SITE SUMMARY:

NET SITE AREA:	1.53 ACRES
NET DENSITY:	18.3 HOMES/ACRE
PLAN A	3 UNITS
PLAN Ax	2 UNITS
PLAN B	7 UNITS
PLAN C	3 UNITS
PLAN Cx	3 UNITS
PLAN D	6 UNITS
PLAN Dx	4 UNITS
TOTAL	28 UNITS

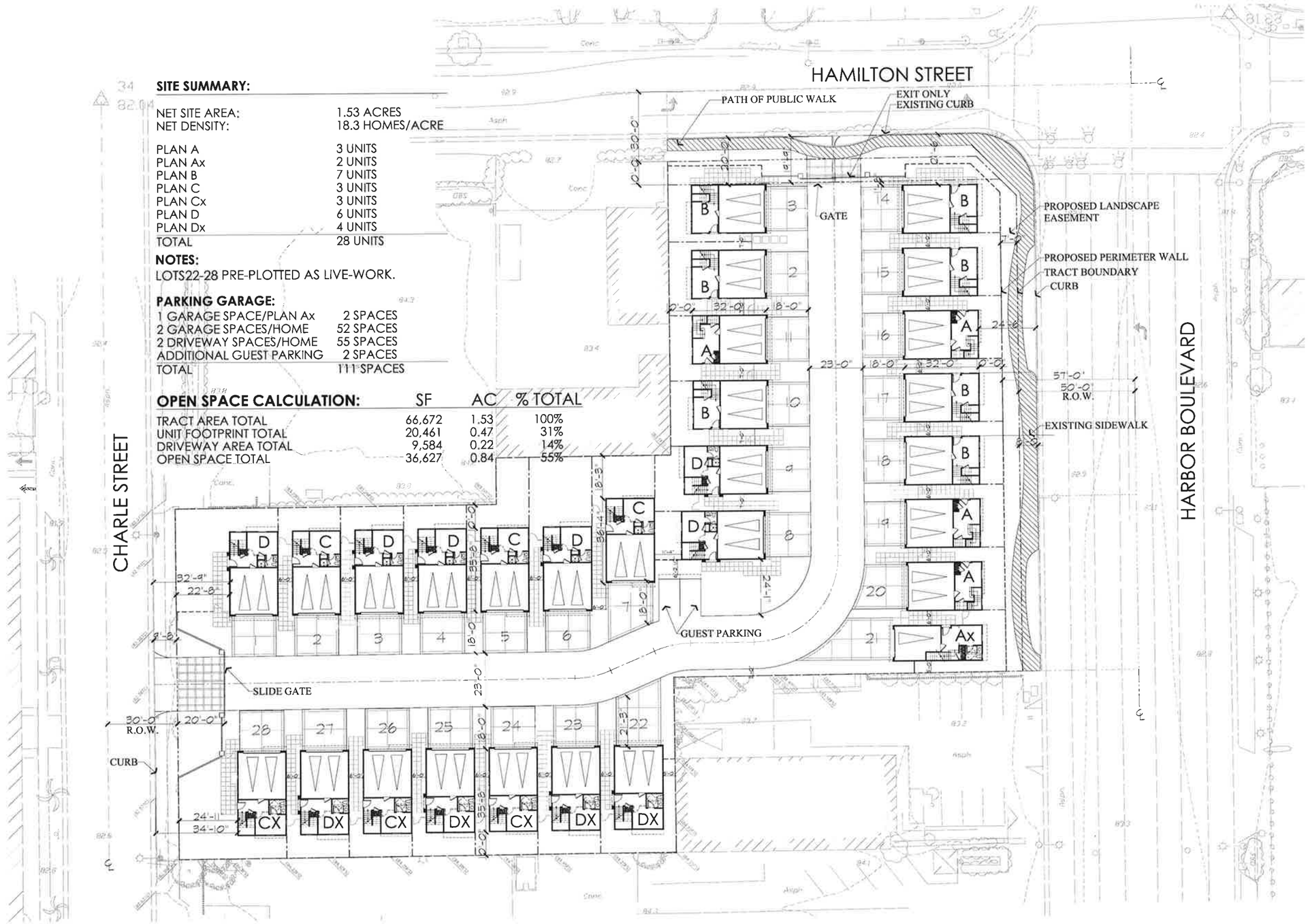
NOTES:

LOTS22-28 PRE-PLOTTED AS LIVE-WORK.

