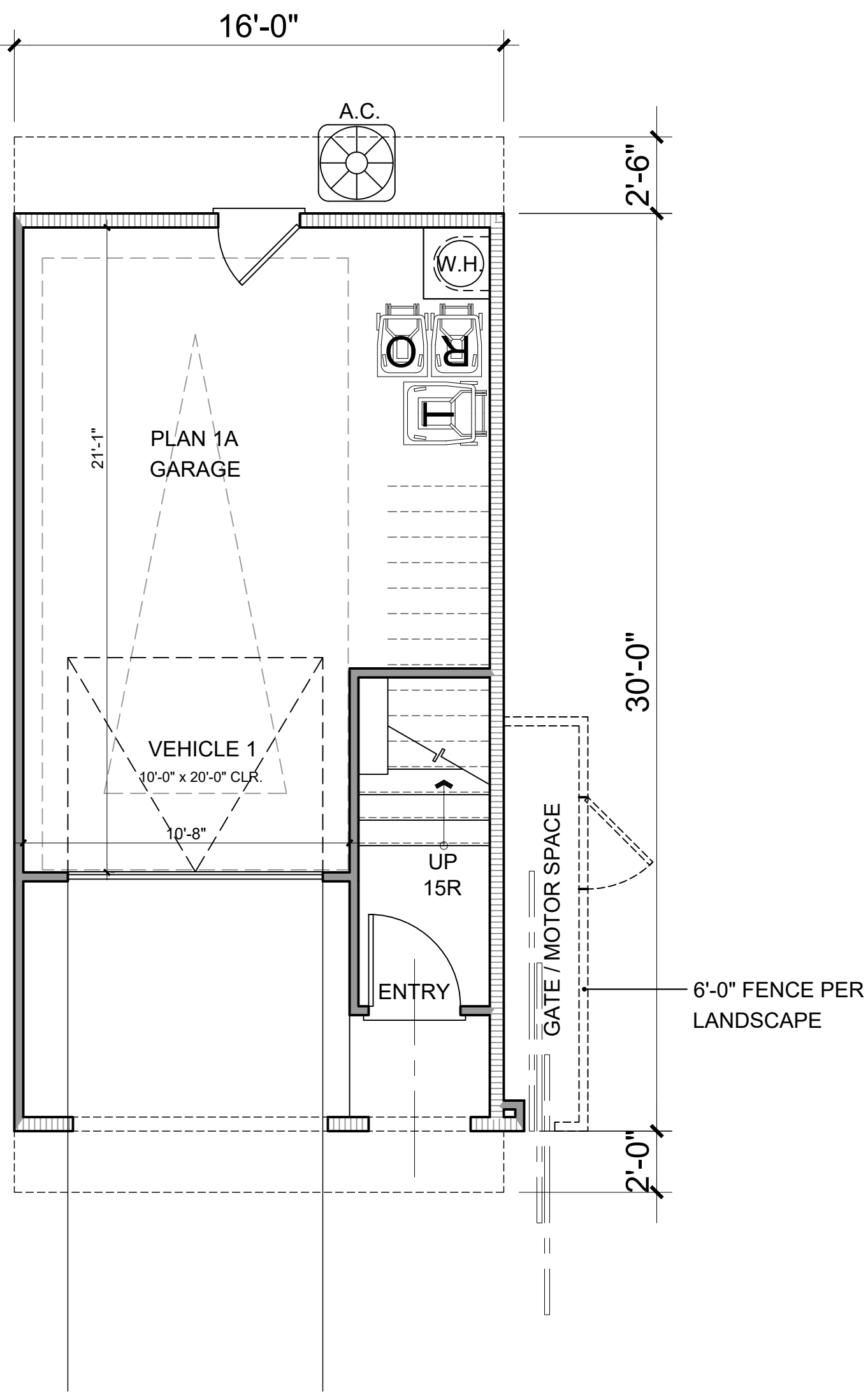
FIRST FLOOR



THIRD FLOOR

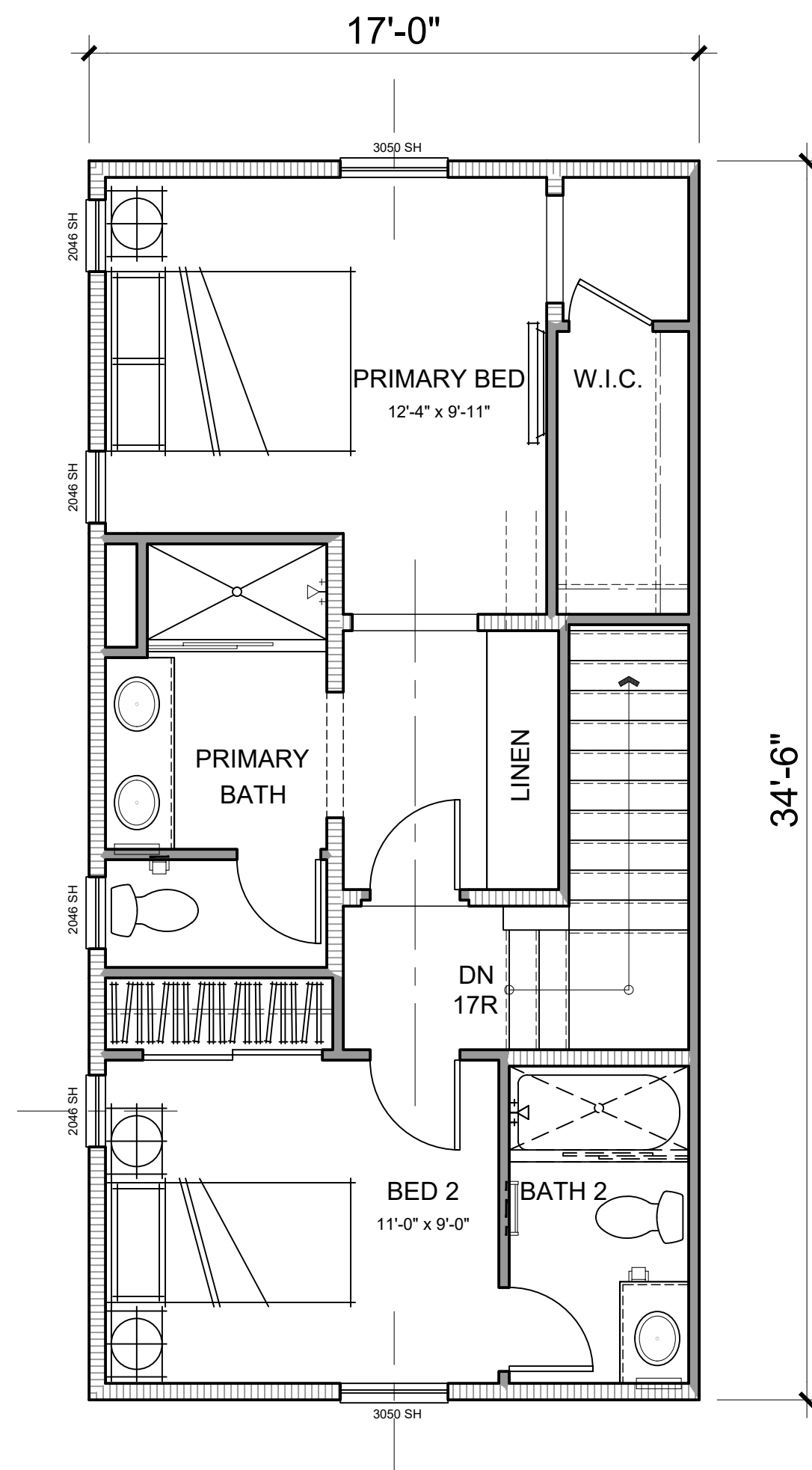


SECOND FLOOR

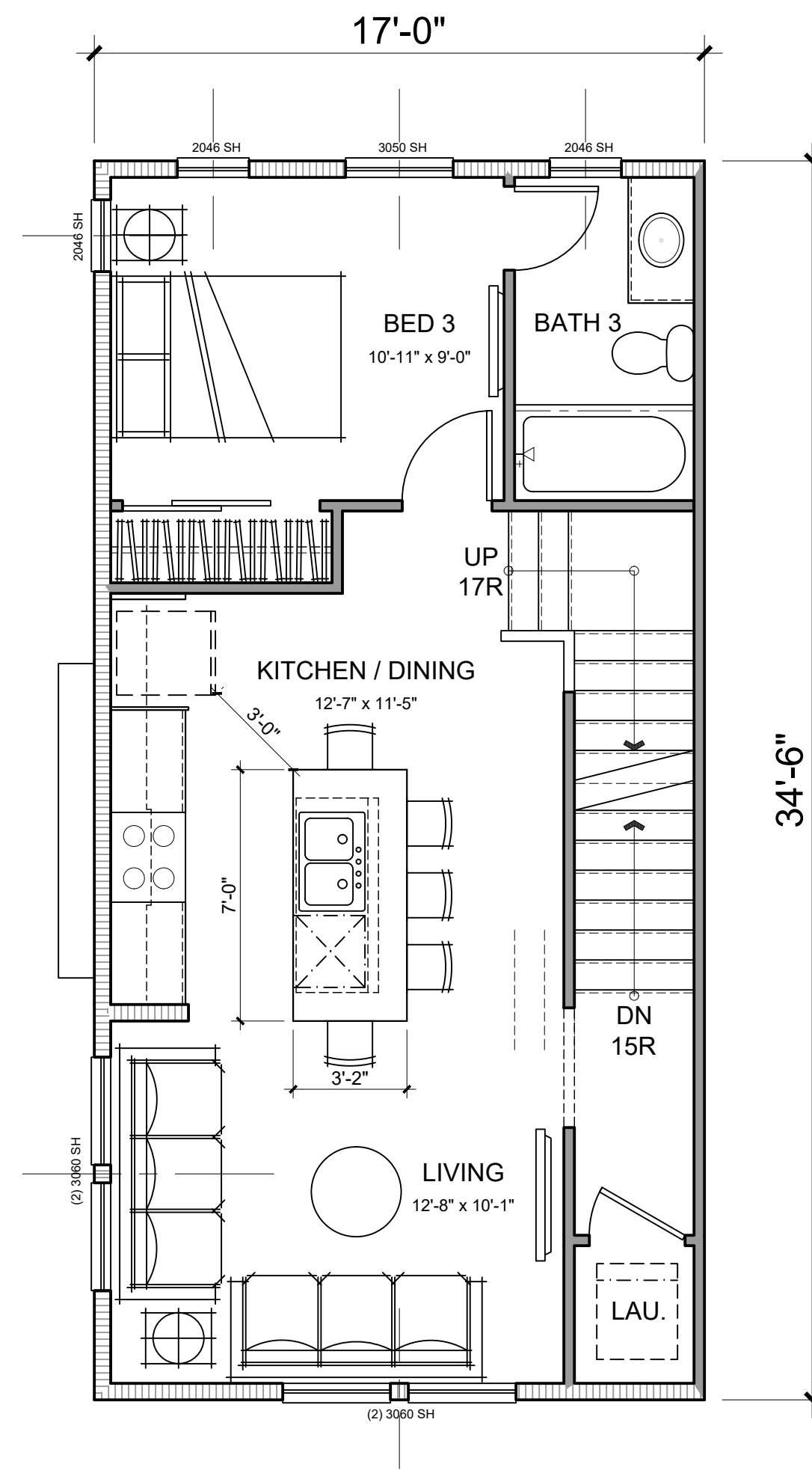


FIRST FLOOR

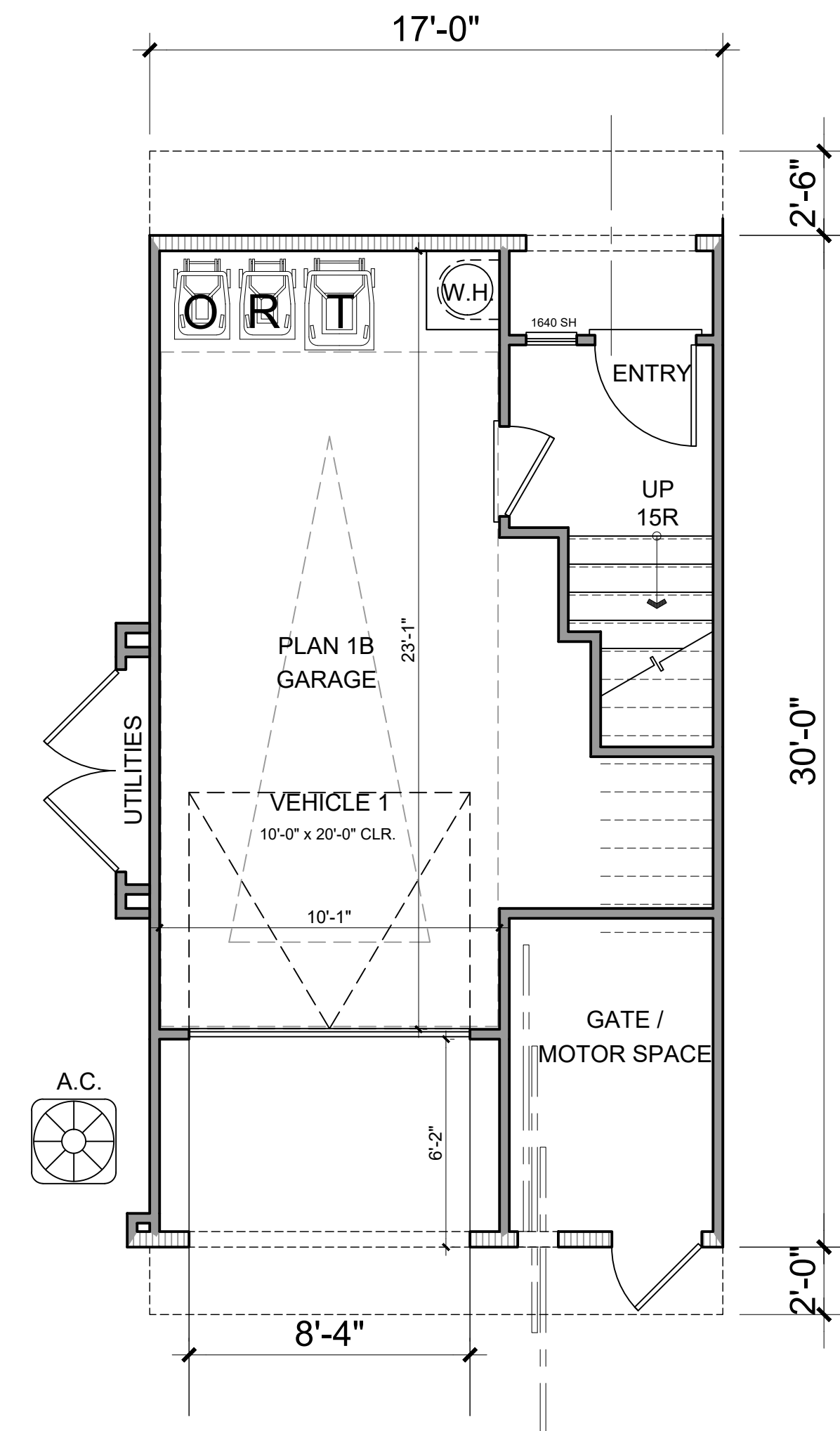
PLAN 1A GROSS SF	
3 BD / 3 BA	
1ST FLOOR	80 SQ. FT.
2ND FLOOR	552 SQ. FT.
3RD FLOOR	500 SQ. FT.
TOTAL LIVING	1132 SQ. FT.
GARAGE	314 SQ. FT.



