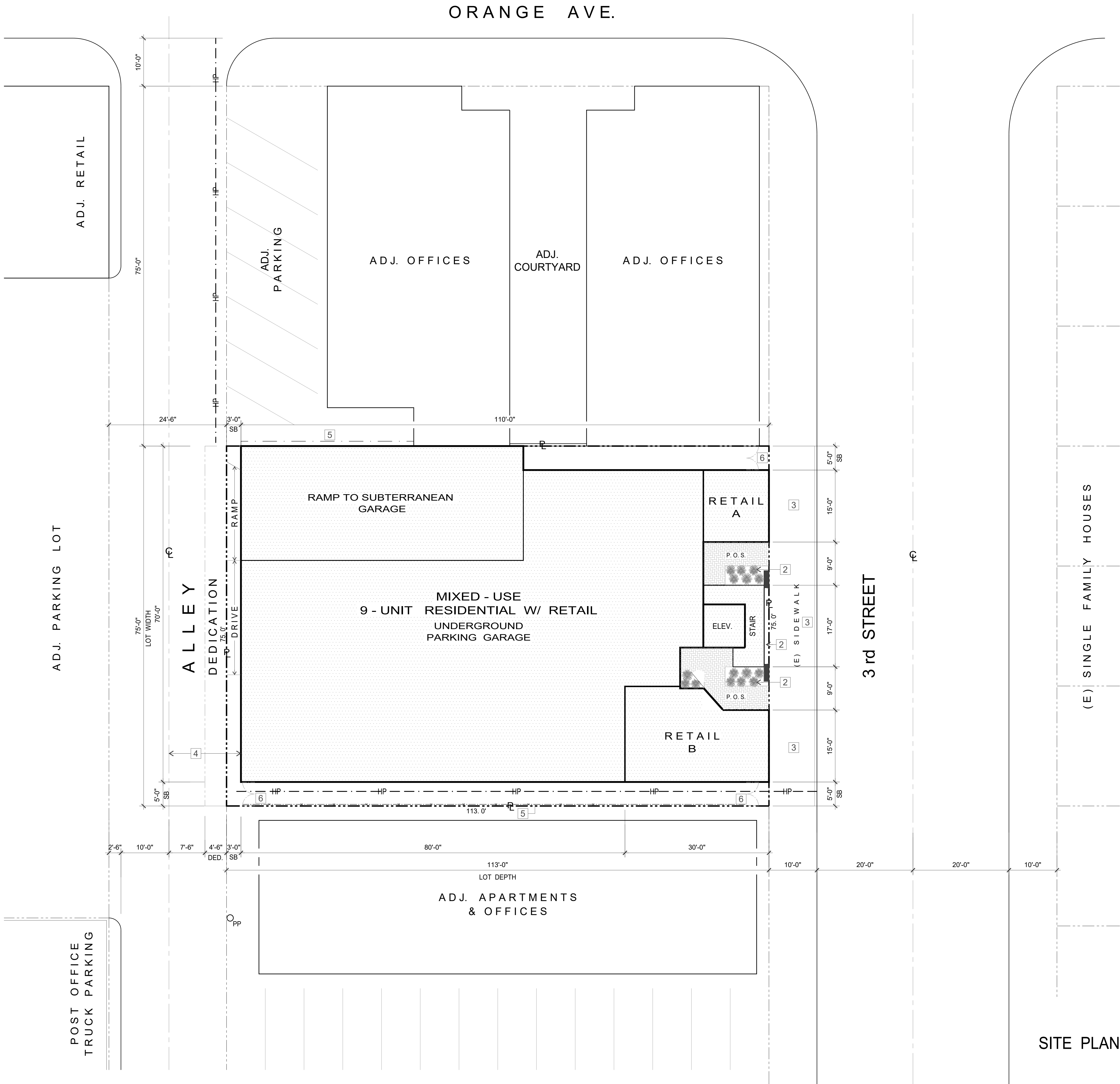




SUBJECT	CODE #	CODE	PROPOSED
Allowable Uses	3-43	Figure 3-23	Residential / Retail
Minimum Parcel Size	3.3.1.5	25' street frontage & 2,500 sf net area	75' & 8,475 s.f.
Maximum Density	3.3.1.7	50 du/ac	50 du/ac
Maximum Building Height	3.3.1.8	≥ 8,000 sf net site area: 45' & 4 stories	45' & 4 Stories
Upper Story Setback	3.3.1.9	10' average	10' average @ 25' AFF
Front Yard Setback	3.3.1.10	0' – Max. 5'	0' – 5'
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%=255SF	355 SF
Storefront	3.3.1.16	65% ground floor	Provided
Open Space	3.2.16.2	150 s.f./unit	Provided

KEYNOTES

- 1 PAVERS (P.O.S.)
- 2 PLANTERS (P.O.S.)
- 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 20, 600 SF
RETAIL : 2 UNITS 755 SF
SUBTERRANEAN PKG. GARAGE : 8,500 SF
AT-GRADE PKG. GARAGE : 6,600 SF

PARKING			
REQUIRED :			
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
PROPOSED :			
SUBTERRANEAN			18
AT GRADE			10
			28

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

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

HOSE PULL — — —

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

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

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DATE: 10/02/22
SCALE: 1" = 10'
CAD FILE : 321-AS