PARKING GARAGE:

1 GARAGE SPACE/PLAN Ax	2 SPACES
2 GARAGE SPACES/HOME	52 SPACES
2 DRIVEWAY SPACES/HOME	55 SPACES
ADDITIONAL GUEST PARKING	2 SPACES
TOTAL	111 SPACES

OPEN SPACE CALCULATION:	SF	AC	% TOTAL
TRACT AREA TOTAL	66,672	1.53	100%
UNIT FOOTPRINT TOTAL	20,461	0.47	31%
DRIVEWAY AREA TOTAL	9,584	0.22	14%
OPEN SPACE TOTAL	36,627	0.84	55%



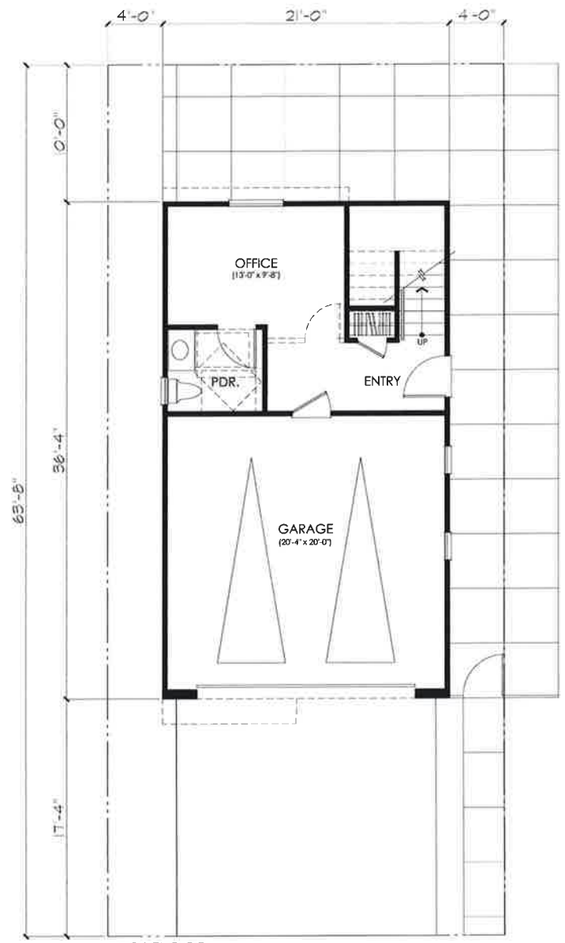
CITY COMMONS, COSTA MESA

CONCEPTUAL SITE PLAN

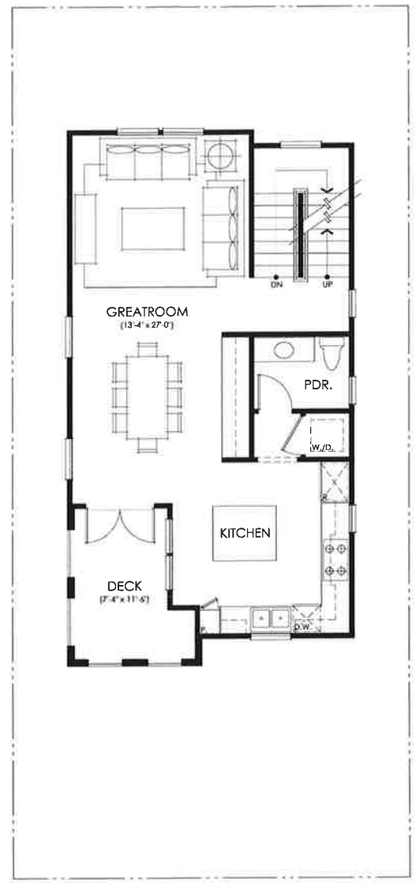
01/03/2014

South Coast
South Coast Communities, LLC

LIM CHANG ROHLING & ASSOCIATES LCRA



FIRST FLOOR



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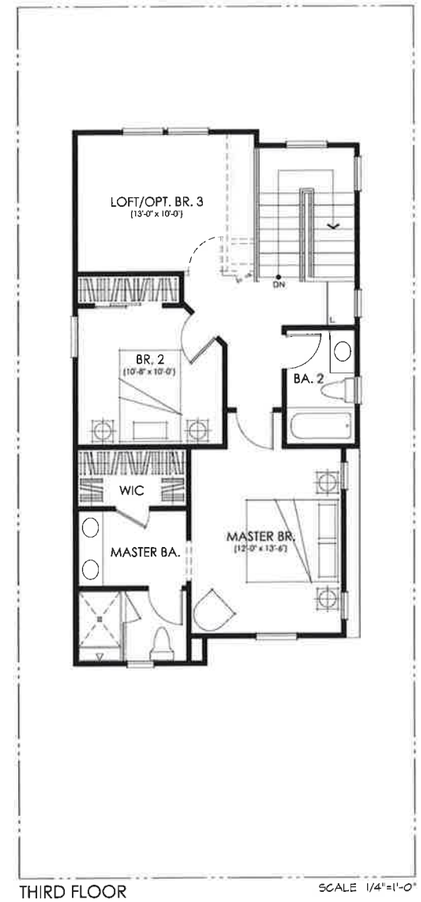


THIRD FLOOR

SCALE 1/4"=1'-0"

1ST FLOOR	329 S.F.
2ND FLOOR	699 S.F.
3RD FLOOR	705 S.F.
TOTAL S.F.	1733 S.F.
GARAGE	434 S.F.
DECK	94 S.F.

