

TENANT IMPROVEMENT FOR BEALE'S TEXAS BBQ

16400, PACIFIC COAST HIGHWAY, SUITE 117
HUNTINGTON BEACH, CA. 92649

GENERAL NOTES

- THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS, DIMENSIONS, ETC. AT THE SITE AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO CONSTRUCTION. COMMENCEMENT OF WORK IMPLIES THE ACCEPTANCE OF ALL CONDITIONS. CONTRACTOR SHALL ALSO COORDINATE THE WORK WITH THE WORK OF ALL OTHER TRADES.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL PROTECTIVE MEASURES FOR THE SAFETY OF THE PUBLIC AND WORKERS DURING THE COURSE OF THE WORK.
- ALL WORK ON THIS PROJECT SHALL BE DONE IN THE BEST WORKMANSHIP.
- THE GENERAL CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE EXECUTION OF HIS WORK AND FOR ANY CHANGES AND/OR DEVIATIONS FROM DRAWINGS AND SPECIFICATIONS MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER. THE COST OF CORRECTIONS RESULTING FROM CHANGES AND/OR DEVIATIONS SHALL BE BORNE BY THE GENERAL CONTRACTOR.
- DESIGN ALTERATIONS MADE WITHOUT ARCHITECT'S KNOWLEDGE DURING THE COURSE OF CONSTRUCTION ARE DONE AT THE OWNER'S AND/OR CONTRACTOR'S RISK. ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE CONSEQUENCES OF SUCH CHANGES.
- THE GENERAL AND SUB-CONTRACTORS SHALL APPLY FOR AND PAY FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
- A COMPLETE SET OF CONTRACT DOCUMENTS MUST BE KEPT AT THE JOB SITE AT ALL TIMES AND ANY CHANGES MUST BE NOTED THEREON AND INITIALED.
- THE CONTRACTOR SHALL INSURE THE PROTECTION OF ALL EQUIPMENT FURNISHED UNDER HIS CONTRACT AND BY OTHERS.
- THE GENERAL CONTRACTOR SHALL DO ALL WALL AND FLOOR PATCHING TO CONFORM TO MATERIAL, TEXTURE, AND SURFACE ALIGNMENT WITH THE ADJOINING SURFACE.
- PROVIDE PROTECTION AROUND AREAS WHERE NEW WORK AND/OR DEMOLITION IS TO BE PERFORMED IN ORDER TO PREVENT DUST AND DIRT FROM ENTERING ACTIVE PORTIONS OF THE BUILDING.
- PATCH, REPAIR, OR REPLACE ALL WORK DAMAGED BY NEW CONSTRUCTION.
- REMOVE ALL DEBRIS AT THE COMPLETION OF THE PROJECT.
- DO NOT SCALE DRAWINGS FOR ANY REASON. REPORT ANY DIMENSIONAL DISCREPANCIES TO ARCHITECT BEFORE CONTINUING WORK.
- WHERE LISTED, PRODUCT DISTRIBUTORS ARE PROVIDED FOR CONVENIENCE ONLY. THE CONTRACTOR CAN USE ALTERNATE TO MAKE/MODEL SPECIFIED ONLY WITH OWNER'S APPROVAL.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AS REQUIRED FOR COMPLETION OF THE PROJECT. REMOVE ALL DEMOLISHED MATERIAL, NOT DESIGNATED FOR RE-USE, FROM THE PREMISES. LEAVE THE PREMISES CLEAN, NEAT AND ORDERLY AT THE COMPLETION OF THE PROJECT.
- REPLACE OR RELOCATE ALL EXISTING PIPELINE, CONDUIT, WIRING, ETC. REQUIRED FOR THE COMPLETION OF THE NEW WORK.
- ARCHITECT HAS NO KNOWLEDGE OF HAZARDOUS MATERIAL ON THIS PROJECT. ARCHITECT CAN NOT BE HELD LIABLE FOR ANY SUCH MATERIAL, ASBESTOS, LEAD PAINT OR OTHER SIMILAR PRODUCT THAT MAY BE UNCOVERED ON THIS PROJECT. IF SUCH MATERIAL IS ENCOUNTERED OR SUSPECTED, THE OWNER SHALL BE RESPONSIBLE FOR MAKING ARRANGEMENTS FOR THE SAFE AND LEGAL REMOVAL OF SUCH MATERIAL AS REQUIRED.
- ARCHITECT HAS NO CONTROL OR RESPONSIBILITY FOR THE MEANS, TECHNIQUES, SEQUENCE, OR PROCEDURES OF CONSTRUCTION OR SAFETY PROGRAMS FOR THIS PROJECT. SUCH PROGRAMS AND COMPLIANCE WITH ALL LAWS, RULES, REGULATIONS, CODES OR ORDINANCES SHALL BE THE RESPONSIBILITY OF OTHERS.
- THE REMOVAL OF FLOOR SLAB FOR INSTALLATION OF SANITARY AND/OR WATER LINES SHALL BE ACCOMPLISHED BY SAW CUTTING.
- PENETRATIONS OF THE ROOF LARGER THAN 2'-0" X 2'-0" FOR INSTALLATION OF ROOF MOUNTED EQUIPMENT SHALL REQUIRED A STEEL SUPPORT FRAME TO CARRY THE LOAD TO THE BUILDING'S STEEL STRUCTURE.
- ANY WORK THAT REQUIRES PENETRATING THE ROOF SYSTEM SHALL BE PERFORMED BY A ROOFING CONTRACTOR APPROVED BY THE LANDLORD.
- ELECTRICAL CONDUIT, WATER LINE, DUCT SUPPORTS/HANGERS, ETC. SHALL NOT BE ATTACHED TO THE UNDERSIDE OF THE ROOF DECK.

PROJECT DESCRIPTION

LEGAL JURISDICTION: CITY OF HUNTINGTON BEACH, CA
BUILDING CODE: - 2016 CALIFORNIA BUILDING CODE
MECHANICAL CODE: - 2016 CALIFORNIA MECHANICAL CODE
PLUMBING CODE: - 2016 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE: - 2016 CALIFORNIA ELECTRICAL CODE
FIRE CODE: - 2016 CALIFORNIA FIRE CODE
ENERGY: - 2016 CALIFORNIA ENERGY EFF. STDS.
GREEN BUILDING CODE: - 2016 CALIFORNIA GREEN BUILDING STD. CODE
FIRE ALARM: YES
FIRE SPRINKLERS: YES
NO. OF STORIES: TWO
OCCUPANCY: A-2 (NEW)
T.I IMPROVEMENT 2,265 SF. (EXISTING)
CONSTRUCTION TYPE: V-B (EXISTING REMAIN AS IS)
BUILDING HEIGHT: 32'-7"
OCCUPANT LOAD CALCULATION

DINNING	1,594 SF. / 15	= 107
KITCHEN	500 SF. / 200	= 3
CASHIER	58 SF. / 100	= 1
STORAGE	84 SF. / N/A	= 0

GROSS AREA	2,152 SF.	
TOTAL OCCUPANT LOAD		= 111
TOTAL EXIT REQUIRED		= 2
TOTAL EXIT PROVIDED		= 3

PLUMBING FIXTURE ANALYSIS

- PUBLIC RESTROOMS USE FOR BEALE'S TEXAS BBQ (2,152 SF), PETER'S LANDING MARINA (OFFICE W/585 SF) & REMAX (OFFICE W/968 SF).
- PER 2016 CPC TABLE 422.1 AND TABLE A.
TOTAL OCCUPANTS: 2,152 SF/30 SF PER PERSON = 72 OCCUPANTS
AND 1,553 SF/200 SF PER PERSON = 8 OCCUPANTS
MALE/FEMALE: 40/40
FOR MALE: 1 WC, 1 LAV & 1 URINAL REQUIRED.
FOR FEMALE: 2 WC, 1 LAV REQUIRED.
- PUBLIC RESTROOMS - MEN: 1WC, 2 LAV, 1 URN; WOMEN: 2 WC, 2 LAV

SEPARATE PERMIT

- EXTERIOR SIGNAGE
- PUBLIC ACCESSIBLE RESTROOMS BY LANDLORD

PROJECT DIRECTORY

- LAND LORD: PENDULUM PROPERTY PARTNERS
5 PETERS CANYON RD., SUITE 350
IRVINE, CA 92606
CONTACT: COURTNEY PARK
TEL: 949-449-1383
EMAIL: CPARKS@PENDULUMPP.COM
- ARCHITECT: CDI
16520 BAKE PKWY, SUITE 100
IRVINE, CA 92618
CONTACT: DAVID KANG
TEL: 949-336-6636
- MEP ENGINEER: CDI
16520 BAKE PKWY, SUITE 100
IRVINE, CA 92618
CONTACT: DAVID KANG
TEL: 949-336-6636

PROJECT SUMMARY

- BUILDING MECHANICAL, ELECTRICAL, AND PLUMBING PERMITS FOR TENANT IMPROVEMENTS TO EXISTING COMMERCIAL BUILDING TO CREATE RESTAURANT. SCOPE TO INCLUDE NEW PARTITIONS, CEILING, AND ASSOCIATED ELECTRICAL, MECHANICAL, AND PLUMBING WORK.

LEGAL DESCRIPTION

- APN# 178-441-13

SHEET INDEX

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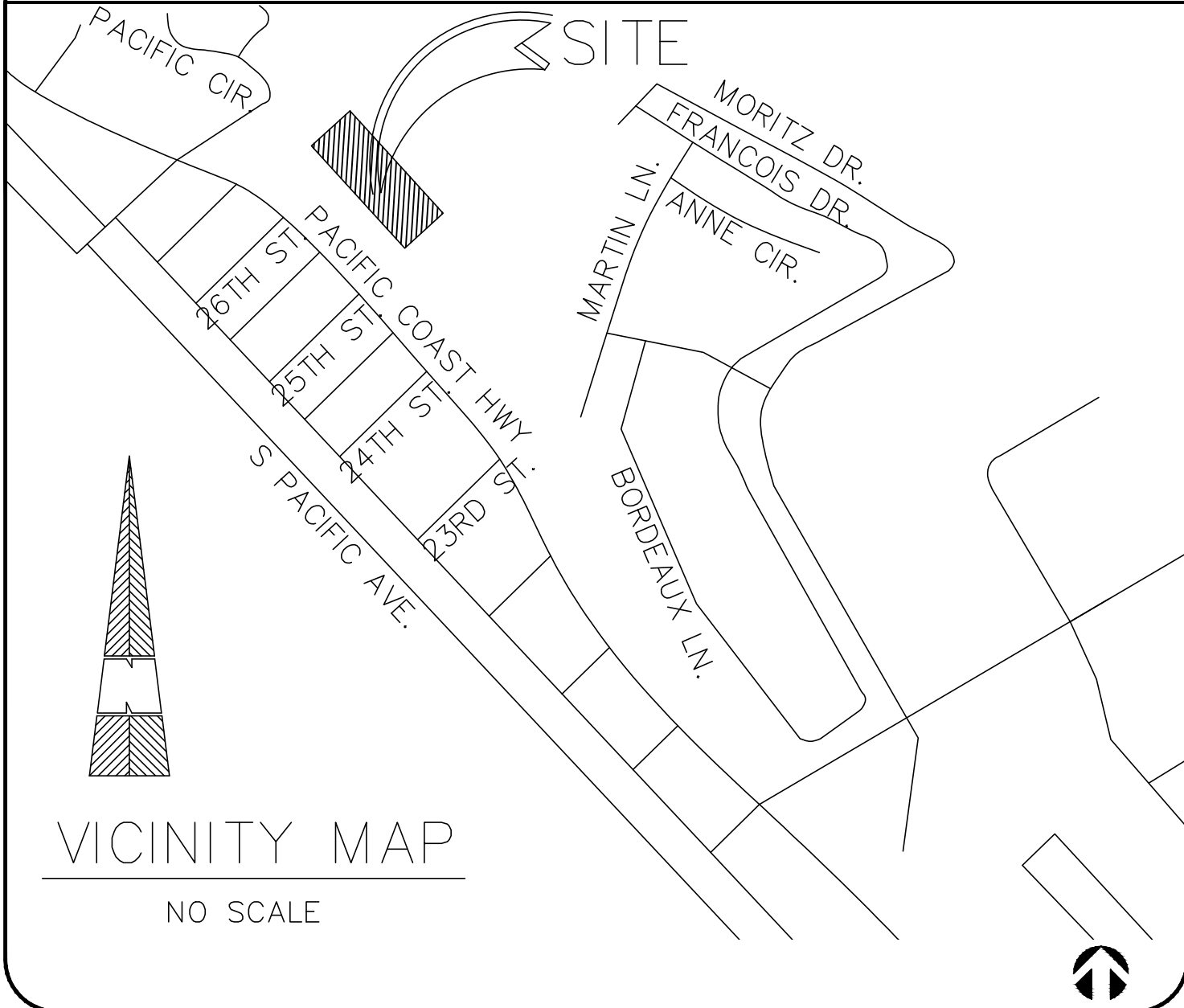
PLUMBING

P-1	PLUMBING NOTES & SCHEDULES
P-2	PLUMBING WASTE & VENT
P-3	PLUMBING WATER & GAS

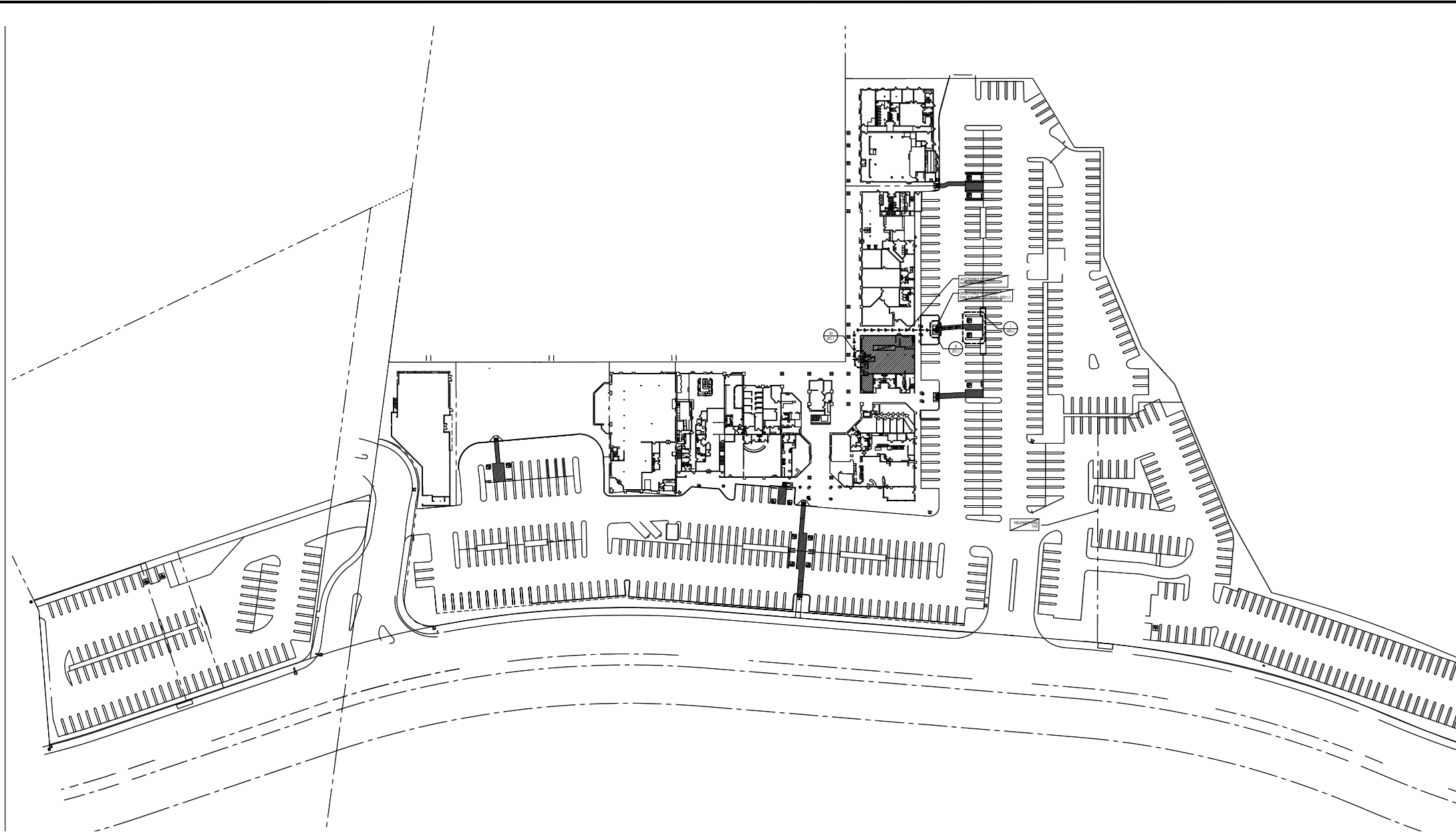
ELECTRICAL

E-0.0	ELECTRICAL SPECIFICATIONS
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E-1.0	LIGHTING PLAN
E-2.0	POWER PLAN
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E-3.1	ELECTRICAL TITLE 24

VICINITY MAP



SITE PLAN FOR REFERENCE ONLY



ABBREVIATIONS

A	AMPERE	HVAC	HEATING, VENTILATION & AIR CONDITIONING
A.D.A.	AMERICANS WITH DISABILITIES ACT	MAX.	MAXIMUM
A.F.F.	ABOVE FINISHED FLOOR	M.D.F.	MEDIUM DENSITY FIBER BOARD
A.H.J.	AUTHORITIES HAVING JURISDICTION	MFR.	MANUFACTURER
ADNL	ADDITIONAL	MIN.	MINIMUM
AL	ALUMINUM	M.R.	MOISTURE RESISTANT
BD.	BOARD	N.I.C.	NOT IN CONTRACT
BLKG.	BLOCKING	N.T.S.	NOT TO SCALE
CAB.	CABINET	O.C.	ON CENTER
CLG.	CEILING	OPG.	OPENING
CLR.	CLEAR OPENING	PART.	PARTICLE
COL.	COLUMNS	PR.	PAIR
CONTR.	CONTRACTOR	PREFAB.	PREFABRICATED
DWGS.	DRAWINGS	P.T.L.	PRESSURE TREATED LUMBER
E.C.	EXISTING TO BE CAPPED	REF.	REFERENCE
ELEC.	ELECTRICAL	REQ'D	REQUIRED
EQ.	EQUAL	S.S.	STAINLESS STEEL
F.E.	FIRE EXTINGUISHER	STD.	STANDARD
FEC	FIRE EXTINGUISHER CABINET	TYP.	TYPICAL
FHC	FIRE HOSE CABINET	U.O.N.	UNLESS OTHERWISE NOTED
FLUOR.	FLUORESCENT	V	VOLTS
F.R.T.	FIRE RETARDANT TREATED	VCT	VINYL COMPOSITION TILE
GA.	GAUGE	V.I.F.	VERIFY IN FIELD
G.C.	GENERAL CONTRACTOR	V.W.E.	VERIFY WITH EQUIPMENT
GWBX	TYPE "X" GYPSUM BOARD	W	WITH
GYP. BD.	GYPSUM BOARD	W/O	WITHOUT
H.M.	HOLLOW METAL	WH	WATER HEATER
HDWR	HARDWARE		
HT.	HEIGHT		

REVISION	PLAN CHECK 10-4-19	HEALTH CORRECTION 10-24-19	FIRE CORRECTION 10-30-19			
1						
2						
3						
4						
5						
6						

