



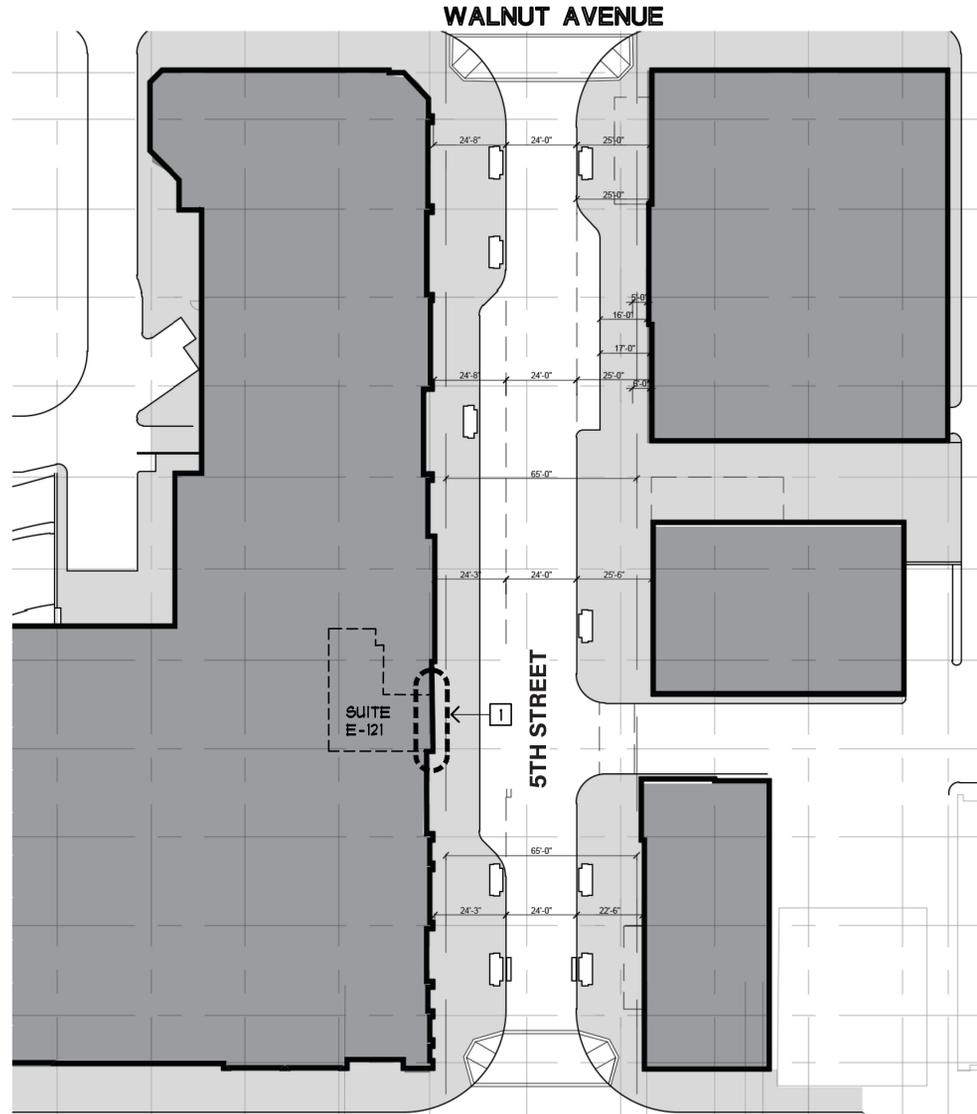
PROPOSED STOREFRONT FACADE

155 5th STREET, #E-121

HUNTINGTON BEACH, CA. 92648

OWNER: 5th AND PCH, LLC
 1945 PLACENTIA AVE. BLDG D
 COSTA MESA, CA. 92627
 (949) 696-1542

SITE ADDRESS:
 155 5th STREET, #E-121
 HUNTINGTON BEACH, CA.
 92648



PACIFIC COAST HIGHWAY

SITE PLAN: (LOT 1, TRACT MAP 16406, BOOK 810, PAGES 19-50, CITY OF HUNTINGTON BEACH, CA.)

