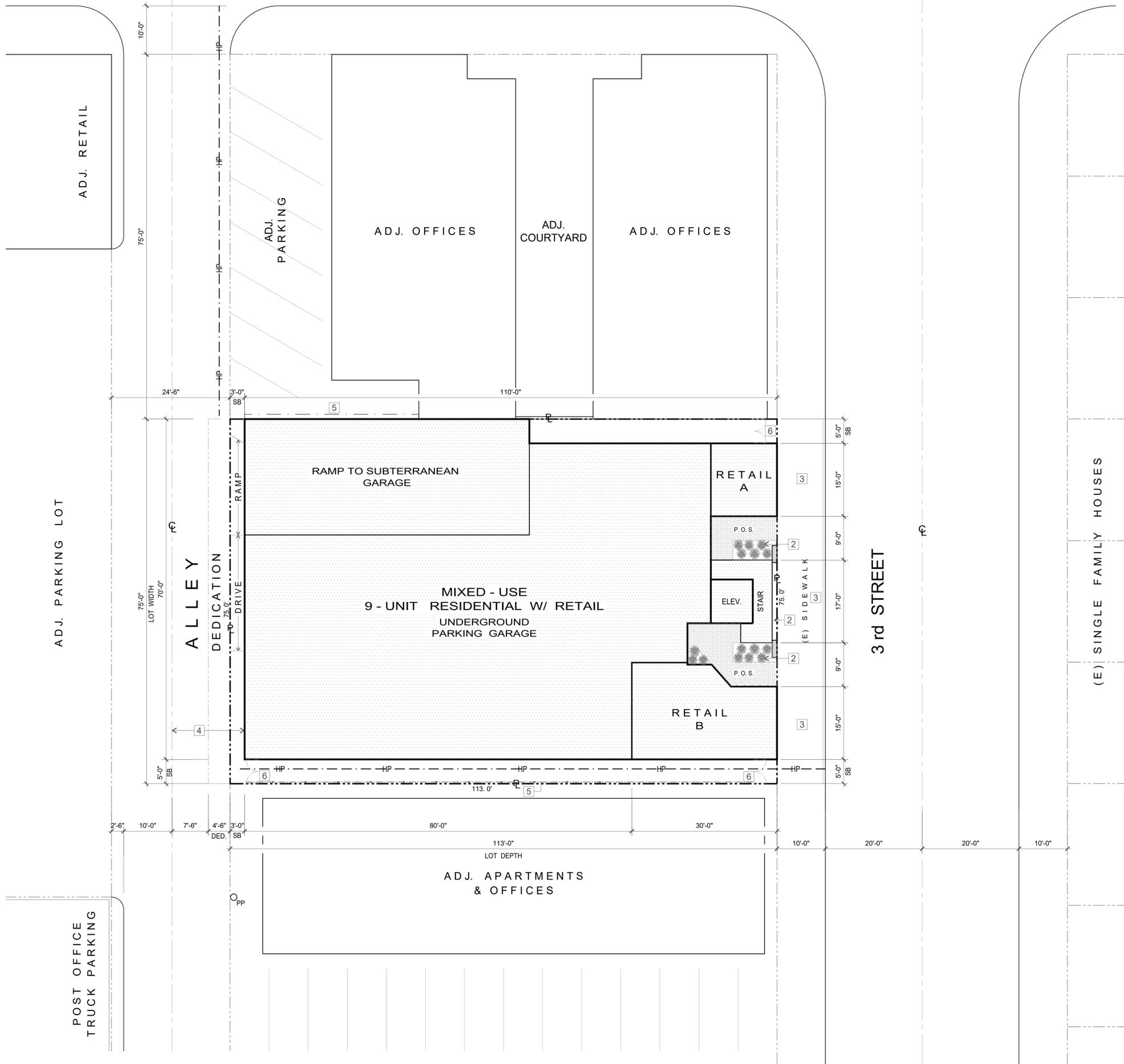


ORANGE AVE.



Zoning Conformance Matrix
 Mixed-Use
 321 3rd Street, Huntington Beach
 Downtown Specific Plan Dist. #1

SUBJECT	CODE #	CODE	PROPOSED
Allowable Uses	3-43	Figure 3-23	Office / Retail
Minimum Parcel Size	3.3.1.5	25' street frontage & 2,500 sf net area	75' & 8,475 s.f.
Maximum Density	3.3.1.7	Site area ≥ 3 (25-foot wide) lots: 50 du/ac	50 du/ac
Maximum Building Height	3.3.1.8	≥ 8,000 sf net site area: 45' & 4 stories	45' & 4 Stories
Upper Story Setback	3.3.1.9	10' average	10' average @ 25' AFF
Front Yard Setback	3.3.1.10	0' - Max. 5'	0' - 1'
Interior Side Yard Setback	3.3.1.11	0'	0'-5'
Exterior Side Yard Setback	3.3.1.11	Equal to front setback	N/A
Corner Setback	3.3.1.12	25'	N/A
Rear Yard Setback	3.3.1.13	3'	3'
Public Open Space	3.3.1.15	3% = 255 sf	355 sf
Storefront	3.3.1.16	65% ground floor	Provided
Private Open Space	3.2.16.1	Minimum 60 sf	234'-984'

KEYNOTES

- 1 PAVERS (180 SF)
- 2 PLANTERS
- 3 REPLACE CONC. SIDEWALK
- 4 NEW ASPHALT PAVING
- 5 (E) FENCE P.I.P.
- 6 W.I. GATES

STATISTICS

LEGAL : LOTS 19, 21, 23 BLOCK HUNTINGTON TRACT
 APN : 024 - 144 - 10
 NET LOT : 8,475 SF (.19 ACRE)
 ZONING : DTSP DIST. #1, MIXED-USE CONDO /
 APARTMENTS : 9 UNITS 21, 100 SF
 RETAIL : 2 UNITS 755 SF
 SUBTERRANEAN PKG. GARAGE : 7,900 SF
 AT-GRADE PKG. GARAGE : 6,200 SF

PARKING

TYPE	# UNITS	FACTOR	SPACES
2 - BEDROOM	3	2	6
3 - BEDROOM	6	2.33	14
GUEST	9	.25	5
RETAIL	755 SF	333	3
			28

LOCATION :

SUBTERRANEAN	18
AT GRADE	10
	28

CONSTRUCTION : TYPE VA, FS
 OCCUPANCY : R2, U, B

PUBLIC OPEN SPACE (P. O. S.)
 3% = 255 SF 30% LANDSCAPE = 76 SF
 REFER TO SHT. A2 FOR PROPOSED AREA

--- HOSE PULL

SITE PLAN



(E) SINGLE FAMILY HOUSES

OWNER :
 3rd STREET PARTNERS, LLC
 1112 PARK ST.
 HUNTINGTON BEACH, CA 92648
 (949) 677 - 6880

APPLICANT :
 JEFF BERGSMA, TEAM DESIGN
 221 MAIN ST.
 HUNTINGTON BEACH, CA 92648
 (949) 887 - 9542

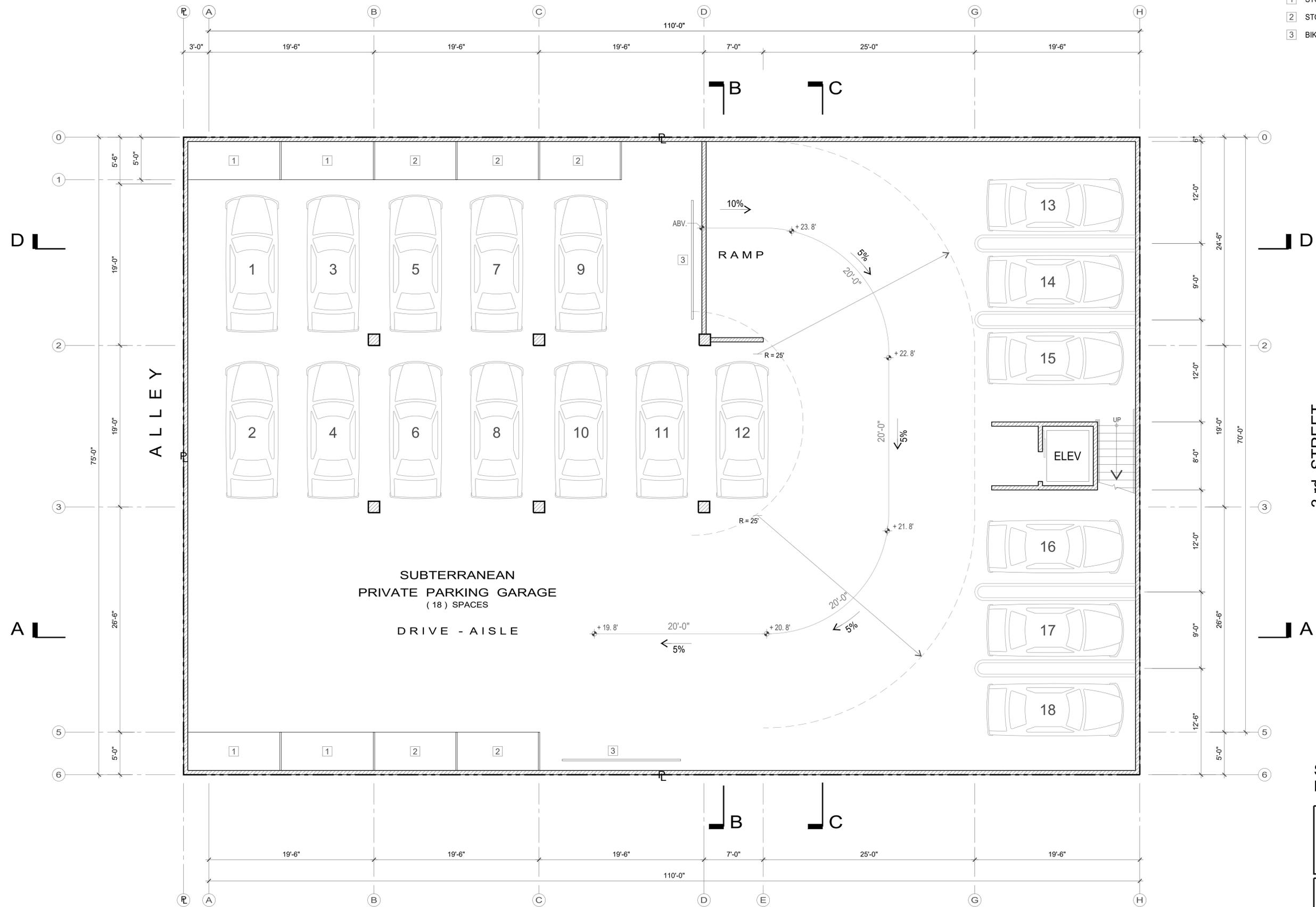
THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT	DATE: 10/19/22
	SCALE: 1" = 10'
	CAD FILE : 321-AS

