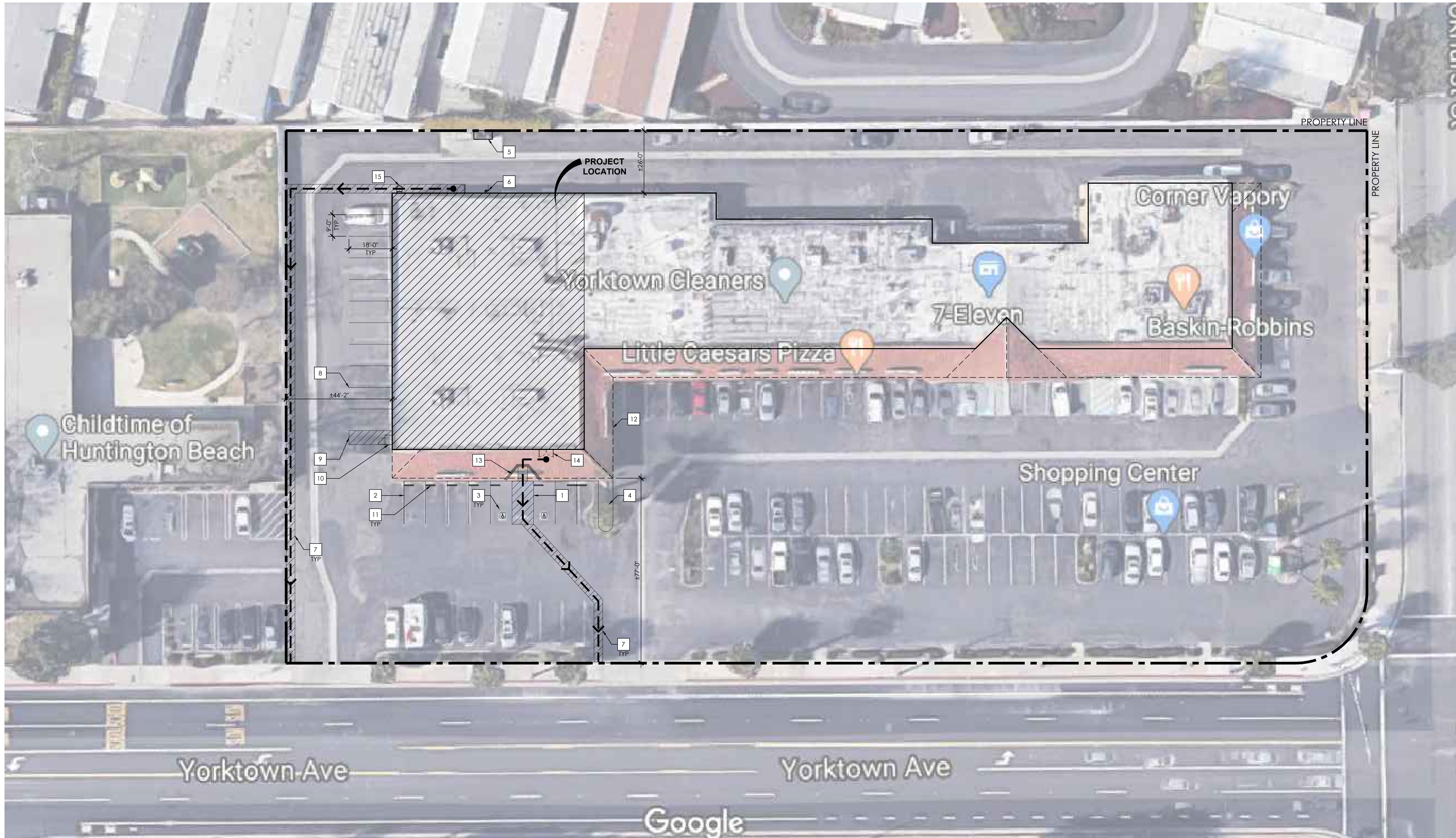




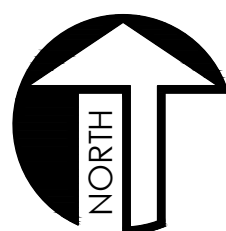
KEYNOTES

(NOT ALL KEYNOTES ARE APPLICABLE TO THIS DWG. APPLICABLE KEYNOTES ARE TAGGED ON THE DWG.)

- X THE NUMBER DESIGNATES THE KEYNOTE REFERENCED ON THE DRAWING.
- (E) ACCESSIBLE PARKING STRIPPING.
 - (E) STANDARD PARKING STRIPPING.
 - (E) STANDARD ACCESSIBLE PARKING STALL. REFER TO THE GENERAL ACCESSIBILITY REQUIREMENTS AND DETAILS SHEET.
 - (E) LANDSCAPE ISLAND.
 - (E) TRASH ENCLOSURE.
 - (E) GAS METER. REFER TO PLUMBING DRAWINGS.
 - MIN. 48-INCH WIDE STRIPPING FOR PEDESTRIAN PATH OF TRAVEL TO PUBLIC WAY. PER 2019 CBC SECTION 11B-403.3 SLOPE. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48. EXCEPTION: THE RUNNING SLOPE OF SIDEWALKS SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY.
 - PARKING STRIPING PER AHJ REQUIREMENTS.
 - NO PARKING STRIPING PER AHJ REQUIREMENTS.
 - FIRE RISER / FIRE RISER ENCLOSURE PER FIRE DEPARTMENT REQUIREMENTS UNDER SEPARATE PERMIT (BY OTHERS).
 - (E) CONCRETE WHEELSTOP.
 - (E) CANOPY.
 - (E) CURB RAMP AND DETECTABLE WARNING. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND MODIFY AS NEEDED TO MEET 2019 CBC 11B-705 AND 11B-406 REQUIREMENTS. REFER TO GENERAL ACCESSIBILITY REQUIREMENTS & DETAILS SHEETS.
 - ACCESSIBLE ENTRANCE DOOR. REFER TO FLOOR PLAN FOR ADDITIONAL DETAILS.
 - PROPOSED FUTURE EXTERIOR CAGE LADDER SHALL BE SUBMITTED UNDER A SEPARATE SUBMITTAL.

NOTES

- DO NOT SCALE DRAWING.
- CONTRACTOR SHALL FIELD VERIFY AND CROSS CHECK ALL EXISTING DIMENSIONS WITH DRAWINGS PRIOR TO COMMENCING WORK. ALL EXISTING DIMENSIONS ARE APPROXIMATE & FOR REFERENCE. ONLY EXISTING DIMENSIONS ARE REPRESENTED WITH (E) FOLLOWING THE AS BUILT APPROXIMATE DIMENSION.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CROSS-CHECK THE DESIGN-BUILD AND MEP DRAWINGS WITH THE ARCHITECTURAL DRAWINGS AS REQUIRED FOR WORKER AND PEDESTRIAN PROTECTION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. PROVIDE PROTECTION AS REQUIRED TO PREVENT ANY DAMAGE TO EXISTING CONSTRUCTION WITHIN AND ADJACENT TO THE JOBSITE. WHERE DAMAGE OCCURS, REPAIR OR REPLACE OF DAMAGED AREA AND/OR MATERIAL IS REQUIRED TO THE OWNER'S APPROVAL AT NO ADDITIONAL COST. THESE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODES AND ORDINANCES AT THE LOCATION OF THE PROJECT.
- CONTRACTOR TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS. COMPLY WITH SAFETY REGULATIONS AND RESTRICTIONS AS REQUIRED FOR WORKER AND PEDESTRIAN PROTECTION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. PROVIDE PROTECTION AS REQUIRED TO PREVENT ANY DAMAGE TO EXISTING CONSTRUCTION WITHIN AND ADJACENT TO THE JOBSITE. WHERE DAMAGE OCCURS, REPAIR OR REPLACE OF DAMAGED AREA AND/OR MATERIAL IS REQUIRED TO THE OWNER'S APPROVAL AT NO ADDITIONAL COST. THESE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS.
- AS APPLICABLE, THE GENERAL CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL UTILITY LINES AND STUBS TO THE BUILDING(S).
- SHOULD ANY ASPHALTIC CONCRETE OR EXISTING PAVEMENT REQUIRE PATCHING ADJACENT TO THE BUILDINGS, IT SHALL BE OF THE SAME SECTION AND DRAINAGE PROFILE AS THE ADJACENT PAVED AREAS, WHERE OCCURS.
- THE PROJECT SHALL BE CONSTRUCTED TO PROVIDE ACCESS TO ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXITS, AND ACCESS TO NORMAL PATHS OF TRAVEL. PROVIDE ACCESSIBLE COMPLIANT PATH OF TRAVEL AND WHERE NECESSARY TO PROVIDE ACCESS, INCLUDING PEDESTRIAN RAMPS, CURB RAMPS, ETC. PER CODE & LOCAL AHJ REQUIREMENTS.
- DURING PERIODS OF PARTIAL OR RESTRICTED USE OF A BUILDING OR FACILITY, THE ENTRANCES USED FOR PRIMARY ACCESS SHALL BE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES.
- GENERAL CONTRACTOR SHALL VERIFY THAT ALL (E) SITE ACCESSIBILITY COMPLY PER CODE AND AHJ AS REFERENCED ON THE GENERAL ACCESSIBILITY REQUIREMENTS & DETAILS SHEETS.



OVERALL SITE PLAN

SCALE

1" = 20'-0"

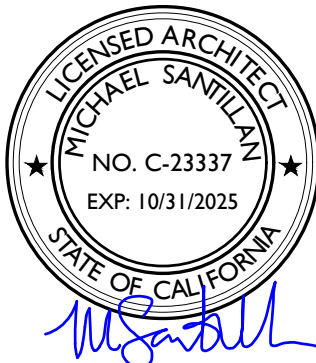
1

RECEIVED
4/1/25



NATIONAL
ENGINEERING & CONSULTING, INC.
30 THOMAS, IRVINE, CA 92618-2703
PHONE: (949) 716-9990 | FAX: (949) 716-9997

STAMP:



COPYRIGHT:
COPYRIGHT NOTICE:
COPYRIGHT IS RETAINED BY NATIONAL
ENGINEERING & CONSULTING INC. FROM THE
DATE OF ISSUANCE OF THESE DOCUMENTS.
DUPLICATION OF THESE DOCUMENTS OR THE
BUILT-WORK REPRESENTED BY THEM IS
PROHIBITED WITHOUT THE EXPRESS, WRITTEN
CONSENT OF NATIONAL ENGINEERING &
CONSULTING INC.

CLIENT:

TALBERT & WARD CORP.

3303 HARBOR BLVD.
SUITE K-4
COSTA MESA, CA 92626

PROJECT:

TWO BROTHERS' PIZZA

9891 YORKTOWN AVE.
HUNTINGTON BEACH, CA 92646

C-TBG-003

#	DESCRIPTION	DATE
A	TITLE-24 REVISIONS PER CLIENT REQUEST	01/13/2022
4	CLIENT REQUESTED REVISIONS	01/26/2022
5	HEALTH DEPT. REVISIONS	10/21/2022
6	HEALTH REVISIONS	02/15/2023
7	HEALTH REVISIONS	03/15/2023
8	P.C. REVISIONS	03/07/2024
9	FIELD REVISION	04/25/2024
10	FIELD REVISION	08/23/2024

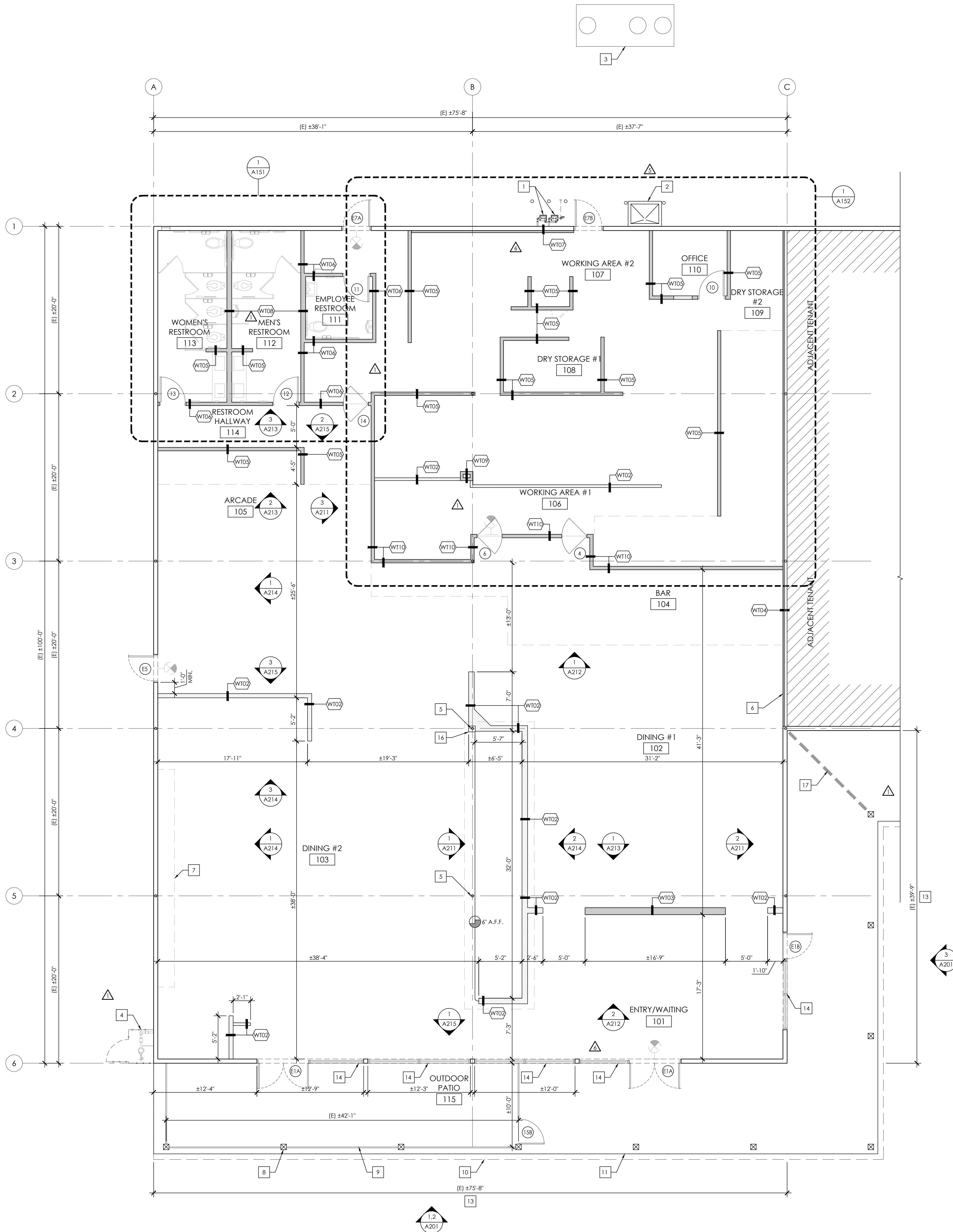
Plot Date: 8/21/2024 5:53:56 PM

SHEET TITLE:

OVERALL SITE PLAN

SHEET NO:

A001



KEYNOTES

(NOT ALL KEYNOTES ARE APPLICABLE TO THIS DWG. APPLICABLE KEYNOTES ARE TAGGED ON THE DWG.)

1. (E) GAS METER.
2. (E) HVAC CONDENSATE CATCH BASIN TO REMAIN. NOT IS SCOPE.
3. (E) GREASE INTERCEPTOR.
4. FIRE RISER ENCLOSED WITH CHAIN LINK FENCE AND SECURED PADLOCK. FINAL LOCATION SHALL BE COORDINATED PER FIRE DEPARTMENT REQUIREMENTS. REFER TO FIRE SPRINKLER DESIGN DRAWINGS (BY OTHERS) UNDER SEPARATE PERMIT.
5. (E) COLUMN TO BE FURRED OUT AS REQUIRED. REFER TO INTERIOR ELEVATIONS FOR FINISHES.
6. GENERAL CONTRACTOR TO VERIFY THAT THE EXISTING DEMISING WALL IS 1-HR FIRE RATED AND MODIFY OR RECONSTRUCT WALL TO MATCH WALL TYPE AND DETAILS PER UL LISTING. IN THE EVENT THAT THE EXISTING DEMISING WALL IS 1-HR FIRE RATED, THE GENERAL CONTRACTOR SHALL PROVIDE FURRING AS NEEDED FOR MEP SERVICES. REFER TO WALL TYPES AND DETAILS FOR ADDITIONAL INFORMATION.
7. MILLWORK AND SCREEN (BY OTHERS), REFER TO INTERIOR ELEVATIONS FOR REFERENCE.
8. (E) SHELL BUILDING CANOPY POSTS. ONLY POSTS IN FRONT OF THE SPACE (QTY. 10) SHALL BE PAINTED WITH 100% ACRYLIC EXTERIOR GRADE UV/MOLD RESISTANT PAINT TO MATCH (E) COLOR AND FINISH.
9. GLASS GUARDRAIL. REFER TO DETAILS.
10. (E) OVERHAND. REFER TO ELEVATIONS.
11. (E) CONCRETE WALKWAY.
12. INFILL EXTERIOR WALL. REFER TO WALL TYPES DRAWINGS.
13. (E) EXTERIOR ELEVATION SHALL BE PAINTED WITH 100% ACRYLIC EXTERIOR GRADE UV/MOLD RESISTANT PAINT TO MATCH (E) COLOR AND FINISH.
14. (E) STOREFRONT.
15. MANUAL OPERATED BI-FOLD DOOR FROM CROWN DOORS, LLC (OR APPROVED EQUAL) MODEL NO.: SST-II HYDRAULIC BI-FOLD SYSTEM. THE GENERAL CONTRACTOR SHALL VERIFY ACTUAL OPENING SIZE ON SITE AND COORDINATE WITH THE DOOR SUPPLIER TO PROVIDE THE NECESSARY STRUCTURAL FRAMING / HEADER FOR DOOR FIXATION PER MANUFACTURER REQUIREMENTS AND RECOMMENDATIONS.
16. FUR-OUT COLUMN WITH 5/8" THK. GYPSUM BOARD TO ALIGN WITH EDGE OF PONY WALL AND FALSE CEILING. REFER TO CEILING DETAILS FOR COLUMN FURRING ALIGNMENT AND REQUIREMENT.
17. PROVIDE 1-HR FIRE RATED UL LISTED ENCLOSURE IN THE ATTIC SPACE. LOCATED BETWEEN THE EXISTING EXTERIOR CANOPY/SHADE AND THE EXISTING EXTERIOR FULL HEIGHT ENVELOPE WALL. PROVIDE 3-5/8" METAL STUDS SPACED MAX. 24" OC AND 5/8" THK. TYPE-X FIRE RATED GYPSUM BOARD ON EACH SIDE. ENCLOSURE SHALL MEET UL DESIGN NUMBER UL419.

