

# 960 W 16TH STREET SINGLE FAMILY DETACHED

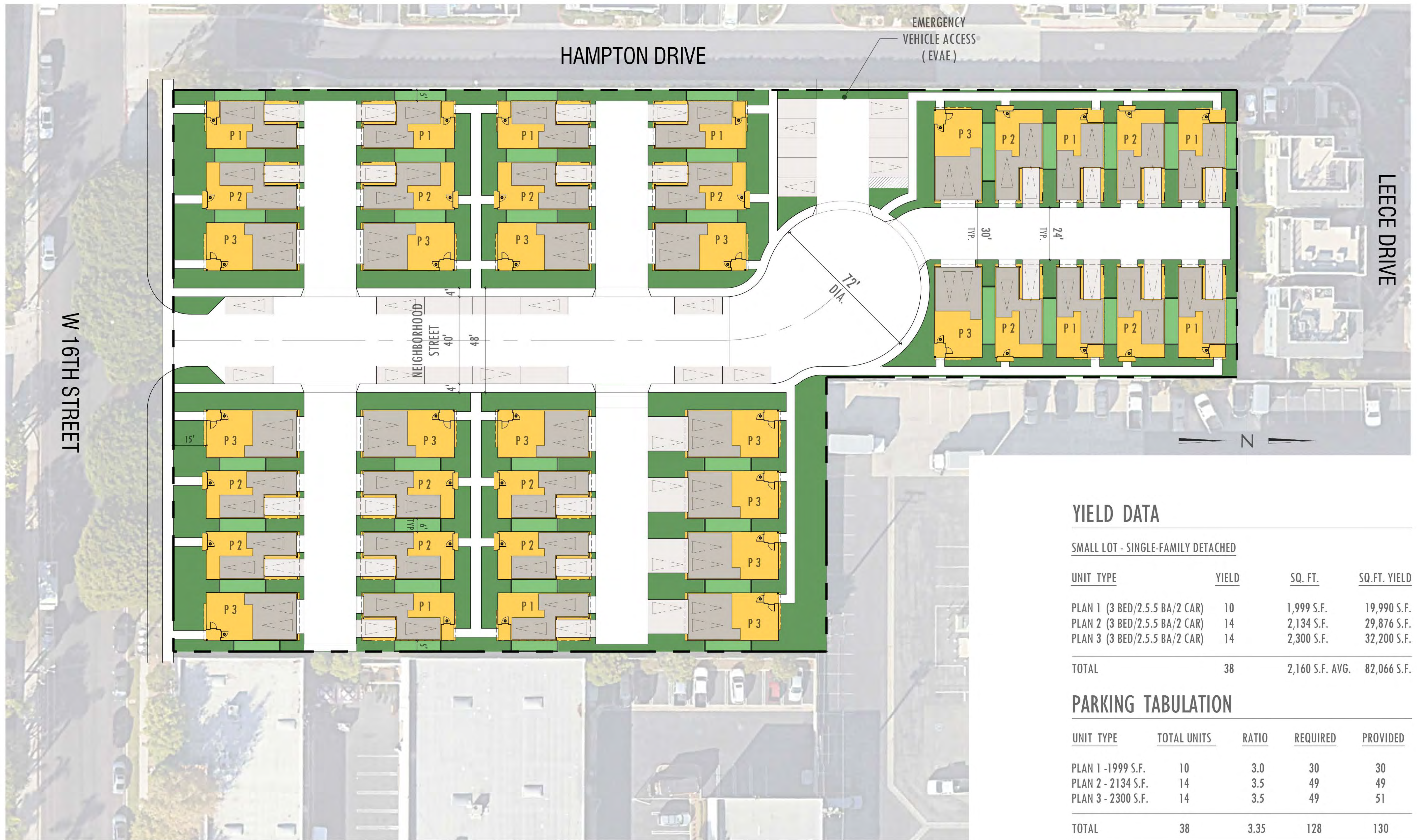
LIVE- WORK  
COSTA MESA, CALIFORNIA

| PLANS  | TOTAL S.F. |
|--------|------------|
| PLAN-1 | 1,999 S.F. |
| PLAN-2 | 2,134 S.F. |
| PLAN-3 | 2,300 S.F. |



ATELIER





### YIELD DATA

#### SMALL LOT - SINGLE-FAMILY DETACHED

| UNIT TYPE                     | YIELD     | SQ. FT.                | SQ.FT. YIELD       |
|-------------------------------|-----------|------------------------|--------------------|
| PLAN 1 (3 BED/2.5.5 BA/2 CAR) | 10        | 1,999 S.F.             | 19,990 S.F.        |
| PLAN 2 (3 BED/2.5.5 BA/2 CAR) | 14        | 2,134 S.F.             | 29,876 S.F.        |
| PLAN 3 (3 BED/2.5.5 BA/2 CAR) | 14        | 2,300 S.F.             | 32,200 S.F.        |
| <b>TOTAL</b>                  | <b>38</b> | <b>2,160 S.F. AVG.</b> | <b>82,066 S.F.</b> |

### PARKING TABULATION

| UNIT TYPE          | TOTAL UNITS | RATIO       | REQUIRED   | PROVIDED   |
|--------------------|-------------|-------------|------------|------------|
| PLAN 1 - 1999 S.F. | 10          | 3.0         | 30         | 30         |
| PLAN 2 - 2134 S.F. | 14          | 3.5         | 49         | 49         |
| PLAN 3 - 2300 S.F. | 14          | 3.5         | 49         | 51         |
| <b>TOTAL</b>       | <b>38</b>   | <b>3.35</b> | <b>128</b> | <b>130</b> |

|                          |           |
|--------------------------|-----------|
| PRIVATE GARAGE           | 76 SPACES |
| COVERED CARPORT          | 24 SPACES |
| OPEN PARKING / DRIVEWAYS | 30 SPACES |

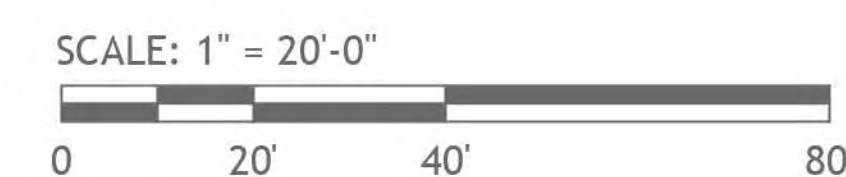
960 W 16TH STREET  
COSTA MESA, CALIFORNIA  
PROJECT# 137-24127



ATELIER

INTRACORP

CONCEPTUAL DESIGN  
MAY 1<sup>ST</sup>, 2024



SITE PLAN

SP



PLAN 1B

PLAN 2A

PLAN 3B

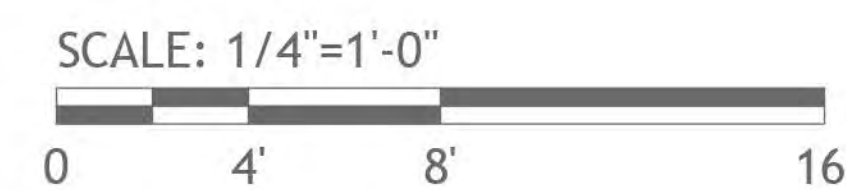
960 W 16TH STREET  
 COSTA MESA, CALIFORNIA  
 PROJECT# 137-24127



