

17532 CAMERON LANE - HUNTINGTON BEACH

PROJECT 18 2-STORY ROW TOWNHOME UNITS
 A.P.N. 167-471-02
 LEGAL LOT 12, TRACT NO. 405, BOOK 16, PAGE 31
 MISCELLANEOUS MAPS, RECORDS OF
 ORANGE COUNTY, CALIFORNIA.
 ZONE RMH
 SITE AREA 40,921 S.F. (BEFORE 10' DEDICATION)
 DENSITY 19.2 DU/ACRE (2,273 SF/UNIT, 1,742 SF/UNIT ALLOWED)
 TYPE R-3 OCCUP. CRC TOWNHOMES, TYPE VB, 13D SPRINKLERS

DWELLING UNIT SUMMARY
 PLAN 1 - 8 UNITS 2 BDRM 1,272 S.F.
 PLAN 2 - 10 UNITS 3 BDRM 1,432 S.F.

PARKING SUMMARY
 18 UNITS @ 2.0 STALL/U = 36 STALLS REQUIRED
 PARKING RATIO PER SECTION 230.14

2 CAR GARAGES 36 STALLS PROVIDED
 OPEN GUEST (P1-P10) 10 STALLS (9' X 19' W/ 2' OVERHANG TYP.)
 STALLS PROVIDED = 46 TOTAL (2.5 STALLS/UNIT)

AFFORDABLE UNIT SUMMARY
 AFFORDABLE UNITS PROPOSED - UNITS 8 & 15 - 10% MODERATE

OPEN SPACE SUMMARY
 TOTAL RESIDENTIAL FLOOR AREA 24,496 S.F.
 TOTAL OPEN SPACE REQ'D (25%) 6,124 S.F. (SEC. 201.06-O-1)

PRIV. YARDS PROVIDED - (SEC. 201.06-O-2)
 PL 1 250 S.F. X 7 UNITS W/ 70 SF PATIO - 10' DIM 1,750 S.F.
 PL 1 670 S.F. X 1 UNIT W/70 SF PATIO - 10' DIM 670 S.F.
 PL 2 640 S.F. X 1 UNITS W/ 70 SF PATIO - 10' DIM 640 S.F.
 PL 2 300 S.F. X 9 UNITS W/ 70 SF PATIO - 10' DIM 2,700 S.F.
 TOTAL PRIVATE YARDS PROVIDED 5,760 S.F.

COMMON REC AREA (SEC 201.06-O-3) 525 S.F.

TOTAL OPEN SPACE PROVIDED 6,285 S.F.

ZONING CONFORMANCE MATRIX

SUBJECT	CODE SEC.	PROVIDED	REQUIRED
PARKING	231.04	46 STALLS	36 STALLS
BLDG HEIGHT	210.06	27'-6" (BL. A, B, C) 27'-10" (BL. D)	35'
F.A.R.	210.06	NOT APPLICABLE	
LOT COVERAGE	210.06	43%	50%
OPEN SPACE	210.06 (O)	SEE DETAIL CALC. ABOVE	
FRONT SETBACK	210.06-E	15'	15' (> 8 UNITS)
SIDE SETBACK	210.06-G	10' (1ST FLR) 8'-6" (2ND FLR)	5'
REAR SETBACK	201.06-J	10'-0"	10' (<25' WALL HT)
BLDG WALLS	210.06-I	20'-0" (2 STORY)	25'

- ACCESSIBLE PATH OF TRAVEL
- ADJACENT PROPERTY WINDOW LOCATIONS
- A/C CONDENSER, LOCATE IN PRIVATE YARD

SITE PLAN KEYNOTES

1. PROPERTY LINE
2. FIRE LANE
3. STANDARD OPEN PARKING STALL - 9' X 19' (TYP.)
4. VAN ACCESSIBLE STALL 9' X 18' W/ MIN. 8' LOADING ZONE
5. 2 CAR GARAGE PER UNIT PLANS
6. FUTURE EV STALLS PER CGBSC 4.106.4.1 (TYP. @ GARAGES)
7. 2-STORY TOWNHOME BLDG. (TYP.)
8. RECREATION AREA - REFER TO LANDSCAPE PLANS
9. PERIMETER BLOCK WALL
10. PRIVACY FENCE - REFER TO LANDSCAPE PLANS
11. PRIVATE YARD W/ PATIO (TYP. ALL UNITS)
12. ENHANCED PAVERS
13. LINE OF 2ND FLOOR ABOVE
14. AC CONDENSER - LOCATED WITHIN PRIVATE FENCED YARD AREA
TYPICAL TO PROVIDE REQUIRED SCREENING

HUNTINGTON BEACH, CA

17532 CAMERON LANE - ROW TOWNHOMES

SITE PLAN



HUNTINGTON BEACH, CA

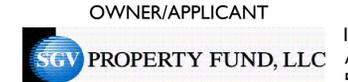
17532 CAMERON LANE - ROW TOWNHOMES

PROJECT PERSPECTIVES



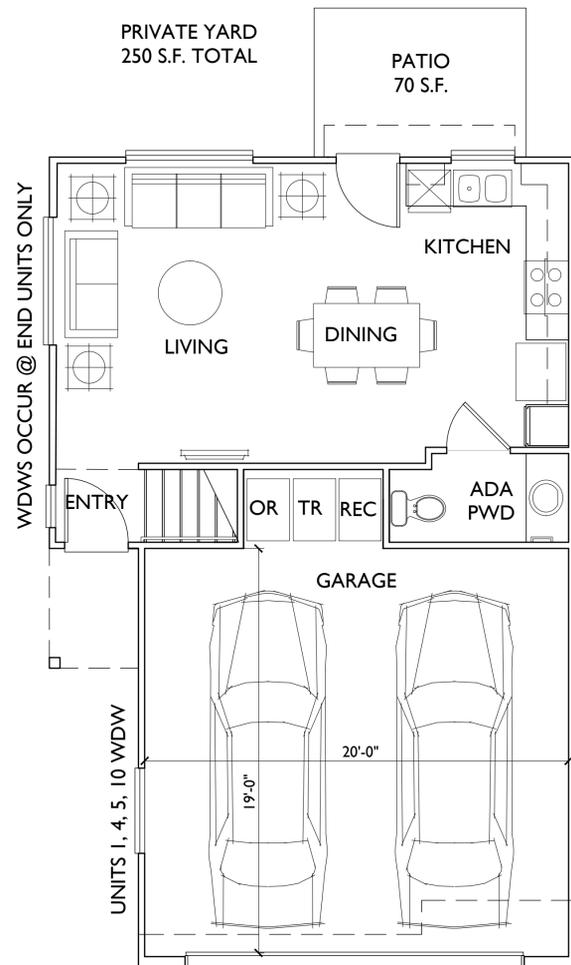
5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

