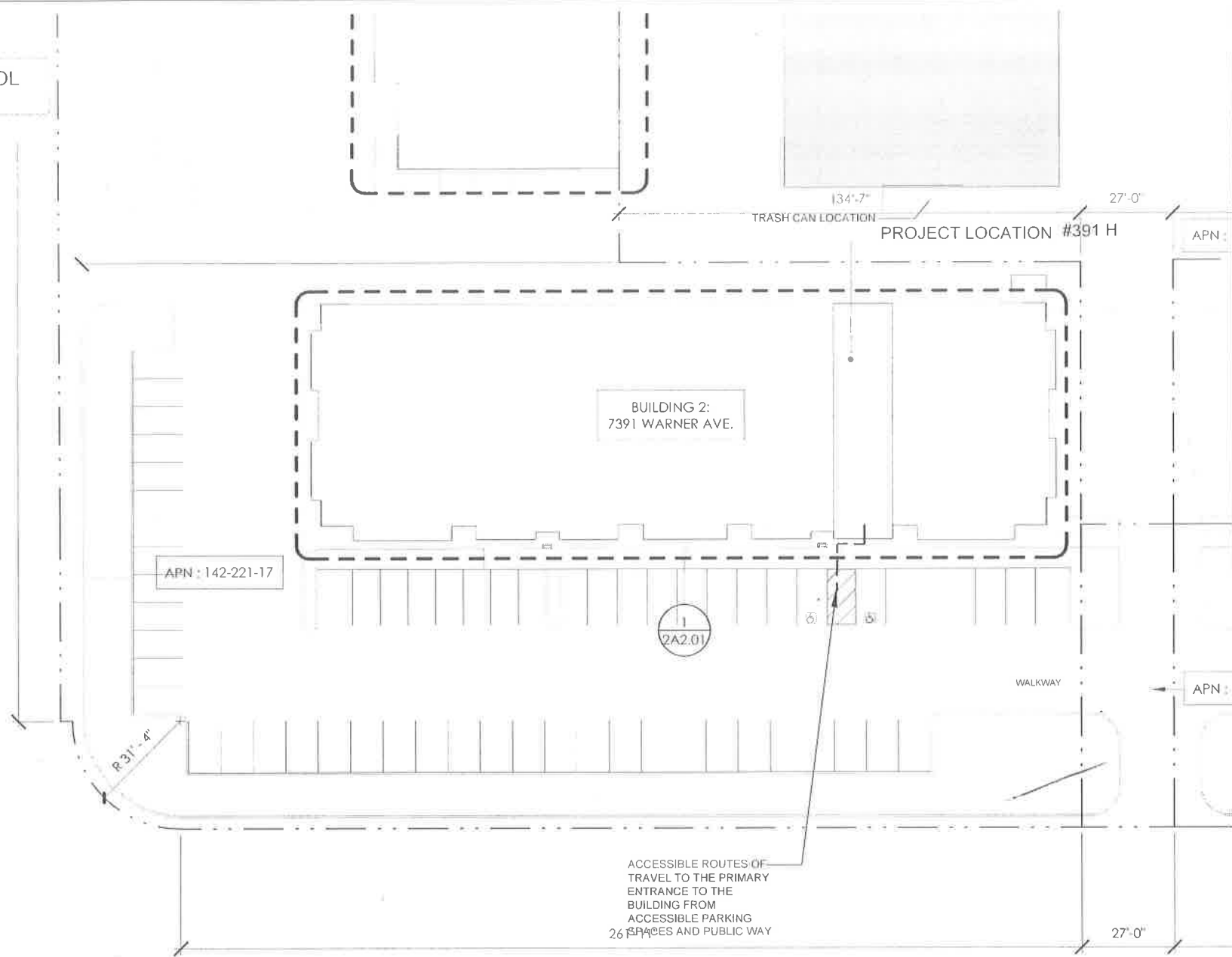


NO SELLING ALCOHOL

GOTTHARD STREET



WARNER AVENUE

1 SITE PLAN  
N.T.S.

**CHANGE USE FOR NEW RESTAURANT  
TENANT IMPROVEMENT**  
BUILDING DIVISION/PLANNING AND HEALTH PERMIT  
APPLICATION AT 7391 WARNER AVE #391H,  
HUNTINGTON BEACH, CA 92647  
(WARNER PIZZA)

**PARCEL & PROJECT INFORMATION**

PARCEL #: 142-221-21  
ADDRESS: 7391 WARNER AVE #391H, HUNTINGTON BEACH, CA 92647  
ZONING: COMMERCIAL  
OCCUPANCY GROUP: B  
CONSTRUCTION TYPE: TYPE II-B  
FIRE SPRINKLERS: FULLY FIRE SPRINKLER  
BUILDING STORY: ONE STORY  
PROPOSAL RESTAURANT: 1,220 S.F.

