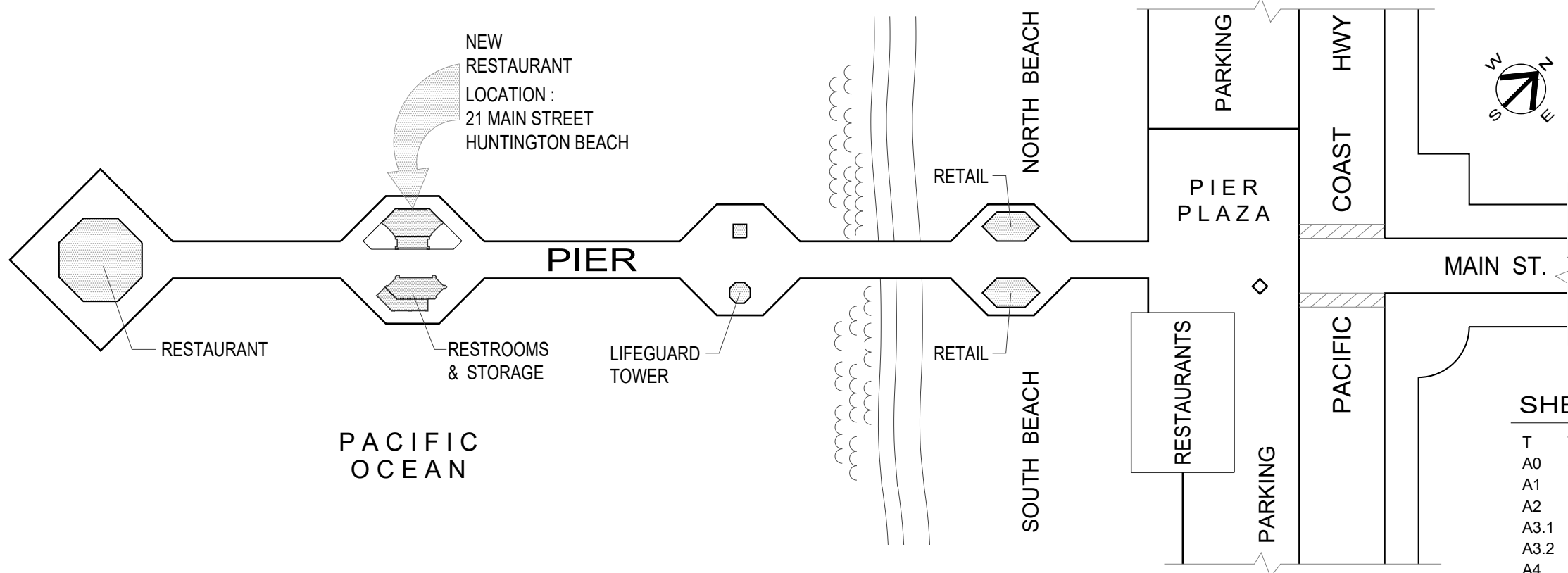




HUNTINGTON BEACH • CALIFORNIA



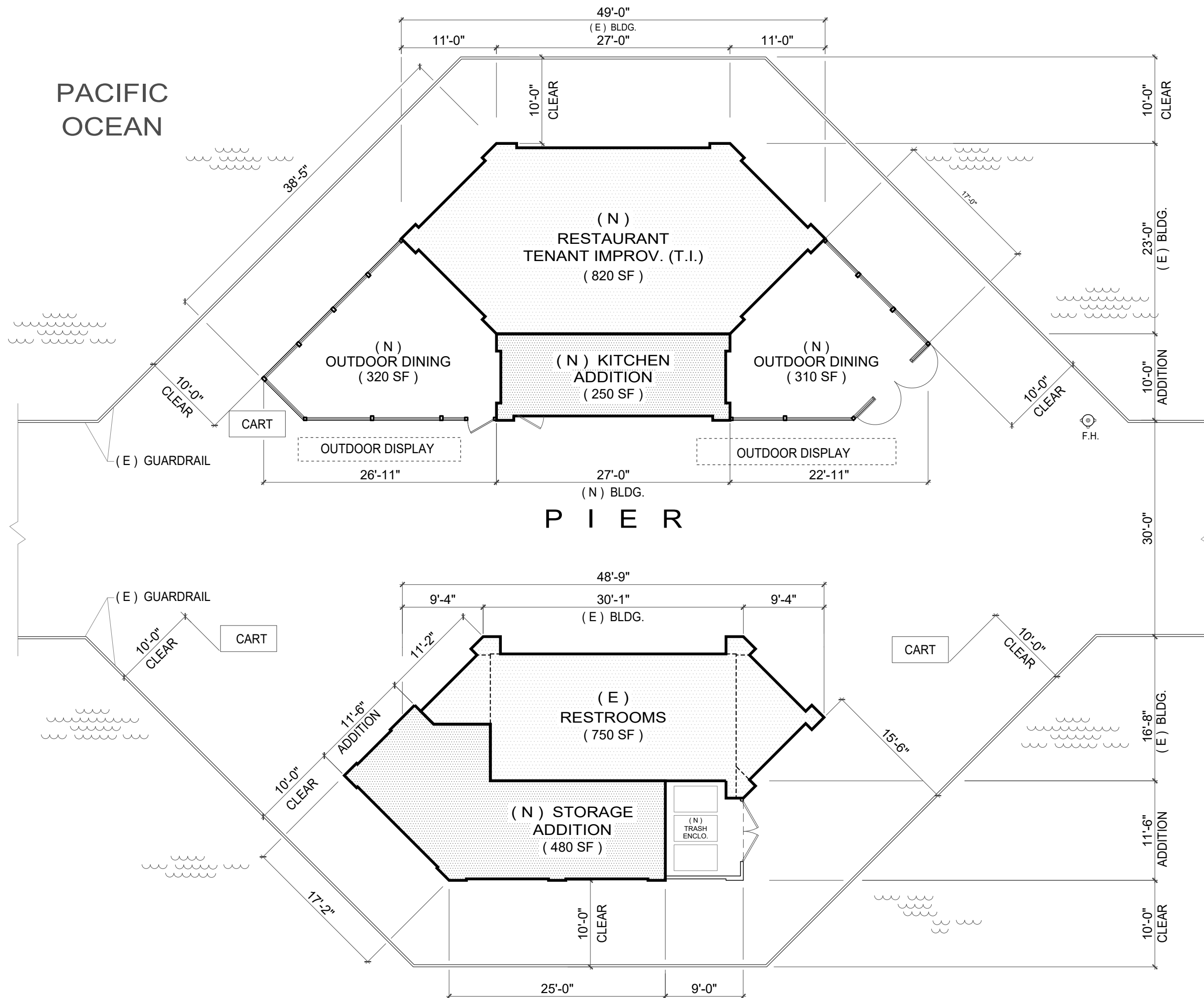
Zoning Conformance Matrix
 21 Main Street, Huntington's on the Pier
 Huntington Beach Downtown Specific Plan
 District #6

