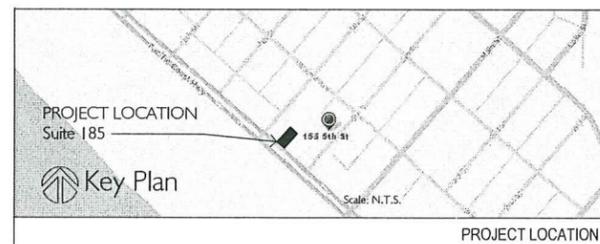


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PROJECT LOCATION

HQ GASTROPUB EXPANSION DINING EXPANSION

ROBINSON HILL ARCHITECTURE, INC.
 A California Corporation
 3195 B Airport Loop Drive
 Irvine, California 92612
 Tel. 714.825.8888
 Fax. 714.825.8889

Michael David Robinson C-20731
 John Stearns HR C-25553

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Client:
 HQ GASTROPUB
 20969 Ventura Blvd, Unit 32
 Woodland Hills, CA 91364

PROJECT NAME:
 Tenant Improvement for
**HQ GASTROPUB
 DINING EXPANSION**
 155 5th Street, Suite 183
 Huntington Beach, California 92648

ARCHITECT STAMP:
 CONSULTANT STAMP:

SUBMITTAL	DATE
Planning Submittal	04-01-19
REVISION	DATE

JOB NUMBER:
189-HA28.C1

DATE:

SHEET TITLE:
TITLE SHEET & PROJECT INFORMATION

SHEET NUMBER:
T0.1

PROJECT DESCRIPTION
 There is currently an existing 5,431 square-foot eating and drinking establishment called HQ Gastropub in Suite 183 approved under CUP 18-045. The applicant is requesting an Entitlement Plan Amendment to expand into the adjacent Suite 180, thereby adding square footage to the dining area and ancillary alcohol sales. The expanded restaurant will total 6,453 square feet and 241 occupants. We are proposing to connect suites 183 and 180 by creating an opening in the existing demising wall. Other work includes the demolition of exterior finishes, glazing & doors, interior walls, furniture, lighting, and equipment. New exterior glazing, doors and finishes will be applied consistent with the existing establishment, as well as the construction of new interior partition walls, lighting, custom display cases, tables and finishes.

PROJECT INFORMATION

PROJECT SCOPE: TENANT IMPROVEMENT
 APN: 024-153-29
 TRACT: 16406
 EXISTING USE: M - MERCANTILE (M, A-2, A-3 & S-3 ENTIRE BUILDING)
 NEW USE: A-2 RESTAURANT
 CONSTRUCTION TYPE: TYPE I (FULLY SPRINKLERED)
 FIREPROOFING: 1-HOUR (TENANT SPACES); 2-HOUR (PARKING STRUCTURE)
 FLAME SPREAD INDEX: ROOMS OR ENCLOSED AREAS: CLASS C
 EXITWAYS: CLASS B
 NO. OF STORIES: 1-STORY
 DEFERRED SUBMITTALS: FIRE SPRINKLER
 FIRE ALARM
 ASSOCIATED PERMITS: HQ GASTROPUB
 B2017-002867

AREA CALCULATION & OCCUPANCY

USE	AREA	RATIO	OCCUPANT LOAD
DINING AREA	3,889 SF		
FIXED SEATING	536 SF	80/115	80
UNCONCENTRATED	928 SF	1/115	56
HALLWAYS	100 SF	1/100	1
BAR:	83 SF	1/200	5
KITCHEN	1,370 SF		
WORK AREAS	1,047 SF	1/200	6
WALK-IN COOLERS	251 SF	1/200	1
DRY STORAGE	72 SF	1/200	1
OFFICE	44 SF	1/100	1
MEZZANINE/EQUIP. RESTROOMS	308 SF	1/100	2
RESTROOMS	359 SF	1/100	4
DINING EXPANSION	1,492 SF		
LOUNGE AREA	1,160 SF	1/115	78
AUXILIARY SPACE	129 SF	1/100	2
CIRCULATION	193 SF	1/100	2
TOTAL:	6,453 SF		241 OCCUPANTS

- OCCUPANTS ARE MORE THAN 50, THEREFORE TWO EXITS ARE REQ'D.
 - AREA DATA ARE PROVIDED
 - AREA CALCULATION IS BASED INTERIOR DIMENSIONS, WALL TO WALL

PROJECT ADDRESS
 HQ Gastropub
 155 5th Street, Suite 183
 Huntington Beach, CA 92648

TENANT
 HQ Gastropub
 20969 Ventura Blvd., Unit 32
 Woodland Hills, CA 91364
 Ph: Contact: Mark Matters

ARCHITECT
 ROBINSON HILL ARCHITECTS
 3195-B Airport Loop Drive
 Costa Mesa, CA 92626
 Ph: 714.825.8888
 Contact: Michael David Robinson

M.E.P. ENGINEER
 RPM ENGINEERS, INC.
 102 Discovery
 Irvine, CA
 Ph: 949.450.1229
 Contact: Raymond Phua

INTERIOR DESIGNER
 Van Rooy Design
 149 East City Place Drive
 Santa Ana, CA 92705
 Ph: 657.210.4080
 Contact: Christine Van Rooy

GENERAL CONTRACTOR
 RMC Construction Company
 Ph: 619.347.0808
 Contact: Ruben Carrillo
 Lic.#: 820484

