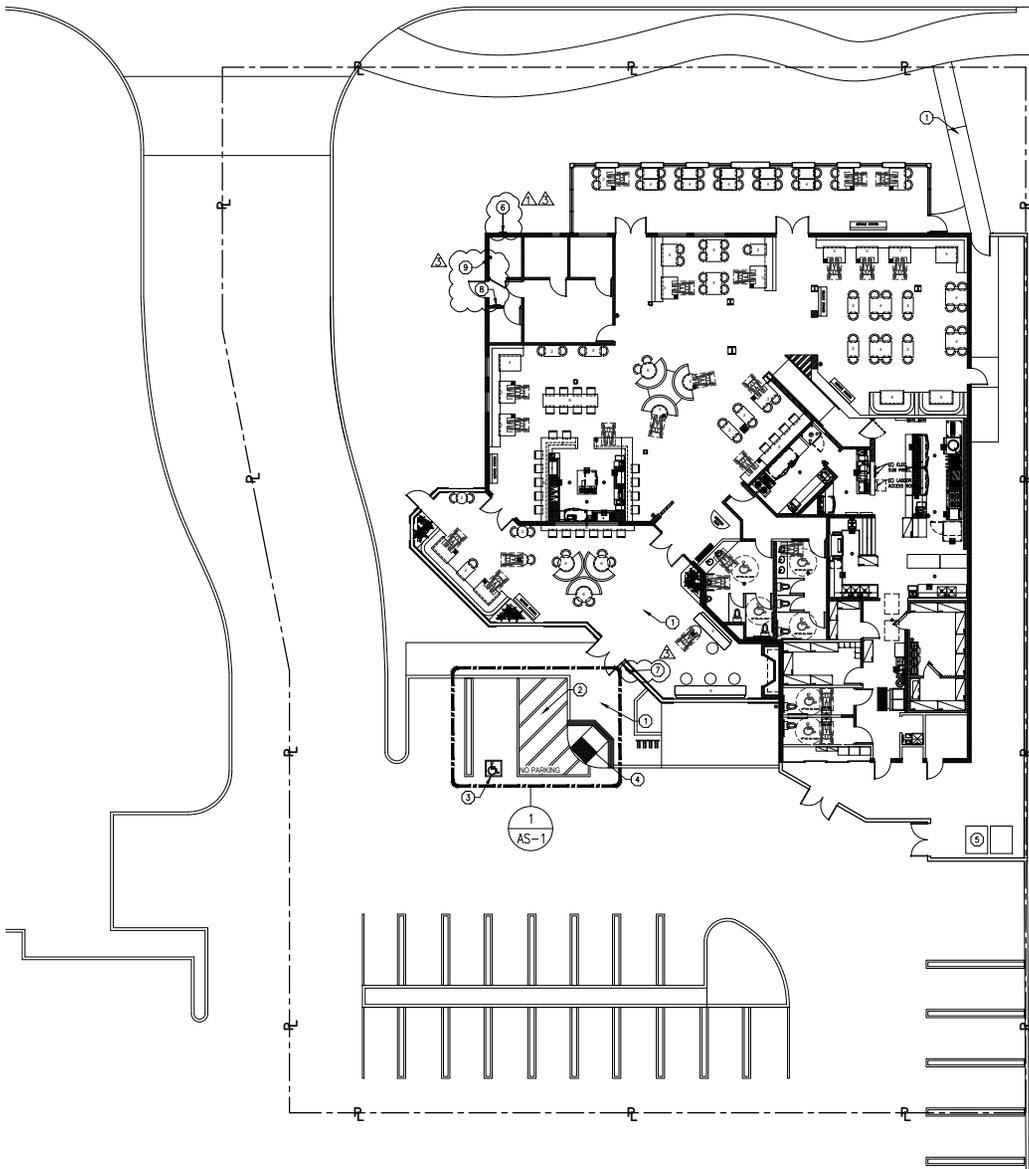


ADAM AVE

ADAM AVE



SITE PLAN KEY NOTES

- ① (E) ACCESSIBLE PATH OF TRAVEL ACCESSIBLE ROUTE SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20 (5%), THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER 1:20 (5%). THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER 1:48 (2.083%). THE CLEAR WIDTH FOR SIDEWALK AND WALKS SHALL BE 48 INCHES MINIMUM.
- ② (E) ACCESSIBLE PARKING
- ③ (E) ACCESSIBLE LOAD ZONE
- ④ (N) ACCESSIBLE CURB RAMP W/ (N) DETECTABLE TRUNCATE DEMO
- ⑤ (E) TRASH ENCLOSURE
- ⑥ (N) ADDRESS SIGN
- ⑦ (N) RISK BOX
- ⑧ (N) FIRE ALARM CONTROL PANEL
- ⑨ (E) FIRE SPRINKLER RISER

LEGEND

- PATH OF TRAVEL NOTE:
1. NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN, THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY, INSPECTOR TO VERIFY.
 2. AT LEAST 48" IN WIDTH.
 3. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT.
 4. FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL & ABOVE 27" & LESS THAN 80".

