

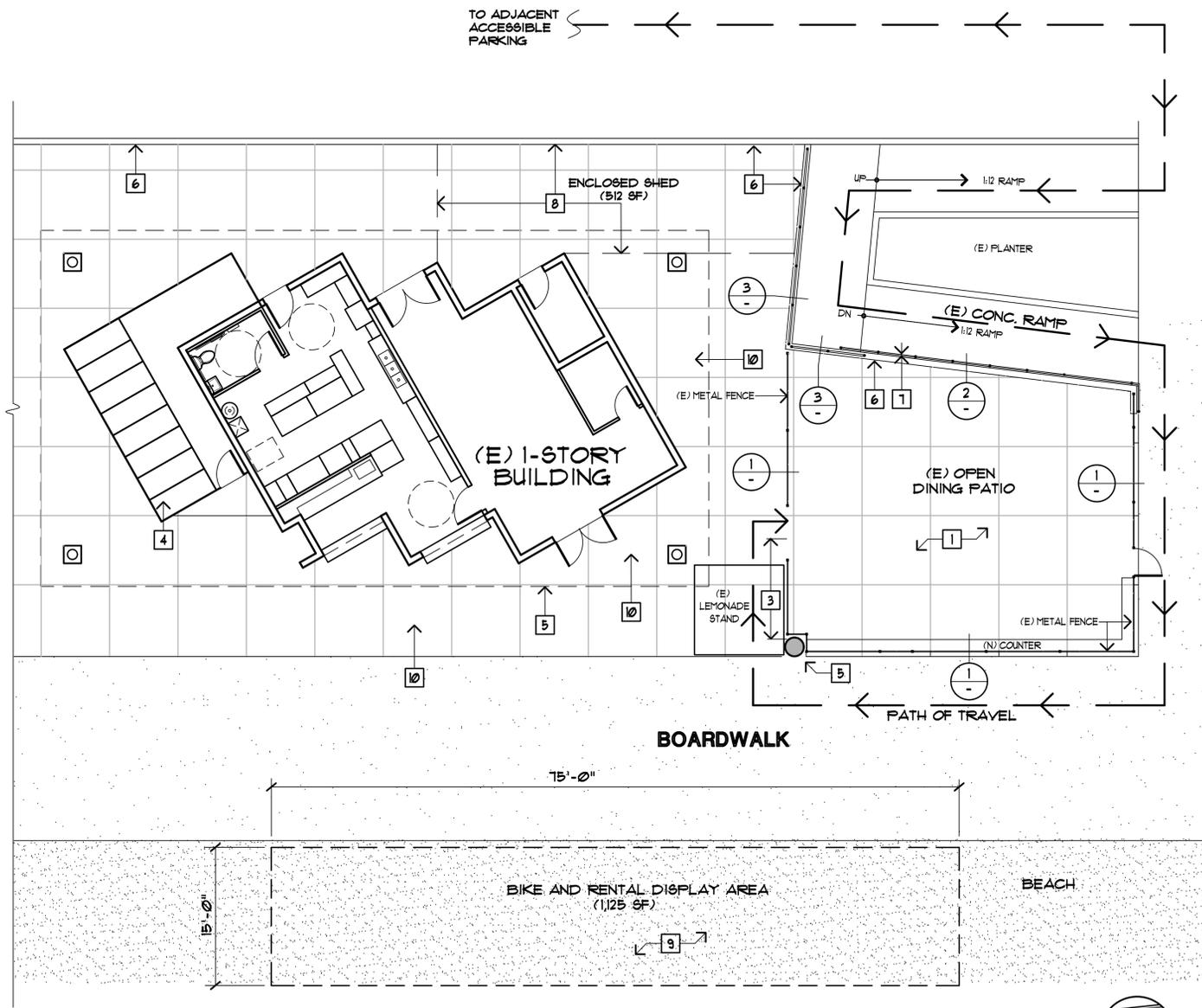
# ZACKS PIER PLAZA

## 405 PACIFIC COAST HWY.

### HUNTINGTON BEACH, CA. 92648



SITE ADDRESS: 405 PACIFIC COAST HIGHWAY, HUNTINGTON BEACH, CA. 92648  
 OWNER: CITY OF HUNTINGTON BEACH, 2000 MAIN STREET, HUNTINGTON BEACH, CA 92648 (714) 536-0215



#### SYMBOLS:

- FOR DRAWINGS WITH SYMBOLS NOT SHOWN HERE, REFER TO LEGEND ON SAME SHEET.
- PATH OF TRAVEL
  - 3/5 DETAIL REFERENCE, DETAIL NUMBER SHEET NUMBER
  - DETAIL REFERENCE, CUT THRU A SPECIFIC AREA, VIEW DOWN
  - DETAIL REFERENCE, VIEW OF AREA FROM THIS SIDE
  - DETAIL REFERENCE, AT THIS LOCATION
  - △ BUILDING SECTION SECTION DESIGNATION SHEET NUMBER
  - △ WINDOW SYMBOL
  - ① DOOR SYMBOL
  - ② NOTE REFERENCE SYMBOL
  - (E) EXISTING