LICENSED ARCHITECT
JEFF BERGSMAN
P221085
STATE OF CALIFORNIA

321 3rd ST
MIXED-USE

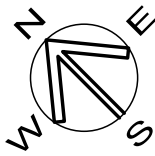
321 3rd ST
HUNTINGTON BEACH,
CALIFORNIA

TEAM
DESIGN

221 MAIN STREET SUITE S
HUNTINGTON BEACH, CA 92648
JEFF@TEAMDESIGNHB.COM

SITE PLAN

AS



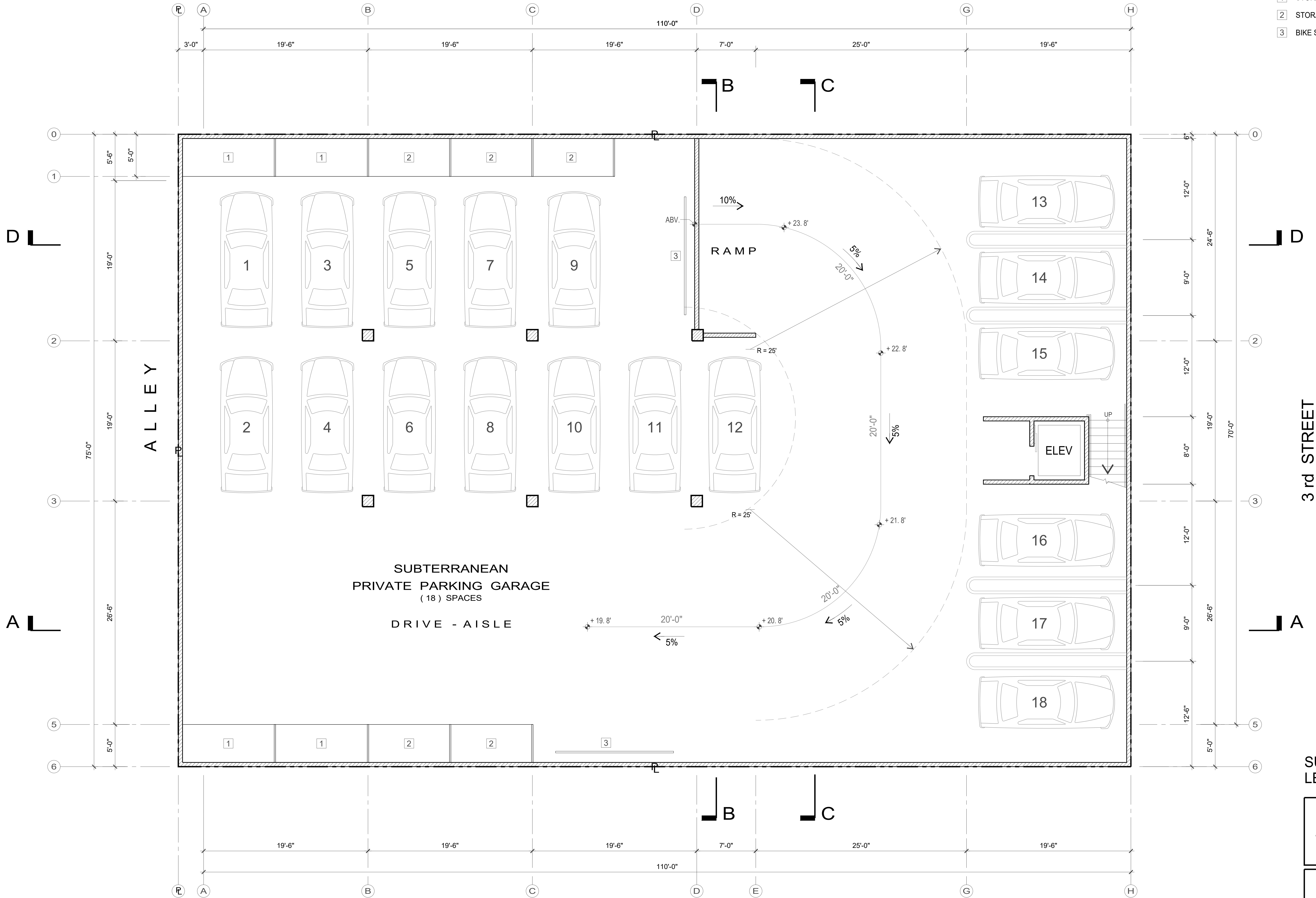
KEYNOTES

- 1

STORAGE (4) 56 SF
- 2

