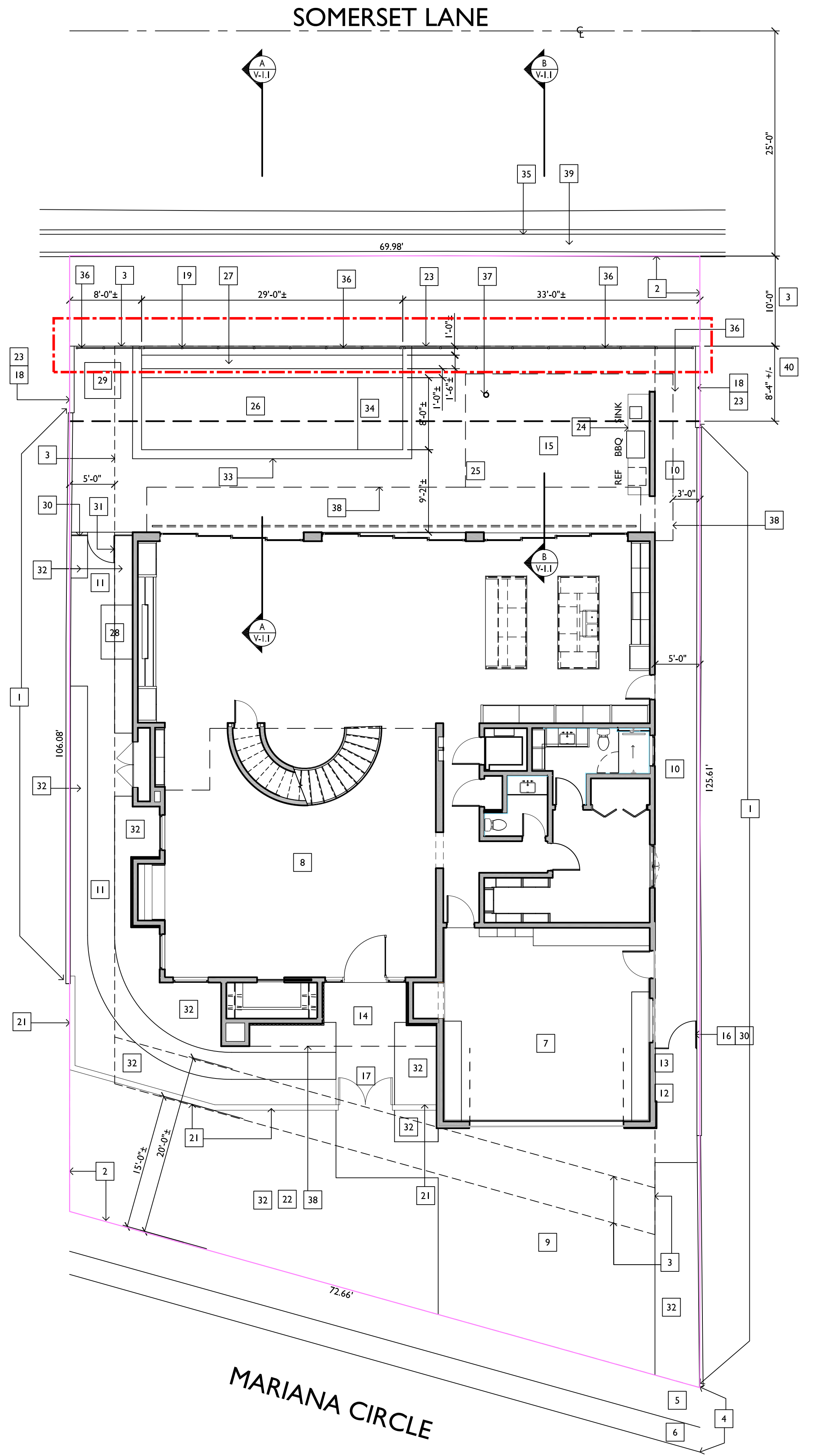




SOMERSET LANE

MARIANA CIRCLE



SITE PLAN

1/8" = 1'-0"

