

**ATTACHMENT 6 – MASTER PLAN**

**PROVIDED UNDER SEPARATE COVER**



# ONE | METRO | WEST

Costa Mesa, CA

April 2020

## Master Plan

Draft No. 5

# ONE | METRO | WEST

Costa Mesa, CA

---

## Master Plan

Draft No. 5

Re-Submitted April 7, 2020

**Applicant:**

**ROSE EQUITIES**  
8383 Wilshire Boulevard, Suite 632,  
Beverly Hills, CA 90211  
(323) 782-4300  
Brent Stoll

**Prepared For:**

**CITY OF COSTA MESA**  
77 Fair Drive,  
Costa Mesa, CA 92626  
(714) 754-5000

**CITY COUNCIL**  
Katrina Foley, Mayor  
John Stephens, Mayor Pro Temp  
Manuel Chavez  
Sandra Genis  
Allan Monsoor  
Andrea Marr  
Arlis Reynolds

**CITY MANAGER**  
Lori Ann Farrell Harrison

**PLANNING COMMISSION**  
Byron de Arakal, Chair  
Jeffrey Harlan, Vice-Chair  
Marc Perkins  
Jon Zich  
Kedarious Colvert  
Dianne Russell  
Jenna Tourje

**DEVELOPMENT SERVICES DIVISION**  
Barry Curtis, Economic and Development Services Director  
Jennifer Le, Assistant Director of Development Services  
Minoo Ashabi, Principal Planner  
Nancy Huynh, Associate Planner

**COPYRIGHT ACKNOWLEDGMENT**

City of Costa Mesa acknowledges that the designs, drawings, specifications, and other documentation (including that on electronic media in whatever form) prepared by, or on behalf of Planner, Architect, and all consultants for ONE METRO WEST are instruments of professional service (collectively “instruments of Service”), and as such, are and shall remain Planner, Architect, and all consultants’ property whether or not such Instruments of Service are placed online, submitted to public entities and/or the project is constructed, and Planner, Architect, and all consultants shall retain all common law, statutory and other reserved rights concerning such Instruments of Service and any related design, Master Plan text including any copyright thereto.

List of Consultants:

ARCHITECTURE

**Togawa Smith Martin, Inc. (TSM)**  
444 S. Flower St, #1220,  
Los Angeles, CA 90071  
(213) 614-6050  
Tom Greer  
Alex Taylor  
TGreer@tsminc.com  
ATaylor@tsminc.com

**Rockwell Group**  
Studio K  
5 Union Square West,  
8th Floor  
New York, NY 1003  
(212) 463-0334  
Anthony Cestra  
Richard Chandler  
ACestra@Rockwellgroup.com  
RChandler@Rockwellgroup.com

ATTORNEY (EIR)

**Hecht Solberg Robinson Golberg  
& Bagley, LLP**  
600 West Broadway, Ste 800,  
San Diego, CA 92101  
(619) 239-3444  
Richard A Schulman  
RSchulman@hechtsolberg.com

ATTORNEY (LAND USE)

**Rutan & Tucker, LLP**  
611 Anton Blvd, 14th Floor,  
Costa Mesa, CA 92626  
(714) 662-4610  
John Ramirez  
jramirez@rutan.com

CIVIL ENGINEERING  
(WET UTILITIES & WATER QUALITY)

**Urban Resource**  
23 Mauchly, Ste 110,  
Irvine, CA 92618  
(949) 387-8056  
Jay Ruby  
Jay@urbresource.com

CIVIL ENGINEERING  
(DRY UTILITIES)

**NV5**  
15092 Avenue of Science, Suite 200  
San Diego, CA 92128  
(858) 927-3637  
Gregg Butsko  
Allison McEachen  
Gregg.Butsko@nv5.com  
Allison.McEachen@nv5.com

ECONOMIC IMPACT

**Competitive Analytics**  
3195 Red Hill Ave, Ste C  
Costa Mesa, CA 92626  
(714) 352-7777  
David Savlowitz  
Michael Ponton  
DSS@CompetitiveAnalytics.com  
MP@CompetitiveAnalytics.com

FISCAL ANALYSIS

**David Taussig &Assoc.**  
5000 Birch St, Ste 6000  
Newport Beach, CA 92660  
(949) 955-1500  
David Taussig  
dtadavid@taussig.com

GEOTECHNICAL

**Geocon, Inc.**  
6960 Flanders Drive,  
San Diego, CA 92121  
(858) 558-6900  
John Hobbs  
hobbs@geoconinc.com

GRAPHICS & PRODUCTION

**P11 Creative**  
20331 Irvine Ave, #5  
Newport Beach, CA 92660  
(714) 641-2090  
Lance Huante  
lance@p11.com

Kedric Francis  
(949) 701-3941  
kedfrancis@gmail.com

**Michael Abbott & Assoc.**  
208 36th St., Newport Beach, CA 92663  
(949) 697-3656  
Michael Abbott  
mabbott@mac.com

GREEN BUILDING CONSULTANT

**VCA Green**  
1845 W. Oranewood Ave  
Suite 220, Orange, CA 92868  
(714) 978-9780  
Moe Fakih  
mfakih@vca-green.com

LANDSCAPE ARCHITECTURE

**Urban Arena**  
3195 Red Hill Ave,  
Costa Mesa, CA 92626  
(714) 754-4500  
Michael Schrock  
Jackie Case  
Michael Knight  
Michael@urbanarena.com  
Jackie@urbanarena.com  
knight@urbanarena.com

LIGHT AND GLARE

**Lighting Design Alliance**  
2830 Temple Ave,  
Long Beach, CA 90806  
(562) 989-3843  
Chip Israel  
cisrael@lightingdesignalliance.com

PLANNING / SPECIFIC PLAN /  
MASTER PLAN

**Templeton Planning Group**  
20250 Acacia St., Ste. 260  
Newport Beach, CA 92660  
(949) 724-0640  
Peter Templeton  
Albert Armijo  
C.J. Martinez  
ptempleton@templetonplanning.com  
aarmijo@templetonplanning.com  
cjmartinez@templetonplanning.com

TITLE INSURANCE

**Chicago Title**  
700 South Flower Street, Suite 900  
Los Angeles, CA 90017  
(213) 488-4346  
Frank Jansen  
jansenf@ctt.com

TRAFFIC / AIR QUALITY / NOISE

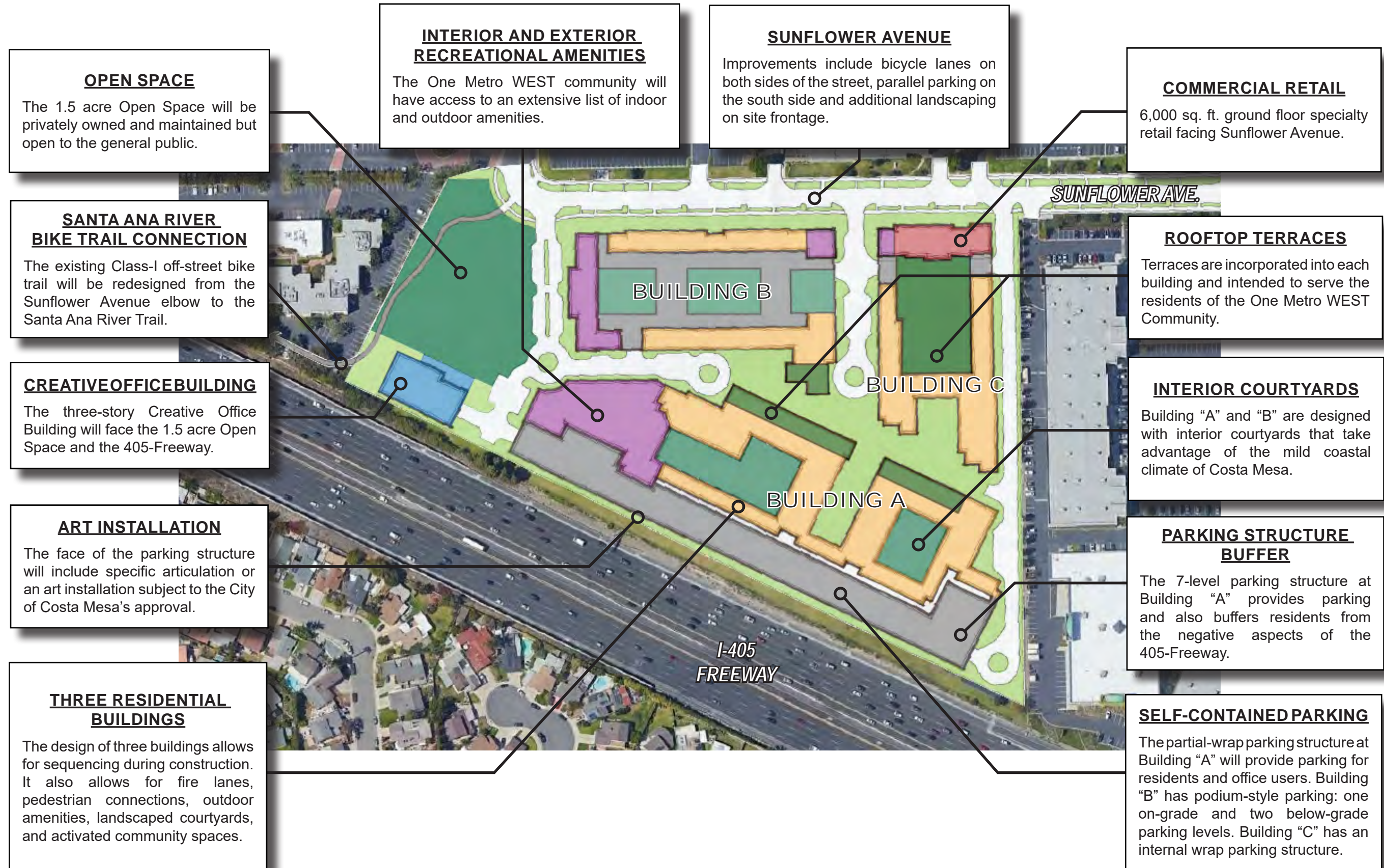
**LSA**  
20 Executive Park, Ste 200  
Irvine, CA 92614  
(949) 553-0666  
Tony Petros  
Tony.Petros@LSA-Assoc.com

1.	Location and Vicinity Map .....	1
2.	Conceptual Plan: “The Big Idea” .....	2
3.	Purpose of the One Metro West Master Plan .....	3
4.	Relationship to the One Metro West Specific Plan.....	4
5.	Project Summary.....	6
6.	Site Plan: Ground Level and 2nd Level Plan .....	7-8
7.	3rd and 4th Level Plan .....	9-10
8.	5th and 6th Level Plan .....	11-12
9.	7th Level and Roof Plan .....	13-14
10.	Parking Plan .....	15-18
11.	Floor Plans .....	19-22
12.	Building and Street Scene Elevations .....	23-34
13.	I-405 Freeway Sections .....	35-36
14.	Building A, B, C, and Creative Office Building Sections.....	37-40
15.	Proposed Sunflower Avenue Improvements.....	41-42
16.	Shadow Analysis .....	43-46
17.	Open Space Art and Private Open Space Art Plan.....	47
18.	Conceptual Landscape Plan .....	48
19.	Conceptual Open Space Plan .....	49
20.	Conceptual Private Open Space Plan .....	50
21.	Indoor and Outdoor Amenities .....	51-52
22.	Lighting Plan.....	53
23.	Colors and Materials .....	54-56
24.	Construction Management Plan .....	58
25.	Sunflower Avenue Setback Variations.....	59-60
26.	Oblique Views .....	61-70
 <b><u>Additional Large Scale Submissions:</u></b>		
	Large Scale Site Plan .....	A
	Preliminary Grading Plan .....	B-F
	Fire Master Plan .....	G
	Preliminary Water Quality Site Plan .....	H



# 1





## Purpose of the ONE METRO WEST Master Plan

The ONE METRO WEST Master Plan serves as a precise plan of development for the 15.23 (net) acre Project site. The Master Plan defines and displays Project components (residential; commercial; office; public and private open space; pedestrian and vehicular access and pathways; trails; public art; improvements to Sunflower Avenue) through schematic design by the Project. The Master Plan further defines the specific details of the project but must be consistent with the Specific Plan Development Standards and Design Guidelines. The Master Plan provides the following project site information:

- Topography/grading plan
- Existing trees
- Location of, and identification of, structures on adjoining lots (including 2nd story windows)
- Structural setbacks and distances between buildings
- Required right-of-way dedications and easements
- Property lines and dimensions
- Pedestrian access and circulation
- Landscape and open space areas
- Walls/fences Plan (heights/materials)
- Trash enclosures (locations)
- Loading areas (locations/dimensions/screening)
- Off-street parking (types; numbers; parking stall dimensions; maneuvering areas; driveways; paving materials; curbing and wheel stops)
- Names/widths (to centerline) of adjacent streets/alleys
- Floor plans, use of rooms
- Exterior colored elevations of all sides of buildings (including height, use of rooms, materials)
- Roof plan
- Conceptual Landscape Plan / Hardscape Plan
- Renderings/Streetscape View of Project
- Conceptual Construction Management Plan

The following project data information is also provided as part of the Master Plan:

- Lot area, after dedications
- Number of dwelling units, classified by number of bedrooms per unit (x=bachelor; y=1-bedroom; z=2-bedroom), dens, libraries, studios, etc. are considered bedrooms
- Number of parking spaces (open; carport; garage)
- Area (square feet) and percentage of site dedicated to open space (area other than buildings, driveways, parking)
- Area (square feet) of each building and total building area (including parking)
- Area (square feet) and percentage of lot devoted to driveway and open parking

## Relationship to the ONE METRO WEST Specific Plan

The ONE METRO WEST Master Plan illustrates and explains the development plans that implement ONE METRO WEST Specific Plan Development Standards and Design Guidelines.

The ONE METRO WEST Specific Plan provides Development Standards and Design Guidelines that promote design of a contemporary, mixed-use pedestrian-oriented community. Development Standards are indicators of firm requirements and pertain to building areas, building heights, building setbacks, residential density, parking, etc. As such, Development Standards are rules or measures pertaining to land uses and zoning.

The Design Guidelines are intended to ensure Specific Plan Objectives and Development Standards are implemented throughout the ONE METRO WEST community. The Design Guidelines are not regulatory; rather the Design Guidelines serve as guides for development of the ONE METRO WEST Master Plan. The Design Guidelines represent best practices in building design, streetscape improvements, sustainability practices and place-making.

The Master Plan graphics depict the following aspects of the ONE METRO WEST community:

- Use of hardscape throughout the community
- Pedestrian connectivity between land uses in the community
- Community-wide parking
- Fire protection measures
- Loading/Un-loading areas and mechanical equipment locations and screening
- Wall design and standards
- Outside furniture design and locations
- Community-wide lighting
- Bicycle trails and support facilities
- Signage design
- Building(s) architecture and design treatments
- Landscape treatment
- Sunflower Avenue street scene
- Public open space
- Public art design and potential locations
- Sustainability design
- Community-wide safety design



# Mixed-Use: Multi-Family Residential, Retail, Office, Public Open Space

## Project Summary

Building Code	Residential: R2	
Occupancy Groups:	Parking Garage: S-2 Recreation Area: A-3	
Construction Type:	Residential Above Podium: Type IIIA Residential Below Podium: Type IA Parking Garage: Type IA Retail/Commercial: Type IA	
Net Site Area:	15.23 Acres	
Open Space:	1.5 Acres	
Total Units:	1,057 Units	
Creative Office Building:	25,000 sf	
Retail:	6,000 sf	
	Total:	Excluding Garage:
Building A:	969,660 sf	595,070 sf
Building B	549,880 sf	499,100 sf
Building C	495,100 sf	320,750 sf
Project Floor Area Ratio (FAR):	2.22	
Open Space Calculations:		
Open Space Area <sup>2</sup> :	65,340 sf   1.5 ac	
Private Open Space (Balconies/Patios):	52,850 sf Min.	
Common Open Space (without Open Space):	211,400 sf Min.	
TOTAL (Min.):	264,250 sf	

Common open space areas are defined as an area of land primarily for the leisure and recreational use of residents of a development. The open space, rooftop amenities, elevated courtyards, and terraces are a part of common open space areas for the Project. Private balconies and patios are categorized as private open space areas.

### Notes:

1. The final mix can be within 15% of the Residential Unit Breakdown above, but the total number of units will not exceed 1,057.
2. The Open Space will be privately owned and maintained by Rose Equities. It will be available to the public through dedication of a public access easement.

## Residential Unit Breakdown<sup>1</sup>

Unit Type	Area	Building A	Building B	Building C	Total
Studio 1	618 sf	53	47	31	131
1 Bedroom A	745 sf	63	66	77	206
1 Bedroom B	812 sf	0	5	0	5
1 Bedroom C	820 sf	154	110	14	278
2 Bedroom A	1,150 sf	146	106	69	321
2 Bedroom B	1,170 sf	6	9	13	28
2 Bedroom C	1,184 sf	14	22	14	50
3 Bedroom A	1,526 sf	13	14		27
3 Bedroom B	1,370 sf			11	11
Total Units		449	379	229	1057

## Vehicular Parking

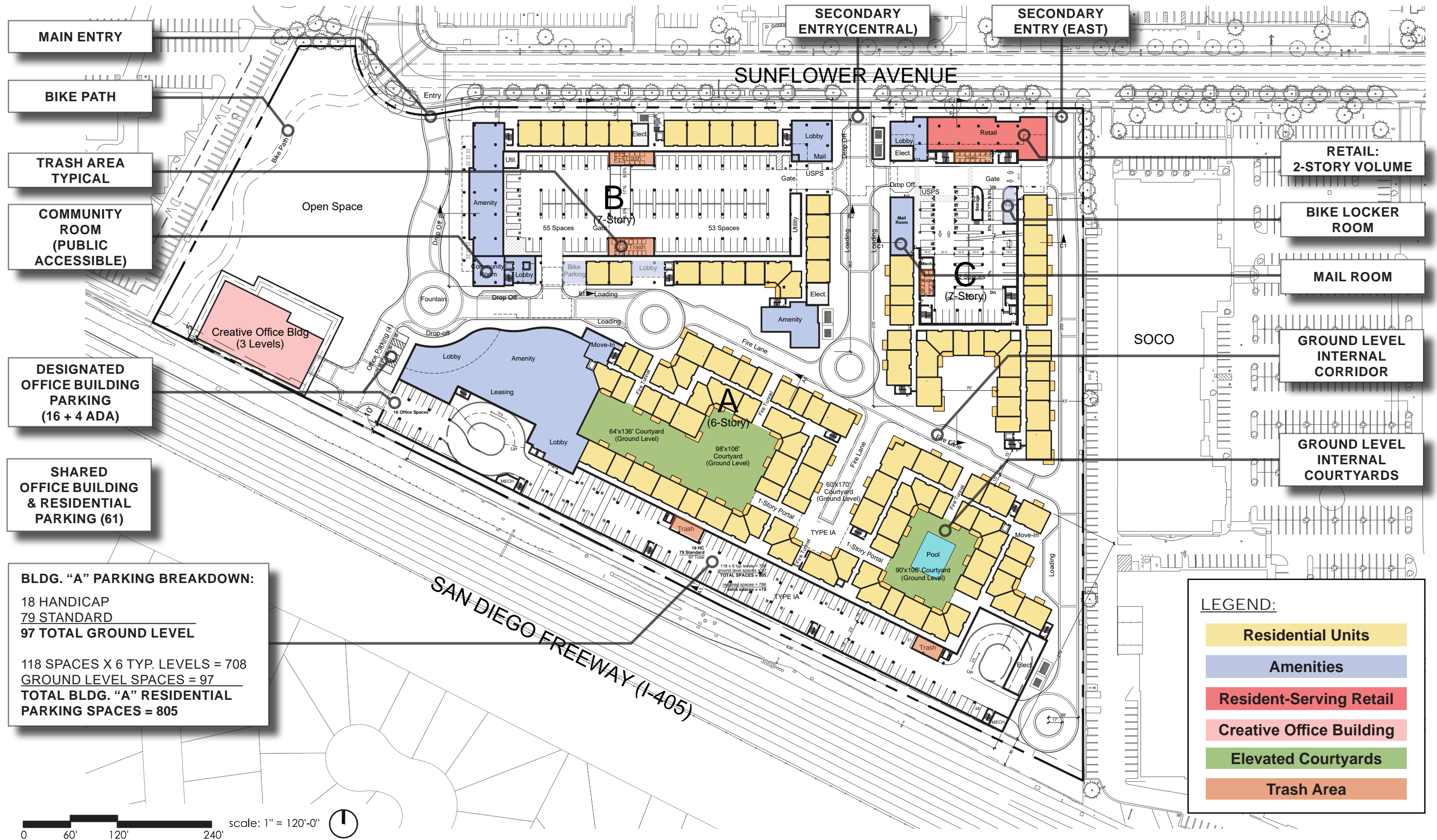
Area	Total Units	Total Bedrooms	Parking Ratio	Parking Required	Parking Provided
Building A	449	648	1.75/unit	786	
Building B	379	544	1.75/unit	664	
Building C	229	347	1.75/unit	400	
Retail			4/1,000 sf	24	
Creative Office Building			4/1,000 sf	100	
Total Parking	1057	1539		1,913	1914 *

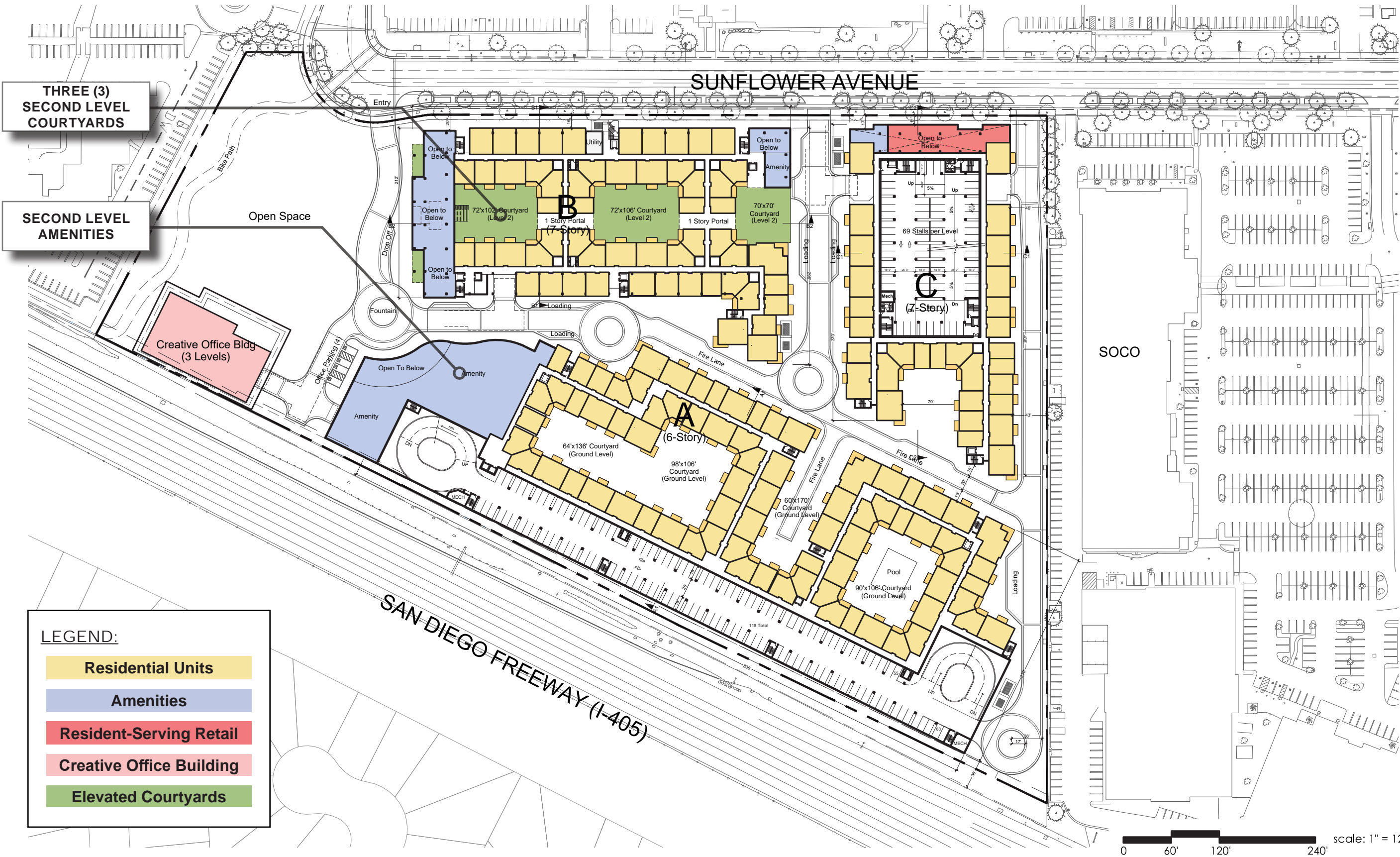
\*61 shared office/residential spaces located in Building A garage

