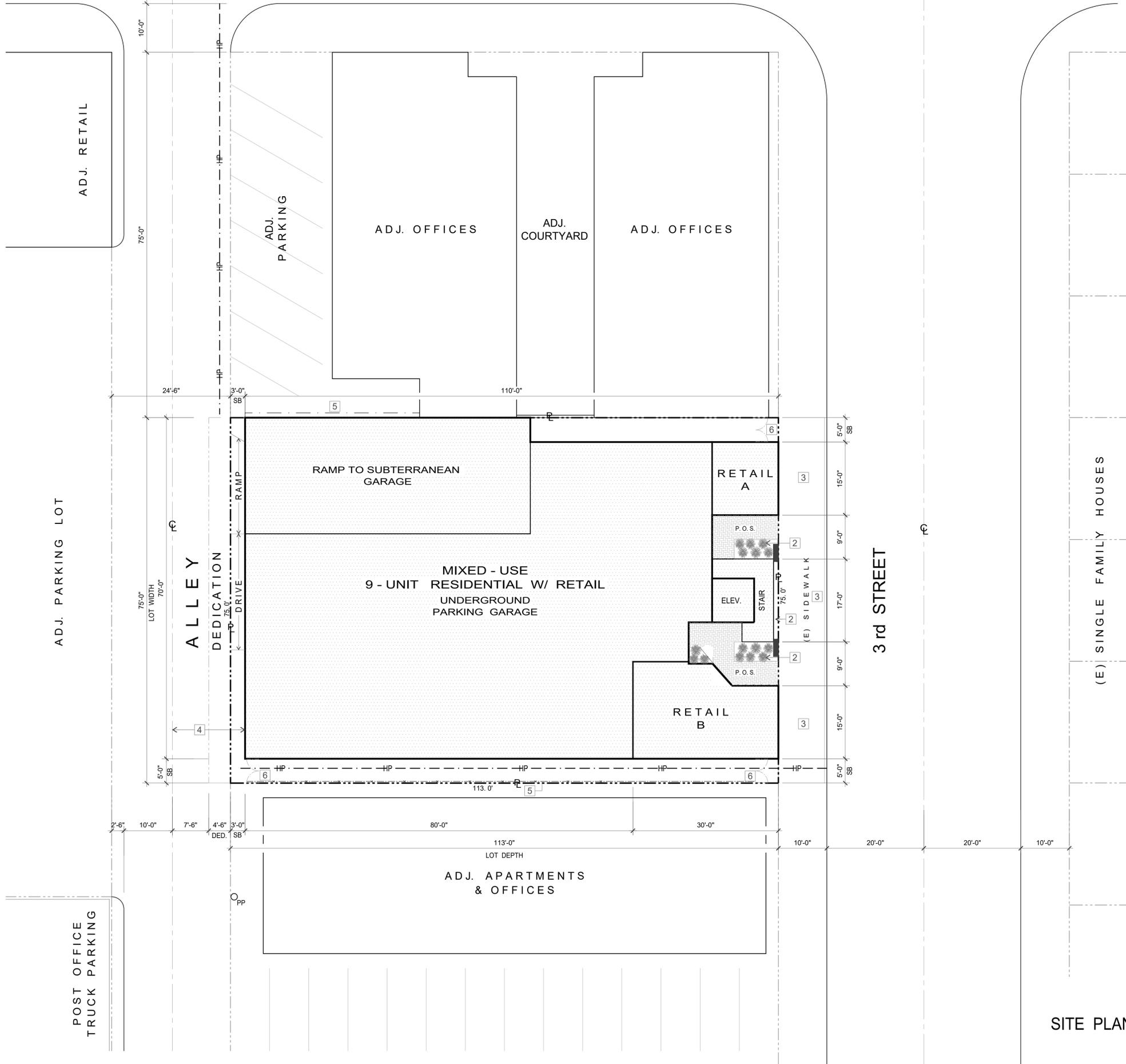


ORANGE AVE.



**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	Residential / 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	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' - 5'
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%=255SF	355 SF
Storefront	3.3.1.16	65% ground floor	Provided
Open Space	3.2.16.2	150 s.f./unit	Provided

**KEYNOTES**

- 1 PAVERS (P.O.S.)
- 2 PLANTERS (P.O.S.)
- 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 20,600 SF  
 RETAIL : 2 UNITS 755 SF  
 SUBTERRANEAN PKG. GARAGE : 8,500 SF  
 AT-GRADE PKG. GARAGE : 6,600 SF

**PARKING**

REQUIRED :	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
PROPOSED :				
	SUBTERRANEAN			18
	AT GRADE			10
				28

