

MIXED USE DEVELOPMENT

7942 SPEER DRIVE

HUNTINGTON BEACH, CA 92647

VICINITY MAP

PROJECT INFO

<table><tr><td>FLOOR</td><td>OCCUPANCY SEC.303,311</td><td>TYPE OF CONSTRUCTION V-B</td><td>SEPARATION WALL/ FLOOR T-508.4</td><td>ALLOWED AREA T-506.2</td><td>PROPOSED AREA</td><td>ALLOWABLE BUILDING AREAS CALCULATIONS 508.4.2</td></tr><tr><td rowspan="2">FIRST</td><td>U</td><td>V-B</td><td rowspan="2">R-2/U =1 HR</td><td>5,000 SF</td><td>2,090 SF</td><td rowspan="2">2,090/ 5,000 + 1,480/ 7,000 = 0.41 + 0.21 = 0.62</td></tr><tr><td>R-2</td><td>V-B</td><td>7,000 SF</td><td>1,480 SF</td></tr><tr><td>SECOND</td><td>R-2</td><td>V-B</td><td>R-2/R-2 =1</td><td>HR7,000 SF</td><td>6,984 SF</td><td>6,984/7,000 =0.99</td></tr><tr><td>THIRD</td><td>R-2</td><td>V-B</td><td>R-2/R-2 =1</td><td>HR7,000 SF</td><td>6,984 SF</td><td>6,984/7,000 =0.99</td></tr><tr><td>FOURTH</td><td>R-2</td><td>V-B</td><td>R-2/R-2 =1</td><td>HR7,000 SF</td><td>3,719 SF</td><td>2,700/7,000 =0.53</td></tr><tr><td colspan="6">GRAND TOTAL</td><td>< 2 = 1.69</td></tr></table>							FLOOR	OCCUPANCY SEC.303,311	TYPE OF CONSTRUCTION V-B	SEPARATION WALL/ FLOOR T-508.4	ALLOWED AREA T-506.2	PROPOSED AREA	ALLOWABLE BUILDING AREAS CALCULATIONS 508.4.2	FIRST	U	V-B	R-2/U =1 HR	5,000 SF	2,090 SF	2,090/ 5,000 + 1,480/ 7,000 = 0.41 + 0.21 = 0.62	R-2	V-B	7,000 SF	1,480 SF	SECOND	R-2	V-B	R-2/R-2 =1	HR7,000 SF	6,984 SF	6,984/7,000 =0.99	THIRD	R-2	V-B	R-2/R-2 =1	HR7,000 SF	6,984 SF	6,984/7,000 =0.99	FOURTH	R-2	V-B	R-2/R-2 =1	HR7,000 SF	3,719 SF	2,700/7,000 =0.53	GRAND TOTAL						< 2 = 1.69	9	OWNER AA INVESTMENT, LLC 267-471-2968	7	DENSITY BONUS CONCESSIONS:		5	1. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL LAWS, STATE STATUTES, LOCAL ORDINANCES, AND THE REGULATIONS OF AGENCIES HAVING JURISDICTION. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COMPLYING WITH THE CONSTRUCTION SAFETY ORDERS AND THE GENERAL INDUSTRIAL SAFETY ORDERS OF THE STATE DIVISION OF INDUSTRIAL SAFETY, THE REGULATIONS OF THE FEDERAL AND STATE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS, AND SUCH OTHER AGENCIES GOVERNING THE CONTRACTOR'S ACTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND HOLD HARMLESS THE DESIGNER FOR ANY DAMAGES AND / OR PENALTIES RESULTING FROM HIS FAILURE TO COMPLY WITH SAID LAWS, STATUTES, ORDINANCES, AND REGULATIONS. 2. THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE DESIGNER. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS, OBSERVATION VISITS TO THE SITE BY THE DESIGNER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS. CODE: (2022 CBC) 2022 CBC (California Building Code) 2022 CMC (California Mechanical code) 2022 CPC (California Plumbing Code) 2022 CEC (California Electrical Code)
FLOOR	OCCUPANCY SEC.303,311	TYPE OF CONSTRUCTION V-B	SEPARATION WALL/ FLOOR T-508.4	ALLOWED AREA T-506.2	PROPOSED AREA	ALLOWABLE BUILDING AREAS CALCULATIONS 508.4.2																																																					
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1. ELIMINATE SETBACK FOR SPECIAL BUILDING HEIGHT LIMITS ADJACENT TO HOUSING. WAIVERS REQUESTED: 1. REDUCE FRONT SETBACK FROM 30'-0 TO 20'-0" 2. REDUCE STREET SIDE SETBACK FROM 30'-0" TO 20'-0" PARKING CONCESSION: (A) THREE BEDROOMS = TWO ON SITE PARKING																																																											
ARCHITECTURAL CS COVER SHEET 1 PRELIMINARY GRADING 2 PRELIMINARY WQMP PLOT PLAN A1 SITE PLAN A1.1 BUILDING MASSING PLAN A2 2ND & 3RD FLOOR PLAN A3 4TH FLOOR PLAN A4 ELEVATIONS A5 ELEVATIONS A6 3D RENDERING A7 SITE PHOTOS																																																											
PROJECT DATA								10	OWNER INFORMATION		8	BUILDING DATA		6	BUILDING CODES		4	LEGAL DISC.		3	SHEET INDEX		1																																				
<div>DESIGNER MIDWAY CONCEPTS INC. TOBY NGUYEN 16651 GOTHARD ST. A-1 HUNTINGTON BEACH, CA. 92647 714-251-2490</div> <div>STUCTURAL ENGINEER DONG ENGINEERING INC. 12682 HOOVER STREET GARDEN GROVE, CA 92841 714-204-2874</div> <div>CIVIL ENGINEER DONG ENGINEERING INC. 12682 HOOVER STREET GARDEN GROVE, CA 92841 714-204-2874</div>									(N) BUILDING FOOTPRINT : 9,794.00 SQ FT. LOT SIZE: 21,443 SQ FT.			SCOPE OF WORK			2	PROPOSE 4 STORY STRUCTURE CONSTRUCTION TYPE: VA LOT SIZE: 21,443 SF LOT : ASSESSOR # : 165-311-16 TRACT : ZONING: SP14																																											

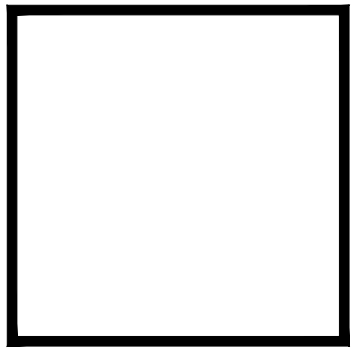
MIDWAY CONCEPTS
RESIDENTIAL & COMMERCIAL DESIGN
16651 GOTHARD ST. A-1
HUNTINGTON BEACH, CA 92647
(714) 251-2490 (562) 686-1007

MW

REV.	DESCRIPTION	DATE
A	...	

