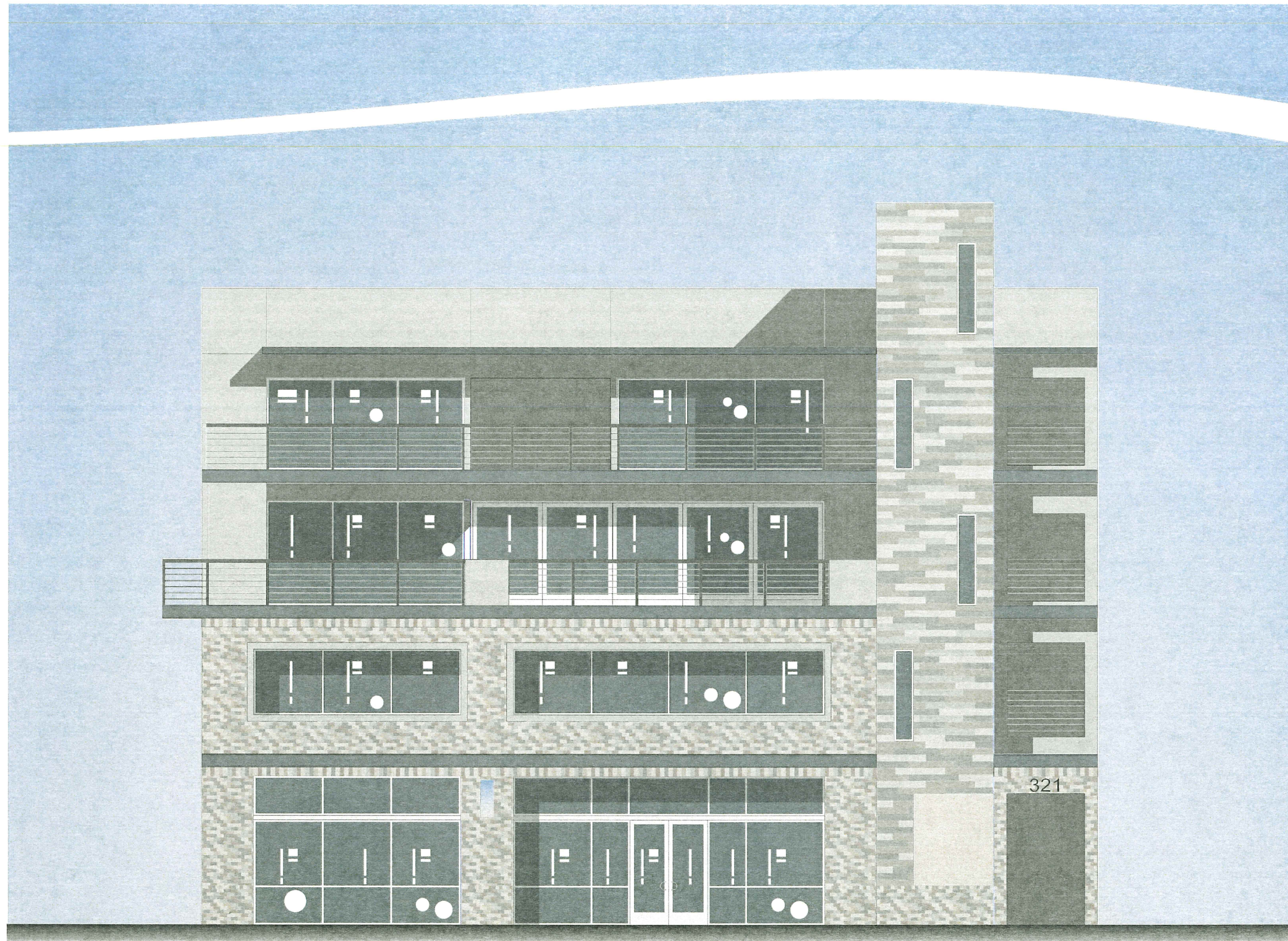
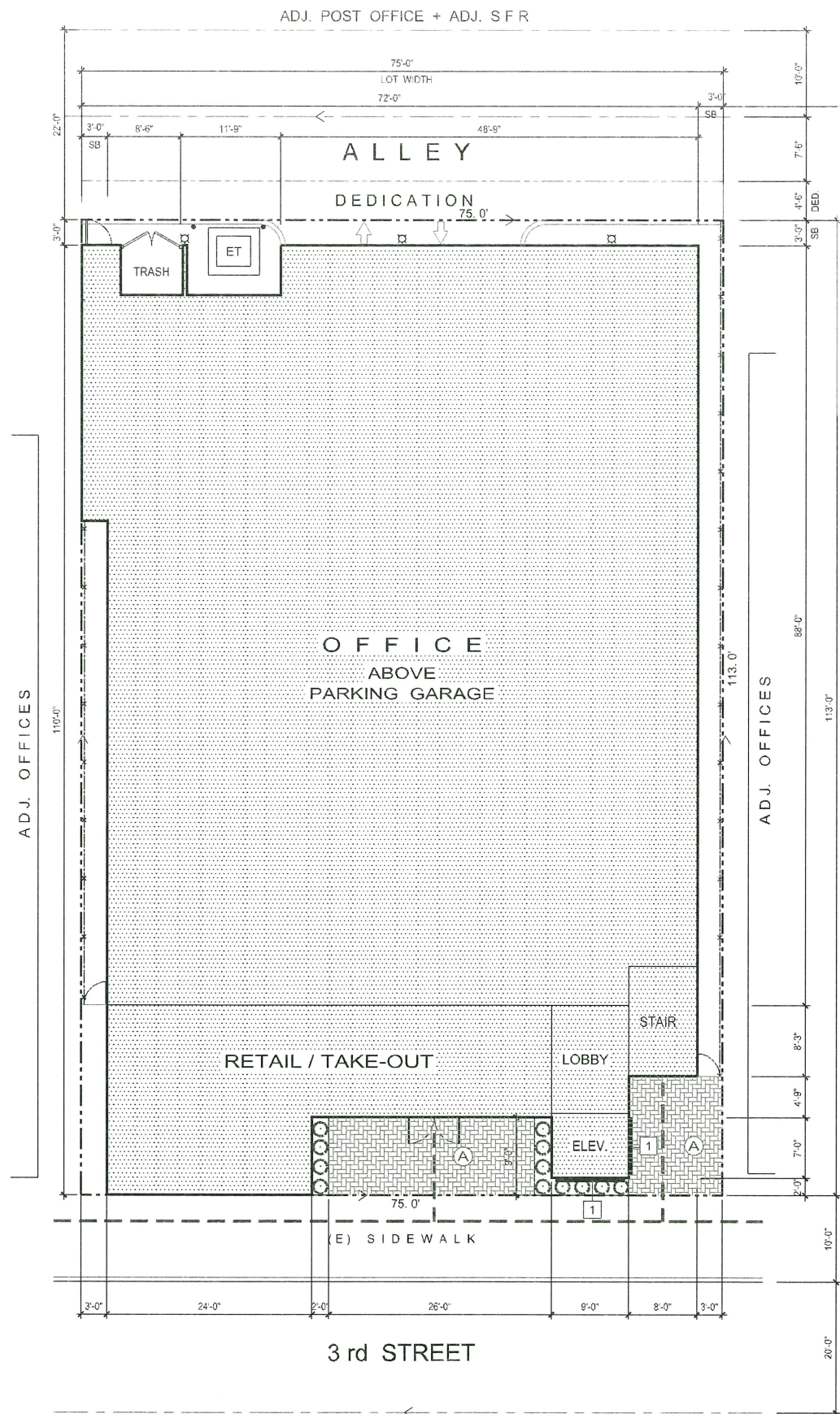
