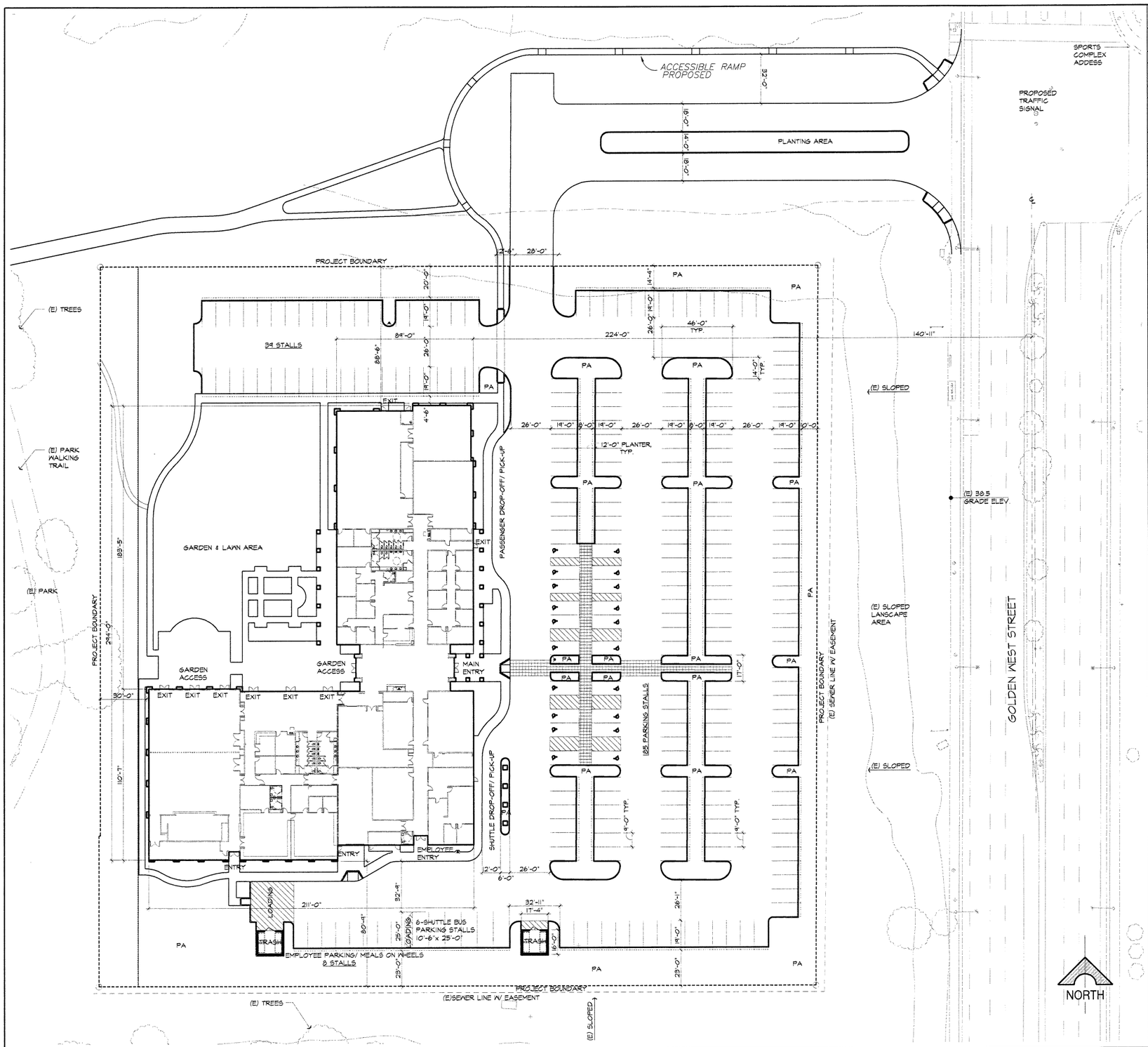

SITE PLAN | SCALE 1"=30'-0" | 1

ZONING CONFORMANCE MATRIX:

SUBJECT	CODE SECTION (HBZSO)	REQUIRED	PROPOSED
ZONING	CH. 213	OS-PR	OS-PR
LOT SIZE	CH. 213.08	5 Acres	Parcel Size: 54 AC. Project Area: 5 AC
BUILDING SIZE	N/A	N/A	37,563 S.F.
PARKING	CH. 231	Determined by CUP No. 07-039 - approved ratio 1 space/ 195 s.f. (GFA)	1 space/ 158 s.f. (GFA) (237 spaces incl. 6 shuttle bus/ 20 H.C. spaces
LANDSCAPING	CH. 231	8% Site Area	28% Project Area
BUILDING HEIGHT	CH. 213.08	45 Feet Max.	34'-3"

