500
DO NOT
BLOCK
INTERSECTION
FINE UP TO
$500

HAMILTON STREET
FLUSH MOW CURB
ARTIFICIAL GRASS PAVERS
DECORATIVE PAVING
EXIT ONLY
EXISTING CURB
4 PANEL SLIDE GATE W/ MANUAL OVERRIDE & CLICK TO ENTER EMERGENCY OPENER
PROPOSED LANDSCAPE EASEMENT
PROPOSED PERIMETER WALL
TRACT BOUNDARY
CURB
EXISTING SIDEWALK
EXISTING WALL
HARBOR BOULEVARD
CHARLE STREET
R.O.W.
CURB
GUES
SCREENING HEDGE
MAILBOXES
CHARLE STREET
SIDEWALK
6' MASONRY WALL
SIDEWALK
HOUSE
SECTION A-A
SCALE 1/4"=1'-0"
HAMILTON STREET
SIDEWALK
6' MASONRY WALL
SIDEWALK
HOUSE
SECTION B-B
SCALE 1/4"=1'-0"
SECTION D-D
SECTION C-C

As part of the project, extend the length of the eastbound left-turn storage lane on Hamilton Street by an additional 50 feet, for a total storage length of 200 feet.

SITE SUMMARY:

NET SITE AREA:	1.53 ACRES
NET DENSITY:	18.3 HOMES/ACRE
PLAN A	4 UNITS
PLAN Ax	1 UNITS
PLAN B	7 UNITS
PLAN C	6 UNITS
PLAN D	10 UNITS
TOTAL	28 UNITS

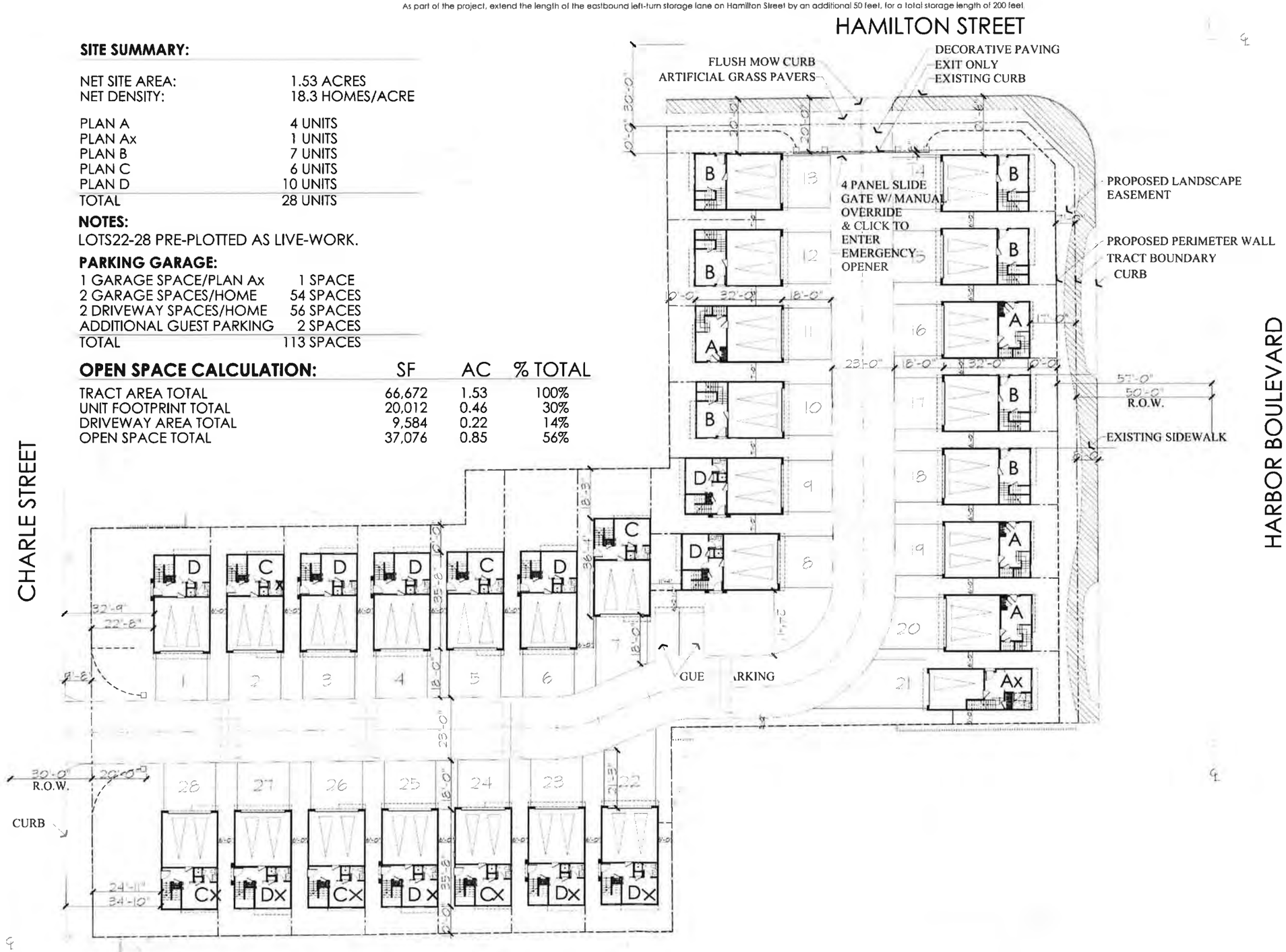
NOTES:

