

JEFFREY V. RIGGS, ARCHITECT, INC.

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TRENTA PIZZA & CUCINA
 1661 SUPERIOR AVENUE, UNIT D
 COSTA MESA, CA 92627

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 DO NOT SCALE PLANS

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT MANAGER: JVR
 DESIGNER: JVR
 DRAWN BY: JVR
 REVIEWED BY: JVR
 1ST BLDG DEPT. SUBMITTAL: JVR
 ISSUED FOR CONSTRUCTION:
 JOB NUMBER: 2019070
 CAD FILE NAME: ASP1.DWG

DATE: 10/22/21 SHEET: ASP.1

WALL LEGEND
 - - - - - EXISTING 2ND FLOOR WALL TO REMAIN
 _____ EXISTING 2ND FLOOR WALL TO REMAIN

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

ARCHITECTURAL SITE PLAN

1ST PLANNING DEPT. SUBMITTAL

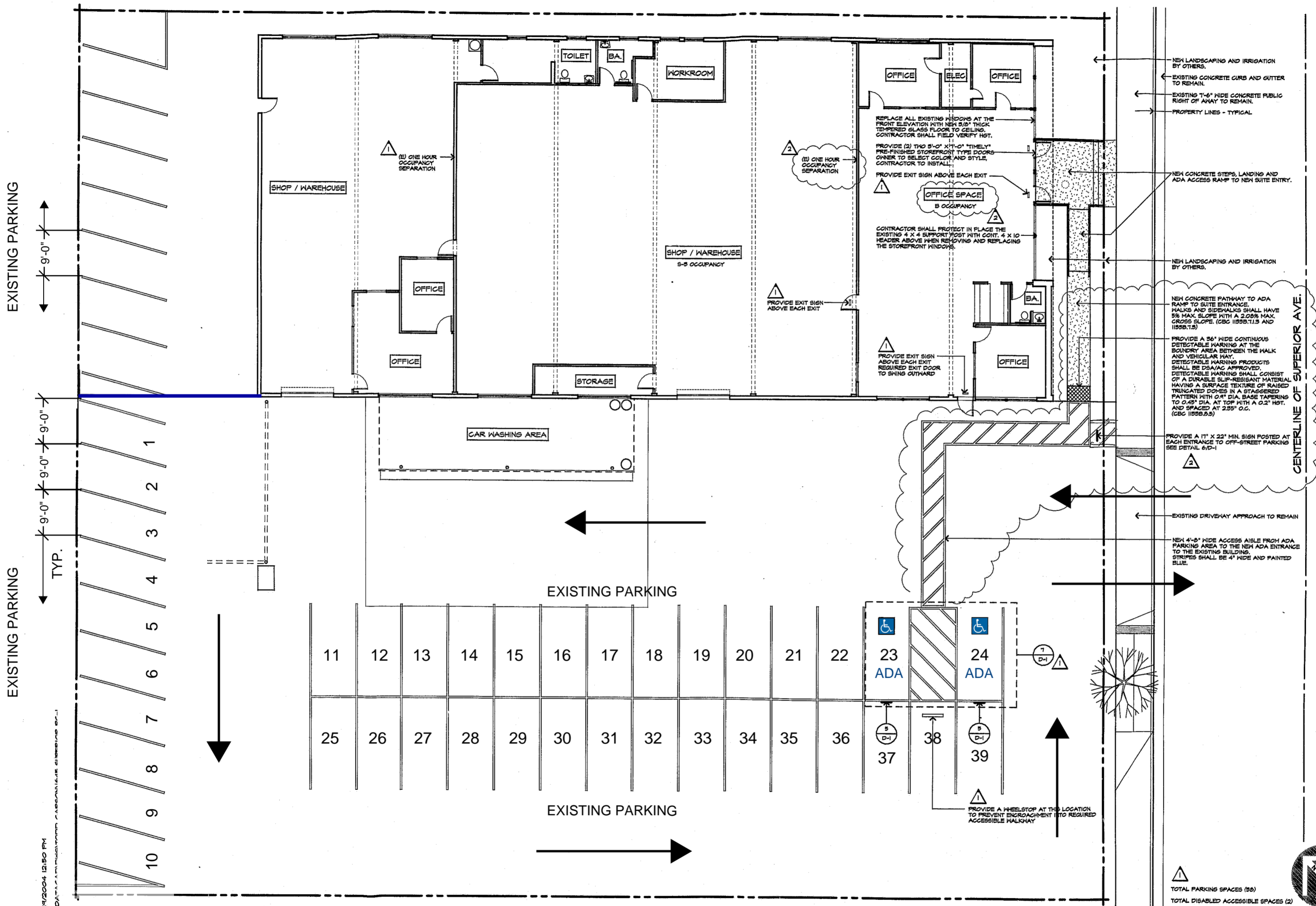
Scanned with CamScanner

Alpha professional corp

7850 Slater ave spc 110
Huntington Beach, CA 92647
(714) 679 0028

Valet operation plan document

- Net increase in parking with valet implemented is 39 parking spaces
- Loading area is located on the restaurant property west side of the parking lot. Valet is indicated with cones, signs and podium.
- Unloading area is located on the restaurant property south of the parking lot and additional unloading are located at 1645 Superior ave Costa Mesa, CA, 92627.
- Valet staffing is provided by Alpha Professional Corp.
- Our team consists of three individuals for the weekdays and four for the weekend
 - Luis A Espinoza
 - Neftali Torres Falafan
 - Luis Manuel Torres
 - Juan Perez
- Hours of operation
 - Monday – Sunday from 5:00pm – 10:00pm



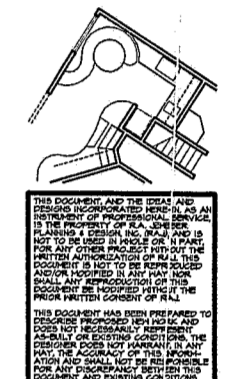
EXISTING PARKING

EXISTING PARKING

01/14/2004 12:50 PM
 C:\DATA\ARCHITECTURE\ASB\ARCHITECTURE\BUILDING 01-1

REVISIONS	BY
1 PLAN CHECK 12-29-03	CM
