

## Switzer, Donna

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**From:** Estanislau, Robin  
**Sent:** Tuesday, February 16, 2021 4:24 PM  
**To:** Switzer, Donna  
**Subject:** Fwd: Late Communication - Item #16 on Tonight's Agenda  
**Attachments:** 714 PCH Revised Plans 021521.pdf

### SUPPLEMENTAL COMMUNICATION

Sent from my iPad

Meeting Date: 2/16/2021

Begin forwarded message:

Agenda Item No.: 16(21-078)

**From:** "Beckman, Hayden" <hayden.beckman@surfcity-hb.org>  
**Date:** February 16, 2021 at 4:23:07 PM PST  
**To:** "Estanislau, Robin" <Robin.Estanislau@surfcity-hb.org>, "Fikes, Cathy" <CFikes@surfcity-hb.org>  
**Cc:** "Luna-Reynosa, Ursula" <ursula.luna-reynosa@surfcity-hb.org>, "Vigliotta, Mike" <MVigliotta@surfcity-hb.org>  
**Subject:** Late Communication - Item #16 on Tonight's Agenda

Good Afternoon Robin,

Please find attached a set of revised drawings submitted by the applicant for the development project, Item 16 on tonight's City Council Agenda.

The applicant has made two revisions to the plans:

1. To accommodate a view across PCH from the adjoining property to the north, the ground floor wall of the proposed project that is adjacent to the shared property line will provide an opening (Please see Revised Sheet A-6.6); and
2. The proposed roof deck from the north side of the proposed structure will be relocated to the south side for increased privacy (Also noted on Sheet A-6.6).

Please let me know if there are any questions or concerns.

Thank you,

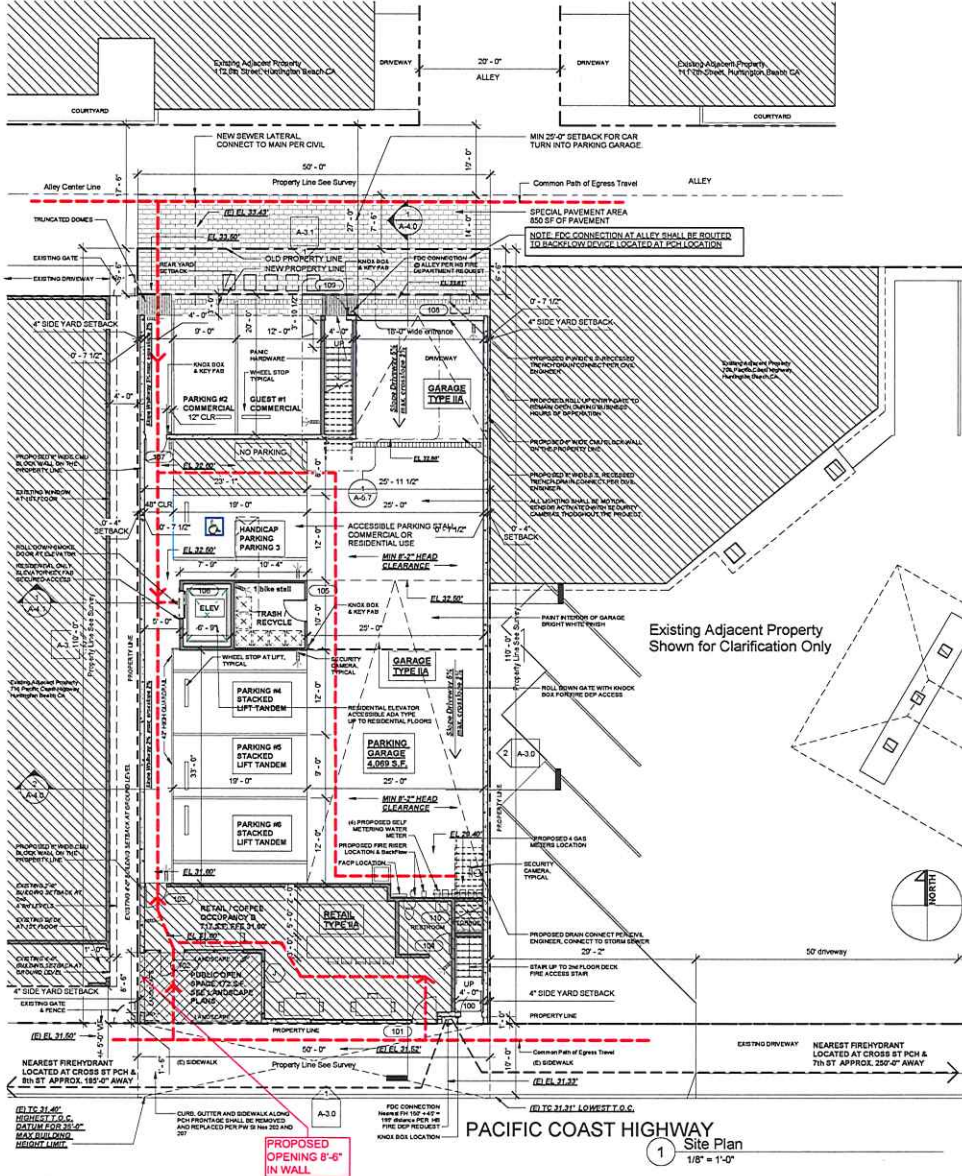
**Hayden Beckman**  
Senior Planner  
Community Development Department  
City of Huntington Beach  
714-536-5561

**City Hall continues to be closed to the public until further notice.** You may wish to contact the Community Development Department via email at [community.development@surfcity-hb.org](mailto:community.development@surfcity-hb.org), the **MyHB app** on your mobile device, or the **City website**.

