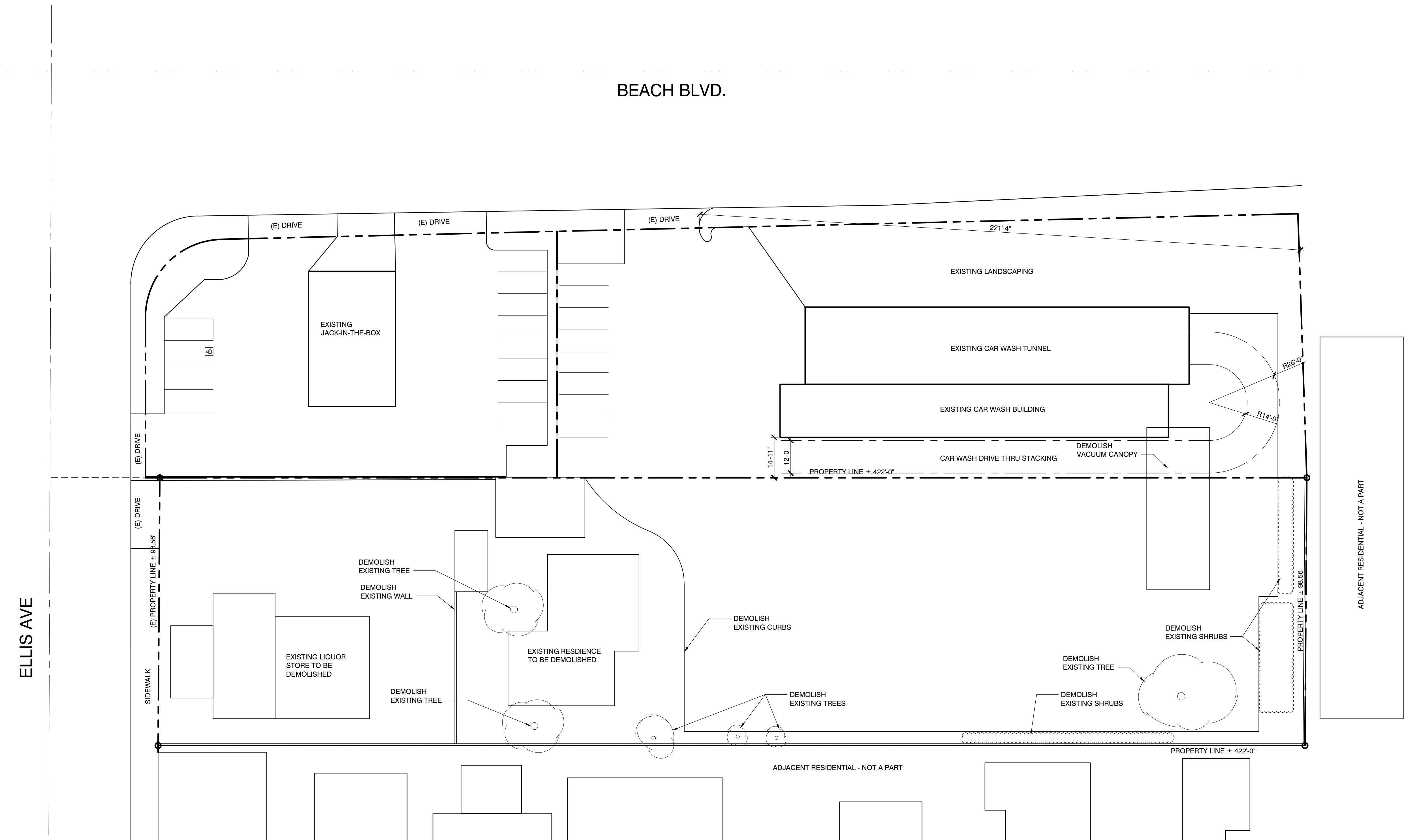




ELLIS AVENUE CONDOS HUNTINGTON BEACH, CA

A-1

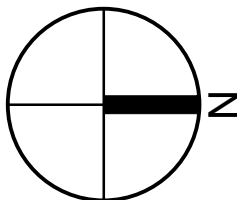
DATE: 08/24/2018
MCG JOB #: 17.359.01

DATE	REVISIONS
12/20/17	REVISED PER 12-6-17 COMMENTS
06/12/18	REVISED PER 2-12-18 COMMENTS
03/04/19	REVISED PER 12-26-18 COMMENTS

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EXISTING/DEMO
SITE PLAN

Scale : 1" = 20'-0"

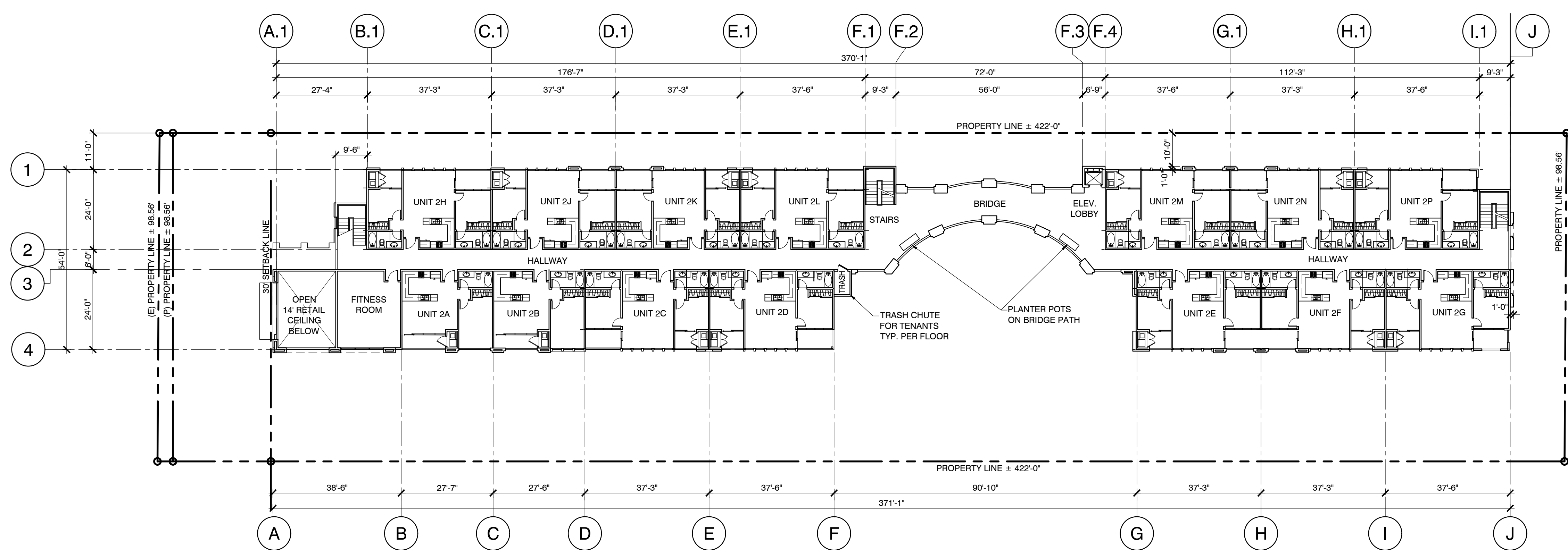


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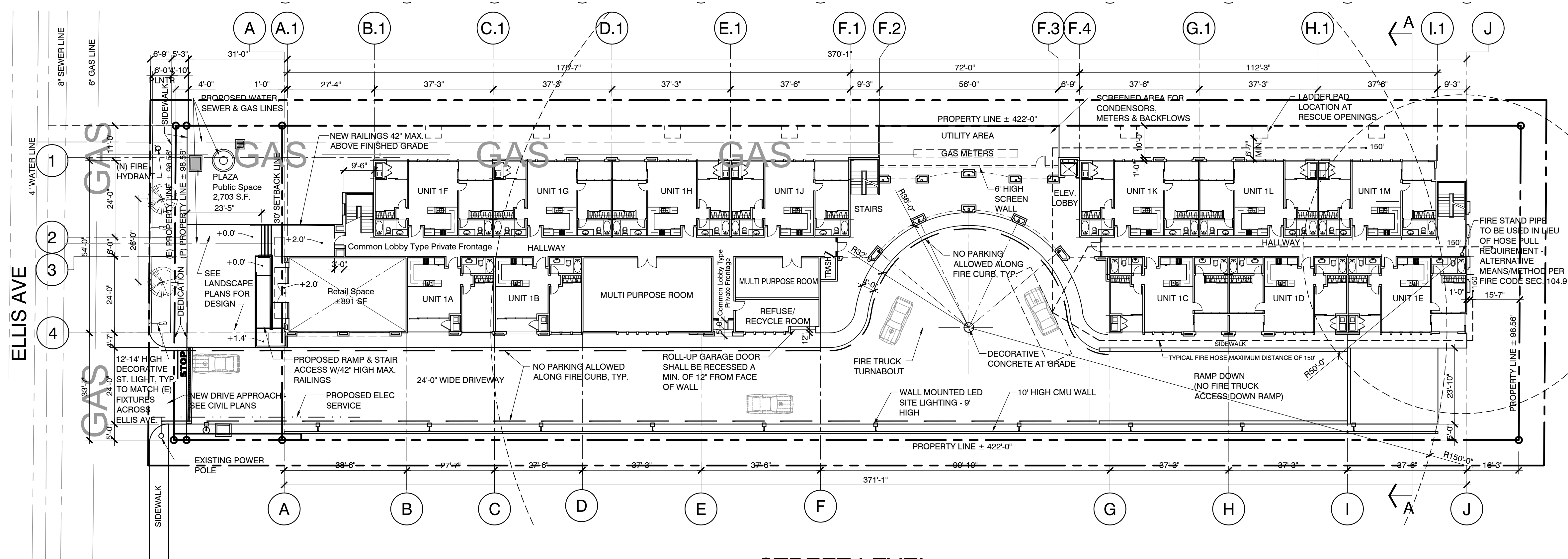
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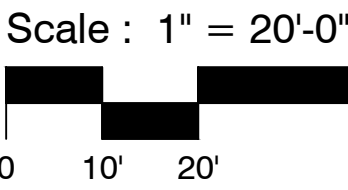
2 ND FLOOR PLAN



STREET LEVEL

ELLIS AVENUE CONDOS
HUNTINGTON BEACH, CA

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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A-2



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

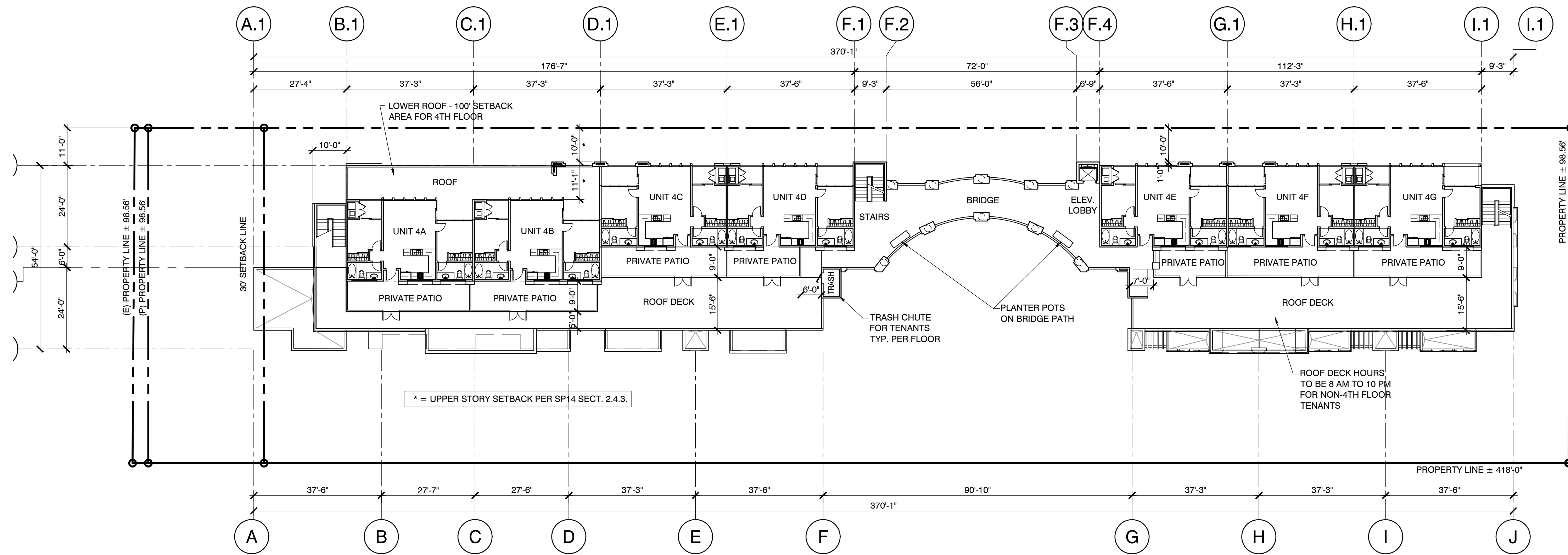
NUMBER OF UNITS
STREET LEVEL 12 UNITS
2ND TO 3RD LEVEL 29 UNITS
ROOF DECK LEVEL 7 UNITS
TOTAL UNITS 48 UNITS

