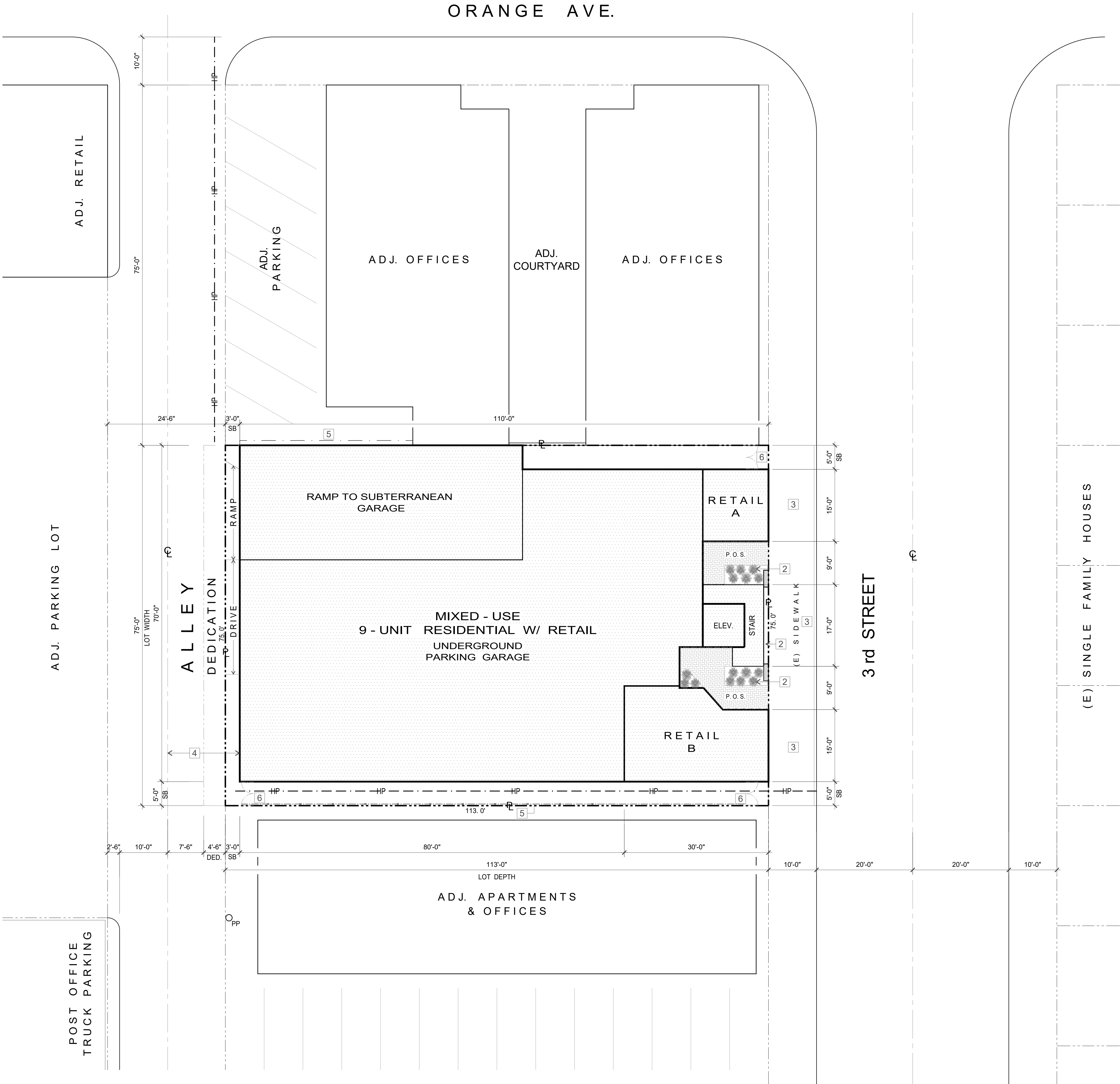




| Zoning Conformance Matrix                                                        |          |                                             |                       |
|----------------------------------------------------------------------------------|----------|---------------------------------------------|-----------------------|
| Mixed-Use<br>321 3rd Street, Huntington Beach<br>Downtown Specific Plan Dist. #1 |          |                                             |                       |
| SUBJECT                                                                          | CODE #   | CODE                                        | PROPOSED              |
| Allowable Uses                                                                   | 3-43     | Figure 3-23                                 | Office / 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  | Site area ≥ 3 (25-foot wide) lots: 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' – 1'               |
| 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% = 255 sf                                 | 355 sf                |
| Storefront                                                                       | 3.3.1.16 | 65% ground floor                            | Provided              |
| Private Open Space                                                               | 3.2.16.1 | Minimum 60 sf                               | 234'-984'             |

KEYNOTES

- 1 PAVERS ( 180 SF )
- 2 PLANTERS
- 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 21, 100 SF  
RETAIL : 2 UNITS 755 SF  
SUBTERRANEAN PKG. GARAGE : 7,900 SF  
AT-GRADE PKG. GARAGE : 6,200 SF

| PARKING      |         |        |        |
|--------------|---------|--------|--------|
| 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     |
| LOCATION :   |         |        |        |
| SUBTERRANEAN |         |        | 18     |
| AT GRADE     |         |        | 10     |
|              |         |        | 28     |

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

PUBLIC OPEN SPACE ( P. O. S. )  
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 BERGSMA, TEAM DESIGN  
221 MAIN ST.  
HUNTINGTON BEACH, CA 92648  
( 949 ) 887 - 9542