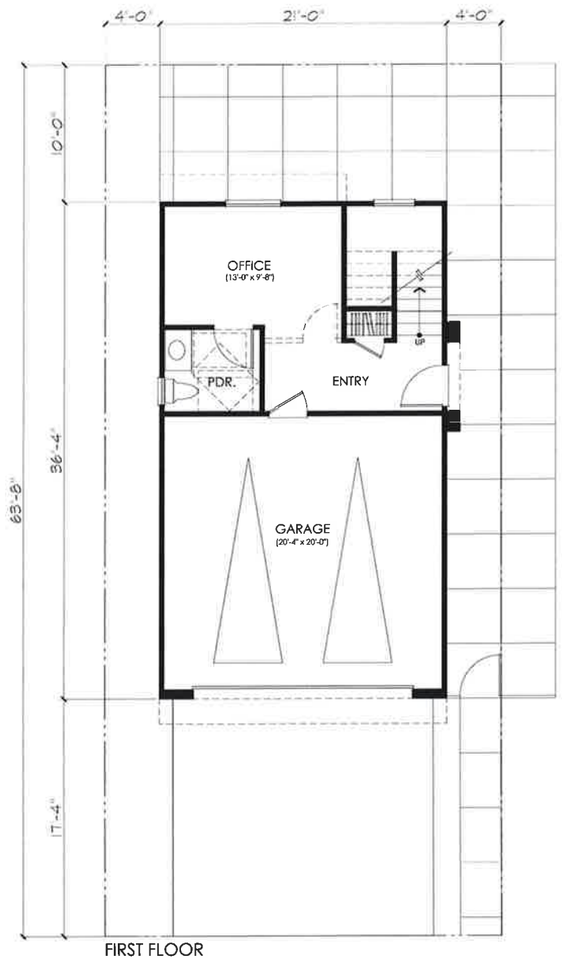
CITY COMMONS, COSTA MESA

PLAN Cx

01/03/2014

South Coast
South Coast Communities, LLC

LIM CHANG ROHLING & ASSOCIATES LCRA



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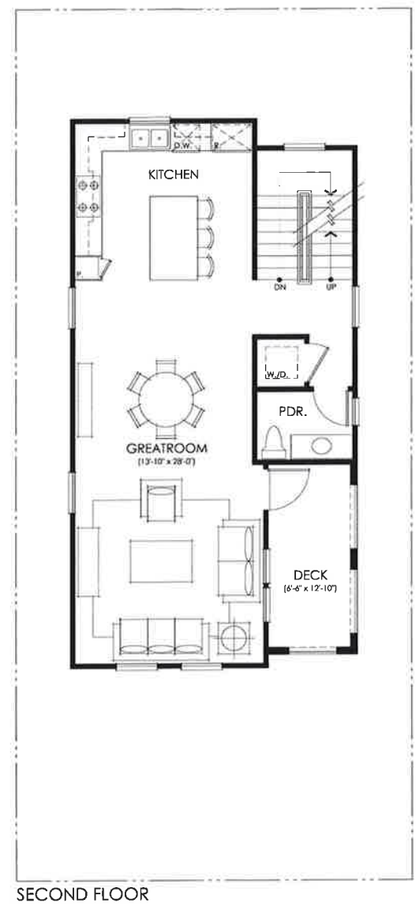

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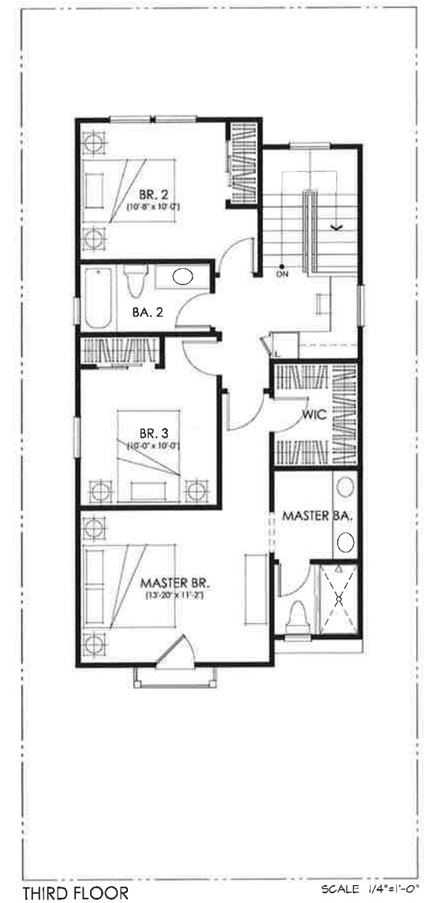


THIRD FLOOR

SCALE 1/4"=1'-0"

1ST FLOOR	329 S.F.
2ND FLOOR	732 S.F.
3RD FLOOR	747 S.F.
TOTAL S.F.	1808 S.F.
GARAGE	434 S.F.
DECK	99 S.F.

