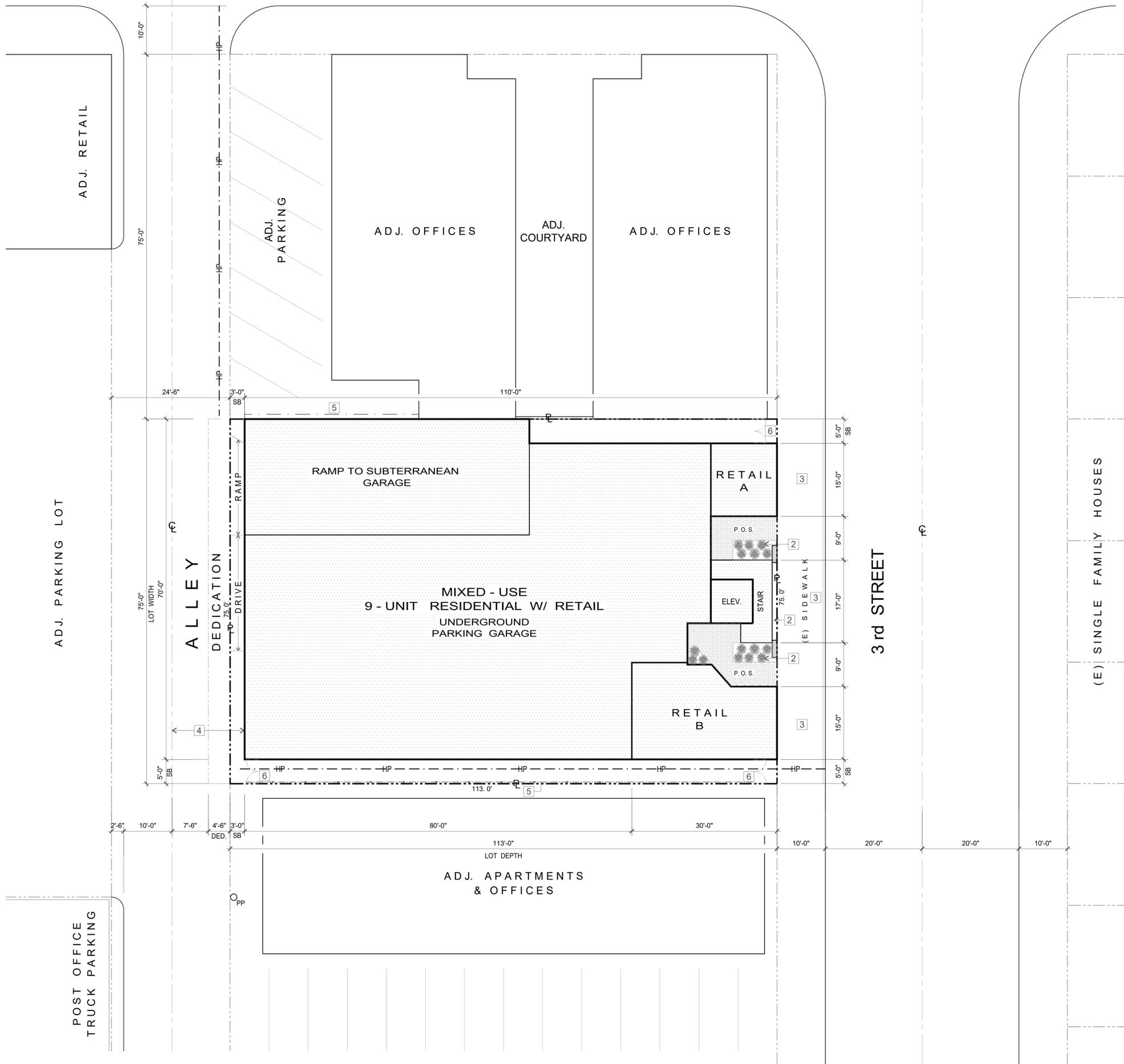


ORANGE AVE.



Zoning Conformance Matrix
Mixed-Use
321 3rd Street, Huntington Beach
Downtown Specific Plan Dist. #1

SUBJECT	CODE #	CODE	PROPOSED
Allowable Uses	3-43	Figure 3-23	Office / Retail
Minimum Parcel Size	3.3.1.5	25' street frontage & 2,500 sf net area	75' & 8,475 s.f.
Maximum Density	3.3.1.7	Site area ≥ 3 (25-foot wide) lots: 50 du/ac	50 du/ac
Maximum Building Height	3.3.1.8	≥ 8,000 sf net site area: 45' & 4 stories	45' & 4 Stories
Upper Story Setback	3.3.1.9	10' average	10' average @ 25' AFF
Front Yard Setback	3.3.1.10	0' - Max. 5'	0' - 1'
Interior Side Yard Setback	3.3.1.11	0'	0'-5'
Exterior Side Yard Setback	3.3.1.11	Equal to front setback	N/A
Corner Setback	3.3.1.12	25'	N/A
Rear Yard Setback	3.3.1.13	3'	3'
Public Open Space	3.3.1.15	3% = 255 sf	355 sf
Storefront	3.3.1.16	65% ground floor	Provided
Private Open Space	3.2.16.1	Minimum 60 sf	234'-984'

KEYNOTES

- 1 PAVERS (180 SF)
- 2 PLANTERS
- 3 REPLACE CONC. SIDEWALK
- 4 NEW ASPHALT PAVING
- 5 (E) FENCE P.I.P.
- 6 W.I. GATES

STATISTICS

LEGAL : LOTS 19, 21, 23 BLOCK
HUNTINGTON TRACT
APN : 024 - 144 - 10
NET LOT : 8,475 SF (.19 ACRE)
ZONING : DTSP DIST. #1, MIXED-USE CONDO /
APARTMENTS : 9 UNITS 21, 100 SF
RETAIL : 2 UNITS 755 SF
SUBTERRANEAN PKG. GARAGE : 7,900 SF
AT-GRADE PKG. GARAGE : 6,200 SF

PARKING

TYPE	# UNITS	FACTOR	SPACES
2 - BEDROOM	3	2	6
3 - BEDROOM	6	2.33	14
GUEST	9	.25	5
RETAIL	755 SF	333	3
			28

LOCATION :