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

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

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

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

HOSE PULL — — —

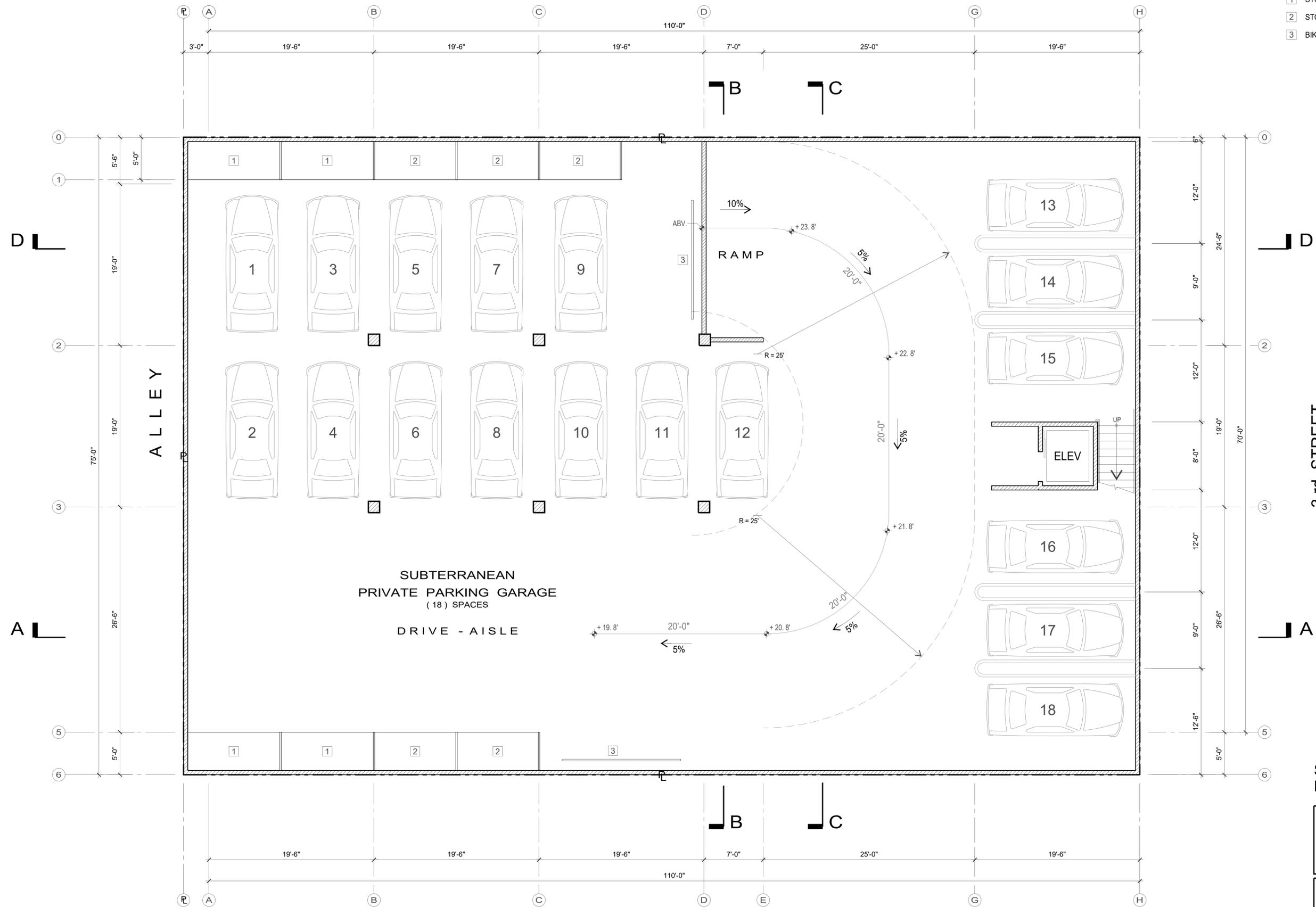
SITE PLAN



THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT	DATE: 10/02/22
	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

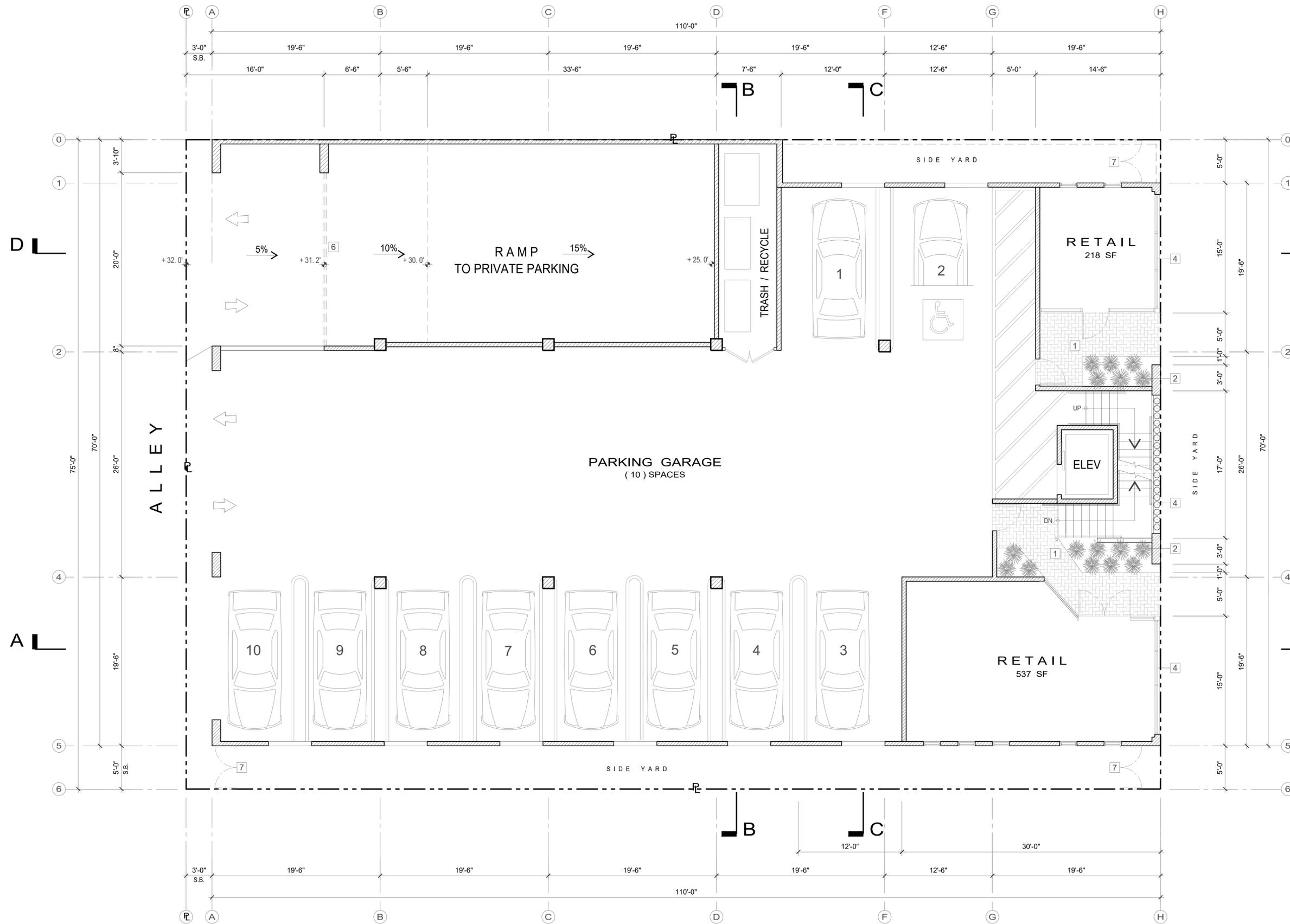
**KEYNOTES**

- 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: 10/02/22 SCALE: 3/16"=1'-0" CAD FILE: 321-A1</p>
<p>JEFF BERGSMAN ARCHITECT</p>	<p>321 3rd ST MIXED-USE 321 3rd ST HUNTINGTON BEACH CALIFORNIA</p>
<p><b>TEAM</b> D • E • S • I • G • N</p> <p>221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGNHE.COM</p>	<p>SUBTERRANEAN FLOOR PLAN</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">A1</p>



