© 2004 Keyhole, Inc.
Image © 2004 AirPhotoUSA
PROJECT SITE
HARBOR BLVD.
FAIR DR.
PRINCETON DR.

LOT 2

TRACT NO. 12558

M.M. 594 / 23-28

ANACAPA DRIVE (PRIVATE STREET)

LOT 1

TRACT NO. 13348

M.M. 623 / 7-9

MARK LANE

HARBOR BOULEVARD

SHELLEY CIRCLE (PRIVATE STREET)

℄ FAIR DRIVE

CULTIVATED

DENSE TREES

ASPH

CONC

POOL

PIPE

E'LY LINE LOT 1

S'LY LINE LOT 2

CENTERLINE 4' WIDE EASEMENT

N89°42'19"E 60.00'

N00°17'41"W 1121.50'

N26°18'56"W 53.44'

N83°30'42"W 143.31'

N52°39'55"E

R=119.00

L=44.71'

Δ=21°31'08"

R=252.50'

L=67.58'

Δ=15°18'35"

R=100.00'

L=92.12'

Δ=52°10'12"

N83°30'42"E 36.21'

N83°30'42"E 60.35'

N00°17'41"W 387.65'

N00°17'41"W 78.83'

N00°17'41"W 143.60'

N26°18'56"W

E 19,400

E 19,600

E 19,800

E 20,000

N 11,200

N 11,000

N 10,800

N 10,600

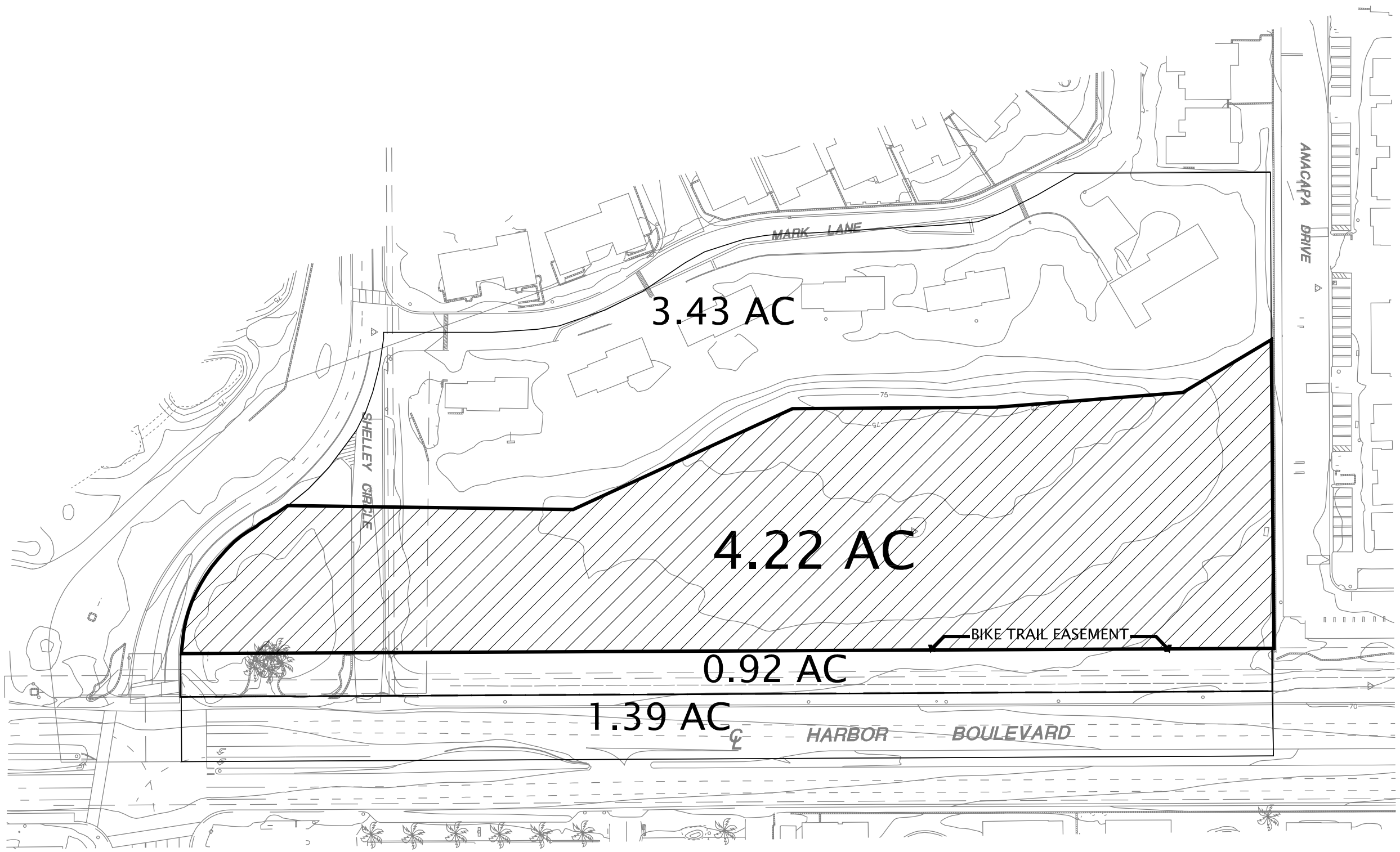
N 10,400

N 10,200

N 10,000

FAIRVIEW PARCEL C

Costa Mesa, California



DATE:	AUG 05, 2004
PROJECT #:	2004-170
SCALE:	

0 50 100 150

NORTH

SHEET #:

NET ACREAGE

McLarand, Vasquez & Partners Int'l.

FAIRVIEW PARCEL C

Costa Mesa, California

28 LOTS

(±6.6 D.U./ NET AC.)

(45'X85')

DATE:	AUG 05, 2004
PROJECT #:	2004-170
SCALE:	

0 50 100 150

NORTH

SHEET #:

Scheme

A

mv&p INTERNATIONAL INC.

McLarand, Vasquez & Partners Int'l.

FAIRVIEW PARCEL C

Costa Mesa, California

DATE:	AUG 05, 2004
PROJECT #:	2004-170
SCALE:	

