AGENDA
SPECIAL MEETING OF THE MAYWOOD PLANNING COMMISSION

TUESDAY, APRIL 4, 2023 AT 7:00 PM

Maywood City Council Chambers
4319 E. Slauson Avenue, Maywood, CA 90270
www.cityofmaywood.org

I. CALL TO ORDER/ROLL CALL

PLANNING COMMISSIONERS
Raul Rodriguez, Chairperson
Alfredo Morales, Vice Chairperson
Crystal Acosta
Diego Jimenez
Angelina Martinez

STAFF
Steve Fowler, Director of Building and Planning
Lindsay Thorson, Assistant City Attorney
Calvin Ko, Assistant Planner

II. Meeting Procedure PC

The public may participate in person and or by using the virtual platform (Zoom).

Public Participation options:

1. **In-Person** - Council Chambers located at 4319 E. Slauson Avenue, Maywood, CA
2. **Zoom:** Please click the link below to join the webinar:

   https://us02web.zoom.us/j/82489613513?pwd=ZVYwQ2U2bHloRFViY2xkZXNTc1ZGdz09

   Passcode: 305185

Public Comment using a virtual platform: join in through the link provided above. Use the "raise hand" feature (for those joining by phone, press *9 to "raise hand") during the public participation period for agenda items or during the public participation period for non-agenda items. The Zoom Host will call on people to speak by name provided or last 4 digits of phone

number.

3. **Phone:** 1-669-900-6833 Enter Meeting ID: 824 8961 3513 Passcode: 305185

Public Comment for those joining by phone, use the "raise hand" feature by pressing *9 during the public participation period for agenda items or during the public participation period for non-agenda items.

4. **Before the Meeting**: Public comment will be accepted for the record in advance by 4:30 pm the day of the meeting by email to karen.iniguez@cityofmaywood.org; or if you are unable to email, please call the City Clerk's Office at (323) 562-5714. Your comment will be made part of the written record but will NOT be read verbally at the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Council meeting, please contact the City Clerk's Office, (323) 562-5714 within 48 hours of the meeting.

III. APPROVAL OF AGENDA

IV. PUBLIC COMMENT (Time allotted: 3 minutes)

At this time, members of the public may address the Commission regarding the items not on this Planning Commission agenda. The Commission cannot discuss or take actions on any items not on the agenda unless authorized by law. If you want to comment during the public comment portion of the agenda, you agenda may use the instructions provided in section **II. MEETING PROCEDURES** beginning on page 1 of this agenda.

V. CONSENT CALENDAR

All matters listed under CONSENT CALENDAR do not require significant reporting and/or discussion for decision, or are considered to be routine, and will be approved by one motion as recommended. There will be no separate discussion of these items unless a Commissioner or staff request separate discussion prior to approval.

VI. PUBLIC HEARING

1. CONSIDERATION OF A RESOLUTION OF THE MAYWOOD PLANNING COMMISSION TO APPROVE A CONDITIONAL USE PERMIT CUP 23-01 TO MODIFY EXISTING CUP 16-2 TO ALLOW AN EXISTING 752 SQ. FT. RESTAURANT TO EXPAND INTO ADJACENT UNITS; CREATING A 2,290 SQ. FT. BONA FIDE PUBLIC EATING PLACE, WITH AN ALCOHOLIC BEVERAGE CONTROL TYPE 41 LICENSE: ON-SITE BEER AND WINE LICENSE, AT 5306 ATLANTIC BOULEVARD AND DETERMINATION THAT THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PER SECTION 15301 (EXISTING FACILITY) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

VII. DIRECTOR'S REPORT

VIII. COMMISSION COMMENTS

IX. ADJOURNMENT - The next Regular Meeting of the Maywood Planning Commission is Tuesday April 18, 2023 at 7 PM.

PUBLIC ACCESS TO MEETING AGENDA AND AGENDA PACKETS

I, _____, Andrea Aguilar, City Clerk or Deputy City Clerk hereby certify that this agenda was duly posted by law at 4319 E. Slauson Avenue, Maywood, CA 90270 and the City Website. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the Maywood City Hall, 4319 E. Slauson Avenue, Maywood CA 90270. If you challenge in court any discussion or action taken concerning an item on this Agenda, you may be limited to rising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting. In compliance with the ADA, if you need special assistance for the meeting, call (323) 562-5723 within 72 hours prior to the meeting so the City can make reasonable arrangements to ensure accessibility.

AGENDA REPORT
CITY OF MAYWOOD

AGENDA ITEM NO. 1.

DATE: April 4, 2023

TO: HONORABLE CHAIRPERSON AND MEMBERS OF THE MAYWOOD PLANNING COMMISSION

FROM: STEVE FOWLER, DIRECTOR OF BUILDING AND PLANNING

BY: CALVIN KO, ASSISTANT PLANNER

SUBJECT: CONSIDERATION OF RESOLUTION NO. 467 OF THE MAYWOOD PLANNING COMMISSION TO APPROVE A CONDITIONAL USE PERMIT CUP 23-01 TO MODIFY EXISTING CUP 16-2 TO ALLOW AN EXISTING 752 SQ. FT. RESTAURANT TO EXPAND INTO ADJACENT UNITS; CREATING A 2,290 SQ. FT. BONA FIDE PUBLIC EATING PLACE, WITH AN ALCOHOLIC BEVERAGE CONTROL TYPE 41 LICENSE: ON-SITE BEER AND WINE LICENSE, AT 5306 ATLANTIC BOULEVARD AND DETERMINATION THAT THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PER SECTION 15301 (EXISTING FACILITY) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC 23-467 for CUP 23-01, modifying CUP 16-2 to allow for an existing 752 square foot, restaurant to expand into adjacent units; creating a 2,290 square foot bona fide public eating place, with an Alcoholic Beverage Control (ABC) Type 41 license: On-site Beer and WIne License.

BACKGROUND:

Tacos Desvelados Restaurant, located at 5306 Atlantic Boulevard #B occupied approximately 752 sq. ft. of a 3,773 sq. ft. multi-tenant building. There are 17 parking spaces on-site in compliance with the Maywood Zoning Ordinance. The subject site is in fair condition with adequate parking, signage and parking lot lighting. Vehicular ingress and egress is accessed from Atlantic Boulevard and East 53rd Street.

Business Operations

The applicant has operated the current restaurant since 2016 and has a valid City of Maywood business license. The applicant is proposing to expand the existing restaurant space into adjacent units #A & C, for a total of 2,290 sq. ft. The restaurant is open from Sunday through Thursday, 11 a.m. to 10 p.m. and Friday through Saturday, 11 a.m. to 11 p.m. The restaurant offers typical Mexican food items and includes lunch and dinner for dine-in patrons.

The location currently has an existing conditional use permit that allows for operation with an ABC Type 41 License. The restaurant will be contained within the existing building. Staff has prepared Conditions of Approval, included as part of the attached resolution, to ensure that the applicant operates the restaurant in an acceptable and responsible manner and does not negatively impact adjacent and surrounding properties.

DISCUSSION:
The applicant is requesting the modification to the existing Conditional Use Permit to allow the expansion of the restaurant space into adjacent units. Per Section 5100.40 of the Maywood Zoning Ordinance, the following criteria must be met in order to approve the Conditional Use Permit request:

1. **The proposed conditional use is consistent with the General Plan.**

   The proposed use is consistent with the City's General Plan designation of General Commercial/ Manufacturing use. Uses in this land use designation are characterized by commercial uses which include retail, service, office, and dining establishments.

2. **The nature, condition and development of adjacent uses, buildings and structures have been considered, and the proposed CUP, as conditioned here in, will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures.**

   The site is developed within a commercial corridor along Atlantic Boulevard. The primary use is an existing restaurant with an ABC Type 41 license for on-site beer and wine sale for on-site consumption as part of a bona fide food establishment. Approval of the CUP, subject to the conditions of approval contained herein, will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures. The use will not create an undue concentration of businesses dispensing alcoholic beverages as the ABC license is currently being utilized at the location.

   As required by the MZO, all businesses involved in the sale of alcoholic beverages shall provide a six (6) foot high masonry wall abutting a residentially zoned property and there shall be adequate parking lot lighting. The subject site is fully developed with a six (6) foot high masonry wall and has required parking lot lighting.

3. **The subject site is adequate in size and shape to accommodate the yard walls, fences, parking, landscaping, and other development features prescribed in the zoning ordinance.**

   The site is of adequate size to accommodate the proposed use. The proposed use will not alter the existing site and conforms to all zoning development standards. The 10,562 sq. ft. site is fully developed with an existing 3,773 sq. ft. retail building constructed in 2003. The site contains seventeen (17) parking spaces. The site was developed per the Maywood Zoning Ordinance and complies with all development standards.

