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# 1810 PACIFIC COAST HIGHWAY

## SUBMITTAL PACKAGE

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APRIL 17, 2025



WJK  
DEVELOPMENT



**BLOCS**

DANIELIAN  
ASSOCIATES  
architects ■ planners



## PROJECT INFORMATION

### DEVELOPER

WJK DEVELOPMENT CO.  
16520 BAKE PARKWAY #105  
IRVINE, CALIFORNIA 82618  
(800) 710-1393

### ARCHITECT AND PLANNER

DANIELIAN ASSOCIATES  
60 CORPORATE PARK  
IRVINE, CALIFORNIA 92606  
(949) 474-6030

### LANDSCAPE

BLOCKS DESIGN  
3800 MAYBELLE AVENUE  
OAKLAND, CALIFORNIA 94619  
(916) 716-9331

### CIVIL

JONES, CAHL & ASSOCIATES INC.  
18090 BEACH BLVD., SUITE #12  
HUNTINGTON BEACH, CA 92648  
(714) 848-0566

### SITE ADDRESS

1810 PACIFIC COAST HIGHWAY  
HUNTINGTON BEACH, CA 92648

### PARCEL APN

023-165-10 (0.18 AC)  
023-165-11 (0.55 AC)  
023-165-12 (0.18 AC)

### PROJECT LEGAL DESCRIPTION

A TR Huntington Beach 17th Street Section Block  
118 Lot 1, 3, and 9.

## PROJECT

The proposed project is located at 1810 Pacific Coast Highway and falls within the District 4 area of the Huntington Beach Downtown Specific Plan. The gross site area is 0.91 acres and includes 10 existing lots. All homes will be elevator served and include enclosed access up the roof. Each home maintains a minimum 25' minimum setback to Pacific Coast highway as well as a 10' setback on the 3rd floor. Each home also includes 3' side yards (6' building to building separations), with a minimum 7.5' setback along the alley to the garage. The existing alley width will remain at 17.5' unit land is dedicated by the adjacent lots north of the site, at which time the alley will be widened To 20'. Front door access is located from Pacific Coast Highway. Lots 1 and 10 include a 458 SF ground floor ADU meanwhile lots 2 and 9 include a 412 SF ground floor ADU. All ADUs are within 1/2 mile of a public transit stop therefore do not include additional parking for the ADU. Building heights are measured from top of curb of the median on PCH to the midpoint of the gable of the pitched roof or the coping of the flat roof, whichever is greater.

DEVELOPMENT STANDARDS		
MAXIMUM HEIGHT	3 STORIES	35 FEET
MINIMUM SETBACKS	FRONT	25 FEET
	SIDE	3 FEET
	REAR	3 FEET
	UPPER	10 FEET
MINIMUM PARCEL SIZE	25' FRONTAGE	2,500 SQFT NET SITE
PRIVATE OPEN SPACE	60 SQFT/UNIT	6' MINIMUM WIDTH
MAX DENSITY	1.0 FAR	
OFF STREET PARKING		
GARAGE	TANDEM/SIDE BY SIDE	18' X 19' (400 SQFT)
1 ADDITIONAL SPACE PER BEDROOM OVER 3 BEDROOMS		
1 ADDITIONAL SPACE WHERE NO ON-STREET PARKING IS ALLOWED		
NOTE: UP TO 10' ADDITIONAL MAX HEIGHT WITH VERTICAL PROJECTION		

### SITE SUMMARY

SITE SUMMARY										
SITE AREA										
0.91 ACRES										
PRODUCT TYPE										
3-STORY SINGLE FAMILY DETACHED										
TOTAL UNITS										
10										
DENSITY										
10.99 DU/AC										
	Unit Plan	Lot Area (Gross SF)	Net Site (SF)	Garage (SF)	BD/BA	MAIN RESIDENTIAL (SF)	ADU (SF)	Gross Floor Area (SF)	Lot Coverage	FAR
Lot 1	1	3,940	3,878	442	3/4	3,420	458	3,878	43%	1.0
Lot 2	2	4,074	4,011	402	3/3	3,599	412	4,011	44%	1.0
Lot 3	3	4,011	4,011	676	4/5	4,011	0	4,011	42%	1.0
Lot 4	3	4,011	4,011	676	4/5	4,011	0	4,011	42%	1.0
Lot 5	3	4,011	4,011	676	4/5	4,011	0	4,011	42%	1.0
Lot 6	3	4,011	4,011	676	4/5	4,011	0	4,011	42%	1.0
Lot 7	3	4,011	4,011	676	4/5	4,011	0	4,011	42%	1.0
Lot 8	4	4,011	4,011	676	4/4	3,545	0	3,545	35%	0.9
Lot 9	2	4,011	4,011	402	3/3	3,599	412	4,011	44%	1.0
Lot 10	1	3,878	3,878	442	3/4	3,420	458	3,878	44%	1.0

## DESCRIPTION

## SHEET INFORMATION

### PLANNING

P1.1	LOCAL VICINITY MAP
P1.2-P1.3	SITE PHOTOS
P1.4	SITE PLAN

### ARCHITECTURE

#### PLAN 1

A1.1-A1.4	FLOOR PLANS (LOT 1)
A1.5	BUILDING SECTION
A1.6-A1.7	MEDITERRANEAN ELEVATIONS (LOT 1)

#### PLAN 1R

A1.8-A1.11	FLOOR PLANS (LOT 10)
A1.12	BUILDING SECTION
A1.13-A1.14	MODERN FARMHOUSE ELEVATIONS (LOT 10)

#### PLAN 2

A2.1-A2.4	FLOOR PLANS (LOT 2)
A2.5	BUILDING SECTION
A2.6-A2.7	CONTEMPORARY ELEVATIONS (LOT 2)

#### PLAN 2R

A2.8-A2.11	FLOOR PLANS (LOT 9)
A2.12	BUILDING SECTION
A2.13-A2.14	MODERN ELEVATIONS (LOT 9)

#### PLAN 3

A3.1-A3.4	FLOOR PLANS (LOTS 3,4,5,6&7)
A3.5,8,11,14,17	BUILDING SECTION
A3.6-A3.7	COASTAL ELEVATIONS (LOT 3)
A3.9-A3.10	MODERN ELEVATIONS (LOT 4)
A3.12-A3.13	MODERN FARMHOUSE ELEVATIONS (LOT 5)
A3.15-A3.16	MEDITERRANEAN ELEVATIONS (LOT 6)
A3.18-A3.19	CONTEMPORARY ELEVATIONS (LOT 7)

#### PLAN 4

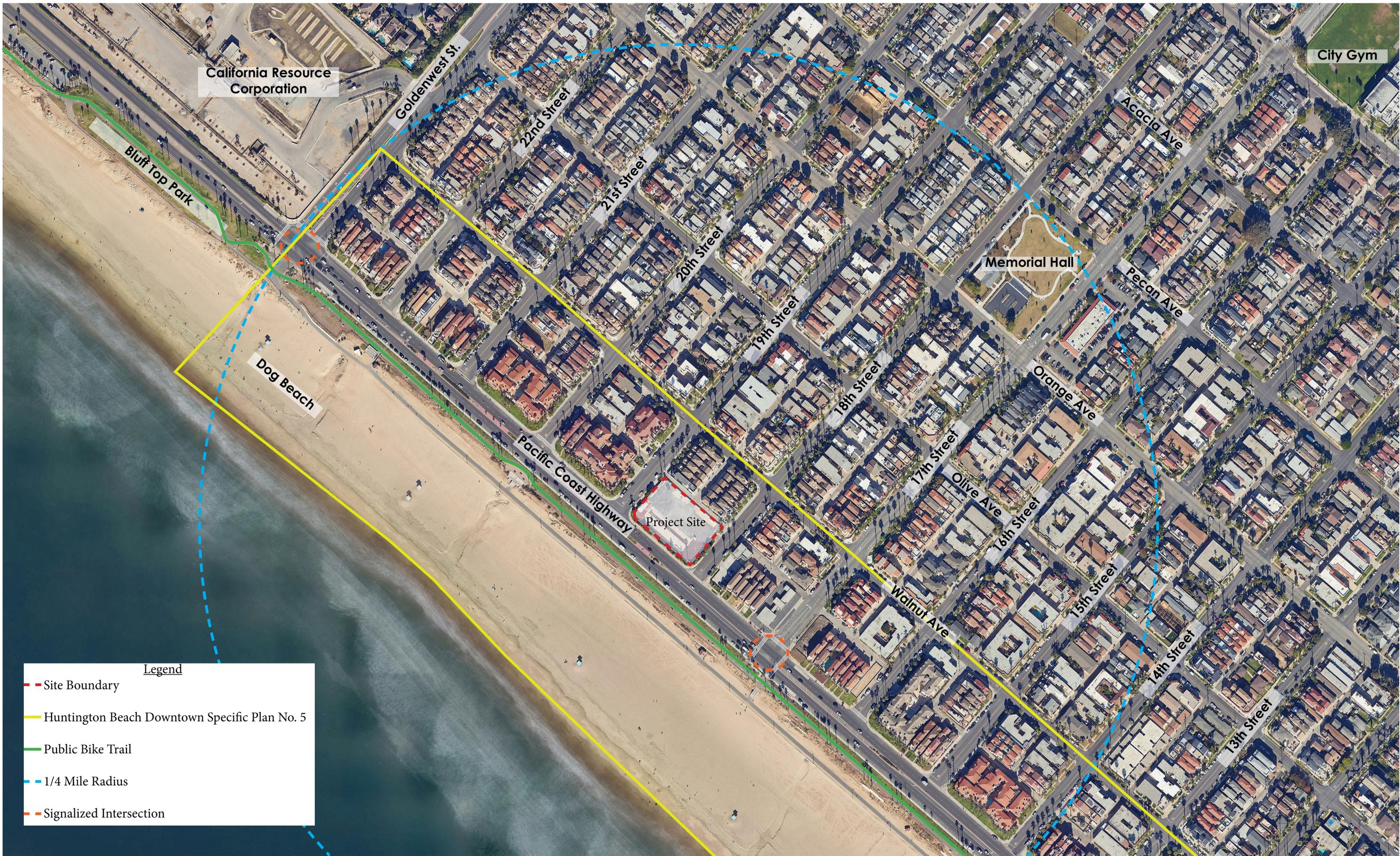
A4.1-A4.4	FLOOR PLANS (LOT 8)
A4.5	BUILDING SECTION
A4.6-A4.7	COASTAL ELEVATIONS (LOT 8)

### LANDSCAPE

L1 CONCEPTUAL LANDSCAPE PLAN  
L2 CONCEPTUAL FENCE AND WALL PLAN

### CIVIL

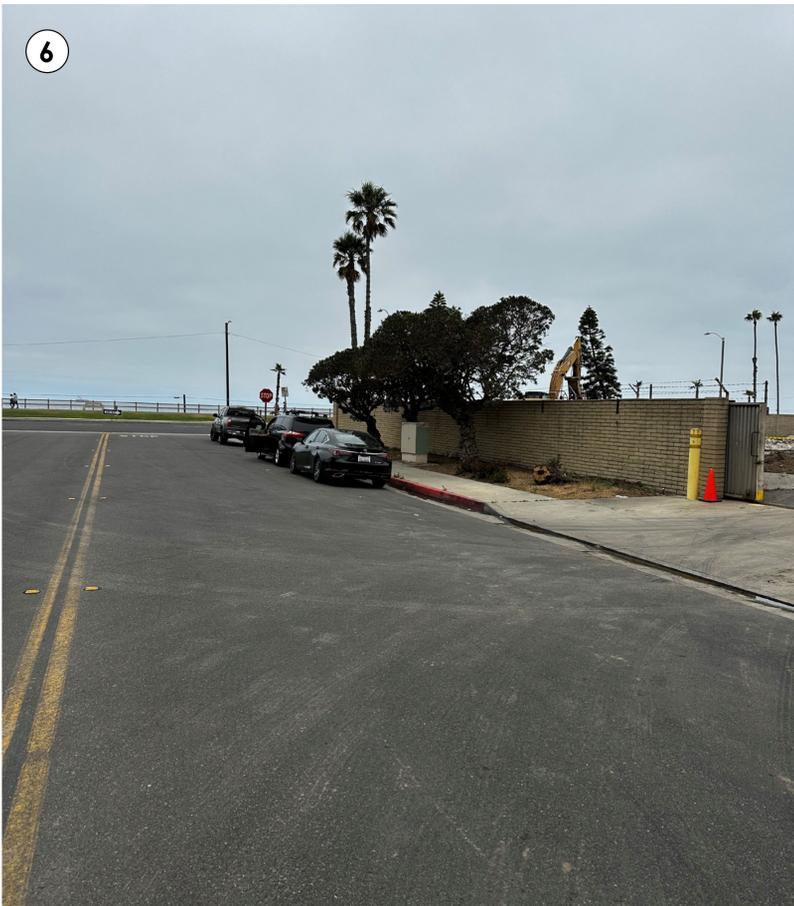
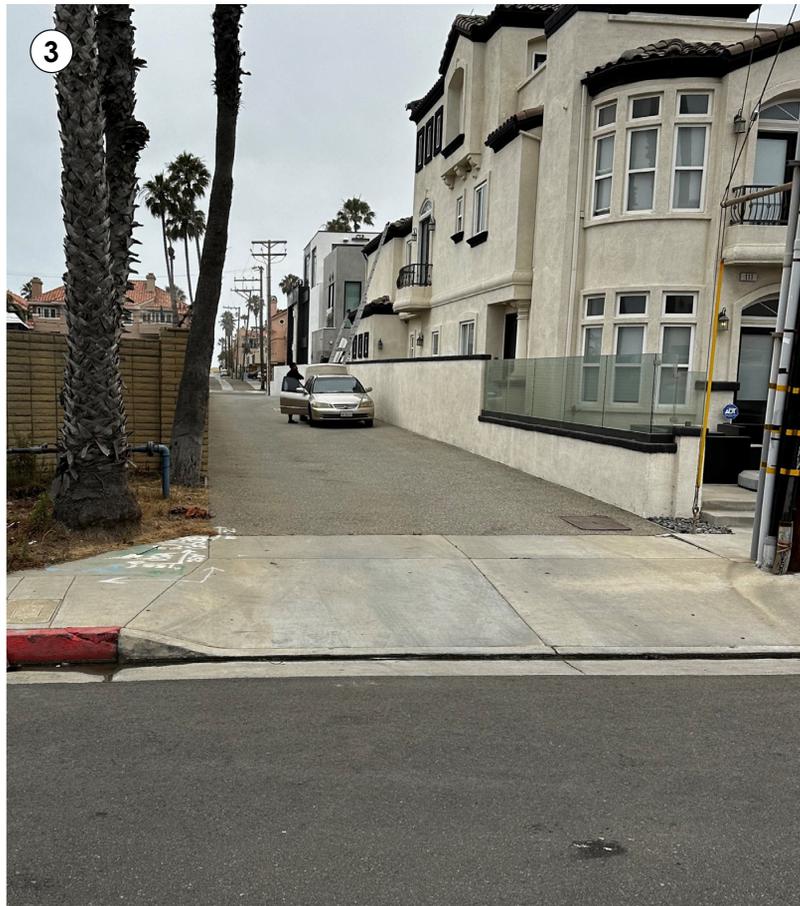
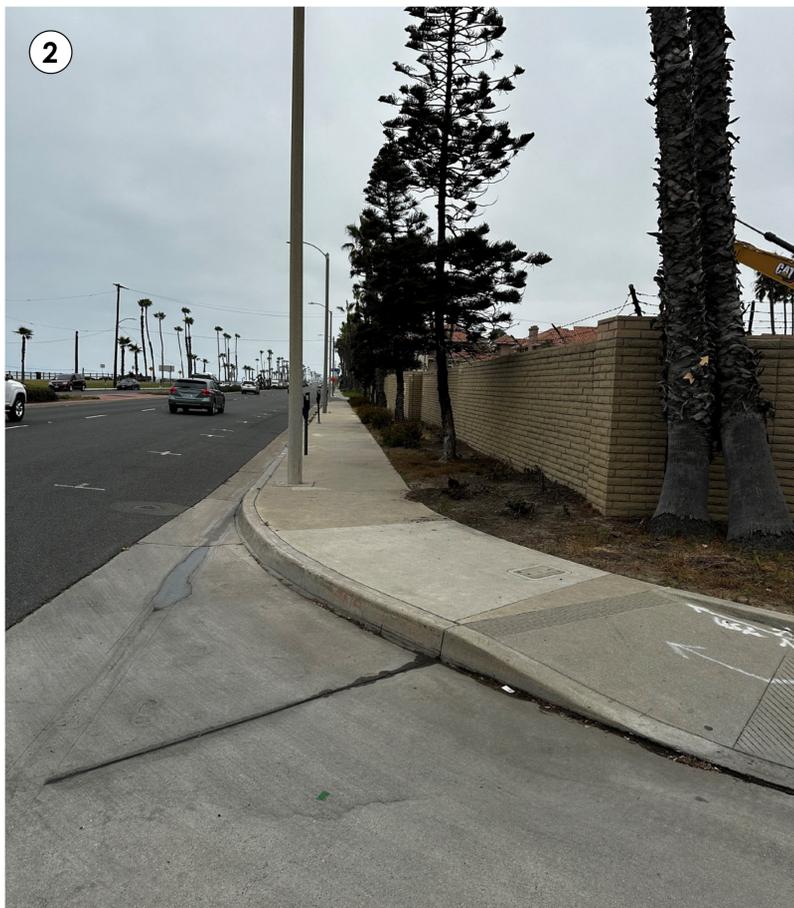
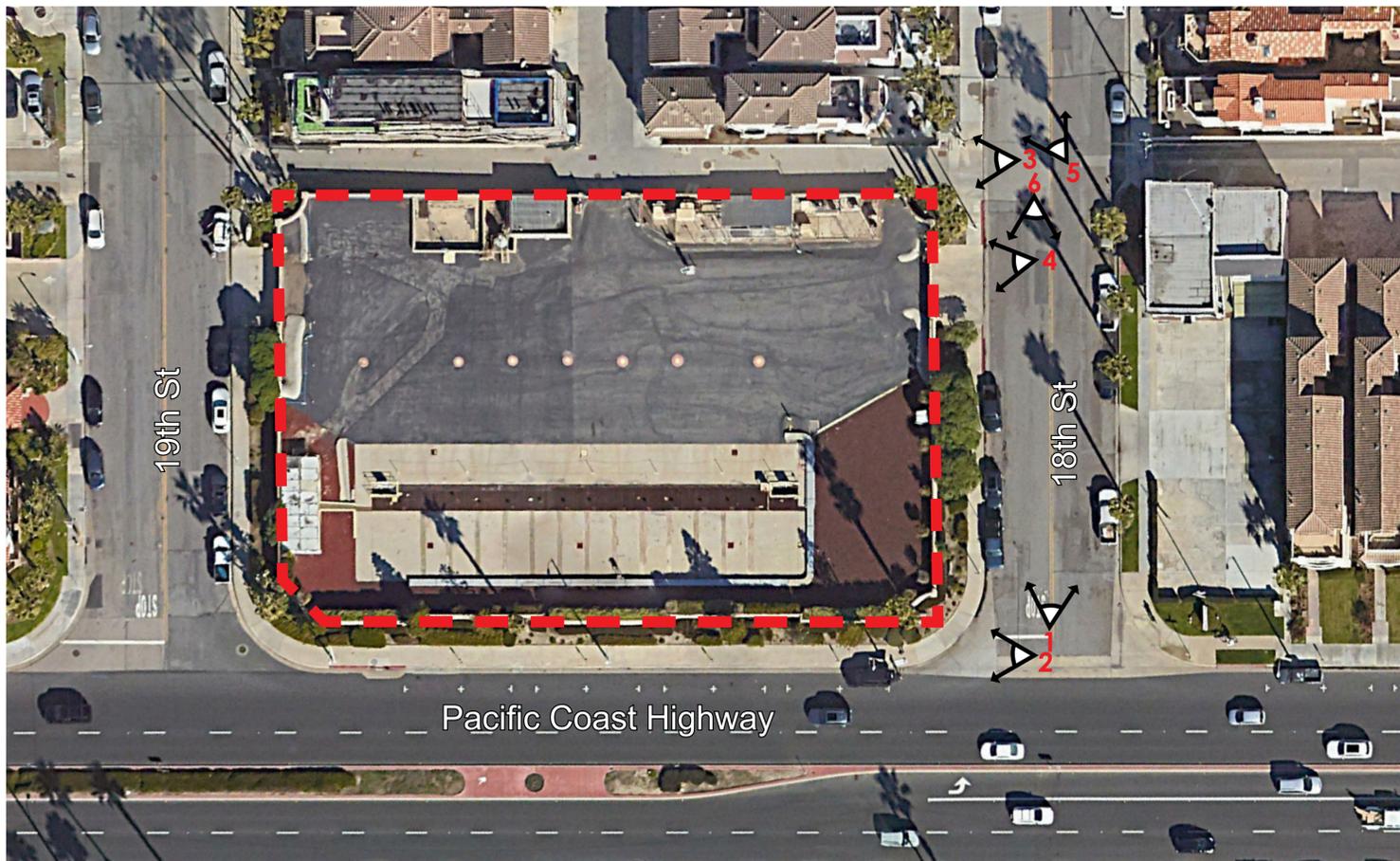
C1 EXISTING BOUNDARY AND TOPOGRAPHY SURVEY  
C2 PRELIMINARY GRADING PLAN

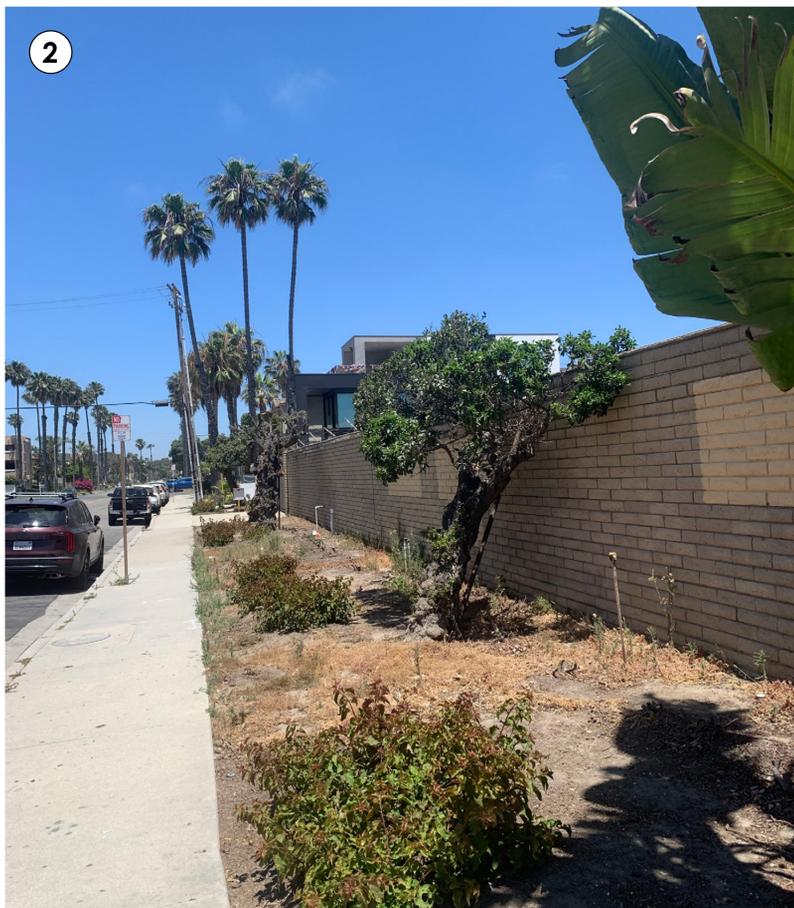
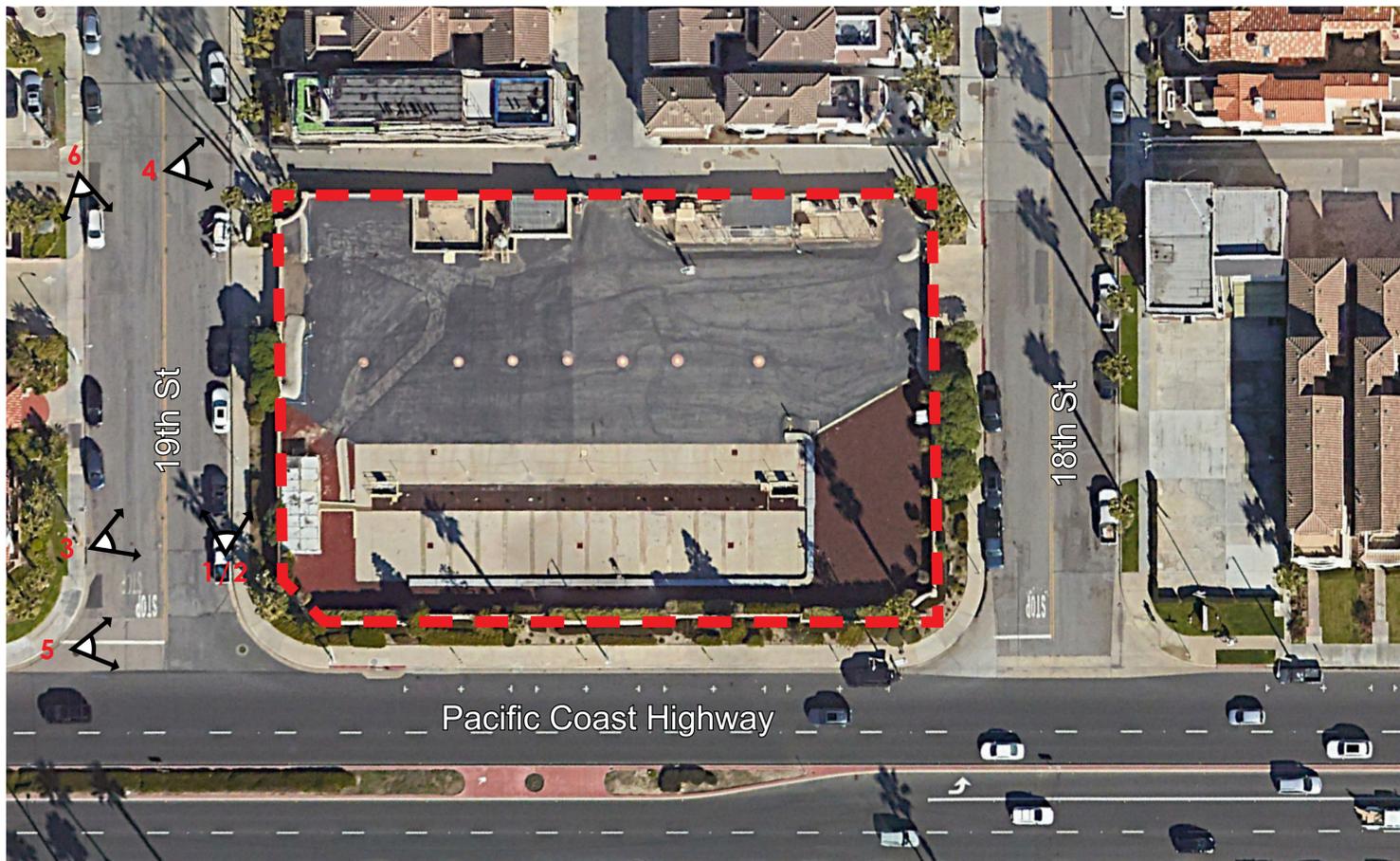


**Legend**

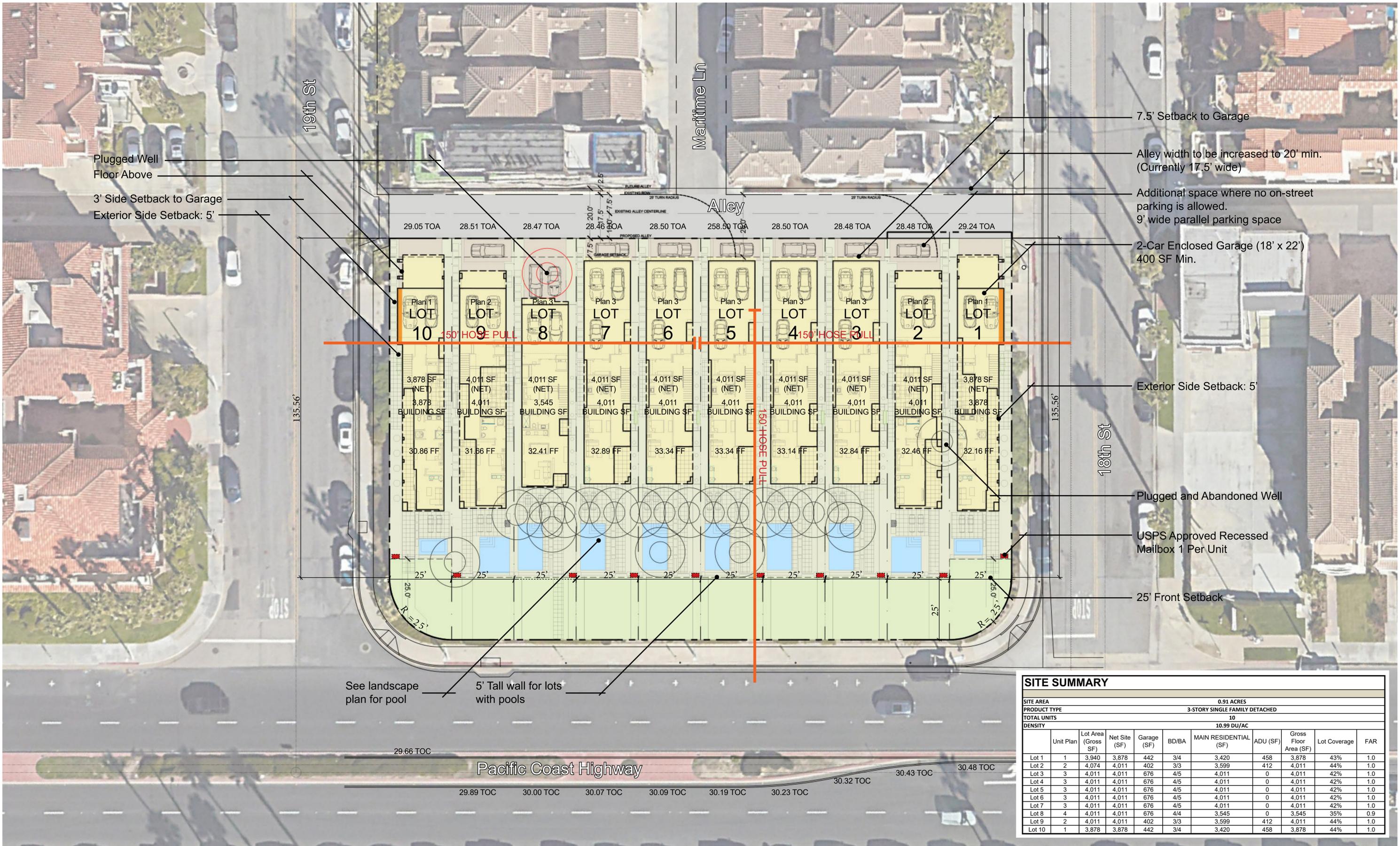
- - Site Boundary
- Huntington Beach Downtown Specific Plan No. 5
- Public Bike Trail
- - - - 1/4 Mile Radius
- - - - Signalized Intersection