SUBJECT	CODE #	CODE	PROPOSED
Permitted Uses	Fig 3-59	Bait & Tackle - Permitted Outdoor Dining - Permitted Carts and Kiosks - Permitted Retail Sales - Permitted	Eating & Drinking Establishments - CUP from ZA, including: Bait & Tackle, Outdoor Dining, Carts & Kiosks, Retail Sales as Permitted Uses
Minimum Parcel Size	3.3.6.5	None required	N/A
Maximum Site Coverage	3.3.6.6	25% Max. of Pier	Additions do not exceed 25%
Maximum Building Height	3.3.6.8	1-Story on Pier	1-Story
Upper Story Setback	3.3.6.9	None required	N/A
Front Yard Setback	3.3.6.10	None required	N/A
Interior Side Yard Setback	3.3.6.11	None required	N/A
Rear Yard Setback	3.3.6.12	None required	N/A
Public Open Space	3.3.6.13	10ft. wide at perimeter	10ft. wide at perimeter
Public Access	3.3.6.14	Public Use	Public Use
Parking	Fig 3-15	Restaurant: 10 spaces / 1000sf	Parking Mangt. Plan + Off-site

SHEET INDEX

- T TITLE & LOCATION
- A0 SITE PLAN
- A1 RESTAURANT FLOOR PLAN
- A2 RESTROOM & STORAGE FLOOR PLAN
- A3.1 RESTAURANT ROOF PLAN
- A3.2 STORAGE ROOF PLAN
- A4 RESTAURANT ELEVATIONS
- A5 STORAGE ELEVATIONS
- A6 BUILDING SECTIONS

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	SCALE: N T S
	CAD FILE: HOTP-T
	HUNTINGTON'S ON THE PIER
	21 MAIN ST. HUNTINGTON BEACH CALIFORNIA
	TITLE
221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGN.COM	T



STATISTICS

CONSTRUCTION :	TYPE V B - FIRE SPRKL
OCCUPANCY :	B (CBC 303.1.1)
(E) RETAIL TO RESTAURANT :	820 SF
(N) KITCHEN :	250 SF
(N) OUTDOOR DINING :	630 SF
TOTAL PREMISES	1700 SF
(E) RESTROOMS :	750 SF
(N) FOOD STORAGE & WC :	480 SF
TOTAL BLDG.	1230 SF
CARTS :	(3)

OCCUPANT LOAD

DINING ROOM :	720 SF NET / 15 = 48 PERSONS
OUTDOOR DINING :	630 SF / 15 = 42 PERSONS
KITCHEN :	270 SF / 200 = 2 PERSONS

(E) - EXISTING
(N) - NEW






SITE PLAN

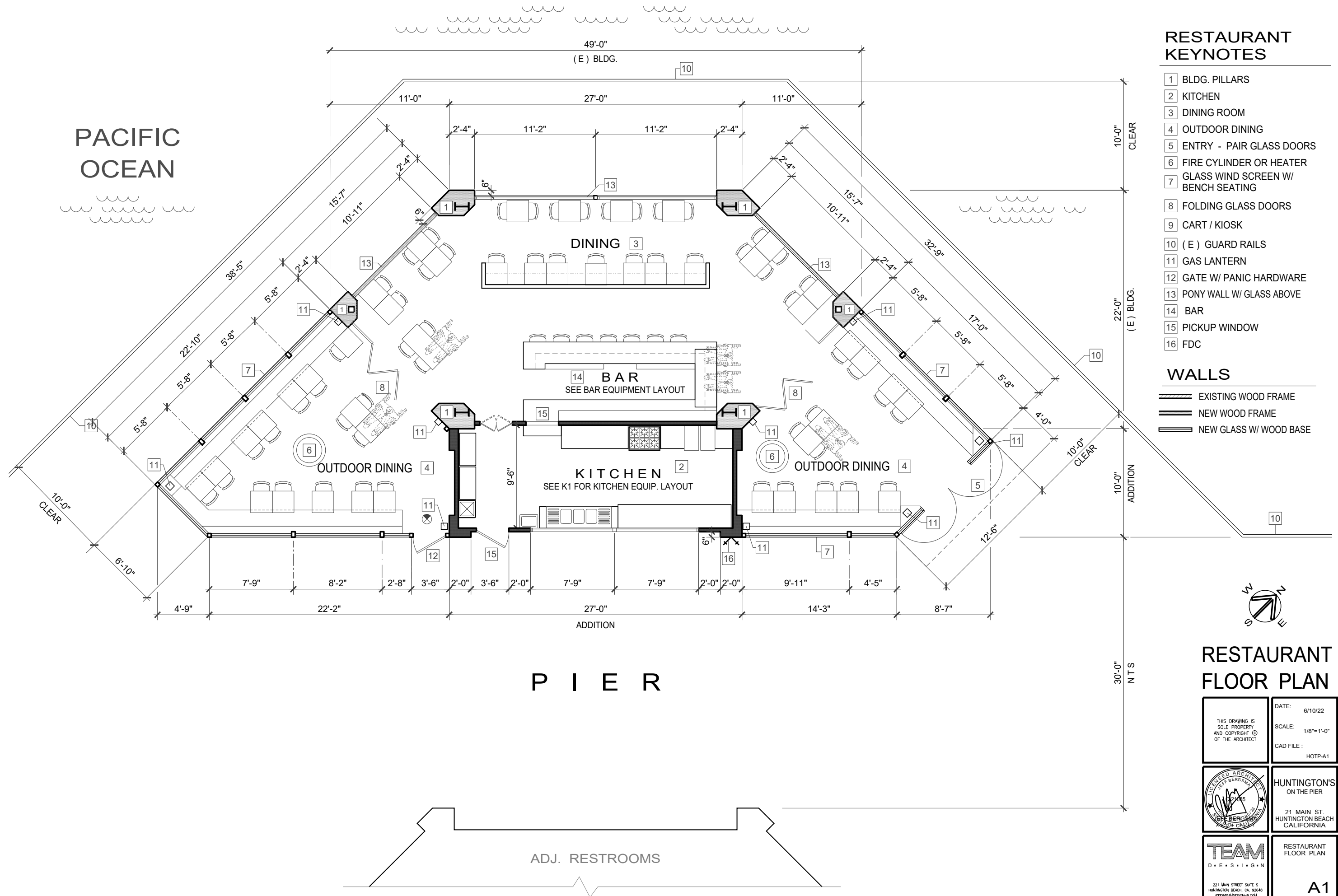
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	HUNTINGTON'S ON THE PIER 21 MAIN ST. HUNTINGTON BEACH CALIFORNIA	
	SITE PLAN	
	A0 221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGNHB.COM	

