



CITY COUNCIL AGENDA REPORT

MEETING DATE: JULY 16, 2013

ITEM NUMBER:

SUBJECT: URBAN MASTER PLAN SCREENING REQUEST (UMP-13-04) FOR A 29-UNIT
LIVE/WORK DEVELOPMENT LOCATED AT 643 AND 651 W. 17TH STREET AND 1677
SUPERIOR AVENUE

DATE: JUNE 27, 2013

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MINOO ASHABI, PRINCIPAL PLANNER

FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, AIA (714) 754-5610
minoo.ashabi@costamesaca.gov

RECOMMENDATION

Provide feedback on the proposed 29-unit live/work project within the 19 West Urban Plan Area.

BACKGROUND

The property is located within the 19 West Urban Plan (643 and 651 W. 17th Street and 1677 Superior Ave.). On April 4, 2006, City Council adopted the Urban Plan to allow incentives for the development of ownership housing and mixed-use development projects. The intent of the urban plan is to provide development/economic incentives for private property owners to reinvest and redevelop their properties.

Urban Plan Summary Sheet

Please see the summary sheet for more information (Attachment 1).

The proposed 1.52-acre site contains two parcels that wrap around the property at southwest corner of 17th Street and Superior Avenue intersection. The site is zoned MG (General Industrial) and has a General Plan land use designation of Light Industrial. The site is currently developed with three multi-tenant buildings containing light manufacturing and warehouse uses. Each parcel currently has access from 17th Street and Superior Avenue.

EVALUATION OF DEVELOPMENT CONCEPT

This urban plan screening process will address the following issues:

1) *Does the project meet Council's expectations for projects in the Urban Plan areas?*

The screening process is an opportunity to determine if the conceptual project meets Council's expectations for new projects in the urban plan areas. Council will be providing initial feedback to the applicants.

- 2) Does Council have any comments on any requested deviations? The screening process will highlight any requested deviations from the urban plans to Council's attention.

The screening process allows the applicant to consider Councils' initial comments and to refine the development concept based on their feedback. A project summary sheet is attached (Attachment 1) for reference.

CONCLUSION

The screening process enables Council to address the central question about the proposed development: Council's general comments do not set precedent for approval/denial nor constitute final action on the development project. In addition, the applicant may expect the Planning Commission to have other comments/concerns on a proposed development concept that may not have been necessarily raised by City Council. The screening process allows the applicant to consider Council's initial comments and to refine the development concept based on their feedback.

MINOO ASHABI, AIA
Principal Planner

GARY ARMSTRONG, AICP
Economic and Development Services
Director

Attachments: 1. [Urban Plan Screening Summary Sheet](#)
 2. [Location Map](#)
 3. [Zoning Map](#)
 4. [Request Letter and Conceptual Plans](#)

cc: Chief Executive Officer
 Assistant Chief Executive Officer
 Public Services Director
 City Attorney
 Transportation Services Manager
 City Engineer
 City Clerk (9)
 Staff (7)
 File (2)

Ken Benson
IntraCorp
4041 MacArthur Blvd., Suite 250
Newport Beach, CA 92660

**UMP-13-04
29-UNIT ATTACHED LIVE/WORK UNITS
643 and 651 W. 17th Street and 1677 Superior Avenue**

DEVELOPMENT CONCEPT

The 1.52-acre site is zoned MG (Multiple-Family Residential) and has a General Plan land use designation of Light Industrial. The proposal includes 29 attached townhouse style live/work units.

The proposed 1.52-acre site contains two parcels that wrap around the southwesterly corner parcel of 17th Street and Superior Avenue intersection. The site is zoned MG (General Industrial) and has a General Plan land use designation of Light Industrial.

Traffic Evaluation

The Transportation Division completed a preliminary trip generation analysis to compare the proposed 29 unit project to existing conditions and General Plan conditions (full build out). The preliminary projections (539 daily trips) indicate that the proposed development would generate more trips compared to the existing manufacturing and warehouse uses and the potential build out under current zoning.

The average daily trips for the light industrial building assuming a 0.30 FAR for the 1.52 acre site translates to 138 trips (average daily rate for light industrial is 6.97 trips). The overall average daily trips with the proposed project will increase (approximately 250% increase) compared to the maximum allowable build out for a commercial/light industrial building pursuant to the General Plan land use designation. A traffic report is required to be submitted with the planning application.

Preliminary Trip Generation Analysis

Land use	Units	AM	PM	Daily
Proposed Live/Work	38	45	58	539
Existing Zoning (MG)	19,864 SQ.FT. 0.30 FAR	18	19	138

Parking and Access

Code requires three parking spaces for each live/work unit. The proposed two bedroom live/work units feature a two-car garage and one open parking space. Each unit is provided with a two-car garage and one open parking space consistent with the parking requirements of 19 West Urban Plan for live/work units up to 2,000 square feet in area.

To comply with the parking standards, the applicant is proposing 58 garage spaces and 29 open parking spaces including two disabled stalls. The project site is accessed with a two way drive on 17th Street and on Superior Avenue.

The Transportation Division will require a preliminary analysis of the immediate intersection and the access points to determine if there may be any traffic impacts and conditions of approval. Any comments received from the City Council and the community will need to be addressed if the application is submitted for processing.

DEVIATION FROM DEVELOPMENT STANDARDS

The Mesa West Bluffs Urban Plan allows development flexibility in exchange for quality projects that meet the Urban Plan vision. In this case, the applicant is proposing 29 live/work units for ownership consistent with the vision of the urban plans. The final development plan requires approval by the Planning Commission.

Three plan types are proposed:

- Storefronts / Live/work Units. The Plan A and B (total of 21 units) are designed with a store front and work space on the ground floor, which is accessible via a common paseo.
- Residential Units/Home Offices. Plan C (8 units) is designed similar to traditional residences, with an entry and garage facing the common drive and a private patio at the rear. This design is conducive to home offices and not to service or retail types of businesses. Plan C, as proposed, has the potential to become 100% residential use.

Council feedback is needed with regard to the requested deviations as follows:

MERITS OF THE URBAN PLAN SCREENING REQUEST

Following is a summary of the merits of a proposed live/work project at this location:

1. Project meets objectives of the Mesa West Bluffs Urban Plan. The project promotes live/work units as a new type of urban housing in Costa Mesa. All units include a ground floor office or work space that can be attractive for small home occupations for professionals who operate from home and the live/work units can be attractive to small business owners with minimal customer traffic, artist and designers, etc.
2. Project location would be appropriate for the proposed land use. The project is adjacent to Argotech site where a 50-foot setback is required. The majority of the units with the exception of two units would meet the minimum setback requirement. As envisioned by the urban plans, a live/work development would be compatible with the commercial and light industrial surrounding uses with the use of adequate sound walls and construction assemblies to achieve the allowable interior noise standards. The project will need to incorporate sound walls, and exterior wall assemblies that would reduce the interior noise levels. Mixed use and live/work projects are exempt from the exterior noise standards for private open space.
3. Proposed development is consistent with the objectives of the Zoning Code and Urban Plan. The proposed live/work development is consistent with the goals and policies of the General Plan, 19th West Urban Plan and live/work development standards of the Mesa West Bluffs Urban Plan. The proposed development generally meets the setback requirements and development standards (with the exception of two units).

ISSUES TO BE HIGHLIGHTED

Although the proposed live/work project will be desirable at this location, the following potential deviations will be required with the proposal.