NOTES

- DO NOT SCALE DRAWING.
- CONTRACTOR SHALL FIELD VERIFY AND CROSS CHECK ALL EXISTING DIMENSIONS WITH DRAWINGS PRIOR TO COMMENCING WORK. ALL EXISTING DIMENSIONS ARE APPROXIMATE & FOR REFERENCE. ONLY EXISTING DIMENSIONS ARE REPRESENTED WITH (E) FOLLOWING THE AS BUILT APPROXIMATE DIMENSION.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CROSS-CHECK THE DESIGN-BUILD AND MEP DRAWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE ORDERING / INSTALLATION OF MECHANICAL, ELECTRICAL AND PLUMBING WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND DESIGN-BUILD OR MEP DRAWINGS SHALL BE BROUGHT TO THE ARCHITECTS' ATTENTION FOR CLARIFICATION.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODE AND ORDINANCES AT THE LOCATION OF THE PROJECT.
- CONTRACTOR TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS. COMPLY WITH SAFETY REGULATIONS AND RESTRICTIONS AS REQUIRED FOR WORKER AND PEDESTRIAN PROTECTION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. PROVIDE PROTECTION AS REQUIRED TO PREVENT ANY DAMAGE TO EXISTING CONSTRUCTION WITHIN AND ADJACENT TO THE JOBSITE. WHERE DAMAGE OCCURS, REPAIR OR REPLACE OF DAMAGED AREA AND/OR MATERIAL IS REQUIRED TO THE OWNER'S APPROVAL AT NO ADDITIONAL COST. THESE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS.
- AS APPLICABLE, THE GENERAL CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL UTILITY LINES AND STUBS TO THE BUILDING(S).
- SHOULD ANY ASPHALTIC CONCRETE OR EXISTING PAVEMENT REQUIRE PATCHING ADJACENT TO THE BUILDINGS, IT SHALL BE OF THE SAME SECTION AND DRAINAGE PROFILE AS THE ADJACENT PAVED AREAS, WHERE OCCURS.
- THE PROJECT SHALL BE CONSTRUCTED TO PROVIDE ACCESS TO ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXITS, AND ACCESS TO NORMAL PATHS OF TRAVEL. PROVIDE ACCESSIBLE COMPLIANT PATH OF TRAVEL AND WHERE NECESSARY TO PROVIDE ACCESS, INCLUDING PEDESTRIAN RAMPS, CURB RAMPS, ETC. PER CODE & LOCAL AHJ REQUIREMENTS.
- DURING PERIODS OF PARTIAL OR RESTRICTED USE OF A BUILDING OR FACILITY, THE ENTRANCES USED FOR PRIMARY ACCESS SHALL BE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES.
- GENERAL CONTRACTOR SHALL VERIFY THAT ALL (E) SITE ACCESSIBILITY COMPLY PER CODE AND AHJ AS REFERENCED ON THE GENERAL ACCESSIBILITY REQUIREMENTS & DETAILS SHEETS.

LEGEND

- (E) BUILDING SHELL
- (E) DEMISING WALL, TBV BY GENERAL CONTRACTOR
- PARTITIONS / WALLS
REFER TO WALL TYPES
- LOW PARTITION / PONY WALL
REFER TO WALL TYPES AND DETAILS

FLOOR PLAN

SCALE

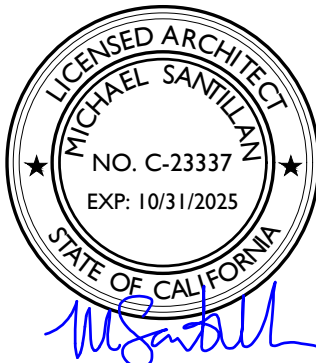
3/16" = 1'-0"

1



NATIONAL
ENGINEERING & CONSULTING, INC
30 THOMAS, IRVINE, CA 92618-2703
PHONE: (949) 716-9990 | FAX: (949) 716-9997

STAMP:



COPYRIGHT:

COPYRIGHT NOTICE:
COPYRIGHT IS RETAINED BY NATIONAL
ENGINEERING & CONSULTING INC. FROM THE
DATE OF ISSUANCE OF THESE DOCUMENTS.
DUPLICATION OF THESE DOCUMENTS OR THE
BUILT-WORK REPRESENTED BY THEM IS
PROHIBITED WITHOUT THE EXPRESS, WRITTEN
CONSENT OF NATIONAL ENGINEERING &
CONSULTING INC.

CLIENT:

TALBERT & WARD CORP.

3303 HARBOR BLVD.
SUITE K-4
COSTA MESA, CA 92626

PROJECT:

TWO BROTHERS' PIZZA

9891 YORKTOWN AVE.
HUNTINGTON BEACH, CA 92646

C-TBG-003

#	DESCRIPTION	DATE
A	TITLE-24 REVISIONS PER CLIENT REQUEST	01/13/2022
4	CLIENT REQUESTED REVISIONS	01/26/2022
5	HEALTH DEPT. REVISIONS	10/21/2022
6	HEALTH REVISIONS	02/15/2023
7	HEALTH REVISIONS	03/15/2023
8	P.C. REVISIONS	03/07/2024
9	FIELD REVISION	04/25/2024
10	FIELD REVISION	08/23/2024

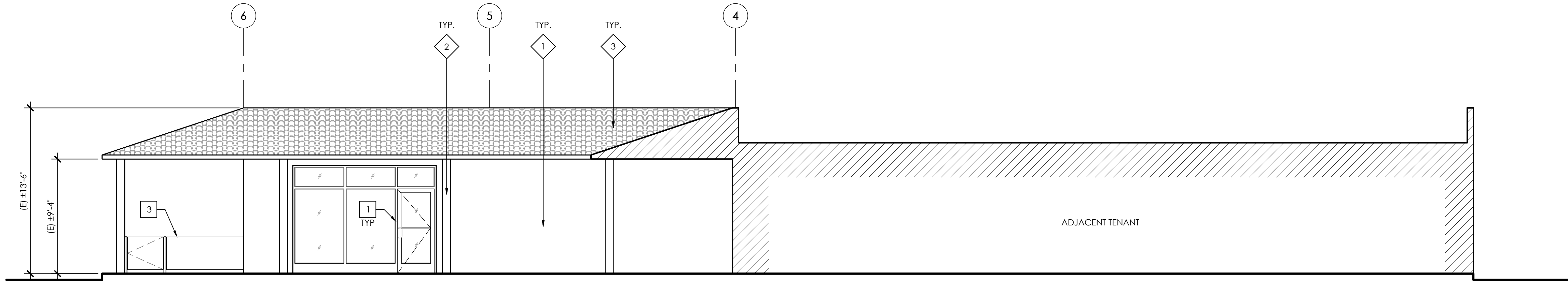
Plot Date: 8/21/2024 5:52:24 PM

SHEET TITLE:

FLOOR PLAN

SHEET NO:

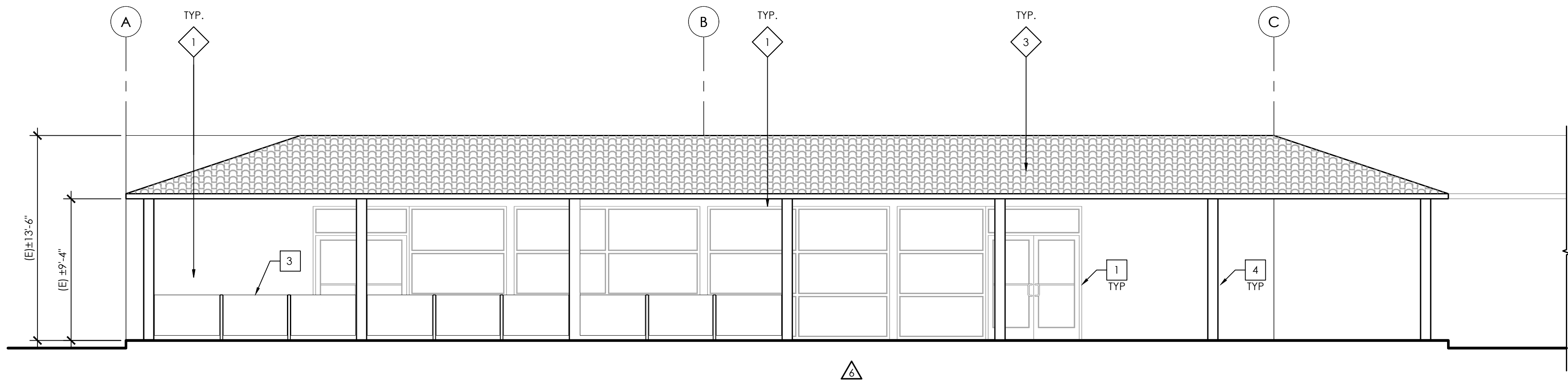
A101



EAST EXTERIOR ELEVATION

SCALE
3/16" = 1'-0"

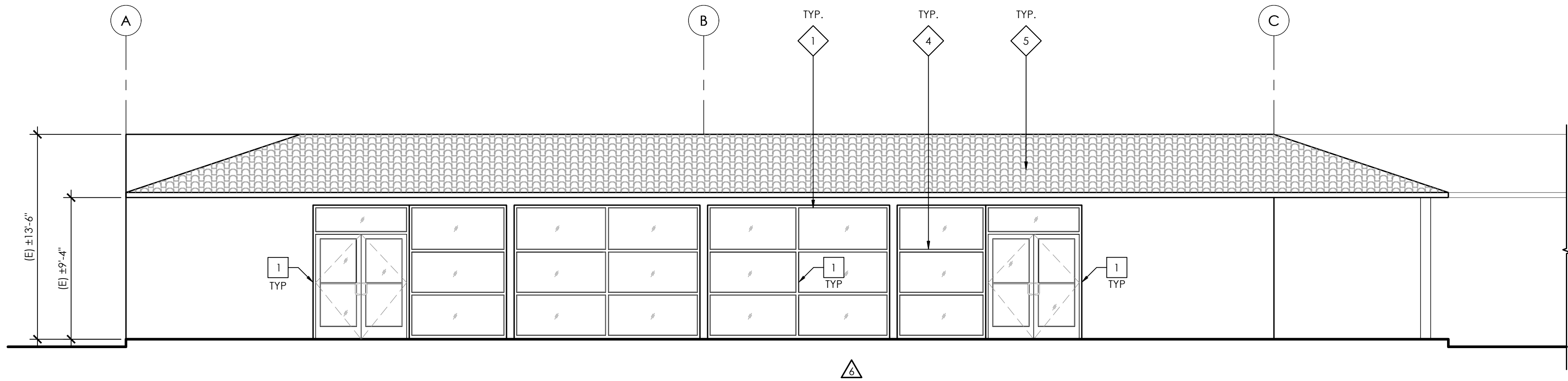
3



SOUTH EXTERIOR ELEVATION 2

SCALE
3/16" = 1'-0"

2



SOUTH EXTERIOR ELEVATION 1

SCALE
3/16" = 1'-0"

1

KEYNOTES

(NOT ALL KEYNOTES ARE APPLICABLE TO THIS DWG. APPLICABLE KEYNOTES ARE TAGGED ON THE DWG.)

- [X] THE NUMBER DESIGNATES THE KEYNOTE REFERENCED ON THE DRAWING.
- [E] STOREFRONT / GLAZING SYSTEM.
OPTIONAL: IF REQUIRED BY THE CLIENT / OWNER, REPLACE EXISTING STOREFRONT AND PROVIDE TEMPERED GLASS AS NEEDED PER CODE REQUIREMENTS. GLAZING SPECIFICATIONS SHALL MEET TITLE 24 REQUIREMENTS.
 - BI-FOLD DOOR. REFER TO FLOOR PLAN FOR ADDITIONAL INFORMATION AND MODEL NUMBER.
 - ALUMINUM GUARDRAIL SHOE AND BALUSTRADE WITH GLASS PANELS. FOR ADDITIONAL INFORMATION REFER TO DETAILS AND DOOR SCHEDULE.
 - [E] WOOD POST.

LEGEND

- [1] 100% EXTERIOR GRADE UV/MOLD/MILDEW RESISTANT ACRYLIC PAINT. SHEEN: TO MATCH EXISTING | COLOR: TO MATCH EXISTING (OFF-WHITE / BEIGE)
- [2] 100% EXTERIOR GRADE UV/MOLD/MILDEW RESISTANT ACRYLIC PAINT. SHEEN: TO MATCH EXISTING | COLOR: TO MATCH EXISTING (OLIVE GREEN)
- [3] [E] CLAY ROOF TILES. GENERAL CONTRACTOR TO REPLACE ANY DAMAGED ROOF TILES (TO MATCH EXISTING) AFTER REMOVING OLD SIGNAGE
- [Hatched Area] HATCHED AREA REPRESENT NEW STOREFRONTS AND DOORS.



STAMP:



COPYRIGHT:
COPYRIGHT IS RETAINED BY NATIONAL ENGINEERING & CONSULTING, INC. FROM THE DATE OF ISSUANCE OF THESE DOCUMENTS. DUPLICATION OF THESE DOCUMENTS OR THE BUILT-WORK REPRESENTED BY THEM IS PROHIBITED WITHOUT THE EXPRESS, WRITTEN CONSENT OF NATIONAL ENGINEERING & CONSULTING, INC.

CLIENT:

TALBERT & WARD CORP.

3303 HARBOR BLVD.
SUITE K-4
COSTA MESA, CA 92626

PROJECT:

TWO BROTHERS' PIZZA

9891 YORKTOWN AVE.
HUNTINGTON BEACH, CA 92646

C-TBG-003

#	DESCRIPTION	DATE
A	TITLE-24 REVISIONS PER CLIENT REQUEST	01/13/2022
4	CLIENT REQUESTED REVISIONS	01/26/2022
5	HEALTH DEPT. REVISIONS	10/21/2022
6	HEALTH REVISIONS	02/15/2023
7	HEALTH REVISIONS	03/15/2023
8	P.C. REVISIONS	03/07/2024
9	FIELD REVISION	04/25/2024
10	FIELD REVISION	08/23/2024

Plot Date: 8/21/2024 5:52:39 PM

SHEET TITLE:

EXTERIOR
ELEVATIONS

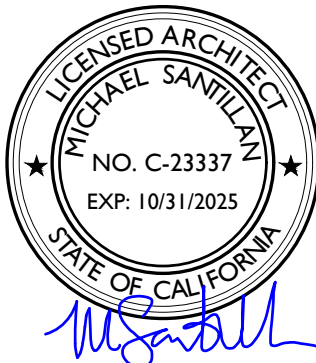
SHEET NO:

A201



NATIONAL
ENGINEERING & CONSULTING, INC.
30 THOMAS, IRVINE, CA 92618-2703
PHONE: (949) 716-9990 | FAX: (949) 716-9997

STAMP:



COPYRIGHT:
COPYRIGHT NOTICE: COPYRIGHT IS RETAINED BY NATIONAL ENGINEERING & CONSULTING, INC. FROM THE DATE OF ISSUANCE OF THESE DOCUMENTS. DUPPLICATION OF THESE DOCUMENTS OR THE BUILT-WORK REPRESENTED BY THEM IS PROHIBITED WITHOUT THE EXPRESS, WRITTEN CONSENT OF NATIONAL ENGINEERING & CONSULTING, INC.

CLIENT:

TALBERT & WARD CORP.

3303 HARBOR BLVD.
SUITE K-4
COSTA MESA, CA 92626

PROJECT:

TWO BROTHERS' PIZZA

9891 YORKTOWN AVE.
HUNTINGTON BEACH, CA 92646

C-TBG-003

ELEVATIONS

SCALE
1/2"=1'-0"

1



NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODES AND ORDINANCES AT THE LOCATION OF THE PROJECT.
- INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
- ALL FINISHES SHALL MEET FLAME SPREAD AND SMOKE DEVELOPMENT RATINGS FOR THEIR USE, AS REQUIRED BY LOCAL CODES.
- TAPE, BED, FLOAT & SAND GYPSUM BOARD JOINTS, APPLY FINISH LEVEL 5 TO ALL PAINTED FINISHES WITH A LITE ROLLED TEXTURE. APPLY A MINIMUM OF ONE (1) COAT OF PRIMER AND (2) COATS OF PAINT FINISH COLOR PER MANUFACTURER RECOMMENDATION.
- ALL WALLS & CEILING FINISHES SHALL BE SMOOTH, DURABLE, NONABSORBENT AND WASHABLE.
- ALL FINISHES SHALL EXTEND BELOW / BEHIND EQUIPMENT U.N.O. OR SPECIFICALLY REQUIRED BY THE EQUIPMENT MANUFACTURER.
- THE GENERAL CONTRACTOR SHALL PROVIDE BACKING FOR ALL WALL MOUNTED / RECESSED ITEMS (U.N.O.). ANY AND ALL WOOD USED WITHIN WALLS OR ABOVE FINISH CEILINGS SHALL BE FIRE-RETARDANT, TREATED WOOD.
- THE GENERAL CONTRACTOR SHALL CAULK JOINT BETWEEN CEILING GRID & FRP FINISHED WALL PANELS IN ALL AREAS.
- THE GENERAL CONTRACTOR SHALL GRIND, REPAIR, PREPARE, FLAT, SMOOTH, LEVEL CONCRETE SURFACE THROUGHOUT THE ENTIRE SPACE AS NECESSARY TO MEET OWNERS SPECIFICATIONS AND OPERATIONAL REQUIREMENTS PRIOR TO APPLYING THE NEW FLOOR FINISH.
- CHANGES IN LEVEL UP TO 1/4" BETWEEN DIFFERENT FLOOR FINISHES CAN BE MADE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL OF 1/4" - 1/2" SHALL BE MADE WITH A BEVELED TRANSITION OR OTHER MATERIAL WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP. GENERAL CONTRACTOR SHALL CONFIRM THE TRANSITION STRIP / THRESHOLD MATERIAL AND FINISH WITH THE OWNER PRIOR TO PROCUREMENT AND INSTALLATION. STRIPS AND THRESHOLD MUST MEET THE CODE AND ADA REQUIREMENTS.

FINISHES DESCRIPTION

(T&O) FINISH DESCRIPTION

BASE

B1 6-INCH HIGH MDF WOOD BASE
COLOR: STAINED BROWN.

B2 6" HIGH, DALTILE CLASSIC CERAMIC TILE, SANITARY COVE BASE - SLIM FOOT DESIGN
COLOR: TO BE SELECTED BY OWNER

(T&O) FINISH DESCRIPTION

WALL

W1 ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL)
COLOR: #TO BE SELECTED BY OWNER | SHEEN: FLAT

W2 MDF WOOD | COLOR: MEDIUM STAINED BROWN.

W3 PINE PLYWOOD | FINISH: SMOOTH EASILY CLEANABLE | COLOR: BROWN PAINT | SHEEN: SEMI-GLOSS

W4 2.5-INCH x 8-INCH CERAMIC WALL TILE (HORIZONTAL APPLICATION), COUNTRY COLLECTION FROM "DALTILE" OR APPROVED EQUAL.
MODEL# 55455 | COLOR: WHITE.