CITY NOTES

HUNTINGTON BEACH MUNICIPAL CODE SECTION 17.00
 A CITY OF HUNTINGTON BEACH DEPARTMENT OF PUBLIC WORKS GRADING PLAN AND PERMIT IS REQUIRED FOR (BUT IS NOT LIMITED TO) THE FOLLOWING: GROUND LEVEL ADDITIONS OF 850 SQUARE FEET OR GREATER, EXCAVATIONS EXCEEDING 50 CUBIC YARDS AND PAVEMENT CONSTRUCTION EXCEEDING 3,000 SQUARE FEET. THESE REQUIREMENTS APPLY EVEN IF THESE THRESHOLDS ARE TRIGGERED AS A RESULT OF ADDED SCOPE OF WORK AFTER ORIGINAL BUILDING PERMITS ARE ISSUED. REFER TO THE HUNTINGTON BEACH MUNICIPAL CODE SECTION 17.05 FOR ADDITIONAL REQUIREMENTS AND/OR EXCEPTIONS. CONTACT THE PUBLIC WORKS DEPARTMENT AT (714) 536-5431 FOR FURTHER INFORMATION.

HUNTINGTON BEACH ZONING SUBDIVISION ORDINANCE SECTION 230.84
 PUBLIC IMPROVEMENTS AND DEDICATIONS MAY BE REQUIRED FOR PROJECTS EXCEEDING A THIRD OF THE VALUE OF THE EXISTING BUILDING, EVEN IF THIS THRESHOLD IS TRIGGERED AS A RESULT OF ADDED SCOPE OF WORK AFTER ORIGINAL BUILDING PERMITS ARE ISSUED. PUBLIC IMPROVEMENTS MAY INCLUDE (BUT ARE NOT LIMITED TO) THE FOLLOWING: REPLACEMENT OR CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, ACCESSIBILITY RAMPS, STREET AND/OR ALLEY PAVING, SEWER LATERALS, WATER METERS AND LATERALS, DRIVEWAY APRONS, ETC. REFER TO THE HUNTINGTON BEACH ZONING AND SUBDIVISION ORDINANCE SECTION 230.84 FOR ADDITIONAL REQUIREMENTS AND/OR EXCEPTIONS. CONTACT THE PUBLIC WORKS DEPARTMENT AT (714) 536-5431 FOR FURTHER INFORMATION.

FIRE DEPARTMENT NOTES

- A. FIRE EXTINGUISHERS TO BE LOCATED AND SIZED AS PER CITY SPECIFICATION #424 AND FIRE INSPECTORS' DIRECTION.
- B. MAINTAIN JOBSITE SAFETY DURING CONSTRUCTION AS PER CHAPTER 33 OF THE 2016 CFC.
- C. SUITE NUMBERS MUST BE PLACED AT THE SUITE ENTRANCE AS PER CITY SPECIFICATION #428. MINIMUM SIZE OF NUMBERS IS 4", AND THEY MUST CONTRAST WITH BACKGROUND.
- D. A SEPARATE SUBMITTAL FOR FIRE SPRINKLERS IS REQUIRED IF THERE ARE MODIFICATIONS TO THE FIRE SPRINKLER SYSTEM. AS PER CITY SPECIFICATION #420, A FIRE SPRINKLER TL PLAN WILL NEED TO BE SUBMITTED TO THE HBFD FOR REVIEW AND APPROVAL, A PERMIT ISSUED AND FINAL INSPECTION REQUIRED.
- E. A SEPARATE SUBMITTAL FOR FIRE ALARMS ARE REQUIRED IF THERE ARE MODIFICATIONS TO THE FIRE ALARM SYSTEM. A FIRE ALARM TL PLAN WILL NEED TO BE SUBMITTED TO THE HBFD FOR REVIEW AND APPROVAL, A PERMIT ISSUED AND FINAL INSPECTION REQUIRED.

