

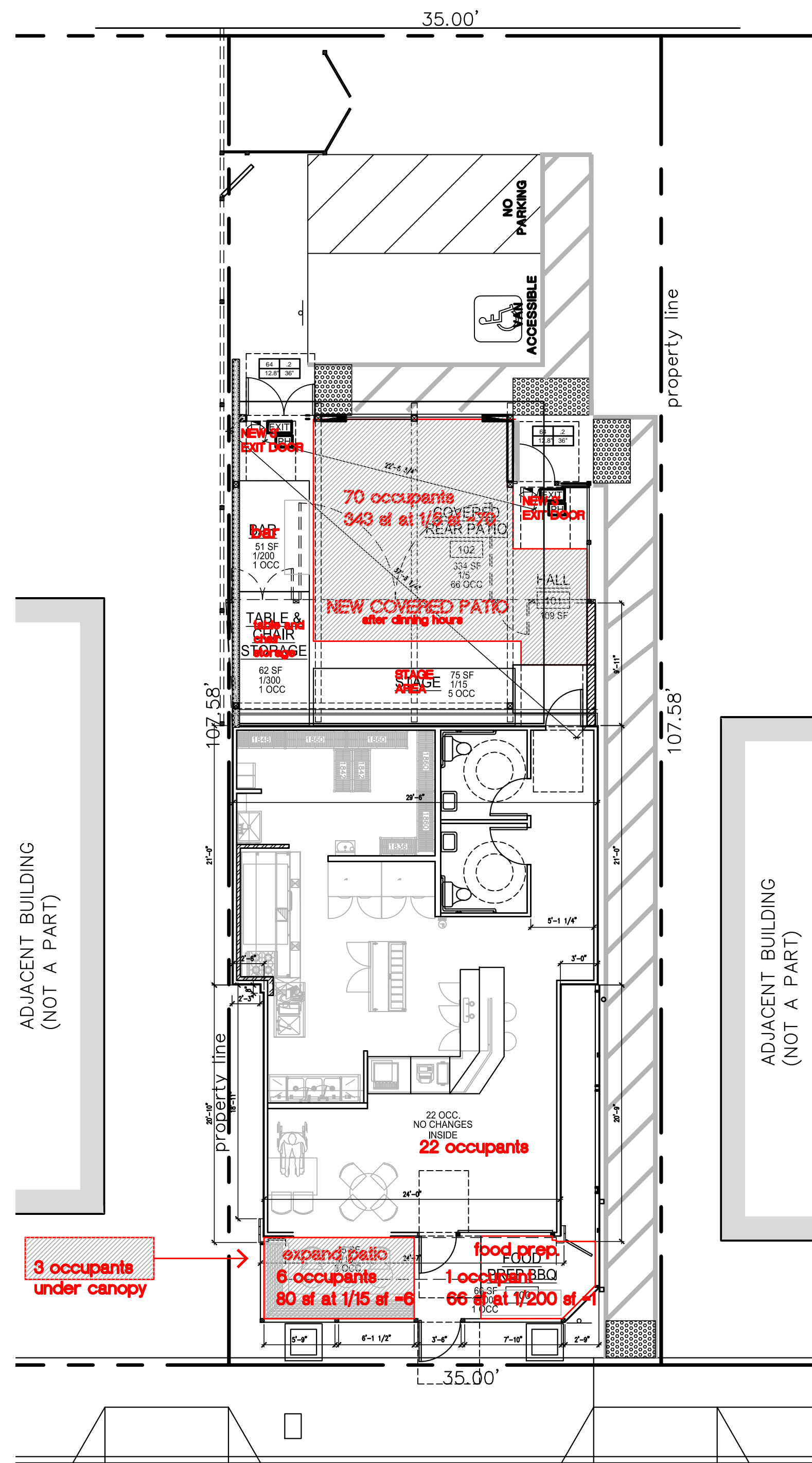




OCCUPANT LOAD (AFTER DINING)				
WEST END Room Type	Area	Occupancy	S.F. / Person	Persons
COVERED REAR PATIO	334 s.f.	ASSEMBLY	5	66
BAR	51 s.f.	KITCHEN COMMERCIAL	200	1
STAGE	75 s.f.	KITCHEN COMMERCIAL	15	5
ENTRY PATIO - COVERED	35 s.f.	ASSEMBLY	15	3
FOOD PREP BBQ	66 s.f.	KITCHEN, COMMERCIAL	200	3
TOTAL AT WEST END	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 ASSEMBLY AREA	15	Gross
PUBLIC ASSEMBLY STANDING	5	Gross
STORAGE / STOCK	300	Gross

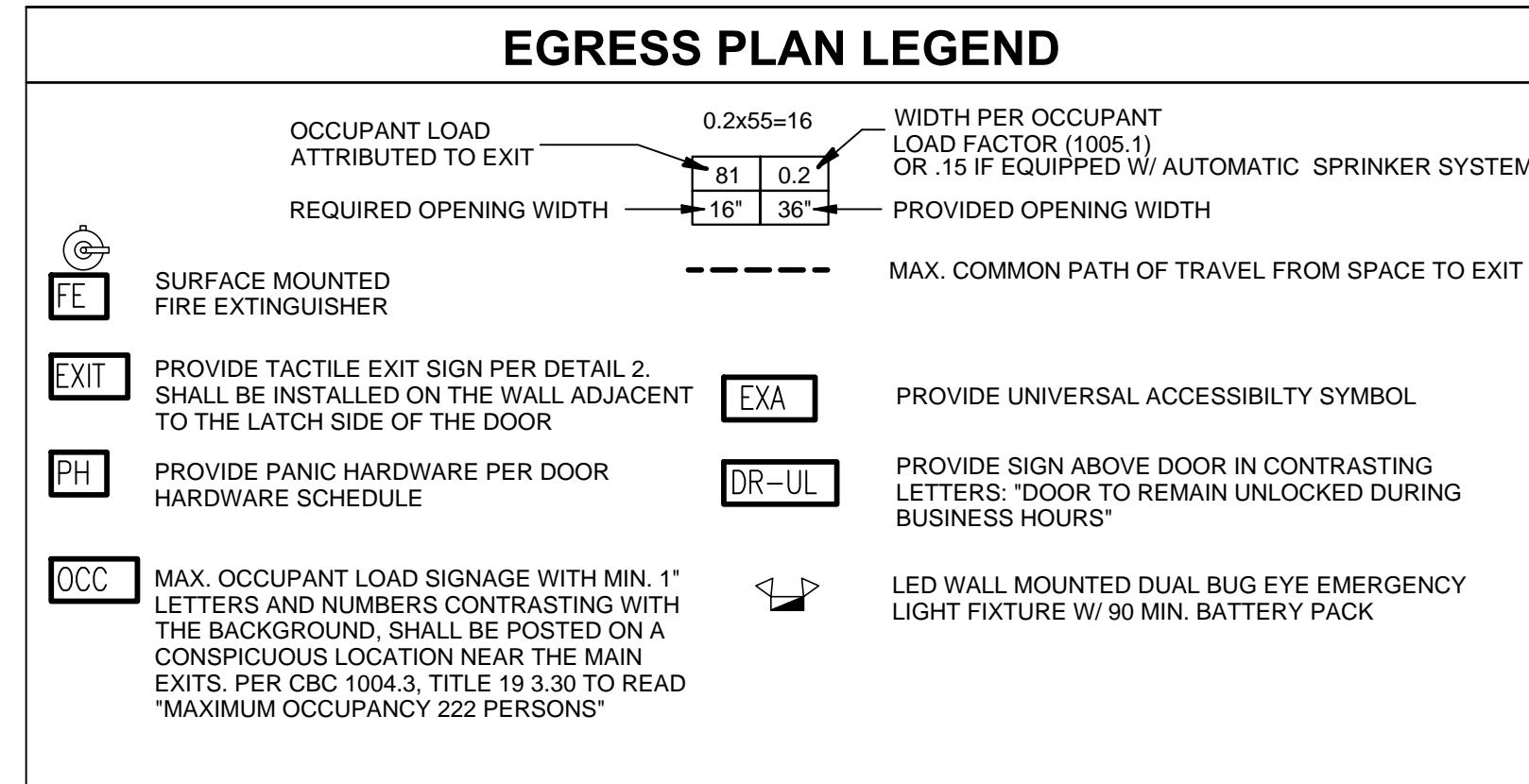
OCCUPANT LOAD (DINING HOURS)				
WEST END Room Type	Area	Occupancy	S.F. / Person	Persons
COVERED REAR PATIO	542 s.f.	ASSEMBLY	15	36
HALL	-	-	-	-
ENTRY PATIO - COVERED	35 s.f.	ASSEMBLY	15	3
FOOD PREP BBQ	66 s.f.	KITCHEN, COMMERCIAL	200	3
INTERIOR SPACE - NO CHANGES	1,034 s.f.	-	-	22
TOTAL AT WEST END	1,677 s.f.		TOTAL	64



