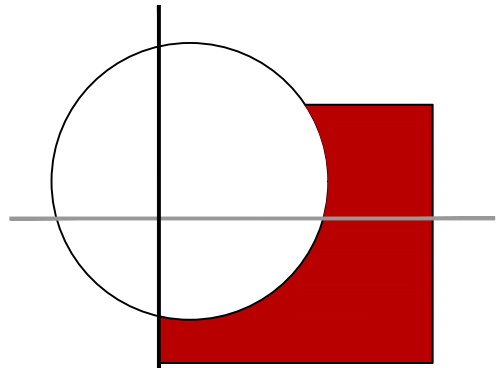


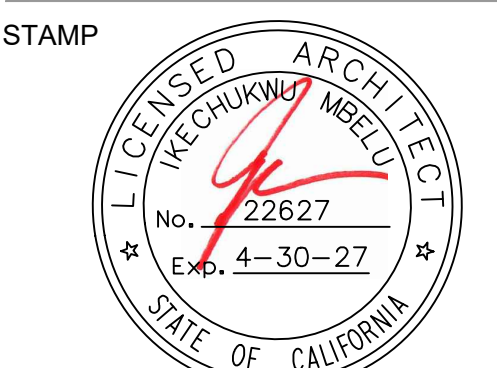
PARTIAL SITE PLAN / PLOT PLAN

SYMBOL LEGEND	
	EXISTING WATER METER BY WATER TO REMAIN. NO CHANGES PROPOSED OR REQUIRED
	EXISTING ELECTRIC METER WITH UNDERGROUND SERVICE TO REMAIN. NO CHANGES.
	AREA OF PROPOSED TENANT IMPROVEMENT / REMODEL
----- PROPERTY LINE	
SYMBOL NOTES	
ALL WORK DONE ON PUBLIC RIGHT-OF-WAY SHALL BE DONE PER CITY PUBLIC WORKS STANDARDS.	
ALL WORK IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE SEPARATE PERMIT FOR ALL WORK.	
ALL UTILITIES, ELECTRICAL, GAS, WATER, TELEPHONE AND CABLE TELEVISION TO BE UNDERGROUND. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES.	
CONTACT "BIG ALERT" PRIOR TO ANY EXCAVATION OR TRENCHING. 1-800-492-4133	
PUBLIC WORKS REQUIREMENTS	
A CONSTRUCTION AND EXCAVATION PERMIT (CAE PERMIT) IS REQUIRED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT, ENGINEERING PERMITS AND RECORDS DIVISION, FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.	
REGULATORY REQUIREMENTS:	
A.	CONFORM TO APPLICABLE LOCAL CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURE DUST CONTROL AND RUNOFF CONTROL.
B.	OBTAIN REQUIRED PERMITS AND LICENSES FROM AUTHORITIES. PAY ASSOCIATED FEES INCLUDING DISPOSAL CHARGES.
C.	NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS.
D.	DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS OR HYDRANTS WITHOUT PERMITS.
E.	CONFORM TO APPLICABLE REGULATORY PROCEDURES WHEN DISCOVERING HAZARDOUS OR CONTAMINATED MATERIALS.
F.	INFORM OWNER AND CITY IMMEDIATELY IF BURIED TANKS ARE ENCOUNTERED.
JOB CONDITIONS:	
A.	STRUCTURES TO BE DEMOLISHED SHALL BE DISCONTINUED IN USE AND VACATED PRIOR TO START OF WORK.
B.	OWNER ASSUMES NO RESPONSIBILITY FOR CONDITION OF STRUCTURES TO BE DEMOLISHED.
C.	CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE. VARIATIONS WITHIN STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
PREPARATION:	
A.	PROTECT EXISTING LANDSCAPING MATERIALS, APPURTENANCES AND STRUCTURES WHICH ARE NOT BE DEMOLISHED. REPAIR DAMAGE CAUSED BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
B.	PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
C.	MARK LOCATION OF UTILITIES. PROTECT AND MAINTAIN IN SAFE AND OPERABLE CONDITION THE UTILITIES TO REMAIN. PREVENT INTERRUPTION OF EXISTING UTILITY SERVICE OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES.
DEMOLITION REQUIREMENTS:	
A.	CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT STRUCTURES OR PAVEMENTS.
B.	CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION, DO NOT RESUME OPERATIONS UNTIL DIRECTED.
C.	CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESS. MAINTAIN ACCESS AND EGRESS AT ALL TIMES.
D.	COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
E.	CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED DEMO. OPERATIONS RETURN ADJACENT AREAS TO CONDITION EXISTING PRIOR TO START OF WORK.
PROTECTION:	
A.	LOCATE AND IDENTIFY EXISTING UTILITIES THAT ARE TO REMAIN AND PROTECT THEM FROM DAMAGE.
