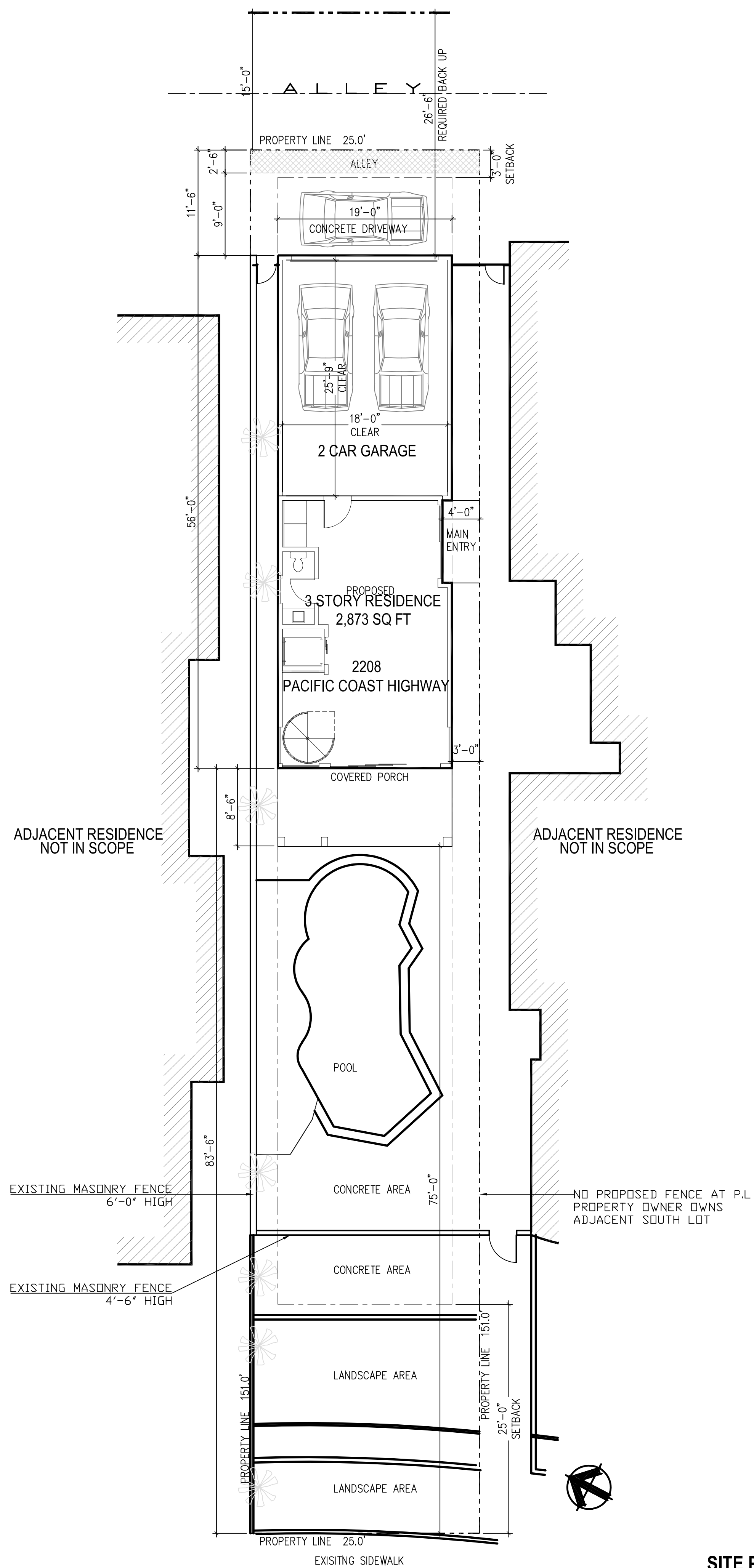


AREA PLANS 2



SITE PLAN 1
SCALE: 1/8" = 1'-0"

PROJECT SUMMARY

SCOPE OF WORK:

CONSTRUCT NEW 3 STORY RESIDENCE WITH ATTACHED 2 CAR GARAGE

GROSS LOT AREA: 3,775 SQ FT

PROPOSED RESIDENCE: 2,873 SQ FT
 FIRST FLOOR 555 SQ FT
 SECOND FLOOR 1,254 SQ FT
 THIRD FLOOR 1,064 SQ FT

PROPOSED 2 CAR GARAGE: 499 SQ FT

LOT COVERAGE:
 1254 (RESIDENCE) + 499 (GARAGE) = 1,753 SQ FT
 1753/3775 = 0.464 (46%)

