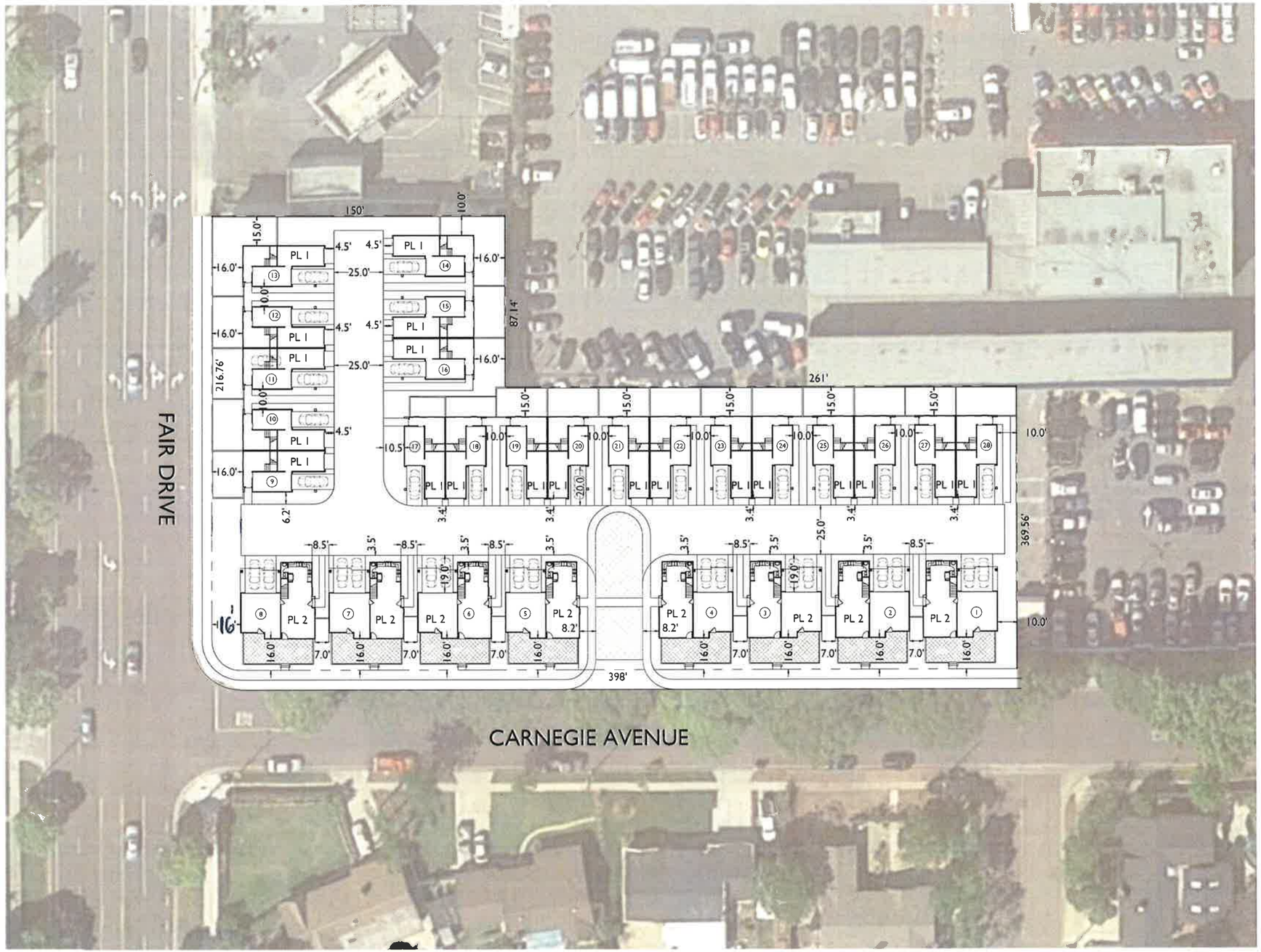

SITE PLAN SUMMARY

OWNER:	SHELDON DEVELOPMENT, LLC. 901 DOVE STREET, SUITE 230 NEWPORT BEACH, CA 92660 PHONE: (949)777-9400
SITE ADDRESS:	FAIR DRIVE AT CARNEGIE
PROPOSED UNITS:	28 HOMES 20 - 3 STORY DUPLEX 8 - 2 STORY DETACHED
LOT AREA:	72,310 S.F. (1.66 ACRES)
DENSITY:	16.25 UNITS PER ACRE

SITE SUMMARY:

BLDG FOOTPRINTS:	22,808 S.F. (35.4%)
PRIV. STREETS/DRIVES:	20,630 S.F. (28.5%)
OPEN SPACE:	28,872 S.F. (40.0% AT GRADE)
BALCONIES	900 S.F. (2ND FLOOR)
ROOF DECKS	9,160 S.F.
TOTAL OPEN SPACE	38,932 S.F. (53.8%)

PLAN SUMMARY:

		LIVABLE AREA
3 STORY - 2 BDRM + DEN		
PLAN 1	1ST FLR	229 S.F.
	2ND FLR	785 S.F.
	3RD FLR	772 S.F.
	TOTAL LIVABLE	1,786 S.F.
	GARAGE	471 S.F.
	BALCONY	45 S.F.
	ROOF DECK	330 S.F.
2 STORY - 3 BDRM		
PLAN 2	1ST FLR	649 S.F.
	2ND FLR	1,162 S.F.
	TOTAL LIVABLE	1,811 S.F.
	GARAGE	404 S.F.
	ROOF DECK	320 S.F.

