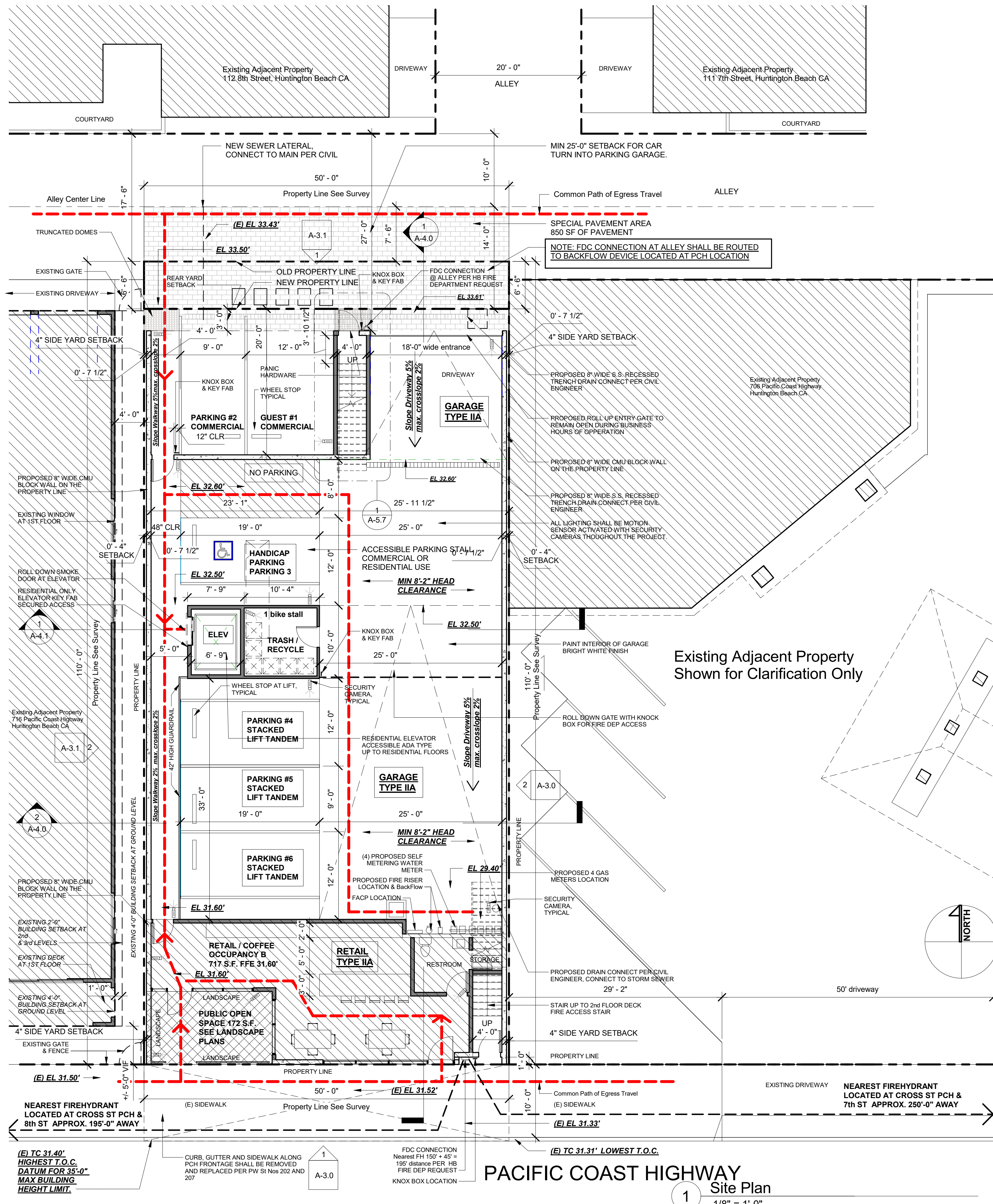


HB - Mixed Use

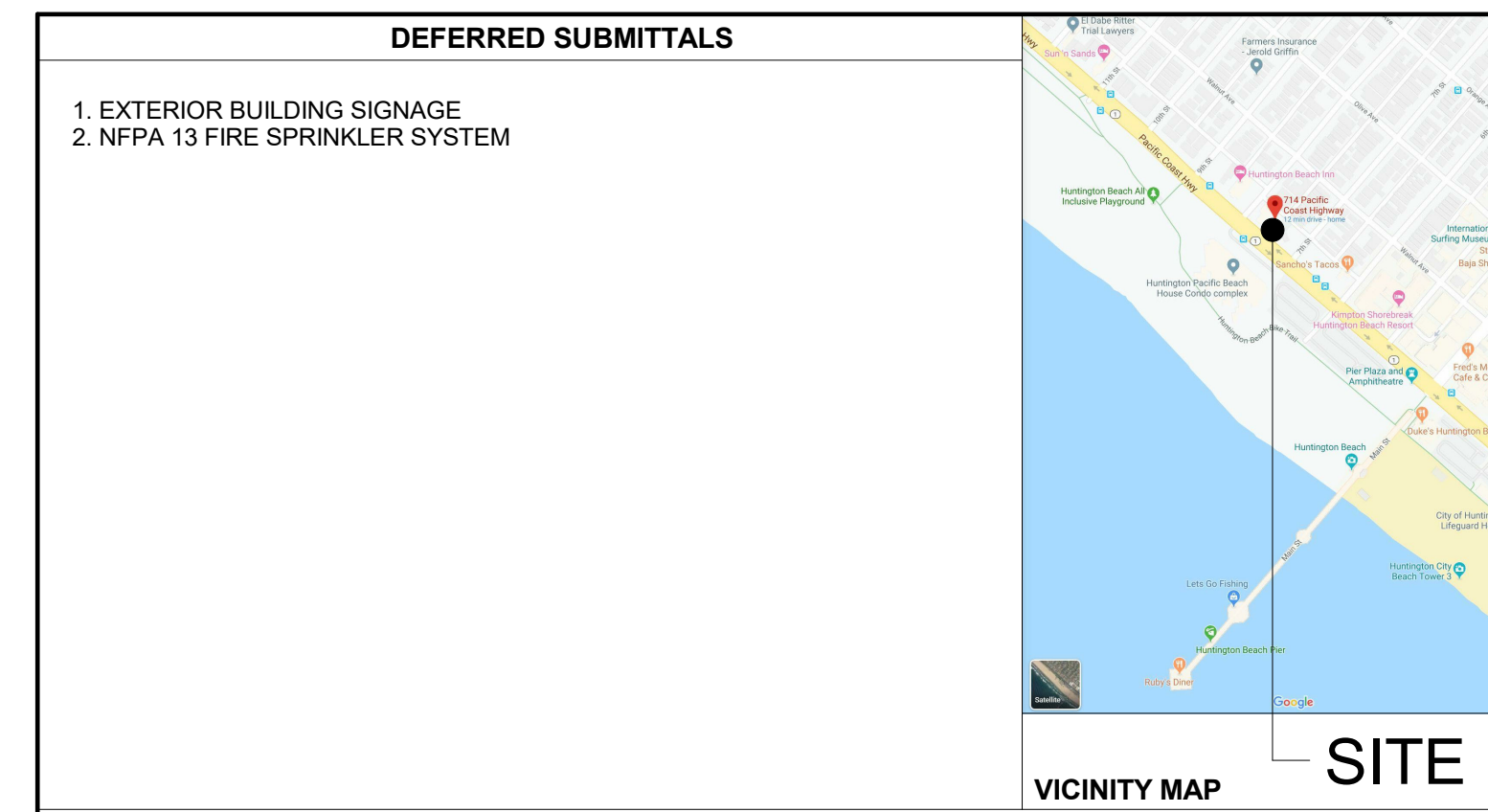
714 Pacific Coast Highway, Huntington Beach CA



