



UTICA TOWNHOMES

712 UTICA AVENUE
HUNTINGTON BEACH, CA 92649

RECEIVED

OCT 21 2019

Dept. of Planning
& Building



GENERAL DATA

SITE ADDRESS:
712 UTICA AVENUE
HUNTINGTON BEACH, CA 92648

OCCUPANCY: CG to RM
STORIES: 3-STORY
SPRINKLERS: YES

SQUARE FOOTAGES:

EXISTING OFFICE BUILDING (TO BE DEMOLISHED):	1312 S.F.
PROPOSED 3-UNITS:	
PLAN A (1 UNIT):	2142 S.F.
PLAN B (2 UNITS EACH):	2466 S.F.
GARAGE (EACH UNIT):	440 S.F.
LOT SIZE:	9000 S.F.
SITE COVERAGE:	3090 S.F.
LOT COVERAGE:	34%
COMMON & PRIVATE OPEN	1,780 SF
HEIGHT OF STRUCTURE:	34'-6"

PROJECT NARRATIVE

THIS SITE IS PRESENTLY ZONED AS "CG" AND HAS AN EXISTING 1315 1-STORY OFFICE BUILDING. WE ARE PROPOSING TO CHANGE THE ZONING TO "RM", DEMOLISH THE EXISTING OFFICE, SUBDIVIDE THE PROPERTY TO 3-UNITS RESIDENTIAL, AND REQUEST TO CONSTRUCT A PRIVACY GATE. EACH COMPLETED UNITS WILL INCLUDE 4 BEDROOMS, 3 BATHS, & 1 POWDER ROOM APPROX. 2100-2600 S.F. BUSINESS IS DIRECTLY TO THE NORTH AND RESIDENTIAL ALL TO THE SOUTH, EAST & WEST OF THE PROPERTY.

OWNER / APPLICANT:

VAN NGUYEN
712 UTICA AVENUE
HUNTINGTON BEACH, CA 92649
(714) 306-3888

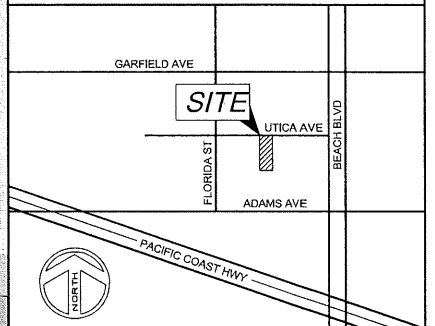
ARCHITECT / DESIGNER:

MARK TRAN
12601 SWEETBRIAR
GARDEN GROVE, CA 92840
(714) 800-9813

PROJECT SUMMARY:

TOTAL PROPERTY AREA: 9,000 SF
OPEN SPACE: 5,910 SF
PARKING: 2-CAR GARAGE PER DWELLING = 1
REQUIRED NUMBER OF PARKING = 9
PROPOSED PARKING PROVIDED = 9
(6 ENCLOSED & 3 OPEN SPACES)

VICINITY MAP



CODE REQUIREMENTS:

2016 CA. RESIDENTIAL CODE (CRC)
2016 CA. MECHANICAL CODE (CMC)
2016 CA. PLUMBING CODE (CPC)
2016 CA. ELECTRICAL CODE (CEC)
2016 CA. GREEN BUILDING
STANDARDS CODE (CGBSC)
2016 CA. ENERGY EFFICIENCY
STANDARDS (CEES)