THIRD FLOOR

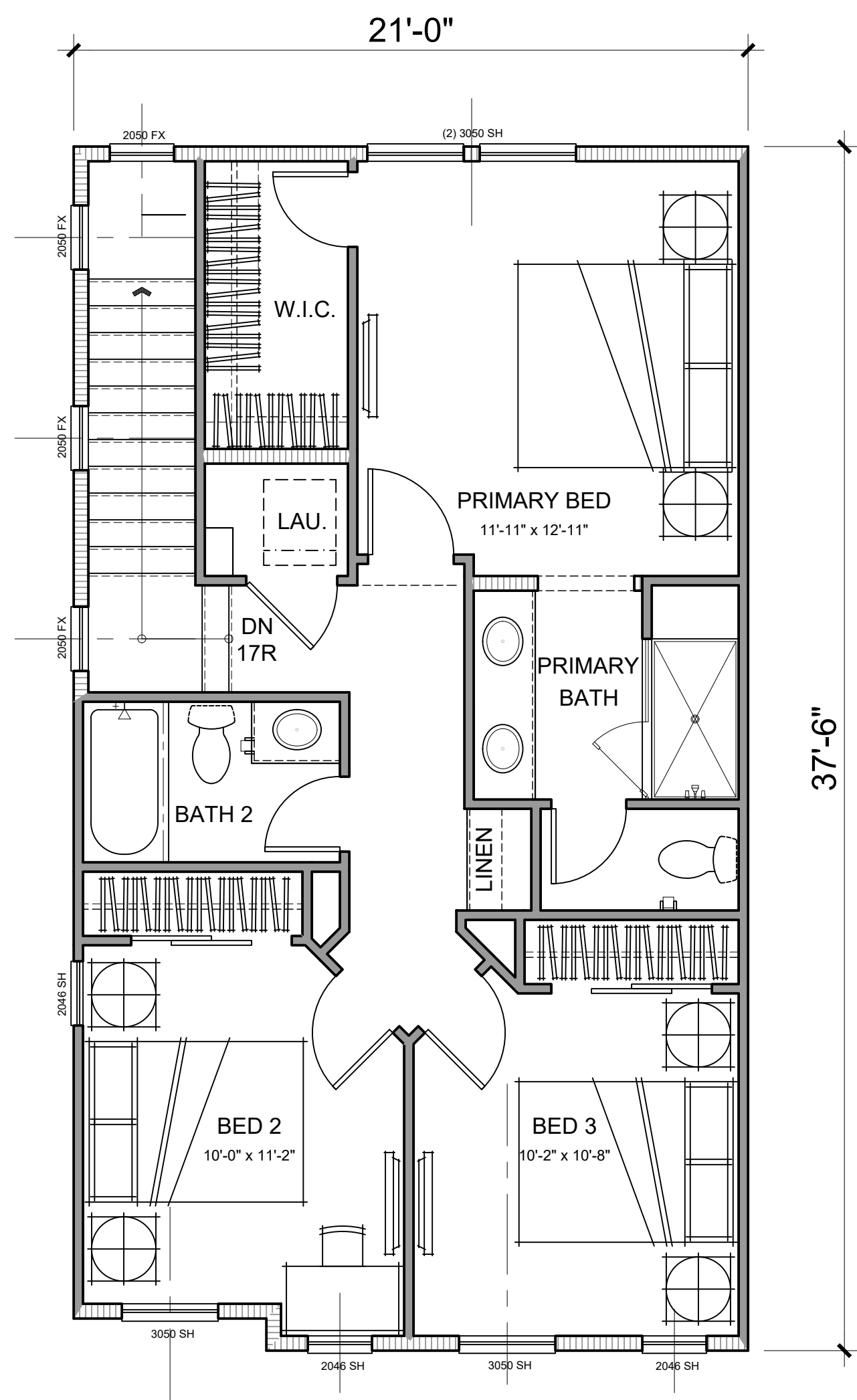


SECOND FLOOR

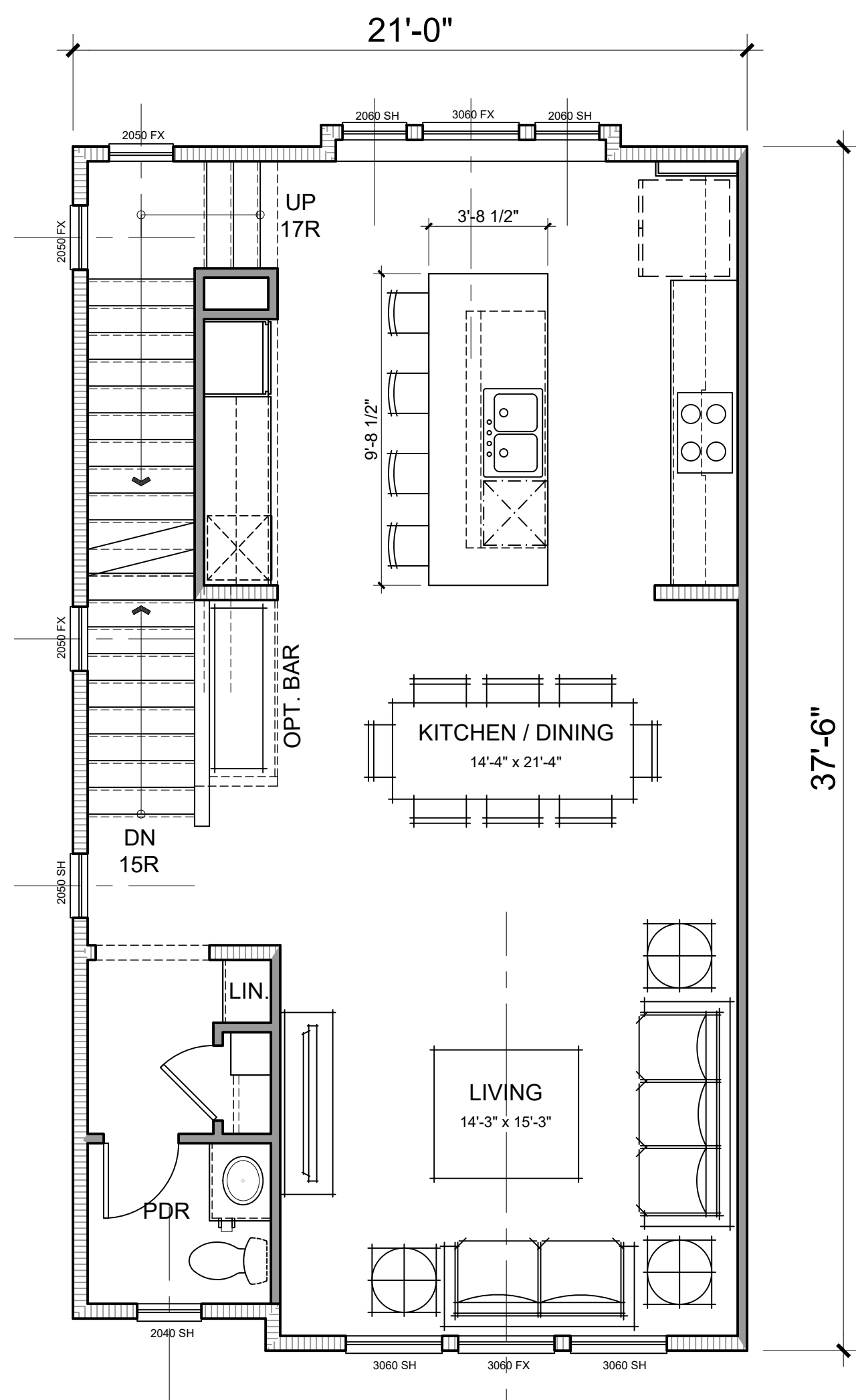


FIRST FLOOR

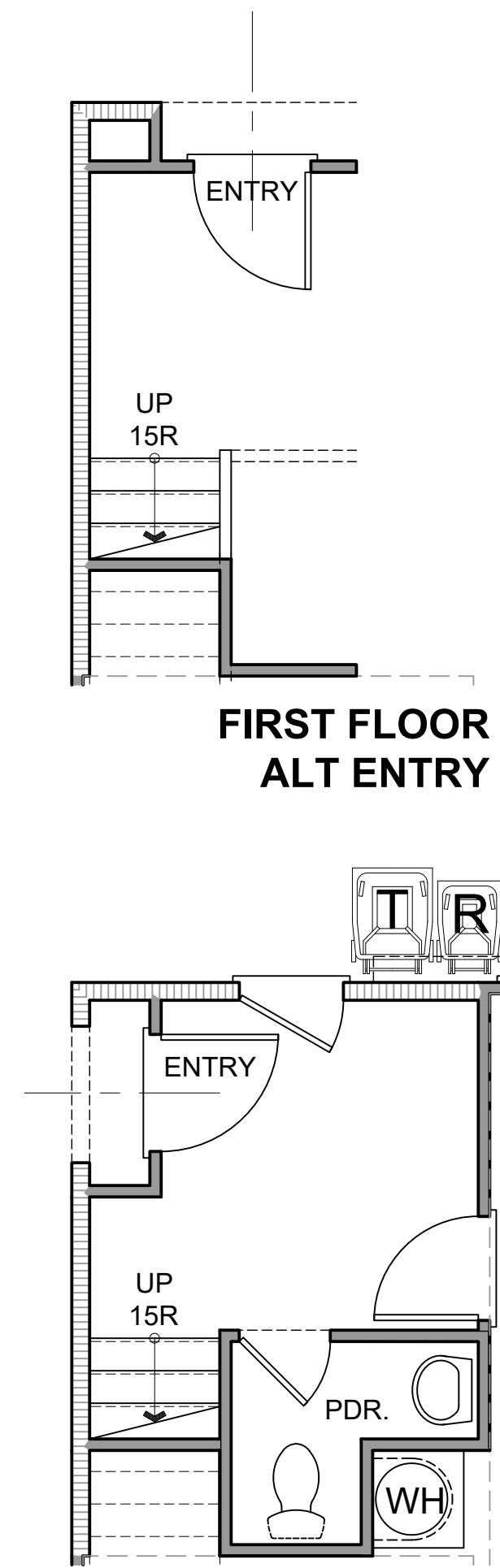
PLAN 1B GROSS SF	
3 BD / 3 BA	
1ST FLOOR	89 SQ. FT.
2ND FLOOR	587 SQ. FT.
3RD FLOOR	537 SQ. FT.
TOTAL LIVING	1212 SQ. FT.
GARAGE	296 SQ. FT.