GOVERNING CODES

DRAWING DIRECTORY

<p>COLUMN LINE GRID NUMBER GRID LETTER</p> <p>BLDG. SECTION SECTION IDENTIFICATION SHEET WHERE DETAIL IS DRAWN</p> <p>WALL SECTION SECTION IDENTIFICATION SHEET WHERE DETAIL IS DRAWN</p> <p>ELEVATION ELEVATION IDENTIFICATION SHEET WHERE DETAIL IS DRAWN</p>	<p>DETAIL DETAIL IDENTIFICATION SHEET WHERE DETAIL IS DRAWN</p> <p>INTERIOR ELEVATIONS ELEVATION IDENTIFICATION SHEET WHERE DETAIL IS DRAWN</p> <p>DOOR SYMBOL ROOM NUMBER FLOOR NUMBER</p> <p>ROOM NUMBER ROOM NUMBER FLOOR NUMBER</p>	<p>MATCH LINE SHEET POSITION IS THE SIDE INDICATED</p> <p>DATUM POINT</p> <p>KEYNOTE KEYNOTE IDENTIFICATION</p> <p>REVISION CLOUD AROUND REVISION NUMBER</p>
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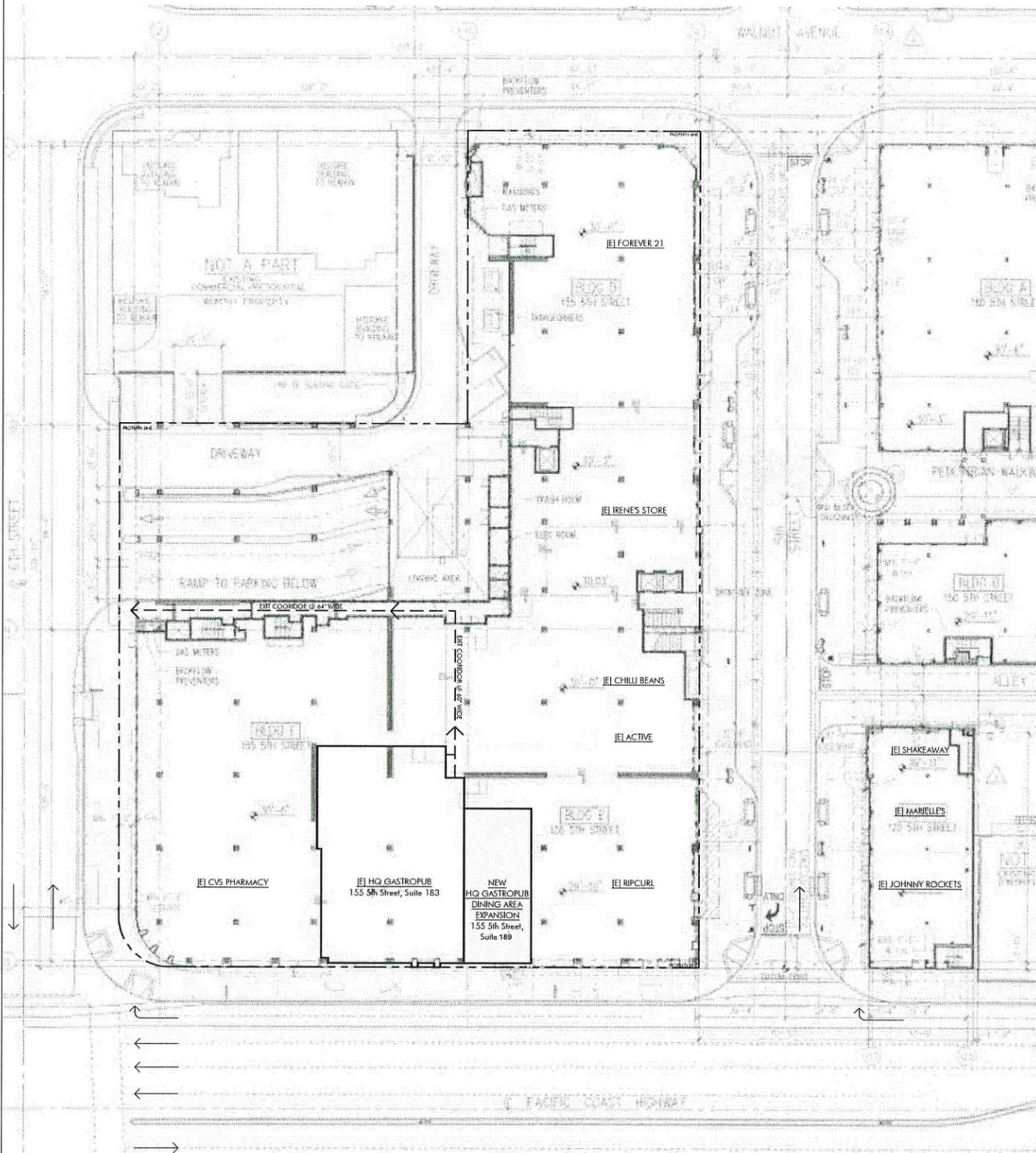
PROJECT INFORMATION