CITY OF HUNTINGTON BEACH
LOCAL ORDINANCES

UTICA TOWNHOMES - HUNTINGTON BEACH, CA

712 UTICA AVENUE, HUNTINGTON BEACH, CA 92648

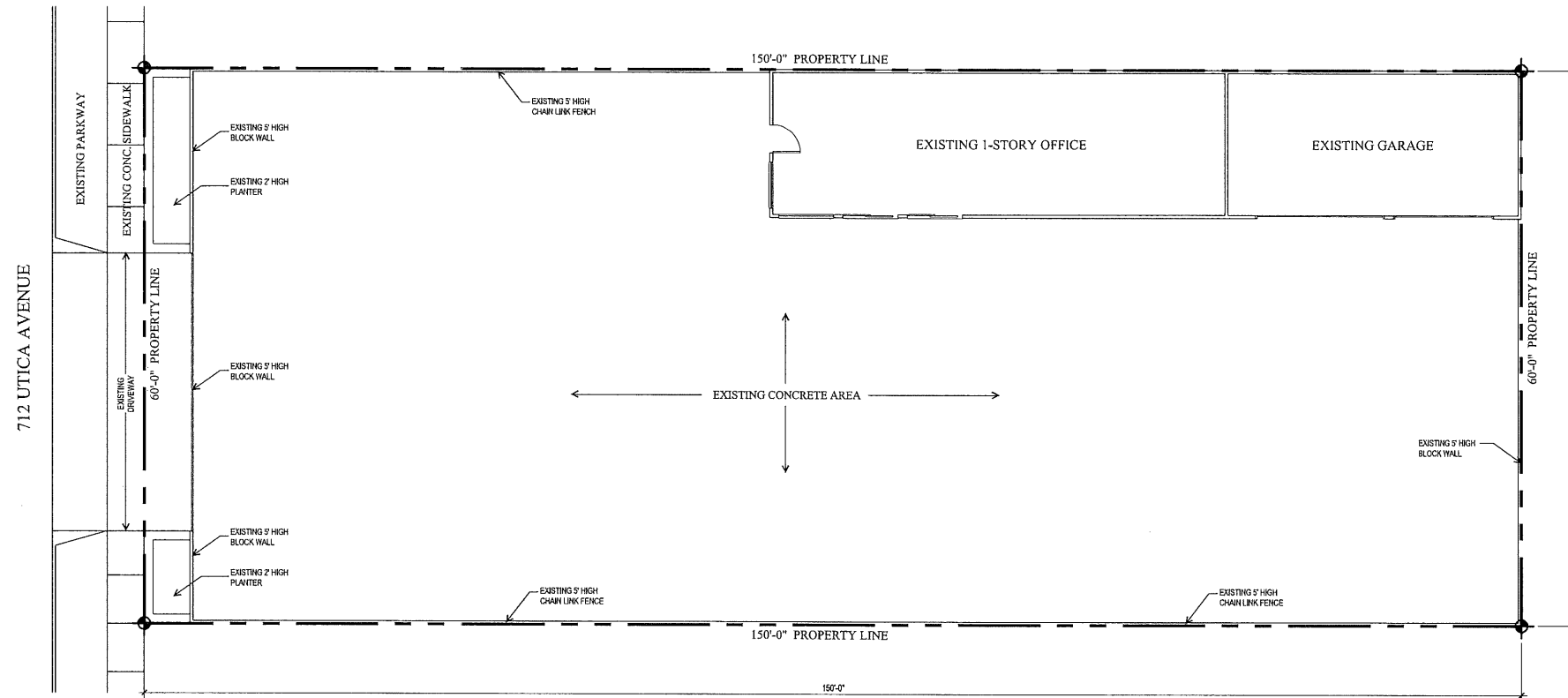
DATE:
08-16-19



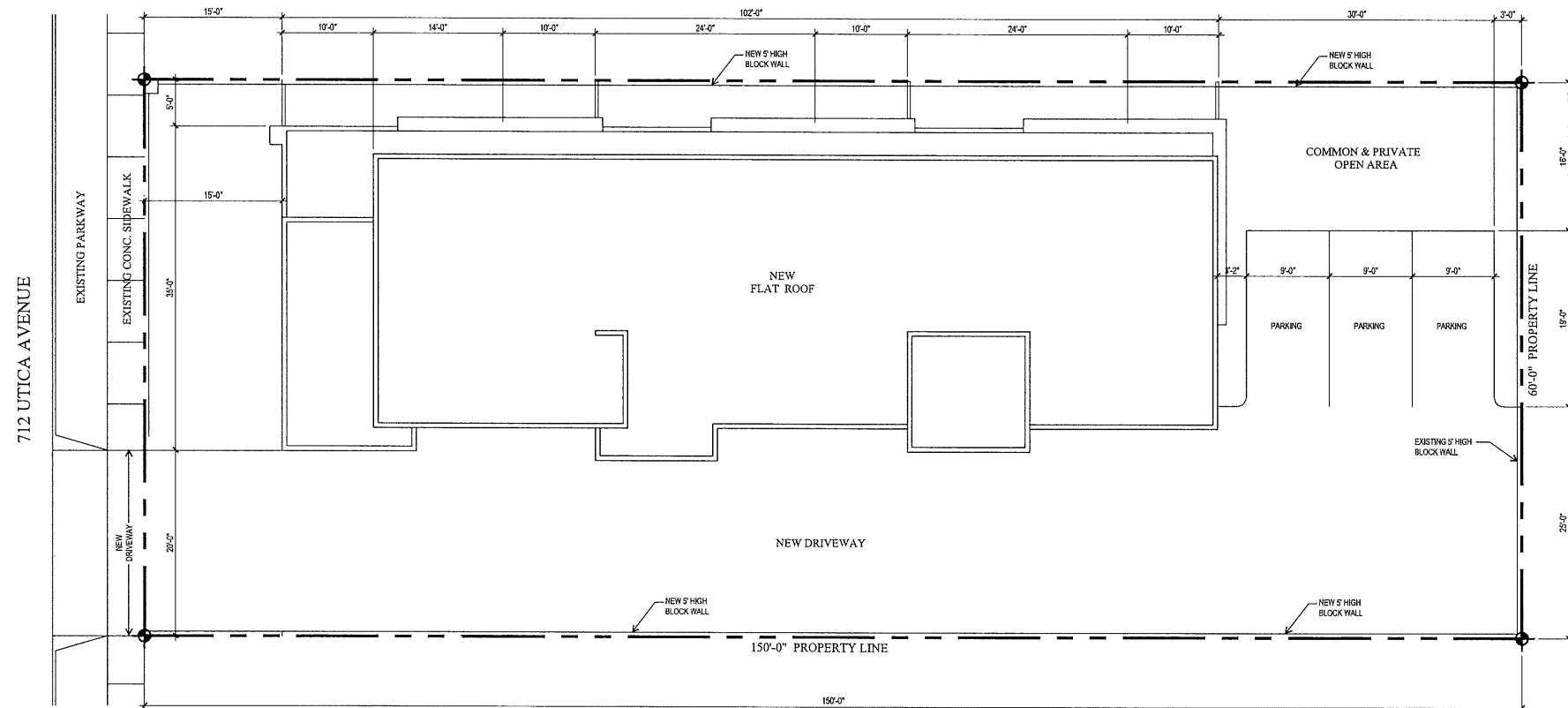
MARKITECT

12601 SWEETBRIAR DR, CA 92840 (714) 800-9813

© 2019 Markitect
These plans are copyright protected. Under such
protection unrestricted use is not permitted.
These plans shall not be reproduced or used without
written permission by Markitect.