**LOCAL VICINITY MAP**



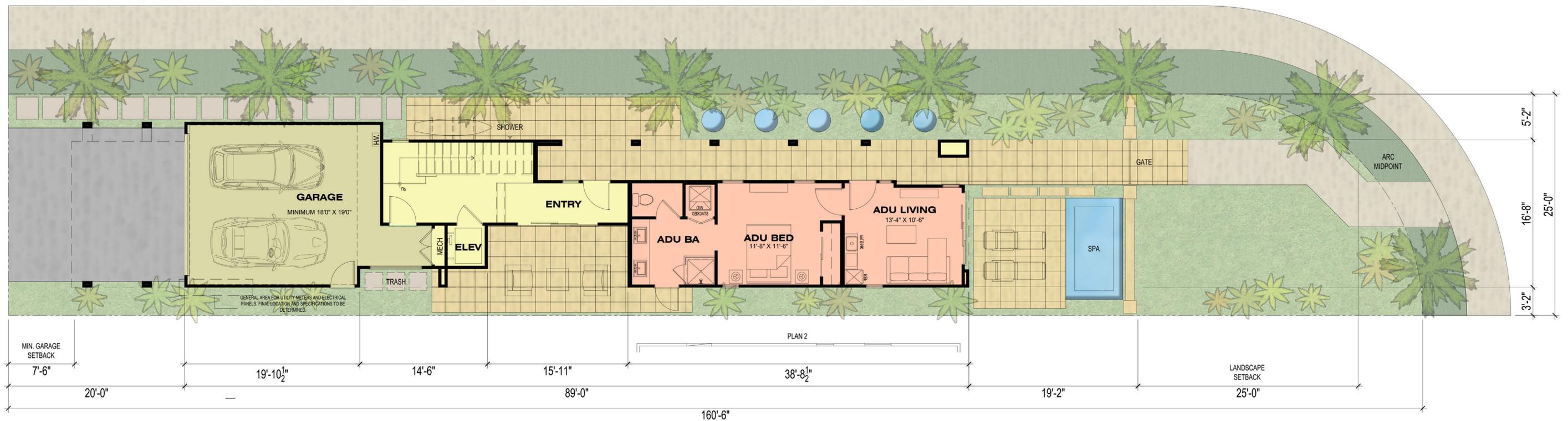


**SITE PHOTOS**



SITE SUMMARY										
SITE AREA		0.91 ACRES								
PRODUCT TYPE		3-STORY SINGLE FAMILY DETACHED								
TOTAL UNITS		10								
DENSITY		10.99 DU/AC								
Unit	Plan	Lot Area (Gross SF)	Net Site (SF)	Garage (SF)	BD/BA	MAIN RESIDENTIAL (SF)	ADU (SF)	Gross Floor Area (SF)	Lot Coverage	FAR
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Lot 8	4	4,011	4,011	676	4/4	3,545	0	3,545	35%	0.9
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Lot 10	1	3,878	3,878	442	3/4	3,420	458	3,878	44%	1.0

# SITE PLAN



\*See Landscape Drawings for Landscape Info

\*See Site Plan for Well Location

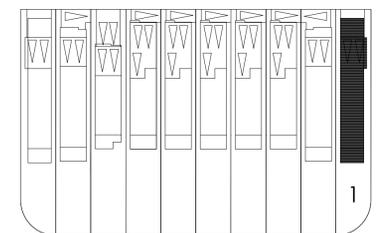
### AREA BREAKDOWN:

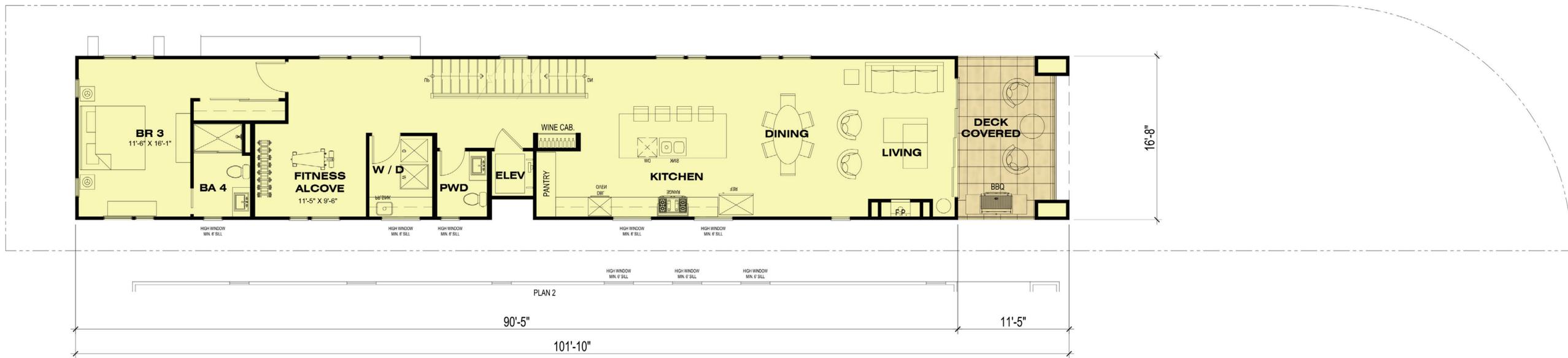
1ST FLOOR	712 SF	(ADU 458 SF)
2ND FLOOR	1,498 SF	
3RD FLOOR	1,498 SF	
ROOF TOP DECK	170 SF	
<b>TOTAL LIVING AREA:</b>	<b>3,878 SF</b>	

### LOT SUMMARY

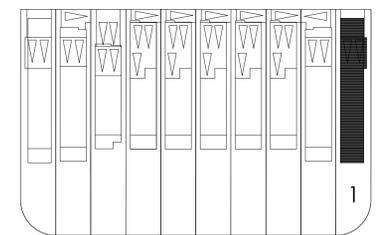
GROSS LOT SF.	3,940 SF
NET LOT SF	3,878 SF
LOT COVERAGE SF	1,706 SF
LOT COVERAGE	43%
F.A.R.	1.0

### KEY MAP - NTS

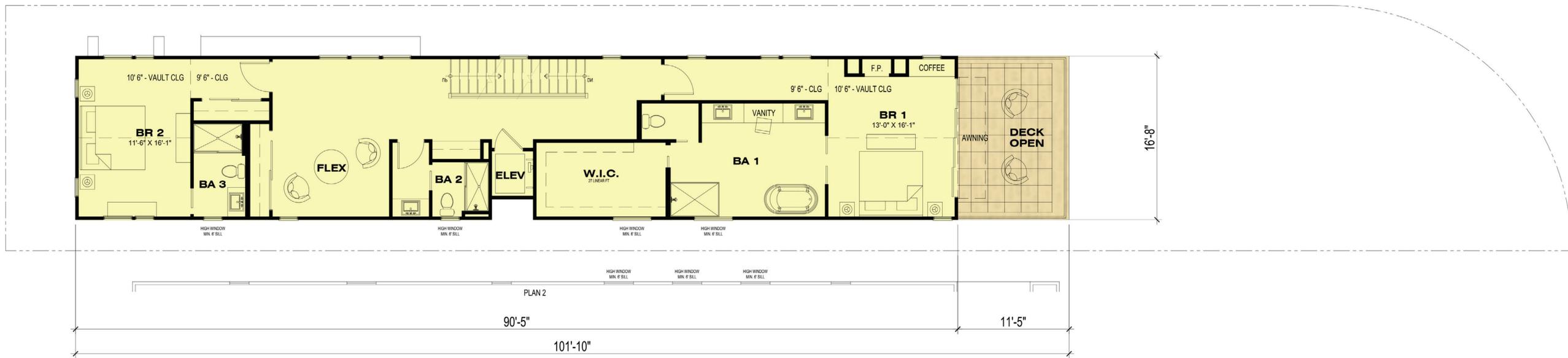




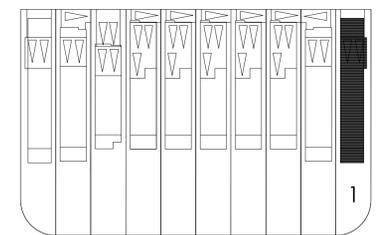
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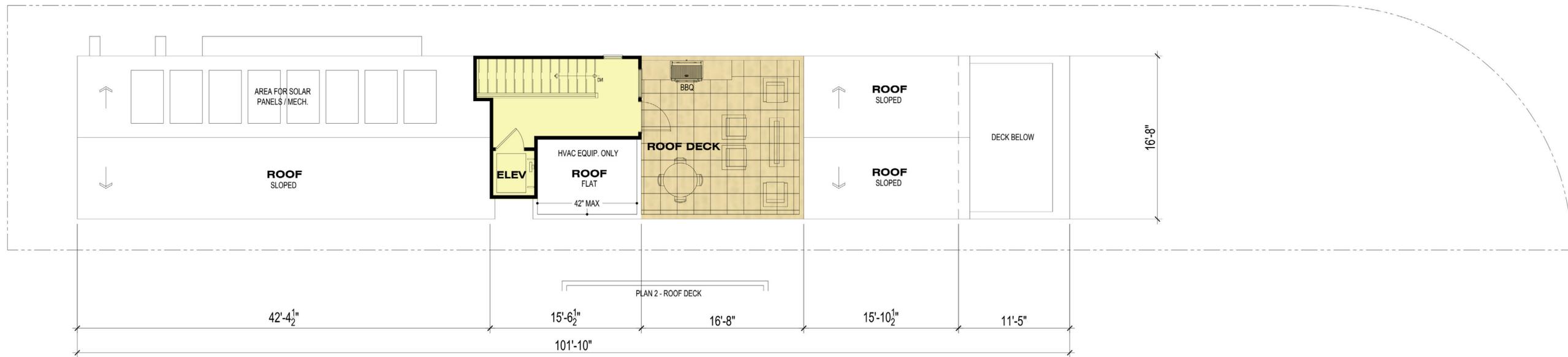
# PLAN 1 (LOT 1) SECOND FLOOR



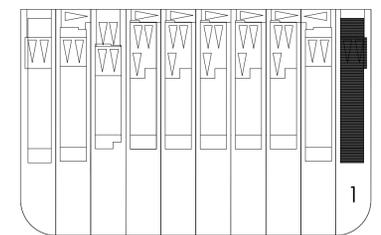
KEY MAP - NTS



**PLAN 1 (LOT 1)  
THIRD FLOOR**

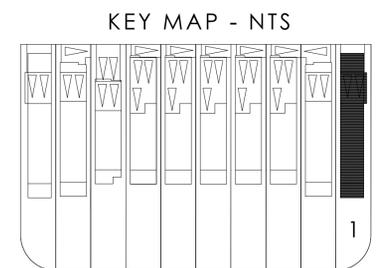
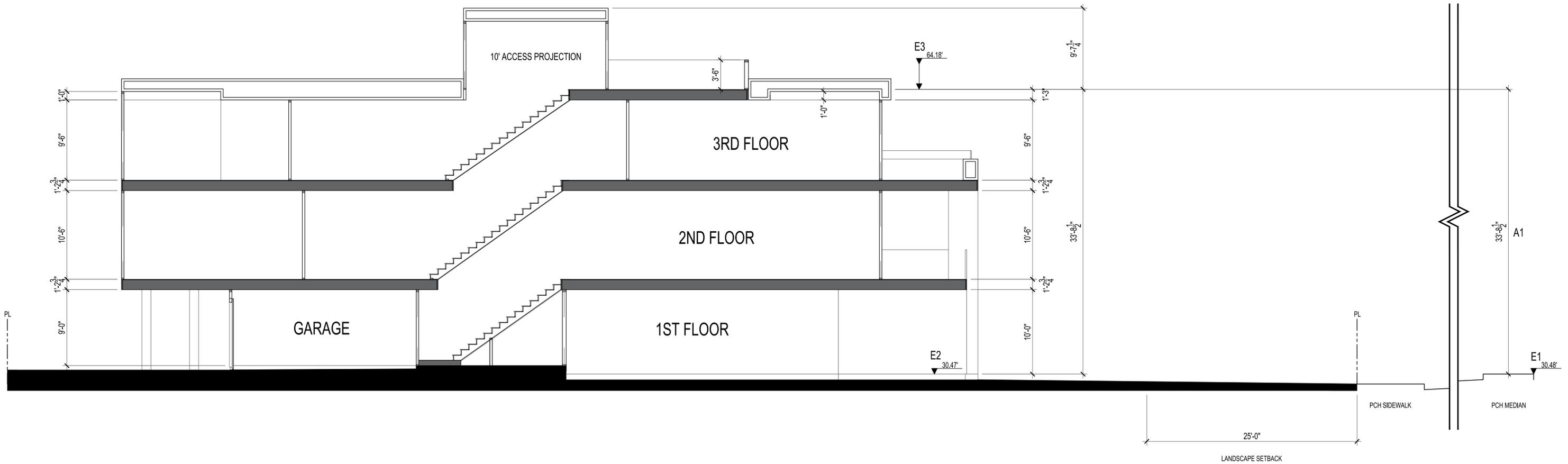


KEY MAP - NTS

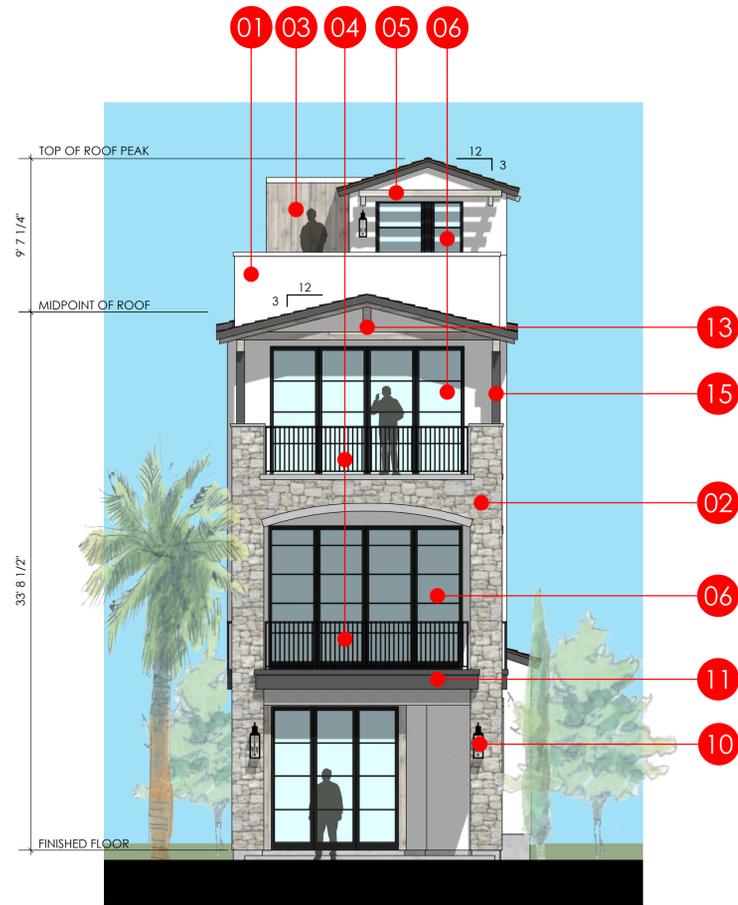


**PLAN 1 (LOT 1)  
ROOF**

Building Heights		Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10
A1	Height from adjacent top of curb of median on PCH to average height of gable of pitched or hipped roof (Midpoint of Roof) or point of coping of flat roof	33.70	34.42	34.31	34.65	34.99	34.99	34.56	34.93	33.65	32.72
Elevation Calculations											
E1	Elevation of adjacent top of curb of median on PCH	30.48	30.43	30.32	30.23	30.19	30.09	30.07	30.00	29.89	29.66
E2	Elevation of finished floor	30.47	31.27	30.53	30.78	31.08	30.98	30.53	30.16	29.96	28.67
E3	Elevation of average gable of pitched or hipped roof (midpoint of roof) or point of coping of flat roof	64.18	64.85	64.63	64.88	65.18	65.08	64.63	64.93	63.54	62.38



MEDITERRANEAN KEYNOTES	
01 STUCCO	09 CONCRETE TILE ROOF
02 STONE VENEER	10 WALL LIGHT FIXTURE
03 COMPOSITE SIDING	11 METAL PANEL
04 METAL RAILING	12 SHUTTERS
05 SUN SHADE (30" MAX PROJ.)	13 WOOD COMPOSITE TRUSS
06 LOW E GLAZING	14 OUTLOOKER
07 ENTRY DOOR	15 METAL COLUMN
08 GARAGE DOOR	



FRONT ELEVATION

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



RIGHT ELEVATION

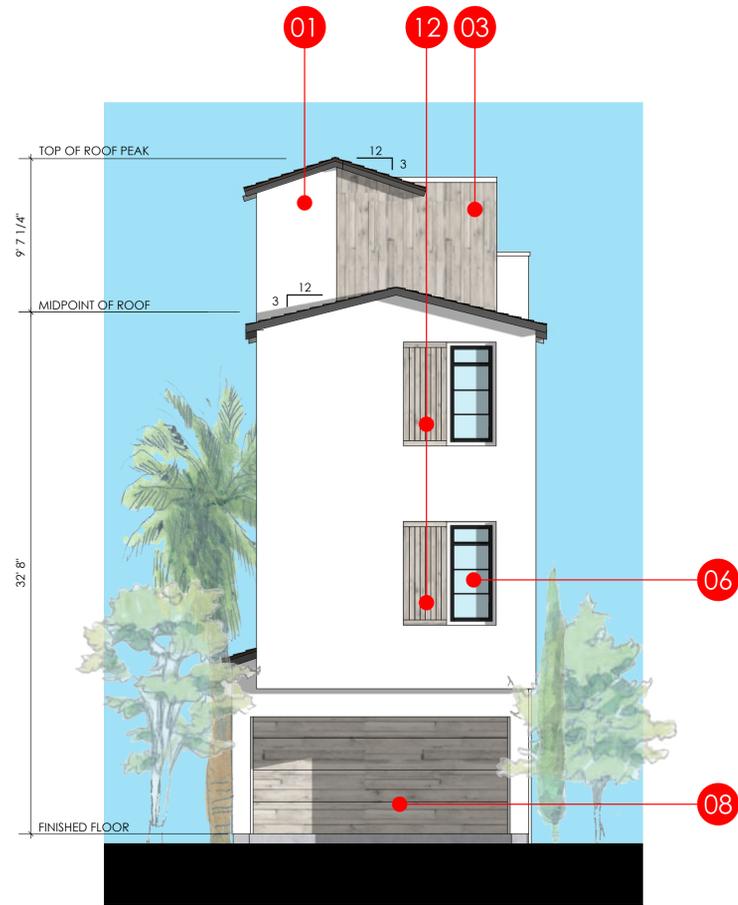
SCALE: 3/16"=1'-0"

\*REFER TO BUILDING SECTION FOR ADDITIONAL BUILDING HEIGHT INFORMATION.  
(ALLOWANCES FROM T.O.C., PLATE HEIGHTS, AND OVERALL BUILDING HEIGHT)\*

KEY MAP - NTS

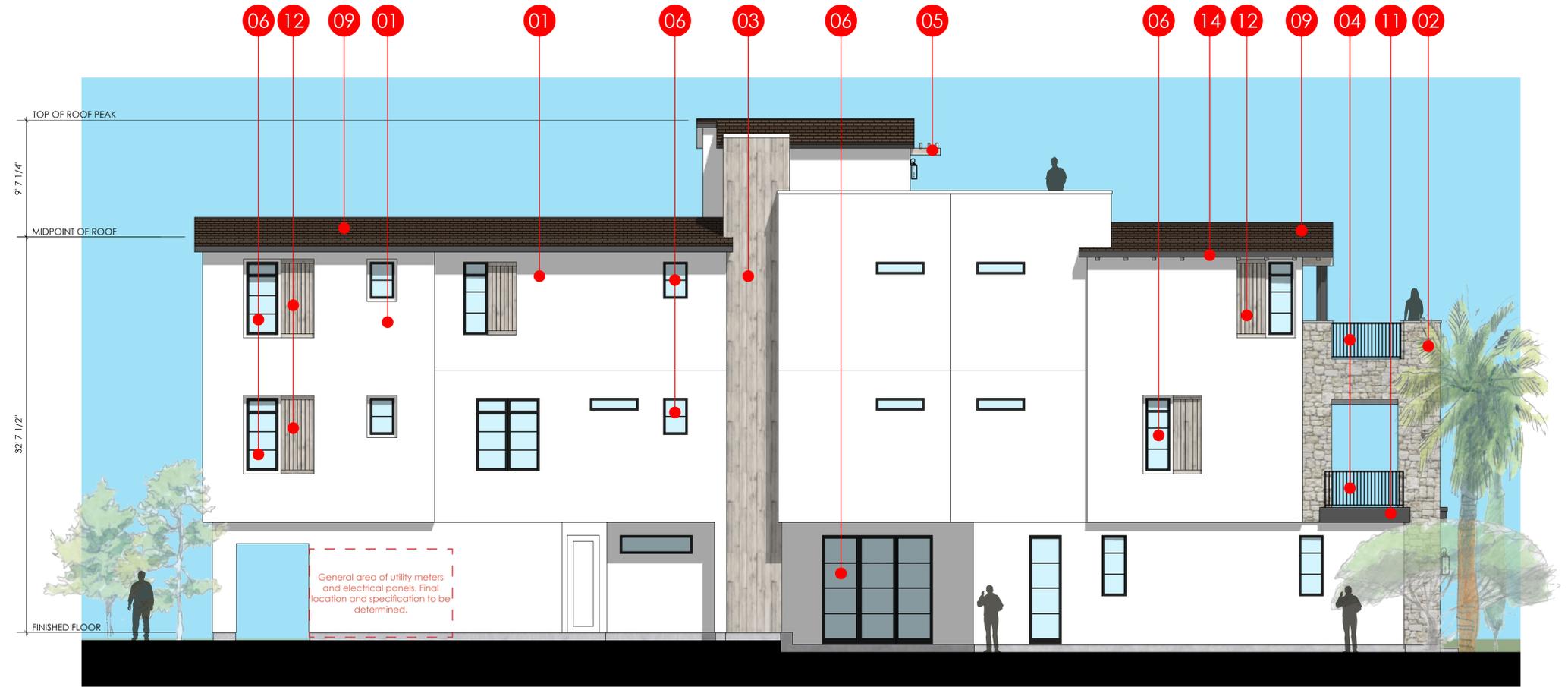


MEDITERRANEAN KEYNOTES	
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02 STONE VENEER	10 WALL LIGHT FIXTURE
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05 SUN SHADE (30" MAX PROJ.)	13 WOOD COMPOSITE TRUSS
06 LOW E GLAZING	14 OUTLOOKER
07 ENTRY DOOR	15 METAL COLUMN
08 GARAGE DOOR	



REAR ELEVATION

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

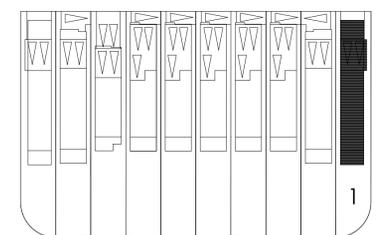


LEFT ELEVATION

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

\*REFER TO BUILDING SECTION FOR ADDITIONAL BUILDING HEIGHT INFORMATION.  
(ALLOWANCES FROM T.O.C., PLATE HEIGHTS, AND OVERALL BUILDING HEIGHT)\*

KEY MAP - NTS





\*See Landscape Drawings for Landscape Info

\*See Site Plan for Well Location

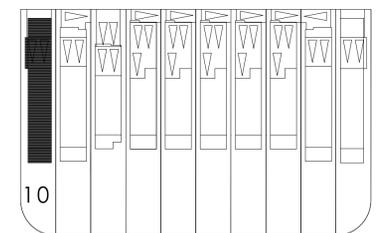
AREA BREAKDOWN:

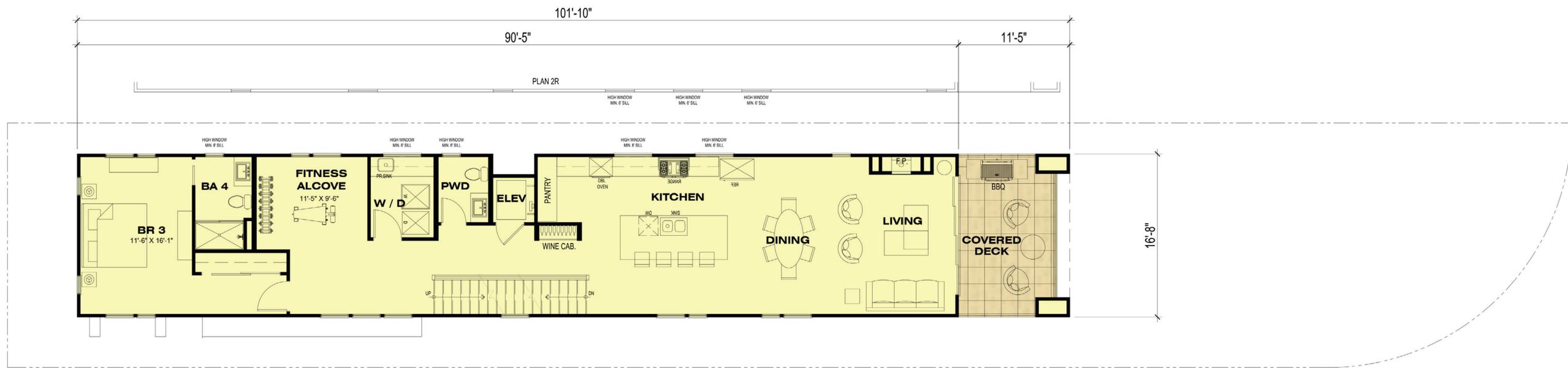
1ST FLOOR	713 SF (ADU 458 SF)
2ND FLOOR	1,498 SF
3RD FLOOR	1,498 SF
ROOF TOP DECK	169 SF
TOTAL LIVING AREA:	3,878 SF

LOT SUMMARY

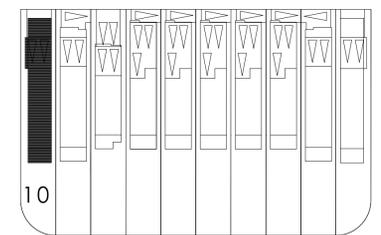
GROSS LOT SF.	3,878 SF
NET LOT SF	3,878 SF
LOT COVERAGE SF	1,706 SF
LOT COVERAGE	44%
F.A.R.	1.0

KEY MAP - NTS

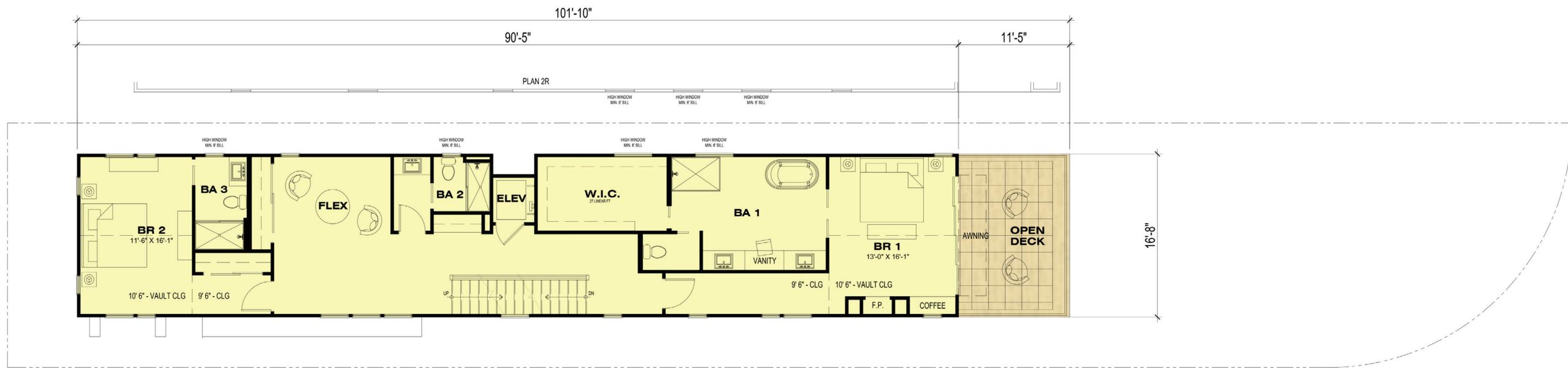




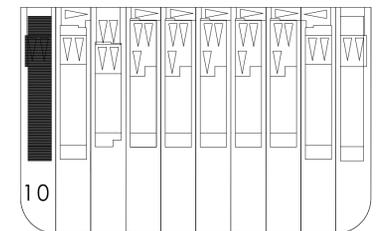
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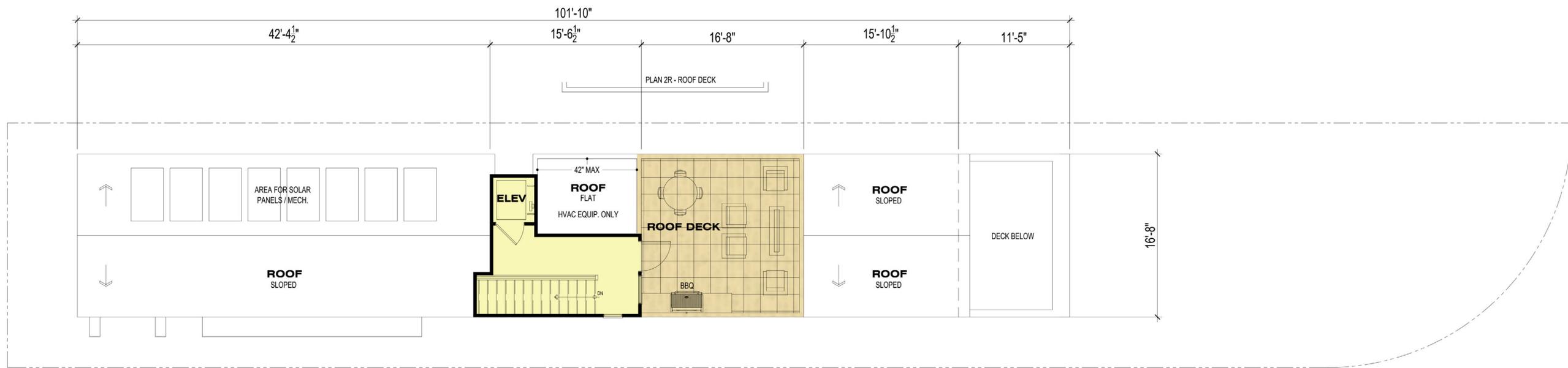
PLAN 1R (LOT 10)  
SECOND FLOOR



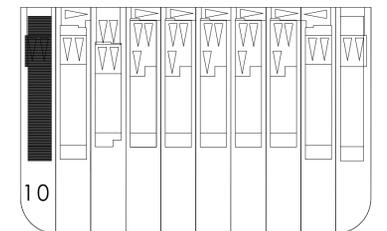
KEY MAP - NTS



PLAN 1R (LOT 10)  
THIRD FLOOR

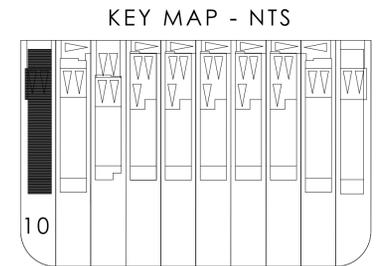
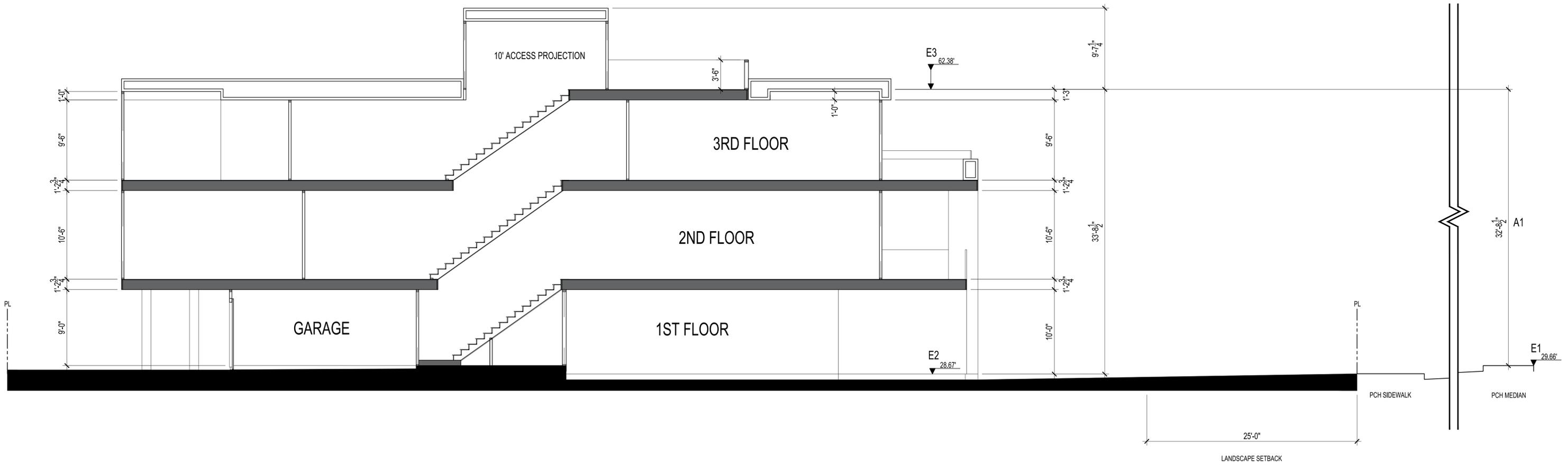