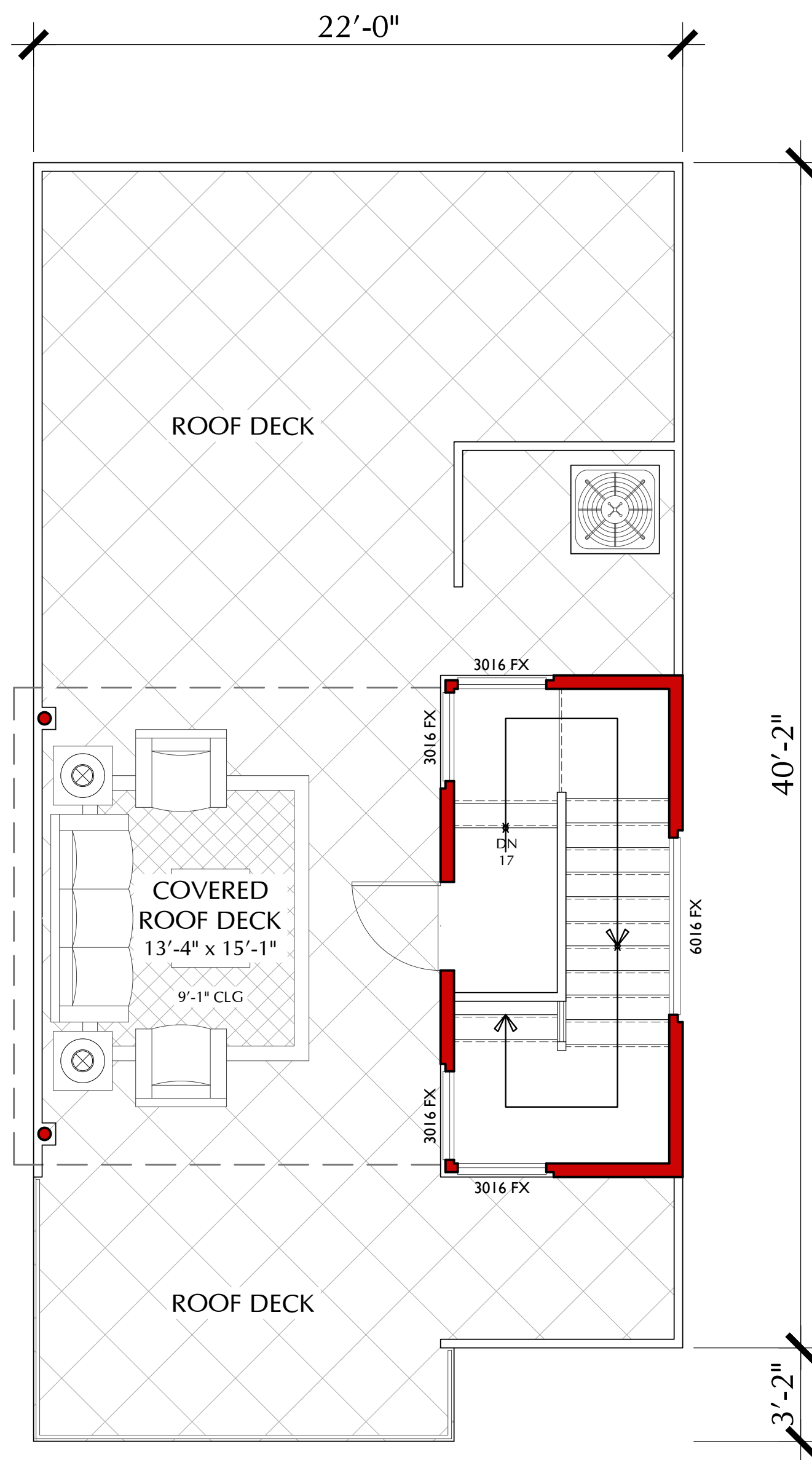
ATELIER



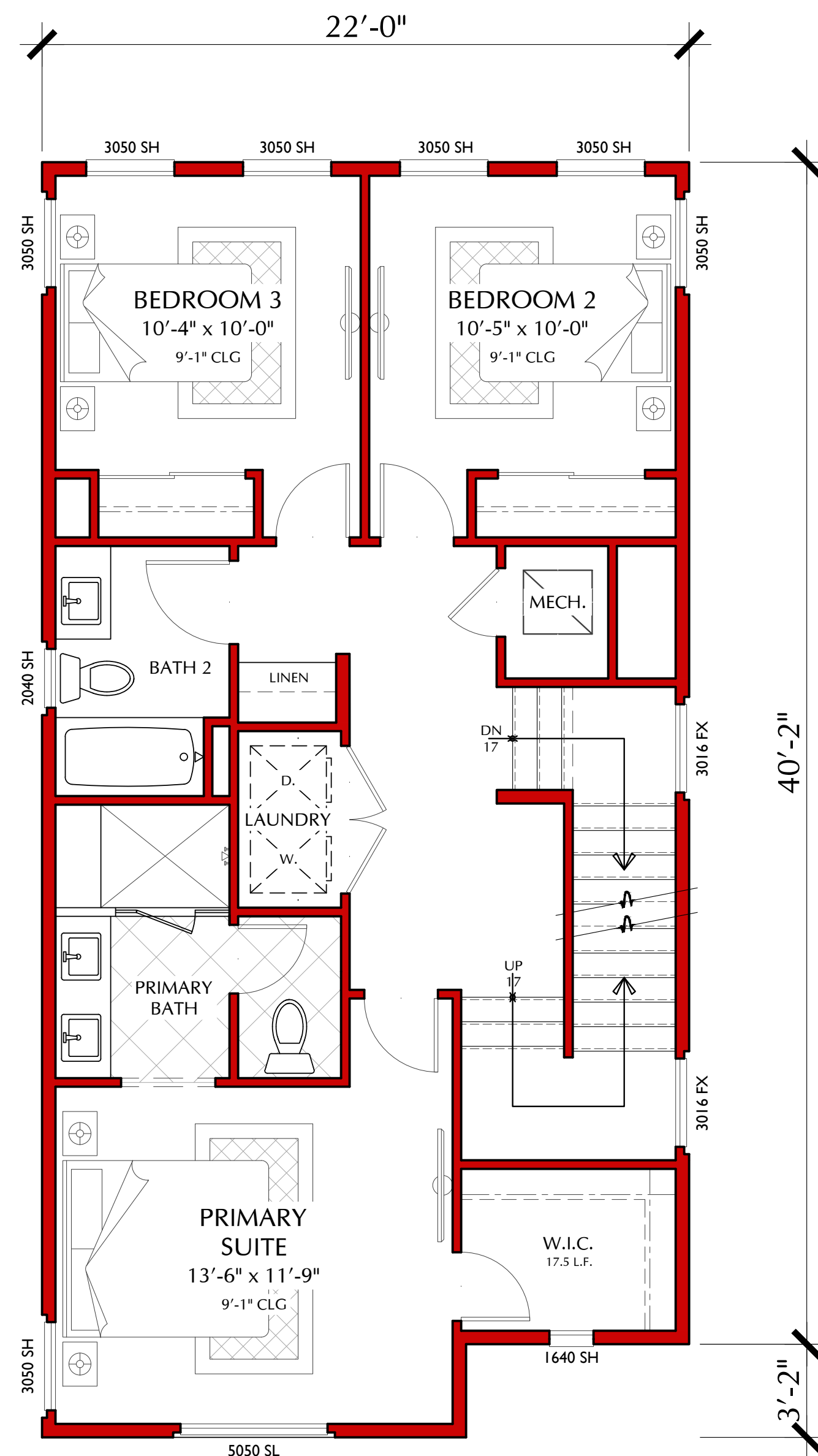
CONCEPTUAL DESIGN  
 MAY 1<sup>ST</sup>, 2024



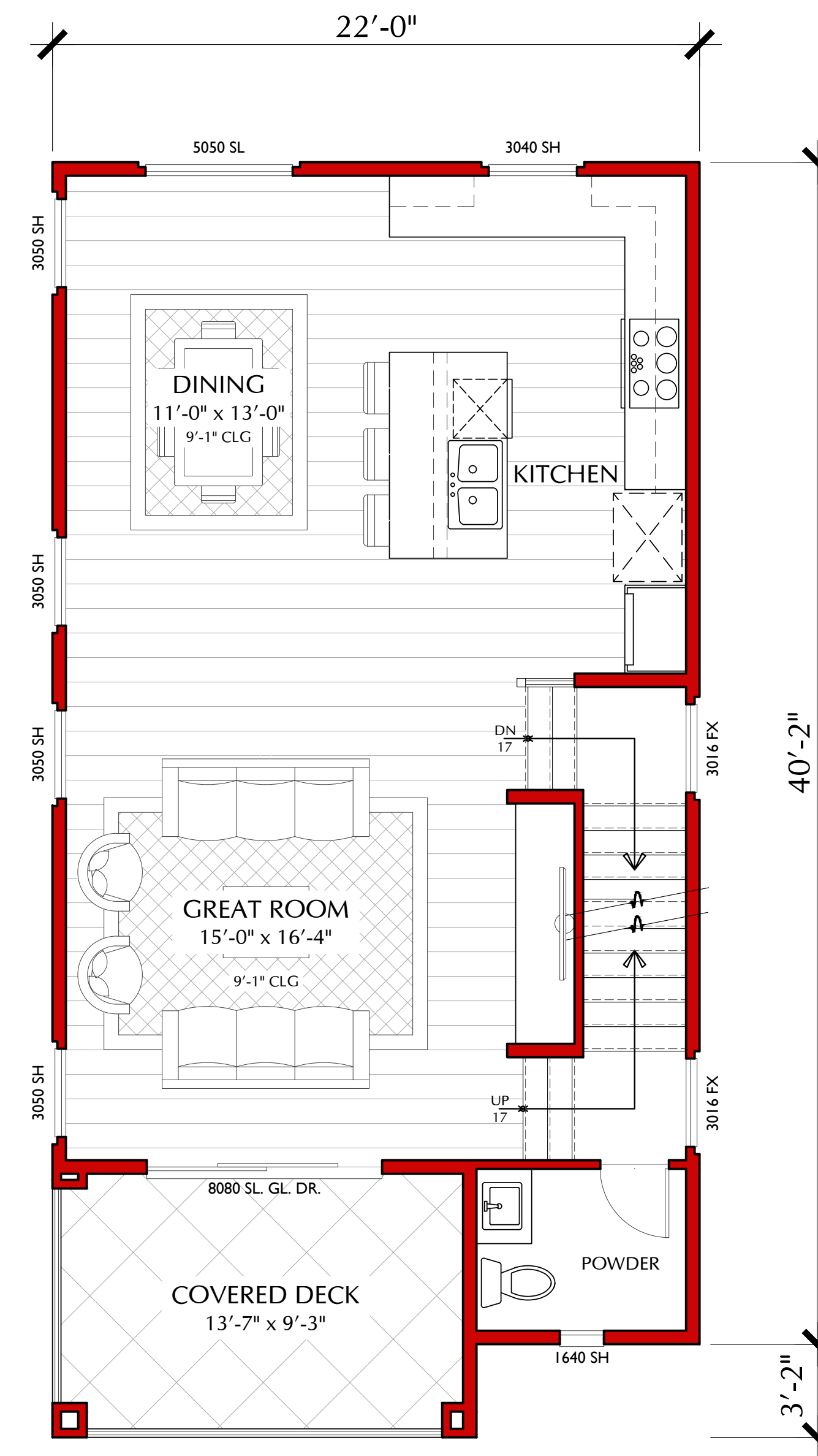
PLAN 1,2 & 3  
 STREET SCENE



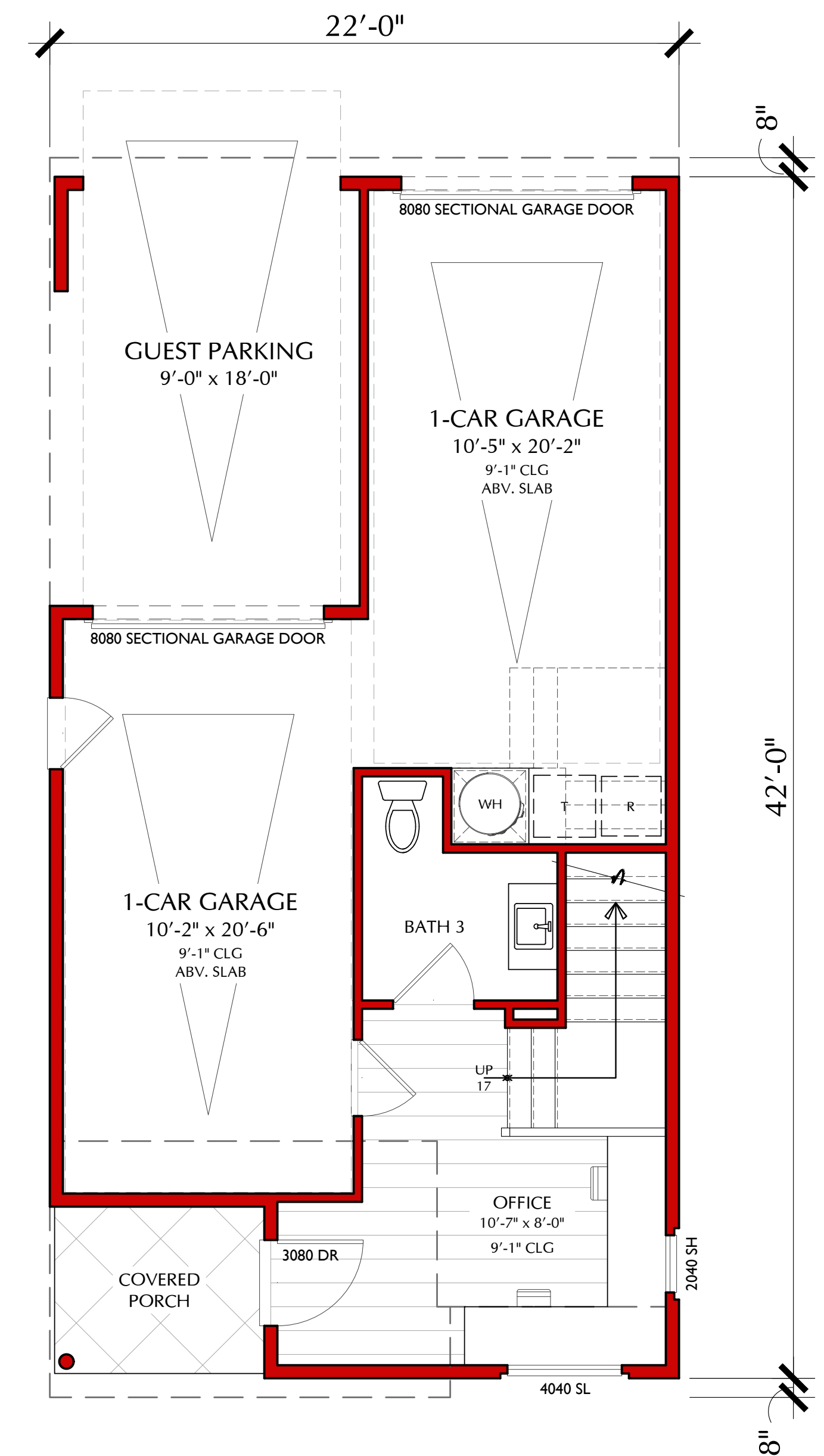
FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 1B - 1,999 S.F.