PARKING SUMMARY:

REQUIRED PARKING = 20 UNITS X 3 STALLS/UNIT = 60 STALLS
8 UNITS X 4 STALLS/UNIT = 32 STALLS
92 STALLS

PLAN 1	2 CAR ATTACHED GARAGE X 20 UNITS =	40 STALLS
PLAN 2	2 CAR ATTACHED GARAGE X 8 UNITS =	16 STALLS
GUEST	PRIVATE DRIVE STALLS =	36 STALLS
		92 STALLS

BUILDING HEIGHT: 2 AND 3 STORIES, 37'-0" MAXIMUM HEIGHT

CARNEGIE AVENUE - COSTA MESA - 28 HOMES

0 10 20 40

AUGUST 19, 2015

NORTH

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Sheldon Development, LLC.
901 Dove Street, Suite 230
Newport Beach, CA 92660
Phone: (949)777-9400

SITE PLAN

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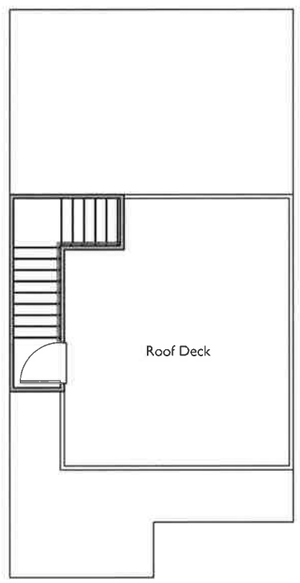
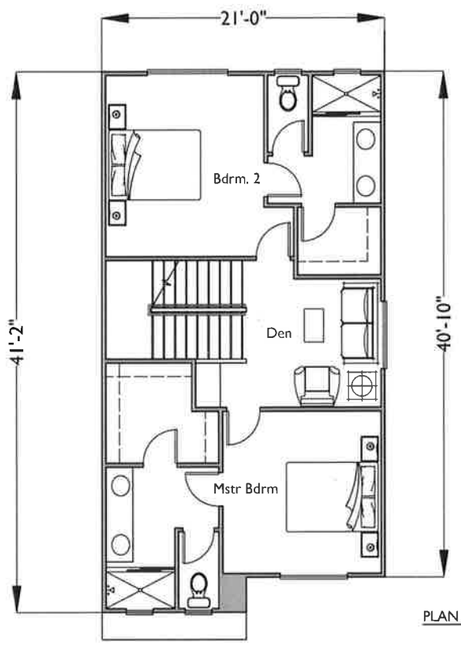
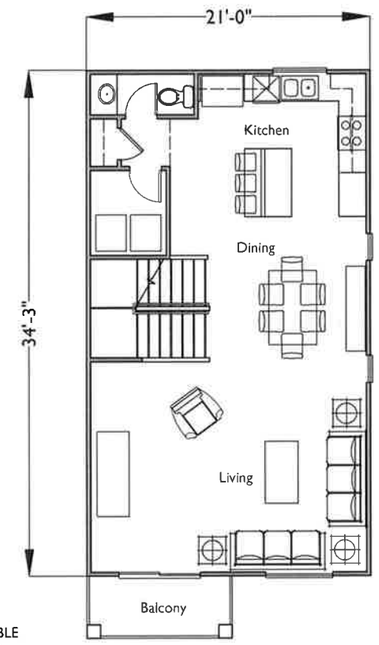


ROOF PLAN

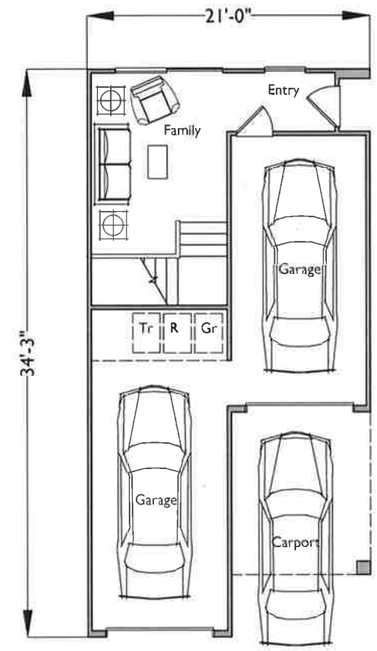


THIRD FLOOR PLAN

PLAN SUMMARY	LIVABLE AREA
1ST FLR	229 S.F.
2ND FLR	785 S.F.
3RD FLR	772 S.F.
TOTAL LIVABLE	1,786 S.F.
GARAGE	471 S.F.
BALCONY	45 S.F.
ROOF DECK	330 S.F.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