**SITE PLAN
(EXISTING)**



**SITE / ROOF PLAN
(PROPOSED)**

LEGAL DESCRIPTION OF PROPERTY

THE EAST 60.00 FEET OF THE WEST 180.00 FEET OF THE NORTH 150.00 FEET OF BLOCK 2007, MAP OF EAST SIDE VILLA TRACT, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 65 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

UTICA TOWNHOMES - HUNTINGTON BEACH, CA

SITE PLAN



SCALE: 1/16" = 1'-0"

DATE: 10-16-19

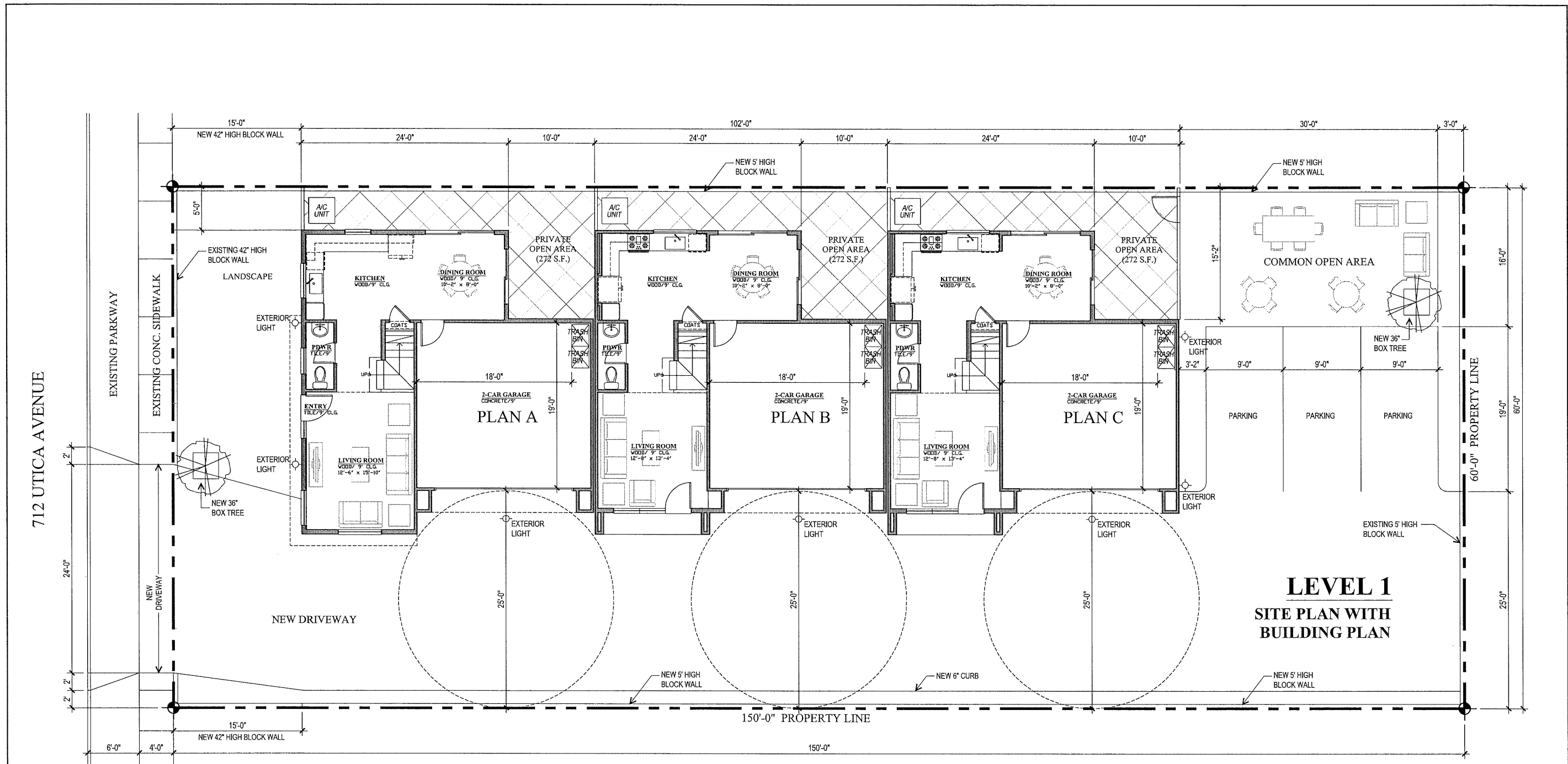
712 UTICA AVENUE, HUNTINGTON BEACH, CA 92648

MARKITECT

12601 SWEETBRIAR DR, CA 92840 (714) 800-9813



© 2019 Markitect
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Markitect.



LEVEL 1
SITE PLAN WITH
BUILDING PLAN

ZONING CONFORMANCE MATRIX			
SITE COVERAGE (LOT SIZE = 9000 SF)	210.06	50% = 4500 SF	29% = 3090 SF
SETBACK	210.06		
Front Yard		15 feet	15 feet
Side		5 feet	5 feet
Rear		10 feet	10 feet
OPEN SPACE (COMMON & PRIVATE)	210.06	25% of Floor Area per Unit = 1769 SF.	1780 SF
LANDSCAPE (Front Yard = 900 SF)	210.06	40% of Front Yard = 360 SF	44% = 396 SF
HEIGHT REQUIREMENTS	230.7	35 feet	35 feet
PARKING	231.18	1 Guest Parking per Unit	3 Guest Parking
DRIVEWAY WIDTH	231.18	20 feet (25' minimum Turning Radius)	20 feet (25' Turning Radius)

NOTE:
ALL PROPOSED WALLS WILL BE ON A SEPERATE PERMIT.
WALLS WITHIN THE FRONT SETBACK AREA SHALL NOT EXCEED 42 INCHES.

AFFORDABLE HOUSING REQUIREMENT:
THE OWNER HAS ELECT TO PAY THE IN-LIEU FEE AS A REQUIREMENT FOR THE AFFORDABLE HOUSING PLAN PURSUANT TO SECTION 230.26 OF THE HBZSO.