LEGEND:

PA PLANTER AREA

PARKING SUMMARY

MAIN LOT	185 STALLS
NORTH LOT	39 STALLS
SOUTH (EMPL) LOT	8 STALLS
TOTAL	232 STALLS

- 6 BUS SHUTTLE STALLS PROVIDED.
- THE COUNT INCLUDES 20 ACCESSIBLE STALLS.

BUILDING SUMMARY: 37,563 SF

SITE SUMMARY: 5.0 ACRES (217,800SF)

ASSESSOR PARCEL NO.: #110-170-15

LEGAL DESCRIPTION::

THAT PORTION OF SECTION 34 OF TOWNSHIP 5 SOUTH, RANGE 11 WEST, IN THE RANCHO LAS BOLSA CHICA, IN THE XITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 13 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE ALONG THE EAST LINE OF SAID SECTION, SAID EAST LINE ALSO BEING THE CENTERLINE OF GOLDEN WEST STREET AS SHOWN ON RECORD OF SURVEY 92-1084, RECORDED IN RECORD OF SURVEY BOOK 130, PAGE 9, RECORDS OF SAID COUNTY, SOUTH 00°16'29" WEST 91.94 FEET; THENCE NORTH 90°00'00" WEST 142.07 FEET TO THE **TRUE POINT OF BEGINNING;**
THENCE SOUTH 00°16'36" WEST 465.76 FEET;
THENCE NORTH 90°00'00" WEST 465.36 FEET;
THENCE NORTH 00°00'00" EAST 97.38 FEET;
THENCE NORTH 90°00'00" EAST 96 FEET;
THENCE NORTH 00°00'00" EAST 368.37 FEET;
THENCE NORTH 90°00'00" EAST 466.40 FEET;
BEGINNING.

OWNER:

CITY OF HUNTINGTON BEACH
PLANNING DEPARTMENT
2000 MAIN STREET
HUNTINGTON BEACH, CA 92648
TEL: (714) 536-5271
www.surfcity-hb.org/CityDepartments/Planning

APPLICANT:

MAKAR PROPERTIES, LLC
4100 MacARTHUR BLVD. SUITE 200
NEWPORT BEACH, CA 92660
JEFF LAROSA
VICE PRESIDENT OF DEVELOPMENT
TEL: (949) 255-1100
FAX (949) 255-1128
jeffl@makarproperties.com
www.makarproperties.com
www.pacificcityhb.com