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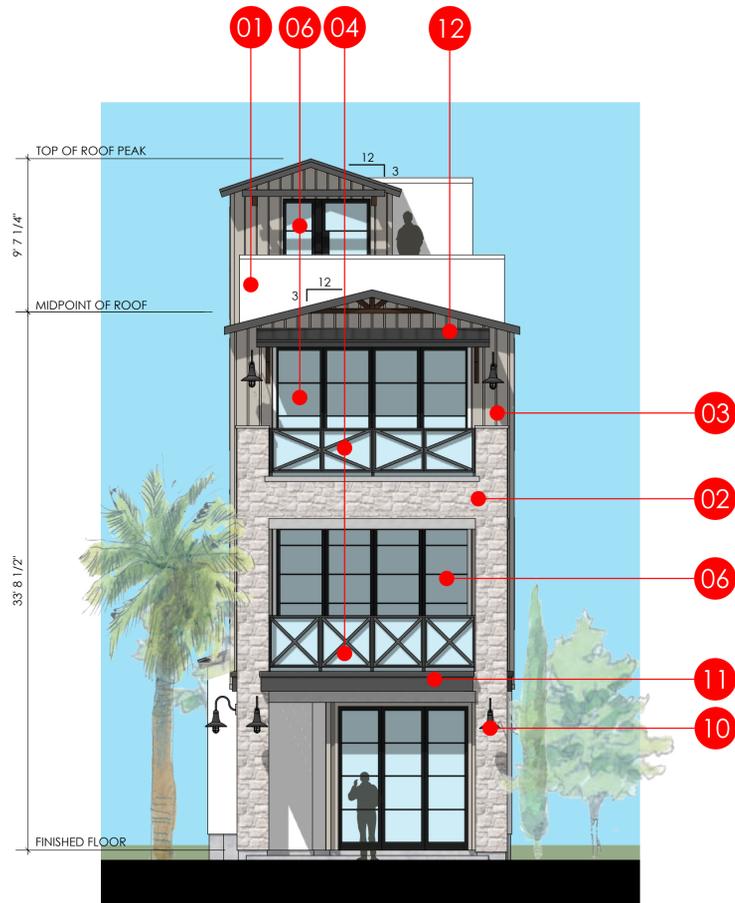


PLAN 1R (LOT 10)  
ROOF

Building Heights		Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10
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E3	Elevation of average gable of pitched or hipped roof (midpoint of roof) or point of coping of flat roof	64.18	64.85	64.63	64.88	65.18	65.08	64.63	64.93	63.54	62.38

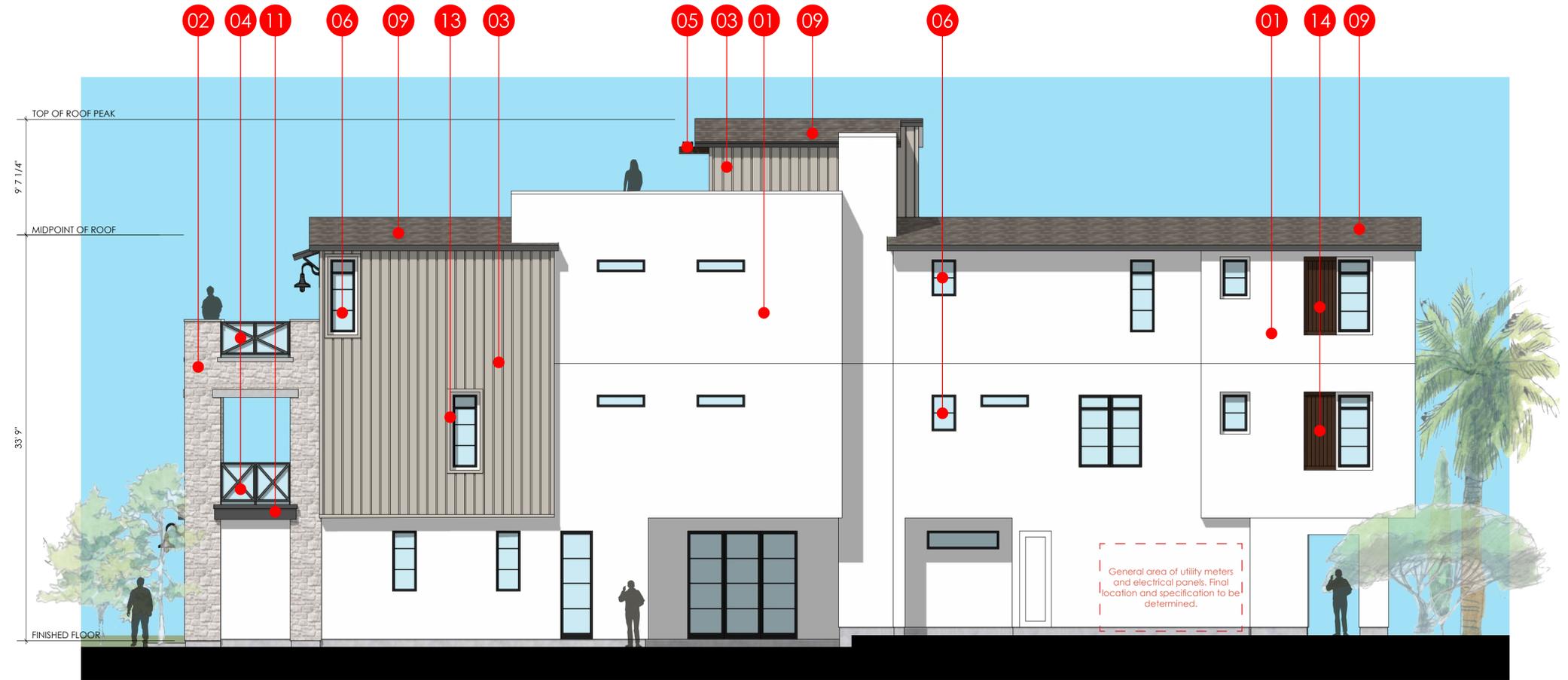


MODERN FARMHOUSE KEYNOTES	
01 STUCCO	08 GARAGE DOOR
02 STONE VENEER	09 CONCRETE TILE ROOF
03 VERTICAL BOARD SIDING	10 WALL LIGHT FIXTURE
04 METAL/GLASS RAILING	11 METAL PANEL
05 SUN SHADE (30" MAX PROJ.)	12 STANDING SEAM ROOF
06 LOW E GLAZING	13 TRIM
07 ENTRY DOOR	14 SHUTTERS



FRONT ELEVATION

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

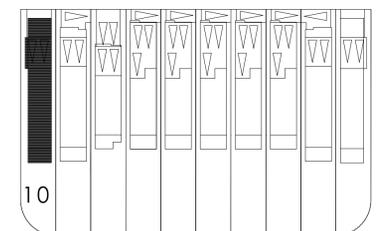


RIGHT ELEVATION

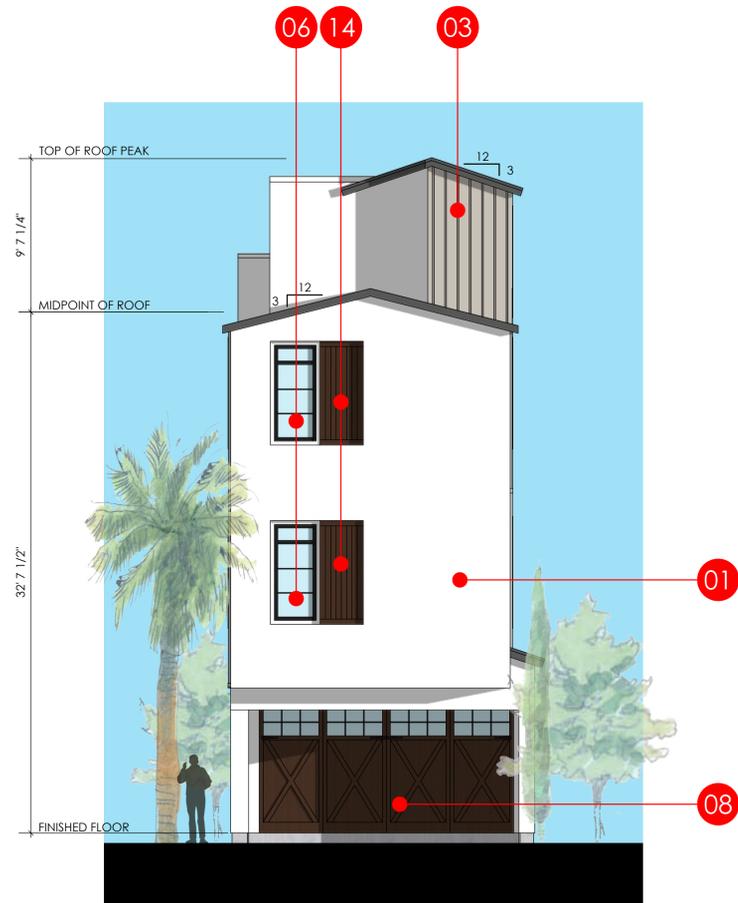
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(ALLOWANCES FROM T.O.C., PLATE HEIGHTS, AND OVERALL BUILDING HEIGHT)\*

KEY MAP - NTS



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REAR ELEVATION

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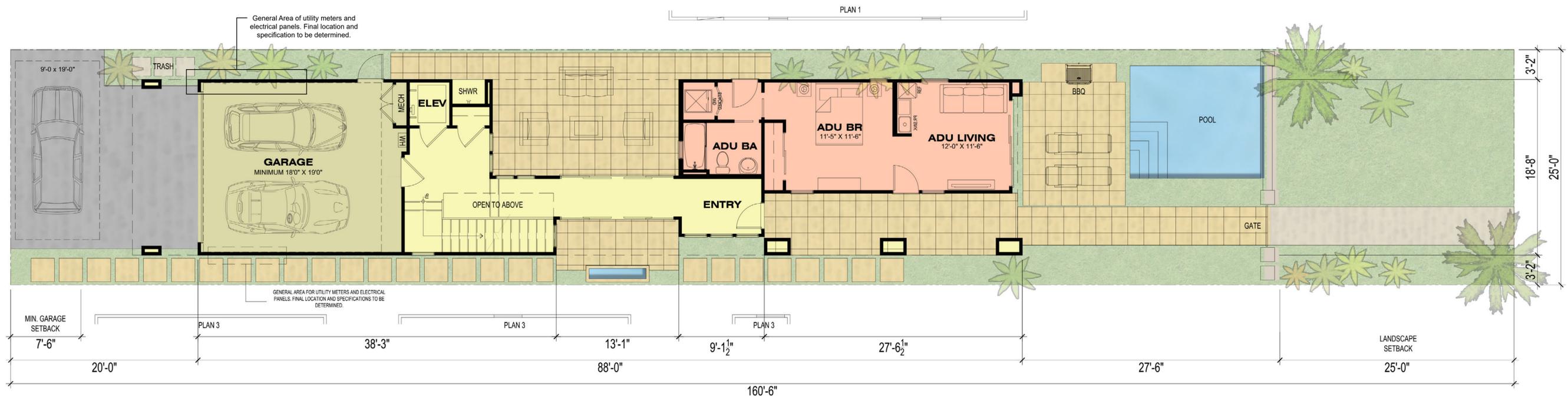
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### AREA BREAKDOWN:

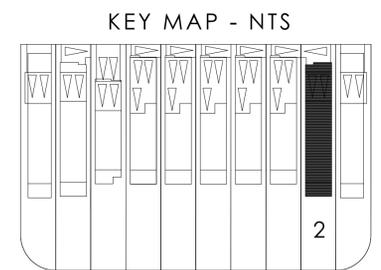
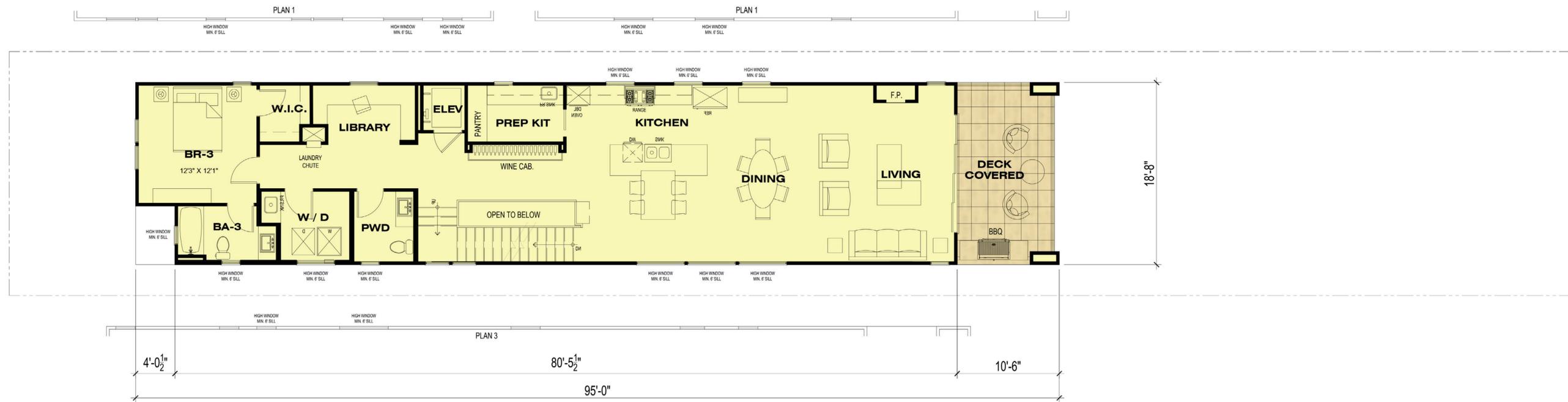
1ST FLOOR	763 SF (ADU 412 SF)
2ND FLOOR	1,523 SF
3RD FLOOR	1,519 SF
ROOF TOP DECK	206 SF
<b>TOTAL LIVING AREA:</b>	<b>4,011 SF</b>

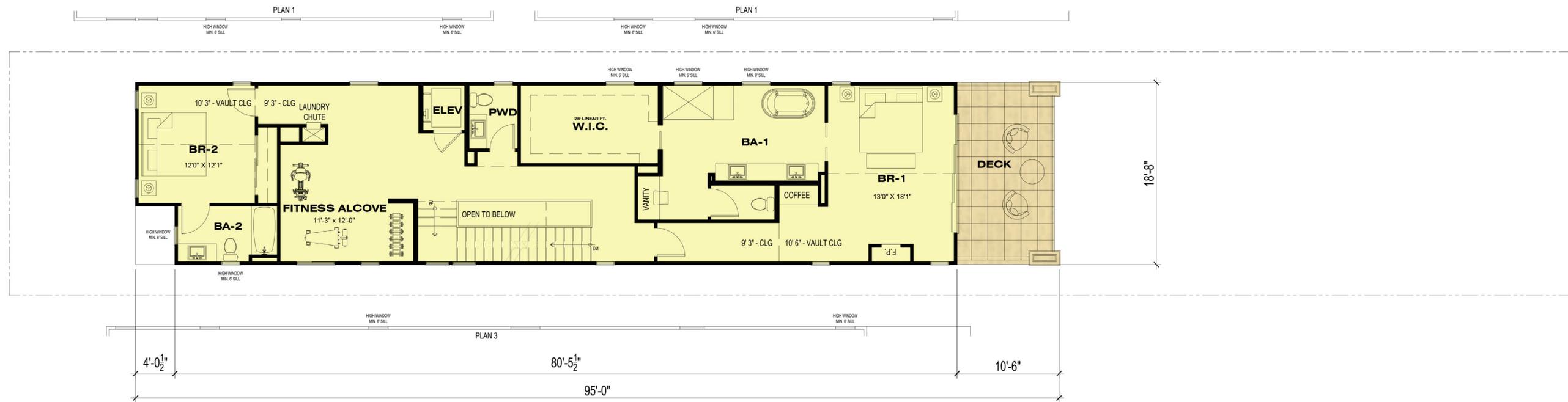
### LOT SUMMARY

GROSS LOT SF.	4,074 SF
NET LOT SF	4,011 SF
LOT COVERAGE SF	1,774 SF
LOT COVERAGE	44%
F.A.R.	1.0

### KEY MAP - NTS





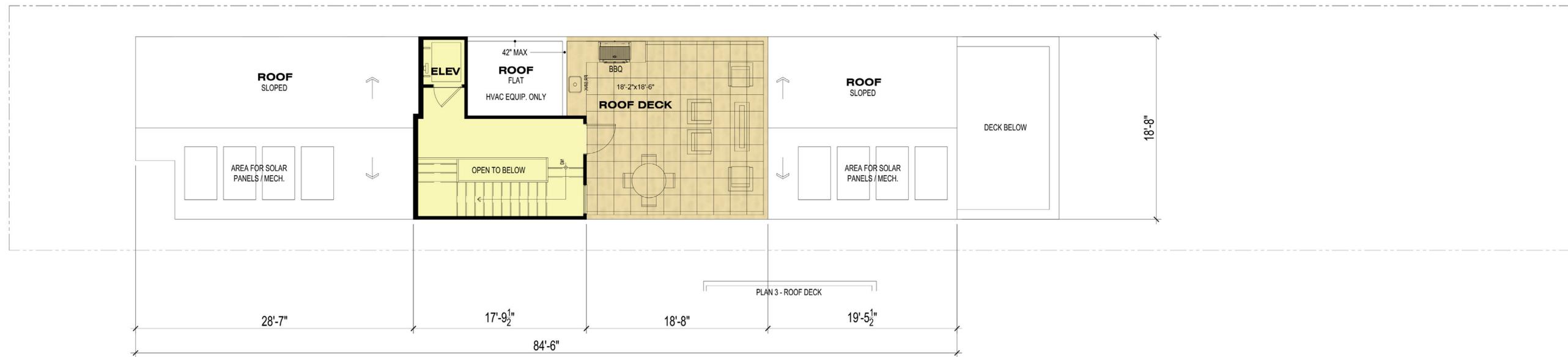


KEY MAP - NTS



PLAN 2 (LOT 2)  
THIRD FLOOR

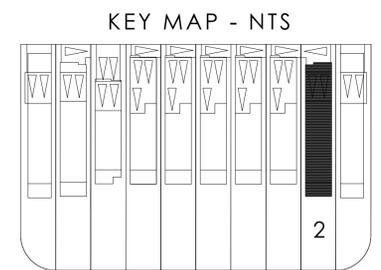
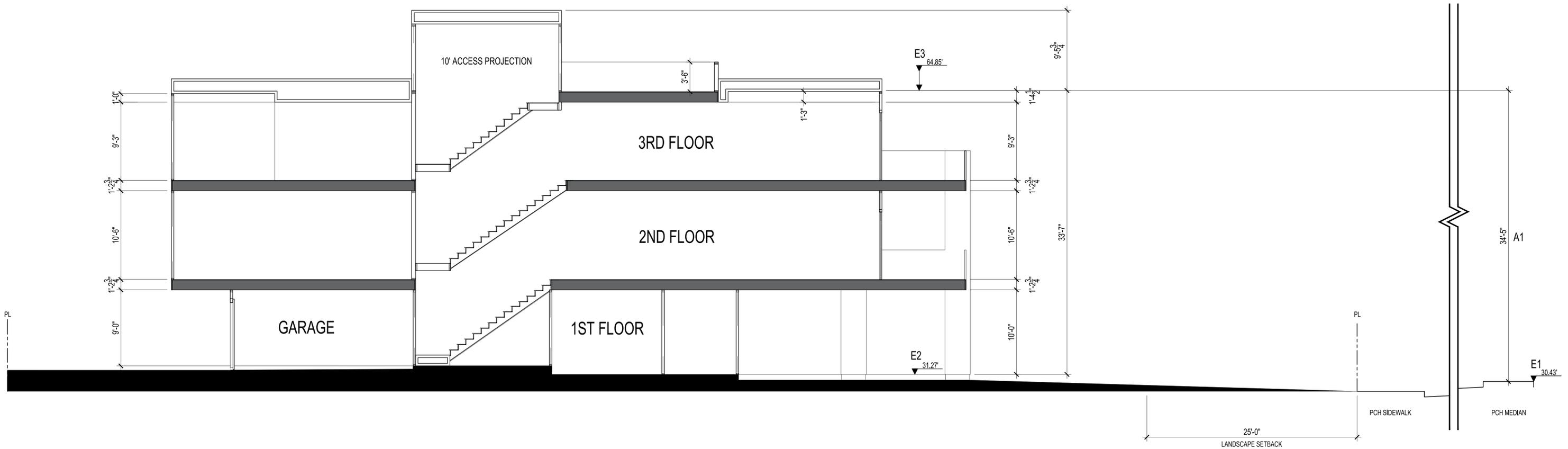
PLAN 1 - ROOF DECK



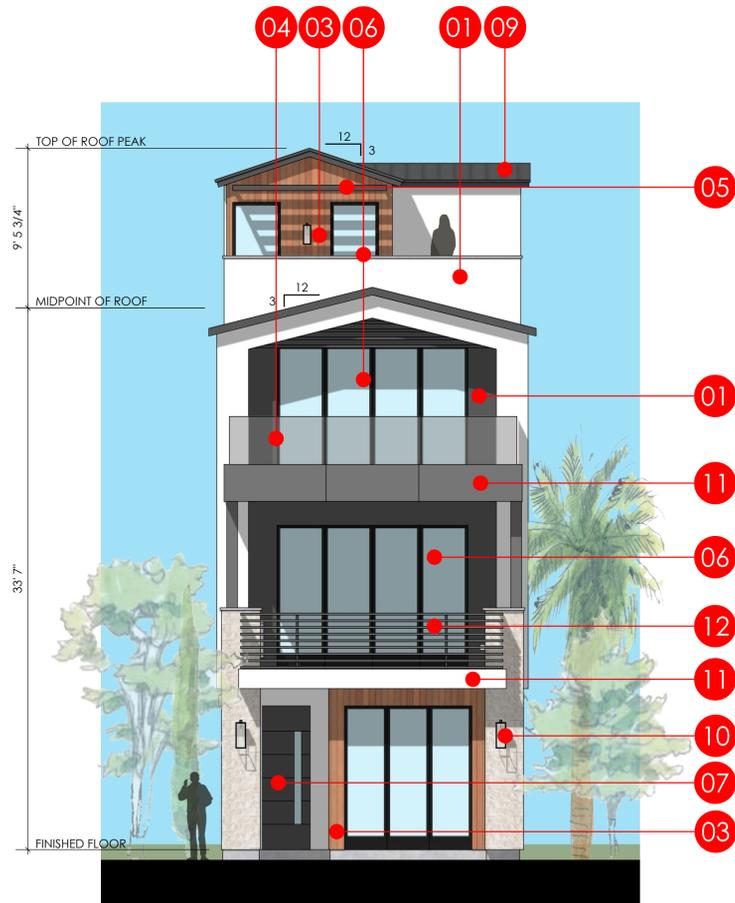
KEY MAP - NTS



Building Heights		Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10
A1	Height from adjacent top of curb of median on PCH to average height of gable of pitched or hipped roof (Midpoint of Roof) or point of coping of flat roof	33.70	34.42	34.31	34.65	34.99	34.99	34.56	34.93	33.65	32.72
Elevation Calculations											
E1	Elevation of adjacent top of curb of median on PCH	30.48	30.43	30.32	30.23	30.19	30.09	30.07	30.00	29.89	29.66
E2	Elevation of finished floor	30.47	31.27	30.53	30.78	31.08	30.98	30.53	30.16	29.96	28.67
E3	Elevation of average gable of pitched or hipped roof (midpoint of roof) or point of coping of flat roof	64.18	64.85	64.63	64.88	65.18	65.08	64.63	64.93	63.54	62.38

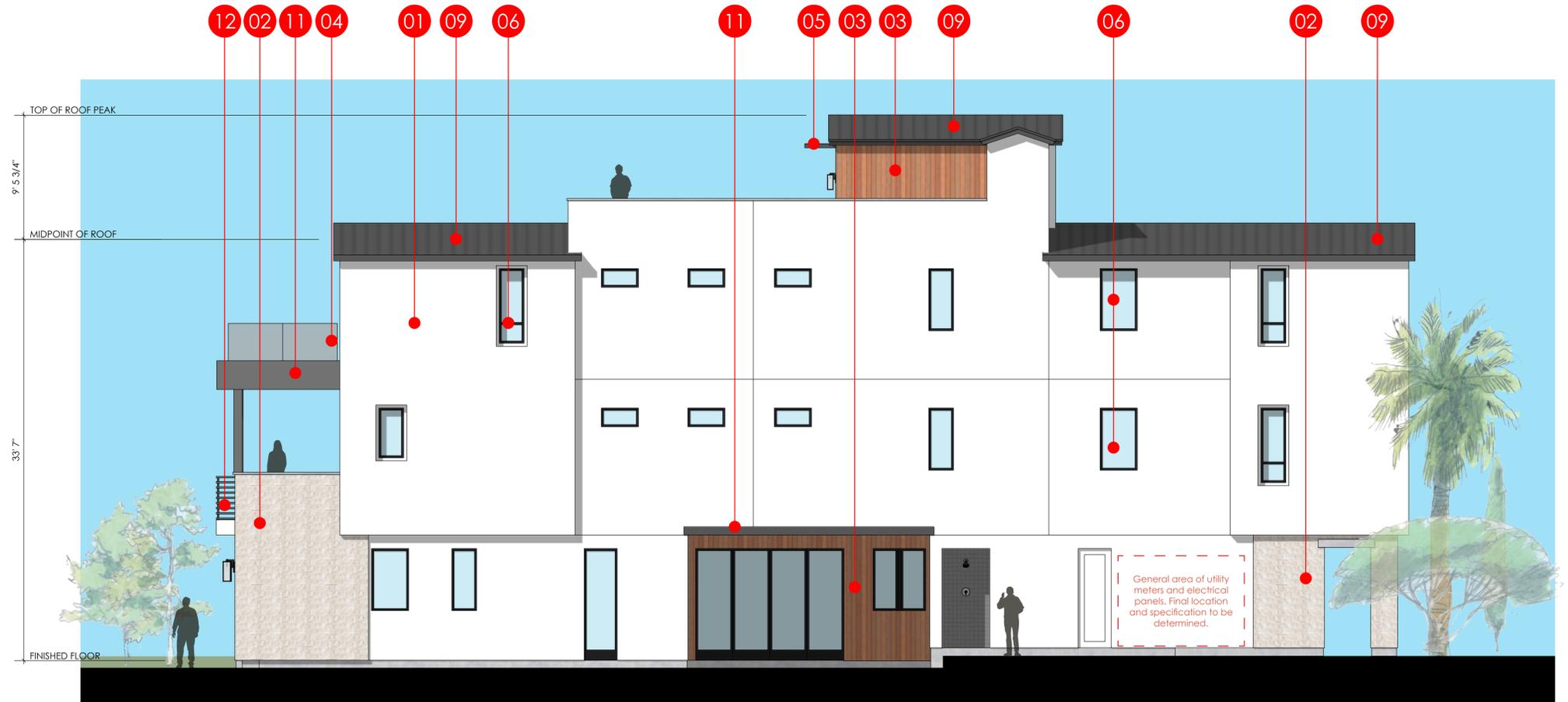


CONTEMPORARY KEYNOTES	
01 STUCCO	07 ENTRY DOOR
02 STONE VENEER	08 GARAGE DOOR
03 COMPOSITE SIDING	09 STANDING SEAM ROOF
04 GLASS RAILING	10 WALL LIGHT FIXTURE
05 SUN SHADE (30" MAX PROJ.)	11 METAL PANEL
06 LOW E GLAZING	12 METAL RAILING



FRONT ELEVATION

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



RIGHT ELEVATION

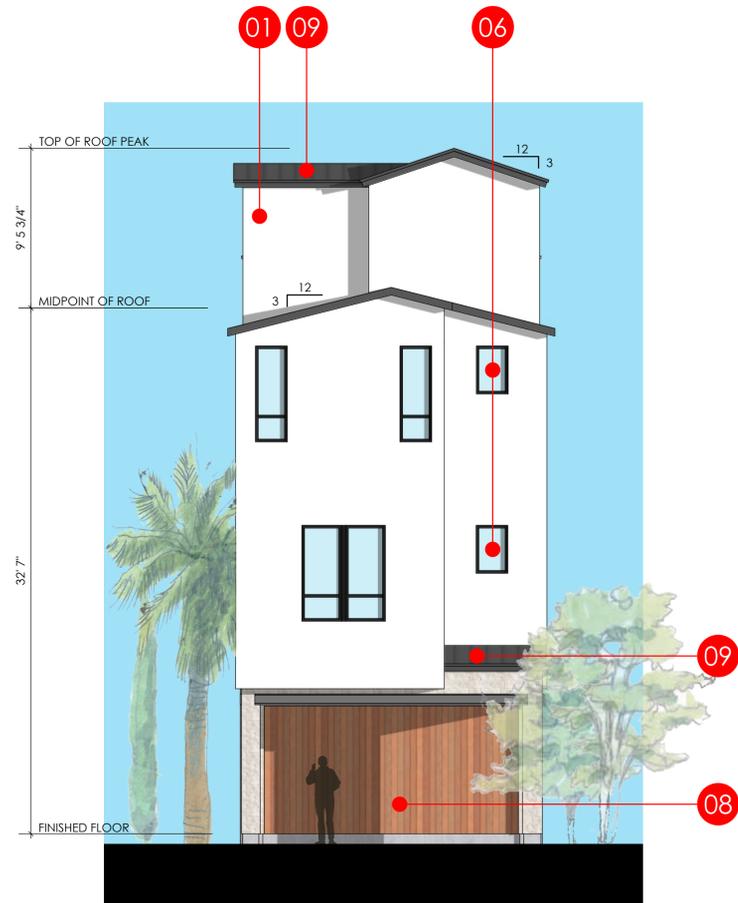
SCALE: 3/16"=1'-0"

\*REFER TO BUILDING SECTION FOR ADDITIONAL BUILDING HEIGHT INFORMATION.  
(ALLOWANCES FROM T.O.C., PLATE HEIGHTS, AND OVERALL BUILDING HEIGHT)\*

KEY MAP - NTS

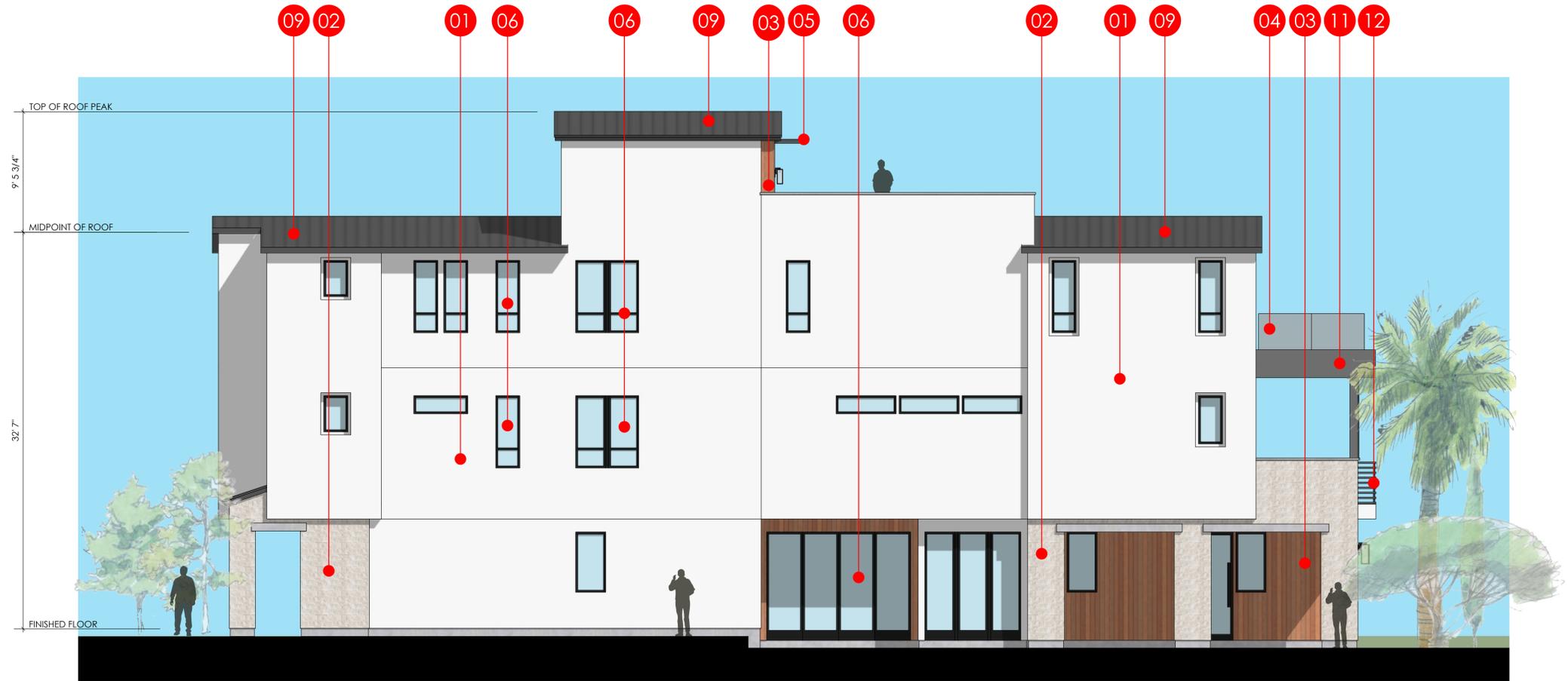


CONTEMPORARY KEYNOTES	
01 STUCCO	07 ENTRY DOOR
02 STONE VENEER	08 GARAGE DOOR
03 COMPOSITE SIDING	09 STANDING SEAM ROOF
04 GLASS RAILING	10 WALL LIGHT FIXTURE
05 SUN SHADE (30" MAX PROJ.)	11 METAL PANEL
06 LOW E GLAZING	12 METAL RAILING