Scale | N.T.S. |
AUG 06, 2021

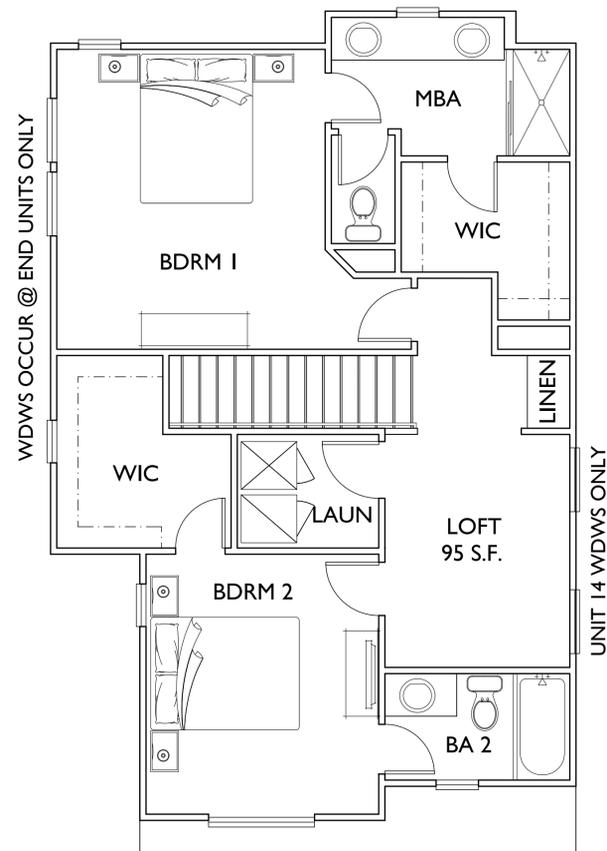


119 E. St Joseph St
Arcadia, CA 91006
562-400-4473.

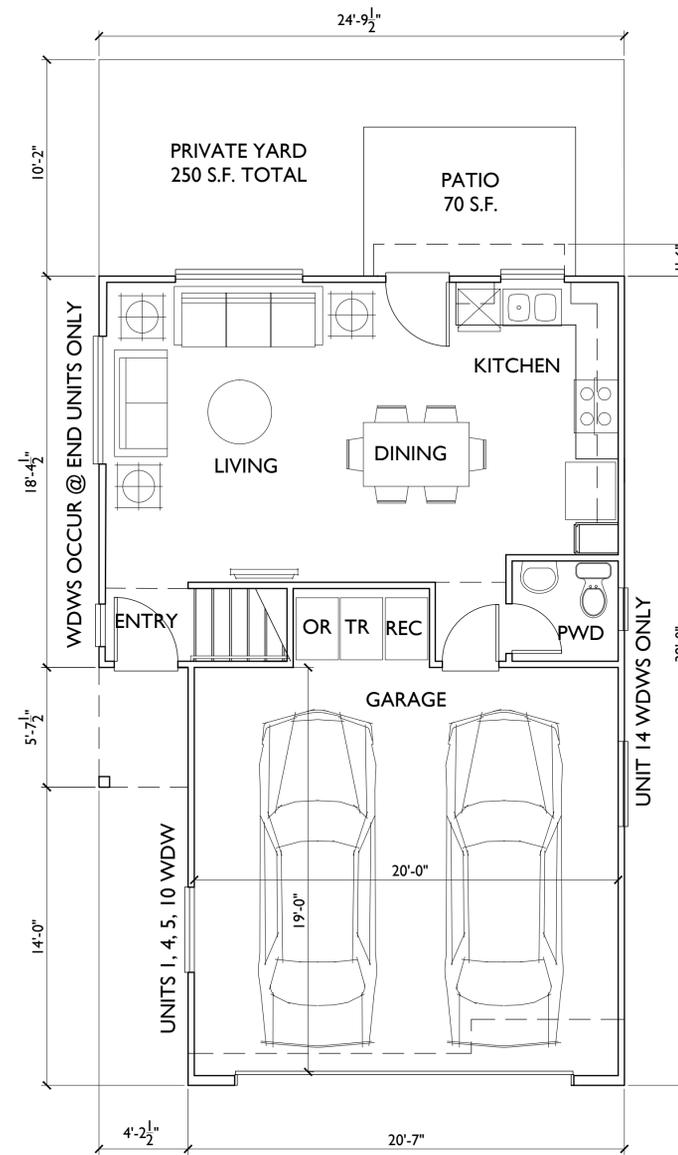
A-1



FIRST FLOOR PLAN - ADAPTABLE

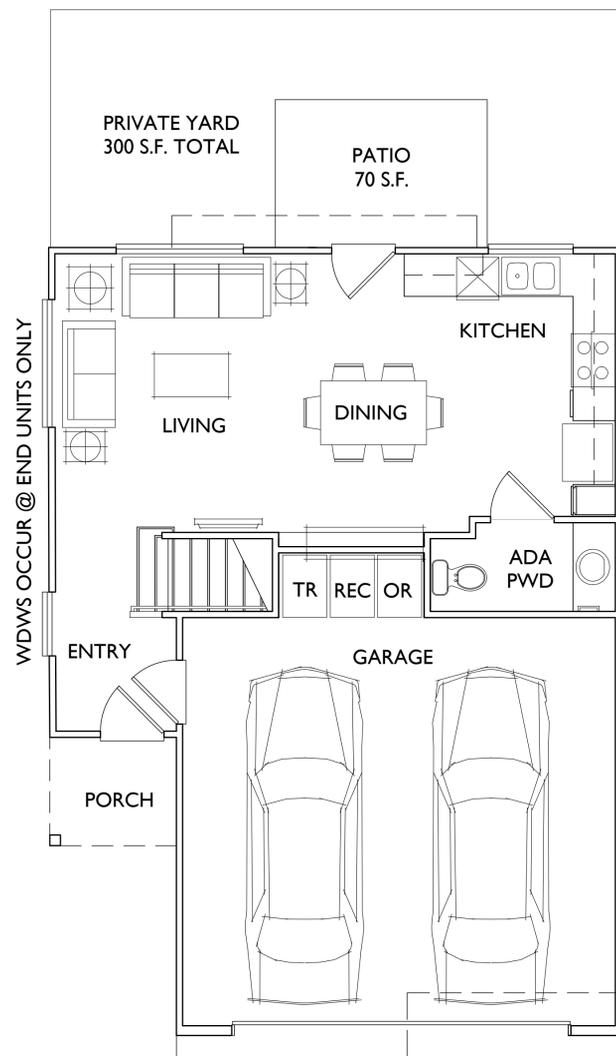


SECOND FLOOR PLAN

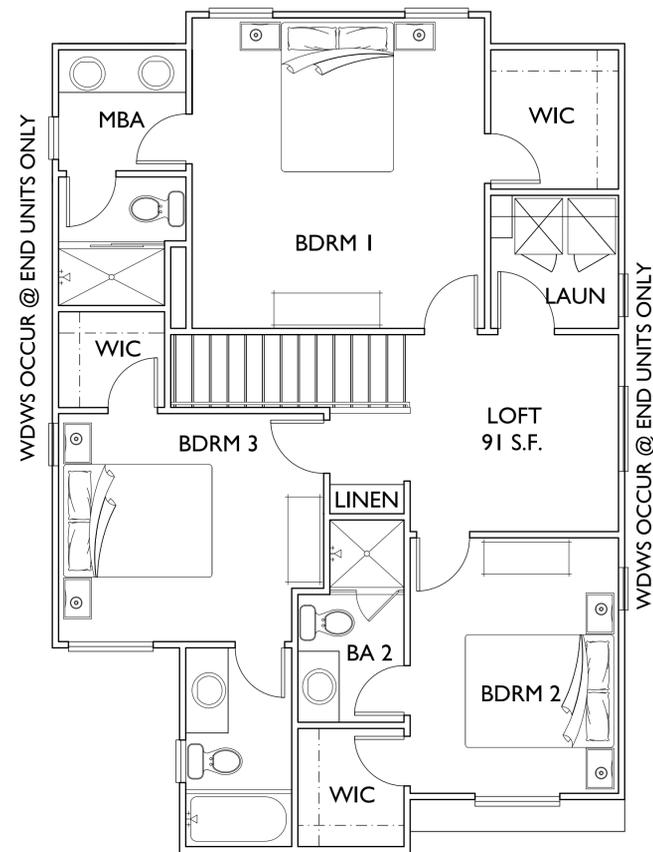