B.	PROTECT TREES, PLANT GROWTH AND FEATURES DESIGNATED TO REMAIN AS FINAL LANDSCAPE.
C.	CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESS AND FACILITIES. SHUT AN ACCESS AND EGRESS AT ALL TIMES AND CLEAN OR SWEEP ANY ROADWAYS DAILY OR AS REQUIRED BY THE GOVERNING AUTHORITY AT SUCH TIMES AS DEEMED NECESSARY BY THE OWNER. DUST CONTROL SHALL BE PROVIDED WITH SPRINKLING SYSTEMS OR EQUIPMENT PROVIDED BY THE CONTRACTOR.
D.	PROTECT BENCH MARKS, PROPERTY CORNERS AND ALL OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF A MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY A LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY THE SAME.
SITE DEVELOPMENT/PARKING SPACES	
1. 11B-206.1 GENERAL ACCESSIBLE ROUTES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 11B-206 AND SHALL COMPLY WITH DIVISION 4.	
11B-206.2.1 SITE ARRIVAL POINTS AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER DROP-OFF AND LOADING ZONES, PUBLIC STREETS AND SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE.	
11B-206.2.2 WITHIN A SITE AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.	
2. 11B-208.1 GENERAL WHERE PARKING SPACES ARE PROVIDED, PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 11B-208. FOR THE PURPOSES OF THIS SECTION, ELECTRIC VEHICLE CHARGING STATIONS ARE NOT PARKING SPACES. SEE SECTION 11B-228.	
3. 11B-502.2 VEHICLE SPACES CAR AND VAN PARKING SPACES SHALL BE 216 INCHES (5486 MM) LONG MINIMUM. CAR PARKING SPACES SHALL BE 100 INCHES (2554 MM) WIDE MINIMUM AND VAN PARKING SPACES SHALL BE 144 INCHES (3658 MM) WIDE MINIMUM. SHALL BE MARKED TO DEFINE THE WIDTH, AND SHALL HAVE AN ADJACENT ACCESS AISLE COMPLYING WITH SECTION 11B-502.3.	
4. 11B-502.4 FLOOR OR GROUND SURFACES PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL COMPLY WITH SECTION 11B-202. ACCESSIBLE SPACES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE. CHANGES IN LEVEL, SLOPES EXCEEDING 1:48, AND DETECTABLE WARNINGS SHALL NOT BE PERMITTED.	
5. EACH PARKING SPACE RESERVED FOR THE PHYSICALLY HANDICAPPED SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL BE NOT LESS THAN 17" X 22" WITH LETTERING NOT LESS THAN 1" INCH IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED HANDICAPPED SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PHYSICALLY DISABLED PERSONS WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____"	



W D S
WRIGHT DESIGN
STUDIOS, INC.
PLANNING & CONSULTING

1152 E. 7TH ST
ONTARIO, CALIFORNIA 91764
PH. 310-750-8939
FWRIGHT082@GMAIL.COM



DATE SIGNED  03/31/202

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OWNER / TENANT
HBSC PARTNERS
DBA: 1909 CRAFT BEER & CONCESSIONS
LOUIE PALMERIN
7300 TALBERT ST
HUNTINGTON BEACH, CA 92648

FT BEER & CONCESSIONS
SOUTH BUILDING

09

[illegible]

DRAWN BY: FRANK WRIGHT

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PRINTED ON: 07/15/2025

PERMIT NO: _____

TITL E

SITE PLAN
PLOT PLAN

QUEST #

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STUDIOS, INC.