REAR ELEVATION

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



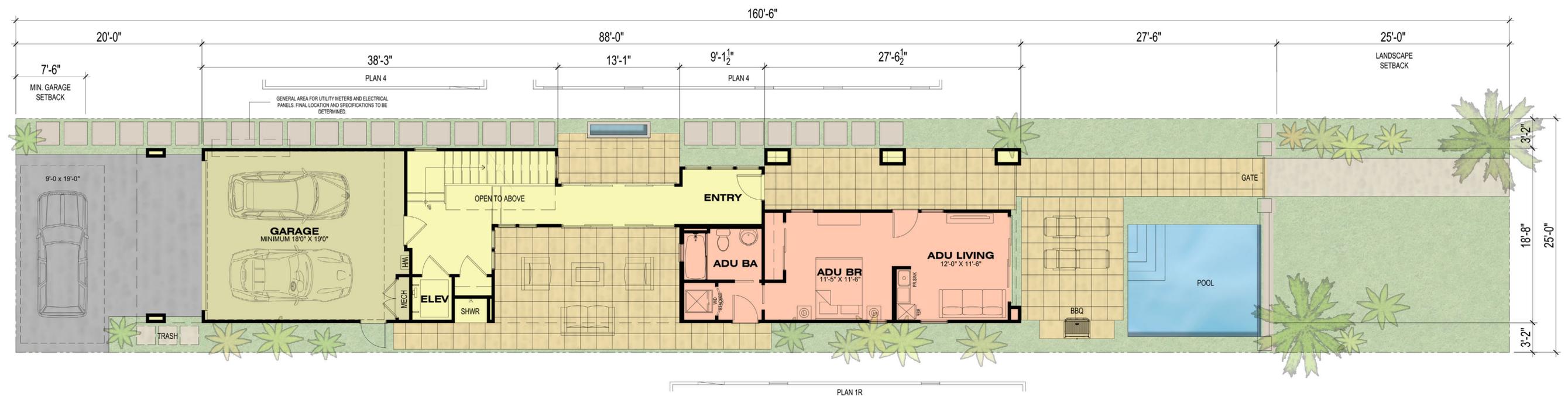
LEFT ELEVATION

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

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(ALLOWANCES FROM T.O.C., PLATE HEIGHTS, AND OVERALL BUILDING HEIGHT)\*

KEY MAP - NTS





\*See Landscape Drawings for Landscape Info

\*See Site Plan for Well Location

### AREA BREAKDOWN:

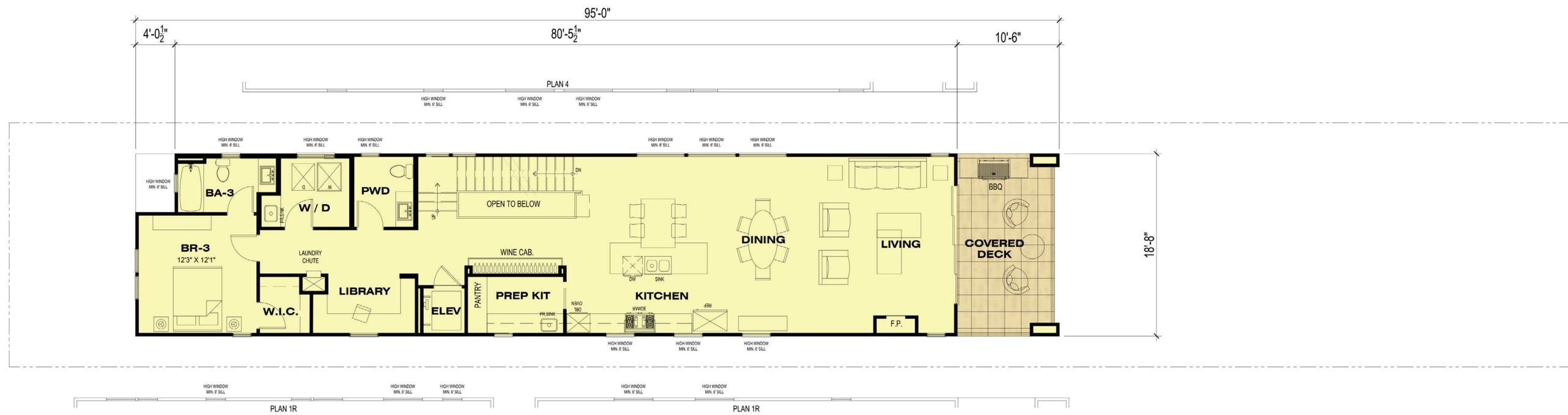
1ST FLOOR	763 SF (ADU 412 SF)
2ND FLOOR	1,523 SF
3RD FLOOR	1,519 SF
ROOF TOP DECK	206 SF
<b>TOTAL LIVING AREA:</b>	<b>4,011 SF</b>

### LOT SUMMARY

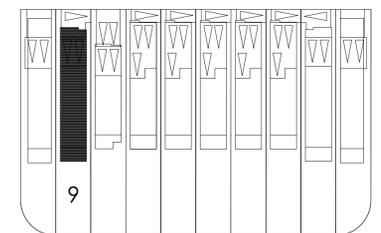
GROSS LOT SF.	4,011 SF
NET LOT SF	4,011 SF
LOT COVERAGE SF	1,774 SF
LOT COVERAGE	44%
F.A.R.	1.0

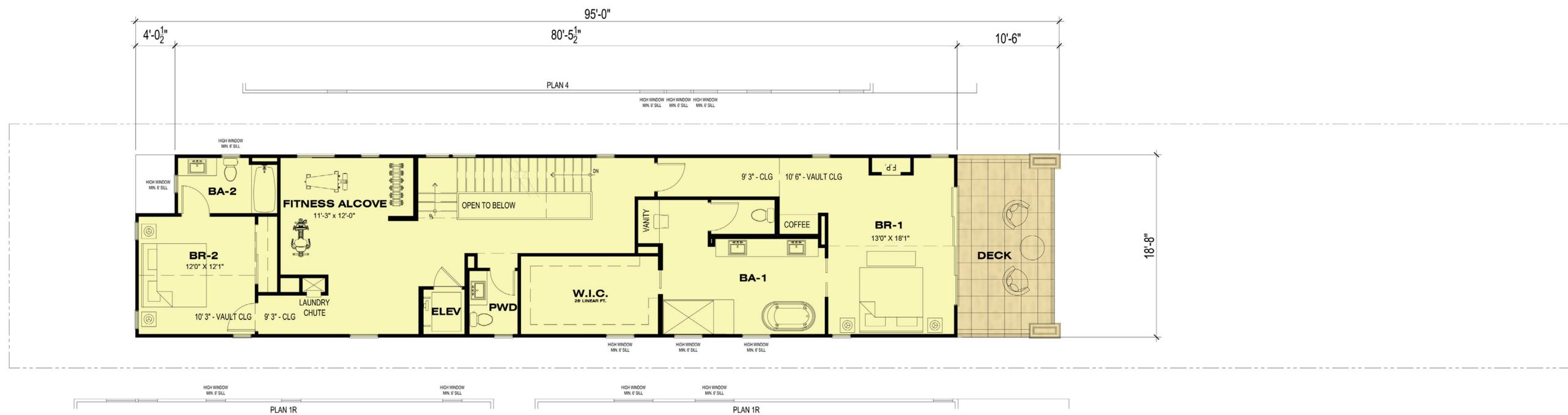
### KEY MAP - NTS





KEY MAP - NTS

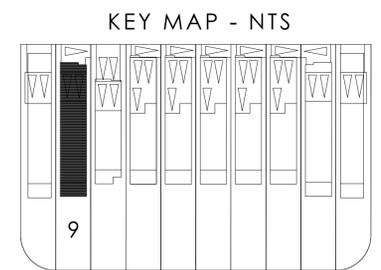
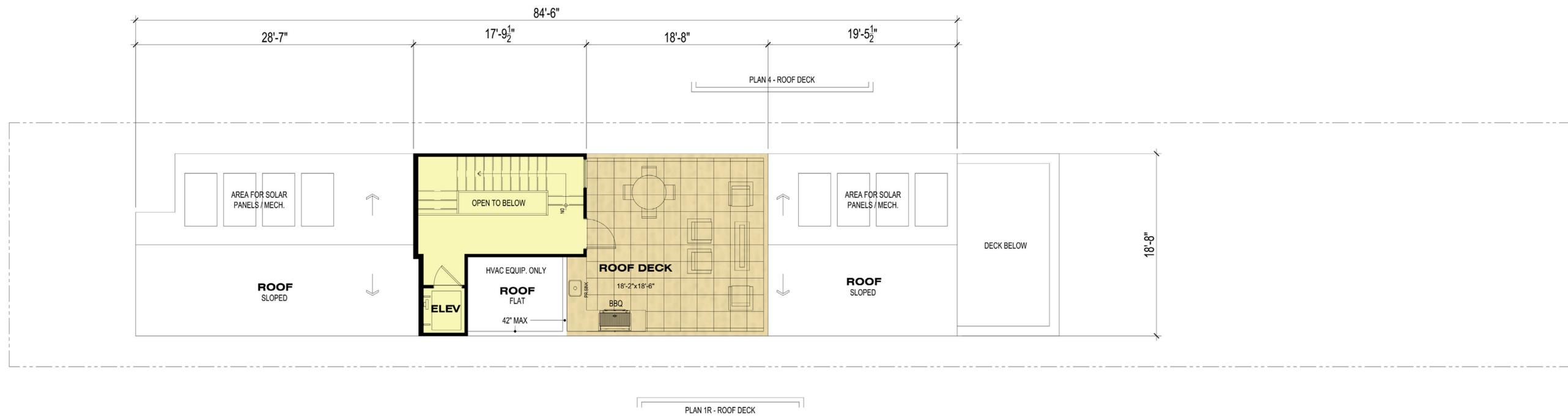




KEY MAP - NTS



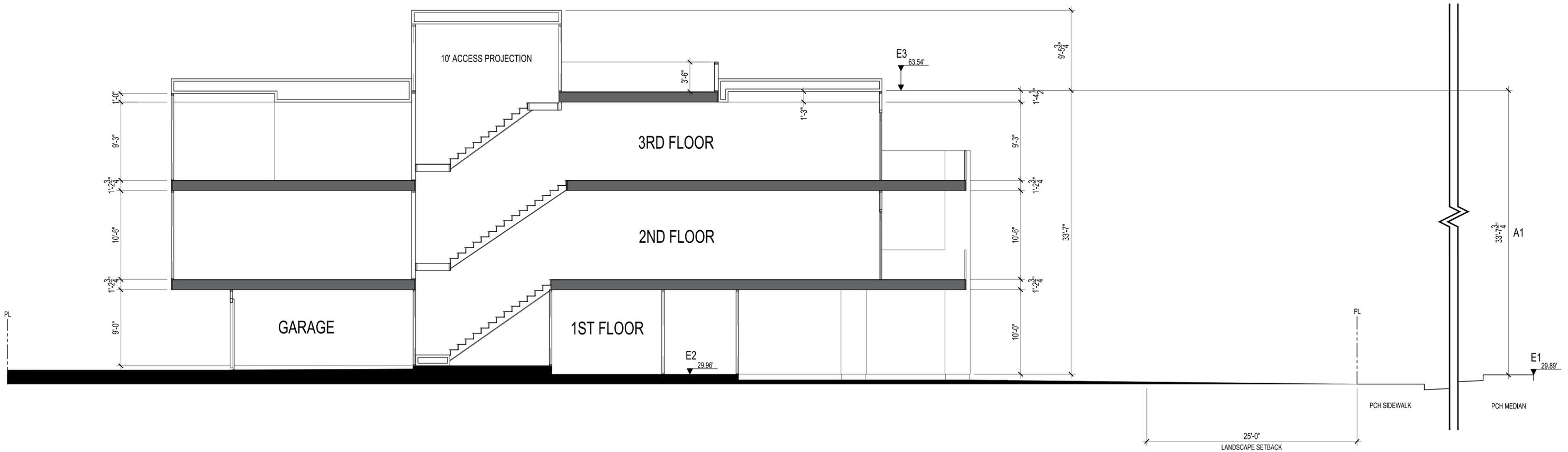
PLAN 2R (LOT 9)  
THIRD FLOOR



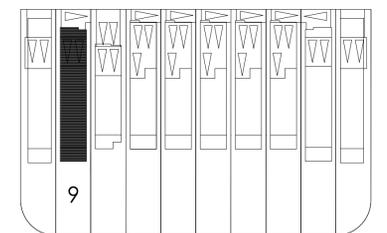
## PLAN 2R (LOT 9) ROOF

A2.11

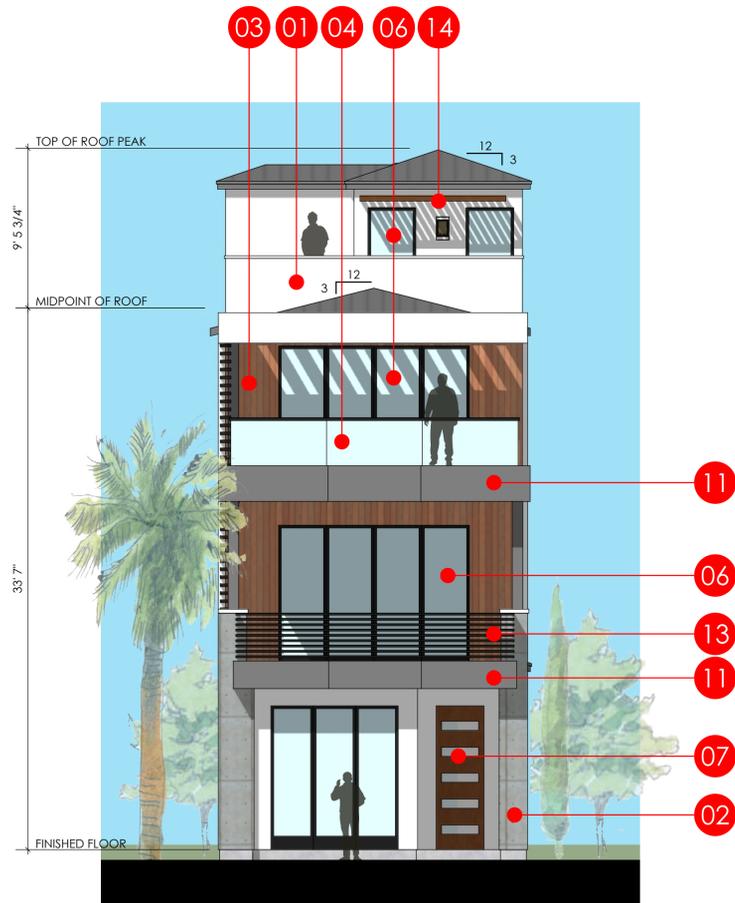
Building Heights		Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10
A1	Height from adjacent top of curb of median on PCH to average height of gable of pitched or hipped roof (Midpoint of Roof) or point of coping of flat roof	33.70	34.42	34.31	34.65	34.99	34.99	34.56	34.93	33.65	32.72
Elevation Calculations											
E1	Elevation of adjacent top of curb of median on PCH	30.48	30.43	30.32	30.23	30.19	30.09	30.07	30.00	29.89	29.66
E2	Elevation of finished floor	30.47	31.27	30.53	30.78	31.08	30.98	30.53	30.16	29.96	28.67
E3	Elevation of average gable of pitched or hipped roof (midpoint of roof) or point of coping of flat roof	64.18	64.85	64.63	64.88	65.18	65.08	64.63	64.93	63.54	62.38



KEY MAP - NTS

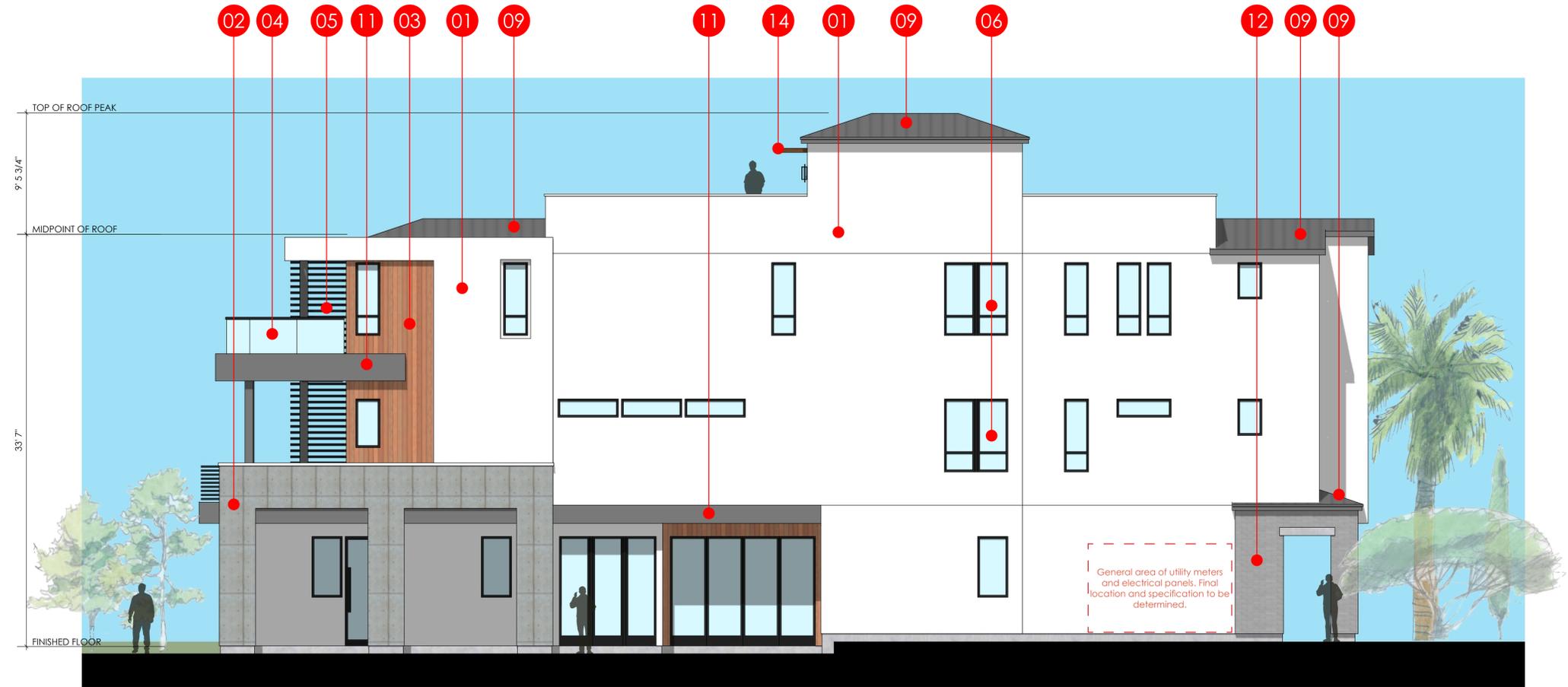


MODERN KEYNOTES	
01 STUCCO	08 GARAGE DOOR
02 CONCRETE FORM PANELS	09 STANDING SEAM ROOF
03 COMPOSITE SIDING	10 WALL LIGHT FIXTURE
04 GLASS RAILING	11 METAL PANEL
05 METAL SLATS	12 BRICK VENEER
06 LOW E GLAZING	13 METAL RAILING
07 ENTRY DOOR	14 SUN SHADE (30" MAX PROJ.)



FRONT ELEVATION

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



RIGHT ELEVATION

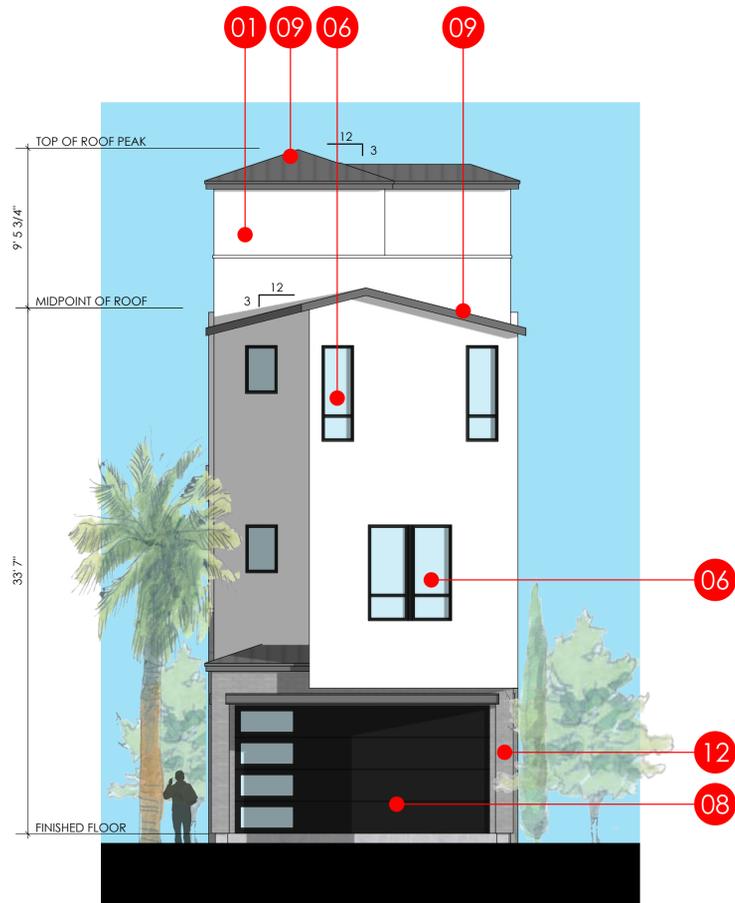
SCALE: 3/16"=1'-0"

\*REFER TO BUILDING SECTION FOR ADDITIONAL BUILDING HEIGHT INFORMATION.  
(ALLOWANCES FROM T.O.C., PLATE HEIGHTS, AND OVERALL BUILDING HEIGHT)\*

KEY MAP - NTS

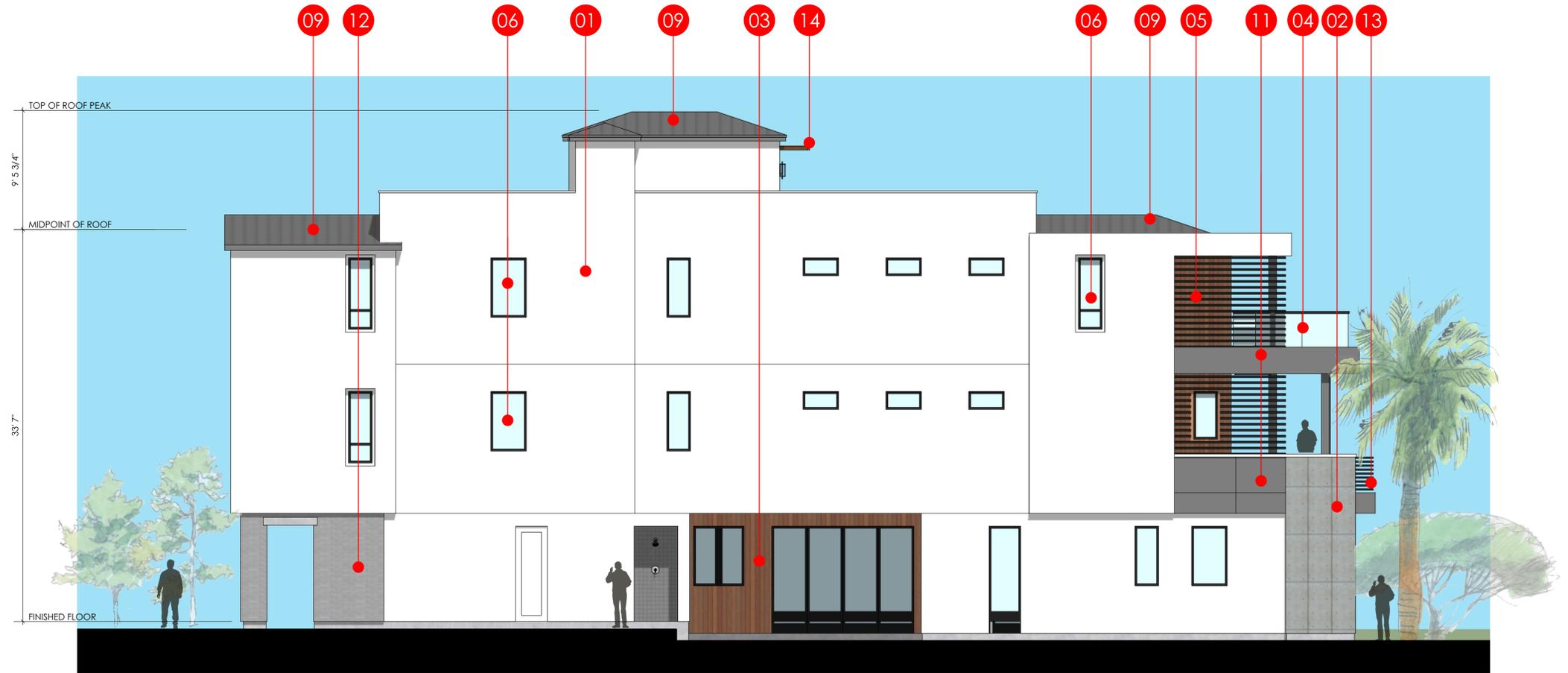


MODERN KEYNOTES	
01 STUCCO	08 GARAGE DOOR
02 CONCRETE FORM PANELS	09 STANDING SEAM ROOF
03 COMPOSITE SIDING	10 WALL LIGHT FIXTURE
04 GLASS RAILING	11 METAL PANEL
05 METAL SLATS	12 BRICK VENEER
06 LOW E GLAZING	13 METAL RAILING
07 ENTRY DOOR	14 SUN SHADE (30" MAX PROJ.)



REAR ELEVATION

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



LEFT ELEVATION

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

\*REFER TO BUILDING SECTION FOR ADDITIONAL BUILDING HEIGHT INFORMATION.  
(ALLOWANCES FROM T.O.C., PLATE HEIGHTS, AND OVERALL BUILDING HEIGHT)\*

KEY MAP - NTS





\*See Landscape Drawings for Landscape Info

\*See Site Plan for Well Location

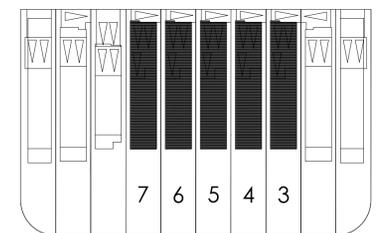
**AREA BREAKDOWN:**

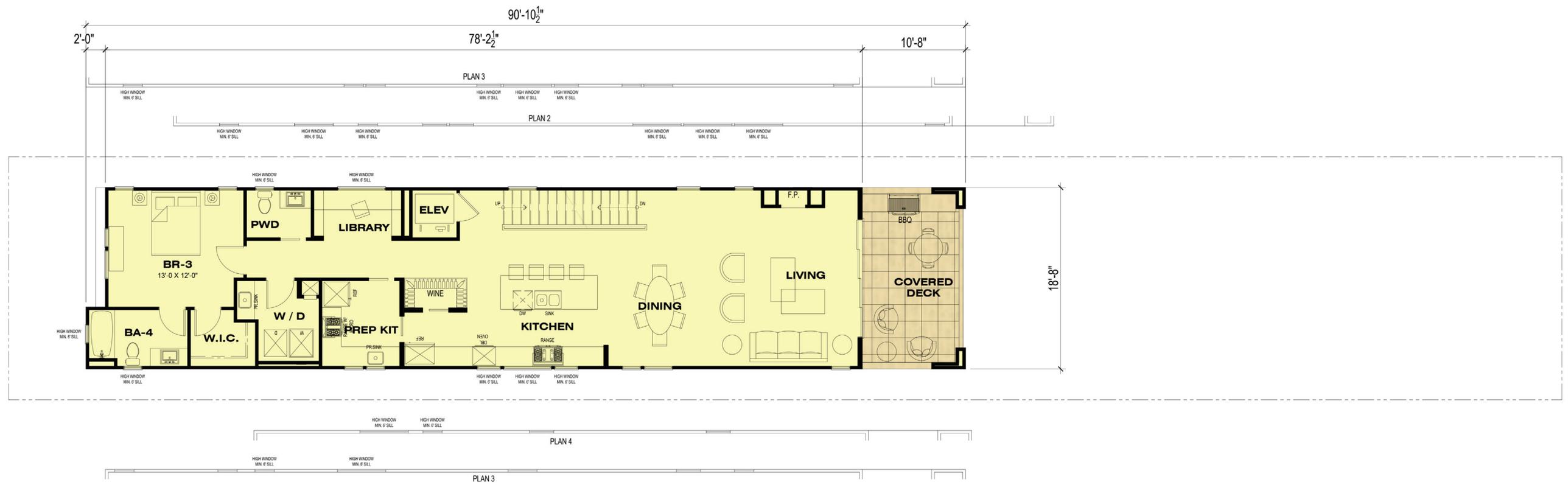
1ST FLOOR	828 SF
2ND FLOOR	1,473 SF
3RD FLOOR	1,473 SF
ROOF TOP DECK	237 SF
<b>TOTAL LIVING AREA:</b>	<b>4,011 SF</b>

**LOT SUMMARY**

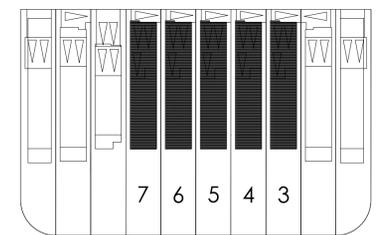
GROSS LOT SF.	4,011 SF
NET LOT SF	4,011 SF
LOT COVERAGE SF	1,684 SF
LOT COVERAGE	42%
F.A.R	1.0

