LANDLORD'S REQUIRED **ABBREVIATIONS** SUBCONTRACTOR LIST ATTACHMENT 5 NOTE: THE FOLLOWING SUBCONTRACTORS ARE REQUIRED BY THE A.B. ANCHOR BOLT MAXIMUM LANDLORD TO BE USED BY THE TENANT G.C. VERIFY ALL REQUIRED LANDLORD SUB-CONTRACTORS WITH LANDLORD PRIOR TO BIDDING A.F.F. ABOVE FINISH FLOOR MANUFACTURER MINIMUM Westend Restaurant ALUM. MISCELLANEOUS ALUMINUM CONCRETE SLAB (NO LONGER REQUIRED) ARCH **ARCHITECTURAL** MASONARY OPENING Rick Hamm Construction, Inc. Huntington Glazing 201 W. Carlton Avenue 5344 Alhambra Ave MOUNTED Los Angeles, CA 90032 Orange, CA 92867 Rick Hamm Gabriel Velez rick@rickhamm.com gvelez@huntingtonglazing.net NOT IN CONTRACT BUILDING Ph: 714.532.0815 323.353.4431 cell Toll Free: 800.742.4266 **BOTTOM OF** NTS. NOT TO SCALE Cell: 714.931.8475 **BEARING** 814 WEST 19TH STREET LOCKSMITH WASTE REMOVAL / DUMPSTER 0.0 ON CENTER Tony's Locksmith **CENTER LINE** O.D. **OUTSIDE DIAMETER** 429 Avenida de la Estrella 31641 Ortega Highway San Clemente, CA 92672 San Juan Capistrano, CA 92693 CFM. **CUBIC FEET PER MINUTE** OPENING Type: 6 pin Schlage Maria Lazaruk OPP. **CONTROL JOINT** OPPOSITE Eric Smith Ph: 714.372.8288 COSTA MESA, CA. 92626 CLR. ORIENTED STRAND BOARD Eric.r.smith@cox.net Toll Free 877.728.0446 Ph: 949.492.5700 CONCRETE MASONRY UNITS Cell: 949.436.0467 COL. COLUMN P.L.F. POUNDS PER LINEAL FOOT CONCRETE P.S.I. POUNDS PER SQUARE INCH Diamond Roofing FIRE LIFE SAFETY & FIRE SPRINKLER: CONTINUOUS CODE AUTHORITIES DRAWING INDEX AND REVISIONS 34 Indian Pipe Nutech Fire Alarm & Security CYL. CYLINDER Dove Canyon, CA 92679 11223 Old River School Rd REFER TO, REFERENCE FROM Downey, CA 90241 Tom Berry ARCHITECTURAL DRAWINGS REINFORCING tom@diamondroofing.com Jesse Hernandez Dir: 949.298.3212 **BUILDING CODE** 2022 CALIFORNIA BUILDING CODE jhernandez@gmsnutech.com DOWN REQUIRED TITLE / PROJECT INFORMATION Fax: 949.298.3206 Dir: 562.946.3473 2022 CALIFORNIA PLUMBING CODE PLUMBING CODE DIAMETER R.O. **ROUGH OPENING** Cell: 949.683.2000 SITE PLAN Fax: 562.946.3474 2022 CALIFORNIA MECHANICAL CODE MECHANICAL CODE Cell: 562.307.1743 2022 CALIFORNIA ELECTRICAL CODE EXITING AND OCCUPANCY PLAN ELECTRICAL CODE 2022 CALIFORNIA FIRE CODE FIRE CODE AS-BUILT FLOOR PLAN EACH SIMILAR 2022 CALIFORNIA FOOD CODE **HEALTH CODE AS-BUILT ELEVATIONS** ELEV. ELEVATION SPECIFICATIONS 2022 CALIFORNIA ENERGY CODE **ENERGY CODE** OVER ALL FLOOR PLAN & ENLARGED FLOOR PLANS E.I.F.S. EXTERIOR INSULATING FINISH SYSTEM STRUCTURAL 2022 CAL GREEN ENERGY CODE REQUIREMENTS REFLECTED CEILING PLAN & ROOF PLAN ACCESSIBILITY CODE SQUARE 2022 CALIFORNIA BUILDING CODE ELEVATIONS FDN. FOUNDATION SECTIONS AND DETAILS F.O.C. FACE OF CURB / CONCRETE **TONGUE & GROOVE** T&G F.O.M. FACE OF MASONRY T.O.C. SCOPE OF WORK TOP OF CURB/CONCRETE T.O. TOP OF FLR. FLOOR T.D. TOP OF DRAIN FEET THIS PROJECT CONSISTS OF A TENANT IMPROVEMENT OF AN T.E. TRASH ENCLOSURE FOOTING EXISTING RESTAURANT. WE WILL BE REMOVING A BACK PATIO OF TYP. FR-S TYPICAL 250 S.F. AND REPLACING IT WITH A NEW COVERED BACK PATIO OF 651 S.F. WE WILL ALSO BE GETTING THE EXISTING 150 S.F. FRONT PATIO PERMITTED. VERTICAL GAUGE GALV. GALVANIZED U.D.L. UNIFORM DISTRIBUTED LOAD GALVANIZED IRON / STEEL UNLESS NOTED OTHERWISE GLUE LAMINATED STRUCTURE MEMBER REGULATORY AGENCIES BUILDING CODE & ZONING DATA GYP. BRD. GYPSUM BOARD WITH H.C.A. HEADED CONCRETE ANCHOR WEATHERPROOF Planning & City of Costa Mesa OCCUPANCY GROUP: B / A-2 H.M. **HOLLOW METAL** Planning Division WELDED WIRE FABRIC 2. ZONE: **COMMERCIAL** HORIZ. HORIZONTAL 77 Fair Drive Costa Mesa, Ca. 92626 3. APN: 115-350-42 Contact: Counter Technician HEIGHT TRACT NO. Tel.: (714) 754-5245 H.V. / A.C. HEATING VENTILATION / AIR CONDITIONING 5. BUILDING TYPE: VN-B INSIDE DIMENSION Building Dept. City of Costa Mesa WEST END RESTAURANT AREA **Building Division** FRONT PATIO AREA 77 Fair Drive INTERIOR AREA 1,034 Costa Mesa, Ca. 92626 REAR PATIO AREA 720 Contact: Counter Technician L.O.W. LIMIT OF WORK TOTAL AREA: 1,677 Tel.: (714) 754-5273 SPECIAL INSPECTION MEANS OF EGRESS: TWO REQUIRED, City of Costa Mesa TWO PROVIDED GRAPHIC SYMBOLS Fire & Rescue 8. FIRE SPRINKLERS: 77 Fair Drive Costa Mesa, Ca. 92626 9. SEE SHEET A-0.1 FOR ALL CODE COMPLIANT AND BUILDING DOOR NUMBER Contact: Counter Technician INFORMATION Tel.: (714) 754-5106 WINDOW TYPE 21 KITCHEN EQUIPMENT NUMBER DINING 100 ROOM/SPACE NUMBER DEFERRED SUBMITTALS 13 FURNITURE NUMBER 9 MISCELLANEOUS hrist Lutheran School **EQUIPMENT NUMBER** Victoria St Victoria St WASHROOM & KITCHEN **ACCESSORIES NUMBER** Avila's El Ranchito Costa Mes PROJECT DIRECTORY REFERENCE WALL TYPE SECTION/DETAIL Knowell PI LANDLORD: Monica Chang Shucri Yaghi Structural Engineering W Bay St Holiday Inn Ext 112 E. Chapman Ave. Suite D 7042 Kearny Dr. Suites Costa M From \$139/night or WALL SECTION Huntington Beach, Ca 92658 Orange, Ca 92866 Holiday Inn Express Contact: Chuck Yaghi Contact: Monica Chang Email: yaghi-engineers@live.com ACCESSIBILITY INSPECTED **ELEVATION REFERENCE** Tel.: (714) 357-1858 Tel.: (714) 997-9120 Fax: (714) 744-3676 I AM THE DESIGNER/OWNER IN RESPONSIBLE CHARGE OF THIS TENANT Cedar Pl IMPROVEMENT PROJECT: I HAVE INSPECTED THE SITE/PREMISES AND a Street Entrance DETAIL REFERENCE DETERMINED THAT EXISTING CONDITIONS ARE IN FULL COMPLIANCE WITH MECHANICAL RPM Engineers, Inc. Westend PLAN NORTH TRUE NORTH CURRENT SITE ACCESSIBILITY REQUIREMENTS TO THE EXTENT REQUIRED ELECTRICAL 102 Discovery Triangle Square 814 West 19th street Costa Mesa, Ca 92626 Irvine, Ca 92618 FLOOR PLAN Plumer St Palms Apartments Contact: Roland Barrera Contact: Raymond Phua Parkhill Dr SCALE: 1/4" = 1'-0" Center St Email: barrera.roland@icloud.com Email: rayp@rpmpe.com DOWNTOWN DRAWING TITLE W/ Tel.: (949) 450-1229 ext. 200 VGHC Recruitment Tel.: (714) 290-0375 NORTH Center and Team Store **ELEVATION NOTE** Plumbing Supply V IF THE BUILDING INSPECTOR DETERMINES NONCOMPLIANCE WITH ANY **REVISION NUMBER** Volcom Company Store CURRENT ACCESSIBLITY PROVISIONS OF THE LAW, HE/SHE SHALL ARCHITECT: J.C. Marvick & Associates, INC. REQUIRE SUBMITTAL OF COMPLETE AND DETAILED PLANS TO THE 1827 Capital Street, suite 102 BUILDING DEVELOPMENT REVIEW DIVISION OF THE DEVELOPMENT Corona, Ca 92880 AVA Newport SERVICES DEPARTMENT FOR FURTHER REVIEW. PLANS MUST CLEARLY W 17th St Contact: Chuck Marvick SHOW ALL EXISTING NON-COMPLYING CONDITION AFFECTED BY THE Email: jcmarvick@sbcglobal.net REMODEL (INCLUDING SIRE PLAN, FLOOR PLAN, DETAILS, ETC.) AND Tel.: (951) 808-0520 PROPOSED MODIFICATIONS OF DEFICIENCIES TO MEET CURRENT American Gym Fax: (951) 808-0560 NORTH ACCESSIBILTY PROVISIONS. THE PLANS MUST BE STAMPED BY THE FIELD