#### □ SITE PLAN NOTES:

1. REFER TO SHEET A-1 FOR OUTDOOR DINING SEATING LAYOUT.
2. EXISTING 3'-0" TALL IRON FENCE, TO BE MODIFIED TO COMPLY WITH CITY'S PROVISIONS FOR OUTDOOR ALCOHOL SALES, PER DETAIL 1, THIS SHEET.
3. THIS NEW SECTION OF FENCE IS TO ENCLOSE THE OUTDOOR DINING AREA AND CREATE AN ACCESSIBLE OPENING THAT IS 4'-0" WIDE.
4. (E) PUBLIC RESTROOMS.
5. (E) ROOF OVERHANG AT BUILDING.
6. (E) CONCRETE RETAINING WALL.
7. (E) HANDRAIL/GUARDRAIL FOR ACCESSIBLE CONC. RAMP.
8. (E) WOODEN STORAGE ENCLOSURE PAINTED WITH EXTERIOR COLORS TO MATCH ADJACENT BUILDING COLORS. PLEASE REFER TO THE PHOTO EXHIBIT "SHED PHOTOS".
9. PROPOSED BIKE & RENTAL DISPLAY W/ MISC. SIGNAGE PER DRB PHOTO EXHIBIT PACKAGE.
10. FOR PHOTOS OF THE REQUESTED WALL MURALS, PLEASE REFER TO THE REVISED DRB PHOTO EXHIBITS.

#### PROJECT DATA:

APN 024-150-16  
 GENERAL PLAN USE OPEN SPACE SHORE  
 ZONE DOWNTOWN SPECIFIC PLAN DISTRICT #1  
 GENERAL PLAN 06-S-SF (OPEN SPACE SHORE WITH SPECIFIC PLAN OVERLAY)  
 FLOOD ZONE X  
 BUILDING TYPE -  
 OCCUPANCY GROUP -  
 FIRE SPRINKLERED (NFFA 13) NO  
 LOT AREA (LEASED AREA) 4,409 SF  
 FRONT SETBACK NA  
 SIDE YARD SETBACK NA  
 REAR SETBACK NA  
 MAX. HEIGHT LIMIT 20'-0"  
 MAX. FAR NA  
 EXISTING GROSS FLOOR AREA 1526 SF  
 (E) ADJACENT PARKING SPACES 337  
 OUTDOOR SEATING 67 SEATS  
 INDOOR SEATING AREA 0 SEATS  
 EXISTING OUTDOOR DINING AREA 1,142 SF  
 EXISTING INDOOR DINING AREA 0 SF

#### GENERAL NOTES:

1. SIGNS SHALL BE UNDER SEPARATE REVIEW AND PERMIT.
3. TYPE 41 ABC LICENSE IS REQUESTED.
4. NO LIVE ENTERTAINMENT OR DANCING IS ALLOWED.

#### CODES:

THIS PROJECT SHALL COMPLY WITH 2022 CALIFORNIA STANDARDS CODE (2022 CBC, CMC, CPC, CFC AND CEC), 2019 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen), AND LOCAL MUNICIPAL CODES.

#### LIST OF DRAWINGS:

T-1 TITLE / DATA SHEET W/ SITE PLAN  
 A-1 FLOOR PLAN

#### HOURS OF OPERATION:

8 a.m. TO 9 p.m. MONDAY - THURSDAY  
 8 a.m. TO 9 p.m. FRIDAY - SUNDAY

#### PROJECT DESCRIPTION:

REQUEST TO ALLOW ALCOHOL SALES, (TYPE 41), WITHIN THE EXISTING OUTDOOR DINING AREA. (APPROXIMATELY 1,142 SF). REQUEST LEMONADE STAND AND SIGNAGE, BICYCLE & RENTAL AREA W/ MISC. SIGNAGE AND BUILDING SIGNAGE PER DRB PHOTO EXHIBIT AND PLANS.