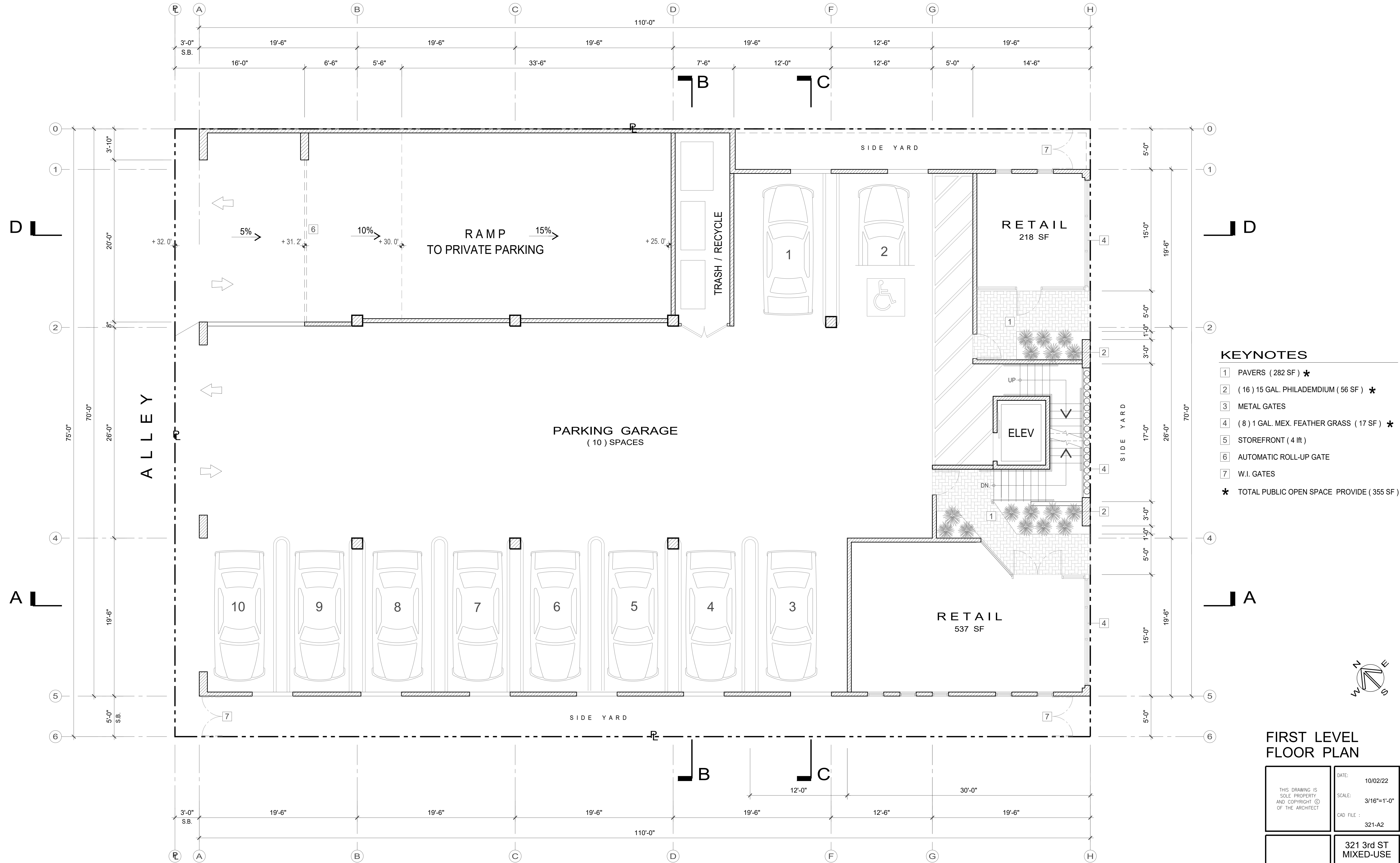
STORAGE (5) 50 SF
- 3

BIKE STORAGE (24) BIKES



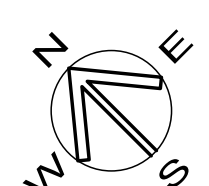
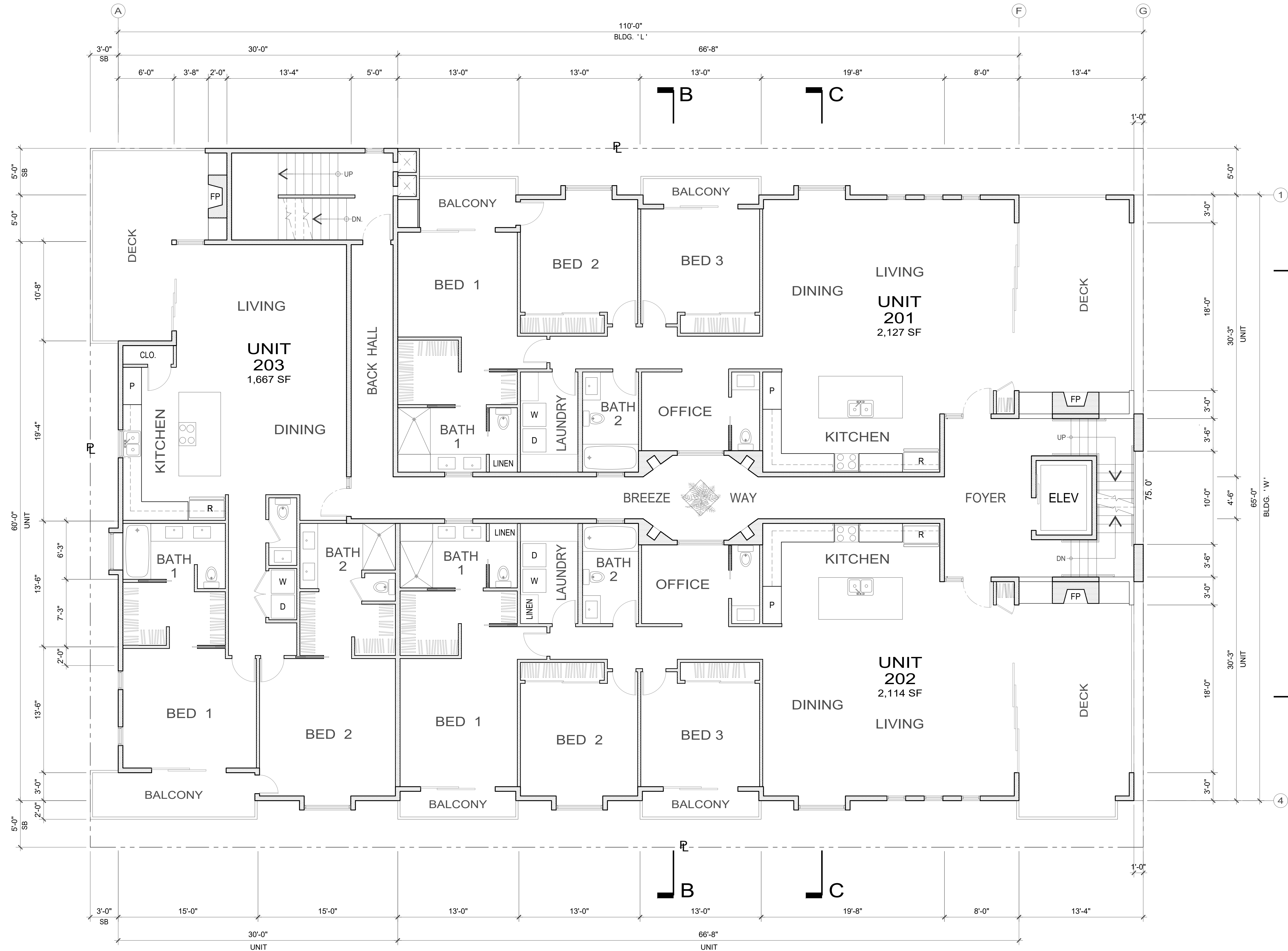
SUBTERRANEAN
LEVEL FLOOR PLAN

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JEFF BERGSMAS ARCHITECT	321 3rd ST MIXED-USE 321 3rd ST HUNTINGTON BEACH CALIFORNIA
TEAM DESIGN	SUBTERRANEAN FLOOR PLAN A1



