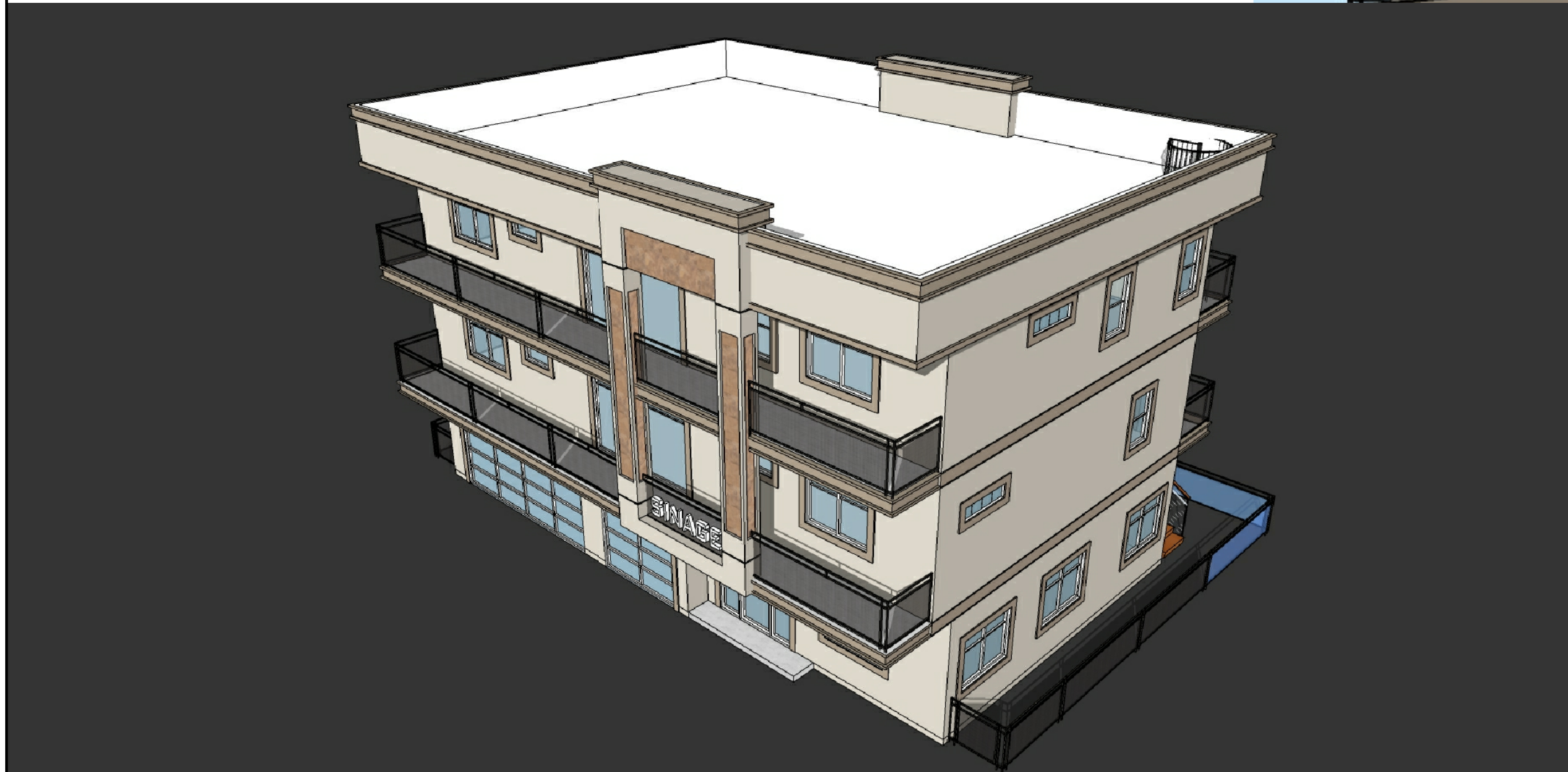




PHAM PCH MIXED-USE

16746 PACIFIC COAST HWY
SUNSET BEACH, CA 90742



GENERAL DATA

SITE ADDRESS: 8142 STERLING DRIVE HUNTINGTON BEACH, CA 92646	
OCCUPANCY GROUP:	SBT
TYPE OF CONSTRUCTION:	VB
SPRINKLERS:	YES
STORIES:	3
AREA OF WORK (SQ. FT.):	1,073
SQUARE FOOTAGES:	
PROPOSED BUSINESS	
1ST & 2ND FLOOR:	2,418 sq. ft.
PROPOSED RESIDENTIAL	
2ND & 3RD FLOOR:	1,786 sq. ft.
TOTAL:	4,204 sq. ft.
GROUND FLOOR	
WITH 2-CAR GARAGE:	1,560 sq. ft.
ENTRY PORCH:	56 sq. ft.
EXTERIOR STAIR:	48 sq. ft.
TOTAL:	1,664 sq. ft.
LOT SIZE:	3,600 sq. ft.
LOT COVERAGE:	46%
HEIGHT OF ADU STRUCTURE	33'-0"

PROJECT SUMMARY

THIS SITE IS PRESENTLY VACANT, ZONED SUNSET BEACH TOURIST (SBT).
