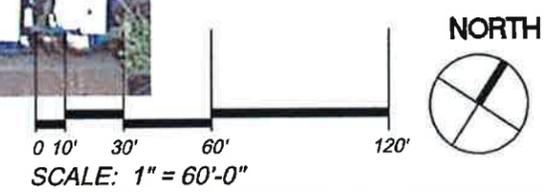




4-STORY BUILDING / TYPE V: 208

- 1. TOTAL: 204 UNITS
- 2. TOTAL ACRES: +/- 3.67 ACRES
- 3. DENSITY: 55.5 DU/AC

CONCEPTUAL SITE PLAN



2013-0XX MAY 2013, 2013



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FORD RD LUXURY APARTMENTS

COSTA MESA, CALIFORNIA

PROVINCE GROUP, LLC

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-0860

Exhibit A

Project Narrative and Request for General Plan Screening

Ford Road Multi-Family Community - Costa Mesa

1973 Newport Boulevard
Costa Mesa, CA

Applicant hereby requests a General Plan Screening for a proposed project at 1973 Newport Boulevard, as further described below.

Introduction

The project site, which is listed as #11 on the City of Costa Mesa's list of Motels & Mobile Home Parks 2012, consists of 3.37 gross acres and is located at 1973 Newport Boulevard behind the Sandpiper Motel. The site currently has a General Plan designation of General Commercial and is zoned C2 – General Business.

The proposed Ford Road project will be a 4-story, ±200-unit luxury multi-family community with a screened parking structure, private balconies, recreational area, open space, and 1 main entry/exit point, with an additional fire access road.

The aim of the Ford Road multi-family community is to meet the demand for new, high-quality for-rent housing options in Costa Mesa by reinvigorating an underutilized site which is currently occupied by a trailer park. This infill community will provide quality, attractive housing for young professionals, families, empty nesters looking to downsize, and households seeking easy accessibility to transportation, recreation and commercial amenities offered by the City of Costa Mesa. We expect that the demand for goods and services that the future residents of the Ford Road multi-family community future residents will bring will support and strengthen the vitality of Costa Mesa and its local businesses. In addition, redevelopment of this property will create a much more visually appealing community.

Site Characteristics

The site is currently comprised of one parcel (with the intention of adding one or more adjacent parcels) which is currently occupied by a 57 unit trailer park with a pool. The Assessor's Parcel Map number is 419-212-02. There is one main driveway that provides one-way access through the park. Access to Newport Boulevard is currently provided via an easement through the Sandpiper Motel parking lot.

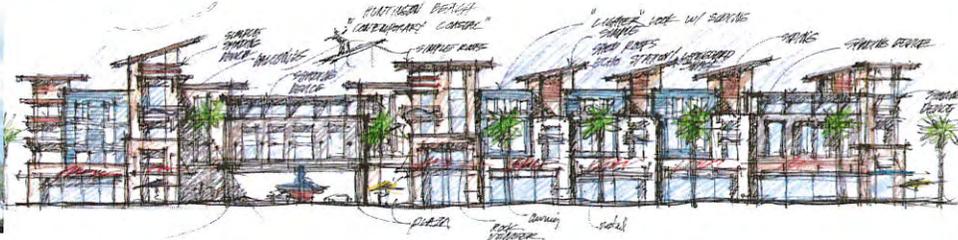
The site is surrounded by the following neighboring uses:

North: Multi-family residential
South: Commercial/industrial
East: Trailer park
West: Multi-family residential

Development Characteristics

The proposed site plan provides for approximately 200 units in one 4-story building which wraps around a central parking structure. This equates to a density of 55.5 units per acre (with the addition of an adjacent parcel). The units will range in size from approximately 600 to 1,100 square feet. The preliminary site plan provides ± 400 resident parking stalls and ± 65 guest parking stalls. Vehicular access to the project will be provided through one of the parcels to be acquired on Ford Road.

The architectural elements and features of the proposed buildings have yet to be determined. High quality materials will be used throughout and the project will be built to condo specs. The community will provide open space including landscaping, balconies, community amenity areas, and a fire access lane.



BEACH WALK APARTMENTS

HUNTINGTON BEACH, CA

PROVINCE
GROUP

ARCHITECTS ORANGE

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2011-Ox MARCH 25, 2011



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Concept Elevation - A (original concept)



Concept Elevation - B

Scale: 1"=3/32"

2011-091 SEPT. 15, 2011

BEACH WALK APARTMENTS HUNTINGTON BEACH, CALIFORNIA

DCO BEACH WALK LLC

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860



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HITACHI SITE

SAN JOSE, CALIFORNIA

CONCEPTUAL ELEVATIONS

PROVINCE
GROUP

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2011-0xx JUNE 02, 2011



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View from Yorba Linda Blvd.

YORBA LINDA RESIDENTIAL DEVELOPMENT

**PROVINCE
GROUP**

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Newport Beach, CA 92660
949.553.4800

PERSPECTIVES

YORBA LINDA, CALIFORNIA
0101 # 2011-2408

02.01.2012

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



A5.0



West Building



East Building

2090 S. DELAWARE SAN MATEO CALIFORNIA

CHRISTIANI
JOHNSON
ARCHITECTS



East Courtyard



West Courtyard

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