FIRST FLOOR PLAN

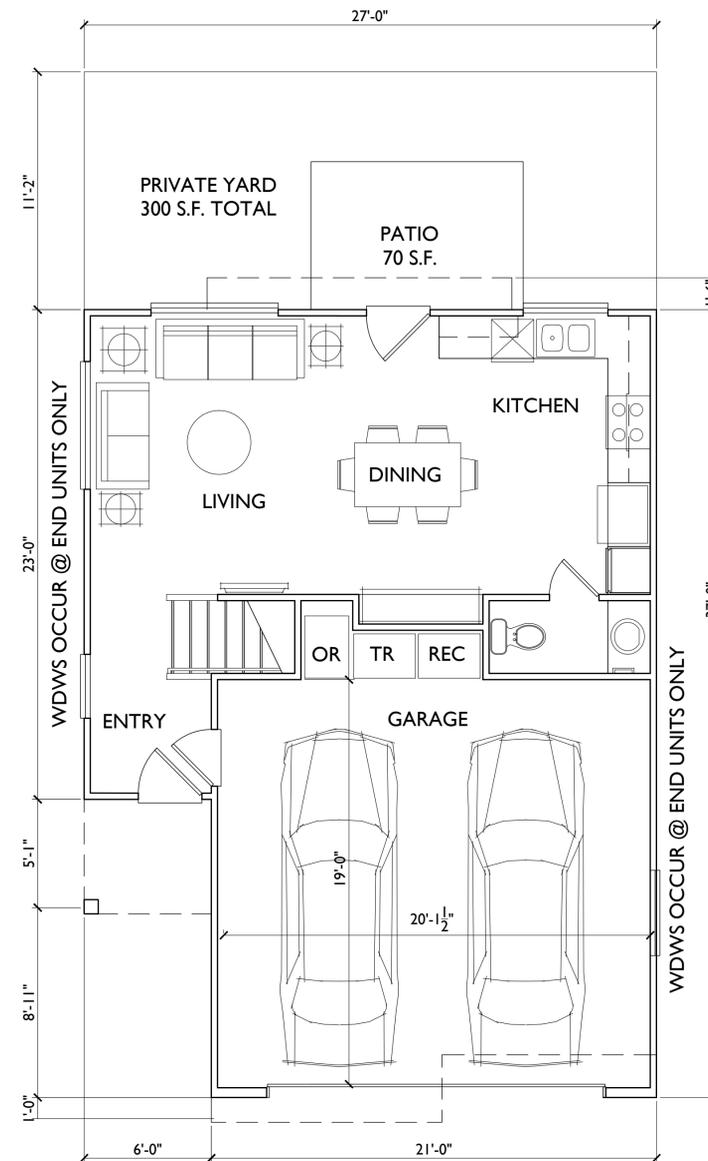
PLAN I - 2BD
1,272 S.F.



FIRST FLOOR PLAN - ADAPTABLE

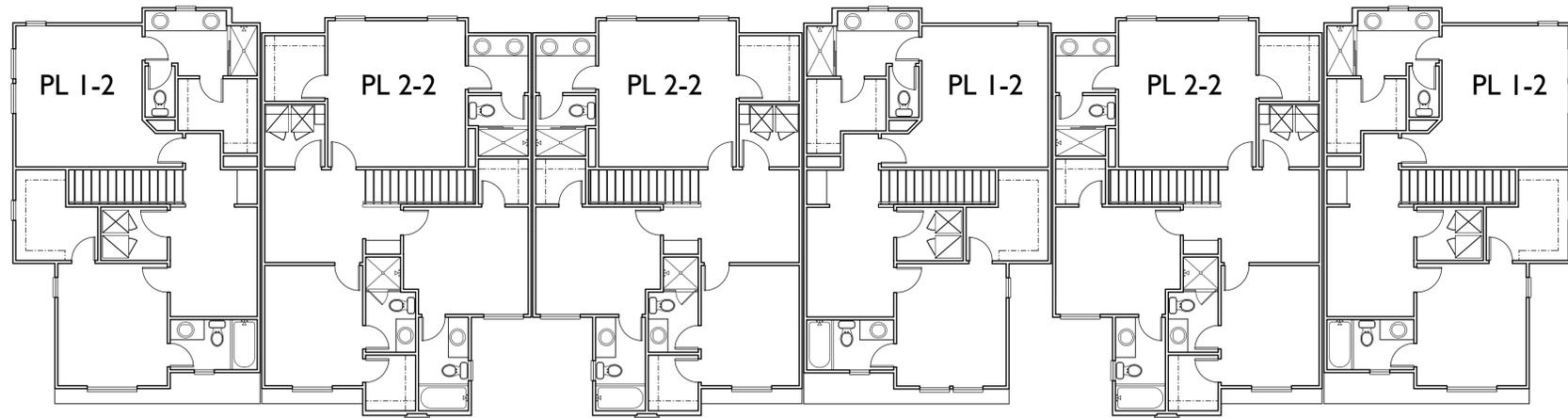


SECOND FLOOR PLAN

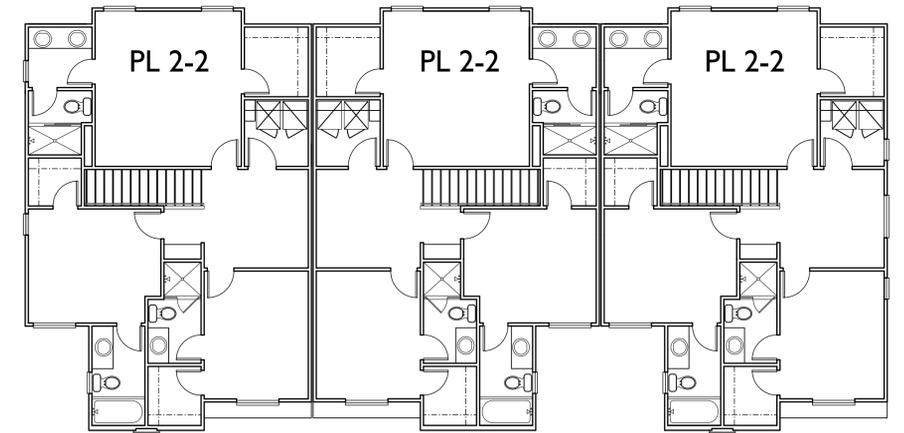


FIRST FLOOR PLAN

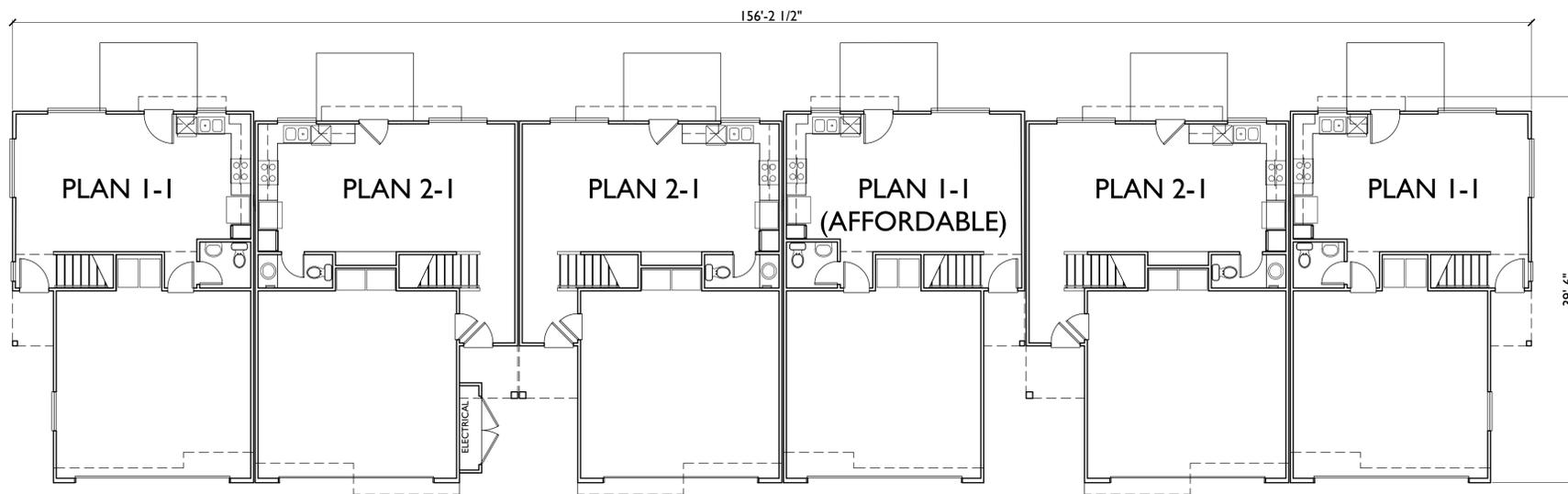
PLAN 2 - 3BD
1,432 S.F.



