

# TENANT IMPROVEMENT FOR EXPANSION OF EXISTING RESTAURANT FOR: **BENCHMARK** 605 E. SANTA ANA BLVD. SANTA ANA, CA 92701

**JEFF S. COFFMAN**  
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FOR EXPANSION OF  
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FOR  
**BENCHMARK**

605 E. SANTA ANA BL.  
SANTA ANA, CA 92701

REVISIONS

COMMENTS

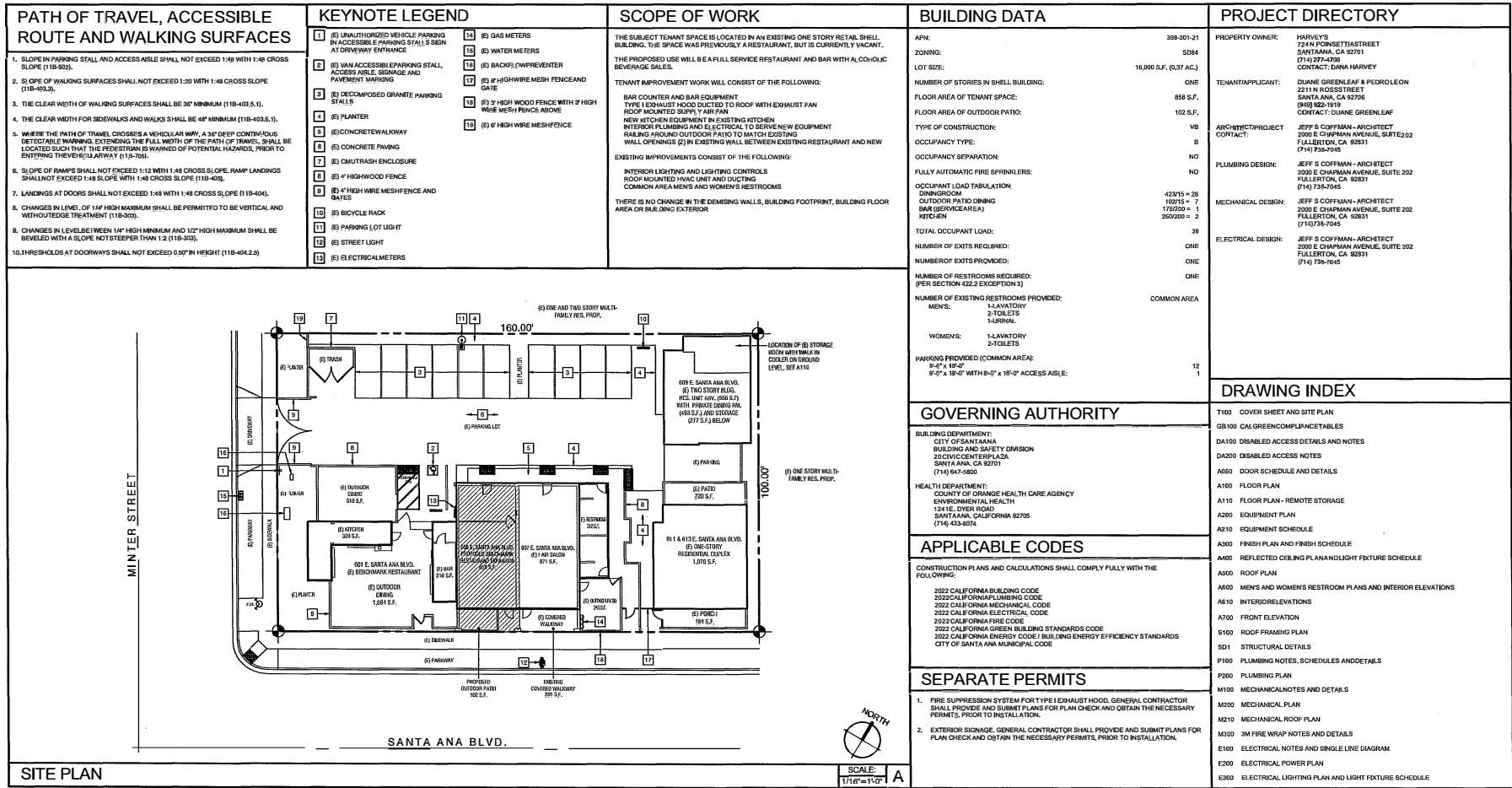
121024 - 1.0002 FOR HEALTH AND  
SLOPE PLAN CHECK

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COVER SHEET AND  
SITE PLAN

JOB NO. 1145-22  
DRAWN J.S.C.O.  
CHECKED J.C.  
SCALE NOTED  
DATE NOTED  
SHEET NO.

