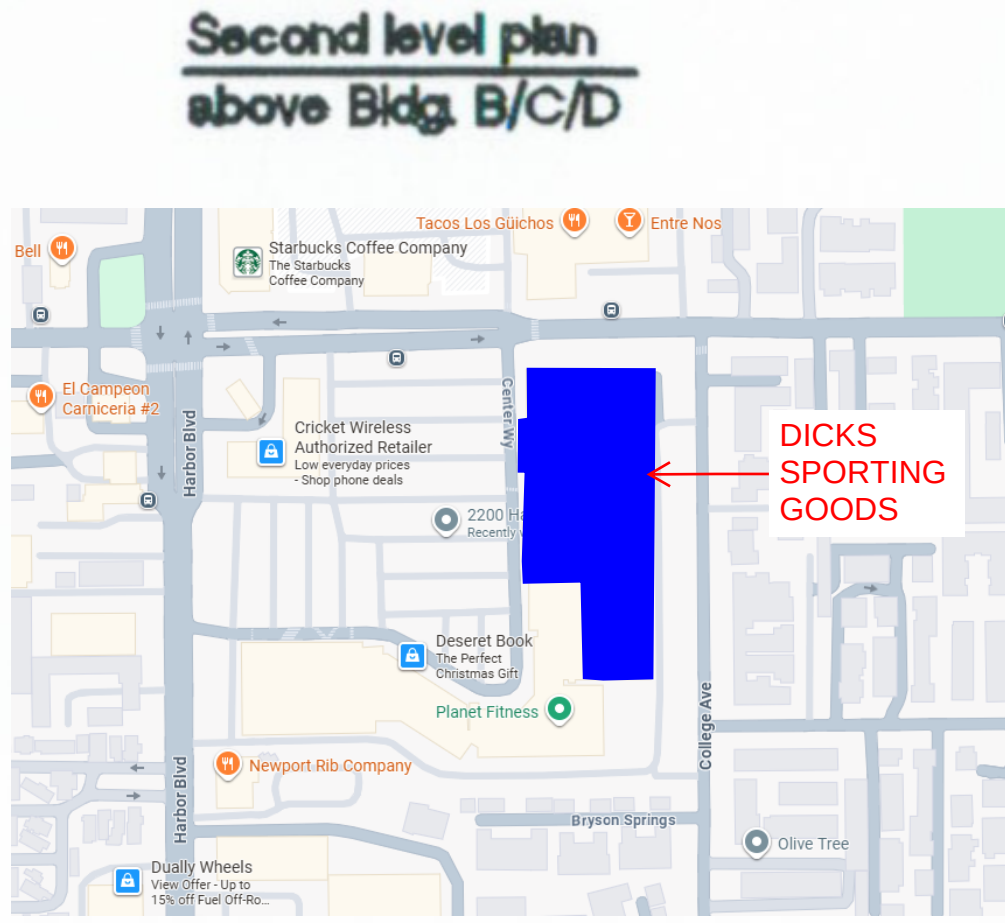
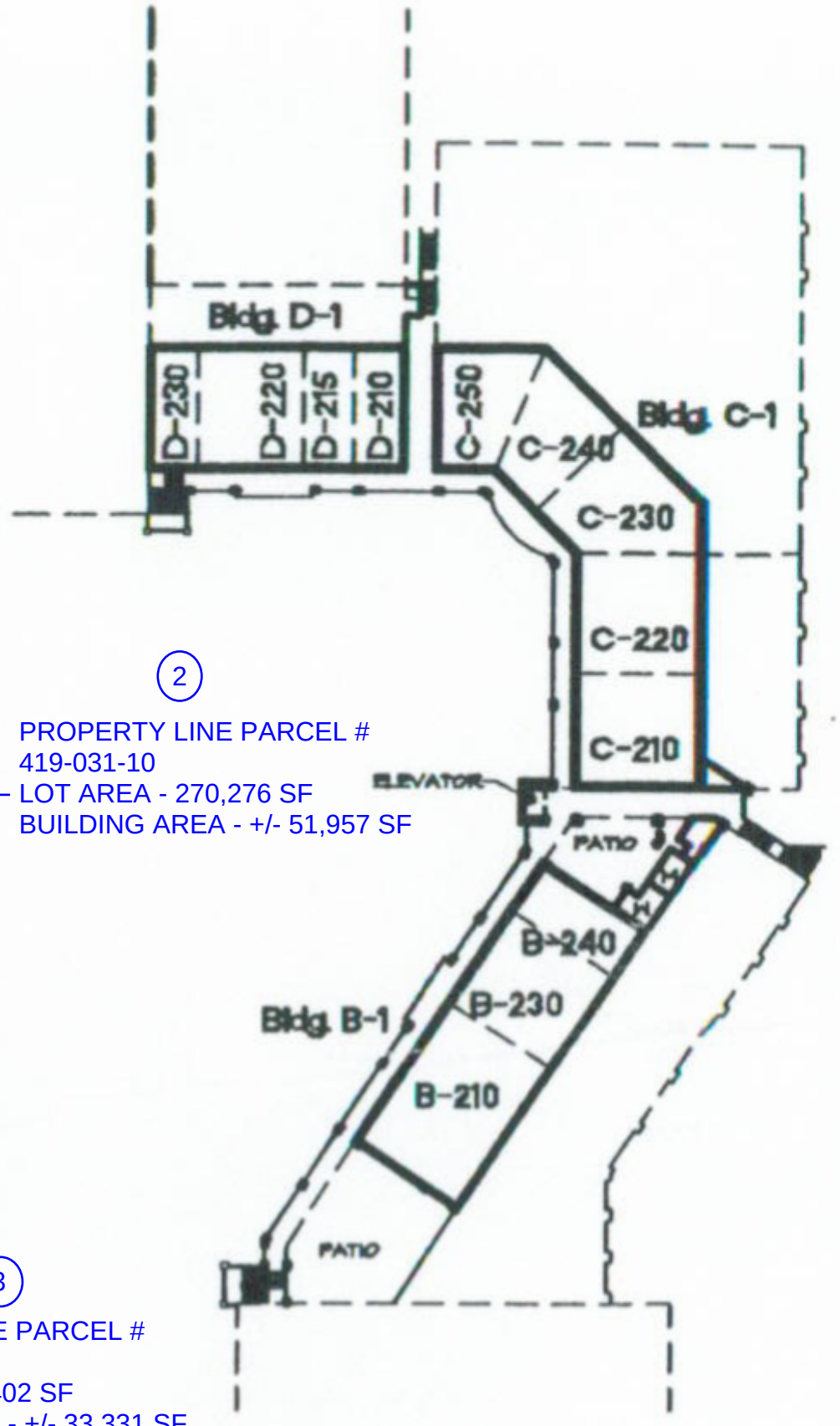