LOTS22-28 PRE-PLOTTED AS LIVE-WORK.

PARKING GARAGE:

1 GARAGE SPACE/PLAN Ax	1 SPACE
2 GARAGE SPACES/HOME	54 SPACES
2 DRIVEWAY SPACES/HOME	56 SPACES
ADDITIONAL GUEST PARKING	2 SPACES
TOTAL	113 SPACES

OPEN SPACE CALCULATION:	SF	AC	% TOTAL
TRACT AREA TOTAL	66,672	1.53	100%
UNIT FOOTPRINT TOTAL	20,012	0.46	30%
DRIVEWAY AREA TOTAL	9,584	0.22	14%
OPEN SPACE TOTAL	37,076	0.85	56%

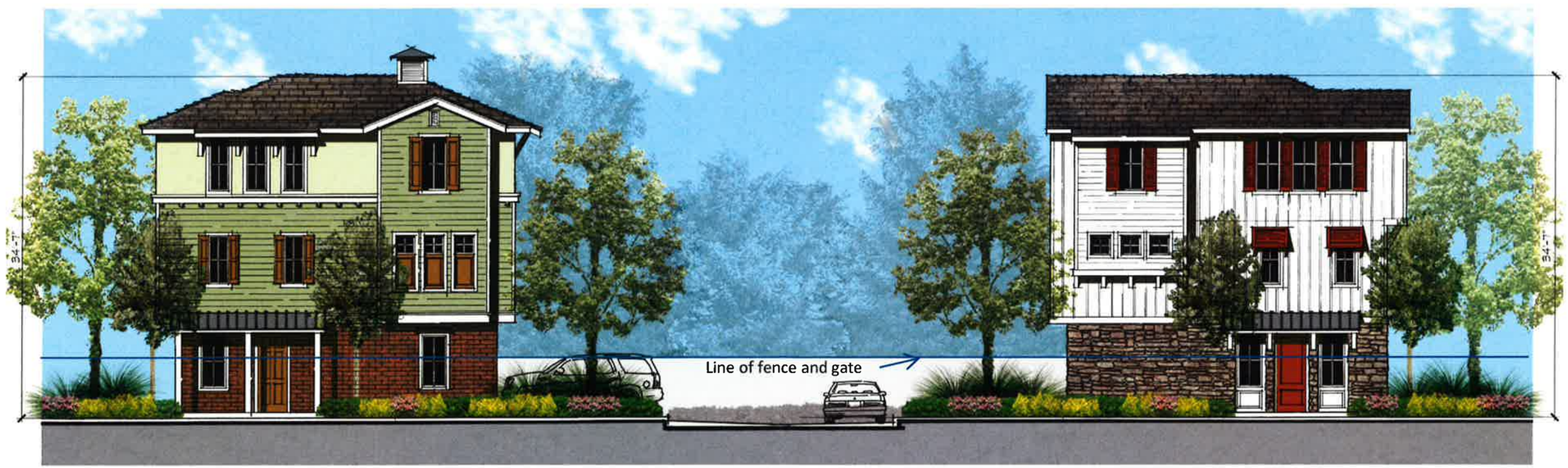


PLAN D PLAN C PLAN D-x

