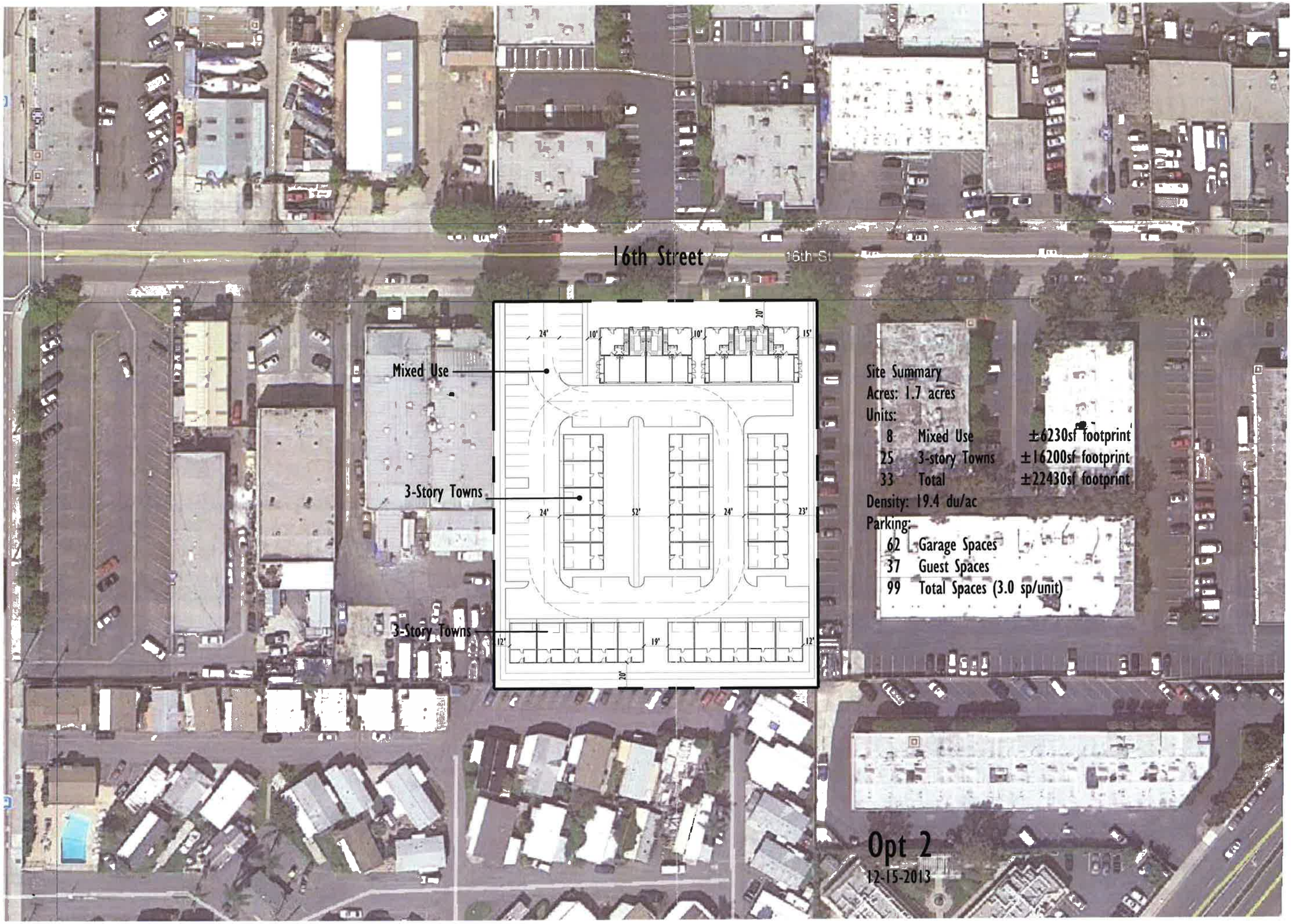
Proposed Mixed-Use Residential Development
765 West 16th Street, Costa Mesa

Project Description

City Ventures is proposing a new mixed-use residential development located at 765 West 16th Street. The site is approximately 1.73 acres and is currently the location of Criterion Associates, LLC, however Criterion has downsized and most of the buildings are currently vacant. The site is bordered by residential to the south (mobile home park), and industrial to the north, east and west. The proposed project is consistent with the goals of the West Side Urban Overlay Zone, incorporating for-sale live/work units that will transform this underutilized property into a 33-unit mixed-use urban development.