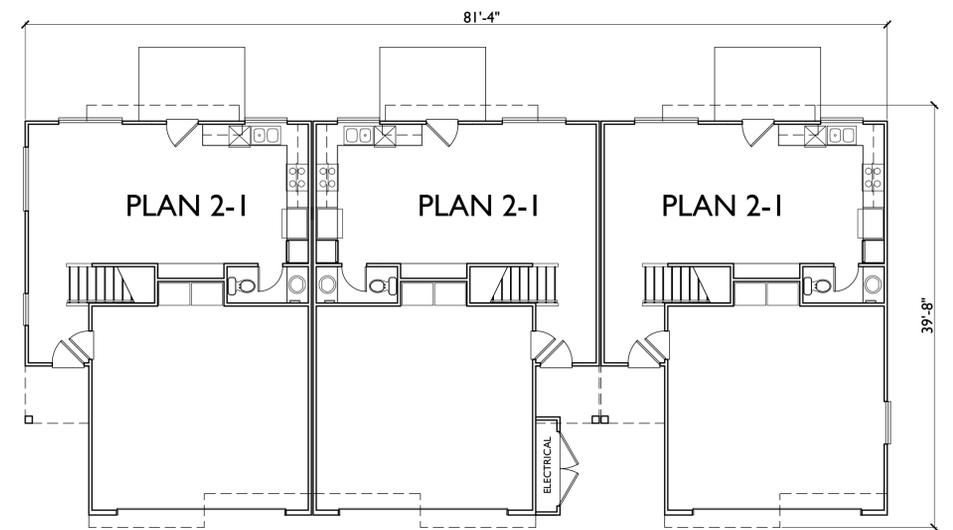
BUILDING D SECOND FLOOR



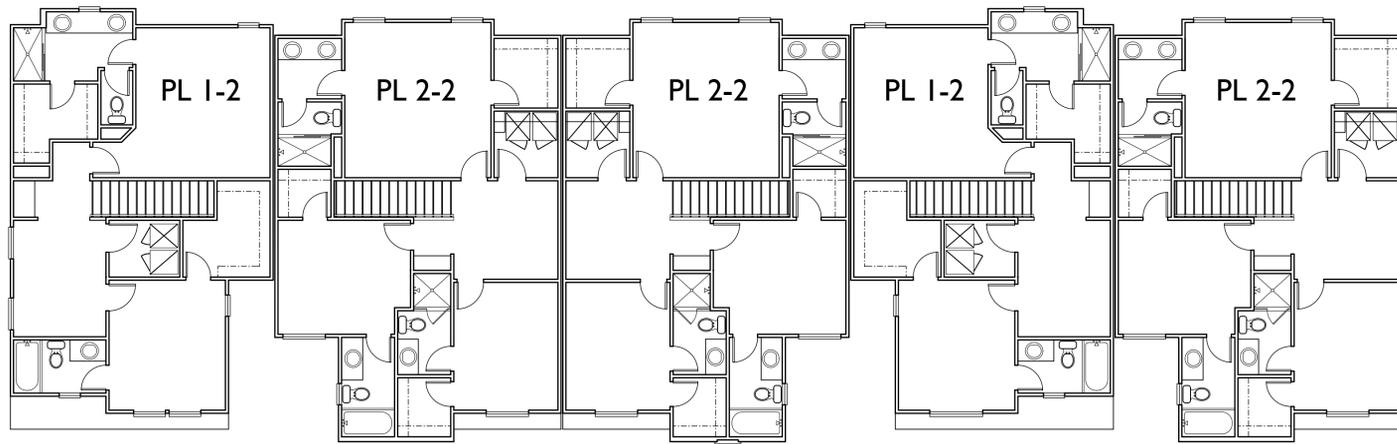
BUILDING A SECOND FLOOR



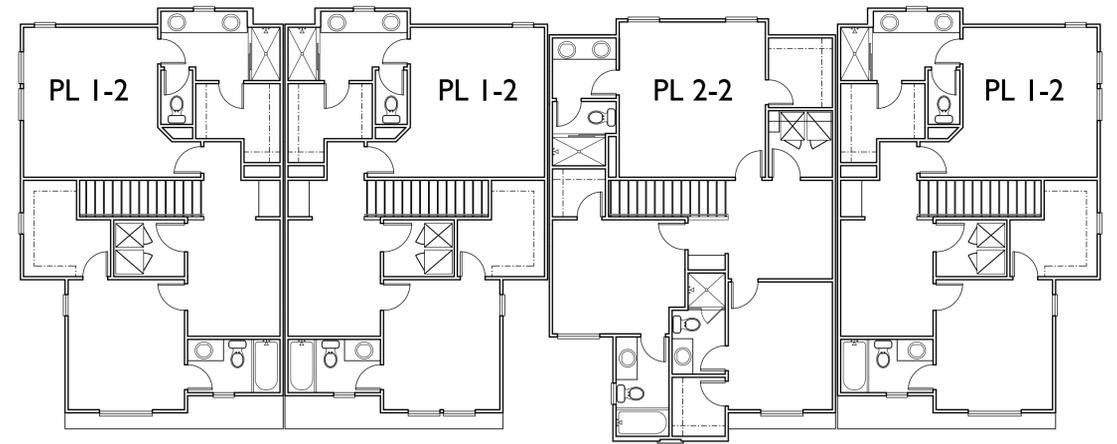
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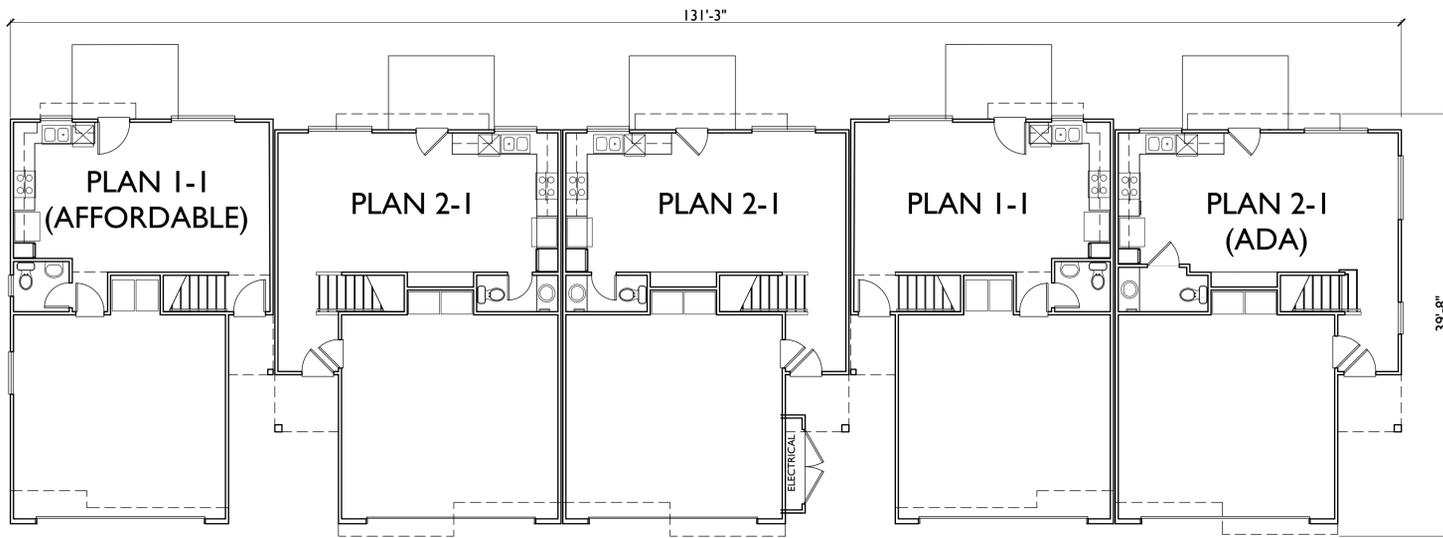
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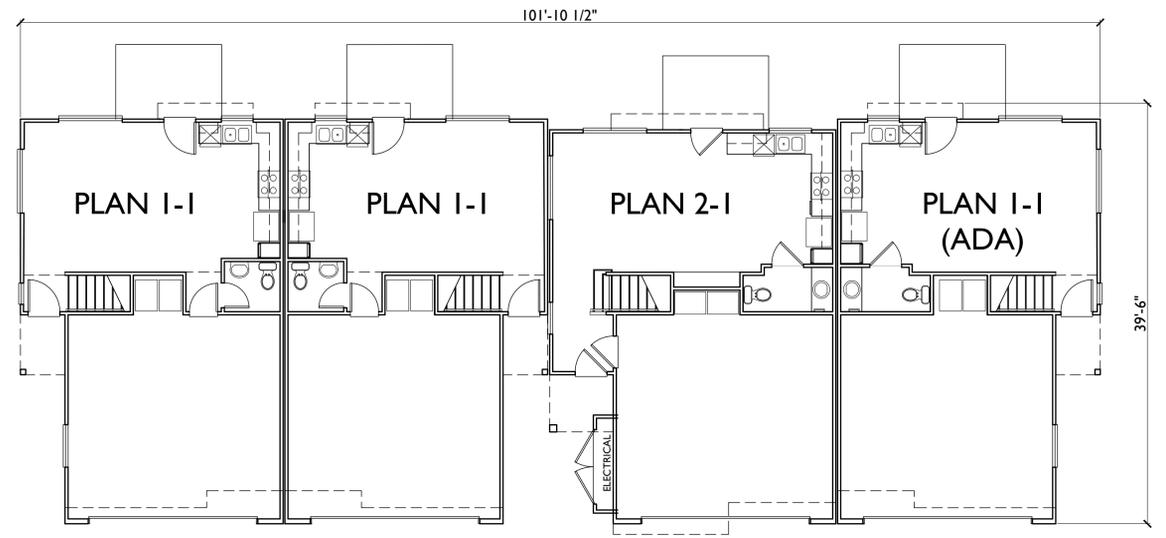
BUILDING C SECOND FLOOR