TABULATIONS

Unit No.	Tenant Name	Sq. Ft.	UPDATED SQ. FT. W/O THE GARDEN CENTER
Majors			
K	KMART	94,058	90,458
P-110	PARTY CITY	14,000	
P-120	AQUA TOTS	6,939	
H	PLANET FITNESS	14,488	
Bldg. A			
A-110	Mattress Firm	3,870	
A-120	Payday Money Center	883	
A-125	No. 1 Top Nails	888	
A-130	Mourey Cleaners	1,200	
A-140	Gamestop	1,825	
Bldg. B			
B-110	Payless Shoes	5,100	
B-120	Threading Lounge	847	
B-130	Edible Arrangements	1,553	
B-150	Wellness Works (Herbalife)	3,671	
B-160	Chiropractor	1,500	
B-170	On-Site Management Office	1,110	
Bldg. C			
C-110	Amorelia Mexican Café	1,598	
C-120	Liberty Tax Services	1,100	
C-130	Planet Fitness	1,245	
C-140	Planet Fitness	1,207	
Bldg. D			
D-110	H & R Block	1,315	
D-120	Sally's Beauty Supply	1,502	
D-130	Nu View Optometry	1,200	
D-140	Hair by Ricardo	1,215	
Bldg. E			
E-110	The Flame Broiler	1,250	
E-120	Panificadora Bakery	1,762	
E-130	Cobbler's Bench	836	
E-140	Kut Mart (Barber)	833	
E-150	Cancun Juice	3,100	
E-160	Cracked My Phone	800	
E-170	Miss Donut & Yogurt	1,500	
E-180	Hong Kong Express	1,000	
E-185	Cricket Wireless	850	
Kiosk			
FK	Foto Stop	100	
SECOND FLOOR			
Bldg. B-1			
B-210	Family Doctor	2,200	
B-230	Brighter Smile Dental	1,106	
B-240	Family Doctors	1,100	
Bldg. C-1			
C-210	New Existence Recovery	3,144	
C-230	New Existence Recovery	1,300	
C-240	New Existence Recovery	1,069	
C-250	Ears to Hear	1,083	
Bldg. D-1			
D-210	Farmers Insurance	661	
D-215	My Head 2 Toe	661	
D-220	My Head 2 Toe	1,313	
D-230	Vacant Space	680	
TOTAL		188,662	185,062

KEY/LEGEND

- EXSITING TREE
- EXISTING FIRE HYDRANT
- # DENOTES PARCELS



1 PROPERTY LINE PARCEL # 419-031-09 LOT AREA - 189,670 SF BUILDING AREA - 90,458 SF

GARDEN CENTER SPACE REMOVED BACK TO COMMON AREA - REFER TO CIVIL DWG L-100 FOR PRELIM. LANDSCAPING

ENTRY DRIVE TO BE UPDATED TO BE COMPLIANT WITH CITY DRIVEWAY APPROACH DWG 514

POLE SIGN

MONUMENT SIGN

WILSON STREET

5 PROPERTY LINE PARCEL # 419-031-01 LOT AREA - 15,105 SF BUILDING AREA - +/- 1,842 SF

NOT A PARTY

TRAFFIC SIGNAL

COLLEGE AVENUE

MONUMENT SIGN

Dicks Sporting Goods 90,458 SF

EXISTING RETAINING WALL

EXISTING LOADING DOCK AREA

EXISTING COMPACTOR

EXISTING FENCE W/ SLIDING GATES

EXISTING TRASH ENCLOSURES

PLANET FITNESS

EXISTING BIKE RACK

REFER SHEET C1.1 FOR THE PARKING LAYOUT

EXISTING BUS STOP LOCATION

PROPERTY LINE PARCEL # 419-031-10 LOT AREA - 270,276 SF BUILDING AREA - +/- 51,957 SF

PROPERTY LINE PARCEL # 419-031-07 LOT AREA - 50,402 SF BUILDING AREA - +/- 33,331 SF

PROPERTY LINE PARCEL # 419-031-08 LOT AREA - 33,029 SF

Party City

P-120

A-110 A-120 A-125 A-130 A-140

Bldg. A

B-110 B-120 B-130 B-140 B-160 B-170

Bldg. B

C-110 C-120 C-130 C-140

Bldg. C

D-110 D-120 D-130 D-140

Bldg. D

E-110 E-120 E-125 E-130 E-140 E-150 E-160 E-170 E-180 E-185

Bldg. E

NEWPORT RIB COMPANY

HARBOR BOULEVARD

POLE SIGN

MONUMENT SIGN

4

- FLOOR AREA RATIO (FAR) FOR DSG (419-031-09) - 90,458 / 189,670 = 0.48

- FLOOR AREA RATIO (FAR) FOR ENTIRE SITE REFER TO C1.1 SHEET.

- AREA - EXISTING FLOOR WAS 94,058 SQ FT. THE NEW FLOOR AREA IS 90,945 SQ FT. AFTER REMOVAL OF 3,113 SQ FT FOR THE GARDEN SPACE FOR AT HOME/KMART

- WATER QUALITY MANAGEMENT FEATURE - ETR

- HISTORICAL SITE - N/A

- HAZARDOUS WASTE SITE - N/A

- FEMA - N/A

- AIRPORT INFLUENCE - N/A

- BLUFF AREA - N/A

- RIDESHARE - N/A

- ZONING DISTRICT - C1-S-SHOPPING CENTER
- SCOPE OF WORK

THE PROJECT CONSISTS OF THE RENOVATION OF A VACANT 94,058 S.F. FORMALLY "AT HOME" RETAIL BUILDING WITH AN GARDEN CENTER TO ACCOMMODATE PROPOSED DICK'S SPORTING GOODS HOUSE OF SPORTS. THE WORK OF THIS PHASE INCLUDES THE COMPLETE DEMOLITION OF THE GARDEN CENTER; FACADE DEMOLITION OF THE PREVIOUS TENANT'S ENTRANCE; DEMOLITION OF EXISTING DECORATIVE PORTICOS / CANOPIES ALONG THE NORTH FACADE; DEMOLITION OF EXISTING WALL ON THE EAST FACADE TO ACCOMMODATE PROPOSED TENANT'S NEW ENTRANCE.

ADDITIONAL DEMOLITION INCLUDES INTERIOR DEMOLITION OF THE PREVIOUS TENANT'S WORK.

THE WORK OF THIS PHASE ALSO INCLUDES CONSTRUCTION OF NEW ENTRANCE; AND COMPLETE INTERIOR RENOVATION THAT INCLUDES NEW RESTROOMS, NEW STOCK AREAS, OFFICES AND NEW SALES FLOOR LAYOUT.