PLAN D PLAN B PLAN A

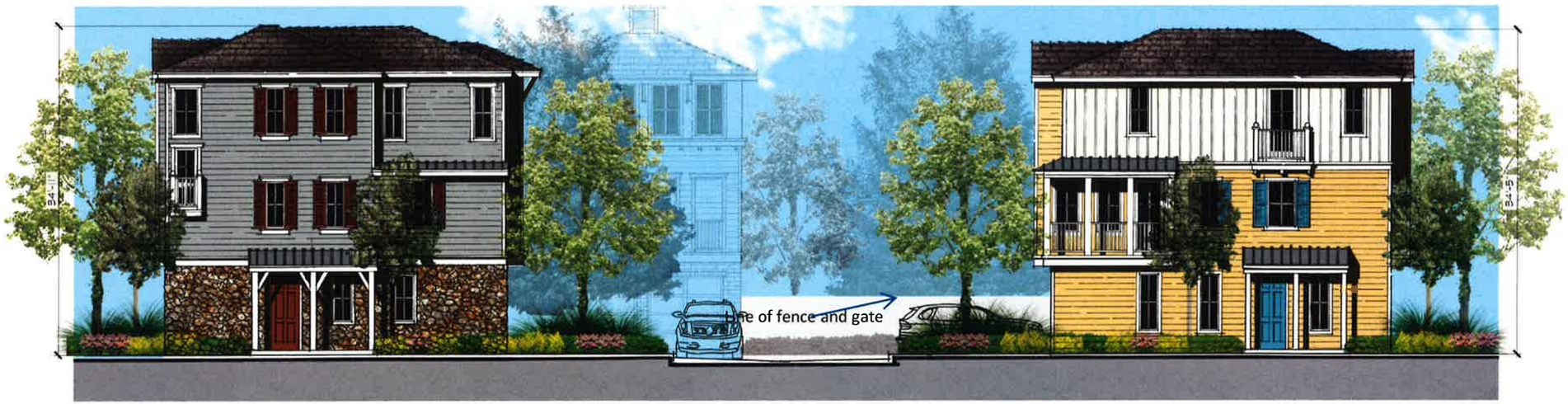
PLAN A PLAN B PLAN B-x PLAN A

HARBOR BOULEVARD



PLAN B-x PLAN B

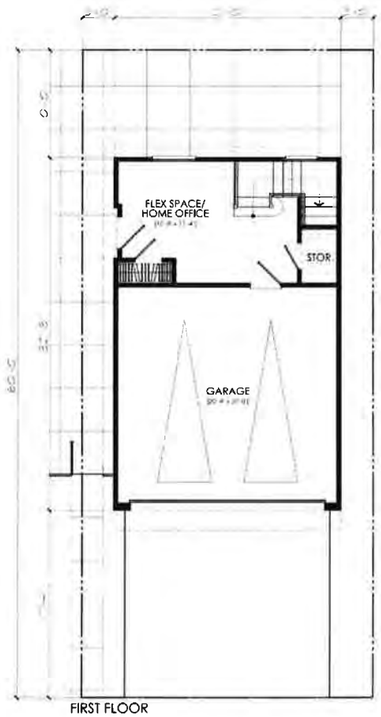
HAMILTON STREET



PLAN C

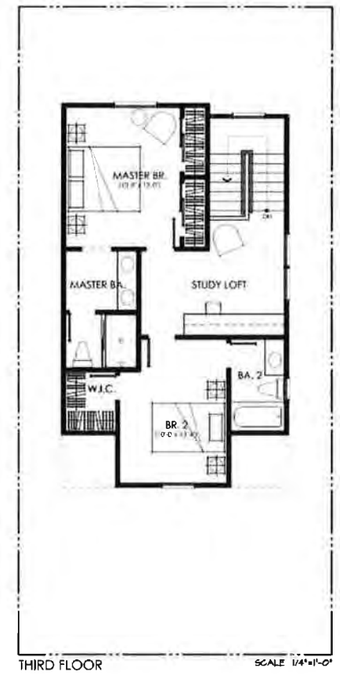
PLAN D

CHARLE STREET



FIRST FLOOR

SECOND FLOOR

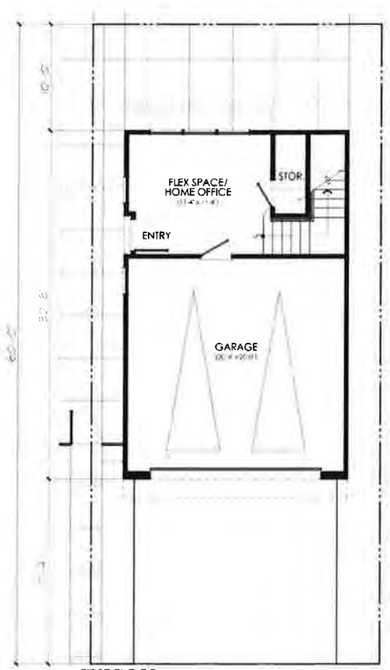


THIRD FLOOR

SCALE 1/4"=1'-0"

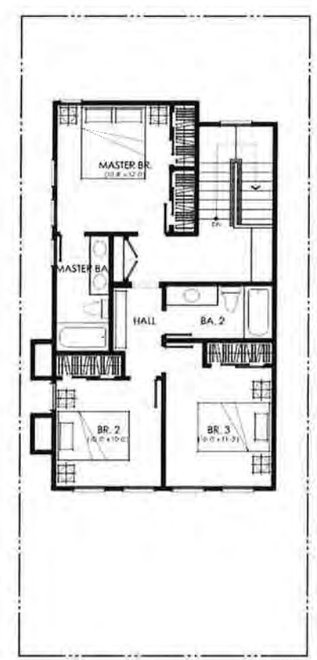
1ST FLOOR	250 S.F.
2ND FLOOR	715 S.F.