3 BEDROOMS, OFFICE, ROOF DECK  
2.5.5 BATHROOMS  
2 CAR GARAGE

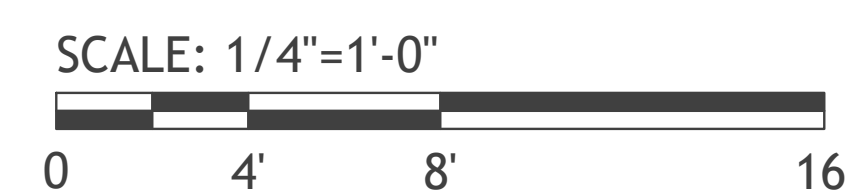
|              |                   |
|--------------|-------------------|
| FIRST FLOOR  | 242 S.F.          |
| SECOND FLOOR | 803 S.F.          |
| THIRD FLOOR  | 929 S.F.          |
| FOURTH FLOOR | 25 S.F.           |
| <b>TOTAL</b> | <b>1,999 S.F.</b> |

|               |          |
|---------------|----------|
| GARAGE        | 475 S.F. |
| COVERED PORCH | 43 S.F.  |
| COVERED DECK  | 124 S.F. |
| ROOF TOP DECK | 244 S.F. |

960 W 16TH STREET  
COSTA MESA, CALIFORNIA  
PROJECT# 137-24127



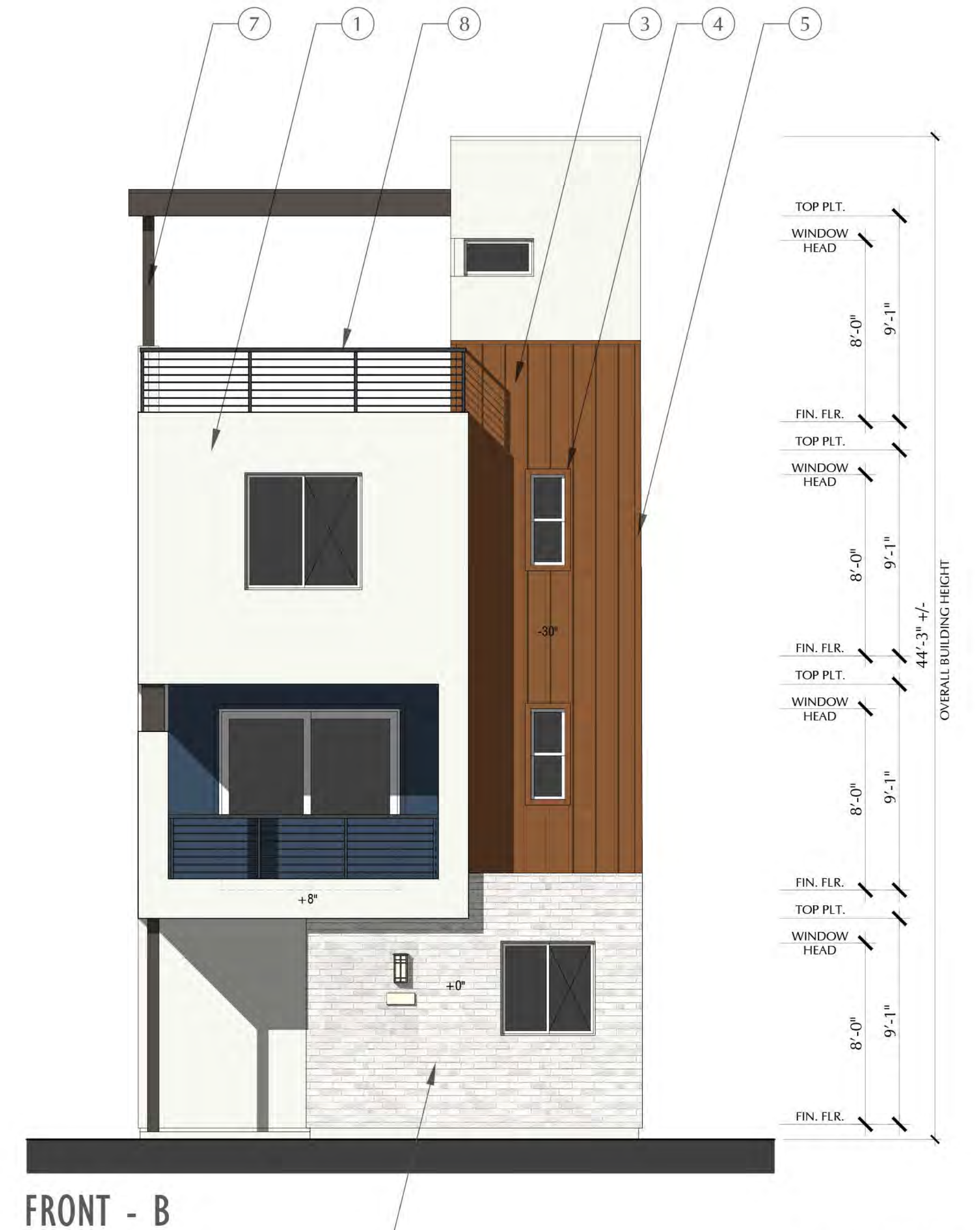
CONCEPTUAL DESIGN  
MAY 1<sup>ST</sup>, 2024



PLAN 1B  
FLOOR PLAN  
REFLECTS ELEVATION STYLE 'B'



LEFT - B



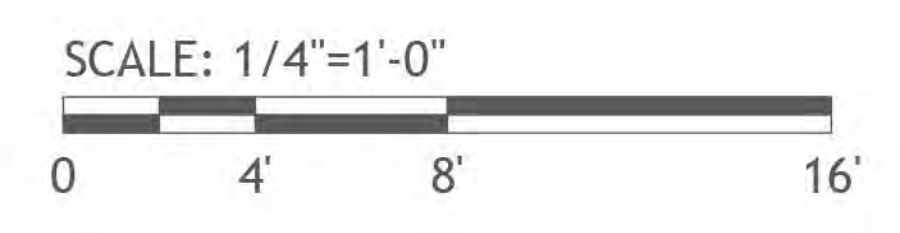
FRONT - B

- MATERIAL CALLOUTS**
- 1 - STUCCO
  - 2 - CEMENTITIOUS LAP SIDING
  - 3 - CEMENTITIOUS BOARD & BATTEN SIDING
  - 4 - CEMENTITIOUS TRIM SURROUND
  - 5 - CEMENTITIOUS CORNER TRIM
  - 6 - STUCCO O/ HIGH DENSITY FOAM TRIM
  - 7 - ROUND METAL POST
  - 8 - METAL RAILING
  - 9 - BRICK VENEER

960 W 16TH STREET  
COSTA MESA, CALIFORNIA  
PROJECT# 137-24127



CONCEPTUAL DESIGN  
MAY 1<sup>ST</sup>, 2024



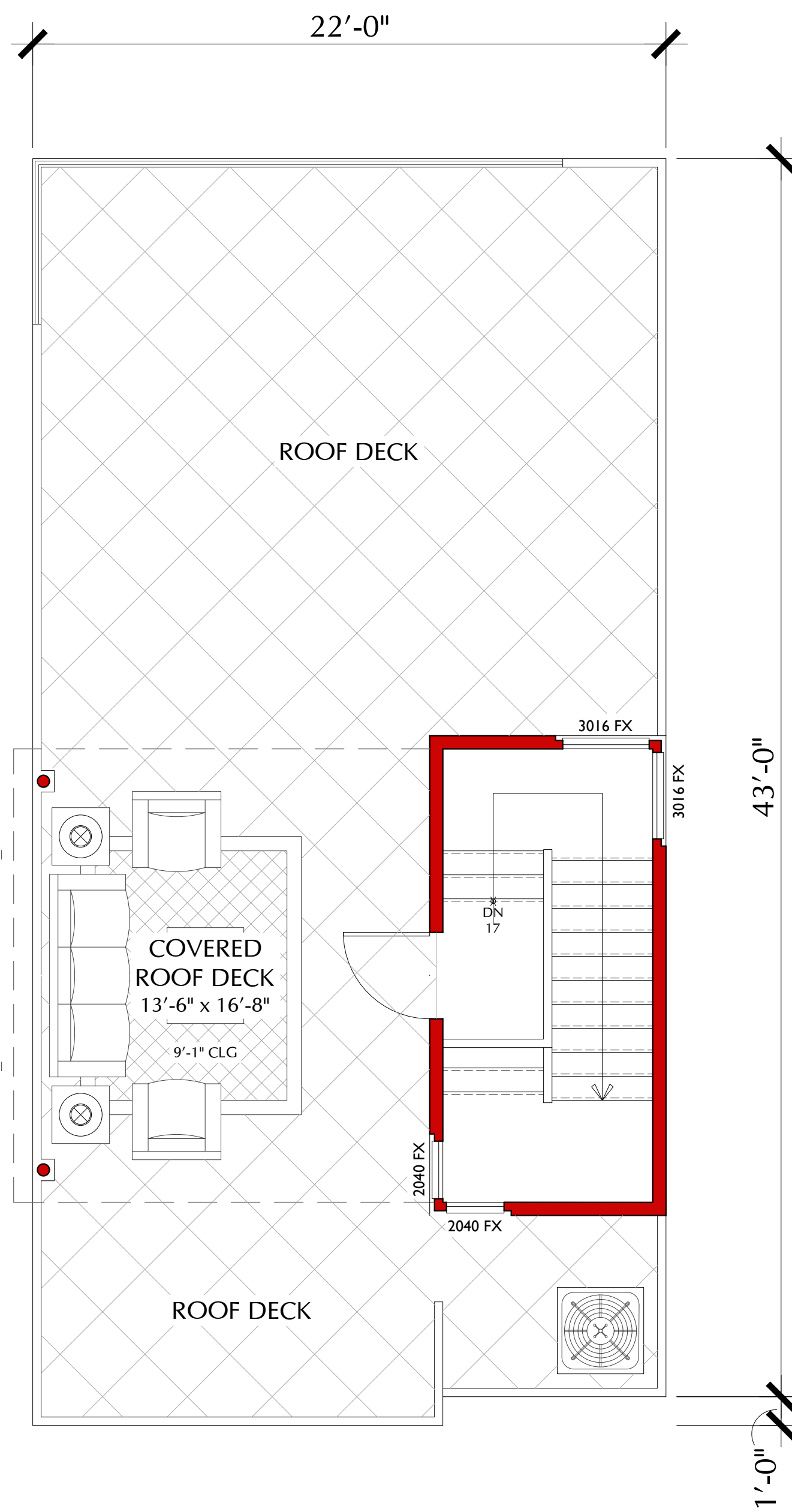
PLAN 1-B  
FRONT & LEFT ELEVATION  
REFLECTS ELEVATION STYLE 'B'