- GENERAL PLAN LAND USE DESIGNATION - GC GENERAL COMMERCIAL

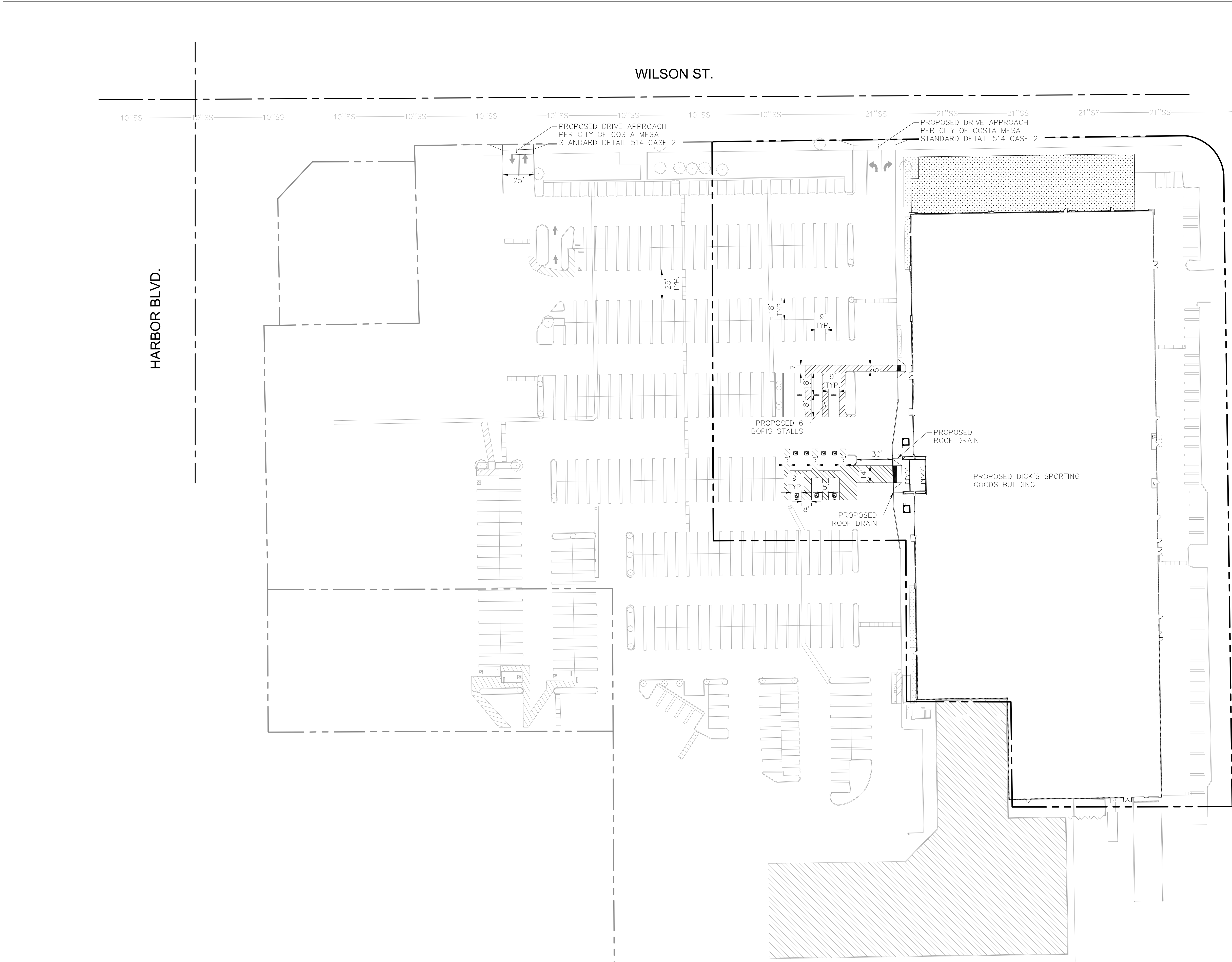
- EXISTING USE - RETAIL

- LEGAL LOT DESCRIPTION - A TR FAIRVIEW FARMS BLK LOT 7 FAIRVIEW FARMS LOT 7 POR OF LOT AND POR OF LOT 6

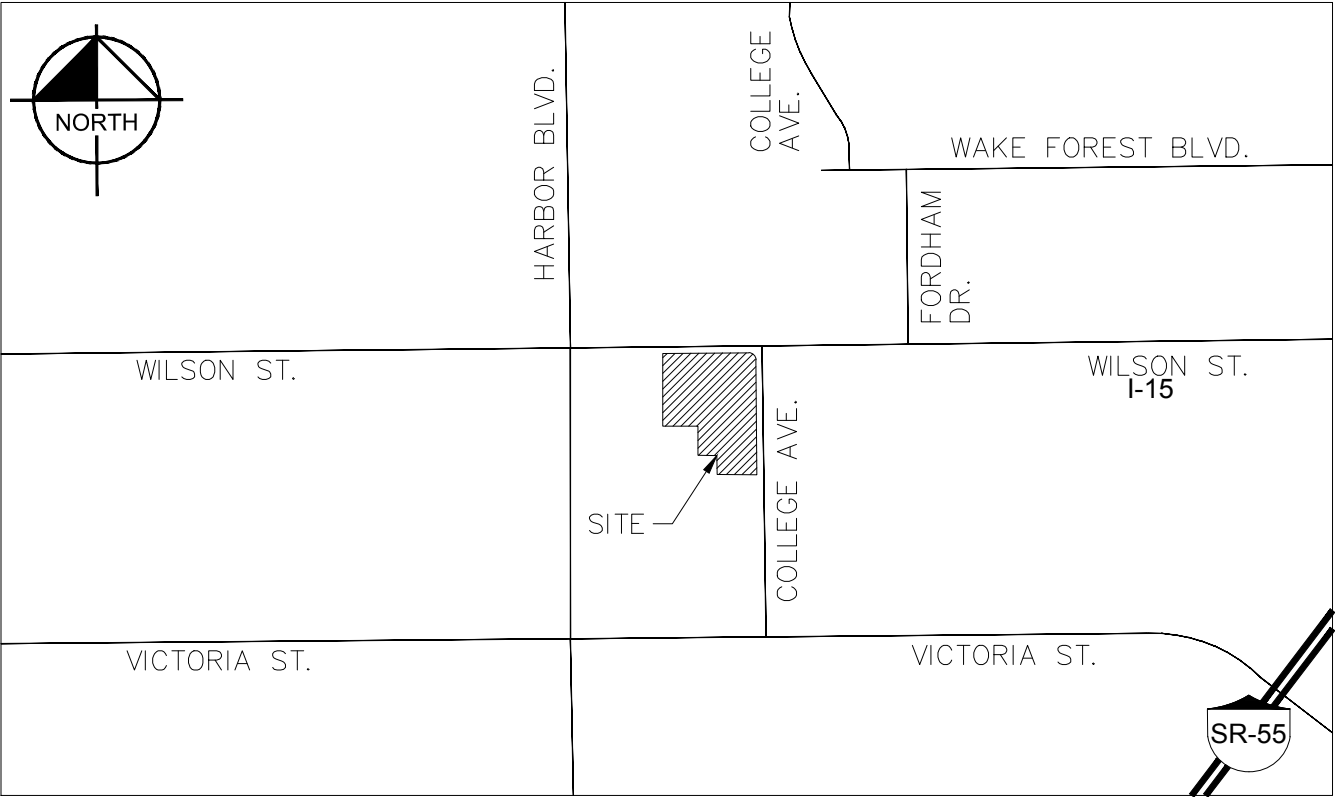
- LOT AREA - 186,670 SF DSG; 559,938 SF ENTIRE SITE

- STREET PARKING - N/A

- AREA AND PERCENTAGE OF LOT REFER TO C1.1 PLAN



VICINITY MAP



LEGEND

	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	PROPERTY SETBACK
	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING SEWER MAIN
	PROPOSED LANDSCAPING

PROJECT TEAM

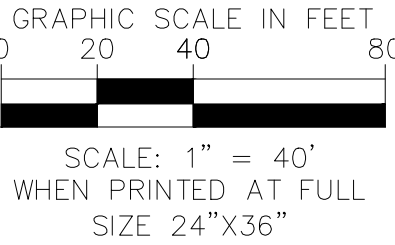
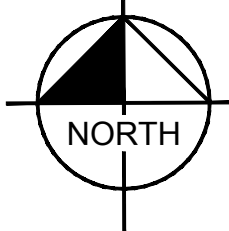
DEVELOPER/OWNER	CIVIL ENGINEER
DICK'S SPORTING GOODS C/O BRIAN BACK 345 COURT ST CORAOPOLIS, PA 15108 (313) 402-2133	KIMLEY-HORN & ASSOCIATES C/O AHMED ZUWAWA 1100 W TOWN AND COUNTRY RD, SUITE 700 ORANGE, CA 92868 (714) 939-1030