3RD FLOOR	616 S.F.
TOTAL S.F.	1581 S.F.
GARAGE	434 S.F.

PLAN A



FIRST FLOOR

SECOND FLOOR



THIRD FLOOR

SCALE 1/4"=1'-0"

PLAN B

1ST FLOOR	252 S.F.
2ND FLOOR	690 S.F.
3RD FLOOR	679 S.F.
TOTAL S.F.	1621 S.F.
GARAGE	434 S.F.

PLAN B

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

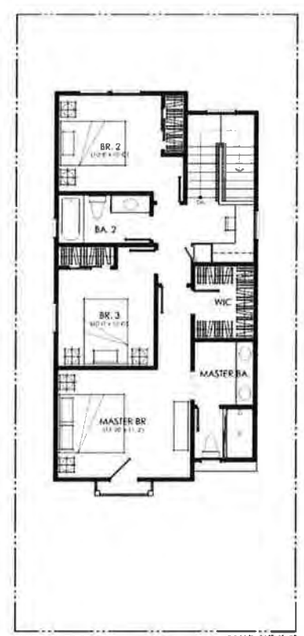
1ST FLOOR	329 S.F.
2ND FLOOR	699 S.F.
3RD FLOOR	705 S.F.
TOTAL S.F.	1733 S.F.
GARAGE	434 S.F.
DECK	94 S.F.