	321 3rd ST MIXED-USE
	321 3rd ST HUNTINGTON BEACH CALIFORNIA

	SITE PLAN
221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGN.COM	AS

KEYNOTES

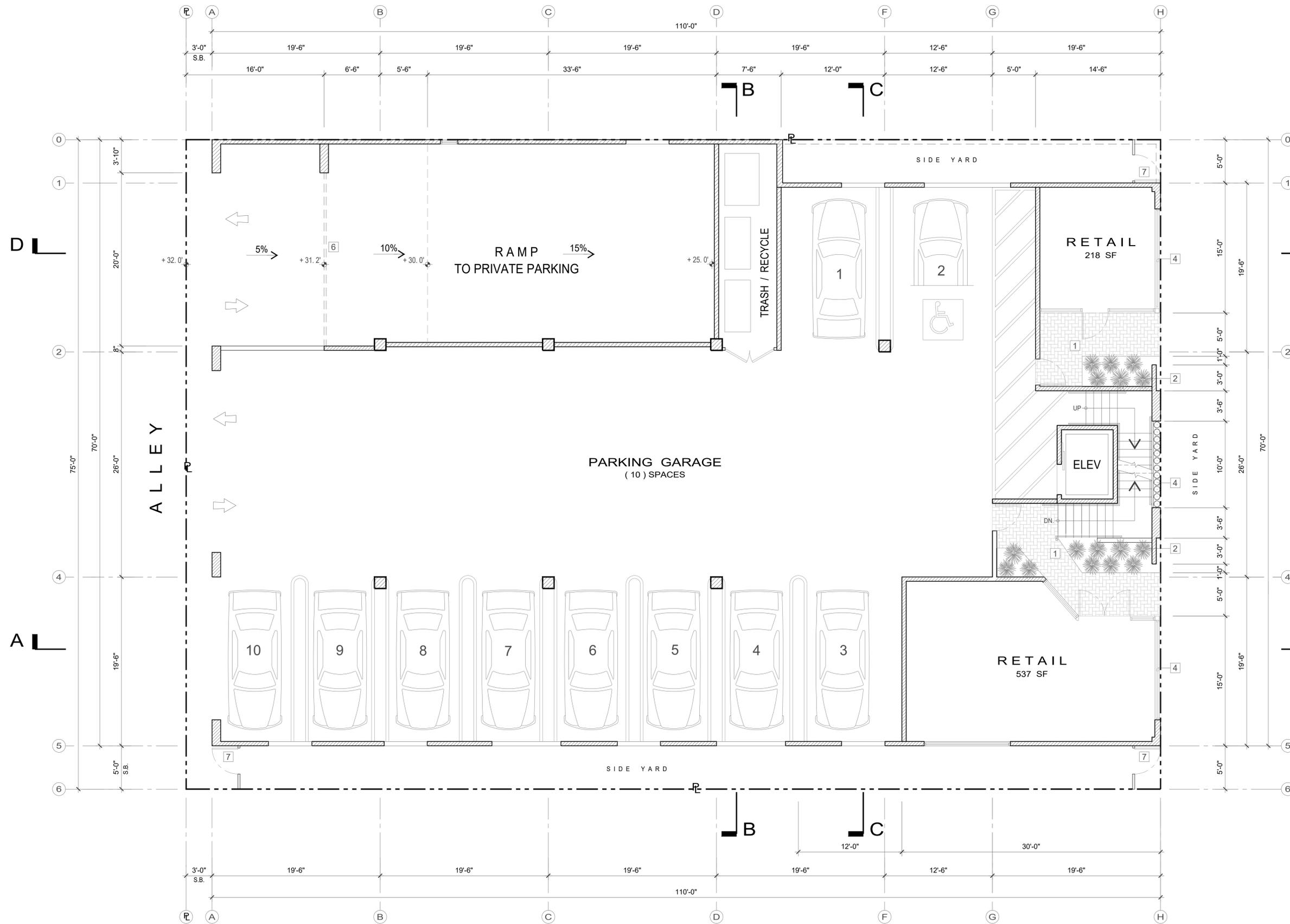
- 1 STORAGE (4) 56 SF
- 2 STORAGE (5) 50 SF
- 3 BIKE STORAGE (24) BIKES



SUBTERRANEAN LEVEL FLOOR PLAN

<p>THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT</p>	<p>DATE: 9/21/22</p>
	<p>SCALE: 3/16"=1'-0"</p>
<p>CAD FILE : 321-A1</p>	
<p>JEFF BERGSMAN ARCHITECT</p>	<p>321 3rd ST MIXED-USE</p>
	<p>321 3rd ST HUNTINGTON BEACH CALIFORNIA</p>
<p>TEAM D • E • S • I • G • N</p>	<p>SUBTERRANEAN FLOOR PLAN</p>
	<p>A1</p>

221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGN.COM



- KEYNOTES**
- 1 PAVERS (282 SF) *
 - 2 (16) 15 GAL. PHILADEMIDIUM (56 SF) *
 - 3 METAL GATES
 - 4 (8) 1 GAL. MEX. FEATHER GRASS (10 SF) *
 - 5 STOREFRONT (4 ft)
 - 6 AUTOMATIC ROLL-UP GATE
 - 7 W.I. GATES
- * TOTAL PUBLIC OPEN SPACE PROVIDE (355 SF)



FIRST LEVEL FLOOR PLAN

THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT	DATE: 12/14/22
	SCALE: 3/16"=1'-0"
CAD FILE : 321-A2	
JEFF BERGSMAN ARCHITECT	321 3rd ST MIXED-USE
	321 3rd ST HUNTINGTON BEACH CALIFORNIA
TEAM D • E • S • I • G • N	FIRST LEVEL FLOOR PLAN
	A2

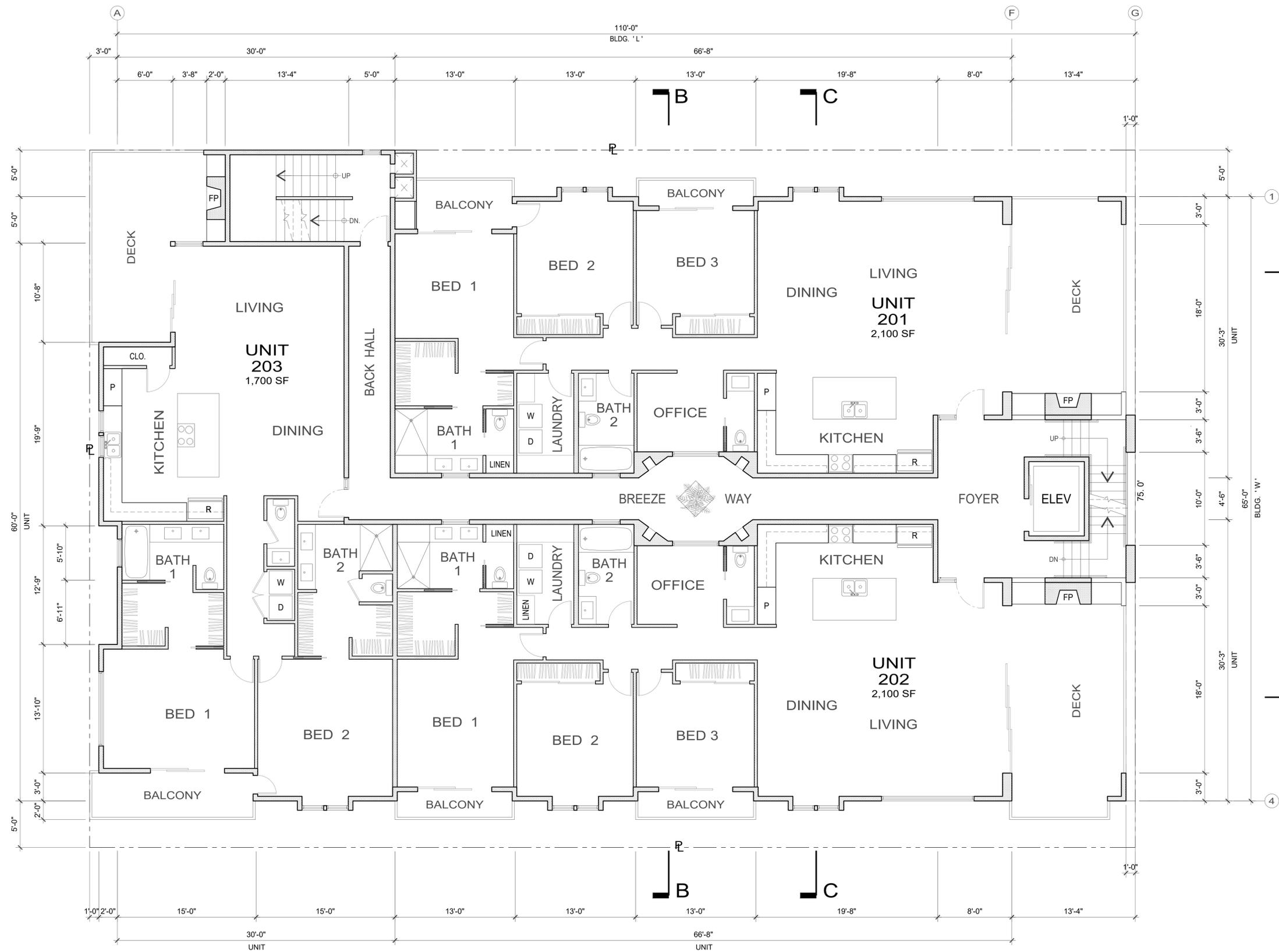
7 1 4 5 3 6 5 8 8
 221 MAIN STREET SUITE 5
 HUNTINGTON BEACH, CA 92648
 JEFF@TEAMDESIGN.COM

D

D

A

A



SECOND LEVEL FLOOR PLAN

THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT	DATE: 12/14/22
	SCALE: 3/16"=1'-0"
CAD FILE : 321-A3	
321 3rd ST MIXED-USE	
JEFF BERGSMAN ARCHITECT 321 3rd ST HUNTINGTON BEACH CALIFORNIA	
	SECOND LEVEL FLOOR PLAN
	A3

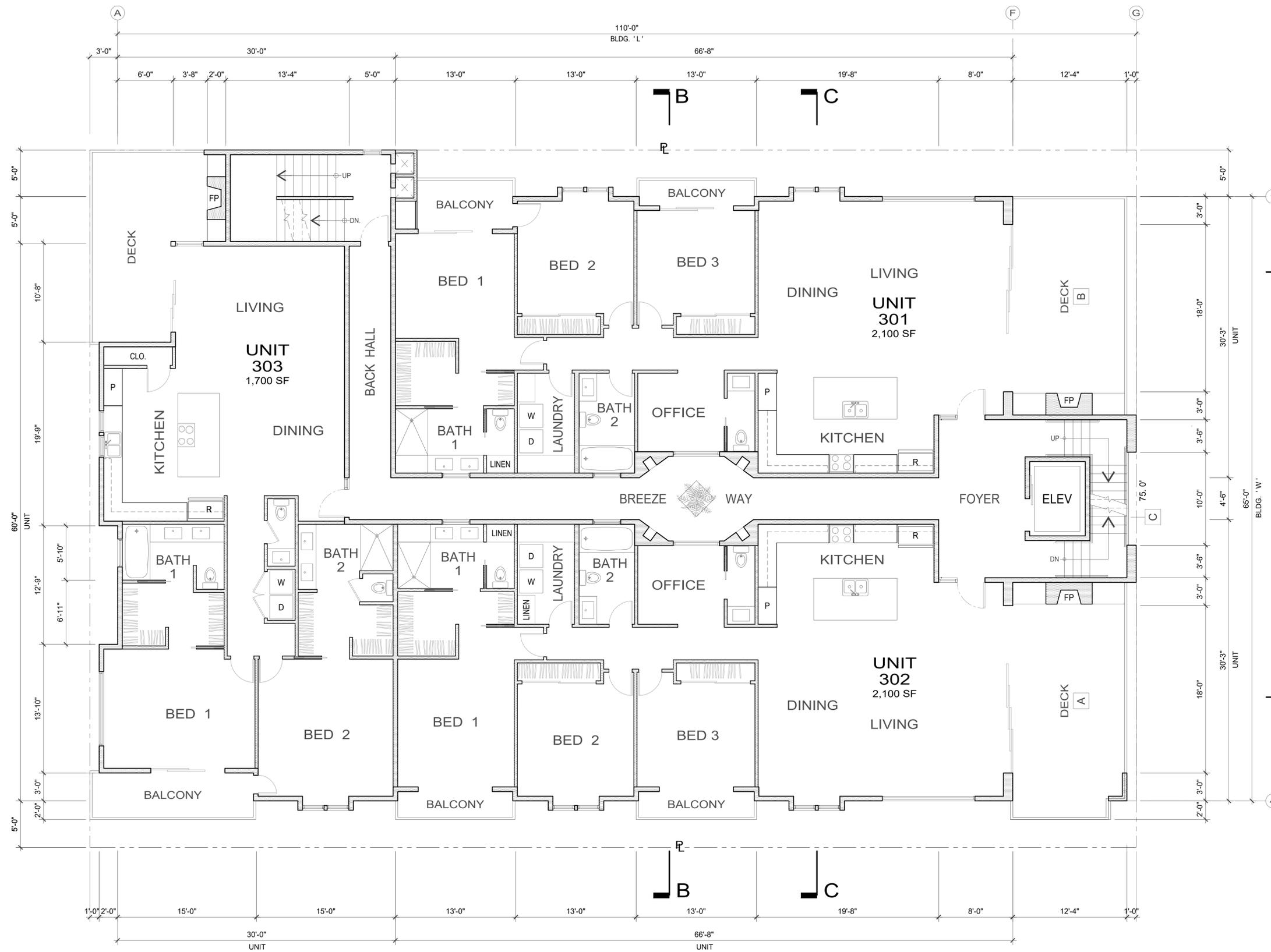
714 536 5888
221 MAIN STREET SUITE 5
HUNTINGTON BEACH, CA 92648
JEFF@TEAMDESIGN.COM

D

A

D

A



STEP BACK CALC.