RESTAURANT KEYNOTES



- 1 BLDG. PILLARS
- 2 KITCHEN
- 3 DINING ROOM
- 4 OUTDOOR DINING
- 5 ENTRY - PAIR GLASS DOORS
- 6 FIRE CYLINDER OR HEATER
- 7 GLASS WIND SCREEN W/ BENCH SEATING
- 8 FOLDING GLASS DOORS
- 9 CART / KIOSK
- 10 (E) GUARD RAILS
- 11 GAS LANTERN
- 12 GATE W/ PANIC HARDWARE
- 13 PONY WALL W/ GLASS ABOVE
- 14 BAR
- 15 PICKUP WINDOW
- 16 FDC

WALLS

-  EXISTING WOOD FRAME
-  NEW WOOD FRAME
-  NEW GLASS W/ WOOD BASE



RESTAURANT FLOOR PLAN

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	HUNTINGTON'S ON THE PIER 21 MAIN ST. HUNTINGTON BEACH CALIFORNIA
	RESTAURANT FLOOR PLAN <div style="text-align: right; font-weight: bold; font-size: 1.2em;">A1</div>
221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGNWB.COM	




ADJ. KITCHEN

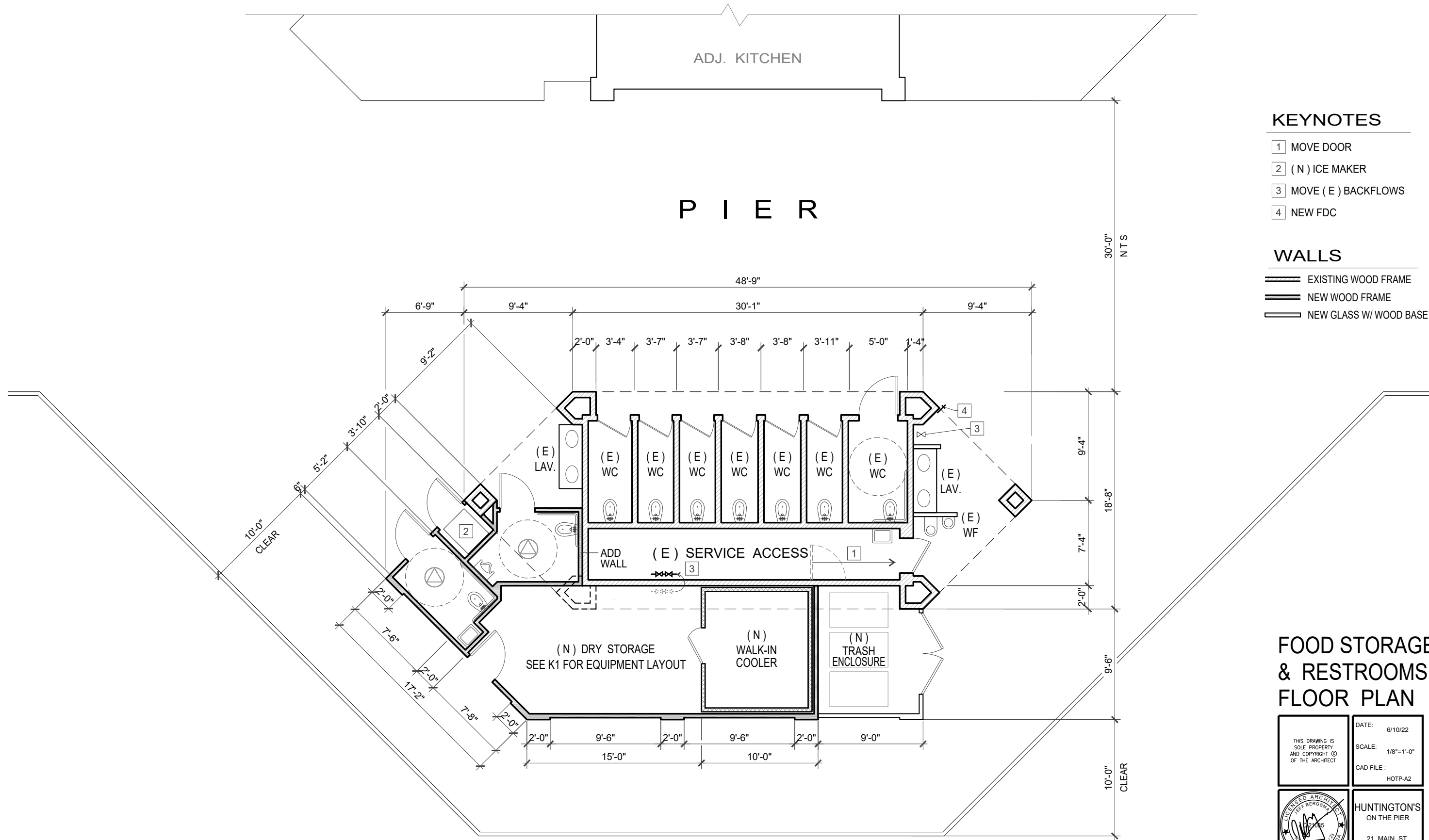
PIER

KEYNOTES

- 1 MOVE DOOR
- 2 (N) ICE MAKER
- 3 MOVE (E) BACKFLOWS