### Amenities:

Building A	Indoor		Outdoor		Indoor Total	Outdoor Total
	Leasing	Amenity @ Ground	Amenity @ 2nd	Amenity Terrace		
	11,000 sf	18,000 sf	6,000 sf	4,000 sf	35,000 sf	4,000 sf
Building B	Indoor		Outdoor		Indoor Total	Outdoor Total
	Amenity @ Basement (B1)	Amenity @ Ground	Community Room	Amenity Terraces		
	8,000 sf	10,000 sf	1,500 sf	10,800 sf	19,500 sf	10,800 sf
Building C	Indoor		Outdoor		Indoor Total	Outdoor Total
	Rooftop Amenities		Terraces			
	18,000 sf		18,000 sf			18,000 sf
	Grand Total				54,500 sf	32,800 sf

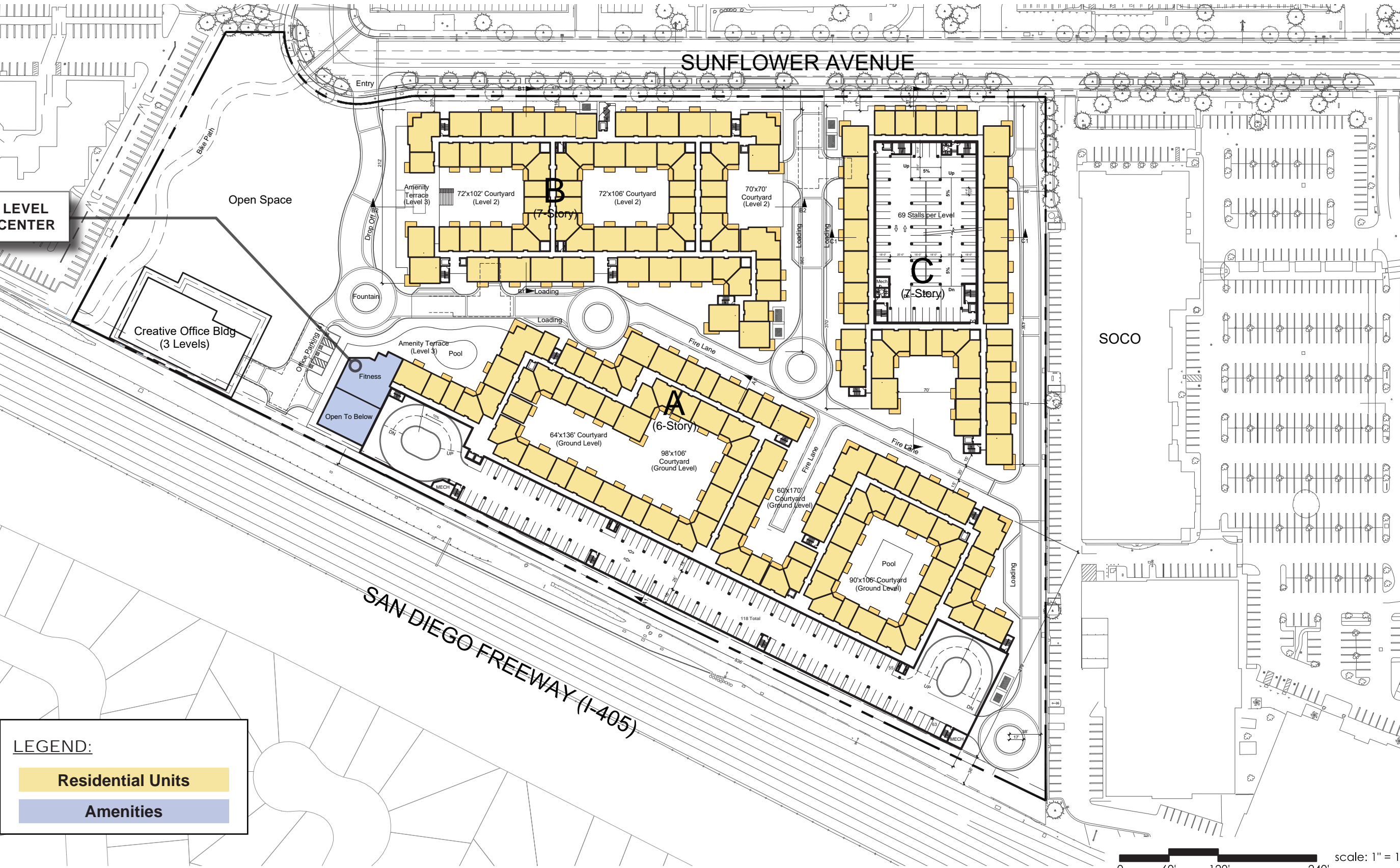
# 7 | SITE PLAN: GROUND LEVEL

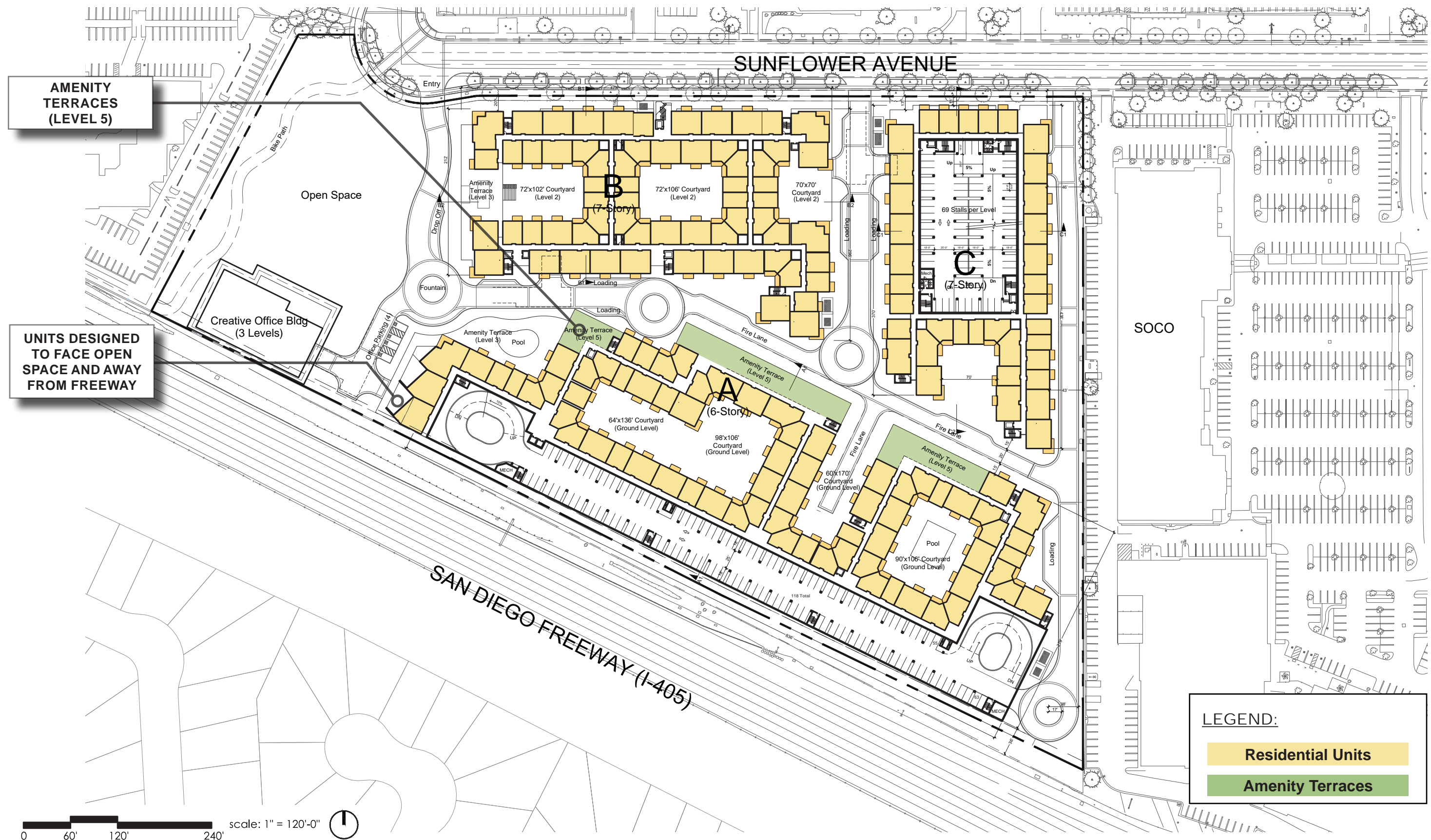


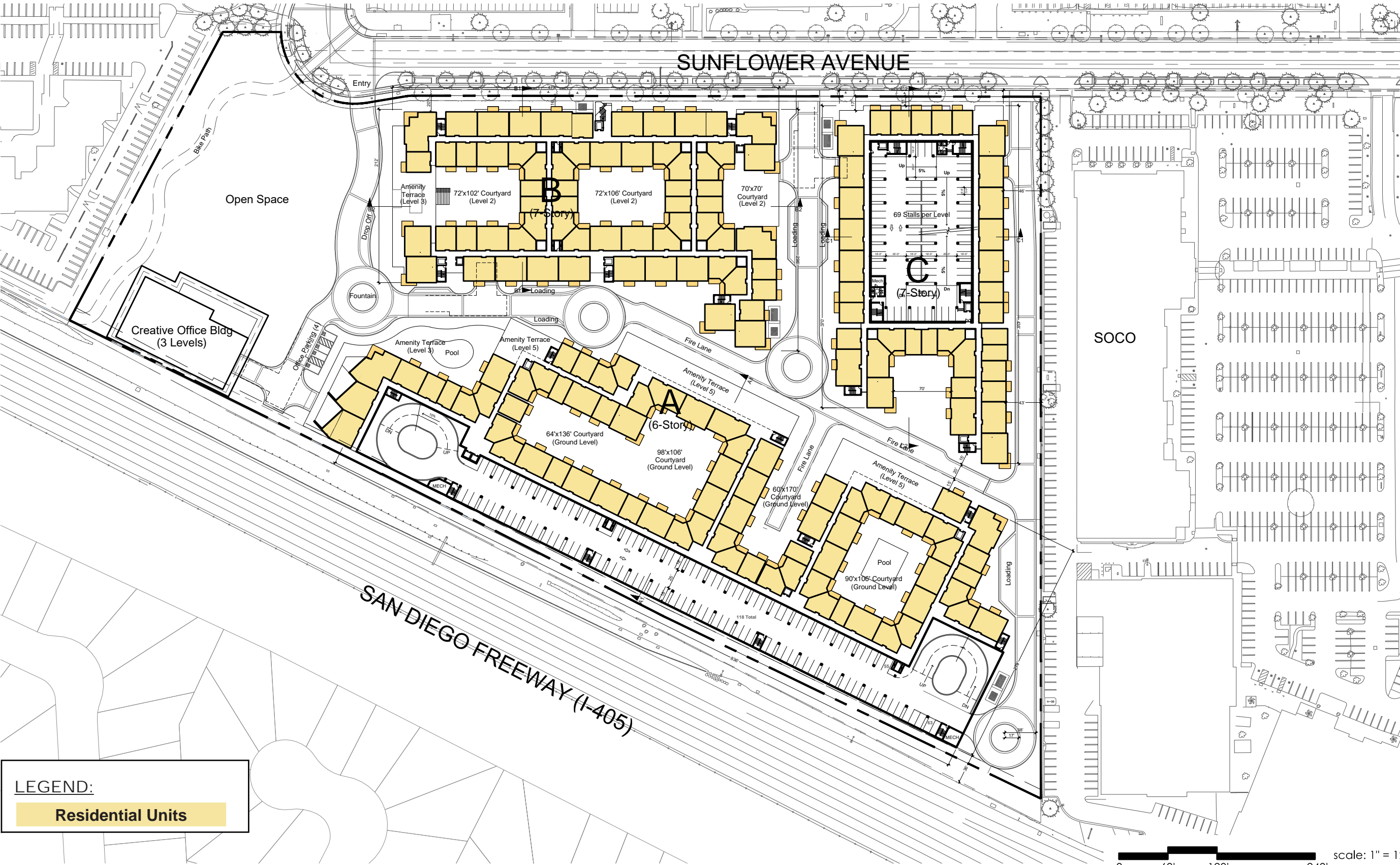


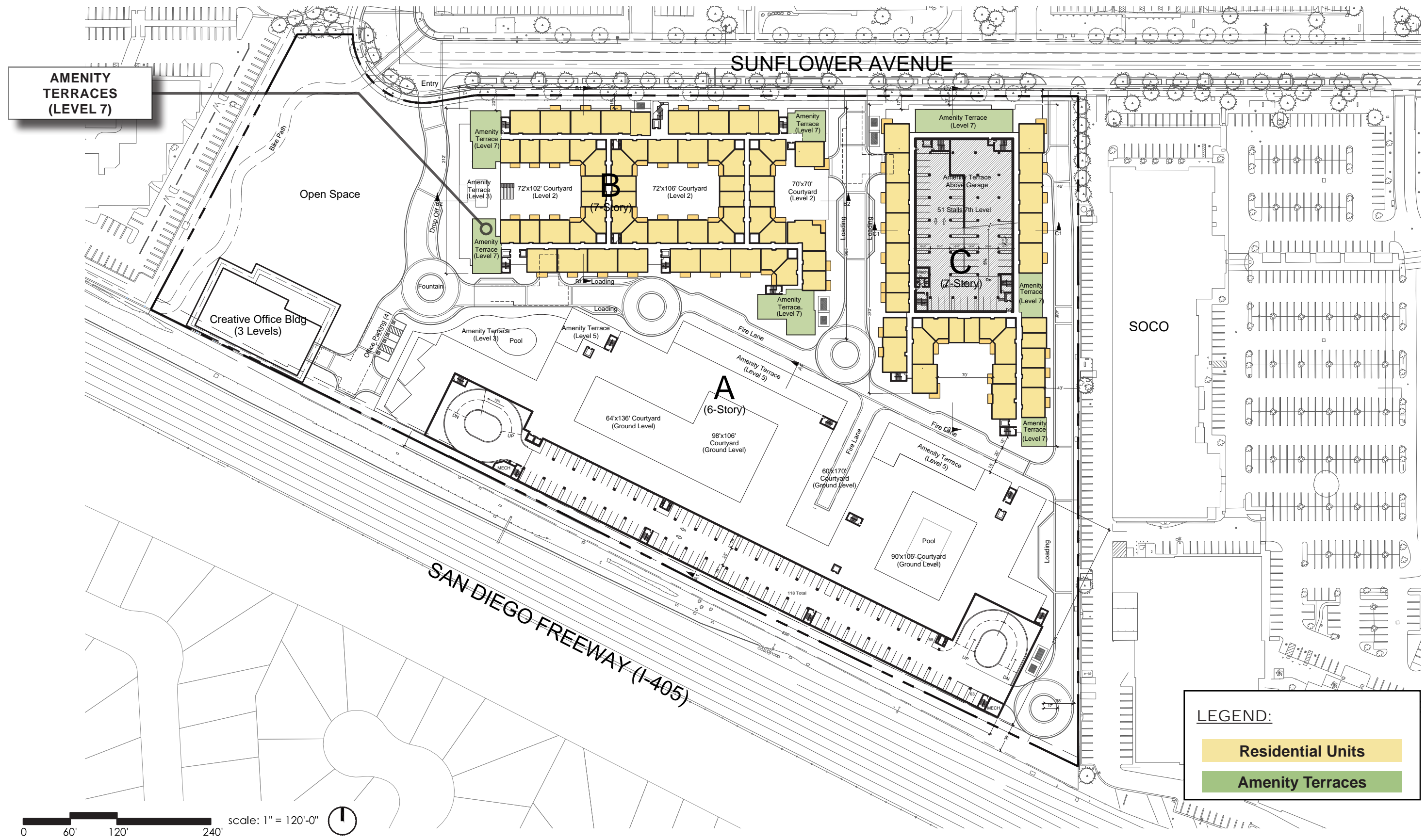


FOURTH LEVEL  
FITNESS CENTER









AMENITY  
TERRACES  
(LEVEL 7)

SUNFLOWER AVENUE

Open Space

Creative Office Bldg  
(3 Levels)

SAN DIEGO FREEWAY (I-405)

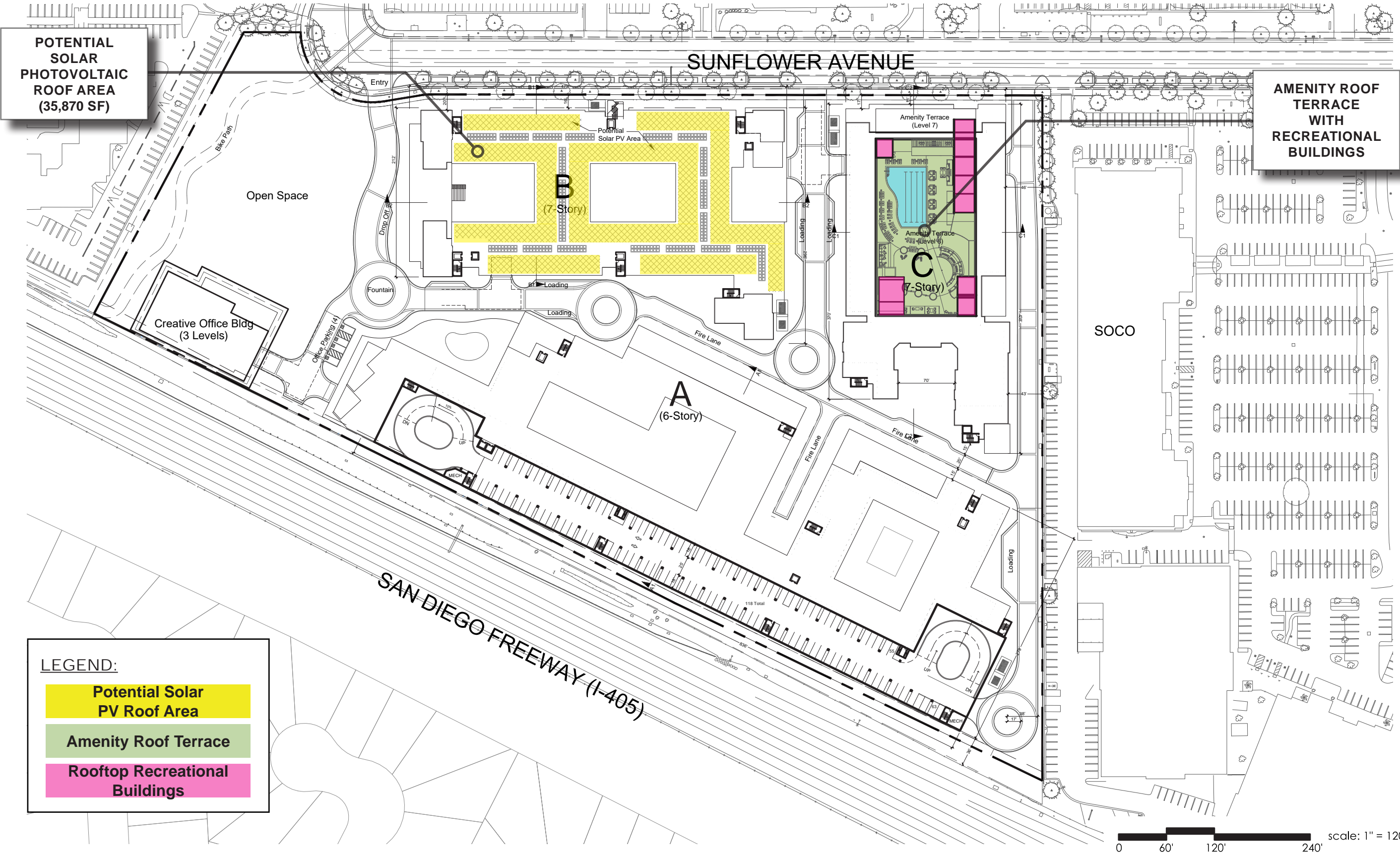
SOCO

LEGEND:

Residential Units

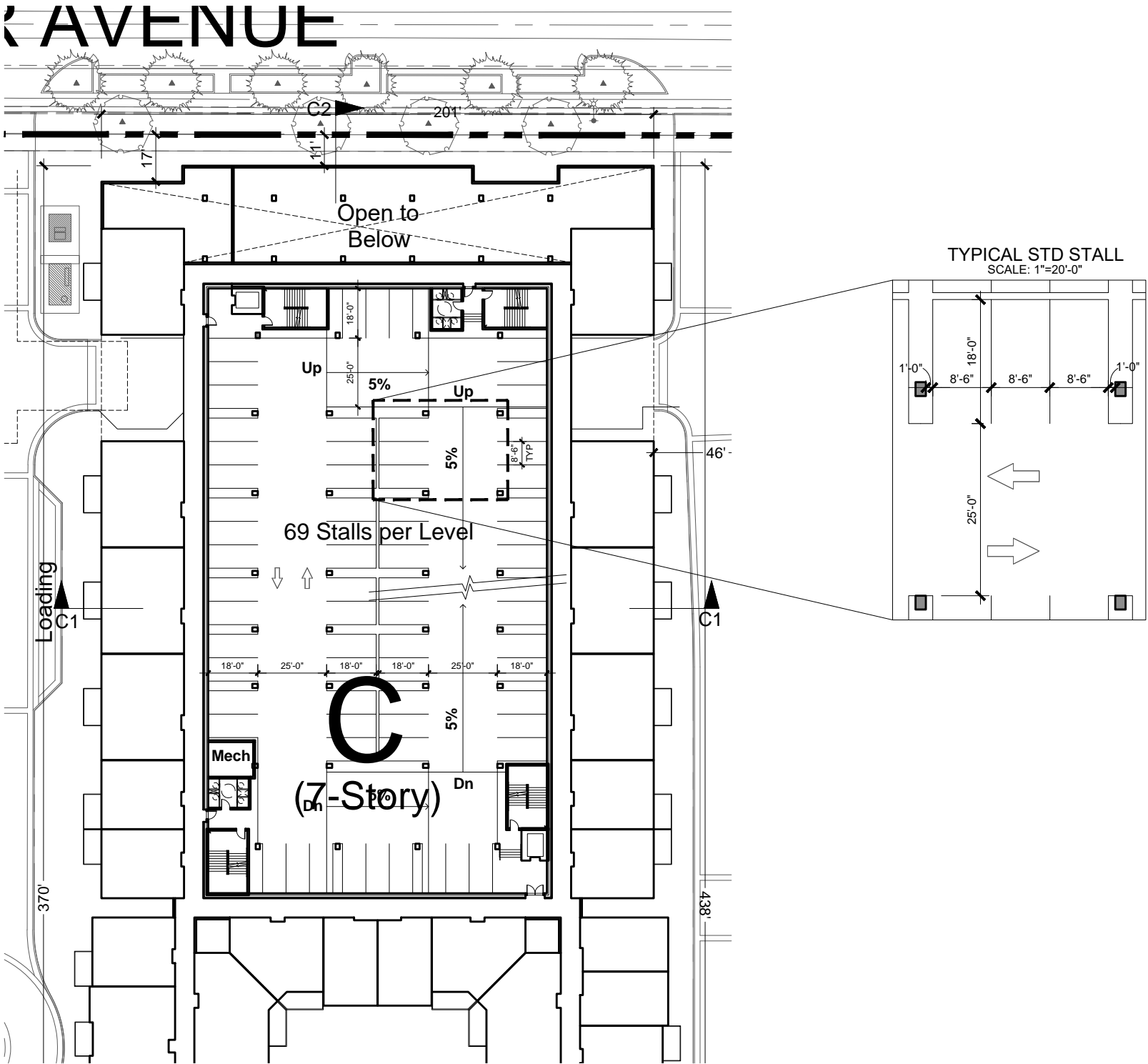
Amenity Terraces

0 60' 120' 240' scale: 1" = 120'-0"

