



PLANNING COMMISSION

AGENDA REPORT

VII.1

MEETING DATE: SEPTEMBER 12, 2011

ITEM NUMBER:

**SUBJECT: PLANNING APPLICATION PA-11-16: DESIGN REVIEW FOR A FOUR-UNIT, TWO-STORY, RESIDENTIAL COMMON INTEREST DEVELOPMENT
178 AND 180 EAST 19TH STREET**

DATE: SEPTEMBER 1, 2011

**FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER
(714) 754-5611**

PROJECT DESCRIPTION

Design Review for a four-unit, two-story, residential common interest development previously approved under Design Review PA-07-37. The proposal does not include any request for deviations from residential development standards or design guidelines. Parcel Map PM-08-122, which expires on July 28, 2015, will remain in effect for the new development.

APPLICANT

The applicant is Melia Homes, who is also the owner of the property.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.

PLANNING APPLICATION SUMMARY

Location: 178 and 180 E. 19th Street Application: PA-11-16

Request: Design review to construct a four-unit, two-story residential common interest development.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	<u>R2-MD</u>	North:	<u>Surrounding properties</u>
General Plan:	<u>Medium Density Residential</u>	South:	<u>are residentially zoned</u>
Lot Dimensions:	<u>100 FT x 130 FT (Both Lots)</u>	East:	<u>and contain</u>
Lot Area:	<u>13,000 SF (Both Lots)</u>	West:	<u>residences.</u>
Existing Development:	<u>Vacant (2 detached residences were demolished).</u>		

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>	
Lot Size (Both Lots):			
Lot Width	100 FT	100 FT	
Lot Area	12,000 SF	13,000 SF	
Density:			
Zone/General Plan	1 du/3,000 SF (1)	1 du/3,250 SF	
Building Coverage (Both Lots):			
Buildings	N/A	47% (6,097 SF)	
Paving	N/A	12% (1,560 SF)	
Open Space	Minimum 40% (5,200 SF)	41% (5,343 SF)	
TOTAL	100%	100% (13,000 SF)	
Private Open Space:	Minimum 10 FT dimension	18 FT dimension (Front Units) 19 FT dimension (Rear Units)	
Building Height:	2 stories/27 FT	2 stories/25 FT	
Ratio of 2 nd floor to 1 st floor (2):	80%	<u>Front Units</u> 73%	<u>Rear Units</u> 76%
Setbacks:			
Front	20 FT	20 FT	
1 st Floor Side (left/right)	5 FT / 5 FT	<u>Front Units</u> 5 FT / 5 FT	<u>Rear Units</u> 10 FT / 10 FT
Rear from Public Alley (1 st floor, accounting for the garage / 2 nd floor)	10 FT/5 FT	10 FT/5 FT	
2 nd Floor Side (2) (left/right)	10 FT average (2)	<u>Front Units</u> 18 FT / 18 FT	<u>Rear Units</u> 10 FT / 10 FT
Distance between main bldgs.	10 FT	10 FT	
Parking:			
Covered	8	8	
Open	6	6	
TOTAL	14 Spaces	14 Spaces	
(1) Density is 1 du/3,000 SF for legal lots that are less than 7,260 SF but not less than 6,000 SF as of 1992. (2) Residential Design Guideline.			
CEQA Status	Exempt, Class 3 (New Construction)		
Final Action	Planning Commission		

BACKGROUND

Project Site/Environs

The project site is located on the north side of East 19th Street, between Fullerton Avenue and Orange Avenue, and is currently vacant. On June 22, 2011 staff inspected the site and found the property to be properly fenced and screened.

History

On November 26, 2007, Planning Commission approved Planning Application PA-07-37, a Design Review for a four-unit, two-story, residential common interest development.

On July 28, 2008, Planning Commission approved Parcel Map PM-08-122 to allow the units to be sold independent of one another. Originally, approval of the map was valid until July 28, 2013, however, on July 13, 2011, the Governor approved Assembly Bill AB 208, which grants an automatic two-year extension for maps that expire before January 1, 2014.

On July 11, 2011 the applicant requested a second time extension for PA-07-37 to coincide with the original July 28, 2013 expiration of the map.

On July 17, 2011, the applicant filed a new Design Review request (PA-11-16). The current parcel map approval to allow ownership units remains in effect and will expire on July 28, 2015, per the new State legislation.

ANALYSIS

Planning Application PA-11-16

The proposed project involves the construction of four two-story residential units; however, unlike the project approved under PA-07-37, which were four attached residential units, the new project consists of two detached units, fronting East 19th Street, and two attached units, facing the public alley. The units are all four bedrooms and three bathrooms; the two front units are 2,102 square feet and the two rear units are 2,251 square feet.

The buildings feature California Bungalow architecture and utilize varying siding, stucco, stone, and accent materials. A two-car attached garage is provided for each unit; the units fronting on East 19th Street have two open parking spaces in the driveways leading to the individual garages; the units facing the alley will each have one open parking space at the side of the units, which complies with Code (see discussion below).

Justifications for Approval

Staff supports approval of the proposed project for the following reasons:

- The proposed project is consistent with the General Plan/Zoning Code with regard to use, density and intensity and complies with the findings required by Zoning Code Section 13-29(g)(14). The existing lot size would allow a maximum of four units on the property, and four new units are proposed for the development.
- Proposed parking is compliant with Code requirements. The proposed residential common-interest development is unique in that it includes two detached units and one duplex. The rear units (Plan 2 and Plan 2R) are not considered townhouses, which are defined as single-family dwelling units which are on a dwelling unit lot and are part of a row of 3 homes. Therefore, staff has applied the off-street parking requirements as set forth in Title 13, Chapter VI, Table 13-85(a) for this development. These requirements exclude townhouses and require one open parking space per unit for lots with garage access from the alley.

Code Required Parking

Units	Garage Parking	Open Parking	Total Parking (Required & Proposed)
Plan 1A	2	2	4
Plan 1B	2	2	4
Plan 2A	2	1*	3
Plan 2R	2	1*	3
Total	8	6	14

*One open parking space per unit for lots with garage access from the alley required per Code Section 13-85(a).