\*\*\*Please note that the City of Huntington Beach will be transitioning to a new permitting and application system for development services. The current eProcess Portal will close for new applications, resubmittals, and revisions on **March 8, 2021**. **All electronic application processing will pause after March 8th at 5:00 PM, until we open our new electronic submittal site (Accela's HB ACA) on March 15, 2021**. Please plan your submittals in advance to avoid project delays. Instructions for setting up an account and submitting projects online through HB ACA will be posted to our website by **March 9, 2021**. Thank you for your patience and understanding during this transition.\*\*\*

# HB - Mixed Use

## 714 Pacific Coast Highway, Huntington Beach CA



DEFERRED SUBMITTALS		CONSULTANT LIST	
1. EXTERIOR BUILDING SIGNAGE 2. NFPA 13 FIRE SPRINKLER SYSTEM		<b>OWNER:</b> Phat Huong HaAnH Holding LLC 714 Pacific Coast Highway Huntington Beach, CA	
		<b>ARCHITECT:</b> NOVUM ARCHITECTURE 116 S Catalina Suite 122 Redondo Beach CA 90277 Tel: 310-383-1827	
		<b>SURVEY/CIVIL:</b> MFKESSLER ONE VENTURE, SUITE 130 IRVINE CA 92618 Tel: 949-339-5330	
		<b>STRUCTURAL:</b> ADR ENGINEERS 11254 Hannum Avenue Culver City, CA 90230 Tel: 818-800-0631	
		<b>LANDSCAPE:</b> Studio PAD, Inc 23276 S. POINTE DRIVE, STE. 103 / LAGUNA HILLS / CA. 92653 Tel: 949 770 8300	
CODES & REGULATIONS		LEGAL DESCRIPTION	
<b>Current Codes Effective January 1, 2018</b> 2018 Building Code (Title 20) 2018 Electrical Code (Title 27) 2018 Plumbing Code (Title 28) 2018 Mechanical Code (Title 29) 2018 Residential Code (Title 30) 2018 Green Building Standards Code (Title 31) Huntington Beach Municipal Code (HBMCC)		LOTS 6 & 7 OF BLOCK 107, HUNTINGTON BEACH TRACT MAP MB 306 CITY OF HUNTINGTON BEACH, ORANGE COUNTY, CALIFORNIA ASSESSOR PARCEL NUMBER 034-124-18 LOT 5 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 SETBACK: 0'-0" SEE FLOOR PLANS FOR VOLUNTARY SETBACK 2nd & 3rd FLOOR FOR NATURAL LIGHT & VENTILATION FOR EXISTING ADJACENT RESIDENTIAL HOME. ADJACENT RESIDENTIAL HOME: COASTAL ZONE YES	
CITY OF HUNTINGTON BEACH PROJECT CODE & ZONING MATRIX		CODE ANALYSIS	
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 & TOTAL SPACES
<b>SITE COVERAGE</b>			
FRONT YARD SETBACK	SECTION 3.3.1.4 - District 1	0'	0' PROVIDED
REAR YARD SETBACK	SECTION 3.3.1.4 - District 1	3'	0' PROVIDED
SIDE YARD SETBACKS	SECTION 3.3.1.4 - District 1	0'	0' PROVIDED
FENCES	SECTION 3.2.15 - District 1	0'-0" Max 42" @ PYS	NONE PROVIDED
PUBLIC OPEN SPACE	SECTION 3.3.1.4 - District 1	3% OR 9% OF NET SITE AREA 4,559 NET S.F. (3) = 148.77 S.F.	172 PROVIDED
<b>COMMON OPEN SPACE</b>			
PRIVATE OPEN SPACE	SECTION 3.2.16 - District 1	400 S.F. @ Roof Plan see A-2.3 accessible to residents only 100 S.F. @ 2 x 450 S.F. REG	4 PROVIDED 4 PROPOSED 3 PARKING STALLS FOR COMMON OPEN SPACE (INCLUDE HANDICAP VAN STALL) 4 PROPOSED 3 TANDER PARKING STALLS (WITH CAR LIFTS) FOR PROPOSED (3) 2 BEDROOM RESIDENTIAL UNITS AT 2nd & 3rd FLOOR PLANS. CAR LIFTS ALLOW FOR STACKING OF CARS @ TOTAL STALLS 7. PROPOSED ROOF TOP DECK 400 S.F. (COMMON OPEN SPACE FOR RESIDENTS) WITH ELEVATOR & STAIR ACCESS. ROOF TOP DECK 42 S.F. 8. REFER TO AREA DIAGRAM ON SHEET A-0.1 FOR ALL PROPOSED DETAILED BUILDING AREA AND PROPOSED BUILDING FOOTPRINT 9. REFER TO SURVEY SHEET S-1 FOR EXISTING PROPERTY INFORMATION. 10. ALL EQUIPMENT INCLUDING MECH SYSTEMS SHALL BE UNDER 30'-0" HEIGHT LIMIT. 11. PROPOSED R-13 FIRE SPRINKLERS AT PROPOSED PROJECT SHALL BE SEPARATE DEFERRED SUBMITTAL.
EXCEPTIONS TO HEIGHT LIMITS AT ROOF STAIR ELEVATOR OVERHEAD	SECTION 3.2.8 - District 1	10'-0"	10'-0"
MIN OVERHUNG UNIT SIDE STORAGE SP @ EA UNIT	SECTION 3.2.1 - District 1	500 S.F. FOR EACH UNIT	TO BE PROVIDED
BIKE PARKING	SECTION 3.2.26.5 - District 1	50 CU FEET FOR EACH UNIT	50 CU FT PROVIDED @ EACH UNIT 1 BIKE STALL
<b>Civil Plans</b>			
Sheet 1-2	BOUNDARY TOPOGRAPHIC MAP		
Sheet 2-2	BOUNDARY TOPOGRAPHIC MAP		
C-1	PRECISE GRADING PLAN		
C-2	PRECISE GRADING PLAN DETAILS		
G-1	PRECISE GRADING PLAN & NOTES		
C-4	PRECISE GRADING & EROSION PLAN		
<b>Landscaping Plans</b>			
L-1	Proposed Schematic Landscape Plan & Imagery		
L-2	Proposed Schematic Open Space Enlargement Plans		
L-3	Proposed Schematic Planting Plan		
L-4	Proposed Schematic Irrigation Plan		
L-5	Proposed Schematic Irrigation Details		
L-3	Proposed Schematic Irrigation Specifications		
<b>LOT COVERAGE CALCULATION</b>			
EXISTING SITE = 5,500.31 S.F. SEE SURVEY			
PROPOSED SITE COVERAGE OF ALL BUILDINGS = 5,012 S.F.			
5,012 / 5,500.31 = 91% PROPOSED LOT COVERAGE			
<b>PROPOSED BUILDING GROSS S.F. TABULATION SEE A-0.1</b>			
FIRST FLOOR LEVEL / GARAGE LEVEL	4,099 S.F.		
FIRST FLOOR LEVEL / RETAIL	177 S.F.		
PUBLIC OPEN SPACE	172 S.F.		
SECOND FLOOR LEVEL / RESIDENTIAL	3,965 S.F.		
THIRD FLOOR LEVEL / RESIDENTIAL	3,351 S.F.		
RESIDENTIAL WALKWAY AT 2ND FLOOR	603 S.F.		
RESIDENTIAL ROOF DECKS AT 2nd & 3rd FLOORS	972 S.F.		
RESIDENTIAL ROOF TOP DECK (COMMON SPACE)	450 S.F.		
<b>TOTAL PROPOSED PROJECT GROSS S.F.</b>	<b>12,264 S.F.</b>		
(INCLUDES GARAGE, DOES NOT WALKWAY & DOES NOT INCLUDE DECKS & ROOF DECK)			
<b>OWNER OF PROPERTY &amp; APPLICANT</b>			
<b>OWNER &amp; OWNERS REP:</b>	Phat Huong HaAnH Holding LLC 714 Pacific Coast Highway Huntington Beach, CA OWNER: Thanh G. Dong		
<b>LEGAL DESCRIPTION:</b> LOTS 6 & 7 OF BLOCK 107, HUNTINGTON BEACH TRACT MAP MB 306 CITY OF HUNTINGTON BEACH, ORANGE COUNTY, CALIFORNIA, ASSESSOR PARCEL NUMBER 034-124-18			