ENVIRONMENTAL REVIEW:
This project is determined to be a Class 1 (Existing Facility) Categorical Exemption pursuant to Section 15301 of the Guidelines for the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the permitting of the expansion of an existing restaurant from 752 sq. ft. to 2,290 sq. ft., with an Alcoholic Beverage Control Type 41 license: On-Site Beer and Wine License in a bona fide public eating place.

ATTACHMENT(S)
1. 5306 Atlantic Blvd. - Plans

RESOLUTION NO. PC 23-467

A RESOLUTION OF PLANNING COMMISSION OF THE CITY OF MAYWOOD, CALIFORNIA APPROVING CONDITIONAL USE PERMIT CUP 23-01 TO MODIFY EXISTING CUP 16-2 TO ALLOW AN EXISTING 752 SQ. FT. RESTAURANT TO EXPAND INTO ADJACENT UNITS; CREATING A 2,290 SQ. FT. BONA FIDE PUBLIC EATING PLACE, WITH AN ALCOHOLIC BEVERAGE CONTROL TYPE 41 LICENSE: ON-SITE BEER AND WINE LICENSE, AT 5306 ATLANTIC BOULEVARD AND DETERMINING THAT THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PER SECTION 15301 (EXISTING FACILITY) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

THE PLANNING COMMISSION OF THE CITY OF MAYWOOD, CALIFORNIA, DOES HEREBY FIND, AND RESOLVE AS FOLLOW:

Section 1. Adolfo Valenzuela, owner of Tacos Desvelados Restaurant ("Applicant"), submitted an application to request approval of Conditional Use Permit ("CUP") No. 23-01 to allow the Conditional Use Permit to modify existing CUP 16-2 to allow an existing 752 sq. ft. restaurant to expand into adjacent units; creating a 2290 sq. ft. bona fide public eating place, with an Alcoholic Beverage Control Type 41 license: On-Site Beer and Wine License, which is located in the Commerical / Manufacturing (CM) Zone.

Section 2. Pursuant to the State of California Public Resources Code and State Guidelines for the California Environmental Quality Act (CEQA), the Community Development Department has determined that the proposed project is categorically exempt from environmental review per Section 15301 (Existing Facility) of the State CEQA Guidelines.

Section 3. A duly noticed public hearing was held before the Planning Commission on April 4, 2023, to consider the application for CUP 23-1. At the public hearing, the Planning Commission received and considered all evidence presented, both written and oral, regarding the subject application. The record of the public hearing indicates the following:

A. The subject site is on the east side of Atlantic Boulevard between East 53rd Street and East 55th Street. The subject site consists of a 10,562 square-feet (0.24 acre) parcel with an existing 3,773 square foot multi-tenant commercial building. The subject site is surrounded by commercial uses to the north, south and west, while there are residential uses to the east.

B. The proposed modification to Conditional Use Permit 16-2 is to address the restaurant expansion into units #A and #C of the building. The overall building footprint will not be modified.

C. The applicant has operated the current restaurant since 2016 and has a valid City of Maywood business license. The applicant is proposing to expand the existing restaurant into adjacent units, increasing the overall square footage of the tenant space.

Section 4. Based upon the facts contained in the record, including those stated in the preceding Section of this Resolution and pursuant to Chapter 5100 of the Maywood Zoning Ordinance, the Planning Commission makes the following findings:

A. The subject site is physically adequate for the proposed use. The restaurant, with the expansion to the adjacent spaces, does not require additional parking spaces. The parking requirements of the previous uses were more restrictive than the proposed expanded use.
B. The proposed expanded use is consistent with the General Plan.

C. The location, size, design, and operating characteristics of the proposed restaurant expansion will not adversely affect or be materially detrimental to those uses or properties in the surrounding areas. The existing building complies with the height, setback and parking requirements of the Maywood Zoning

Ordinance and conditions have been imposed to ensure the proper service of alcohol to patrons in compliance with Chapter 4030 and 5100 of the Maywood Zoning Ordinance. The hours of operation for the restaurant will be 11:00 a.m. to 10:00 p.m. Sunday through Thursday, and 11:00 a.m. to 11:00 p.m. Friday though Saturday.

D. The noise levels generated by the operation of the site would not exceed the level of background noise normally found in the area as there will not be music associated with the business, only normal conversations while dining. In the event that complaints are received in the future, the Planning commission reserves the right to reconsider the operation of the business and the conditions of approval.

Section 5. Based upon the foregoing, the Planning Commission hereby approves CUP 23-1 to permit the existing 752 sq. ft. restaurant to expand into adjacent units; creating a 2,290 sq. ft. bona fide public eating place, with an Alcoholic Beverage Control Type 41 license: On-Site Beer and Wine License, at 5306 Atlantic Boulevard, subject to the following conditions:

1. This approval shall be of no force and effect unless and until a Type 41 license has been obtained from the State Department of Alcoholic Beverage Control ("ABC"). The Type 41 license shall be minted in compliance with ABC requirements. The approval granted hereby shall be become null and void if the use approved herein is not commenced within one year of the date of the approval.

2. The surrender, lapse or termination of the Alcoholic Beverage License issued for the subject location/property by ABC shall be grounds for revocation of CUP No. 23-1.

3. The applicant shall install a minimum of two (2) high resolution cameras: 1) to be placed in a position to capture all vehicles entering and exiting the subject property; and 2) within the restaurant to deter any type of crime related to the CUP use. A security and video monitoring plan shall be submitted to the Sheriff's Department for review and approval prior to activation of the Type 41 license. As part of that plan, the business shall keep the user name and password available to a person on duty to allow legal access to the surveillance DVR system.

4. Alcohol service and consumption shall be limited to within the interior of the restaurant only. Service of alcoholic beverages for off-site consumption shall be prohibited. No alcohol shall be available for take-out services.

5. The business shall be operated as a restaurant at all times, and there is to be no outdoor food preparation or sales. All food preparation MUST occur inside the restaurant kitchen. A full food menu shall be available during all hours of operation.

6. The applicant shall comply with all restrictions placed upon the license by the State of California Department of Alcoholic Beverage Control. In connection with the City consideration of an application, the applicant must demonstrate compliance with all restrictions placed upon the issuance of such a license by the Alcoholic Beverage Control Act, Business and Professions Code §2300 to §2600, including but not limited to Rule 61.3(a) and 61.4.

7. The applicant shall furnish the City a copy of his ABC license and a copy of the conditions placed on the license by the Department of Alcoholic Beverage Control. This shall be done as soon as a license is received by the applicant from the State of California Department of Alcoholic Beverage Control.

8. The premises of the restaurant must be in substantial compliance with the plan submitted with the application and minted on file with the Building & Planning Department.

9. The restaurant must be maintained as a “bona fide public eating place” as defined by the California Department of Alcoholic Beverage Control.

10. Alcohol shall not be served to persons except those intending to purchase meals. The kitchen shall be open and service food during all hours of operation in all areas of the establishment.

11. Employees shall not sell alcoholic beverages to obviously intoxicated persons.

12. All alcoholic beverages shall be served in clearly identifiable and distinctive glasses, which are different from those containing non-alcoholic beverages.

13. The applicant shall post a prominent, permanent sign or sign stations, “No person under 21 will be served alcoholic beverages” and “Valid ID is required to purchase alcoholic beverages.”

14. It shall be the responsibility of the applicant to provide all employees that sell or serve alcoholic beverages with the knowledge and skills that will enable them to comply with their responsibilities under State law.

15. The Los Angeles County Sheriff’s Department reserves the right to review the business owner’s compliance with the terms and conditions of this permit at any time. If any security and/or public safety concerns develop, the applicant shall work cooperatively with the Sheriff’s Department to resolve these issues in the mutually acceptable manner.

16. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the applicant.

17. There shall be no exterior advertising of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages, which are clearly visible to the exterior, shall constitute a violation of this condition.

18. The restaurant shall not sell alcoholic beverages to patrons prior to 11 a.m. nor after 10 p.m. Sunday through Thursday, and 11:00 a.m. to 11:00 p.m. Friday though Saturday.

19. The sales of alcoholic beverages shall not exceed more than 25 percent of the gross sales of the restaurant. The applicant shall maintain records, which reflect separately the sales of food and the sales of alcoholic beverages of the business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Planning Department upon request.