- A 320 SF
 - B 320 SF
 - C 10 SF
- 650 SF / 65 lf = 10'-0"



THIRD LEVEL FLOOR PLAN

THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT	DATE:	12/14/22
	SCALE:	3/16"=1'-0"
JEFF BERGSMAN ARCHITECT	CAD FILE:	321-A4
	321 3rd ST MIXED-USE	
321 3rd ST HUNTINGTON BEACH CALIFORNIA		THIRD LEVEL FLOOR PLAN
		A4

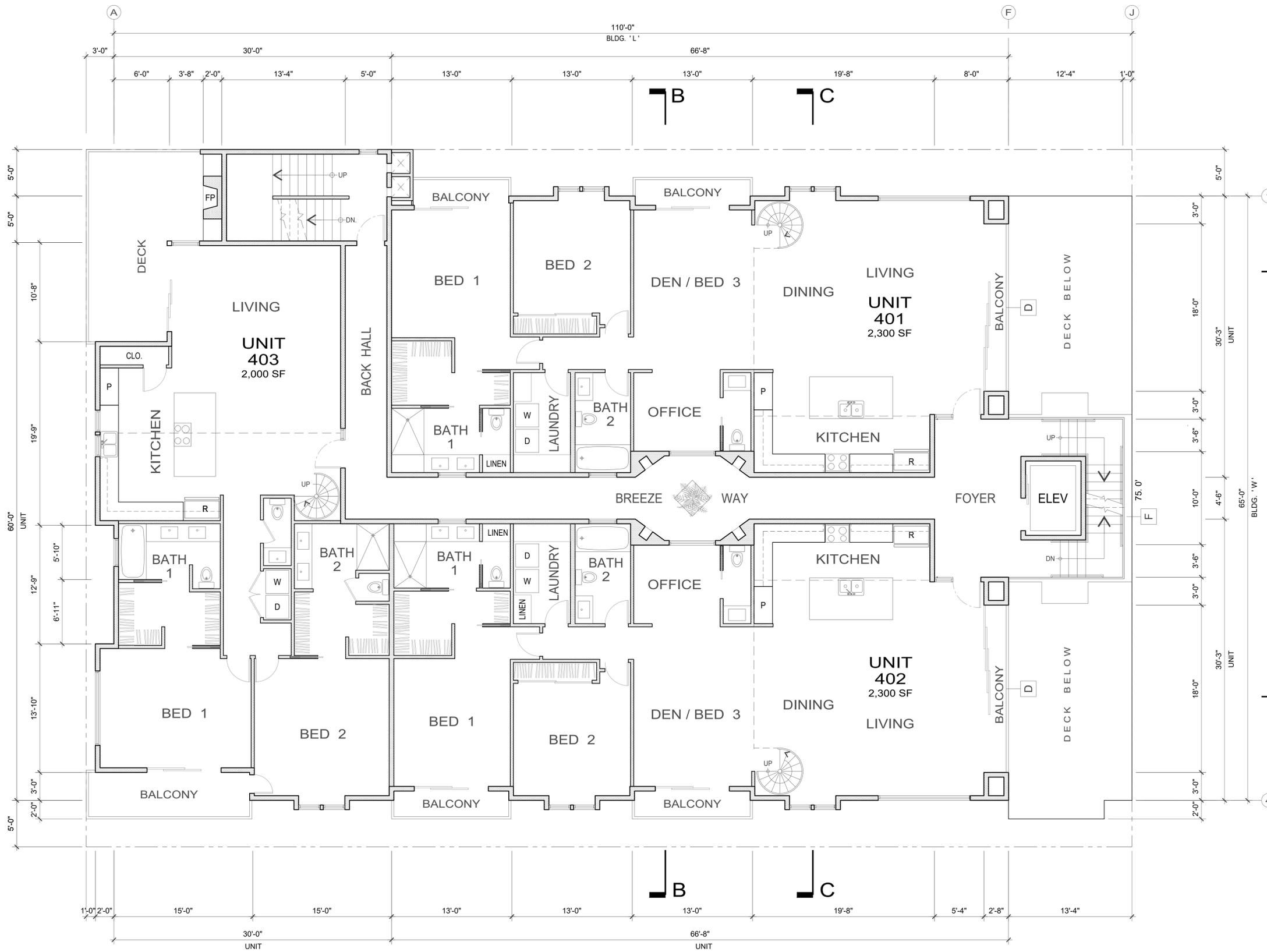
714 536 5888
 221 MAIN STREET SUITE 5
 HUNTINGTON BEACH, CA 92648
 JEFF@TEAMDESIGN.COM

D

D

A

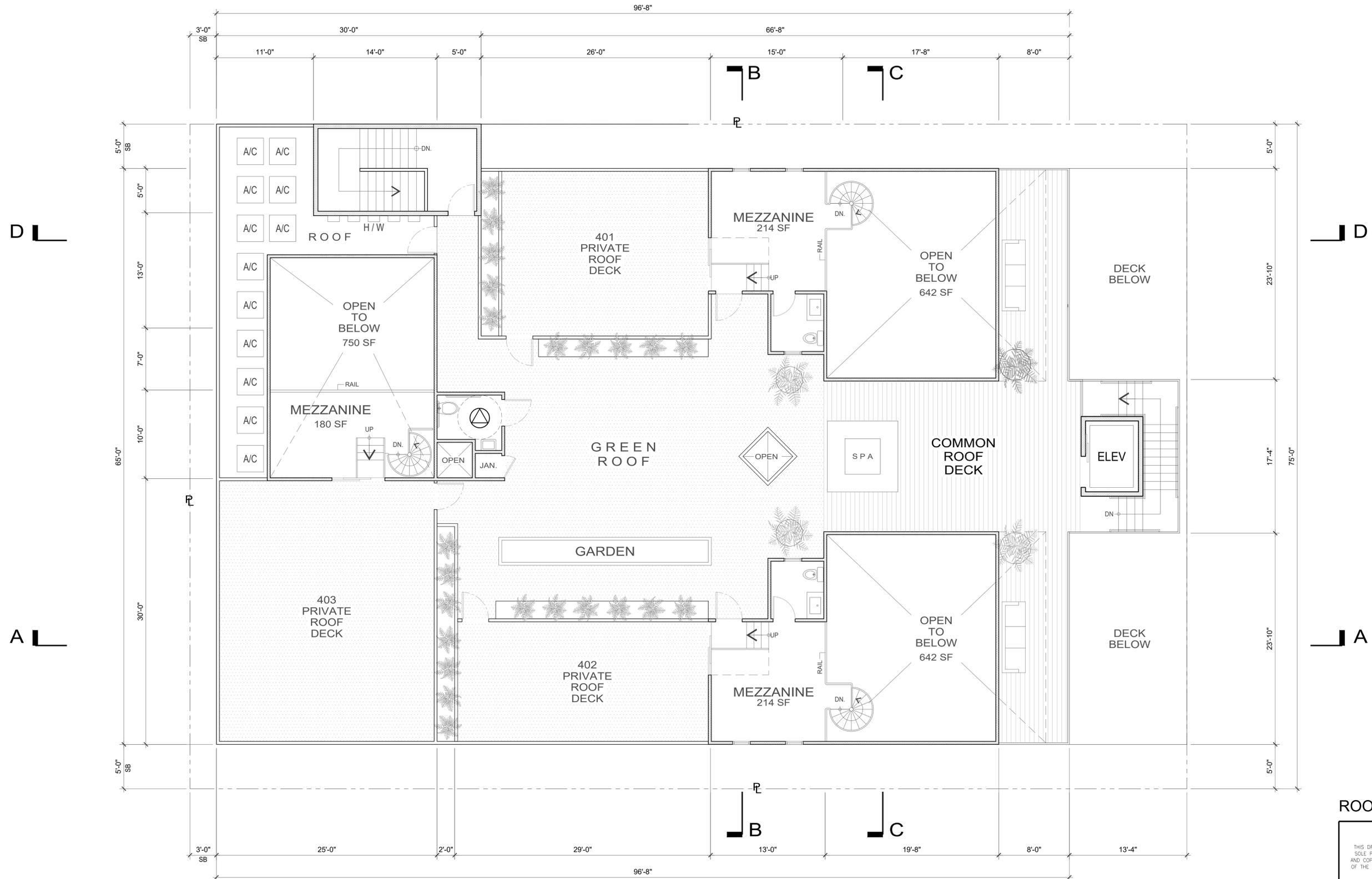
A



FOURTH LEVEL FLOOR PLAN

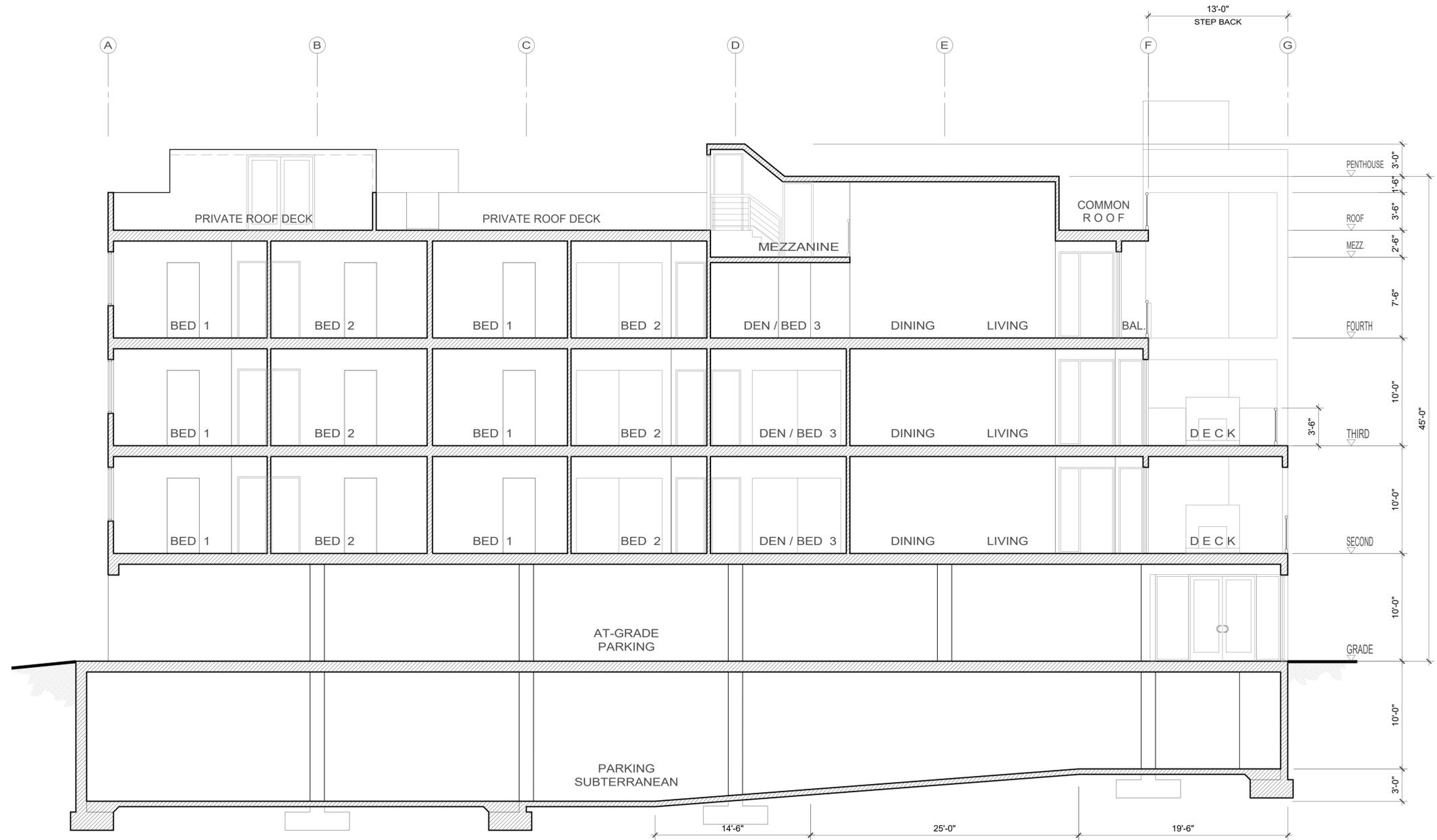
THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT	DATE: 12/14/22
	SCALE: 3/16"=1'-0"
	CAD FILE: 321-A5
JEFF BERGSMAS ARCHITECT	321 3rd ST MIXED-USE
	321 3rd ST HUNTINGTON BEACH CALIFORNIA
TEAM DESIGN	FOURTH LEVEL FLOOR PLAN
	A5