**NOVUM ARCHITECTURE**  
 116 S CATALINA AVE #122  
 REDONDO BEACH, CA 90277  
 TEL: 310-383-1827  
 WWW.NOVUMARCHITECTURE.COM

**HUNTINGTON BEACH MIXED USE**  
 714 PACIFIC COAST HIGHWAY, HUNTINGTON BEACH, CA 92646  
**Phat Huong HaAnH Holding LLC**

No.	Description	Date

**Cover Sheet & Site Plan**

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 File Master Plan & Code Analysis
A-0.3	File Master 2nd & 3rd FL Residential Plans
A-0.4	Project Specifications
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-2.4	LEVEL 1 / BASEMENT LEVEL DIMENSIONING PLAN
A-2.5	2ND FLOOR DIMENSIONING PLAN
A-2.6	3RD FLOOR DIMENSIONING PLAN
A-3.0	Exterior Building Elevations
A-3.1	Exterior Building Elevations
A-3.2	Building Sections
A-4.1	Building Sections
A-5.0	Door Schedule
A-5.1	Window Schedule
A-5.2	Proposed Electrical & Power Plans
A-5.3	Proposed Electrical & Power Plans
A-5.6	Accessible Coffe Shop Floor Plan & Restroom Layout
A-5.7	Detail Stair Plans
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

Project Number: H Beach  
 Date: 2-15-2021  
 Drawn By: Author  
 Checked By: Checker