Existing Adjacent Property Shown for Clarification Only

PACIFIC COAST HIGHWAY

1 Site Plan
1/8" = 1'-0"



CODES & REGULATIONS

Current Codes Effective January 1, 2018

- 2016 Building Code (Title 26)
- 2016 Electrical Code (Title 27)
- 2016 Plumbing Code (Title 28)
- 2016 Mechanical Code (Title 29)
- 2016 Residential Code (Title 30)
- 2016 Green Building Standards Code (Title 31)
- Huntington Beach Municipal Code (HBMC)

CITY OF HUNTINGTON BEACH PROJECT CODE & ZONING MATRIX

SUBJECT	CODE SECTION	REQUIRED / ALLOWED	PROPOSED PROJECT
PARKING COMMERCIAL	SECTION 3.2.26.4 - District 1	3 SPACES / 1,000 S.F.	3 SPACES PROVIDED
PARKING RESIDENTIAL	SECTION 3.2.26.6 - COASTAL	3 SPACES EACH UNIT TOTAL UNITS 3 X 2 = 6	3 SPACES PROVIDED NOTE: PARKING LIFT PROVIDED 6 TOTAL SPACES
SITE COVERAGE			
FRONT YARD SETBACK	SECTION 3.3.1.4 - District 1	0'	0' PROVIDED
REAR YARD SETBACK	SECTION 3.3.1.4 - District 1	3'	9'-6" PROVIDED
SIDE YARD SETBACKS	SECTION 3.3.1.4 - District 1	0'	4' PROVIDED
FENCES	SECTION 3.2.1.3 - District 1	6'-0" Note: 42" @ FYS	NONE PROVIDED
PUBLIC OPEN SPACE	SECTION 3.3.1.4 - District 1	3% to 5% of NET SITE AREA 4,959 NET X .03 = 148.77 S.F.	172 PROVIDED
COMMON OPEN SPACE	SECTION 3.2.1.6 - District 1		
PRIVATE OPEN SPACE	SECTION 3.2.1.6.1 - District 1		
EXCEPTIONS TO HEIGHT LIMITS AT ROOF STAIR & ELEVATOR OVERHEAD	SECTION 3.2.8 - District 1	10'-0"	10'-0"
MIN DWELLING UNIT SIZE	SECTION 3.2.1.2 - District 1	500 S.F. FOR EACH UNIT	TO BE PROVIDED
STORAGE SP @ EA UNIT	SECTION 3.2.1.8 - District 1	50 CU FEET FOR EACH UNIT	50 CU FT PROVIDED @ EACH
BIKE PARKING	SECTION 3.2.26.5 - District 1	1 BIKE STALL	1 BIKE STALL

Civil Plans

Sheet	Description
Sheet 1-2	BOUNDARY TOPOGRAPHIC MAP
Sheet 2-2	BOUNDARY TOPOGRAPHIC MAP
C-1	PRECISE GRADING PLAN
C-2	PRECISE GRADING PLAN DETAILS
C-1	PRECISE GRADING PLAN & NOTES
C-4	PRECISE GRADING & EROSION PLAN

Landscape Plans

Sheet	Description
L-1	Proposed Schematic Landscape Plan & Imagery
L-2	Proposed Schematic Open Space Enlargement Plans
L-3	Proposed Schematic Planting Plan
I-1	Proposed Schematic Irrigation Plan
I-2	Proposed Schematic Irrigation Details
I-3	Proposed Schematic Irrigation Specifications

LOT COVERAGE CALCULATION

EXISTING SITE = 5,500.31 S.F. SEE SURVEY
 PROPOSED SITE COVERAGE OF ALL BUILDINGS = 5,013 S.F.
 5,013 / 5,500.31 = 91% PROPOSED LOT COVERAGE

PROPOSED BUILDING GROSS S.F. TABULATION SEE A-0.1

FLOOR LEVEL / GARAGE LEVEL	GROSS S.F.
FIRST FLOOR LEVEL / GARAGE LEVEL	4,005 S.F.
FIRST FLOOR LEVEL / RETAIL	717 S.F.
PUBLIC OPEN SPACE	172 S.F.
SECOND FLOOR LEVEL / RESIDENTIAL	3,955 S.F.
THIRD FLOOR LEVEL / RESIDENTIAL	3,350 S.F.
RESIDENTIAL COURTYARD DECK AT 2ND FLOORS	000 S.F.
RESIDENTIAL ROOF DECKS AT 2nd & 3rd FLOORS	000 S.F.
RESIDENTIAL ROOF TOP DECK (COMMON SPACE)	000 S.F.
TOTAL PROPOSED PROJECT GROSS S.F. (INCLUDES GARAGE; DOES NOT INCLUDE DECKS)	12,199 S.F.

OWNER OF PROPERTY & APPLICANT

OWNER & OWNERS REP: Phat Huong HaAnh Holding LLC
 714 Pacific Coast Highway
 Huntington Beach, CA
 OWNER: Thanh C. Dong

LEGAL DESCRIPTION:
 LOTS 6 & 7 OF BLOCK 107, HUNTINGTON BEACH TRACT MAP MB 3/36
 CITY OF HUNTINGTON BEACH, ORANGE COUNTY, CALIFORNIA
 ASSESSOR PARCEL NUMBER: 024-124-18

CONSULTANT LIST

OWNER: Thanh C. Dong
 Phat Huong HaAnh Holding LLC
 714 Pacific Coast Highway
 Huntington Beach, CA

ARCHITECT: NOVUM ARCHITECTURE
 116 S Catalina Suite 122
 Redondo Beach CA 90277 Tel: 310-383-1827

SURVEY/CIVIL: MFKESSLER
 ONE VENTURE, SUITE 130
 IRVINE CA 92618 Tel: 949-339-5330

STRUCTURAL: ADR ENGINEERS
 11254 Hannum Avenue
 Culver City, CA 90230 Tel: 818-800-0631

LANDSCAPE: Studio PAD, Inc.
 23276 S. POINTE DRIVE, STE. 103 / LAGUNA HILLS / CA 92653 Tel: 949.770.8530.

LEGAL DESCRIPTION

LOTS 6 & 7 OF BLOCK 107, HUNTINGTON BEACH TRACT MAP MB 3/36 CITY OF HUNTINGTON BEACH, ORANGE COUNTY, CALIFORNIA
 ASSESSOR PARCEL NUMBER: 024-124-18
 LOT S.F.: 5,500.31 S.F. SEE SURVEY
 COMMUNITY ASSOCIATION: NO
 ZONING: DISTRICT 1 - DOWNTOWN CORE MIXED USE
 FRONT SETBACK: 0'-0"
 REAR YARD SETBACK: 0'-0" WITH 4'-0" DEDICATION PER PUBLIC WORKS
 SIDE YARD SETBACKS: 0'-0" SEE FLOOR PLANS FOR VOLUNTARY SETBACK AT 2nd & 3rd FLOOR FOR NATURAL LIGHT & VENTILATION FOR EXISTING ADJACENT RESIDENTIAL HOME.
 COASTAL ZONE: YES

CODE ANALYSIS

OCCUPANCY: R-2 (Residence) & S-2 (Garage at Ground Level)
 TYPE OF CONSTRUCTION: Type II A at 1st Fl Garage & Retail (Masonry & Concrete Slab Podium Deck Project) with Mt Stud Wall
 Type VA at Residential Levels (2 & 3) above Concrete Podium. See notes on plans
 FIRE SPRINKLERS: YES (NFPA 13) all floors