1. The proposal is adjacent to an industrial development on the west. The proposed site plan refers to an approximately 11' 7" setback for the three-story live/work units to the west, where a 50-foot building buffer abutting the Argotech site is required. As proposed, two of the units at the southwest corner of the lot will significantly encroach into this setback. This deviation is subject to approval of the Planning Commission.
2. The trip generation from the project site will need to be further studied. With a preliminary analysis, the trip generation for the site will increase more than 250% with the proposed change

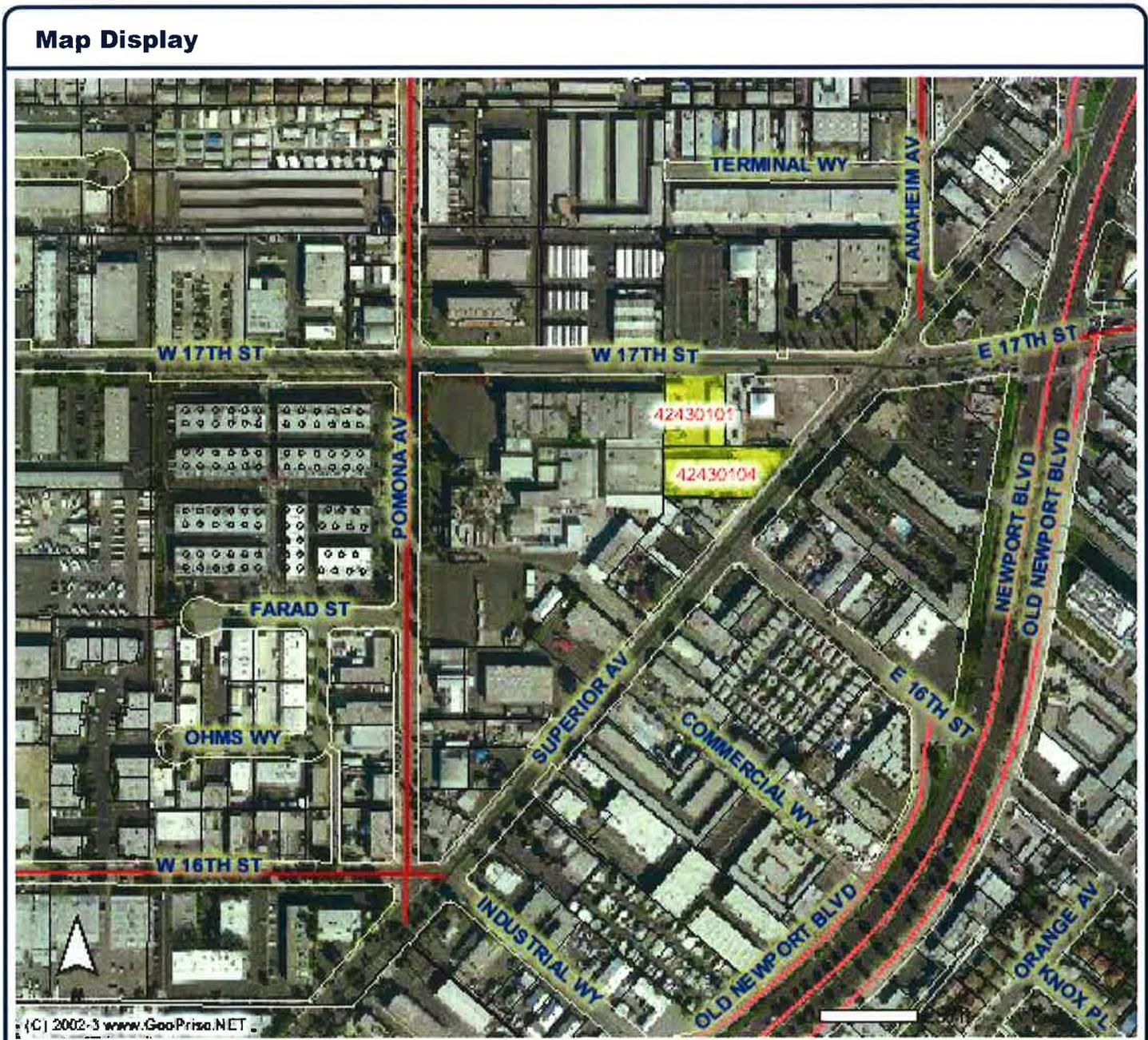
of use from light industrial uses to live/work units. A complete traffic study will be required to assess the increased traffic and appropriate conditions of approval.

3. A final review of adequate fire access will be conducted during the development application process. While the preliminary plan has been reviewed by Fire Prevention staff, two of the buildings are very close to the required fire truck turn radius. Additional review of the finalized site plan will be required.
4. The proposed interface with the adjacent vacant parcel on the east may restrict the type of development in proximity to the live/work units. The proposed site plan includes a five-foot separation from the vacant commercial parcel to the east (former gas station). A five foot wide landscape buffer is proposed along this common property line; this may not be sufficient given the potential of a commercial development (with associated land use compatibility impacts) in the future.
5. Eight of units include workspaces with no storefront; thereby resembling traditional townhomes and not live/work units. The Plan C floor plans include a rear yard and have a traditional residential layout. This can potentially lead to these units to be 100% residential and not live/work units as envisioned in the urban plans. Although there is potential for some units to serve and function as conventional residences, this proposal would still qualify as a “mixed-use development” as defined by the Urban Plan.



Legend

Address Points	Freeway	Roads Collector Freeway (cont)	Major Newport BLVD Primary (cont)	SECONDARY Hydrology Channels
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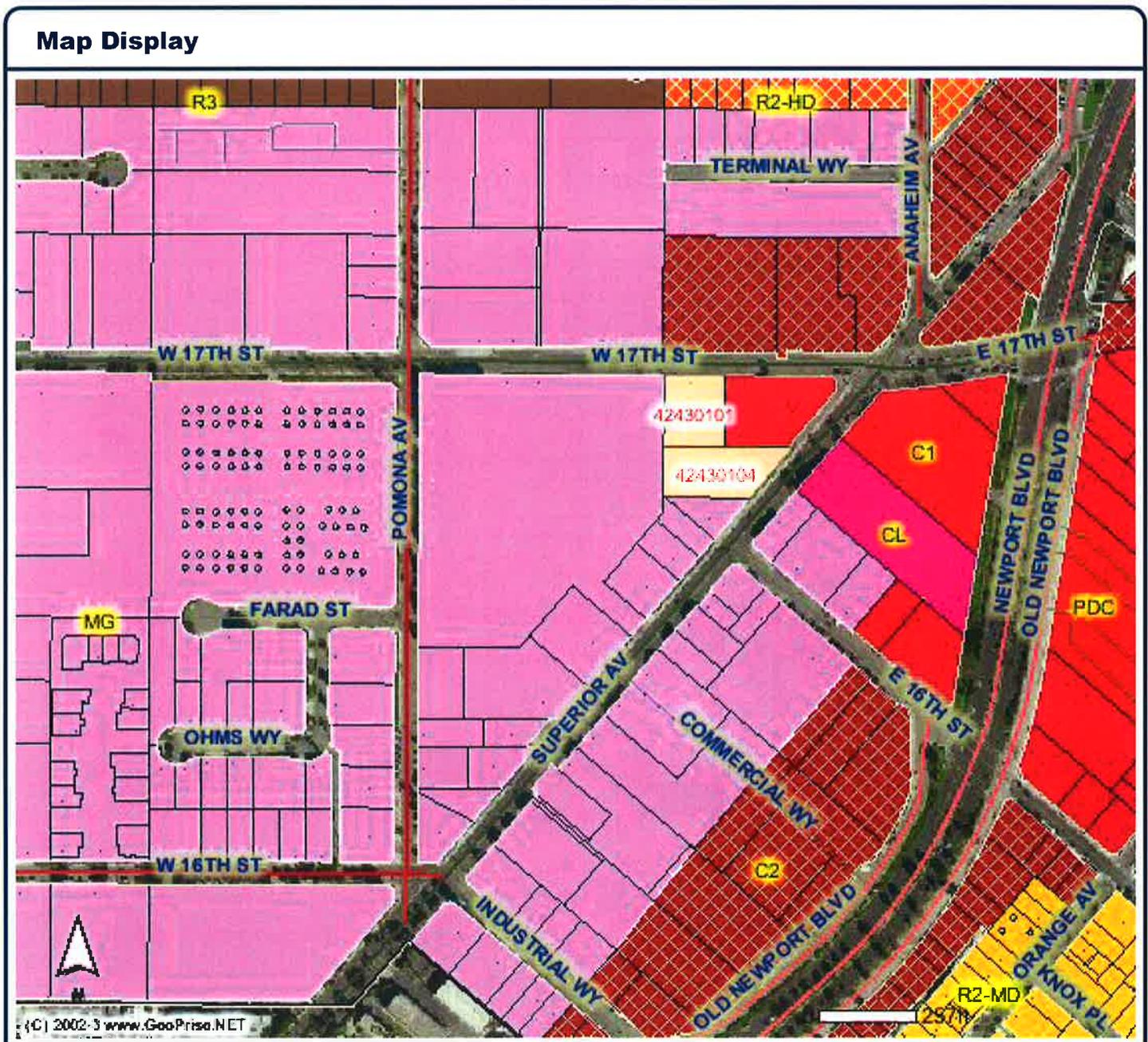
City of Costa Mesa

