HB PIER DEVELOPMENT

JACK BIAN
ARCHITECT

PO BOX 48185
LOS ANGELES, CA 90048
475-201-2029

HB PIERSIDE LLC
OWNER
212 S S. PALM AVE #200
ALHAMBRA, CA 91801
626-282-0900

CAL LAND ENGINEERING &
ASSOCIATES, INC.
CIVIL ENGINEER
574 E. LAMBERT ROAD
BREA, CA 92821
714-671-1050

UPLA STUDIO
LANDSCAPE ARCHITECT
4572 VIA MARINA, #105
MARINA DEL REY, CA 90292
424-385-8721

NO.	DESCRIPTION	DATE

HB PIER

COVER

Project number	2022.07
Date	2026-04-17

E0.00

Scale

VIEW FROM 3RD ST AND WALNUT AVE

JACK BIAN
ARCHITECT

PO BOX 48185
LOS ANGELES, CA 90048
475-201-2029

HB PIERSIDE LLC
OWNER
212 S S. PALM AVE #200
ALHAMBRA, CA 91801
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714-671-1050

UPLA STUDIO
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4572 VIA MARINA, #105
MARINA DEL REY, CA 90292
424-385-8721

NO.	DESCRIPTION	DATE

HB PIER

RENDERINGS

Project number	2022.07
Date	2026-04-17

E0.02

Scale

VIEW OF THE GROUND FLOOR COUTRYARD OF LIVE-WORK UNITS

JACK BIAN
ARCHITECT

PO BOX 48185
LOS ANGELES, CA 90048
475-201-2029

HB PIERSIDE LLC
OWNER
212 S S. PALM AVE #200
ALHAMBRA, CA 91801
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4572 VIA MARINA, #105
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NO.	DESCRIPTION	DATE

HB PIER

RENDERINGS

Project number	2022.07
Date	2026-04-17

E0.03

Scale

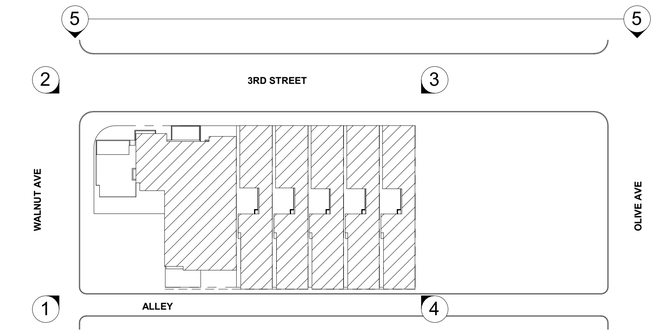
WALNUT AVE
LOOKING NORTH
1

CORNER 3RD/WALNUT
LOOKING EAST
2

3RD STREET
LOOKING WEST
3

ALLEY
LOOKING WEST
4

3RD STREET CONTEXT MONTAGE
5



1 KEY PLAN
1" = 50'-0"

JACK BIAN
ARCHITECT

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475-201-2029

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UPLA STUDIO
LANDSCAPE ARCHITECT
4572 VIA MARINA, #105
MARINA DEL REY, CA 90292
424-385-8721

NO.	DESCRIPTION	DATE

HB PIER

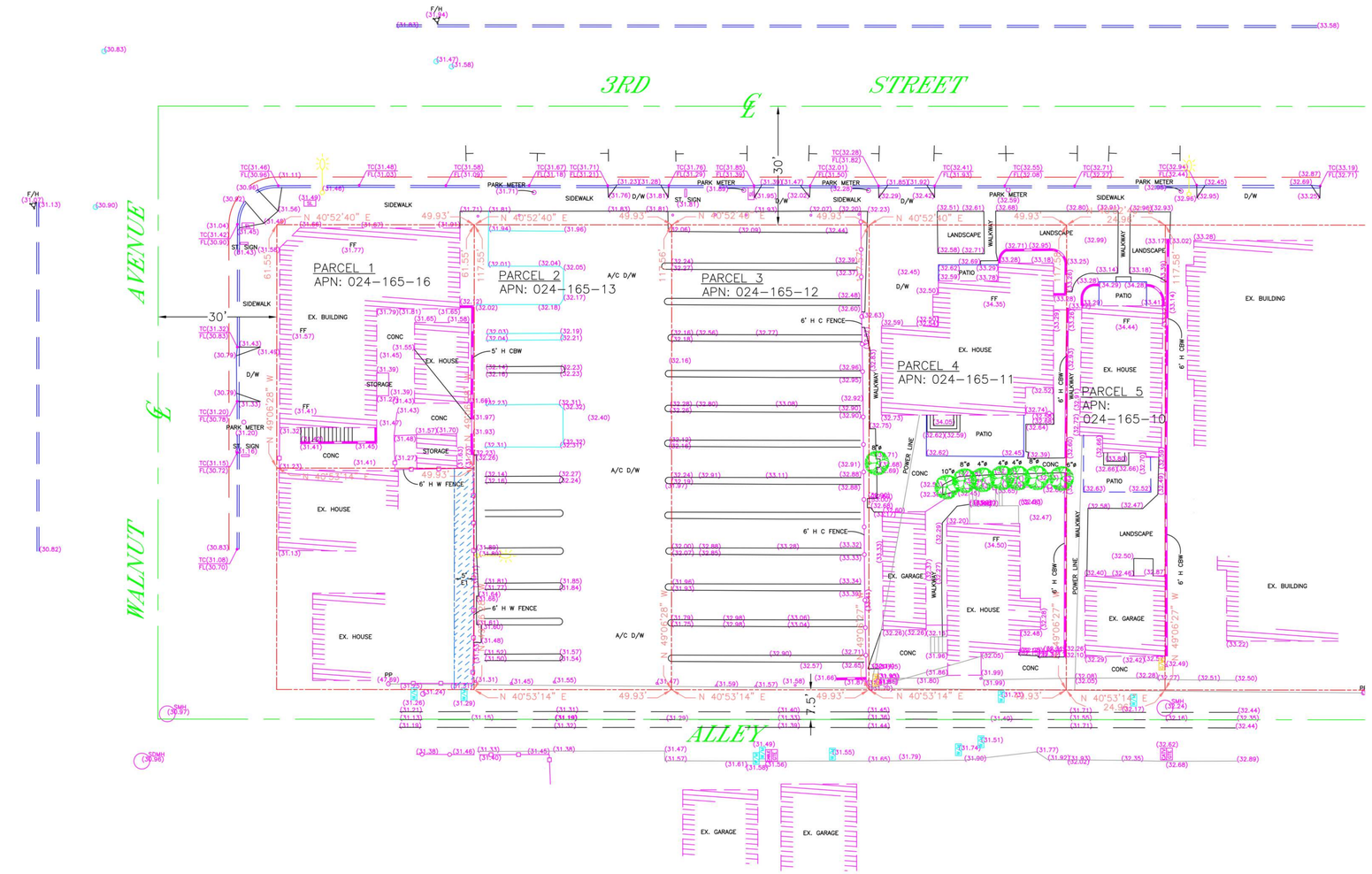
CONTEXT

Project number	2022.07
Date	2026-04-17

E0.05

Scale 1" = 50'-0"

TOPOGRAPHIC MAP



ABBREVIATIONS/LEGEND:

CATV	:	CABLE T.V. PULLBOX
C/B	:	CATCH BASIN
CBW/RW	:	CONC. BLOCK/RETAINING WALL
C&G	:	CURB AND GUTTER
CF	:	CHAIN LINK FENCE
DWY	:	DRIVEWAY
D/A	:	DRIVEWAY APPROACH
EX	:	EXISTING
FF	:	FINISH FLOOR
FS	:	FINISHED SURFACE
FL	:	FLOW LINE
GM	:	GAS METER
I/F	:	IRON FENCE
HP	:	HIGH POINT
PP	:	POWER POLE
P/L	:	PROPERTY LINE
RW	:	RETAINING WALL
S/W	:	SIDEWALK
S/D	:	STORM DRAIN
TC	:	TOP OF CURB
W/M	:	WATER METER
WF	:	WOODEN FENCE
◯	:	STORM DRAIN MANHOLE
◯	:	SEWER MANHOLE
◯	:	WATER VALVE
⋈	:	FDC / FIRE DEPT. CONNECTION
	:	FIRE HYDRANT
E	:	EDISION PULL BOX
S	:	STREET LIGHT PULL BOX
T	:	TRAFFIC SIGNAL PULL BOX
U	:	UTILITY PULL VOX
TV	:	TV CABLE PULL BOX
H.V	:	HIGH VOLTAGE BOX
TEL	:	TELEPHONE PULL BOX
S.T	:	SEPTIC TANK
(532.00)	:	EXISTING ELEVATION 532.00'
--(532)--	:	EXISTING CONTOUR LINE
-W--W--	:	WATER LINE
-S--S--	:	SEWER LINE
	:	STREET LIGHT
	:	WF/ WOOD FENCE OR IF/ IRON FENCE
	:	CF/ CHAIN LINK FENCE
	:	EXISTING TREE
	:	CONC. BLOCK WALL/ RETAINING WALL
	:	WOOD POST
	:	IRON POST
	:	DRAIN HOLE
	:	VENT

EASEMENT NOTES:

E1 EASEMENT FOR INGRESS AND EGRESS AND UTILITY MAINTENANCE PURPOSES PER INST. NO. 20120000778446, RECORDED ON FEB. 10, 2012, OF OFFICIAL RECORDS.

E2 EASEMENT FOR OIL AND GAS LEASE PURPOSES PER BOOK 2931, PAGE 390, RECORDED ON JAN. 21, 1955, OF OFFICIAL RECORDS. SAID EASEMENT IS BLANK IN NATURE.

E3 EASEMENT FOR OIL AND GAS LEASE PURPOSES PER INST. NO. 81-34760, RECORDED ON MAY. 27, 1981, OF OFFICIAL RECORDS. SAID EASEMENT IS BLANK IN NATURE.

SURVEYOR'S NOTES:

1. ALL INFORMATION SHOWN ON THE DRAWINGS IS GIVEN AS THE BEST PRESENT KNOWLEDGE AND PERFORMED WITHIN GENERALLY ACCEPTED ENGINEERING PRACTICE BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS MAY BE MADE.
2. ESTABLISHMENT OF CONTOUR: CONTOURING IS THE GRAPHICAL REPRESENTATION OF CONSTANT ELEVATION LINES THAT ARE INTERPOLATED OR EXTRAPOLATED BETWEEN ACTUAL FIELD MEASURED ELEVATIONS OR MAP ELEVATIONS, AND SHOULD NOT BE INTERPRETED AS PRECISE GROUND CONDITIONS, ONLY AN INFINITE NUMBER OF FIELD MEASUREMENTS WOULD REPRESENT SUCH PRECISE CONDITIONS, WHICH OBVIOUSLY ARE NOT POSSIBLE. THE NUMBER OF SUCH FIELD MEASUREMENTS ARE THEREFORE LIMITED TO THE SCOPE AND INTENT OF THE RESULTING MAP.
3. THE BEARINGS/DIMENSIONS OF THE MAP IS PREPARED BASED ON THE RECORD DATA.
4. THE SURVEY IS PREPARED FOR ARCHITECTURAL/LANDSCAPING PURPOSE.
5. EASEMENTS MAY NOT BE SHOWN DUE TO UNAVAILABILITY OF AN EFFECTIVE PRELIMINARY TITLE REPORT AT THE TIME OF DRAFT COMPLETION.

LEGAL DESCRIPTION:

PARCEL 1

A PORTION OF LOTS 2 AND 4 IN BLOCK 202 OF HUNTINGTON BEACH, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 36, OF MISCELLANEOUS MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

APN: 024-165-16

PROPERTY SIZE: 3,072.97 S.F.

PARCEL 2

LOTS 6 AND 8 IN BLOCK 202 OF HUNTINGTON BEACH, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 36, OF MISCELLANEOUS MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

APN: 024-165-13

PROPERTY SIZE: 5,869.28 S.F.

PARCEL 3

LOTS 10 AND 12 IN BLOCK 202 OF HUNTINGTON BEACH, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 36, OF MISCELLANEOUS MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

APN: 024-165-12

PROPERTY SIZE: 5,869.68 S.F.

PARCEL 4

LOTS 14 AND 16 IN BLOCK 202 OF HUNTINGTON BEACH, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 36, OF MISCELLANEOUS MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

APN: 024-165-11

PROPERTY SIZE: 5,870.08 S.F.

PARCEL 5

LOT 18 IN BLOCK 202 OF HUNTINGTON BEACH, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 36, OF MISCELLANEOUS MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

APN: 024-165-10

PROPERTY SIZE: 2,935.19 S.F.

BENCHMARK:

COUNTY BENCHMARK NO. 1J-75-04

DESCRIBED BY OCS 2004 – FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "1J-75-04", SET IN THE WESTERLY CORNER OF A 4 FT. BY 11 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHERLY CORNER OF THE INTERSECTION OF PACIFIC COAST HIGHWAY AND MAIN STREET, 43 FT. NORTHEASTERLY OF THE CENTERLINE OF PCH AND 61 FT. NORTHWESTERLY OF THE CENTERLINE OF MAIN STREET. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION: 28.049' (NAVD 1988)

BASIS OF BEARING:

CENTERLINE OF 3RD STREET N 40°52'40" E
PER TRACT NO. 14133 M.M. 674-46-48

PROFESSIONAL LAND SURVEYOR
FRANCIS K. LIN
No. 9645
STATE OF CALIFORNIA

0 16 32
1"=16'

CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:
200, 202, 210, 214, 216, & 218 3rd St.,
Huntington Beach, CA

DRAWN: JS
CHECKED: ML
DATE: 8-04-2022
JOB NO.: 22-019-045
SCALE: 1"=16'
FILE NAME: 3rd_200_Topo.dwg

T-1

SHEET 1 OF 1 SHT.

