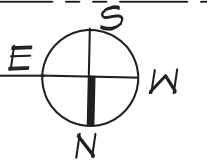


1 SITE PLAN  
A1.1 1/32" = 1'-0"



**SCOPE OF WORK:**  
A CONDITIONAL USE PERMIT OF AN EXISTING RESTAURANT.

**ZONE:** C-G COMMERCIAL ZONE  
**OCCUPANCY:** B

**TYPE OF CONSTRUCTION:** V-B  
**BUILDING CODE:** 2022 CALIFORNIA BUILDING CODE,  
 2022 CALIFORNIA PLUMBING CODE,  
 2022 CALIFORNIA MECHANICAL CODE,  
 AND 2022 CALIFORNIA ELECTRICAL CODE,  
 AND 2022 LOS ANGELES COUNTY BUILDING CODE.

**SQUARE FOOTAGE:**  
**LOT AREA:** 4.77 ACRES  
**SQUARE FOOTAGE: (E) EL TORAZO RESTAURANT:** 1,989 SQ. FT.  
**TOTAL SQ. FT. ( EL TORAZO RESTAURANT ONLY) =** 1,989 SQ. FT.

**SHEET INDEX**

- A1.1 SITE PLAN , SITE INFO.
- A1.2 EXISTING FLOOR PLAN

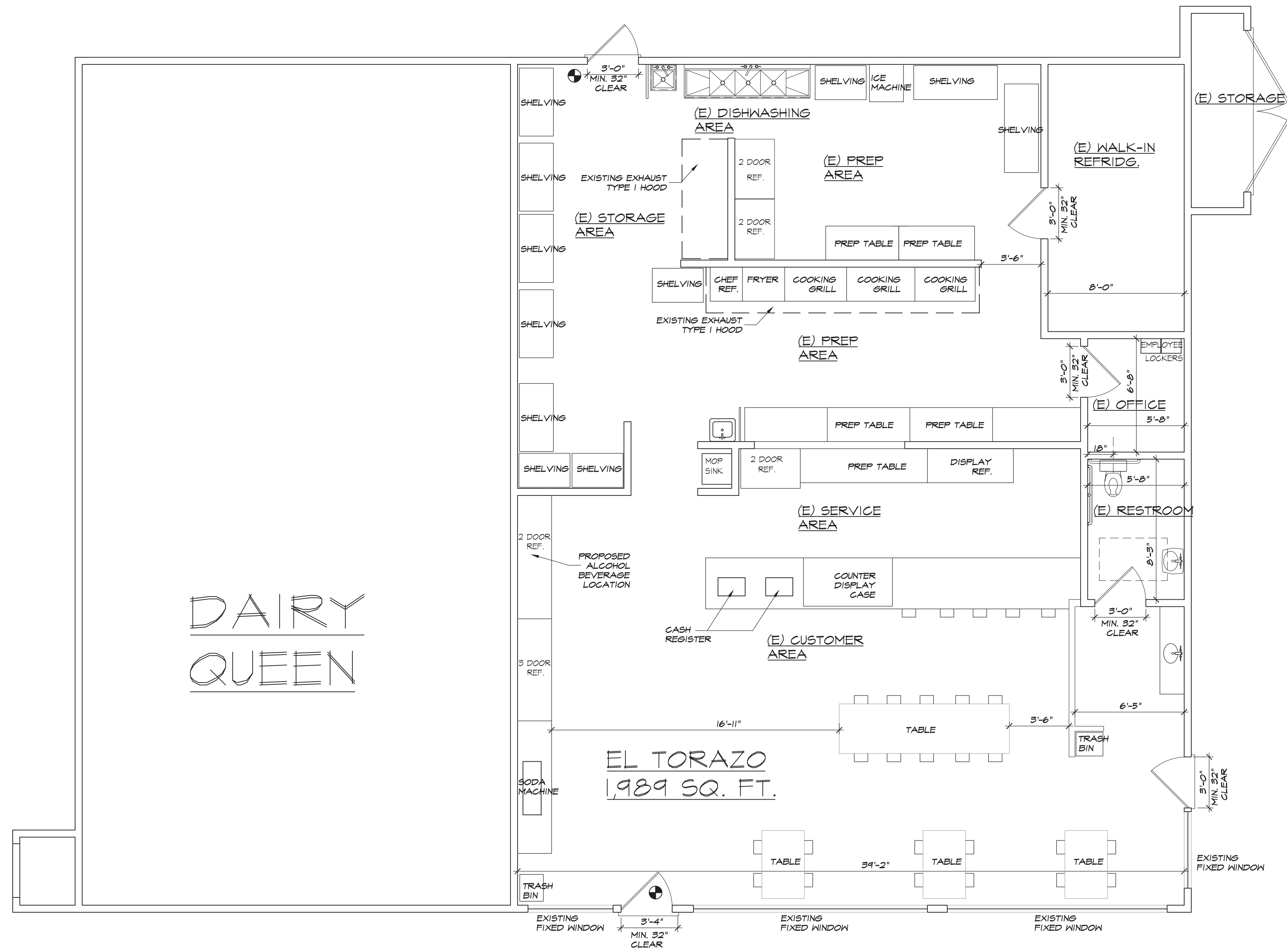
**TENANT**  
 EL TORAZO MEXICAN RESTAURANT  
 5171 WARNER AVE.  
 HUNTINGTON BEACH , CA , 92649

**CONTACT :** PAT BROWN  
 PHONE: 562-498-6048  
 MOBILE: 562-449-9297  
 EMAIL: leeastendorf@charter.net

**CONSULTANT**  
**DESIGNER / DRAFTING**  
 MIGUEL CASILLAS  
 P.O. BOX # 882398  
 LOS ANGELES, CA, 90009  
 PHONE # 310-658-0916  
 EMAIL: mactek2005@hotmail.com

EL TORAZO 5171 WARNER AVE., HUNTINGTON BEACH, CA, 92649	
SITE PLAN / PROJECT INFO.	REVISIONS
SHEET NO.	DATE
<b>A1.1</b>	06-13-23
	SCALE
	AS NOTED
	0723





**SYMBOLS LEGEND**

● FIRE EXIT SIGN

**LEGEND**

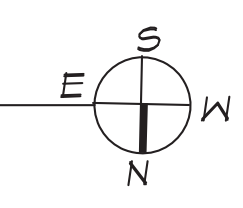
NEW WALLS 2x4 @ 16" O.C.  
 1" FIBROUS + 1/2" STUCCO EXTERIOR

WITH APPROVED 2 LAYERS OF GRADE 2 PAPER SHALL BE  
 INSTALLED OVER ROOF BASE WALL SHEATHING AND UNDER  
 EXTERIOR STUCCO.

NEW INTERIOR WALLS 2x4 @ 16" O.C. 1/2" DRYWALL EACH SIDE.

EXISTING WALLS

⊕ A1.2 EXISTING FLOOR PLAN- 1,989 SQ. FT.  
 1/4" = 1'-0"



EL TORAZO  
 5171 WARNER AVE.,  
 HUNTINGTON BEACH, CA. 92649

FLOOR PLAN	REVISIONS
SHEET NO.	DATE
A1.2	08-13-23
	SCALE
	AS NOTED
	0723