WE ARE PROPOSING TO BUILD A NEW 3-STORY MIXED-USE PROJECT ON THE SUBJECT PROPERTY. THE 1ST & PARTIAL 2ND FLOORS WILL BE USED AS A HOTEL BUSINESS WITH 2 ROOMS & PARTIAL 2ND & 3 FLOOR WILL BE USED AS RESIDENTIAL. FOR THE BUSINESS, THE PROJECT WILL INCLUDE RECEPTIONIST AREA, EXERCISE ROOM, SNACK ROOM AND 3 REST ROOMS. FOR THE RESIDENTIAL, IT WILL INCLUDE A LIVING & FAMILY ROOM, 2 BEDROOMS, 2 BATHROOMS, A KITCHEN, & A LAUNDRY ROOM.

OWNER / APPLICANT:

GIANG PHAM
16746 PACIFIC COAST HWY
SUNSET BEACH, CA 90742
(714) 248-8760

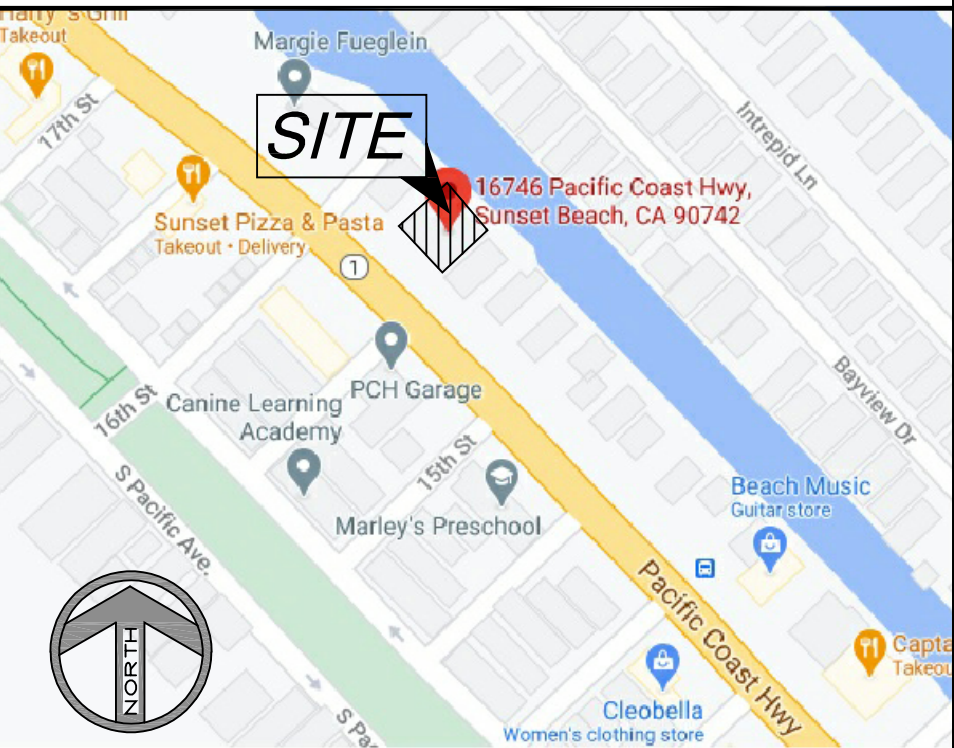
ARCHITECT / DESIGNER:

MARK TRAN
8142 STERLING DR
HUNTINGTON BEACH, CA 92646
(714) 800-9813

PROJECT SUMMARY:

TOTAL PROPERTY AREA: 3,600 SF
OPEN SPACE: 1,936 SF
PARKING: 2-CAR GARAGE PER DWELLING = 1
REQUIRED NUMBER OF PARKING FOR BUSINESS = 1
PROPOSED PARKING PROVIDED = 3

VICINITY MAP



CODE REQUIREMENTS:

2019 CA. RESIDENTIAL CODE (CRC)
2019 CA. MECHANICAL CODE (CMC)
2019 CA. PLUMBING CODE (CPC)
2019 CA. ELECTRICAL CODE (CEC)
2019 CA. GREEN BUILDING STANDARDS CODE (CGBSC)
2019 CA. ENERGY EFFICIENCY STANDARDS (CEES)
CITY OF HUNTINGTON BEACH
LOCAL ORDINANCES

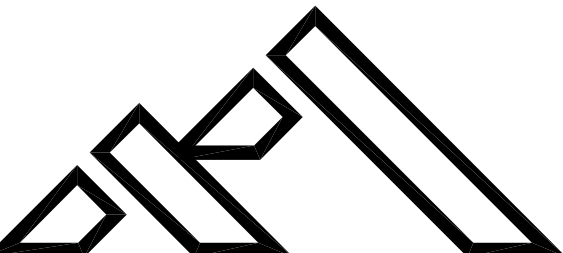
PHAM PCH MIXED-USE - HUNTINGTON BEACH, CA

16746 PACIFIC COAST HWY, SUNSET BEACH, CA 90742

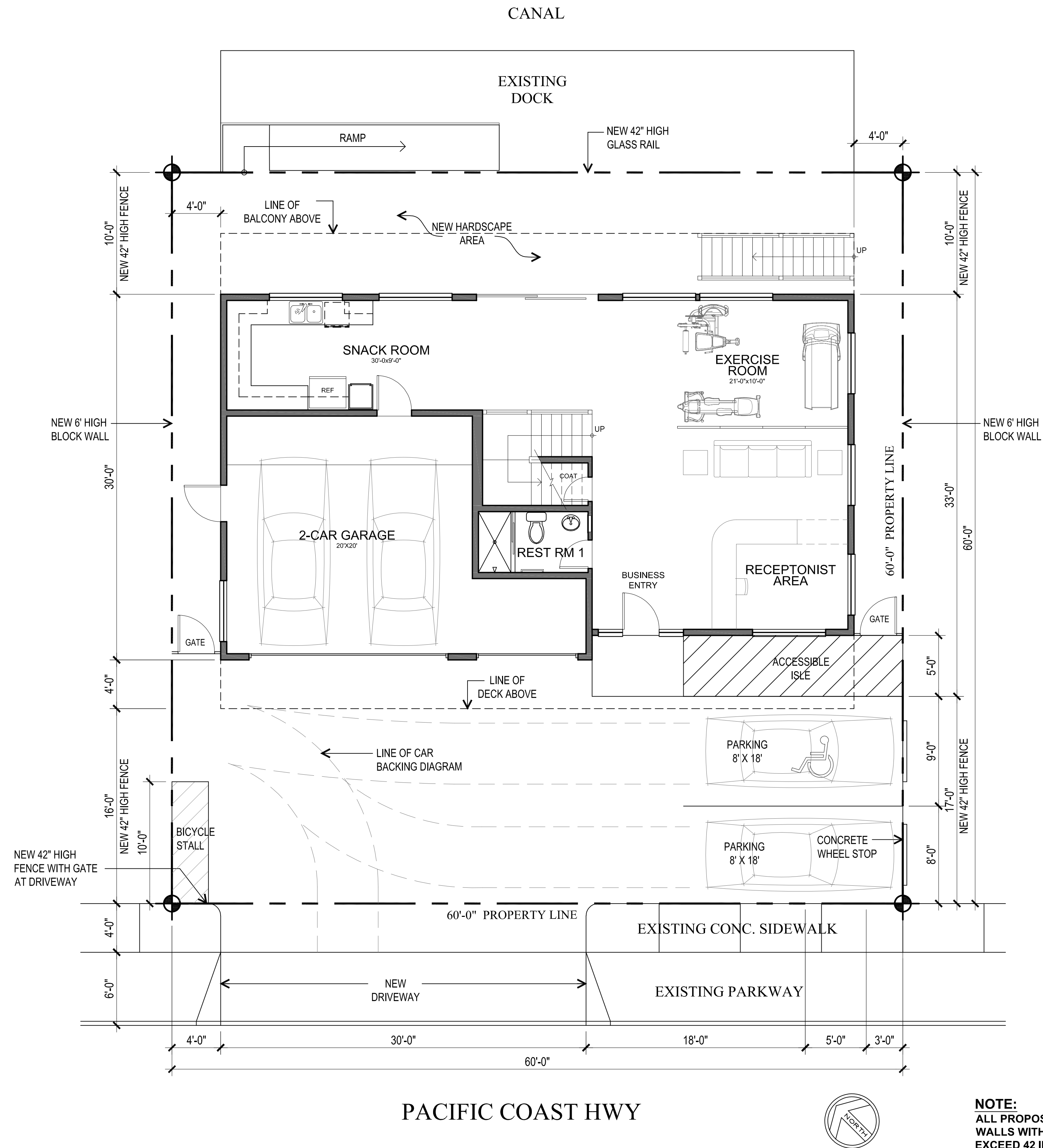
DATE:
02-22-22

MARKITECT

17011 BEACH BLVD STE 900, HUNTINGTON BEACH CA 92647 (714) 800-9813



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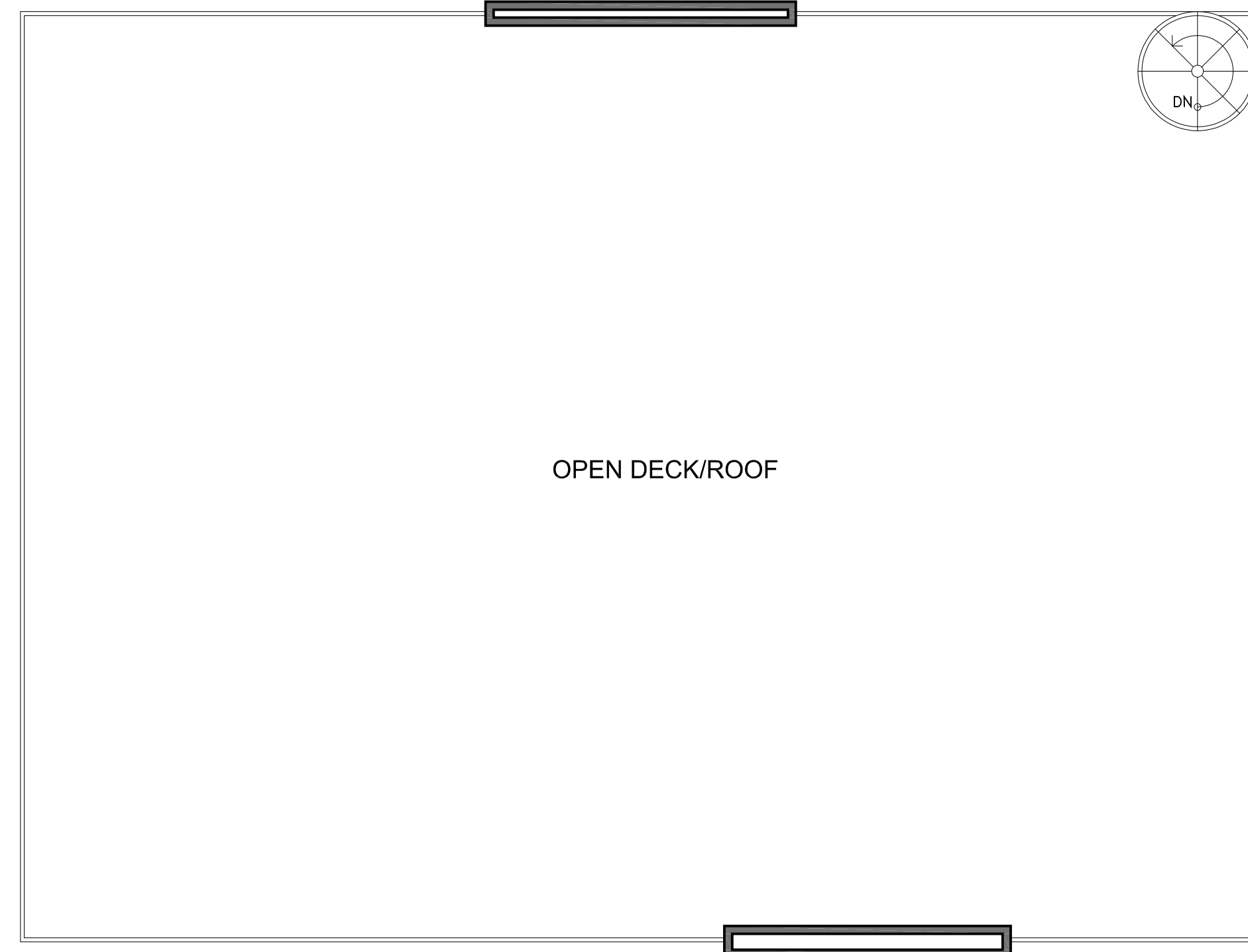
PROPOSED SITE PLAN W/ 1ST FLOOR PLAN