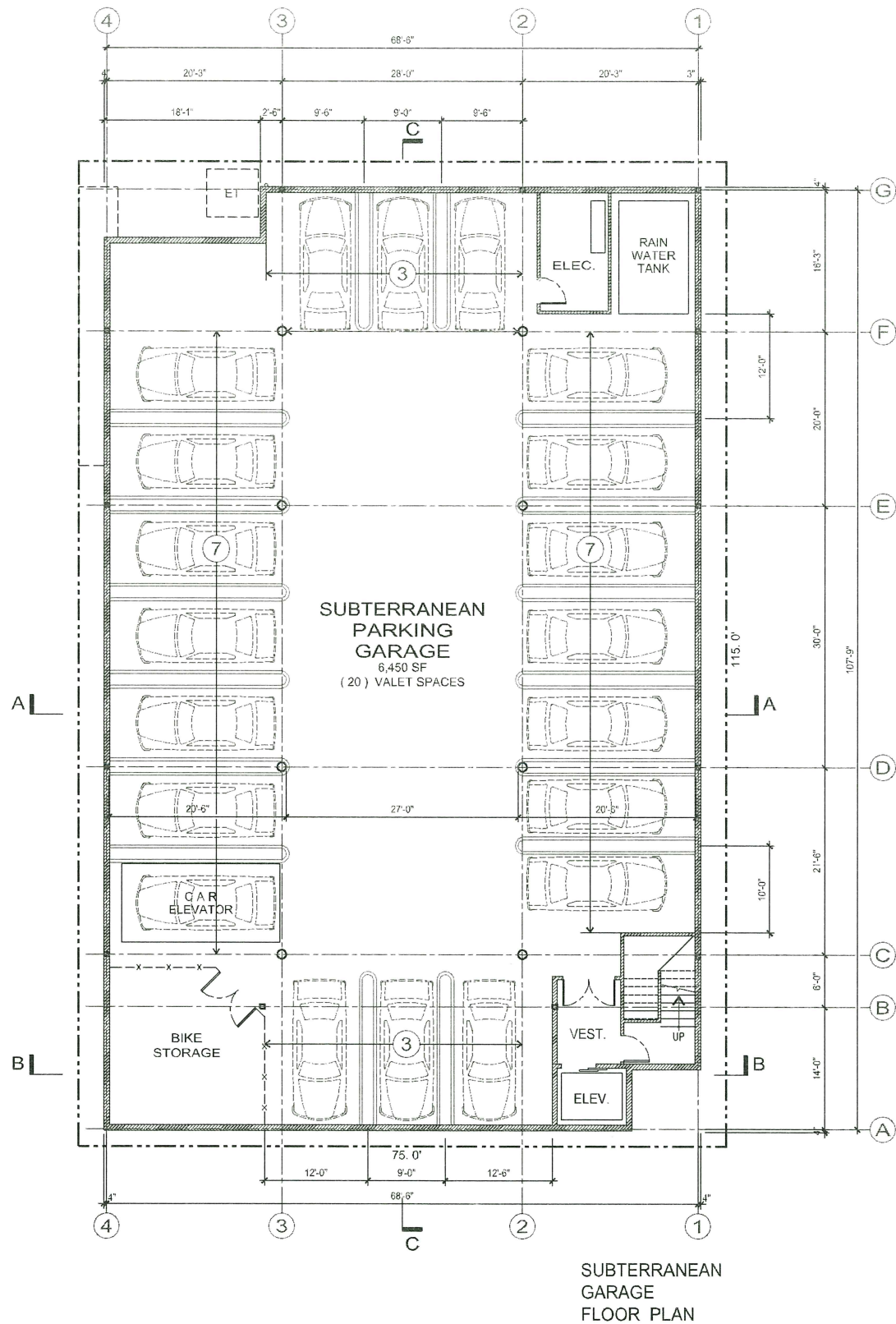




