

NOTES:

- EXISTING LAND USE: SCHOOL SITE
- PROPOSED LAND USE: RESIDENTIAL – 85 SINGLE-FAMILY DETACHED UNITS
- ADJACENT LAND USE
- NORTH: RESIDENTIAL
- SOUTH: PARK
- EAST: RESIDENTIAL
- WEST: RESIDENTIAL
- SANITARY SEWER PROVIDED BY: CITY OF HUNTINGTON BEACH
- DOMESTIC WATER PROVIDED BY: CITY OF HUNTINGTON BEACH
- ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND. PROPOSED UTILITY LOCATIONS SHOWN ON THE MAP ARE APPROXIMATE. ACTUAL LOCATIONS AND EASEMENT WIDTHS WILL BE REFLECTED ON FINAL TRACT MAP(S).
- PROJECT SITE IS LOCATED WITHIN THE HUNTINGTON BEACH SCHOOL DISTRICT.
- ALL PROPOSED STORM DRAINS SHOWN HEREON ARE PRELIMINARY. STORM DRAIN PLANS WILL BE PREPARED PRIOR TO RECORDATION OF THE FINAL MAP. ALL ONSITE STORM DRAIN PIPES ARE PRIVATE AND MAINTAINED BY THE HOA UP TO THE TRACT BOUNDARY.
- ALL PROPOSED WATER WILL BE PUBLIC AND MAINTAINED BY THE CITY OF HUNTINGTON BEACH.
- ALL PROPOSED SEWERS INCLUDING LIFT STATION UP TO THE NEXT DOWNSTREAM MANHOLE WILL BE PRIVATE AND MAINTAINED BY HOA.
- PUBLIC EASEMENTS (IF NECESSARY) FOR SIDEWALK PURPOSES WILL BE REFLECTED ON THE FINAL MAP(S).
- TTM IS LOCATED WITHIN ZONE 'X'.
- AN EASEMENT FOR EMERGENCY VEHICLE ACCESS SHALL BE DEDICATED TO THE CITY OF HUNTINGTON BEACH ON THE FINAL MAP OVER ALL PRIVATE STREETS.
- ALL INFRASTRUCTURE IMPROVEMENTS WITHIN THE TENTATIVE TRACT MAP ARE PROVIDED BY BUILDER.
- ALL CONNECTIONS TO PUBLIC ROADWAYS WILL REQUIRE AN ENCROACHMENT PERMIT.
- ALL SLOPES SHALL BE CONSTRUCTED AT A MAXIMUM SLOPE RATIO OF 2:1 UNLESS OTHERWISE NOTED.
- ACCESS TO THE SITE IS PROPOSED VIA "STRATHMOOR LN". ALL ONSITE STREETS ARE PRIVATE.
- THIS MAP IS AN APPLICATION FOR A DEVELOPMENT PERMIT PURSUANT TO SECTION 65493 OF THE CALIFORNIA GOVERNMENT CODE.
- PROPOSED UTILITIES AND EASEMENTS, INCLUDING BUT NOT LIMITED TO PUBLIC UTILITIES, FIRE ACCESS, PRIVATE ACCESS, PRIVATE UTILITIES AND ACCESS ARE APPROXIMATE. ACTUAL UTILITY AND TRAIL LOCATIONS AND EASEMENT WIDTHS WILL BE REFLECTED ON THE FINAL MAPS, OR BY SEPARATE EASEMENT DOCUMENTS SUBSEQUENT TO FINAL MAP RECORDATION.
- THE CITY OF HUNTINGTON BEACH WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS/EASEMENTS.
- APN 149-302-17

TITLE REPORT:

BOUNDARY AND EASEMENTS SHOWN HEREON ARE PER FIRST AMERICAN TITLE INSURANCE COMPANY REPORT FILE NO. NCS-996290-SA1, DATED MAY 29, 2020 AND UPDATED JUNE 10, 2020. THE ITEMS REFERRED TO BELOW ARE EXCEPTIONS TO COVERAGE AS CITED IN SAID REPORT.

- ⑫ GRANT OF EASEMENT FOR ELECTRIC SYSTEM AND INCIDENTAL PURPOSES TO BE QUITCLAIMED.

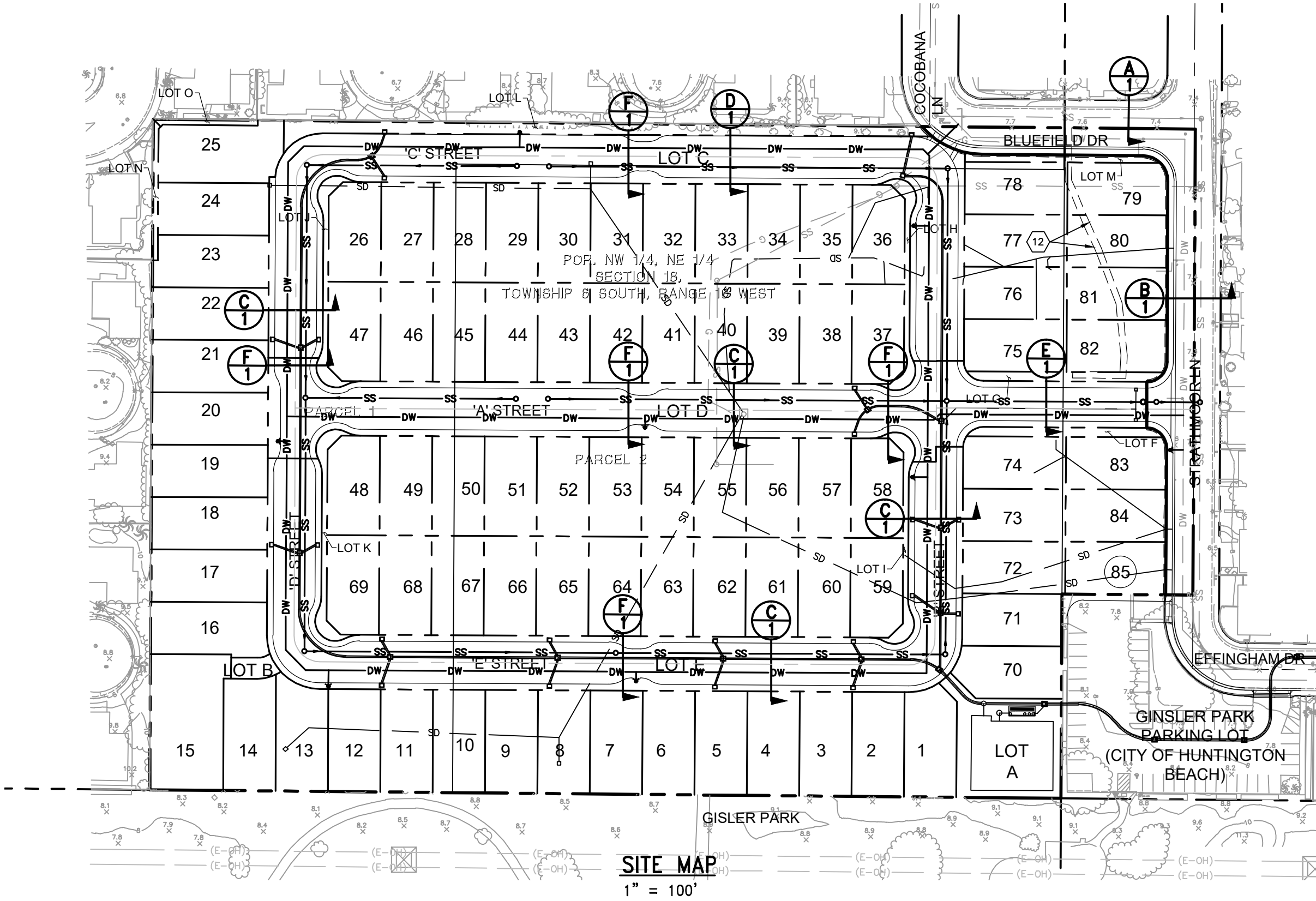
TENTATIVE TRACT NO. 19136

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THE SOUTHERLY 640.00 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
THE SOUTH 600 FEET OF THE EAST 580.80 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 10 WEST IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 14 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.



STATISTICAL SUMMARY:

LOT NUMBERS	TOTAL LOTS	AREA (AC)	PROPOSED LAND USE	COMMENTS
1 – 85	85	9.67	SINGLE-FAMILY DETACHED	5,000 SF AVERAGE LOT SIZE
A	1	0.23	PRIVATE OPEN SPACE	HOA TO MAINTAIN
B	1	0.02	PRIVATE DRIVE	HOA TO MAINTAIN
C-E	3	3.29	PRIVATE STREET	HOA TO MAINTAIN
F-O	10	0.43	LANDSCAPE	HOA TO MAINTAIN
NET TOTALS	100	13.64		
OFF-SITE	-	0.42	PUBLIC STREET	CITY TO MAINTAIN
DEVELOPMENT AREA GROSS		14.06		

UTILITY PROVIDERS:

SANITARY SEWER
DOMESTIC WATER
GAS
ELECTRIC

CITY OF HUNTINGTON BEACH
CITY OF HUNTINGTON BEACH
THE GAS COMPANY
SOUTHERN CALIFORNIA EDISON

ENGINEER'S STATEMENT:

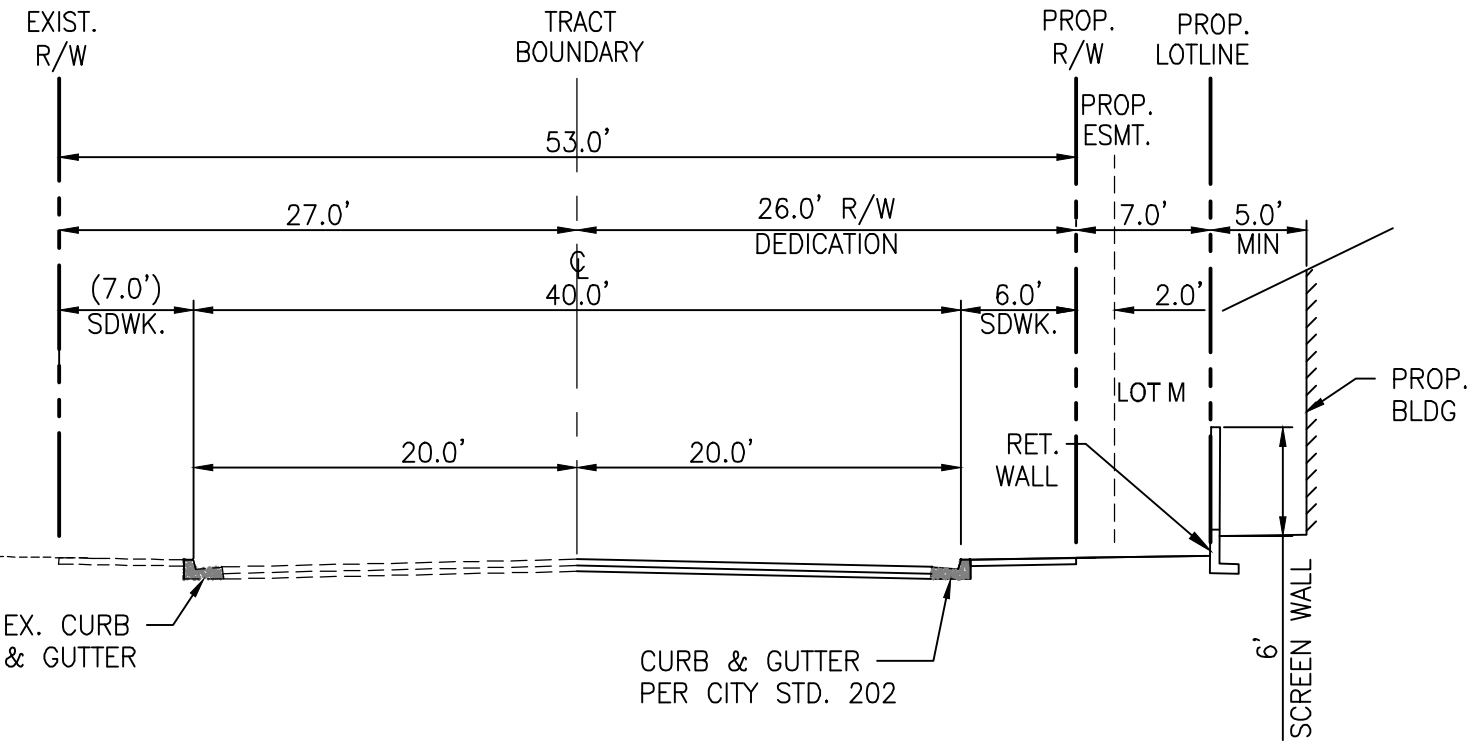
I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP

SOOJIN SHIM, P.E.

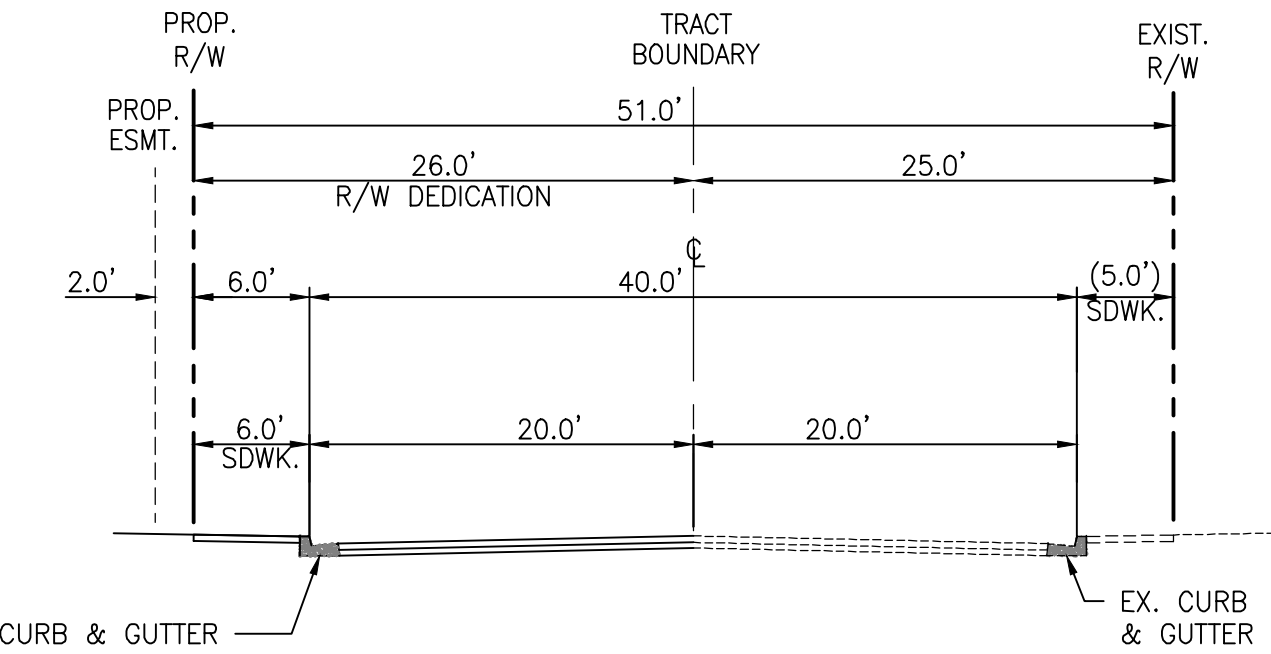
DATE: 07/14/2021

PROPOSED EASEMENTS:

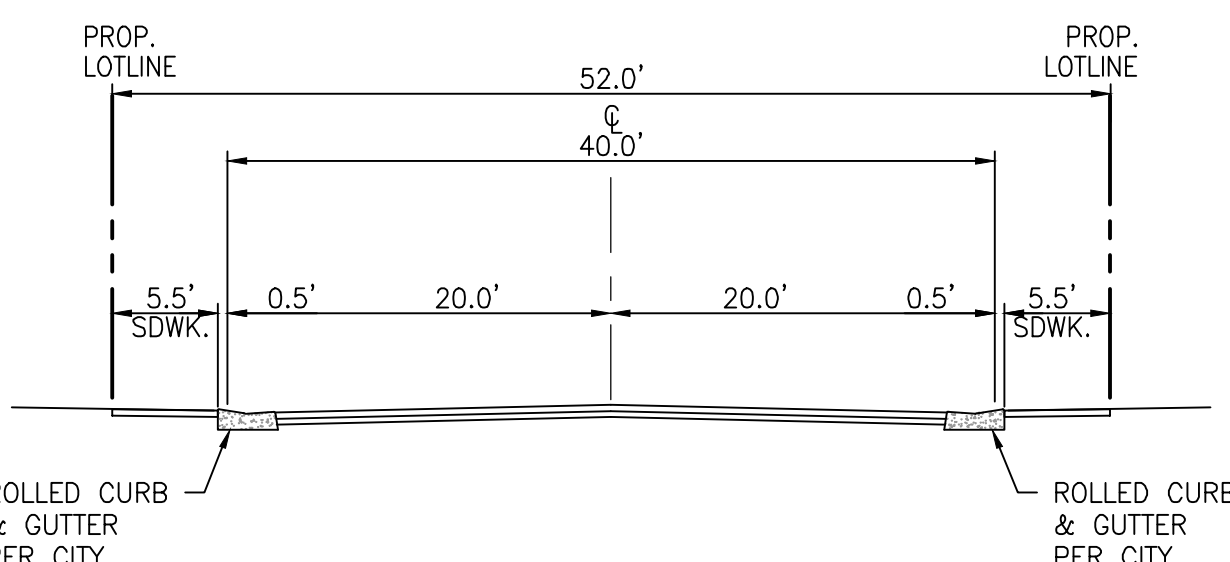
- INDICATES AN EASEMENT FOR EMERGENCY ACCESS AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES TO BE DEDICATED TO THE CITY OF HUNTINGTON BEACH
- INDICATES AN EASEMENT FOR WATER PIPELINES, AND ACCESS PURPOSES TO BE DEDICATED TO THE CITY OF HUNTINGTON BEACH
- A 26' RIGHT-OF-WAY DEDICATION FOR STREET PURPOSES AND A 2' EASEMENT DEDICATION FOR PUBLIC UTILITIES AND PEDESTRIAN ACCESS ALONG STRATHMOOR LANE FRONTAGE
- A 26' RIGHT-OF-WAY DEDICATION FOR STREET PURPOSES AND A 2' EASEMENT DEDICATION FOR PUBLIC UTILITIES AND PEDESTRIAN ACCESS ALONG BLUEFIELD DRIVE FRONTAGE



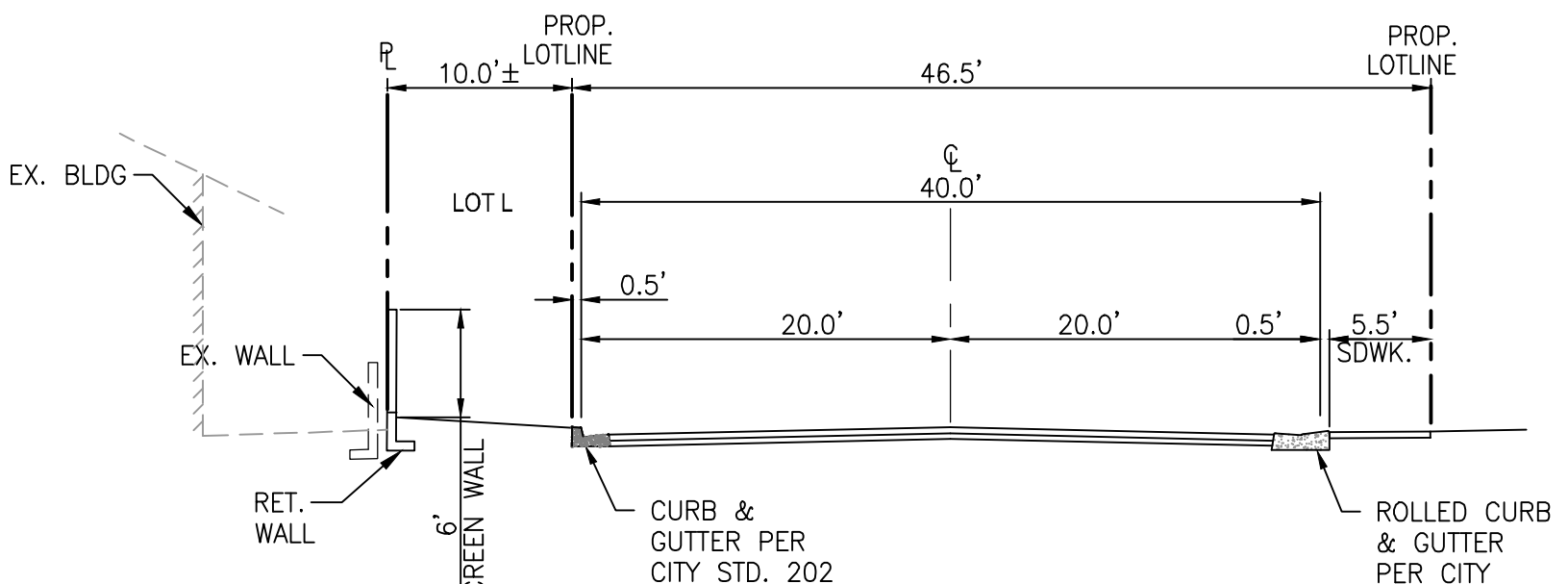
EXIST. BLUEFIELD DR.
PARALLEL PARKING BOTH SIDES
N.T.S. (A) 1



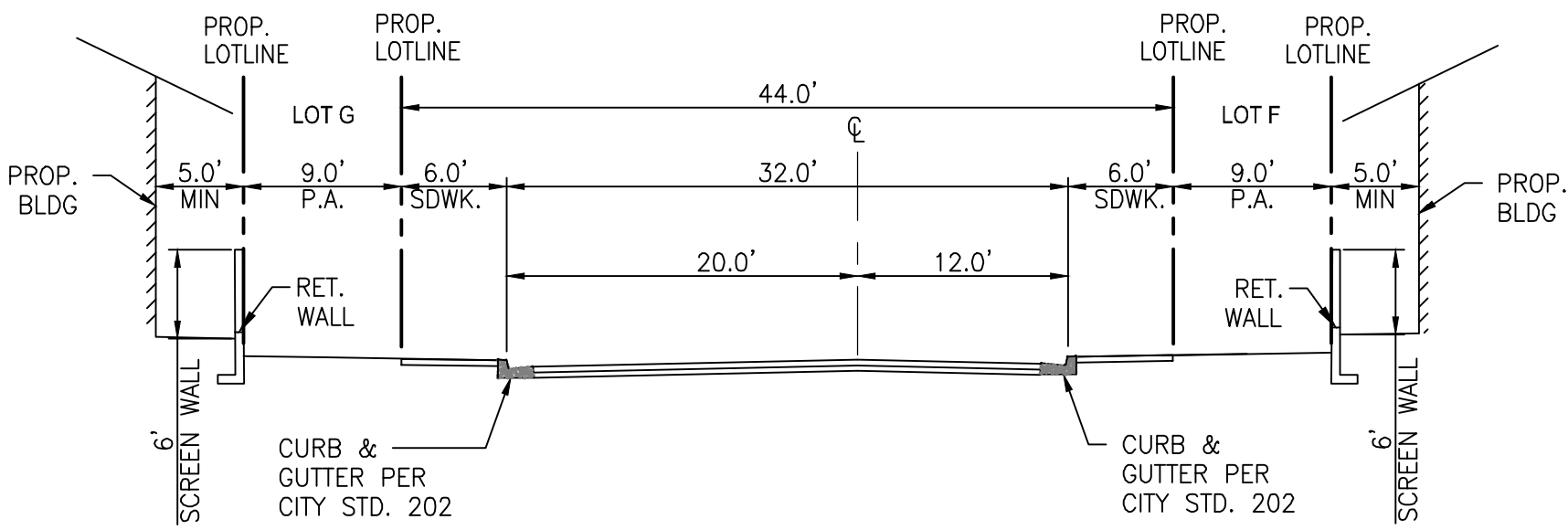
EXIST. STRATHMOOR LN
PARALLEL PARKING BOTH SIDES
N.T.S. (B) 1



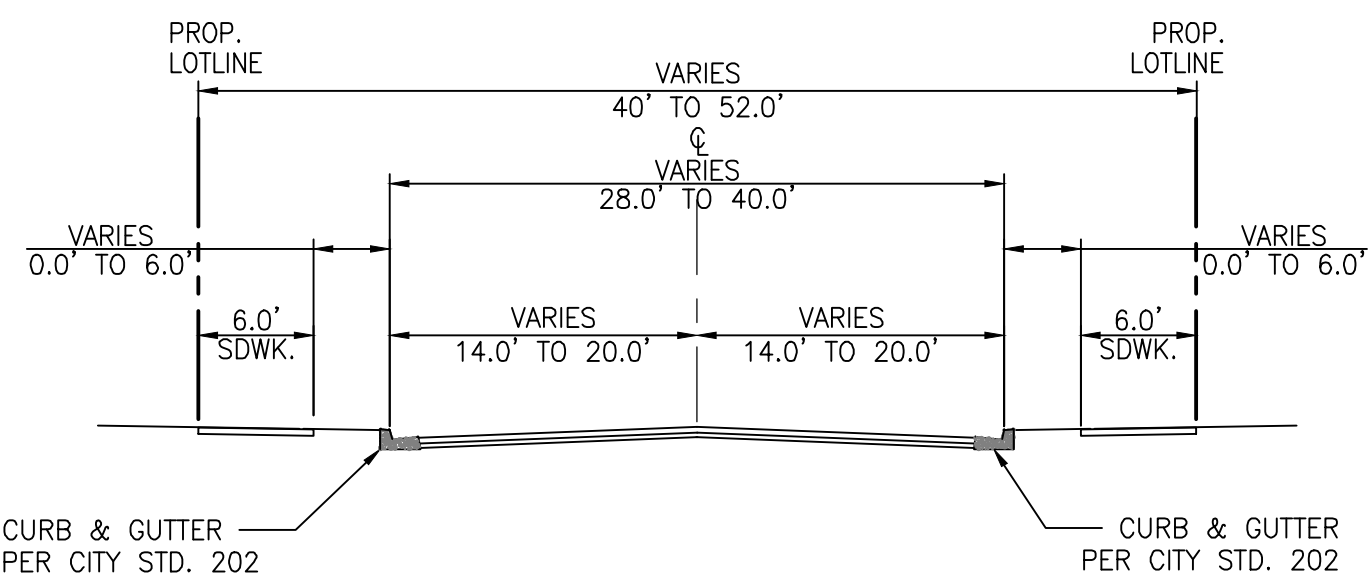
PRIVATE STREET
PARALLEL PARKING BOTH SIDES
N.T.S. (C) 1



PRIVATE STREET
PARALLEL PARKING BOTH SIDES
N.T.S. (D) 1



PRIVATE STREET
PARALLEL PARKING ONE SIDE
N.T.S. (E) 1



PRIVATE STREET
TRANSITION FROM 40' TO 28'
N.T.S. (F) 1

NO.	DATE	REVISIONS	APP'D



PREPARED BY:

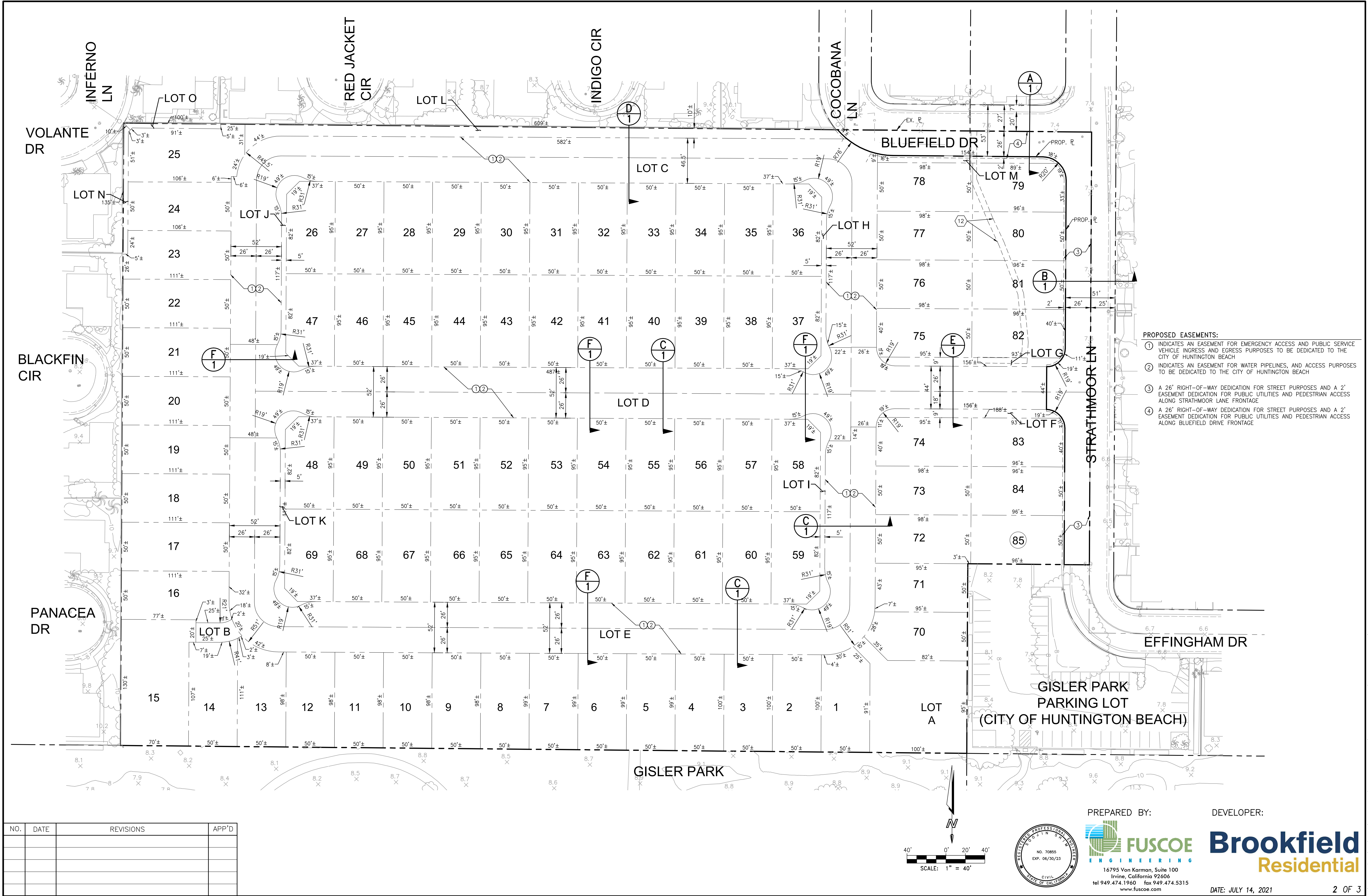
FUSCOE
ENGINEERING
16795 Van Karmen, Suite 100
Irvine, California 92606
tel 949.474.1960 fax 949.474.5315
www.fuscoe.com

DEVELOPER:

Brookfield
Residential

DATE: JULY 14, 2021

1 OF 3

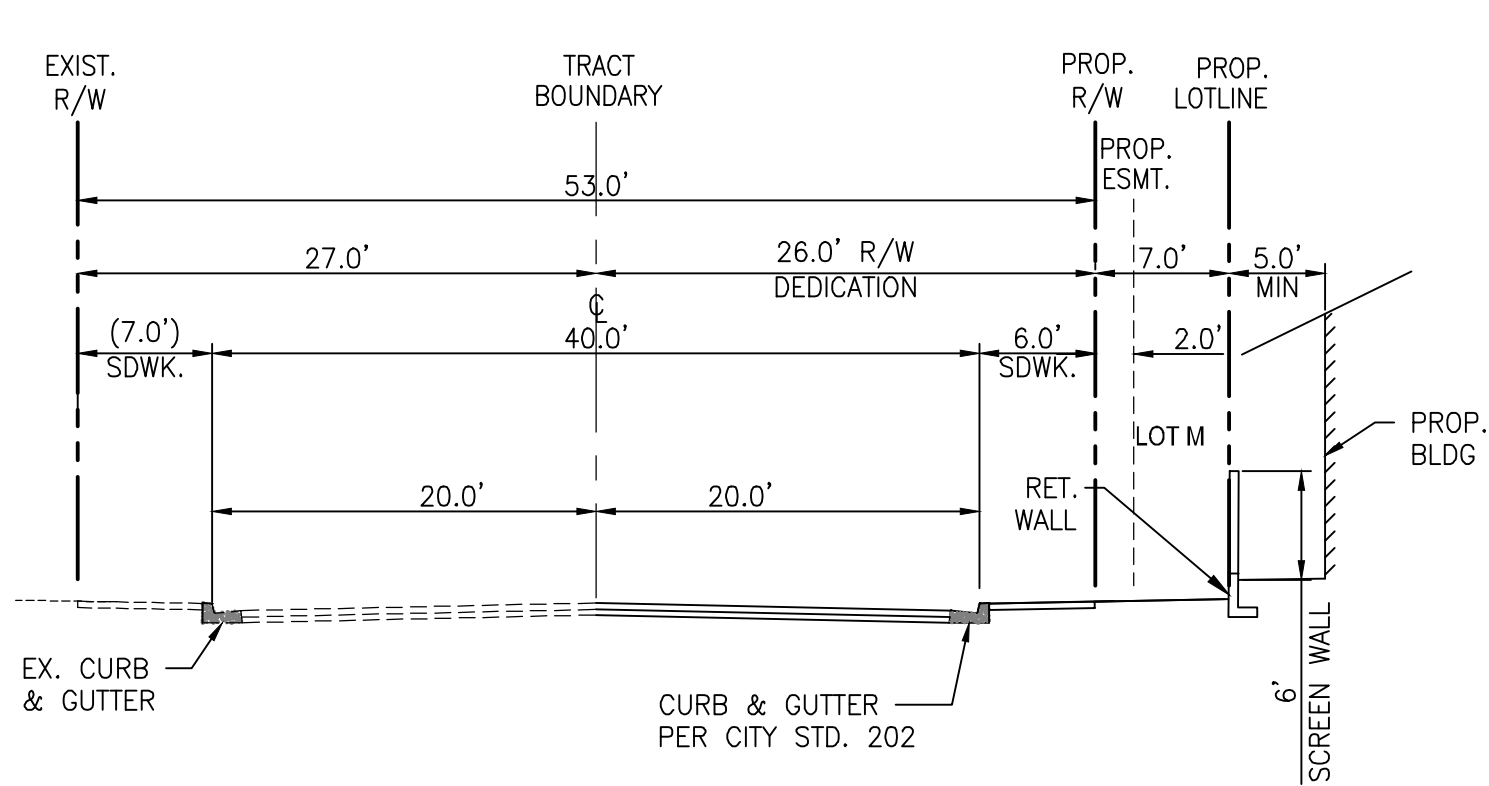


LOT SUMMARY NUMBERED LOTS			
LOT NO.	LAND USE	AREA (SF)	AREA (AC)
1	SINGLE FAMILY	5084	0.12
2	SINGLE FAMILY	4992	0.11
3	SINGLE FAMILY	4982	0.11
4	SINGLE FAMILY	4971	0.11
5	SINGLE FAMILY	4961	0.11
6	SINGLE FAMILY	4951	0.11
7	SINGLE FAMILY	4940	0.11
8	SINGLE FAMILY	4930	0.11
9	SINGLE FAMILY	4920	0.11
10	SINGLE FAMILY	4909	0.11
11	SINGLE FAMILY	4899	0.11
12	SINGLE FAMILY	4889	0.11
13	SINGLE FAMILY	5135	0.12
14	SINGLE FAMILY	5372	0.12
15	SINGLE FAMILY	9241	0.21
16	SINGLE FAMILY	5661	0.13
17	SINGLE FAMILY	5546	0.13
18	SINGLE FAMILY	5546	0.13
19	SINGLE FAMILY	5546	0.13
20	SINGLE FAMILY	5546	0.13
21	SINGLE FAMILY	5546	0.13
22	SINGLE FAMILY	5546	0.13
23	SINGLE FAMILY	5425	0.12
24	SINGLE FAMILY	5296	0.12
25	SINGLE FAMILY	6522	0.15
26	SINGLE FAMILY	4661	0.11
27	SINGLE FAMILY	4750	0.11
28	SINGLE FAMILY	4750	0.11
29	SINGLE FAMILY	4750	0.11
30	SINGLE FAMILY	4750	0.11
31	SINGLE FAMILY	4750	0.11
32	SINGLE FAMILY	4750	0.11
33	SINGLE FAMILY	4750	0.11
34	SINGLE FAMILY	4750	0.11
35	SINGLE FAMILY	4750	0.11
36	SINGLE FAMILY	4661	0.11
37	SINGLE FAMILY	4661	0.11
38	SINGLE FAMILY	4750	0.11
39	SINGLE FAMILY	4750	0.11
40	SINGLE FAMILY	4750	0.11
41	SINGLE FAMILY	4750	0.11
42	SINGLE FAMILY	4750	0.11
43	SINGLE FAMILY	4750	0.11
44	SINGLE FAMILY	4750	0.11
45	SINGLE FAMILY	4750	0.11
46	SINGLE FAMILY	4750	0.11
47	SINGLE FAMILY	4661	0.11
48	SINGLE FAMILY	4661	0.11
49	SINGLE FAMILY	4750	0.11
50	SINGLE FAMILY	4750	0.11

LOT SUMMARY NUMBERED LOTS			
LOT NO.	LAND USE	AREA (SF)	AREA (AC)
51	SINGLE FAMILY	4750	0.11
52	SINGLE FAMILY	4750	0.11
53	SINGLE FAMILY	4750	0.11
54	SINGLE FAMILY	4750	0.11
55	SINGLE FAMILY	4750	0.11
56	SINGLE FAMILY	4750	0.11
57	SINGLE FAMILY	4750	0.11
58	SINGLE FAMILY	4661	0.11
59	SINGLE FAMILY	4661	0.11
60	SINGLE FAMILY	4750	0.11
61	SINGLE FAMILY	4750	0.11
62	SINGLE FAMILY	4750	0.11
63	SINGLE FAMILY	4750	0.11
64	SINGLE FAMILY	4750	0.11
65	SINGLE FAMILY	4750	0.11
66	SINGLE FAMILY	4750	0.11
67	SINGLE FAMILY	4750	0.11
68	SINGLE FAMILY	4750	0.11
69	SINGLE FAMILY	4661	0.11
70	SINGLE FAMILY	4841	0.11
71	SINGLE FAMILY	4751	0.11
72	SINGLE FAMILY	4900	0.11
73	SINGLE FAMILY	4900	0.11
74	SINGLE FAMILY	4891	0.11
75	SINGLE FAMILY	4891	0.11
76	SINGLE FAMILY	4900	0.11
77	SINGLE FAMILY	4900	0.11
78	SINGLE FAMILY	4900	0.11
79	SINGLE FAMILY	4761	0.11
80	SINGLE FAMILY	4800	0.11
81	SINGLE FAMILY	4800	0.11
82	SINGLE FAMILY	4791	0.11
83	SINGLE FAMILY	4791	0.11
84	SINGLE FAMILY	4800	0.11
85	SINGLE FAMILY	4819	0.11
SUBTOTAL NUMBERED LOTS		420,969	9.67

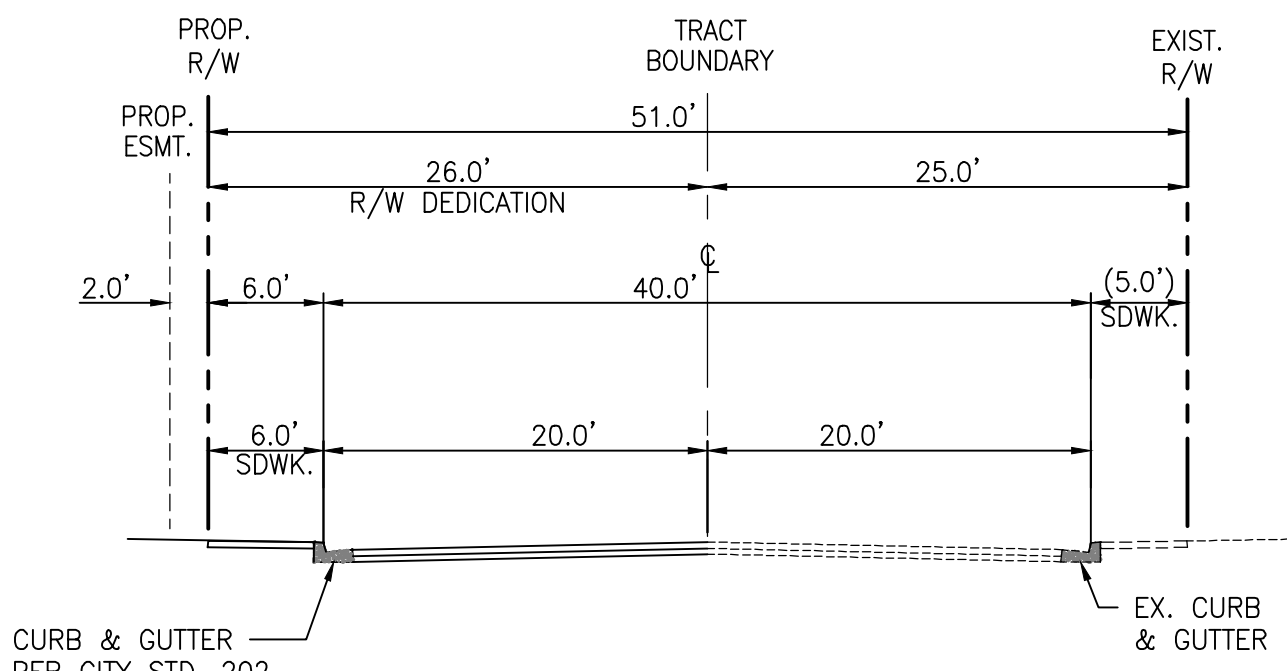
LOT SUMMARY LETTERED LOTS			
LOT LETTER	LAND USE	AREA (SF)	AREA (AC)
LOT A	PVT OPEN SPACE	9882	0.23
LOT B	PVT DRIVEWAY	853	0.02
LOT C	PVT STREET	46853	1.08
LOT D	PVT STREET	45690	1.05
LOT E	PVT STREET	50731	1.16
LOT F	PVT OPEN SPACE	1609	0.04
LOT G	PVT OPEN SPACE	1609	0.04
LOT H	PVT OPEN SPACE	1617	0.04
LOT I	PVT OPEN SPACE	1617	0.04
LOT J	PVT OPEN SPACE	1617	0.04
LOT K	PVT OPEN SPACE	1617	0.04
LOT L	PVT OPEN SPACE	6806	0.16
LOT M	PVT OPEN SPACE	1285	0.03
LOT N	PVT OPEN SPACE	665	0.02
LOT O	PVT OPEN SPACE	491	0.01
SUBTOTAL LETTERED LOTS		172,942	3.97