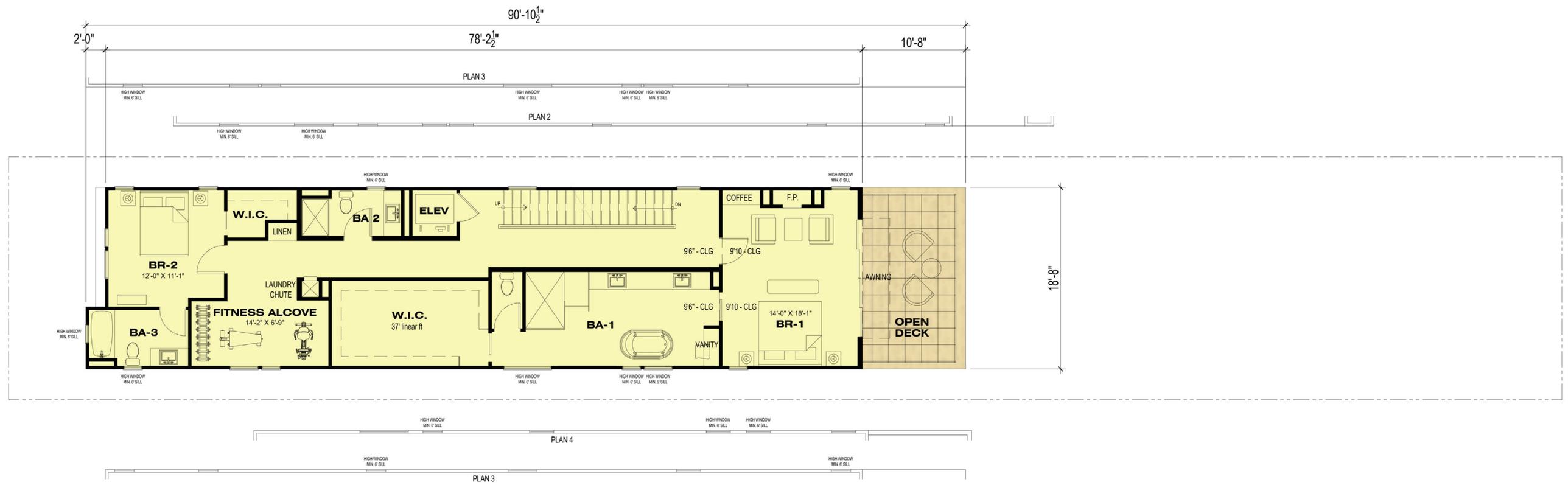
**KEY MAP - NTS**



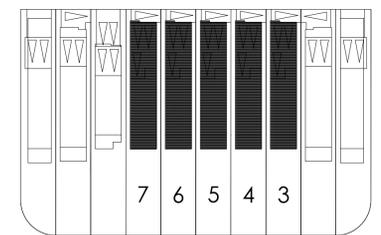


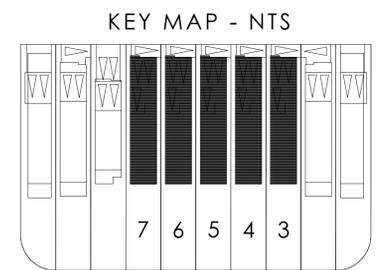
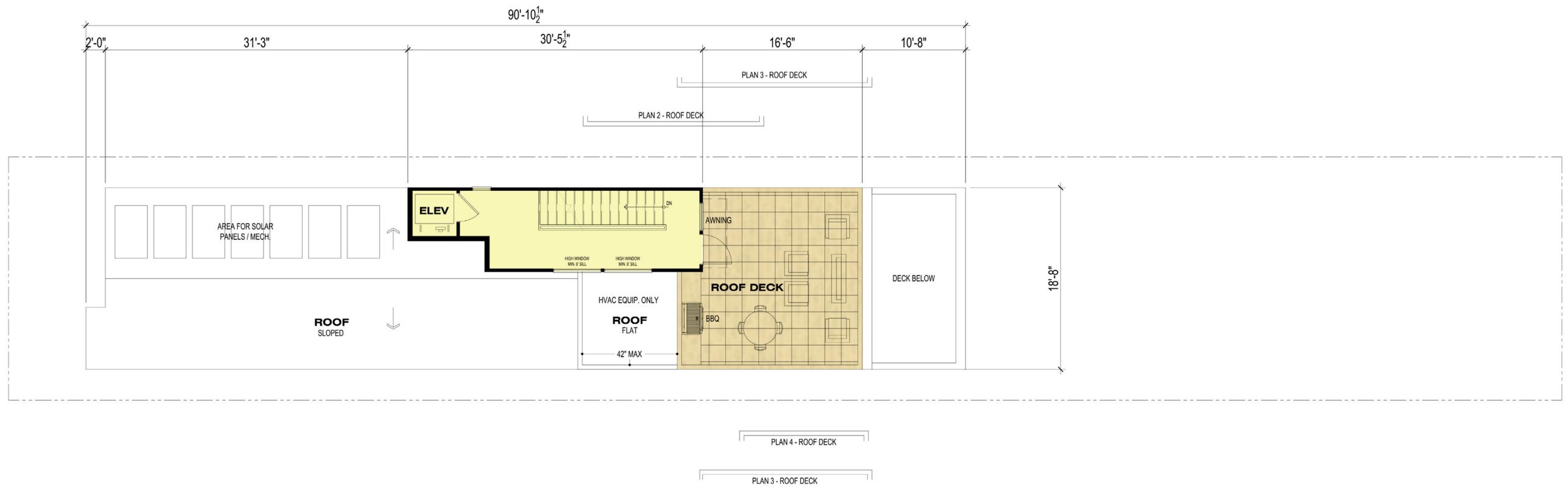
KEY MAP - NTS





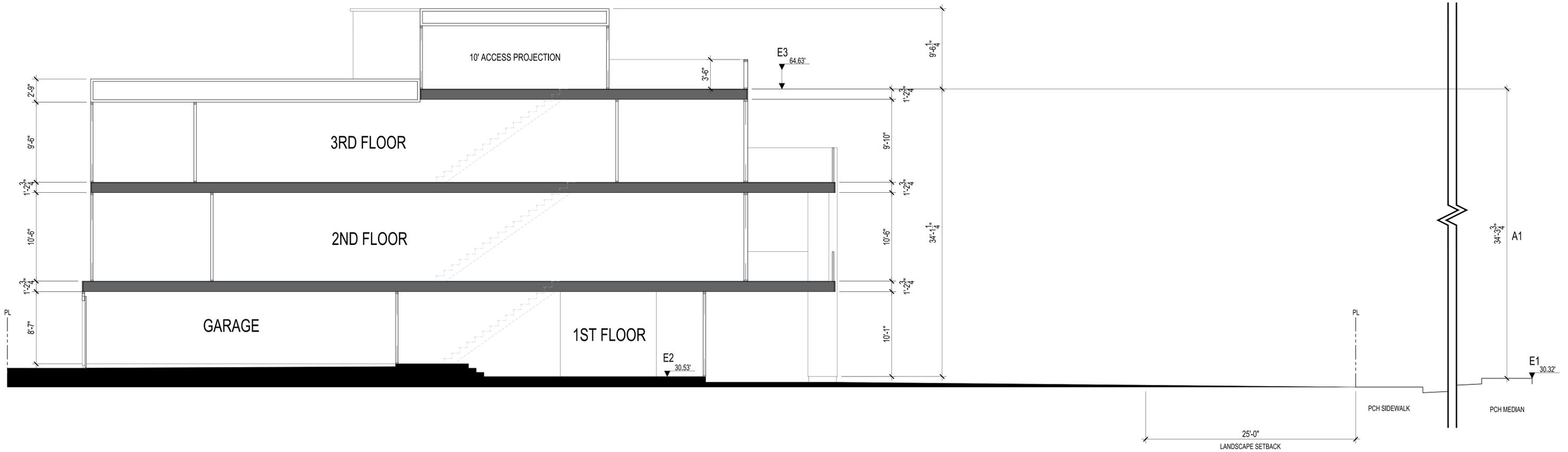
KEY MAP - NTS



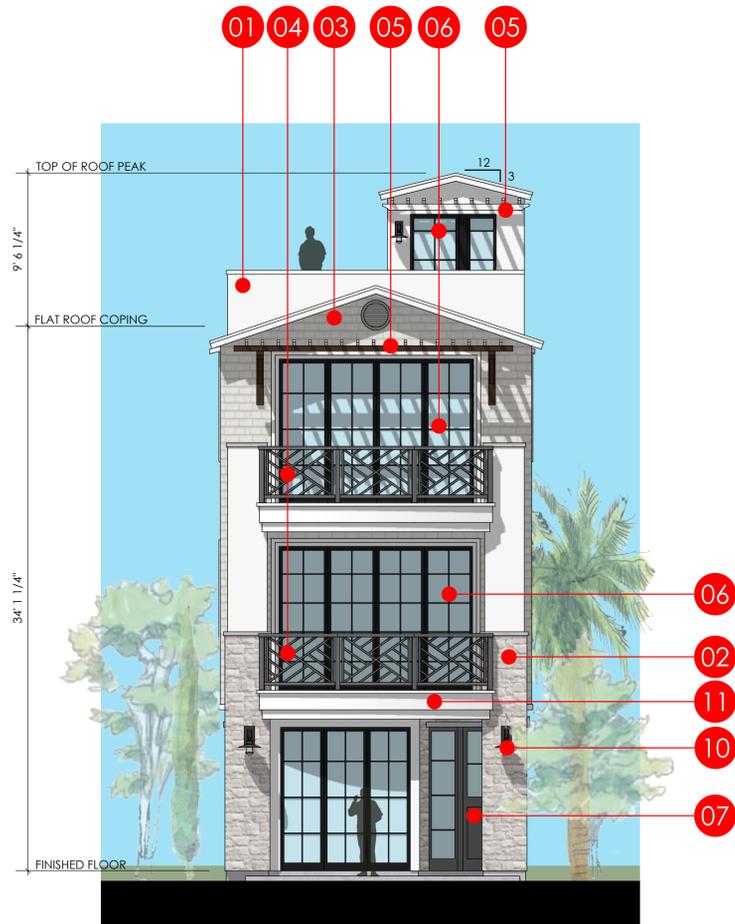


## PLAN 3 (LOTS 3,4,5,6&7) ROOF

Building Heights		Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10
A1	Height from adjacent top of curb of median on PCH to average height of gable of pitched or hipped roof (Midpoint of Roof) or point of coping of flat roof	33.70	34.42	34.31	34.65	34.99	34.99	34.56	34.93	33.65	32.72
Elevation Calculations											
E1	Elevation of adjacent top of curb of median on PCH	30.48	30.43	30.32	30.23	30.19	30.09	30.07	30.00	29.89	29.66
E2	Elevation of finished floor	30.47	31.27	30.53	30.78	31.08	30.98	30.53	30.16	29.96	28.67
E3	Elevation of average gable of pitched or hipped roof (midpoint of roof) or point of coping of flat roof	64.18	64.85	64.63	64.88	65.18	65.08	64.63	64.93	63.54	62.38

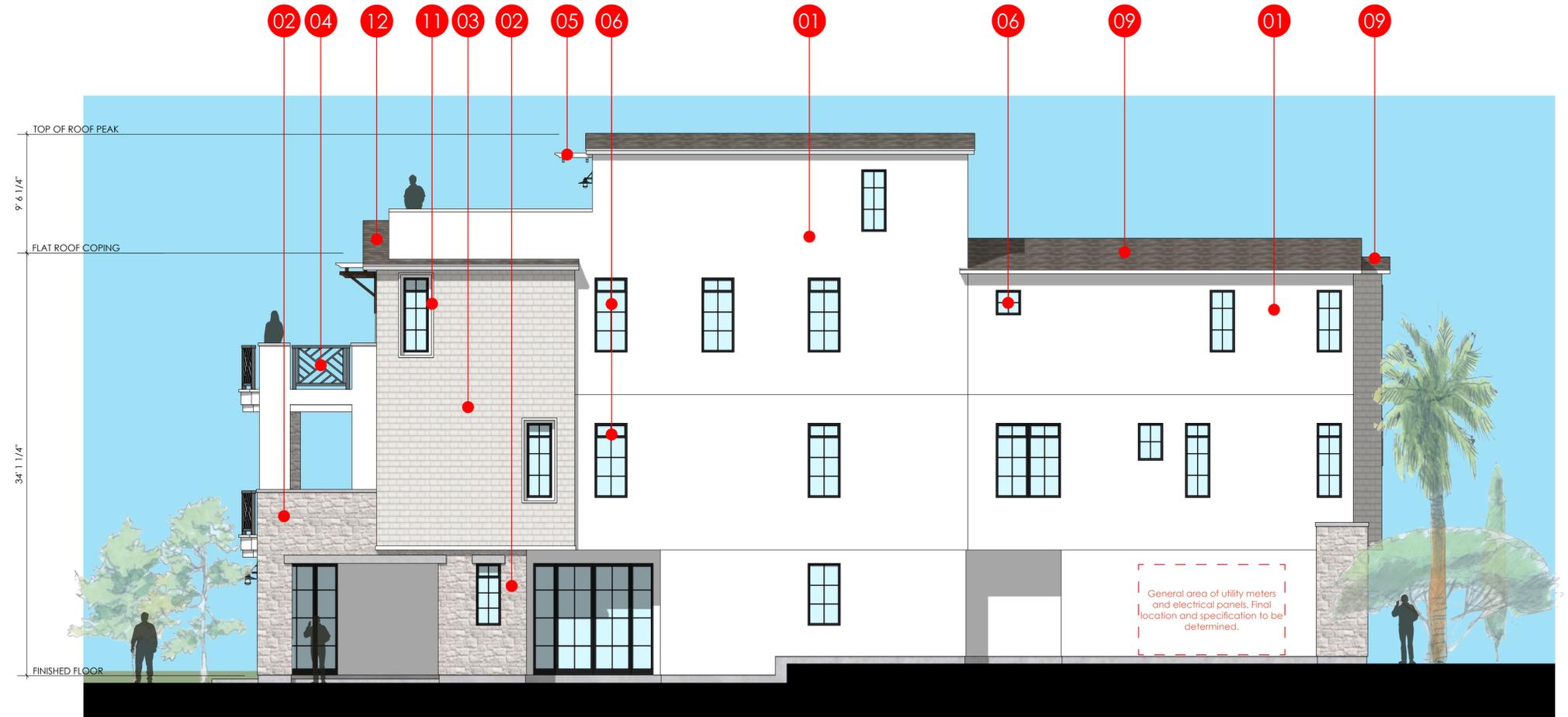


COASTAL KEYNOTES	
01 STUCCO	07 ENTRY DOOR
02 STONE VENEER	08 GARAGE DOOR
03 SHINGLE SIDING	09 CONCRETE TILE ROOF
04 CHIPPENDALE METAL RAILING	10 WALL LIGHT FIXTURE
05 SUN SHADE (30" MAX PROJ.)	11 TRIM
06 LOW E GLAZING	12 ARCHITECTURAL FEATURE



FRONT ELEVATION

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

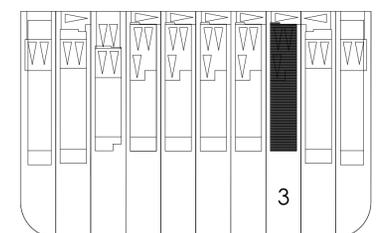


RIGHT ELEVATION

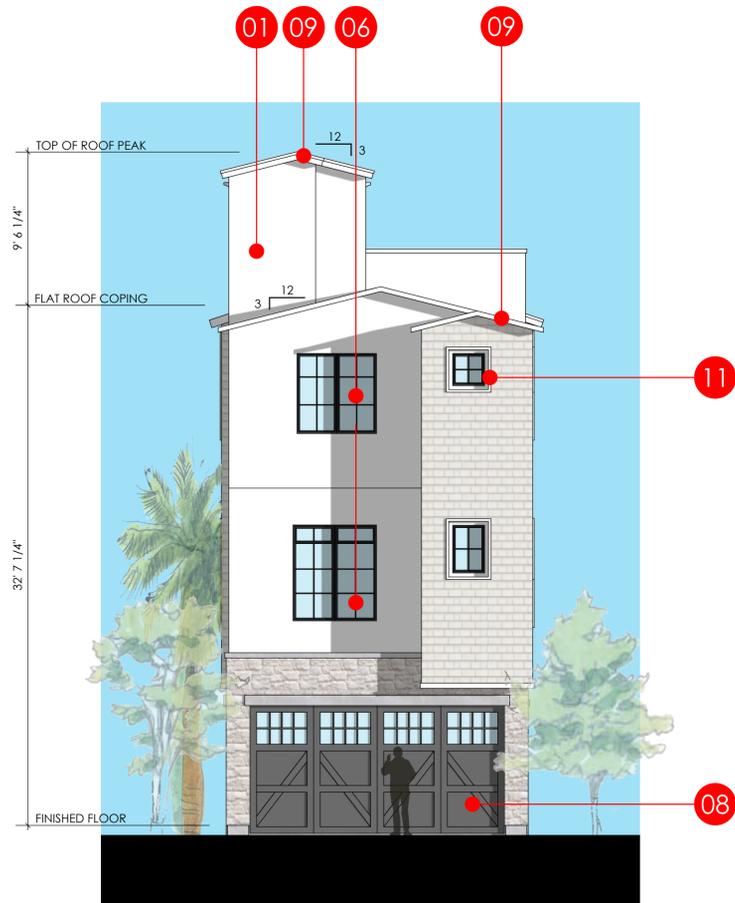
SCALE: 3/16"=1'-0"

\*REFER TO BUILDING SECTION FOR ADDITIONAL BUILDING HEIGHT INFORMATION.  
(ALLOWANCES FROM T.O.C., PLATE HEIGHTS, AND OVERALL BUILDING HEIGHT)\*

KEY MAP - NTS

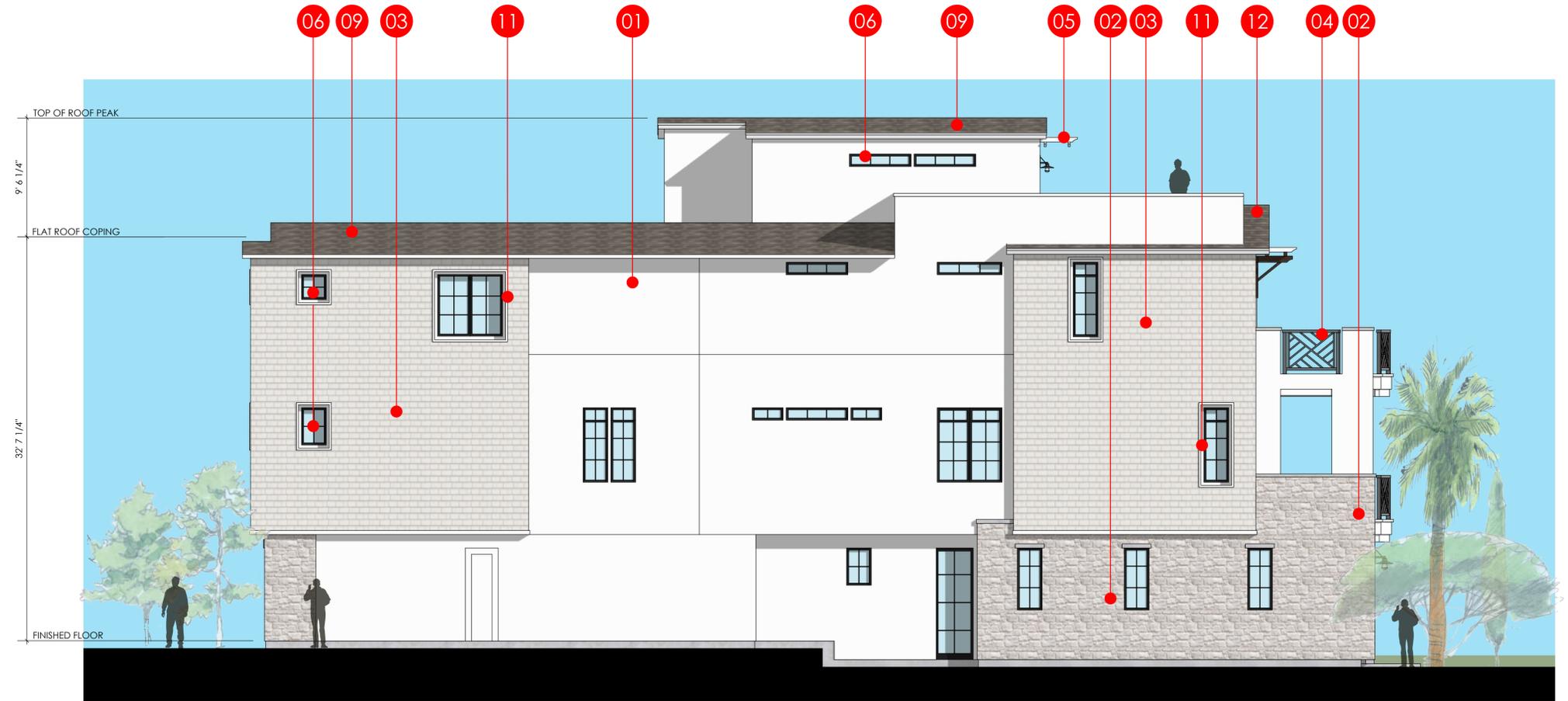


COASTAL KEYNOTES	
01 STUCCO	07 ENTRY DOOR
02 STONE VENEER	08 GARAGE DOOR
03 SHINGLE SIDING	09 CONCRETE TILE ROOF
04 CHIPPENDALE METAL RAILING	10 WALL LIGHT FIXTURE
05 SUN SHADE (30" MAX PROJ.)	11 TRIM
06 LOW E GLAZING	12 ARCHITECTURAL FEATURE



REAR ELEVATION

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

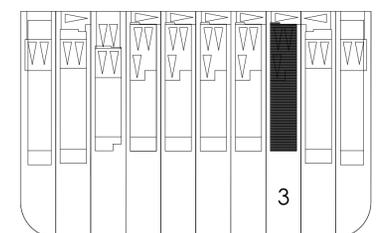


LEFT ELEVATION

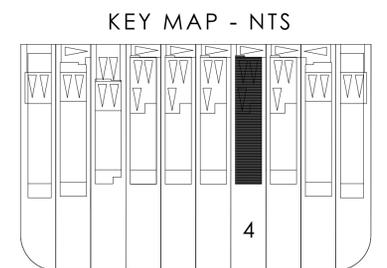
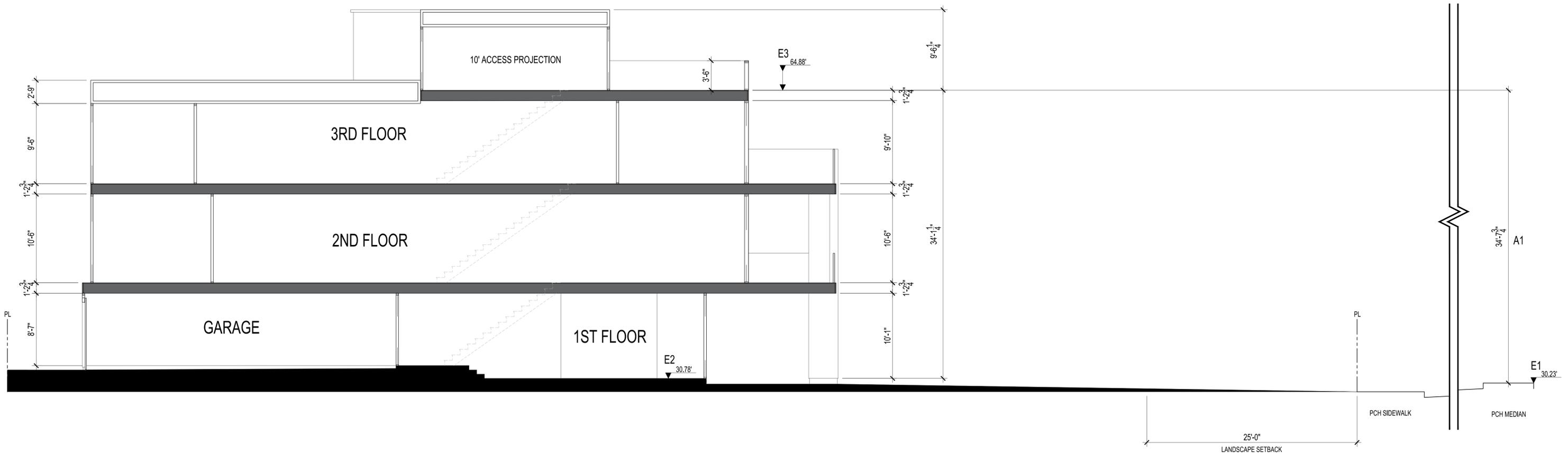
SCALE: 3/16"=1'-0"

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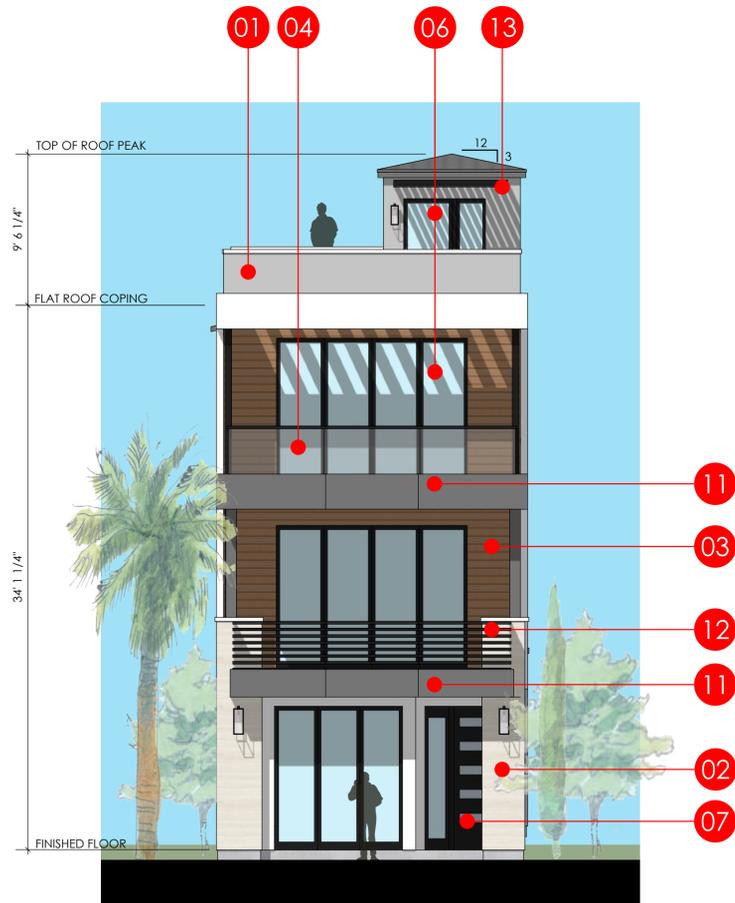
KEY MAP - NTS



Building Heights		Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10
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Elevation Calculations											
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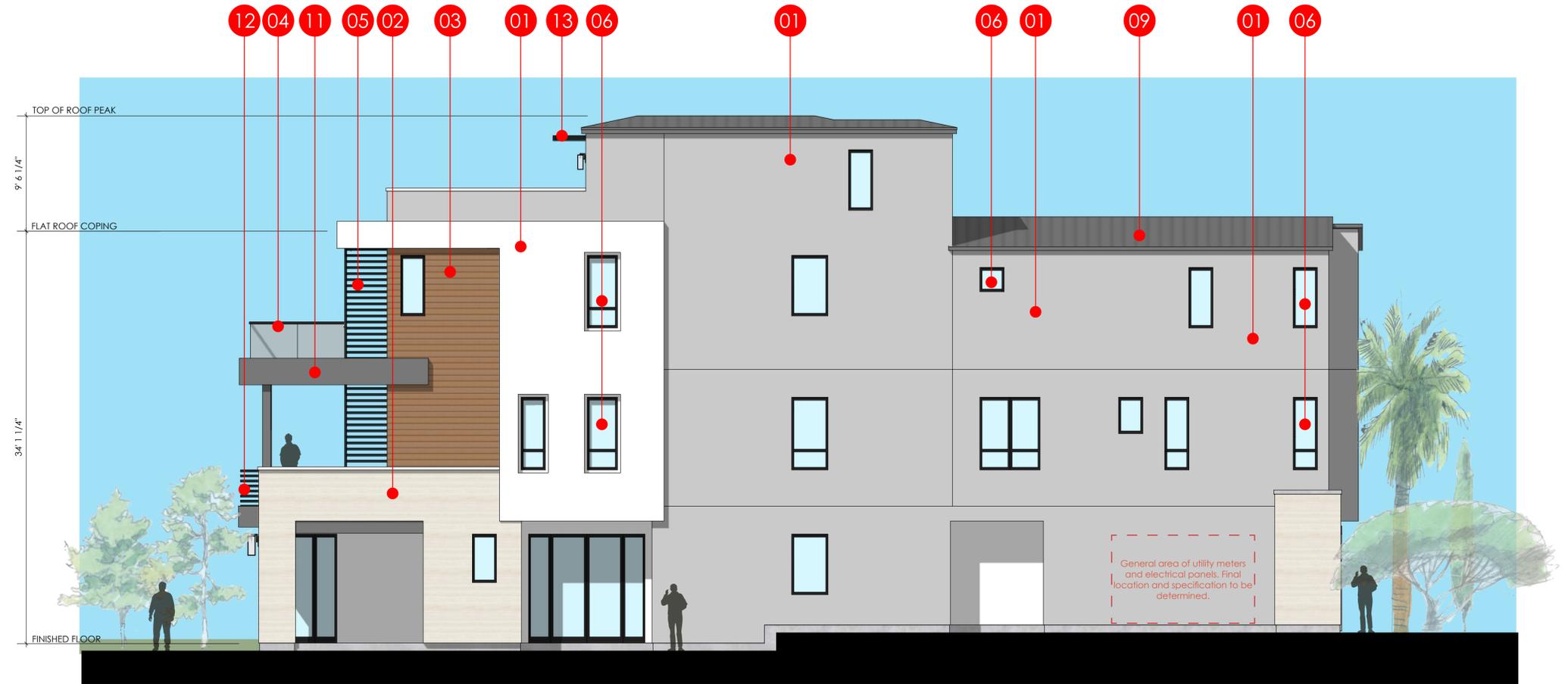


MODERN KEYNOTES	
01 STUCCO	07 ENTRY DOOR
02 PORCELAIN SLAB PANELS	08 GARAGE DOOR
03 COMPOSITE SIDING	09 STANDING SEAM ROOF
04 GLASS RAILING	10 WALL LIGHT FIXTURE
05 METAL SLATS	11 METAL PANEL
06 LOW E GLAZING	12 METAL RAILING
	13 SUN SHADE (30" MAX PROJ.)



