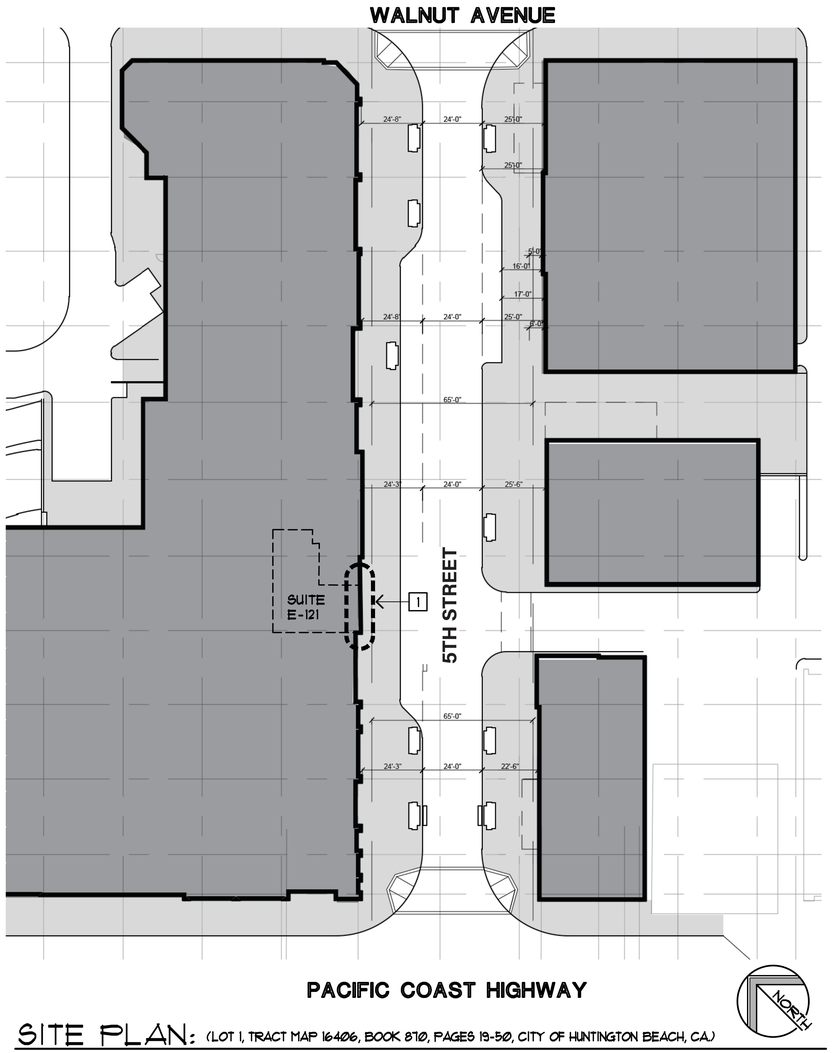
# PROPOSED STOREFRONT FACADE
# 155 5th STREET, #E-121
# HUNTINGTON BEACH, CA. 92648




## SITE PLAN: (LOT 1, TRACT MAP 16406, BOOK 870, PAGES 19-50, CITY OF HUNTINGTON BEACH, CA.)

SCALE 1/8"=1'-0"