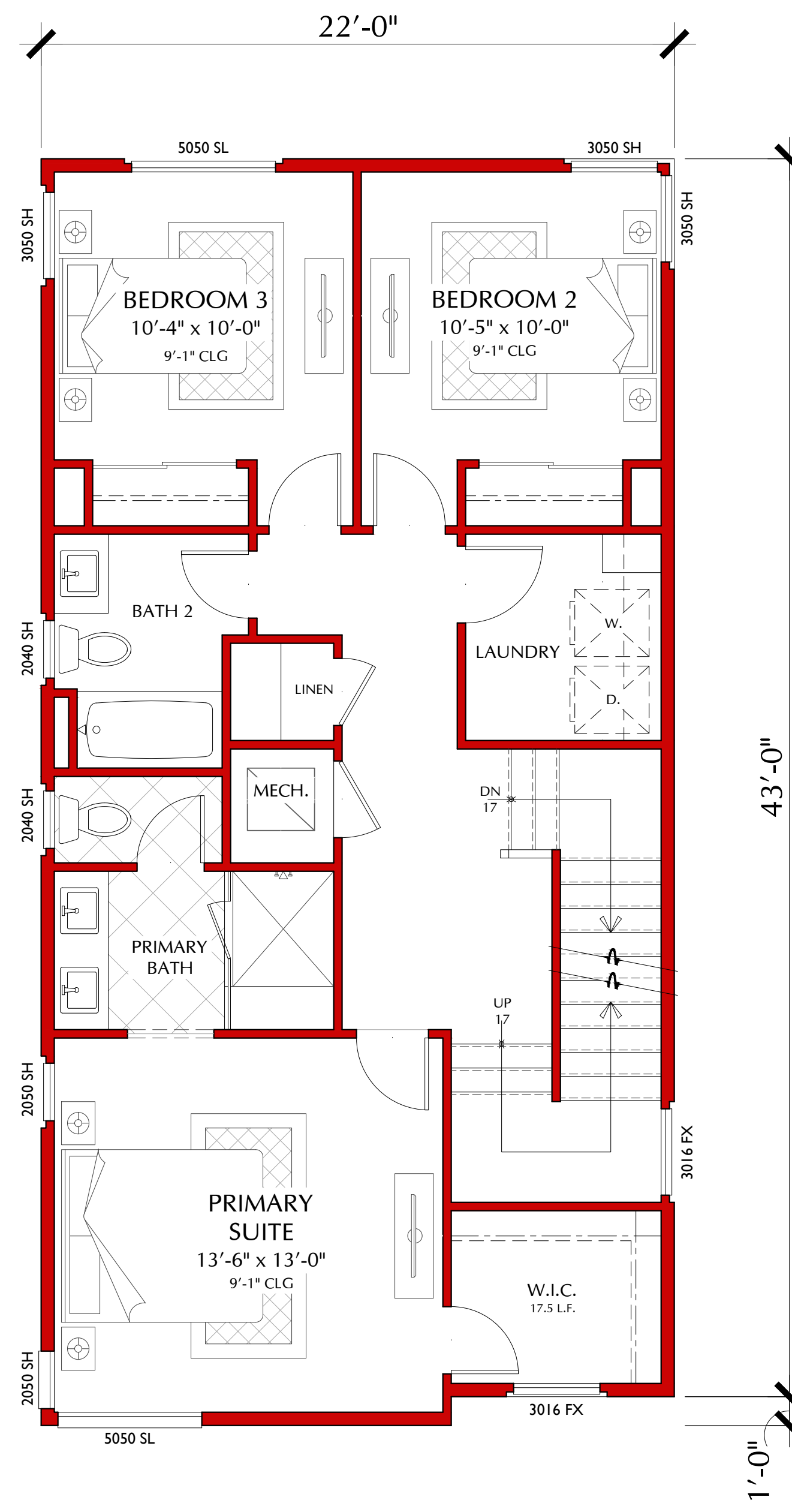
RIGHT - B



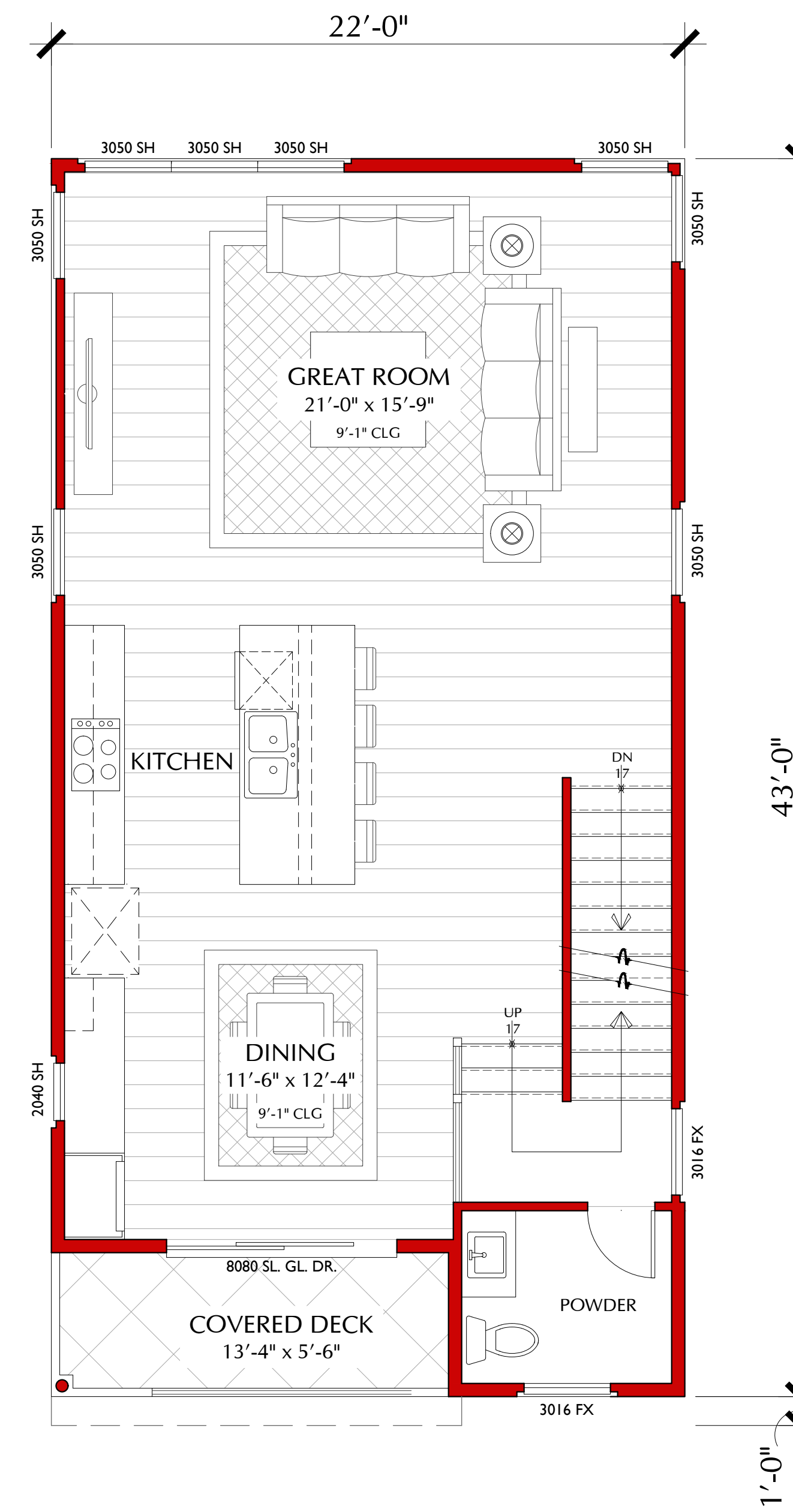
REAR - B



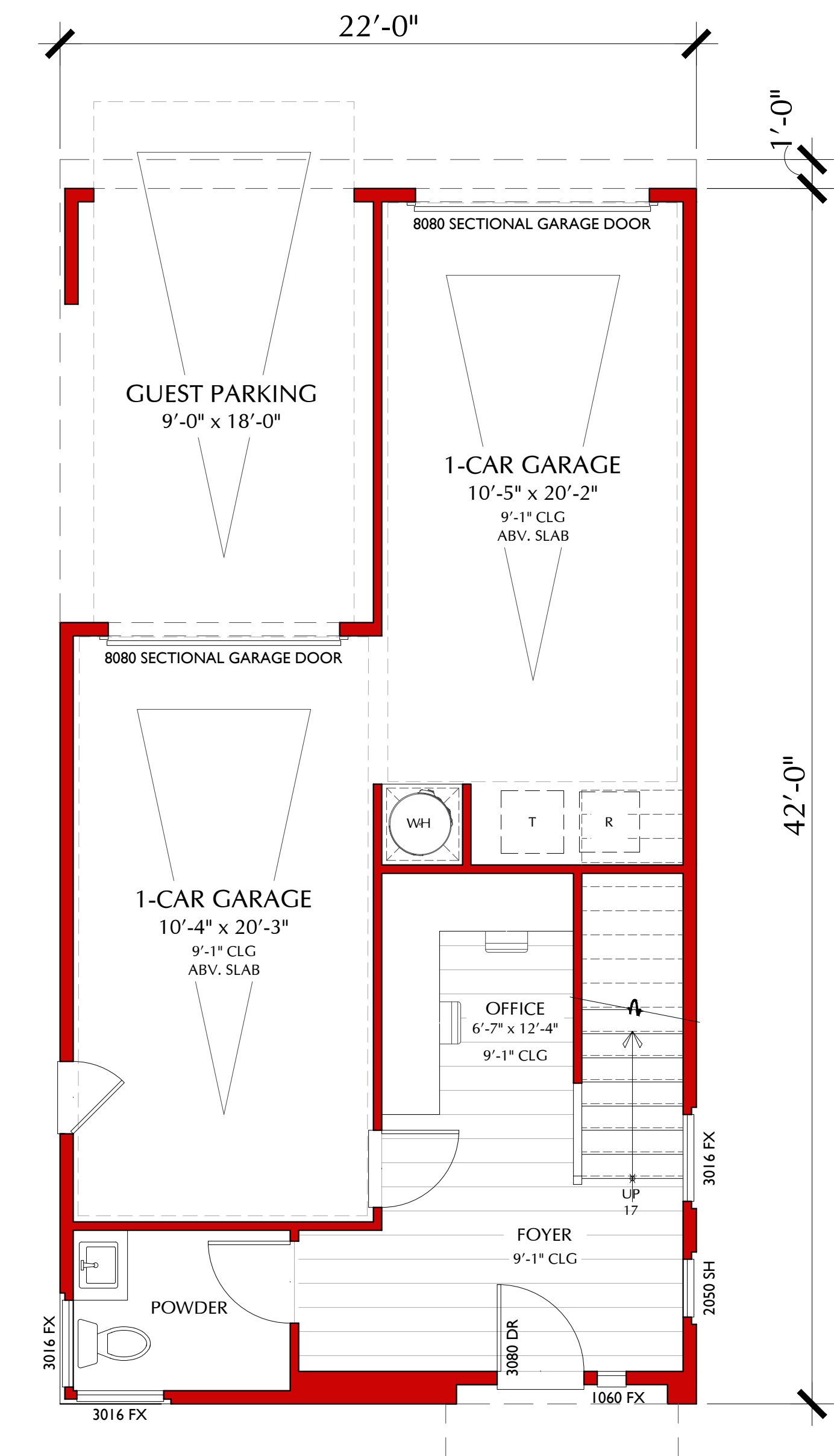
FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 2A - 2,134 S.F.