BUILDING B SECOND FLOOR



BUILDING C FIRST FLOOR

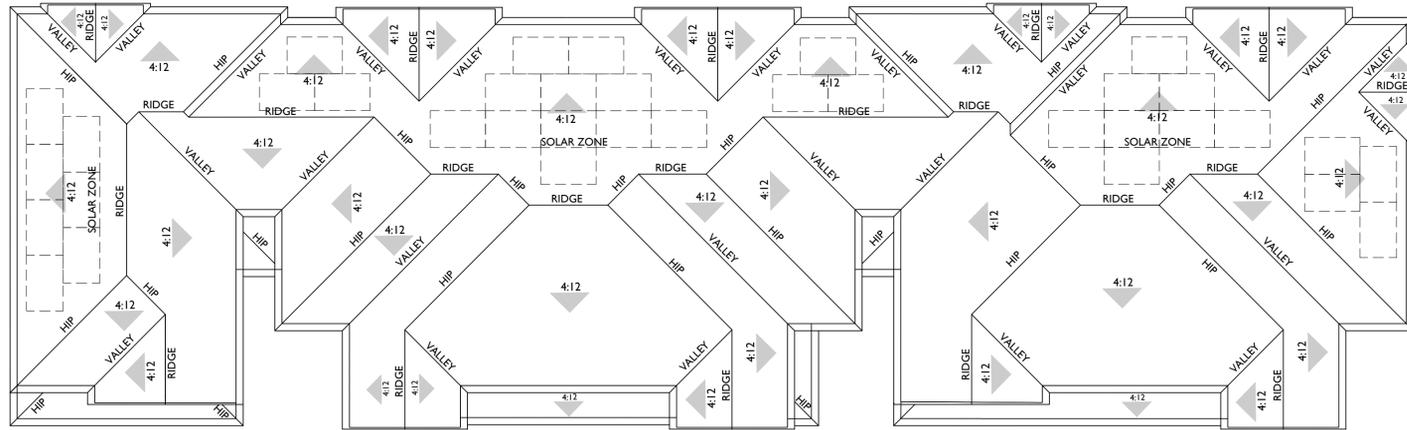


BUILDING B FIRST FLOOR

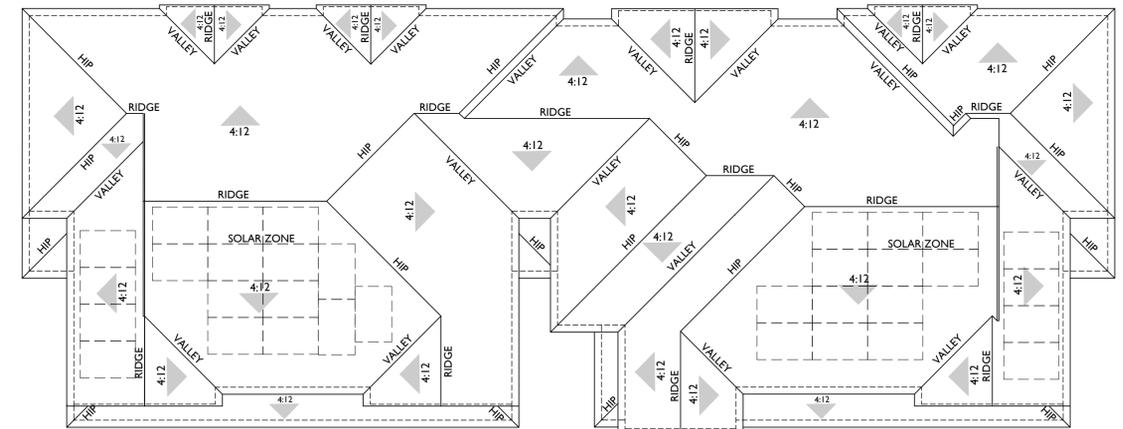
HUNTINGTON BEACH, CA

17532 CAMERON LANE - ROW TOWNHOMES

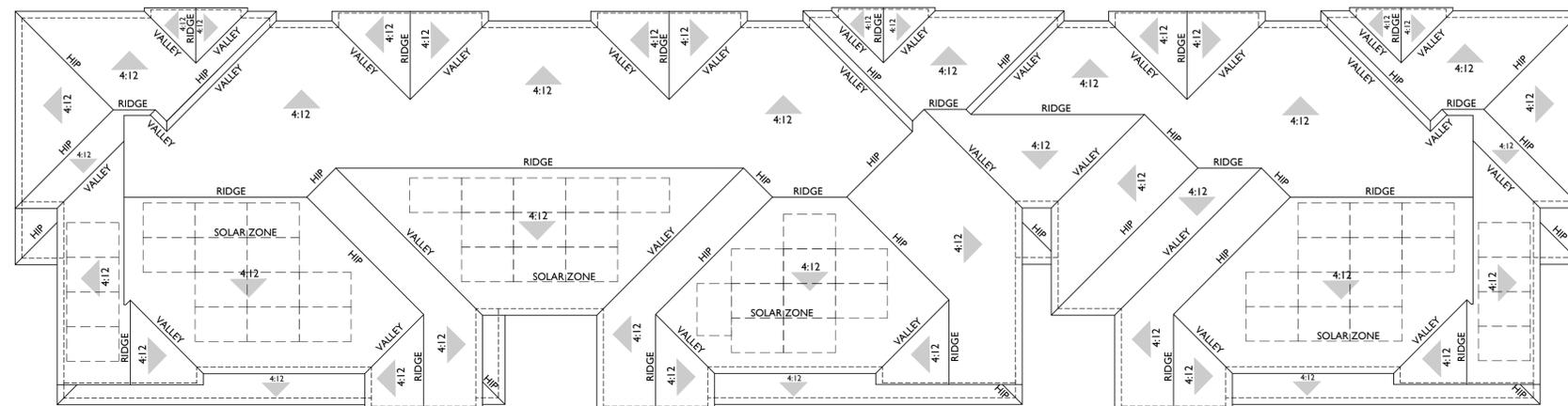
BUILDING B & C COMPOSITE PLANS



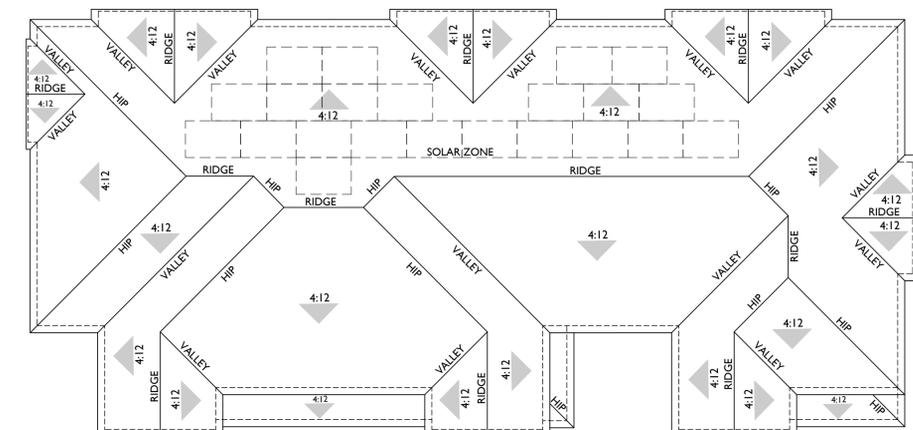
BUILDING C ROOF PLAN



BUILDING B ROOF PLAN



BUILDING D ROOF PLAN



SOLAR_ZONE

BUILDING A ROOF PLAN

HUNTINGTON BEACH, CA

17532 CAMERON LANE - ROW TOWNHOMES

BUILDING B & C COMPOSITE PLANS



RIGHT EXTERIOR ELEVATION



REAR EXTERIOR ELEVATION



LEFT EXTERIOR ELEVATION



FRONT EXTERIOR ELEVATION

MATERIAL SCHEDULE

1. ROOF - CONCRETE S TILE ROOFING
2. FASCIA - STUCCO OVER SHAPED FOAM CORNICE
3. WALL - EXTERIOR LIGHT DASH FINISH STUCCO
4. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
5. DECORATIVE GABLE/WALL ACCENT
6. STUCCO CONTROL JOINT
7. DECORATIVE SHAPED FOAM CORBEL
8. DECORATIVE METAL AWNING
9. DECORATIVE METAL JULIET BALCONY
10. DECORATIVE COMPOSITE SHUTTER
11. DECORATIVE METAL POTSHelf
12. DECORATIVE EXTERIOR LIGHT FIXTURE
13. DECORATIVE METAL GRILLE

HUNTINGTON BEACH, CA

17532 CAMERON LANE - ROW TOWNHOMES

BUILDING A EXTERIOR ELEVATIONS



RIGHT EXTERIOR ELEVATION



REAR EXTERIOR ELEVATION



LEFT EXTERIOR ELEVATION



FRONT EXTERIOR ELEVATION

MATERIAL SCHEDULE

- 1. ROOF - CONCRETE S TILE ROOFING
- 2. FASCIA - STUCCO OVER SHAPED FOAM CORNICE
- 3. WALL - EXTERIOR LIGHT DASH FINISH STUCCO
- 4. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
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- 13. DECORATIVE METAL GRILLE

HUNTINGTON BEACH, CA

17532 CAMERON LANE - ROW TOWNHOMES

BUILDING B EXTERIOR ELEVATIONS



RIGHT EXTERIOR ELEVATION



REAR EXTERIOR ELEVATION



