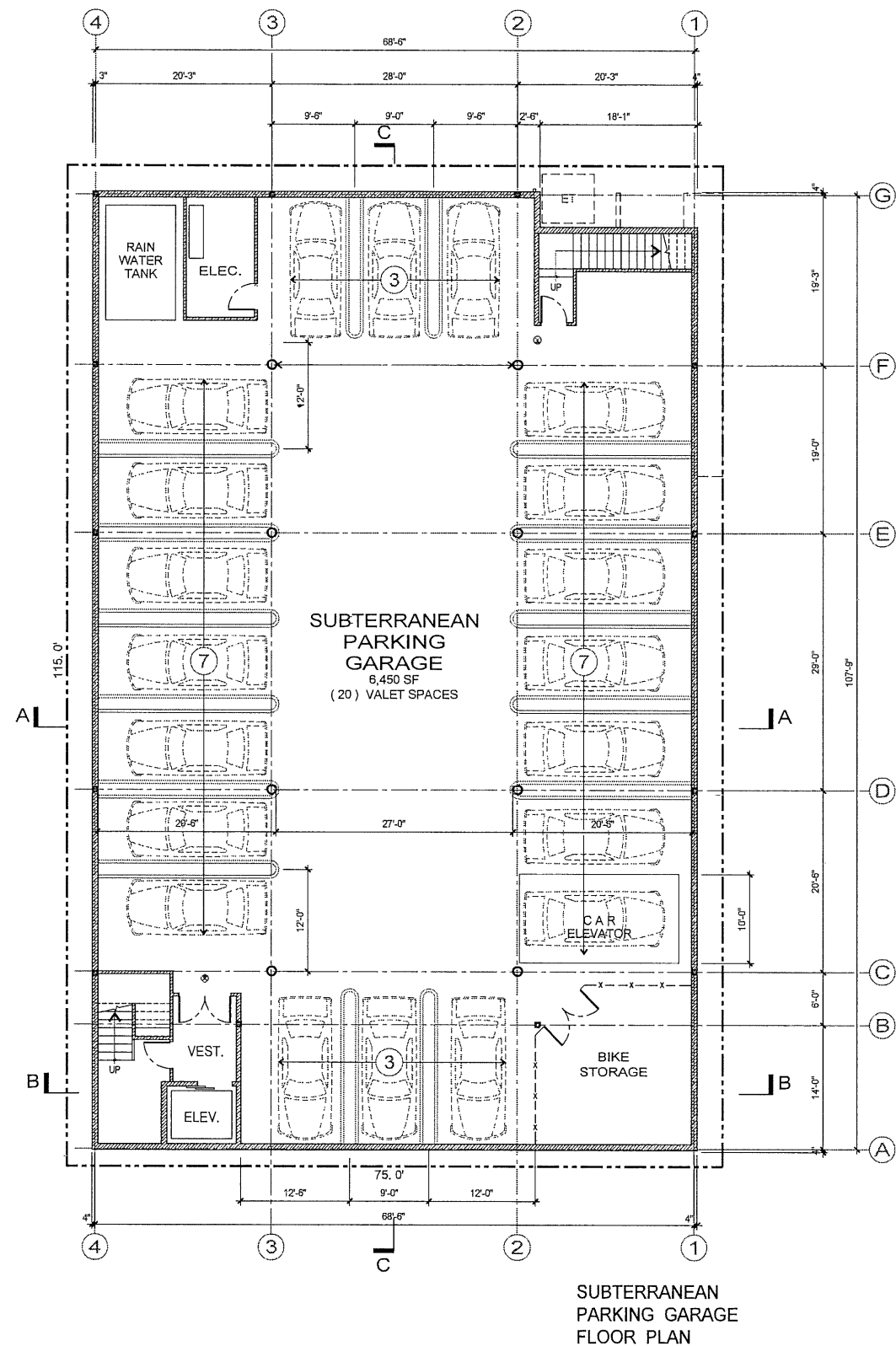
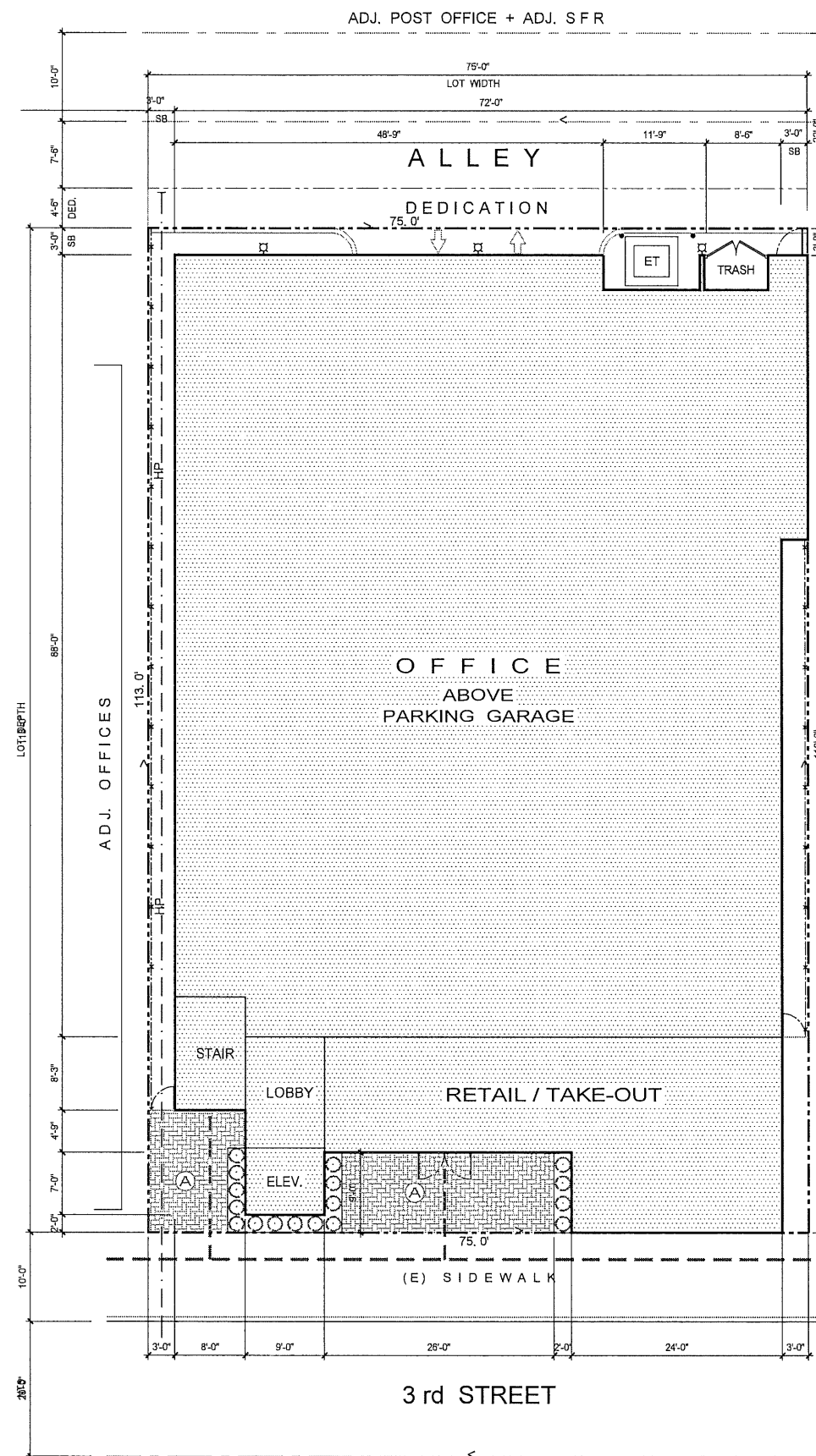