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

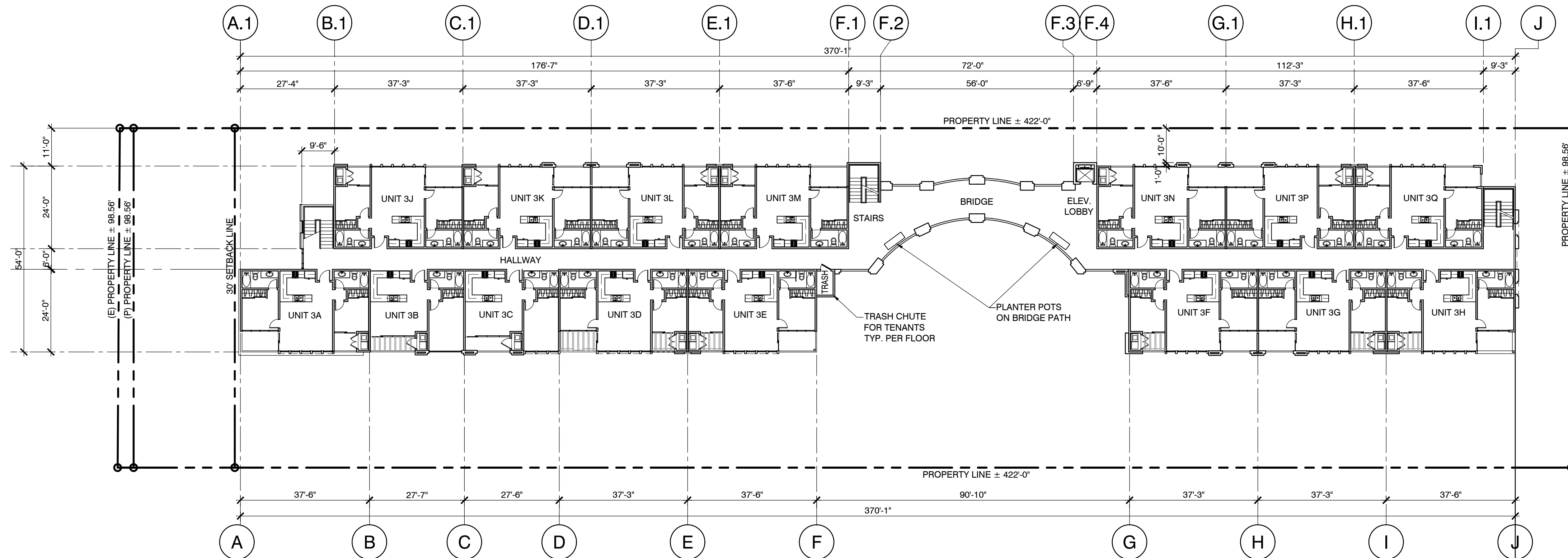
LEGAL DESCRIPTION
TRACT 7157, IN BOOK 157, PAGE 34 OF ORANGE
COUNTY ASSESSORS OFFICE.

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
JHERBST@MCGARCHITECTURE.COM



ROOF DECK



3RD FLOOR PLAN

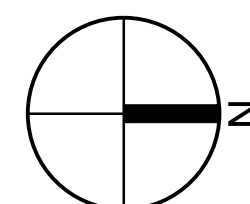
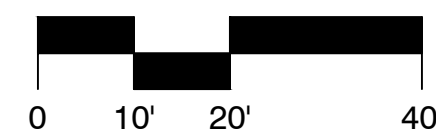
ELLIS AVENUE CONDOS HUNTINGTON BEACH, CA

DATE: 10/27/2017
MCG JOB #: 17.359.01

DATE	REVISIONS
06/12/18	REVISED PER 2-12-18 COMMENTS
09/11/18	REV. PER CLIENT COMMENTS/LC
11/16/18	REVISED PER 10-17-18 COMMENTS
03/04/19	REVISED PER 12-26-18 COMMENTS

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Scale : 1" = 20'-0"

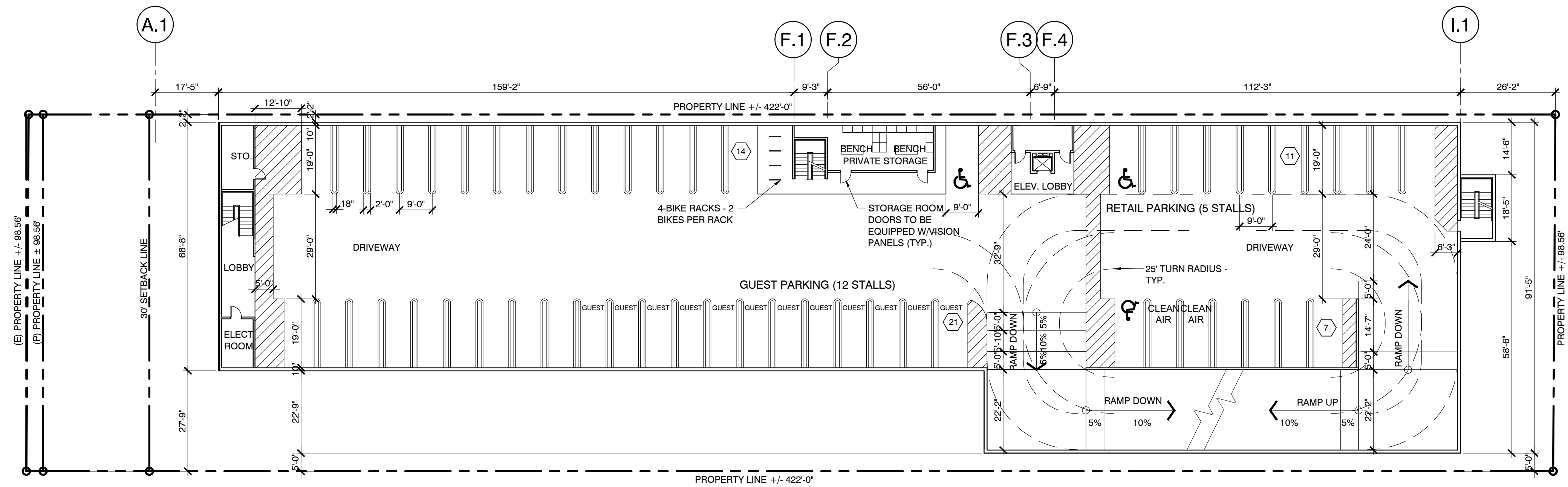


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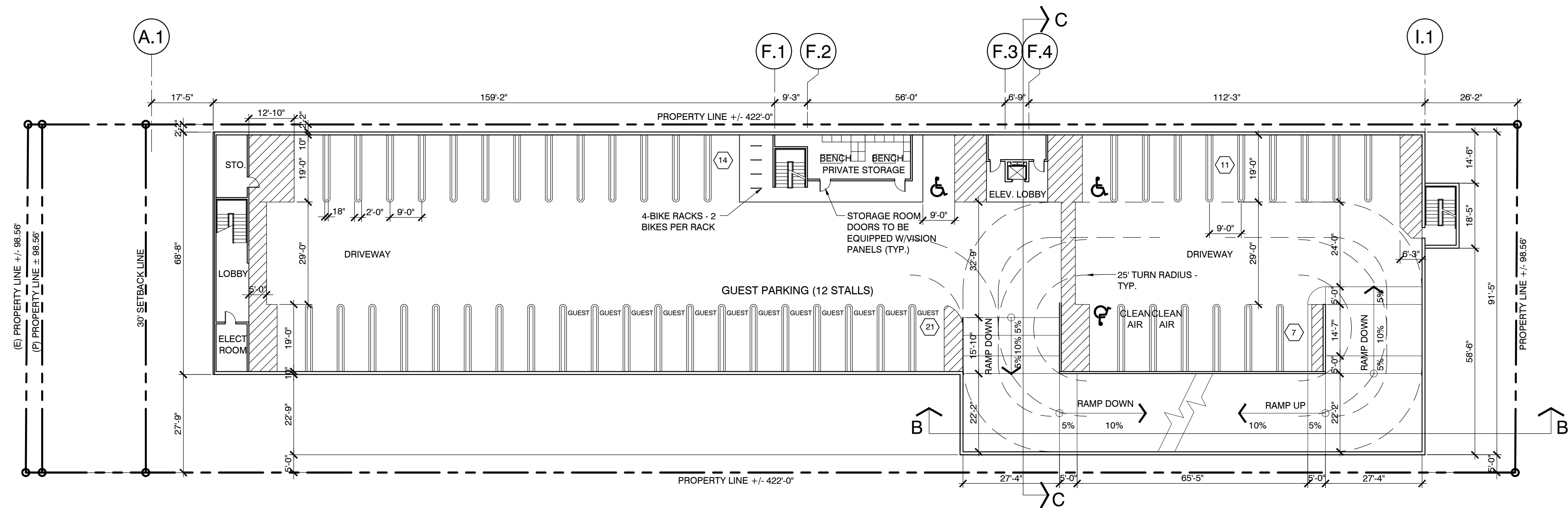
A-3

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P1 PARKING LEVEL - 53 STALLS



P2 PARKING LEVEL - 53 STALLS

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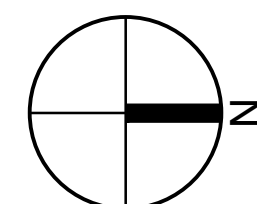
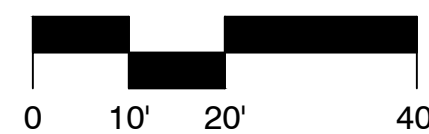
DATE: 11/20/2017
MCG JOB #: 17.359.01

DATE	REVISIONS
12/20/17	REVISED PER 12-6-17 COMMENTS
06/12/18	REVISED PER 2-12-18 COMMENTS
11/16/18	REVISED PER 10-17-18 COMMENTS
03/04/19	REVISED PER 12-26-18 COMMENTS

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Parking Levels Scheme E

Scale : 1" = 20'-0"



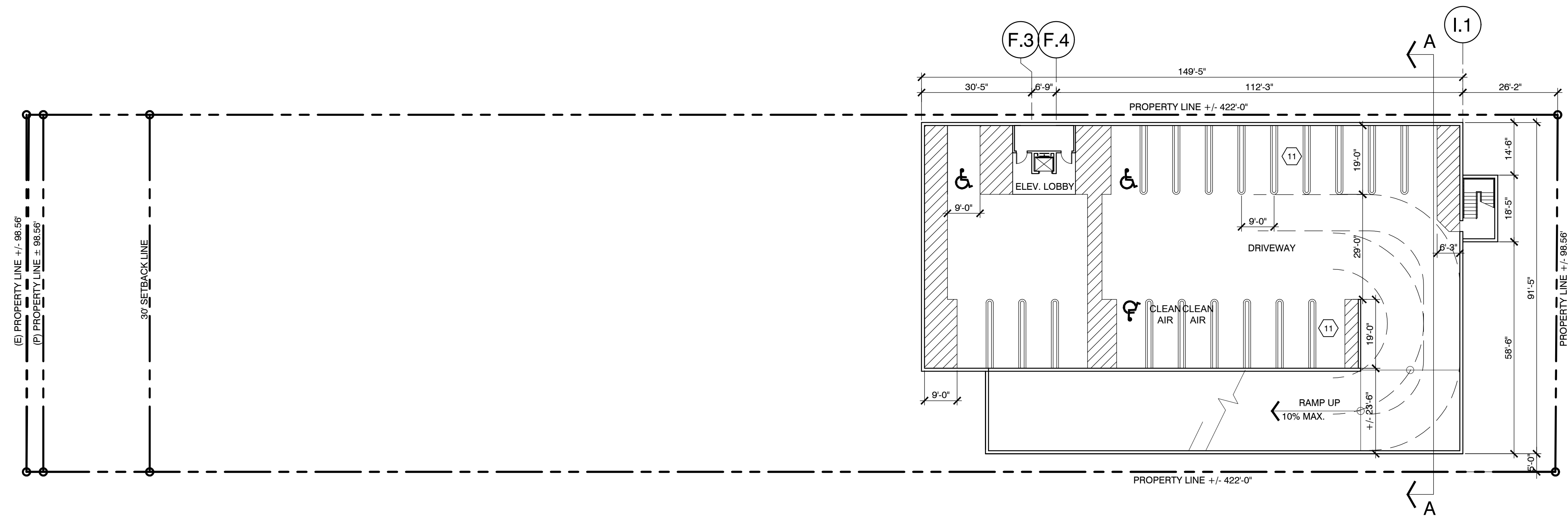
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A-5