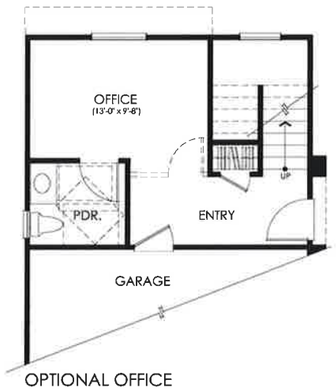
CITY COMMONS, COSTA MESA

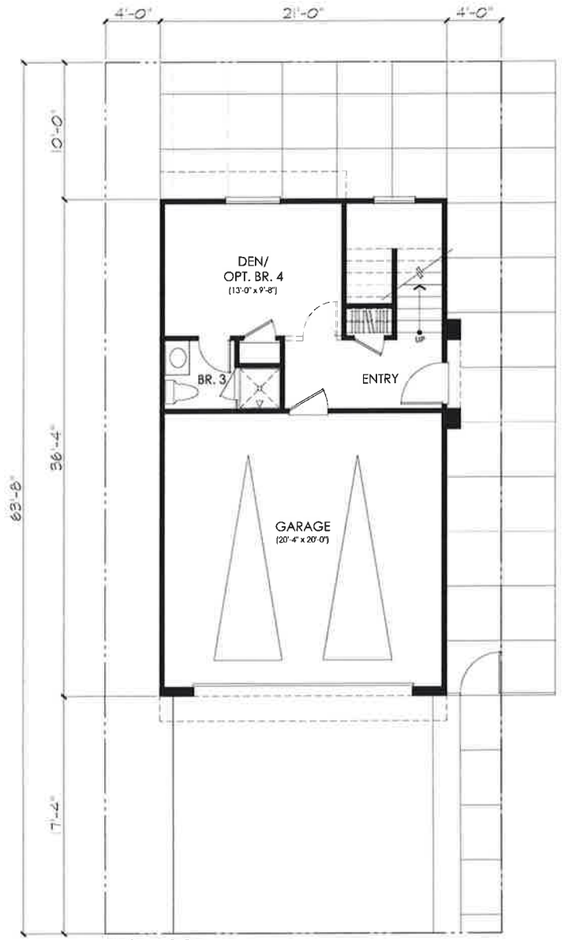
PLAN Dx

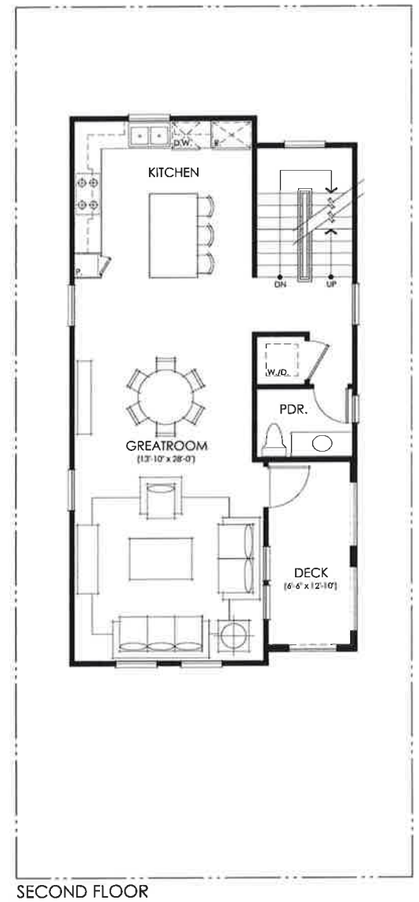
01/03/2014

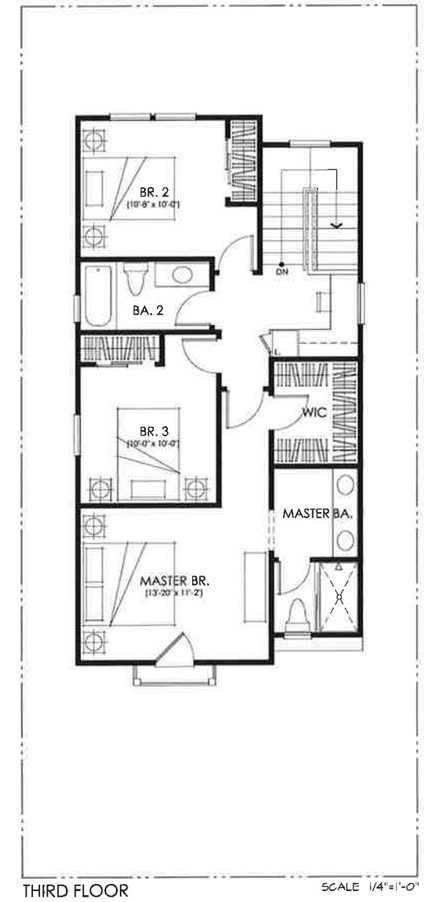
South Coast
South Coast Communities, LLC

LIM CHANG ROHLING & ASSOCIATES LCRA









1ST FLOOR	329 S.F.
2ND FLOOR	732 S.F.
3RD FLOOR	747 S.F.
TOTAL S.F.	1808 S.F.
GARAGE	434 S.F.
DECK	99 S.F.