ADDITION NOTES

- BASE ON THE EXISTING CONDITION THAT HAVE BEEN VERIFIED BY THE DESIGNER AND WILL BE UPGRADE THE CURB RAMP COMPLIANT ADA BY CALIFORNIA CODE.
- EXISTING DISABLED ACCESSIBILITY CONSTRUCTION FOUND IN THE FIELD NOT IN COMPLIANCE WITH THE INFORMATION ON THE PLANS MUST BE CONSTRUCTED TO COMPLY WITH THE PLANS.



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SIGNED DATE: 07/30/2019

GENERAL CONTRACTOR

TENANT IMPROVEMENT FOR

MAZAZIA

8082 ADAM AVE.

HUNTINGTON BEACH, CA 92646

PROJECT NO.: 2018-400

DATE: NOV 28, 2018

#	Date	Description
△	7/18/2019	BUILDING P.C. #:
△	7/24/2019	HEALTH P.C. #:

Drawing Title

SITE PLAN

Drawing No.

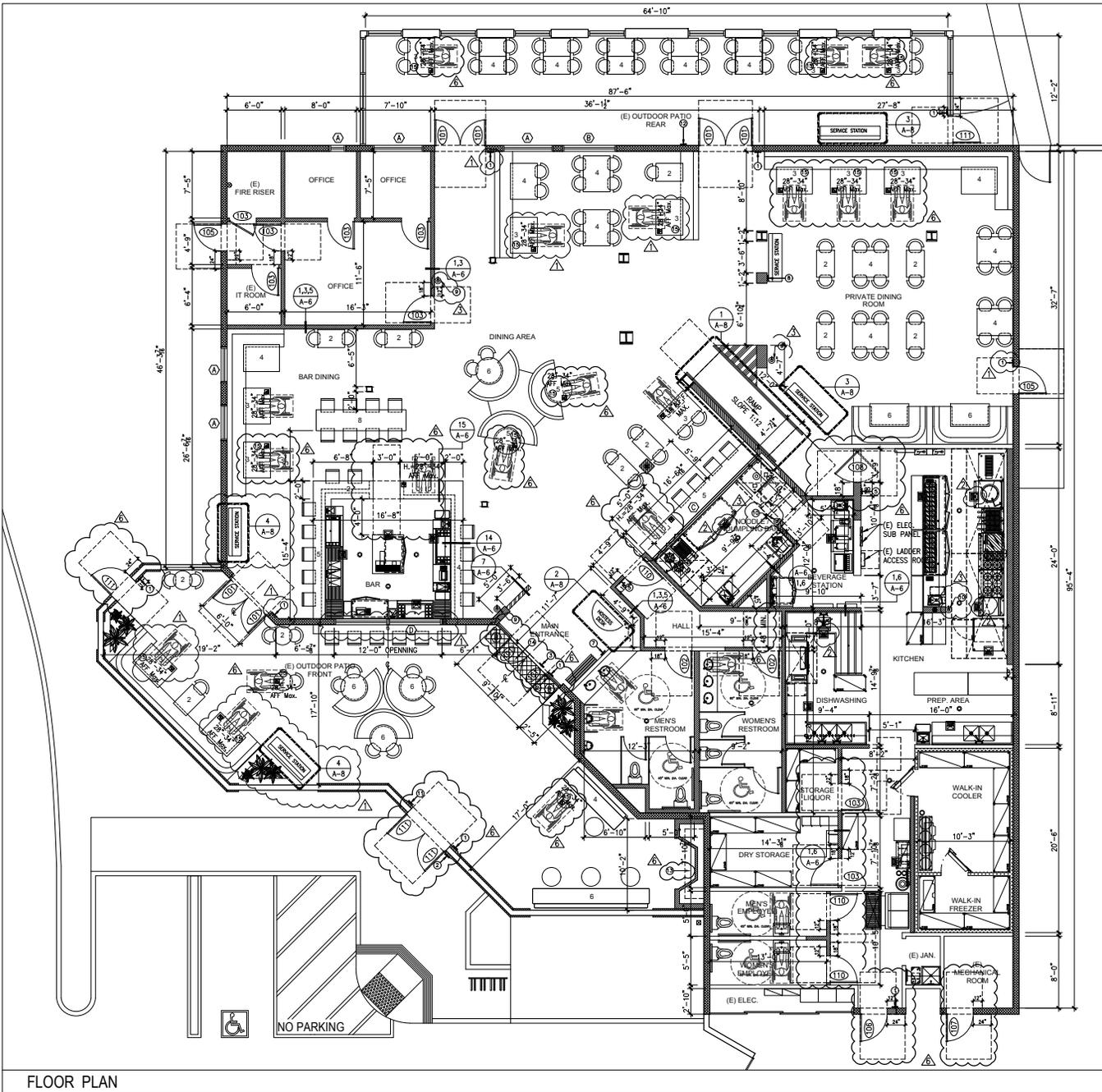
CS-2



(E) SITE PLAN

SCALE
 1/16"=1'-0" 1

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FLOOR PLAN



SCALE
3/16"=1'-0"

WALL LEGEND

- EXISTING STRUCTURE EXTERIOR WALL TO REMAIN.
- EXISTING NON-BEARING PARTITION WALL, NO CHANGE TO REMAIN.
- EXISTING ALUMINUM STOREFRONT AND WIN. NO CHANGE TO REMAIN.
- NEW NON-BEARING PARTITION WALL, REF. DETAIL 1.3/A-8
- 42" HEIGHT PONY WALL, REF. DETAIL 7/A-6

ACCESSIBLE KEY NOTES

- ① TACTILE EXIT SIGN W/ WORDS "EXIT" (118-703.4.2.1)
 - ② ACCESSIBLE ENTRANCE SIGN (REF. DOOR SIGN 8/A-7)
 - ③ "THIS DOOR IS TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"
 - ④ TACTILE SIGN (118-703.4.1) (REF. DOOR SIGN 8/A-7)
 - ⑤ TACTILE EXIT SIGN W/ WORDS "EXIT ROUTE" (118-703.4.2.1)