TITLE SHEET

DATE	JOB NO
9-13-2019	-----
SCALE	DRAWN BY

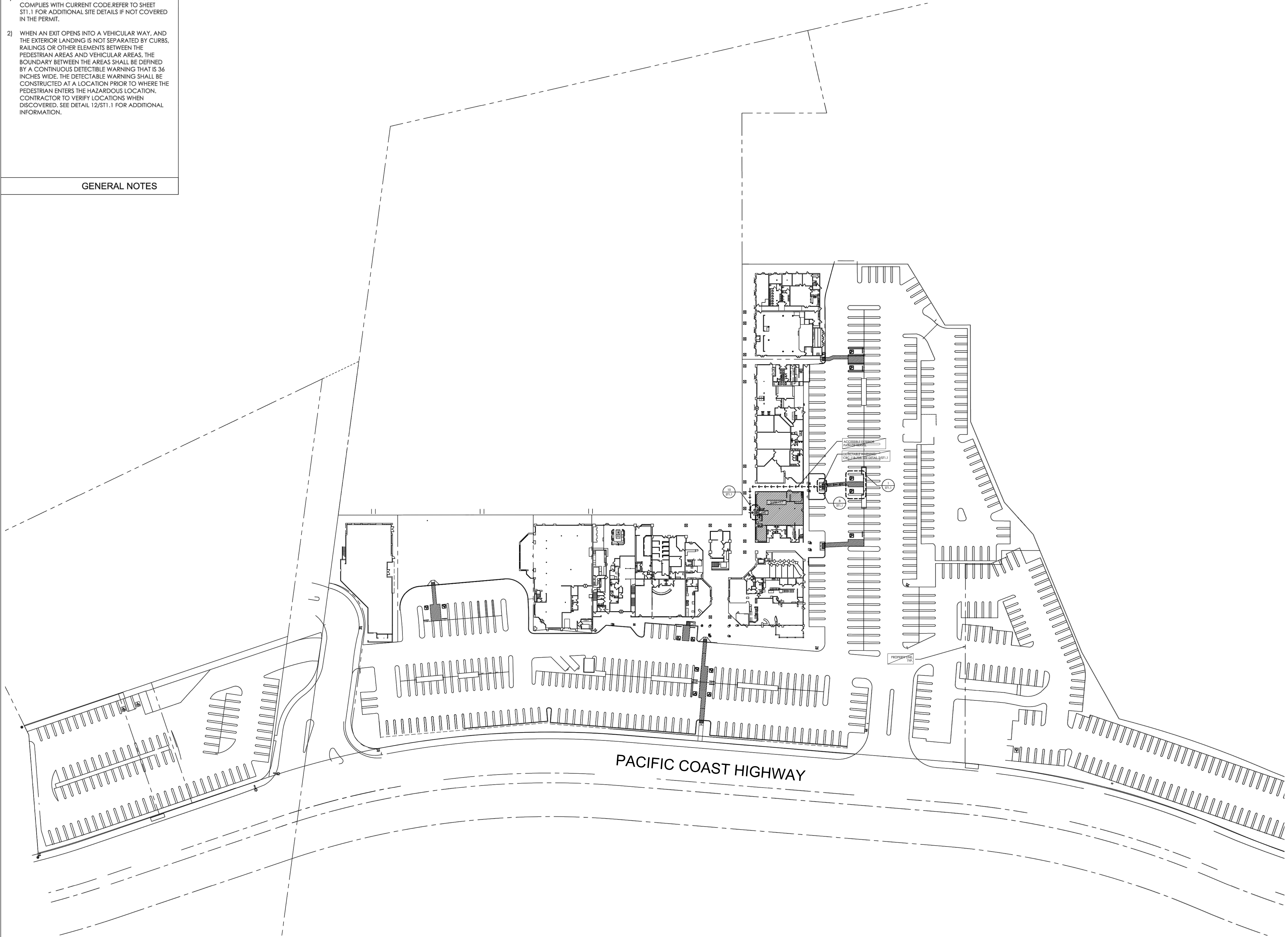
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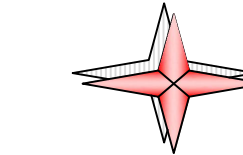
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T-1

- 1) CONTRACTOR TO VERIFY SITE PERMIT B2018-002074 COMPLIES WITH CURRENT CODE.REFER TO SHEET ST1.1 FOR ADDITIONAL SITE DETAILS IF NOT COVERED IN THE PERMIT.
- 2) WHEN AN EXIT OPENS INTO A VEHICULAR WAY, AND THE EXTERIOR LANDING IS NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTIBLE WARNING THAT IS 36 INCHES WIDE. THE DETECTIBLE WARNING SHALL BE CONSTRUCTED AT A LOCATION PRIOR TO WHERE THE PEDESTRIAN ENTERS THE HAZARDOUS LOCATION. CONTRACTOR TO VERIFY LOCATIONS WHEN DISCOVERED. SEE DETAIL 12/ST1.1 FOR ADDITIONAL INFORMATION.

GENERAL NOTES





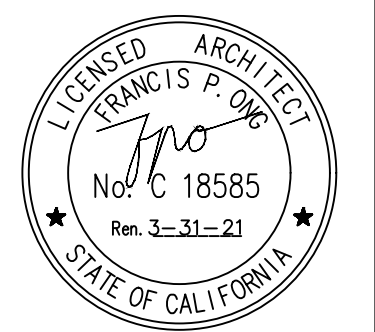
CDI

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BEALE'S TEXAS BBQ
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HUNTINGTON BEACH, CA 92649

REVISION	
1	PLAN CHECK 10-4-19
2	HEALTH CORRECTION 10-24-19
3	FIRE CORRECTION 10-30-19
4	-
5	-
6	-

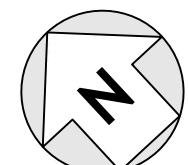
SITE PLAN

DATE 9-13-2019	JOB NO -----
SCALE	DRAWN BY

STORE NO.

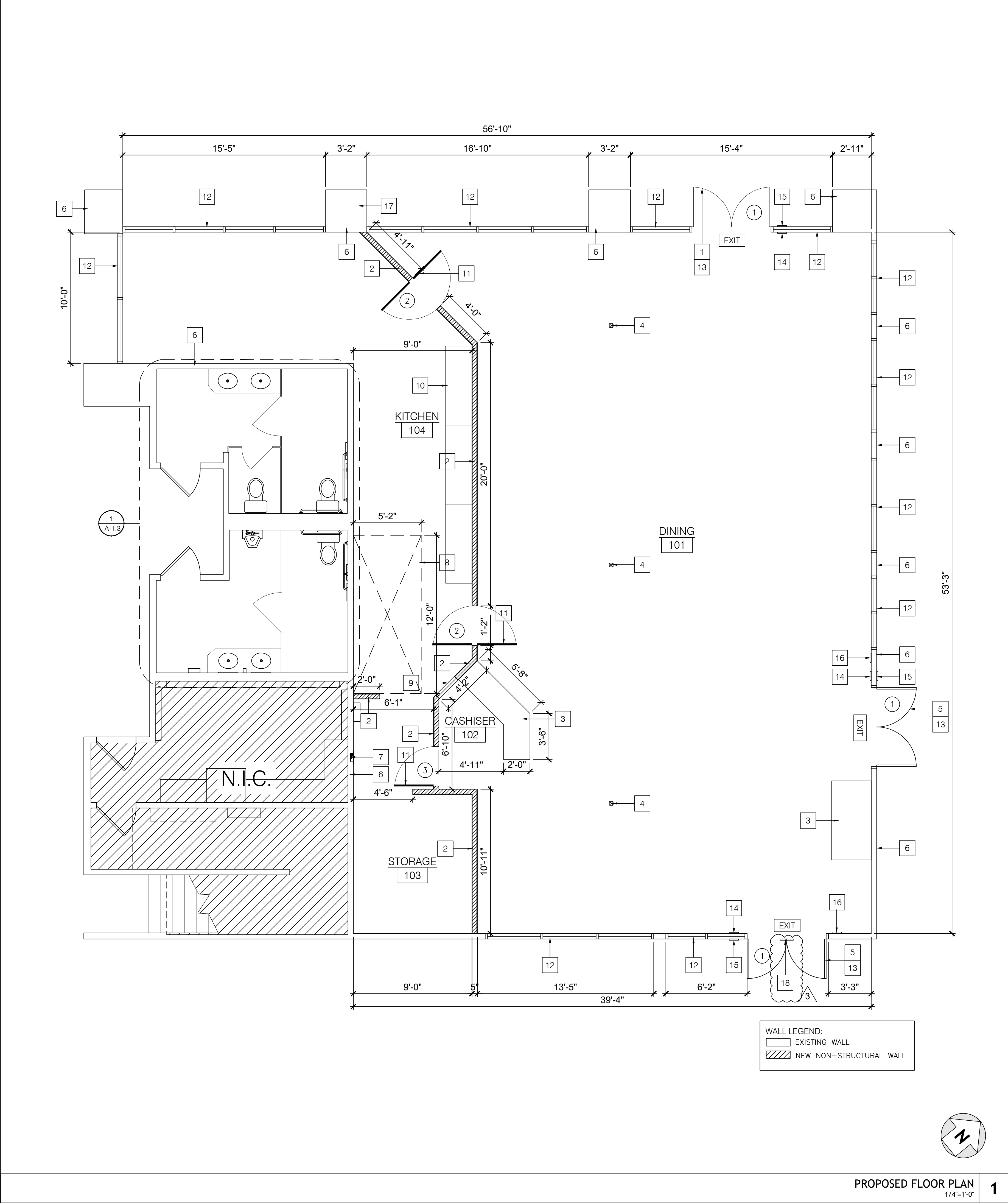
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ST-1.0



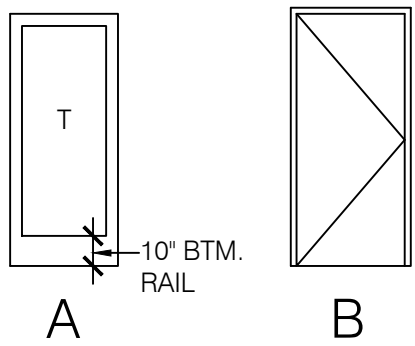
SITE PLAN
1/64"=1'-0"

1



KEY NOTES		FIRE NOTE
1	NEW STOREFRONT, HARDWARE SHALL BE PUSH/PULL TYPE @ 40" AFF. MUST BE SELF CLOSING.	1. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR PER BUILDING CODE 1006.3 2. WALL, FLOOR AND CEILING FINISHES SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC TABLE 803.11 3. ALL DECORATIVE MATERIALS AND TRIM SHALL COMPLY WITH THE PROVISIONS OF CBC 806. 4. THERMAL AND ACOUSTICAL INSULATION SHALL COMPLY WITH CBC 720. 5. ALL EXIT DOORS ARE CAPABLE OF LOCKING SHALL BE ALONG WITH A SIGN THAT STATING "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"
2	NEW 10', 20GA, 16" O.C., 3-5/8" METAL STUD WALL BRACING TO TOP STRUCTURE- SEE DETAIL 2/A-3	
3	NEW SERVICE COUNTER, MAX. HEIGHT 34" @ A.F.F.	
4	EXISTING COLUMN TO REMAIN	
5	EXISTING STOREFRONT TO REMAIN	
6	EXISTING WALL TO REMAIN	
7	EXISTING ELECTRICAL PANEL TO BE RELOCATED	
8	NEW HOOD ABOVE- REF. MECH DWGS	
9	NEW FIXED WINDOW W/ 3/4" THICK TEMPERED GLASS	
10	NEW STAINLESS STEEL TABLE, MAX. HEIGHT 34" @ AFF	
11	NEW DOOR HARDWARE SHALL BE EITHER PUSH/PULL, LEVER OR PANIC TYPE @ 40" AFF. MUST BE SELF CLOSING.	
12	EXISTING FIXED EXTERIOR WINDOW TO REMAIN, G.C. TO V.I.F.	
13	PROVIDE SIGN ABOVE DOOR TO READ "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".	
14	NEW TACTILE EXIT SIGN W/ BRAILLE - SEE DETAIL 4/A-1	
15	NEW INTERNATIONAL SYMBOL OF ACCESSIBILITY - SEE DETAIL 4/A-1	
16	MAX. OCCUPANCY SIGN	
17	4'X4' DUCT CHASE FOR INSTALLING EXHAUST DUCTS	
18	SUITE ADDRESS NUMBER ABOVE MAIN ENTRANCE W/ MIN. 4' HEIGHT LETTERS	

DOOR SCHEDULE										
NO.	DOOR TYPE	DOOR SIZE				MATERIAL		HDW.	DETAIL	REMARKS
		W.	H.	THK.	MAT.	DOOR	FRAME			
①	A	PAIR 3'-0"	7'-0"	1 3/4"	ALUM.	1" T.G.	ALUM.	1	---	EXISTING EXIT DOOR W/ HARDWARE SHALL BE PUSH/PULL TYPE @ 40" AFF. - SEE NOTE #3
②	A	3'-0"	7'-0"	1 3/4"	H.MTL	MTL	MTL	2	---	NEW DOUBLE SWING DOOR, NO LATCHSET NEEDED, SELF-CLOSING W/ SEE THROUGH WINDOW @ 60" AFF - SEE NOTE #3
③	B	3'-0"	7'-0"	1 3/4"	H.MTL	MTL	MTL	2	---	NEW SERVICE DOOR, SELF-CLOSING, SHALL BE EITHER PUSH/PULL, LEVER OR PANIC TYPE @ 40" AFF. - SEE NOTE #3

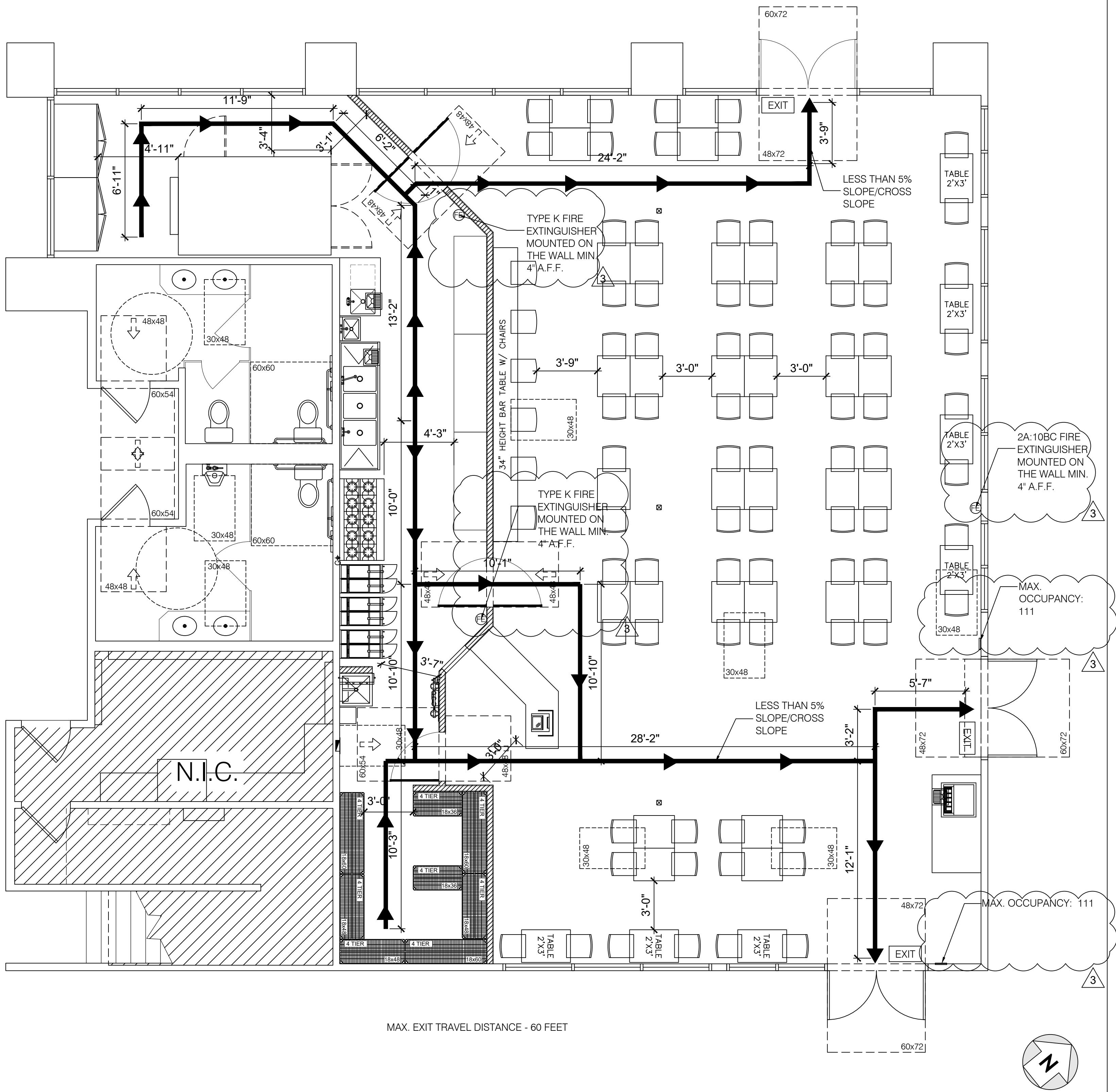
DOOR TYPE	DOOR NOTES:
 T - TEMPERED GLASS	- FOR EXISTING DOORS CONTRACTOR IS TO VERIFY EXISTING HARDWARE/RATING AND PROVIDE HARDWARE PER SCHEDULE THAT IS NOT EXISTING. - THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. - MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLE TO HINGED DOORS AND AT THE CENTER PLACE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTO MATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS. NOTE - FRONT DOOR SWINGS BOTH DIRECTIONS. - ALL SPECIFIED DOOR HARDWARE SHALL BE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED. - EGRESS DOOR SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9. - WHEN NOT ALL BUILDING ENTRANCES ARE ACCESSIBLE AND USABLE BY PERSONS W/ DISABILITIES SHALL BE IDENTIFIED W/ A LEAST ONE STANDARD SIGN AND W/ AN ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS. - HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.