CITY OF COSTA MESA - [Created: 7/3/2013 4:32:03 PM] [Scale: 495.12] [Page: 8.5 x 11 / Portrait]



Legend

Address Points	Collector	SECONDARY	Street Centerlines
Freeway	Freeway	Hydrology	ROW Lines
Roads (cont)	Major	Channels	Parcel Lines
	Newport BLVD	Street Names	
	Primary (cont)		





INTRACORP

WHERE THE EXTRAORDINARY IS DEVELOPING

June 5, 2013

City of Costa Mesa
Claire L. Flynn, AICP
77 Fair Drive
Costa Mesa, 92628

**RE: SCREENING APPLICATION FOR VESTING TENTATIVE TRACT MAP AND
MASTER PLAN APPLICATION FOR THE CONSTRUCTION OF 29
ATTACHED LIVE/WORK ROW TOWNHOMES LOCATED AT 643 & 651 W.
17th Street and 1677 Superior Avenue, City of Costa Mesa**

Dear Claire,

Please find the attached Architectural Design Package for the above referenced development of 29 new attached live/work units located near the corner of 17th Street and Superior Avenue in Costa Mesa.

PROJECT DESCRIPTION

Intracorp Socal-1, LLC (Intracorp) proposes to develop 29 new attached three-story attached live/work units, each with a private 2-car garage and 29 on-site guest parking spaces. The proposed project is located within the 19 West Urban Plan and is consistent with the Live Work standards per the West Bluffs Urban Plan.

The proposed project is proposed to include three floor plans with 3, 4 and 5 units per building. Each unit includes a ground level workspace with 250 sq. ft. of minimum space and an accessible bathroom. The approximate 1.52 acre site residuals an overall FAR of .85.

The site plan currently encroaches into a 50' buffer zone along the western edge which was established by the city to reduce impacts to residents from the adjacent Argo Tech facilities. As the Argo Tech facilities are no longer in use and the site is expected to be redeveloped into a residential community, the buffer zone would cease to exist. If necessary, Intracorp will pursue a waiver from the adjacent owner for encroachment into this buffer zone.

4041 MacArthur Blvd., Suite 250
Newport Beach, CA 92660

EXISTING USE

The project site currently includes three single story concrete industrial buildings with asphalt paving covering the entire site. The buildings are currently occupied with month to month tenants.

Please don't hesitate to contact me with any questions or concerns you may have at (949) 757-8461.

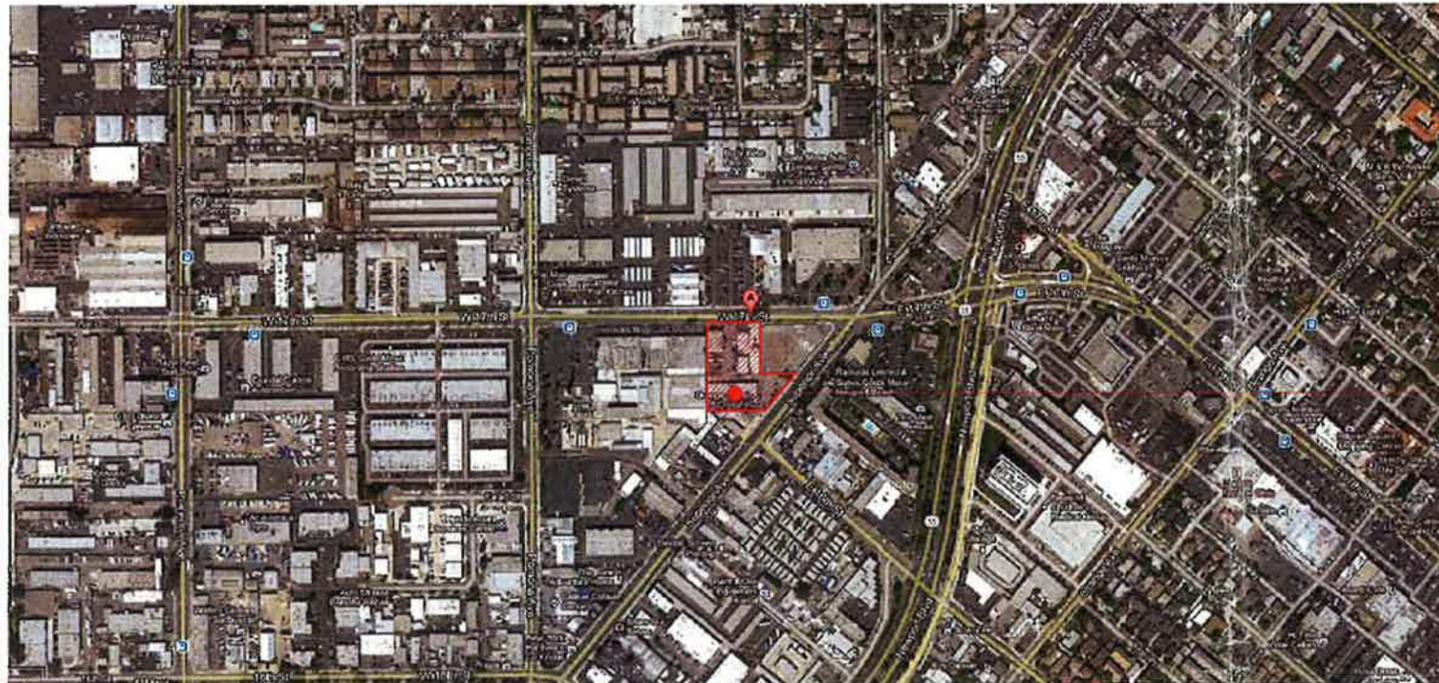
Regards,



Ken Benson
Vice President



CONCEPTUAL PERSPECTIVE -



VICINITY MAP - NTS.