SUBTERRANEAN	18
AT GRADE	10
	28

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

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

--- HOSE PULL

SITE PLAN



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

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

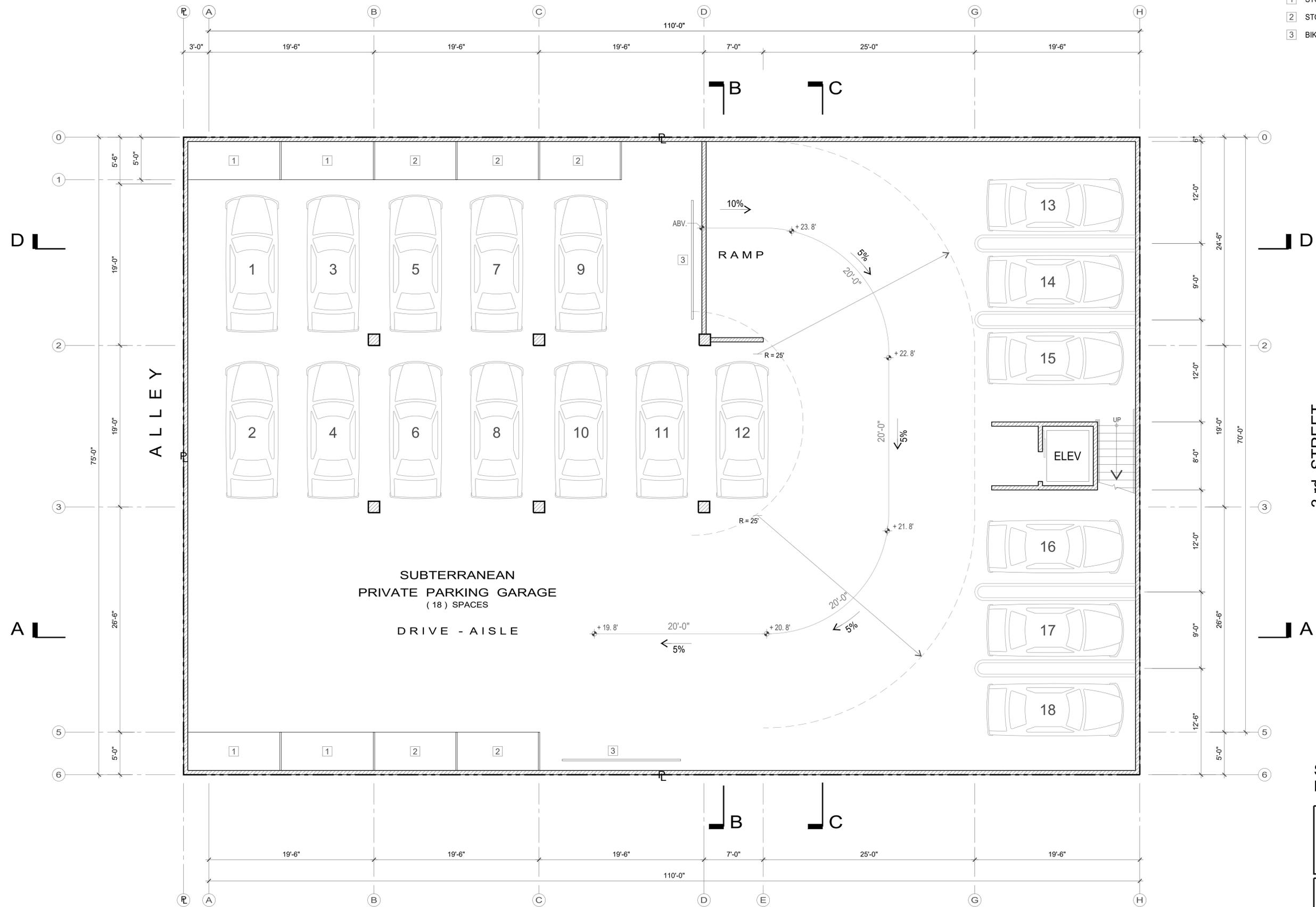
THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT	DATE: 10/19/22
	SCALE: 1" = 10'
	CAD FILE : 321-AS