20. There shall be no live entertainment, amplified music, or dancing permitted on the premises at any time, unless specifically authorized by a Conditional Use Permit issued by the City and unless such uses are consistent with the license conditions imposed by the State of California Alcoholic Beverage Control.

21. The premises shall be maintained in a litter-free and graffiti-free condition.

22. All illegal wall painted signage, illegal banners and any other signs/banners, or tents in violation of the Maywood Zoning Ordinance Sign Regulations, Section 4110, shall be removed within 30 days of approval of CUP No.23-1

23. This CUP shall not become effective for any purpose unless/until a City “Acceptance of Conditions” form has been signed and notarized by the applicant before being returned to the Planning Department; and until the ten (10) calendar day appeal period has elapsed.

24. This CUP shall become null and void unless exercised within one year of the date of final approval, or such extension of time as may be granted by the Planning Commission pursuant to a written request for extension submitted to the Building & Planning Department at least ninety (90) days prior to such expiration date.

25. The applicant shall install at least one (1) permanent signs stating “NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES” per the California Business and Professions Code Section 25612.5(c)(1) and 25612.5(c)(2). Said signs shall be posted in a place that is clearly visible to patrons of the licensee, The size and placement of the sign shall be determined by ABC and the City’s Building and Planning Department Staff.

26. The applicant shall comply with all Federal, State, County, and Local laws and ordinances that may apply to this permit.

27. The Applicant and/or owner shall ensure that all required City, County, State and/or agency permits, certifications and licenses are obtained and displayed as required within sight of employees and the general public during hours of operation.

28. No video games or similar amusements shall be permitted on the premises.

29. In the event staff determines security problems exist on the site, the conditions of this permit may be amended to require the provision of additional security measures.

30. Upon approval of CUP23-1, conditions of approval of CUP 16-2 are rescinded.

31. Any proposed alterations or upgrades to the restaurant will require review and approval from the City of Maywood Planning Division.

32. A modification of this CUP must be applied for when:
    a. The establishment proposes to change its type of liquor license.
    b. The establishment proposes to modify any of its current Conditions of Approval.
    c. There is a substantial change in the mode or character of operations of the establishment.

33. The Planning Commission reserves the right to revoke or modify this CUP if any violation of the approved conditions occurs, and any violation of the Code of the City of Maywood occurs.

34. The Planning Commission reserves the right to revoke or modify this CUP if harm or operational problems such as criminal or anti-social behavior occur. Examples of harmful or operation behaviors include, but not limited to, violence, public drunkenness, vandalism, solicitation and/or litter.

35. Failure to comply with any of these conditions or a substantial change in the mode or character of the business shall be grounds for revoking or modifying this CUP approval.

36. The applicant is required to obtain all required Building and Safety permits prior to tenant improvements, construction or demolition.

37. Approval of this request shall not waive compliance with all sections of the Municipal Code, or all other applicable City Ordinances.

38. A file containing the names and dates of employment of every person serving alcoholic beverages for consumption by patrons on the licensed premises and every manager shall be kept on the premises. The file shall also include a copy of each person's certificate of completion of the Department of Alcohol Beverage Control L.E.A.D course (License Education on Alcohol and Drugs) or equivalent. Upon request, said file shall be made available for review to a representative of the Los Angeles County Sheriff's Department or City of Maywood employee. New employees will have 90 days from the date of employment to obtain L.E.A.D certification or equivalent.

39. The applicant must indemnify, defend, and hold harmless City, its officers, agents, and employees (collectively “the City” hereinafter in this paragraph) from any and all claims and losses whatsoever occurring or resulting to any and all persons, firms, or corporations furnishing or supplying work, services, materials, or supplies in connection with the performance of the use permitted hereby or the exercise of the rights granted herein, and any and all claims, lawsuits or actions arising from the granting of or the exercise of the rights permitted by this Conditional Use Permit, and from any and all claims and losses occurring or resulting to any person, firm, corporation or property for damage, injury or death arising out of or connected with the performance of the use permitted hereby. Applicant’s obligation to indemnify, defend, and hold harmless the City as stated herein shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City’s choice in representing the City in connection with any such claims, losses, lawsuits or actions, expert witness fees, and any award of damages, judgments, verdicts, court costs or attorneys’ fees in any such lawsuit or action.

APPROVED AND ADOPTED THIS 4TH DAY OF APRIL 2023. PLANNING COMMISSION OF THE CITY OF MAYWOOD

BY: _____
Raul Rodriguez,
Planning Commission Chairman

ATTEST: _____
Steve Fowler,
Planning Commission Secretary

I, Steve Fowler, Secretary of the Planning Commission of the City of Maywood, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Maywood, at a special meeting of the Planning Commission held on the 4th day of April 2023, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ATTEST: _____
Steve Fowler,
Planning Commission Secretary

PROJECT INFORMATION

ADDRESS:
5306 ATLANTIC BLVD, MAYWOOD, CA. 90270

OWNER:
ADOLFO VALENZUELA

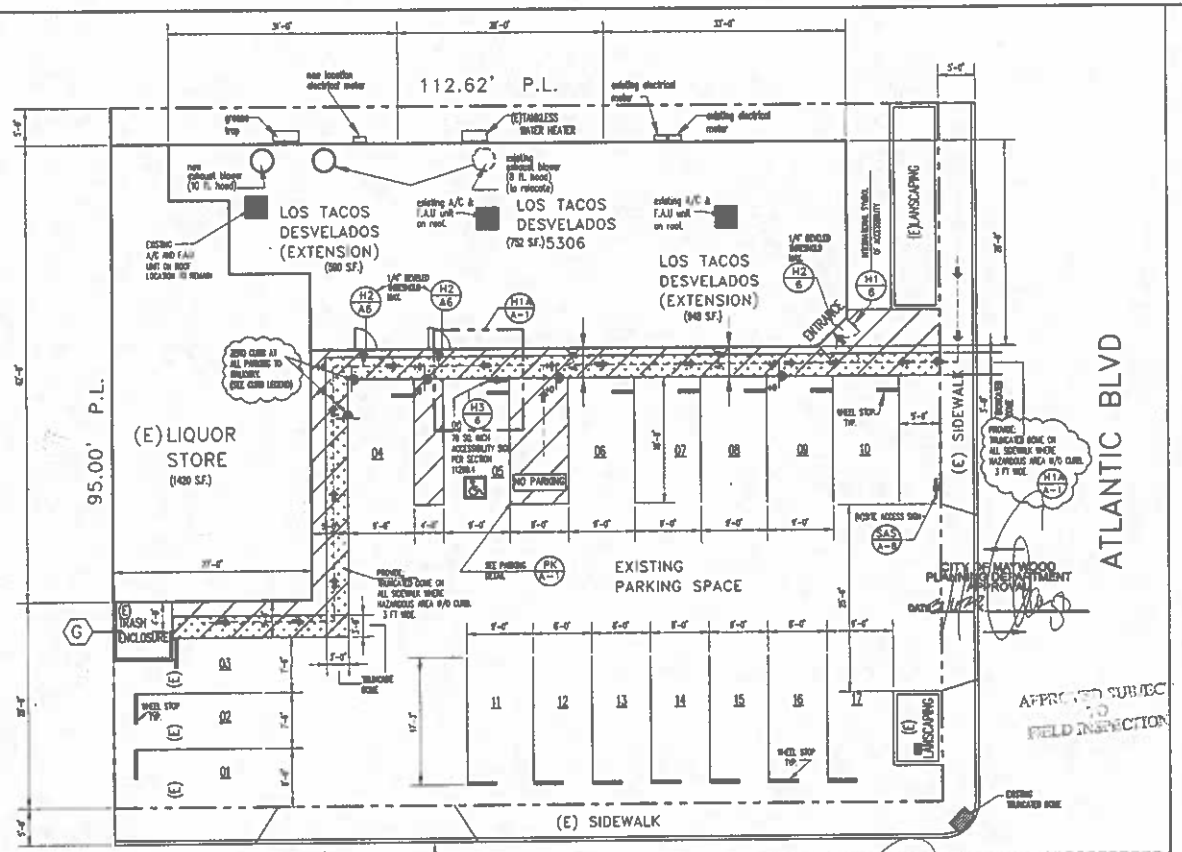
SUMMARY INFORMATION

EXISTING RESTAURANT AREA=	752 S.F.
NEW RESTAURANT EXPANSION AREA=	1538 S.F.
TOTAL RESTAURANT AREA	2290 S.F.