LEFT EXTERIOR ELEVATION



FRONT EXTERIOR ELEVATION

MATERIAL SCHEDULE

1. ROOF - CONCRETE S TILE ROOFING
2. FASCIA - STUCCO OVER SHAPED FOAM CORNICE
3. WALL - EXTERIOR LIGHT DASH FINISH STUCCO
4. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
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13. DECORATIVE METAL GRILLE

HUNTINGTON BEACH, CA

17532 CAMERON LANE - ROW TOWNHOMES

BUILDING C EXTERIOR ELEVATIONS

MATERIAL SCHEDULE

1. ROOF - CONCRETE S TILE ROOFING
2. FASCIA - STUCCO OVER SHAPED FOAM CORNICE
3. WALL - EXTERIOR LIGHT DASH FINISH STUCCO
4. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
5. DECORATIVE GABLE/WALL ACCENT
6. STUCCO CONTROL JOINT
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11. DECORATIVE METAL POTSHELF
12. DECORATIVE EXTERIOR LIGHT FIXTURE
13. DECORATIVE METAL GRILLE



RIGHT EXTERIOR ELEVATION



REAR EXTERIOR ELEVATION



LEFT EXTERIOR ELEVATION



FRONT EXTERIOR ELEVATION

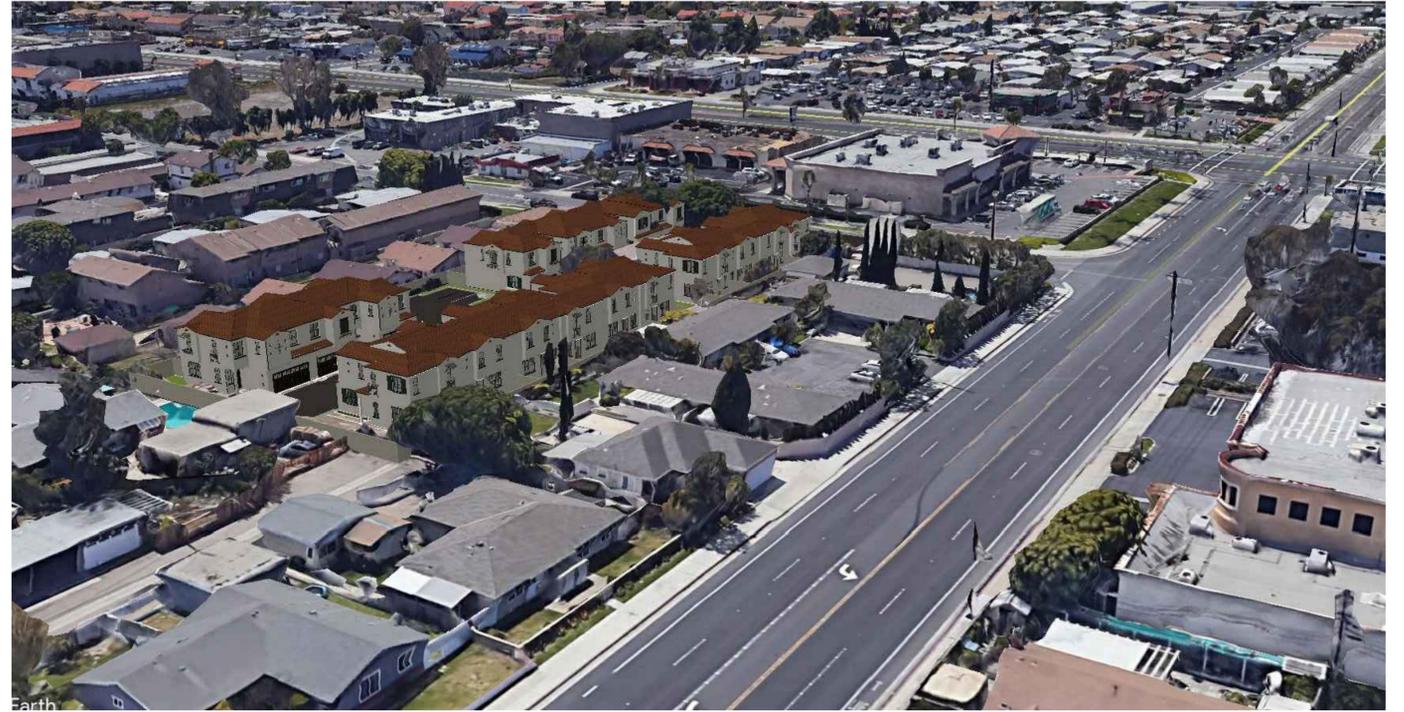
HUNTINGTON BEACH, CA

17532 CAMERON LANE - ROW TOWNHOMES

BUILDING D EXTERIOR ELEVATIONS



MASSING MODEL VIEW 4



MASSING MODEL VIEW 2



MASSING MODEL VIEW 3



MASSING MODEL VIEW 1

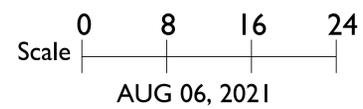
HUNTINGTON BEACH, CA

17532 CAMERON LANE - ROW TOWNHOMES

MASSING MODEL



5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198



OWNER/APPLICANT
SGV PROPERTY FUND, LLC

119 E. St Joseph St
Arcadia, CA 91006
562-400-4473.

A-11



MATERIAL LEGEND

- 1 SIDEWALK WITH NATURAL GRAY CONCRETE PAVING, ROUTES TO UNIT 18 AND 4 ARE ACCESSIBLE
- 2 NATURAL GRAY CITY SIDE WALK
- 3 DECORATIVE ENTRY PAVERS
- 4 DETECTABLE WARNING BAND AT DRIVEWAYS
- 5 EXISTING CMU WALL ON ADJACENT PROPERTY
- 6 NEW CMU PROPERTY LINE WALL TO MATCH EXISTING