PROPOSED VARIANCE

THE PROPOSED VARIANCE IS TO HAVE A FENCE WITH A GREATER HEIGHT THAN 42" WITHIN THE REQUIRED 15'-0" SETBACK FROM PROPERTY LINE ALONG SOMERSET LANE

SITE PLAN KEYED NOTES

- (E) BOUNDARY FENCE
- PROPERTY LINE
- SETBACK
- (E) RIGHT OF WAY
- (E) SIDEWALK
- (E) ROLL CURB
- PROPOSED TWO CAR GARAGE
- PROPOSED TWO STORY SINGLE FAMILY DWELLING
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED CONCRETE WALKWAY
- PROPOSED DECOMPOSED GRANITE WALKWAY
- PROPOSED ELECTRIC SERVICE AND PANEL
- PROPOSED GAS METER
- PROPOSED COVER PORCH
- PROPOSED COVERED PATIO
- PROPOSED 3'-0" X 5'-0" HIGH GATE
- PROPOSED (2) 3'-0" X 6'-0" HIGH GATE
- (N) 5'-0" MIN HIGH CMU WALL
- GLASS POST
- PROPOSED A/C CONDENSER
- PROPOSED 6'-0" HIGH STUCCO OVER CMU WALL
- FRONT YARD SHALL BE 40% LANDSCAPED AREA
- PROPOSED RETAINING WALL PER STRUCTURAL PLANS
- PROPOSED BBQ CABINET
- PROPOSED CONCRETE PATIO
- PROPOSED POOL UNDER SEPARATE PERMIT
- PROPOSED VANISHED EDGE TROUGH
- PROPOSED POOL EQUIPMENT (UNDER SEPARATE PERMIT)
- PROPOSED STORMWATER BIOFILTRATION SYSTEM
- PROPOSED SOLID 5'-0" MIN FENCE
- PROPOSED SOLID 3'-0" WIDE X 5'-0" GATE
- PROPOSED PLANTER
- PROPOSED 12" POOL COPING
- BAJA SHELF (UNDER SEPARATE PERMIT)
- (E) CURB AND GUTTER
- GLASS RAILING (TEMPERED GLASS) AS POOL FENCING
- COLUMN PER STRUCTURAL PLAN
- PROJECTED OVER HANG
- (E) SIDEWALK
- PROPOSED PAD EXTENSION

OCTOBER 5 FINE HOME BUILDERS
932 PALO VERDE AVENUE, LONG BEACH, CA 90815
OFFICE 562.494.7453
LICENCE # 951178

HOANG NEW RESIDENCE
16542 MARIANA CIR
HUNTINGTON BEACH, CA 92649

SITE PLAN

Jim Brophy

DATE 2-26-2025
SCALE
DRAWN
JOB #
SHEET NO.