DOOR HARDWARE SCHEDULE	
EXTERIOR SINGLE EXIT DOOR HDW.#1	
HINGES:	4 EA. LEAF - MCKINNEY TB2314 X US26D X NRP (NON-REMOVEABLE PIN X SSF (SAFETY STUD FEATURE))
EXIT DEVICE:	1 EA. ACTIVE LEAF - DETEX VALUE SERIES V 4001, HEX KEY DOGGING, EXIT ONLY (TRIMLESS), FINISH 711, 99 SURFACE MOUNTED STRIKE
ASTRAGAL:	1 EA. ACTIVE LEAF - PEMKO #355CS
FLUSH BOLTS:	1 PAIR INACTIVE LEAF - TRIMCO #3915 BRASS BOLTS, 12" BOTTOM ROD LENGTH, 30" TOP ROD LENGTH, WITH TRIMCO #3910 DUST PROOF THRESHOLD STRIKE SET IN FULL EPOXY
CLOSERS:	1 EA. LEAF - SARGENT 351 SERIES POWERGLIDE, ALUMINUM ENAMEL FINISH W/ HOLD OPEN
THRESHOLD:	(NONE) NOTY ARCHITECT IF EXISTING CONDITION REQUIRES A RAMP DUE TO CHANGE IN PAVING ELEVATION.
WEATHERSTRIPPING:	(HEAD & JAMB) PEMKO #303APK
DRIP:	HEAD, EXTERIOR SIDE-PEMKO #346C, FULL WIDTH OF FRAME
DOOR SWEEPS:	2 EA. LEAF - PEMKO #368CN, MOUNTED ON INTERIOR AND EXTERIOR SIDE OF EACH LEAF
SILENCERS:	2 EA. LEAF - TRIMCO #1229A
SECURITY BAR:	SECURITY INC, SB-01-0072
INTERIOR SINGLE OFFICE / STORAGE DOOR HDW.#2	
HINGES:	3 EA. - MCKINNEY TB2314 X US26D
LATCHSET:	1 EA.-SARGENT CYLINDRICAL LATCHSET 10 LINE SERIES WITH "L" CAST LEVER & "L" WROUGHT ROSE, 2-3/4" BACKSET, 1/2" MINIMUM LATCHBOLT THROW, CURVED LIP STRIKE WITH WROUGHT BOX.
SILENCERS:	3 EA. -TRIMCO #1229A
WALL BUMPER:	1 EA. - TRIMCO #1270WV WALL MOUNTED BASE WITH CONCAVE RUBBER BUMPER
INTERIOR SINGLE RESTROOM DOOR HDW.#3	
HINGES:	3 EA. - MCKINNEY TB2314 X US26D
LOOKSET:	1 EA.-SARGENT CYLINDRICAL LATCH SET BATHROOM FUNCTION, 10 LINE SERIES WITH "L" CAST LEVER & "L" WROUGHT ROSE, 2-3/4" BACK SET, 1/2" MINIMUM LATCH BOLT THROW, CURVED LIP STRIKE WITH WROUGHT BOX
SILENCERS:	3 EA. -TRIMCO #1229A
WALL BUMPER:	1 EA. - TRIMCO #1270WV

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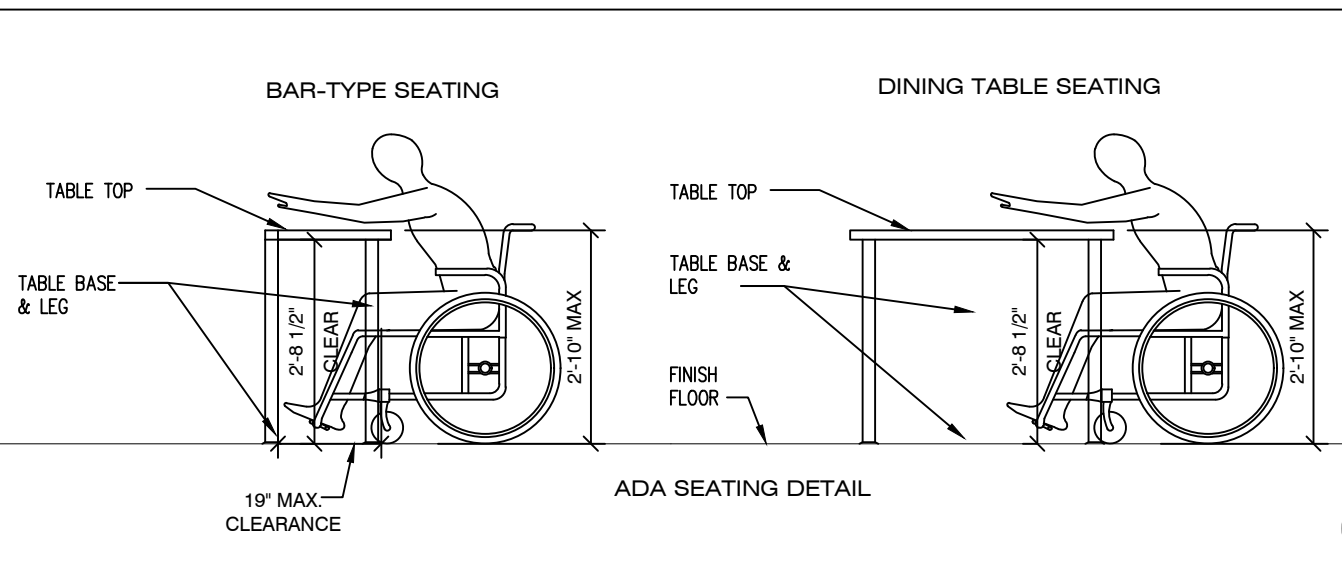
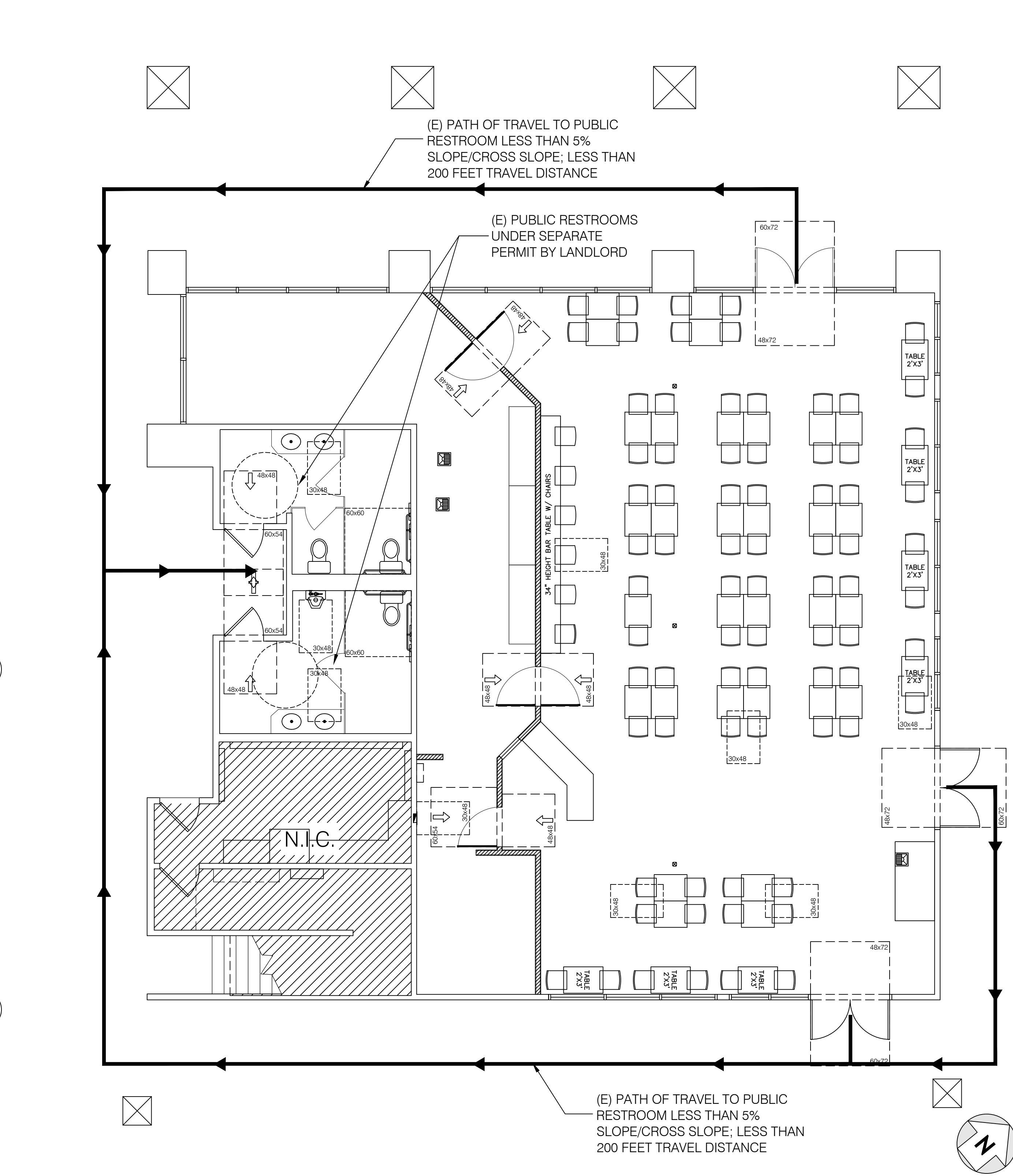
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SUITE 117
HUNTINGTON BEACH, CA 92649

REVISION		PROPOSED FLOOR PLAN	
1	PLAN CHECK 10-4-19	DATE	JOB NO
2	HEALTH CORRECTION 10-24-19	9-13-2019	-----
3	FIRE CORRECTION 10-30-19	SCALE	DRAWN BY
4		STORE NO.	
5		DRAWING NO.	
6		A-1.1	



FIRE DEPARTMENT NOTES

1. A SEPARATE SUBMITTAL FOR THE FIRE ALARM SYSTEM IS REQUIRED. A FIRE ALARM TI PLAN WILL NEED TO BE SUBMITTED TO THE HBFD FOR REVIEW AND APPROVAL, A PERMIT ISSUED AND FINAL INSPECTION REQUIRED.
2. A SEPARATE SUBMITTAL FOR FIRE SPRINKLERS IS REQUIRED. AS PER CITY SPECIFICATION #420, A FIRE SPRINKLER TI PLAN WILL NEED TO BE SUBMITTED TO THE HBFD FOR REVIEW AND APPROVAL, A PERMIT ISSUED AND FINAL INSPECTION REQUIRED. SYSTEM SHALL BE DESIGNED TO MEET THE HAZARD CLASS AS PER 2016 CTC AND NFPA 13.
3. MAXIMUM OCCUPANT LOAD SIGNAGE MUST BE PERMANENT IN NATURE AND POSTED ABOVE OR NEAR THE INSIDE OF THE MAIN ENTRANCE, THE INTERIOR DINING, AND EXTERIOR PATIO AND THE TOTAL MUST ALL BE INCLUDED ON THE SIGN WITH APPROPRIATE LANGUAGE.
4. AN APPLICATION FOR PLACES OF ASSEMBLY HBFD OPERATIONAL PERMIT MUST BE RECEIVED BY THE HBFD PRIOR TO FINAL FIRE INSPECTION.
5. IF A TANK OF GREATER THAN 60 GALLONS IS TO BE INSTALLED FOR THE STORAGE OF USED OR NEW COOKING OIL, A SEPARATE SUBMITTAL FOR FLAMMABLE / COMBUSTIBLE LIQUIDS TANK INSTALLATION IS REQUIRED. AS PER CITY SPECIFICATION # 425, A PLAN MUST BE SUBMITTED TO THE HBFD FOR REVIEW AND APPROVAL, A PERMIT ISSUED AND FINAL INSPECTION REQUIRED. SYSTEM SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE 2016 CFC AND NFPA 30.
6. EGRESS DOORS SHALL NOT REQUIRE SPECIAL KNOWLEDGE TO OPEN.
7. FIRE EXTINGUISHERS TO BE LOCATED AND SIZED AS PER CITY SPECIFICATION #424 AND FIRE INSPECTORS' DIRECTION.
8. MAINTAIN JOBSITE SAFETY DURING CONSTRUCTION AS PER CHAPTER 33 OF THE 2016 CALIFORNIA FIRE CODE.
9. FOR FIRE DEPARTMENT INSPECTIONS, CALL (714) 536-5411 AT LEAST 3 DAYS IN ADVANCE TO SCHEDULE INSPECTIONS.



OCCUPANT LOAD - BASED ON GROSS AREA			
DINING	1,594 SF. / 15	=	107
KITCHEN	500 SF. / 200	=	3
CASHIER	58 SF. / 100	=	1
STORAGE	84 SF. / N/A	=	0
GROSS AREA	2,152 SF.		
TOTAL OCCUPANCY LOAD		=	111

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Telephone: (949) 533-4117

LICENSED ARCHITECT
FRANCIS P. NO
No. C 18585
Exp. 3-31-21
STATE OF CALIFORNIA

BEALE'S TEXAS BBQ
16400 PACIFIC COAST HIGHWAY
SUITE 117
HUNTINGTON BEACH, CA 92649

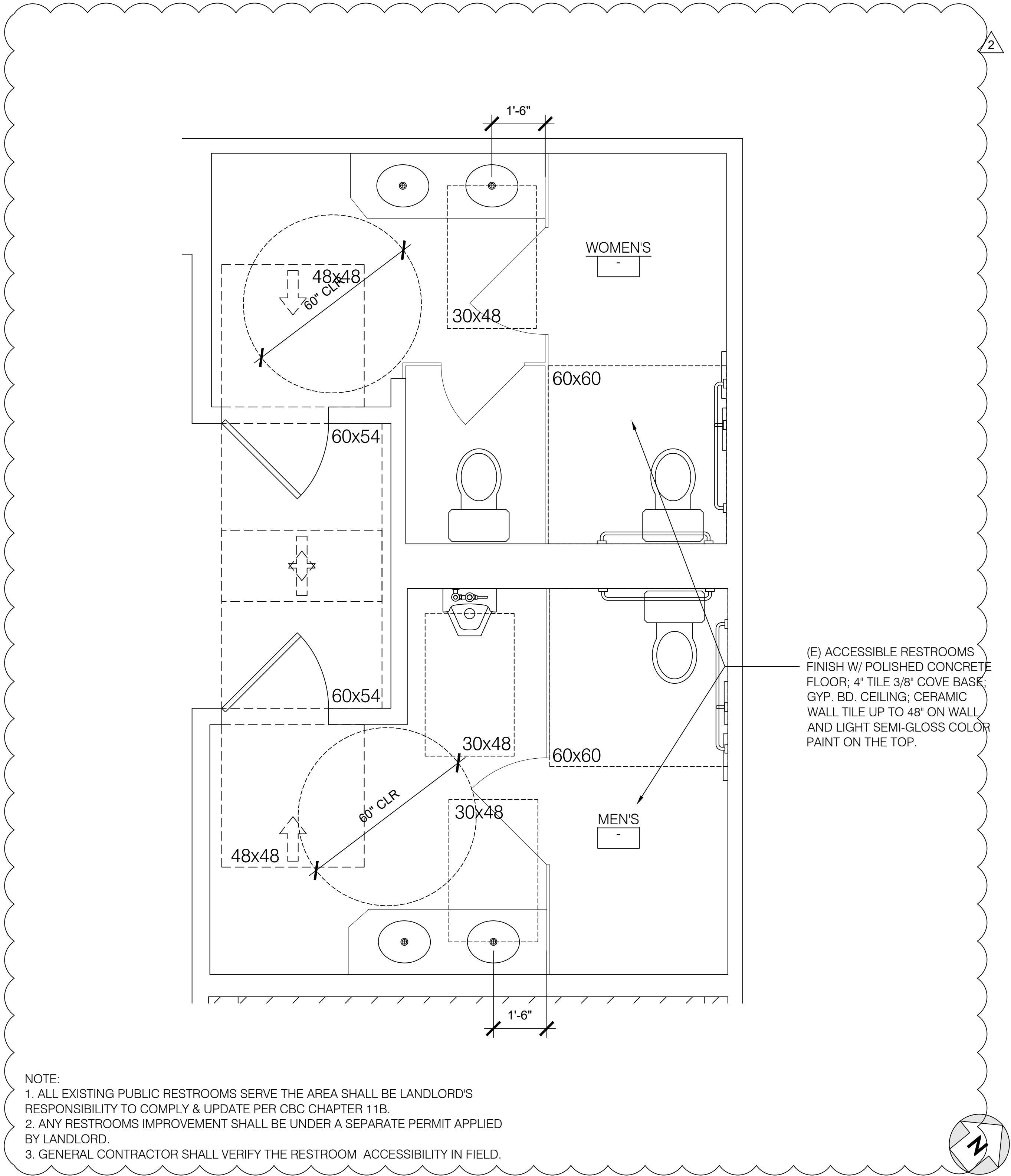
REVISION
1 PLAN CHECK 10-4-19
2 HEALTH CORRECTION 10-24-19
3 FIRE CORRECTION 10-30-19
4
5
6

EGRESS PLAN
& PUBLIC
RESTROOMS
LOCATION

DATE
9-13-2019
JOB NO
SCALE
DRAWN BY

STORE NO.
DRAWING NO.

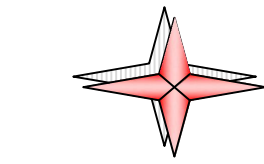
A-1.2



NOTE:
1. ALL EXISTING PUBLIC RESTROOMS SERVE THE AREA SHALL BE LANDLORD'S RESPONSIBILITY TO COMPLY & UPDATE PER CBC CHAPTER 11B.
2. ANY RESTROOMS IMPROVEMENT SHALL BE UNDER A SEPARATE PERMIT APPLIED BY LANDLORD.
3. GENERAL CONTRACTOR SHALL VERIFY THE RESTROOM ACCESSIBILITY IN FIELD.

(E) ACCESSIBLE RESTROOMS
FINISH W/ POLISHED CONCRETE
FLOOR; 4" TILE 3/8" COVE BASE;
GYP. BD. CEILING; CERAMIC
WALL TILE UP TO 48" ON WALL
AND LIGHT SEMI-GLOSS COLOR
PAINT ON THE TOP.

ENLARGED EXISTING PUBLIC RESTROOM (FOR REFERENCE ONLY)
1/2" = 1'-0"



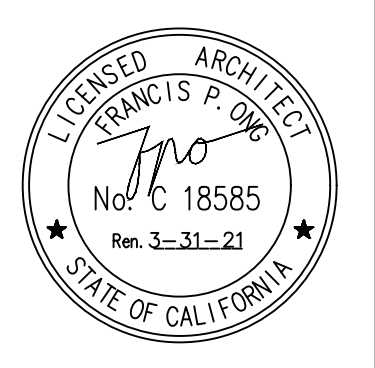
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Circa Domini International

Engineering + Architecture + Consulting

16520 Bake Parkway, Suite 100, Irvine, CA 92618

Telephone: (949) 533-4117



BEALE'S TEXAS BBQ

16400 PACIFIC COAST HIGHWAY

SUITE 117

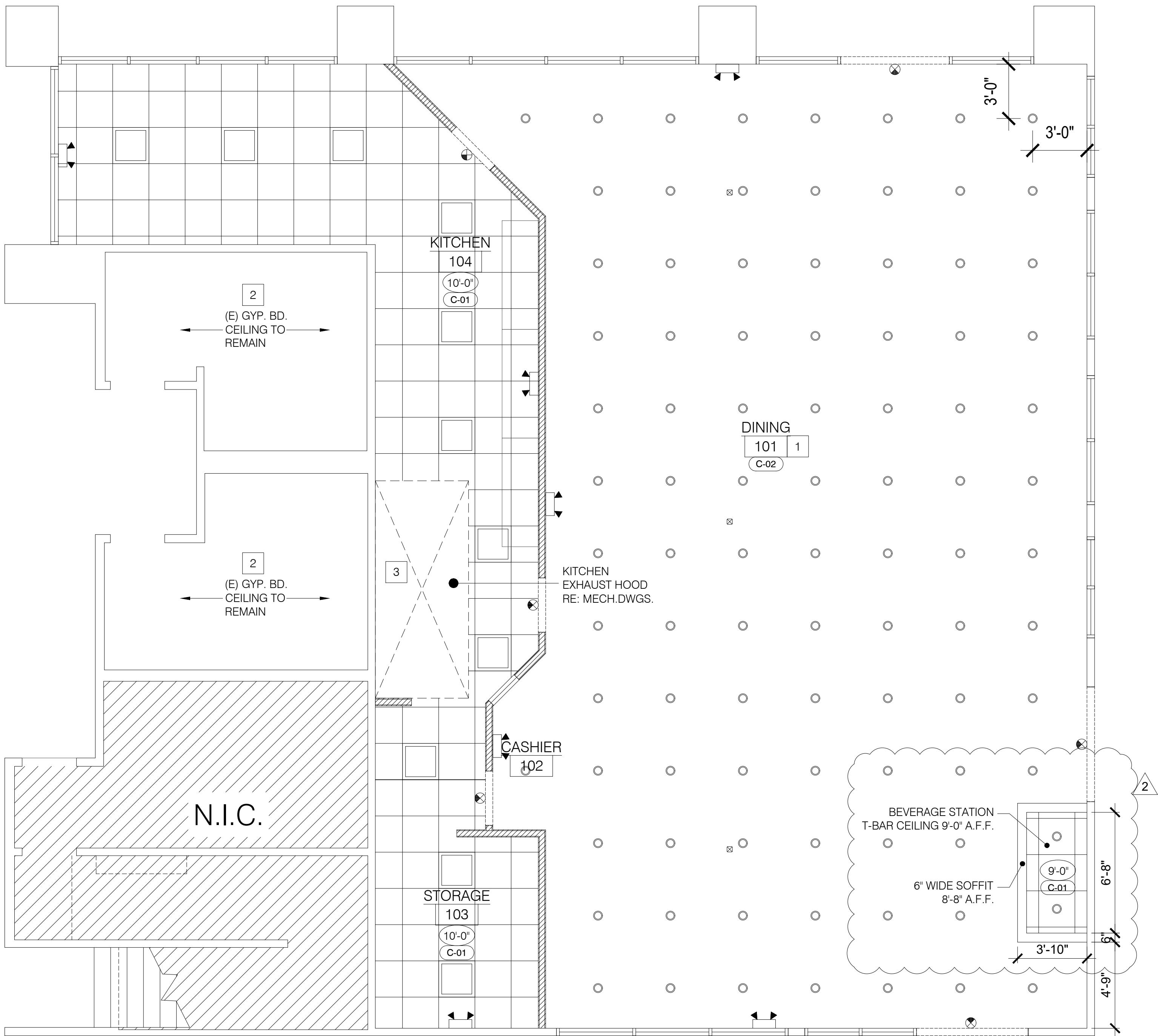
HUNTINGTON BEACH, CA 92649

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ENLARGED EXISTING PUBLIC RESTROOMS	
DATE 9-13-2019	JOB NO -----
SCALE	DRAWN BY