W5 ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL)
COLOR: #TO BE SELECTED BY OWNER | SHEEN: FLAT

W6 ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL)
COLOR: #TO BE SELECTED BY OWNER | SHEEN: FLAT

W7 ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL)
COLOR: #TO BE SELECTED BY OWNER | SHEEN: FLAT

W8 FIBERGLASS REINFORCED PLASTIC (FRP): MARLITE FRP (OR APPROVED EQUAL).
PVC TRIMS
FINISH: PEBBLED P 100 WHITE

W9 WALK-IN COOLER, DESIGN-BUILT BY OTHERS.

W10 ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL)
FINISH: SMOOTH EASILY CLEANABLE | COLOR: #TO BE SELECTED BY OWNER | SHEEN: SEMI-GLOSS

W11 ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL)
COLOR: #TO BE SELECTED BY OWNER | SHEEN: FLAT

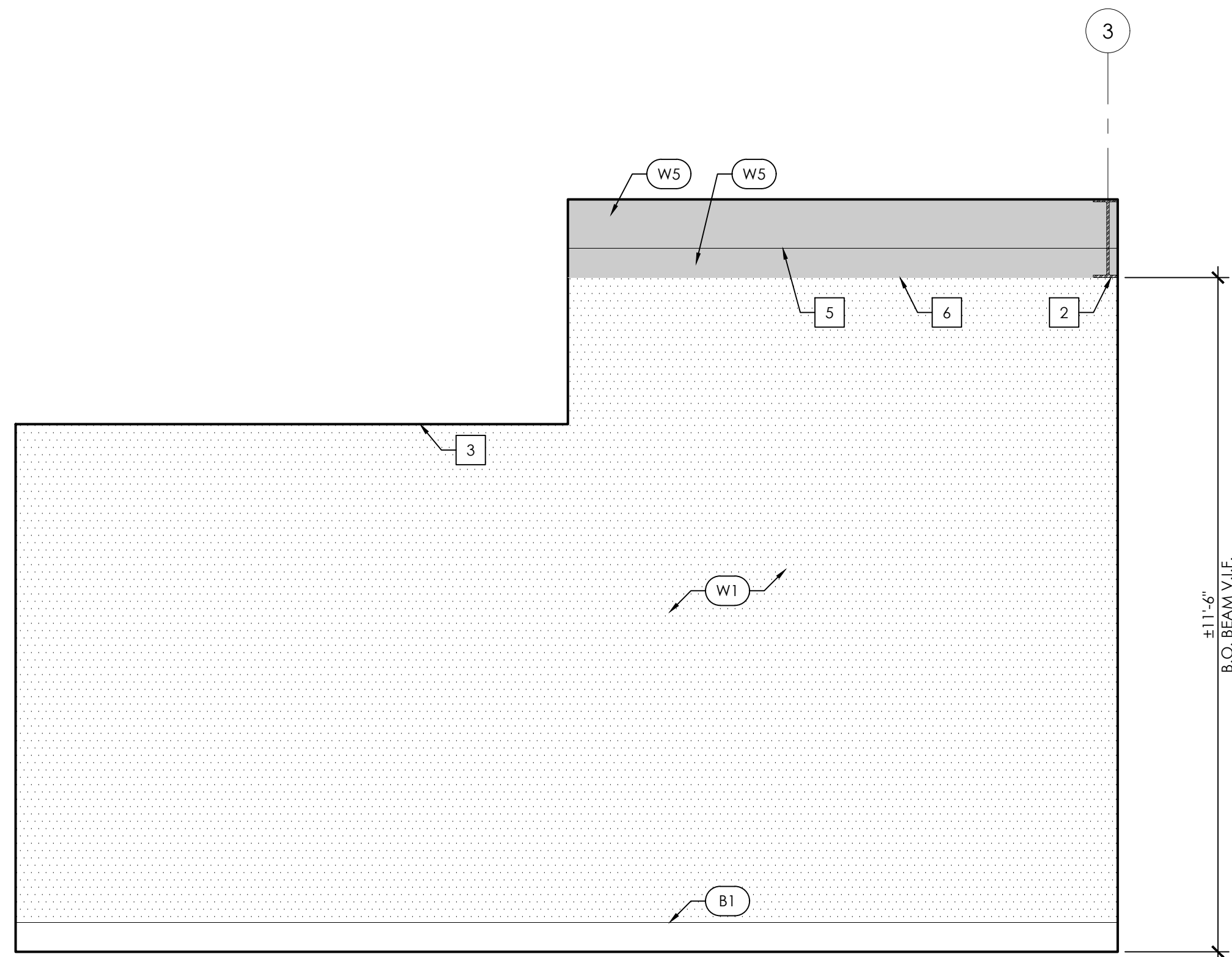
W12 BRUSHED STAINLESS STEEL, CLAD FINISH

KEYNOTES

(NOT ALL KEYNOTES ARE APPLICABLE TO THIS DWG. APPLICABLE KEYNOTES ARE TAGGED ON THE DWG.)

(X) THE NUMBER DESIGNATES THE KEYNOTE REFERENCED ON THE DRAWING.

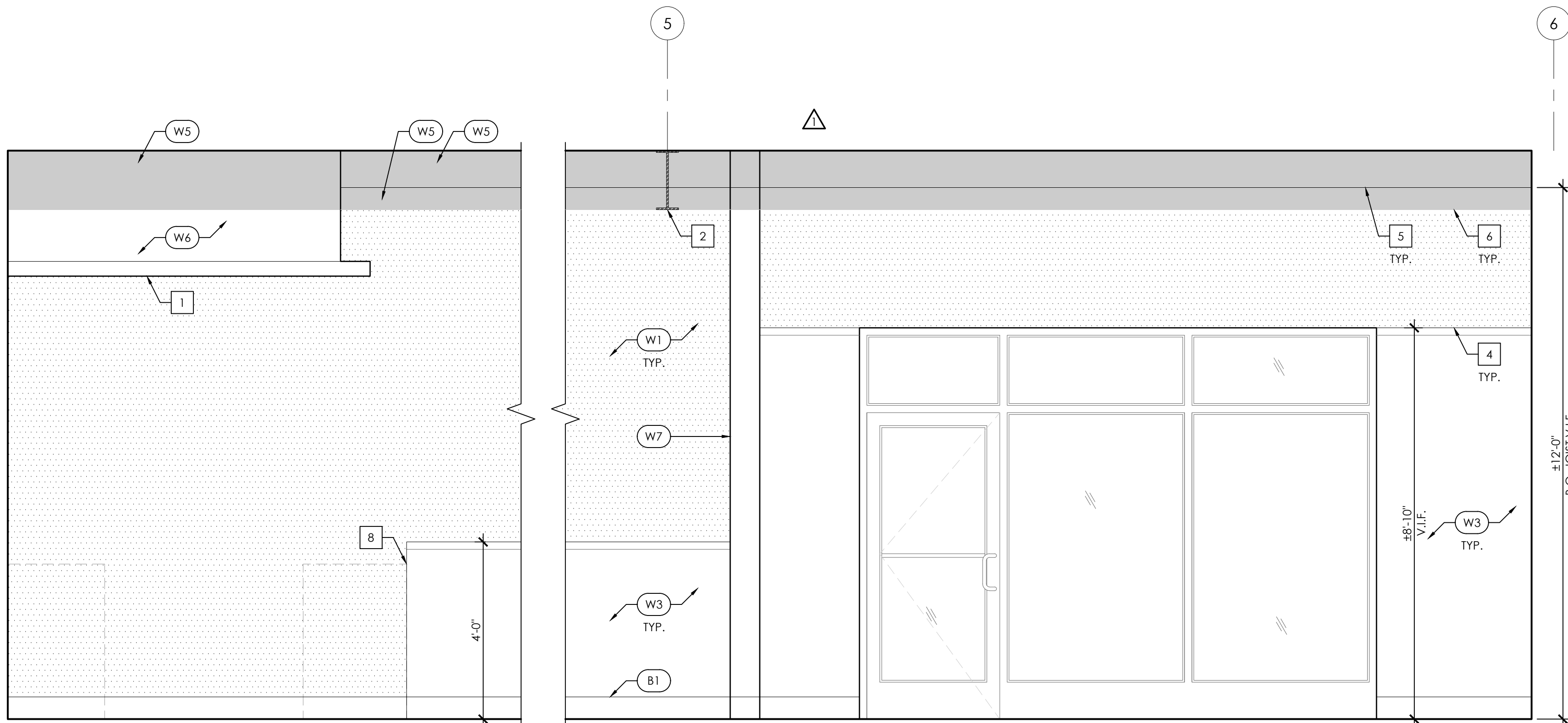
- FALSE CEILING. REFER TO REFLECTED CEILING PLAN.
- (E) I-BEAM. GENERAL CONTRACTOR TO VERIFY LOCATION AND SPACING.
- SOFFIT. REFER TO REFLECTED CEILING PLAN.
- TOP OF FINISH TO MATCH TOP OF EXISTING STOREFRONT HEIGHT. GC TO VERIFY STORE FRONT HEIGHT.
- (E) ROOF JOIST.
- TRANSITION LINE BETWEEN TWO FINISHES/COLORS. ALIGN WITH BOTTOM OF LOWEST EXISTING STEEL BEAM INSIDE THE SPACE.
- COLUMN FURRING TO ALIGN WITH FALSE CEILING. GC TO VERIFY AND COORDINATE DIMENSIONS AND SPACING.
- END OF FINISH TO ALIGN WITH END OF BAR COUNTER. GC TO VERIFY AND COORDINATE WITH MILLWORK IN FIELD.
- (E) COLUMN TO BE FURRED OUT WITH METAL STUDS AND 5/8" THK. MOISTURE RESISTANT AND FIRE RESISTANT GYPSUM BOARD WHERE REQUIRED.
- GENERAL CONTRACTOR TO COORDINATE WITH SCREEN MANUFACTURE TO ALIGN FINISH WITH SCREENS LIMITS.
- CORNER PROTECTION GUARD. REFER TO KITCHEN LAYOUT AND EQUIPMENT SCHEDULES.



ELEVATIONS

SCALE
1/2"=1'-0"

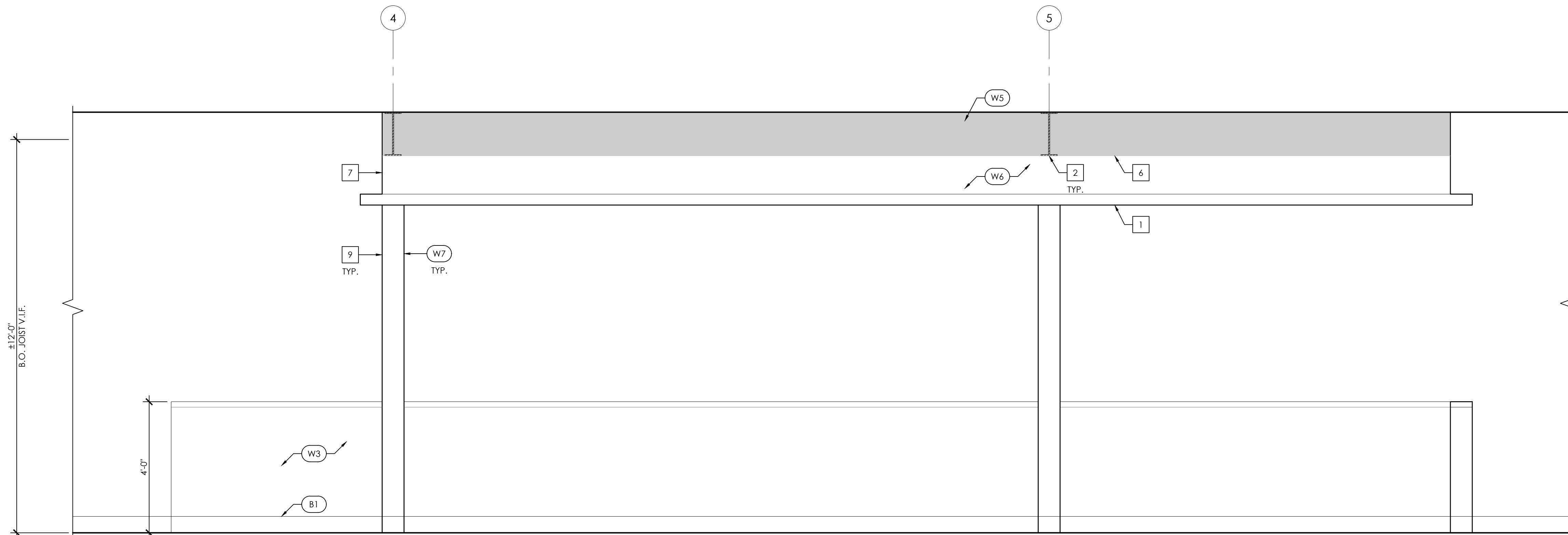
3



ELEVATIONS

SCALE
1/2"=1'-0"

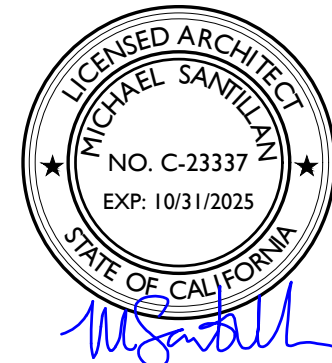
2





NATIONAL
ENGINEERING & CONSULTING, INC.
30 THOMAS, IRVINE, CA 92618-2703
PHONE: (949) 716-9990 | FAX: (949) 716-9997

STAMP:



COPYRIGHT:
COPYRIGHT NOTICE: COPYRIGHT IS RETAINED BY NATIONAL ENGINEERING & CONSULTING, INC. FROM THE DATE OF ISSUANCE OF THESE DOCUMENTS. DUPLICATION OF THESE DOCUMENTS OR THE BUILT-WORK REPRESENTED BY THEM IS PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF NATIONAL ENGINEERING & CONSULTING, INC.

CLIENT:

TALBERT & WARD CORP.

3303 HARBOR BLVD.
SUITE K-4
COSTA MESA, CA 92626

PROJECT:

TWO BROTHERS' PIZZA

9891 YORKTOWN AVE.
HUNTINGTON BEACH, CA 92646

C-TBG-003

ELEVATIONS

SCALE

1/2"=1'-0"

1

#	DESCRIPTION	DATE
A	TITLE-24 REVISIONS PER CLIENT REQUEST	01/13/2022
4	CLIENT REQUESTED REVISIONS	01/26/2022
5	HEALTH DEPT. REVISIONS	10/21/2022
6	HEALTH REVISIONS	02/15/2023
7	HEALTH REVISIONS	03/15/2023
8	P.C. REVISIONS	03/07/2024
9	FIELD REVISION	04/25/2024
10	FIELD REVISION	08/23/2024

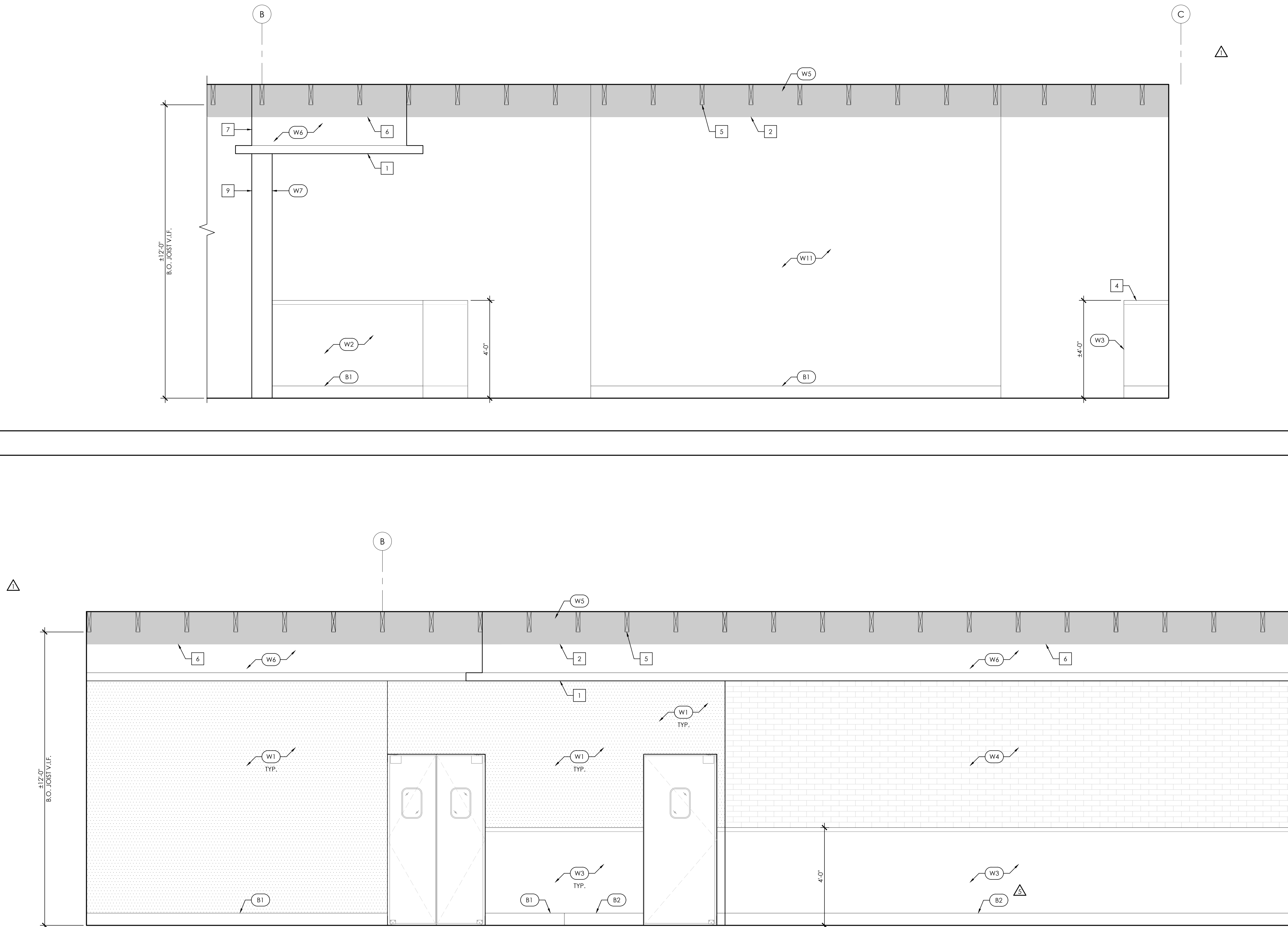
Plot Date: 8/21/2024 5:51:21 PM

SHEET TITLE:

**INTERIOR
ELEVATIONS**

SHEET NO:

A212



KEYNOTES

(NOT ALL KEYNOTES ARE APPLICABLE TO THIS DWG. APPLICABLE KEYNOTES ARE TAGGED ON THE DWG.)