714 536 5888
221 MAIN STREET SUITE 5
HUNTINGTON BEACH, CA 92648
JEFF@TEAMDESIGN.COM



ROOF DECK PLAN

THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT	DATE: 8/08/22
	SCALE: 3/16"=1'-0"
JEFF BERGSMAN ARCHITECT	CAD FILE : 321-A6
	321 3rd ST MIXED-USE 321 3rd ST HUNTINGTON BEACH CALIFORNIA
TEAM D • E • S • I • G • N 714.536.5888 221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGNH.COM	ROOF PLAN A6



SECTION

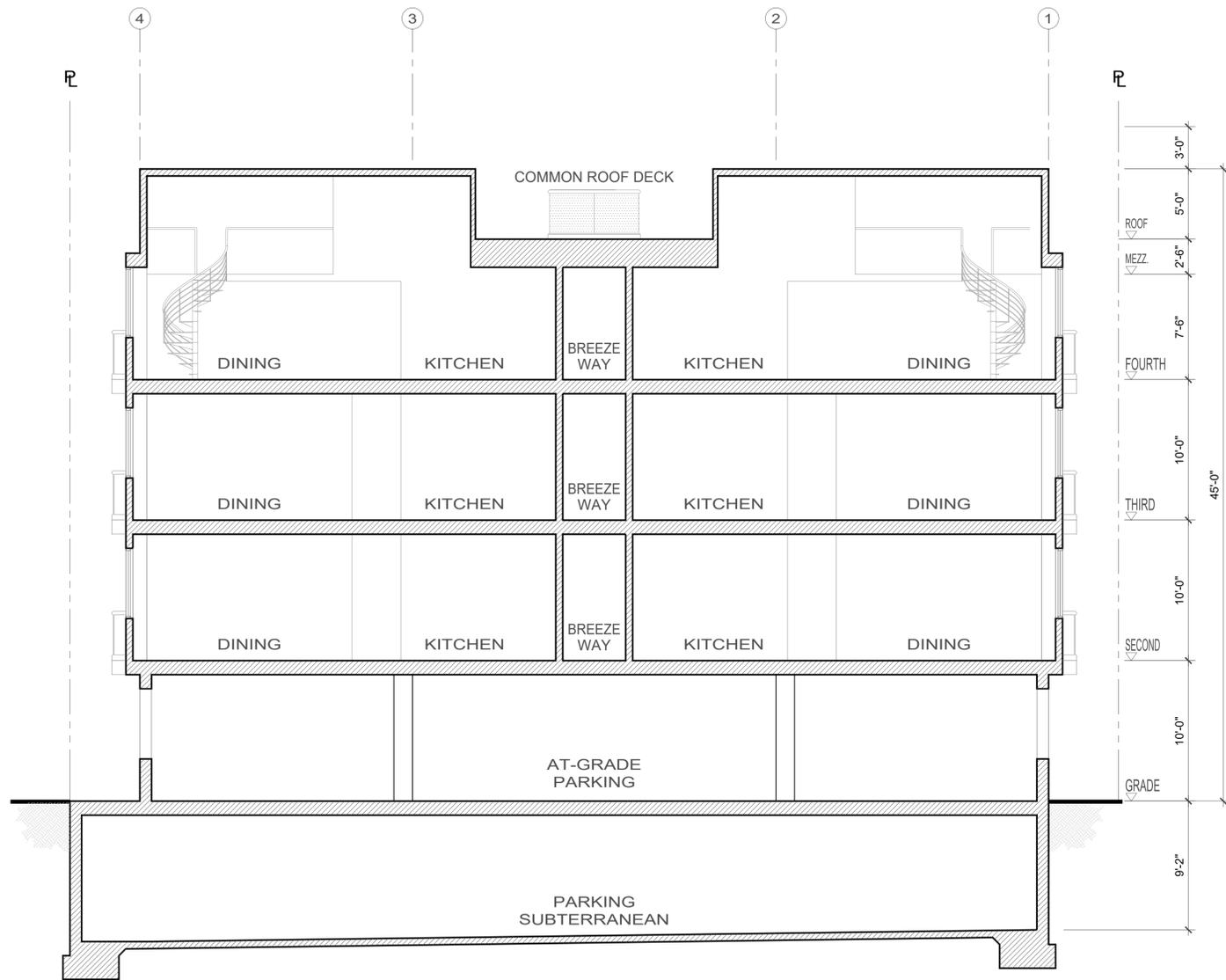
DATE: 9/07/22
 SCALE: 3/16"=1'-0"
 CAD FILE: 321-A7

**321 3rd ST
 MIXED-USE**
 321 3rd ST
 HUNTINGTON BEACH
 CALIFORNIA

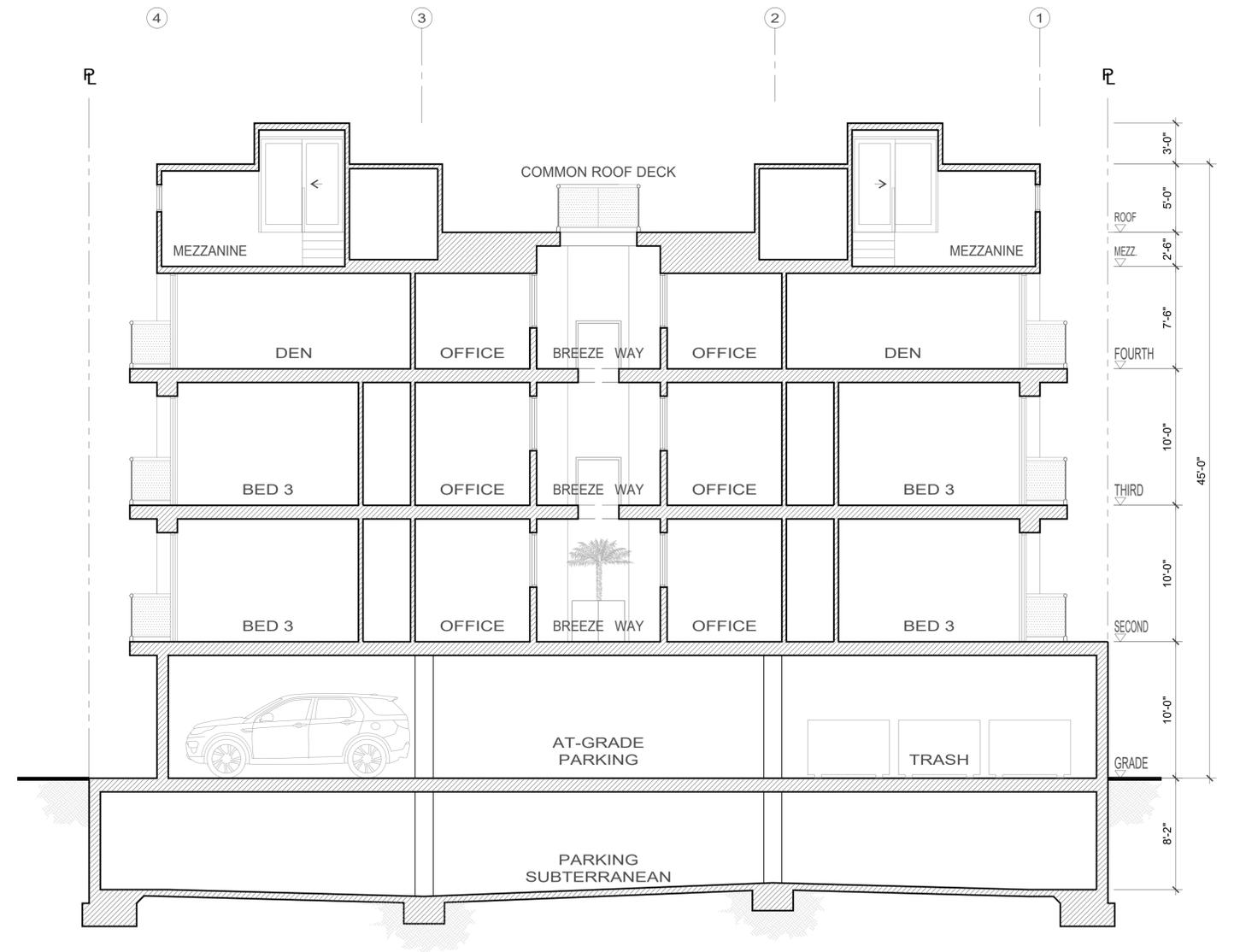
TEAM
 D • E • S • I • G • N
 7 1 4 5 3 6 5 8 8 8
 221 MAIN STREET SUITE 5
 HUNTINGTON BEACH, CA 92648
 JEFF@TEAMDESIGNHB.COM

**BUILDING
 SECTION**
A7

JEFF BERGSMAN
 ARCHITECT



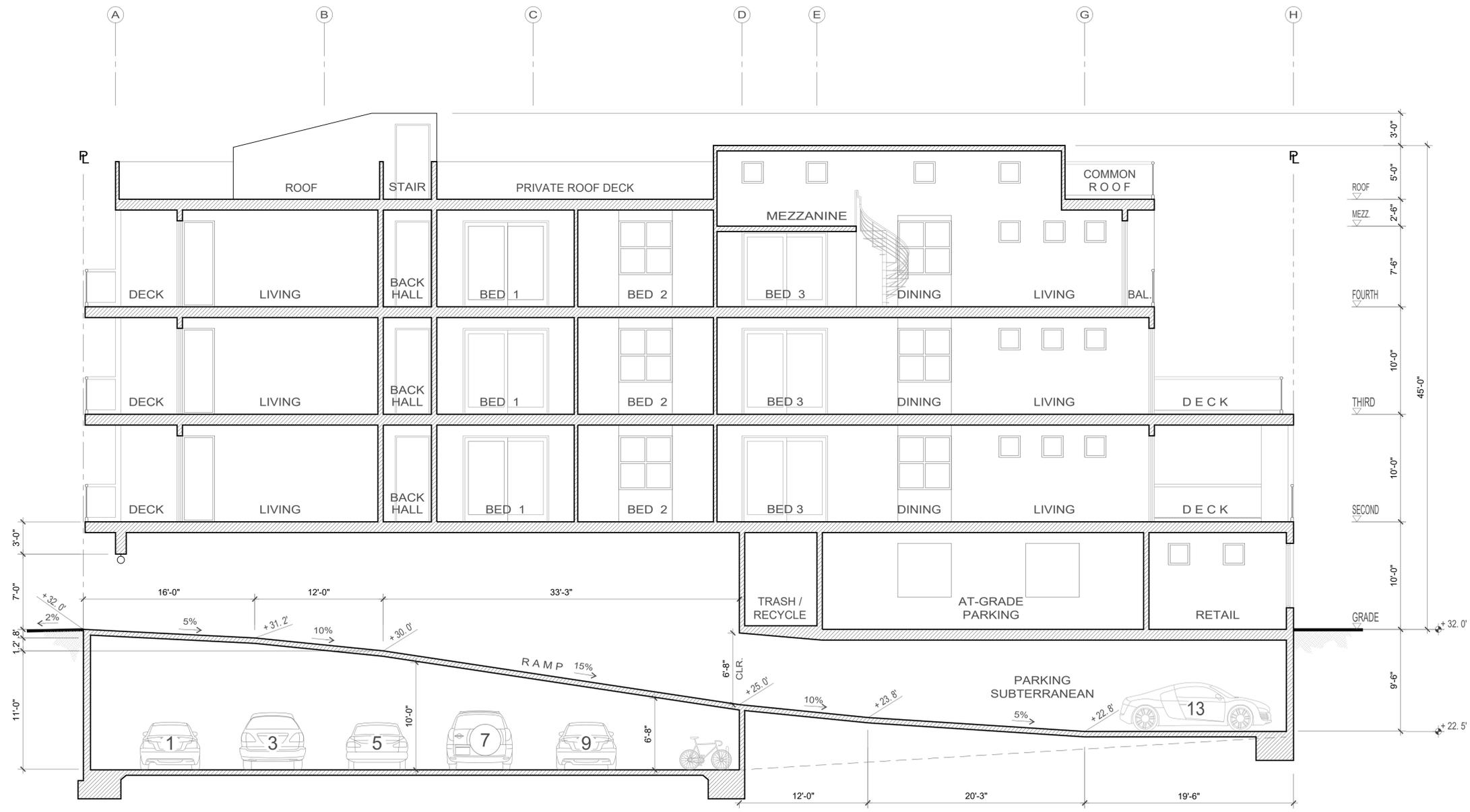
SECTION 'C - C'