D

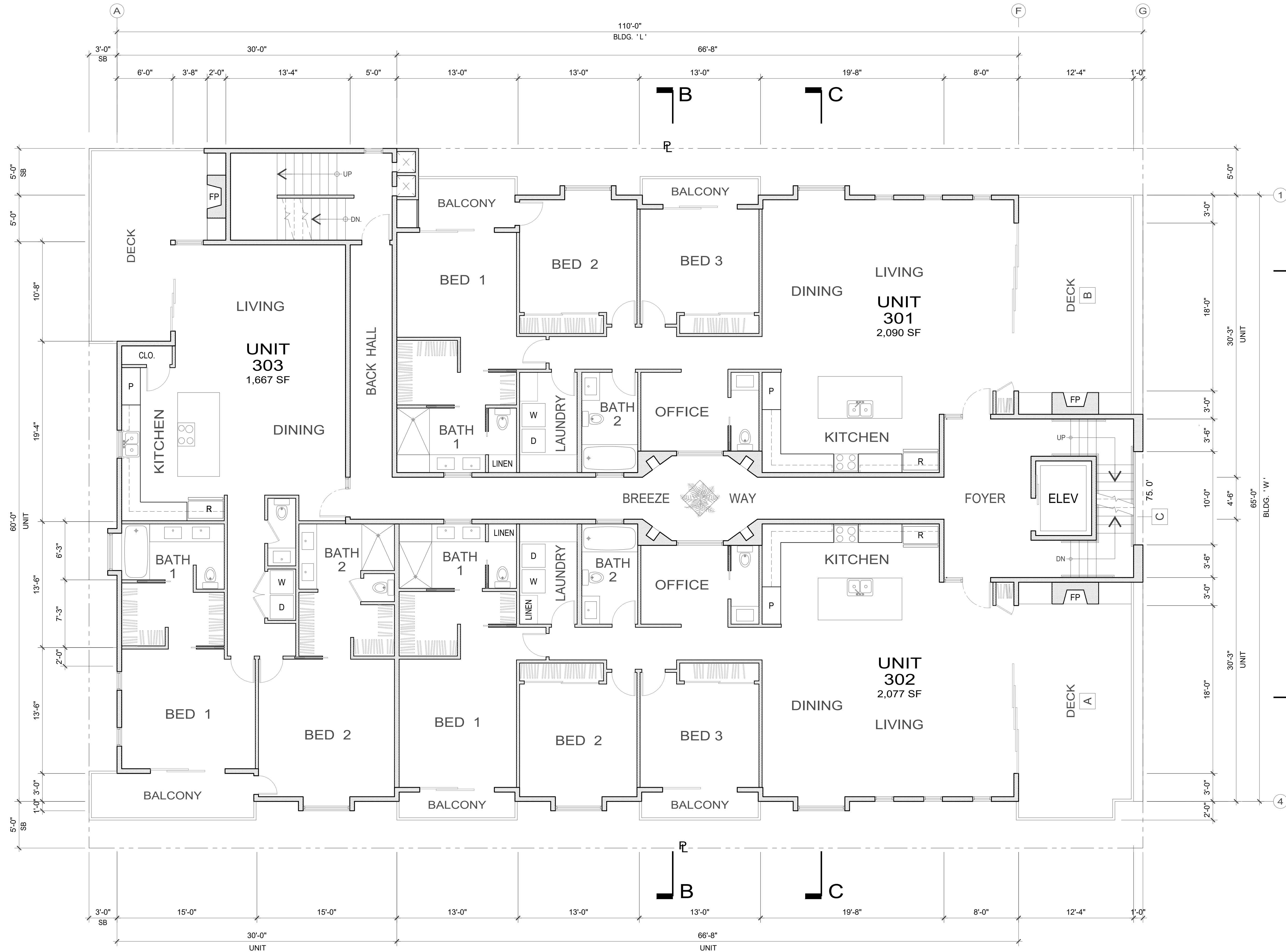
A



SECOND LEVEL FLOOR PLAN	
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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@TEAMDESIGNH6.COM	SECOND LEVEL FLOOR PLAN A3

D L

A L



STEP BACK CALC.

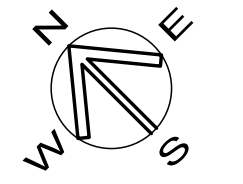
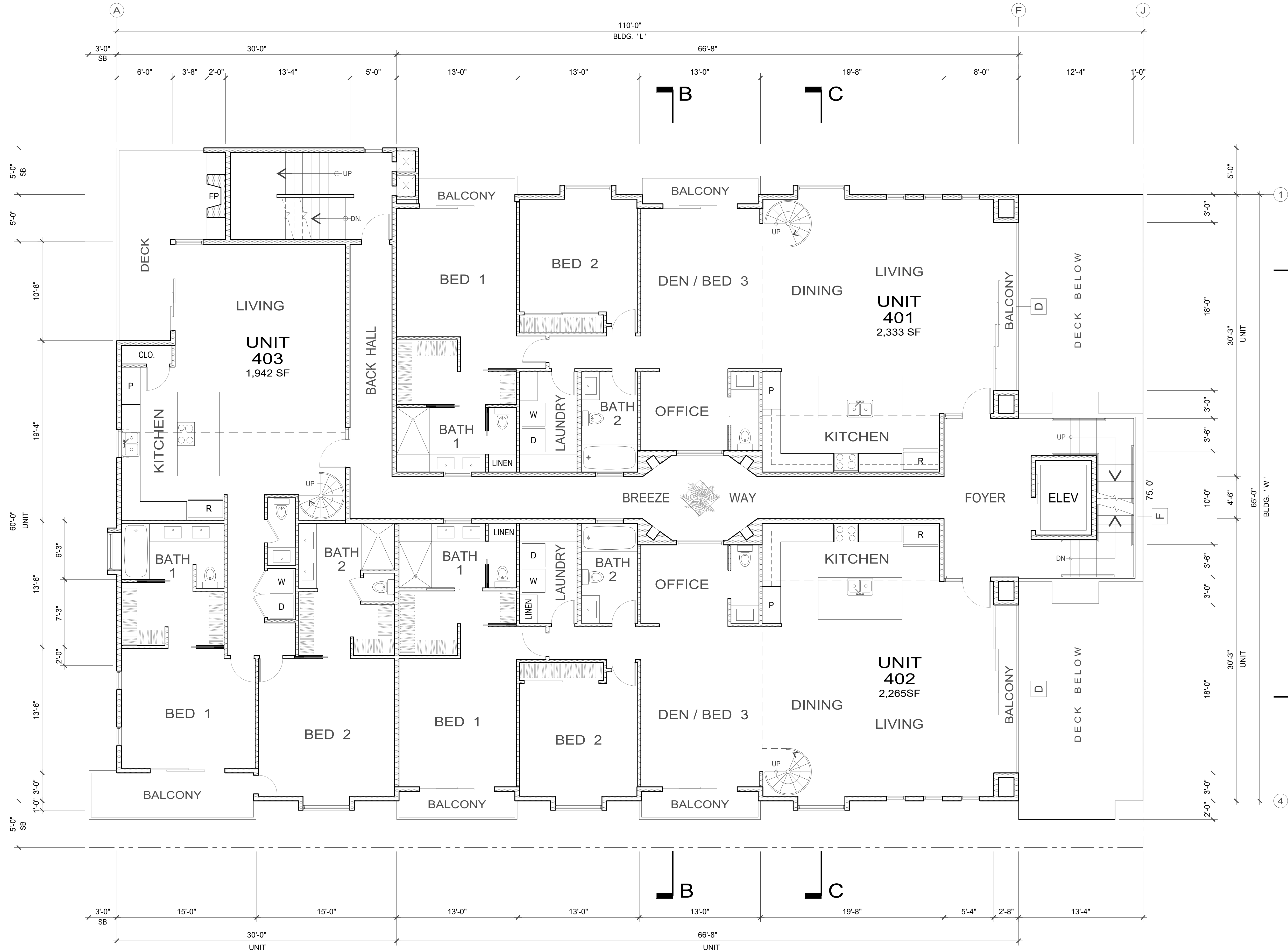
A	320 SF
B	320 SF
C	10 SF
650 SF / 65 lf = 10'-0"	