SHEET INDEX								
SD00	PROJECT SUMMARY + VICINITY MAP							
L1	PRELIMINARY LANDSCAPE PLAN							
SD01	CONCEPTUAL PERSPECTIVE							
SD02	CONCEPTUAL PERSPECTIVE							
SD03	SITE PLAN							
SD04	BUILDING ELEVATIONS - 2 PLEX (B UNITS)							
SD05	BUILDING ELEVATIONS - 3 PLEX (A + B UNITS)							
SD06	BUILDING ELEVATIONS - 4 PLEX (A + B UNITS)							
SD07	BUILDING ELEVATIONS - 4 PLEX ALT (A + B UNITS)							
SD08	BUILDING ELEVATIONS - 4 PLEX (C UNITS)							
SD09	UNIT PLAN A							
SD10	UNIT PLAN B							
SD11	UNIT PLAN C							
SITE SUMMARY								
PROJECT ADDRESS		1677 Superior Avenue Costa Mesa, CA 92627						
LOT AREA		1.52 acres	66,374 sf					
TOTAL RESIDENTIAL UNITS		29						
TOTAL UNIT WORK SPACE GROSS SQUARE FOOTAGE		7,486 sf						
DENSITY		19.03 Du/acre						
FAR ALLOWABLE		1.00						
FAR PROVIDED		0.85						
LANDSCAPE AREA / OPEN SPACE		19,959 sf	30%	of total lot area				
BUILDING COVERAGE		27,274 sf	41%	of total lot area				
DRIVEWAYS / OPEN PARKING		10,131 sf	29%	of total lot area				
PROGRAM SUMMARY								
PLAN	DESCRIPTION	QNTY	UNIT RESIDENTIAL AREA	UNIT WORK AREA	UNIT TOTAL AREA	AREA SUBTOTAL	PARKING RATIO	REQUIRED PARKING
A	2 BR / 3.5 BA LIVE / WORK UNIT SIDE BY SIDE GARAGE	10 (34%)	1,615 sf	260 sf	1,875 sf	18,750 sf	2.00	20 spaces
B	2 BR / 3.5 BA / DEN LIVE / WORK UNIT SIDE BY SIDE GARAGE	11 (36%)	1,695 sf	250 sf	1,945 sf	21,395 sf	2.00	22 spaces
C	2 BR / 2.5 BA / DEN LIVE / WORK UNIT SIDE BY SIDE GARAGE	8 (28%)	1,731 sf	267 sf	1,998 sf	15,984 sf	2.00	16 spaces
	GUEST PARKING						1.0 per unit	29 spaces
SUBTOTAL UNITS:		29 residential units				56,129 sf		87 spaces required
								87 spaces provided

PROJECT SITE



17th STREET + SUPERIOR LIVE / WORK

COSTA MESA, CALIFORNIA

JUNE 4, 2013

PROJECT SUMMARY + VICINITY MAP

17th ST. + SUPERIOR LIVE / WORK

INTERCOPR COMPANIES

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WITHEE MALCOLM ARCHITECTS, LLP

2291 West 100th Street Torrance, CA 90504

T 310.217.8888
www.withee.com

JOB NO. 03015200
PROJECT - 17th St 1013





CONCEPTUAL PERSPECTIVE - VIEW ALONG SUPERIOR AVENUE

17th STREET + SUPERIOR LIVE / WORK

COSTA MESA, CALIFORNIA

JUNE 4, 2013

CONCEPTUAL PERSPECTIVE
17th ST. + SUPERIOR LIVE / WORK

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JOB NO. B3015.200

PRINTED: JUNE 03, 2013





CONCEPTUAL PERSPECTIVE - VIEW FROM TRADER JOES AT 17TH STREET

17th STREET + SUPERIOR LIVE / WORK

COSTA MESA, CALIFORNIA
JUNE 4, 2013

CONCEPTUAL PERSPECTIVE
17th ST. + SUPERIOR LIVE / WORK

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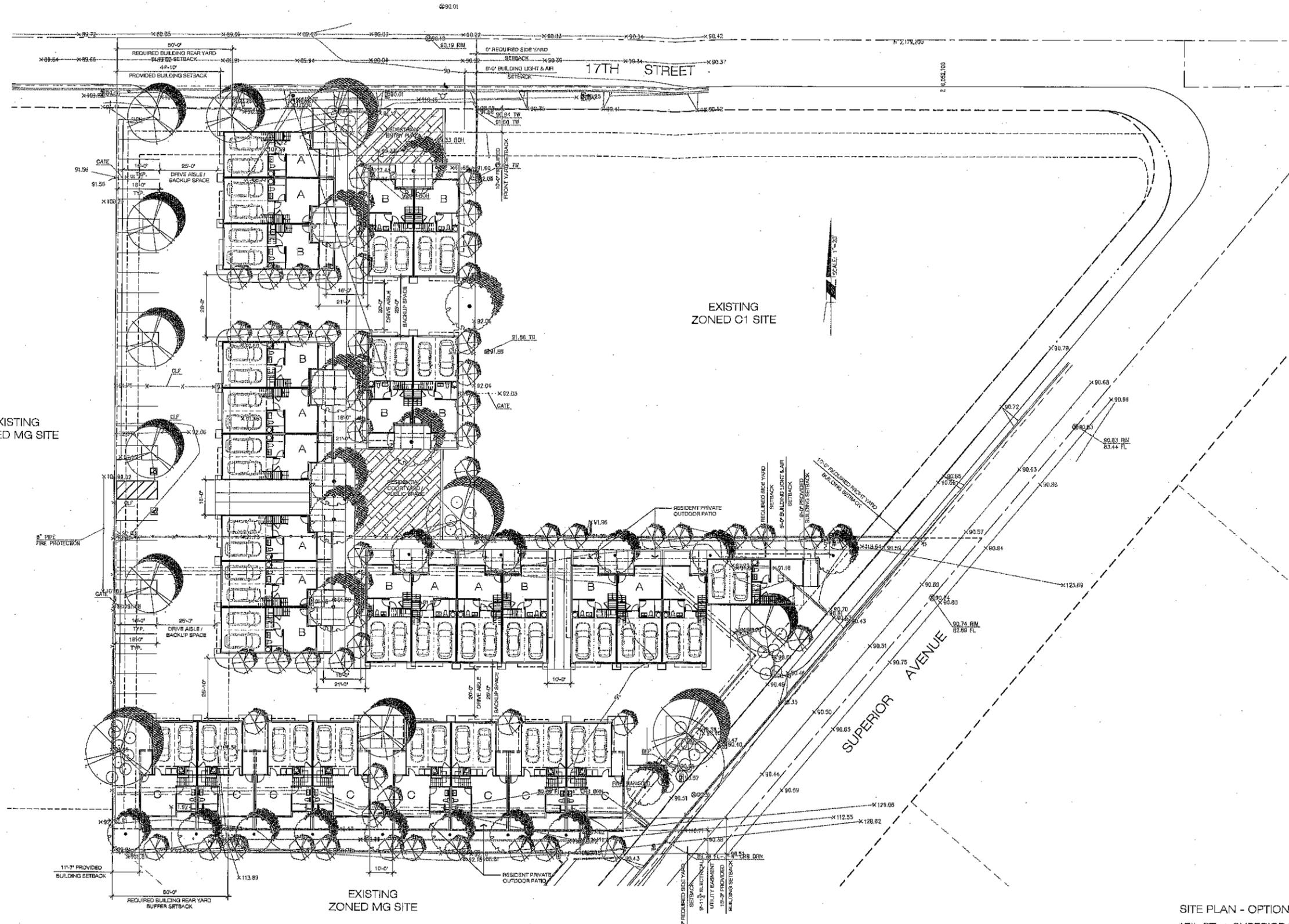
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REV. 1551 June 03, 2013



