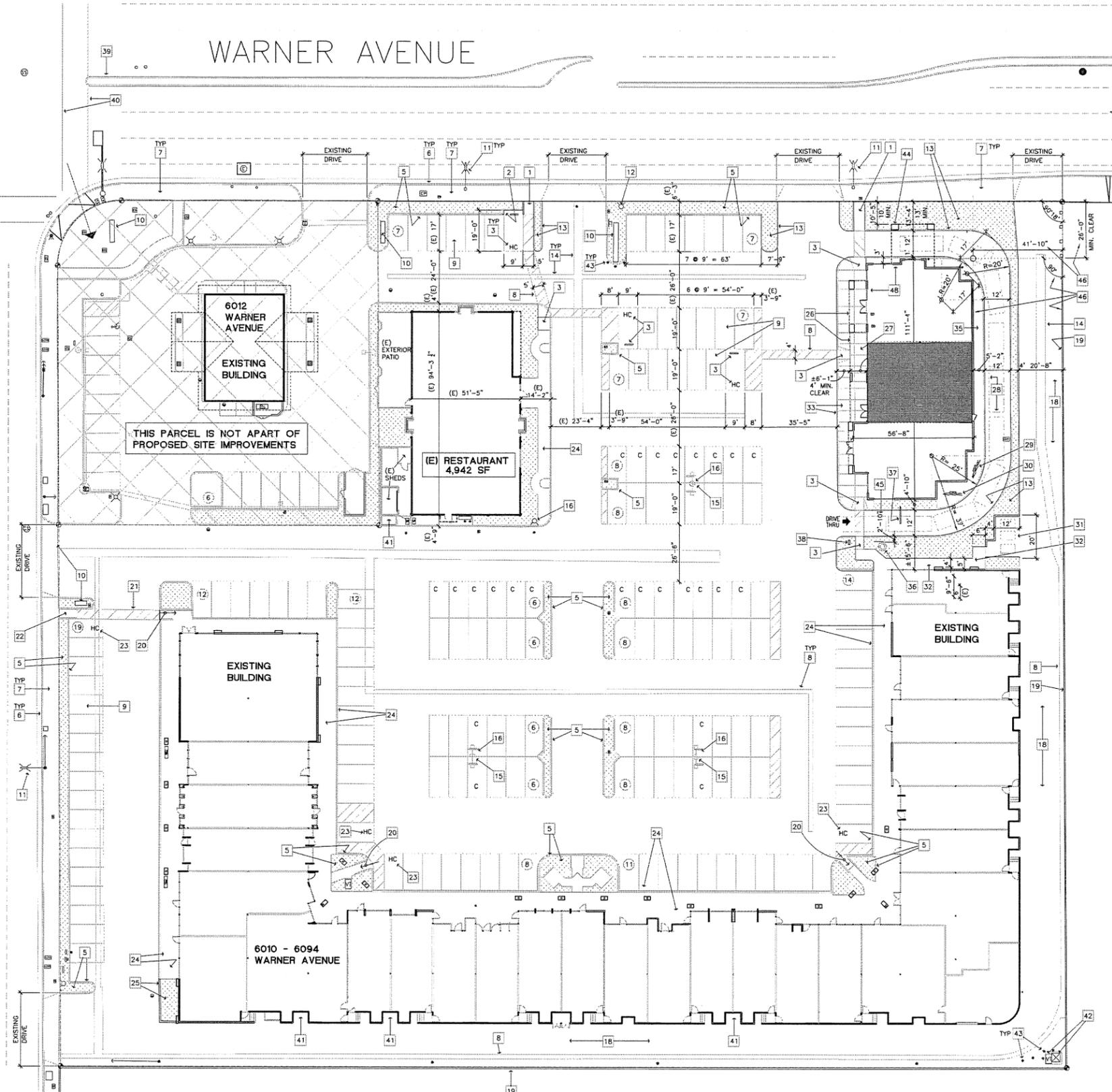


WARNER AVENUE

SPRINGDALE STREET



SITE PLAN

SCALE 1" = 20'-0"