UTICA TOWNHOMES - HUNTINGTON BEACH, CA

PROPOSED SITE PLAN W/
BUILDING PLANS

712 UTICA AVENUE, HUNTINGTON BEACH, CA 92648

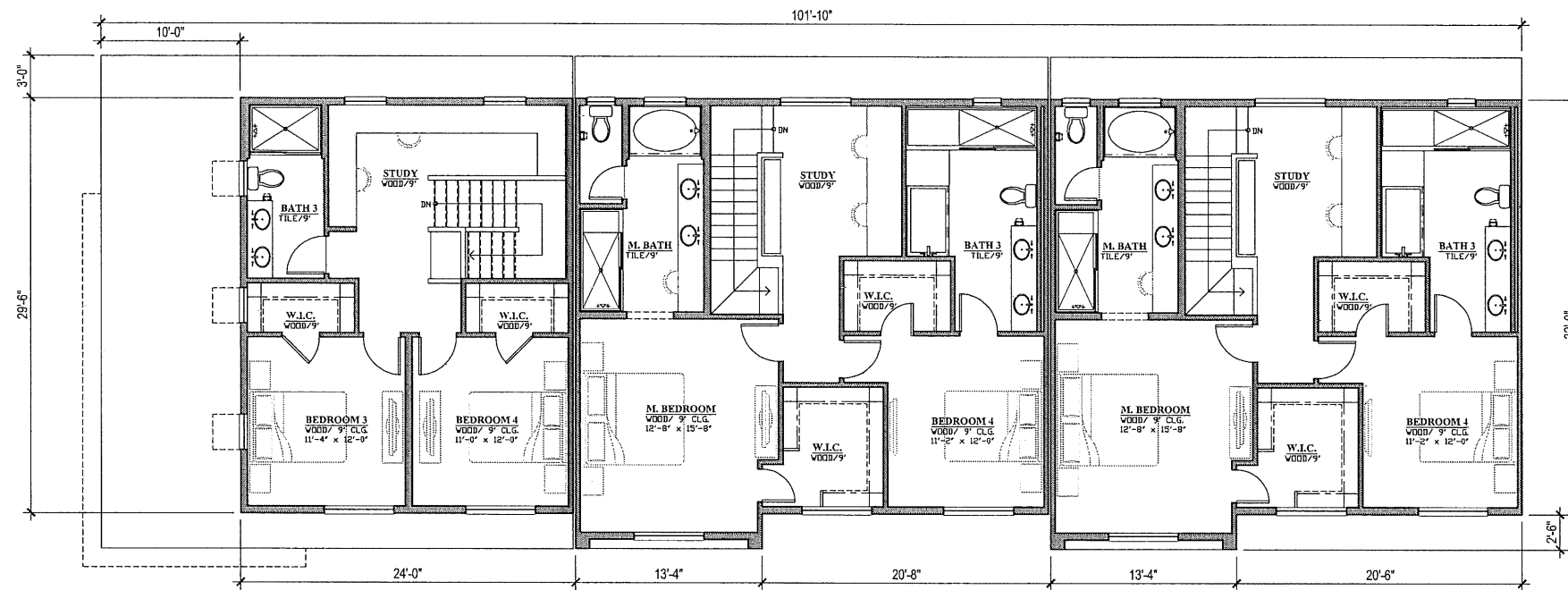
SCALE: 3/16" = 1'-0" DATE: 10-16-19

MARKITECT

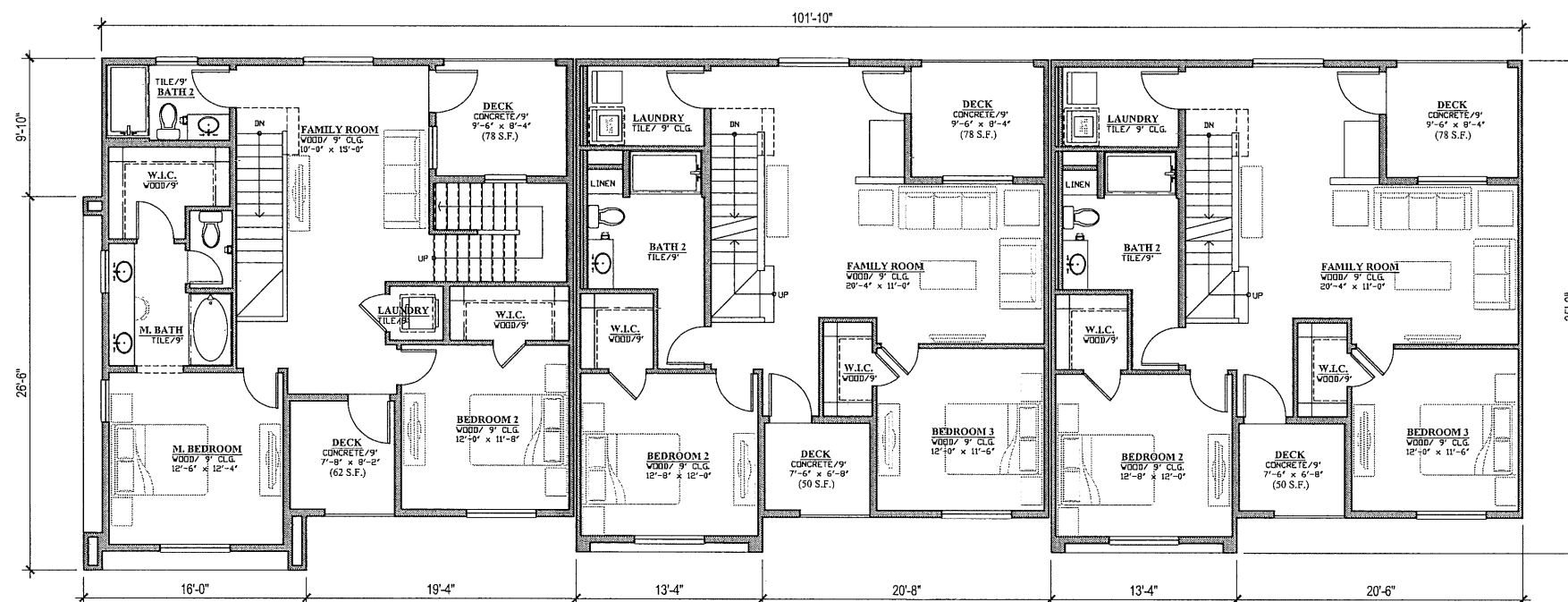
12601 SWEETBRIAR DR, CA 92840 (714) 800-9813