NO.	DATE	REVISIONS	APP'D



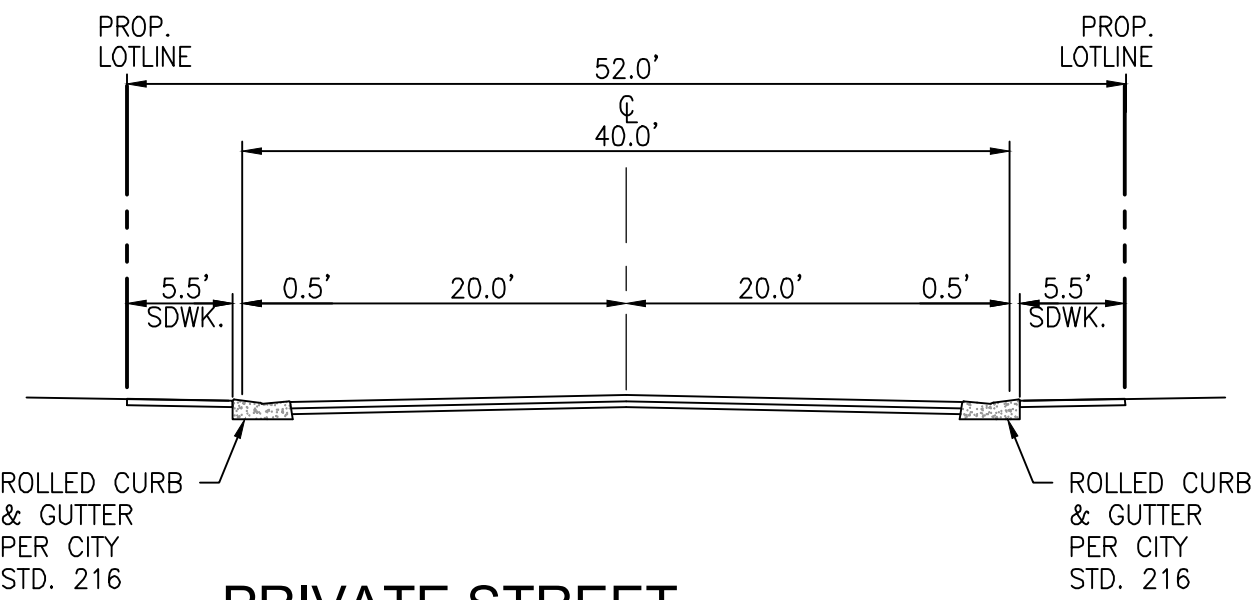
**EXIST. BLUEFIELD DR.
PARALLEL PARKING BOTH SIDES** A
2

N.T.S



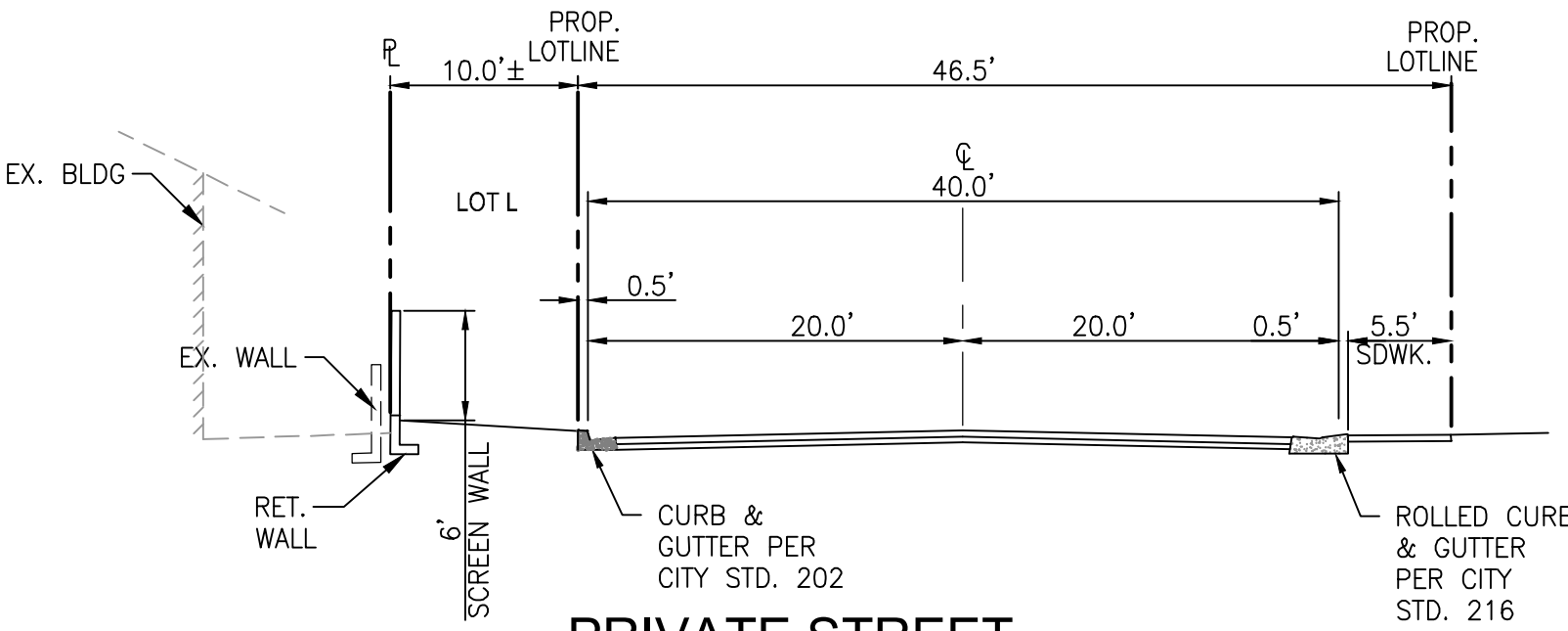
**EXIST. STRATHMOOR LN
PARALLEL PARKING BOTH SIDES** B
2

N.T.S



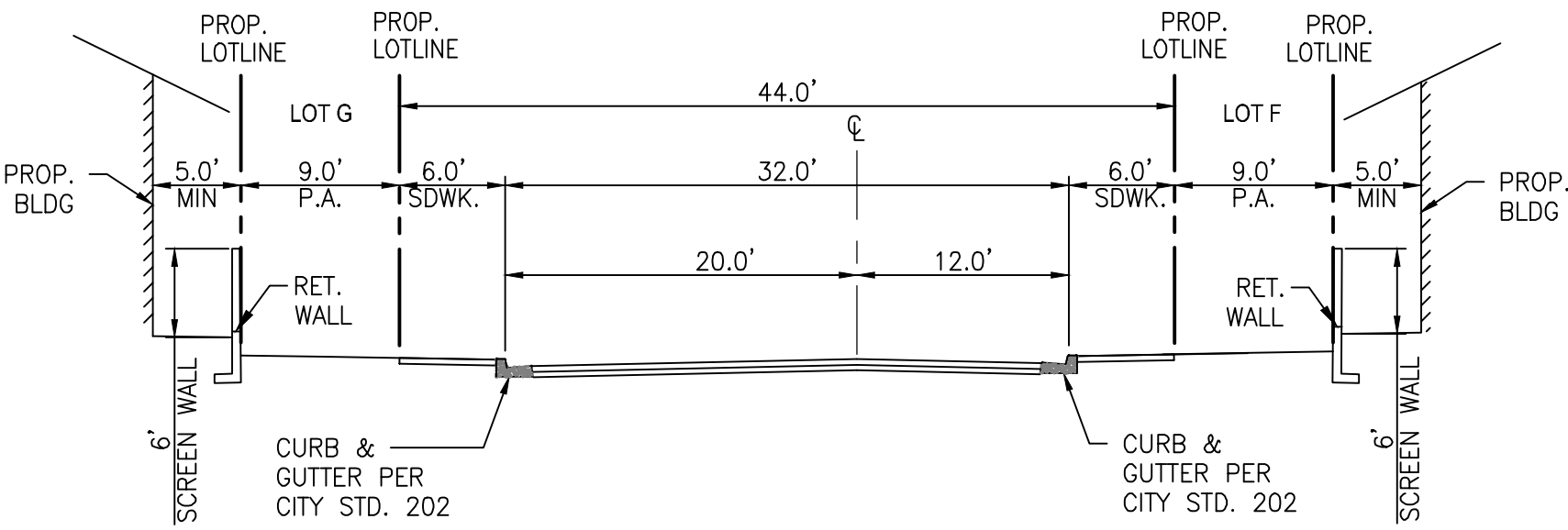
**PRIVATE STREET
PARALLEL PARKING BOTH SIDES** C
2

N.T.S



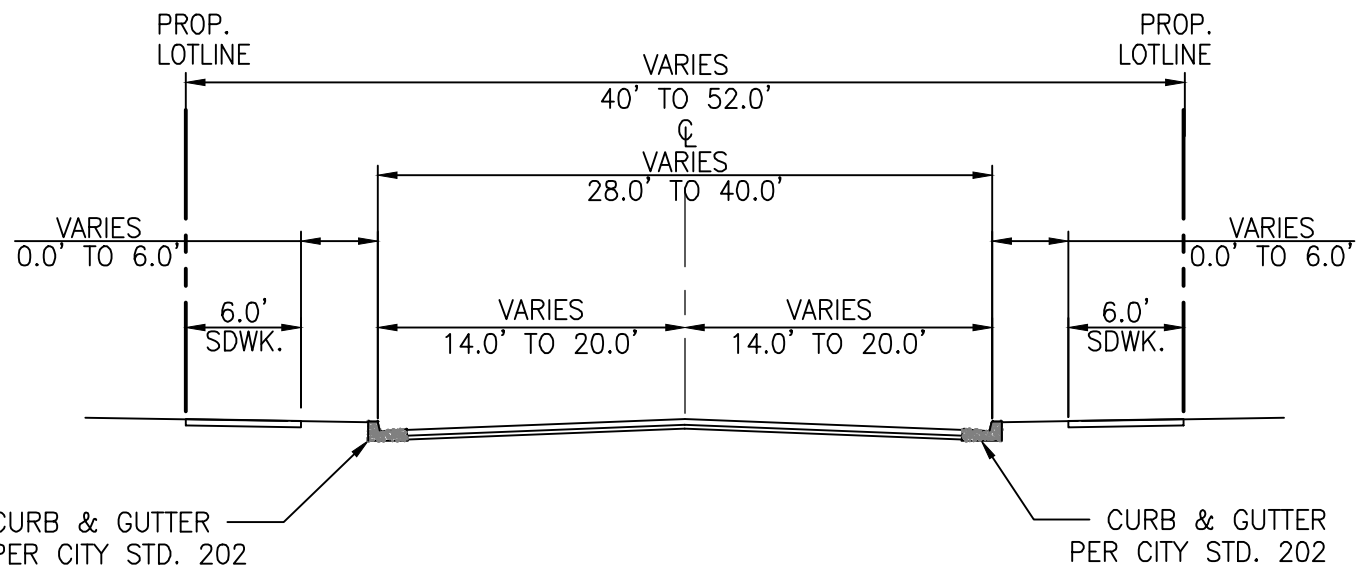
**PRIVATE STREET
PARALLEL PARKING BOTH SIDES** D
2

N.T.S



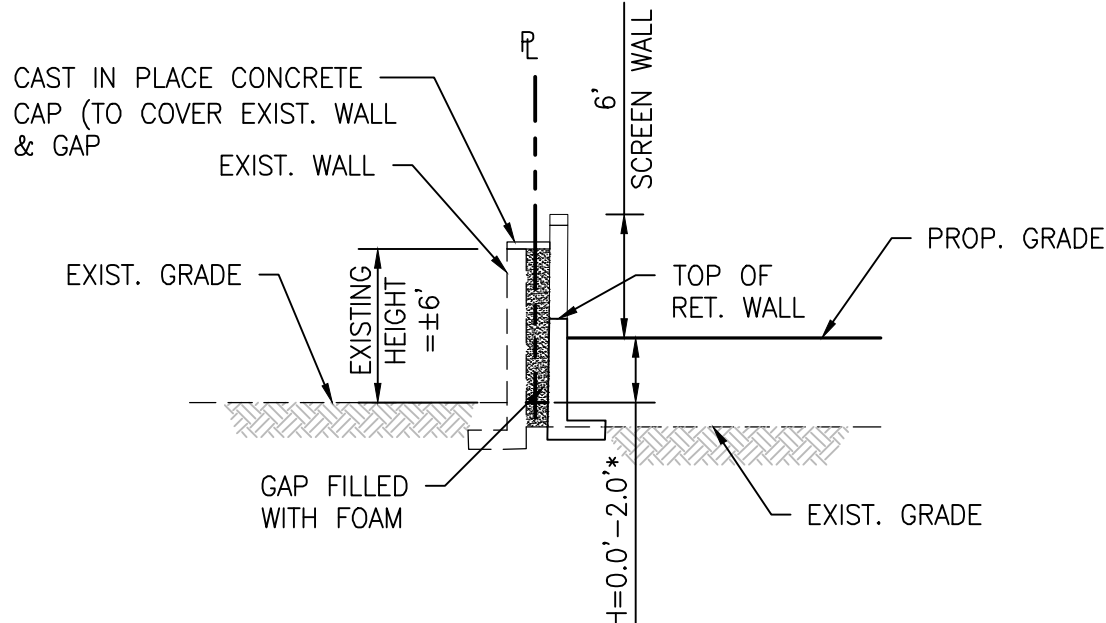
**PRIVATE STREET
PARALLEL PARKING ONE SIDE** E
2

N.T.S



**PRIVATE STREET
TRANSITION FROM 40' TO 28'** F
2

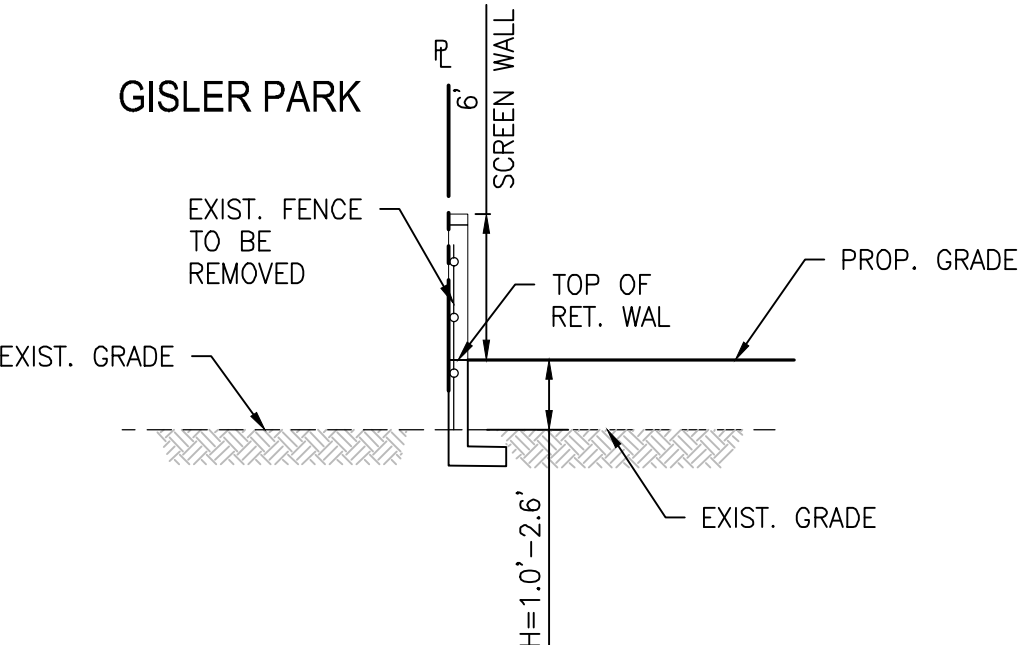
N.T.S



**TYPICAL SECTION
AT WESTERLY PL** G
2

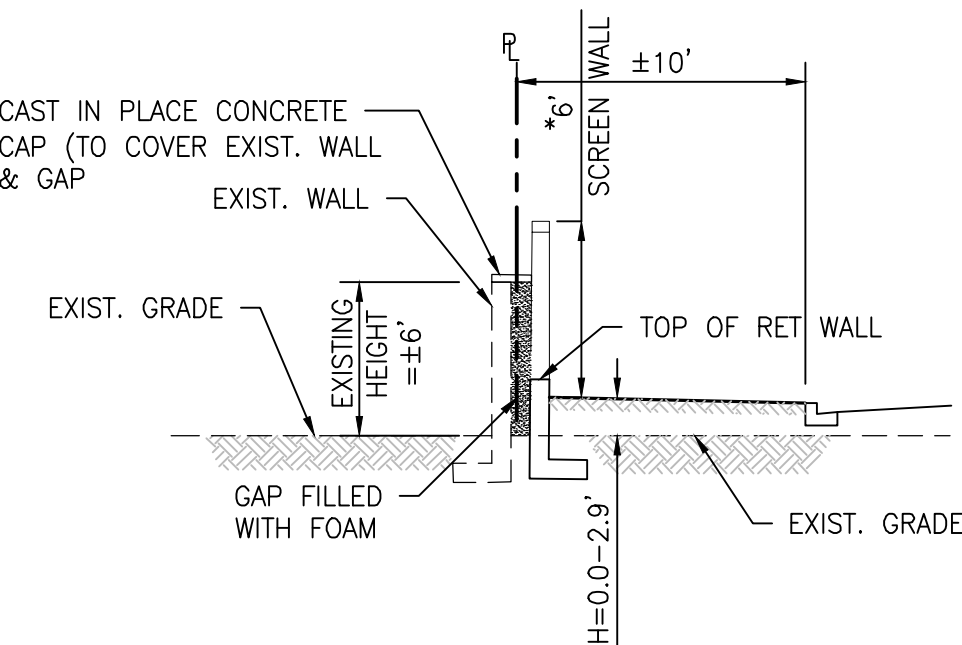
N.T.S

EXCLUDING NORTHWESTERLY LOT (SHEET C-1
FOR NORTHWESTERLY LOT WALL HEIGHT)



**TYPICAL SECTION
AT SOUTHERLY PL** H
2

N.T.S

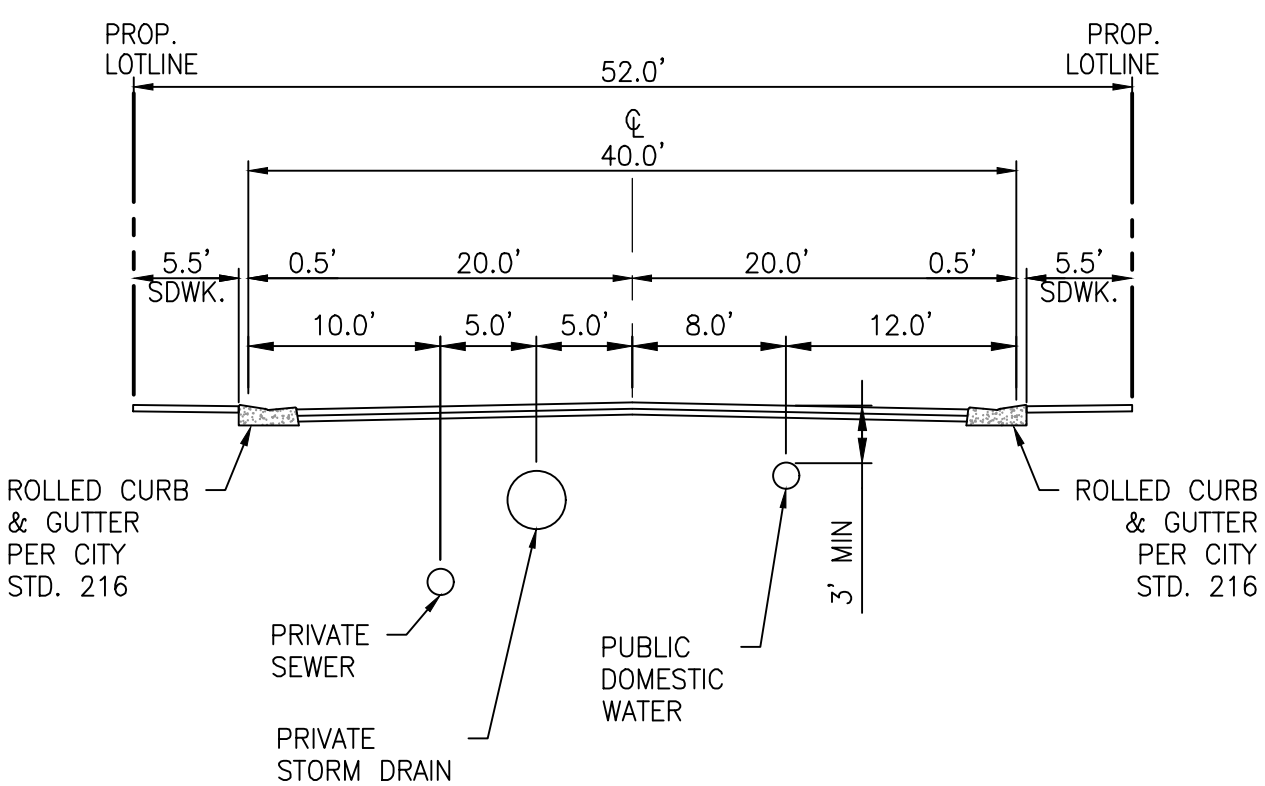


**TYPICAL SECTION
AT NORTHERLY PL** I
2

N.T.S

EXCLUDING NORTHWESTERLY LOT (SHEET C-1
FOR NORTHWESTERLY LOT WALL HEIGHT)

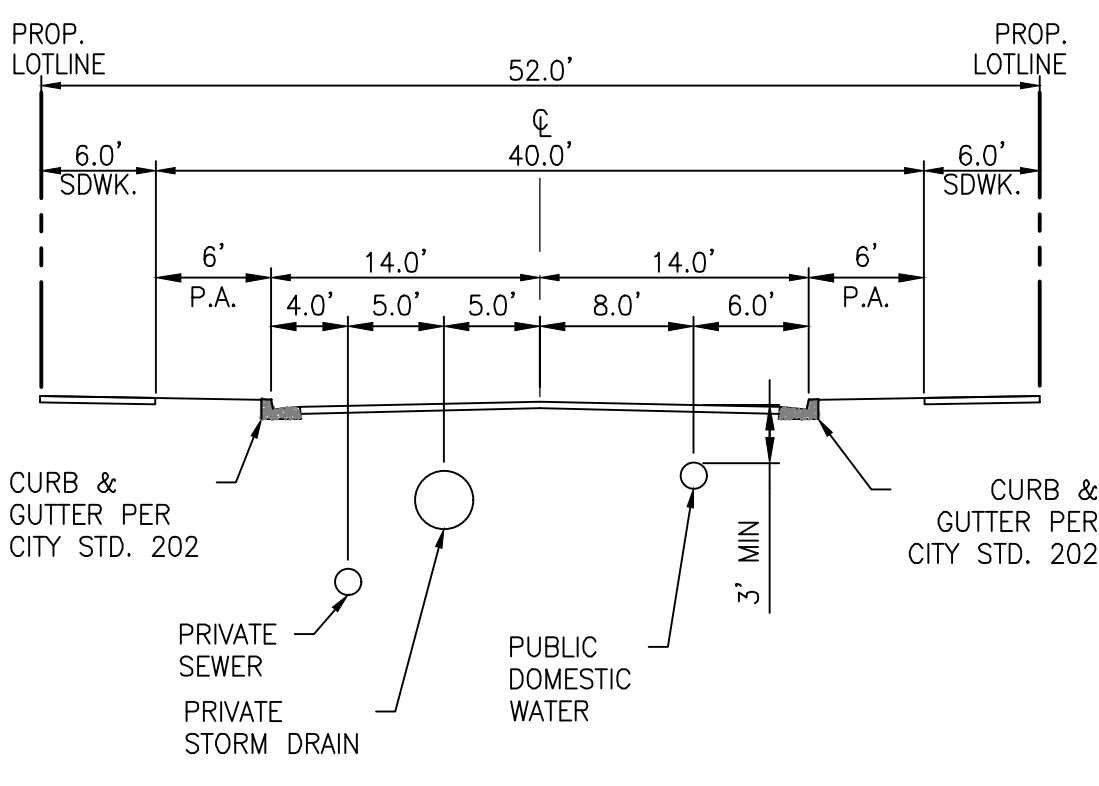
*NOTE: MAXIMUM WALL HEIGHT WITHIN 15'
FRONT SETBACK AT 21121 COCOBANA LN
SHALL BE 42"



TYPICAL PRIVATE STREET UTILITY SECTION

N.T.S

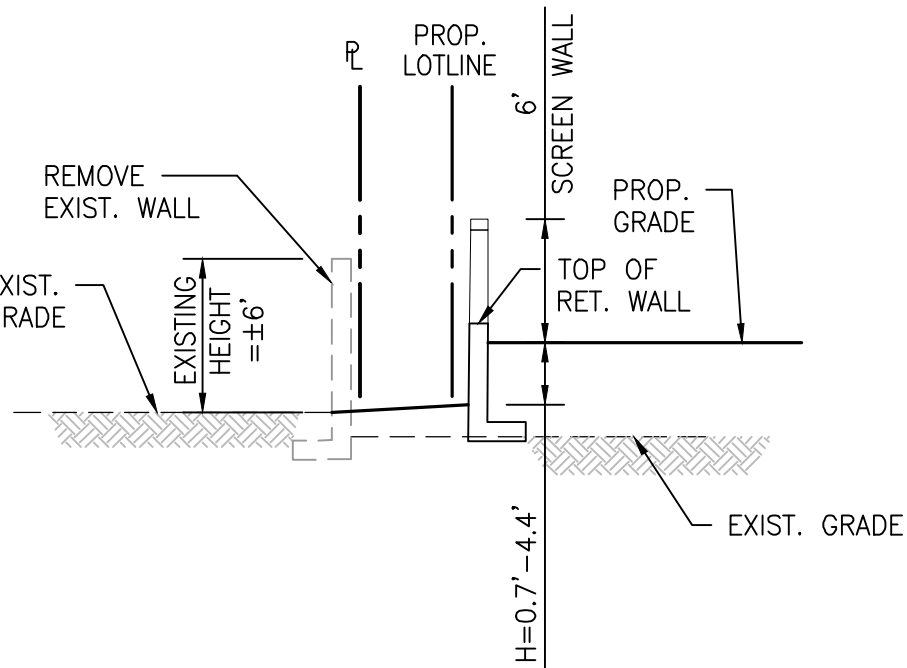
PRELIMINARY - SUBJECT TO CHANGE



TYPICAL PRIVATE STREET UTILITY SECTION AT CHOKER

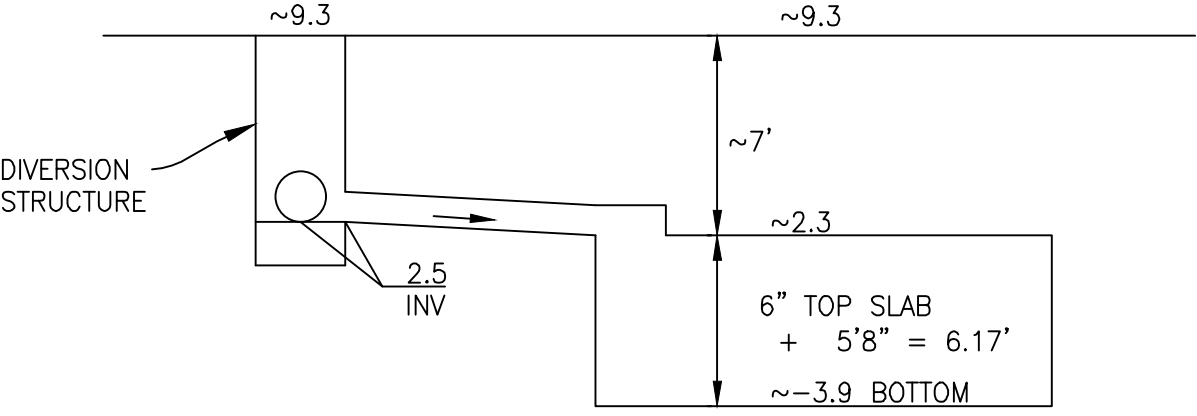
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PRELIMINARY - SUBJECT TO CHANGE



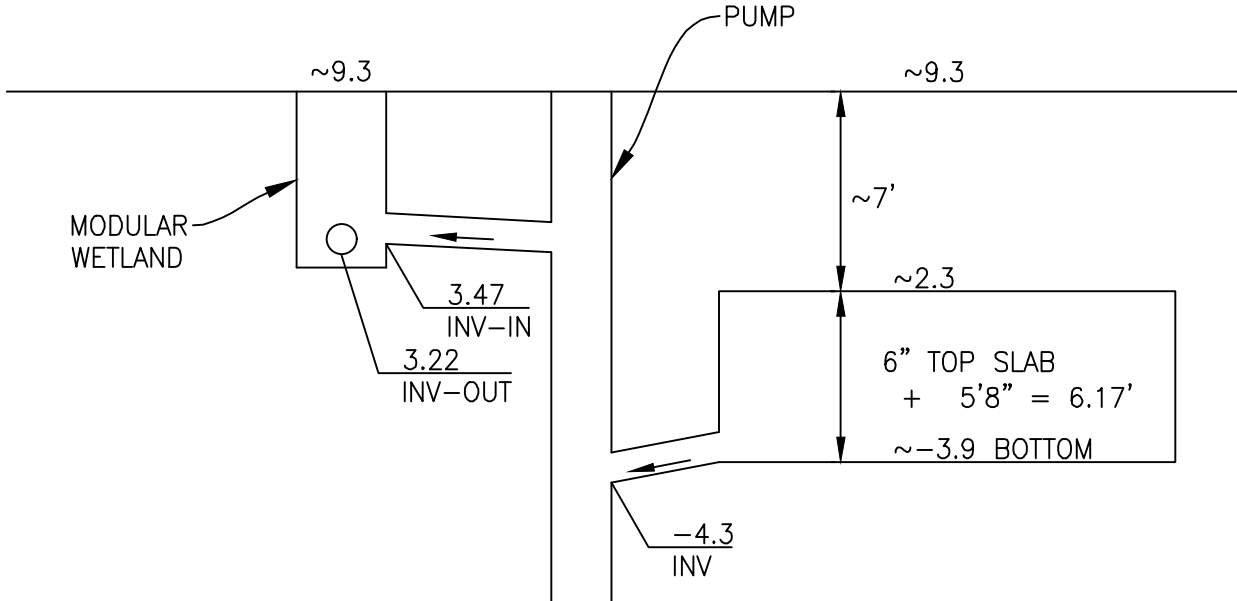
**TYPICAL SECTION
AT NORTHWESTERLY PL** J
2

N.T.S



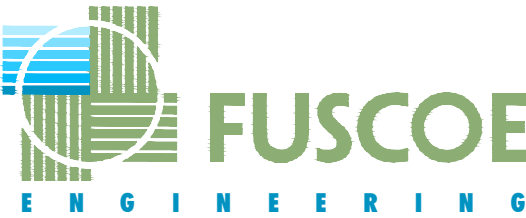
**WATER QUALITY/
DETENTION SYSTEM** K
2

N.T.S



**WATER QUALITY/
DETENTION SYSTEM** L
2

N.T.S



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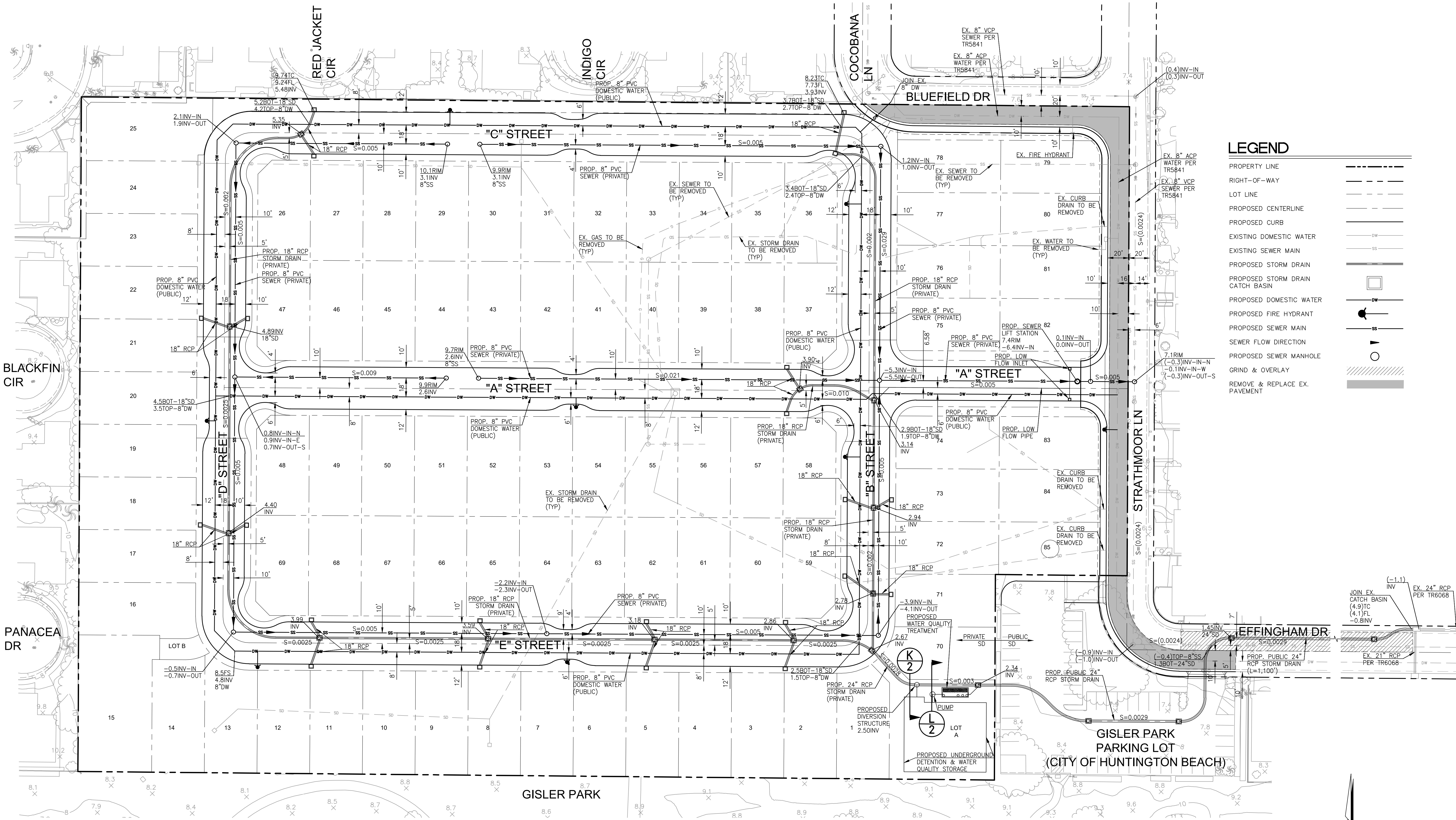
TYPICAL SECTIONS GISLER / STRATHMOOR LANE RESIDENTIAL

Huntington Beach , California

308.087

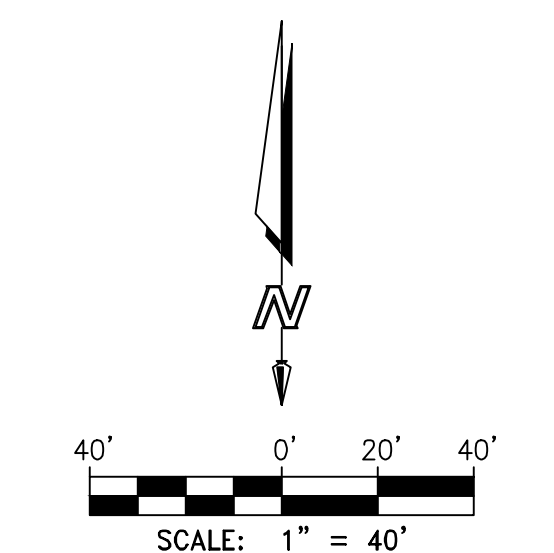
07.14.21

C.2 Brookfield
Residential



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- LOT LINE
- PROPOSED CENTERLINE
- PROPOSED CURB
- EXISTING DOMESTIC WATER
- EXISTING SEWER MAIN
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED DOMESTIC WATER
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MAIN
- SEWER FLOW DIRECTION
- PROPOSED SEWER MANHOLE
- GRIND & OVERLAY
- REMOVE & REPLACE EX. PAVEMENT



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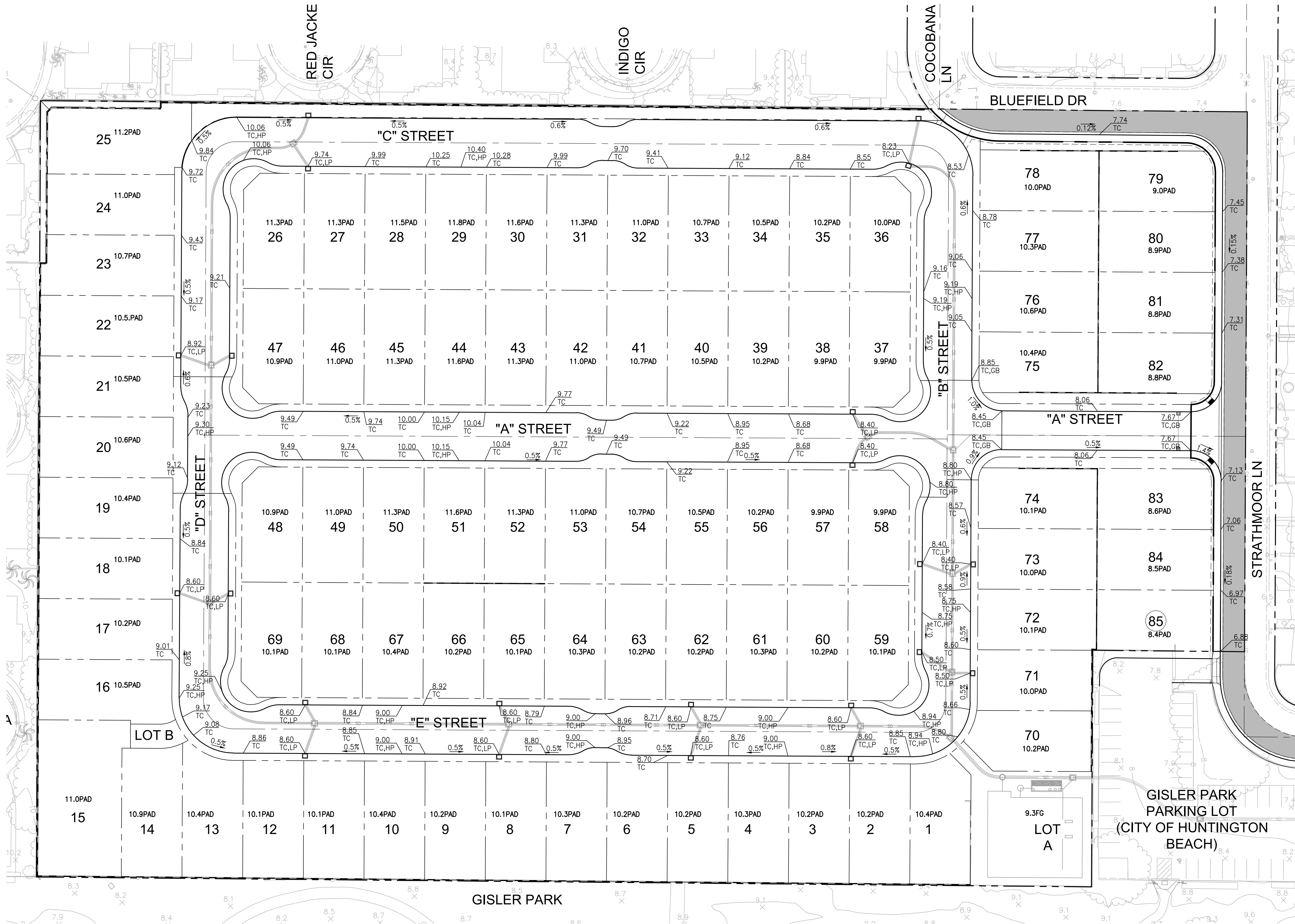
CONCEPTUAL UTILITY PLAN

GISLER / STRATHMOOR LANE RESIDENTIAL

Huntington Beach , California

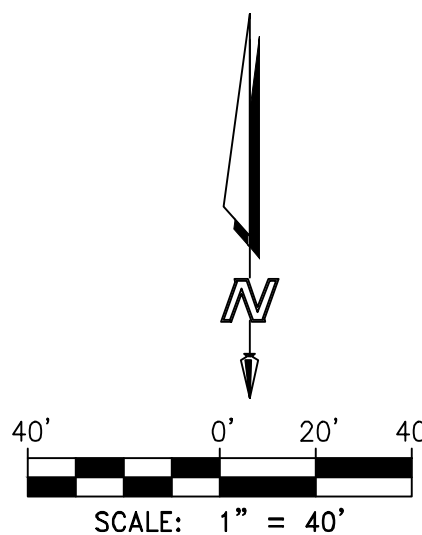
308.087

F:\PROJECTS\308\087\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\308-087\0303.DWG (07-14-21 2:27:36PM) Plotted by: Sojin Shin



BUILDING HEIGHT TABLE

LOT #	TC	PAD	ASSUMED STRUCTURAL SECTION*	DIFFERENCE BETWEEN			TOTAL BLDG HT
				TC & FF	BLDG TYPE	BLDG HT	
1	8.94	10.4	0.75	2.21	2B	24.75	26.96
2	8.85	10.2	0.75	2.10	3C	26.08	28.18
3	9.00	10.2	0.75	1.95	2A	24.83	26.78
4	8.76	10.3	0.75	2.29	1C	27.33	29.62
5	8.74	10.2	0.75	2.21	3B	27.00	29.21
6	8.95	10.2	0.75	2.00	2C	26.91	28.91
7	9.00	10.3	0.75	2.05	3A	27.00	29.05
8	8.80	10.1	0.75	2.05	1B	26.83	28.88
9	8.91	10.2	0.75	2.04	2A	24.83	26.87
10	9.00	10.4	0.75	2.15	1C	27.33	29.48
11	8.85	10.1	0.75	2.00	3B	27.00	29.00
12	8.86	10.1	0.75	1.99	1A	26.83	28.82
13	9.08	10.4	0.75	2.07	2B	24.75	26.82
14	9.17	10.9	0.75	2.48	3C	26.08	28.56
15	9.17	11.0	0.75	2.58	2A	24.83	27.41
16	9.25	10.5	0.75	2.00	3B	27.00	29.00
17	9.01	10.2	0.75	1.94	2A	24.83	26.77
18	8.84	10.1	0.75	2.01	1B	26.83	28.84
19	9.12	10.4	0.75	2.03	2C	26.91	28.94
20	9.30	10.6	0.75	2.05	3A	27.00	29.05
21	9.23	10.5	0.75	2.02	1C	27.33	29.35
22	9.17	10.5	0.75	2.08	3B	27.00	29.08
23	9.43	10.7	0.75	2.02	2C	26.91	28.93
24	9.72	11.0	0.75	2.03	1B	26.83	28.86
25	9.84	11.2	0.75	2.11	3A	27.00	29.11
26	10.06	11.3	0.75	1.99	2A	24.83	26.82
27	9.99	11.3	0.75	2.06	3B	27.00	29.06
28	10.25	11.5	0.75	2.00	1A	26.83	28.83
29	10.40	11.8	0.75	2.15	2C	26.91	29.06
30	10.28	11.6	0.75	2.07	3B	27.00	29.07
31	9.99	11.3	0.75	2.06	1A	26.83	28.89
32	9.70	11.0	0.75	2.05	3C	26.08	28.13
33	9.41	10.7	0.75	2.04	2B	24.75	26.79
34	9.12	10.5	0.75	2.13	3C	26.08	28.21
35	8.84	10.2	0.75	2.11	2A	24.83	26.94
36	9.16	10.0	0.75	1.59	1B	26.83	28.42
37	9.19	9.9	0.75	1.46	2A	24.83	26.29
38	8.68	9.9	0.75	1.97	2B	24.75	26.72
39	8.95	10.2	0.75	2.00	1A	26.83	28.83
40	9.22	10.5	0.75	2.03	2B	24.75	26.78
41	9.49	10.7	0.75	1.96	3A	27.00	28.96
42	9.77	11.0	0.75	1.98	1B	26.83	28.81
43	10.04	11.3	0.75	2.01	3C	26.08	28.09
44	10.15	11.6	0.75	2.20	2A	24.83	27.03
45	10.00	11.3	0.75	2.05	3B	27.00	29.05
46	9.74	11.0	0.75	2.01	2C	26.91	28.92
47	9.49	10.9	0.75	2.16	1B	26.83	28.99
48	9.49	10.9	0.75	2.16	2B	24.75	26.91
49	9.74	11.0	0.75	2.01	3A	27.00	29.01
50	10.00	11.3	0.75	2.05	1C	27.33	29.38
51	10.15	11.6	0.75	2.20	2B	24.75	26.95
52	10.04	11.3	0.75	2.01	3C	26.08	28.09
53	9.77	11.0	0.75	1.98	1A	26.83	28.81
54	9.49	10.7	0.75	1.96	3B	27.00	28.96
55	9.22	10.5	0.75	2.03	2C	26.91	28.94
56	8.95	10.2	0.75	2.00	3B	27.00	29.00
57	8.68	9.9	0.75	1.97	2A	24.83	26.80
58	8.80	9.9	0.75	1.85	1B	26.83	28.68
59	8.94	10.1	0.75	1.91	2A	24.83	26.74
60	9.00	10.2	0.75	1.95	3B	27.00	28.95
61	9.00	10.3	0.75	2.05	1A	26.83	28.88
62	8.75	10.2	0.75	2.20	2B	24.75	26.95
63	8.96	10.2	0.75	1.99	3C	26.08	28.07
64	9.00	10.3	0.75	2.05	1B	26.83	28.88
65	8.79	10.1	0.75	2.06	3A	27.00	29.06
66	8.92	10.2	0.75	2.03	2B	24.75	26.78
67	9.00	10.4	0.75	2.15	3C	26.08	28.23
68	8.84	10.1	0.75	2.01	2A	24.83	26.84
69	9.25	10.1	0.75	1.60	1C	27.33	28.93
70	8.80	10.2	0.75	2.15	1C	27.33	29.48
71	8.66	10.0	0.75	2.09	3A	27.00	29.09
72	8.75	10.1	0.75	2.10	2C	26.91	29.01
73	8.58	10.0	0.75	2.17	3B	27.00	29.17
74	8.80	10.1	0.75	2.05	1C	27.33	29.38
75	9.05	10.4	0.75	2.10	1B	26.83	28.93
76	9.19	10.6	0.75	2.16	2C	26.91	29.07
77	9.06	10.3	0.75	1.99	3A	27.00	28.99
78	8.78	10.0	0.75	1.97	1C	27.33	29.30
79	7.74	9.0	0.75	2.01	1B	26.83	28.84
80	7.45	8.9	0.75	2.20	2C	26.91	29.11
81	7.38	8.8	0.75	2.17	1B	26.83	29.00
82	8.06	8.8	0.75	1.49	2A	24.83	26.32
83	8.06	8.6	0.75	1.29	2B	24.75	26.04
84	7.06	8.5	0.75	2.19	3A	27.00	29.19
85	6.97	8.4	0.75	2.18	1C	27.33	29.51



GISLER / STRATHMOOR LANE RESIDENTIAL

HUNTINGTON BEACH , CA



PLAN 1BR
ADOBE RANCH

PLAN 2C
COASTAL COTTAGE

PLAN 3A
TRANSITIONAL FARMHOUSE

CONCEPTUAL STREET SCENE

SHEET INDEX

CS. COVER SHEET
SP-1 INFORMATIONAL SITE PLAN

A.1-0 PLAN 1 FRONT ELEVATIONS
A.1-1 PLAN 1A FLOOR PLAN
A.1-2 PLAN 1A TRANSITIONAL FARMHOUSE ELEVATIONS
A.1-3 PLAN 1B FLOOR PLANS
A.1-4 PLAN 1B ADOBE RANCH ELEVATIONS
A.1-5 PLAN 1C FLOOR PLANS
A.1-6 PLAN 1C COASTAL COTTAGE ELEVATIONS

A.2-0 PLAN 2 FRONT ELEVATIONS
A.2-1 PLAN 2A FLOOR PLAN
A.2-2 PLAN 2A TRANSITIONAL FARMHOUSE ELEVATIONS
A.2-3 PLAN 2B FLOOR PLANS
A.2-4 PLAN 2B ADOBE RANCH ELEVATIONS
A.2-5 PLAN 2C FLOOR PLANS
A.2-6 PLAN 2C COASTAL COTTAGE ELEVATIONS

A.3-0 PLAN 3 FRONT ELEVATIONS
A.3-1 PLAN 3A FLOOR PLAN
A.3-2 PLAN 3A TRANSITIONAL FARMHOUSE ELEVATIONS
A.3-3 PLAN 3B FLOOR PLANS
A.3-4 PLAN 3B ADOBE RANCH ELEVATIONS
A.3-3 PLAN 3C FLOOR PLANS
A.3-4 PLAN 3C COASTAL COTTAGE ELEVATIONS

A.4-0 STREET SCENE

Site & Zoning Summary

Total Homes:	85	
Site Area:	±13.64 Acres	
Density:	± 6.23 Homes/Acre	
Proposed Zoning:	RL-PUD	
Proposed Land Use:	Single Family Residential	
Min. Lot Size:	Required 6,000 sf	Provided 4,661 sf *
Min. Lot Width:	60'	50' *
Minimum Setbacks		
Front:	15'	15' min.
Side:	5'	5' typ.
Street Side:	10'	10' typ.
Rear:	10'	22' min.
Front Entry Garage:	20'	20.5' min.
Max. Building Height:	35'	27'-4" max. (Plan 1C)
Max. F.A.R.:	N/A	N/A
Max. Lot Coverage:	50%	Plan 1, 43.9% (2,046 sf) Plan 2, 45.5% (2,119 sf) Plan 3, 49.4% (2,303 sf)