DATA SUMMARY

ADDRESS:	2200 HARBOR BLVD. COSTA MESA, CA 92627
APN:	419-031-09
ZONING DISTRICT:	C1-S SHOPPING CENTER
FLOOD ZONE:	ZONE X PER FEMA MAP NO. 06059C0268J, ZONE X - AREA OF MINIMAL FLOOD HAZARD
FLOOR AREA RATIO:	177,588 SF/558,482 SF = 0.32
LOT COVERAGE	
AREA OF LOT DEVOTED TO OPEN SPACE:	36,408 SF (20% OF TOTAL LOT AREA)
PARKING /LANDSCAPE SETBACK	
FRONT SETBACK:	20'
SIDE SETBACK:	15'
REAR SETBACK:	0'
BUILDING HEIGHT:	30' (MAX)
PARKING SUMMARY	
PASSENGER VEHICLE PARKING SPACES:	149 SPACES
BOPIS PARKING SPACES:	6 SPACES
EM PARKING SPACES:	2 SPACES
ACCESSIBLE PARKING SPACES:	
VAN ACCESSIBLE:	2 SPACES
STANDARD ACCESSIBLE:	5 SPACES
	164 SPACES

SCOPE OF WORK

PROJECT SCOPE INCLUDES REMOVAL OF BUILDING GARDEN CENTER WITH PROPOSED LANDSCAPING IN PLACE. ADDITIONAL IMPROVEMENTS INCLUDE ADA PARKING STRIPING AND ACESIBILITY IMPROVEMENTS ALONG THE BUILDING FRONTAGE SIDEWALK; AND PROPOSED SEWER AND ROOF DRAIN UTILITIES.



No.	REVISIONS	DATE	BY

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1100 TOWN AND COUNTRY RD, SUITE 700, ORANGE, CA 92868
PHONE: 714-939-1030
WWW.KIMLEY-HORN.COM

KHA PROJECT
XXXXXXXXXX
DATE
5/26/2026
SCALE AS SHOWN
DESIGNED BY HF
DRAWN BY HF
CHECKED BY AZ

DSG - COSTA MESA
2200 HARBOR BLVD.
COSTA MESA, CA 92627

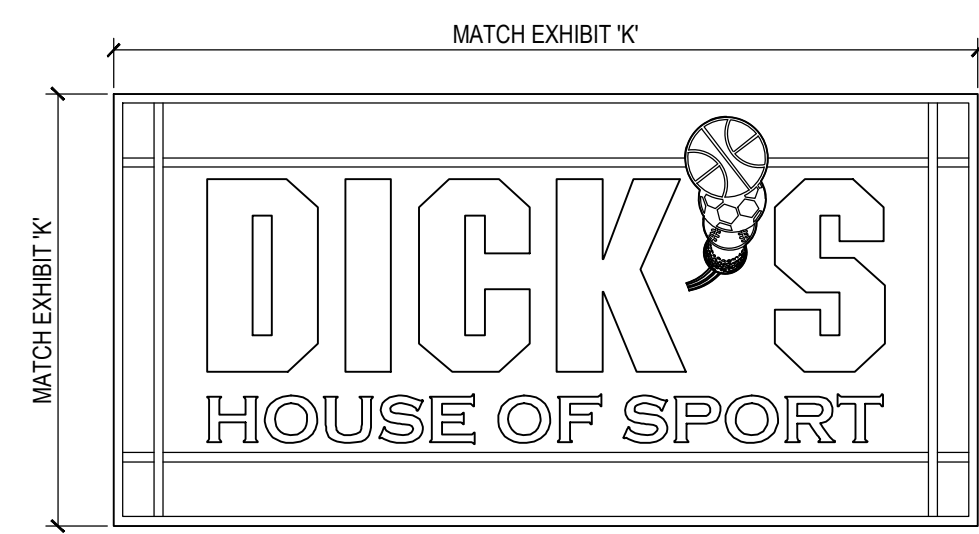
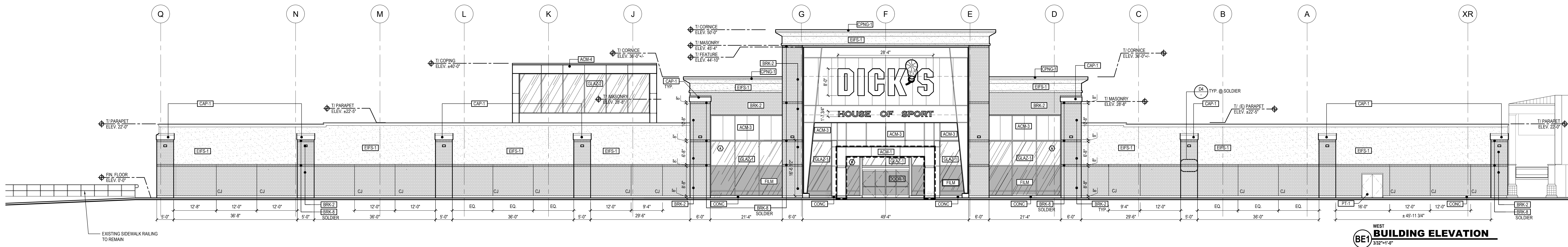
NOT FOR
CONSTRUCTION