INSPECTOR PRIOR TO SUBMITTAL FOR PLAN REVIEW.

VICINITY MAP



ARCHITECTURE / PLANNING 1827 Capital Street, suite 101 Corona, Calif. 92878 951-808-0520



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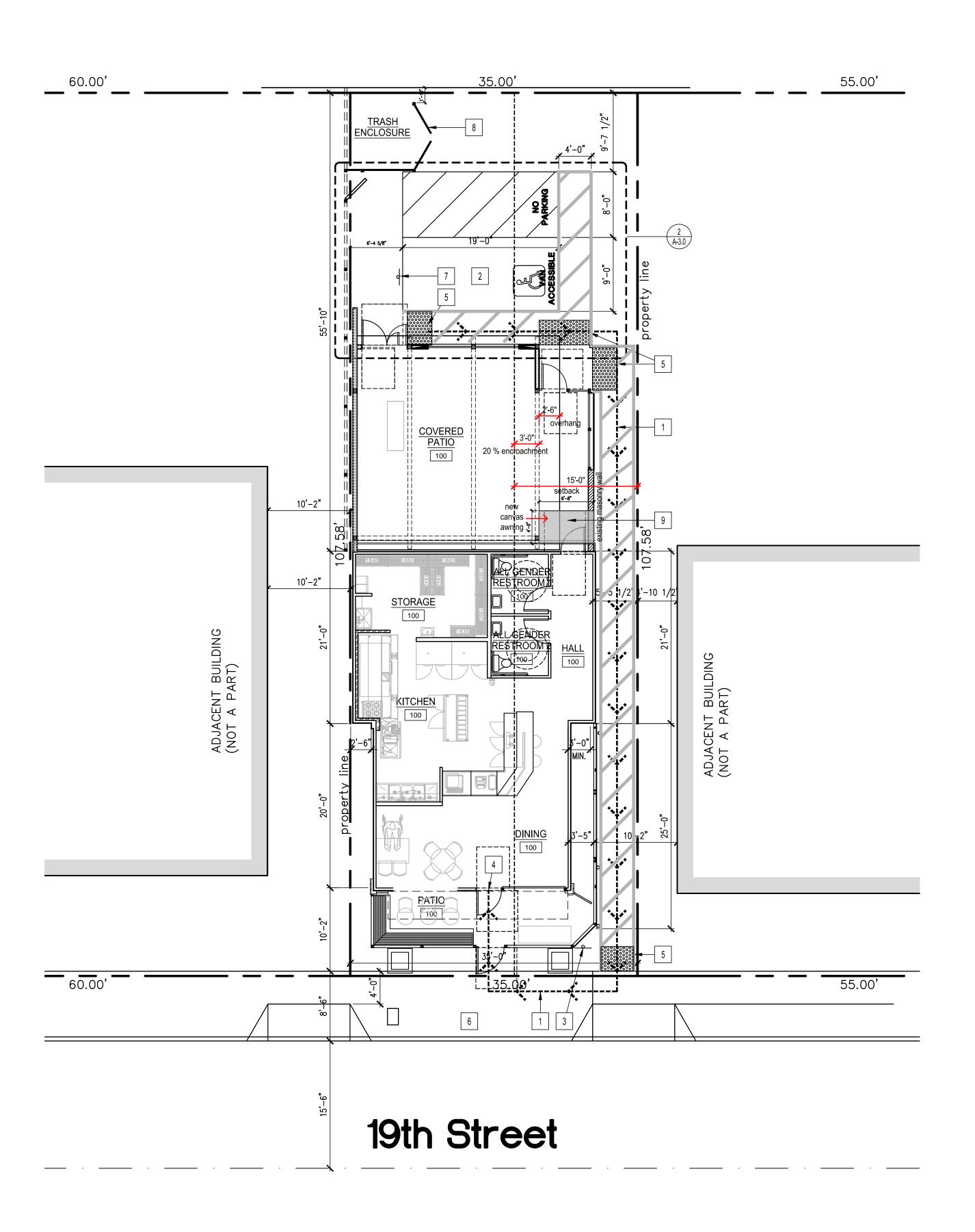
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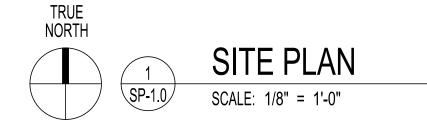
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6-1-23 C.U.P. SUBMITTAL

22-13 WEST END RESTAURANT

TITLE / PROJECT **INFORMATION**





KEY NOTES

- 1 (N) PATH OF TRAVEL
- 3 (N) ACCESSIBLE SITE SIGN PER DETAIL 8/SP-1.1
- (E) MAIN ENTRY 1/2" MAX THRESHOLD, 2% MAX SLOPE IN ALL DIRECTIONS AT BOTH SIDES OF THE DOOR LANDING

2 (N) ACCESSIBLE PARKING VAN STALL PER DETAIL 7/SP-1.1

- 5 (N) ADA COMPLIANT TRUNCATED DOMES SEE DETAIL 6/SP-1.1
- 6 (E) CONCRETE SIDEWALK
- 7 (N) ACCESSIBLE PARKING SIGN PER DETAIL 2,3,AND 4 /SP-1.1
- 8 (E) TRASH ENCLOSURE AND GATE
- 9 (N) CANVAS AWNING AT REAR EXIT DOOR



SITE PARKING

NOTE NO PROPOSED CHANGE OF USE.

GENERAL NOTES

- AND SHALL HAVE A SLIP RESISTANT SURFACE, PER 2016 CBC 11B-301 AND 401 3. THE MAXIMUM PERMITTED CROSS SLOPE SHALL BE 1:48 PER SECTION
- ROUTE OF TRAVEL. WHEN CHANGES DO OCCUR, THEY SHALL BE BELEVED WITH A SLOPE OF 1:2 OR LESS. LEVEL CHANGES OF $\frac{1}{4}$ " OR LESS MAY BE
- A 60"x60" LEVEL AREA (OR NOT TO EXCEED 2% SLOPE FOR DRAINAGE) IS PROVIDED AT AREAS WHERE A DOOR (OR GATE) SWINGS TOWARD THE WALK
- 80" HEADROOM MIN. IS TO BE PROVIDED FROM ALL WALKWAYS SURFACES TO OBSTRUCTIONS, PER SECTION 11B-307.2
- NO ABRUPT CHANGES IN ELEVATION ALONG PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED
- . IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE, COMPLYING WITH 2016 CBC SECTION 11B-406



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estaurant

- . ALL SIDEWALKS SHALL HAVE A SLOPE LESS THAN 1:20 OR 5% 2. WALKS ALONG AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE 48" MIN. IN WIDTH
- 4. ANY ABRUPT LEVEL CHANGES WILL BE 2" OR LESS ALONG ANY ACCESSIBLE
- IN THE ACCESSIBLE ROUTE OF TRAVEL, PER SECTION 11B-404
- 5% AND 2% RESPECTIVELY. (INSPECTOR TO VERIFY)