FRONT ELEVATION

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

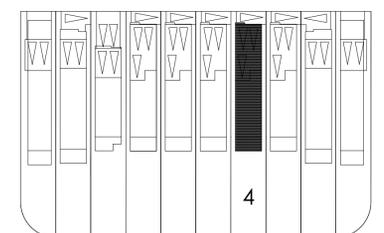


RIGHT ELEVATION

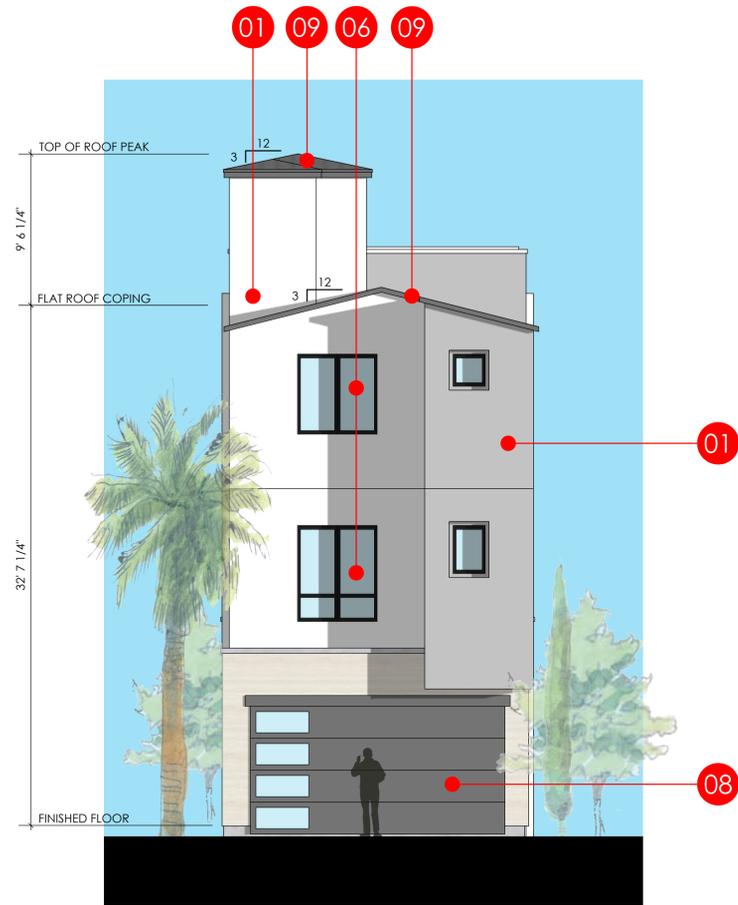
SCALE: 3/16"=1'-0"

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(ALLOWANCES FROM T.O.C., PLATE HEIGHTS, AND OVERALL BUILDING HEIGHT)\*

KEY MAP - NTS

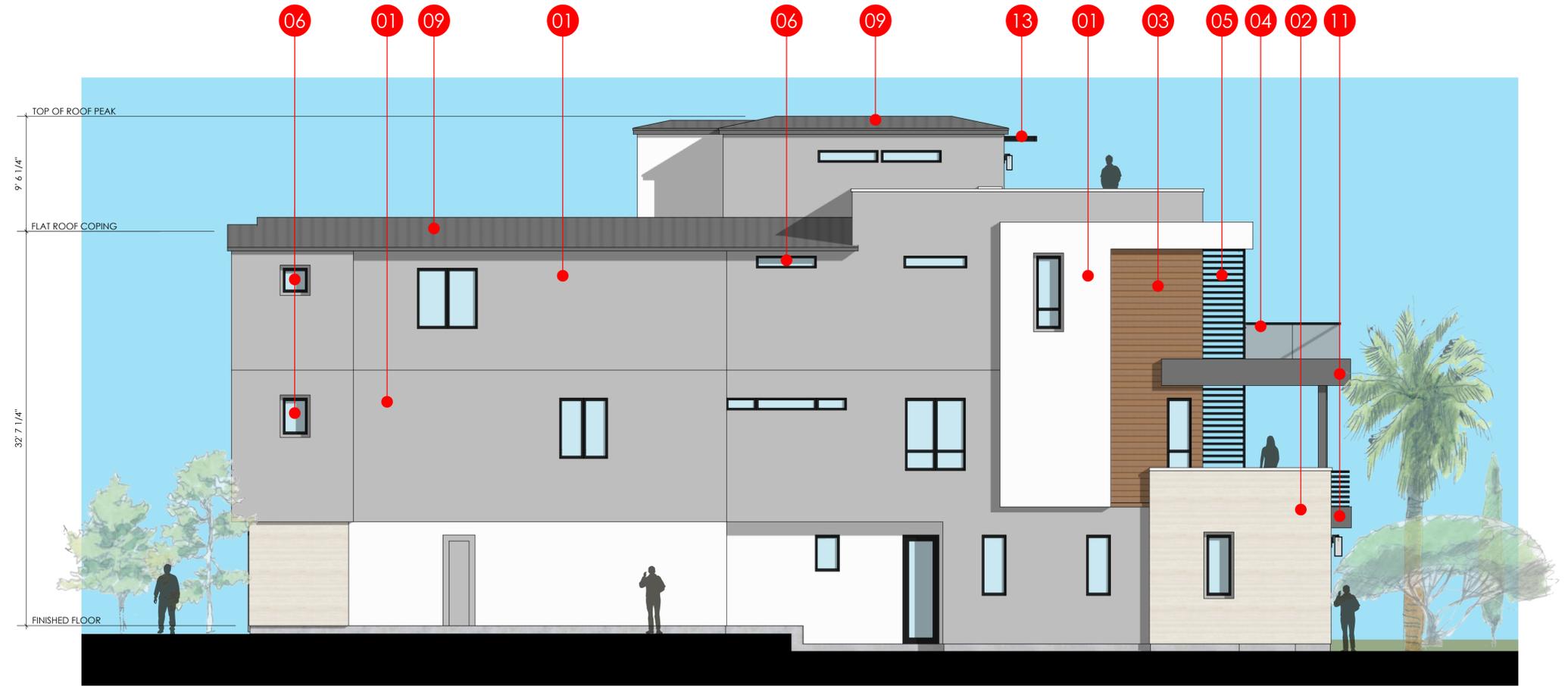


MODERN KEYNOTES	
01 STUCCO	07 ENTRY DOOR
02 PORCELAIN SLAB PANELS	08 GARAGE DOOR
03 COMPOSITE SIDING	09 STANDING SEAM ROOF
04 GLASS RAILING	10 WALL LIGHT FIXTURE
05 METAL SLATS	11 METAL PANEL
06 LOW E GLAZING	12 METAL RAILING
	13 SUN SHADE (30" MAX PROJ.)



REAR ELEVATION

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

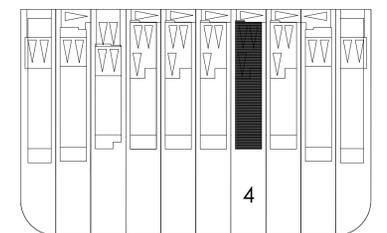


LEFT ELEVATION

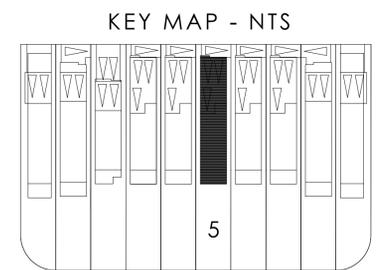
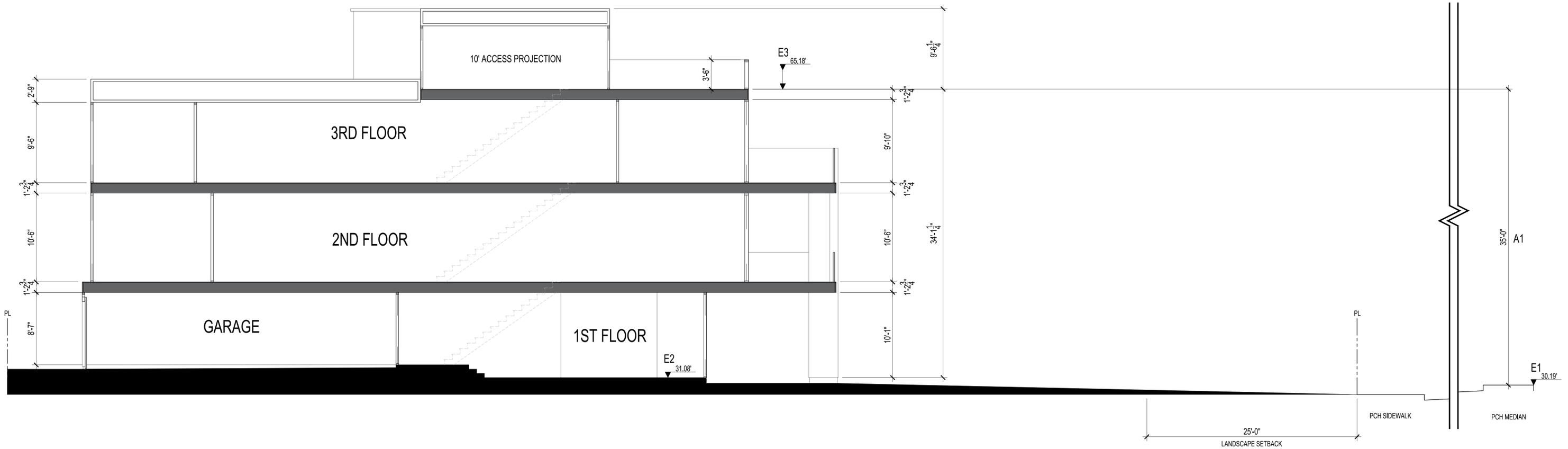
SCALE: 3/16"=1'-0"

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(ALLOWANCES FROM T.O.C., PLATE HEIGHTS, AND OVERALL BUILDING HEIGHT)\*

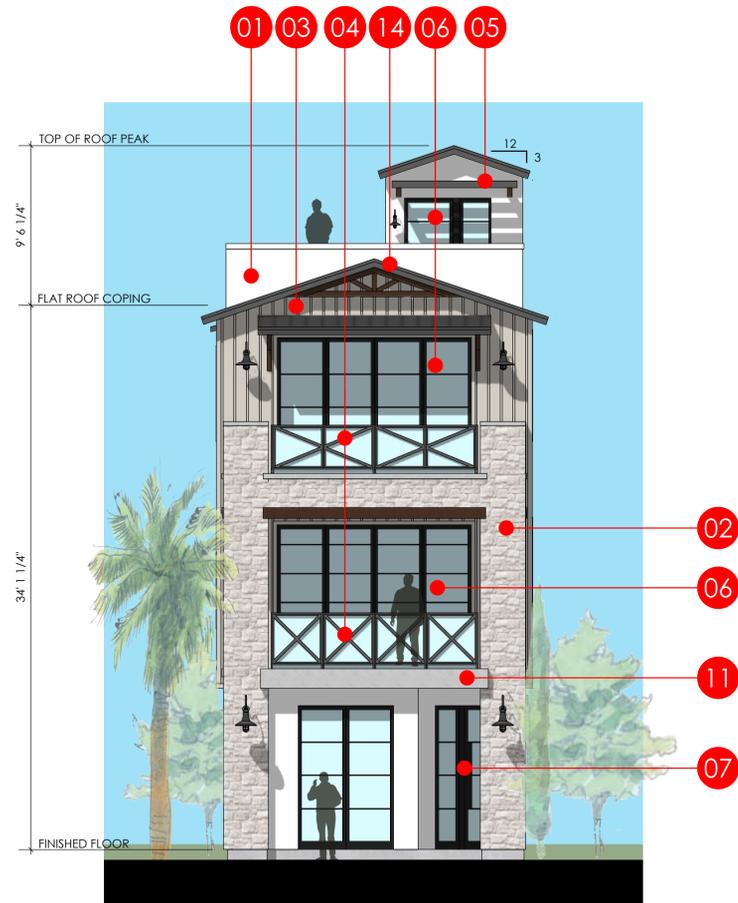
KEY MAP - NTS



Building Heights		Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10
A1	Height from adjacent top of curb of median on PCH to average height of gable of pitched or hipped roof (Midpoint of Roof) or point of coping of flat roof	33.70	34.42	34.31	34.65	34.99	34.99	34.56	34.93	33.65	32.72
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E2	Elevation of finished floor	30.47	31.27	30.53	30.78	31.08	30.98	30.53	30.16	29.96	28.67
E3	Elevation of average gable of pitched or hipped roof (midpoint of roof) or point of coping of flat roof	64.18	64.85	64.63	64.88	65.18	65.08	64.63	64.93	63.54	62.38

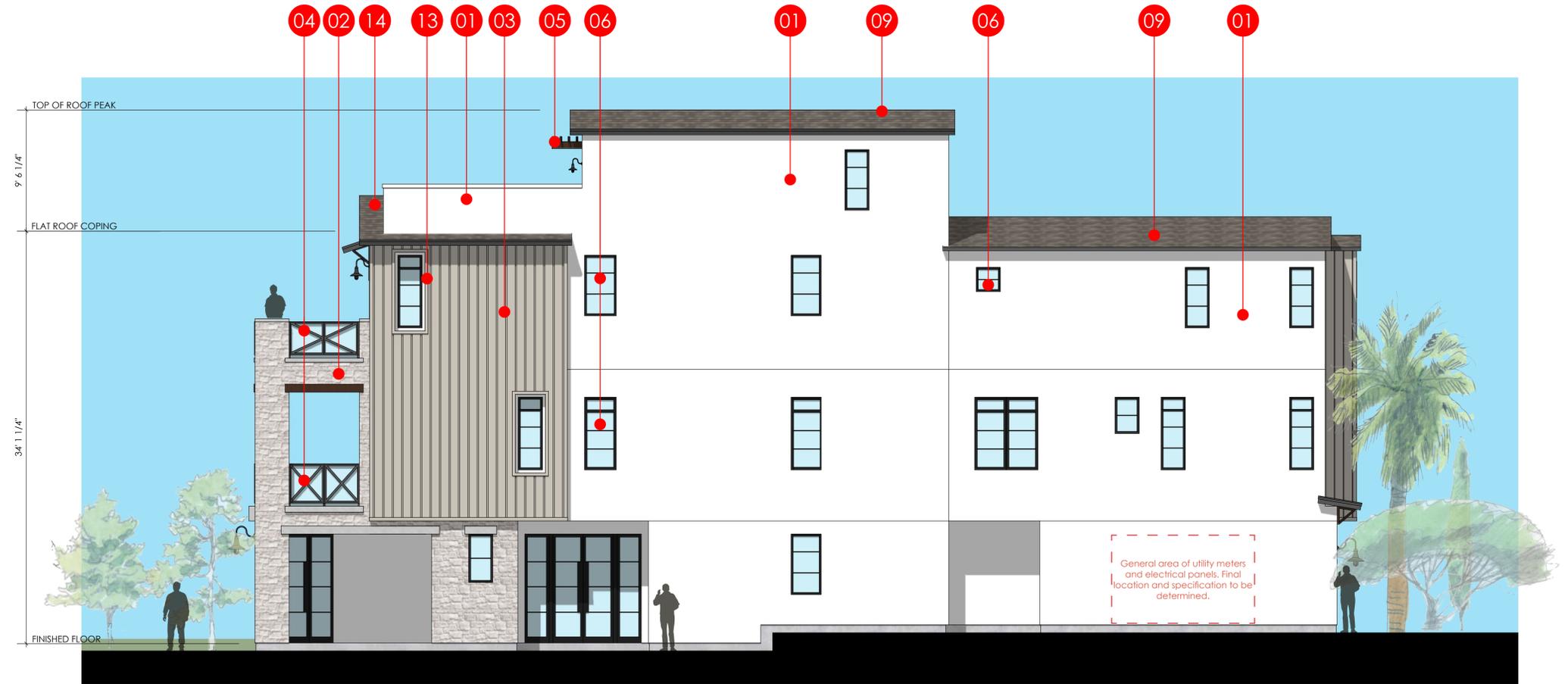


MODERN FARMHOUSE KEYNOTES	
01 STUCCO	08 GARAGE DOOR
02 STONE VENEER	09 CONCRETE TILE ROOF
03 VERTICAL BOARD SIDING	10 WALL LIGHT FIXTURE
04 METAL/GLASS RAILING	11 METAL PANEL
05 SUN SHADE (30" MAX PROJ.)	12 STANDING SEAM ROOF
06 LOW E GLAZING	13 TRIM
07 ENTRY DOOR	14 ARCHITECTURAL FEATURE



FRONT ELEVATION

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

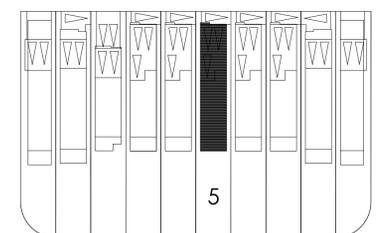


RIGHT ELEVATION

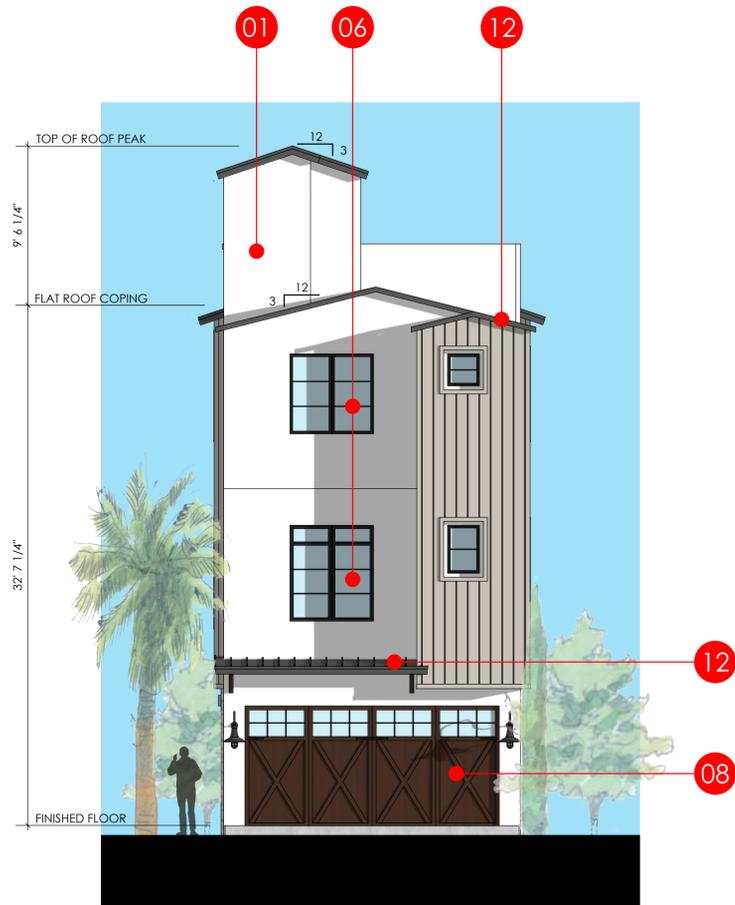
SCALE: 3/16"=1'-0"

\*REFER TO BUILDING SECTION FOR ADDITIONAL BUILDING HEIGHT INFORMATION.  
(ALLOWANCES FROM T.O.C., PLATE HEIGHTS, AND OVERALL BUILDING HEIGHT)\*

KEY MAP - NTS

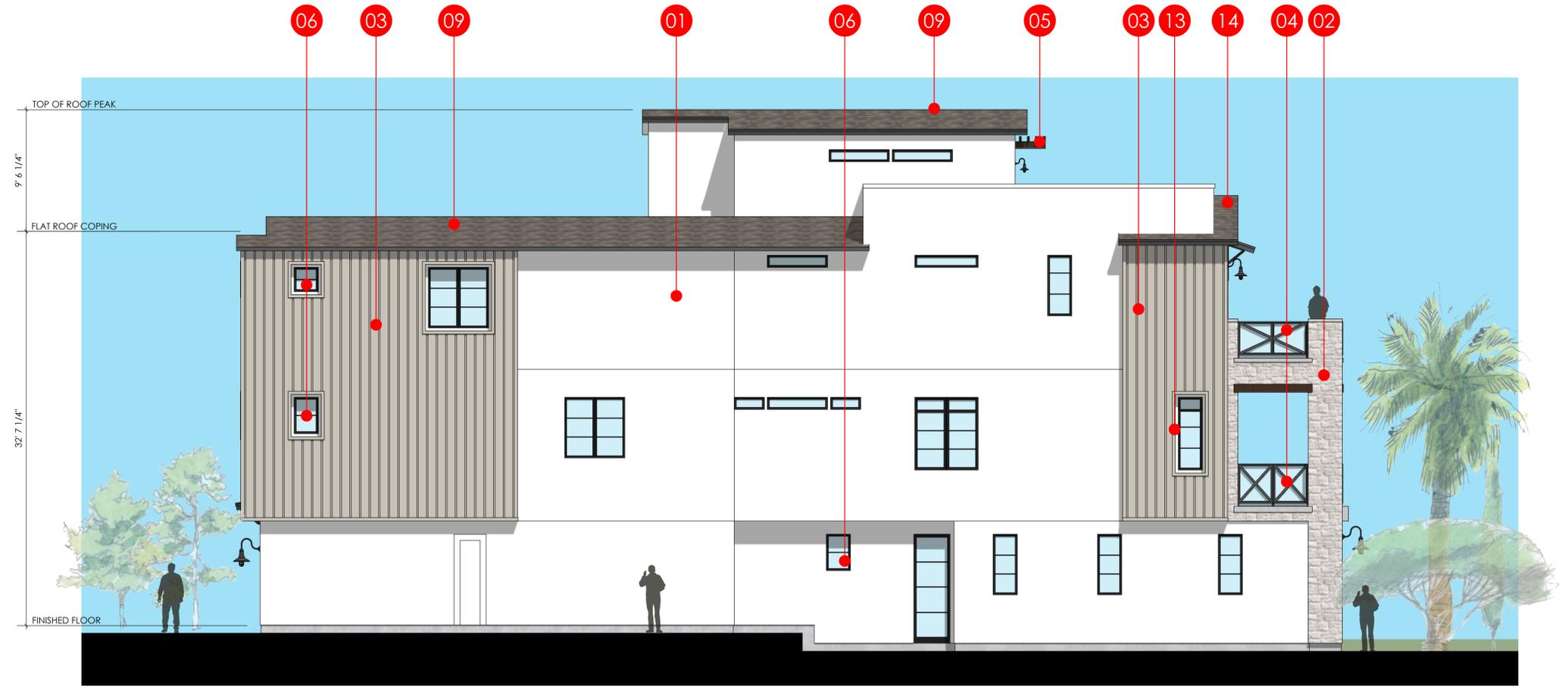


MODERN FARMHOUSE KEYNOTES	
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02 STONE VENEER	09 CONCRETE TILE ROOF
03 VERTICAL BOARD SIDING	10 WALL LIGHT FIXTURE
04 METAL/GLASS RAILING	11 METAL PANEL
05 SUN SHADE (30" MAX PROJ.)	12 STANDING SEAM ROOF
06 LOW E GLAZING	13 TRIM
07 ENTRY DOOR	14 ARCHITECTURAL FEATURE



REAR ELEVATION

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

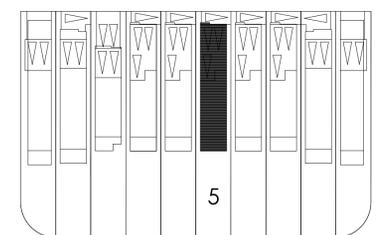


LEFT ELEVATION

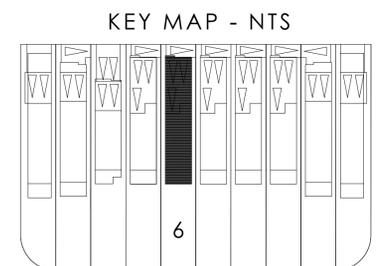
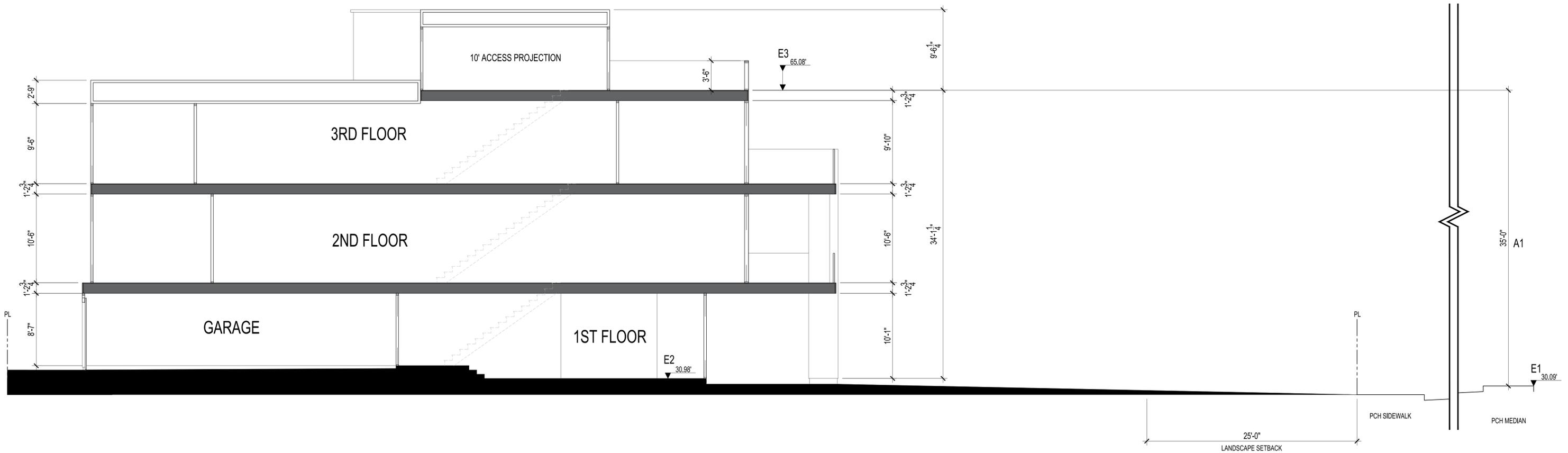
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KEY MAP - NTS

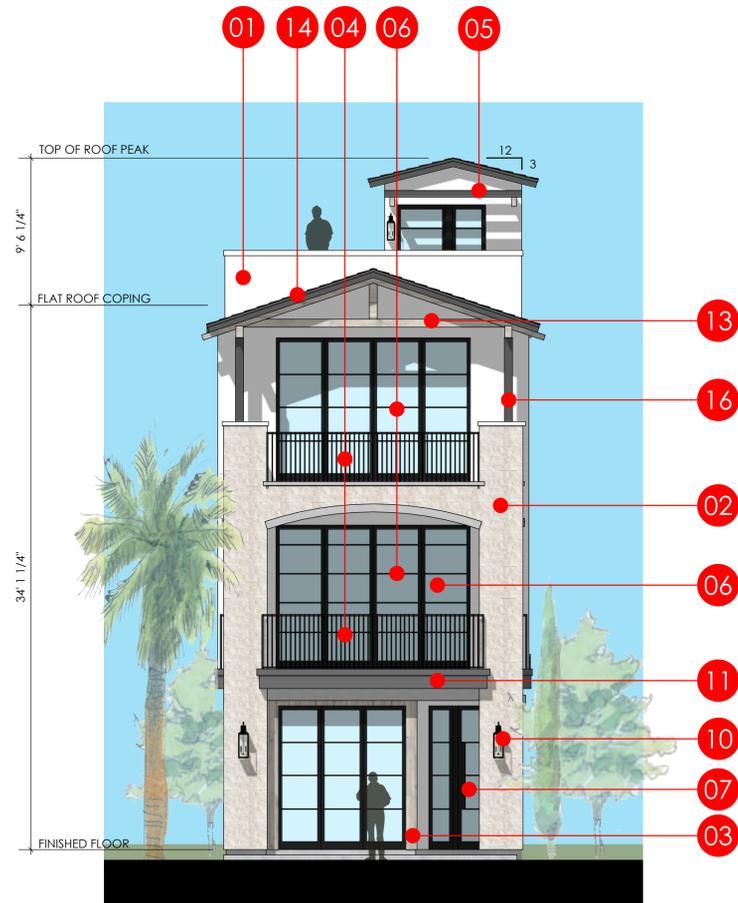


Building Heights		Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10
A1	Height from adjacent top of curb of median on PCH to average height of gable of pitched or hipped roof (Midpoint of Roof) or point of coping of flat roof	33.70	34.42	34.31	34.65	34.99	34.99	34.56	34.93	33.65	32.72
Elevation Calculations											
E1	Elevation of adjacent top of curb of median on PCH	30.48	30.43	30.32	30.23	30.19	30.09	30.07	30.00	29.89	29.66
E2	Elevation of finished floor	30.47	31.27	30.53	30.78	31.08	30.98	30.53	30.16	29.96	28.67
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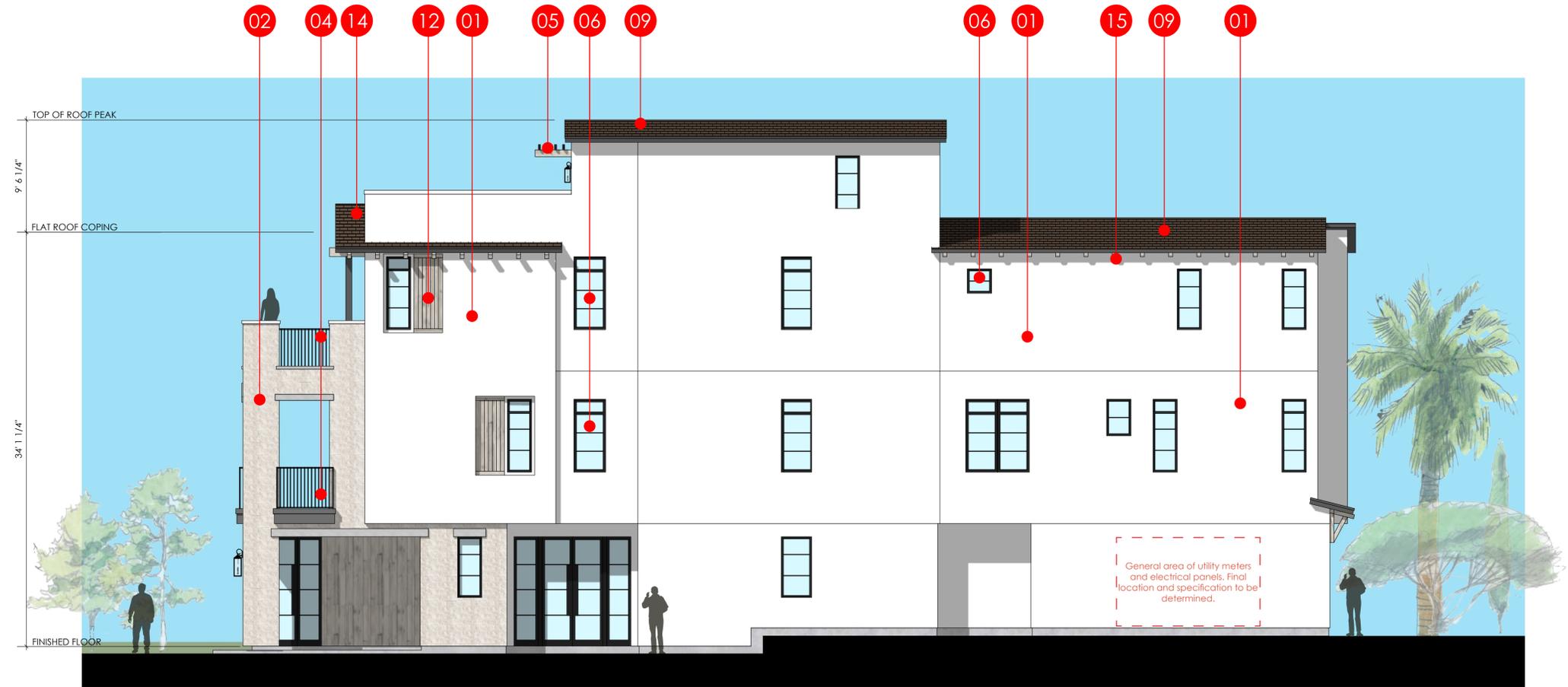
## PLAN 3 (LOT 6) BUILDING SECTION

MEDITERRANEAN KEYNOTES	
01 STUCCO	09 CONCRETE TILE ROOF
02 STONE VENEER	10 WALL LIGHT FIXTURE
03 COMPOSITE SIDING	11 METAL PANEL
04 METAL RAILING	12 SHUTTERS
05 SUN SHADE (30" MAX PROJ.)	13 WOOD COMPOSITE TRELLIS
06 LOW E GLAZING	14 ARCHITECTURAL FEATURE
07 ENTRY DOOR	15 OUTLOOKER
08 GARAGE DOOR	16 METAL COLUMN



FRONT ELEVATION

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

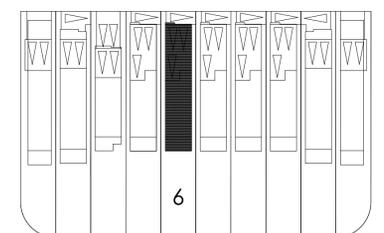


RIGHT ELEVATION

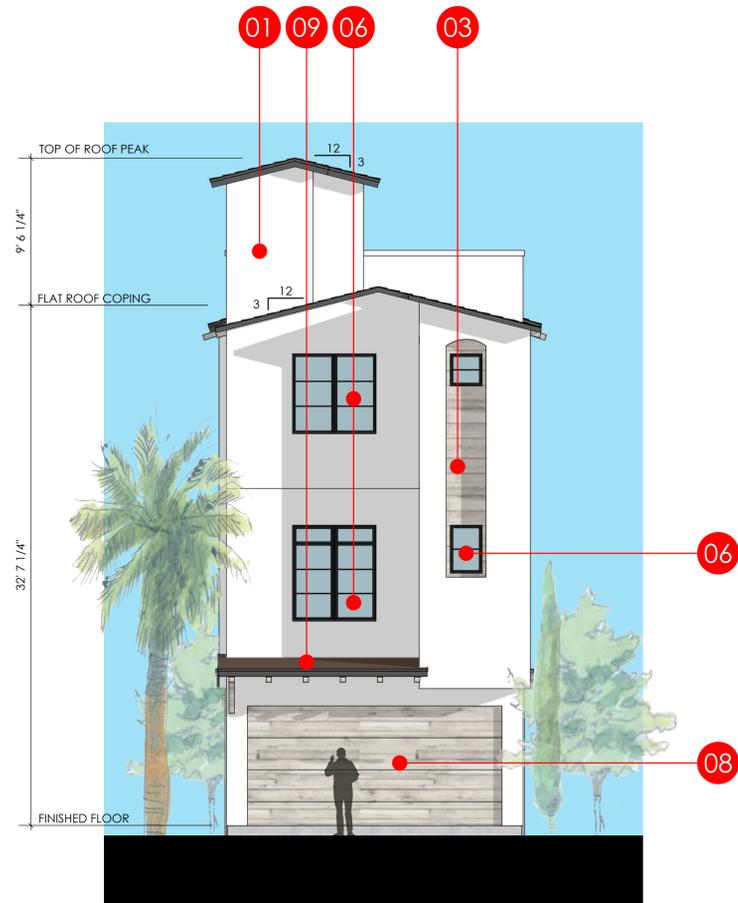
SCALE: 3/16"=1'-0"