PROJECT DESCRIPTION & SCOPE OF WORK

- PROPOSED 3 TOTAL STORY NEW MIXED USE COMMERCIAL PROJECT COMPOSED OF: (1) GROUND FLOOR RETAIL UNIT (COFFEE SHOP) WITH PROPOSED PARKING (ENCLOSED) GARAGE & 2 RESIDENTIAL STORIES ABOVE
- PROPOSED RESIDENTIAL SHALL BE COMPOSED OF (3) FAMILY RESIDENCES LOCATED ON THE 2nd & 3rd FLOOR LEVELS OVER 1 LEVEL GARAGE. TOTAL BUILDING NUMBER OF FLOORS = 3 LEVELS.
- PROPOSED SQUARE FEET OF RETAIL / OFFICE = 766 GROSS S.F.
- PROPOSED PUBLIC OPEN SPACE (OPEN & ON TO STREET LEVEL) = 172 GROSS S.F.
- PROPOSED 1st FLOOR PARKING GARAGE ON GRADE = 4,017 GROSS S.F.
- PROPOSED 3 PARKING STALLS FOR COMMERCIAL SPACE (INCLUDE HANDICAP VAN STALL)
- PROPOSED 3 TANDDEM PARKING STALLS (WITH CAR LIFTS) FOR PROPOSED (3) 2 BEDROOM RESIDENTIAL UNITS AT 2nd & 3rd FLOOR PLANS. CAR LIFTS ALLOW FOR STACKING OF CARS 6 TOTAL STALLS
- PROPOSED ROOF TOP DECK 149 S.F. (COMMON OPEN SPACE FOR RESIDENCES) WITH ELEVATOR & STAIR ACCESS. ROOF TOP DECK 42" GUARDRAIL SHALL BE UNDER 35" HEIGHT LIMIT.
- REFER TO AREA DIAGRAMS ON SHEET A-0.1 FOR ALL PROPOSED DETAILED BUILDING AREAS AND PROPOSED BUILDING SETBACKS
- REFER TO SURVEY SHEET S-1 FOR EXISTING PROPERTY INFORMATION.
- ALL EQUIPMENT (MECH HVAC SYSTEMS) SHALL BE UNDER 35'-0" HEIGHT LIMIT.
- PROPOSED R-13 FIRE SPRINKLERS AT PROPOSED PROJECT SHALL BE SEPARATE DEFERRED SUBMITTAL.

Architectural Sheet List

Sheet Number	Sheet Name
A-0.0	Cover Sheet & Site Plan
A-0.1	Proposed Project Area Diagrams
A-0.2	Site Fire Master Plan & Code Analysis
A-0.3	Fire Master 2nd & 3rd FL Residential Plans
A-0.5	Project Specifications
A-0.6	Project Specifications
A-2.0	Proposed Retail Plan & Parking Lift Tandem Specs
A-2.1	Proposed Car Lift Basement Floor Plan Level
A-2.2	Proposed 2nd & 3rd FL Residential Plans
A-2.3	Proposed Roof Plan & Stair / Elev at Deck
A-3.0	Exterior Building Elevations
A-3.1	Exterior Building Elevations
A-4.0	Building Sections
A-4.1	Building Sections
A-5.6	Accessible Coffe Shop Floor Plan & Restroom Layout
A-6.0	COLOR & MATERIAL BOARD
A-6.1	PROPOSED RENDERINGS
A-6.2	PROPOSED RENDERINGS
A-6.3	PROPOSED RENDERINGS
A-6.4	3D Massing & Site Diagrammatic Views
A-6.5	3D Massing & Site Diagrammatic Views
A-6.6	3D Massing View Diagrammatic Sketches

OWNER OF PROPERTY & APPLICANT

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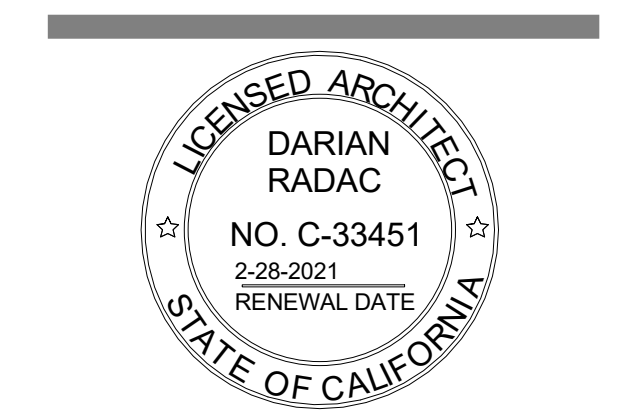
HUNTINGTON BEACH MIXED USE

Phat Huong HaAnh Holding LLC

714 PACIFIC COAST HIGHWAY, HUNTINGTON BEACH CA 92648

No.	Description	Date

Cover Sheet & Site Plan



Project Number H Beach
 Date 10-23-2020
 Drawn By Author
 Checked By Checker

A-0.0

Scale 1/8" = 1'-0"

PROGRESS SET - NOT FOR CONSTRUCTION OR BID

PLAN NOTES:

- THE CONTRACTOR SHALL VERIFY WITH CLIENT AND SHALL ASSIST THE CLIENT WITH ALL PROPOSED INTERIOR FINISHES, EQUIPMENTS AND APPLIANCES. THE CONTRACTOR SHALL CONSULT WITH THE CLIENTS INTERIOR DESIGN TEAM OR CONSULTANTS IF SUPPLIED.
- THE CONTRACTOR SHALL NOTIFY THE CLIENT & ARCHITECT OF ANY UN-FORSEABLE PROBLEMS AND OR ISSUES WITH THE RENOVATION AND REUSE OF THE EXISTING BUILDING OR PORTION OF BUILDINGS OR MATERIALS AND ITS SYSTEMS.
- THE CONTRACTOR SHALL VERIFY WITH CLIENT AND SHALL REMOVE AND STORE PER CLIENTS DIRECTION ANY PORTIONS OR ITEMS FROM THE EXISTING STRUCTURE(S) TO BE DEMOLISHED OR RENOVATED AND OR REUSED. ANY ITEMS THAT ARE TO BE REUSED MUST COMPLY WITH THE LOCAL BUILDING CODES & STANDARDS.
- PROVIDE ALL NECESSARY FUEL GAS SUPPLY LINES WITH SHUTOFF VALVES TO ALL GAS FIRED OPERATED APPLIANCES (REFER PLAN IF USED). SEE APPLIANCE SCHEDULE AND PLUMBING PLANS IF PROVIDED. PROVIDE ALL NECESSARY ELECTRICAL SUPPLY LINES AND CONNECTIONS TO ALL APPLIANCES AS REQUIRED. SEE APPLIANCE SCHEDULE AND ELECTRICAL POWER PLANS.
- REFRIGERATOR/FREEZER. PROVIDE PURIFIED COLD WATER SUPPLY LINE TO ICE MAKER WITH RECESSED SHUT OFF VALVE. SEE APPLIANCE SCHEDULE. RANGE. TO BE PROVIDED WITH FUEL GAS AND/OR ELECTRICAL SUPPLY AS REQUIRED. VERIFY WITH CLIENT ALL APPLIANCES.
- KITCHEN RANGE HOOD (REFER PLAN IF USED) WITH VENTS CONNECTED TO WALL MOUNTED EXHAUST FANS. VERIFY VENTING REQUIREMENTS WITH MANUFACTURER'S SPECIFICATIONS. CONVECTION/MICROWAVE OVEN. SEE APPLIANCE SCHEDULE. VENTING AS REQUIRED BY MANUFACTURER'S SPECIFICATIONS.
- KITCHEN SINK WITH 1 H.P. MIN. (REFER PLAN IF USED) GARBAGE DISPOSAL. VERIFY WITH CLIENT.
- PLUMBING FIXTURE AND HARDWARE. SEE SCHEDULE. LOW FLOW TOILETS (1.28 GPF FLUSH) SHOWER HEAD (2 G.P.M.) FAUCETS (1.5 G.P.M.) PER WATER CONSERVATION CODE REQUIREMENTS. AN APPROVED BACKFLOW PREVENTER IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER. FIXTURES ABOVE SUCH ELEVATIONS SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE - CPC710.1
- DISHWASHER (REFER PLAN IF USED). VERIFY WITH CLIENT.
- LOWER UPPER CABINETS OR BUILT IN CABINETRY PER KITCHEN CONSULTANT. VERIFY WITH CLIENT.
- PROVIDE STATE FIRE MARSHAL APPROVED SMOKE ALARMS (DETECTORS). ALARMS SHALL BE HARD WIRED TO SEPARATE CIRCUIT WITH BATTERY BACK UP AS REQUIRED BY ELECTRICAL CODE. DETECTORS SHALL BE INTERCONNECTED AND SOUND AN ALARM AUDIBLE IN ALL OFFICE ROOMS. PART OF SECURITY SYSTEM CONTRACT.
- WATER HEATER (REFER TO MEP PLANS) T.B.D. HOLDING TANK OR SIMILAR. PLUMBER TO SIZE FOR ALL HOT WATER TO RUN SIMULTANEOUSLY. VERIFY WITH T-24 ENERGY CALCULATIONS & PLUMBING PLANS. PROVIDE APPROVED ANCHOR STRAP C.P.C. 510.5.P+T VALVES OUTSIDE. STRAPPED @ TOP & BOTTOM WITH 1 1/2" X 16" GA. STRAP WITH 3/8" X 8" LAG BOLT AT EACH END. PROVIDE R30 ROOF INSULATION AT ROOF. R16 AT ALL EXTERIOR WALLS. PROVIDE R30 ROOF INSULATION AT ROOF. R16 AT ALL EXTERIOR WALLS. REFER TO T-24 ENERGY CALCULATIONS.
- F.A.U. (REFER TO MEP PLANS) PROVIDE COMBUSTION AIR AND CONDENSATE LINE TO OUTSIDE AIR. PROVIDE NIGHT SETBACK THERMOSTAT. SEE T-24 FOR SUMMARY OF SIZE AND MODEL. MOUNT ON 18" HIGH PLYWOOD PLATFORM.
- PROVIDE SHOWER ENCLOSURES (REFER PLAN IF USED) AT ALL SHOWER STALLS SPECIFIED ELSEWHERE. ENCLOSURES SHALL BE A MINIMUM HEIGHT OF 6'-6" MEASURED FROM FINISH FLOOR U.N.O. SHATTERPROOF CLEAR GLASS ENCLOSURE VERIFY W/ CLIENT.

- PROVIDE STATE FIRE MARSHAL APPROVED SMOKE ALARMS (DETECTORS). ALARMS SHALL BE HARD WIRED TO SEPARATE CIRCUIT WITH BATTERY BACK UP AS REQUIRED BY ELECTRICAL CODE. DETECTORS SHALL BE INTERCONNECTED AND SOUND AN ALARM AUDIBLE IN ALL OFFICE ROOMS. PART OF SECURITY SYSTEM CONTRACT.
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2016 CBC 1205.2 Natural light

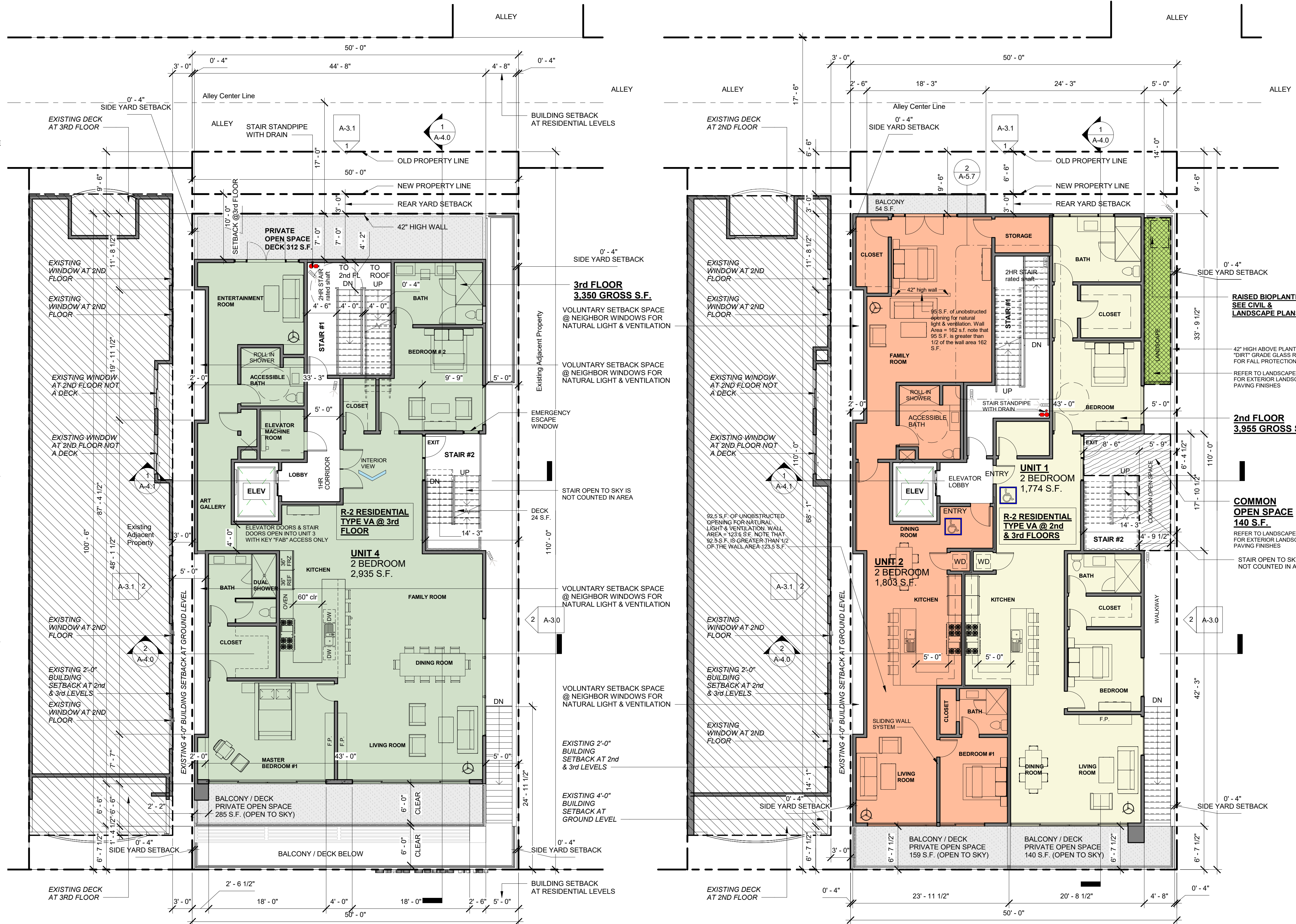
The minimum net glazed area shall be not less than 8 percent of the floor area of the room served.

1205.2.1 Adjoining spaces
For the purpose of natural lighting, any room is permitted to be considered as a portion of an adjoining room where one-half of the area of the common wall is open and unobstructed and provides an opening of not less than one-tenth of the floor area of the interior room or 25 square feet (2.32 m²), whichever is greater

2016 CBC 1203.5.1 Ventilation area required

The openable area of the openings to the outdoors shall be not less than 4 percent of the floor area being ventilated.