All proposed units are 3-stories in height with attached 2-car side-by-side garages (other than 4 units that have 1-car garages plus a designated uncovered space), and the total parking is equivalent to three spaces per unit. The live/work lofts will front on 16th Street and will include two bedrooms and a ground floor work space with a commercial frontage. The live/work townhomes will be two bedrooms with a ground floor home office. Each home will have a ground floor patio for private open space and the community will have a central common landscape area. All units will be for-sale, and the proposed project will meet or exceed LEED standards, including energy efficient appliances and lighting fixtures and water efficient plumbing and irrigation.

765 West 16th Street


16th Street
16th St
Mixed Use
3-Story Towns
3-Story Towns
24'
10'
10'
20'
15'
24'
52'
24'
23'
12'
19'
12'
20'
Site Summary
Acres: 1.7 acres
Units:
8 Mixed Use ±6230sf footprint
25 3-story Towns ±16200sf footprint
33 Total ±22430sf footprint
Density: 19.4 du/ac
Parking:
62 Garage Spaces
37 Guest Spaces
99 Total Spaces (3.0 sp/unit)
Opt 2
12-15-2013

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765 WEST 16TH ST.

COVER SHEET

CS

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KTGY # 2013-0211 10.21.2013

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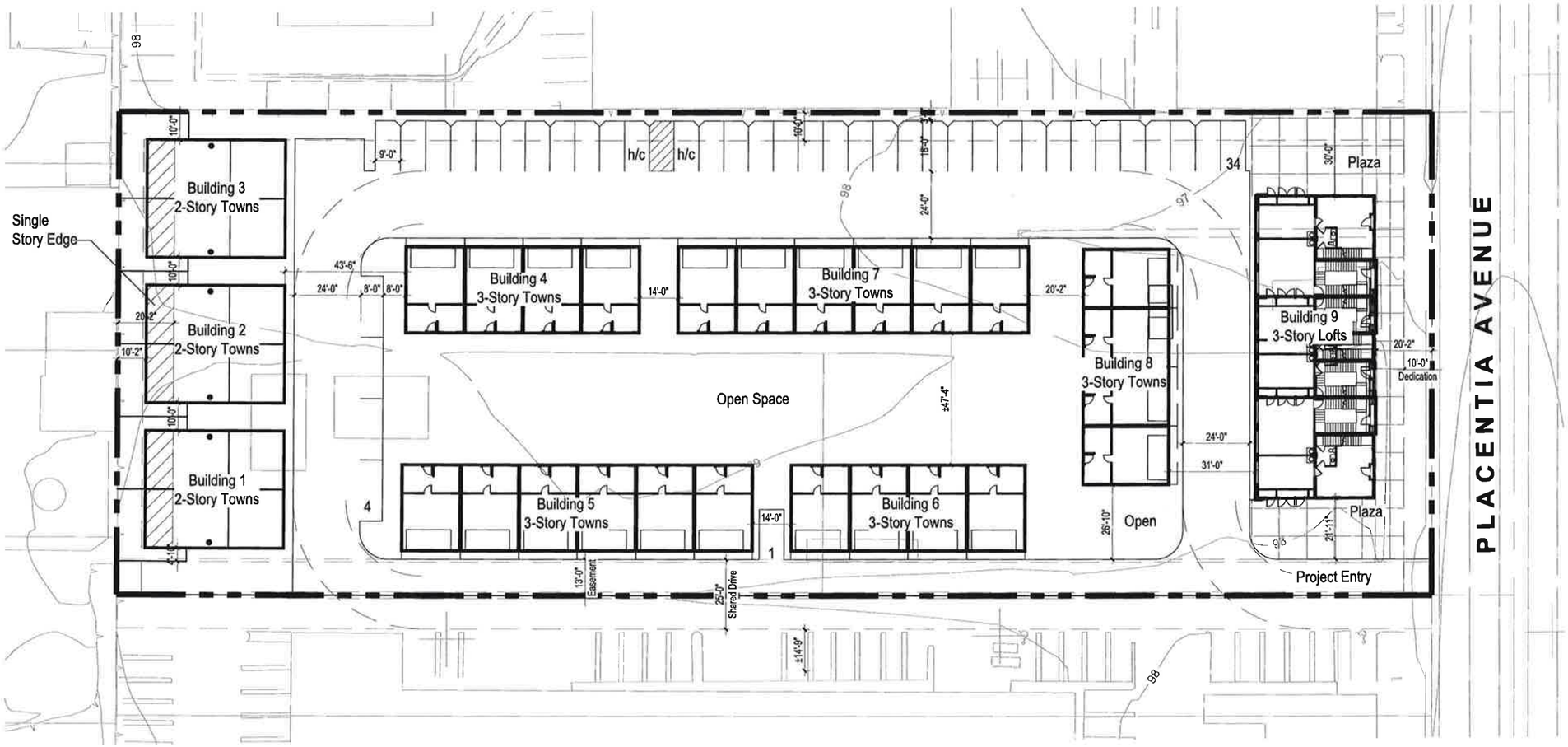