* Utilizes lower minimum requirement through PUD

Parking Required
4 Bedroom Homes - Plans 1 & 2, 56 homes (2 enclosed / 2 open):
112 enclosed / 112 open
5 Bedroom Homes - Plan 3, 29 homes (3 enclosed / 3 open):
87 enclosed / 87 open **
Total Spaces:
199 enclosed / 199 open

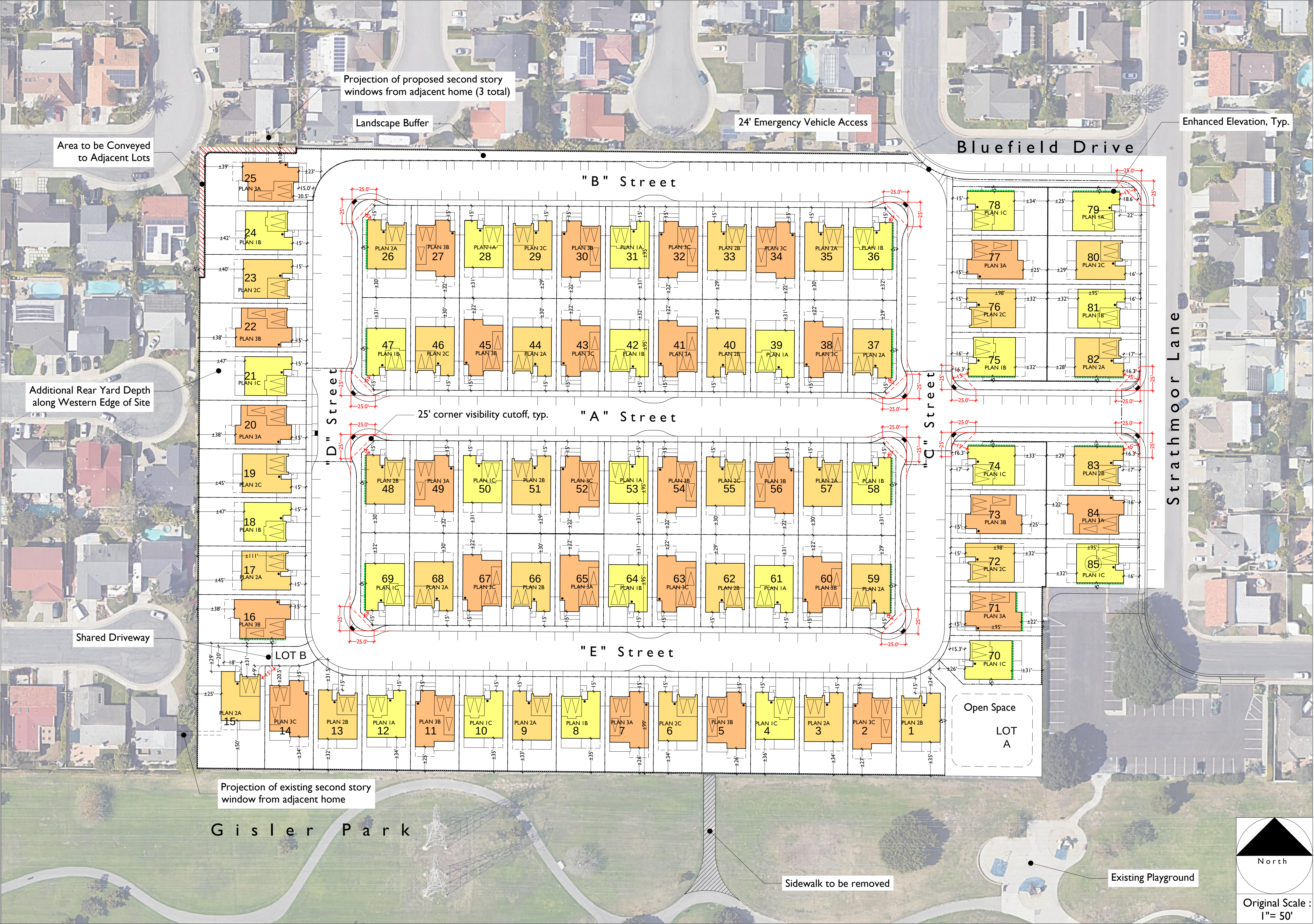
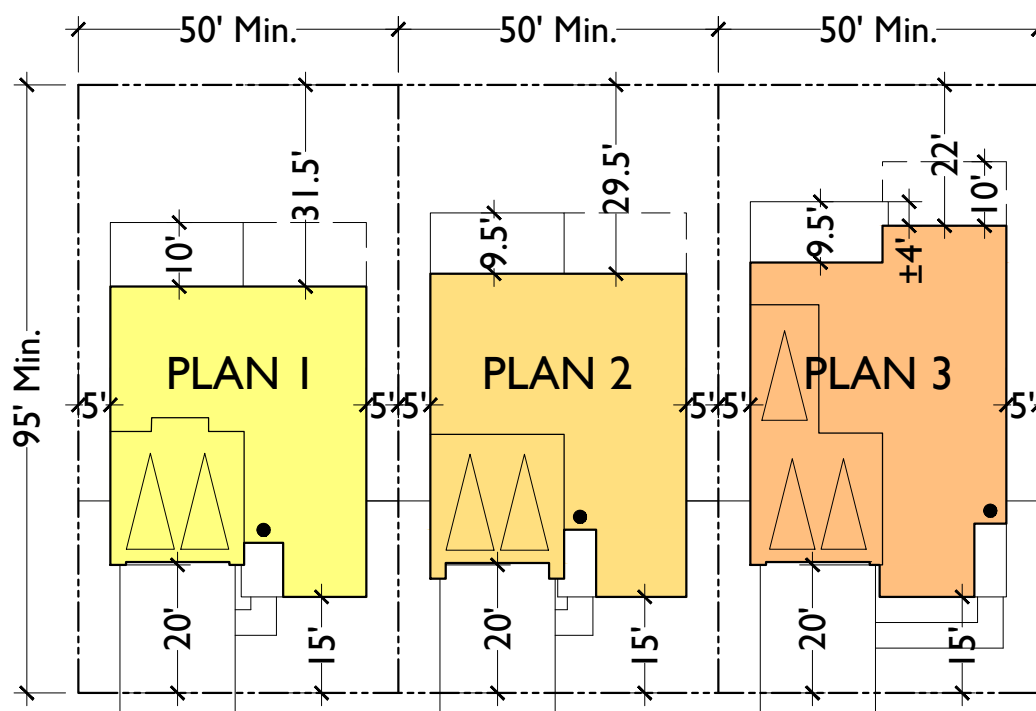
Parking Provided
Garage Spaces: 199
Driveway Spaces: 170 **
On Street Spaces: 103 **
Total Spaces: 472

** 3rd open space provided on street through PUD

Architectural Styles
Plans 1A, 2A, 3A: Transitional Farmhouse
Plans 1B, 2B, 3B: Adobe Ranch
Plans 1C, 2C, 3C: Coastal Cottage

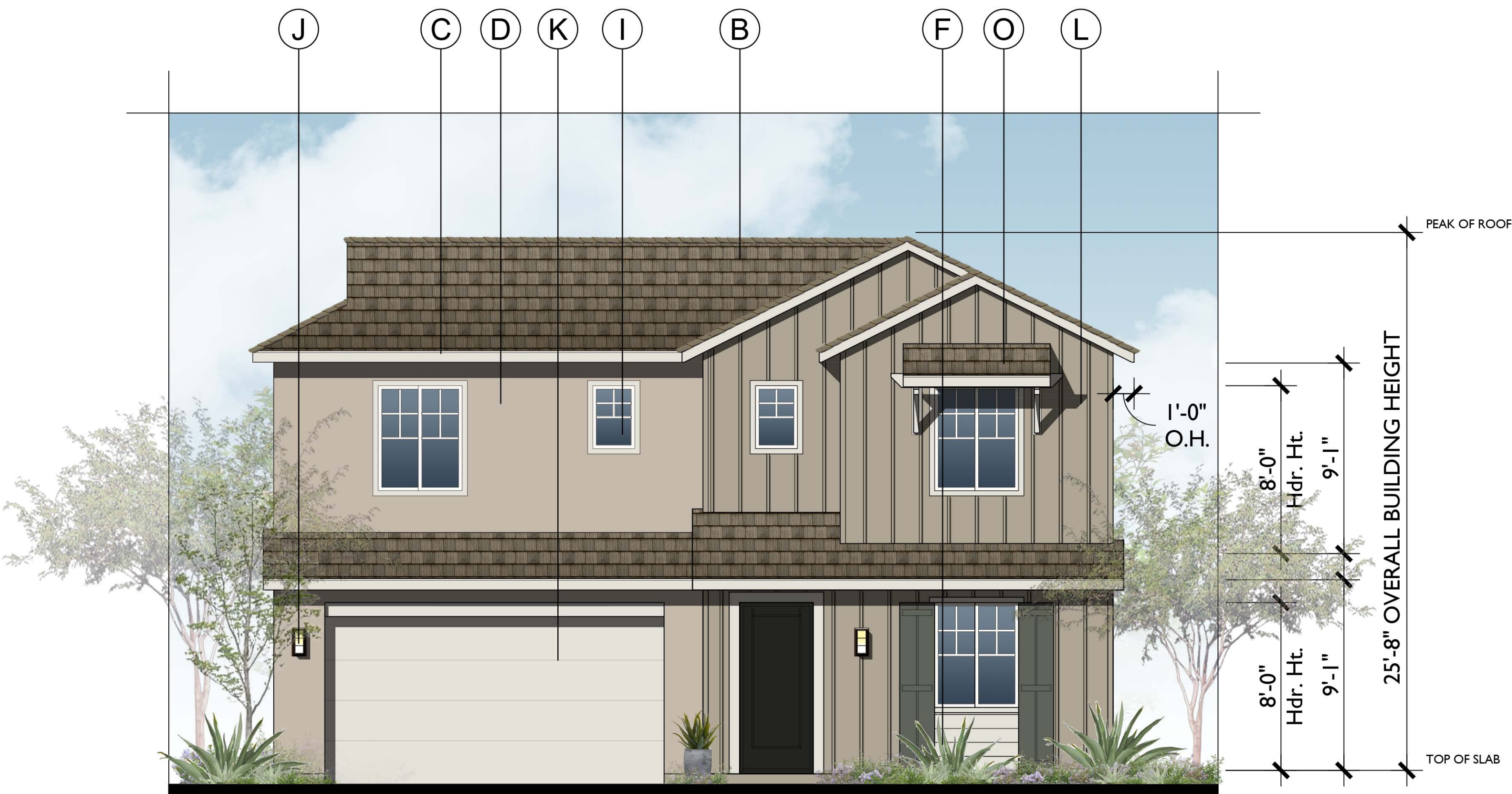
--- Lot Line
--- Enhanced elevation where occurs

Typical Minimum Lot Dimensions



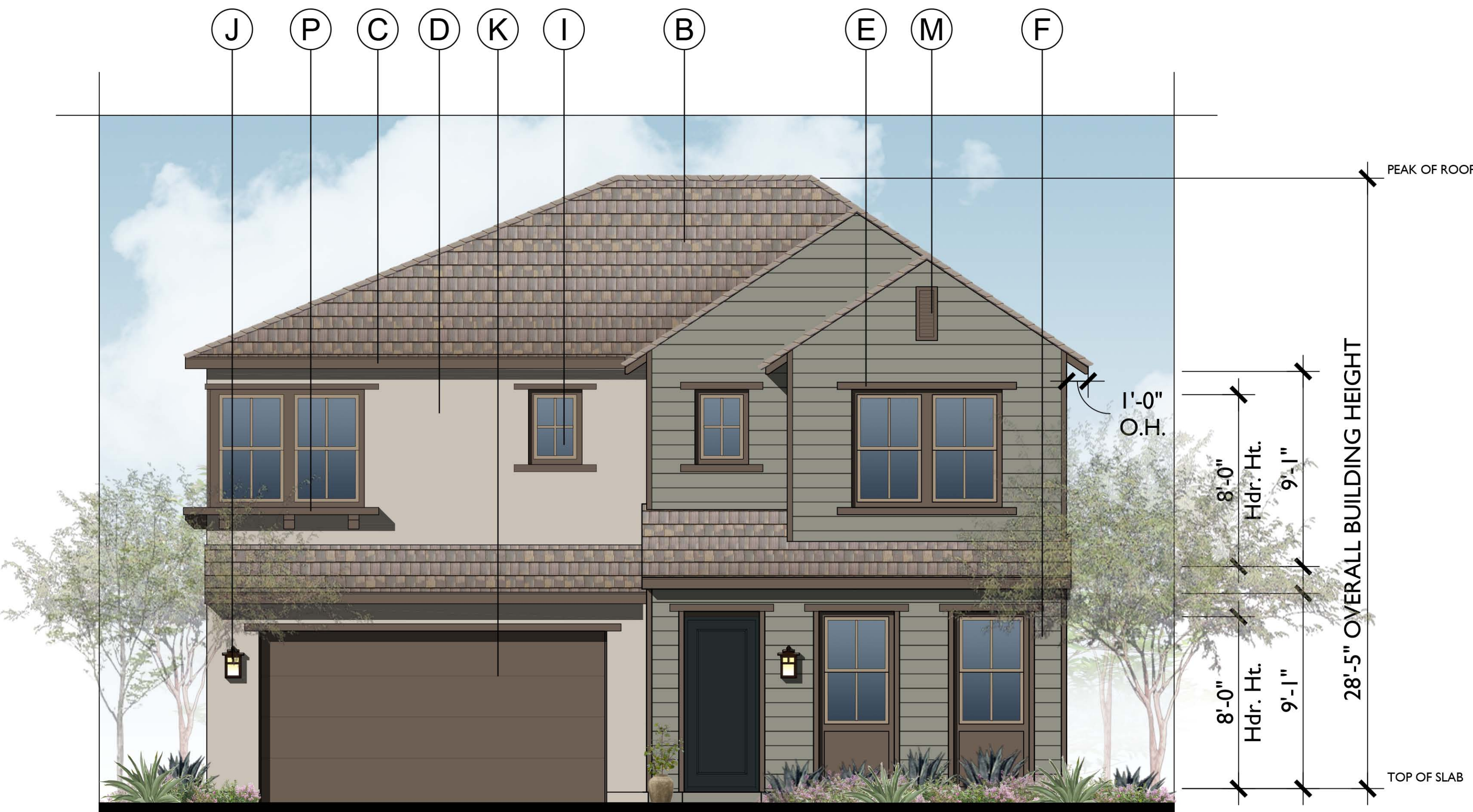
MATERIAL LEGEND

- A. CONCRETE 'S' TILE
- B. CONCRETE FLAT TILE
- C. WOOD EAVE
- D. BASE STUCCO
- E. FOAM TRIM
- F. SIDING
- G. BRICK
- H. SHUTTER
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- N. CORBEL OUTLOOKER
- O. AWNING
- P. POT SHELF



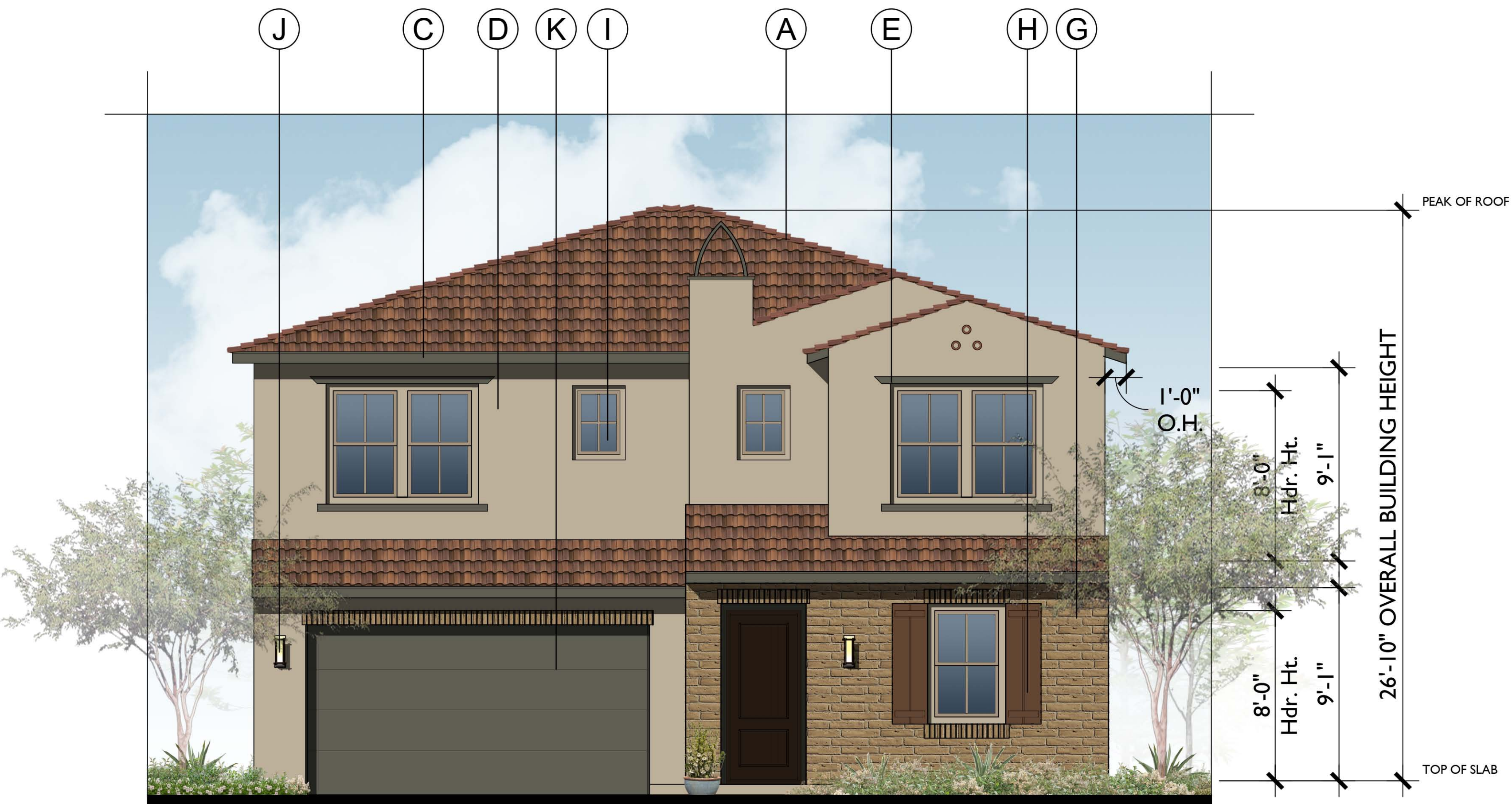
FRONT
SCHEME 2

TRANSITIONAL FARMHOUSE
1/4"=1'-0"



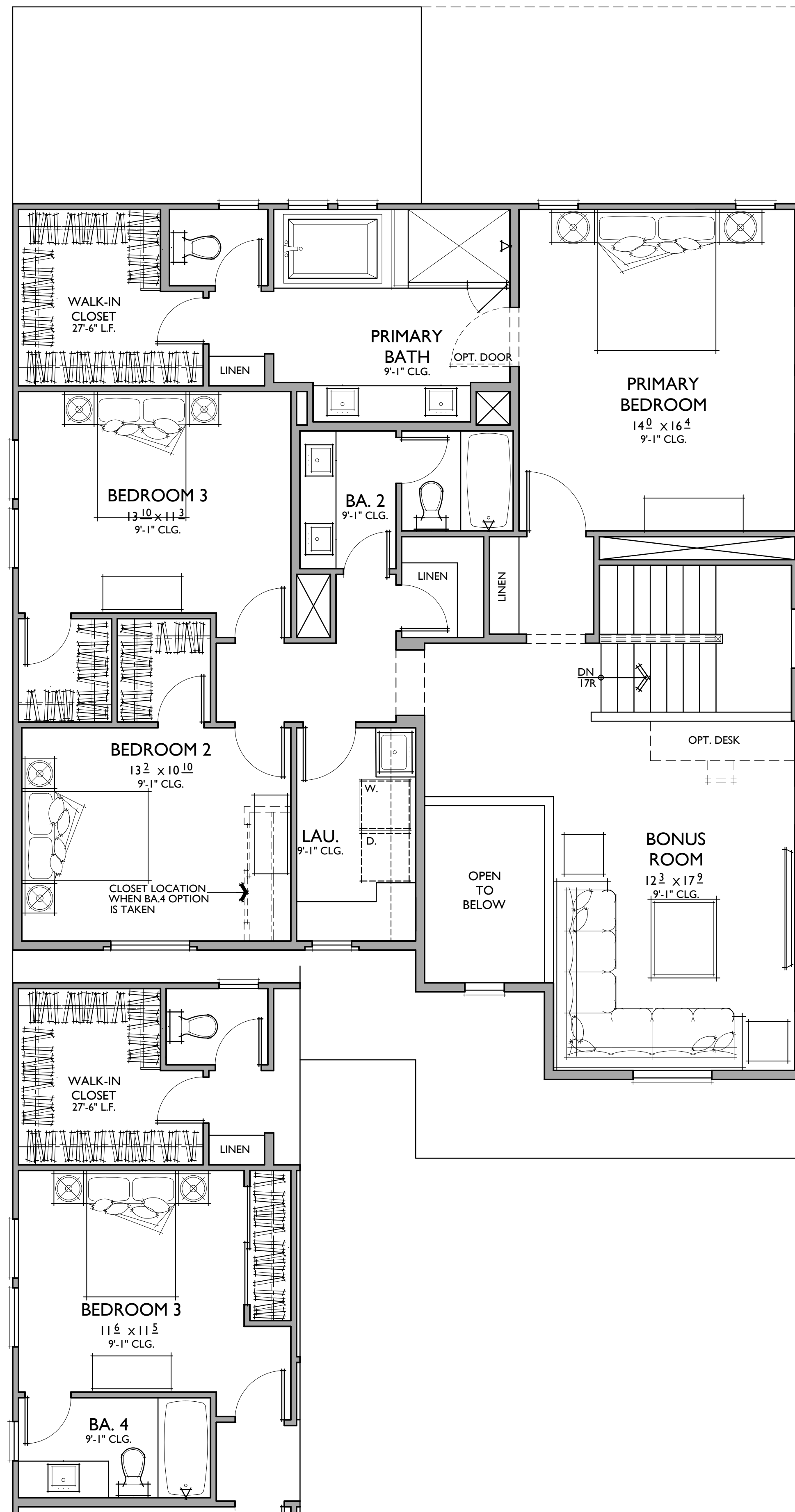
FRONT
SCHEME 9

COASTAL COTTAGE
1/4"=1'-0"



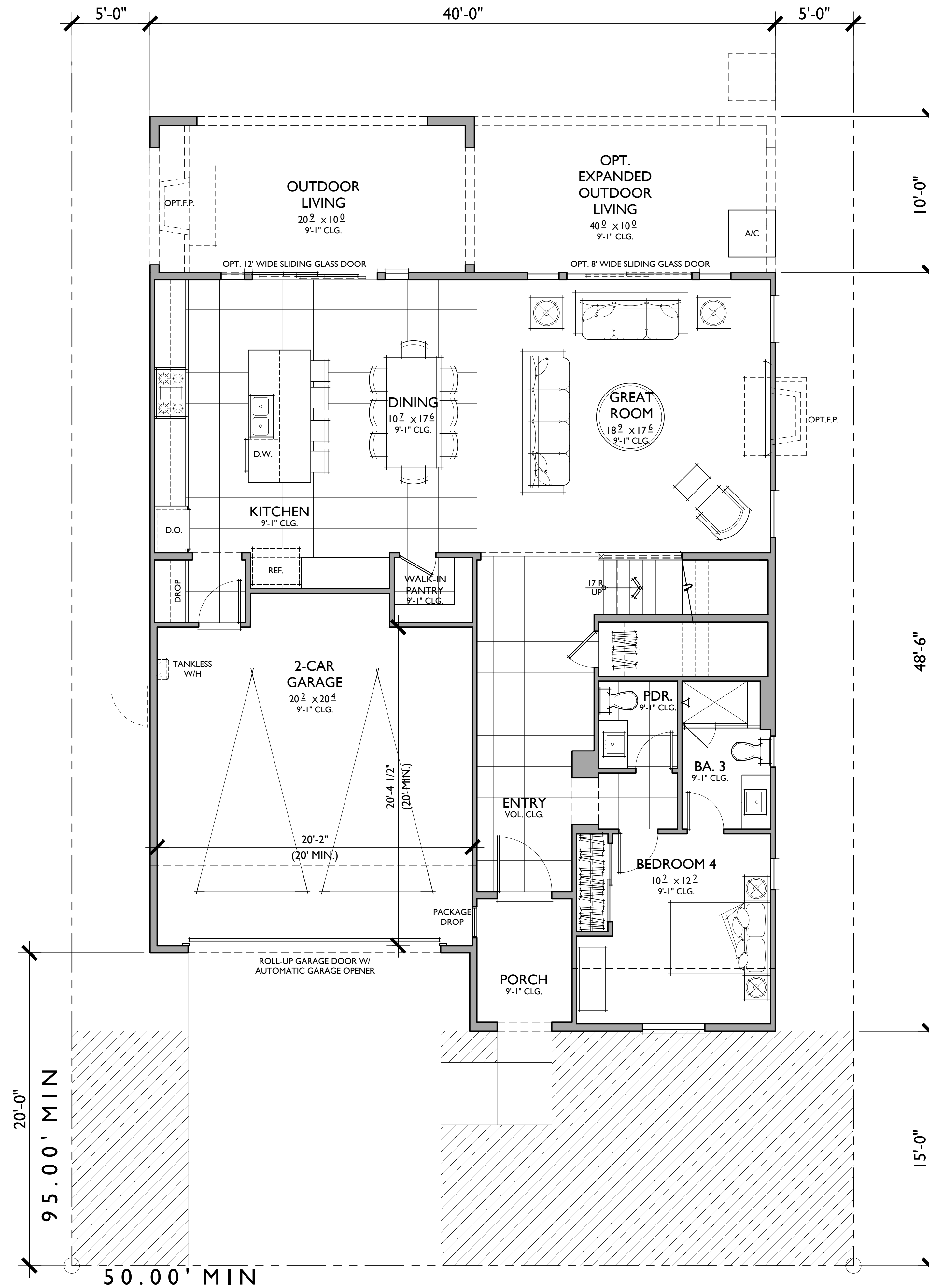
FRONT
SCHEME 4

ADOBE RANCH
1/4"=1'-0"



OPT. BATH 4 AT BED.3

SECOND FLOOR



FIRST FLOOR

FRONT YARD LANDSCAPE (40% MIN.)

PLAN 1A
4 BEDROOMS / 3.5 BATHS / OPT. BA.4/ BONUS ROOM
2 - CAR GARAGE

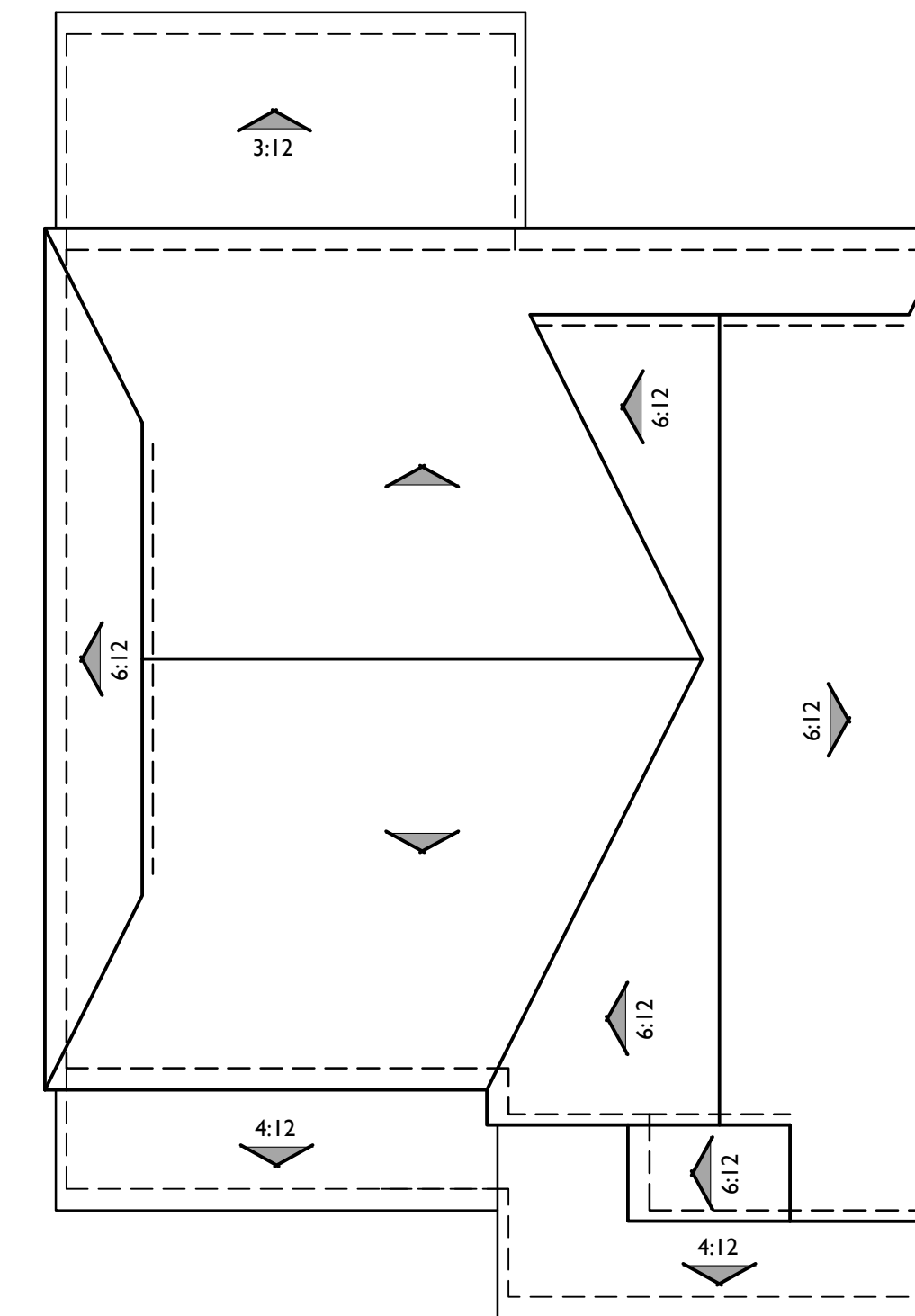
FLOOR AREA TABLE	
1ST FLOOR	1,334 SQ. FT.
2ND FLOOR	1,482 SQ. FT.
TOTAL LIVING	2,816 SQ. FT.
2 - CAR GARAGE	450 SQ. FT.
OUTDOOR LIVING	208 SQ. FT.
OPT. EXP. OUTDOOR LIVING	192 SQ. FT.
PORCH	54 SQ. FT.
FRONT YARD LANDSCAPE	0.59



FRONT

TRANSITIONAL FARMHOUSE

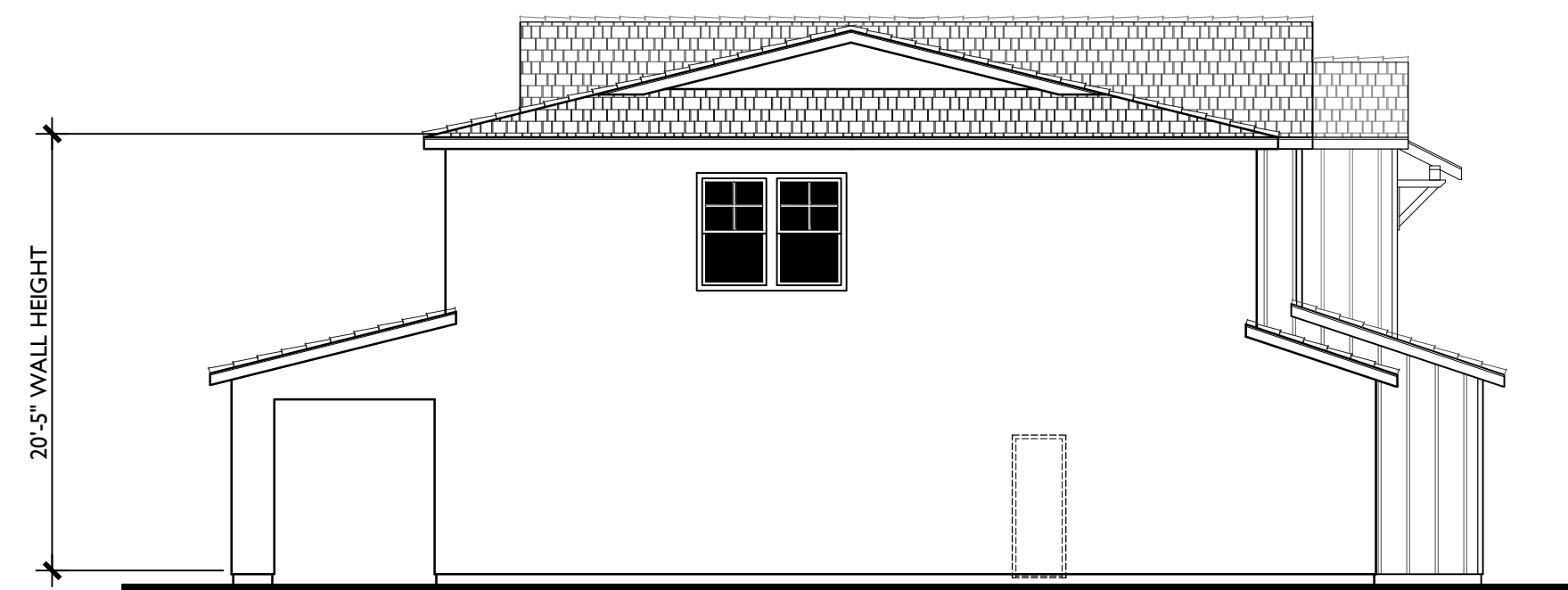
1/4"=1'-0"



ROOF PLAN

A

PITCH: 3:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



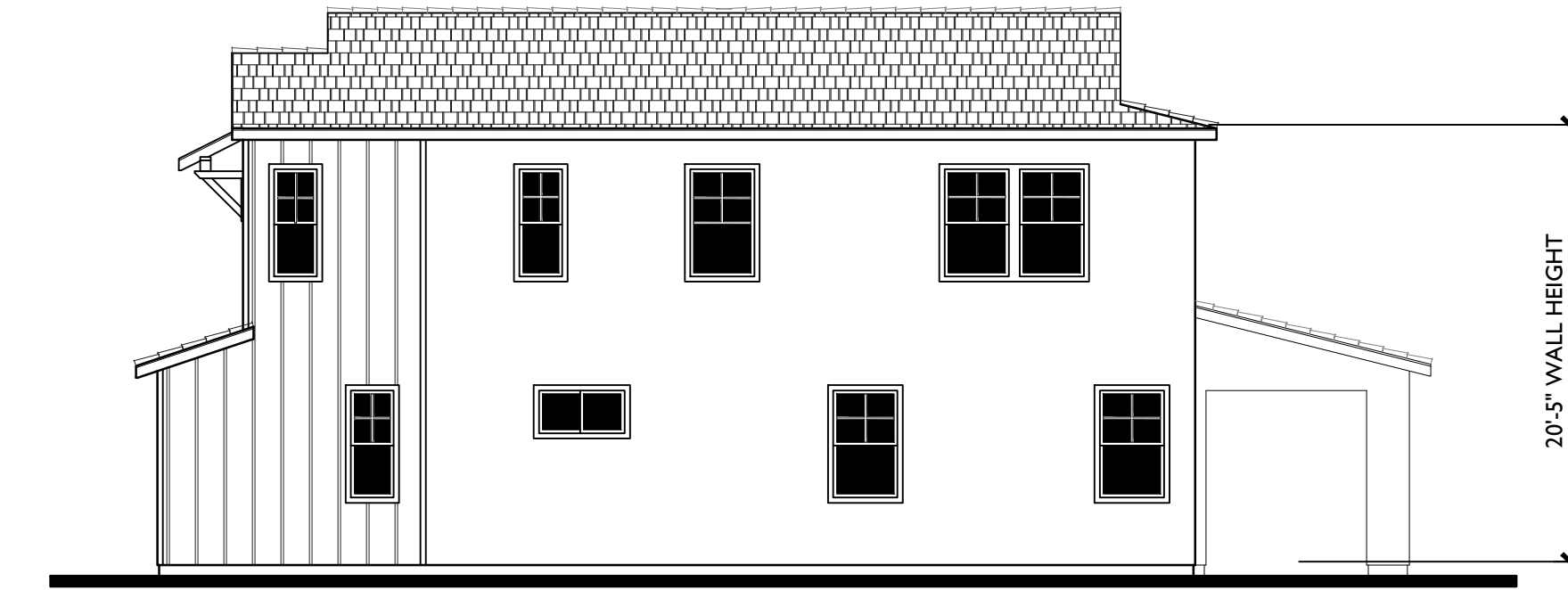
LEFT

1/8"=1'-0"



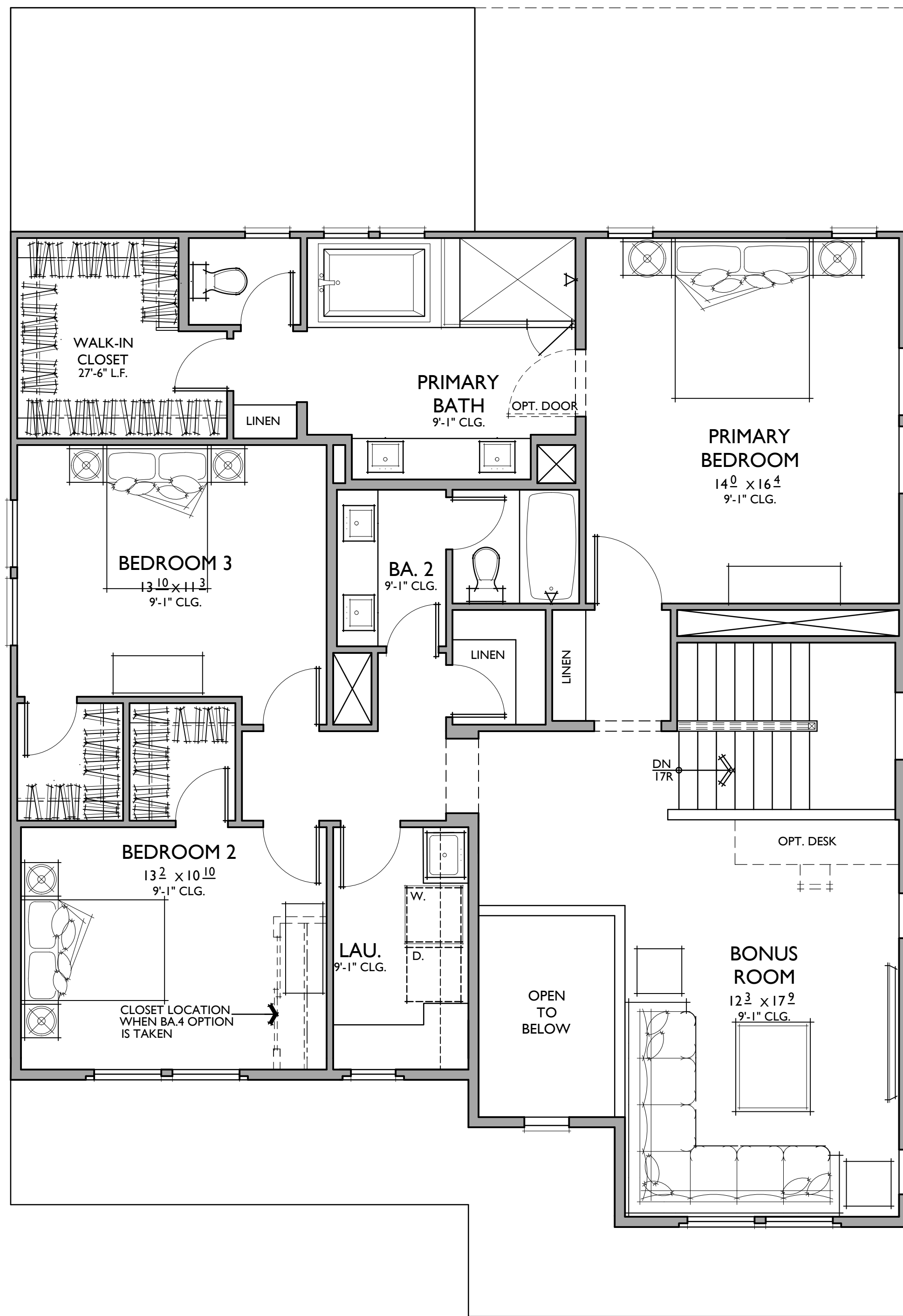
REAR

1/8"=1'-0"

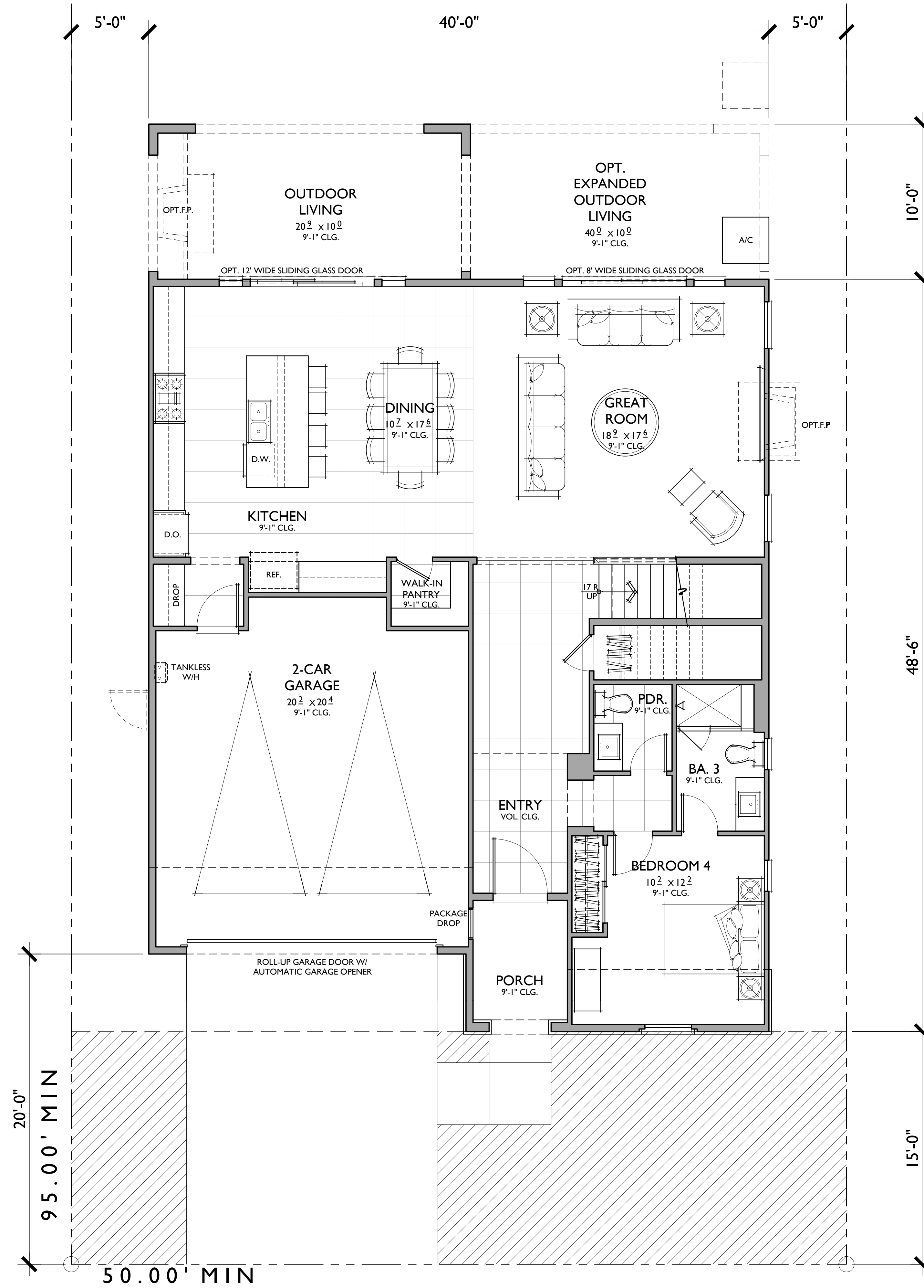


RIGHT

1/8"=1'-0"