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

	SITE PLAN
221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGN.COM	AS

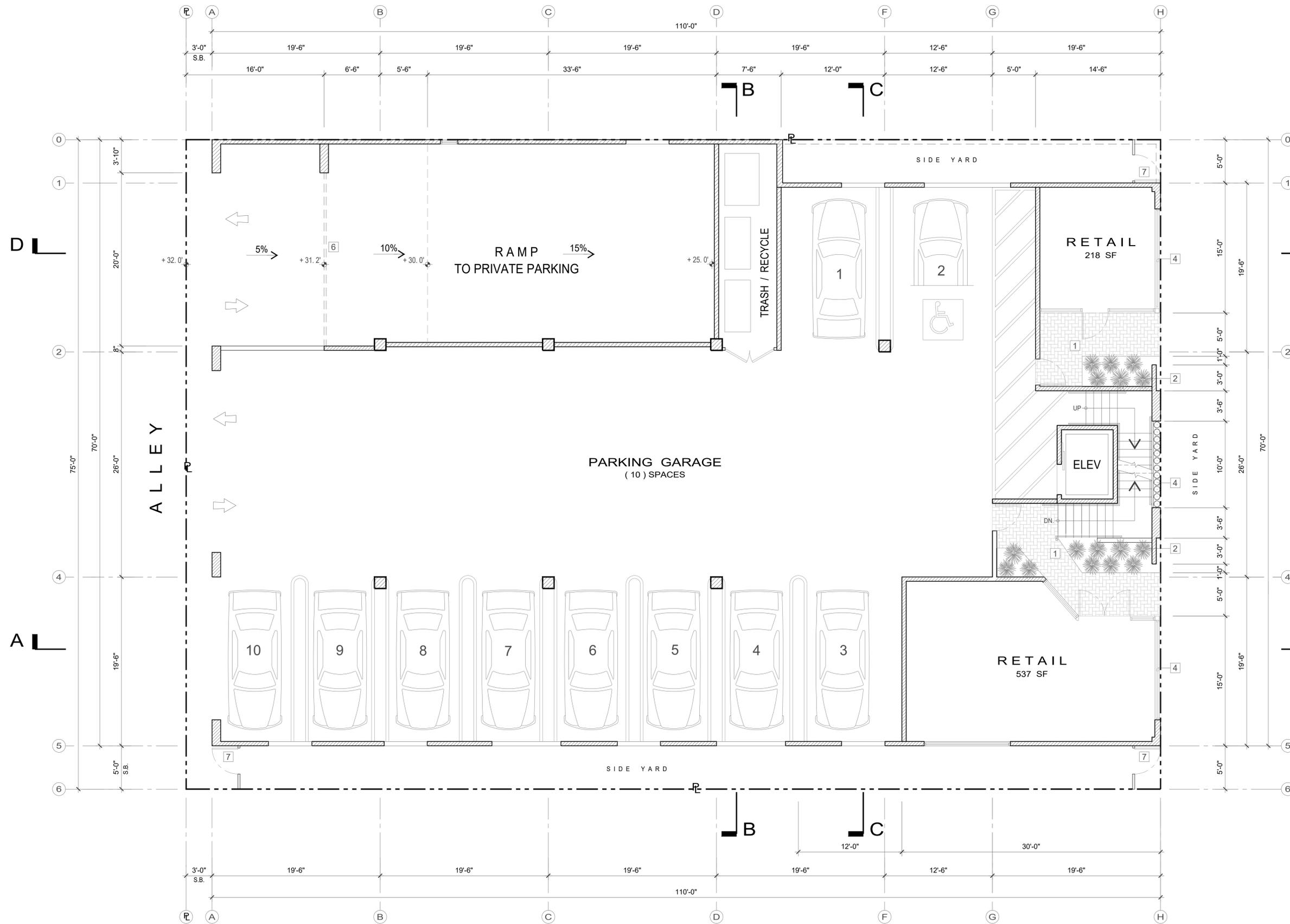
KEYNOTES

- 1 STORAGE (4) 56 SF
- 2 STORAGE (5) 50 SF
- 3 BIKE STORAGE (24) BIKES



**SUBTERRANEAN
LEVEL FLOOR PLAN**

<p>THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT</p>	<p>DATE: 9/21/22 SCALE: 3/16"=1'-0" CAD FILE : 321-A1</p>
<p>JEFF BERGSMAN ARCHITECT</p>	<p>321 3rd ST MIXED-USE</p> <p>321 3rd ST HUNTINGTON BEACH CALIFORNIA</p>
<p>TEAM D • E • S • I • G • N</p> <p>221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGNHUB.COM</p>	<p>SUBTERRANEAN FLOOR PLAN</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">A1</p>



- KEYNOTES**
- 1 PAVERS (282 SF) *
 - 2 (16) 15 GAL. PHILADEMIUM (56 SF) *
 - 3 METAL GATES
 - 4 (8) 1 GAL. MEX. FEATHER GRASS (10 SF) *
 - 5 STOREFRONT (4 ft)
 - 6 AUTOMATIC ROLL-UP GATE
 - 7 W.I. GATES
- * TOTAL PUBLIC OPEN SPACE PROVIDE (355 SF)



FIRST LEVEL FLOOR PLAN

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	SCALE: 3/16"=1'-0"
	CAD FILE : 321-A2

JEFF BERGSMAS ARCHITECT	321 3rd ST MIXED-USE
	321 3rd ST HUNTINGTON BEACH CALIFORNIA

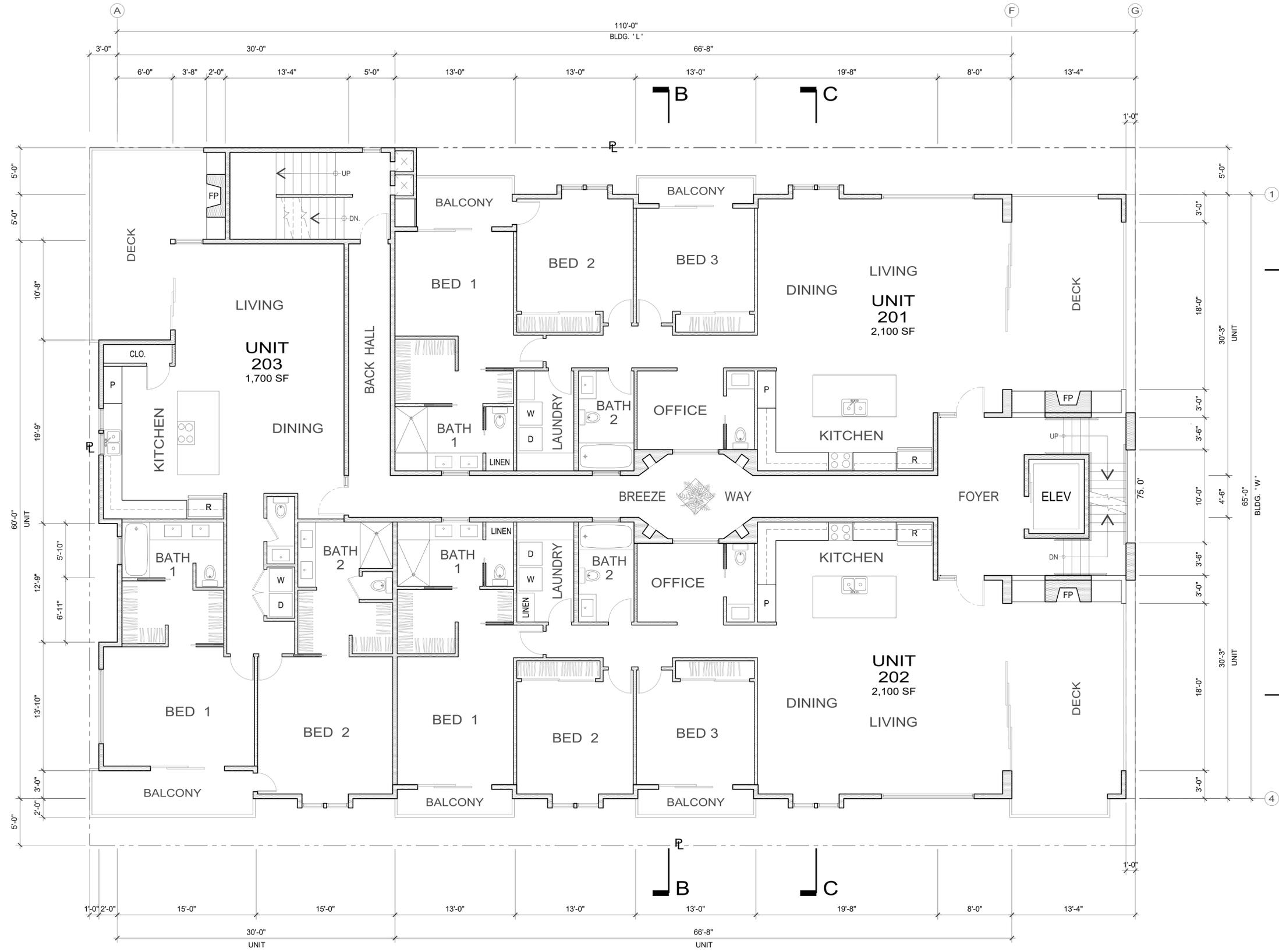
TEAM D · E · S · I · G · N	FIRST LEVEL FLOOR PLAN
714 536 5888 221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGN.COM	A2

D

D

A

A



SECOND LEVEL FLOOR PLAN

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	SCALE: 3/16"=1'-0"
	CAD FILE: 321-A3