ZONING INFORMATION

ADDRESS: 210, 212, 214, 216, & 218 3RD ST, HUNTINGTON BEACH, CA

APN: 024-165-10, 024-165-11, 024-165-12 (PORTION)

OWNER - HB PIERSIDE LLC

ZONE: DTSP - DISTRICT 1

OCCUPANCY: R3

TYPE OF CONSTRUCTION: V-B

LOT SIZE: 14,125 SF

SPRINKLER: YES

REFERENCE CODES

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
HUNTINGTON BEACH MUNICIPAL CODE (HBMC)

DTSP ZONING CONFORMANCE MATRIX (LIVE-WORK UNITS)

SUBJECT	CODE	REQUIRED	PROPOSED
PARCEL SIZE	3.3.1.5	25' FRONTAGE AND 2,500 SF LOT AREA	25' FRONTAGE AND 2,825 SF EACH
SITE COVERAGE	3.3.1.6	N/A	N/A
BUILDING HEIGHT	3.3.1.8	35'-0"	33'-0" (TOP OF ROOF DECK)
FLOOR AREA	3.3.1.4	3,000SF	2,995SF
FRONT SETBACK	3.3.1.1.10	0'-5'	0'
INTERIOR SETBACK	3.3.1.1.11	0'	0'
REAR SETBACK	3.3.1.1.12	3'	3'
UPPER STORY SETBACK	3.3.1.9	10' AVERAGE ON 3RD STREET	10'
PARKING	3.2.26.4	1 SPACE PER UNIT, COMMERCIAL 1 SPACE/500SF	4
LANDSCAPING	3.2.12	125 SF	125 SF

PROJECT DESCRIPTION

THE PROJECT IS LOCATED AT 3RD STREET IN HUNTINGTON BEACH ON PARCEL 3, 4, AND 5. THE TOTAL SITE AREA IS 14,625 SF AFTER ALLEY DEDICATION. THE PROJECT IS A DEVELOPMENT WITH 5 LIVE-WORK UNITS. EACH OF THE LIVE-WORK DEVELOPMENT IS NEW THREE-STORY 3,000 SF LIVE-WORK UNIT WITH NON-RESIDENTIAL WORK AREA AND 2-BED, 1BATH 658 SF ADU ON THE GROUND FLOOR, PARKING, 3 BEDROOMS, 4 BATHROOMS AND A ROOF DECK.

THE DEVELOPMENT WILL NOT IMPACT THE MINIMUM REQUIRED PARKING AT THE BUILDING CORNER OF WALNUT AVE/3RD ST.

AFFORDABLE HOUSING PAYMENT VIA IN-LIEU FEE.

APPLICATION NUMBER:
PA-2025-070
CDP-2025-013
DRB-2025-009
AP-2025-004

SHEET INDEX PARCEL 5

SHEET NUMBER	SHEET NAME
E5.01	PROJECT INFORMATION
E5.02	DIAGRAMS
E5.03	MATERIAL BOARD
E5.10	SITE PLAN
E5.20	ALL PLANS
E5.21	FLOOR PLAN
E5.22	FLOOR PLAN
E5.23	FLOOR PLAN
E5.24	FLOOR PLAN
E5.31	ELEVATIONS
E5.32	ELEVATIONS
E5.41	SECTION
E5.51	LANDSCAPE CONCEPT
E5.61	ELEVATOR SPECS

VICINITY MAP

LEGAL DESCRIPTION

PARCEL 3

LOTS 10 AND 12 IN BLOCK 202 OF HUNTINGTON BEACH, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 36, OF MISCELLANEOUS MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

APN: 024-165-12

PROPERTY SIZE: 5,650 SF (AFTER DEDICATION)

PARCEL 4

LOTS 14 AND 16 IN BLOCK 202 OF HUNTINGTON BEACH, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 36, OF MISCELLANEOUS MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

APN: 024-165-11

PROPERTY SIZE: 5,650 SF (AFTER DEDICATION)

PARCEL 5

LOT 18 IN BLOCK 202 OF HUNTINGTON BEACH, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 36, OF MISCELLANEOUS MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

APN: 024-165-10

PROPERTY SIZE: 2,825 SF (AFTER DEDICATION)

JACK BIAN
ARCHITECT

PO BOX 48185
LOS ANGELES, CA 90048
475-201-2029

HB PIERSIDE LLC
OWNER
212 S S. PALM AVE #200
ALHAMBRA, CA 91801
626-282-0900

CAL LAND ENGINEERING & ASSOCIATES, INC.
CIVIL ENGINEER
574 E. LAMBERT ROAD
BREA, CA 92821
714-671-1050

UPLA STUDIO
LANDSCAPE ARCHITECT
4572 VIA MARINA, #105
MARINA DEL REY, CA 90292
424-385-8721

NO.	DESCRIPTION	DATE

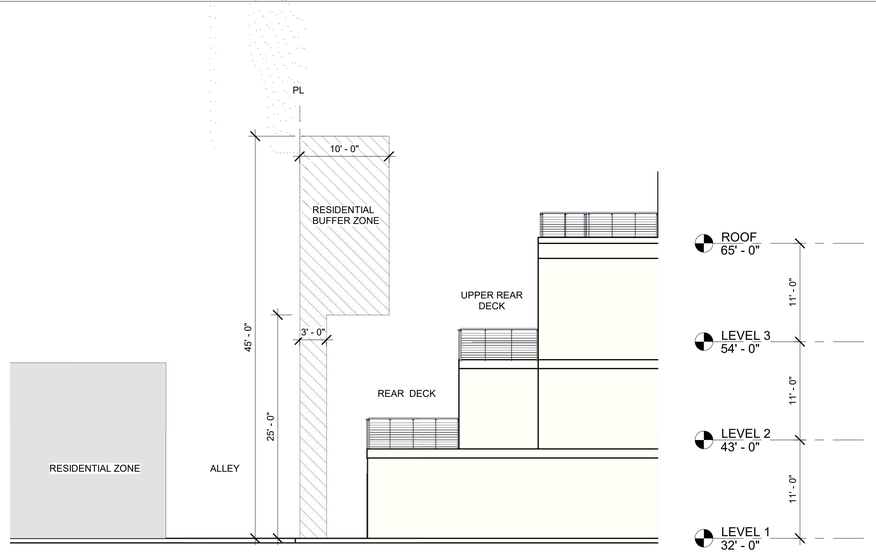
HB PIER

PROJECT INFORMATION

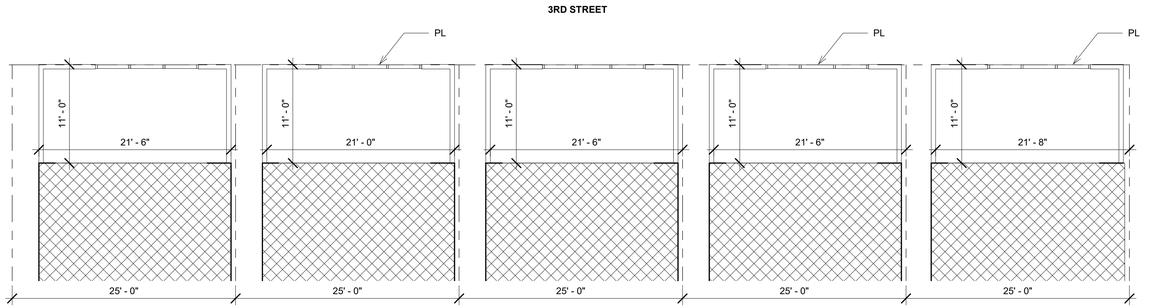
Project number	2022.07
Date	2026-04-17

E5.01

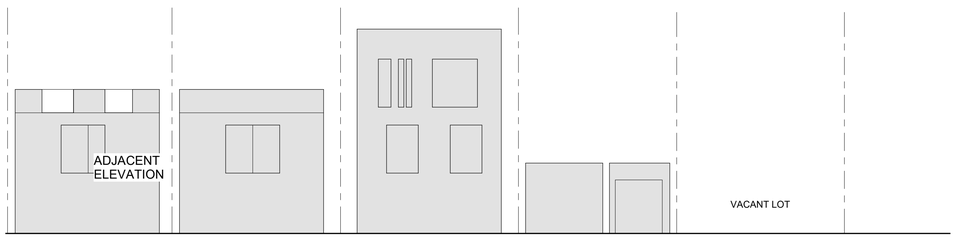
Scale 1" = 1'-0"