SITE PLAN



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OF THE ARCHITECT

DATE: 10/19/22  
SCALE: 1" = 10'  
CAD FILE : 321-AS

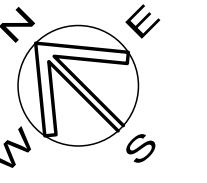
LICENSED ARCHITECT  
JEFF BERGSMA  
221085  
STATE OF CALIFORNIA

321 3rd ST  
MIXED-USE  
  
321 3rd ST  
HUNTINGTON BEACH,  
CALIFORNIA

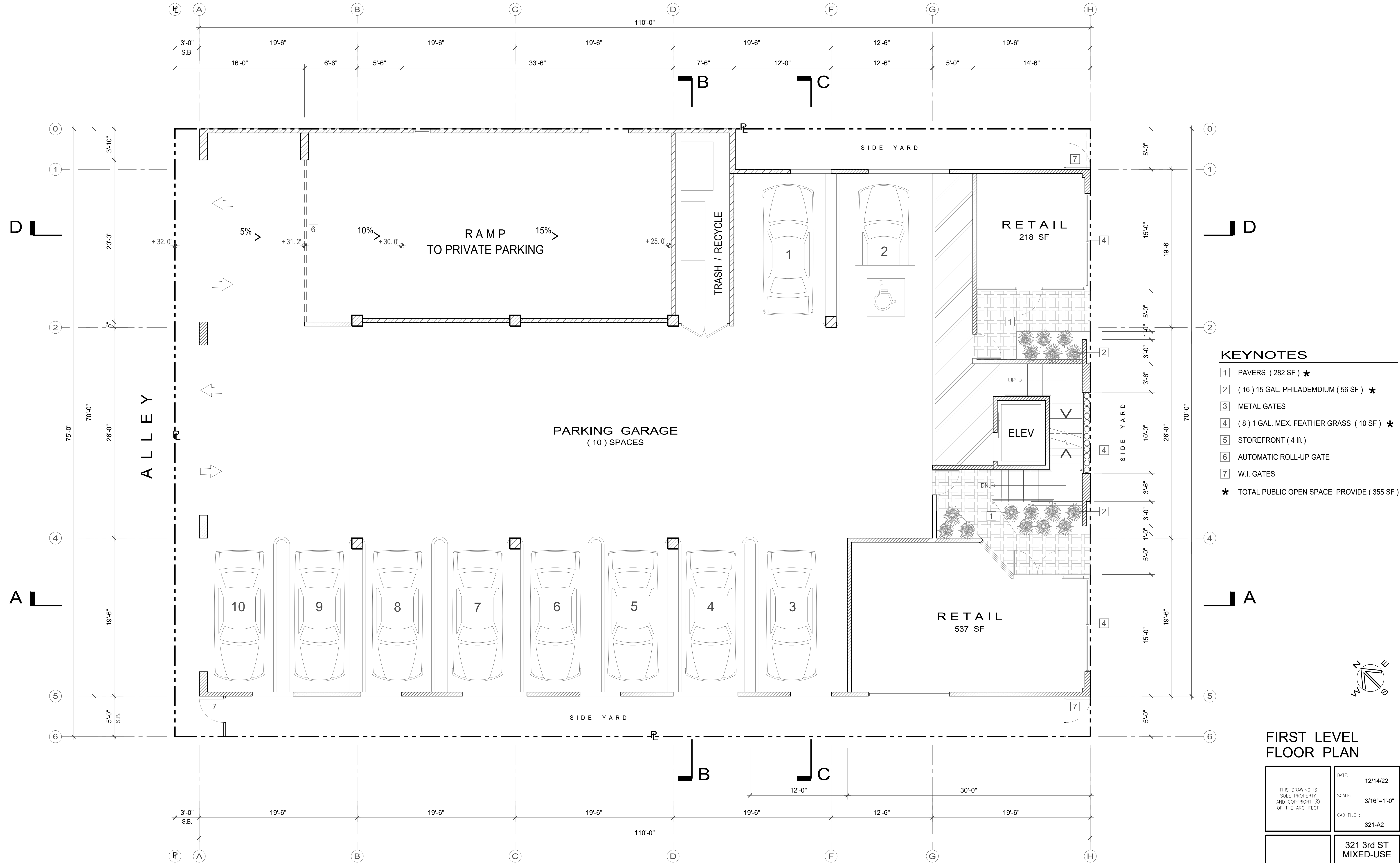
TEAM  
DESIGN  
221 MAIN STREET SUITE S  
HUNTINGTON BEACH, CA 92648  
JEFF@TEAMDESIGNHB.COM

SITE PLAN  
  
AS

- 1 STORAGE ( 4 ) 56 SF
- 2 STORAGE ( 5 ) 50 SF
- 3 BIKE STORAGE ( 24 ) BIKES



|                                                                                                                              |                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
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| <p>JEFF BERGSMAN<br/>ARCHITECT</p>                                                                                           | <p>321 3rd ST<br/>MIXED-USE</p> <p>321 3rd ST<br/>HUNTINGTON BEACH<br/>CALIFORNIA</p> |
| <p>TEAM<br/>D · E · S · I · G · N</p> <p>321 MAIN STREET SUITE S<br/>HUNTINGTON BEACH, CA 92648<br/>JEFF@TEAMDESIGNB.COM</p> | <p>SUBTERRANEAN<br/>FLOOR PLAN</p> <p>A1</p>                                          |



KEYNOTES

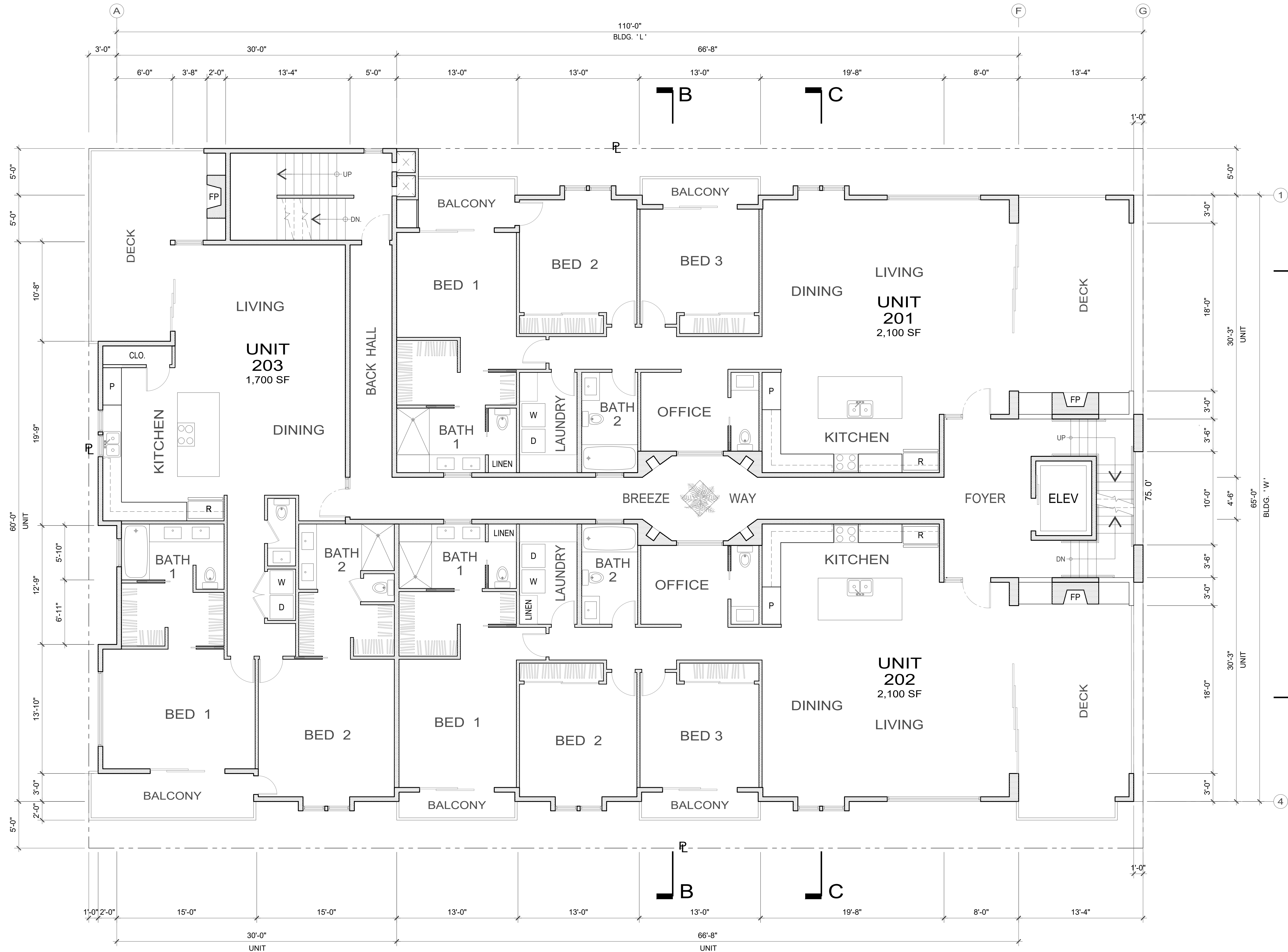
- 1 PAVERS ( 282 SF ) \*
- 2 ( 16 ) 15 GAL. PHILADEMDIUM ( 56 SF ) \*
- 3 METAL GATES
- 4 ( 8 ) 1 GAL. MEX. FEATHER GRASS ( 10 SF ) \*
- 5 STOREFRONT ( 4 ft )
- 6 AUTOMATIC ROLL-UP GATE
- 7 W.I. GATES
- \* TOTAL PUBLIC OPEN SPACE PROVIDE ( 355 SF )