22-13 WEST END RESTAURANT

SITE PLAN

SP-1.0

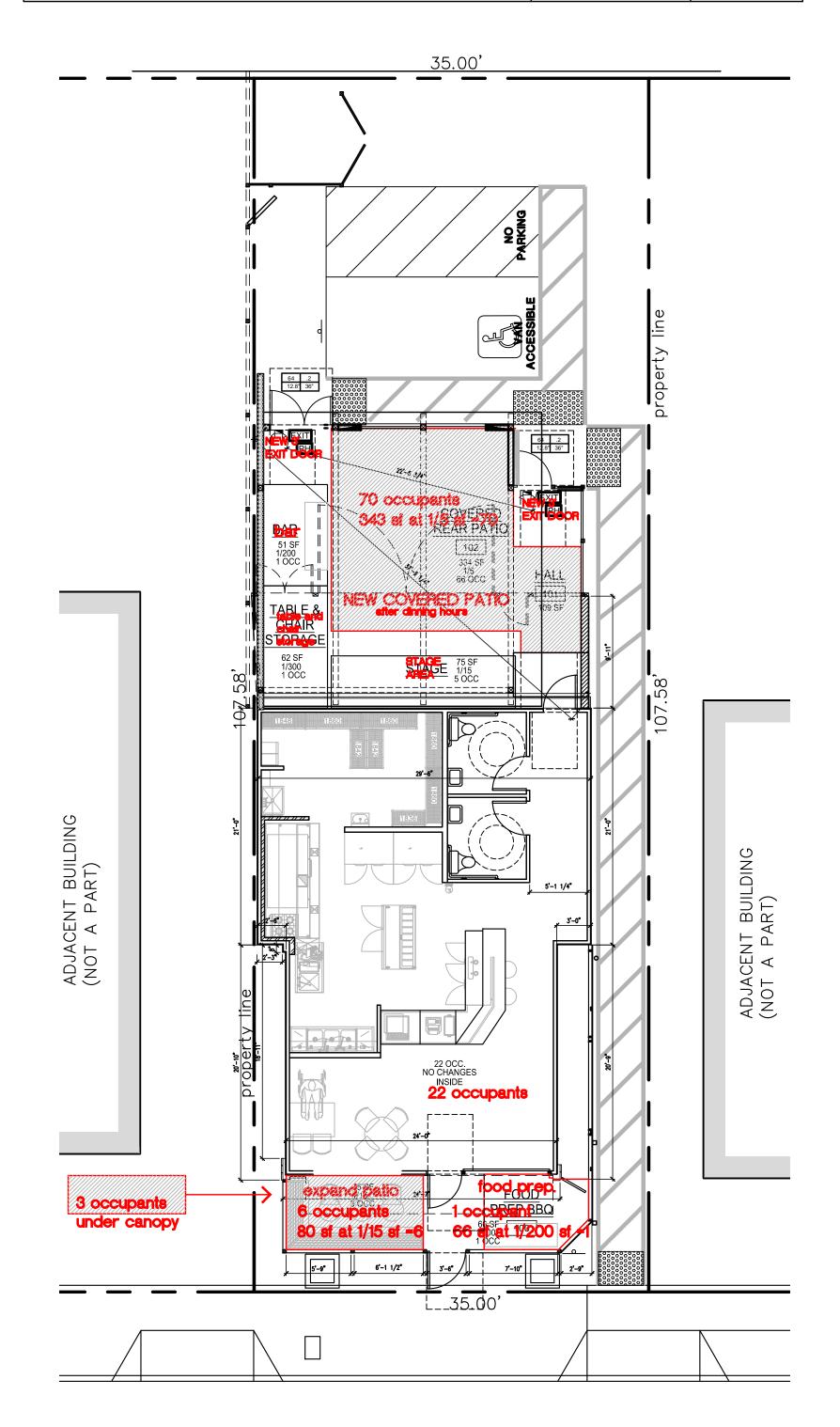
GENERAL NOTES

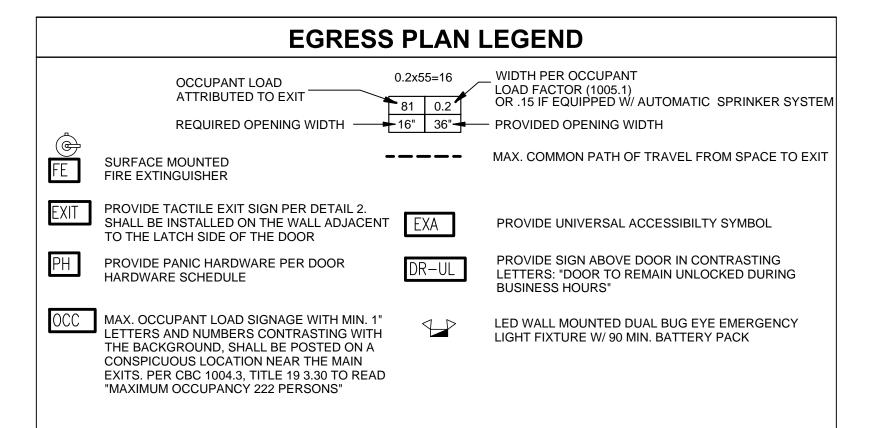
- ALL DIMENSIONS ARE TO FACE OF FRAMING, OR CENTERLINE OF STRUCTURE UNLESS NOTED OTHERWISE.
- 2. DASHED CIRCLE IN RESTROOMS INDICATES 5'-0" TURNING DIAMETER REQUIRED BY ADA.
- 3. REFER TO FLOOR PLAN ON A-3.0 FOR ALL DIMENSIONS
- 4. STUD SIZES AS INDICATED PER FLOOR PLAN LEGEND.
- INTERIOR DOORS ARE 4" OFF OF PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- NEW SIGN INDICATION NUMBER OF ROOM OCCUPANTS PERMITTED.THE SIGN SHALL BE DURABLE AND HAVE CONTRASTING COLOR FROM THE BACKGROUND. SIGN SHALL READ: "MAXIMUM OCCUPANT LOAD:
- TACTILE EXIT SIGNAGE (TYP.) AT EACH EXIT DOOR. SEE SHEET A-0.1 EXITING
- ALL DIMENSIONS ARE TO BE HELD PER DRAWING UNLESS NOTED OTHERWISE. CONTACT ARCHITECT IF DISCREPANCY IS REQUIRED DUE TO AS-BUILT CONDITIONS.
- 9. PROVIDE FULL HEIGHT BLOCKING IN WALL FOR ALL SHELVING. TYP.

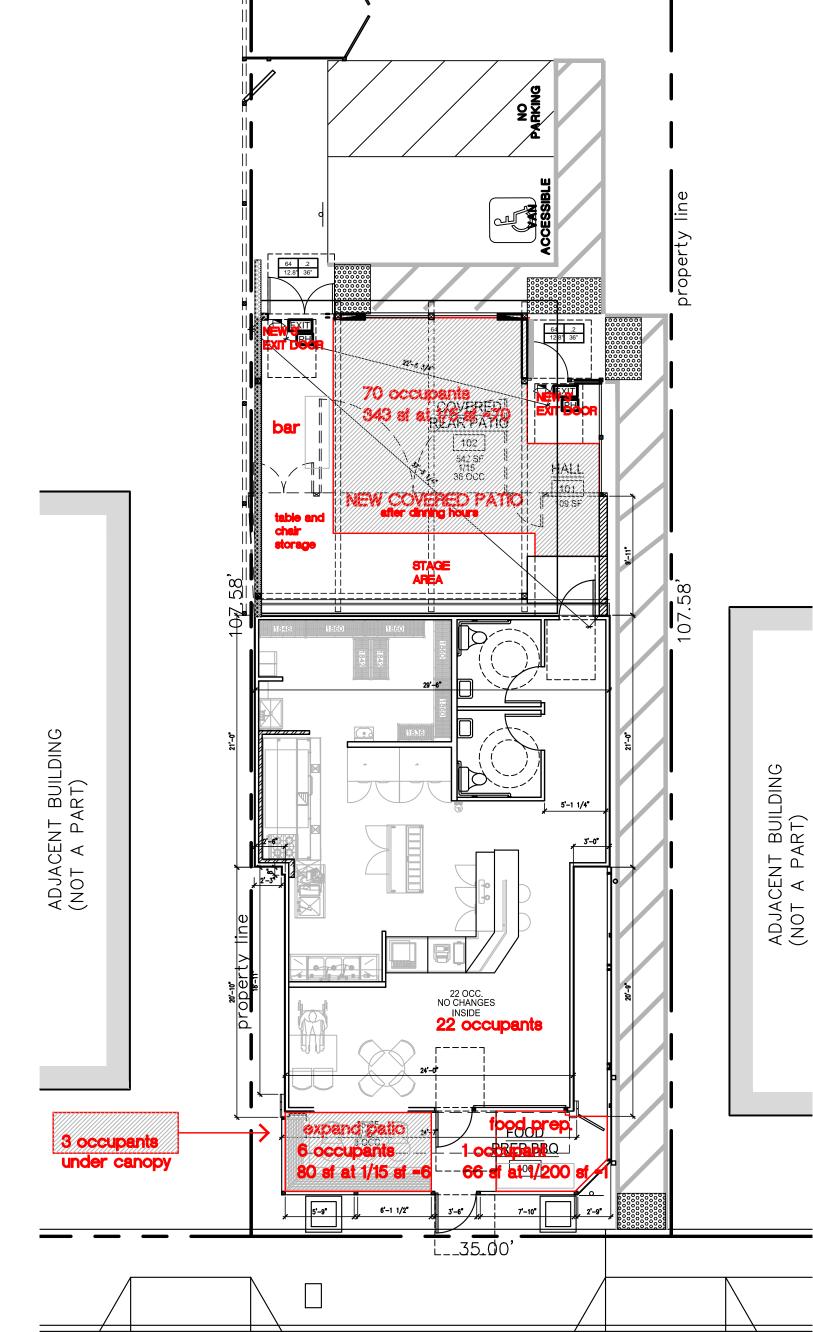
OCCUPA	NT LO	AD (AF	TER DIN	ING)
WEST END Room Type	Area	Occupancy	S.F. / Person	Persons
COVERED REAR PATIO	334 s.f.	ASSEMBLY	5	66
BAR	51 s.f.	KITCHEN COMMERCIAL	200	1
STAGE	75 s.f.	KITCHEN COMMERCIAL	15	5
ENTRY PATIO - COVERED	35 s.f.	ASSEMBLY	15	3
FOOD PREP BBQ	66 s.f.	KITCHEN, COMMERCIAL	200	3
TOTAL AT WEST E	ND 1,677 s.f.		TOTAL	78