OCCUPANT LOAD ANALYSIS

LOCATION	OCCUPANT LOAD FACTOR	FLOOR AREA	OCCUPANT LOAD	PROPOSED OCCUPANT
DINING AREA	15 NET	487 S.F. / 15	33 PERSONS	30 PERSONS
KITCHEN, BARE AREA	200 GROSS	614 S.F. / 200	4 PERSONS	4 PERSONS
RESTROOM		123 S.F.		
<b>TOTAL</b>		<b>1,224 S.F.</b>	<b>37 PERSONS</b>	<b>34 PERSONS</b>

**PROJECT DIRECTORY**

**OWNER**  
ESS PRISA II  
2895 E COTTONWOOD PKWY, STE 300, SLC, UT 84121  
CONTACT: MACKAY REID  
TEL: 801.365.4618  
E-MAIL: N/A

**APPLICANT**  
Mr. CHRISTIANO BOLLINI  
TEL: 714.833.3211  
E-MAIL: CHEFCHRISTIANO@YAHOO.COM  
ADDRESS: 5246 CHARING CROSS RD WESTMINSTER CA 92663

**DESIGNER:**  
Y.T. ASSOCIATES  
TAMMY TANG  
9045 LONGDEN AVE., TEMPLE CITY CA 91780  
T. 626.283.7371  
E-MAIL: TAMMY9D266@HOTMAIL.COM

**PROJECT SCOPE**

- NEW RESTAURANT**
- NEW TYPE I HOOD
  - NEW KITCHEN EQUIPMENT
  - NEW RESTROOM
  - NEW DRY WALL CEILING, REMIAN EXISTING T-BAR CEILING
  - NEW ELECTRICAL AND PLUMBING PIPE
- SIGN AND FIRE SPRINKLER  
UNDER SEPARATED PERMIT

**MECHANICAL ENGINEER:**  
CONSULTING ENGINEERS INC.,  
KRISHNA C.V. KUMAR, M.S., P.E.  
5246 CLAIR STREET, MONTCLAIR CA 91763  
T: 951.735.6718  
E-MAIL: Kumarpe@aol.com

**ELECTRICAL ENGINEER:**  
DANUT YATPLYAKUL  
142 N. LOWELL AVE., GLENDORA, CA 91741  
T: 323.470.9435  
E-MAIL: lee.yatplyakul@ipecorp.com

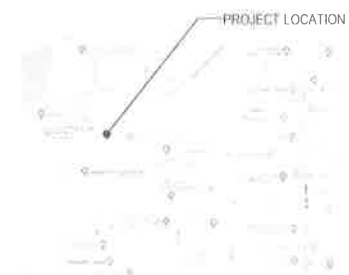
**CODE TABULATION**

CODE TABULATION:  
2019 CALIFORNIA EXISTING BUILDING CODE,  
2019 CALIFORNIA ELECTRICAL CODE,  
2019 CALIFORNIA PLUMBING CODE,  
2019 CALIFORNIA MECHANICAL CODE,  
2019 CALIFORNIA ENERGY CODE,  
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE  
CITY OF YORBA LINDA MUNICIPAL CODE

**SHEET INDEX**

A-0.00	SITE PLAN AND COVER SHEET	M-0.1	GREASE DUCT WRAP DETAILS
A-1.00	EXISTING FLOOR PLAN	M-1.0	HVAC FLOOR PLAN
A-2.00	PROPOSED FLOOR PLAN AND PROPOSED CEILING PLAN	M-2.1	HVAC ROOF PLAN
A-2.02	KITCHEN EQUIPMENT	M-2.2	HOOD SHOP DRAWING
A-2.03	ELEVATION AND DETAILS	M-2.3	HOOD SHOP DRAWING
A-3.00	PARTITION WALL DETAILS	M-2.4	HOOD SHOP DRAWING
A-3.01	DETAILS	P-0.1	NOTES, SCHEDULES AND DETAILS
A-4.00	ADA DETAILS	P-1.0	PLUMBING FLOOR PLAN (WASTEWATER)
A-4.01	ADA DETAILS	P-2.0	PLUMBING ROOF PLAN AND GAS RISER DIAGRAM
E-0.00	ELECTRICAL COVER SHEET		
E-0.01	ELECTRICAL NOTES		
E-0.02	ELECTRICAL TITLE 24		
E-2.00	ELECTRICAL POWER AND LIGHTING PLANS		
E-2.01	ELECTRICAL ROOF PLAN AND EQUIPMENT SCHEDULE		
E-3.00	ELECTRICAL DETAILS		

