

OWNER/SUBDIVIDER

PROPERTY OWNER:  
BRETT M. ROTH  
7950 YORKTOWN AVE UNIT #1  
HUNTINGTON BEACH, CA 92648  
  
SUB-DIVIDER OWNER:  
ONE PARCEL FOR 3 CONDOMINIUMS  
ROTH 11ST LLC  
7950 YORKTOWN AVE UNIT #1  
HUNTINGTON BEACH, CA 92648

ZONING CONFORMANCE MATRIX

SUBJECT	CODE SECTION	REQUIRED	PROPOSED
FRONT YARD	210.06 E	MIN. = 15 FT	15'-3"
SIDE YARD	210.06 H(2)	MIN. = 5 FT	5 FT
REAR YARD	210.06 H(2)	MIN. = 10 FT	11'-1"
GARAGE AT ALLEY	210.06 K(1)(c)	MIN. = 5 FT	6'-1"
TURNING RADIUS	210.06 K(3)	MIN. = 25 FT	25'-1"
WALL ABOVE 25 FT	210.06 I	8 FT	8'-1/2" @ UNIT #3
BALCONIES & BAY WINDOWS	210.06 L(2)	14'-8" (1/3 OF 44 FT STREET FRONT)	13 FT
PROJECTION INTO SETBACK			
TURNING RADIUS	231.18(D)(3)	25 FT	25 FT
DRIVEWAY WIDTH	231.18(D)(4)	20 FT	20 FT
REQUIRED PARKING SPACES	231.04	9 SPACES	9 SPACES
PARKING STALL DIMENSIONS	231.14	9 FT X 19 FT	9 FT X 19 FT
PARKING VERTICAL CLEARANCE	231.16(B)	7 FT	9'-9" @ PARKING #3
WHEEL STOP	231.16(C)	2'-6"	2'-6" @ PARKING #1, 2 & 3

SUBJECT	CODE SECTION	REQUIRED	PROPOSED
LAND USE CONTROLS	210.04	RM	RM
LANDSCAPING	232.08(A)(1)	8%	20.7%
FRONT YARD LANDSCAPE	210.06 S(1)	40%	94%
LOT COVERAGE	230.24 (C)	50%	42.5%
OPEN SPACE	210.06 O(1)	25%	25.7%
BUILDING SEPARATION	210.06 D	MIN. = 10 FT	11'-8"
HEIGHT LIMIT (FROM 47.94 CURB)	210.06 M(1)(c)	MAX. = 35 FT	34'-9" (HIGHEST @ UNIT #2)
ROOF PITCH W/ BLDG HEIGHT > 30'	210.06 M(1)(b)	5:12	5:12

VICINITY MAP

PROJECT DESCRIPTION

NEW CONSTRUCTION FOR THREE 3-STORY DETACHED CONDOMINIUMS

PROJECT DATA

SINGLE FAMILY HOMES:

THREE

ZONE: RM

OVERALL LOT AREA:

9,108 S.F.

LOT COVERAGE SUMMARY:

GROUND FLOOR AREA (INCLUDING GARAGE)

3,395 S.F. (37.3%)

SECOND FLOOR OVERHANG AREA:

466 S.F. ( 5.1%)

TOTAL LOT COVERAGE (50% MAXIMUM)

3,861 S.F. (42.4%)

PARKING SUMMARY:

ENCLOSED PARKING SPACES

6 (2 PER UNIT)

OPEN PARKING SPACES:

3 (1 PER UNIT)

TOTAL PARKING SPACES:

9 OVERALL

SHEET INDEX

A-1 ZONING SITE PLAN

A-2 FLOOR PLANS

A-3 ELEVATIONS

A-4 SECTIONS

A-5 SITE VIEWS

TMP TENTATIVE PARCEL MAP AND GRADING PLAN

TS TOPOGRAPHIC SURVEY

REFERENCE DOCUMENTS

WRITTEN STATEMENT

PRELIMINARY TITLE REPORT

SOIL REPORT

WQMP

Architect :

BPS

Bryant Palmer Soto Inc.

Neil Stanton Palmer ARCHITECTS / Jack K. Bryant ENGINEERS

2601 Airport Drive, Suite 310, Torrance, CA 90505

Telephone: (310) 326-9111

Fax: (310) 325-0271

Builder :

BUILT CUSTOM HOMES, LLC

(714) 587 2565

Project :

7852 RONALD DRIVE

HUNTINGTON BEACH, CALIFORNIA

92647

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SUBMITTALS

MARK	DATE	DESCRIPTION
	07-08-2019	INITIAL PLANNING REVIEW
	07-22-2019	PLANNING APPLICATION
	11-26-2019	PLANNING APP RE-SUBMITTAL

REVISIONS

MARK	DATE	DESCRIPTION
-	-	-

DO NOT SCALE THE DRAWINGS. SCALES INDICATED ARE FOR RELATIVE SCALE ONLY. DIMENSIONS SHALL GOVERN OVER SCALE.

Stamp

Job No.:

02-1124-001

CADD File:

K:\02-1124-001 7852 RONALD AVENUE\CADD\PLANNING SET\A-1 SITE PLAN.DWG

Project Start Date:

11-01-2018

Drawn By:

VL

Checked By:

KP

Scale:

AS NOTED

Drawing Title

ZONING SUMMARY SITE PLAN

Sheet

A-1

FLOOR AREA SUMMARY:

FLOOR AREA	1ST. FLR.	2ND FLR.	3RD FLR.	TOTAL
UNIT #1	732 S.F.	1,155 S.F.	310 S.F.	2,197 S.F.
UNIT #2	687 S.F.	1,030 S.F.	216 S.F.	1,933 S.F.
UNIT #3	660 S.F.	827 S.F.	331 S.F.	1,818 S.F.
TOTAL	2,197 S.F.	1,933 S.F.	1,818 S.F.	5,948 S.F.

OPEN SPACE SUMMARY:	1ST. FLR.	2ND FLR.	3RD FLR.	TOTAL
UNIT #1	110 S.F.	133 S.F.	267 S.F.	510 S.F.
UNIT #2	109 S.F.	153 S.F.	326 S.F.	588 S.F.
UNIT #3	109 S.F.	157 S.F.	167 S.F.	433 S.F.
TOTAL	110 S.F.	133 S.F.	267 S.F.	510 S.F.

