

TENANT IMPROVEMENT

Job site address:
307 E 1st. St., Suite 1-"A", Santa Ana, CA. 92804

OWNER :..... ROIC Ca. LLC / Gabriella Ball (858) 255-4903

TENANT: Consuelo Arredondo (714) 469-9278
Suite 1-A "Jugos Acapulco with Wings"

JOB DESCRIPTION

☒ a. Tenant improvements to combine Unit 1-A with 1-C to facilitate the improvements for a new eating establishment.

☒ b. New 4-feet high fence at outdoor dining area. 40' x 8': 320 s. f.

TENANT IMPROVEMENT AREA: 1212 s. f.(gross) / 1,180 s. f. (net)
Suites 1-A & 1-B: 1,789 s. f. (gross) / 1711 (net)
Total T. I. area (units A,B & C): 3,001 s. f. (gross) / 2,891 s.f. (net)

BUILDING CODE
OCCUPANCY.....Group A-2

TYPE OF CONSTRUCTION.....III-B

A.P.N.....398-491-41
NO. OF STORY (S).....1
MAX. HEIGHT.....(E) 20' (aprox)
Fire sprinklered.....NO

Lot size: 9.21 Ac. / 401,035 s. f.
Existing Building: 110,754 s. f.

BUILDING CODES

2016 California Building Code
2016 Electrical Code
2016 Plumbing Code
2016 Mechanical Code
2016 Fire Code
2017 California Energy Code

SHEET INDEX

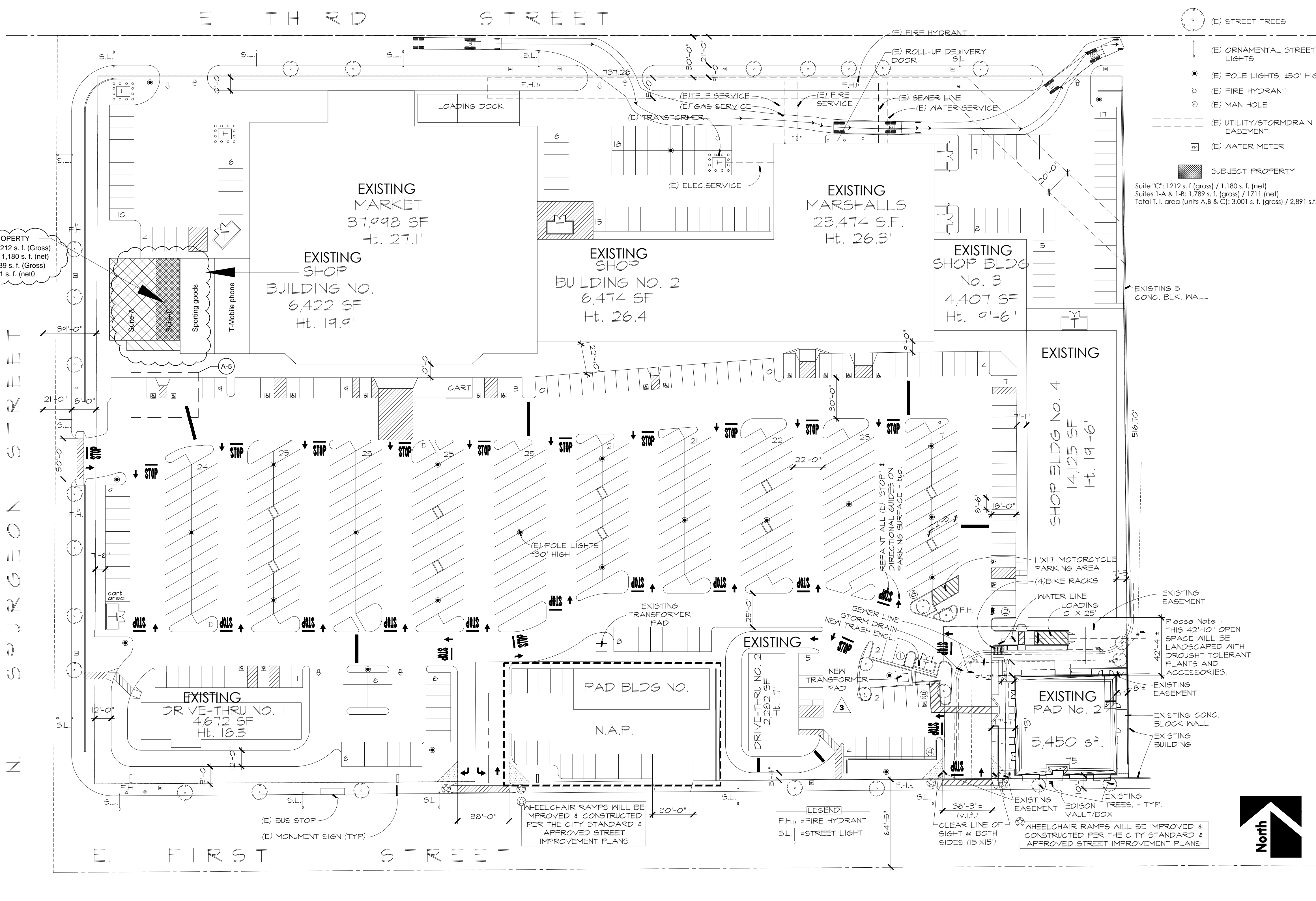
A-1 Title Sheet & Site Plan
A-2 As-existing Floor Plan
A-3 New floor plan
A-4 Equipment and interior finish schedule
A-5 Path of travel & outdoor dining post detail

PROJECT CONSULTANTS:

Engineer of Record:
Edgar Herrera, P.E.
1929 Greenleaf Dr., West Covina, CA.
(213) 572-8327 / eherrera_pe@sbcglobal.net

Design & Drafting by:
L. A. Drafting / Jose A. Magaña
Int'l. Assoc. AIA
8615 E. Florence ave. # 203
Downey, CA. 90240
(562) 622-8997 / Ladraft@aol.com

MEP by:
Joseph Zhang
410 S. San gabriel Blvd., Suite #8
San Gabriel, CA. 91776
(626) 497-0558 / joezhang@sbcglobal.net



SITE PLAN

1/64" = 1 FOOT

Original Site Plan courtesy of McKlentay Malak



SATELLITE MAP
COURTESY OF GOOGLE EARTH

OCCUPANCY (CBC Table 1004.1.1):				
ROOM NAME	AREA	RATIO	OCCUPANTS	
DINING AREA	549.17 S. F.	1/15	36.61 (37)	
KITCHEN	292.50 S. F.	1/200	1.46 (2)	
RESTROOM	109.80 S. F.	1/200	0.54 (1)	
DISHWASHING AND STORAGE	214 S. F.	1/200	1.07 (1)	
TOTAL OCCUPANT LOAD			41	

OCCUPANT LOAD AS PER 2016 California Plumbing Code, Table A													
LEVEL	ROOM NAME	ROOM AREA (SQ.FT.)	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD	NUMBER OF RESTROOMS REQUIRED		NUMBER OF RESTROOMS PROVIDED						
Group A-2 (Fast food restaurant)	Restaurant	2,115.6 s. f. (Net)	1/50	70.52 = 71Occupants	2		2 O. K.						
Minimum plumbing facilities, as per 2016 CPC, Table 422.1													
TYPE OF BUILDING OR OCCUPANCY	TOTAL OCCUPANTS PER GENDER (SEE OCCUPANCY LOAD CHART)	WATER CLOSETS REQUIRED		WATER CLOSETS PROVIDED		URINALS REQUIRED		URINALS PROVIDED		LAVATORIES REQUIRED		LAVATORIES PROVIDED	
		M	F	M	F	M	M	M	F	M	F		
RESTAURANT	71 as per 2016 CPC, Table A, as follows: 36 Female & 36 Male	1:1-50	2:26-50	1	2	1:1-150	1	1:1-150	1:1-150	2	1		

PARKING ANALYSIS					
TENANT	USE	Building Classification	AREA (SF.FT)	PARKING RQMT*	REQUIRED PARKING SPACES
Retail	Food Market	Group M	37,998 s. f.	1 space per 300 s. f.	126.66
Shop building No.1 (suites A-E)	Fast food & Retail	Group M & A-2	6,422 s. f.	1 space per 300 s. f.	21.40
Shop building No. 2	Clothes	Group B	6,774 s. f.	1 space per 300 s. f.	22.60
Retail	Retail / Marshall's	Group M	23,474 s. f.	1 space per 300 s. f.	78.25
Shop Building B	Retail	Group B	4,407 s. f.	1 space per 300 s. f.	14.7
Shop building No. 4	Retail	Group B	14,125 s. f.	1 space per 300 s. f.	47.08
Shop building pad No. 2	Retail	Group B	5,450 s. f.	1 space per 300 s. f.	18.17
Drive-thru No. 1.	McDonald's		4,672 s. f.	1 space per 300 s. f.	15.60
Drive-thru No. 2			2,282 s. f.	1 space per 300 s. f.	7.60
Total building area: 110,754 s. f.			Existing available parking: 473 stalls (18 ADA + 455 standard)		369.18 = 370 required

Parking ratios for this project or per the City of Santa Ana Municipal Code:
Retail: 1/300 s. f.
Restaurant: 1/300 s. f.

REVISIONS	BY

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WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.

L. A. DRAFTING
BUILDING DESIGN STUDIO
8615 E. FLORENCE AVE. # 203
DOWNEY, CA. 90240 Ladraft@aol.com
TEL 562.622.8997

Job Description: Tenant Improvement
Job Address: 307 E 1st. St. suite "A"
Santa Ana, Ca. 92804
Owner's Name: Consuelo Arredondo (714) 697-5683

Stamps

Sheet Title

Site plan and parking analysis

DRAWN : J.M.
CHECKED : J.M.

DATE : 11-2018

SCALE : AS NOTED

JOB NO. :

SHEET

A-1

OF

SHEETS

(E) Parking lot

(E) FREE-STANDING SIGN

(E) CONC. WHEEL STOP

(E) PAVEMENT SIGN



(E) STRIPES AT 36" MAXIMUM

(E) Van accessible stall

(E) Landscaping

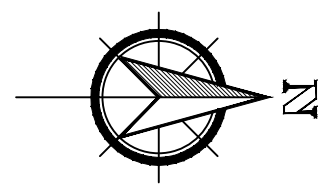
(E) Landscaping

(E) 750 Gal. Grease trap

(E) CONC. WALKWAY

(E) CONC. WALKWAY

(E) Tree well



NEW GATE AND FENCE
As per City of
Santa Ana standards
(see sheet A-5)

(E) Curb ramp

(E) Conc. groove

(E) Border

(E) Detectable warning

NEW FLOOR PLAN

1/4" = 1 FOOT

LEGEND

(E) CMU wall

(E) Wall

New wood frame wall

(E) demising wall

(EF) Exhaust fan. Vent thru roof



(E) DA Path of travel to remain

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Sheet Title
New floor plan

DRAWN : J.M.
CHECKED : J.M.

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SCALE : AS NOTED

JOB NO. :

SHEET

A-3

OF SHEETS