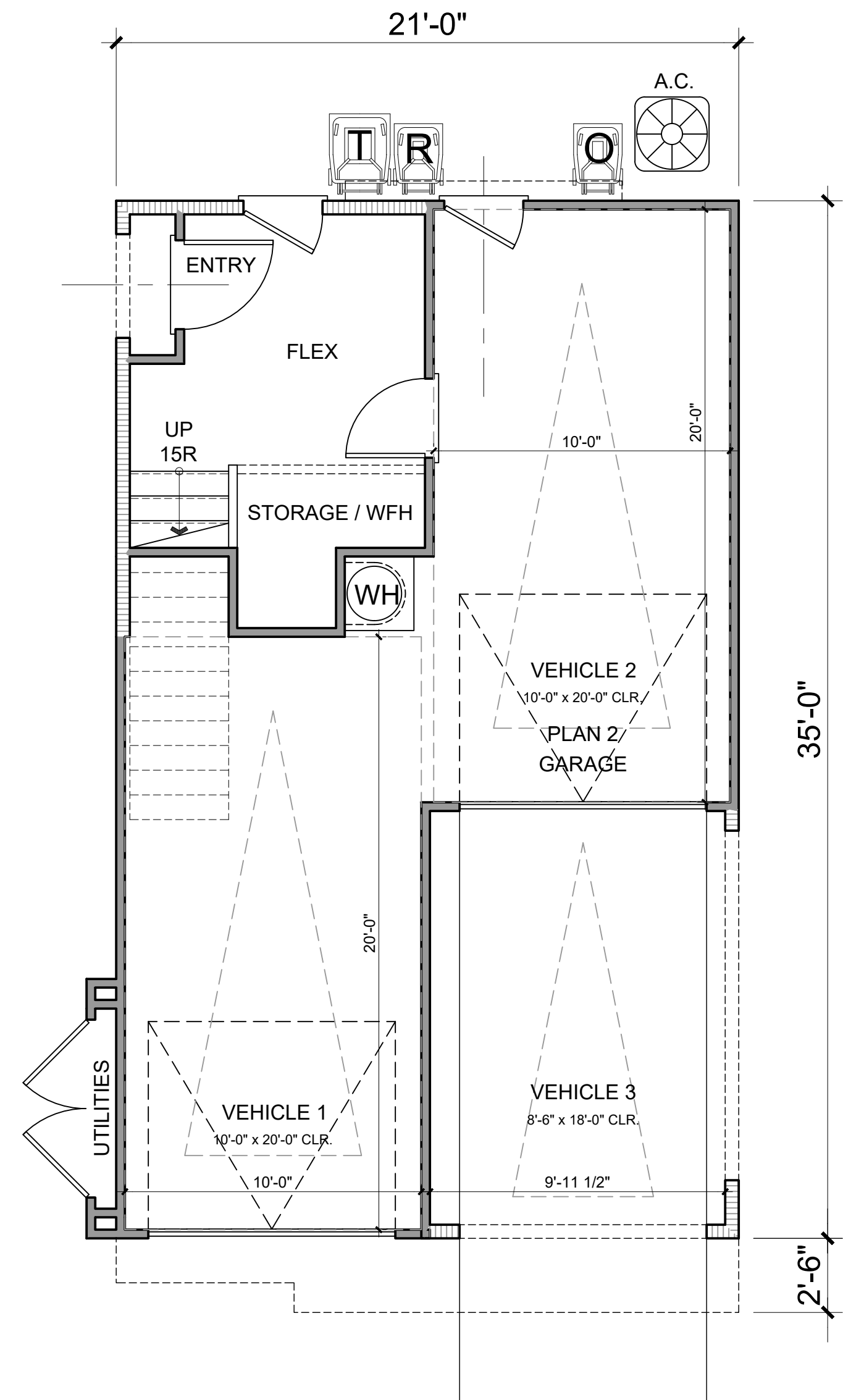
THIRD FLOOR



SECOND FLOOR

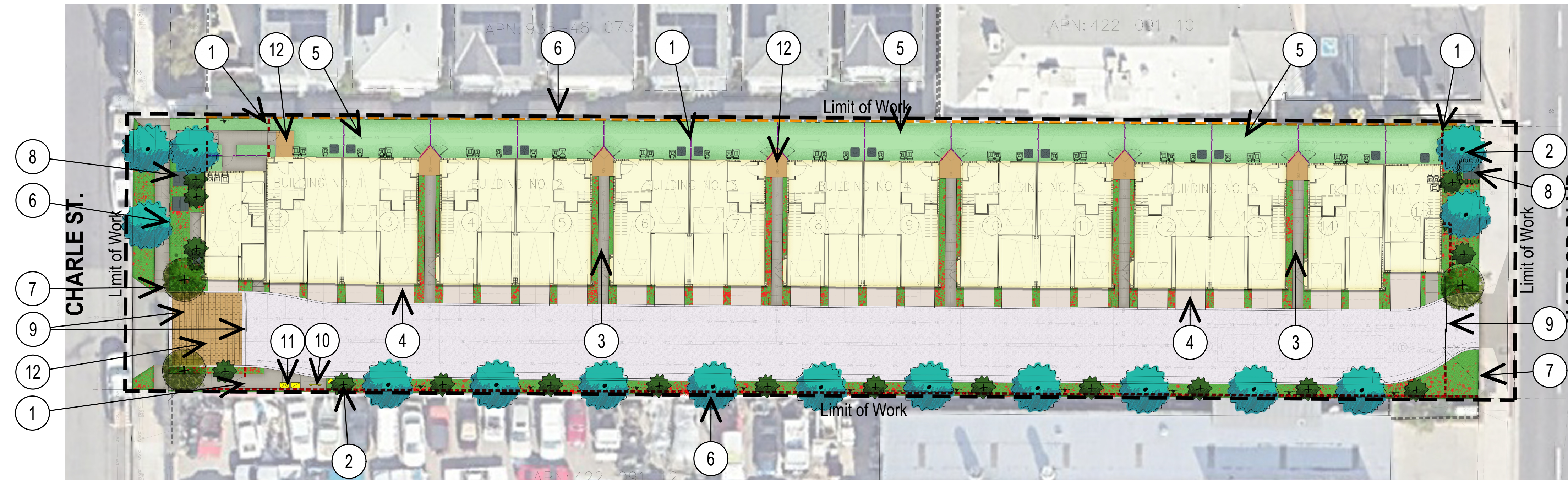


FIRST FLOOR
OPT. PDR



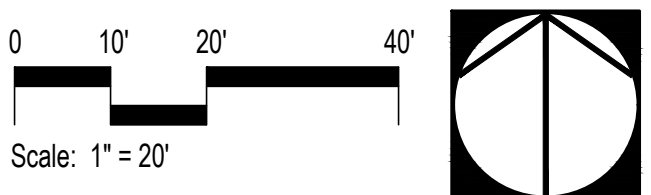
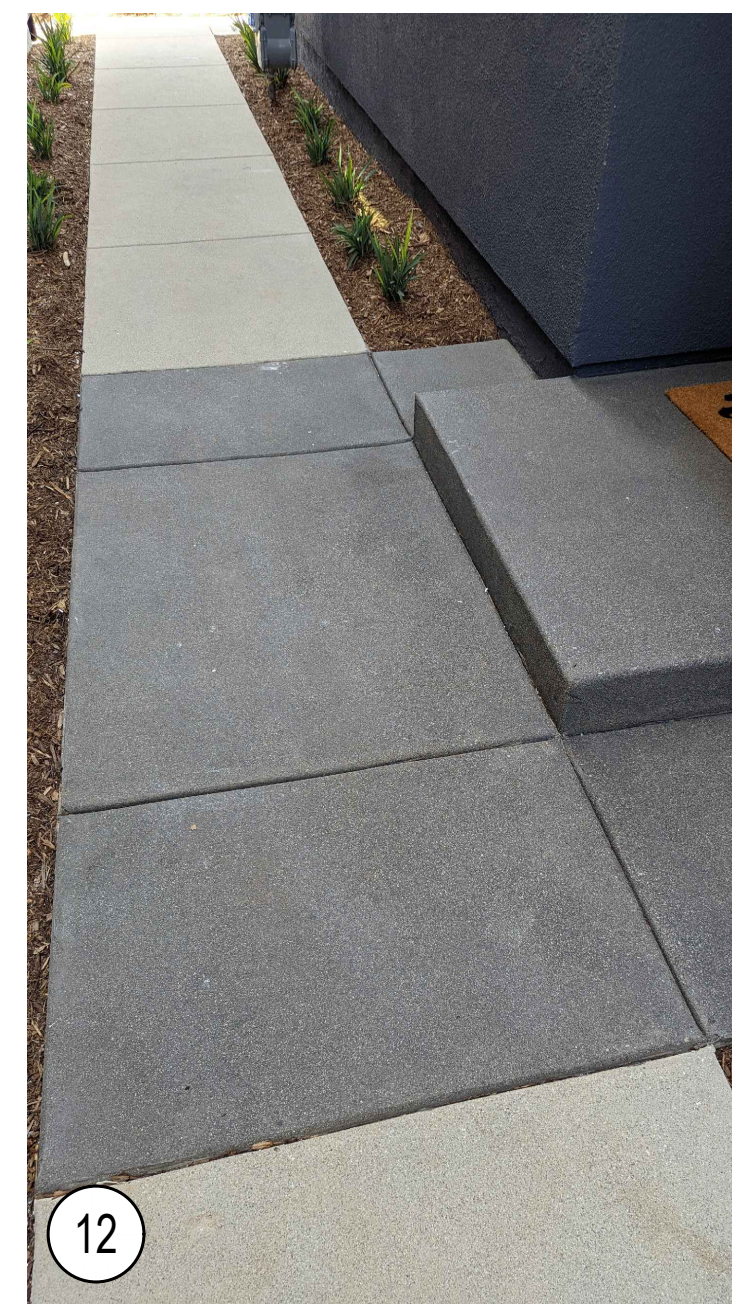
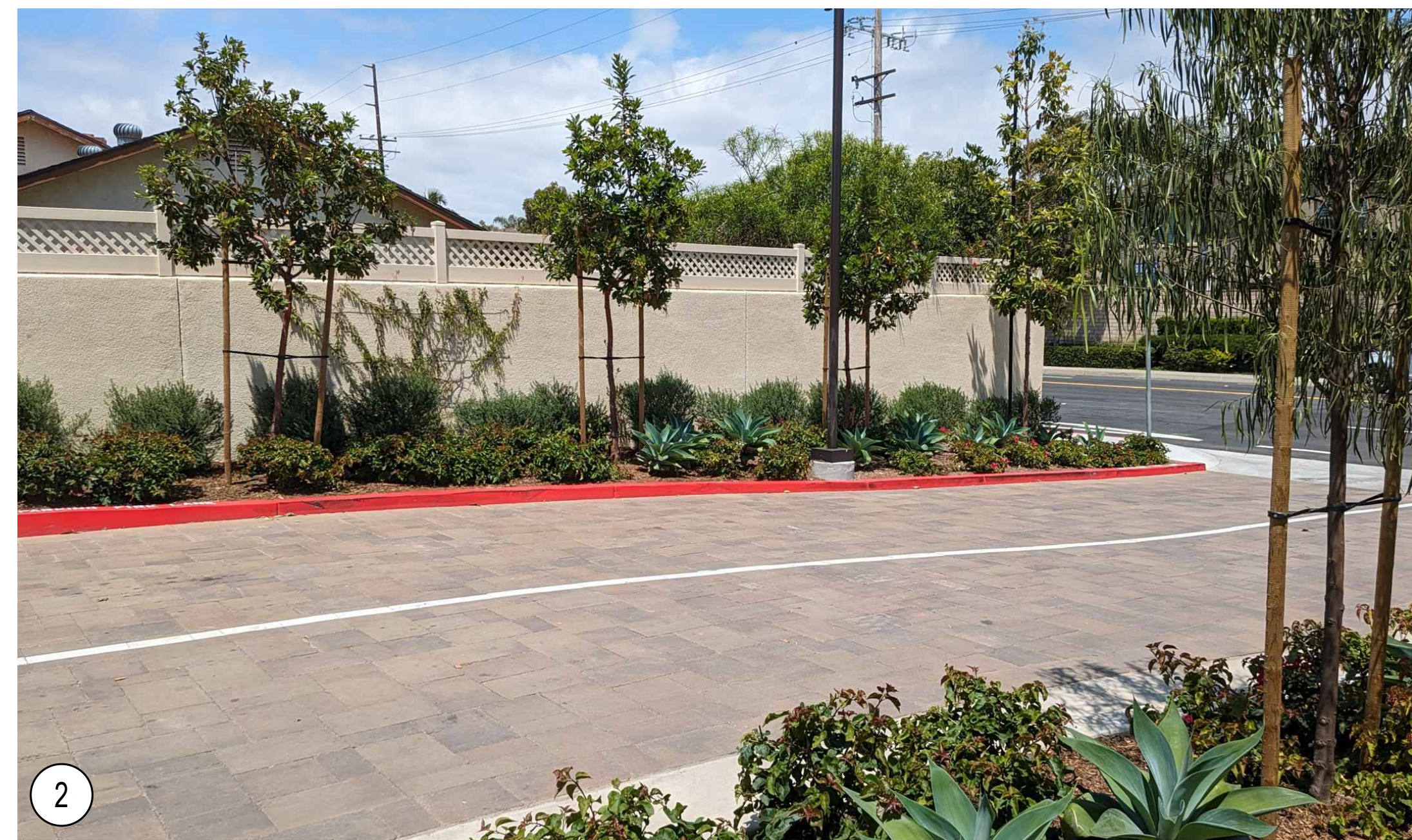
FIRST FLOOR

PLAN 2 GROSS SF	
3 BD / 2.5 BA	
1ST FLOOR	162 SQ. FT.
2ND FLOOR	782 SQ. FT.
3RD FLOOR	714 SQ. FT.
TOTAL LIVING	1657 SQ. FT.
GARAGE/CARP ORT	
	596 SQ. FT.



LEGEND

1. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
2. Proposed tree, per Planting Plan, and tree row along alley edge.
3. 3' wide pedestrian esplanade, natural colored concrete, with light top-cast finish and saw-cut joints.
4. Natural colored concrete driveway, with light broom finish and tooled joints.
5. Private patio / yard area, homeowner maintained.
6. Property line.
7. Public street R.O.W.
8. Transformer to be screened with landscape, quantity and final locations to be determined.
9. Vehicular sliding retracting gate (Western gate to have enhanced pavers).
10. Short term bike parking (1 bike rack to accommodate 2 bike stalls)
11. 2 community cluster mailboxes, per USPS review and approval.
12. Enhanced unit entry paving, integral colored concrete, with light top-cast finish.