19th Street

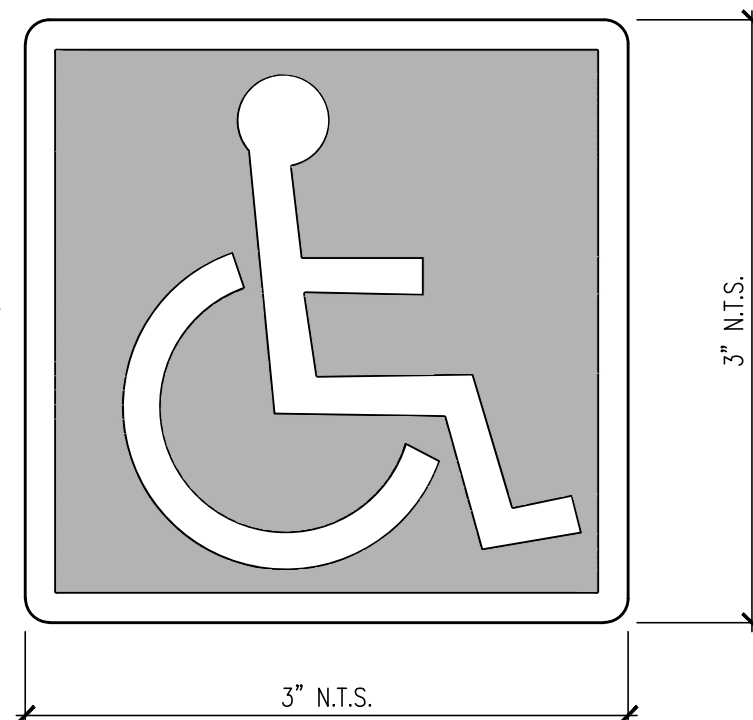
EXIT AND OCCUPANCY PLAN (AFTER DINING)

SCALE: 1/8" = 1'-0"

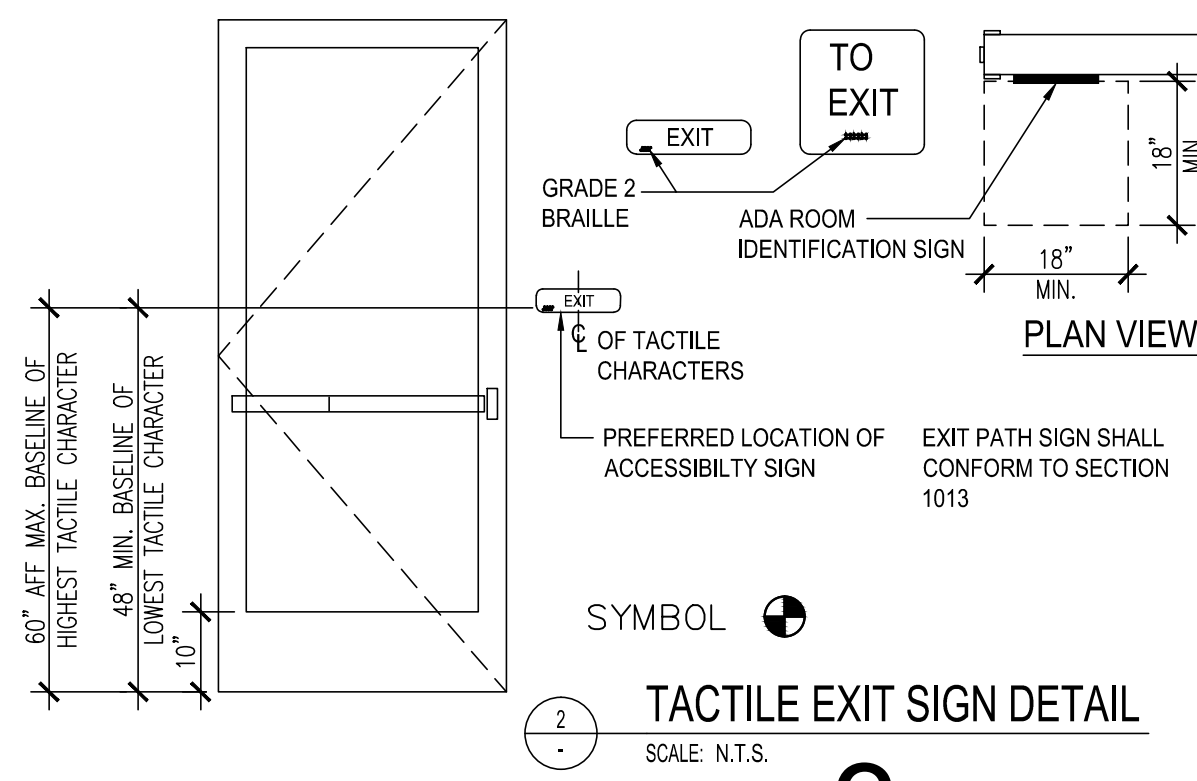


THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY HANDICAPPED PERSONS. THE SYMBOL SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR #15090 IN FEDERAL STANDARD 595A.

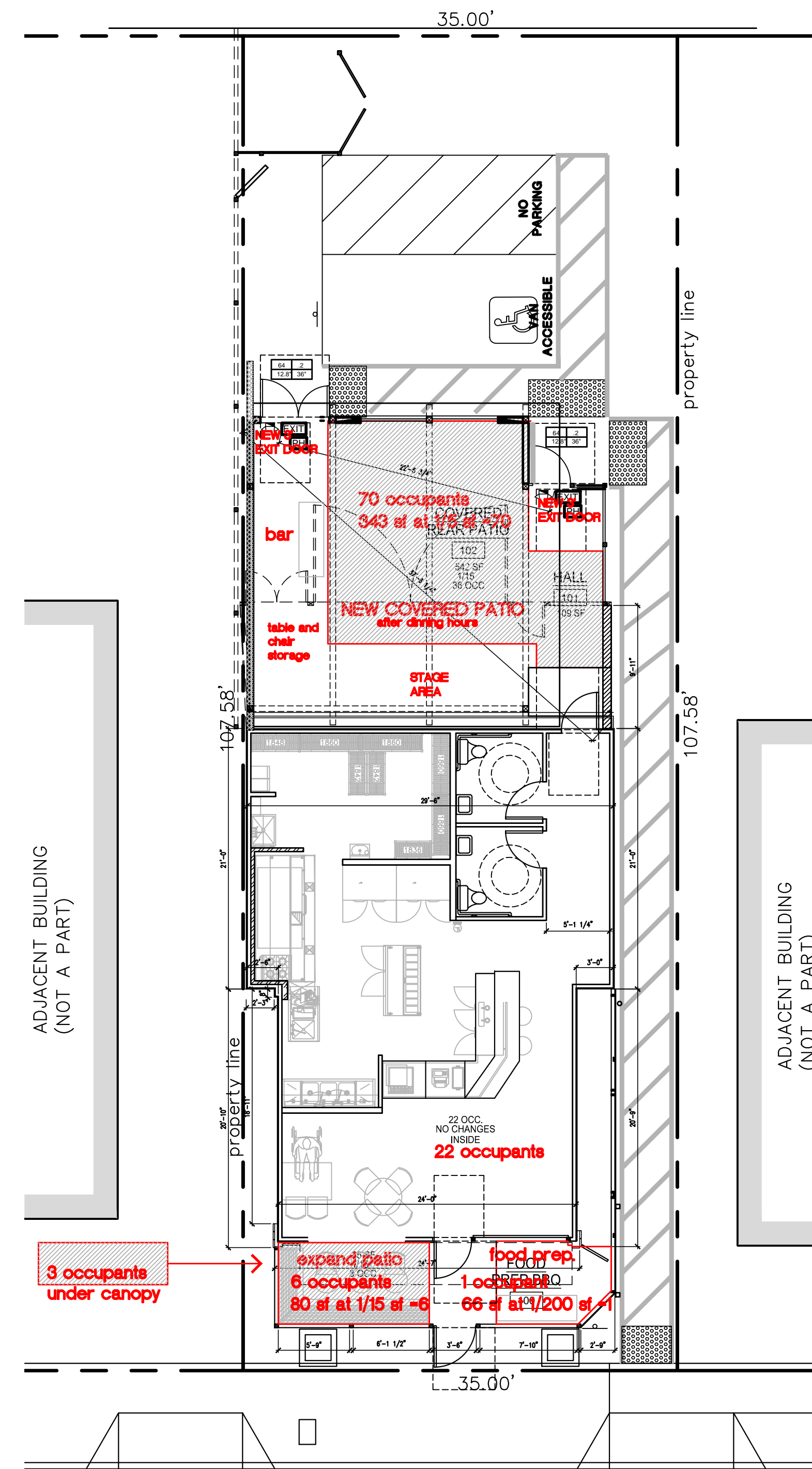
ATTACH DECAL OF SYMBOL TO STOREFRONT IN LOCATIONS AS SHOWN ON PLAN. MOUNT 60" A.F.F.



INTERNATIONAL ACCESSIBILITY SIGN  
SCALE: N.T.S. SYMBOL EXA



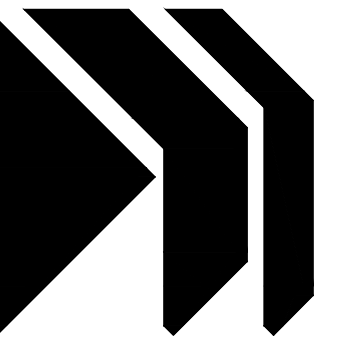
TACTILE EXIT SIGN DETAIL  
SCALE: N.T.S.



19th Street

EXIT AND OCCUPANCY PLAN (DINING HOURS)

SCALE: 1/8" = 1'-0"



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ARCHITECTURE / PLANNING  
1827 Capital Street, suite 101  
Corona, Calif. 92789 951-808-0520



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Westend Restaurant

SITE IMPROVEMENT  
814 WEST 19TH STREET  
COSTA MESA, CA 92627

ISSUE RECORD:  
6-1-23 C.U.P. SUBMITTAL

DRAWN: C.M. CHECKED: C.M.

