

PROPOSED INTERIOR REMODEL FOR NEW TACO RESTAURANT
310 E 4TH STREET
SANTA ANA, CA 92701

BUILDING OWNER:

THE GEORGES AND LANE
AVERY REVOCABLE TRUST
1 IRIDIUM WAY
RANCHO MIRAGE, CA 92770
(949) 285-9937

DESIGNER:

GANIE DINO DESIGN LLC
GANI DINO
3412 CHAPMAN ST APT. 20
LOS ANGELES, CA. 90065
TEL: (323) 217-3558

ENGINEER:

FVQ ENGINEERING
TINO QUIAOT
412 W. 231ST STREET
CARSON, CA. 90745
TEL: (310) 809-3709

PLUMBING, ELECTRICAL
& MECHANICAL ENGINEER:

CDI, INC.
DAVID KANG
16520 BAKE PKWY
IRVINE, CA. 92618
TEL: (949) 336-6636

TENANT:

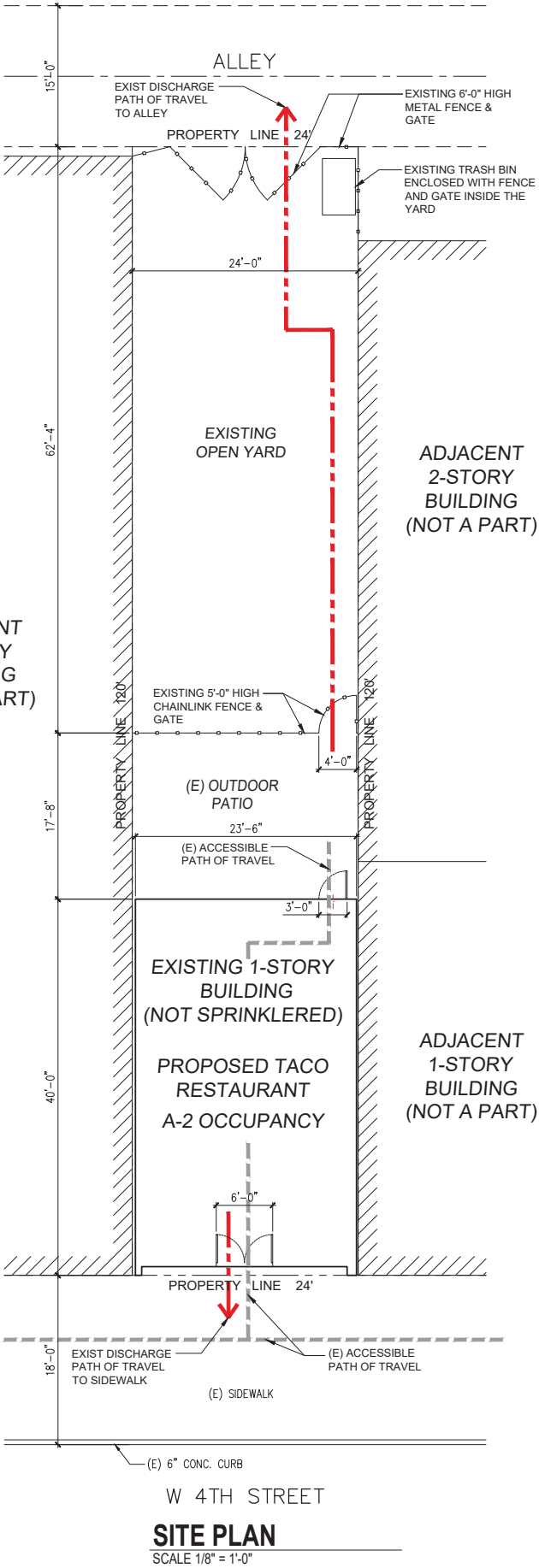
MUCHO POWER INC.
DBA TACOS SIN FRONTERA
LAMSON NGUYEN
310 E 4TH STREET
SANTA ANA, CA 92701
(714) 728-4706

