

410 MAIN STREET

1ST SUBMITTAL - SCHEMATIC DESIGN PACKAGE



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PROJECT TEAM

APPLICANT/OWNER

BETTER FUTURE INVESTMENTS, LLC

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WESTMINSTER, CA 92683

CONTACT: PETE ZEHNDER

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ARCHITECT

DAHLIN GROUP

501 W. BROADWAY

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LANDSCAPE ARCHITECT

BGB DESIGN GROUP

3185 C1 AIRWAY AVENUE

COSTA MESA, CA 92626

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(714) 545-2898

ART@BGB-INC.COM

CIVIL ENGINEER

FUSCOE ENGINEERING

16795 VAN KARMAN, SUITE 100

IRVINE, CA 92606

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COVER SHEET

410 MAIN STREET - HUNTINGTON BEACH, CA
BETTER FUTURE INVESTMENTS, LLC



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Landscape Architecture Planning Urban Design
3185 C1 Airway Avenue Costa Mesa, CA 92626
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DATE 07-28-2023
JOB NO. 1757-001

501 West Broadway
Suite 1080
San Diego, CA 92101
858-350-0544

G1.0

PROJECT OVERVIEW	
A 28 UNIT PROJECT CONSISTING OF A 3- STORY TYPE V-A RESIDENTIAL BUILDING ON TOP OF A 1-STORY TYPE I-A RETAIL "PODIUM" WITH SUBTERRANEAN PARKING LEVEL.	
ASSESOR'S PARCEL NUMBER (APN):	024-134-07 024-134-08
ZONING:	SP-5, DISTRICT 1 COASTAL ZONE
EXISTING USES:	COMMERCIAL / RETAIL
PROPOSED USES:	MIXED-USE
GROSS LAND AREA:	0.47 ACRES
TOTAL UNITS:	28 UNITS
DENSITY:	59.57 DU/AC

DENSITY BONUS CALCULATIONS			
LAND AREA	X	ALLOWABLE DENSITY / ACRE	= ALLOWABLE UNIT TOTAL
0.47 ACRES		50 UNITS	23.50 UNITS
		10% AFFORDABLE DESIGNATION	= 2.35 UNITS
ALLOWABLE UNIT TOTAL	X	20% DENSITY BONUS INCREASE	= DENSITY BONUS UNIT TOTAL
23.50 UNITS		1.20	28.20 UNITS
28 TOTAL UNITS, INCLUDING 2 AFFORDABLE UNITS.			

PARKING SUMMARY			
PARKING REQUIRED (PER HB DOWNTOWN SP)*			
PROGRAM TYPE	TOTAL	REQUIREMENT	TOTAL
1 BED	14 UNITS	1 /UNIT	14 SPACES
2 BED	14 UNITS	2 /UNIT	28 SPACES
TOTAL RESIDENTIAL PARKING REQUIRED**			42 SPACES
RETAIL	8,000 SF	3 /1,000 SF	24 SPACES
TOTAL PARKING REQUIRED			66 SPACES
PARKING PROVIDED			
PARKING TYPE	TOTAL	NOTES	TOTAL
RESID. STAND.	28 SPACES	1 & 2 BED UNITS	44 SPACES
RESID. TANDEM	16 SPACES	2 BED UNITS ONLY	
RETAIL***	10 SPACES	ALLEY LOCATED	10 SPACES
TOTAL PARKING PROVIDED			54 SPACES
BICYCLE PARKING (PER HB DOWNTOWN SP)			
1 SPACE / UNIT (REQUIRED)	X	28 UNITS	= 28 SPACES
PLUS RETAIL SPACES (1/25 PARKING; 3 MINIMUM):			3 SPACES
TOTAL BICYCLE PARKING PROVIDED			31 SPACES

*DEVELOPER OPTING TO COMPLY WITH SPECIFIC PLAN RESIDENTIAL PARKING REQUIREMENTS RATHER THAN STATE AFFORDABLE STANDARDS.

**AT THE REQUEST OF THE DEVELOPER, THE CITY WILL PERMIT A VEHICULAR PARKING RATIO, INCLUSIVE OF HANDICAPPED AND GUEST PARKING.

***10 SPACES PLUS 9 PUBLIC SPACES ON MAIN STREET, TOTALING 19 SPACES. IN-LEUI FEES WILL APPLY TO OUTSTANDING 5 RETAIL SPACES REQUIRED.

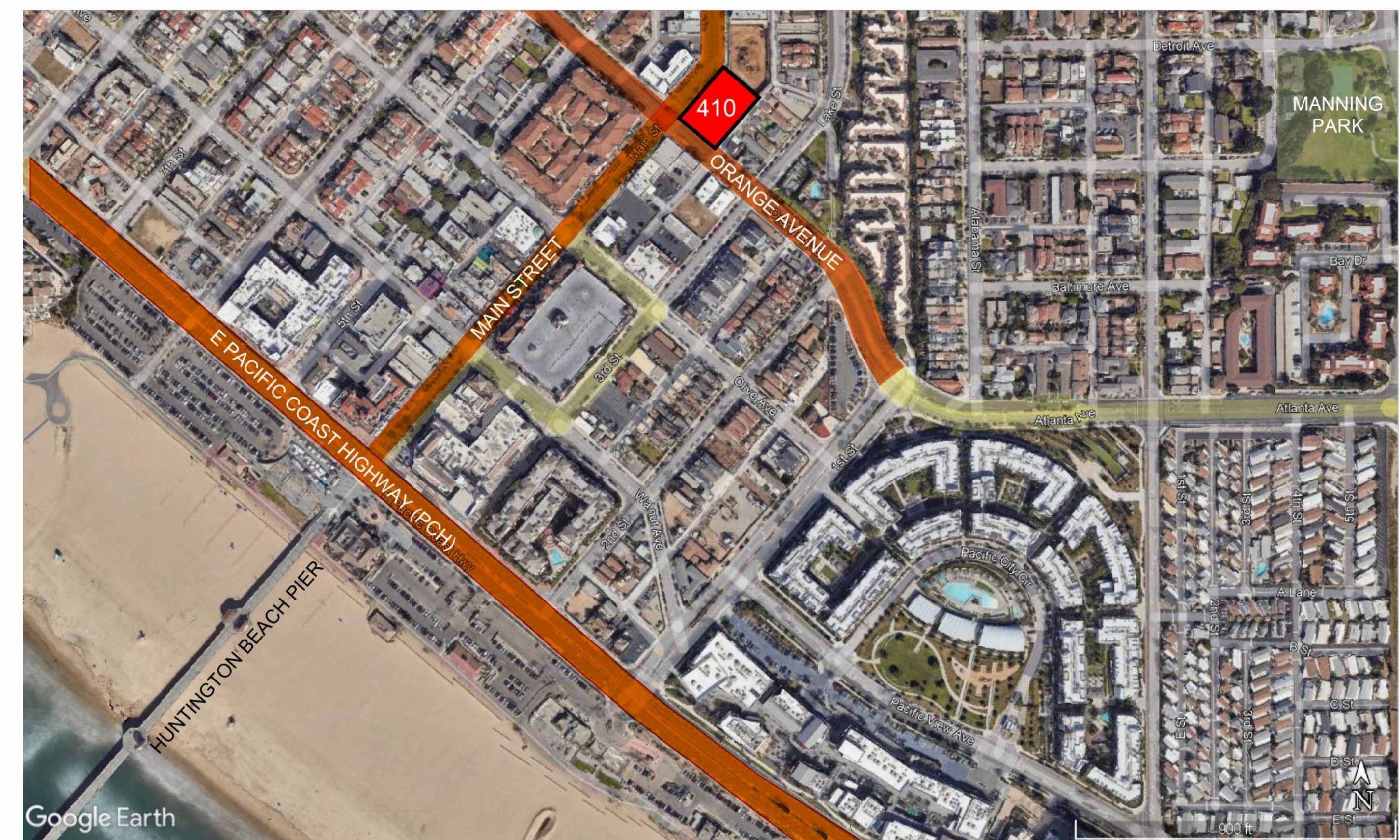
UNIT SUMMARY							
UNIT TYPE	UNIT	UNIT NRSF	UNIT TOTALS	NRSF TOTALS	UNIT TYPE TOTALS	UNIT %	UNIT TYPE %
1 BED	A1-A	1,040	8	8,320	14	29%	50%
	A1-B*	1,046	6	6,276		21%	
2 BED	B1	1,277	3	3,831	14	11%	50%
	B2	1,490	2	2,980		7%	
	B3	1,403	3	4,209		11%	
	B4*	1,237	3	3,711		11%	
	B5	1,255	3	3,765		11%	
TOTALS				33,092	28	100%	100%

*ONE (1) A1-B UNIT AND ONE (1) B4 UNIT DESIGNATED AFFORDABLE HOUSING UNITS IN ACCORDANCE WITH CALIFORNIA DENSITY BONUS LAW.