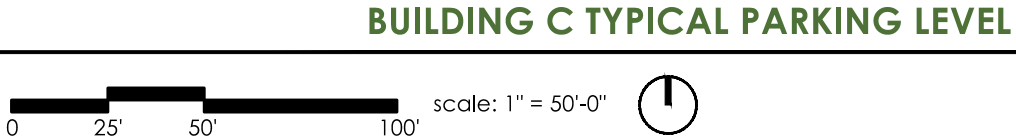




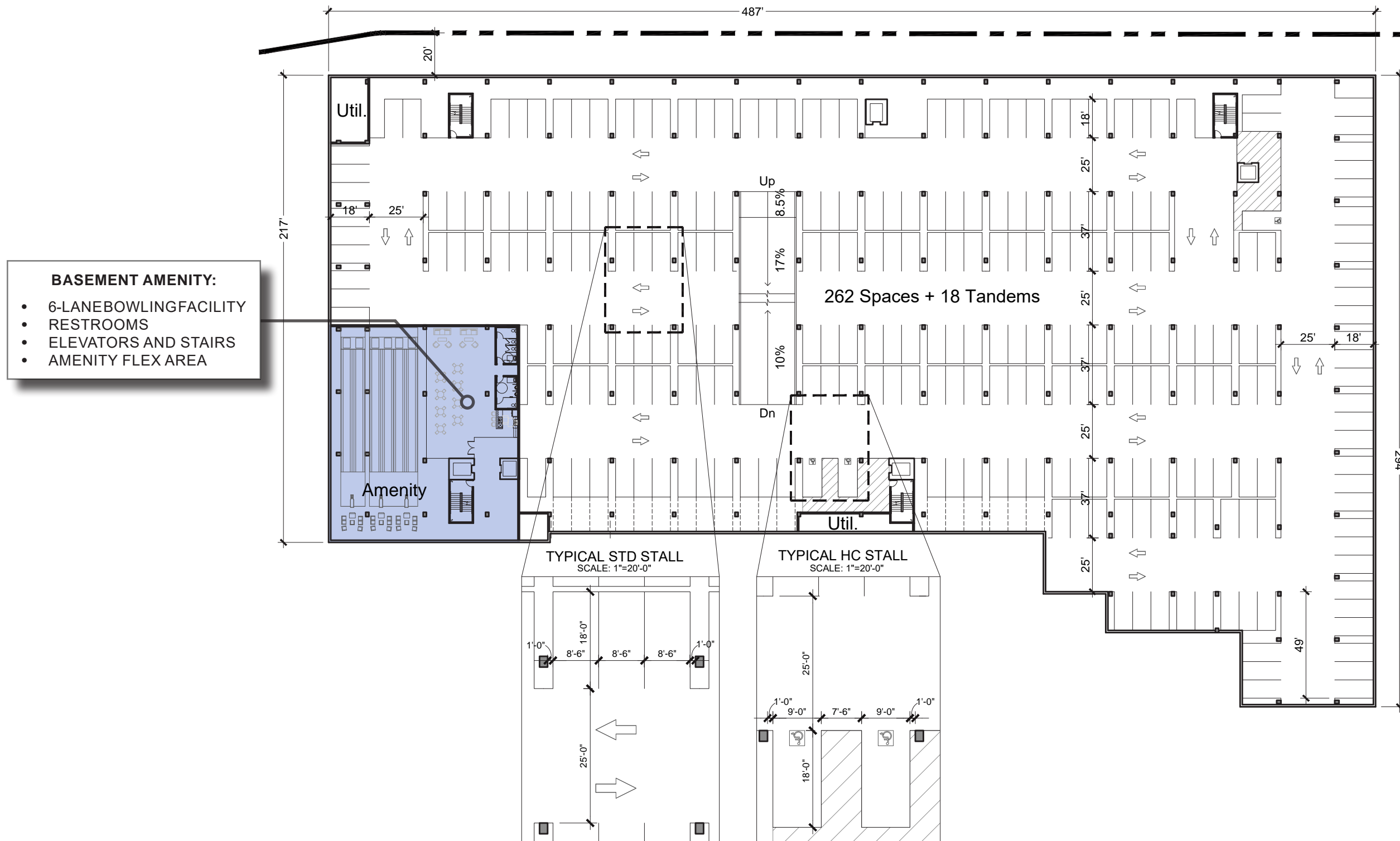
The Electric Vehicle Parking Requirements will be complied to as per the CalGreen Code and will be confirmed of compliance by the City of Costa Mesa Building Division at a later time.



**Note:**  
The Electric Vehicle Parking Requirements will be complied to as per the CalGreen Code and will be confirmed of compliance by the City of Costa Mesa Building Division at a later time.



## First Level Below-Grade

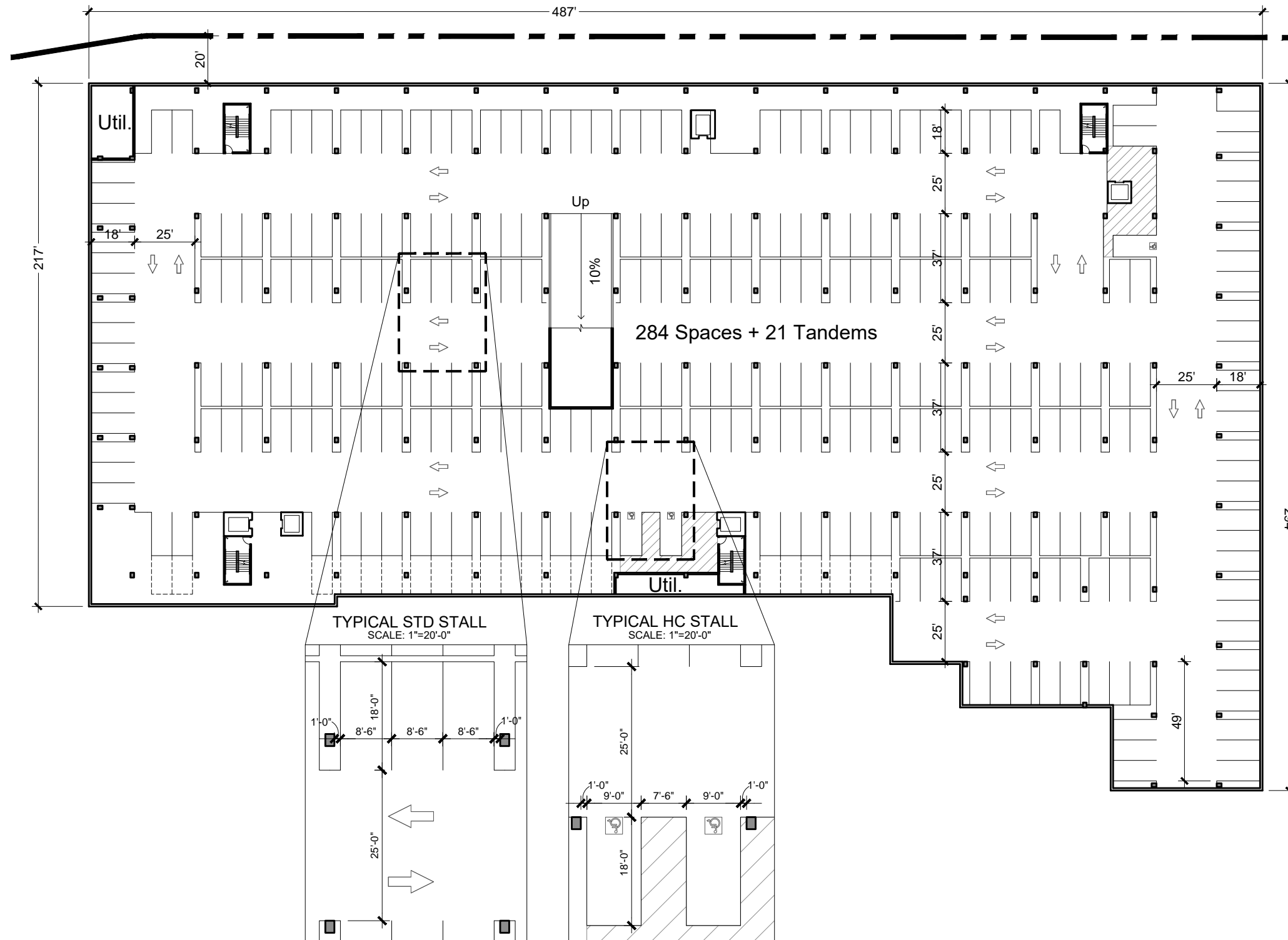


**Note:**

The Electric Vehicle Parking Requirements will be complied to as per the CalGreen Code and will be confirmed of compliance by the City of Costa Mesa Building Division at a later time.



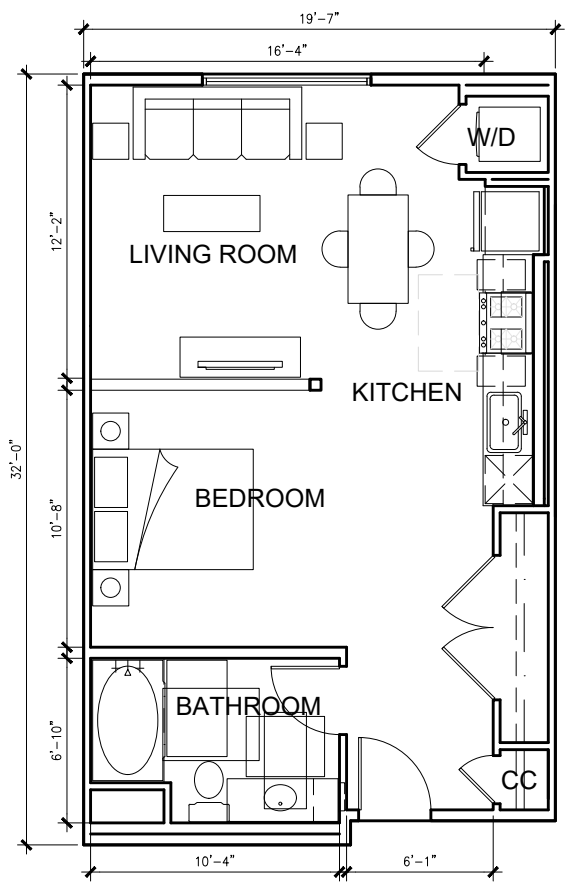
## Second Level Below-Grade



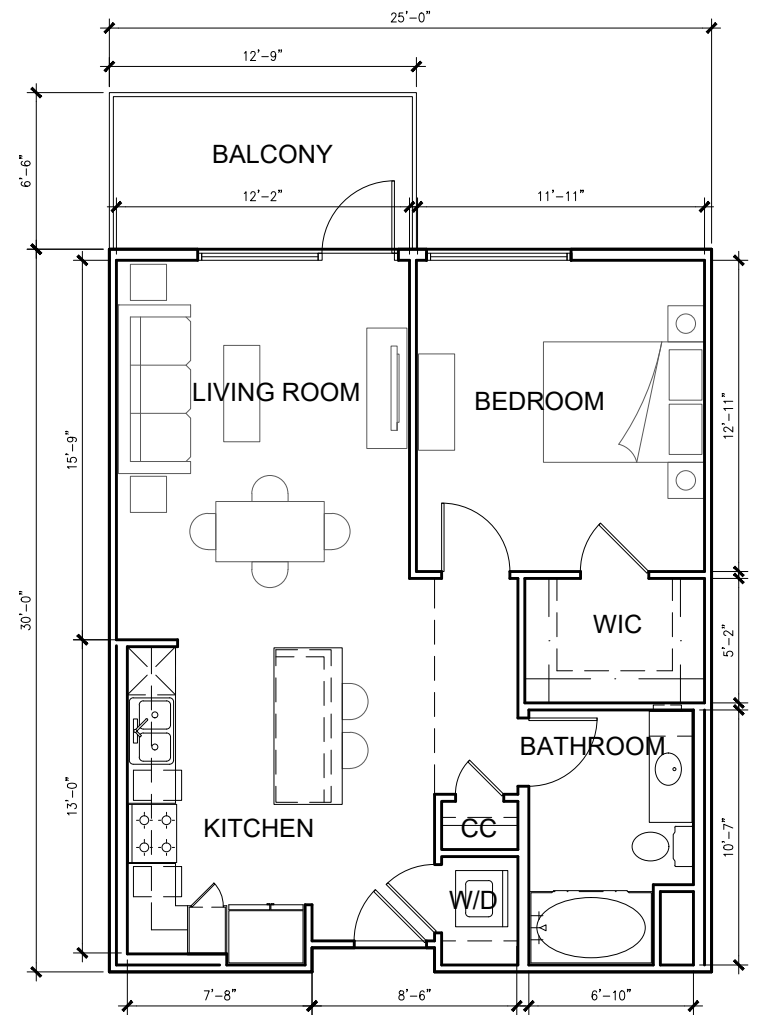
**Note:**

The Electric Vehicle Parking Requirements will be complied to as per the CalGreen Code and will be confirmed of compliance by the City of Costa Mesa Building Division at a later time.

