

PROJECT DATA

SCOPE OF WORK

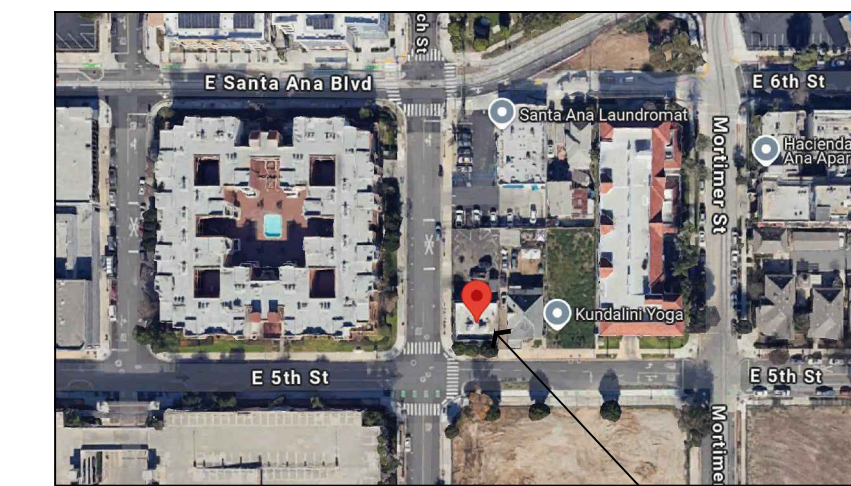
CONDITIONAL USE PERMIT APPLICATION TO CHANGE OCCUPANCY OF EXISTING 2,024 S.F. SINGLE STORY OFFICE USE TO CRAFT BEER TASTING TAVERN AND OUTDOOR SEATING.

THERE SHALL BE NO BREWING / MANUFACTURING OF CRAFT BEER ON PREMISES.

PROJECT ADDRESS	501 N. FRENCH ST. SANTA ANA, CA 92701
APN	598-324-10
ZONE	SD-B4, TRANSIT ZONING CODE SUBZONE DT (DOWNTOWN)
CONSTRUCTION	TYPE V-B SINGLE STORY NON-SPRINKLER
LOT AREA	6,201 S.F. (0.142 ACRES)
EXISTING OCCUPANCY	B
PROPOSED OCCUPANCY	A-2 BEER TASTING TAVERN
BUILDING AREA	2,024 S.F.

PARKING PROVIDED	
ACCESSIBLE STANDARD	1 SPACE 4 SPACES
TOTAL ON SITE PARKING PROVIDED	5 SPACES

VICINITY MAP



501 N. FRENCH ST.
SANTA ANA, CA

SHEET INDEX

A0.1	SITE PLAN COVER SHEET
A1.1	DEMOLITION FLOOR PLAN
A2.1	FLOOR PLAN
A3.1	EXTERIOR ELEVATIONS

stützel
DESIGN

2775 Pioneer Ranch Rd.
Templeton, CA 93465
805.459.1609

SANTA ANA RIVER BREWING CO.

501 N. FRENCH ST.
SANTA ANA, CA

REVISIONS	DATE
AS-BUILTS	10 JUL 24
FLOOR PLAN	26 JUL 24
FLOOR PLAN	31 AUG 24
FLOOR PLAN	16 SEP 24
CUP FIRST SUBMIT	05 OCT 24
CUP SECOND SUBMIT	10 DEC 24