 - ⑥ TACTILE EXIT SIGN W/ WORDS "EXIT STAIRS UP" (118-703.4.2.1)
 - ⑦ POST OCCUPANCY LOAD SIGN "MAXIMUM OCCUPANCY LOAD = 258 PERSONS" AT FRONT OF THE BUSINESS
 - ⑧ POST OCCUPANCY LOAD SIGN "ASSEMBLY OCCUPANCY LOAD = 61 PERSONS" PRIVATE DINING AREA
 - ⑨ 2A10BC EXTINGUISHER IN PUBLIC AREA
 - ⑩ "K" CLASS - K WET CHEMICAL EXTINGUISHER (KITCHEN USE)
 - ⑪ POST OCCUPANCY LOAD SIGN "MAXIMUM OCCUPANCY LOAD = 73 PERSONS" AT FRONT OF THE OUTDOOR PATIO FRONT
 - ⑫ POST OCCUPANCY LOAD SIGN "MAXIMUM OCCUPANCY LOAD = 52 PERSONS" AT FRONT OF THE OUTDOOR PATIO REAR
 - ⑬ GAS FIREPLACE TO BE DIRECT-VENT SEALED-COMBUSTION GAS.
 - ⑭ EXTERIOR ENTRIES SHALL BE COVERED TO PREVENT WATER INTRUSION BY USING NONABSORBENT FLOOR (CONCRETE OR TILE) AND WALL FINISHES (GLAZING, PLASTER OR TILE) WITHIN AT LEAST 2 FEET AROUND AND PERPENDICULAR.
 - ⑮ ACCESSIBLE DINING TABLE WITH 28" MIN. TO 34" MAX. AFF. W/27" KNEE CLEARANCE PER 102.5.1
 - ⑯ DOOR TYPE. SEE DOOR SCHEDULE ON DETAIL 6/A-7
 - ⑰ EXISTING STOREFRONT WINDOWS
- INDICATED PATH OF TRAVEL AND EXITS

OCCUPANT LOAD

AREA / ROOM ID	OCCUPANCY GROUP	FLOOR AREA (SQ.FT.)	LOAD FACTOR	OCCU. LOAD
DINING AREA	A-2	2,959.00	15	195.9
PATIO DINING AREA	A-2	1,688.00	15	112.5
KITCHEN AREA	A-2	1,214.00	200	6.07
(E) WALK-IN COOLER & FREEZER	-	223.80	-	0.00
RESTROOM	-	478.00	-	0.00
STORAGE	-	157.00	-	0.00
RECEPTION & MAIN ENTRANCE	-	131.20	-	0.00
OFFICE	B	329.20	100	3.29
OTHER AREA	-	1,412.00	0	0.00
TOTAL OCCUPANT LOAD		5,572.20		318

