

# GENERAL NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL COMFORM TO THE FOLLOWING:  
INTERNATIONAL BUILDING CODE (IBC) LATEST EDITION  
"CALIFORNIA" STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS.  
AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) LATEST EDITIONS.  
ANY OTHER GOVERNING CODES, REGULATIONS AND STANDARDS AT THE JOB SITE LOCALITY.
  2. PROVIDE OPENINGS AND SUPPORT REQUIRED FOR HEATERS, MECHANICAL AND ELECTRICAL EQUIPMENT, VENT, DUCTS AND PIPES, ETC.
  3. ALL CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
  4. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND AROUND JOB SITE AND ADJACENT PROPERTIES.
  5. CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING/SHORING ALL EXCAVATIONS, TEMPORARY AND EXISTING STRUCTURES AND PARTIALLY COMPLETED PORTIONS OF THE WORK TO ASSURE THE SAFETY OF ANY PERSON COMING IN CONTACT WITH THE WORK.
  6. "SPECIAL INSPECTION" SHALL MEAN INSPECTION DONE BY A REGISTERED DEPUTY INSPECTOR APPROVED BY THE BUILDING DEPARTMENT. THE INSPECTOR SHALL BE HIRED TO INSPECT THE TESTING, PLACEMENT AND/OR INSTALLATION OF THE FOLLOWING IN ACCORDANCE WITH IBC SECTION 1701.
  7. SPECIAL INSPECTION SHALL BE REQUIRED FOR:  
CONCRETE WHEN EXCEEDS 2500 PSI  
STRUCTURAL FIELD WELDING, UNLESS NOTED OTHERWISE ON PLANS.  
INSTALLATION OF EXPANSION AND EXPOSED ANCHORS.  
INSTALLATION OF HOLD DOWN ANCHORS IN CONCRETE.
  8. CONSTRUCTION MATERIALS ON FRAMING SHALL BE DISTRIBUTED SO THAT DESIGN LOADS ARE NOT EXCEEDED.
  9. NO LOAD IS ALLOWED NEAR EXCAVATIONS WITHIN A DISTANCE EQUAL TO TO DEPTH OF EXCAVATIONS.
- DRYWALL NOTES:**
- A- VERIFY OR PROVIDE 1/2" TYPE "X" DRYWALL AT ALL WALLS & CEILINGS FOR 1 HR. RATE FIRE PROTECTION.
  - B- INSPECTION OF NAILING IS REQUIRED FOR DRYWALL AND ALL LATH WHEN IN PLACE. CORNER BEADS ARE TO BE NAILED.
  - C- IN DRYWALL BOARD, FASTENERS SHALL BE APPLIED WITHIN 3/4" MAX. FROM THE EDGE OF THE BOARD PER 2508.5.4 (IBC 2009)
- ELECTRICAL NOTES:**
- A- ALL NEW ELECTRICAL WIRING SHALL BE COPPER. NO ALUMINUM WIRING SHALL BE USED AT ANY TIME.
  - B- RECESSED LIGHTS AT INSULATED CEILINGS SHALL BE UL LISTED FOR DIRECT CONTACT WITH INSULATION.
  - C- BATHROOM, KITCHEN, GARAGE AND EXTERIOR OUTLETS SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER INSTALLED AS PER 1996 N.E.C.
- DOOR AND WINDOW NOTES:**
- A- 1-3/8" S.C. TIGHT FIT, SELF CLOSING DOOR.
  - B- ALL GLASS OVER 9 SQ.FT. IN AREA OR WITHIN 18" OF A FLOOR OR GRADE SHALL BE LAMINATED, FULLY TEMPERED OR WIRE GLASS.
  - C- ALL NEW GLAZING SHALL COMPLY WITH THE STANDARDS OF THE U.S. CONSUMER PRODUCTS SAFETY COMMISSION, MANUF. TO SUPPLY A CERTIFICATE OF COMPLIANCE TO THE OWNER.
  - D- USE SAFETY GLAZING (CHAPTER 24 I.B.C.) GLASS TO BE ETCHED.
  - E- WINDOWS WITHIN 5'-0" OF A TUB OR SHOWER DRAIN TO BE TEMPERED.