FLOOR AREA RATIO: 2873/3775 = 0.76

TOTAL HEIGHT: 35'-0" MAX HEIGHT

STORIES: 3

OCCUPANCY: R3- SINGLE FAMILY RESIDENCE
 U - GARAGE

ZONE: DISTRICT 4
 DOWNTOWN SPECIFIC PLAN NO. 5

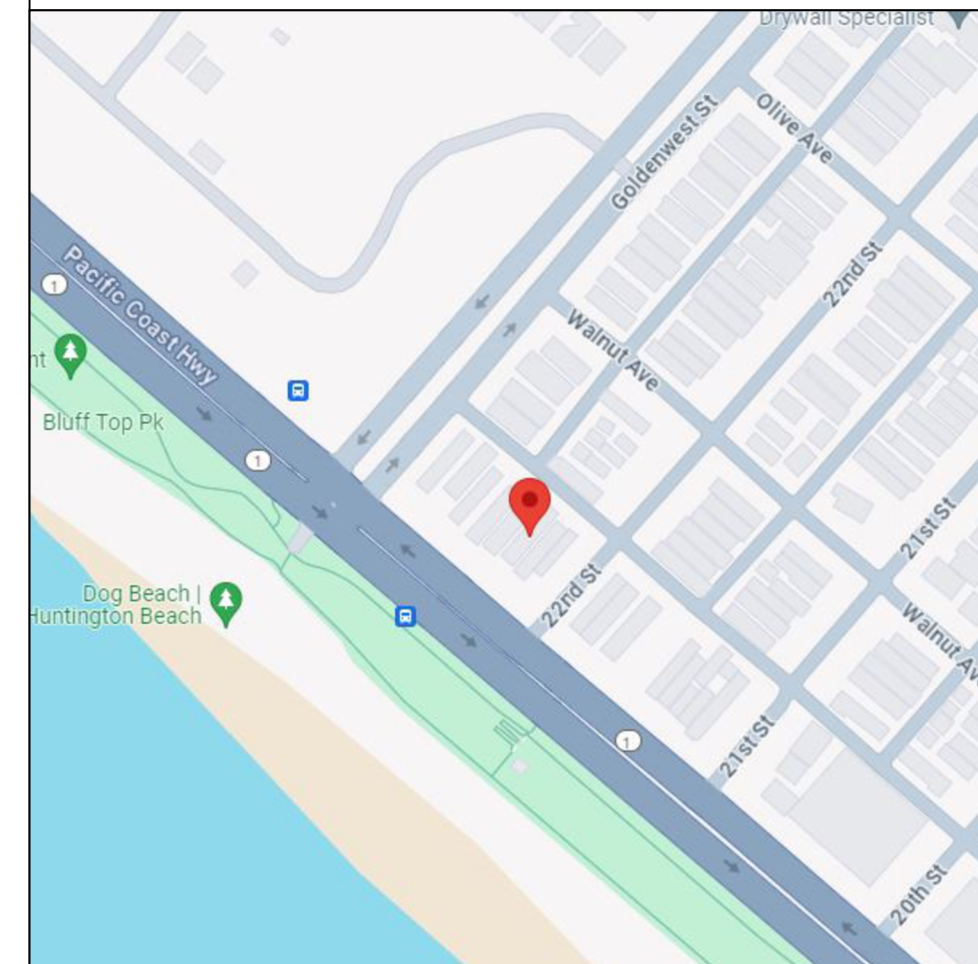
CONSTRUCTION: TYPE-VB

SPRINKLERED: YES

LEGAL DESCRIPTION: A-TRACT: HUNTINGTON BEACH
 17TH STREET SECTION BLOCK
 122 LOT: 4 TR 359

APN: 023-135-24

VICINITY MAP



SHEET INDEX

A-1.0	SITE PLAN & AREA PLANS
A-2.0	FIRST & SECOND FLOOR PLANS
A-2.1	THIRD FLOOR & ROOF PLANS
A-3.0	ELEVATIONS
A-5.0	3D RENDERINGS