© 2019 Markitect
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Markitect.



LEVEL 3



LEVEL 2

UTICA TOWNHOMES - HUNTINGTON BEACH, CA

PROPOSED BUILDING PLANS

SCALE: 3/16" = 1'-0" DATE: 08-16-19

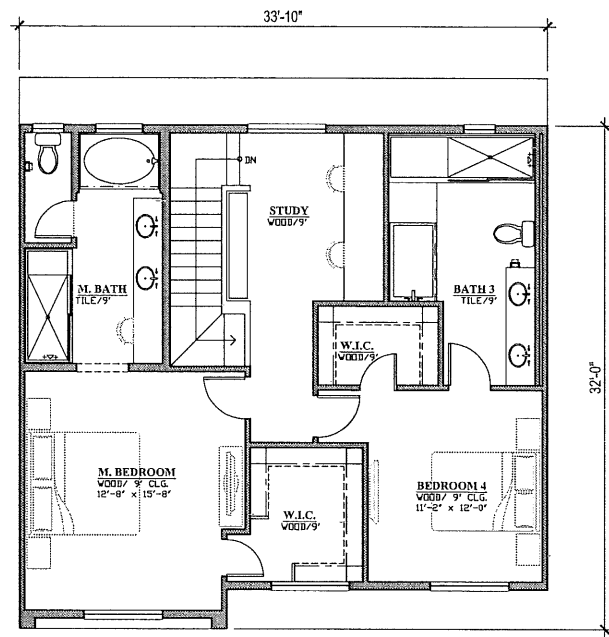
712 UTICA AVENUE, HUNTINGTON BEACH, CA 92648

MARKITECT

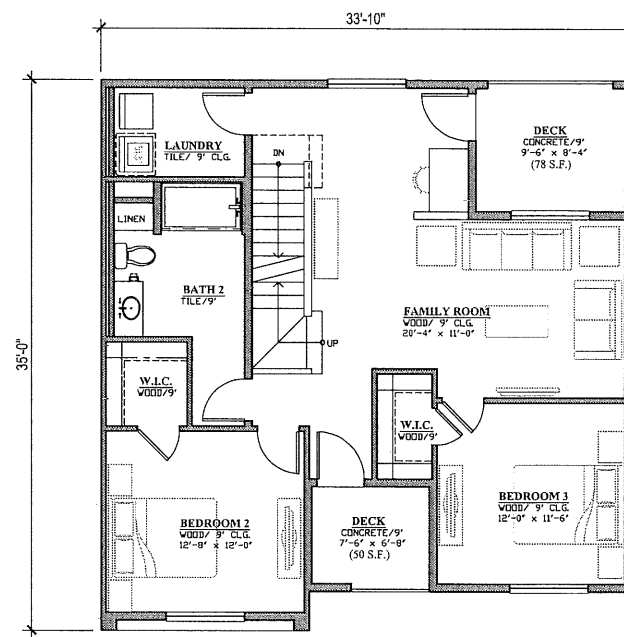
12601 SWEETBRIAR DR, CA 92840 (714) 800-9813



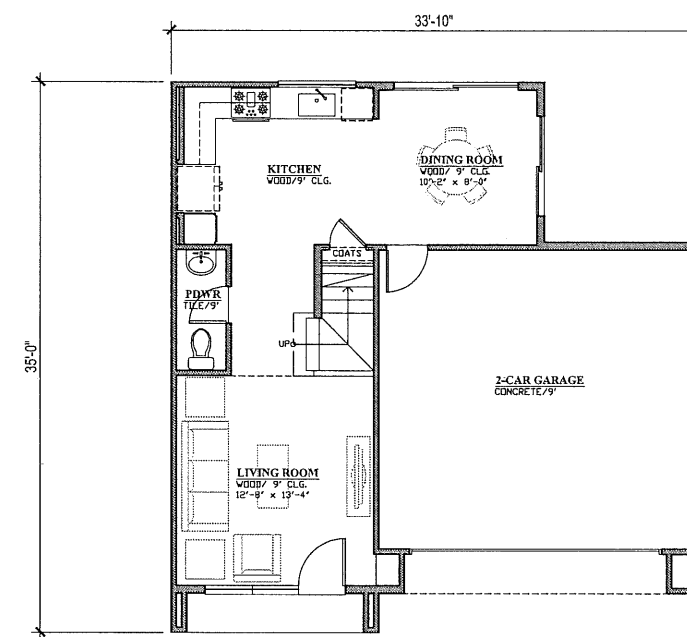
© 2019 Markitect
 These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Markitect.