**A-0.0**

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

*Supplemental Communication*  
 2/16/2021  
 Item # 10 (21-078)





**BUILDING ELEVATION NOTES:**

- CONCRETE SLAB BASE MATERIAL AND MEMBRANE SHALL BE PROPERLY APPLIED AND SEALED TO PREVENT MOISTURE INTRUSION PER STRUCTURAL AND G.O.S. ENGINEER'S PLAN AND SPECIFICATIONS. UNDER SLAB WATERPROOFING PER MANUFACTURER'S RECOMMENDATIONS.
- VERIFY EACH OF THE FOLLOWING PRIOR TO POURING CONCRETE:
  - ALL IN-SLAB ELECTRICAL AND LOW VOLTAGE ON ELECTRICAL PLAN
  - ALL FLOOR DRAINS, VERIFY W/ PLUMBING PLANS. NOTE NO WATER LINES TO RUN IN CONCRETE SLABS AND UNDER FLOOR WITH THE EXCEPTION OF THE KITCHEN ISLAND AND ANY FLOOR HEATING SYSTEMS.
  - ALL HVAC AND APPLIANCE DUCTING IN MECHANICAL PLANS AND APPLIANCE SCHEDULE.
  - ALL FINISH FLOOR THICKNESS FOR SPECIFIED FLOOR FINISH (SEE TOLERANCES).
  - ALL ROOF DRAINS AND IN-SLAB LEADER OUTLETS. EXPANSION JOISTS AT GARAGE SLABS. SEE STRUCTURAL PLANS FOR GRID DIMENSIONS.
- SEE SLAB GUARDRAIL POSTS W/ S.S. CABLE RAIL SYSTEM BY MANUFACTURER 4" HIGH ABOVE FINISH FLOOR OR TEMP. SLAB RAIL.
- SEE STRUCTURAL ENGINEER'S DRAWINGS FOR FOOTING SIZES AND DETAILS.
- EXTERIOR PLASTER SMOOTH FINISH WITH METEORIC COLOR HAND-TROWEL FINISH OVER EXPOSED METAL WITH OVER 2 LAYERS BUILDING PAPER BACKING. OWNER AND ARCHITECT TO APPROVE 5" OF 1/2" MINIMUM MODULAR OF TOWHE, COLOR, AND GROUND FINISH AS MANY MOCK-UPS AS REQUIRED TO OBTAIN APPROVED EFFECT. ALL OUTSIDE CONTRACTOR TO VERIFY AND OWNER PRIOR TO INSTALLATION.
- EXTERIOR GRADE VERTICAL OR HORIZONTAL WOOD BENCH (BENCH) SIPc BENCH-SEEN SYSTEM FOR CLIENT REVIEW W/ CONCEALED HANDRAIL W/ 1" DIA. METAL FINISH. CONTRACTOR SHALL VERIFY WITH MANUFACTURER INSTALLATION AND WATERPROOFING CONTRACTOR SHALL VERIFY WITH ARCHITECT AND OWNER PRIOR TO INSTALLATION.
- EXTERIOR GRADE STONE VENEER SYSTEM OVER (2) LAYERS OF BUILDING PAPER UNDER VERTICAL WALLS. VERIFY WITH CLIENT FOR TEXTURE AND COLOR. CONTRACTOR SHALL VERIFY WITH MANUFACTURER INSTALLATION AND WATERPROOFING CONTRACTOR SHALL VERIFY WITH ARCHITECT AND OWNER PRIOR TO INSTALLATION.
- G.I. PANTED SHEET METAL PANEL SYSTEM SHALL BE PRE-FABRICATED AND SHALL BE WARP FREE SYSTEM. SHOP APPLIED, SEMI-GLOSS POWDER COATED PAINT. PAINT PER OWNER. INSTRUCTION PROVIDE SHOP DRAWINGS AND SAMPLES OF METAL PANEL INCLUDING THICKNESS OF PANELS AND MANUFACTURER INFORMATION AGAINST WARRANTY.
- FINISHED GRADE: ALL ELEVATIONS TO BE COMPACTED IN STRICT ACCORDANCE WITH THE G.O.S. ENGINEER'S RECOMMENDATIONS AND SPECIFICATIONS.
- CONTINUOUS G.I. WEEP SCREED LOCATE WEEP SCREED AT LOWEST POSSIBLE POINT OF CONCRETE FOOTING AND SILL PLATE JUNCTURE.
- WALL CONSTRUCTION: 2" MIN STUDS AT PLATE WALL BEARING AT THICKNESS SHOWN IN PLANS. SEE STRUCTURAL ENGINEER'S PLANS FOR SPACING AND SPECIFICATIONS.
- DECK WATERPROOFING TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. CONTRACTOR TO WARRANTY ALL WORK. SEE SPECIFICATIONS. SLOPE ALL DECK SURFACES 2% TOWARDS DRAINS. REFER TO CIVIL FOR SITE DRAINAGE. U.P. ALL CONDITIONS & COORDINATE WITH LANDSCAPE ARCHITECT AND CIVIL ENGINEER.
- WINDOWS AND DOORS: SEE DOOR AND WINDOW SCHEDULES. GLASS ON ALL DRIVING SIDE OF SLABS. MINIMUM 30" OF ADJACENT WALKING SURFACE SHALL BE FULLY TEMPERED.
- CONTRACTOR SHALL VERIFY WITH CLIENT PROPOSED LIGHT FIXTURE LOCATION AT EXTERIOR AND INTERIOR OF OWNER APPROVED FUTURE.
- CONCRETE PLANTER WALL WITH TREMOLO OR EQUAL WATERPROOFING MEMBRANE WITH DRAIN BOARD AND G.I. SHEET METAL FLASHING FROM TOP OF PLANTER TO BOTTOM OF RESISTANCE FOOTING CONTRACTOR TO CONSULT WITH WATER PROOFING CONSULTANT FROM TREMOLO. THE MANUFACTURER'S RECOMMENDED INSTALLATION AND WATERPROOFING SYSTEM. PROVIDE ARCHITECT WITH WATERPROOFING SYSTEM PRODUCT TEST REPORTS AT 15'.
- PERMITTER FOOTING DRAIN AT ALL PLANTER LOCATIONS. TIE INTO EXISTING SITE DRAINAGE SYSTEM AS REQUIRED BY CITY. STANCHIONS A CIVIL ENGINEER'S PLAN TO CONSULT WITH DRAIN CONSULTANT FOR MANUFACTURER RECOMMENDED INSTALLATION.
- G.I. PANTED SHEET METAL WALL COPING AT WOOD BENCH. PARAPET G.I. FLASHING. PAINT TO MATCH EXTERIOR WALL FINISH.
- REFER TO T-4 ENERGY CALCULATIONS FOR BUILDING INSULATION. ALUMINUM GUARDRAIL AT ROOF ELEVATION. LOW VOLTAGE UNDER PERMITS PERMIT. ROOF CUTOUT SHALL BE WRAPPED WITH METAL PANEL TO MATCH METAL FASCIA.
- PROVIDE 1/4" PRE-CAST SEPARATION FROM GARAGE TO RESIDENCE ABOVE. FIRE SEPARATION REQUIRED AT WALLS AND CEILING PER 2019 CBC AND 2019 IBC.
- 2" WIDE CMU BLOCK WALL PERIMETER FENCE WITH SMOOTH PLASTER EXTERIOR FINISH. PARAPET AS DIRECTED BY CLIENT. ALL WOOD GATES SHALL BE FINISHED G.I. WOOD. PAINT TO MATCH.
- PROPOSED MULTIPLE BUILT-UP ROOFING SYSTEM. SEE ROOF DETAILS A-7.2 DETAILS AND SPECIFICATIONS.
- PREPARE METAL STAIR. ALL METALWORK SHALL BE SHOP PAINTED BASED ON FINISH CLIENT. CONTRACTOR SHALL CONSULT WITH CLIENT FOR DESIGN AND PAINT COLOR.