PROJECT NUMBER:  
22-13 WEST END RESTAURANT

SHEET TITLE:  
EXIT AND OCCUPANCY PLAN

SHEET NUMBER:

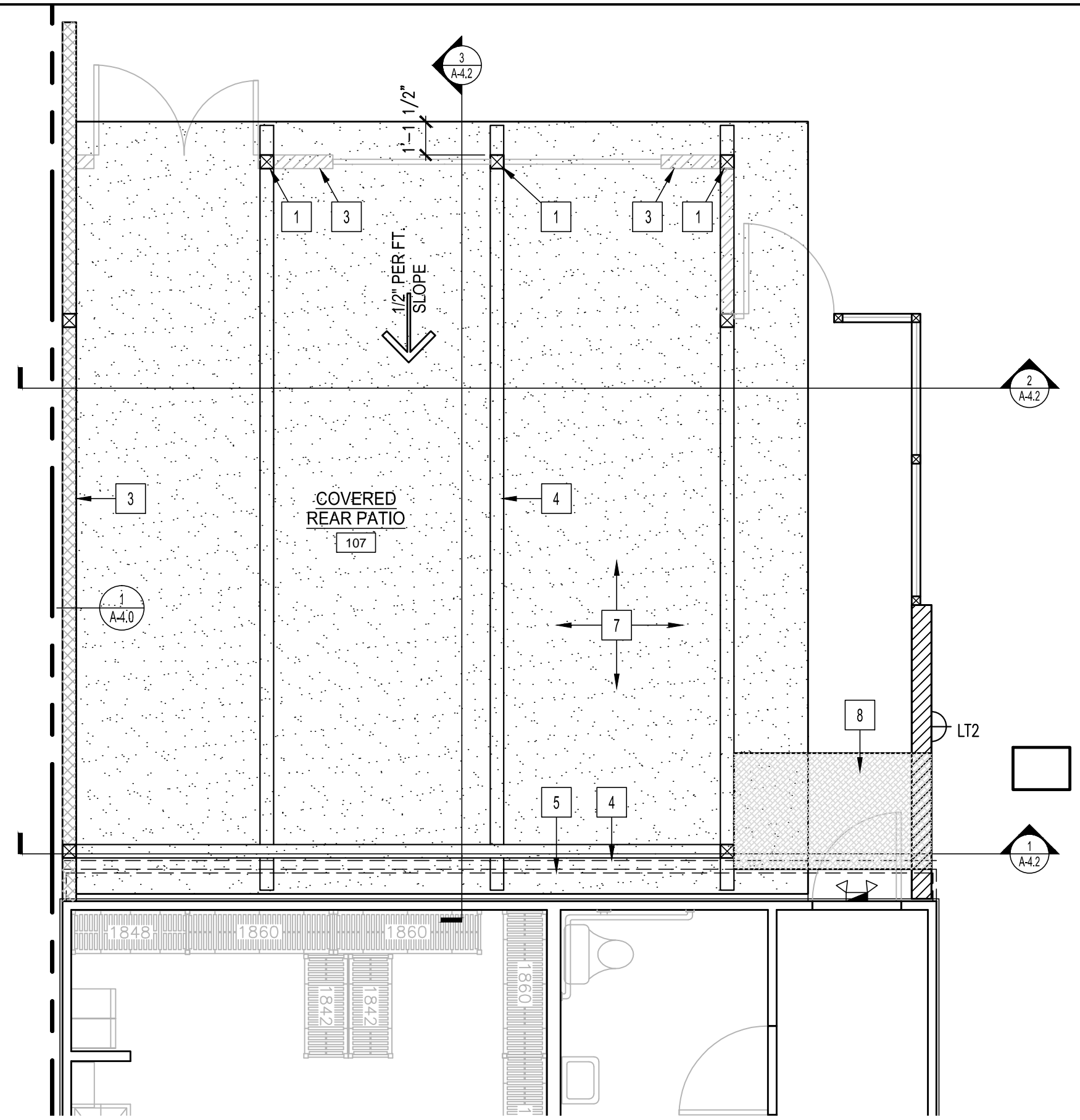
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DATE OF LAST PRINT: 5-16-23

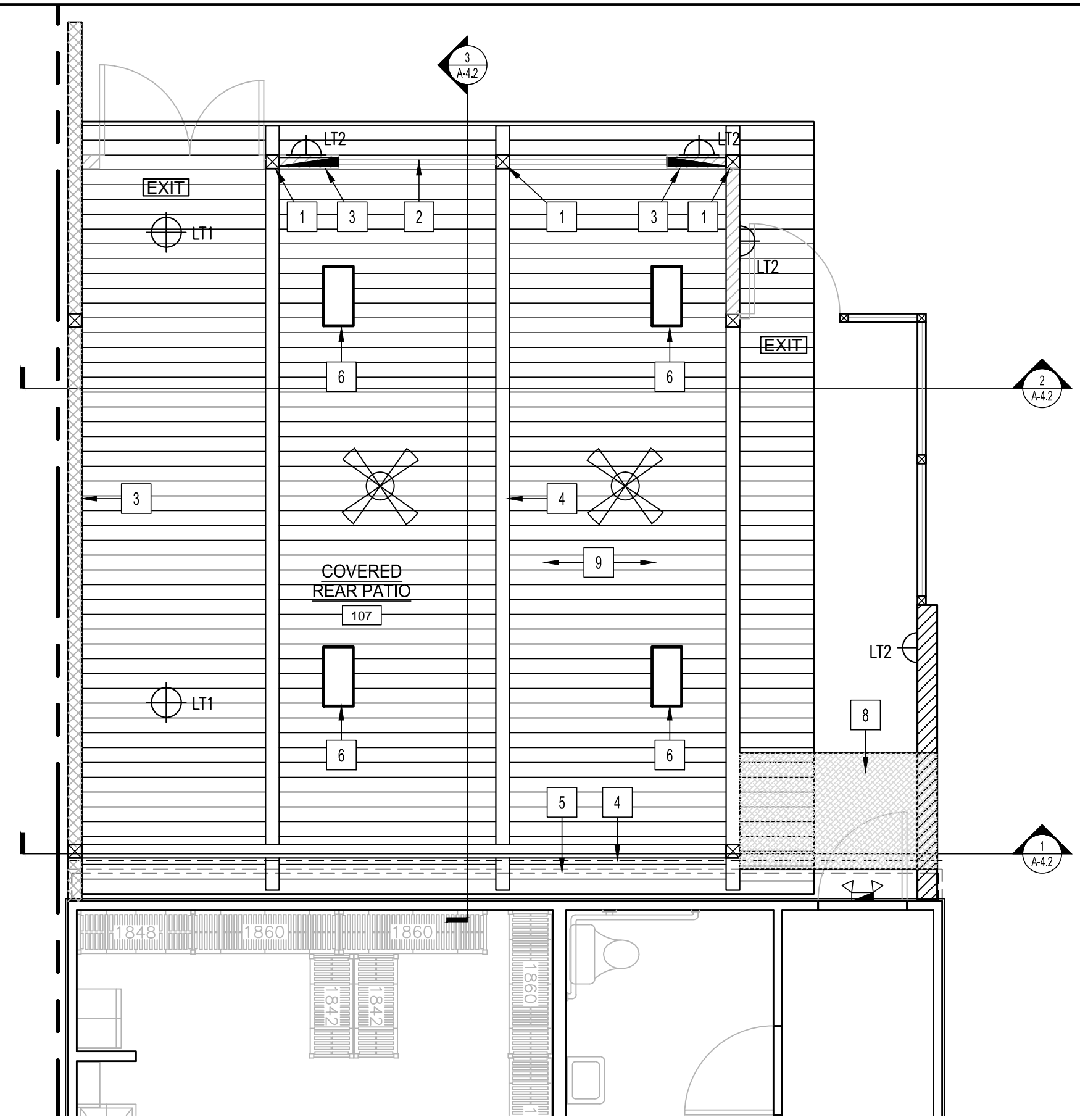








TRUE NORTH  
 2 A-3.0  
**COVERED REAR PATIO ROOF PLAN**  
 SCALE: 1/4" = 1'-0"