Schematic Landscape Plan

The Olson Company

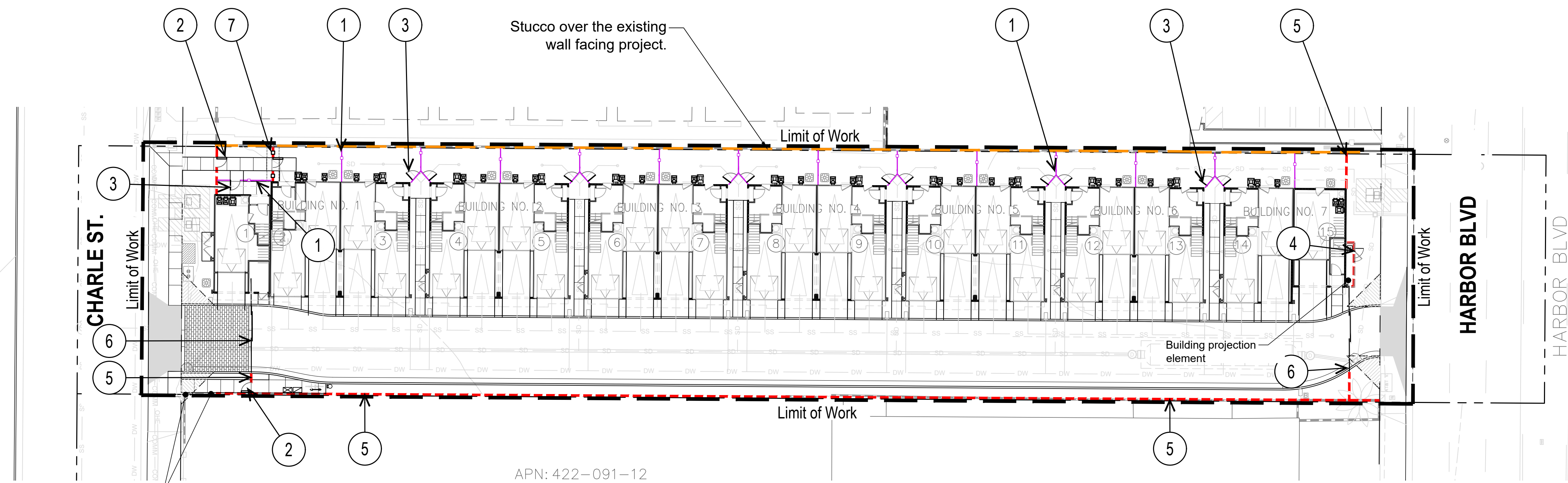


6th City Submittal | Project No.: TOC71-D
Date: July 20, 2026

L-1

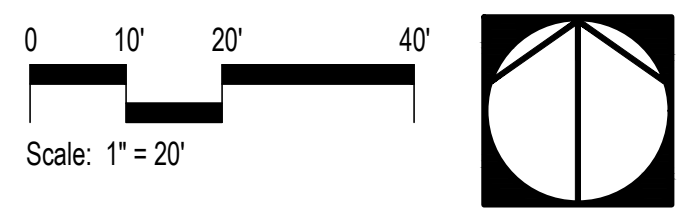
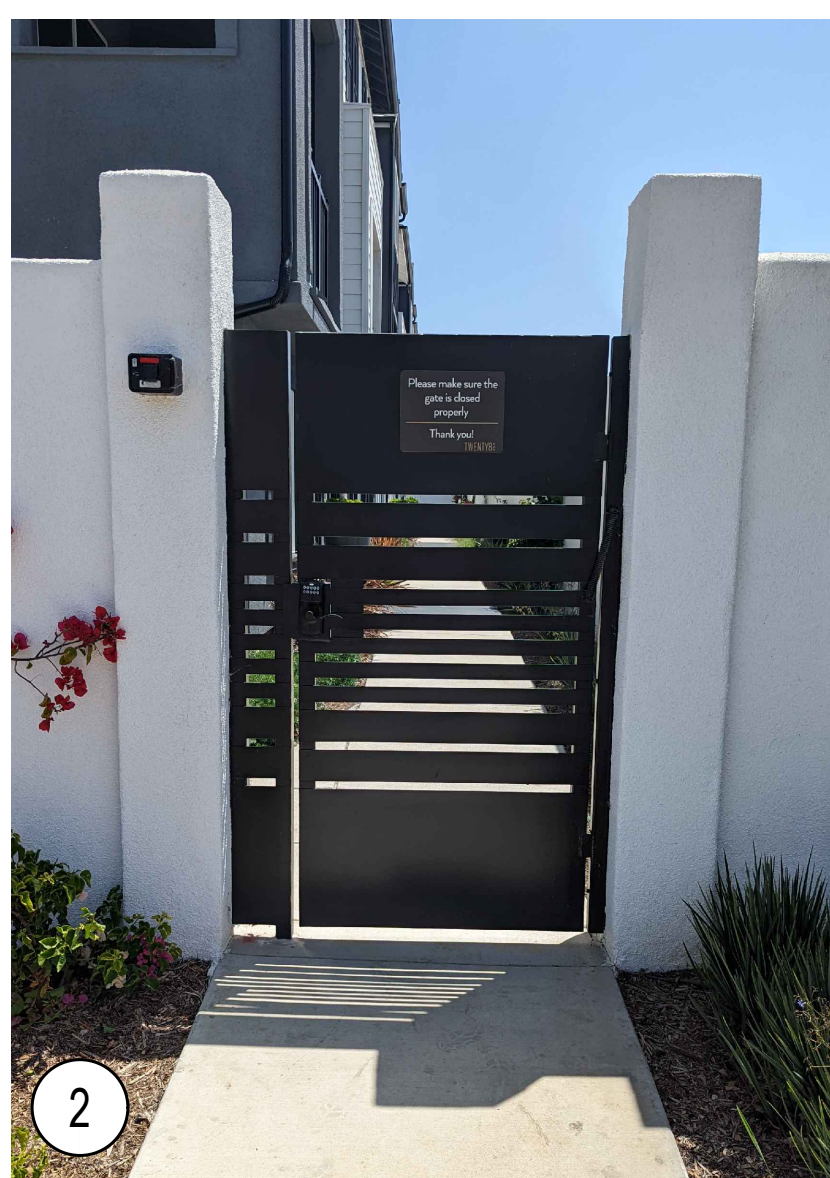
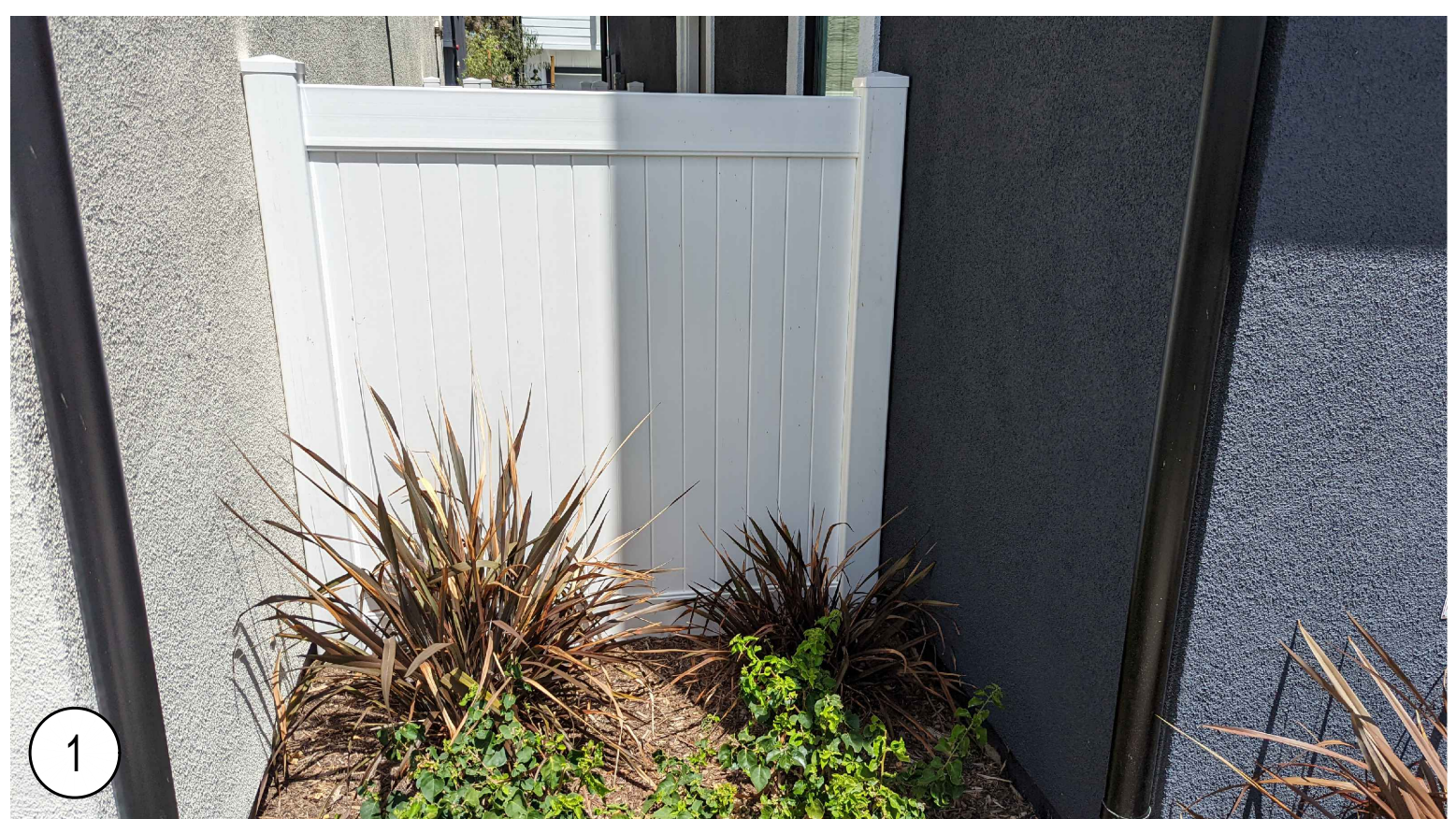
2075 Harbor Blvd. - Costa Mesa, CA

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WALL LEGEND		QTY.
	Existing +- 7'-0" High property line wall, protect in place. Stucco over the existing wall along the north side of the site.	
	5'-6" High vinyl fence, 3'-6" high at Unit one only (white color).	160'-0" LF
	6'-0" High metal (ADA) pedestrian gate (black / bronze color).	3 EA
	6'-0" High vinyl side yard pedestrian gate, 3'-6" high at Unit only (white color).	12 EA
	5'-6" High metal access pedestrian gate, (black color).	1 EA
	6'-0" High stucco over CMU wall, with flat stucco cap (to match Arch).	439'-0" LF
	±6'-0" Vehicular metal retracting gate (black / bronze color).	2 EA
	±8'-0" High pedestrian entry arbor feature (wood over stucco).	1 EA

Existing wall. If new wall is needed, 2'-6" max. ht within sight triangle, then step up to 3'-6" ht. in setback area.



Schematic Wall & Fence Plan

The Olson Company



6th City Submittal | Project No.: TOC71-D
Date: July 20, 2026

L-2

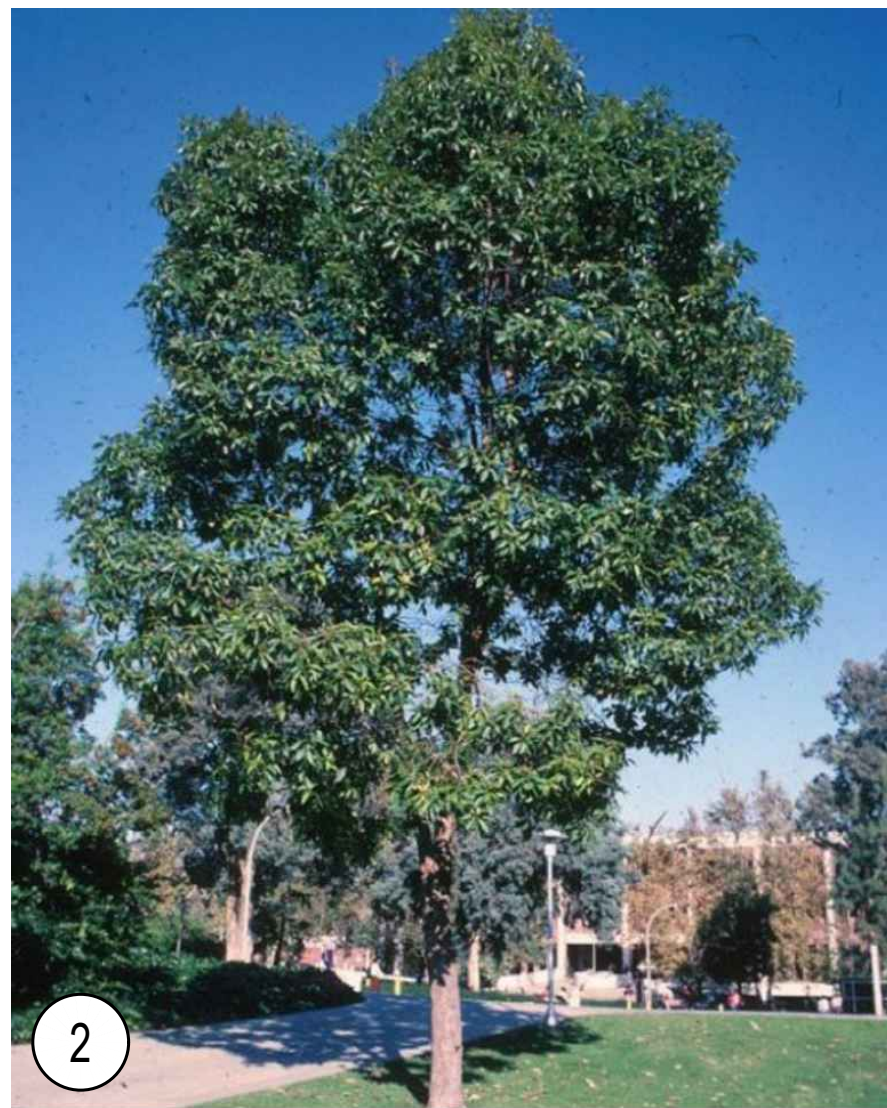
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PLANTING LEGEND

Symbol	Type/Form	Suggestions Botanical Name (Common Name)	Trunk	Size	WUCOLS (R3)	Qty.
TREES						
1 +	Deciduous Flowering	Magnolia grandiflora 'Little Gem' (Dwarf Southern Magnolia)	Single	36" Box	Low	4
2	Vertical Buffer / Screen	Tristania conferta (Brisbane Box)	Single	24" Box	Mod.	15
3	Columnar	Podocarpus 'Ice Blue' (Icee Blue Yellow-Wood)	Single	15 Gal.	Low	17
						36
SHRUBS						
o	Utility Screen	Westringia fruticosa 'Wynabbie Gem' (Coast Rosemary, planted leaf-to-leaf)	Single	15 Gal.	Low	68
VINES						
▲	Antigonon leptopus Bougainvillea 'Monka' (Oo-La-La® Bougainvillea)	Coral Vine Bougainvillea	Low Low	15 Gal.	Low	12



3,000 S.F. PERMEABLE AREA:

15 GAL PLANT = 60 (10 %)
5 GAL PLANT = 150 (25 %)
1 GAL PLANT = 390 (65 %)

= 600 TOTAL PLANTS / 3,200 sf

PLANTING MINIMUM REQUIREMENTS:

One (minimum 15 gallon) tree shall be provided for every 200 square feet of landscaped area.

