



Alan Ray
Architecture
580 Explorer Street Unit B
Brea, CA 92821
P: (714) 493-1262

Stamp:

A Proposed Addition and Remodel To:
COMMON GROUND
17192 Oak Lane, Huntington Beach, CA 92647



Project Engineer:

Project Title:

A Proposed Addition
and Remodel For:

**COMMON
GROUND**

17192 Oak Lane
Huntington Beach, CA. 92647

Sheet Title:

TITLE SHEET

Variance 24-004 / Conditional Use Permit No. 24-018 (17192 Oak Lane)
ZONING CONFORMANCE MATRIX

SUBJECT	CODE SECTION	REQUIRED	PROPOSED
Setbacks - Front Yard	210.06	Min: 15 ft	15 ft
Setbacks - Back Yard	210.06	Min: 15 ft	160 ft
Setbacks - N Side Yard	210.06	Min: 5 ft	16 ft
Setbacks - S Side Yard	210.06	Min: 5 ft	5 ft
Parking	231.04	Day care, general: 1 per staff member + 1 per classroom Min: Residential Lots 45 feet or > = One 36" box tree	3 spaces, 3 staff, no classrooms
Landscaping - Front Yard - Trees	232.08	Min: 40% of front yard Front Yard: 720 SF 40% = 288 SF	Two 36" box trees
Landscaping - Front Yard Coverage	210.07	Min: 8% of entire site Site: 11,864 SF 8% = 949 SF	480 SF
Landscaping - Total Coverage	232.08	Max: 50% coverage Site: 11,864 SF 50% = 5932 SF Max	3000 SF
Site Coverage	210.06		1,719 SF (current house + garage + proposed addition)

LEGAL DESCRIPTION

17192 Oak Lane, Huntington Beach, CA 92647

APN 165-281-12

THE SOUTH HALF OF LOT 3, IN BLOCK D OF TRACK NO. 436 IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 16, PAGE 28 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPTING THEREFROM THE EAST 150 FEET THEREOF

All designs, ideas arrangements and plans indicated by drawings and specifications are the property and copyright of the architect and shall neither be used on any other work or disclosed to any other person for any use whatsoever without written permission from Alan Ray Architecture

Scale:
Job Number:
Project Manager:
Drawn By:
Checked By:

Submission Date: 10/23/24

Stamp:

Project Engineer:

Project Title:

A Proposed Addition
 and Remodel For:

**COMMON
 GROUND**

17192 Oak Lane
 Huntington Beach, CA. 92647

Sheet Title:

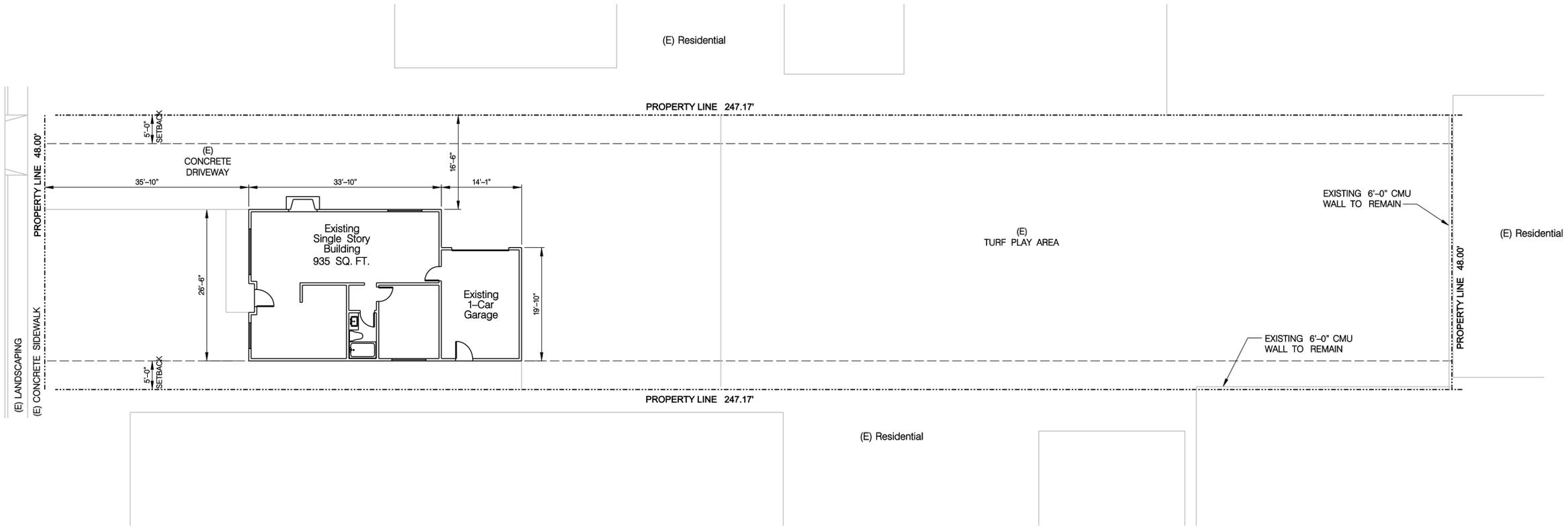
**EXISTING AND
 PROPOSED SITE
 PLANS**

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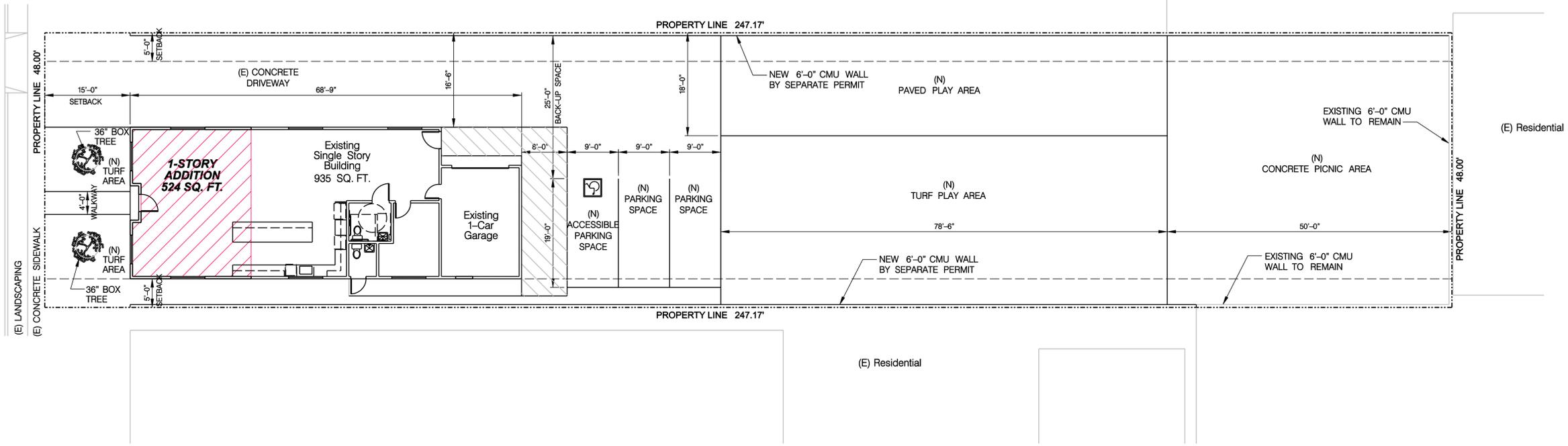
Scale:
 Job Number:
 Project Manager:
 Drawn By:
 Checked By:

Submittal Date:

Oak Lane



Oak Lane





Alan Ray
Architecture

580 Explorer Street Unit B
Brea, CA 92821
P: (714) 493-1262

Stamp:

(E) Residential

Project Engineer:

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A Proposed Addition
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COMMON
GROUND