OVERALL SITE PLAN

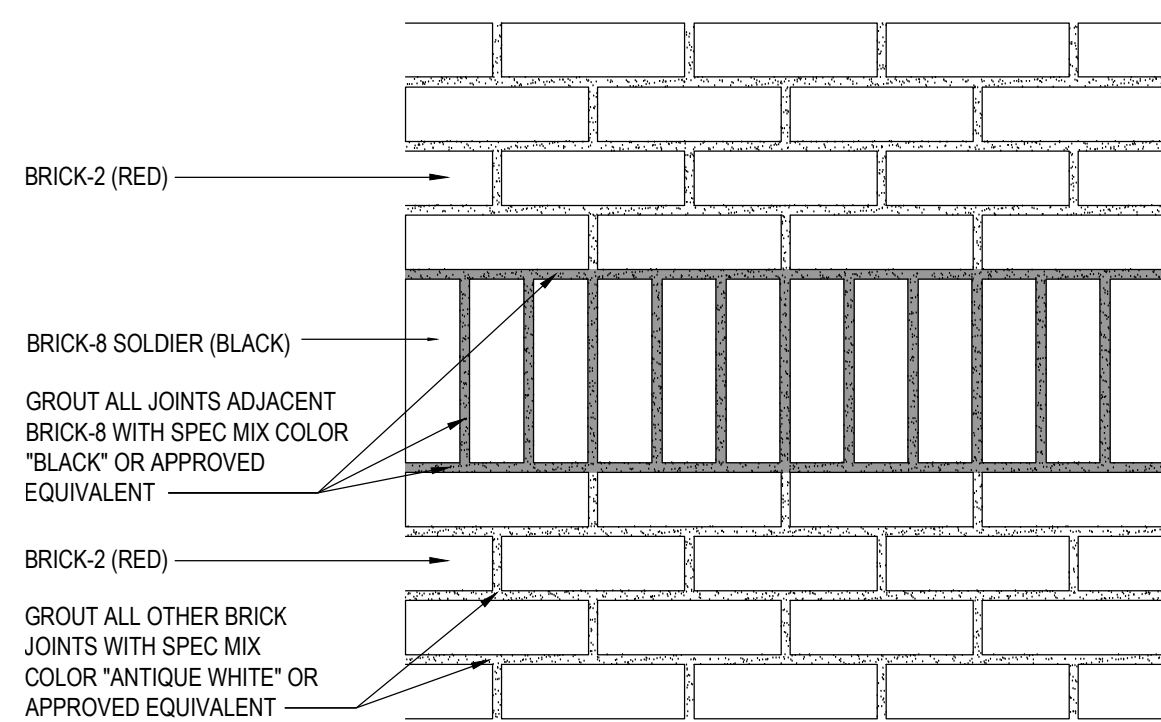
SHEET NUMBER

C1.1





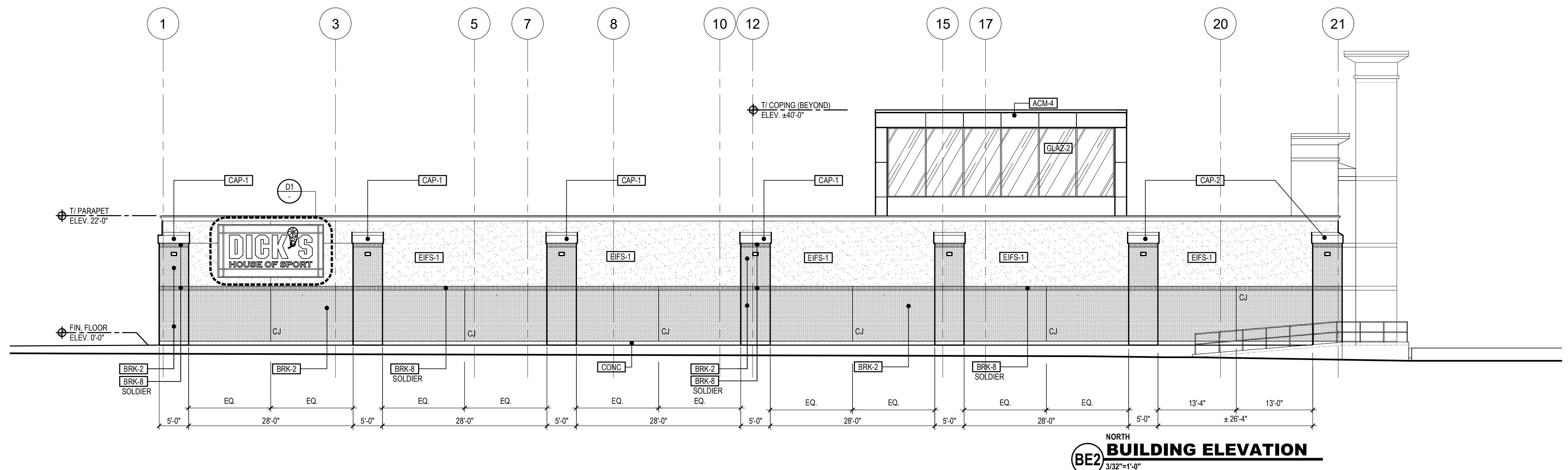
D1
BOX SIGN
SCALE 1/4" = 1'-0"



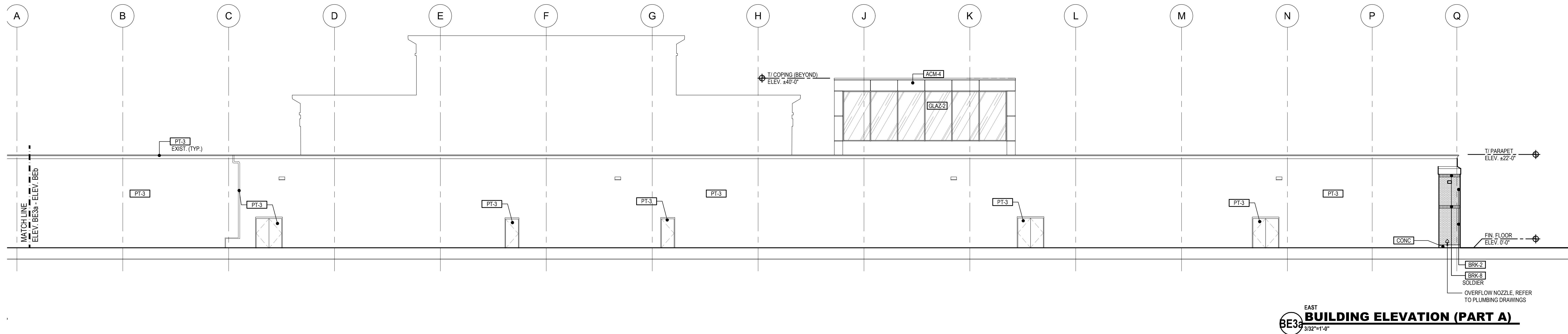
D4
DETAIL
SCALE 1/2" = 1'-0"

EXTERIOR MATERIALS

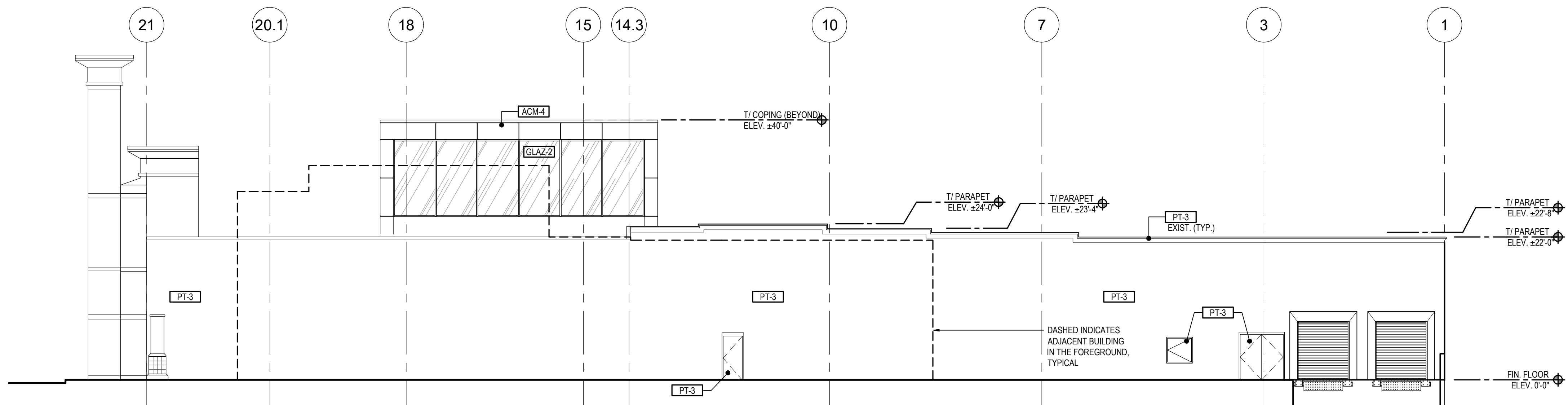
ACM-1	RANSGREEN METAL PANEL SYSTEM MANUF: CITADEL OR EQUAL PRODUCT: ENVELOPE 2000 RS OR EQUAL COLOR: MATCH KAWNEER HARTFORD GREEN
ACM-3	ACM PANELS - ALPOLIC COLOR: TO MATCH KAWNEER DARK BRONZE
ACM-4	RANSGREEN METAL PANEL SYSTEM MANUF: CITADEL OR EQUAL PRODUCT: ENVELOPE 2000 RS OR EQUAL COLOR: MATCH KAWNEER DARK BRONZE
BRK-2	2" MODULAR THIN BRICK REFER TO SPECIFICATION FOR ACCEPTABLE MANUFACTURERS MORTAR - SPEC MIX M500 ANTIQUE WHITE
BRK-3	2" MODULAR THIN BRICK BELDON BRICK COLOR: BLACK DIAMOND VELOUR MORTAR - SPEC MIX M500 BLACK
CAP-1	COLUMN CAPITAL SUPPLIED BY VENDOR #24, INSTALLED BY G.C. COLOR: P-53 BY VENDOR #24
CONC	CAST IN PLACE CONC. W/ PARIGED HAND RUBBED FIN.
CPNG-1	PREFIN METAL COPING. SEE SPECIFICATIONS COLOR = TO MATCH KAWNEER DARK BRONZE
DOOR-3	ALUMINUM BIPARTING DOOR. SEE SPECIFICATIONS - COLOR: KAWNEER DARK BRONZE
DOOR-5	
DS-1	PREFIN METAL DOWNSPOUT - COLOR: TO MATCH KAWNEER DARK BRONZE
EPS-1	EXTERIOR INSULATION FIN. SYSTEM. SEE SPECIFICATIONS COLOR = MATCH COLOR #449 BUCKSKIN, PEBBLE FINE FIN.
GLAZ-1	EXTERIOR CURTAINWALL COLOR: KAWNEER DARK BRONZE
GLAZ-2	EXTERIOR STOREFRONT COLOR: KAWNEER DARK BRONZE
LIGHT	EXTERIOR LIGHT FIXTURE - REFER TO REFLECTED CEILING AND ELECTRICAL PLANS, TYP.
PT-1	EXTERIOR PAINT. SEE SPECIFICATIONS COLOR - P-78
PT-2	EXTERIOR PAINT. SEE SPECIFICATIONS COLOR - MATCH RED BRICK (P-52) DSG BELDON
PT-3	EXTERIOR PAINT. SEE SPECIFICATIONS COLOR TO MATCH EPS-1 - DRYVIT #449 BUCKSKIN
SGN-1	INDIVIDUAL LETTER SIGNAGE W/ INTERNALLY ILLUMINATED LETTERS. SUPPLIED AND INSTALLED BY VENDOR #5
FILM	WINDOW SECURITY FILM BY G.C. REFER TO A5.2a