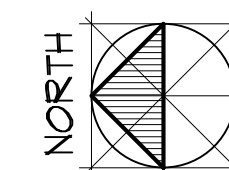
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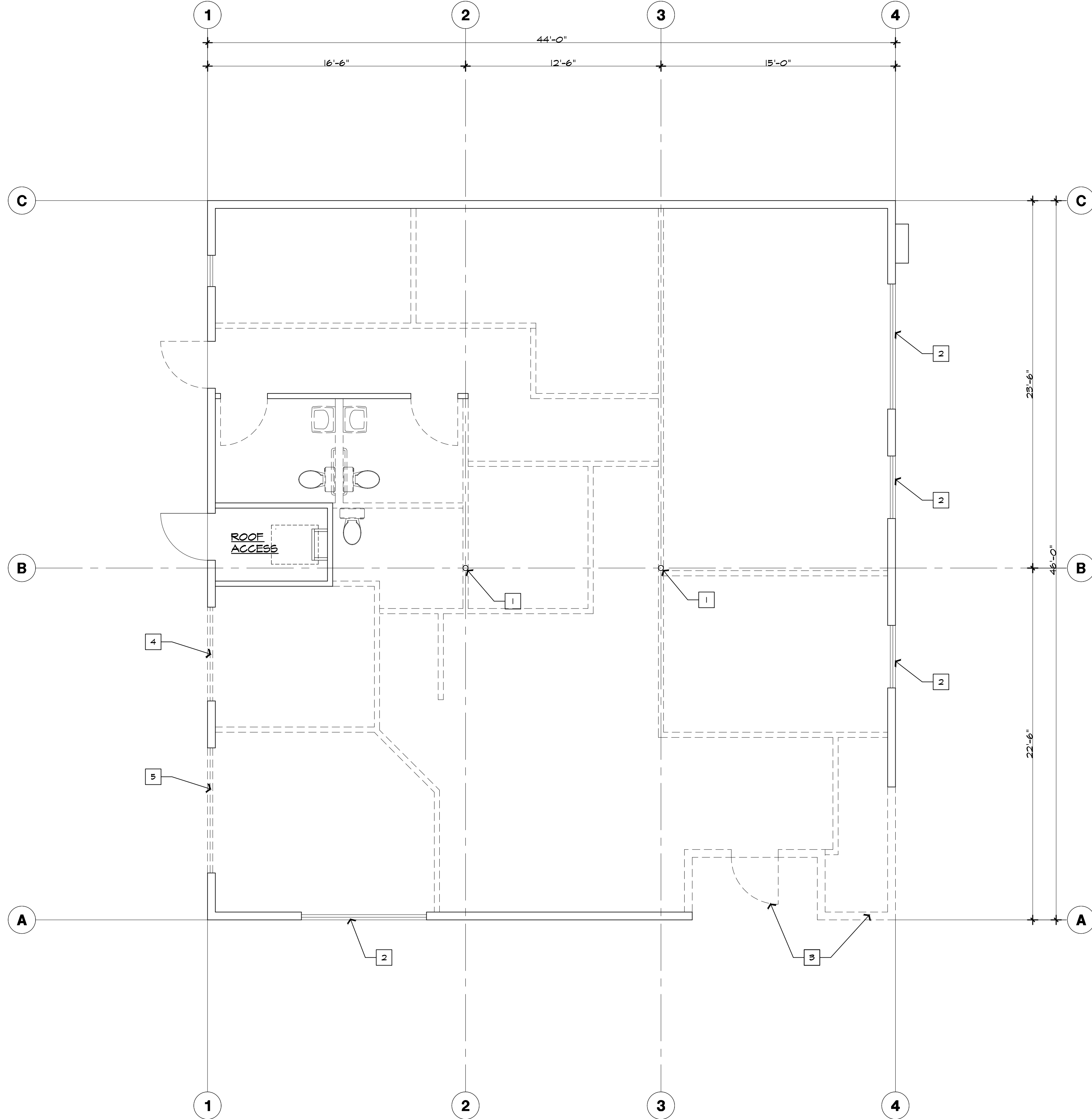
JOB NO. 24102

COVER SHEET
SITE PLAN

A0.1

SITE PLAN
1/8" = 1'-0"





KEYNOTES

- EXISTING BUILDING COLUMN TO REMAIN.
- EXISTING WINDOWS TO REMAIN. CLEAN / REPAIR AS REQUIRED.
- REMOVE EXISTING ENTRY DOOR TO PROVIDE FOR NEW ANGLED STOREFRONT DOOR ENTRY.
- REMOVE EXISTING WINDOW TO PROVIDE FOR NEW STOREFRONT ENTRY DOOR / WINDOW ASSEMBLY.
- REMOVE EXISTING WINDOW TO PROVIDE FOR NEW ROLL UP DOOR.

WALL LEGEND

- ===== EXISTING WALL TO REMAIN
- - - - - EXISTING WALL TO BE REMOVED

GENERAL NOTES

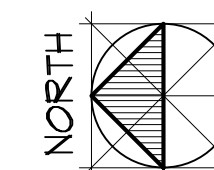
CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND EXACT SCOPE OF WORK WITH OWNER PRIOR TO STARTING DEMOLITION.

CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING OF EXISTING STRUCTURE.

ALL WATER AND SEWER LINES SHALL BE CAPPED AS REQUIRED FOR ANY PLUMBING FIXTURE TO BE REMOVED.

EXISTING WINDOWS SHALL BE REMOVED AND REPLACED, U.N.O.

DEMOLITION FLOOR PLAN
1/4" = 1'-0"