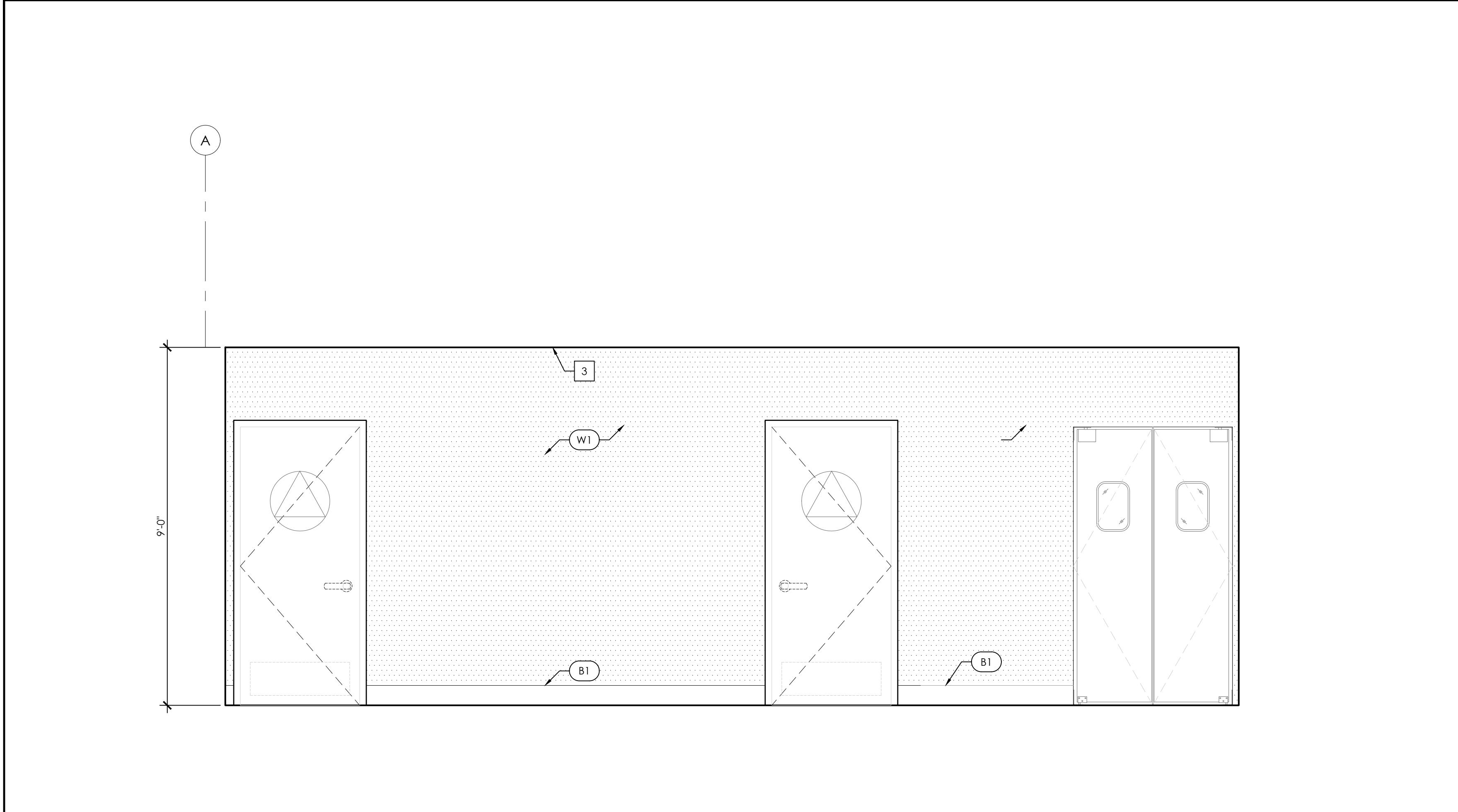
- X** THE NUMBER DESIGNATES THE KEYNOTE REFERENCED ON THE DRAWING.
- FALSE CEILING. REFER TO REFLECTED CEILING PLAN.
 - (E) I-BEAM. GENERAL CONTRACTOR TO VERIFY LOCATION AND SPACING.
 - SOFFIT. REFER TO REFLECTED CEILING PLAN.
 - TOP OF FINISH TO MATCH TOP OF EXISTING STOREFRONT HEIGHT. GC TO VERIFY STORE FRONT HEIGHT.
 - (E) ROOF JOIST.
 - TRANSITION LINE BETWEEN TWO FINISHES/COLORS. ALIGN WITH BOTTOM OF LOWEST EXISTING STEEL BEAM INSIDE THE SPACE.
 - COLUMN FURRINGS TO ALIGN WITH FALSE CEILING. GC TO VERIFY AND COORDINATE DIMENSIONS AND SPACING.
 - END OF FINISH TO ALIGN WITH END OF BAR COUNTER. GC TO VERIFY AND COORDINATE WITH MILLWORK IN FIELD.
 - (E) COLUMN TO BE FURRED OUT WITH METAL STUDS AND 5/8" THK. MOISTURE RESISTANT AND FIRE RESISTANT GYPSUM BOARD WHERE REQUIRED.
 - GENERAL CONTRACTOR TO COORDINATE WITH SCREEN MANUFACTURE TO ALIGN FINISH WITH SCREENS LIMITS.
 - CORNER PROTECTION GUARD. REFER TO KITCHEN LAYOUT AND EQUIPMENT SCHEDULES.

FINISHES DESCRIPTION

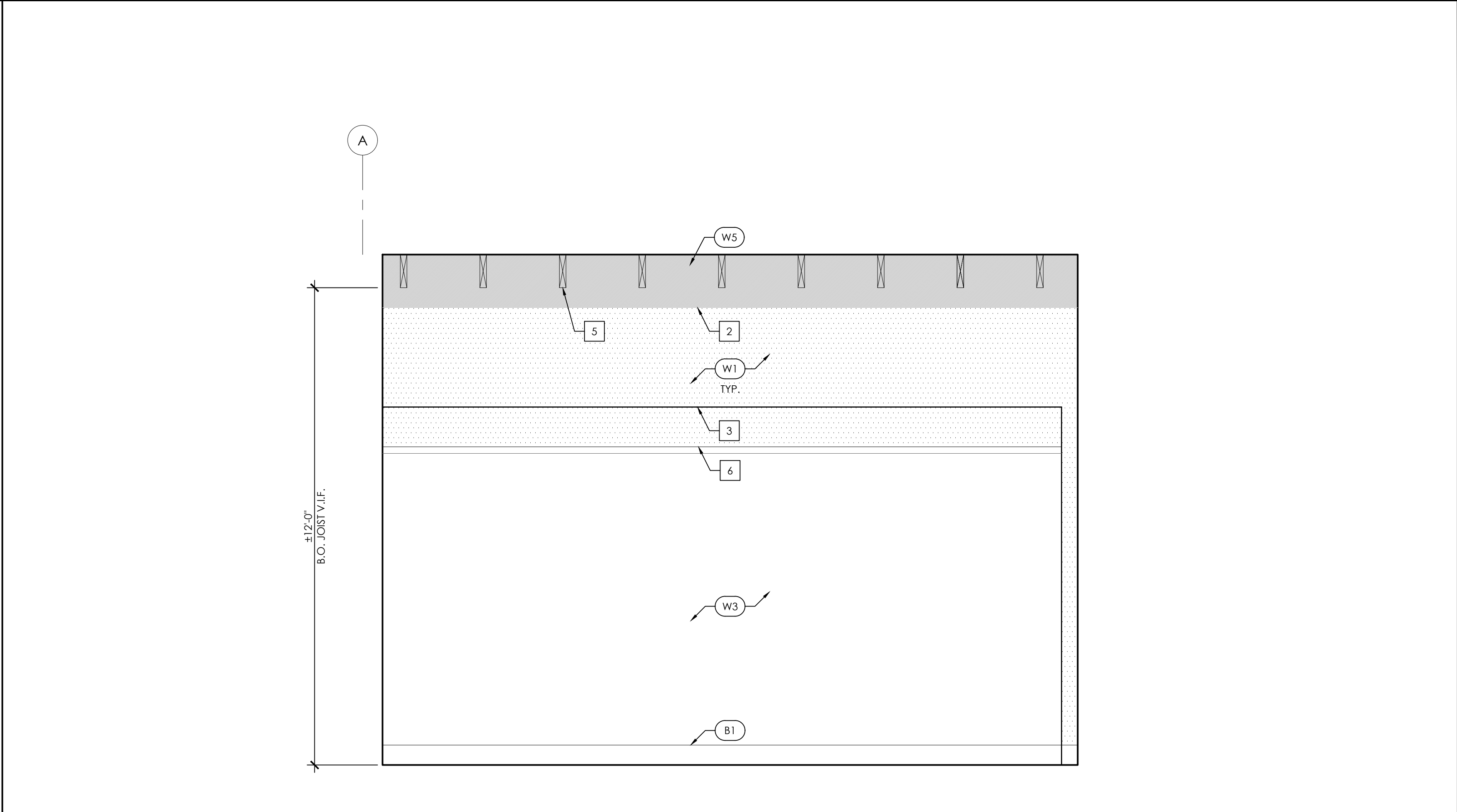
(TAG)	FINISH DESCRIPTION
BASE	
B1	6-INCH HIGH MDF WOOD BASE COLOR: STAINED BROWN
B2	6" HIGH, DALTILE CLASSIC CERAMIC TILE, SANITARY COVE BASE - SLIM FOOT DESIGN COLOR: TO BE SELECTED BY OWNER
WALL	
W1	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER SHEEN: FLAT
W2	MDF WOOD COLOR: MEDIUM STAINED BROWN.
W3	PINE PLYWOOD FINISH: SMOOTH EASILY CLEANABLE COLOR: BROWN PAINT SHEEN: SEMI-GLOSS
W4	2.5-INCH X 8-INCH CERAMIC WALL TILE (HORIZONTAL APPLICATION), COUNTRY COLLECTION FROM "DALTILE" OR APPROVED EQUAL MODEL# 55455 COLOR: WHITE.
W5	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER SHEEN: FLAT
W6	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER SHEEN: FLAT
W7	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER SHEEN: FLAT
W8	FIBERGLASS REINFORCED PLASTIC (FRP): MARLITE FRP (OR APPROVED EQUAL). PVC TRIMS FINISH: PEBBLED P 100 WHITE
W9	WALK-IN COOLER. DESIGN-BUILT BY OTHERS.
W10	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) FINISH: SMOOTH EASILY CLEANABLE COLOR: #TO BE SELECTED BY OWNER SHEEN: SEMI-GLOSS
W11	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER SHEEN: FLAT
W12	BRUSHED STAINLESS STEEL, CLAD FINISH

NOTES

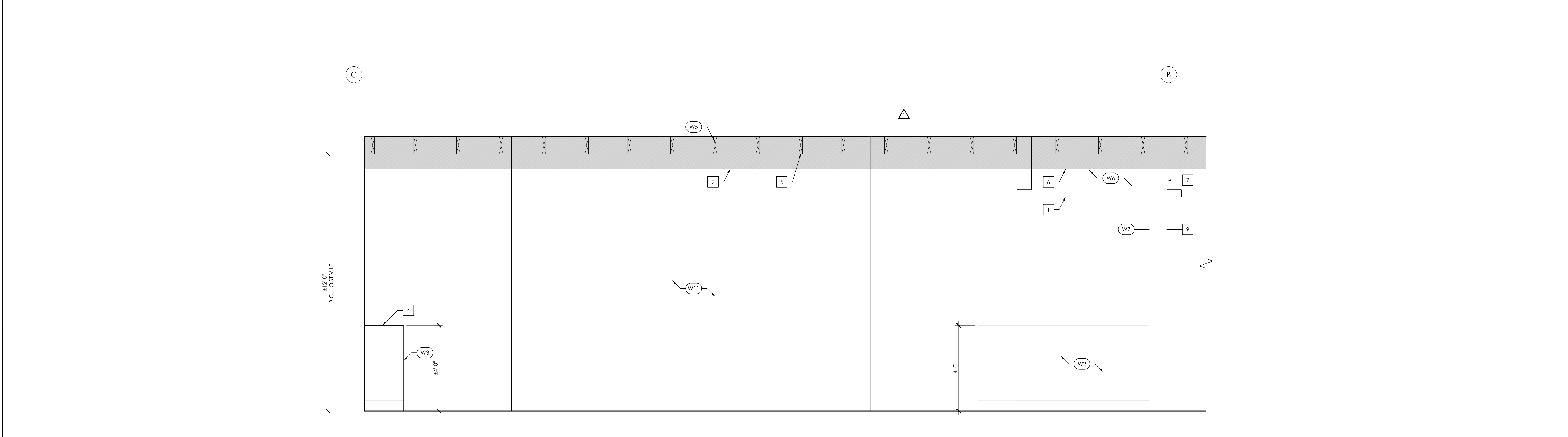
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODES AND ORDINANCES AT THE LOCATION OF THE PROJECT.
- INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
- ALL FINISHES SHALL MEET FLAME SPREAD AND SMOKE DEVELOPMENT RATINGS FOR THEIR USE, AS REQUIRED BY LOCAL CODES.
- TAPE, BED, FLOAT & SAND GYPSUM BOARD JOINTS. APPLY FINISH LEVEL 5 TO ALL PAINTED FINISHES WITH A LITE ROLLED TEXTURE. APPLY A MINIMUM OF ONE (1) COAT OF PRIMER AND (2) COATS OF PAINT FINISH COLOR PER MANUFACTURER RECOMMENDATION.
- ALL WALLS & CEILING FINISHES SHALL BE SMOOTH, DURABLE, NONABSORBENT AND WASHABLE.
- ALL FINISHES SHALL EXTEND BELOW / BEHIND EQUIPMENT U.N.O. OR SPECIFICALLY REQUIRED BY THE EQUIPMENT MANUFACTURER.
- THE GENERAL CONTRACTOR SHALL PROVIDE BACKING FOR ALL WALL MOUNTED / RECESSED ITEMS (U.N.O.). ANY AND ALL WOOD USED WITHIN WALLS OR ABOVE FINISH CEILINGS SHALL BE FIRE-RETARDANT, TREATED WOOD.
- THE GENERAL CONTRACTOR SHALL CAULK JOINT BETWEEN CEILING GRID & FRP FINISHED WALL PANELS IN ALL AREAS.
- THE GENERAL CONTRACTOR SHALL GRIND, REPAIR, PREPARE, FLAT, SMOOTH, LEVEL CONCRETE SURFACE THROUGHOUT THE ENTIRE SPACE AS NECESSARY TO MEET OWNERS SPECIFICATIONS AND OPERATIONAL REQUIREMENTS PRIOR TO APPLYING THE NEW FLOOR FINISH.
- CHANGES IN LEVEL UP TO 1/4" BETWEEN DIFFERENT FLOOR FINISHES CAN BE MADE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL OF 1/4" - 1/2" SHALL BE MADE WITH A BEVELED TRANSITION OR OTHER MATERIAL WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP. GENERAL CONTRACTOR SHALL CONFIRM THE TRANSITION STRIP / THRESHOLD MATERIAL AND FINISH WITH THE OWNER PRIOR TO PROCUREMENT AND INSTALLATION. STRIPS AND THRESHOLD MUST MEET THE CODE AND ADA REQUIREMENTS.



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



ELEVATIONS
SCALE
1/2"=1'-0"
2



ELEVATIONS
SCALE
1/2"=1'-0"
1

KEYNOTES

- (NOT ALL KEYNOTES ARE APPLICABLE TO THIS DWG. APPLICABLE KEYNOTES ARE TAGGED ON THE DWG.)
- X THE NUMBER DESIGNATES THE KEYNOTE REFERENCED ON THE DRAWING.
- FALSE CEILING. REFER TO REFLECTED CEILING PLAN.
 - (E) I-BEAM. GENERAL CONTRACTOR TO VERIFY LOCATION AND SPACING.
 - SOFFIT. REFER TO REFLECTED CEILING PLAN.
 - TOP OF FINISH TO MATCH TOP OF EXISTING STOREFRONT HEIGHT. GC TO VERIFY STORE FRONT HEIGHT.
 - (E) ROOF JOIST.
 - TRANSITION LINE BETWEEN TWO FINISHES/COLORS. ALIGN WITH BOTTOM OF LOWEST EXISTING STEEL BEAM INSIDE THE SPACE.
 - COLUMN FURRING TO ALIGN WITH FALSE CEILING. GC TO VERIFY AND COORDINATE DIMENSIONS AND SPACING.
 - END OF FINISH TO ALIGN WITH END OF BAR COUNTER. GC TO VERIFY AND COORDINATE WITH MILLWORK IN FIELD.
 - (E) COLUMN TO BE FURRED OUT WITH METAL STUDS AND 5/8" THK. MOISTURE RESISTANT AND FIRE RESISTANT GYPSUM BOARD WHERE REQUIRED.
 - GENERAL CONTRACTOR TO COORDINATE WITH SCREEN MANUFACTURE TO ALIGN FINISH WITH SCREENS LIMITS.
 - CORNER PROTECTION GUARD. REFER TO KITCHEN LAYOUT AND EQUIPMENT SCHEDULES.