SYMBOLS LEGEND

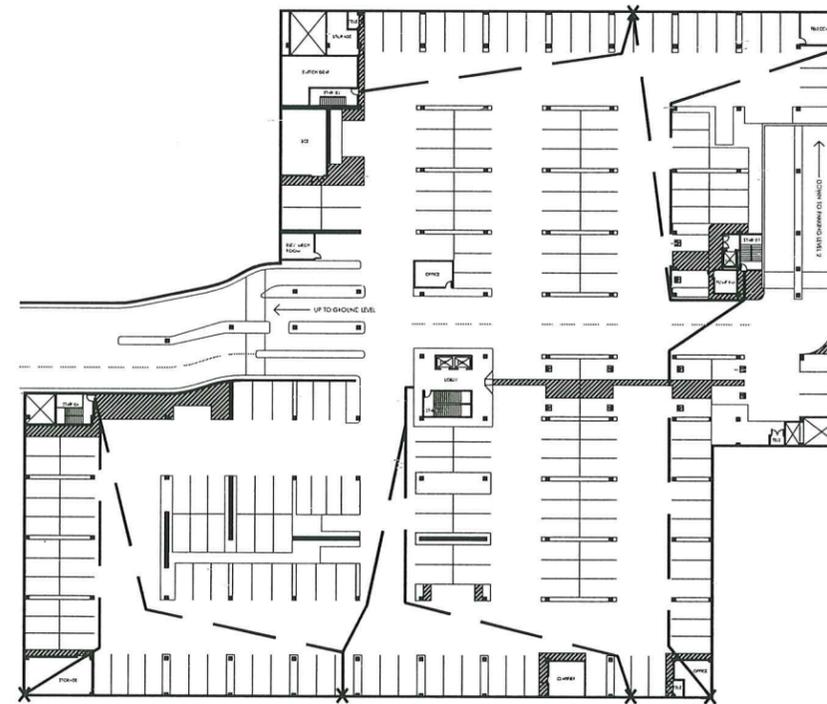
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SITE PLAN SCALE: N.T.S. 02



EXISTING PARKING GARAGE PLAN & EXITING PLAN SCALE: 1/32"=1'-0" 01

PARKING SCHEDULE

	SURFACE LEVEL POT/PHONE	LEVEL 1 POT/PHONE	LEVEL 2 POT/PHONE	TOTAL
STANDARD	3	171	206	380
STANDARD TANDEM		11	15	26
COMPACT		8	16	24
COMPACT TANDEM		12	18	30
HANDICAP		8	8	16
HANDICAP VAN		2	2	4
TOTAL	3	212	255	470

GARAGE LEVEL 1 (EXISTING)
OCCUPANT LOAD ANALYSIS

	SQUARE FOOTAGE	OCCUPANT LOAD
PARKING	91,709	459
STORAGE	2,084	7
TOTAL		466

CAPACITY ANALYSIS

STAR	CLEAR STAIR WIDTH	CLEAR DOOR WIDTH	MAX. OCC. LOAD
01	48	33	117
02	48	33	117
03	72	33	117
04	48	33	117
		MAX CAPACITY	468



ROBISON HILL ARCHITECTURE, INC.

A California Corporation
3195 B
Airport Lane Drive
Irvine, California 92614
Tel. 714.825.8881
Fax. 714.825.8881

Michael David Robinson C-207
John Steven Hill C-2352

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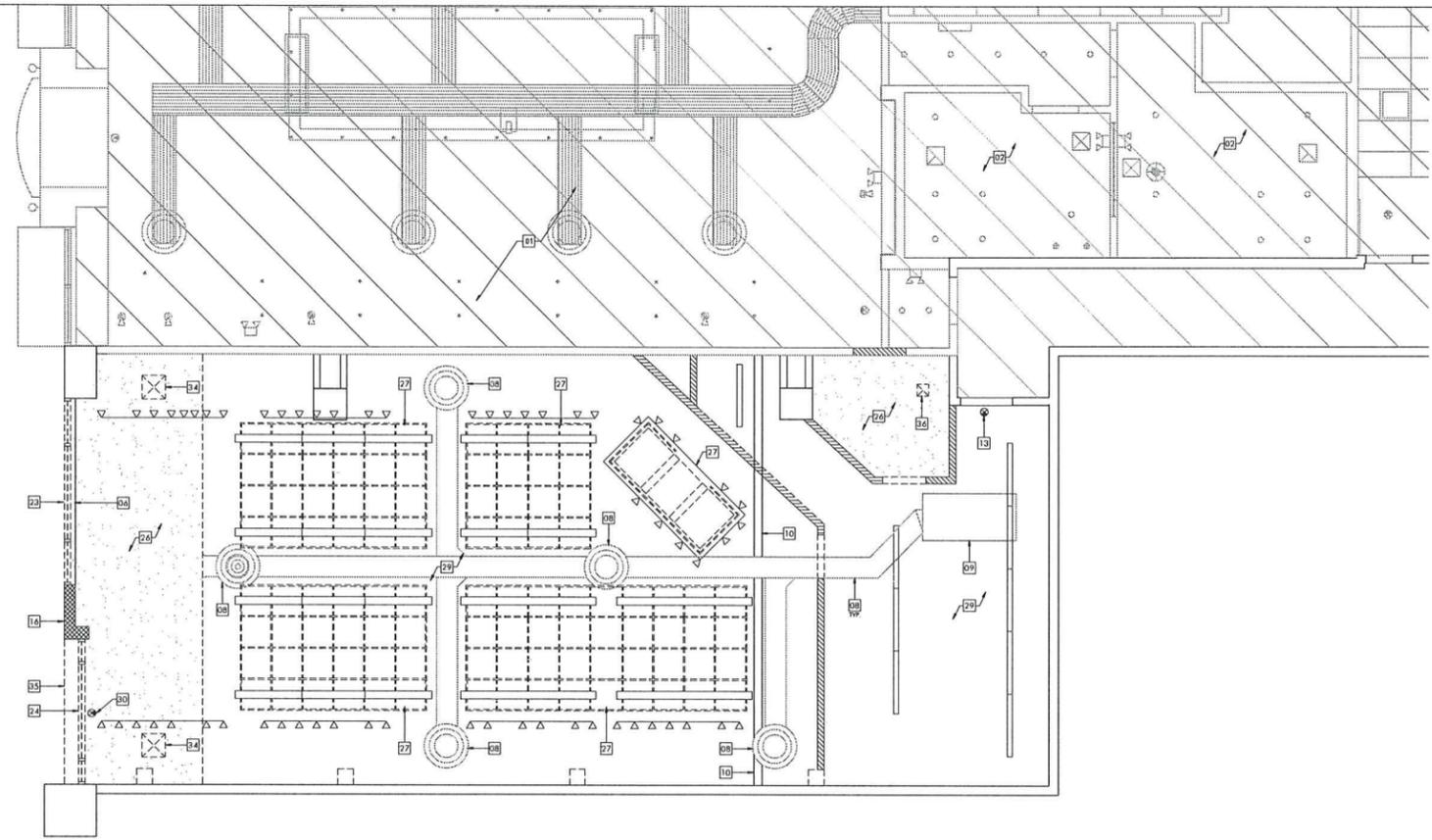
SITE PLAN &
PARKING PLAN