JEFF BERGSMAN ARCHITECT	321 3rd ST HUNTINGTON BEACH CALIFORNIA
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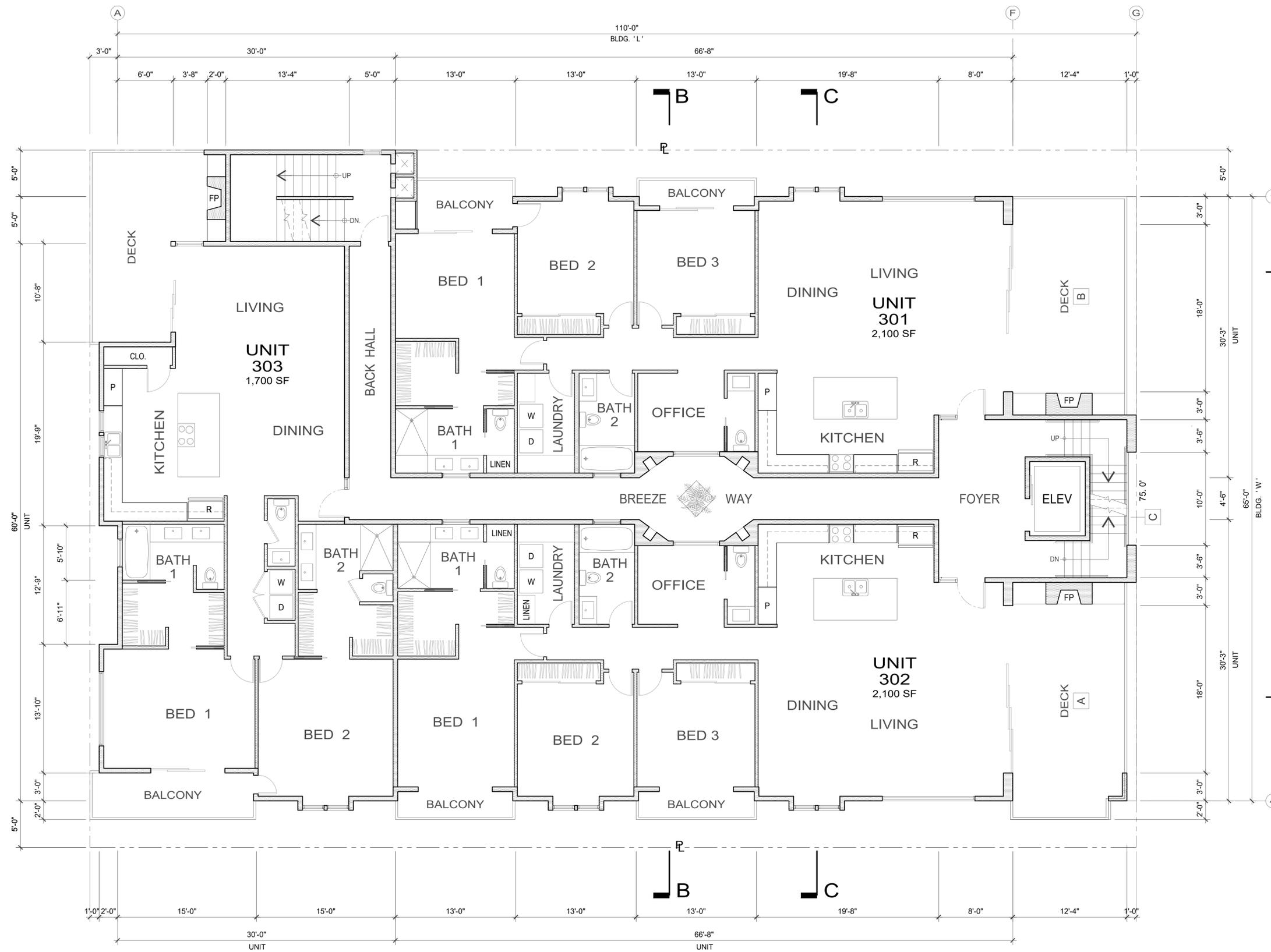
TEAM D • E • S • I • G • N	714 536 5888 221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGN.COM
SECOND LEVEL FLOOR PLAN	A3

D

A

D

A



STEP BACK CALC.

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



THIRD LEVEL FLOOR PLAN

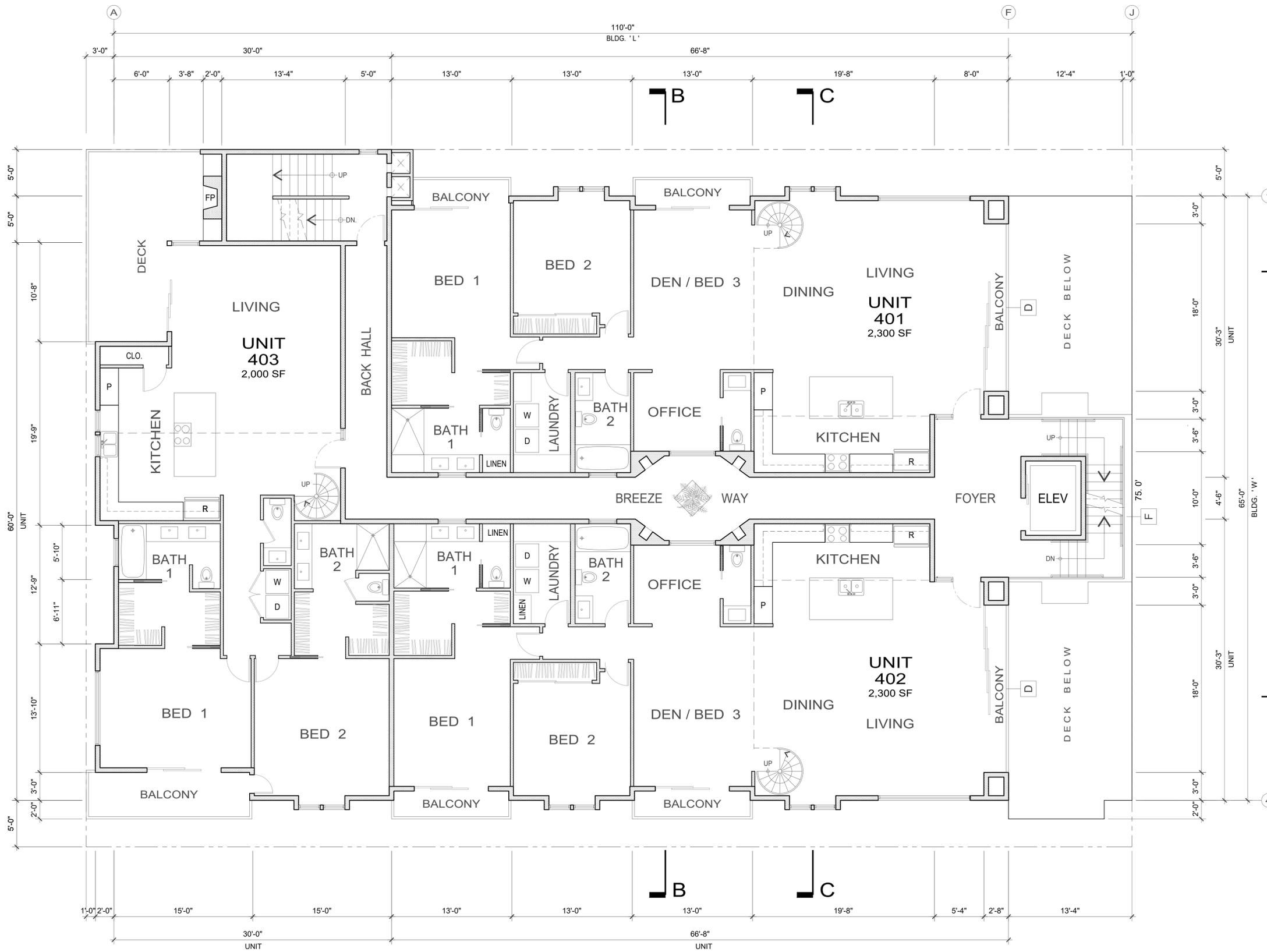
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	SCALE: 3/16"=1'-0"
JEFF BERGSMAN ARCHITECT	CAD FILE: 321-A4
	321 3rd ST MIXED-USE
TEAM D • E • S • I • G • N 714 536 5888 221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGN.COM	321 3rd ST HUNTINGTON BEACH CALIFORNIA
	THIRD LEVEL FLOOR PLAN
	A4