ALBERTO LOPEZ,
 ARCHITECT
 SAN DIEGO, CA

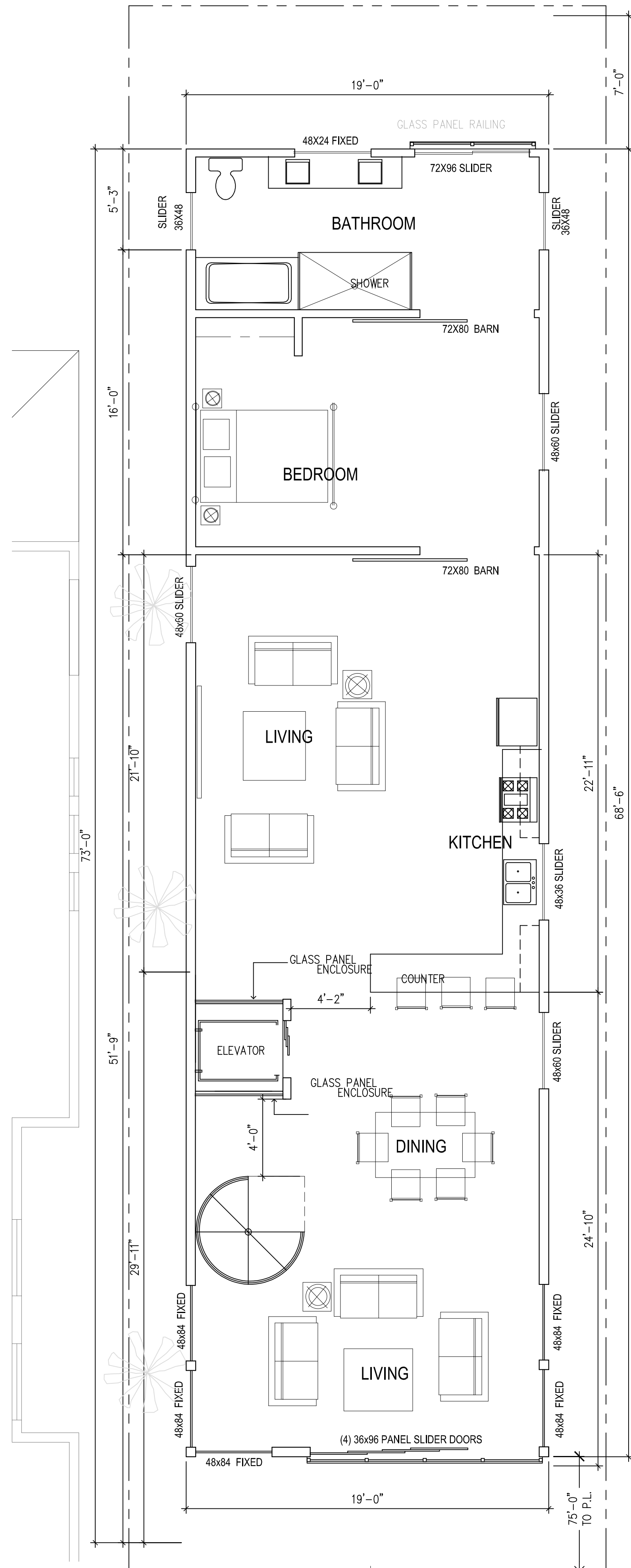
PHO RESIDENCE
 2208 PACIFIC COAST HIGHWAY
 HUNTINGTON BEACH, CA 92648

Issue:	Date	Description
1	2024 0726	SPECIAL PERMIT

Drawing Name:
 SITE PLAN &
 AREA PLANS

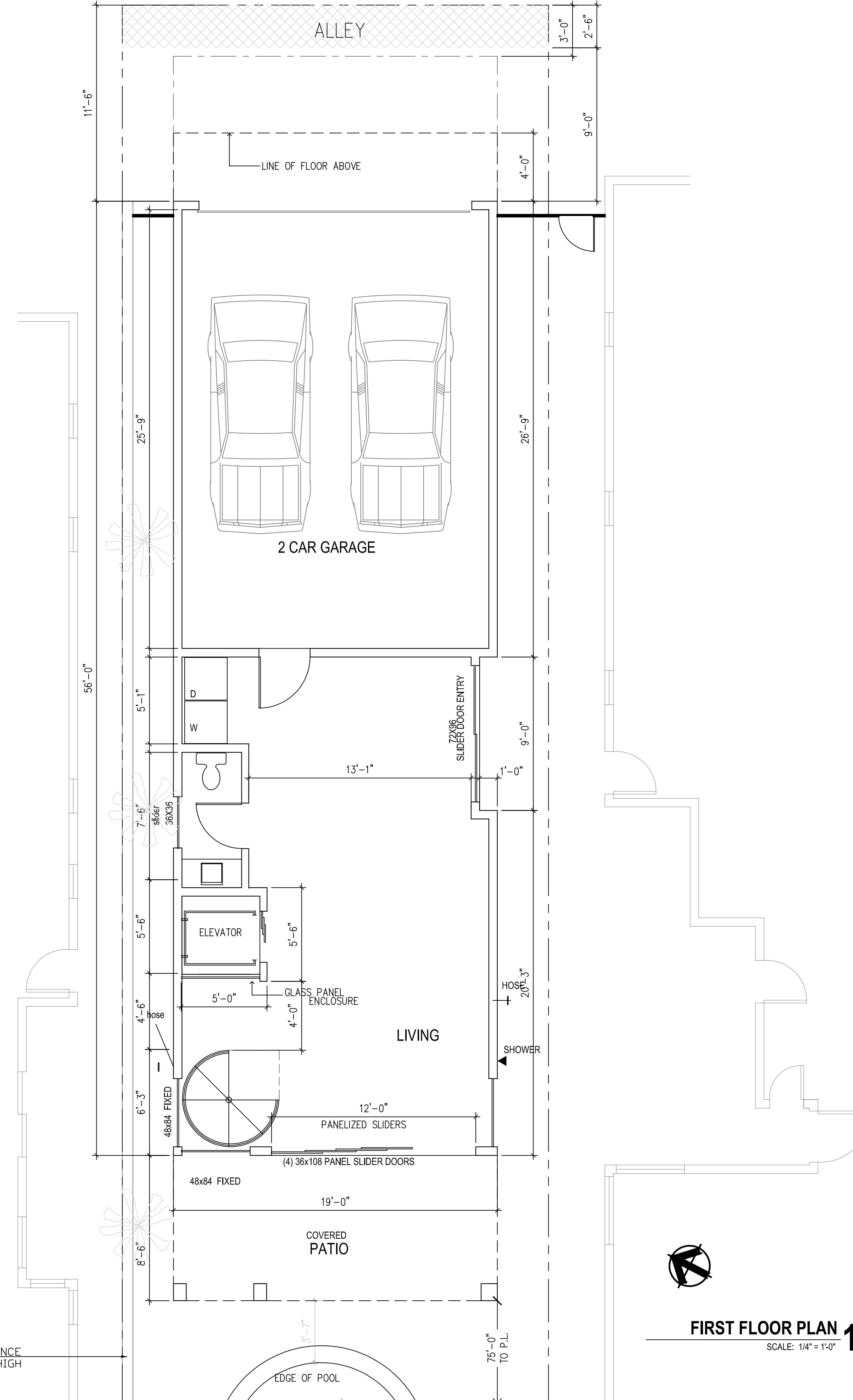
Drawing Number:
A-1.0

ALLEY



SECOND FLOOR PLAN 2
SCALE: 1/4" = 1'-0"

ALLEY



FIRST FLOOR PLAN 1
SCALE: 1/4" = 1'-0"

ALBERTO LOPEZ,
ARCHITECT
SAN DIEGO, CA

Project:

PHO RESIDENCE
2208 PACIFIC COAST HIGHWAY
HUNTINGTON BEACH, CA 92648

Issue:

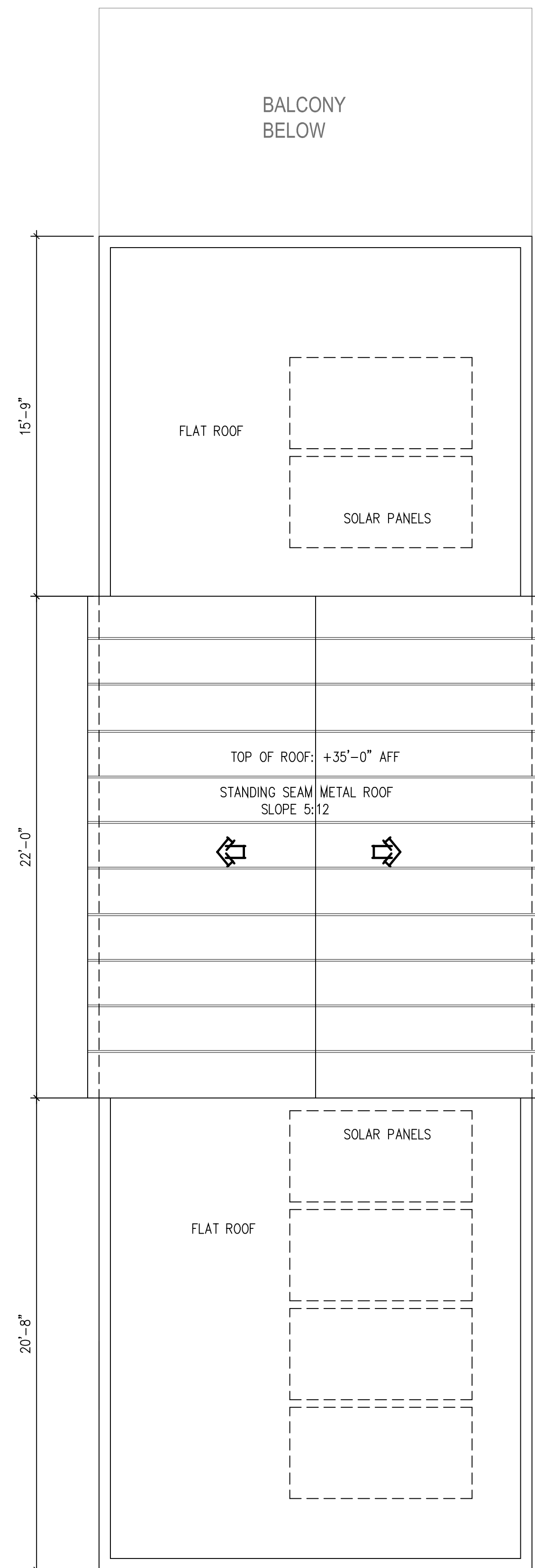
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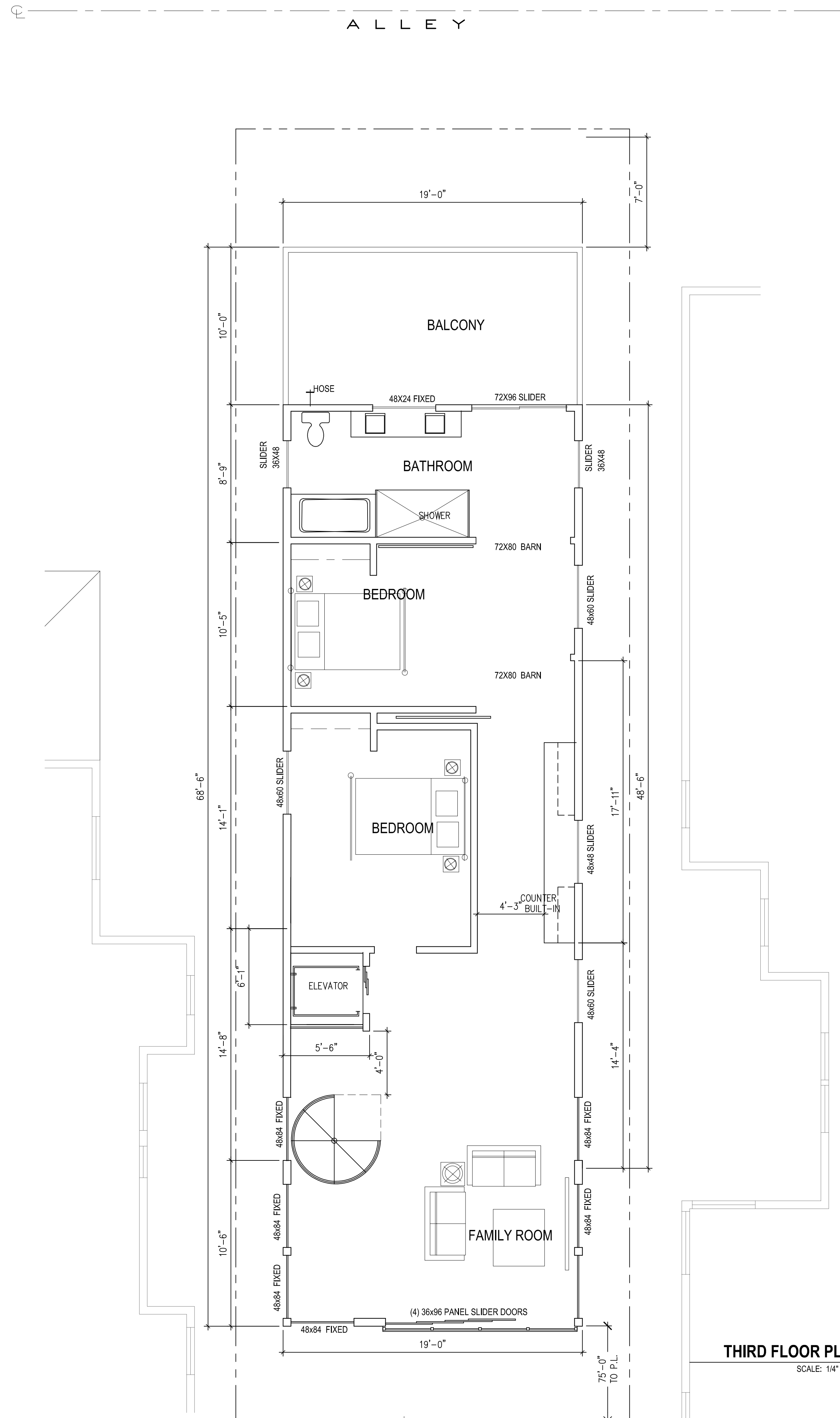
FIRST & SECOND
FLOOR PLANS