SHEET NUMBER:

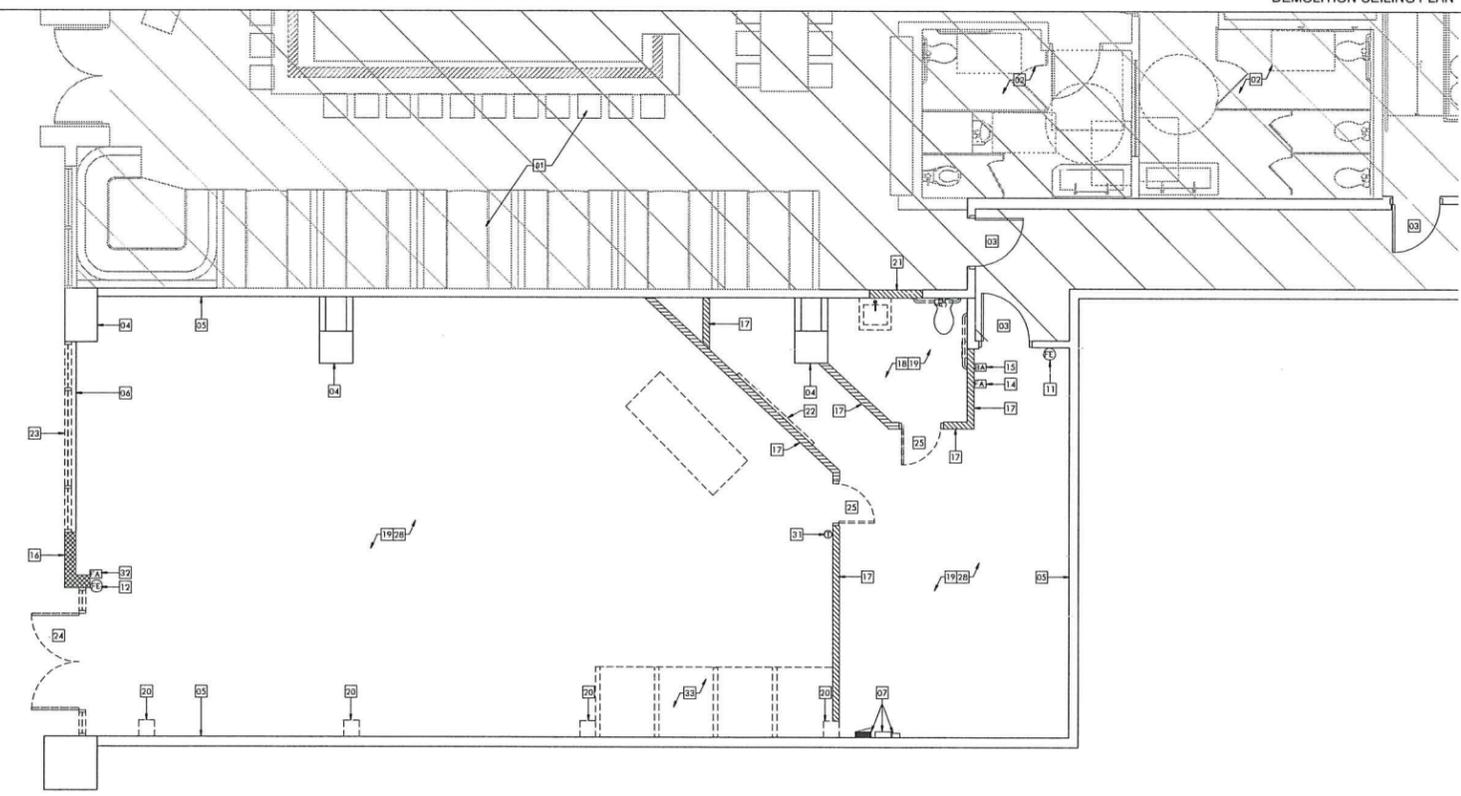
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DEMOLITION CEILING PLAN SCALE: 1/4"=1'-0" 02