Site Summary

Site Area:	1.88 Acres
Units:	
2-story Townhome Units (1450 sf, 2 bd/2.5 ba)	6 units
3-story Townhome Units (1526 sf, 2 bd+live-work/2.5 ba)	24 units
Loft Units (1445-1463 sf, 2 bd/2 ba)	6 units
	36 Total Units

* 10% of the multi level dwelling units shall have an accessible entry

24 Towns (minus triplexes)
3 Loft Units (minus third floor flats)
27 Total Multi Level Units
Therefore 3 Total H/C accessible entries required

Open Space:

Required:	200 sf / unit	
	36 units x 200 sf=	7200 sf
Provided (Primary Courtyard only):		9788 sf (271 sf / unit)

Parking Summary:

Required:	3.0 / unit (1 Covered per unit)	
	36 units x 3=	108 spaces
Provided:		
Resident Garage Spaces:		69 Spaces
Resident Open Spaces:		3 Spaces
Guest Open Spaces:		36 Spaces*
Total Spaces Provided=		108 Spaces

*5% of 38 guest spaces = 1.9, therefore 2 h/c accessible spaces to be provided

0 10 20 40

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ARCHITECTURAL SITE PLAN

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A0.0

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LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

SCALE: 0 4' 8' 16'

765 WEST 16TH ST.

LOFT BUILDING ELEVATIONS

A1.0

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LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

SCALE: 0 4' 8' 16'

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4-UNIT TOWNHOME ELEVATIONS

A1.1

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LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

SCALE: 0 4' 8' 16'

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6-UNIT TOWNHOME ELEVATIONS

A1.2

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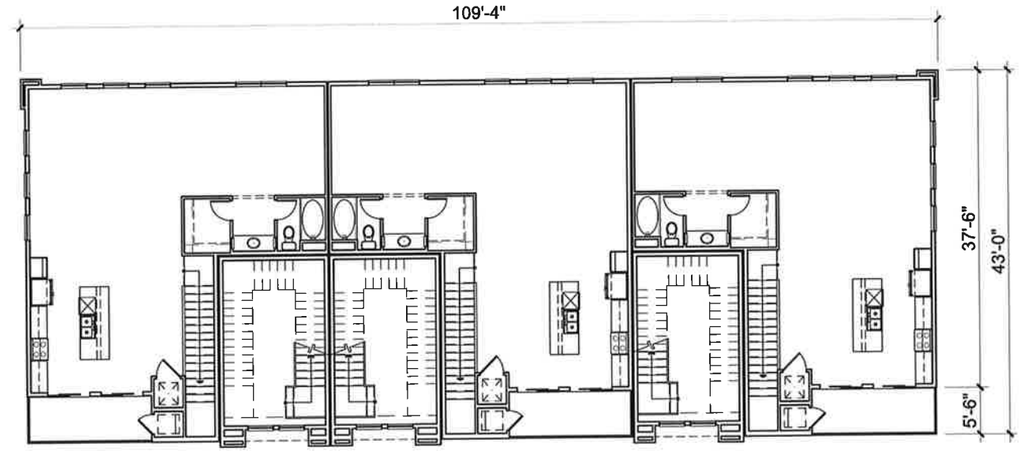