3 BEDROOMS, OFFICE, ROOF DECK  
2.5.5 BATHROOMS  
2 CAR GARAGE

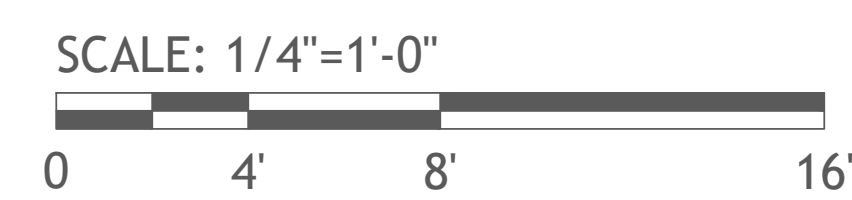
|              |                   |
|--------------|-------------------|
| FIRST FLOOR  | 276 S.F.          |
| SECOND FLOOR | 877 S.F.          |
| THIRD FLOOR  | 960 S.F.          |
| FOURTH FLOOR | 21 S.F.           |
| <b>TOTAL</b> | <b>2,134 S.F.</b> |

|               |          |
|---------------|----------|
| GARAGE        | 485 S.F. |
| COVERED PORCH | S.F.     |
| COVERED DECK  | 69 S.F.  |
| ROOF TOP DECK | 237 S.F. |

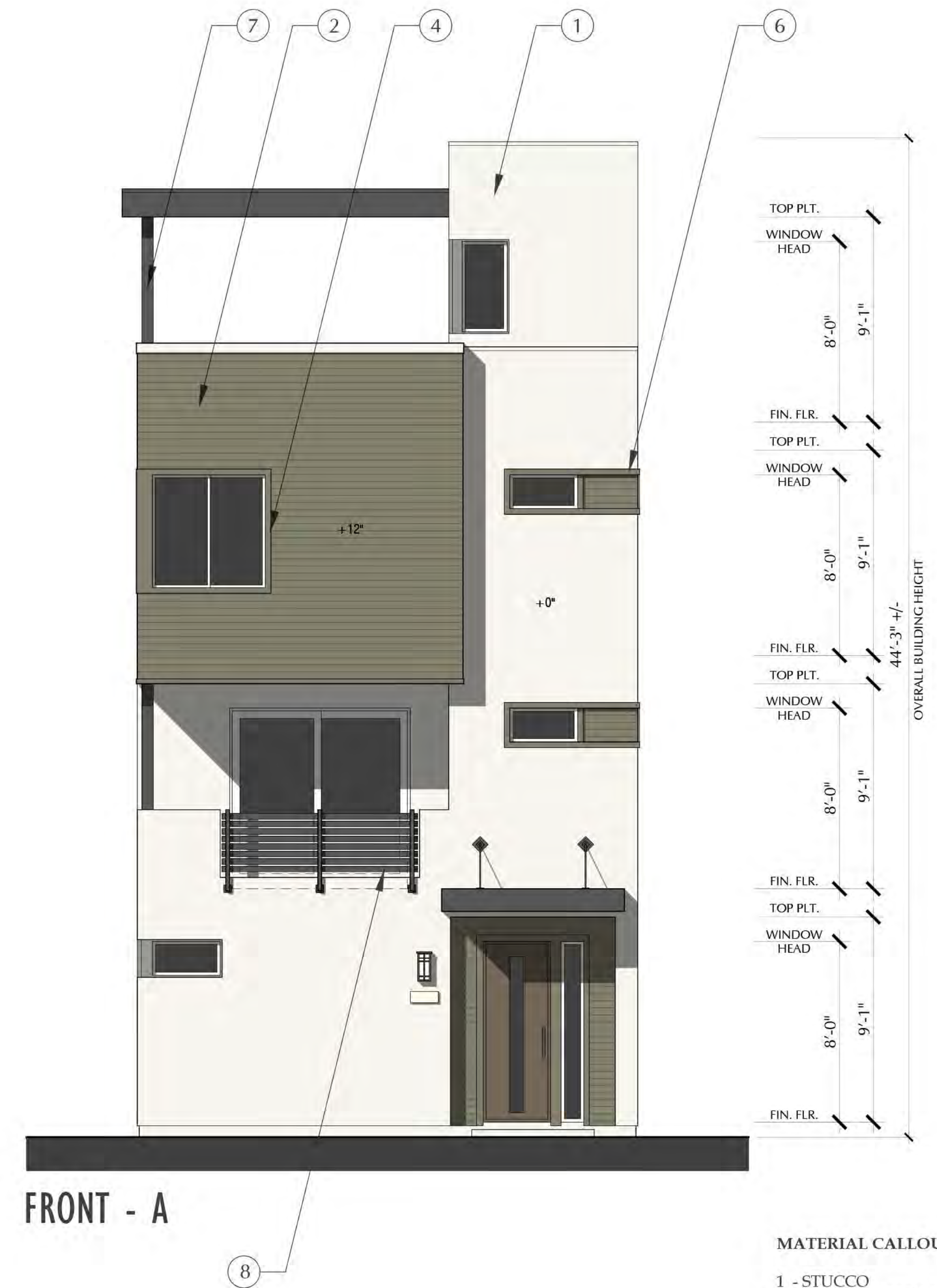
960 W 16TH STREET  
COSTA MESA, CALIFORNIA  
PROJECT# 137-24127



CONCEPTUAL DESIGN  
MAY 1<sup>ST</sup>, 2024



PLAN 2A  
FLOOR PLAN  
REFLECTS ELEVATION STYLE 'A'



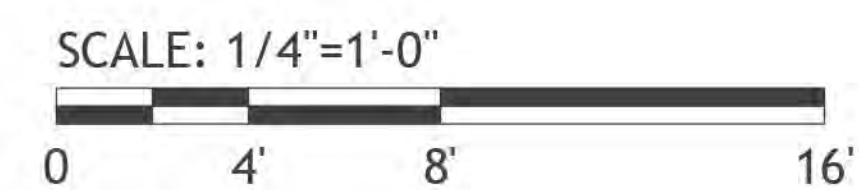
- MATERIAL CALLOUTS**
- 1 - STUCCO
  - 2 - CEMENTITIOUS LAP SIDING
  - 3 - CEMENTITIOUS BOARD & BATTEN SIDING
  - 4 - CEMENTITIOUS TRIM SURROUND
  - 5 - CEMENTITIOUS CORNER TRIM
  - 6 - STUCCO O/ HIGH DENSITY FOAM TRIM
  - 7 - ROUND METAL POST
  - 8 - METAL RAILING
  - 9 - BRICK VENEER