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JEFF BERGSMAN ARCHITECT	321 3rd ST COMMERCIAL 321 3rd ST HUNTINGTON BEACH CALIFORNIA
TEAM D • E • S • I • G • N 714.536.5888 291 MAIN STREET SUITE 2 HUNTINGTON BEACH, CA 92648	A5.1



Zoning Conformance Matrix

Mixed Use

321 3rd Street, Huntington Beach

Downtown Specific Plan Dist. #1

SUBJECT	CODE #	CODE	PROPOSED
Allowable Uses	3.4.3	Figure 3-23	Office / Retail
Minimum Parcel Size	3.3.1.5	25' street frontage & 2,500' of net area	75' & 8,475 s.f.
Maximum Density	3.3.1.7	Site area ≥ 3 (25'-foot wide) lots: 50 du/acre	N/A
Maximum Building Height	3.3.1.8	$\geq 8,000$ 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'	3'
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	5%	441 s.f.
Storefront	3.3.1.16	65% ground floor	Provided
Public Art	3.3.1.17	Required	Mural

STATISTICS

LEGAL : LOTS 19, 21, BLOCK
 APN : 024 - 124 - 10
 NET LOT : 8,475 SF (19 ACRE)
 ZONING : DTSP DIST. #1
 RETAIL : 1,660 SF
 OFFICE : 18,000 SF
 GARAGE : 6,200 SF
 U. G. GARAGE : 7,300 SF

PARKING

REQUIRED :
 RETAIL 1,660 SF / 333 = 5
 OFFICE 18,000 SF / 500 = 36
 41 SPACES

PROPOSED :

ACCESSIBLE & SINGLE 7
 STACKED / TANDEM 14 (34%)
 U. G. VALET GARAGE 20
 41 SPACES

CONSTRUCTION : TYPE II, B. FS
 OCCUPANCY : B

PUBLIC OPEN SPACE :

(A) GRADE = 406 SF
 (B) SECOND LEVEL BALCONY : 106 SF
 (C) TOTAL PROVIDE : 514 SF
 REQ. (5%) = 432 SF

--- PATH OF TRAVEL
 48" MIN. WIDTH
 5% MAX. SLOPE
 2% MAX. CROSS SLOPE

1 PUBLIC ART ELEMENT

ALLEY LIGHT FIXTURE - 6400 LUMENS EACH

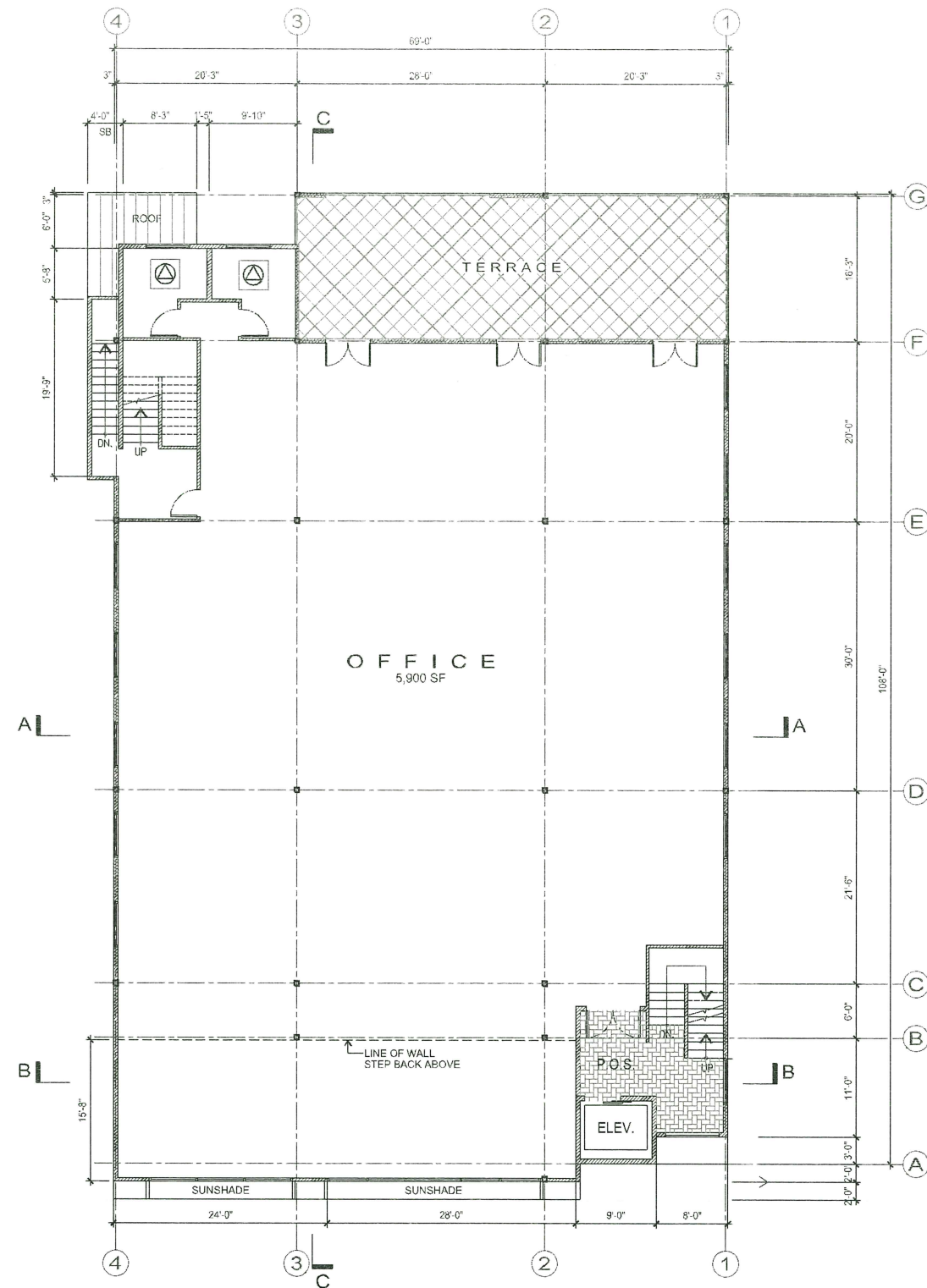
OWNER :