17192 Oak Lane
Huntington Beach, CA. 92647

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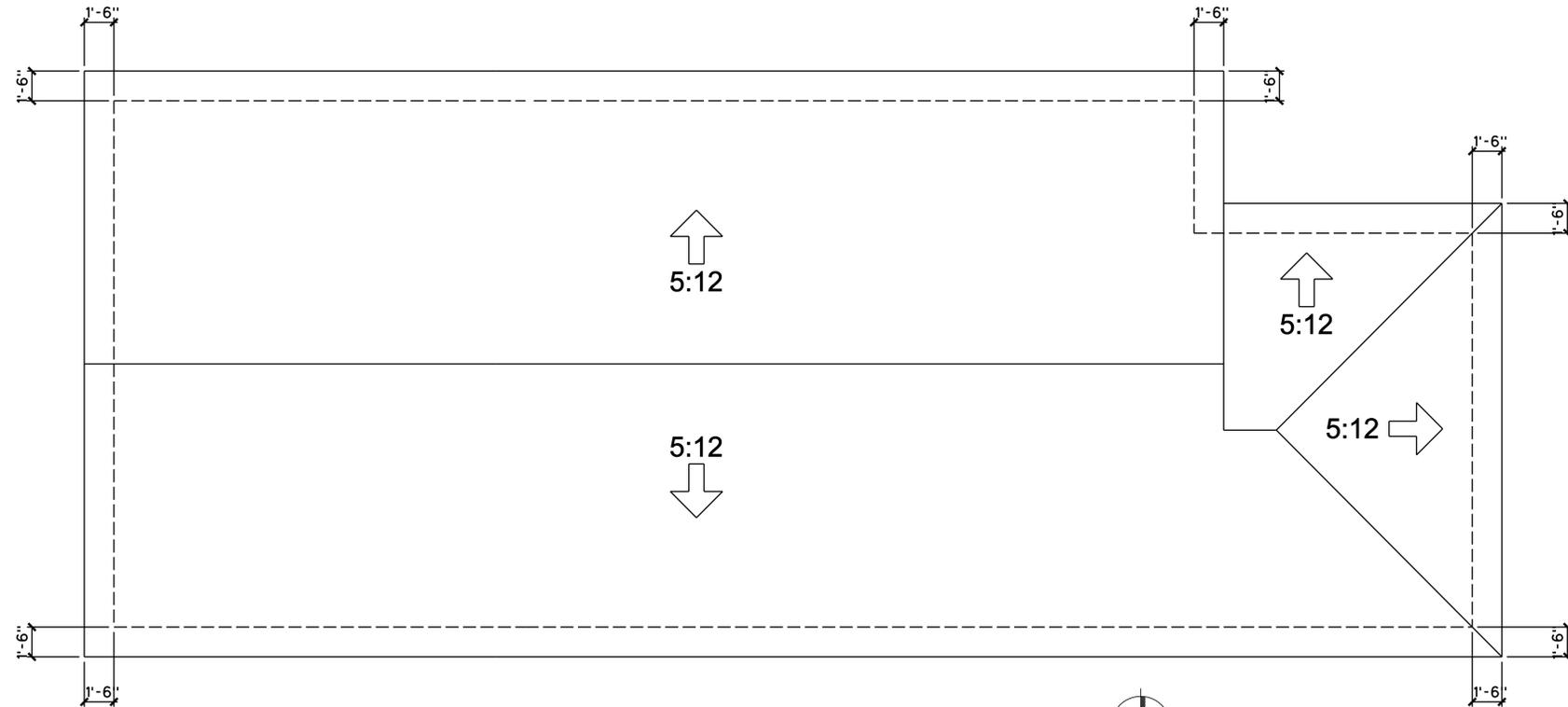
PROPOSED ROOF
AND FLOOR PLANS