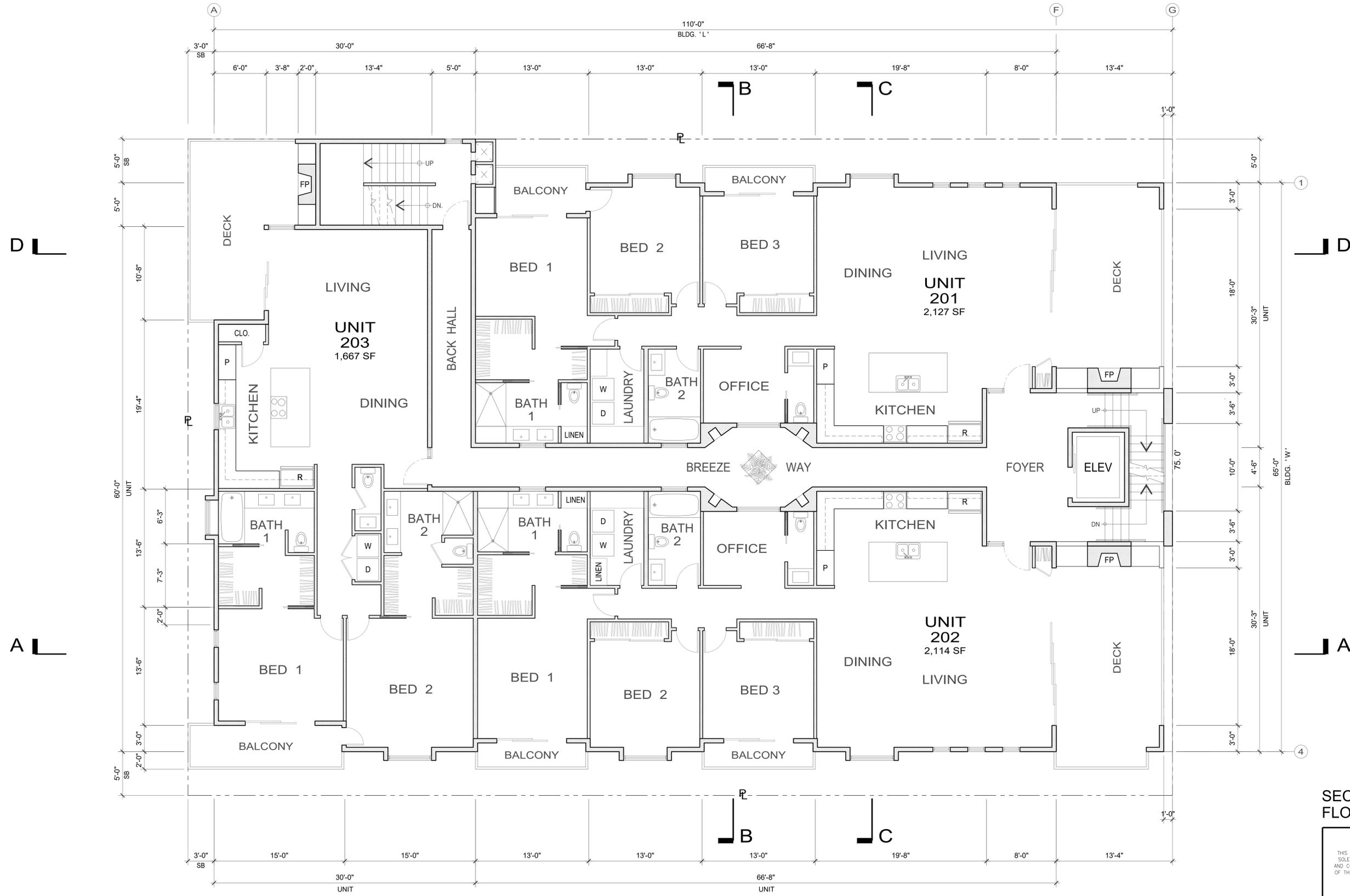
- KEYNOTES**
- 1 PAVERS ( 282 SF ) \*
  - 2 ( 16 ) 15 GAL. PHILADEMIUM ( 56 SF ) \*
  - 3 METAL GATES
  - 4 ( 8 ) 1 GAL. MEX. FEATHER GRASS ( 17 SF ) \*
  - 5 STOREFRONT ( 4 ft )
  - 6 AUTOMATIC ROLL-UP GATE
  - 7 W.I. GATES
- \* TOTAL PUBLIC OPEN SPACE PROVIDE ( 355 SF )



**FIRST LEVEL FLOOR PLAN**

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	SCALE: 3/16"=1'-0"
	CAD FILE : 321-A2
JEFF BERGSMAN ARCHITECT	<b>321 3rd ST MIXED-USE</b>
	321 3rd ST HUNTINGTON BEACH CALIFORNIA
<b>TEAM</b> D • E • S • I • G • N	FIRST LEVEL FLOOR PLAN
	A2

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



**SECOND LEVEL FLOOR PLAN**

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	SCALE: 3/16"=1'-0"
CAD FILE : 321-A3	
JEFF BERGSMAN ARCHITECT	321 3rd ST MIXED-USE
	321 3rd ST HUNTINGTON BEACH CALIFORNIA
<b>TEAM</b> D • E • S • I • G • N	SECOND LEVEL FLOOR PLAN
	714 536 5888 221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGNTEAM.COM

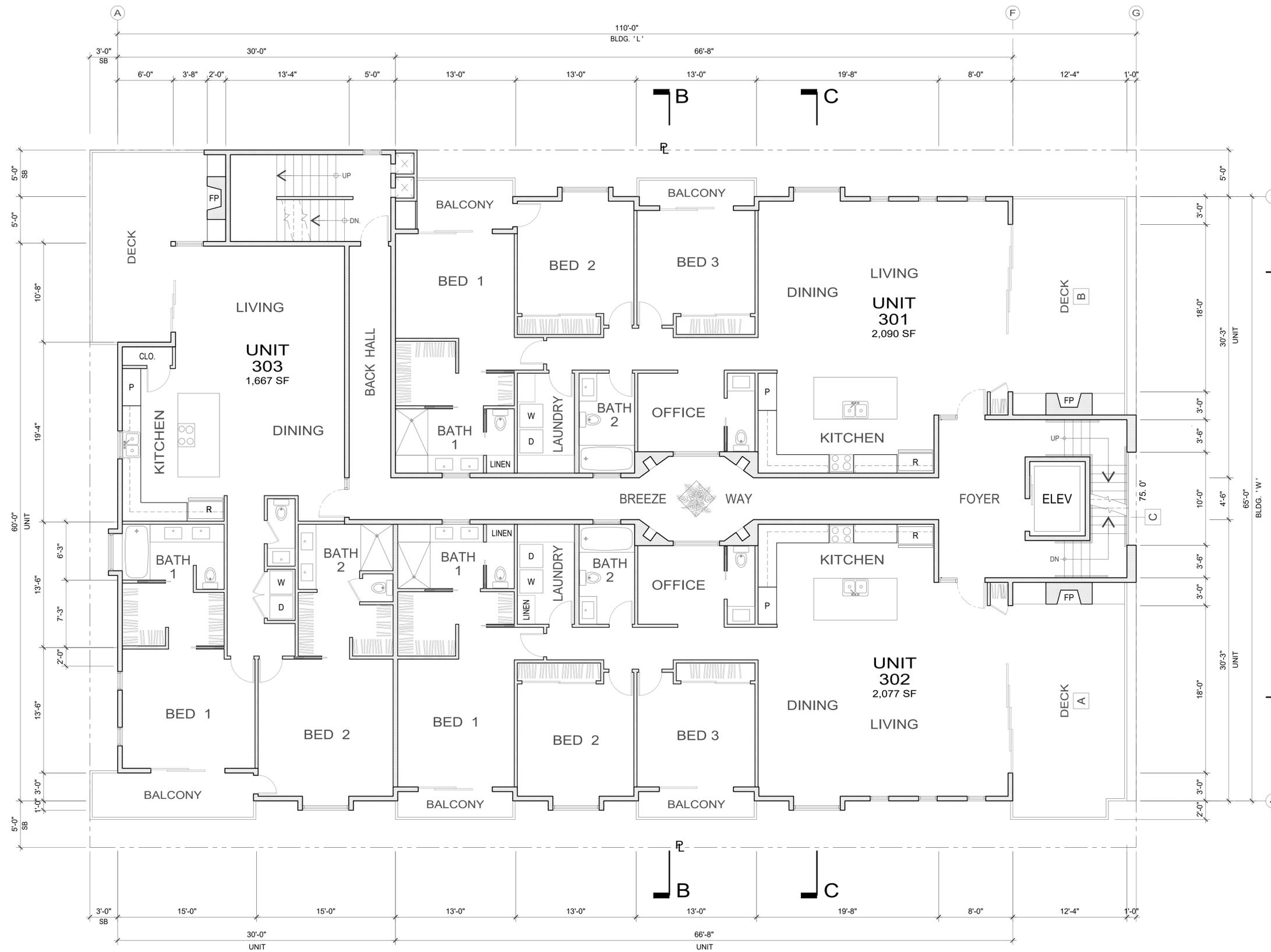
A3

D

D

A

A



STEP BACK CALC.