960 W 16TH STREET  
COSTA MESA, CALIFORNIA  
PROJECT# 137-24127

**SDK** ATELIER

INTRACORP

CONCEPTUAL DESIGN  
MAY 1<sup>ST</sup>, 2024



**PLAN 2-A**  
**FRONT & LEFT ELEVATION**  
REFLECTS ELEVATION STYLE 'A'

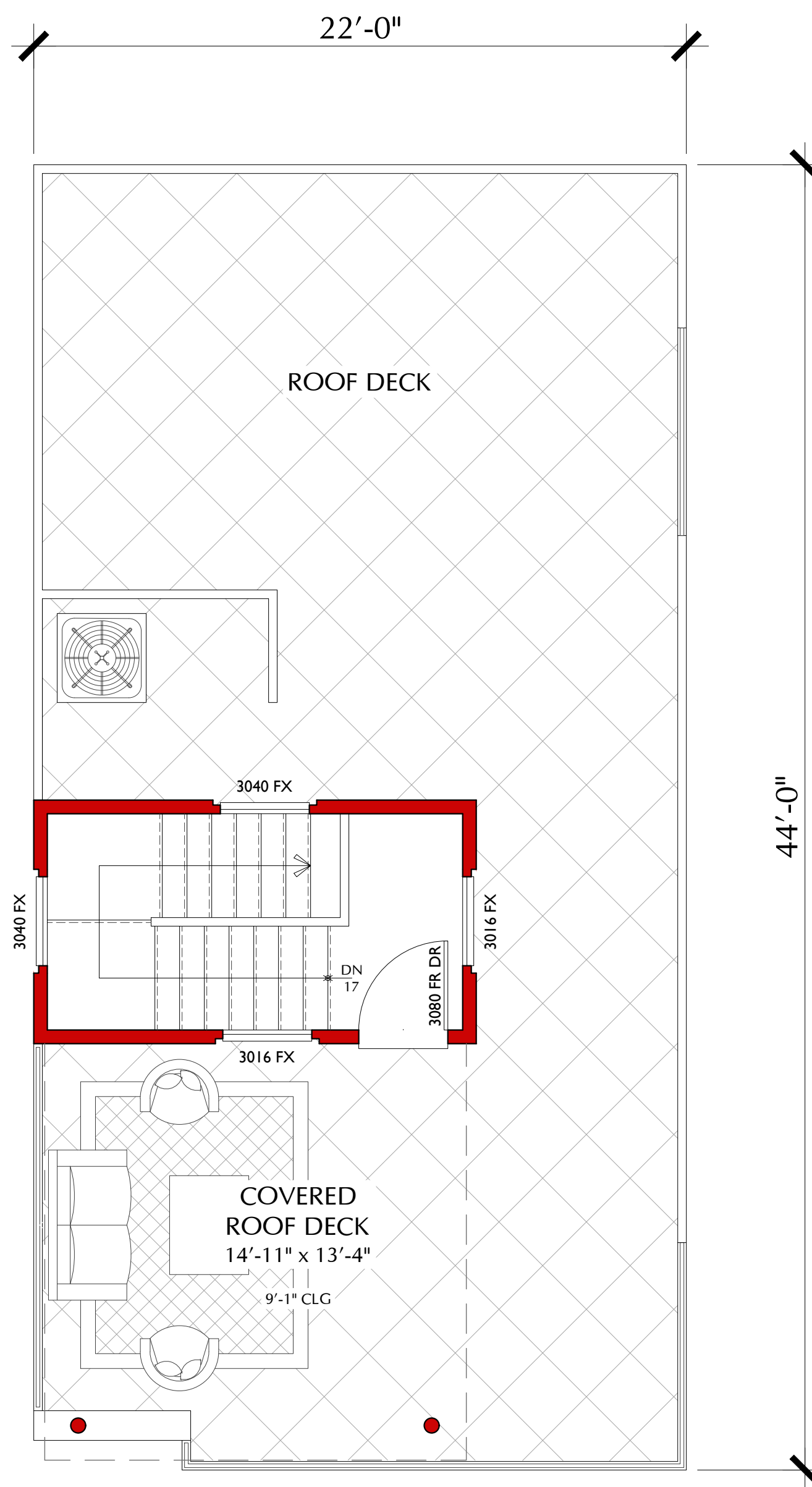




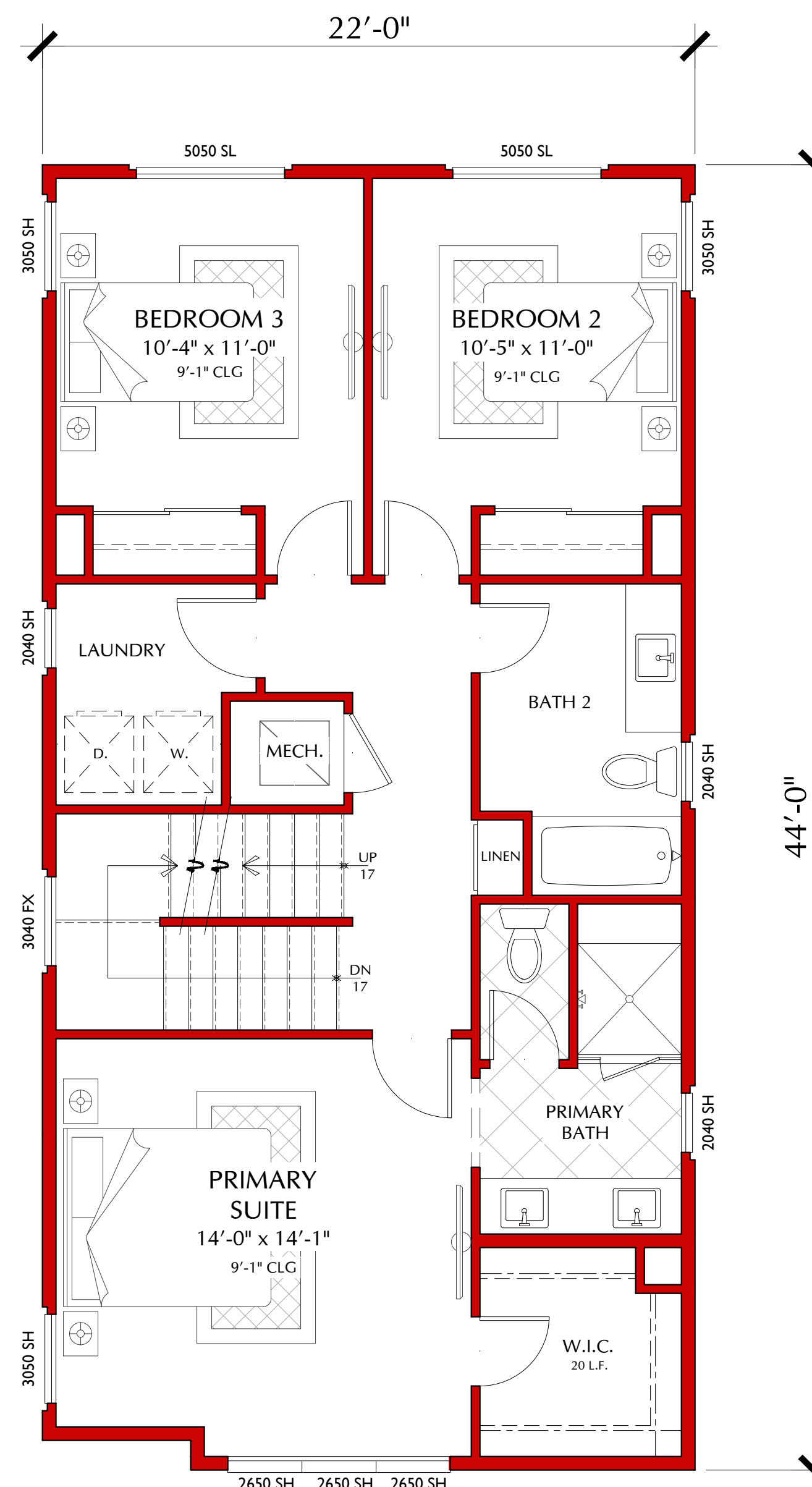
RIGHT - A



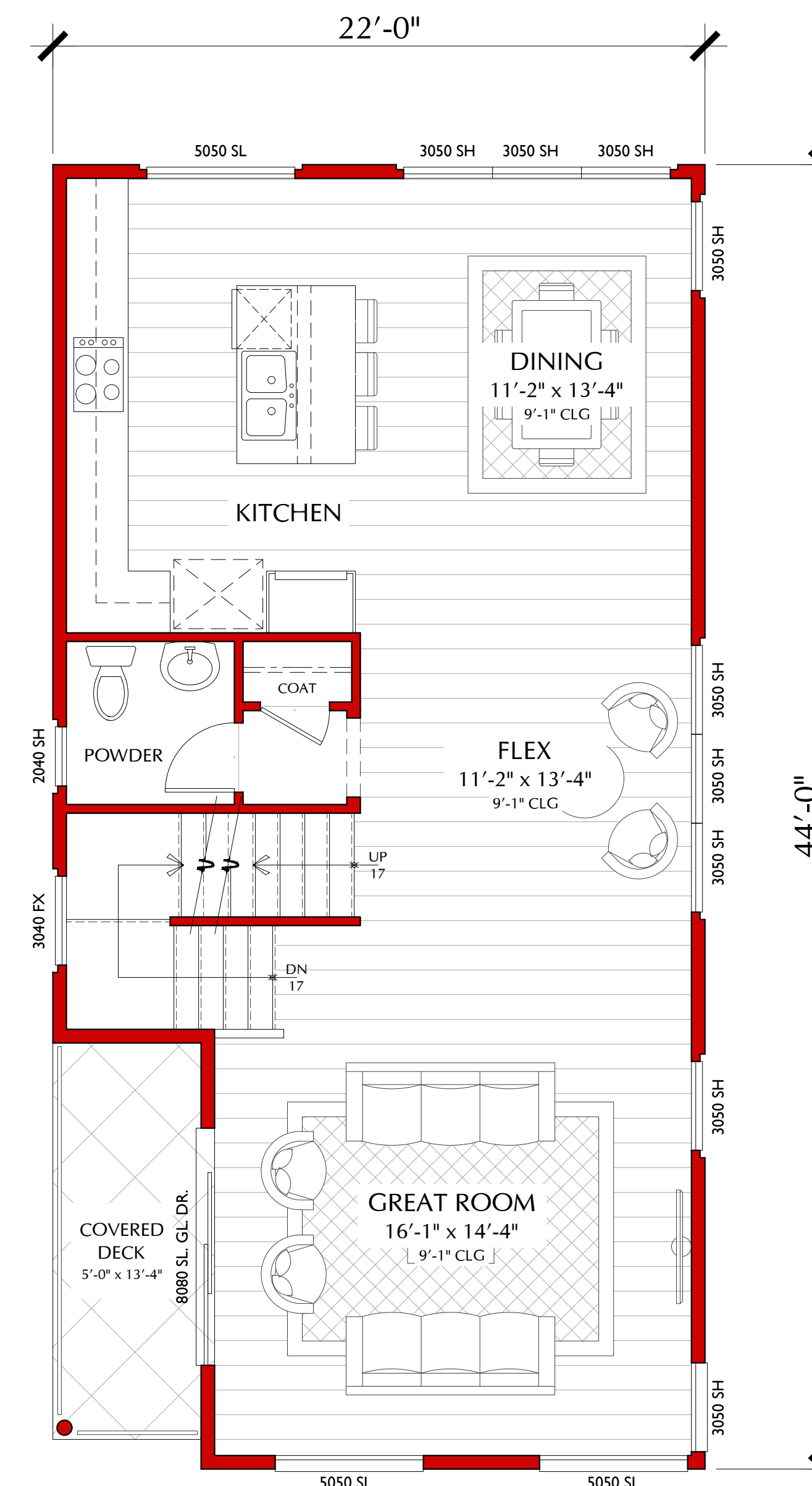
REAR - A



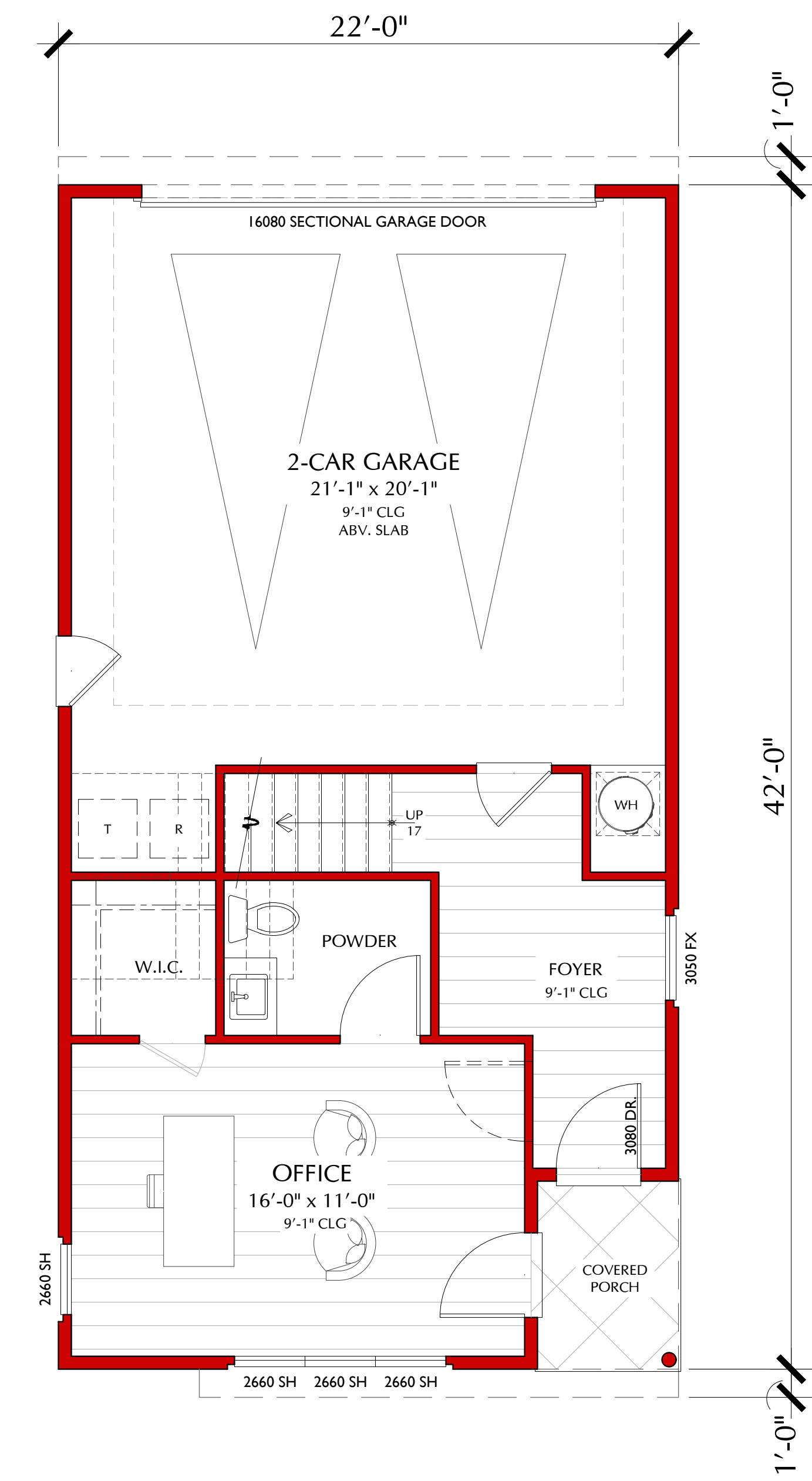
FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 3B - 2,300 S.F.