SECOND FLOOR

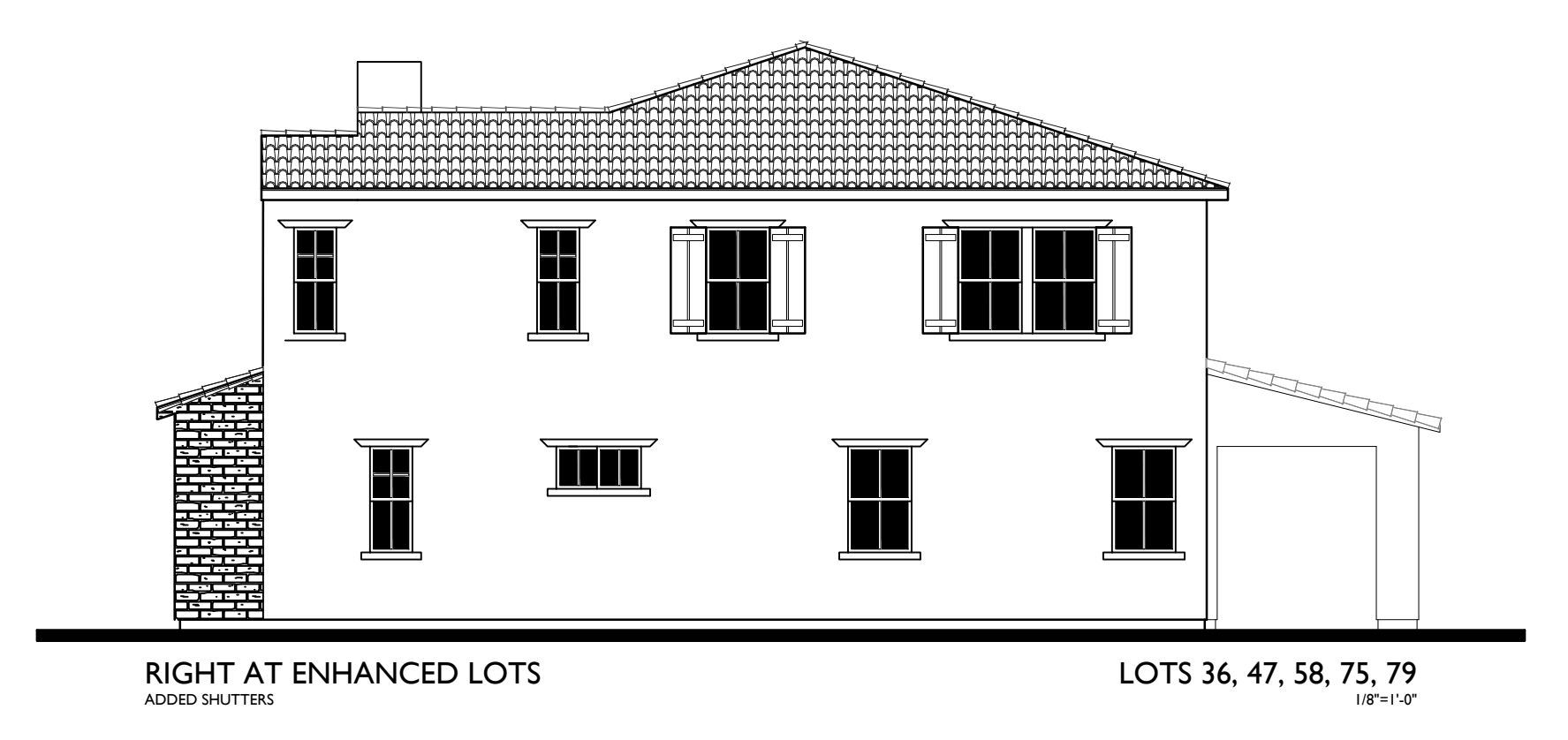
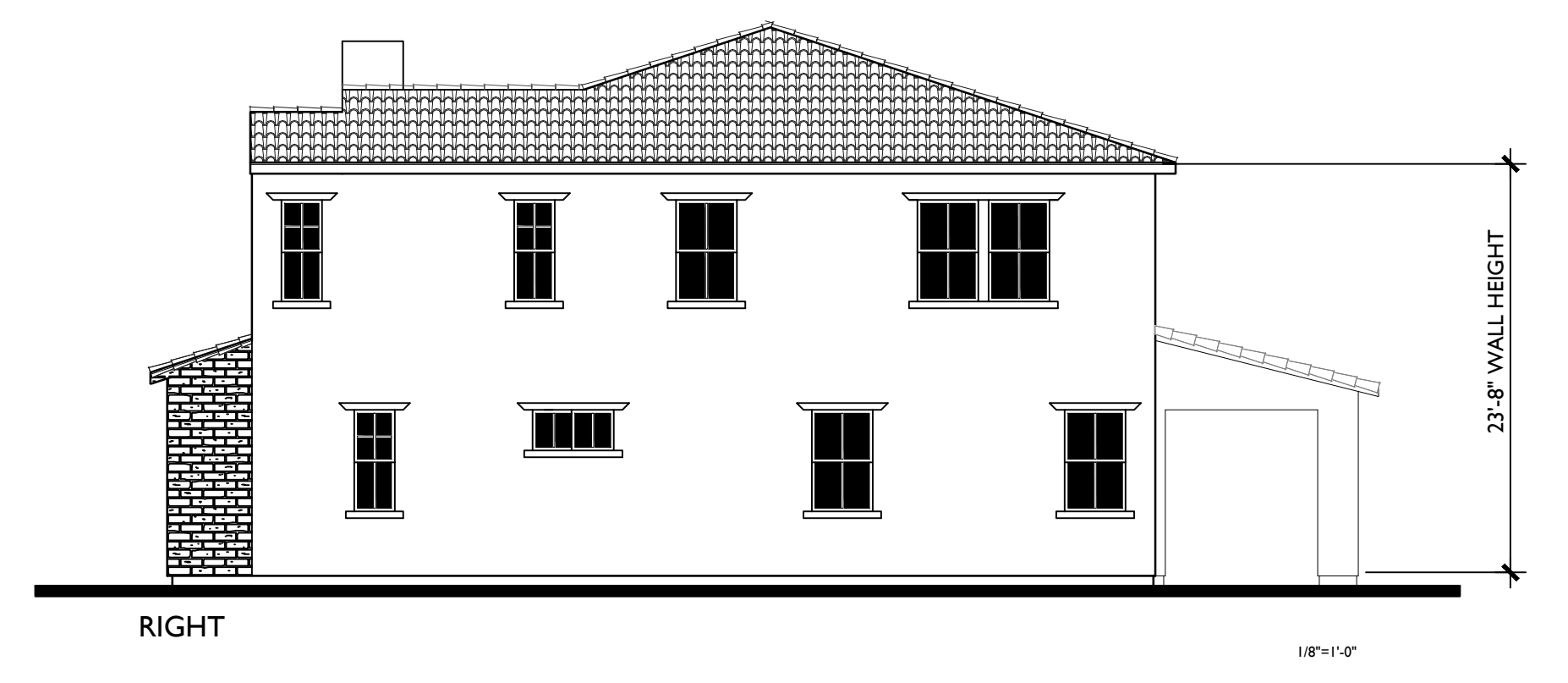
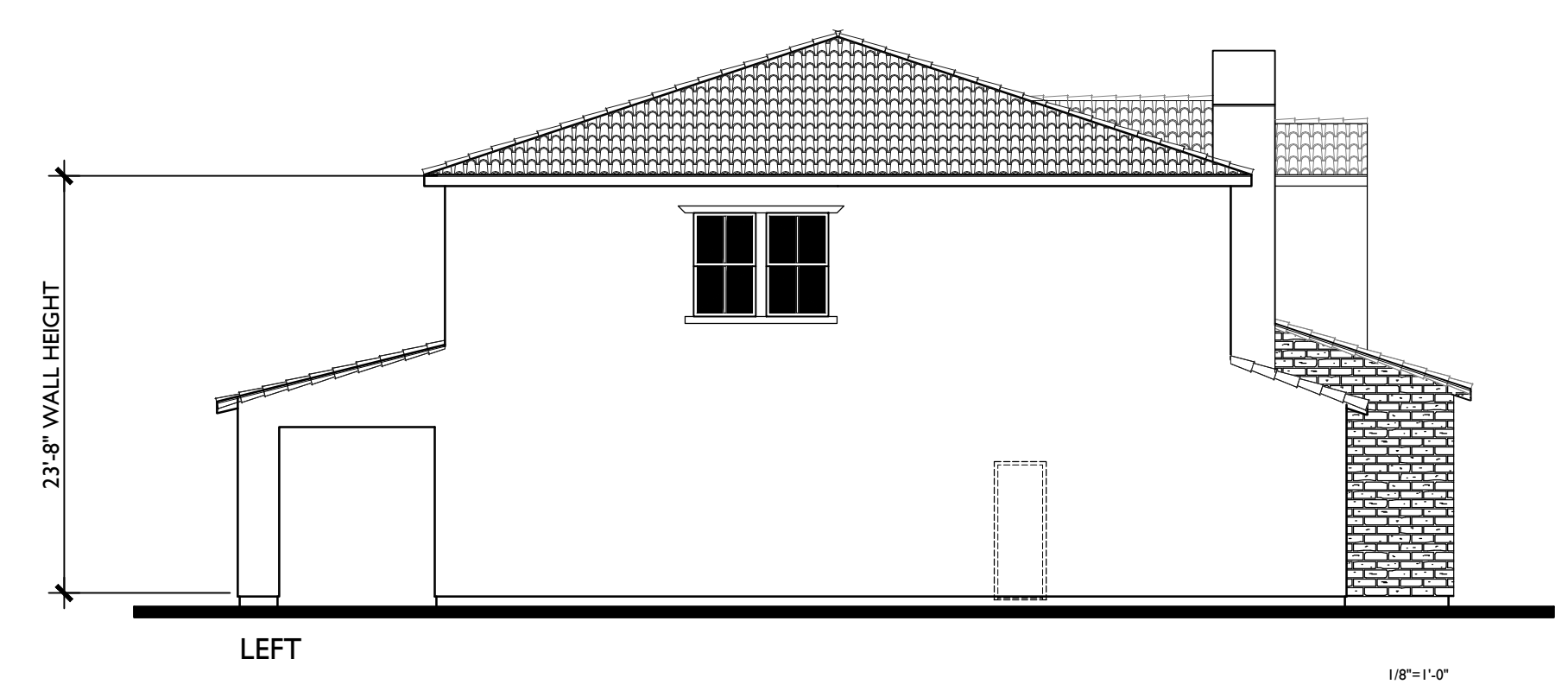
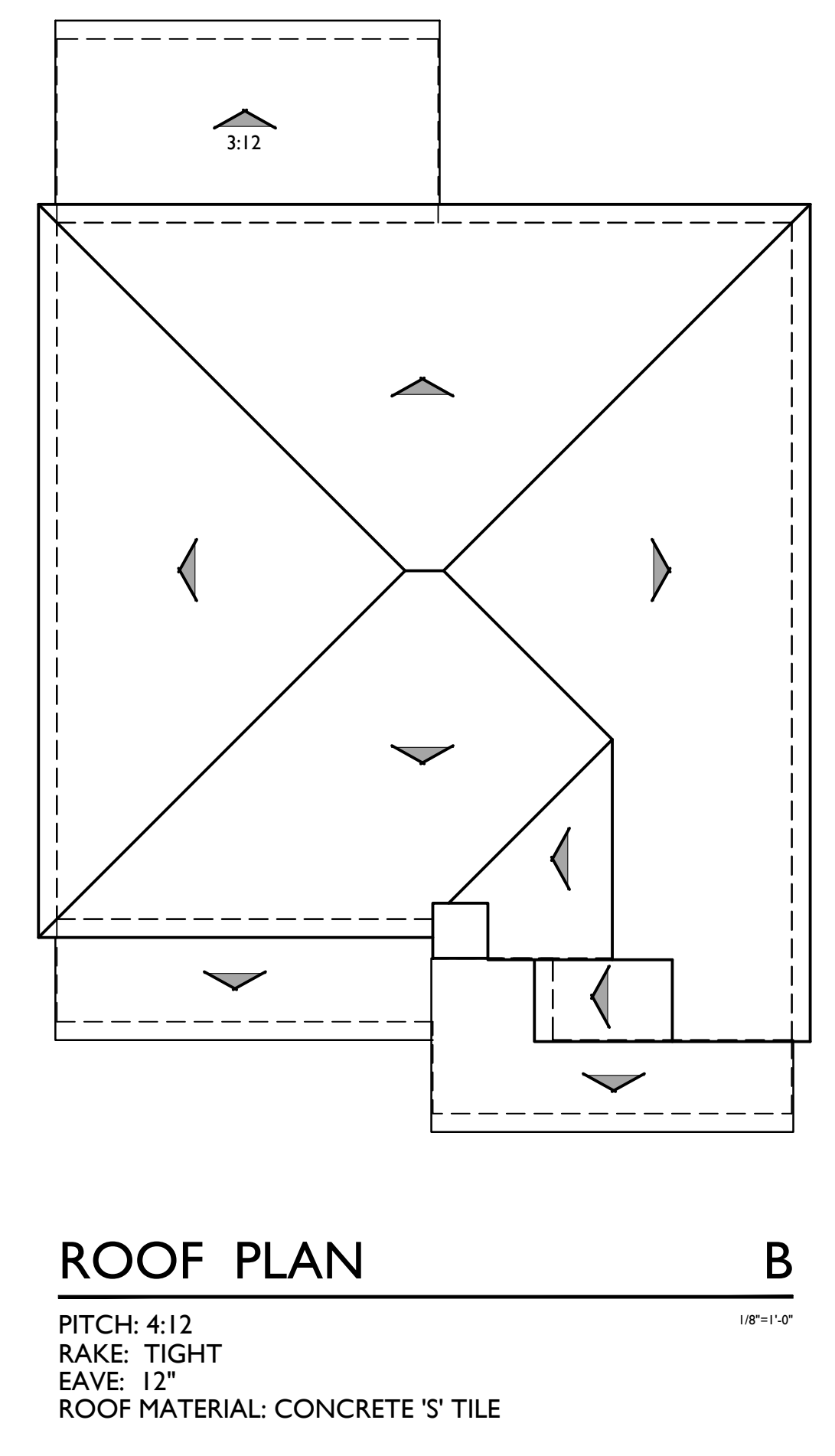


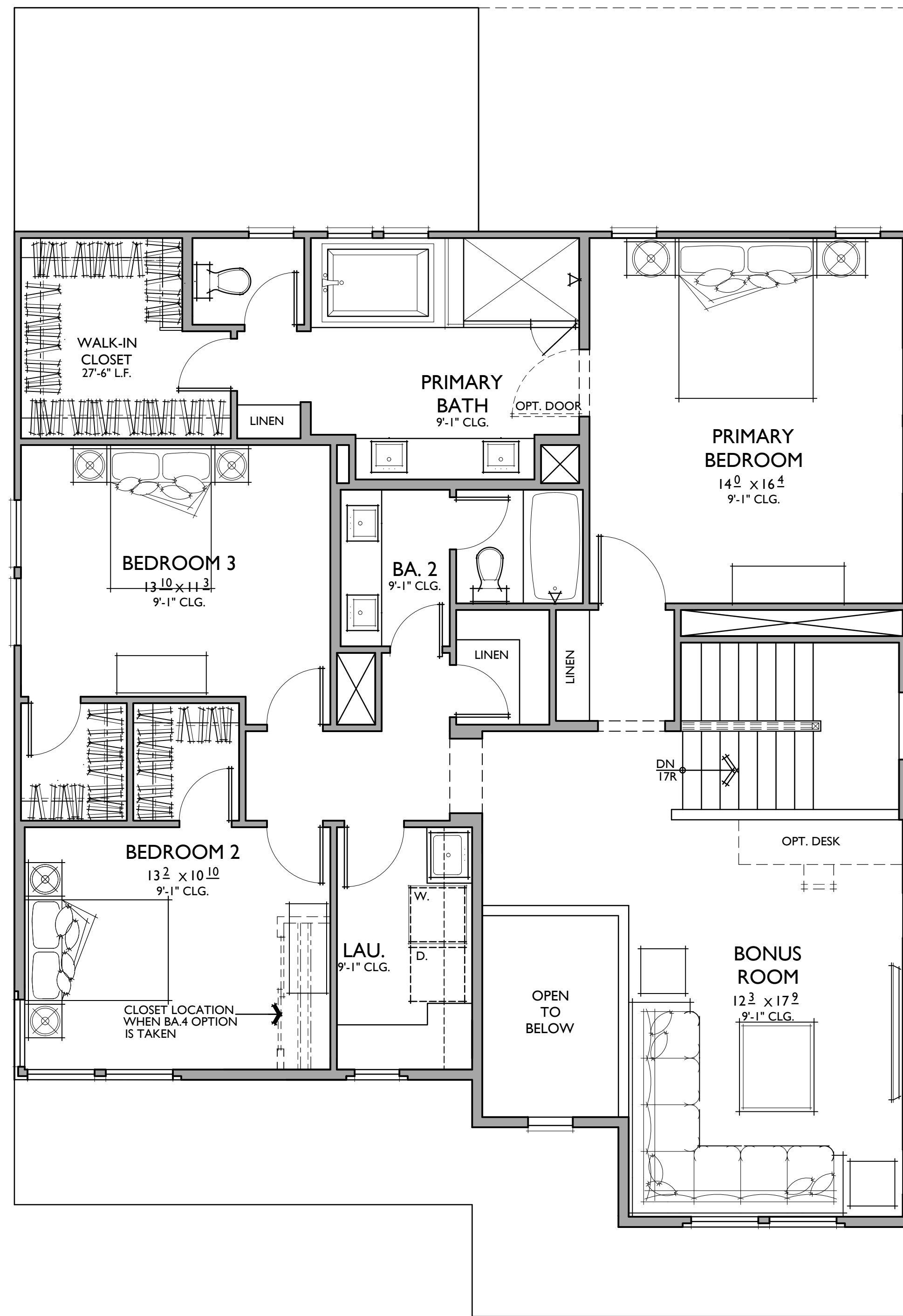
FIRST FLOOR

FRONT YARD LANDSCAPE (40% MIN.)

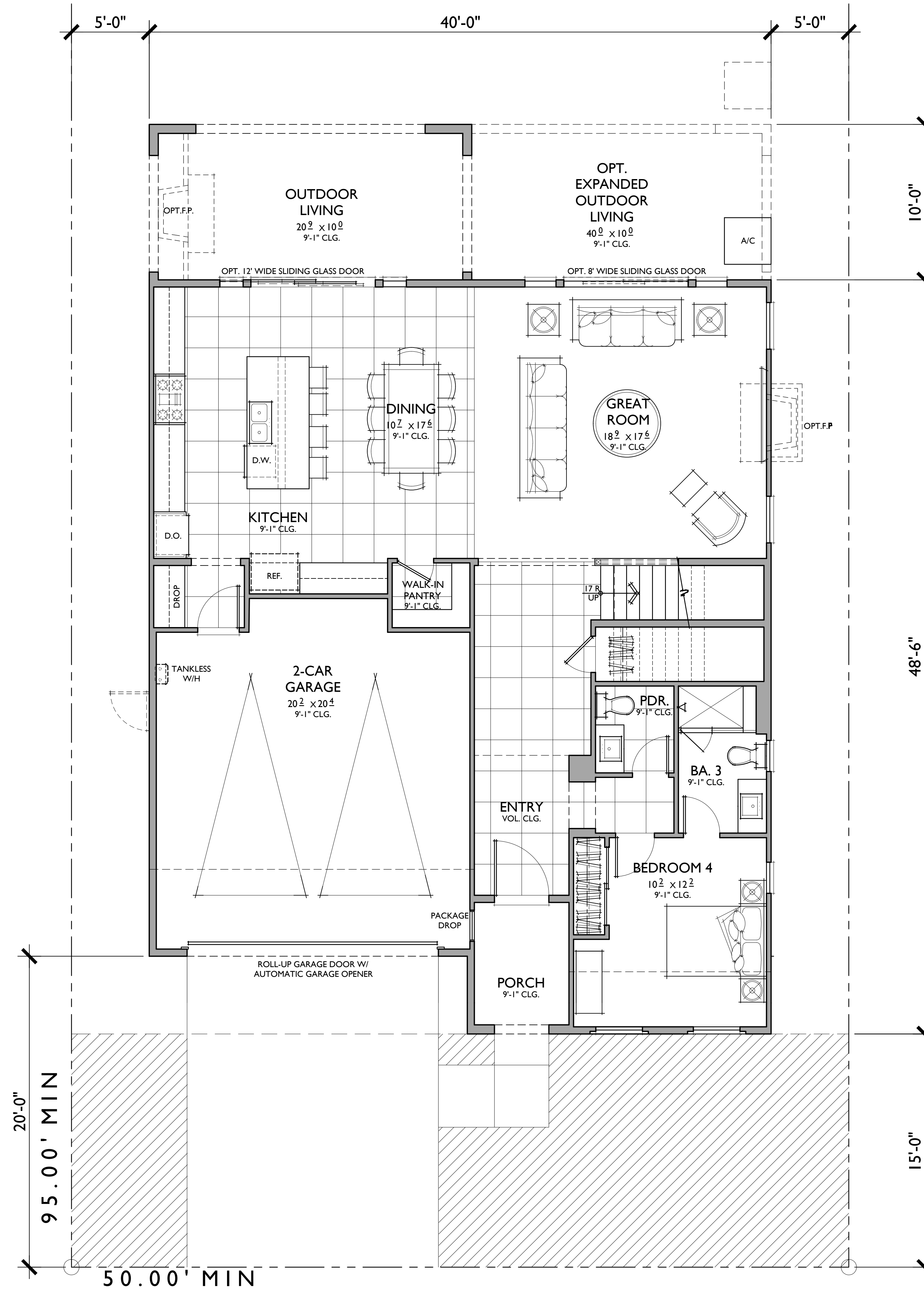
PLAN 1B
 4 BEDROOMS / 3.5 BATHS / OPT. BA.4/ BONUS ROOM
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,334 SQ. FT.
2ND FLOOR	1,482 SQ. FT.
TOTAL LIVING	2,816 SQ. FT.
2 - CAR GARAGE	450 SQ. FT.
OUTDOOR LIVING	208 SQ. FT.
OPT. EXP. OUTDOOR LIVING	192 SQ. FT.
PORCH	54 SQ. FT.
FRONT YARD LANDSCAPE	0.59

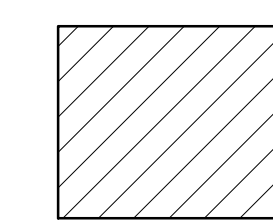




SECOND FLOOR



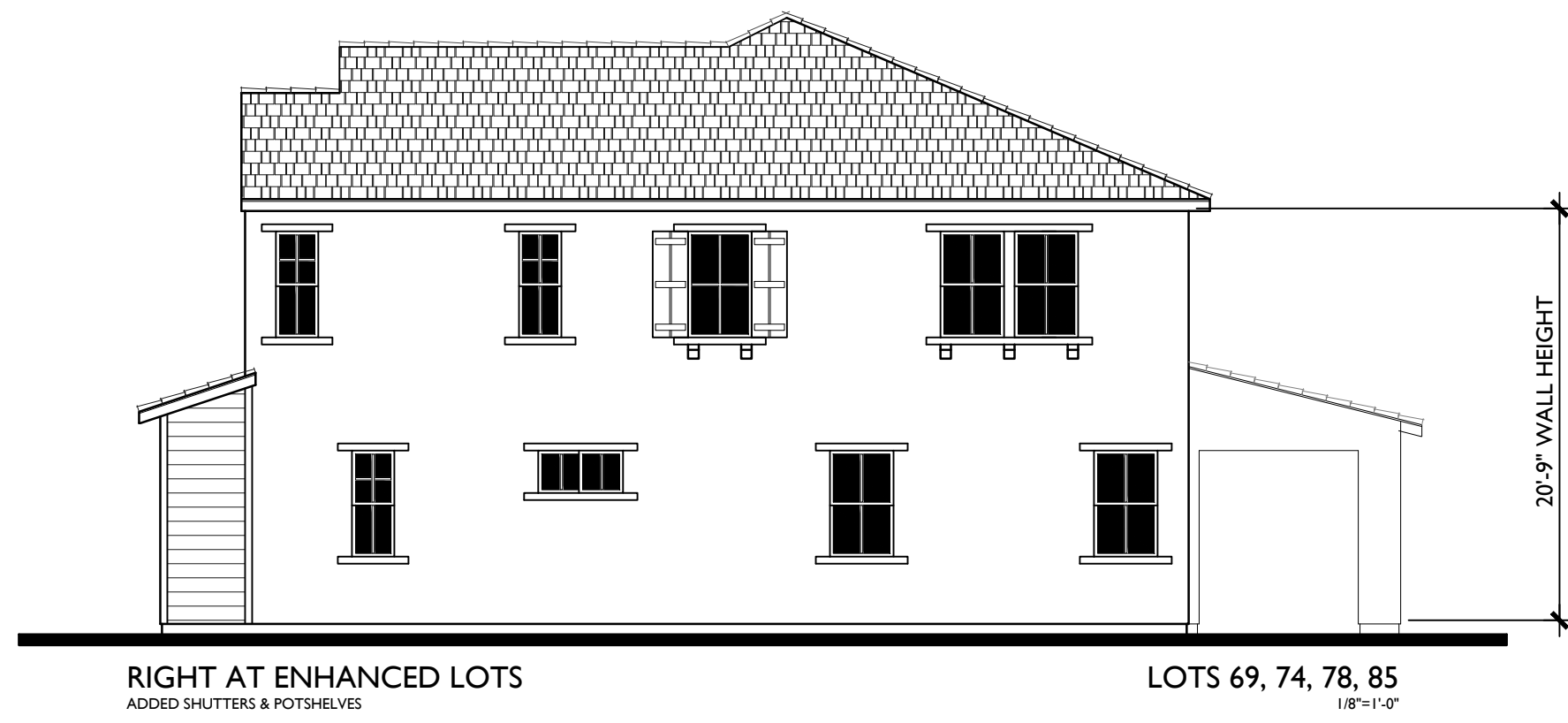
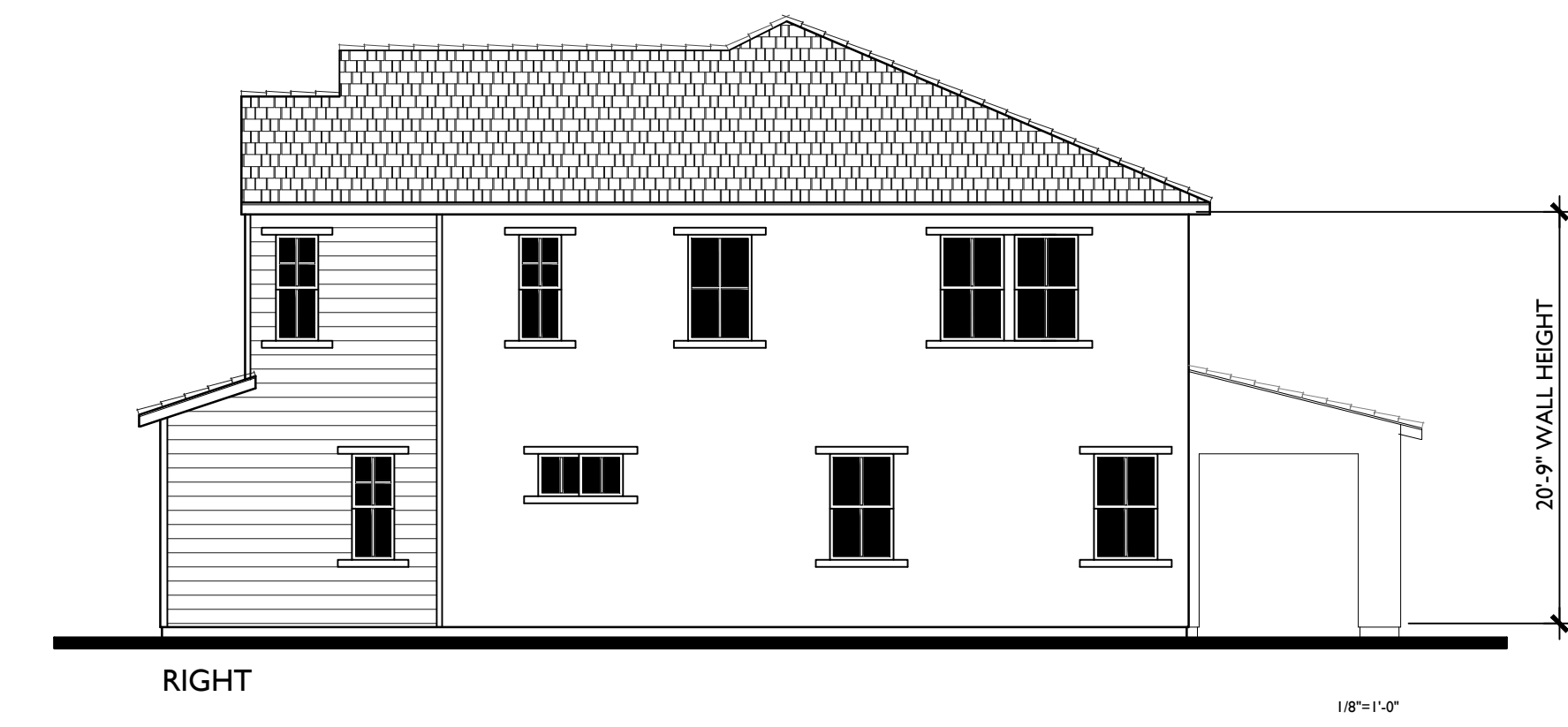
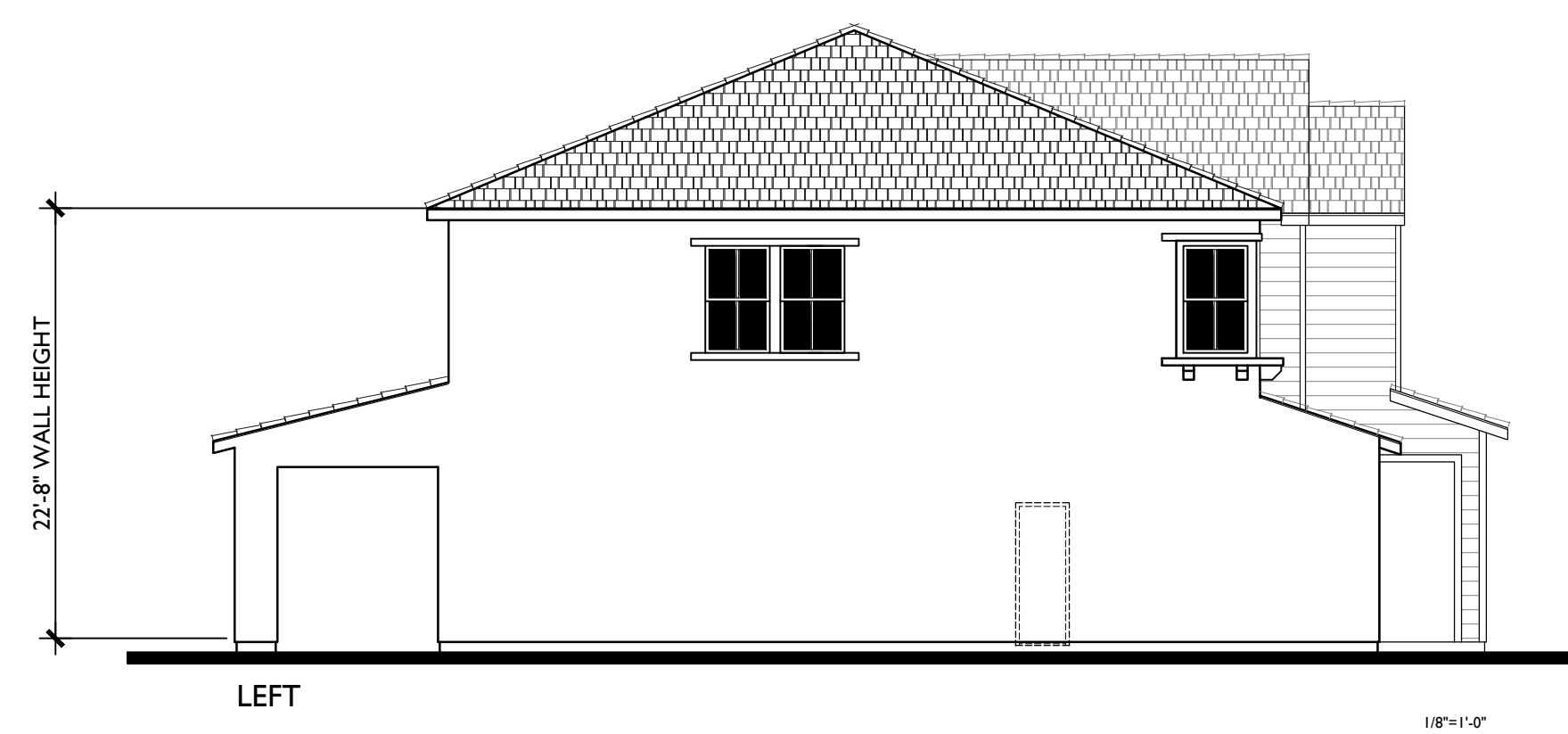
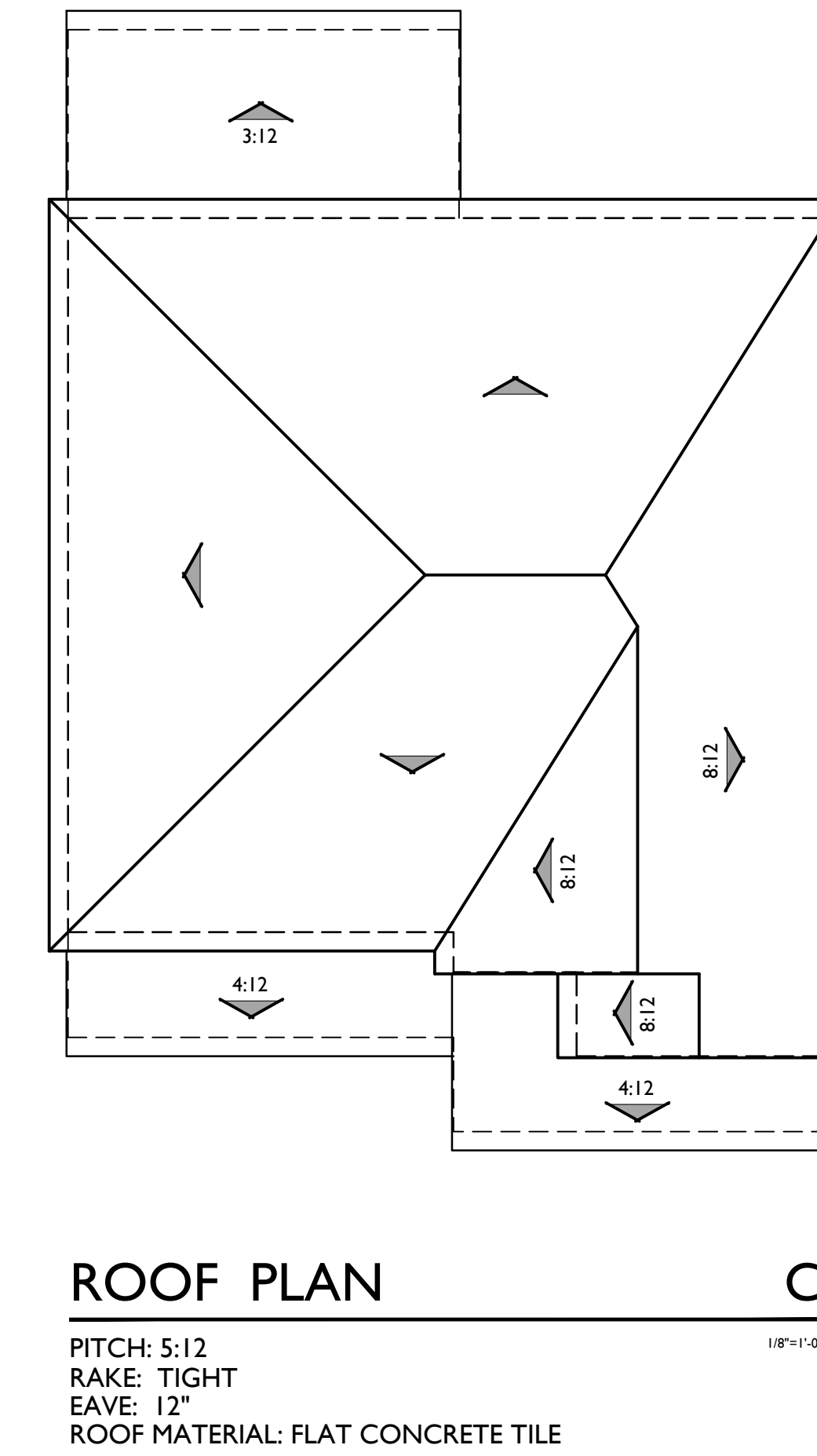
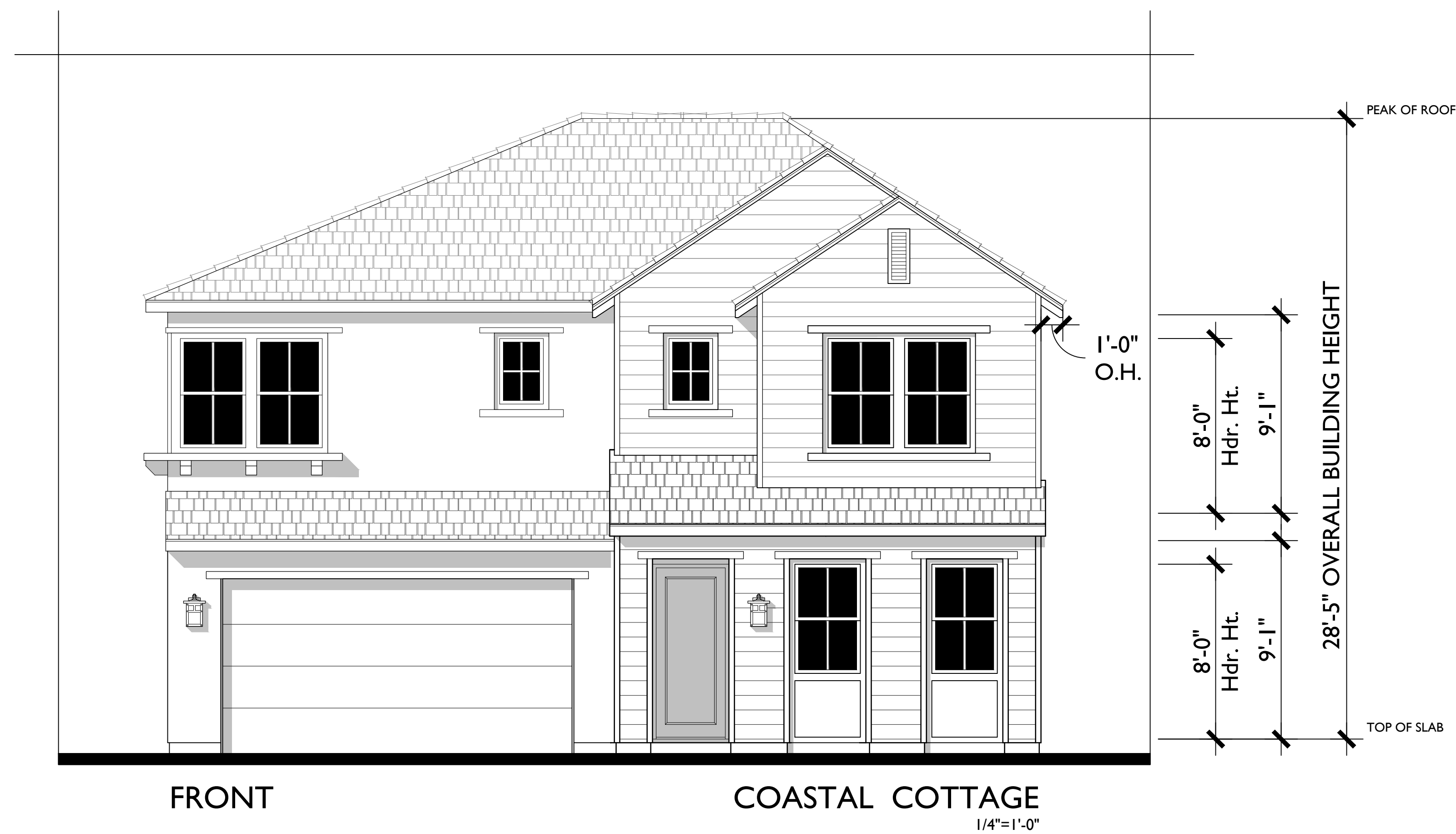
FIRST FLOOR



FRONT YARD LANDSCAPE
(40% MIN.)

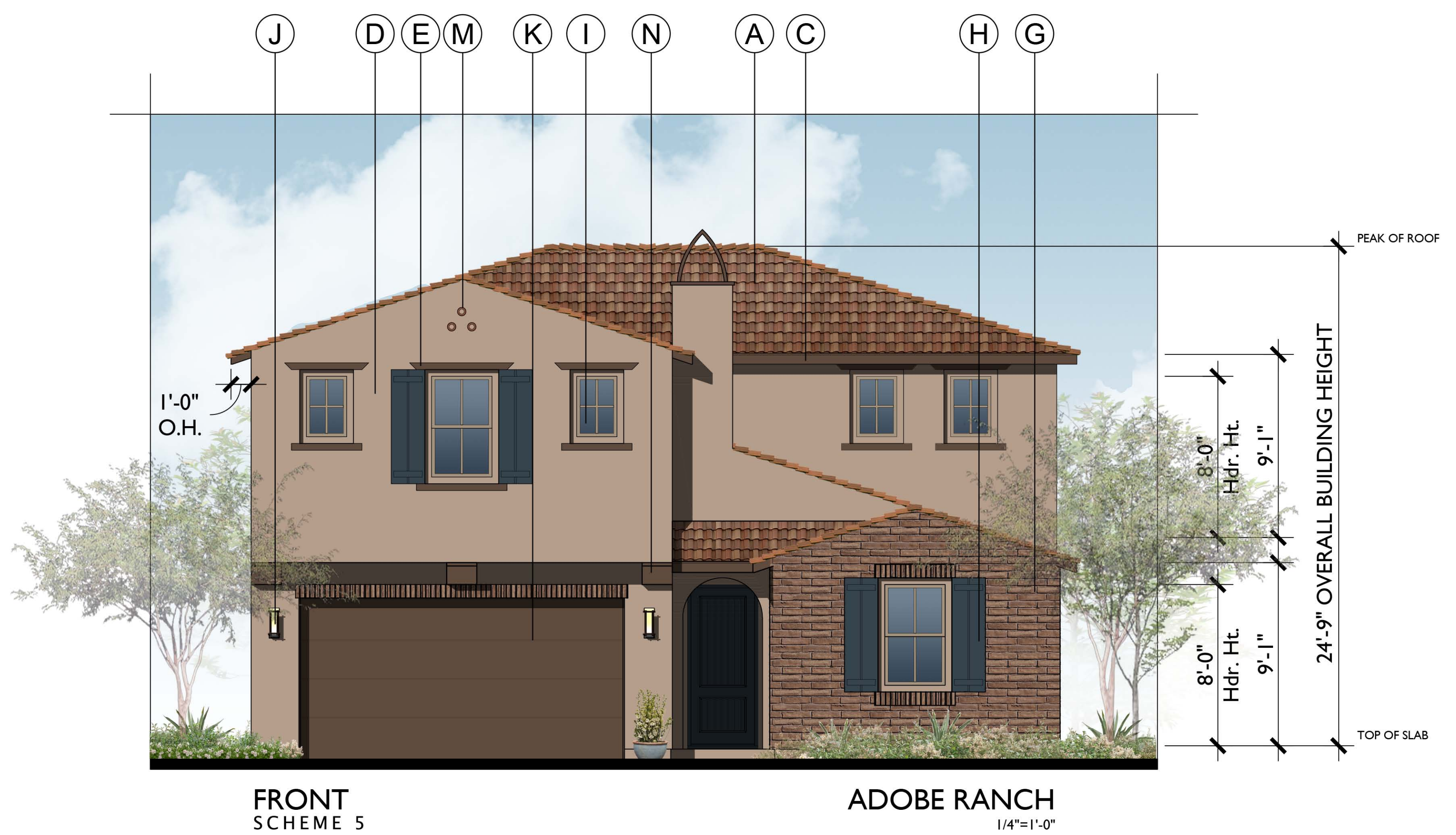
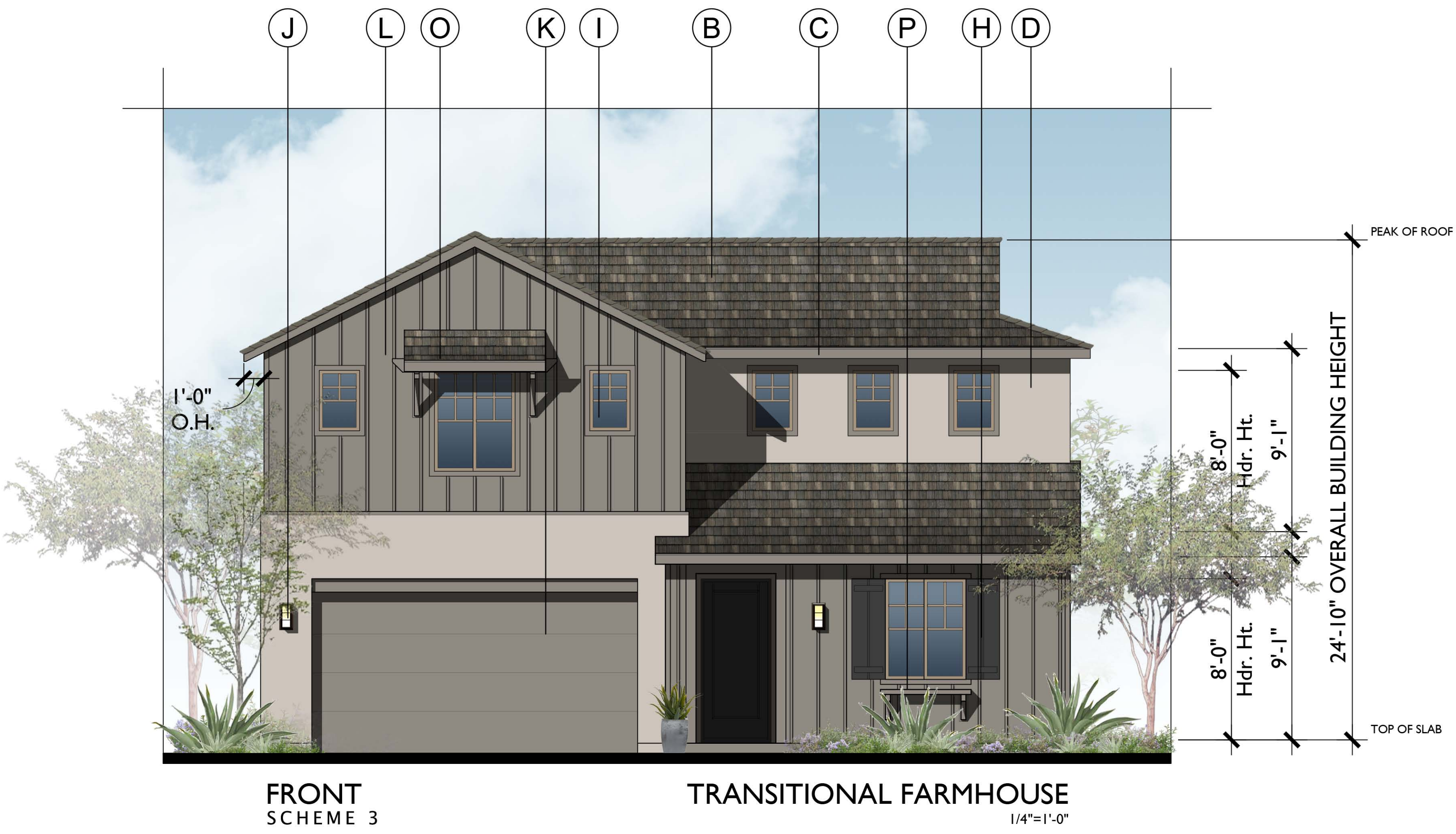
PLAN IC
4 BEDROOMS / 3.5 BATHS / OPT. BA.4/ BONUS ROOM
2 - CAR GARAGE