KKE architects

KKE Architects, Inc.
4 executive circle. suite 190
irvine, ca 92614

949/ 222-1233
949/ 222-0771 FAX
www.kke.com

minneapolis
las vegas
pasadena
irvine
tempe
tucson

ARCHITECT'S SEAL

A PROJECT FOR

MAKAR PROPERTIES
4100 MACARTHUR BLVD.
NEWPORT BEACH, CA 92660

T: 949/255-1100 F: 949/255-1128

PROJECT LOCATION

SENIOR CENTER

CENTRAL PARK

18041 GOLDENWEST ST.
HUNTINGTON BEACH, CA 92648

No.	Date	Revision Description
	06/02/09	REVISED DRB SUBMITTAL

SITE PLAN

Project 07131.284.01
Date 06/02/09
Drawn by -
Checked by -

Drawing Number A101

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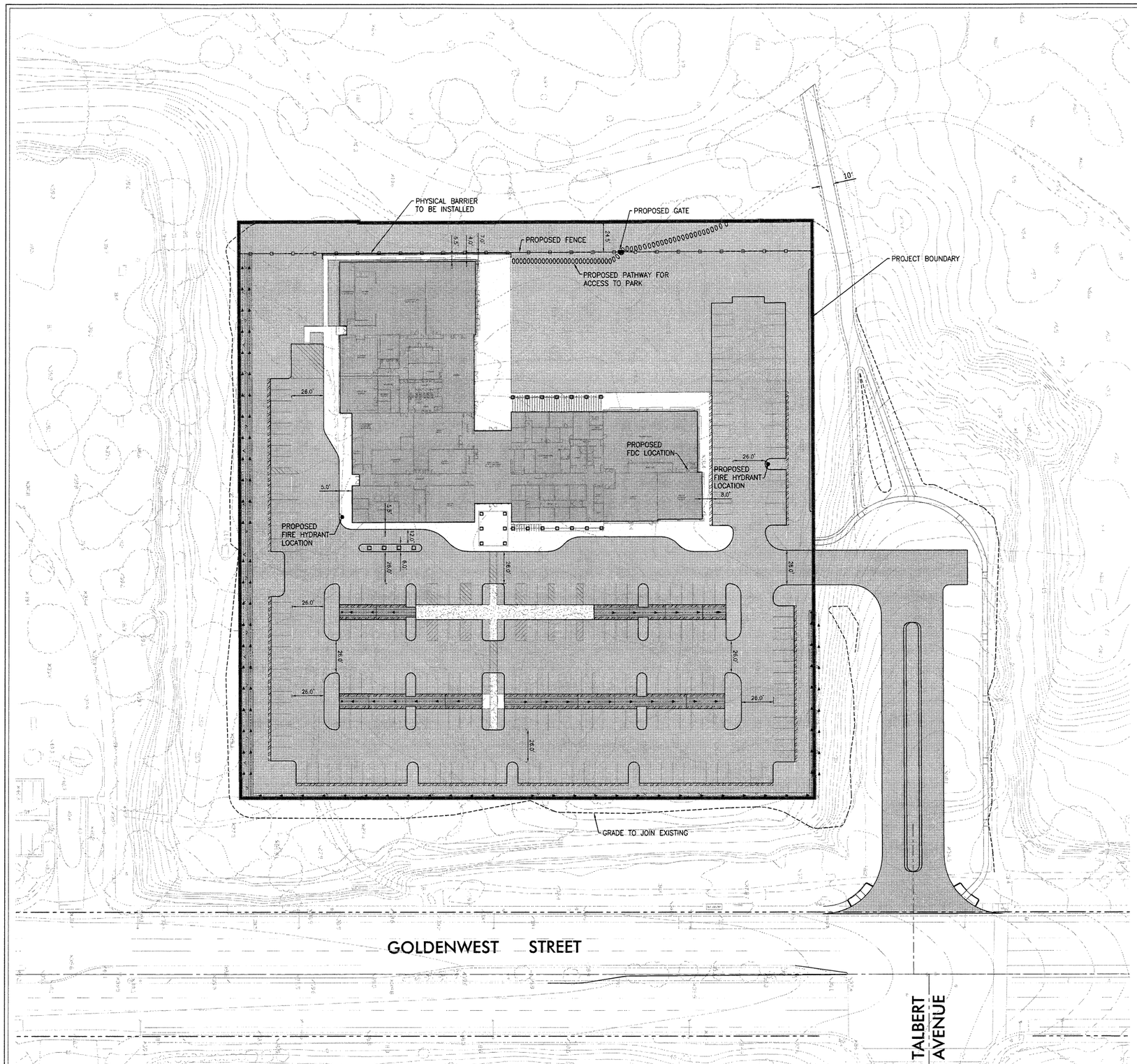


GRAPHIC SCALE

30' 0' 15' 30'

SCALE: 1" = 30'

LEGEND

- PROJECT BOUNDARY
- LANDSCAPE AREA
- DETENTION AREA
- SENIOR CENTER
- ASPHALT
- BIO-SWALE
- 2' OVERHANG
- PREVIOUS DAYLIGHT LINE

PARKING SUMMARY

BUS SHUTTLE STALLS	6 STALLS
HANDICAP PARKING	20 STALLS
GENERAL PARKING	211 STALLS
TOTAL	237 STALLS

- SOUTH LOT 8 STALLS (WITH AN ADDITIONAL 6 BUS SHUTTLE STALLS)
- NORTH LOT 39 STALLS
- MAIN LOT 184 STALLS (INCLUDES 20 H.C. STALLS)

PROJECT BOUNDARY ACREAGE = 4.98 AC

NOTES:

1. PER CITY MUNICIPAL CODE – SECTION 17.05.310: THE FACES OF CUT AND FILL SLOPES AND THE PROJECT SITE SHALL BE PREPARED AND MAINTAINED TO CONTROL AGAINST EROSION.
2. PER PROJECT MITIGATION MEASURE 4.5-2: IN ORDER TO MITIGATE THE EROSION POTENTIAL OF THE SLOPES ADJACENT TO THE SITE, THE NEAR SURFACE SOILS SHALL BE COMPACTED ALONG THE NORTHERN SLOPE FACE (EARTHEN BERM) WHERE THE SITE IMPROVEMENTS ENCROACH UPON THE EXISTING SLOPES. THE SLOPE SHALL THEN BE COVERED WITH AN APPROPRIATE EROSION PROTECTION DEVICE AND DROUGHT TOLERANT PLANTS.
3. ALL GRADED AREAS AND CONSTRUCTION IMPACTED AREAS SHALL HAVE HYDRO-SEEDED EROSION CONTROL MATERIAL APPLIED TO REESTABLISH THE NATURAL MATERIALS ON SITE. SAID HYDRO-SEED MIXTURE SHALL INCLUDED APPROVED GROUND COVERINGS MULCH, FERTILIZER AND A SOIL BINDER.
4. ALL SOILS SHALL BE IN COMPLIANCE WITH CITY SPECIFICATION #431-92 SOIL CLEAN-UP STANDARDS, IN THE PLAN NOTES.
5. FIRE HYDRANT INSTALLATION SHALL COMPLY WITH CITY SPECIFICATION #407 FIRE HYDRANT INSTALLATION STANDARDS.
6. FIRE/EMERGENCY ACCESS AND SITE SAFETY SHALL BE MAINTAINED DURING PROJECT CONSTRUCTION PHASES IN COMPLIANCE WITH HBFC CHAPTER 14, "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION."
7. ALL FIRE HYDRANTS MUST BE INSTALLED/IN SERVICE BEFORE COMBUSTIBLE CONSTRUCTION BEGINS.

ZONING CONFORMANCE MATRIX:

SUBJECT	CODE SECTION (HBZSO)	REQUIRED	PROPOSED
ZONING	CH. 213	OS-PR	OS-PR
LOT SIZE	CH. 213.06	5 Acres	Parcel Size: 34 AC. Project Area: 5 AC
BUILDING SIZE	N/A	N/A	37,442 S.F.
PARKING	CH. 231	Determined by Planning Commission CUP - approved ratio 1 space/ 195 s.f. (GFA)	1 space/ 158 s.f. (GFA) (237 spaces incl. 6 shuttle bus/ 20 H.C. spaces
LANDSCAPING	CH. 232	8% Site Area	28% Project Area
BUILDING HEIGHT	CH. 213.06	45 Feet Max.	34'-5"