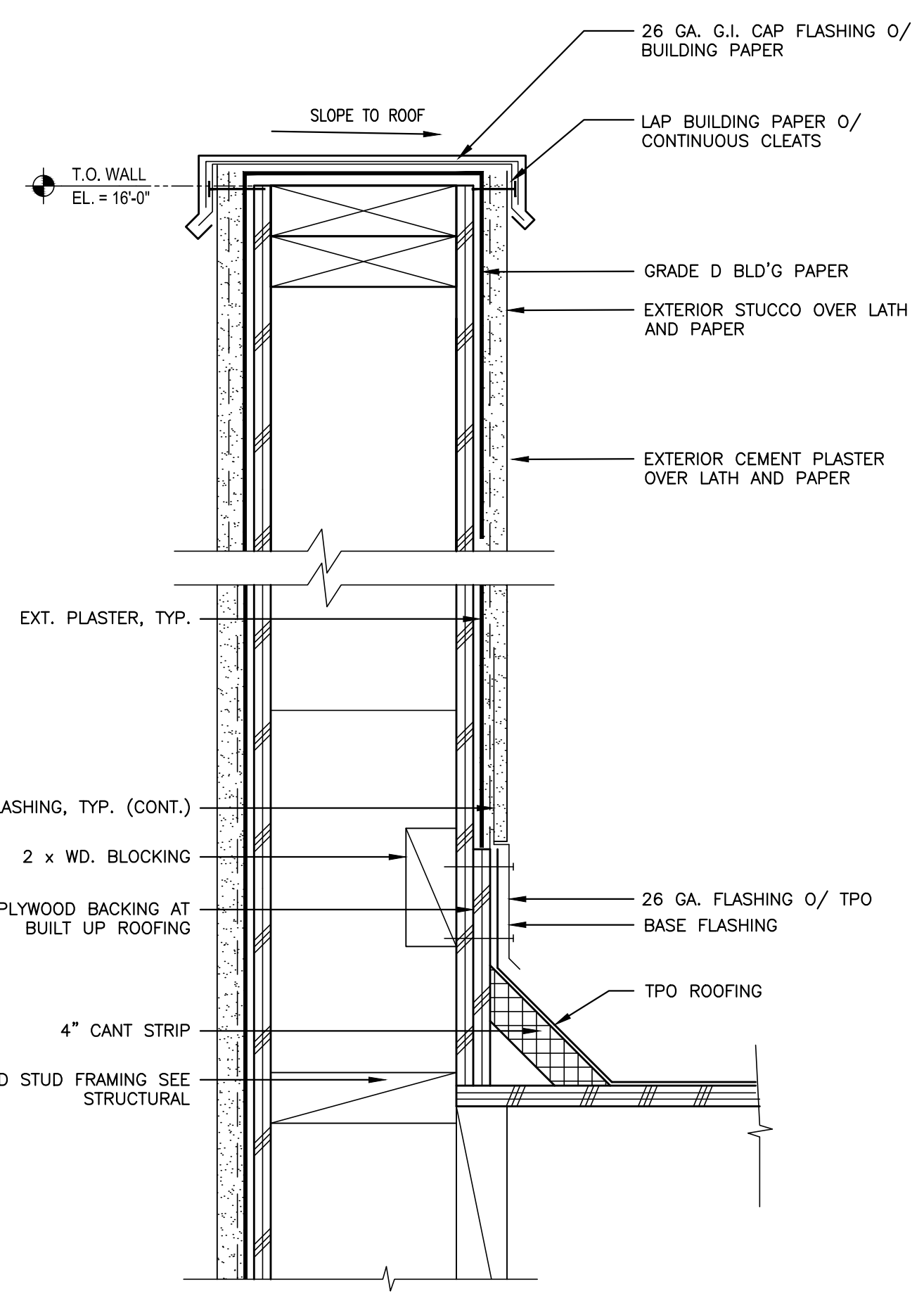
TRUE NORTH  
 2 A-3.0  
**COVERED REAR PATIO RCP PLAN**  
 SCALE: 1/4" = 1'-0"

**KEY NOTES**

- 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
- 7 (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



**CANT & FLASHING DETAIL @ PARAPET**  
 1  
 SCALE: 3" = 1'-0"



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**Westend Restaurant**  
 SITE IMPROVEMENT  
 814 WEST 19TH STREET  
 COSTA MESA, CA 92627

ISSUE RECORD:

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

DRAWN: C.M. CHECKED: C.M.

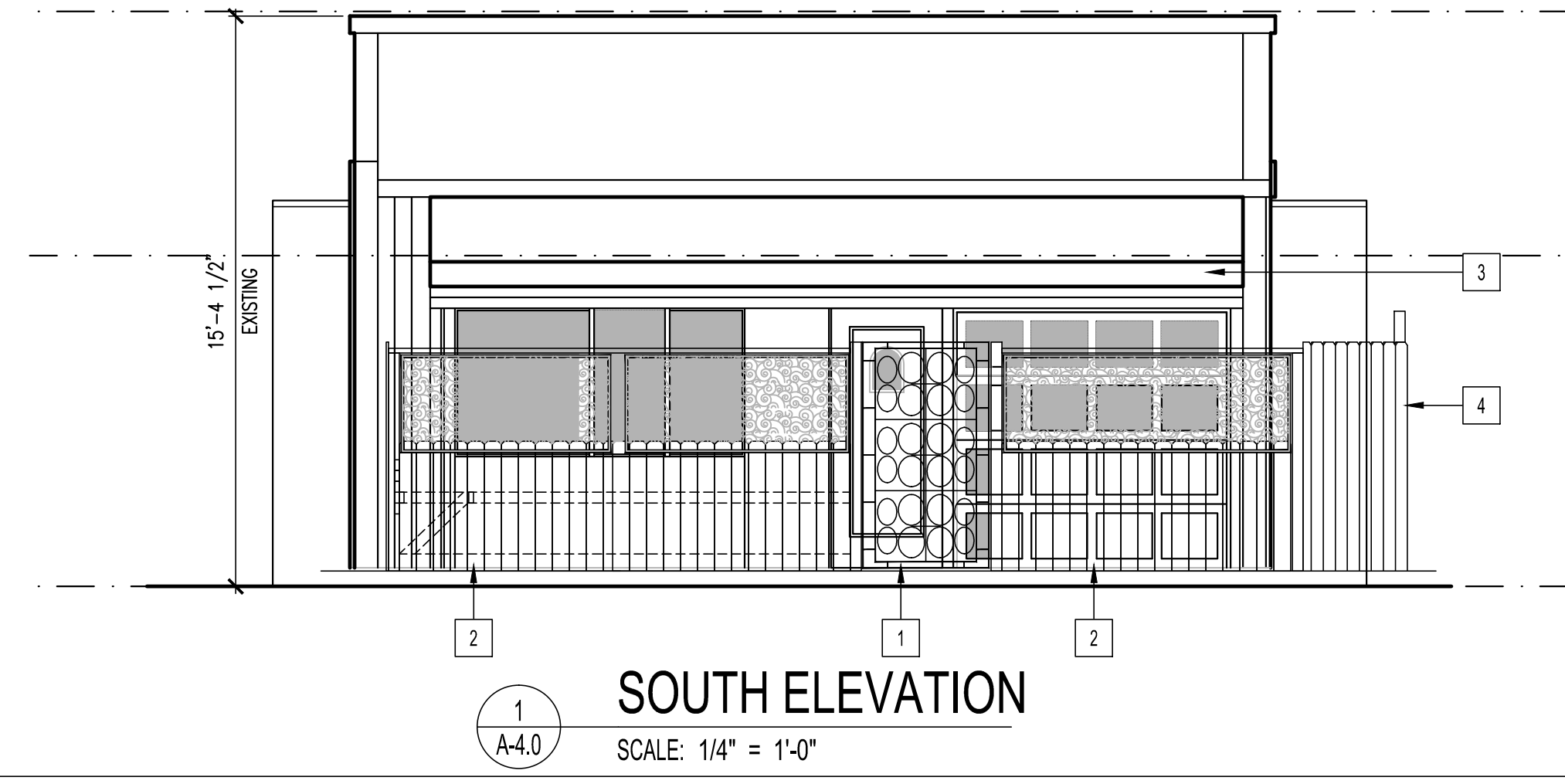
PROJECT NUMBER:  
 22-13 WEST END RESTAURANT

SHEET TITLE:  
 REFLECTED CEILING PLAN & ROOF PLAN

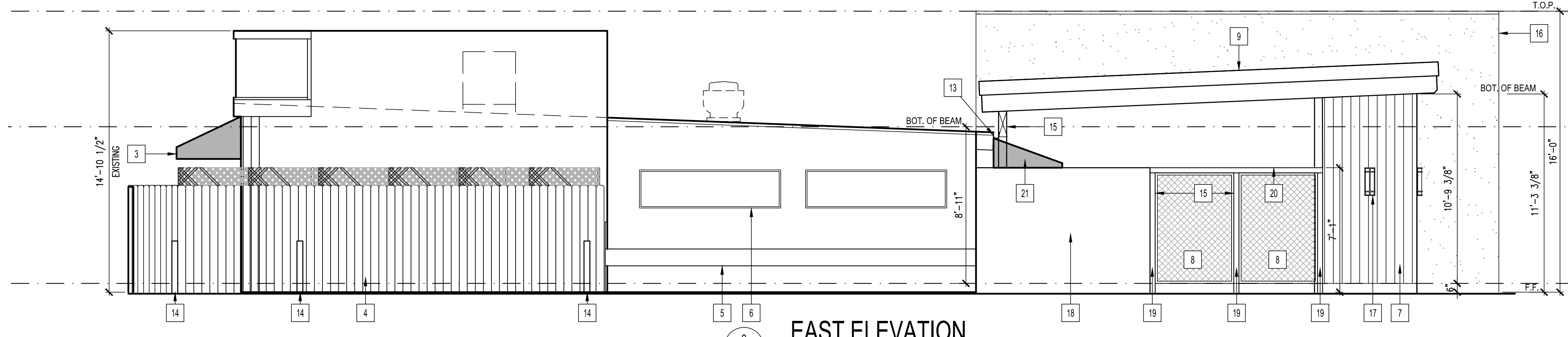
SHEET NUMBER:

**A-4.0**

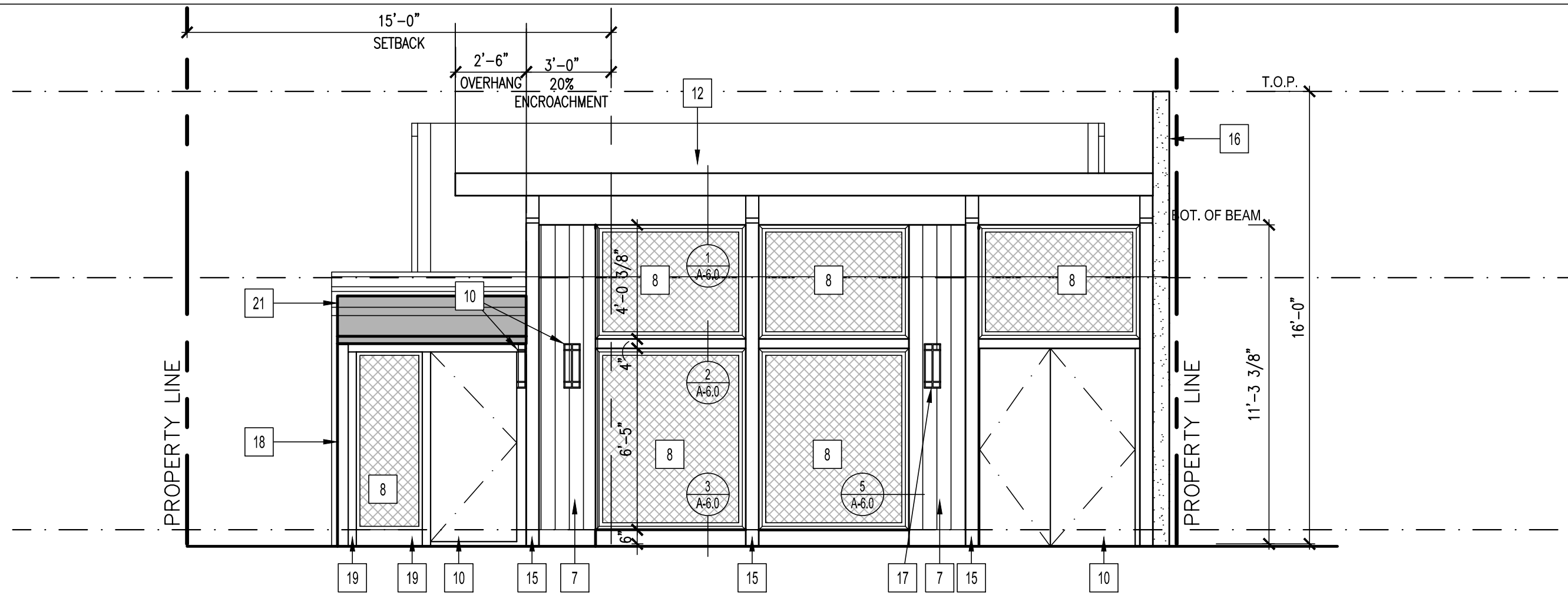
DATE OF LAST PRINT: 5-16-23



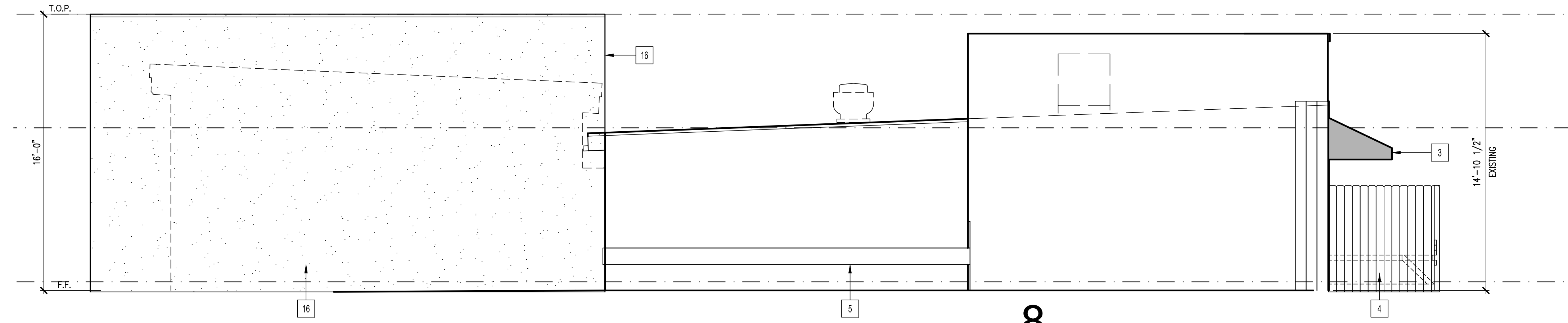
1  
A-4.0  
**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



2  
A-4.0  
**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



3  
A-4.0  
**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

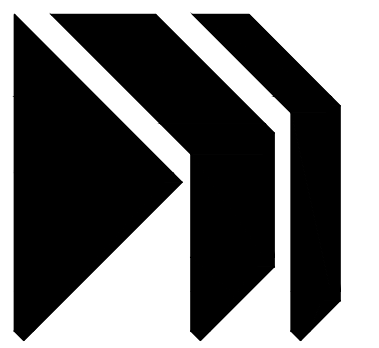


4  
A-4.0  
**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**-8-**

**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) 2x12 WOOD TRIM
- 6 (E) WINDOWS
- 7 (N) 1x6 WOOD SIDING PER PLAN
- 8 (N) METAL MESH PANEL
- 9 (N) TPO ROOFING
- 10 (N) REAR DOOR PER DOOR SCHEDULE
- 11 (E) REAR WOOD GATES
- 12 (N) WOOD FRAMED PATIO COVER - SEE FRAMING PLAN
- 13 (E) REAR FASCIA AND RAIN GUTTER
- 14 (E) BOLLARDS TO REMAIN - TYP.
- 15 (N) 2x POST PER PLAN
- 16 (N) STUCCO WALL PER PLAN
- 17 (N) WALL SCONCE MOUNT AT 5'-6" A.F.F. TO BOTTOM OF FIXTURE - SEE ELECTRICAL DRAWINGS
- 18 (E) CMU WALL TO REMAIN
- 19 (N) 4x4 POST PER PLAN
- 20 (N) 4x4 HEADER PER PLAN
- 21 (N) CANVAS AWNING AT REAR DOOR



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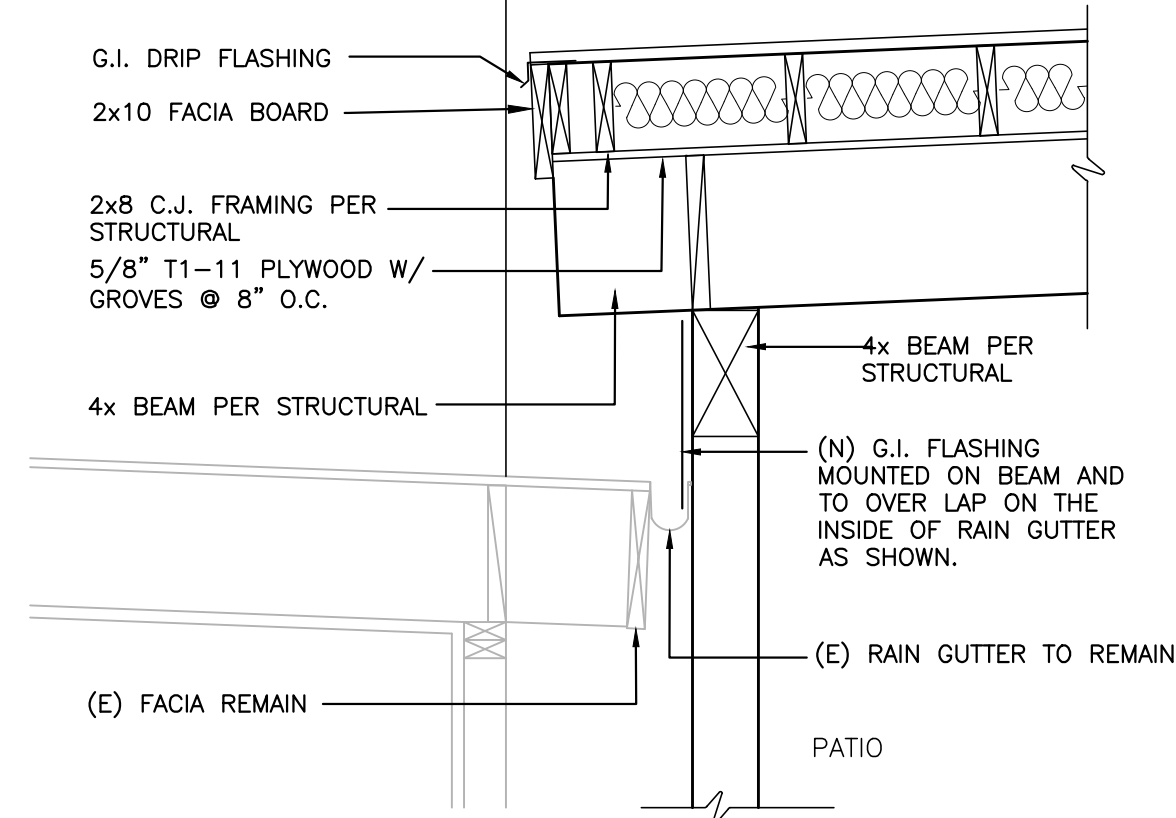
PROJECT NUMBER:  
22-13 WEST END RESTAURANT

