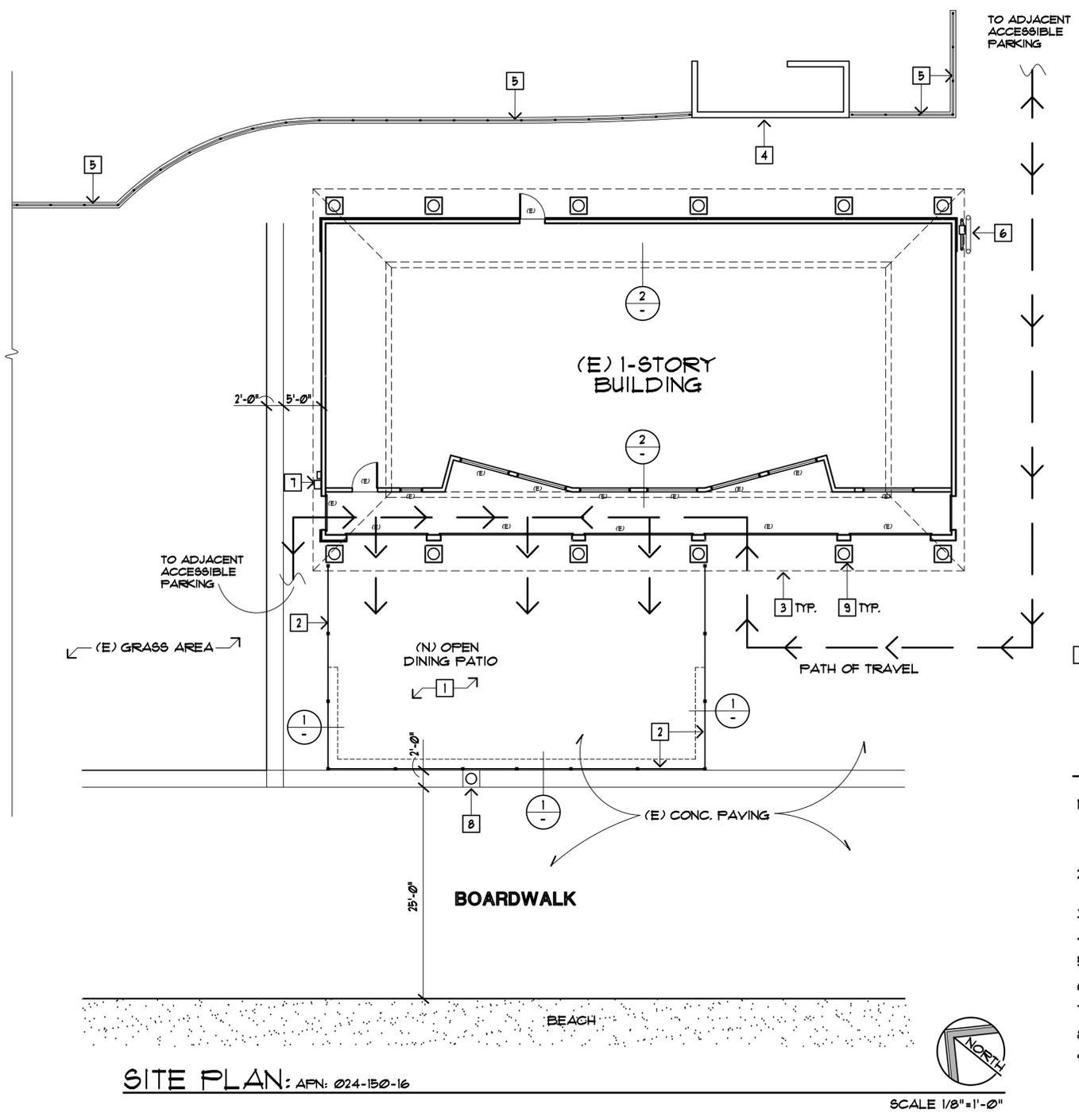
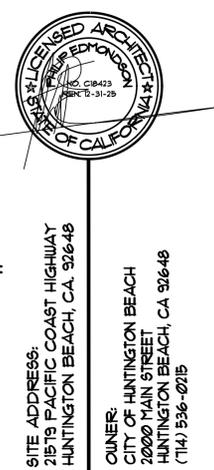