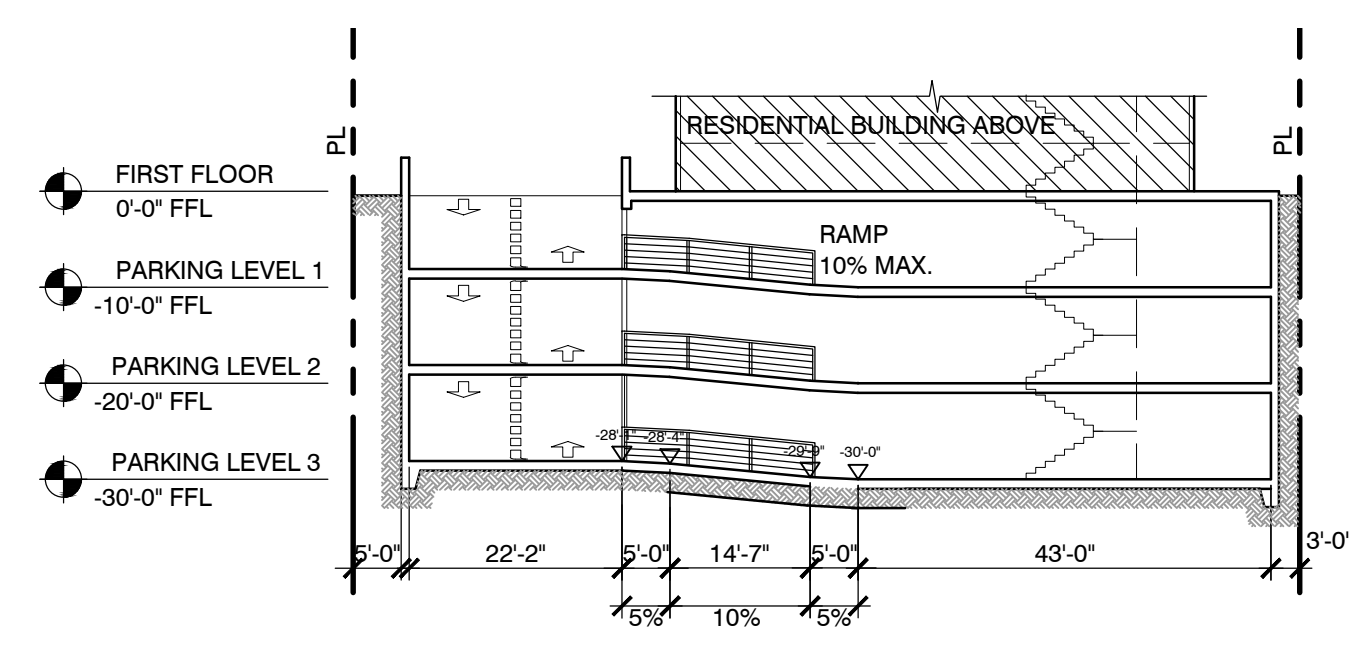
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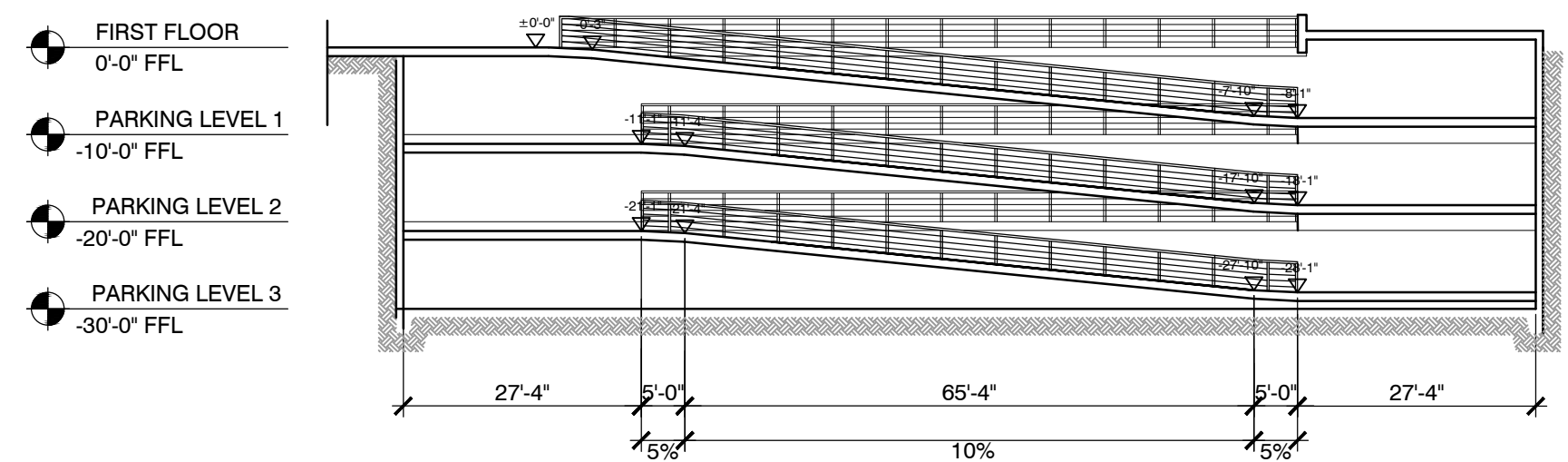
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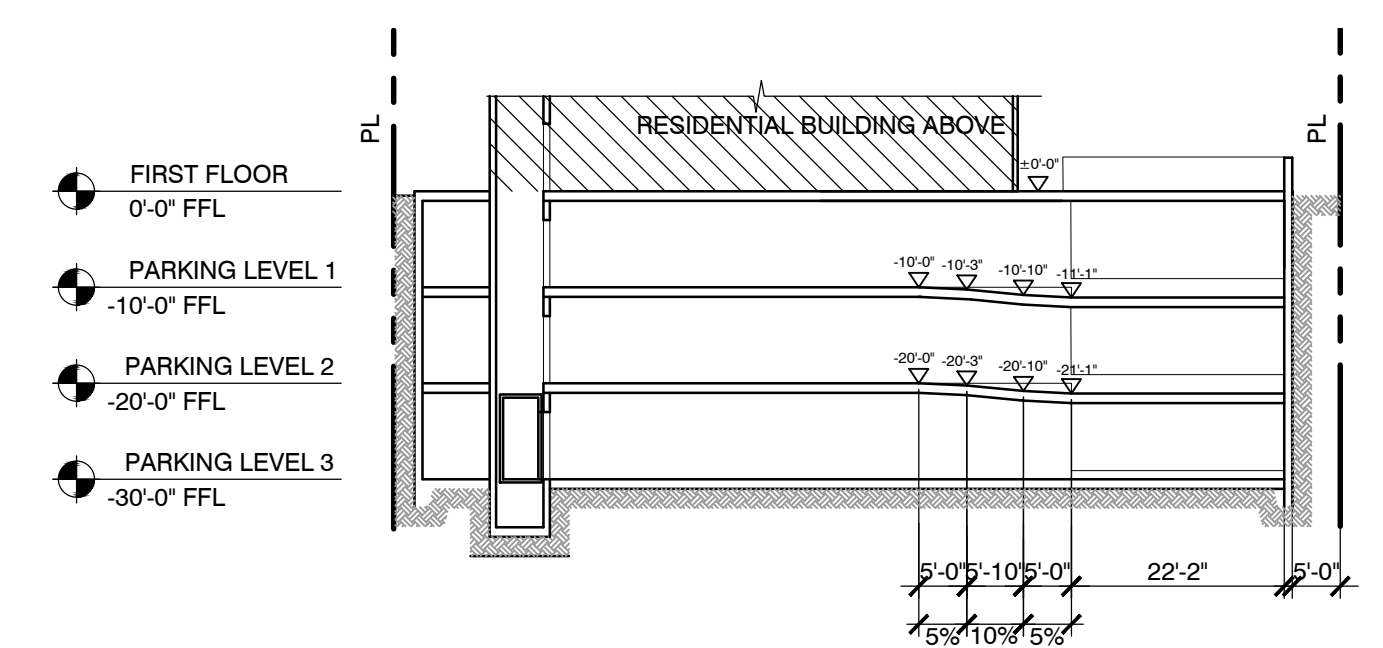
P3 PARKING LEVEL - 22 STALLS



SECTION A-A



SECTION B-B



SECTION C-C

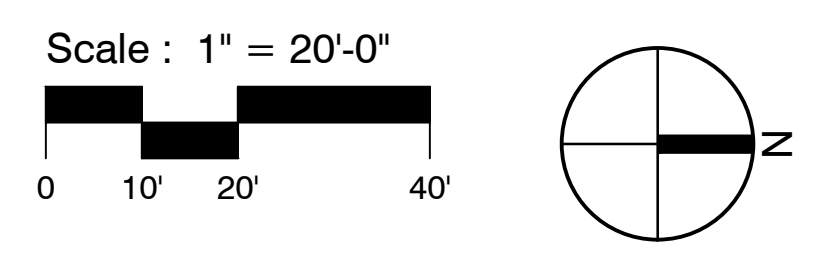
ELLIS AVENUE CONDOS HUNTINGTON BEACH, CA

DATE: 11/20/2017
MCG JOB #: 17.359.01

DATE	REVISIONS
12/20/17	REVISED PER 12-6-17 COMMENTS
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Parking Levels
Scheme E



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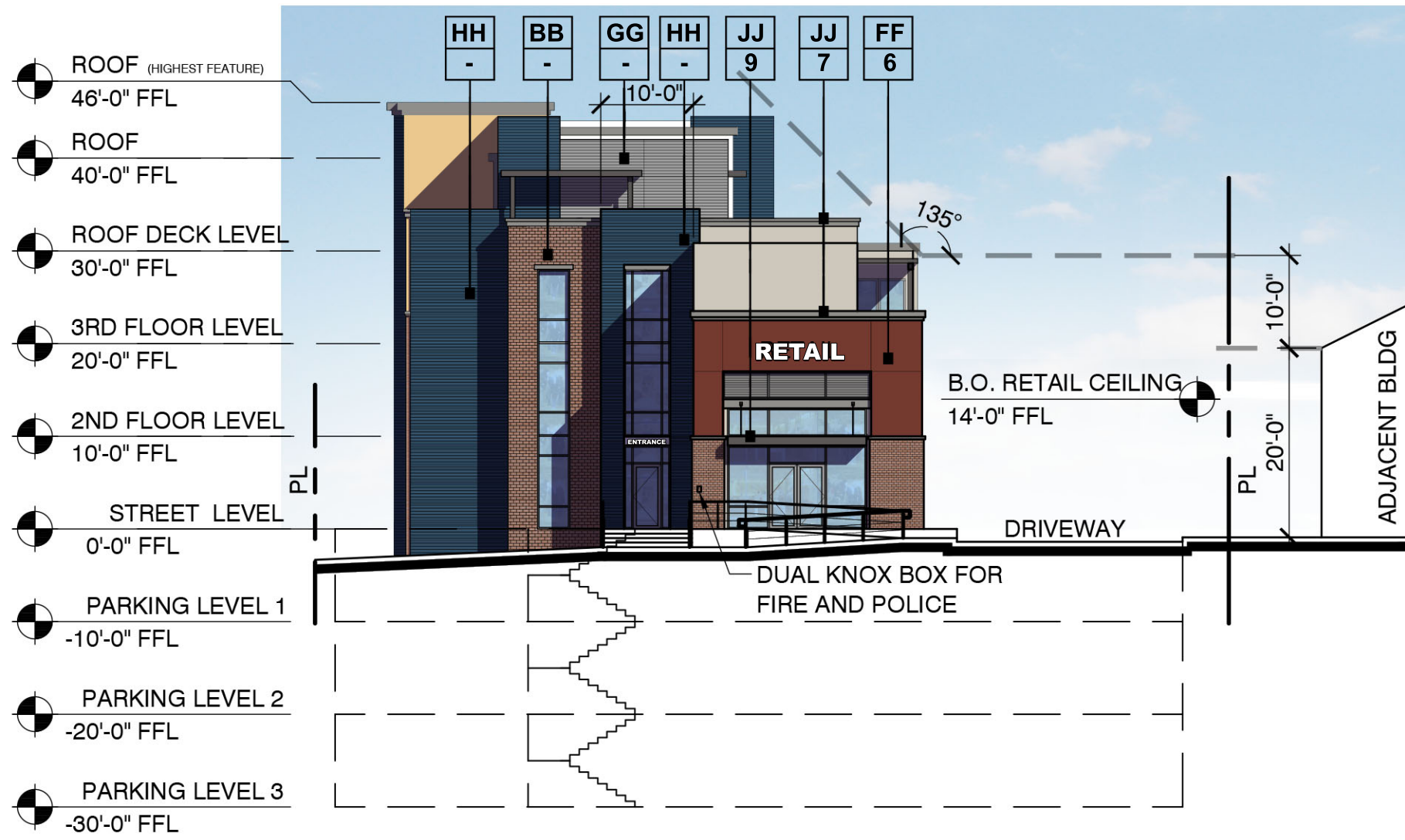
A-6