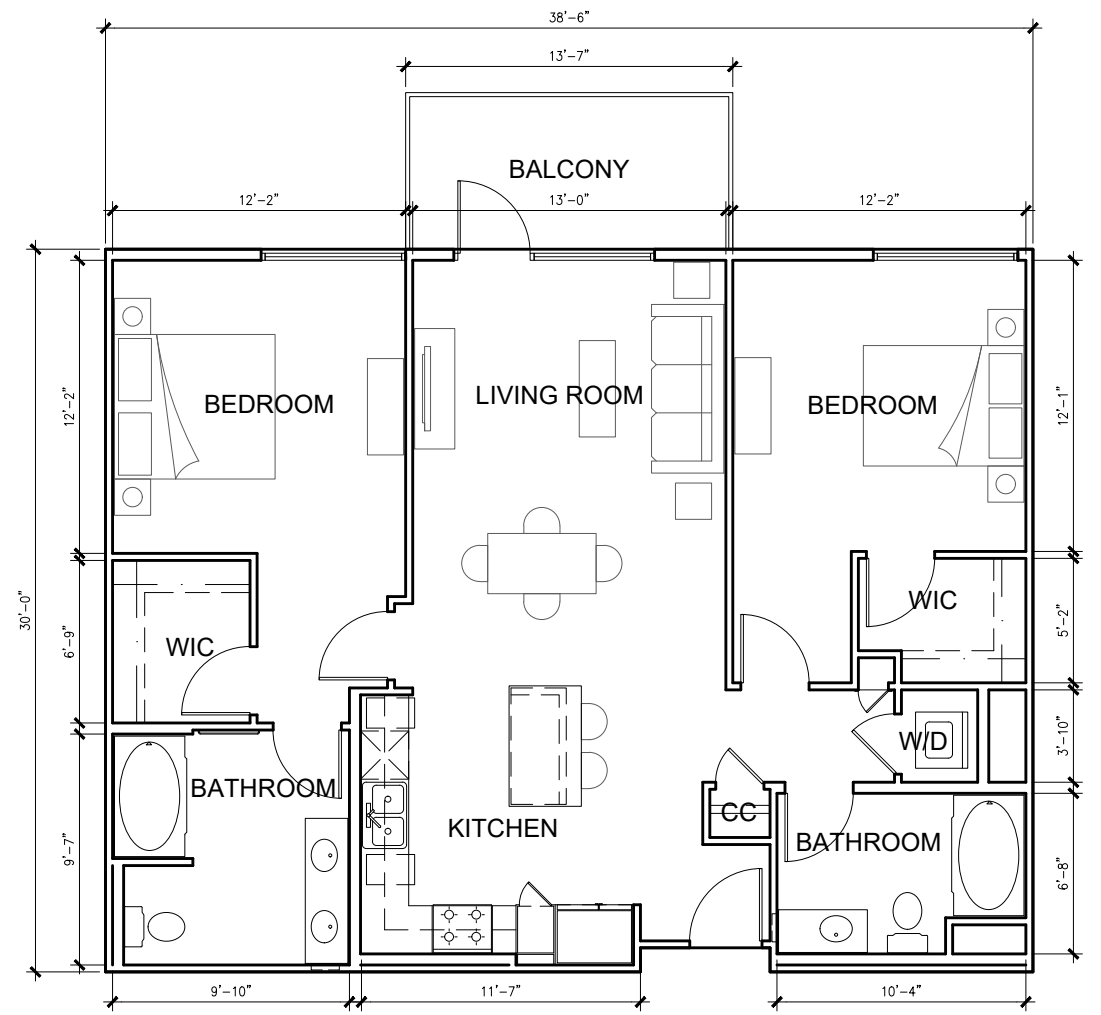




**STUDIO 1**  
618 sf  
131 units

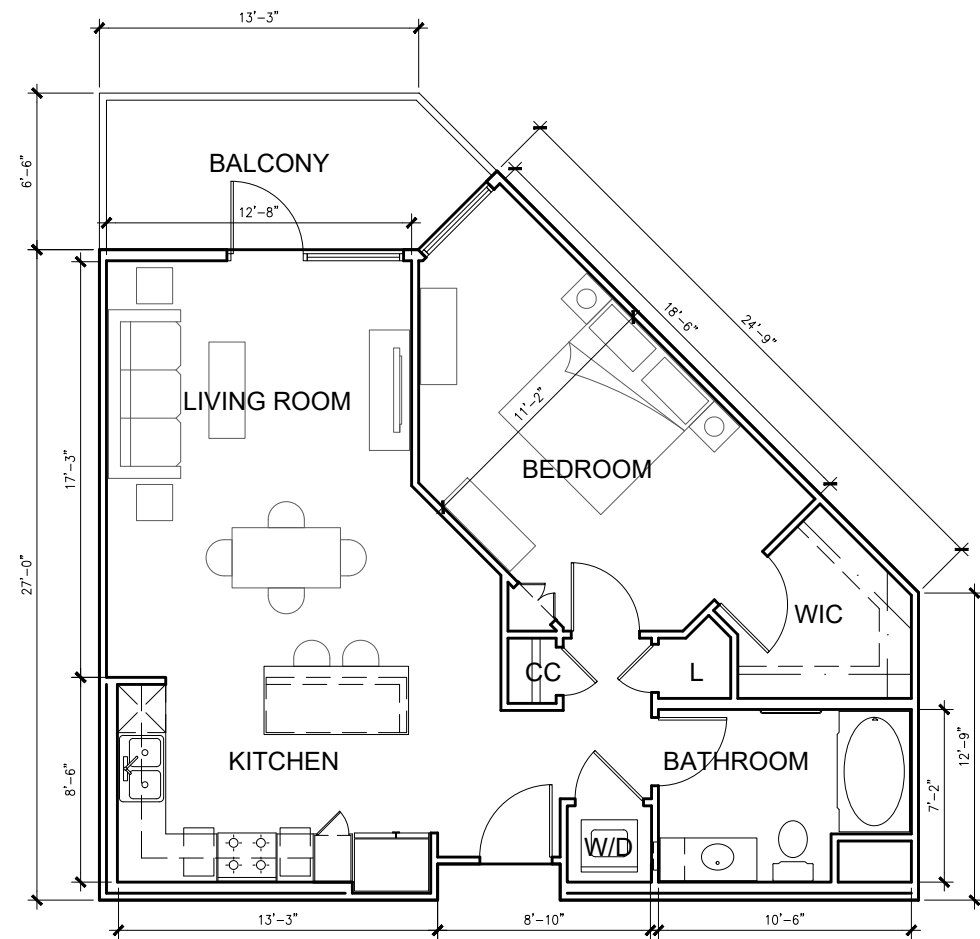


**1 BEDROOM A (1 BEDROOM B SIM)**  
745 sf (812 sf SIM)  
206 units (5 units SIM)

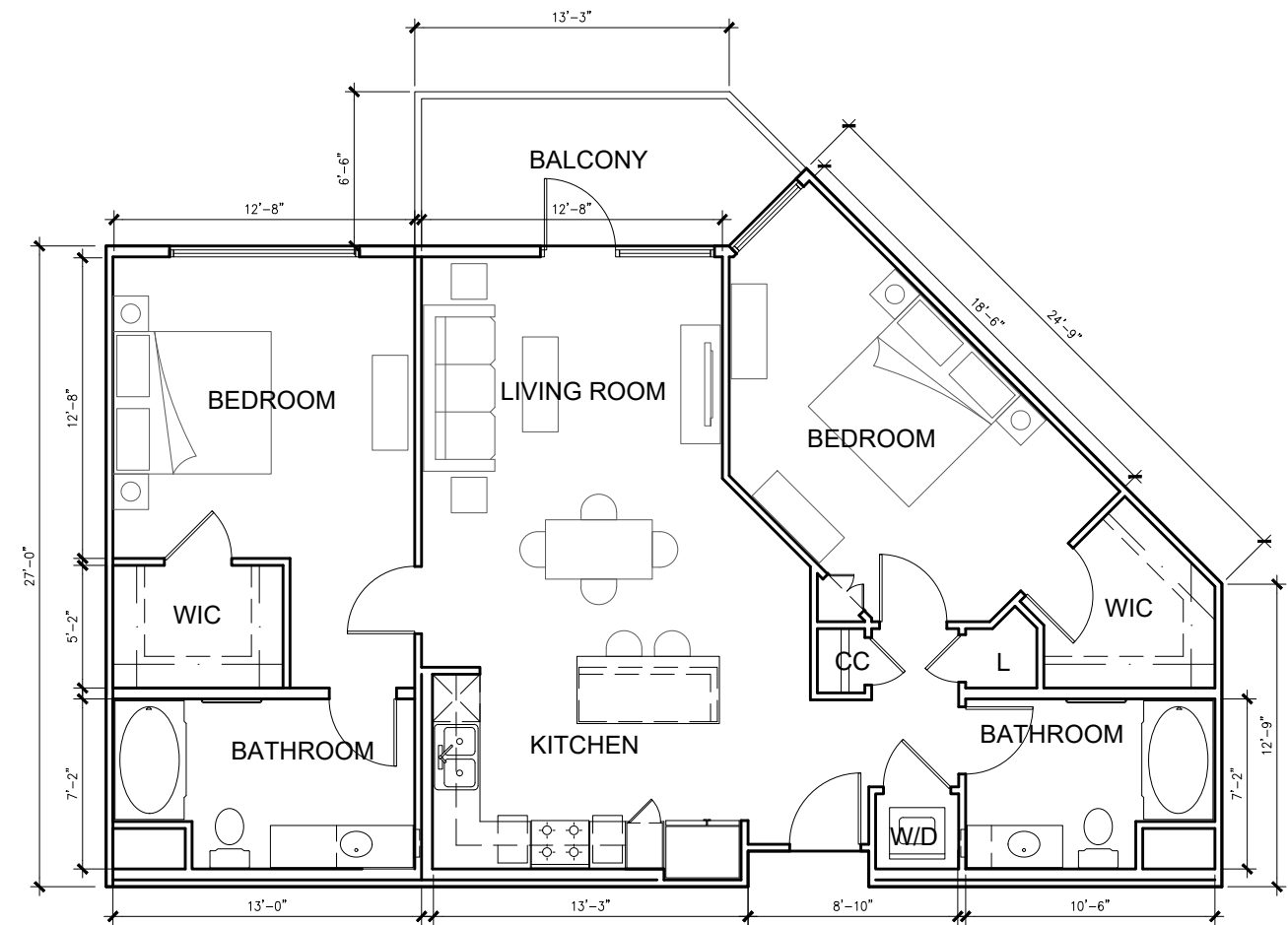


**2 BEDROOM A**  
1,150 sf  
321 units



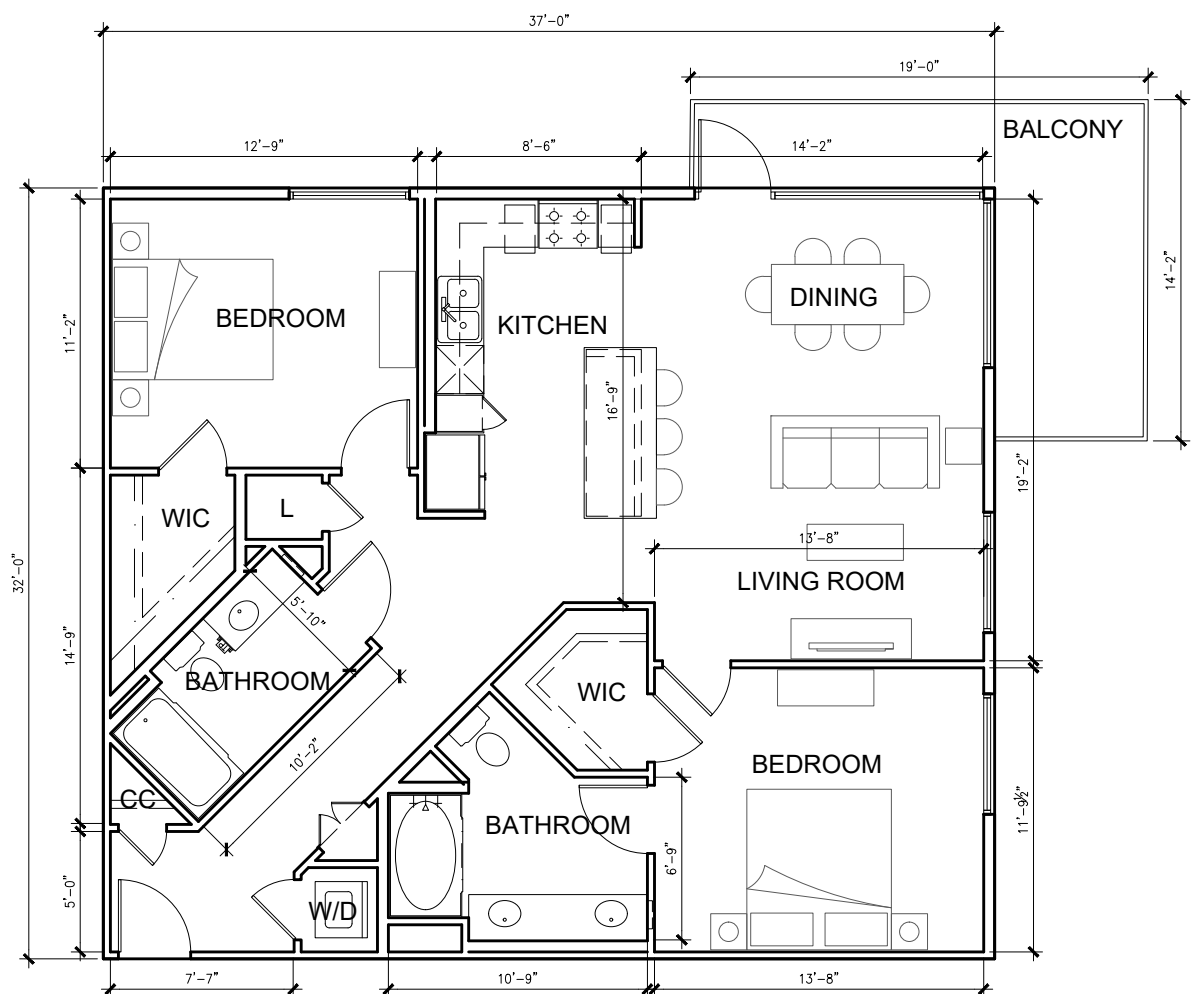


1 BEDROOM C  
820 sf  
278 units

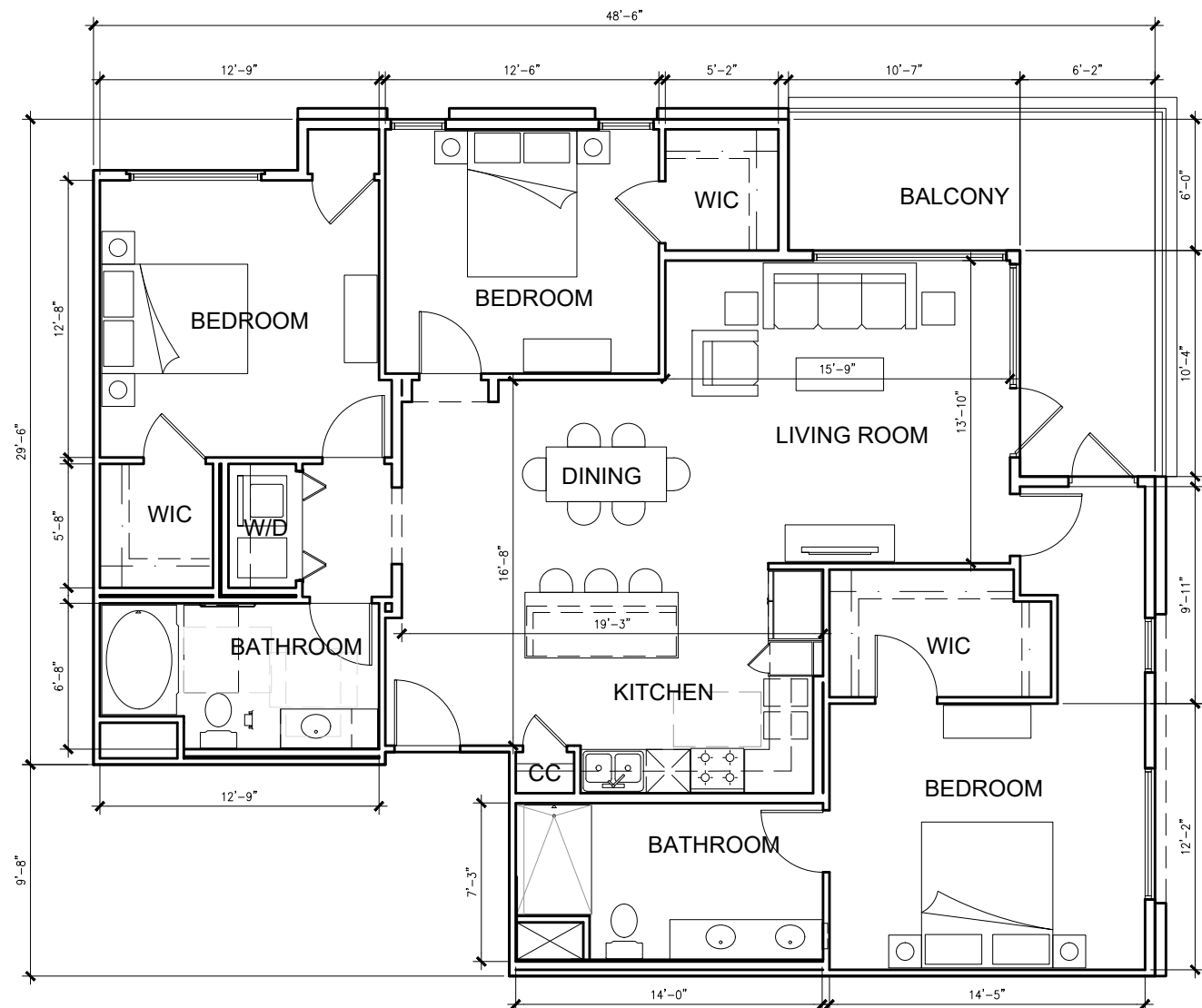


2 BEDROOM B  
1,170 sf  
28 units



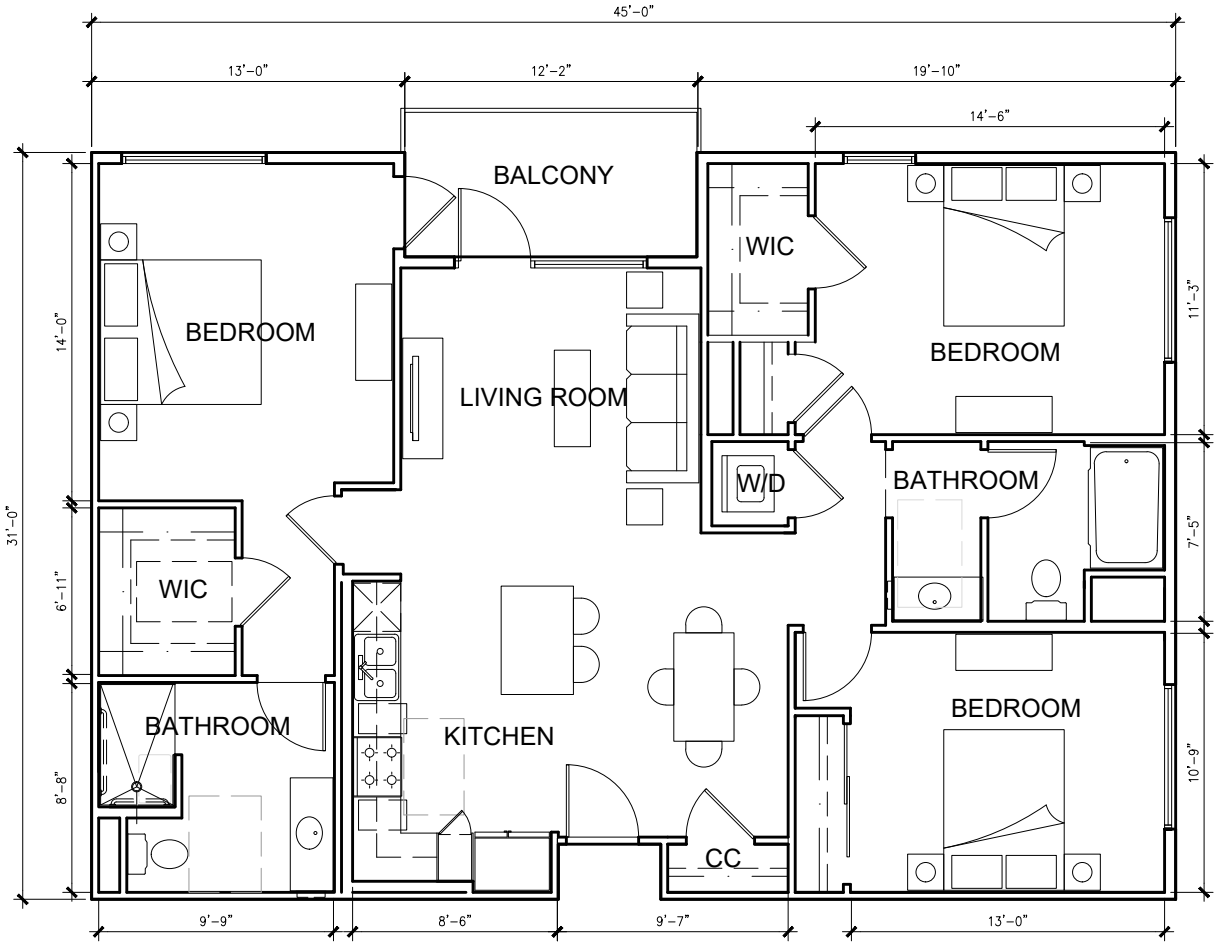


2 BEDROOM C  
1,184 sf  
50 units



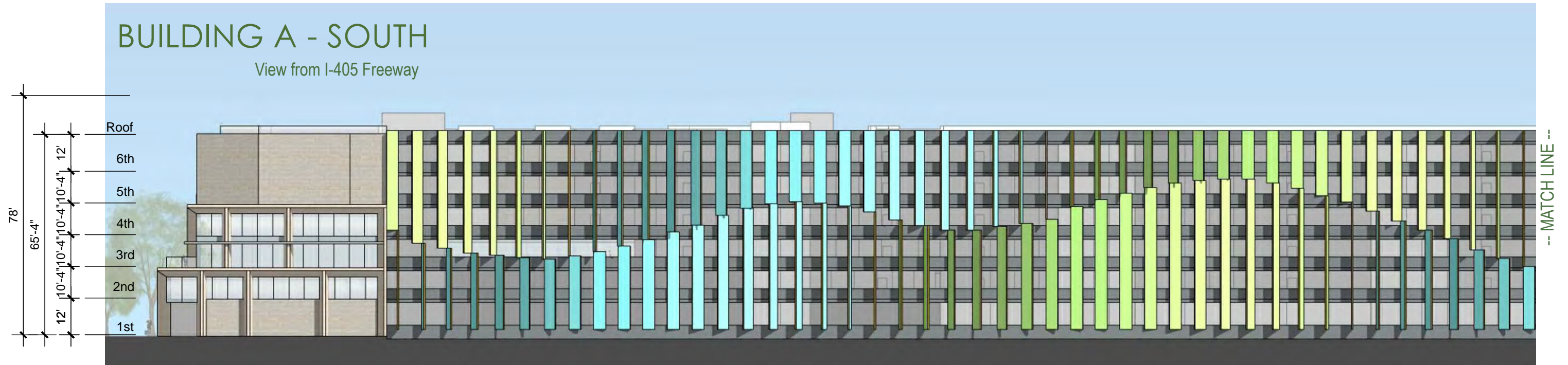
3 BEDROOM A  
1,526 sf  
27 units





3 BEDROOM B  
1,370 sf  
11 units





\*Note: Prior to issuance of the first Building Permit for One Metro WEST, the owner/developer shall submit a Design Plan for the Building “A” Parking elevation along the I-405 Freeway for the approval by the City’s Cultural Arts Committee. The current design shown in this exhibit is preliminary.





\*Note: Prior to issuance of the first Building Permit for One Metro WEST, the owner/developer shall submit a Design Plan for the Building “A” Parking elevation along the I-405 Freeway for the approval by the City’s Cultural Arts Committee. The current design shown in this exhibit is preliminary.





BUILDING A - WEST

View from Open Space and Creative Office Building



BUILDING A - EAST  
View from South Coast Collection



BUILDING B - WEST

View from Open Space



BUILDING B - NORTH

View from Sunflower Avenue



BUILDING B - EAST  
View from Secondary Entry (Central)



BUILDING B - SOUTH  
View from Internal Open Space Corridor



BUILDING C - NORTH

View from Sunflower Avenue with Ground Floor Retail



BUILDING C - WEST

View from Secondary Entry (Central)



BUILDING C - SOUTH  
View from Internal Open Space Corridor



BUILDING C - EAST  
View from Secondary Entry (East)

Sunflower  
Ave.



-- MATCH LINE --

View of Building B  
from Open Space

Building A

Open Space Corridor with Building C Beyond

## MAIN ENTRY ROAD LOOKING EAST

\*Note: Prior to issuance of the first Building Permit for One Metro WEST, the owner/developer shall submit a Design Plan for the Building "A" Parking elevation along the I-405 Freeway for the approval by the City's Cultural Arts Committee. The current design shown in this exhibit is preliminary.

I-405  
Freeway



-- MATCH LINE --

Building A

Building C

Building B Beyond

## SECONDARY ENTRY (EAST) ROAD LOOKING WEST

Along South Coast Collection



\*Note: Prior to issuance of the first Building Permit for One Metro WEST, the owner/developer shall submit a Design Plan for the Building “A” Parking elevation along the I-405 Freeway for the approval by the City’s Cultural Arts Committee. The current design shown in this exhibit is preliminary.





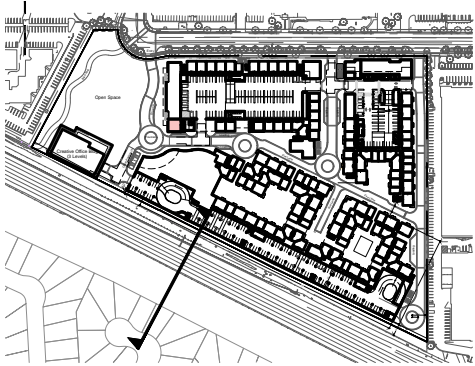
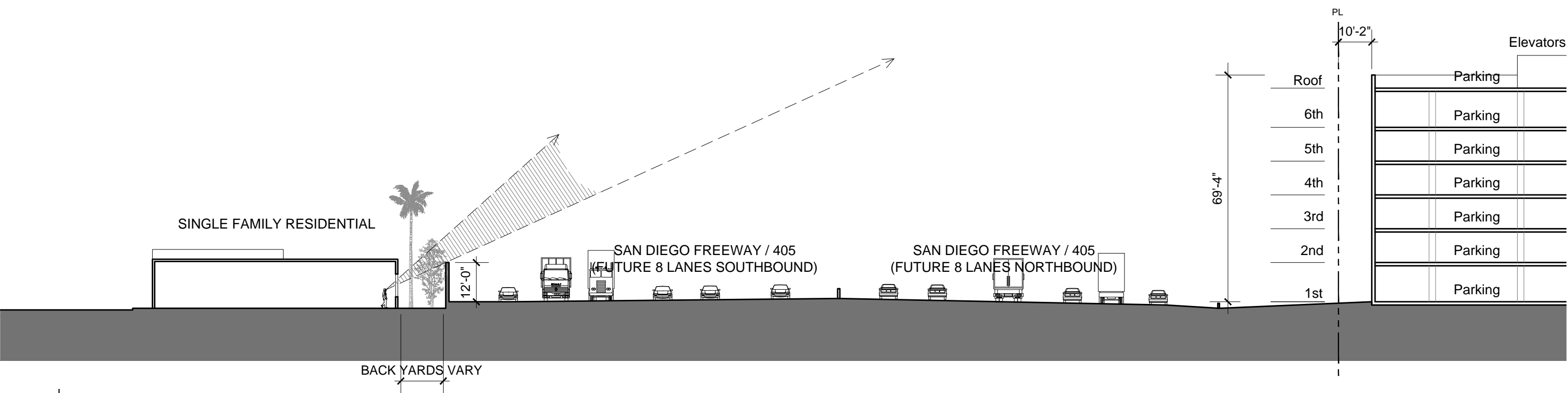
*Building C with Retail on bottom floor and  
Recreational Roof Terrace*

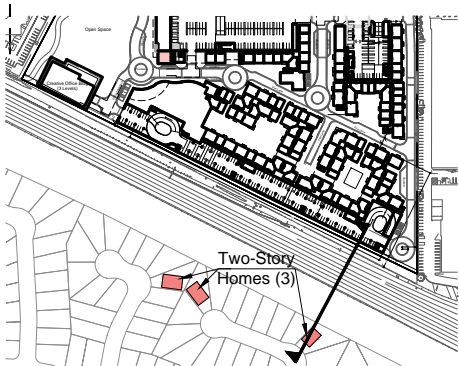
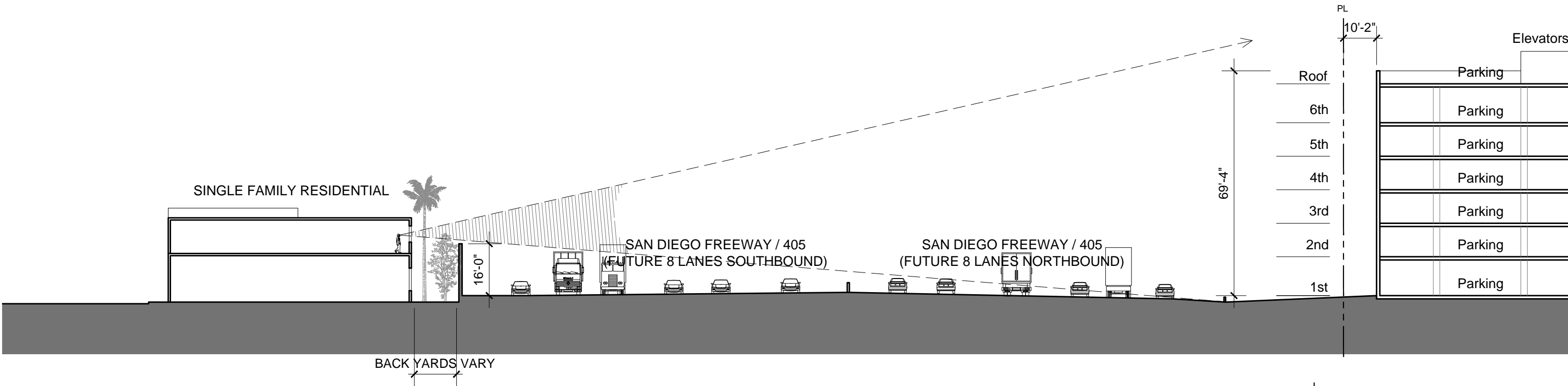
↑  
*Secondary Entry (Central) with Building A Beyond*