1203.5.1.1 Adjoining spaces
Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the opening to the adjoining room shall be unobstructed and shall have an area of not less than 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.3 m²). The openable area of the openings to the outdoors shall be based on the total floor area being ventilated.



No.	Description	Date
2	2nd FLOOR 3,955 GROSS S.F.	

COMMON OPEN SPACE
140 S.F.
REFER TO LANDSCAPE PLANS FOR EXTERIOR LANDSCAPE & PAVING FINISHES
STAIR OPEN TO SKY IS NOT COUNTED IN AREA

Proposed 2nd & 3rd FL Residential Plans



Project Number	H Beach
Date	10-23-2020
Drawn By	Author
Checked By	Checker

FLOOR PLAN LEGEND

1/8" = 1'-0"

Level 3

1/8" = 1'-0"

Level 2

1/8" = 1'-0"

A-2.2

Scale 1/8" = 1'-0"

PROGRESS SET - NOT FOR CONSTRUCTION OR BID



**NOVUM
ARCHITECTURE**

116 S. CATALINA AVE #122
REDONDO BEACH, CA 90277

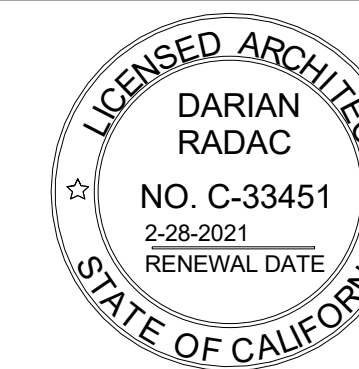
TEL: 310-709-4476
WWW.NOVUMARCHITECTURE.COM

**HUNTINGTON BEACH
MIXED USE**
Phat Huong HaAnH
Holding LLC

714 PACIFIC COAST HIGHWAY, HUNTINGTON BEACH CA 92648

No.	Description	Date

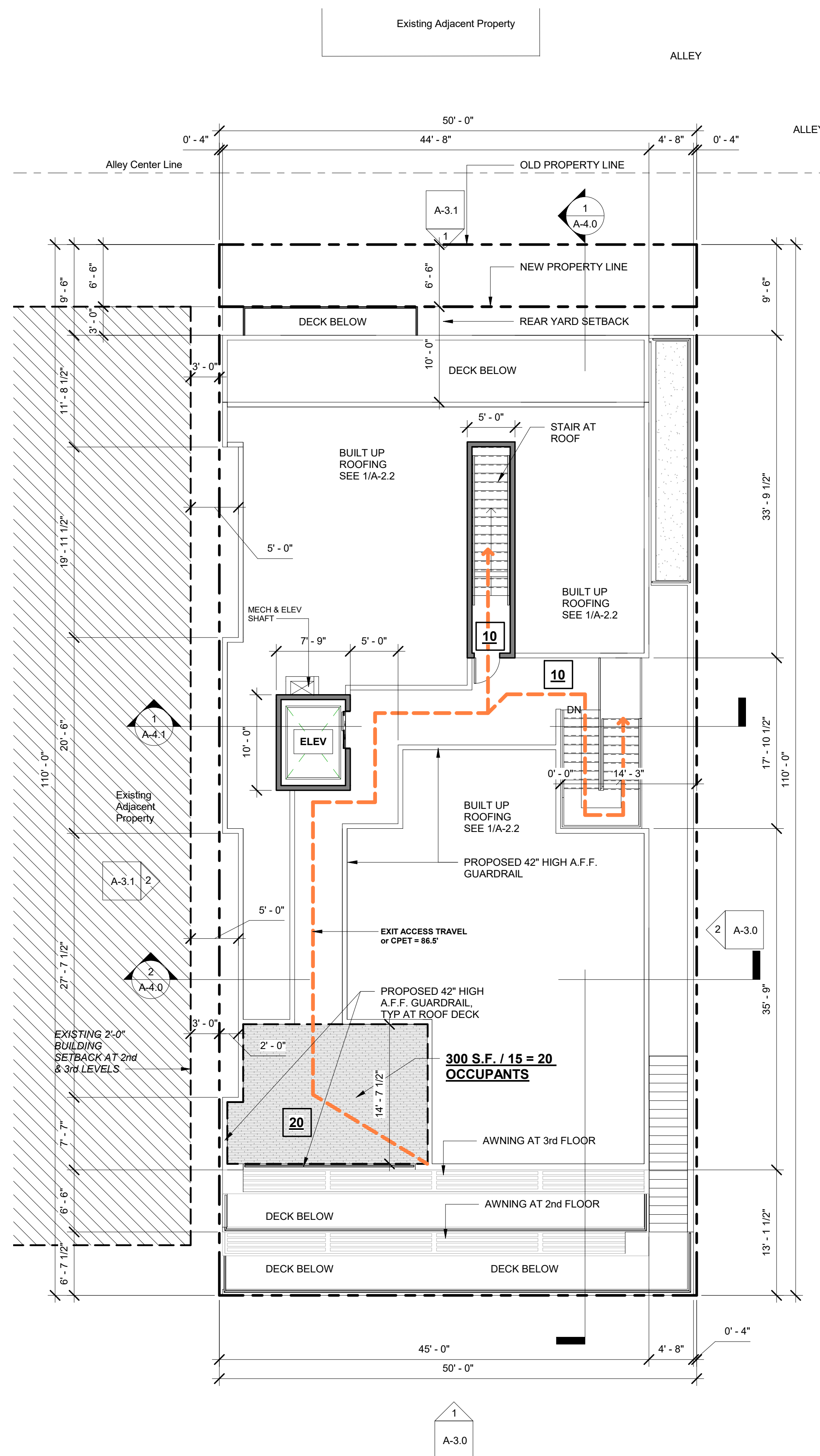
Proposed Roof Plan & Stair /
Elev at Deck