BUILDING SUMMARY					
UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	UNIT TOTALS
A1-A	0	3	3	2	8
A1-B	0	2	2	2	6
B1	0	1	1	1	3
B2	0	1	1	0	2
B3	0	1	1	1	3
B4	0	1	1	1	3
B5	0	1	1	1	3
TOTALS	0	10	10	8	28

OPEN SPACE SUMMARY			
OPEN SPACE REQUIRED (PER HB DOWNTOWN SP)			
150 SF / UNIT	X	28 UNITS	= 4,200 SF
PLUS PUBLIC OPEN SPACE REQUIRED (3% MIN. OF SITE AREA)			
SITE AREA	X	0.03	= 617 SF
20,550 SF			
TOTAL OPEN SPACE REQUIRED			4,817 SF
OPEN SPACE PROVIDED			
LOCATION		TYPE	TOTAL
LEVEL 1	CORNER PLAZA	PUBLIC	1,296 SF
LEVEL 1	STOREFRONT ENTRIES		732 SF
LEVEL 1	RESIDENT LOBBY	COMMON	724 SF
LEVEL 1	FITNESS SPACE		962 SF
LEVEL 4	LOUNGE		491 SF
LEVEL 4	COVERED TERRACE		957 SF
LEVEL 4	OPEN-AIR TERRACE		601 SF
ROOF	SPA DECK		1,647 SF
UNITS	PRIVATE BALCONIES*	PRIVATE	2,896 SF
TOTAL OPEN SPACE PROVIDED			10,306 SF
OPEN SPACE/UNIT PROVIDED			368 SF/UNIT

*ALL UNIT BALCONIES EXCEED 60 SF MINIMUM PRIVATE OPEN SPACE REQUIREMENT OUTLINED IN SECTION 3.2.1.6.1 OF THE SPECIFIC PLAN



SITE VICINITY MAP



EXISTING CONDITIONS - MAIN ST.



EXISTING CONDITIONS - ALLEY



EXISTING CONDITIONS - ORANGE AVE.



EXISTING CONDITIONS - CORNER

PROJECT INFORMATION

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BETTER FUTURE INVESTMENTS, LLC



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GENERAL NOTES

ALL UNITS ARE PROPOSED AS FOR-SALE CONDOMINIUMS. PLEASE SEE TENTATIVE TRACT AND PARCEL MAPS.

COMMERCIAL USES WITH RESIDENTIAL UNITS ABOVE SHALL PROVIDE VENTILATION SYSTEMS TO PREVENT ODORS FROM ADVERSELY AFFECTING RESIDENTIAL UNITS PER SECTION 3.2.14 OF THE SPECIFIC PLAN.

SUSTAINABLE BUILDING PRACTICES SHALL BE INCORPORATED INTO THE PROJECT IN ACCORDANCE WITH SECTION 3.2.2 OF THE SPECIFIC PLAN.

THE COMMUNITY SERVICES & LIBRARY DEPARTMENT SHALL BE NOTIFIED REGARDING ANY DISRUPTIONS TO ACCESS OR OPERATION OF THE PUBLIC PARKING SPACES AND METERS DURING CONSTRUCTION ACTIVITY SHOULD THE PROJECT MOVE FORWARD

THE APPROPRIATE PARK FEES PER SECTION 17.76 OF THE MUNICIPAL CODE SHALL BE APPLIED TO THE PROJECT.

PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY, ALL APPROPRIATE PARKLAND DEDICATION FEES SHALL BE PAID PER CHAPTER 254.08 OF THE ZONING CODE.

OCCUPANCIES IN GROUPS R-1, R-2, R-2.1, R-2.2, R-3, R-3.1 AND R-4 SHALL COMPLY WITH THE PROVISIONS OF SECTIONS 420.1 THROUGH 420.11 AND OTHER APPLICABLE PROVISIONS OF THIS CODE

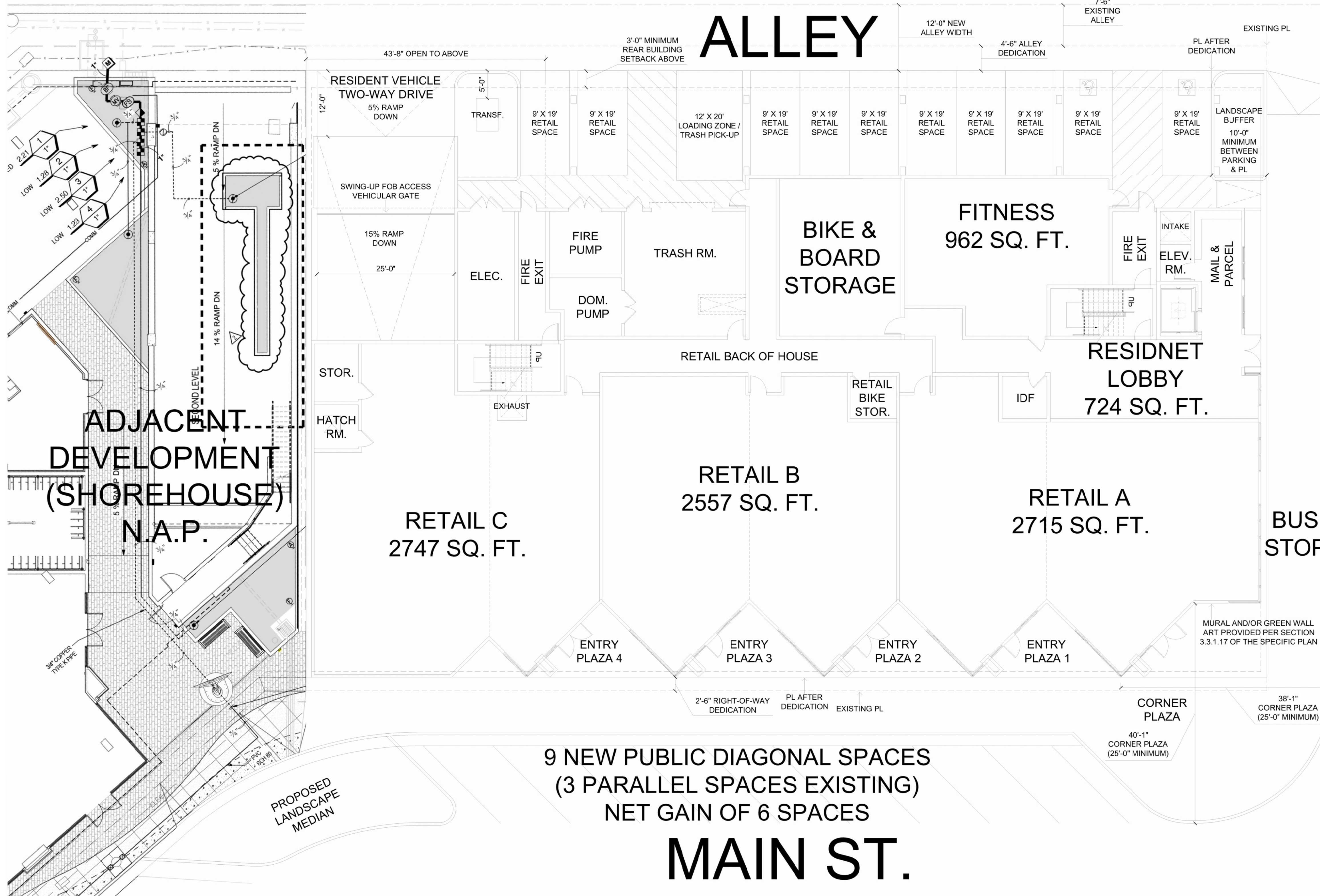
THE ELEVATOR SHALL BE ONE OF THE REQUIRED MEANS OF ACCESSIBLE EGRESS AS PER 1009.2.1 2019 CBC AND HAVE STANDBY POWER AS PER 1009.4.1 2019 CBC

AN EMERGENCY ELEVATOR COMMUNICATION SYSTEM SHALL BE PROVIDED AS PER 3001.2 2019 CBC.