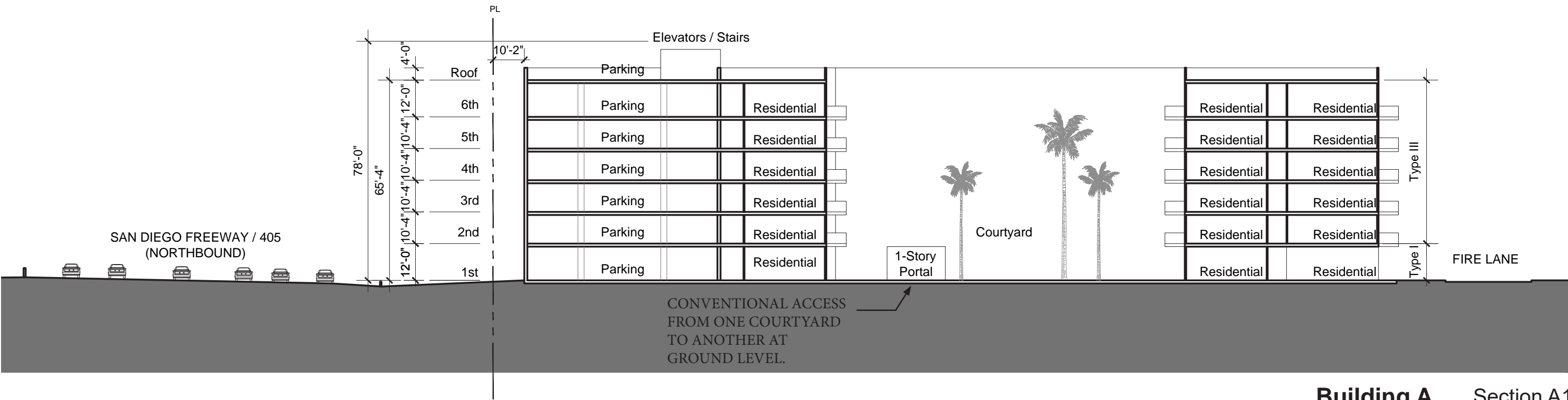
SUNFLOWER AVENUE LOOKING SOUTH



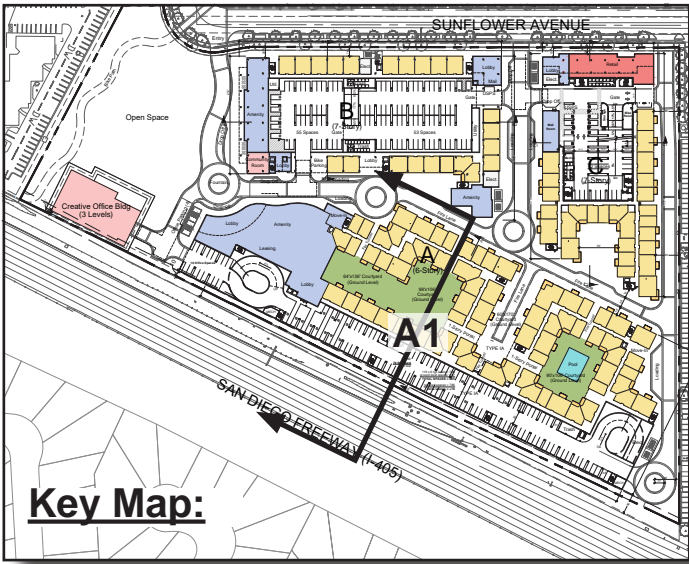
*Building B*

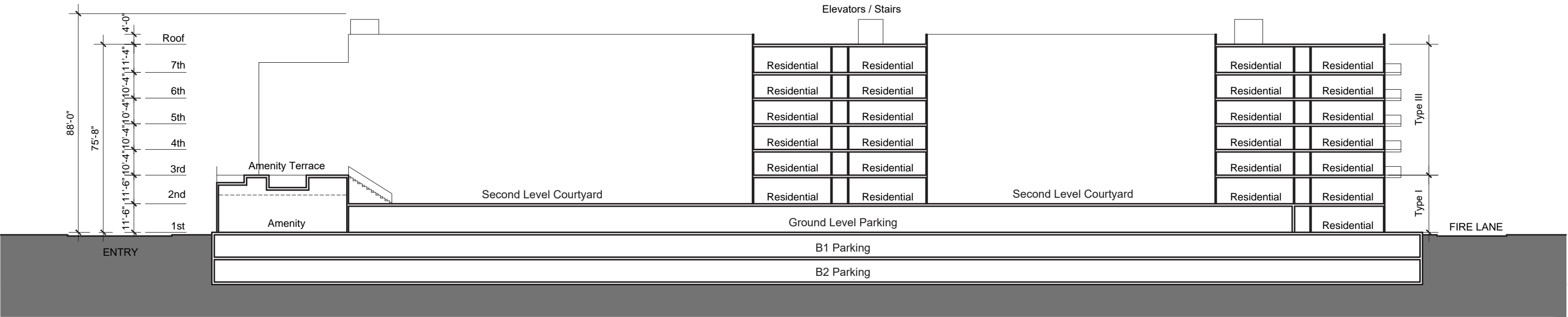




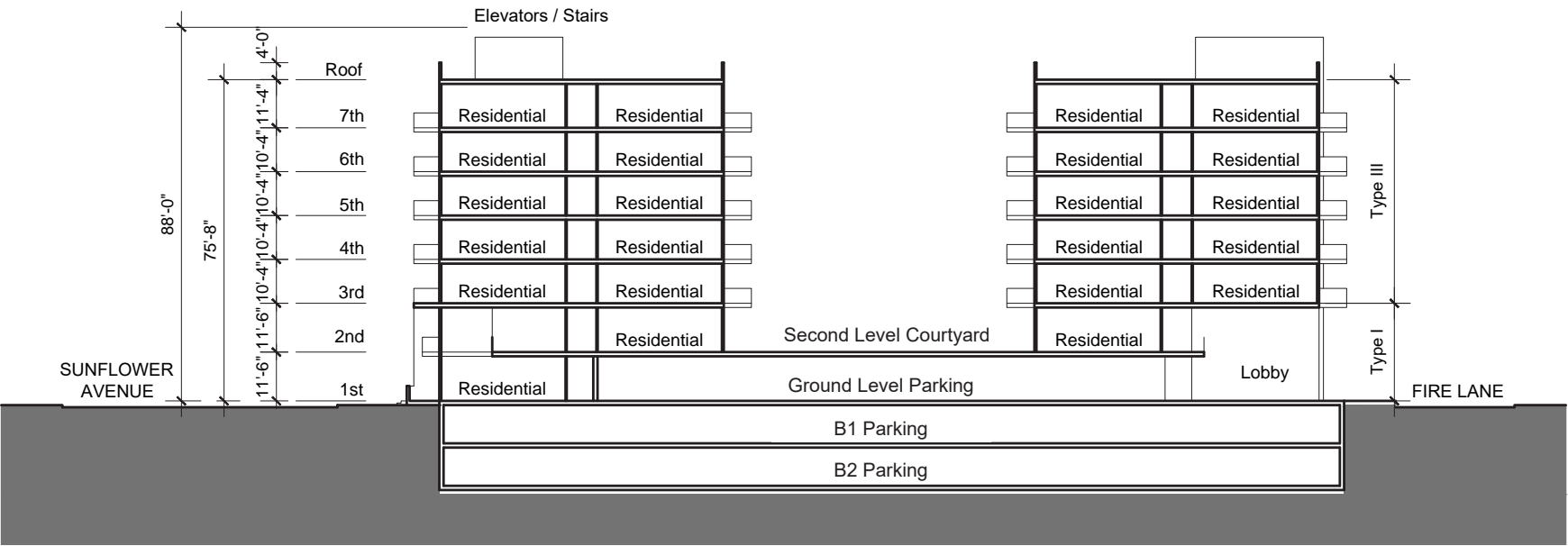


Building A    Section A1

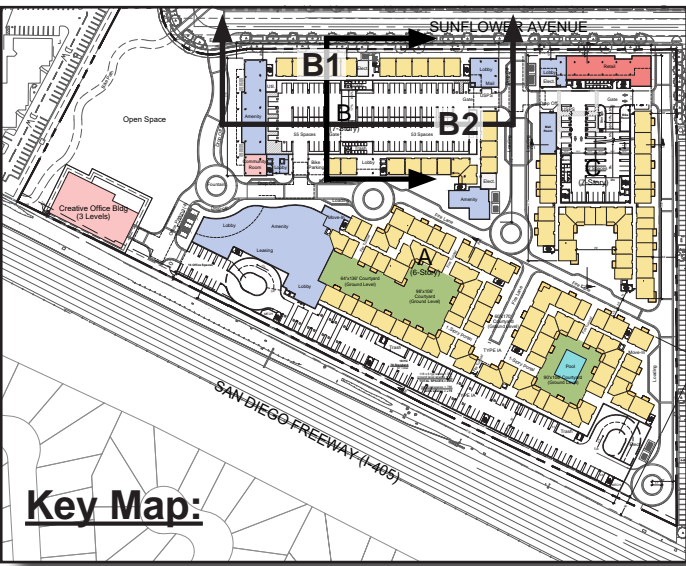


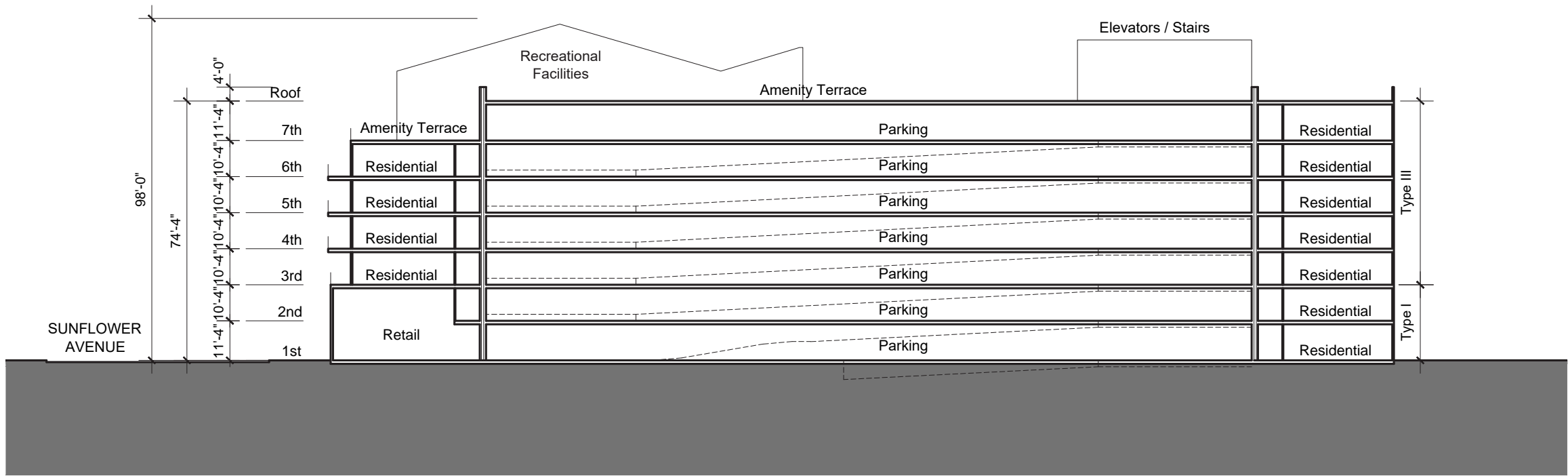


Building B Section B2

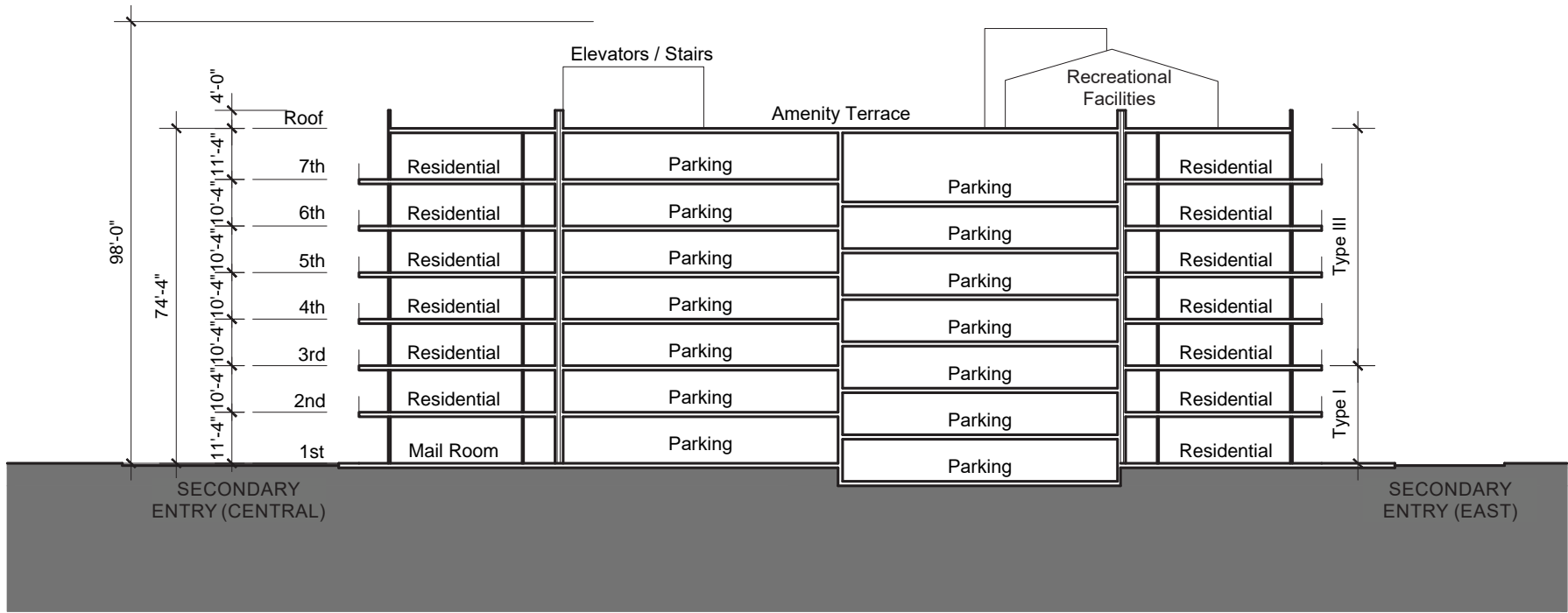
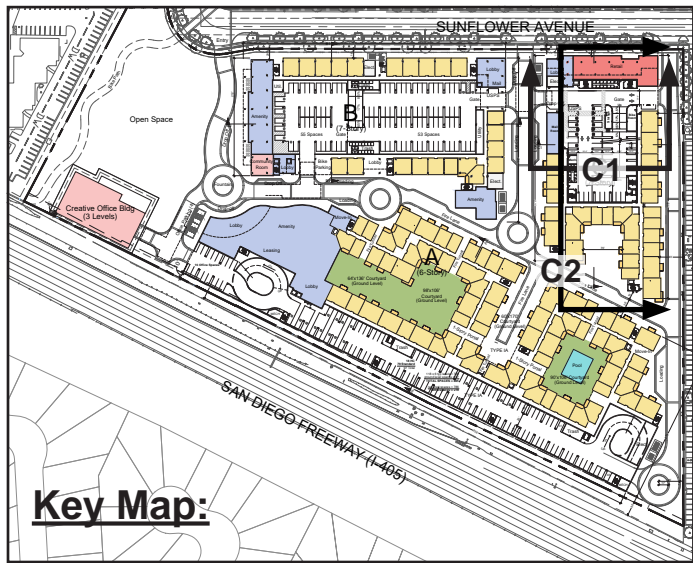