**T100**



## GOVERNING AUTHORITY

BUILDING DEPARTMENT:  
CITY OF SANTA ANA  
BUILDING AND SAFETY DIVISION  
20 CIVIC CENTER PLAZA  
SANTA ANA, CA 92701  
(714) 647-3800

HEALTH DEPARTMENT:  
COUNTY OF ORANGE HEALTH CARE AGENCY  
ENVIRONMENTAL HEALTH  
124 N. EVER ROAD  
SANTA ANA, CALIFORNIA 92705  
(714) 433-6074

## APPLICABLE CODES

CONSTRUCTION PLANS AND CALCULATIONS SHALL COMPLY WITH THE FOLLOWING:  
  
2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA FIRE CODE  
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE  
2022 CALIFORNIA ENERGY CODE / BUILDING ENERGY EFFICIENCY STANDARDS  
CITY OF SANTA ANA MUNICIPAL CODE

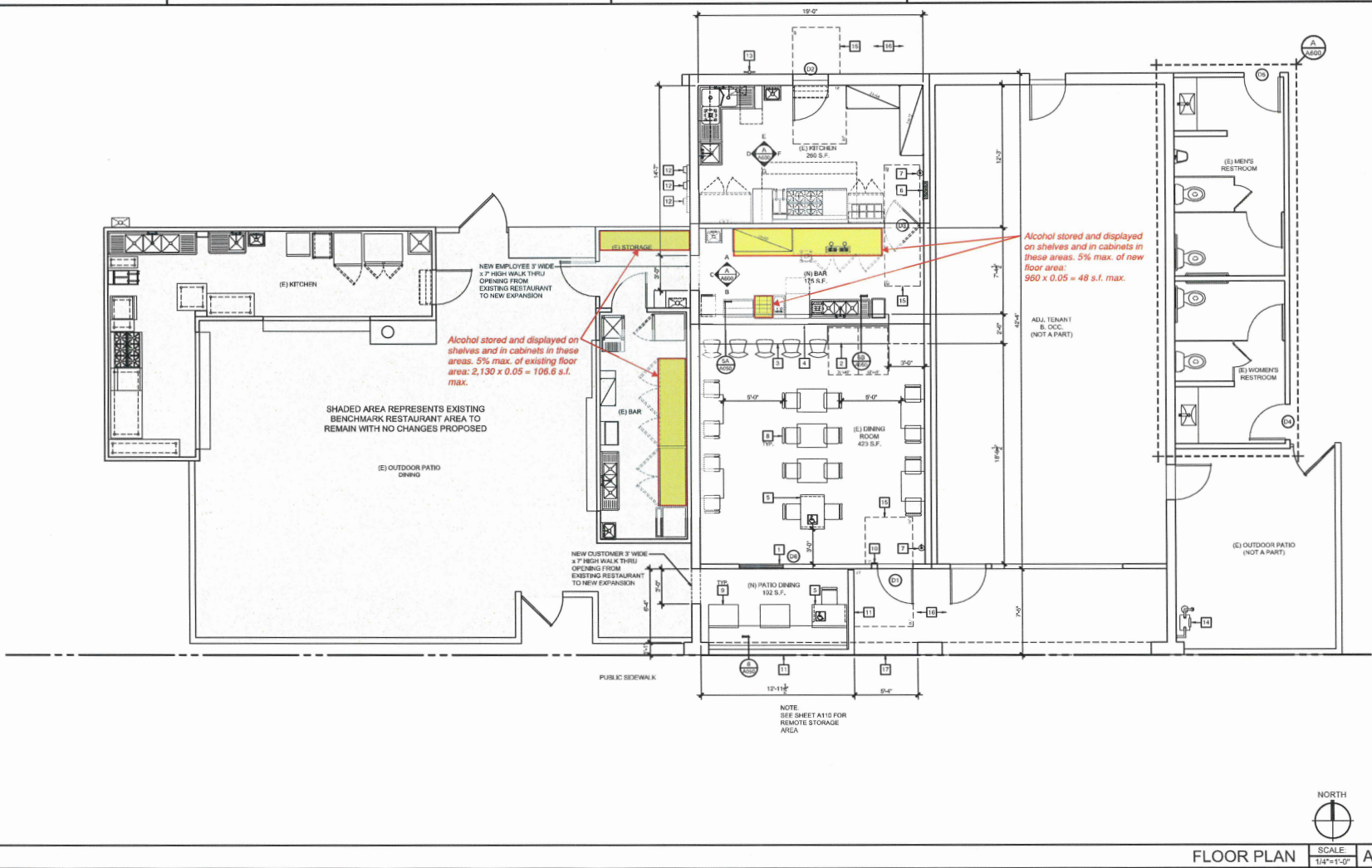
## SEPARATE PERMITS

- FIRE SUPPRESSION SYSTEM FOR TYPE I EXHAUST HOOD. GENERAL CONTRACTOR SHALL PROVIDE AND SUBMIT PLANS FOR PLAN CHECK AND OBTAIN THE NECESSARY PERMITS, PRIOR TO INSTALLATION.
- EXTERIOR SIGNAGE. GENERAL CONTRACTOR SHALL PROVIDE AND SUBMIT PLANS FOR PLAN CHECK AND OBTAIN THE NECESSARY PERMITS, PRIOR TO INSTALLATION.