CONCEPTUAL SITE PLAN

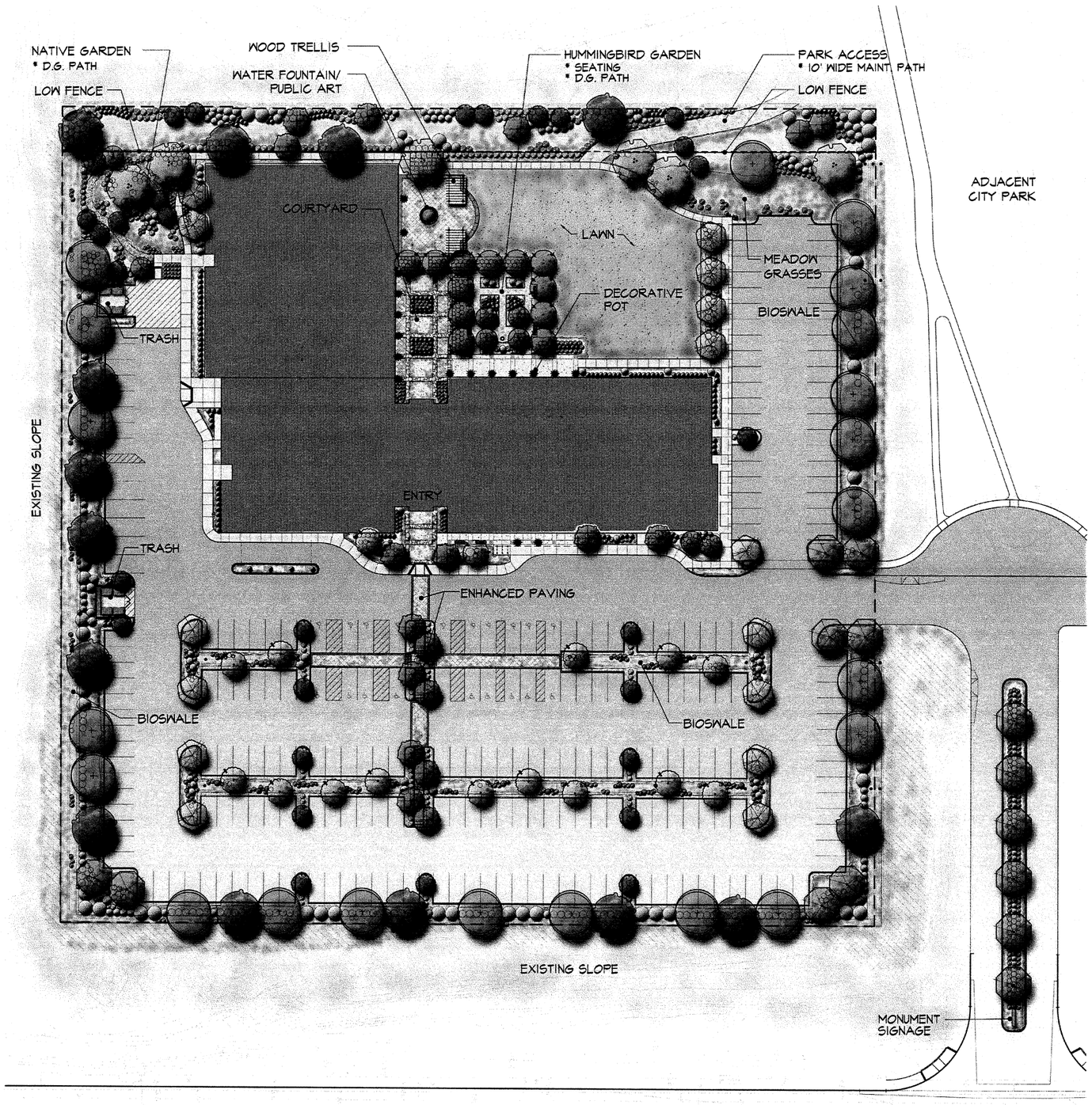
HUNTINGTON BEACH SENIOR CENTER

CITY OF HUNTINGTON BEACH, CA

CONCEPTUAL

DATE PREPARED: FEBRUARY 27, 2007
DATE REVISED: FEBRUARY 19, 2009
DATE REVISED: FEBRUARY 24, 2009
DATE REVISED: MARCH 4, 2009
DATE REVISED: MARCH 13, 2009

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com



SCALE: 1" = 30'-0"

SCHEMATIC PLANTING LEGEND

* INDICATES SPECIES PLANTED AT SHIPLEY NATURE CENTER
** INDICATES SPECIES PLANTED AT SPORTS COMPLEX

SYMBOL	PLANT NAME
TREES	
	MEDIUM/LARGE TREES
**	PLATANUS RACEMOSA CALIFORNIA SYCAMORE
*	PROSOPIS CHILENSIS CHILEAN MESQUITE
	SMALL TREES
*	ARBUTUS UNEDO STRAWBERRY TREE
*	CERCIS CANADENSIS EASTERN REDBUD
*	HETEROMELES ARBUTIFOLIA TOYON
	LAGERSTROEMIA HYBRIDS 'MUSKOGEE' CRAPE MYRTLE
	PARKING LOT TREES
*	MELALEUCA LINARIIFOLIA FLAX LEAF PAPERBARK
**	CERCIDIUM 'DESERT MUSEUM' PALO VERDE
	LAGERSTROEMIA HYBRIDS 'MUSKOGEE' CRAPE MYRTLE
*	HETEROMELES ARBUTIFOLIA TOYON
	PERIMETER TREES
*	BRACHYCHITON POPULNEUS BOTTLE TREE
*	KOELREUTERIA PANICULATA GOLDEN RAIN TREE
GROUND COVERS	
	ARCTOTIS 'SASHA' AFRICAN DAISY
*	BACCHARIS P. 'PIGEON POINT' DWARF COYOTE BUSH
*	CEANOTHUS G. H. 'YANKEE POINT' YANKEE POINT CEANOTHUS
	CONVOLVULUS CNEORUM BRUSH MORNING GLORY
*	COTONESTER DAMMERII BEARBERRY COTONESTER
	FRAGARIA CHILOENSIS BEACH STRAWBERRY
**	LANTANA SPP. LANTANA
**	ROSMARINUS O. 'PROSTRATUS' PROSTRATE ROSEMARY