Building B Section B1





Building C    Section C2

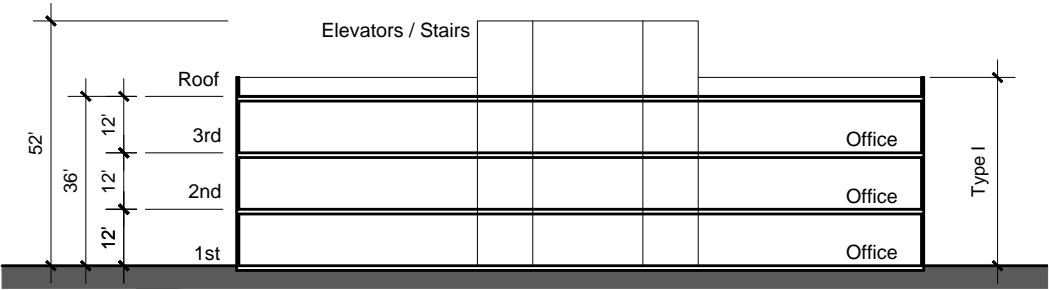


Building C    Section C1

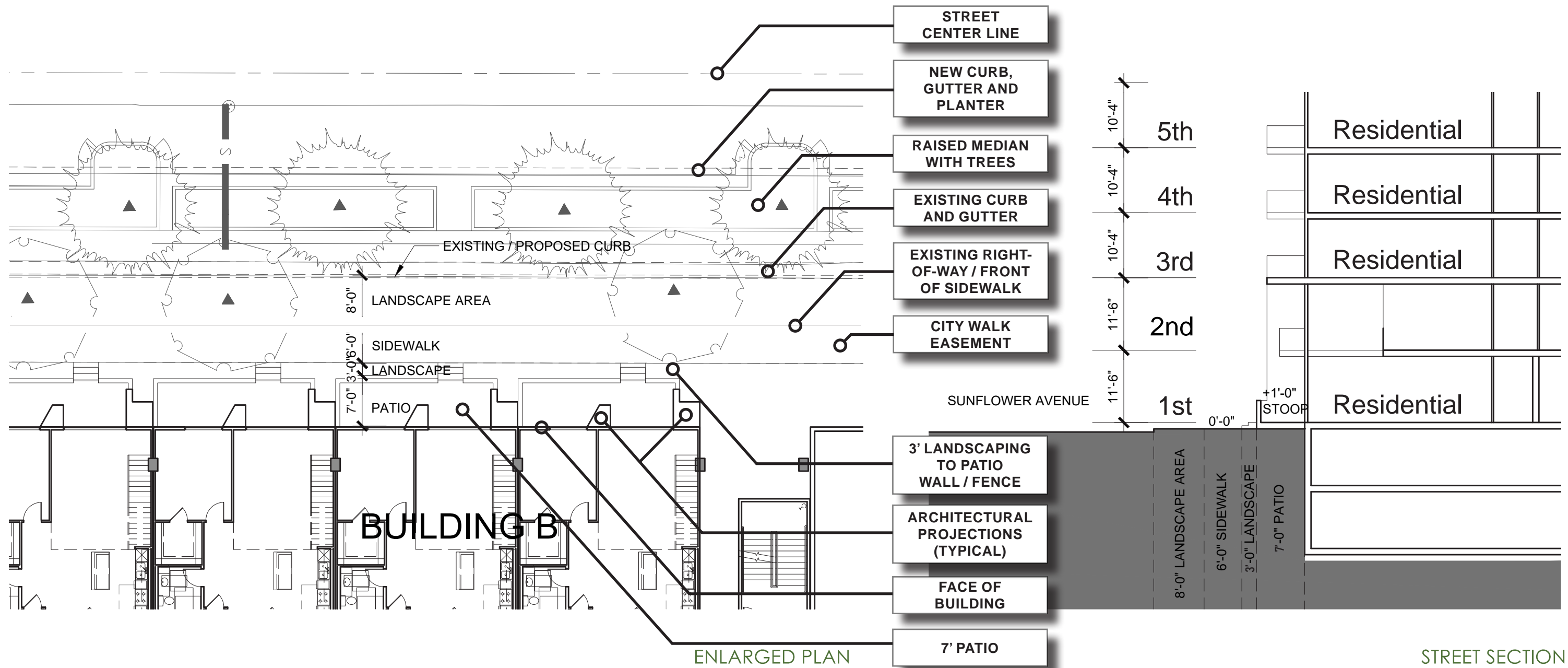


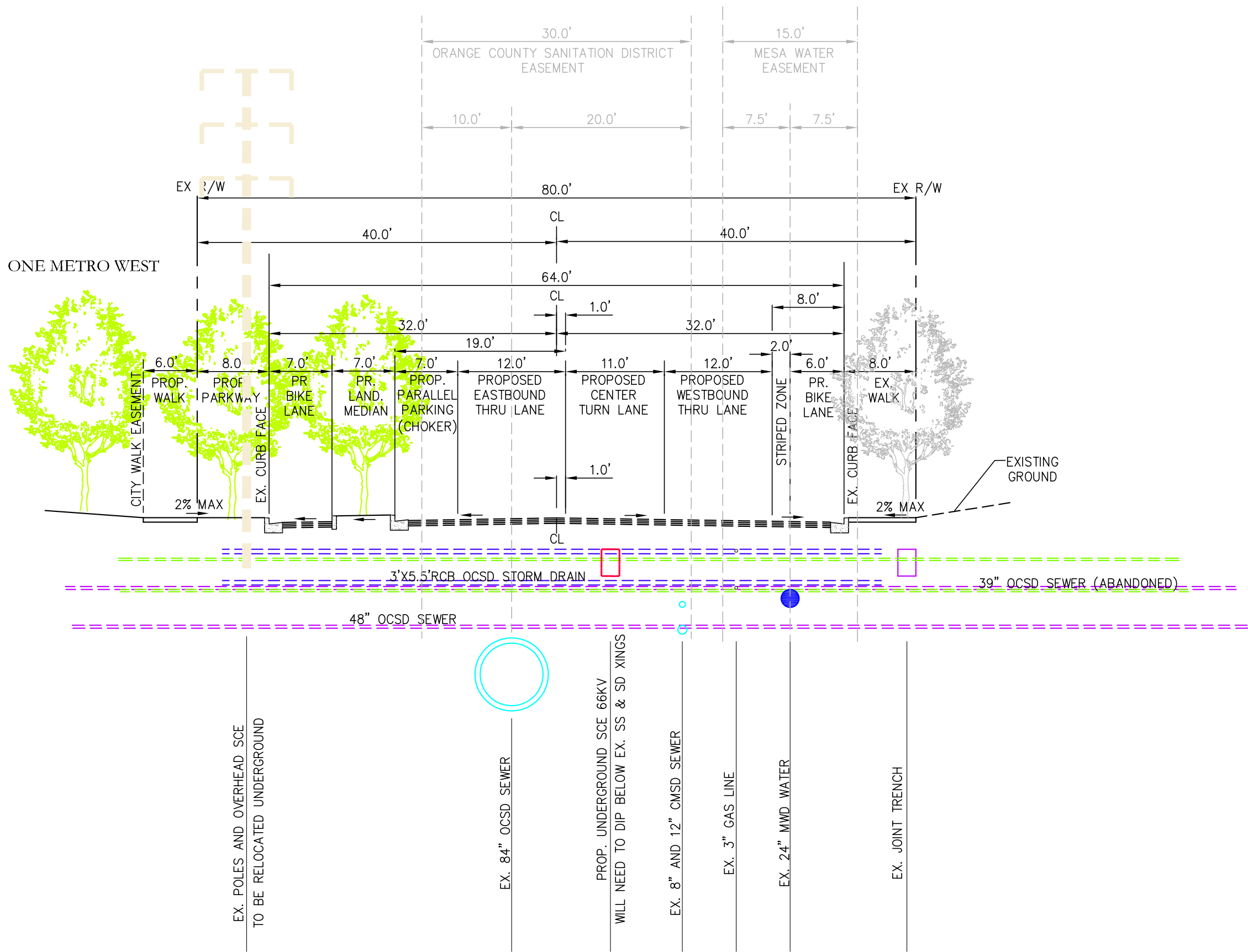


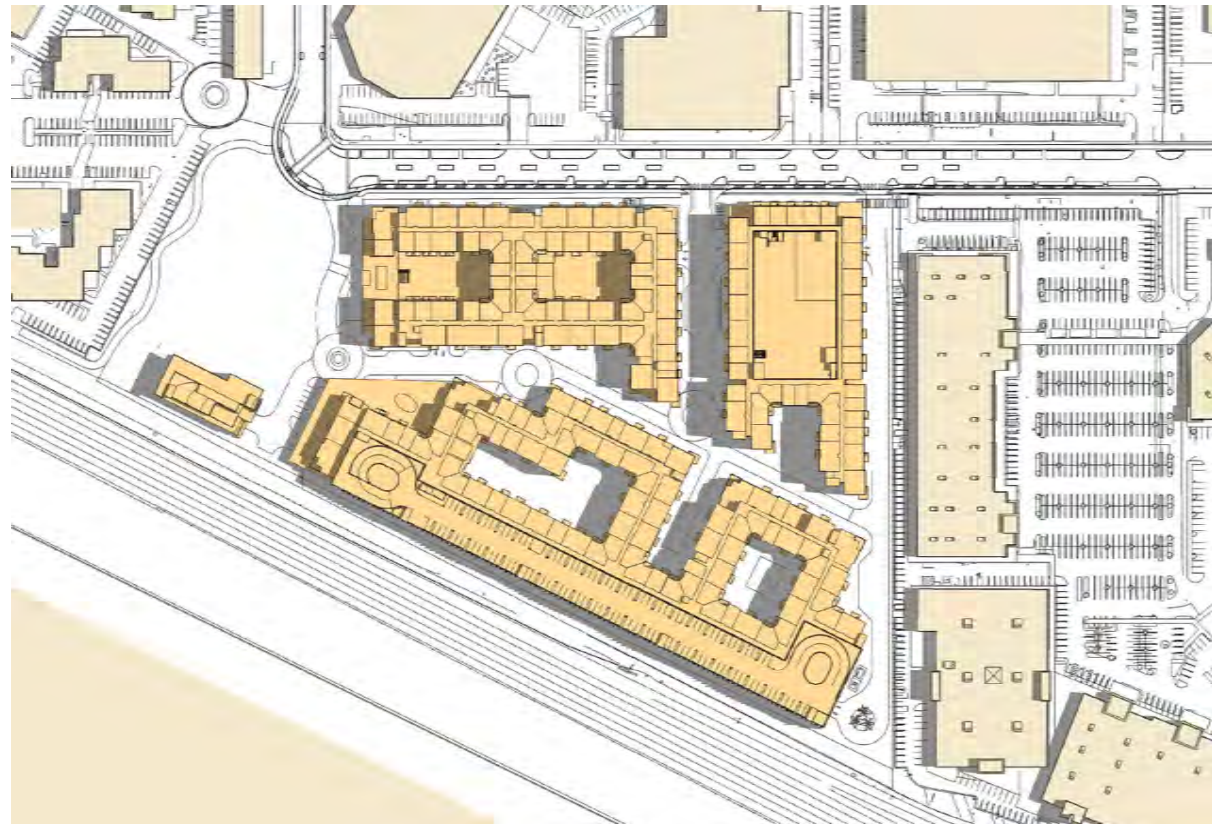
PRECEDENT IMAGERY



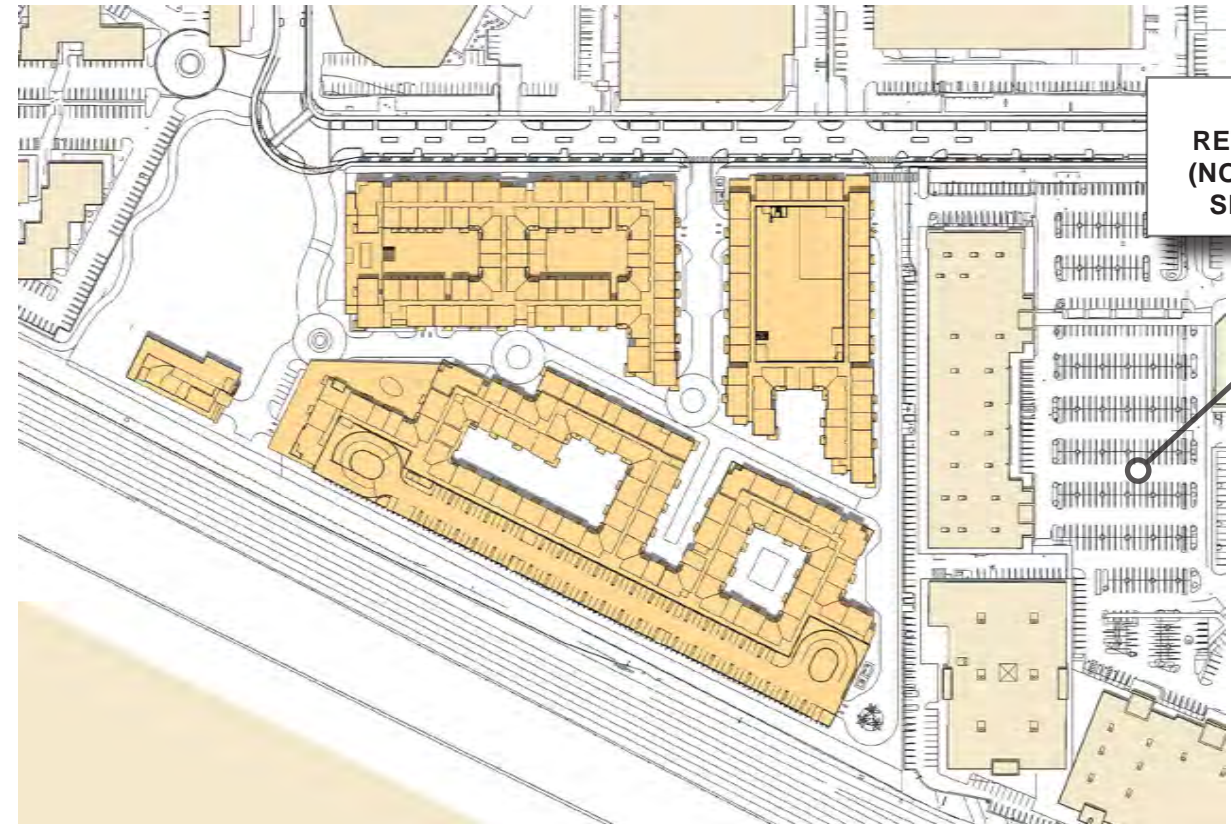
BUILDING SECTION - OFFICE





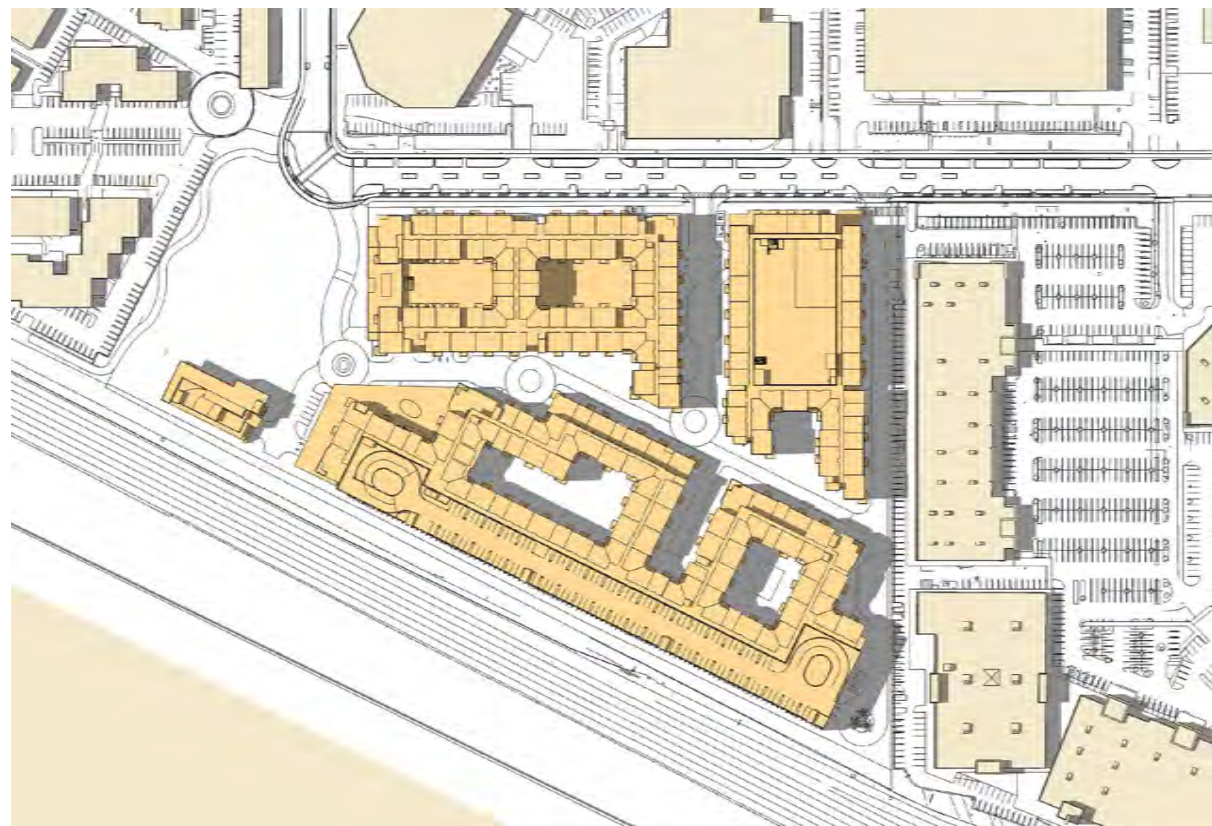


9am - June 21st

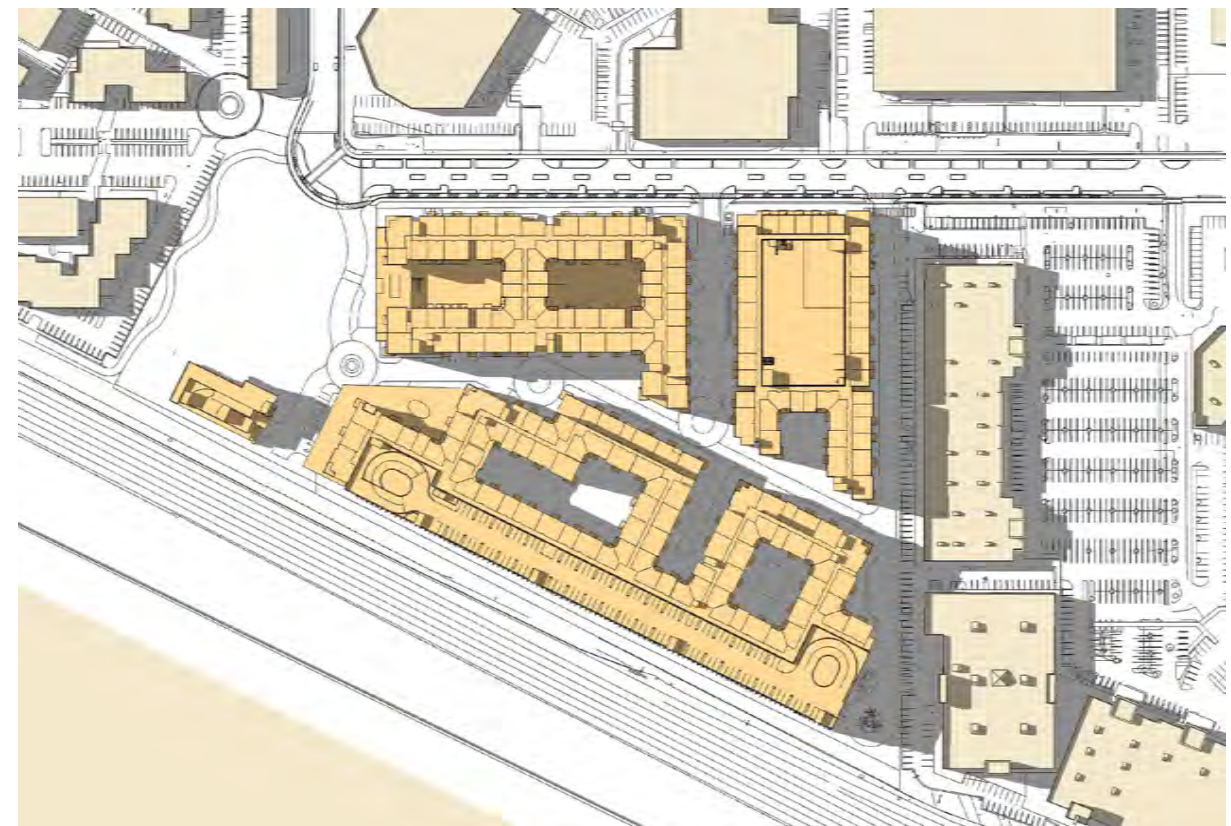


SOCO  
RETAIL/SHOPPING  
(NOT CONSIDERED  
SENSITIVE USE)

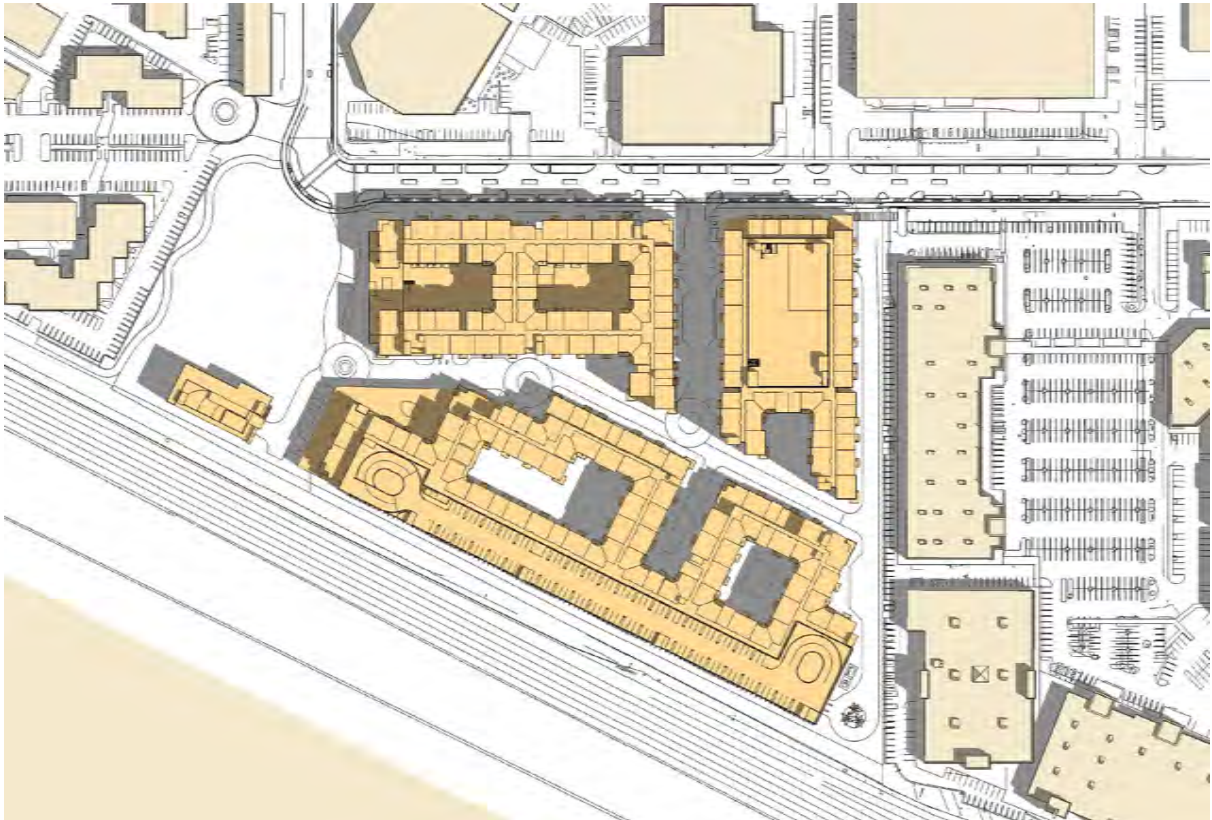
12pm - June 21st



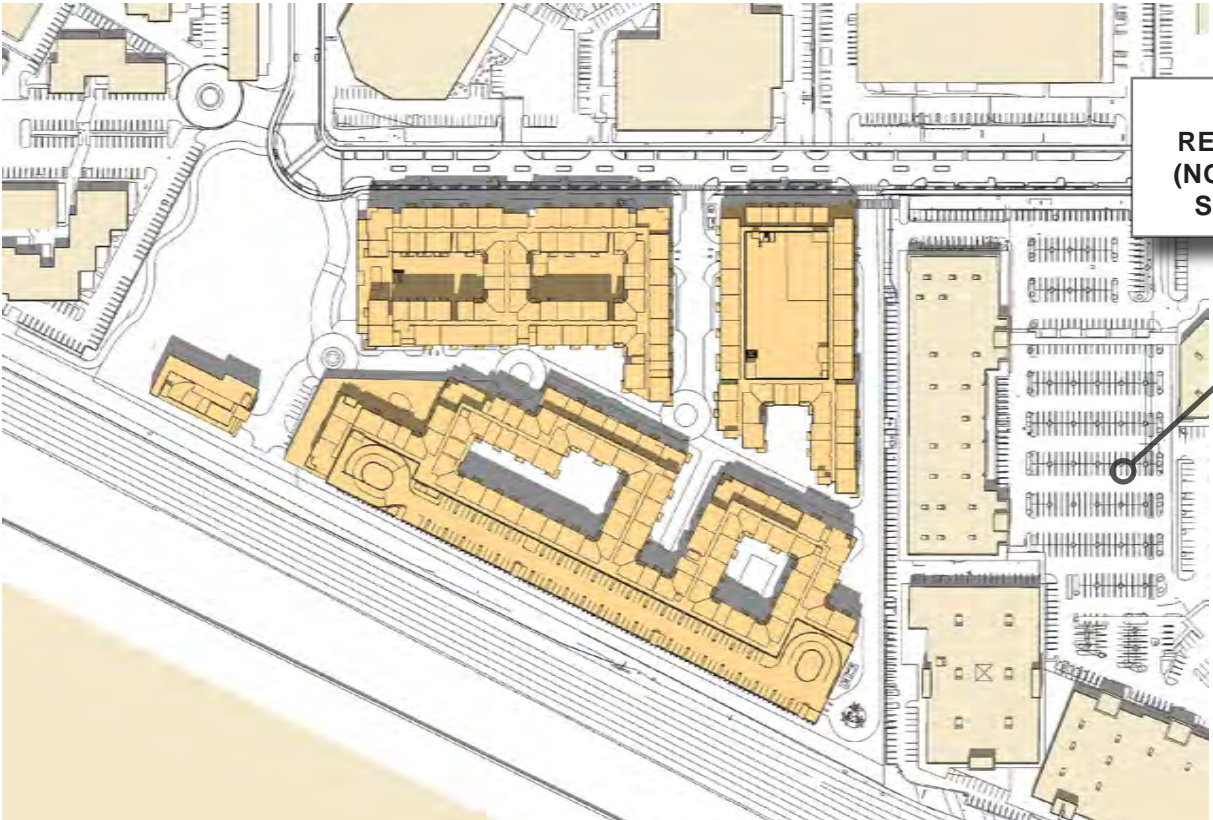
3pm - June 21st



5pm - June 21st

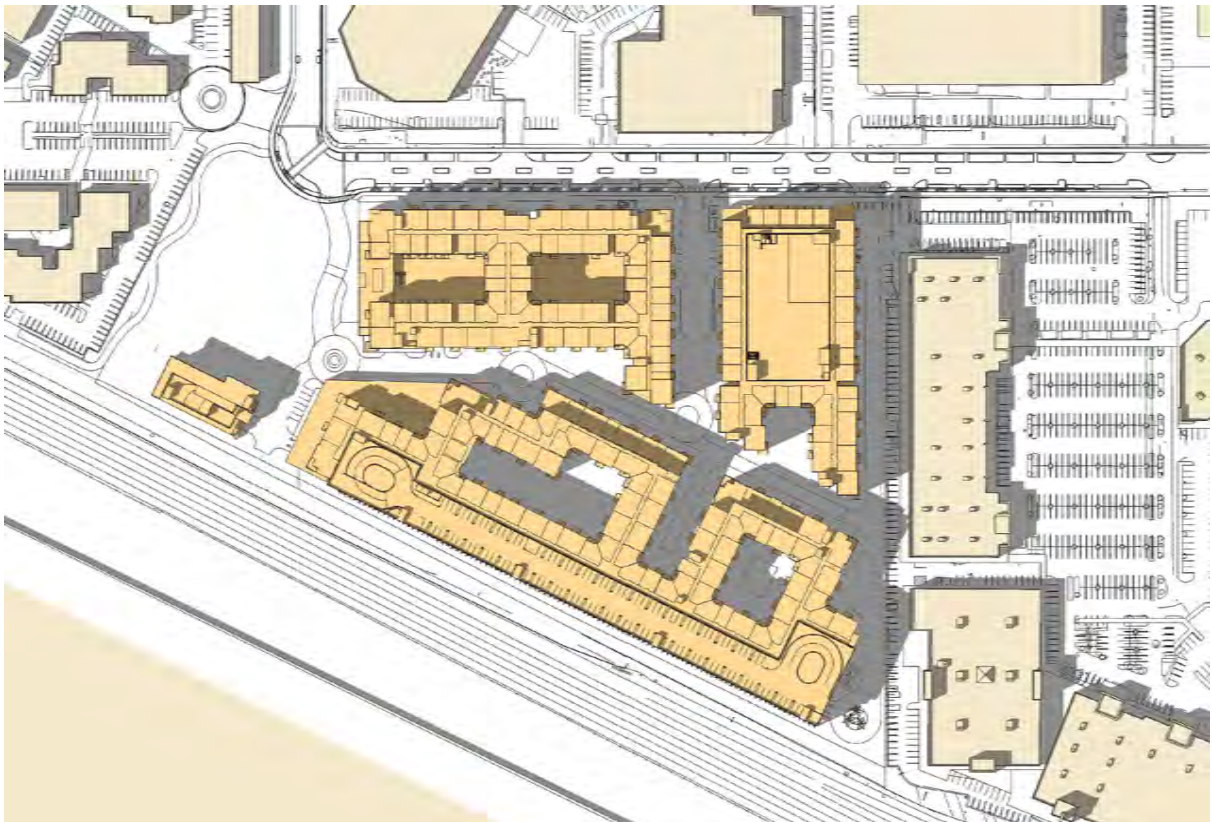


9am - September 21st

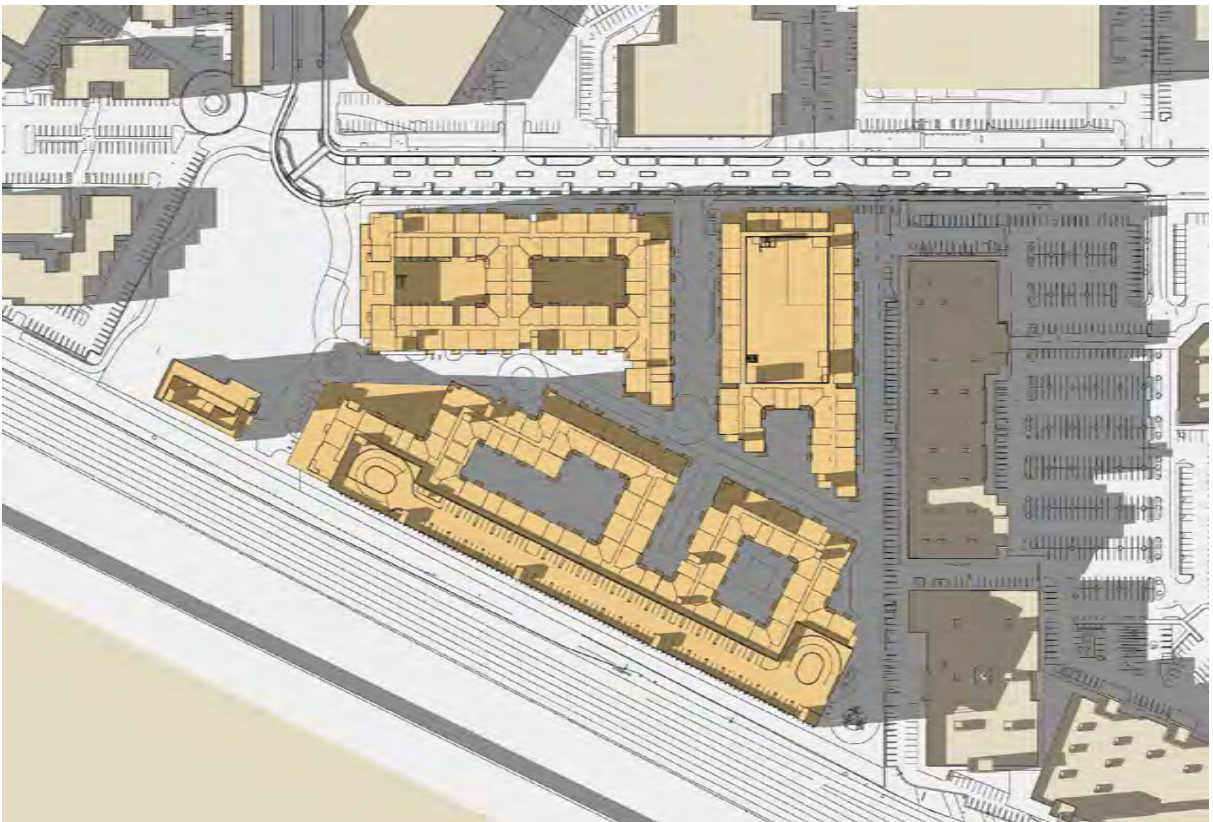


12pm - September 21st

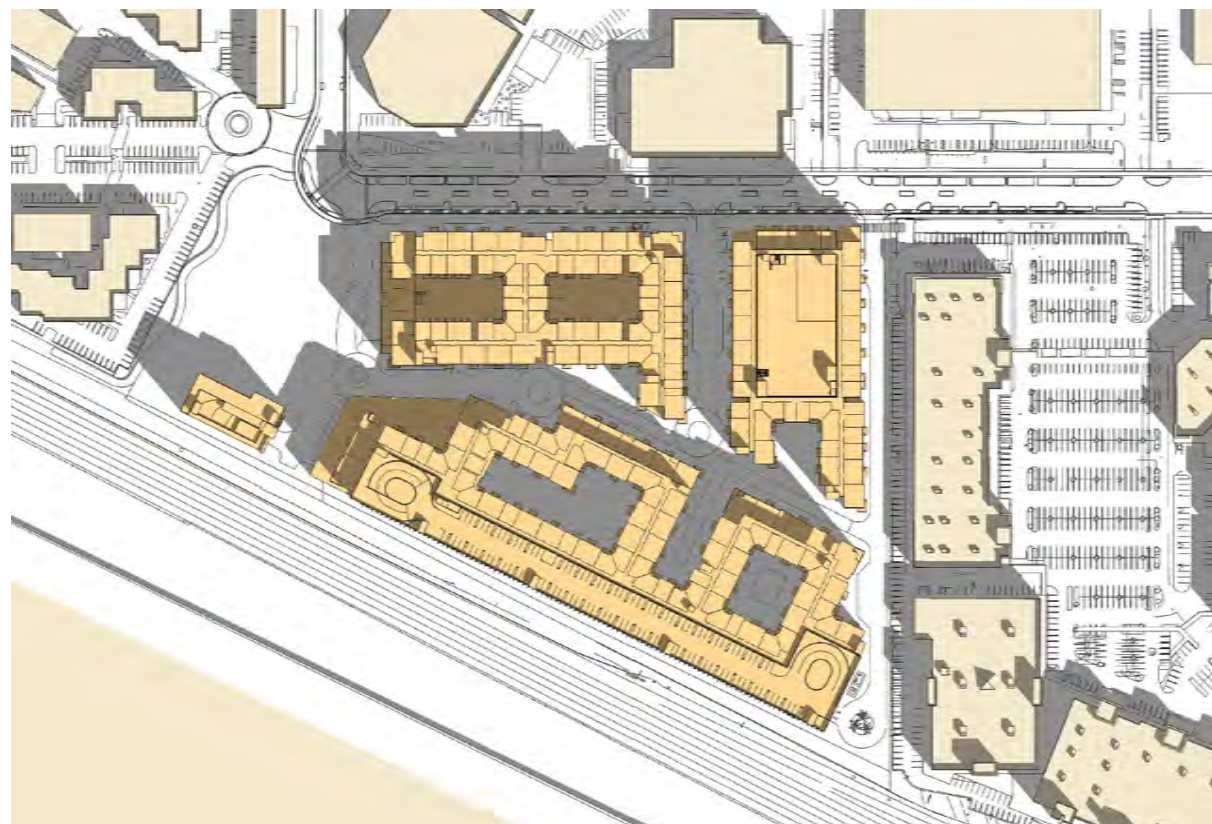
SOCO  
RETAIL/SHOPPING  
(NOT CONSIDERED  
SENSITIVE USE)