0 50 100 150

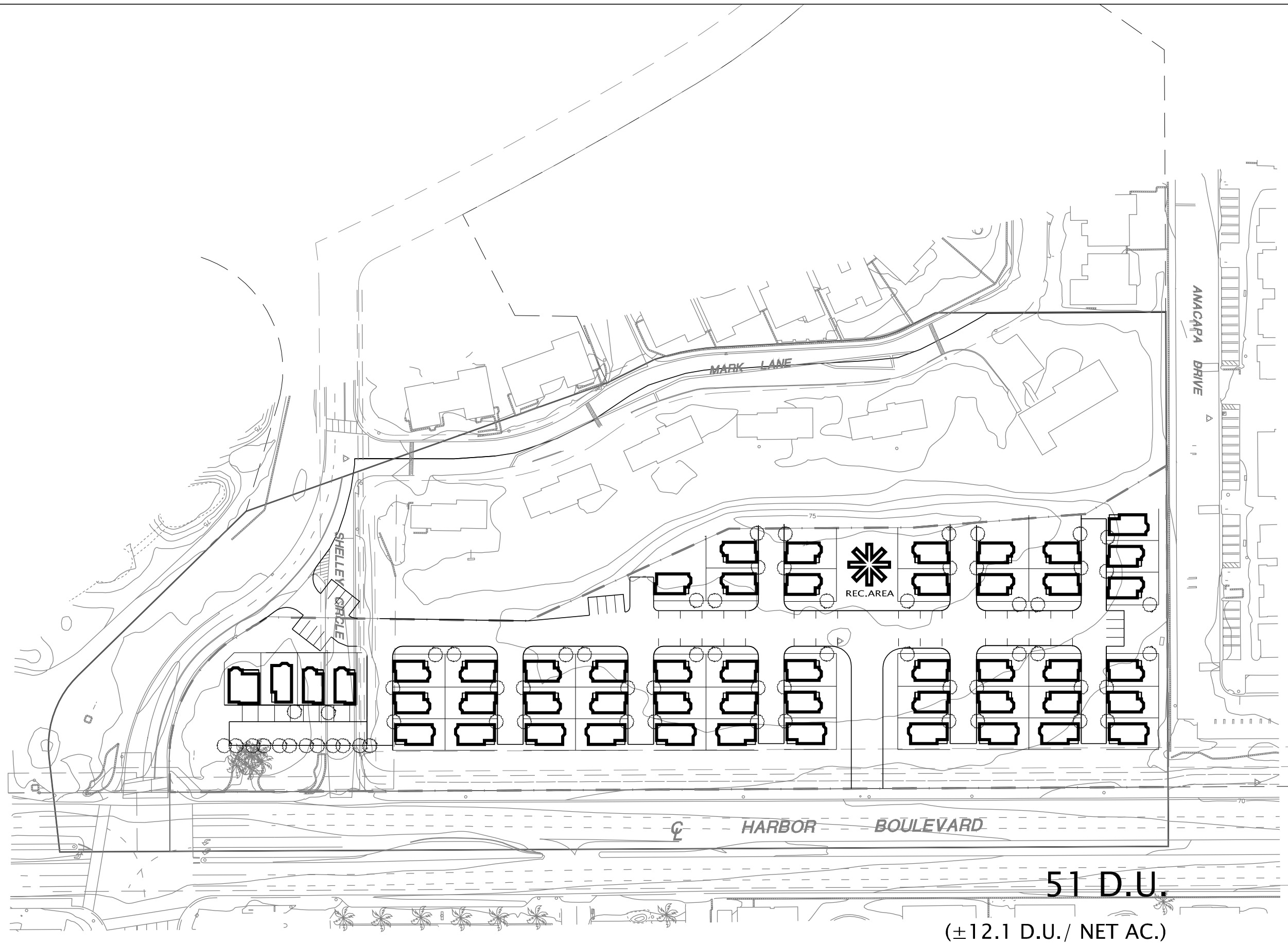
NORTH

SHEET #:

Scheme

B

McLarand, Vasquez & Partners Int'l.



FAIRVIEW PARCEL C

Costa Mesa, California

51 D.U.

(±12.1 D.U./ NET AC.)

(2&3 STORIES)

DATE:	AUG 05, 2004
PROJECT #:	2004-170
SCALE:	

0 50 100 150

NORTH

SHEET #:

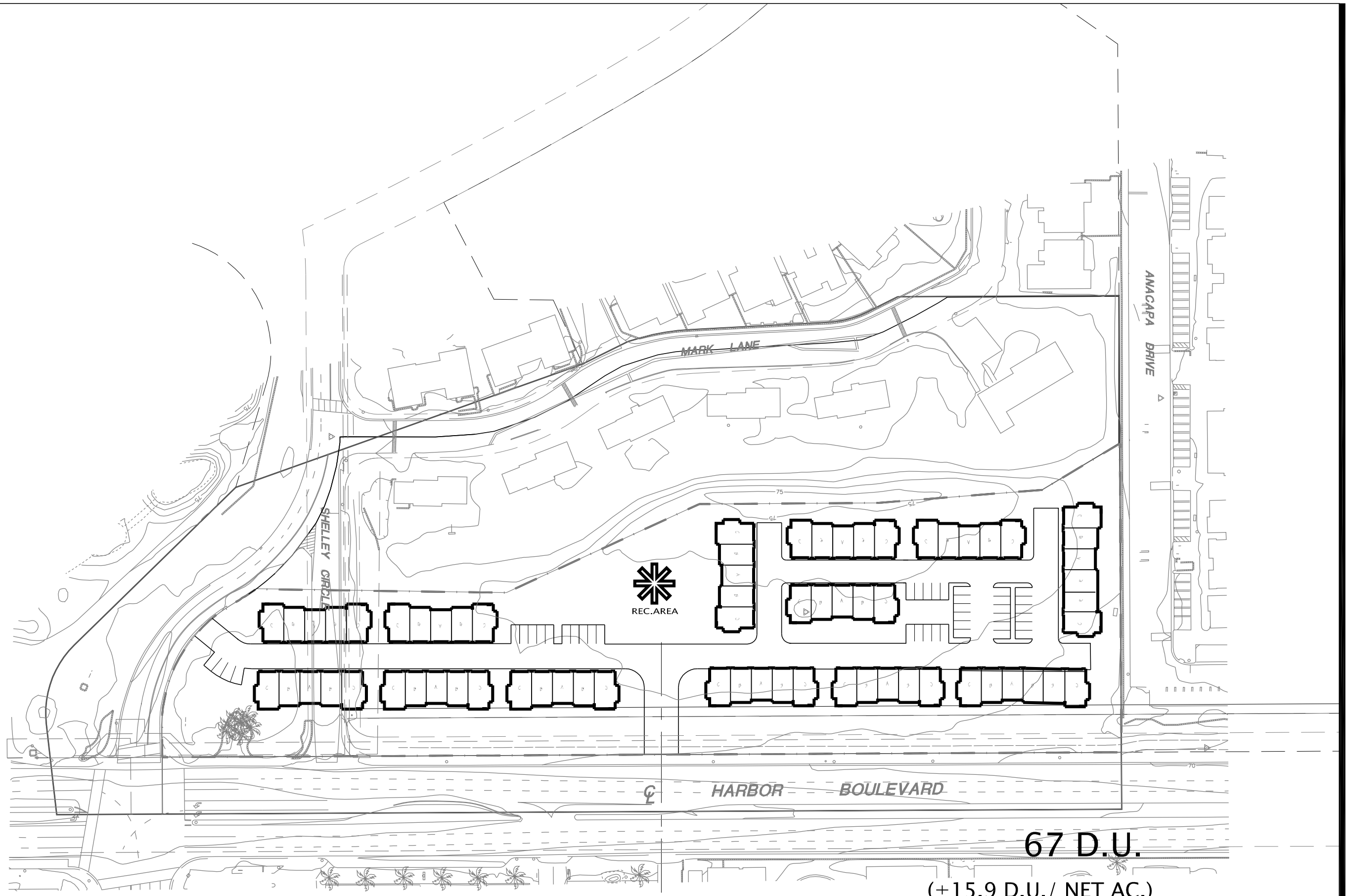
Scheme

C

McLarand, Vasquez & Partners Int'l.

FAIRVIEW PARCEL C

Costa Mesa, California



67 D.U.

(±15.9 D.U./ NET AC.)

(ROWTOWN, 2+LOFT)

DATE: AUG 05, 2004

PROJECT #: 2004-170

SCALE:

0 50 100 150

NORTH

SHEET #:

Scheme

D

McLarand, Vasquez & Partners Int'l.

FAIRVIEW PARCEL C

Costa Mesa, California

±90 D.U.

(±21 D.U./ NET AC.)

(TUCK UNDER, 2-3 STORIES OVER PARKING)

DATE:	AUG 05, 2004
PROJECT #:	2004-170
SCALE:	

0 50 100 150

NORTH

SHEET #:

Scheme

E1

McLarand, Vasquez & Partners Int'l.

FAIRVIEW PARCEL C

Costa Mesa, California

±152 D.U.

(±20.5 D.U./ NET AC.)

(TUCK UNDER, 2-3 STORIES OVER PARKING)

DATE: AUG 05, 2004

PROJECT #: 2004-170

SCALE:

0 50 100 150

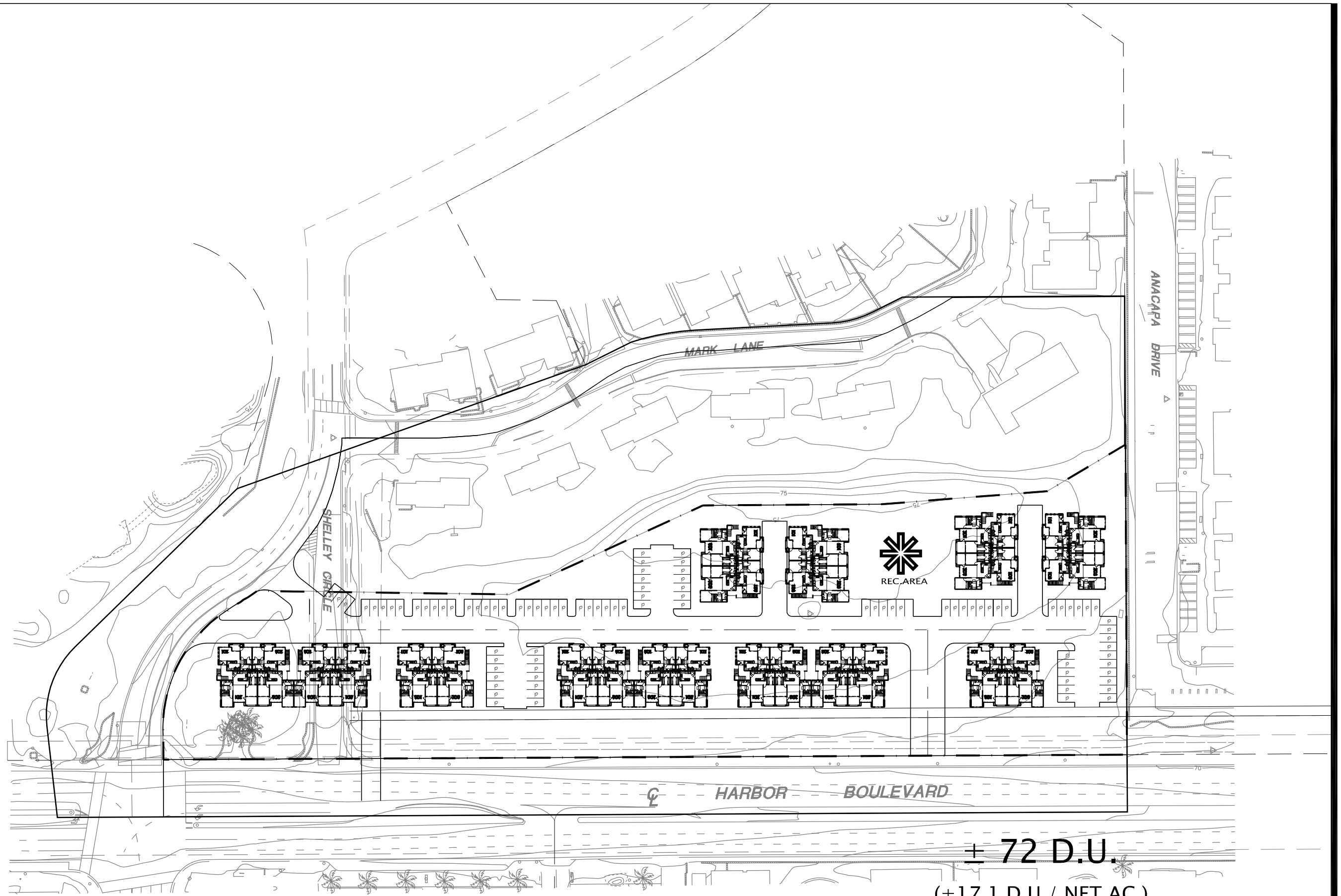
NORTH

SHEET #:

Scheme

E2

McLarand, Vasquez & Partners Int'l.



FAIRVIEW PARCEL C

Costa Mesa, California

±72 D.U.

(±17.1 D.U./ NET AC.)