## ☐ SITE PLAN NOTES:

1. AREA OF NEW STORE FRONT FACADE.

## ABBREVIATIONS:

| | | | | | |
|---|---|---|---|---|---|
| AB | ANCHOR BOLT | EXP | EXPANSION | NS | NEAR SIDE |
| ABV | ABOVE | EXT | EXTERIOR | N.T.S. | NOT TO SCALE |
| AC | ASPHALTIC CONCRETE | EW | EACH WAY | OC | ON CENTER |
| ACOU | ACOUSTICAL | F.D.C. | FIRE DEPARTMENT CONN. | OPG | OPENING |
| AD | AREA DRAIN | FF | FINISH FLOOR | OD | OUTSIDE DIMENSION |
| ADD'L | ADDITIONAL | FG | FINISH GRADE | OH | OVERHEAD |
| ADJ | ADJACENT | FIN | FINISH | PFJ | PERIMETER FELT JOINT |
| AL. ALUM | ALUMINUM | FIN. SRF. | FINISH SURFACE | PG | PAINT GRADE |
| ALT | ALTERNATE | FJ | FLOOR JOIST | PL | PLATE |
| APPROX | APPROXIMATE | FLR | FLOOR | PLAS | PLASTER |
| ASB | ASBESTOS | FL | FLOW LINE | PLYWD | PLYWOOD |
| ASP | ASPHALT | FOF | FACE OF FIN | PLUMB | PLUMBING |
| ASBO | AS SELECTED BY OWNER | FOC | FACE OF CONCRETE | PR | PAIR |
| BD | BOARD | FOM | FACE OF MASONRY | PRF | PROOF |
| BEL | BELOW | FOS | FACE OF STUD | PROV. | PROVIDED |
| BLDG | BUILDING | FP | FIRE PROOF | R, RAD | RADIUS |
| BLK, BLKG | BLOCK, BLOCKING | FS | FAR SIDE, FINISH SURFACE | RD | ROOF DRAIN |
| BM | BEAM | FT | FOOT | REF | REFER |
| BN | BOUNDRY NAILING | FTG | FOOTING | REG | REGISTER |
| BOT | BOTTOM | GA | GAUGE | REINF | REINFORCED |
| BR | BEDROOM | GALV | GALVANIZED | REQ, REQD | REQUIRED |
| BRKT | BRACKET | GD | GARBAGE DISPOSAL | REV | REVISED |
| BTWN | BETWEEN | GI | GALVANIZED IRON | RM | ROOM |
| CAB | CABINET | GL | GLASS | RO | ROUGH |
| CB | CATCH BASIN | GRD. BM. | GRADE BEAM | R.O. | ROUGH OPENING |
| CEIL, CLG | CEILING | GYP | GYPSUM | RWD | REDWOOD |
| CER | CERAMIC | HB | HOSE BIBB | SC | SOLID CORE |
| C.I. | CAST IRON | HC | HOLLOW CORE | SCH | SCHEDULE |
| CJ | CEILING JOIST | HDR | HEADER | SCR | SCREEN |
| CL | CENTER LINE | HDRM | HEADROOM | SECT | SECTION |
| CL, CLR | CLEAR | HDWR | HARDWARE | SF | SUBFLOOR |
| CLD | CLADDING | HGR, HNGR | HANGER | SHT | SHEET |
| CLOS | CLOSET | HM | HOLLOW METAL | SHTG | SHEETING |
| CLG | CLOSING | HORIZ | HORIZONTAL | SIM | SIMILAR |
| CMT | CEMENT | HR | HOUR | SPECS | SPECIFICATIONS |
| CMU | CONCRETE MAS. UNIT | HT | HEIGHT | SQ | SQUARE |
| CN | CONTINUOUS NAILING | HVAC | HEATING, VENT, + A.C. | STAGG | STAGGERED |
| COL | COLUMN | HW | HOT WATER | STD | STANDARD |
| CONC | CONCRETE | HWD | HARDWOOD | STL | STEEL |
| COND | CONDITION | ID | INSIDE DIMENSION | STOR | STORAGE |
| CONN | CONNECTION | IN | INCH | STRL STRUCT | STRUCTURAL |
| CONST | CONSTRUCTION | INSUL | INSULATION | SUSP | SUSPENDED |
| CONT | CONTINUOUS | INT | INTERIOR | T + B | TOP + BOTTOM |
| CONTRS | CONTRACTORS | INV | INVERT | T + G | TONGUE + GROOVE |
| COL | COLUMN | JST | JOIST | TC | TOP OF CURB |
| C.T. | CERAMIC TILE | JT | JOINT | TEL, TELE | TELEPHONE |
| CTR | COUNTER | KIT | KITCHEN | TEMP | TEMPORARY |
| CTSK | COUNTERSINK | L | LENGTH | TN | TOE NAIL |
| CW | COLD WATER | LAM | LAMINATED | TOC | TOP OF CONCRETE |
| DBL | DOUBLE | LAV | LAVATORY | TOF | TOP OF FOOTING |
| DET, DTL | DETAIL | LG | LONG | TOS | TOP OF SLAB, TUBE STEEL |
| D.F. | DRINKING FOUNTAIN | LIN. FT. | LINEAR FOOT | TOW, TW | TOP OF WALL |
| DH | DOUBLE HUNG | LINOL | LINOLEUM | TP | TOP PLATE |
| DIA | DIAMETER | LT | LIGHT | TS | TOP OF STEEL, TOP OF SLAB |
| DIM | DIMENSION | LT. WT. | LIGHT WEIGHT | TYP | TYPICAL |
| DN | DOWN | MANUF. PROD. | MANUFACTURER | VENT | VENTING |
| DP | DEEP | MATL | MATERIAL | VERK, VERT | VERTICAL |
| DRWG | DRAWING | MAX | MAXIMUM | VT | VINYL TILE |
| EN | END NAILING | MB | MACHINE BOLT | VTR | VENT THRU ROOF |
| EA | EACH | MECH | MECHANICAL | U.N.O. | UNLESS NOTED OTHERWISE |
| EF | EACH FACE | MET. MTL | METAL | W | WIDE, WIDTH |
| ELEC | ELECTRICAL | MIN | MINIMUM | WC | WATER CLOSET |
| ELEV | ELEVATION | (N) | NEW | WD | WOOD |
| EQ | EQUAL | NA | NOT APPLICABLE | WH | WATER HEATER |
| EQUIP | EQUIPMENT | NAP | NOT A PART | WI | WROUGHT IRON |
| ES | EACH SIDE | NAT | NATURAL | WR | WEATHER RESISTANT |
| EXIST | EXISTING | NIC | NOT IN CONTRACT | WS | WEATHER STRIP |
| EXP. JT. | EXPANSION JOINT | | | WT | WEIGHT |
| (E) | EXISTING | | | | |