NUMBER OF EXITS REQUIRED : 2
NUMBER OF EXITS PROVIDED : 6

ADDITION NOTES

- a) TYPE AND CLASSIFICATION OF REFRIGERANT USED. QUANTITY OF REFRIGERANT REQUIRED.
 - b) QUANTITY OF REFRIGERANT PER CIRCUIT.
- BASED ON THE ANALYSIS PROVIDED ABOVE THE ANALYSIS SHALL DETERMINE IF THE QUANTITIES PER CIRCUIT CANNOT EXCEED THE THRESHOLDS STATED IN CMC 1102.2. THE FOLLOWING ITEMS WILL NEED TO BE INCLUDED IN YOUR ANALYSIS.
- ROOM VOLUME
 - PER CMC SECTION 1102.2, THE MAXIMUM QUANTITY OF REFRIGERANT PER CIRCUIT.
- IF THE THRESHOLDS EXCEED THE THRESHOLDS STATED IN TABLE 1102.2 OF THE CMC THAN REFRIGERANT VAPOR DETECTION AND ALARM SYSTEM IS REQUIRED TO BE INSTALLED PER CMC SECTION 1121.0, THE CTC AND NFPA 72. THIS SYSTEM WILL BE ADDRESSED IN A SEPARATE SUBMITTAL.



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SIGNED DATE: 07/30/2019
GENERAL CONTRACTOR

TENANT IMPROVEMENT FOR
MAZAIA

8082 ADAM AVE.
HUNTINGTON BEACH, CA 92646

PROJECT NO: 2019-400
DATE: NOV. 28, 2018

#	Date	Description
1	7/18/2019	BUILDING P.C. #2
2	7/24/2019	HEALTH P.C. #2

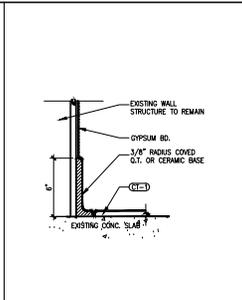
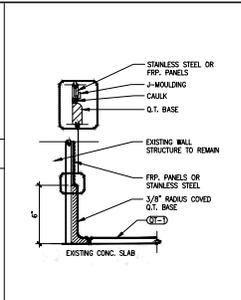
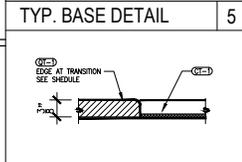
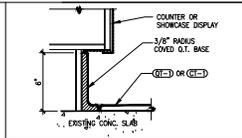
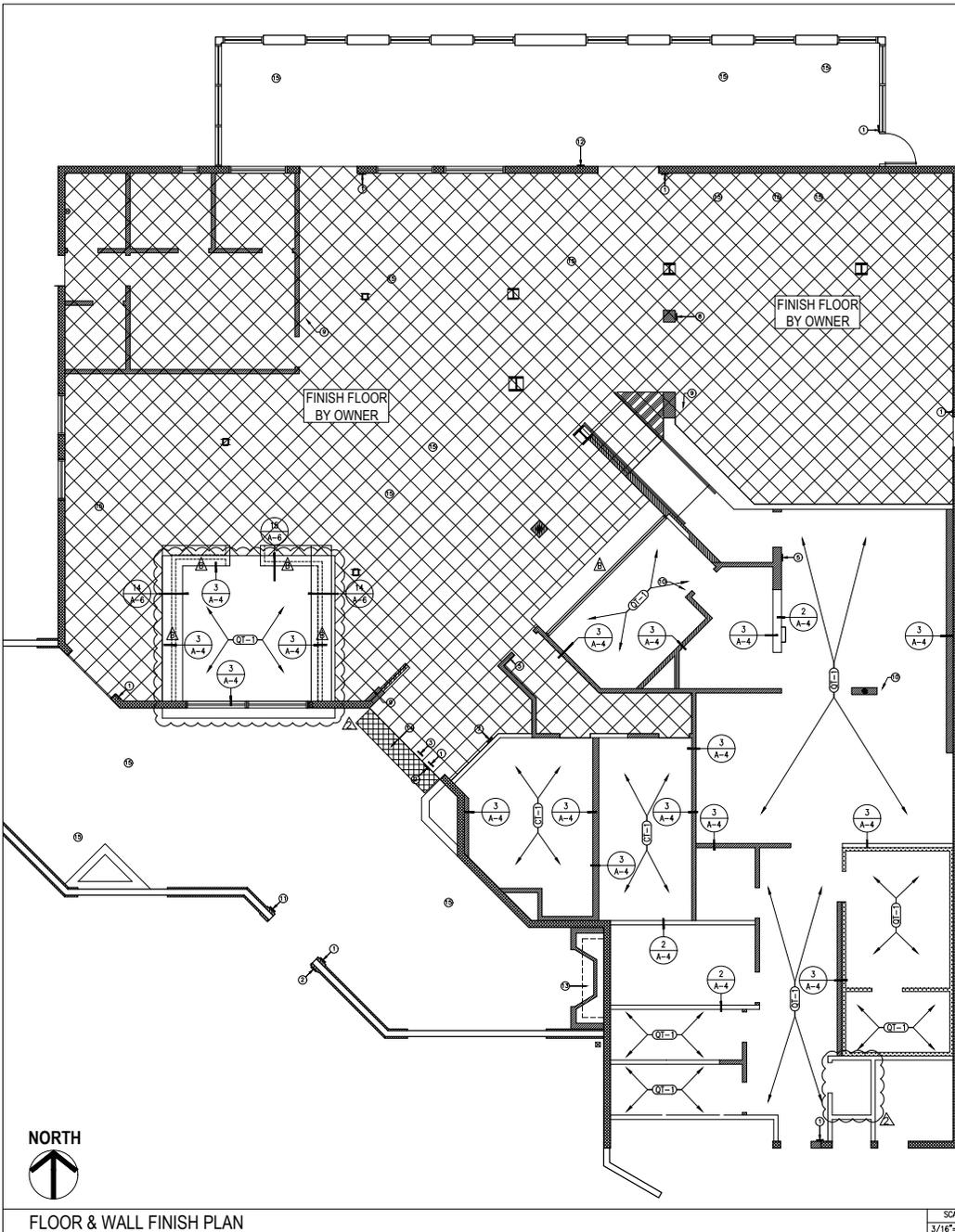
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FLOOR PLAN