(3 STORIES)

DATE:	AUG 05, 2004
PROJECT #:	2004-170
SCALE:	

0 50 100 150

NORTH

SHEET #:

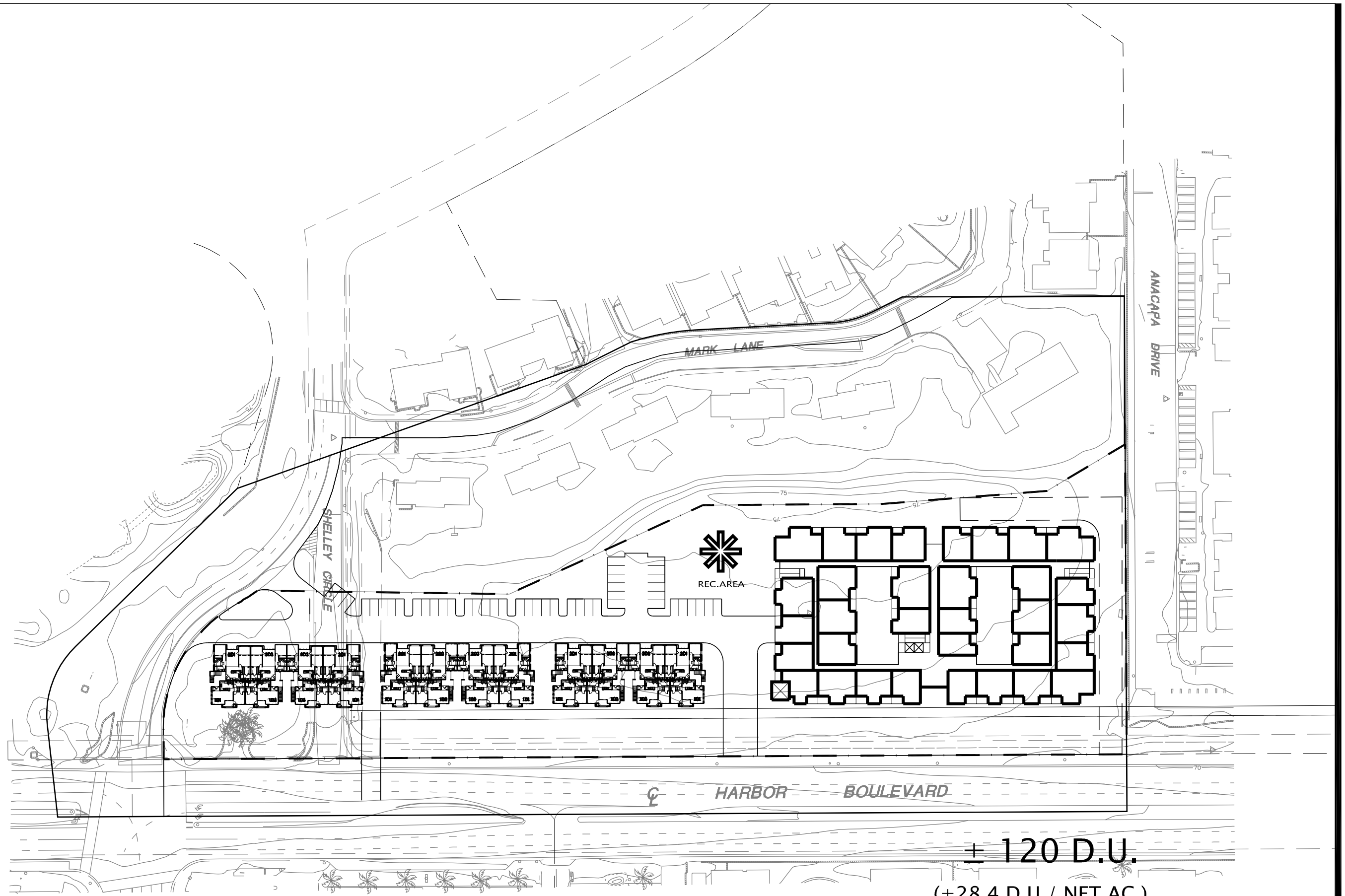
Scheme

F

McLarand, Vasquez & Partners Int'l.

FAIRVIEW PARCEL C

Costa Mesa, California



± 120 D.U.

(±28.4 D.U./ NET AC.)

(3 STORIES & 3/1 PODIUM)

DATE:	AUG 05, 2004
PROJECT #:	2004-170
SCALE:	

0 50 100 150

NORTH

SHEET #:

Scheme

G

mV&p INTERNATIONAL INC.

McLarand, Vasquez & Partners Int'l.