SCALE 1/8" = 1'-0"

SITE PLAN NOTES:

- AREA OF NEW STORE FRONT FACADE.

ABBREVIATIONS:

AB	ANCHOR BOLT	EXP	EXPANSION	NS	NEAR SIDE
ABV	ABOVE	EXT	EXTERIOR	NTS	NOT TO SCALE
AC	ASPHALTIC CONCRETE	EW	EACH WAY	OC	ON CENTER
ACOU	ACOUSTICAL	FD.C.	FIRE DEPARTMENT CONN.	OPG	OPENING
AD	AREAL DRAIN	FF	FINISH FLOOR	OD	OUTSIDE DIMENSION
ADD'L	ADDITIONAL	FG	FINISH GRADE	OH	OVERHEAD
ADJ	ADJACENT	FN	FINISH	FFJ	PERIMETER FELT JOINT
AL, ALLUM	ALUMINUM	FN, SRF.	FINISH SURFACE	FL	FLOOR GRADE
ALT	ALTERNATE	FJ	FLOOR JOIST	FL	PLATE
APPROX	APPROXIMATE	FLR	FLOOR	FLAB	PLASTER
ASB	ASBESTOS	FLU	FLOOR LINE	FLUDD	FLUDD
ASP	ASPHALT	FOF	FACE OF FIN.	FLUMB	FLUMING
ASBO	AS SELECTED BY OWNER	FOC	FACE OF CONCRETE	FR	PAIR
BD	BOARD	FOF	FACE OF FRAMEWORK	FRF	FRONT
BEL	BELOW	FOB	FACE OF STUD	FRFV	PROVIDED
BLDG	BUILDING	FP	FIRE PROOF	R, RAD	RADIUS
BLK, BLKS	BLOCK, BLOCKING	FS	FAIR-FINE FINISH SURFACE	RD	ROOF DRAIN
BM	BEAM	FT	FOOT	REP	REFER
BN	BOUNDARY NAILING	FTG	FOOTING	RES	RESISTER
BT	BOTTOM	GA	GAUGE	RENF	REINFORCED
BR	BEDROOM	GALV	GALVANIZED	REQ, REQD	REQUIRED
BRK	BRACKET	GD	GARBAGE DISPOSAL	RELY	REVERSED
BTWN	BETWEEN	GL	GALVANIZED IRON	RT	ROOM
CAB	CABINET	GL	GLASS	RO	ROUGH
CB	CATCH BASIN	GRD, BPT.	GRADE BEAM	RUD	ROUGH OPENING
CEL, CLG	CEILING	GYP	GYPSTR	SC	SOLID CORE
CER	CERAMIC	HB	HOSE BIBBS	SCD	SCHEDULE
CI	CAST IRON	HC	HOLLOW CORE	SCR	SCREEN
CJ	CEILING JOIST	HDR	HEADER	SECT	SECTION
CL	CENTER LINE	HDRM	HEADROOM	SF	SUBFLOOR
CL, CLR	CLEAR	HDR	HARDWARE	SHT	SHEET
CLD	CLADDING	HGR, HGR	HANGER	SHTG	SHEETS
CLOS	CLOSET	HM	HOLLOW METAL	SPL	SPLINE
CLB	CLOSING	HORIZ	HORIZONTAL	SPECS	SPECIFICATIONS