ZACKS TOO

21579 PACIFIC COAST HWY. HUNTINGTON BEACH, CA. 92648



SITE PLAN: APN: 024-150-16

SCALE 1/8" = 1'-0"

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
 - △ 6/7 BUILDING SECTION SECTION DESIGNATION SHEET NUMBER
 - △ WINDOW SYMBOL
 - DOOR SYMBOL
 - NOTE REFERENCE SYMBOL
 - (E) EXISTING

SITE PLAN NOTES:

1. REFER TO SHEET A-1 FOR OUTDOOR DINING SEATING LAYOUT. ONLY BLUE UMBRELLAS ARE PROPOSED FOR THE DINING AREA.
2. (N) 42" TALL TS FENCE, TO ENCLOSE THE OUTDOOR DINING AREA.
3. (E) ROOF OVERHANG AT BUILDING.
4. (E) CONCRETE RETAINING WALL.
5. (E) GUARDRAIL AND CURB.
6. (E) GAS METER.
7. (E) ELECT. UTILITIES.
8. (E) STREET LIGHT.
9. PAINT THESE (E) COLUMNS BLACK, TYPICAL OF 12.

PROJECT DATA:

APN	024-281-18
ZONE	SP5-CZ
GENERAL PLAN	OS-S-SP (OPEN SPACE SHORE WITH SPECIFIC PLAN OVERLAY)
FLOOD ZONE	X
BUILDING TYPE	V-N
OCCUPANCY GROUP @ DINING	A-2
FIRE SPRINKLERED (NFFA 13)	NO
LOT AREA (LEASED AREA)	- SF
FRONT SETBACK	NA
SIDE YARD SETBACK	NA
REAR SETBACK	NA
MAX. HEIGHT LIMIT	-
MAX. FAR	NA
EXISTING GROSS FLOOR AREA	2,399 SF.
(E) ADJACENT PARKING SPACES	-
OUTDOOR SEATING	87 SEATS
INDOOR SEATING AREA	0 SEATS
PROPOSED OUTDOOR DINING AREA	1,190 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.

ABBREVIATIONS:

AB	ANCHOR BOLT	EXP	EXPANSION	NS	NEAR SIDE
ABV	ABOVE	EXT	EXTERIOR	N.T.A.	NOT TO SCALE
AC	ACRYLIC CONCRETE	EW	EACH WAY	OC	ON CENTER
ACOU	ACOUSTICAL	FDCG	FIRE DEPARTMENT CON.	OPG	OPENING
AD	AREA DRAIN	FF	FINISH FLOOR	OD	OUTSIDE DIMENSION
ADD'L	ADDITIONAL	FG	FINISH GRADE	OH	OVERHEAD
ADJ	ADJACENT	FIN	FINISH	OR	OVERREAD
AL	ALUMINUM	FIN SRF.	FINISH SURFACE	PG	PANT GRADE
ALT	ALTERNATE	FJ	FLOOR JOIST	PL	PLASTER
APPROX	APPROXIMATE	FLR	FLOOR	PLAB	PLASTER
ASB	ASBESTOS	FL	FLOOR LINE	PLYUD	PLYWOOD
ASPH	ASPHALT	FACE	FACE OF FIN.	PLUMB	PLUMBING
ASBO	AS SELECTED BY OWNER	FOC	FACE OF CONCRETE	FR	FRAMING
BD	BOARD	FOM	FACE OF MASONRY	FRF	FRAMING
BE	BELONG	FOS	FACE OF STUD	PROF	PROVIDED
BLDG	BUILDING	FP	FIRE PROOF	R. RAD	RADIUS
BLK, BLKS	BLOCK, BLOCKING	FS	FAR SIDE FINISH SURFACE	RD	ROOF DRAIN
BN	BOUNDARY NAILING	FT	FOOT	REF	REFER
BOF	BOTTOM	FTG	FOOTING	REG	REGISTER
BR	BEDROOM	GA	GAUGE	REIN	REINFORCED
BRK	BRACKET	GALV	GALVANIZED	REQ. RECQ	REQUIRED
BTUN	BUTTRESS	GD	GARAGE DISPOSAL	REV	REVISED
CAB	CABINET	GL	GALVANIZED IRON	RFT	ROOF
CB	CATCH BASIN	GLASS	GLASS	RIO	ROUGH
CEL, CLG	CEILING	GRD. BM	GRADE BEAM	RO.	ROUGH OPENING
CER	CERAMIC	GYP	GYPHUM	RSOQ	REISSUE
CL	CAST IRON	HB	HORSE BIBB	SC	SOLID CORE
CL	CEILING JOIST	HC	HOLLOW CORE	SCH	SCHEDULE
CL	CENTER LINE	HDR	HEADROOM	SCR	SCREEN
CL CLR	CLEAR	HDR#1	HEADROOM	SECT	SECTION
CLS	CLADDING	HR	HARDWARE	SF	SQUARE FOOT
CLOS	CLOSET	HRSR	HANGER	SHT	SHEET
CLS	CLOSING	HU	HOLLOW METAL	SHTG	SHEET METAL
CONC	CONCRETE	HORIZ	HORIZONTAL	SPEC	SPECIFICATIONS
CHU	CONCRETE MASONRY UNIT	HR	HOUR	SQ	SQUARE
CH	CONTINUOUS NAILING	HT	HEIGHT	STAGG	STAGGERED
COL	COLUMN	HVAC	HEATING, VENT., & A.C.	STD	STANDARD
CONC	CONCRETE	HW	HOT WATER	STL	STEEL
COND	CONDITION	HUD	HARDWOOD	STR	STRONG
CONN	CONNECTION	INS	INSIDE DIMENSION	STR. STRUCT	STRUCTURAL
CONST	CONSTRUCTION	INSUL	INSULATION	SUSP	SUSPENDED
CONTR	CONTRACTOR	INT	INTERIOR	T & B	TOP & BOTTOM
CONTRB	CONTRACTOR'S	INV	INVERT	T & G	TONGUE & GROOVE
COL	COLUMN	JBT	JOIST	TOP	TOP OF CURB
CT	CERAMIC TILE	JOINT	JOINT	TOP	TOP OF CONCRETE
CTR	COUNTER	KIT	KITCHEN	TOP	TOP OF FOOTING
CTRK	COUNTERSINK	L	LENGTH	TOP	TOP OF SLAB
CU	COLD WATER	LAM	LAMINATED	TOP	TOP OF STEEL
DEL	DOUBLE	LAV	LAVATORY	TOP	TOP OF WALL
DET, DTL	DETAIL	LQ	LONG	TOP	TOP OF PLATE
DJ	DRAWING JOINT	LN, FT.	LINEAR FOOT	TOP	TOP OF SLAB
DIA	DIAMETER	LNOL	LINEAR	TOP	TOP OF TYP.
DN	DOWN	LT, UT.	LIGHT WEIGHT TYPICAL	VENT	VENTING
DNF	DOWN	MANUF. PRGR	MANUFACTURER	VENT, VERT	VERTICAL VENT
DRUG	DRUG	MATL	MATERIAL	VENT, VTI	VERTICAL VENT THRU ROOF
END	END NAILING	MB	MACHINE BOLT	VTR	VERTICAL
EA	EACH	MCH	MACHINE	W	WIDTH
EACH	EACH FACE	MCH, MTL	MECHANICAL METAL	W	WIDTH
ELEC	ELECTRICAL	MN	MANHOLE	WC	WATER CLOSET
ELEV	ELEVATION	NU	NOT APPLICABLE	W	WATER HEATER
EQ	EQUAL	NA	NOT A PART	WI	WATER HEATER
EQUIP	EQUIPMENT	NAP	NATURAL	WI	WATER HEATER
ES	EACH SIDE	NAT	NATURAL	W	WATER HEATER
EXIST	EXISTING	NC	NOT IN CONTRACT	US	UNDER
EXP. JT.	EXPANSION JOINT	EXIST	EXISTING	UT	UNDER

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 PROPOSED 1,190 SF OUTDOOR DINING AREA. REQUEST FOR BUILDING SIGNAGE AS SHOWN IN DRB PHOTO EXHIBIT PACKAGE.