THIRD LEVEL FLOOR PLAN

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	SCALE: 3/16"=1'-0"
	CAD FILE : 321-A4
JEFF BERGSM 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@TEAMDESIGNHB.COM	THIRD LEVEL FLOOR PLAN
	A4

D

A

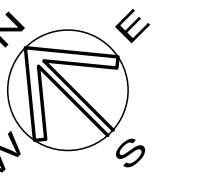
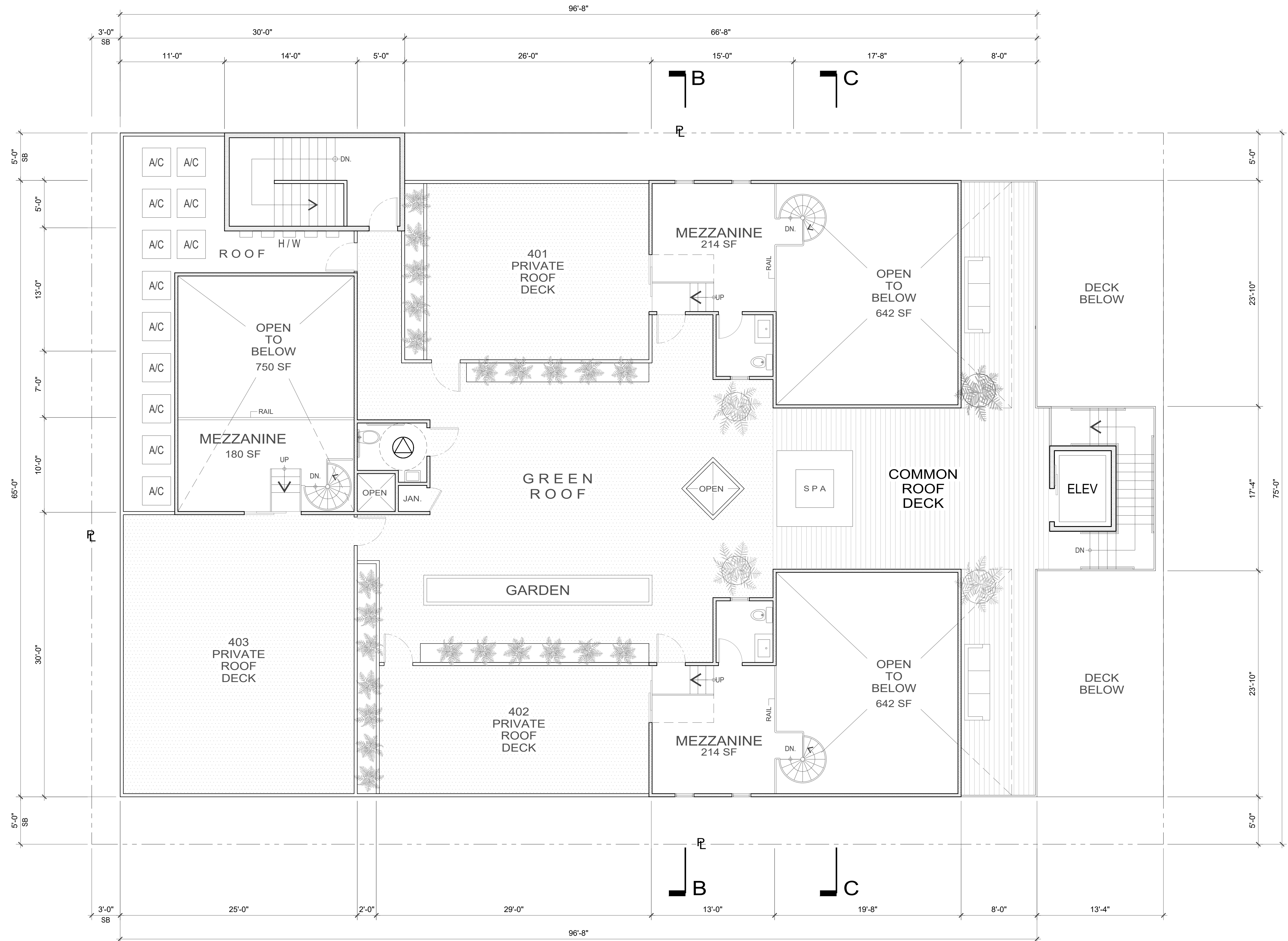


FOURTH LEVEL FLOOR PLAN

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JEFF BERGSMAS ARCHITECT	321 3rd ST MIXED-USE 321 3rd ST HUNTINGTON BEACH CALIFORNIA
TEAM DESIGN 714.536.5888 221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGNHB.COM	FOURTH LEVEL FLOOR PLAN A5