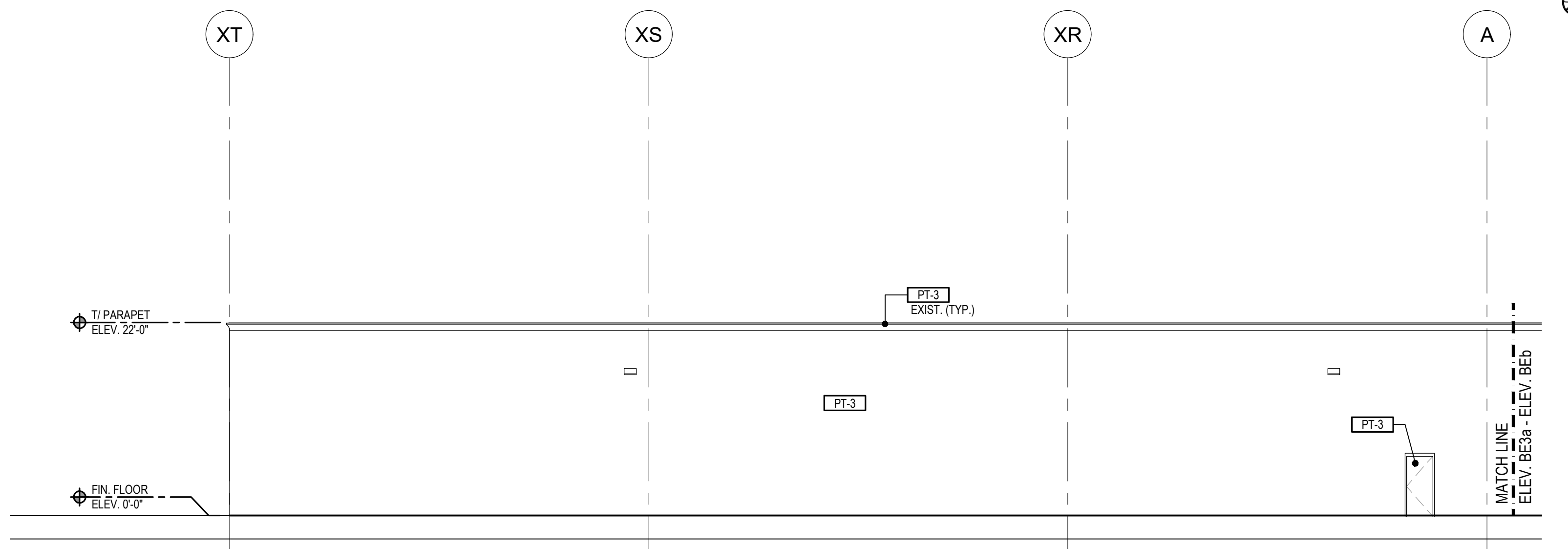
BE2
NORTH BUILDING ELEVATION
SCALE 1/32" = 1'-0"



BE3
EAST BUILDING ELEVATION (PART A)
SCALE 1/32" = 1'-0"



BE4
SOUTH BUILDING ELEVATION
SCALE 1/32" = 1'-0"



BE5
EAST BUILDING ELEVATION (PART B)
SCALE 1/32" = 1'-0"

EXTERIOR MATERIALS	
ACM-1	RAINSCREEN METAL PANEL SYSTEM MANUF: CITADEL OR EQUAL PRODUCT: ENVELOPE 2000 RS OR EQUAL COLOR: MATCH KAWNEER HARTFORD GREEN
ACM-3	ACM PANELS - ALPOLIC COLOR: TO MATCH KAWNEER DARK BRONZE
ACM-4	RAINSCREEN METAL PANEL SYSTEM MANUF: CITADEL OR EQUAL PRODUCT: ENVELOPE 2000 RS OR EQUAL COLOR: MATCH KAWNEER DARK BRONZE
BRK-2	2" MODULAR THIN BRICK REFER TO SPECIFICATION FOR ACCEPTABLE MANUFACTURERS MORTAR - SPEC MIX (MS50) ANTIQUE WHITE
BRK-8	2" MODULAR THIN BRICK BELDEN BRICK COLOR: BLACK DIAMOND VELOUR MORTAR - SPEC MIX (MS80) BLACK
CAP-1	COLUMN CAPITAL SUPPLIED BY VENDOR #24, INSTALLED BY G.C. COLOR: P-53 BY VENDOR #24
CONC	CAST IN PLACE CONC. W/ FARGED HAND RUBBED FIN.
CPNG-1	PREFIN. METAL COPING, SEE SPECIFICATIONS COLOR = TO MATCH KAWNEER DARK BRONZE
DOOR-1	ALUMINUM BI PARTING DOOR, SEE SPECIFICATIONS - COLOR: KAWNEER DARK BRONZE
DOOR-2	
SB-1	PRE-FIN. METAL DOWNPOUT - COLOR: TO MATCH KAWNEER DARK BRONZE
EPS-1	EXTERIOR INSULATION FIN. SYSTEM, SEE SPECIFICATIONS COLOR = MATCH COLOR #449 BUCKSKIN, PEBBLE FINE FIN.
GLAZ-1	EXTERIOR CURTAINWALL COLOR: KAWNEER DARK BRONZE
GLAZ-2	EXTERIOR STOREFRONT COLOR: KAWNEER DARK BRONZE
LIGHT	EXTERIOR LIGHT FIXTURE - REFER TO REFLECTED CEILING AND ELECTRICAL PLANS TYP
PT-1	EXTERIOR PAINT, SEE SPECIFICATIONS COLOR = P-78
PT-2	EXTERIOR PAINT, SEE SPECIFICATIONS COLOR = MATCH RED BRICK (P-52) DSG BELDON
PT-3	EXTERIOR PAINT, SEE SPECIFICATIONS COLOR TO MATCH EPS-1 = DRYVIT #449 BUCKSKIN
SDN-1	INDIVIDUAL LETTER SIGNAGE w/ INTERNALLY ILLUMINATED LETTERS, SUPPLIED AND INSTALLED BY VENDOR #6
FILM	WINDOW SECURITY FILM BY G.C., REFER TO A5.2a