WBJH PROPERTIES
 1112 PARK ST.
 HUNTINGTON BEACH, CA 92648

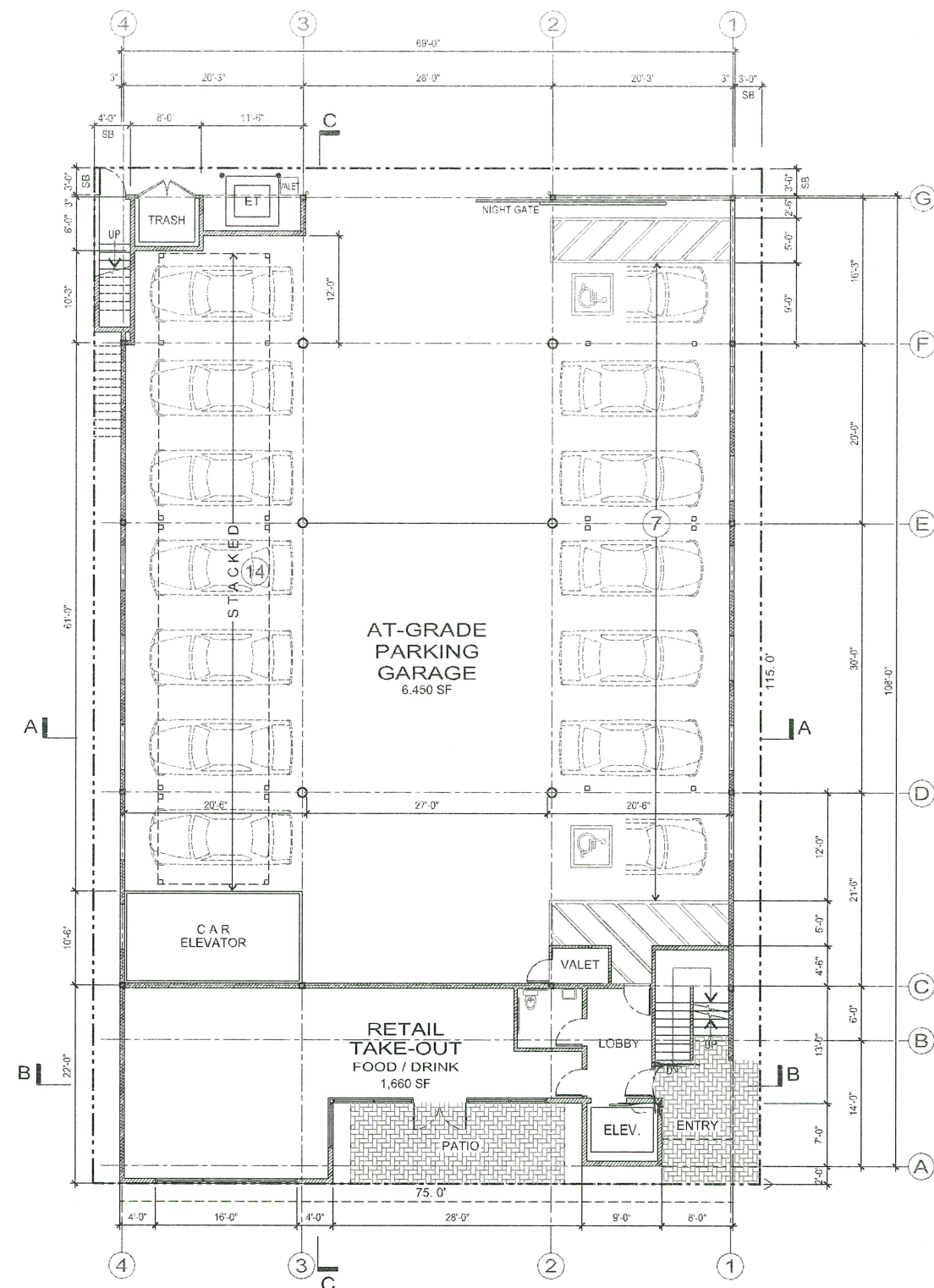
SITE & GARAGE PLAN

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321 3rd ST COMMERCIAL	321 3rd ST HUNTINGTON BEACH CALIFORNIA
TEAM D.E.S.I.G.N.	A1