**VICINITY MAP**



**ASSESSOR'S PARCEL MAP**



- PR: VIMAR
- PLAN CHECK
- RFI
- CONSTRUCTION
- AS-BUILT

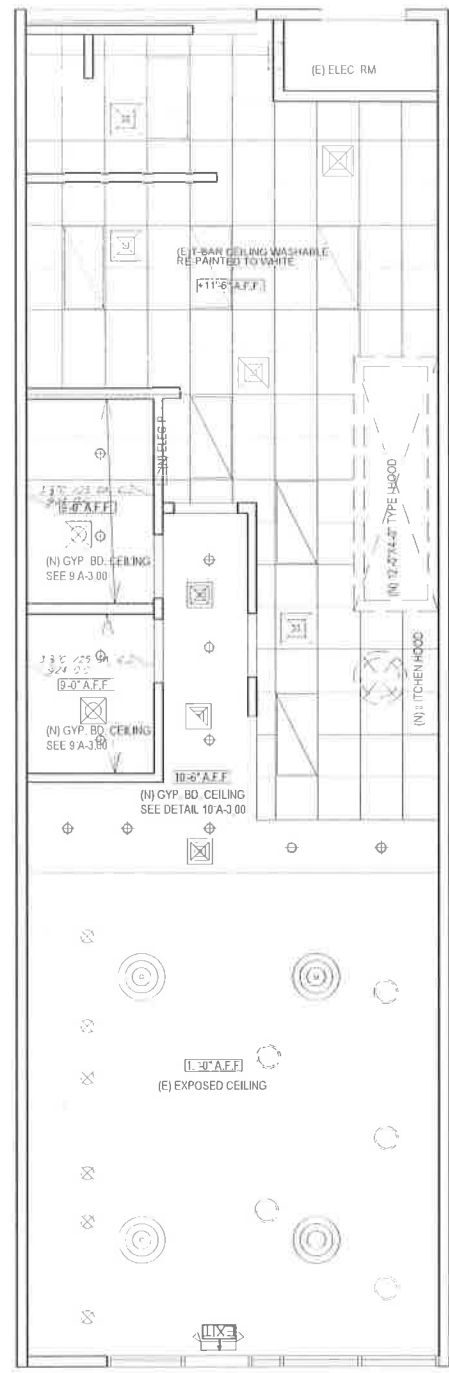
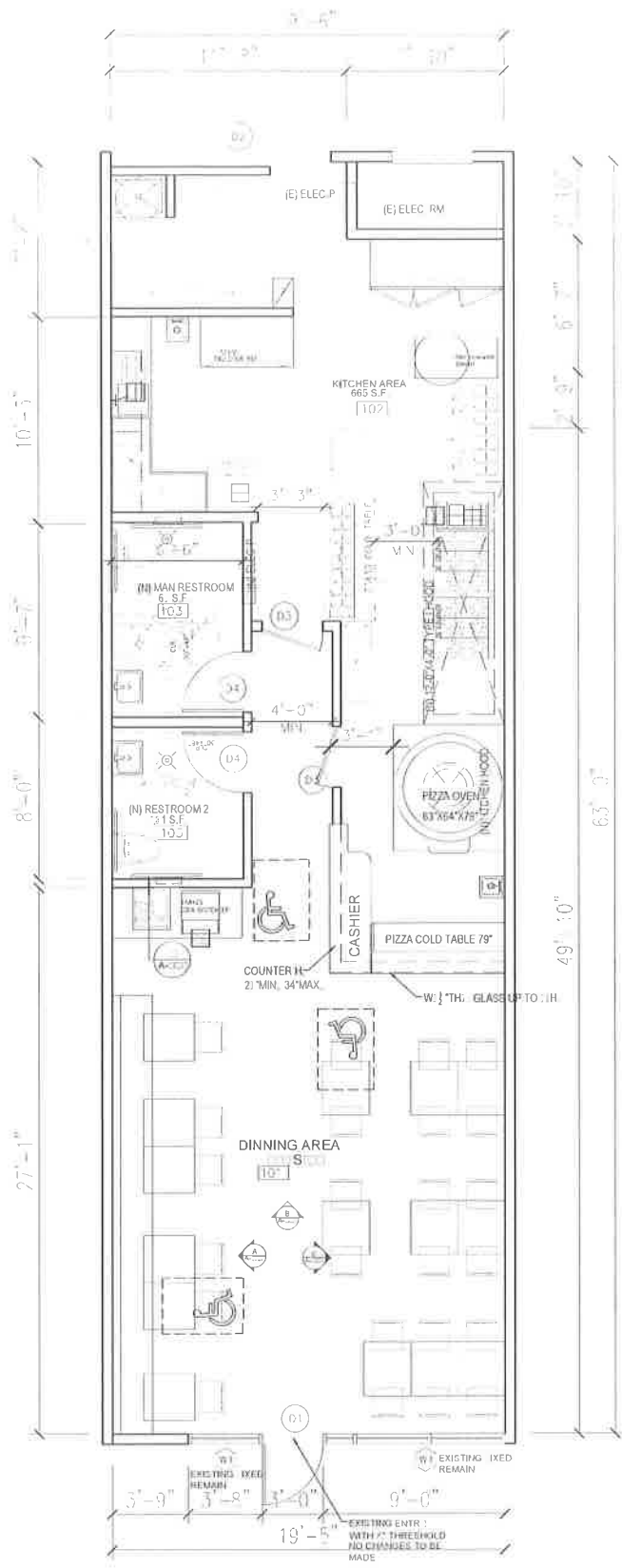
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TAMMY TANG  
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T: 626.283.7371  
E-MAIL: YTASSOCIATES9D266@GMAIL.COM