OCCUPANCY GROUP: B
CONSTRUCTION TYPE: V-B
ZONE: CG. (GENERAL COMMERCIAL)
PROPERTY TYPE: COMMERCIAL-INDUSTRIAL
SPRINKLED: NON SPRINKLED
NUMBER OF STORIES: ONE
APN NUMBER: 6313-006-014
LOT: 14
BLK: 06
TRACT: 5952

SHEET INDEX:

SHEET A-1 .- SITE PLAN
SHEET A-2 .- EXISTING/DEMO FLOOR PLAN AND GREEN BUILDING CODES
SHEET A-3.0 .- PROPOSED FLOOR PLAN
SHEET A-3.1 .- EXTING ANALYSIS PLAN
SHEET A-4 .- CEILING/LIGHTING FLOOR PLAN
SHEET A-5.0 .- EXISTING/NEW FRAMING PLAN
SHEET A-5.1 .- FOUNDATION PLAN
SHEET A-5.2 .- FOUNDATION DETAILS
SHEET A-6 .- ACCESSIBILITY NOTES AND DETAILS
SHEET S-1 .- COOLER PLAN SPECIFICATION
SHEET P-1 .- PLUMBING NOTES AND DETAILS
SHEET P-2 .- PLUMBING NOTES AND DETAILS
SHEET P-3 .- PLUMBING NOTES AND DETAILS
SHEET P-4 .- PLUMBING NOTES AND DETAILS
SHEET P-5 .- PLUMBING NOTES AND DETAILS
SHEET P-6 .- PLUMBING NOTES AND DETAILS
SHEET P-7 .- PLUMBING NOTES AND DETAILS
SHEET E-1 .- ELECTRICAL NOTES AND DETAILS
SHEET E-2 .- ELECTRICAL NOTES AND DETAILS
SHEET E-3 .- ELECTRICAL NOTES AND DETAILS
SHEET E-4 .- ELECTRICAL NOTES AND DETAILS
SHEET E-5 .- ELECTRICAL NOTES AND DETAILS
SHEET E-6 .- ELECTRICAL NOTES AND DETAILS
SHEET E-7 .- ELECTRICAL NOTES AND DETAILS
SHEET T-1 .- ENERGY CODES
SHEET T-2 .- ENERGY CODES
SHEET T-3 .- ENERGY CODES
SHEET T-4 .- ENERGY CODES
SHEET M-1 .- MECHANICAL NOTES AND DETAILS
SHEET M-2 .- MECHANICAL NOTES AND DETAILS
SHEET M-3 .- MECHANICAL NOTES AND DETAILS
SHEET M-4 .- MECHANICAL NOTES AND DETAILS
SHEET M-5 .- MECHANICAL NOTES AND DETAILS
SHEET M-6 .- MECHANICAL NOTES AND DETAILS
SHEET M-7 .- MECHANICAL NOTES AND DETAILS
SHEET M-8 .- MECHANICAL NOTES AND DETAILS
SHEET M-9 .- MECHANICAL NOTES AND DETAILS
SHEET M-10 .- MECHANICAL NOTES AND DETAILS
SHEET M-11 .- MECHANICAL NOTES AND DETAILS
SHEET M-12 .- MECHANICAL NOTES AND DETAILS
SHEET C-1 .- WALK-IN COOLER AND FREEZER



SITE PLAN

1/8"=1'-0"

CURB LEGEND:

ZERO CURB AT ALL PARKING TO GRADIENT

TRUNCADE DOME LEGEND:

SEE PLAN

NOTE: FOR TRUNCADE DOME SPECIFICATIONS SEE SHEET DWG. A-6

REQUIRED PARKING:

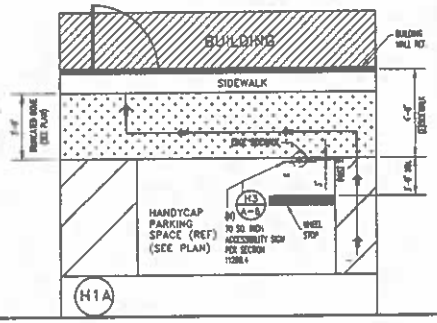
EXISTG LIQUOR STORE: 1/1000 G.F.A.
EXISTG RESTAURANT: 1/300 G.F.A.

EXISTG LIQUOR STORE: 1420 (1)/1000=1.38= 6 SPACES
EXISTG RESTAURANT: 2290/300 =7.6= 8 SPACES
TOTAL REQUIRED =14 SPACES

PROVIDING= 16 SPCS
H.C.= 1 SPACE

STATE ON THE PLAN THE APPLICABLE CODES:

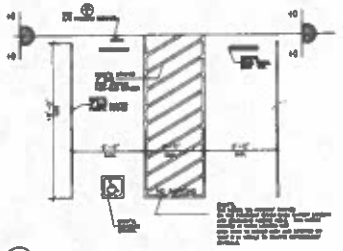
2016- CALIFORNIA BUILDING CODE
2016- CALIFORNIA PLUMBING CODE
2016- CALIFORNIA MECHANICAL CODE
2016- CALIFORNIA ELECTRICAL CODE
2016- CALIFORNIA GREEN BUILDING STANDARDS CODE
2016- CALIFORNIA ENERGY CODE



APPROVED
CITY OF MAYWOOD BLDG. DEPT.
IT SHALL BE UNLAWFUL TO CHANGE OR ALTER THESE PLANS OR ANY PERSON WITHOUT FIRST OBTAINING PERMISSION FROM THIS DEPT.

APPROVED SUBJECT TO FIELD INSPECTION

VICINITY MAP



GENERAL NOTES AND SPECIFICATIONS:

1.- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO THE 2016 CBC, CMC, CEC LOCAL ZONING AND BUILDING CODE AND ALL REGULATIONS, REQUIREMENTS OF THE GOVERNMENT AGENCIES.
2.- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITION AT THE JOB SITE AND SHALL BE PER CONDITION OF ALL WORK AND MATERIAL INCLUDING THOSE FURNISHED BY SUBCONTRACTORS HE WILL AND IS NOTIFY DESIGNER OR ENGINEER OF DISCREPANCIES.
3.- THE CONSTRUCTION REMODEL, OR DEMOLITION OF BUILDING SHALL COMPLY WITH FIRE CODE 2016 CFC.
4.- ALL MATERIAL AND WORKMANSHIP SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL STANDARD AND 2016 CBC REQUIREMENT.
5.- THE CONTRACT DRAWING AND AND SPECIFICATION REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE SHOWN THEY DO NOT INDICATED THE METHOD OF CONSTRUCTION, THE CONTRACTOR, REMODEL SHALL PROVIDE MEASURES NECESSARY TO PROTECT THE STRUCTURE WORKERS AND OTHER PERSONS DURING DEMOLITION AND CONSTRUCTION, SUCH MEASURE SHALL INCLUDE BUT NOT LIMITED TO BRACING, SHORING, SCAFFOLDING, PLANKING, ETC. CONTRACTOR AT HIS OWN EXPENSE SHALL ENGAGE PROPERLY QUALIFIED PERSONS TO PRECAUTIONARY MEASURES SHALL BE USE AND IN SAME AT JOB SITE OBSERVATION VISITS TO THE SITE BY THE DESIGNER OR ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
6.- WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK THE DETAILS SHALL BE THE SAME FOR OTHER SIMILAR WORK.
7.- NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE GENERAL NOTES AND DETAIL OF THIS SHEET.
8.- UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWING, NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED, OR OTHERWISE WEAKENED WITHOUT THE PERMISSION OF THE STRUCTURAL ENGINEER.
9.- INSTALL WEATHER STRIPPING COMPLETELY AROUND EXTERIOR SWINGING DOOR AND WINDOW IF APPLICABLE.
10.- ALL EXITS SHALL BE OPERABLE FROM INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE 2016 CBC & CFC.
11.- MANUFACTURED WINDOWS AND DOOR UNITS WILL BE LABELED AS MEETING A.W.S.I. STANDARDS FOR AIR INFILTRATION.
12.- AISLES SHALL BE 44" MIN. TO REQUIRED EXITS.
13.- EXITS CORRIDORS SHALL BE 1 HOUR RATED.
14.- ALL GLASS COMPLY WITH THE REQUIREMENTS OF 2016 CBC
15.- SUSPENDED CEILING FRAMING SYSTEMS ARE TO BE DESIGNED FOR LATERAL FORCES IN ACCORDANT WITH THE CBC.
16.- EXIT SIGNS MUST BE INTERNALLY ILLUMINATED (2016 CBC). THE WORD 'EXIT' SHALL BE INTERNALLY ILLUMINATED THE WORK 'EXIT' SHALL BE LETTERED IN GREEN OR WHITE, OR OPAQUE BACKGROUND.
17.- PROVIDE TWO SEPERATE CIRCUITS FOR EXIT SIGNS CONFORMING TO CODE REQUIREMENTS 2016 CBC & CFC.
18.- PROVIDE TWO SOURCES OF POWER FOR EXIT SIGNS CONFORMING TO CODE REQUIREMENTS PER 2016 CBC.
19.- INSULATE DRAINS AND HOT WATER LINES IN REST ROOM FOR HANDICAPPED.
20.- FLAMMABLE OR HAZARDOUS MATERIALS SHALL NOT BE STORED IN EXCESS OF QUANTITIES LISTED IN CBC OR ASTHY PER CODE, ACTUAL VS. ALLOWABLE.
21.- NOTE ON PLANS EXITING FIXTURES SHALL BE SUPPORTED BY A MIN. OF NO-12 GAUGE HANGERS ATTACHED TO THE JOIST MEMBERS WITH 3" OF EACH FIXTURE ALSO MINIMUM TO TWO WIRES ATTACHED TO THE LIGHT FIXTURES.
22.- PROVIDE 12" INCH HIGH ADDRESS POSTING VISIBLE FROM THE STREET.
23.- THIS PERMIT DOES NOT INCLUDE ANY HIGH PILE STORAGE (PER CFC OR RACK STORAGE OVER 6FEET/HIGH. ANY SUCH PROPOSED STORAGE WILL REQUIRE PLANS SUBMITTED FOR REVIEW AND APPROVAL AND ISSUANCE OF PERMITS.
24.- SUBMIT COMPLETE FIRE SPRINKLER PLANS TO THE CITY OF FIRE PREVENTION BUREAU FOR APPROVAL PRIOR TO ANY INSTALLATION OR MODIFICATION CBC.
25.- ALL FUTURE TENANTS ARE REQUIRED TO HAVE PLANS SUBMITTED FOR REVIEW AND APPROVAL AS WELL AS PERMITS PRIOR TO START OF CONSTRUCTION FOR ANY A IMPROVEMENT. CBC.
26.- CITY INSPECTOR TO VERIFY EXISTING FACILITIES ARE PROVIDED TO ACCESS AREA COVERED UNDER THIS APPROVAL PLAN.
27.- THE INSPECTOR MAY REQUIRE ADDITIONAL EXIT SIGNS AT THE TIME OF FINAL INSPECTION.
28.- MAKE SURE THERE IS ENOUGH POWER TABS FOR ALL STATIONS.