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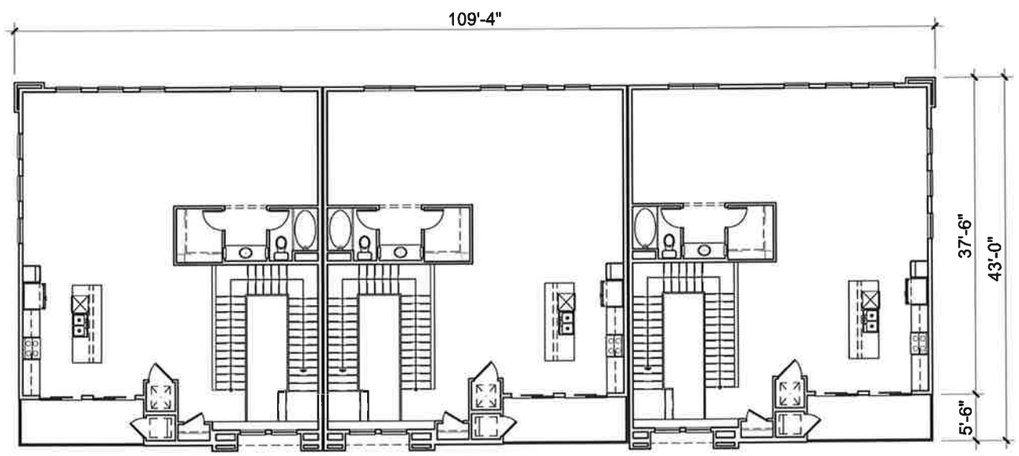

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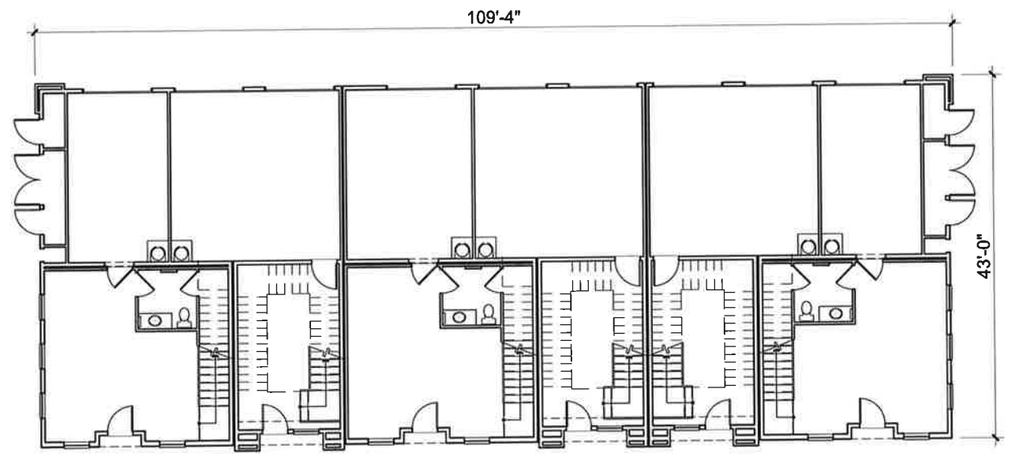

FIRST FLOOR

SCALE: 0 4' 8' 16'

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LOFT BUILDING PLANS

A2.0

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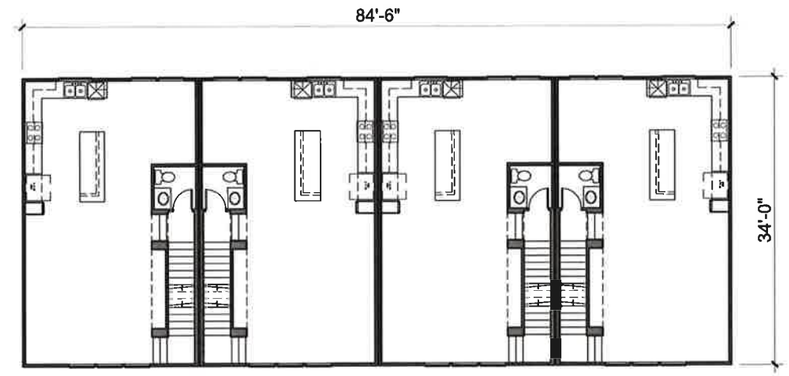