FINISHES DESCRIPTION

(TAD)	FINISH DESCRIPTION
BASE	
B1	6-INCH HIGH MDF WOOD BASE COLOR: STAINED BROWN.
B2	6" HIGH, DALITILE CLASSIC CERAMIC TILE, SANITARY COVE BASE - SLIM FOOT DESIGN COLOR: TO BE SELECTED BY OWNER
WALL	
W1	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER SHEEN: FLAT
W2	MDF WOOD COLOR: MEDIUM STAINED BROWN.
W3	PINE PLYWOOD FINISH: SMOOTH EASILY CLEANABLE COLOR: BROWN PAINT SHEEN: SEMI-GLOSS
W4	2.5-INCH x 8-INCH CERAMIC WALL TILE (HORIZONTAL APPLICATION), COUNTRY COLLECTION FROM 'DALITILE' OR APPROVED EQUAL. MODEL# 55455 COLOR: WHITE.
W5	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER SHEEN: FLAT
W6	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER SHEEN: FLAT
W7	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER SHEEN: FLAT
W8	FIBERGLASS REINFORCED PLASTIC (FRP): MARLITE FRP (OR APPROVED EQUAL). PVC TRIMS FINISH: PEBBLED P 100 WHITE
W9	WALK-IN COOLER. DESIGN-BUILT BY OTHERS.
W10	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) FINISH: SMOOTH EASILY CLEANABLE COLOR: #TO BE SELECTED BY OWNER SHEEN: SEMI-GLOSS
W11	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER SHEEN: FLAT
W12	BRUSHED STAINLESS STEEL, CLAD FINISH

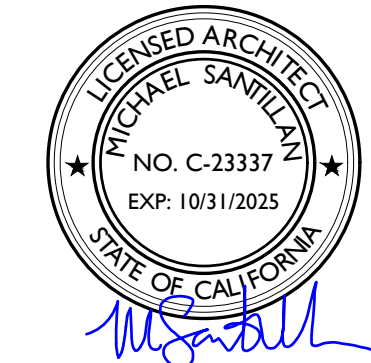
NOTES

- A. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODES AND ORDINANCES AT THE LOCATION OF THE PROJECT.
- B. INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
- C. ALL FINISHES SHALL MEET FLAME SPREAD AND SMOKE DEVELOPMENT RATINGS FOR THEIR USE, AS REQUIRED BY LOCAL CODES.
- D. TAPE, BED, FLOAT & SAND GYPSUM BOARD JOINTS. APPLY FINISH LEVEL 5 TO ALL PAINTED FINISHES WITH A LITE ROLLED TEXTURE. APPLY A MINIMUM OF ONE (1) COAT OF PRIMER AND (2) COATS OF PAINT FINISH COLOR PER MANUFACTURER RECOMMENDATION.
- E. ALL WALLS & CEILING FINISHES SHALL BE SMOOTH, DURABLE, NONABSORBENT AND WASHABLE.
- F. ALL FINISHES SHALL EXTEND BELOW / BEHIND EQUIPMENT U.N.O. OR SPECIFICALLY REQUIRED BY THE EQUIPMENT MANUFACTURER.
- G. THE GENERAL CONTRACTOR SHALL PROVIDE BACKING FOR ALL WALL MOUNTED / RECESSED ITEMS (U.N.O.). ANY AND ALL WOOD USED WITHIN WALLS OR ABOVE FINISH CEILINGS SHALL BE FIRE-RETARDANT, TREATED WOOD.
- H. THE GENERAL CONTRACTOR SHALL CAULK JOINT BETWEEN CEILING GRID & FRP FINISHED WALL PANELS IN ALL AREAS.
- I. THE GENERAL CONTRACTOR SHALL GRIND, REPAIR, PREPARE, FLAT, SMOOTH, LEVEL CONCRETE SURFACE THROUGHOUT THE ENTIRE SPACE AS NECESSARY TO MEET OWNERS SPECIFICATIONS AND OPERATIONAL REQUIREMENTS PRIOR TO APPLYING THE NEW FLOOR FINISH.
- J. CHANGES IN LEVEL UP TO 1/4" BETWEEN DIFFERENT FLOOR FINISHES CAN BE MADE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL OF 1/4" - 1/2" SHALL BE MADE WITH A BEVELED TRANSITION OR OTHER MATERIAL WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP. GENERAL CONTRACTOR SHALL CONFIRM THE TRANSITION STRIP / THRESHOLD MATERIAL AND FINISH WITH THE OWNER PRIOR TO PROCUREMENT AND INSTALLATION. STRIPS AND THRESHOLD MUST MEET THE CODE AND ADA REQUIREMENTS.



NATIONAL
ENGINEERING & CONSULTING, INC.
30 THOMAS, IRVINE, CA 92618-2703
PHONE: (949) 716-9990 | FAX: (949) 716-9997

STAMP:



COPYRIGHT:
COPYRIGHT NOTICE: COPYRIGHT IS RETAINED BY NATIONAL ENGINEERING & CONSULTING, INC. FROM THE DATE OF ISSUANCE OF THESE DOCUMENTS. DUPLICATION OF THESE DOCUMENTS OR THE BUILT-WORK REPRESENTED BY THEM IS PROHIBITED WITHOUT THE EXPRESS, WRITTEN CONSENT OF NATIONAL ENGINEERING & CONSULTING, INC.

CLIENT:

TALBERT & WARD CORP.

3303 HARBOR BLVD.
SUITE K-4
COSTA MESA, CA 92626

PROJECT:

TWO BROTHERS' PIZZA

9891 YORKTOWN AVE.
HUNTINGTON BEACH, CA 92646

C-TBG-003

#	DESCRIPTION	DATE
A	TITLE: 24 REVISIONS PER CLIENT REQUEST	01/13/2022
4	CLIENT REQUESTED REVISIONS	01/26/2022
5	HEALTH DEPT. REVISIONS	10/21/2022
6	HEALTH REVISIONS	02/15/2023
7	HEALTH REVISIONS	03/15/2023
8	P.C. REVISIONS	03/07/2024
9	FIELD REVISION	04/25/2024
10	FIELD REVISION	08/23/2024

Plot Date: 8/21/2024 5:52:16 PM

SHEET TITLE:

**INTERIOR
ELEVATIONS**

SHEET NO:

A213



NATIONAL
ENGINEERING & CONSULTING, INC.
30 THOMAS, IRVINE, CA 92618-2703
PHONE: (949) 716-9990 | FAX: (949) 716-9997

STAMP:



COPYRIGHT:
COPYRIGHT NOTICE: COPYRIGHT IS RETAINED BY NATIONAL ENGINEERING & CONSULTING, INC. FROM THE DATE OF ISSUANCE OF THESE DOCUMENTS. NO PART OF THESE DOCUMENTS OR THE CONTENTS THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF NATIONAL ENGINEERING & CONSULTING, INC.

CLIENT:

TALBERT & WARD CORP.

3303 HARBOR BLVD.
SUITE K-4
COSTA MESA, CA 92626

PROJECT:

TWO BROTHERS' PIZZA

9891 YORKTOWN AVE.
HUNTINGTON BEACH, CA 92646

C-TBG-003

#	DESCRIPTION	DATE
A	TITLE-24 REVISIONS PER CLIENT REQUEST	01/13/2022
4	CLIENT REQUESTED REVISIONS	01/26/2022
5	HEALTH DEPT. REVISIONS	10/21/2022
6	HEALTH REVISIONS	02/15/2023
7	HEALTH REVISIONS	03/15/2023
8	P.C. REVISIONS	03/07/2024
9	FIELD REVISION	04/25/2024
10	FIELD REVISION	08/23/2024

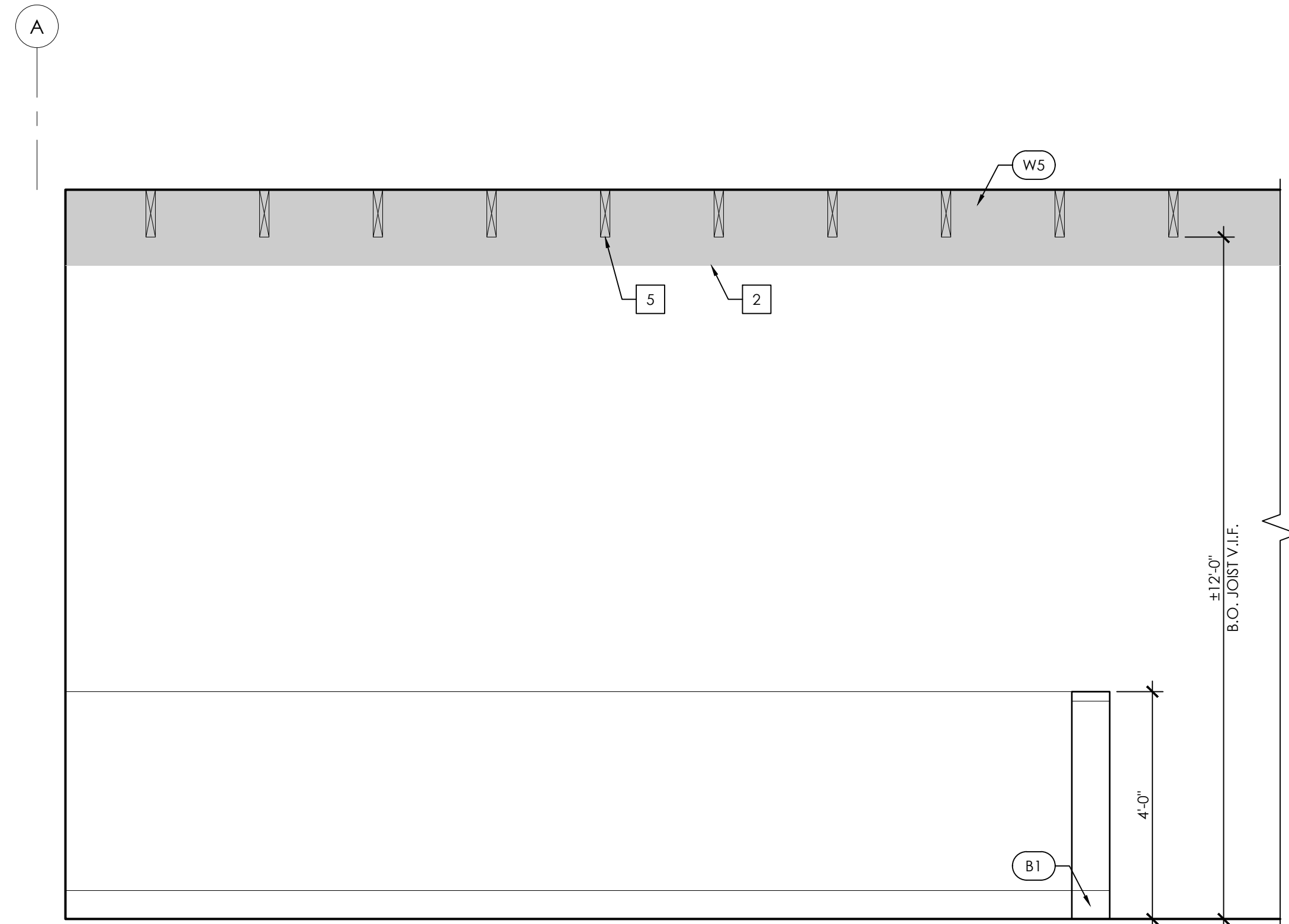
Plot Date: 8/21/2024 5:53:03 PM

SHEET TITLE:

**INTERIOR
ELEVATIONS**

SHEET NO:

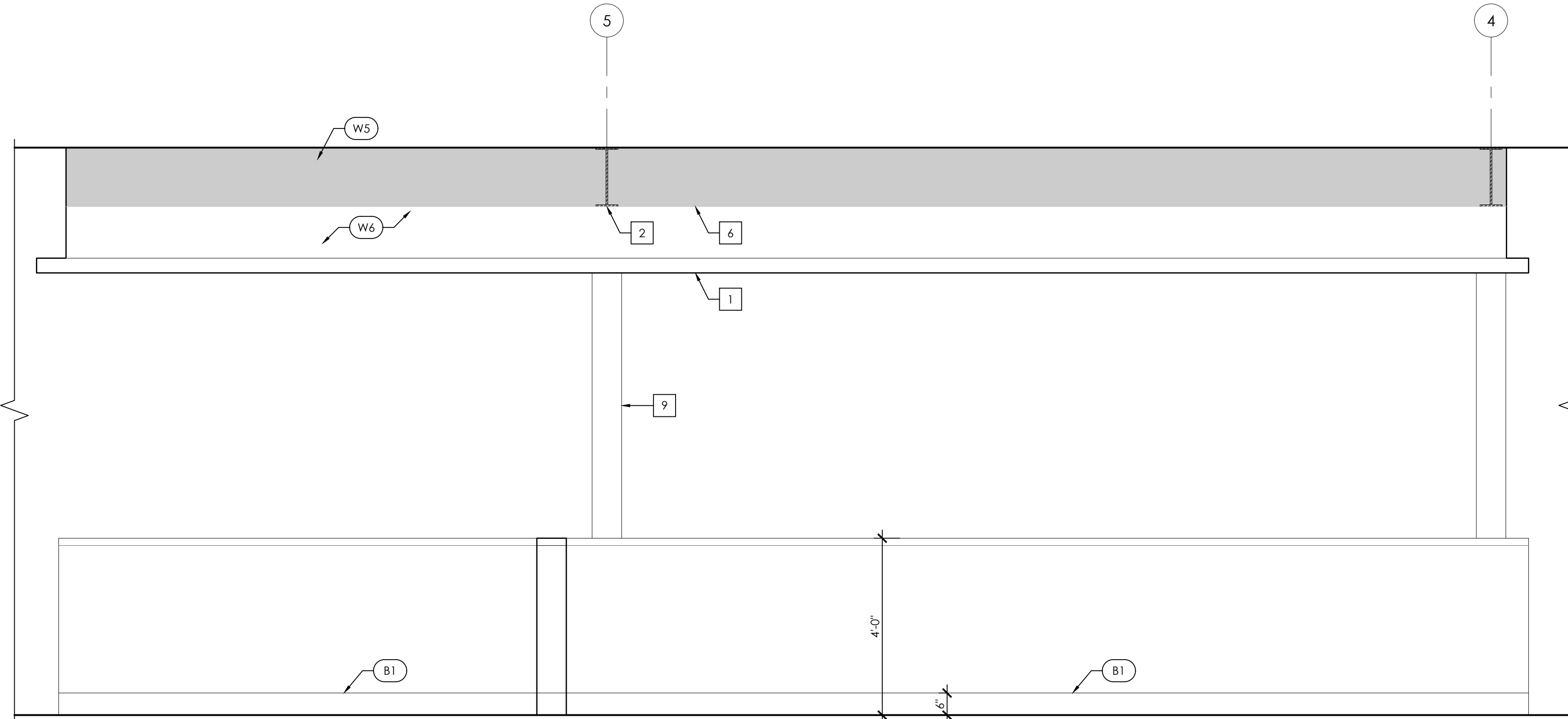
A214



ELEVATIONS

SCALE
1/2"=1'-0"

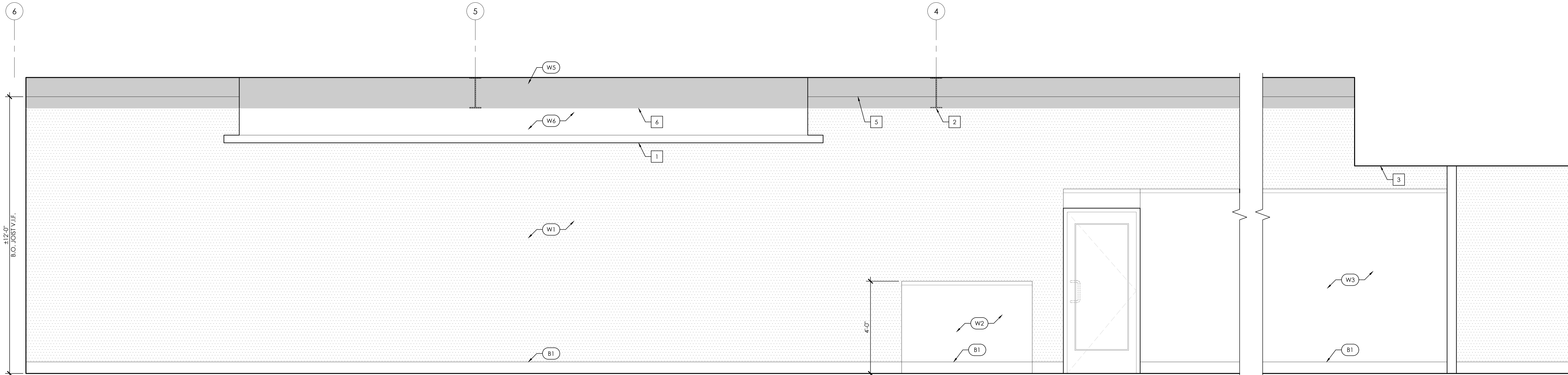
3



ELEVATIONS

SCALE
1/2"=1'-0"

2



ELEVATIONS

SCALE
1/2"=1'-0"

1

KEYNOTES

(NOT ALL KEYNOTES ARE APPLICABLE TO THIS DWG. APPLICABLE KEYNOTES ARE TAGGED ON THE DWG.)

- X** THE NUMBER DESIGNATES THE KEYNOTE REFERENCED ON THE DRAWING.
- FALSE CEILING. REFER TO REFLECTED CEILING PLAN.
 - (E) I-BEAM. GENERAL CONTRACTOR TO VERIFY LOCATION AND SPACING.
 - SOFFIT. REFER TO REFLECTED CEILING PLAN.
 - TOP OF FINISH TO MATCH TOP OF EXISTING STOREFRONT HEIGHT. GC TO VERIFY STORE FRONT HEIGHT.
 - (E) ROOF JOIST.
 - TRANSITION LINE BETWEEN TWO FINISHES/COLORS. ALIGN WITH BOTTOM OF LOWEST EXISTING STEEL BEAM INSIDE THE SPACE.
 - COLUMN FURRINGS TO ALIGN WITH FALSE CEILING. GC TO VERIFY AND COORDINATE DIMENSIONS AND SPACING.
 - END OF FINISH TO ALIGN WITH END OF BAR COUNTER. GC TO VERIFY AND COORDINATE WITH MILLWORK IN FIELD.
 - (E) COLUMN TO BE FURRED OUT WITH METAL STUDS AND 5/8" THK. MOISTURE RESISTANT AND FIRE RESISTANT GYPSUM BOARD WHERE REQUIRED.
 - GENERAL CONTRACTOR TO COORDINATE WITH SCREEN MANUFACTURE TO ALIGN FINISH WITH SCREENS LIMITS.
 - CORNER PROTECTION GUARD. REFER TO KITCHEN LAYOUT AND EQUIPMENT SCHEDULES.

FINISHES DESCRIPTION

(TAG) FINISH DESCRIPTION

BASE

B1

6-INCH HIGH MDF WOOD BASE

COLOR: STAINED BROWN.

B2

6" HIGH, DALITILE CLASSIC CERAMIC TILE, SANITARY COVE BASE - SLIM FOOT DESIGN

COLOR: TO BE SELECTED BY OWNER

(TAG) FINISH DESCRIPTION

WALL

W1 ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER | SHEEN: FLAT

W2 MDF WOOD | COLOR: MEDIUM STAINED BROWN.

W3 PINE PLYWOOD | FINISH: SMOOTH EASILY CLEANABLE | COLOR: BROWN PAINT | SHEEN: SEMI-GLOSS

W4 2.5-INCH x 8-INCH CERAMIC WALL TILE (HORIZONTAL APPLICATION), COUNTRY COLLECTION FROM "DALITILE" OR APPROVED EQUAL. MODEL# 55455 | COLOR: WHITE.

W5 ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER | SHEEN: FLAT

W6 ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER | SHEEN: FLAT

W7 ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER | SHEEN: FLAT

W8 FIBERGLASS REINFORCED PLASTIC (FRP): MARLITE FRP (OR APPROVED EQUAL). PVC TRIMS. FINISH: PEBBLED P 100 WHITE

W9 WALK-IN COOLER. DESIGN-BUILT BY OTHERS.