- Front entries of proposed homes are facing the East 19th Street and not the public alley. Unlike the previous plan, where the main entry to the units were internal to the project, the entries for the proposed project are oriented towards east 19th Street, similar to traditional detached single family homes.
- The project meets or exceeds the Residential Design Guidelines and exhibits excellence in architectural design. The design guidelines are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. The architecture features cross gabled roofs, front porches, and exposed rafter tails. Building elevations incorporate variation in depth of floor plans, rooflines, multiple building planes, and offsets to provide architectural interest and visual relief from off-site. Staff has conducted a field inspection and is of the opinion that the proposed development would not negatively impact the surrounding properties or aesthetics of the neighborhood.
- The project features quality construction and materials. As noted earlier, the design is California Bungalow and utilize varying siding, stucco, stone, and accent materials. All exterior property lines of the master development lot shall have solid masonry walls that conform to the City's Walls Fences and Landscaping Standards per Code Section 13-75.

- The project involves redevelopment of a vacant site for ownership housing. The proposal involves additional ownership housing to the City's housing stock. This is consistent with Land Use Element Policy LU-1A.4, which strongly encourages the development of ownership housing to improve the imbalance between renter- and owner-occupied housing in the City. According to the applicant, the project will generate 150-160 direct construction jobs from grading to completion of the project.
- Development project approval shall only be for two years and not through the life of the map. As noted earlier, recent legislation was enacted to extend the life of the parcel map for this site to 2015. However, this automatic extension does not apply to development projects which are still subject to Code-required time frames. In this case, Code allows the Design Review to be valid for a one-year period unless otherwise authorized pursuant to a condition of approval (Title 13, Section 13-29(k), Time Limits). Planning Commission has approved time extension requests that extend the valid timeframe of a development project to coincide with the map; but the Planning Commission has typically extended the approval in only two-year increments.

Therefore, while the map approval may be valid to Year 2015, staff recommends that the Design Review be subject to a two-year timeframe. The applicant will need to apply for a time extension after two years. This provides an opportunity to reconsider the application in two years, in conjunction with current Code requirements at the time and impose any additional conditions as needed. Condition of approval no. 11 specifies that the planning application shall be valid for a two-year time period until September 12, 2013 and shall terminate unless a time extension request is approved by the Planning Commission or construction has commenced within that two-year time period.

ENVIRONMENTAL DETERMINATION

If the request is approved, it would be exempt from the provisions of the California Environmental Quality Act under Section 15303 for New Construction. If the request is denied, it is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15270(a) for projects which are disapproved.

GENERAL PLAN CONFORMITY

As discussed earlier, the property has a general plan designation of Medium Density Residential. Under this designation four units are allowed and four units are proposed. Therefore, if approved, the use and density would conform to the City's General Plan. Also, as noted earlier, the project is consistent with General Plan Goal LU-1A.4 which encourages additional home ownership opportunities in the City.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve the project, subject to the recommended conditions of approval.
2. Deny the project. If the project were denied, the applicant could not submit substantially the same type of application for six months. The applicant could still proceed with the construction of the development as approved under PA-07-37.

CONCLUSION

It is staff's opinion that the development is consistent with the General Plan and applicable Zoning Code sections. Therefore, staff recommends approval of the project.



MEL LEE, AICP
Senior Planner



CLAIRE FLYNN, AICP
Acting Asst. Development Services Director

- Attachments:
1. Draft Planning Commission Resolution
 2. Applicant's Project Description
 3. Location Map and Plans

- cc:
- Interim Development Services Director
 - Deputy City Attorney
 - City Engineer
 - Transportation Svs. Manager
 - Fire Protection Analyst
 - Staff (4)
 - File (2)

Melia Homes
660 Newport Center Drive, Suite 1050
Newport Beach, CA 92660

File: 091211PA1116	Date: 090111	Time: 8:45 a.m.
--------------------	--------------	-----------------

RESOLUTION NO. PC-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-11-16 FOR A FOUR-UNIT, TWO-STORY, RESIDENTIAL COMMON INTEREST DEVELOPMENT

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Melia Homes, owner of real property located at 178 and 180 East 19th Street for a four-unit, two-story, residential common interest development previously approved under Design Review PA-07-37. Parcel Map PM-08-122, which expires on July 28, 2015, will remain in affect for the new development;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on September 12, 2011; and

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-11-16 for a four-unit, two-story, residential common interest development, with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-11-16 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B" as well as with compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 12th day of September, 2011.

Colin McCarthy, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed use is compatible and harmonious with uses on surrounding properties.
 2. Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 3. The project, as conditioned, is consistent with the General Plan.
 4. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(14) because:
- a. The project complies with the City of Costa Mesa Zoning Code and meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.
 - b. The visual prominence associated with the construction of two-story residential common interest development in a predominately single-story residential neighborhood has been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid unrelieved two-story walls.

Specifically, the project meets or exceeds the Residential Design Guidelines and exhibits excellence in architectural design. The building elevations incorporate variation in depth of floor plans, rooflines, multiple building planes, and offsets to provide architectural interest and visual relief from off-site. The proposed development will not negatively impact the surrounding properties or aesthetics of the neighborhood. The project features quality construction and materials, and the project will provide tangible economic benefits in terms of construction jobs and redevelopment of a vacant site for ownership housing. The project complies with the off-street parking requirements as set forth in Title 13, Chapter VI, Table 13-85(a) for this development. These requirements include one open parking space per unit for lots with garage access from the alley. While the map approval may be valid to Year 2015, the Design Review shall be subject to a two-year timeframe. The applicant will need to apply for a time extension after two years.

- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines; and the City environmental procedures, and has been found to be exempt from CEQA under Section 15303 for New Construction.
- D. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng. 1. The conditions of approval, code requirements, and special district requirements of PA-11-16 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
2. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
3. Applicant shall work with Planning Division staff to relocate the proposed air conditioning units of Plan 1A and Plan 1B units in an appropriate location which minimizes noise impacts to the rear units. The final location of the A/C units is subject to Planning approval.
4. The pedestrian walkway leading to the rear units from E. 19th Street shall consist of decorative paving.
5. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process such as a minor design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
6. The developer shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy. This inspection is to confirm that the Planning Division conditions of approval and code requirements have been satisfied.
7. Prior to issuance of building permits, developer shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
8. The developer shall contact the current cable service provider prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
9. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 36 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site stormwater flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall be continuously maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
10. It is recommended that the project incorporate green building design and construction techniques where feasible. The applicant may contact the Building

Safety Division at (714) 754-5273 for additional information.