17th STREET + SUPERIOR LIVE / WORK

COSTA MESA, CALIFORNIA

JUNE 4, 2013

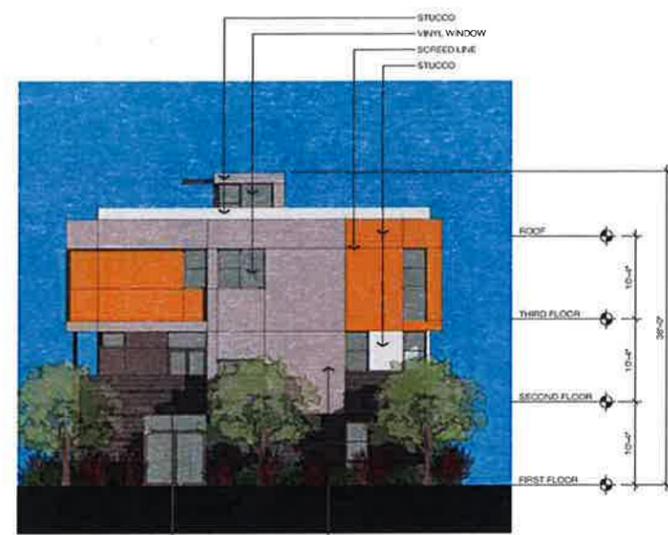


SITE PLAN - OPTION D
17th ST. + SUPERIOR LIVE / WORK

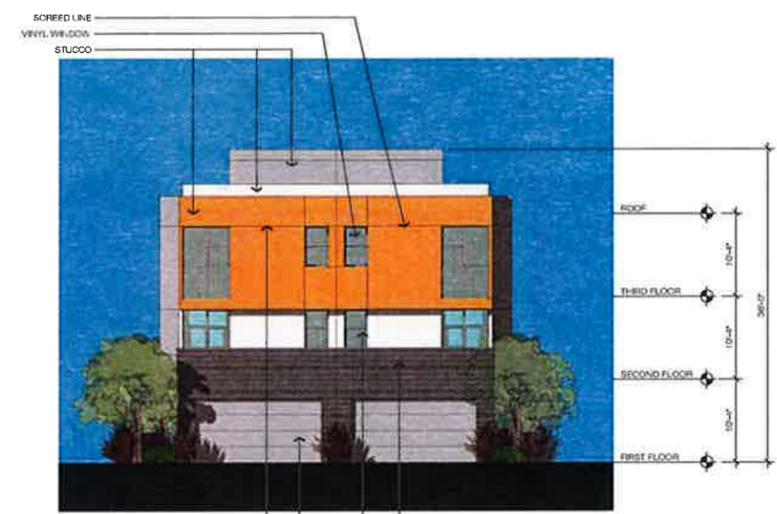
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PREPARED: May 13, 2013





BUILDING ELEVATION -4
EAST/WEST ELEVATION



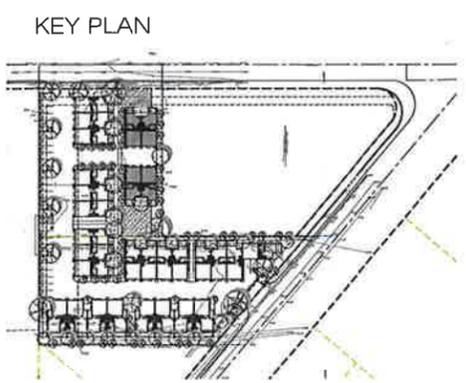
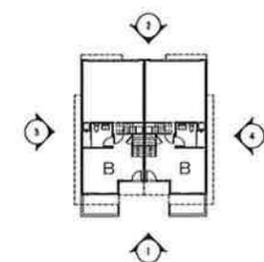
BUILDING ELEVATION -2
NORTH/SOUTH ELEVATION



BUILDING ELEVATION -3
EAST/WEST ELEVATION



BUILDING ELEVATION -1
NORTH/WEST ELEVATION



BUILDING ELEVATIONS
2-PLEX (B UNITS)

17th STREET + SUPERIOR LIVE / WORK

COSTA MESA, CALIFORNIA
JUNE 4, 2013



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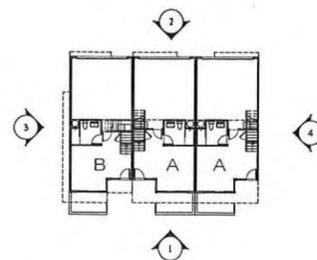
PRECISION CUT CMU BLOCK
CEMENT FIBERBOARD PANEL
WITH EXPOSED FASTENERS

BUILDING ELEVATION -4
NORTH/SOUTH ELEVATION

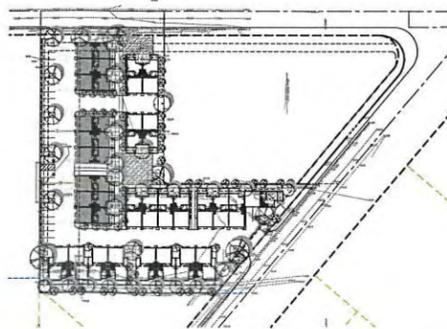


PRECISION CUT CMU BLOCK
VINYL WINDOW
CEMENT FIBERBOARD PANEL
WITH EXPOSED FASTENERS

BUILDING ELEVATION -3
NORTH/SOUTH ELEVATION



KEY PLAN



METAL ROLL UP GARAGE DOOR
PRECISION CUT CMU BLOCK
VINYL WINDOW
STUCCO

BUILDING ELEVATION -2
EAST/WEST ELEVATION



PRECISION CUT CMU BLOCK
9'-0" VINYL SLIDING GLASS DOORS

BUILDING ELEVATION -1
EAST/WEST ELEVATION

BUILDING ELEVATIONS
3-PLEX (A & B UNITS)

17th STREET + SUPERIOR LIVE / WORK
COSTA MESA, CALIFORNIA

JUNE 4, 2013



17th ST. + SUPERIOR LIVE / WORK

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JOB NO. B3015.200
PFR: 7/20/13; March 2013





PRECISION CUT CMU BLOCK
CEMENT FIBERBOARD PANEL
WITH EXPOSED FASTENERS

**BUILDING ELEVATION -4
WEST ELEVATION**



SCREED LINE
VINYL WINDOW
STUCCO

SCREED LINE
METAL ROLL UP GARAGE DOOR
PRECISION CUT CMU BLOCK
VINYL WINDOW

**BUILDING ELEVATION -2
SOUTH ELEVATION**



PRECISION CUT CMU BLOCK
CEMENT FIBERBOARD PANEL
WITH EXPOSED FASTENERS

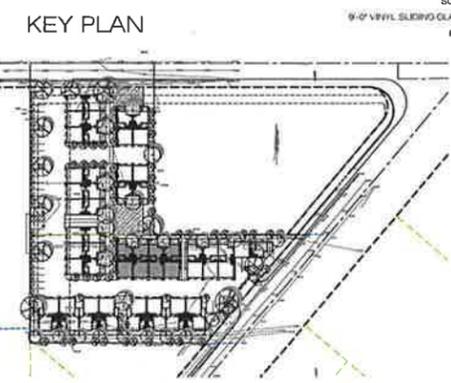
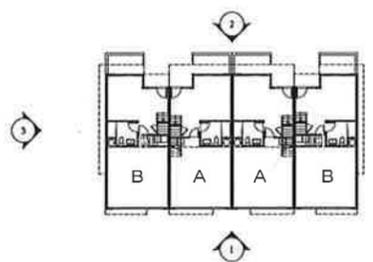
**BUILDING ELEVATION -3
EAST ELEVATION**



CEMENT FIBERBOARD PANEL
WITH EXPOSED FASTENERS
SCREED LINE
VINYL WINDOW
STUCCO

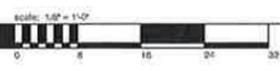
METAL AWNING
PRECISION CUT CMU BLOCK
SCREED LINE
9-1/2" VINYL SLIDING GLASS DOORS
PATIO WALL

**BUILDING ELEVATION -1
NORTH ELEVATION**



**BUILDING ELEVATIONS
4-PLEX (A & B UNITS)**

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JUNE 4, 2013



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PRECISION CUT CMU BLOCK
CEMENT FIBERBOARD PANEL
WITH EXPOSED FASTENERS

**BUILDING ELEVATION -4
WEST ELEVATION**



SCREED LINE
PRECISION CUT CMU BLOCK
METAL ROLL UP GARAGE DOOR
VINYL WINDOW

**BUILDING ELEVATION -2
SOUTH ELEVATION**



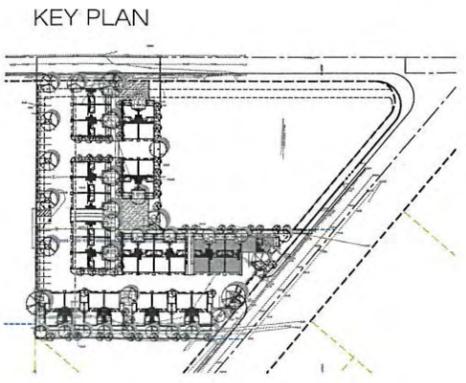
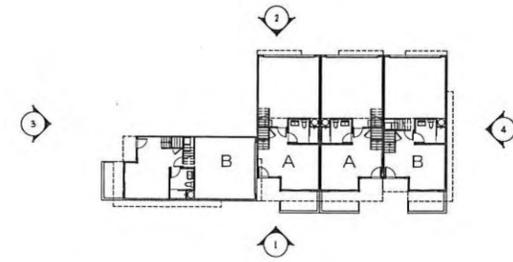
PRECISION CUT CMU BLOCK
CEMENT FIBERBOARD PANEL
WITH EXPOSED FASTENERS