MIXED USE DEVELOPMENT
7942 SPEER DRIVE
HUNTINGTON BEACH, CA 92647

COVER SHEET



DESIGNER

SIGNATURE

CONSULTANT

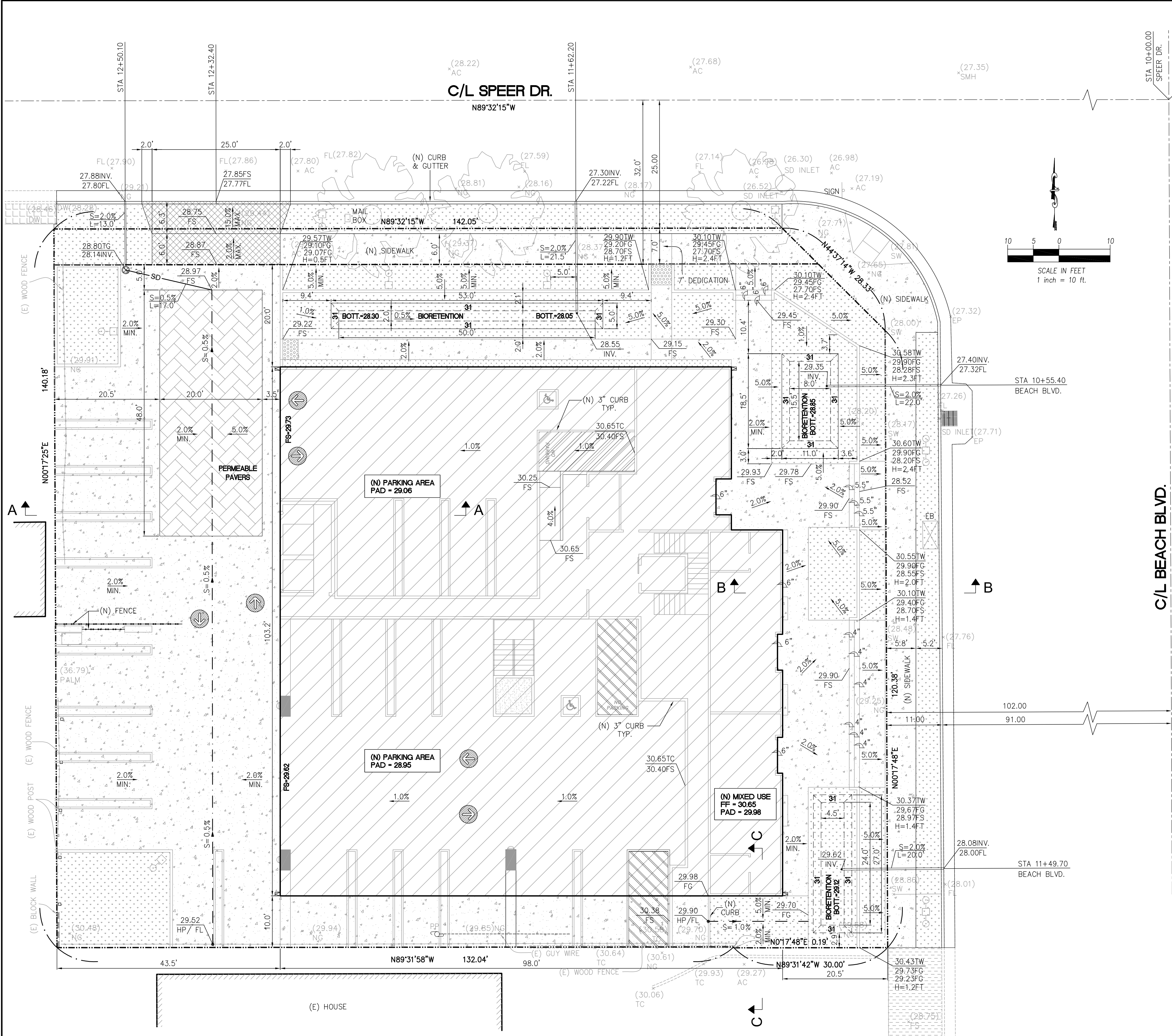
DATE

JOB NO.

SHEET

CS

OF X SHEETS



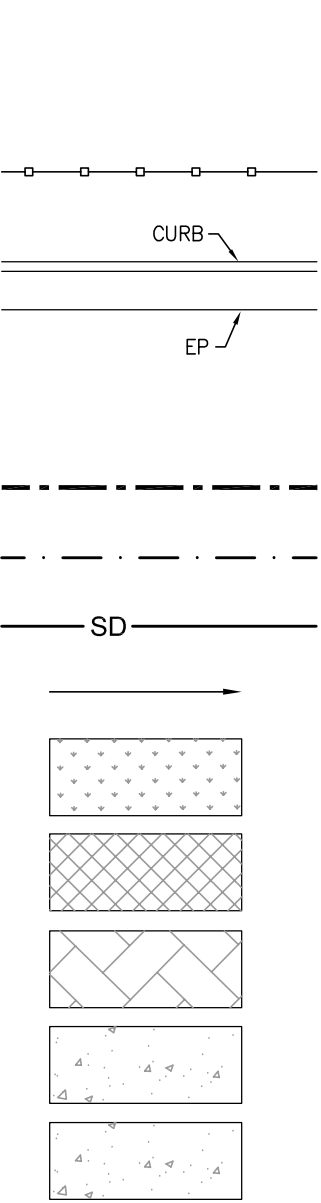
LEGEND

- BLOCK WALL
WOOD FENCE
FENCE
CURB & GUTTER
CENTERLINE
PROPERTY LINE
FLOWLINE
DRAIN PIPE
DRAIN DIRECTION
LANDSCAPE AREA
CONC. DRIVEWAY APPROACH
PERMEABLE PAVERS
CONCRETE
SIDEWALK