- 4 NEW FDC

WALLS

-  EXISTING WOOD FRAME
-  NEW WOOD FRAME
-  NEW GLASS W/ WOOD BASE



FOOD STORAGE & RESTROOMS FLOOR PLAN

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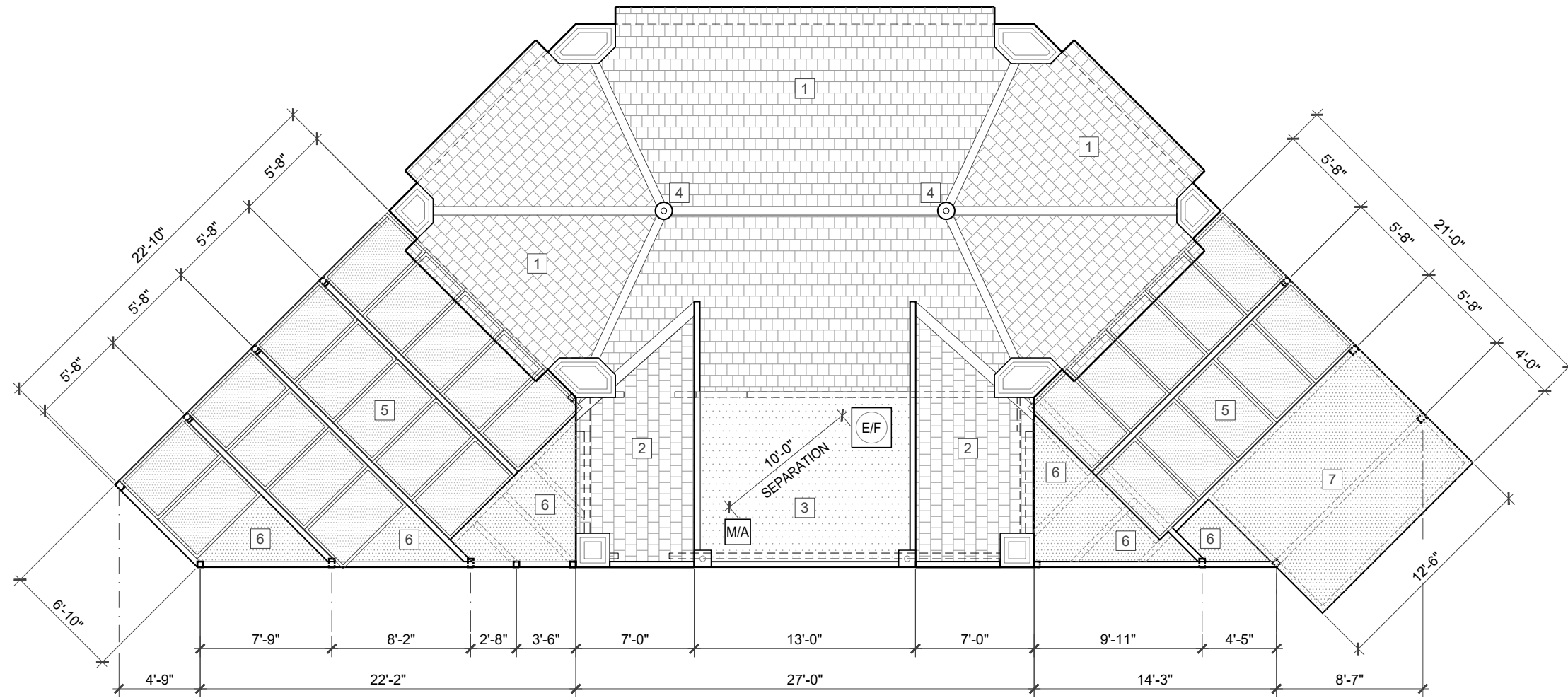
HUNTINGTON'S
ON THE PIER
21 MAIN ST.
HUNTINGTON BEACH
CALIFORNIA



RESTROOM
& STORAGE
FLOOR PLAN

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A2



KEYNOTES

- 1 EXISTING CEMENT TILE ROOF
- 2 NEW CEMENT TILE ROOF TO MATCH
- 3 BUILT-UP ROOFING
- 4 COPPER FINALE
- 5 BIFACIAL SOLAR PANEL (20% TRANS.)
TYP. OF (26)
- 6 TINTED POLYCARB ROOF PANEL
- 7 FABRIC AWNING

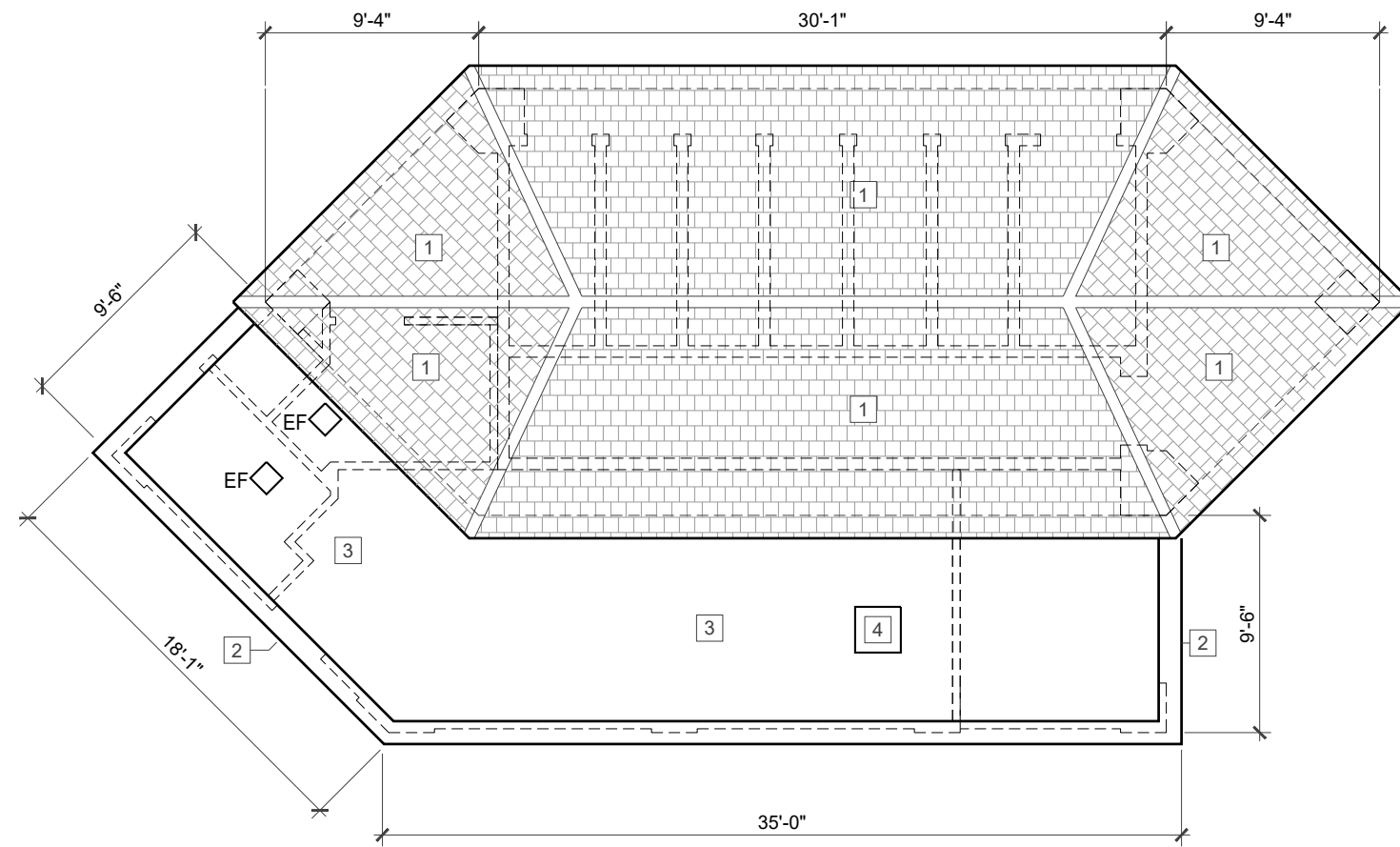


**RESTAURANT
ROOF PLAN**

ROOF PLAN

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	21 MAIN ST. HUNTINGTON BEACH CALIFORNIA
	ROOF PLAN
	A3.1

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RESTROOM & STORAGE
ROOF PLAN