**BUILDING ELEVATION -3
EAST ELEVATION**



SCREED LINE
PRECISION CUT CMU BLOCK
9'-0" VINYL SLIDING GLASS DOORS

**BUILDING ELEVATION -1
NORTH ELEVATION**



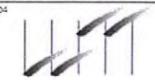
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COSTA MESA, CALIFORNIA

JUNE 4, 2013

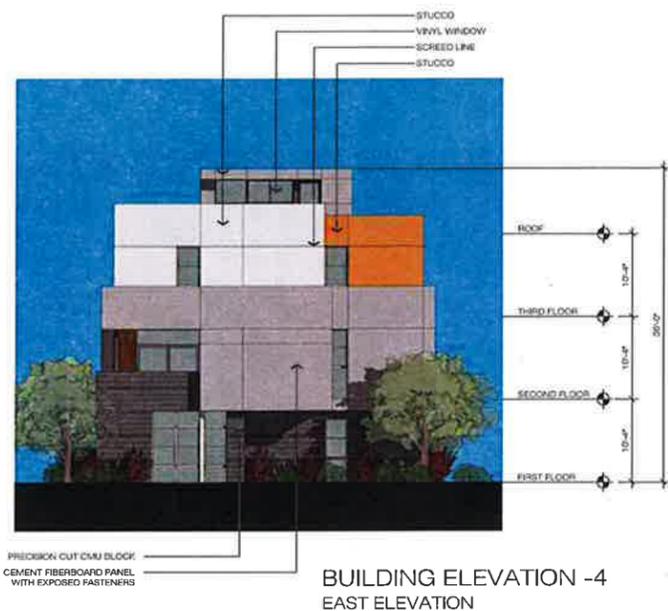


**BUILDING ELEVATIONS
4-PLEX (A & B UNITS)**

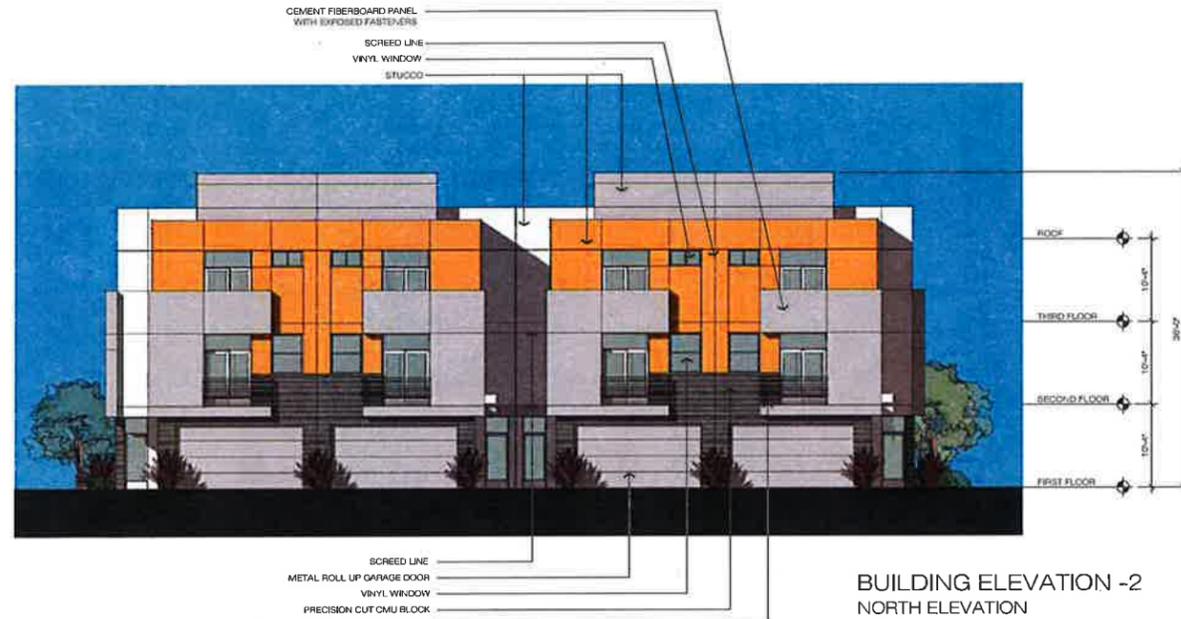
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PRINTED: May 13, 2013



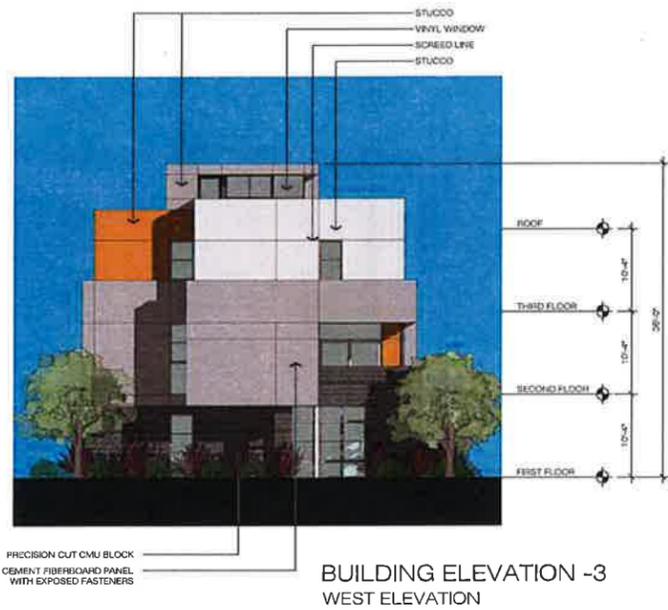
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BUILDING ELEVATION -4
EAST ELEVATION



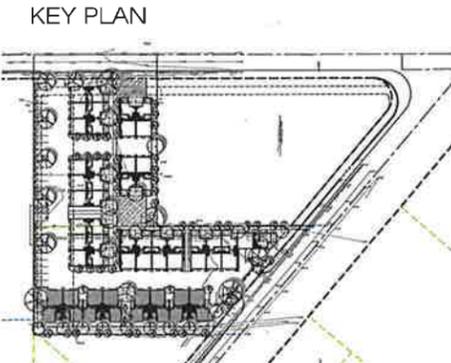
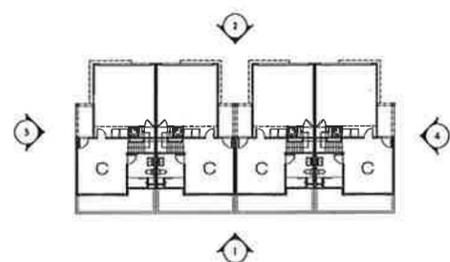
BUILDING ELEVATION -2
NORTH ELEVATION



BUILDING ELEVATION -3
WEST ELEVATION



BUILDING ELEVATION -1
SOUTH ELEVATION



BUILDING ELEVATIONS
4-PLEX (C UNITS)

