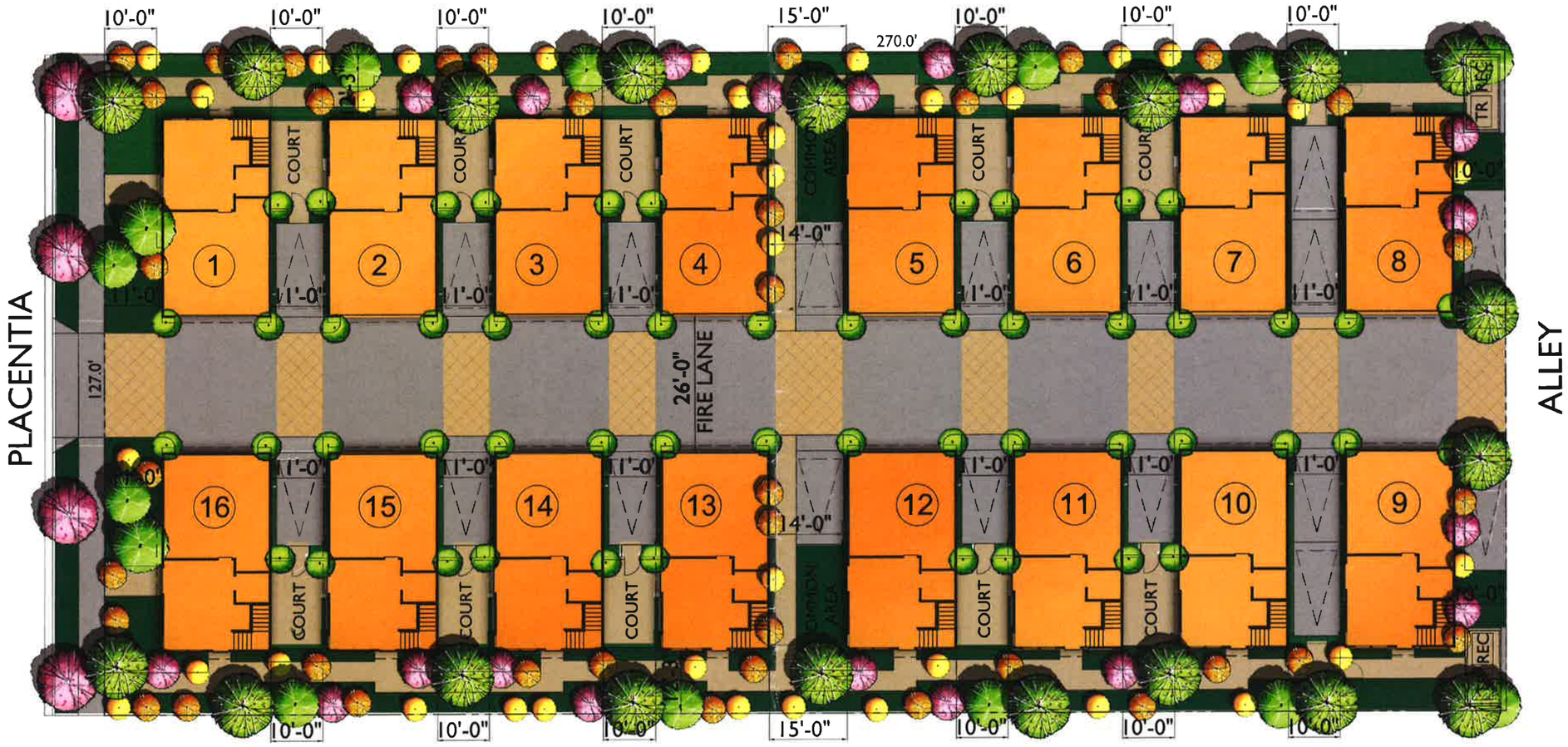

SUMMARY PROJECT INFORMATION

TOTAL UNITS:	16
PROJECT TYPE:	3 STORY DETACHED LIVE/WORK
SITE AREA:	34,290 SF .78 AC
F.A.R.:	0.99

UNIT SIZE (3 BDRM TYP.):	1,717 SF
GUEST PARKING:	18 STALLS
PRIVATE GARAGES:	32 STALLS
TOTAL PARKING:	50 STALLS
PARKING PROVIDED:	3.13 STALLS/UNIT

NET GROUND FLOOR INTERIOR AREA EXCLUDING STAIR/RESTROOM = 250 S.F.

