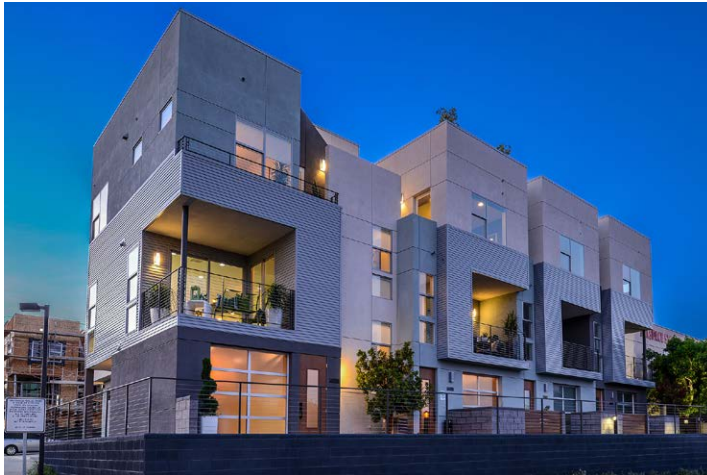


# LEVEL 1

Client: Taylor Morrison  
Location: Costa Mesa, CA  
Product Type: Live/Work Townhomes – 3-Story On-Grade Type V  
Services: Architecture  
Total Units: 60  
Unit Size: 1,923 sf to 2,154 sf

3 Bedrooms  
3.5 Bathrooms  
Site Size: 2.83 Acres  
Density: 21.2 du/ac



Level 1 represents an innovative residential model – well-priced, high density, live/work condominiums. The new housing concept takes advantage of shared communal spaces on the ground level, and optimizes private outdoor space with expansive, individual roof decks.

Although the units are closely configured, the thoughtful balance between the public realm and the private spaces create a sense of neighborhood while protecting the residents' need for personal, private spaces. Workspaces on the ground floor feature roll-up doors that open to private patios and the communal walkways. Personal residential space is located on the upper floors. The result is a new community with an inventive site plan and modern architecture for a flexible “work where you live” lifestyle.