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



THIRD LEVEL FLOOR PLAN

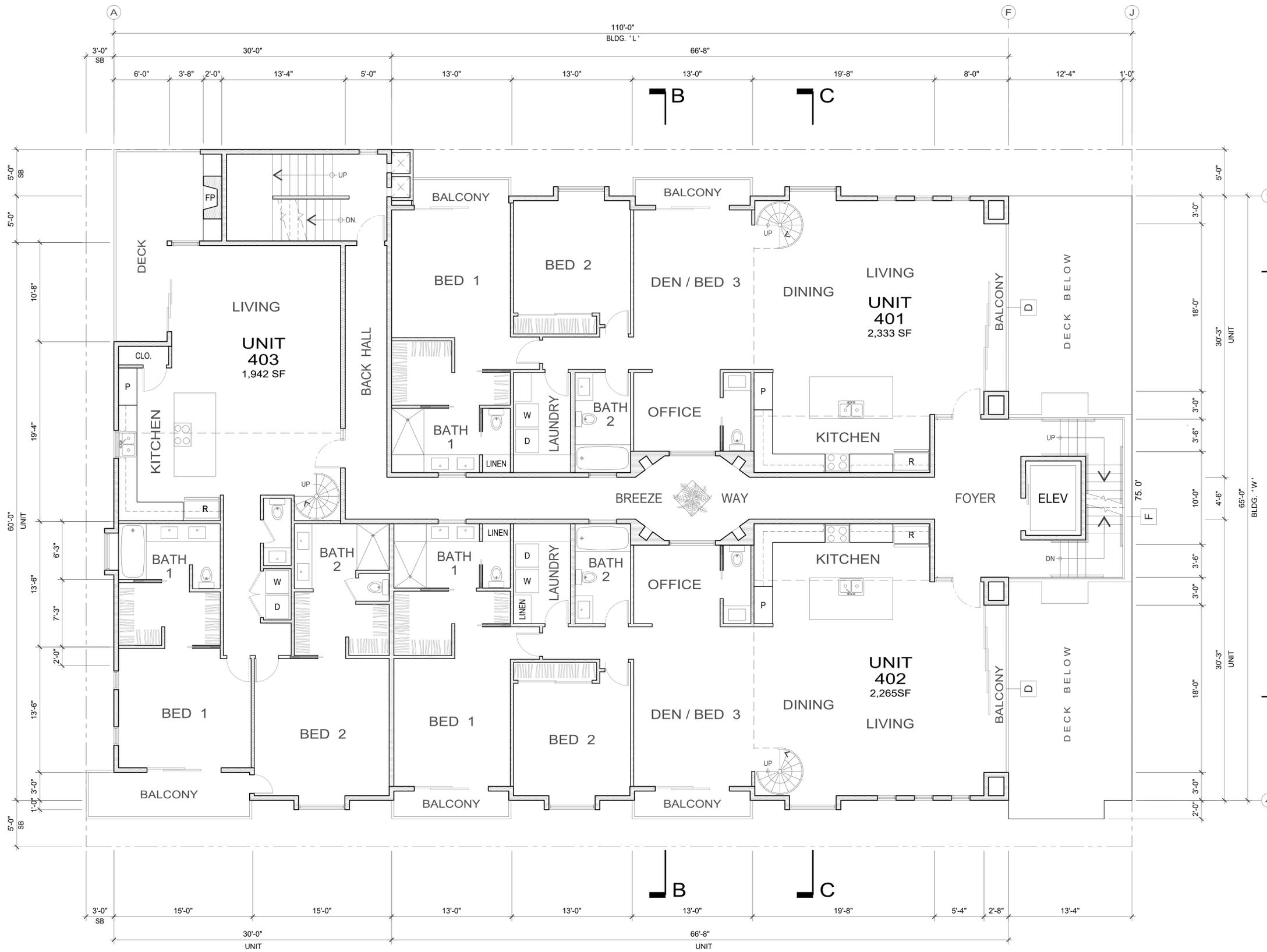
THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT	DATE: 10/02/22
	SCALE: 3/16"=1'-0"
JEFF BERGSMAN ARCHITECT	CAD FILE: 321-A4
	321 3rd ST MIXED-USE
TEAM DESIGN	321 3rd ST HUNTINGTON BEACH CALIFORNIA
	THIRD LEVEL FLOOR PLAN
714 536 5888 221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGN.COM	A4