W10 ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) FINISH: SMOOTH EASILY CLEANABLE | COLOR: #TO BE SELECTED BY OWNER | SHEEN: SEMI-GLOSS

W11 ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER | SHEEN: FLAT

W12 BRUSHED STAINLESS STEEL, CLAD FINISH

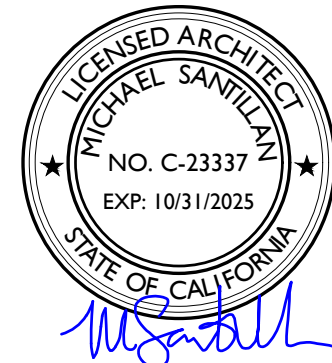
NOTES

- A. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODES AND ORDINANCES AT THE LOCATION OF THE PROJECT.
- B. INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
- C. ALL FINISHES SHALL MEET FLAME SPREAD AND SMOKE DEVELOPMENT RATINGS FOR THEIR USE, AS REQUIRED BY LOCAL CODES.
- D. TAPE, BED, FLOAT & SAND GYPSUM BOARD JOINTS. APPLY FINISH LEVEL 5 TO ALL PAINTED FINISHES WITH A LITE ROLLED TEXTURE. APPLY A MINIMUM OF ONE (1) COAT OF PRIMER AND (2) COATS OF PAINT FINISH COLOR PER MANUFACTURER RECOMMENDATION.
- E. ALL WALLS & CEILING FINISHES SHALL BE SMOOTH, DURABLE, NONABSORBENT AND WASHABLE.
- F. ALL FINISHES SHALL EXTEND BELOW / BEHIND EQUIPMENT U.N.O. OR SPECIFICALLY REQUIRED BY THE EQUIPMENT MANUFACTURER.
- G. THE GENERAL CONTRACTOR SHALL PROVIDE BACKING FOR ALL WALL MOUNTED / RECESSED ITEMS (U.N.O.). ANY AND ALL WOOD USED WITHIN WALLS OR ABOVE FINISH CEILINGS SHALL BE FIRE-RETARDANT, TREATED WOOD.
- H. THE GENERAL CONTRACTOR SHALL CAULK JOINT BETWEEN CEILING GRID & FRP FINISHED WALL PANELS IN ALL AREAS.
- I. THE GENERAL CONTRACTOR SHALL GRIND, REPAIR, PREPARE, FLAT, SMOOTH, LEVEL CONCRETE SURFACE THROUGHOUT THE ENTIRE SPACE AS NECESSARY TO MEET OWNERS SPECIFICATIONS AND OPERATIONAL REQUIREMENTS PRIOR TO APPLYING THE NEW FLOOR FINISH.
- J. CHANGES IN LEVEL UP TO 1/4" BETWEEN DIFFERENT FLOOR FINISHES CAN BE MADE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL OF 1/4" - 1/2" SHALL BE MADE WITH A BEVELED TRANSITION OR OTHER MATERIAL WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP. GENERAL CONTRACTOR SHALL CONFIRM THE TRANSITION STRIP / THRESHOLD MATERIAL AND FINISH WITH THE OWNER PRIOR TO PROCUREMENT AND INSTALLATION. STRIPS AND THRESHOLD MUST MEET THE CODE AND ADA REQUIREMENTS.



NATIONAL
ENGINEERING & CONSULTING, INC
30 THOMAS, IRVINE, CA 92618-2703
PHONE: (949) 716-9990 | FAX: (949) 716-9997

STAMP:



COPYRIGHT:
C O P Y R I G H T N O T I C E :
COPYRIGHT IS RETAINED BY NATIONAL
ENGINEERING & CONSULTING INC. FROM THE
DATE OF ISSUANCE OF THESE DOCUMENTS.
DUPLICATION OF THESE DOCUMENTS OR THE
BUILT-WORK REPRESENTED BY THEM IS
PROHIBITED WITHOUT THE EXPRESS, WRITTEN
CONSENT OF NATIONAL ENGINEERING &
C O N S U L T I N G I N C .

CLIENT:

TALBERT & WARD CORP.

3303 HARBOR BLVD.
SUITE K-4
COSTA MESA, CA 92626

PROJECT:

TWO BROTHERS' PIZZA

9891 YORKTOWN AVE.
HUNTINGTON BEACH, CA 92646

C-TBG-003

#	DESCRIPTION	DATE
A	TITLE-24 REVISIONS PER CLIENT REQUEST	01/13/2022
4	CLIENT REQUESTED REVISIONS	01/26/2022
5	HEALTH DEPT. REVISIONS	10/21/2022
6	HEALTH REVISIONS	02/15/2023
7	HEALTH REVISIONS	03/15/2023
8	P.C. REVISIONS	03/07/2024
9	FIELD REVISION	04/25/2024
10	FIELD REVISION	08/23/2024

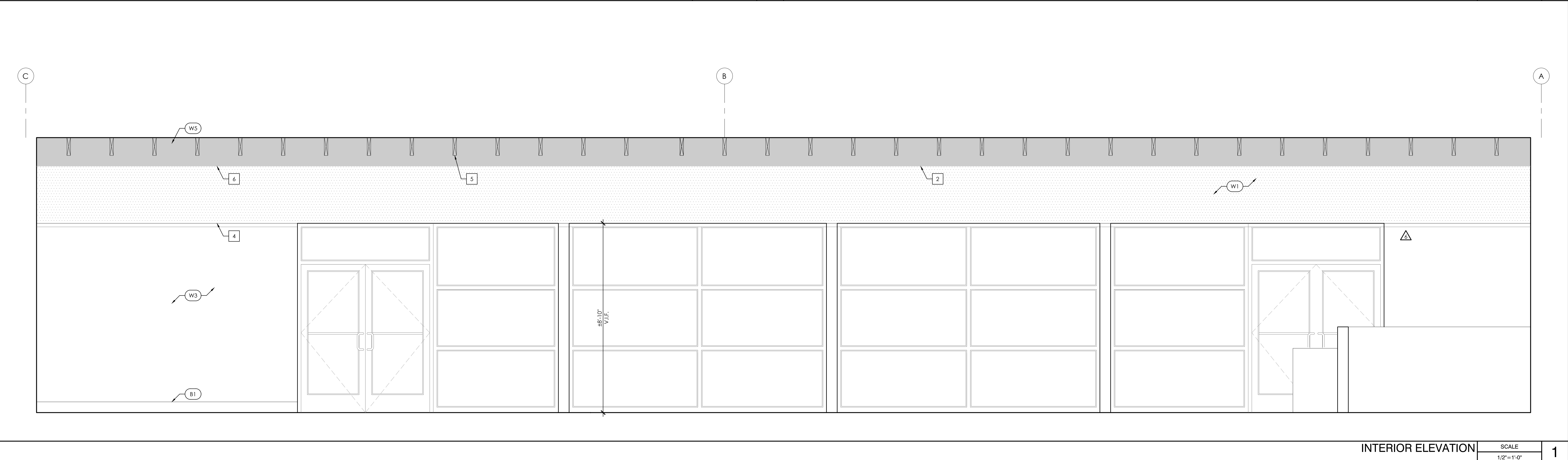
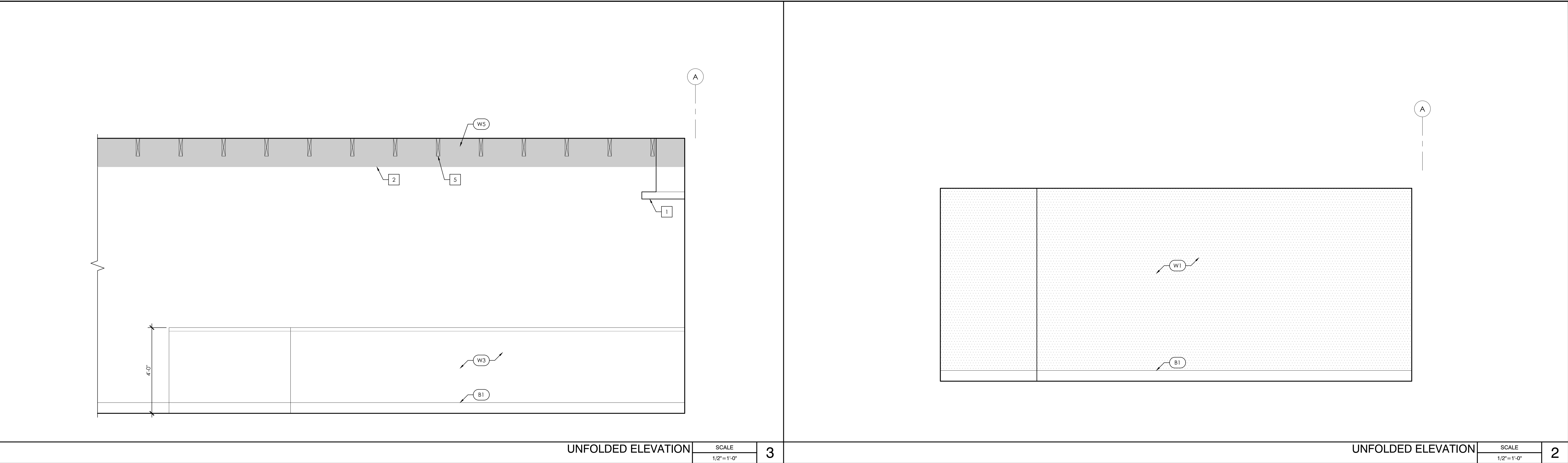
Plot Date: 8/21/2024 5:51:01 PM

SHEET TITLE:

**INTERIOR
ELEVATIONS**

SHEET NO:

A215



KEYNOTES

(NOT ALL KEYNOTES ARE APPLICABLE TO THIS DWG. APPLICABLE KEYNOTES ARE TAGGED ON THE DWG.)

- X** THE NUMBER DESIGNATES THE KEYNOTE REFERENCED ON THE DRAWING.
- FALSE CEILING. REFER TO REFLECTED CEILING PLAN.
 - (E) I-BEAM. GENERAL CONTRACTOR TO VERIFY LOCATION AND SPACING.
 - SOFFIT. REFER TO REFLECTED CEILING PLAN.
 - TOP OF FINISH TO MATCH TOP OF EXISTING STOREFRONT HEIGHT. GC TO VERIFY STORE FRONT HEIGHT.
 - (E) ROOF JOIST.
 - TRANSITION LINE BETWEEN TWO FINISHES/COLORS. ALIGN WITH BOTTOM OF LOWEST EXISTING STEEL BEAM INSIDE THE SPACE.
 - COLUMN FURRING TO ALIGN WITH FALSE CEILING. GC TO VERIFY AND COORDINATE DIMENSIONS AND SPACING.
 - END OF FINISH TO ALIGN WITH END OF BAR COUNTER. GC TO VERIFY AND COORDINATE WITH MILLWORK IN FIELD.
 - (E) COLUMN TO BE FURRED OUT WITH METAL STUDS AND 5/8" THK. MOISTURE RESISTANT AND FIRE RESISTANT GYPSUM BOARD WHERE REQUIRED.
 - GENERAL CONTRACTOR TO COORDINATE WITH SCREEN MANUFACTURE TO ALIGN FINISH WITH SCREENS LIMITS.
 - CORNER PROTECTION GUARD. REFER TO KITCHEN LAYOUT AND EQUIPMENT SCHEDULES.

FINISHES DESCRIPTION

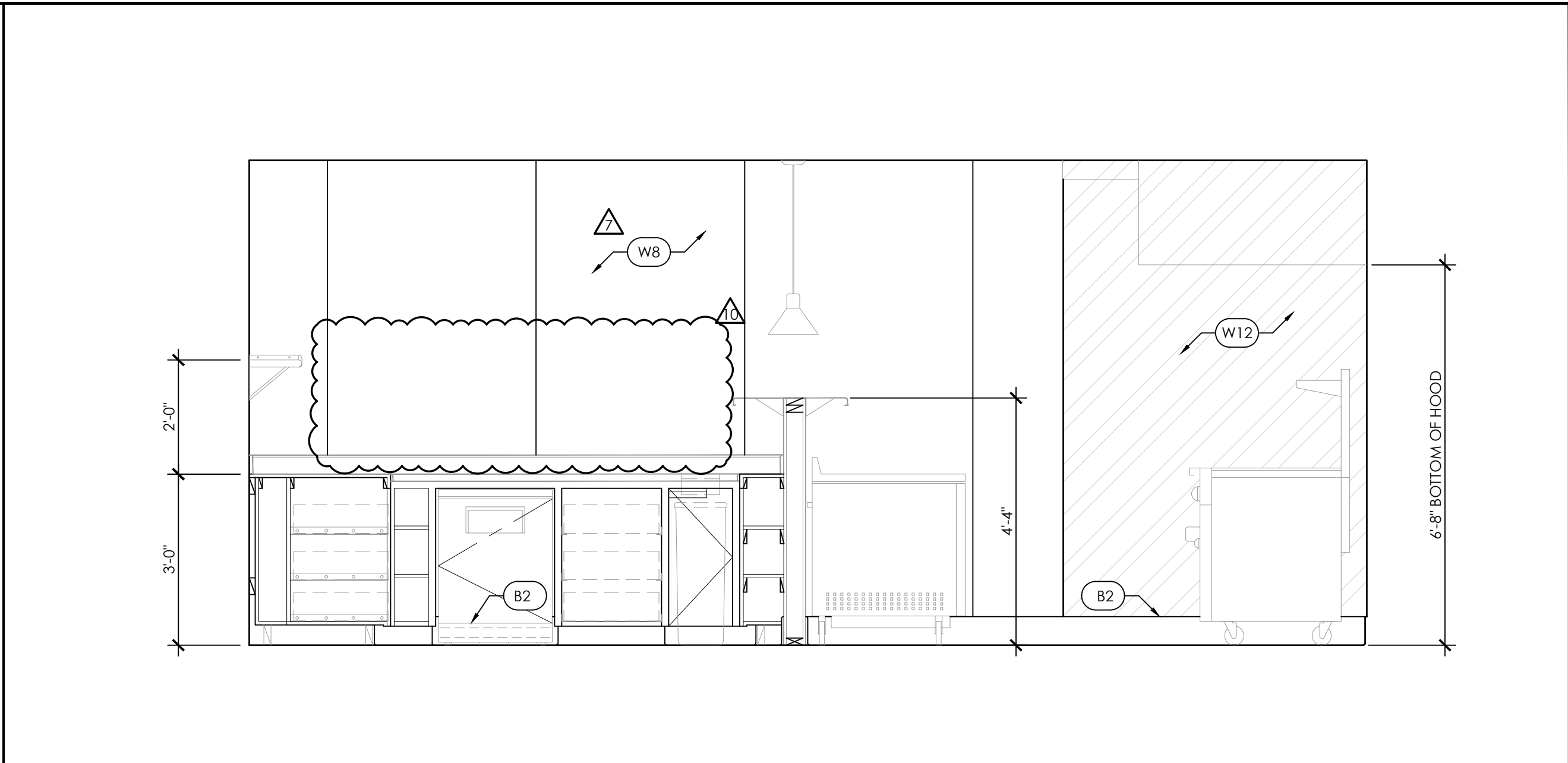
(TAC)	FINISH DESCRIPTION
BASE	
B1	6-INCH HIGH MDF WOOD BASE COLOR: STAINED BROWN.
B2	6" HIGH, DALTILE CLASSIC CERAMIC TILE, SANITARY COVE BASE - SLIM FOOT DESIGN COLOR: TO BE SELECTED BY OWNER
WALL	
W1	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER SHEEN: FLAT
W2	MDF WOOD COLOR: MEDIUM STAINED BROWN.
W3	PINE PLYWOOD FINISH: SMOOTH EASILY CLEANABLE COLOR: BROWN PAINT SHEEN: SEMI-GLOSS
W4	2.5-INCH x 8-INCH CERAMIC WALL TILE (HORIZONTAL APPLICATION), COUNTRY COLLECTION FROM 'DALITILE' OR APPROVED EQUAL MODEL# 55455 COLOR: WHITE.
W5	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER SHEEN: FLAT
W6	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER SHEEN: FLAT
W7	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER SHEEN: FLAT
W8	FIBERGLASS REINFORCED PLASTIC (FRP): MARLITE FRP (OR APPROVED EQUAL). PVC TRIMS FINISH: PEBBLED P 100 WHITE
W9	WALK-IN COOLER. DESIGN-BUILT BY OTHERS.
W10	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) FINISH: SMOOTH EASILY CLEANABLE COLOR: #TO BE SELECTED BY OWNER SHEEN: SEMI-GLOSS
W11	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER SHEEN: FLAT
W12	BRUSHED STAINLESS STEEL, CLAD FINISH

NOTES

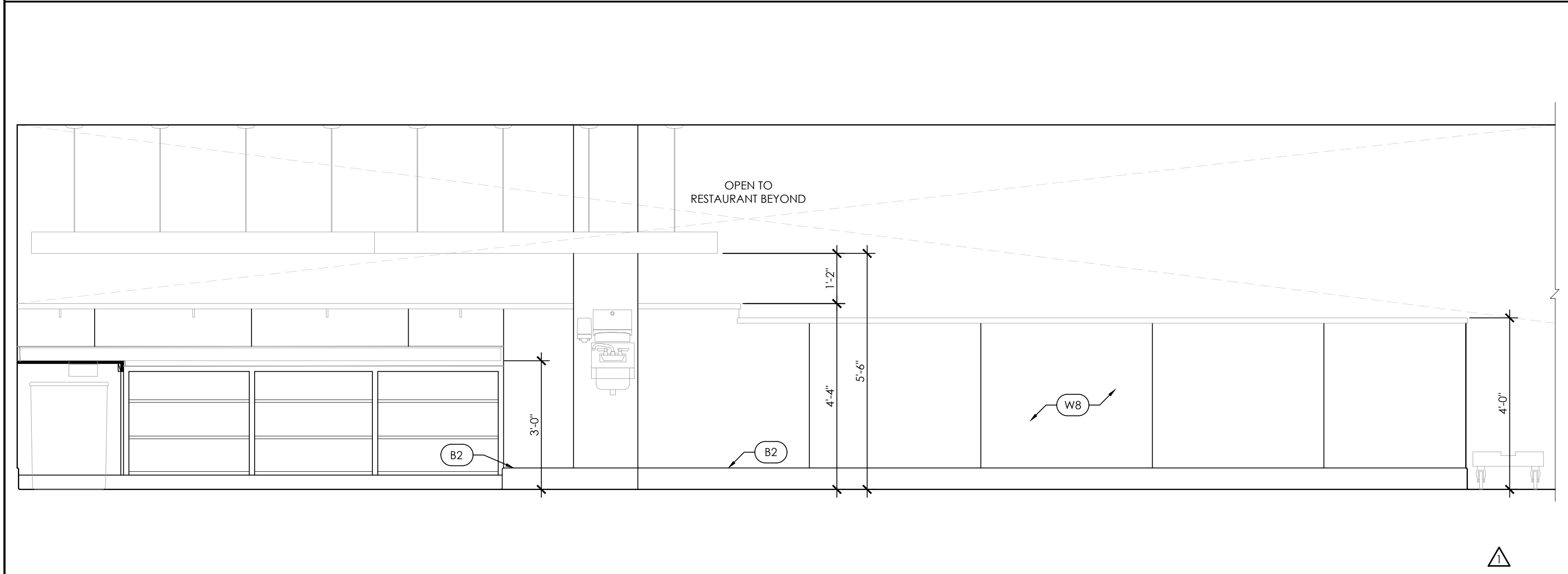
- A. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODES AND ORDINANCES AT THE LOCATION OF THE PROJECT.
- B. INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
- C. ALL FINISHES SHALL MEET FLAME SPREAD AND SMOKE DEVELOPMENT RATINGS FOR THEIR USE, AS REQUIRED BY LOCAL CODES.
- D. TAPE, BED, FLOAT & SAND GYPSUM BOARD JOINTS. APPLY FINISH LEVEL 5 TO ALL PAINTED FINISHES WITH A LITE ROLLED TEXTURE. APPLY A MINIMUM OF ONE (1) COAT OF PRIMER AND (2) COATS OF PAINT FINISH COLOR PER MANUFACTURER RECOMMENDATION.
- E. ALL WALLS & CEILING FINISHES SHALL BE SMOOTH, DURABLE, NONABSORBENT AND WASHABLE.
- F. ALL FINISHES SHALL EXTEND BELOW / BEHIND EQUIPMENT U.N.O. OR SPECIFICALLY REQUIRED BY THE EQUIPMENT MANUFACTURER.
- G. THE GENERAL CONTRACTOR SHALL PROVIDE BACKING FOR ALL WALL MOUNTED / RECESSED ITEMS (U.N.O.). ANY AND ALL WOOD USED WITHIN WALLS OR ABOVE FINISH CEILINGS SHALL BE FIRE-RETARDANT, TREATED WOOD.
- H. THE GENERAL CONTRACTOR SHALL CAULK JOINT BETWEEN CEILING GRID & FRP FINISHED WALL PANELS IN ALL AREAS.
- I. THE GENERAL CONTRACTOR SHALL GRIND, REPAIR, PREPARE, FLAT, SMOOTH, LEVEL CONCRETE SURFACE THROUGHOUT THE ENTIRE SPACE AS NECESSARY TO MEET OWNERS SPECIFICATIONS AND OPERATIONAL REQUIREMENTS PRIOR TO APPLYING THE NEW FLOOR FINISH.
- J. CHANGES IN LEVEL UP TO 1/4" BETWEEN DIFFERENT FLOOR FINISHES CAN BE MADE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL OF 1/4" - 1/2" SHALL BE MADE WITH A BEVELED TRANSITION OR OTHER MATERIAL WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP. GENERAL CONTRACTOR SHALL CONFIRM THE TRANSITION STRIP / THRESHOLD MATERIAL AND FINISH WITH THE OWNER PRIOR TO PROCUREMENT AND INSTALLATION. STRIPS AND THRESHOLD MUST MEET THE CODE AND ADA REQUIREMENTS.