THE ELEVATOR SHALL BE ACCESSED FROM AN AREA OF REFUGE AS PER 1009.6 CBC.

ALL ENTRANCES EXITS AND VEHICULAR PASSAGeways EXCEED THE MINIMUM 8'-2" VERTICAL CLEARANCE REQUIRED PER 1109A.8.1 CBC.

ELECTRIC VEHICLE (EV) CHARGING SHALL BE PROVIDED AS PER SECTIONS 4.106.4.1 FOR NEW CONSTRUCTION, AND 5.106.5.3 ELECTRIC VEHICLE (EV) CHARGING.



ARCHITECTURAL SITE PLAN

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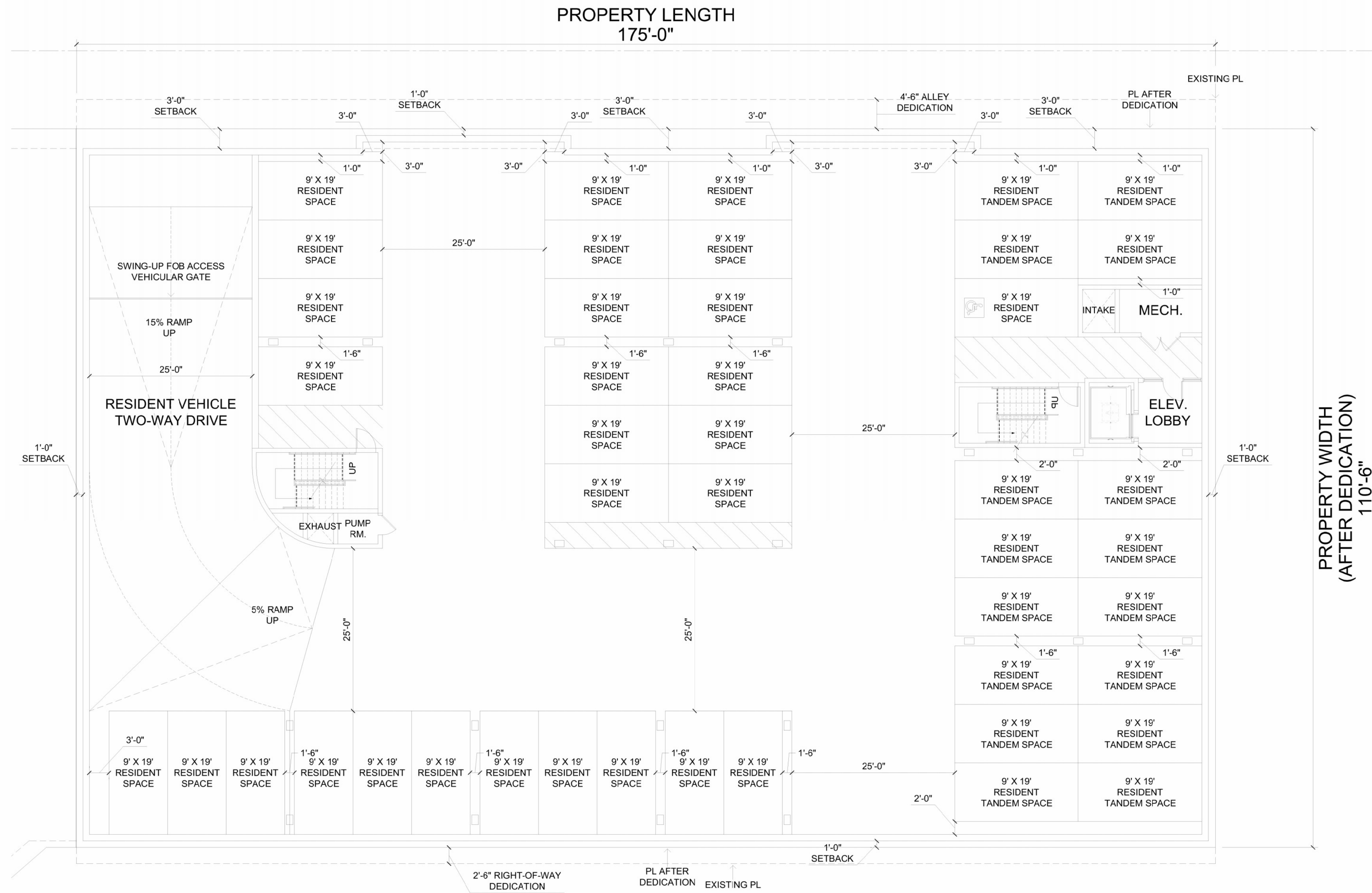


SCALE 1" = 10'-0"
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A1.0



SUBTERRANEAN PLAN

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A1.1



LEVEL 2 BUILDING PLAN

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A1.2



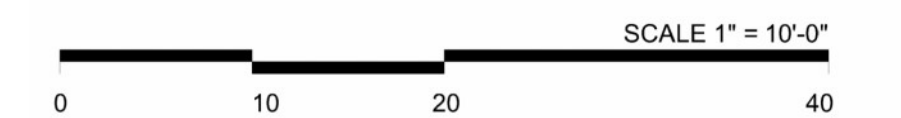
LEVEL 3 BUILDING PLAN

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A1.3



LEVEL 4 BUILDING PLAN

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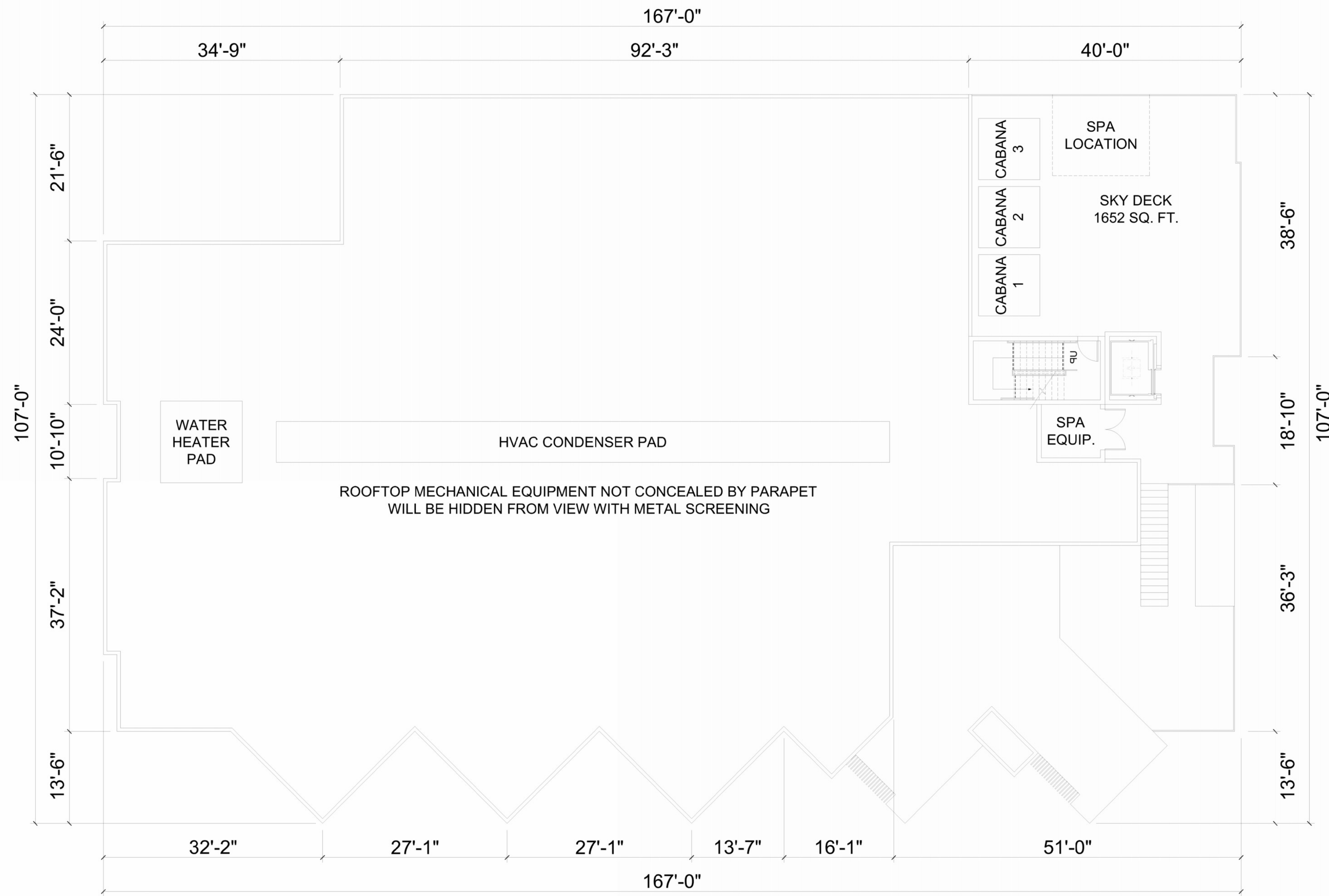
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A1.4