FIRST LEVEL  
FLOOR PLAN

|                                                                                                                                        |                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
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| JEFF BERGSMAS<br>ARCHITECT                                                                                                             | 321 3rd ST<br>MIXED-USE<br>321 3rd ST<br>HUNTINGTON BEACH<br>CALIFORNIA |
| TEAM<br>D • E • S • I • G • N<br>7 1 4 5 3 6 5 8 8 8<br>221 MAIN STREET SUITE 5<br>HUNTINGTON BEACH, CA 92648<br>JEFF@TEAMDESIGNHB.COM | FIRST LEVEL<br>FLOOR PLAN<br>A2                                         |

D L

A L

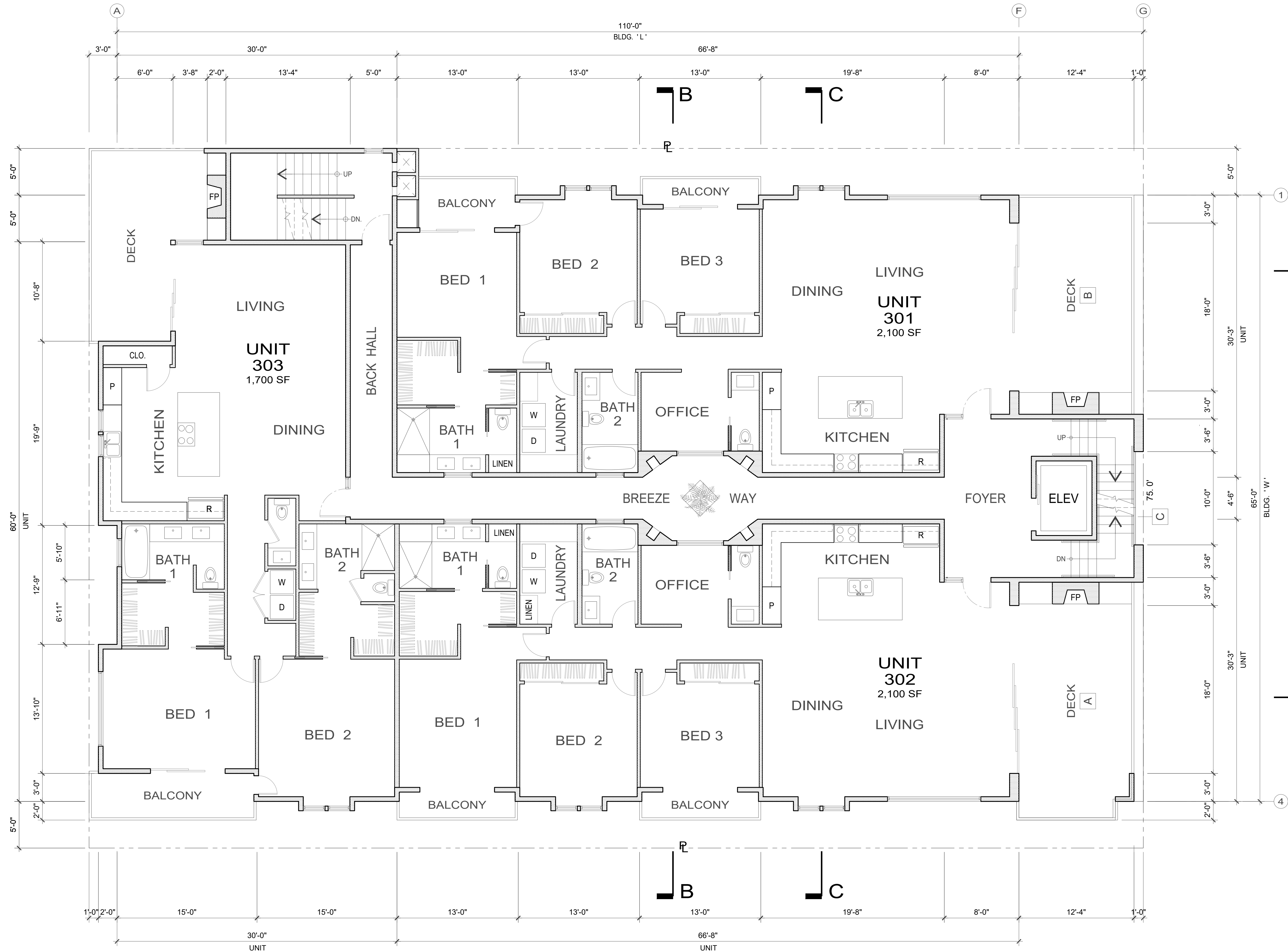


SECOND LEVEL  
FLOOR PLAN

|                                                                                                                 |                                                                         |
|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
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| JEFF BERGSMAS<br>ARCHITECT                                                                                      | 321 3rd ST<br>MIXED-USE<br>321 3rd ST<br>HUNTINGTON BEACH<br>CALIFORNIA |
| TEAM<br>DESIGN<br>714 536 5888<br>221 MAIN STREET SUITE 5<br>HUNTINGTON BEACH, CA 92648<br>JEFF@TEAMDESIGN6.COM | SECOND LEVEL<br>FLOOR PLAN<br>A3                                        |

D L

A L



STEP BACK CALC.