WBJH PROPERTIES



Zoning Conformance Matrix
Mixed-Use
321 3rd Street, Huntington Beach
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/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' AFP
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

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: 108 SF
(C) TOTAL PROVIDE: 514 SF
REQ. (5%) = 432 SF

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

--- HP --- HOSE PULL

□ ALLEY LIGHT FIXTURE - 6400 LUMENS EACH

OWNER:

WBJH PROPERTIES
1112 PARK ST.
HUNTINGTON BEACH, CA 92648

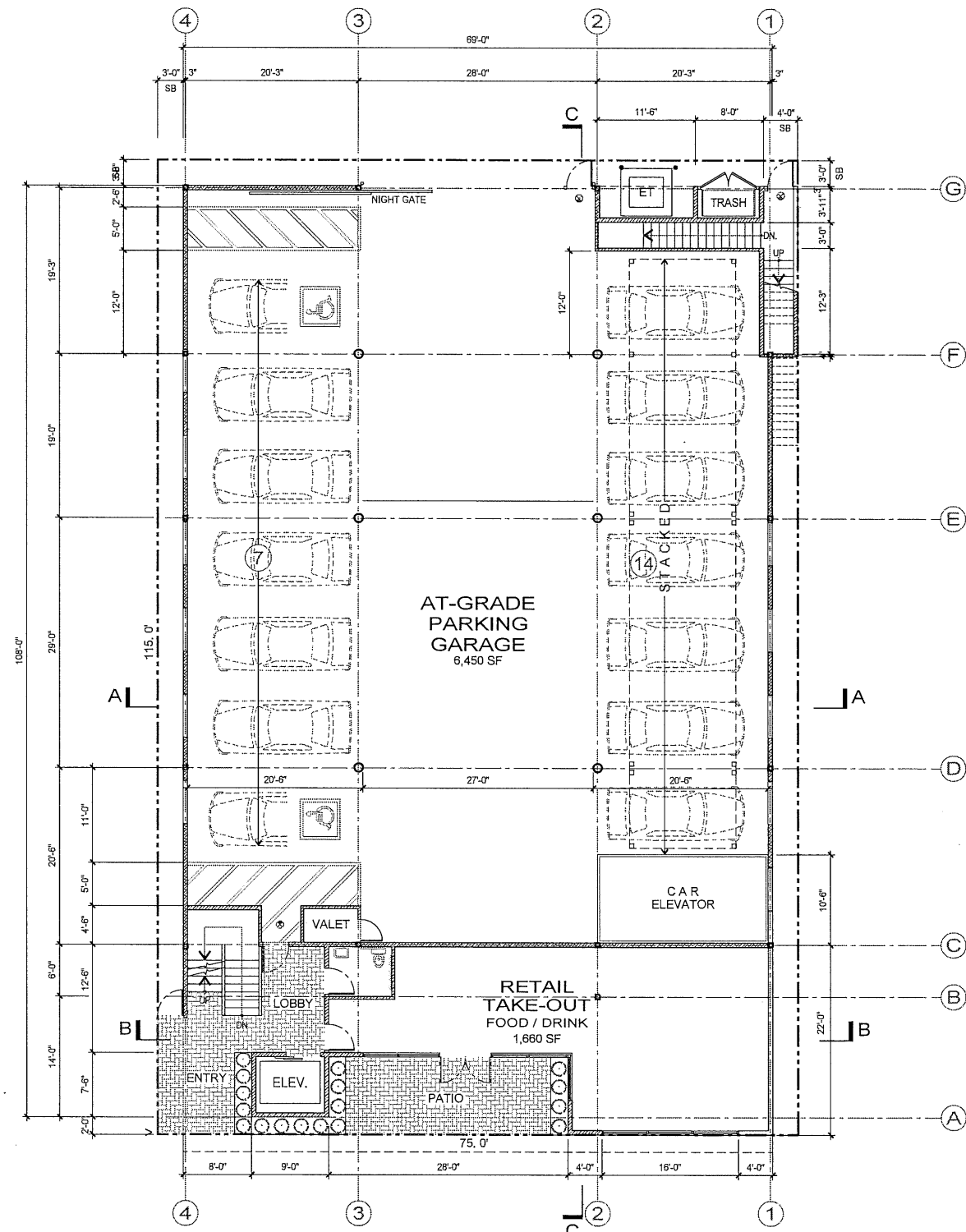
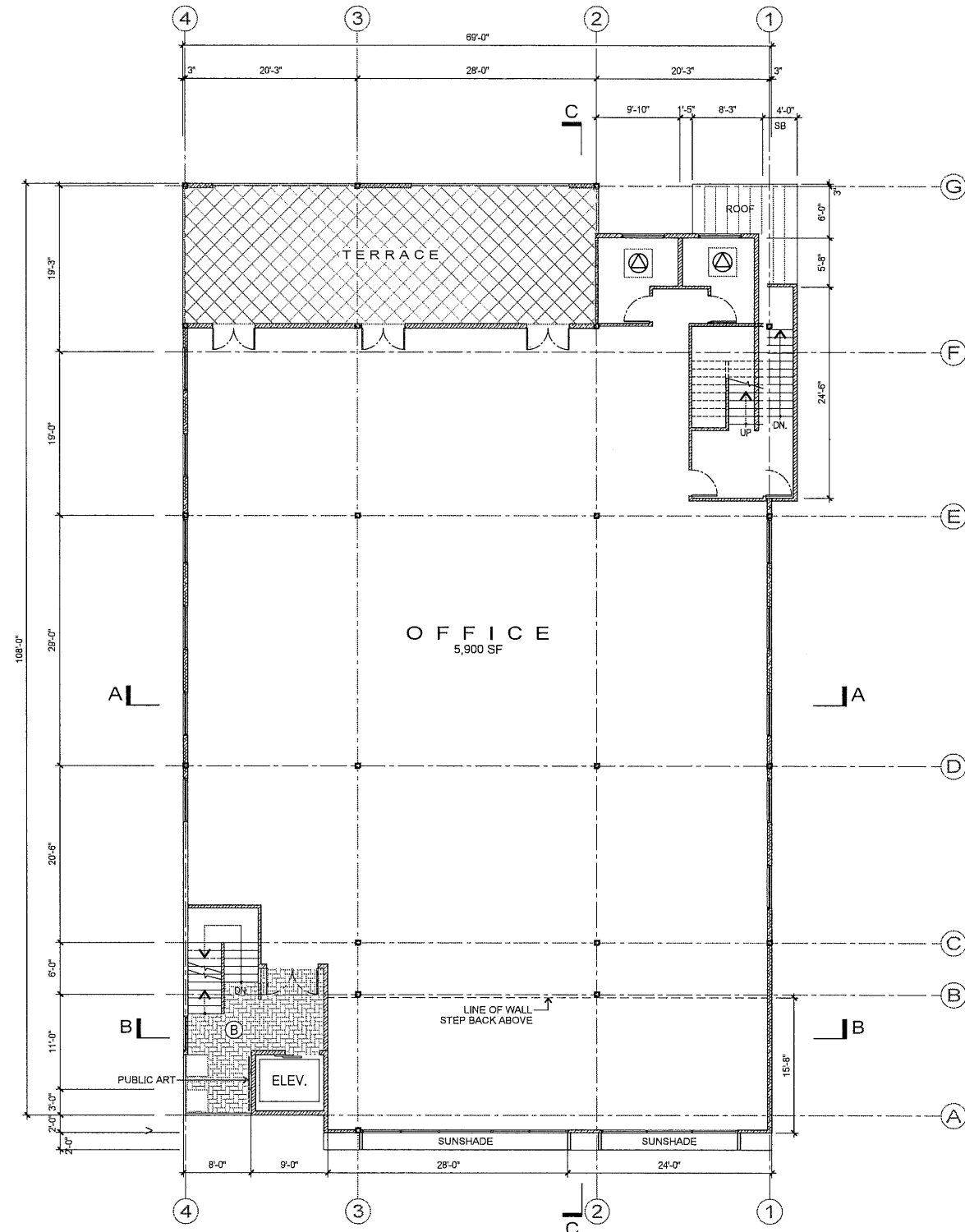
SITE & GARAGE PLAN