ELEVATION A

ELEVATION B

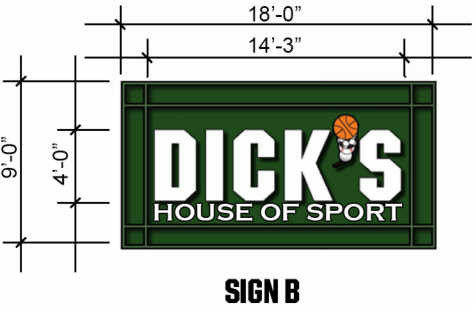
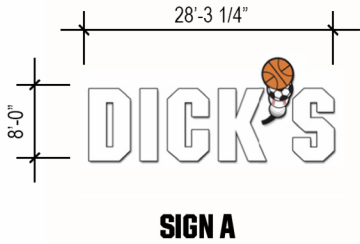
ELEVATION C

ELEVATION D

ELEVATION E



Gray Plaza
2200 Harbor Blvd.
Costa Mesa, CA
EXHIBIT K
STORE # 1720
03/04/2026



Key Plan

REV 1 _____
REV 2 _____
REV 3 _____
REV 4 _____
REV 5 _____

All information contained on this exhibit is representative of the architectural materials and heights proposed to be used. This exhibit is NOT intended to be a Construction Document.
All final adjustments will be incorporated into the Construction Documents and will be mutually agreed upon by the Landlord and Dick's Sporting Goods.

Final graphics will be determined by Tenant. Graphics shown on this exhibit are shown for visual context.



EXISTING WEST ELEVATIONS



PROPOSED WEST ELEVATIONS



EXISTING SOUTH ELEVATIONS



PROPOSED SOUTH ELEVATIONS



Gray Plaza
2200 Harbor Blvd.
Costa Mesa, CA
Facade Photos
STORE # 1720
03/04/2026