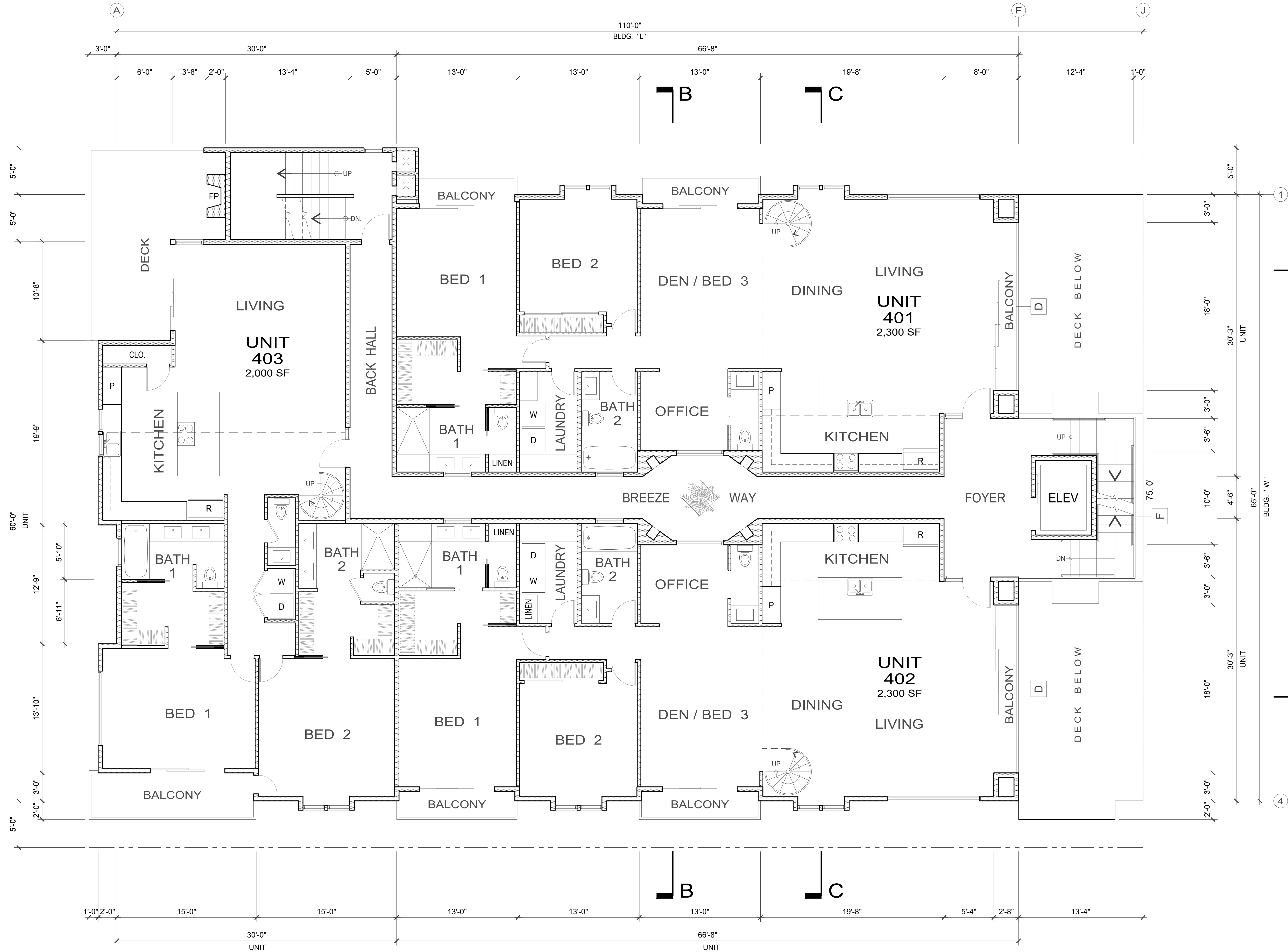
- A 320 SF
  - B 320 SF
  - C 10 SF
- 650 SF / 65 lf = 10'-0"

THIRD LEVEL FLOOR PLAN

|                                                                                                                                        |                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
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| JEFF BERGSM<br>ARCHITECT                                                                                                               | 321 3rd ST<br>MIXED-USE<br>321 3rd ST<br>HUNTINGTON BEACH<br>CALIFORNIA |
| TEAM<br>D • E • S • I • G • N<br>7 1 4 5 3 6 5 8 8 8<br>221 MAIN STREET SUITE 5<br>HUNTINGTON BEACH, CA 92648<br>JEFF@TEAMDESIGNHB.COM | THIRD LEVEL<br>FLOOR PLAN<br>A4                                         |

D

A

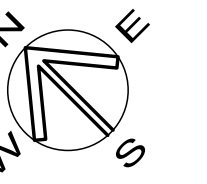
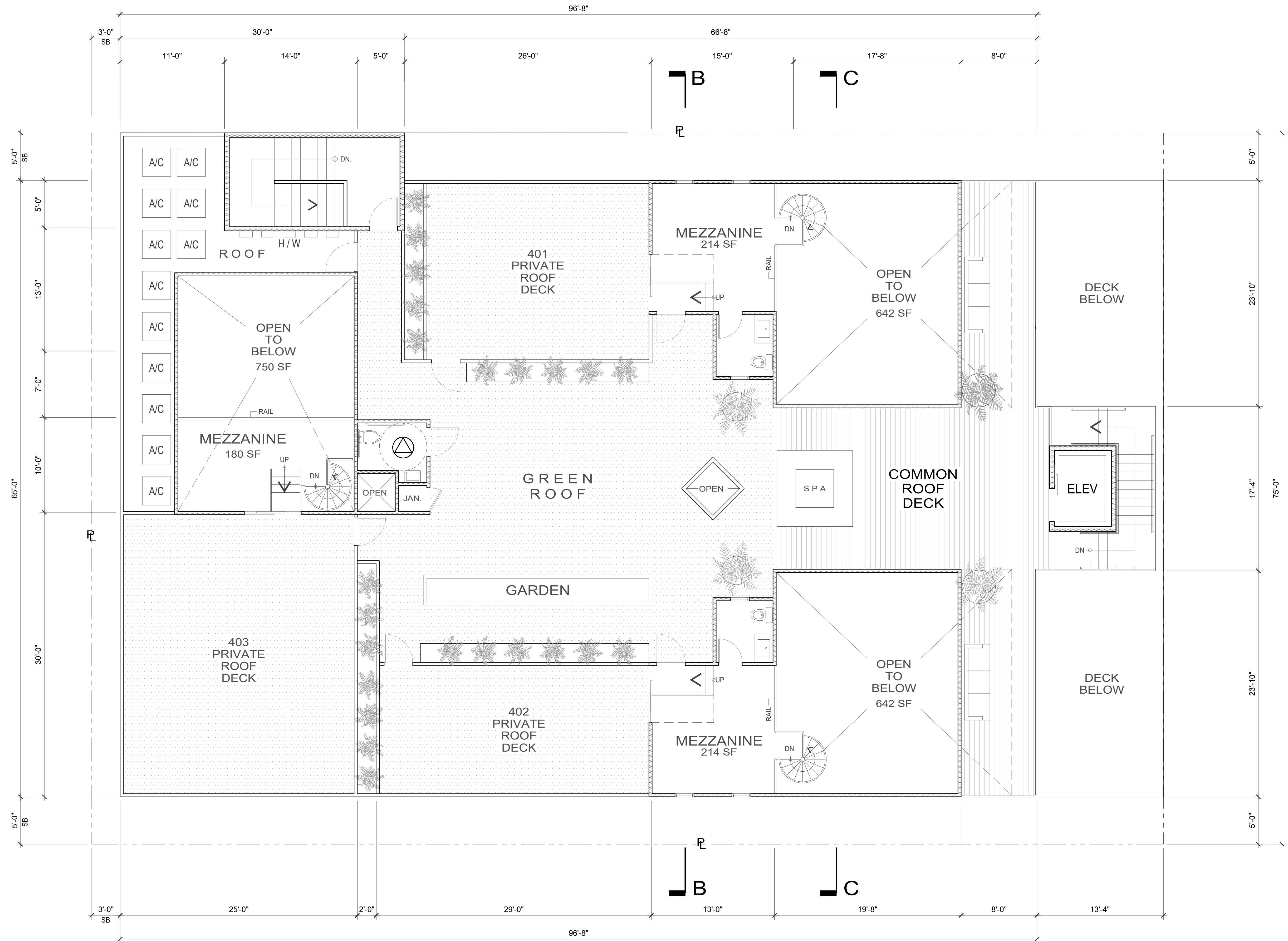