11. The planning application shall be valid for a two-year time period until September 12, 2013 and shall terminate unless a time extension request is approved by the Planning Commission or construction has commenced within that two-year time period.
12. The CC&R's shall require that garage spaces be used for parking purposes only. Any changes made to this provision shall require prior review and approval by the City of Costa Mesa.
13. The landscape setback area from East 19th Street shall be landscaped with trees and vegetation. The landscape plan shall be approved prior to issuance of building permits and shall contain additional 24-inch box trees above the minimum Code requirements to the satisfaction of the Development Services Director. Compliance with this requirement may include upgrading smaller sized trees to 24-inch box trees or providing additional 24-inch box trees.
- Eng. 14. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.



660 Newport Center Drive Suite 1050 Newport Beach, CA 92660

p 949-759-4367
f 949-721-1280
www.melia-homes.com

July 17, 2011

Mr. Mel Lee
City of Costa Mesa Development Services Dept
7 Fair Drive
Costa Mesa, CA 92628

RE: 178-180 E. 19th Street "Property"

Dear Mr. Lee:

As has been discussed, we are submitting for a new Design Review application for Planning Commission review of a four (4) unit common interest condominium development to be processed under the Residential Common Interest Development section of the zoning code and consistent with the R2-MD zone. This application modifies or changes the previously approved Planning Application PA 07-0037 for a four (4) unit common interest condominium on the subject property. The property owner, Newport Balboa Partners, has partnered with Melia Homes to venture the ultimate development of the project site with exciting new development within the City of Costa Mesa.

You have separately received the Completed Planning Application signed by the property owner, a check in the amount of \$1,650.00 payable to the City of Costa Mesa in satisfaction of the City's application fee. You currently have the materials noted below in support of this project site in furtherance of this request in compliance with your procedures.

- 1. 500 foot Radius Map prepared by First American Title;
- 2. Two sets of mailing labels and one photocopy of same for every property within 500' radius;
- 3. A certification letter from First American Title regarding items 1 and 2 above.

The change or new application maintains the positive of the previous approval, while enhancing the architecture, floor plans, private open spaces, common spaces and livability of the site. These will be for sale condominiums with great access and design for 19th street in such close walking distance to goods and services nearby.

Please schedule this hearing for first available Planning Commission hearing for consideration.

Sincerely,

BJ Delzer
President, Melia Homes

178 - 180 East 19th Street

PROJECT DESCRIPTION AND JUSTIFICATION

The proposed project is for a four (4) unit common interest condominium development to be processed under the Residential Common Interest Development section of the zoning code and consistent with the R2-MD zone. The site is currently 2 building sites that has been approved for consolidation under approved PM 2008-122. Two of the four units are detached fronting 19th street and will be one plan with 2 separate elevations; all four units are proposed in California Bungalow architectural styles utilizing varying siding, stucco, stone and accent materials. Color schemes of each will be unique in order to provide for clear differentiation between each unit. The two rear units are separated by 10 feet from the rear of the front units and are attached with front entries in a common courtyard area that is accessed from and faces 19th Street. Elevations are enhanced with wall offsets, significant vertical and horizontal articulation, significant single story elements and a combination of hipped and gable ends at the rooflines as well as accent shutters and numerous material details.

This site is currently entitled for four common interest development dwelling units. This current design presented undesirable long corridors between all units to the alley and presented small unusable private open space areas that were undesirable and not practical for flow and livability. The new proposed plan presents outdoor private yard areas for each unit that are cohesive with the interior flow and living areas of the home and are fully useable and enjoyable for practical use and enjoyment.

The new site is designed to encourage all units to enjoy pedestrian access and livability from 19th street, as opposed to the rear alley. All units primary front entries are to 19th street in order to encourage walk-ability and community integration with the surrounding walkways, properties and retail/service providers just one block west near Newport Blvd.