- 7 WOOD FENCING WITH MAINTENANCE/FIRE ACCESS GATES
- 8 SELF CLINGING VINE ON PERIMETER CMU WALL
- 9 NATURAL GRAY PATIO CONCRETE
- 10 FUTURE PATIO LANDSCAPE BY OWNER
- 11 DROUGHT TOLERANT LANDSCAPE PLANTINGS
- 12 NEW TURF GRASS PLANTING

- 13 FLOWERING MULTI TRUNK ACCENT TREE SIZE: 36" BOX
- 14 SMALL TREE, SIZE: 18-36" BOX, 2-24" BOX
- 15 BENCH SEATING IN COMMON OPEN SPACE AREA
- 16 NATURAL LAWN IN COMMON OPEN SPACE AREA
- 17 PROPOSED UTILITIES SEE CIVIL PLANS TALLER SCREEN SHRUBS, 36" HIGH ENTRY WALL AND MULTI-TRUNK TREES ARE LAYERED FOR SCREENING OF BACKFLOW PREVENTERS

- 18 EXISTING POWER POLE, SEE CIVIL'S DRAWINGS
- 19 PROPOSED WATER METERS SEE CIVIL PLANS
- 20 PROPOSED COMMON MAILBOX LOCATION ON PEDESTAL
- 21 PROPOSED FIRE HYDRANT
- 22 EXISTING CMU WALL ON ADJACENT PROPERTY REMOVE IN SETBACK AREA FOR SIDEWALK CONNECTIONS
- 23 PROPERTY LINE TYPICAL

- 24 AIR CONDITIONER UNITS
- 25 FLUSH METER BOXES SEE CIVIL'S PLANS

PROJECT INFORMATION:

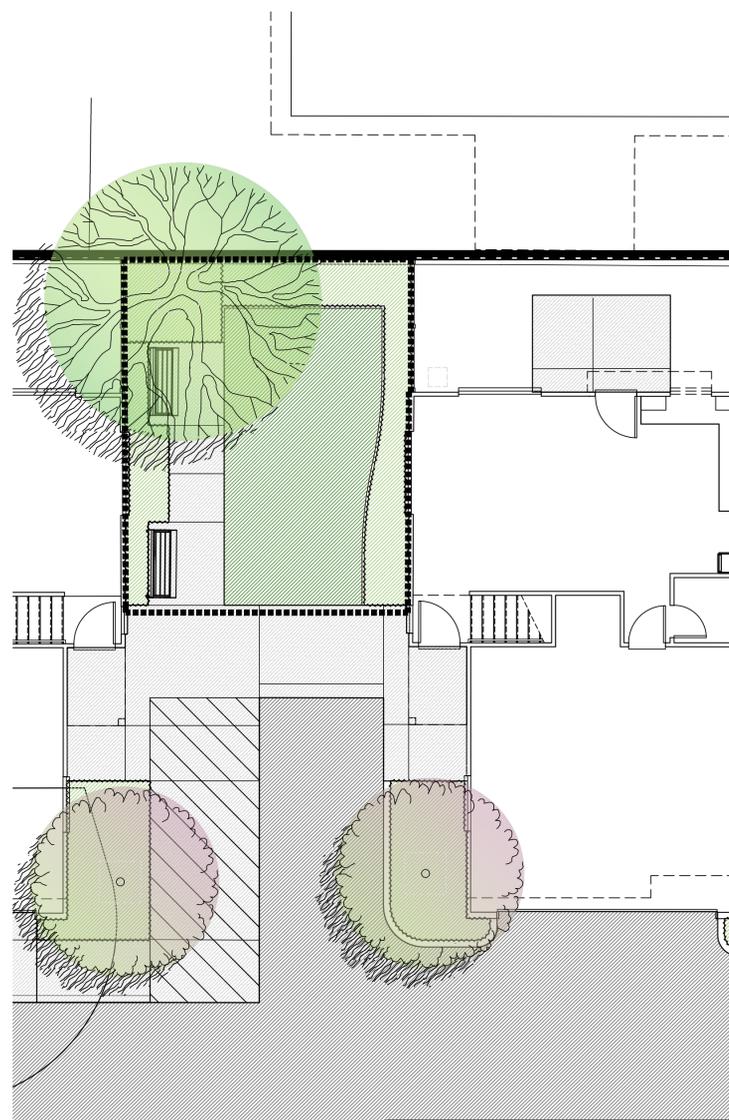
TOTAL SITE AREA	40,921 SF
8% MINIMUM LANDSCAPE AREA	3,274 SF
TOTAL ON-SITE LANDSCAPE AREA	4,338 SF
OFF-SITE LANDSCAPE AREA	356 SF
TOTAL LANDSCAPE AREA	4,694 SF (11.5%)
TOTAL IMPERVIOUS LANDSCAPE PAVING	5,148 SF

TREES	
SETBACK TREES 1 PER 45 LF = 3 36" BOX	4 PROVIDED
1-36" BOX TREE FOR COMMON OPEN SPACE	1 PROVIDED
18 UNITS 1 36" BOX TREE PER UNIT	18 PROVIDED
36" BOX TREES PROVIDED	23 PROVIDED
REQUIRED 36" TREES	22

HUNTINGTON BEACH, CA

17532 CAMERON LANE - ROW TOWNHOMES

LANDSCAPE PLAN



OPEN SPACE



BUXUS JAPONICA



GAURA LINDHEIMERI AND CVS.



AGAPANTHUS SP



HEUCHERA SANTA ANA CARDINAL



PODOCARPUS HENKELII



ROSA HYBRIDS..BUSH



DIANELLA TASMANICA



WESTRINGIA FRUTICOSA



ANIGOZANTHOS HYBRIDS & CVS.



DYMONDIA MARGARETAE



CALLISTEMON "LITTLE JOHN"



LANTANA "NEW GOLD"



ARBUTUS MARINA



TABETUIA IMPETGINOSA



CALODENDRON CAPENSE

PLANTING PALETTE

HUNTINGTON BEACH, CA

17532 CAMERON LANE - ROW TOWNHOMES

OPEN SPACE +PLANTING PALETTE

TENTATIVE TRACT NO. 19154

FOR CONDOMINIUM PURPOSES

17532 CAMERON LANE
 APN: 167-471-02
 IN THE CITY OF HUNTINGTON BEACH
 COUNTY OF ORANGE, STATE OF CALIFORNIA



VICINITY MAP
(NO SCALE)