WBJH PROPERTIES



SECOND LEVEL FLOOR PLAN

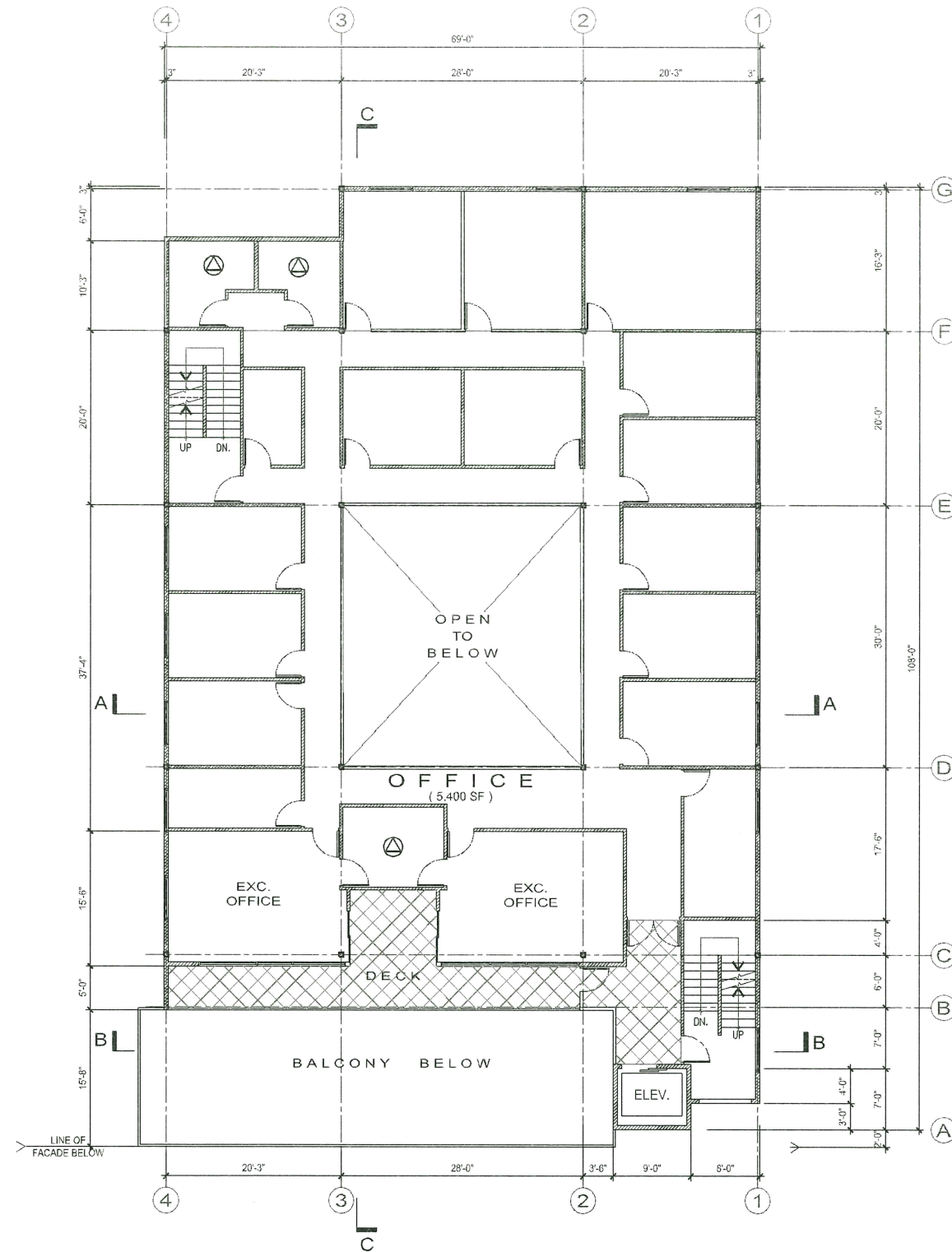


FIRST LEVEL FLOOR PLAN

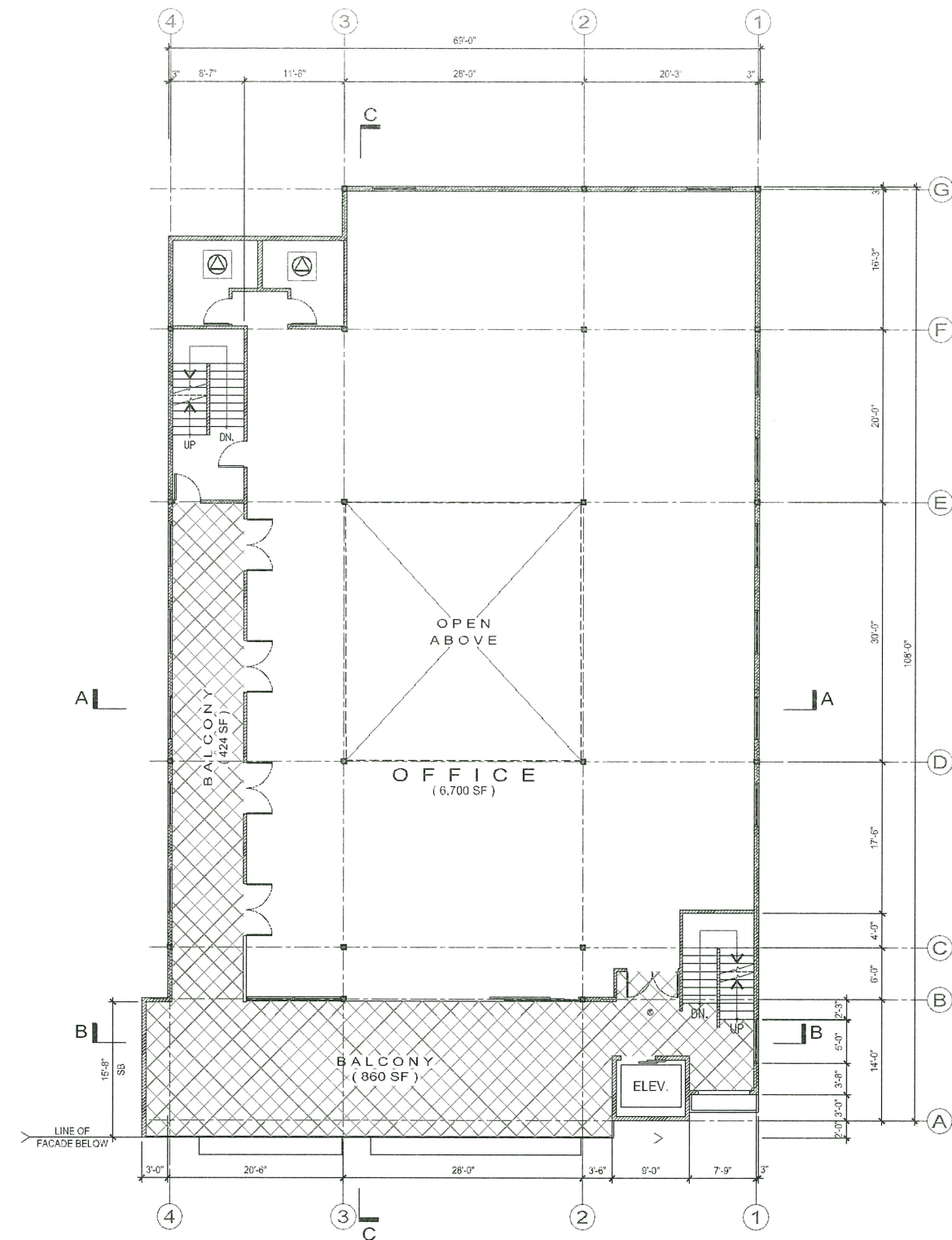
FIRST & SECOND LEVEL FLOOR PLAN



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TEAM DESIGN 714 536 5888 221 MAIN STREET SUITE 3 HUNTINGTON BEACH, CA 92648	A2