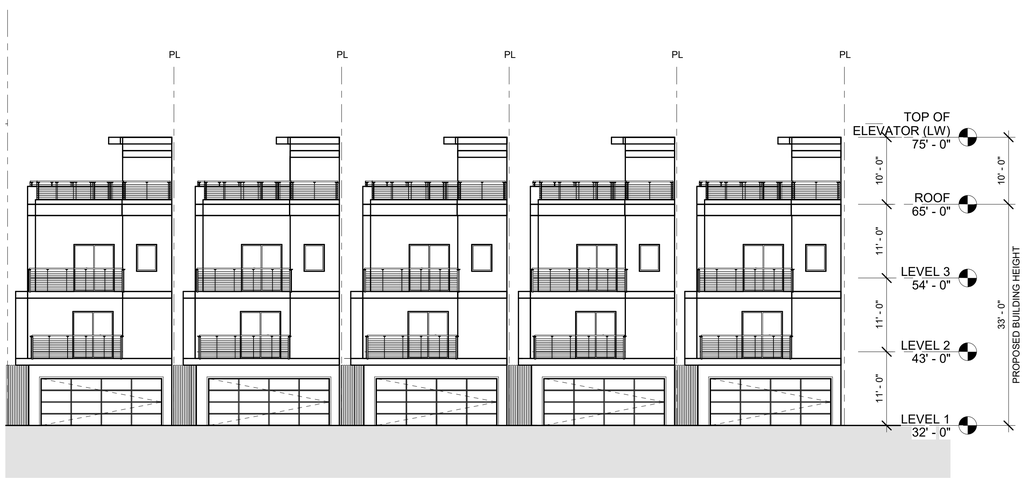
5 RESIDENTIAL BUFFER (DTSP 3.2.21)
1/8" = 1'-0"



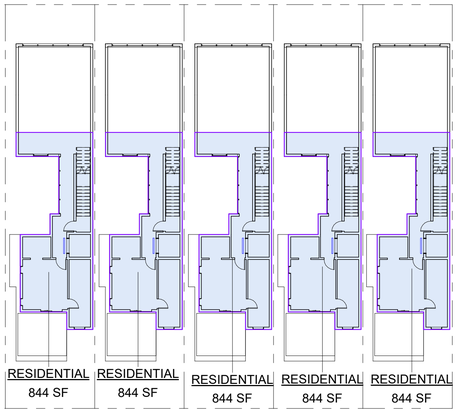
1 UPPER STORY SETBACK - 3RD FLOOR (DTSP 3.3.1.9)
1/8" = 1'-0"



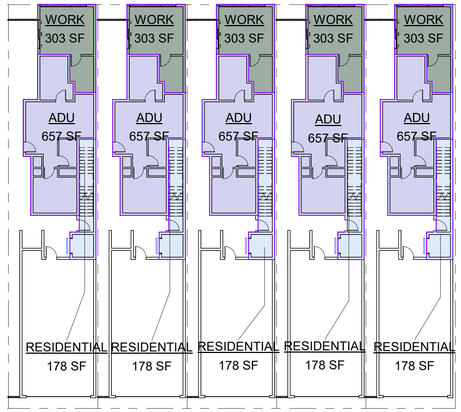
ALLEY



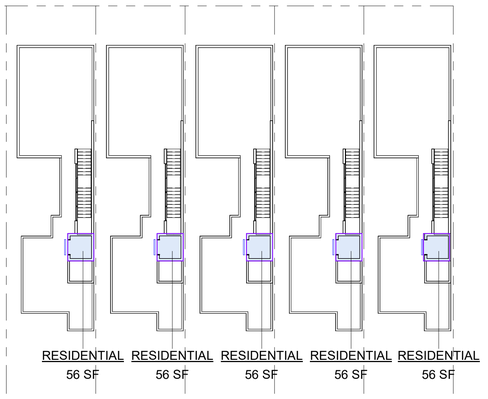
6 ADJACENT PROPERTY WINDOW
3/32" = 1'-0"