D

A

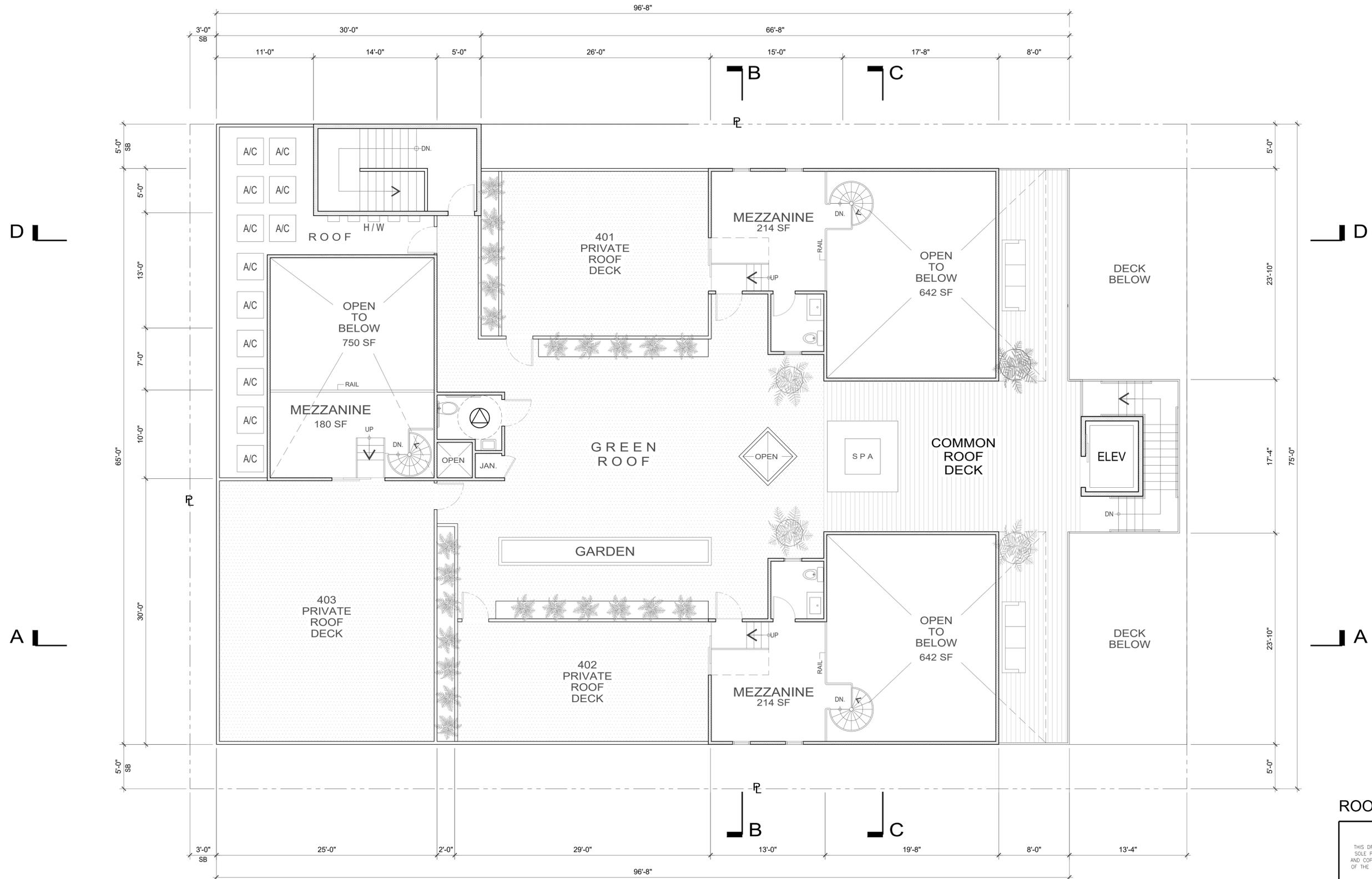
D

A



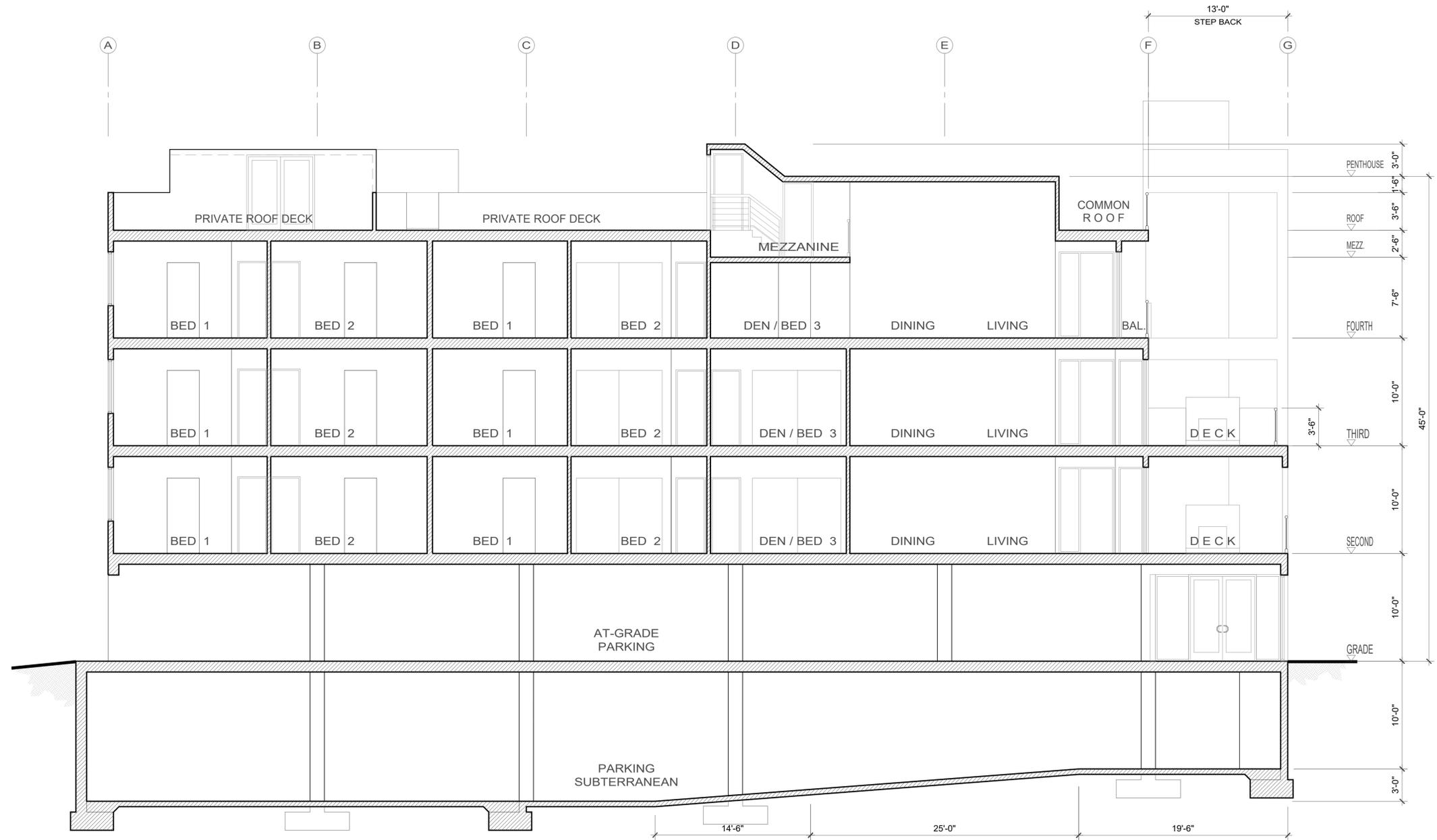
**FOURTH LEVEL FLOOR PLAN**

THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT	DATE: 10/02/22
	SCALE: 3/16"=1'-0"
	CAD FILE: 321-A5
JEFF BERGSMAS ARCHITECT	321 3rd ST HUNTINGTON BEACH CALIFORNIA
<b>TEAM</b> D • E • S • I • G • N	FOURTH LEVEL FLOOR PLAN
714.536.5888 221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGN6.COM	<b>A5</b>



**ROOF DECK PLAN**

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	SCALE: 3/16"=1'-0"
JEFF BERGSMAN ARCHITECT	CAD FILE : 321-A6
	321 3rd ST MIXED-USE
321 3rd ST HUNTINGTON BEACH CALIFORNIA	ROOF PLAN
<b>TEAM</b> 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@TEAMDESIGNHQB.COM	<b>A6</b>