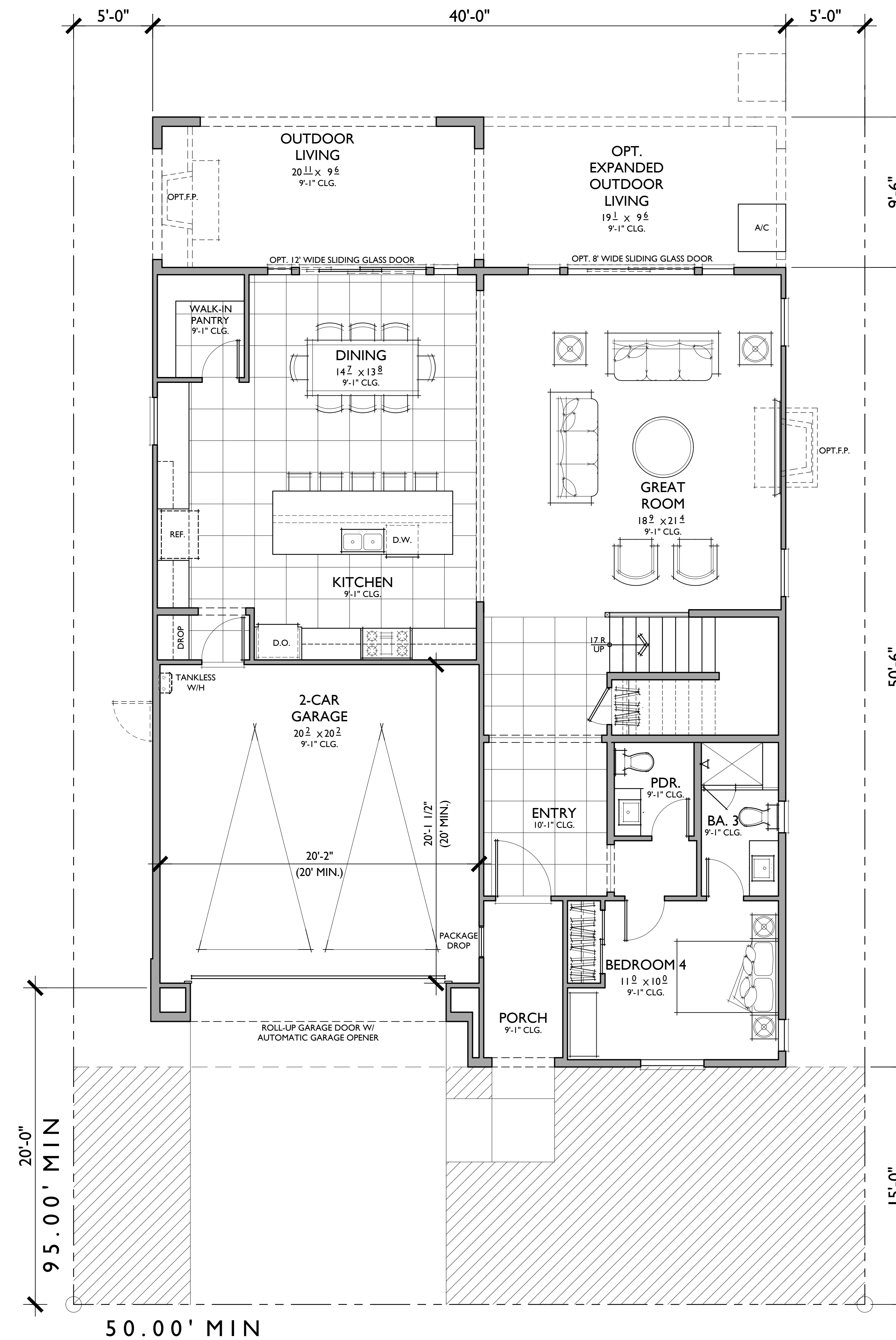
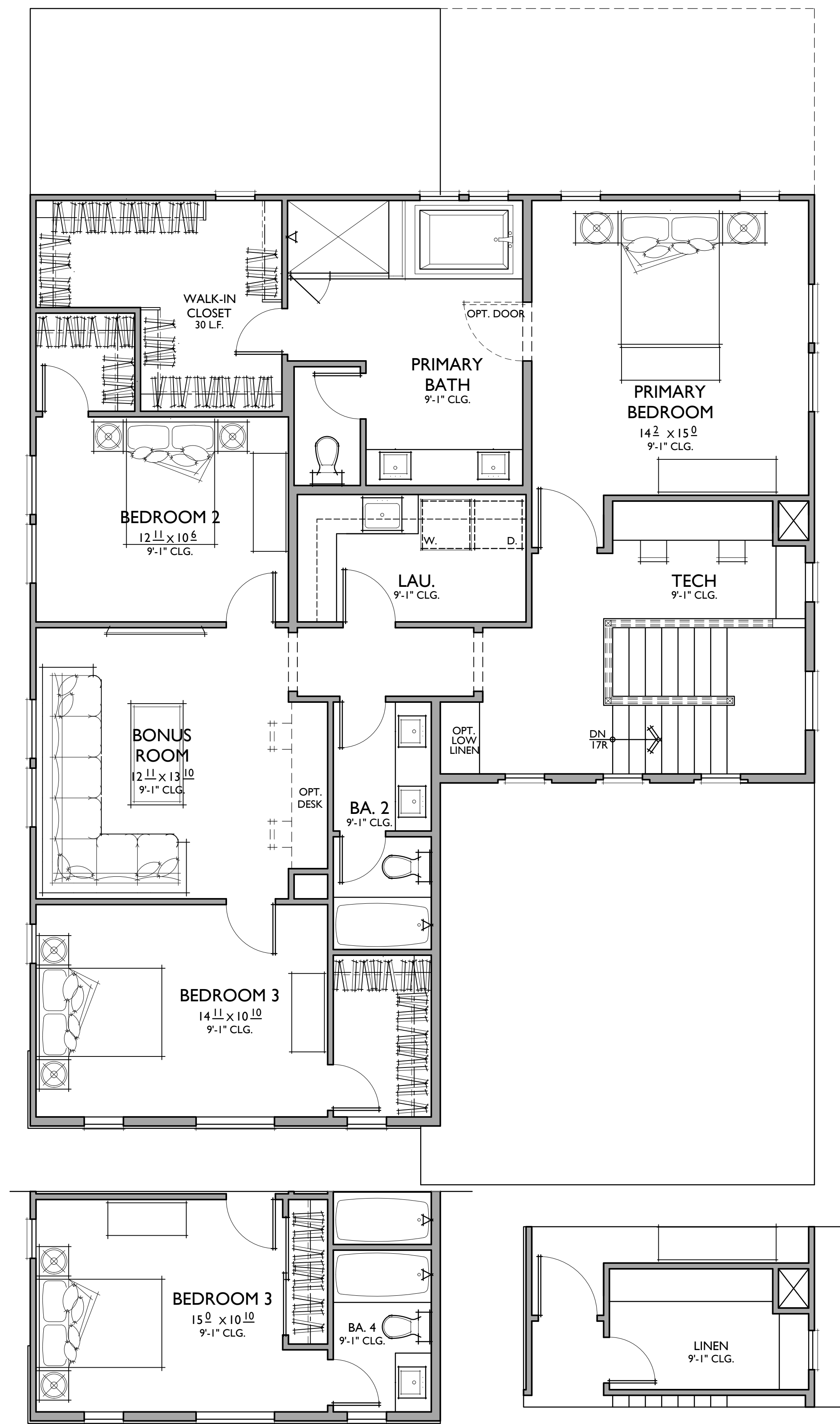
FLOOR AREA TABLE	
1ST FLOOR	1,334 SQ. FT.
2ND FLOOR	1,482 SQ. FT.
TOTAL LIVING	2,816 SQ. FT.
2 - CAR GARAGE	450 SQ. FT.
OUTDOOR LIVING	208 SQ. FT.
OPT. EXP. OUTDOOR LIVING	192 SQ. FT.
PORCH	54 SQ. FT.
FRONT YARD LANDSCAPE	0.59



MATERIAL LEGEND

- A. CONCRETE 'S' TILE
- B. CONCRETE FLAT TILE
- C. WOOD EAVE
- D. BASE STUCCO
- E. FOAM TRIM
- F. SIDING
- G. BRICK
- H. SHUTTER
- I. VINYL WINDOW
- J. LIGHT FIXTURE
- K. ROLL UP GARAGE DOOR
- L. BOARD & BATT
- M. DECORATIVE GABLE DETAIL
- N. CORBEL OUTLOOKER
- O. AWNING
- P. POT SHELF

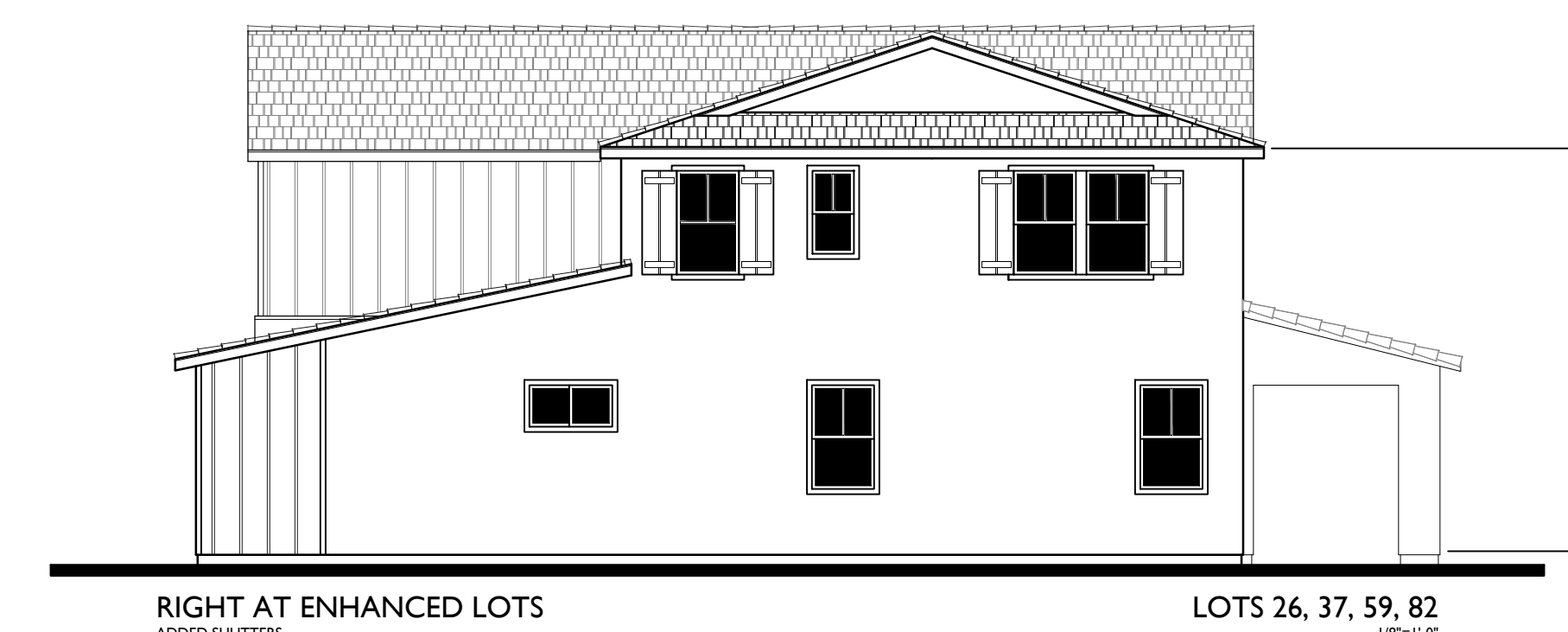
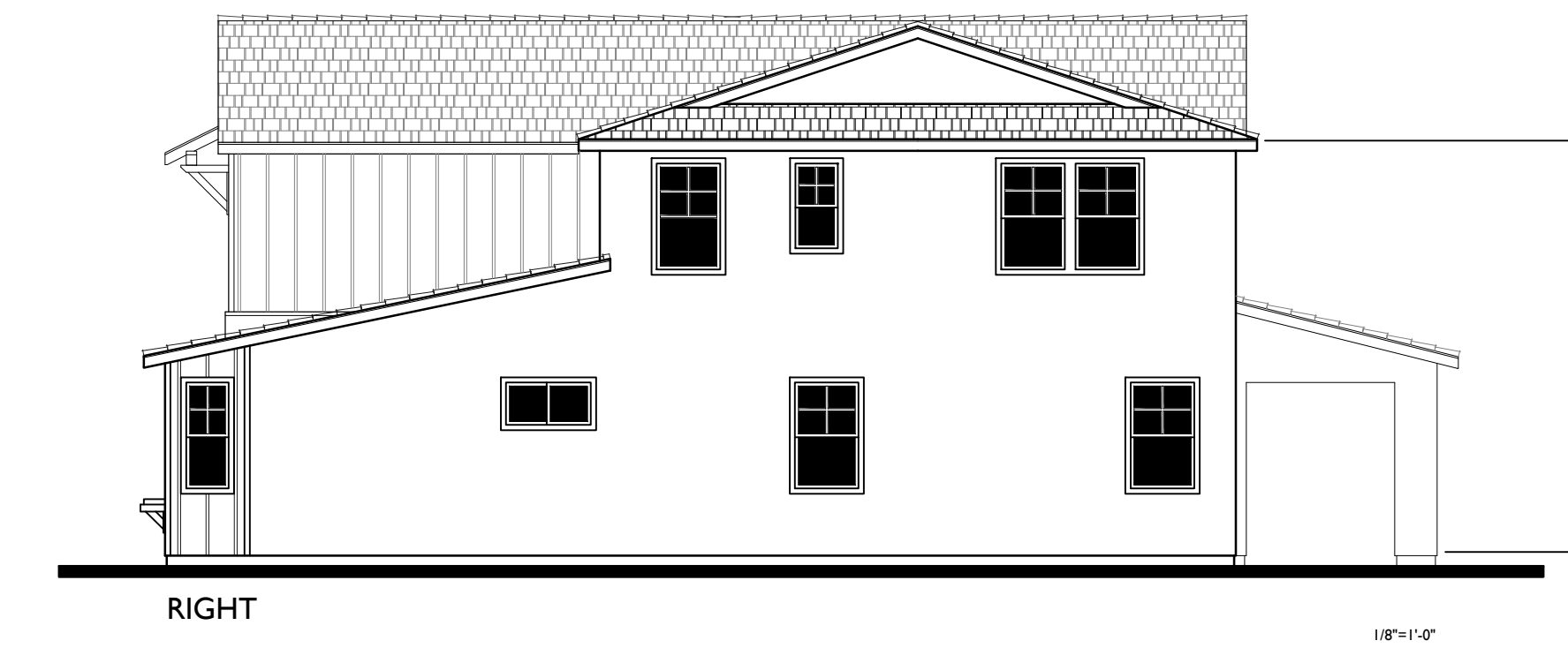
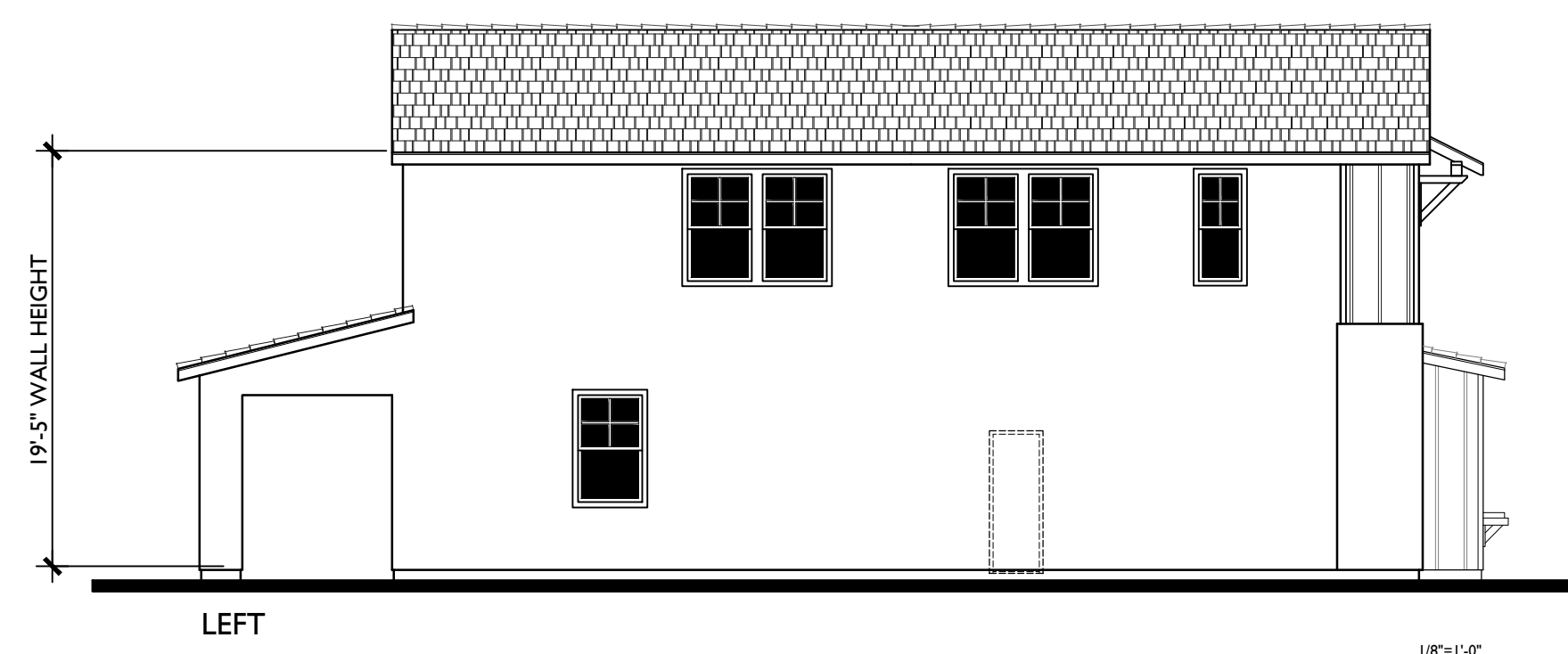
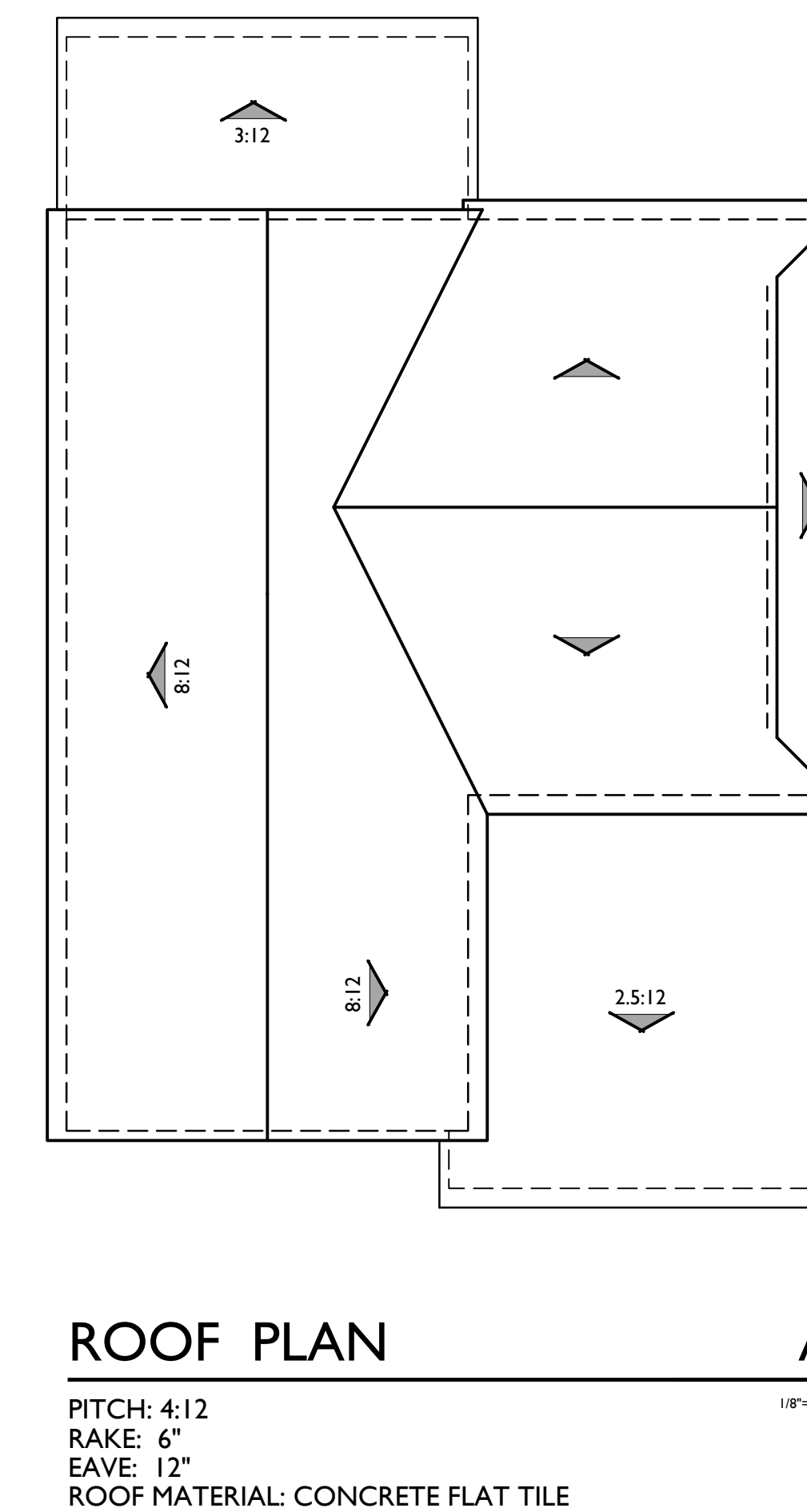


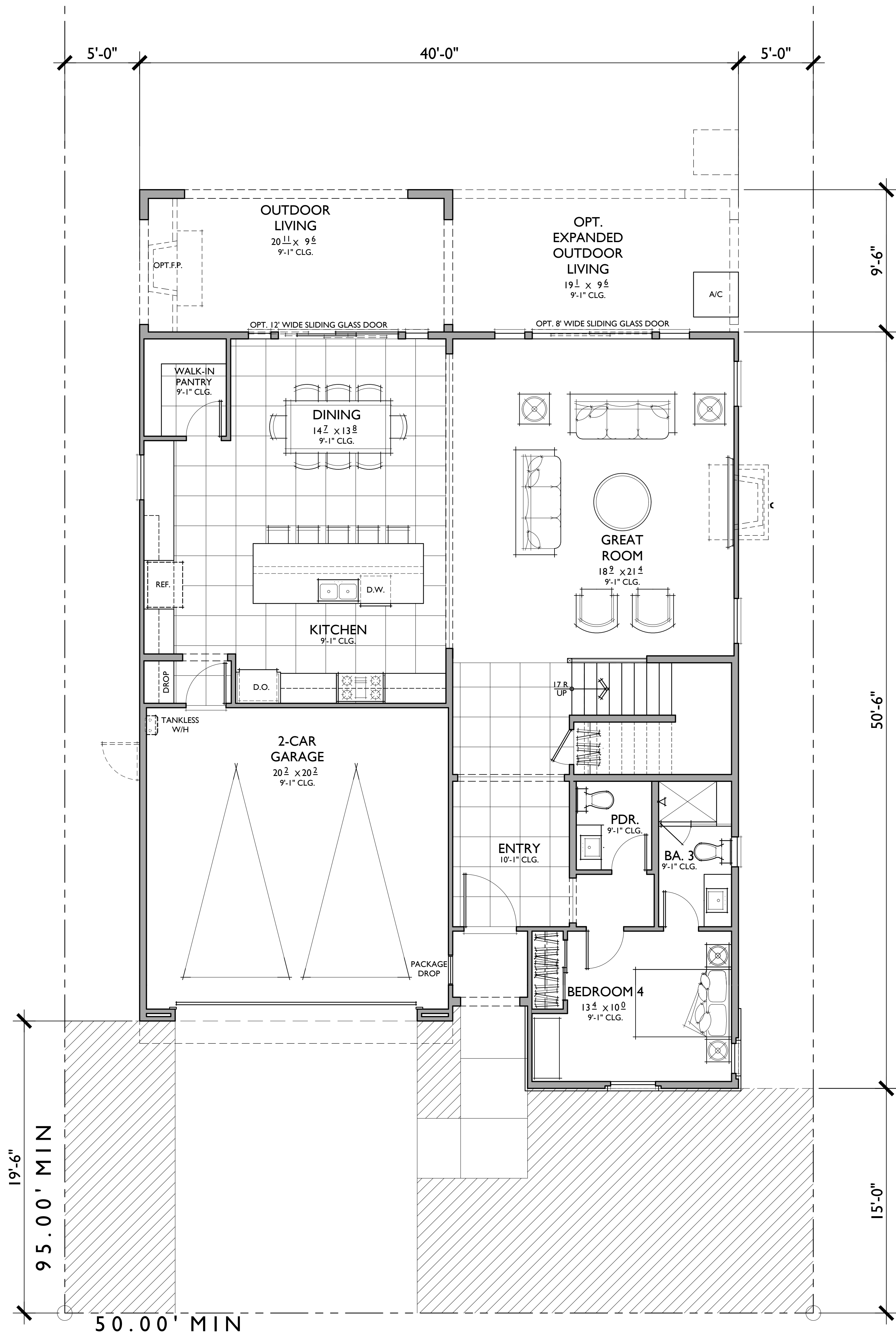
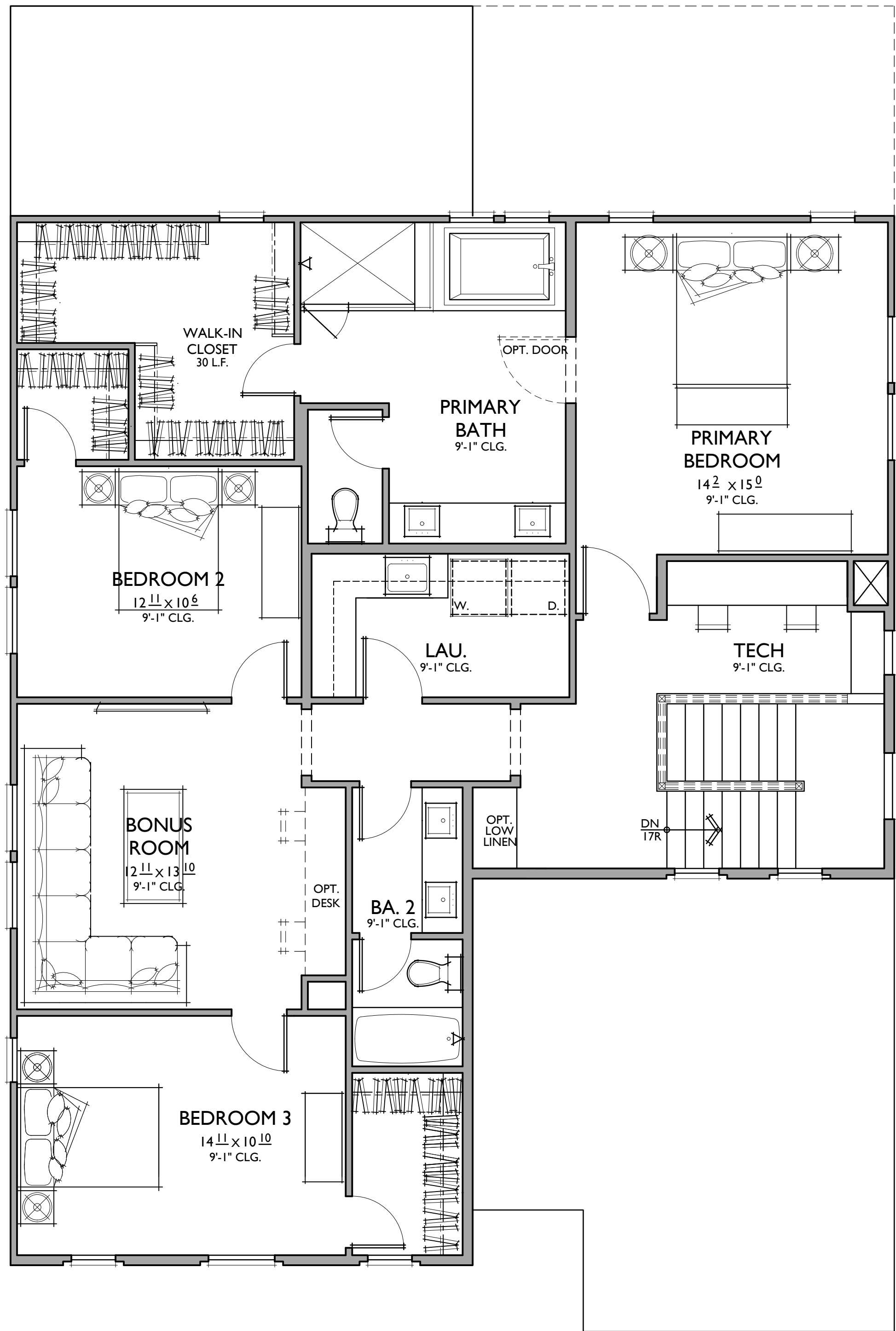


FRONT YARD LANDSCAPE
(40% MIN.)

PLAN 2A
4 BEDROOMS / 3.5 BATHS / OPT.BA.4/ BONUS ROOM
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,440 SQ. FT.
2ND FLOOR	1,483 SQ. FT.
TOTAL LIVING	2,923 SQ. FT.
2 - CAR GARAGE	421 SQ. FT.
OUTDOOR LIVING	199 SQ. FT.
OPT. EXP. OUTDOOR LIVING	181 SQ. FT.
PORCH	59 SQ. FT.
FRONT YARD LANDSCAPE	0.59

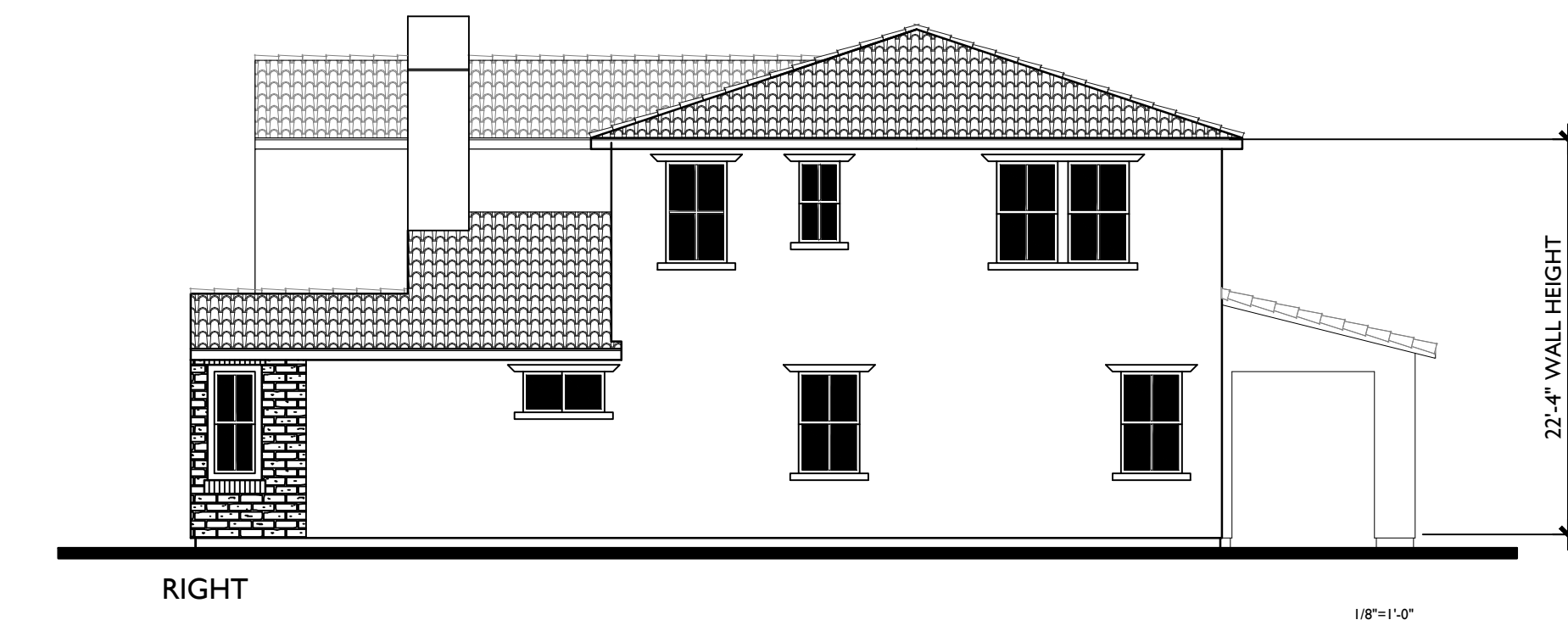
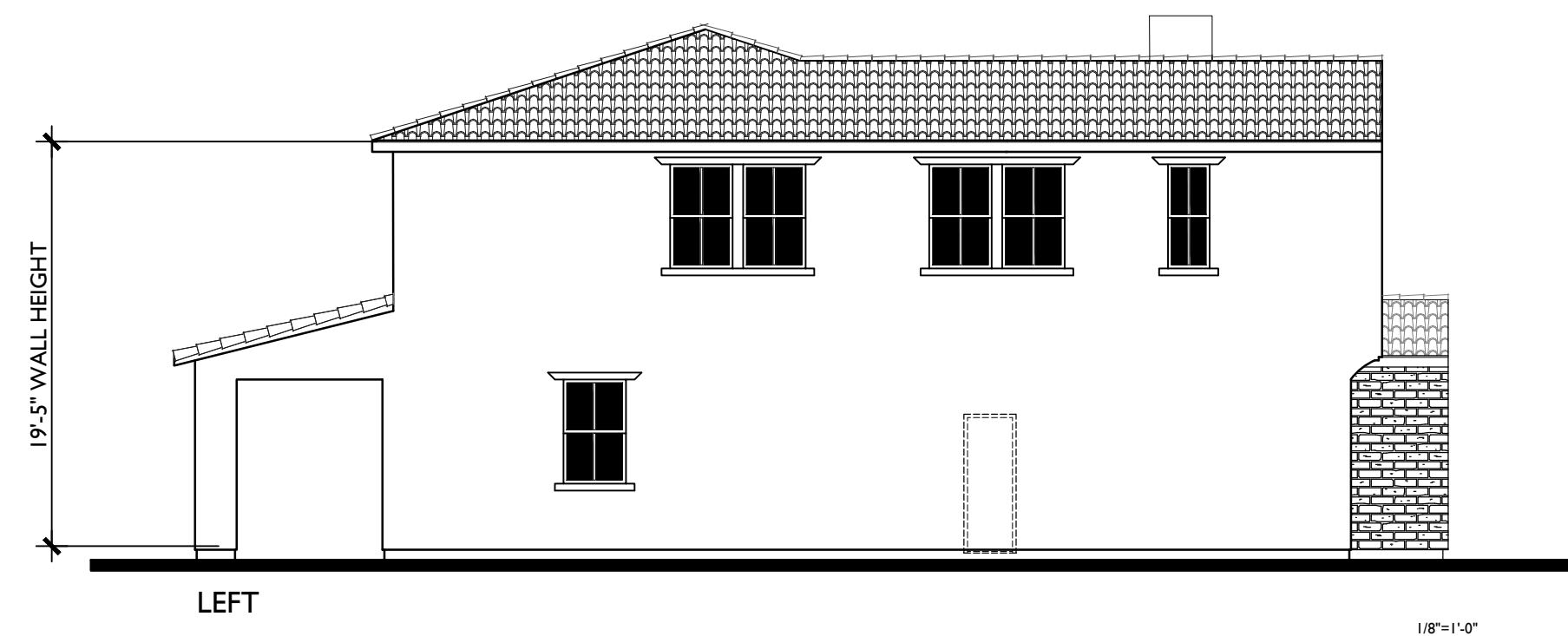
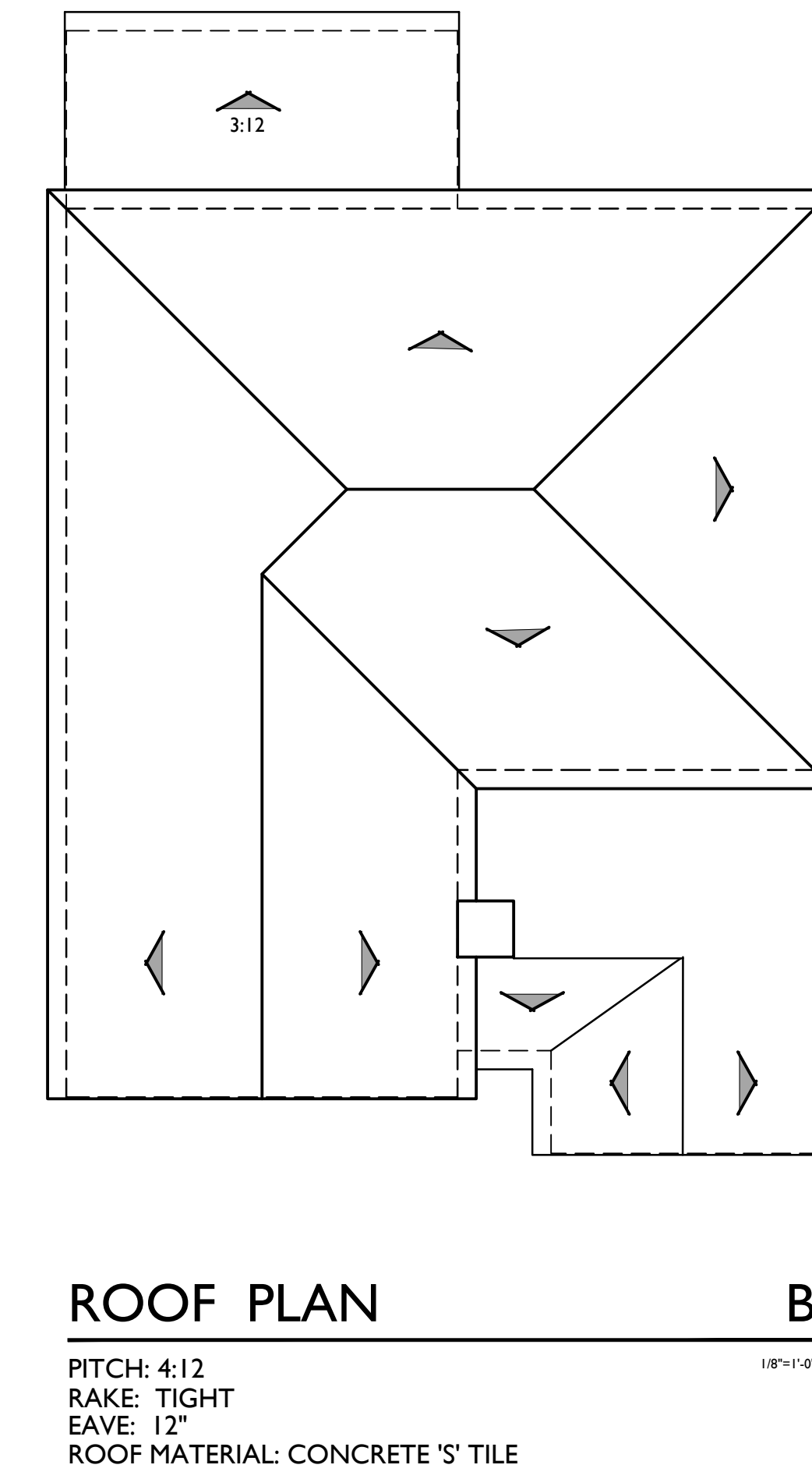


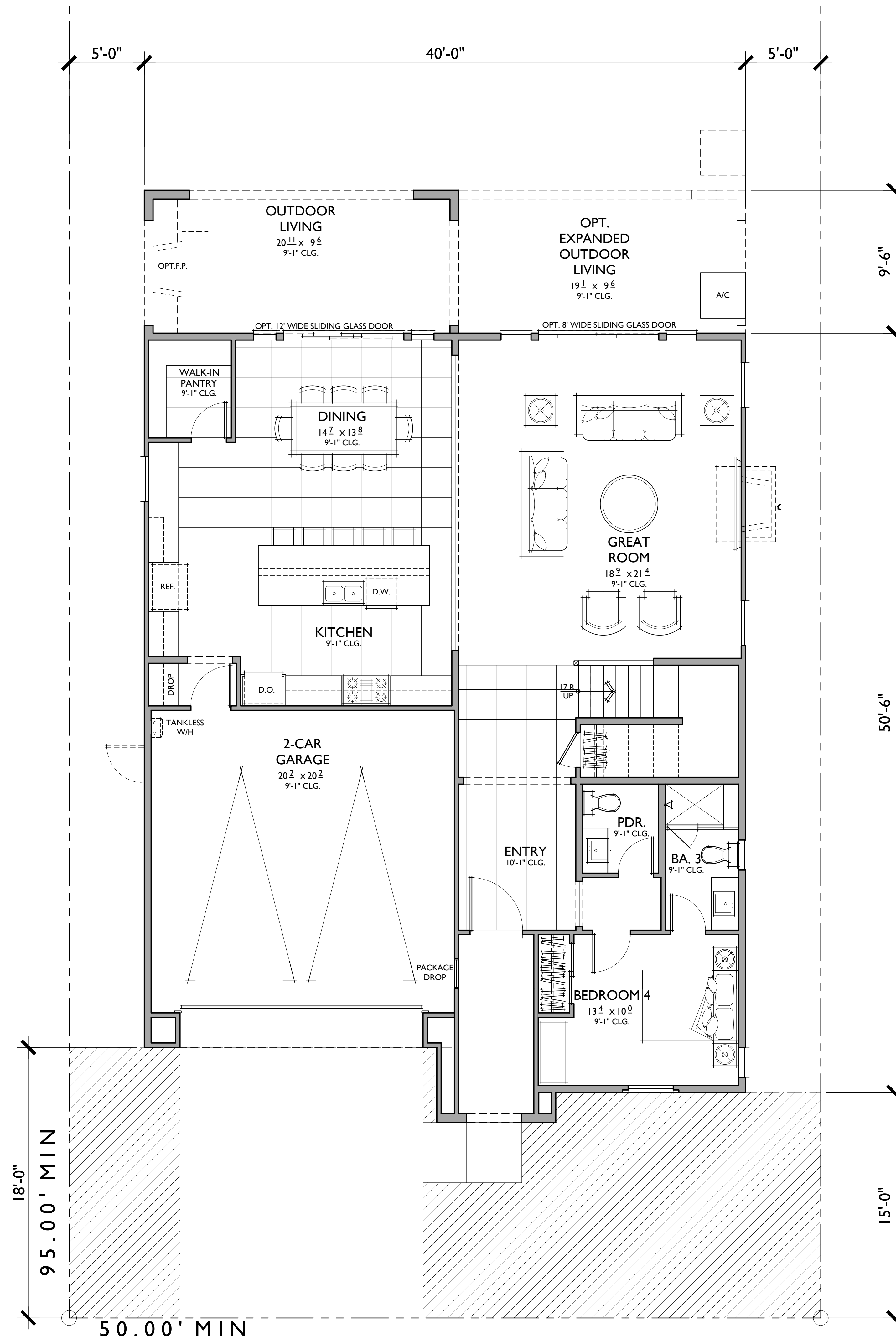
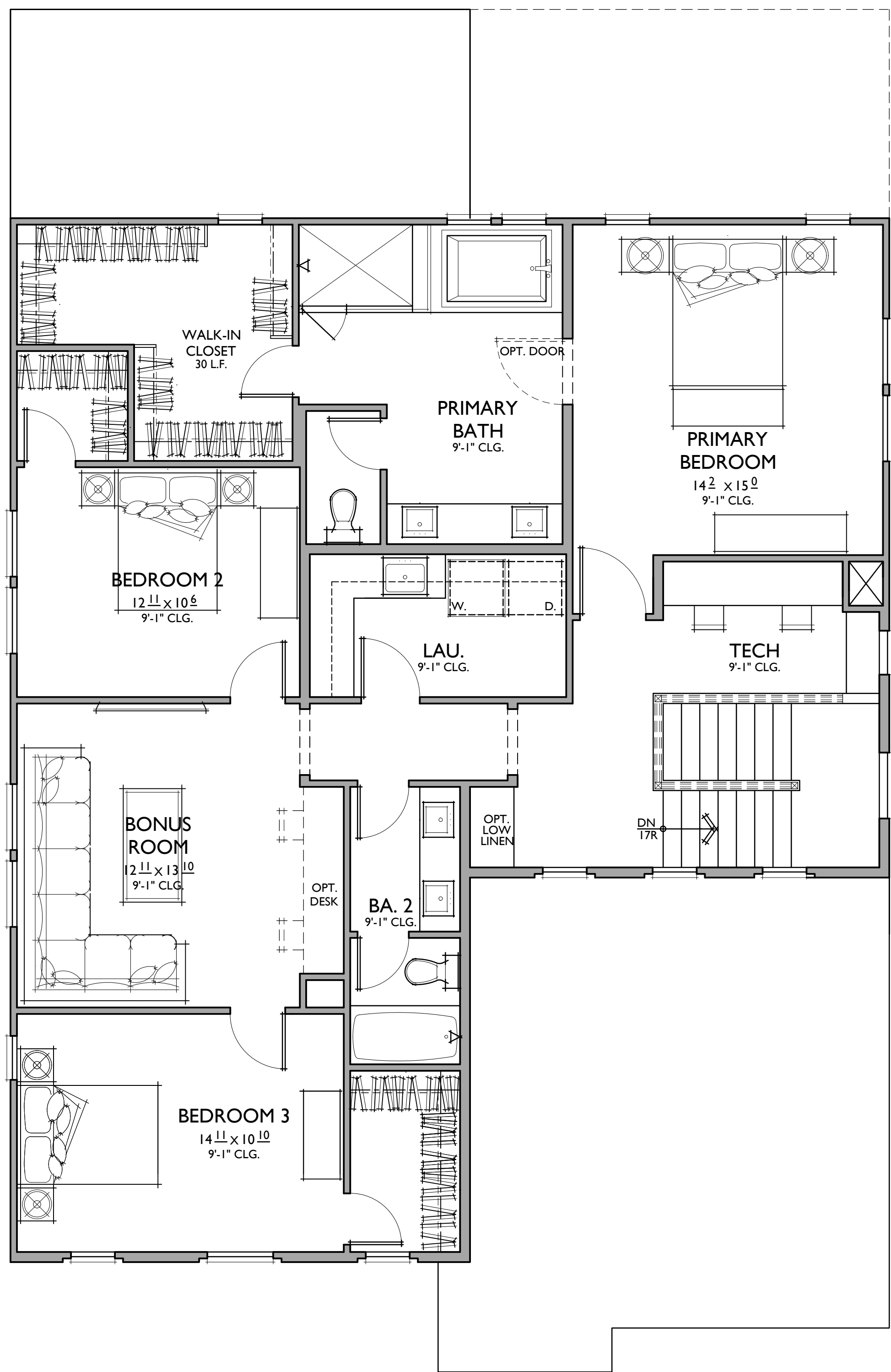


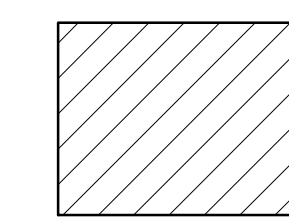
FRONT YARD LANDSCAPE
(40% MIN.)