FOURTH LEVEL  
FLOOR PLAN

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

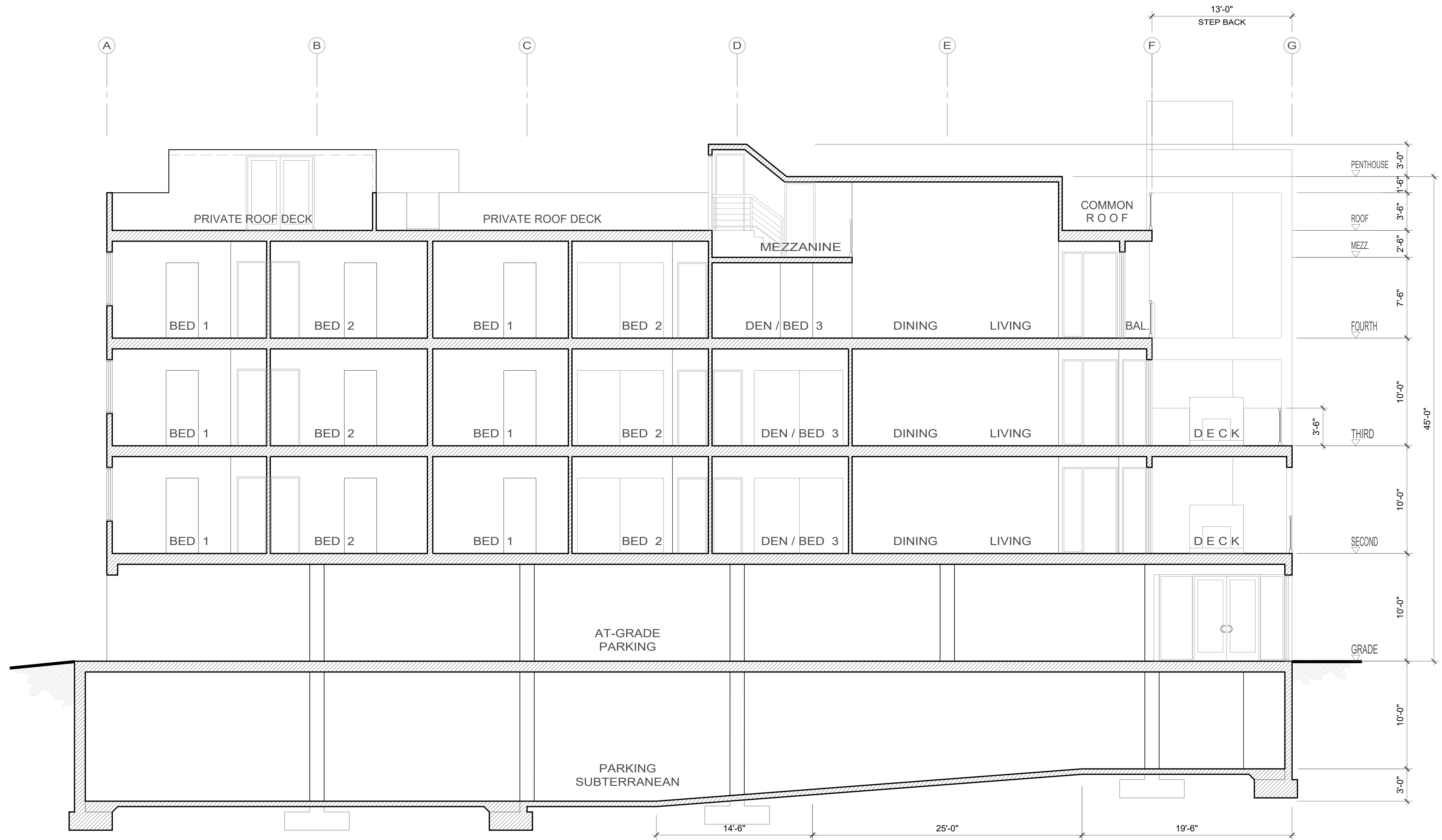
D L

A L



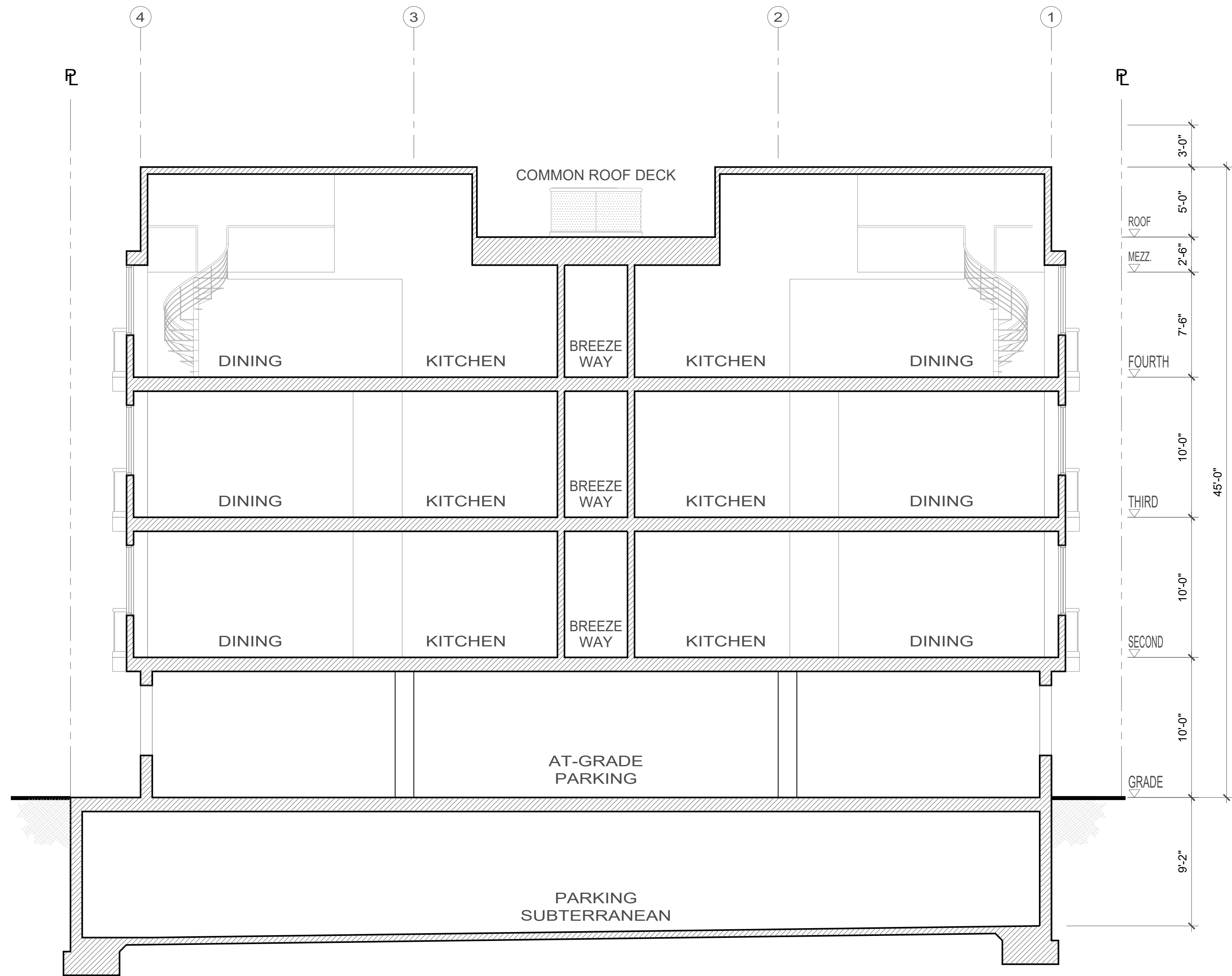
ROOF DECK PLAN

|                                                                                                                                 |                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
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| JEFF BERGSMAN<br>ARCHITECT                                                                                                      | 321 3rd ST<br>MIXED-USE<br>321 3rd ST<br>HUNTINGTON BEACH<br>CALIFORNIA |
| TEAM<br>D • E • S • I • G • N<br>714.536.5888<br>221 MAIN STREET SUITE 5<br>HUNTINGTON BEACH, CA 92648<br>JEFF@TEAMDESIGNHB.COM | ROOF PLAN<br>A6                                                         |

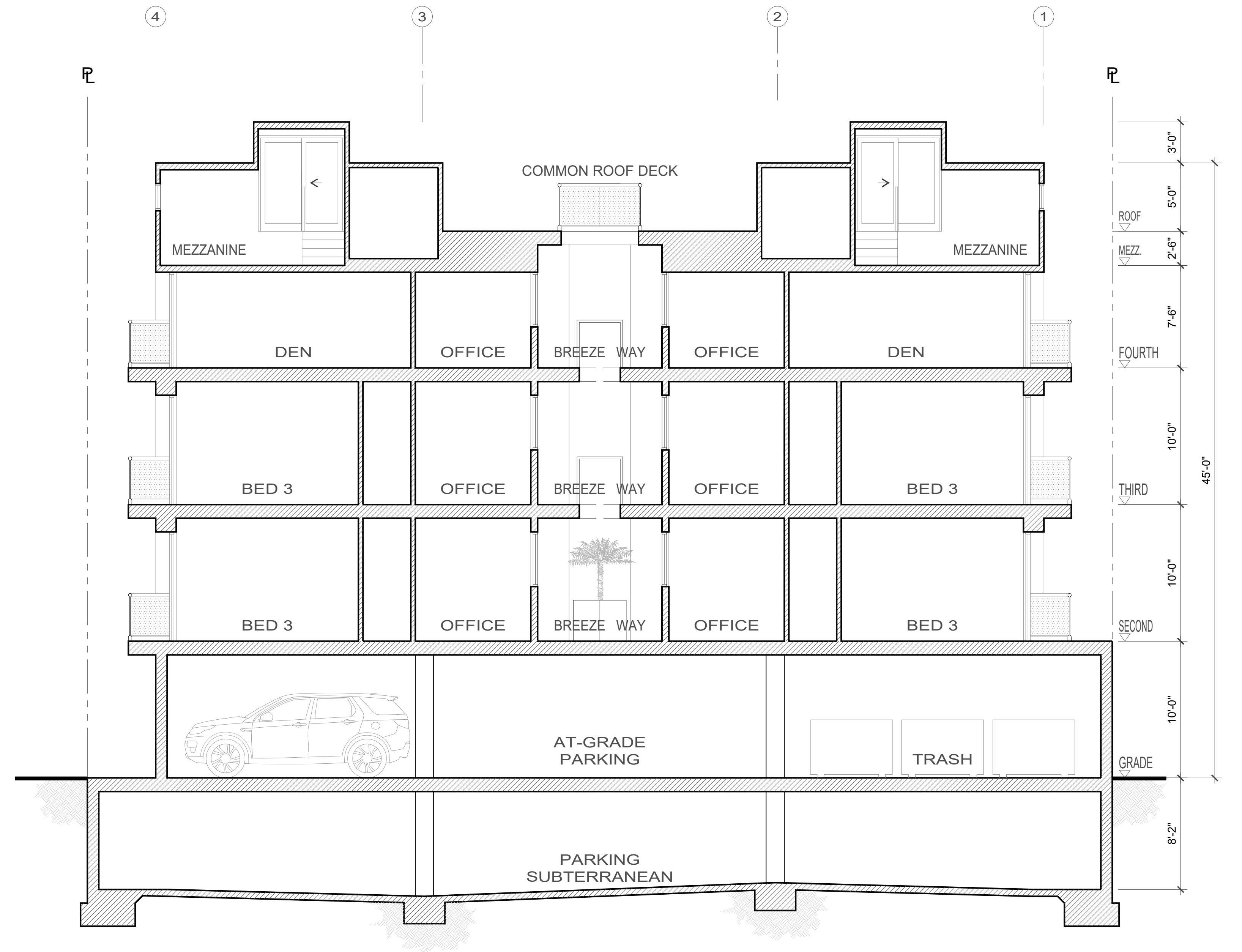


SECTION

|                                                                                                                                        |                                              |
|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| THIS DRAWING IS<br>SOLE PROPERTY<br>AND COPYRIGHT ©<br>OF THE ARCHITECT                                                                | DATE:<br>9/07/22                             |
|                                                                                                                                        | SCALE:<br>3/16"=1'-0"                        |
|                                                                                                                                        | CAD FILE :<br>321-A7                         |
| JEFF BERGSMA<br>ARCHITECT                                                                                                              | 321 3rd ST<br>MIXED-USE                      |
|                                                                                                                                        | 321 3rd ST<br>HUNTINGTON BEACH<br>CALIFORNIA |
| TEAM<br>D • E • S • I • G • N<br>7 1 4 5 3 6 5 8 8 8<br>221 MAIN STREET SUITE 5<br>HUNTINGTON BEACH, CA 92648<br>JEFF@TEAMDESIGNHB.COM | BUILDING<br>SECTION<br><br>A7                |