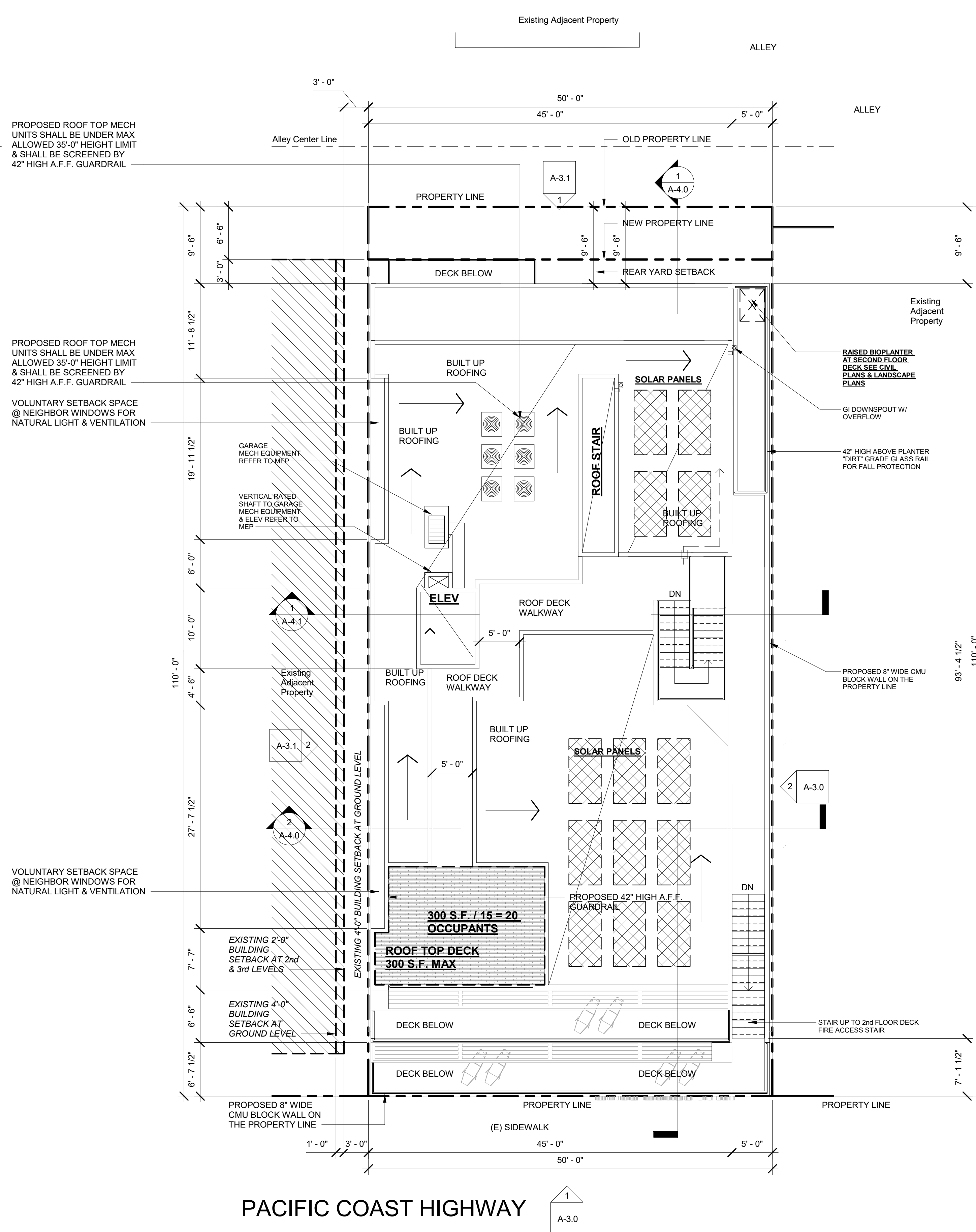
Project Number **H Beach**
Date **10-23-2020**
Drawn By **Author**
Checked By **Checker**

A-2.3

Scale **1/8" = 1'-0"**



2 T.O. ROOF (ELEVATOR, STAIR & ROOF DECK PLAN)
1/8" = 1'-0"



1 ROOF PLAN
1/8" = 1'-0"

PROGRESS SET - NOT FOR CONSTRUCTION OR BID

HUNTINGTON BEACH MIXED USE
 Phat Huang HaAnh Holding LLC

No.	Description	Date

Building Sections

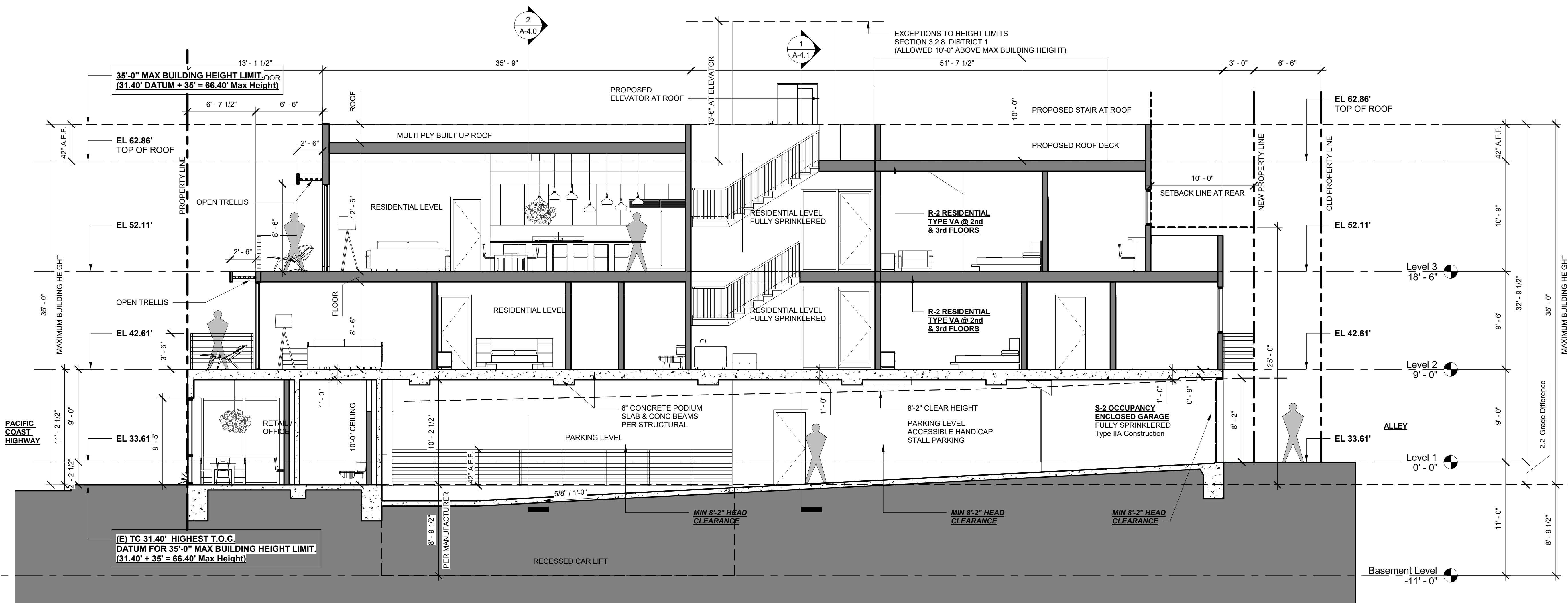


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 Drawn By **Author**
 Checked By **Checker**