SCALE: 3/16" = 1'-0"
DATE: 02-22-22

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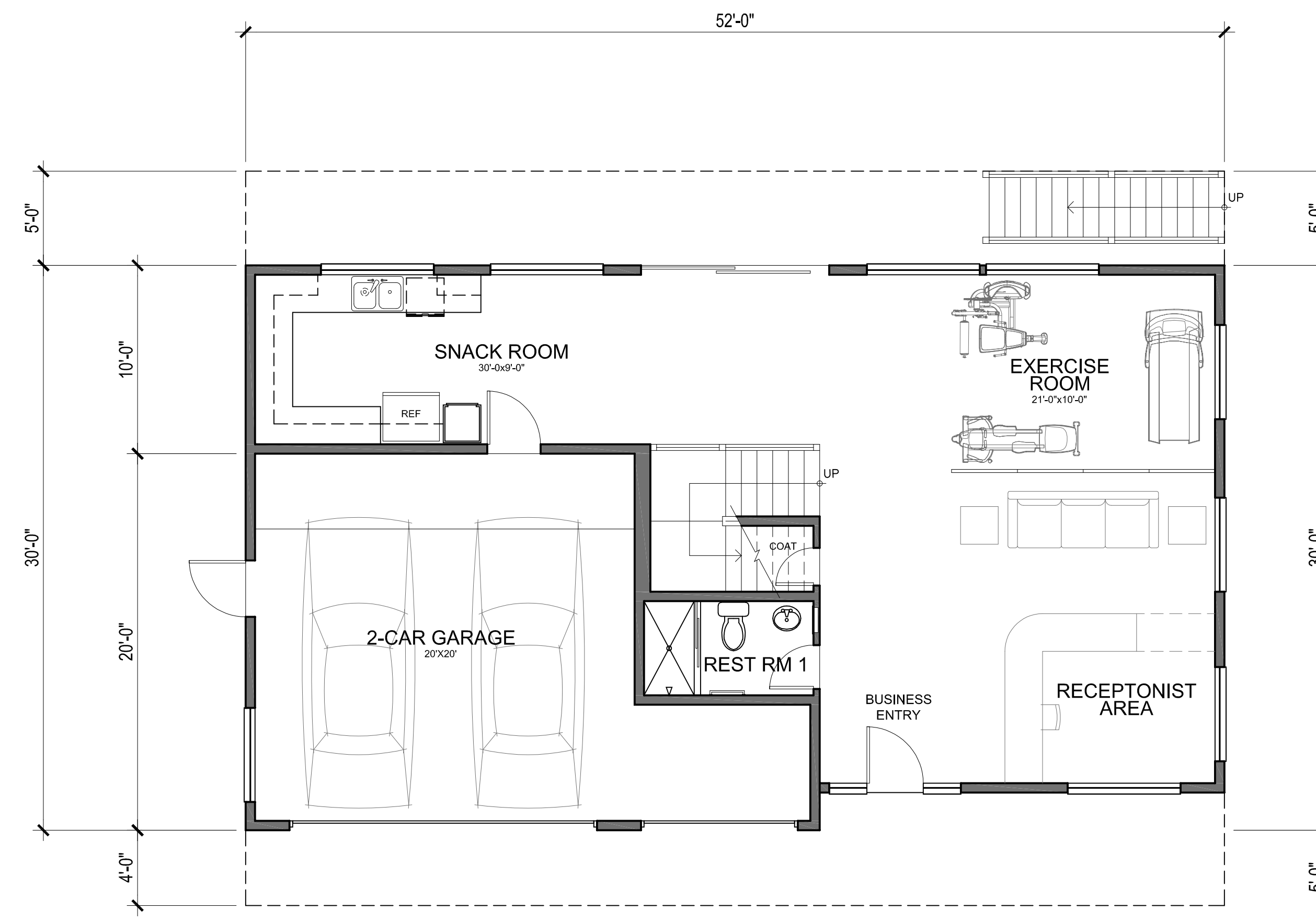
4TH FLOOR/OPEN DECK