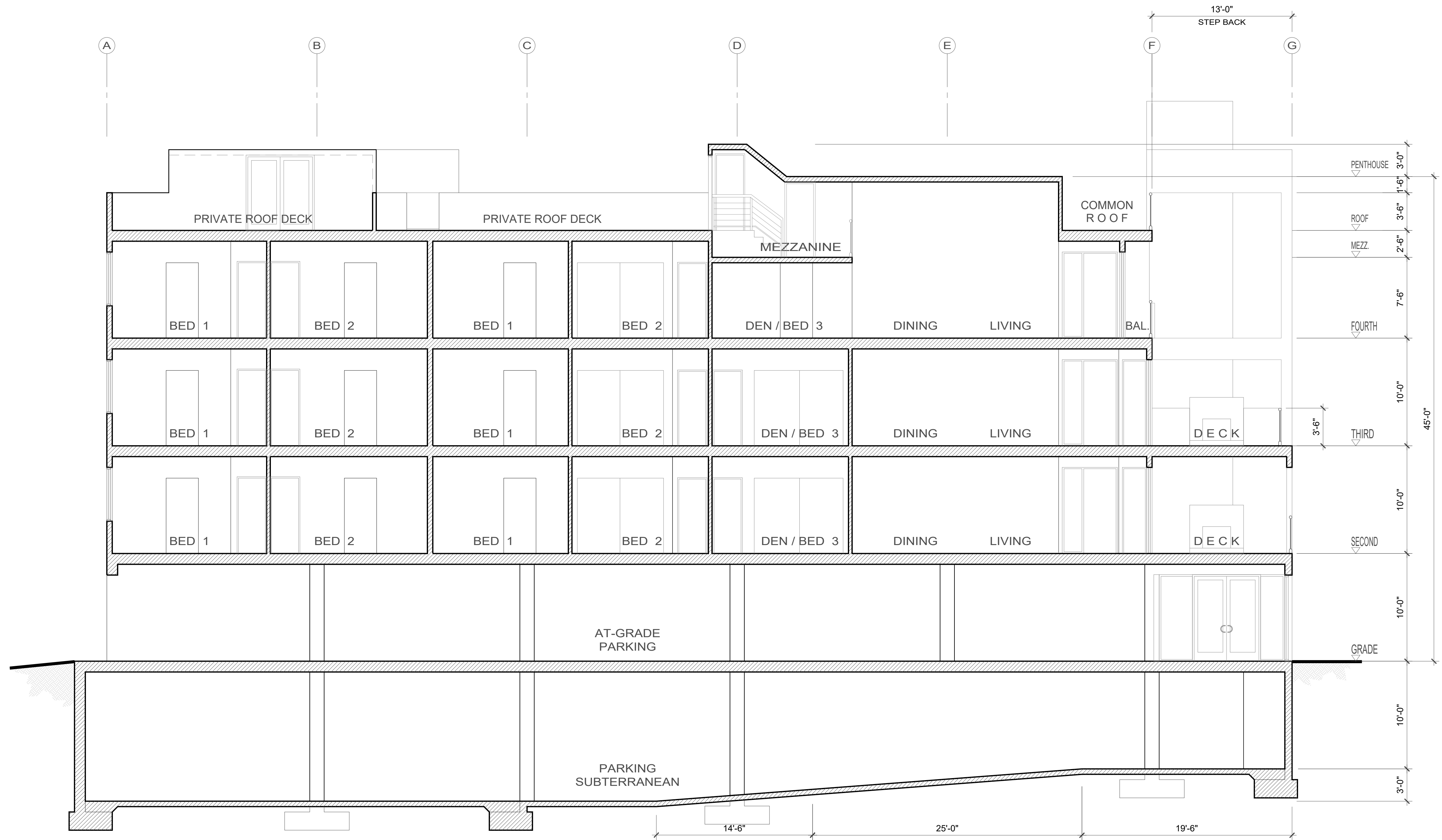
D L

A L



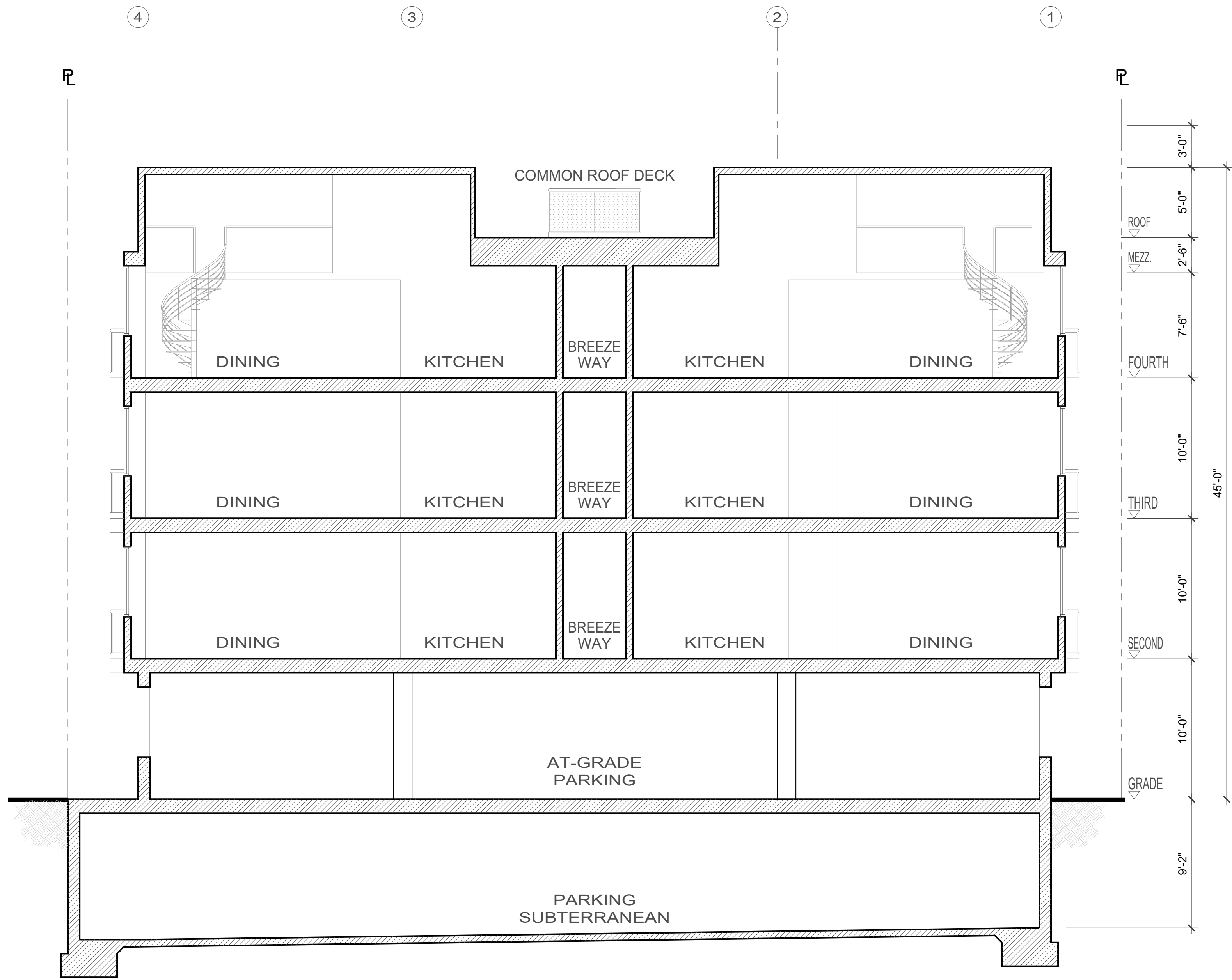
ROOF DECK PLAN

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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@TEAMDESIGNHB.COM	ROOF PLAN A6