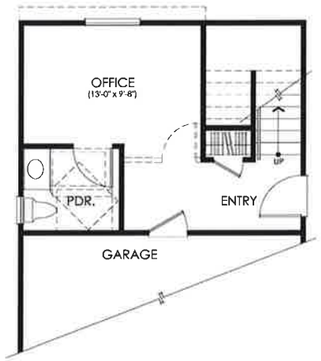
CITY COMMONS, COSTA MESA

PLAN D

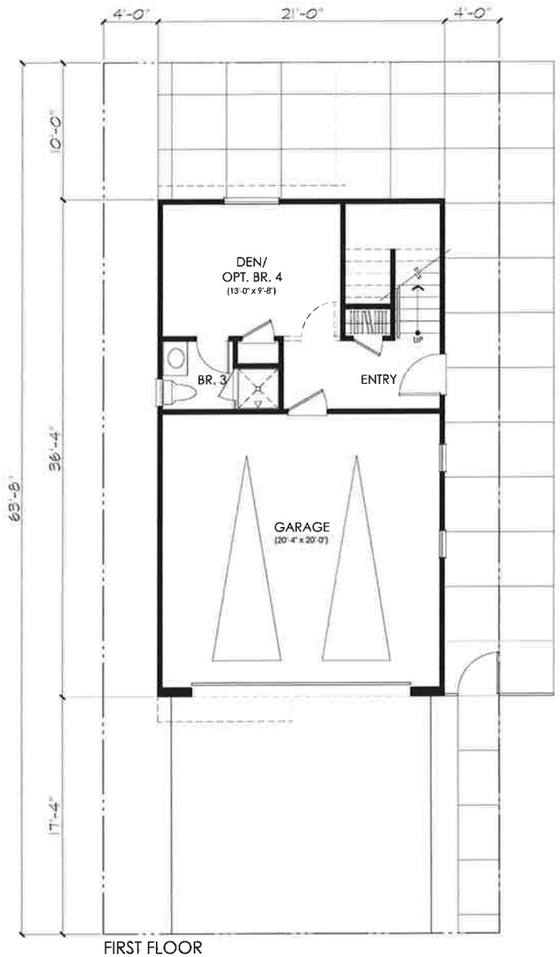
12/12/2013

South Coast
South Coast Communities, LLC

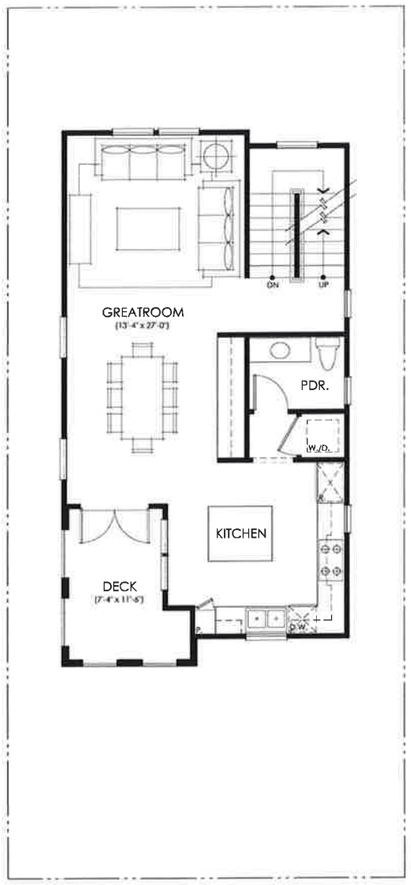
LIM CHANG ROHLING & ASSOCIATES LCRA



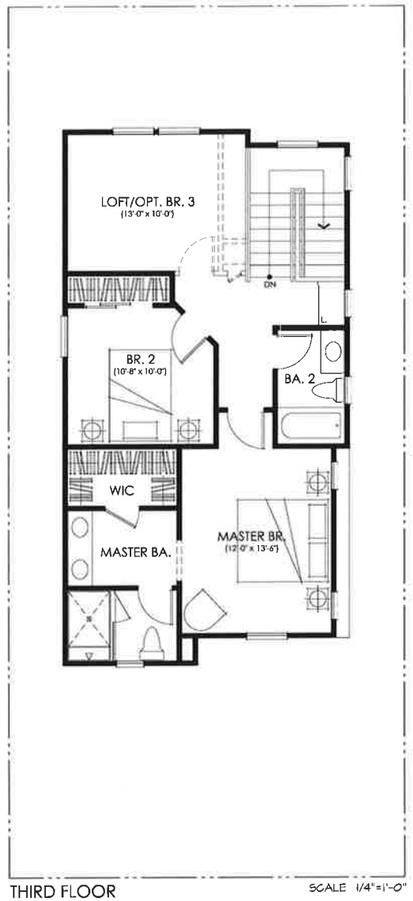
OPTIONAL OFFICE



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

SCALE 1/4"=1'-0"