4 LEVEL 3
1" = 20'-0"



2 LEVEL 1
1" = 20'-0"

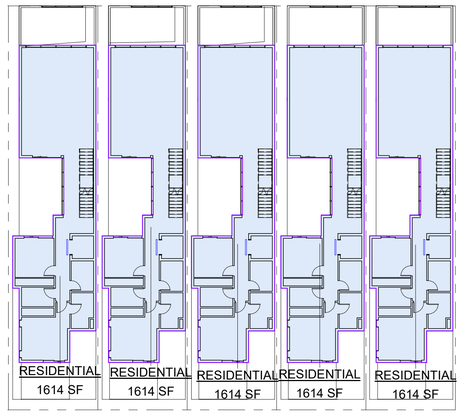


AREA CALCULATION PER BUILDING
DTSP SECTION 2.7 AND 3.3.1.4

FLOOR 1 = 303 SF WORK
= 178 SF RESIDENTIAL
= 657 SF ADU
FLOOR 2 = 1,614 SF
FLOOR 3 = 844 SF
ROOF = 56 SF

TOTAL = 2,995 SF
TOTAL WITH ADU = 3,652 SF

7 ROOF(1)
1" = 20'-0"



3 LEVEL 2
1" = 20'-0"

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NO.	DESCRIPTION	DATE

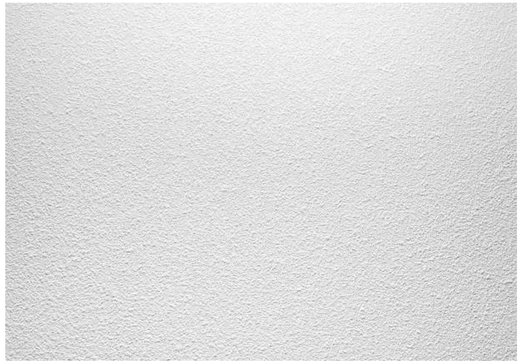
HB PIER

DIAGRAMS

Project number	2022.07
Date	2026-04-17

E5.02

Scale: As indicated



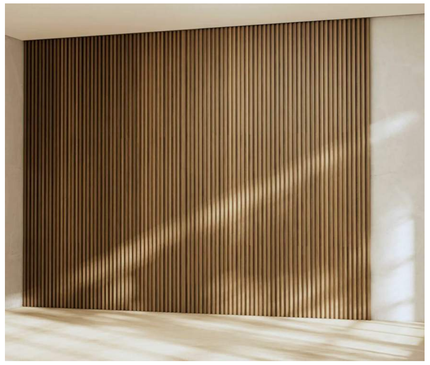
EXTERIOR WALL - SMOOTH STUCCO
LAHABRA 40 DOVE GREY, ACRYLIC FINISH

EXTERIOR DOORS - CLEAR ANODIZED STEEL
PRODUCT: ARCADIA WINDOWS AND DOORS
AG601SERIES

EXTERIOR WINDOW - CLEAR
ANODIZED STEEL
PRODUCT: ARCADIA C3500 SERIES

FRONT EXTERIOR DOOR - WOOD SLATS
PRODUCT: ACCOYA DOOR SIDING - WHITE OAK
CLEAR FINISH

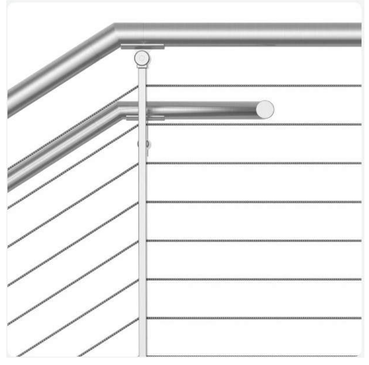
GARAGE DOOR - STAINLESS STEEL
PRODUCT: CLOPLAY FLUSH DESIGN CLEAR SILVER



EXTERIOR DETAIL - WOOD SLATS
PRODUCT: ACCOYA RAINSCREEN SIDING - WHITE OAK CLEAR FINISH

EXTERIOR DETAIL - PORCELAIN TILE
PRODUCT: DATILE VL66 WATERFALL GLOSSY

EXTERIOR DECKS - WOOD PAVERS ON PEDESTALS
PRODUCT: BISON PEDESTAL SYSTEM AND IPE 24"X24" WOOD TILES



BALCONY RAILING - STAINLESS STEEL AND CABLE RAILING
PRODUCT: VIVA RAILINGS BEACON CABLE - SATIN FINISH

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MATERIAL BOARD

Project number	2022.07
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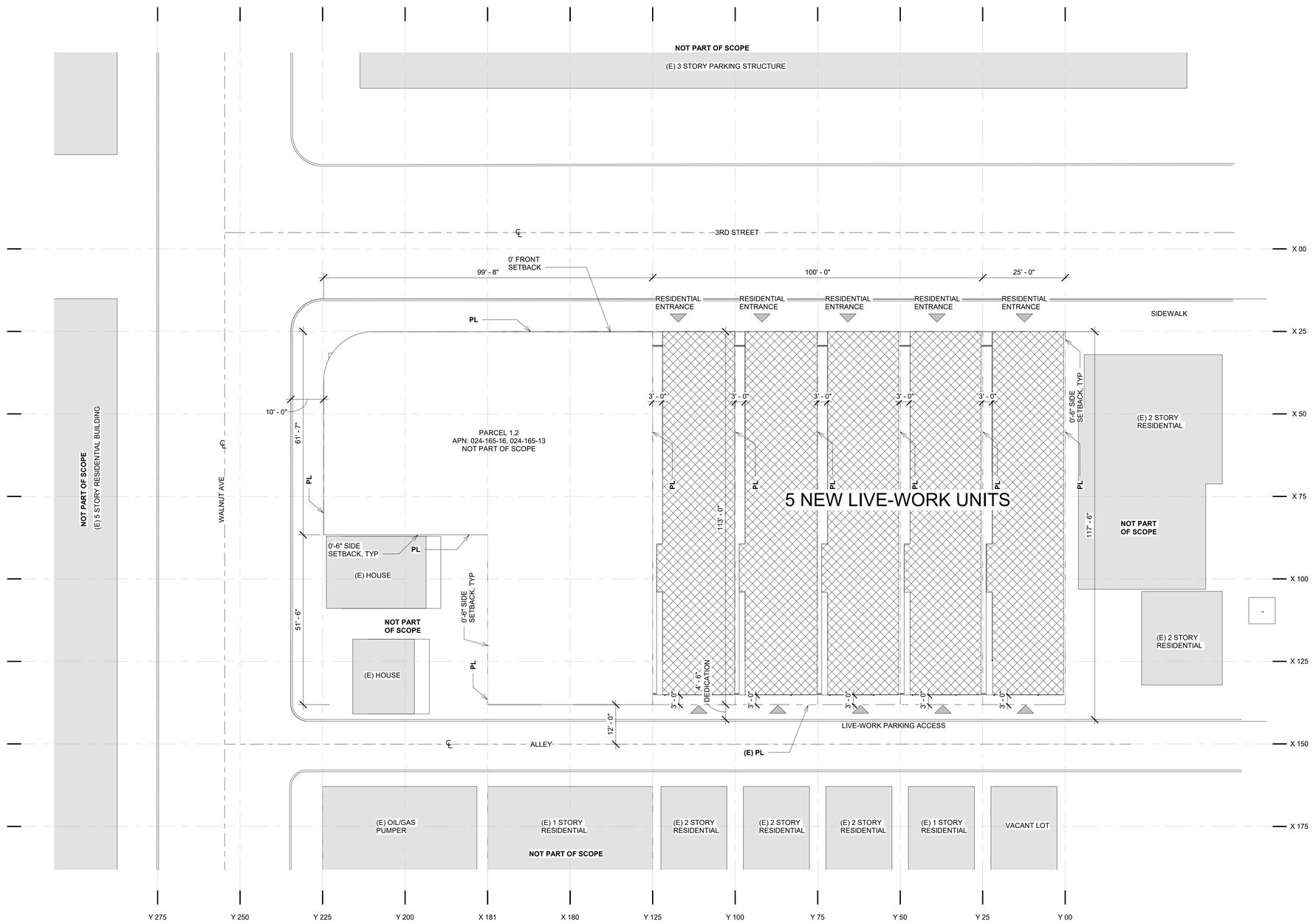
E5.03

Scale



1 SITE PLAN
1/16" = 1'-0"

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SITE PLAN

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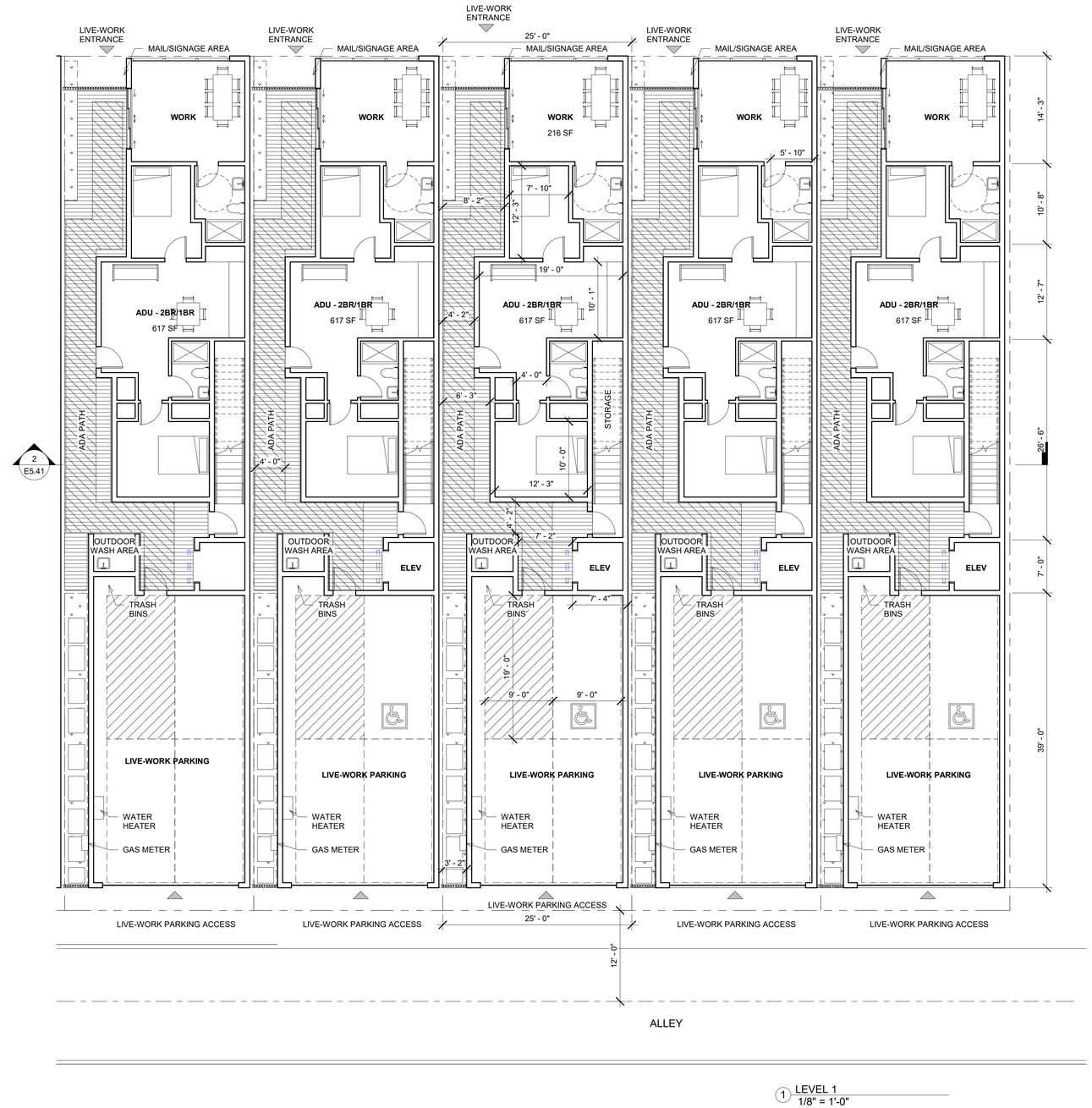
E5.10