3RD FLOOR



2ND FLOOR

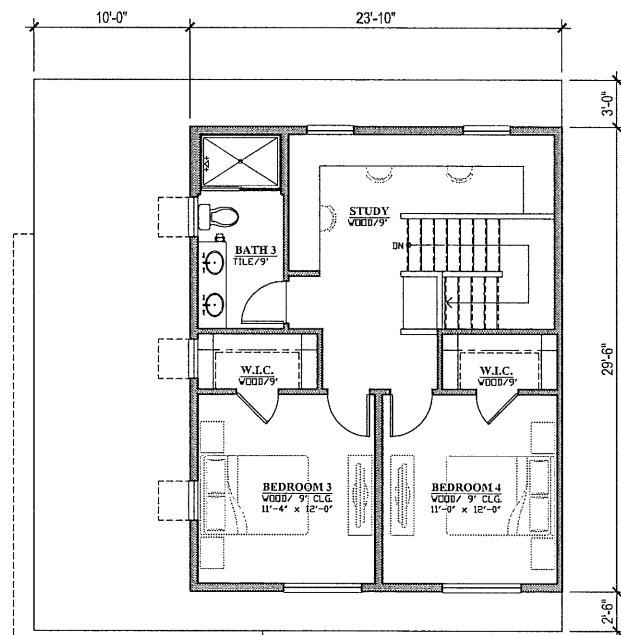


1ST FLOOR

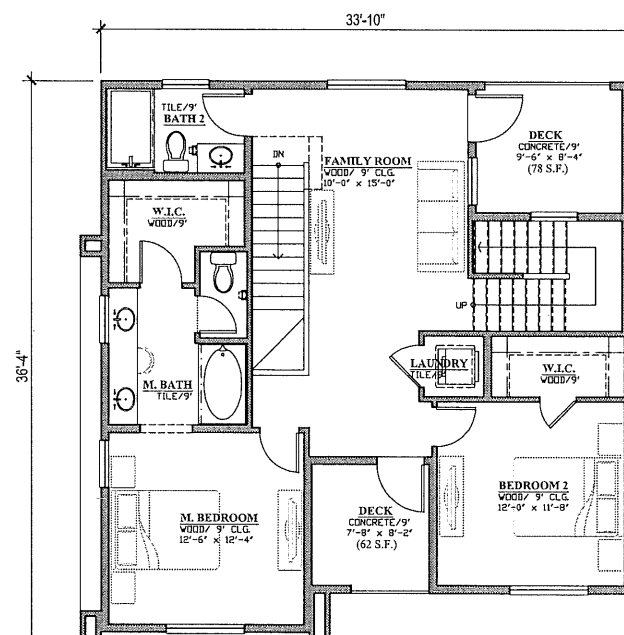
PLAN B & C

Square Footage:

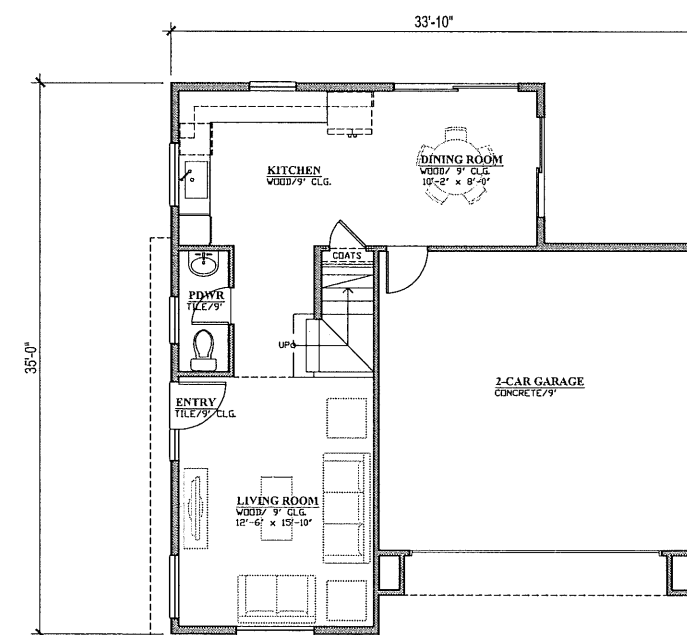
1ST FLOOR	531 S.F.
2ND FLOOR	1016 S.F.
3RD FLOOR	919 S.F.
Total	2466 S.F.



3RD FLOOR



2ND FLOOR



1ST FLOOR

PLAN A

Square Footage:

1ST FLOOR	531 S.F.
2ND FLOOR	1016 S.F.
3RD FLOOR	595 S.F.
Total	2142 S.F.

UTICA TOWNHOMES - HUNTINGTON BEACH, CA

PROPOSED UNIT PLANS

SCALE: 3/16" = 1'-0" DATE: 08-16-19

712 UTICA AVENUE, HUNTINGTON BEACH, CA 92648

MARKITECT

12601 SWEETBRIAR DR, CA 92840 (714) 800-9813





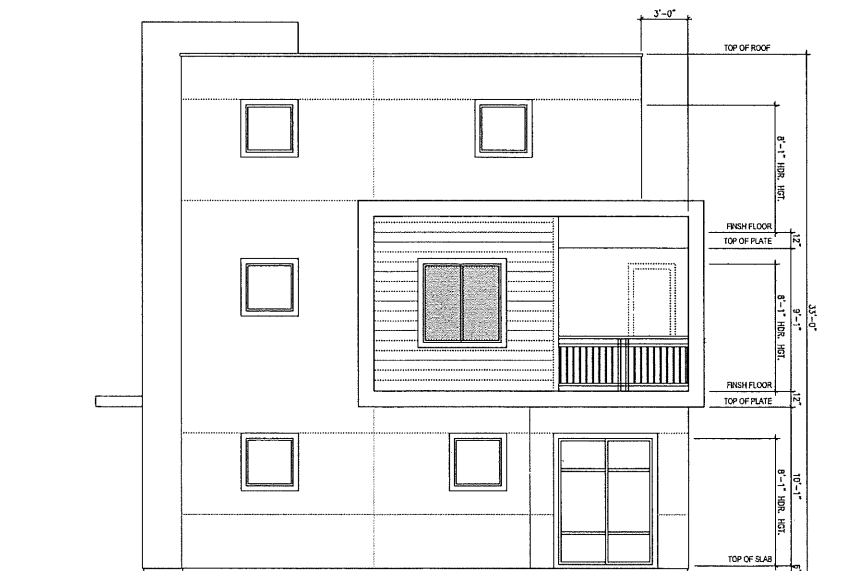
RIGHT ELEVATION
(ENTRY/GARAGE SIDE)