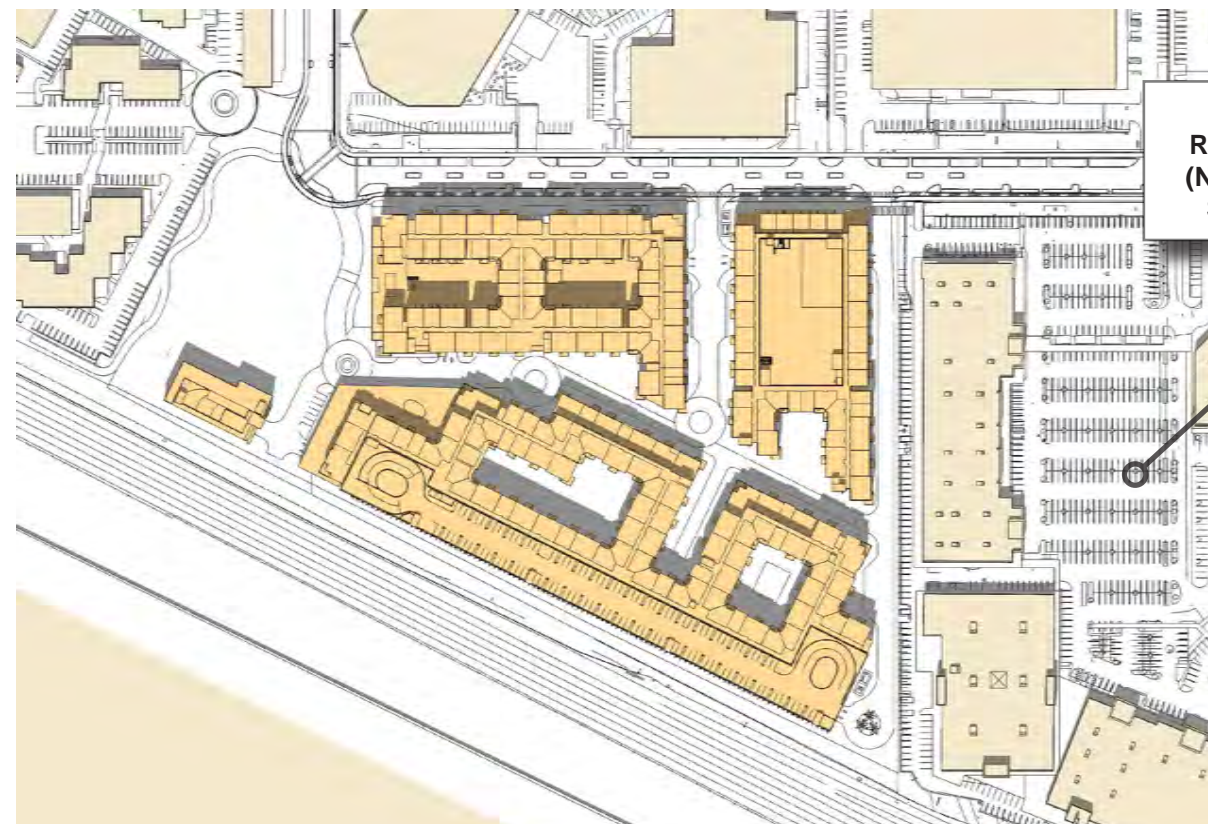
3pm - September 21st



5pm - September 21st



9am - December 21st

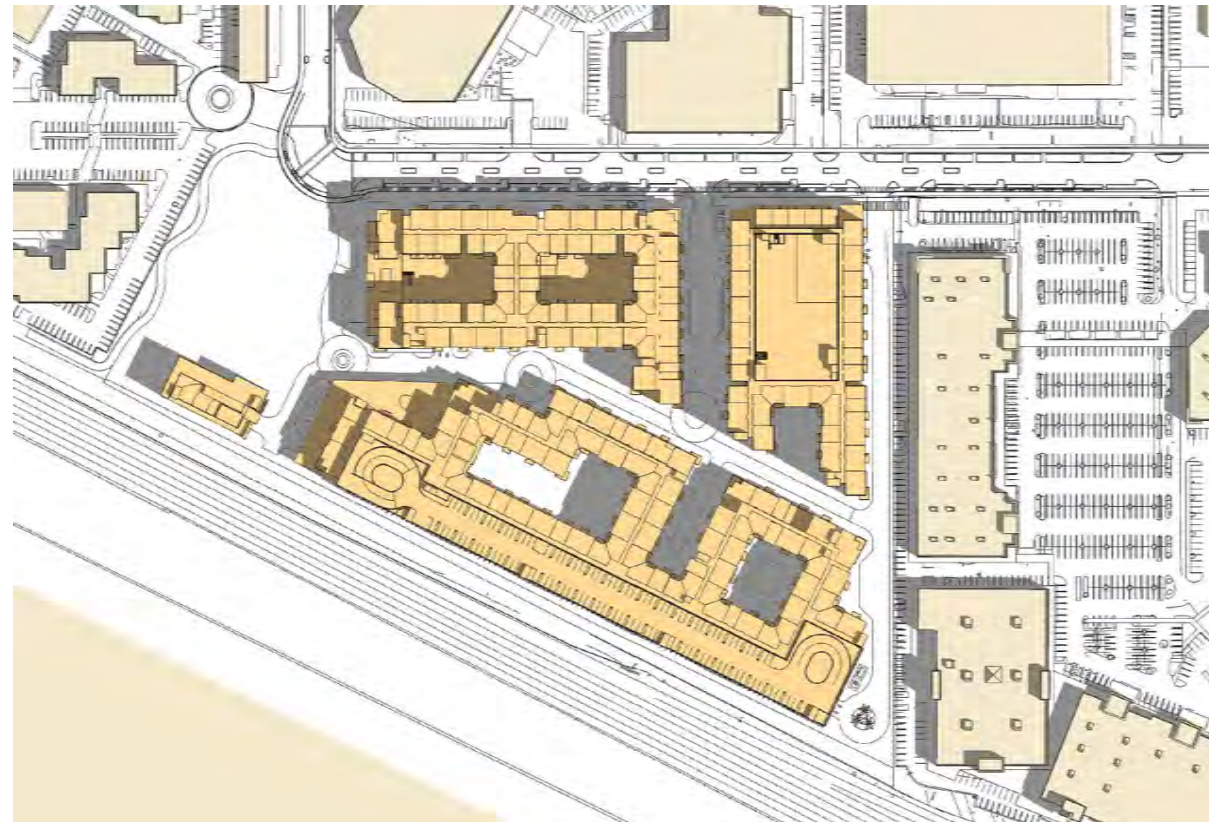


SOCO  
RETAIL/SHOPPING  
(NOT CONSIDERED  
SENSITIVE USE)

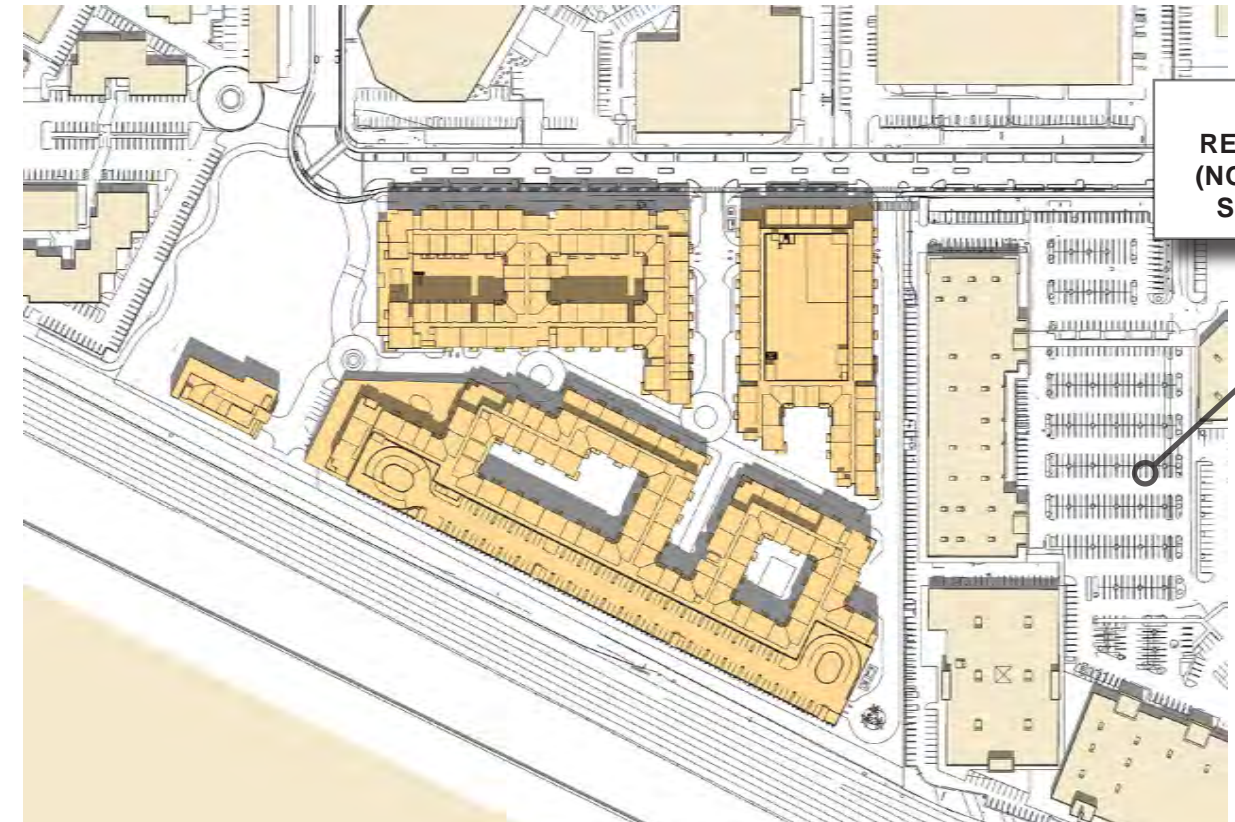
12pm - December 21st



3pm - December 21st

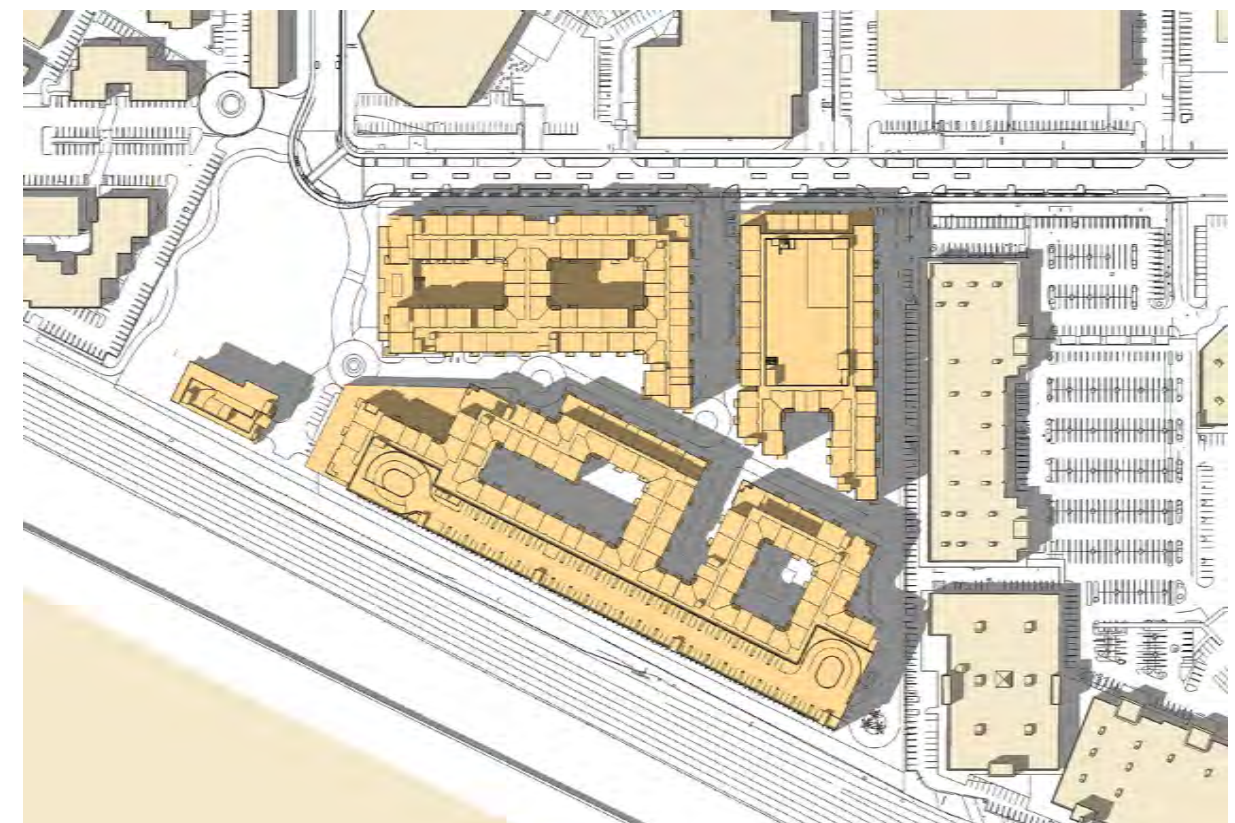


9am - March 21st



SOCO  
RETAIL/SHOPPING  
(NOT CONSIDERED  
SENSITIVE USE)

12pm - March 21st



3pm - March 21st



Prior to issuance of the first Building Permit for ONE METRO WEST, the owner/developer shall submit a Wayfinding and Signage Plan, Street Furniture Plan, and Exterior Lighting Plan for the approval by the Economic and Development Services Director or designee.

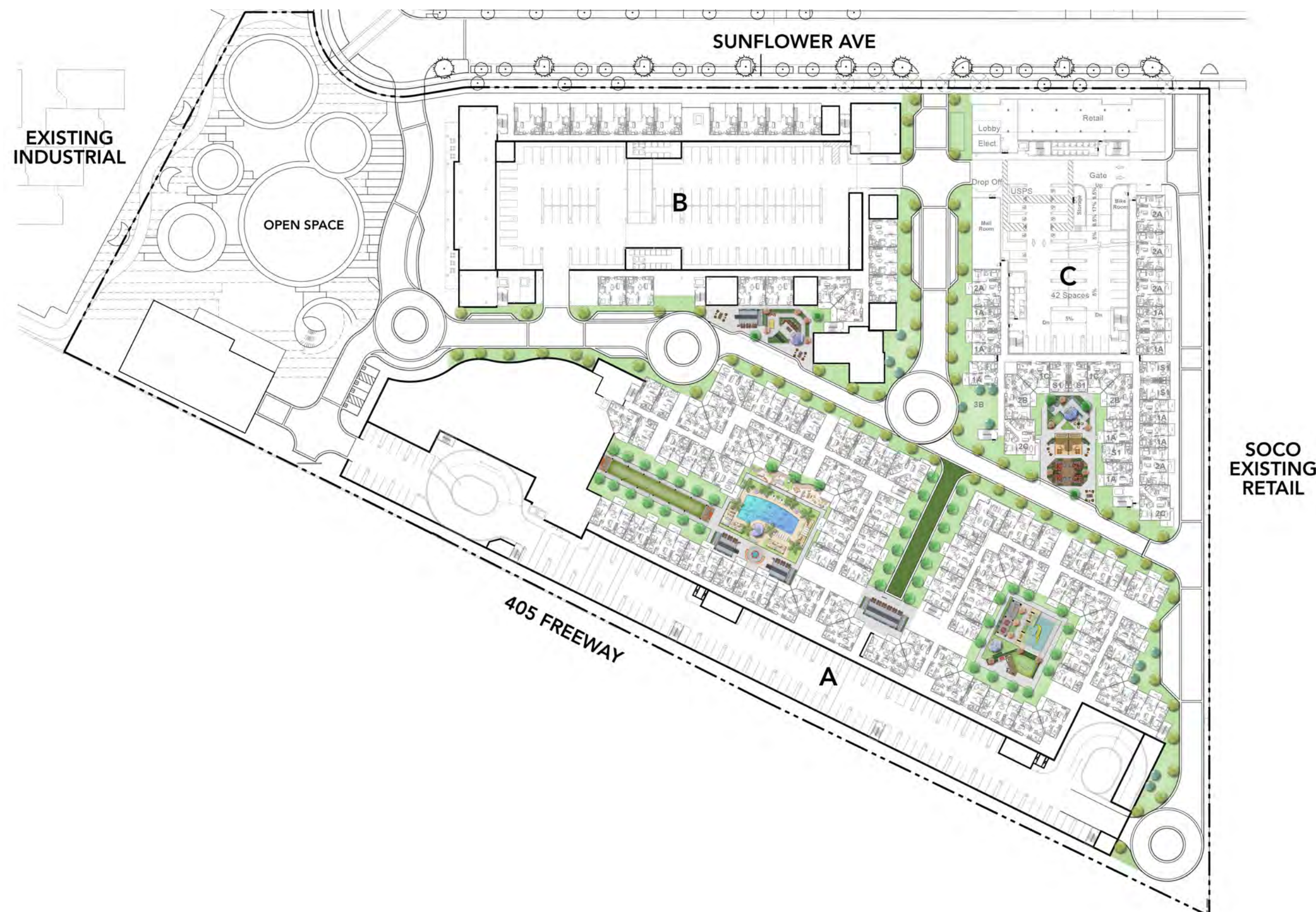
 **OPEN SPACE  
ART LOCATIONS**

 **PRIVATE OPEN SPACE  
ART LOCATIONS**

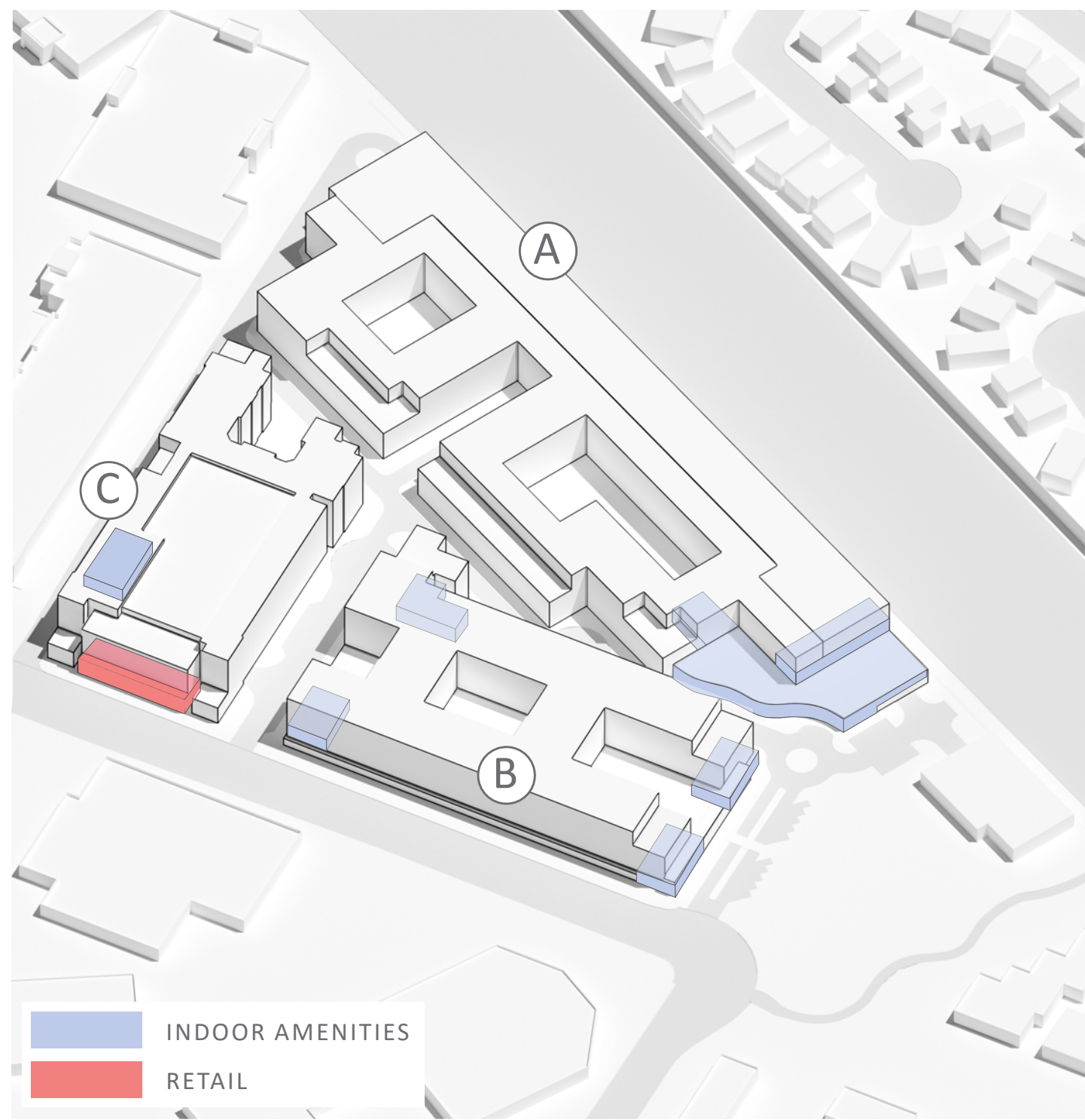
ONE METRO WEST will provide a minimum of four (4) Art Installations that may be located at any one of these six (6) designated locations.