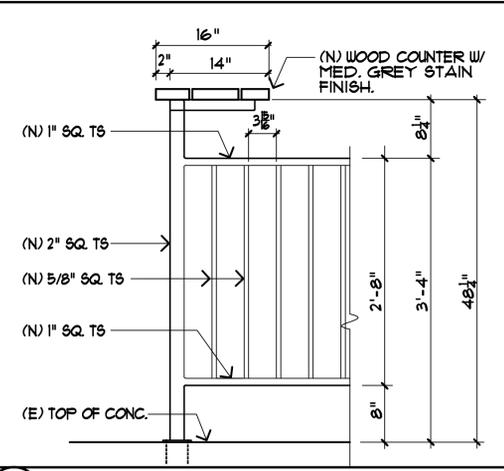
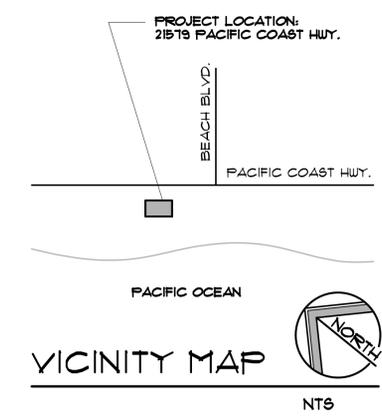
PROJECT DIRECTORY:

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

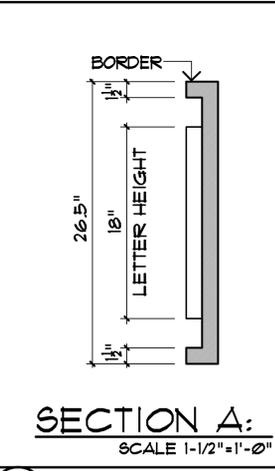
REPRESENTATIVE: MICHAEL C. ADAMS ASSOC.
2190 BEACH BLVD.
HUNTINGTON BEACH, CA 92648
(714) 374-5678
ATTN: MICHAEL ADAMS
adamsmc@gmail.com

BUILDING OWNER: CITY OF HUNTINGTON BEACH
2000 MAIN STREET
HUNTINGTON BEACH, CA 92648
(714) 536-0215
ATTN: CHRIS COLE
ccole@surfcity-hb.org

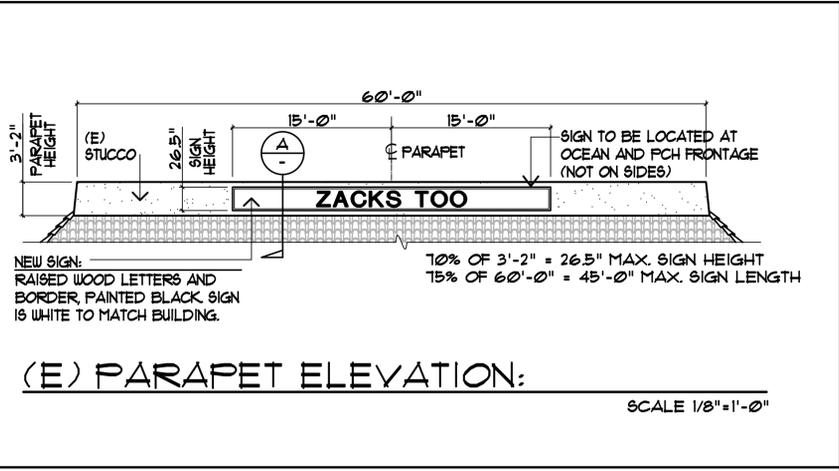
TENANT: MIKE ALI dba:
ZACKS TOO BEACH CONCESSION
21579 PACIFIC COAST HWY.
HUNTINGTON BEACH, CA 92648
(714) 536-2636
mikeali181@gmail.com



1 (N) PERIMETER FENCE 1/2" = 1'-0"



2 (N) SIGN DETAIL: SCALE 1/8" = 1'-0"



(E) PARAPET ELEVATION: SCALE 1/8" = 1'-0"