SECTION 'B - B'

SECTIONS

THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT	DATE: 10/02/22
	SCALE: 3/16"=1'-0"
	CAD FILE: 321-A8
	321 3rd ST MIXED-USE
JEFF BERGSMAN ARCHITECT	321 3rd ST HUNTINGTON BEACH CALIFORNIA
TEAM D • E • S • I • G • N	BUILDING SECTIONS
7.14.536.588 221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGNMB.COM	A8



SECTION 'D - D'

SECTION

THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT	DATE: 9/30/22
	SCALE: 3/16"=1'-0"
	CAD FILE: 321-A9
	321 3rd ST MIXED-USE
JEFF BERGSMAN ARCHITECT	321 3rd ST HUNTINGTON BEACH CALIFORNIA
TEAM D • E • S • I • G • N 714.536.5888 221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGN.COM	SITE PLAN
	A9

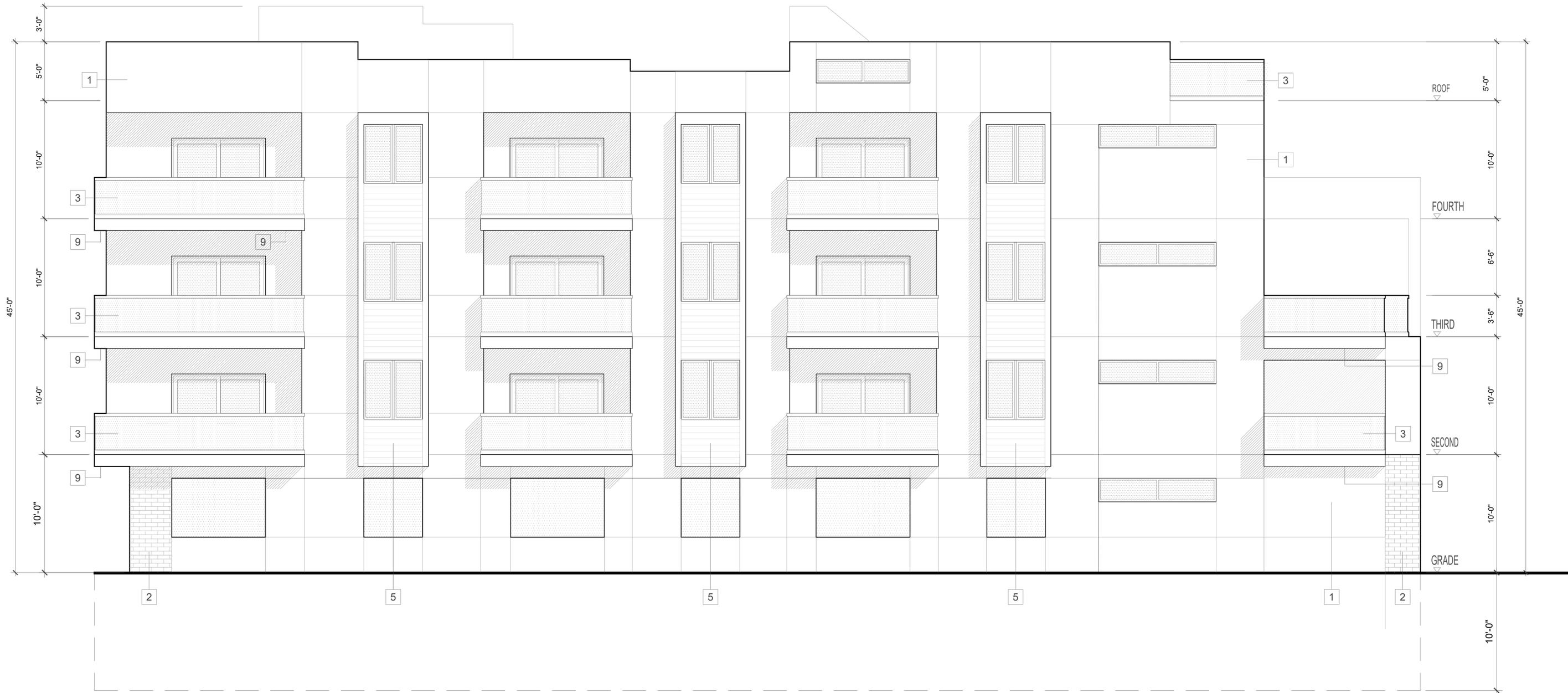


KEYNOTES

- 1 PLASTER - OFF WHITE
- 2 BRICK TILE - VARIED GREY
- 3 GLASS GUARD RAIL
- 4 CLEAR GLASS
- 5 WOOD SIDING
- 6 METAL AWNING
- 7 METAL MESH - GREY
- 8 6' H W.I. GATE - DARK GREY
- 9 WOOD SOFFIT

SOUTH ELEVATION
(3rd STREET)

THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT	DATE: 12/23/22 SCALE: 1/4"=1'-0" CAD FILE : 321-A10
JEFF BERGSMAN ARCHITECT	321 3rd ST MIXED-USE 321 3rd ST HUNTINGTON BEACH CALIFORNIA
TEAM D • E • S • I • G • N 7 1 4 5 3 6 5 8 8 8 221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGNH.COM	ELEVATION A10

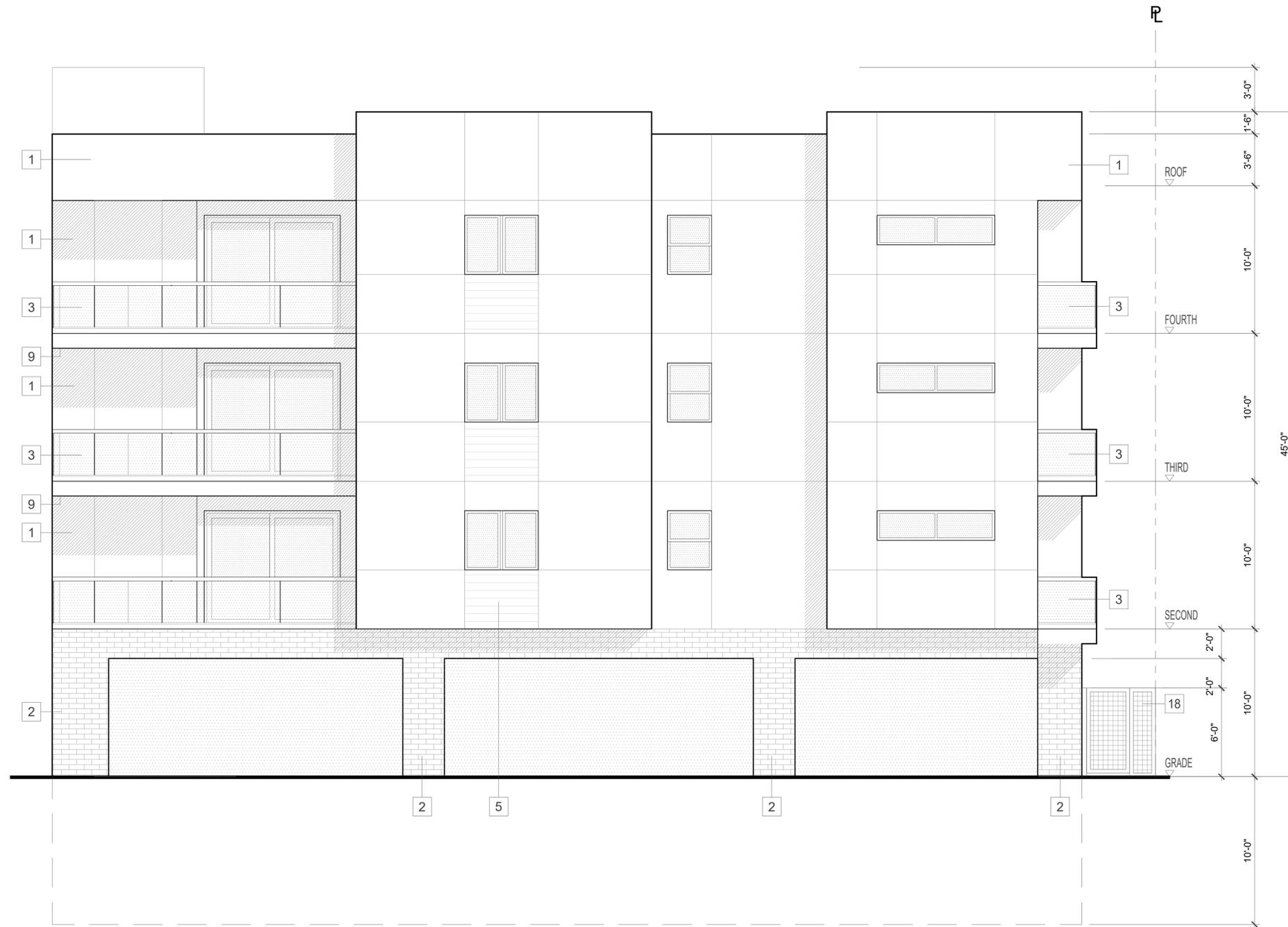


KEYNOTES

- 1 PLASTER - OFF WHITE
- 2 BRICK TILE - VARIED GREY
- 3 GLASS GUARD RAIL
- 4 CLEAR GLASS
- 5 WOOD SIDING
- 6 METAL AWNING
- 7 METAL MESH - GREY
- 8 6' H.W.I. GATE - DARK GREY
- 9 WOOD SOFFIT

**WEST ELEVATION
(SIDE)**

THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT	DATE: 12/23/22 SCALE: 1/4"=1'-0" CAD FILE : 321 A-11
JEFF BERGSMAN ARCHITECT	321 3rd ST MIXED-USE 321 3rd ST HUNTINGTON BEACH CALIFORNIA
TEAM D • E • S • I • G • N 7 1 4 5 3 6 5 8 8 8 221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGNHIB.COM	ELEVATION A11



KEYNOTES

- 1 PLASTER - OFF WHITE
- 2 BRICK TILE - VARIED GREY
- 3 GLASS GUARD RAIL
- 4 CLEAR GLASS
- 5 WOOD SIDING
- 6 METAL AWNING
- 7 METAL MESH - GREY
- 8 6' H W.I. GATE - DARK GREY
- 9 WOOD SOFFIT

**NORTH ELEVATION
(ALLEY)**

THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT	DATE: 12/23/22 SCALE: 1/4"=1'-0" CAD FILE : 321-A12
JEFF BERGSMAN ARCHITECT	321 3rd ST MIXED-USE 321 3rd ST HUNTINGTON BEACH CALIFORNIA
TEAM D • E • S • I • G • N <small>221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGN.COM</small>	ELEVATION A12



KEYNOTES

- 1 PLASTER - OFF WHITE
- 2 BRICK TILE - VARIED GREY
- 3 GLASS GUARD RAIL
- 4 CLEAR GLASS
- 5 WOOD SIDING
- 6 METAL AWNING
- 7 METAL MESH - GREY
- 8 6' H.W.I. GATE - DARK GREY
- 9 WOOD SOFFIT

**EAST ELEVATION
(SIDE)**

THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT	DATE: 12/23/22 SCALE: 1/4"=1'-0" CAD FILE: 321-A13
JEFF BERGSMAN ARCHITECT	321 3rd ST MIXED-USE 321 3rd ST HUNTINGTON BEACH CALIFORNIA
TEAM D • E • S • I • G • N 714.536.5888 221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGNHB.COM	ELEVATION <h1 style="margin: 0;">A13</h1>

KEYNOTES

- 1 PLASTER - OFF WHITE
- 2 BRICK TILE - VARIED GREY
- 3 GLASS GUARD RAIL
- 4 CLEAR GLASS
- 5 WOOD SIDING
- 6 METAL AWNING - GREY
- 7 PLASTER - GREY
- 8 6" H W.I. GATE - DARK GREY
- 9 WOOD SOFFIT



SOUTH ELEVATION

**321 3rd Street
Huntington Beach
California**



KEYNOTES

- 1 PLASTER - OFF WHITE
- 2 BRICK TILE - VARIED GREY
- 3 GLASS GUARD RAIL
- 4 CLEAR GLASS
- 5 WOOD SIDING
- 6 METAL AWNING - GREY
- 7 PLASTER - GREY
- 8 6' H W.I. GATE - DARK GREY
- 9 WOOD SOFFIT

plaster - off-white

plaster - off-white

glass guard rail

wood soffit

brick tile - varied grey

wood siding

plaster - grey

brick tile - varied grey

WEST ELEVATION
(SIDE)

KEYNOTES

- 1 PLASTER - OFF WHITE
- 2 BRICK TILE - VARIED GREY
- 3 GLASS GUARD RAIL
- 4 CLEAR GLASS
- 5 WOOD SIDING
- 6 METAL AWNING - GREY
- 7 PLASTER - GREY
- 8 6' H W.I. GATE - DARK GREY
- 9 WOOD SOFFIT



NORTH ELEVATION
(ALLEY)



brick tile - varied grey

wood siding

plaster - off-white

plaster - grey

glass guard rail

brick tile - varied grey

EAST ELEVATION
(SIDE)

TENTATIVE TRACT MAP NO. 19166

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

BOUNDARY MAP

ENGINEER:

JONES, CAHL & ASSOCIATES
 CONSULTING ENGINEERS
 18090 Beach Boulevard - Huntington Beach
 California 92648 - (714) 848-0566
 e-mail: jca@jonescahl.com
 JOB NO.: 21-2485

DANIEL RUBIO DATE
 P.L.S. 8239 EXP. 12/31/21

PROJECT ADDRESS:
 300/321 3RD STREET

LEGAL DESCRIPTION:
 REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 LOTS 17, 19, AND 21 IN BLOCK 303 MAP OF HUNTINGTON BEACH FILED IN BOOK 3 PAGE 36 OF M.M. RECORDS OF ORANGE COUNTY.