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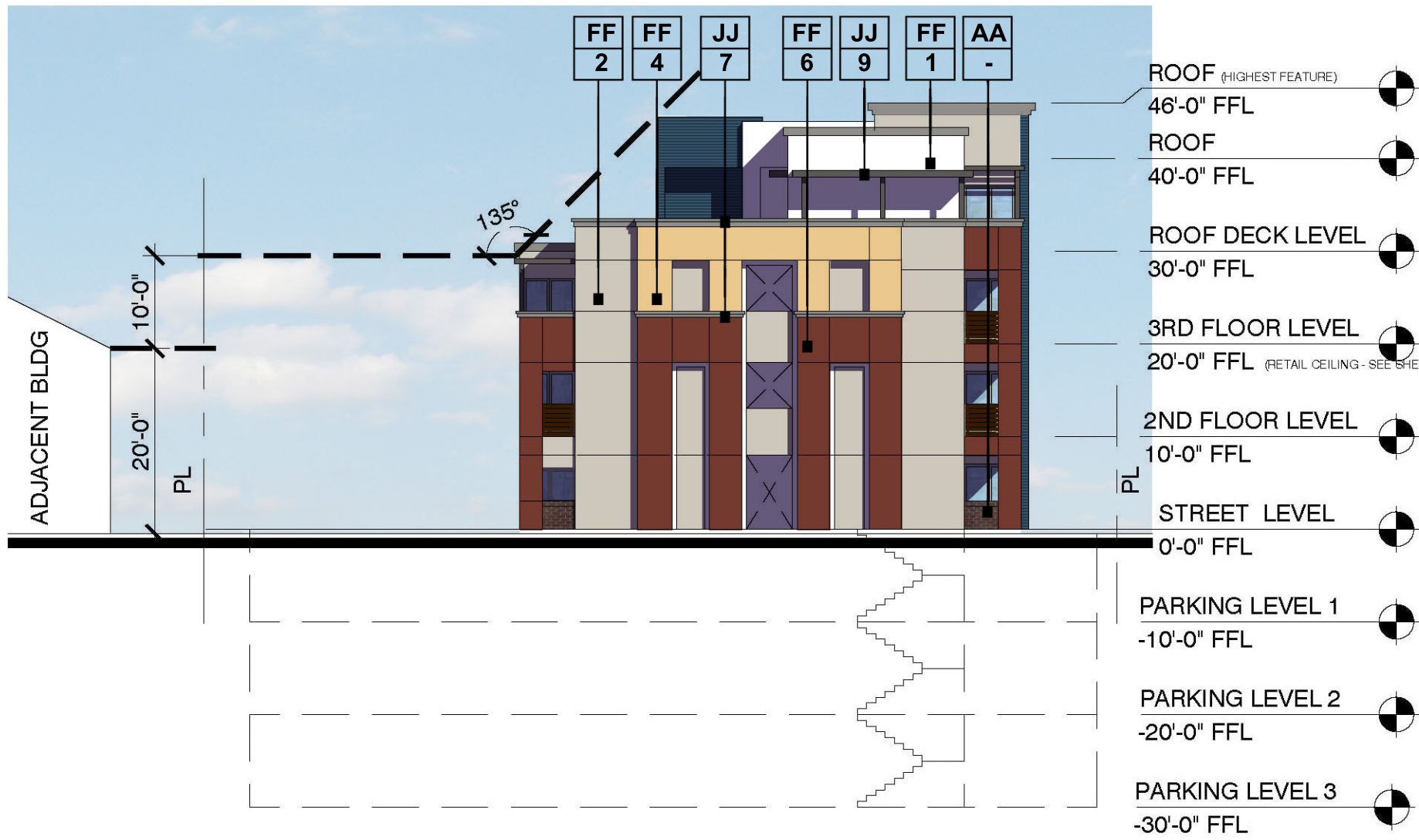


MATERIALS:

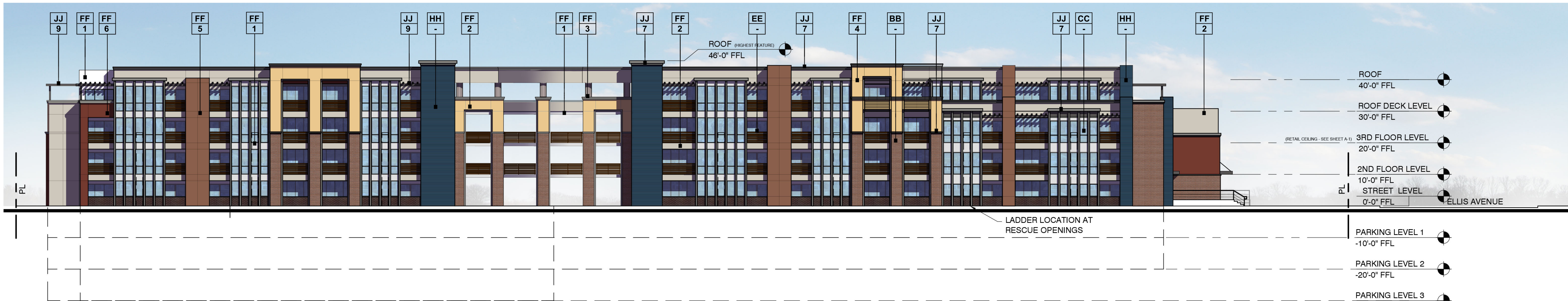
- AA BRICK VENEER, COLOR: SEPIA, WIRE CUT, BY McNEAR BRICK
- BB BRICK VENEER, COLOR: TANGIERS, WIRE CUT, BY McNEAR BRICK
- CC CLEAR ANODIZED ALUMINUM STOREFRONT W/ CLEAR GLAZING
- DD PAINTED STEEL DOOR
- EE METAL RAILING, COLOR: MANSARD BROWN BY: McELROY METALS
- FF EXTERIOR PLASTER - SMOOTH FINISH
- GG CORRUGATED METAL, COLOR: ASH GRAY BY: McELROY METALS
- HH CORRUGATED METAL, COLOR: ROMAN BLUE BY: McELROY METALS
- JJ METAL TRELLIS/ METAL TRIM
- KK SHAPED CORNICE/ TRIM



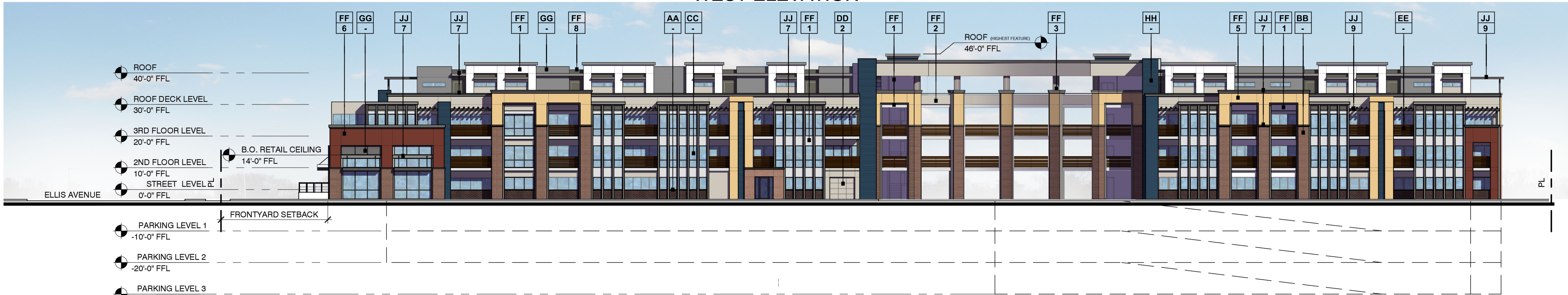
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

PAINTS:

- 1 SW7102 "WHITE FLOUR" BY: SHERWIN WILLIAMS
- 2 SW7043 "WORLDLY GRAY" BY: SHERWIN WILLIAMS
- 3 SW6010 "FLEXIBLE GRAY" BY: SHERWIN WILLIAMS
- 4 SW0030 "COLONIAL YELLOW" BY: SHERWIN WILLIAMS
- 5 SW6054 "CANYON CLAY" BY: SHERWIN WILLIAMS
- 6 SW2839 "RAYCROFT COPPER RED" BY: SHERWIN WILLIAMS
- 7 SW0077 "CLASSIC FRENCH GRAY" BY: SHERWIN WILLIAMS
- 8 SW7026 "GRIFFIN" BY: SHERWIN WILLIAMS
- 9 SW6174 "ANDIRON" BY: SHERWIN WILLIAMS

DATE: 08/22/2018
MCG JOB #: 17.359.01

DATE	REVISIONS
12/20/17	REVISED PER 12-6-17 COMMENTS
06/12/18	REVISED PER 2-12-18 COMMENTS
09/11/18	REV. PER CLIENT COMMENTS/LC
04/16/19	CITY COMMENTS REVISION

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CONCEPTUAL ELEVATIONS
Scheme E

Scale : 1/16" = 1'-0"
0 8' 16' 32'

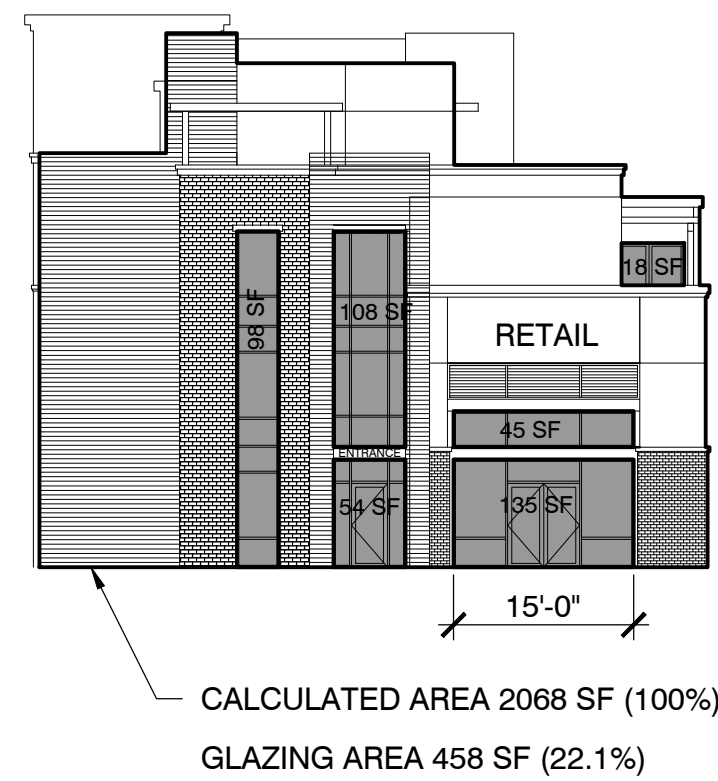
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HUNTINGTON BEACH, CA