Drawing Number:

A-2.0



ROOF PLAN 2
SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN 1
SCALE: 1/4" = 1'-0"

Project:

PHO RESIDENCE
2208 PACIFIC COAST HIGHWAY
HUNTINGTON BEACH, CA 92648

Issue:

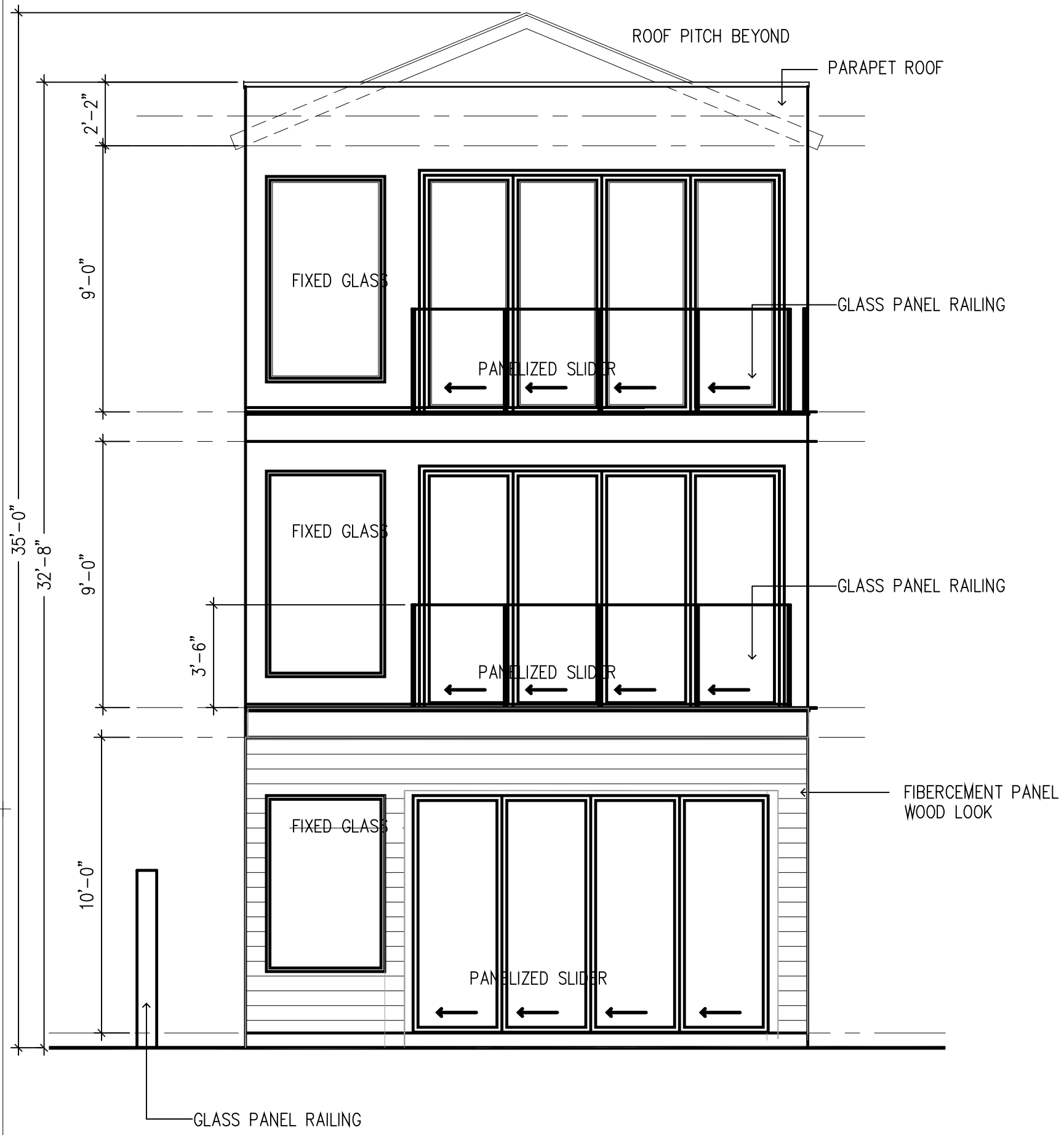
Issue No.	Date	Description
1	2024 0726	SPECIAL PERMIT

Drawing Name:

**THIRD FLOOR &
ROOF PLANS**

Drawing Number:

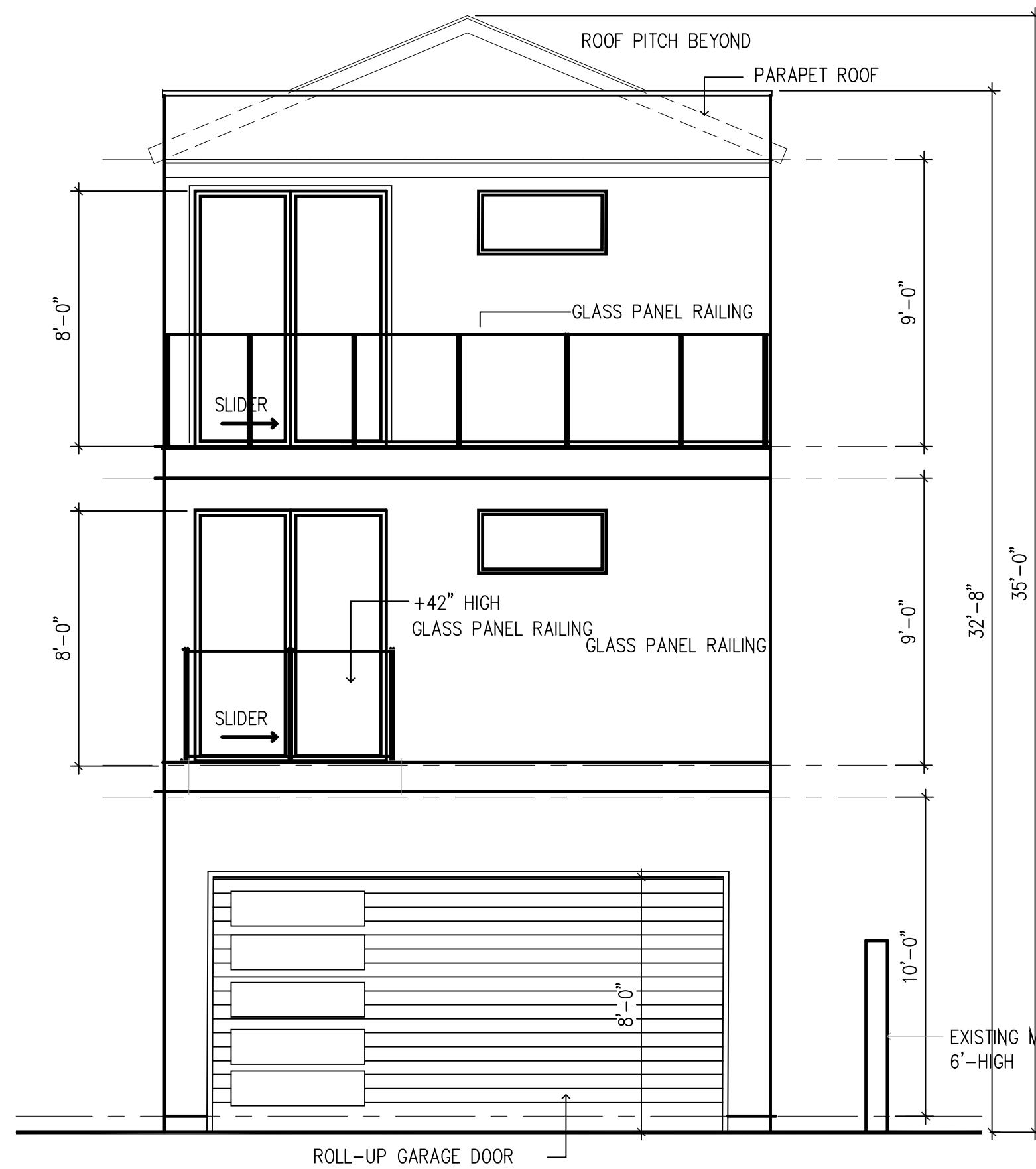
A-2.1



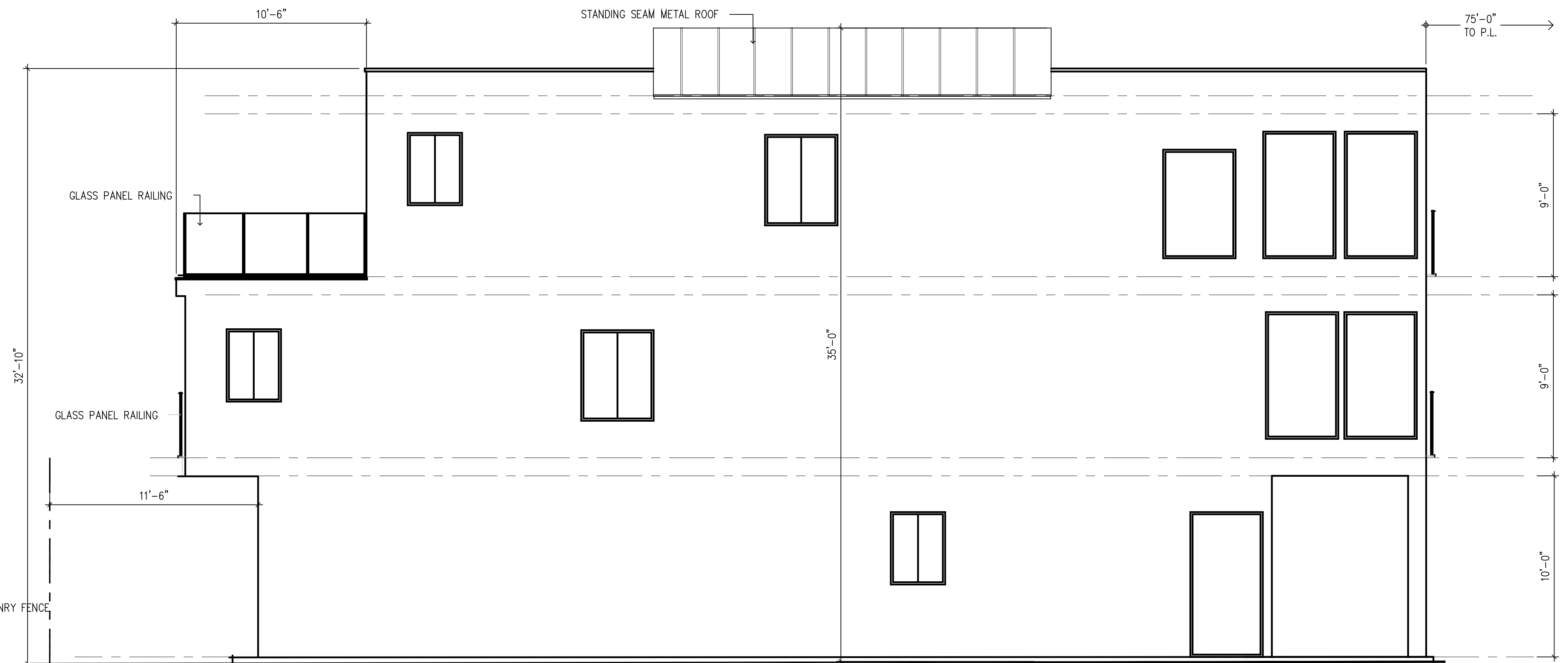
WEST ELEVATION 3
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION 1
SCALE: 1/4" = 1'-0"



