

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

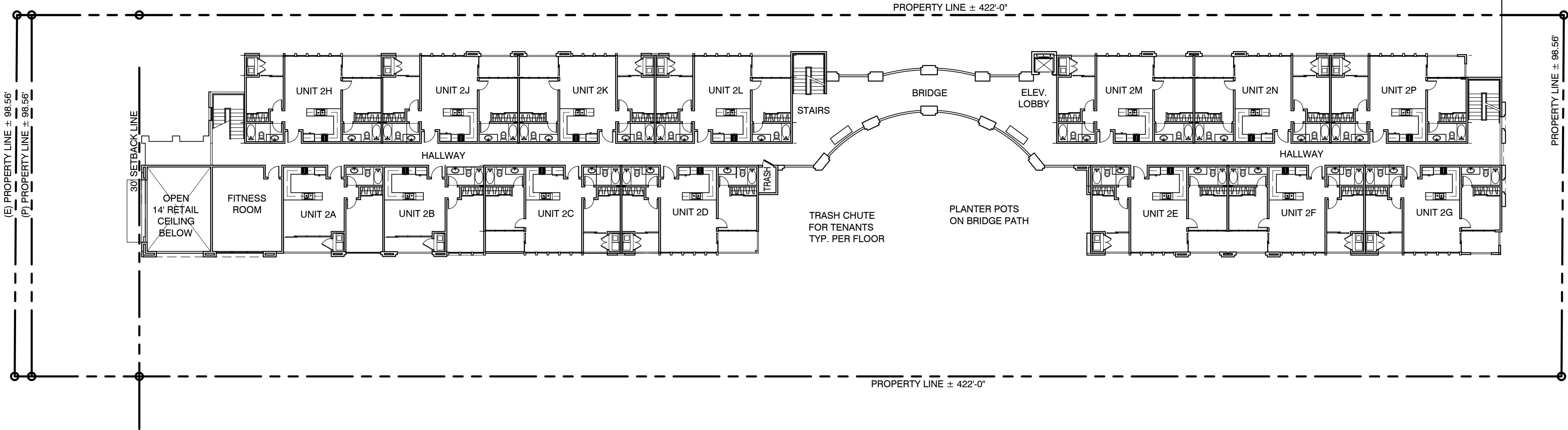
NUMBER OF UNITS	
STREET LEVEL	12 UNITS
2ND TO 3RD LEVEL	29 UNITS
ROOF DECK LEVEL	7 UNITS
TOTAL UNITS	48 UNITS

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

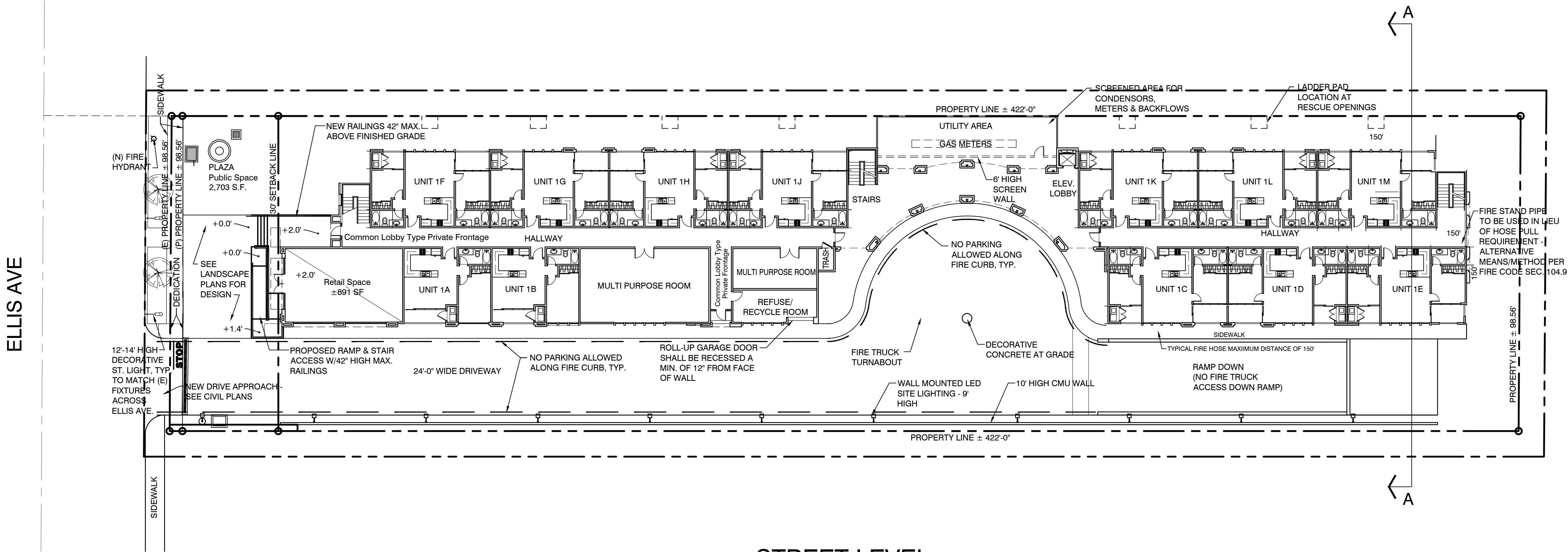
LEGAL DESCRIPTION
TRACT 7157, IN BOOK 157, PAGE 34 OF ORANGE
COUNTY ASSESSORS OFFICE.

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



2 ND FLOOR PLAN



STREET LEVEL

ELLIS AVENUE CONDOS
HUNTINGTON BEACH, CA

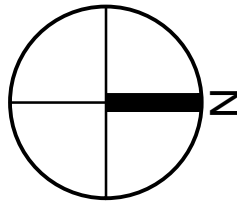
SITE PLAN &
FIRST & SECOND FLOOR PLANS

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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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 guaranties of
any kind are given or implied by the Architect.

Scale : 1" = 20'-0"



8041 ELLIS AVENUE
HUNTINGTON BEACH, CA 92648

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111 Pacifica, Suite 280
Irvine, California 92618
949.553.1117 949.474.7056
mcgarchitecture.com