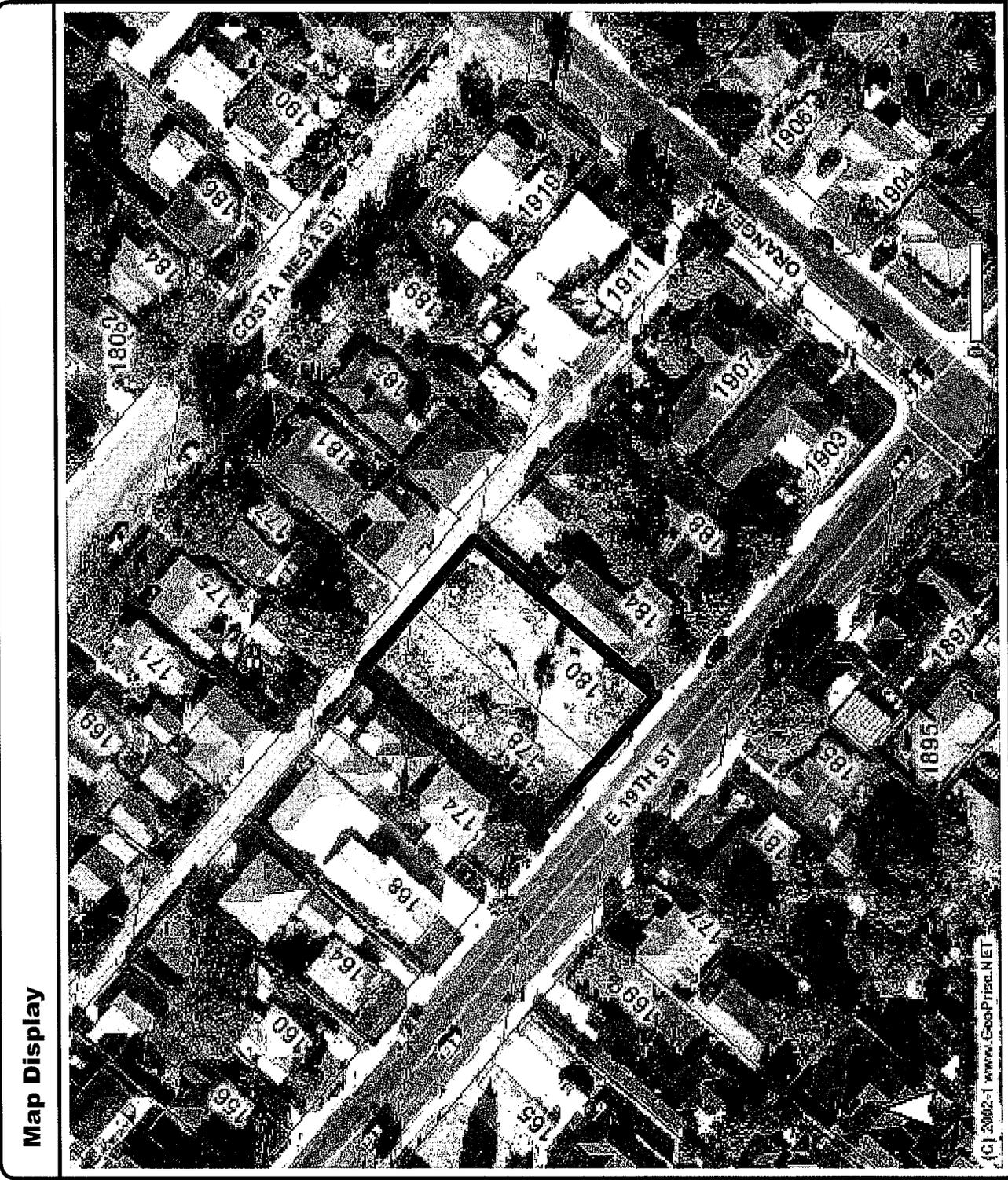
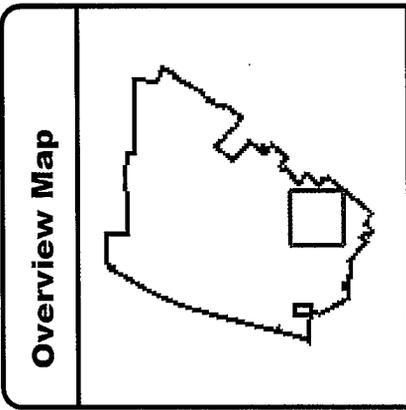
The four proposed units all have 4 bedrooms and 3 baths. The detached Plan 1 homes fronting 19th Street are approximately 2,102 square feet and the attached Plan 2 homes in the rear are approximately 2,251 square feet. Interiors of each unit will have 9 foot ceiling plates which will give the units more volume than is typically provided. Each unit shall be upgraded with a tankless water heater and shall have an energy efficient heating system with built in air-conditioning.

The project complies with all R2-MD District development standards and design guidelines; including building height limits, setbacks, site coverage and open space, and 2nd story floor ratios. Front setbacks are 20 feet from 19th Street ROW; a combination of 5 feet for front units and 10 feet for the rear units from each side property line. Second stories are setback a minimum 10' 2" for Plan 2 and approximately 17 feet for the Plan 1 from each side property line. Rear setback from the alley is 5 feet at single story elements and 2nd story elements are approximately 13 feet from the alley. Minimum Ten feet building separation is provided within the site. The project provides 41% open space integrated throughout the site. First and 2nd story ratios are 72% for the Plan 1's and 76% for the Plan 2's. Building height is limited to 27 feet. The proposed building height is 24'9" for the each Plan 1 unit; and 26'6" for the Plan 2 units.

Parking is in compliance with the full intent of the off-street parking requirements. All units are provided 2-car enclosed garages with interior direct access to respective living area. Plan 1 units are provided 20' full-length driveways leading to the garage of each home. Plan 2 garages are accessed from the alley and comply with alley maneuvering areas, having 25 feet of back-up space. One open guest space is also provided which meets the 25-foot maneuvering requirement. As discussed above, Plan 2 units at the rear portion of the site are designed with front entries to 19th Street to eliminate the feeling of living on an alley and direct foot traffic and primary visitors to and from 19th street and as a cohesive part of the neighborhood and development.

The project shall be attractively landscaped in the front yards and all common areas. The landscaping shall be designed to compliment and enhance the architectural styles. Private open space for each unit shall be significantly larger than that required by the code and shall be a combination of hardscape and softscape.

The project is located on a rectangular site that is 100 feet wide by 130 feet deep situated on 19th Street and bordered by the alley at the rear property line. There are single story homes / apartments on each side of the site and one and two story homes across the alley at the rear.

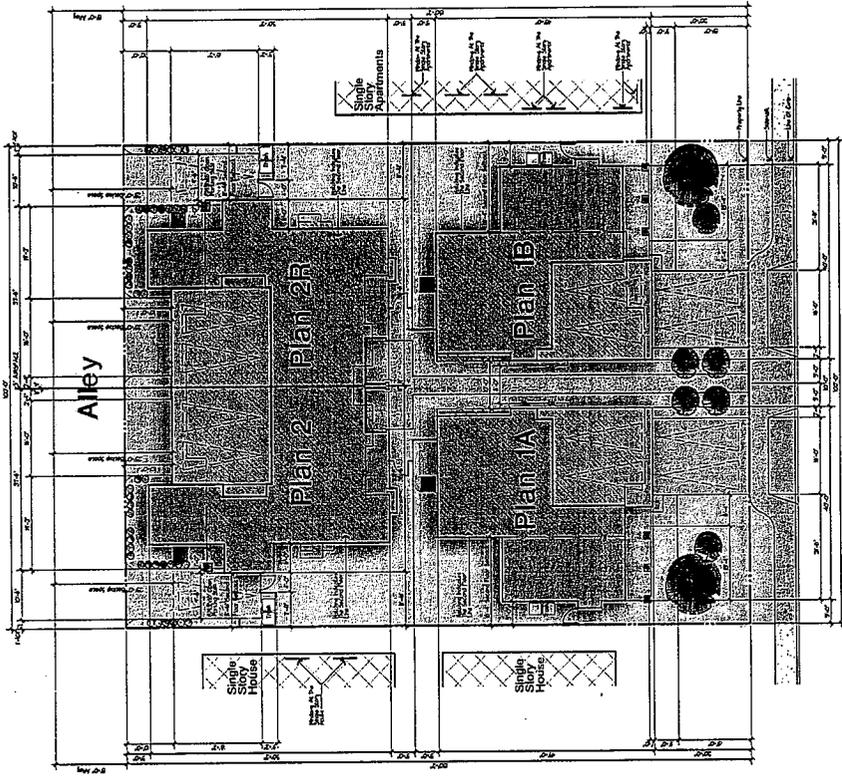


Legend

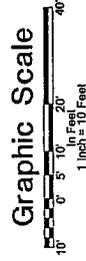
Address Large	Parcel Lines	City Boundary	Water Ways	Ortho 2008 Level1
Address Points			Channels	Ortho 2006 Level1
Hydrology				Street Names