EXISTING

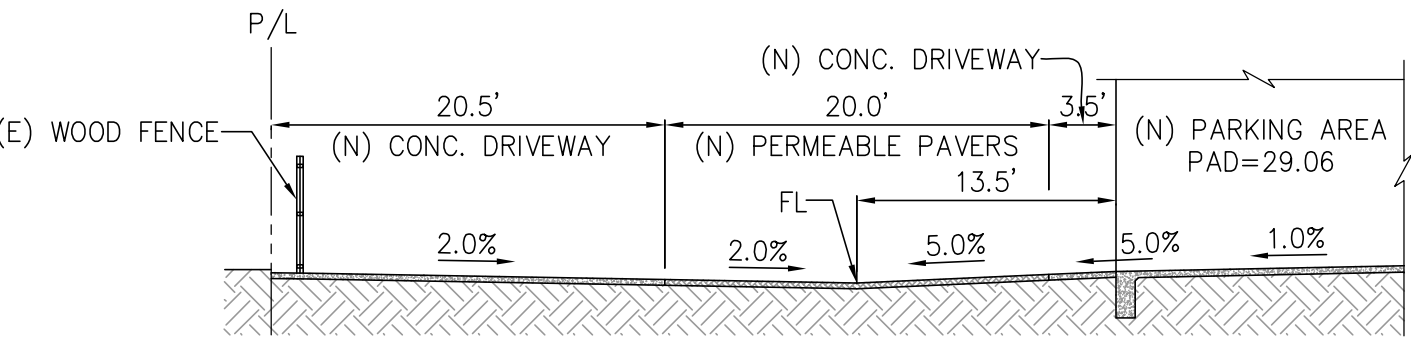


PROPOSED

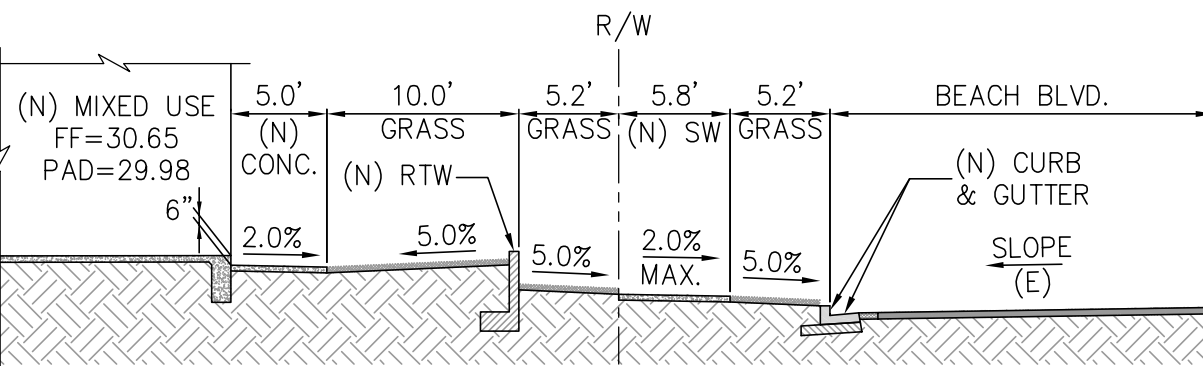


ABBREVIATIONS

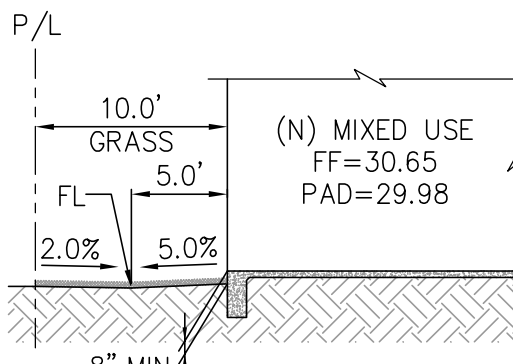
- AC ASPHALT CONCRETE
BCOR BUILDING CORNER
BX BOTTOM OF X
CC CORNER CONCRETE
CP CONTROL POINT
CONC CONCRETE
CB CABLE BOX
EDGBUIL EDGE BUILDING
EP EDGE OF PAVEMENT
FD FOUND
FF FINISH FLOOR
FG FINISH GRADE
FL FLOWLINE
FS FINISH SURFACE
ICV IRRIGATION CONTROL VALVE
IP IRON PIPE
GSP&W GEAR SPIKE & WASHER
GUYPOLE GUYWIRE/POWER POLE SUPPORT
L&T LEAD & TAG/TACK
LNDNG LANDING
LS 5411 LAND SURVEYOR NUMBER
NG NATURAL GROUND
OFF BOX OFFERING BOX
PNL PANEL
PLM PALM
PP POWER POLE
SFN SEARCH NOTHING FOUND
SP&W SPIKE&WASHER
STLT STREET LIGHT
STPLT STOP LIGHT
STPR WHEEL STOPPER
SW SIDEWALK
TC TOP OF CURB
TELRISE TELEPHONE RISER
TOPWDFNC TOP OF WOODEN FENCE
TRFLT TRAFFIC LIGHT
TSB TRAFFIC SIGNAL BOX
TX TOP OF X
WELMON MONUMENT IN WELL
WM WATER METER
WV WATER VALVE



SECTION A-A
SCALE: 1' = 10'



SECTION B-B
SCALE: 1' = 10'



SECTION C-C
SCALE: 1' = 10'

Underground Service Alert
Call: TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

REVISIONS

REV.	DATE	BY	DESCRIPTION	APP'D



PREPARED BY

DONG ENGINEERING, INC.
7661 GARDEN GROVE BLVD., GARDEN GROVE, CA 92641.
TEL: (714) 204-2874.
EMAIL: INFO@DONGENGINEERING.COM
PREPARED UNDER THE SUPERVISION OF:
TRUONG (TROY) DONG DATE SIGNED: 2/6/24
R.C.E. NO.: C75466 EXP. DATE: 03-31-2024



REVIEWED BY:

HUNTINGTON BEACH DEPT. OF PUBLIC WORKS
DRAWN BY: GC
DESIGNED BY: GC
CHECKED BY: TD



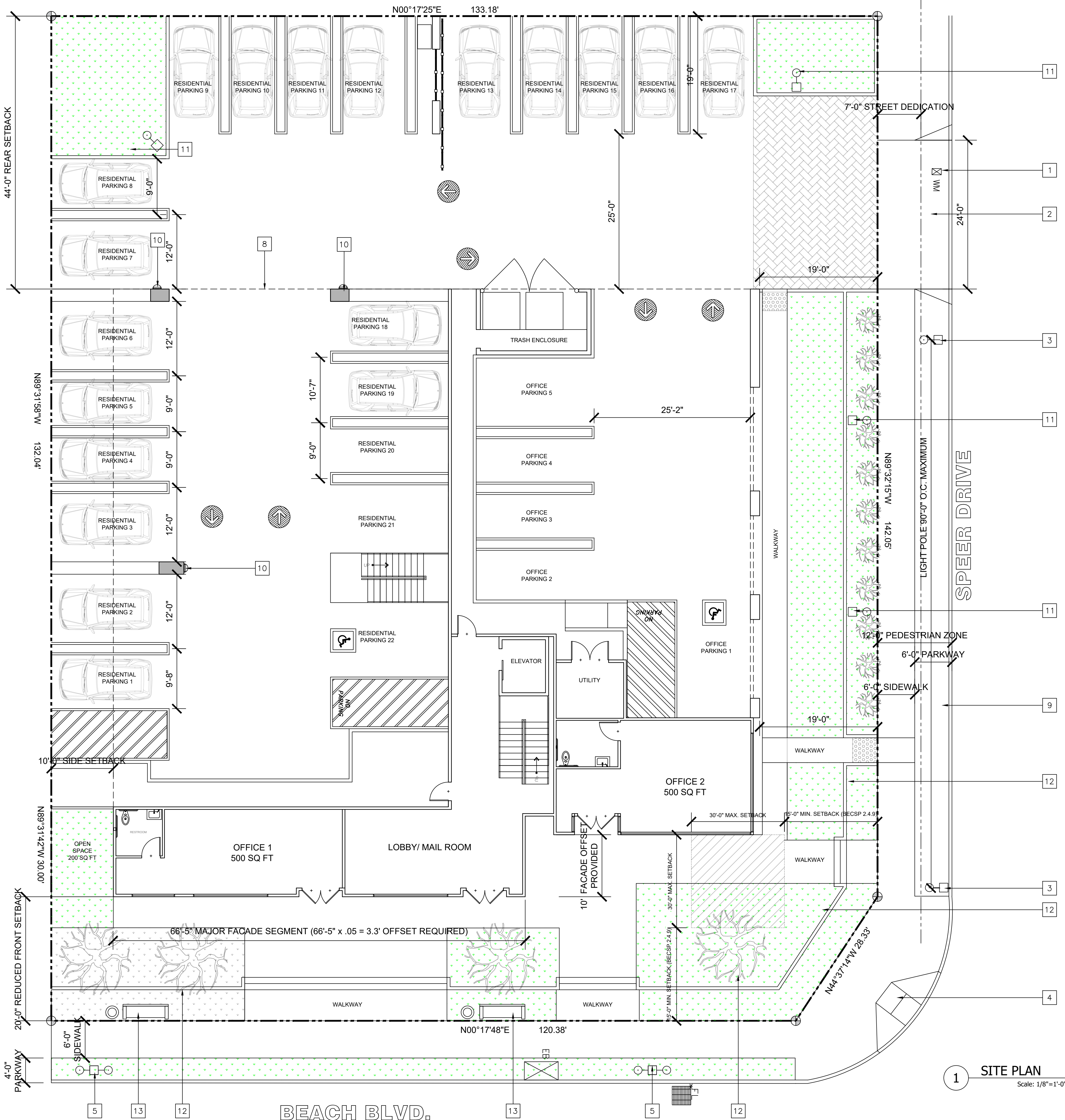
BLDG#: C2023- L#: PWG#: 2023-

PRELIMINARY GRADING PLAN

MIXED USE DEVELOPMENT
7942 SPEER DRIVE, HUNTINGTON BEACH, CA 92647

RD

SHEET NO.
1
OF
1



1 SITE PLAN
Scale: 1/8"=1'-0"



SITE PLAN KEYNOTES

1	(E) WATER METER TO BE ABANDONED
2	(N) DRIVEWAY APPROACH, PER STD PLAN NO. 209 OR 211
3	(N) DECORATIVE STREET LIGHTING 12'-14' ABOVE F.G.
4	(N) ADA COMPLIANT ACCESS RAMP PER CALTRANS STD. A88A
5	(N) DOUBLE ARM STREET LIGHTING 25'-30' ABOVE F.G.
6	(N) PARKING GATE
7	(N) DECORATIVE WOOD STUDS
8	(N) 2ND STORY ABOVE
9	(N) PAVEMENT, CURB, GUTTER, AND SIDEWALK PER PUBLIC WORKS STD. NO 104, 202, AND 207. EXISTING TREES TO BE REMOVED
10	(N) LED WALL PACK LIGHTING
11	(N) PARKING LOT LIGHT POLE
12	(N) 1'-0" HIGH GARDEN WALL; PER TERRACED EDGE TREATMENT
13	(N) PICKET STYLE BENCH; WITH STEEL GREEN TRASH RECEPTACLES

SYMBOLS LEGEND

- ← 2% DRAINAGE DIRECTION AND SLOPE
- ⊕ PROPERTY LINE CORNER POINTS
- ← # KEYNOTE CALLOUTS
- EXISTING WALL TO REMAIN
- - - - - WALLS TO BE DEMO

ZONING CONFORMANCE MATRIX

SUBJECT	SECTION	REQUIRED	PROPOSED
FRONT SETBACK	BECSP 2.4.3	30'-0"	20'-0"
SIDE (STREET)	BECSP 2.4.3	30'-0"	19'-0"
SIDE (INTERIOR)	BECSP 2.4.4	10'-0"	10'-0"
REAR	BECSP 2.4.5	15'-0"	44'-0"
PARKING (OFFICE)	BECSP 2.4.5	3.5 MIN/ 1000 SF	5
PARKING (RESIDENTIAL)	PER DENSITY BONUS	21	22
OPEN SPACE (OFFICE)	BECSP 2.6.1	100 SF/ 1000 SF	200 SQ FT
UPPER STORY SETBACK	BECSP 2.4.3	10'	10'
BUILDING MASSING (BEACH BLVD)	BECSP 2.3.5	3L:2H TO 5L:2H	3L:2H (53'-2"x37'-8")
BUILDING MASSING (SPEER DR)	BECSP 2.3.5	2L:3H TO 5L:2H	4L:2H (68'-3"x37'-0")
MAJOR FACADE OFFSET	BECSP 2.3.5	4'	10'
BUILD TO CORNER	BECSP 2.4.9	-	COMPLIED
STREET REGULATIONS (BEACH BLVD)	BECSP 2.5.7	PALM TREE BLVD	COMPLIED
STREET REGULATIONS (SPEER DRIVE)	BECSP 2.5.7	NEIGHBORHOOD STREETS	COMPLIED
ARCHITECTURE REG. (FACADE HEIGHT ARTICULATION-BASE)	BECSP 2.8	-	COMPLIED (REFER TO A4 & A5)
ARCHITECTURE REG. (FACADE HEIGHT ARTICULATION-TOP)	BECSP 2.8	-	COMPLIED (REFER TO A4 & A5)

MIDWAY CONCEPTS
RESIDENTIAL & COMMERCIAL DESIGN
1000 GARDEN STREET, SUITE A-1
HUNTINGTON BEACH, CA 92647
(714) 251-2490 (562) 686-1007