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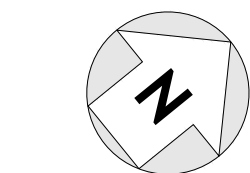
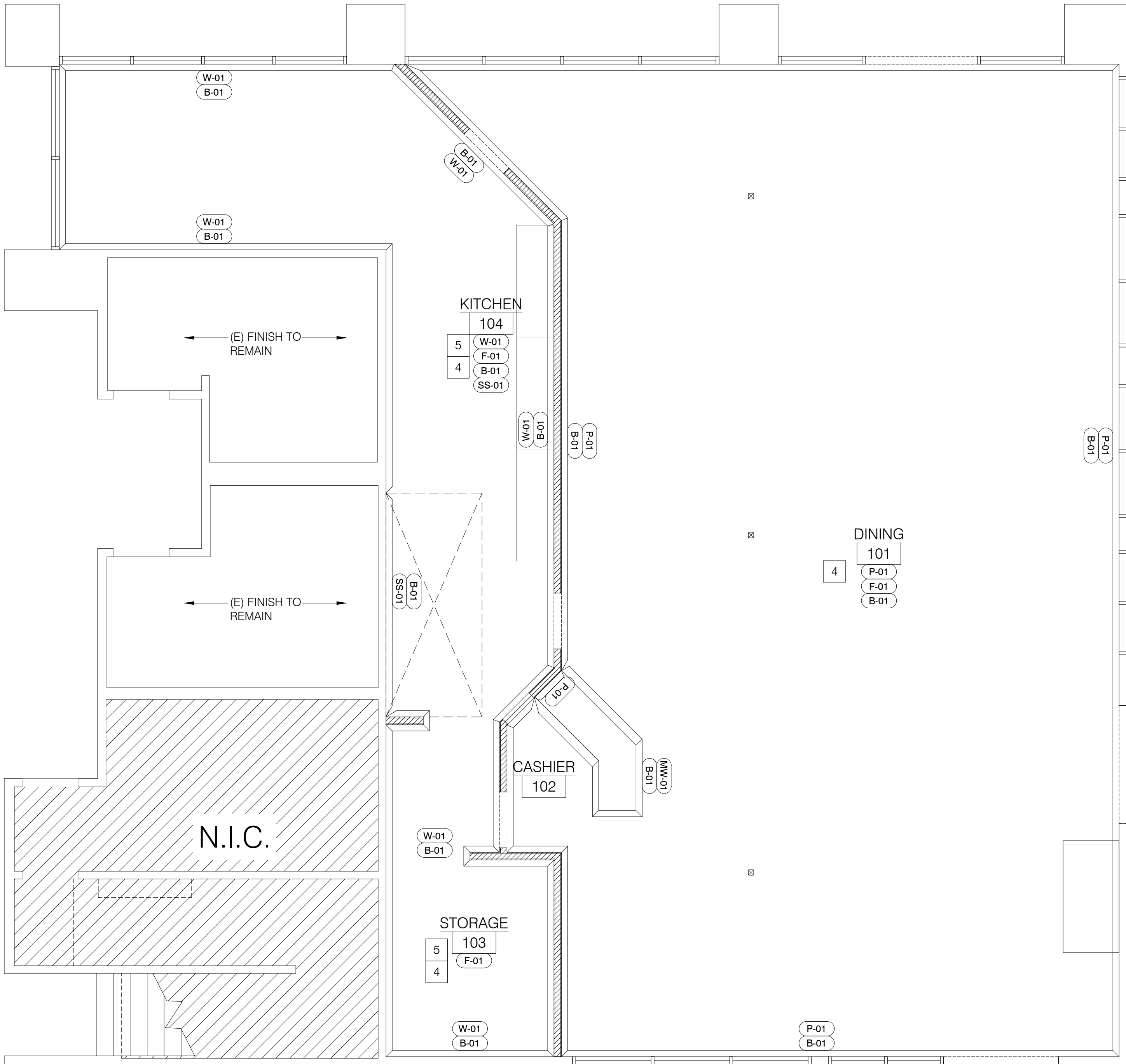
A-1.3



FINISH & CEILING SCHEDULE			
TAG	DESCRIPTION	SPECIFICATION	INFORMATION
F-01	SEALED CONCRETE	HTC, INC. SUPERFLOOR SYSTEM; CLEAR COLOR; PROVIDE (3) COATS MIN.	ALL AREAS
B-01	SLIM FOOT COVE BASE	SLIM FOOT TILE COVE; S-3619TN; WHITE COLOR; 6" HIGH & 3/8" RADIUS	ALL AREAS
C-01	T-BAR CEILING TILE	USG INTERIORS 24x24; WHITE COLOR	KITCHEN & STORAGE
C-02	OPEN CEILING		DINING
W-01	FRP	MARLITE STANDARD FRP P100 WHITEPEBBLED SURFACE FIN.	KITCHEN & STORAGE
P-01	PAINT	SHERWIN-WILLIAMS SEA SALT SW 6204 SEMI-GLOSS	DINING & CASHIER
SS-01	STAINLESS STEEL	STAINLESS STEEL PANEL	BEHIND HOOD
MW-01	MILLWORK	MILLWORK; PICK BY OWNER, INSTALL BY CONTRACTOR	SERVICE COUNTER

CEILING LEGEND	
	EMERGENCY EXIT SIGN. (90 MINS BACK UP BATTERY) SEE 'E' DRAWINGS
	EMERGENCY LIGHT FIXTURE. (90 MINS BACK UP BATTERY) SEE 'E' DRAWINGS
	2x2 LAY-IN LED LIGHT FIXTURES, SEE ELECTRICAL DRAWING
	RECESSED 6" CAN LIGHT FIXTURE SEE ELECTRICAL DRAWINGS
	CEILING HEIGHT INDICATION
	FINISH DESIGNATIONS. REFER TO FINISH SCHEDULE

FINISH NOTES	
1. INTERIOR FINISH COMPLIANCE WITH CBC. 803.1 FLAME SPREAD PROVISIONS AND WALL AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN CBC TABLE 803.9. (CLASS A FOR EXIT ENCLOSURES, EXIT PASSAGE WAYS AND CORRIDORS - CLASS B FOR ROOMS AND ENCLOSED SPACES).	
2. INTERIOR FLOOR FINISHS SHALL COMPLY WITH CBC. 804.1 AND CLASS II..	
3. ALL FLOOR, WALLS AND CEILINGS SHALL BE SMOOTH, DURABLE, NON-ABSORBENT, AND EASILY CLEANABLE (GLOSS OR SEMI-GLOSS). COVE BASE TILE SHALL BE OF MINIMUM 3/8" RADIUS AND MINIMUM 4" HEIGHT TILE.	
CEILING & FINISH KEY NOTES	
1	OPEN/EXPOSED CEILING ABOVE AT DINING AREA.
2	DRY WALL CEILING, WHITE COLOR AT (E) RESTROOM AREA.
3	HOOD ABOVE.
4	SEALED CONCRETE, F-01, THROUGHOUT; USE SLIM FOOT TILE COVE BASE MIN. 4" HIGH WITH 3/8" RADIUS
5	FRP, W-01, AT STORAGE, KITCHEN EXCEPT AT BACK OF HOOD WHERE STAINLESS STEEL BACK, 16" GAGE TO BE USED.



FINISH & CEILING SCHEDULE			
TAG	DESCRIPTION	SPECIFICATION	INFORMATION
F-01	SEALED CONCRETE	HTC, INC. SUPERFLOOR SYSTEM; CLEAR COLOR; PROVIDE (3) COATS MIN.	ALL AREAS
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C-02	OPEN CEILING	-	DINING
W-01	FRP	MARLITE STANDARD FRP P100 WHITEPEBBLED SURFACE FIN.	KITCHEN & STORAGE
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SS-01	STAINLESS STEEL	STAINLESS STEEL PANEL	BEHIND HOOD
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CEILING LEGEND	FINISH NOTES
⊗ EMERGENCY EXIT SIGN. (90 MINS BACK UP BATTERY) SEE "E" DRAWINGS ↔ EMERGENCY LIGHT FIXTURE. (90 MINS BACK UP BATTERY) SEE "E" DRAWINGS □ 2x2 LAY-IN LED LIGHT FIXTURES, SEE ELECTRICAL DRAWING ○ RECESSED 6" CAN LIGHT FIXTURE SEE ELECTRICAL DRAWINGS ⊘ CEILING HEIGHT INDICATION ⊗ FINISH DESIGNATIONS. REFER TO FINISH SCHEDULE	1. INTERIOR FINISH COMPLIANCE WITH CBC. 803.1 FLAME SPREAD PROVISIONS AND WALL AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN CBC TABLE 803.9. (CLASS A FOR EXIT ENCLOSURES, EXIT PASSAGE WAYS AND CORRIDORS - CLASS B FOR ROOMS AND ENCLOSED SPACES). 2. INTERIOR FLOOR FINISHS SHALL COMPLY WITH CBC. 804.1 AND CLASS II. 3. ALL FLOOR, WALLS AND CEILINGS SHALL BE SMOOTH, DURABLE, NON-ABSORTBENT, AND EASILY CLEANABLE (GLOSS OR SEMI-GLOSS). COVE BASE TILE SHALL BE OF MINIMUM 3/8" RADIUS AND MINIMUM 4" HEIGHT TILE. CEILING & FINISH KEY NOTES 1 OPEN/EXPOSED CEILING ABOVE AT DINING AREA. 2 DRY WALL CEILING, WHITE COLOR AT (E) RESTROOM AREA. 3 HOOD ABOVE. 4 SEALED CONCRETE, F-01, THROUGHOUT; USE SLIM FOOT TILE COVE BASE MIN. 4" HIGH WITH 3/8" RADIUS 5 FRP, W-01, AT STORAGE, KITCHEN EXCEPT AT BACK OF HOOD WHERE STAINLESS STEEL BACK, 16" GAGE TO BE USED.

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CDI

LICENSED ARCHITECT

FRANCIS P. JONES

No. C 18585

Exp. 3-31-21

STATE OF CALIFORNIA

BEALE'S TEXAS BBQ

16400 PACIFIC COAST HIGHWAY

SUITE 117

HUNTINGTON BEACH, CA 92649

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	6	-

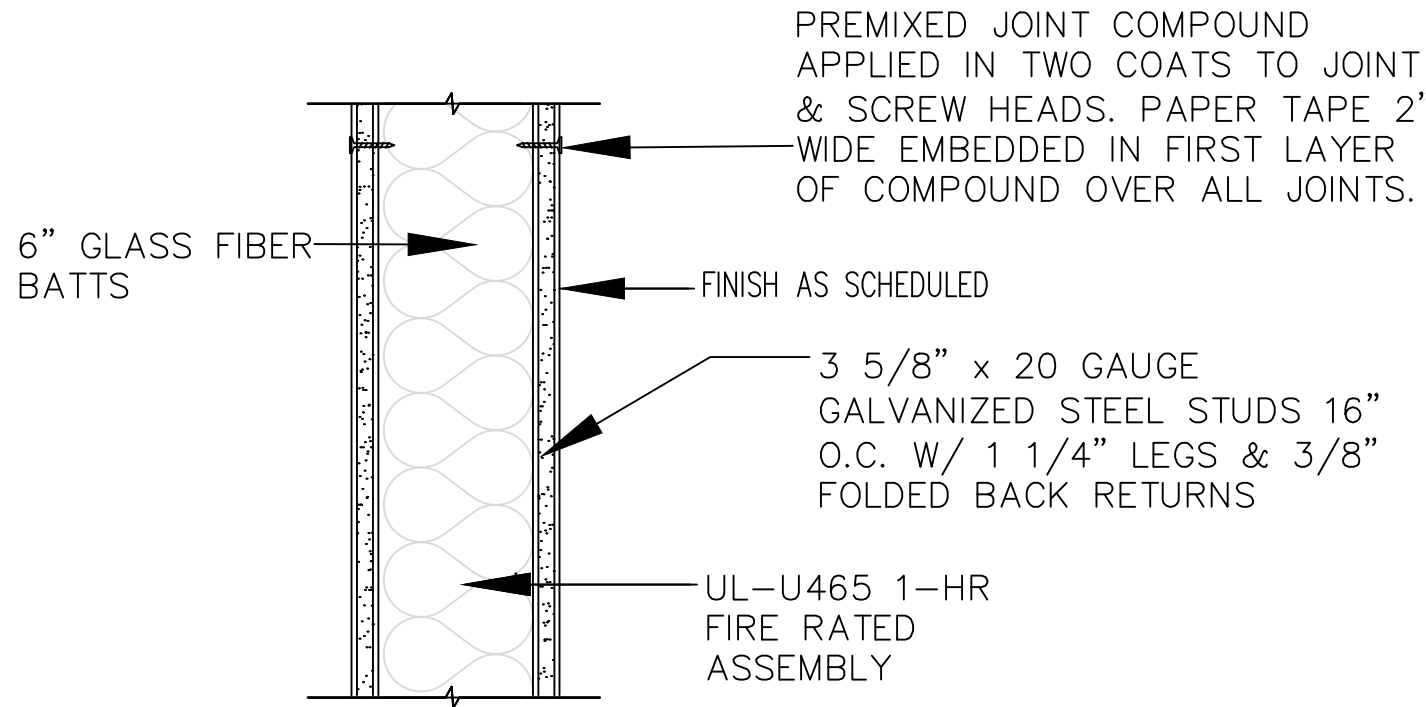
FINISH PLAN & FINISH SCHEDULE

DATE	JOB NO
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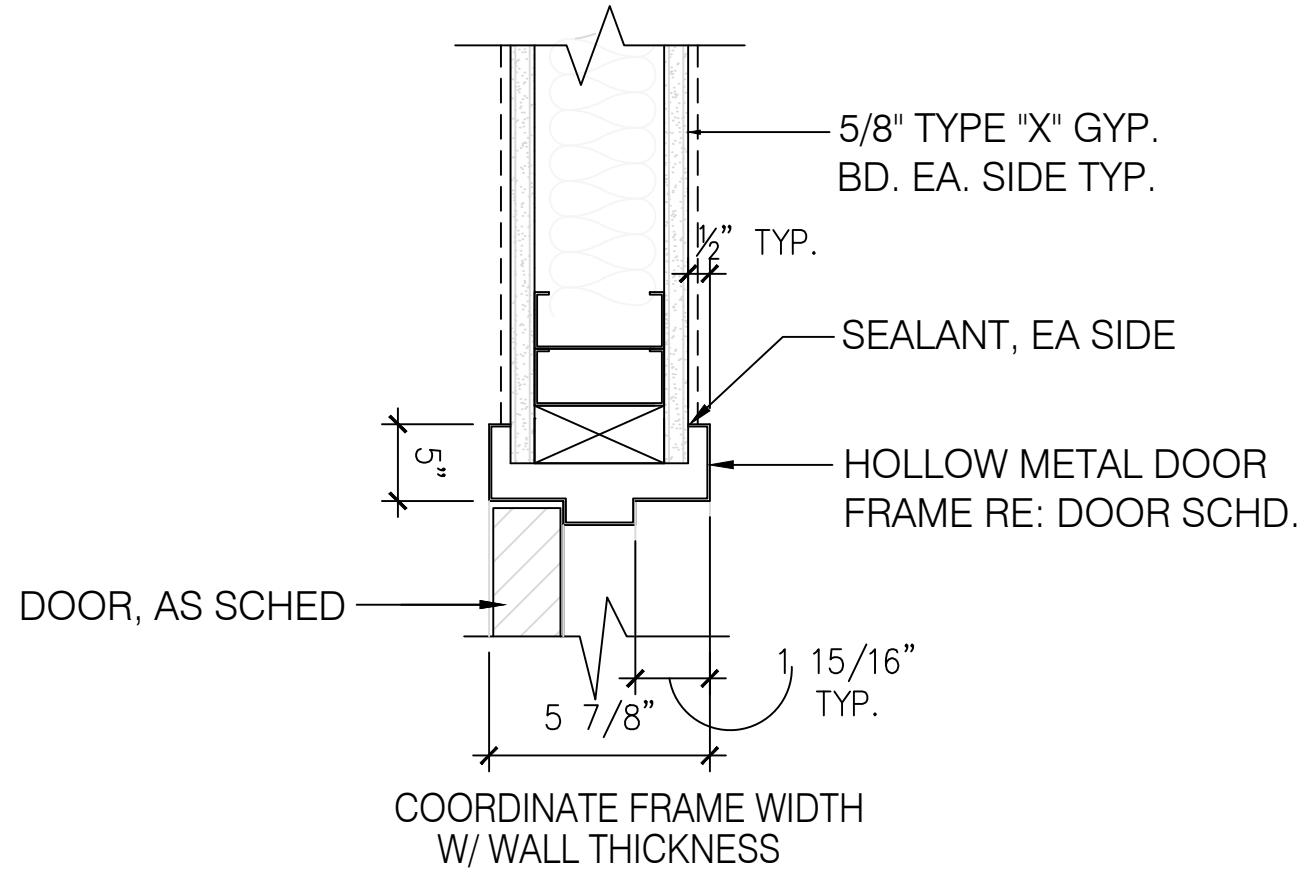
A-2.2



1 HOUR FIRE WALL DETAIL

SCALE:
NONE

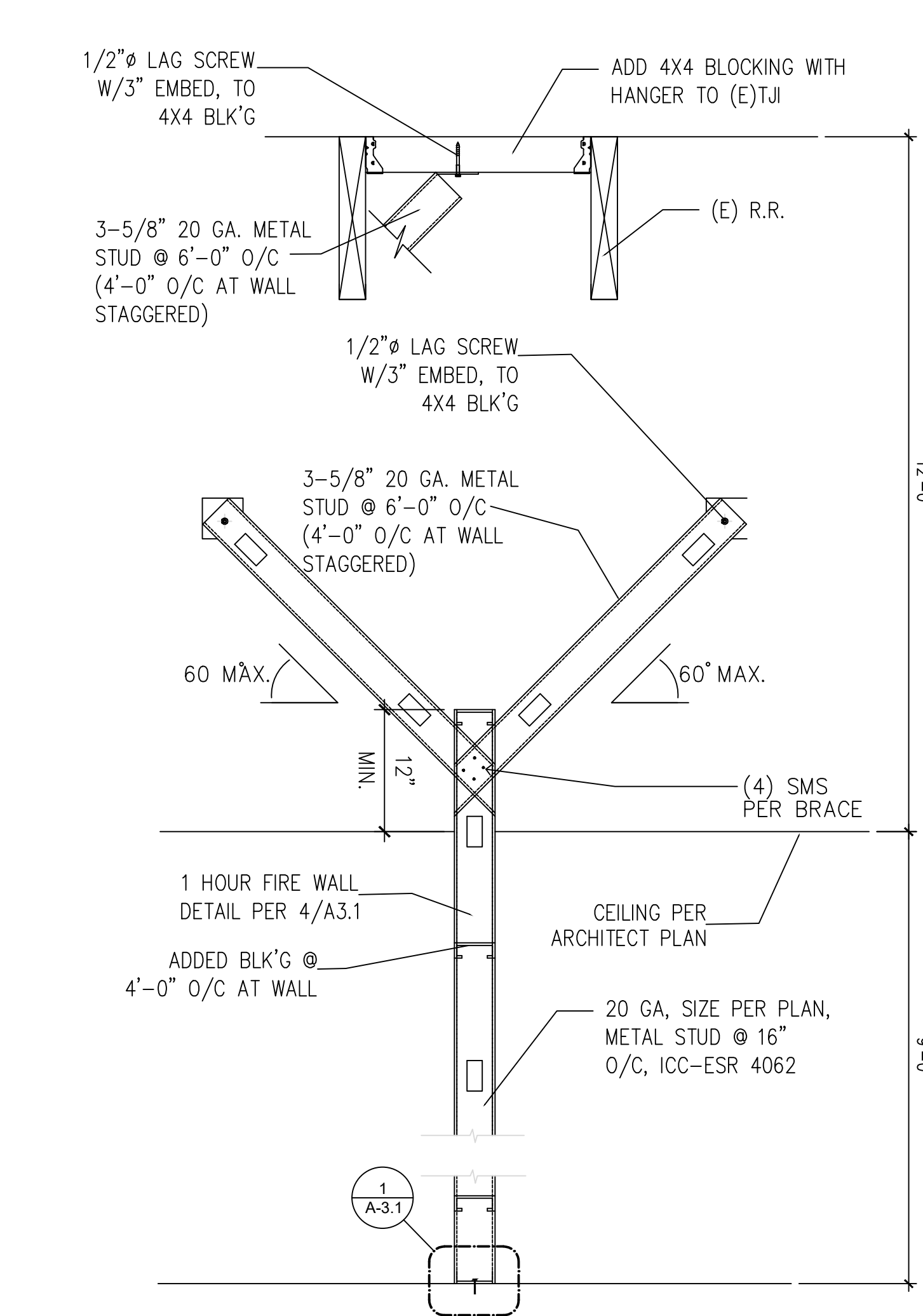
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DOOR HEAD TYP.