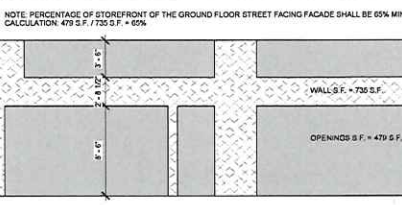
GENERAL NOTE: REFER TO BUILDING SECTIONS FOR KEY NOTES

TABLE 1016  
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON  
FIRE SEPARATION DISTANCE AND DEGREE OF EXPOSURE PROTECTION

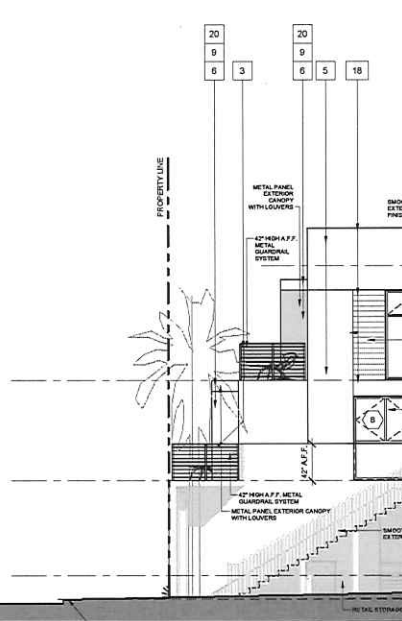
FIRE SEPARATION DISTANCE (feet)	RELIEF OF OPENING PROTECTION	ALLOWABLE AREA <sup>1</sup>
0 to less than 5'-4"	Unprotected, Nonparticulate (E.P. NS)	No Permitted
	Unprotected, Particulate (E.P. SP)	No Permitted
3 to less than 7'-0"	Unprotected, Nonparticulate (E.P. NS)	No Permitted
	Unprotected, Particulate (E.P. SP)	No Permitted
3 to less than 7'-0"	Unprotected, Nonparticulate (E.P. NS)	15%
	Unprotected, Particulate (E.P. SP)	15%
3 to less than 7'-0"	Unprotected, Nonparticulate (E.P. NS)	10%
	Unprotected, Particulate (E.P. SP)	10%
10 to less than 12'-0"	Unprotected, Nonparticulate (E.P. NS)	25%
	Unprotected, Particulate (E.P. SP)	25%
10 to less than 12'-0"	Unprotected, Nonparticulate (E.P. NS)	15%
	Unprotected, Particulate (E.P. SP)	15%
15 to less than 20'-0"	Unprotected, Nonparticulate (E.P. NS)	45%
	Unprotected, Particulate (E.P. SP)	45%
15 to less than 20'-0"	Unprotected, Nonparticulate (E.P. NS)	25%
	Unprotected, Particulate (E.P. SP)	25%
20 to less than 25'-0"	Unprotected, Nonparticulate (E.P. NS)	75%
	Unprotected, Particulate (E.P. SP)	75%
20 to less than 25'-0"	Unprotected, Nonparticulate (E.P. NS)	No Limit
	Unprotected, Particulate (E.P. SP)	No Limit
25 to less than 30'-0"	Unprotected, Nonparticulate (E.P. NS)	No Limit
	Unprotected, Particulate (E.P. SP)	No Limit
30 or greater	Unprotected, Nonparticulate (E.P. NS)	No Limit
	Unprotected, Particulate (E.P. SP)	No Limit