SHEET TITLE: **SITE AND DEMO PLAN**

PROJECT: **MIXED USE DEVELOPMENT
7942 SPEER DRIVE
HUNTINGTON BEACH, CA 92647**

DATE: _____
DESCRIPTION: _____
REV. **A**

DESIGNER: _____
SIGNATURE: _____
CONSULTANT: _____
DATE: _____
JOB NO.: _____
SHEET: _____

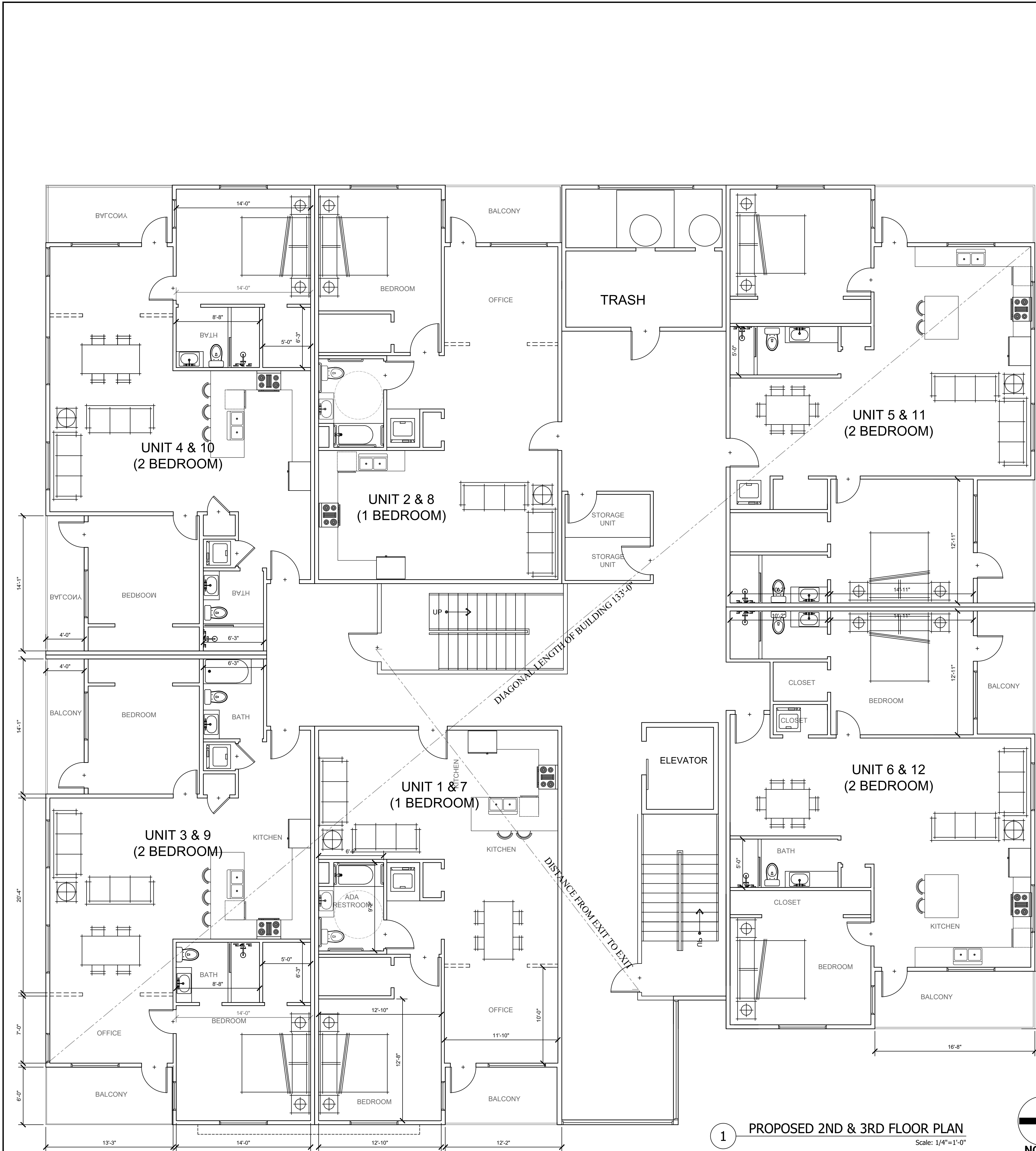
A1

OF X SHEETS



①

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ARCHITECTURE REG. (FACADE HEIGHT ARTICULATION-TOP)	BECSP 2.8	-	COMPLIED (REFER TO A4 & A5)



1 PROPOSED 2ND & 3RD FLOOR PLAN
Scale: 1/4"=1'-0"



WINDOW SCHEDULE

SYM.	SIZE	U-FACTOR	SHGC	MATERIAL	TYPE	REMARKS
(A)	36"W X 24"H	0.3	.23	VINYL/TEMP.	SLIDING	(N) WINDOW - CONTRACTOR TO VERIFY SIZE
(B)	48"W X 48"H	0.3	.23	VINYL	SLIDING	(N) WINDOW - CONTRACTOR TO VERIFY SIZE
(C)	60"W X 48"H	0.3	.23	VINYL	SLIDING	(N) WINDOW - CONTRACTOR TO VERIFY SIZE
(D)	60"W X 48"H	0.3	.32	VINYL	SLIDING	(N) WINDOW - CONTRACTOR TO VERIFY SIZE

ALL NEW WINDOWS IN NEW BEDROOMS SHALL HAVE EMERGENCY RESCUE WINDOWS OR DOORS (2019 CBC)
a.) MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT.
b.) MINIMUM NET CLEAR OPENING WIDTH OF 20" AND CLEAR OPENING HEIGHT OF 24"
c.) WINDOW CLEAR OPENING OF NOT LESS THAN 42" OR NO MORE THAN 44" ABOVE THE FLOOR

DOOR SCHEDULE

SYM.	SIZE	GLAZING	U-FACTOR	SHGC	MATERIAL	TYPE	REMARKS
(1)	2'-6" X 8'-0" X 1 3/8"	N/A	-	-	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS
(2)	2'-8" X 8'-0" X 1 3/8"	N/A	-	-	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS
(3)	3'-0" X 8'-0" X 1 3/8"	N/A	-	-	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS
(4)	2'-8" X 8'-0" X 1 3/8"	N/A	-	-	WOOD	SWING	20 MIN. SELF LATCHING DOOR. 1-HR FIRE RATED w/ SECURITY LOCK SELECTED BY OWNERS
(5)	2'-8" X 8'-0" X 1 3/8"	N/A	-	-	WOOD	SWING	LOUVER DOOR PROVIDING MIN. 100 SQ INCH OF MAKE UP AIR
(6)	6'-0" X 8'-0" X 1 3/8"	N/A	-	-	VINYL	SLIDING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS

NOTES:
1. TANKLESS WATER HEATERS SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WERE APPROVED AS PART OF THEIR LISTING.
2. THE GAS PIPING SERVING THIS APPLIANCE MUST BE SIZED IN COMPLIANCE WITH THE WATER HEATER'S LISTED INSTALLATION INSTRUCTIONS AND THE 2019 CALIFORNIA PLUMBING CODE. [R504.3.1 CRC]
3. THE WHOLE BUILDING VENTILATION EXHAUST FAN WILLOPERATE CONTINUOUSLY AND IS REQUIRED TO BE RATED FOR SOUND AT A MAXIMUM OF 1 SONE. THIS EXHAUST FAN CAN BE CONTROLLED BY A STANDARD ON/OFF SWITCH BUT THE SWITCH MUST BE LABELED TO INFORM THE OCCUPANT THAT THE EXHAUST FAN IS THE WHOLE-BUILDING VENTILATION EXHAUST FAN AND IS INTENDED TO OPERATE CONTINUOUSLY. NO SPECIFIC WORDING IS MANDATED, BUT THE WORDING NEEDS TO MAKE CLEAR WHAT THE CONTROL IS FOR AND THE IMPORTANCE OF OPERATING THE SYSTEM. THIS MAY BE SIMPLE AS "VENTILATION CONTROL" OR MIGHT INCLUDE WORDING SUCH AS: "OPERATE WHEN THE HOUSE IS IN USE" OR "KEEP ON EXCEPT WHEN GONE OVER 7 DAYS" OR "FAN IS TO BE LEFT ON TO ENSURE INDOOR AIR QUALITY"