V-1.0



D



A



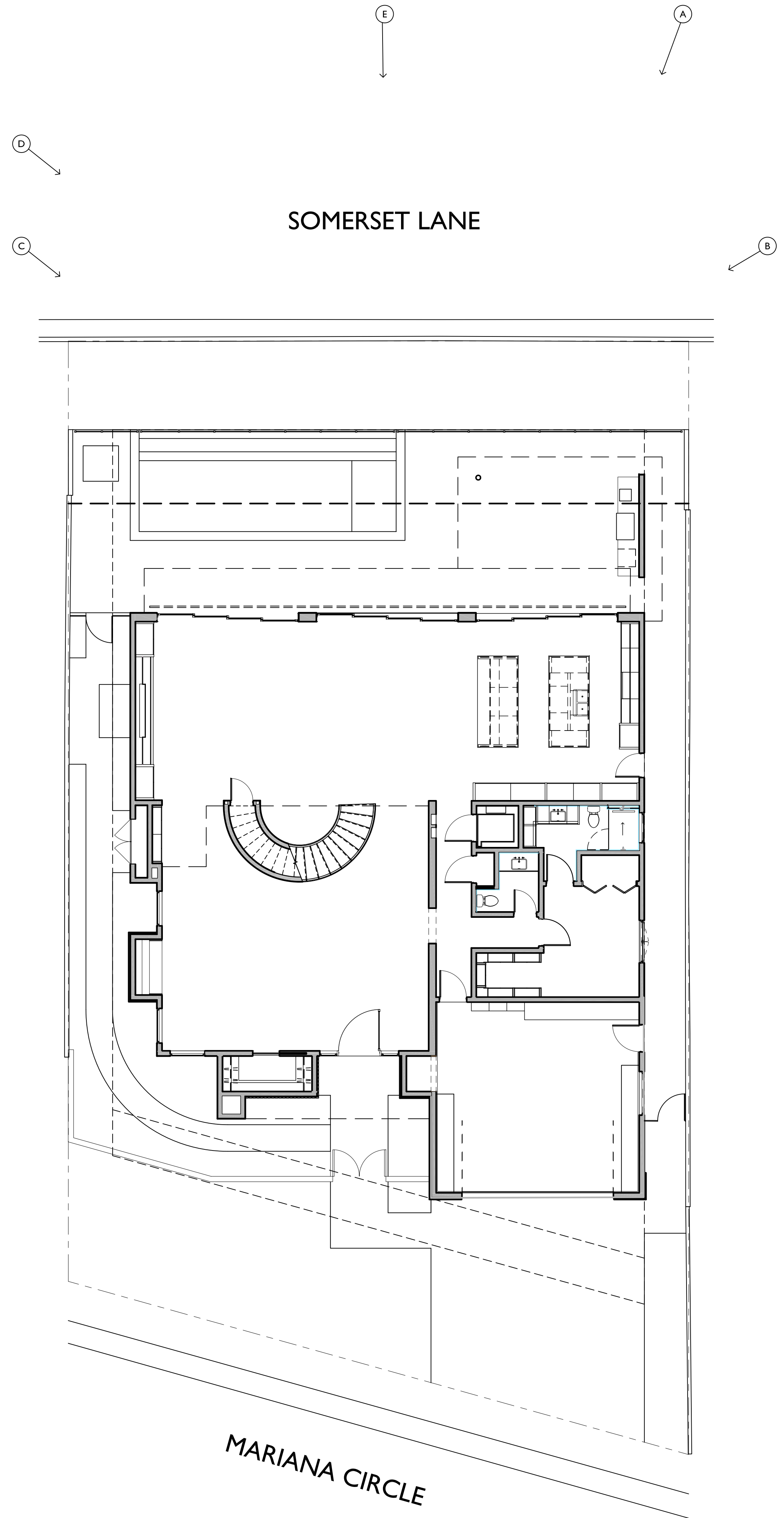
E



B



C



SOMERSET LANE

MARIANA CIRCLE

PHOTO SITE PLAN

1/8" = 1'-0"