1ST FLOOR	329 S.F.
2ND FLOOR	699 S.F.
3RD FLOOR	705 S.F.
TOTAL S.F.	1733 S.F.
GARAGE	434 S.F.
DECK	94 S.F.

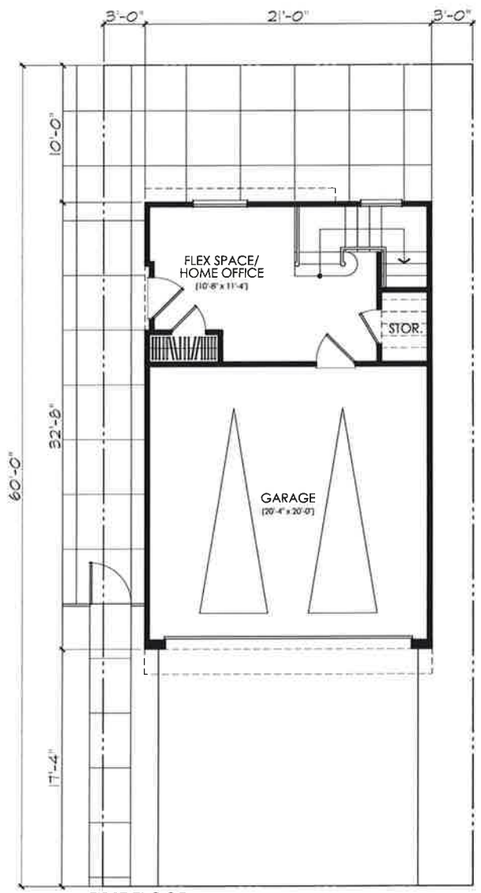
CITY COMMONS, COSTA MESA

PLAN C

12/12/2013

South Coast
South Coast Communities, LLC

LIM CHANG ROHLING & ASSOCIATES LCRA



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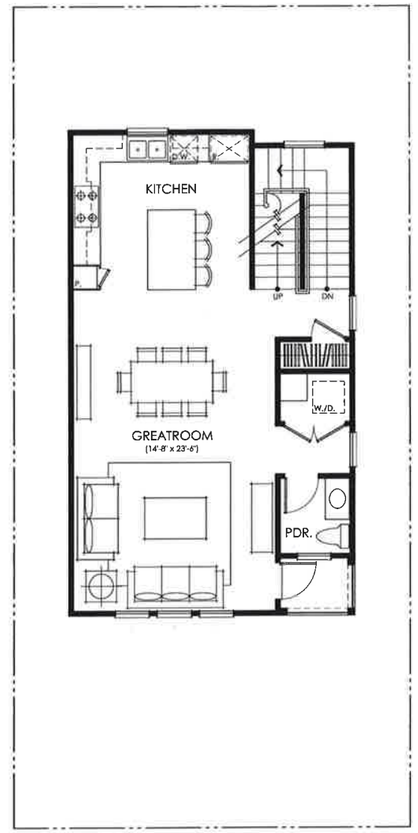

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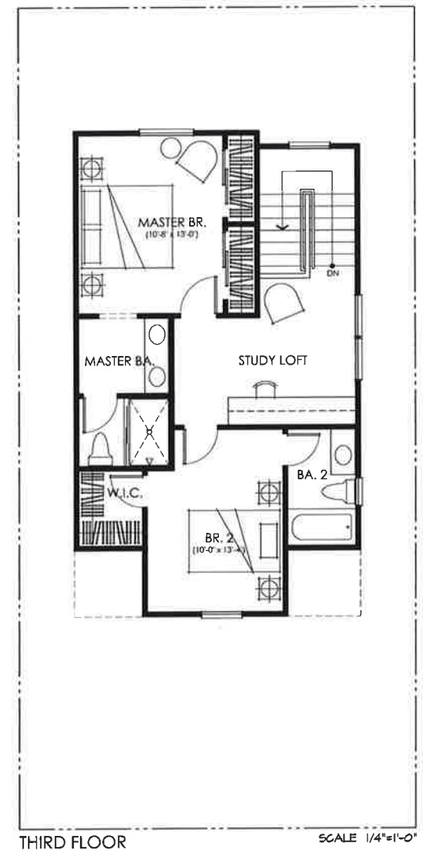


THIRD FLOOR

SCALE 1/4"=1'-0"

1ST FLOOR	250 S.F.
2ND FLOOR	715 S.F.
3RD FLOOR	616 S.F.
TOTAL S.F.	1581 S.F.
GARAGE	434 S.F.