BUILDING FOOTPRINTS:	12,848 S.F. (37.5%)
DRIVE/GUEST PARKING:	10,652 S.F. (31.0%)
OPEN AREA AT GRADE:	10,790 S.F. (31.5%)
BALCONIES/ROOF DECKS:	340 S.F./UNIT
TOTAL OPEN SPACE:	16,230 S.F. (47.3%)

(BALCONIES+ROOF DECKS+AT GRADE)

CAMELLIA

CONCEPTUAL SITE PLAN

PREFACE

Mesa West Bluffs Urban Plan

CITY OF COSTA MESA

2026 PLACENTIA - 16 UNITS

0 10 20 40

MARCH 24, 2014

SUMMA ARCHITECTURE

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Bonsall, CA 92003
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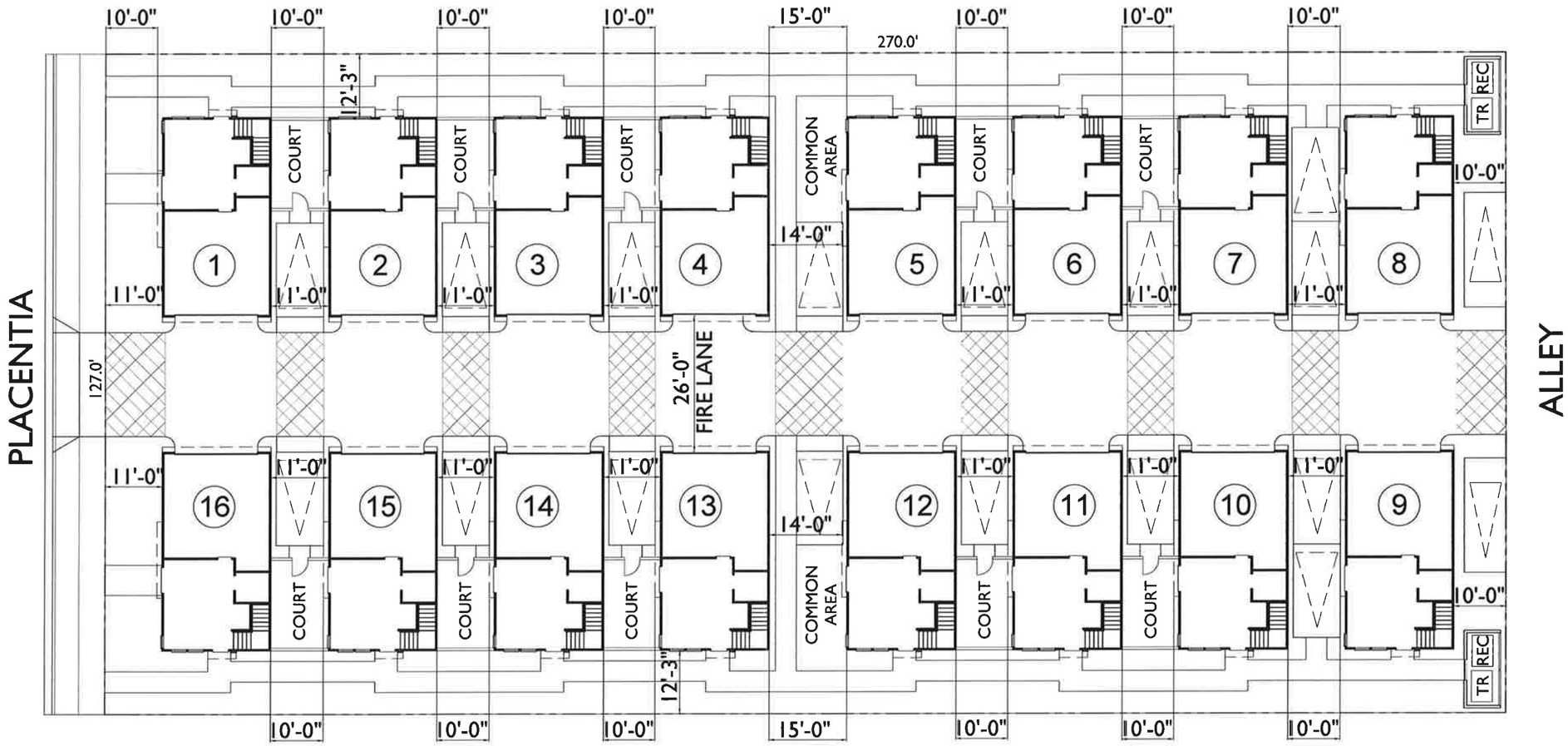