BASIS OF BEARINGS:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 5019R1 AND STATION GPS NO. 5022R1, BEING NORTH 31°3'06" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR

BENCHMARK:
 HB-266-89
 DESCRIBED BY OCS 1989 AT THE NORTHERLY PORTION OF THE INTERSECTION OF LAKE STREET AND ATLANTA AVENUE AND ORANGE AVENUE, IN HUNTINGTON BEACH, SET AT THE SOUTHEASTERLY CORNER OF A 4.5 FT. BY 22 FT. CATCH BASIN, 56.3 FT. NORTHWESTERLY OF THE CENTERLINE PROD. OF LAKE STREET, 36.3 FT. NORTHEASTERLY OF THE CENTERLINE OF ORANGE AVENUE, 4 FT. BEHIND CURB FACE.

ELEVATION = 34.572 FEET (NAVD88), 2005 YEAR LEVELED O.C.S. 1995 ADJUSTMENT

FLOOD ZONE:
 ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

COMMUNITY PANEL NO: 065034 0261 J
 MAP NO: 06059C0261J
 EFFECTIVE DATE: DECEMBER 3, 2009
 DATUM: NAVD 1988

OWNER/SUBDIVIDER:
 3RD STREET REAL ESTATE PARTNERS, LLC
 21030 PACIFIC CITY CIRCLE, #3204
 HUNTINGTON BEACH, CA 92648
 PHONE: (314) 496-8870
 EMAIL: KEVIN.J.KELLEY@OUTLOOK.COM
 CONTACT: KEVIN KELLEY

ARCHITECT:
 TEAM DESIGN
 227 MAIN STREET, SUITE S,
 HUNTINGTON BEACH, CA 92648
 PHONE: (714) 536-5888
 EMAIL: JEFF@TEAMDESIGNHB.COM
 CONTACT: JEFF BERGSMAN

SURVEY BY:
 JONES, CAHL & ASSOCIATES
 18090 BEACH BLVD, SUITE #12
 HUNTINGTON BEACH, CA 92648
 TELEPHONE: (714) 848-0566
 FAX: (714) 848-6322
 E-MAIL: JCA@JONESCAHL.COM
 CONTACT: DANIEL RUBIO, P.E., P.L.S.

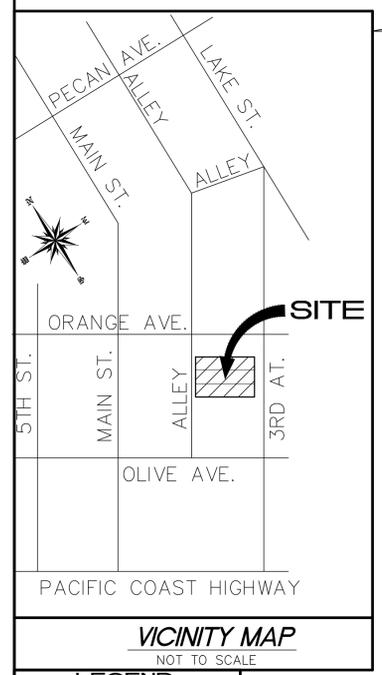
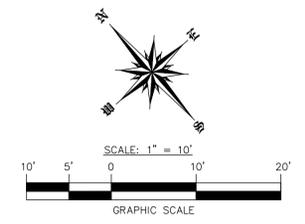
UTILITY PROVIDERS:
 WATER DISTRICT: CITY OF HUNTINGTON BEACH
 SANITATION DISTRICT AREA: CITY OF HUNTINGTON BEACH
 ELECTRICAL PROVIDER: SOUTHERN CALIFORNIA EDISON
 GAS PROVIDER: SOUTHERN CALIFORNIA GAS
 CABLE PROVIDER: TIME WARNER CABLE

GENERAL NOTES:

- DATE OF PREPARATION: NOVEMBER 2022
- GROSS ACREAGE: 8,815.79 S.F. = 0.202 ACRES
- EXISTING ZONING: SP5, DTSP DISTRICT #1
- GENERAL PLAN LAND USE: MIXED USE, M-SP (30-50 DU/AC)
- SITE IS CURRENTLY VACANT
- ALL DIMENSIONS ARE APPROXIMATE.
- ALL IMPROVEMENTS REQUIRED BY THE CITY OF HUNTINGTON BEACH SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.

TENTATIVE TRACT MAP NO. 19166

IN THE CITY OF HUNTINGTON BEACH
 DATE: NOVEMBER 2, 2022
 PROPOSED BOUNDARY
 SHEET 1 OF 4



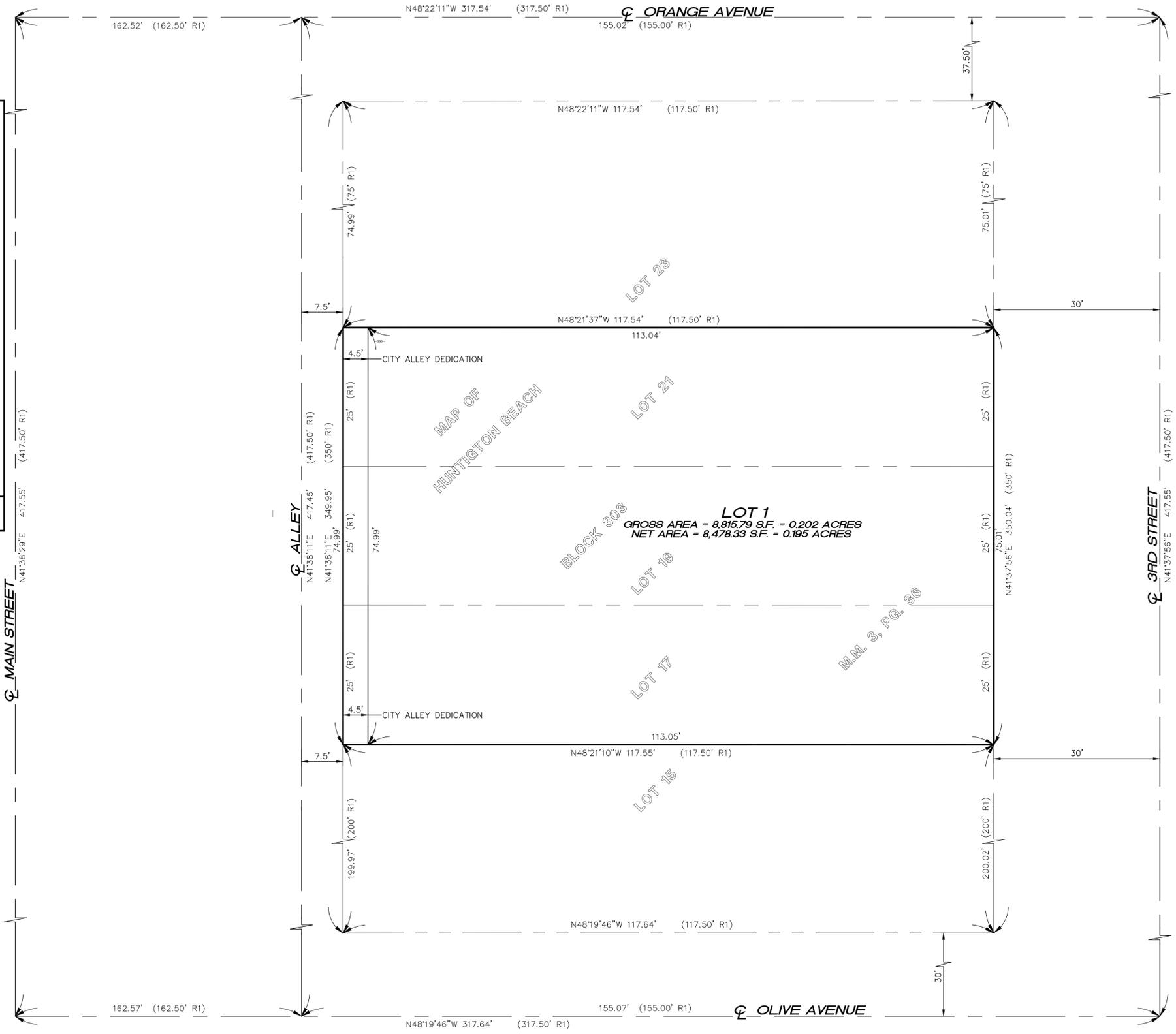
LEGEND
 NOT TO SCALE

(xxx,xxx)	EXISTING ELEVATIONS
(xxx)	EXISTING CONTOUR
---	PROPERTY LINE
---	ORIGINAL LOT LINE
X	CHAIN LINK FENCE
S	SEWER LINE
W	WATER LINE
▬▬▬	BLOCK WALL
▬▬▬	BUILDING
▬▬▬	CONCRETE
*	PALM TREE
AC	ASPHALTIC CONCRETE
BSW	BACK OF SIDEWALK
CB	CATCH BASIN
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CP	SURVEY CONTROL POINT
+ ED	EXTRA DEPTH FOOTING
ED VLT	EDISON VAULT
ELEC BOX	ELECTRIC BOX
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
GH SPK	GEARHEAD SPIKE
GTE VLT	GTE VAULT
H.P.	HIGH POINT
IRR VLV	IRRIGATION VALVE
INV	INVERT
LF	LINEAR FEET
LS	LANDSCAPE AREA
L.S.	LUMP SUM
MH	MANHOLE
NG	NATURAL GRADE
PP	POWER POLE
SF	SQUARE FEET
SMH	SEWER MANHOLE
STRIP DRAIN	STRIP DRAIN
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
TS	TOP OF STEP
TSW	TOP OF STEM WALL
WM	WATER METER
WV	WATER VALVE
WTR	WATER SERVICE

REVISIONS

NO.	DATE	DESCRIPTION	BY

REFERENCES
 R1- INDICATES RECORD DATA PER MAP OF HUNTINGTON BEACH, MAIN STREET SECTION M.M. 3/43



TENTATIVE TRACT MAP NO. 19166

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA
EXISTING TOPOGRAPHY

ENGINEER:



JONES, CAHL & ASSOCIATES
CONSULTING ENGINEERS
18090 Beach Boulevard - Huntington Beach
California 92648 - (714) 848-0566
e-mail: jca@jonescahl.com
JOB NO.: 21-2485

DANIEL RUBIO DATE
P.L.S. 8239 EXP. 12/31/21

PROJECT ADDRESS:
300/321 3RD STREET

LEGAL DESCRIPTION:
REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOTS 17, 19, AND 21 IN BLOCK 303 MAP OF HUNTINGTON BEACH FILED IN BOOK 3 PAGE 36 OF M.M. RECORDS OF ORANGE COUNTY.

