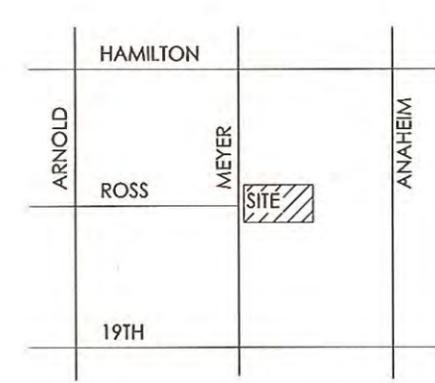
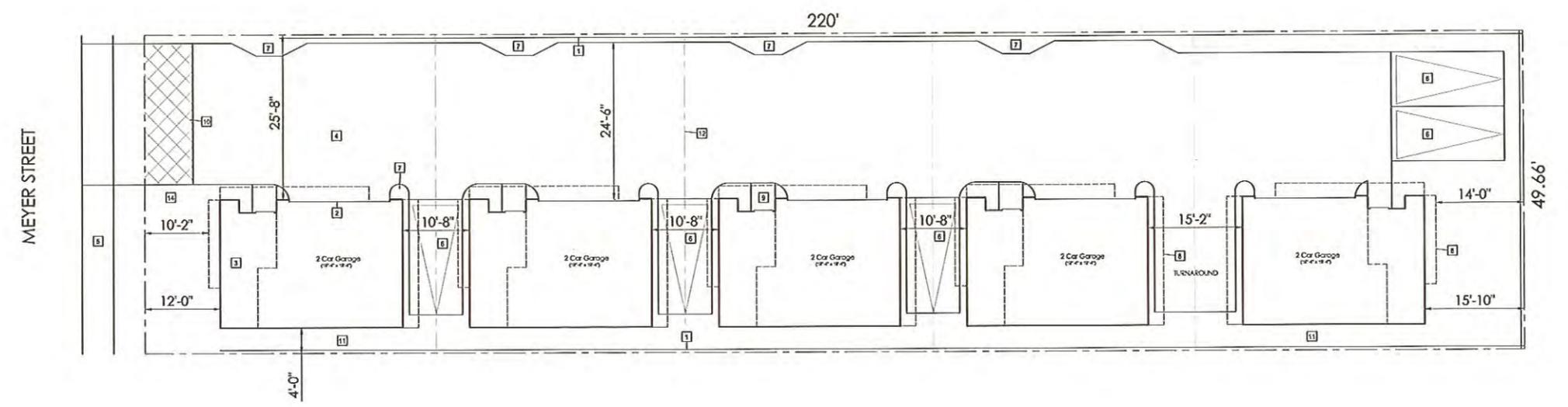


SITE PLAN SUMMARY

OWNER:	THE PREFACE GROUP 2901 WEST COAST HWY, SUITE 200 NEWPORT BEACH, CA 92663
SITE ADDRESS:	1974 MEYER STREET
APN:	422-142-36
EXISTING ZONING:	MESA WEST RESIDENTIAL OWNERSHIP URBAN OVERLAY ZONE MULTIPLE FAMILY RESIDENTIAL (MEDIUM DENSITY)
GENERAL PLAN:	MULTIPLE FAMILY RESIDENTIAL (HIGH DENSITY)
PROPOSED UNITS:	5 DETACHED HOMES
LOT AREA:	11,000 S.F. (0.25 ACRES)
DENSITY:	19.8 UNITS PER ACRE
SITE SUMMARY:	
BLDG FOOTPRINTS:	2,840 S.F. (25.8%)
PRIV. DRIVEWAYS:	4,990 S.F. (45.3%)
GUEST PARKING:	765 S.F. ( 7.0%)
OPEN SPACE:	2,405 S.F. (21.9% PROVIDED AT GRADE)
BALCONIES:	300 S.F. (2ND FLOOR OPEN SPACE)
TOTAL OPEN SPACE:	2,705 S.F. (24.6% AT GRADE + BALCONIES)
PLAN SUMMARY:	3 BEDROOM UNITS TYPICAL
1ST FLOOR LIVABLE:	162 S.F.
2ND FLOOR LIVABLE:	618 S.F.
3RD FLOOR LIVABLE:	662 S.F.
TOTAL LIVABLE AREA:	1,442 S.F.
GARAGE:	440 S.F.
BALCONY:	60 S.F.
PARKING PROVIDED:	2 CAR ATTACHED GARAGE/UNIT (10 STALLS TOTAL) 5 OPEN GUEST STALLS 15 STALLS PROVIDED (3 STALLS PER UNIT)
BUILDING HEIGHT:	3 STORIES, 33 FOOT HEIGHT AT ROOF