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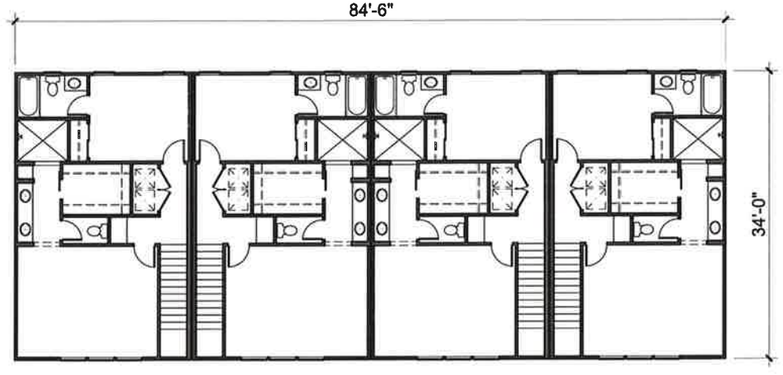

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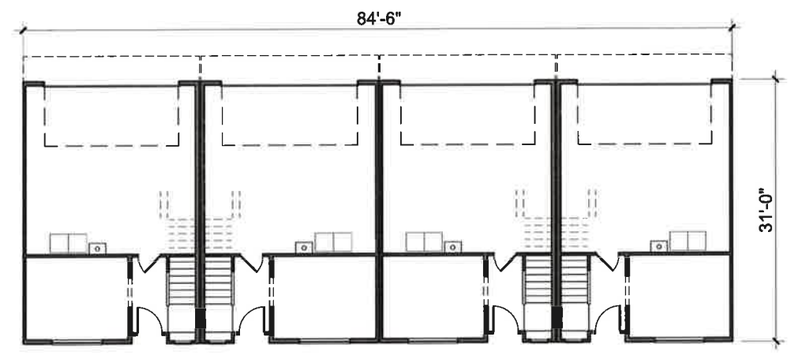

FIRST FLOOR

SCALE: 0 4' 8' 16'

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4-UNIT TH BUILDING PLANS

A2.1

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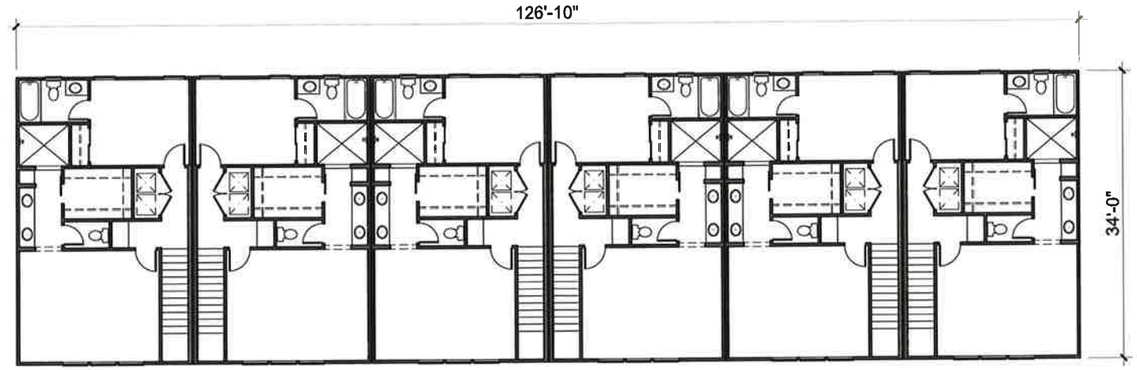