Drawing no.

A-1

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TILE TRANSACTION 6 TYP. BASE DETAIL 3 TYP. BASE DETAIL 2

ADDITION NOTES

WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN CBC TABLE 803.11

NOTES

- 1/ (Q1-5) THE QUARRY TILE WILL BE SMOOTH UNDER THE EQUIPMENT AND ABRASIVE WILL BE IN THE WALKWAYS ONLY ALL QUARRY TILE IN THE FOOD SERVICES AREA HAS INTEGRAL 6" HIGH 3/8" QUARRY BASE
- 2/ (Q1-6) THE CERAMIC FLOOR TILE IN (E) FRONT COUNTER IS SMOOTH DURABLE, NON ABRASIVE, AND EASILY WASHABLE CERAMIC FLOOR TILE IN (E) FRONT COUNTER HAS INTEGRAL 6" HIGH 3/8" CERAMIC COVE BASE

FINISHED FLOOR PLAN GENERAL NOTES

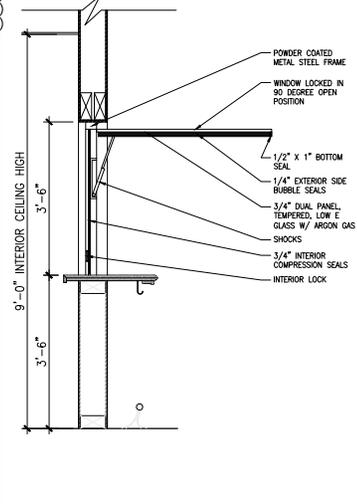
1. A WATERPROOFING MEMBRANCE SHALL BE INSTALLED BENEATH THE FINISHED FLOORING AT ALL AREAS THAT MAY BE EXPOSED TO LIQUIDS AT ALL

CEILING FINISHED KEY NOTES:

1. ALL FLOOR SHALL BE SMOOTH AND OR SUCH DURABLE CONSTRUCTION AND NONABSORBENT MATERIAL AS TO BE EASILY CLEANED, THESE SURFACES SHALL BE COVERED WITH A 3/8" RADIUS COVING EXTENDING UP THE WALL 6", EXCEPT IN AREAS WHERE THE PRODUCT IS UNFINISHED AND STORED IN ORIGINAL CONTAINERS.
2. WALLS AND CEILING OF ALL ROOMS (EXCEPT FOR SALES AREA) SHALL BE OF A DURABLE, SMOOTH, NON-ABSORBENT, WASHABLE SURFACE IN A LIGHT COLOR.
3. ALL INTERIOR & EXTERIOR CABINETRY FINISHED SHALL BE (COLOR WHITE) FORMICA LAMINATE (SMOOTH, DURABLE, NONABSORBENT, AND EASILY WASHABLE)

