

1. CONSTRUCTION SHALL COMPLY WITH THE 2010 CBC, 2010 CPC, 2010 CMC, AND 2010 CEC CODE EDITIONS.

A) WHEN THE TOTAL CONSTRUCTION COST OF ALTERATIONS OF THE TENANT SPACE OVER THE LAST THREE YEARS (INCLUDING THE PROPOSED REMODEL UNDER THIS APPLICATION) DOES NOT EXCEED A VALUATION THRESHOLD OF \$101,200, ACCESS PATH OF TRAVEL IMPROVEMENTS AND SANITARY FACILITIES, ETC. SHALL BE PROVIDED TO THE EXTENT THAT THE COST OF PROVIDING ACCESS IS AT LEAST 20% OF THE TOTAL COST OF CONSTRUCTION (CBC SECTION 1134B 2.1. EXCEPTION 1).

1. WHEN APPLICABLE, COMPLETE THE "UNREASONABLE HARDSHIP FINDING". A COMPLETE DOCUMENTATION OF THE COST OF THE PROJECT AND THE ACCESS FEATURES TO BE UPGRADED MUST BE ATTACHED.

B) IF PROJECT DOES NOT MEET GENERAL EXEMPTION PROVISIONS OF (SECTION 1134B.2.1), PROVIDE COMPLETE PLANS AND DETAILS TO SHOW FULL COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY PROVISIONS OF (CBC CHAPTER 11.B).

2010 CALIFORNIA BUILDING CODE  
2010 CALIFORNIA PLUMBING CODE  
2010 CALIFORNIA MECHANICAL CODE  
2010 CALIFORNIA ELECTRICAL CODE  
2010 CALIFORNIA TITLE 24 ENERGY CODE  
2010 CITY OF HUNTINGTON MUNICIPAL CODE  
2010 COUNTY OF ORANGE HEALTH DEPARTMENT CODE

MAIN DINING RM:

|                                 |    |
|---------------------------------|----|
| 6 TABLES X 4 OCCUPANTS =        | 24 |
| 3 BOOTHS X 4 OCCUPANTS =        | 12 |
| 1 TABLE (SMALL) X 2 OCCUPANTS - | 2  |
| MAXIMUM OCCUPANTS (MAIN)        | 38 |

SMALL DINING RM:

|                                    |   |
|------------------------------------|---|
| 1 - H/C BOOTH X 4 OCCUPANTS -      |   |
| 3 - TABLES (SMALL) X 2 OCCUPANTS = | 4 |
| 1 - CORNER BOOTH X 2 OCCUPANTS =   | 6 |
| MAXIMUM OCCUPANTS (SMALL)          | 2 |

|                           |    |
|---------------------------|----|
| MAXIMUM OCCUPANTS (SMALL) | 2  |
| EMPLOYEES:                | 12 |
| WAITERS/WAITRESSES =      |    |
| TOTAL INTERIOR OCCUPANTS: |    |

|                                  |    |
|----------------------------------|----|
| 8 - TABLES X 4 OCCUPANTS =       |    |
| 2 - H/C TABLES X 4 OCCUPANTS =   |    |
| <u>TOTAL EXTERIOR OCCUPANTS:</u> | 32 |
| <u>OCCUPANCY LOAD (EXTERIOR)</u> | 8  |
| 1,248 SQ FT ÷ 15 = 83 (MAX)      | 40 |

A-1 GENERAL NOTES  
LEGAL DESCRIPTION  
HANDICAP SITE CONST

A-2 SIGNAGE / PARKING DETAILS  
SITE DETAILS

A-3 NOT USED

KATHY MAY'S LAKEVIEW CAFE  
HUNTINGTON BEACH, CA



1. REPLACE EXISTING EXTERIOR HANDICAP ACCESS RAMP.
2. PROVIDE NEW ADA-COMPLIANT ACCESS RAMP TO MEET CURRENT CODES.

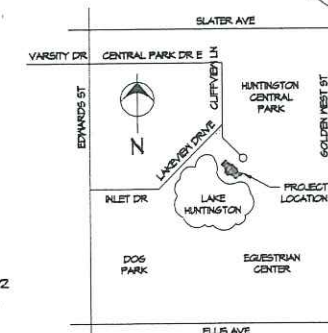
TENANT: KATHY MAY CAFE 714-514-1622  
LOCATION: HUNTINGTON CENTRAL PARK WEST  
ADDRESS: 6622 LAKEVIEW DRIVE  
HUNTINGTON BEACH, CA 92648  
LEGAL DESCRIPTION: POR. E. 1/2, NE. 1/4, SEC 34.  
T. 5 S., R. 11 W.