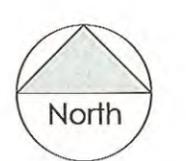
SITE PLAN NOTES

1. 6' HIGH SPLIT FACE BLOCK WALL - TAN COLOR
2. 2 CAR GARAGE WITH 16' WIDE DOOR
3. 3 STORY DWELLING, TYP.
4. CONDUCT SITE DRAINAGE TO APPROVED DRAINAGE OUTLET
5. PUBLIC SIDEWALK
6. 9' X 18' OPEN GUEST PARKING STALL
7. PLANTER AREA
8. LINE OF SECOND FLOOR ABOVE
9. CONCRETE WALKWAY
10. COMMON DRIVEWAY WITH STAMPED CONCRETE ENTRY
11. PRIVATE YARD AREA
12. PROPOSED PROPERTY LINE BETWEEN DWELLINGS
13. FEE SIMPLE SUBDIVISION



Site Plan

SCALE: 1/10" = 1'-0"



THE PREFACE GROUP  
2901 West Coast Highway  
Suite 200  
Newport Beach, CA 92663  
(855) 773-3223

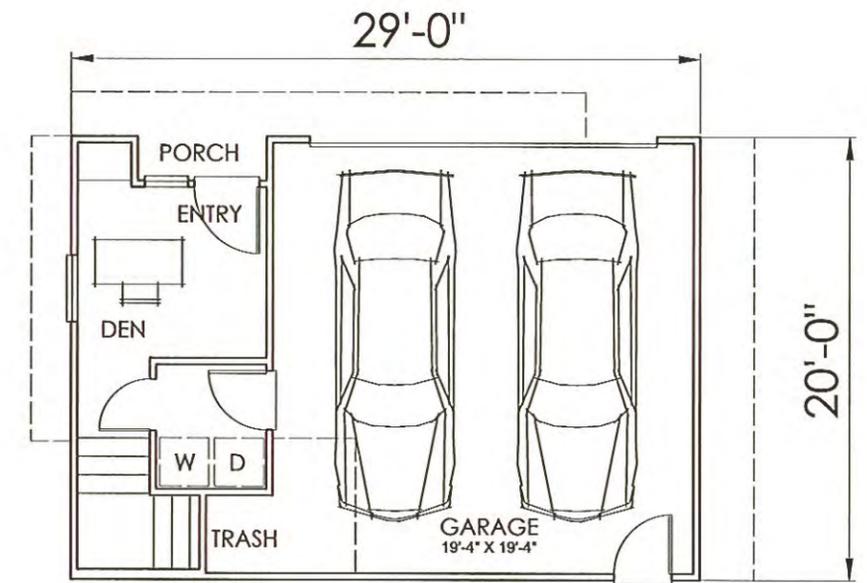
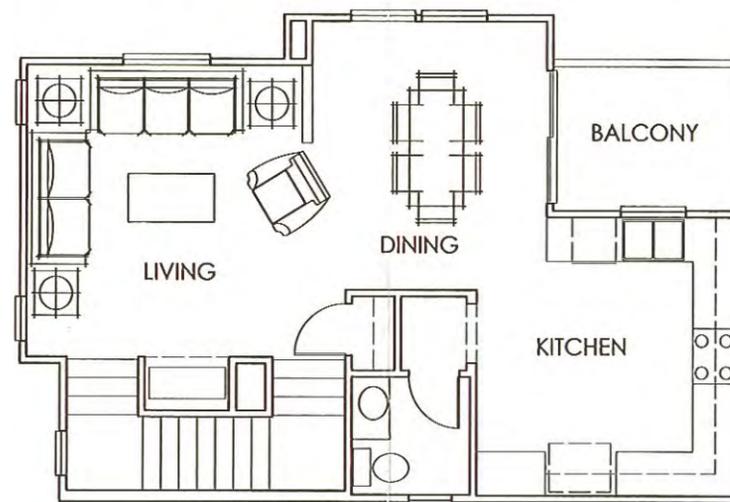
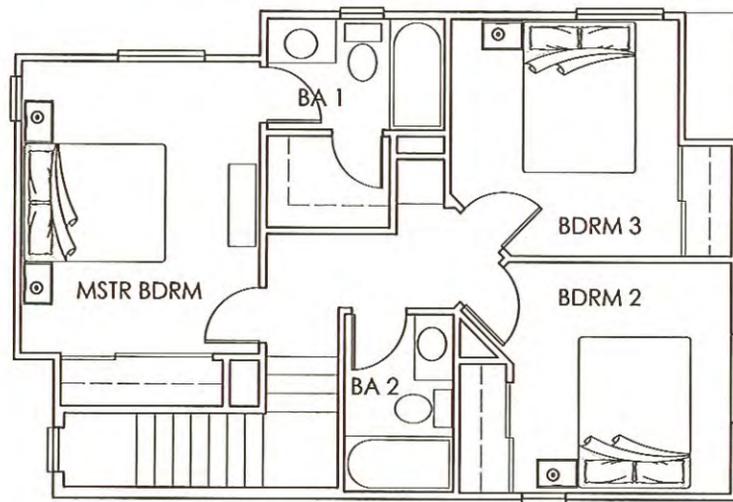
1974 MEYER STREET  
5 UNIT DETACHED SUBDIVISION