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 5019R1 AND STATION GPS NO. 5022R1, BEING NORTH 31°3'06" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR

BENCHMARK:
BENCHMARK: HB-266-89 DESCRIBED BY OCS 1989 AT THE NORTHERLY PORTION OF THE INTERSECTION OF LAKE STREET AND ATLANTA AVENUE AND ORANGE AVENUE, IN HUNTINGTON BEACH, SET AT THE SOUTHEASTERLY CORNER OF 4'-4.5" FT. BY 22" FT. CATCH BASIN, 56.3 FT. NORTHWESTERLY OF THE CENTERLINE PROD. OF LAKE STREET, 36.3 FT. NORTHEASTERLY OF THE CENTERLINE OF ORANGE AVENUE, 4 FT. BEHIND CURB FACE.

ELEVATION = 34.572 FEET (NAVD88), 2005 YEAR LEVELED O.C.S. 1995 ADJUSTMENT

FLOOD ZONE:
ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

COMMUNITY PANEL NO: 065034 0261 J
MAP NO: 06059C0261 J
EFFECTIVE DATE: DECEMBER 3, 2009
DATUM: NAVD 1988

OWNER/SUBDIVIDER:
3RD STREET REAL ESTATE PARTNERS, LLC
21030 PACIFIC CITY CIRCLE, #3204
HUNTINGTON BEACH, CA 92648
PHONE: (314) 496-8870
EMAIL: KEVIN.J.KELLEY@OUTLOOK.COM
CONTACT: KEVIN KELLEY

ARCHITECT: TEAM DESIGN
221 MAIN STREET, SUITE S,
HUNTINGTON BEACH, CA 92648
PHONE: (714) 536-5888
EMAIL: JEFF@TEAMDESIGNHB.COM
CONTACT: JEFF BERGSMAN

SURVEY BY: JONES, CAHL & ASSOCIATES
18090 BEACH BLVD., SUITE #12
HUNTINGTON BEACH, CA 92648
TELEPHONE: (714) 848-0566
FAX: (714) 848-6322
E-MAIL: JCA@JONESCAHL.COM
CONTACT: DANIEL RUBIO, P.E., P.L.S.

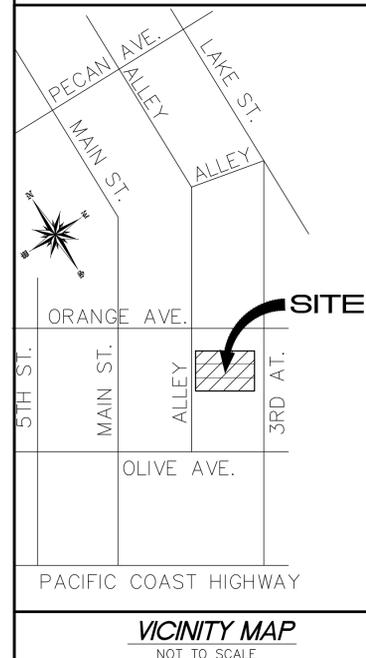
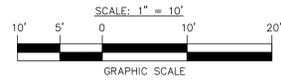
UTILITY PROVIDERS:
WATER DISTRICT: CITY OF HUNTINGTON BEACH
SANITATION DISTRICT AREA: CITY OF HUNTINGTON BEACH
ELECTRICAL PROVIDER: SOUTHERN CALIFORNIA EDISON
GAS PROVIDER: SOUTHERN CALIFORNIA GAS
CABLE PROVIDER: TIME WARNER CABLE

GENERAL NOTES:

- DATE OF PREPARATION: NOVEMBER 2022
- GROSS ACREAGE: 8,815.79 S.F. = 0.202 ACRES
- EXISTING ZONING: SP5, DTSP DISTRICT #1
- GENERAL PLAN LAND USE: MIXED USE, M-SP (30-50 DU/AC)
- SITE IS CURRENTLY VACANT
- ALL DIMENSIONS ARE APPROXIMATE.
- ALL IMPROVEMENTS REQUIRED BY THE CITY OF HUNTINGTON BEACH SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.

TENTATIVE TRACT MAP NO. 19166

IN THE CITY OF HUNTINGTON BEACH
DATE: NOVEMBER 2, 2022
EXISTING TOPOGRAPHY
SHEET 2 OF 4



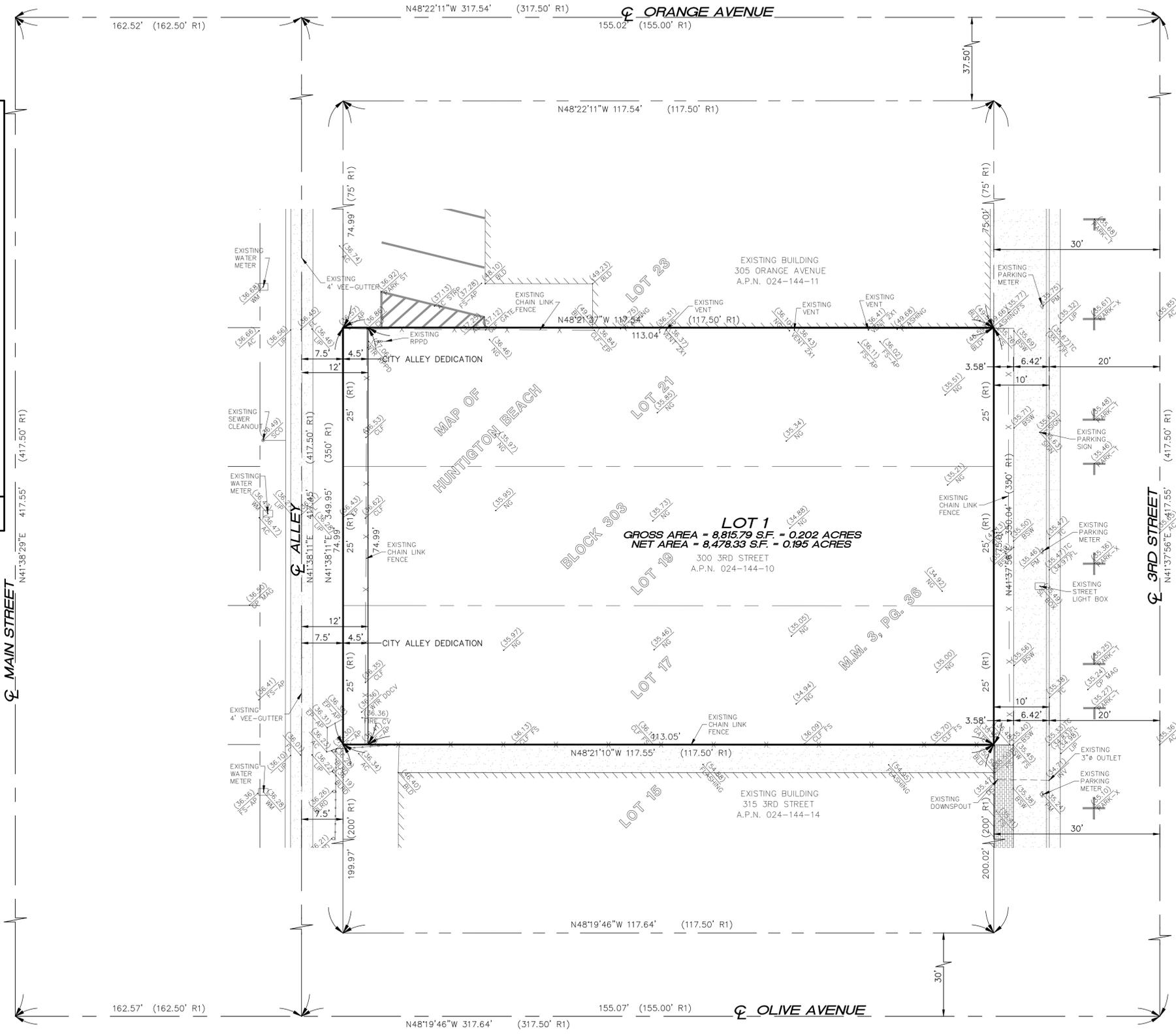
LEGEND

(xxx)	EXISTING ELEVATIONS
(xxx)	EXISTING CONTOUR
---	PROPERTY LINE
---	ORIGINAL LOT LINE
X	CHAIN LINK FENCE
S	SEWER LINE
W	WATER LINE
---	BLOCK WALL
---	BUILDING
---	CONCRETE
*	PALM TREE
AC	ASPHALTIC CONCRETE
BSW	BACK OF SIDEWALK
CB	CATCH BASIN
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CP	SURVEY CONTROL POINT
+ ED	EXTRA DEPTH FOOTING
ED VLT	EDISON VAULT
ELEC BOX	ELECTRIC BOX
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
GH SPK	GEARHEAD SPIKE
GTE VLT	GTE VAULT
HP	HIGH POINT
IRR VLV	IRRIGATION VALVE
INV	INVERT
LF	LINEAR FEET
LS	LANDSCAPE AREA
L.S.	LUMP SUM
MH	MANHOLE
NG	NATURAL GRADE
PP	POWER POLE
SF	SQUARE FEET
SMH	SEWER MANHOLE
STRIP DRAIN	STRIP DRAIN
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
TS	TOP OF STEP
TSW	TOP OF STEM WALL
WM	WATER METER
WV	WATER VALVE
WTR	WATER SERVICE

REVISIONS

NO.	DATE	DESCRIPTION	BY

REFERENCES
R1- INDICATES RECORD DATA PER MAP OF HUNTINGTON BEACH, MAIN STREET SECTION M.M. 3/43



TENTATIVE TRACT MAP NO. 19166

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA
CONCEPTUAL GRADING - SUBTERRANEAN GARAGE

ENGINEER:



JONES, CAHL & ASSOCIATES
CONSULTING ENGINEERS
18090 Beach Boulevard - Huntington Beach
California 92648 - (714) 848-0566
e-mail: jca@jonescahl.com
JOB NO.: 21-2485

DANIEL RUBIO DATE
P.L.S. 8239 EXP. 12/31/21

PROJECT ADDRESS:
300/321 3RD STREET

LEGAL DESCRIPTION:
REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOTS 17, 19, AND 21 IN BLOCK 303 MAP OF HUNTINGTON BEACH FILED IN BOOK 3 PAGE 36 OF M.M. RECORDS OF ORANGE COUNTY.

APN: 024-114-10

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 5019R1 AND STATION GPS NO. 5022R1, BEING NORTH 31°3'06" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR

BENCHMARK:
BENCHMARK: HB-266-89 DESCRIBED BY OCS 1989 AT THE NORTHERLY PORTION OF THE INTERSECTION OF LAKE STREET AND ATLANTA AVENUE AND ORANGE AVENUE, IN HUNTINGTON BEACH, SET AT THE SOUTHEASTERLY CORNER OF 4'-4.5" FT. BY 22' FT. CATCH BASIN, 56.3 FT. NORTHWESTERLY OF THE CENTERLINE PROD. OF LAKE STREET, 36.3 FT. NORTHEASTERLY OF THE CENTERLINE OF ORANGE AVENUE, 4 FT. BEHIND CURB FACE.
ELEVATION = 34.572 FEET (NAVD88), 2005 YEAR LEVELED O.C.S. 1995 ADJUSTMENT

FLOOD ZONE:
ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

COMMUNITY PANEL NO: 065034 0261 J
MAP NO: 06059C0261J
EFFECTIVE DATE: DECEMBER 3, 2009
DATUM: NAVD 1988

OWNER/SUBDIVIDER:
3RD STREET REAL ESTATE PARTNERS, LLC
21030 PACIFIC CITY CIRCLE, #3204
HUNTINGTON BEACH, CA 92648
PHONE: (314) 496-8870
EMAIL: KEVIN.KELLEY@GOUTLOOK.COM
CONTACT: KEVIN KELLEY

ARCHITECT: TEAM DESIGN
221 MAIN STREET, SUITE S, HUNTINGTON BEACH, CA 92648
PHONE: (714) 536-5888
E-MAIL: JEFF@TEAMDESIGNHB.COM
CONTACT: JEFF BERGSMAN

SURVEY BY: JONES, CAHL & ASSOCIATES
18090 BEACH BLVD., SUITE #12 HUNTINGTON BEACH, CA 92648
TELEPHONE: (714) 848-0566
FAX: (714) 848-6322
E-MAIL: JCA@JONESCAHL.COM
CONTACT: DANIEL RUBIO, P.E., P.L.S.