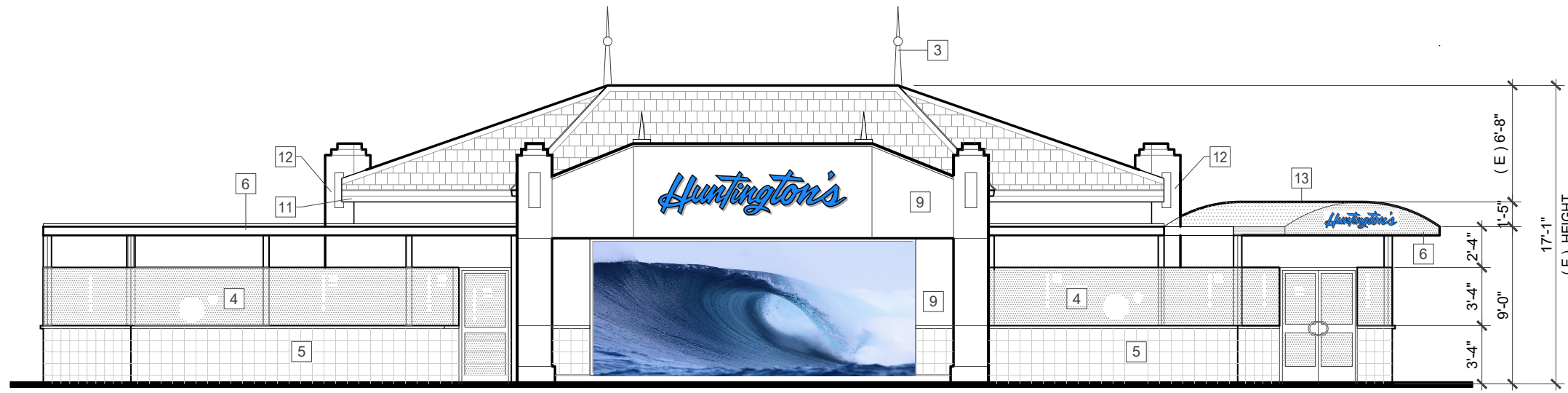
KEYNOTES

- 1 EXISTING CEMENT TILE ROOF
- 2 PARAPET
- 3 BUILT-UP ROOFING
- 4 REF. COMPRESSOR



RESTROOM
& STORAGE
ROOF PLAN

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	<p>HUNTINGTON'S ON THE PIER 21 MAIN ST. HUNTINGTON BEACH CALIFORNIA</p>
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SOUTH ELEVATION

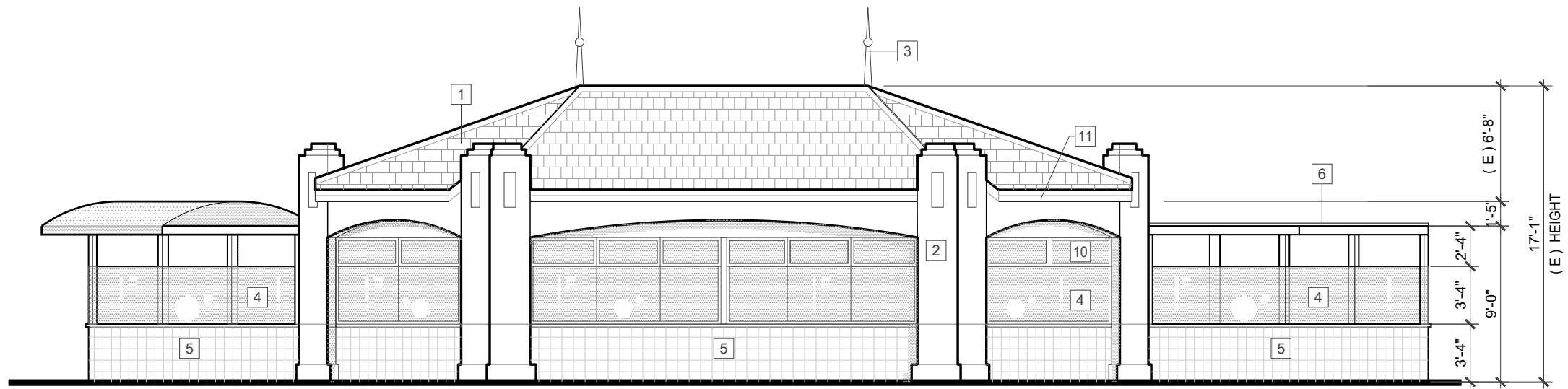
- KEYNOTES**
- 1 (E) TILE ROOF - PAINT LIGHT GREY
 - 2 SMOOTH PLASTER O/(E) OFF-WHITE
 - 3 (N) STAINLESS STEEL FINALE - SILVER
 - 4 (N) CLEAR LAMINATE GLASS
 - 5 ART DECO PATTERN CERAMIC TILE WHITE BLUE & GREY
 - 6 (N) GALV. & EPOXY STEEL BEAMS - GREY
 - 7 (N) TRANSLUCENT MURAL WALL
 - 8 (N) STAINLESS STEEL WALL - SILVER
 - 9 (N) SMOOTH PLASTER OFF-WHITE
 - 10 BI-FOLD / CASEMENT WINDOWS
 - 11 (E) PLASTER CORNICE - PAINT LIGHT GREY
 - 12 (N) PILASTER - OFF-WHITE
 - 13 FABRIC AWNING - BLUE