# SHEET INDEX

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MISC	TITLE 24, VENTIL AND HOOD

# CITY SERVICES

ELECTRICITY:	800-655-4555
GAS CO.:	800-427-2200
TELEPHONE:	888-944-0447
CABLE CO.:	714-903-4000
WATER DPT.:	714-536-5919
RAIBOW DISPOSAL:	714-847-3581
BUILDING DPT.:	714-536-5241
DIG ALERT:	800-227-2800

# CODE REVIEW

JURISDICTION:	CITY OF HUNTINGTON BEACH
ZONING:	R1
BUILDING CODES:	2010 ADMINISTRATIVE CODE 2010 CALIFORNIA BUILDING CODE 2010 CALIFORNIA ELECTRICAL CODE 2010 CALIFORNIA MECHANICAL CODE 2010 PLUMBING CODE 2010 CALIFORNIA FIRE CODE 2010 CALIFORNIA REFERENCED STANDARD CODES TITLE 24 AND LOCAL ORDINANCES AND MUNICIPAL CODES

# LEGAL DESCRIPTION

LOT:	3
TRACT.:	12896
APN:	153-041-29
LEGAL DESCRIPTION:	SUBDIV CITY OF HUNTINGTON BEACH P BK 122 PG1 PAR3 PM 122-1 PAR3MPOR OF P

# VECINITY MAP



# OWNER AND TENANT INFORMATION

**OWNER:** DDD PHAM LLC  
1738 44TH AVE  
SAN FRANCISCO CA 94122

**TENANT:** THAI GULF RESTAURANT  
19072 BEACH BLVD. UNIT A, B  
HUNTINGTON BEACH BLVD. CA 92648

REVISION	BY
3 (UPDATE)	LA

DRAWN BY: ROMULO AGREDA  
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ORANGE CA 92666  
(714) 398-8866  
EMAIL: RAGREDA123@AOL.COM

**OWNER NAME:** THAI GULF RESTAURANT  
**JOB SITE:** 19072 BEACH BLVD UNIT A,B  
HUNTINGTON BEACH CA 92648  
**PHONE:** (714) 378-6003

DRAWN	LA
CHECKED	LA
DATE	05/28/2013
SCALE	1/2"=1'
JOB NO.	001
SHEET	

S-1

GARFIELD AVENUE

ALLEY 252'-4"

BUILDING 19092

BUILDING 19072

BUILDING 19102

BUILDING 19142

City of Huntington Beach  
Department of Planning and Building  
APPROVED:  
For Disciplines Signed Below

Structural/Arch. \_\_\_\_\_ Date \_\_\_\_\_  
Planning \_\_\_\_\_  
Electrical \_\_\_\_\_  
Plumbing \_\_\_\_\_  
Mechanical \_\_\_\_\_  
Address: 19072 BEACH BLVD, A  
B.C. 2013-001460 Type VD  
Group B Occ. Load 49 CBC Ed 2010  
Miscellaneous INCL. Jt.