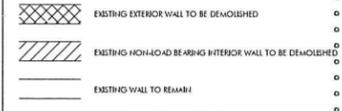


DEMOLITION FLOOR PLAN SCALE: 1/4"=1'-0" 01

DEMOLITION KEY NOTES

- 01 EXISTING HQ GASTROPUB RESTAURANT TO REMAIN AS-IS. IT IS NOT IN THE SCOPE OF WORK. PROTECT DURING DEMOLITION.
- 02 EXISTING RESTROOMS TO REMAIN AS-IS. IT IS NOT IN THE SCOPE OF WORK.
- 03 EXISTING 90-MINUTE FIRE-RATED DOOR W/ PANC HARDWARE TO REMAIN. PROTECT IN PLACE.
- 04 EXISTING BUILDING INTERIOR COLUMNS TO REMAIN. PROTECT IN PLACE & REPAIR AS NEEDED.
- 05 EXISTING DEMISING WALL TO REMAIN. PROTECT IN PLACE & REPAIR AS NEEDED.
- 06 EXISTING 1-HOUR EXTERIOR WALL ABOVE/BELOW STOREFRONT TO REMAIN. PREP WALL TO RECEIVE NEW FINISHES.
- 07 EXISTING ELECTRICAL PANELS & TRANSFORMER TO REMAIN. RELOCATE DISCONNECT TO OTHER SIDE OF ELECTRICAL PANEL, IF REQUIRED.
- 08 EXISTING MECHANICAL DUCT & RETURN GRILLES TO REMAIN. PROTECT IN PLACE.
- 09 EXISTING SUSPENDED HVAC UNIT TO REMAIN. PROTECT IN PLACE.
- 10 EXISTING ROOF OVER/FLOW DRAIN TO REMAIN. PROTECT IN PLACE.
- 11 EXISTING FIRE EXTINGUISHER TO REMAIN. REMOVE DURING DEMOLITION.
- 12 EXISTING FIRE EXTINGUISHER TO BE RELOCATED PER A2.0.
- 13 EXISTING EXIT SIGN TO REMAIN. PROTECT IN PLACE.
- 14 EXISTING FIRE ALARM PULL BOX TO REMAIN. PROTECT IN PLACE.
- 15 EXISTING BUILDING ALARM TO REMAIN. PROTECT IN PLACE.
- 16 DEMO (E) EXTERIOR WALL WHERE NOTED & SHOWN AS HATCHED. REPLACE CURB BELOW AS NECESSARY. NOTIFY ARCHITECT OF ANY AND ALL UNKNOWN ELECTRICAL, MECHANICAL, PLUMBING AND STRUCTURAL WITHIN WALL.
- 17 DEMO (E) INTERIOR PARTITION WALL WHERE NOTED & SHOWN AS HATCHED. NOTIFY ARCHITECT OF ANY AND ALL UNKNOWN ELECTRICAL, MECHANICAL, PLUMBING AND STRUCTURAL WITHIN WALL.
- 18 DEMO (E) RESTROOM FIXTURES & ACCESSORIES THROUGHOUT. CAP WASTE LINES WITHIN PARKING STRUCTURE BELOW. CAP PLUMBING LINES AT POINT OF ORIGIN ABOVE ROOF.
- 19 DEMO (E) FLOOR FINISH THROUGHOUT. REMOVE ANY IN-FLOOR OUTLETS & CAP WIRES WITH J-BOX. REPAIR FLOOR SLAB WHERE REQUIRED & LEAVE SLAB SMOOTH & FREE OF DEBRIS.
- 20 DEMO (E) BOX COLUMN & ALL ELECTRICAL CONDUIT. CAP WIRES AT NEAREST J-BOX ABOVE.
- 21 DEMO (E) DEMISING WALL WHERE NOTED. SAWCUT & REMOVE TO FIT NEW DOOR. NOTIFY ARCHITECT OF ANY AND ALL UNKNOWN ELECTRICAL, MECHANICAL, PLUMBING AND STRUCTURAL WITHIN WALL.
- 22 DEMO (E) PHONE BACK BOARD & WIRES.
- 23 DEMO (E) STOREFRONT SYSTEM INCLUDING GLASS & FRAME.
- 24 DEMO (E) DOOR INCLUDING SKELETES, TRANSOM & FRAME.
- 25 DEMO (E) INTERIOR DOOR & DISCARD.
- 26 DEMO (E) DRYWALL SOFFIT. REMOVE AND DISCARD LIGHT FIXTURES, ACCESS PANELS, BUG-EYES, SPRINKLER HEADS AND DIFFUSERS.
- 27 DEMO (E) CEILING CLOUD AND DISCARD PER CITY REQUIREMENTS. REMOVE AND DISCARD LIGHT FIXTURES & SPRINKLER HEADS.
- 28 DEMO (E) SERVICE COUNTER, DESKS, CABINETRY, DISPLAY TABLES & RACKS THROUGHOUT. PATCH & REPAIR WALLS AS REQUIRED.
- 29 DEMO (E) LIGHTING & EMERGENCY BUG-EYES THROUGHOUT.
- 30 DEMO (E) EXIT SIGN WHERE NOTED.
- 31 EXISTING THERMOSTAT TO BE RELOCATED PER A2.1.
- 32 EXISTING FIRE ALARM PULL BOX TO BE RELOCATED PER A2.0.
- 33 DEMO (E) CHANGING ROOMS IN THEIR ENTIRETY.
- 34 EXISTING DIFFUSERS TO BE REPLACED WITH NEW CENTRIFUGAL DIFFUSERS TO MATCH EXISTING.
- 35 DEMO (E) EXTERIOR SOFFIT WHERE NOTED. EXISTING FACADE FRAMING TO REMAIN ABOVE. PREP EXISTING FACADE FOR NEW FINISH.
- 36 DEMO (E) EXHAUST WHERE NOTED.