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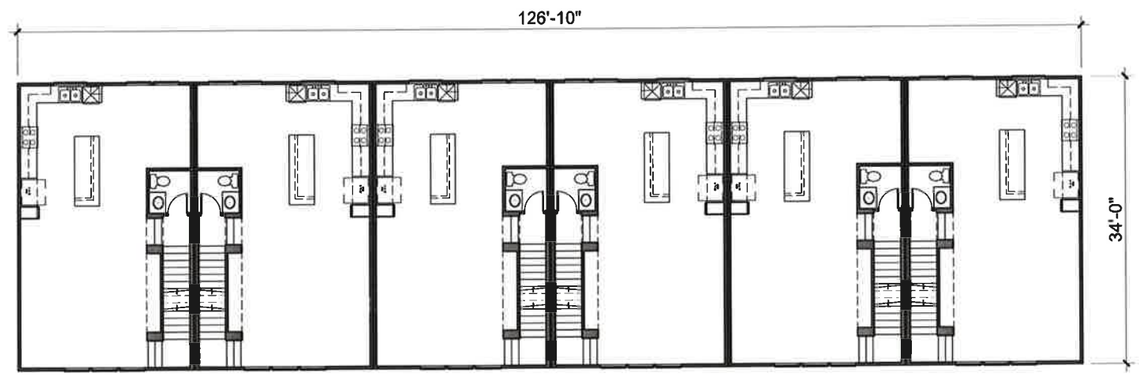

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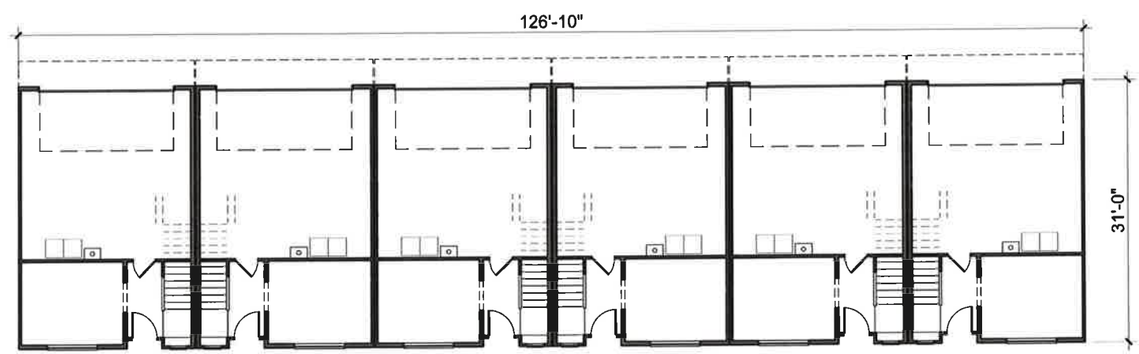

FIRST FLOOR

SCALE: 0 4' 8' 16'

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6-UNIT TH BUILDING PLANS

A2.2

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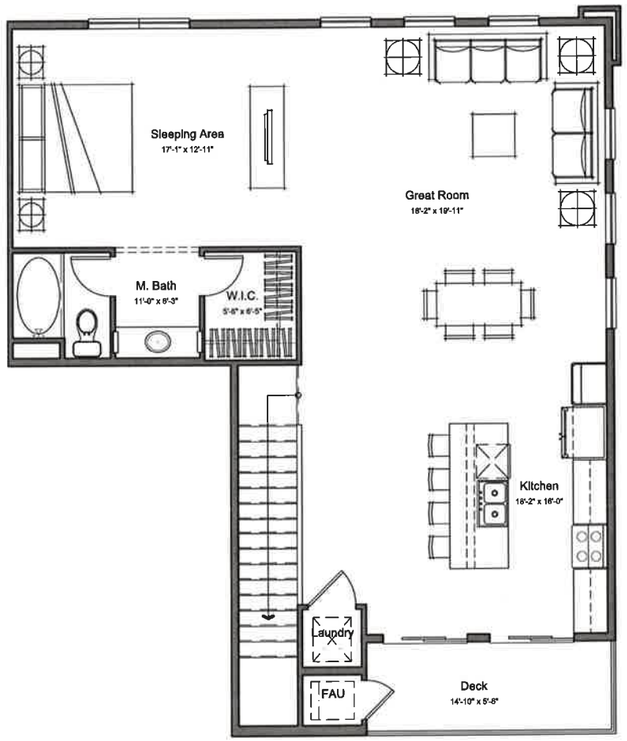