## SYMBOLS:

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

- PATH OF TRAVEL
- INTERIORS KEY (1, 2, 3, 4)
- DETAIL REFERENCE: DETAIL NUMBER 3, SHEET NUMBER 5
- 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 G, SHEET NUMBER 2
- (A) WINDOW SYMBOL
- (1) DOOR SYMBOL
- [2] NOTE REFERENCE SYMBOL
- (E) EXISTING

## PROJECT DATA:

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

## 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) 838-7366

TENANT: ONE oz. COFFEE
155 5th STREET, #E-121
HUNTINGTIN BEACH, CA 92648
JRuder@glplus.com
ATTN: YULIA

## GENERAL NOTES:

1. FOR ALL SITE IMPROVEMENTS, (INCLUDING ADA) AT ENTIRE SITE, PLEASE REFER TO PREVIOUS BUILDING PERMITS.
2. FUTURE USE OF SPACE MAY REQUIRE SEPARATE REVIEW AND PERMIT.
3. AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
4. 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.
5. THERE IS NO LANDSCAPING PROPOSED FOR THIS PROJECT.

## LEGAL DESCRIPTION:

LOT 1, TRACT MAP 16406, BOOK 870, PAGES 19-50, CITY OF HUNTINGTON BEACH, CA.

## 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 DESCRIPTION:

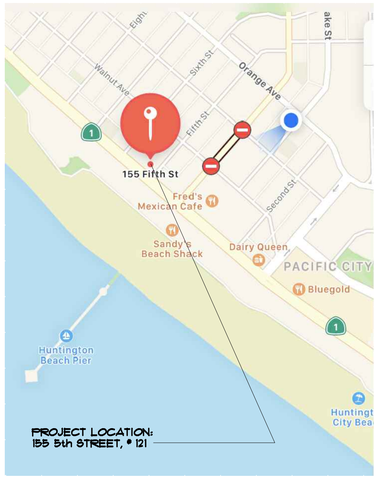
CONSTRUCT A NEW STORE FRONT FACADE.