FRONT ELEVATION
(UTICA AVE)



LEFT ELEVATION



REAR ELEVATION

UTICA TOWNHOMES - HUNTINGTON BEACH, CA

PROPOSED ELEVATIONS

SCALE: 3/16" = 1'-0" DATE: 08-16-19

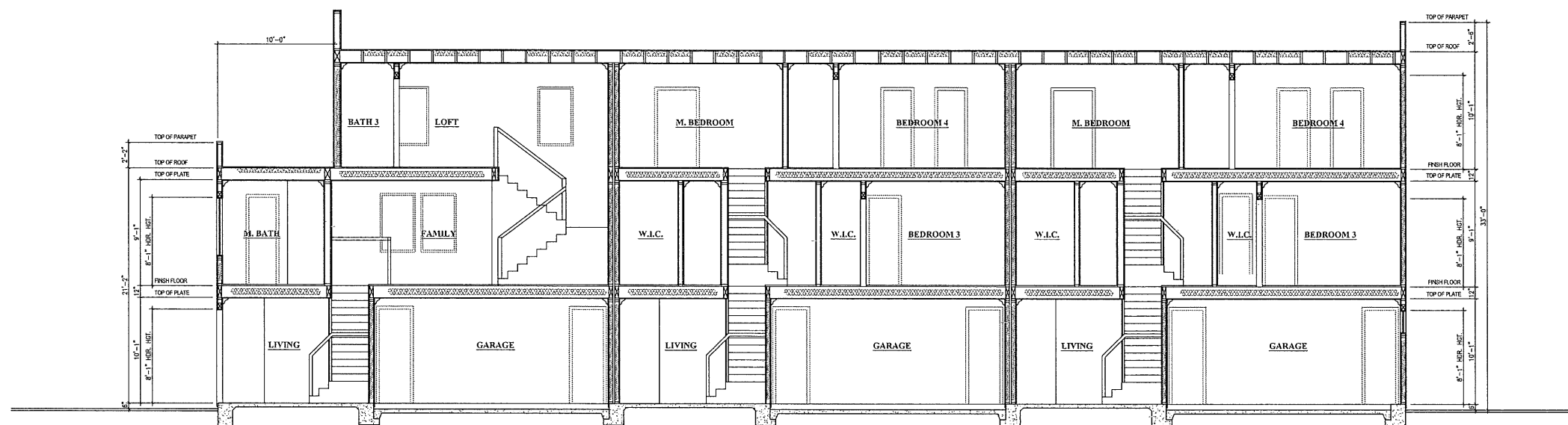
712 UTICA AVENUE, HUNTINGTON BEACH, CA 92648

MARKITECT



© 2019 Markitect
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Markitect.

12601 SWEETBRIAR DR, CA 92840 (714) 800-9813



SECTION - A

UTICA TOWNHOMES - HUNTINGTON BEACH, CA

PROPOSED SECTIONS

SCALE: 3/16" = 1'-0"

DATE: 08-16-19

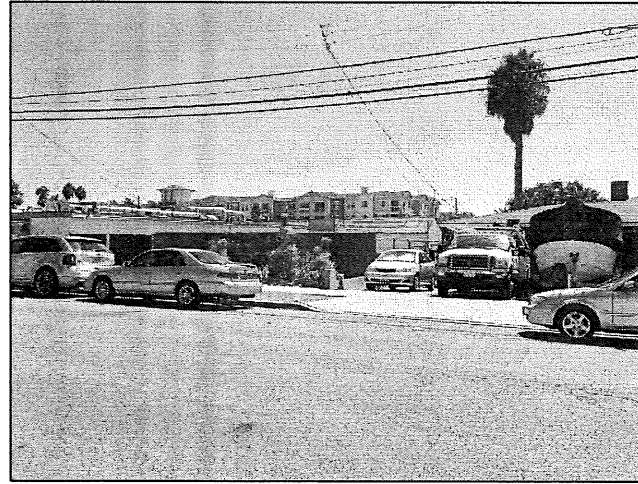
712 UTICA AVENUE, HUNTINGTON BEACH, CA 92648

MARKITECT

12601 SWEETBRIAR DR, CA 92840 (714) 800-9813



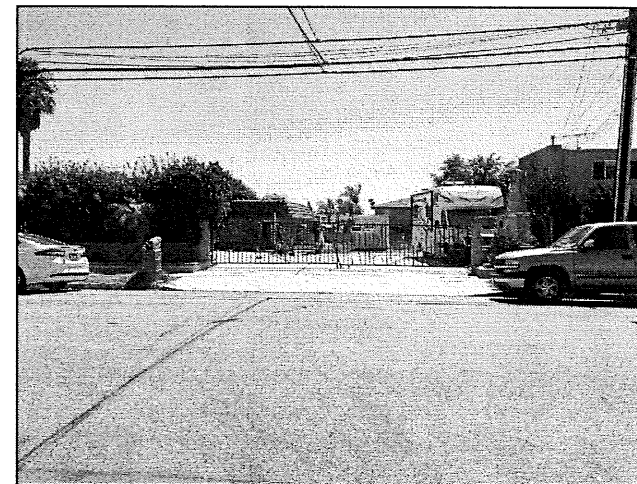
© 2019 Markitect
 These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Markitect.