PLAN C

Plan CX & DX
Live Work

FIRST FLOOR

SECOND FLOOR



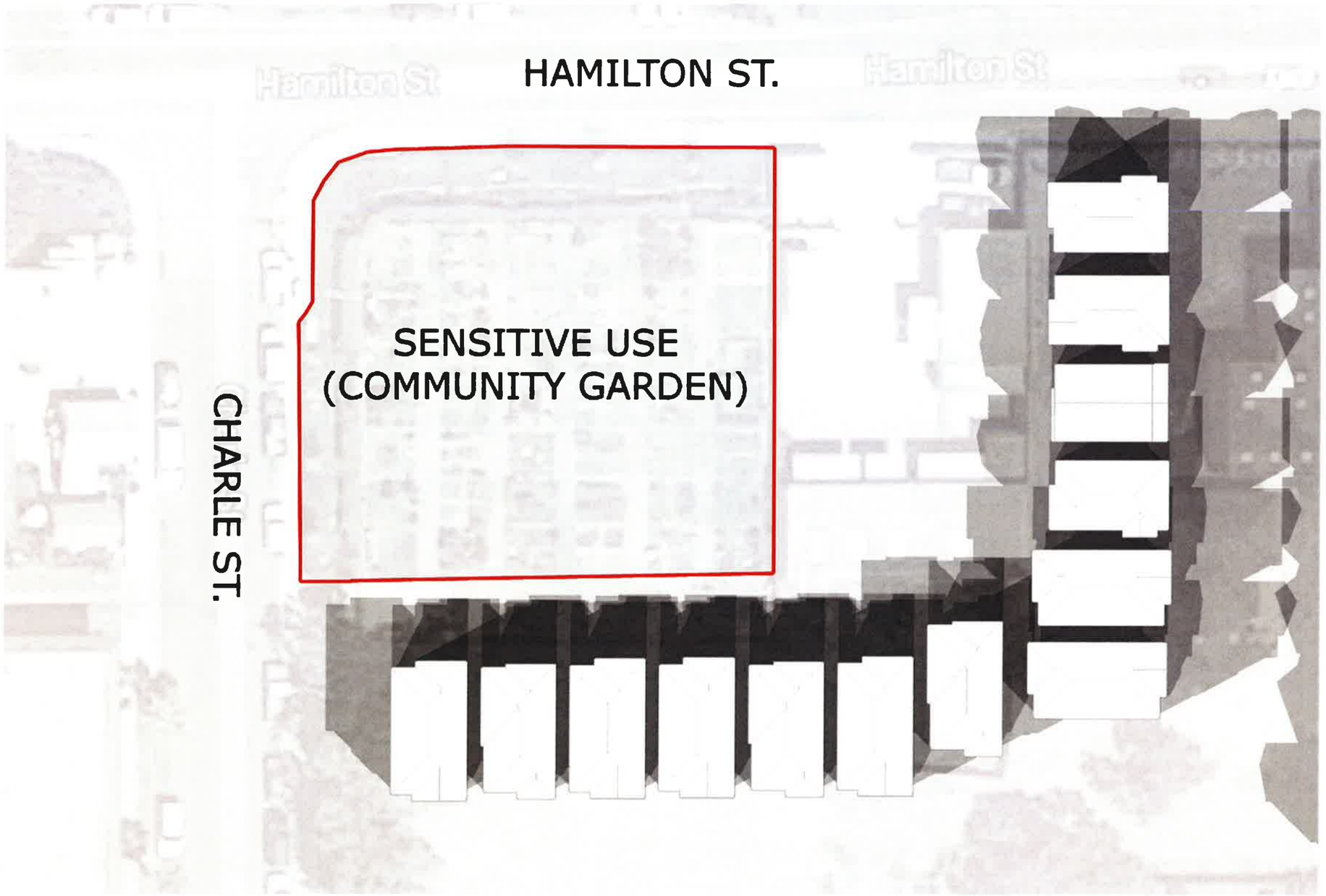
THIRD FLOOR

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.