3 BEDROOMS, OFFICE, ROOF DECK  
 2.5.5 BATHROOMS  
 2 CAR GARAGE

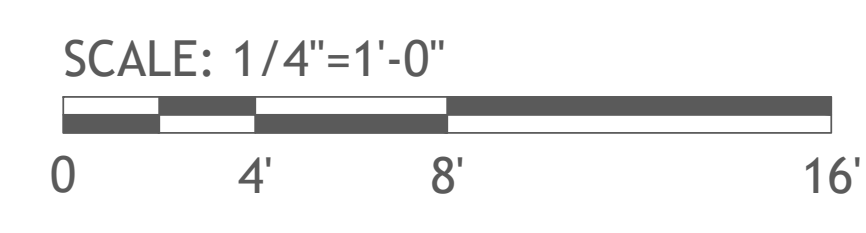
|              |                   |
|--------------|-------------------|
| FIRST FLOOR  | 404 S.F.          |
| SECOND FLOOR | 895 S.F.          |
| THIRD FLOOR  | 963 S.F.          |
| FOURTH FLOOR | 38 S.F.           |
| <b>TOTAL</b> | <b>2,300 S.F.</b> |

|               |          |
|---------------|----------|
| GARAGE        | 486 S.F. |
| COVERED PORCH | 33 S.F.  |
| COVERED DECK  | 68 S.F.  |
| ROOF TOP DECK | 200 S.F. |

960 W 16TH STREET  
 COSTA MESA, CALIFORNIA  
 PROJECT# 137-24127



CONCEPTUAL DESIGN  
 MAY 1<sup>ST</sup>, 2024



PLAN 3B  
 FLOOR PLAN  
 REFLECTS ELEVATION STYLE 'B'



LEFT - B

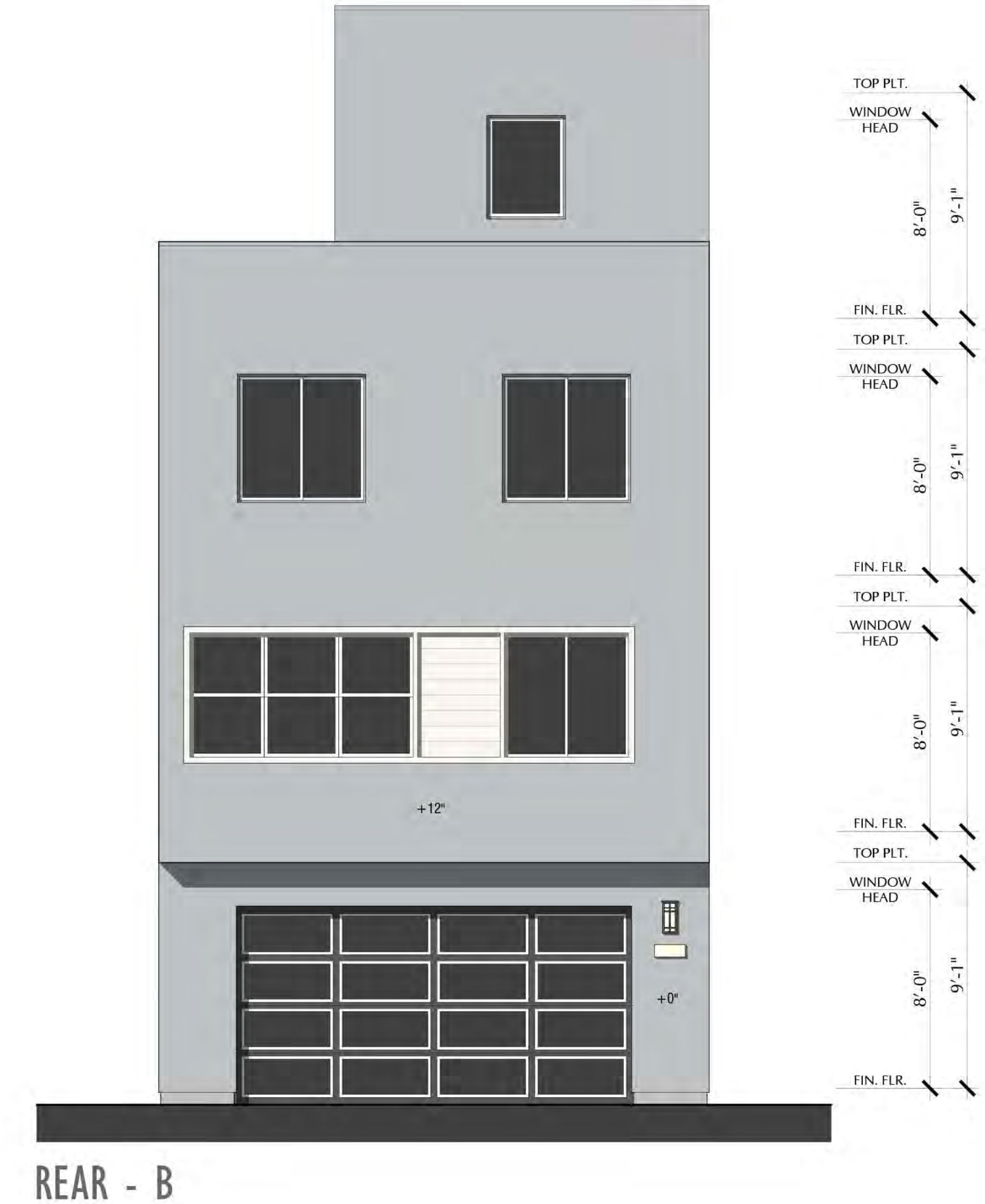


FRONT - B

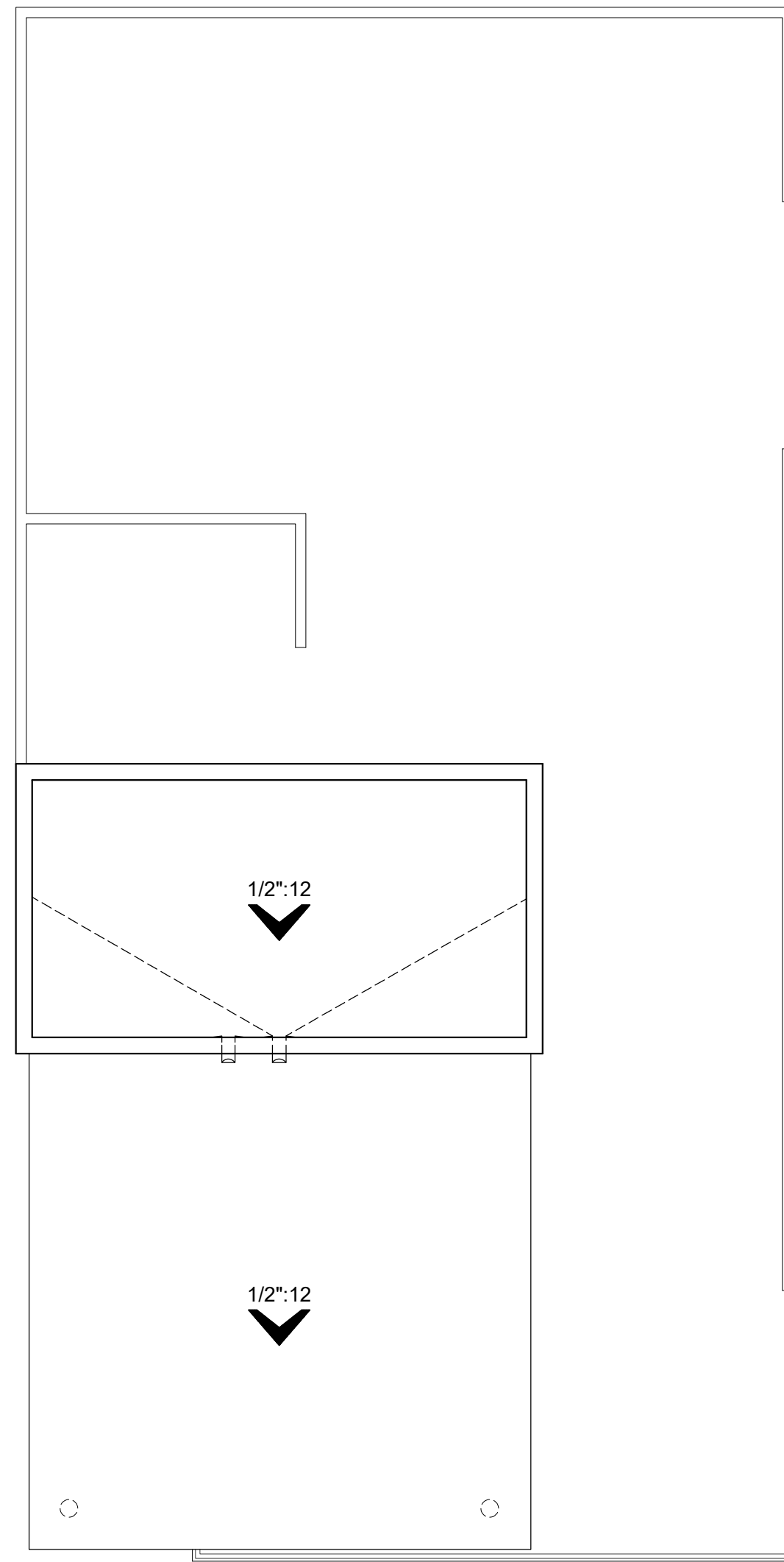
- MATERIAL CALLOUTS
- 1 - STUCCO
  - 2 - CEMENTITIOUS LAP SIDING
  - 3 - CEMENTITIOUS BOARD & BATTEN SIDING
  - 4 - CEMENTITIOUS TRIM SURROUND
  - 5 - CEMENTITIOUS CORNER TRIM
  - 6 - STUCCO O/ HIGH DENSITY FOAM TRIM
  - 7 - ROUND METAL POST
  - 8 - METAL RAILING
  - 9 - BRICK VENEER