Sheet Index

- 1 Site Plan
- 2 Plan 1 - Floor Plans
- 3 Plan 1 - Exterior Elevations
- 4 Plan 2 - Floor Plans
- 5 Plan 2 - Exterior Elevations
- 6 Street Scene
- 7 Street Scene



East 19th Street



Melia Homes
East 19th Street Site

Conceptual Site Plan

17



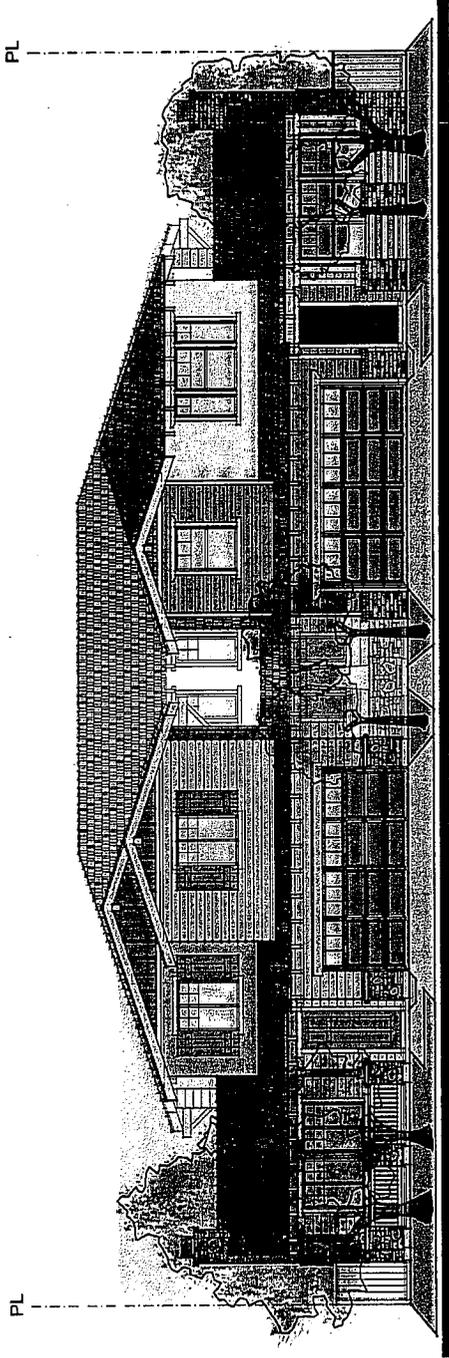
7-7-2011

Project Summary

Project Location: 178 & 180 East 19th Street
 City: Fresno, California 96827
 Zone: R2-MD Medium Density Residential
 General Plan: Type V-N Single - 24' or Height
 Construction Type: Plan 1 - 2 Stories - 26'-6" Height
 Number of Stories: 27'-0" Maximum Height
 Product Type: (3) Single Family Units And (1) Duplex Unit - 4 Units Total
 Plan 1: First Floor: 1,021 Sq. Ft.
 Second Floor: 1,091 Sq. Ft.
 Total: 2,112 Sq. Ft.
 Garage: 1,463 Sq. Ft.
 Plan 2: First Floor: 1,126 Sq. Ft.
 Second Floor: 2,251 Sq. Ft.
 Total: 3,377 Sq. Ft.
 Garage: 417 Sq. Ft.
 Lot Size: 100' x 130' Ft.
 Lot Area: 13,000 Sq. Ft.
 Density: 120 / 3,000 Sq. Ft. Allowed
 Coverage: 6,097 Sq. Ft. (46.9%)
 Buildings: 5,500 Sq. Ft. (42.3%)
 Driveway Paving: 500 Sq. Ft. (3.8%)
 Open Space: 40% Minimum Required
 1st / 2nd Floor Ratio: Plan 1: 72%
 Plan 2: 76%

Copyright © Melia Homes & Associates, Inc.
 All Rights Reserved

Mark Gross & Associates, Inc.



Front- Plan 1A
 Scale: 1/4"=1'-0"

Front- Plan 1BR

16

Melia Homes
 East 19th Street Site

19TH STREET SCENE

Merk Grosz & Associates, Inc.
 7-7-2011

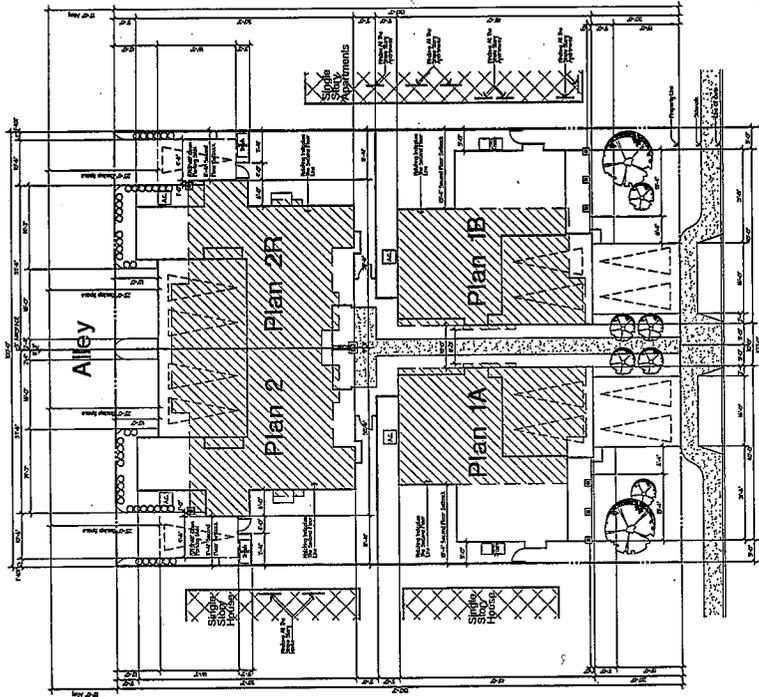


Sheet Index

- 1 Site Plan
- 2 Door Placements
- 3 Plan 1 - Exterior Elevations
- 4 Plan 2 - Exterior Elevations
- 5 Plan 1 - Exterior Elevations
- 6 Plan 2 - Exterior Elevations
- 7 Street Scene

