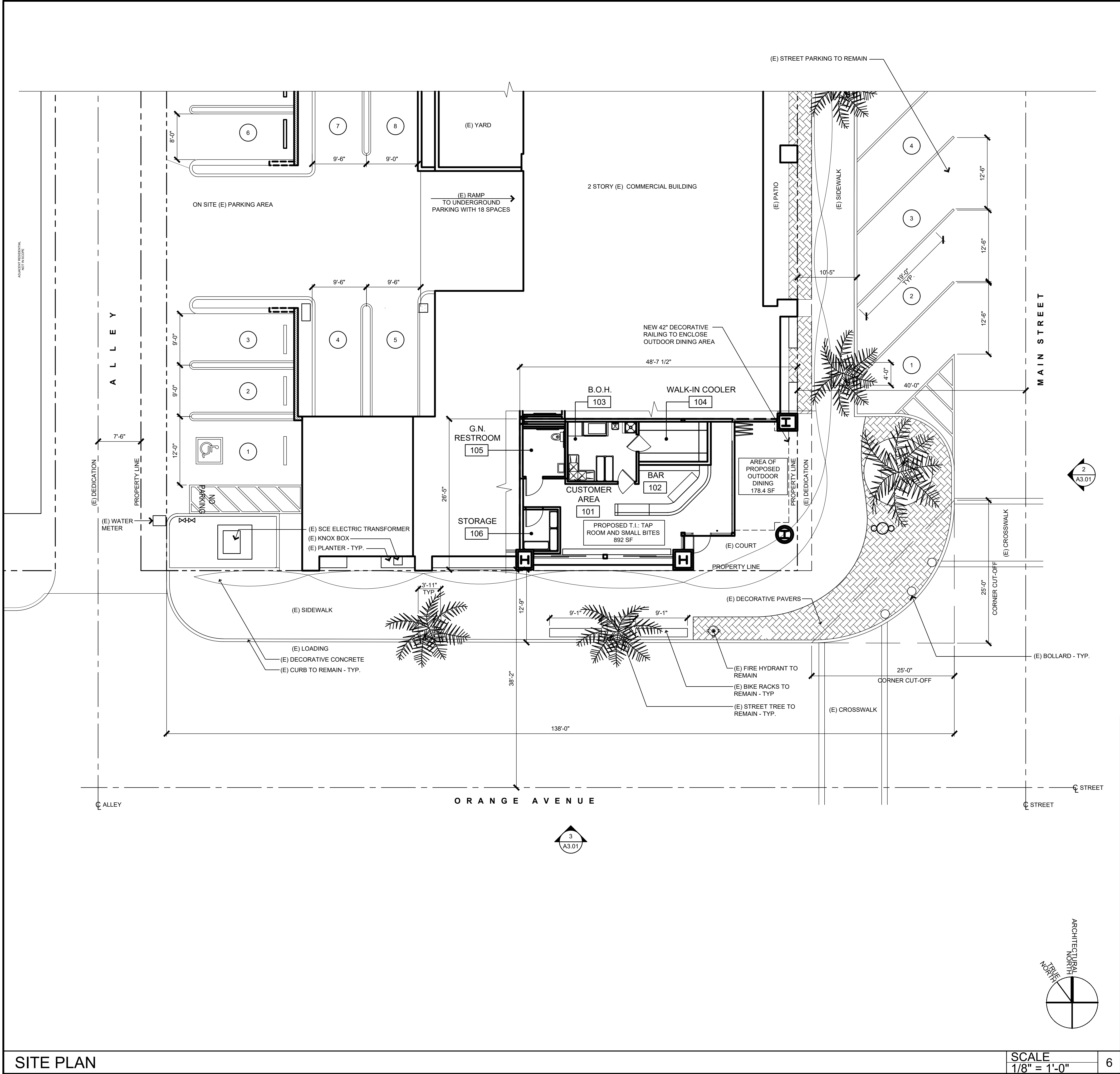




LEGEND

BUILDING OWNER:
ROBERT KOURY PROPERTIES
C/O DEBBIE ZUGANELIS
714.960.5495
KOURYPROPERTIES@GMAIL.COM

APPLICANT/TENANT:
DAFAMLE ENTERPRISES LP
18421 GOTHARD ST. #100
HUNTINGTON BEACH, CA 92648
310.469.2970

SCOPE OF WORK:
TENANT IMPROVEMENT OF (E) SPACE #101 OF 892 SF IN (E) 2 STORY MIXED USE BUILDING TO CREATE TAP ROOM RESTAURANT WITH LESS THAN 12 SEATS AND OUTDOOR DINING AREA AT 20% MAX OF INTERIOR FLOOR SPACE.