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HUNTINGTON BEACH, CA 92648

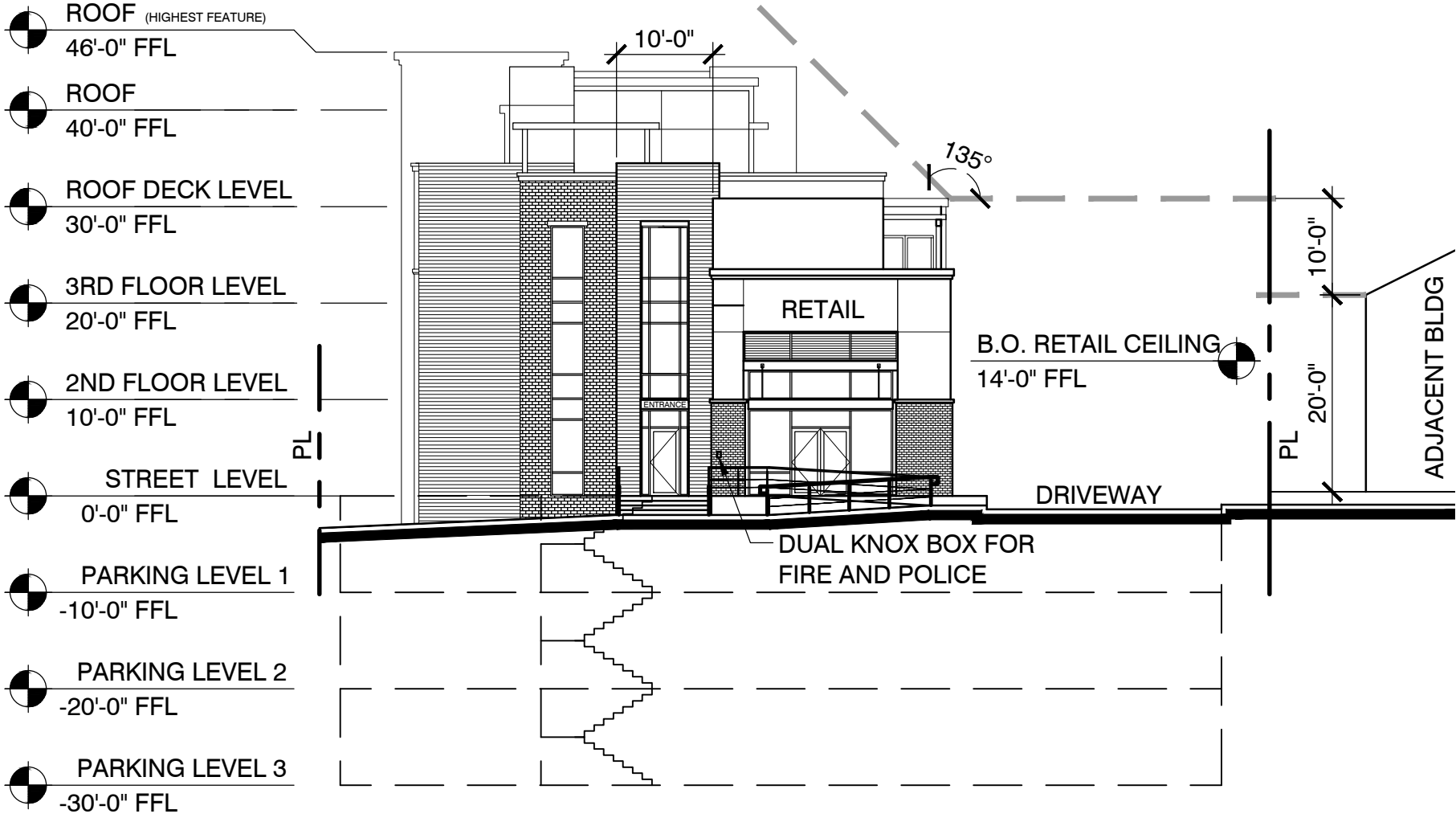
A-7

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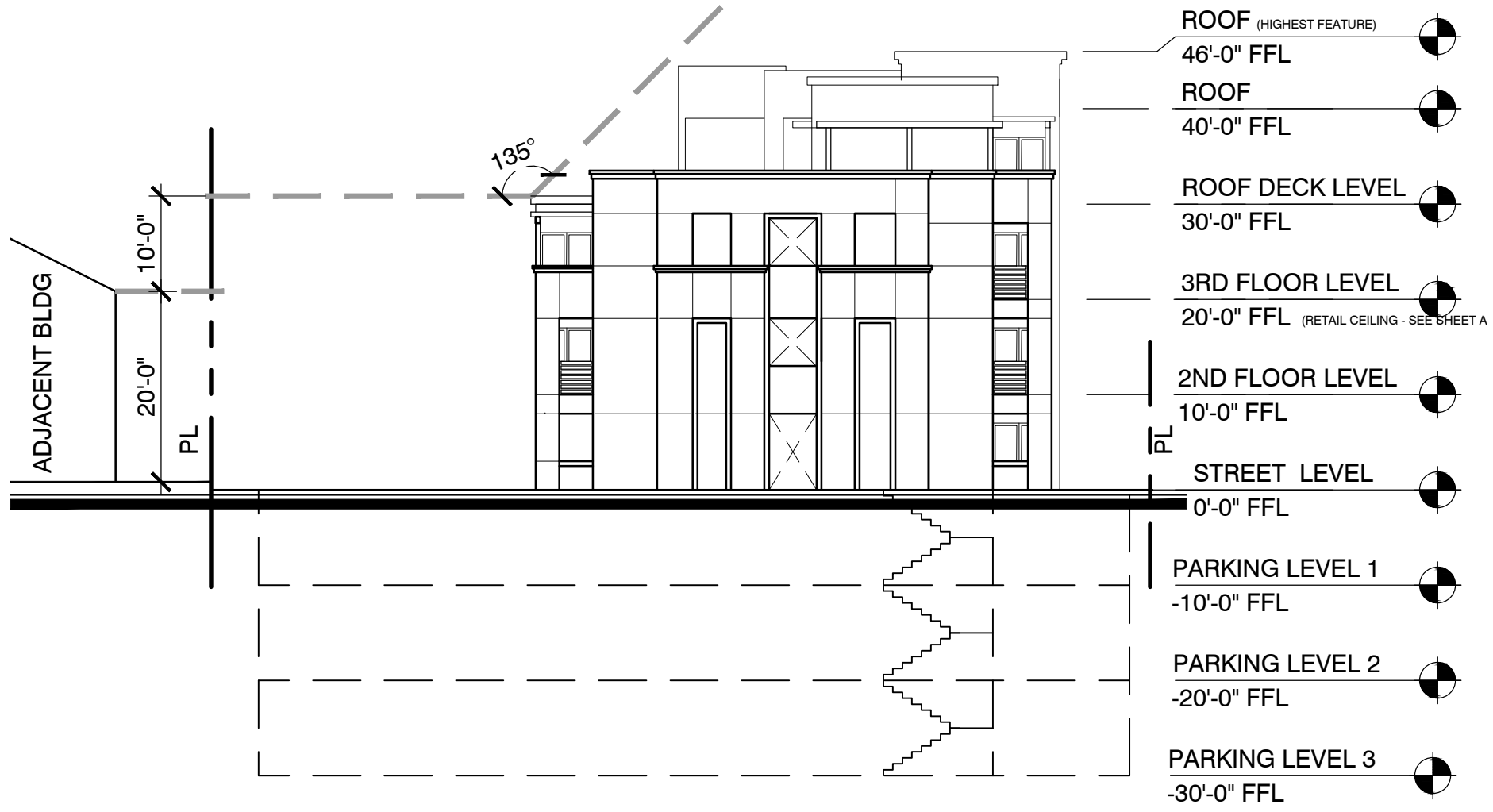




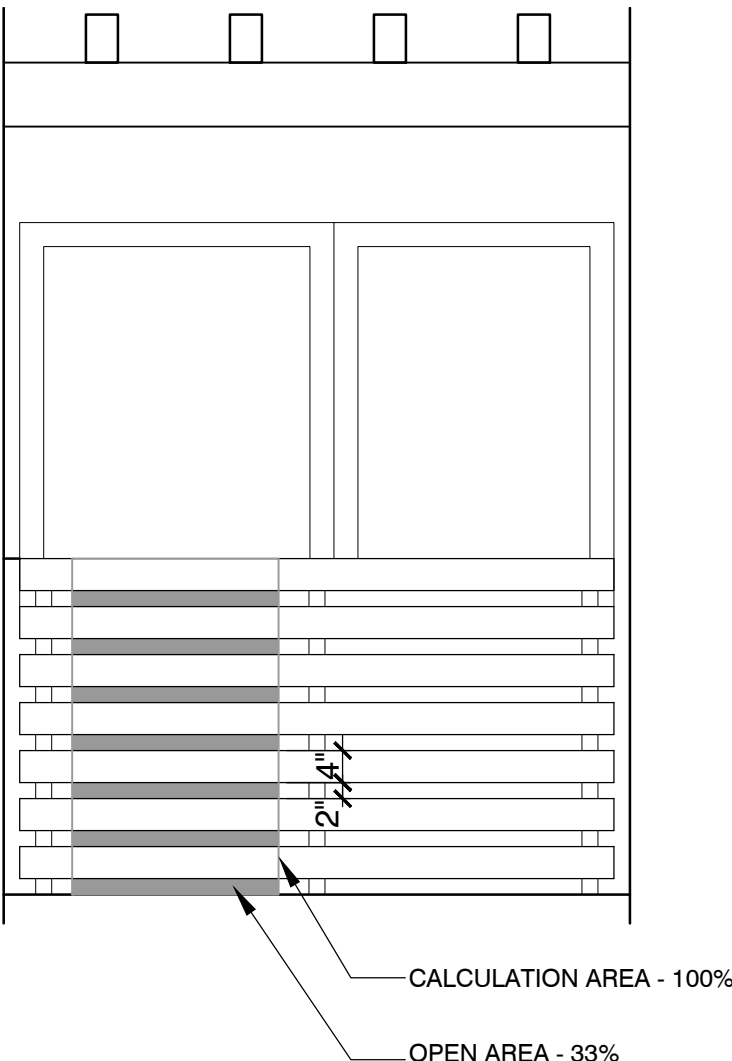
**SOUTH ELEVATION
GLAZING AREA DIAGRAM**



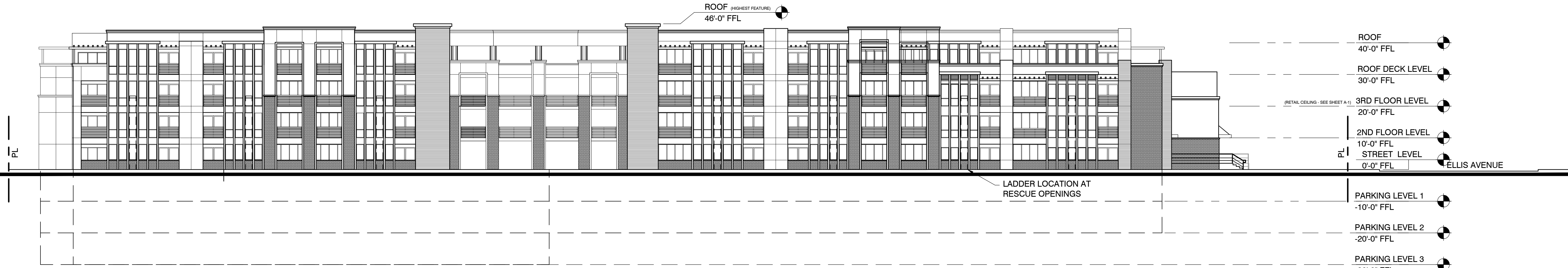
SOUTH ELEVATION



NORTH ELEVATION



**RAILING DETAIL
N.T.S.**



WEST ELEVATION



EAST ELEVATION

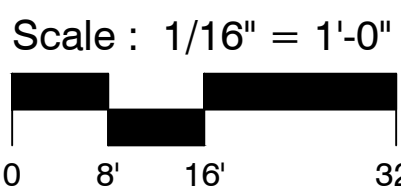
ELLIS AVENUE CONDOS HUNTINGTON BEACH, CA

DATE: 08/22/2018
MCG JOB #: 17.359.01

DATE	REVISIONS
09/11/18	REV. PER CLIENT COMMENTS/LC
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03/04/19	REVISED PER 12-26-18 COMMENTS
04/16/19	CITY COMMENTS REVISION