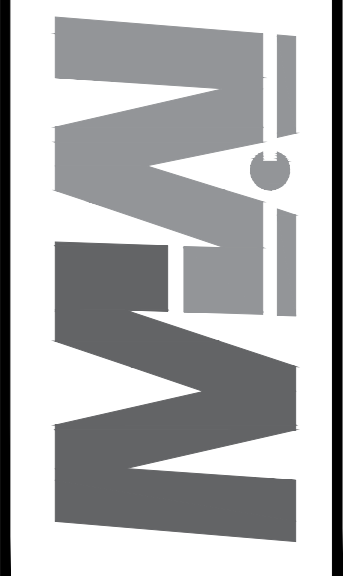
FLOOR PLAN KEYNOTES

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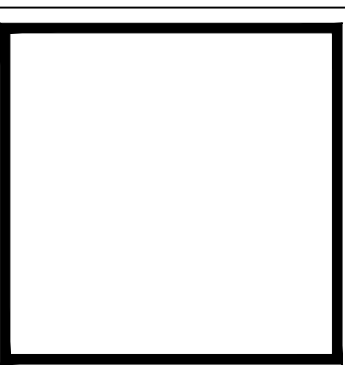
SYMBOLS LEGEND

	THRESHOLD MAX. 7.75"
	HOSE BIBB
	KEYNOTE CALLOUTS
	WINDOW SCHEDULE CALL OUT
	DOOR SCHEDULE CALL OUT
	ELECTRICAL LINE
	PROPOSED WALLS
	EXISTING WALL TO REMAIN
	100 CFM EXHAUST HOOD
(E)	EXISTING
(N)	NEW
(R)	REMODEL
	DETAIL CALLOUT
	SECTION CUT

MIDWAY CONCEPTS
RESIDENTIAL & COMMERCIAL DESIGN
1500 CALIFORNIA STREET, SUITE 100
HUNTINGTON BEACH, CA 92647
(714) 251-2490 (562) 686-1007



DATE	
DESCRIPTION	...
REV.	(A)
PROJECT	MIXED USE DEVELOPMENT 7942 SPEER DRIVE HUNTINGTON BEACH, CA 92647
SHEET TITLE	PROPOSED 2ND & 3RD FLOOR PLAN



DESIGNER	
SIGNATURE	
CONSULTANT	
DATE	
JOB NO.	
SHEET	
OF	X SHEETS

A2



1 PROPOSED 4TH FLOOR
Scale: 1/4"=1'-0"



WINDOW SCHEDULE

SYM.	SIZE	U-FACTOR	SHGC	MATERIAL	TYPE	REMARKS
(A)	36"W X 24"H	0.3	.23	VINYL/TEMP.	SLIDING	(N) WINDOW - CONTRACTOR TO VERIFY SIZE
(B)	48"W X 48"H	0.3	.23	VINYL	SLIDING	(N) WINDOW - CONTRACTOR TO VERIFY SIZE
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(2)	2'-8" X 8'-0" X 1 3/8"	N/A	-	-	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS
(3)	3'-0" X 8'-0" X 1 3/8"	N/A	-	-	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS
(4)	2'-8" X 8'-0" X 1 3/8"	N/A	-	-	WOOD	SWING	20 MIN. SELF LATCHING DOOR. 1-HR FIRE RATED w/ SECURITY LOCK SELECTED BY OWNERS
(5)	2'-8" X 8'-0" X 1 3/8"	N/A	-	-	WOOD	SWING	LOUVER DOOR PROVIDING MIN. 100 SQ INCH OF MAKE UP AIR
(6)	6'-0" X 8'-0" X 1 3/8"	N/A	-	-	VINYL	SLIDING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS

- NOTES:
- TANKLESS WATER HEATERS SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WERE APPROVED AS PART OF THEIR LISTING.
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FLOOR PLAN KEYNOTES

1	(N) ELECTRICAL PANEL REFER TO UFER DETAIL
2	(N) WATER HEATER. TYPE: GAS CONSUMER INSTANTANEOUS SIZE: 200,000 BTU/HR MODEL NUMBER: DHW HEATER 1
3	(N) AC CONDENSER SHALL BE MOUNTED ON APPROVED CONCRETE SLAB, MIN OF 3" ABOVE GRADE
4	(N) 22X30 ATTIC ACCESS
5	(N) LANDING. 1 1/2" BELOW THE THRESHOLD. MINIMUM 36" IN DEPTH- SHALL NOT EXCEED 1/4" INCH PER FOOT
6	MIN 4" DIA. TO THE OUTSIDE, EQUIPPED WITH A BACK DRAFT DAMPER. DUCT LENGTH OR SIZES AS PERMITTED OR REQUIRED BY MANUFACTURERS INSTALLATION INSTRUCTIONS AND APPROVED BY THE BUILDING OFFICIAL. (DUCT TO RUN THROUGH ATTIC
7	100 CFM EXHAUST HOOD (REFER TO SYMBOL) ASHRAE STANDARD 62.2 AND CMC 504
8	SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUB WITH SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6FT ABOVE FLOOR. R307.2
9	ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON ENCLOSED SIDE WITH A 1/2" INCH GYPSUM BOARD.
10	10"X10" VENT THROUGH ATTIC TO T-TOP VENT OR SIMILAR FOR MAKE UP AIR
11	FAU IN ATTIC - REFER TO DETAIL 3/A5
12	WHOLE HOUSE FAN VENTILATION REFER TO DETAIL SPEC 6/A4 WITH VENTILATION SWITCH CONTROL REFER TO NOTE #3 ABOVE
13	(N) 1-HR FIRE RATED WALL REFER TO DETAIL 5 SHEET A5.

SYMBOLS LEGEND

	THRESHOLD MAX. 7.75"
	HOSE BIBB
	KEYNOTE CALLOUTS
	WINDOW SCHEDULE CALL OUT
	DOOR SCHEDULE CALL OUT
	ELECTRICAL LINE
	PROPOSED WALLS
	EXISTING WALL TO REMAIN
	100 CFM EXHAUST HOOD
(E)	EXISTING
(N)	NEW
(R)	REMODEL
	DETAIL CALLOUT
	SECTION CUT

MIDWAY CONCEPTS
RESIDENTIAL & COMMERCIAL DESIGN
1000 CALIFORNIA STREET, SUITE 100
HUNTINGTON BEACH, CA 92647
(714) 251-2490 (562) 686-1007

SHEET TITLE
PROPOSED 4TH FLOOR PLAN

PROJECT:
MIXED USE DEVELOPMENT
7942 SPEER DRIVE
HUNTINGTON BEACH, CA 92647

DATE
DESCRIPTION
REV. A

DESIGNER
SIGNATURE
CONSULTANT
DATE
JOB NO.
SHEET

A3
OF X SHEETS

[illegible]