SYMBOL	PLANT NAME
SHRUBS	
	ANIGOZANTHOS FLAVIDUS 'BUSH GOLD' KANGAROO PAW
*	BACCHARIS 'STARN' COYOTE BUSH
*	CAESALPINIA GILLIESII DESERT BIRD OF PARADISE
*	CEANOTHUS 'DARK STAR' CALIFORNIA LILAC
*	CISTUS X PURPUREUS ORCHID ROCKROSE
	DIANELLA CAERULEA 'CASSA BLUE' DIANELLA
	DIANELLA TASMANICA 'VARIEGATA' VARIEGATED FLAX LILLY
*	ECHIUM CANDICANS PRIDE OF MADEIRA
**	ROSMARINUS O. 'TUSCAN BLUE' ROSMARY
*	LAVANDULA DENTATA SPANISH LAVENDER
*	LEONOTIS LEONURUS LION'S TAIL
*	MULENBERGIA RIGENS DEER GRASS
*	RHUS INTEGRIFOLIA LEMONADE BERRY
**	SALVIA LEUCANTHA MEXICAN BUSH SAGE
	SALVIA MICROPHYLLA 'HOT LIP' HOT LIPS SAGE
*	TRICHOSTEMA LANATUM WOOLY BLUE CURLS
*	WESTRINSIA FRUITICOSA COAST ROSEMARY
TURF / SEED MIX	
	SEASHORE PASPALUM SOD
	HYDROSEED - NON-IRRIGATED MIX
	ACHILLEA MILLEFOLIUM COMMON YARROW
	BAILEYA MULTIRADIATA DESERT MARIGOLD
	ELYMUS GLAUCUS BLUE WILDRYE
	FESTUCA CALIFORNICA CALIFORNIA FESCUE
	GAZANIA SPLENDENS GAZANIA
	MELICA IMPERFECTA CALIFRONIA MELIC
	VULPIA MICROSTACHYS SMALL FESCUE

MEADOW GRASSES PLANTING

- ACHILLEA MILLEFOLIUM
COMMON YARROW
- HELICTOTRICHON SEMPERVIRENS
BLUE OAT GRASS
- MULENBERGIA CAPILLARIES
PINK WISP GRASS
- MULENBERGIA PUBESCENS
SOFT BLUE MEXICAN MUHLY
- POA COSTINEATA
AUSTRALIAN BLUE GRASS
- IRIS DOUGLASIANA
NCN

BIOSWALE PLANTING

- CAREX DIVULSA
BERKELEY SEDGE
- MULENBERGIA RIGENS
DEER GRASS
- ROCK / BOULDER CROPPING

NOTES:

1. ALL LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. TO MAXIMIZE WATER EFFICIENCY THE SYSTEM SHALL INCORPORATE THE USE OF A 'SMART' OR ET BASED CONTROLLER AND A COMBINATION OF SPRAY AND LOW FLOW IRRIGATION HEADS. CITY STANDARDS FOR IRRIGATION SYSTEMS AND WATER EFFICIENCY GUIDELINES ARE TO BE UTILIZED THROUGHOUT THE SITE.
2. ALL PLANT MATERIALS SELECTED FOR USE ON THE SITE SHALL BE SPECIES WITH LOW WATER USE REQUIREMENT THE DROUGHT TOLERANT PLANTS ARE PREDOMINANTLY SELECTED FROM THE SHIPLEY NATURE CENTER, THE ADJACENT SPORTS COMPLEX, AND CENTRAL PARK.
3. ALL TREES VARIETY AND SELECTIONS PLACEMENT SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF A CERTIFIED ARBORIST PREQUALIFIED BY THE CITY OF HUNTINGTON BEACH.

KKE architects

KKE Architects, Inc.
4 executive circle. suite 190
irvine, ca 92614

949/ 222-1233
949/ 222-0771 FAX
www.kke.com

minneapolis
las vegas
pasadena
irvine
tempe
tucson

ARCHITECT'S SEAL

Lynn Capouya, Inc.
LANDSCAPE ARCHITECTS
17992 MITCHELL SOUTH, #100 ■ IRVINE, CA. 92614 ■ (949) 756-0330

A PROJECT FOR

MAKAR PROPERTIES
4100 MACARTHUR BLVD.
NEWPORT BEACH, CA 92660

T: 949/255-1100 F: 949/255-1128

PROJECT LOCATION

SENIOR CENTER

CENTRAL PARK
18041 GOLDENWEST ST.
HUNTINGTON BEACH, CA 92648

No.	Date	Revision Description
	06/02/09	REVISED DRB SUBMITTAL

SCHEMATIC LANDSCAPE PLAN

SITE PLAN

Project	0715.1284.01	Drawing Number
Date	06/02/09	L100
Drawn by	-	
Checked by	-	

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