WALL TYPES LEGEND



GENERAL DEMOLITION NOTES

1. G.C. IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS AND DIMENSIONS. E.C. TO ADISE ARCHITECT OF ANY DISCREPANCIES.
2. ALL MATERIAL BEING REMOVED IS TO BE RECYCLED PER THE CITY OF HUNTINGTON BEACH REQUIREMENTS. CONTACT PUBLIC WORKS DEPARTMENT.
3. CHECK WITH THE CITY OF HUNTINGTON BEACH AND THE PROPERTY MANAGERS ON THE HOURS OF CONSTRUCTION, STAGING AREA AND OTHER HALL REQUIREMENTS.
4. COORDINATE WITH THE PROPERTY MANAGERS ON THEIR REQUIREMENTS FOR CONSTRUCTION HOURS AND NOISE GENERATE AS WELL AS SAFETY CONCERNS.
5. ALL ELEMENTS THAT ARE TO REMAIN MUST BE PROTECTED IN PLACE DURING DEMOLITION.
6. PROTECT IN PLACE ALL SERVICE FEEDS TO HVAC UNIT AND ELECTRICAL PANEL.
7. INVESTIGATE ANY AND ALL UNKNOWN ELECTRICAL, PLUMBING, MECHANICAL AND STRUCTURAL WITH LANDLORD TO VERIFY DEMOLITION POSSIBILITY.
8. CONTACT ARCHITECT WHEN IN DOUBT OF DEMOLITION SCOPE.

ROBINSON HILL ARCHITECTURE, INC.
 A California Corporation
 3195 B
 Newport Loop, Drive
 Irvine, California 92618
 Tel: 714.825.8888
 Fax: 714.825.8881
 Michael David Robinson C-207
 Jive Steven Hill C-2352

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 Client:
 HQ GASTROPUB
 20969 Ventura Blvd, Unit 32
 Woodland Hills, CA 91364

PROJECT NAME:
 Tenant Improvement for
 HQ GASTROPUB
 DINING EXPANSION
 155 5th Street, Suite 183

ARCHITECT STAMP:
 CONSULTANT STAMP:

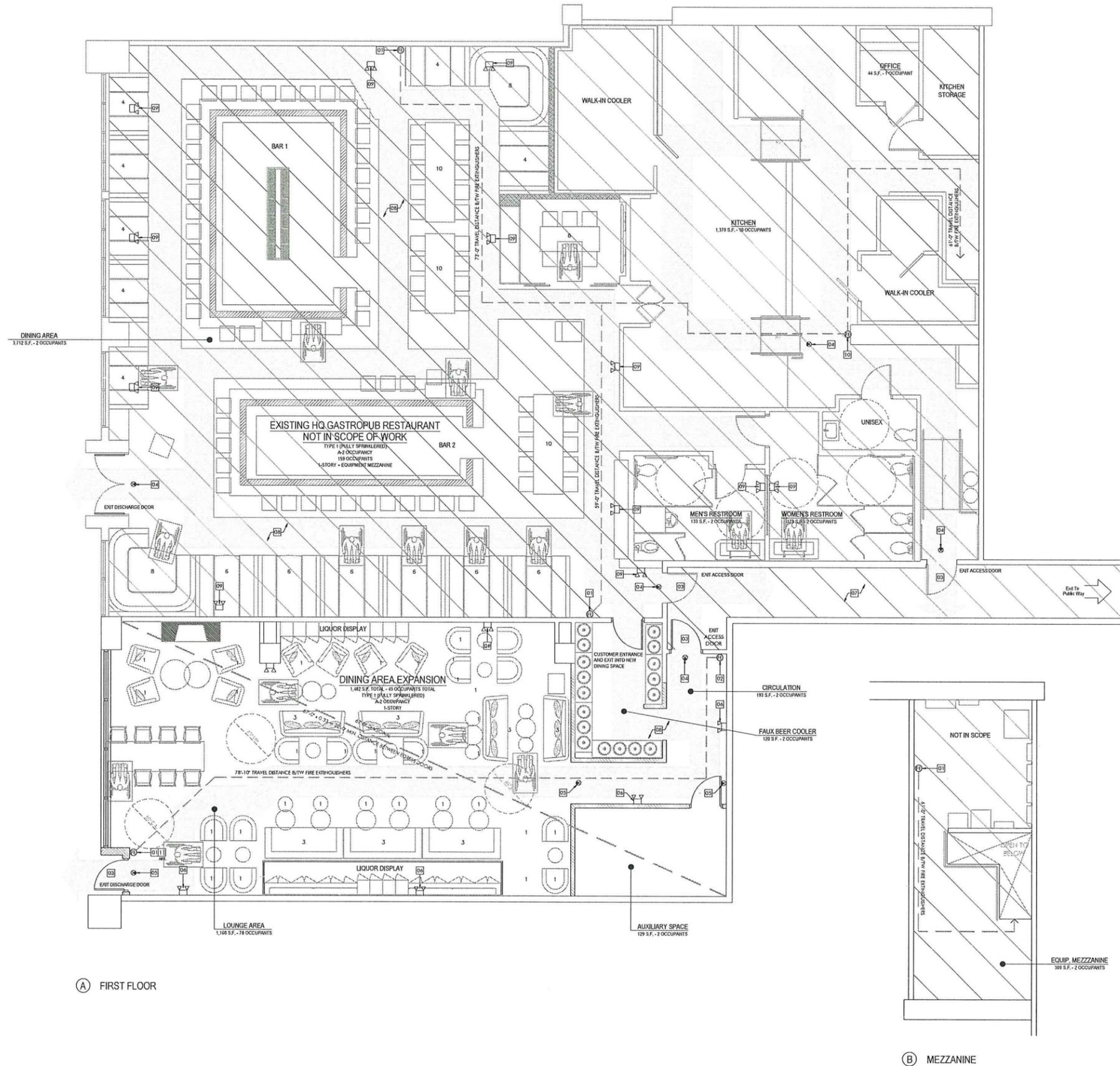
SUBMITTAL	DATE
Planning Submittal	04-01-19
REVISION	DATE