ROOF PLAN

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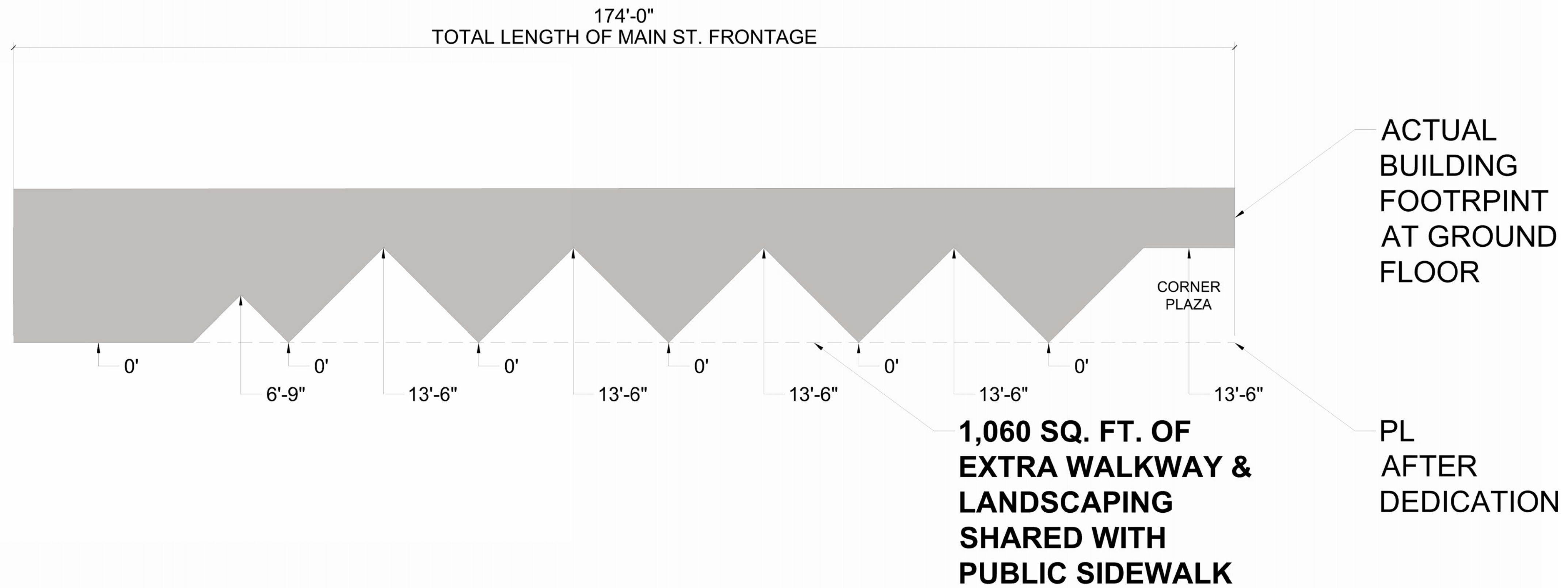
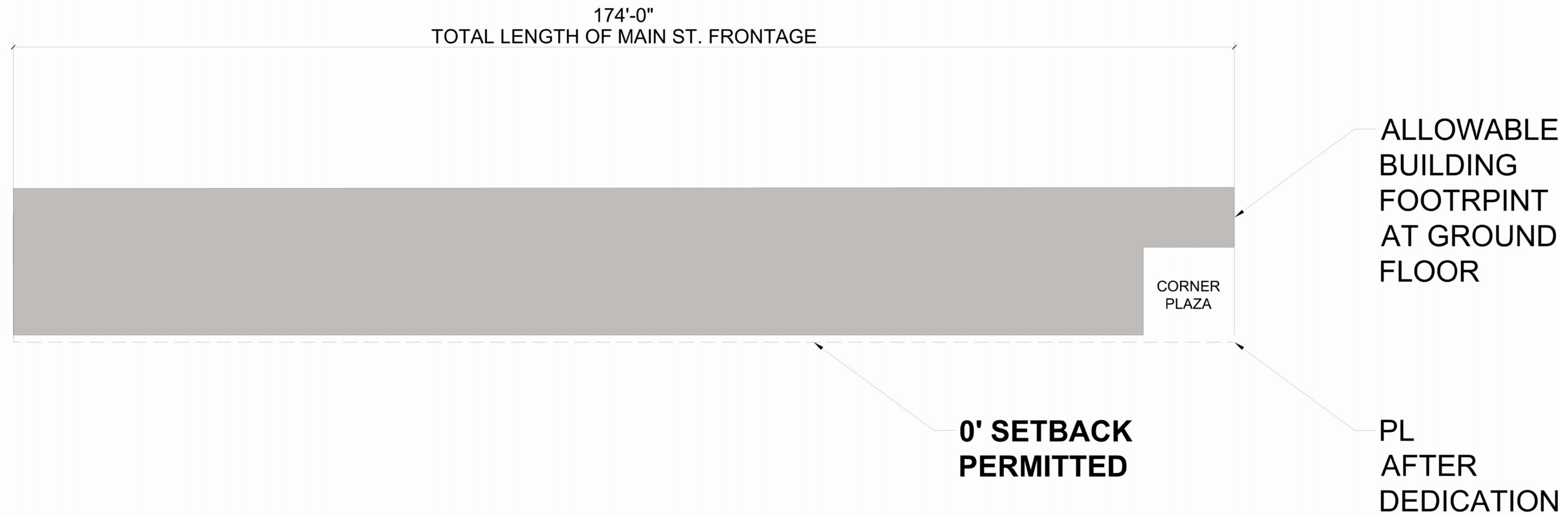
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A1.5