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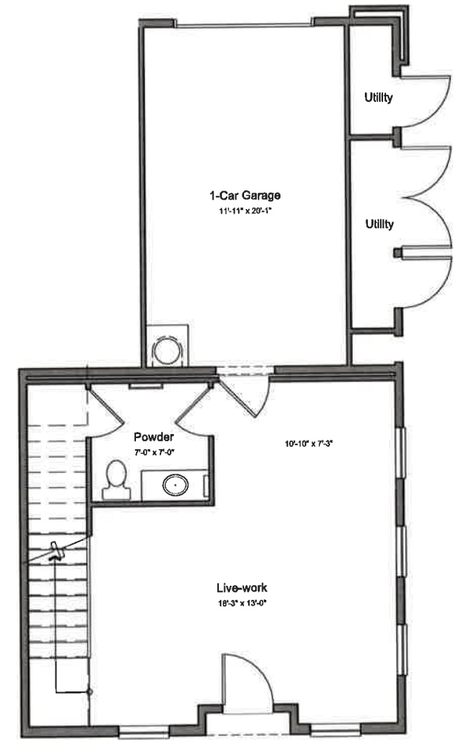

FIRST FLOOR

NET SF	
1ST FLOOR - L/W	437 SQ. FT.
2ND FLOOR	995 SQ. FT.
TOTAL LIVING	1432 SQ. FT.
GARAGE	262 SQ. FT.
GRAND TOTAL	1695 SQ. FT.

SCALE: 0 2' 4' 8'

765 WEST 16TH ST.

LOFT UNIT PLAN I

A3.0

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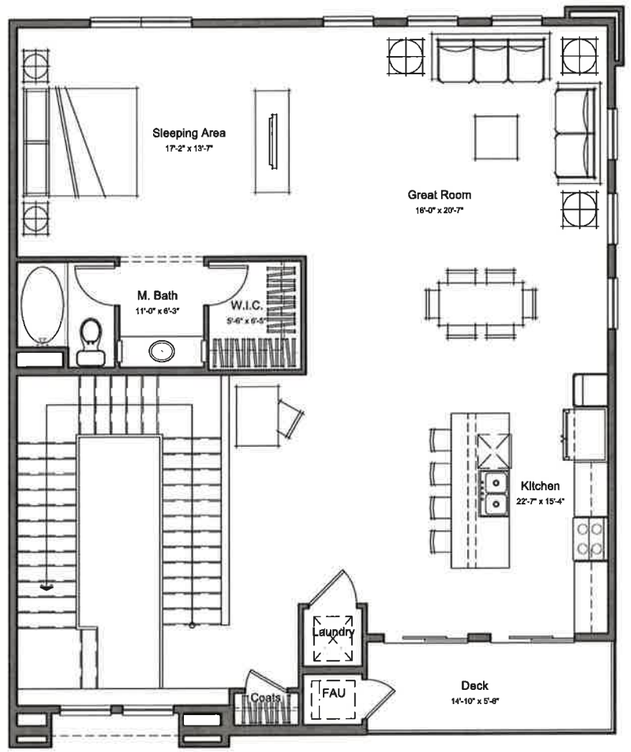

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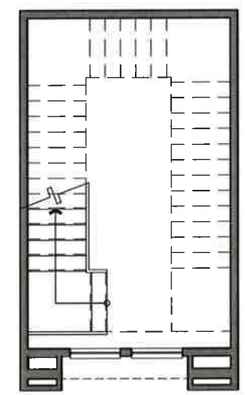

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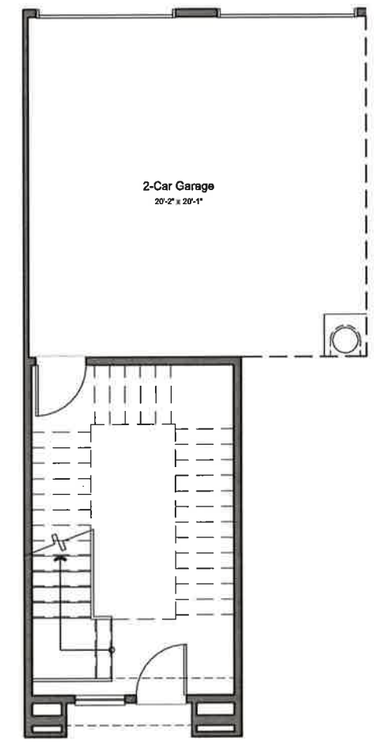

FIRST FLOOR

NET SF	
1ST FLOOR	236 SQ. FT.
2ND FLOOR	99 SQ. FT.
3RD FLOOR	1128 SQ. FT.
TOTAL LIVING	1463 SQ. FT.
GARAGE	420 SQ. FT.