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	CAD FILE: 321 3rd MS-A1
	321 3rd ST COMMERCIAL
	321 3rd ST HUNTINGTON BEACH CALIFORNIA
	A1

RECEIVED

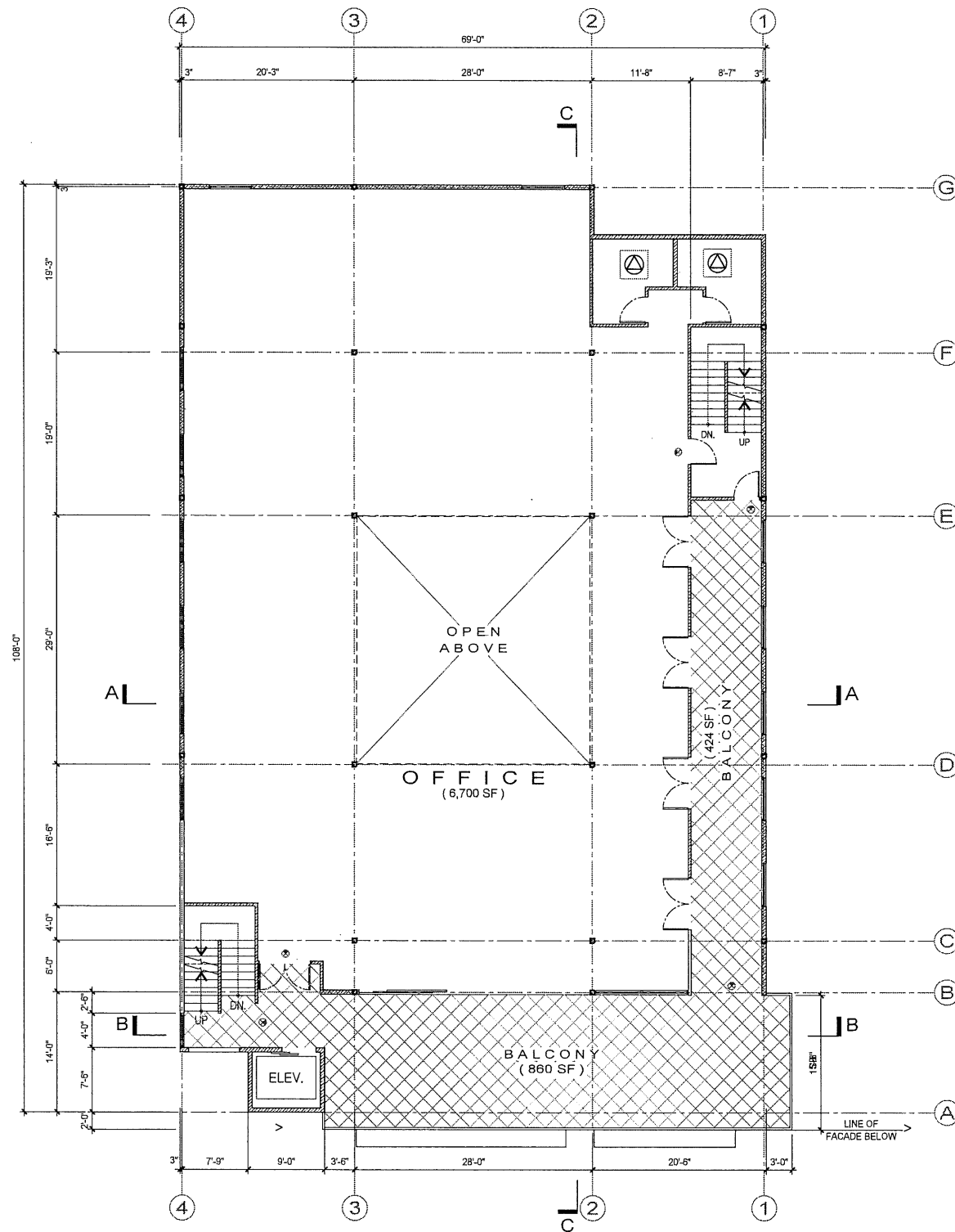
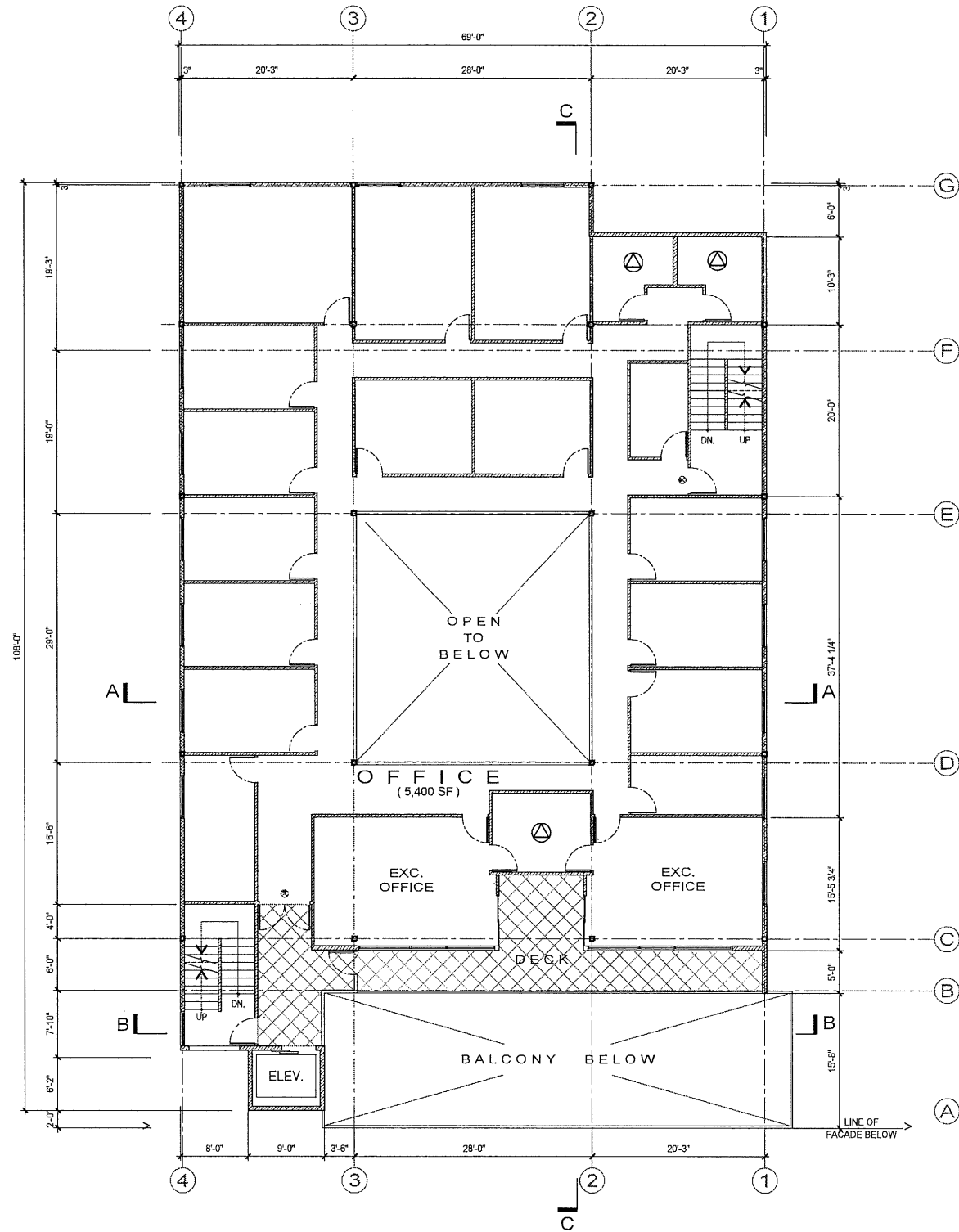
OCT 14 2019

Dept. of Planning
& Building



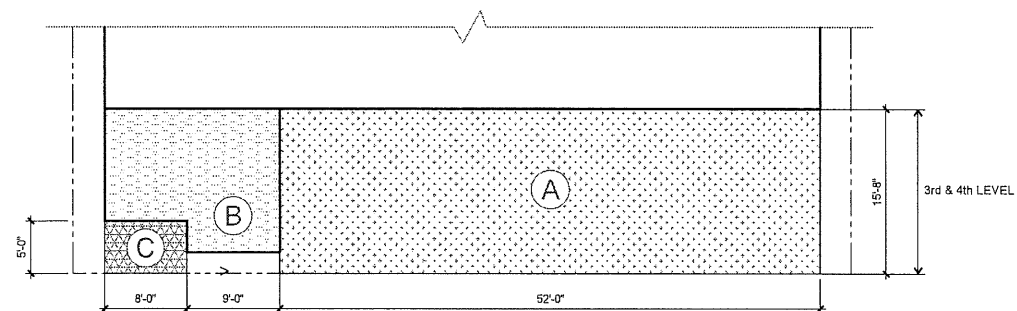
FIRST & SECOND
LEVEL FLOOR PLAN

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 714.556.5888 221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648	A2