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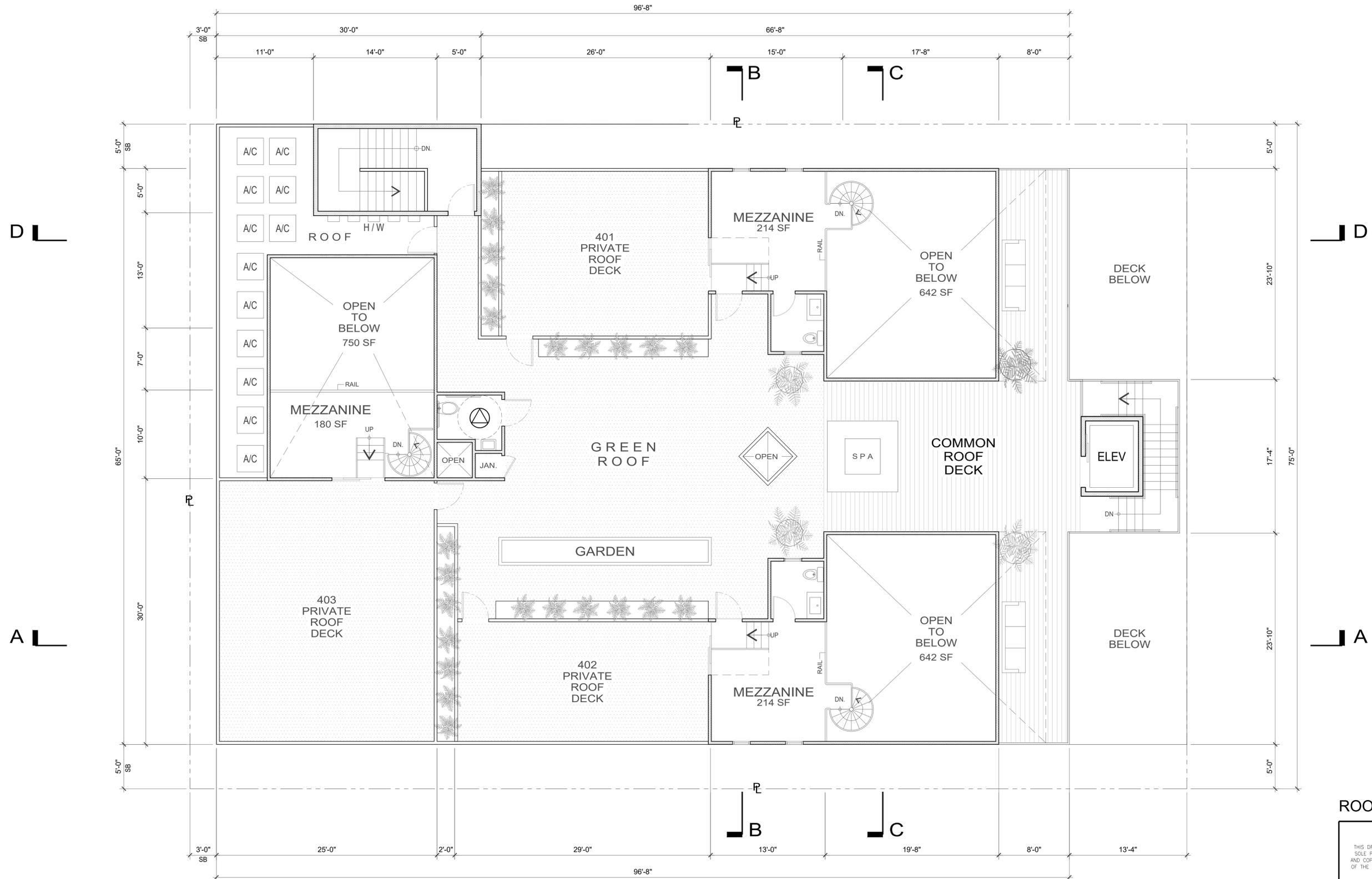
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FOURTH LEVEL FLOOR PLAN