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CONCEPTUAL ELEVATIONS Scheme E



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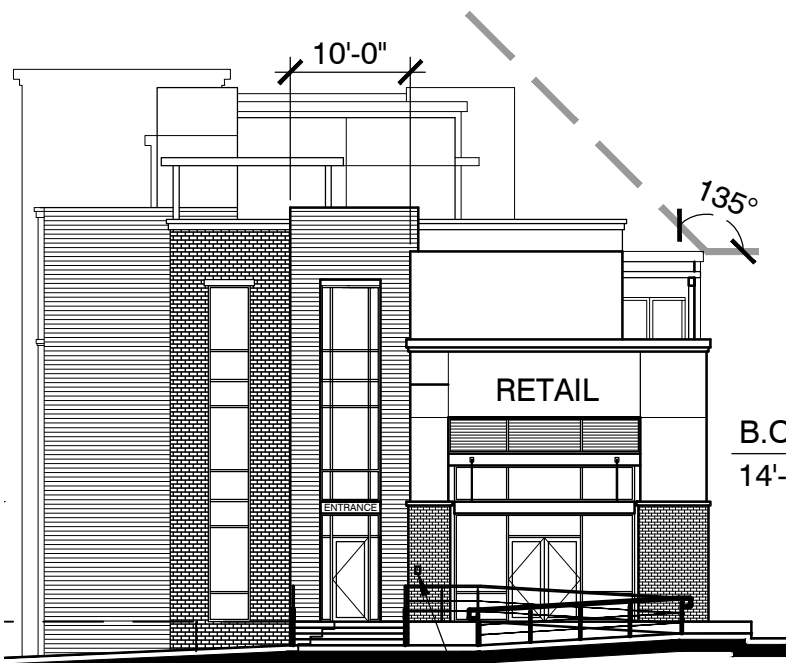
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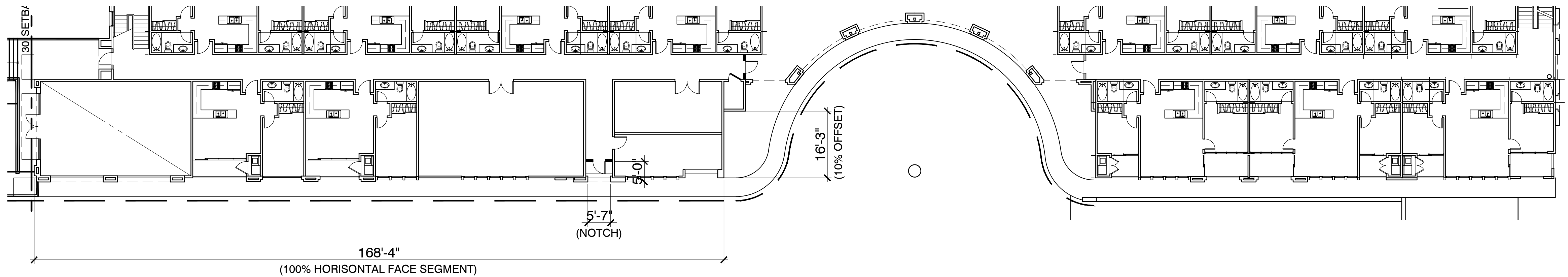




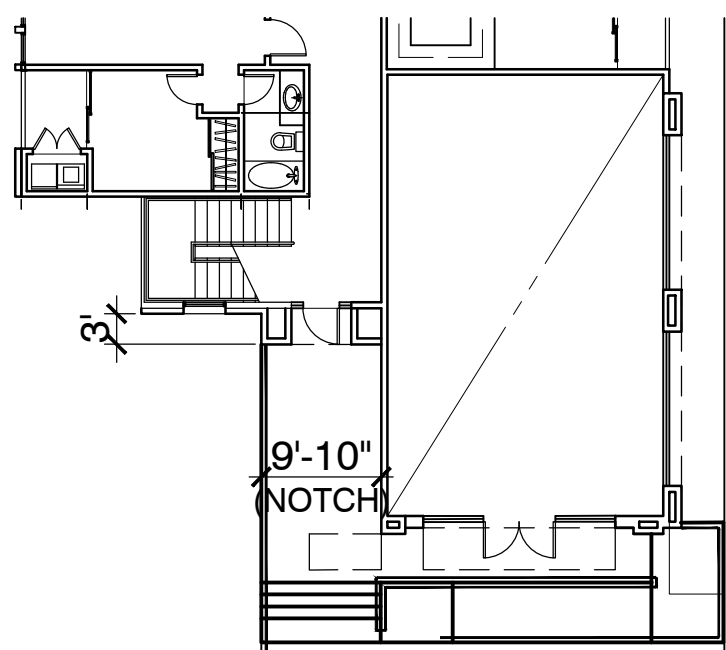
EAST ELEVATION



SOUTH ELEVATION



PARTIAL FLOOR PLAN



PARTIAL FLOOR PLAN

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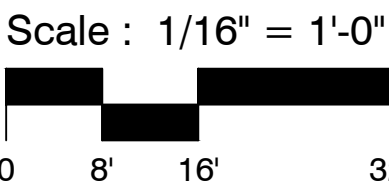
A-8

DATE: 08/22/2018
MCG JOB #: 17.359.01

DATE	REVISIONS
06/12/18	REVISED PER 2-12-18 COMMENTS
09/11/18	REV. PER CLIENT COMMENTS/LC
11/16/18	REVISED PER 10-17-18 COMMENTS
03/04/19	REVISED PER 12-26-18 COMMENTS

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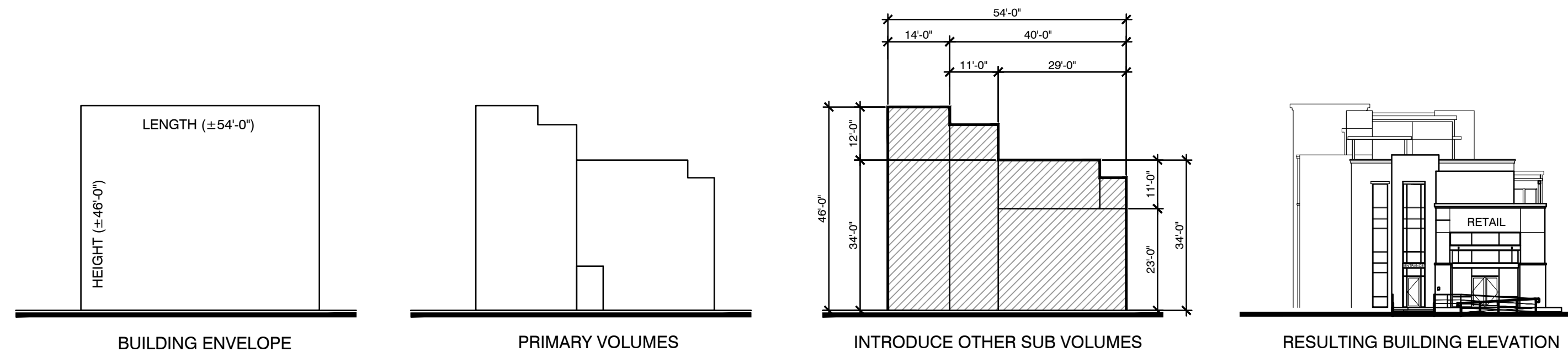
BUILDING OFFSET/NOTCHES STUDY
Scheme E



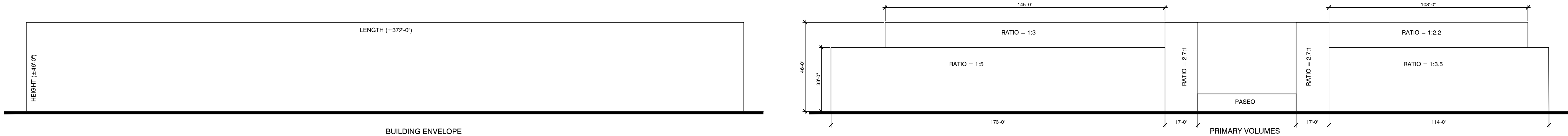
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Irvine, California 92618
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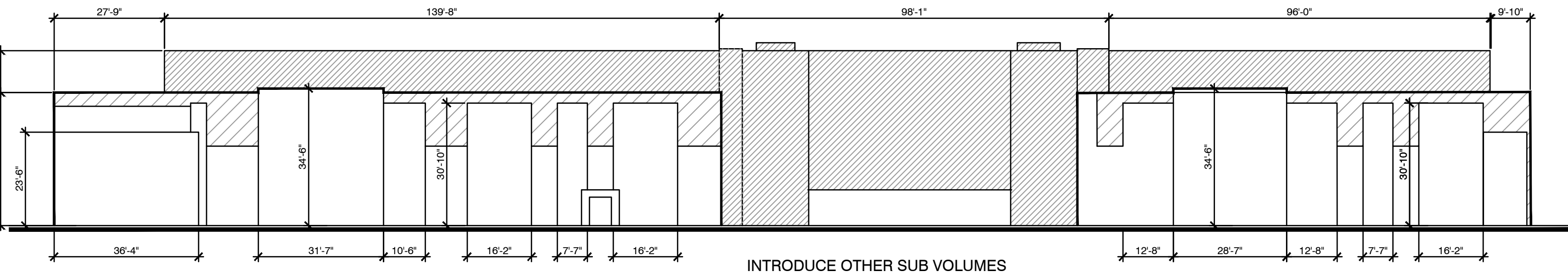




SOUTH ELEVATION



EAST ELEVATION



ELLIS AVENUE CONDOS
HUNTINGTON BEACH, CA

DATE: 08/22/2018
MCG JOB #: 17.359.01

DATE	REVISIONS
12/20/17	REVISED PER 12-6-17 COMMENTS
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BUILDING MASSING PROPORTIONS
Scheme E

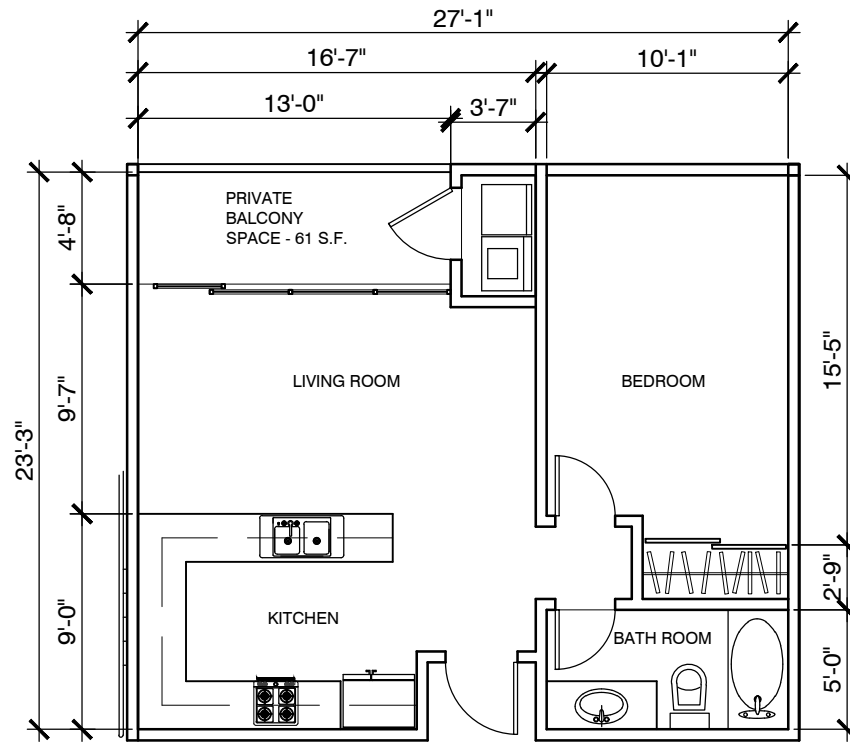
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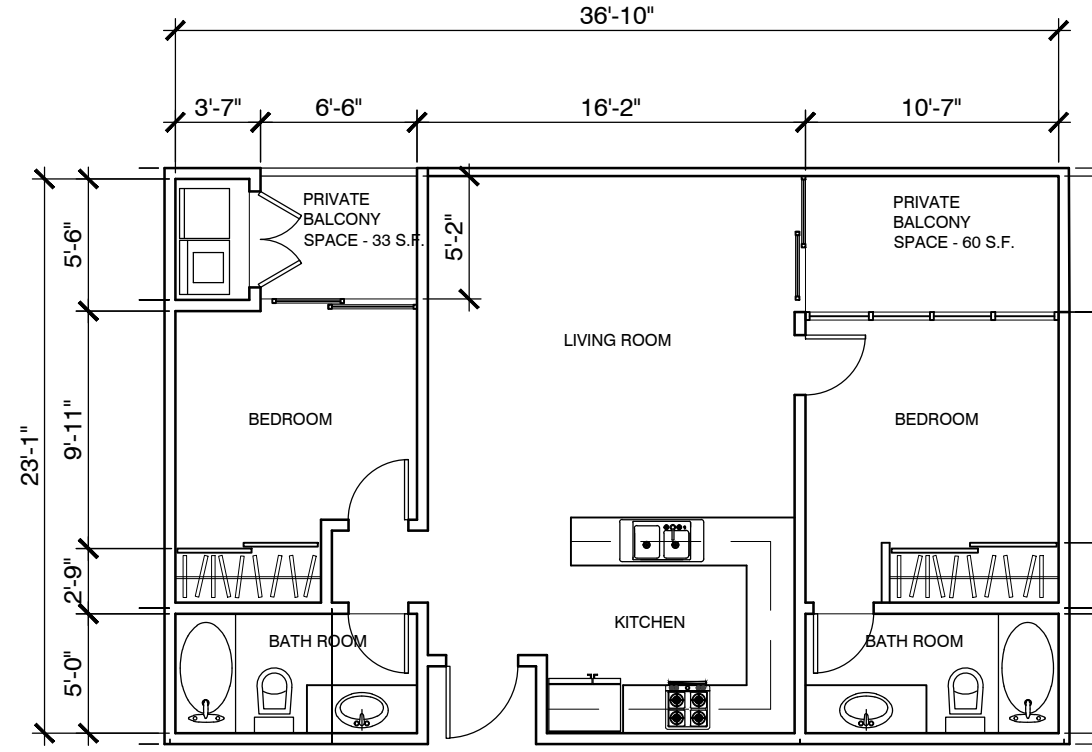
A-10