"ACCESSIBILITY" AND DOORS NOTES:

1.- HAND ACTUATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34 INCHES AND 48 INCHES ABOVE THE FLOOR LATCHING AND LOCKING DOORS THAT ARE HAND ACTUATED AND WHICH ARE IN THE PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BE LEVER TYPE HARDWARE (SECTION 1008.1.8.1). 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.
2.- ALL PRIMARY ENTRANCES TO BLDG., SHALL BE MADE ACCESSIBLE TO THE HANDICAPPED.
3.- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5.0 POUNDS FOR INTERIOR DOORS, SWOH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS.
4.- EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING MORE THAN 50 PERSONS.
5.- PROVIDE SELF-CLOSING DEVICE 5.0 POUNDS MAXIMUM AT INTERIOR DOORS, 5.0 POUNDS MAXIMUM AT EXTERIOR DOORS, 14 POUNDS MAXIMUM AT FIRE RATED EXIT DOORS.
6.- WIDTH AND HEIGHTS EVERY REQUIRED EXIT DOORWAY SHALL BE OF A SIZE PERMITTING THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET AND 8 INCHES IN HEIGHT, WHEN INSTALLED IN EXIT DOORWAYS, EXIT DOOR SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH SHALL BE MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITIONED AT LEAST ONE OF A PAIR OF DOORS SHALL MEET THIS OPENING WIDTH REQUIREMENT, REVERSING DOORS SHALL NOT BE USED AS REQUIRED ENTRANCE FOR THE PHYSICALLY HANDICAPPED.
7.- THE BOTTOM OF 10" OF ALL DOOR (EXCEPT SLIDING AND AUTOMATIC) ALL HAVE A SMOOTH UNINTERRUPTED SURFACE SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE CONOF UNDER TITLE 19.
8.- ALL DOORS SHALL HAVE 1/2 DOME DOOR STOPS TO BE FLOOR MOUNTED, USE WALL MOUNTED STOPS IF FLOORING IS CPVP CRETE.
9.- ALL DOORS SHALL HAVE MAXIMUM OF 1/2-INCH OFFSET AT ALL THRESHOLDS AND AT ANY CHANGE OF FLOORING MATERIAL. OFFSETS GREATER THAN 1/4-INCH REQUIRE A MAXIMUM BEVELED SLOPE OF 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL. EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. 2016 CBC 1133B7.4.
10.- WHERE SHALL BE A CLEAR ON EACH SIDE OF DOOR, 60 DEGREES DEEP IN DIRECTION OF DOOR SWING AND 44" DEEP IN DIRECTOR OPPOSITE OF DOOR SWING.
11.- ALL DOOR REQUIRING HANDICAP ACCESSIBILITY SHALL HAVE THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWING EXTENDED 24 INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.
12.- RAMPS AND SIDE WALKS SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2" IN THE DIRECTION OF TRAFFIC FLOW.
13.- WHEN THE SLOPE IN THE DIRECTION OF ANY RAMP EXCEEDS 1 VERTICAL TO 20 HORIZONTAL IT SHALL COMPLY WITH THE PROVISIONS FOR PEDESTRIANS RAMP.
14.- THE TENANT SPACE PRIMARY ENTRANCES, AND THE PATH OF TRAVEL FROM THE ENTRANCE TO THE TENANT SPACE, AND THE SANITARY FACILITIES, DRINKING FOUNTAINS AND PUBLIC TELEPHONES SERVING THE TENANT SPACE SHALL BE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED.
15.- PROVIDE A 6-INCH BY 6-INCH SYMBOL OF ACCESSIBILITY AT ALL PRIMARY BUILDING ENTRANCES, CBC.

FIRE DEPARTMENT NOTES:

1.- ALL REQUIRED PERMITS MUST BE OBTAINED FROM THE FIRE DEPARTMENT BEFORE BUILDING IS OCCUPIED.
2.- PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SUCH AS SPRINKLER SYSTEMS, FIRE ALARMS ETC. SHALL BE SUBMITTED TO AMBD APPROVE BY THE FIRE DEPARTMENT BEFORE THIS EQUIPMENT IS INSTALLED OR ANY ALTERNATING IF APPLICABLE.
3.- PROVIDE AND INSTALL ONE 2A KBC FIRE EXTINGUISHER TO BE LOCATED WITHIN 75 FEET OF TRAVEL DISTANCE FROM ALL AREA IF APPLICABLE. PROVIDE 1 EXTINGUISHERS.
4.- POSTING THAT READS, "THIS DOOR TO REMAIN UNLOCK DURING BUSINESS HOURS" SIGN, USE LETTERS HIGH ON A CONTRASTING AT YOUR MAIN EXIST. SEE PLANS FOR LOCATION OF EXIT SIGN. CBC.
5.- EXIT SIGN SHALL BE ON BLACK LETTERS, A MIN. OF 6" HIGH, LAMINATE ON FACE OF SIGN.
6.- EXIT SIGN SHALL BE IN ACCORDANCE WITH CBC 2016 AND MUST BE SHOW ON PLAN PER CFC 2016.
7.- DOORS OPENING INTO A 1-HR FIRE RATED CORRIDOR SHALL BE PROTECTED WITH A 20-PT FITTING SMOKE OR DRAFT SEALS AT HEAD AND JAMBS. DOOR ASSEMBLY RATED SHALL BE AS INDICATED OF DOOR FINISH SCHEDULE HOLE OPEN DEVICES ON RATED ASSEMBLY SHALL BE MAGNETICALLY OPERATED AND ACTIVATED BY SMOKE DETECTORS.
8.- EXIT HARDWARE SHALL BE PER C.F.C. AND C.B.C. CAN OPEN INSIDE WITHOUT KEY.
9.- BUILDING NUMBER AND ADDRESS MUST BE VISIBLE AND READABLE FROM STREET OR ROAD FRONTING THE PROPERTY (PER CFC 2016)
10.- THE CONSTRUCTION, REMODEL, OR DEMOLITION OF BUILDING SHALL COMPLY WITH 2016 CFC.
11.- ALL DECORATIVE MATERIALS AND INTERIOR FINISH ARE REQUIRED TO BE MAINTAINED IN FLAME-RETARDANT CONDITIONS AND SHALL BE COMPLY WITH CFC 2016.
12.- FIRE DEPART, FINAL INSPECT REQUIRED, SCHEDULE ALL INSPECTION 24 HOURS, IN ADVANCE.
13.- ALL PLANS TO BE REPRODUCED TO A CD & SUBMITTED TO A FIRE PREVENTION BEAU PRIOR TO FINAL APPROVAL.
14.- THE FOLLOWING SUBMITALS ARE DEFINED AND MUST BE SUBMITTED SEPARATELY
(A) FIRE SPRINKLER SYSTEM (B) FIRE ALARM SYSTEM.