## DRAWING INDEX

T100 COVER SHEET AND SITE PLAN  
GB100 CAL GREEN COMPLIANCE TABLES  
DA100 DISABLED ACCESS DETAILS AND NOTES  
DA200 DISABLED ACCESS NOTES  
A600 DOOR SCHEDULE AND DETAILS  
A100 FLOOR PLAN - REMOTE STORAGE  
A200 EQUIPMENT PLAN  
A210 EQUIPMENT SCHEDULE  
A300 FINISH PLAN AND FINISH SCHEDULE  
A400 REFLECTED CEILING PLAN AND LIGHT FIXTURE SCHEDULE  
A500 ROOF PLAN  
A600 MEN'S AND WOMEN'S RESTROOM PLANS AND INTERIOR ELEVATIONS  
A610 INTERIOR ELEVATIONS  
A700 FRONT ELEVATION  
S100 ROOF FRAMING PLAN  
SD1 STRUCTURAL DETAILS  
P100 PLUMBING NOTES, SCHEDULES AND DETAILS  
P200 PLUMBING PLAN  
M100 MECHANICAL NOTES AND DETAILS  
M200 MECHANICAL PLAN  
M210 MECHANICAL ROOF PLAN  
M300 3M FIRE WRAP NOTES AND DETAILS  
E100 ELECTRICAL NOTES AND SINGLE LINE DIAGRAM  
E200 ELECTRICAL POWER PLAN  
E300 ELECTRICAL LIGHTING PLAN AND LIGHT FIXTURE SCHEDULE