PLAN 2B
4 BEDROOMS / 3.5 BATHS / OPT.BA.4/ BONUS
ROOM
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,440 SQ. FT.
2ND FLOOR	1,483 SQ. FT.
TOTAL LIVING	2,923 SQ. FT.
2 - CAR GARAGE	421 SQ. FT.
OUTDOOR LIVING	199 SQ. FT.
OPT. EXP. OUTDOOR LIVING	181 SQ. FT.
PORCH	26 SQ. FT.
FRONT YARD LANDSCAPE	0.59

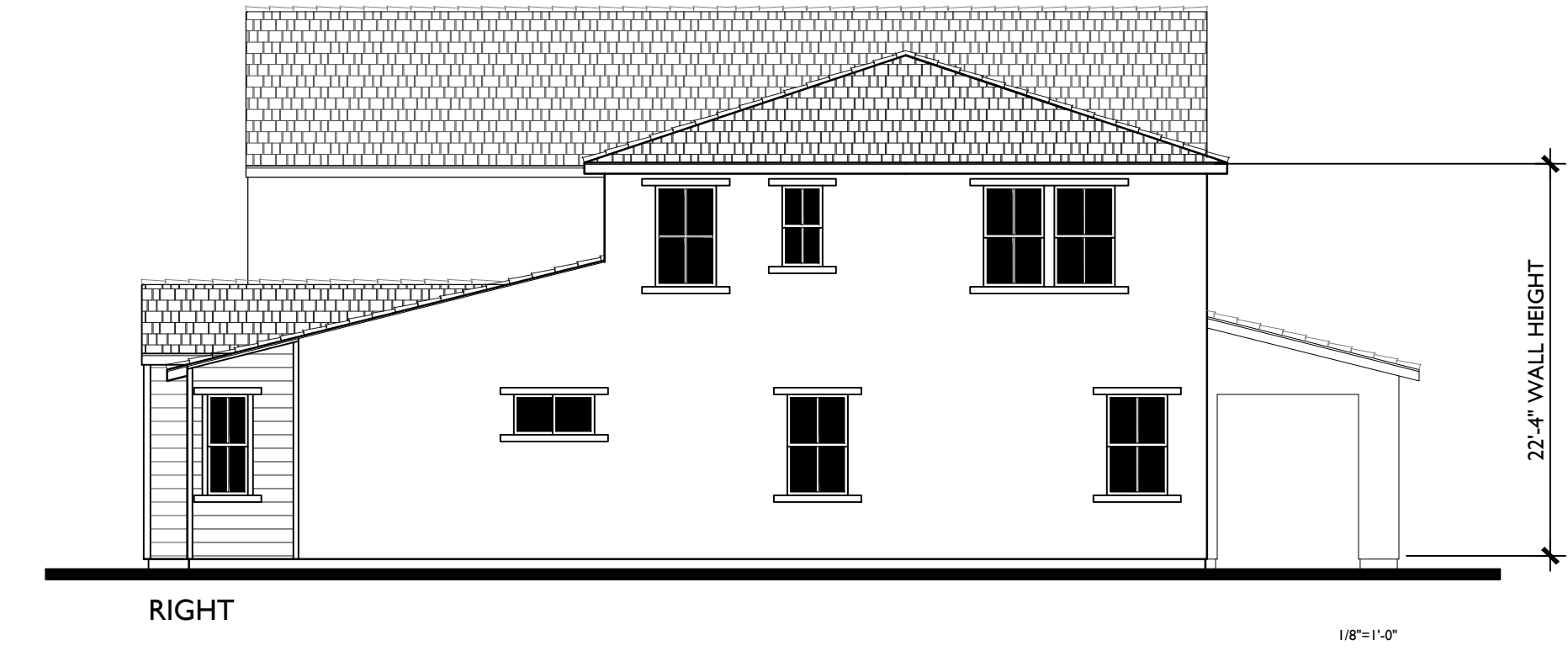
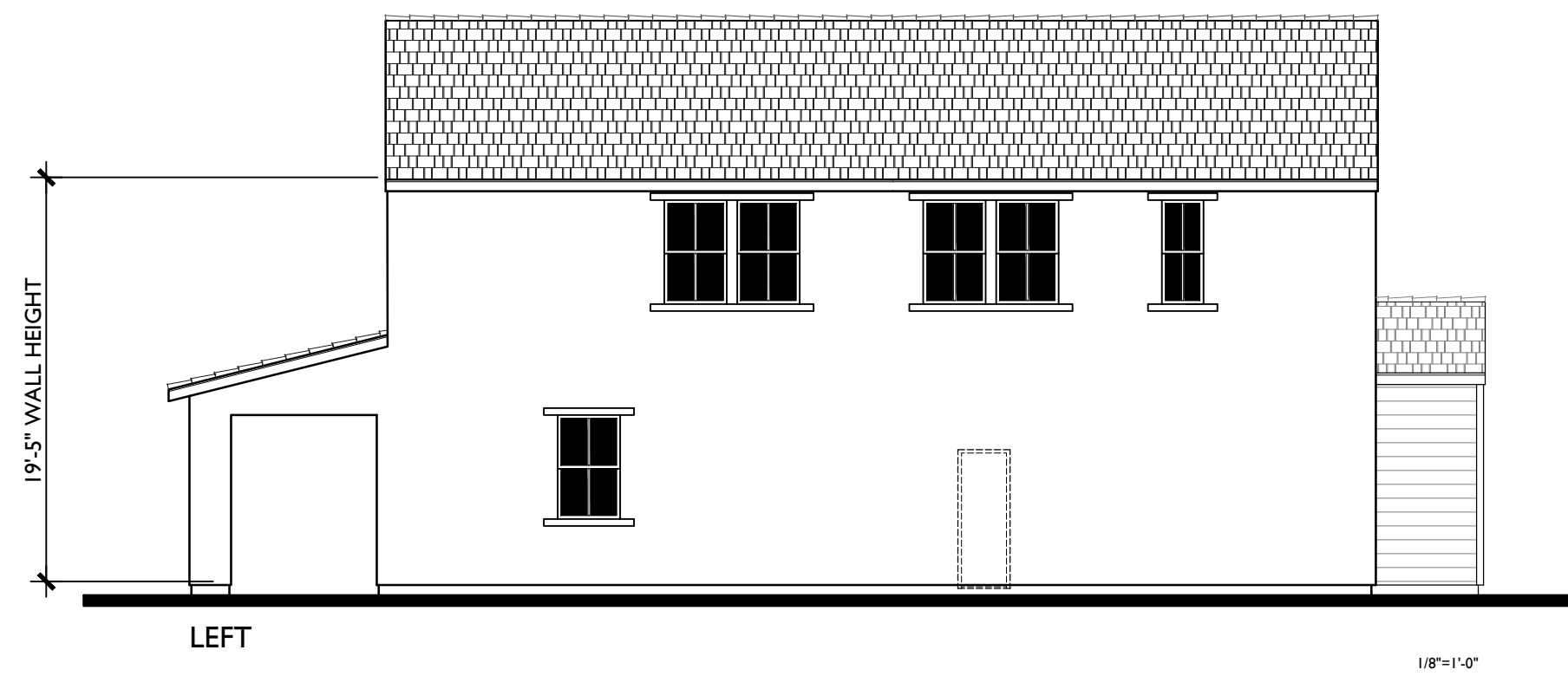
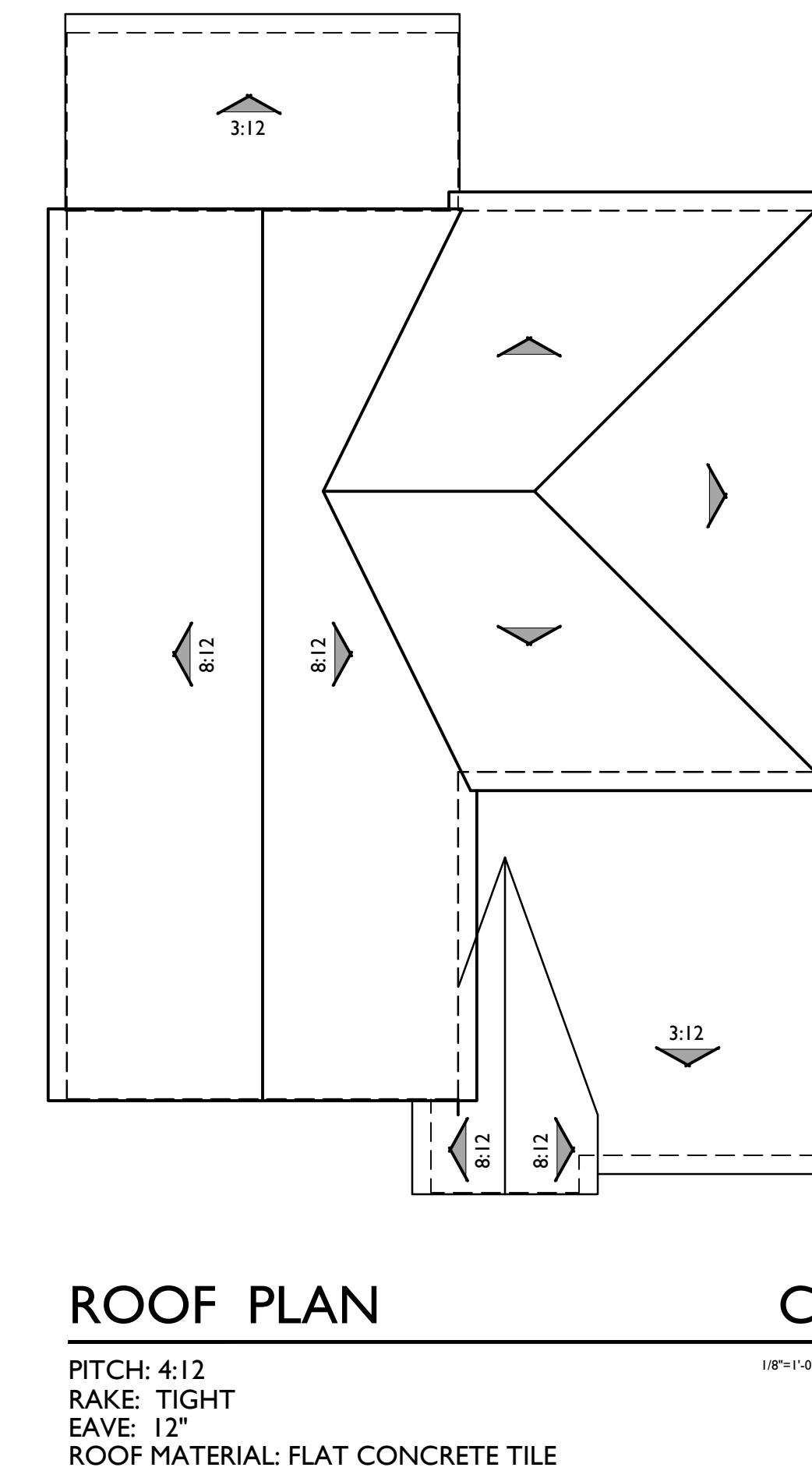




 **FRONT YARD LANDSCAPE**
(40% MIN.)

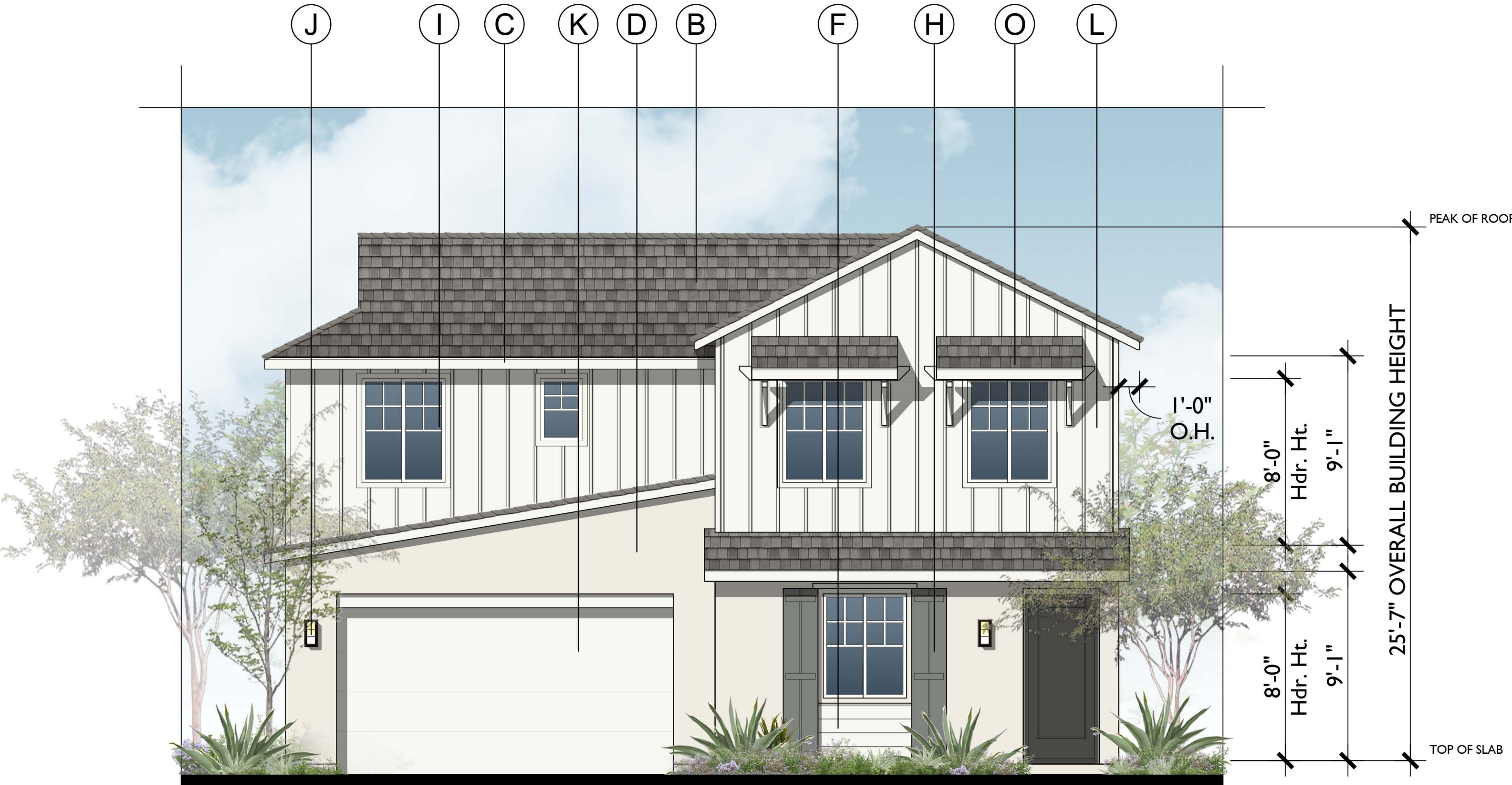
PLAN 2C
4 BEDROOMS / 3.5 BATHS / OPT.BA.4/ BONUS ROOM
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,440 SQ. FT.
2ND FLOOR	1,483 SQ. FT.
TOTAL LIVING	2,923 SQ. FT.
2 - CAR GARAGE	421 SQ. FT.
OUTDOOR LIVING	199 SQ. FT.
OPT. EXP. OUTDOOR LIVING	181 SQ. FT.
PORCH	66 SQ. FT.
FRONT YARD LANDSCAPE	0.59



MATERIAL LEGEND

- A. CONCRETE 'S' TILE
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- D. BASE STUCCO
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- G. BRICK
- H. SHUTTER
- I. VINYL WINDOW
- J. LIGHT FIXTURE
- K. ROLL UP GARAGE DOOR
- L. BOARD & BATT
- M. DECORATIVE GABLE DETAIL
- N. CORBEL OUTLOOKER
- O. AWNING
- P. POT SHELF



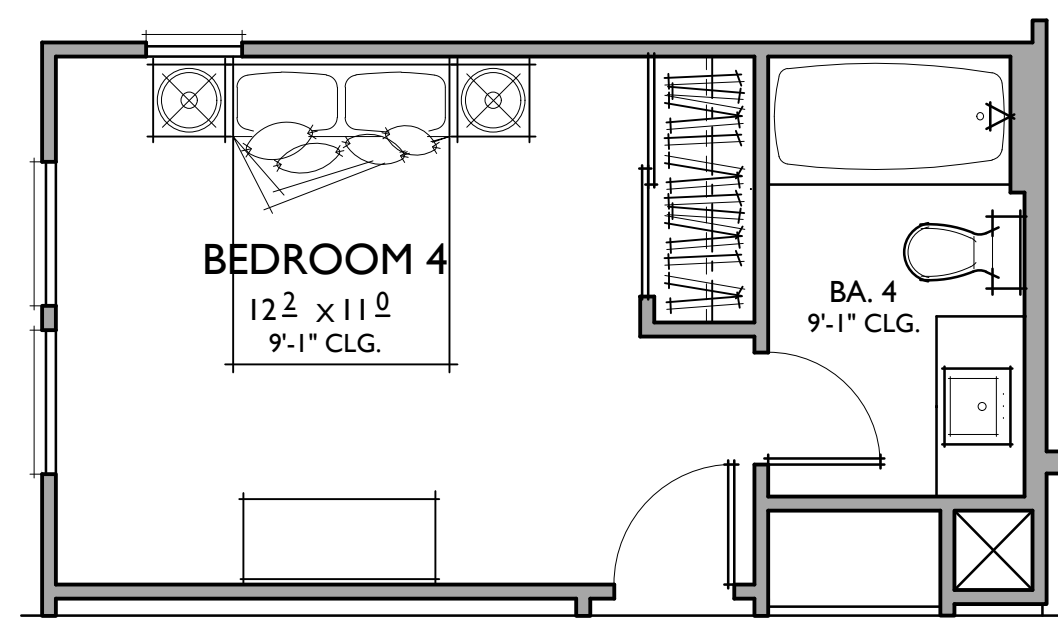
FRONT
SCHEME 1
TRANSITIONAL FARMHOUSE
1/4"=1'-0"



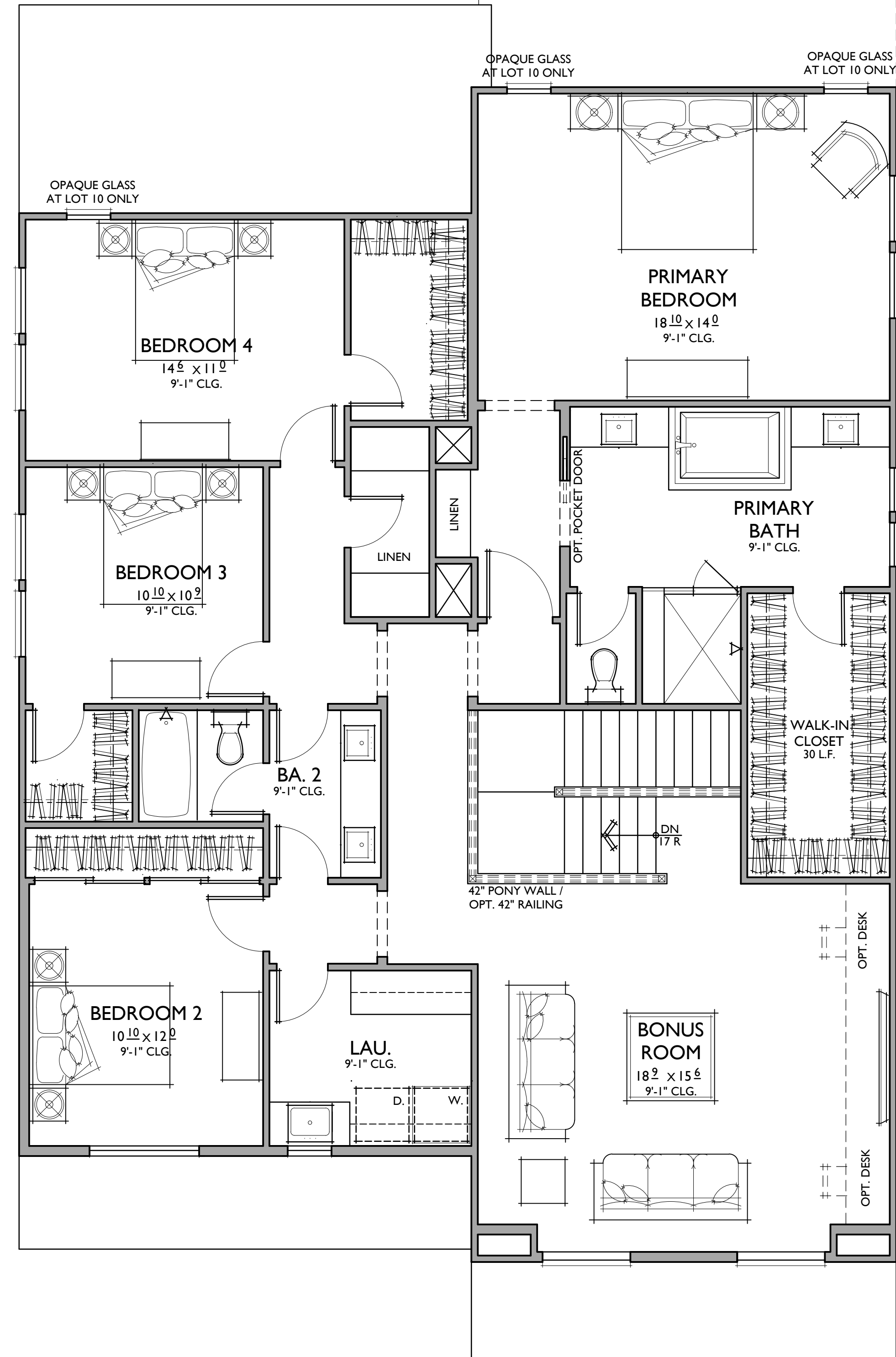
FRONT
SCHEME 8
COASTAL COTTAGE
1/4"=1'-0"



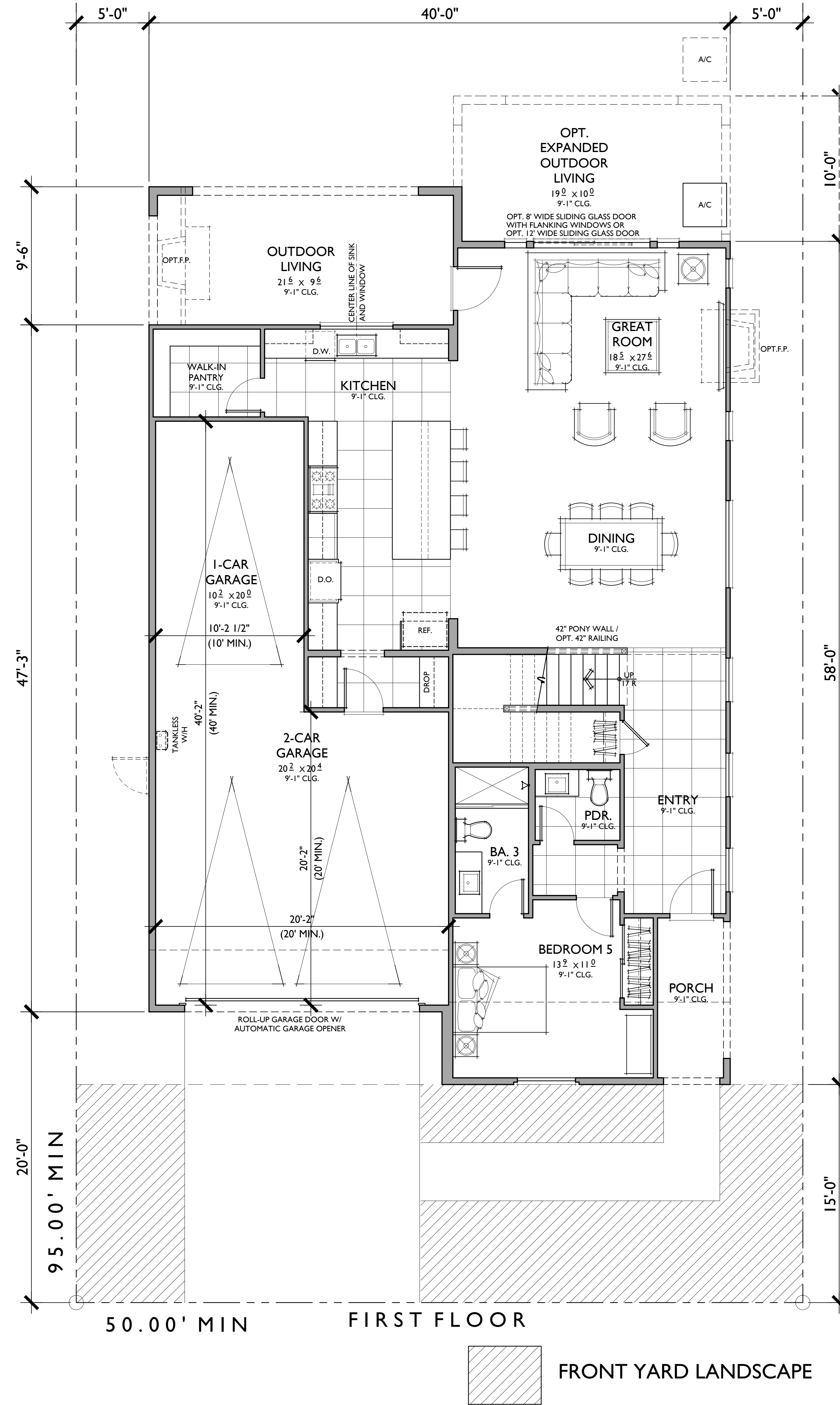
FRONT
SCHEME 6
ADOBE RANCH
1/4"=1'-0"



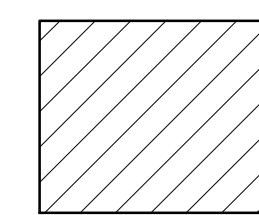
OPT. BATH 4 AT BED.4



SECOND FLOOR



FIRST FLOOR



FRONT YARD LANDSCAPE

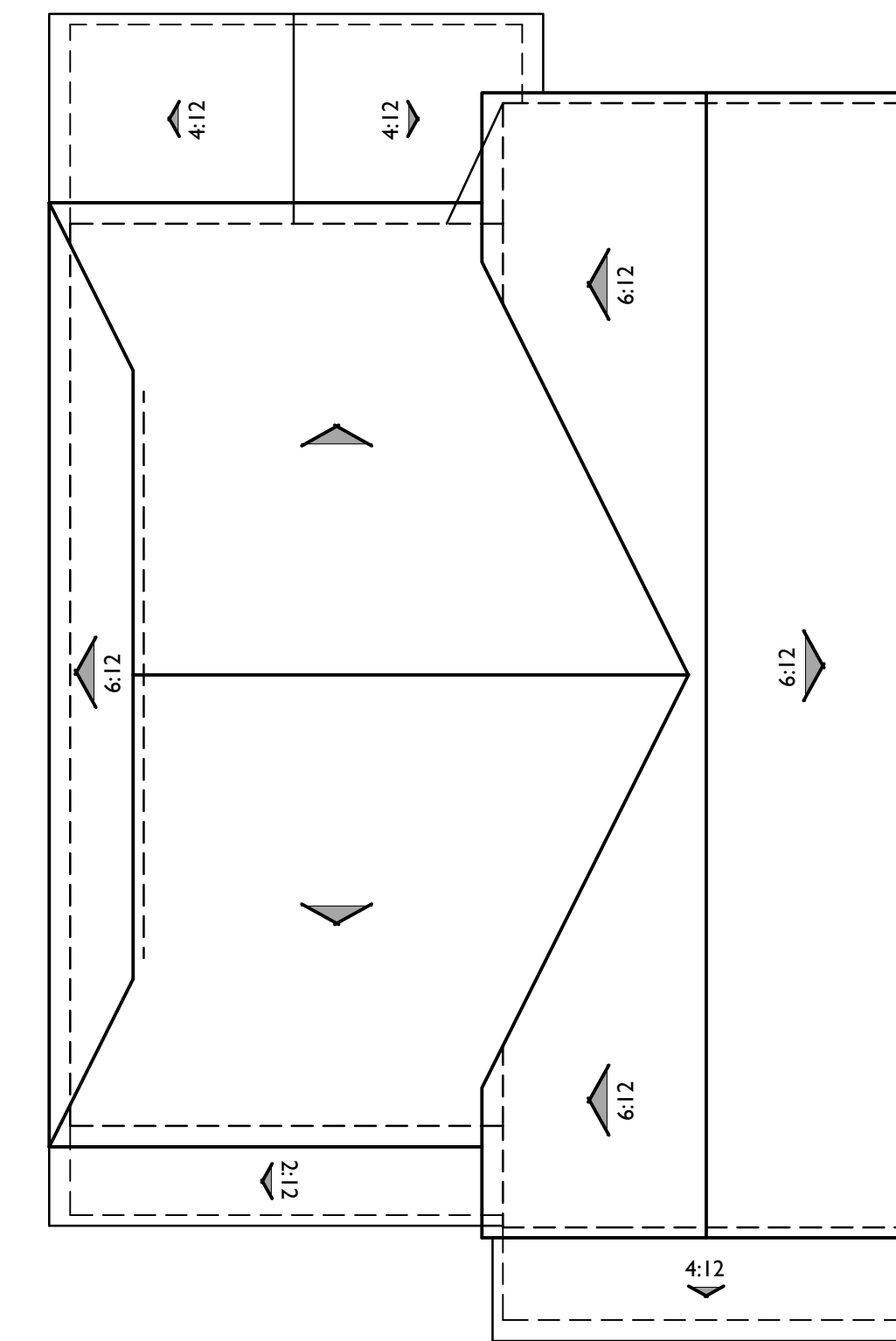
PLAN 3
5 BEDROOMS / 3.5 BATHS /OPT. BA.4/BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,402 SQ. FT.
2ND FLOOR	1,825 SQ. FT.
TOTAL LIVING	3,227 SQ. FT.
3 - CAR GARAGE *	639 SQ. FT.
OUTDOOR LIVING	199 SQ. FT.
OPT. EXP. OUTDOOR LIVING	191 SQ. FT.
PORCH	63 SQ. FT.
FRONT YARD LANDSCAPE	0.59



FRONT

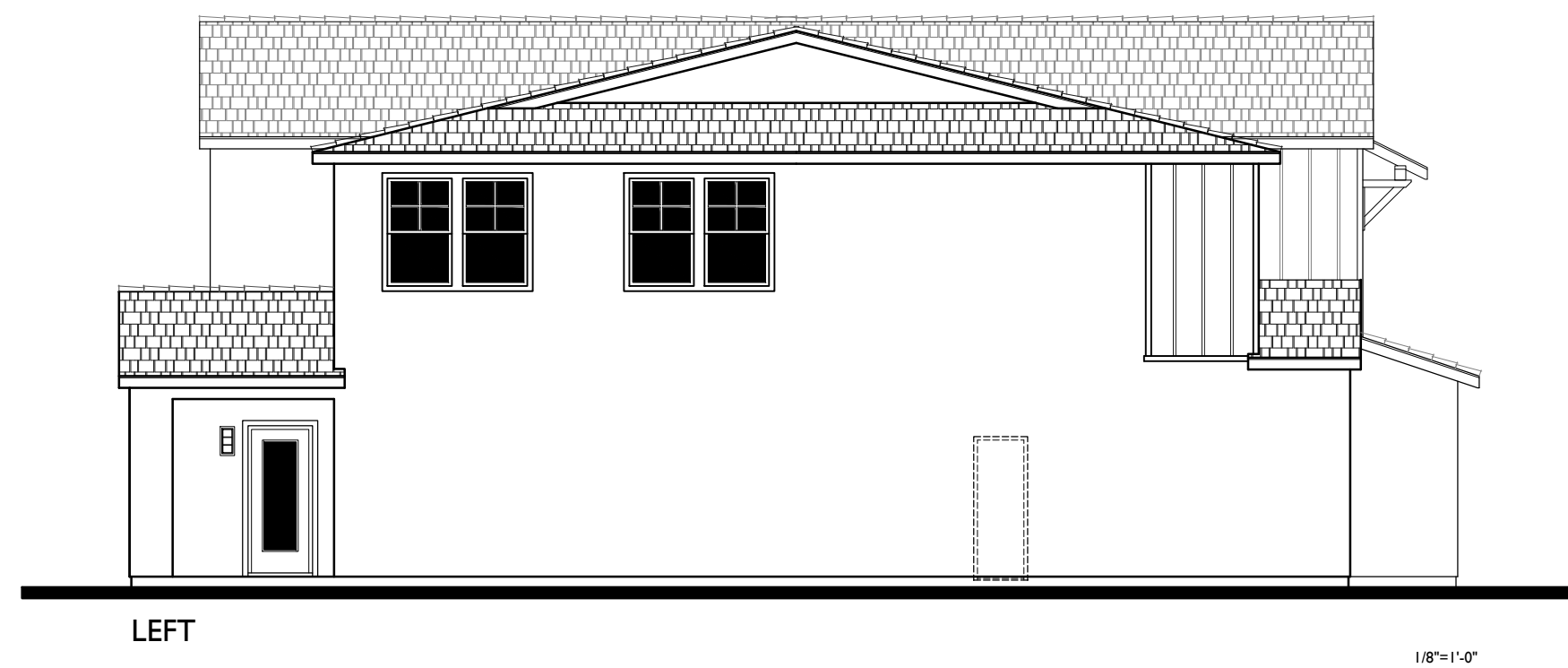
TRANSITIONAL FARMHOUSE
1/4"=1'-0"



ROOF PLAN

A

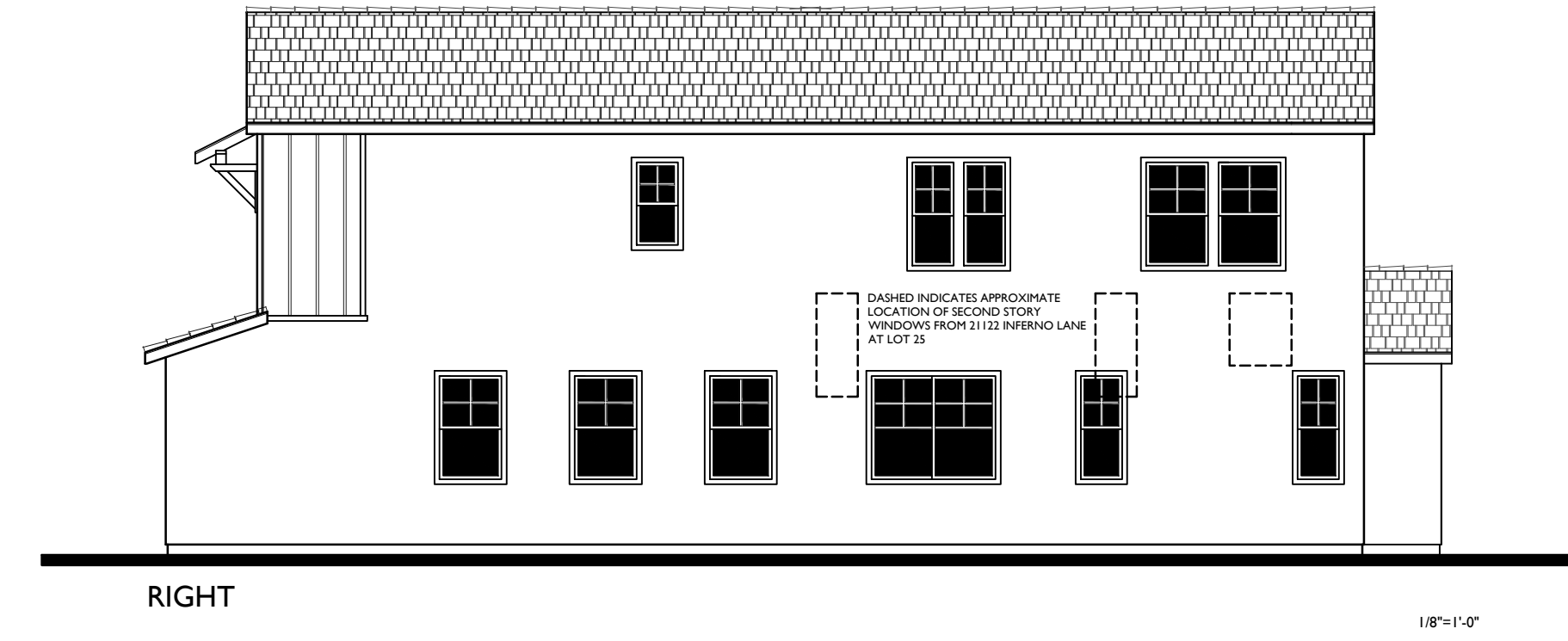
PITCH: 3:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE



LEFT



REAR

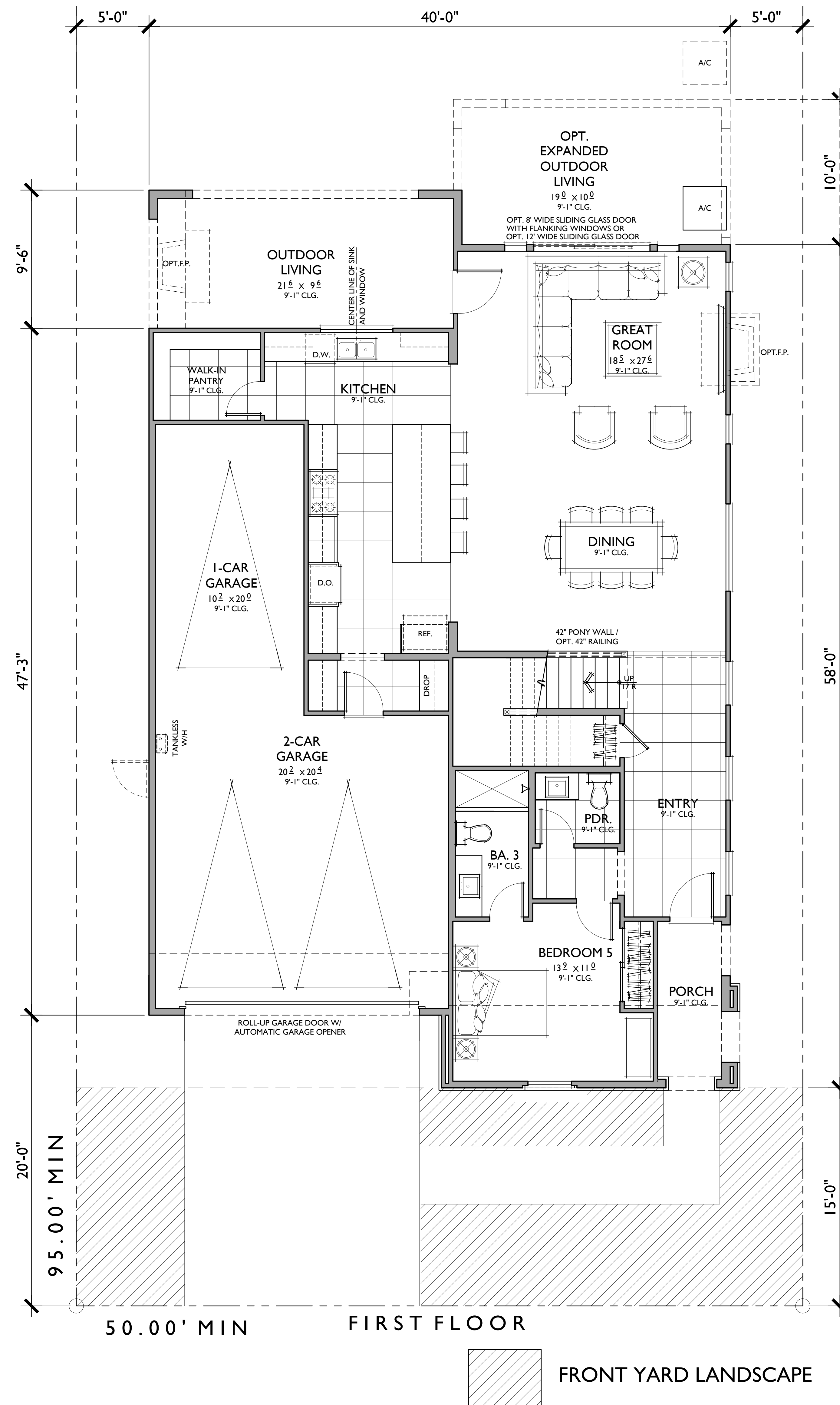
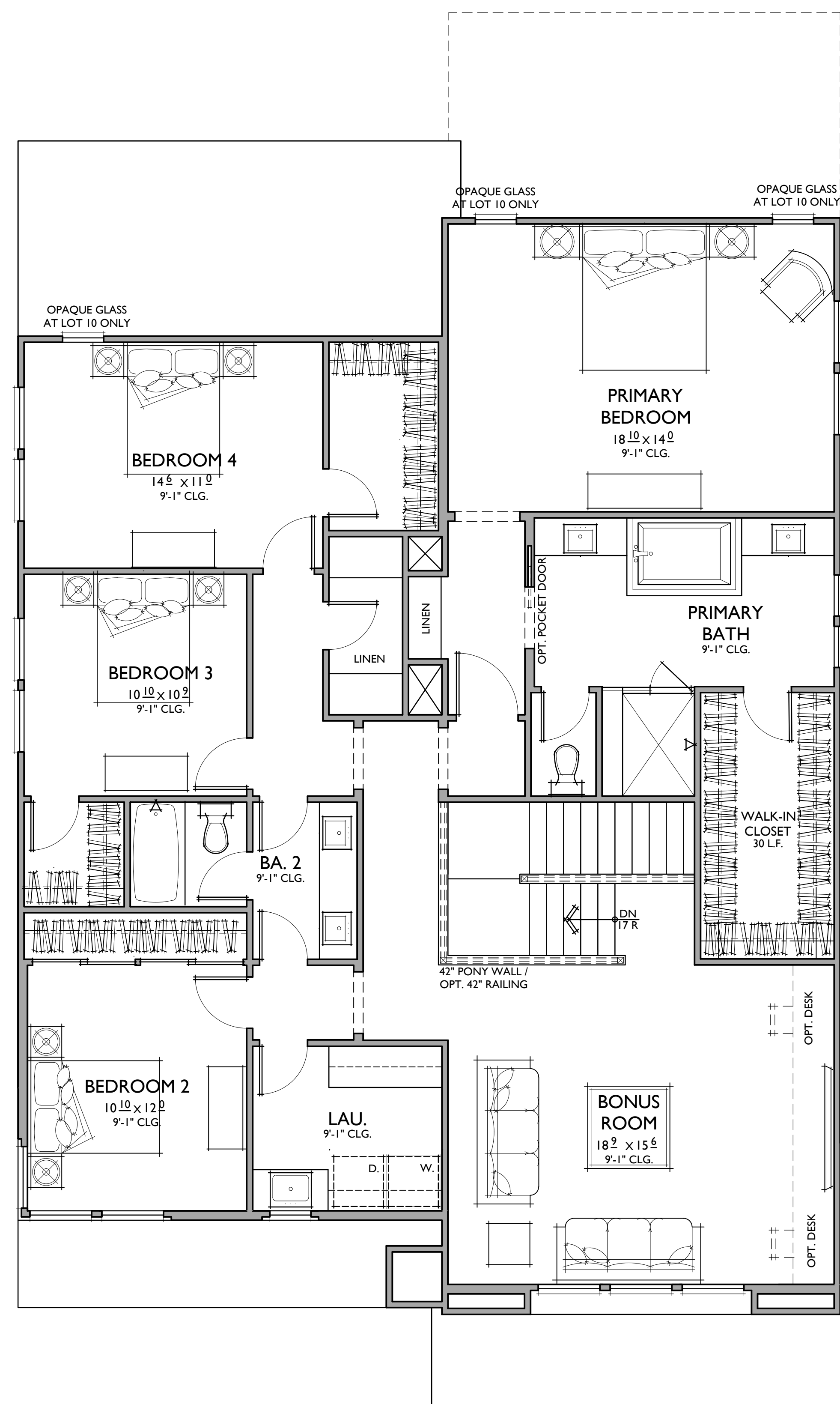


RIGHT



REAR AT ENHANCED LOTS
ADDED SHUTTERS

LOT 71
1/8"=1'-0"



 FRONT YARD LANDSCAPE
(40% MIN.)