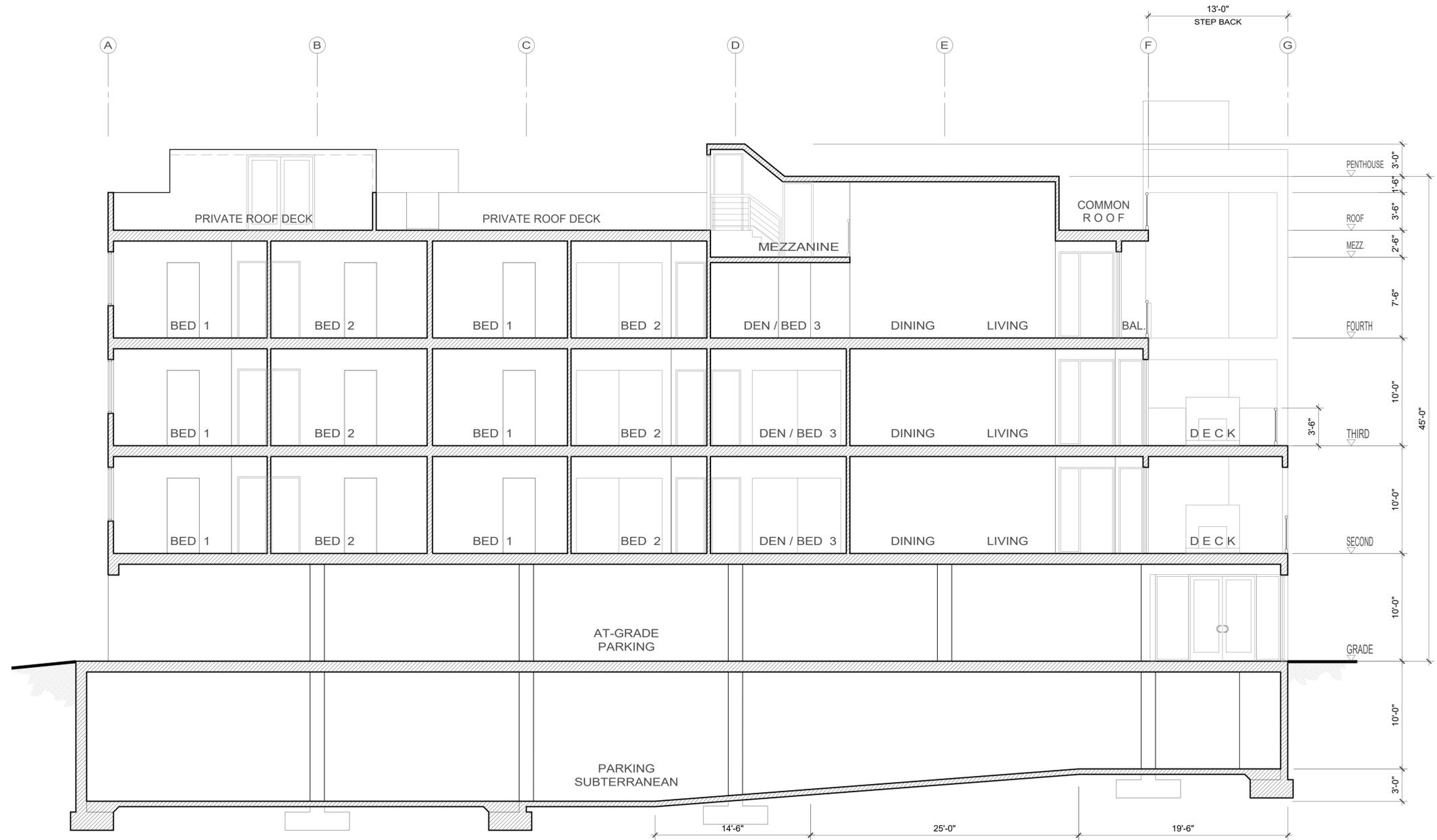
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	SCALE: 3/16"=1'-0"
	CAD FILE: 321-A5
JEFF BERGSMAS ARCHITECT	321 3rd ST MIXED-USE
	321 3rd ST HUNTINGTON BEACH CALIFORNIA
TEAM DESIGN	FOURTH LEVEL FLOOR PLAN
	A5

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



ROOF DECK PLAN

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	SCALE: 3/16"=1'-0"
JEFF BERGSMAN ARCHITECT	CAD FILE : 321-A6
	321 3rd ST MIXED-USE
321 3rd ST HUNTINGTON BEACH CALIFORNIA	ROOF PLAN
TEAM D • E • S • I • G • N 714.536.5888 221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGNH.COM	A6



SECTION

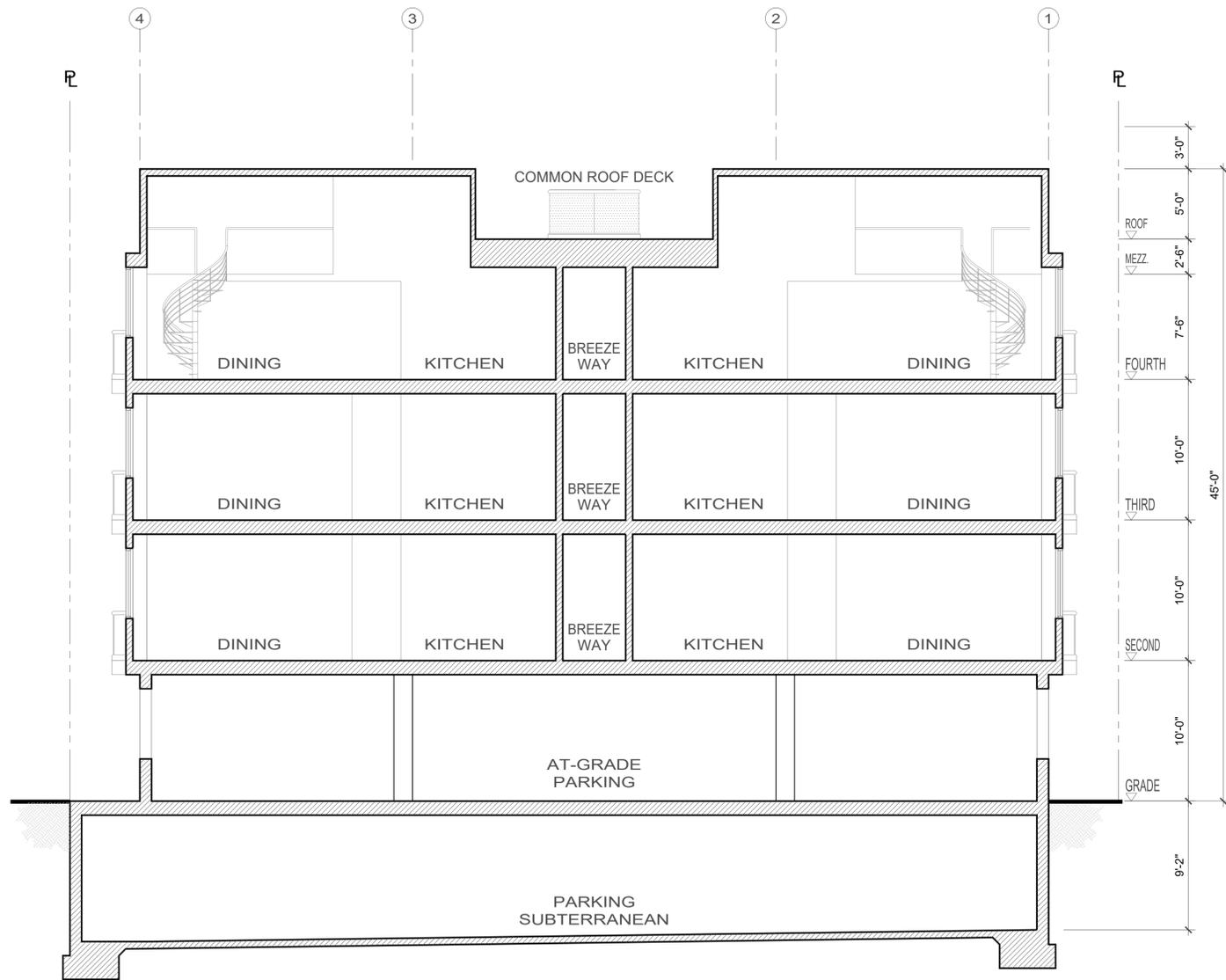
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 CAD FILE: 321-A7