NORTH

(E) EXISTING
(N) EXISTING
C = COMPACT STALL

PLAN NOTES

- 1 NEW PUBLIC ACCESS FROM EXISTING PUBLIC SIDEWALK.
- 2 MODIFY EXISTING CURBING AND CONSTRUCT NEW FOR NEW ACCESSIBLE PARKING STALL.
- 3 ACCESSIBLE STALL. INSTALL CONCRETE WHEEL STOP.
- 4 NEW ACCESSIBLE CURB RAMP.
- 5 EXISTING CONCRETE CURB AND PLANTERS TO REMAIN.
- 6 EXISTING STREET CURB AND GUTTER.
- 7 EXISTING PUBLIC SIDEWALK.
- 8 ACCESSIBLE PATH OF TRAVEL. PAINT 3" WIDE WHITE STRIPPING AT 3'-0" ON CENTER. WHERE SHOWN ON SITE PLAN.
- 9 EXISTING PARKING STALLS.
- 10 EXISTING CENTER MONUMENT SIGN. SEE PLANS FOR PROPOSED PLAN CHANGES.
- 11 EXISTING STREET LIGHT.
- 12 EXISTING OFF SITE PUBLIC FIRE HYDRANT.
- 13 MODIFY EXISTING CURBING AND CONSTRUCT NEW CONCRETE CURBING AND LANDSCAPE AREA.
- 14 EXISTING ON-SITE CONCRETE GUTTER. SEE CIVIL PLANS FOR INFORMATION.
- 15 EXISTING POLE MOUNTED LIGHT FIXTURES TO REMAIN.
- 16 EXISTING ON SITE FIRE HYDRANT.
- 17 NEW OR EXISTING CONCRETE WHEEL STOP.
- 18 EXISTING ACCESS DRIVE
- 19 EXISTING MASONRY WALL ALONG PROPERTY LINE.
- 20 EXISTING ACCESSIBLE CURB RAMP.
- 21 EXISTING ACCESSIBLE PATH OF TRAVEL.
- 22 EXISTING PUBLIC ACCESS FROM EXISTING PUBLIC SIDEWALK.
- 23 EXISTING ACCESSIBLE STALL.
- 24 EXISTING CONCRETE CURB AND WALKWAY IN FRONT OF RETAIL SHOPS.
- 25 EXISTING 10" HIGH MASONRY WALL AND LANDSCAPE AREA.
- 26 OUTLINE OF ROOF OVERHANG AT NEW BUILDING.
- 27 SHARED OUTDOOR SEATING AREA. SEE FLOOR PLAN FOR NEW BUILDING.
- 28 VEHICLE STACKING SHOWN ARE 7' X 20' SPACES
- 29 MENU BOARD
- 30 RE-ORDER MENU BOARD
- 31 NEW MASONRY TRASH ENCLOSURE WITH METAL GATES.
- 32 NEW CONCRETE WALKWAY.
- 33 NEW CONCRETE CURB AND WALKWAY IN FRONT OF NEW RETAIL SHOPS.
- 34 NEW ELECTRICAL ROOM FOR NEW RETAIL BUILDING. SEE BUILDING FLOOR PLAN.
- 35 WALKWAY AT REAR OF NEW RETAIL FOR BACK OF HOUSE EXIT DOORS. SEE BUILDING FLOOR PLAN.
- 36 EXISTING COMBINED FLAG POLE AND CELL TOWER.
- 37 DRIVE THRU CLEARANCE BAR. SEE BUILDING FLOOR PLAN.
- 38 DRIVE THRU DIRECTIONAL SIGN. SEE BUILDING FLOOR PLAN.
- 39 EXISTING STREET MEDIUM LANDSCAPE ISLAND.
- 40 EXISTING STREET CROSSING STRIPPING.
- 41 EXISTING TRASH ENCLOSURE.
- 42 EXISTING ELECTRICAL TRANSFORMER AND ELECTRICAL VAULT.
- 43 EXISTING STEEL BARRICADES.
- 44 NEW CANOPY. SEE BUILDING FLOOR PLAN.
- 45 DIMENSION CLEARANCE TO BE FIELD VERIFY EARLY IN THE SITE SURVEY LAYOUT. DIMENSION TO BE COMMUNICATED TO ARCHITECT.
- 46 DIMENSIONS TO NORTH/EAST CORNER OF THE OVERALL BUILDING FROM PROPERTY LINE.
- 47 EAST WALL AT NEW BUILDING TO BE PARALLEL TO EAST PROPERTY LINE.
- 48 SEE FLOOR PLAN FOR WALL DIMENSIONS ALL SITE CURBING AROUND BUILDING NOT SHOWN ON SITE PLAN.