- GENERAL NOTES:**
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT OR THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK AND MATERIAL, INCLUDING THOSE FURNISHED BY SUB-CONTRACTORS.
 - DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWING
 - NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFIRM TO SIMILAR WORK ON PROJECT
 - ALL WORKMANSHIP AND MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING EDITION OF THE APPROPRIATE BUILDING CODE AND ANY REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE "STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY".
 - APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OF FAILURE TO COMPLY WITH THE PLANS AND SPECIFICATIONS. ANY DESIGN WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE ARCHITECT OR ENGINEER FOR INTERPRETATION OR CLARIFICATION.
 - CONSTRUCTION MATERIAL SHALL BE SPREAD TO DISTRIBUTE LOADING. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
 - THE DESIGN ADEQUACY AND SAFETY OF CONSTRUCTION BRACING AND TEMPORARY SHORING, IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO COMPLETION OF THE JOB WHICH INCLUDES THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. VISITS TO THE JOB SITE BY THE ENGINEER OR HIS AGENT SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS AS TO ADEQUACY UNLESS SUPPORTED BY A LETTER SO STATING.
 - CONTRACTOR SHALL PROVIDE CERTIFICATES OF INSURANCE ACCEPTABLE TO THE OWNER PRIOR TO COMMENCEMENT OF WORK.
 - BY SUBMITTAL OF BID, CONTRACTOR WARRANTS TO OWNER THAT ALL MATERIALS AND EQUIPMENT TO BE FURNISHED ARE NEW UNLESS NOTED OTHERWISE AND ALL WORK WILL BE OF GOOD QUALITY AND FREE FROM FAULTS AND DEFECTS.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN HEREIN AND REPORT ALL DISCREPANCIES TO OWNER AND/OR ENGINEER PRIOR TO SUBMITTAL OF BID.
 - ALL TRADE NAMES AND BRAND NAMES CONTAINED HEREIN ESTABLISH QUALITY STANDARDS. SUBSTITUTIONS ARE PERMITTED WITH PRIOR APPROVAL BY THE OWNER.
 - GARAGES SHALL CONTAIN NO OPENINGS INTO ROOMS USED FOR SLEEPING PURPOSES
 - UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIALS, EQUIPMENT, AND DEBRIS INCIDENTAL TO HIS/HER WORK AND LEAVE THE PREMISES CLEAN AND ORDERLY UNLESS OTHERWISE AGREED UPON.

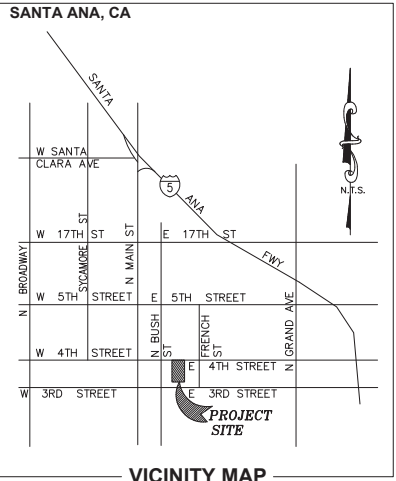
RESTAURANT OCCUPANCY & EGRESS:								
REQUIRED EGRESS CALCULATION FOR A-2 OCCUPANCY - NOT SPRINKLERED								
OCCUPANCY	ROOM	AREA (S.F.)	OCCUPANCY FACTOR	OCCUPANCY LOAD	EGRESS WIDTH FACTOR = 20	REQUIRED WIDTH	WIDTH PROVIDED	DOOR NUMBER & SIZE
A-2	INTERIOR COMBINED AREA	830		13	X .20	3"	66"	
	KITCHEN	142	SF / 200	1				
	SERVICE STATION	34	SF / 200	1			66"	⊕ DOOR = 6'-0" (HINGED)
	SCULLERY	148	SF / 100	2				
	DRY STORAGE AREA	86	SF / 100	1				
	RESTROOM	67						
	HALLWAY	92						
	OTHERS	20						
	DINING AREA	241	PER NUMBER OF SEATS SHOWN ON FLOOR PLAN	8				