Scale 1/16" = 1'-0"

3RD STREET



1 LEVEL 1
1/8" = 1'-0"

N

JACK BIAN
ARCHITECT

PO BOX 48185
LOS ANGELES, CA 90048
475-201-2029

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OWNER
212 S S. PALM AVE #200
ALHAMBRA, CA 91801
626-282-0900

CAL LAND ENGINEERING & ASSOCIATES, INC.
CIVIL ENGINEER
574 E. LAMBERT ROAD
BREA, CA 92821
714-671-1050

UPLA STUDIO
LANDSCAPE ARCHITECT
4572 VIA MARINA, #105
MARINA DEL REY, CA 90292
424-385-8721

NO.	DESCRIPTION	DATE

HB PIER

FLOOR PLAN

Project number	2022.07
Date	2026-04-17

E5.21

Scale 1/8" = 1'-0"

3RD STREET

ALLEY

3 LEVEL 2
1/8" = 1'-0"

N

JACK BIAN
ARCHITECT

PO BOX 48185
LOS ANGELES, CA 90048
475-201-2029

HB PIERSIDE LLC
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212 S S. PALM AVE #200
ALHAMBRA, CA 91801
626-282-0900

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ASSOCIATES, INC.
CIVIL ENGINEER
574 E. LAMBERT ROAD
BREA, CA 92821
714-671-1050

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HB PIER

FLOOR PLAN

Project number	2022.07
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E5.22

Scale 1/8" = 1'-0"

3RD STREET

ALLEY

1 LEVEL 3
1/8" = 1'-0"

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ARCHITECT

PO BOX 48185
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ALHAMBRA, CA 91801
626-282-0900

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CIVIL ENGINEER
574 E. LAMBERT ROAD
BREA, CA 92821
714-671-1050

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HB PIER

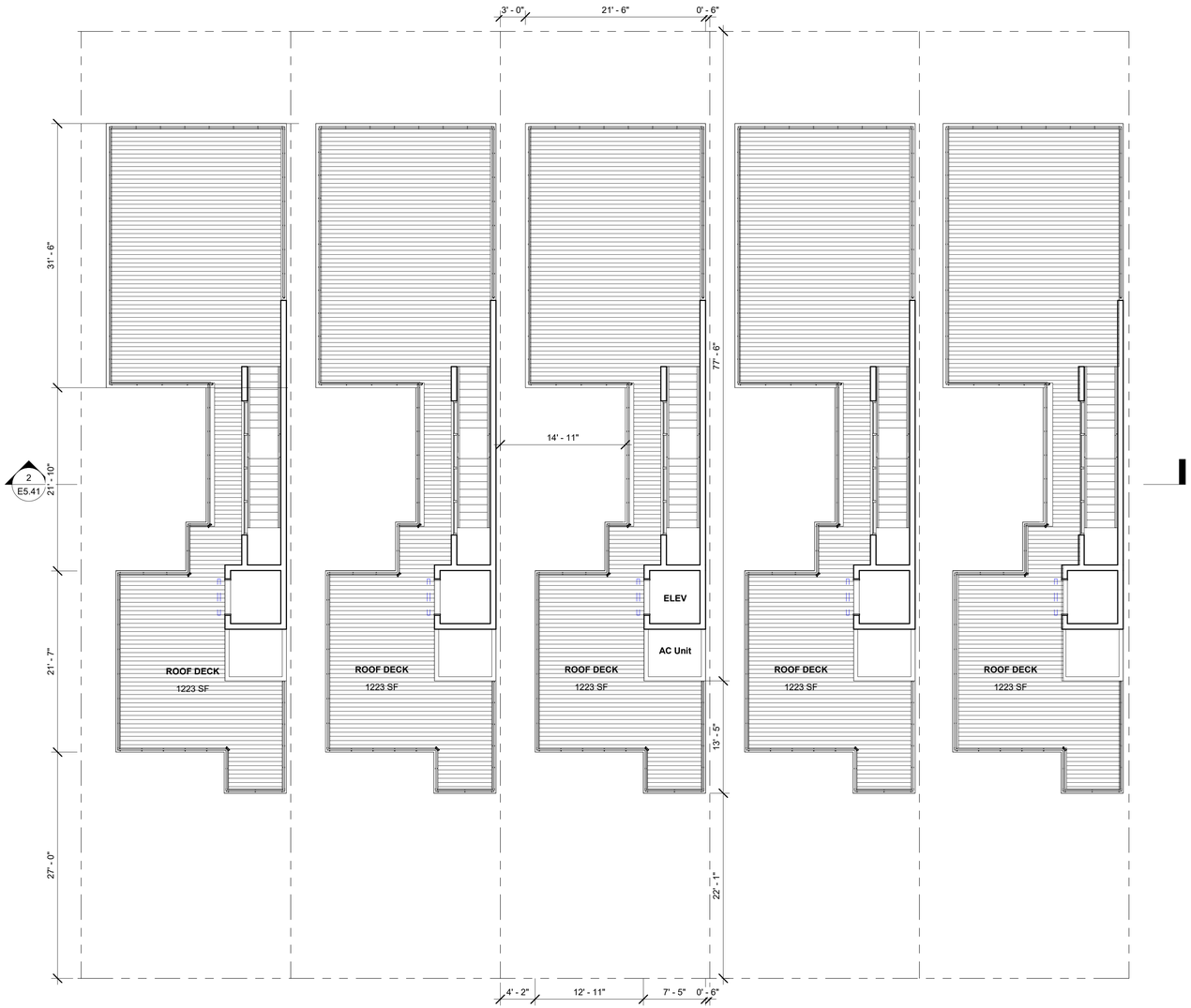
FLOOR PLAN

Project number	2022.07
Date	2026-04-17

E5.23

Scale 1/8" = 1'-0"