17th STREET + SUPERIOR LIVE / WORK

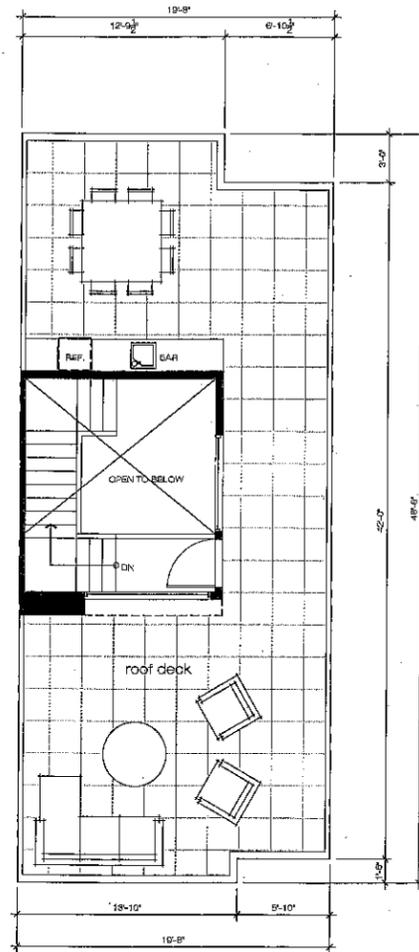
COSTA MESA, CALIFORNIA

JUNE 4, 2013

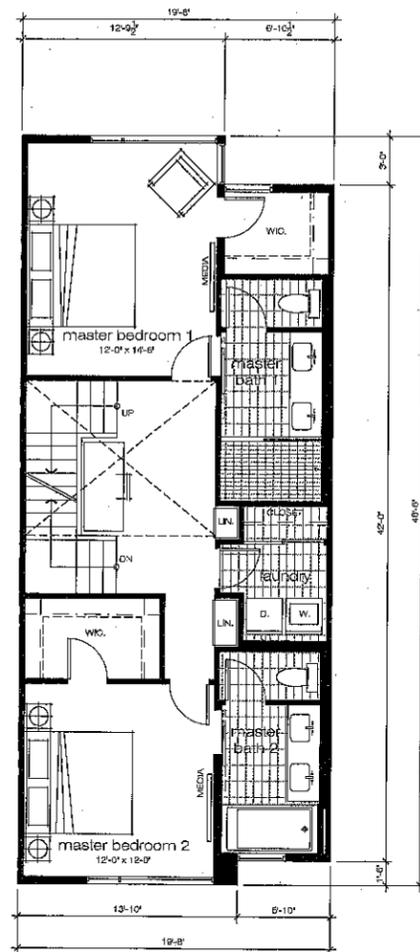


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FRP, TEL. 17th St 2013

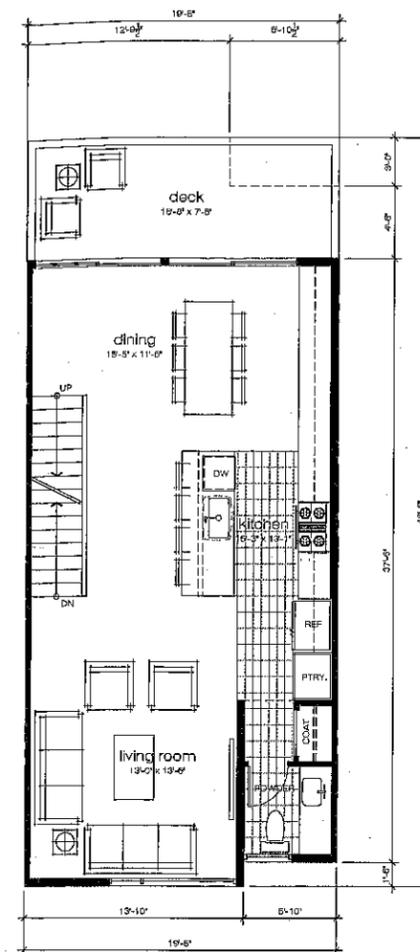




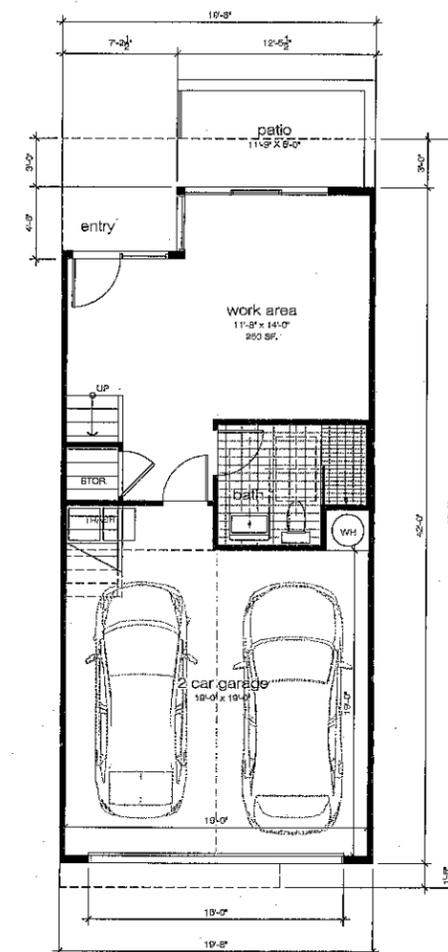
UNIT A -roof plan
 AREA: 0 sf
 ROOF DECK: 625 sf



UNIT A -third floor plan
 AREA: 815 sf



UNIT A -second floor plan
 AREA: 707 sf
 DECK: 145 sf



UNIT A -first floor plan
 AREA: 353 sf
 DECK: 70 sf

UNIT A
 TOTAL AREA: 1,875 sf
 TOTAL PATIO / DECK: 215 sf
 TOTAL ROOF DECK: 625 sf

17th STREET + SUPERIOR LIVE / WORK

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JUNE 4, 2013



UNIT PLANS UNIT A

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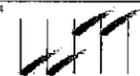
2251 West 150th Street Torrance, CA 90504

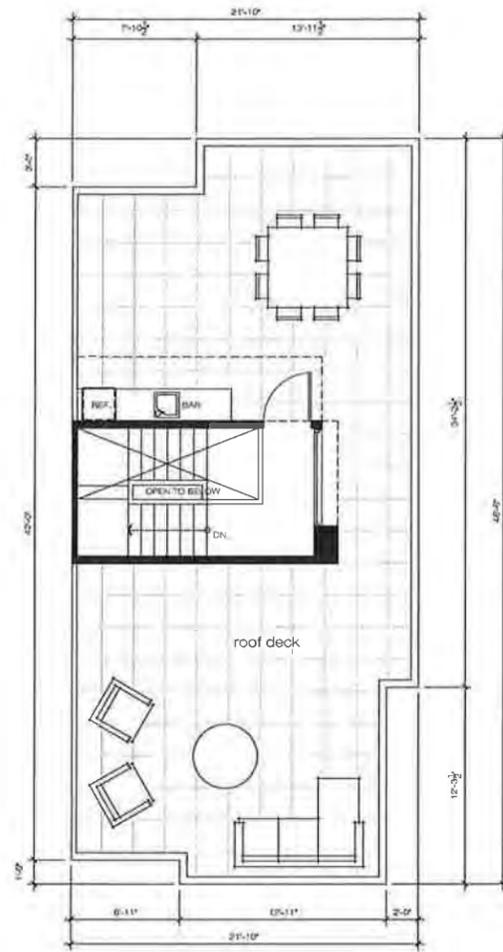
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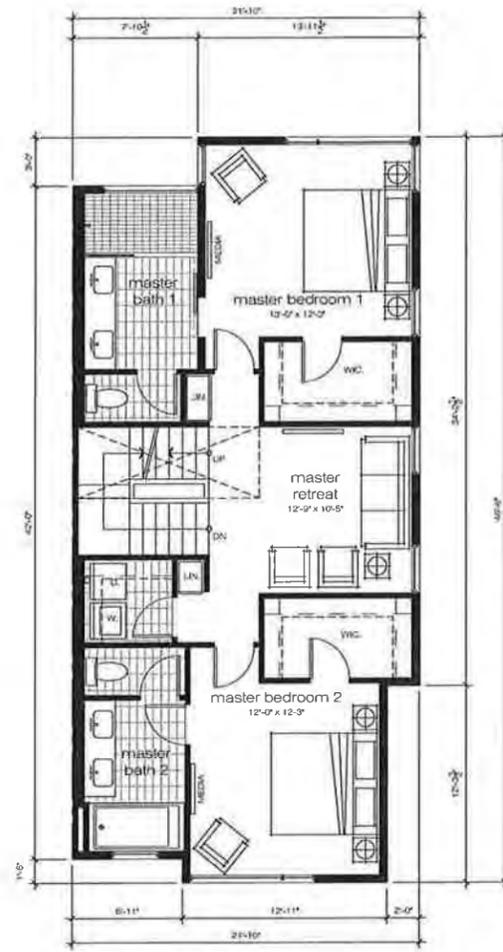
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UNIT B -roof plan
 AREA: 0 sf
 ROOF DECK: 720 sf