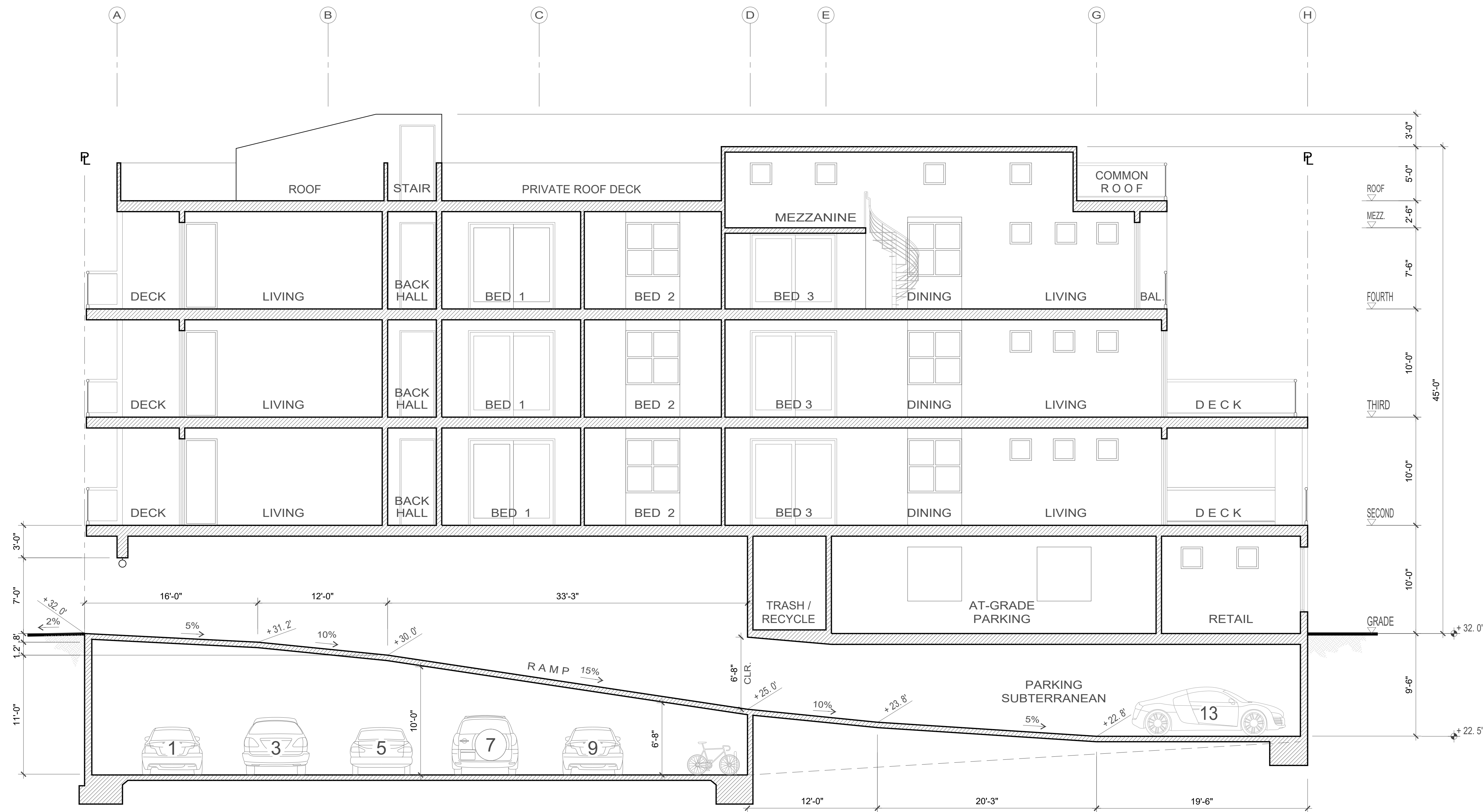
SECTION 'C - C'



SECTION 'B - B'

## SECTIONS

|                                                                                                                                                             |                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <p>THIS DRAWING IS<br/>SOLE PROPERTY<br/>AND COPYRIGHT ©<br/>OF THE ARCHITECT</p>                                                                           | <p>DATE: 10/02/22</p> <p>SCALE: 3/16"=1'-0"</p> <p>CAD FILE : 321-A8</p>              |
| <p>JEFF BERGSMAN<br/>ARCHITECT</p>                                                                                                                          | <p>321 3rd ST<br/>MIXED-USE</p> <p>321 3rd ST<br/>HUNTINGTON BEACH<br/>CALIFORNIA</p> |
| <p><b>TEAM</b><br/>D • E • S • I • G • N</p> <p>7 1 4 5 3 6 5 8 8 8<br/>221 MAIN STREET SUITE 5<br/>HUNTINGTON BEACH, CA 92648<br/>JEFF@TEAMDESIGN8.COM</p> | <p>BUILDING<br/>SECTIONS</p> <p><b>A8</b></p>                                         |



SECTION 'D - D'

SECTION

|                                                                                                                  |                                                                             |
|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
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| JEFF BERGSMAN<br>ARCHITECT                                                                                       | 321 3rd ST<br>MIXED-USE<br><br>321 3rd ST<br>HUNTINGTON BEACH<br>CALIFORNIA |
| TEAM<br>DESIGN<br>714.536.5888<br>221 MAIN STREET SUITE 5<br>HUNTINGTON BEACH, CA 92648<br>JEFF@TEAMDESIGNHB.COM | SITE PLAN<br><br>A9                                                         |



KEYNOTES

- 1 PLASTER - OFF WHITE
- 2 BRICK TILE - VARIED GREY
- 3 GLASS GUARD RAIL
- 4 CLEAR GLASS
- 5 WOOD SIDING
- 6 METAL AWNING
- 7 METAL MESH - GREY
- 8 6' H.W.I. GATE - DARK GREY
- 9 WOOD SOFFIT

SOUTH ELEVATION  
( 3rd STREET )

|                                                                                                                  |                                                                         |
|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
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| JEFF BERGSMAN<br>ARCHITECT                                                                                       | 321 3rd ST<br>MIXED-USE<br>321 3rd ST<br>HUNTINGTON BEACH<br>CALIFORNIA |
| TEAM<br>DESIGN<br>714.536.5888<br>221 MAIN STREET SUITE 5<br>HUNTINGTON BEACH, CA 92648<br>JEFF@TEAMDESIGNHB.COM | ELEVATION<br>A10                                                        |