3RD STREET



2 E5.41

ALLEY

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

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626-282-0900

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CIVIL ENGINEER
574 E. LAMBERT ROAD
BREA, CA 92821
714-671-1050

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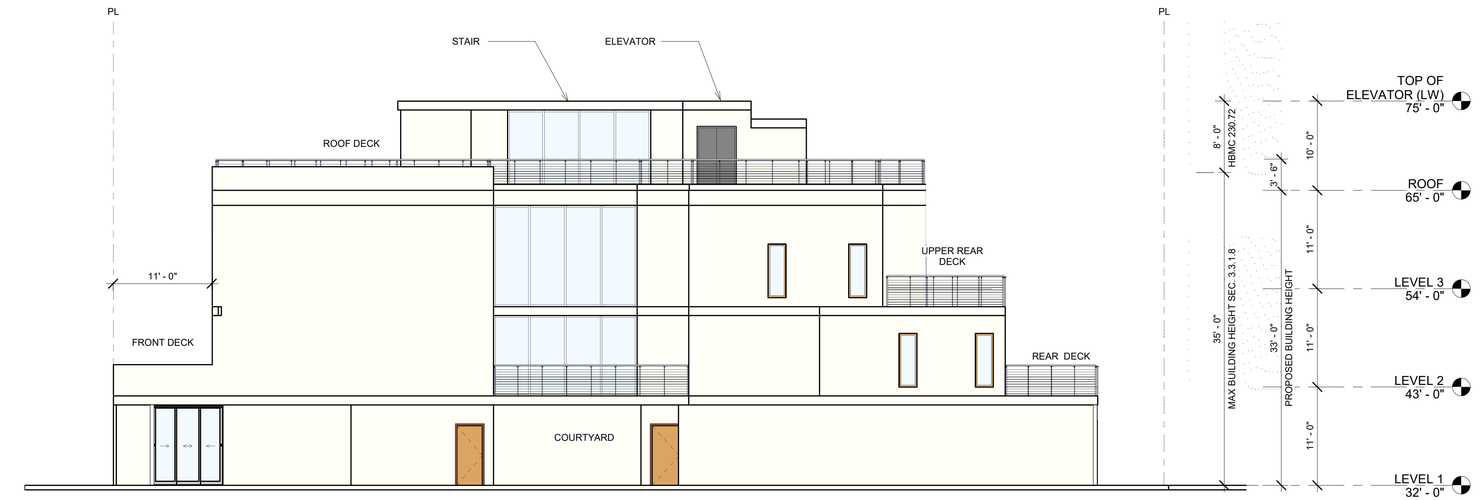
HB PIER

FLOOR PLAN

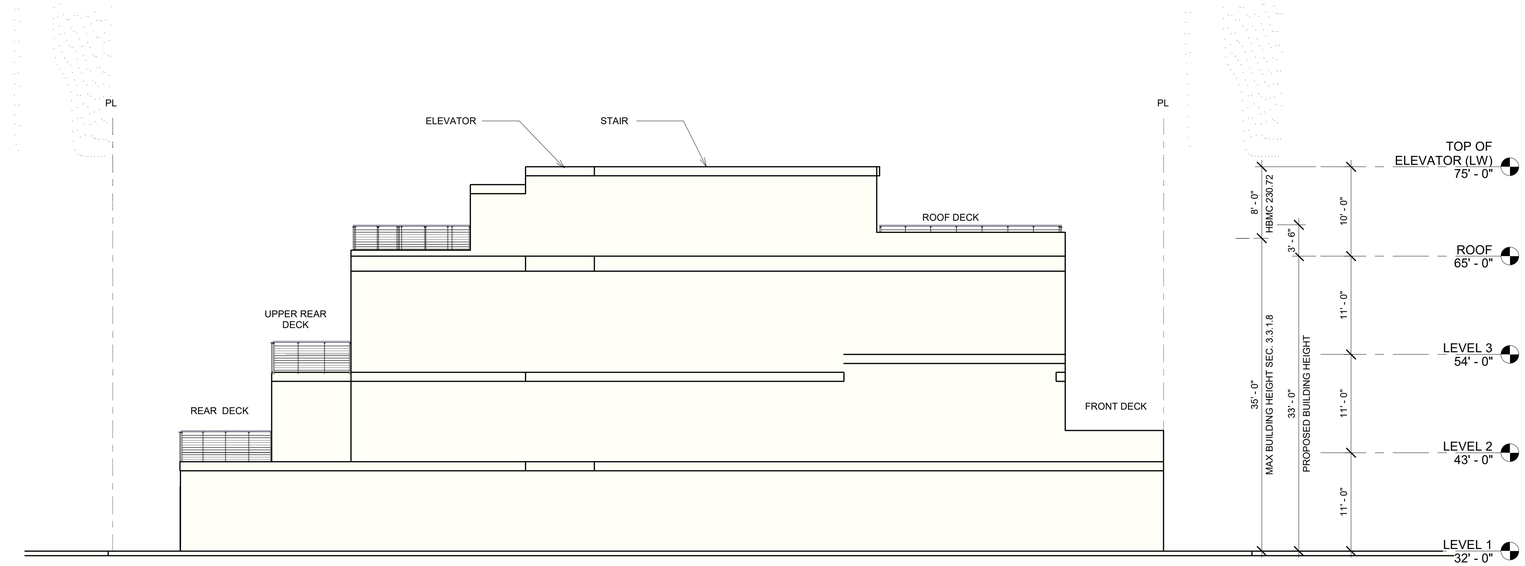
Project number	2022.07
Date	2026-04-17

E5.24

Scale 1/8" = 1'-0"



1 WEST
1/8" = 1'-0"



2 EAST
1/8" = 1'-0"

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OWNER
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626-282-0900

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CIVIL ENGINEER
574 E. LAMBERT ROAD
BREA, CA 92821
714-671-1050