OUTDOOR PATIO OCCUPANCY & EGRESS:								
REQUIRED EGRESS CALCULATION FOR A-2 OCCUPANCY - NOT SPRINKLERED								
OCCUPANCY	ROOM	AREA (S.F.)	OCCUPANCY FACTOR	OCCUPANCY LOAD	EGRESS WIDTH FACTOR = .20	REQUIRED WIDTH	WIDTH PROVIDED	DOOR NUMBER & SIZE
A-2	TOTAL AREA	424		29	X .20	6"	33"	
	OUTDOOR PATIO	424	SF / 15	29			44"	METAL GATE = 4'-0" (HINGED)

NOTE:
DOWNTOWN DISTRICT -
PARKING EXEMPTION



W 4TH STREET
SITE PLAN
SCALE 1/8" = 1'-0"



BUILDING DATA

2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ELECTRIC CODE 2022 BUILDING ENERGY EFFICIENCY STANDARDS	
OCCUPANCY GROUP:	A-2
OCCUPANCY USE:	RESTAURANT
TYPE OF CONSTRUCTION:	V-B
ASSESSOR'S PARCEL NO.:	398-505-04
LEGAL DESCRIPTION:	BLEES ADD BLK 3 LOT 8 W 1/2 OF SAID LOT 8 & N 10' OF ADJ ALLEY
LOT:	POR 8
TRACT:	BLEE'S ADDITION
BLOCK:	3
BLOCK GROUP:	2
ZONING:	SD84 (SPECIFIC DEVELOPMENT 84)
GENERAL PLAN:	DC-3 3.0
HEIGHT DISTRICT:	NONE
NEIGHBORHOOD:	LACY
HISTORICAL PROPERTY:	NO
HISTORICAL DISTRICT:	NO
ENTERPRISE ZONE:	YES
EMPOWERMENT ZONE:	NO
YEAR BUILT:	1976
FIRE SPRINKLER:	NONE
(E) FLOOR AREA:	2ND FLOOR 920 SF. (0.02 ACRE)

SCOPE OF WORK

- DEMOLITION AT 2ND FLOOR LEVEL:
- DEMOLITION OF NON-LOAD BEARING WALL PARTITION
- PROPOSED AT 2ND FLOOR LEVEL:
- PROPOSED NEW TACO RESTAURANT.
 - PROPOSED NEW NON-LOAD BEARING WALL PARTITION.
 - PROPOSED ACCESSIBLE RESTROOM.

SEPARATE PERMIT:

SHEET INDEX:

SHEET NO.	DESCRIPTION
1	T-1 VICINITY MAP, SITE PLAN & CODES
2	A-1.0 EXISTING FLOOR PLAN & REFLECTED CEILING PLAN - DEMOLITION
3	A-2.0 PROPOSED FLOOR PLAN & REFLECTED CEILING PLAN
4	A-3.0 DETAILS
5	A-3.1 DETAILS
6	A-4 RESTROOM DETAILS
7	A-5 DOORS SCHEDULE
8	A-6.0 EQUIPMENT SCHEDULE & INTERIOR ELEVATIONS
9	A-6.1 INTERIOR ELEVATIONS

GDD
Ganie Diño Design LLC
COMMERCIAL + RESIDENTIAL
3412 Chapman St. #20
Los Angeles, CA 90065
P: 323.217.3558
email: ganie@ganiedesign.com

COMMENTS:

ISSUES/REVISIONS:

DATE:	DESCRIPTION:	KEY:

TENANT:

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PROJECT:

PROPOSED TENANT
IMPROVEMENT
310 E 4TH STREET
SANTA ANA, CA 92701

SHEET #:

T-1
1 OF 9