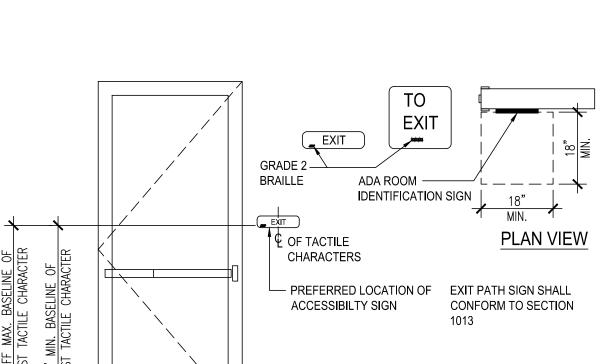
Occupancy CBC Table 1004.1.1					
Occupancy S.F. Type	S.F. Per Person	S.F. Unit			
BAR AREA	200	Gross			
STAGE AREA	15	Gross			
PUBLIC ASSEMBLE AREA	15	Gross			
PUBLIC ASSEMBLE STANDING	5	Gross			
STORAGE / STOCK	300	Gross			

OCCUPA	NT LO	AD (DI)	VING HO	URS)
WEST END Room Type	Area	Occupancy	S.F. / Person	Persons
COVERED REAR PATIO	542 s.f.	ASSEMBLY	15	36
HALL	-	-	-	-
ENTRY PATIO - COVERED	35 s.f.	ASSEMBLY	15	3
FOOD PREP BBQ	66 s.f.	KITCHEN, COMMERCIAL	200	3
INTERIOR SPACE - NO CHANGES	1,034 s.f.	-	-	22
TOTAL AT WEST	END 1,677 s.f.		TOTAL	64









3" N.T.S.

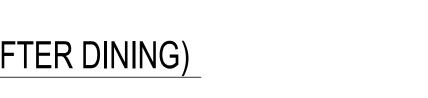
INTERNATIONAL ACCESSIBILITY SIGN

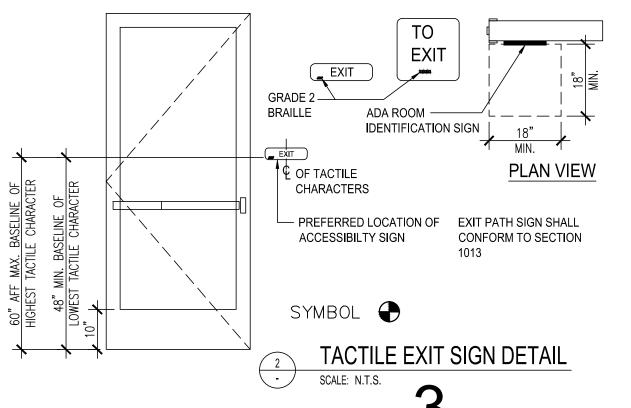
THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY HANDICAPPED PERSONS. THE SYMBOL SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACK—GROUND. THE BLUE SHALL BE EQUAL TO COLOR #15090 IN FEDERAL STANDARD 595A.

ATTACH DECAL OF SYMBOL TO STOREFRONT IN LOCATIONS AS SHOWN ON PLAN. MOUNT 60" A.F.F.

EXIT AND OCCUPANCY PLAN (AFTER DINING) SCALE: 1/8" = 1'-0"

19th Street





19th Street

EXIT AND OCCUPANCY PLAN (DINING HOURS)





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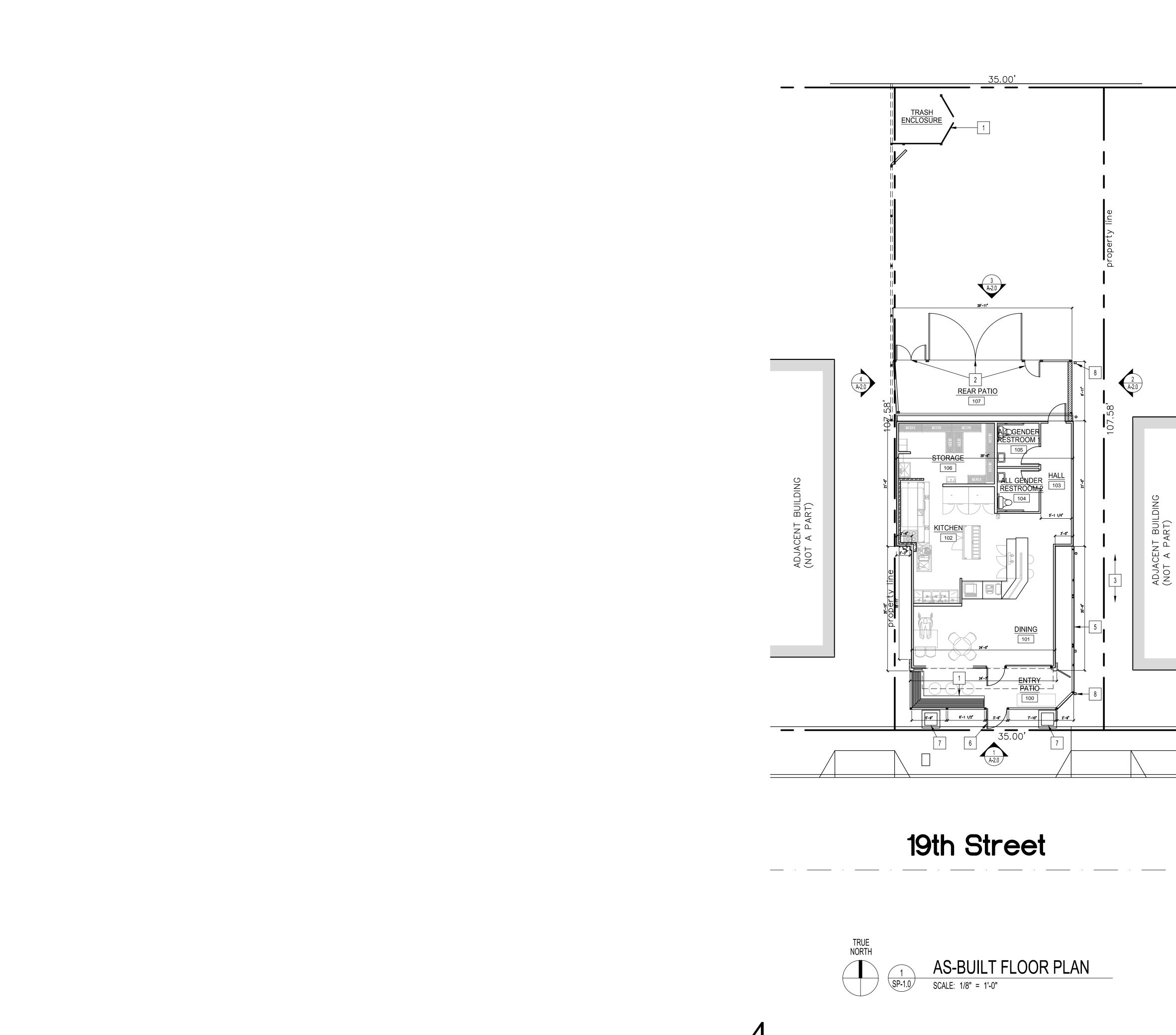
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EXIT AND OCCUPANCY PLAN