CARNEGIE AVENUE - COSTA MESA - 28 HOMES

0 2 4 8

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PLAN 1- 3 STORY

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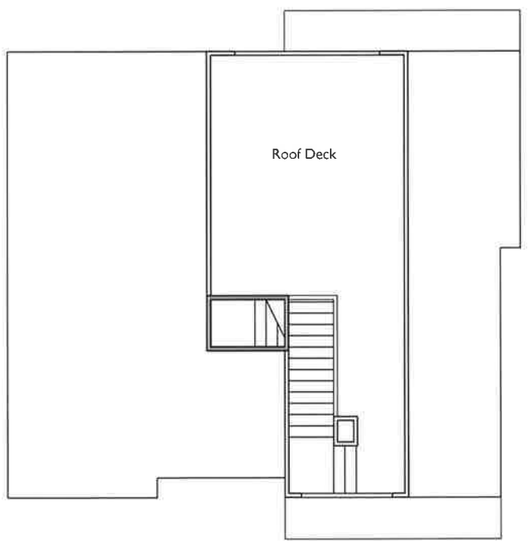
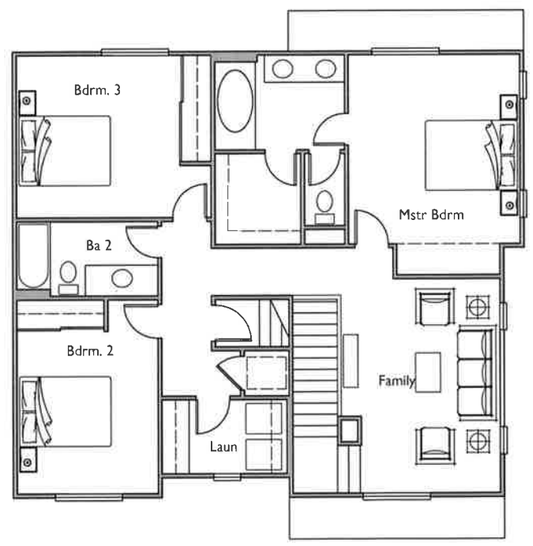
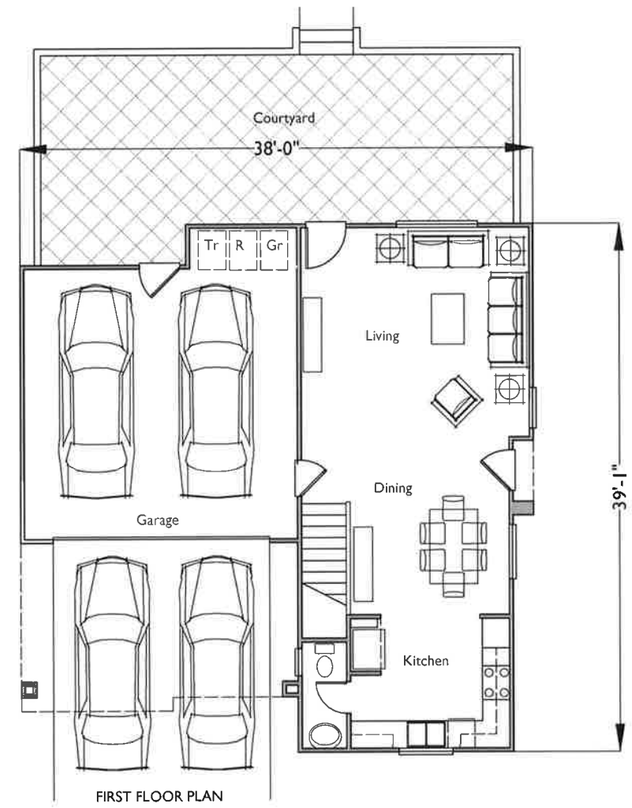
2



ROOF PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN SUMMARY

	LIVABLE AREA
1ST FLR	649 S.F.
2ND FLR	1,162 S.F.
TOTAL LIVABLE	1,811 S.F.
GARAGE	404 S.F.
ROOF DECK	320 S.F.

CARNEGIE AVENUE - COSTA MESA - 28 HOMES

0 2 4 8

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PLAN 2 - 2 STORY

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RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

FRONT ELEVATION

CARNEGIE AVENUE - COSTA MESA - 28 HOMES

CONCEPTUAL EXTERIORS - 3 STORY

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RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

FRONT ELEVATION

CARNEGIE AVENUE - COSTA MESA - 28 HOMES

CONCEPTUAL EXTERIORS - 2 STORY

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0 2 4 8

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PLAN 2

PLAN 1

CARNEGIE AVENUE - COSTA MESA - 28 HOMES

CONCEPT PERSPECTIVES

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DEC 21 - 10 AM

JUNE 21 - 10 AM

DEC 21 - 2 PM

JUNE 21 - 2 PM

CARNEGIE AVENUE - COSTA MESA - 28 HOMES

SHADOW EXHIBIT

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