Twenty percent (20%) of the required trees shall be twenty-four inch box (24") minimum.

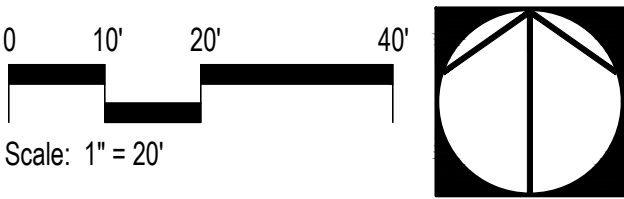
= 16 Total trees minimum required
4 24" box trees required

[36 Total trees provided & 15 24" box trees provided]

SHRUBS and GROUND COVER		WUCOLS (R3)	SIZE	Qty. APPROXIMATION
Agave sp.	Agave	Low	5 gal.	14
Aloe sp.	Aloe	Low	1 gal.	55
Bougainvillea sp.	Bougainvillea	Low	5 gal.	14
Callistemon citrinus 'Little John'	Dwarf Bottlebrush	Low	5 gal.	14
Carex divulsa	Berkeley Sedges	Low	1 gal.	55
Carissa m. 'Green Carpet'	Dwarf Natal Plum	Low	1 gal.	55
Chamaerops humilis	Mediterranean Fan Palm	Low	5 gal.	14
Dasyllirion longissimum	Mexican Grass Tree	Low	5 gal.	14
Delosperma cooperi	Trailing Ice Plant	Low	1 gal.	55
Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily	Low	5 gal.	14
Hesperaloe parviflora	Red / Yellow Yucca	Very Low	15 gal.	30
Kalanchoe thyrsiflora	Flapjack Paddle Plant	Low	5 gal.	14
Lavandula stoechas 'Larkman Hazel'	Hazel™ Spanish Lavender	Low	5 gal.	14
Stipa (Nassella) pulchra	Purple Needlegrass	Very Low	1 gal.	55
Muhlenbergia rigens	Deer Grass	Low	1 gal.	55
Rhaphiolepis indica 'Clara'	India Hawthorn	Low	5 gal.	14
Rosmarinus o. 'Huntington Carpet'	Groundcover Rosemary	Very Low	1 gal.	55
Westringia sp.	Westringia	Low	15 gal.	30
Xylosma congestum 'Compact'	Compact Xylosma	Low	5 gal.	14
Yucca gloriosa	Spanish Dagger	Low	5 gal.	15
Total = 600				

- NOTES:
1. Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881) .
 2. Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
 3. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
 4. The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
 5. All trees within 5' of hardscape to be installed with deep root barriers.
 6. 70% of all landscaped areas containing trees and shrubs shall be under planted with groundcover, with the remaining areas to incorporate a layer of uncontaminated compost or mulch as required per water efficient landscape guidelines.

Schematic Planting Plan



The Olson Company



2075 Harbor Blvd. - Costa Mesa, CA

6th City Submittal | Project No.: TOC71-D
Date: July 20, 2026





OPEN SPACE SCHEDULE

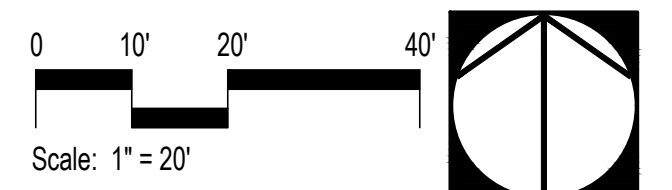
	PRIVATE SPACE
	Takeoff: 3,533 sf
	PUBLIC SPACE
	Takeoff: 3,676 sf

TOTAL OPEN SPACE CALCULATIONS:

Private Open Space:
3,533 sf / $\pm 26,572$ sf = 13.29%

Public Open Space:
3,676 sf / $\pm 26,572$ sf = 13.83%

Total Open Space:
(3,533 sf + 3,676 sf) / $\pm 26,572$ sf = 27.13%



Schematic Open Space Plan

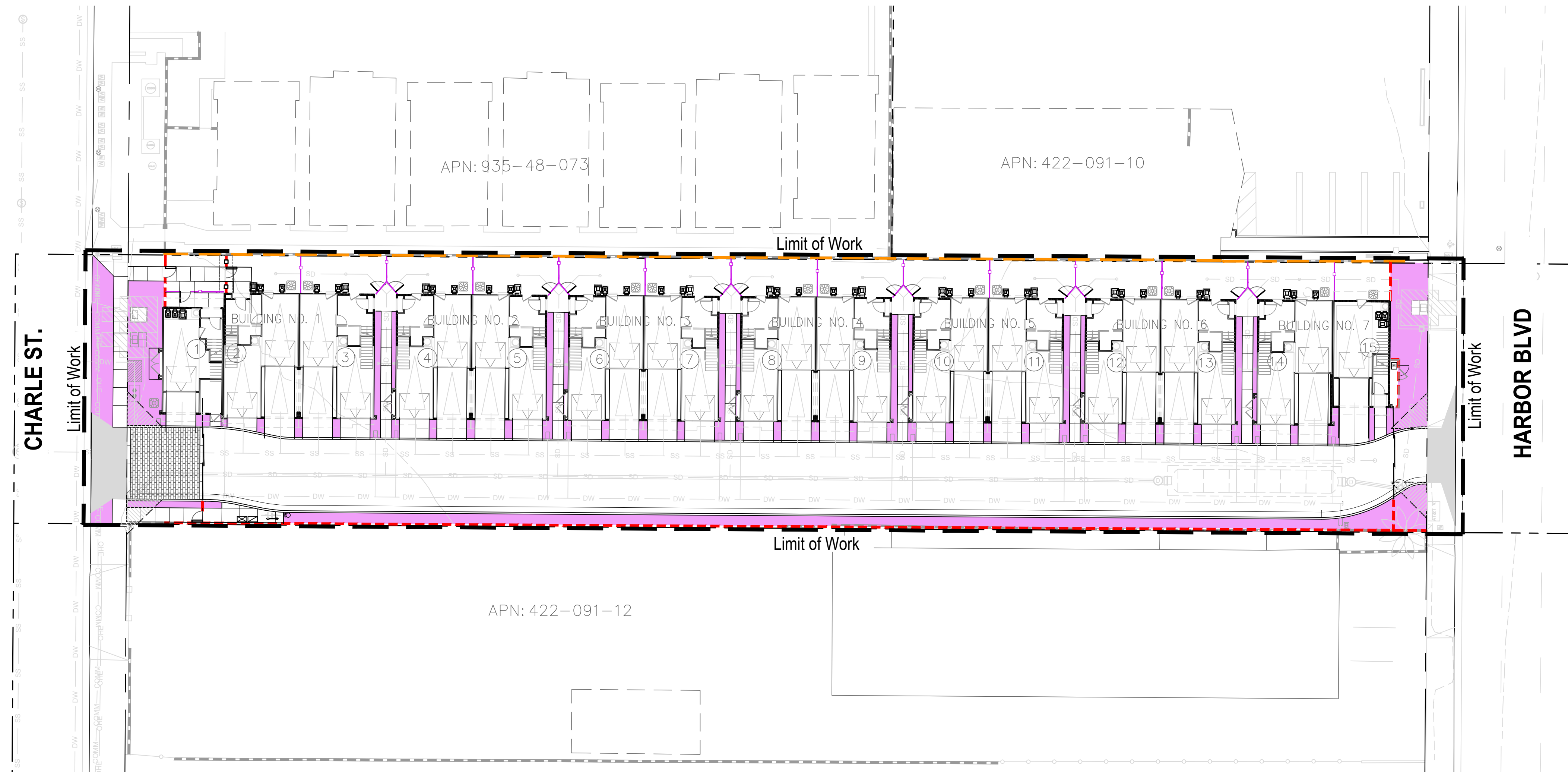
The Olson Company

6th City Submittal | Project No.: TOC71-D
Date: July 20, 2026

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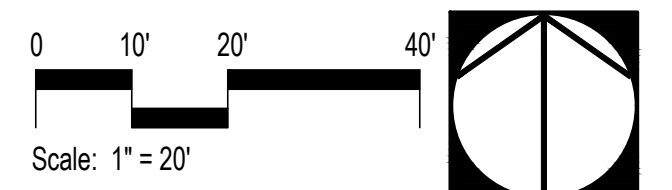


PERMEABLE LANDSCAPE SCHEDULE

PERMEABLE SPACE
Takeoff: 3,216 sf

TOTAL PERMEABLE CALCULATIONS:

Permeable Space:
3,216 sf / ±26,572 sf = 12.10%



Schematic Permeable Landscape Plan

The Olson Company

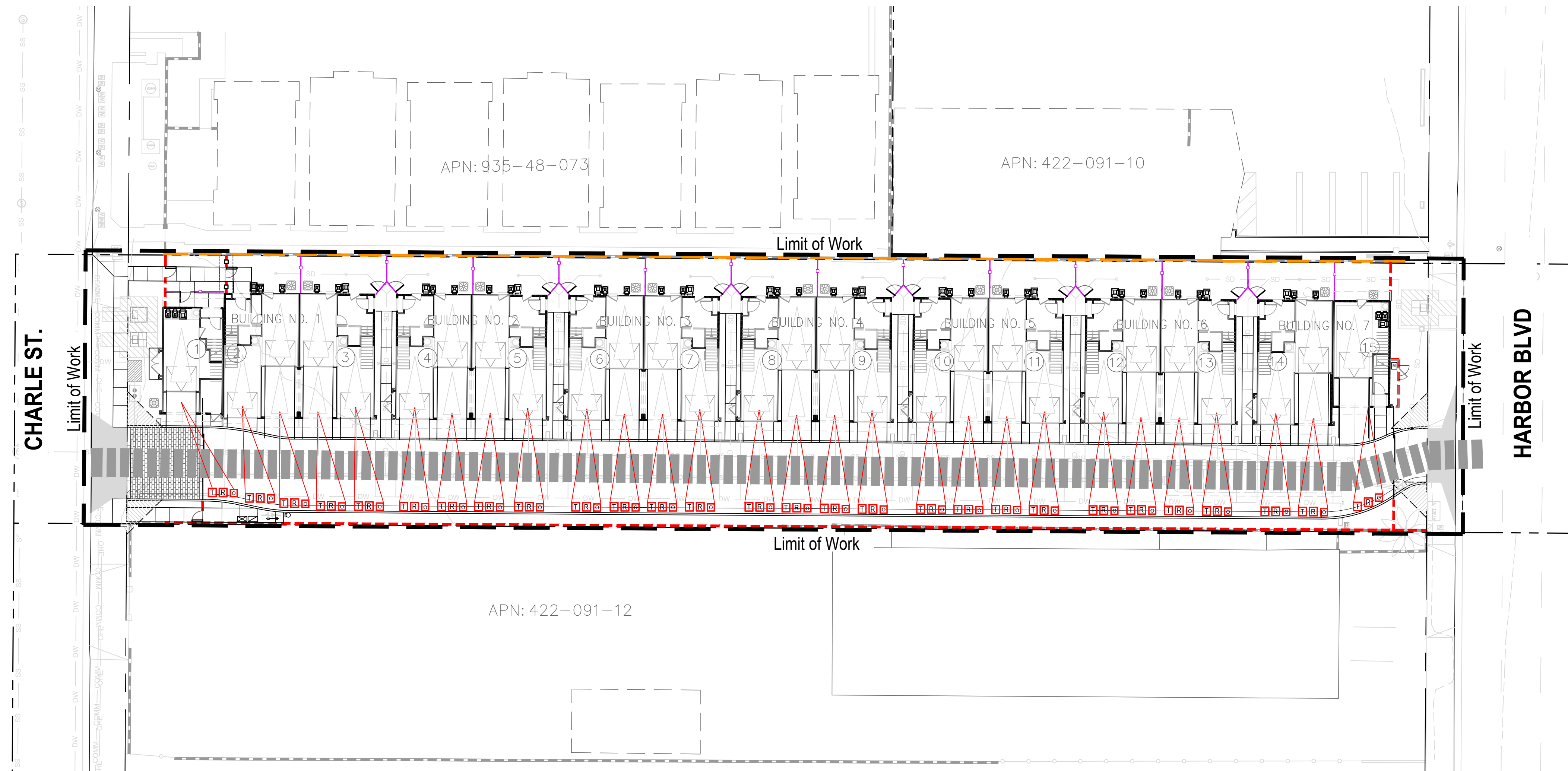
6th City Submittal | Project No.: TOC71-D
Date: July 20, 2026

L-5

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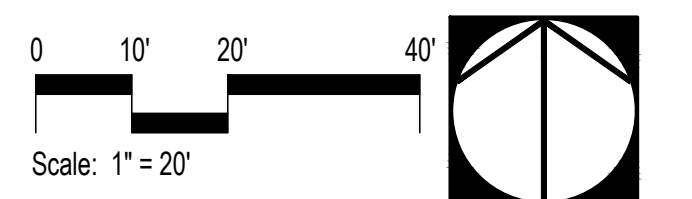


LEGEND

-  Regular trash bin.
-  Recycle bin.
-  Organic waste bin.
-  Trash hauler path of travel.