A-0.1



KEY NOTES

- 1 (E) OUTDOOR WOOD BENCH SEATING
- 2 (E) PATIO GATES
- 3 (E) DRIVE ISLE TO REAR
- 4 (E) PATIO STORAGE
- 5 (E) 6' HIGH WOOD FENCE
- 6 (E) 6' HIGH PATIO GATE 7 (E) 3' HIGH PLANTER

8 (E) BOLLARDS TO REMAIN

WALL LEGEND

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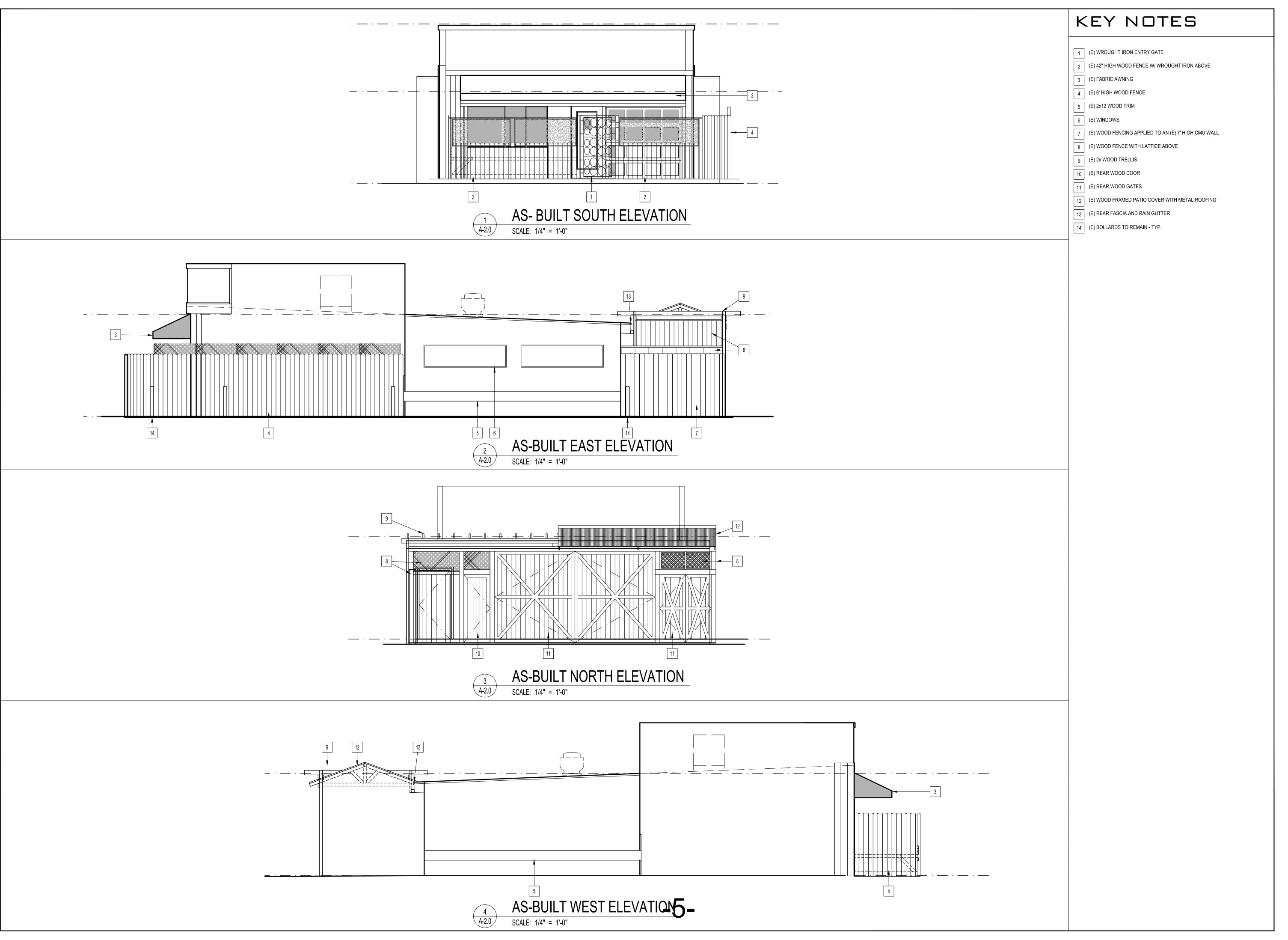
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22-13 WEST END RESTAURANT

AS-BUILT FLOOR PLAN

A-1.0







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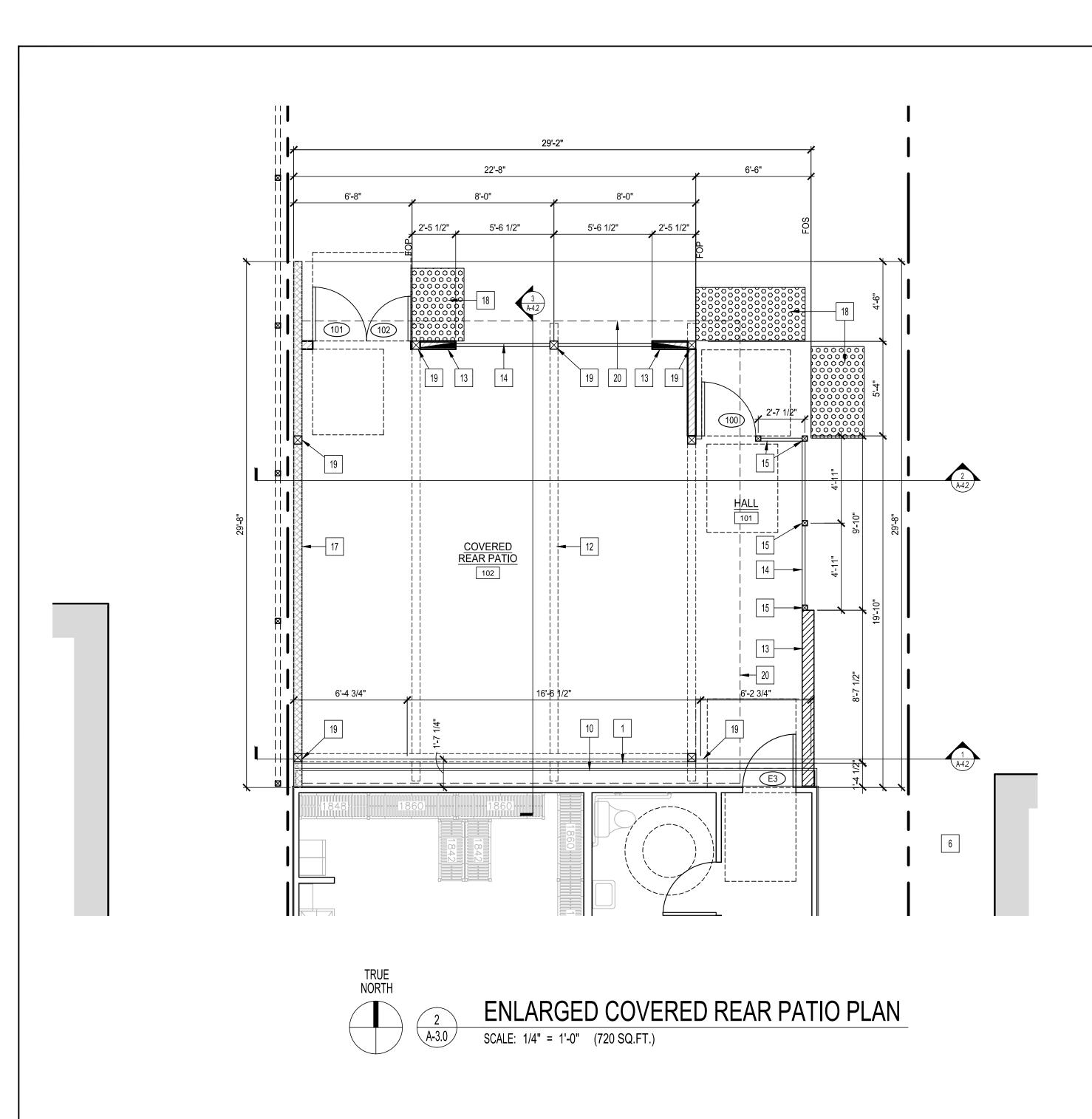
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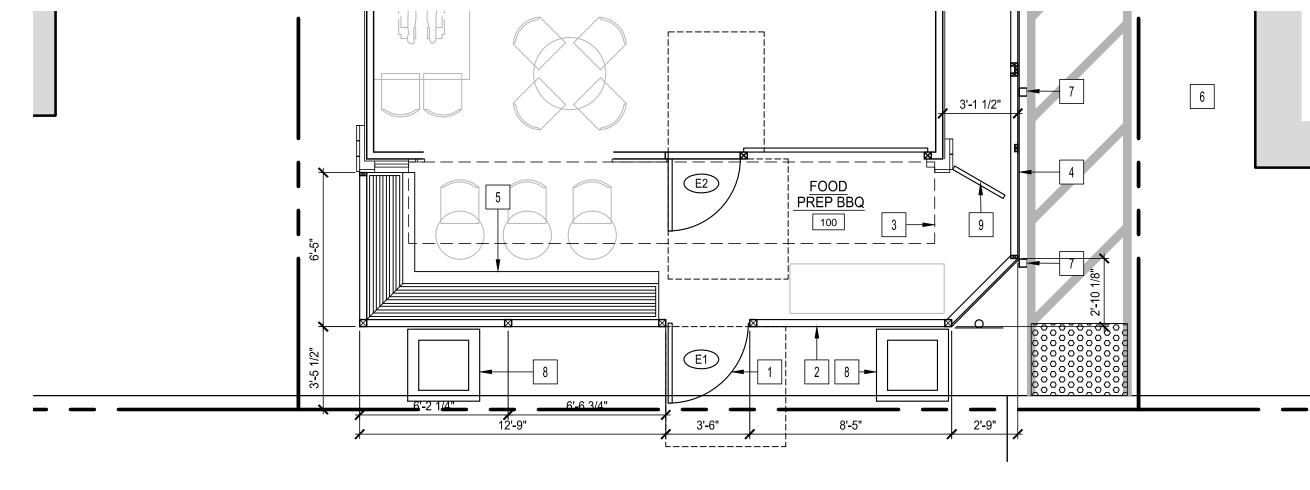
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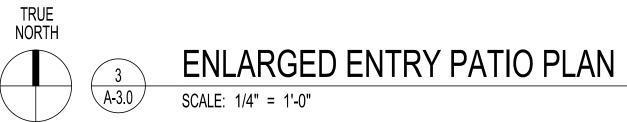
22-13 WEST END RESTAURANT