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 DATE:
 SHEET TITLE:
 DEMOLITION PLAN
 AND CEILING PLAN
 SHEET NUMBER:
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(A) FIRST FLOOR

(B) MEZZANINE

EXITING & FIRE SAFETY PLAN

SCALE: 1/4"=1'-0"

01

KEY NOTES

- 01 EXISTING FIRE EXTINGUISHER PER 2016 CFC SECTION 906.
- 02 NEW WALL MOUNTED FIRE EXTINGUISHER PER 2016 CFC SECTION 906.
- 03 EXISTING 90-MINUTE FIRE-RATED DOOR W/ PANIC HARDWARE TO REMAIN.
- 04 EXISTING EXIT SIGN W/ 90-MINUTE BACKUP BATTERY TO REMAIN.
- 05 NEW WALL MOUNTED EXIT SIGN W/ 90-MINUTE BACKUP BATTERY.
- 06 NEW WALL MOUNTED BUG-EYE EMERGENCY LIGHTING, LOCATE PER CSC SECTION 1008.
- 07 EXISTING 1-HOUR FIRE-RATED CORRIDOR TO REMAIN.
- 08 3/4" WIDE EGRESS PATH OF TRAVEL.
- 09 EXISTING WALL MOUNTED BUG-EYE EMERGENCY LIGHTING TO REMAIN.
- 10 EXISTING CLASS-K FIRE EXTINGUISHER PER 2016 CFC SECTION 906.
- 11 EXISTING RELOCATED FIRE ALARM PULL BOX.

BUILDING ANALYSIS

USE	AREA	RATIO	OCCUPANT LOAD
DINING AREA	2,889 SF		
FIXED SEATING	538 SF	600/H-S	00
UNCONCENTRATED	823 SF	1/1.5	56
HALLWAYS	100 SF	1/100	1
BAR	823 SF	1/200	5
KITCHEN	1,170 SF		
W/TK AREAS	1,047 SF	1/200	6
WALK-IN COOLERS	251 SF	1/200	3
CRV STORAGE	72 SF	1/200	1
OFFICE	44 SF	1/100	1
MEZZANINE/CLIP	309 SF	1/100	2
RESTROOMS	359 SF	1/100	4
EXPANSION	1,482 SF		
LOUNGE AREA	1,140 SF	1/1.5	78
AUXILIARY SPACE	129 SF	1/100	2
CIRCULATION	193 SF	1/100	2
TOTAL:	6,453 SF		241 OCCUPANTS

- OCCUPANTS ARE MORE THAN 50, THEREFORE TWO EXITS ARE REQ'D.
 - FIVE ADA EXITS ARE PROVIDED
 - AREA CALCULATION IS BASED ON INTERIOR DIMENSIONS, WALL TO WALL

REQUIRED EGRESS WIDTH
 DINING AREA & RESTROOMS
 OCCUPANT LOAD: 146 / 2 EXITS = 73 x 0.2 = 14.6 MIN. EGRESS WIDTH
 KITCHEN, OFFICE & MEZZANINE
 OCCUPANT LOAD: 13 x 0.2 = 2.6 MIN. EGRESS WIDTH
 DINING EXPANSION
 OCCUPANT LOAD: 43 / 2 EXITS = 21.5 x 0.2 = 4.3 MIN. EGRESS WIDTH

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 32059 Ventura Blvd., Unit 32
 Woodland Hills, CA 91364

PROJECT NAME:

Tenant Improvement for
HQ GASTROPUB
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 Huntington Beach, California 92648

ARCHITECT STAMP:

CONSULTANT STAMP:

SUBMITTAL	DATE
Planning Submittal	04-01-19

REVISION	DATE

WALL TYPES LEGEND

- NEW 1-HOUR EXTERIOR WALL W/ BRICK VENEER ON ANCHORED BED ON LATH, WATERPROOF MEMBRANE & 2" CEILING JOINT BOARD, BOTH SIDES OF 5/8" 18 GA. METAL STUDS @ 16" O.C. (1A, 1B, 1A.0, 1B.0)
- NEW INTERIOR PARTITION WALL W/ 5/8" WATER RESISTANT DRY BD, BOTH SIDES OF 3/8" 18 GA. METAL STUDS @ 16" O.C., PROVIDE LATERAL BRACING TO DECK ABOVE (1E, 1E.0)
- NEW FURRED WALL W/ 5/8" WATER RESISTANT GYP. BD, ON 6" 18 GA. METAL STUDS @ 16" O.C. (1D, 1D.0)
- EXISTING WALL TO REMAIN