Project Summary

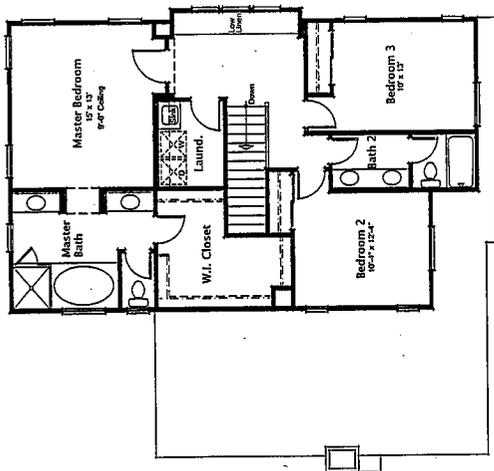
Project Location: 178 & 180 East 19th Street
 Mesa, Arizona 85207
Zone: Medium Density Residential
General Plan: Type V-N
Construction Type: Single-Family Units
Number of Stories: 2
Stories - 2nd - 5' Height
27'-0" Maximum Height
Product Type: (2) Single Family Units And
 (1) Duplex Unit - 4 Units Total
Plan 1:
 First Floor: 1,021 Sq. Ft.
 Second Floor: 2,102 Sq. Ft.
 Garage: 463 Sq. Ft.
Plan 2:
 First Floor: 1,102 Sq. Ft.
 Second Floor: 2,233 Sq. Ft.
 Garage: 417 Sq. Ft.
Lot Size: 100' x 130' Ft.
Lot Area: 13,000 Sq. Ft.
Setback: 100' / 3,000 Sq. Ft. Allowed
Coverage: 6,681 Sq. Ft. (51.4%)
Impervious Surface: 9,550 Sq. Ft. (73.4%)
Open Space: 5,319 Sq. Ft. (41.1%)
 (Note: Minimum Required)
1st / 2nd Floor Ratio: Plan 1: 76%
 Plan 2: 72%



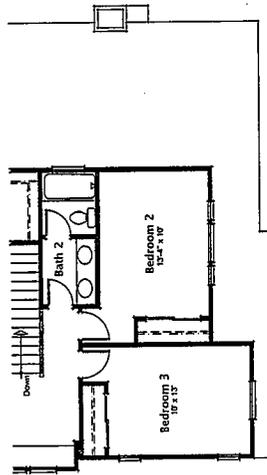
East 19th Street



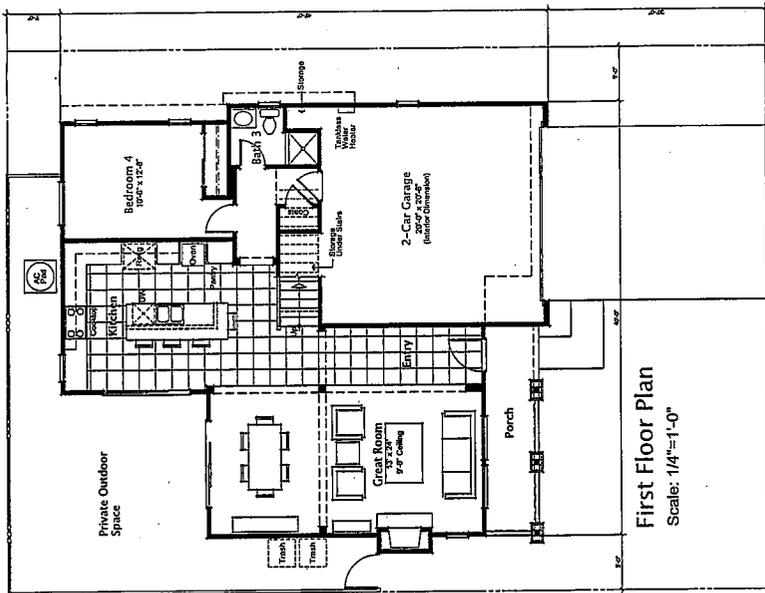
19



Second Floor Plan



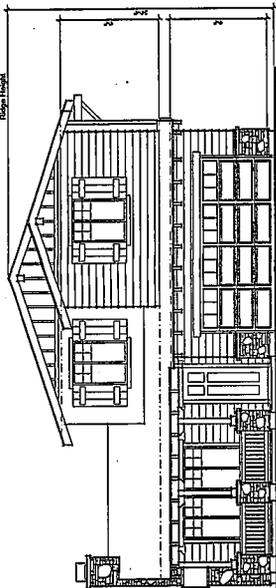
Second Floor Plan-Elevation B



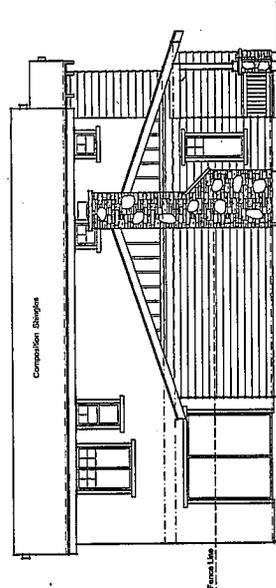
First Floor Plan
Scale: 1/4"=1'-0"

First Floor: 1021 sq. ft.
 Second Floor: 1081 sq. ft.
 Total Living Area: 2102 sq. ft.
 Garage: 463 sq. ft.
 1st/2nd floor ratio: 72%