ADJACENT 1-STORY BLDG

SEE SHEET A-5 FOR AERIAL VIEW

ADJACENT 2-STORY BLDG

SEE SHEET A-5 FOR AERIAL VIEW

ADJACENT 1-STORY BLDG

SEE SHEET A-5 FOR AERIAL VIEW

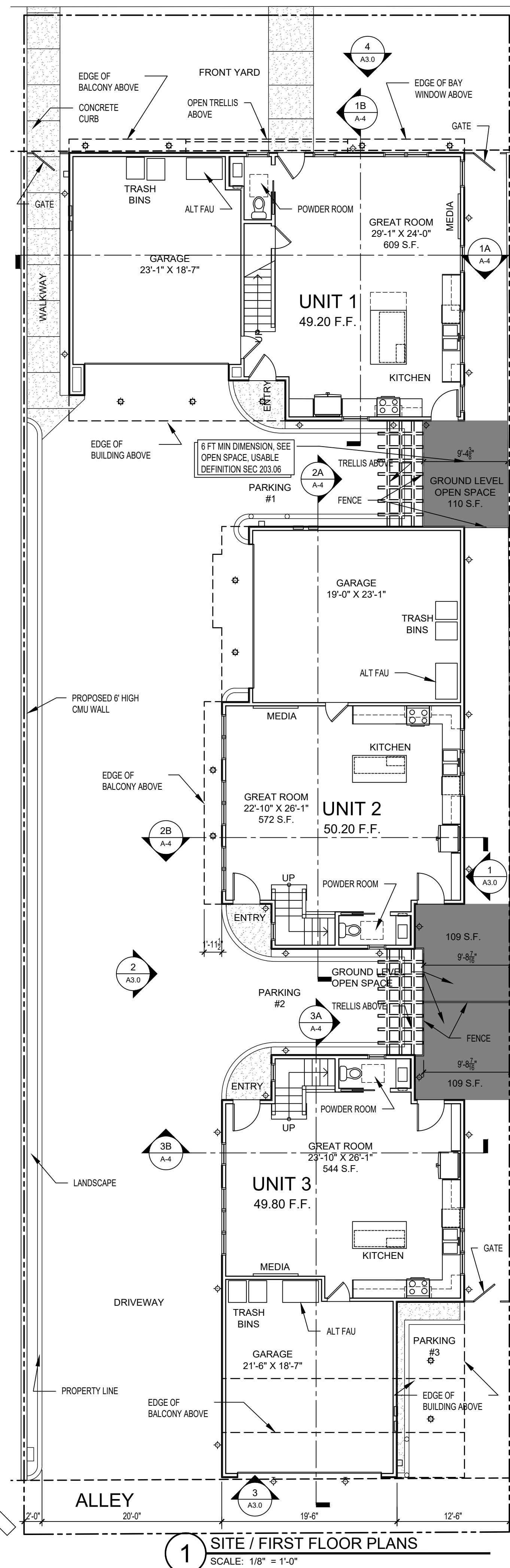
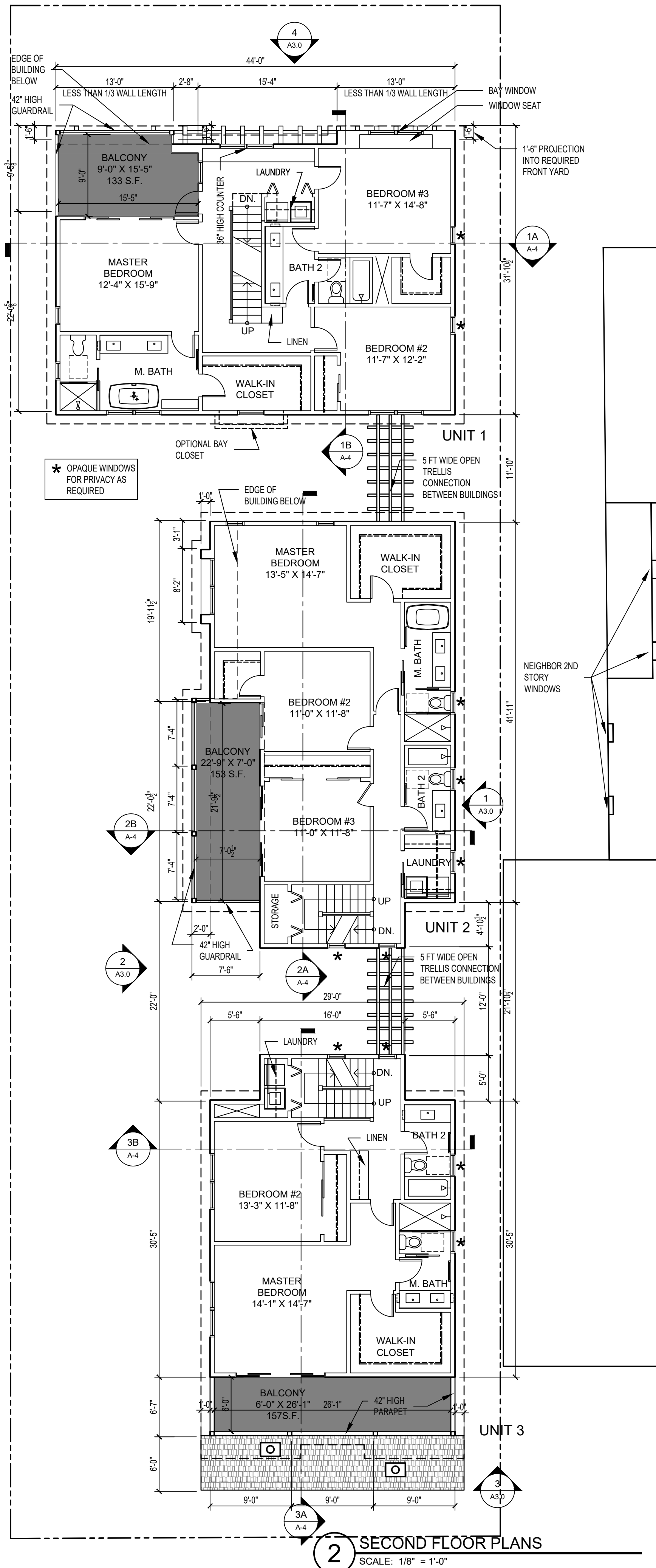
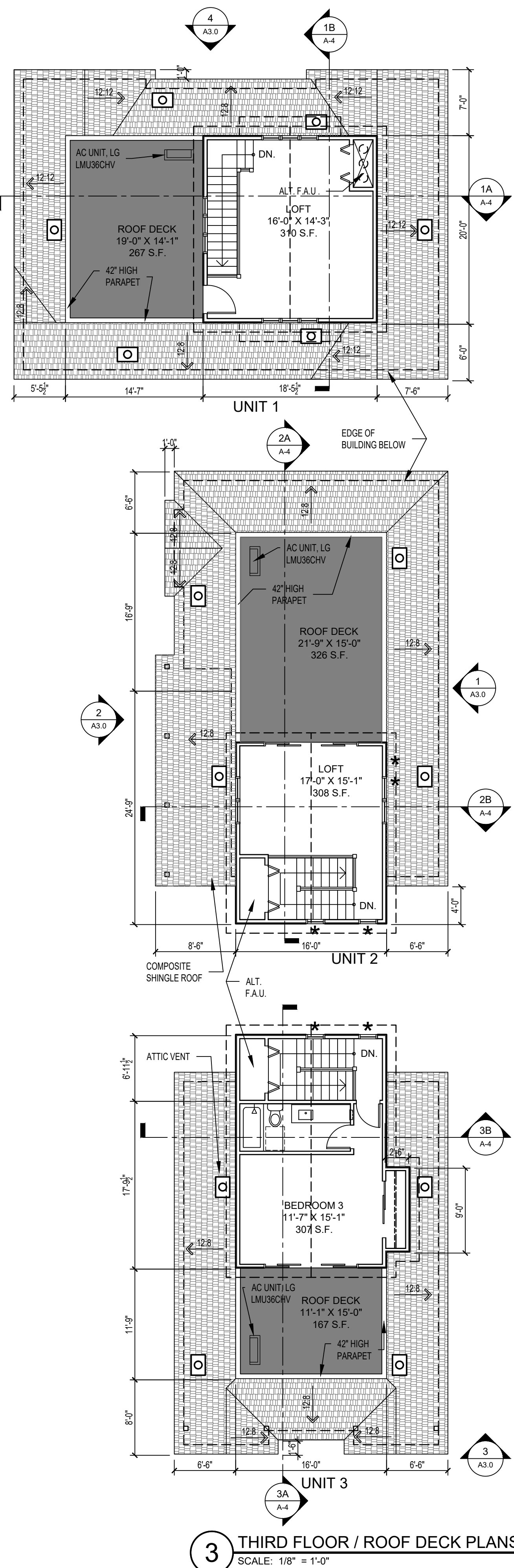
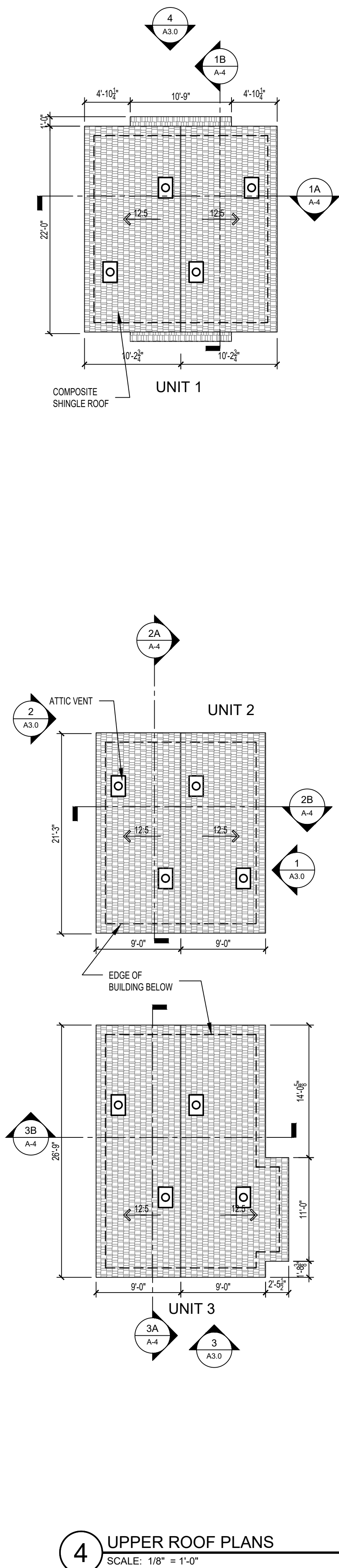
NOTES:

\* 9'-8" EXCEEDS OPEN SPACE MINIMUM DIMENSION OF 6'-0" PER SECTION 203.06 DEFINITION OF "OPEN SPACE, USABLE". PRIVATE YARDS EXCEED 100 S.F. (EQUIVALENT OF 10'X10' HORIZONTAL AREA)

\*\* THE MINIMUM 25% OPEN SPACE REQUIREMENT IS EXCEEDED (25.7%) FOR THE PROJECT IN ITS ENTIRETY PER CODE. STAFF AFFIRMED IN EARLY REVIEW MEETING THAT THE 25% DID NOT APPLY TO EACH INDIVIDUAL UNIT. THIS EXPLANATION IS SUPPORTED BY THE LANGUAGE "OPEN SPACE (PRIVATE AND COMMON)" IN SECTION 210.06.O(1). THE LANGUAGE CLEARLY ALLOWS THE 25% TO BE COMBINED OPEN SPACE FOR THE PROJECT, NOT 25% FOR EACH INDIVIDUAL UNIT.

\*\*\* VEHICLES IN UNIT #1 AND PARKING #1 ARE ALLOWED TO USE THE ALLEY FOR BACK-UP MANEUVERING PER SECTION 231.18B. SECTION 231.18B HAS A FORWARD TRAVEL EXCEPTION "EXCEPT RESIDENTIAL GARAGES AND CARPORTS FOR SINGLE-FAMILY DWELLINGS AND DUPLEXES." SECTION 231.18B ALSO ONLY REQUIRES A VEHICLE TURNAROUND SPACE AT THE END OF DEAD END AISLES THAT EXCEED 150 FT FROM THE ALLEY. THE DRIVEWAY FOR UNIT #1 IS LESS THAN 150 FT FROM THE ALLEY. FURTHER SECTION 231.18B ALLOWS FOR APPROVAL BY THE DIRECTOR.



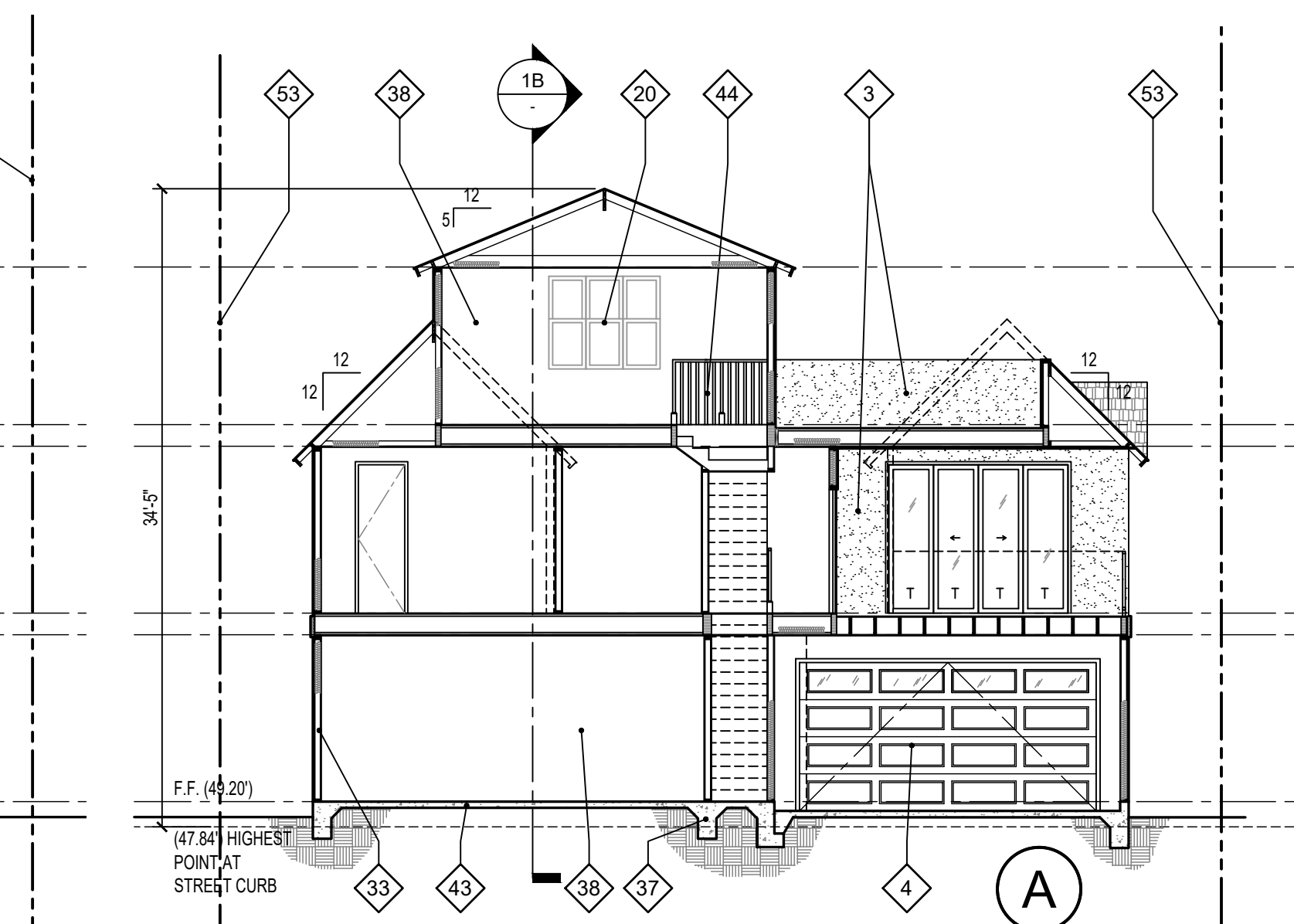
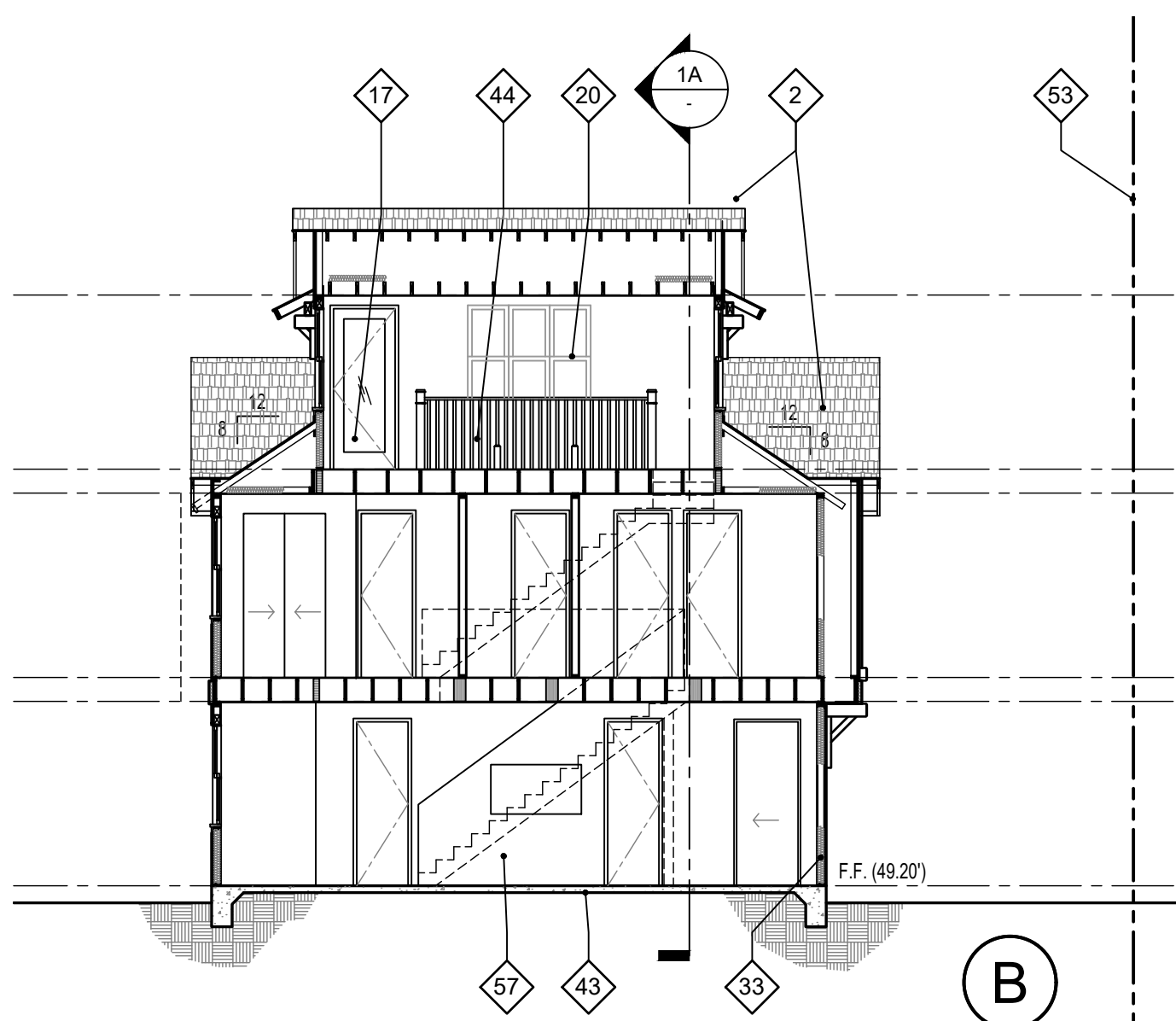