**SECTION**

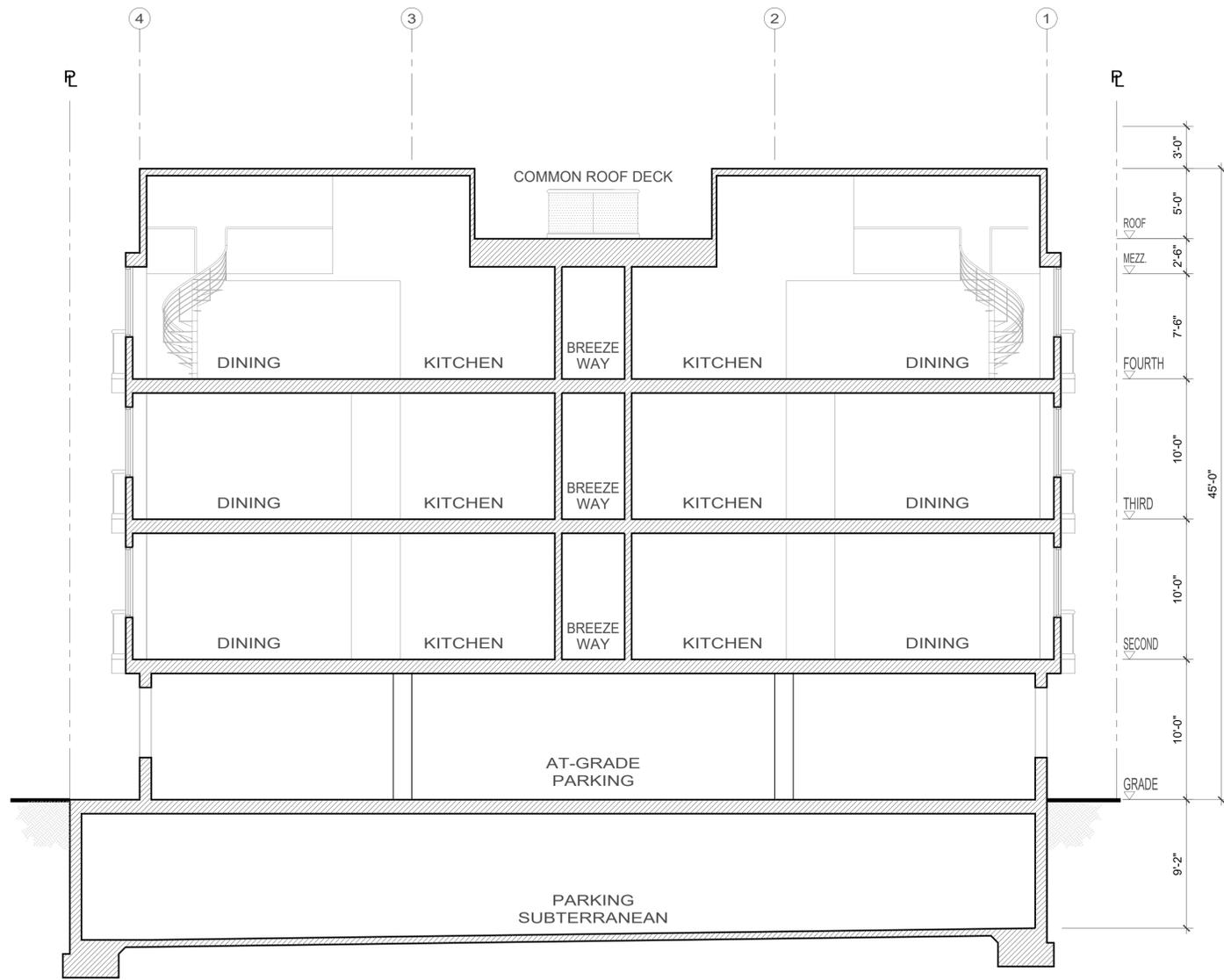
DATE: 10/02/22  
 SCALE: 3/16"=1'-0"  
 CAD FILE: 321-A7

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

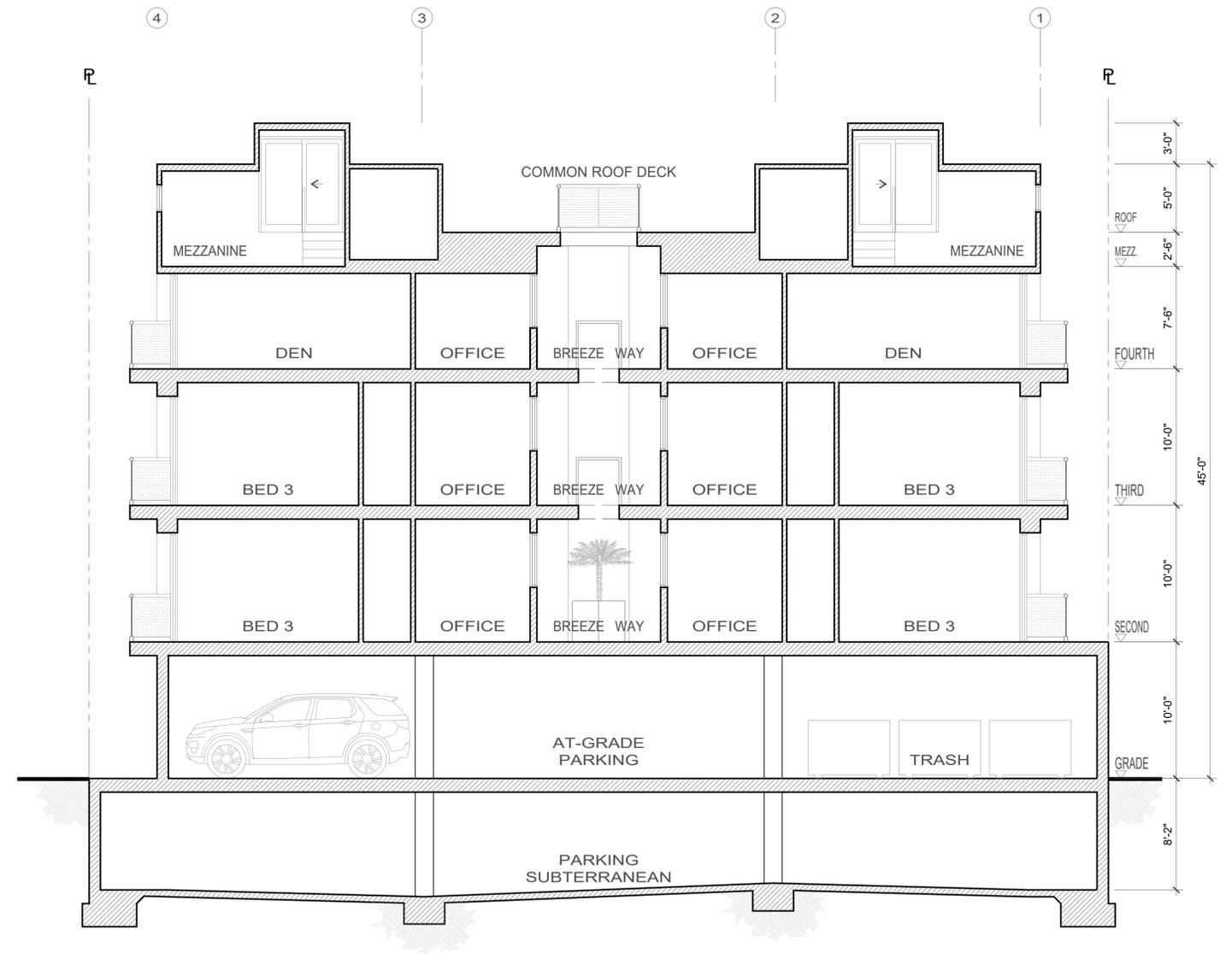
**TEAM**  
 D • E • S • I • G • N  
 7 1 4 5 3 6 5 8 8 8  
 221 MAIN STREET SUITE 5  
 HUNTINGTON BEACH, CA 92648  
 JEFF@TEAMDESIGNHB.COM