DEVELOPER / SUBDIVIDER:
 S.G.V. PROPERTY FUND, LLC
 119 E ST JOSEPH STREET
 ARCADIA, CA 91006
 (562) 400-4473

ENGINEER:
 LAND DEVELOPMENT CONSULTANTS
 1520 BROOKHOLLOW DRIVE, SUITE 33
 SANTA ANA, CA 92705
 (714) 557-7700

ARCHITECT:
 SUMMA ARCHITECTURE
 5256 SOUTH MISSION ROAD, SUITE 404
 BONSALE, CA 92003
 (760) 724-1198

PROJECT LOCATION:
 17532 CAMERON LANE
 HUNTINGTON BEACH, CA 92647

ASSESSOR PARCEL NUMBER:
 APN: 167-471-02

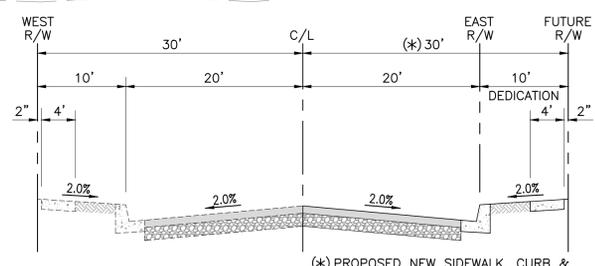
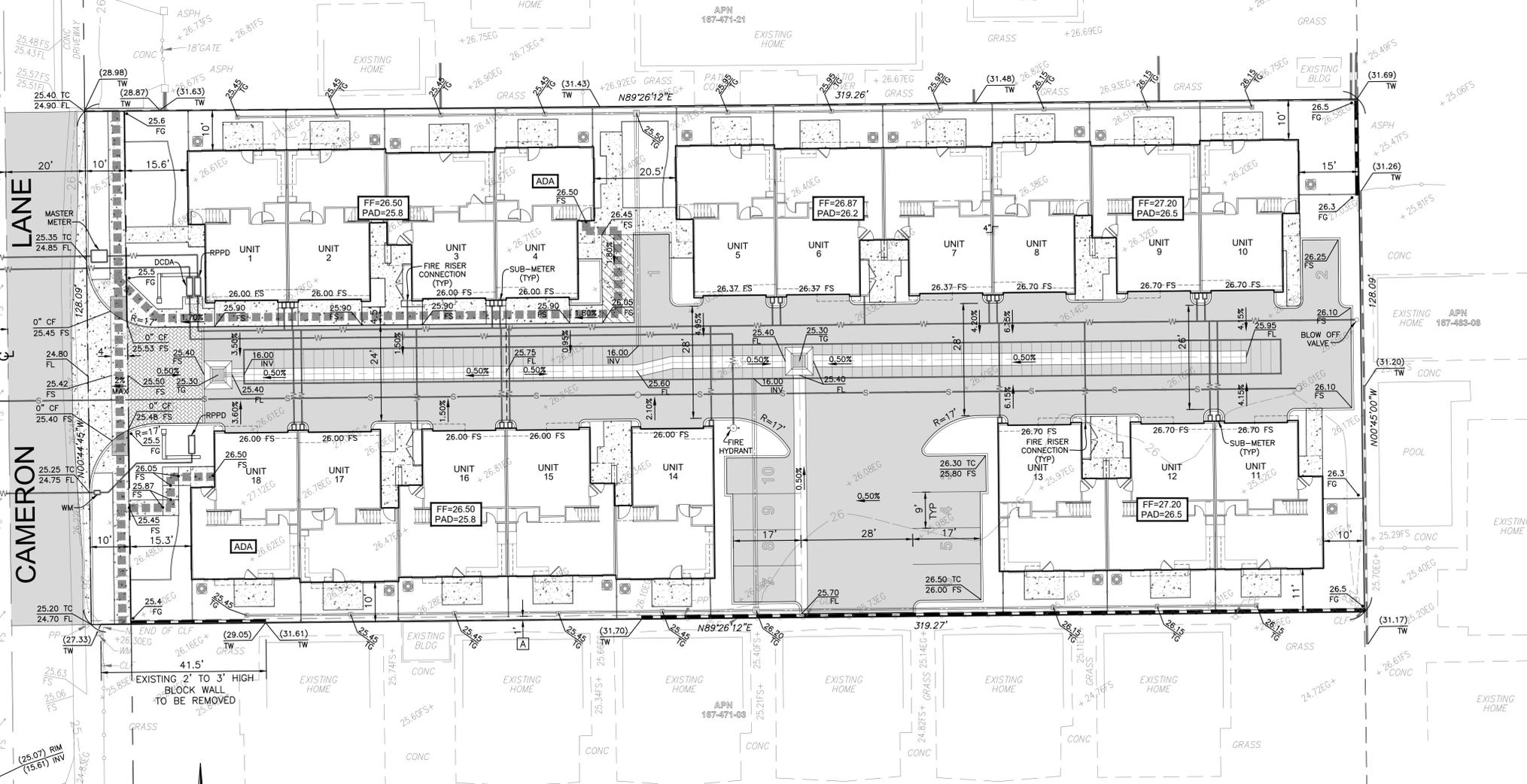
SITE AREA:
 GROSS = 40,921 S.F. (BEFORE 10' DEDICATION)
 NET = 39,640 S.F.

FLOOD NOTE:
 PER FIRM MAP NO. 06059C0253J WITH AN EFFECTIVE DATE OF DECEMBER 3, 2009 (PANEL 253 OF 539) THE SUBJECT PROPERTY FALLS WITHIN ZONE "X" (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE).

ZONING DESIGNATION:
 RMH - RESIDENTIAL MEDIUM HIGH DENSITY

LEGAL DESCRIPTION:
 LOT 12 OF TRACT NO. 405, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 31, OF MISCELLANEOUS MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

- LEGEND:**
- ASPH ASPHALT
 - BLDG BUILDING
 - CLF CHAIN LINK FENCE
 - CONC CONCRETE
 - DCDA DOUBLE CHECK DETECTOR ASSEMBLY
 - EC EDGE OF CONCRETE
 - EG EXISTING GROUND
 - EP EDGE OF PAVEMENT
 - FF FINISHED FLOOR
 - FH FIRE HYDRANT
 - FL FLOW LINE
 - FS FINISHED SURFACE
 - GUY GUY ANCHOR
 - INV INVERT
 - LIP LIP OF GUTTER
 - PP POWER POLE
 - RPPD REDUCED PRESSURE PRINCIPAL DEVICE
 - SL STREET LIGHT
 - SMH SEWER MANHOLE
 - TC TOP OF CURB
 - TG TOP OF GRATE
 - TW TOP OF WALL
 - TYP TYPICAL
 - WM WATER METER
 - WV WATER VALVE
- ADA PATH OF TRAVEL
 - - - PROPOSED SEWER
 - - - PROPOSED WATER
 - - - PROPOSED STORM DRAIN
 - - - PROPOSED PERIMETER WALL
 - ▒ PROPOSED ASPHALT
 - ▒ PROPOSED CONCRETE
 - ▒ PROPOSED DECORATIVE PAVEMENT
 - ▒ PROPOSED SUBSURFACE BASIN



CAMERON LANE TYPICAL SECTION
(NO SCALE)

EXISTING EASEMENTS:
 THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM PRELIMINARY REPORT NO. 00150167-996-SD1-R14 DATED APRIL 14, 2021, AS PREPARED BY FIDELITY NATIONAL TITLE.

SYMBOL ON MAP	ITEM PER REPORT	DESCRIPTION
[A]	2	AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON FOR PUBLIC UTILITY PURPOSES, AS GRANTED IN A DOCUMENT RECORDED OCTOBER 31, 1951 IN BOOK 2248, PAGE 351 OF OFFICIAL RECORDS.

BENCHMARK:
 3 3/4" OCS ALUMINUM DISK "HB-203-71", SET IN THE S/E CORNER OF A 4' BY 7' FT CONC CB. MONUMENT LOCATED IN THE N/E CORNER OF THE INT OF BEACH BLVD & SLATER AVE, 62 FT W OF THE C/L OF BEACH BLVD AND 132 FT N OF THE C/L OF TALBERT. MONUMENT IS SET LEVEL WITH THE SIDEWALK. ELEVATION: 28.622'

BASIS OF BEARINGS:
 THIS SURVEY IS ORIENTED HORIZONTALLY TO THE CENTERLINE OF CAMERON STREET HAVING A BEARING OF N00°44'45"W PER TRACT MAP NO. 405, M.M. 16/31.

REVISIONS				
NO.	DESCRIPTION	BY	DATE	APPROVED

PREPARED FOR:
S.G.V. PROPERTY FUND, LLC
 119 E ST JOSEPH STREET
 ARCADIA, CA 91006
 (562) 400-4473



CDL AND
 LAND PLANNERS
 DEVELOPMENT SURVEYORS
 CONSULTANTS CIVIL ENGINEERS
 1520 BROOKHOLLOW DRIVE, SUITE 33
 SANTA ANA, CALIFORNIA, 92705
 (714) 557-7700 (714) 557-7707 FAX

DATE: 7-6-21
 DESIGNED:
 DRAFTED: SZ
 CHECKED:

TENTATIVE TRACT NO. 19154
 17532 CAMERON LANE
 APN: 167-471-02
 HUNTINGTON BEACH, CALIFORNIA

SHEET 1 OF 1
 JOB NO. 606