	MATERIAL	COLOR
UNIT 1	<b>MERLEX STUCCO 2020 FINISH</b>	GLACIER WHITE P-100 (A BASE)
	<b>TRIM COLOR:</b> EAVES, WINDOW TRIM, DOOR TRIM, COLUMNS, BEAMS DUNN EDWARDS: SEMI-GLOSS	WHITE DEW 380
	<b>BOARD &amp; BATTEN SIDING</b> DUNN EDWARDS: LOW SHEEN	CANADIAN BLUE DE 6340
	<b>GARAGE DOORS</b> DUNN EDWARDS: SEMI-GLOSS	WHITE DEW 380
	<b>BOARD &amp; BATTEN PORCH SOFFITS(S)</b> DUNN EDWARDS: LOW-SHEEN	CANADIAN BLUE DE 6340
	<b>FRONT GATE COLOR</b> 1/8" VERTICAL CEDAR 1/2" GALV. PIPE SYSTEM DUNN EDWARDS: SOLID STAIN	ASH GREY DE 40, SOLID COLOR OR ACRYLIC STAIN
	<b>WOOD FENCING</b> HORIZONTAL 1/8" CEDAR 1/2" GALV. PIPE SYSTEM DUNN EDWARDS: SOLID STAIN	ASH GREY DE 40, SOLID COLOR OR ACRYLIC STAIN
	<b>GUTTERS &amp; DOWNSPOUTS</b> CUSTOM-BUILT METALS 9" HALF-ROUND-GUTTERS 6" ROUND DOWNSPOUT	ZINCALUME PLUS
	<b>COMPOSITION ROOF</b> GAF-FLX TIMBERLINE	WEATHERED WOOD
	<b>FRONT DOOR COLOR</b> DUNN EDWARDS: SEMI-GLOSS	BLACK DE 187 & RED INK DE 151
	<b>METAL ROOF ALTERNATE</b> PCR LOWER ROOF ELEMENTS/ CUSTOM-BUILT METALS TITAN SL 1750	ZINCALUME PLUS
	<b>COMPOSITION ROOF ALTERNATE</b> GAF-FLX TIMBERLINE COOL SERIES	COOL WEATHEREDWOOD



### 3 UNIT 3 SECTIONS

## 2 UNIT 2 SECTIONS

- 1 STANDING SEAM METAL ROOF
  - 2 COMPOSITION SHINGLE ROOF BY: GAF ROOFING 'TIMBERLINE 40' ICC-ES ESR-1475 OR EQUAL
  - 3 EXTERIOR PLASTER WITH CONTROL JOINTS PER CODE
  - 4 SECTIONAL OVERHEAD GARAGE DOOR
  - 5 SURFACE MTD LIGHT FIXTURE
  - 6 METAL GUTTER (OPTIONAL)
  - 7 12X30 TRIM W/ LIGHT
  - 8 SKYLIGHT
  - 9 SHOWER
  - 10 ENTRY DOOR, 3'-0" X 8'-0" THERMA-TRU FIBERGLASS DOOR WITH 6" WIDE ENTRY DOOR TRIM
  - 11 FRENCH DOOR
  - 12 BORMER
  - 13 WINDOW TRIM
  - 14 2 x 6 RAKE FASCIA, TYP.
  - 15 6X8 TRELLIS AND PROTECTING BEAM
  - 16 METAL DOWNSPOUT
  - 17 BATTEN BOARD SIDING
  - 18 WOOD TRIM
  - 19 KNEE BRACE
  - 20 WINDOW - SINGLE HUNG
  - 21 SLIDING WINDOW
  - 22 SLIDING DOORS
  - 23 METAL FLASHING
  - 24 EXTERIOR DOOR WITH LOUVER
  - 25 CONTROL JOINT
  - 26 TRASH BIN
  - 27 COLUMN / POST
  - 28 1X HEADER TRIM
  - 29 FLOOR LINE TRIM (OPTIONAL)
  - 30 FIXED WINDOW
  - 31 WEEP SCREED
  - 32 WOODEN STAIRS
  - 33 INSULATION WHERE OCCURS, SEE SHEET T-24
  - 34 ROOF DIAPHRAGM SHEATHING
  - 35 2X BLOCKING
  - 36 4X4 HEAVY TIMBER @ 12" O.C. ±
  - 37 CONCRETE FOOTING
  - 38 PAINTED 5/8" TYPE 'X' GYP BD
  - 39 6" HIGH FENCE
  - 40 FAUX VENT
  - 41 VINYL WEEP SCREED PER CODE
  - 42 12" ROOF EAVE
  - 43 CONCRETE SLAB
  - 44 42" HIGH GUARDRAIL
  - 45 O'HAGIN'S ATTIC VENT WHERE OCCURS, SEE ROOF PLAN
  - 46 LINE OF 6'-0" HIGH PRIVACY FENCE
  - 47 30" X 30" MIN ATTIC ACCESS WITH 30" MIN HEADROOM CRC R807.1 WITH WEATHER STRIPS TO PREVENT BACK DRAFT
  - 48 KITCHEN HOOD VENT
  - 49 WATER HEATER VENT