THIRD & FOURTH LEVEL FLOOR PLAN

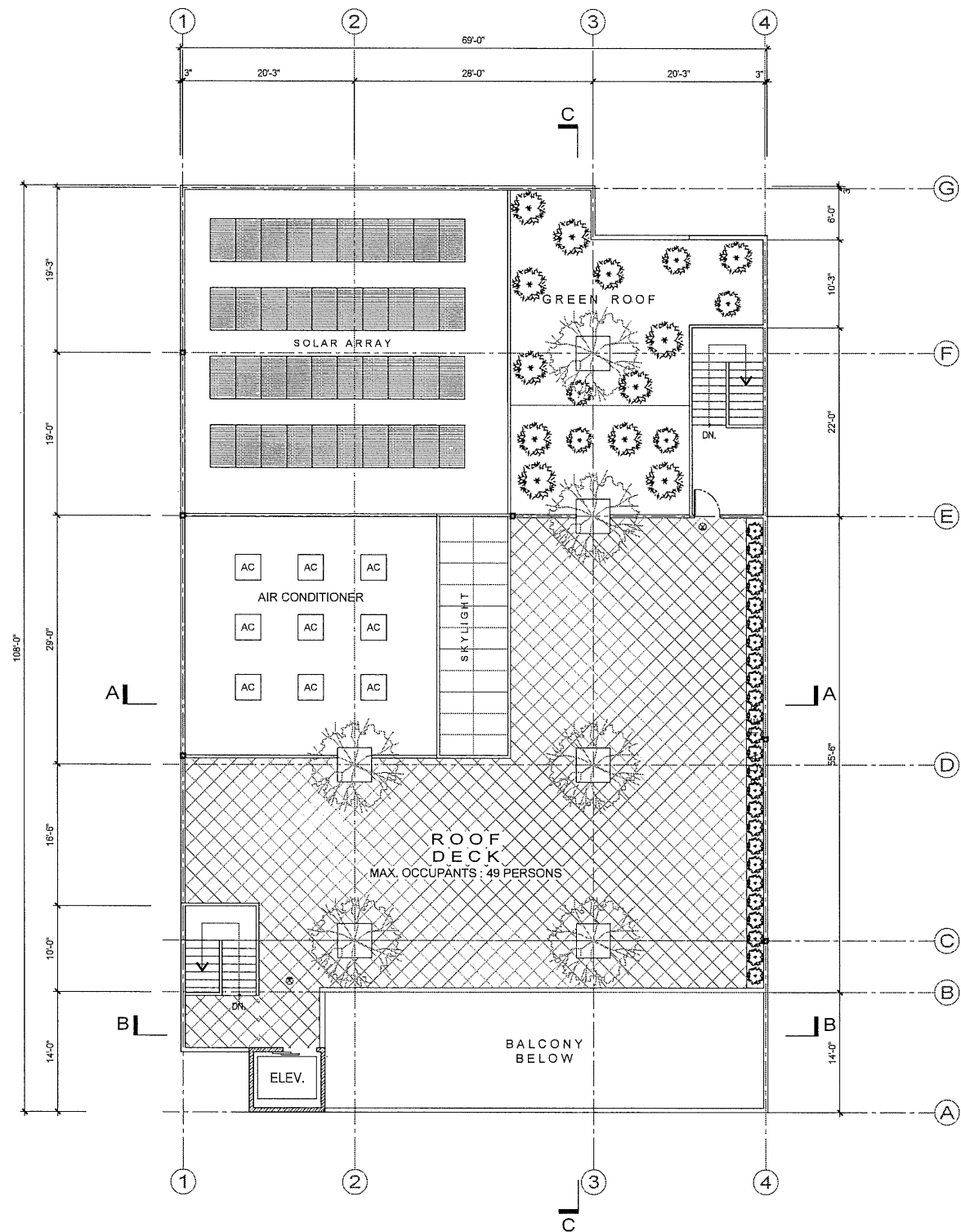
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	321 3rd ST COMMERCIAL 321 3rd ST HUNTINGTON BEACH CALIFORNIA
 714.536.5888 221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648	A3



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.