SCALE:
NONE

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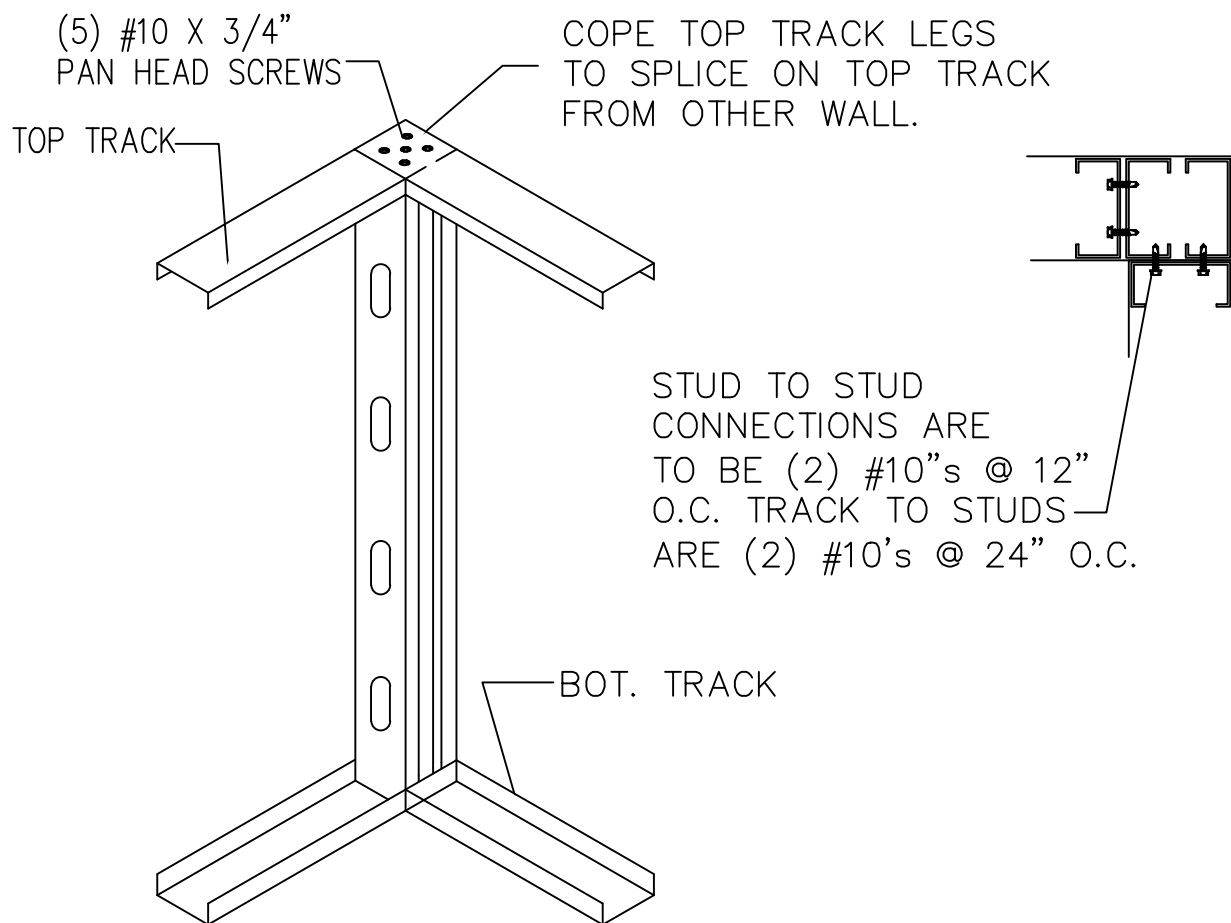
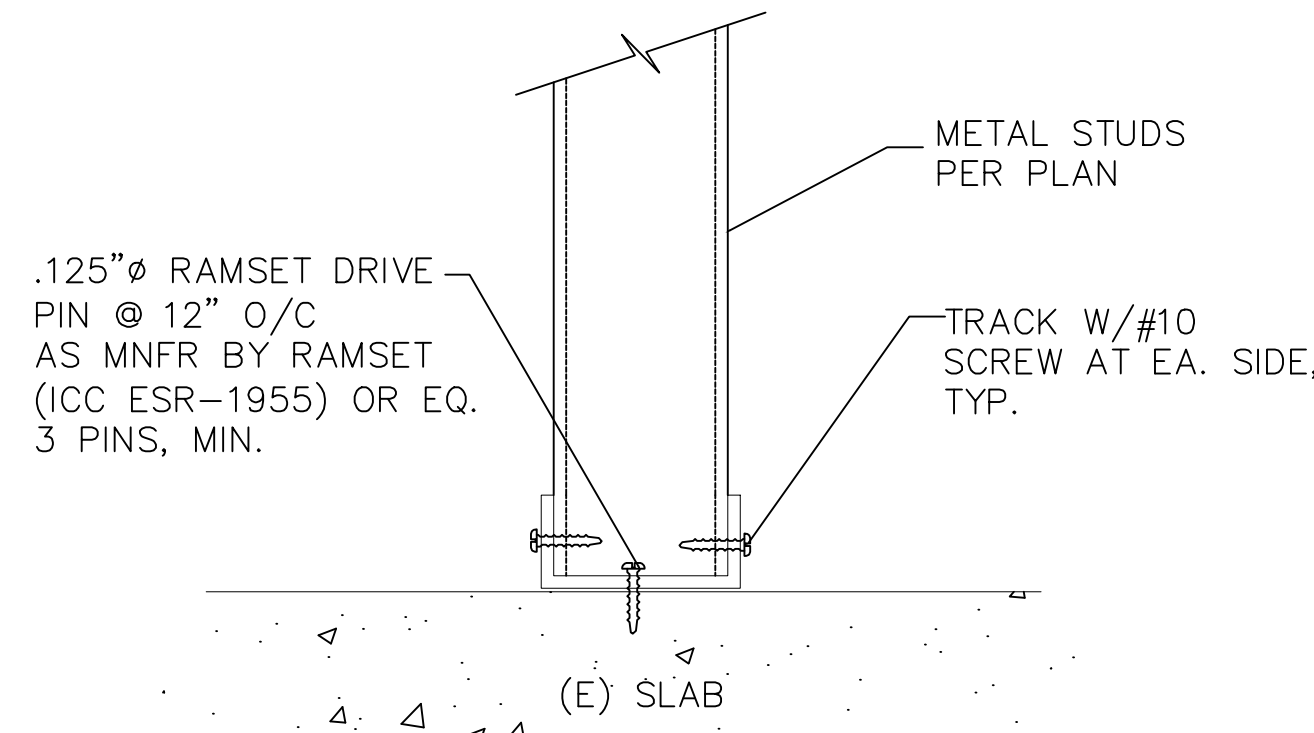
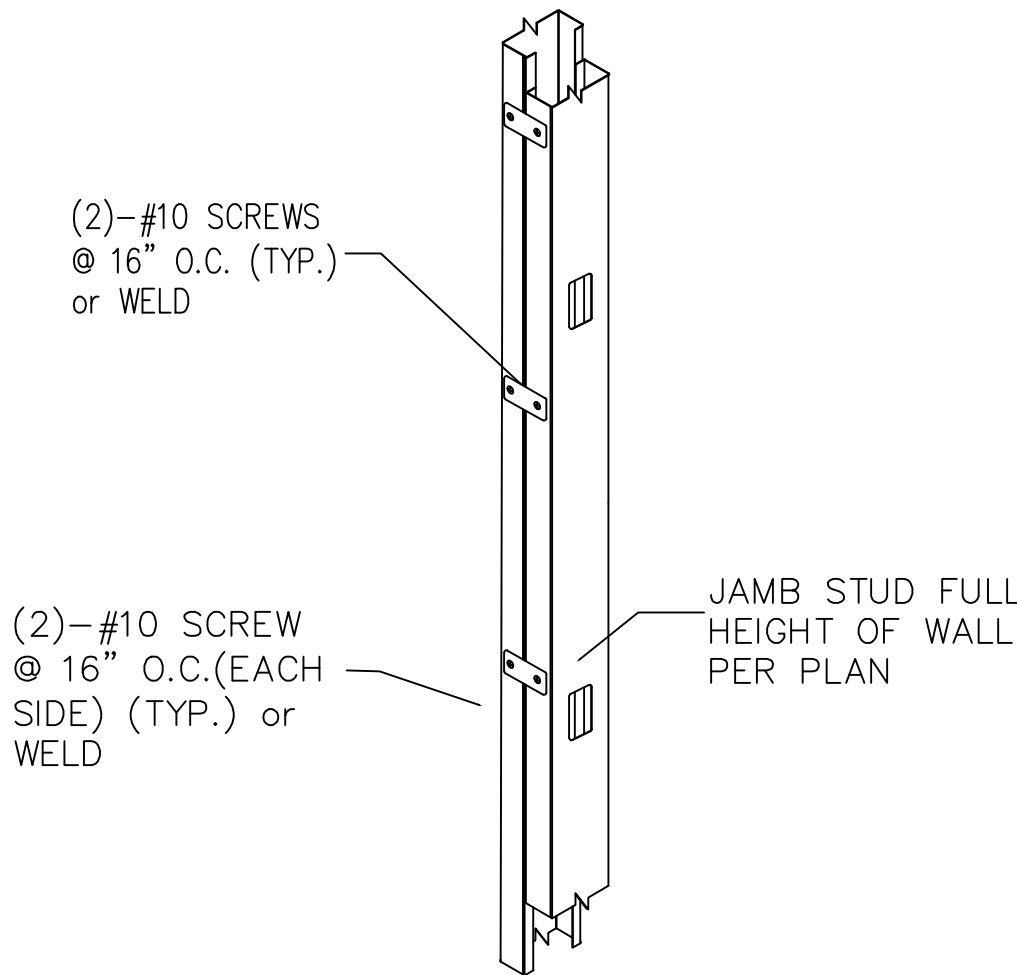
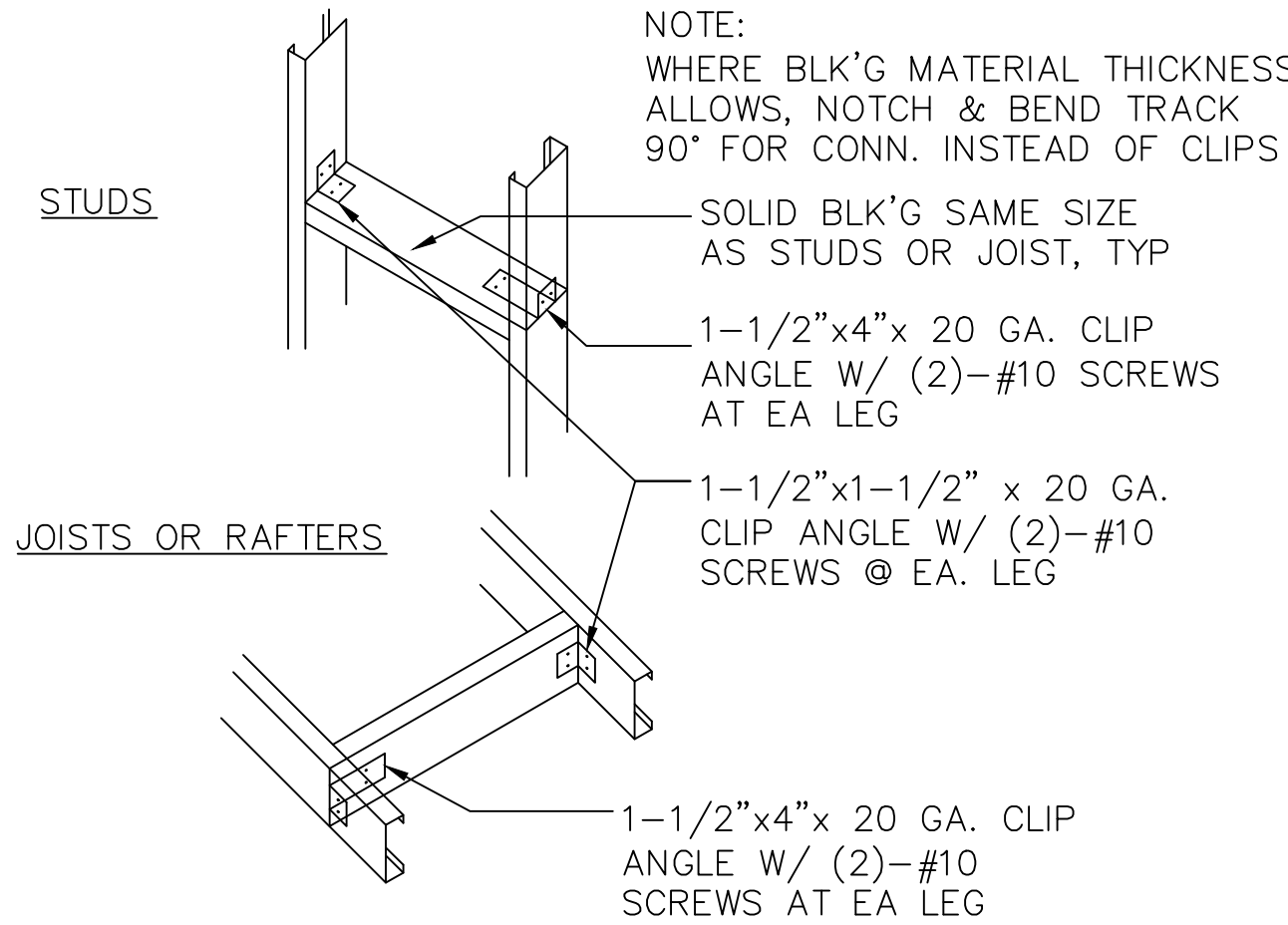
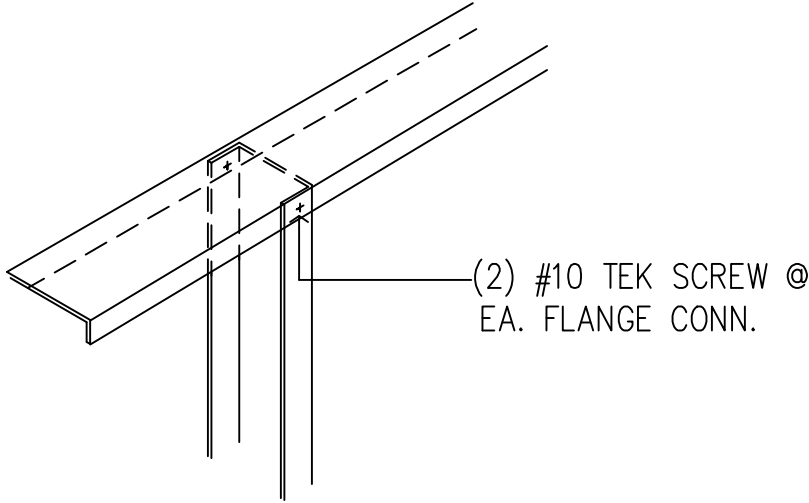