NOTE: PERCENTAGE OF STOREFRONT OF THE GROUND FLOOR STREET FACING FACADE SHALL BE 65% MIN. CALCULATION: 479 S.F. / 735 S.F. = 65%

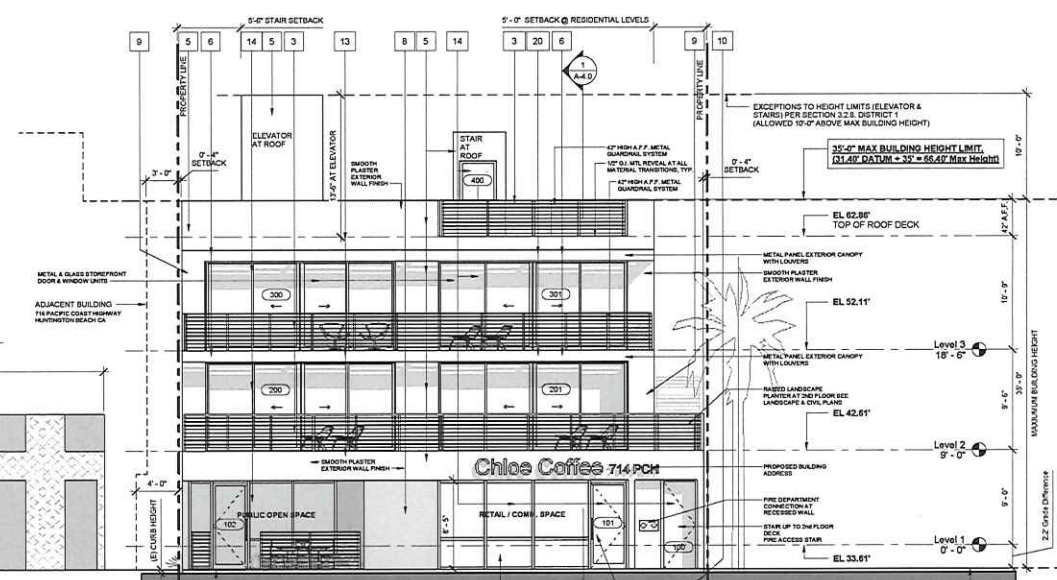
WALL S.F. = 735 S.F.  
OPENINGS S.F. = 479 S.F.



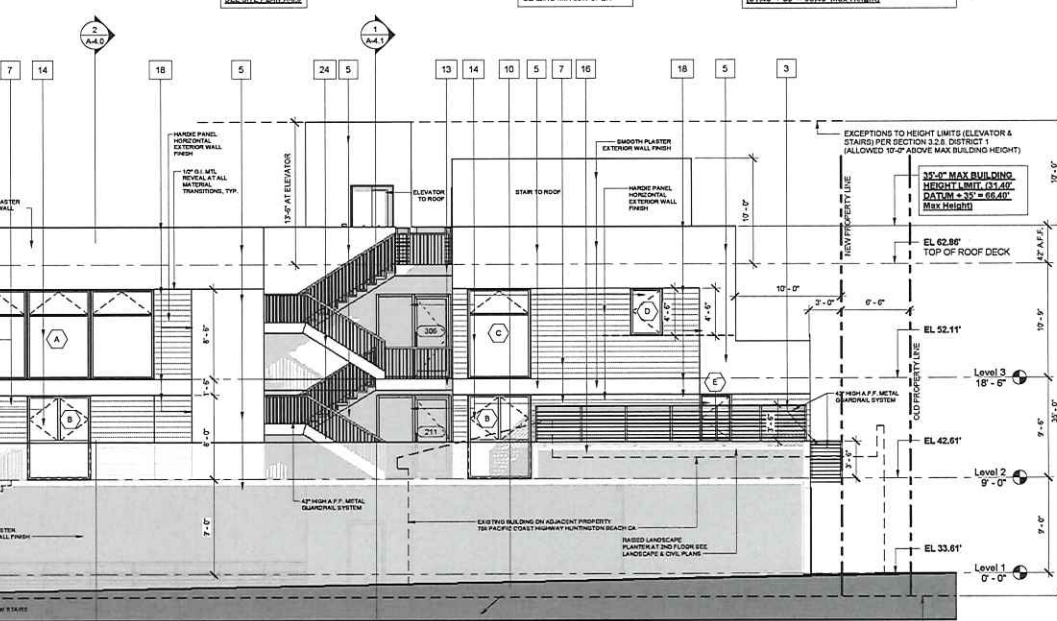
1 South  
3/16" = 1'-0"