Sheet **A-4**



PLOT: 11-26-2019 PLANNING APPLICATION RE-SUBMITTAL



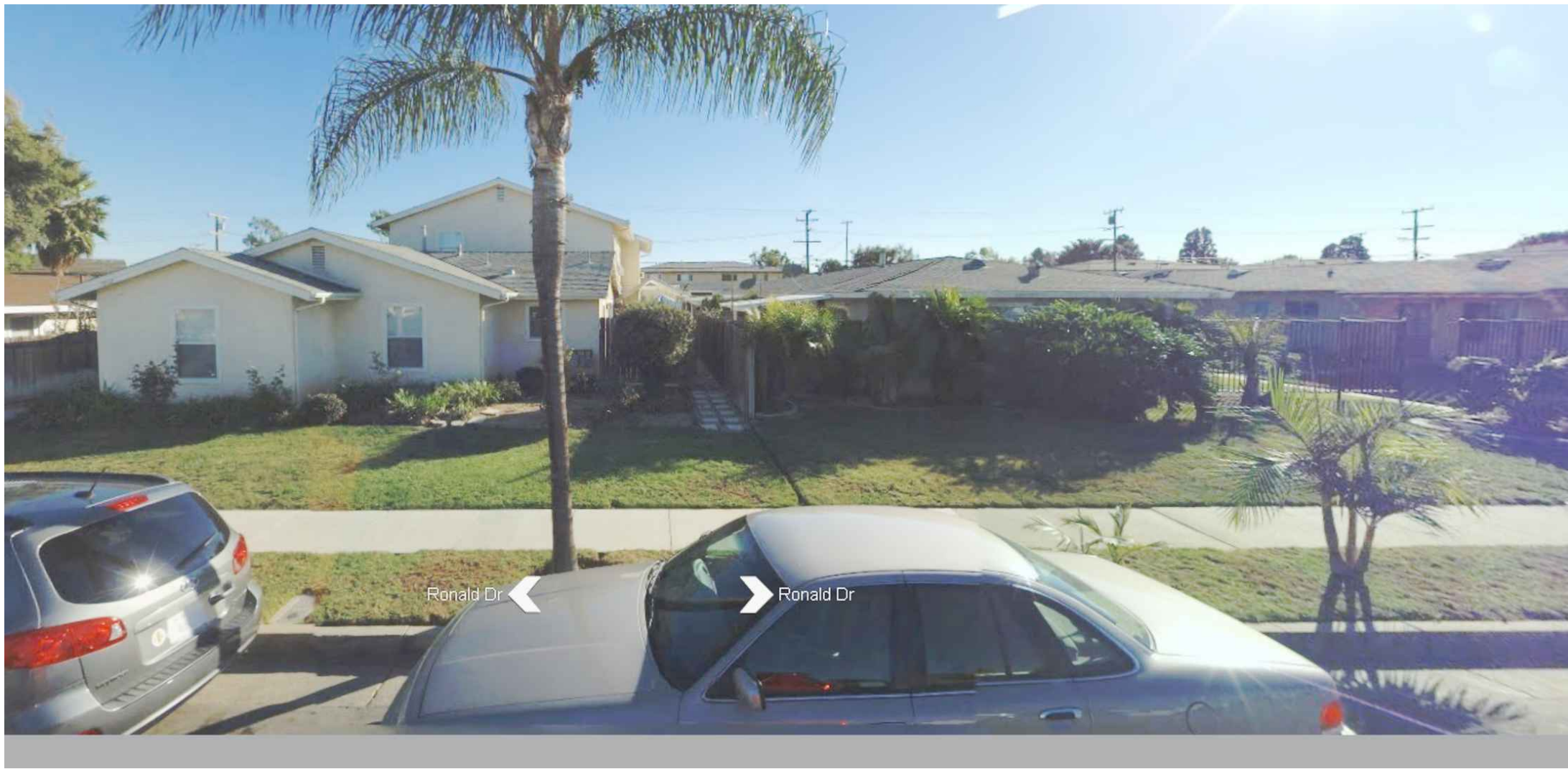
PLOT DATE: November 26, 2019 K:\02-1124-001 7852 RONALD AVENUE\CAD\PLANNING SET\A-5 SITE VIEWS.DWG