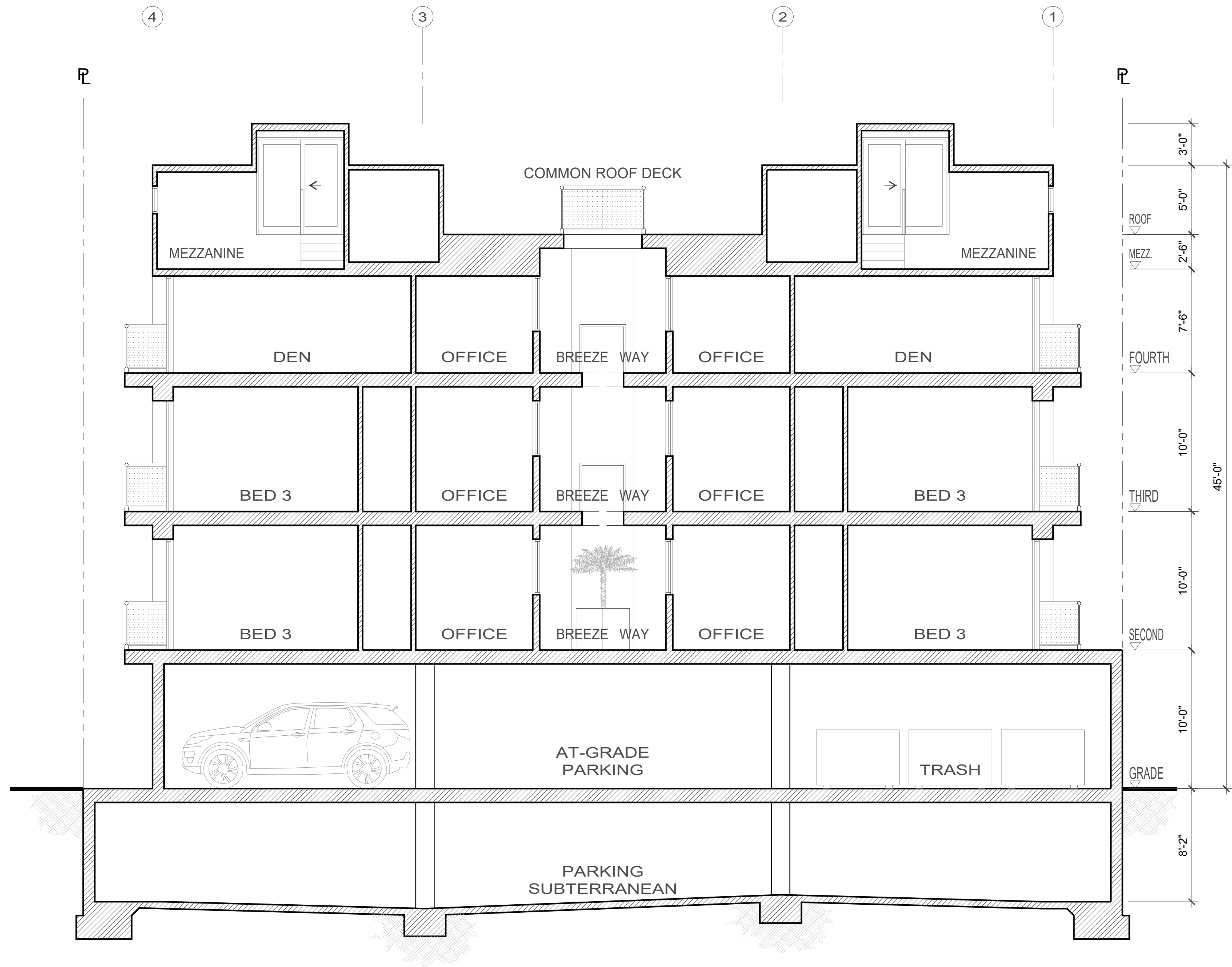


SECTION

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	SCALE: 3/16"=1'-0"
	CAD FILE : 321-A7
JEFF BERGSMA 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@TEAMDESIGNHB.COM	BUILDING SECTION
	A7



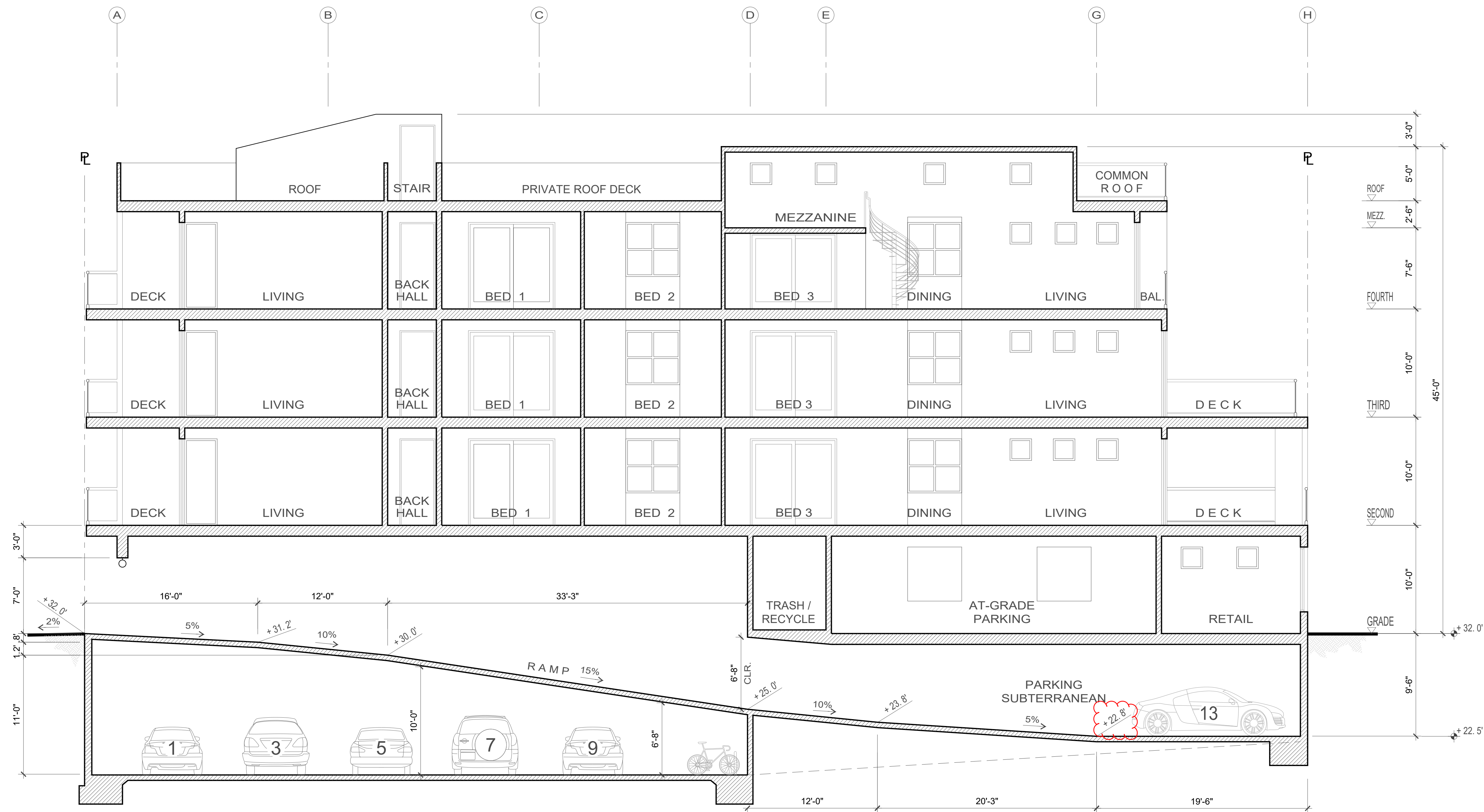
SECTION 'C - C'