REVISION LOG	
DELTA NO.	DATE
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OCTOBER 5 FINE HOME BUILDERS
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OFFICE 562.494.7453
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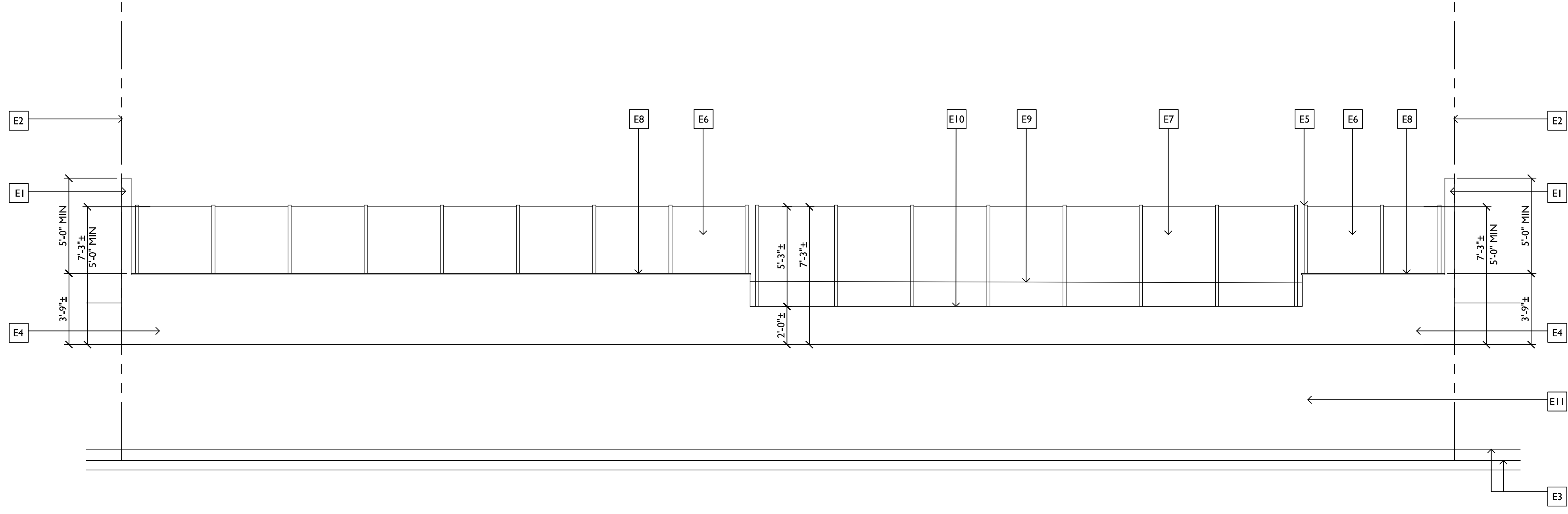