GENERAL NOTES:

1. To confirm to local trash service company cart / bin sizes and standards.



Schematic Trash Exhibition

The Olson Company

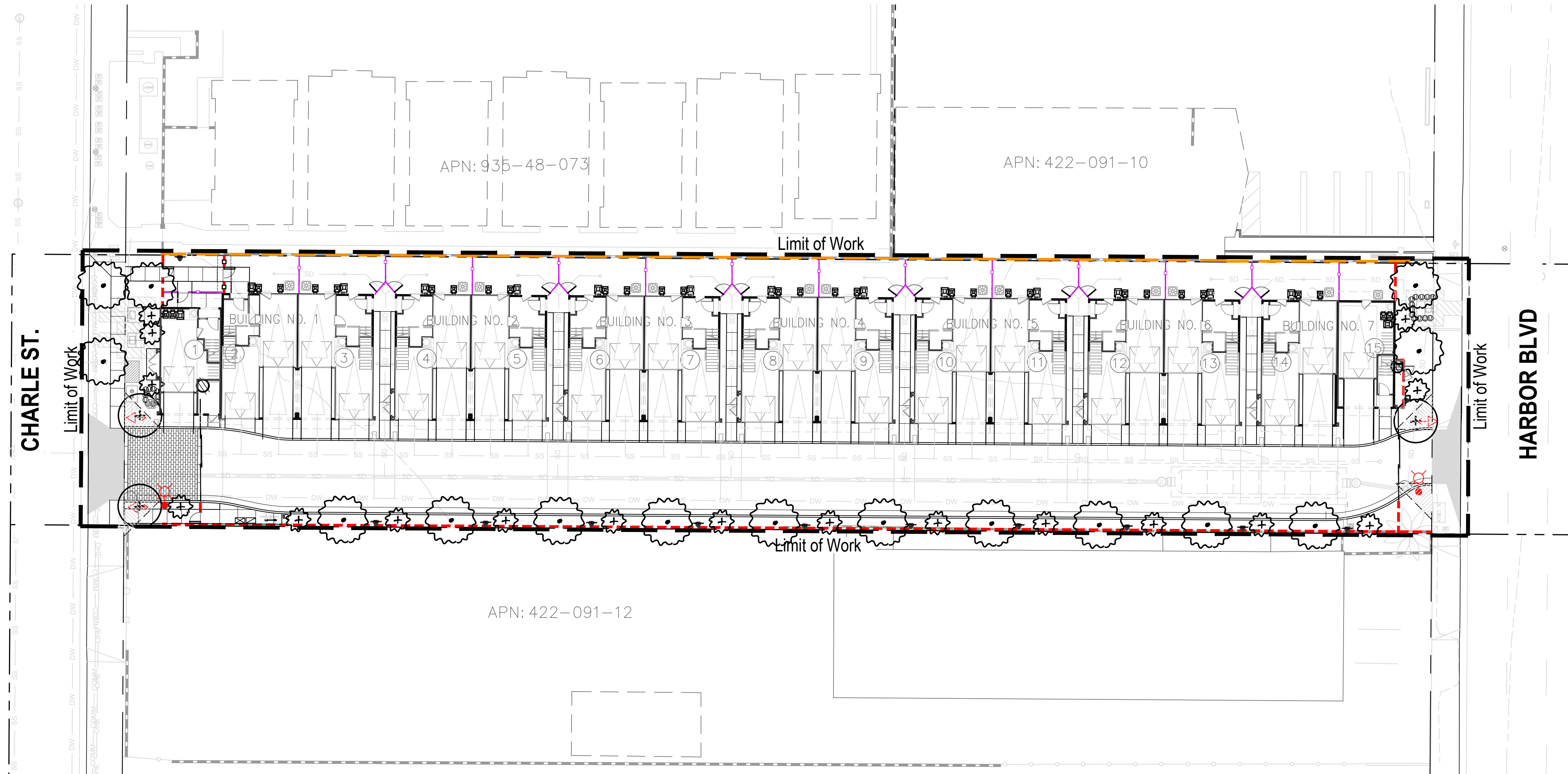
6th City Submittal | Project No.: TOC71-D
Date: July 20, 2026

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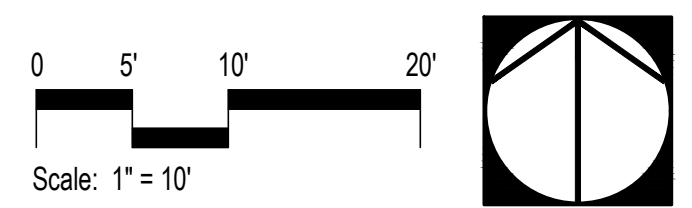
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Landscape Architecture
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LIGHTING SCHEDULE			
PHOTO	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
		FX Luminaire FB Fits well into tight spaces. Order code: FB, Aluminum Alloy, (BZ) Bronze Metallic, Adjustable Lamp: FB-3LED, 4.5W, 2700K, Beamspread: Spot	3
		SVE-3 - Pole Light Area Pole Light, HID - Direct Lighting Sales, Model San Vicente #SVE-3. Per Electrical Engineer's Photometrics Plan. Cast Aluminum, Textured Bronze, RA21 Radius, On DBC-1 Base & 10' round pole. Lamp: Per Elec. Eng., Per Elec. Eng., Per Elec. Eng. Accessories: On DBC-1 Base & 10' round pole.	2
		120v	2

NOTES:
1. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.



Schematic Lighting Plan

The Olson Company



2075 Harbor Blvd. - Costa Mesa, CA

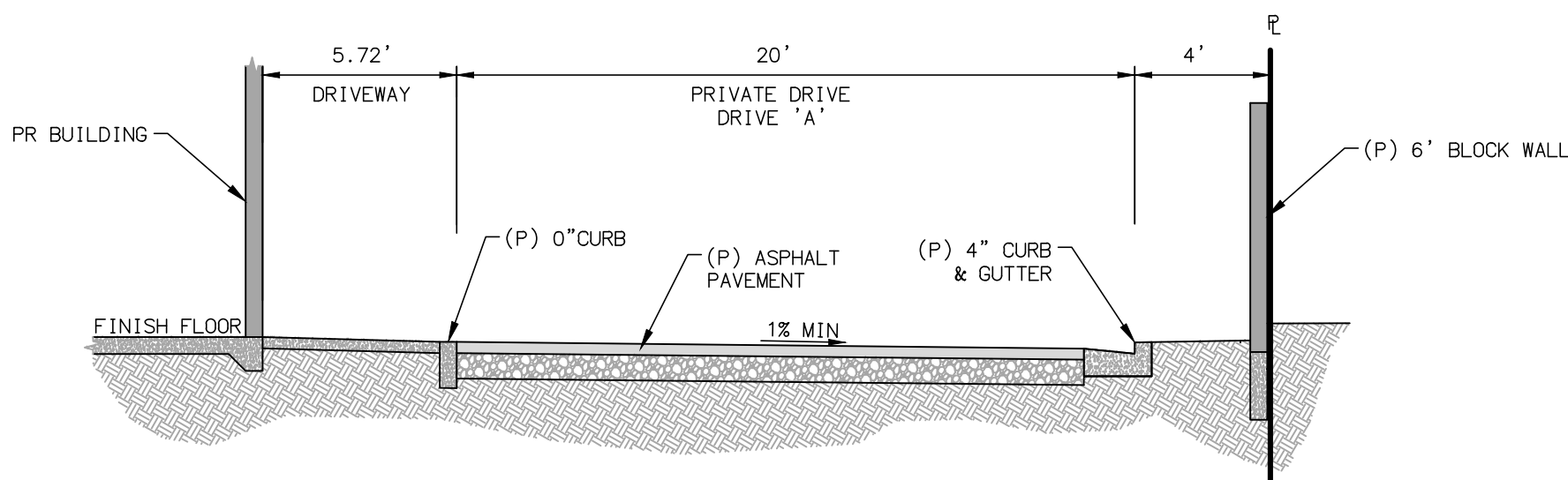
6th City Submittal | Project No.: TOC71-D
Date: July 20, 2026

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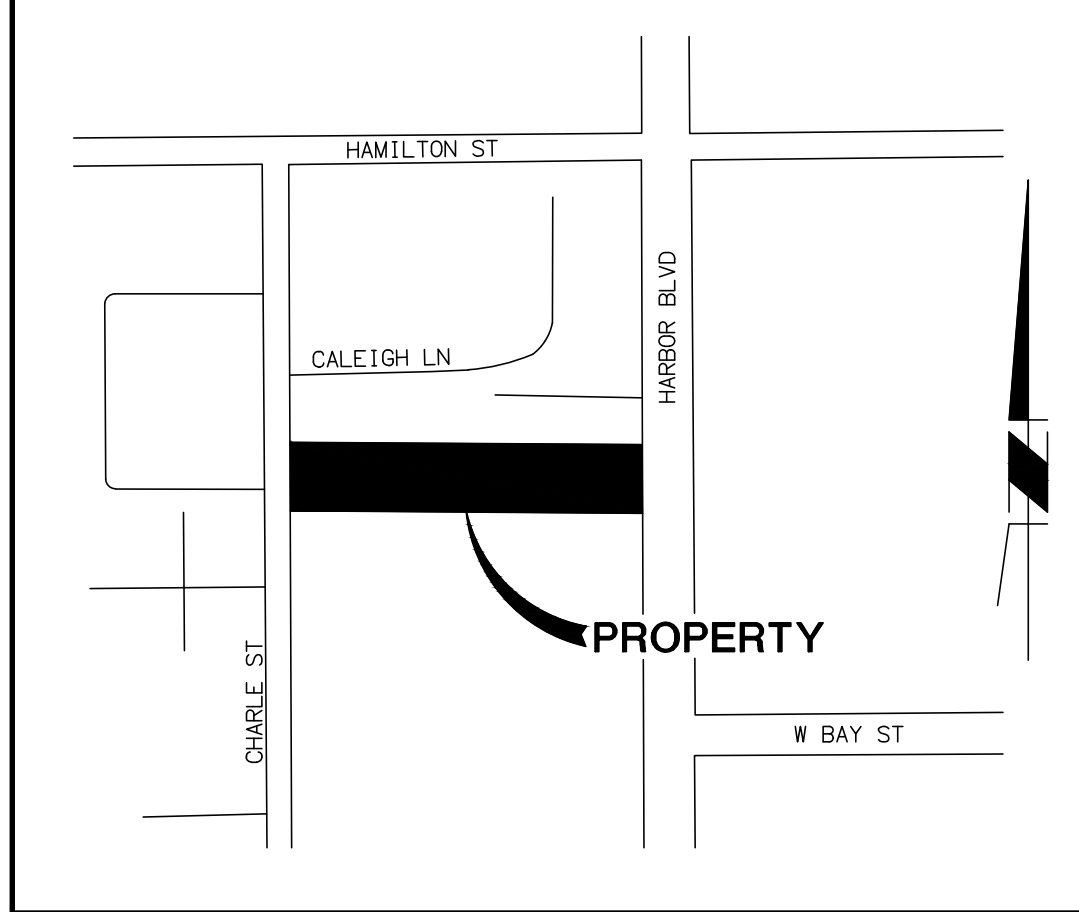
VESTING TENTATIVE TRACT MAP NO. 19458