PLAN 3B

5 BEDROOMS / 3.5 BATHS /OPT. BA.4/BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	1,402 SQ. FT.
2ND FLOOR	1,825 SQ. FT.
TOTAL LIVING	3,227 SQ. FT.
3 - CAR GARAGE *	639 SQ. FT.
OUTDOOR LIVING	199 SQ. FT.
OPT. EXP. OUTDOOR LIVING	191 SQ. FT.
PORCH	57 SQ. FT.
FRONT YARD LANDSCAPE	0.59

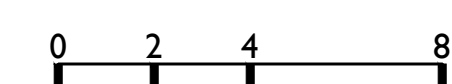
PLAN 3 B

LEARN 5B

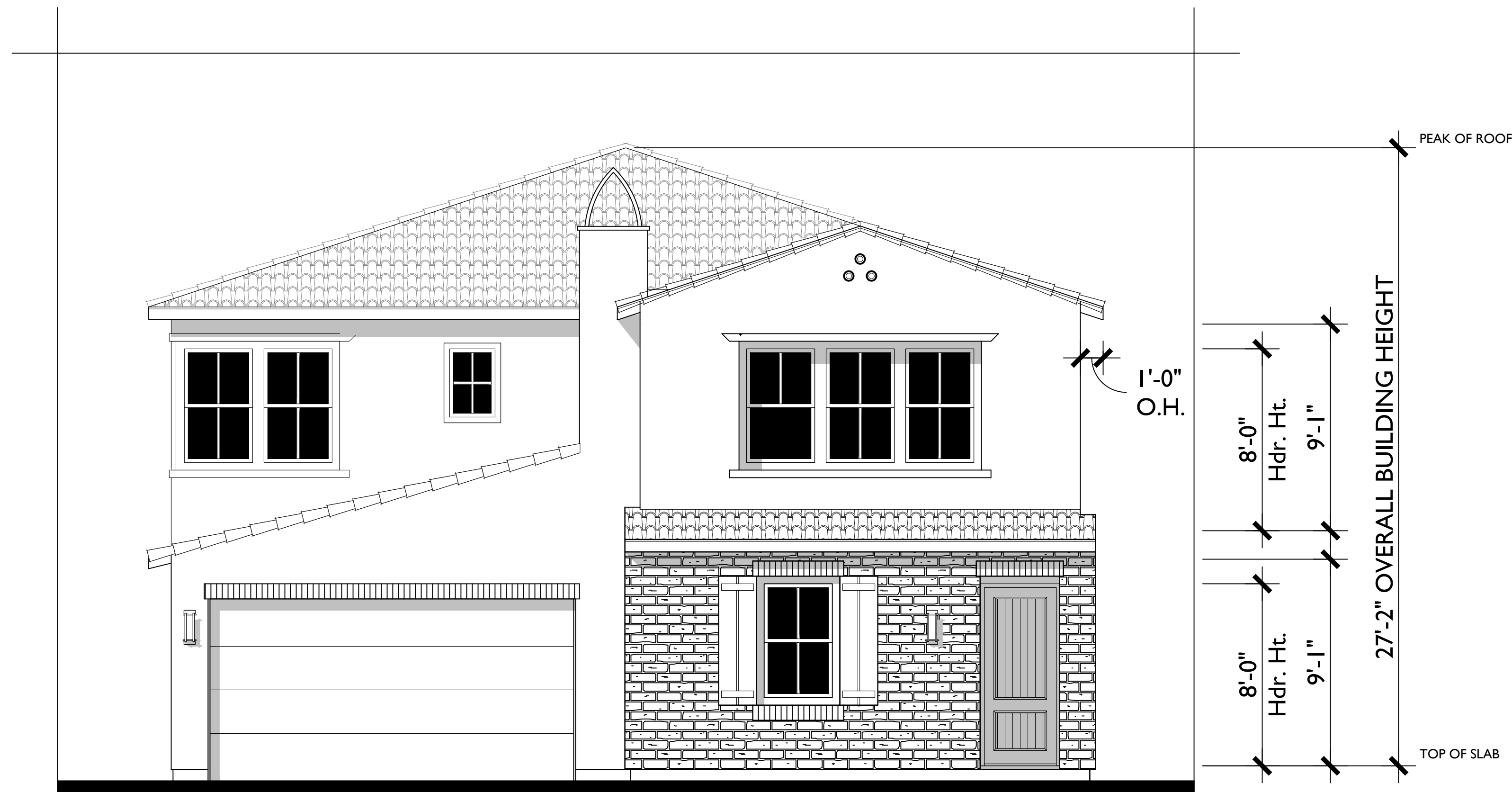
Reflects Adobe Ranch Elevation

GISLER / STRATHMOOR LANE RESIDENTIAL

Huntington Beach , California

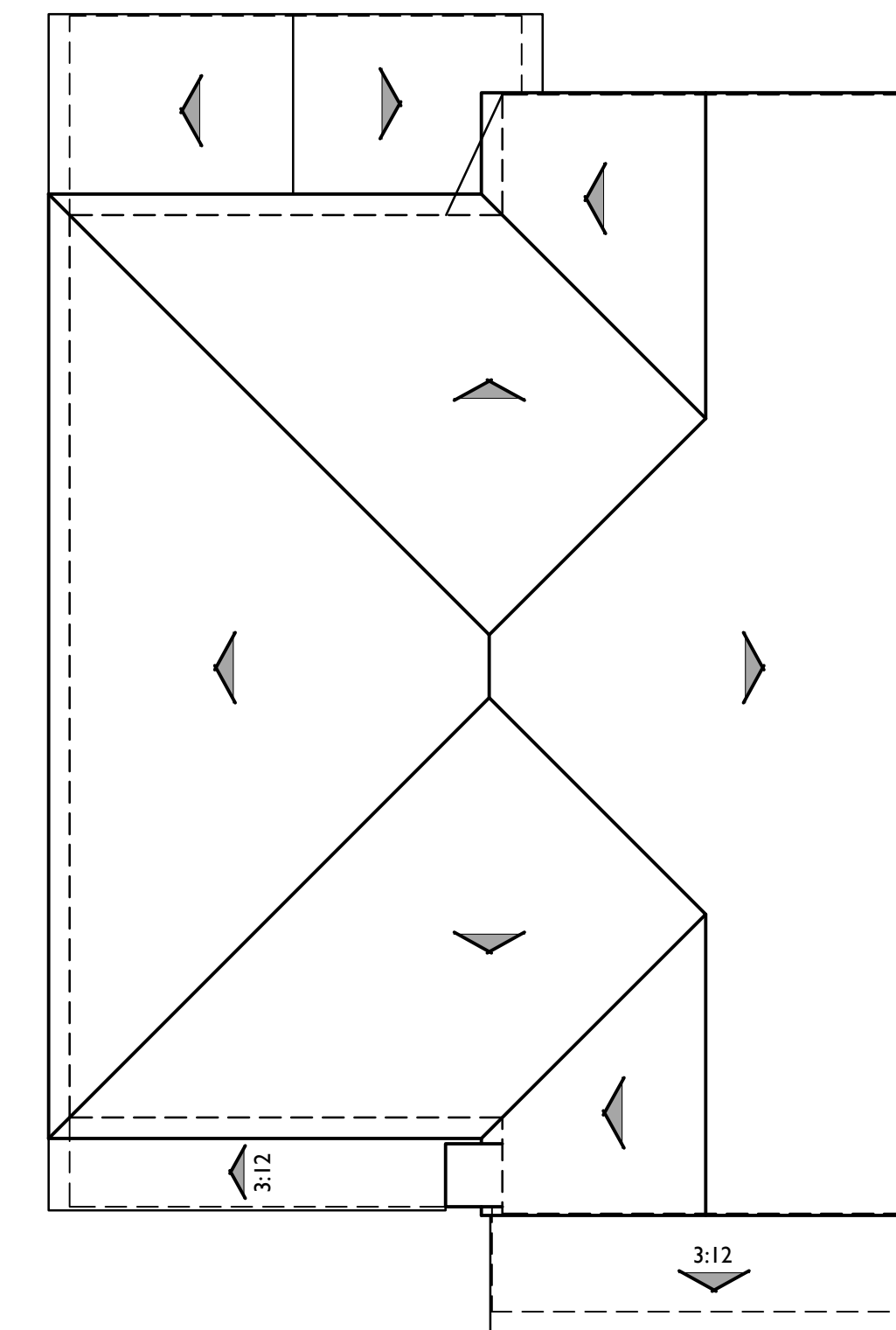


369.20127



FRONT

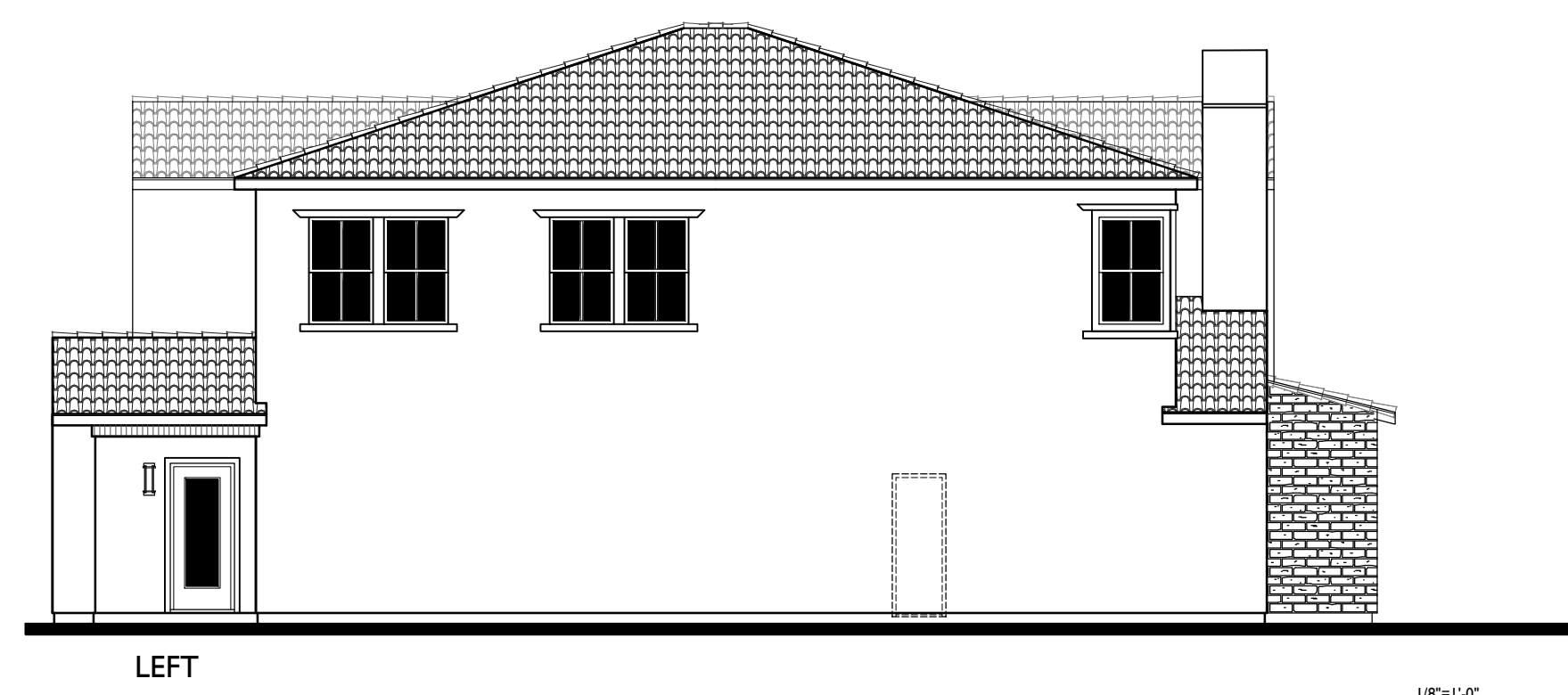
ADOBE RANCH
1/4"=1'-0"



ROOF PLAN

B

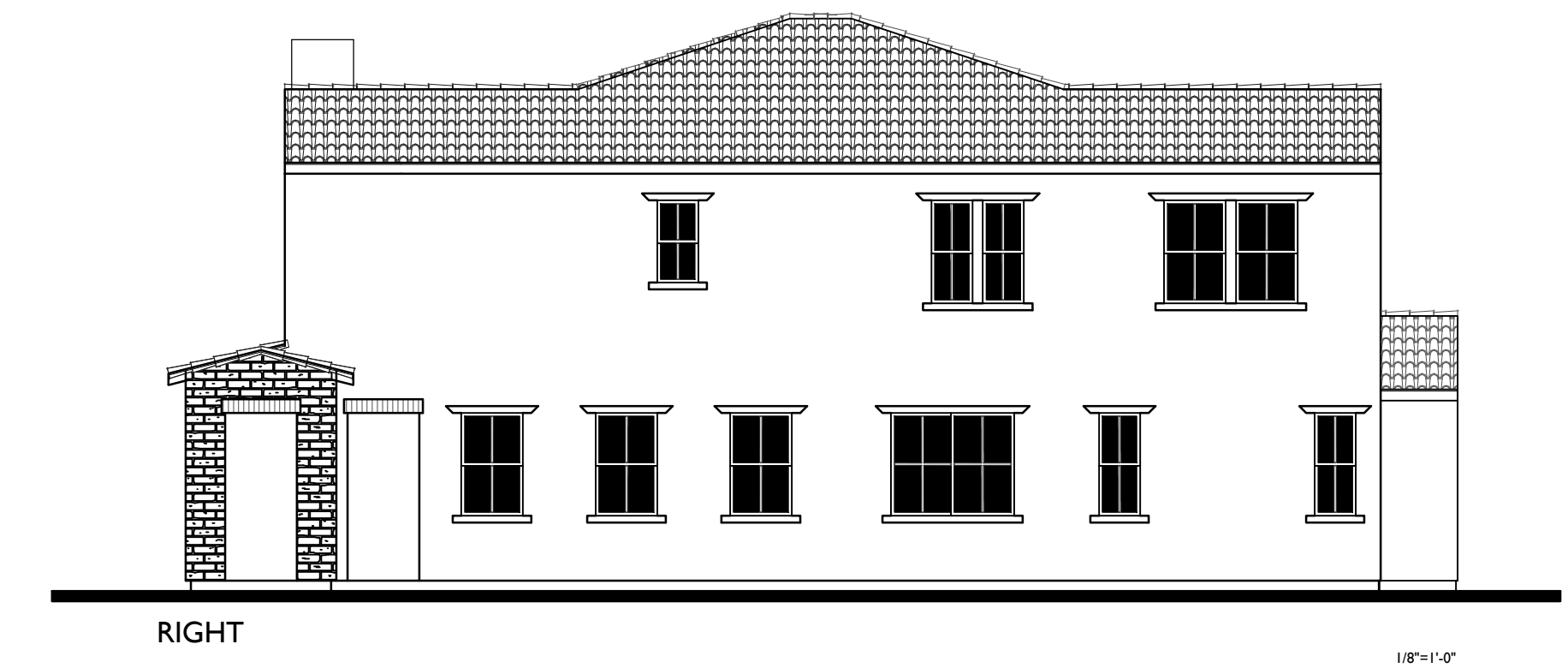
PITCH: 4:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE



LEFT



REAR

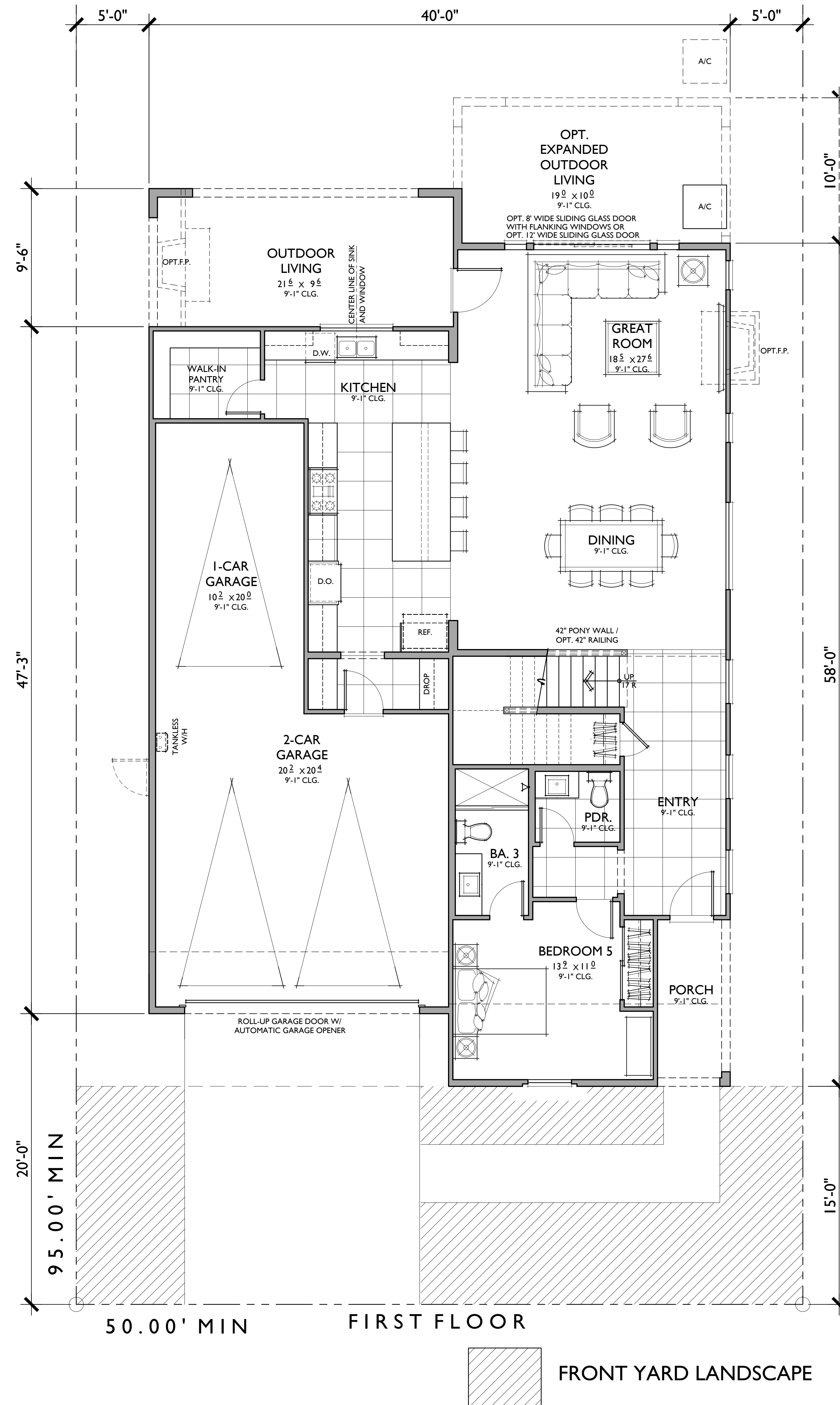
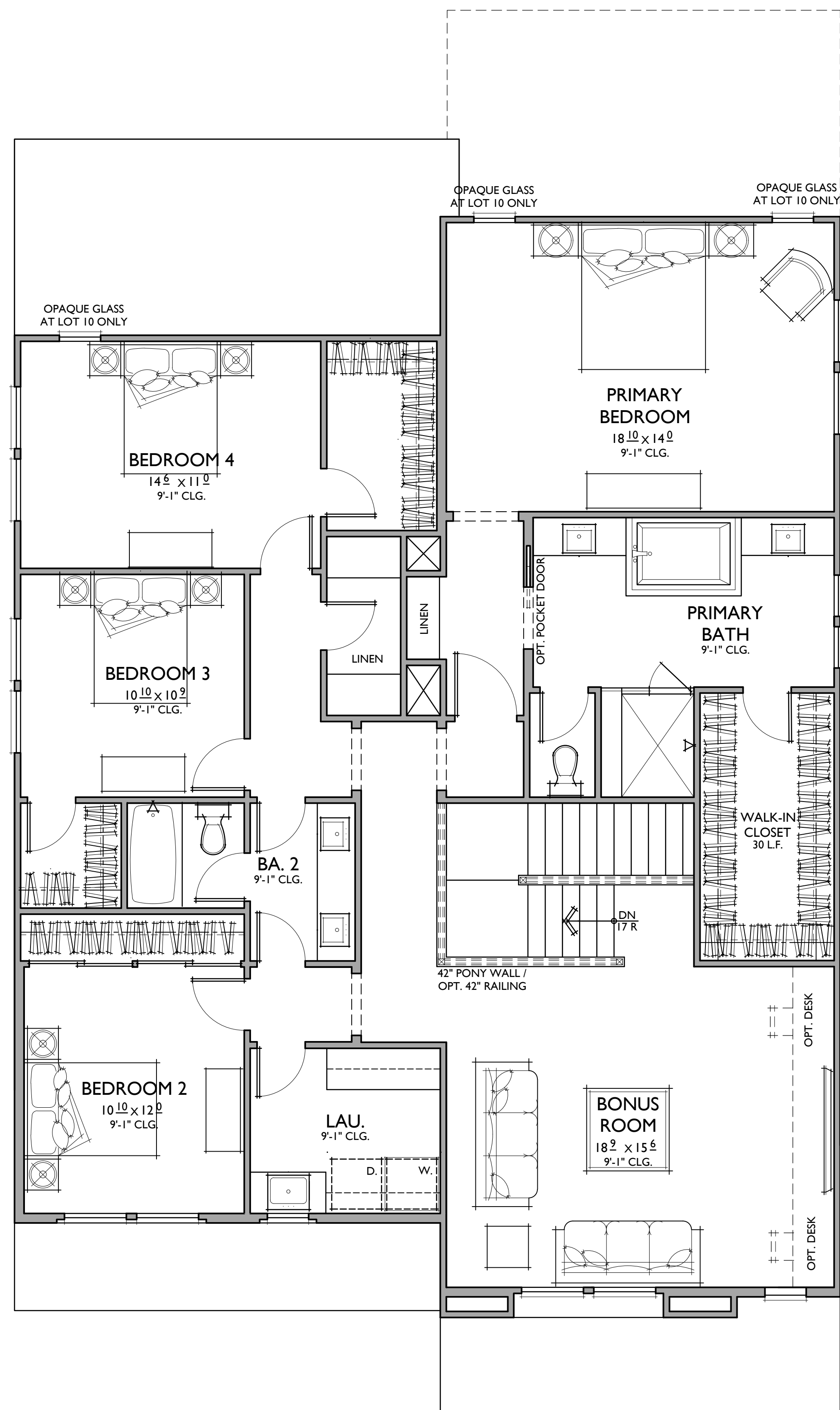


RIGHT



LEFT
ADDED SHUTTERS

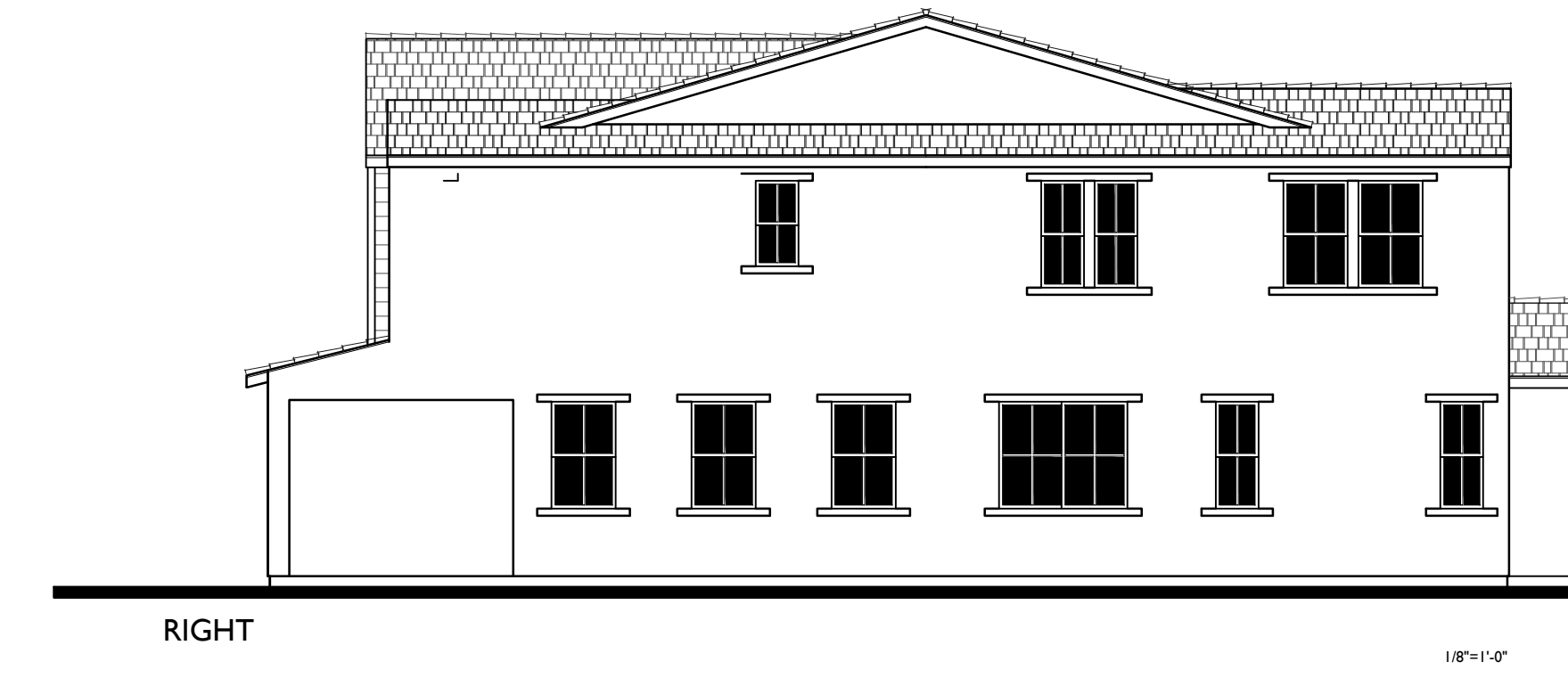
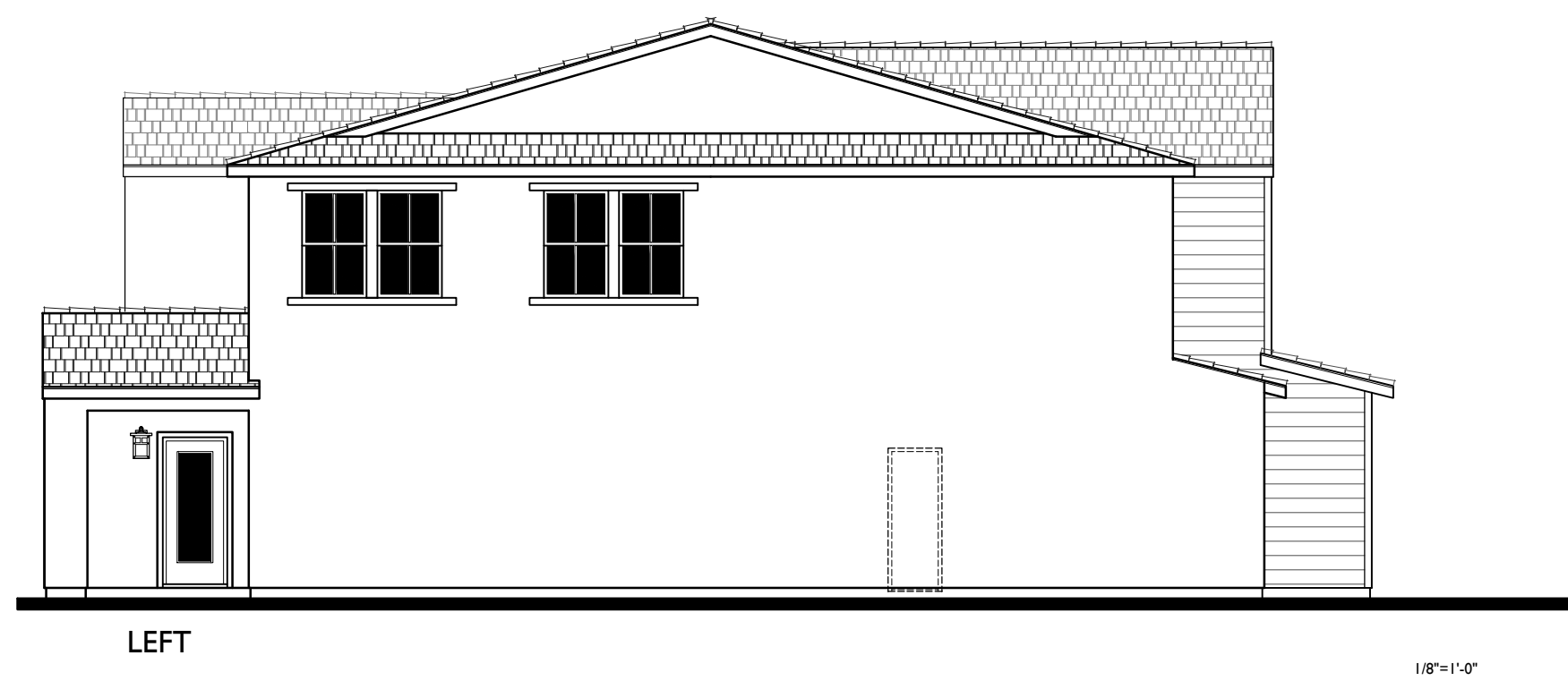
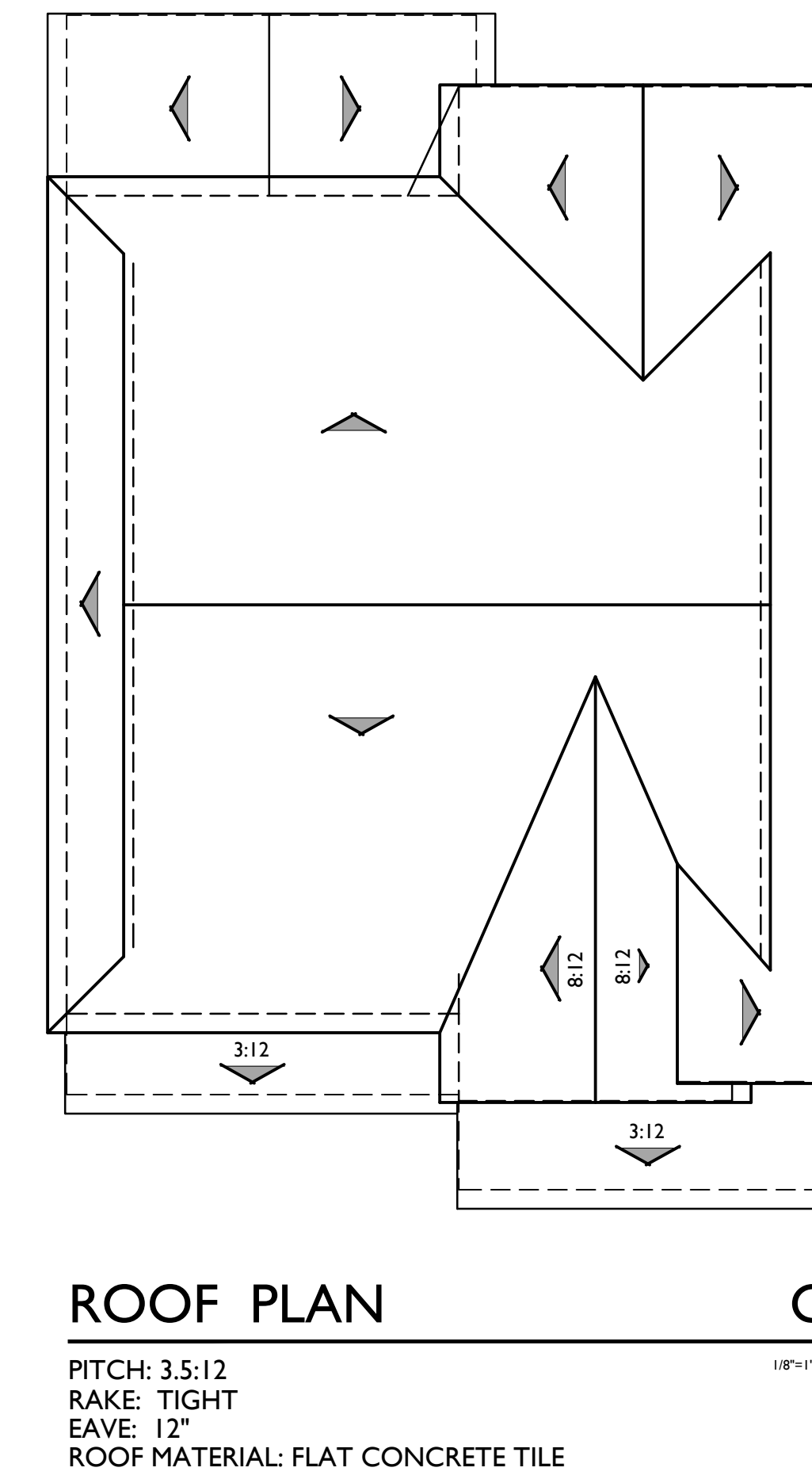
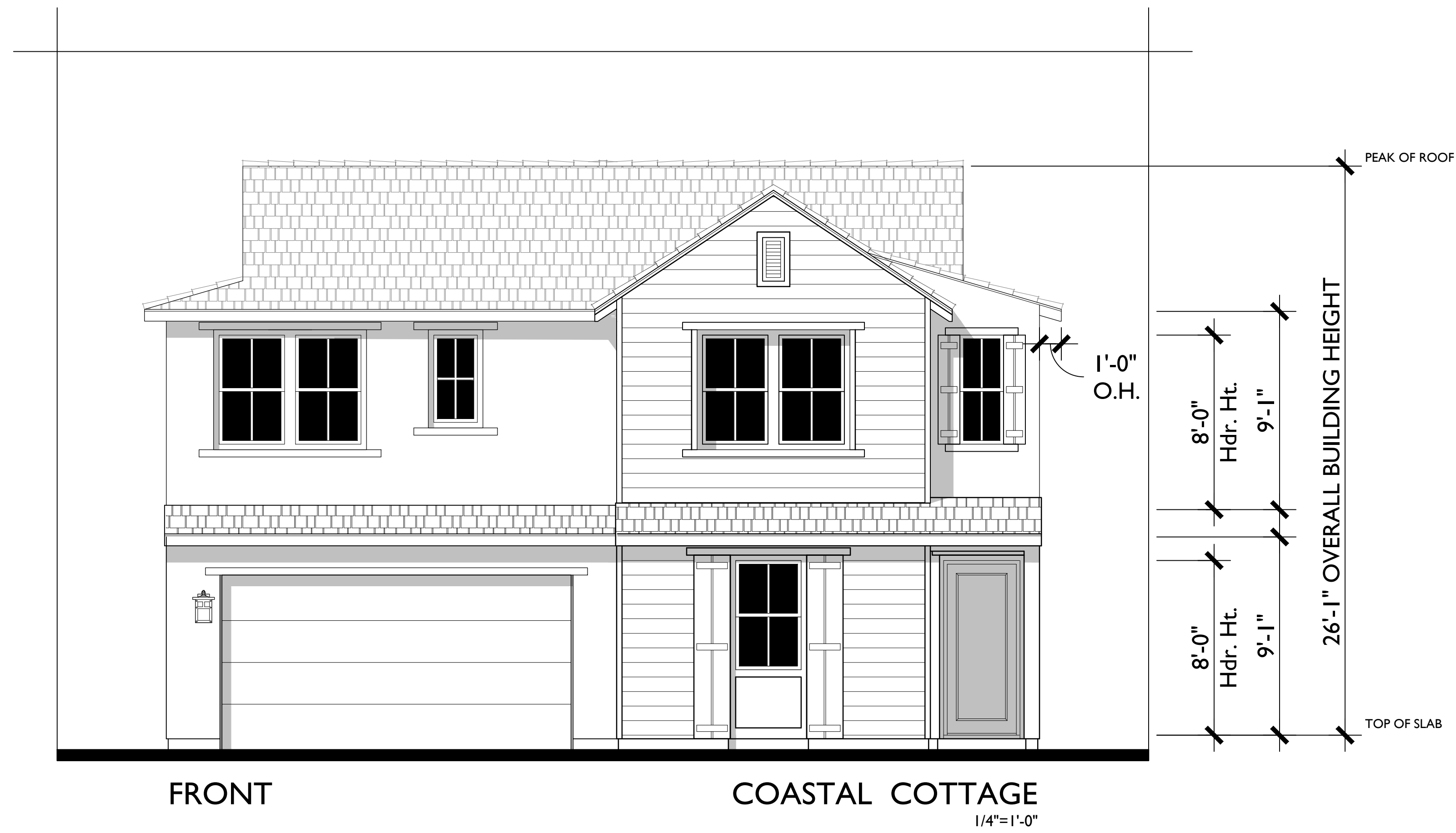
LOT 16
1/8"=1'-0"



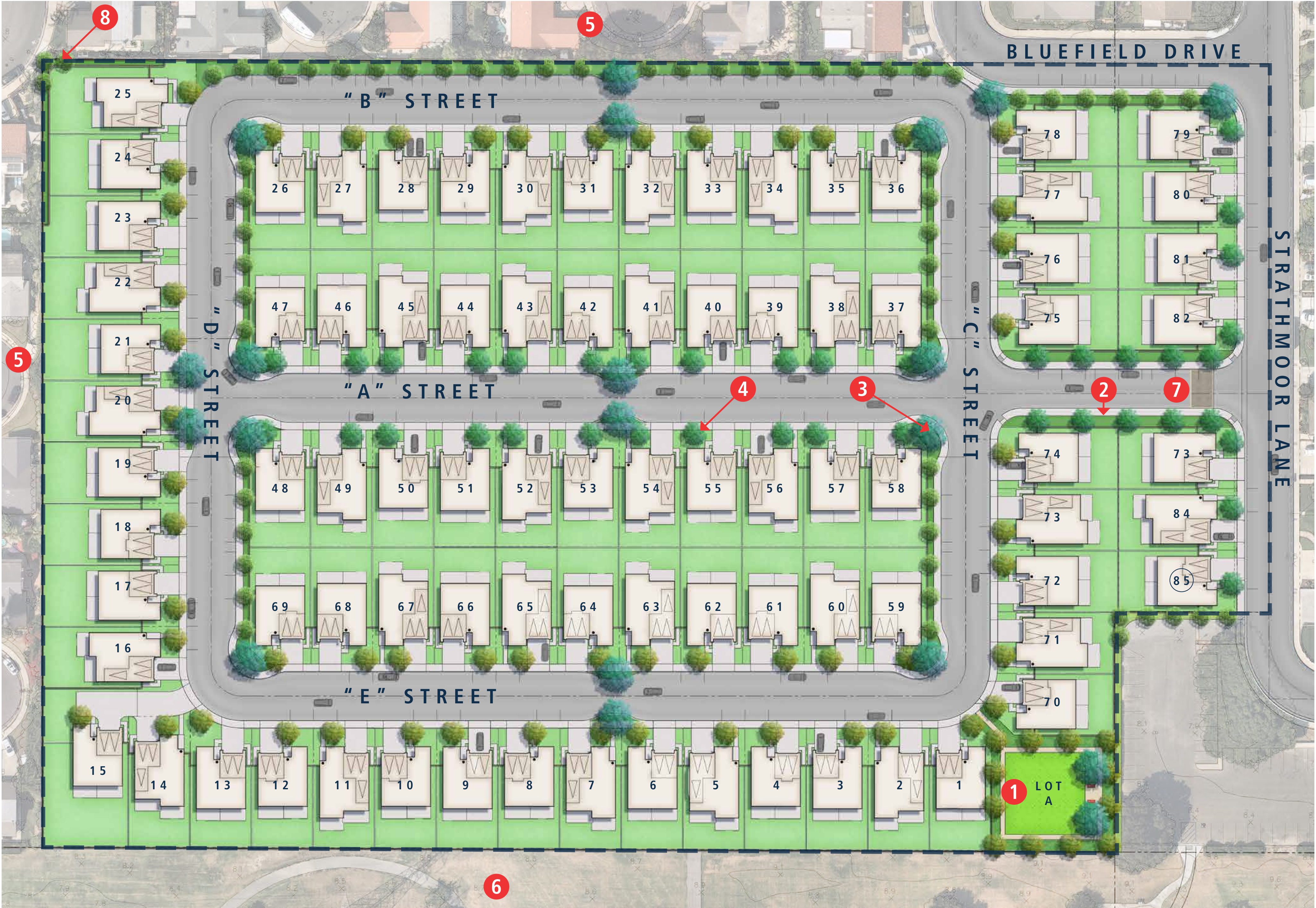
FRONT YARD LANDSCAPE (40% MIN.)