PLAN D

Charle Street Community Garden

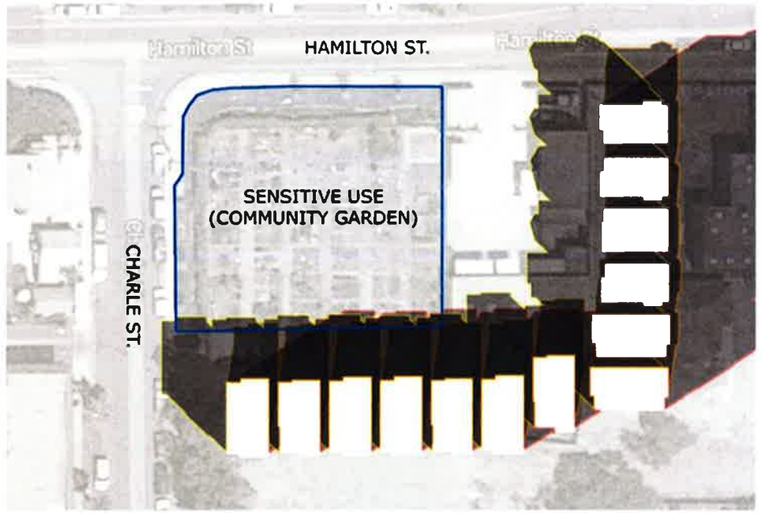
June 5, 2014



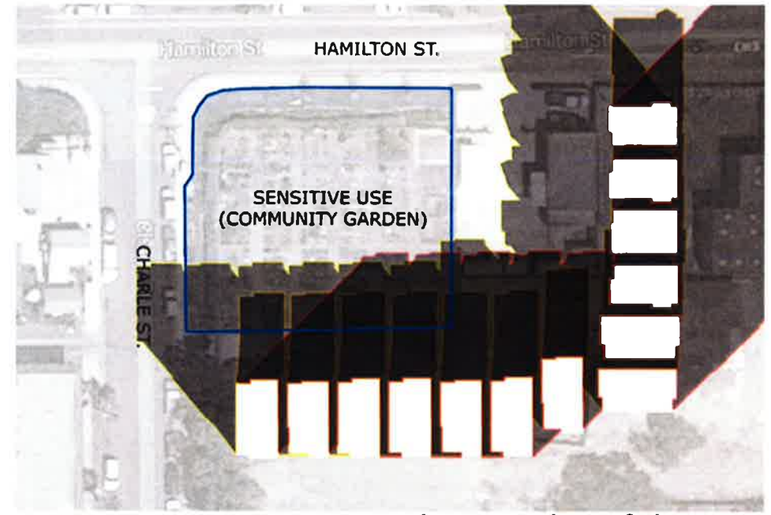
AVERAGE SHADE DURATION (10AM-3PM)