HR	HOUR	HOUR	HOUR	SQ	SQUARE
CHT	CEMENT	HT	HEIGHT	STAGG	STAGGERED
CHU	CONCRETE UNIT	HT	HEIGHT	STD	STANDARD
CH	CONTINUOUS NAILING	HVAC	HEATING, VENT., & AC.	STL	STEEL
COL	COLUMN	HJ	HOT WATER	STOR	STORAGE
CONC	CONCRETE	HD	HANDWOOD	STR, STRUCT	STRUCTURAL
COND	CONDITION	ID	INSIDE DIMENSION	INSUL	INSULATION
CONN	CONNECTION	IN	INCH	INT	INTERIOR
CONST	CONSTRUCTION	INSUL	INSULATION	T & B	TOP & BOTTOM
CONT	CONTINUOUS	INT	INTERIOR	T & G	TONGUE & GROOVE
CONTRB	CONTRACTORS	INV	INVERT	TC	TOP OF CURB
C.T.	CERAMIC TILE	JST	JOIST	TEL	TELEPHONE
CTR	COUNTER	JT	JOINT	TEMP	TEMPORARY
CTK	COUNTERSINK	KIT	KITCHEN	TH	TOP NAIL
CW	COLD WATER	L	LENGTH	TOC	TOP OF CONCRETE
DBL	DOUBLE	LAM	LAMINATED	TOP	TOP OF FOOTING
DET, DTL	DETAIL	LAV	LAVATORY	TOP	TOP OF SLAB/STEEL
D.F.	DETAIL	LOG	LOGS	TOP	TOP OF WALL
DH	DOUBLE HANG	LN, FT.	LINEAR FOOT	TOP	TOP OF PLATE
DIA	DIAETER	LNGL	LINELENGTH	TP	TOP OF STEEL, TOP OF SLAB
DM	DIMENSION	LT	LIGHT	TYP	TYPICAL
DN	DOWN	LT, WT.	LIGHT WEIGHT	VENT	VENTING
DRG	DRAWING	MANF, MFG	MANUFACTURER	VERT	VERTICAL
DR	DEEP	MATL	MATERIAL	VERT	VERTICAL
EA	EACH	MAX	MAXIMUM	VNT, TLE	VENT THROUGH ROOF
EN	END NAILING	MB	MACHINE BOLT	UNO	UNLESS NOTED OTHERWISE
EP	EACH FACE	MECH	MECHANICAL	W	WIDE WIDTH
ELEC	ELECTRICAL	MET, MTL	METAL	WC	WATER CLOSET
ELEV	ELEVATION	MN	MENSTRUM	WOOD	WOOD
EQ	EQUAL	NU	NEW	WH	WATER HEATER
EQUIP	EQUIPMENT	NA	NOT APPLICABLE	WR	WROUGHT IRON
ES	EACH SIDE	NAP	NOT A PART	WR	WEATHER RESISTANT
EXIBT	EXISTING	NAT	NATURAL	WR	WEATHER RESISTANT
EXR, JT.	EXPANSION JOINT	NIC	NOT IN CONTRACT	WT	WEIGHT
(E)	EXISTING				