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NO.	DESCRIPTION	DATE

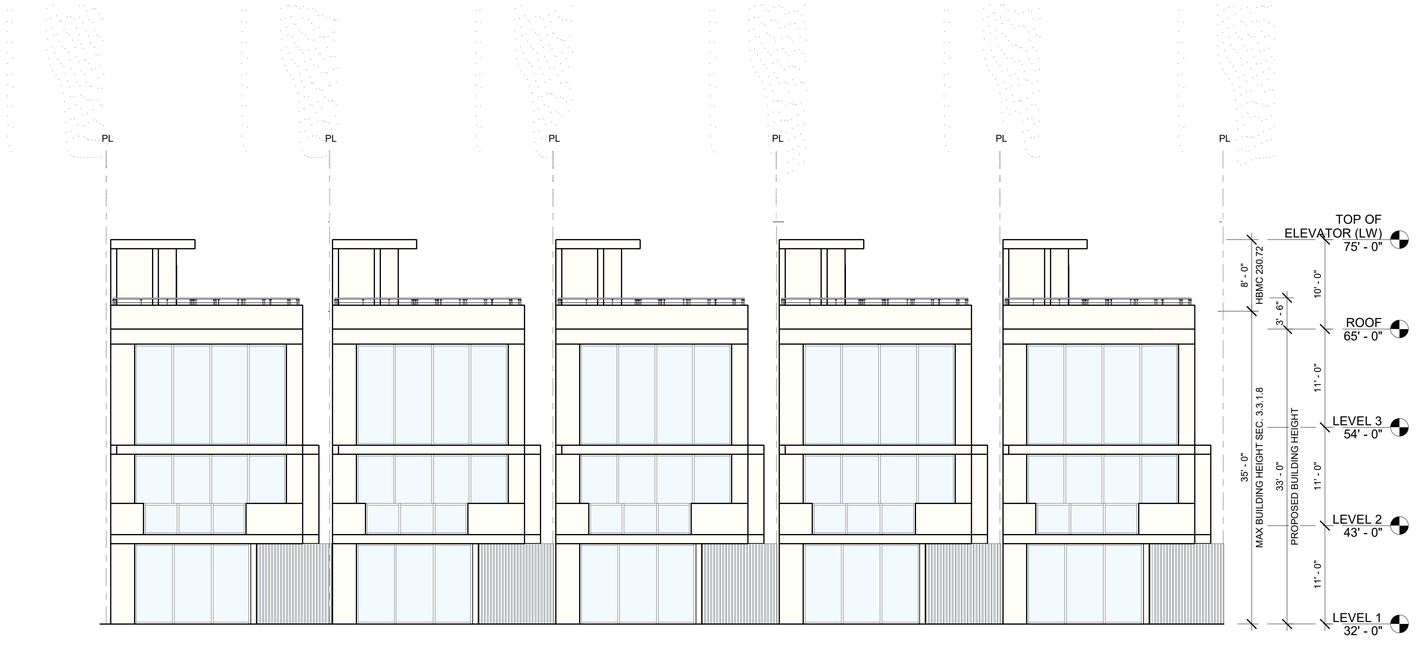
HB PIER

ELEVATIONS

Project number	2022.07
Date	2026-04-17

E5.31

Scale 1/8" = 1'-0"



1 NORTH
1/8" = 1'-0"

2 SOUTH
1/8" = 1'-0"

JACK BIAN
ARCHITECT

PO BOX 48185
LOS ANGELES, CA 90048
475-201-2029

HB PIERSIDE LLC
OWNER
212 S S. PALM AVE #200
ALHAMBRA, CA 91801
626-282-0900

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ASSOCIATES, INC.
CIVIL ENGINEER
574 E. LAMBERT ROAD
BREA, CA 92821
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NO.	DESCRIPTION	DATE

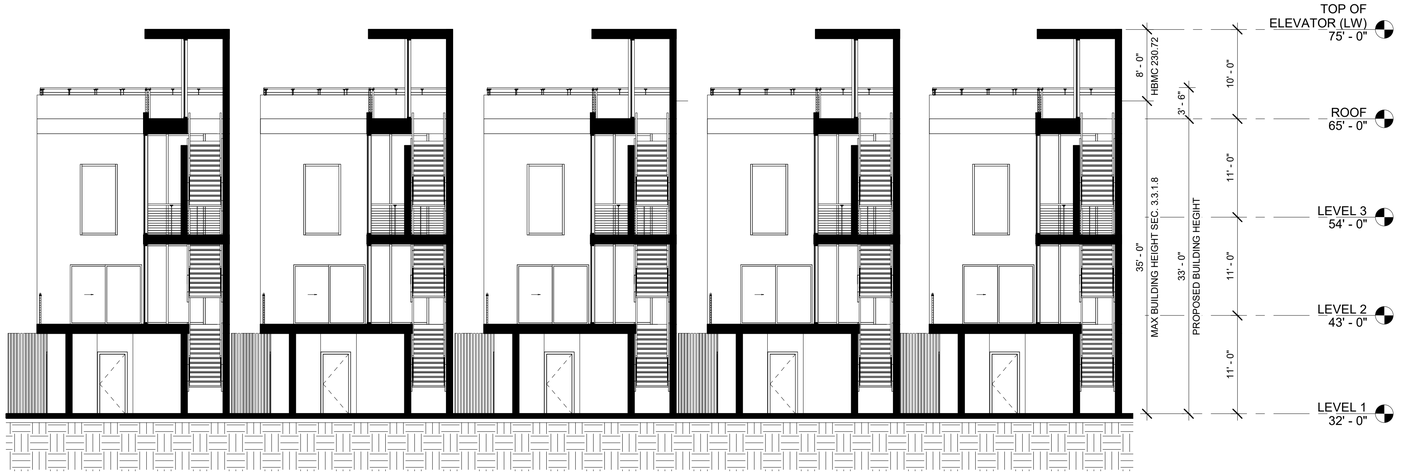
HB PIER

ELEVATIONS

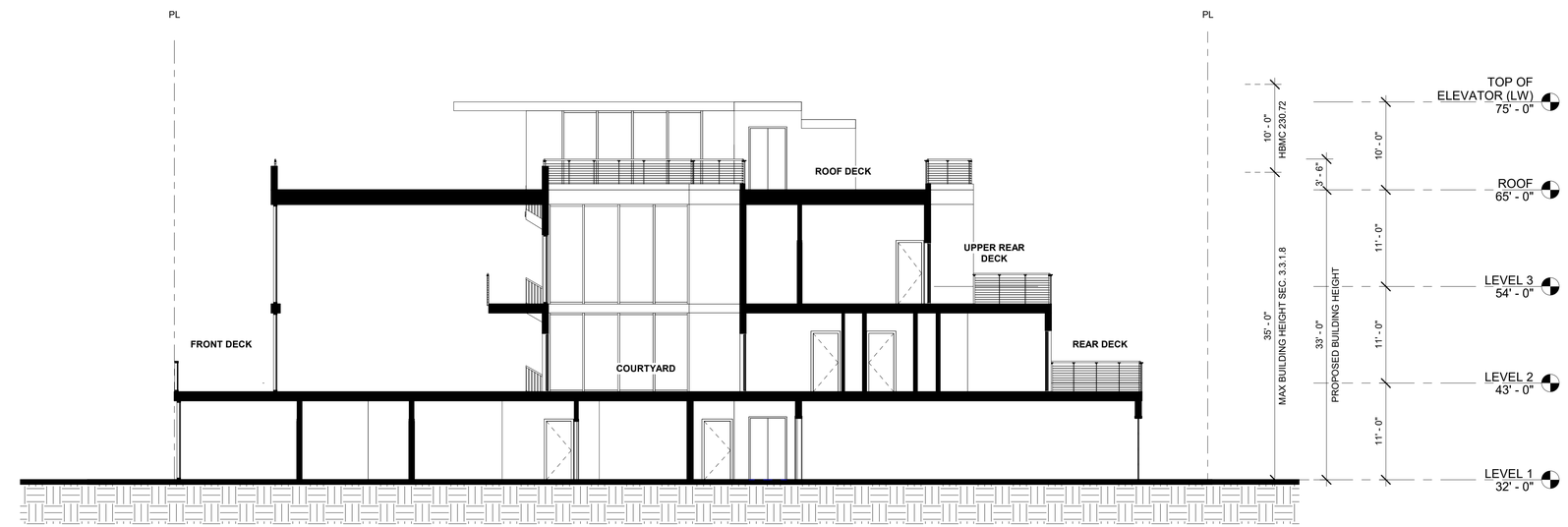
Project number	2022.07
Date	2026-04-17

E5.32

Scale 1/8" = 1'-0"



2 SECTION
1/8" = 1'-0"



1 SECTION
1/8" = 1'-0"

JACK BIAN
ARCHITECT

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SECTION

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E5.41

Scale 1/8" = 1'-0"