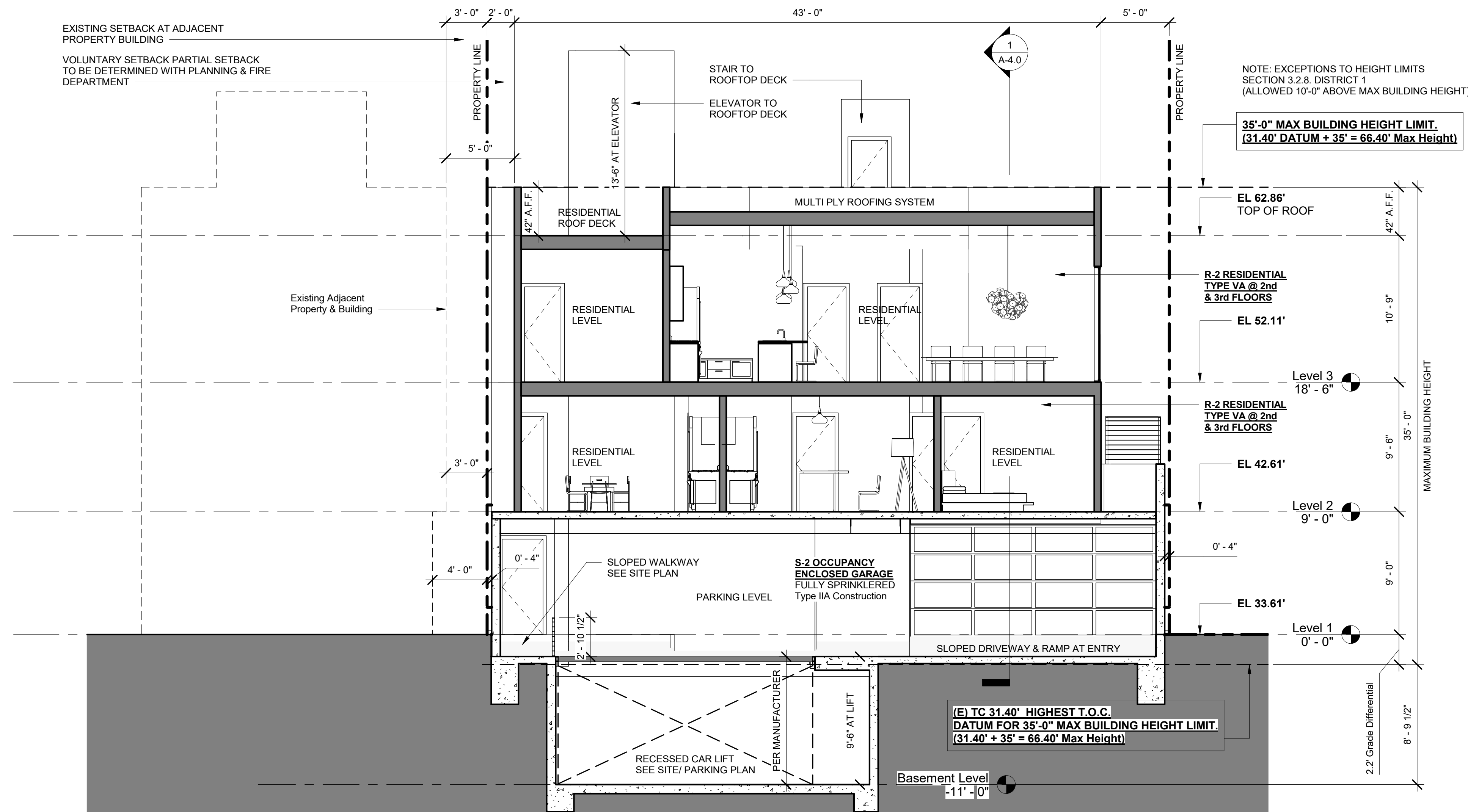
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Scale **3/16" = 1'-0"**