TITLE / DATA SHEET WITH SITE PLAN

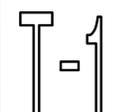
ZACKS TOO CDP/CUP

26 APRIL 2024

PACIFIC COAST ARCHITECTS



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





SITE ADDRESS:
21879 PACIFIC COAST HIGHWAY
HUNTINGTON BEACH, CA. 92648

OWNER:
CITY OF HUNTINGTON BEACH
20000 MAIN STREET
HUNTINGTON BEACH, CA 92648
(714) 536-0215

FLOOR PLAN

26 APRIL 2024

PACIFIC COAST ARCHITECTS



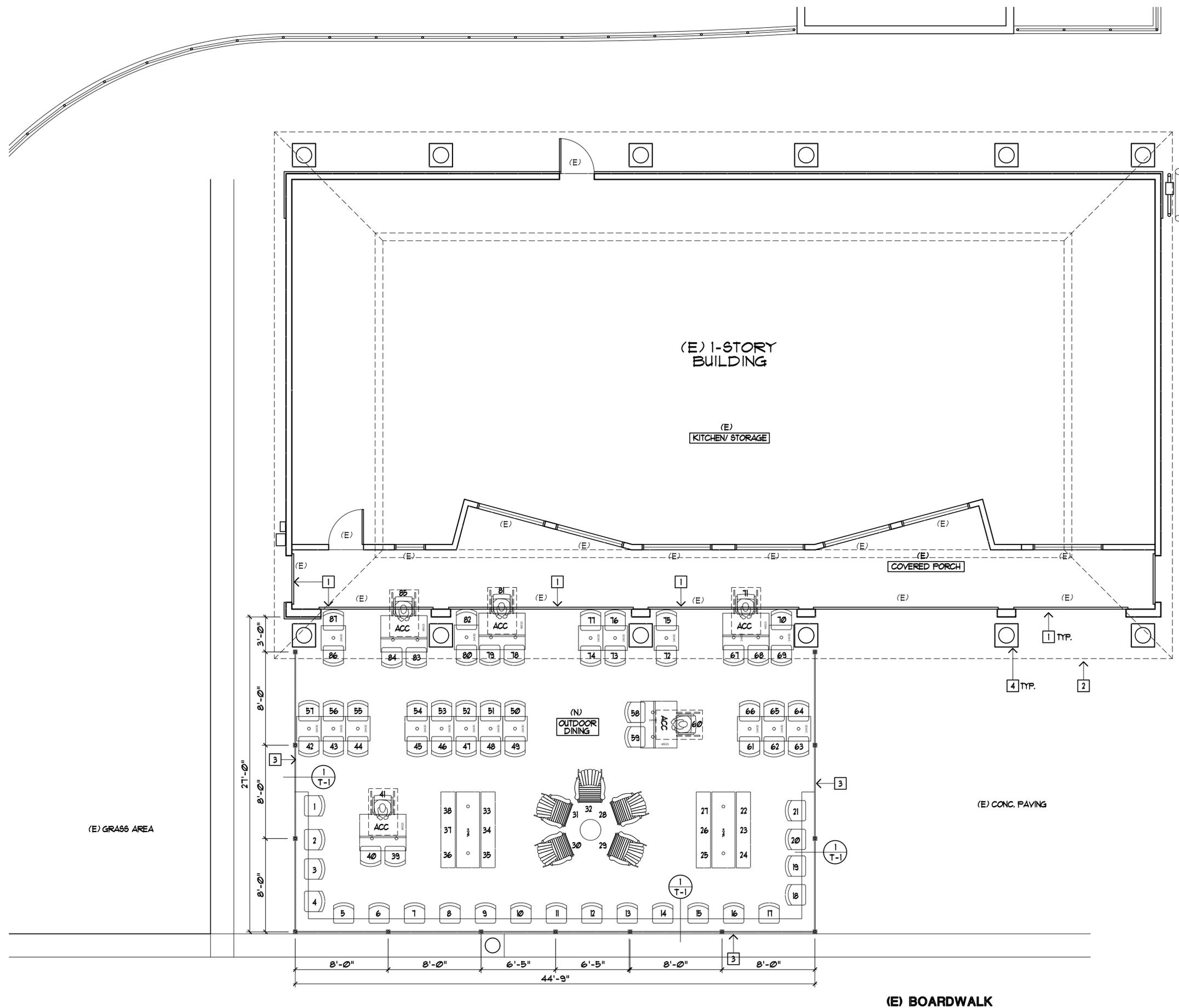
305 ORANGE AVE.
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(949) 875-9468
PCA@PCA-HB.COM

ZACKS TOO: CDP/CUP

A-1

FLOOR PLAN NOTES:

- (E) METAL ROLL DOWN DOOR. THESE DOORS SHALL REMAIN OPEN DURING BUSINESS AND WHEN THE OUTDOOR DINING AREA IS OPEN FOR BUSINESS.
- (E) ROOF OVERHANG.
- (N) FENCE AT PERIMETER OF (N) OUTDOOR DINING AREA.
- THESE (E) COLUMNS ARE PAINTED BLACK, TYPICAL OF 12.



FLOOR PLAN:



SCALE 1/4"=1'-0"

82 SEATS
5 ACC. SEATS
87 TOTAL SEATS