UNIT B -third floor plan
 AREA: 886 sf



UNIT B -second floor plan
 AREA: 711 sf
 DECK: 135 sf



UNIT B -first floor plan
 AREA: 348 sf
 DECK: 68 sf

UNIT B - ALTERNATE
 TOTAL AREA: 1,945 sf
 TOTAL PATIO / DECK: 203 sf
 TOTAL ROOF DECK: 720 sf

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UNIT PLANS
 UNIT B
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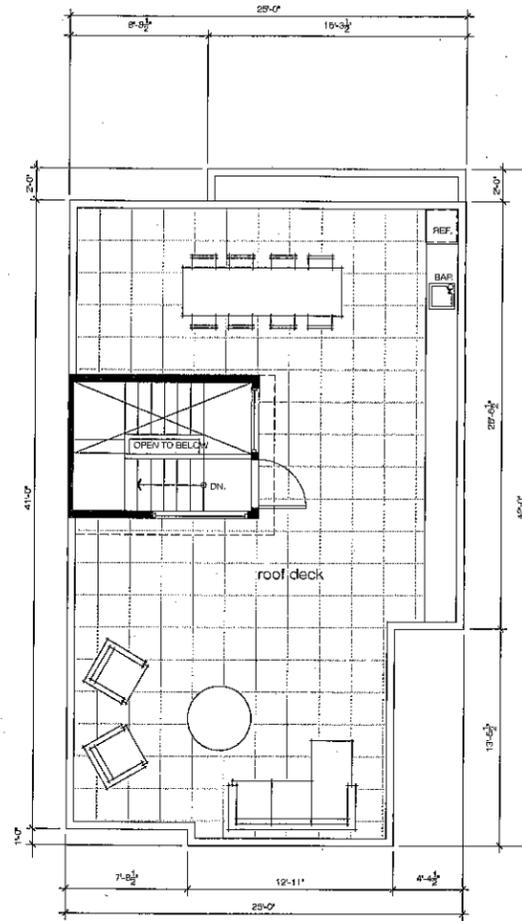
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 4041 MacArthur Blvd Suite 250
 Newport Beach, CA 92660

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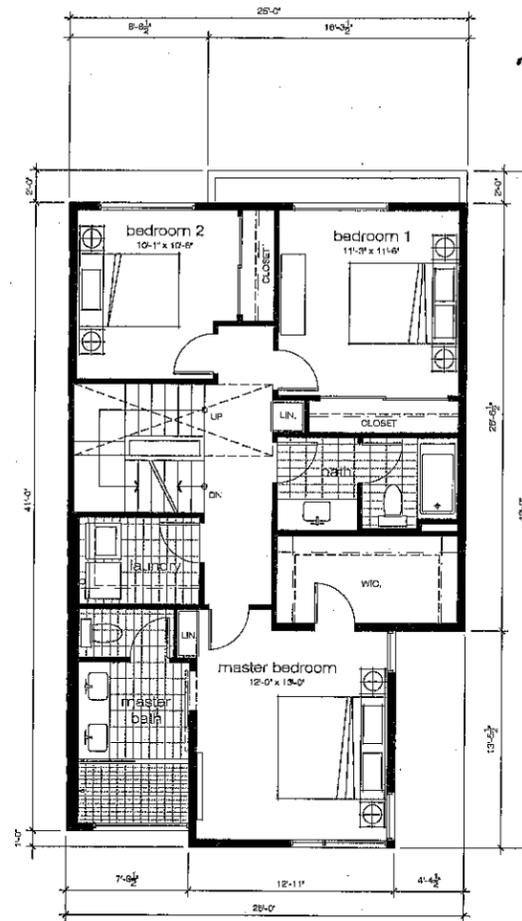
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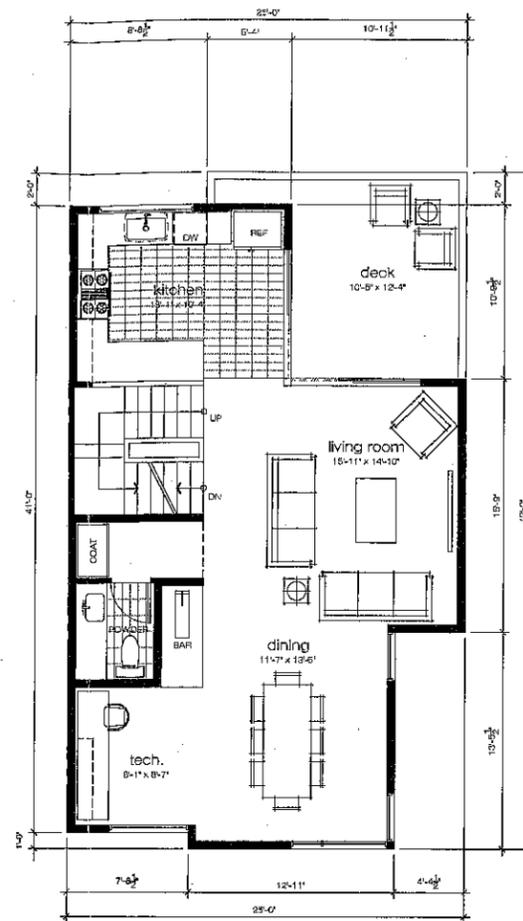




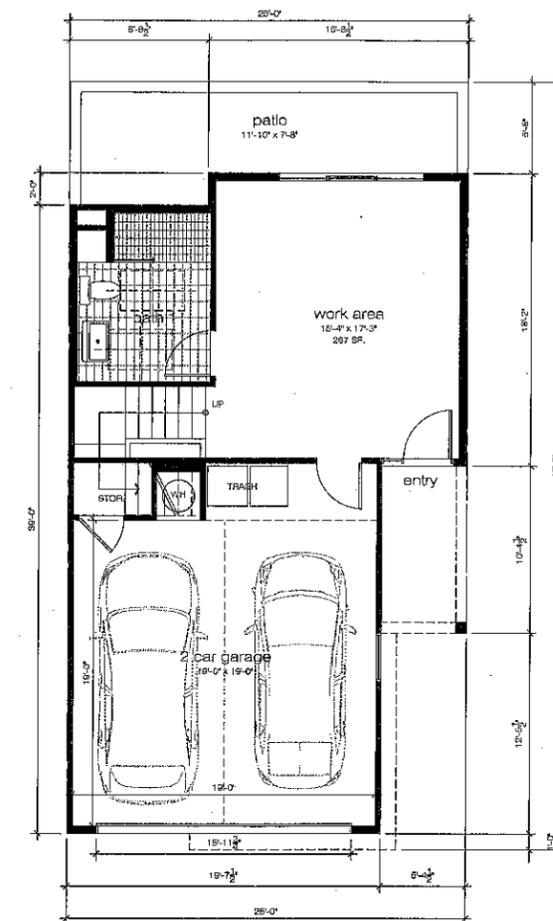
UNIT C -roof plan
 AREA: 0 sf
 ROOF DECK: 720 sf



UNIT C -third floor plan
 AREA: 862 sf



UNIT C -second floor plan
 AREA: 745 sf
 DECK: 140 sf



UNIT C -first floor plan
 AREA: 391 sf
 DECK: 134 sf
 UNIT C
 TOTAL AREA: 1,998 sf
 TOTAL PATIO / DECK: 274 sf
 TOTAL ROOF DECK: 720 sf

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UNIT PLANS
 UNIT C
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