PARKING MATRIX APPROVED PER CUP 17-021

EXISTING JOINT USE PARKING ANALYSIS FOR NEW PARCELS 1 & 2 and PARCEL P.M.B 4/23

1. SEE SHEET AS FOR PROPOSED SITE PLAN AND PARKING LAYOUT
2. SEE PARKING DEMAND ANALYSIS REPORT PREPARED BY LINSOTT LAW & GREENSPAN DATED SEPTEMBER 19th, 2017 AND INCLUDED WITH THIS SUBMITTAL

ADDRESS	TENANT	USE	SUITE	PARKING	PARKING
				STALLS	STALLS
6010	ZELLERMAN	RETAIL	3222		
6012	BLUMBERG	RESTAURANT	1,140		
6018	COLORADO PIZZA AND PASTA	RETAIL	1,200		
6022	BILL'S CAMERA	RETAIL	1,200		
6024	ABSTRACTS OF CALIFORNIA	RETAIL	2,718		
6030	VACANT	VACANT	0,266		
6032	VACANT	VACANT	1,041		
6034	DOM TONGS	RETAIL	800		
6037	DOUGLAS R. WILLIAMS, D.D.	MEDICAL OFFICE	929		
6040	PHYSICIAN OFFICE	RETAIL	1,000		
6050	THE CARP BOYS	RETAIL	1,842		
6054	PHOTO FINISH	RETAIL	600		
6058	LOUIS & SONS	RETAIL	2,840		
6060	CLUBS & BARS	RETAIL	4,400		
6064	BEVERLY HILLS RESTAURANT	RESTAURANT	2,100		
6066	WARNER DALE DENTAL PRACTICE	DENTAL OFFICE	2,400		
6068	INDUSTRIAL SPORTSWEAR CENTER	MEDICAL OFFICE	3,400		
TOTAL BUILDING AREA				32,827	
EXISTING BUILDINGS					
6000	VACANT RESTAURANT (4-13 SEATING)	RESTAURANT	4,800		
EXISTING BUILDINGS					
6102	VACANT	OFFICE	6,500		
SUBTOTAL BUILDING AREA AND REQUIRED PARKING				47,227	162.0
EXISTING BUILDINGS THIS BUILDING TO BE DEMO					
6100	VACANT	OFFICE	4,500	250	30
NEW BUILDING TO BE CONSTRUCTED TO REPLACE THE DEMO BUILDING DEMO:					
6104	PROPOSED OFFICE (OFFICE BUILDING)	OFFICE	100	100	10.1
6106	PROPOSED RESTAURANT (12 SEATING)	RESTAURANT	1,124	100	17.2
6108	PROPOSED RESTAURANT (12 SEATING)	RESTAURANT	1,124	100	17.2
TOTAL BUILDING AREA AND REQUIRED PARKING				6,348	63.4
SUBTOTAL BUILDING AREA AND REQUIRED PARKING				53,575	225.4
EXISTING BUILDINGS					
6012	WIL GREENE PHARMACY	RETAIL	1,900	200	5.5
TOTAL BUILDING AREA AND REQUIRED PARKING				47,884	225.3
OUTDOOR PATIO AT NEW BUILDING IS					
6100	OUTDOOR PATIO		240 SF	0	0.0
TOTAL REQUIRED PARKING					225.3
TOTAL STALLS PROVIDED					225

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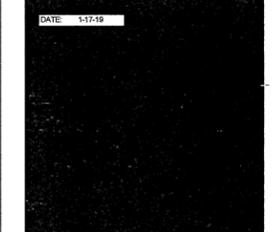
A PROPOSED TENANT
IMPROVEMENT FOR:
BAJA TACO HOUSE
6100 WARNER AVE., Suite 103
HUNTINGTON BEACH, Ca.
92647

