



June 26, 2015

City of Costa Mesa

Re: Costa Mesa Bernard Street

To Whom It May Concern:

The architecture is predicated on the notion of creating a unique design while fitting in within its context. As such, the design began by abstracting the massing of a traditional home to establish the footprint for a contemporary design, a design that is unique yet welcoming. This was followed up by the addition of fresh yet warm materials, such as fiber cement lap siding, to scale the contemporary design to fit within its context. Inspiration was drawn from the new construction sprouting throughout Costa Mesa, in particular, the clean lines, material palette and fresh color schemes of the traditional homes that are currently being built. Special care was taken to integrate modern details to increase the homes' curb appeal such as mitered corner windows, floor to ceiling windows, and stained lap siding at the ground floors that direct the home owners and visitors to the entries of the homes. The alley facing elevations, which will be more visible than the other sides on daily basis, provide an abundance of upgraded materials, and in most cases, the upgraded materials are wrapped to the sides and to the back of the homes.

Thank you,



Patric Lynam
Sr. Project Manager