**BUILDING  
 SECTION**  
**A7**

JEFF BERGSMAN  
 ARCHITECT



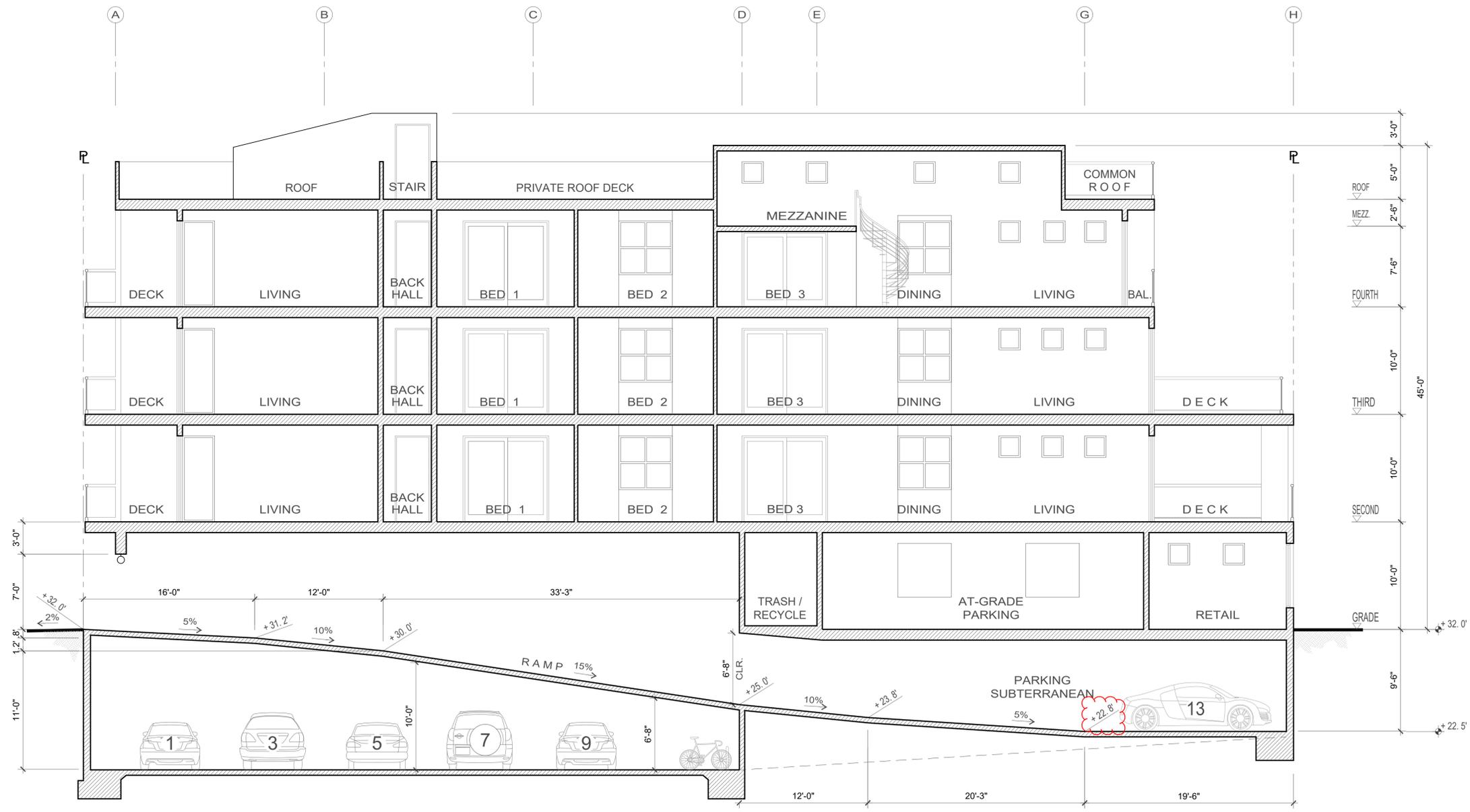
SECTION 'C - C'



SECTION 'B - B'

SECTIONS

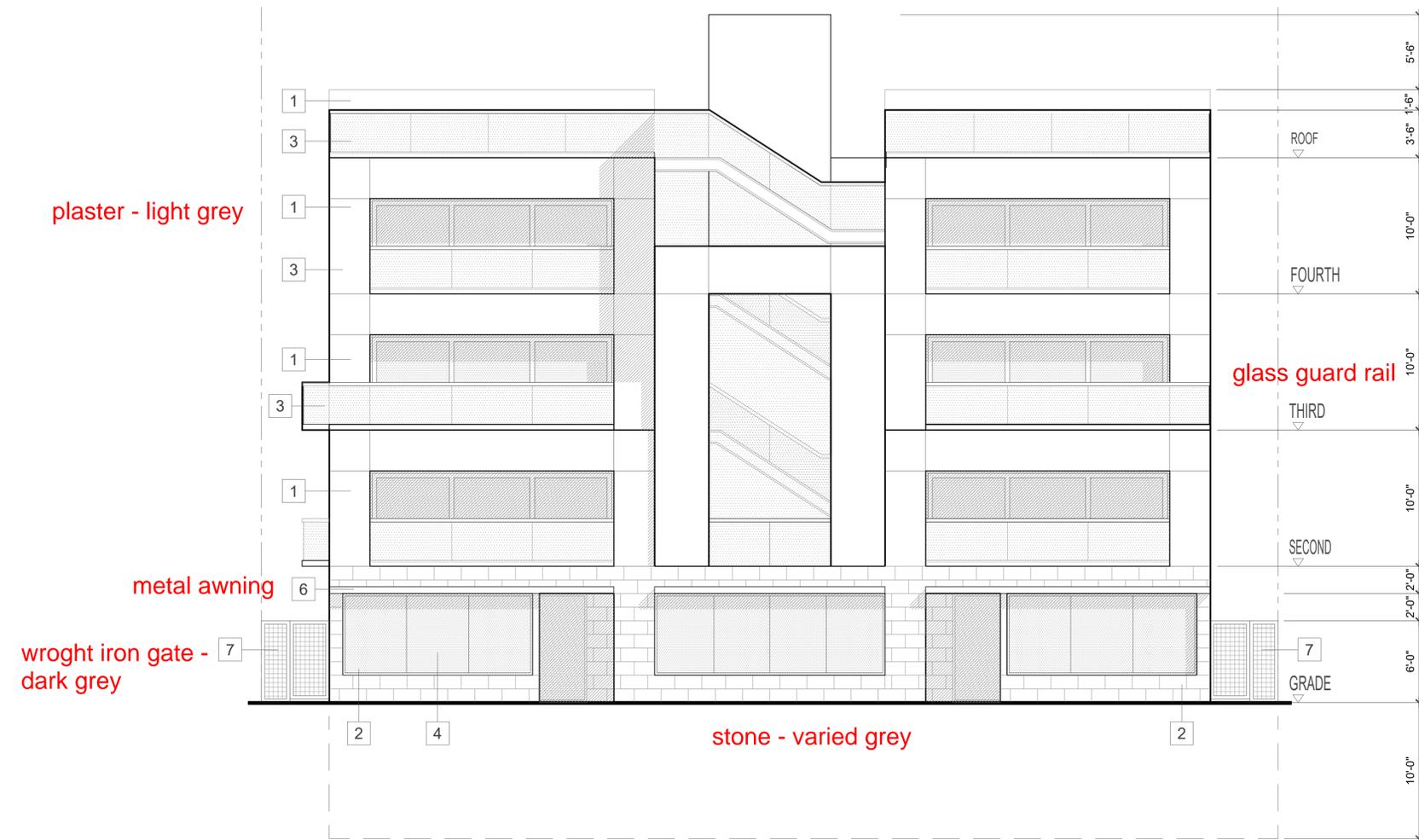
THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT	DATE: 10/02/22
	SCALE: 3/16"=1'-0"
	CAD FILE: 321-A8
	<b>321 3rd ST MIXED-USE</b>
JEFF BERGSMAN ARCHITECT	321 3rd ST HUNTINGTON BEACH CALIFORNIA
<b>TEAM</b> D • E • S • I • G • N	<b>BUILDING SECTIONS</b>
7.14.536.588 221 MAIN STREET SUITE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