WEST ELEVATION



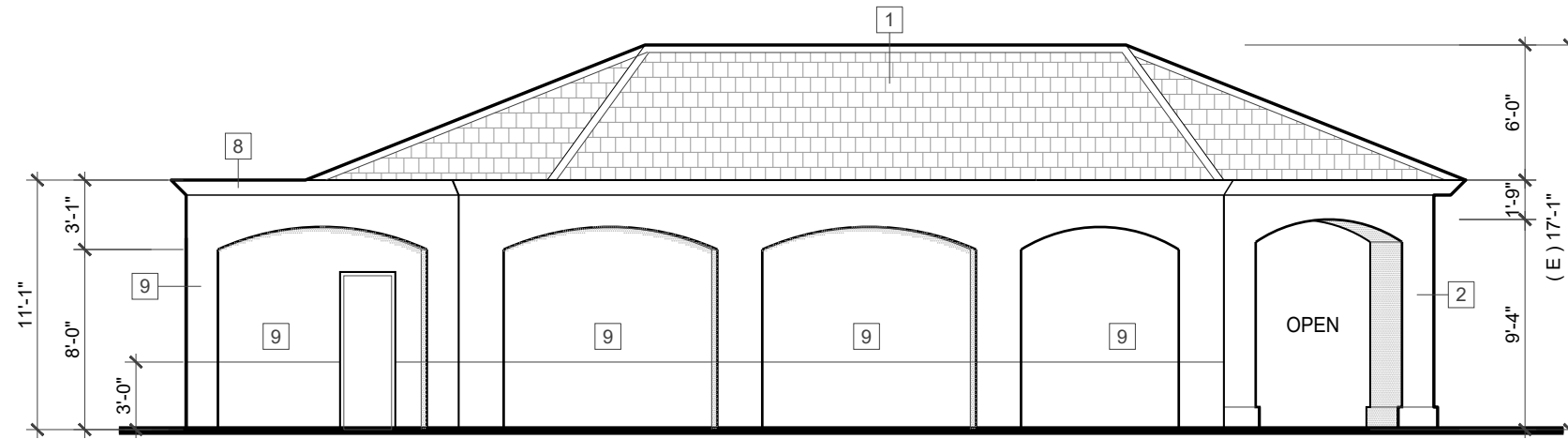
EAST ELEVATION



NORTH ELEVATION

RESTAURANT ELEVATIONS

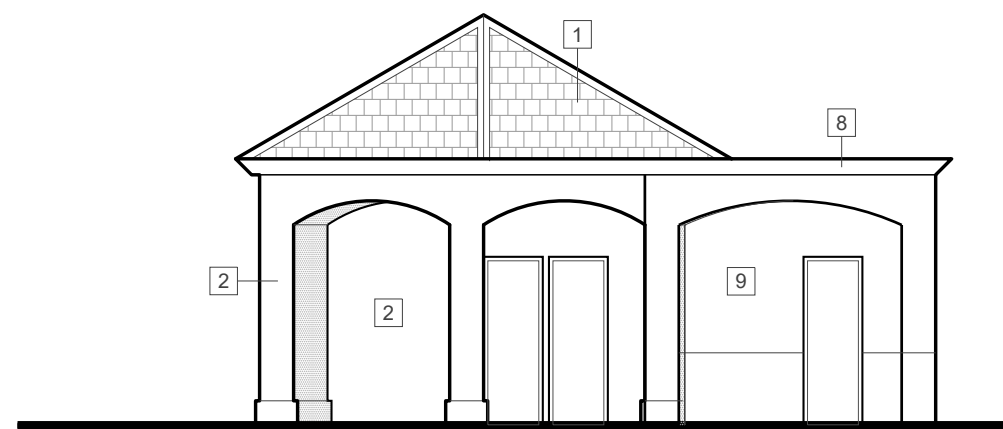
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	SCALE: 1/8"=1'-0"
	CAD FILE: HOTP-A4
<p>LICENSED ARCHITECT JEFF BERGSMAN 12/2015 JEFF BERGSMAN ARCHITECT OF CALIFORNIA</p>	HUNTINGTON'S ON THE PIER
	21 MAIN ST. HUNTINGTON BEACH CALIFORNIA
<p>TEAM D • E • S • I • G • N</p> <p>7 1 4 5 3 6 9 8 8 221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648</p>	ELEVATIONS
	A4