Owner:
SPARKS ENTERPRISE, LP

Sheet Title:
SITE PLAN RENOVATIONS

Revisions:

No.	Description	Date

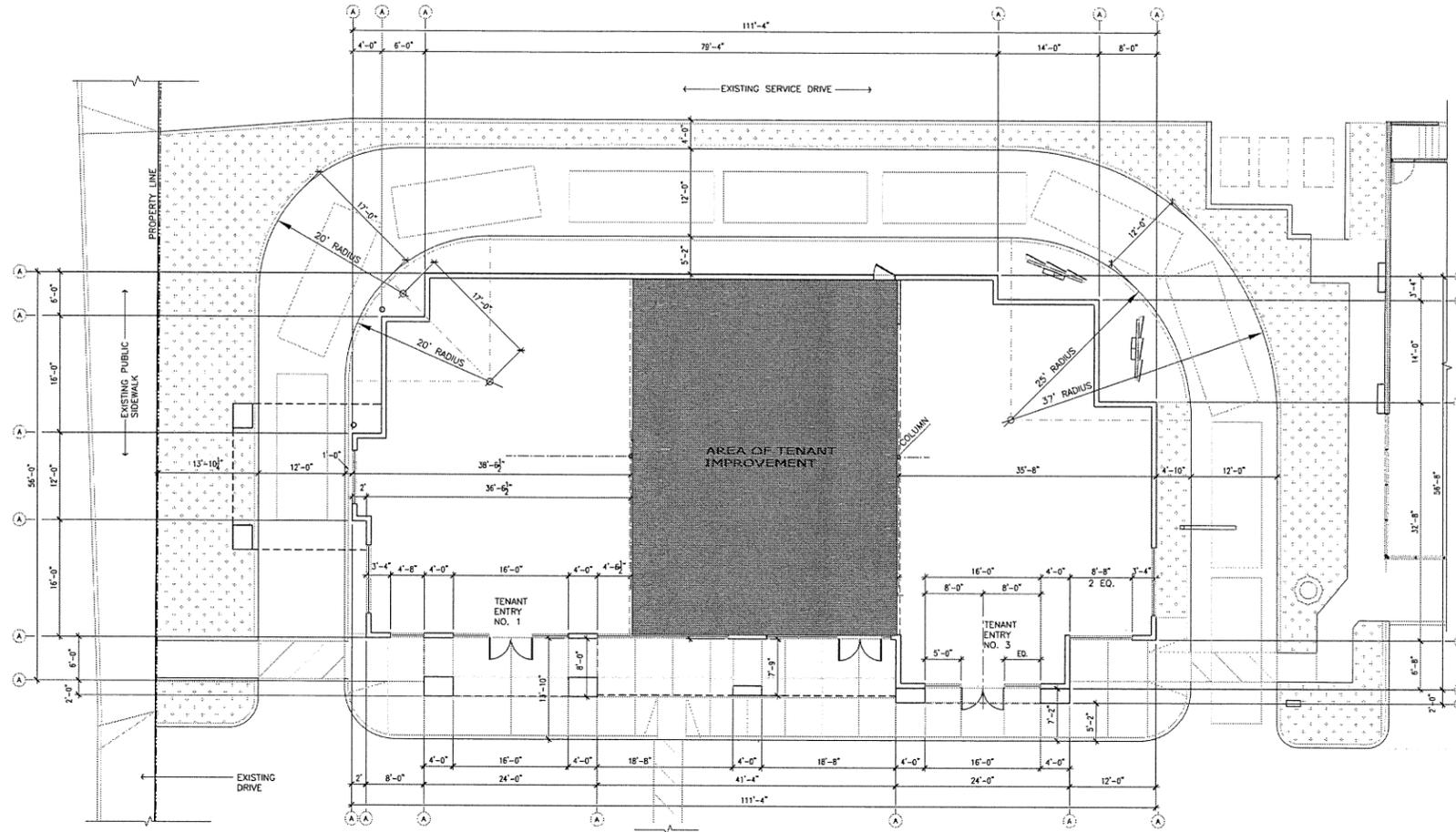


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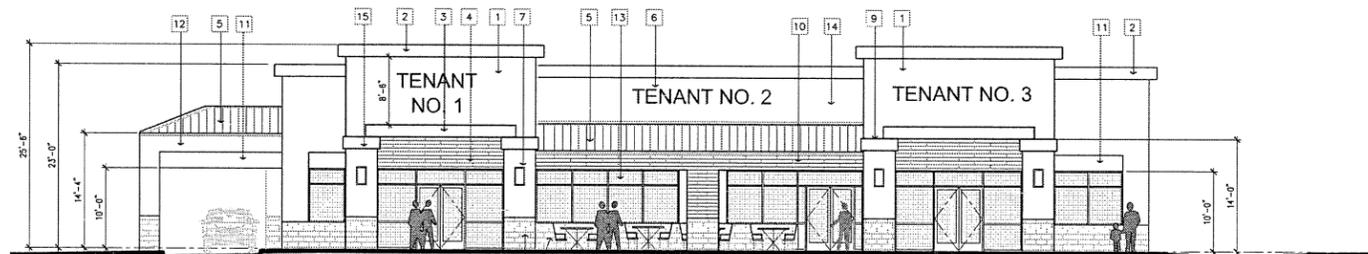
A.0

PLAN NOTES

- 1 BUILT OUT TOWER WITH PLASTER FINISH.
- 2 EXPANDED POLYSTYRENE (EPS) PAINTED WALL MOLDING TO CREATE TOP OF WALL TRIM.
- 3 EXPANDED POLYSTYRENE (EPS) PAINTED WALL MOLDING AROUND RECESS PLASTER AREA.
- 4 PAINTED CORRUGATED PAINTED METAL PANELS OR WOOD SLATS OR PAINTED PLASTER.
- 5 METAL ROOF PANELS.
- 6 INDIVIDUAL ILLUMINATED CAN TENANT LETTERS.
- 7 LARGE ACCENT LIGHT FIXTURE MOUNTED NEW WALL PIER.
- 8 MASONRY BLOCK WALL.
- 9 EXPANDED POLYSTYRENE (EPS) PAINTED WALL MOLDING AROUND NEW WALL PIER.
- 10 PAINTED PLASTER AREA OR VENEERED WITH WEATHER BOARD SIDING.
- 11 PAINTED PLASTER RECESS AREA.
- 12 DRIVE THRU CANOPY STRUCTURE.
- 13 NEW ALUMINUM STOREFRONT WINDOW WALL SYSTEM.
- 14 VERTICAL BUILDING WALL.
- 15 EXPANDED POLYSTYRENE (EPS) PAINTED WALL MOLDING TO CREATE TOP OF COLUMN AND/OR WALL PIER CAPITAL.
- 16 SMALL ACCENT LIGHT FIXTURE MOUNTED NEW WALL PIER.



NORTH ELEVATION



WEST ELEVATION

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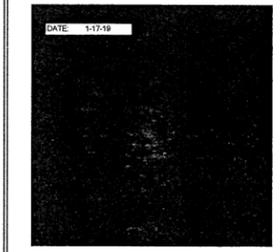
A PROPOSED TENANT IMPROVEMENT FOR:
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 HUNTINGTON BEACH, Ca.
 92647