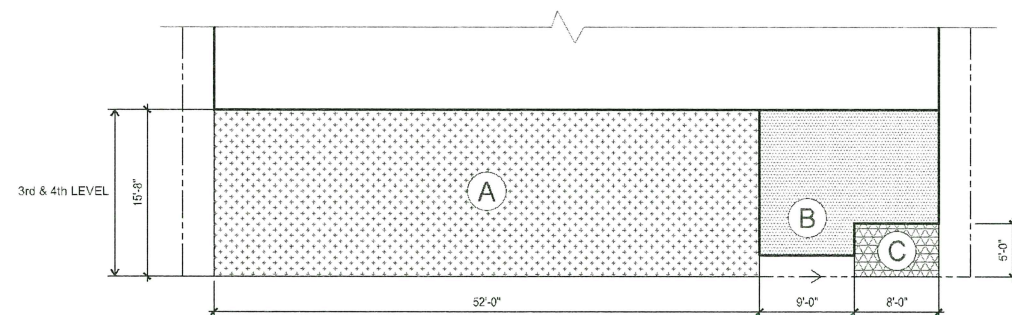
FOURTH LEVEL FLOOR PLAN



THIRD LEVEL FLOOR PLAN

THIRD & FOURTH LEVEL FLOOR PLAN

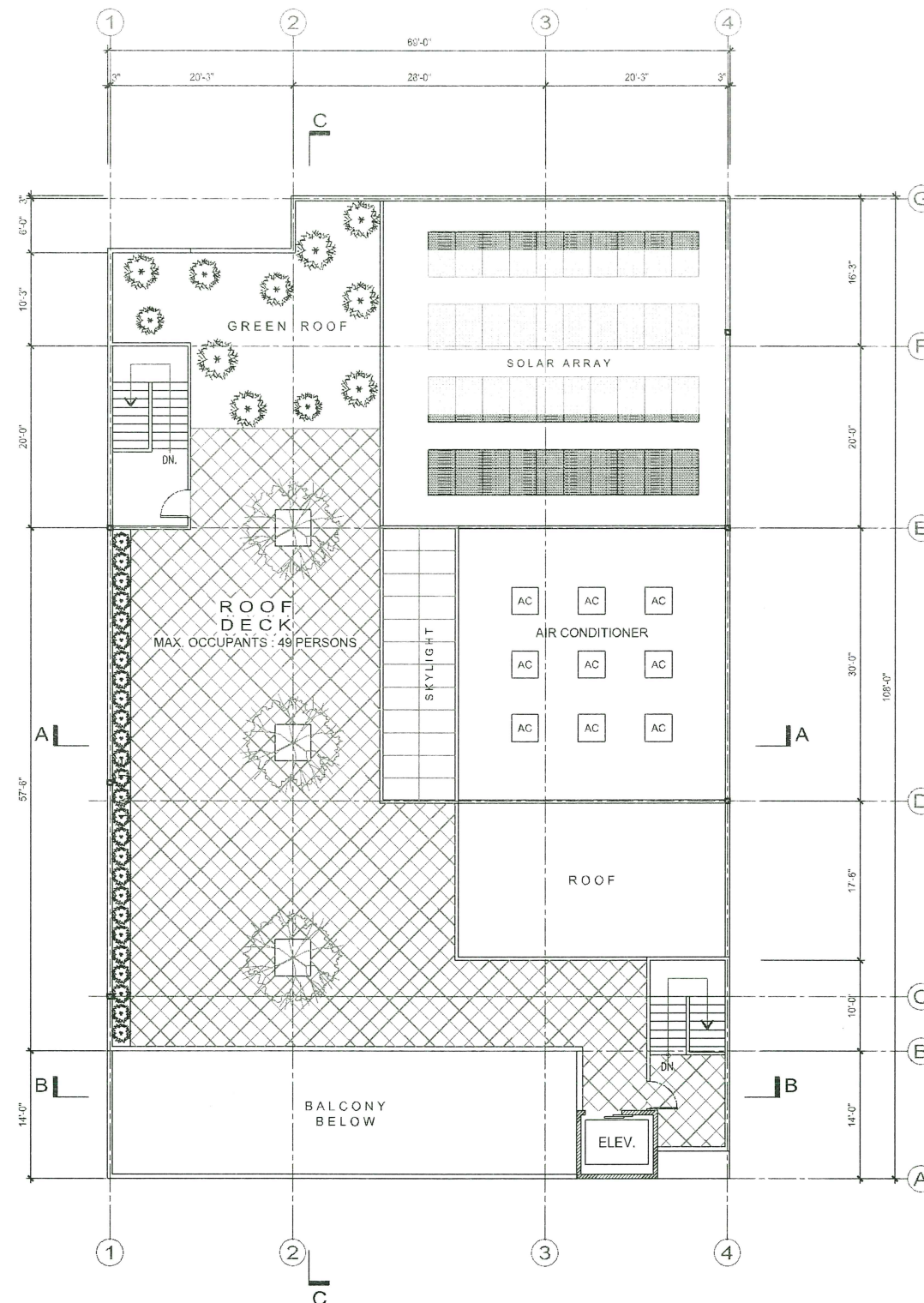
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LICENCED ARCHITECT JOSEPH BERGSON No. 002105 STATE OF CALIFORNIA A 2015 EXPIRATION	321 3rd ST COMMERCIAL 321 3rd ST HUNTINGTON BEACH CALIFORNIA
TEAM D • E • S • I • G • N 714.536.5888 221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648	A3



THIRD & FOURTH LEVEL
STEP BACK

	LENGTH	DEPTH	AREA
A.	52'	15.7'	816
B.	9'	2'	18
C.	8'	5'	40
TOTAL	69'	12.7' *	874

* AVG.