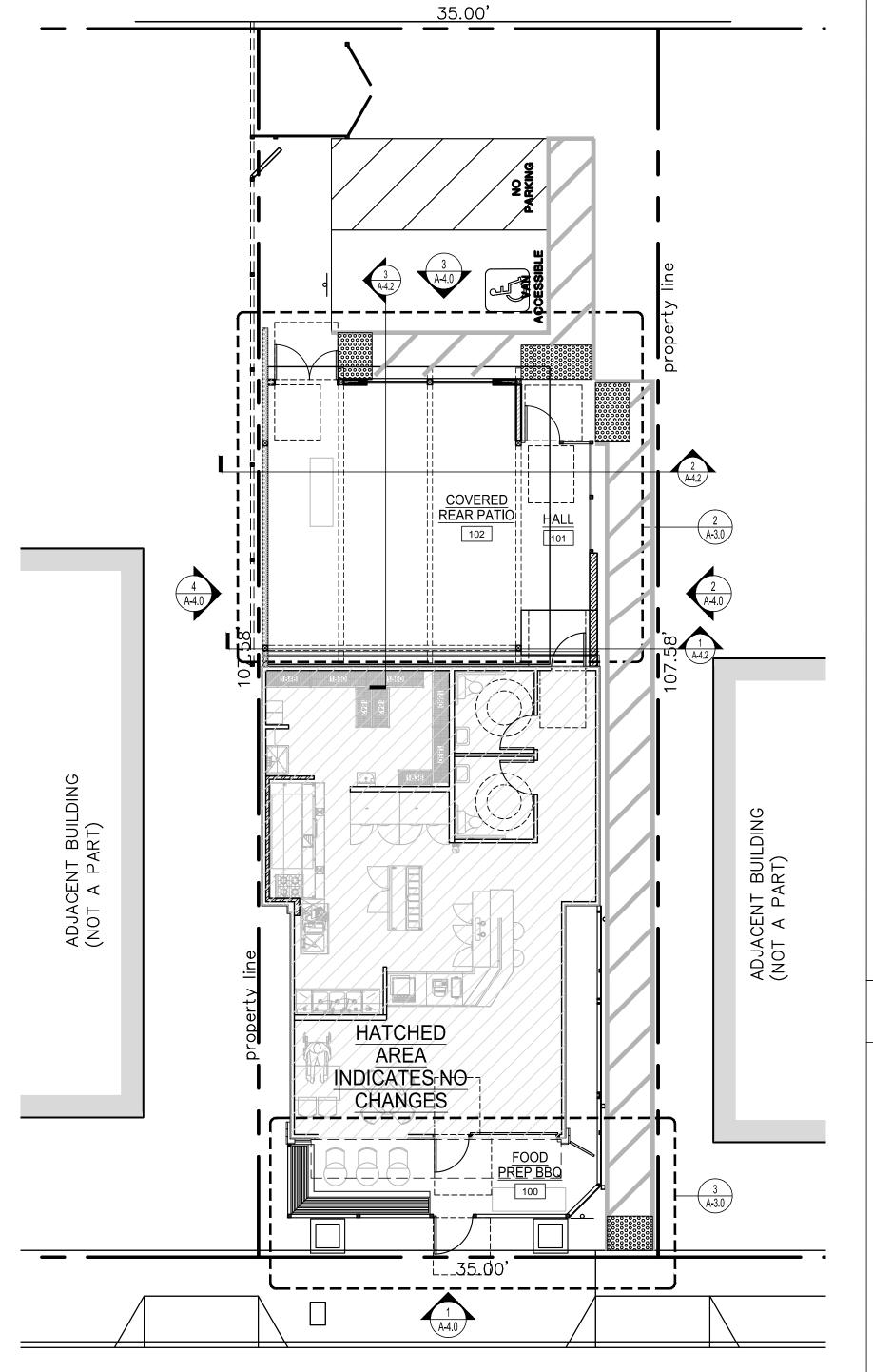
AS-BUILT ELEVATIONS

A-2.0

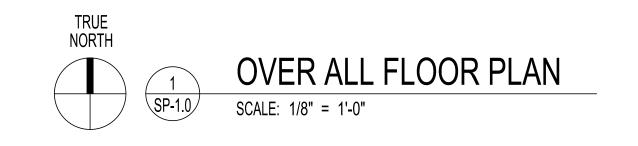








19th Street



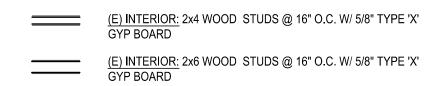
KEY NOTES

- 1 (E) WROUGHT IRON ENTRY GATE
- 2 (E) 42" HIGH WOOD FENCE W/ WROUGHT IRON ABOVE
- 3 (E) FABRIC AWNING
- 4 (E) 6' HIGH WOOD FENCE
- 5 (E) OUTDOOR WOOD BENCH SEATING
- 6 (E) DRIVE ISLE TO REAR
- 7 (E) BOLLARDS TO REMAIN
- 8 (E) 3' HIGH PLANTER
- 9 (E) PATIO STORAGE GATE TO REMAIN
- 10 (E) REAR FASCIA AND RAIN GUTTER
- 11 (N) BOLLARDS TYP.
- (N) WOOD FRAMED PATIO COVER WITH METAL ROOFING
- 13 (N) STUCCO WALL PER PLAN
- 14 (N) METAL MESH PANEL
- 15 (N) 4x4 POST PER PLAN
- 16 (N) REAR DOOR PER SCHEDULE
- 17 (N) CMU WALL PER PLAN
- 18 (N) TRUNCATED DOMES PER PLAN
- 19 (N) 6x6 POST PER PLAN
- 19 LINE OF NEW OVERHANG

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF FRAMING, OR CENTERLINE OF STRUCTURE UNLESS NOTED OTHERWISE.
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- REFER TO FLOOR PLAN ON A-3.0 FOR ALL DIMENSIONS
- 4. STUD SIZES AS INDICATED PER FLOOR PLAN LEGEND.
- INTERIOR DOORS ARE 4" OFF OF PERPENDICULAR WALL UNLESS NOTED
- NEW SIGN INDICATION NUMBER OF ROOM OCCUPANTS PERMITTED.THE SIGN SHALL BE DURABLE AND HAVE CONTRASTING COLOR FROM THE BACKGROUND. SIGN SHALL READ: "MAXIMUM OCCUPANT LOAD:____
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- ALL DIMENSIONS ARE TO BE HELD PER DRAWING UNLESS NOTED OTHERWISE. CONTACT ARCHITECT IF DISCREPANCY IS REQUIRED DUE TO AS-BUILT CONDITIONS.
- PROVIDE FULL HEIGHT BLOCKING IN WALL FOR ALL SHELVING. TYP.