HOANG NEW RESIDENCE
16542 MARIANA CIR
HUNTINGTON BEACH, CA 92649

PHOTO SITE PLAN AND SITE PHOTOS

Jim Brephy

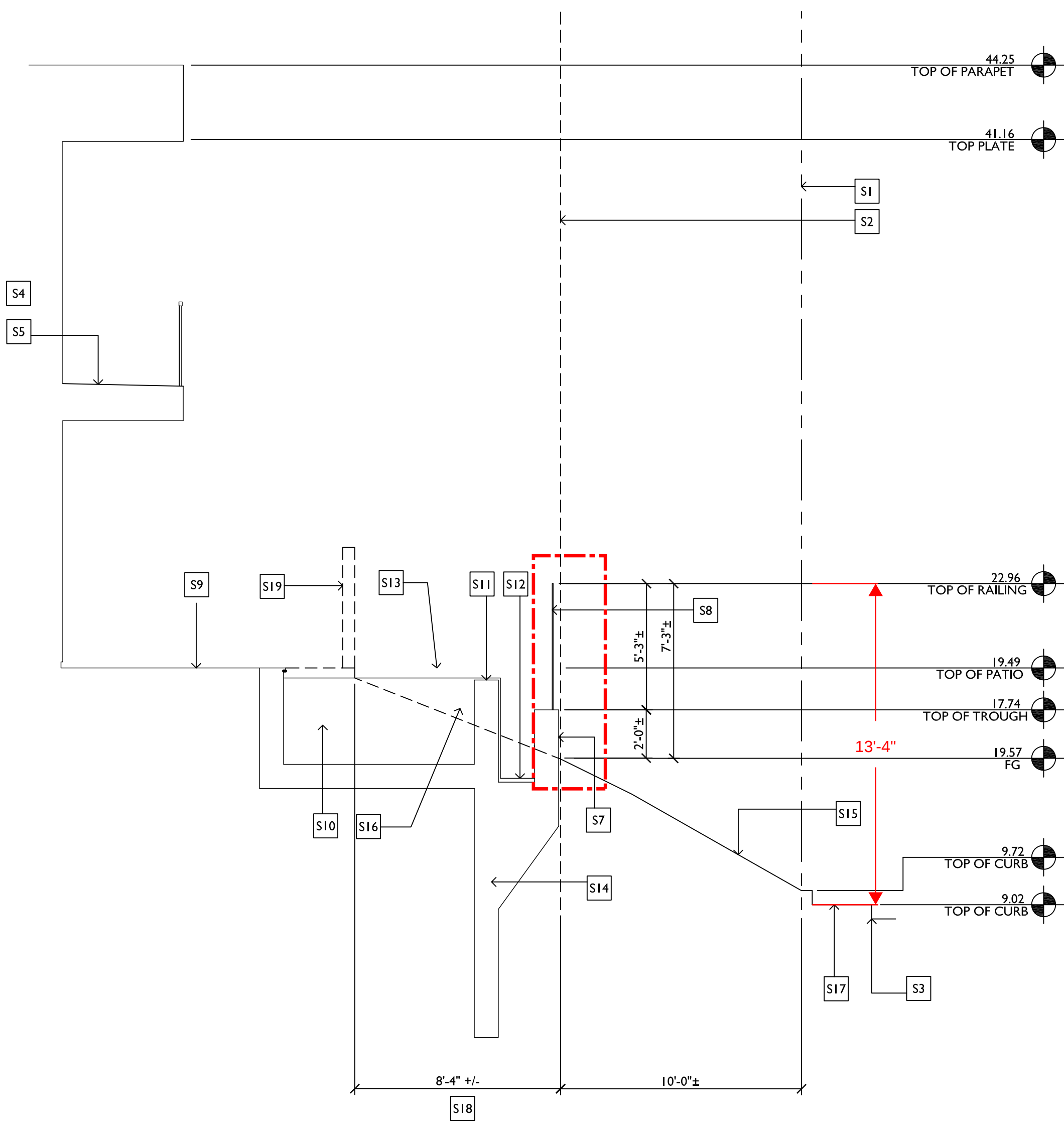
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SCALE	
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SHEET NO.	