Architectural elevation drawing of a building facade. The drawing includes the following annotations:

- Vertical Levels and Heights (Left Side):**
 - T/ BUILDING: 54'-0" A.F.G.
 - T/ PARAPET: 50'-8" A.F.G.
 - 4TH FLOOR C.H.: 12'-0" A.F.F.
 - 3RD FLOOR C.H.: 9'-0" A.F.F.
 - 2ND FLOOR C.H.: 9'-0" A.F.F.
 - 1ST FLOOR C.H.: 12'-0" A.F.F.
 - T/ DOORS & WINDOWS: 8'-0" A.F.G.
 - T/ FINISH FLOOR: 0'-8" A.F.G.
 - B/ FINISH GRADE
- Horizontal Dimensions (Top):**
 - 8
 - 6
 - 5
 - 1
 - 7
 - 3
 - 4
 - 7
 - 3
 - 5
 - 6
- Building Features and Labels:**
 - 37'-8" PRIMARY VOLUME 3L.2H**: Vertical label on the left side of the main volume.
 - COMMERCIAL SPACE**: Labels above the ground-floor windows and entrance on the left and right.
 - APARTMENT ENTRANCE**: Label above the central ground-floor entrance.
 - 7942 SPEER DRIVE**: Address label on the right side of the building.


53'-2" PRIMARY VOLUME 3L:2H

103'-2" BUILDING LENGTH

1 EAST ELEVATION (BEACH BLVD)

Scale: 3/16"=1'-0"

2 SOUTH ELEVATION
Scale: 3/16" = 1'-0"

REV.	DESCRIPTION	DATE
	

MIXED USE DEVELOPMENT
7942 SPEER DRIVE
HUNTINGTON BEACH, CA 92647

SHEET TITLE

DESIGNER
-
SIGNATURE
\\\\WORK\\SIGNATURE.jpg
CONSULTANT
-
DATE
-
JOB NO.
-
SHEET
A4
OF X SHEETS

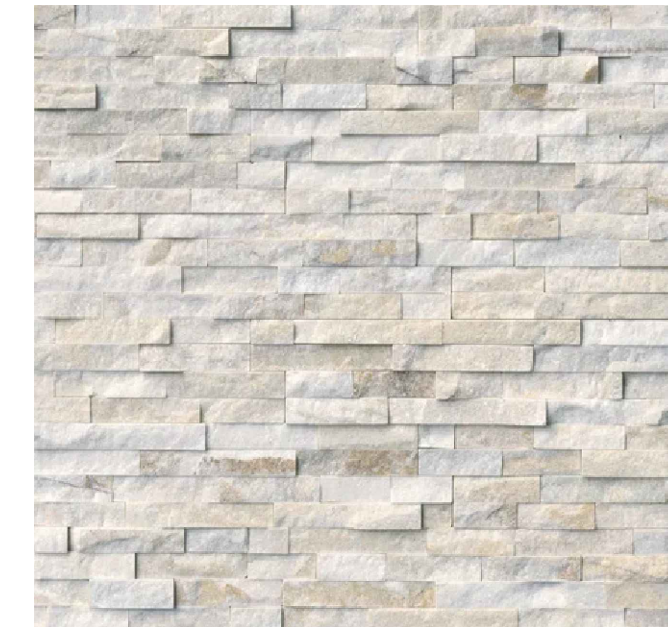
ELEVATION KEYNOTES	
1	(N) SMOOTH STUCCO - OMEGA COLORTEK "OMEGA WHITE"
2	(N) JAMES HARDIE - FIBER CEMENT SIDING
3	(N) ALUMINUM AWNING; IN BLACK FINISH
4	(N) STONE VENEER
5	(N) WOODSTONE - SUMMER WHEAT ON ALLURA
6	(N) ACCENT COLOR - DUNN EDWARDS METAL FRINGE DET626
7	(N) PARAPET (COMPOUND CORNICE CAP)
8	(N) GLASS BALCONY GUARDRAIL
9	