EQUIPMENT NOTES:

- ALL EQUIPMENT, INCLUDING SHELVING, MUST BE SUPPORTED BY SIX (6) INCH HIGH EASILY CLEANABLE LEGS, COMMERCIAL CASTERS, OR COMPLETELY SEALED IN POSITION ON A FOUR (4) INCH HIGH CONTINUOUSLY COVERED CURB OR CONCRETE CURB.
- ALL FLOOR SINKS MUST BE AT LEAST HALF-EXPOSED UNDER THE CURB MOUNTED EQUIPMENT, OR BE IN LINE WITH THE FRONT FACE OF ELEVATED FREESTANDING EQUIP. AND LOCATED WITHIN 15 FEET OF THE CONDENSATE PRODUCING EQUIPMENT.



WALL, FLOOR, CEILING FINISH SCHEDULE

ROOM NAME	FLOOR	COVE BASE	WALLS	CEILING
KITCHEN, BAR COUNTER SERVICE, STORAGE & JANITORIAL	SMOOTH QUARRY TILE (UNDER ALL EQUIPMENT) ABRASIVE QUARRY TILE (ONLY WALKWAY AREA)	JUNCTURE BETWEEN WALL & FLOOR 6" HIGH, 3/8" RADIUS	STAINLESS STEEL WALL COVERING PANEL	2'x4' CEILING GRID W/ ACT. WITH VINYL CEILING TILE WASHABLE NONABSORBENT SMOOTH, DURABLE THRU-OUT ALL EXISTING FOOD SERVICES, STORAGE & WASHER AND NEW KITCHEN AREA
	NEW QUARRY TILE (Q1-6)	NEW 6" QUARRY TILE	FIBERGLASS REINFORCED (FRP) WHITE MIN. 8 FT. ABOVE FINISH FLOOR	SMOOTH FINISHED GYP. BD. DURABLE, NON-ABSORBENT, WASHABLE SURFACE IN A LIGHT COLOR. (70% LIGHT REFLECTANCE VALUE) SEMI GLOSS
	NEW QUARRY TILE (Q1-6)	NEW 6" QUARRY TILE	SMOOTH FINISHED GYP. BD. DURABLE, NON-ABSORBENT, WASHABLE SURFACE IN A LIGHT COLOR. (70% LIGHT REFLECTANCE VALUE) SEMI GLOSS	SMOOTH FINISHED GYP. BD. DURABLE, NON-ABSORBENT, WASHABLE SURFACE IN A LIGHT COLOR. (70% LIGHT REFLECTANCE VALUE) SEMI GLOSS
MEN'S RESTROOM, WOMEN'S RESTROOM & EMPLOYEE RESTROOM	NEW CERAMIC FLOOR TILE IS SMOOTH DURABLE, NON ABRASIVE, AND EASILY WASHABLE	CONTINUOUS UP TO THE WALL AT LEAST 4" FORMING AN INTERAL 3/8" MINIMUM RADIUS COVE BASE	SMOOTH SURFACE CERAMIC TILE, LIGHT COLORED UP TO 4'-0" MIN. AFF. WASHABLE AND SMOOTH DURABLE EASILY CLEANABLE SURFACE, NONABSORBENT	SMOOTH FINISHED GYP. BD. DURABLE, NON-ABSORBENT, WASHABLE SURFACE IN A LIGHT COLOR. (70% LIGHT REFLECTANCE VALUE) SEMI GLOSS
WALK-IN COOLER & FREEZER	NEW QUARRY TILE (Q1-6)	NEW 6" QUARRY TILE	SMOOTH ALUMINUM (WASHABLE)	SMOOTH ALUMINUM (WASHABLE)

COUNTER TOP & CABINET MATERIAL FINISHED SCHEDULE

COUNTER	CABINET	COVE BASE	COUNTER TOP	INTERIORS & SHELVING
CASHIER / PICK-UP	FORMICA LAMINATE, SMOOTH	JUNCTURE BETWEEN WALL & FLOOR 6" HIGH, 3/8" RADIUS	LAMINATE OR GRANITE, SMOOTH	LAMINATE (WHITE) VINYL (2) SIDES WASHABLE, SMOOTH