PLAN 3C
5 BEDROOMS / 3.5 BATHS / OPT. BA.4/BONUS ROOM
3 - CAR GARAGE

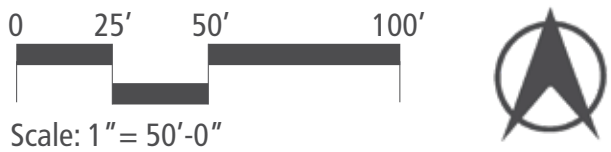
FLOOR AREA TABLE	
1ST FLOOR	1,402 SQ. FT.
2ND FLOOR	1,825 SQ. FT.
TOTAL LIVING	3,227 SQ. FT.
3 - CAR GARAGE *	639 SQ. FT.
OUTDOOR LIVING	199 SQ. FT.
OPT. EXP. OUTDOOR LIVING	191 SQ. FT.
PORCH	57 SQ. FT.
FRONT YARD LANDSCAPE	0.59







CONCEPTUAL LANDSCAPE ILLUSTRATIVE PLAN



LEGEND

- | | | |
|--------------------------|--|---------------------------------|
| 1 Open Space | 4 36" box Homeowner Front Yard Tree [1 per home] | 7 Vehicular Concrete Pavers |
| 2 Curb Adjacent Sidewalk | 5 Existing Residential | 8 Landscape Screening at Corner |
| 3 Corner Accent Planting | 6 Existing Park | |

PLANT PALETTE

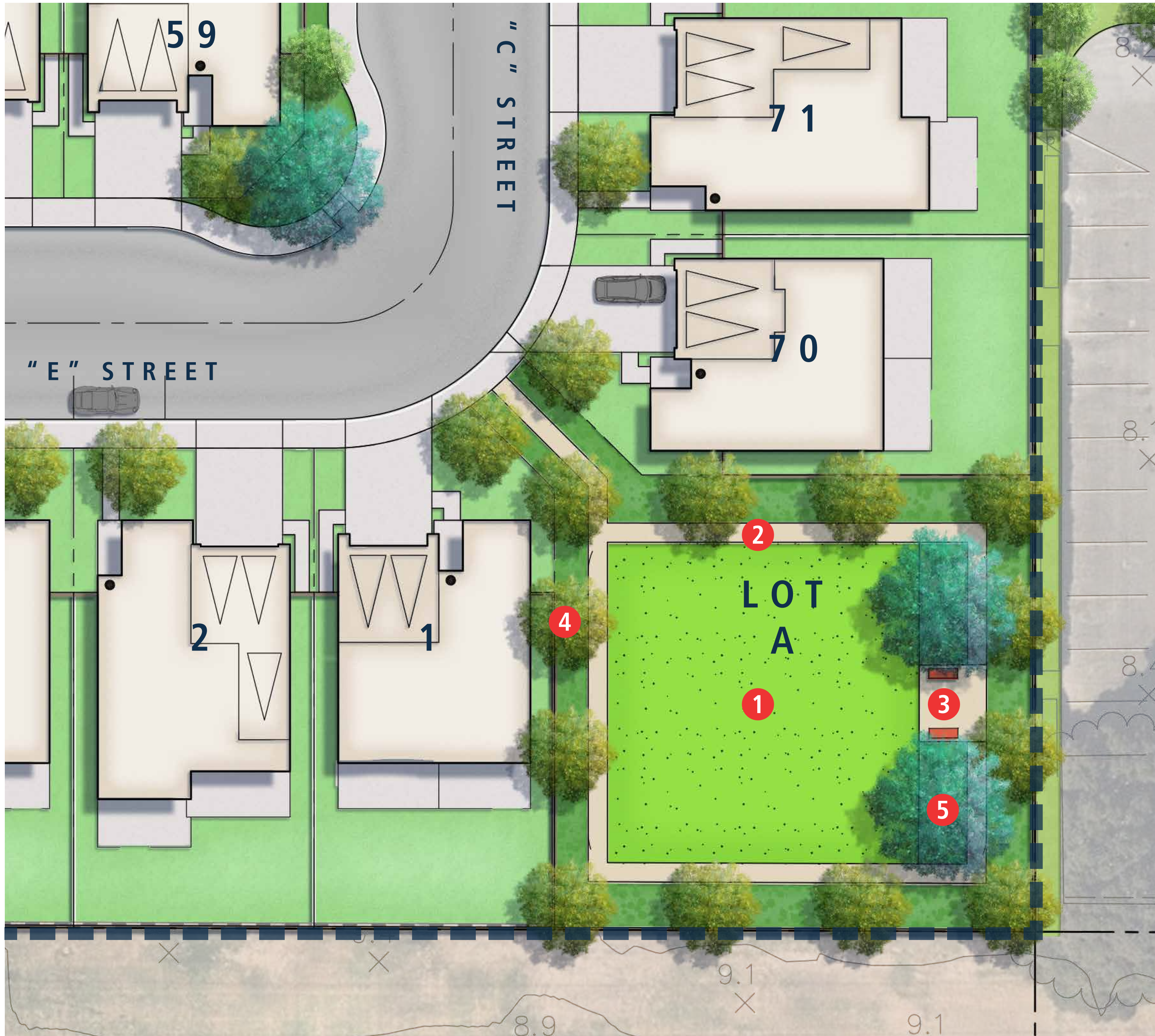
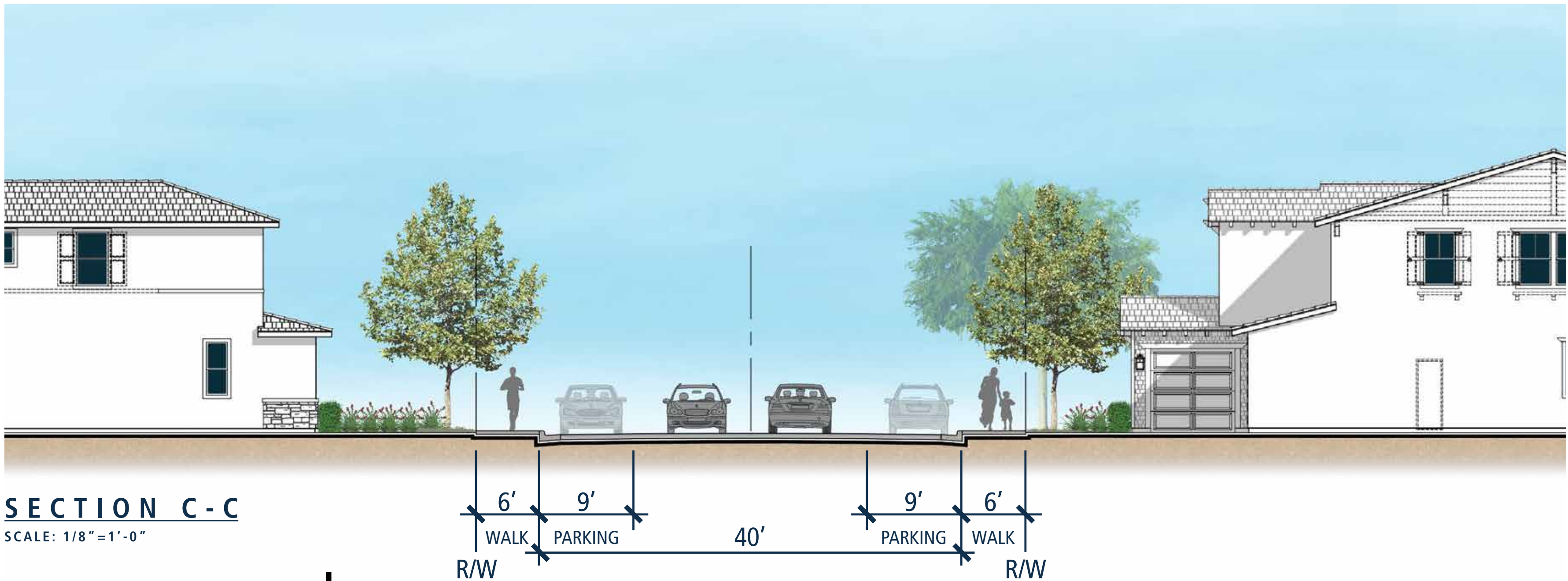
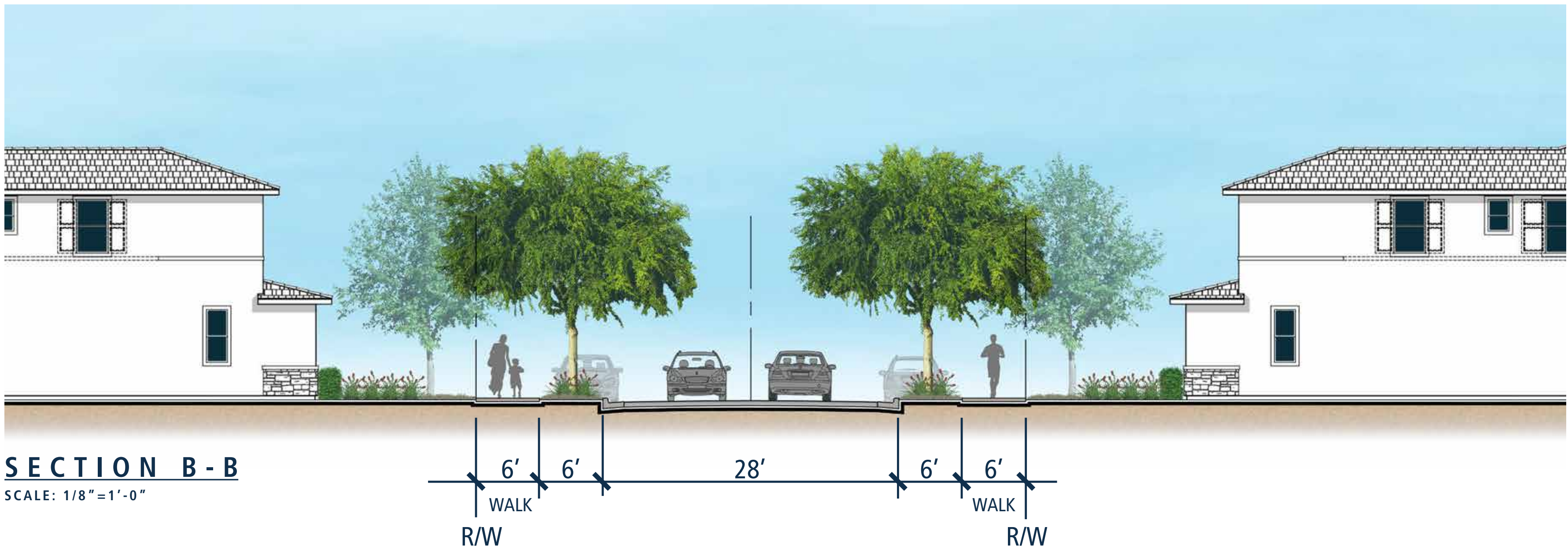
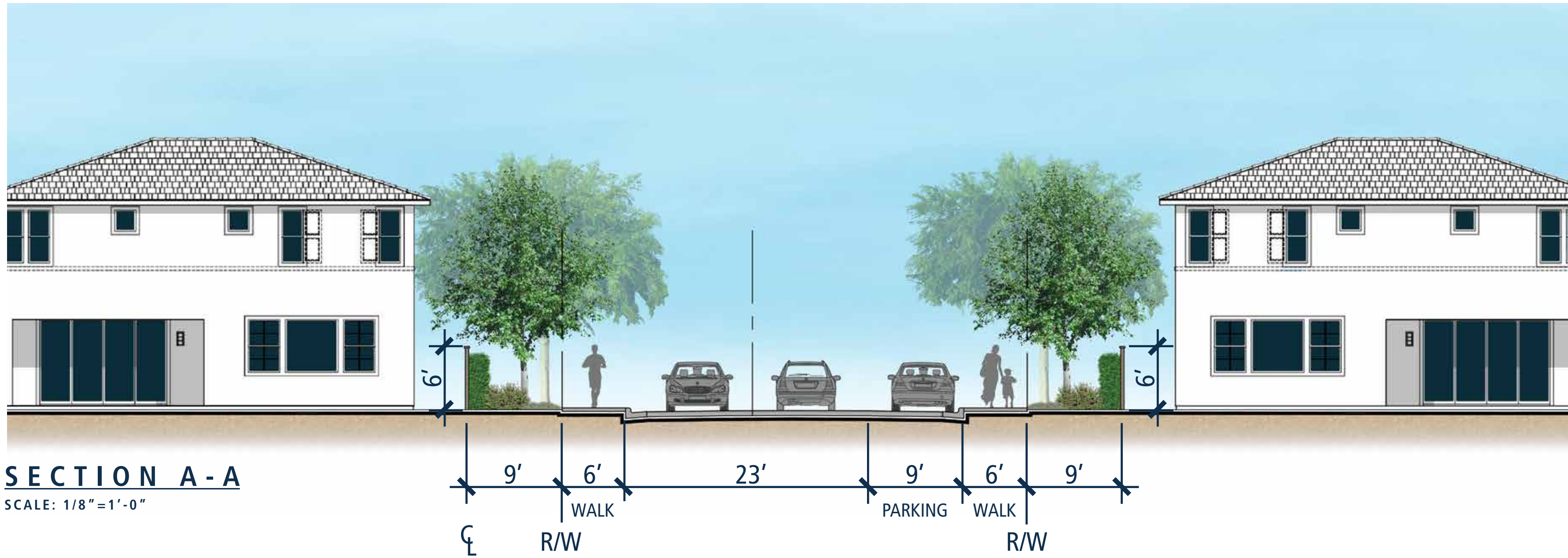
Interior Residential Streets Trees

- Arbutus spp. (Strawberry Tree)
- Araucaria spp. (Star Pine)
- Bauhinia spp. (NCN)
- Cercidium x 'Desert Museum' (Palo Verde)
- Chamaerops humilis (Mediterranean Fan Palm)
- Chitalpa tashkentensis (Pink Dawn)
- Cupaniopsis anacardioides (Carrotwood Tree)
- Dracaena drago (Dragon Tree)
- Feijoa sellowiana (Pineapple Guava)
- Ficus microcarpa nitida (Indian Laurel)
- Jacaranda spp. (Jacaranda Tree)
- Koelreuteria spp. (Flame Tree)
- Lagerstroemia indica (Crape Myrtle)
- Laurus nobilis (Sweet Bay)
- Liriodendron tulipifera (Tulip Tree)
- Magnolia spp. (Magnolia)
- Olea spp. (Olive Tree)
- Phoenix dactylifera (Date Palm)
- Platanus racemosa (California Sycamore)
- Podocarpus gracilior (Fern Pine)
- Prosopis chilensis (Chilean Mesquite)
- Prunus spp. (NCN)
- Pyrus calleryana 'Bradford' (Bradford Pear)
- Quercus spp. (Oak)
- Rhus lancea (Laurel Sumac)
- Tristania conferta (Brisbane Box)
- Ulmus parvifolia (Evergreen Elm)

- HOA Landscape
- Private Homeowner Landscape

Shrubs, groundcovers, vines,

- Agapanthus spp. (Lily of the Nile)
- Agave spp. (Varies)
- Aloe spp. (Varies)
- Bougainvillea spp. (NCN)
- Buxus japonica
- Calliandra spp. (Pink Powder Puff)
- Callistemon spp. (Bottlebrush)
- Camellia spp. (Camellia)
- Carissa macrocarpa spp. (NCN)
- Carex
- Chondropetalum spp. (Cape Rush)
- Clytostoma callistegioides (Lavender Trumpet Vine)
- Dianella spp. (Flax Lily)
- Dianella spp. (NCN)
- Diets bicolor (Fortnight Lily)
- Distictis buccinatoria (Blood Red Trumpet Vine)
- Euphorbia spp. (NCN)
- Ficus microcarpa (Indian Laurel Fig)
- Festuca glauca
- Hemerocallis spp. (Day Lily)
- Juncus spp. (Rush)
- Lantana spp. (NCN)
- Ligustrum j. 'Texanum' (Texas Privet)
- Liriope m. 'Gigantea' (Big Blue Lily Turf)
- Lomandra longifolia (Dwarf Mat Rush)
- Lonicera j. 'Halliana' (Hall's Honeysuckle)
- Pittosporum t. variegata (Mock Orange)
- Miscanthus spp. (Silvergrass)
- Olea europea 'Montra' (Little Ollie)
- Pandorea spp. (Bower Plant)
- Parthenocissus tricuspidata (Boston Ivy)
- Phlomis spp. (Jerusalem Sage)
- Phormium spp. (Flax)
- Pyracantha spp. (Firethorn)
- Rhaphiolepis indica spp. (Indian Hawthorn)
- Rosa spp. (Rose)
- Rosmarinus spp. (Rosemary)
- Salvia spp. (Salvia)
- Senecio mandralisae
- Strelitzia spp. (Bird of Paradise)
- Teucrium spp. (Germander)
- Trachelospermum jasminoides (Star Jasmine)
- Westringia spp. (Coast Rosemary)
- Wisteria spp. (NCN)



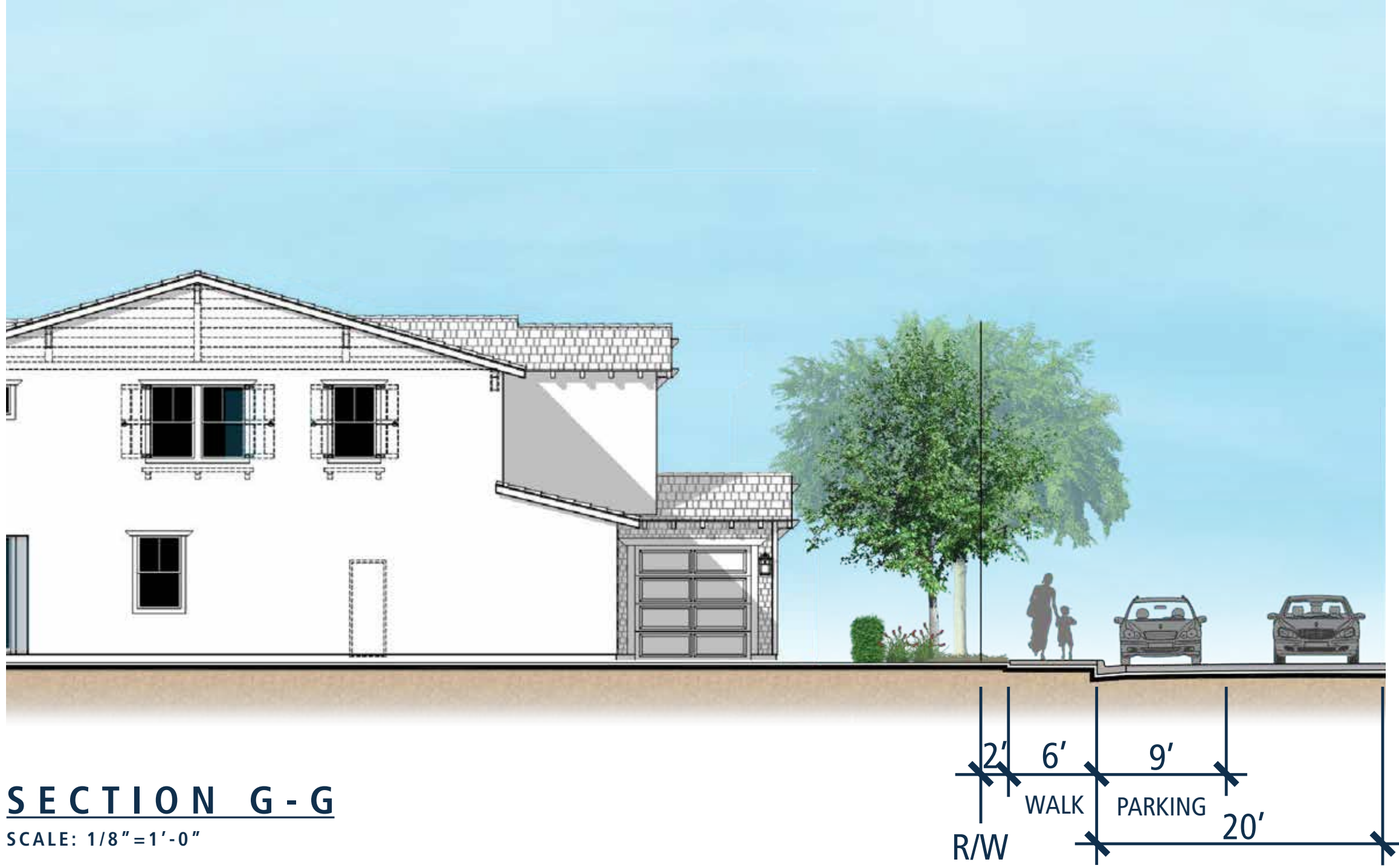
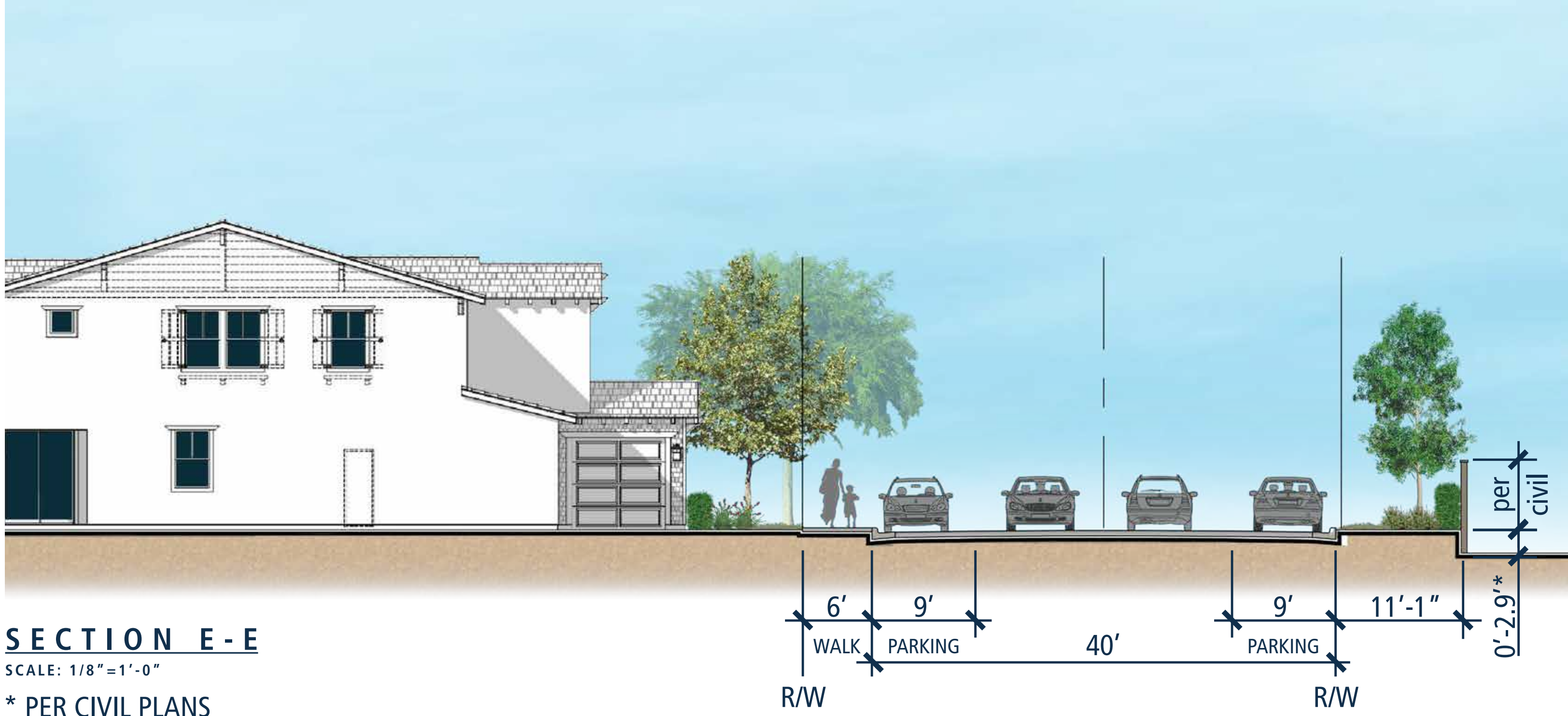
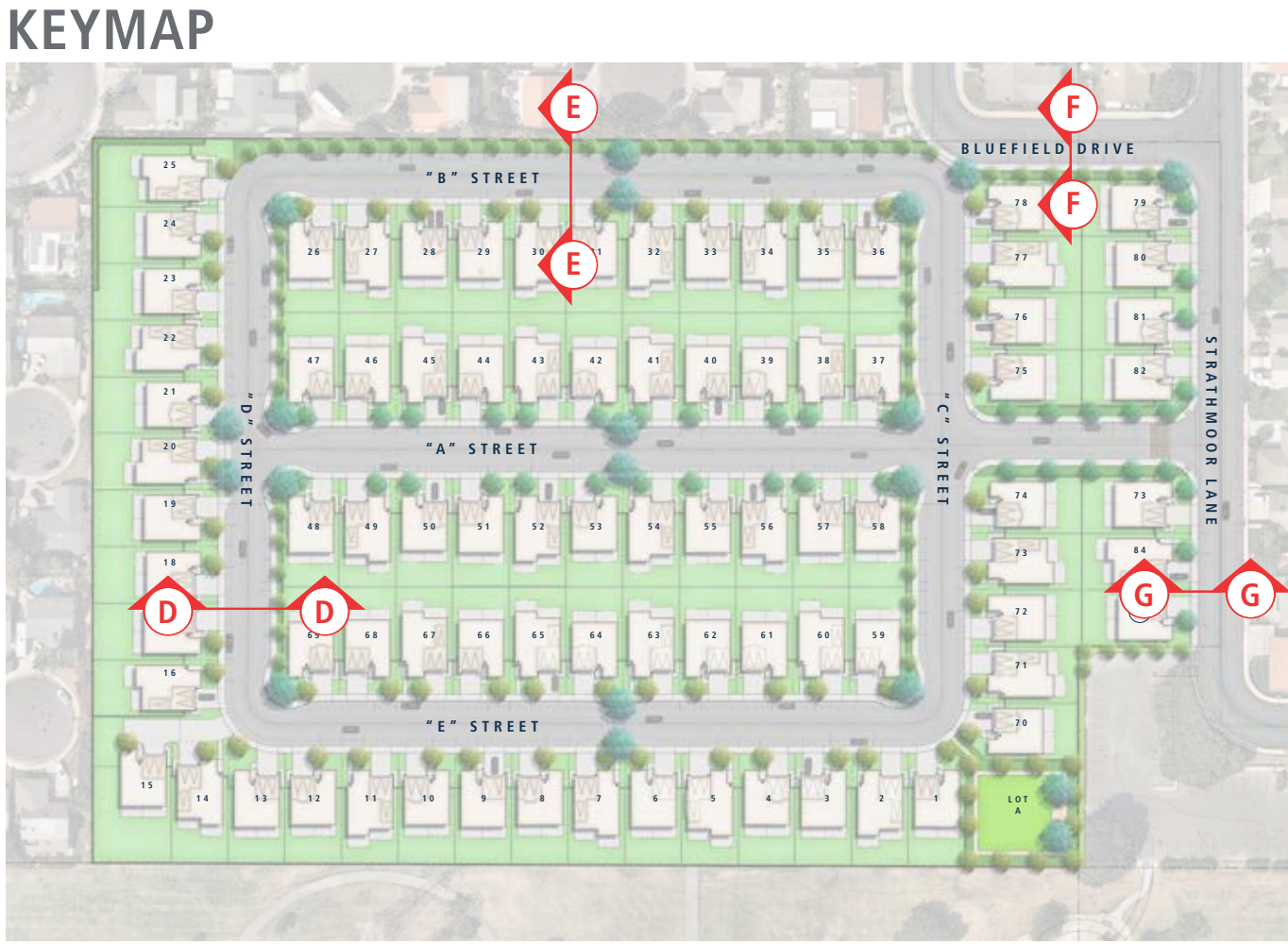
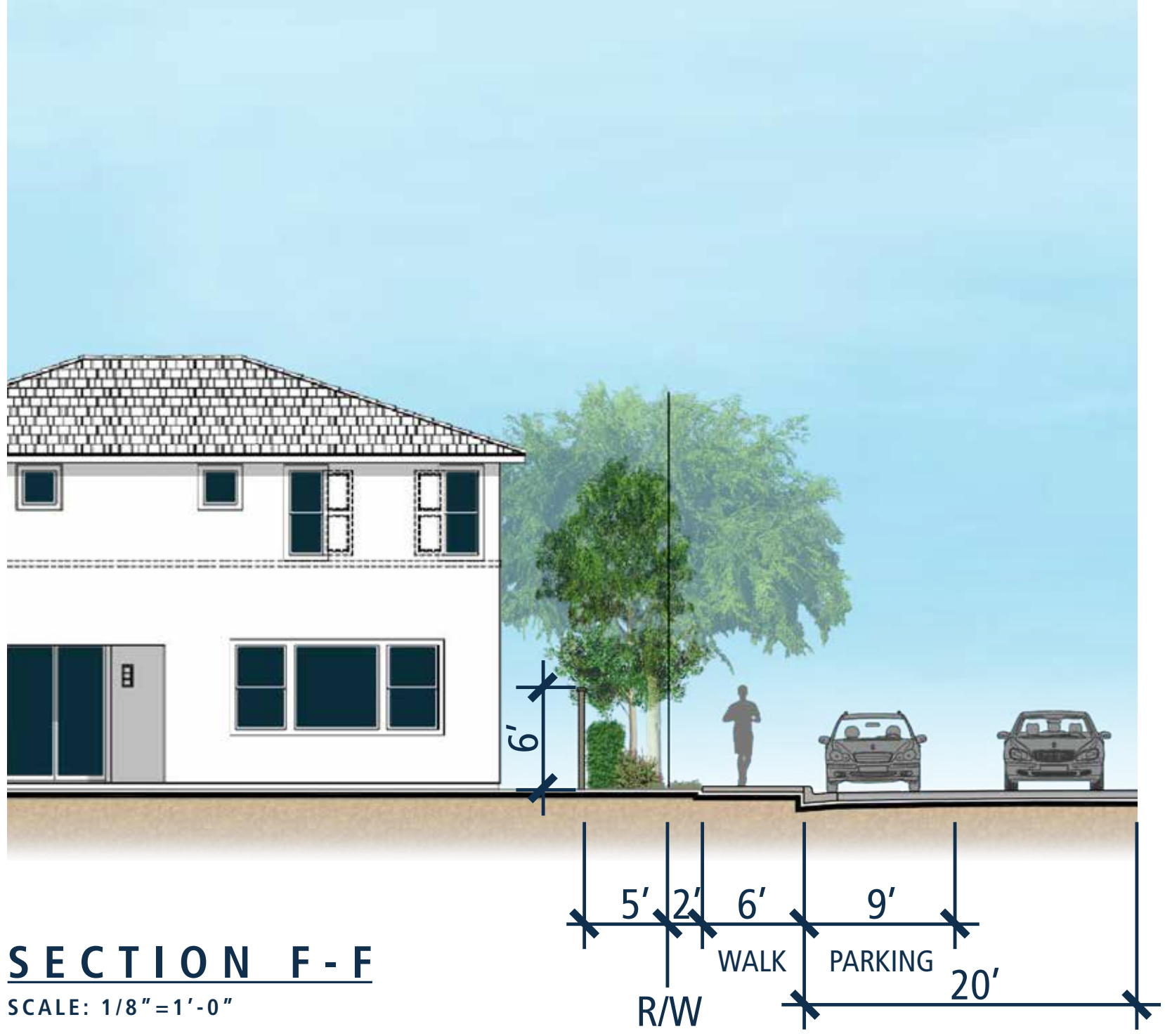
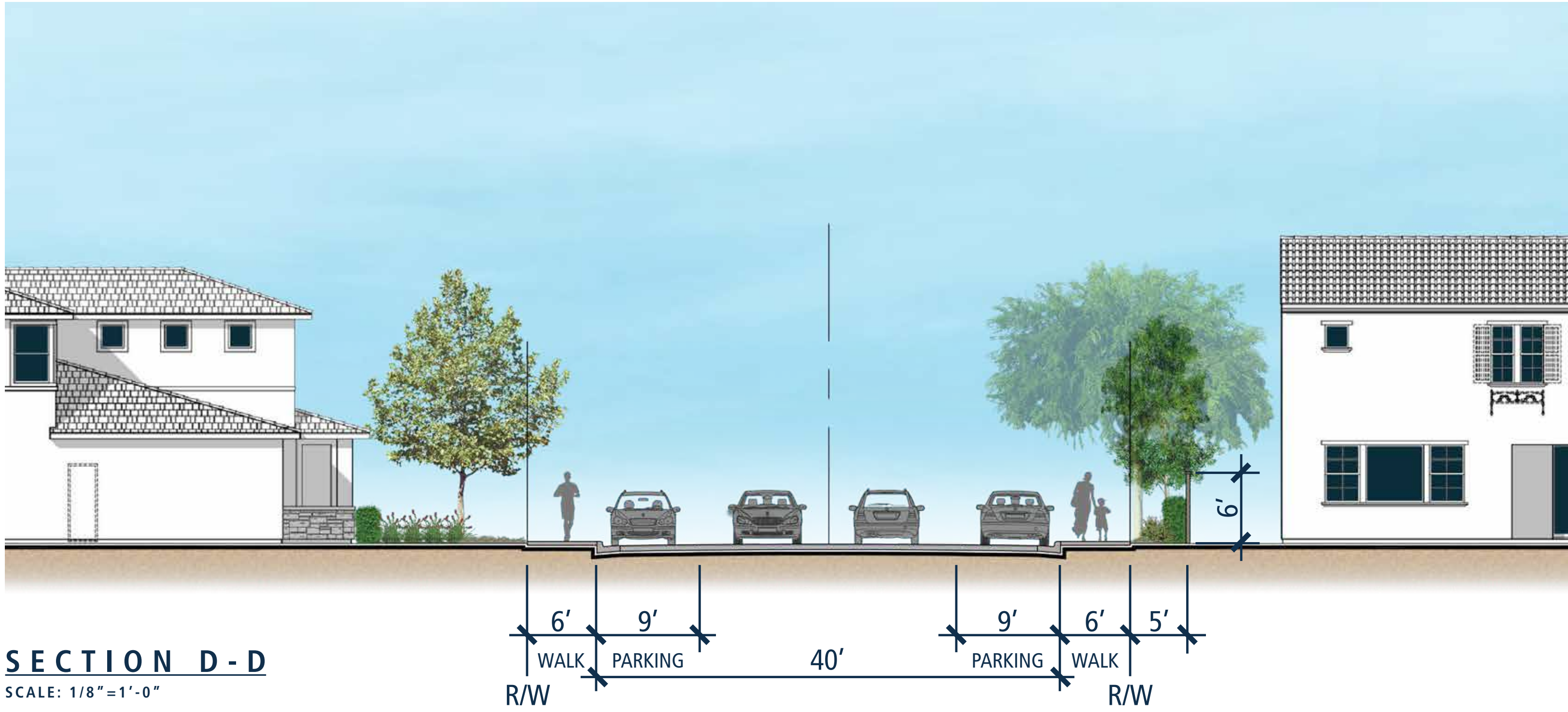
LOT A ENLARGEMENT

LEGEND

- 1 Open Turf
- 2 Concrete Walk
- 3 Benches
- 4 Vertical Tree
- 5 Canopy Tree

KEYMAP







COMMUNITY WALL PLAN

LEGEND

Community Themed Masonry Wall
(Slump Block with Cap)

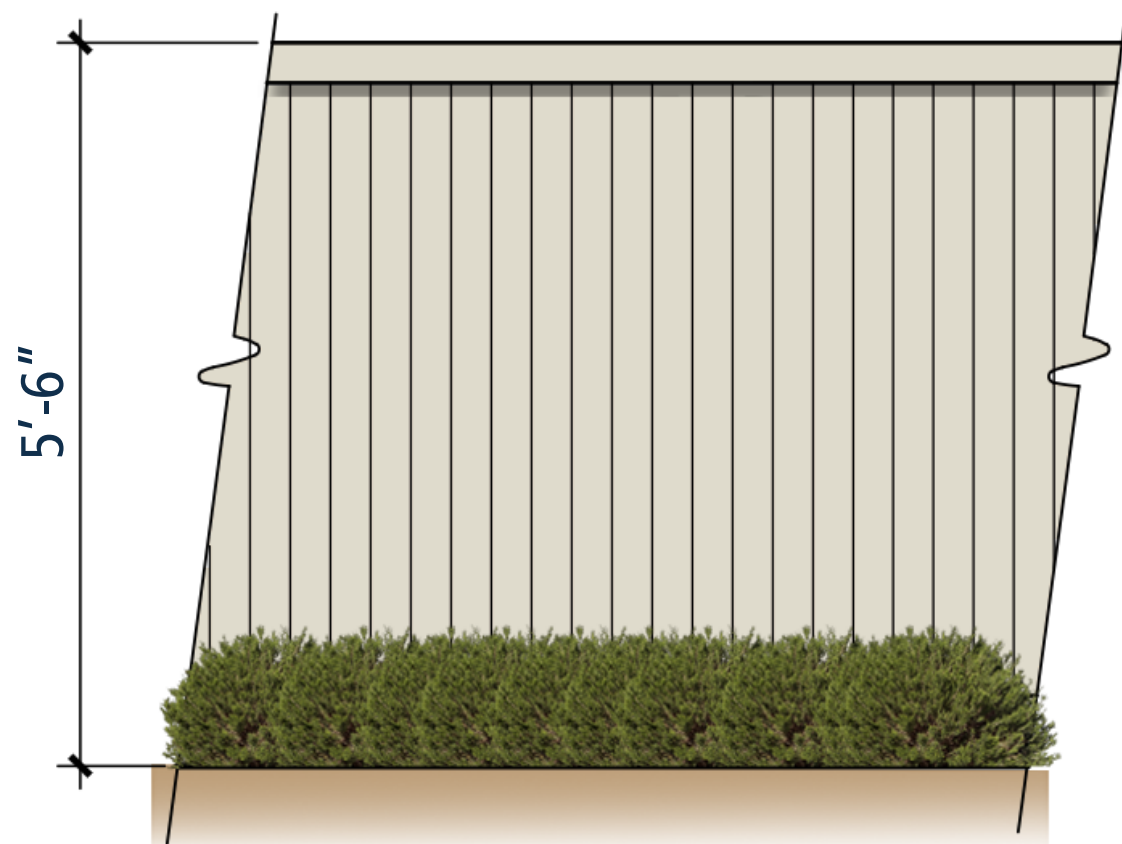
Private Yard Fence (Vinyl)

12" Sq. Pilaster (Slump Block with Cap)



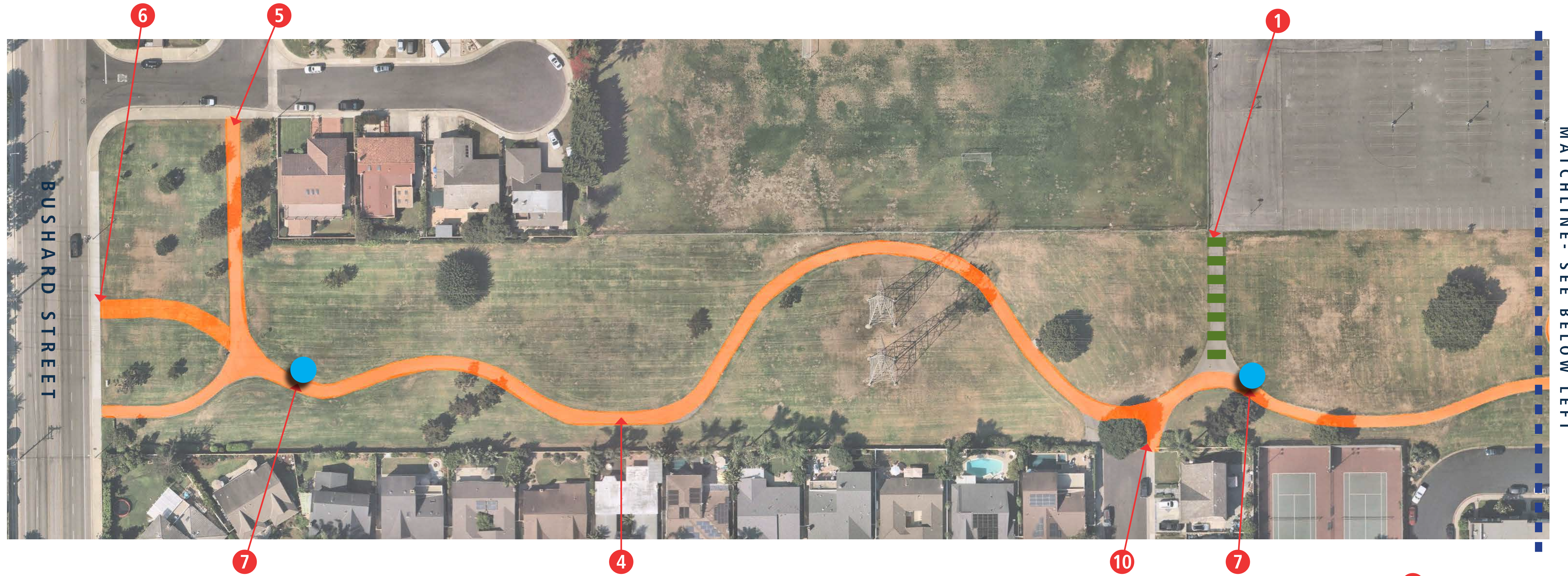
Orco Block
Color: La Paz
Finish: Slump Block

EXTERIOR BLOCK WALL
(SLUMP BLOCK, FREESTANDING, DIMENSION
PER CIVIL WHEN RETAINING)



PRIVATE YARD FENCING
(VINYL)



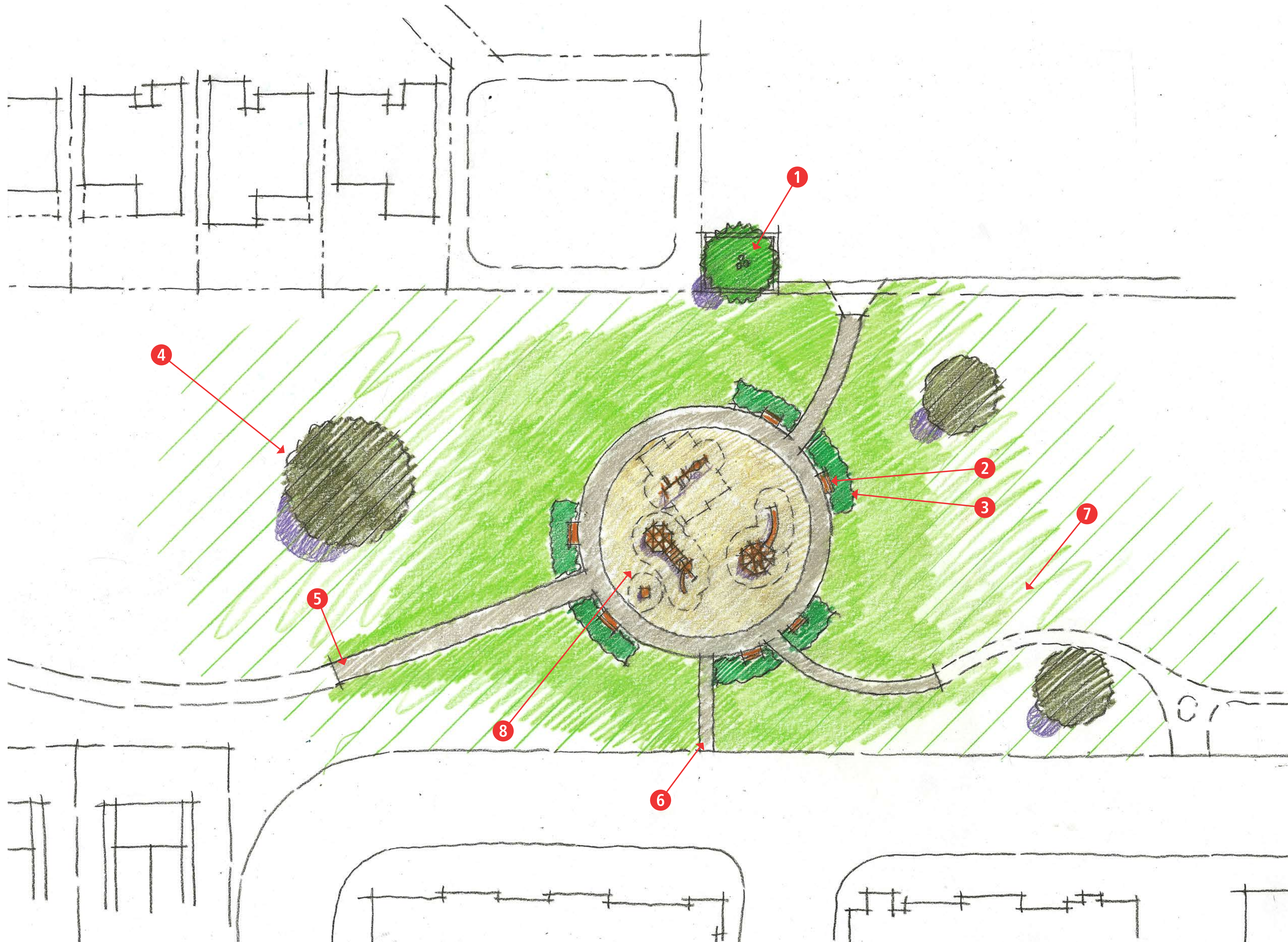


LEGEND

- 1 Remove walk and replace with sod.
- 2 Remove existing walkway system in park and replace with 10' wide natural gray concrete walk.
- 3 Replace play equipment and site furniture at playground. See Sheet L-2.
- 4 Add additional connections from park to neighborhood.
- 5 Move bollards to back side of sidewalk at entry to park.
- 6 Relocate walk to align with curb cut on Bushard.
- 7 Add trash cans as noted
- 8 Route pathway around tree.
- 9 Remove walk and replace with turf
- 10 ADA ramp

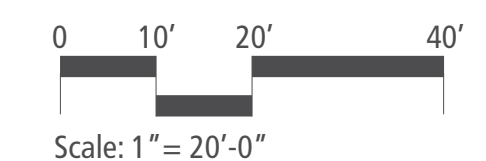


GISLER PARK IMPROVEMENTS



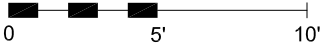
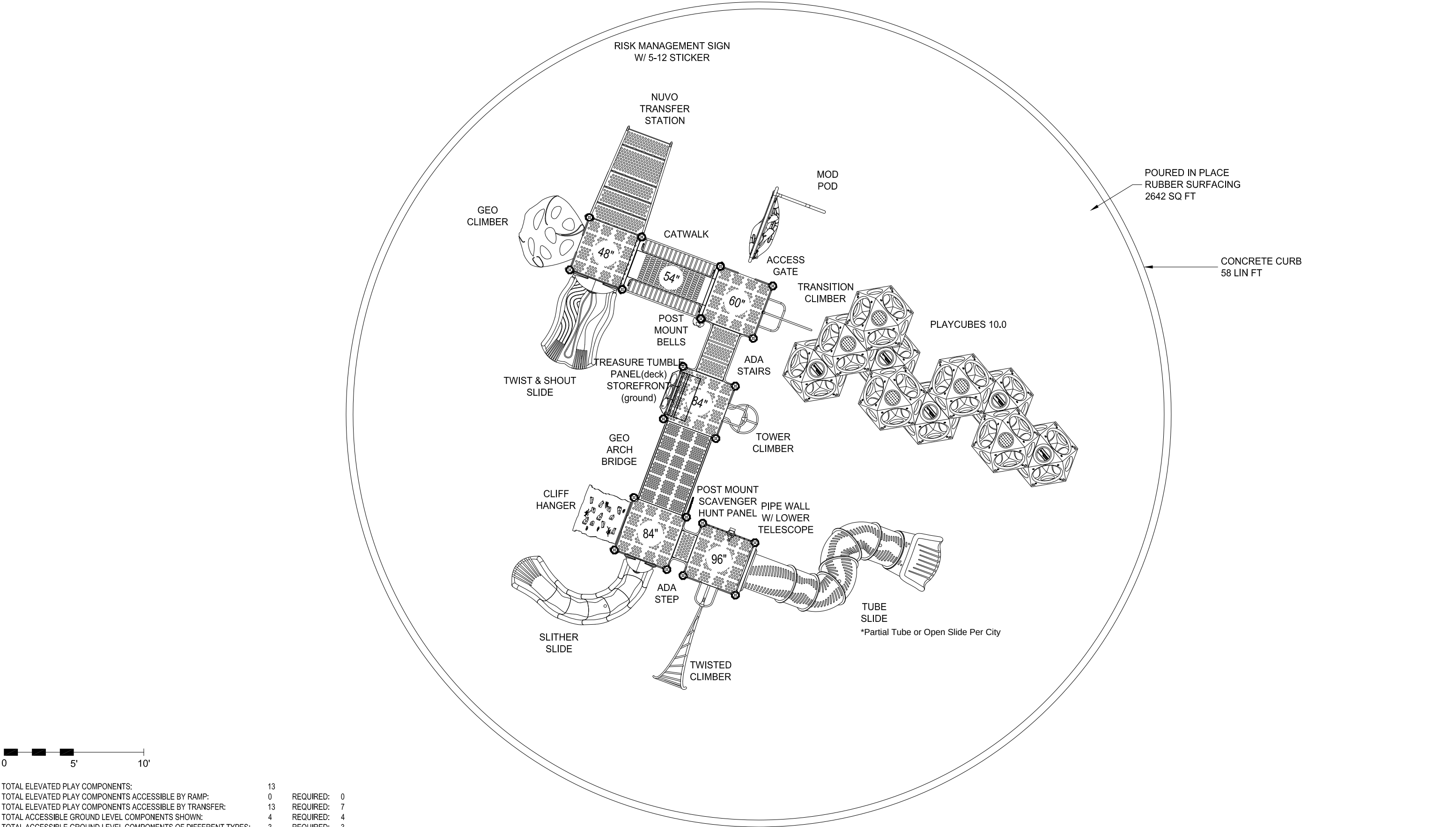
LEGEND

- 1 New tree - Outside of easement
- 2 New bench
- 3 Ornamental shrubs to provide backdrop for seating
- 4 Existing tree to remain
- 5 New concrete sidewalk
- 6 New sidewalk connection to neighborhood
- 7 Existing lawn to remain
- 8 New play equipment
 - [1] 5-12 year old equipment set
 - [1] 2-5 year old equipment set
 - [1] swing set
 - [1] small spinner or small amenity
 - Rubberized surfacing



07 . 14 . 21

Brookfield
Residential



TOTAL ELEVATED PLAY COMPONENTS:	13	
TOTAL ELEVATED PLAY COMPONENTS ACCESSIBLE BY RAMP:	0	REQUIRED: 0
TOTAL ELEVATED PLAY COMPONENTS ACCESSIBLE BY TRANSFER:	13	REQUIRED: 7
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN:	4	REQUIRED: 4
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS OF DIFFERENT TYPES:	3	REQUIRED: 3

* APPLICABLE ONLY WITH ADA COMPLIANT SURFACING.

PLAY STRUCTURE AND LAYOUT OF THE COMPONENTS CONFORM TO
ASTM F1487-17 AND CPSC #325 GUIDELINES AND CCR TITLE 22,
DIVISION 4 CHAPTER 22.

CRITICAL FALL HEIGHT OF OVERALL PLAY AREA: 96"

PROJECT:

GISLER PARK PLAYGROUND

HUNTINGTON BEACH, CA

DESIGNED BY:
ALEX BERON
JUNE 21, 2021
DRAWING #
C21074PM

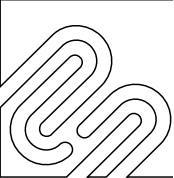
DESIGNED FOR:
AGES
5-12

since 1979

dave bang

associates inc.

park+playground





COLOR PALETTE:



MANUFACTURERS:



PROJECT:

GISLER PARK PLAYGROUND

HUNTINGTON BEACH, CA

DESIGNED BY:

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HUNTINGTON BEACH, CA

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5-12

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dave bang
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▶ park+playground





SELECTED COLORS

POST: METALLIC GRAY

COMPONENT 1: AZURE

COMPONENT 2: AZURE

ROTOMOLDED PLASTIC 1: SKY

ROTOMOLDED PLASTIC 2: N/A

ROTOMOLDED PLASTIC 3: N/A

SHEET PLASTIC 1: COBALT/SAND

SHEET PLASTIC 2: COBALT/SAND

2-TONE PLASTIC: COBALT/SAND

ROPE: N/A

ECO-ARMOR: GRAY

MODIFIED COLORS LISTED BELOW

Slither slide and geo climber: Chartreuse

Tube slide and Playseat: Cyan

Playcubes: Sky/Chartreuse

COLOR PALETTE:



MANUFACTURERS:



PROJECT:

GISLER PARK PLAYGROUND
HUNTINGTON BEACH, CA

DESIGNED BY:

ALEX BERON
JUNE 21, 2021
DRAWING #
C21074PM

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AGES
5-12