VIEW OF PROPERTY FURTHER ON LEFT SIDE



VIEW OF PROPERTY ON LEFT SIDE



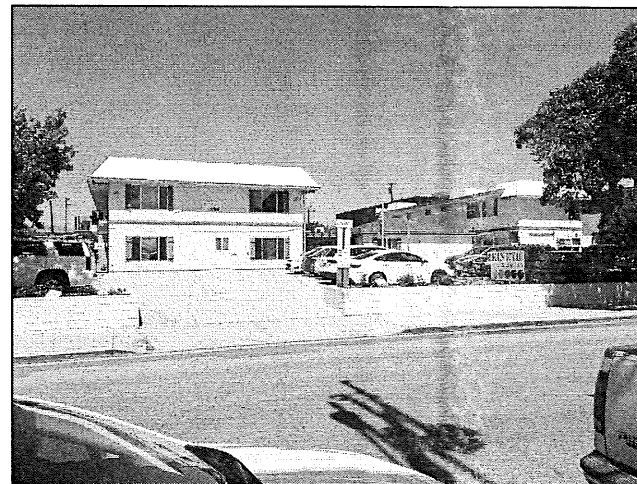
FRONT VIEW OF SUBJECT PROPERTY



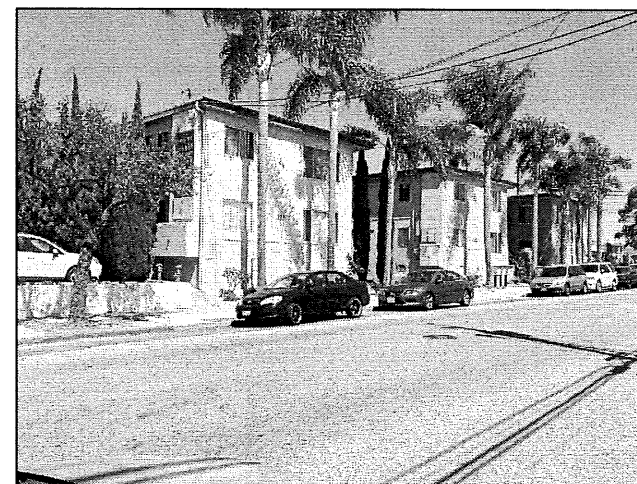
VIEW OF PROPERTY ON RIGHT SIDE



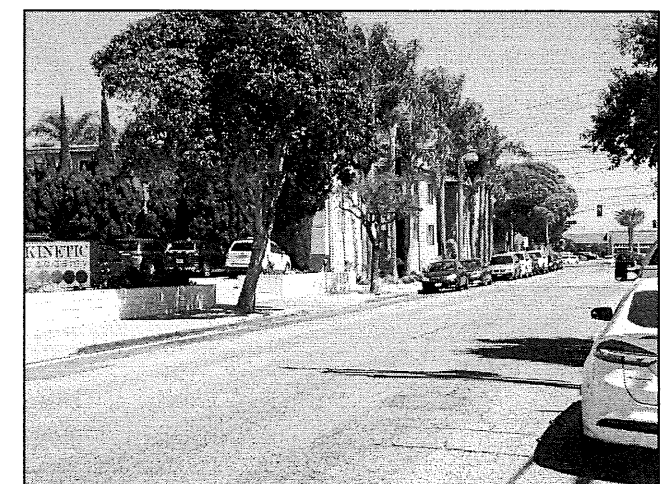
VIEW LOOKING WEST TOWARDS FLORIDA ST.



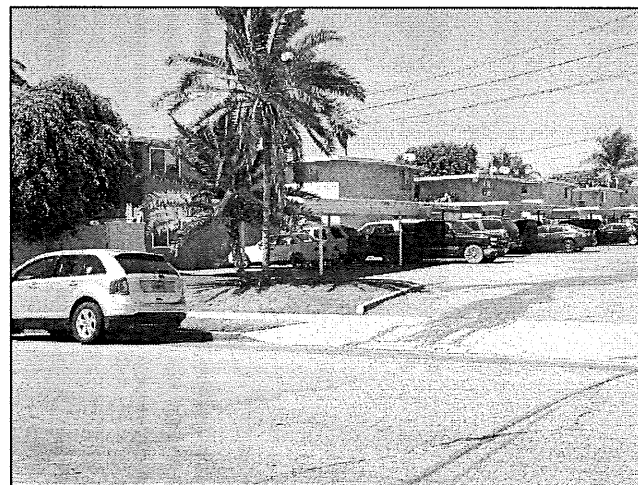
VIEW LOOKING NORTH OF PROPERTY



VIEW LOOKING NORTHEAST OF PROPERTY



VIEW LOOKING EAST TOWARDS BEACH BLVD.



VIEW LOOKING NORTHWEST OF PROPERTY



EXISTING PLANTER AT LEFT FRONT OF PROPERTY



EXISTING PLANTER AT RIGHT FRONT OF PROPERTY



EXISTING OFFICE BUILDING ON PROPERTY

UTICA TOWNHOMES - HUNTINGTON BEACH, CA

712 UTICA AVENUE, HUNTINGTON BEACH, CA 92648

EXISTING PROPERTY & SURROUNDING PHOTOS

DATE:
08-16-19



MARKITECT

12601 SWEETBRIAR DR, CA 92840 (714) 800-9813

© 2019 Markitect
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Markitect.