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TYPICAL PRIVATE SPACE - SINGLE BEDROOM UNIT



TYPICAL PRIVATE SPACE - TWO BEDROOM UNIT

PRIVATE SPACE CALCULATION:

60 SF PER UNIT X 48 UNITS	= 2,880 SF REQUIRED
61 SF PER 1 BEDROOM X 4 UNITS	= 244 SF PROVIDED
93 SF PER 2 BEDROOM X 42 UNITS	= 3,306 SF PROVIDED
ROOF DECK PRIVATE OPEN SPACE	= 3,281 SF PROVIDED

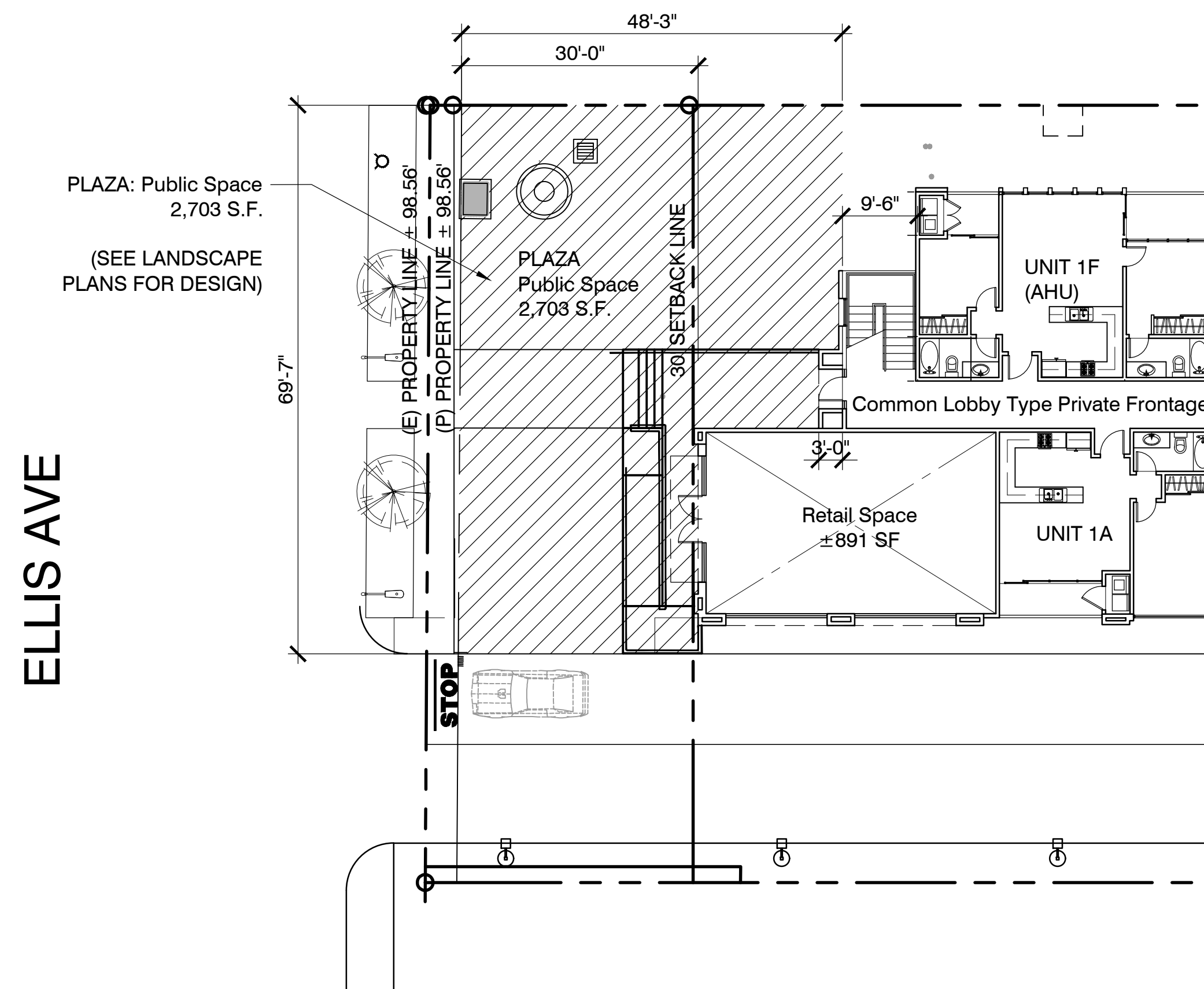
TOTAL OF 6,831 SF PROVIDED

FIRST FLOOR UNITS ARE NOT INCLUDED IN THE ABOVE CALCULATION.
ROOF DECK SPACE TO BE USED IN LIEU OF FIRST FLOOR SPACE
BEING NON-COMPLIANT.

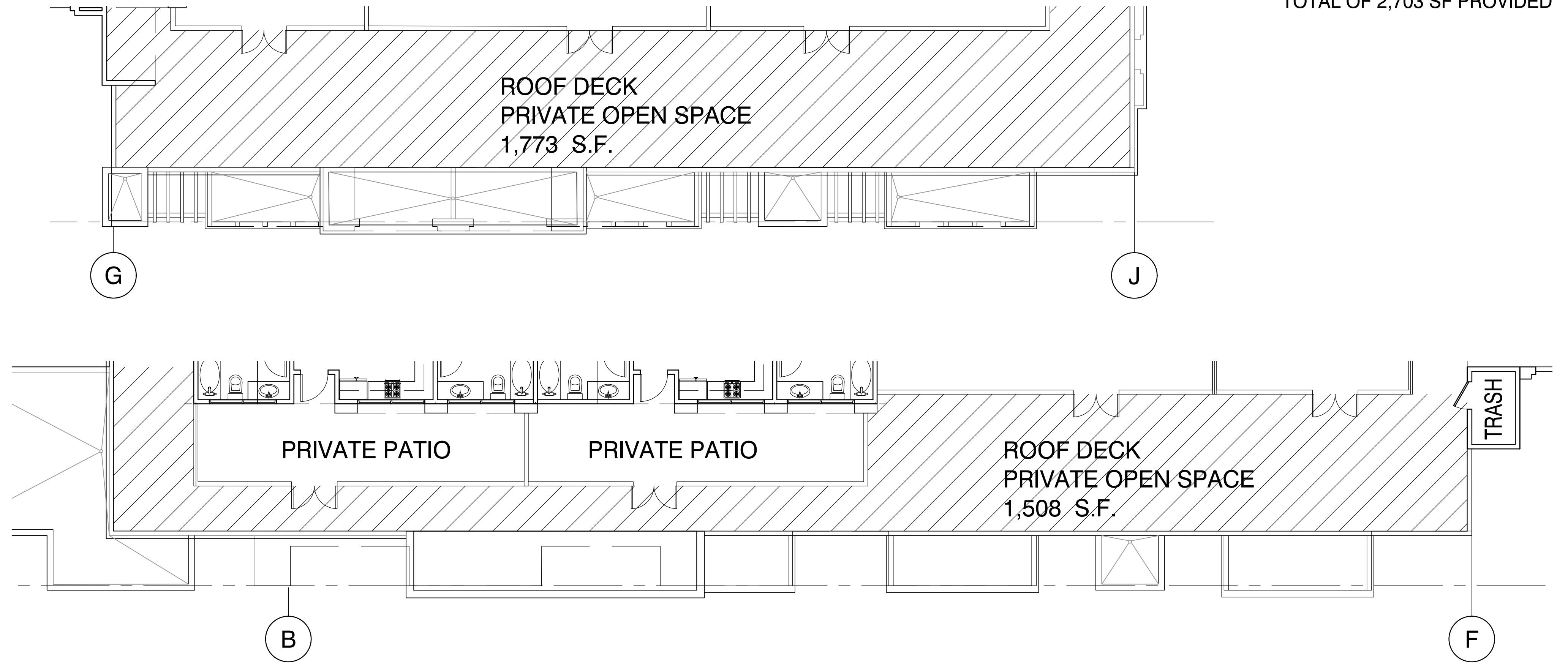
PUBLIC OPEN SPACE CALCULATION:

50 SF X 48 UNITS	= 2,400 SF REQUIRED
891 SF RETAIL / 1,000 SF = 0.891 X 50 SF	= 44.55 SF REQUIRED
	= 2,445.55 SF REQUIRED

TOTAL OF 2,703 SF PROVIDED



PUBLIC OPEN SPACE



ROOF DECK PRIVATE OPEN SPACE

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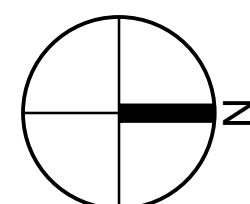
A-11

DATE: 10/31/2017
MCG JOB #: 17.359.01

DATE	REVISIONS
12/20/17	REVISED PER 12-6-17 COMMENTS
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Scale : 1/8" = 1'-0"