Costa Mesa, California

February 21, 2012



3373 Country Road, Fallbrook, CA 92028  
121 Broadway, Suite 624, San Diego, CA 92101  
www.summarch.com  
760.723.0484



## Floor Plans

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



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

MATERIAL SCHEDULE

MISSION S CONCRETE TILE

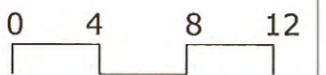
SAND FINISH STUCCO

RESAWN WOOD SHUTTERS

DECORATIVE IRON ACCENTS

CLAY TILE GABLE ACCENTS

COVE MOULD OVERHANG



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



THE PREFACE GROUP  
 2901 West Coast Highway  
 Suite 200  
 Newport Beach, CA 92663  
 (855) 773-3223

**1974 MEYER PLACE**  
 5 UNIT DETACHED SUBDIVISION

11

Costa Mesa, California

January 3, 2012



3373 Country Road, Fallbrook, CA 92028  
 121 Broadway, Ste 624, San Diego, CA 92101  
 760.723.0484 www.summarch.com

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**From:** bryan coggins [mailto: ]  
**Sent:** Tuesday, January 31, 2012 1:07 PM  
**To:** ASHABI, MINOO  
**Subject:** Re: UMP-12-01

Hi Minoo,

Please see justification of submittal below:

Parking:

The parcel is constrained at only 49' wide, one of the narrowest multi-family residential sites in the city. In the spirit of the Urban Plans we attempted to consolidate parcels but were unsuccessful. If the site was only 9' wider we could park an additional 5 cars along the North wall adjacent to the drive aisle. Removing 1 unit only adds 2-3 guest parking stalls, so 2 units would have to be removed to provide an additional 5 spaces; this is not economically feasible.

The project is designed for the young professional, not the family. At most two adults will reside in these homes. The proposed homes are very small, measuring only 1442 square feet and do not have a yard for children. In reality they are 2 bedroom homes with an office, but banks will not provide construction lending on 2 bedroom homes; we learned this lesson from our 30 unit project on Victoria Street. In addition, buyers demand 3 bedroom homes because of the resale value. 2 bedroom homes are typically found in flats, condominiums and townhomes, not in a detached environment. Our target buyer will use 1 bedroom for sleeping, 1 bedroom for the occasional out of town guest, and 1 bedroom for an office.

Open Space:

Because the site measures only 49' wide and is greater than 150' in length, a 25' drive aisle must be included to support the city's Fire Department. This drive aisle consumes 50% of the width of the site and 50% of the site's total coverage prior to any building coverage or guest parking calculations. Therefore, no matter what type of project is submitted, it will lack required open space.

Rear Setback:

This is an area we are open to ideas and appreciate your comments regarding the possibility of a 10' front setback. We would like to discuss this with City Council and staff as the project moves forward.

The 49' wide site presents a host of issues that we can't control. We are hopeful the Planning Department is understanding of these issues. We didn't create the narrow lot; we are simply trying to following the strategies outlined in the Mesa West Residential Ownership Urban Plan.