PLANNING & CONSULTING

1152 E. 7TH ST
ONTARIO, CALIFORNIA 91764
PH. 310-750-8939
FWRIGHT082@GMAIL.COM

STAMP

LICENSED ARCHITECT
FRANK WRIGHT
No. 22627
Exp. 4-30-27
STATE OF CALIFORNIA

DATE SIGNED 03/31/2025

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7300 TALBERT ST
HUNTINGTON BEACH, CA 92648

PROJECT TITLE

1909 CRAFT BEER & CONCESSIONS
SOUTH BUILDING

PROJECT ADDRESS

18260 GOLDENWEST ST.
HUNTINGTON BEACH, CA

REVISIONS		
NO.	DATE	DESCRIPTION
03/31/25	PC1 - CORR. TO CITY	

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PRINTED ON: 02/12/2025
24016-10000-22265

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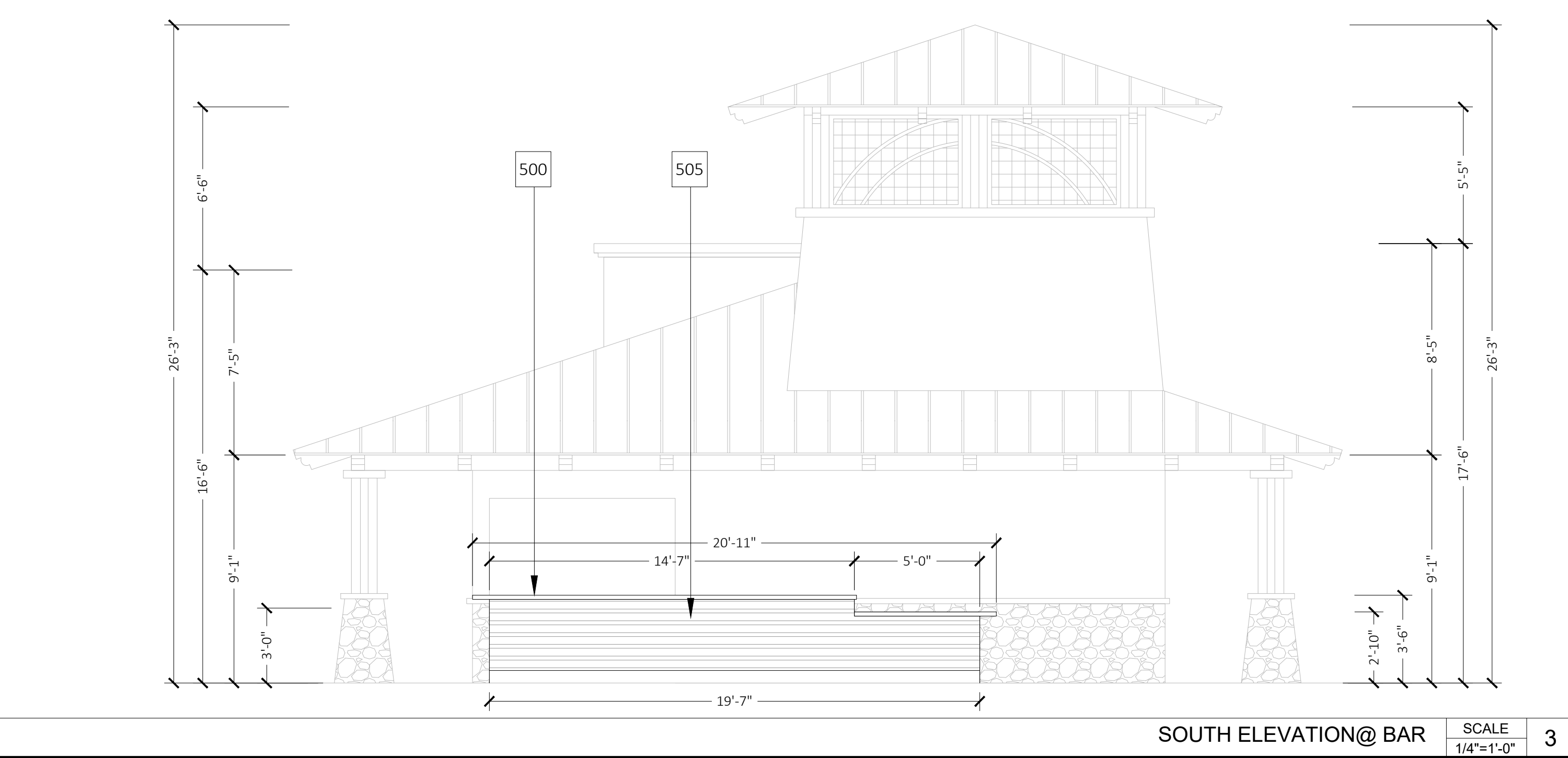