Community Gardens

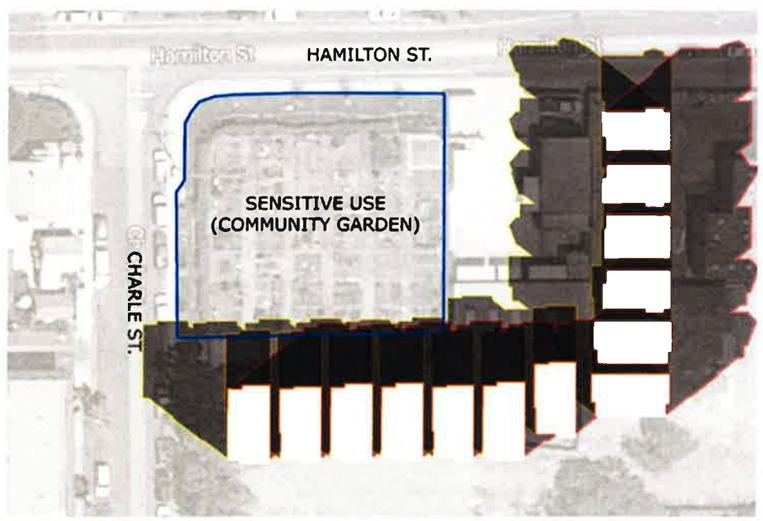
Note use of existing shaded area



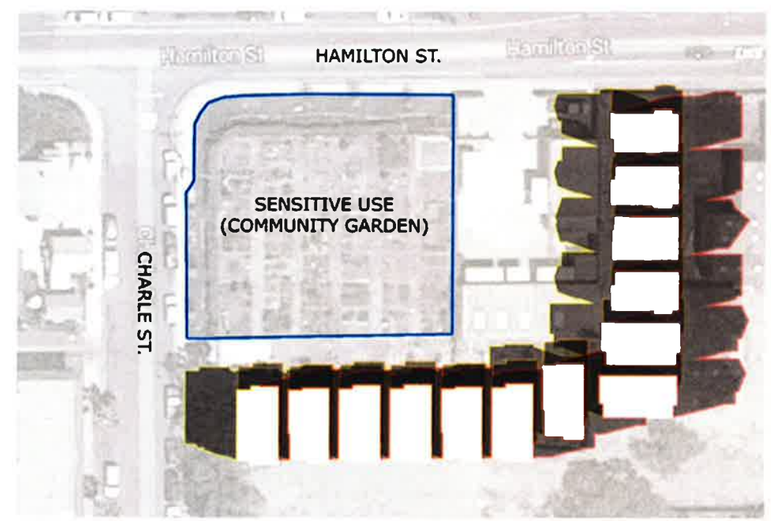
OCTOBER 21 (9AM, 12PM, 3PM)



DECEMBER 21 (9AM, 12PM, 3PM) shortest day of the year



FEBRUARY 21 (9AM, 12PM, 3PM)



APRIL 21 (9AM, 12PM, 3PM)

9AM SHADOW
12PM SHADOW
3PM SHADOW
SENSITIVE USE

CITY COMMONS, COSTA MESA

THREE-HOUR SENSITIVE USE SHADE & SHADOW ANALYSIS

06/04/2014

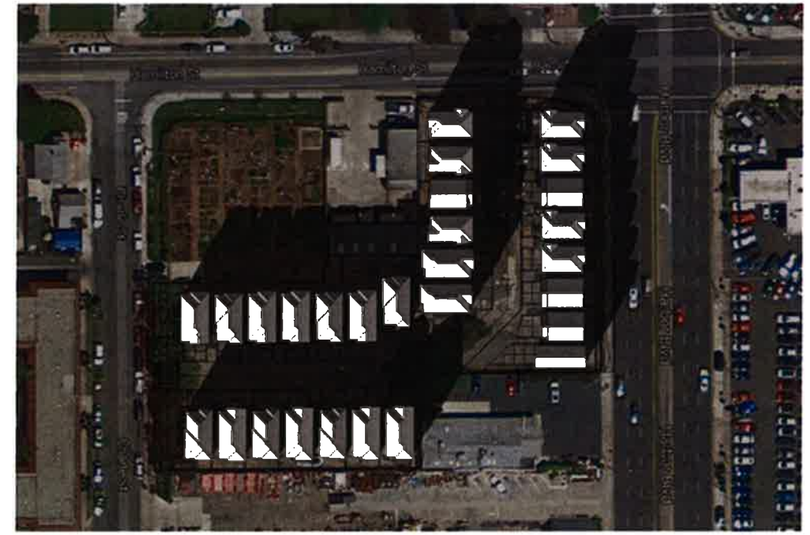
South Coast

LIM CHANG ROHLING & ASSOCIATES LCRA

10AM JUNE 21

10AM DEC 21

2PM JUNE 21



2PM DEC 21

CITY COMMONS, COSTA MESA

SHADE & SHADOW ANALYSIS

04/30/2014

South Coast

LIM CHANG ROHLING & ASSOCIATES LCRA