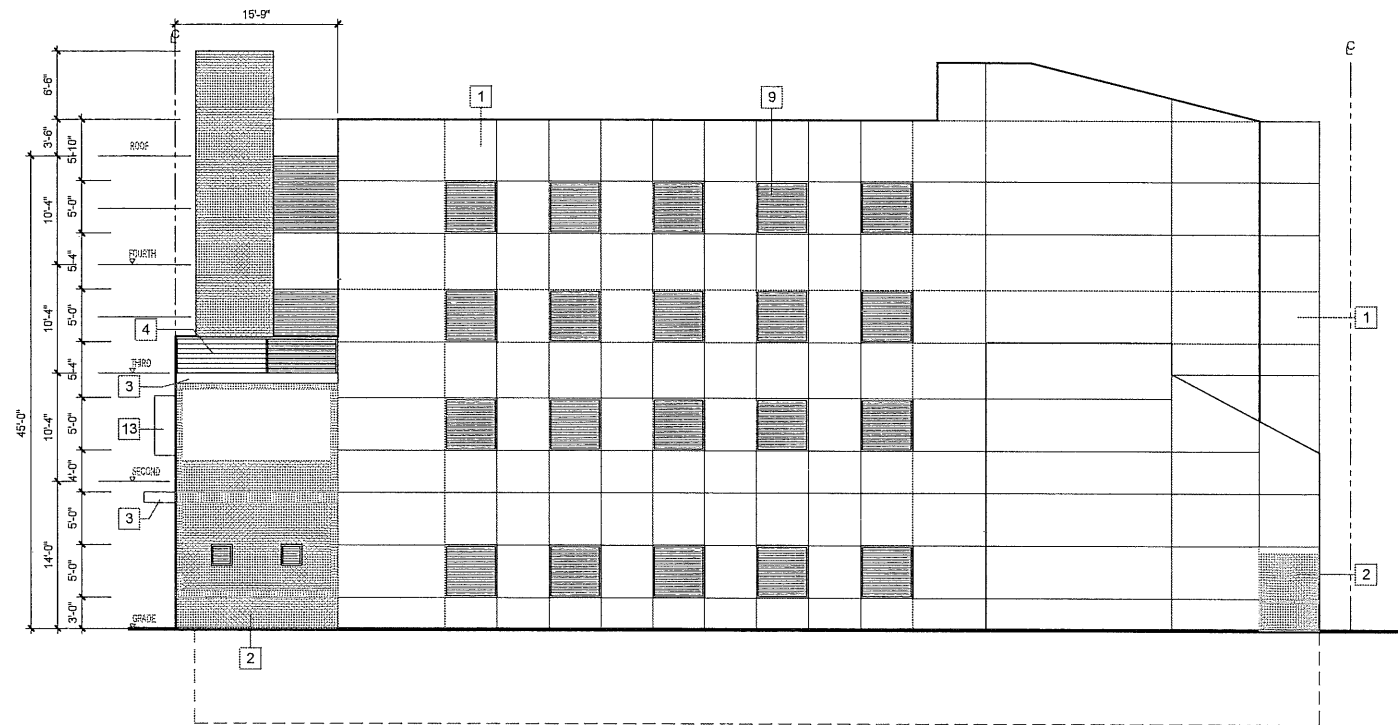


ROOF PLAN

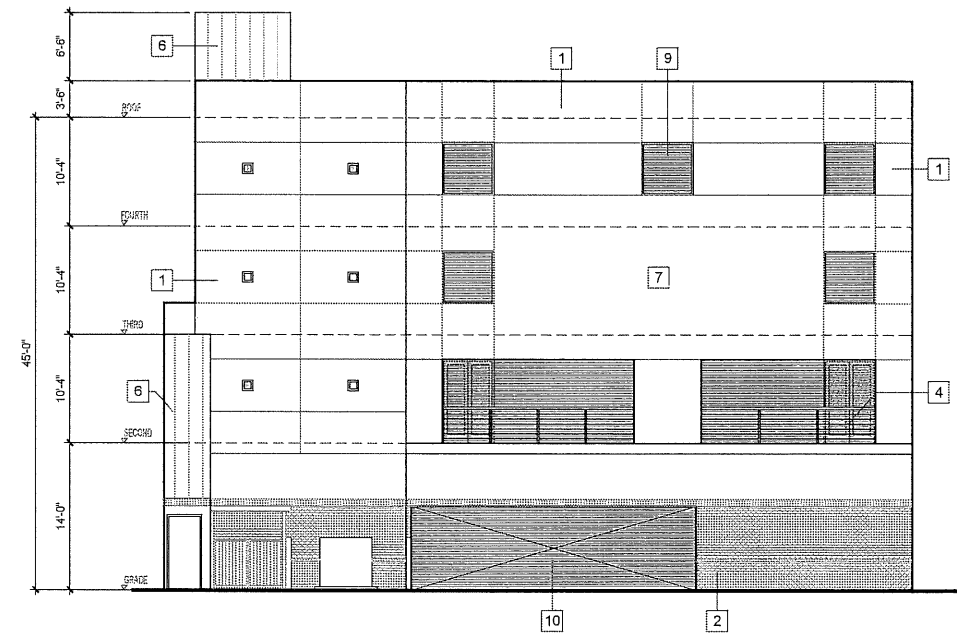


ROOF PLAN

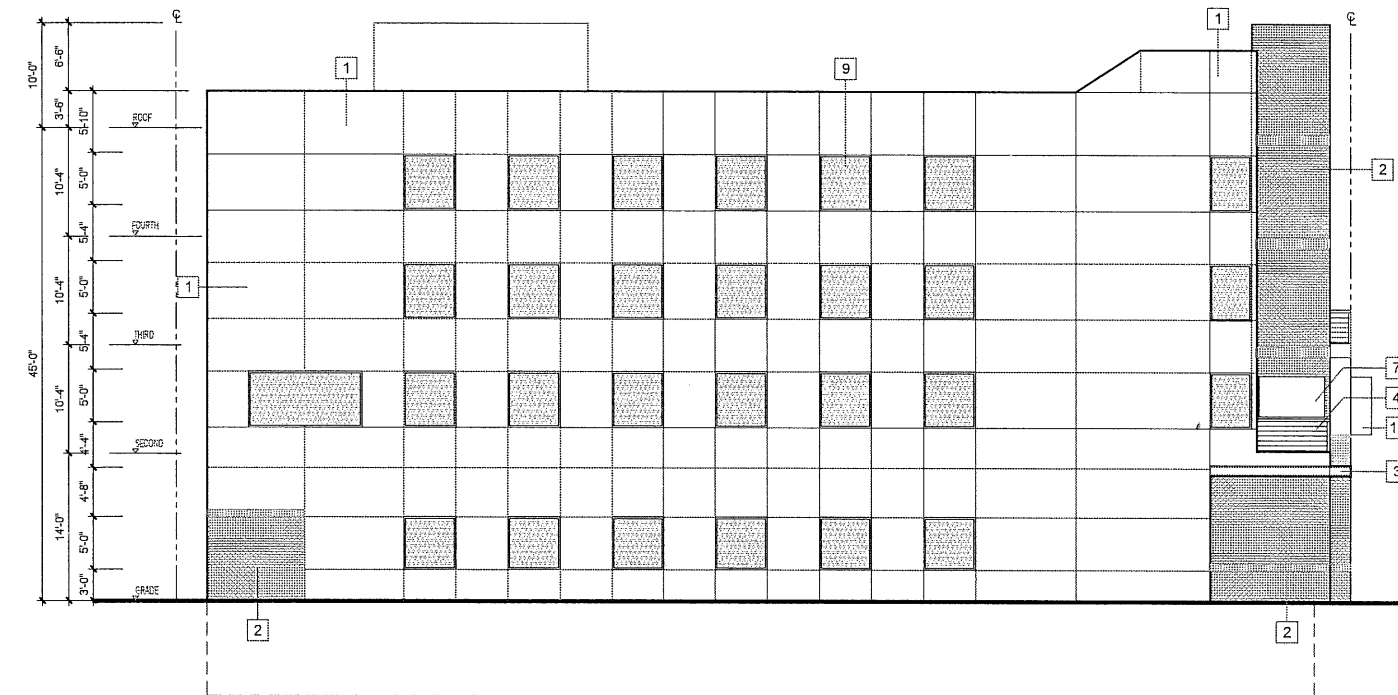