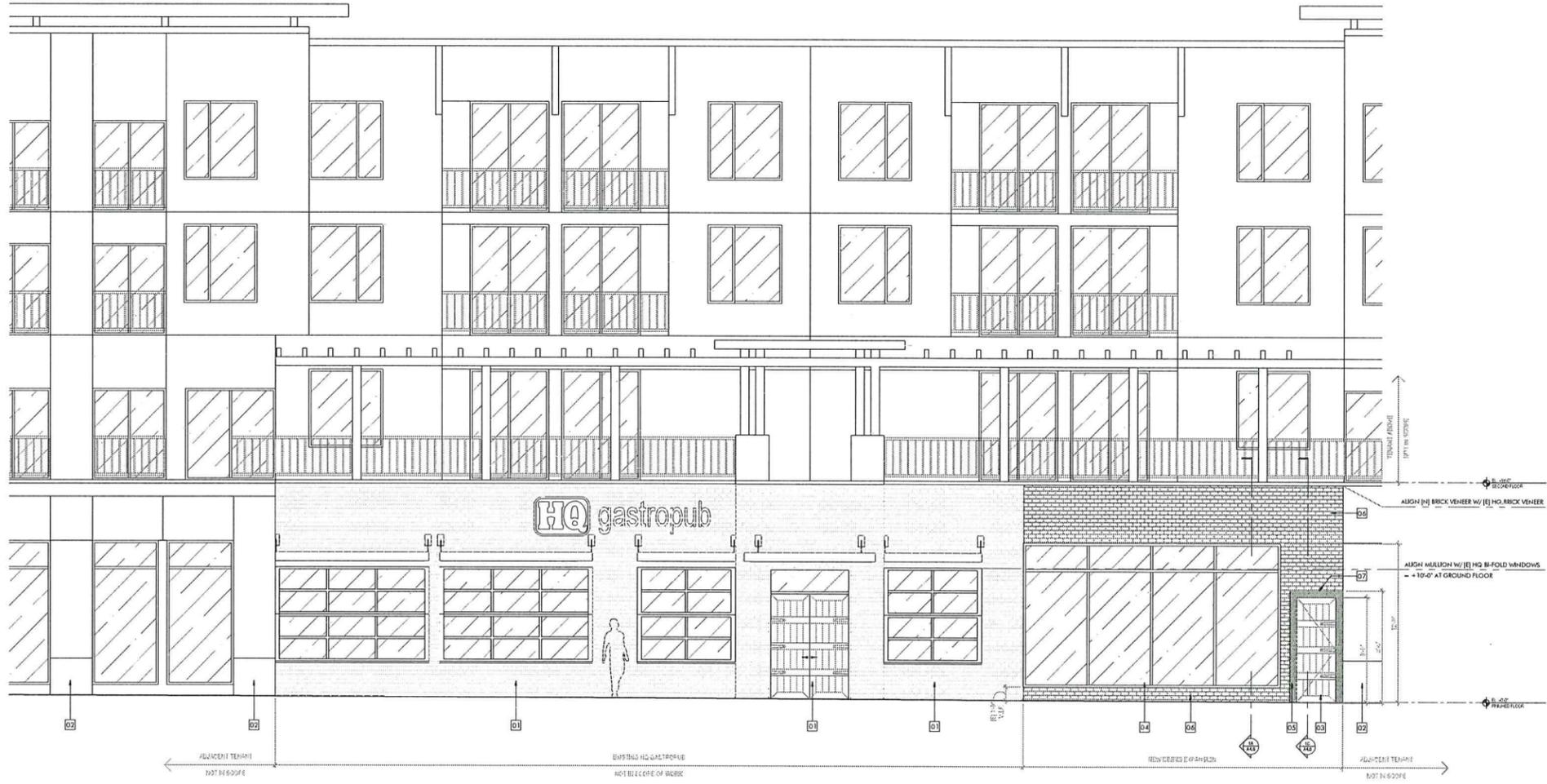
GENERAL NOTES

JOB NUMBER:
 18R-HA28.C1

DATE:

SHEET TITLE:
 EXITING & FIRE SAFETY PLAN
 SHEET NUMBER:
A2.0

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KEY NOTES

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- 02 EXISTING ADJACENT TENANT STOREFRONT TO REMAIN AS-IS, PROTECT IN PLACE DURING CONSTRUCTION.
- 03 NEW EXIT DOOR PER SCHEDULE, NOT AN ENTRANCE. REFER TO DOOR SCHEDULE.
- 04 NEW STOREFRONT BY ARCADIA. REFER TO WINDOW SCHEDULE.
- 05 NEW EXTERIOR WALL W/ 3/8" BRICK VENEER ON MORTAR BED ON LATH. WATERPROOF MEMBRANE & 1/2" CEMENTITIOUS BOARD, BOTH SIDES OF 5/8" GA. METAL STUDS @ 16" O.C. SEE LEGEND BELOW.
- 06 NEW FACADE FINISH W/ 3/8" BRICK VENEER ON MORTAR BED ON LATH. WATERPROOF MEMBRANE & 1/2" CEMENTITIOUS BOARD, BOTH SIDES OF 5/8" GA. METAL STUDS @ 16" O.C. GRADED WITH HATCHED AREA. SEE LEGEND BELOW.
- 07 NEW SOFFIT @ 8" x 4" W/ 3/8" BRICK VENEER ON MORTAR BED OVER 1/2" TYPE 'X' GYP. BD. ON EXTERIOR SIDE OF EXISTING 1/2" METAL STUDS @ 16" O.C.

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DATE:

SHEET TITLE:
 EXTERIOR ELEVATIONS

SHEET NUMBER:
 A3.0

GENERAL NOTES

- 1. G.C. IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS AND DIMENSIONS. G.C. TO ADVISE ARCHITECT OF ANY DISCREPANCIES.
- 2. G.C. TO REFER TO INTERIOR DESIGN PLANS FOR ALL FINISHES, FIXTURES, FURNITURE, AND DECORATIVE LIGHTING.