PROJECT DATA:

APN: 024-153-29
 ZONE: SPECIFIC PLAN SP-5
 BUILDING TYPE: V-A
 OCCUPANCY GROUP: M, MERCANTILE
 FIRE SPRINKLERED: YES

LIST OF DRAWINGS:

ARCHITECTURAL:
 A-1 TITLE/DATA SHEET WITH SITE PLAN
 A-2 DEMOLITION PLAN, ELEVATIONS & SECTION
 A-3 PARTIAL FLOOR PLAN, ELEVATIONS & SECTION

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

BUILDING OWNER: 5TH AND PCH, LLC
 1945 PLACENTIA AVENUE
 BUILDING D
 COSTA MESA, CA 92627
 (949) 838-1366

TENANT: ONE OZ. COFFEE
 155 5th STREET, #E-121
 HUNTINGTON BEACH, CA 92648
 JRuder@gplusplus.com
 ATTN: YULIA

PROJECT DESCRIPTION:

CONSTRUCT A NEW STORE FRONT FACADE.

CODES:

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

SYMBOLS:

FOR DRAWINGS WITH SYMBOLS NOT SHOWN HERE, REFER TO LEGEND ON SAME SHEET.

- PATH OF TRAVEL
- 1 2 3 4 INTERIORS KEY
- 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

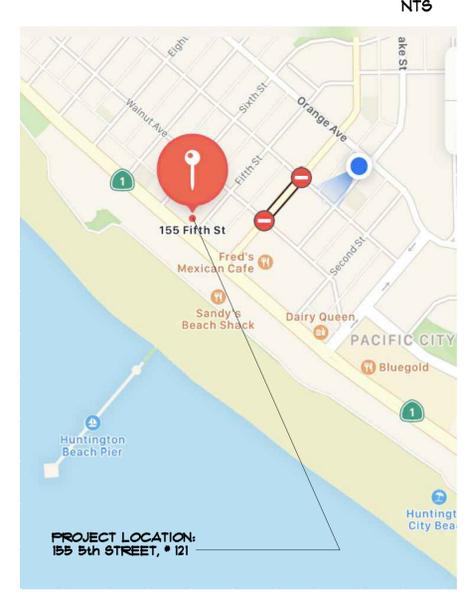
GENERAL NOTES:

- FOR ALL SITE IMPROVEMENTS, (INCLUDING ADA) AT ENTIRE SITE, PLEASE REFER TO PREVIOUS BUILDING PERMITS.
- FUTURE USE OF SPACE MAY REQUIRE SEPARATE REVIEW AND PERMIT.
- AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
- AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY. ALL NON-STANDARD IMPROVEMENTS SHALL COMPLY WITH CITY COUNCIL POLICY.
- THERE IS NO LANDSCAPING PROPOSED FOR THIS PROJECT.

LEGAL DESCRIPTION:

LOT 1, TRACT MAP 16406, BOOK 810, PAGES 19-50, CITY OF HUNTINGTON BEACH, CA.

VICINITY MAP



ONE OZ. COFFEE: DRB

TITLE / DATA SHEET
WITH SITE PLAN

25 JAN. 2023

PACIFIC COAST ARCHITECTS

305 ORANGE AVE.
 HUNTINGTON BEACH,
 CA. 92648
 (949) 675-9468
 PCA@PCA-HB.COM

A-1



OWNER: 5th AND COFFEE, LLC
 1945 PLACENTIA AVE. BLDG D
 COSTA MESA, CA. 92627
 (949) 638-1542

SITE ADDRESS:
 155 5th STREET #E-121
 HUNTINGTON BEACH, CA.
 92648

DEMOLITION PLAN,
 ELEVATIONS & SECTION

25 JAN. 2023

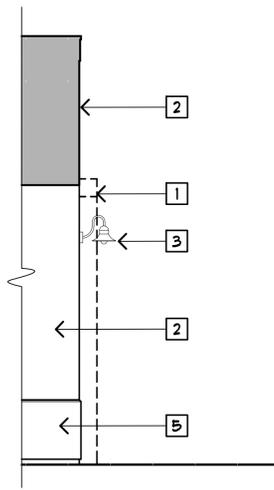
PACIFIC COAST
 ARCHITECTS



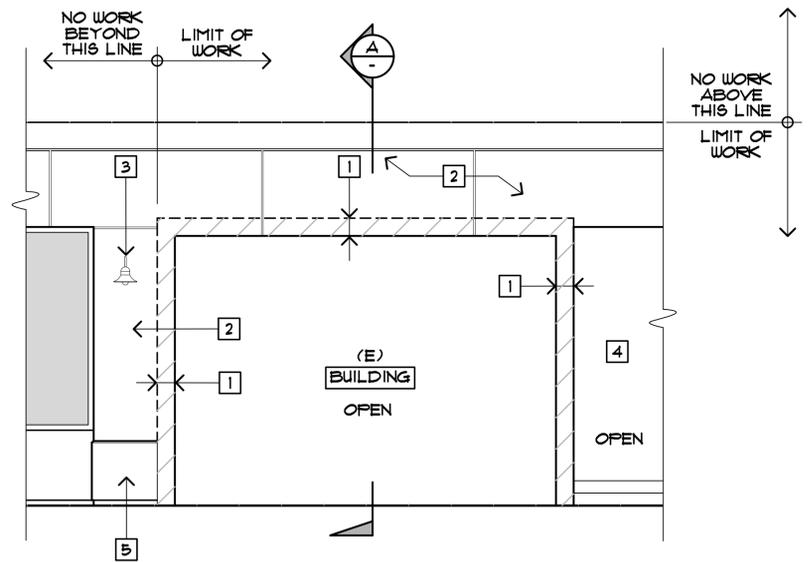
305 ORANGE AVE.
 SUITE B
 HUNTINGTON BEACH,
 CA. 92648
 (949) 675-9468
 PCA@PCA-HB.COM