2 PLAN CHECK 01-20-04	EL
3	
4	

R.A. JEHEBER
 PLANNING/DESIGN CONSULTANTS
 410 52ND STREET, SUITE 202
 NEWPORT BEACH, CA 92665
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**THE CM AUTO - 1 BUILDING
 1645 SUPERIOR AVENUE
 COSTA MESA, CALIFORNIA**

SHEET TITLE: PROPOSED FLOOR PLANS	
DATE:	01/20/2004
SCALE:	1/8" = 1'-0"
JOB NO.:	2003-37
SHEET	
A-2	
FEB 05 2004	
ZA-03-092	

NEW LANDSCAPING AND IRRIGATION BY OTHERS.
 EXISTING CONCRETE CURBS AND GUTTER TO REMAIN.
 EXISTING 7'-6" WIDE CONCRETE PUBLIC RIGHT OF WAY TO REMAIN.
 PROPERTY LINES - TYPICAL.

NEW CONCRETE STEPS, LANDING AND ADA ACCESS RAMP TO NEW SUITE ENTRY.

NEW LANDSCAPING AND IRRIGATION BY OTHERS.

NEW CONCRETE PATHWAY TO ADA RAMP TO SUITE ENTRANCE. WALKS AND SIDEWALKS SHALL HAVE 5% MAX. SLOPE WITH A 2.00% MAX. CROSS SLOPE. (CBC 1155B.7.1.3 AND 1155B.7.1.5)

PROVIDE A 56" WIDE CONTINUOUS DETECTABLE WARNING AT THE BOUNDARY AREA BETWEEN THE WALK AND VEHICULAR WAY. DETECTABLE WARNING PRODUCTS SHALL BE DSA/AC APPROVED. DETECTABLE WARNING SHALL CONSIST OF A DURABLE SLIP-RESISTANT MATERIAL HAVING A SURFACE TEXTURE OF RAISED TRIANGULAR DOMES IN A STAGGERED PATTERN WITH 0.4" DIA. BASE TAPERING TO 0.48" DIA. AT TOP WITH A 0.2" HGT. AND SPACED AT 2.35" O.C. (CBC 1155B.5.3)

PROVIDE A 17" X 22" MIN. SIGN POSTED AT EACH ENTRANCE TO OFF-STREET PARKING SEE DETAIL 6/D-1

EXISTING DRIVEWAY APPROACH TO REMAIN

NEW 4'-8" WIDE ACCESS AISLE FROM ADA PARKING AREA TO THE NEW ADA ENTRANCE TO THE EXISTING BUILDING. STRIPES SHALL BE 4" WIDE AND PAINTED BLUE.

PROVIDE A WHEELSTOP AT THIS LOCATION TO PREVENT ENCROACHMENT INTO TO REQUIRED ACCESSIBLE WALKWAY

TOTAL PARKING SPACES (56)
 TOTAL DISABLED ACCESSIBLE SPACES (2)

**PROPOSED FLOOR PLAN
 FOR REFERENCE ONLY**