10 ALLEY VIEW



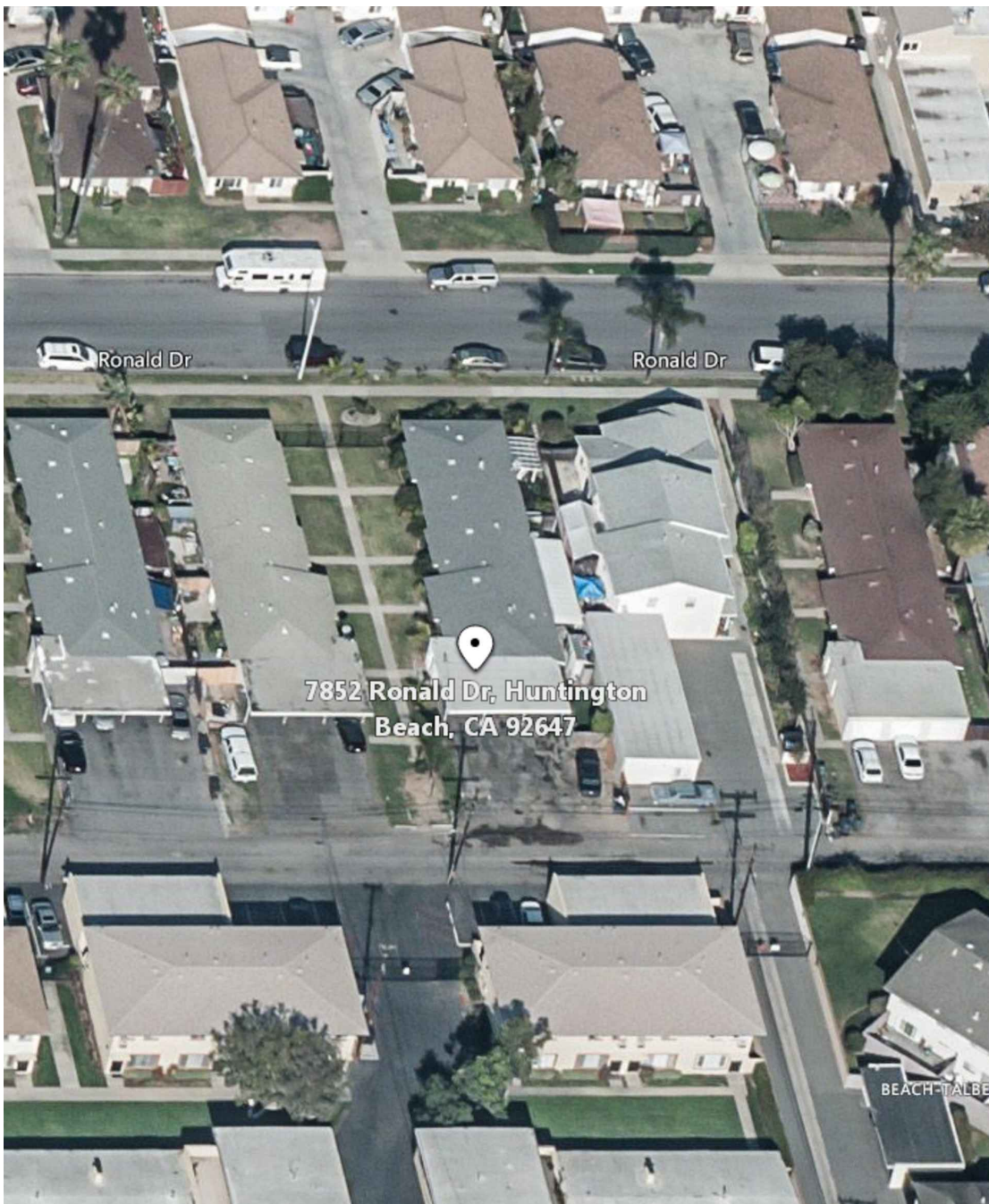
6 ALLEY VIEW



3 STREET VIEW  
NEIGHBOR TO THE WEST



9 ALLEY VIEW



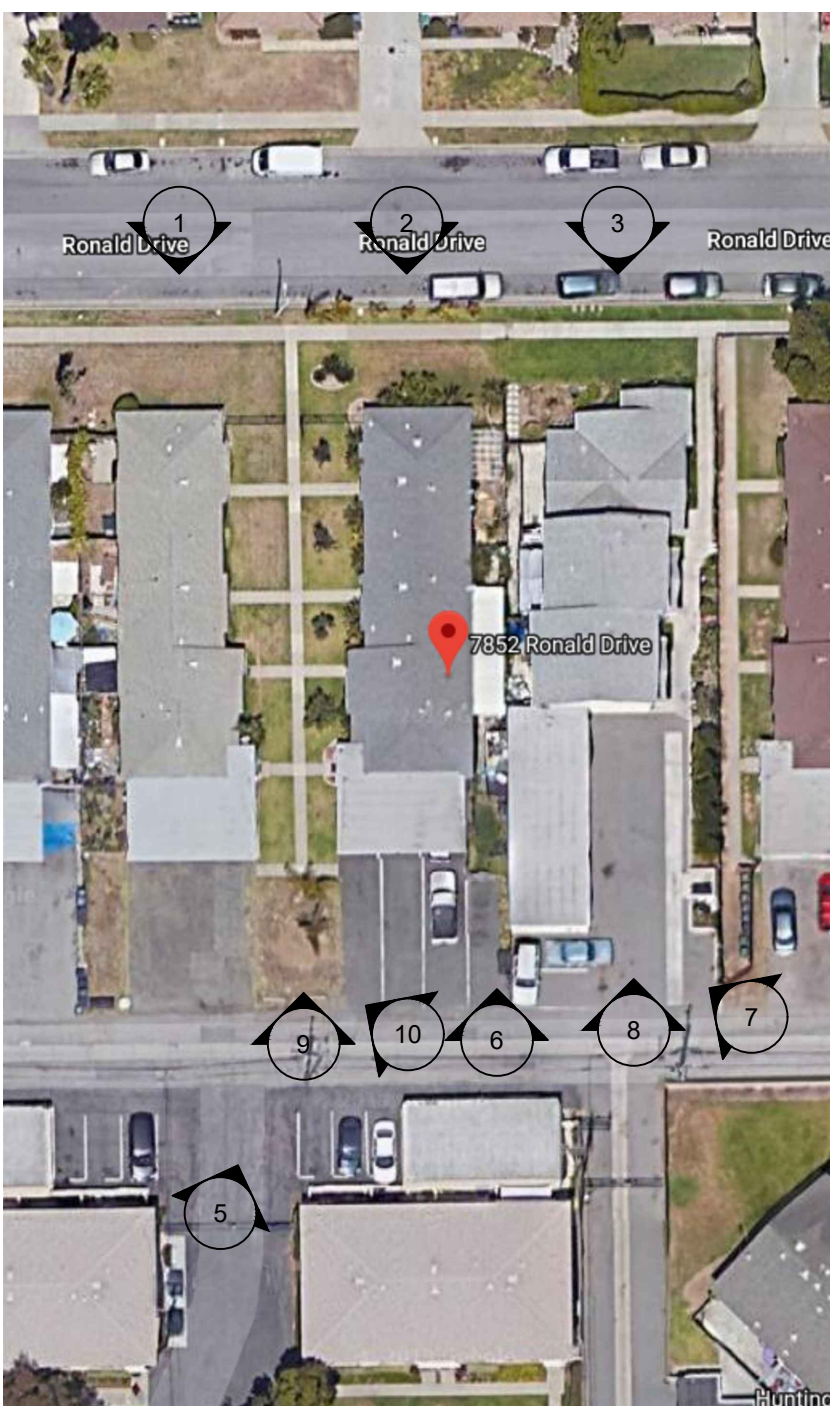
5 AERIAL VIEW  
REAR TOP VIEW



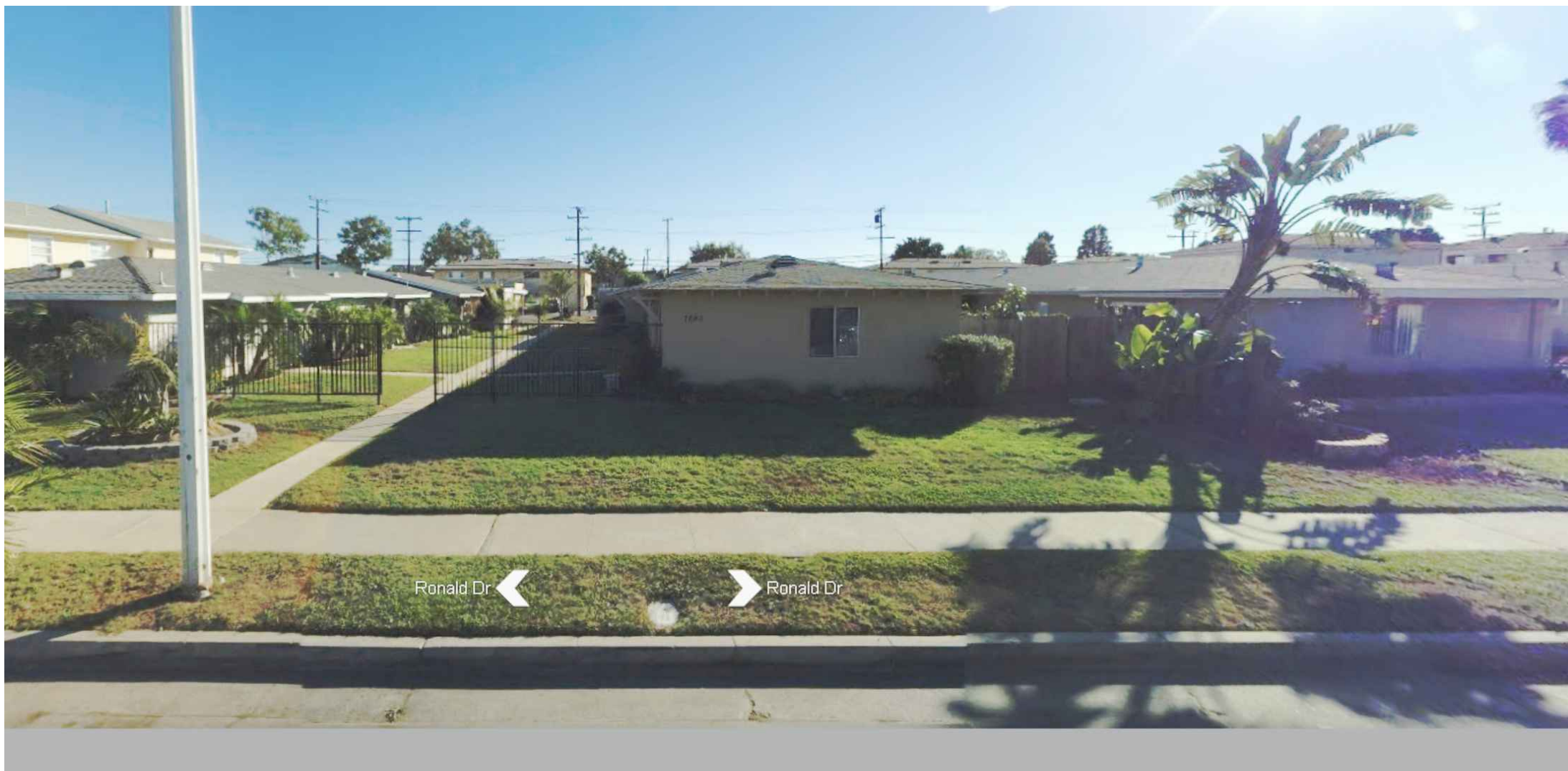
2 STREET VIEW  
FRONT VIEW TO SITE



8 ALLEY VIEW



4 AERIAL VIEW  
ROOF TOP VIEW




1 STREET VIEW  
NEIGHBOR TO THE EAST



7 ALLEY VIEW

Architect :