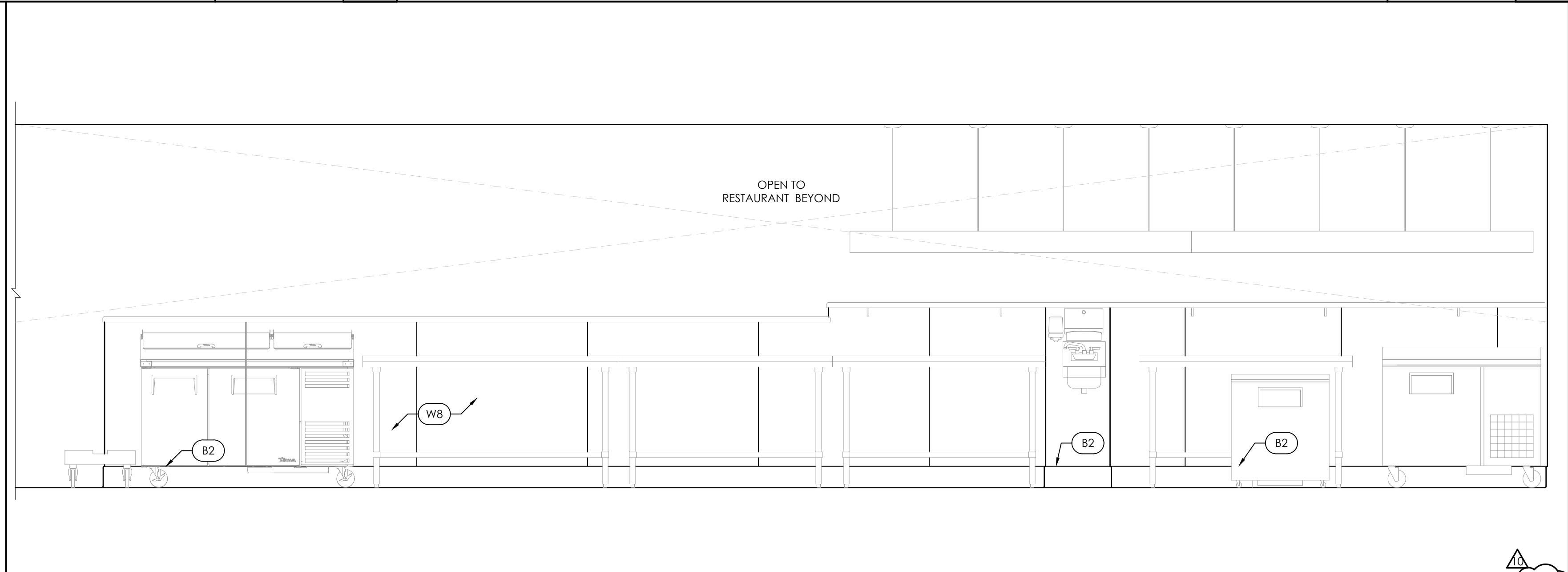
ELEVATIONS
SCALE
1/2"=1'-0"
6



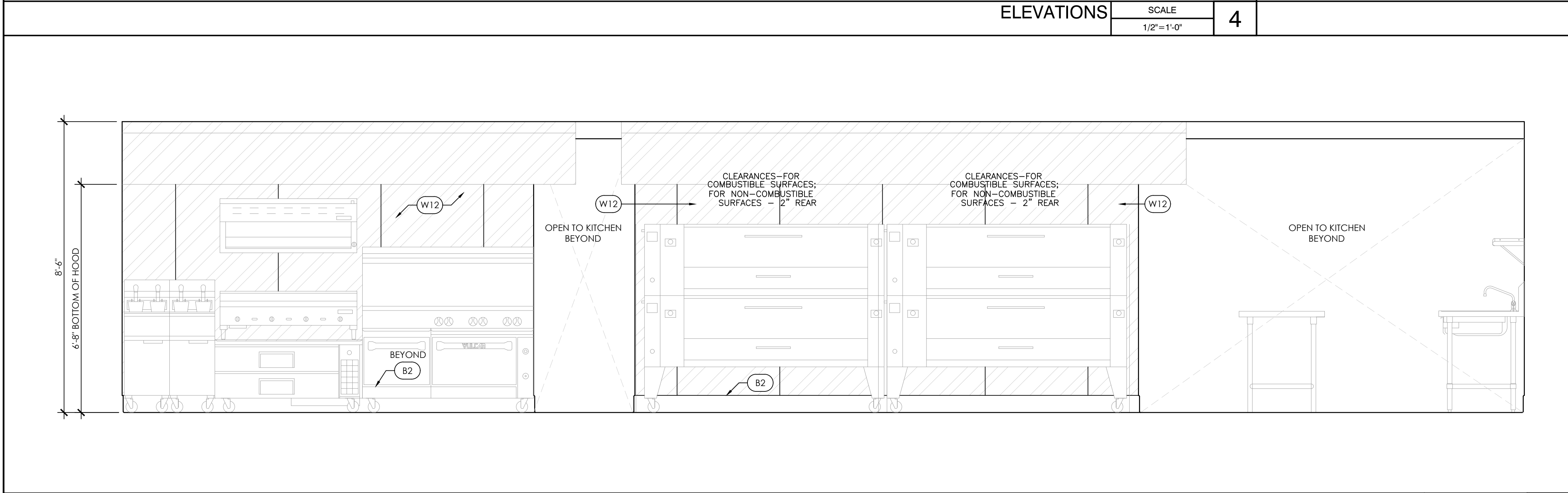
ELEVATIONS
SCALE
1/2"=1'-0"
5



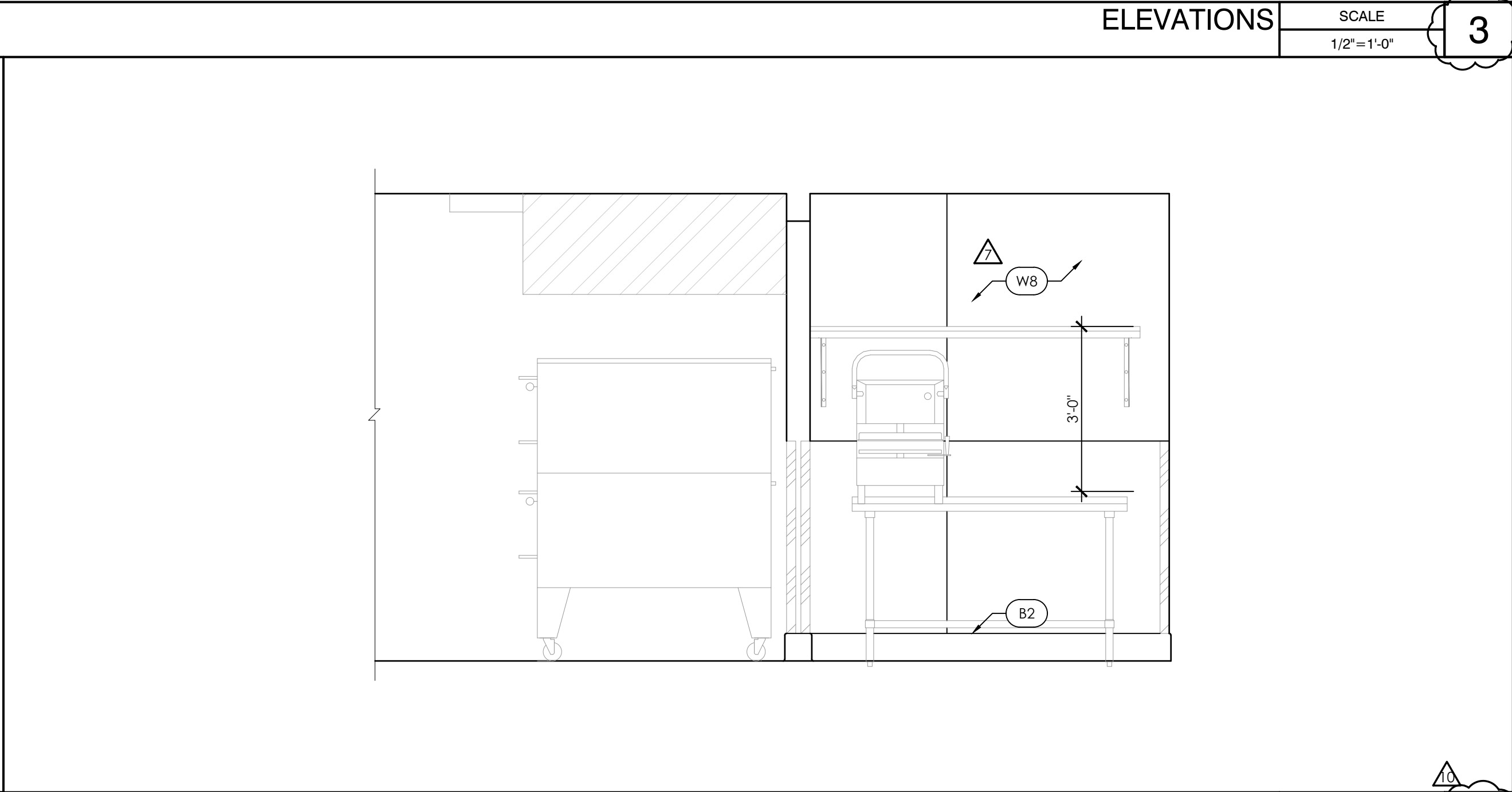
ELEVATIONS
SCALE
1/2"=1'-0"
4



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



ELEVATIONS
SCALE
1/2"=1'-0"
2



ELEVATIONS
SCALE
1/2"=1'-0"
1

KEYNOTES	
(NOT ALL KEYNOTES ARE APPLICABLE TO THIS DWG. APPLICABLE KEYNOTES ARE TAGGED ON THE DWG.)	
X	THE NUMBER DESIGNATES THE KEYNOTE REFERENCED ON THE DRAWING.
1.	FALSE CEILING. REFER TO REFLECTED CEILING PLAN.
2.	(E) I-BEAM. GENERAL CONTRACTOR TO VERIFY LOCATION AND SPACING.
3.	SOFFIT. REFER TO REFLECTED CEILING PLAN.
4.	TOP OF FINISH TO MATCH TOP OF EXISTING STOREFRONT HEIGHT. GC TO VERIFY STORE FRONT HEIGHT.
5.	(E) ROOF JOIST.
6.	TRANSITION LINE BETWEEN TWO FINISHES/COLORS. ALIGN WITH BOTTOM OF LOWEST EXISTING STEEL BEAM INSIDE THE SPACE.
7.	COLUMN FURRING TO ALIGN WITH FALSE CEILING. GC TO VERIFY AND COORDINATE DIMENSIONS AND SPACING.
8.	END OF FINISH TO ALIGN WITH END OF BAR COUNTER. GC TO VERIFY AND COORDINATE WITH MILLWORK IN FIELD.
9.	(E) COLUMN TO BE FURRED OUT WITH METAL STUDS AND 5/8" THK. MOISTURE RESISTANT AND FIRE RESISTANT GYPSUM BOARD WHERE REQUIRED.
10.	GENERAL CONTRACTOR TO COORDINATE WITH SCREEN MANUFACTURE TO ALIGN FINISH WITH SCREEN LIMITS.
11.	CORNER PROTECTION GUARD. REFER TO KITCHEN LAYOUT AND EQUIPMENT SCHEDULES.

FINISHES DESCRIPTION	
(T&O)	FINISH DESCRIPTION
BASE	
B1	6-INCH HIGH MDF WOOD BASE COLOR: STAINED BROWN.
B2	6" HIGH, DALITILE CLASSIC CERAMIC TILE, SANITARY COVE BASE - SLIM FOOT DESIGN COLOR: TO BE SELECTED BY OWNER
(T&O)	FINISH DESCRIPTION
WALL	
W1	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER SHEEN: FLAT
W2	MDF WOOD COLOR: MEDIUM STAINED BROWN.
W3	PINE PLYWOOD FINISH: SMOOTH EASILY CLEANABLE COLOR: BROWN PAINT SHEEN: SEMI-GLOSS
W4	2.5-INCH x 8-INCH CERAMIC WALL TILE (HORIZONTAL APPLICATION), COUNTRY COLLECTION FROM 'DALITILE' OR APPROVED EQUAL. MODEL# 55455 COLOR: WHITE.
W5	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER SHEEN: FLAT
W6	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER SHEEN: FLAT
W7	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER SHEEN: FLAT
W8	FIBERGLASS REINFORCED PLASTIC (FRP): MARLITE FRP (OR APPROVED EQUAL). PVC TRIMS FINISH: PEBBLED P 100 WHITE
W9	WALK-IN COOLER. DESIGN-BUILT BY OTHERS.
W10	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) FINISH: SMOOTH EASILY CLEANABLE COLOR: #TO BE SELECTED BY OWNER SHEEN: SEMI-GLOSS
W11	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDEW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PAINT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER SHEEN: FLAT
W12	BRUSHED STAINLESS STEEL, CLAD FINISH

NOTES	
A.	ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODES AND ORDINANCES AT THE LOCATION OF THE PROJECT.
B.	INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
C.	ALL FINISHES SHALL MEET FLAME SPREAD AND SMOKE DEVELOPMENT RATINGS FOR THEIR USE, AS REQUIRED BY LOCAL CODES.
D.	TAPE, BED, FLOAT & SAND GYPSUM BOARD JOINTS. APPLY FINISH LEVEL 5 TO ALL PAINTED FINISHES WITH A LITE ROLLED TEXTURE. APPLY A MINIMUM OF ONE (1) COAT OF PRIMER AND (2) COATS OF PAINT FINISH COLOR PER MANUFACTURER RECOMMENDATION.
E.	ALL WALLS & CEILING FINISHES SHALL BE SMOOTH, DURABLE, NONABSORBENT AND WASHABLE.
F.	ALL FINISHES SHALL EXTEND BELOW / BEHIND EQUIPMENT U.N.O. OR SPECIFICALLY REQUIRED BY THE EQUIPMENT MANUFACTURER.
G.	THE GENERAL CONTRACTOR SHALL PROVIDE BACKING FOR ALL WALL MOUNTED / RECESSED ITEMS (U.N.O.). ANY AND ALL WOOD USED WITHIN WALLS OR ABOVE FINISH CEILINGS SHALL BE FIRE-RETARDANT, TREATED WOOD.
H.	THE GENERAL CONTRACTOR SHALL CAULK JOINT BETWEEN CEILING GRID & FRP FINISHED WALL PANELS IN ALL AREAS.
I.	THE GENERAL CONTRACTOR SHALL GRIND, REPAIR, PREPARE, FLAT, SMOOTH, LEVEL CONCRETE SURFACE THROUGHOUT THE ENTIRE SPACE AS NECESSARY TO MEET OWNERS SPECIFICATIONS AND OPERATIONAL REQUIREMENTS PRIOR TO APPLYING THE NEW FLOOR FINISH.
J.	CHANGES IN LEVEL UP TO 1/4" BETWEEN DIFFERENT FLOOR FINISHES CAN BE MADE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL OF 1/4" - 1/2" SHALL BE MADE WITH A BEVELED TRANSITION OR OTHER MATERIAL WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP. GENERAL CONTRACTOR SHALL CONFIRM THE TRANSITION STRIP / THRESHOLD MATERIAL AND FINISH WITH THE OWNER PRIOR TO PROCUREMENT AND INSTALLATION. STRIPS AND THRESHOLD MUST MEET THE CODE AND ADA REQUIREMENTS.



NATIONAL
ENGINEERING & CONSULTING, INC
30 THOMAS, IRVINE, CA 92618-2703
PHONE: (949) 716-9990 | FAX: (949) 716-9997

STAMP:



COPYRIGHT:
C O P Y R I G H T N O T I C E :
COPYRIGHT IS RETAINED BY NATIONAL
ENGINEERING & CONSULTING INC. FROM THE
DATE OF ISSUANCE OF THESE DOCUMENTS.
DUPLICATION OF THESE DOCUMENTS OR THE
BUILT-WORK REPRESENTED BY THEM IS
PROHIBITED WITHOUT THE EXPRESS, WRITTEN
CONSENT OF NATIONAL ENGINEERING &
C O N S U L T I N G I N C .

CLIENT:

TALBERT & WARD CORP.