WALL LEGEND



(N) EXTERIOR: 2x6 WOOD STUDS @ 16" O.C. W/ 5/8" SHEATHING, 2-LAYERS OF BUILDING PAPER, WIRE, SCRATCH & BROWN COATS, TOP COAT

(N) EXTERIOR: 2x6 WOOD STUDS @ 16" O.C. W/ 1x6 VERTICAL SIDING ON EXTERIOR AND T1-11 ON PATIO





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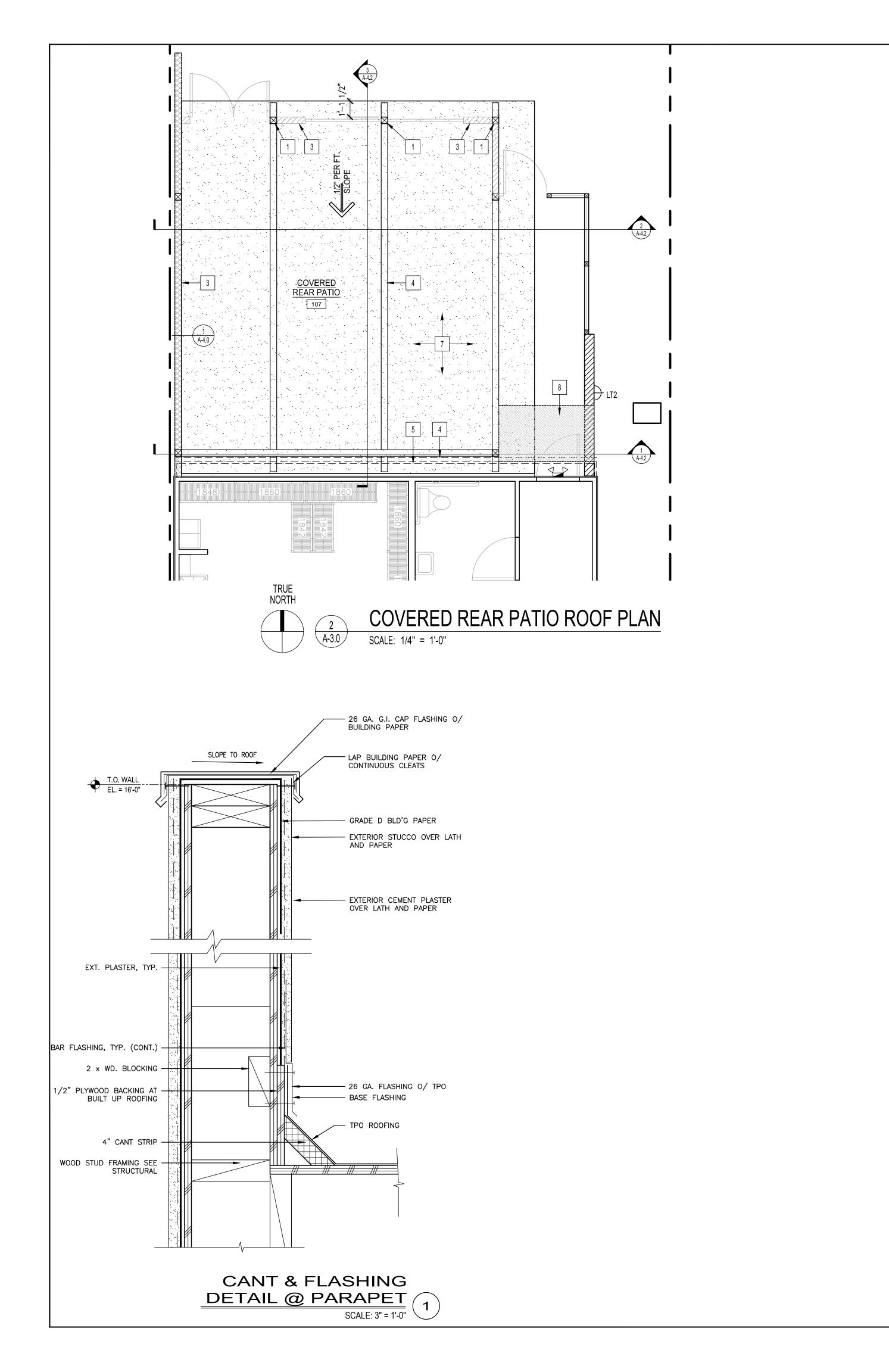
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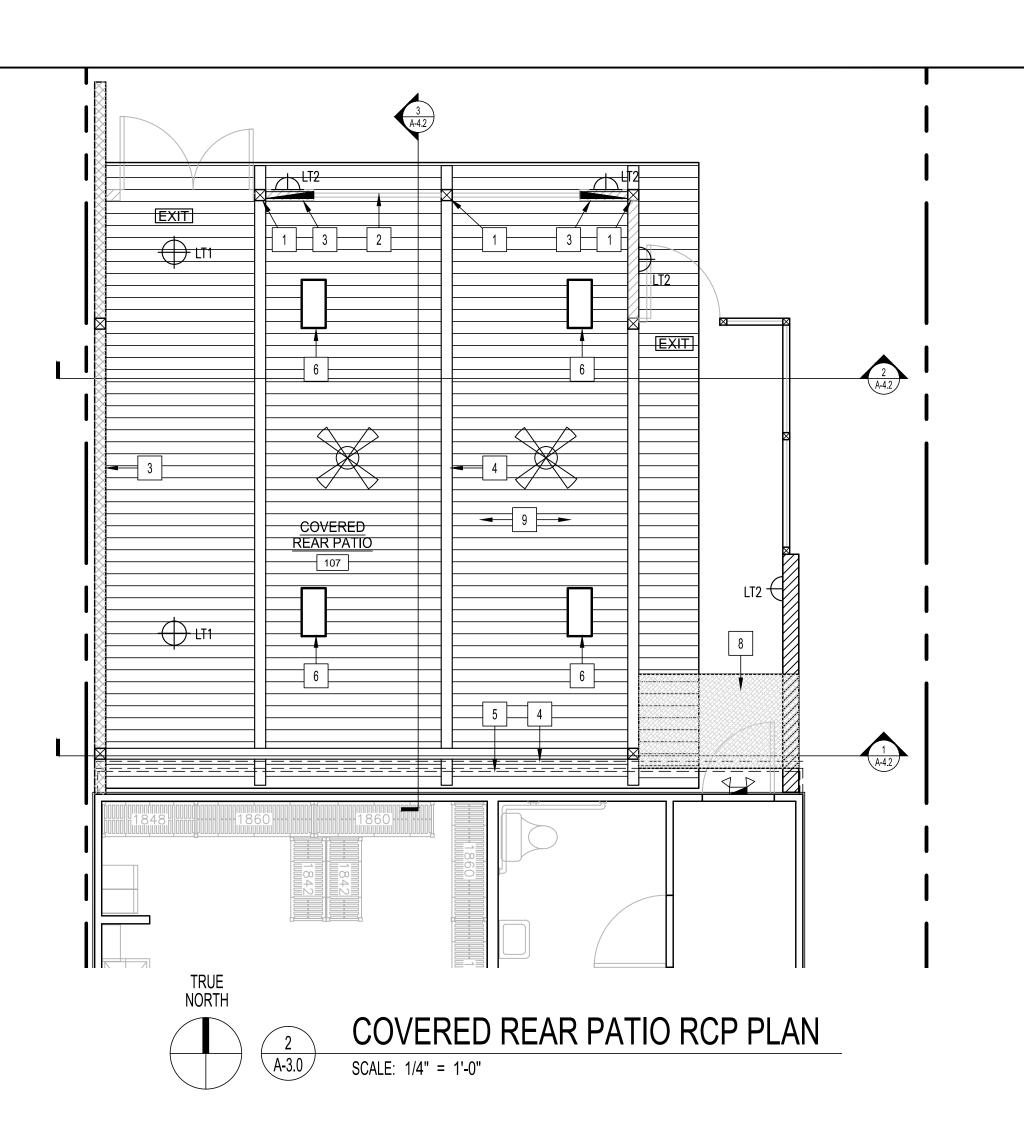
	

22-13 WEST END RESTAURANT

FLOOR PLAN

A - 3.0







1 (N) 6x POST PER PLAN

2 (N) METAL MESH PANEL

3 (N) STUCCO WALL PER PLAN

4 (N) WOOD BEAM PER PLAN

5 (E) REAR FASCIA AND RAIN GUTTER

6 (N) CEILING MOUNTED HEATER

(N) SINGLE PLY TPO ROOFING MEMBRANE O/ PLYWOOD SHEATHING. _____ ER1306-01 ICC ES AC10, GLASS A 8 (N) CANVAS AWNING AT REAR DOOR

9 (N) 5/8" T1-11 PLYWOOD W/ GROVES @ 8" O.C. AND ACOUSTIC PANELS MOUNTED BELOW

CEILING SCHEDULE

LT1 NEW SURFACE MOUNTED LIGHT FIXTURE △ LT2 NEW SURFACE MOUNTED WALL SCONCE

EXIT ILLUMINATED EXIT SIGN W/ 90 MIN. BATTERY BACK UP.