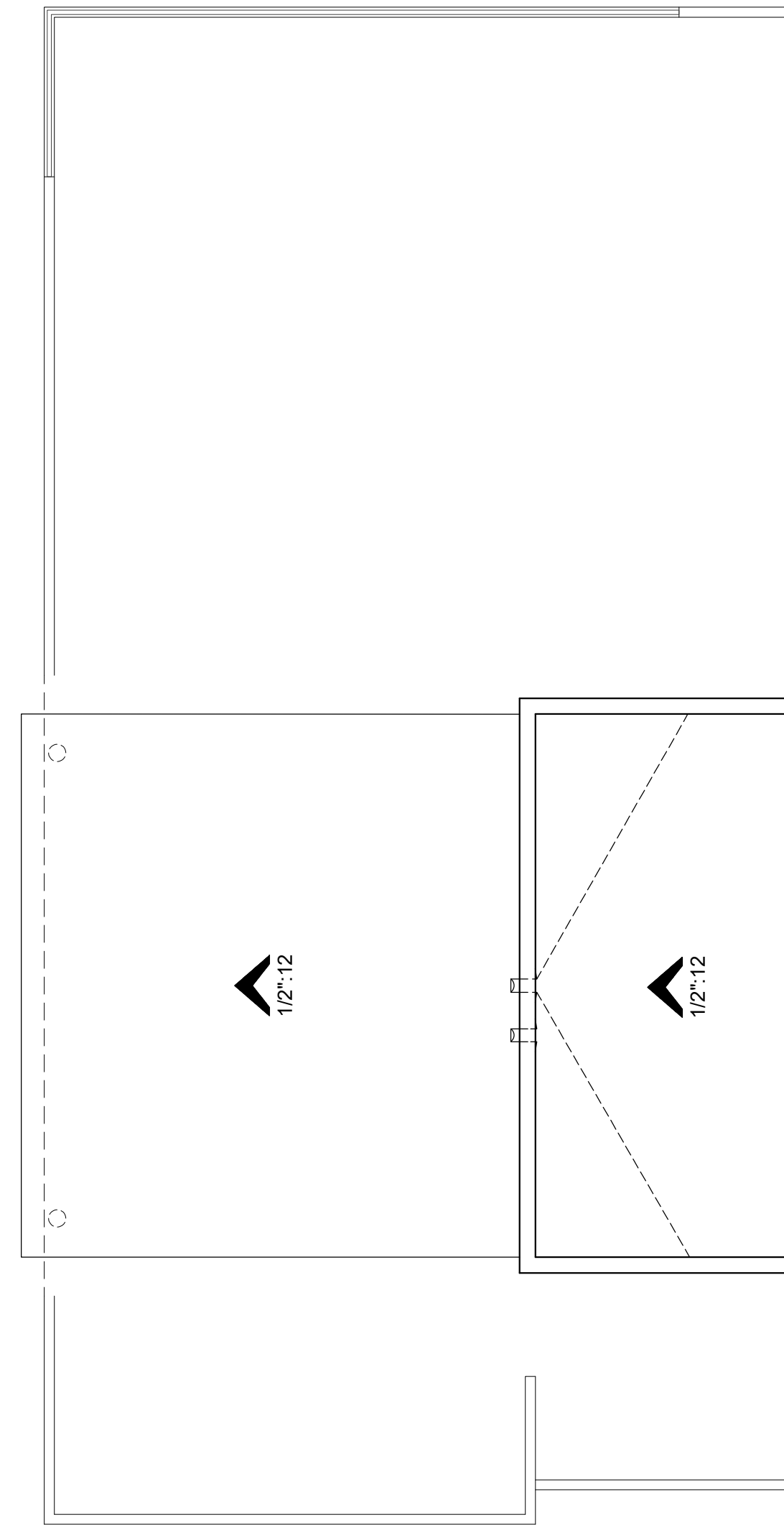
RIGHT - B



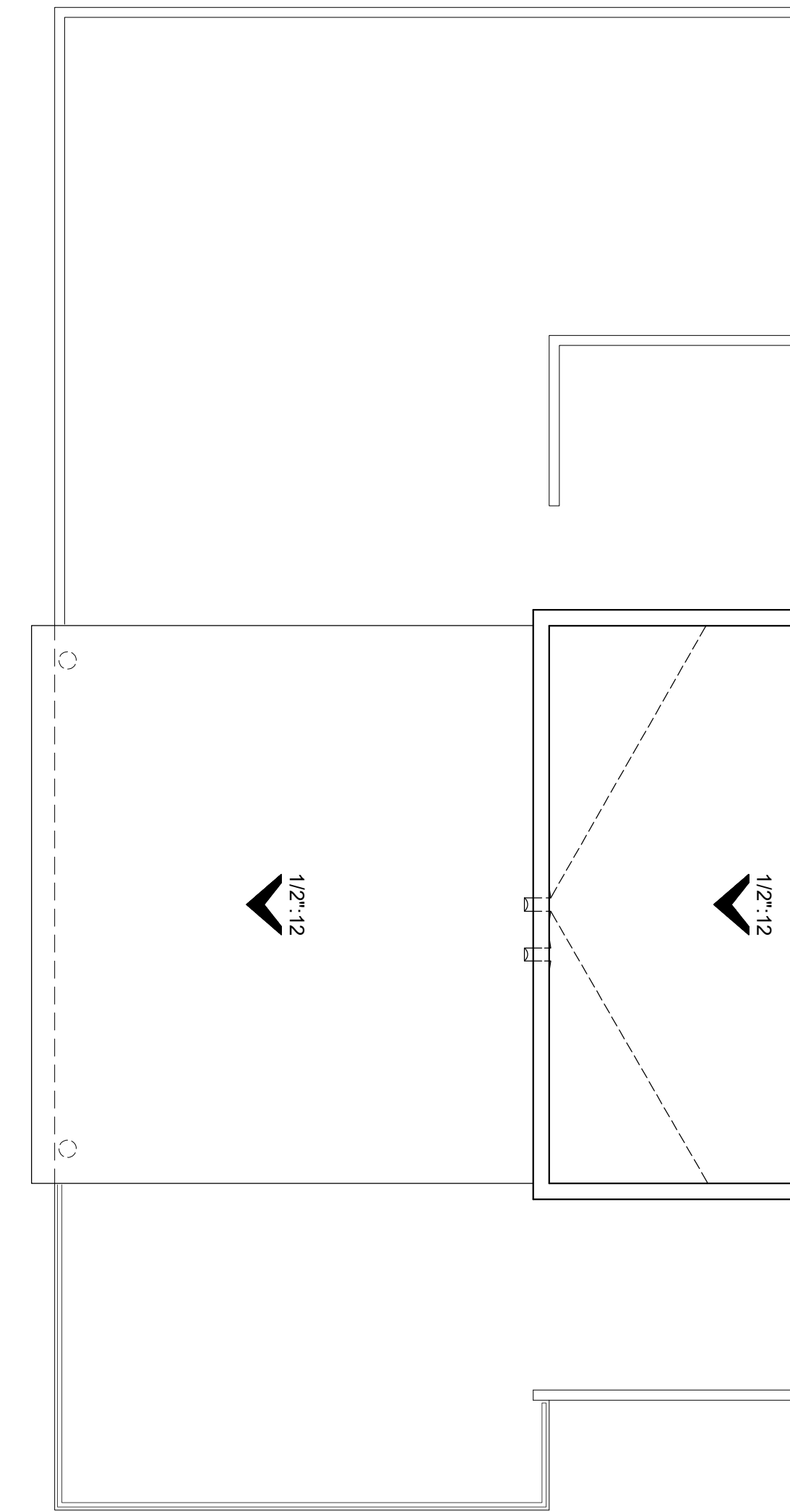
REAR - B



PLAN 3B



PLAN 2A



PLAN 1B



960 W 16TH STREET  
COSTA MESA, CALIFORNIA  
PROJECT# 137-24127

**SDK**

ATELIER

INTRACORP

CONCEPTUAL DESIGN  
MAY 1<sup>ST</sup>, 2024

PLAN 1,2 & 3  
3D RENDERING STREET SCENE

12

© 2024 SDK ATELIER INC.

### SCHEME 1B

### SCHEME 2A

### SCHEME 3B

**BODY STUCCO**  
  
 SW 7757 HIGH REFLECTIVE WHITE

**ACCENT COLOR #1**  
  
 SW 7048 URBANE BRONZE

**ACCENT COLOR #2**  
  
 SW 9107 UMBER UMBER

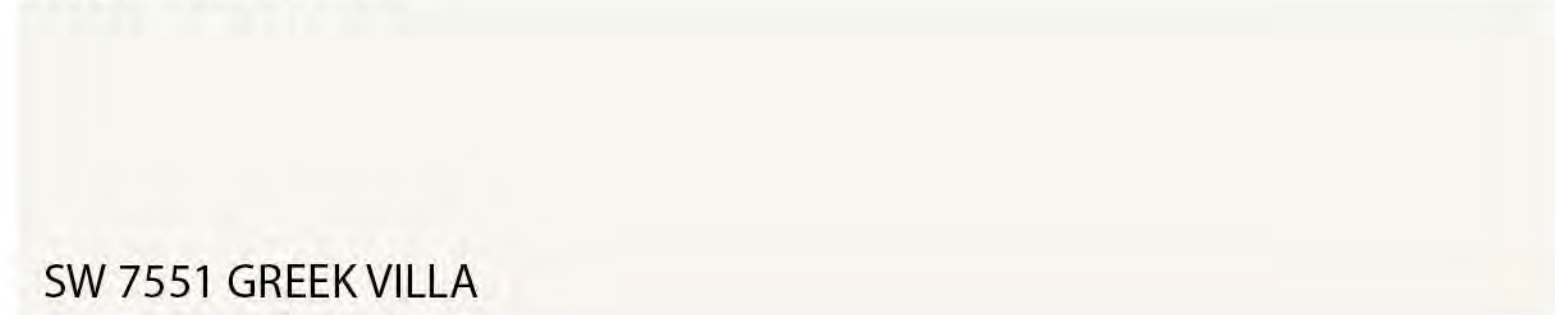
**ACCENT COLOR #3**  
  
 SW 7602 INDIGO BATIK

**ENTRY & GARAGE DOOR**  
  
 SW 7076 CYBERSPACE


**METAL RAILING**  
  
 SW 7076 CYBERSPACE


**STEEL POSTS**  
  
 SW 7048 URBANE BRONZE


**BRICK VENEER**  
  
 CREATIVE MINES - WAREHOUSE BRICK - CLOUD BREAK


**BODY STUCCO**  
  
 SW 7551 GREEK VILLA


**ACCENT COLOR #1**  
  
 SW 7674 PEPPERCORN

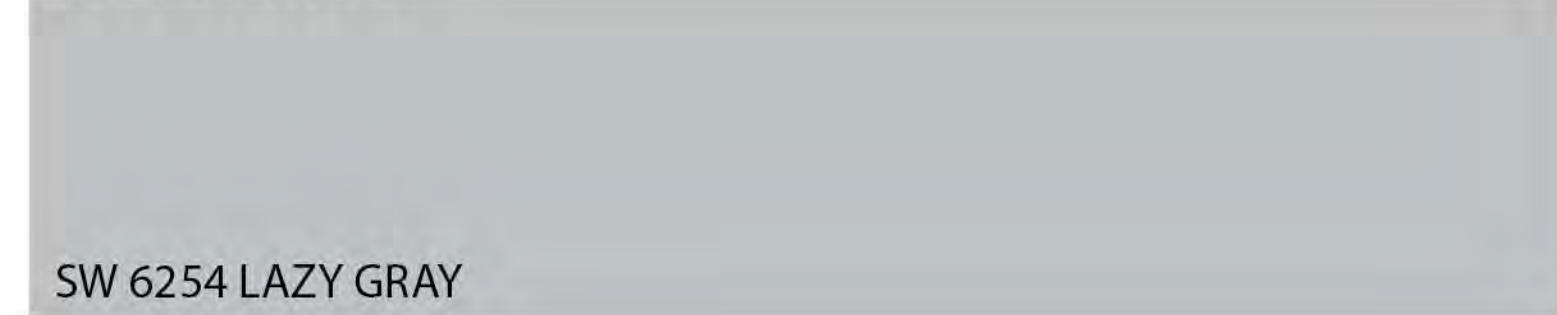
**ACCENT COLOR #2**  
  
 SW 6165 CONNECTED GRAY


**ACCENT COLOR #3**  
  
 SW 7655 STAMPED CONCRETE


**ENTRY & GARAGE DOOR**  
  
 SW 7033 BRAINSTORM BRONZE


**METAL RAILING**  
  
 SW 7674 PEPPERCORN


**STEEL POSTS**  
  
 SW 7674 PEPPERCORN

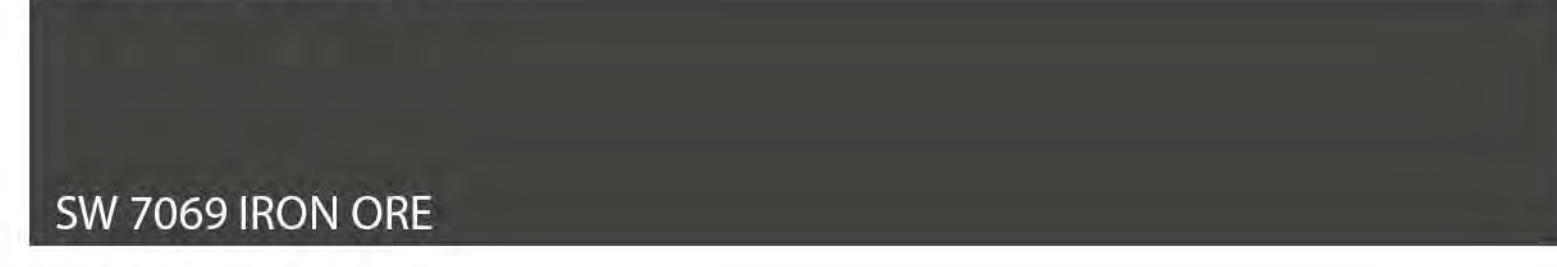
**BODY STUCCO**  
  
 SW 6254 LAZY GRAY


**ACCENT COLOR #1**  
  
 SW 7674 PEPPERCORN


**ACCENT COLOR #2**  
  
 SW 7005 PURE WHITE

**ENTRY DOOR**  
  
 SW 9020 RAYA DE SOL

**GARAGE DOOR**  
  
 SW 7069 IRON ORE

**METAL RAILING**  
  
 SW 7069 IRON ORE

**STEEL POSTS**  
  
 SW 7069 IRON ORE

**BRICK VENEER**  
  
 CREATIVE MINES - WAREHOUSE BRICK - SHADOW DANCE