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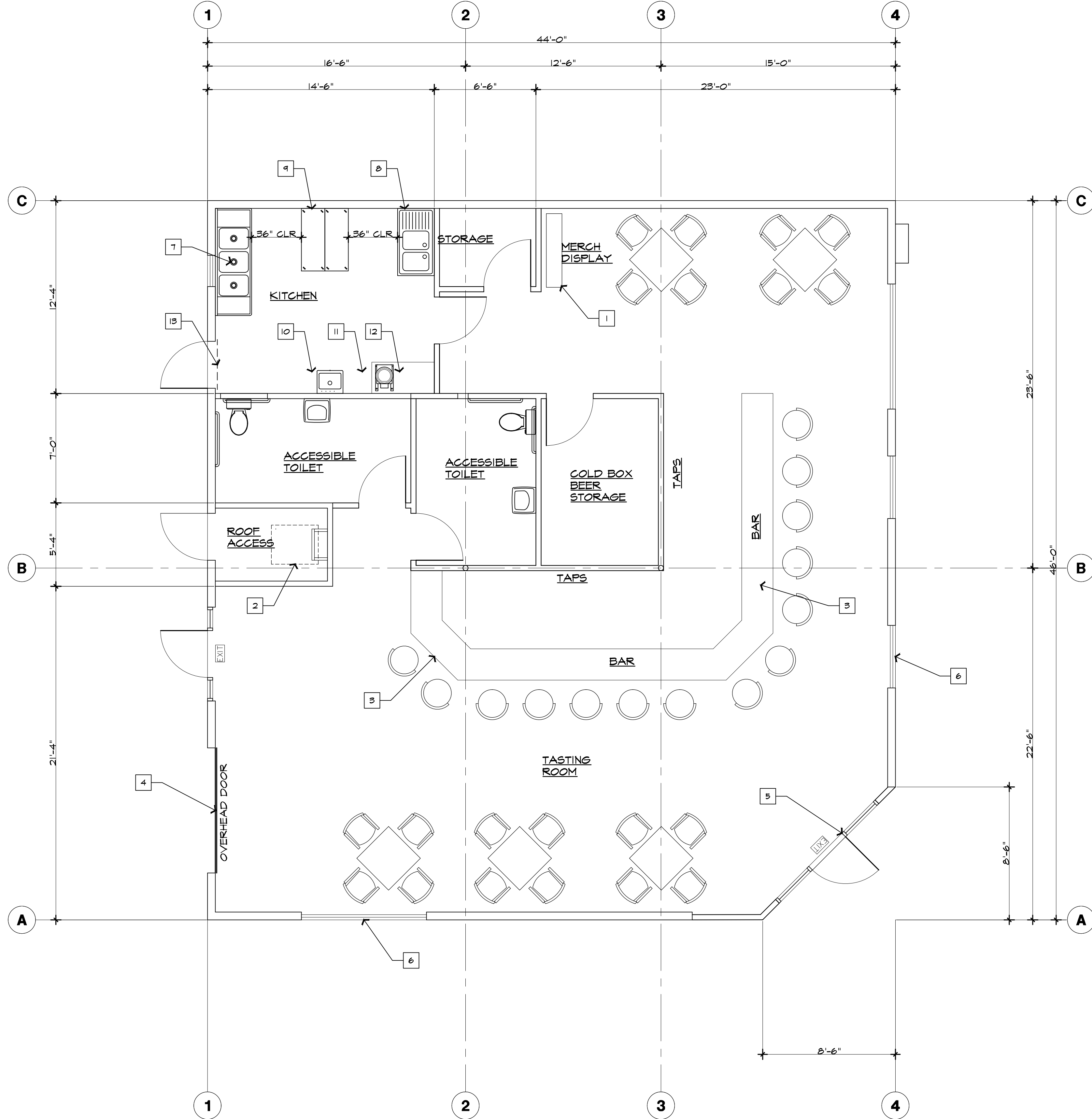
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DEMOLITION FLOOR PLAN

A1.1



- KEYNOTES**
- 1 DISPLAY CASEWORK FOR MERCHANDISE SALES.
 - 2 EXISTING ROOF ACCESS HATCH / LADDER CLOSET TO REMAIN.
 - 3 BAR TOP AND BAR HEIGHT SIT DOWN SEATING.
 - 4 NEW OVERHEAD ROLL UP DOOR.
 - 5 NEW ANGLED STOREFRONT DOOR ENTRY. DIRECT ACCESS TO PUBLIC SIDEWALK.
 - 6 EXISTING WINDOWS TO REMAIN. CLEAN / REPAIR AS REQUIRED.
 - 7 STAINLESS STEEL 3-COMPARTMENT SINK.
 - 8 STAINLESS STEEL PREP SINK.
 - 9 (2) STAINLESS STEEL 18"x48" FOUR TIER STORAGE SHELVES. (8) TIERS AT 4FT = 32 LINEAR FT STORAGE
 - 10 STAINLESS STEEL HAND SINK.
 - 11 SANDWICH PANINI PRESS.
 - 12 STAINLESS STEEL PREP TABLE.
 - 13 AIR CURTAIN.



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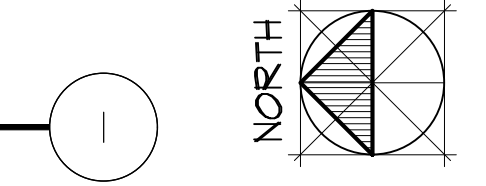
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FLOOR PLAN

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



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EXTERIOR ELEVATIONS

KEYNOTES

- 1 EXISTING ROOF MANSARD WITH COMPOSITION ROOF TILES.
- 2 EXISTING STUCCO EXTERIOR FINISH TO BE PAINTED.
- 3 EXISTING BRICK VENEER.
- 4 EXISTING ELECTRICAL METER BOX.
- 5 EXISTING WINDOWS TO REMAIN. CLEAN / REPAIR AS REQUIRED.
- 6 NEW ANGLED STOREFRONT DOOR ENTRY. DIRECT ACCESS TO PUBLIC SIDEWALK.
- 7 EXISTING WINDOW TRIM TO BE PAINTED.
- 8 NEW STOREFRONT DOOR / WINDOW.
- 9 NEW OVERHEAD ROLL UP DOOR.
- 10 EXISTING HOLLOW METAL DOORS AND FRAMES. PAINTED.