**Bryant Palmer Soto Inc.**  
Neil Slanton Palmer ARCHITECTS / Jack K. Bryant ENGINEERS  
2001 Airport Drive, Suite 310, Torrance, CA 90505  
Telephone: (310) 328-9111  
Fax: (310) 325-0271

Builder :

BUILT CUSTOM HOMES, LLC  
(714) 587 2565

Project :

7852 RONALD DRIVE  
HUNTINGTON BEACH, CALIFORNIA  
92647

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REVISIONS		
MARK	DATE	DESCRIPTION
	-	-

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Job No.:	02-1124-001
CADD File:	K:\02-1124-001 7852 RONALD AVENUE\CAD\PLANNING SET\A-5 SITE VIEWS.DWG
Project Start Date:	11-01-2018
Drawn By:	VL
Checked By:	KP
Scale:	AS NOTED

Drawing Title

SITE VIEWS

Sheet

A-5

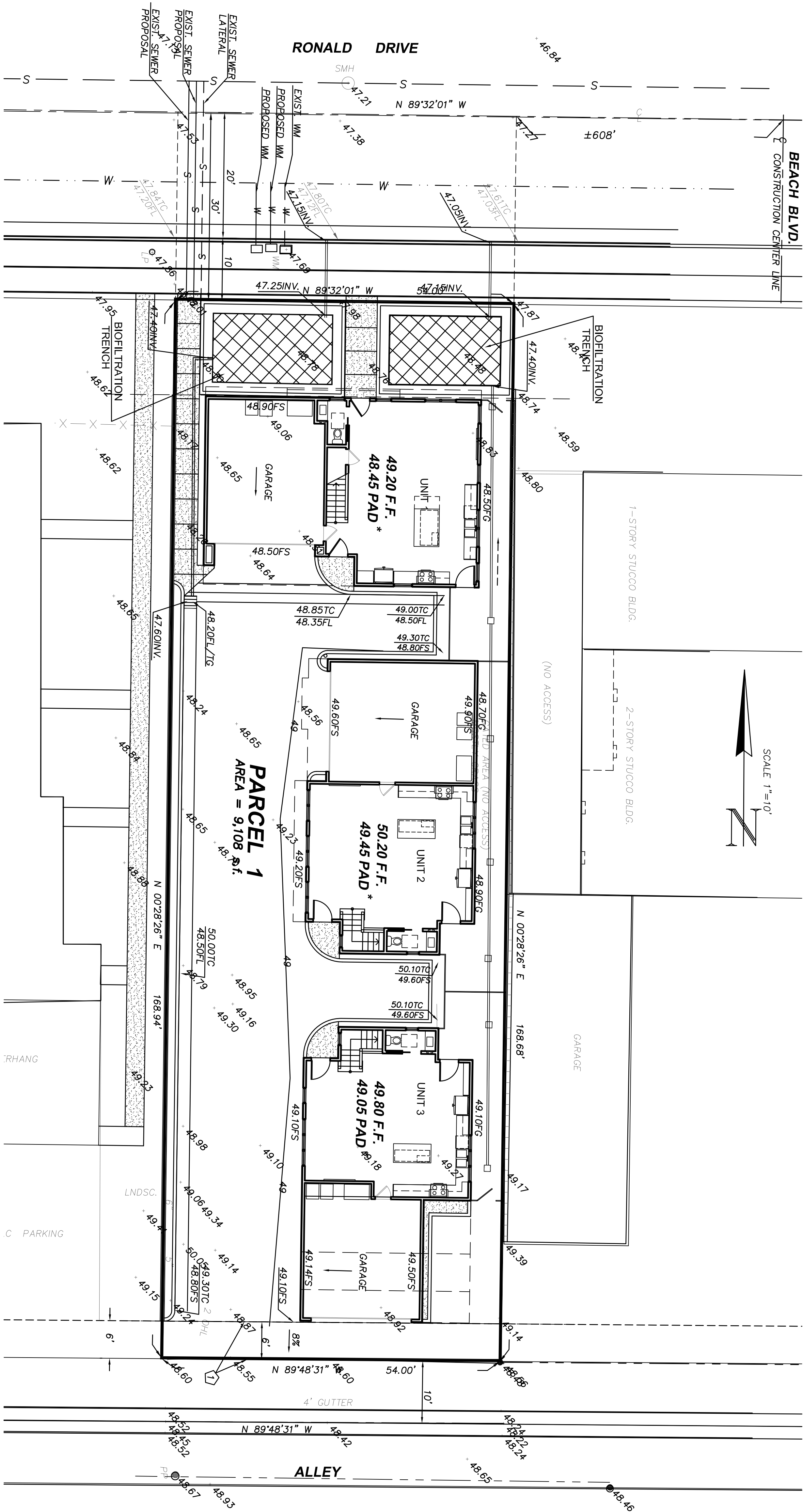
PLOT: 11-26-2019 PLANNING APPLICATION RE-SUBMITTAL



# TENTATIVE PARCEL MAP 2019-129 & PRELIMINARY GRADING PLAN

PURPOSE: CREATE 1 PARCEL  
FOR CONDOMINIUM PURPOSES

ROBIN HAMERS, RCE 31720  
DATE OF PREPARATION: MAY 2019



## SITE ADDRESS:

7852 RONALD DR.  
HUNTINGTON BEACH, CA 92647  
A.P.N. 165-302-12

## AREA SUMMARY

TOTAL AREA = 9,108 S.F.(0.209 ac.) GROSS

## PURPOSE STATEMENT

THE PURPOSE IS TO CREATE 1 PARCEL  
FOR 3 CONDOMINIUMS

ALL EXISTING BUILDINGS TO BE REMOVED

## OWNER

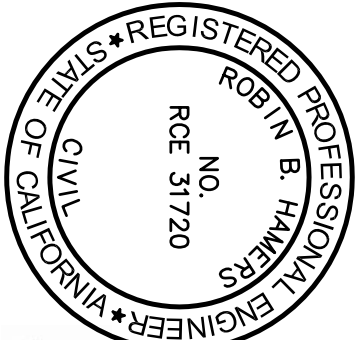
BRETT M. ROTH  
7950 YORKTOWN AVE., UNIT 1  
HUNTINGTON BEACH, CA 92648

## SUBDIVIDER:

ROTH 11TH STREET, LLC  
7950 YORKTOWN AVE., UNIT 1  
HUNTINGTON BEACH, CA 92648

## ENGINEER:

ROBIN B. HAMERS AND ASSOC., INC.  
234 E. 17TH STREET, SUITE 205  
COSTA MESA, CA. 92627  
(949) 548-1192



## BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING  
BETWEEN HORIZONTAL CONTROL STATION OPS 507H1 AND STATION  
655102Z11, BEING 189.4604 METERS RECORDED ON FILE IN THE  
OFFICE OF THE COUNTY SURVEYOR OF ORANGE COUNTY, CALIFORNIA.