SECTION 'B - B'

SECTIONS

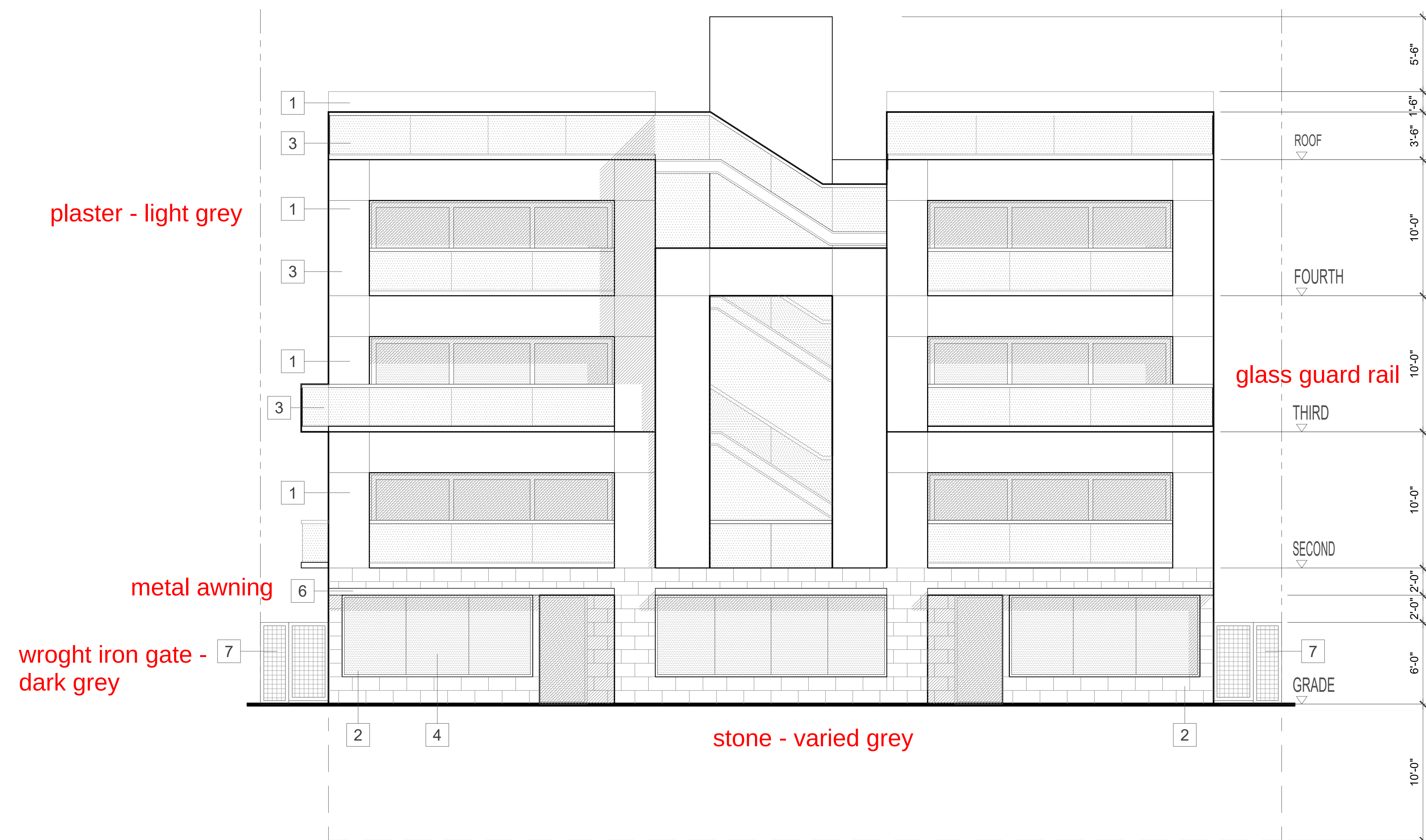
THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT	DATE: 10/02/22 SCALE: 3/16"=1'-0" CAD FILE : 321-A8
JEFF BERGSMAN ARCHITECT	321 3rd ST MIXED-USE 321 3rd ST HUNTINGTON BEACH CALIFORNIA
TEAM DESIGN 7.1.4.5.3.6.5.8.8.8 221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGN6.COM	BUILDING SECTIONS A8



SECTION 'D - D'

SECTION

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TEAM DESIGN 714.536.5888 221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGNHB.COM	SITE PLAN A9



SOUTH ELEVATION
(3rd STREET)

- ## KEYNOTES

- 1 PLASTER - LIGHT GREY
- 2 STONE - VARIED GREY
- 3 GLASS GUARD RAIL
- 4 CLEAR GLASS
- 5 OPEN
- 6 METAL AWNING
- 7 6' H W.I. GATE - DARK GREY



WEST ELEVATION
(SIDE)

ELEVATIONS

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TEAM D · E · S · I · G · N	ELEVATIONS A10