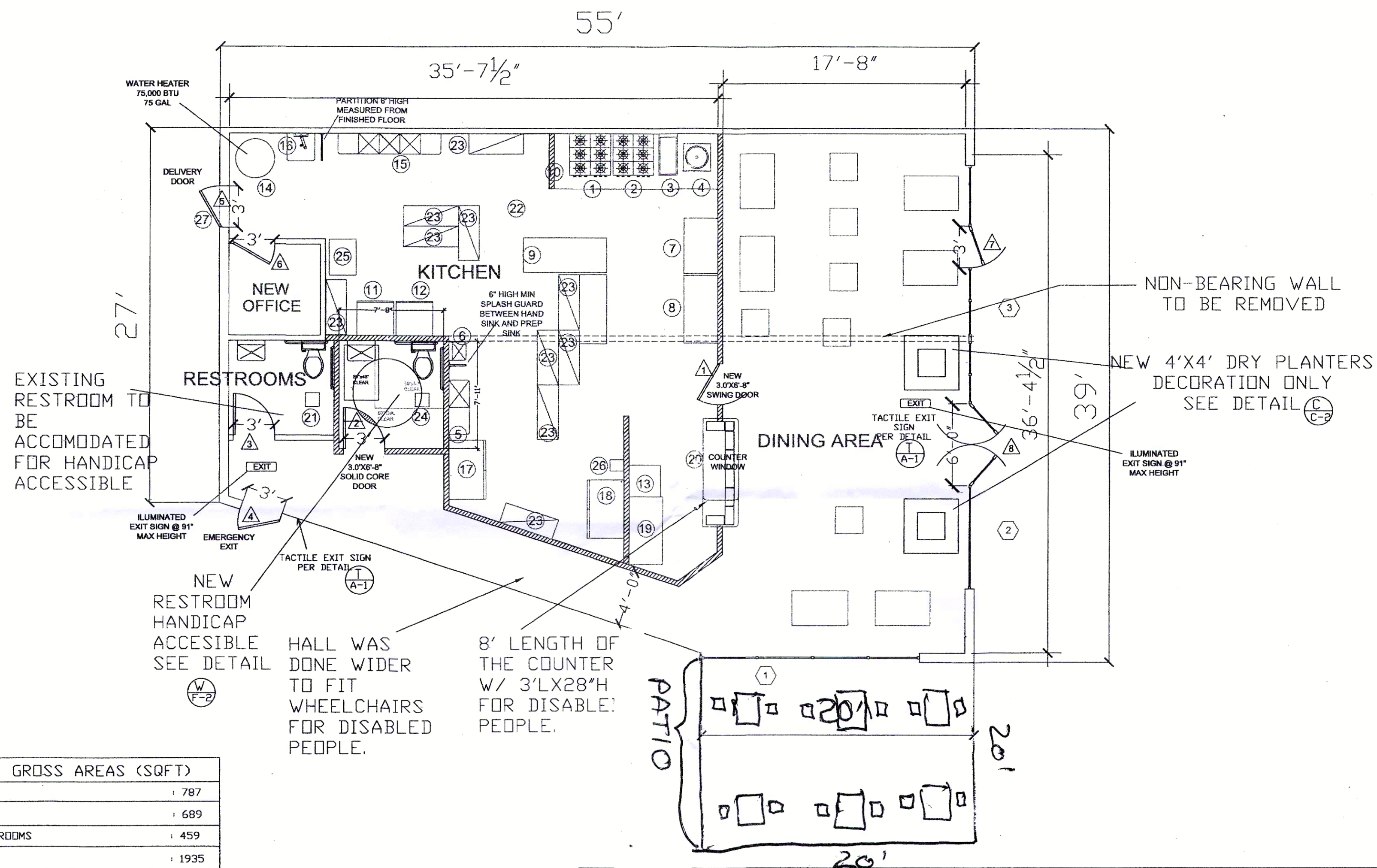
PROPOSED NEW ACCESS  
RAMP FOR INGRESS/EGRESS  
ACCESSIBILITY OF PERSON  
WITH PHYSICAL DISABILITIES  
SEE PAGE S-2 FOR DETAILS

**PARKING ANALYSIS**  
TOTAL NUMBER OF EXISTING PARKINGS: 219  
REQUIRED PARKING BASED IN THE ANALYSIS: 211

BEACH BLVD

SCALE = 1/29"  
APN# 153-041-29





FACILITY GROSS AREAS (SQFT)	
KITCHEN	: 787
DINING AREA	: 689
HALL + RESTROOMS	: 459
TOTAL	: 1935

#### PROPOSED AND SCOPE OF WORK

- 1) DEMOLISH EXISTING NON-BEARING PARTITION WALL AT THE CENTER OF BUILDING.
- 2) BUILD NEW NON-BEARING WALL TO SEPARATE KITCHEN AND DINING AREA.
- 3) ADDING A NEW KITCHEN AREA PLUMBING AND DRAINS FOR NEW EQUIPMENT
- 4) ADDING A NEW GREASE INTERCEPTOR
- 5) ADDING A NEW BLOCK COUNTER/WINDOW FROM KITCHEN TO DINING AREA.
- 6) ADDING A NEW SWING DOOR 36"X6'8" FROM KITCHEN TO DINING AREA.
- 7) ADDING NEW H/C ACCESSIBLE BATHROOM WITH SELF CLOSE MECHANISM DOOR AND EXHAUST FAN.
- 8) ADDING 3 FLOOR SINKS TO KITCHEN AREA.
- 9) ADDING 3 PERMANENT DRY MASONRY PLANTERS IN DINING AREA FOR DECORATION

#### WALL LEGEND

	EXISTING WALL TO REMAIN
	EXISTING NON-BEARING PARTITION TO BE REMOVED.
	NEW NON-BEARING WALL.

REVISION	BY

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SIGNATURE

OWNER NAME: THAI GULF RESTAURANT  
JOB SITE: 19072 BEACH BLVD. UNIT A,B  
HUNTINGTON BEACH CA. 92648  
PHONE: (714) 378-6003

DRAWN  
LTD. AGREDA  
CHECKED  
L.A.  
DATE  
04/01/13  
SCALE  
1/4"=1'-0"  
JOB NO.  
001  
SHEET

H-1A



# BUILDING 19072

55'-0"

NEW PROPOSED  
THAI GULF  
AREA= 1935 SQ. FT

38'-0"

GATE

20'-0"

GATE

20'

20'

20'

4'-11"

SIDE WALK