BRACE TO STUD WALL

SCALE:
NONE

2

STUD WALL TYPICAL DETAILS



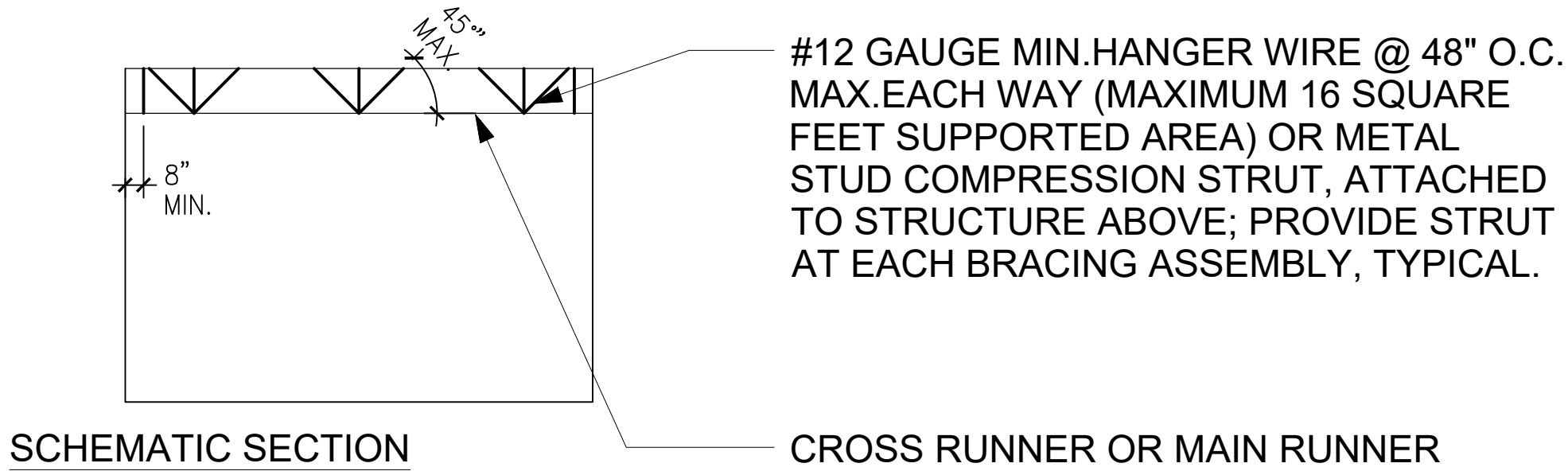
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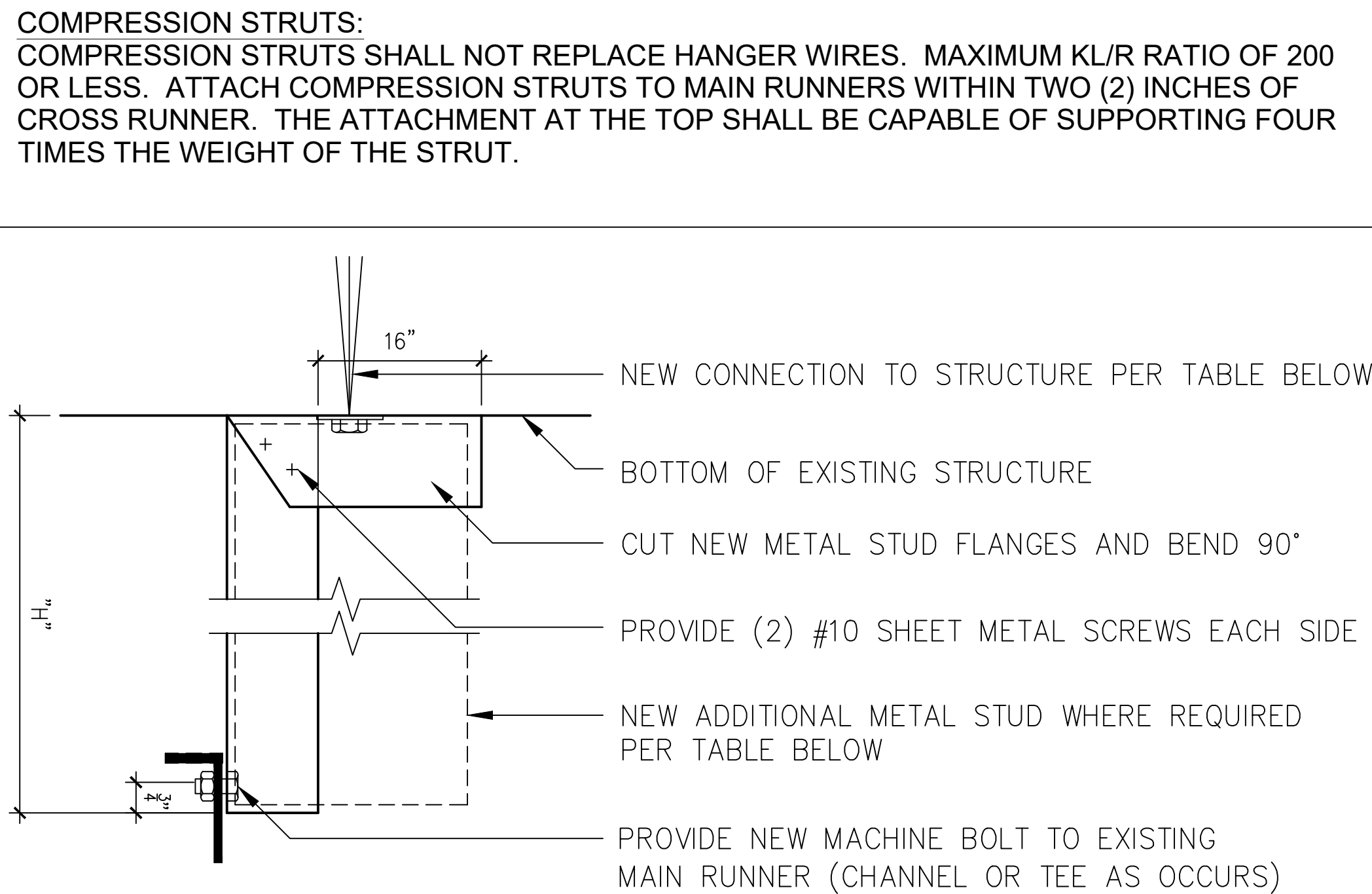
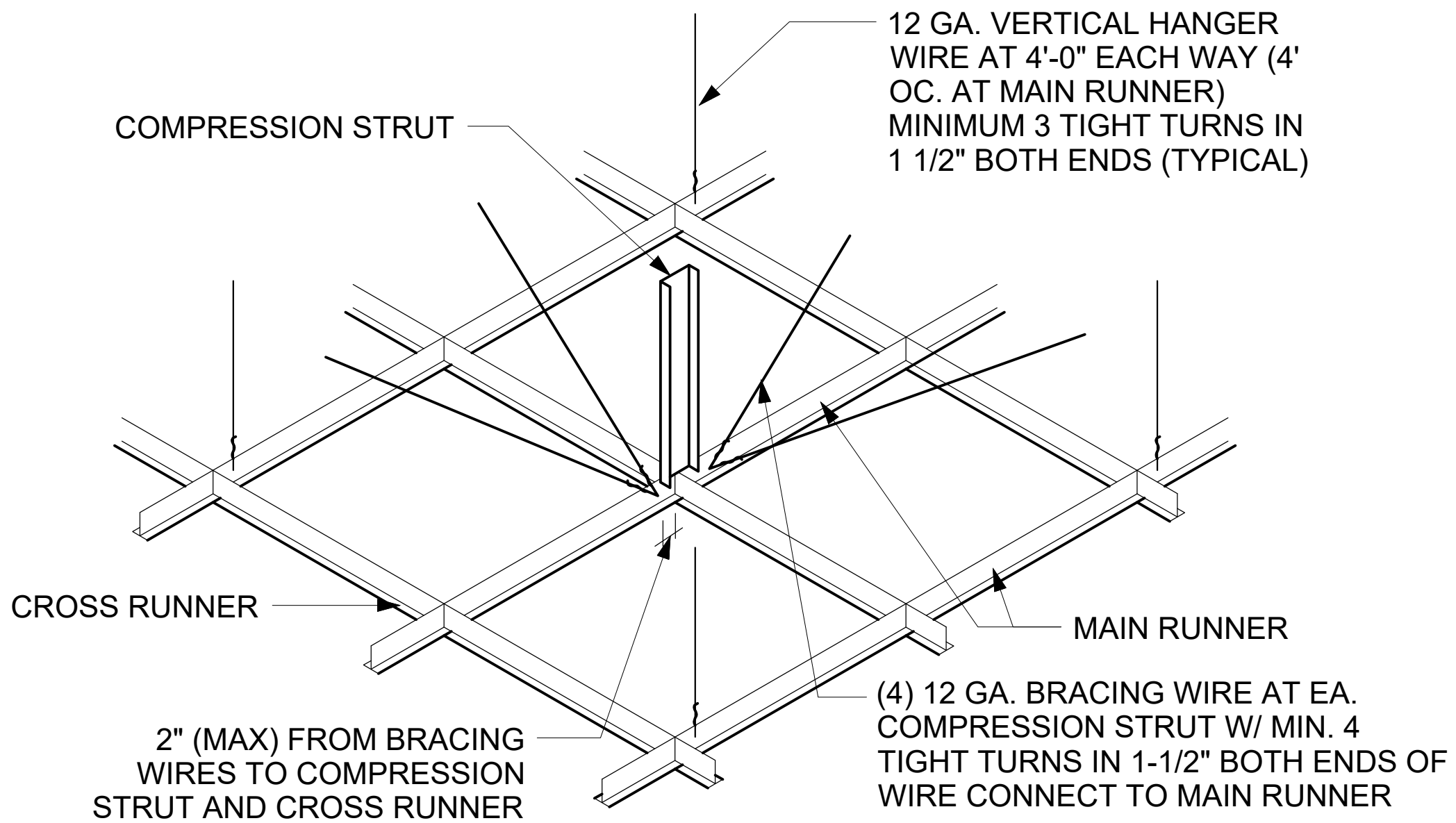
METAL SUSPENSION SYSTEMS FOR LAY-IN PANEL CEILINGS

1. GENERAL REQUIREMENTS: THE FOLLOWING REQUIREMENTS APPLY TO CEILING SYSTEMS WHOSE TOTAL WEIGHT, INCLUDING CEILING MOUNTED AIR TERMINALS, SERVICES AND LIGHT FIXTURES, DOES NOT EXCEED FOUR (4) PSF. HEAVIER SYSTEMS, AND THOSE SUPPORTING LATERAL LOADS FROM PARTITIONS, WILL REQUIRE SPECIAL DESIGN DETAILS.
- 1.1 #12 GAGE WIRE SHALL BE 0.106 INCHES IN DIAMETER CONFORMING TO ASTM A641. #12 GAGE WIRE SHALL BE SOFT ANNEALED, GALVANIZED STEEL WIRE WITH A CLASS 1 COATING.
- 1.2 #12 GAGE HANGER WIRES MAY BE USED FOR UP TO AND INCLUDING 4 FT. BY 4 FT. GRID SPACING AND SHALL BE ATTACHED TO MAIN RUNNERS.
- 1.3 PROVIDE #12 GAGE HANGER WIRES AT THE ENDS OF ALL MAIN AND CROSS RUNNERS WITHIN EIGHT (8) INCHES OF THE SUPPORT OR WITHIN ONE-FOURTH (1/4) OF THE LENGTH OF THE END TEE, WHICHEVER IS LEAST, FOR THE PERIMETER OF THE CEILING AREA. SEE DETAIL 8/A913. PERIMETER WIRES ARE NOT REQUIRED WHEN THE LENGTH OF THE END TEE IS EIGHT (8) INCHES OR LESS.
- 1.4 PROVIDE TRAPEZE OR OTHER SUPPLEMENTARY SUPPORT MEMBERS AT OBSTRUCTIONS TO TYPICAL HANGER SPACING. SEE DET 9/A914. PROVIDE ADDITIONAL HANGERS, STRUTS OR BRACES AS REQUIRED AT ALL CEILING BREAKS, SOFFITS, OR DISCONTINUOUS AREAS. HANGER WIRES THAT ARE MORE THAN 1 (HORIZONTAL) IN 6 (VERTICAL) OUT OF PLUMB ARE TO HAVE COUNTER-SLOPING WIRES.
- 1.5 CEILING GRID MEMBERS SHALL BE ATTACHED TO TWO (2) ADJACENT WALLS PER ASCE 7-05, SECTION 13.5.6.2(B). CEILING GRID MEMBERS SHALL BE AT LEAST 3/4 INCH CLEAR OF OTHER WALLS. IF WALLS RUN DIAGONALLY TO CEILING GRID SYSTEM RUNNERS, ONE END OF MAIN AND CROSS RUNNERS SHOULD BE FREE, AND A MINIMUM OF 3/4 INCH CLEAR OF WALL.
- 1.6 THE WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE NOT LESS THAN 2 INCHES.
- 1.7 AT THE PERIMETER OF THE CEILING AREA WHERE MAIN OR CROSS RUNNERS ARE NOT CONNECTED TO THE ADJACENT WALL, PROVIDE INTERCONNECTION BETWEEN THE RUNNERS AT THE FREE END TO PREVENT LATERAL SPREADING. A METAL STRUT OR A #16 GAGE WIRE WITH A POSITIVE MECHANICAL CONNECTION TO THE RUNNER MAY BE USED. WHERE THE PERPENDICULAR DISTANCE FROM THE WALL TO THE FIRST PARALLEL RUNNER IS 8 INCHES OR LESS, THIS INTERLOCK IS NOT REQUIRED.
- 1.8 EXPANSION JOINTS SHALL BE PROVIDED IN THE CEILING AT INTERSECTIONS OF CORRIDORS AND AT JUNCTIONS OF CORRIDORS WITH LOBBIES OR OTHER SIMILAR AREAS.
- 1.9 PROVIDE LATERAL-FORCE BRACING ASSEMBLIES CONSISTING OF A COMPRESSION STRUT AND FOUR (4) #12 GAGE SPAYED BRACING WIRES ORIENTED 90 DEGREES FROM EACH OTHER (SEE DETAIL 5 / A913).
- 1.10 PROVIDE BRACING ASSEMBLIES AT LOCATIONS NOT MORE THAN ONE HALF (1/2) THE CALCULATED SPACING IN EACH DIRECTION FROM EACH PERIMETER WALL AND AT THE EDGES OF ANY CHANGE IN ELEVATION OF THE CEILING.
- 1.11 THE SLOPE OF BRACING WIRES SHALL NOT EXCEED 45 DEGREES FROM THE PLANE OF THE CEILING AND WIRES SHALL BE TAUT. SPLICES IN WIRES ARE NOT PERMITTED WITHOUT SPECIAL DSA APPROVAL.
- 1.12 COMPRESSION STRUTS SHALL NOT BE MORE THAN 1 (HORIZONTAL) IN 6 (VERTICAL) OUT OF PLUMB.
- 1.13 SUSPENDED ACOUSTICAL CEILING SYSTEMS WITH A CEILING AREA OF 144 SQUARE FEET OR LESS, AND FIRE RATED SUSPENDED ACOUSTICAL CEILING SYSTEMS WITH A CEILING AREA OF 96 SQUARE FEET OR LESS, SURROUNDED BY WALLS WHICH CONNECT DIRECTLY TO THE STRUCTURE ABOVE OR WALLS INDEPENDENTLY BRACED ABOVE CEILING TO STRUCTURE ABOVE, DO NOT REQUIRE BRACING ASSEMBLIES WHEN ATTACHED TO TWO ADJACENT WALLS.
- 1.14 FOR CEILING AREAS EXCEEDING 2500 SQUARE FEET A SEISMIC SEPARATION JOINT SHALL BE PROVIDED TO DIVIDE THE CEILING INTO AREAS NOT EXCEEDING 2500 SQUARE FEET. ALTERNATIVELY, STRUCTURAL ANALYSIS SHALL BE PERFORMED TO DEMONSTRATE COMPLIANCE WITH ASTM E580-08 SECTION 5.2.9.
- 1.15 PENETRATIONS THROUGH THE CEILING FOR SPRINKLER HEADS AND OTHER SIMILAR DEVICES THAT ARE NOT INTEGRALLY TIED TO THE CEILING SYSTEM IN THE LATERAL DIRECTION SHALL HAVE A TWO (2) INCH OVERSIZED RING, SLEEVE OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FREE MOVEMENT OF ONE (1) INCH IN ALL HORIZONTAL DIRECTIONS. ALTERNATIVELY, PER ASTM E580 SECTION 5.2.8.8, A FLEXIBLE SPRINKLER HOSE FITTING THAT CAN ACCOMMODATE 1 INCH OF CEILING MOVEMENT SHALL BE PERMITTED TO BE USED IN LIE OF THE OVERSIZED RING, SLEEVE OR ADAPTER.
- 1.16 FASTEN #12 HANGER WIRES WITH NOT LESS THAN THREE (3) TIGHT TURNS IN 3 INCHES. HANGER WIRE LOOPS SHALL BE TIGHTLY WRAPPED AND SHARPLY BENT TO PREVENT ANY VERTICAL MOVEMENT OR ROTATION OF THE MEMBER WITHIN THE LOOPS (SEE ASTM E580, SECTION 5.2.7.2). FASTEN #10 OR #12 BRACING WIRES WITH FOUR (4) TIGHT TURNS. MAKE ALL TIGHT TURNS WITHIN A DISTANCE OF 1-1/2 INCHES. HANGER OR BRACING WIRE ANCHORS TO THE STRUCTURE SHOULD BE INSTALLED IN SUCH A MANNER THAT THE DIRECTION OF THE ANCHOR ALIGNS AS CLOSELY AS POSSIBLE WITH THE DIRECTION OF THE WIRE. NOTE: WIRE TURNS MADE BY MACHINE WHERE BOTH STRANDS HAVE BEEN DEFORMED OR BENT IN WRAPPING CAN WAIVE THE 1-1/2 INCH REQUIREMENT, BUT THE NUMBER OF TURNS SHOULD BE MAINTAINED, AND BE AS TIGHT AS POSSIBLE.
- 1.17 SEPARATE ALL CEILING HANGER AND BRACING WIRES AT LEAST SIX (6) INCHES FROM ALL UNBRACED DUCTS, PIPES, CONDUIT, ETC.
- 1.18 WHEN DRILLED-IN CONCRETE ANCHORS OR SHOT-IN ANCHORS ARE USED IN REINFORCED CONCRETE FOR HANGER WIRES, 1 OUT OF 10 WIRE/ANCHOR ASSEMBLIES MUST BE FIELD TESTED FOR 200 LBS. IN TENSION. WHEN DRILLED IN CONCRETE ANCHORS ARE USED FOR BRACING WIRES, 1 OUT OF 2 WIRE/ANCHOR ASSEMBLIES MUST BE FIELD TESTED FOR 440 LBS. IN TENSION IN THE DIRECTION OF THE WIRE. SHOT-IN ANCHORS IN CONCRETE ARE NOT PERMITTED FOR BRACING WIRES. NOTE: DRILLED-IN OR SHOT-IN ANCHORS REQUIRE SPECIAL DSA APPROVAL PRIOR TO USE IN PRESTRESSED CONCRETE.
- 1.19 ATTACH ALL LIGHT FIXTURES AND CEILING MOUNTED AIR TERMINALS, TO THE CEILING GRID RUNNERS TO RESIST A HORIZONTAL FORCE EQUAL TO THE WEIGHT OF THE FIXTURES. SCREWS OR APPROVED FASTENERS ARE REQUIRED.
- 1.20 FLUSH OR RECESSED LIGHT FIXTURES, WEIGHING LESS THAN 56 LBS. AND MECHANICAL TERMINALS AND SERVICES, WEIGHING LESS THAN 20 LBS., MAY BE SUPPORTED DIRECTLY ON THE RUNNERS OF A HEAVY DUTY GRID SYSTEM BUT, IN ADDITION, THEY MUST HAVE A MINIMUM OF TWO (2) #12 GAGE SLACK SAFETY WIRES ATTACHED TO THE FIXTURE AT DIAGONAL CORNERS AND ANCHORED TO THE STRUCTURE ABOVE. ALL 4 FT. X 4 FT. LIGHT FIXTURES MUST HAVE SLACK SAFETY WIRES AT EACH CORNER. ALL FLUSH OR RECESSED LIGHT FIXTURES WEIGHING 56 LBS. OR MORE AND MECHANICAL TERMINALS AND SERVICES, WEIGHING 20 LBS. OR MORE, MUST BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN FOUR (4) TAUT #12 GAGE WIRES, EACH ATTACHED TO THE FIXTURE AND TO THE STRUCTURE ABOVE. THE FOUR (4) TAUT #12 GAGE WIRES, INCLUDING THEIR ATTACHMENT TO THE STRUCTURE ABOVE, MUST BE CAPABLE OF SUPPORTING FOUR (4) TIMES THE WEIGHT OF THE UNIT. FLUSH OR RECESSED LIGHT FIXTURES, WEIGHING LESS THAN 56 LBS. AND MECHANICAL TERMINALS AND SERVICES, WEIGHING LESS THAN 20 LBS., MAY BE SUPPORTED DIRECTLY ON THE RUNNERS OF A HEAVY DUTY GRID SYSTEM BUT, IN ADDITION, THEY MUST HAVE A MINIMUM OF TWO (2) #12 GAGE SLACK SAFETY WIRES ATTACHED TO THE FIXTURE AT DIAGONAL CORNERS AND ANCHORED TO THE STRUCTURE ABOVE. ALL 4 FT. X 4 FT. LIGHT FIXTURES MUST HAVE SLACK SAFETY WIRES AT EACH CORNER.
- ALL FLUSH OR RECESSED LIGHT FIXTURES WEIGHING 56 LBS. OR MORE AND MECHANICAL TERMINALS AND SERVICES, WEIGHING 20 LBS. OR MORE, MUST BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN FOUR (4) TAUT #12 GAGE WIRES, EACH ATTACHED TO THE FIXTURE AND TO THE STRUCTURE ABOVE. THE FOUR (4) TAUT #12 GAGE WIRES, INCLUDING THEIR ATTACHMENT TO THE STRUCTURE ABOVE, MUST BE CAPABLE OF SUPPORTING FOUR (4) TIMES THE WEIGHT OF THE UNIT.
- 1.21 SUPPORT SURFACE MOUNTED LIGHT FIXTURES BY AT LEAST TWO POSITIVE DEVICES WHICH SURROUND THE CEILING RUNNER AND WHICH ARE EACH SUPPORTED FROM THE STRUCTURE ABOVE BY A #12 GAGE WIRE. SPRING CLIPS OR CLAMPS THAT CONNECT ONLY TO THE RUNNER ARE NOT ACCEPTABLE. PROVIDE ADDITIONAL SUPPORTS WHEN LIGHT FIXTURES ARE 8 FT. OR LONGER. MAXIMUM SPACING BETWEEN SUPPORTS SHALL NOT EXCEED 8 FEET.
- 1.22 SUPPORT PENDANT MOUNTED LIGHT FIXTURES DIRECTLY FROM THE STRUCTURE ABOVE WITH HANGER WIRES OR CABLES PASSING THROUGH EACH PENDANT HANGER AND CAPABLE OF SUPPORTING TWO (2) TIMES THE WEIGHT OF THE FIXTURE. A BRACING ASSEMBLY, PER DETAIL 5 / A913, IS REQUIRED WHERE THE PENDANT HANGER PENETRATES THE CEILING. SPECIAL DETAILS ARE REQUIRED TO ATTACH THE PENDANT HANGER TO THE BRACING ASSEMBLY TO TRANSMIT HORIZONTAL FORCE. IF THE PENDANT MOUNTED LIGHT FIXTURE IS DIRECTLY AND INDEPENDENTLY BRACED BELOW THE CEILING, I.E. AIRCRAFT CABLES TO WALLS, THEN BRACE ASSEMBLY IS NOT REQUIRED ABOVE THE CEILING. SEE IR 16-9 FOR ADDITIONAL REQUIREMENT FOR PENDENT MOUNTED FIXTURES.
- 1.23 THE CEILING GRID SYSTEM MUST BE RATED AS HEAVY DUTY AS DEFINED BY ASTM C635.
- 1.24 METAL PANELS AND PANELS WEIGHING MORE THAN 1/2 PSF, OTHER THAN MINERAL FIBER ACOUSTICAL TILE, ARE TO BE POSITIVELY ATTACHED TO THE CEILING SUSPENSION RUNNERS.
- 1.25 ALL LIGHT-WEIGHT MISCELLANEOUS DEVICES, SUCH AS STROBE LIGHTS, SPEAKERS, ETC., SHALL BE ATTACHED TO THE CEILING GRID PER SECTION 7.1 OF IR. IN ADDITION, DEVICES WEIGHING MORE THAN 10 LBS SHALL HAVE A #12 SLACK SAFETY WIRE ANCHORED TO THE STRUCTURE ABOVE. DEVICES WEIGHING MORE THAN 20 LBS SHALL BE SUPPORTED FROM THE STRUCTURE ABOVE