ONE OZ. COFFEE DRB

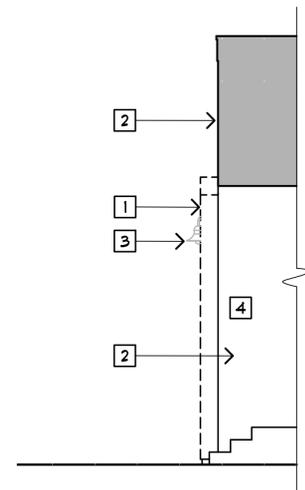
A-2



LEFT SIDE ELEVATION:
 SCALE 1/4"=1'-0"



FRONT ELEVATION:
 SCALE 1/4"=1'-0"



RIGHT SIDE ELEVATION:
 SCALE 1/4"=1'-0"

ELEVATION/ SECTION NOTES:

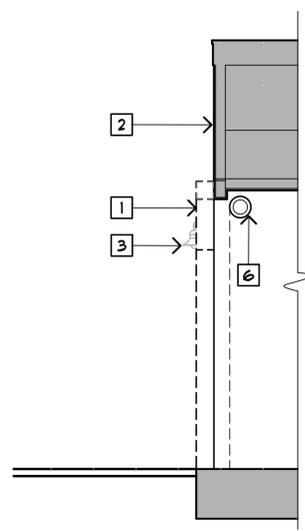
1. DEMO THIS (E) METAL SHROUD SURROUND. REPAIR WALL SURFACE TO MATCH (E) ADJACENT STUCCO.
2. (E) SMOOTH STUCCO FINISH TO REMAIN.
3. (E) EXTERIOR WALL LIGHT TO REMAIN.
4. (E) ADJACENT STAIRWAY.
5. PROTECT IN PLACE THIS (E) CONC. PANEL WAINSCOT.
6. (E) STEEL ROLL-UP DOOR TO REMAIN.

STORE FRONT PLAN NOTES:

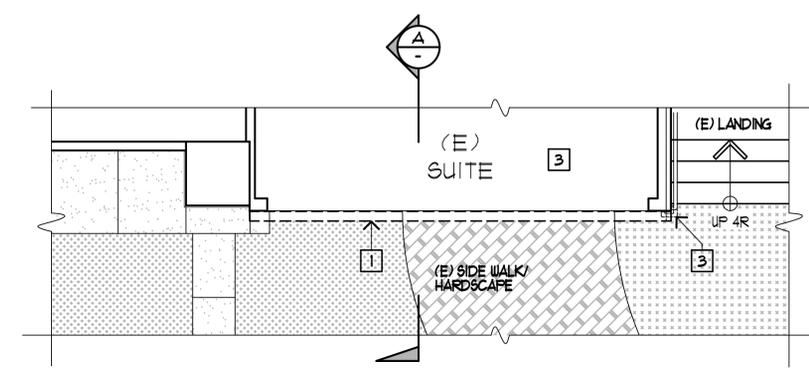
1. DEMO THIS (E) METAL SHROUD SURROUND. PATCH AND REPAIR WALL SURFACE TO MATCH (E) ADJACENT STUCCO SURFACE.
2. PROTECT IN PLACE THIS (E) WALKING SURFACE.
3. MODIFY (E) STAIR HANDRAIL TO COMPLY WITH CODE AFTER NEW FACADE IS INSTALLED.