INDOOR AMENITIES



POTENTIAL INDOOR AMENITIES MENU

Work and Meet:

LEASING CENTER  
LIBRARY  
CAFE  
CO-WORKING  
MEETING ROOM  
OMW COMMUNAL HUB  
COSTUMES A COMMUNITY ROOM

Play and Exercise:

FITNESS ROOM  
YOGA STUDIO  
BOULDER  
SQUASH  
BOWLING  
GAME ROOM  
FAMILY ROOM  
BIKE LOCKERS

Socialize and Celebrate:

LOUNGE  
PRIVATE DINING ROOM  
PARTY ROOM  
CHEF'S KITCHEN  
MOVIE THEATRE  
STAIRCASES

Retreat and Indulge:

SAUNA  
STEAM ROOM  
MEDITATION ROOM

All Indoor Amenities are exclusive to residents and their guests except the Community Room.

POTENTIAL OUTDOOR AMENITIES MENU

Work and Meet:

CAFE TERRACES  
LOUNGE  
POCKET PARKS  
HERB FARM  
VEGGIE GARDEN  
COMMUNITY FARM  
FARMER'S MARKET\*

Play and Exercise:

OUTDOOR FITNESS  
LAP POOL  
TABLE TENNIS  
BOCCE  
MINI GOLF  
FAMILY POOL  
PUBLIC DOG RUN  
ROOFTOP SHED

Socialize and Celebrate:

SOCIAL POOL  
CABANAS  
SUNSET LOUNGE  
DINING AND BBQ  
MOVIE SCREENING  
POCKET PARKS  
ROOFTOP SHED

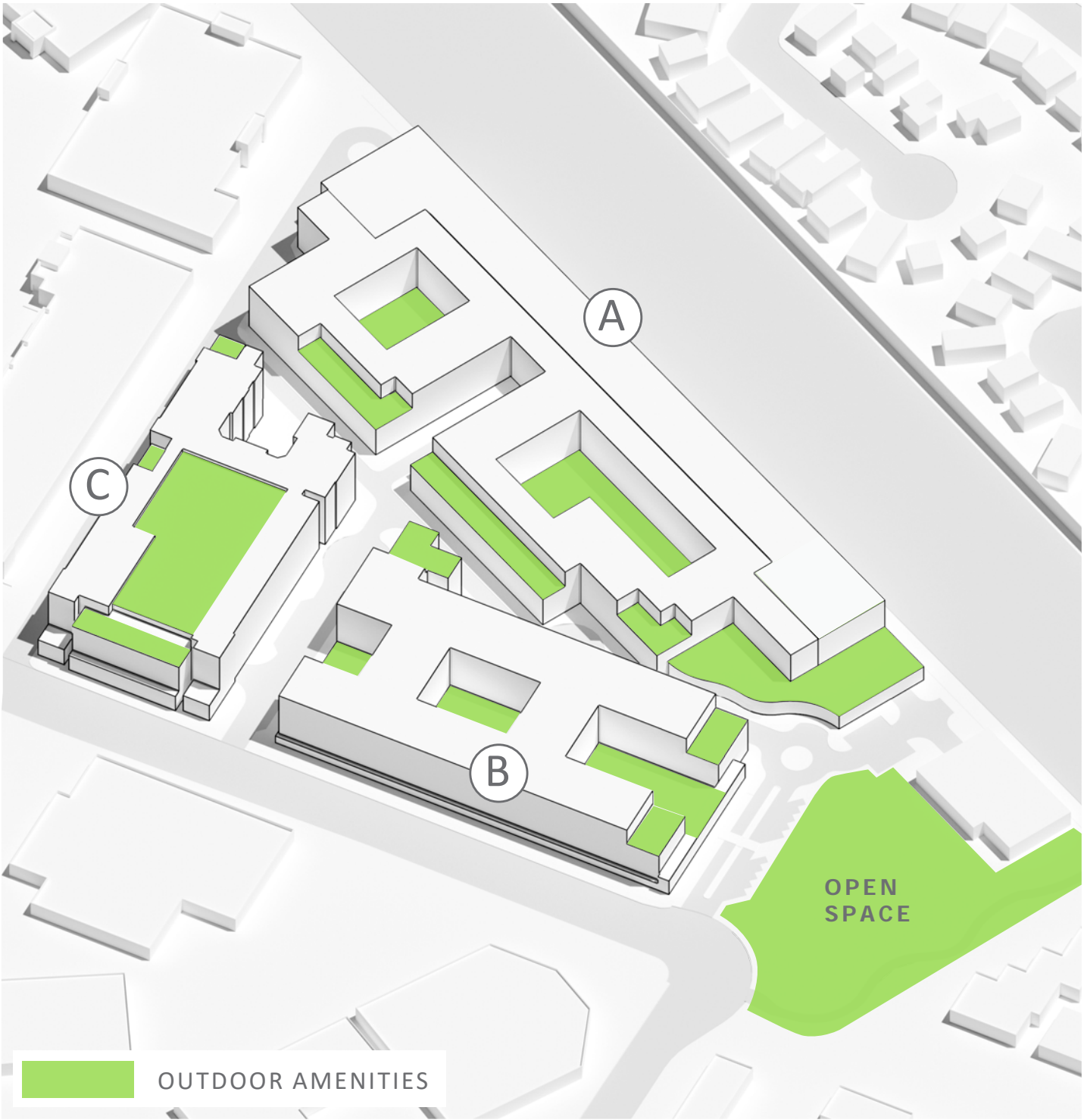
Retreat and Indulge:

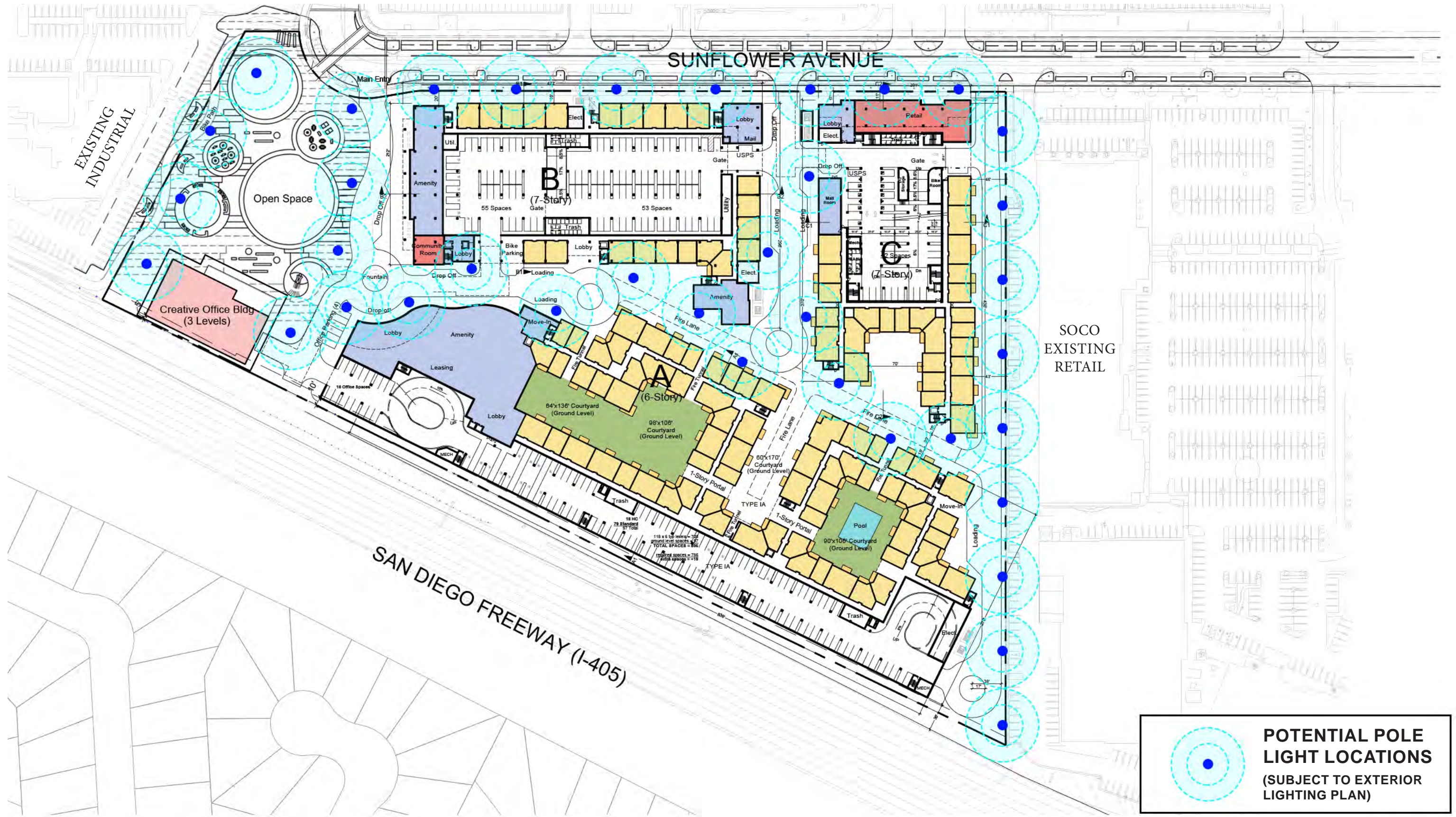
LOUNGE POOL  
CHILL TERRACE  
POND  
SPA  
HOT TUB  
SUN DECK  
GREAT LAWN  
FOOD TRUCKS\*  
POCKET PARKS

All Outdoor Amenities are exclusive to residents and their guests except the amenities in the Open Space.

\* Subject to further review and approval by the City of Costa Mesa Planning Division.

OUTDOOR AMENITIES







**POTENTIAL POLE  
LIGHT LOCATIONS**  
(SUBJECT TO EXTERIOR  
LIGHTING PLAN)



A1	<b>Stucco</b> White

A2	<b>Stucco</b> Grey

B2	<b>Stone Veneer</b> Tan

C1	<b>Metal</b> Dark grey

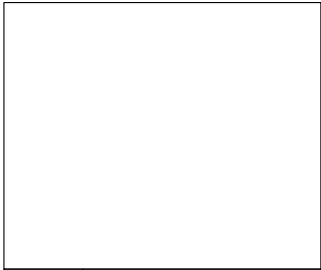
D1	<b>Vinyl Window</b> Bronze Exterior


D2	<b>Storefront System</b> Grey


D3	<b>Glass Guardrail Frame</b> Silver


E1	<b>Tile</b> Ivory




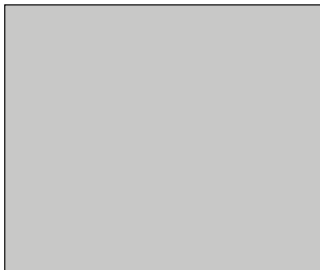
	
A1	<b>Stucco</b> White

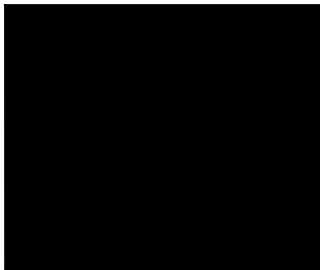
	
A2	<b>Stucco</b> Grey

	
B1	<b>Stone Veneer</b> Biege


	
B2	<b>Stone Veneer</b> Tan

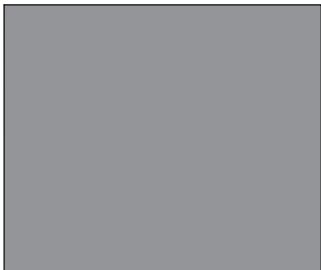
	
C1	<b>Metal</b> Dark grey


	
C2	<b>Perforated Metal</b> Grey

	
C3	<b>Metal Trellis</b> Grey

	
D1	<b>Vinyl Window</b> Bronze Exterior

	
D2	<b>Storefront System</b> Grey

	
D3	<b>Glass Guardrail Frame</b> Silver

	
E1	<b>Tile</b> Ivory



A1	Stucco White

A2	Stucco Grey

B3	Sandstone Biege

B4	Sandstone Grey

C1	Metal Dark grey

C3	Metal Trellis Grey

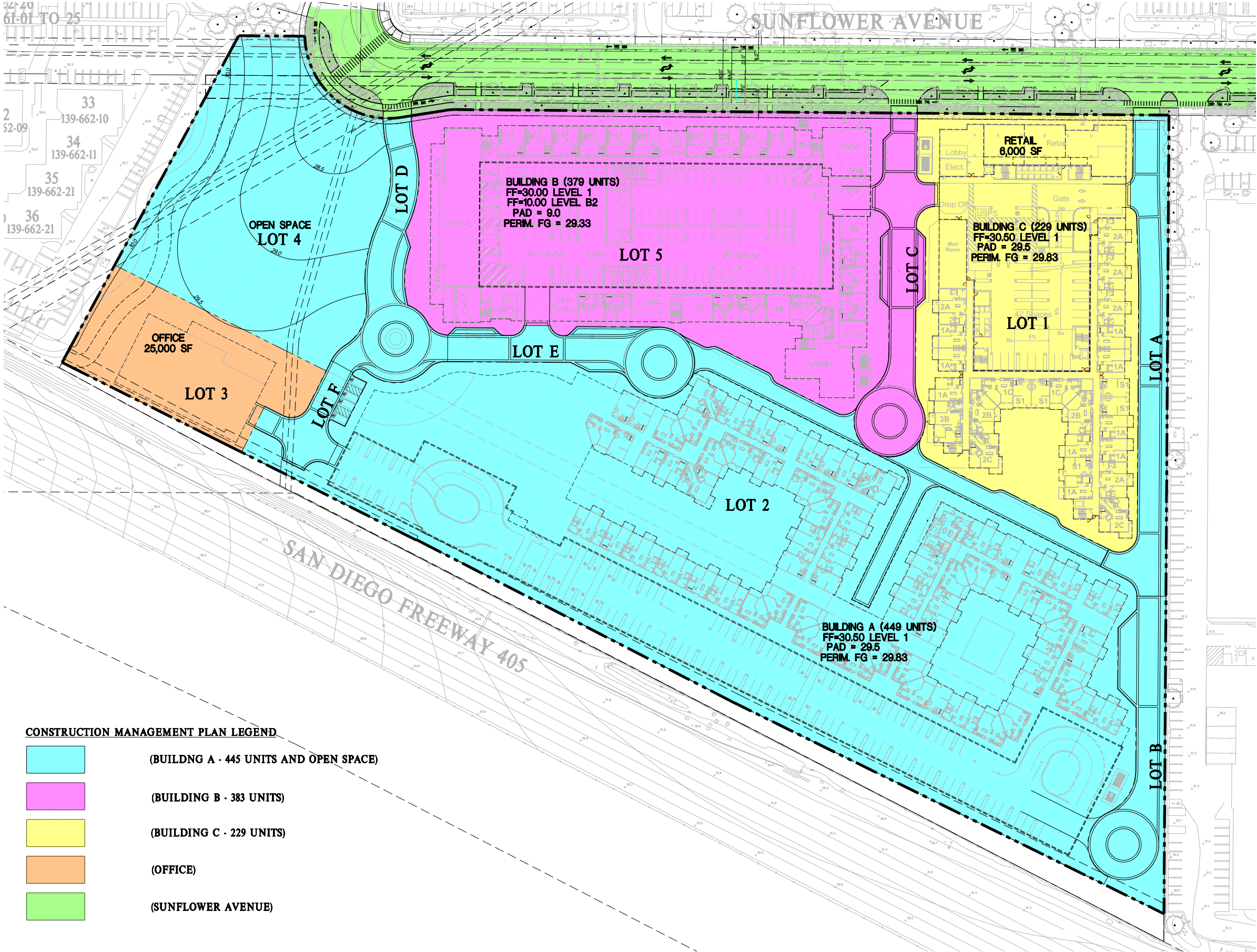
D1	Vinyl Window Bronze Exterior

D2	Storefront System Grey

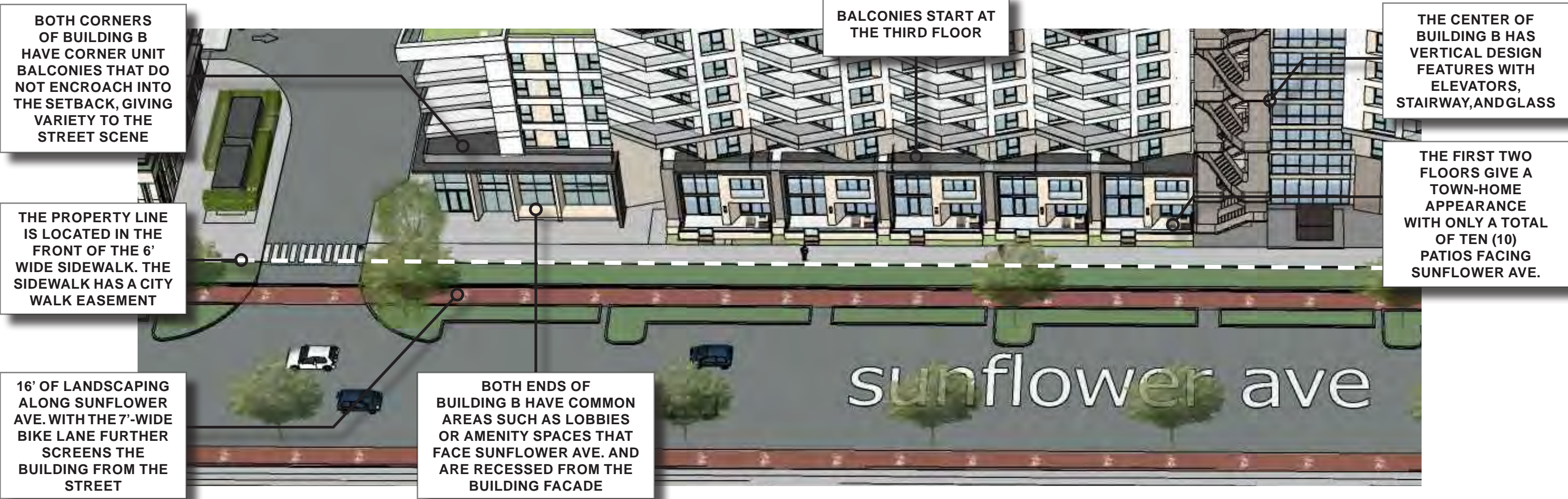
D3	Glass Guardrail Frame Silver

F1	Wood Trellis Brown





Building B



BOTH CORNERS OF BUILDING B HAVE CORNER UNIT BALCONIES THAT DO NOT ENCROACH INTO THE SETBACK, GIVING VARIETY TO THE STREET SCENE

THE PROPERTY LINE IS LOCATED IN THE FRONT OF THE 6' WIDE SIDEWALK. THE SIDEWALK HAS A CITY WALK EASEMENT

16' OF LANDSCAPING ALONG SUNFLOWER AVE. WITH THE 7'-WIDE BIKE LANE FURTHER SCREENS THE BUILDING FROM THE STREET

BOTH ENDS OF BUILDING B HAVE COMMON AREAS SUCH AS LOBBIES OR AMENITY SPACES THAT FACE SUNFLOWER AVE. AND ARE RECESSED FROM THE BUILDING FACADE

BALCONIES START AT THE THIRD FLOOR

THE CENTER OF BUILDING B HAS VERTICAL DESIGN FEATURES WITH ELEVATORS, STAIRWAY, AND GLASS

THE FIRST TWO FLOORS GIVE A TOWN-HOME APPEARANCE WITH ONLY A TOTAL OF TEN (10) PATIOS FACING SUNFLOWER AVE.

Building C

BOTH CORNERS OF BUILDING C HAVE RECESSED TERRACES THAT REDUCE BUILDING MASS

THERE ARE NO BALCONIES FACING SUNFLOWER AVE. FROM THE CENTER OF THE BUILDING

BALCONIES ON CORNER UNITS START AT THE THIRD FLOOR AND ARE SET BACK FROM SUNFLOWER AVE.

THE PROPERTY LINE IS LOCATED IN THE FRONT OF THE 6' WIDE SIDEWALK. THE SIDEWALK HAS A CITY WALK EASEMENT

THE TWO VEHICULAR ENTRYWAYS ON EITHER SIDE OF BUILDING C PROVIDE OPEN AREAS BETWEEN BUILDINGS

16' OF LANDSCAPING ALONG SUNFLOWER AVE. WITH THE 7'-WIDE BIKE LANE FURTHER SCREENS THE BUILDING FROM THE STREET

THE RETAIL SPACE ON THE GROUND FLOOR MAY HAVE OUTDOOR EATING AREAS WITH SHADE STRUCTURES AND PLANTERS



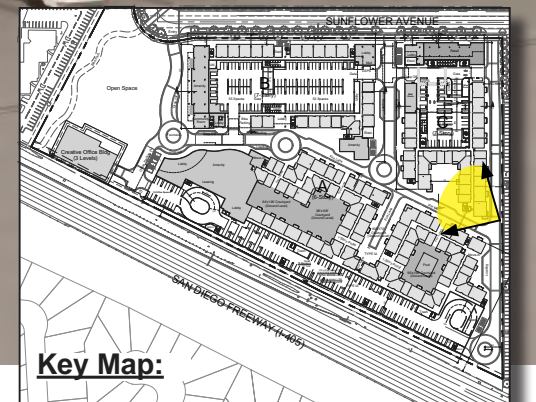
RENDERING OF BUILDING "C" RETAIL ALONG SUNFLOWER AVE.





\*Note: Prior to issuance of the first Building Permit for One Metro WEST, the owner/developer shall submit a Design Plan for the Building "A" Parking elevation along the I-405 Freeway for the approval by the City's Cultural Arts Committee. The current design shown in this exhibit is preliminary.



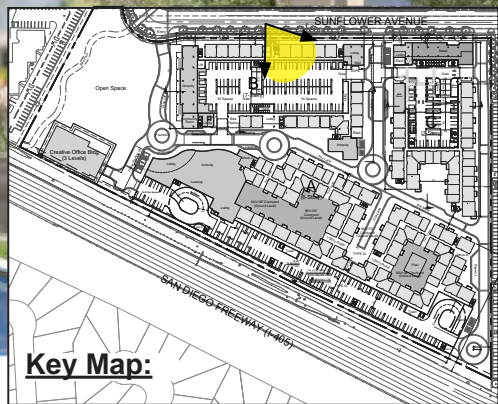














\*Note: Prior to issuance of the first Building Permit for One Metro WEST, the owner/developer shall submit a Design Plan for the Building “A” Parking elevation along the I-405 Freeway for the approval by the City’s Cultural Arts Committee. The current design shown in this exhibit is preliminary.

ROSE EQUITIES

OWNER-BUILDERS SINCE 1949