## LEGAL DESCRIPTION:

LOT 12 OF TRACT NO. 3478, IN THE CITY OF HUNTINGTON BEACH,  
COUNTY OF ORANGE, STATE OF CALIFORNIA,, AS PER MAP RECORDED  
IN BOOK 141, PAGE(S) 31 AND 32, OF MISCELLANEOUS MAPS IN THE  
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## FLOOD ZONE

ZONE X, OUTSIDE THE 100 YEAR FLOOD BOUNDARIES

## EASEMENTS

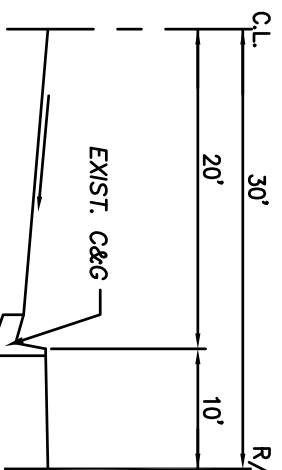
Ⓛ EASEMENT TO SOUTHERN CALIFORNIA Edison COMPANY FOR PUBLIC  
UTILITIES PER DEED 5665/205 O.R.

## NOTES:

-NO EXISTING WATERCOURSES ON SITE  
-SITE IS NOT SUBJECTED TO OVERFLOW OR INUNDATION

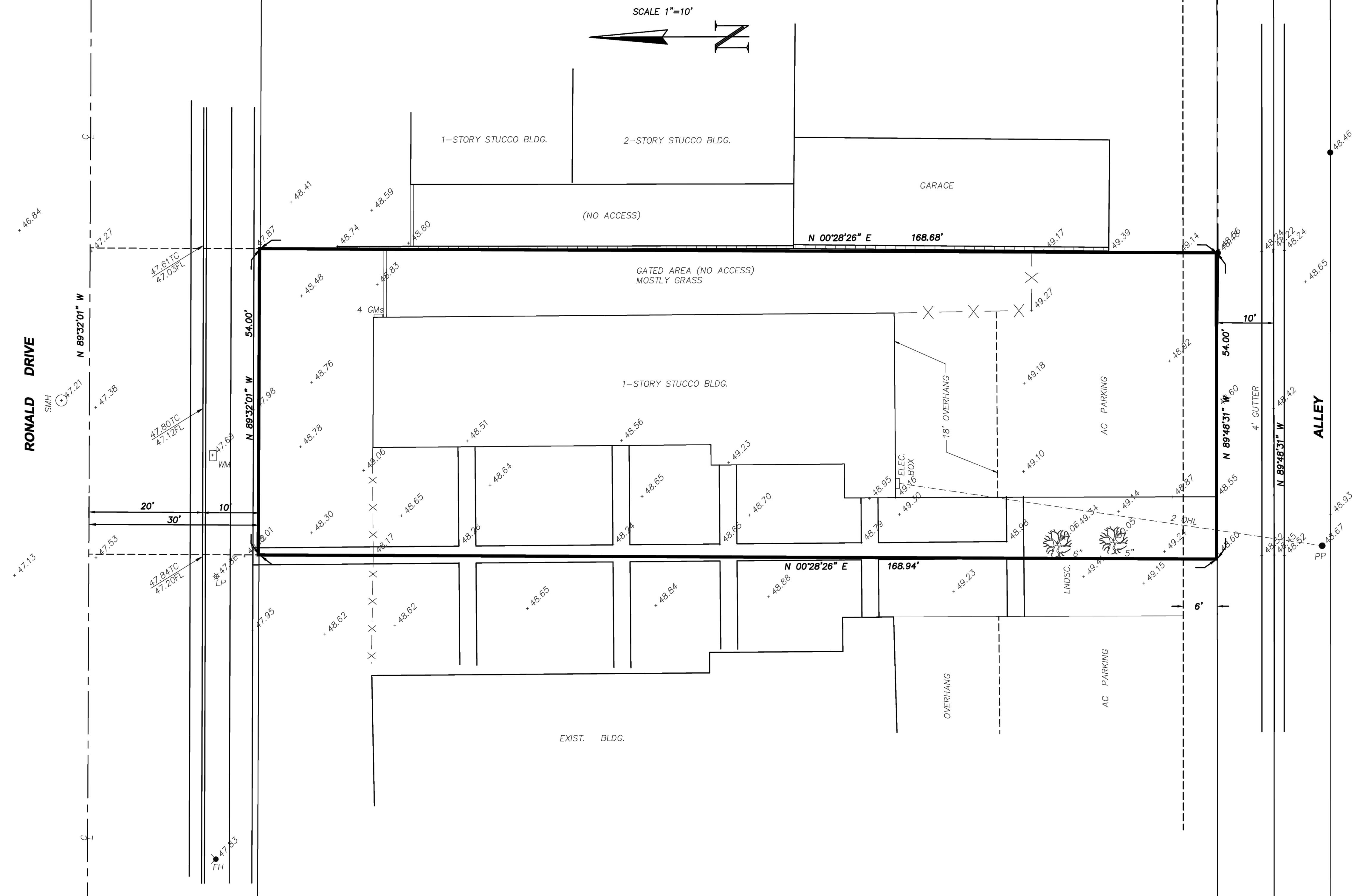
THERE WILL BE THREE CONDOMINIUMS AND AN ASSOCIATION IN ACCORDANCE  
WITH A CONDOMINIUM PLAN AND COCS THAT WILL BE PREPARED. BUYERS  
ARE ACQUIRING A UNIT, WHICH IS THE AREA INSIDE THE UNITS UP TO THE  
UNFINISHED SURFACE OF THE WALLS, FLOORS, AND CEILINGS. THERE WILL BE  
THREE MAJOR COMPONENTS:

ASSOCIATION PROPERTY - WILL BE ALL REAL PROPERTY IN THE DEVELOPMENT  
EXCEPT FOR THE UNITS AND THE COMMON AREA.  
COMMON AREA - WILL BE VOLUMES OF AIR SPACE OWNED BY THE OWNERS  
AS TENANTS IN COMMON  
UNITS - THE AREA INSIDE THE UNIT BOUNDED BY THE UNFINISHED WALLS,  
FLOORS, AND CEILING.



RONALD DR.  
TYPICAL STREET SECTION  
MS





**BENCHMARK HB-202-71**  
DESCRIBED BY OCS 2004 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK  
DISK STAMPED "HB-202- 71", SET IN THE SOUTHEASTERLY CORNER OF A  
6 FT. BY 7 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE  
NORTHWESTERLY CORNER OF THE INTERSECTION OF BEACH BOULEVARD AND  
TALBERT AVENUE. 62 FT. WESTERLY OF THE CENTERLINE OF BEACH  
BOULEVARD AND 89.5 FT. NORTHERLY OF THE CENTERLINE OF TALBERT.  
MONUMENT IS SET LEVEL WITH THE SIDEWALK.  
ELEV. 46.3668 (NAVD88) 2005 LEVELED

**LEGAL DESCRIPTION**

LOT 12 OF TRACT NO. 3478, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA,, AS PER MAP RECORDED IN BOOK 141, PAGE(S) 31 AND 32, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 165-302-12

**LEGEND:**

- (A) EASEMENT FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY DATED MARCH 22, 1961 PER BOOK 5665, PAGE 205, OF OFFICIAL RECORDS

Underground Service Alert



Call: TOLL FREE  
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

**REVISIONS**

REV.	DATE	BY	DESCRIPTION	APP'D

**REFERENCES**


DRAWN BY:	RG	01/18/19
DESIGNED BY:	YT	01/18/19
CHECKED BY:	YT	01/18/19

PREPARED UNDER THE SUPERVISION OF:

R.C.E. NO.: EXP. DATE:

REVIEWED BY:

HUNTINGTON BEACH DEPT. OF PUBLIC WORKS



**CITY OF HUNTINGTON BEACH**  
DEPARTMENT OF PUBLIC WORKS

**TOPOGRAPHIC SURVEY**

**7852 RONALD DRIVE**  
**HUNTINGTON BEACH, CA**

SHEET NO.

5

OF

5