## 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.

## VICINITY MAP

NORTH
NTS




LICENSED ARCHITECT
PHILIP EDMONDSON
No. C18423
REN. 12-31-23
STATE OF CALIFORNIA

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

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

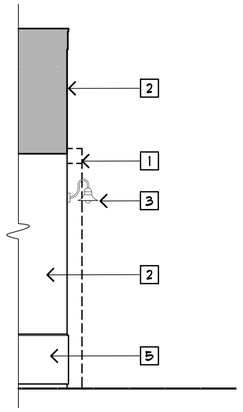
ONE oz. COFFEE DRB

TITLE / DATA SHEET WITH SITE PLAN

25 JAN. 2023

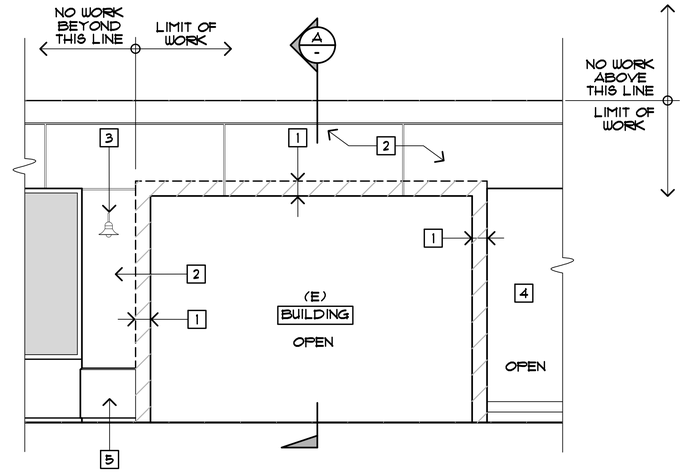

PACIFIC COAST ARCHITECTS
305 ORANGE AVE.
SUITE B
HUNTINGTON BEACH,
CA. 92648
(949) 675-9468
PCA@PCA-HB.COM


A-1



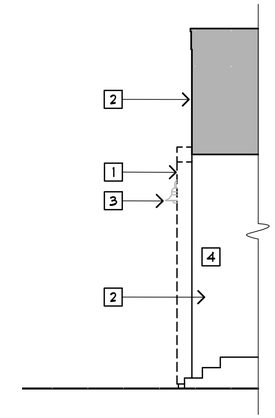

## LEFT SIDE ELEVATION:

SCALE 1/4"=1'-0"




## FRONT ELEVATION:

SCALE 1/4"=1'-0"

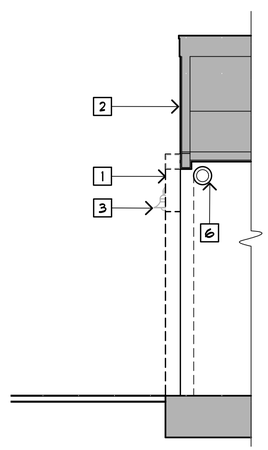



## RIGHT SIDE ELEVATION:

SCALE 1/4"=1'-0"

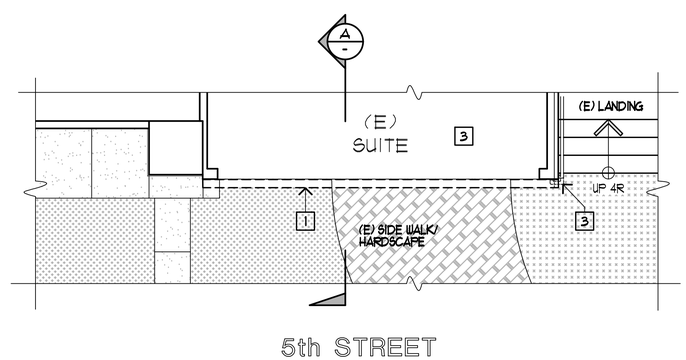
## ☐ ELEVATION/ SECTION NOTES:

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.




## SECTION A:

SCALE 1/4"=1'-0"




## DEMOLITION PLAN:

SCALE 1/4"=1'-0"

## ☐ 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 IN INSTALLED.

## WALL LEGEND:

= (E) EXTERIOR WALL

= (E) INTERIOR STUD WALL

LICENSED ARCHITECT
PAUL D. EDMONDSON
LIC. C18423
REN. 12-31-23
STATE OF CALIFORNIA

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195 5th STREET, #E-121
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92648