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	321 3rd ST HUNTINGTON BEACH CALIFORNIA
	A4



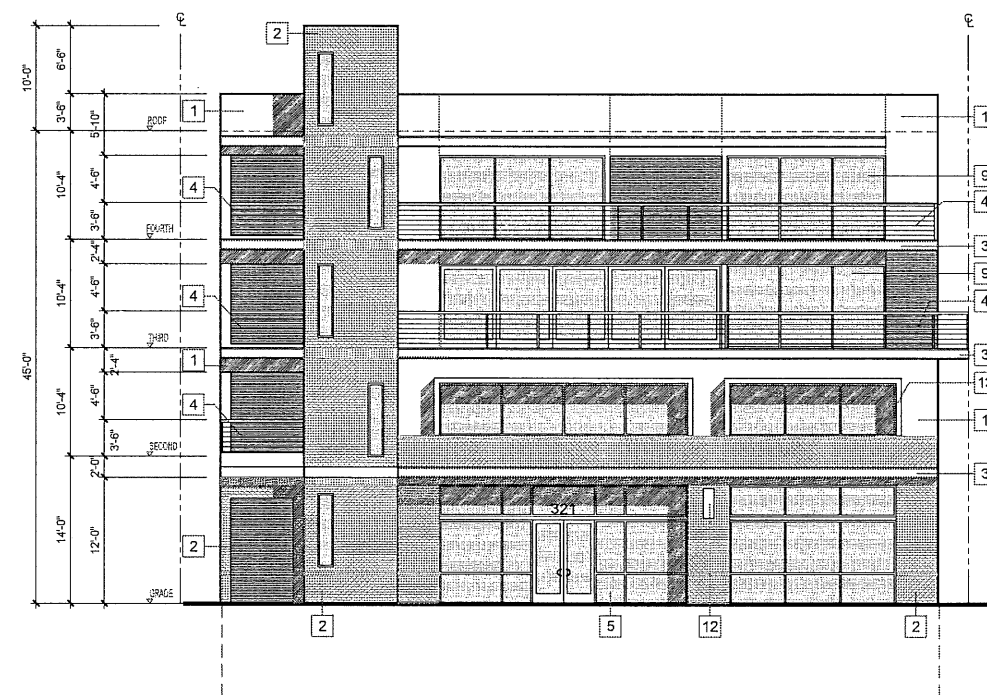
EAST ELEVATION
(SIDE)