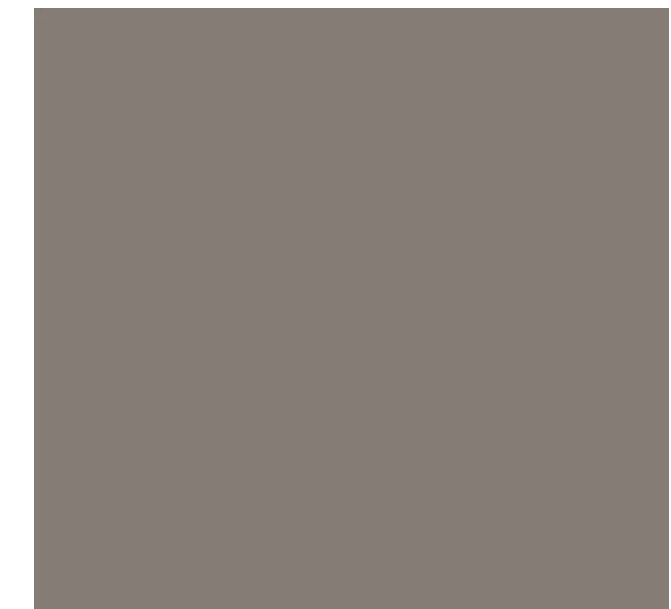
JAMES HARDIE - FIBER CEMENT SIDING



OMEGA COLORTEK #10 OMEGA WHITE

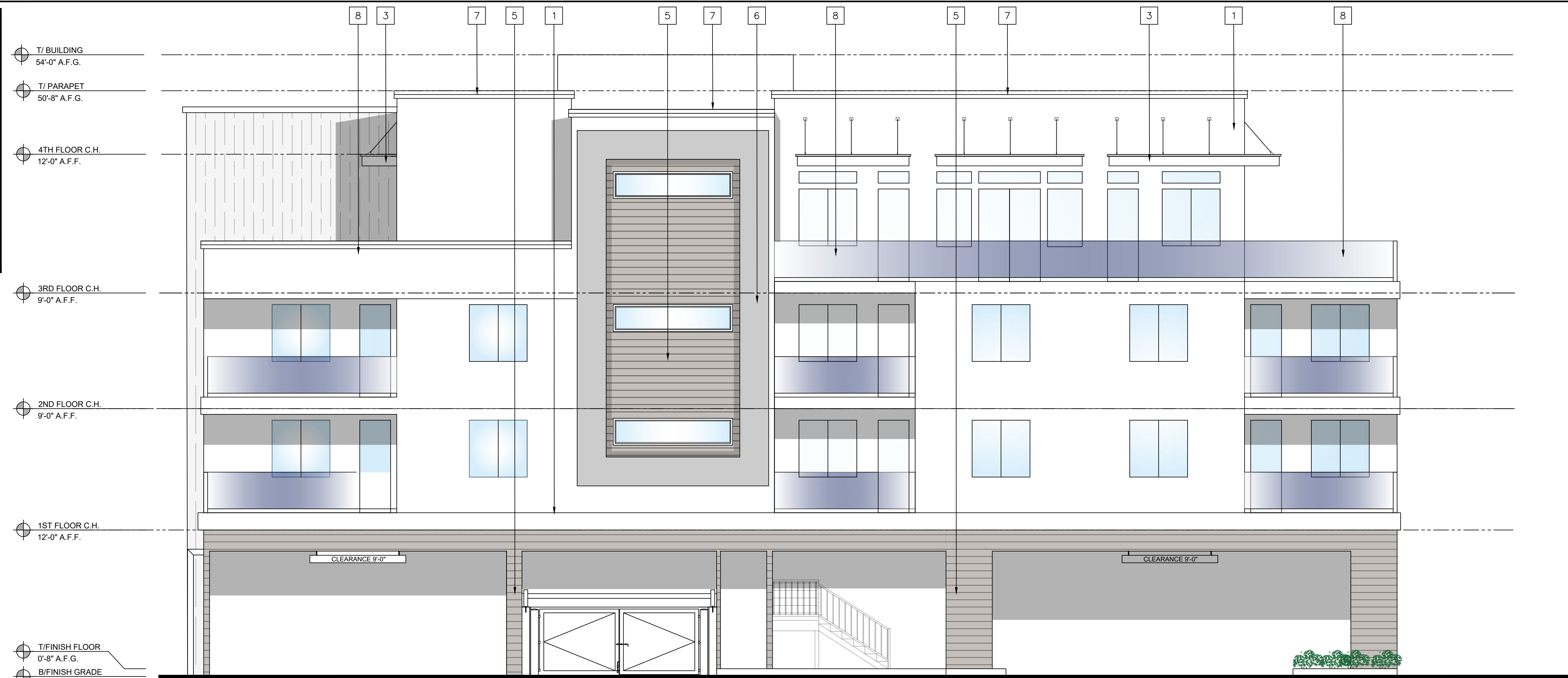


STONE VENEER

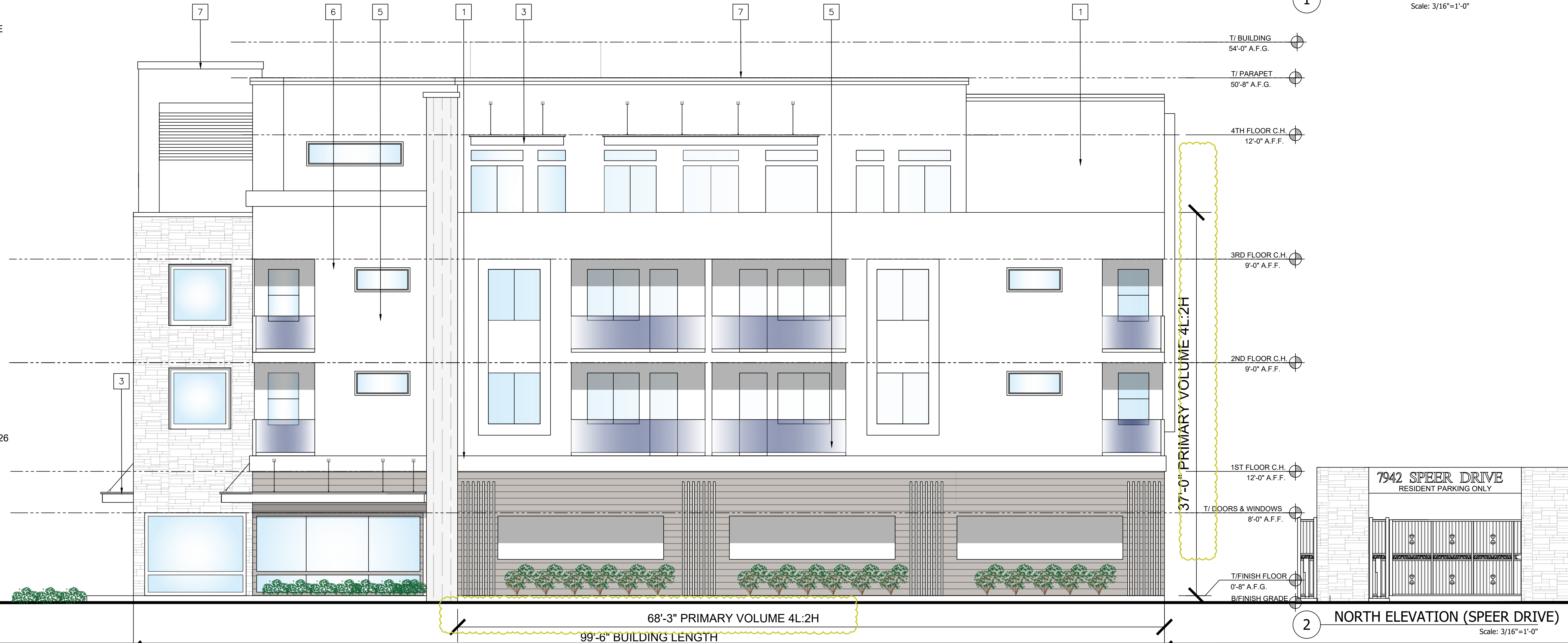


DUNN EDWARDS - METAL FRINGE DET626

BEACH BLVD.



1 WEST ELEVATION
Scale: 3/16"=1'-0"



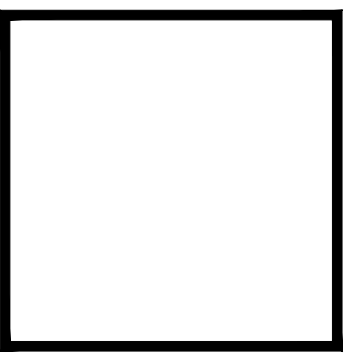
2 NORTH ELEVATION (SPEER DRIVE)
Scale: 3/16"=1'-0"

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REV.	DESCRIPTION	DATE
A	...	

MIXED USE DEVELOPMENT
7942 SPEER DRIVE
HUNTINGTON BEACH, CA 92647

PROPOSED ELEVATIONS



DESIGNER	SIGNATURE
CONSULTANT	DATE
JOB NO.	SHEET
A5	OF X SHEETS

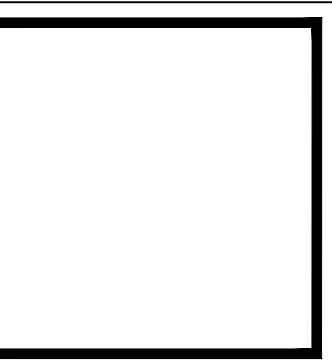


MIDWAY CONCEPTS
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REV.	DESCRIPTION	DATE
A	...	

PROJECT:
MIXED USE DEVELOPMENT
7942 SPEER DRIVE
HUNTINGTON BEACH, CA 92647

SHEET TITLE
PROPOSED SECTIONS



DESIGNER
SIGNATURE
CONSULTANT
DATE
JOB NO.
SHEET
R
OF X SHEETS