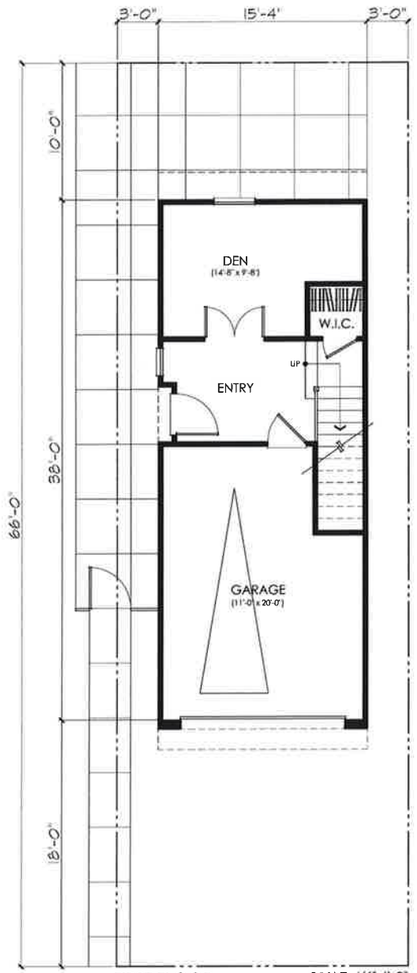
CITY COMMONS, COSTA MESA

PLAN A

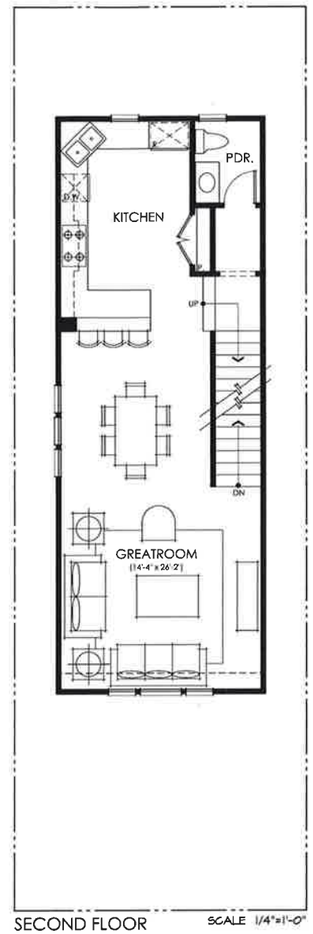
10/03/2013

South Coast
South Coast Communities, LLC

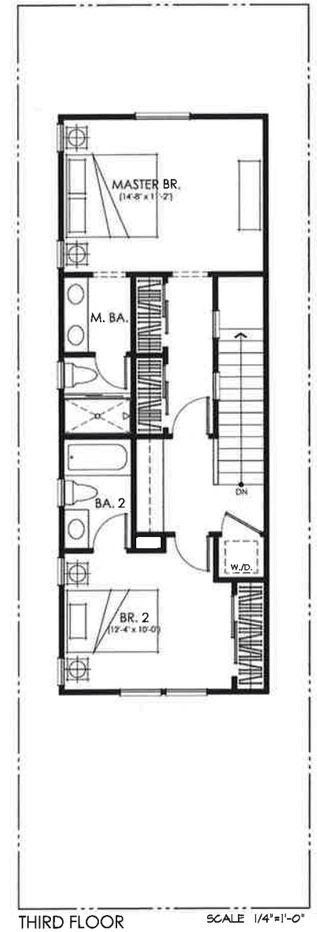
LIM CHANG ROHLING & ASSOCIATES LCRA



FIRST FLOOR SCALE 1/4"=1'-0"



SECOND FLOOR SCALE 1/4"=1'-0"



THIRD FLOOR SCALE 1/4"=1'-0"

PLAN Ax

1ST FLOOR	298 S.F.
2ND FLOOR	647 S.F.
3RD FLOOR	593 S.F.
TOTAL S.F.	1538 S.F.
GARAGE	291 S.F.

