

LEVEL 1

TAYLOR MORRISON | COSTA MESA, CA

Live/Work Townhomes – 3-Story On-Grade Type V

Total Units: 60

3 Bedrooms

Site Size: 2.83 Acres

Unit Size: 1,923 sq. ft. to 2,154 sq. ft.

3.5 Bathroom

Density: 21.2 du/ac



Level 1 represents an innovative residential model – well-priced, high density, live/work condominiums – located in a previously industrial district close to an amenity-rich, established urban center with commensurately high costs. The new housing concept combines the advantages of a townhome and a live/work unit in a compact plan that 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 with small setbacks and minimal open space, the thoughtful balance between the public realm and the private spaces, the orientation of the units and the conversion of the roofs to usable, inviting outdoor space, create a sense of neighborhood while protecting the residents' need for personal, private spaces – indoors and out.

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 centered around a hybrid residential prototype for a flexible “work where you live” lifestyle.