FOR CONDOMINIUM PURPOSES

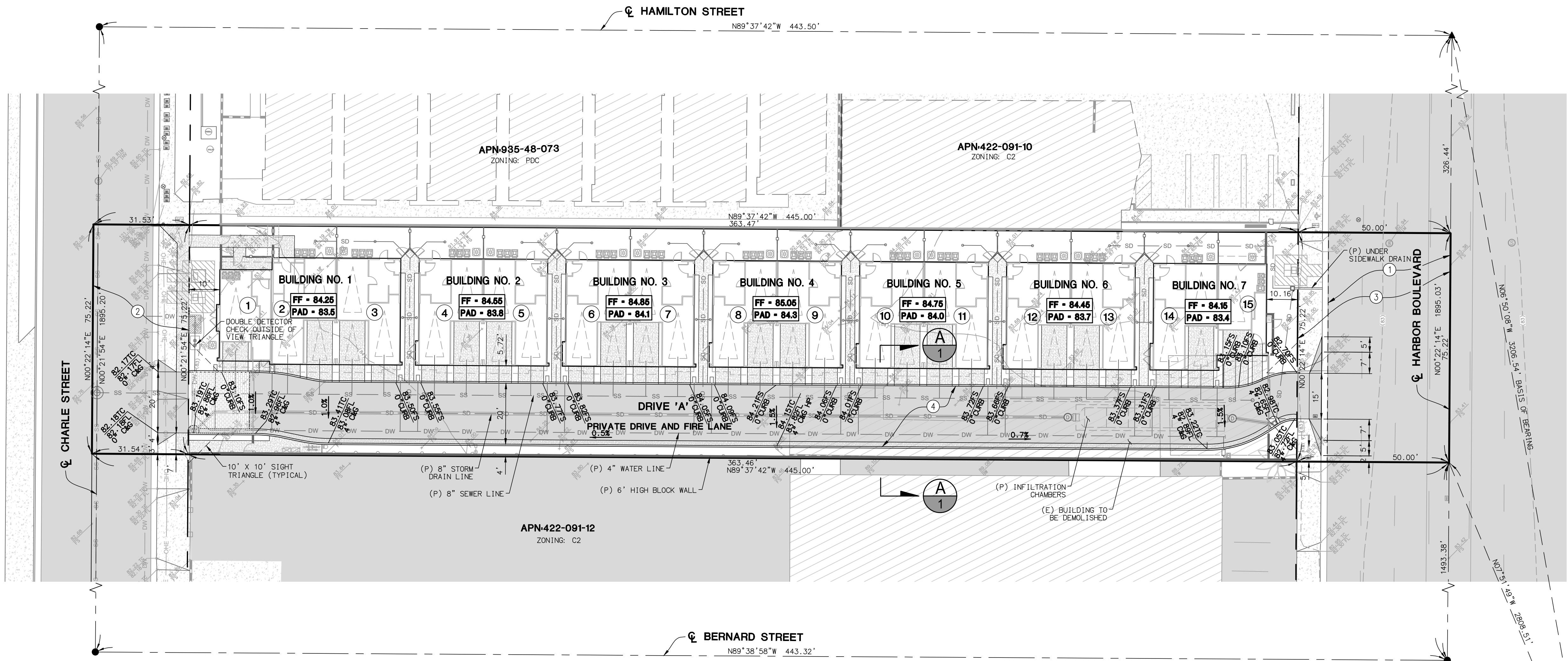
IN THE CITY OF COSTA MESA
COUNTY OF ORANGE, STATE OF CALIFORNIA



SECTION A-A
SCALE: 1"=6'



VICINITY MAP
NOT TO SCALE



LEGEND

- EX PALM TREE
- EX TREE
- EX SEWER MANHOLE
- EX SEWER CLEANOUT
- EX STREET LIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
- EX POWER POLE
- EX TRAFFIC LIGHT
- EX UNDERGROUND UTILITY VAULT
- EX IRRIGATION METER
- EX ELECTRICAL METER
- EX WATER VALVE COVER
- EX WATER METER
- EX MANHOLE
- EX STREET SIGN
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- EX GAS STRUCTURE
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- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX EASEMENT
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- EX SEWER LINE
- EX DOMESTIC WATER LINE
- EX FIRE WATER LINE
- EX RECYCLED WATER LINE
- EX STORM DRAIN LINE
- EX OVERHEAD ELECTRIC
- EX OVERHEAD COMMUNICATION
- EX UNDERGROUND ELECTRIC
- EX GAS LINE
- EX IRON FENCE
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX CURB AND GUTTER
- EX SWALE
- EX STRIPING
- EX SLOPE
- EX ASPHALT
- EX CONCRETE
- EX STRUCTURE FOOTPRINT
- PR SEWER LINE
- PR DOMESTIC WATER LINE
- PR FIRE WATER LINE
- PR RECYCLED WATER LINE
- PR STORM DRAIN LINE
- PR WALL
- PR SWALE AND GUTTER
- PR SWALE
- PR SLOPE

ABBREVIATIONS

- EX EXISTING
- FL FINISHED GRADE
- FL FLOW LINE
- FS FINISHED SURFACE
- FF FINISHED FLOOR
- INV INVERT
- L LENGTH
- MIN MINIMUM
- NTS NOT TO SCALE
- R PROPERTY LINE
- PR PROPOSED
- PR RADIUS
- TC TOP OF CURB
- TG TOP OF GRATE
- TW TOP OF WALL
- TYP TYPICAL

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

THE EAST 445.00 FEET OF THAT PORTION OF LOT 20 OF FAIRVIEW FARMS, AS PER MAP RECORDED IN BOOK 8, PAGE 71 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF FAIRVIEW AVENUE AS SHOWN ON SAID MAP, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE NORTH 5 ACRES OF THE EAST 10 ACRES OF SAID LOT, SAID ACRES BEING COMPUTED TO THE CENTER LINES OF ADJOINING STREET, SAID POINT BEING SOUTHERLY 326.33 FEET, MORE OR LESS, FROM THE INTERSECTION OF SAID CENTER LINE OF FAIRVIEW AVENUE WITH THE CENTER LINE OF HAMILTON STREET, AS SHOWN ON SAID MAP; THENCE SOUTHERLY 65.276 FEET, MORE OR LESS, TO A POINT 391.656 FEET SOUTHERLY ALONG SAID CENTER LINE OF FAIRVIEW AVENUE FROM SAID CENTER LINE OF HAMILTON STREET; THENCE WESTERLY 667.32 FEET PARALLEL WITH SAID NORTHERLY 65.276 FEET ALONG SAID LAST MENTIONED WESTERLY LINE TO THE SOUTHWEST CORNER OF SAID NORTH 5 ACRES; THENCE EASTERLY 667.32 FEET ALONG THE SOUTHERLY LINE OF SAID NORTH 5 ACRES TO THE POINT OF BEGINNING.

PARCEL TWO:

THE NORTH 10.00 FEET OF THE EAST 445.00 FEET OF THAT PORTION OF LOT 20 OF FAIRVIEW FARMS, AS PER MAP RECORDED IN BOOK 8, PAGE 71 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF FAIRVIEW AVENUE, SOUTH 391.656 FEET FROM THE INTERSECTION OF THE CENTER LINE OF HAMILTON STREET AND FAIRVIEW AVENUE, AS SHOWN ON SAID MAP; THENCE SOUTH 130.582 FEET ALONG THE SAID CENTER LINE OF FAIRVIEW AVENUE THENCE WEST PARALLEL WITH THE CENTER LINE OF HAMILTON STREET TO THE WEST LINE OF THE EAST 10 ACRES OF SAID LOT 20, COMPUTED TO THE CENTER LINE OF ADJOINING STREETS, THENCE NORTH 130.552 FEET ALONG SAID WEST LINE, THENCE EAST PARALLEL WITH SAID CENTER LINE OF HAMILTON STREET TO THE POINT OF BEGINNING.

GENERAL NOTES

- EXISTING LAND USE: MIXED-USE OVERLAY DISTRICT
- EXISTING GENERAL PLAN LAND USE DESIGNATION: GENERAL COMMERCIAL
- PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
- EXISTING ZONING: C2 - GENERAL BUSINESS
- WATER SERVICE PROVIDED BY: MESA WATER DISTRICT
- SEWER SERVICE PROVIDED BY: COSTA MESA SANITATION DISTRICT
- ELECTRICAL SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
- GAS SERVICE PROVIDED BY: SOCAL GAS CO
- TELEPHONE SERVICE PROVIDED BY: FRONTIER
- CABLE TELEVISION PROVIDED BY: FRONTIER
- PROJECT IS WITHIN THE NEWPORT-MESA UNIFIED SCHOOL DISTRICT
- ALL LOTS SHALL BE HOMEOWNER MAINTAINED
- NO KNOWN ACTIVE FAULTS ARE KNOWN TO PROJECT THROUGH THE SITE NOR DOES THE SITE LIE WITHIN THE BOUNDARIES OF AN "EARTHQUAKE FAULT ZONE" AS DEFINED BY THE STATE OF CALIFORNIA IN THE ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING ACT
- PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" PER FIRM PANEL 06059C0268J EFFECTIVE ON 12/03/2009
- ASSESSOR'S PARCEL NUMBER: 422-091-11

STATEMENT OF OWNERSHIP:

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE RECORD OWNERS OF THE PROPERTY COMPRISING THIS TENTATIVE TRACT MAP AND THAT WE HAVE CONSENTED TO THE FILING OF SAID MAP.

OWNER: _____

BY: _____ DATE: _____

DEVELOPER:

THE OLSON COMPANY
3020 OLD RANCH PARKWAY, SUITE 100
SEAL BEACH, CA 90740

ASSESSOR PARCEL NUMBER:

APN: 422-091-11

PROPERTY ADDRESS:

2075 HARBOR BOULEVARD
COSTA MESA, CA 92627

PROPOSED LOT AREA:

	GROSS	NET
LOT 1	33,474 SF	27,340 SF

DENSITY CALCULATIONS:

PROPOSED CONDOMINIUMS:	15 UNITS
NET AREA:	27,340 SF
PROPOSED DENSITY:	23.89 DU/AC

EXISTING EASEMENTS

- N EASEMENT FOR STREET AND INCIDENTAL PURPOSES, RECORDED APRIL 01, 1947 AS BOOK 1478, PAGE 529 OF OFFICIAL RECORDS.
IN FAVOR OF: COUNTY OF ORANGE
AFFECTS: EASTERLY 40 FEET OF SAID LAND
- AN EASEMENT FOR STREET PURPOSES OVER THE WESTERLY PORTION OF PARCELS 1 AND 2 AS CONDEMNED BY FINAL DECREE OF CONDEMNATION ENTERED IN CASE NO. 59882, SUPERIOR COURT, A CERTIFIED COPY THEREOF BEING RECORDED FEBRUARY 7, 1956 IN BOOK 3386, PAGE 75, OFFICIAL RECORDS.
- AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED APRIL 07, 1965 AS BOOK 7474, PAGE 651 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF COSTA MESA
AFFECTS: PORTION OF SAID LAND

PROPOSED EASEMENT

- AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLES PURPOSES, DEDICATED HEREON TO THE CITY OF COST MESA.

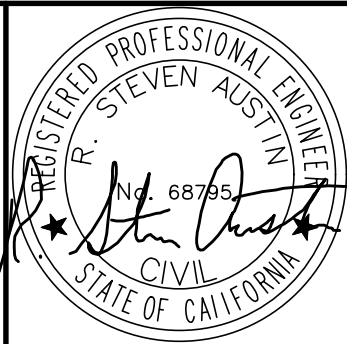


REVISIONS		
BY	DATE	DESCRIPTIONS

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

BENCHMARK:
O.C.S. VERTICAL CONTROL BM 1F-174-04
DESCRIPTION:
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.
ELEV= 81.690'

BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 1533 AND STATION GPS NO. 6204 R1 BEING N06°50'08"W PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.



DRAWN BY: CPK
DESIGNED BY: CPK
CHECKED BY: RSA
APPROVED BY: RSA

ADVANCED CIVIL GROUP
30251 GOLDEN LANTERN
SUITE E, PAD 251
LAGUNA NIGUEL, CA 92677
(866) 338-5778 PHONE
(866) 338-5778 FAX
WWW.ADVANCEDCIVILGROUP.COM
PREPARED BY: *Steven Austin*
R.C.E. NO. 68795
DATE 6/2/2026

VTTM NO. 19458
VESTING TENTATIVE TRACT MAP NO. 19458
2075 HARBOR BOULEVARD
COSTA MESA, CA
THE OLSON COMPANY

SHEET NO.:
VTTM
SHEET 1 OF 3

IN THE CITY OF COSTA MESA
COUNTY OF ORANGE, STATE OF CALIFORNIA



- ### LEGEND

- | | |
|---|------------------------------|
|  | EX PALM TREE |
|  | EX TREE |
|  | EX SEWER MANHOLE |
|  | EX SEWER CLEANOUT |
|  | EX STREETLIGHT |
|  | EX FIRE HYDRANT |
|  | EX UTILITY BOX |
|  | EX STORM DRAIN MANHOLE |
|  | EX CATCH BASIN |
|  | EX POWER POLE |
|  | EX TRAFFIC LIGHT |
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|  | EX WATER VALVE COVER |
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|  | EX BOLLARD |
|  | EX MONUMENT |
|  | EX TRANSFORMER |
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|  | EX UNDERGROUND COMMUNICATION |
|  | EX UNDERGROUND ELECTRIC |
|  | EX GAS LINE |
|  | EX IRON FENCE |
|  | EX CHAIN LINK FENCE |
|  | EX WOOD FENCE |
| | EX WALL |
| | EX CURB AND GUTTER |
| | EX SWALE |
| | EX STRIPING |
| | EX SLOPE |
| | EX ASPHALT |
| | EX CONCRETE |
| | EX STRUCTURE FOOTPRINT |
| | PR SEWER LINE |
| | PR DOMESTIC WATER LINE |
| | PR FIRE WATER LINE |
| | PR RECYCLED WATER LINE |
| | PR STORM DRAIN LINE |
| | PR WALL |
| | PR CURB AND GUTTER |
| | PR SWALE |
| | PR SLOPE |

RAW CUT	=	250 CYDS
RAW FILL	=	600 CYDS
IMPORT	=	350 CYDS
OVER EXCAVATION	=	3,000 CYDS

THE OLSON COMPANY
3020 OLD RANCH PARKWAY, SUITE 100
SEAL BEACH, CA 90740

APN: 422-091-11

2075 HARBOR BOULEVARD
COSTA MESA, CA

	<u>GROSS</u>	<u>NET</u>
LOT 1	33,474 SF	27,340 SF

D	DELTA
EX	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FF	FINISHED FLOOR
INV	INVERT
L	LENGTH
MIN	MINIMUM
NTS	NOT TO SCALE
PL	PROPERTY LINE
R	PROPOSED
R	RADIUS
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL

DIGALERT
DIAL TOLL FREE
1(800) 227-2600
At Least Two Working Days
Before You Dig
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

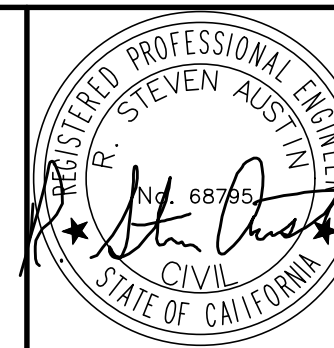
	REVISIONS		
	BY	DATE	DESCRIPTIONS
SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY			

O.C.S. VERTICAL CONTROL BM 1F-174-04

DESCRIPTION:
FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED
"1F-174- 04", SET IN THE SOUTHWESTERLY CORNER OF A
4 FT. BY 4 FT. CONCRETE CATCH BASIN.