V-1.2



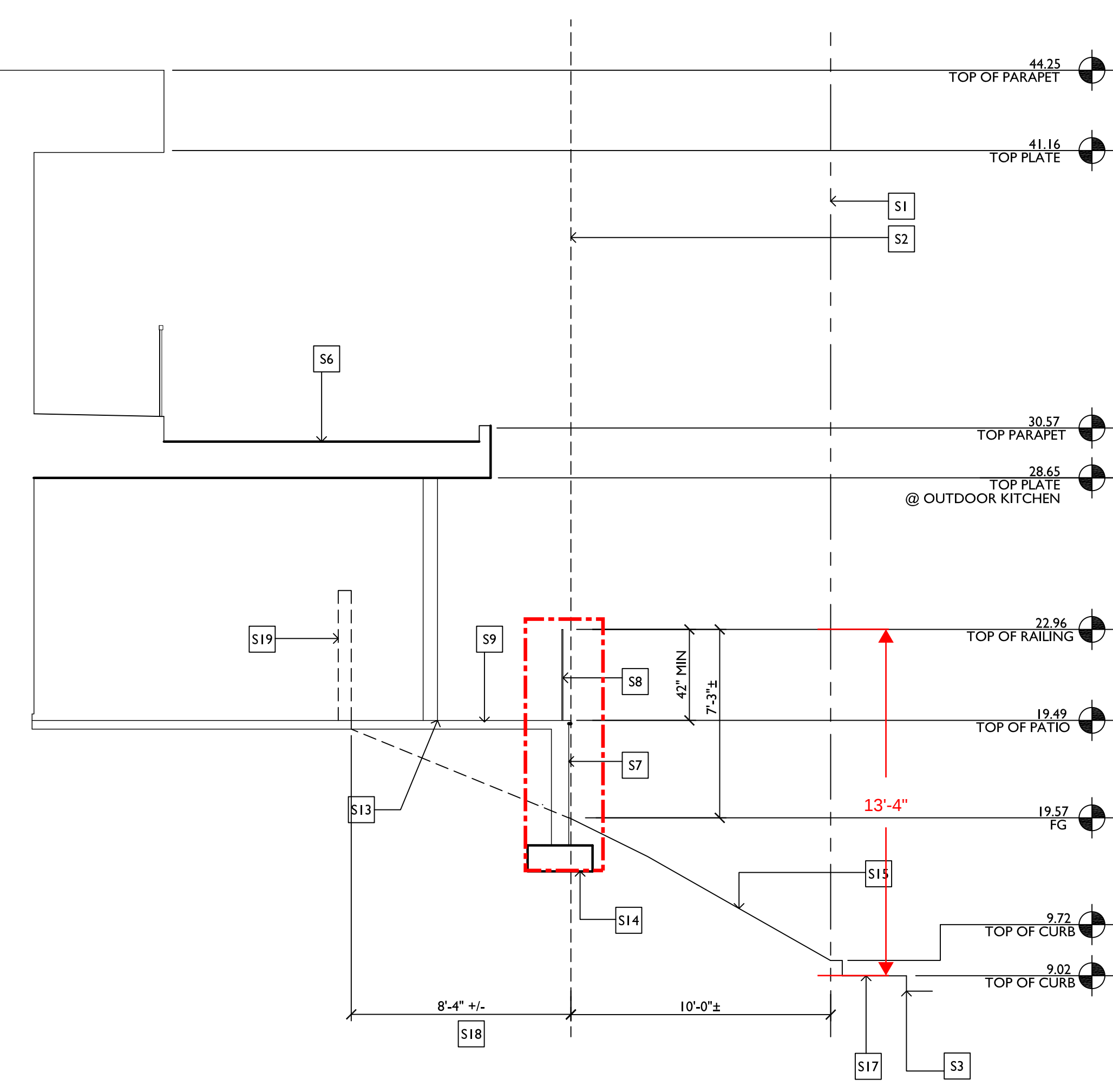
NORTHEAST ELEVATION

1/4" = 1'-0"



SECTION A-A

1/4" = 1'-0"



SECTION B-B

1/4" = 1'-0"

ELEVATION KEYED NOTES

- E1 BOUNDARY CMU WALL MIN 5'-0" HIGH
- E2 PROPERTY LINE
- E3 (E) STREET CURB
- E4 PROPOSED STUCCO OVER CMU RETAINING WALL
- E5 PROPOSED TEMPERED GLASS POST
- E6 PROPOSED TEMPERED GLASS RAILING MIN 42" HIGH AND POOL FENCING MIN 5'-0" HIGH
- E7 PROPOSED TEMPERED GLASS POOL FENCING MIN 5'-0" HIGH
- E8 PROPOSED CONCRETE PATIO
- E9 PROPOSED POOL INFINITY EDGE
- E10 PROPOSED VANISHED EDGE TROUGH
- E11 (E) SLOPED GRADE

SECTION KEYED NOTES

- S1 PROPERTY LINE
- S2 SETBACK
- S3 (E) STREET CURB
- S4 PROPOSED TWO STORY SINGLE FAMILY DWELLING
- S5 PROPOSED SECOND FLOOR BALCONY
- S6 PROPOSED COVERED PATIO ROOF
- S7 PROPOSED STUCCO OVER CMU RETAINING WALL
- S8 PROPOSED TEMPERED GLASS RAILING MIN 42" HIGH AND POOL FENCING MIN 5'-0" HIGH
- S9 PROPOSED CONCRETE PATIO
- S10 PROPOSED POOL
- S11 PROPOSED POOL INFINITY EDGE
- S12 PROPOSED VANISHED EDGE TROUGH
- S13 EDGE OF (E) PAD
- S14 PROPOSED CONCRETE FOOTING
- S15 (E) SLOPED GRADE
- S16 REMOVE (E) GRADE
- S17 (E) SIDEWALK
- S18 PROPOSED PAD EXTENSION
- S19 REMOVE (E) BOUNDARY WALL

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HUNTINGTON BEACH, CA 92649

ELEVATIONS AND SECTIONS

Jim Brophy

DATE 2-26-2025
SCALE
DRAWN
JOB #
SHEET NO.

V-1.1