SHEET TITLE:  
ELEVATIONS

SHEET NUMBER:  
A-5.0

DATE OF LAST PRINT:  
5-16-23

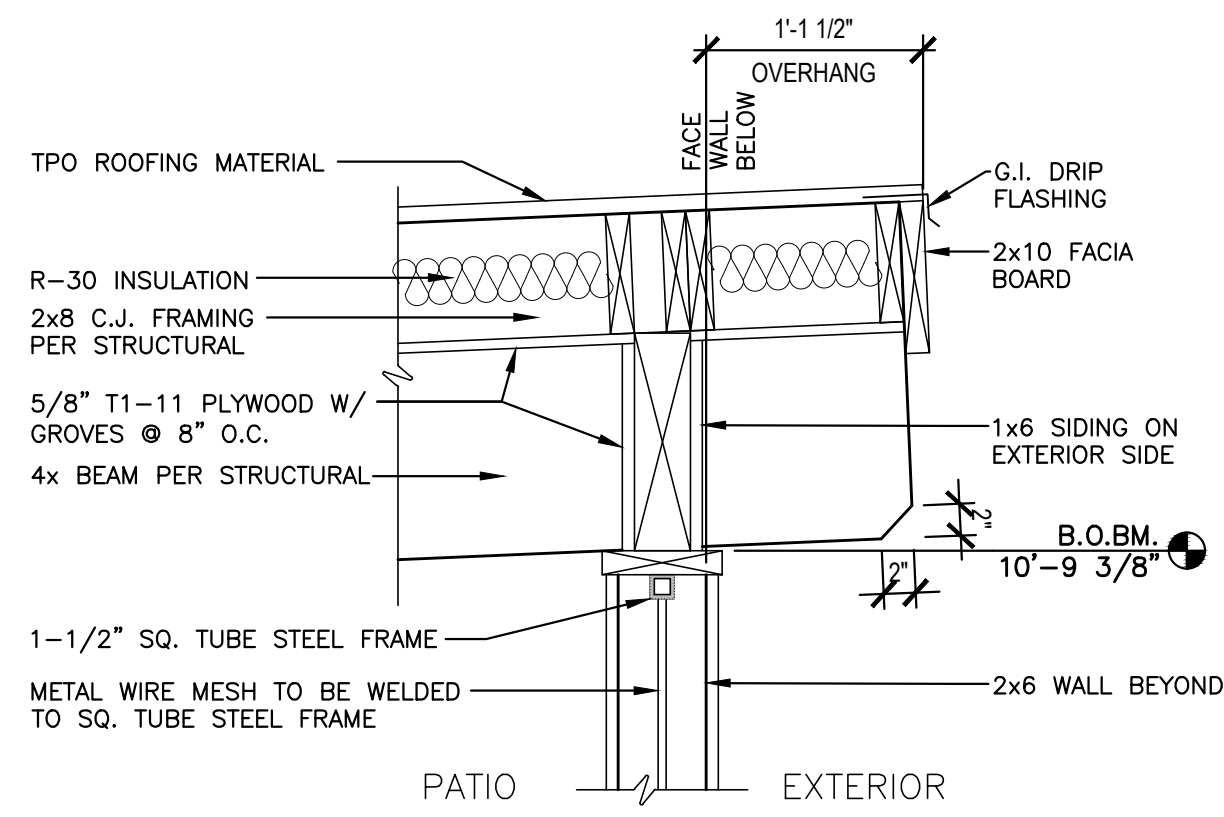




**FACIA AT FRONT**

SCALE: 3/4" = 1'-0"

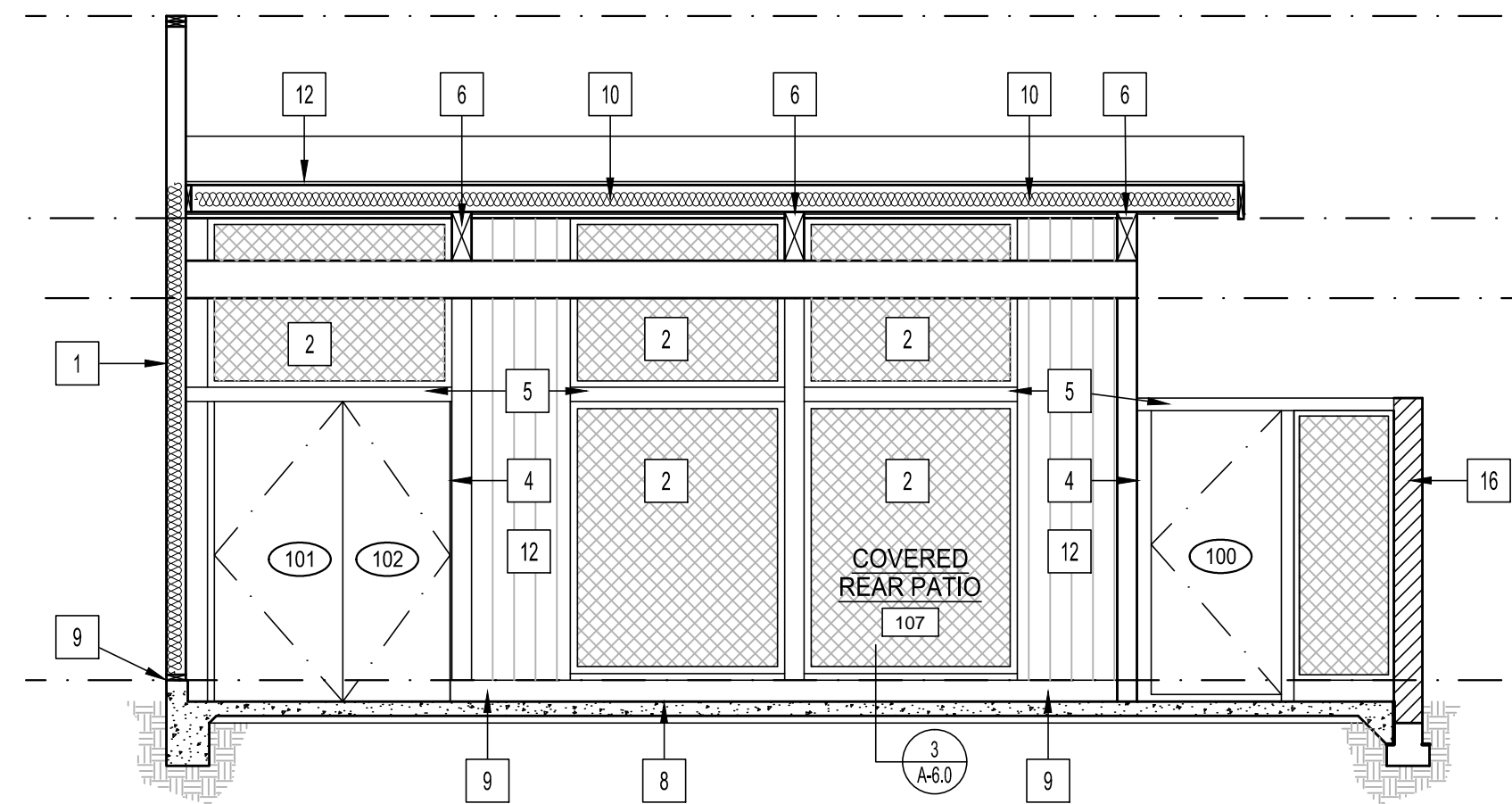
4



**FACIA AT REAR**

SCALE: 1" = 1'-0"

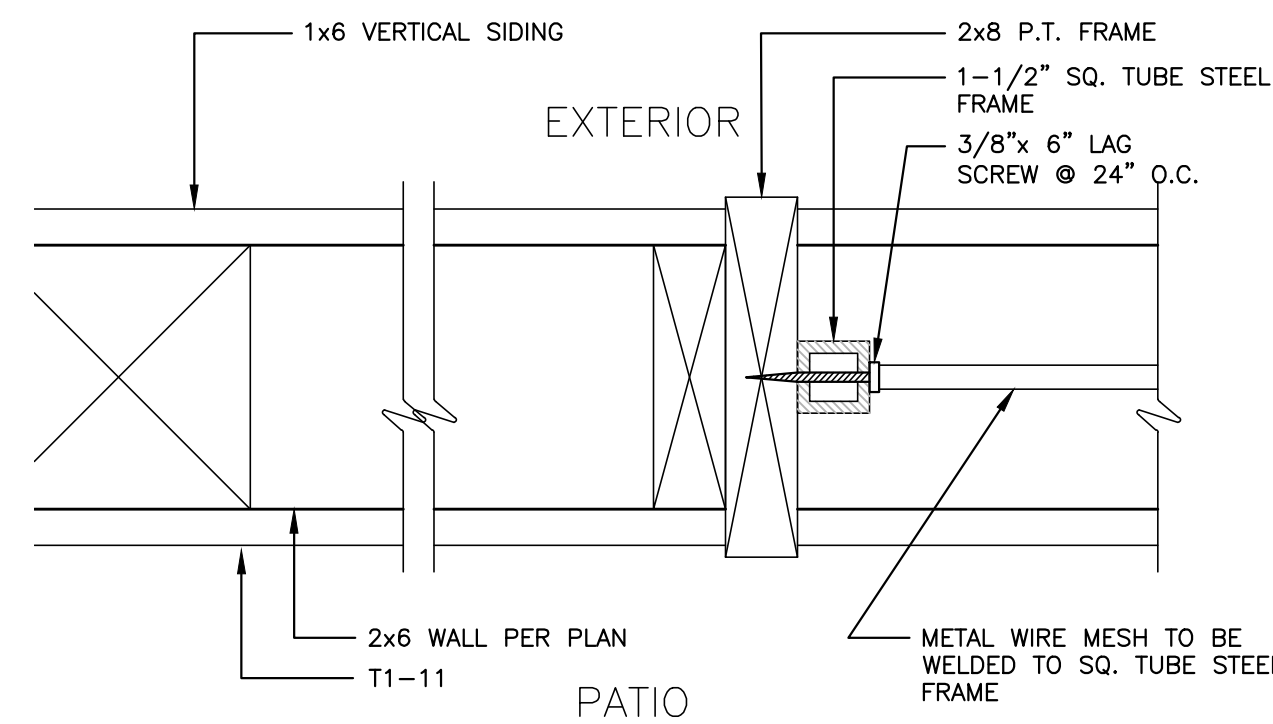
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**SECTION 1**