CONSTRUCTION WASTE	SYMBOL LEGEND	INTERIOR FINISHES	KEYNOTE LEGEND																		
<p>GENERAL CONTRACTOR SHALL SUBMIT A WASTE MANAGEMENT PLAN FORM AS PART OF THIS PERMIT PROCESS. COLLECT AND KEEP ALL RECEIPTS AND RECORDS OF THE DISPOSAL, RECYCLING, DONATIONS, AND REUSE OF THE MATERIALS. RECEIPTS MUST SHOW MATERIAL TYPE, TONNAGE OR WEIGHT, HOW THE MATERIALS WERE TREATED, THE FACILITY USED, AND THE ADDRESS OF THE JOB SITE.</p> <p>GENERAL CONTRACTOR SHALL UTILIZE REPUBLIC SERVICES FOR ALL CONSTRUCTION AND DEMOLITION HAULING (877) 329-2074.</p>	<div><div><div>EXISTING WALL</div><div>EXISTING STOREFRONT</div><div>NEW 6" STUD LOW WALL AT BAR COUNTER</div><div>12" x 12" FLOOR SINK WITH DOME AND GRATE FLUSH WITH FINISHED FLOOR. PROVIDE MIN. 1" AIR GAP BETWEEN GRATE AND DRAIN PIPE.</div><div>2" FLOOR DRAIN</div><div>KEY NOTE</div><div>DOOR SCHEDULE SYMBOL</div></div><div><div>DETAIL</div><div>SHEET WHERE DETAIL IS LOCATED</div><div>ELEVATION</div><div>SHEET WHERE ELEVATION IS LOCATED</div><div>ELEVATION VIEW</div><div>ILLUMINATED EXIT SIGN SEE SHEET A100 FOR SPECIFICATION</div><div>30"x48" CLEAR WHEELCHAIR SPACE</div></div></div>	<p>INTERIOR FINISHES SHALL COMPLY WITH CBC 903.1.2 AND CBC TABLE 903.1.3</p> <p>INTERIOR WALL AND CEILING FINISH MATERIAL CLASSIFICATIONS:</p> <table><thead><tr><th>CLASS</th><th>FLAME SPREAD INDEX</th><th>SMOKE DEVELOPED</th></tr></thead><tbody><tr><td>A</td><td>0-25</td><td>0-450</td></tr><tr><td>B</td><td>26-75</td><td>0-450</td></tr><tr><td>C</td><td>76-200</td><td>0-450</td></tr></tbody></table> <p>INTERIOR WALL AND CEILING FINISH REQUIREMENTS FOR B OCCUPANCY SPRINKLERED BUILDING (TABLE 903.1.3):</p> <table><thead><tr><th>AREA</th><th>CLASS</th></tr></thead><tbody><tr><td>INTERIOR EXIT CORRIDORS</td><td>A</td></tr><tr><td>ROOMS AND ENCLOSED SPACES</td><td>C</td></tr></tbody></table>	CLASS	FLAME SPREAD INDEX	SMOKE DEVELOPED	A	0-25	0-450	B	26-75	0-450	C	76-200	0-450	AREA	CLASS	INTERIOR EXIT CORRIDORS	A	ROOMS AND ENCLOSED SPACES	C	<div><div><div>(E) SLIDING GLASS DOORS (DEPICTED IN THE OPEN POSITION). CUSTOMERS DO NOT OPEN OR CLOSE THE SLIDING GLASS DOOR</div><div>60" WIDE SOLID SURFACE ACCESSIBLE SERVICE COUNTER 28" MIN. TO 34" MAX. HIGH WITH 60" x 48" CLEAR FLOOR SPACE PROVIDING KNEE SPACE 27" HIGH x 60" WIDE x 19" DEEP</div><div>42" HIGH SOLID SURFACE SERVICE COUNTER</div><div>LOW WALL BELOW COUNTER</div><div>ACCESSIBLE DINING TABLE 28" MIN. TO 34" MAX. HIGH WITH 30" x 48" CLEAR FLOOR SPACE PROVIDING KNEE SPACE 27" HIGH x 30" WIDE x 19" DEEP</div><div>ELECTRICAL SUB-PANEL. SEE ELECTRICAL PLANS</div><div>2A, 10 BC FIRE EXTINGUISHER, MOUNTED WITH HANDLE AT +48" A.F.F.</div><div>NON FIXED TABLES AND CHAIRS</div><div>NON FIXED OUTDOOR TABLE AND CHAIRS</div></div><div><div>TACTILE EXIT SIGN. SEE 3A100</div><div>WOOD GUARDRAIL, TO MATCH EXISTING</div><div>EXISTING ELECTRICAL METER</div><div>EXISTING WATER METER</div><div>EXISTING GAS METER</div><div>LEVEL LANDING. SEE 3DA100</div><div>EXISTING GAS METER</div><div>EXISTING CONCRETE WALKWAY JOINS FLUSH TO PUBLIC SIDEWALK</div></div></div>
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FLOOR PLAN

JOB NO. 1145-22

DRAWN J.C./J.O.

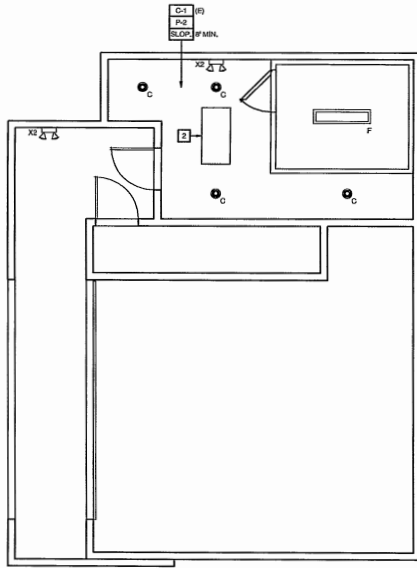
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SCALE NOTED