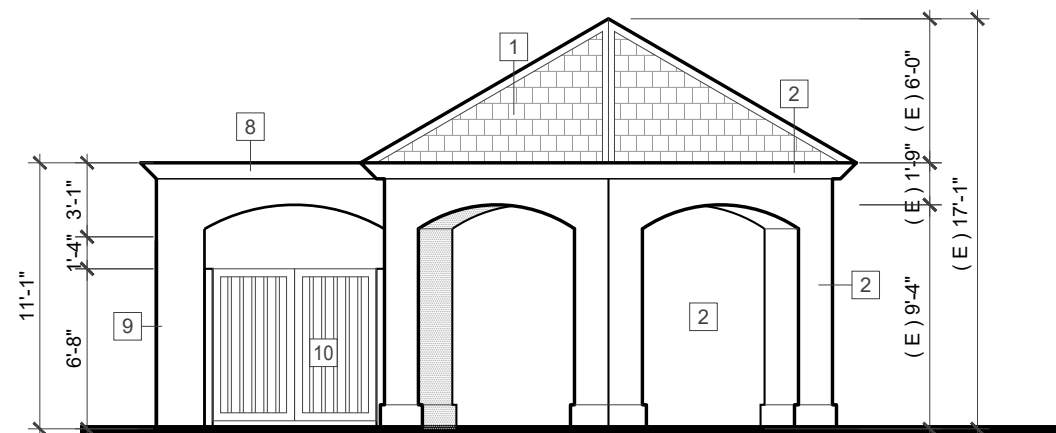
SOUTH ELEVATION

KEYNOTES

- 1 (E) TILE ROOF
- 2 (E) PLASTER - PAINT OFF-WHITE
- 8 (N) PLASTER CORNICE
- 9 (N) PLASTER - TAN
- 10 WEATHER WOOD GATE



WEST ELEVATION

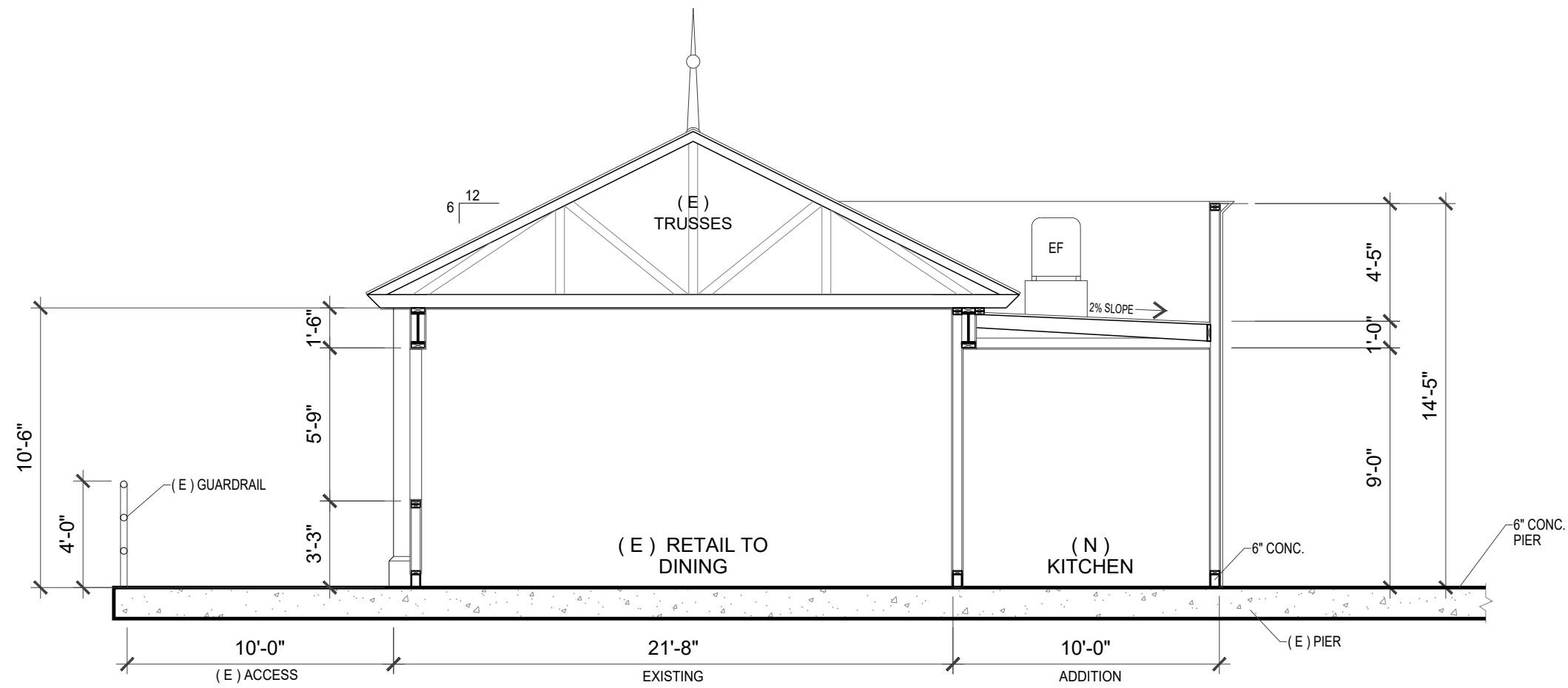


EAST ELEVATION

RESTROOM & STORAGE BLDG. ELEVATIONS

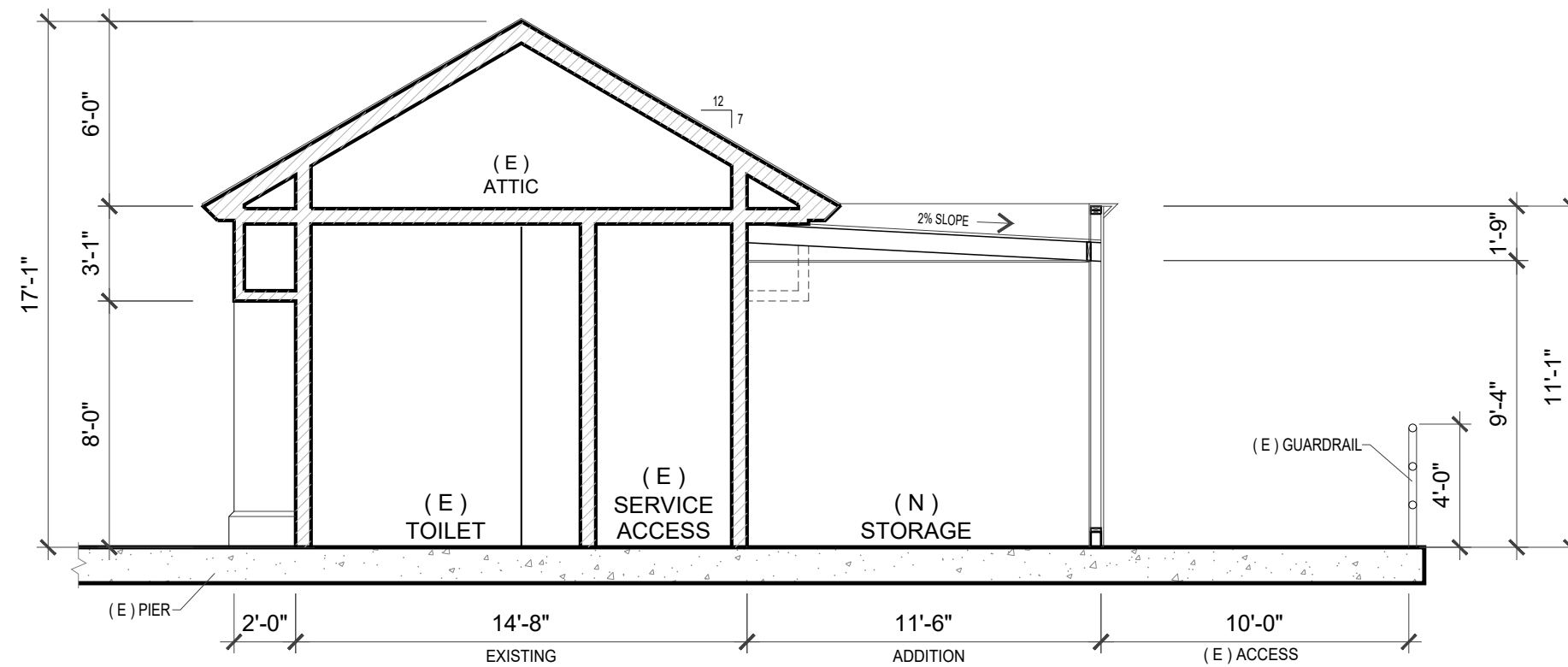
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	HUNTINGTON'S ON THE PIER 21 MAIN ST. HUNTINGTON BEACH CALIFORNIA
	ELEVATIONS
	A5