GROUND LEVEL SETBACKS

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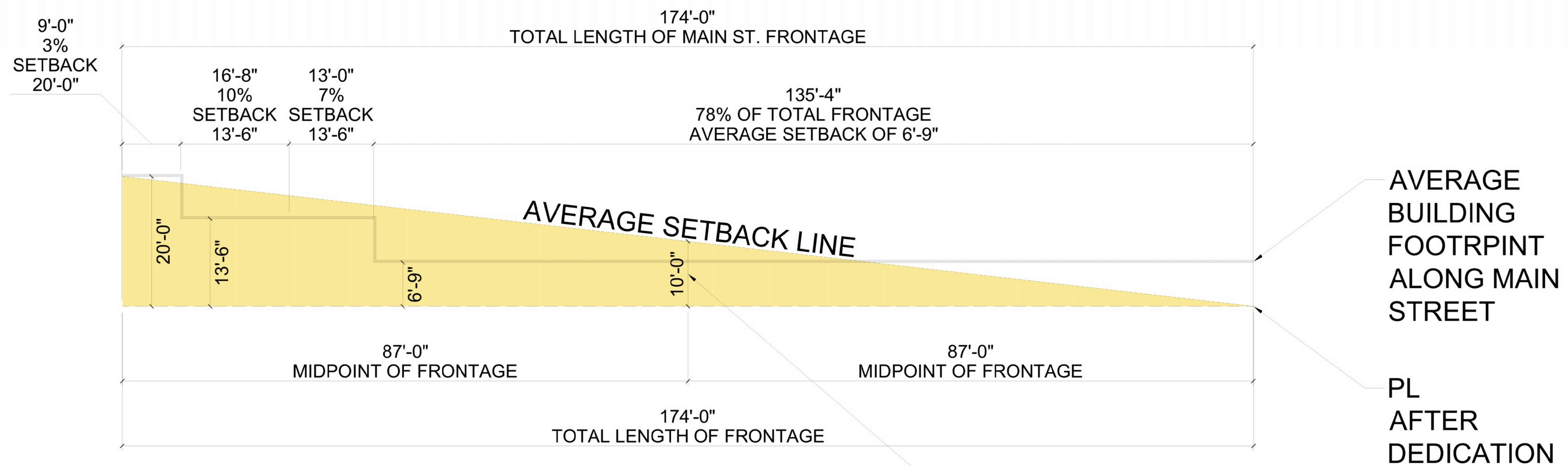
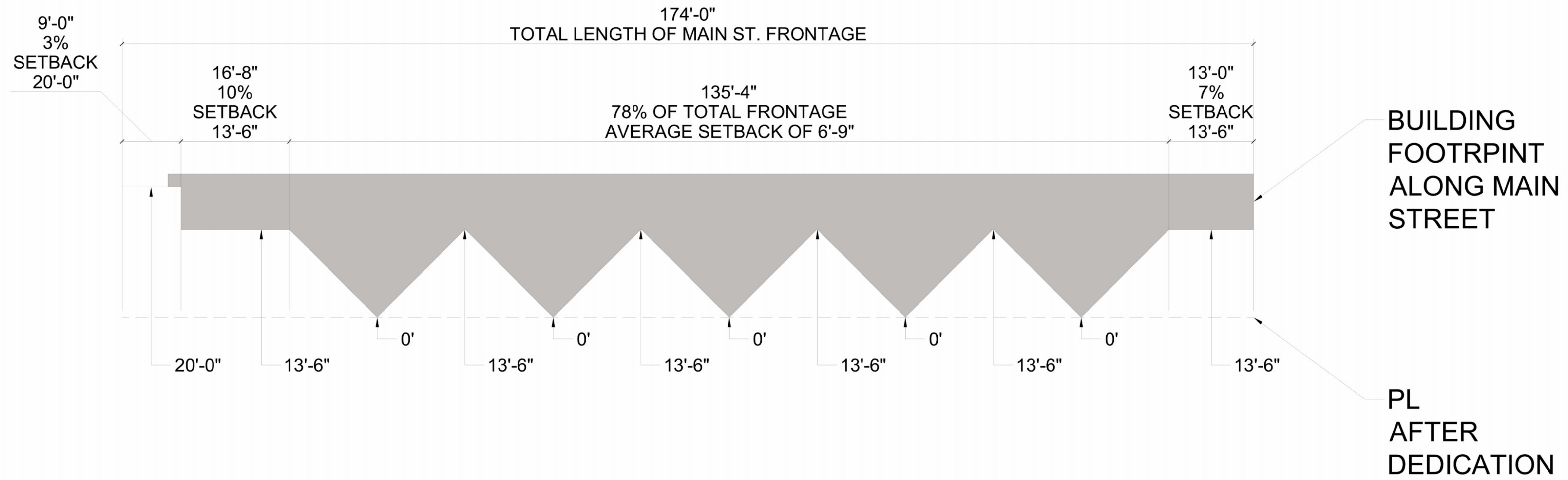
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A1.6



10'-0" UPPER STORY AVERAGE SETBACK OF FRONT FACADE PER SECTION 3.3.1.9 OF THE SPECIFIC PLAN



UPPER LEVEL SETBACKS

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A1.7



SOUTHWEST ELEVATION - 0RANGE AVE.

-	MATERIAL
1	PAINTED STUCCO - 16/20 FINISH W/ CONTROL JOINTS
2	CEMENTITIOUS SIDING
3	TILE - STONE APPEARANCE
4	TILE - WOOD APPEARANCE
5	METAL PANELING
6	VINYL WINDOW - BRONZE FINISH
7	STOREFRONT WINDOW - ANODIZED BRONZE FINISH
8	GLASS RAILING
9	METAL LOUVER AWNING



NORTHWEST ELEVATION - MAIN ST.

CONCEPTUAL ELEVATIONS

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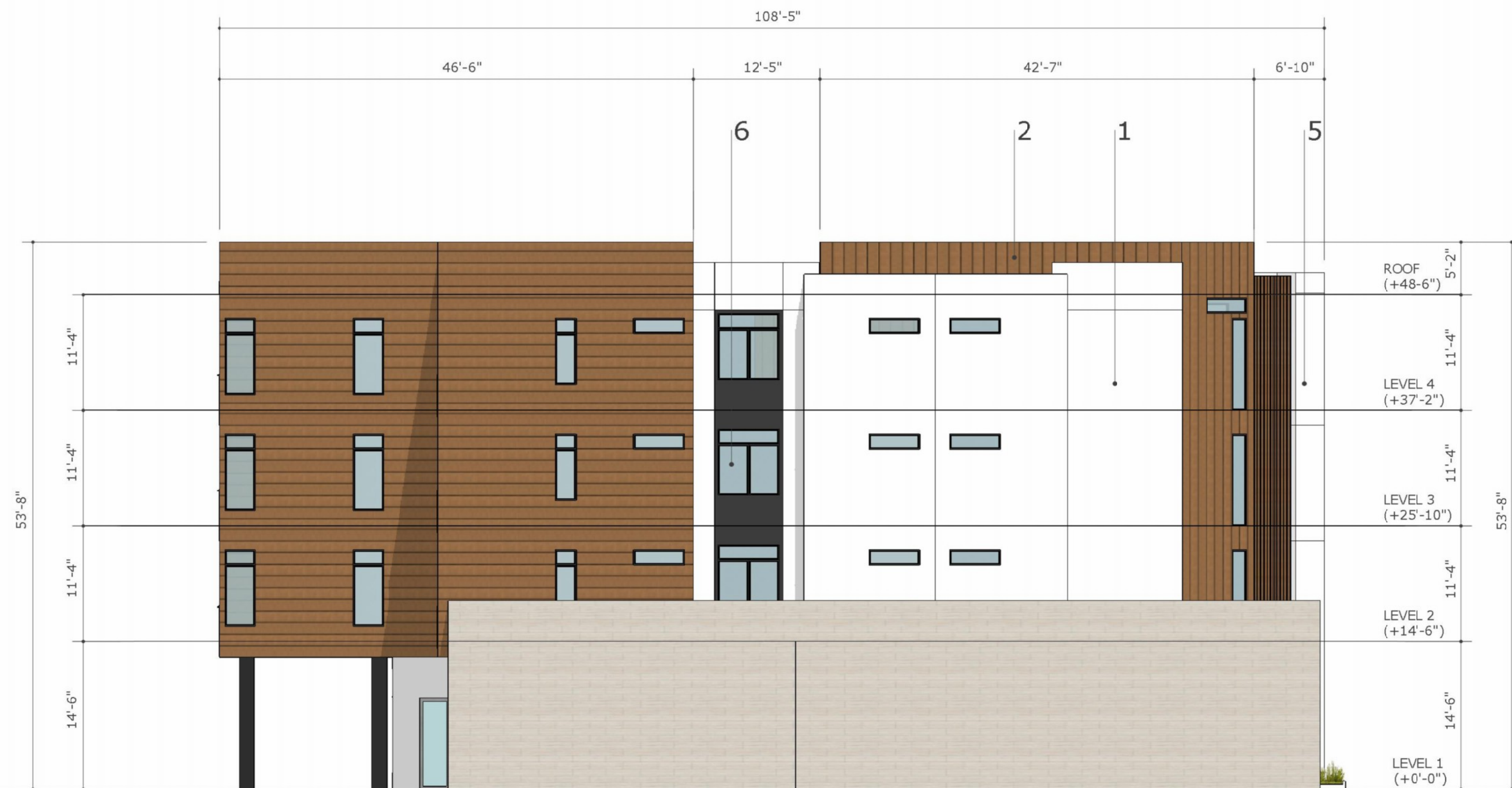
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A2.0