OWNER: 5th AND PCH, LLC
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# DEMOLITION PLAN, ELEVATIONS & SECTION

25 JAN. 2023


PACIFIC COAST ARCHITECTS
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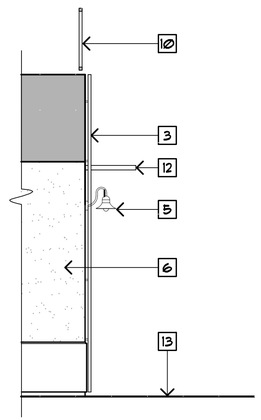
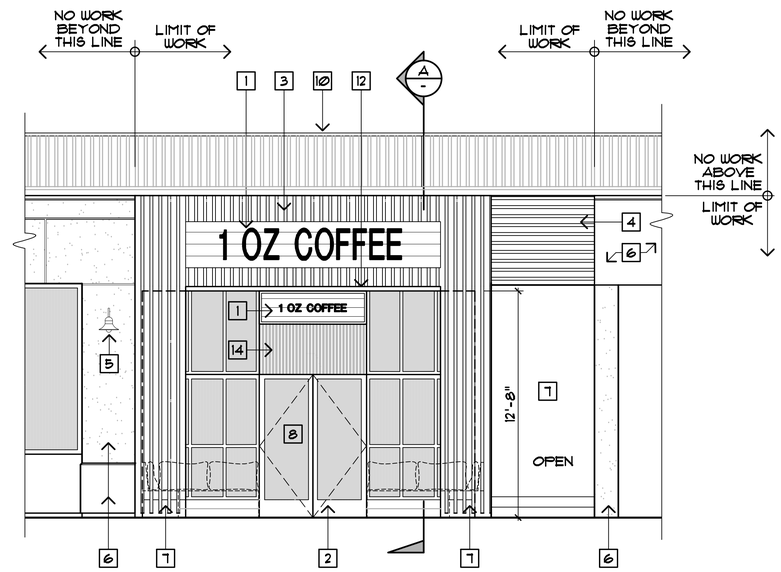
ONE oz. COFFEE DRB

A-2



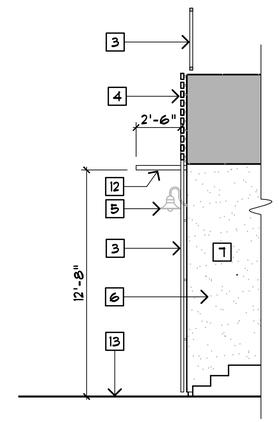

## LEFT SIDE ELEVATION:

SCALE 1/4"=1'-0"




## FRONT ELEVATION:

SCALE 1/4"=1'-0"




## RIGHT SIDE ELEVATION:

SCALE 1/4"=1'-0"

## ☐ ELEVATION/ SECTION NOTES:

1. (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 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.

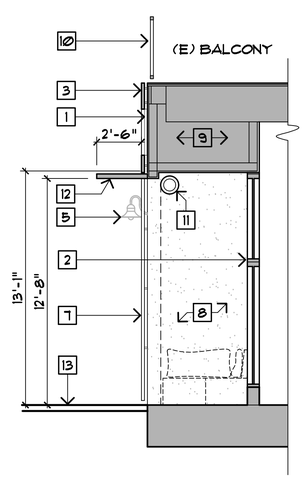
## ☐ PARTIAL FLOOR PLAN NOTES:

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

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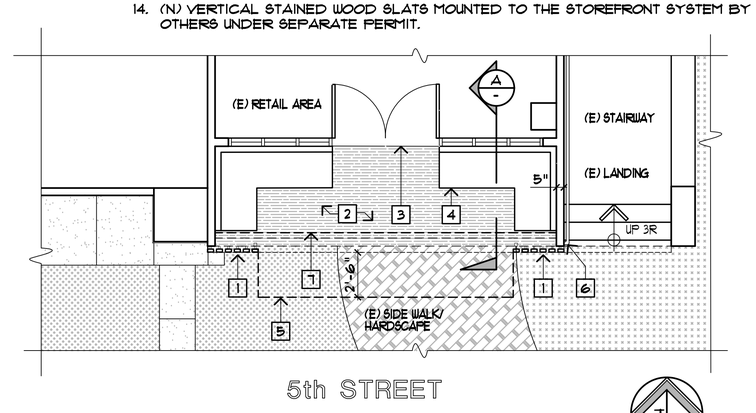
SCALE 1/4"=1'-0"




## PARTIAL FLOOR PLAN:

SCALE 1/4"=1'-0"

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ARC. C18423
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# STORE FRONT PLAN, ELEVATIONS & SECTIONS

25 JAN. 2023


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A-3