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

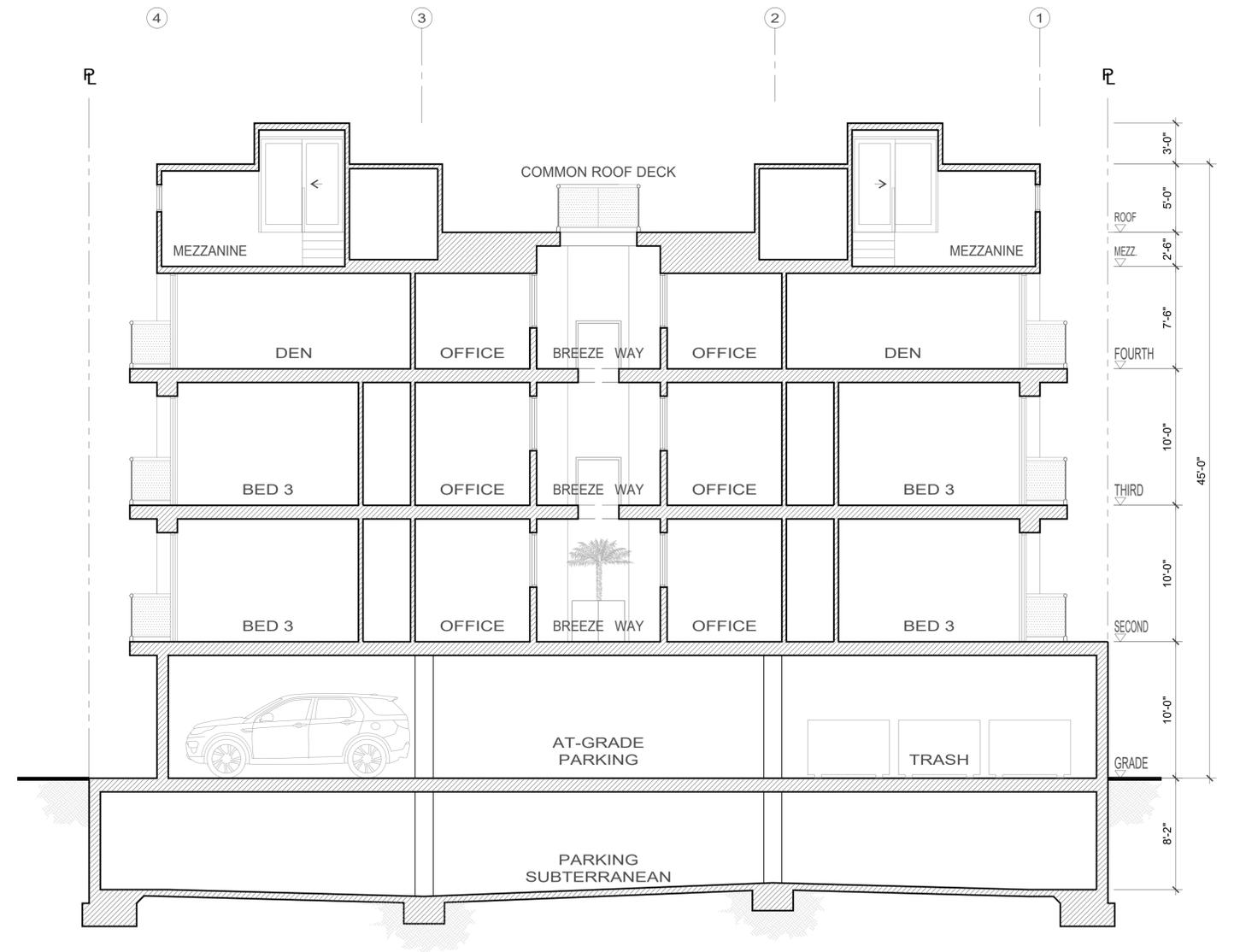
TEAM
 D • E • S • I • G • N
 7 1 4 5 3 6 5 8 8 8
 221 MAIN STREET SUITE 5
 HUNTINGTON BEACH, CA 92648
 JEFF@TEAMDESIGNHB.COM

**BUILDING
 SECTION**
A7

JEFF BERGSMAN
 ARCHITECT



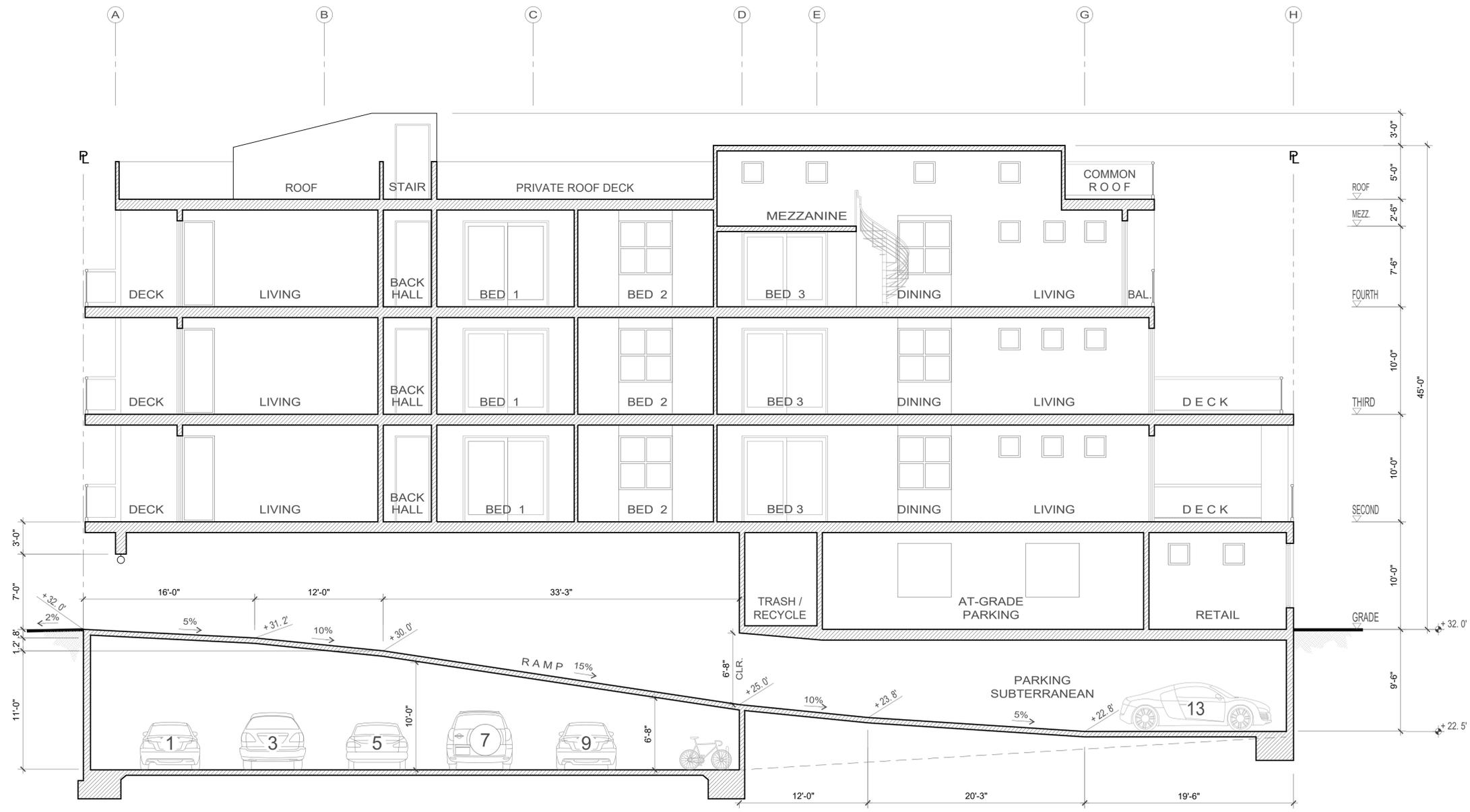
SECTION 'C - C'