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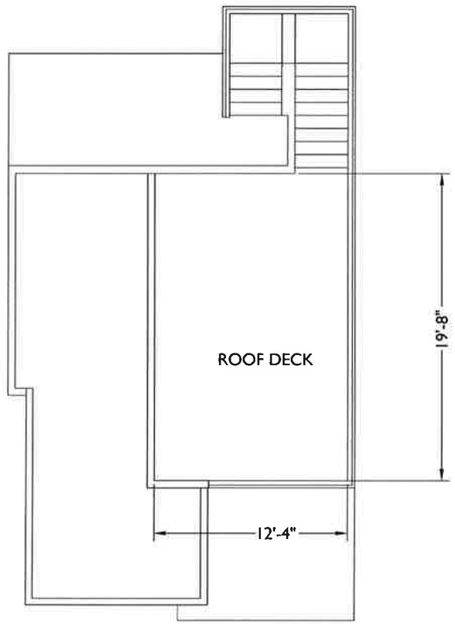
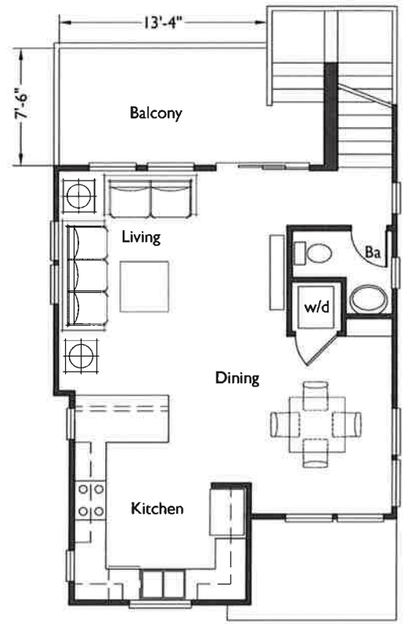
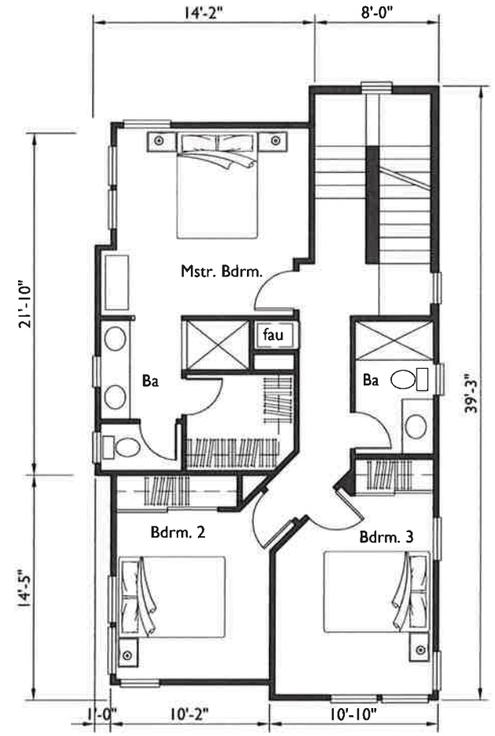


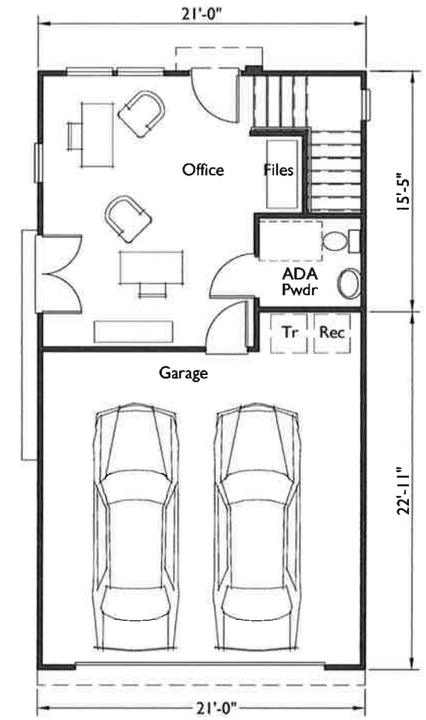
Roof Deck



Third Floor Plan



Second Floor Plan



First Floor Plan

First Floor	359 s.f.
Second Floor:	802 s.f.
Third Floor:	556 s.f.
Total Livable	1,717 s.f.
Garage	420 s.f.
Balcony	100 s.f.
Roof Deck	240 s.f.

CAMELLIA

CONCEPTUAL FLOOR PLANS

2026 PLACENTIA - 16 UNITS

PREFACE

Mesa West Bluffs Urban Plan

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2

VIEW FROM ALLEY

VIEW FROM PLACENTIA

VIEW FROM PLACENTIA

MONACO LOFTS

2026 PLACENTIA - 16 UNITS

PERSPECTIVES

PREFACE GROUP
METROPOLITAN LAND DEVELOPMENT

Mesa West Bluffs
Urban Plan

CITY OF COSTA MESA

FEBRUARY 10, 2014

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Bonsall, CA 92003
www.summarch.com
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