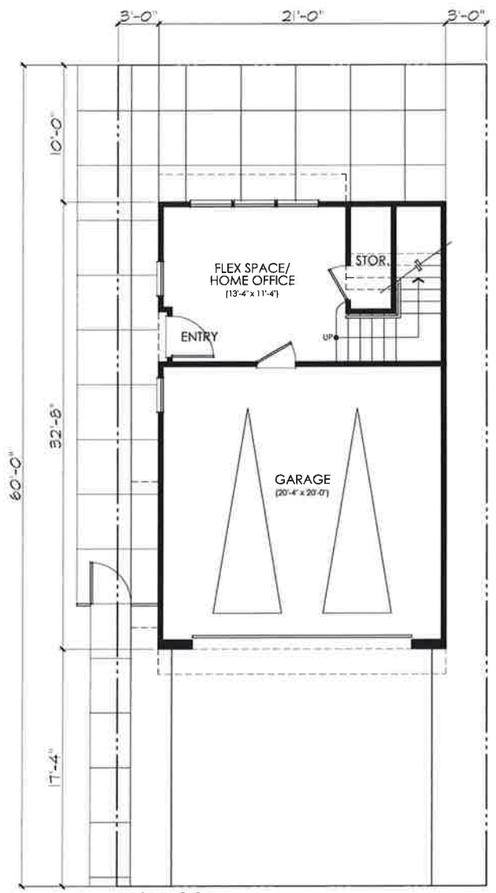
CITY COMMONS, COSTA MESA

PLAN Ax

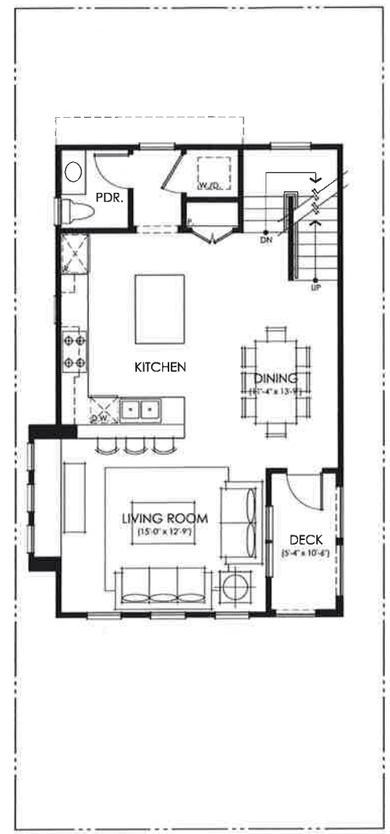
10/03/2013

South Coast
South Coast Communities, LLC

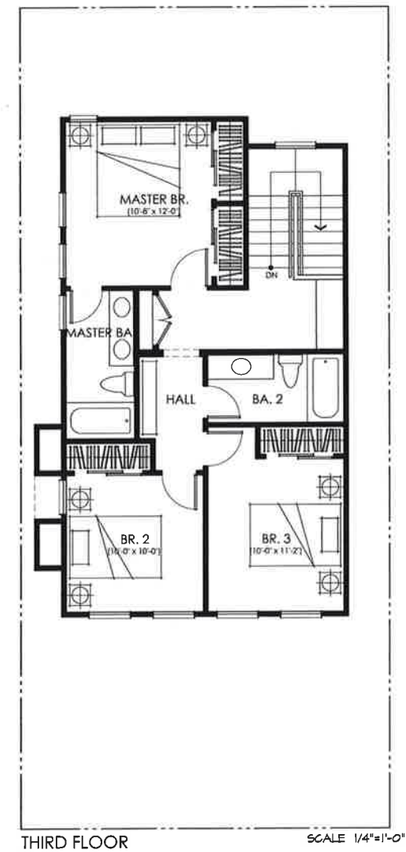
LIM CHANG ROHLING & ASSOCIATES LCRA



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

SCALE 1/4"=1'-0"

1ST FLOOR	249 S.F.
2ND FLOOR	669 S.F.
3RD FLOOR	679 S.F.
TOTAL S.F.	1597 S.F.
GARAGE	434 S.F.
DECK	56 S.F.

CITY COMMONS, COSTA MESA

PLAN B

10/03/2013

South Coast
South Coast Communities, LLC

LIM CHANG ROHLING & ASSOCIATES LCRA

PLAN C

PLAN D

CHARLE STREET

CITY COMMONS, COSTA MESA

CONCEPTUAL STREET SCENE

10/03/2013

South Coast

LIM CHANG ROHLIN & ASSOCIATES LCRA

PLAN B-x

PLAN B

HAMILTON STREET

CITY COMMONS, COSTA MESA

CONCEPTUAL STREET SCENE

10/03/2013

South Coast

LIM CHANG ROHLING & ASSOCIATES LCRA

PLAN A PLAN B PLAN B-x PLAN A

HARBOR BOULEVARD

CITY COMMONS, COSTA MESA

CONCEPTUAL STREET SCENE

10/03/2013

South Coast

LIM CHANG ROHLING & ASSOCIATES LCRA

PLAN D PLAN C PLAN D-x

CITY COMMONS, COSTA MESA

CONCEPTUAL STREET SCENE

10/03/2013

South Coast

LIM CHANG ROHLIN & ASSOCIATES LCRA

PLAN D PLAN B PLAN A

CITY COMMONS, COSTA MESA

CONCEPTUAL STREET SCENE

10/03/2013

South Coast

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