PROPOSED: RESTAURANT REMODEL EXPANSION
OWNER: ADOLFO VALENZUELA

H. & H. DESIGN AND DRAFTING SERVICES
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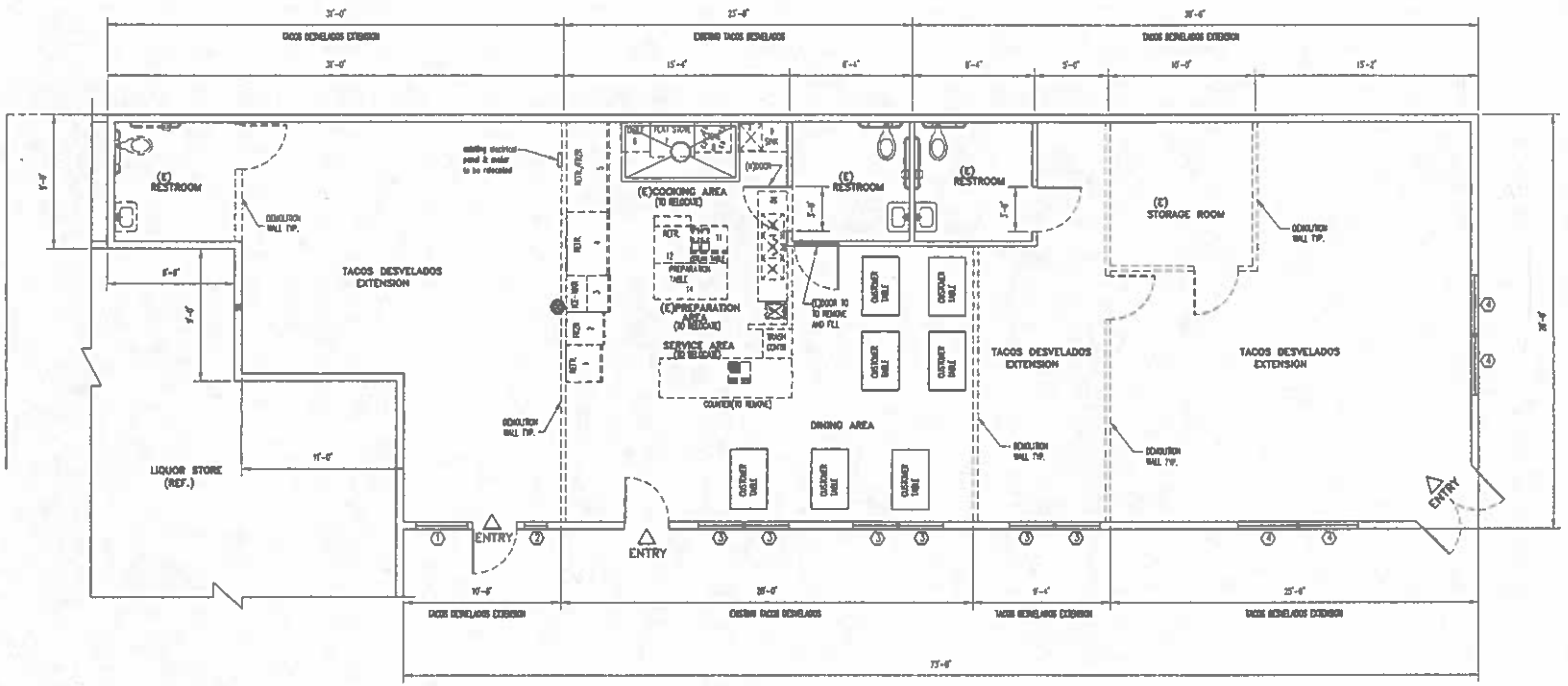
PHONE: (818) 355-7782

DRAWN: H. MEDINA
DATE: 06-09-18
SCALE: AS NOTED
JOB NO.: P3-2018-20-ADO-M1
SHEET: A-1



EXISTING/DEMO FLOOR PLAN

1/4"=1'-0"

GREEN BUILDING NOTES:

WATER EFFICIENCY

5. PLUMBING FIXTURES AND FIXTURE FITTINGS ON THE PLANS SHALL COMPLY WITH THE FOLLOWING FLOW RATES:
   A. TOILET CLOSETS - 1.28 GPF
   B. URINALS - 0.5 GPF
   C. SINGLE SHOWERHEADS - 2.0 GPM AT 80 PSI.
   D. MULTIPLE SHOWERHEADS - 2.0 GPM AT 80 PSI FOR ALL COMBINED SHOWERHEADS.
   E. LAVATORY CLOSETS - 1.5 GPM AT 60 PSI.
   F. LAVATORY FAUCETS IN PUBLIC USE AREAS - 0.5 GPM AT 60 PSI.
   G. METERING FAUCETS - .25 GALLONS PER CYCLE.
   H. KITCHEN FAUCETS - 1.8 GPM AT 60 PSI (4.303.1)

MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

7. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS IN SOLE BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. (4.406.1)

8. PROVIDE AN APPROVED RECYCLING AND REUSE PLAN (WMP) FROM ENVIRONMENT PROGRAMS DIVISION SHOWING THAT THE REQUIRED AMOUNT OF NONHAZARDOUS CONSTRUCTION DEBRIS WILL BE SALVAGED, RECYCLED, AND/OR REUSED.
   A. FOUR OR FEWER UNITS COMPLY WITH A 50% DIVERSION
   B. FIVE OR MORE UNITS COMPLY WITH A 65% DIVERSION (4.408.1)

9. THE ATTACHED BUILDING OPERATIONS AND MAINTENANCE MANUAL MUST BE COMPLETED AND PROVIDED AT THE TIME OF FINAL INSPECTION AND PLACED IN THE BUILDING. (4.410.1)

ENVIRONMENTAL QUALITY

11. a. AT TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE, AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS WHICH MAY COLLECT IN THE SYSTEM. (4.504.1)

b. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. (4.505.3)

c. ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL COMPLY WITH THE FOLLOWING:
   I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
   II. FANS MUST BE CONTROLLED BY A HUMIDITY ACCESSIBLE HUMIDISTAT UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% AND 80%. (4.506.1)

ENVIRONMENTAL QUALITY (CONT.

12. a. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)

b. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2 AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3. (4.504.2.2)

c. AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.3. (4.504.2.3)

d. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS AT ONE OF THE FOLLOWING:
   I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM. OR
   II. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPECIFICATION 01350) OR
   III. NSF/ANSI 140 AT THE GOLD LEVEL. OR
   IV. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)

e. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT 50 g/L. (4.504.3.1, 4.504.3.2)

f. A MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OF THE FOLLOWING:
   I. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE, OR
   II. PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOLS PROGRAM, OR
   III. RFCI FLOORSCORE PROGRAM, OR
   IV. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPECIFICATION 01350) (4.504.4)

g. COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (4.504.5)

WALL LEGEND:

EXISTING WALLS TO REMAIN

EXISTING WALLS TO BE REMOVED (DEMO)

APPROVED
CITY OF MAYWOOD BLDG. DEPT.
IT SHALL BE UNLAWFUL TO CHANGE OR ALTER THESE PLANS BY ANY PERSON WITHOUT FIRST OBTAINING APPROVAL FROM THIS DEPT.
3/16/20
BLDG. INSPECTOR

