

**146 ROCHESTER ST,
COSTA MESA, CA 92627**

PROJECT DESCRIPTION

The proposed project is to develop two-unit two-story single-family homes. Submitted under small lot subdivision ordinance. The site is in the R2-HD zone and is approximately 7,004 square feet in size, parcel number 425-443-10. A single-family resident is currently located at the site that will be demolished.

The current parcel will be divided into two parcels. Parcel A will be about 3,027.23 SF and parcel B would be 3,976.77 SF, including the access driveway.

The home at parcel A has been designed to have approximately 2,376 SF of living space with 4 bedrooms. This building has a unique private open space located at the rear side of the building with a fence around it that makes it functional and efficient without disturbing the privacy of adjacent neighbors.

Visibility to the rear building has been minimized to respect the privacy of the parcel B residents.

The home at parcel B has been designed to have approximately 2,442 SF of living space with 4 bedrooms. Taking advantage of rear yard setback made a spacious private open space with some landscape areas. Planting areas have been covered with draught tolerant landscape materials and watered with low flow irrigation system.

Each home will have an attached, two car garage with two additional open parking spaces, in front of the garage.

The proposed development plan provides opportunity for new hope ownership with respect to residents and neighbors privacy and complying with small lot ordinance requirements.