SIGNED DATE: 07/30/2019
 GENERAL CONTRACTOR

TENANT IMPROVEMENT FOR MAZAJIA
 8082 ADAM AVE.
 HUNTINGTON BEACH, CA 92646

PROJECT NO: 2019-002
 DATE: NOV. 28, 2018

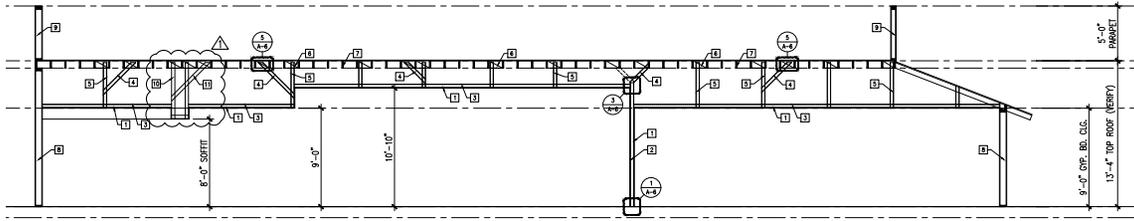
- # Date Description
- 1/18/2019 BUILDING P.C. #2
- 1/24/2019 HEALTH P.C. #2

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FLOOR, WALL & CEILING FINISH PLAN

Drawing No: A-4

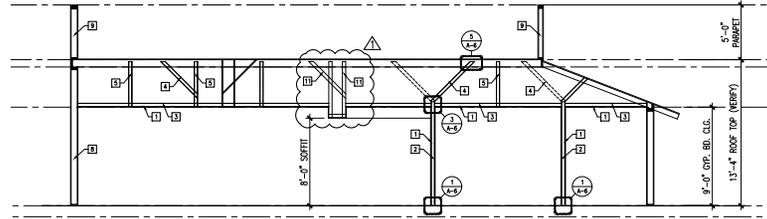
PROJECT NO: 2019-002



- SECTION KEY NOTES**
- 1 5/8" GYPSUM BOARD
 - 2 3/4" X 25 GA. METAL STUD @ 24" O.C. W/ (2) #10 SCREW EA. END
 - 3 3/4" X 20 GA. CEILING JOIST @ 24" O.C. W/ (3) #10 SCREW EA. END
 - 4 3/4" X 20 GA. BRACING @ 48" O.C. W/ (3) #10 SCREW EA. END
 - 5 3/4" X 20 GA. SUPPORT CEILING @ 72" O.C. W/ (3) #10 SCREW EA. END
 - 6 2X BLKG W/ 3-104 EA. END
 - 7 (E) ROOF FRAMING
 - 8 (E) EXTERIOR / PARTITION WALL
 - 9 (E) PARAPET
 - 10 (E) 2X WOOD STUD SUPPORT CEILING
 - 11 (E) 2X WOOD BRACING

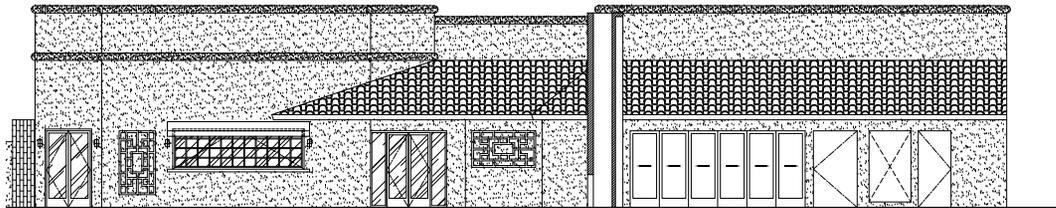
SECTION

SCALE
3/16"=1'-0" 1



SECTION

SCALE
3/16"=1'-0" 2



FRONT ELEVATION

SCALE
3/16"=1'-0" 3



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SIGNED DATE: 07/30/2019
GENERAL CONTRACTOR

TENANT IMPROVEMENT FOR

MAZAJA

8082 ADAM AVE.
HUNTINGTON BEACH, CA 92646

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PROJECT NO.: 2018-405
DATE: NOV 28, 2018

#	Date	Description
1	7/18/2019	BUILDING P.C. #2
2	7/24/2019	HEALTH P.C. #2

Drawing title

SECTIONS &
ELEVATION

Drawing no.

A-5