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KEY MAP - NTS

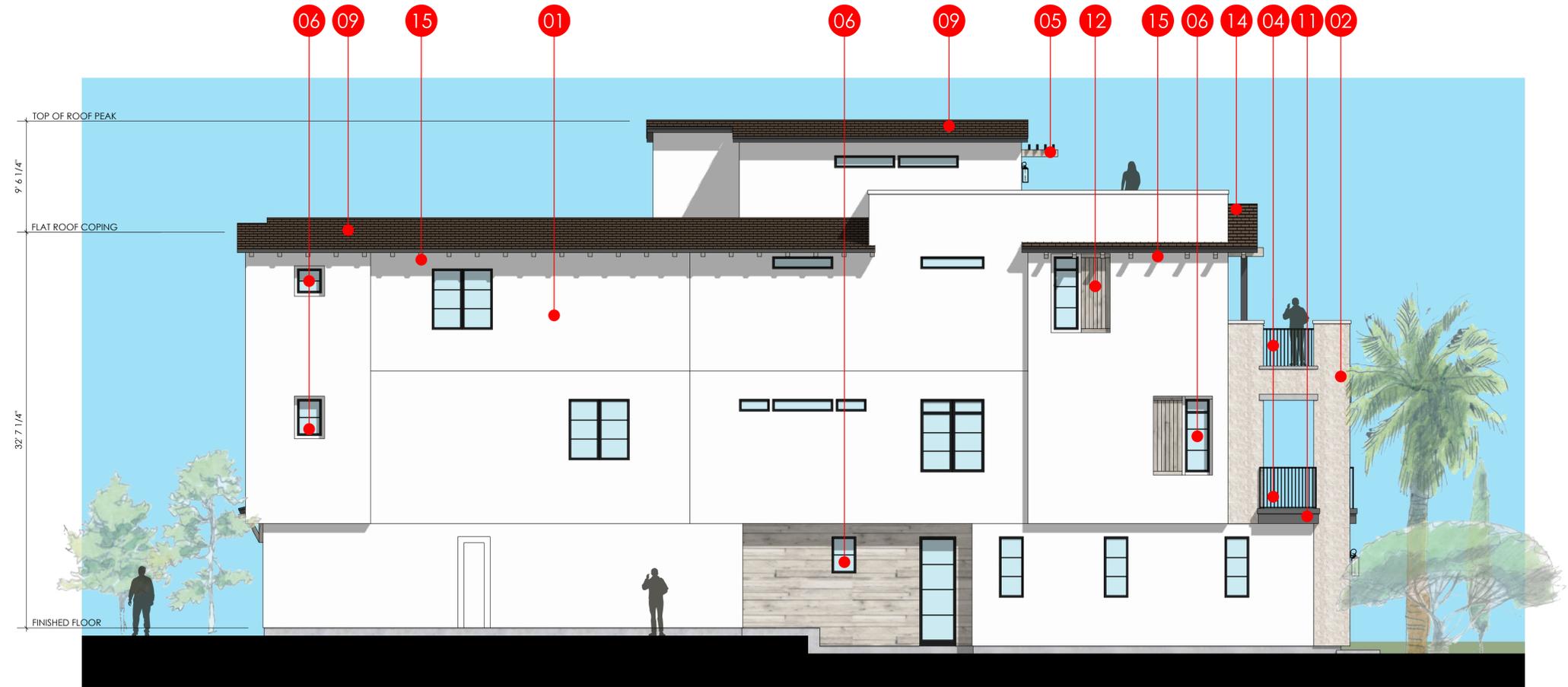


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07 ENTRY DOOR	15 OUTLOOKER
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REAR ELEVATION

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

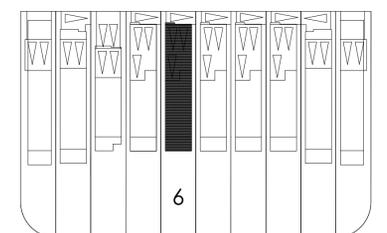


LEFT ELEVATION

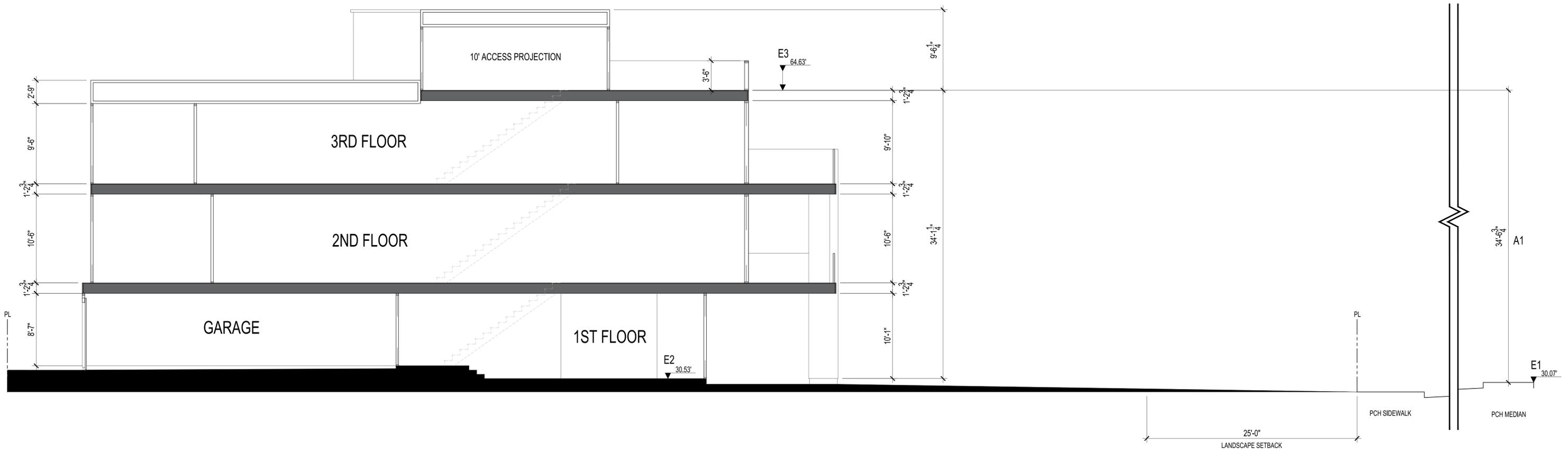
SCALE: 3/16"=1'-0"

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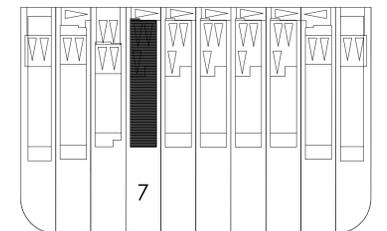
KEY MAP - NTS



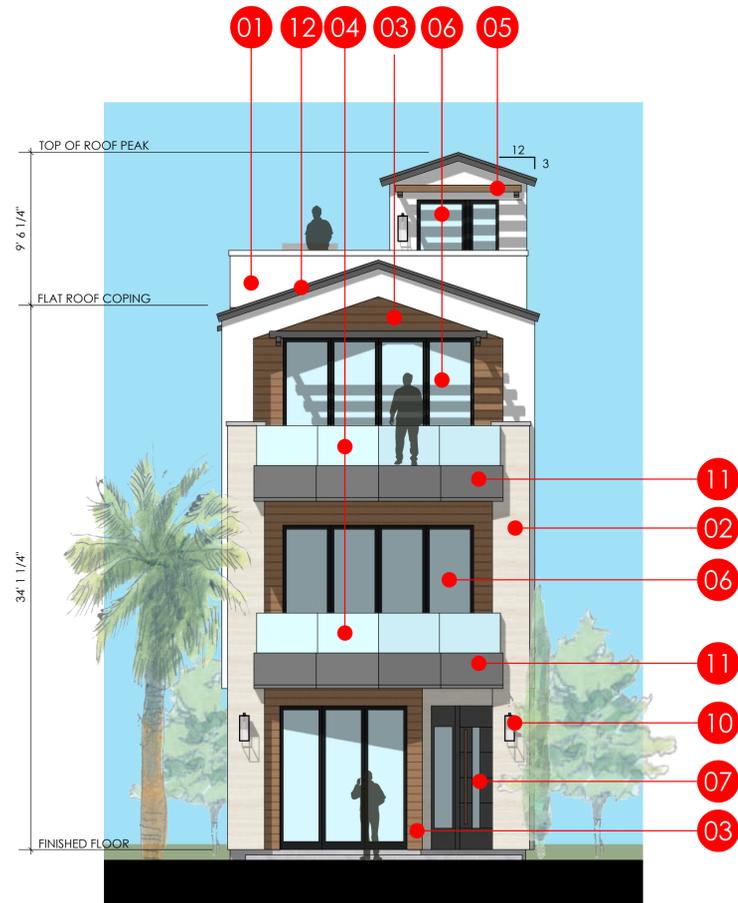
Building Heights		Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10
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KEY MAP - NTS

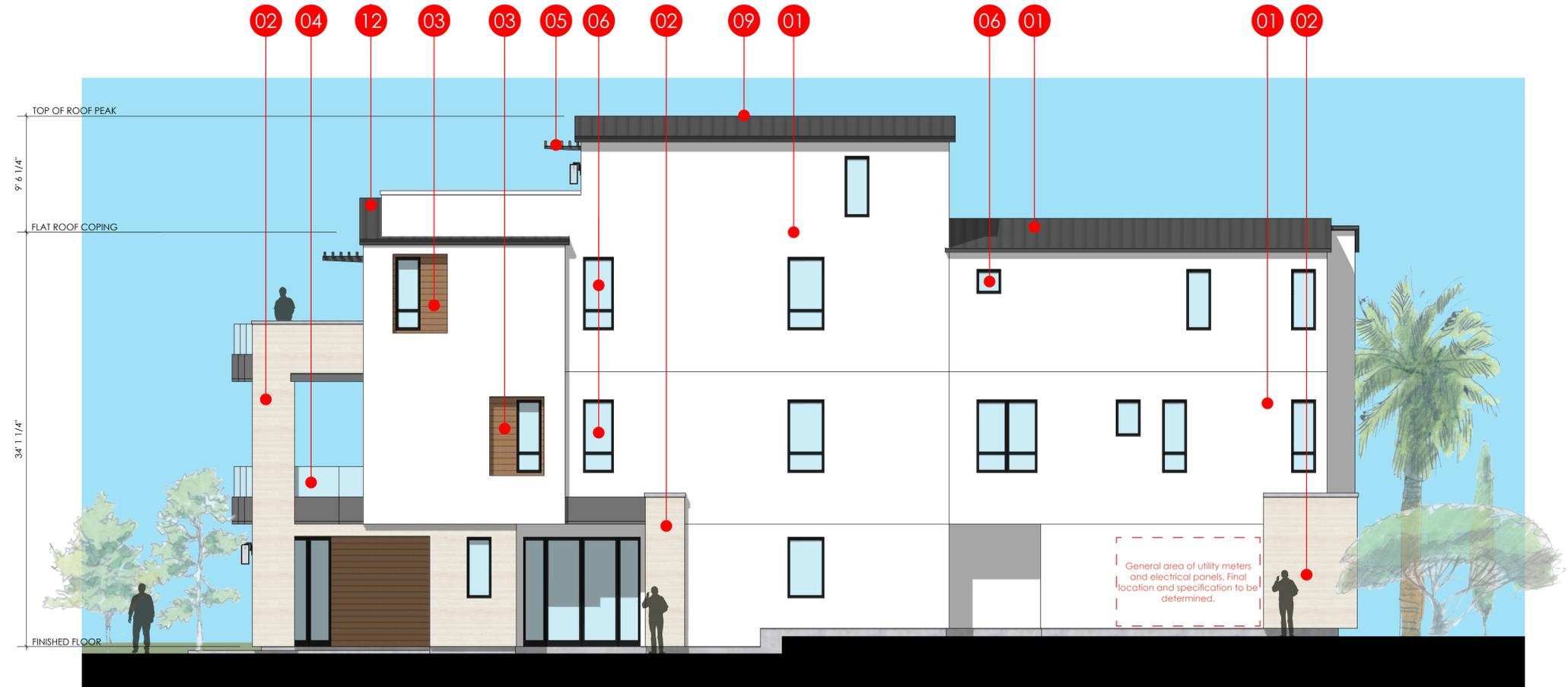


CONTEMPORARY KEYNOTES	
01 STUCCO	07 ENTRY DOOR
02 PORCELAIN SLAB PANELS	08 GARAGE DOOR
03 COMPOSITE SIDING	09 STANDING SEAM ROOF
04 GLASS RAILING	10 WALL LIGHT FIXTURE
05 SUN SHADE (30" MAX PROJ.)	11 METAL PANEL
06 LOW E GLAZING	12 ARCHITECTURAL FEATURE



FRONT ELEVATION

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

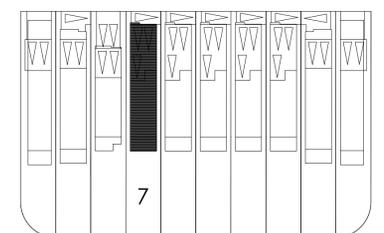


RIGHT ELEVATION

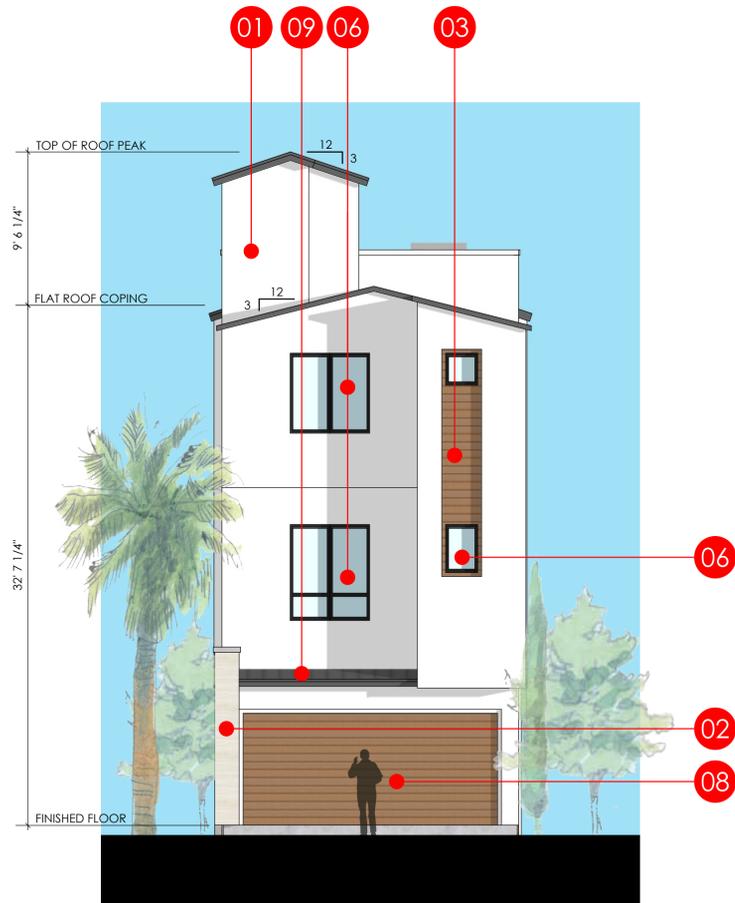
SCALE: 3/16"=1'-0"

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KEY MAP - NTS

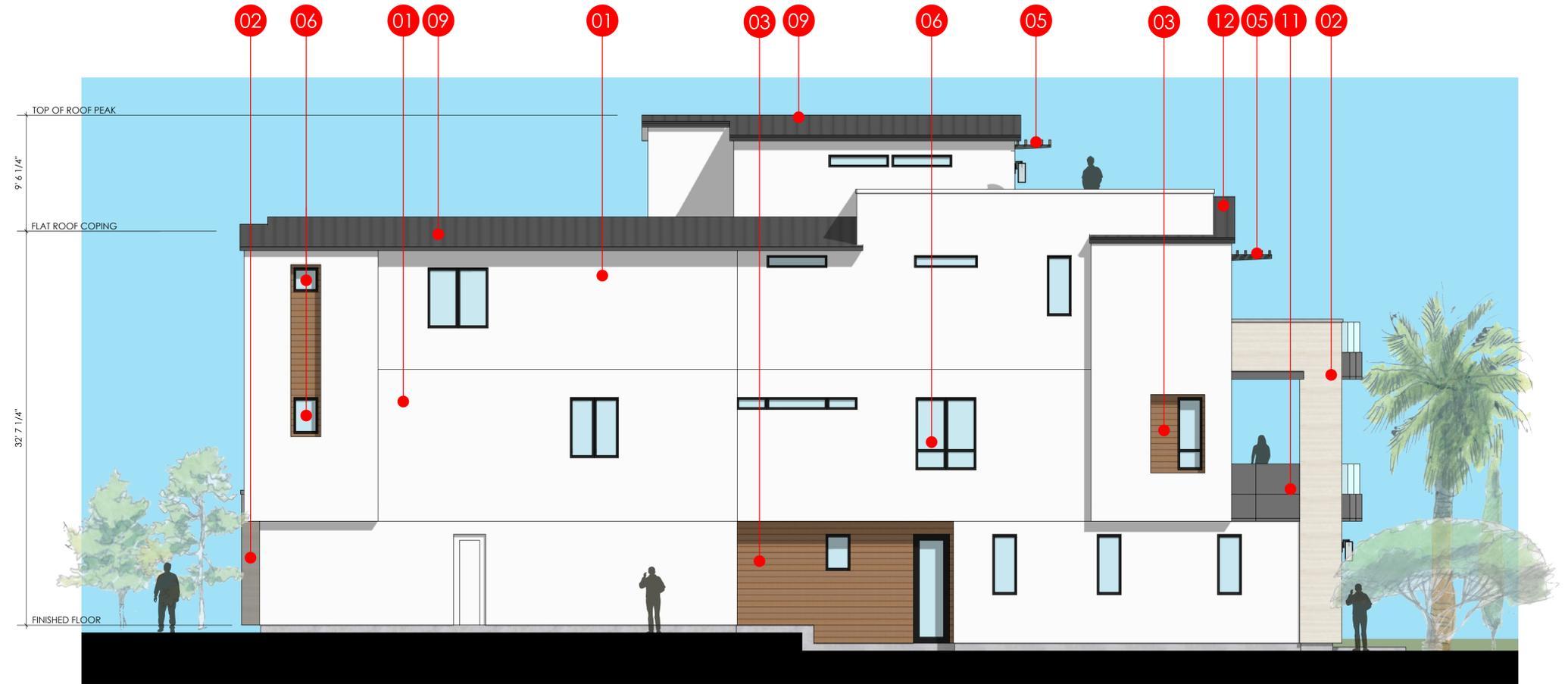


CONTEMPORARY KEYNOTES	
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REAR ELEVATION

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

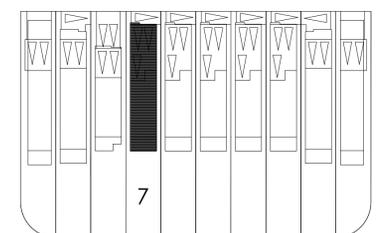


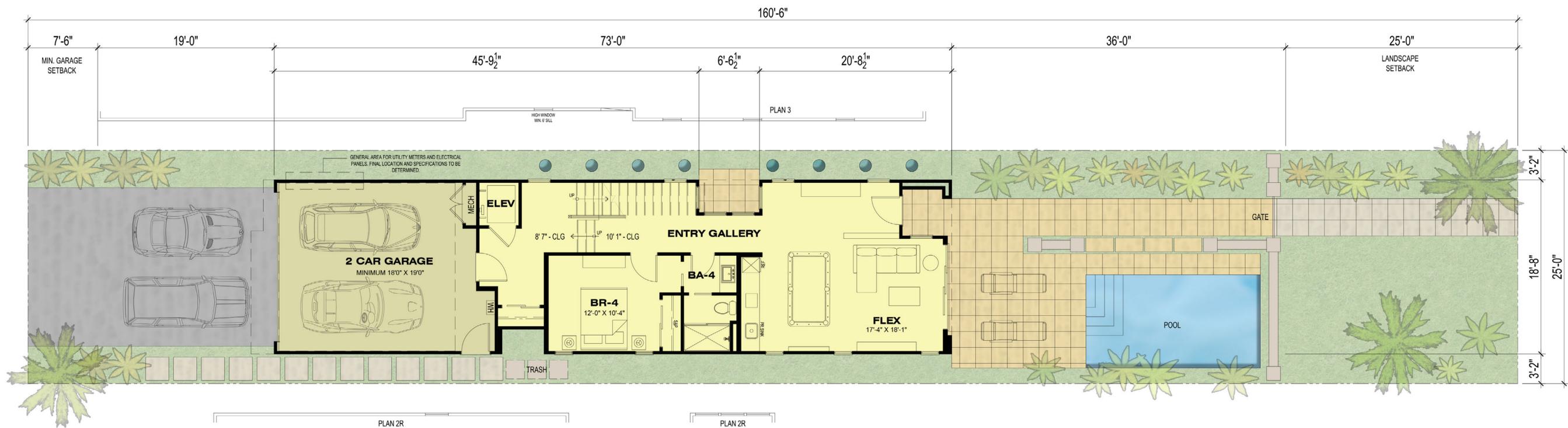
LEFT ELEVATION

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(ALLOWANCES FROM T.O.C., PLATE HEIGHTS, AND OVERALL BUILDING HEIGHT)\*

KEY MAP - NTS





\*See Landscape Drawings for Landscape Info

\*See Site Plan for Well Location

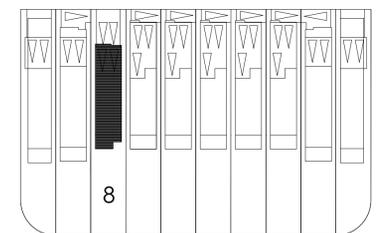
### AREA BREAKDOWN:

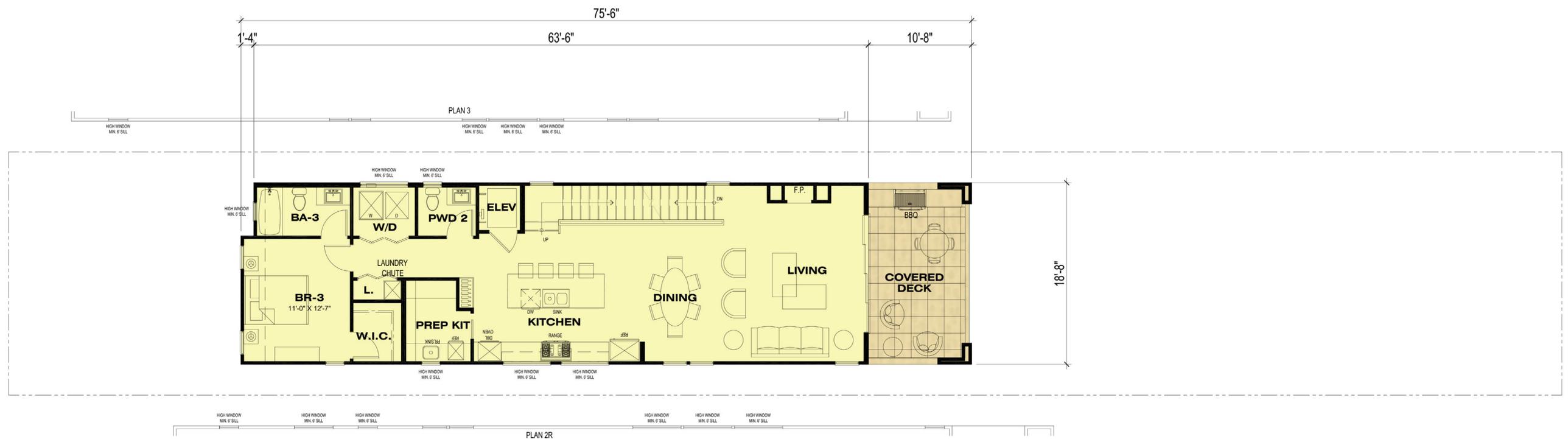
1ST FLOOR	875 SF
2ND FLOOR	1,203 SF
3RD FLOOR	1,203 SF
ROOF TOP DECK	264 SF
<b>TOTAL LIVING AREA:</b>	<b>3,545 SF</b>

### LOT SUMMARY

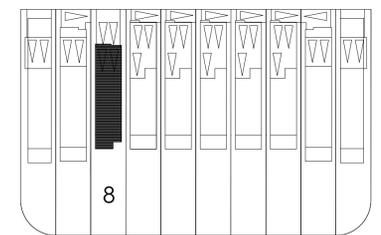
GROSS LOT SF.	4,011 SF
NET LOT SF	4,011 SF
LOT COVERAGE SF	1,402 SF
LOT COVERAGE	35%
F.A.R.	0.88

### KEY MAP - NTS

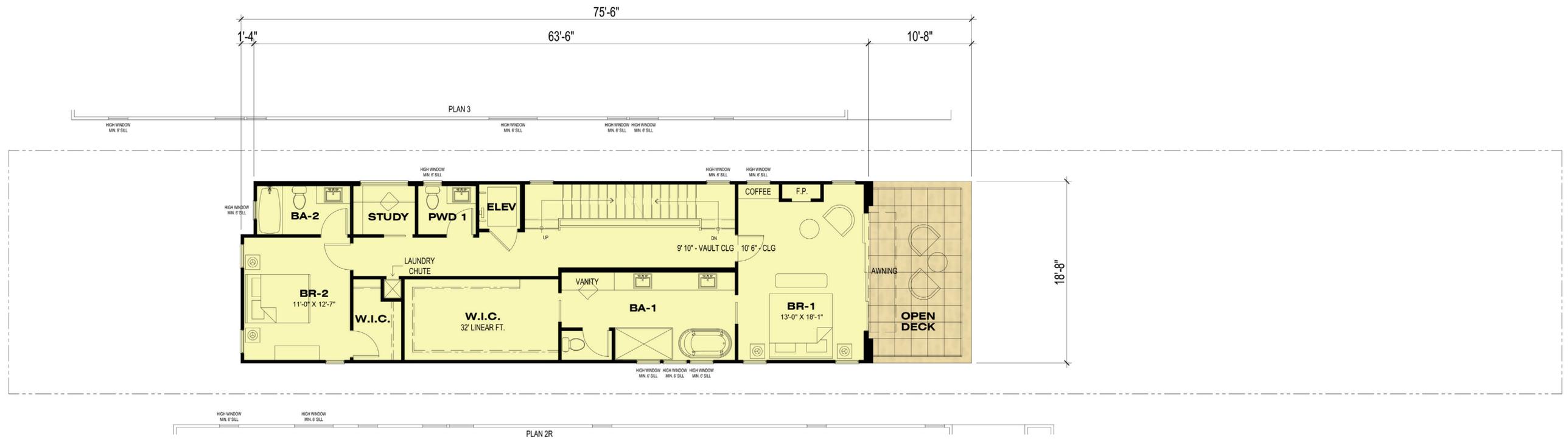




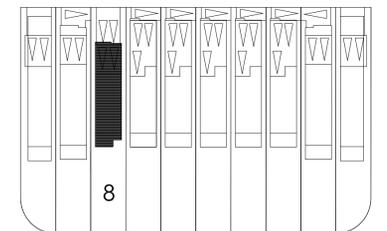
KEY MAP - NTS

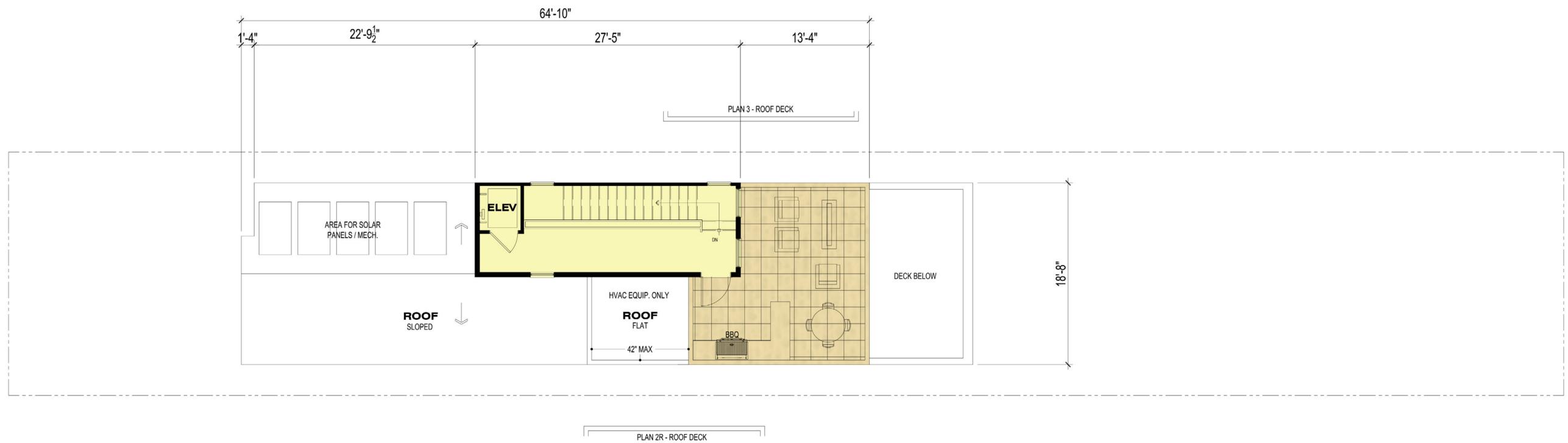


PLAN 4 (LOT 8)  
SECOND FLOOR

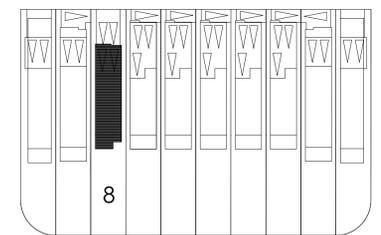


KEY MAP - NTS



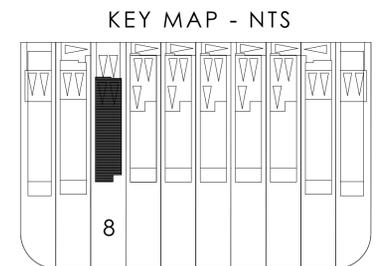
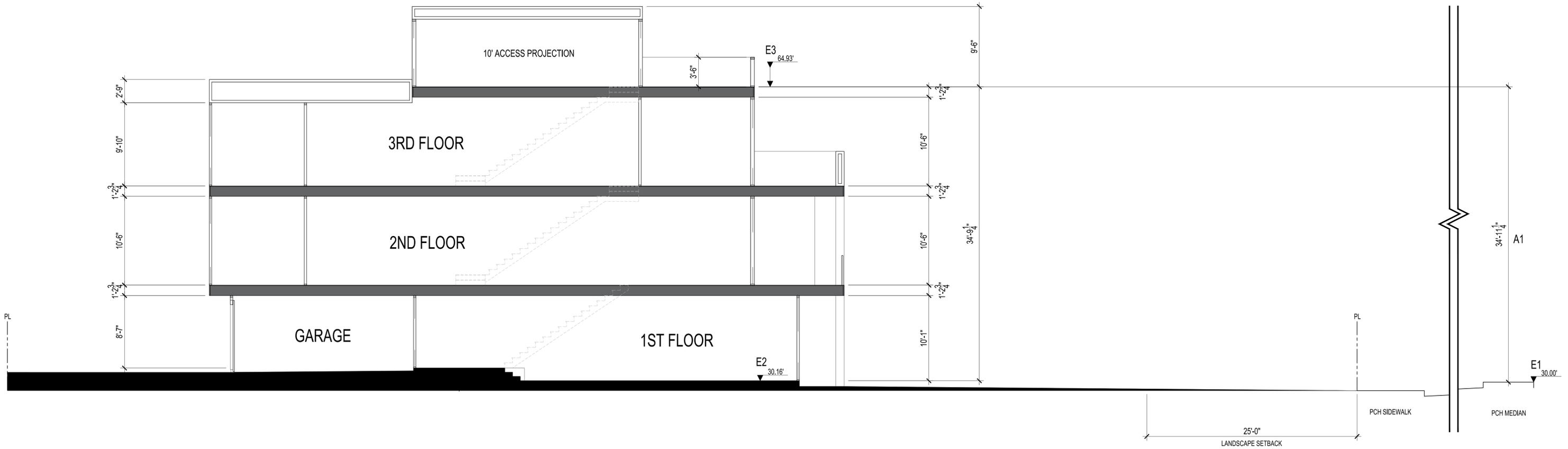