(E) SURFACE MOUNTED LIGHT FIXTURE TO REMAIN

(N) SURFACE MOUNTED INFRARED AREA HEATER

(N) SURFACE MOUNTED FANS





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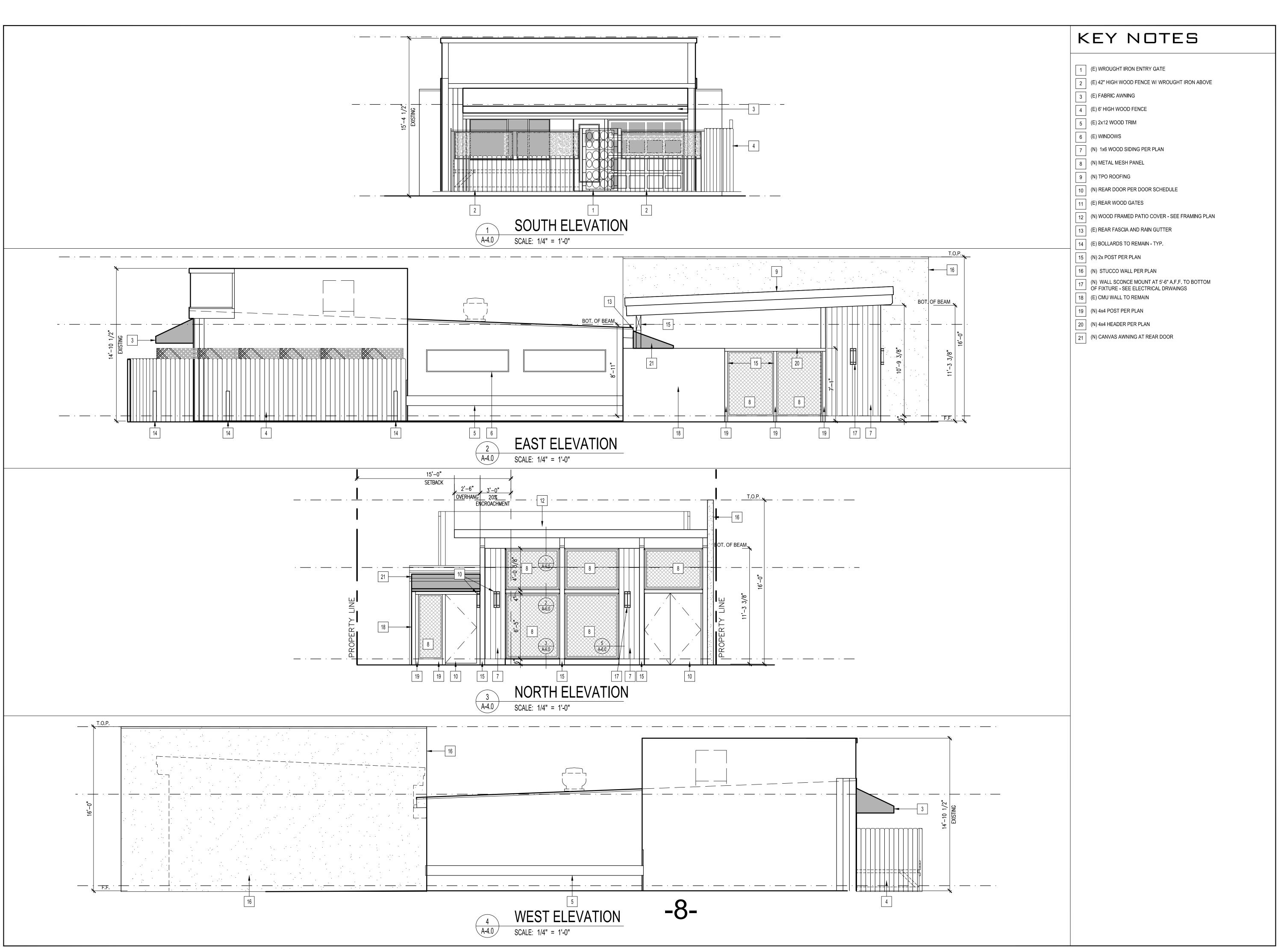
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REFLECTED CEILING PLAN

& ROOF PLAN







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22-13 WEST END RESTAURANT

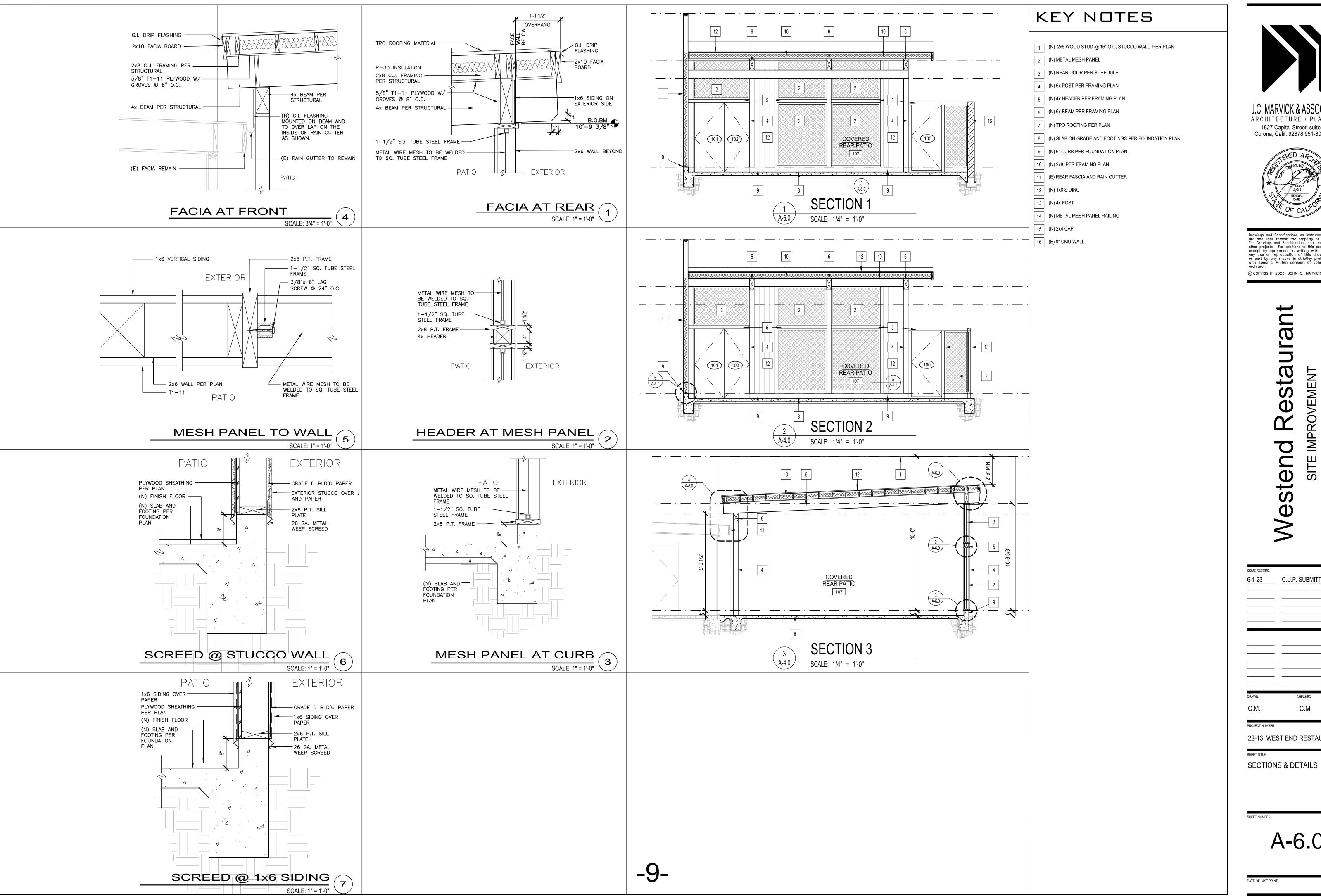
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