NORTHEAST ELEVATION - SIDE

-	MATERIAL
1	PAINTED STUCCO - 16/20 FINISH W/ CONTROL JOINTS
2	CEMENTITIOUS SIDING
3	TILE - STONE APPEARANCE
4	TILE - WOOD APPEARANCE
5	METAL PANELING
6	VINYL WINDOW - BRONZE FINISH
7	STOREFRONT WINDOW - ANODIZED BRONZE FINISH
8	GLASS RAILING
9	METAL LOUVER AWNING



SOUTHEAST ELEVATION - ALLEY

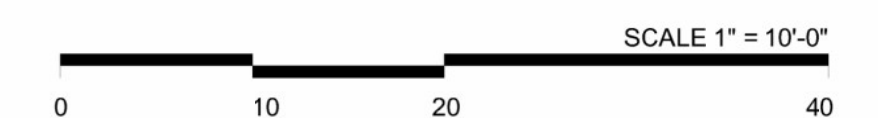
CONCEPTUAL ELEVATIONS

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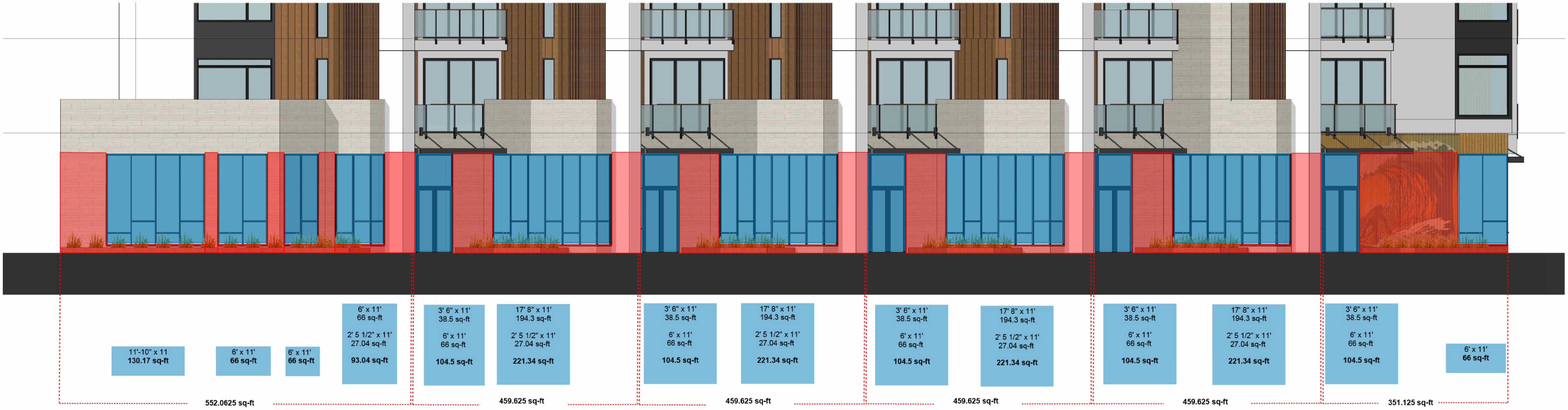
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A2.1



Total Square Footage of Transparent Window/Door
2261.57
Total Street-facing Facade (sq-ft)
3590.6875
68.5% Transparency