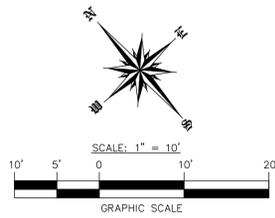
UTILITY PROVIDERS:
WATER DISTRICT: CITY OF HUNTINGTON BEACH
SANITATION DISTRICT AREA: CITY OF HUNTINGTON BEACH
ELECTRICAL PROVIDER: SOUTHERN CALIFORNIA EDISON
GAS PROVIDER: SOUTHERN CALIFORNIA GAS
CABLE PROVIDER: TIME WARNER CABLE

GENERAL NOTES:

- DATE OF PREPARATION: NOVEMBER 2022
- GROSS ACREAGE: 8,815.79 S.F. = 0.202 ACRES
- EXISTING ZONING: SP5, DTSP DISTRICT #1
- GENERAL PLAN LAND USE: MIXED USE, M-SP (30-50 DU/AC)
- SITE IS CURRENTLY VACANT
- ALL DIMENSIONS ARE APPROXIMATE.
- ALL IMPROVEMENTS REQUIRED BY THE CITY OF HUNTINGTON BEACH SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.

TENTATIVE TRACT MAP NO. 19166

IN THE CITY OF HUNTINGTON BEACH
DATE: NOVEMBER 2, 2022
CONCEPTUAL GRADING - SUBTERRANEAN GARAGE
SHEET 3 OF 4



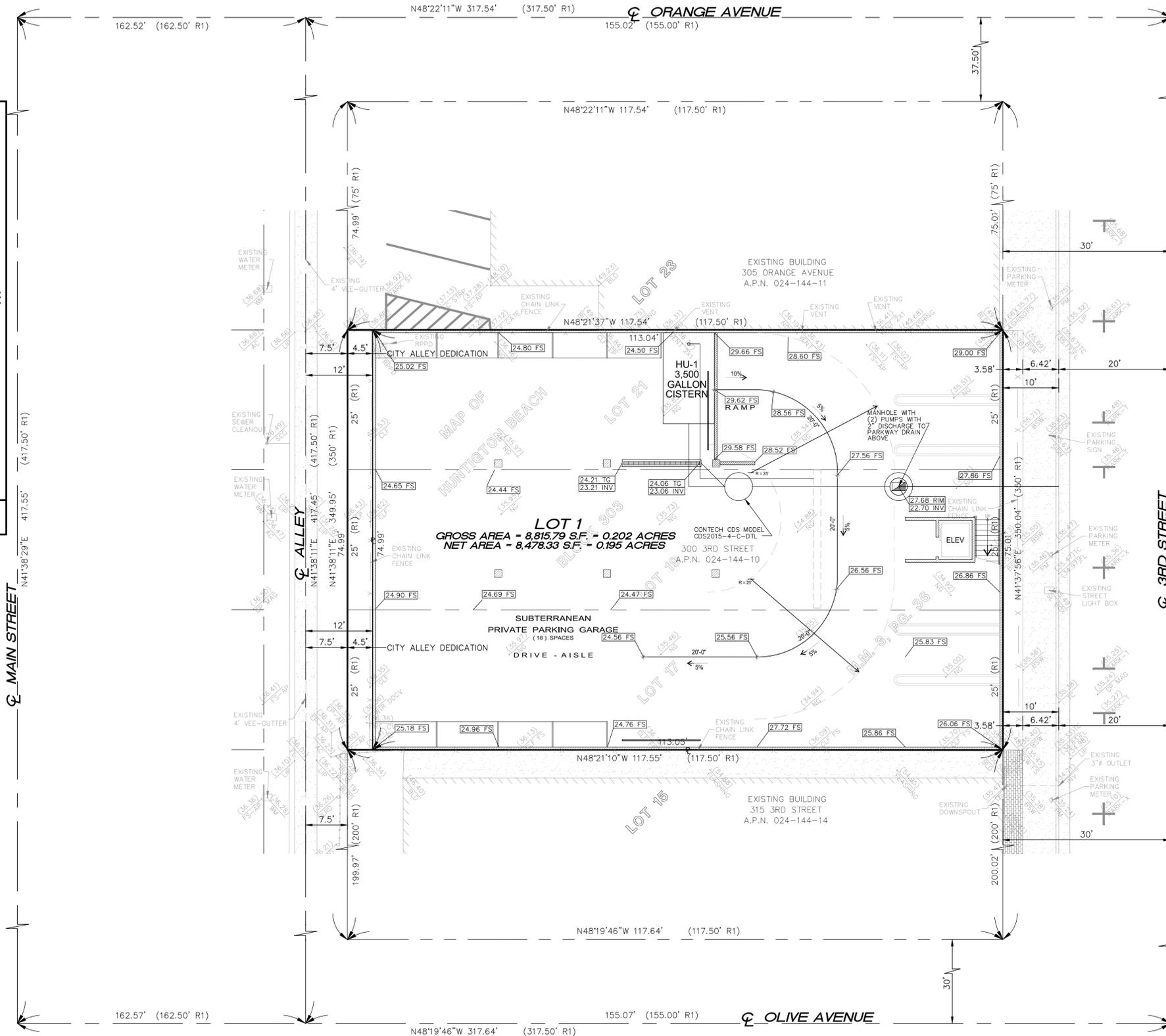
LEGEND

(xxx)	EXISTING ELEVATIONS
(xxx)	EXISTING CONTOUR
---	PROPERTY LINE
---	ORIGINAL LOT LINE
X	CHAIN LINK FENCE
S	SEWER LINE
W	WATER LINE
---	BLOCK WALL
---	BUILDING
---	CONCRETE
*	PALM TREE
AC	ASPHALTIC CONCRETE
BSW	BACK OF SIDEWALK
CB	CATCH BASIN
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CP	SURVEY CONTROL POINT
+ ED	EXTRA DEPTH FOOTING
ED VLT	EDISON VAULT
ELEC BOX	ELECTRIC BOX
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
GH SPK	GEARHEAD SPIKE
GTE VLT	GTE VAULT
H/P	HIGH POINT
IRR VLV	IRRIGATION VALVE
INV	INVERT
LF	LINEAR FEET
LS	LANDSCAPE AREA
L.S.	LUMP SUM
MH	MANHOLE
NG	NATURAL GRADE
PP	POWER POLE
SF	SQUARE FEET
SMH	SEWER MANHOLE
STRIP DRAIN	STRIP DRAIN
SW	SIDEWALK
TC	TOP OF CURB
TC	TOP OF GRATE
TS	TOP OF STEP
TSW	TOP OF STEM WALL
WM	WATER METER
WV	WATER VALVE
WTR	WATER SERVICE

REVISIONS

NO.	DATE	DESCRIPTION	BY

REFERENCES
R1- INDICATES RECORD DATA PER MAP OF HUNTINGTON BEACH, MAIN STREET SECTION M.M. 3/43



TENTATIVE TRACT MAP NO. 19166

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA
CONCEPTUAL GRADING - GROUND LEVEL

ENGINEER:



JONES, CAHL & ASSOCIATES
CONSULTING ENGINEERS
18090 Beach Boulevard - Huntington Beach
California 92648 - (714) 848-0566
e-mail: jca@jonescahl.com
JOB NO.: 21-2485

DANIEL RUBIO DATE
P.L.S. 8239 EXP. 12/31/21

PROJECT ADDRESS:
300/321 3RD STREET

LEGAL DESCRIPTION:
REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOTS 17, 19, AND 21 IN BLOCK 303 MAP OF HUNTINGTON BEACH FILED IN BOOK 3 PAGE 36 OF M.M. RECORDS OF ORANGE COUNTY.

APN: 024-114-10

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 5019R1 AND STATION GPS NO. 5022R1, BEING NORTH 31°3'06" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR

BENCHMARK:
BENCHMARK: HB-266-89 DESCRIBED BY OCS 1989 AT THE NORTHERLY PORTION OF THE INTERSECTION OF LAKE STREET AND ATLANTA AVENUE AND ORANGE AVENUE, IN HUNTINGTON BEACH, SET AT THE SOUTHEASTERLY CORNER OF 4'-4.5" FT. BY 22' FT. CATCH BASIN, 56.3 FT. NORTHWESTERLY OF THE CENTERLINE PROD. OF LAKE STREET, 36.3 FT. NORTHEASTERLY OF THE CENTERLINE OF ORANGE AVENUE, 4 FT. BEHIND CURB FACE.

ELEVATION = 34.572 FEET (NAVD88), 2005 YEAR LEVELED O.C.S. 1995 ADJUSTMENT

FLOOD ZONE:
ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

COMMUNITY PANEL NO: 065034 0261 J
MAP NO: 06059C0261J
EFFECTIVE DATE: DECEMBER 3, 2009
DATUM: NAVD 1988

OWNER/SUBDIVIDER:
3RD STREET REAL ESTATE PARTNERS, LLC
21030 PACIFIC CITY CIRCLE, #3204
HUNTINGTON BEACH, CA 92648
PHONE: (314) 496-8870
EMAIL: KEVIN.J.KELLEY@OUTLOOK.COM
CONTACT: KEVIN KELLEY

ARCHITECT: TEAM DESIGN
227 MAIN STREET, SUITE S,
HUNTINGTON BEACH, CA 92648
PHONE: (714) 536-5888
EMAIL: JEFF@TEAMDESIGNHB.COM
CONTACT: JEFF BERGSMAN

SURVEY BY: JONES, CAHL & ASSOCIATES
18090 BEACH BLVD., SUITE #12
HUNTINGTON BEACH, CA 92648
TELEPHONE: (714) 848-0566
FAX: (714) 848-6322
E-MAIL: JCA@JONESCAHL.COM
CONTACT: DANIEL RUBIO, P.E., P.L.S.

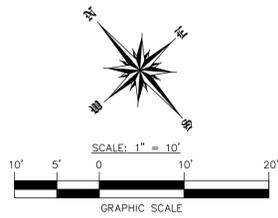
UTILITY PROVIDERS:
WATER DISTRICT: CITY OF HUNTINGTON BEACH
SANITATION DISTRICT AREA: CITY OF HUNTINGTON BEACH
ELECTRICAL PROVIDER: SOUTHERN CALIFORNIA EDISON
GAS PROVIDER: SOUTHERN CALIFORNIA GAS
CABLE PROVIDER: TIME WARNER CABLE

GENERAL NOTES:

- DATE OF PREPARATION: NOVEMBER 2022
- GROSS ACREAGE: 8,815.79 S.F. = 0.202 ACRES
- EXISTING ZONING: SP5, DTSP DISTRICT #1
- GENERAL PLAN LAND USE: MIXED USE, M-SP (30-50 DU/AC)
- SITE IS CURRENTLY VACANT
- ALL DIMENSIONS ARE APPROXIMATE.
- ALL IMPROVEMENTS REQUIRED BY THE CITY OF HUNTINGTON BEACH SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.

TENTATIVE TRACT MAP NO. 19166

IN THE CITY OF HUNTINGTON BEACH
DATE: NOVEMBER 2, 2022
CONCEPTUAL GRADING - GROUND LEVEL
SHEET 4 OF 4



LEGEND

(xxx)	EXISTING ELEVATIONS
(xxx)	EXISTING CONTOUR
---	PROPERTY LINE
---	ORIGINAL LOT LINE
X	CHAIN LINK FENCE
S	SEWER LINE
W	WATER LINE
---	BLOCK WALL
---	BUILDING
---	CONCRETE
*	PALM TREE
AC	ASPHALTIC CONCRETE
BSW	BACK OF SIDEWALK
CB	CATCH BASIN
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CP	SURVEY CONTROL POINT
+ ED	EXTRA DEPTH FOOTING
ED VLT	EDISON VAULT
ELEC BOX	ELECTRIC BOX
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
GH SPK	GEARHEAD SPIKE
GTE VLT	GTE VAULT
H/P	HIGH POINT
IRR VLV	IRRIGATION VALVE
INV	INVERT
LF	LINEAR FEET
LS	LANDSCAPE AREA
L/S	LUMP SUM
MH	MANHOLE
NG	NATURAL GRADE
PP	POWER POLE
SF	SQUARE FEET
SMH	SEWER MANHOLE
STRIP DRAIN	STRIP DRAIN
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
TS	TOP OF STEP
TSW	TOP OF STEM WALL
WM	WATER METER
WV	WATER VALVE
WTR	WATER SERVICE

REVISIONS

NO.	DATE	DESCRIPTION	BY

REFERENCES
R1- INDICATES RECORD DATA PER MAP OF HUNTINGTON BEACH, MAIN STREET SECTION M.M. 3/43