LEGAL DESCRIPTION:
LOTS 1-6, BLOCK 404, HUNTINGTON BEACH
APN: 024-013-012, 024-133-38, 024-133-39
ZONING: D.T.S.P. D1

EXISTING BUILDING:

LEVEL	USE	OCCUPANCY	AREA	OCCUPANCY LOAD
B	PARKING GARAGE	S2	8100 SF	42
1	RETAIL	B & M	6600 SF	112
2	OFFICE	B	6000 SF	65

LEASE SPACE 101:

LEVEL	USE	OCCUPANCY	AREA	OCC. LOAD FACT.	OCCUPANCY LOAD
1	RETAIL	M	892	60	14

PROJECT INFORMATION

SCALE
N/A

1

SUBJECT	CODE SECTION	REQUIRED	PROPOSED
PARKING	D.T.S.P.	3	3 NO CHANGE
SETBACKS FRONTING MAIN STREET = SIDE SETBACKS	3.3.1.10	40'-0" MINIMUM	(E) NO CHANGE
CORNER SETBACK	3.3.1.12	TRIANGULAR AREA FORMED BY MEASURING 25' ALONG CURB LINES	(E) COMPLIANT NO CHANGE
PUBLIC OPEN SPACE	3.3.1.15	5% MINIMUM OF THE GROSSE SITE AREA	(E) NO CHANGE
OUTDOOR DINING PASSAGE AREA	3.2.24.2	8'-0"	8'-0"
MAXIMUM OUTDOOR DINING W/OUT ADDING PARKING SPACES	3.2.24.4	20% OF RESTAURANT AREA	(E) FLOOR AREA: 892 SF 892 SF X 20% = 178.4 SF

ZON. CONFORMANCE MATRIX

SCALE
N/A

2

SCALE
N/A

3

SITE PLAN

SCALE
1/8" = 1'-0"

6

VICINITY MAP

SCALE
N/A

3

CUP.01

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4117 E 4TH STREET
LONG BEACH, CA 90814
562.343.491 FAX/0/C.