PROJECT:  
7391 WARNER AVE #391H,  
HUNTINGTON BEACH, CA 92647  
(WARNER PIZZA)



SHEET TITLE:  
PROJECT INFORMATION  
EXITING SITE PLAN

Date: 1/04/2022  
Scale: 1/8" = 1'-0"  
Drawn: [Signature]  
Job: 21-1055  
Sheet:  
A-0.00  
01 of 14 Sheets



DOOR SCHEDULE

MARK	WIDTH	HGT	THK	TYPE	MATERIAL	FRAME	MATL	HARDWARE	REMARKS
1	36"	80"	1 1/2"	SWING	WOOD	WOOD	WOOD	BRASS	EXISTING
2	36"	80"	1 1/2"	SWING	WOOD	WOOD	WOOD	BRASS	EXISTING
3	36"	80"	1 1/2"	SWING	WOOD	WOOD	WOOD	BRASS	EXISTING
4	36"	80"	1 1/2"	SWING	WOOD	WOOD	WOOD	BRASS	EXISTING
5	36"	80"	1 1/2"	SWING	WOOD	WOOD	WOOD	BRASS	EXISTING
6	36"	80"	1 1/2"	SWING	WOOD	WOOD	WOOD	BRASS	EXISTING
7	36"	80"	1 1/2"	SWING	WOOD	WOOD	WOOD	BRASS	EXISTING

- 1. SEE NOTES
- 2. SHOWN ABOVE THE DOOR THIS DOOR TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED
- 3. DOOR SHALL BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY FOR ANY SPECIAL KNOWLEDGE OR EFFORT
- 4. DOOR HARDWARE OPERABLE PARTS SHALL BE 4 INCHES MINIMUM AND 4 INCHES MAXIMUM ABOVE THE FINISHED FLOOR OR GROUND (CIRC 10B-1.2 AND 11B-1.2)
- 5. DOOR AND GATE OPENING FORCE THE FORCE REQUIRED FOR PUSHING OR PULLING OPEN A DOOR OR GATE SHALL BE MAXIMUM 5 LBS FOR THE HINGED DOOR SLIDING AND FOR HINGED DOOR TO CURE FROM DOORS SHALL BE MAXIMUM 15 LBS (CIRC 11B-1.2)
- 6. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LBS MAXIMUM (CIRC 11B-1.2)
- 7. REQUIRES THE BOTTOM 10 INCHES OF ALL DOORS TO HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEEL CHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION (CIRC 11B-1.2)

EXISTING EXISTING WINDOW ALUMINUM FRAME WITH CLEAR TEMPERED GLASS  
2'-0" x 3'-4" x 1'-0" x 1'-0"

FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	WALL	CEILING
101	DINING AREA	0	0	0	0
102	KITCHEN AREA	0	0	0	0
103	RESTROOM	0	0	0	0