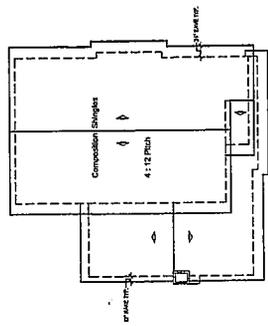
20



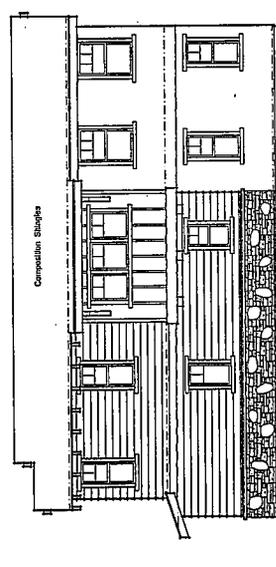
Front
Scale: 1/4"=1'-0"



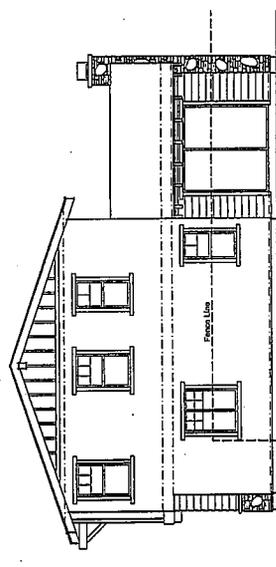
Left



Roof Plan
Scale: 1/8"=1'-0"



Right



Rear

al

Melia Homes
East 19th Street Site

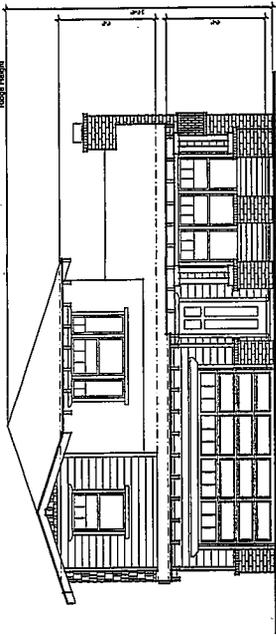
ELEVATION 'A'

Plan 1

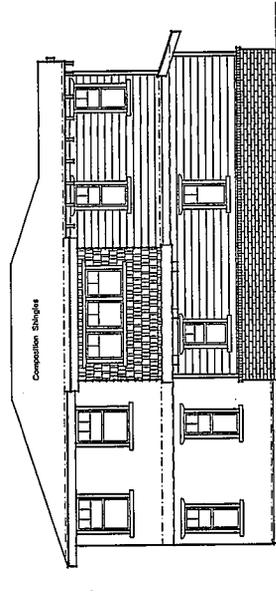


Mark Gross & Associates, Inc.

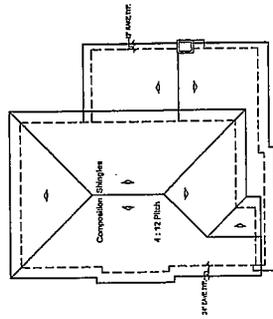
7-7-2011



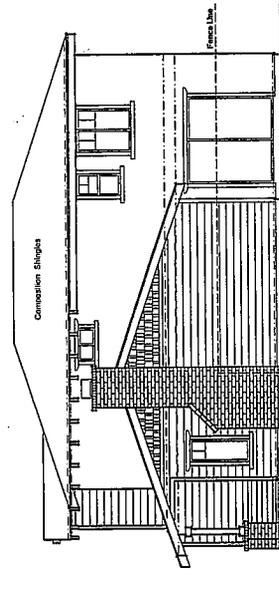
Front
Scale: 1/4"=1'-0"



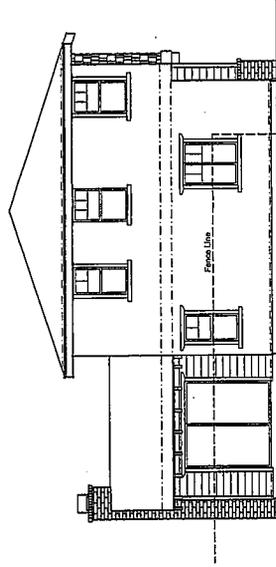
Left



Roof Plan
Scale: 1/8"=1'-0"

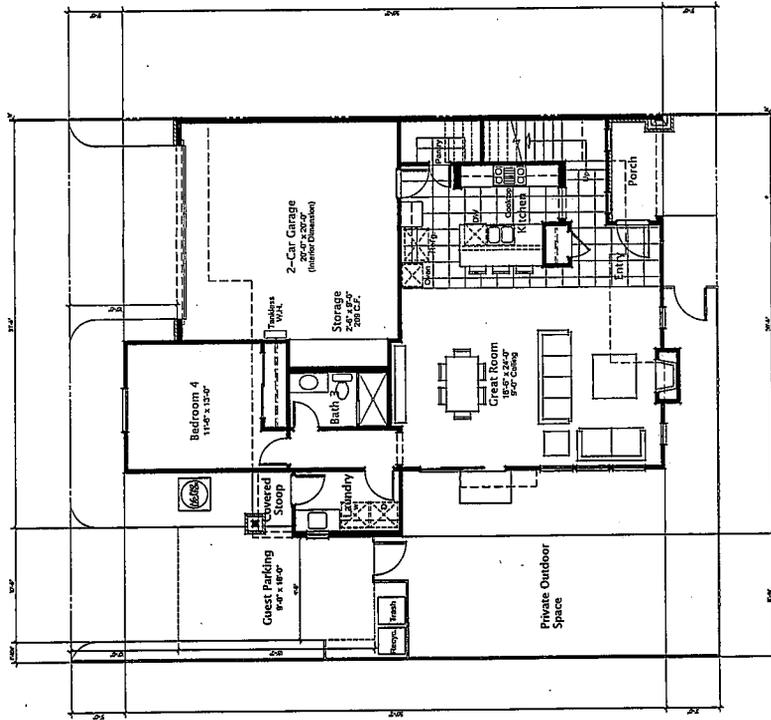


Right



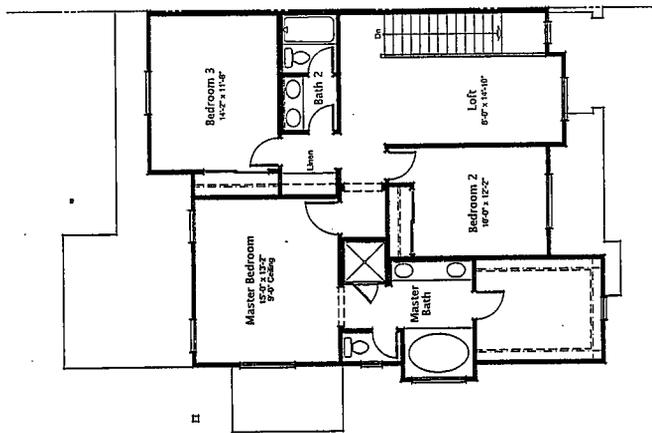
Rear

22



First Floor Plan
 Scale: 1/4"=1'-0"
 First Floor: 1,102 sq. ft.
 Second Floor: 1,149 sq. ft.
 Total Living Area: 2,251 sq. ft.
 Garage: 417 sq. ft.
 1st/2nd floor ratio: 76%