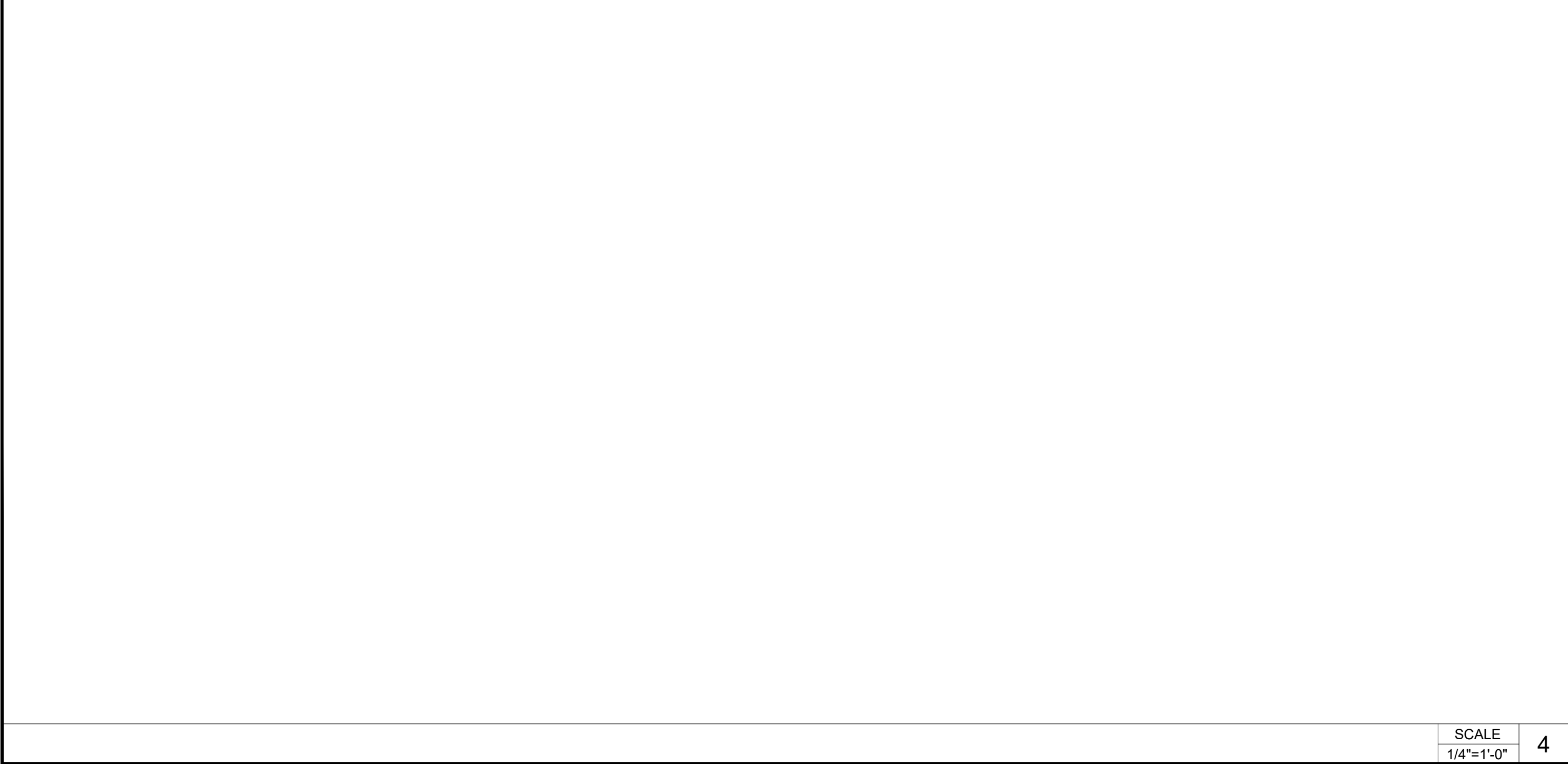
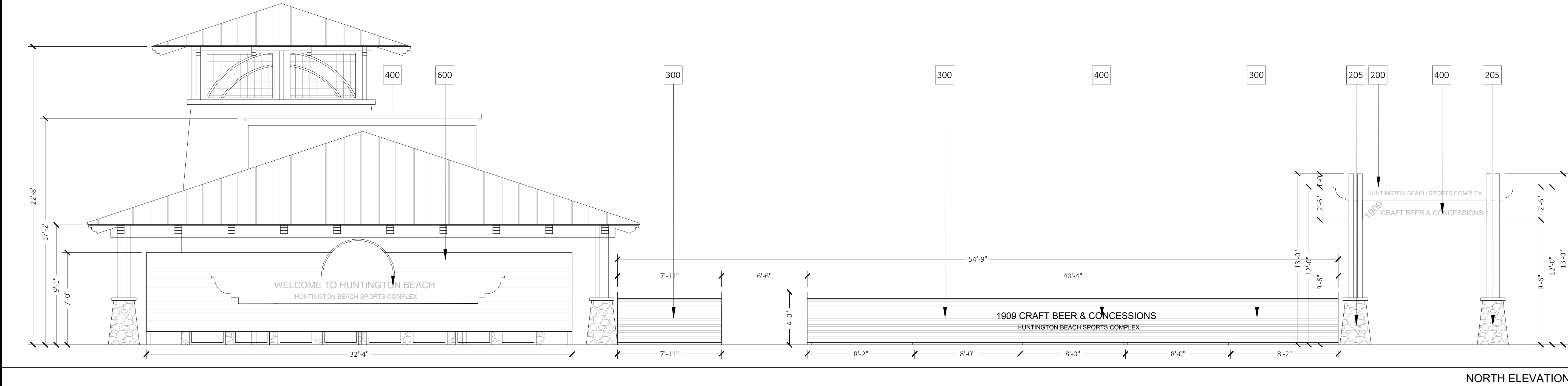
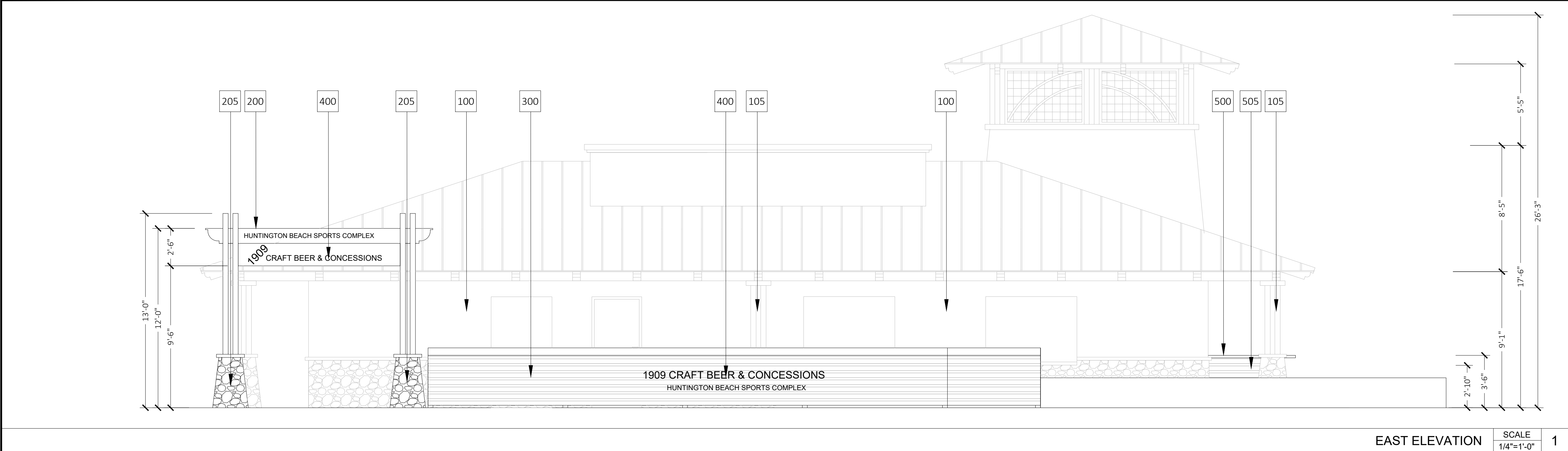
TITLE

EXTERIOR
ELEVATION

SHEET #

A-701

NO. OF





REVISIONS		
NO.	DATE	DESCRIPTION
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TITLE
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