OCCUPANCY: B  
TYPE OF CONSTRUCTION: YB NOT SPRINKLERED  
BUILDING AREA: 2,176.00 SQ FT

OCCUPANT LOAD  
DINING: 50 OCCUPANTS  
EMPLOYEES: 8 OCCUPANTS  
TOTAL: 58 OCCUPANTS

REQUIRED: 1-36" W X 80" H  
PROVIDED: 4-36" W X 80" H

**NOTE:**  
ACCESSIBLE PATH OF TRAVEL FROM PARKING TO  
BUILDING PROVIDED BY CITY PARK IMPROVEMENT  
PLAN BY OTHERS.



VICINITY MAP  
NO SCALE

| Revisions | B |
|-----------|---|
| 1         |   |

$\triangle 2$  3/22/14

Dave Harper - Designer

KATHY MAY LAKEVIEW CAFE  
SITE / HANDICAP ACCESS IMPROVEMENTS  
6622 LAKEVIEW DR, HB 92648

LEGAL DESCRIPTION  
CONTACT INFORMATION  
NEW HANDICAP SITE WORK

DATE MAR 8, 2012

SCALE: NOTED

DRAWN: dh

A-1a

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- SIGNAGE NOTES**
1. +60" EXIT ROUTE TACTILE SIGN (TYP)
  2. PROVIDE SIGN OVER DOOR ON INSIDE TO READ: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."
  3. PROVIDE WHEELCHAIR ACCESSIBLE STOREFRONT ENTRY DOORS AND SIGNAGE PER NOTES ON SHEET. DOOR TO MEET ACCESSIBILITY REQ 1/4" H. THRESHOLD TO 1/2" H. MAX. IV BEVELD EDGE AT 1:2 SLOPE AND 10" SMOOTH SURFACE AT BOTTOM (TYP)
  4. PROVIDE INTL SYMBOL OF ACCESSIBILITY SIGN (TYP) 6" x 6" +60" H. ADV. FLR ON ADJ. WALL TO THE RIGHT
  5. +60" "WOMEN" PICTORIAL RR SIGN WITH "GRADE 2" BRAILLE
  6. +60" "MEN" PICTORIAL RR SIGN WITH "GRADE 2" BRAILLE
  7. PROVIDE MEANS OF EGRESS LIGHTING WITH EMERGENCY POWER BACK-UP SUPPLY. CBC 1006.3 BATTERY BACK-UP POWER SOURCE TO BE PROVIDED PER CBC 1011.1 & CBC 1011.5.3
  8. TACTILE EXIT SIGNS SHALL BE PROVIDED AT EACH GRADE LEVEL EXTERIOR DOOR WHICH SHALL BE IDENTIFIED BY A TACTILE EXIT WITH THE WORD "EXIT".
- CONSTRUCTION NOTES**
1. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT AND WHEN THE SPACE IS OCCUPIED. (1003.1.2)
  2. EXISTING SITE ACCESSIBLE PARKING STALLS, RESTROOMS, ETC., SHALL FULLY COMPLY WITH T-24 AND SUBJECT TO FIELD VERIFICATION.
  3. ELECTRICAL, PLUMBING AND MECHANICAL ARE UNDER SEPARATE PERMIT.

# **PROPOSED NEW FLOOR PLAN** SCALE: 1/4" = 1'-0"

- LEGEND**
- (Hatched) = NEW CONC INFILL - MATCH XSTS (2% MAX SLOPE)
  - (Dashed) = EXISTING 1/4" CONC WALK TO REMAIN
  - (Dotted) = EXISTING WALL TO BE REMOVED
  - (Hatched) = NEW WALL 2x4 MD STUDS @16" O/C 5/8" GYPSUM WALL BRD EACH SIDE
  - (E) = EXISTING
  - (N) = NEW
  - (R) = RELOCATE
  - (CO) = CASSED OPENING
  - (EXIT) = ILLUMINATED EXIT SIGN
- FOR OCCUPANCY LOAD CALCULATIONS SEE A-1

| Revisions | By |
|-----------|----|
| 12-14-11  | dh |
| 3-22-12   | dh |

**PROPOSED TENANT IMPROVEMENT**  
**LAKEVIEW CAFE**  
6622 LAKEVIEW DR., HB 92648

DATE OCT 6, 2011  
SCALE: NOTED  
DRAWN: dh  
Sheet **A-3**

DAVE HERBER - Designer  
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