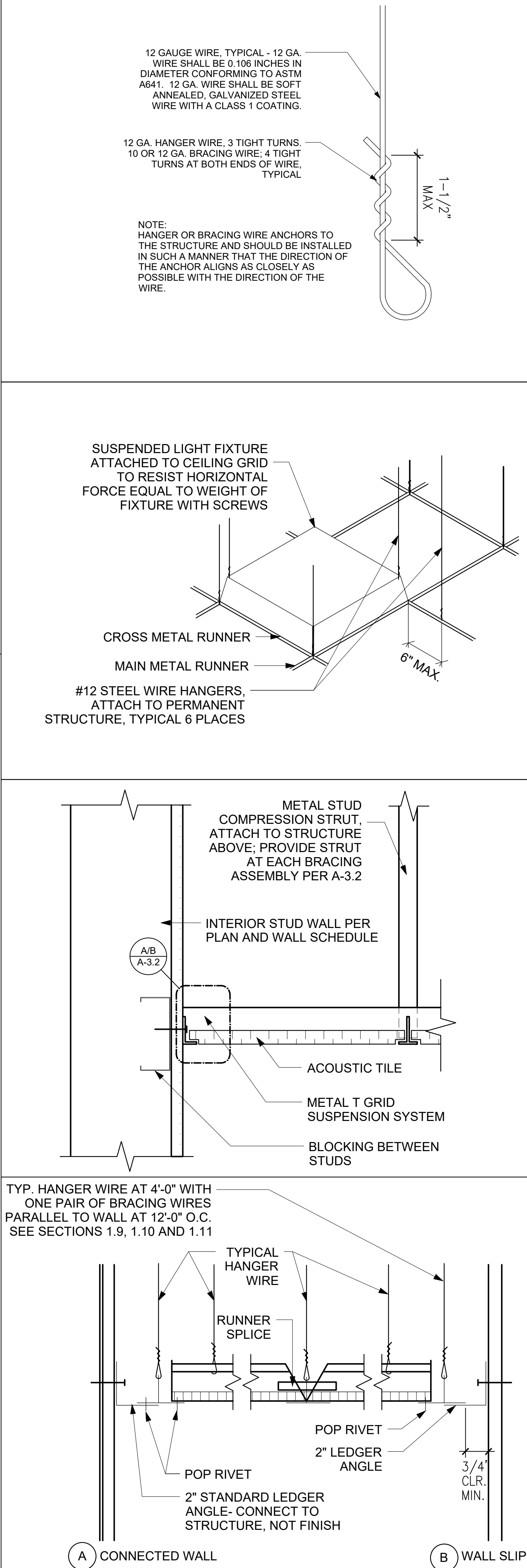
SCHEMATIC SUSPENDED LAY-IN PANEL CEILING FRAMING PLAN



HEAVY DUTY SUSPENDED CEILING TYPICAL DETAILS



SPECIFICATIONS		
"H"	LESS THAN 8'-0"	>8'-0" LESS THAN 20'-0"
PLAN VIEW		
METAL STUD SIZE	(1) 4"x20 GA. ICC-ESR 4062	(2) 4"x20 GA. JOINED W/ #10 S.M.S. @ 12" O.C. ICC-ESR 4062
CONNECTION TO CONC. OR MTL DECK W/ CONC. FILL	3/8" Ø EXPANSION ANCHOR WITH MIN. 5" EMBEDMENT	3/8" Ø EXPANSION ANCHOR WITH MIN. 5" EMBEDMENT
CONNECTION TO MTL. DECK, MTL. OR WD. BEAM	(2) #12 SHEET METAL SCREWS THRU LOCK WASHERS	(2) #12 SHEET METAL SCREWS THRU LOCK WASHERS
KL/R <200	@8'-0" KL/R=157	@8'-0" KL/R=151



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HUNTINGTON BEACH, CA 92649

REVISION

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HEALTH CORRECTION 10-24-19
FIRE CORRECTION 10-30-19
-
-
-

DETAILS

DATE 9-13-2019
SCALE
JOB NO
DRAWN BY

STORE NO.

DRAWING NO.

A-3.2



City of Huntington Beach
Department of Community Development
2000 Main Street, Huntington Beach, CA 92648
Office: (714) 536-5241 Fax: (714) 374-1647

CONSTRUCTION & DEMOLITION DEBRIS
RE-USE & RECYCLING PROGRAM

Construction and Demolition (C & D) Debris Re-Use and Recycling Program

When a project is covered by the updated Huntington Beach C & D Ordinance Section 8.2.1, it must recycle 65% of the debris it generates. Please review the table below for our current requirements.

Planned Start Date	January 1 st , 2017
Covered projects	Effective January 1 st , 2017 - Newly constructed building and demolition projects shall divert from landfills at least 65% of the construction materials generated during project. - All locally permitted additions and alterations to non-residential buildings or structures shall divert from landfills at least 65% of nonhazardous construction and demolition materials. - Additions and alterations to residential buildings that increase the structure's conditioned area, volume or size are also required to meet the 65% minimum diversion requirement.
Materials required to be recycled	65% of all generated waste must be diverted / recycled per 2016 California Green Building Standards Code, Chapter 4, section 4.408 for all new residential and Chapter 5, section 5.408.1 – 5.408.3 and 5.713.8 – 5.713.8.3 for all non-residential new construction, additions and/or alterations. Please complete attached for C & D Debris Waste log.
How to recycle:	Mixed C & D: All debris (no wet garbage) into one bin. Source-Separated: Separate by type.
Who can haul debris	Mixed C & D: Permit-holder, self-haul or truck-haul, waste generator or franchised hauler. Source-Separated: Anyone. Franchised Hauler: Republic Services (714) 947-3581
Where debris may go	Mixed C & D: City of Huntington Beach approved Mixed C & D facility such as Rainbow Disposal or see attached for other approved local processing facilities. Source-Separated: any facility that accepts the material.
Processing fee	Processing fee is currently being evaluated. Please continue to check with the Building Division counter staff for further updates.
Security Deposit	Required security deposit is currently being evaluated. Please continue to check with the Building Division counter staff for further updates.
Fines	Fines are currently being evaluated. Please continue to check with the Building Division counter staff for further updates.
Documentation	Permit-holder must keep a waste log of all materials hauled away from project site, as well as all weight tickets of disposed and recycled material. The waste log must be submitted at permit issuance, framing inspection and prior to building final approval.
How to comply	- Register your project either online using Green Halo Systems or by completing the Waste Reduction Recycling Plan (WRRP) form attached. Make sure to enter the Green Halo project tracking number on the WRRP form. The Green Halo System is a FREE web-based system that will help you create your waste management plan, upload your recycling date throughout your construction process and generate your final report for project compliance. - Create waste diversion plan in Green Halo and print out Project Information page. Submit (3) copies of the Waste Diversion Form and (3) copy of the waste diversion plan print-out from Green Halo with your Building Permit Application. - Divert debris as specified on the plan and collect required documentation. Be sure to ask for construction debris receipts from transfer stations in order to qualify for diversion requirements. Upload recycling and disposal receipts to Green Halo. - Pre-Building Final: show the Building Inspector final Green Halo report demonstrating diversion rate compliance. Note, the final report is not required for single-family renovations. NOTE: If you are unable to use Green Halo, complete the C & D Debris Waste Diversion Worksheet. Instead, fill out the Waste Diversion Plan (non-shaded) portion of the document prior to starting your project and the Waste Diversion Report (shaded) portion of the document prior to final inspections. Assistance: For assistance with the Diversion Plan Worksheet, contact the Building Division at (714) 536-5241. For Green Halo Systems, please visit www.greenhalosystems.com or call (888) 525-1301. (M-F 8am to 5pm).

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City of Huntington Beach
Department of Community Development
2000 Main Street, Huntington Beach, CA 92648
Office: (714) 536-5241 Fax: (714) 374-1647

CONSTRUCTION & DEMOLITION DEBRIS
RE-USE & RECYCLING PROGRAM

Construction and Demolition (C & D) Debris Waste Reduction and Recycling Plan (WRRP)

This form must be complete for the following types of projects:

- Newly constructed building and demolition projects shall divert from landfills at least 65% of the construction materials generated during project.
- All locally permitted additions and alterations to non-residential buildings or structures shall divert from landfills at least 65% of nonhazardous construction and demolition materials.
- Additions and alterations to residential buildings that increase the structure's conditioned area, volume or size are also required to meet the 65% minimum diversion requirement.

WRRP must be submitted and APPROVED prior to issuance of building permits. Incomplete forms will be returned to applicant and may delay issuance of permit(s). Each building requires a separate WRRP. Deliver WRRP with permit application to the Building Division permit counter, 2000 Main St, 3rd Floor, Huntington Beach, CA 92648. Allow 5-10 business days for WRRP processing. You may call (714) 536-5241 with inquiries regarding this form.

DO NOT ATTACH ADDITIONAL ITEMS

Permit#: _____

Contact Name: _____ Email Address: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Phone Number: _____ Fax Number: _____

For lines 1, 2 and 3, please check only 1 item for each:

- 1) Project Type: ☐ New Construction ☐ Addition/Alteration ☐ Demolition
- 2) Building Type: ☐ Non-Residential ☐ Low-rise residential/Duplex ☐ Apartment/Multi-Family
- 3) Tenant Improvement (check one): ☐ Yes ☐ No
- 4) Size of Project: _____ sq. ft. Project Valuation: \$ _____
- 5) Estimated Start Date: ____/____/____ Estimated Completion Date: ____/____/____
- 6) Compliance method (Check one and provide required information)

- ☐ Green Halo System (Enter tracking number) ☐ Waste Diversion Plan Worksheet (if not using Green Halo)

7) Briefly describe project (i.e.: renovate warehouse, remodel office, etc.): _____

8) How will scrap or waste material be handled to ensure salvage, re-use or recycling? _____

9) How will employees and sub-contractors be notified of recycling proposed plan and goals? _____

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City of Huntington Beach
Department of Community Development
2000 Main Street, Huntington Beach, CA 92648
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CONSTRUCTION & DEMOLITION DEBRIS WASTE DIVERSION WORKSHEET

PROJECT ADDRESS: _____

PERMIT NUMBER: _____

DATE: _____

Pre-Project Waste Diversion Plan (non-shaded portion). Indicate diversion method with an 'X' in appropriate column along with the name of vendor/facility. Calculate anticipated diversion and landfill percentage of each material type. If you are sending mixed construction debris to a transfer station for sorting, enter the same destination for all materials in the mix. List deconstructed items for reuse on-site (donated / sold), on the next page. Include the approximate weight in the column for reusable items.

Post-Project Waste Diversion Report (shaded portion). Enter actual weight in pounds for each category. Calculate weight column total and diversion rate. Keep all receipts for final report.

If applicant is using [Green Halo](#) online tracking system, this worksheet (including Waste Diversion Plan & Waste Diversion Report) is NOT REQUIRED! Green Halo offers a free web-based Waste Management Plan and Project Tracking System which can be found by visiting [https://www.greenhalosystems.com](#).

WASTE DIVERSION PLAN (FOR PLAN CHECK ONLY)							WASTE DIVERSION REPORT (FOR FINAL INSPECTION ONLY)				
MATERIAL	ANTICIPATED						ACTUAL (See weight conversion factors next page)		DIVERSION RATE		
	REUSE	RECYCLE	COMPOST	ESTIMATE % OF EACH WASTE/DONATED	VENDOR/FACILITY	WASTE	DIVERTED MATERIALS ALL METHODS	WASTE	DIVERSION RATE		
							VENDOR/FACILITY		LANDFILLED (lbs)	TOTAL DIVERTED - LANDFILLED	
ASPHALT			N/A	100%							100% REQUIRED
CONCRETE			N/A	100%							100% REQUIRED
DIRT & ROCK (from previously undeveloped lots)			N/A	100%							100% REQUIRED
AT LEAST 65% DIVERSION OF THE FOLLOWING MATERIALS. DIVERSION BASED ON AMOUNT OF THE COMBINED TOTAL WEIGHT OF MATERIALS BELOW.							A	B			
CARBONAD											
CARPET, PADDING, FOAM											
BRICK, MASONRY, TILE											
METALS											
PLANT DEBRIS											
SHEETROCK (not painted)											
CLEAN WOOD											
CEILING TILE											
PAINTED WOOD											
PAINTED DRYPALL, PLYWOOD											
REUSABLE ITEMS							[COMPLETE REUSE LIST NEXT				
ROOFING											
OTHER DEBRIS											
TOTAL									TOTAL (lbs)	TOTAL % DIVERTED A/(A+B) X 100	

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Adjusted cost of construction does not include the cost of alterations to path of travel elements required to be upgraded outside the area of alteration, structural repair, or addition

Summary of Accessible Upgrades – Form A

Project Address: 16400 Pacific Coast Highway, Ste.117	Permit Number:				
Project Description/Location: Type: ☒ Alteration ☐ Structural Repair ☐ Addition	Permit Valuation: *Adjusted Cost of Proposed Construction:				
PATH OF TRAVEL REQUIREMENTS FOR AREA OF ALTERATION, STRUCTURAL REPAIR, OR ADDITION					
Accessible Features	Does existing feature meet accessibility standards of Chapter 11B of the current CBC?	Will this feature be replaced or altered to meet Chapter 11B of the current CBC?	If so, how much will be spent to make this feature accessible?		
1. Accessible entrance	Y	N	\$		
2. Accessible route to the altered area	Y	N	\$		
3. Accessible restroom for each sex or a unisex restroom	Y	N	\$		
4. Accessible telephones	N/A	-	\$		
5. Accessible drinking fountains	N/A	-	\$		
6. Other (Any of the below)					
A. Accessible parking spaces	N/A	-	\$		
B. Signs	N/A	-	\$		
C. Alarms	N/A	-	\$		
D. Other:			\$		
Cost of All Features Provided (A)	Summary of costs of Accessible Features Nos. 1-6 provided above.		\$		
Adjusted Cost of Proposed Construction (B)	Construction cost for all proposed work on this permit application except Accessible Features Nos. 1-6 provided above.		\$		
Percentage Upgrades Provided (A / B)	Cost of all Features Provided / Total Cost on Same Path of Travel.		%		
Description of Access Features Provided:					
There will be no new access feature provided for this project.					
Applicant Certification					
I certify that the above information is true and correct to the best of my knowledge and belief.					
Signature:	Date: 10/15/19	Company: CDI			
Name:(print) David Kang	Address: 16520 Bake Pkwy, #100				
Title: Architect of Record	City, State Zip: Irvine, CA 92618				
Agent for: ☒ Owner ☐ Architect ☐ Engineer ☐ Contractor	Phone No.: 949-336-6636				

*If an area has been altered without providing an accessible path of travel to that area, and subsequent alterations of that area or a different area on the same path of travel are undertaken within three years of the original alteration, the total cost of alterations to the areas on that path of travel during the preceding three-year period shall be considered in determining whether the cost of making that path of travel accessible is disproportionate.



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CONSTRUCTION & DEMOLITION DEBRIS WASTE DIVERSION WORKSHEET

Reusable items such as cabinets, built-ins, framing lumber, siding, etc. are encouraged to be reused on-site. Please list accordingly.

ITEM	USE LOCATION	OFF-SITE BENEFACTOR OR DECONSTRUCTION COMPANY
	☐ ON-SITE ☐ OFF-SITE	
	☐ ON-SITE ☐ OFF-SITE	
	☐ ON-SITE ☐ OFF-SITE	

WEIGHT CONVERSION FACTORS

Use the following conversion factors as well as receipts from previous jobs to help you with your estimated diversion for the Waste Diversion Plan. The Waste Diversion Report is a record of your actual diversion and disposal. The Waste Diversion Report and receipts from landfills, transfer stations and recyclers must be available for review at your final building inspection.

Asphalt paving, crushed = 1,380 lbs / cubic yard	Concrete, scraps, loose = 1,855 lbs / cubic yard
Asphalt/shingles comp, loose = 418.5 lbs / cubic yard	Earth, loose = 2,052 lbs / cubic yard
Brick, laid flat = 20 lbs / square foot flat	Fiberglass insulation, loose = 17 lbs / cubic yard
Brick, loose = 120 lbs / cubic foot, 3,200 lbs / cubic yard	Sheetrock scrap, loose = 393.5 lbs / cubic yard
Ceramic tile, scrap, loose = 1,214 lbs / cubic yard	Rock, crushed = 2,570 lbs / cubic yard

Please submit three (3) copies of this worksheet with your building permit application and this worksheet shall be electronically placed / made a part of plans.

For instructions on how to fill out this form, see "Waste Diversion Worksheet Instructions" located online at the Building Division website under Frequently Requested Forms.

For more information, visit [http://www.huntingtonbeachca.gov/government/departments/planning-building](#) or contact the Building Division at (714) 536-5241.