PROGRESS SET - NOT FOR CONSTRUCTION OR BID



1 Section 2
 3/16" = 1'-0"



2 Section 1
 3/16" = 1'-0"



**NOVUM
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**Phat Huong HaAn
Holding LLC**

No.	Description	Date

3D Massing & Site
Diagrammatic Views

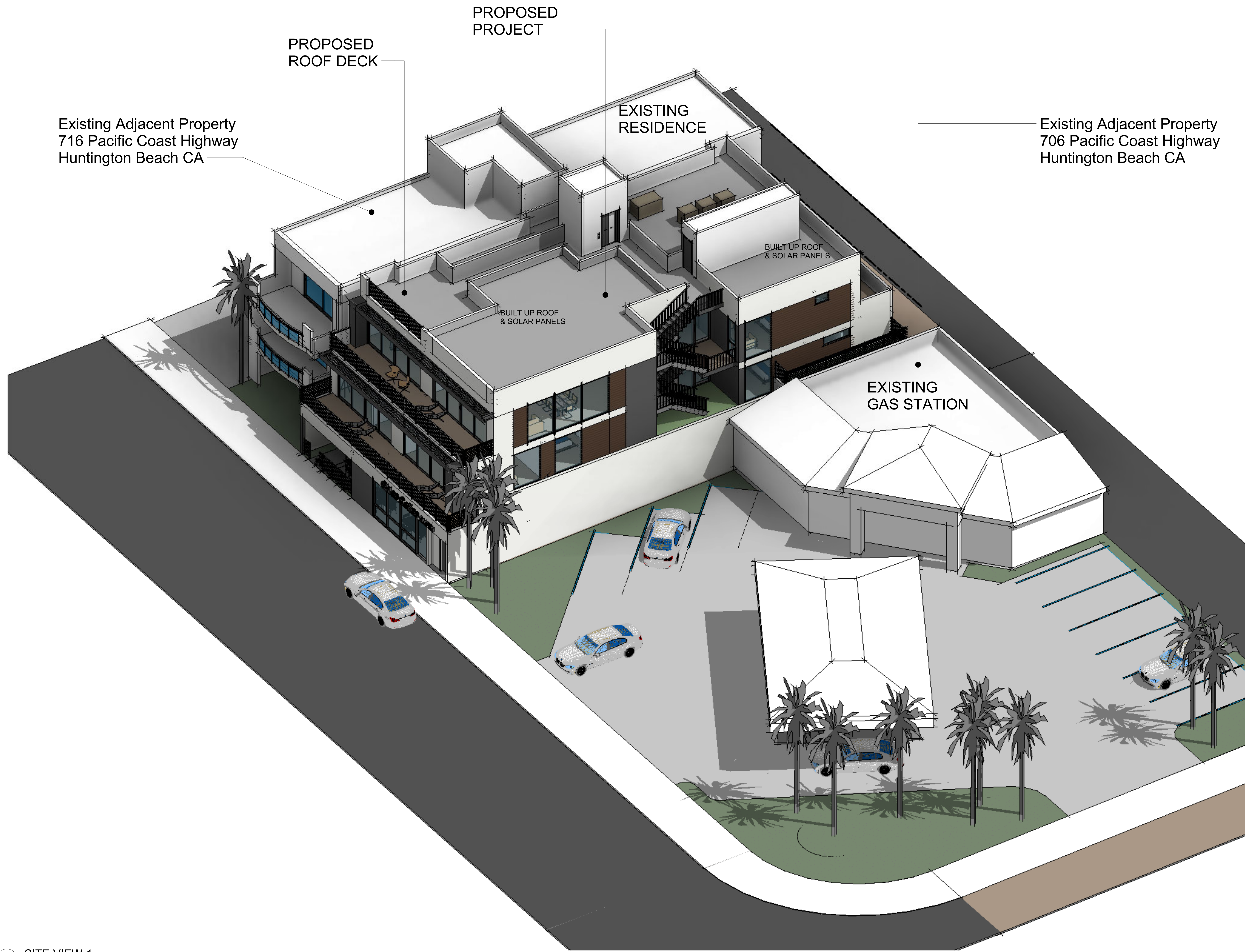


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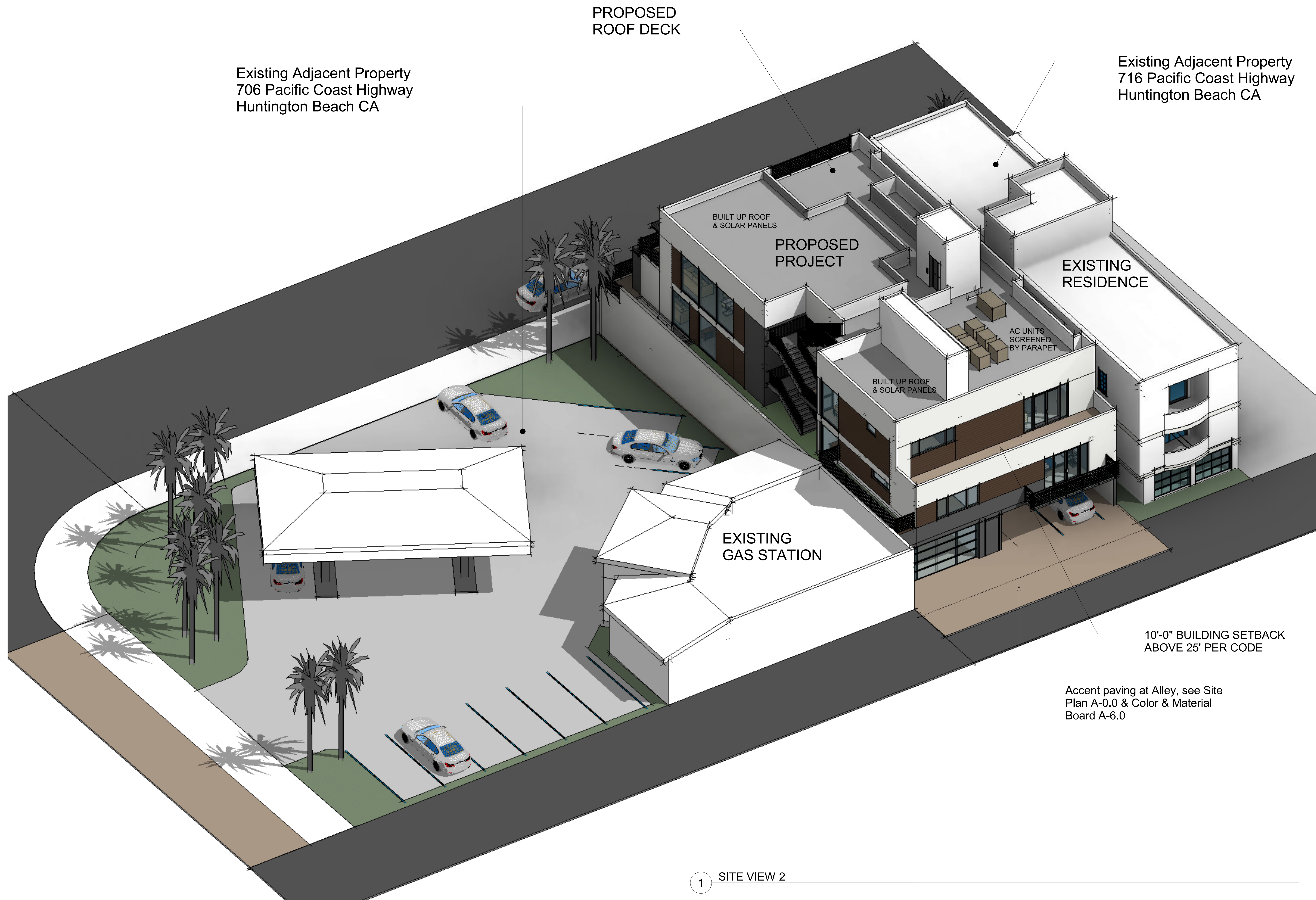
A-6.4

Scale

PROGRESS SET - NOT FOR CONSTRUCTION OR BID



1 SITE VIEW 1



Existing Adjacent Property
706 Pacific Coast Highway
Huntington Beach CA

PROPOSED
ROOF DECK

Existing Adjacent Property
716 Pacific Coast Highway
Huntington Beach CA

BUILT UP ROOF
& SOLAR PANELS

PROPOSED
PROJECT

EXISTING
RESIDENCE

AC UNITS
SCREENED
BY PARAPET

BUILT UP ROOF
& SOLAR PANELS

EXISTING
GAS STATION

10'-0" BUILDING SETBACK
ABOVE 25' PER CODE

Accent paving at Alley, see Site
Plan A-0.0 & Color & Material
Board A-6.0

1 SITE VIEW 2

No.	Description	Date

3D Massing & Site
Diagrammatic Views



Project Number	H Beach
Date	10-23-2020
Drawn By	Author
Checked By	Checker

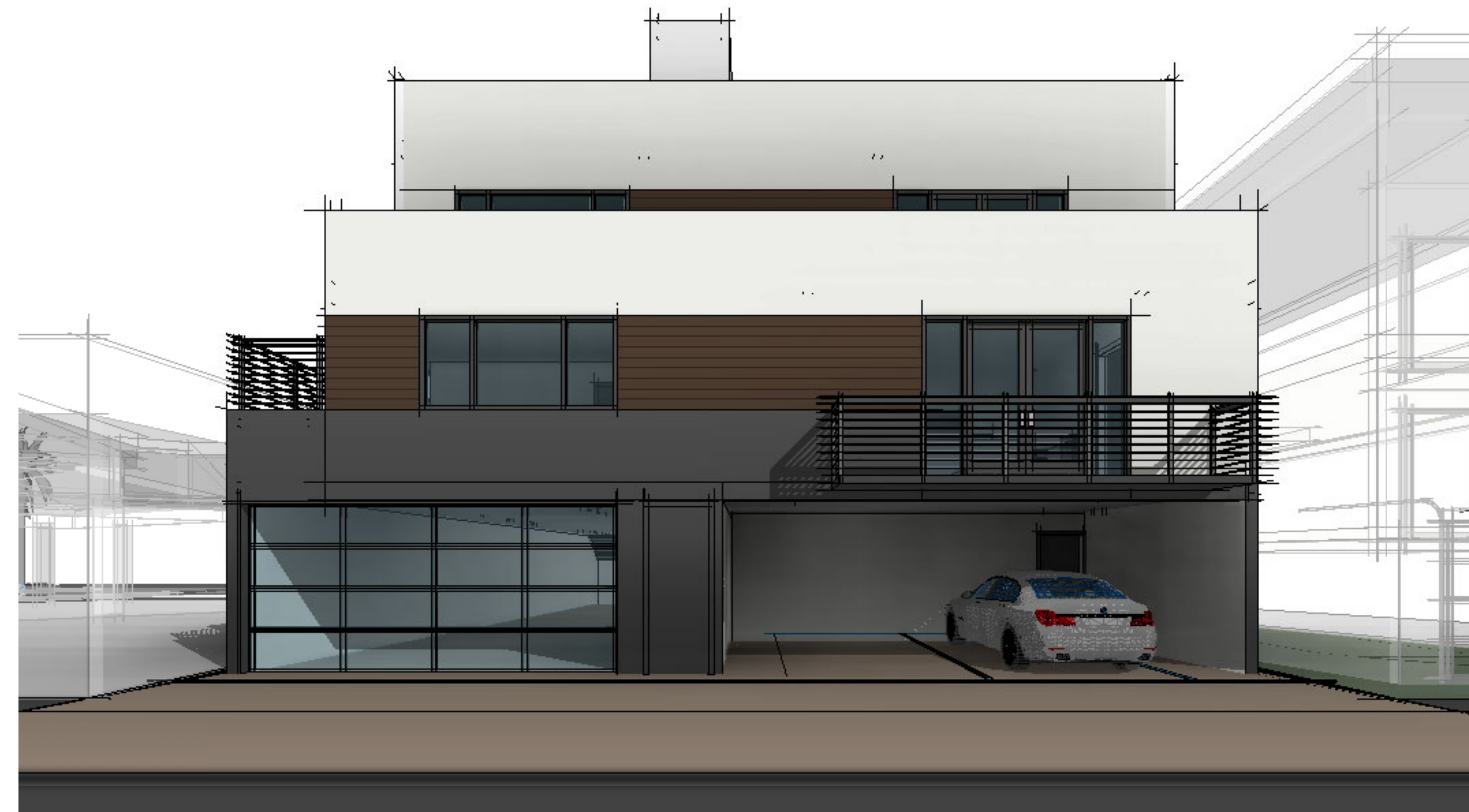
A-6.5

Scale

PROGRESS SET - NOT FOR CONSTRUCTION OR BID



1 3D View @ Pacific Coast Highway



2 3D View @ Alley



**NOVUM
ARCHITECTURE**

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**HUNTINGTON BEACH
MIXED USE**
714 PACIFIC COAST HIGHWAY, HUNTINGTON BEACH CA 92648
**Phat Huong HaAnh
Holding LLC**

No.	Description	Date

3D Massing View
Diagrammatic Sketches



Project Number H Beach
Date 10-23-2020
Drawn By Author
Checked By Checker

A-6.6

Scale