NORTH ELEVATION
(ALLEY)



WEST ELEVATION
(SIDE)



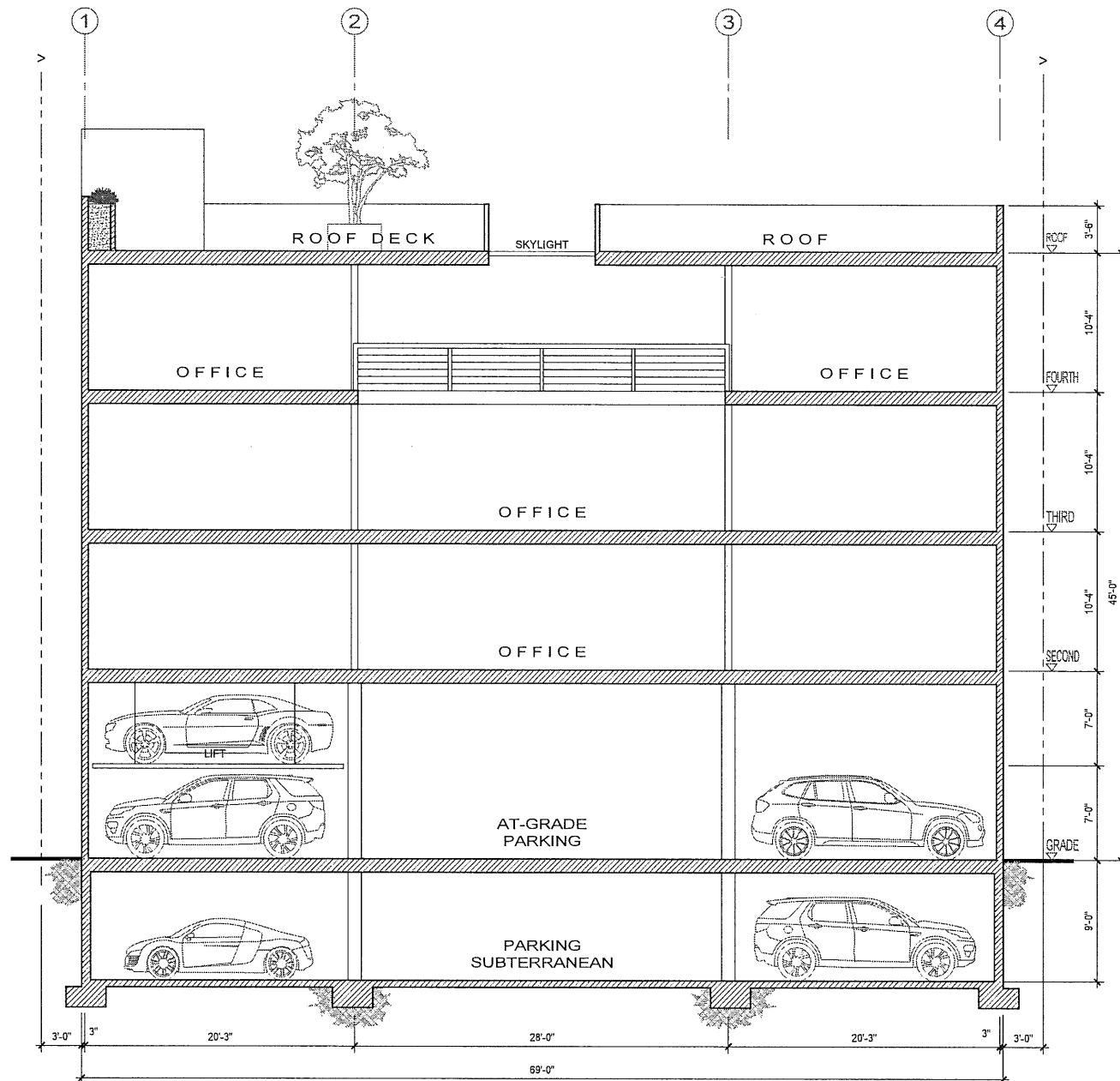
SOUTH ELEVATION
(3rd St.)