SECTION 'B - B'

SECTIONS

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	SCALE: 3/16"=1'-0"
	CAD FILE: 321-A8
	321 3rd ST MIXED-USE
JEFF BERGSMAN ARCHITECT	321 3rd ST HUNTINGTON BEACH CALIFORNIA
TEAM D • E • S • I • G • N	BUILDING SECTIONS
714 536 5888 221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGNMB.COM	A8



SECTION 'D - D'

SECTION

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	SCALE: 3/16"=1'-0"
	CAD FILE: 321-A9
	321 3rd ST MIXED-USE
JEFF BERGSMAN ARCHITECT	321 3rd ST HUNTINGTON BEACH CALIFORNIA
TEAM D • E • S • I • G • N 714.536.5888 221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGN.COM	SITE PLAN
	A9

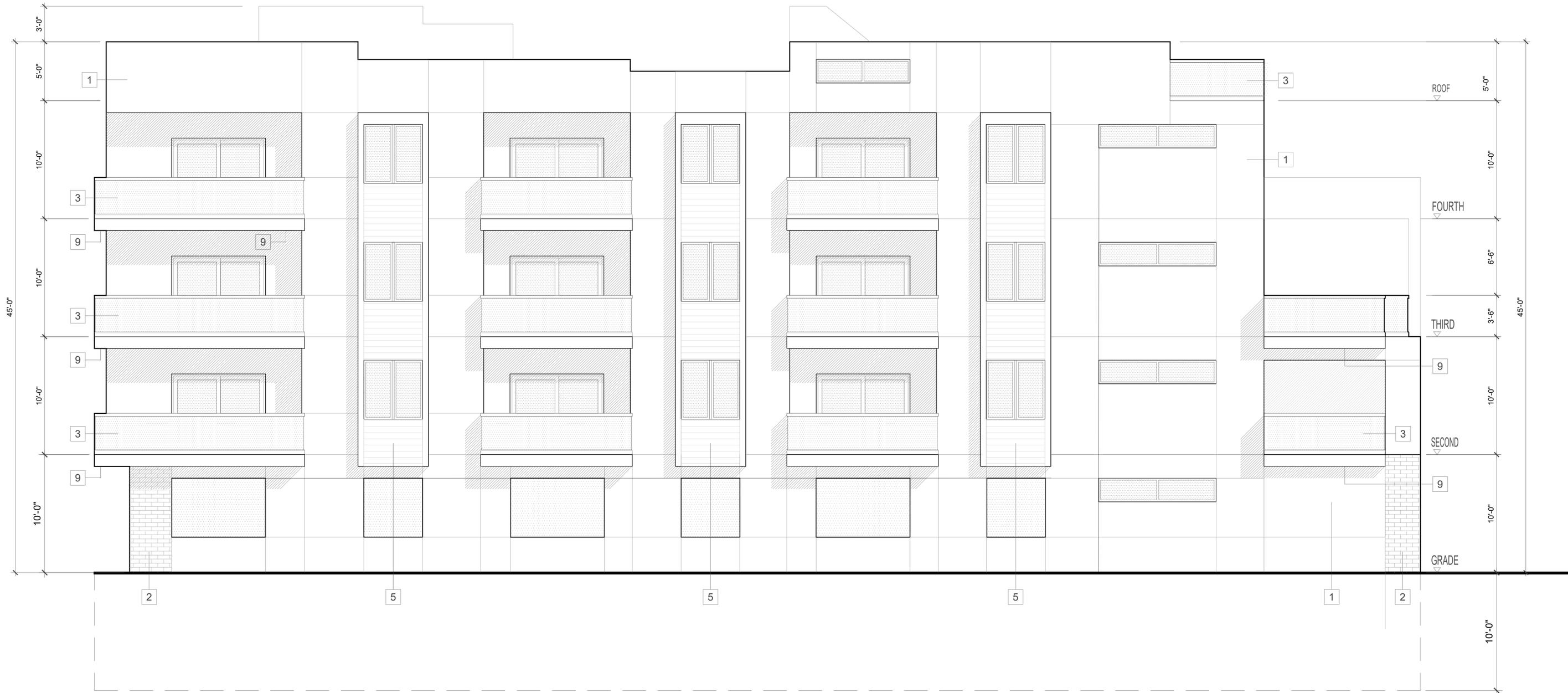


KEYNOTES

- 1 PLASTER - OFF WHITE
- 2 BRICK TILE - VARIED GREY
- 3 GLASS GUARD RAIL
- 4 CLEAR GLASS
- 5 WOOD SIDING
- 6 METAL AWNING
- 7 METAL MESH - GREY
- 8 6' H.W.I. GATE - DARK GREY
- 9 WOOD SOFFIT

SOUTH ELEVATION
(3rd STREET)

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



KEYNOTES

- 1 PLASTER - OFF WHITE
- 2 BRICK TILE - VARIED GREY
- 3 GLASS GUARD RAIL
- 4 CLEAR GLASS
- 5 WOOD SIDING
- 6 METAL AWNING
- 7 METAL MESH - GREY
- 8 6' H.W.I. GATE - DARK GREY
- 9 WOOD SOFFIT

**WEST ELEVATION
(SIDE)**

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KEYNOTES

- 1 PLASTER - OFF WHITE
- 2 BRICK TILE - VARIED GREY
- 3 GLASS GUARD RAIL
- 4 CLEAR GLASS
- 5 WOOD SIDING
- 6 METAL AWNING
- 7 METAL MESH - GREY
- 8 6' H.W.I. GATE - DARK GREY
- 9 WOOD SOFFIT

**EAST ELEVATION
(SIDE)**

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