DATE NOTED

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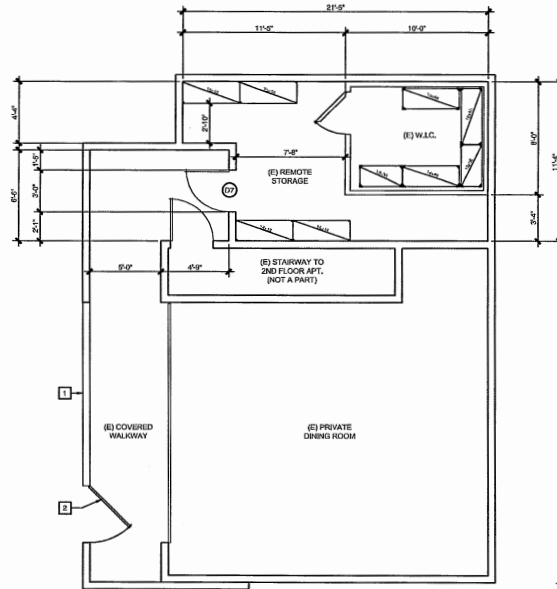
A100



REFLECTED CEILING PLAN

SCALE: 1/4"=1'-0"

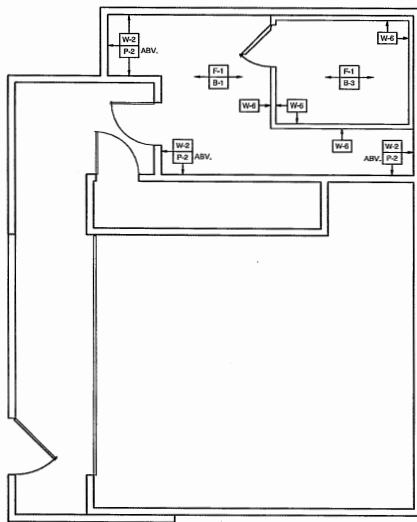
C



FLOOR PLAN

SCALE: 1/4"=1'-0"

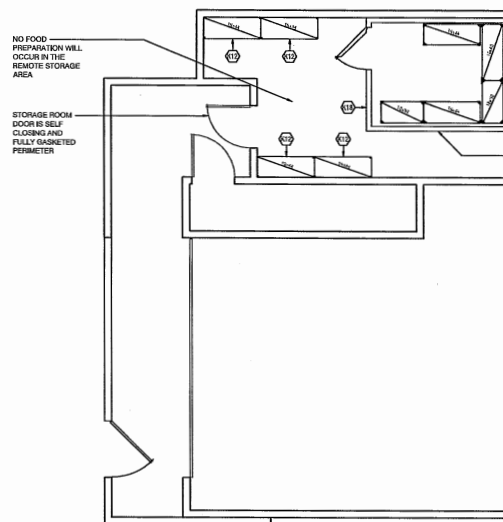
A



FINISH PLAN

SCALE: 1/4"=1'-0"

D



EQUIPMENT PLAN

SCALE: 1/4"=1'-0"

B

KEYNOTE LEGEND

- 1 (E) WOOD RISE
- 2 (E) 48" WIDE METAL GATE WITH PUSH/PULL HANDLE
- 3 (E) FIXED GLASS SKYLIGHT

SYMBOL LEGEND

- EXISTING WALL
- 17" x 12" FLOOR SINK WITH DOME AND GRATE FLUSH WITH FINISHED FLOOR. PROVIDE MIN. 1" AIR GAP BETWEEN GRATE AND DRAIN PIPE.
- KEY NOTE
- DOOR SCHEDULE SYMBOL
- EQUIPMENT SCHEDULE SYMBOL
- FINISH SCHEDULE SYMBOL
- EXISTING WALK-IN COOLER LIGHT. SEE LIGHT FIXTURE SCHEDULE
- EXISTING RECESSED DOWN LIGHT. SEE LIGHT FIXTURE SCHEDULE
- EXISTING EMERGENCY LIGHT. SEE LIGHT FIXTURE SCHEDULE

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FLOOR PLAN-  
REMOTE  
STORAGE

JOB NO. 1145-22

DRAWN J.C./D.

CHECKED J.C.

SCALE NOTED

DATE NOTED

SHEET NO.

A110