KEYNOTES

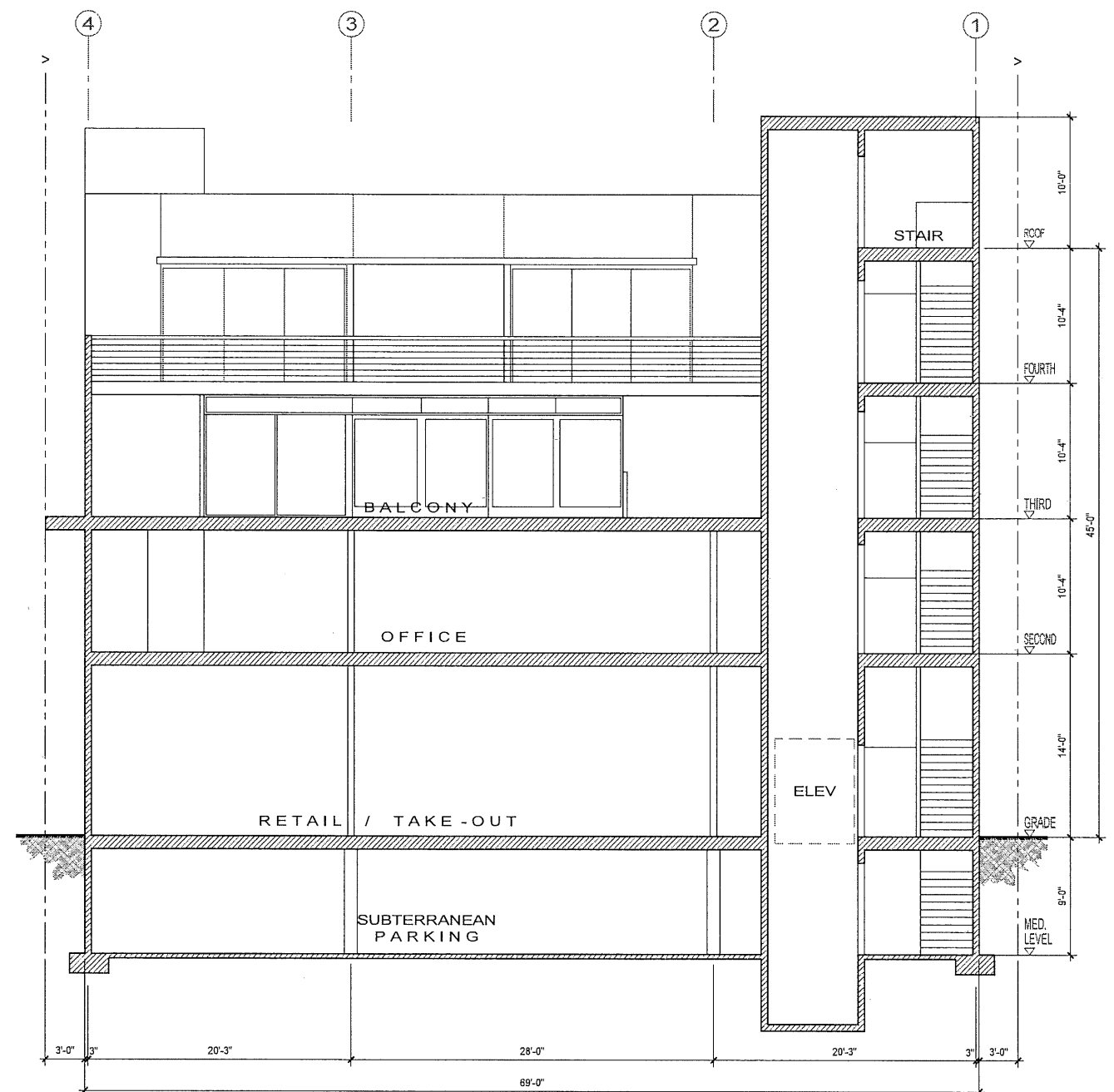
- 1 STUCCO - SMOOTH TROWEL / WARM GREY
- 2 BRICK TILE - DARK WARM GREY
- 3 STEEL CHANNEL - CHARCOAL
- 4 CABLE RAIL - CHARCOAL & S.S. CABLE
- 5 GLASS STOREFRONT - CLEAR
- 6 STANDING SEAM METAL ROOF - GREY
- 7 PUBLIC ART ELEMENT
- 8
- 9 GLASS - TINTED (30% OF AREA)
- 10 SLIDING METAL GATE : GREY
- 11 ADDRESS
- 12 BLADE SIGN
- 13 GLAZING SHROUD

ELEVATIONS

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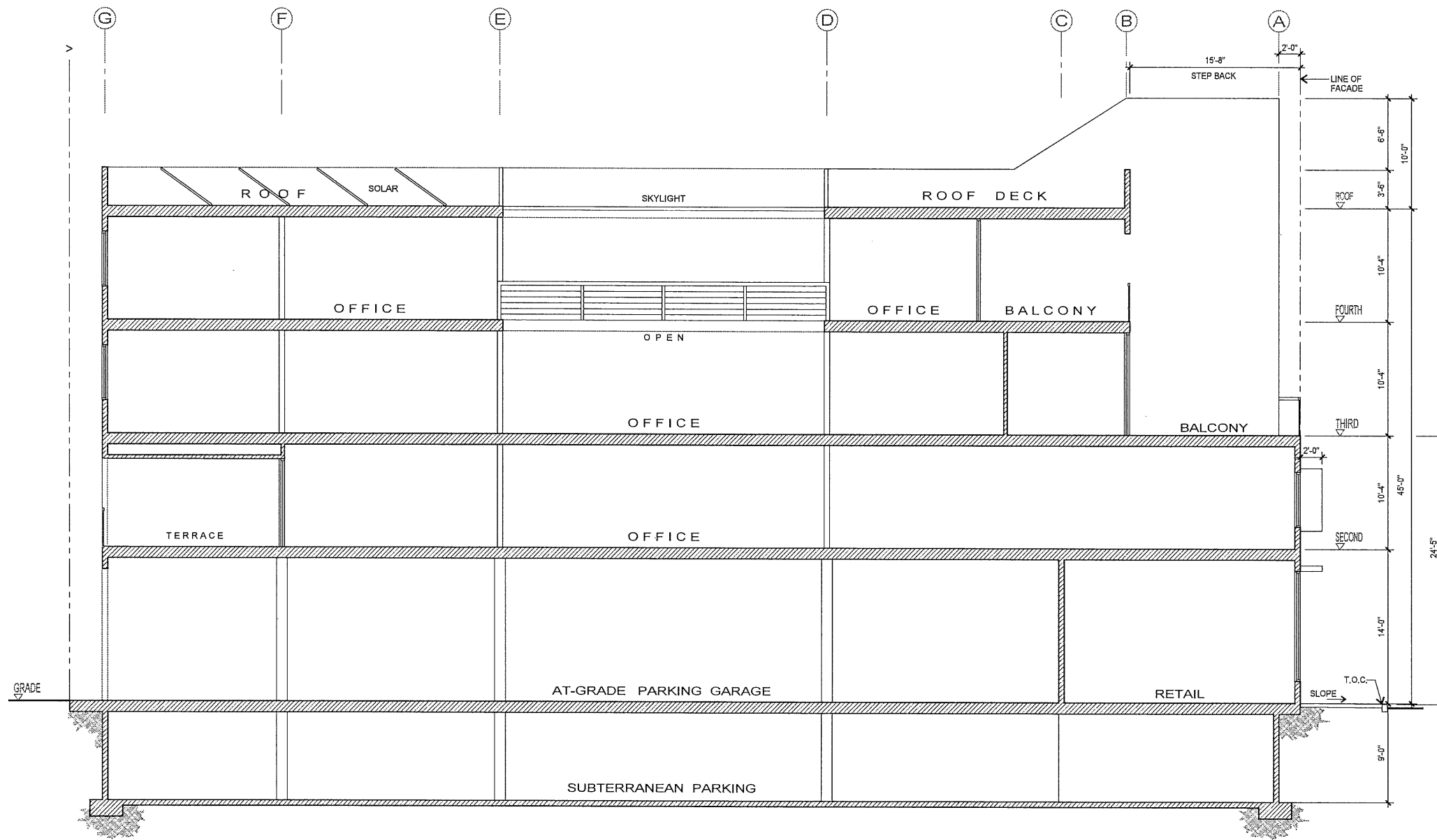
SECTION 'A - A'



SECTION 'B - B'

BUILDING SECTION

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	A6



SECTION 'C - C'

BUILDING SECTION

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	A7