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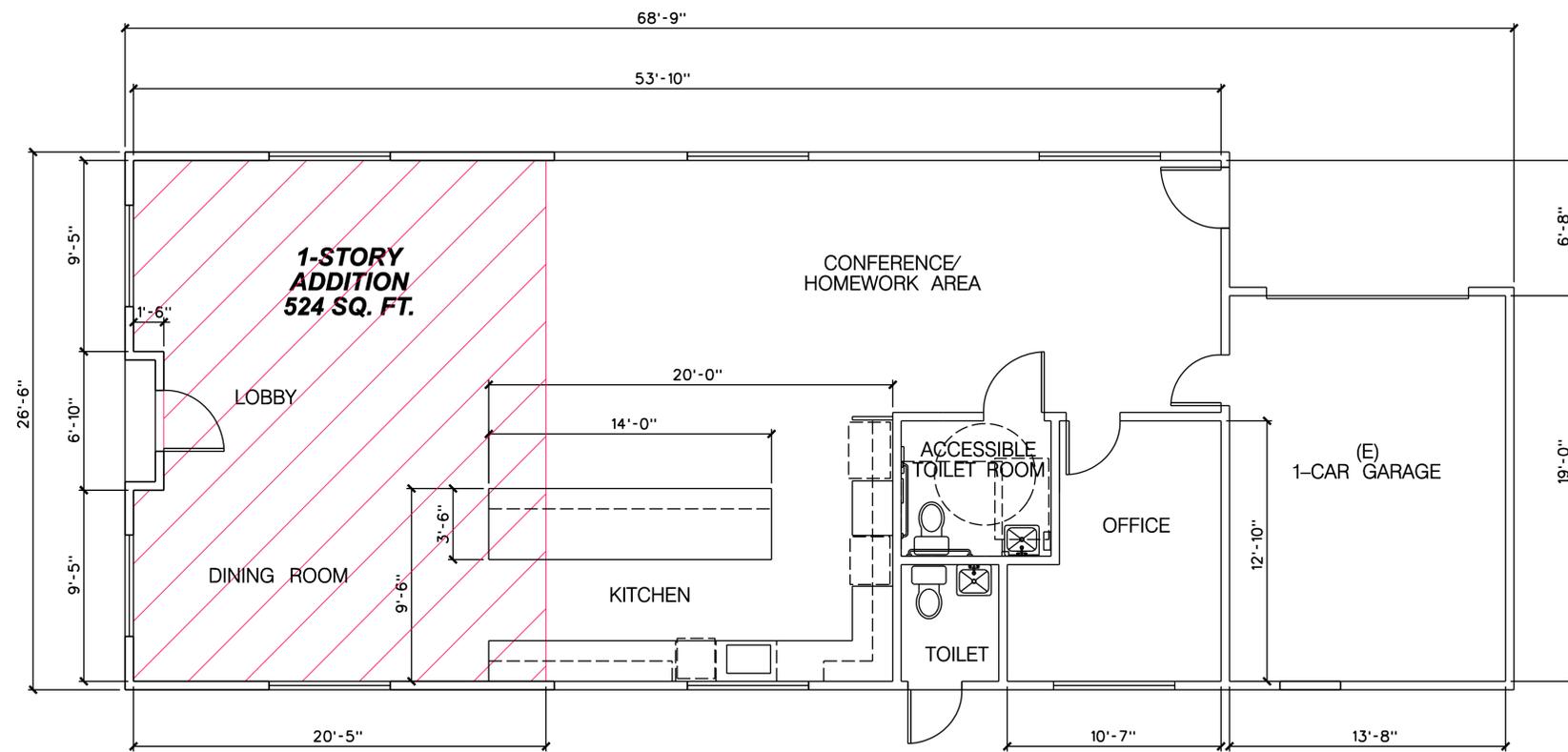
A2.1



PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"

01



PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

02

Stamp:

Project Engineer:

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Sheet Title:

EXTERIOR
ELEVATIONS

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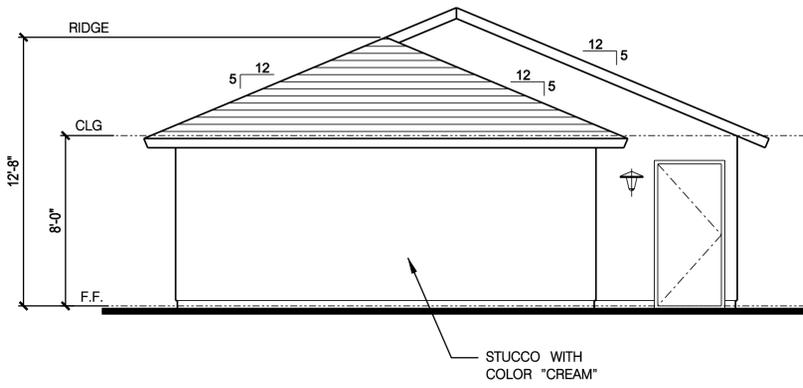
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Project Manager:

Drawn By:

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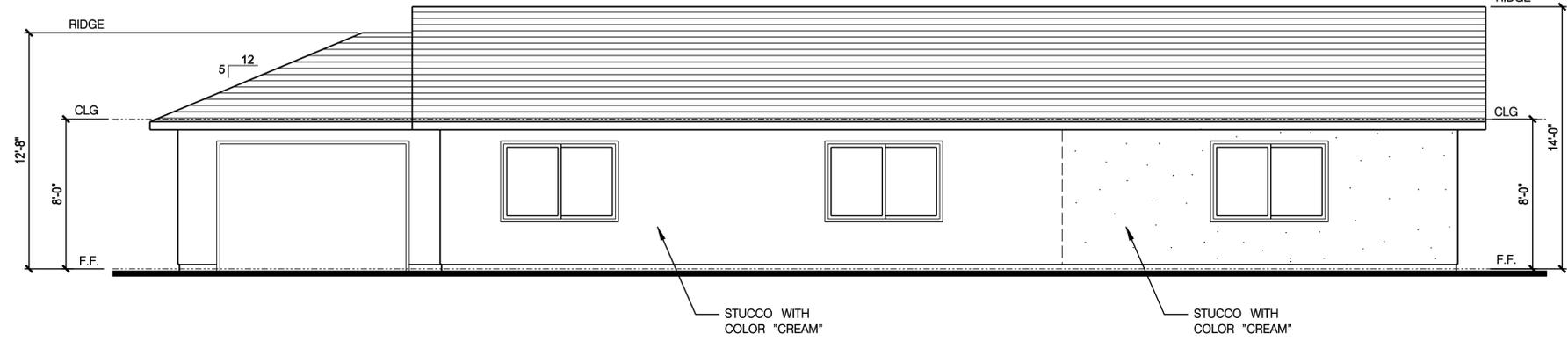
Submittal Date:



EAST ELEVATION

Scale: 1/4" = 1'-0"

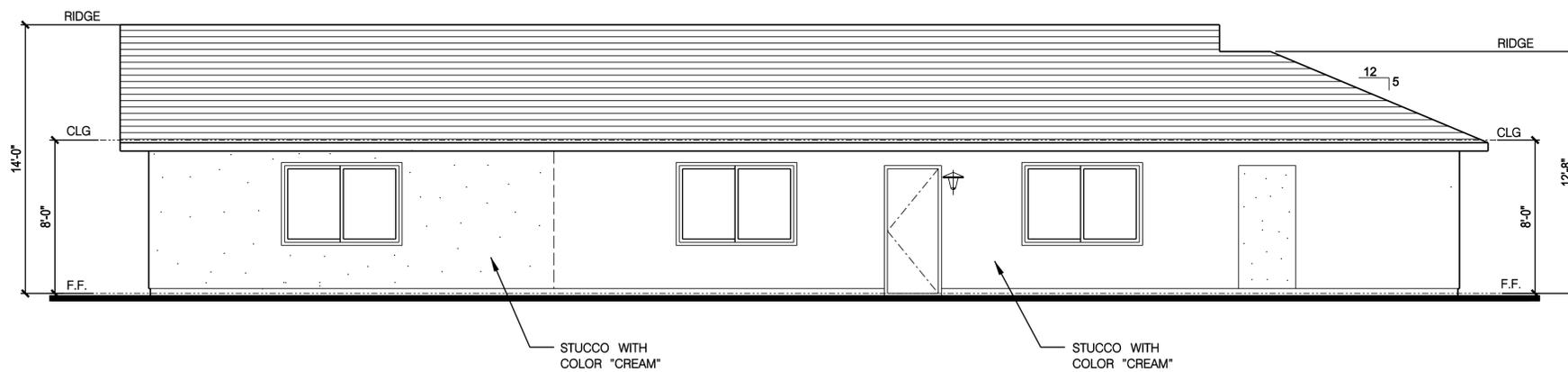
01



NORTH ELEVATION

Scale: 1/4" = 1'-0"

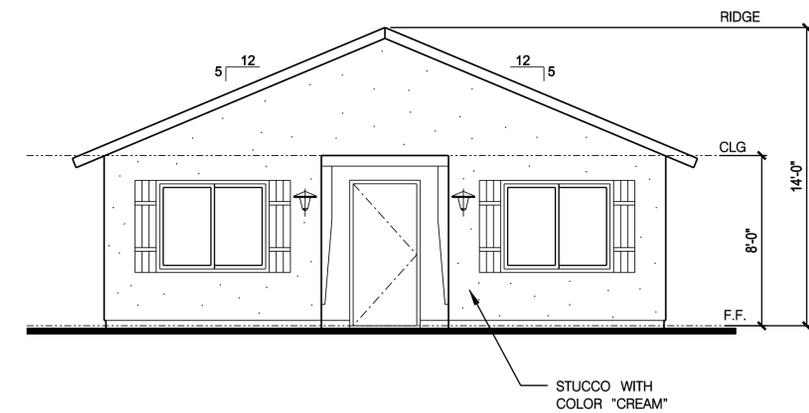
02



SOUTH ELEVATION

Scale: 1/4" = 1'-0"

03



WEST ELEVATION

Scale: 1/4" = 1'-0"

04