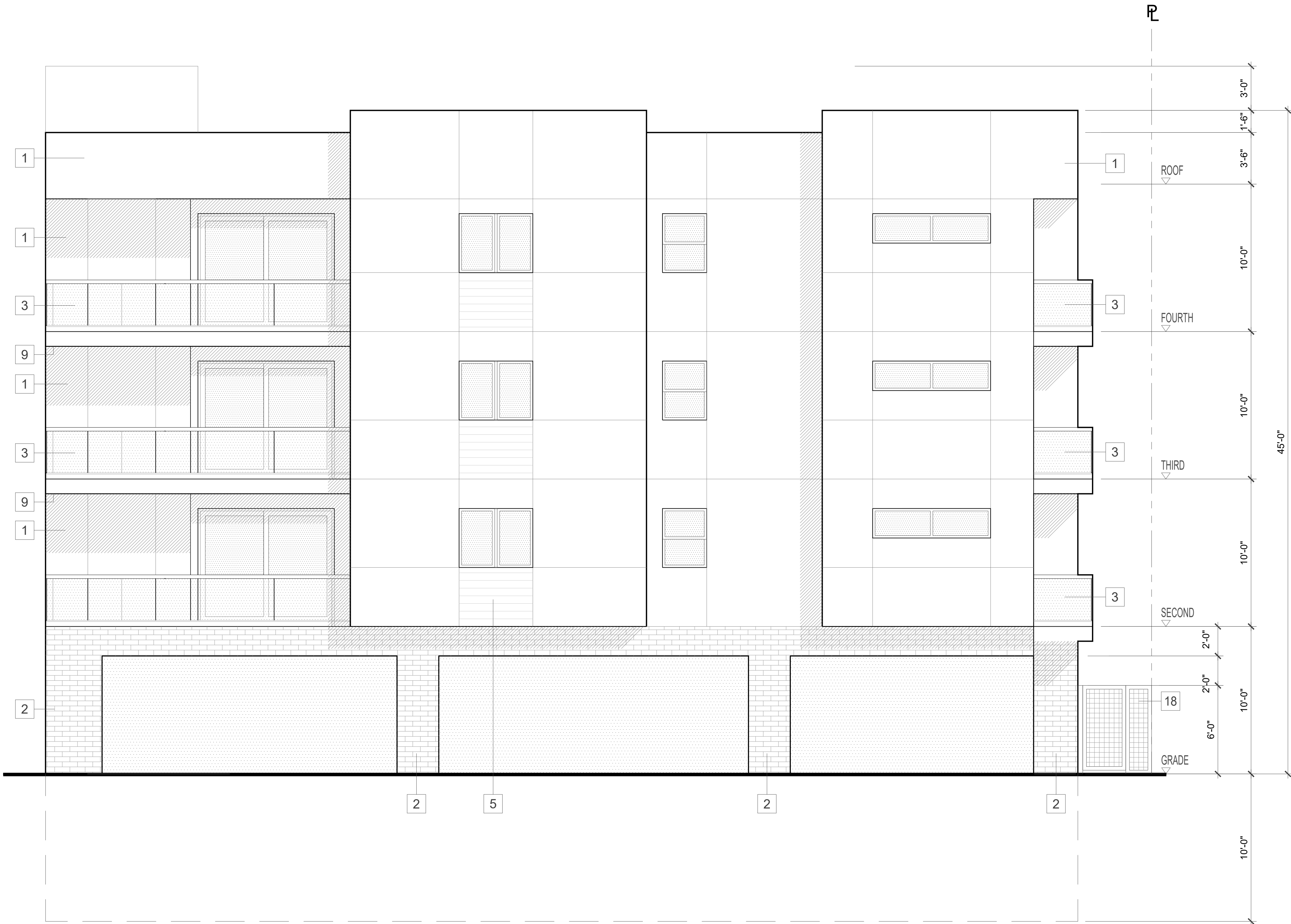


KEYNOTES

- 1 PLASTER - OFF WHITE
- 2 BRICK TILE - VARIED GREY
- 3 GLASS GUARD RAIL
- 4 CLEAR GLASS
- 5 WOOD SIDING
- 6 METAL AWNING
- 7 METAL MESH - GREY
- 8 6' H W.I. GATE - DARK GREY
- 9 WOOD SOFFIT

WEST ELEVATION  
( SIDE )

|                                                                                                                                         |                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
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| JEFF BERGSMAN<br>ARCHITECT                                                                                                              | 321 3rd ST<br>MIXED-USE<br>321 3rd ST<br>HUNTINGTON BEACH<br>CALIFORNIA |
| TEAM<br>D • E • S • I • G • N<br>7 1 4 5 3 6 5 8 8 8<br>221 MAIN STREET SUITE 5<br>HUNTINGTON BEACH, CA 92648<br>JEFF@TEAMDESIGNHIB.COM | ELEVATION<br>A11                                                        |



NORTH ELEVATION  
( ALLEY )

KEYNOTES

- 1 PLASTER - OFF WHITE
- 2 BRICK TILE - VARIED GREY
- 3 GLASS GUARD RAIL
- 4 CLEAR GLASS
- 5 WOOD SIDING
- 6 METAL AWNING
- 7 METAL MESH - GREY
- 8 6' H W.I. GATE - DARK GREY
- 9 WOOD SOFFIT

|                                                                                                                 |                                                                         |
|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
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| JEFF BERGSMAN<br>ARCHITECT                                                                                      | 321 3rd ST<br>MIXED-USE<br>321 3rd ST<br>HUNTINGTON BEACH<br>CALIFORNIA |
| TEAM<br>D • E • S • I • G • N<br>221 MAIN STREET SUITE 5<br>HUNTINGTON BEACH, CA 92648<br>JEFF@TEAMDESIGNHB.COM | ELEVATION<br>A12                                                        |



KEYNOTES

- 1 PLASTER - OFF WHITE
- 2 BRICK TILE - VARIED GREY
- 3 GLASS GUARD RAIL
- 4 CLEAR GLASS
- 5 WOOD SIDING
- 6 METAL AWNING
- 7 METAL MESH - GREY
- 8 6' H W.I. GATE - DARK GREY
- 9 WOOD SOFFIT

EAST ELEVATION  
( SIDE )

|                                                                                                                                      |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
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| JEFF BERGSMAN<br>ARCHITECT                                                                                                           | 321 3rd ST<br>MIXED-USE<br>321 3rd ST<br>HUNTINGTON BEACH<br>CALIFORNIA |
| TEAM<br>D • E • S • I • G • N<br>7 1 4 5 3 6 5 8 8<br>221 MAIN STREET SUITE 5<br>HUNTINGTON BEACH, CA 92648<br>JEFF@TEAMDESIGNHB.COM | ELEVATION<br>A13                                                        |