WALL LEGEND:

- = (E) EXTERIOR WALL
- = (E) INTERIOR STUD WALL



SECTION A:
 SCALE 1/4"=1'-0"



DEMOLITION PLAN:
 SCALE 1/4"=1'-0"



OWNER: 5th AND PCH, LLC
 1945 PLACENTIA AVE. BLDG D
 COSTA MESA, CA 92627
 (949) 696-1542

SITE ADDRESS: 155 5th STREET #E-121
 HUNTINGTON BEACH, CA
 92648

STORE FRONT PLAN, ELEVATIONS & SECTIONS

25 JAN. 2023

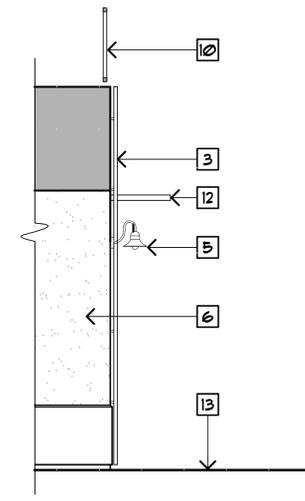
PACIFIC COAST ARCHITECTS



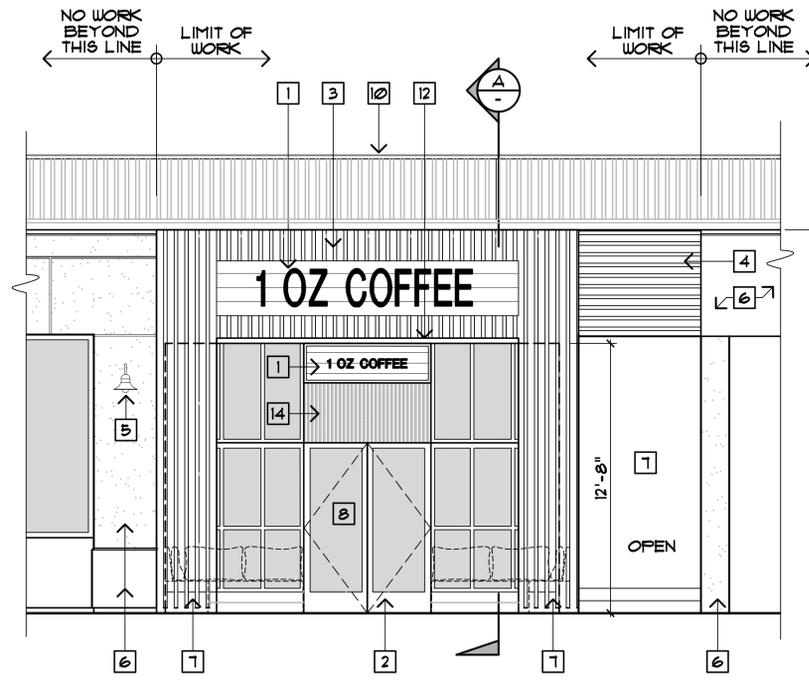
305 ORANGE AVE.
 SUITE B
 HUNTINGTON BEACH,
 CA. 92648
 (949) 675-9468
 PCA@PCA-HB.COM

ONE OZ. COFFEE: DRB

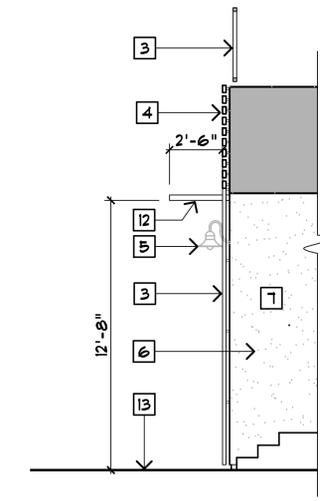
A-3



LEFT SIDE ELEVATION:
 SCALE 1/4"=1'-0"



FRONT ELEVATION:
 SCALE 1/4"=1'-0"



RIGHT SIDE ELEVATION:
 SCALE 1/4"=1'-0"

ELEVATION/ SECTION NOTES:

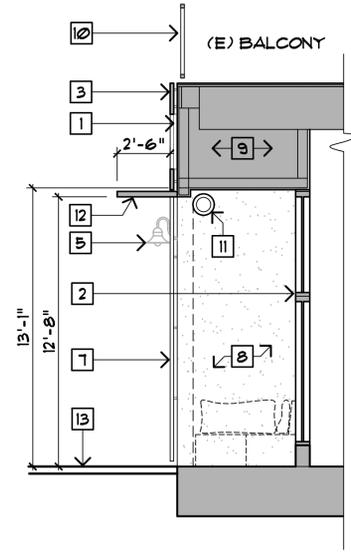
1. (N) SIGNAGE BY OTHERS UNDER SEPARATE PERMIT.
2. (N) RECESSED STOREFRONT DOORS AND WINDOWS BY OTHERS, UNDER SEPARATE PERMIT.
3. (N) STAINED VERTICAL WOOD SLAT FACADE ON A PAINTED TUBE STEEL FRAME.
4. (N) STAINED HORIZONTAL WOOD SLAT FACADE ON A PAINTED TUBE STEEL FRAME.
5. (E) EXTERIOR WALL LIGHT FIXTURE TO REMAIN.
6. (E) ADJACENT FACADE TO REMAIN.
7. (E) ADJACENT STAIRWAY.
8. (E) RECESSED EXTERIOR AREA. ALL FINISHES AND FURNITURE BY OTHERS UNDER SEPARATE PERMIT.
9. (E) STRUCTURAL TO REMAIN.
10. (E) METAL GUARDRAIL ABOVE TO REMAIN.
11. (E) STEEL ROLL-UP DOOR ABOVE TO REMAIN.
12. (N) 3" THICK X 30" DEEP PAINTED METAL EYEBROW PROJECTION.
13. (E) SIDEWALK.
14. (N) VERTICAL STAINED WOOD SLATS MOUNTED TO THE STOREFRONT SYSTEM BY OTHERS UNDER SEPARATE PERMIT.

PARTIAL FLOOR PLAN NOTES:

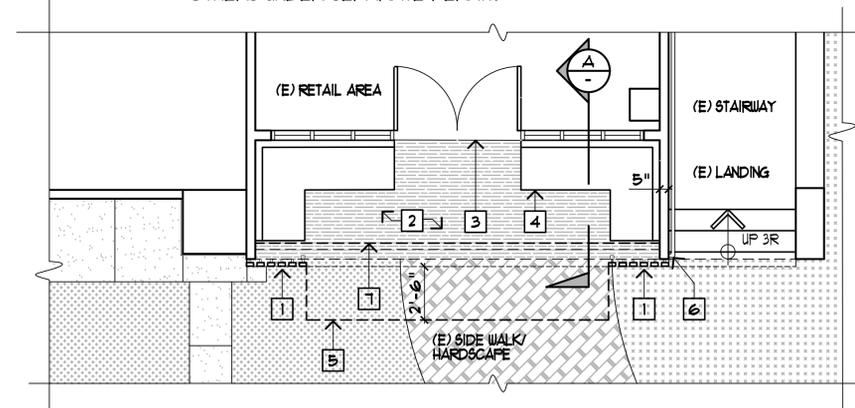
1. (N) STAINED WOOD SLAT FACADE ON A PAINTED TUBE STEEL FRAME.
2. (E) RECESSED EXTERIOR AREA. ALL FINISHES AND FURNITURE BY OTHERS UNDER SEPARATE PERMIT.
3. (N) STOREFRONT WINDOWS AND DOORS BY OTHERS UNDER SEPARATE PERMIT.
4. (N) SEATING BY OTHERS UNDER SEPARATE PERMIT.
5. (N) 3" THICK X 30" DEEP PAINTED METAL EYEBROW PROJECTION.
6. STAIR HANDRAIL TO BE MODIFIED AT THIS LOCATION TO COMPLY WITH CODE AFTER NEW WOOD SLAT FACADE IS INSTALLED.
7. (E) STEEL ROLL-UP DOOR ABOVE TO REMAIN.

WALL LEGEND:

- = (E) EXTERIOR WALL
- = (E) INTERIOR STUD WALL



SECTION A:
 SCALE 1/4"=1'-0"



PARTIAL FLOOR PLAN:
 SCALE 1/4"=1'-0"

