

SITE SUMMARY

ZONING: BEACH-EDINGER SPECIFIC PLAN - SP-14
 APN: 157-341-04, 07 & 08
 LAND: 0.955 AC 41,210 S.F.
 OCCUPANCY: R-2/M
 CONSTRUCTION TYPE: III-A
 BUILDING: 66,511 S.F.

FLOOR AREA:
 STREET LEVEL 15,578 SF
 SECOND LEVEL 17,470 SF
 THIRD LEVEL 17,470 SF
 ROOF DECK LEVEL 6,810 SF

TOTAL FLOOR AREA 57,328 SF

PARKING AREA:
 PARKING LEVEL 1 26,751 SF
 PARKING LEVEL 2 26,751 SF
 PARKING LEVEL 3 10,794 SF
 TOTAL PARKING AREA 64,296 SF

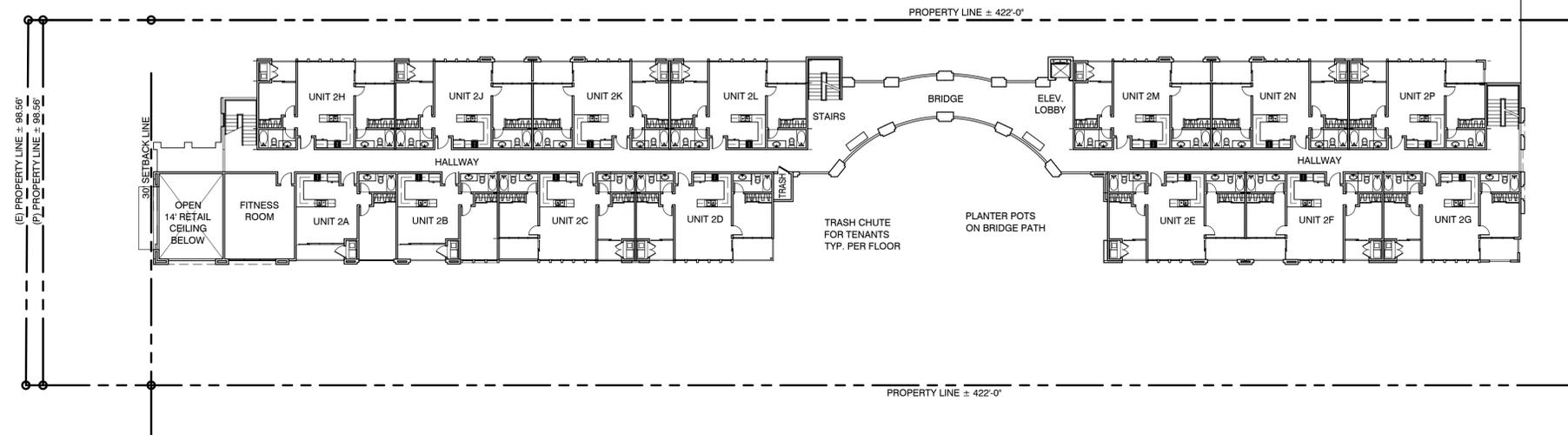
NUMBER OF UNITS
 STREET LEVEL 12 UNITS
 2ND TO 3RD LEVEL 29 UNITS
 ROOF DECK LEVEL 7 UNITS
 TOTAL UNITS 48 UNITS

* AHU = AFFORDABLE HOUSING UNIT. 4.8- UNITS REQUIRED. DEVELOPER WILL BE PROVIDING 5 UNITS.

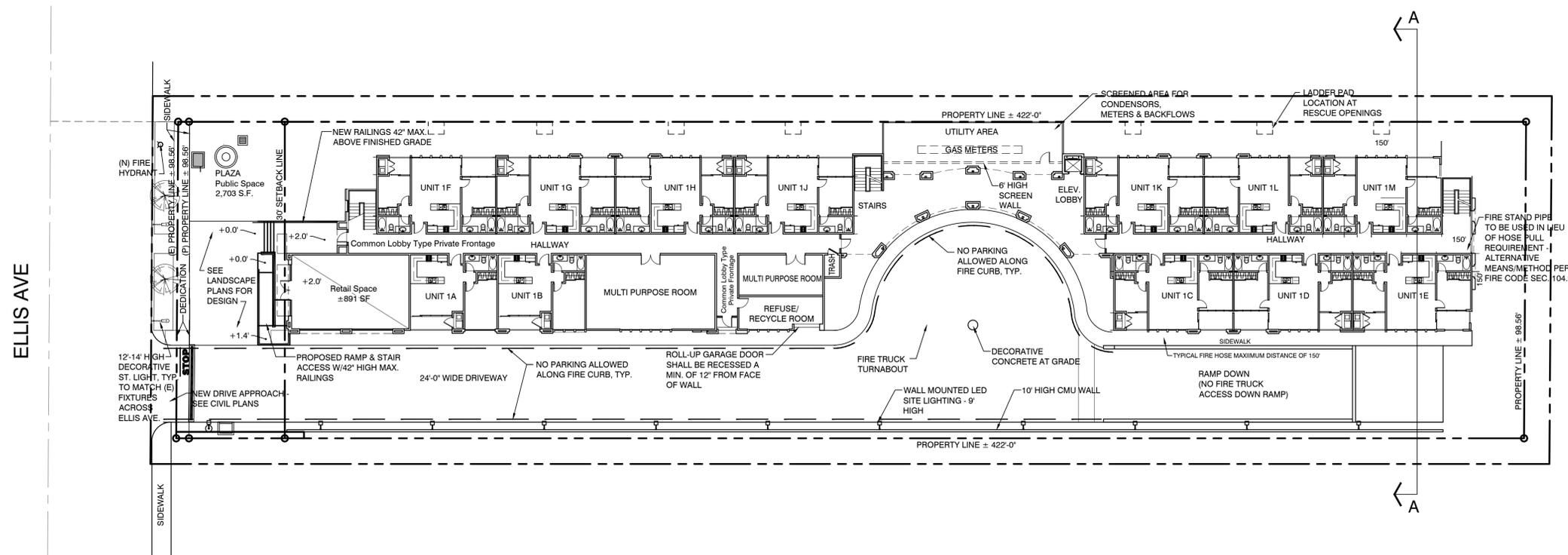
LEGAL DESCRIPTION
 TRACT 7157, IN BOOK 157, PAGE 34 OF ORANGE COUNTY ASSESSORS OFFICE.

OWNER
 THDT INVESTMENTS
 1307 W. 6TH ST. #202
 CORONA, CA 92882
 951.543.8665
 SALIMTHEONE@YAHOO.COM

APPLICANT
 MCG ARCHITECTURE/JEFF HERBST
 111 PACIFICA, #280
 IRVINE, CA 92618
 949.553.1117
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2 ND FLOOR PLAN

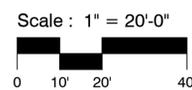


STREET LEVEL

ELLIS AVENUE CONDOS HUNTINGTON BEACH, CA

8041 ELLIS AVENUE
 HUNTINGTON BEACH, CA 92648

SITE PLAN & FIRST & SECOND FLOOR PLANS



DATE: 04/02/2019
 MCG JOB #: 17.359.01

DATE	REVISIONS
03/04/19	REVISED PER 12-26-18 COMMENTS
04/16/19	CITY COMMENTS REVISION
04/29/19	REVISED # OF AHU'S
05/01/19	REVISED AHU'S TO 5 TOTAL

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 NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

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