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

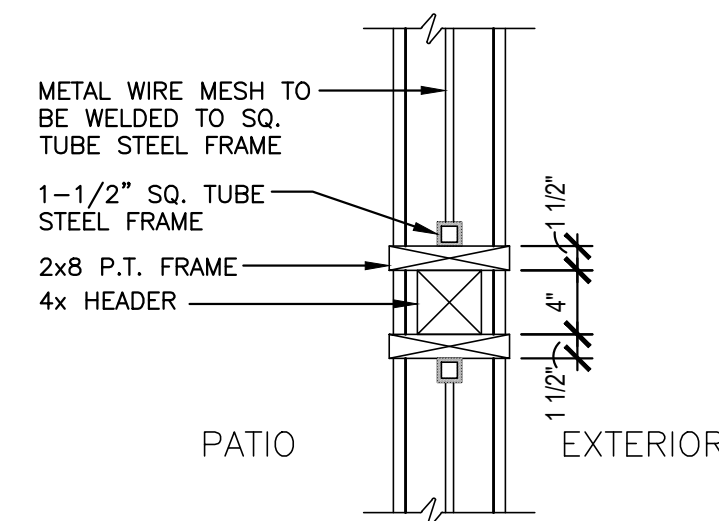
1



**MESH PANEL TO WALL**

SCALE: 1" = 1'-0"

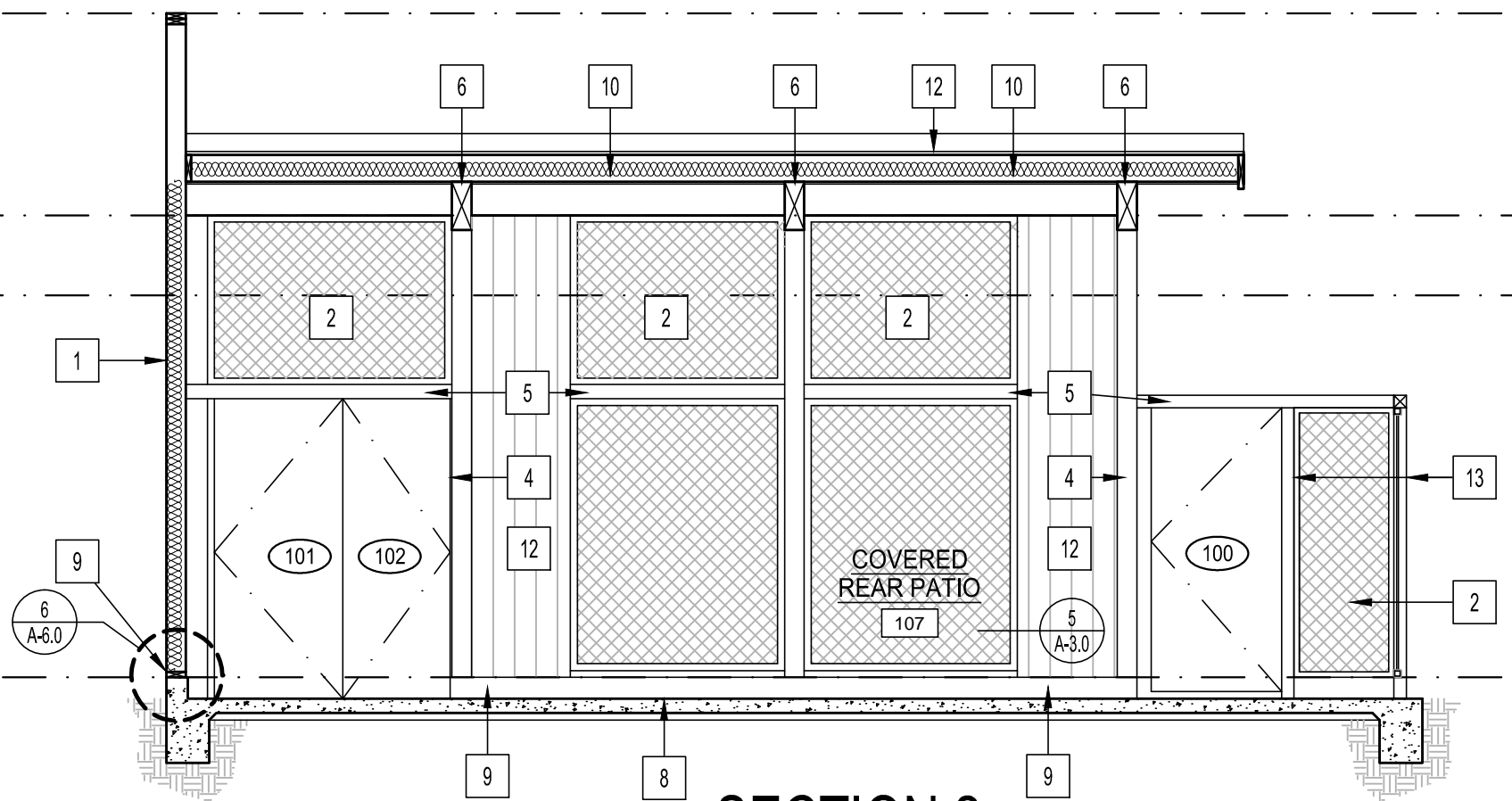
5



**HEADER AT MESH PANEL**

SCALE: 1" = 1'-0"

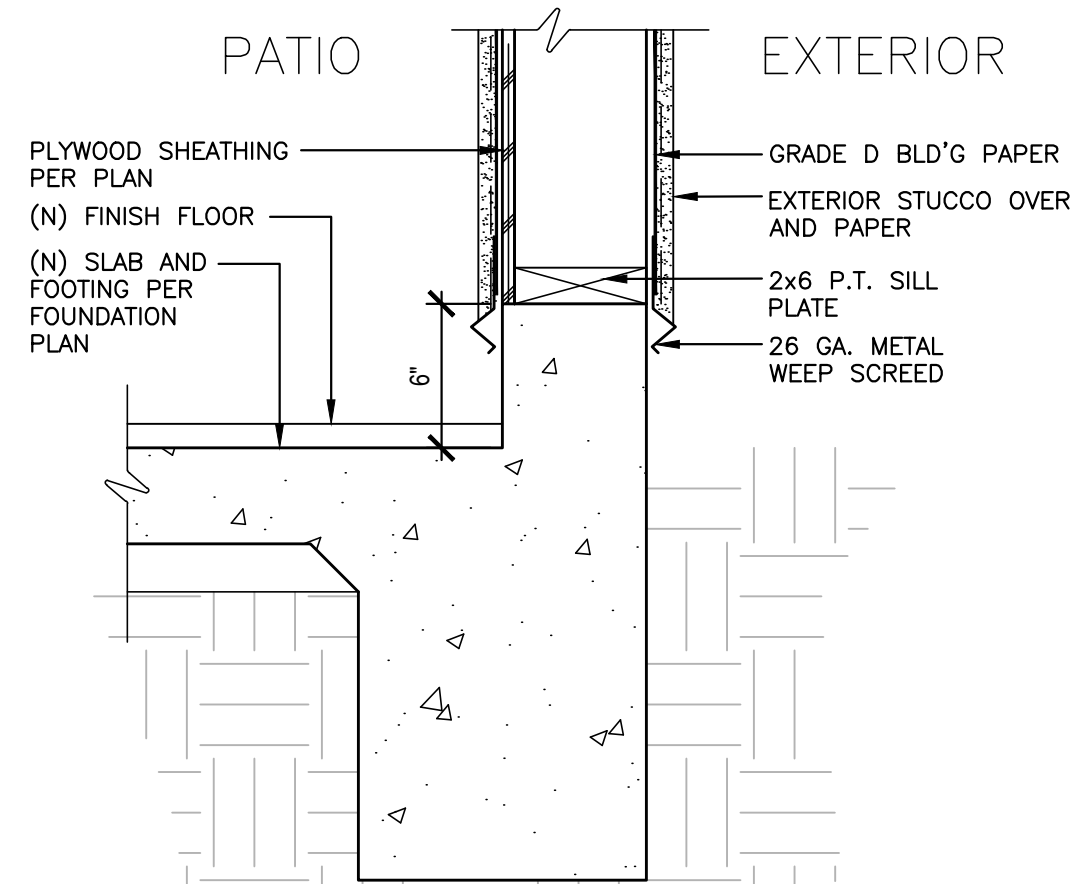
2



**SECTION 2**

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

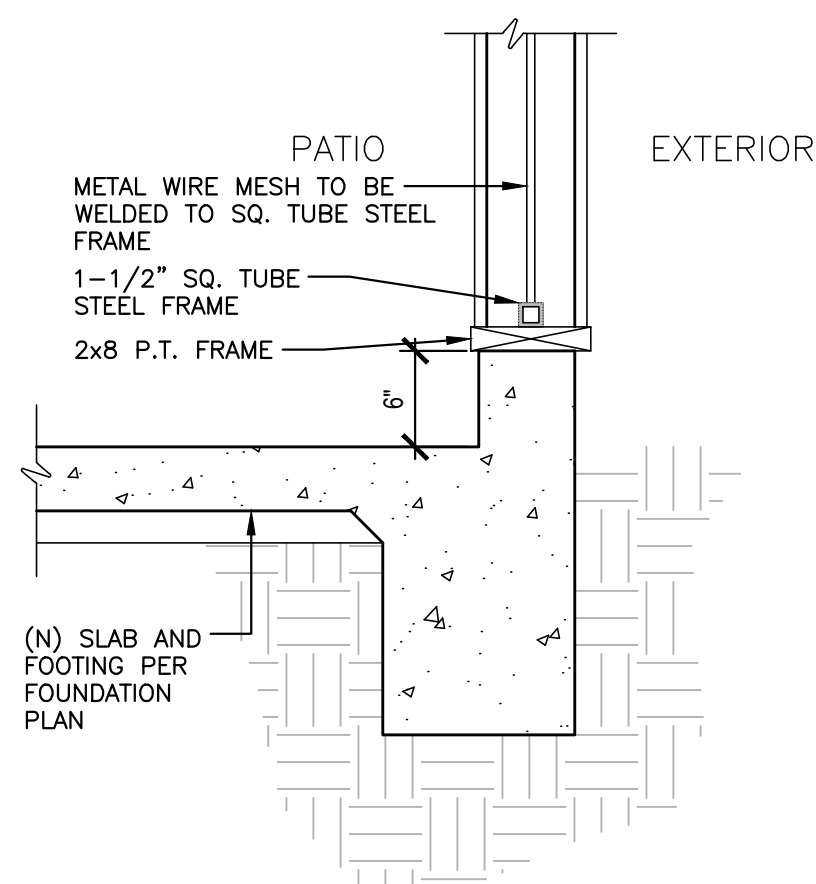
2



**SCREED @ STUCCO WALL**

SCALE: 1" = 1'-0"