REV 1 _____
REV 2 _____
REV 3 _____
REV 4 _____
REV 5 _____

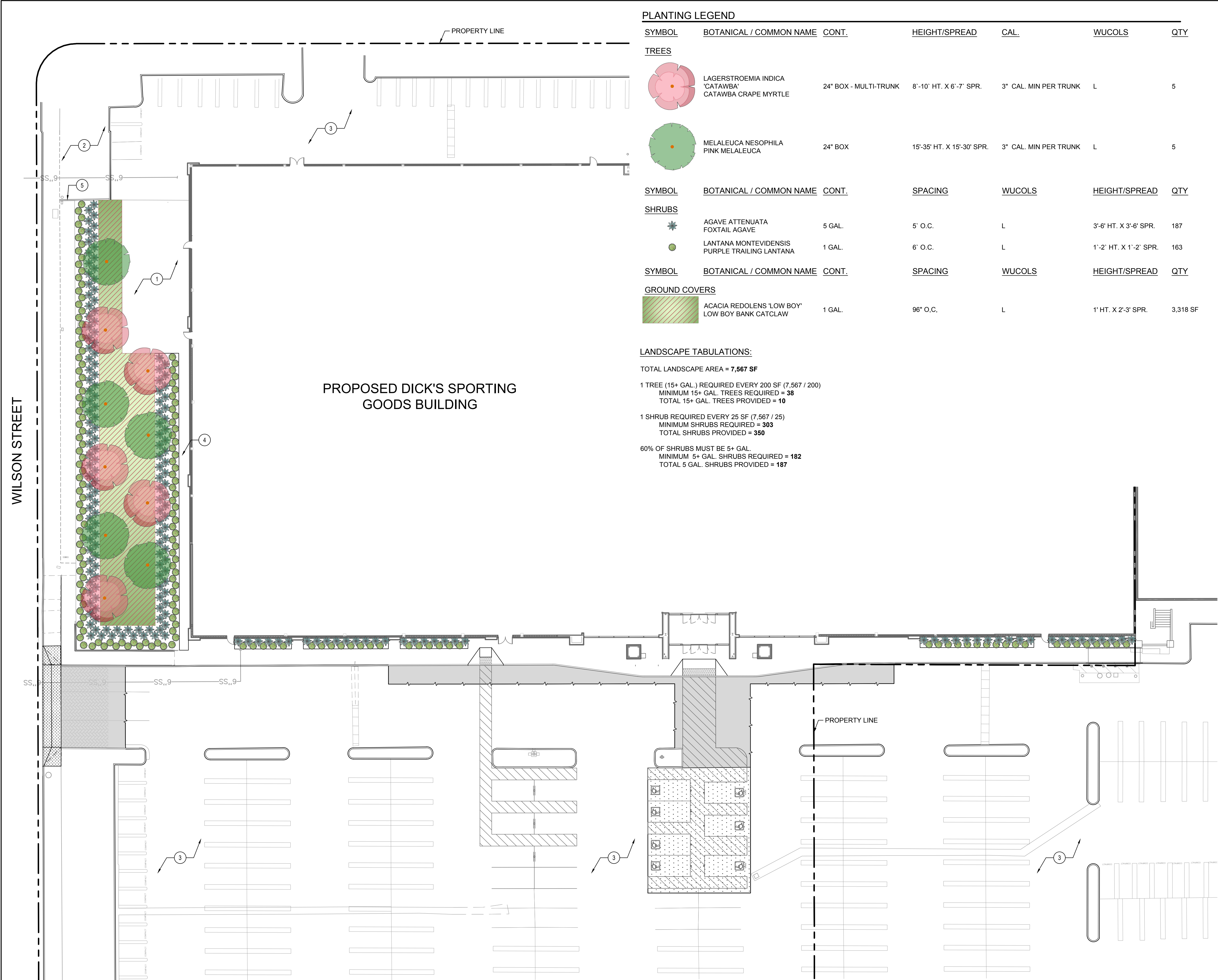




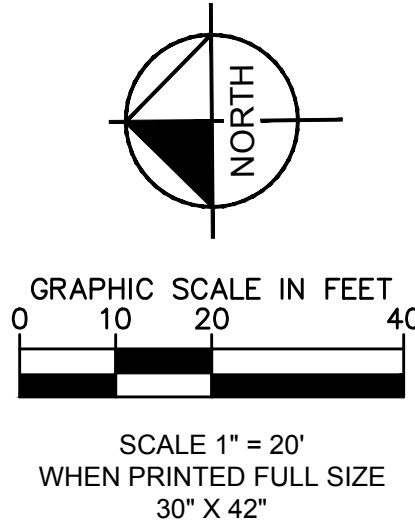
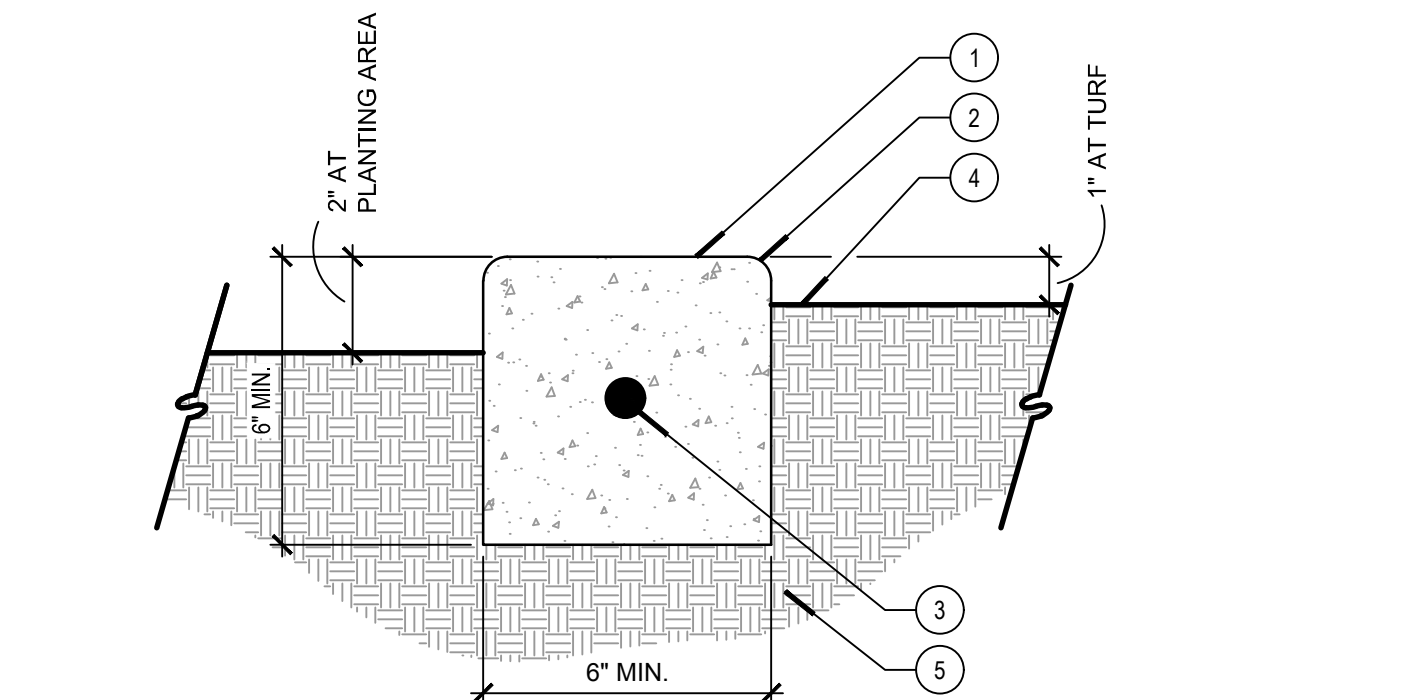








- PLANTING NOTES**
- REFER TO PLANTING SPECIFICATIONS FOR MORE INFORMATION REGARDING SOIL PREP, FERTILIZING, BACKFILL, PLANT SELECTION, WARRANTY'S, ETC.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIAL THAT IS FREE OF PESTS AND DISEASE. ANY PLANT MATERIAL FOUND AT THE SITE EXHIBITING SIGNS OF PESTS AND/OR DISEASE WILL BE REMOVED AND REPLACED AT NO COST TO THE OWNER.
 - ONCE ROUGH GRADES HAVE BEEN ESTABLISHED IN PLANTING AREAS, CONTRACTOR SHALL BE REQUIRED TO HAVE SOIL SAMPLES TAKEN (3 MIN.) AND HAVE AGRICULTURAL SUITABILITY TESTS CONDUCTED. TESTS SHALL REVIEW SOIL FERTILITY AND MAKE RECOMMENDATIONS FOR SOIL PREPARATION PRIOR TO PLANTING. SUBMIT SOIL TEST RESULTS TO OWNER AND LANDSCAPE ARCHITECT FOR THEIR RECORDS. SUBMIT EVIDENCE THAT RECOMMENDATIONS PROVIDED IN SOILS REPORT HAVE BEEN FOLLOWED DURING CONSTRUCTION.
 - FINAL LOCATION OF ALL TREES SHALL BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL SHRUB AREAS SHALL RECEIVE 3" DARK, HARDWOOD BARK MUGH. SHALL BE 'DECOBARK' AVAILABLE FROM EARTHWORKS SOIL AMENDMENTS OR APPROVED EQUAL. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO PURCHASE. NO SHREDDED MATERIAL WILL BE ACCEPTED.
 - WHERE ANY TREE IS LOCATED WITHIN SIX FEET OF ANY PAVING SURFACE IN ANY DIRECTION, CONTRACTOR SHALL INSTALL A ROOT BARRIER TEN FEET IN EACH DIRECTION FROM THE CENTER OF THE TREE, ALL SIDES OF THE TREE AS REQUIRED. ROOT BARRIER SHALL BE 24" PANELS BY DEEP ROOT CORP. OR APPROVED EQUAL, MODEL UB-24-2, ASSEMBLE AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH OTHER TRADES AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS PER THE CONSTRUCTION SCHEDULE.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND STRUCTURES, 2% MIN.
 - CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY PLANT MATERIAL WHEN IT IS OBVIOUS THAT UNKNOWN CONDITIONS OR GRADE DIFFERENCES EXIST THAT WOULD MAKE THE PROPOSED DESIGN UNACHIEVABLE. NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY IF ANY SUCH CONDITIONS ARE DISCOVERED. FAILURE TO NOTIFY THE APPROPRIATE PARTIES COULD RESULT IN THE REJECTION AND REMOVAL OF FINISHED WORK AT NO COST TO THE OWNER.
- NOTES:**
- REFER TO HARDSCAPE LEGEND AND NOTES FOR COLOR AND FINISH.
 - INSTALL 1" DEEP TOOLED JOINT AT 10'-0" O.C. AND ISOLATION JOINTS AT 20'-0" O.C. AND AT ALL CHANGES IN DIRECTION.
 - INSTALL ISOLATION JOINTS WHERE HEADER MEETS A VERTICAL SURFACE. HEADER TO BE FINISHED WITH A LIGHT BROOM FINISH PERPENDICULAR TO HEADER.
 - EXTRUDED CONCRETE HEADER WILL NOT BE ACCEPTED.
- CONCRETE MOW CURB**
Scale: 3" = 1'-0"
- REFERENCE KEY NOTES**
- EXISTING TO REMAIN
 - EXISTING LAWN TO REMAIN
 - EXISTING PARKING LOT
 - 5' SIDEWALK
 - NEW 6" CONCRETE MOW CURB



No.	REVISIONS	DATE	BY

Kimley»Horn

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1100 TOWN AND COUNTRY RD, SUITE 700, ORANGE, CA 92868
PHONE: 714-939-1030
WWW.KIMLEY-HORN.COM

KHA PROJECT
194807001

DATE
6/22/2026

SCALE AS SHOWN

DESIGNED BY ML

DRAWN BY EW

CHECKED BY ML

DSG - COSTA MESA
2200 HARBOR BLVD.
COSTA MESA, CA 92627



PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER
L100