3RD FLOOR



2ND FLOOR



1ST FLOOR

Square Footage:

1ST FLOOR	1,084 sq. ft.
2ND FLOOR	1,560 sq. ft.
3RD FLOOR	1,560 sq. ft.
Total	4,204 sq. ft.

GARAGE	476 sq. ft.
BALCONY	936 sq. ft.
4TH FLR/OPEN DECK	2028 sq. ft.

PHAM PCH MIXED-USE - HUNTINGTON BEACH, CA

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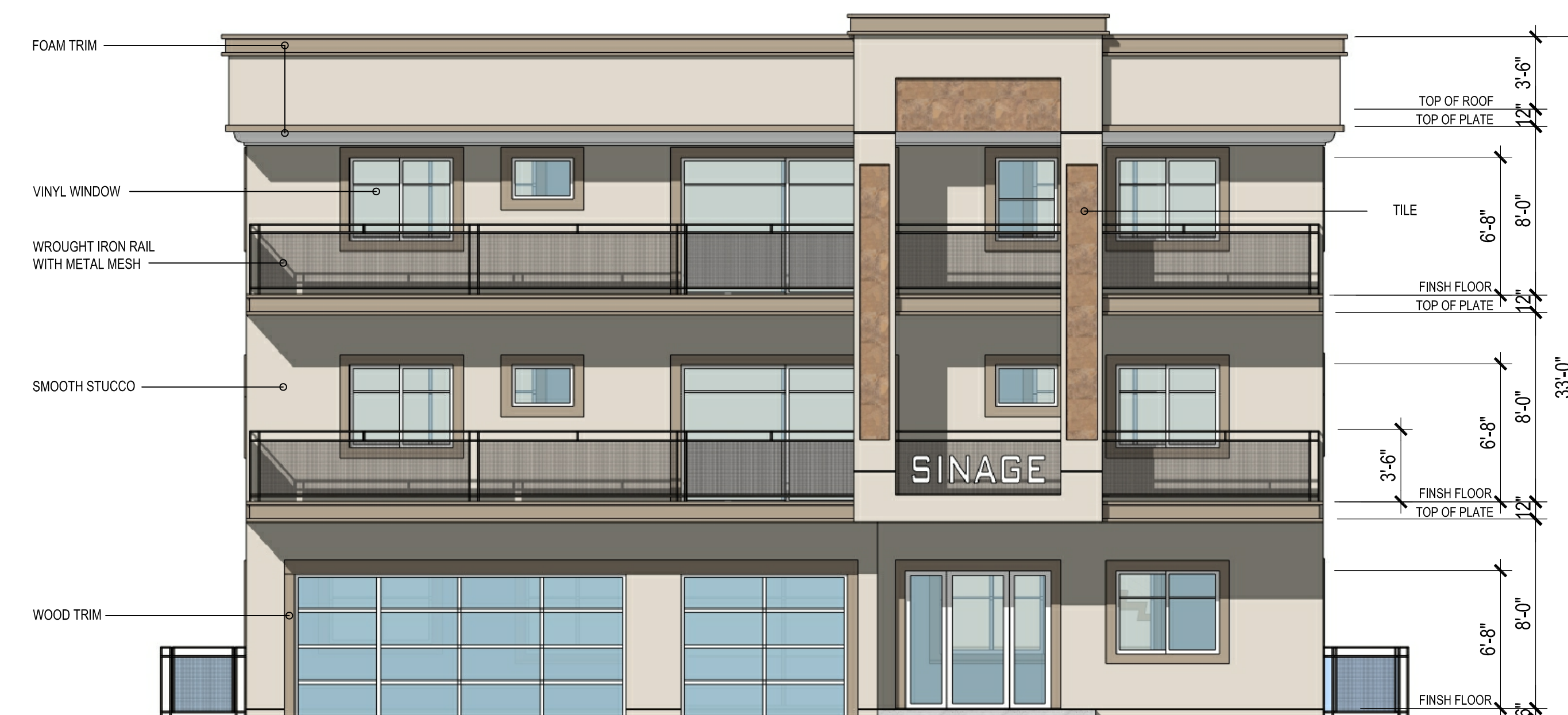
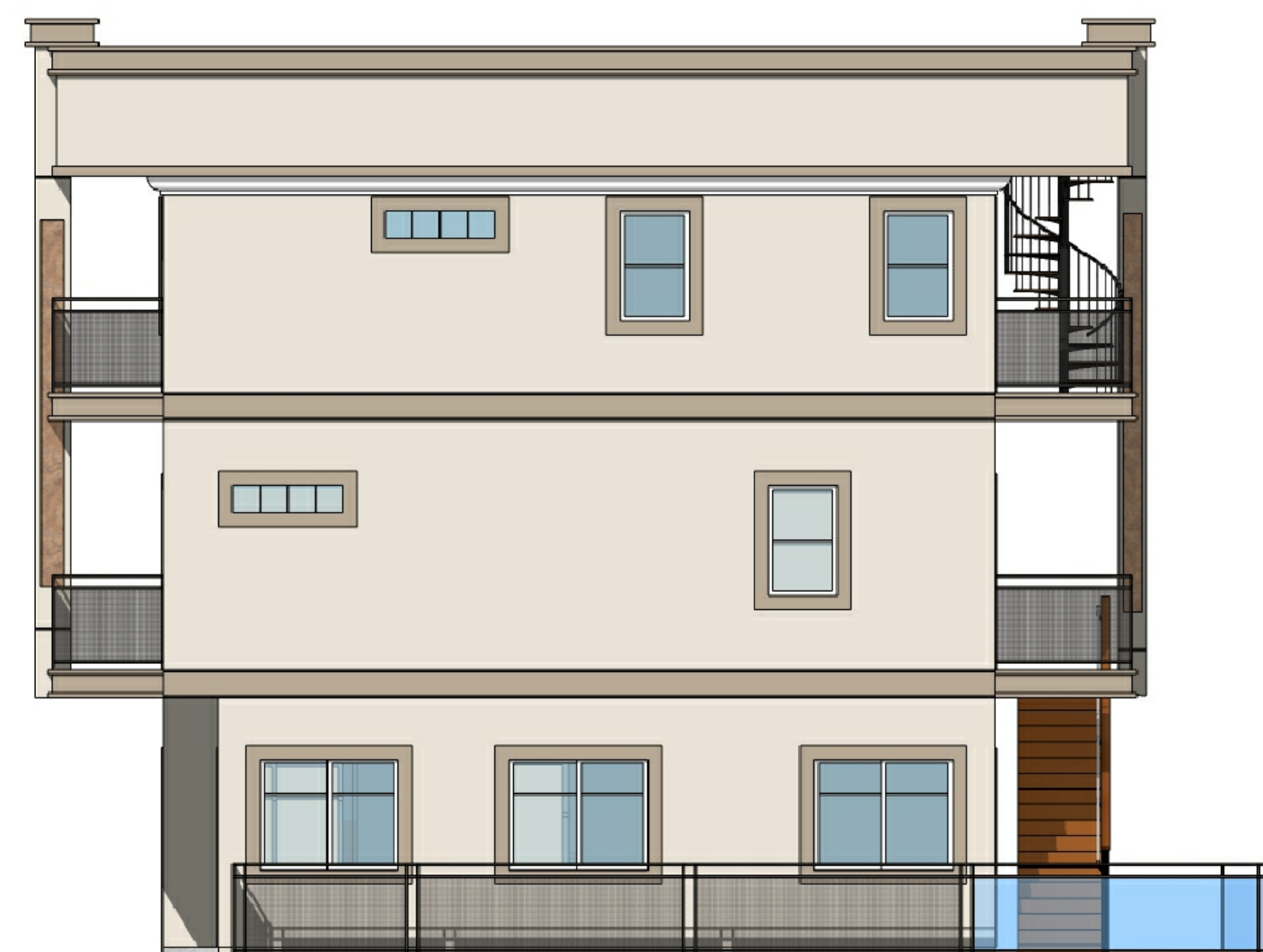
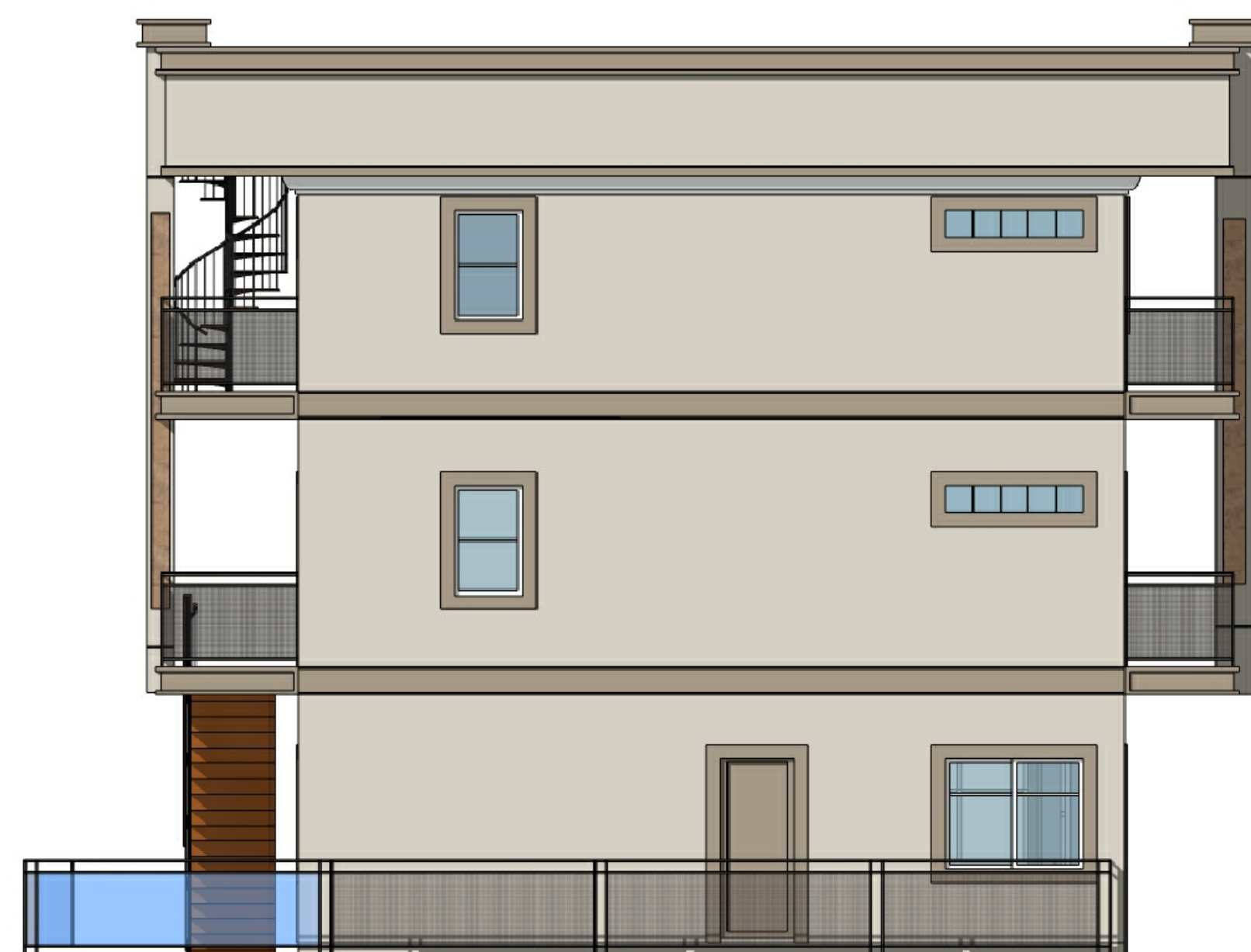
PROPOSED FLOOR PLANS

SCALE: 3/16" = 1'-0" DATE: 02-22-22

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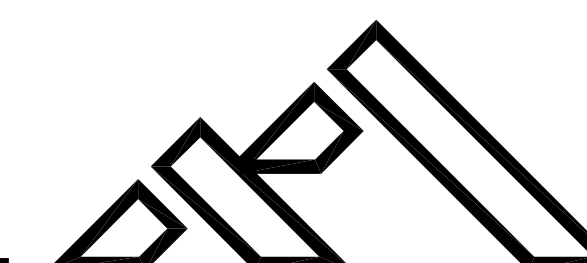
PROPOSED ELEVATIONS

SCALE: 3/16" = 1'- 0" DATE: 02-22-22

DATE
02-22-22

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