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



Top of CURB TO 31.40' SEE SITE PLAN A.2.0



Top of CURB TO 31.40' SEE SITE PLAN A.2.0

**NOVUM ARCHITECTURE**  
115 S. CATALINA AVE #122  
REDONDO BEACH, CA 90277  
TEL: 310-709-4476  
WWW.NOVUMARCHITECTURE.COM

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

No.	Description	Date

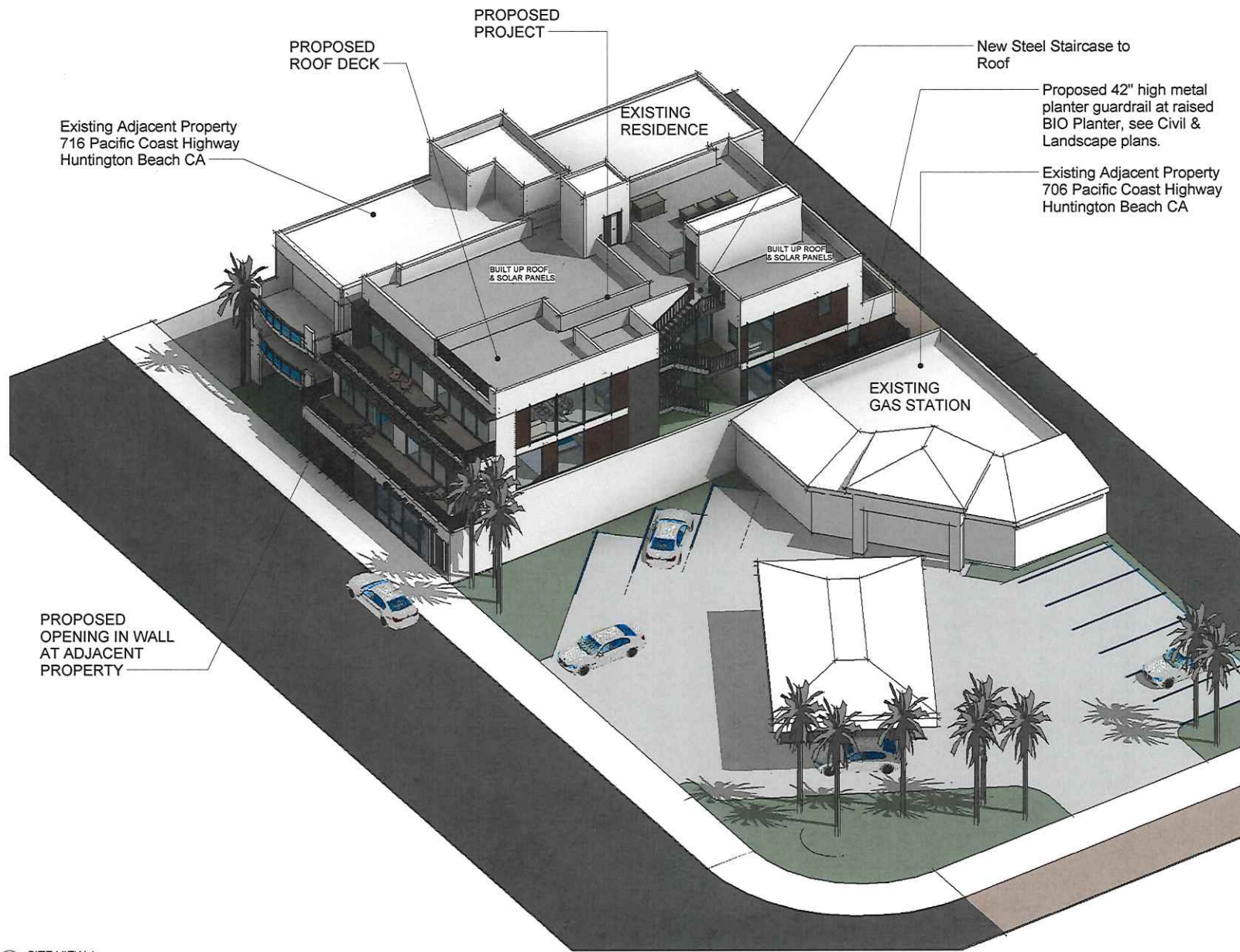
Exterior Building Elevations

LICENSED ARCHITECT  
DARIAN RADAC  
NO. C-33451  
285,292  
RENEWAL DATE

Project Number H Beach  
Date 2-15-2021  
Drawn By Author  
Checked By Checker

**A-3.0**  
Scale As indicated

PROCESS SET - NOT FOR CONSTRUCTION OR BID



**N**  
**NOVUM**  
**ARCHITECTURE**  
 116 S. CATALINA AVE #122  
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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 & Site  
 Diagrammatic Views