23

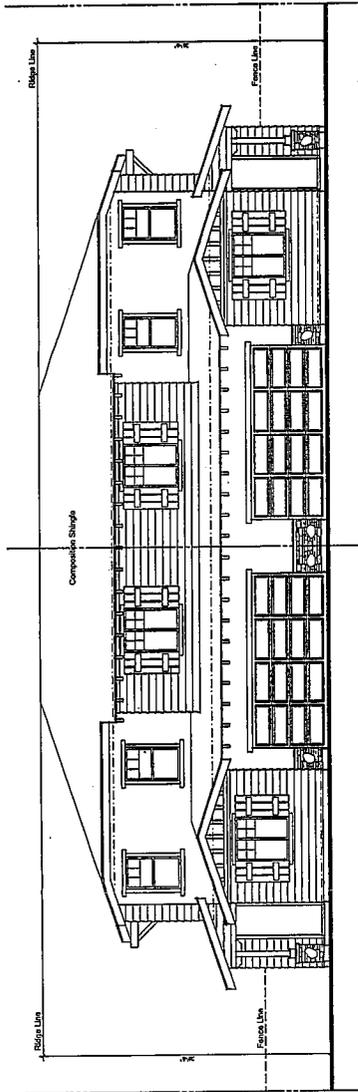


Second Floor Plan

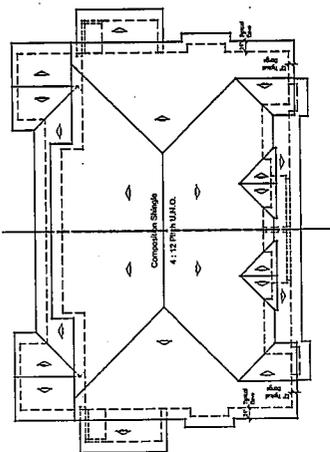
FLOOR PLAN

Plan 2

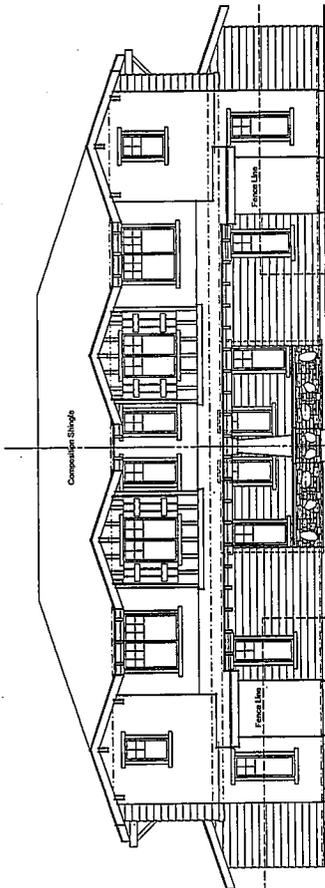




Rear

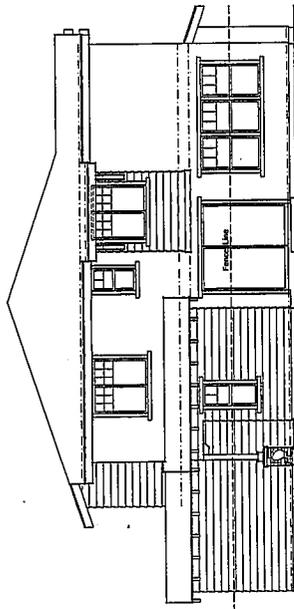


Roof Plan
Scale: 1/8"=1'-0"

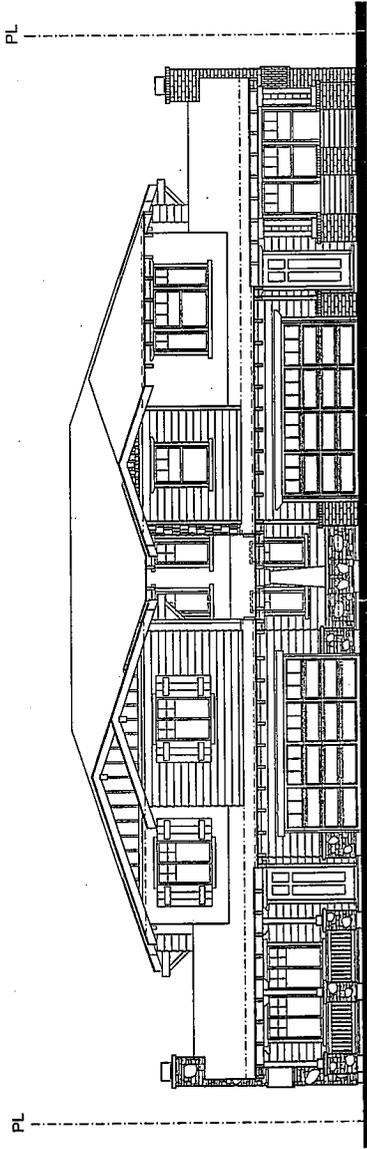


Front

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



Left / Right



Front- Plan 1BR

Front- Plan 1A
Scale: 1/4"=1'-0"

25

Melia Homes

East 19th Street Site

19TH STREET SCENE

Copyright © 2011 Mark Gross & Associates, Inc.
All Rights Reserved

Mark Gross & Associates, Inc.



7-7-2011