SCALE: 0 2' 4' 8'

765 WEST 16TH ST.

LOFT UNIT PLAN 2

A3.1

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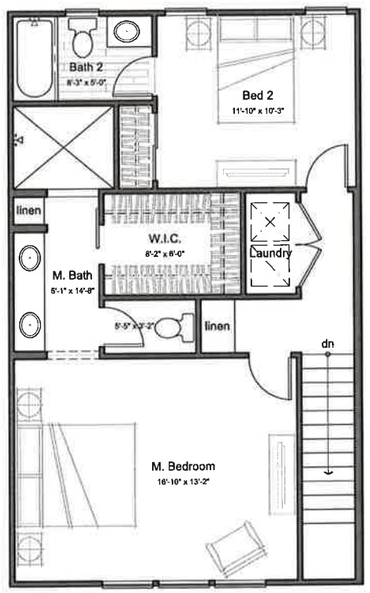

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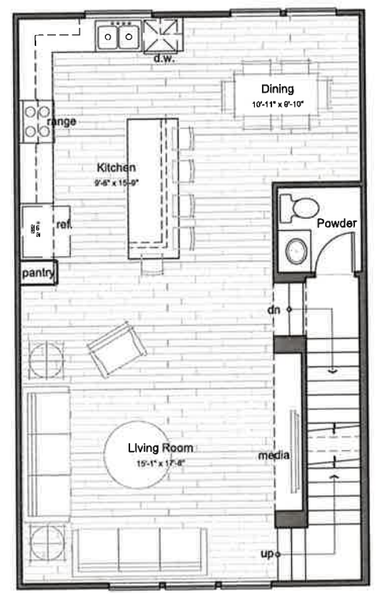

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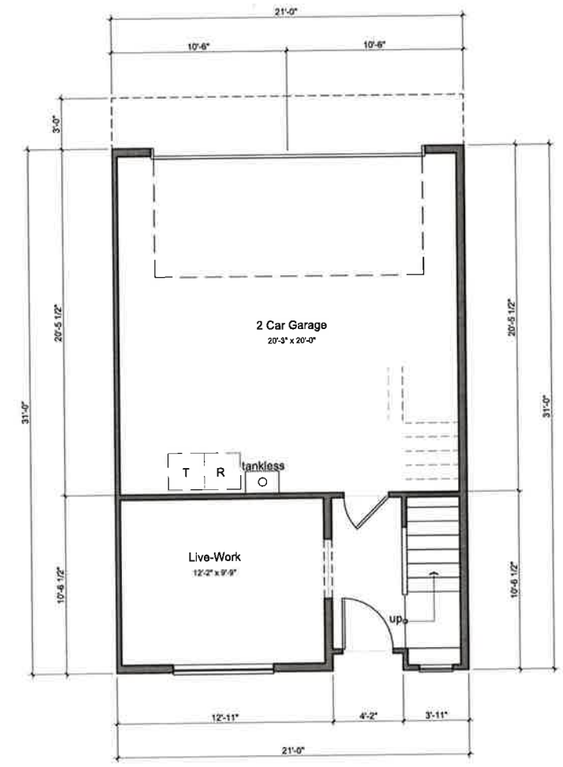

FIRST FLOOR

NET SF	
FIRST FLOOR	195 SQ. FT.
SECOND FLOOR	682 SQ. FT.
THIRD FLOOR	649 SQ. FT.
TOTAL LIVING	1526 SQ. FT.
GARAGE	405 SQ. FT.
GRAND TOTAL	1931 SQ. FT.

SCALE: 0 2' 4' 8'

765 WEST 16TH ST.

TOWNHOME UNIT PLAN

A3.2

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PROJECT ENTRY PERSPECTIVE A4.0

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FRONT PERSPECTIVE

REAR PERSPECTIVE

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LOFT BUILDING PERSP.

A4.1

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FRONT PERSPECTIVE

REAR PERSPECTIVE

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4-UNIT TH BUILDING PERSP. A4.2

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FRONT PERSPECTIVE

REAR PERSPECTIVE

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6-UNIT TH BUILDING PERSP.

A4.3

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