Project Number H Beach  
 Date 2-15-2021  
 Drawn By Author  
 Checked By Checker

**A-6.4**

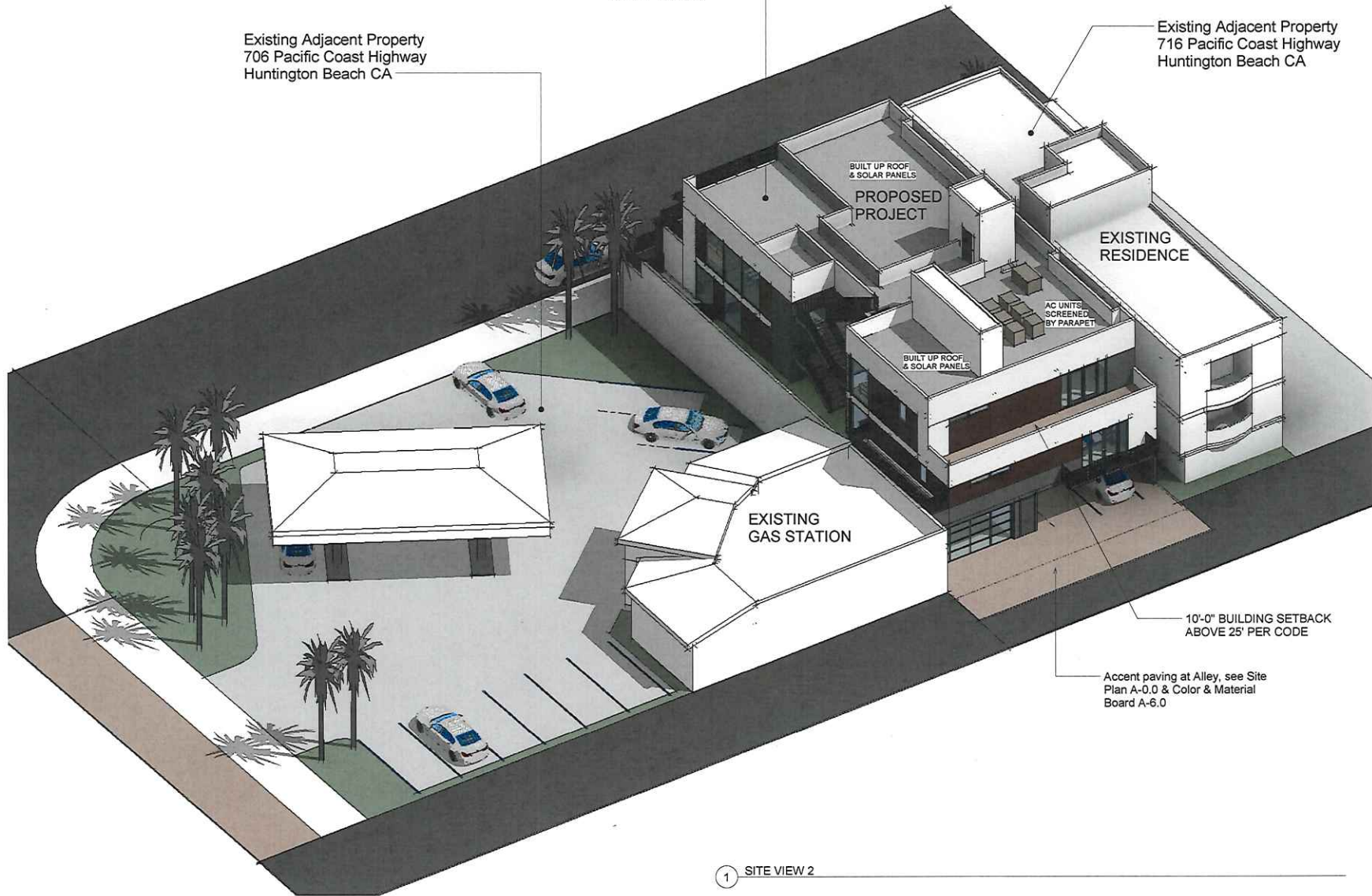
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1 SITE VIEW 1

PROPOSED ROOF DECK

Existing Adjacent Property  
706 Pacific Coast Highway  
Huntington Beach CA

Existing Adjacent Property  
716 Pacific Coast Highway  
Huntington Beach CA



1 SITE VIEW 2



**NOVUM ARCHITECTURE**  
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Phat Huang HaAnh Holding LLC

No.	Description	Date

3D Massing & Site Diagrammatic Views



Project Number H Beach  
Date 2-15-2021  
Drawn By Author  
Checked By Checker

**A-6.5**

Scale

PROCESS SET - NOT FOR CONSTRUCTION OR BID





① 3D View @ Pacific Coast Highway

PROPOSED OPENING IN WALL  
AT ADJACENT PROPERTY



② 3D View @ Alley

**N**  
**NOVUM**  
**ARCHITECTURE**  
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 WWW.NOVUMARCHITECTURE.COM

**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 2-15-2021  
 Drawn By Author  
 Checked By Checker

**A-6.6**

Scale

PROCESS SET - NOT FOR CONSTRUCTION OR BID