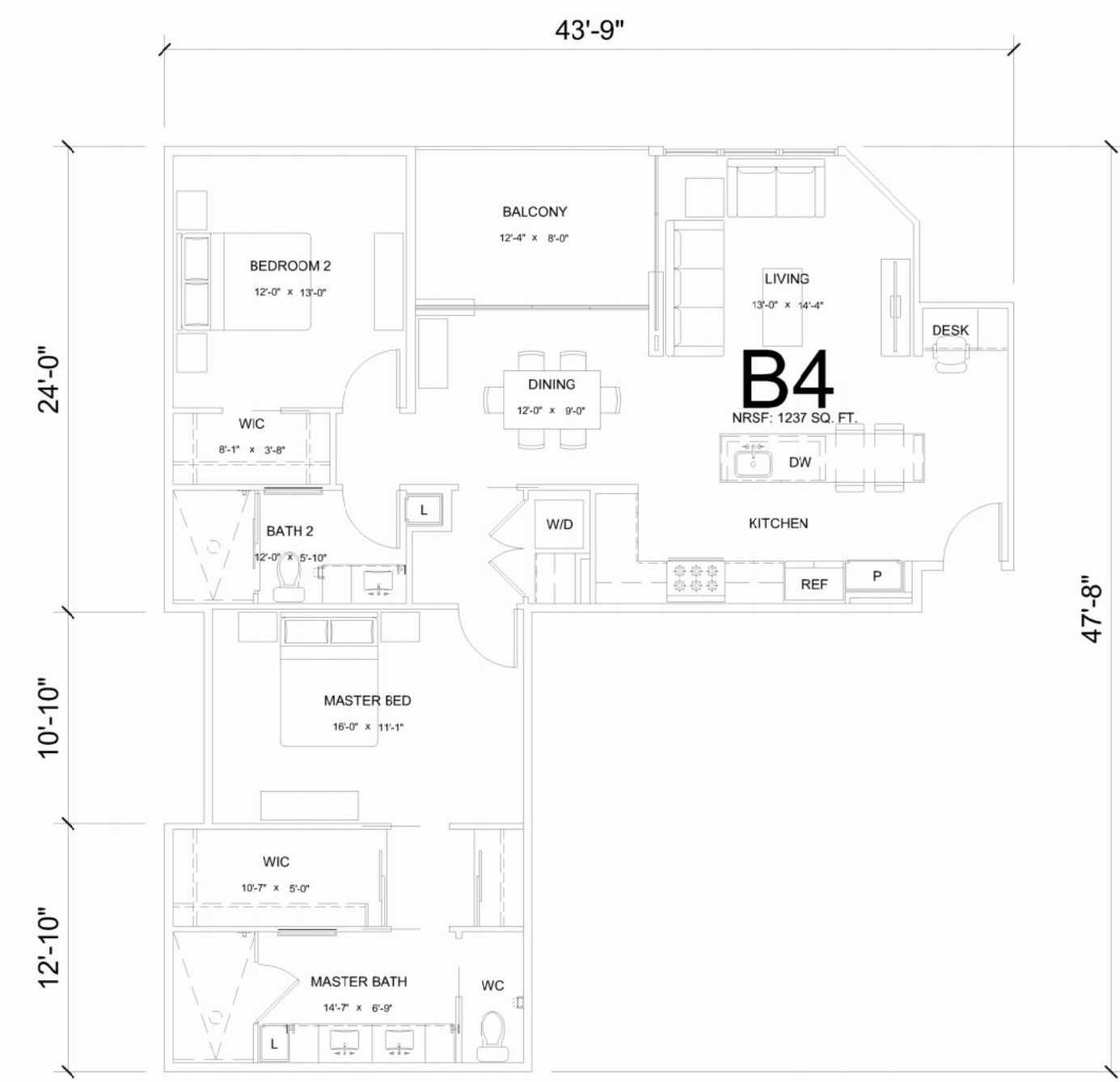


STOREFRONT EXHIBIT

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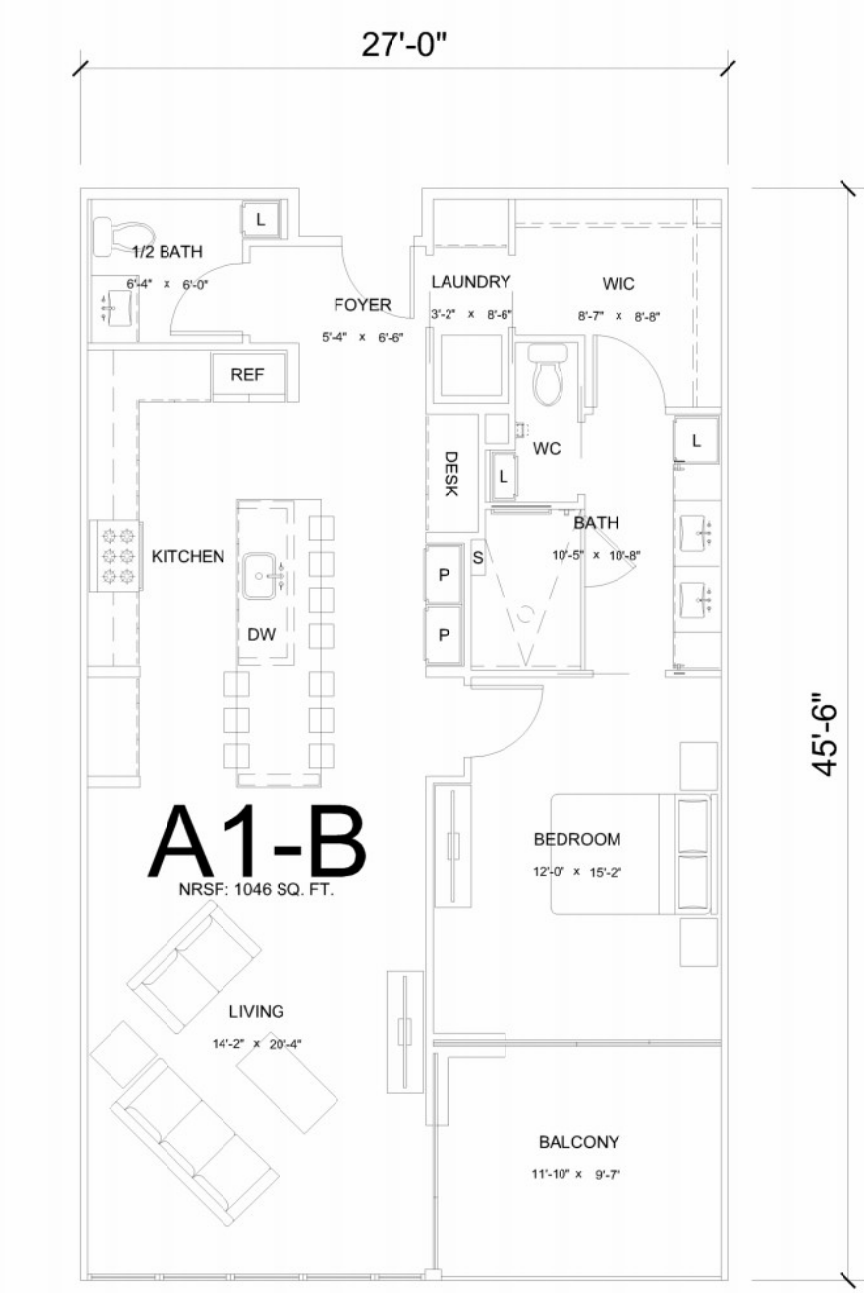
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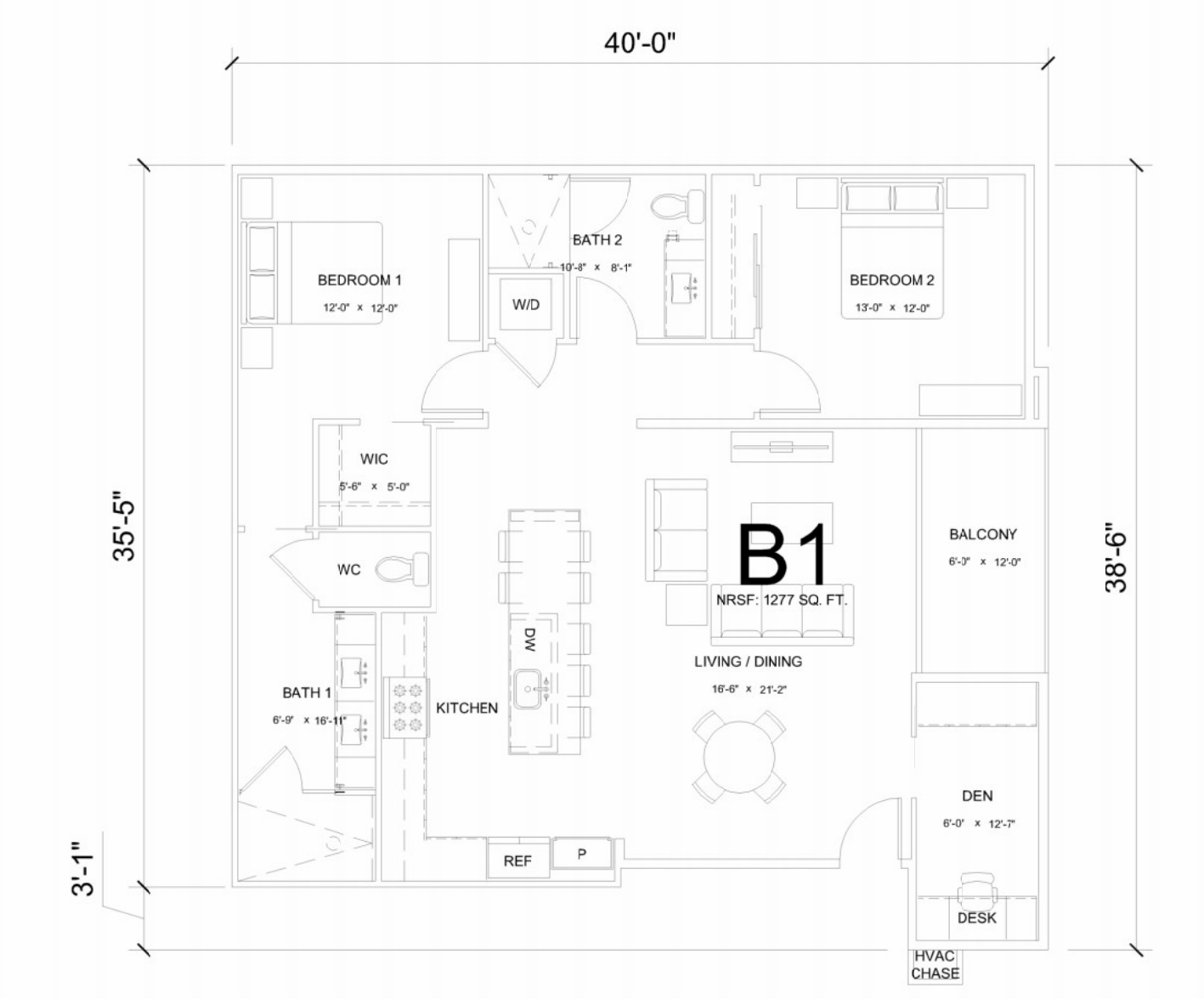
UNIT B4
2 BED - 2 BATH
NET RENTABLE: 1237 SQ. FT.
BALCONY: 98 SQ. FT.



UNIT B5
2 BED + DEN - 2 BATH
NET RENTABLE: 1255 SQ. FT.
BALCONY: 113 SQ. FT.