ELEV= 81.690'

THE BEARINGS SHOWN HEREON ARE BASED
ON THE BEARING BETWEEN O.C.S.
HORIZONTAL CONTROL STATION GPS NO.
1533 AND STATION GPS NO. 6204 R1
BEING N06°50'08"W PER RECORDS ON
FILE IN THE OFFICE OF THE ORANGE
COUNTY SURVEYOR.



	DRAWN BY:	CPK
	DESIGNED BY:	CPK
	CHECKED BY:	RSA
	APPROVED BY:	RSA



30251 GOLDEN LANTERN
SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(866) 338-5778 PHONE
(866) 338-5778 FAX
• WWW.ADVANCEDCIVILGROUP.COM

PREPARED BY: [Signature] R.C.E. NO. 68795
DATE 6/2/2026

description
CONCEPT GRADING PLAN
2075 HARBOR BOULEVARD
COSTA MESA, CA

THE OLSON COMPANY

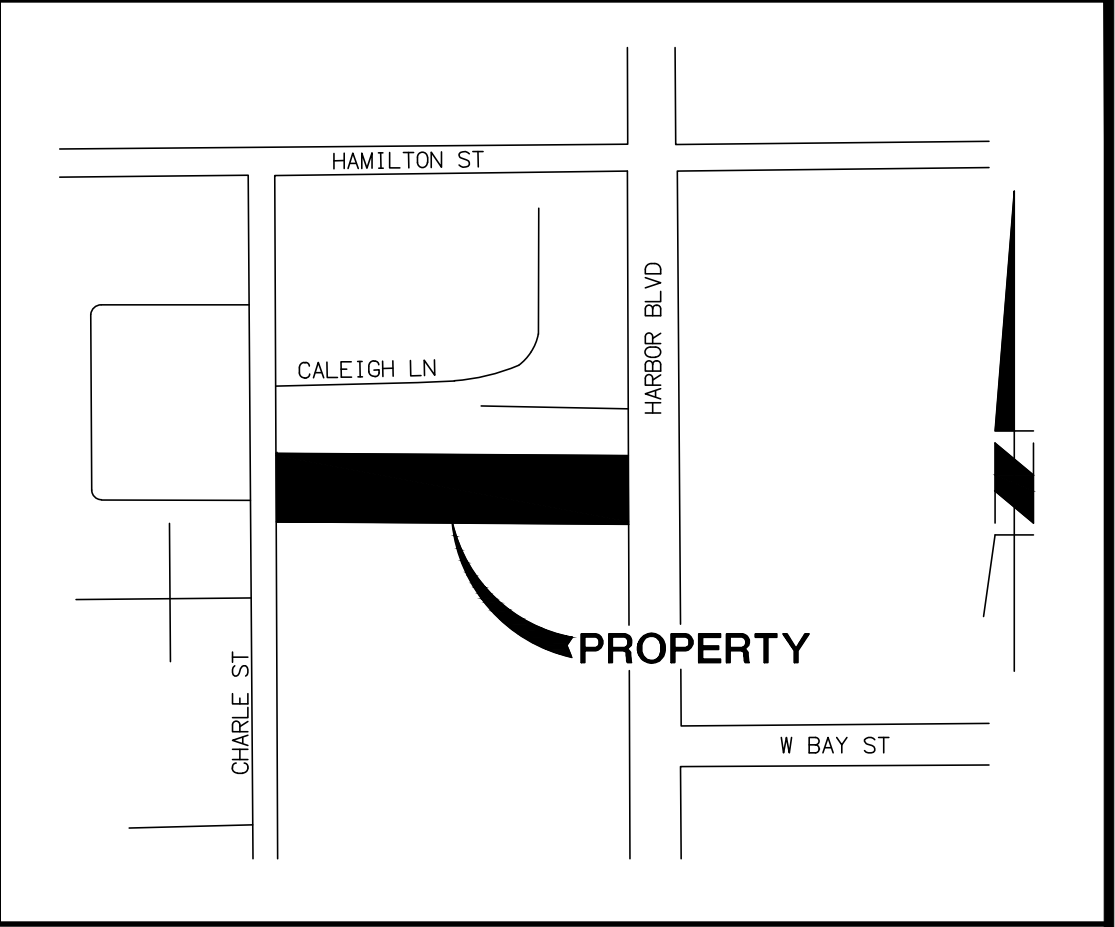
	SHEET NO.
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GR

SHEET 2 OF 3

VESTING TENTATIVE TRACT MAP NO. 19458
CONCEPT UTILITY PLAN
FOR CONDOMINIUM PURPOSES

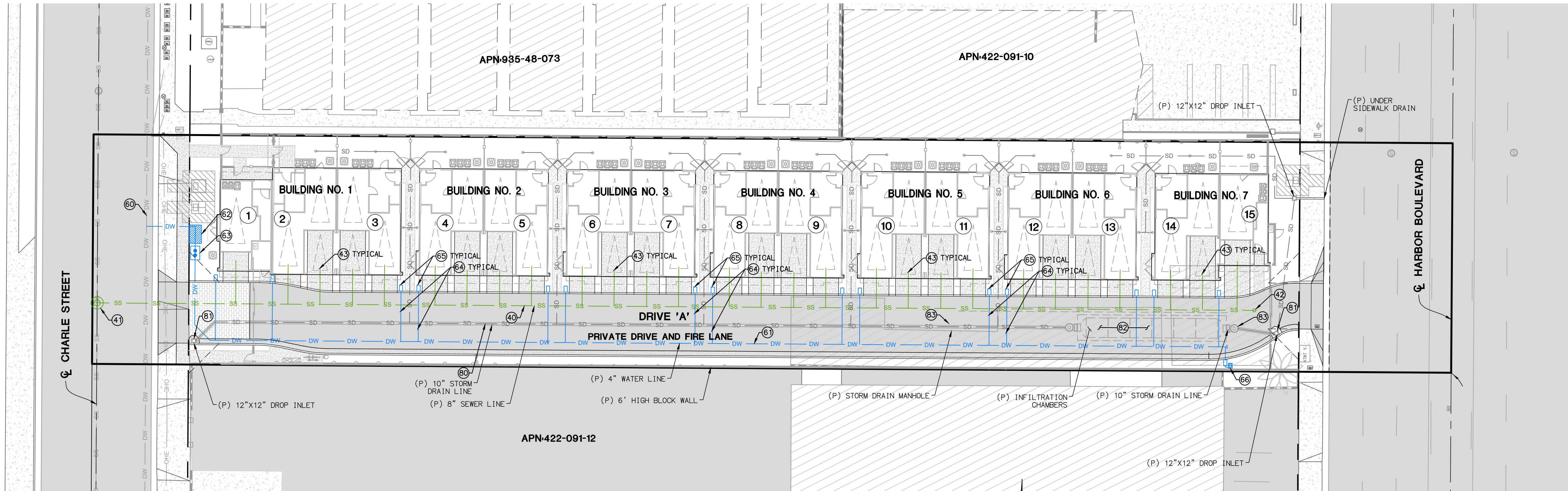
IN THE CITY OF COSTA MESA
COUNTY OF ORANGE, STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE

LEGEND

- EX PALM TREE
- EX TREE
- EX SEWER MANHOLE
- EX SEWER CLEANOUT
- EX STREET LIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
- EX POWER POLE
- EX TRAFFIC LIGHT
- EX UNDERGROUND UTILITY VAULT
- EX IRRIGATION METER
- EX ELECTRICAL METER
- EX WATER VALVE COVER
- EX WATER METER
- EX MANHOLE
- EX STREET SIGN
- EX BOLLARD
- EX MONUMENT
- EX TRANSFORMER
- EX FIRE WATER STRUCTURE
- EX GAS STRUCTURE
- EX GAS VALVE
- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX EASEMENT
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- EX SEWER LINE
- EX DOMESTIC WATER LINE
- EX FIRE WATER LINE
- EX RECYCLED WATER LINE
- EX STORM DRAIN LINE
- EX OVERHEAD ELECTRIC
- EX OVERHEAD COMMUNICATION
- EX UNDERGROUND ELECTRIC
- EX GAS LINE
- EX IRON FENCE
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX WALL
- EX CURB AND GUTTER
- EX SWALE
- EX STRIPING
- EX SLOPE
- EX ASPHALT
- EX CONCRETE
- EX STRUCTURE FOOTPRINT
- PR SEWER LINE
- PR DOMESTIC WATER LINE
- PR FIRE WATER LINE
- PR RECYCLED WATER LINE
- PR STORM DRAIN LINE
- PR WALL
- PR CURB AND GUTTER
- PR SWALE
- PR SLOPE



CONCEPT UTILITY PLAN



SEWER CONSTRUCTION NOTES:

- 40 — INSTALL 8" SANITARY SEWER PIPE VCP OR SDR-35 PVC
- 41 — INSTALL 48" SANITARY SEWER MANHOLE JOIN EXISTING 8" SANITARY SEWER
- 42 — INSTALL 8" SANITARY SEWER CLEANOUT
- 43 — INSTALL 4" SANITARY SEWER HOUSE LATERAL

QTY

- 379 LF
- 1 EA
- 1 EA
- 15 EA

WATER CONSTRUCTION NOTES:

- 60 — INSTALL 4" HOT TAP WITH 4" GATE VALVE
- 61 — INSTALL 4" C900 PVC WATER LINE
- 62 — INSTALL 4" WATER METER IN VAULT
- 63 — INSTALL 4" REDUCE PRESSURE PRINCIPAL DETECTOR ASSEMBLY
- 64 — INSTALL 1" SERVICE PER MESA WATER DISTRICT STANDARD PLAN
- 65 — INSTALL 1" METER PER MESA WATER DISTRICT STANDARD PLAN
- 66 — INSTALL 1" IRRIGATION BACKFLOW DEVICE PER MESA WATER DISTRICT STANDARD PLAN

QTY

- 1 EA
- 392 LF
- 1 EA
- 1 EA
- 16 EA
- 16 EA
- 1 EA

STORM DRAIN CONSTRUCTION NOTES:

- 80 — INSTALL 10" HDPE STORM DRAIN PIPE
- 81 — INSTALL 12"x12" DROP INLET WITH LOCAL DEPRESSION
- 82 — INSTALL ADS STORMTECH SC-4500 UNDERGROUND INFILTRATION CHAMBERS OR EQUIVALENT
- 83 — INSTALL ADS 48" HP HANHOLE W/ TRAFFIC RATED RIM OR EQUIVALENT

QTY

- 264 LF
- 2 EA
- 85 LF
- 2 EA

DEVELOPER:

THE OLSON COMPANY
3020 OLD RANCH PARKWAY, SUITE 100
SEAL BEACH, CA 90740

ASSESSOR PARCEL NUMBER:

APN: 422-091-11

PROPERTY ADDRESS:

2075 HARBOR BOULEVARD
COSTA MESA, CA

PROPOSED LOT AREA:

	GROSS	NET
LOT 1	33,474 SF	27,340 SF

ABBREVIATIONS

- EX EXISTING
- FG FINISHED GRADE
- FL FLOW LINE
- FS FINISHED SURFACE
- FF FINISHED FLOOR
- INV INVERT
- L LENGTH
- MIN MINIMUM
- NTS NOT TO SCALE
- R PROPERTY LINE
- PR PROPOSED
- RADIUS
- TC TOP OF CURB
- TG TOP OF GRATE
- TW TOP OF WALL
- TYP TYPICAL

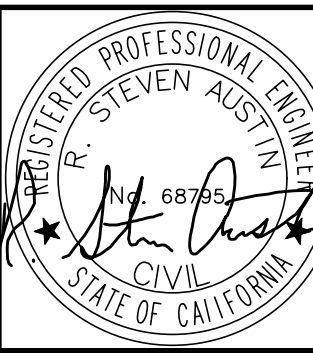
SCALE: 1" = 20'
GROSS AREA: 33,474 SF
NET AREA: 27,340 SF
CONTOURS: 1 FOOT
TOTAL LOTS: 1 NUMBERED
2 LETTERED
TOTAL UNITS: 15 CONDOS



REVISIONS		
BY	DATE	DESCRIPTIONS

BENCHMARK:
O.C.S. VERTICAL CONTROL BM 1F-174-04
DESCRIPTION:
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.
ELEV= 81.690'

BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 1533 AND STATION GPS NO. 6204 R1 BEING N06°50'08"W PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.



DRAWN BY: CPK
DESIGNED BY: CPK
CHECKED BY: RSA
APPROVED BY: RSA

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PREPARED BY: *Steven Austin*
R.C.E. NO. 68795
DATE 6/2/2026

VTTM NO. 19458
CONCEPT UTILITY PLAN
2075 HARBOR BOULEVARD
COSTA MESA, CA
THE OLSON COMPANY

SHEET NO:
UTIL
SHEET 3 OF 3