Owner:
SPARKS ENTERPRISE, LP

Sheet Title:
NEW BUILDING FLOOR PLAN AND EXTERIOR ELEVATIONS

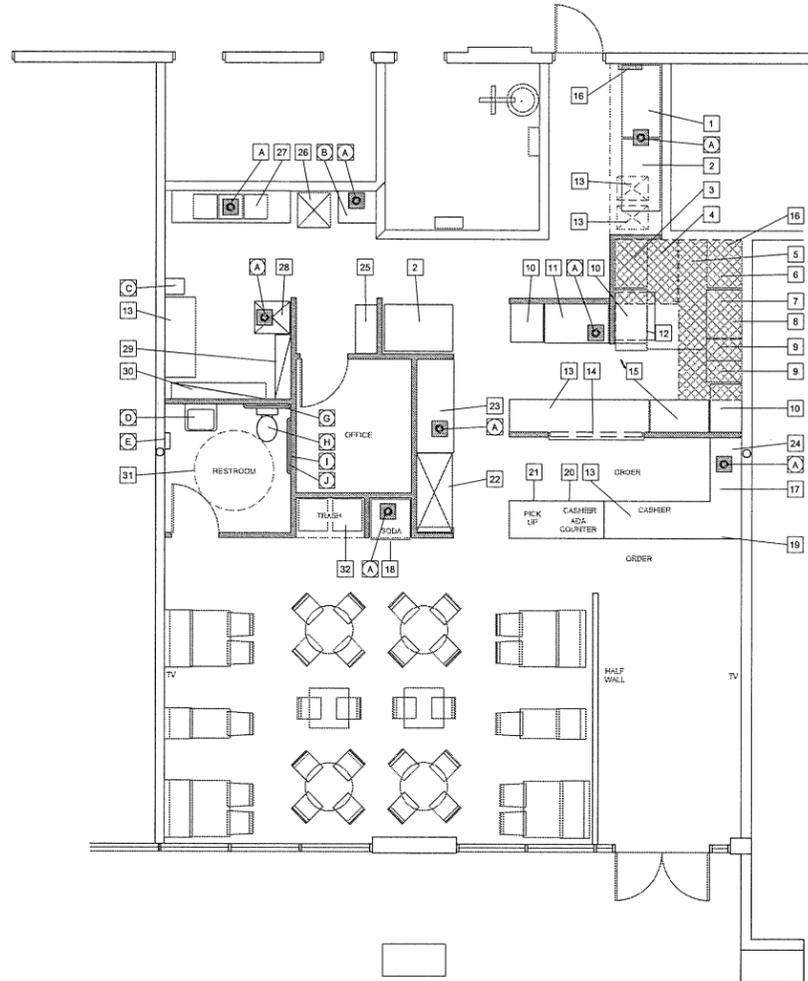
Revisions:

No.	Description	Date



Sheet No.

A.1



EQUIPMENT PLAN $\frac{1}{4}'' = 1'-0''$

SEATING = 40

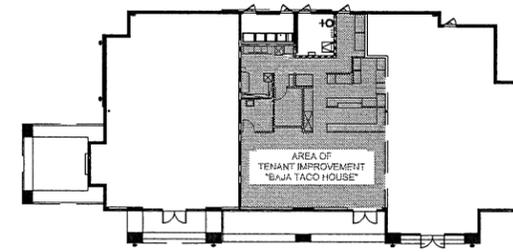


EQUIPMENT LEGEND:

- 1 FREEZER, TRUE MFG. CO., INC. MODEL T-49F-HC
1 HP, 115V/60/1, 9.6 AMPS
- 2 REFRIGERATOR, TRUE MFG. CO., INC. MODEL T-49F-HC
1/2 HP, 115V/60/1, 5.4 AMPS
- 3 GAS CHARBROILER, AMSQ-36 WOOD FIRED BROILER
30,000 BTU, 9 KW, $\frac{3}{4}$ " NPT GAS INLET
- 4 4' X 4' HOOD FAN,
- 5 EXHAUST HOOD, CHEFAQ MODEL 4824ND-2-PSP-F (10' X 4')
EXHAUST FAN, CHEFAQ MODEL DUSHPA SINGLE PHASE
EXHAUST FAN: 2200 CFM @ ~75" WC ESP; FAN RUNS AT 1385 RPM
EXHAUST MOTOR: $\frac{1}{2}$ HP, 115/60/1, 9.8 FLA
- 6 GAS 6 BURNER STOVE, IMPERIAL IR-6-C
227,000 BTU, 67 KW 6 BURNER
220V FOR CONVECTION OVEN
- 7 GAS FLAT GRILL, IMPERIAL MODEL IR-G36-C
90,000 BTU, 26 KW, $\frac{3}{4}$ " GAS
220V FOR CONVECTION OVEN
- 8 SS SHELVING - SEE INTERIOR ELEVATIONS
- 9 GAS FRYER, PITCO MODEL 45C+
122,000 BTU, 35.7 KW
- 10 SS TABLE WITH CUTTING BOARD TOP
- 11 SALAD PREP REF., TRUE MFG. CO., INC. MODEL TSSU-27-08-HC
 $\frac{1}{2}$ HP, 115V/60/1, 3.5 AMPS
- 12 COOLER BELOW, TRUE MFG. CO., INC. MODEL TUC-24
 $\frac{1}{2}$ HP, 115/60/1, 2 AMPS
- 13 SS TABLE TOP WITH SS OPEN SHELVES BELOW
- 14 PASS-THRU @ COUNTER W/ HEATLAMP ABOVE
NEMCO 6150-72, 120V/60/1, 1725 WATTS
- 15 HOT CABINET, DUKE MFG. MODEL 303
7,500 BTU, $\frac{1}{2}$ " GAS
- 16 SALAMANDER BROILER, IMPERIAL MODEL 15B-36
40,000 BTU, 12 KW, $\frac{3}{4}$ " GAS
- 17 COUNTER TOP CUP AND LID HOLDER/DISPENSOR
- 18 COUNTER TOP COCA COLA ICE-BEV COMBO BV
 $\frac{3}{4}$ " DEDICATED WATER LINE (75 PSI), SEPARATE 115V/20 AMP
FOR EACH DISPENSER, CARBONATOR AND COMPRESSOR
- 19 PONY WALL BELOW
- 20 UNDER COUNTER WARMING DRAWERS HERE
VULCAN MODEL VW25-1M0ZX, 120, 980W, 8 AMPS
- 21 ADA ACCESSIBLE COUNTER @ 30" AFF
- 22 BEER TAP CABINET, TRUE MFG CO., INC. MODEL # TDD -2 HC
 $\frac{1}{2}$ HP, 115V/60/1, 2.8 AMPS
- 23 BEVERAGE GLASS CHILLER, TRUE MFG CO., INC.
MODEL T-24GC, $\frac{1}{2}$ HP, 115V/60/1, 2.6 AMPS
- 24 COFFEE STATION, BUNN GRINDMASTER MODEL B-3WR
120/240V, 60 HERTZ, 16 AMPS, 3850 WATTS
- 25 EMPLOYEE LOCKERS
- 26 DISH WASHING MACHINE, ECOLAB MODEL ES-2000
 $\frac{1}{2}$ HP, 115V/60/1, 12 AMP, $\frac{1}{2}$ " - $\frac{3}{4}$ " WATERLINE (15-20 PSI)
- 27 3-COMPT SINK W/ 2 DRAIN BOARDS, GSW MODEL SEE18163D,
EQUIP FOODSERVICE ACC. MODEL SPR-8W12 SPRAY VALVE
- 28 ICE MACHINE, ICE-O-MATIC MODEL ICEU150HA
115V/60/1, 9.7 AMPS, $\frac{1}{2}$ " WATERLINE (20-60PSI)
- 29 48" X 12" SS SHELVING (4 SHELVES = 16 LF)
- 30 72" X 12" SS SHELVING (4 SHELVES = 24 LF)
- 31 60" ADA TURN CIRCLE
- 32 TRASH RECEPTACLES WITH TRAY DROP OFF

PLUMBING FIXTURE LEGEND:

- A FLOOR DRAINS
- B MOP SINK
- C WALL MOUNTED EMPLOYEE HAND SINK
- D WALL MOUNTED HAND SINK W/ MIRROR ABOVE
AND SOAP DISPENSER.
- E SS HAND PAPER TOWEL DISPENSER AND TRASH
COLLECTOR
- F 60" ADA TURN CIRCLE
- G 1 $\frac{1}{2}$ " DIA. x 36" SS GRAB BAR
- H ADA COMPLIANT TOILET
- I TOILET PAPER DISPENSER
- J 1 $\frac{1}{2}$ " DIA. x 48" SS GRAB BAR.



OVERALL FLOOR PLAN $\frac{1}{8}'' = 1'-0''$



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CUSTOM RESIDENCES, REMODELS

A PROPOSED TENANT IMPROVEMENT FOR:
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DATE	1-17-19
CHECKED	JMG
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