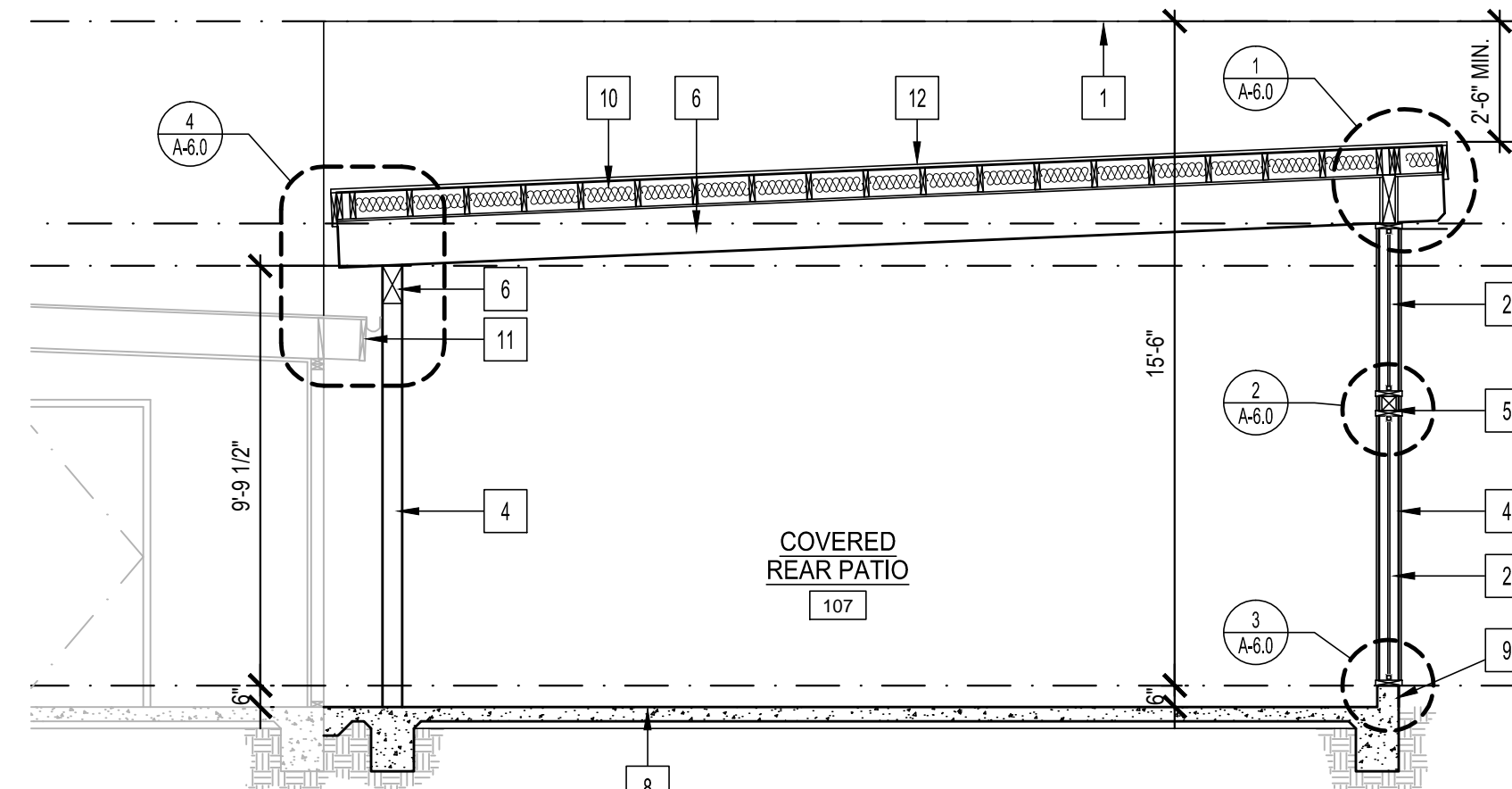
6



**MESH PANEL AT CURB**

SCALE: 1" = 1'-0"

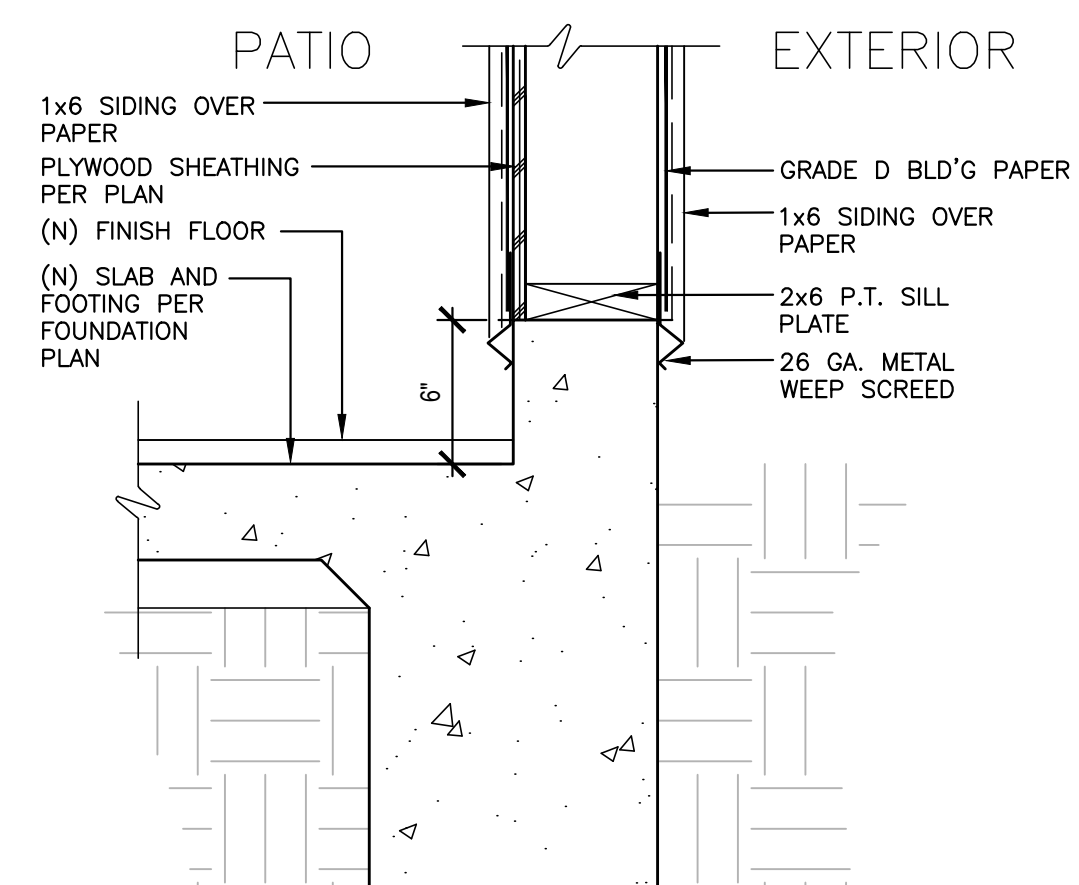
3



**SECTION 3**

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

3



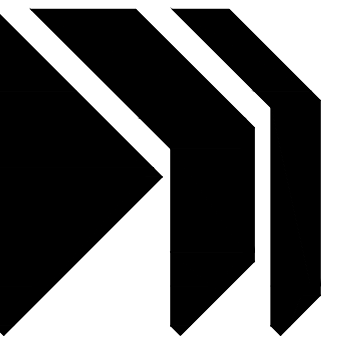
**SCREED @ 1x6 SIDING**

SCALE: 1" = 1'-0"

7

**KEY NOTES**

- 1 (N) 2x6 WOOD STUD @ 16" O.C. STUCCO WALL PER PLAN
- 2 (N) METAL MESH PANEL
- 3 (N) REAR DOOR PER SCHEDULE
- 4 (N) 6x POST PER FRAMING PLAN
- 5 (N) 4x HEADER PER FRAMING PLAN
- 6 (N) 6x BEAM PER FRAMING PLAN
- 7 (N) TPO ROOFING PER PLAN
- 8 (N) SLAB ON GRADE AND FOOTINGS PER FOUNDATION PLAN
- 9 (N) 6" CURB PER FOUNDATION PLAN
- 10 (N) 2x8 PER FRAMING PLAN
- 11 (E) REAR FASCIA AND RAIN GUTTER
- 12 (N) 1x6 SIDING
- 13 (N) 4x POST
- 14 (N) METAL MESH PANEL RAILING
- 15 (N) 2x4 CAP
- 16 (E) 8" CMU WALL



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22-13 WEST END RESTAURANT

SHEET TITLE:  
SECTIONS & DETAILS

SHEET NUMBER:

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