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SM

ZONING CONFORMANCE MATRIX			
SUBJECT	CODE SECTION	REQUIRED	PROPOSED
BUILDING USE TYPES	2.2.1	RETAIL/COMMERCIAL AT GROUND LEVEL	RETAIL PROVIDED
AFFORDABLE HOUSING	2.2.3	MINIMUM 10% OF UNITS TO BE AFFORDABLE HOUSING UNITS	5 UNITS PROVIDED
BUILDING MASSING	2.3.5	MASSING TO BE 1L:3H OR 3L:1H	SEE PLANS FOR NOTCH, OFFSET AND ELEVATIONS FOR MASSING MODEL
PARKING	2.7.1.13	125	128
LANDSCAPING	232.0800	8% MIN.	22%
BUILDING HEIGHT	2:03:01 AM	MIN. 2 STORY/MAX. 4 STORY	4-STORIES
PRIVATE FRONTAGE TYPES	2.4.2	PROVIDE TYPE OF FRONTAGE	COMMON LOBBY
SETBACKS	2.4.3 FRONT	30'-0"	30'-0"
	2.4.3 UPPER STORY	10' MIN.	10'-0"
	2.4.4 SIDE	10'-0" W/WINDOWS	10'-0"
	2.4.5 REAR	10'-0"	10'-0"
FRONTAGE	2.4.7	90% MAX.	54.79%
IMPROVEMENTS TO EXISTING STREETS	2.5.1	PROVIDE NEIGHBORHOOD STREETS DESIGN	SEE SITE/GROUND LEVEL PLAN
OPEN SPACE	2.6.1	50 S.F./UNIT - 2,400 S.F.	PLAZA = 2, 703 S.F.
PRIVATE OPEN SPACE	2.6.3	60 S.F./UNIT - 2,880 S.F.	6,831 S.F.
PUBLIC OPEN SPACE TYPE	2.6.4	PROVIDE TYPE OF PUBLIC OPEN SPACE	PLAZA - SEE STREET/GROUND LEVEL PLAN
PRIVATE OPEN SPACE TYPES	2.6.5	PROVIDE TYPE OF PRIVATE OPEN SPACE	PRIVATE YARD - SEE PLANS
OPEN SPACE LANDSCAPING	2.6.8	PROVIDE DETAILED INFORMATION REGARDING LANDSCAPING	SEE LANDSCAPE PLANS
SETBACK AREA LANDSCAPING	2.6.9	PROVIDE DETAILED INFORMATION REGARDING LANDSCAPING	SEE LANDSCAPE PLANS
PARKING SPACE DIMENSIONS	HBZSO 231.14	STALL STRIPING TO BE AS DEPICTED IN DIAGRAM "A"	SEE PARKING LEVEL PLANS
PARKING DESIGN STANDARDS	HBZSO 231.18	PROVIDE VEHICLE TURNAROUND SPACE AT DEAD END AISLES	SEE PARKING LEVEL PLANS - 3' WIDE X 25' LONG SPACE PROVIDED
BICYCLE PARKING	HBZSO 231.20	ONE BIKE RACK PER 4 UNITS AND ONE FOR EVERY 25 PARKING STALLS - 3 MINIMUM	20 PROVIDED - SEE PARKING PLANS.
GENERAL PARKING	2.7.3	DRIVEWAYS TO BE SETBACK 5' MIN. FROM ADJOINING PROPERTY.	SEE STREET/GROUND LEVEL PLAN.
PARKING DESIGN STANDARD	HBZSO 231.18	PROVIDE MIN. 25' TURN RADIUS FOR DRIVEWAYS INTO GARAGE	TURN RADIUS ADDED TO PARKING LEVEL PLANS
FACADE HEIGHT ARTICULATION	2.8.1	INCORPORATE ARTICULATION INTO BASE AND TOP ELEMENTS	WINDOW/STOREFRONTS & PLASTER REVEALS AT BASE PROVIDE PEDESTRIAN SCALE. CORNICE PROVIDES TOP ARTICULATION.
ARCHITECTURAL ELEMENTS REGULATIONS	2.8.2	PROVIDE INFO REGARDING FACADE COMPOSITION, ENTRANCES, ROOF EQUIPMENT AND SCREENING.	FACADE REVISED TO ADD GLAZING FOR MIN. 20% COMPLIANCE, REVISED SOUTH ELEVATION TO REFLECT RETAIL MAIN ENTRY, MECHANICAL EQUIPMENT TO BE WITHIN ATTIC SPACES NOT ROOF MOUNTED - ONLY VENT FANS/PLUMBING VENTS ON ROOF WHICH WILL BE SCREENED FROM VIEW.
ARCHITECTURAL ELEMENTS REGULATIONS	2.8.2	TRASH/RECYCLE ENCLOSURES	TRASH/RECYCLE ROOM ADDED ON MAIN FLOOR WITH OVERHEAD DOOR FOR BIN DUMPING AND CHUTE PROVIDED FOR RESIDENTS
REFUSE STORAGE AREAS	HBZSO 230.78	REFUSE STORAGE AREAS	TRASH/RECYCLE ROOM ADDED ON MAIN FLOOR WITH OVERHEAD DOOR FOR BIN DUMPING
SCREENING OF MECHANICAL EQUIPMENT	HBZSO 230.76	UTILITY METERS & BACKFLOW DEVICES 2" OR SMALLER SHALL BE SETBACK 5' MIN. FROM PROPERTY LINE, OR 10' FOR DEVICES LARGER THAN 2" AND SHALL BE SCREENED FROM VIEW.	ADDED NOTE/LOCATION ON GROUND FLOOR PLAN AND LANDSCAPE SCREENING ADDED ON LANDSCAPE PLANS.

ELLIS AVENUE CONDOS

HUNTINGTON BEACH, CA

8041 ELLIS AVENUE

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A-12

DATE:10/31/2017

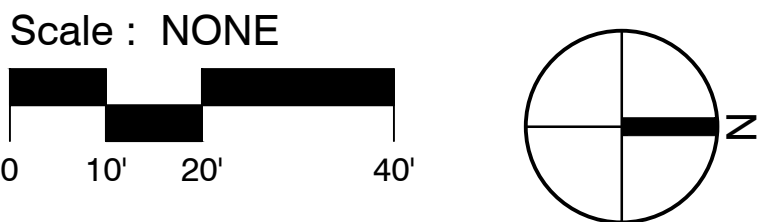
MCG JOB #:17.359.01

DATE	REVISIONS
12/20/17	ADDED THIS SHEET
06/12/18	REVISED PER 2-12-18 COMMENTS

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ZONING

CONFORMANCE MATRIX



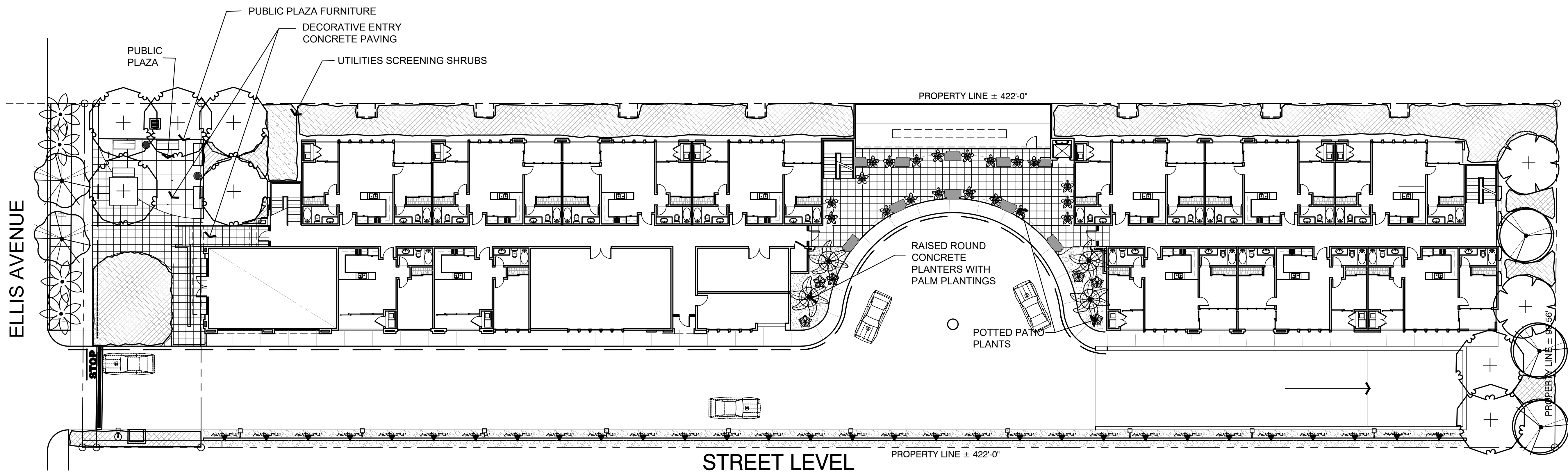
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CONCEPT PLANT SCHEDULE

	VERTICAL FOUNDATION TREES TRISTANIA CONFERTA / BRISBANE BOX	2
	ACCENT PALMS PHOENIX ROEBELENI / PIGMY DATE PALM MULTI-TRUNK RHAPIS EXCELSA / LADY PALM	4
	PARKWAY PALM TREES WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	4
	FLOWERING ACCENT TREES MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA MELALEUCA QUINQUENERVIA / CAJEPUT TREE	3
	PLAZA TREES PROSOPIS CHILENSIS / CHILEAN MESQUITE	7
	STREET TREE TRISTANIA CONFERTA / BRISBANE BOX	2
	VINE PARTHENOCISSUS TRICUSPIDATA / JAPANESE CREEPER	30
	SHRUB AND GROUND COVER PLANTING ANIGOZANTHOS X 'BUSH GOLD' / KANGAROO PAW BOUGAINVILLEA SPECTABILIS / GREAT BOUGAINVILLEA BOUGAINVILLEA X 'RASPBERRY ICE' / BOUGAINVILLEA CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF WEEPING BOTTLEBRUSH DIANELLA TASMANICA 'VARIEGATA' / FLAX LILY FEIJOA SELLOWIANA / PINEAPPLE GUAVA TREE LIRIOPE MUSCARI 'SILVERY SUNPROOF' / SILVERY SUNPROOF BLUE LILYTURF ROSA X 'FLOWER CARPET PINK' / ROSE	3603 SF 113 29 50 72 78 487 217 122
	BUFFER SHRUB MASSING GREVILLEA X 'NOELLII' / GREVILLEA	436 SF

REFERENCE NOTES SCHEDULE

SYMBOL	ROCK DESCRIPTION	QTY	DETAIL
	4" - 6" RANDOM DECORATIVE COBBLE	32.34 CY	

WATER CONSERVATION STATEMENT

THIS PROJECT WILL INCORPORATE A DRIPLINE IRRIGATION SYSTEM FOR THE IN-GROUND PLANTERS AND A POINT SOURCE DRIP SYSTEM FOR THE POTS THAT DISPENSES WATER DIRECTLY TO THE PLANT WHILE AVOIDING OVERSPRAY ONTO HARDSCAPE SURFACES. THE IRRIGATION SYSTEM WILL BE VALVED BASED ON HYDROZONES AND PLANT TYPES. THE PROJECT WILL ALSO INCLUDE EQUIPMENT THAT ADDRESSES LATEST INDUSTRY STANDARDS FOR WATER CONSERVATION SUCH AS SHUT-OFF VALVES, PRESSURE REGULATORS, ET-BASED CONTROLLERS AND RAIN SHUT-OFF DEVICES. THE PLANT MATERIAL SELECTED WILL FALL BETWEEN THE LOW AND MEDIUM WATER USE CATEGORY AS REFERENCED IN NUGOLS.

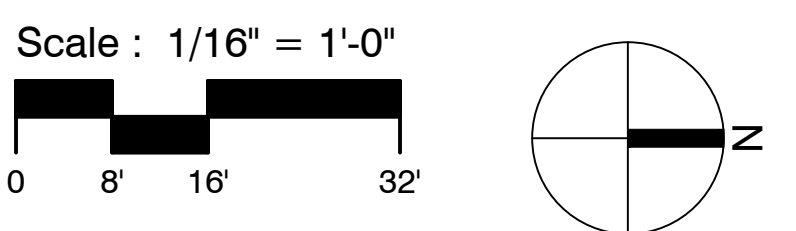
ALL LANDSCAPE AREAS SHOWN SHALL BE PRIVATELY MAINTAINED.
ALL LANDSCAPE AREAS BE IRRIGATED WITH LOW VOLUME DRIP IRRIGATION, INCORPORATING A DRIPLINE DISTRIBUTION SYSTEM AS WELL AS A DEEP ROOT BUBBLER SYSTEM FOR TREES.
ALL LANDSCAPE AREAS TO RECEIVE MIN. 3" LAYER OF SHREDDED BARK MULCH.
LANDSCAPE PLANS SHALL COMPLY WITH ALL APPLICABLE CODES OF THE NEWPORT BEACH MUNICIPAL CODE
THE BARK MULCH USED ONSITE SHALL BE COMPOSED OF RECYCLED MATERIAL. IN ADDITION, SITE AMENITIES SUCH AS POTS, BENCHES AND PAVING MATERIALS, THAT INCORPORATE RECYCLED MATERIALS, WILL BE INCORPORATED INTO THE PROJECT WHERE APPROPRIATE.

THIS LANDSCAPE CONCEPT PLAN HAS BEEN PREPARED INCORPORATING THE DESIGN ELEMENTS REFERENCED IN THE BEACH AND EDINGER CORRIDORS SPECIFIC PLAN

DATE:	02/28/2019
MCG JOB #:	13.177.01
Wal JOB #:	14037
DATE	REVISIONS
8-20-14	Add public open space per City Requirement
10-22-14	Only-Apt to Condo name change/Client request
1-5-18	Site plan changes

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PRELIMINARY PLAN



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