EAST ELEVATION 4
SCALE: 1/4" = 1'-0"



NORTH ELEVATION 2
SCALE: 1/4" = 1'-0"

ALBERTO LOPEZ,
ARCHITECT
SAN DIEGO, CA

Project:

PHO RESIDENCE
2208 PACIFIC COAST HIGHWAY
HUNTINGTON BEACH, CA 92648

Issue:

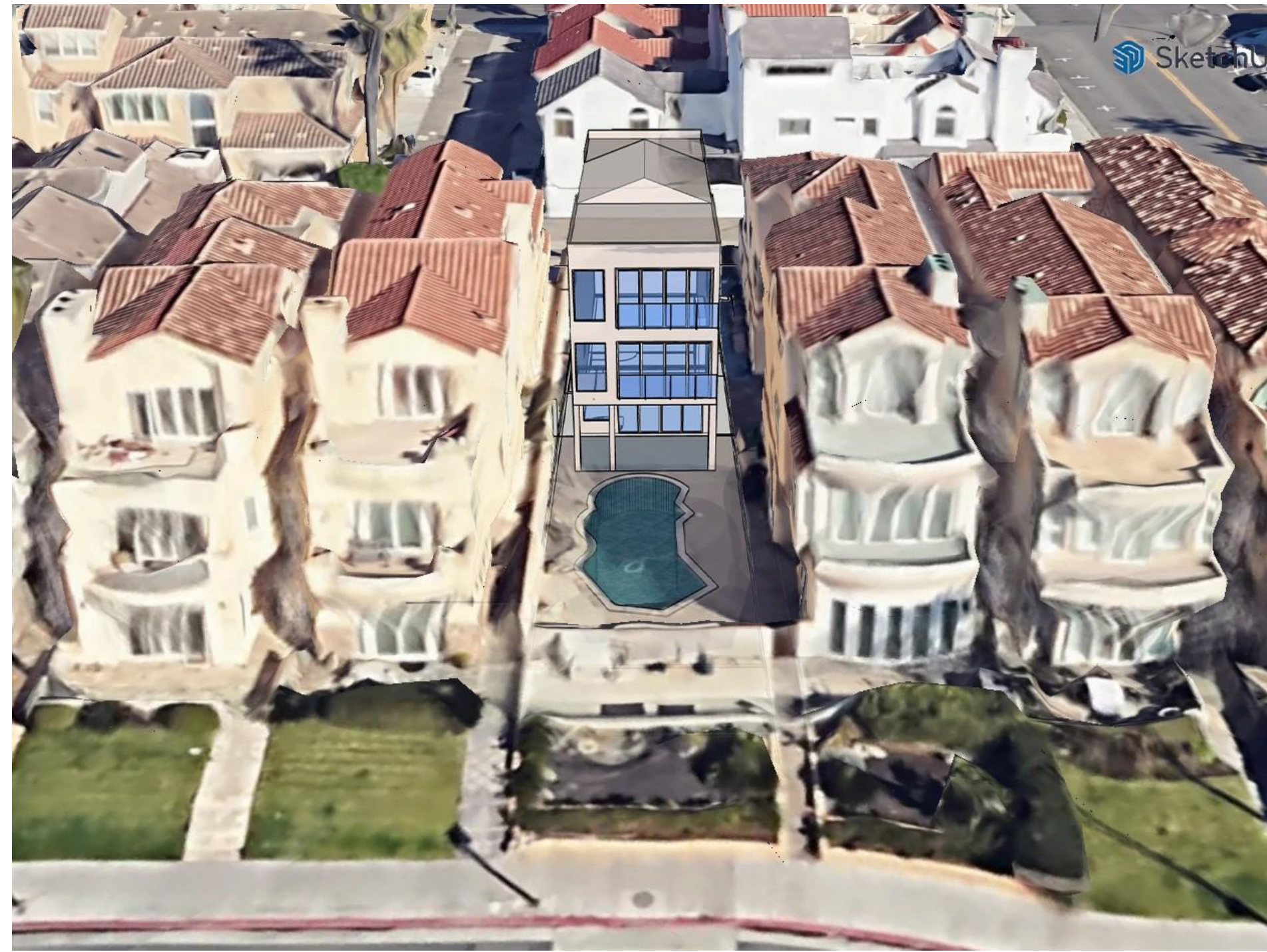
Issue No.	Date	Description
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Drawing Name:

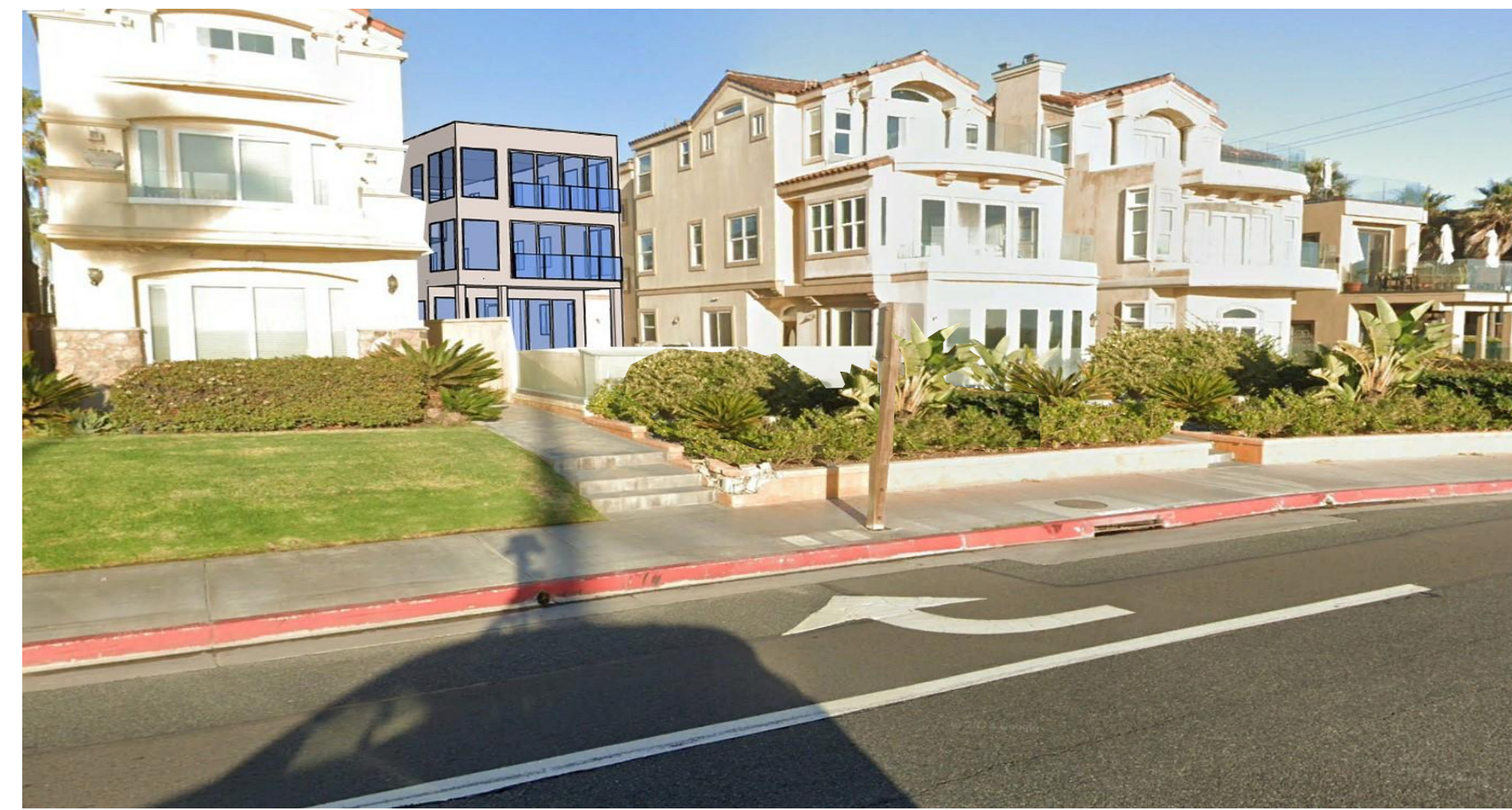
ELEVATIONS

Drawing Number:

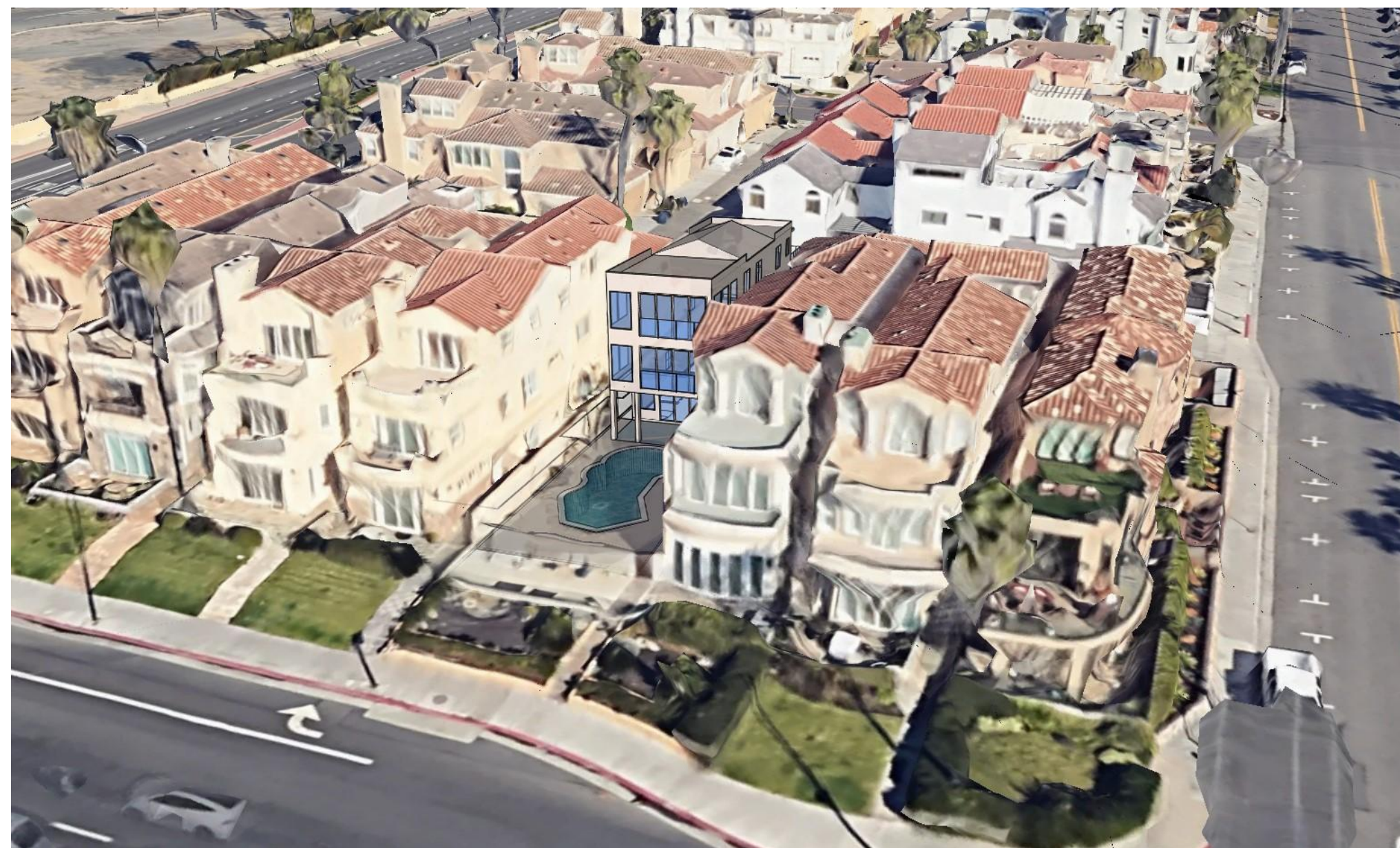
A-3.0



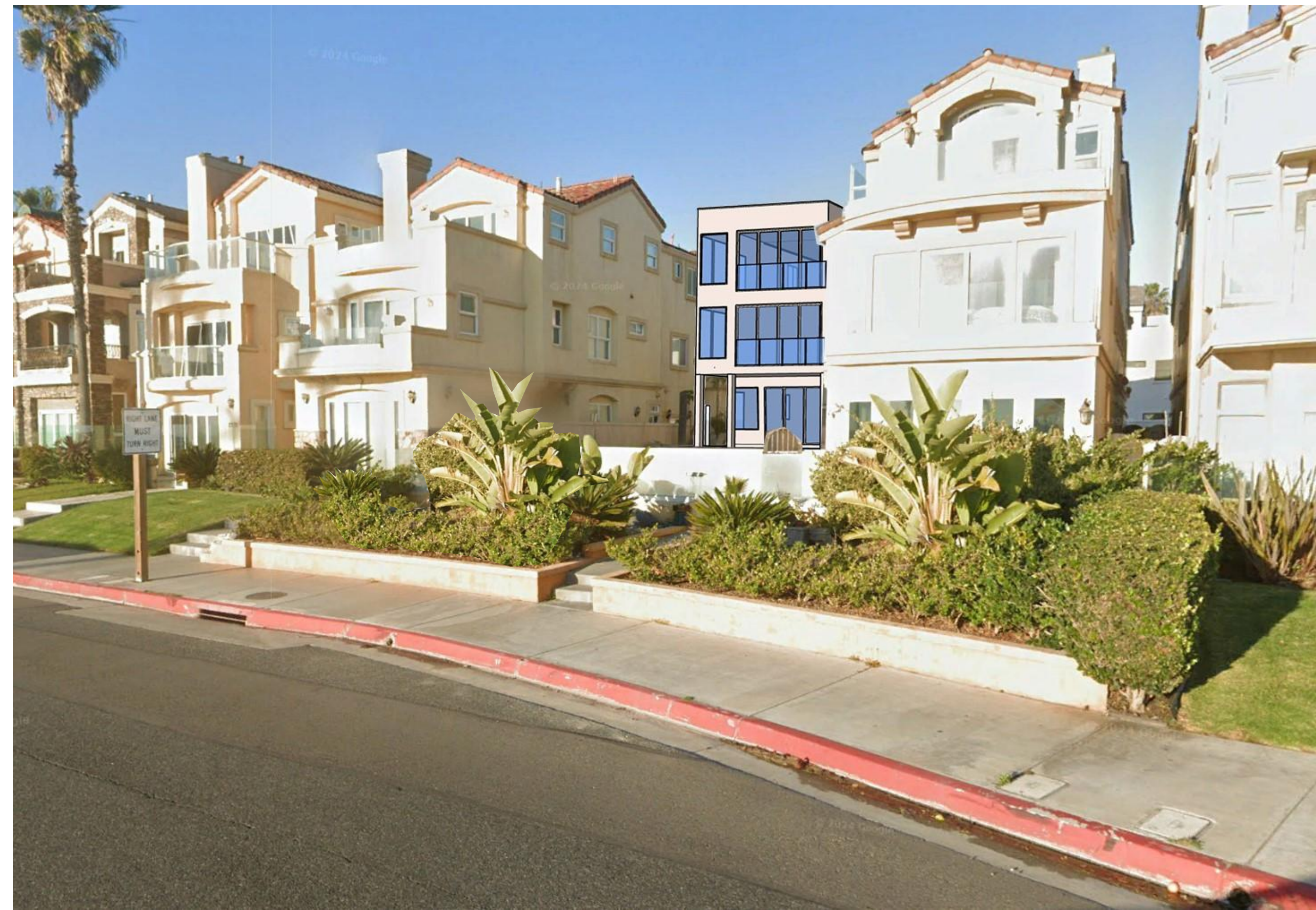
VIEW 4-STREET LEVEL LOOKING NORTH-EAST **4**



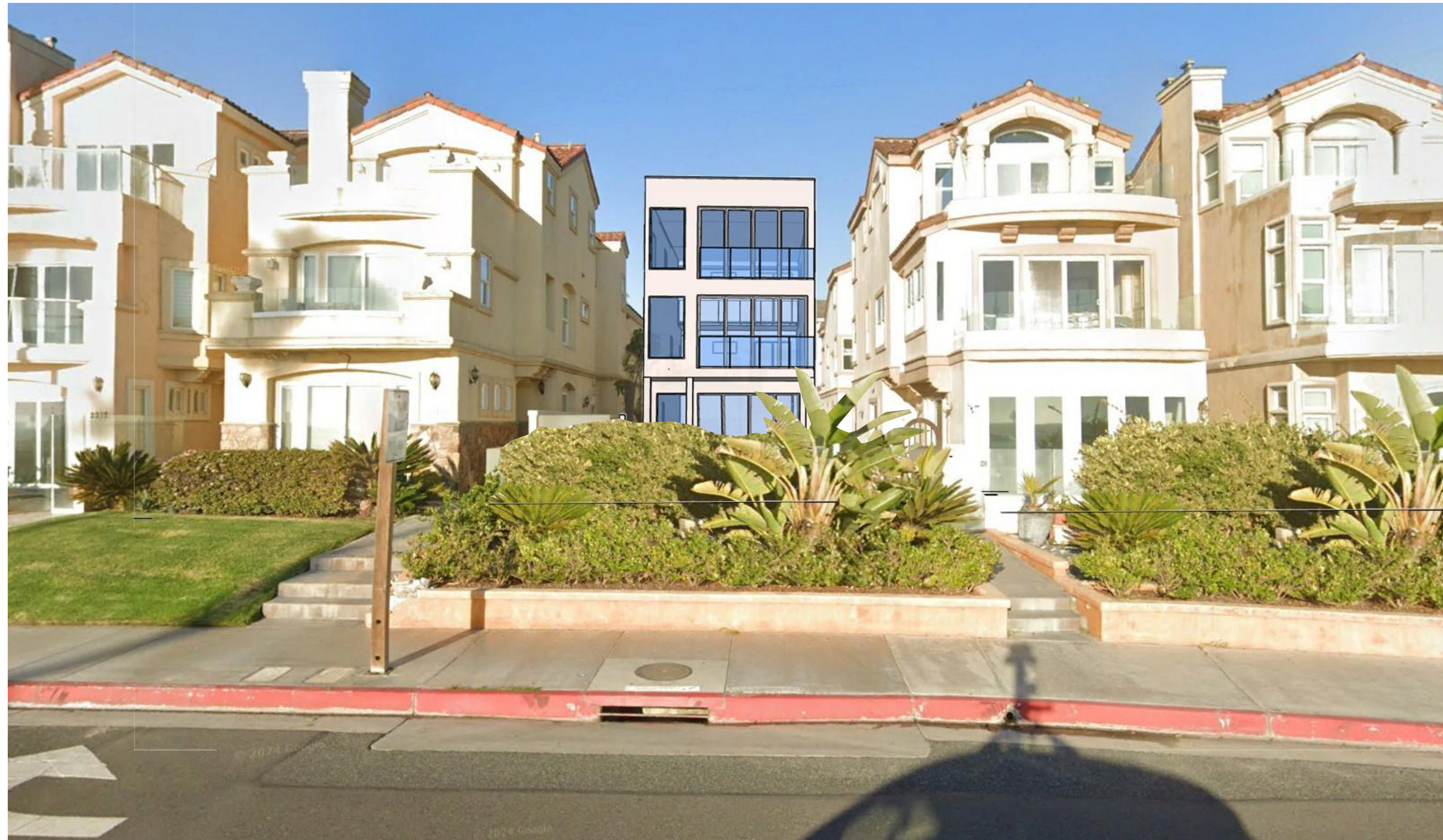
VIEW 3-STREET LEVEL FROM P.C.H. **3**



VIEW 5-STREET LEVEL LOOKING SOUTH-EAST **5**



VIEW 1-BIRDSEYE LOOKING EAST **1**



VIEW 2-BIRDSEYE LOOKING NORTH-EAST **2**

ALBERTO LOPEZ,
ARCHITECT
SAN DIEGO, CA

Project:

PHO RESIDENCE
2208 PACIFIC COAST HIGHWAY
HUNTINGTON BEACH, CA 92648

Issue:

1	2024 0726	SPECIAL PERMIT

Drawing Name:

RENDERINGS

Drawing Number:

A-5.0