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CONSTRUCTION & DEMOLITION DEBRIS WASTE DIVERSION WORKSHEET

LOCAL RECYCLING DEALERS / FACILITIES

The categories of recyclable materials are as follows:

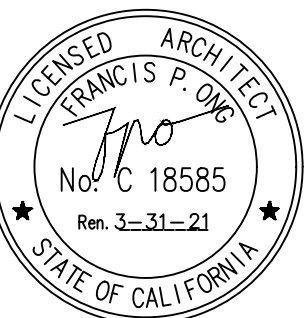
- Construction and Demolition Materials: Brick, concrete, dirt, granite, gravel, pavement/asphalt and sand.
- Green Wastes: Compost, grass clippings, leaves, pruning, and Christmas trees.
- Glass: Beverage containers, crushed glass, and window panes.
- Wood: Bark, boards, planks, chips, pallets, plywood, sawdust and shavings.

Note: Although a company may designate the acceptance of materials in one or more categories, please call to verify the materials and quantities produced on your project are accepted. You may also visit Cal Recycle at [http://www.calrecycle.ca.gov/candemo/recyclers/RecyclerSearch.aspx](#) for other local dealers and facilities.

Franchised Waste Hauler	C & D	Metals	Green Waste	Glass	Wood	Recycling Facilities	C & D	Metals	Green Waste	Glass	Wood
Rainbow Disposal 17121 Nichols Ln, Huntington Beach, CA 92647 (714) 847-3581						Huntington Beach Recycling 7632 Slater Ave, Huntington Beach, CA 92647 (714) 841-4885					
						Rainbow Disposal 17121 Nichols Ln, Huntington Beach, CA 92647 (714) 847-3581					
Recycling Facilities	C & D	Metals	Green Waste	Glass	Wood	Recycling Facilities	C & D	Metals	Green Waste	Glass	Wood
Dan Copp Crushing Corp. 1120 N. Richfield Rd, Anaheim, CA 92807 (714) 777-6400						Madison Materials 1035 East 4 th St, Santa Ana, CA 92701 (714) 664-0159					
Aguinaga Company 16355 Construction Cir #W, Irvine, CA 92606 (949) 786-9558						R.J. Noble 15505 E. Lincoln Ave, Orange, CA 92665 (714) 637-1550					
Ewies Materials (concrete, concrete blocks, asphalt only) 8200 Katella Ave Stanton, CA 90680 (714) 894-1988						TVI Gold Coast Recycling 7973 Irvine Blvd, Irvine, CA 92618 (949) 551-0363					
All Variety Metals, Inc 10162 Santiago St, Santa Ana, CA 92701 (714) 835-9235						Sunset Environmental 16122 Construction Cir #E, Irvine, CA 92606 (949) 654-1562					

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CDI
Engineering + Architecture + Consulting
16520 Bake Parkway, Suite 100, Irvine, CA 92618
Telephone: (949) 533-4117



BEALE'S TEXAS BBQ
16400 PACIFIC COAST HIGHWAY
SUITE 117
HUNTINGTON BEACH, CA 92649

REVISION	1	PLAN CHECK 10-4-19
2	HEALTH CORRECTION 10-24-19	
3	FIRE CORRECTION 10-30-19	
4		
5		
6		

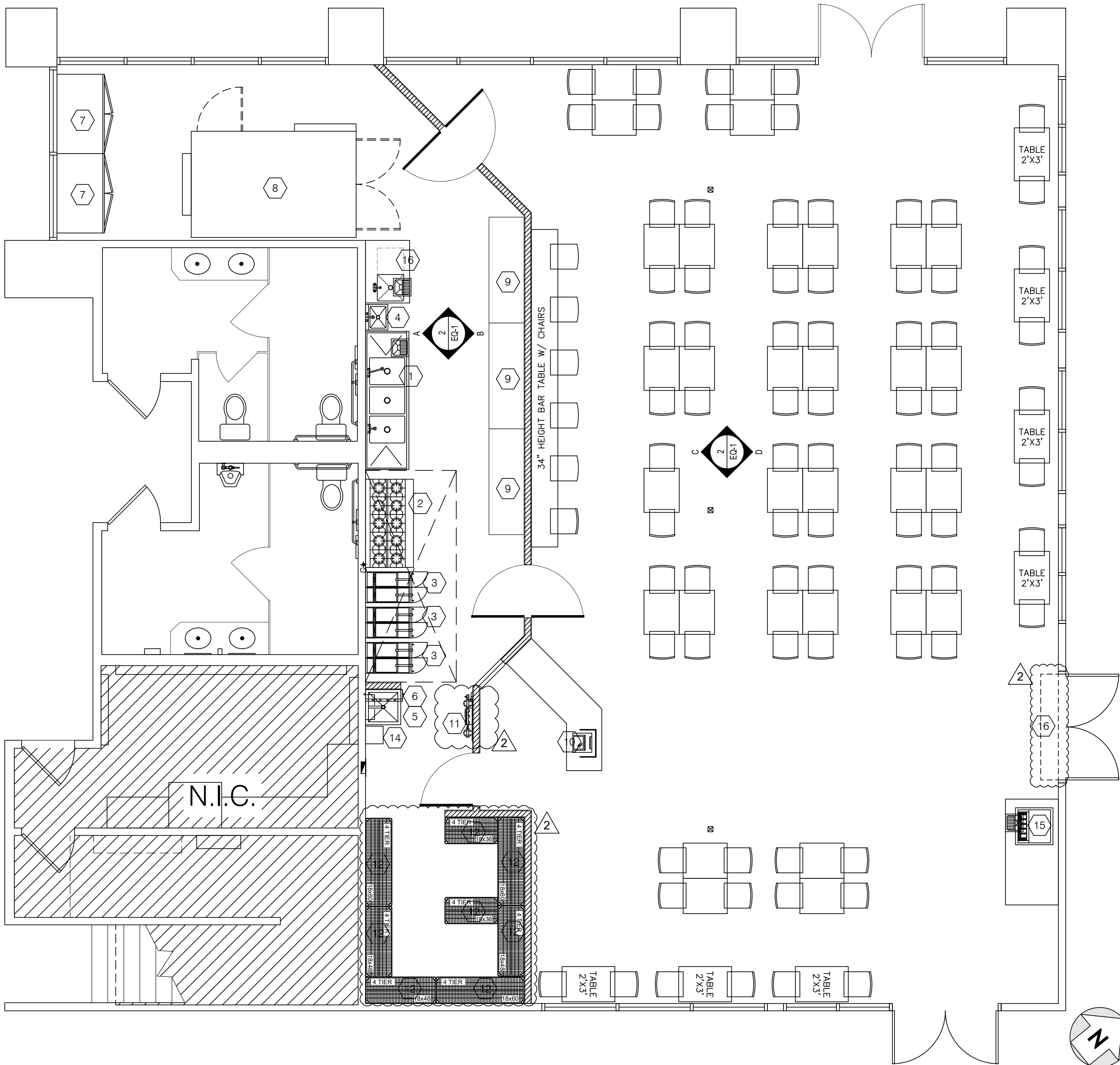
CONSTRUCTION
& DEMO
DEBRIS
FORMS

DATE 9-13-2019	JOB NO -----
SCALE	DRAWN BY

STORE NO.

DRAWING NO.

A-4

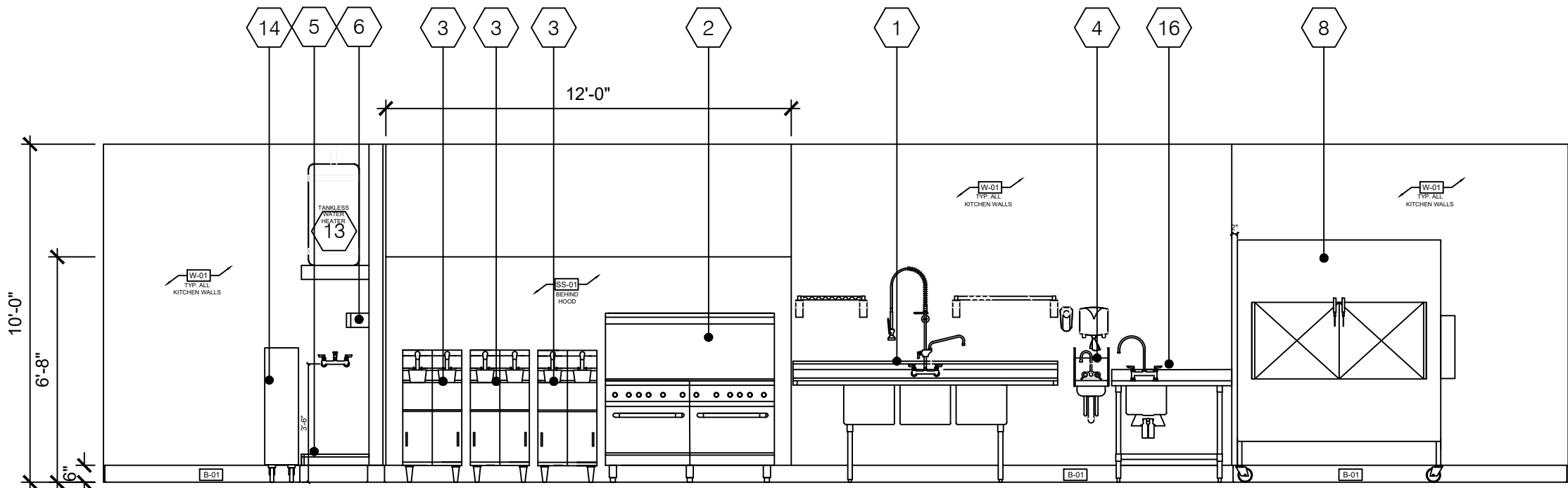


EQUIPMENT PLAN 1/4"=1'-0" 1

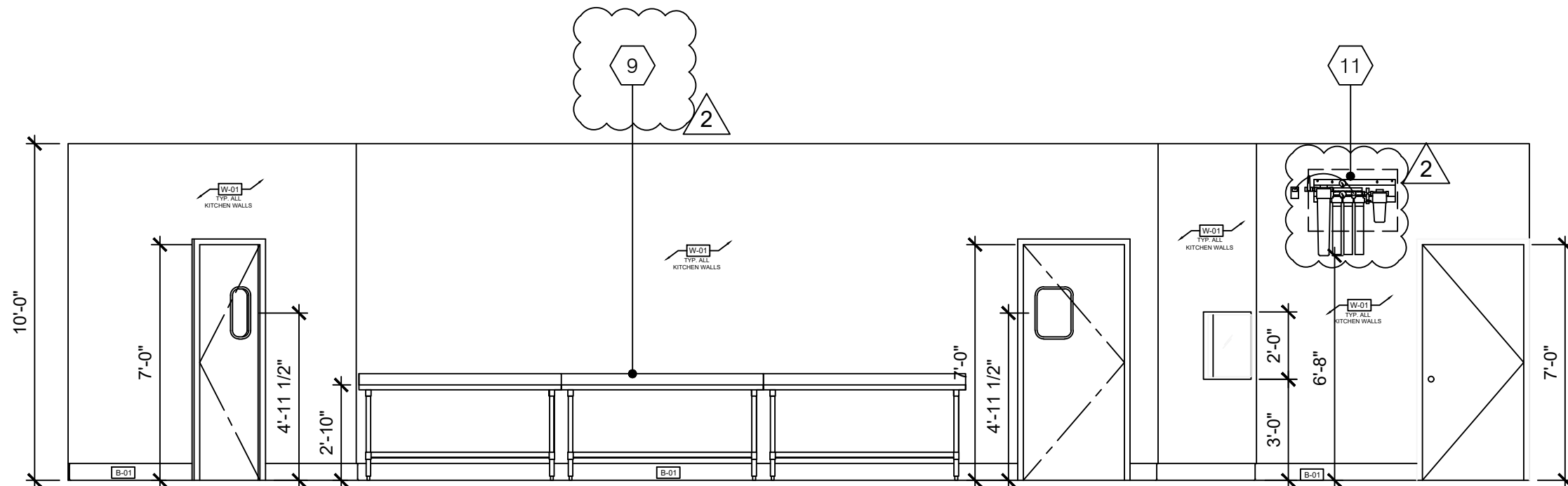
EQUIPMENT SCHEDULE

Item No	Qty	Equipment Category	Manufacturer	Model Number
1	1	3-Comp. Sink 18"x24"x14" Bowl, 18"x29.5" Drainboards	Advance Tabco	FC-3-1818-18RL, 18"x18"x14" DEEP, 16 GA. 304 S/S
2	1	10 Burner Gas Range w/ 2- Ovens	CPG	351S60(L/N)
3	3	Fryer	Avantco	FF518
4	1	Hand Sink	REGENCY	600HS17SP, 14"x10"x5.5" DEEP SINK W/9.5" HIGH SPLASH GUARDS ON BOTH SIDES
5	1	Mop Sink w/ Vacuum Breaker Faucet	---	INSTALL W/ MV AND BACKFLOW PREVENTER
6	1	Mop Rack & Chem. Rack Above	---	---
7	2	Reach-in Refrigerator	Avantco	178A-49RHC
8	1	Grill	Ole Hickory Pits	SSJ
9	3	SS Table (Various Size)	REGENCY	16 GAGE 24"x72" TABLE
10	1	POS	---	---
11	1	Water Filtration System	ECOLAB	TO20/TO20S OR SIMILAR
12	8	4 Tiers Dry Food Shelving	REGENCY	SIZE VARIOUS
13	1	Tankless Water Heater	See Plumbing Plan	---
14	1	Employee Locker	---	---
15	1	Fountain Machine	---	---
16	1	Prep. Sink 18"x18"x14" Bowl, Min.18"x18" Drainboards	REGENCY	600S1181818 RT, 16 GA. 304 S/S; INSTALL W/MV
17	1	72" Air Curtain	SCHWANK LTD	AB-1006-12-01

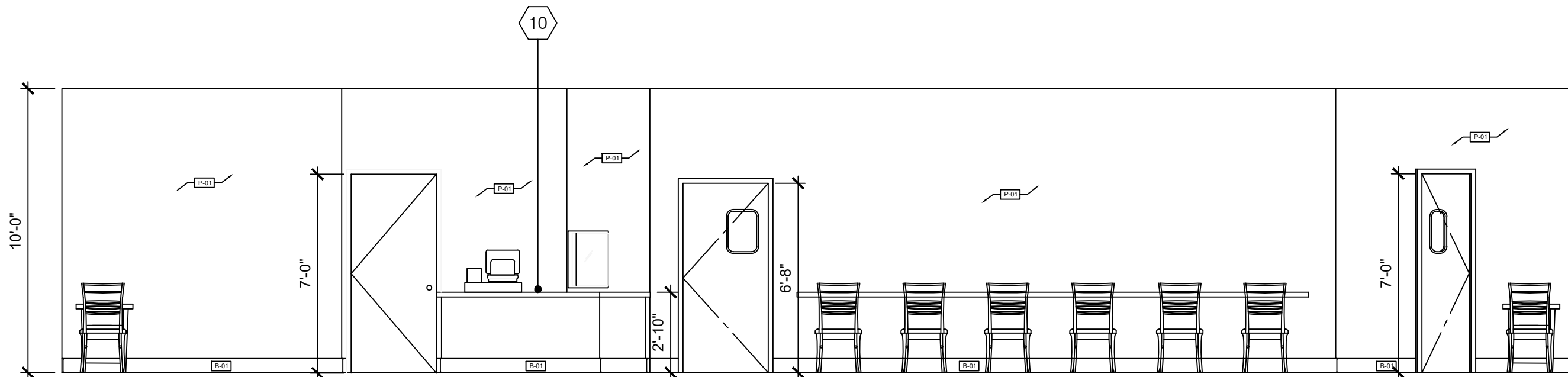
EQUIPMENT NOTE:
ALL NEW AND REPLACEMENT FOOD-RELATED
OR UTENSIL-RELATED EQUIPMENT SHALL BE
CERTIFIED OR CLASSIFIED FOR SANITATION BY
AN AMERICAN NATIONAL STANDARDS INSTITUTE
(ANSI) ACCREDITED CERTIFICATION PROGRAM.
EXAMPLE OF THESE ACCREDITED PROGRAMS
INCLUDE NSF, UL, INTERTEC ETL, CSA ETC.



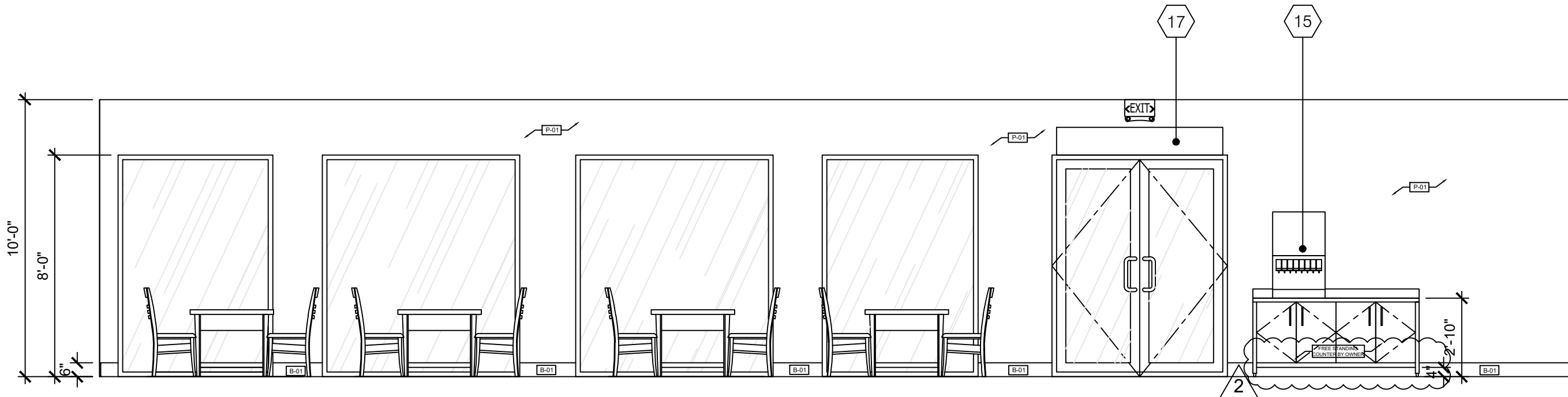
ELEVATION - A



ELEVATION - B

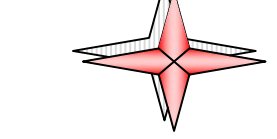


ELEVATION - C

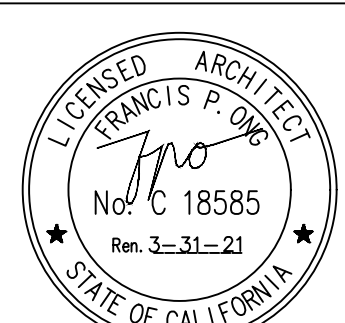


ELEVATION - D

INTERIOR ELEVATIONS 1/4"=1'-0"



CDI Circa Domini International
Engineering + Architecture + Consulting
16520 Bake Parkway, Suite 100, Irvine, CA 92618
Telephone: (949) 533-4117



LICENCED ARCHITECT
FRANCIS P. NO
No. C 18585
Exp. 3-31-21
STATE OF CALIFORNIA

BEALE'S TEXAS BBQ
16400 PACIFIC COAST HIGHWAY
SUITE 117
HUNTINGTON BEACH, CA 92649

REVISION	
1	PLAN CHECK 10-4-19
2	HEALTH CORRECTION 10-24-19
3	FIRE CORRECTION 10-30-19
4	-
5	-
6	-

EQUIPMENT PLAN & INTERIOR ELEVATIONS

DATE	JOB NO
9-13-2019	-----
SCALE	DRAWN BY

STORE NO.

DRAWING NO.

EQ-1