- 1. ALL WALL AND CEILING FINISHES SHALL BE Durable, Washable, Non-Absorbent & Easily Cleanable WITH A LIGHT COLOR (LIGHT COLOR IS DEFINED AS HAVING A LIGHT REFLECTANCE VALUE OF 70% OR GREATER) USE MGRS BACKING FOR WALLS
- 2. ALL FLOOR FINISHES SHALL BE Durable, Non-Absorbent AND EASILY WASHABLE
- 3. FLOORING UNDER EQUIPMENT AND ALL THE BASE COVES SHALL BE COMPLETELY SMOOTH FLOOR SURFACES WHICH CONTAIN SLIP RESISTANT AGENTS SHALL BE RESTRICTED TO TRAFFIC AREAS ONLY
- 4. ALL COUNTER SURFACE INCLUDING UNDERSIDE TO BE DURABLE, SMOOTH, NON-ABSORBENT, EASILY CLEANABLE AND WASHABLE FINISH (MAY REQUIRE STAINLESS STEEL OR USE APPROVED HIGH PRESSURE LAMINATE)
- 5. FLOOR SMOOTH CONC VLS 5" BT TOP-SFT TYPE CERAMIC COVED BASE, THE APPROVED MATERIAL: B&W TILE CO #S-3519T, AND THE APPROVED CONC SEALERS MATERIAL: AQUA MIX SEALER'S CHOICE COLO
- 6. IF USE SHEET VINYL THE APPROVED MATERIAL: ARMSTRONG "CLASSIC CORLON" B6000 SERIES
- 7. ALL EQUIPMENT SHALL BE EITHER EASILY MOVABLE (i.e. ON CASTERS), OR MIN 8 INCH ROUNDED METAL LEGS, OR STAILED TO MIN 4 INCH SOLID MASONRY ISLAND WITH MIN 3" BT COVED RADII
- 8. A MIN 50-FOOT CANDLES OF LIGHT MEASURED 30" AFF IN KITCHEN, UTENSIL WASHING AREA, SERVICE AREA, THROUGH OUT FACILITY FOR DURING GENERAL CLEANING JP ACTIVITY AND, A MIN 50-FOOT CANDLES OF LIGHT MEASURED 30" AFF IN RESTROOM AND STORAGE ROOMS

NOTE: ALL WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN THE TABLE BELOW

OCCUPANT LOAD

AREA	OCCUPANT (AD) FACTOR	FLOOR AREA	OCCUPANT LOAD
DINING AREA	15 ACT	497 FT <sup>2</sup>	33
KITCHEN & STORAGE	200 GROSS	514 FT <sup>2</sup>	4
RESTROOM		125 FT <sup>2</sup>	0
<b>TOTAL</b>		<b>1224</b>	<b>37</b>

LEGEND

[Symbol]	SUPPLY INTAKE DUCT	NEA
[Symbol]	RETURN EXHAUST DUCT	NLW
[Symbol]	CONCRETE WALL	HEW
[Symbol]	STAINLESS STEEL	NB-W
[Symbol]	EMERGENCY LIGHT WITH 20 MIN BATTERY BACK-UP	EXISTING/NEW
[Symbol]	LED PENDANT LAMP	NEW
[Symbol]	LED RECESS DOWN LIGHT	EXISTING
[Symbol]	LED RECESS DOWN LIGHT	NEW
[Symbol]	LED RECESS DOWN LIGHT	NEW
[Symbol]	LED ROPE LIGHTING	NEW

SYMBOLS

- EXISTING PARTITION
- DEMOLITION PARTITION
- METAL STUD NEW PARTITION
- METAL STUD PLUMBING WALL
- 32" HIGH PARTITION WALL
- FLOOR DRAIN
- FLOOR SIN

NOTE: ALL EXIT SIGNS WILL BE INTERNALLY OR EXTERNALLY ILLUMINATED

PROJECT:  
7301 WARNER AVE #301H,  
HUNTINGTON BEACH, CA 92647  
(WARNER PIZZA)

Y.T. ASSOCIATES  
TAMMY TANG  
9045 LONGDEN AVE., TEMPLE CITY, CA 91780  
T: 626.283.7371  
E-MAIL: YTASSOCIATES9266@GMAIL.COM



SHEET TITLE:  
**PROPOSED FLOOR PLAN**

DATE: 1/04/2022  
DRAWN BY: T.T.  
CHECKED BY: T.T.  
DATE: 1/04/2022  
PROJECT: A-2.00