info@pretty-smart.net

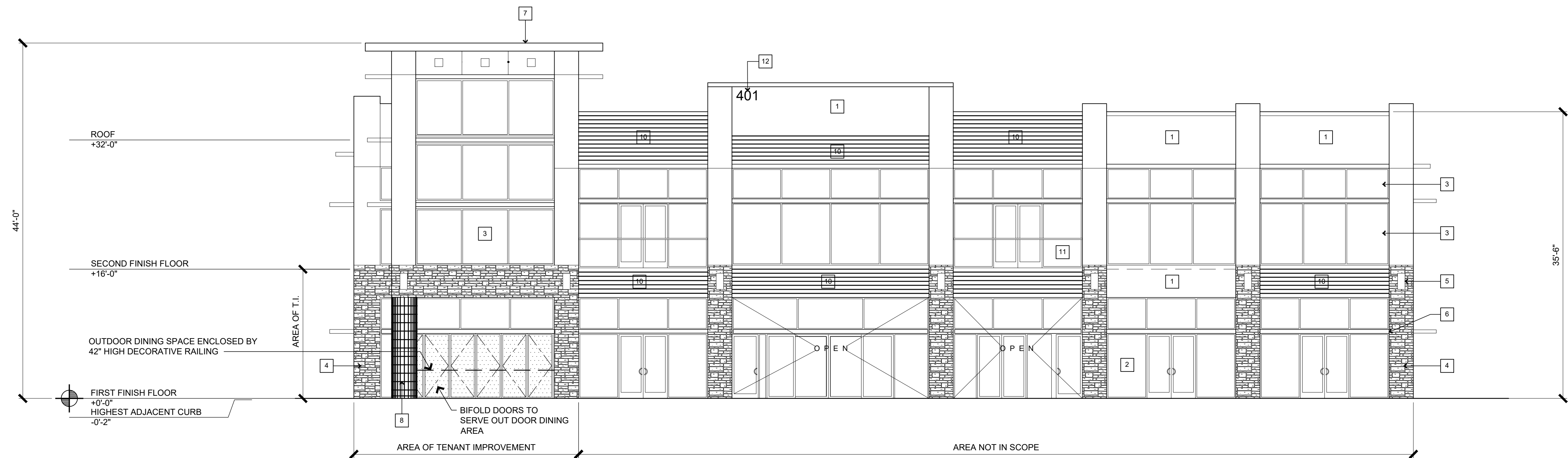
4 SONS TAPROOM

401 MAIN ST #101
HUNTINGTON BEACH, CA 92648

SITE PLAN

LICENSED ARCHITECT
DANIEL WILSON
2021
RENEWAL DATE

CUP.01



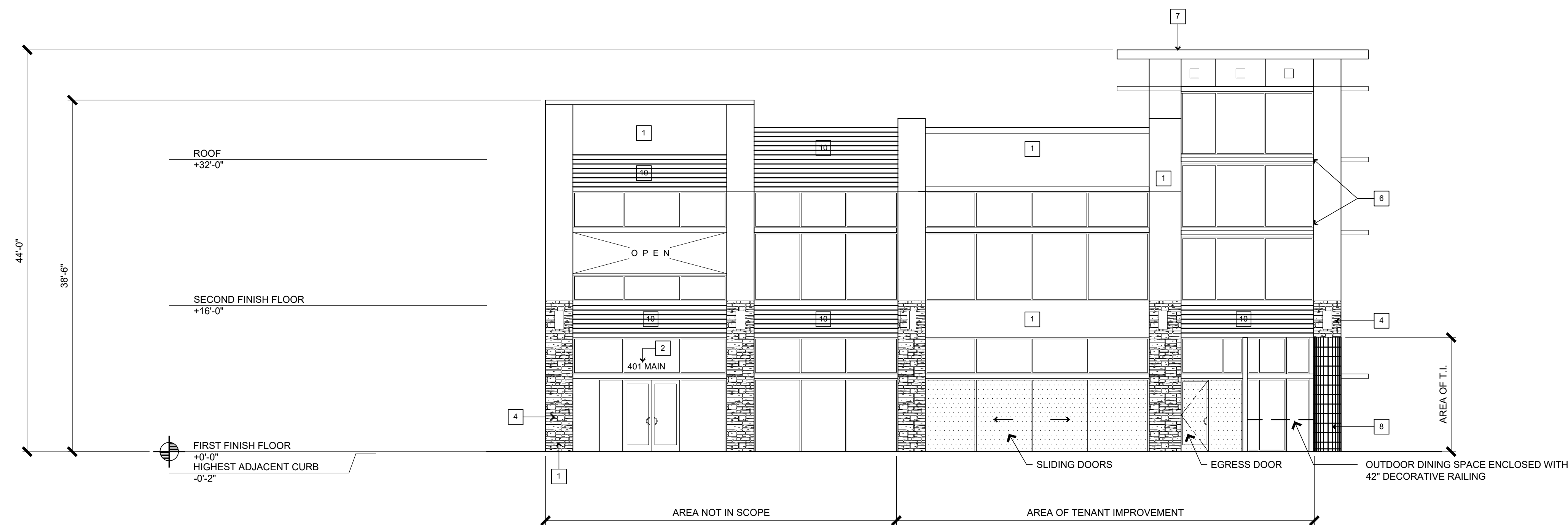
EAST ELEVATION - MAIN STREET

SCALE
1/8" = 1'-0"

2

- KEYNOTE
- ALL EXISTING FINISHES TO REMAIN - TYP.
- 1 SMOOTH STUCCO - OMEGA *35 CLOUD GRAY
- 2 STOREFRONT - CLEAR GLASS & SILVER MULLIONS
- 3 WINDOWS - TINTED GLASS & SILVER MULLIONS
- 4 STACKED STONE - K2PACIFIC ASHLAR
- 5 LIGHT FIXTURE - BLACK
- 6 SUNSHADE - DARK GREY STEEL
- 7 CORINSE / CAP - DARK GREY SHT. MTL.
- 8 GLASS TILE COLUMN - DAL TILE *CITY LIGHTS R10
- 9 STUCCO ACCENT PANEL - GREY
- 10 PORCELAIN TILE WOOD GRAIN PANELING - GREY
- 11 GLASS GUARDRAIL
- 12 10 ADDRESS*

NOTE : 1. ALL MECH. EQUIPMENT TO BE SCREENED FRONT VIEW
2. ALL SIGNS REQUIRE SEPARATE BLDG. PERMITS



LEGEND

SCALE
N/A

12

SOUTH ELEVATION - ORANGE AVE

SCALE
1/8" = 1'-0"

3

EXTERIOR ELEVATIONS



CUP.02

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4 SONS TAPROOM

401 MAIN ST #101
HUNTINGTON BEACH, CA 92648