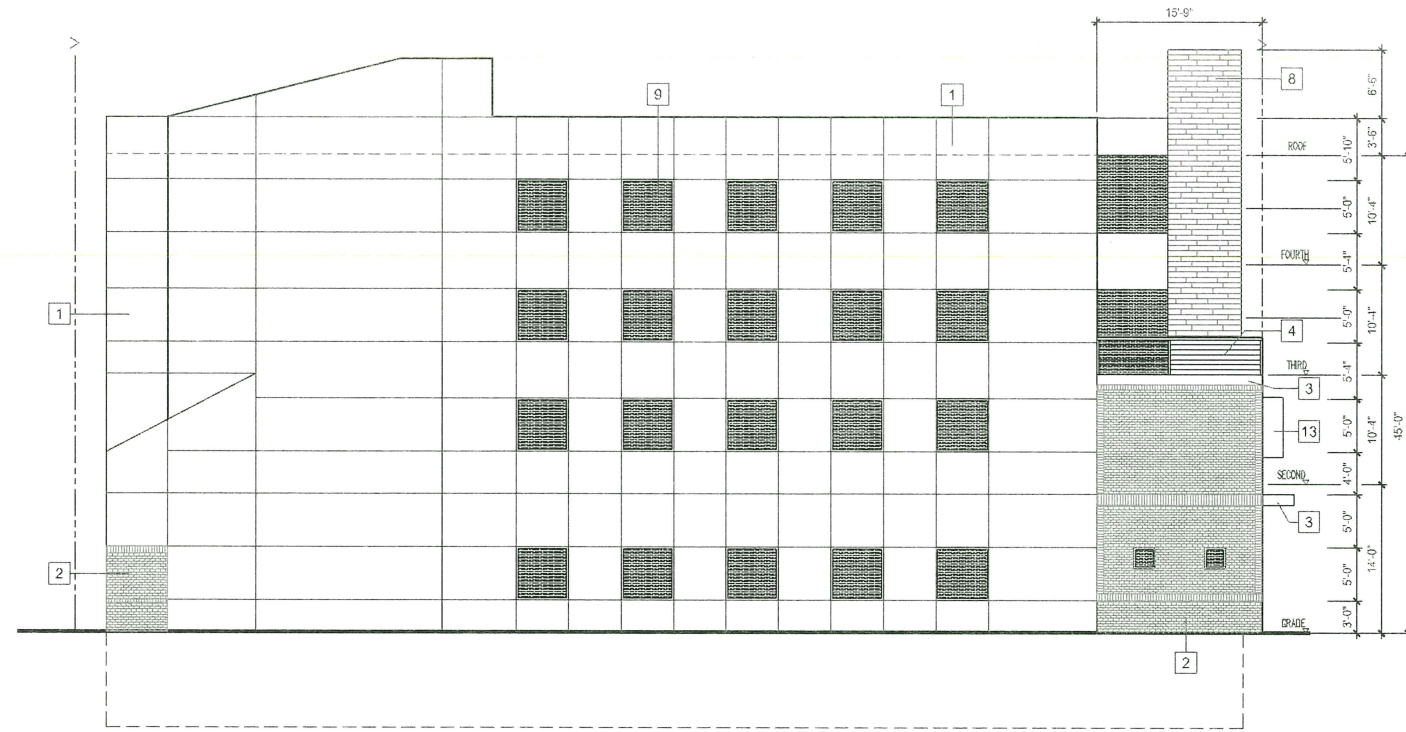


ROOF PLAN

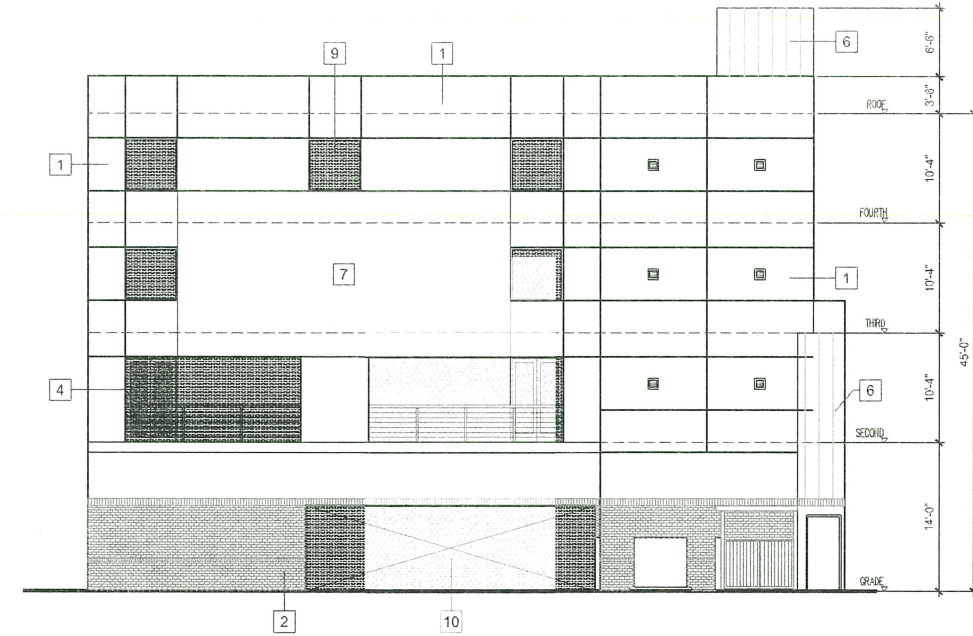
ROOF PLAN



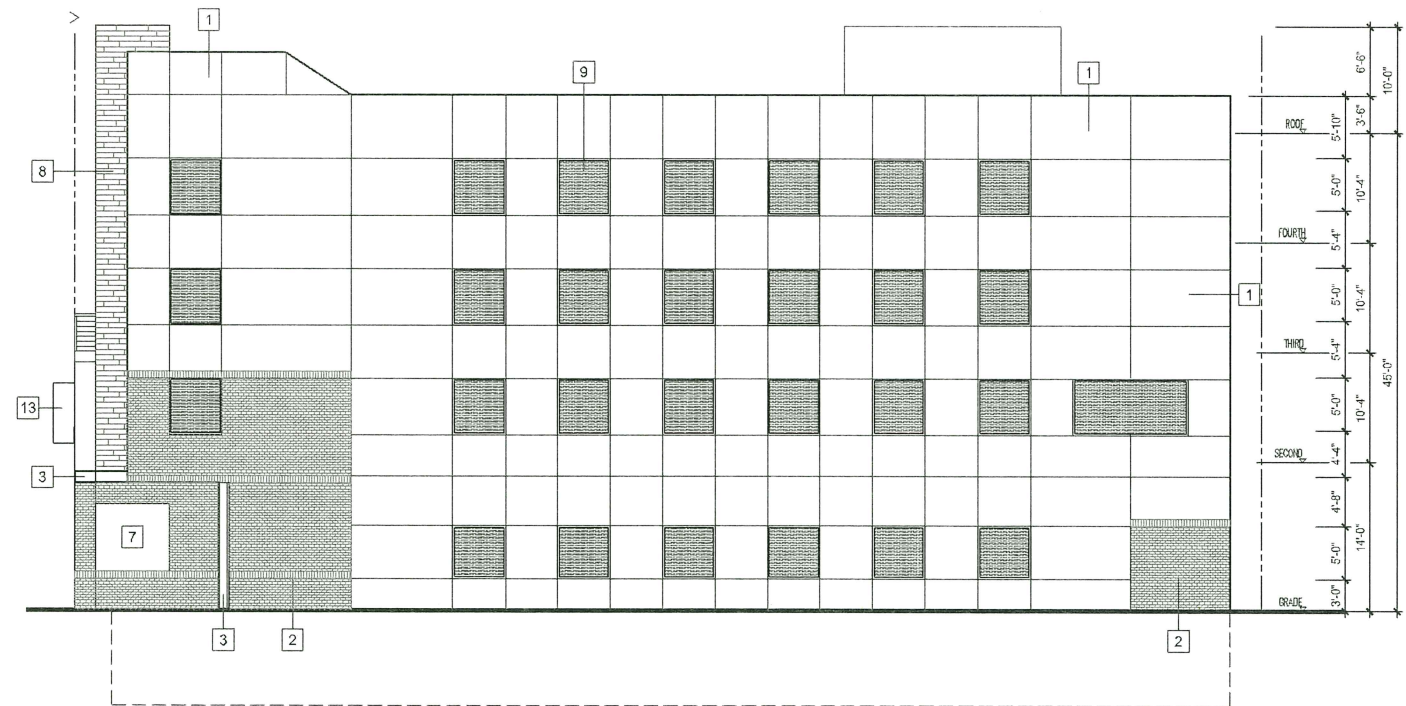
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 714 536 5888 221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648	A4



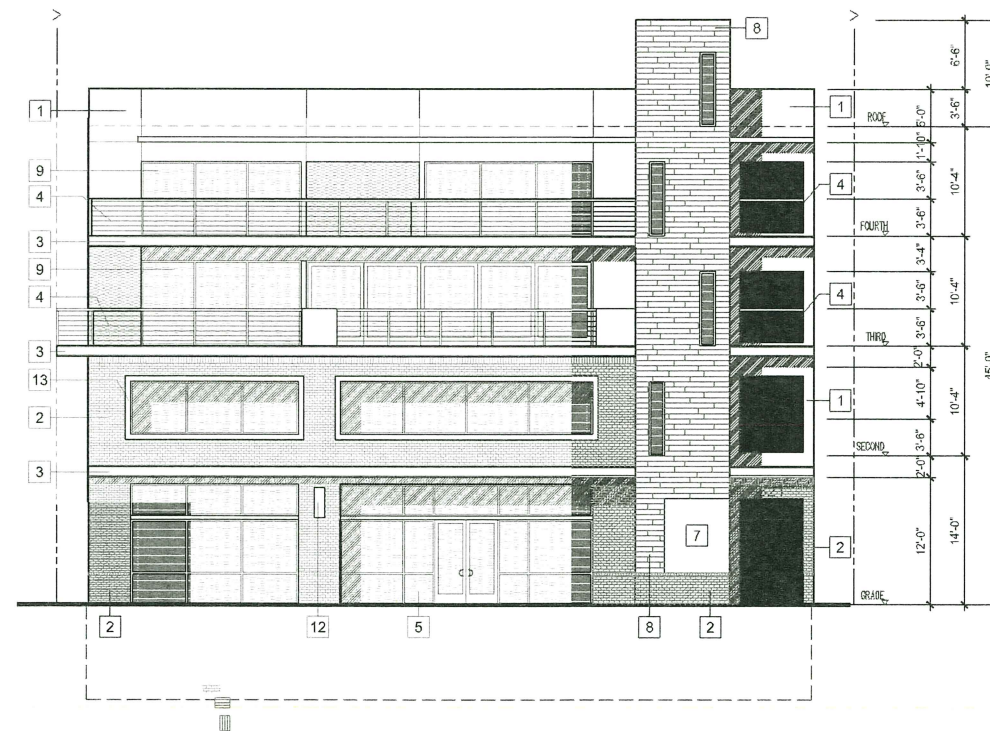
WEST ELEVATION
(SIDE)



NORTH ELEVATION
(ALLEY)



EAST ELEVATION
(SIDE)



SOUTH ELEVATION
(3rd St.)

KEYNOTES

- 1 STUCCO - SMOOTH TROWEL / GREY
- 2 BRICK TILE - TAN / GREY
- 3 STEEL CHANNEL - CHARCOAL
- 4 CABLE RAIL - CHARCOAL & S.S. CABLE
- 5 GLASS STOREFRONT - CLEAR
- 6 STANDING SEAM METAL ROOF - GREY
- 7 PUBLIC ART ELEMENT
- 8 BURNT CEDER SIDING - CHARCOAL
- 9 GLASS - TINTED
- 10 SLIDING METAL GATE : GREY
- 11 ADDRESS
- 12 BLADE SIGN
- 13 GLAZING SHROUD

ELEVATIONS

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