SECTION 'D - D'

SECTION

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	SCALE: 3/16"=1'-0"
	CAD FILE: 321-A9
JEFF BERGSMAS ARCHITECT	321 3rd ST HUNTINGTON BEACH CALIFORNIA
TEAM DESIGN	SITE PLAN
714.536.5888 221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGN.COM	A9



**SOUTH ELEVATION**  
( 3rd STREET )

**KEYNOTES**

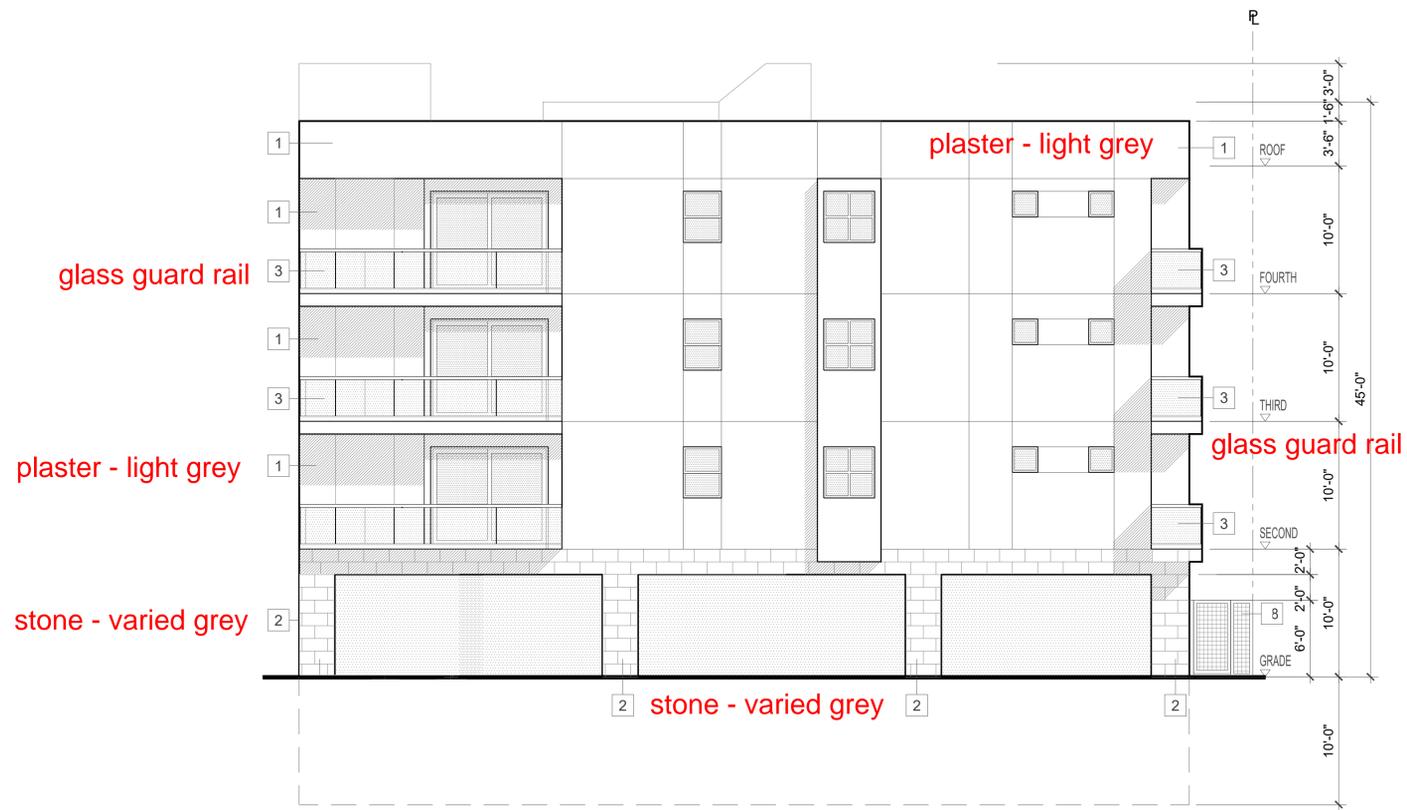
- 1 PLASTER - LIGHT GREY
- 2 STONE - VARIED GREY
- 3 GLASS GUARD RAIL
- 4 CLEAR GLASS
- 5 OPEN
- 6 METAL AWNING
- 7 6' H.W.I. GATE - DARK GREY



**WEST ELEVATION**  
( SIDE )

**ELEVATIONS**

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	SCALE: 3/16"=1'-0"
<small>JEFF BERGSMAN ARCHITECT</small>	CAD FILE: 321-A10
	<b>321 3rd ST MIXED-USE</b>
<small>321 3rd ST HUNTINGTON BEACH CALIFORNIA</small>	<small>7 1 4 5 3 6 5 8 8 8 221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGNHB.COM</small>
<b>TEAM</b> D • E • S • I • G • N	<b>ELEVATIONS</b>  <b>A10</b>



NORTH ELEVATION  
(ALLEY)



EAST ELEVATION  
(SIDE)

KEYNOTES

- 1 PLASTER - GREY
- 2 STONE - VARIED GREY
- 3 GLASS GUARD RAIL
- 4 CLEAR GLASS
- 5 ROLL-UP DOOR
- 6 OPEN
- 7 METAL MESH - GREY
- 8 W.I. GATE - DARK GREY

ELEVATIONS

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	SCALE: 1/8"=1'-0"
	CAD FILE: 321 A-11

<small>JEFF BERGSMAN ARCHITECT</small>	<b>321 3rd ST MIXED-USE</b>  <small>321 3rd ST HUNTINGTON BEACH CALIFORNIA</small>
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	<b>ELEVATIONS</b>  <b>A11</b>
--	-------------------------------------