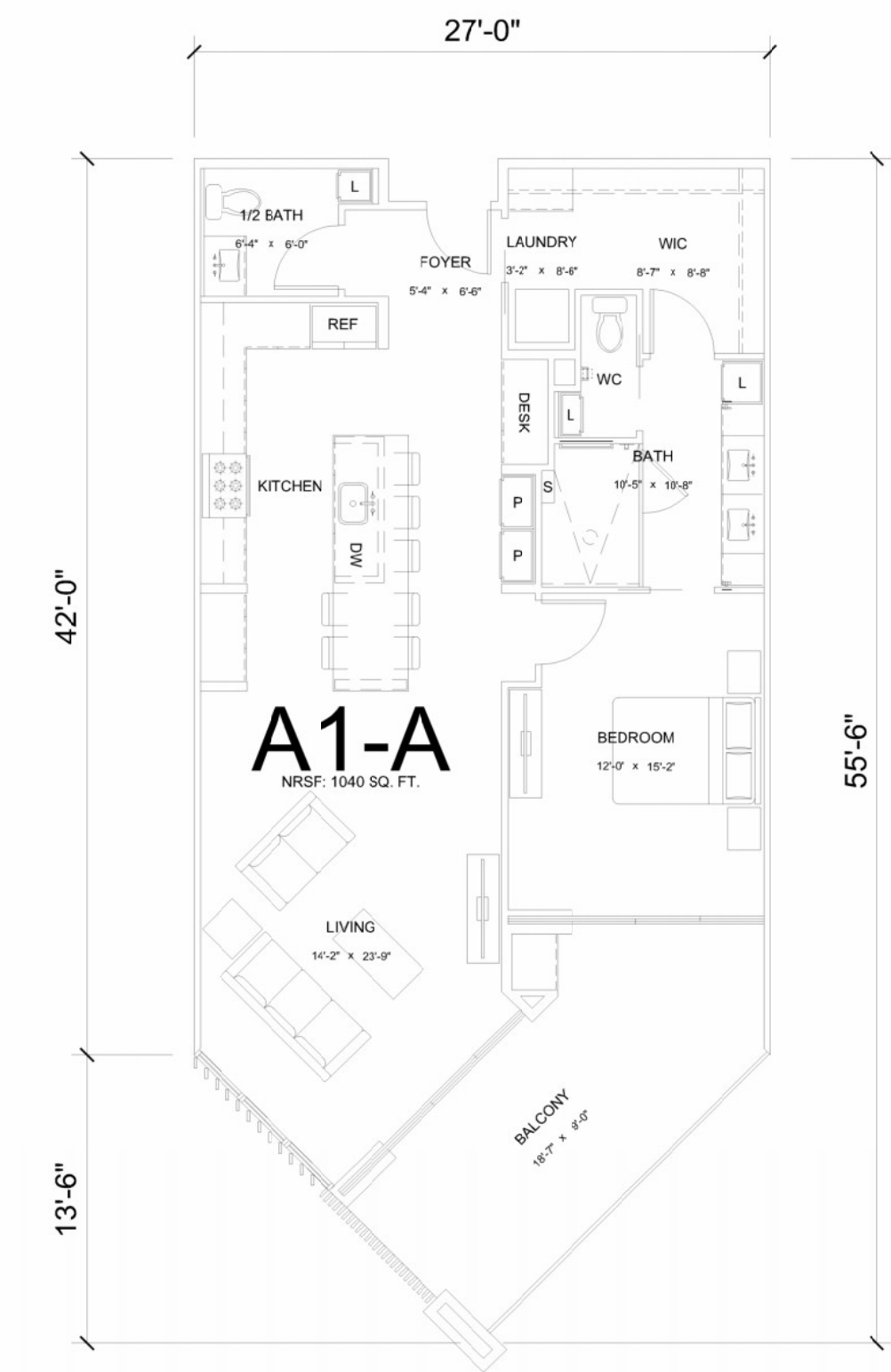
UNIT A1-B
1 BED - 1.5 BATH
NET RENTABLE: 1046 SQ. FT.
BALCONY: 113 SQ. FT.



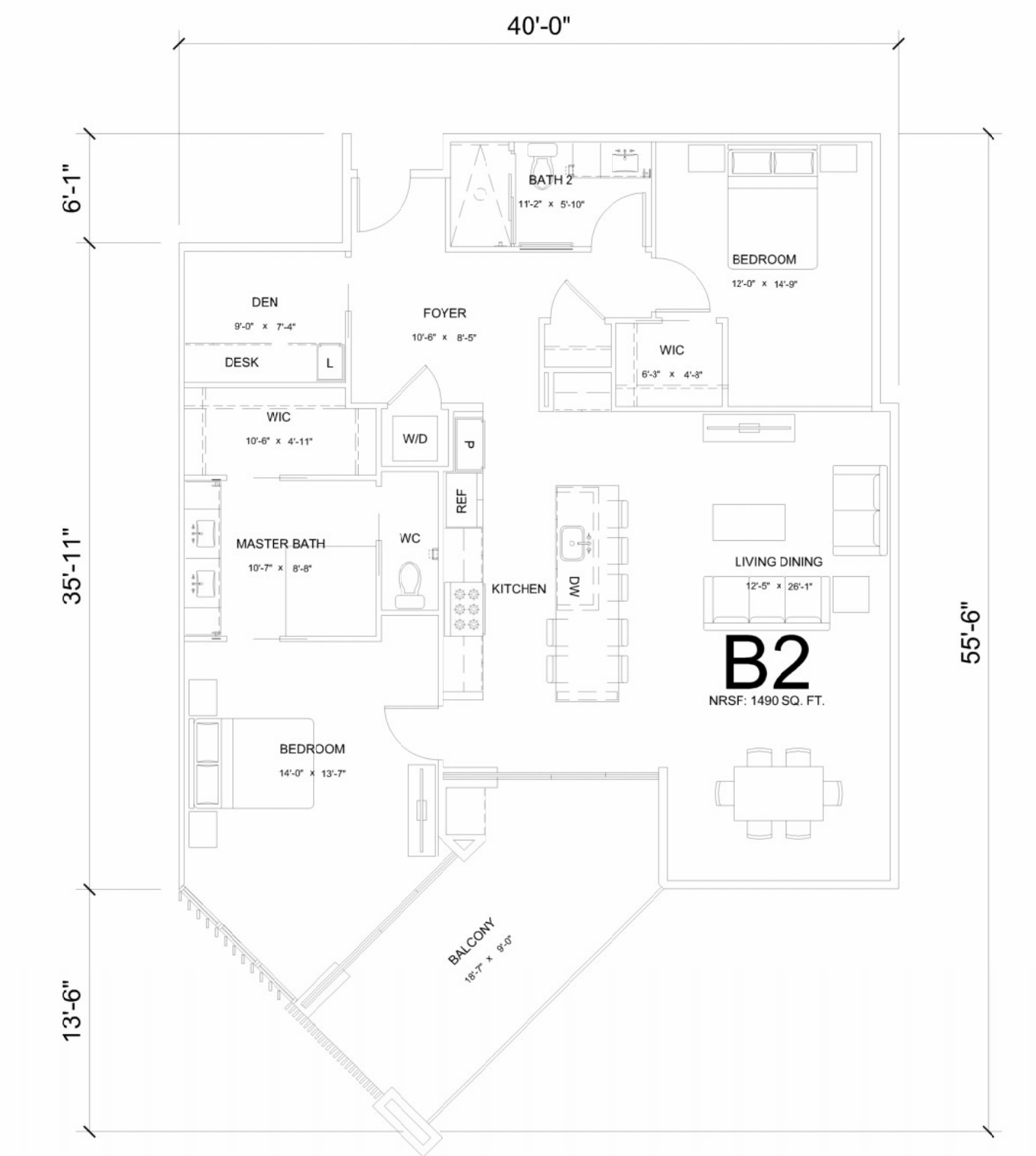
UNIT B1
2 BED - 2 BATH
NET RENTABLE: 1277 SQ. FT.
BALCONY: 72 SQ. FT.



UNIT B3
2 BED + DEN - 2 BATH
NET RENTABLE: 1403 SQ. FT.
BALCONY: 158 SQ. FT.



UNIT A1-A
1 BED - 1.5 BATH
NET RENTABLE: 1040 SQ. FT.
BALCONY: 197 SQ. FT.



UNIT B2
2 BED + DEN - 2 BATH
NET RENTABLE: 1490 SQ. FT.
BALCONY: 197 SQ. FT.

UNIT PLANS

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