DP-013020

PROPOSED: RESTAURANT BUSINESS EXTENSION
OWNER: ADOLFO VALENZUELA

H & H DESIGN AND DRAFTING SERVICES
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DRAWN
H. MEDINA

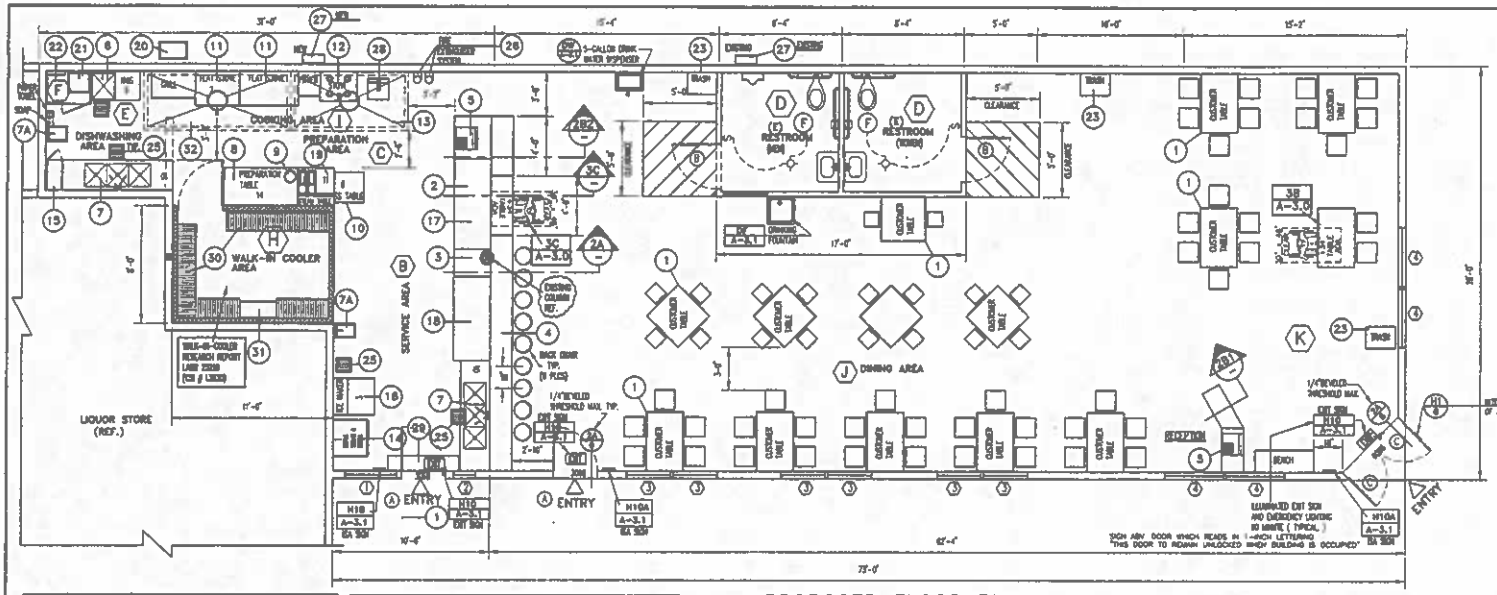
DATE
08-09-18

SCALE
AS NOTED

JOB NO.
P3_2018-20-ADD-F2

SHEET
A-2

OF SHEETS



B	SERVICE AREA
C	PREPARATION AREA
D	RESTROOM
E	DISHWASHING AREA
F	JANITORIAL STATION
G	TRASH ENCLOSURE (SEE SHEET A)
H	WALK-IN COOL'G AREA
I	COOKING AREA
J	DINING AREA
K	WATING AREA

DOORS NOTE:

SELF CLOSING AT ENTRY, JANITOR AND RESTROOM DOORS.

EXISTING DOOR SCHEDULE

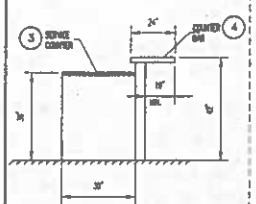
Sym.	Width	Height	Thick. Frame	Type	Remarks		Qty
A	3'-0"	6'-6"	2"	Dual Glass	Existing	Self Closing	7
B	3'-0"	6'-6"	1-3/8"	Hollow Core	Existing	Self Closing	1
C	3'-6"	6'-6"	2"	Dual Glass	Existing	Self Closing	2
D	3'-0"	6'-6"	1-3/8"	Hollow Core	Relocated	Self Closing	1

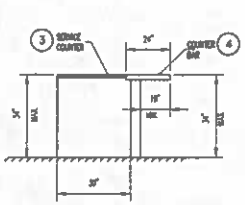
EXISTING WINDOW SCHEDULE

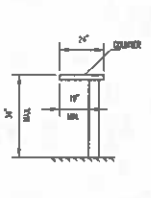
Symb.	Width	Height	Type	Frame Material	Remarks	Qty
1	15'-6"	6'-6"	Fixed Dual Glass	Steel	Existing	1
2	17'-6"	6'-6"	Fixed Dual Glass	Steel	Existing	1
3	15'-0"	6'-6"	Fixed Dual Glass	Steel	Existing	5
4	14'-0"	6'-6"	Fixed Dual Glass	Steel	Existing	4

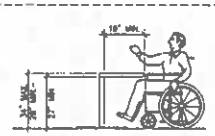
PROPOSED FLOOR PLAN

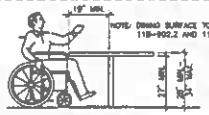
1/4"=1'-0"











EQUIPMENT SCHEDULE

ITEM NUMBER	ITEM	MANUFACTURER	MODEL NUMBER	REF OR ESTIMATED JOB	SPECIALLY FABRICATED	GAS	ELECTRICAL	HOT WATER	COLD WATER	DIRECT WASTE	INDIRECT WASTE	COMMENTS
01	CUSTOMER TABLE				•							
02	FLAVOR WAVERS			•	•						•	
03	SERVICE COUNTER 30"Wx36"Hx20'-6"Lg				•							STAINLESS STEEL
04	COUNTER BAR 30"Wx42"Hx20'-0"Lg											GRANITE
05	REGISTER				•		•					
06	FOOD PREPARATION SINK S/S 24"W x 45 1/8"L	GSW-SINK SERIES	SE1818RL24	•				•	•		•	STAINLESS STEEL
07	THREE COMPARTMENT UTIKSIL SINK S/S 18"x18"	GSW-SINK SERIES	SE1818D3D	•	•			•	•	•		
7A	WASH HAND SINK S/S 16"W x 12"L	GSW-SINK SERIES	HS-1217WC	•	•			•	•	•		
08	PREPARATION TABLE S/S 30"W x 60"L	GSW TABLES	WT-P3060	•	•							STAINLESS STEEL
09	BLENDER	WARING COMERCIAL	MMB 160	•			•					
10	PREPARATION TABLE S/S 24"W x 24"L	GSW TABLES	WT-P2424	•	•							STAINLESS STEEL
11	FLAT TOP GRIDDLE 28"W x 36"L	COOK RITE	ATMG-36	•		•						
12	FOUR BURNERS STOVE 30"W x 24"L	COOK RITE	ATMP-24-4	•		•						STAINLESS STEEL
L3	EXHAUST HOOD S/S 48"W x 96"L											
14	REFROGITATOR 27"Lx29 7/8"Dx78 5/8"H	TRUE	GDM-23-HC	•			•					SELF-CONTAINED
15	EMPLOYEE LOCKERS											
16	ICE MAKER 30"Wx34"Dx 71 1/2"H	MANITOWOC	ITD450 D570	•			•					
17	UNDERCOUNTER REFROGITATOR 72.7"Lx30"Dx37.2"H	A10SA	MOF8404	•			•					STAINLESS STEEL
18	UNDERCOUNTER FREEZER 80.2"Lx30"Dx37.2"H	A10SA	MOF8407	•			•					STAINLESS STEEL
19	STEAM TABLE 30 3/8"Lx22 7/16"Dx 34"H	DUKE	E302-EP302	•			•					
20	COMMERCIAL GREASE TRAP	GSW	3920A22									
21	MOPPED SINK WITH A VACUUM BREAKER FAUCET	GSW	SE1618M	•				•	•			
22	BROOM AND MOP HANGER & CLEANING	WINCO	MH15									
23	TRASH CONTAINER											
24	COUNTER BAR 30"Wx34"Hx6'-0"Lg											
25	FLOOR DRAIN 12"x12"x6"	GSW	FS1212									
26	FIRE EXTINGUISER											
27	[illegible]	TAKAGI	A1-030-05-N						•		•	
28	VERTICAL BROILER		MODEL #G300			•						
29	DOOR AIR CURTAIN WITH MICROSWITCH		FM-15125	•			•					
30	STORAGE SHELVING W=4'-0" Design 18" H.T.= 79.1/2" [illegible]	WINCO	VCS1848	•	•		•					
31	WALK-IN COOLER UNIT	FASTCOOLER	@ 25219 (CSI # 12830)		•		•				•	
32	EXHAUST HOOD S/S 48"W x 120"L											