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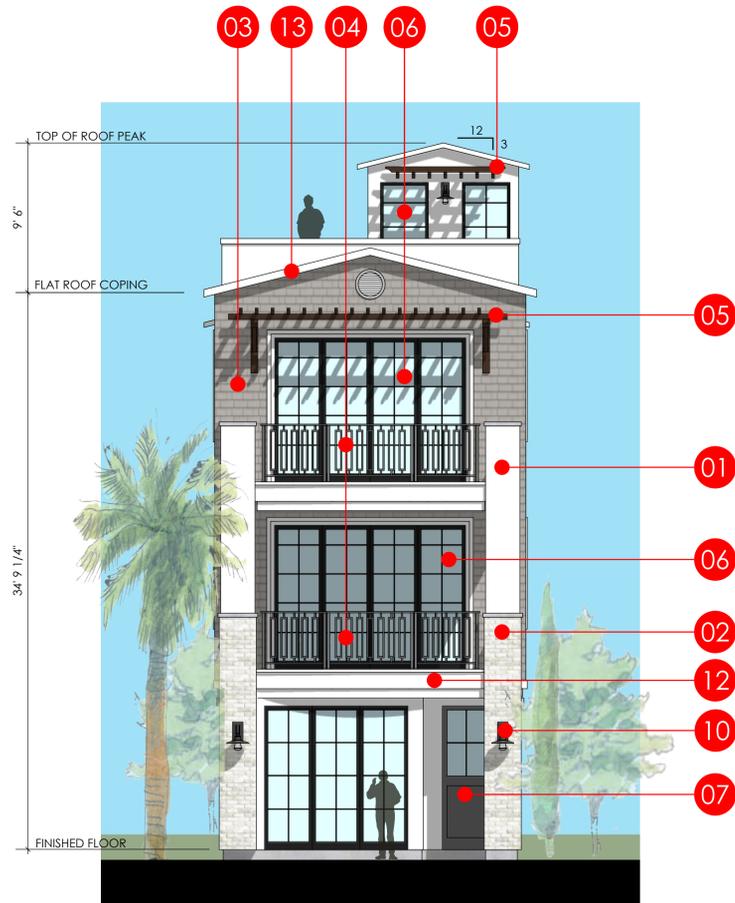
# PLAN 4 (LOT 8) ROOF

Building Heights		Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10
A1	Height from adjacent top of curb of median on PCH to average height of gable of pitched or hipped roof (Midpoint of Roof) or point of coping of flat roof	33.70	34.42	34.31	34.65	34.99	34.99	34.56	34.93	33.65	32.72
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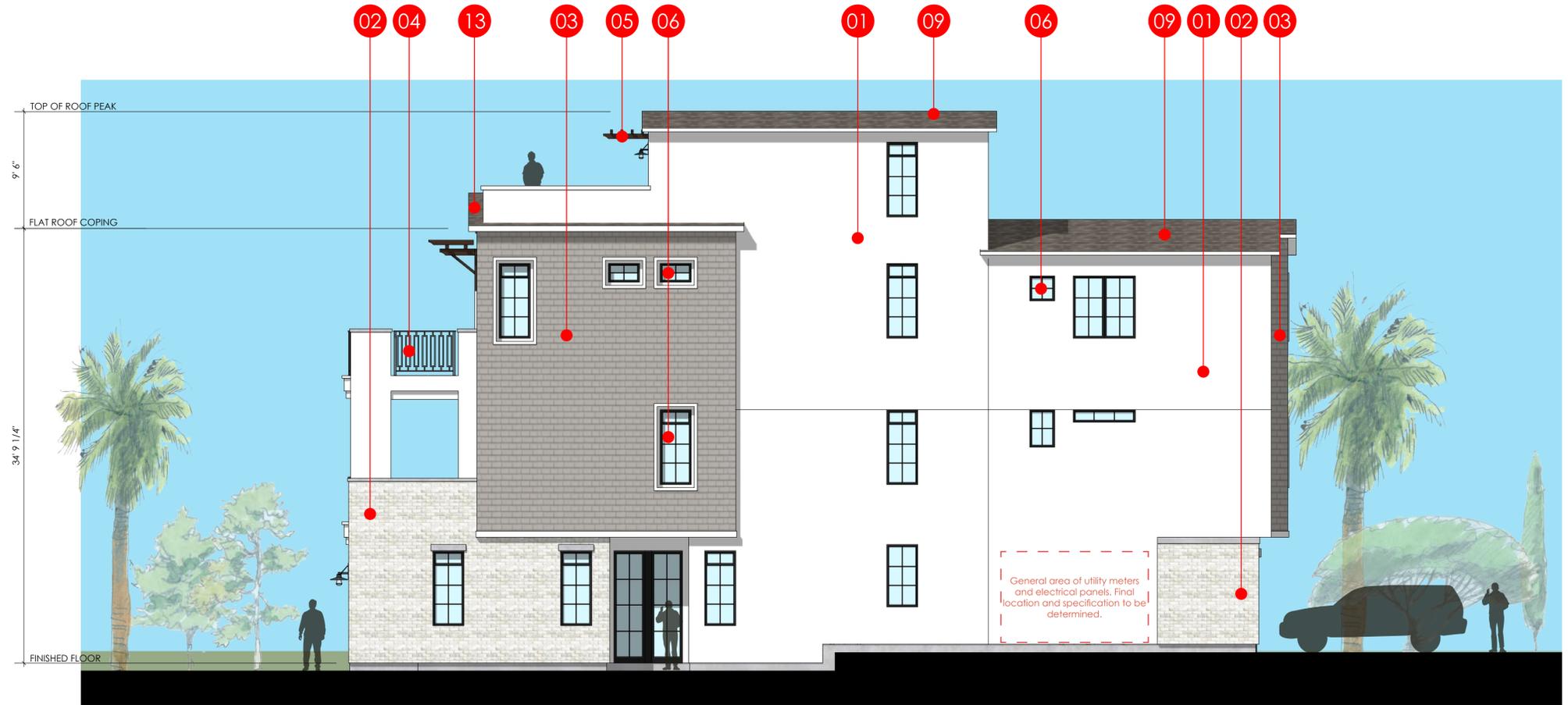
## PLAN 4 (LOT 8) BUILDING SECTION

COASTAL KEYNOTES			
01	STUCCO	07	ENTRY DOOR
02	STONE VENEER	08	GARAGE DOOR
03	SHINGLE SIDING	09	CONCRETE TILE ROOF
04	METAL RAILING	10	WALL LIGHT FIXTURE
05	SUN SHADE (30" MAX PROJ.)	11	METAL PANEL
06	LOW E GLAZING	12	TRIM
		13	ARCHITECTURAL FEATURE



FRONT ELEVATION

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

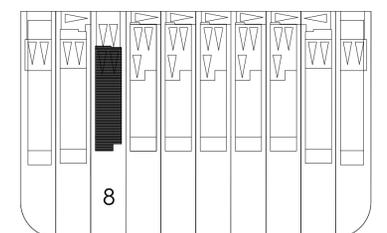


RIGHT ELEVATION

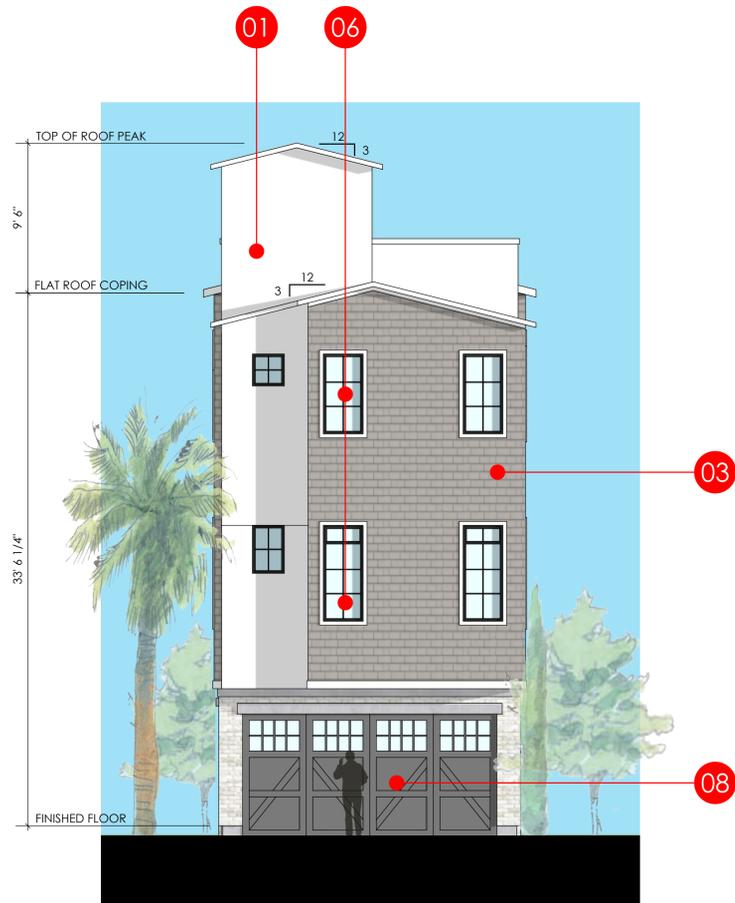
SCALE: 3/16"=1'-0"

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KEY MAP - NTS

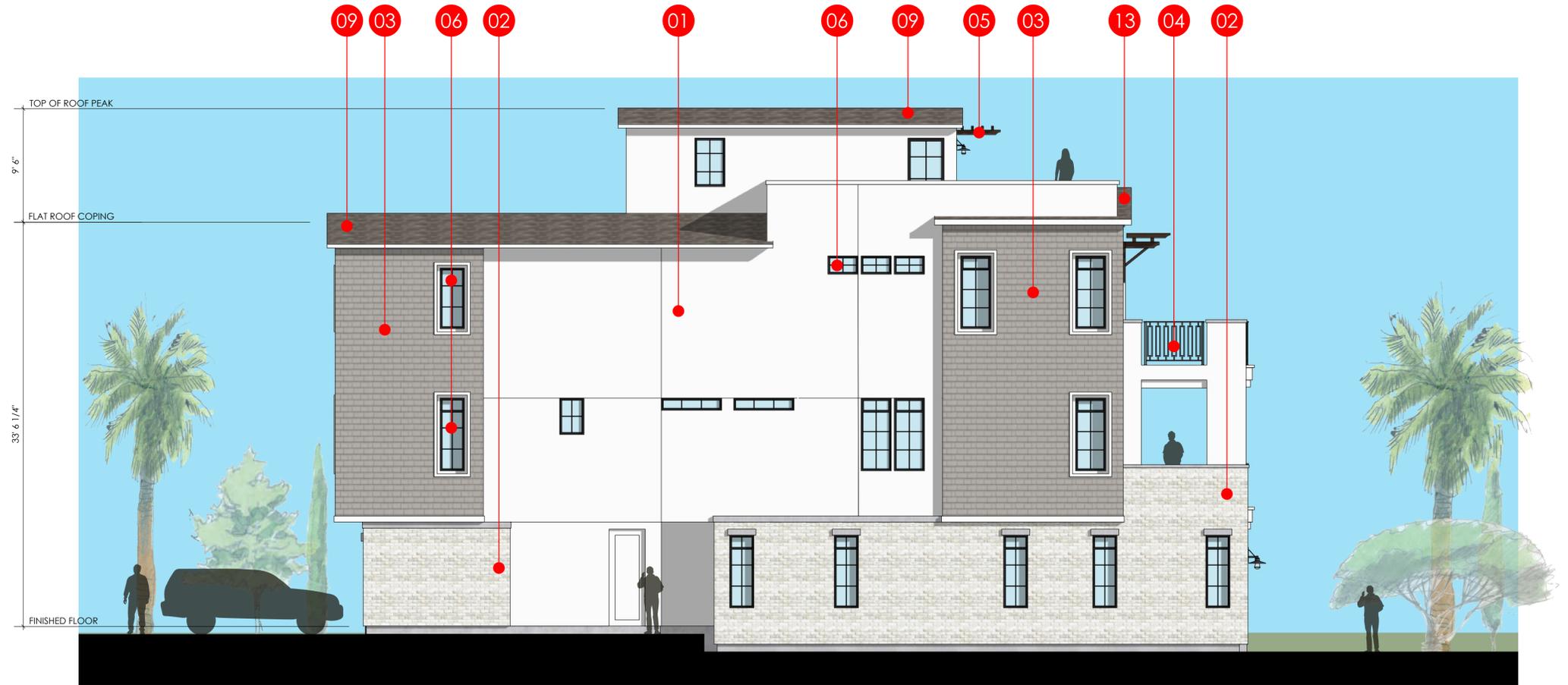


COASTAL KEYNOTES	
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REAR ELEVATION

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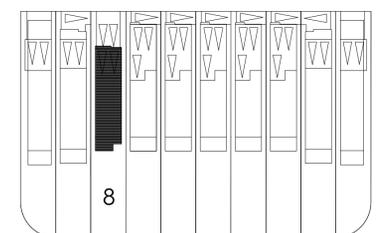


LEFT ELEVATION

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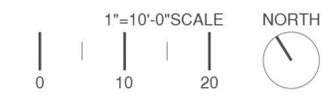
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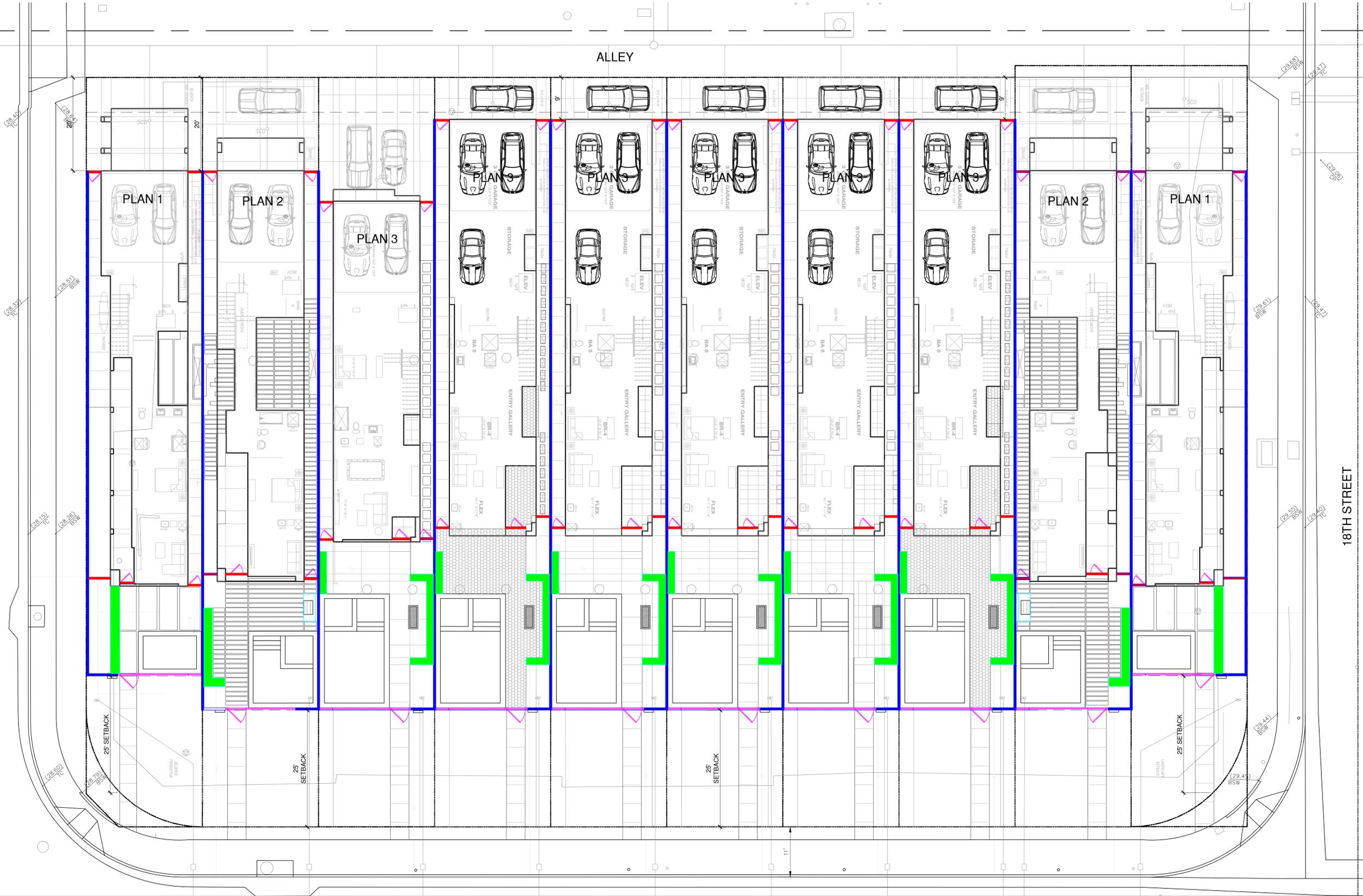




THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERE TO REMAINS WITH BLOCS DESIGN GROUP, P.C. USE WITHOUT WRITTEN CONSENT OF BLOCS DESIGN GROUP, P.C. IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

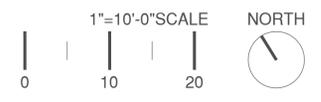


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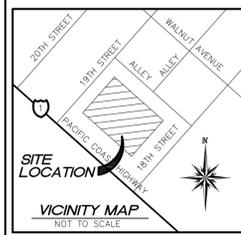
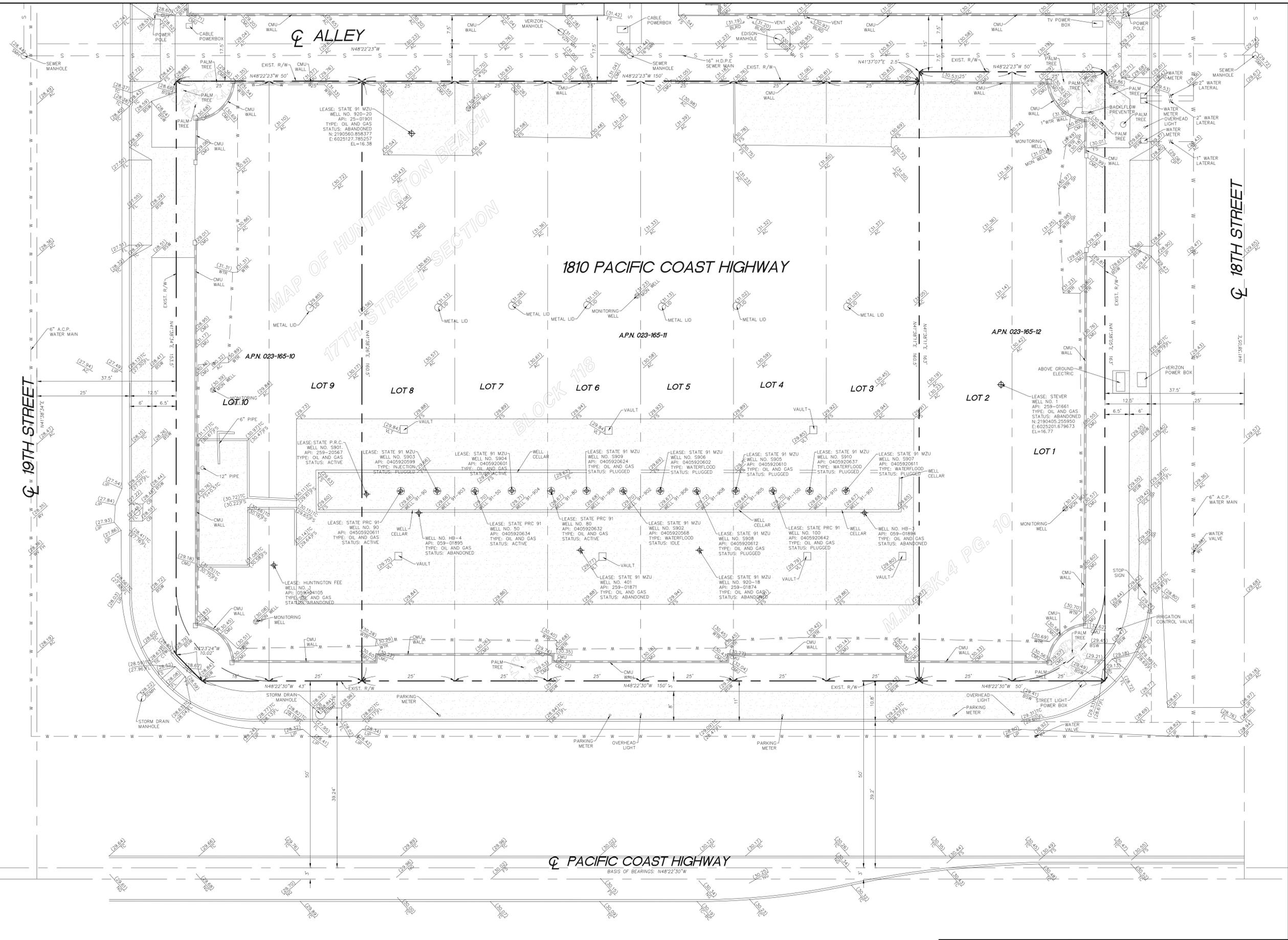


**CONCEPTUAL FENCE & WALL LEGEND**

SYM.	DESCRIPTION	HEIGHT	MATERIAL
	PROPERTY LINE WALL	6'	CMU W/ STUCCO & CONC. CAP
	SEAT WALL	1.5'	CMU W/ STUCCO & CONC. CAP
	SIDE YARD WALL/GATE	6'	CMU W/ STUCCO & CONC. CAP, METAL GATE
	GLASS POOL FENCE/GATE	5'	FRAMELESS GLASS



LEGEND	
(XXX.X)	EXISTING ELEVATIONS
---	PROPERTY LINE
X	CHAIN LINK FENCE
S	SEWER LINE
W	WATER LINE
█	BLOCK WALL
█	BUILDING
█	CONCRETE
AC	ASPHALTIC CONCRETE
BSW	BACK OF SIDEWALK
CB	CATCH BASIN
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CP	SURVEY CONTROL POINT
ED	EXTRA DEPTH FOOTING
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FW	FACE OF WALL
FL	FLOW LINE
FS	FINISHED SURFACE
GS	GEARED SPIKE
GTE VLT	GTE VALVE
HP	HIGH POINT
IRV VLV	IRRIGATION VALVE
INVT	INVERT
LF	LINEAR FEET
LS	LANDSCAPE AREA
LSP	LUMP SUM
MH	MANHOLE
NG	NATURAL GRADE
PP	POWER POLE
SF	SQUARE FEET
SMH	SEARCHED FOUND NOTHING
STRP	STRIP
STRP DRN	STRIP DRAIN
TC	TOP OF CURB
TS	TOP OF GRADE
TS	TOP OF STEP
TOW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE
WTR	WATER SERVICE



**BENCHMARK: U-76-04**  
DESCRIBED BY OCS 2004 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "U-76-04", SET IN THE WESTERLY CORNER OF A 4 FT BY 8 FT CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHERLY CORNER OF THE INTERSECTION OF PACIFIC COAST HIGHWAY AND SEVENTEENTH STREET, 86 FT. NORTHEASTERLY OF THE CENTERLINE

**BASIS OF BEARINGS:**  
THE BEARINGS SHOWN HEREON ARE BASED UPON FOUND MONUMENTS ALONG THE CENTERLINE OF PACIFIC COAST HIGHWAY BEING N48°22'30"W PER RECORD OF SURVEY RS2019-1005, BOOK 315 PAGES 3-1.

**LEGAL DESCRIPTION:**  
REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10, BLOCK 118 OF HUNTINGTON BEACH, SEVENTEENTH STREET SECTION, AS SHOWN

SURVEYED ON: 4/1/2024

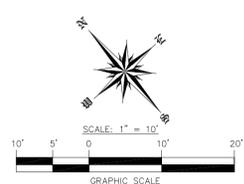
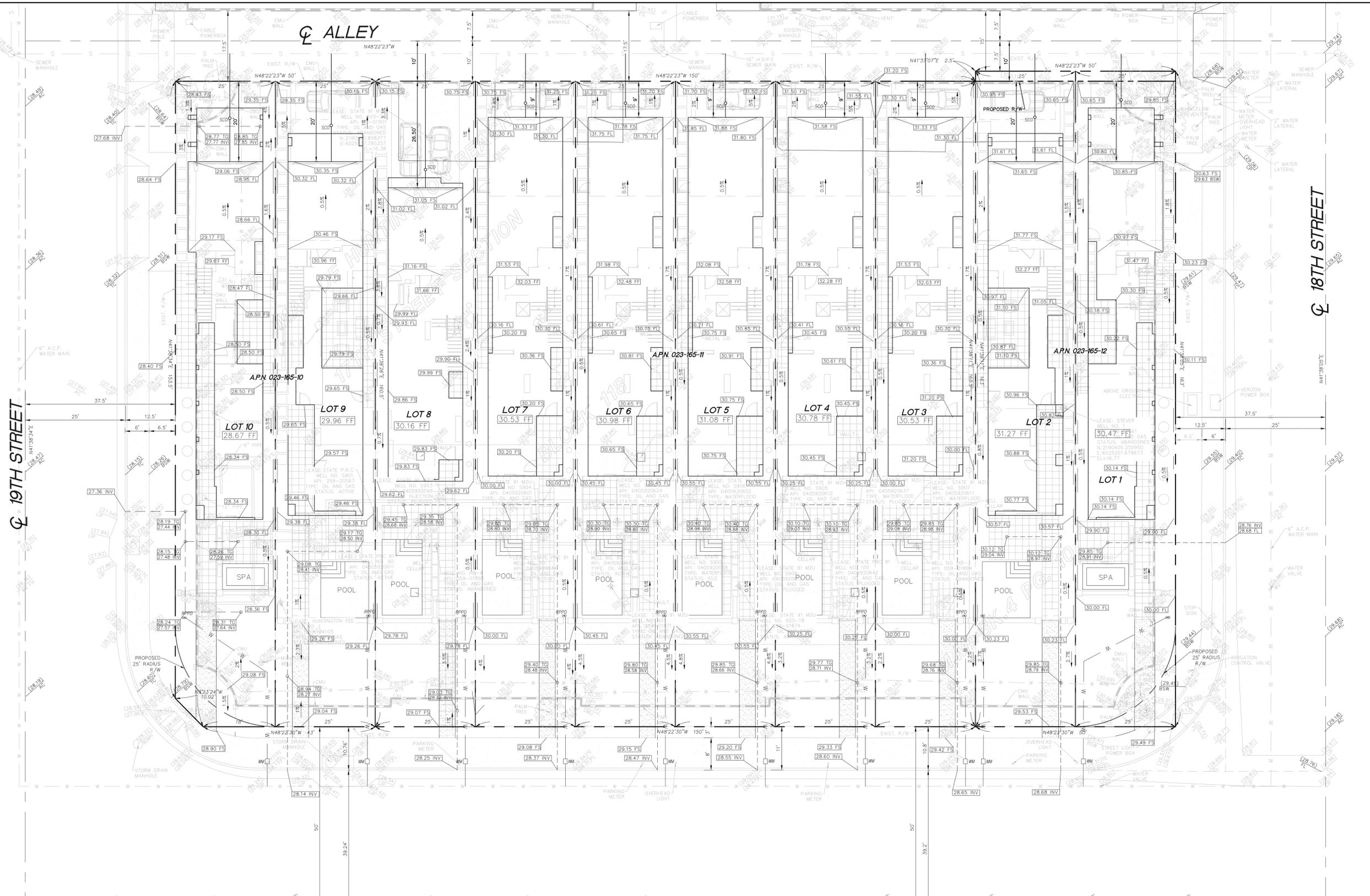
**JCA**  
**JONES, CAHL & ASSOCIATES**  
CONSULTING ENGINEERS  
18090 Beach Boulevard - Huntington Beach  
California 92648 - (714) 848-0666  
e-mail: jca@jcaassoc.com

DESIGNED: D.R. SCALE: 1" = 10'  
DRAWN: C.H. DATE: 4/17/2025

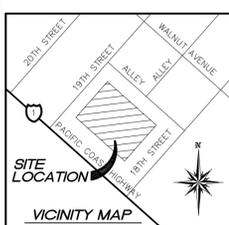
**WJK DEVELOPMENT**

**EXISTING BOUNDARY AND TOPOGRAPHY SURVEY**  
**1810 PACIFIC COAST HWY.**

LEGEND	
(XXX.XX)	EXISTING ELEVATIONS
---	PROPERTY LINE
X	CHAIN LINK FENCE
S	SEWER LINE
W	WATER LINE
---	BLOCK WALL
---	BUILDING
---	CONCRETE
AC	ASPHALT CONCRETE
BSW	BACK OF SIDEWALK
CB	CATCH BASIN
CL	CENTERLINE
CLP	CHAIN LINK FENCE
CP	SURVEY CONTROL POINT
ED VLT	EDISON VAULT
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FW	FACE OF WALL
FL	FLOW LINE
FS	FINISHED SURFACE
GS	GRADELINE SPIKE
GTE VLT	GTE VAULT
HP	HIGH POINT
IRR VLV	IRRIGATION VALVE
INV	INVERT
L	LINEAR FEET
LA	LANDSCAPE AREA
L.S.	LUMP SUM
M	MANHOLE
NG	NATURAL GRADE
PP	POWER POLE
PPPD	BACKFLOW ASSEMBLY
SCD	SEWER CLEAN-OUT
SF	SQUARE FEET
SM	SEWER MANHOLE
SDM	STRIP DRAIN
SW	SIDEWALK
TC	TOP OF CURB
YG	TOP OF GRATE
YS	TOP OF STEP
TOW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE
WTR	WATER SERVICE



NOTE: UTILITY METERS SHALL BE SCREENED FROM VIEW FROM PUBLIC RIGHT-OF-WAYS. ELECTRIC TRANSFORMERS IN A REQUIRED FRONT OR STREET SIDE YARD SHALL BE ENCLOSED IN SUBSURFACE VAULTS. BACKFLOW PREVENTION DEVICES SHALL BE NOT BE LOCATED IN THE FRONT YARD SETBACK AND SHALL BE SCREENED FROM VIEW. (H250 SECTION 230.76)



SECTION 4216/4217 OF THE GOVERNMENT CODE REFERS TO A DIG. ALIEN IDENTIFICATION

**BENCHMARK: 1J-76-04**  
DESCRIBED BY OCS 2004 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1J-76-04", SET IN THE WESTERLY CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHERLY CORNER OF THE INTERSECTION OF PACIFIC COAST HIGHWAY AND SEVENTEENTH STREET SECTION, AS SHOWN

**BASIS OF BEARINGS:**  
THE BEARINGS SHOWN HEREON ARE BASED UPON FOUND MONUMENTS ALONG THE CENTERLINE OF PACIFIC COAST HIGHWAY BEING N48°22'30"W PER RECORD OF SURVEY RS2019-1005, BOOK 315 PAGES 3-31.

**LEGAL DESCRIPTION:**  
REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10, BLOCK 118 OF HUNTINGTON BEACH, SEVENTEENTH STREET SECTION, AS SHOWN

**ESTIMATE OF EARTHWORK QUANTITIES**  
RAW CUT: 490 C.Y. RAW FILL: 783 C.Y.  
IMPORT: 293 C.Y.

**PACIFIC COAST HIGHWAY**  
BASIS OF BEARINGS: N48°22'30"W

SURVEYED ON: 4/1/2024

**JCA**  
JONES, CAHL & ASSOCIATES  
CONSULTING ENGINEERS  
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California 92648 • (714) 848-0566  
email: jca@jonescahl.com

**WJK DEVELOPMENT**  
**PRELIMINARY GRADING PLAN**  
**1810 PACIFIC COAST HWY.**

DESIGNED: D.R. SCALE: 1" = 10'  
DRAWN: C.H. DATE: 4/12/2024