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RESTAURANT BUILDING SECTION

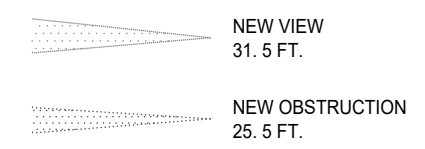
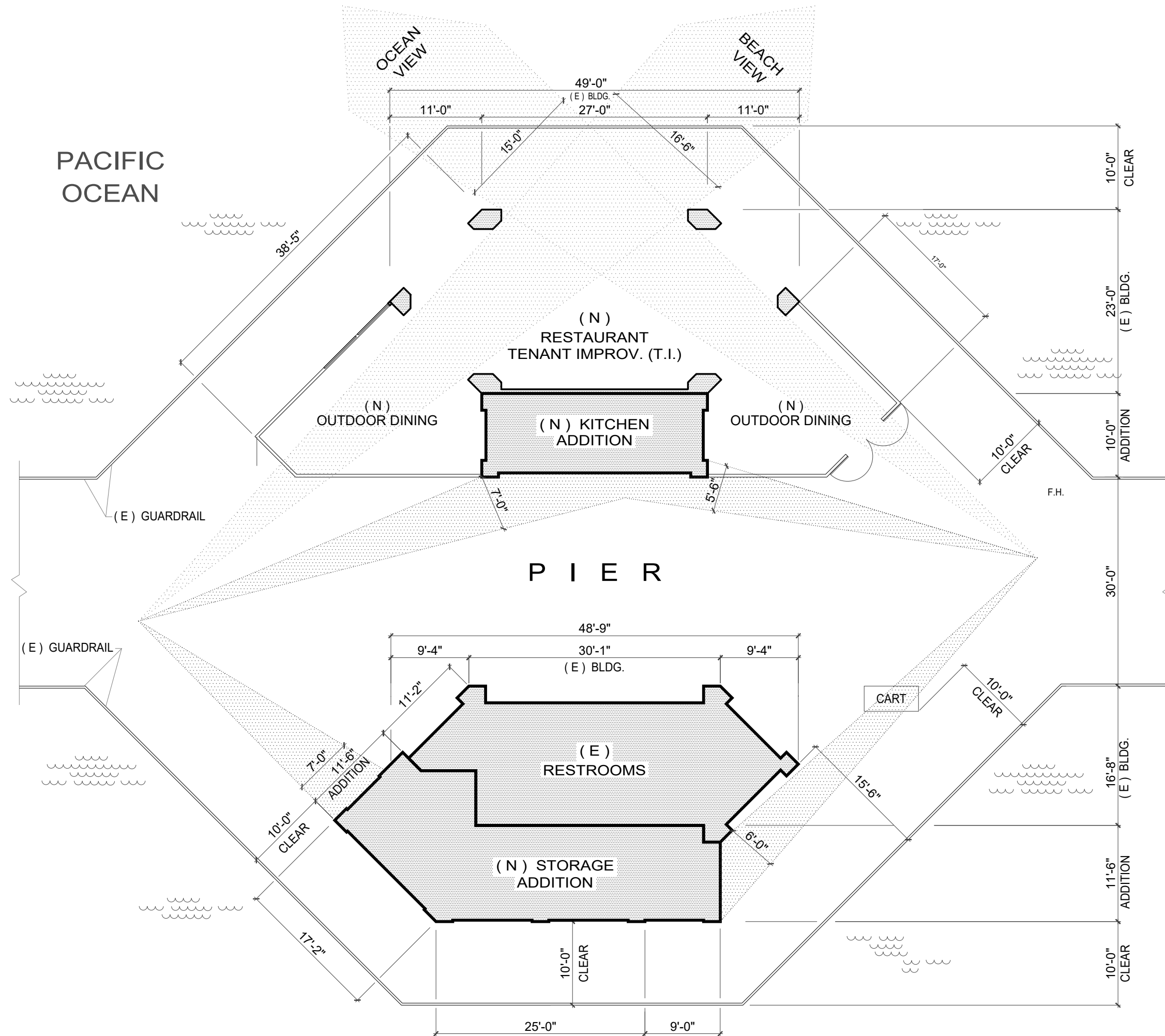
A



STORAGE BUILDING SECTION

B

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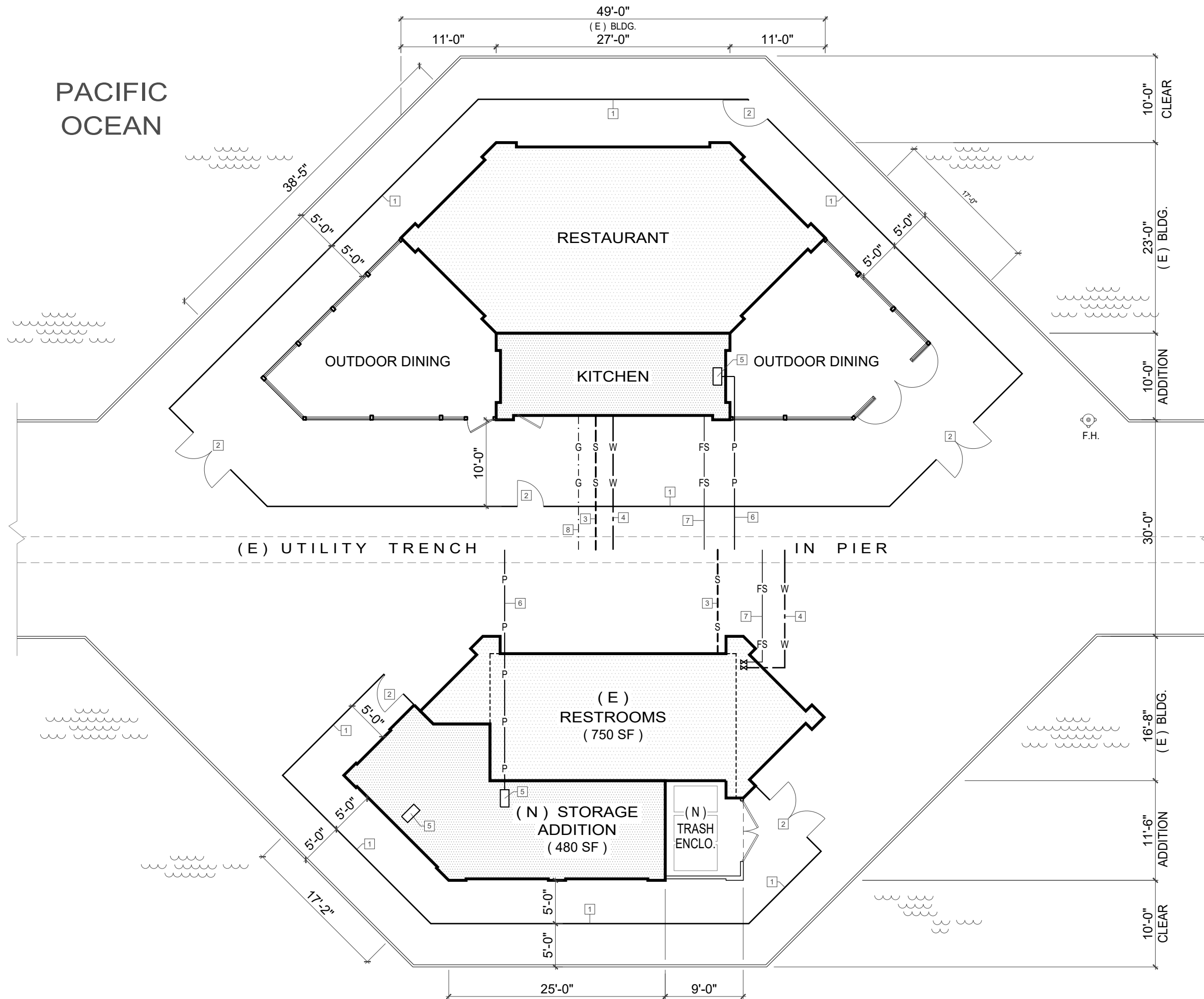


VIEW ANALYSIS

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HUNTINGTON'S
 ON THE PIER
 21 MAIN ST.
 HUNTINGTON BEACH
 CALIFORNIA

VA



KEYNOTES

- 1 (N) 8' H PLYWOOD BARRICADE
- 2 (N) GATES
- 3 (E) 4" Ø SEWER
- 4 (E) 1" WATER CONNECTION
- 5 (N) 200 AMP ELECTRICAL PANEL
- 6 (E) ELEC. POWER CONDUIT
- 7 (E) FIRE SPRINKLER
- 8 (N) GAS LINE

UTILITY & TEMP. CONST. PLAN



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	U.T.C.
<small>221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGNWB.COM</small>	