#### PROJECT DIRECTORY:

ARCHITECT: PACIFIC COAST ARCHITECTS  
 305 ORANGE AVE. Suite B  
 HUNTINGTON BEACH, CA 92648  
 (949) 675-9468  
 ATTN: PHIL EDMONDSON  
 pca@pca-hb.com

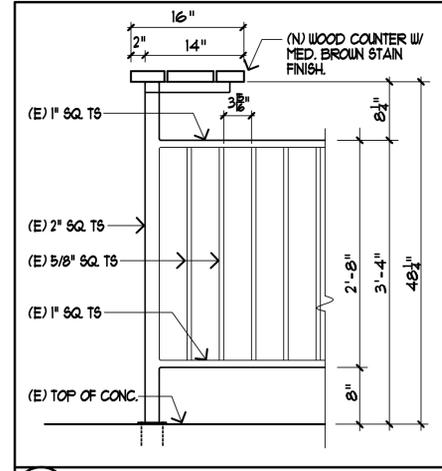
REPRESENTATIVE: MICHAEL C. ADAMS ASSOC.  
 2190 BEACH BLVD.  
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 ATTN: MICHAEL ADAMS  
 adamsassoc@gmail.com

BUILDING OWNER: CITY OF HUNTINGTON BEACH  
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 ATTN: CHRIS COLE  
 ccole@surfcity-hb.org

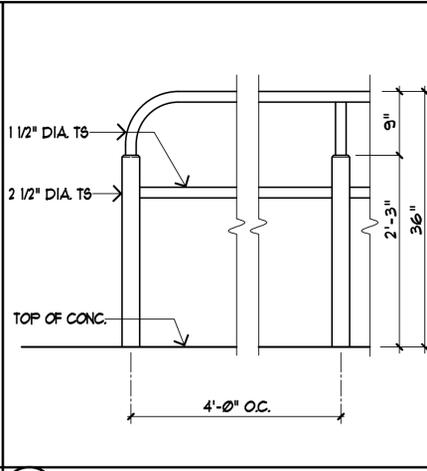
TENANT: MIKE ALI dba:  
 PIER PLAZA BEACH CONCESSION  
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SITE PLAN: APN: 024-150-16

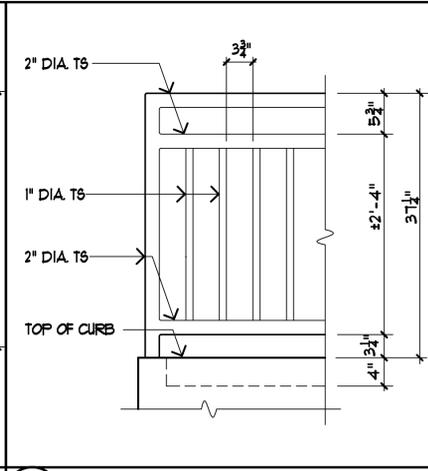
SCALE 1/8"=1'-0"



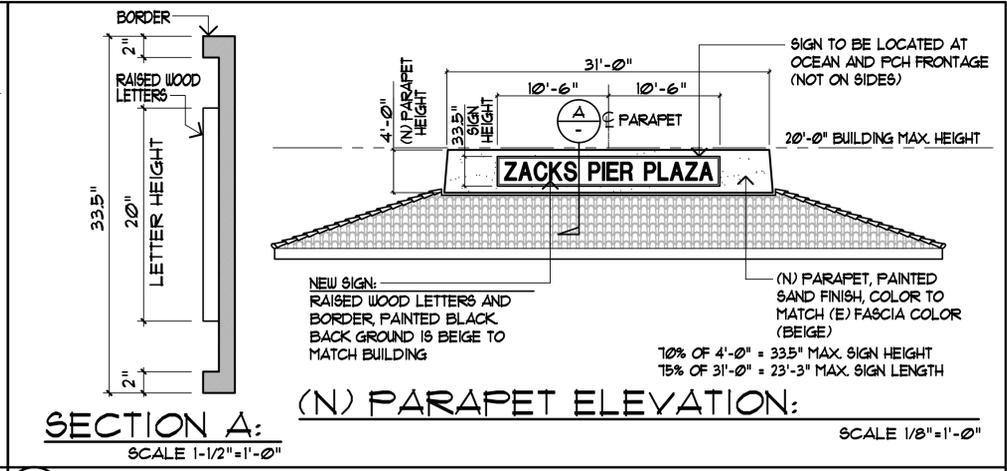
1 PERIMETER FENCE 1/2"



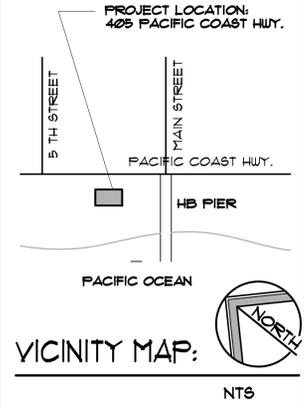
2 (E) HANDRAIL @ RAMP 1/2"



3 (E) GUARDRAIL @ RAMP 1/2"



4 SIGN DETAIL: 1/2"



ZACK'S PIER PLAZA:CDP/CUP

TITLE / DATA SHEET WITH SITE PLAN

26 APRIL, 2024

PACIFIC COAST ARCHITECTS

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