3303 HARBOR BLVD.
SUITE K-4
COSTA MESA, CA 92626

PROJECT:

TWO BROTHERS' PIZZA

9891 YORKTOWN AVE.
HUNTINGTON BEACH, CA 92646

C-TBG-003		
#	DESCRIPTION	DATE
A	TITLE-24 REVISIONS PER CLIENT REQUEST	01/13/2022
4	CLIENT REQUESTED REVISIONS	01/26/2022
5	HEALTH DEPT. REVISIONS	10/21/2022
6	HEALTH REVISIONS	02/15/2023
7	HEALTH REVISIONS	03/15/2023
8	P.C. REVISIONS	03/07/2024
9	FIELD REVISION	04/25/2024
10	FIELD REVISION	08/23/2024

Plot Date: 8/21/2024 5:52:27 PM
SHEET TITLE:

**INTERIOR
ELEVATIONS**

SHEET NO:

A222

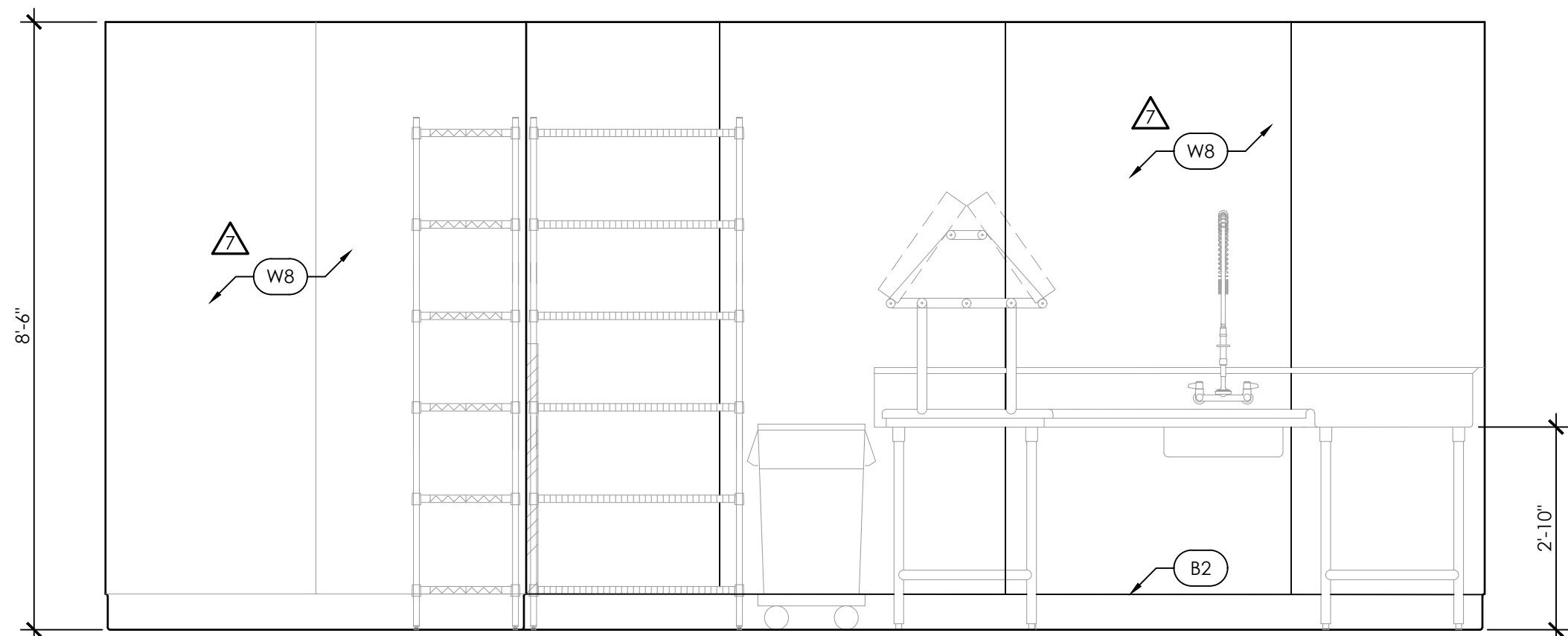


SUITE K-4
COSTA MESA, CA 92626

HUNTINGTON BEACH, CA 92646

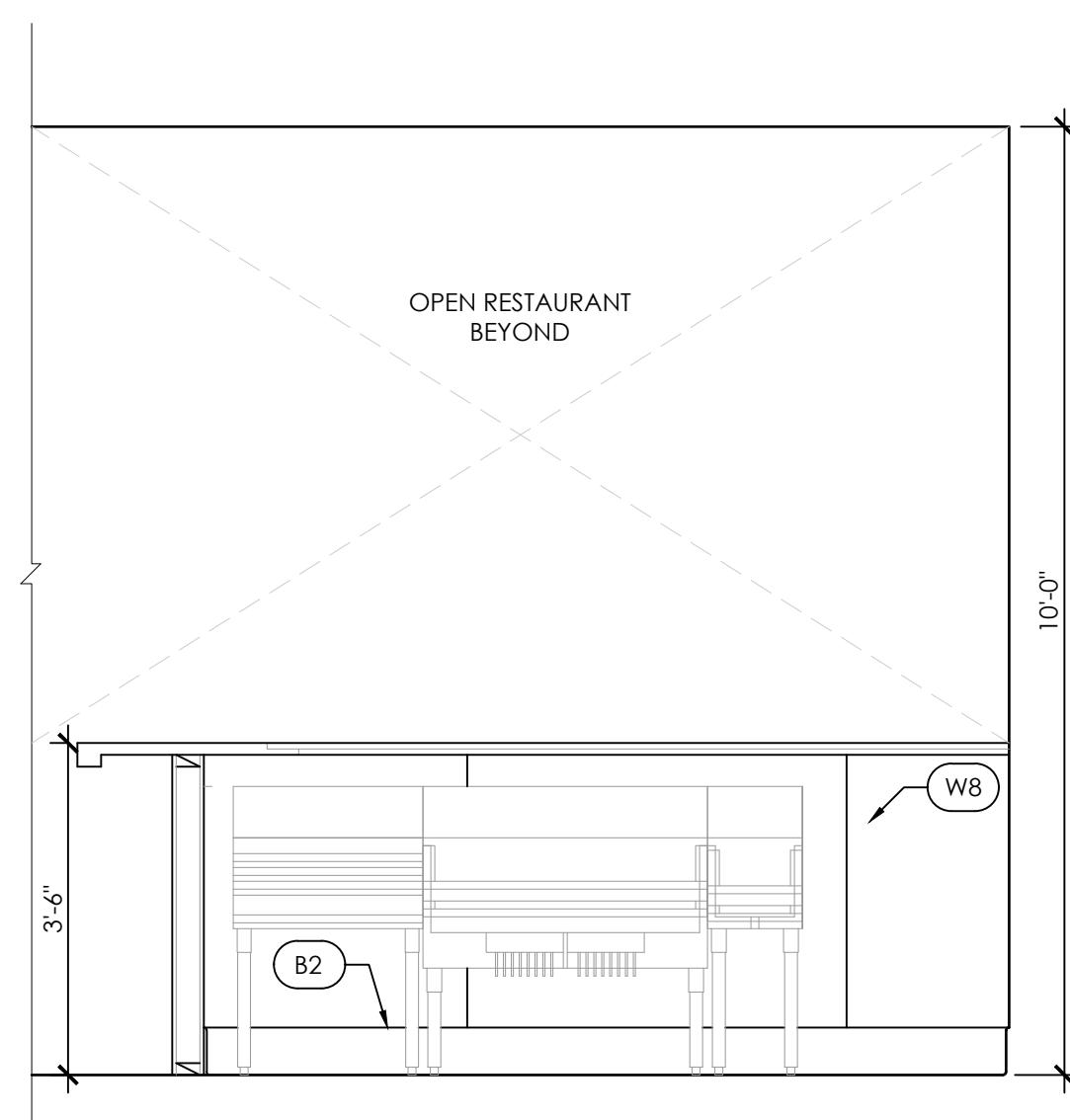
#	DESCRIPTION	DATE
A	TITLE-24 REVISIONS PER CLIENT REQUEST	01/13/2022
4	CLIENT REQUESTED REVISIONS	01/26/2022
5	HEALTH DEPT. REVISIONS	10/21/2022
6	HEALTH REVISIONS	02/15/2023
7	HEALTH REVISIONS	03/15/2023
8	P.C. REVISIONS	03/07/2024
9	FIELD REVISION	04/25/2024
10	FIELD REVISION	08/23/2024

A223



8

7

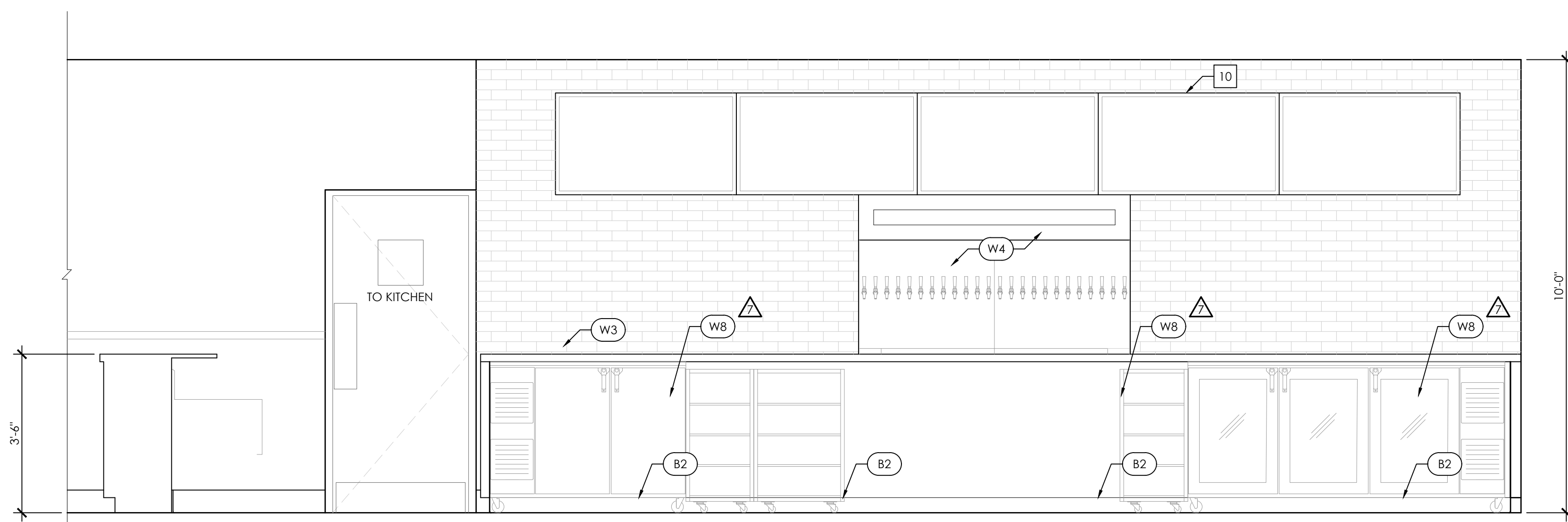


6

5

4

3



2

1

(NOT ALL KEYNOTES ARE APPLICABLE TO THIS DWG.
APPLICABLE KEYNOTES ARE TAGGED ON THE DWG.)

2. FALSE CEILING, REFER TO REFLECTED CEILING PLAN.
3. (E) BEAM, GENERAL CONTRACTOR TO VERIFY LOCATION AND SPACING.
3. SOFFIT, REFER TO REFLECTED CEILING PLAN.
4. TOP OF FINISH TO MATCH TOP OF EXISTING STOREFRONT HEIGHT, GC TO VERIFY STORE FRONT HEIGHT.
5. (E) ROOF JOIST.
6. TRANSITION LINE BETWEEN TWO FINISHES/COLORS, ALIGN WITH BOTTOM OF LOWEST EXISTING STEEL BEAM INSIDE THE SPACE.
7. COLUMN Furring TO ALIGN WITH FALSE CEILING, GC TO VERIFY AND COORDINATE DIMENSIONS AND SPACING.
8. END OF FINISH TO ALIGN WITH END OF BAR COUNTER, GC TO VERIFY AND COORDINATE WITH MILLWORK IN FIELD.
9. (E) COLUMN TO BE FURRED OUT WITH METAL STUDS AND 5/8" THK. MOISTURE RESISTANT GYPSUM RESISTANT GIB BOARD WHERE REQUIRED.
10. GENERAL CONTRACTOR TO COORDINATE WITH SCREEN MANUFACTURE TO ALIGN FINISH WITH SCREENS LAYOUT.
11. CORNER PROTECTION GUARD, REFER TO KITCHEN LAYOUT AND EQUIPMENT SCHEDULES.

[illegible]

BASE	
B1	6-INCH HIGH MDF WOOD BASE COLOR: STAINED BROWN.
B2	6" HIGH, DAITILE CLASSIC CERAMIC TILE, SANITARY COVE BASE - SLIM FOOT DESIGN COLOR: TO BE SELECTED BY OWNER

TAG FINISH DESCRIPTION

WALL	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDREW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PANT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER SHEEN: FLAT
W2	MDF WOOD COLOR: MEDIUM STAINED BROWN
W3	PINE PLYWOOD FINISH: SMOOTH EASY CLEANABLE COLOR: BROWN PAINT SHEEN: SEMI-GLOSS
W4	2.5-INCH X 1/2-INCH CERAMIC WALL TILE [HORIZONTAL APPLICATION], COUNTRY MODEL# 55455 COLOR: WHITE
W5	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDREW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PANT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER SHEEN: FLAT
W6	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDREW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PANT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER SHEEN: FLAT
W7	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDREW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PANT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER SHEEN: FLAT
W8	FIBERGLASS REINFORCED PLASTIC (FRP): MARLITE FRP (OR APPROVED EQUAL), PVC TRIMS FINISH: FIBERGLASS F 100 WHITE
W9	WALK-IN COOLER, DESIGN-BUILT BY OTHERS
W10	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDREW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PANT (OR APPROVED EQUAL) FINISH: SMOOTH EASY CLEANABLE COLOR: #TO BE SELECTED BY OWNER SHEEN: SEMI-GLOSS
W11	ACRYLIC LATEX PAINT: ANTI-MICROBIAL AND MILDREW RESISTANT / WASHABLE PAINT BY SHERWIN WILLIAMS PANT (OR APPROVED EQUAL) COLOR: #TO BE SELECTED BY OWNER SHEEN: FLAT
W12	BRUSHED STAINLESS STEEL, CLAD FINISH

- A. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODES AND ORDINANCES AT THE LOCATION OF THE PROJECT.
- B. INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
- C. ALL FINISHES SHALL MEET FLAME SPREAD AND SMOKE DEVELOPMENT RATINGS FOR THEIR USE, AS REQUIRED BY LOCAL CODES.
- D. TAPE, BED, FLOAT AND SAND GYPSUM BOARD JOINTS. APPLY FINISH LEVEL 5 TO ALL PAINTED FINISHES WITH A URETHANE TEXTURE. APPLY A MINIMUM OF ONE (1) COAT OF PRIMER AND (2) COATS OF PAINT FINISH COLOR PER MANUFACTURER RECOMMENDATION.
- E. ALL WALLS & CEILING FINISHES SHALL BE SMOOTH, DURABLE, NONABSORBENT AND WASHABLE.
- F. ALL FINISHES SHALL EXTEND BEHIND / BELOW EQUIPMENT UNLESS, OR SPECIFICALLY REQUIRED BY THE EQUIPMENT MANUFACTURER.
- G. THE GENERAL CONTRACTOR SHALL PROVIDE BACKING FOR ALL WALL MOUNTED / ACCESSORIES (UNLESS OTHERWISE SPECIFIED) WITH WALLS OR ABOVE FINISH CEILINGS SHALL BE FIRE-RETARDANT, TREATED WOOD.
- H. THE GENERAL CONTRACTOR SHALL CAULK JOINT BETWEEN CEILING GRID & FRP FINISHED WALL PANELS IN ALL AREAS.
- I. THE GENERAL CONTRACTOR SHALL GRIND, PREPARE, FLAT, SMOOTH, LEVEL CONCRETE SURFACE THROUGHOUT THE ENTIRE SPACE AS NECESSARY TO MEET OWNER SPECIFICATIONS AND OPERATIONAL REQUIREMENTS TO APPLYING THE NEW FLOOR FINISH.
- J. CHANGES IN LEVEL UP TO 1/4" BETWEEN DIFFERENT FLOOR FINISHES CAN BE MADE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL OF 1/4" - 1/2" SHALL BE MADE VERTICAL OR BE MADE TRANSITION OR OTHER MATERIAL WITH A SLOPE NO GREATER THAN 1/4" PER FOOT. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP. GENERAL CONTRACTOR SHALL CONFIRM THE TRANSITION STRIP / THRESHOLD MATERIAL AND FINISH WITH THE OWNER PRIOR TO PROCUREMENT AND INSTALLATION. STRIPS AND THRESHOLD MUST MEET THE CODE AND ADA REQUIREMENTS.



CLIENT:

COSTA MESA, CA 92626

HUNTINGTON BEACH, CA 92646

A224



- A. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODES AND ORDINANCES AT THE LOCATION OF THE PROJECT.
- B. INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODES.
- C. ALL FINISHES SHALL MEET FLAME SPREAD AND SMOKE DEVELOPMENT RATINGS FOR THEIR USE, AS REQUIRED BY LOCAL CODES.
- D. TAPE, BED, FLOAT & SAND GYPSUM BOARD JOINTS. APPLY FINISH LEVEL 5 TO ALL PAINTED FINISHES WITH A LITE ROLLED TEXTURE. APPLY A MINIMUM OF ONE (1) COAT OF PRIMER AND (2) COATS OF PAINT FINISH COLOR PER MANUFACTURER RECOMMENDATION.
- E. ALL WALLS & CEILING FINISHES SHALL BE SMOOTH, DURABLE, NONABSORBENT AND WASHABLE.
- F. ALL FINISHES SHALL EXTEND BELOW 1' BEHIND EQUIPMENT U.N.O. OR SPECIFICALLY REQUIRED BY THE EQUIPMENT MANUFACTURER.
- G. THE GENERAL CONTRACTOR SHALL PROVIDE BACKING FOR ALL WALLS OR ABOVE FINISHED JETS (U.N.O.) AND WOOD USED WITH WALLS OR ABOVE FINISHED CEILINGS SHALL BE FIRE-RETARDANT, TREATED WOOD.
- H. THE GENERAL CONTRACTOR SHALL CAULK JOINT BETWEEN CEILING GRID & FIP FINISHED WALL PANELS IN ALL AREAS.

THE GENERAL CONTRACTOR SHALL GRIND, REPAIR, PREPARE, FLAT, SMOOTH, LEVEL, CONCRETE, BRICK, BLOCK, AND ALL ENTIRE SPACE AS NECESSARY TO MEET THE OWNER'S SPECIFICATIONS AND OPERATIONAL REQUIREMENTS PRIOR TO APPLYING THE NEW FLOOR FINISH.

- I. CHANGES IN LEVEL UP TO 1/4" BETWEEN DIFFERENT FLOOR FINISHES CAN BE MADE BY AN ANTIHIT CURET TREATMENT. CHANGES IN LEVELS OF 1/4" - 1/2" SHALL BE MADE WITH A BEVELED TRANSITION OR OTHER MATERIAL WITH A SLOPE NO GREATER THAN 1/2". CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED BY A CONCRETE RAMP. GENERAL CONTRACTOR SHALL CONFIRM THE TRANSITION STRIP THRESHOLD MATERIAL AND FINISH WITH THE OWNER PRIOR TO PROCUREMENT AND INSTALLATION. STRIPS AND THRESHOLD MUST MEET THE CODE AND ADA REQUIREMENTS.