ROOM FINISHING SCHEDULE

Room Or Area	Floor	Floor Base Cove	Walls	Ceiling	Remarks
A Customer Area	Commercial Grade 18"x18" Ceramic Tile Smooth, Durable, Easy to clean, Non-absorbent	Prefabricated stainless steel 6" With 3/8" Radius	Drywall With Semi-Gloss Latex Smood White Smooth, Durable, Easy to clean, Non-absorbent	Drywall With Semi-Gloss Latex Smood White Smooth, Durable, Easy to clean, Non-absorbent	
B Service Area	Commercial Grade 16"x16" Ceramic Tile Smooth, Durable, Easy to clean, Non-absorbent	Ceramic Tile 6" With 3/8" Radius	Drywall With Semi-Gloss Latex Smood White Smooth, Durable, Easy to clean, Non-absorbent	T-BAR 2' x 4' White Mineral Vinyl Face Smooth Ceiling Panels	
C Preparation Area	Commercial Grade 16"x16" Ceramic Tile Smooth, Durable, Easy to clean, Non-absorbent	Ceramic Tile, Up The Wall 6" With 3/8" Radius	Drywall With Semi-Gloss Latex Smood White Smooth, Durable, Easy to clean, Non-absorbent	T-BAR 2' x 4' White Mineral Vinyl Face Smooth Ceiling Panels	
D Restroom	Commercial Grade 16"x16" Ceramic Tile Smooth, Durable, Easy to clean, Non-absorbent	Ceramic Tile, Up The Wall 4" With 3/8" Radius	Drywall With Semi-Gloss Latex Smood White Smooth, Durable, Easy to clean, Non-absorbent	T-BAR 2' x 4' White Mineral Vinyl Face Smooth Ceiling Panels	Exhaust Fan with light switch activated
E Dishwashing Area	Commercial Grade 16"x16" Ceramic Tile Smooth, Durable, Easy to clean, Non-absorbent	Ceramic Tile, Up The Wall 6" With 3/8" Radius	Drywall With Semi-Gloss Latex Smood White Smooth, Durable, Easy to clean, Non-absorbent	T-BAR 2' x 4' White Mineral Vinyl Face Smooth Ceiling Panels	
F Janitorial Station	Commercial Grade 16"x16" Ceramic Tile Smooth, Durable, Easy to clean, Non-absorbent	Ceramic Tile, Up The Wall 6" With 3/8" Radius	Drywall With Semi-Gloss Latex Smood White Smooth, Durable, Easy to clean, Non-absorbent	T-BAR 2' x 4' White Mineral Vinyl Face Smooth Ceiling Panels	Exhaust Fan with light switch activated
G Trash Enclosure	Smooth Concrete	N/A	Smooth Blockwall Sealed And Painted	N/A	(SEE SHEET A)
H Walking Cooling Area	Quarry Tile Slate Grey #6895 (USDA Approved)	Quarry Tile 6" With 3/8" Radius	Prefabricated Aluminum Steel Smooth Washable	Prefabricated Aluminum Steel Smooth Washable	
I Dishwashing Area	Commercial Grade 16"x16" Ceramic Tile Smooth, Durable, Easy to clean, Non-absorbent	Ceramic Tile, Up The Wall 6" With 3/8" Radius	Drywall With Semi-Gloss Latex Smood White Smooth, Durable, Easy to clean, Non-absorbent	T-BAR 2' x 4' White Mineral Vinyl Face Smooth Ceiling Panels	
J Dining Area	Commercial Grade 16"x16" Ceramic Tile Smooth, Durable, Easy to clean, Non-absorbent	Prefabricated stainless steel 6" With 3/8" Radius	Drywall With Semi-Gloss Latex Smood White Smooth, Durable, Easy to clean, Non-absorbent	Drywall With Semi-Gloss Latex Smood White Smooth, Durable, Easy to clean, Non-absorbent	

DP-013020

PROPOSED: RESTAURANT BUSINESS EXPANSION
OWNER: ADOLFO VALENZUELA

H & H DESIGN AND DRAFTING SERVICES
PHONE: HOME: (626) 912-3987
CELL: (626) 723-6876

LOS TACOS DESVELADOS
5306 ATLANTIC BLVD
MAYWOOD, CA. 90270
PHONE: (818) 355-7782

DRAWN
H. MEDINA

DATE
08-09-18

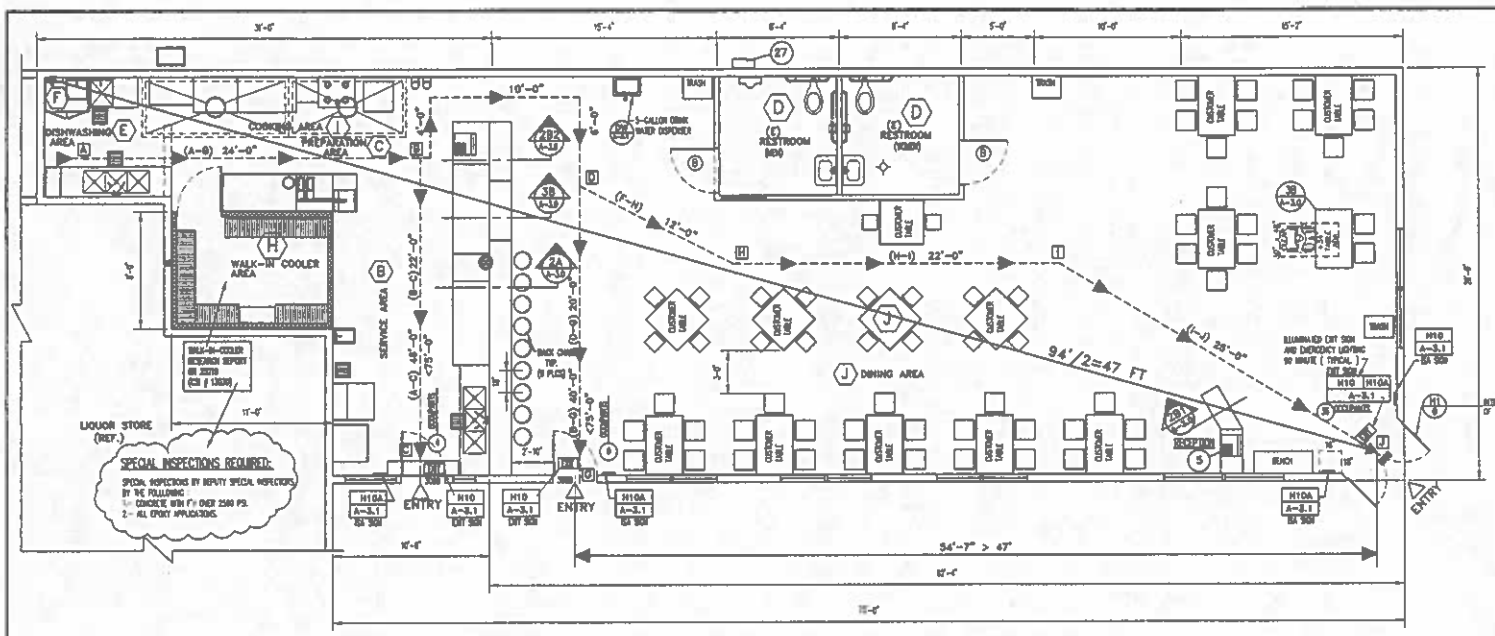
SCALE
AS NOTED

JOB NO.
P3_2018-20-ADO-03.0

SHEET
A-3.0

OF SHEETS

REVIEWED
CITY OF MAYWOOD BLDG. DEPT.
IT SHALL BE UNLAWFUL TO CHANGE OR ALTER THESE PLANS IN ANY RESPECT WITHOUT HAVING OBTAINED PERMISSION FROM THIS DEPT.
BY: [illegible] DATE: 3/4/20
BUILDING INSPECTOR



A	
B	SERVICE AREA
C	PREPARATION AREA
D	RESTROOM
E	DISHWASHING AREA
F	JANITORIAL STATION
G	TRASH ENCLOSURE (SEE SHEET #)
H	WALK-IN COOL'G AREA
I	COOKING AREA
J	DINING AREA

DOORS NOTE:

SELF CLOSING AT EXITS; BATHROOM AND RESTROOM DOORS.

EXITING ANALYSIS PLAN

1/4"=1'-0"

LEGEND:

(#) NUMBER OF OCCUPANT CATING

EXIT EXIT SIGN SHALL BE ILLUMINATED W/ BATTERY BACK-UP

PATH ANALYSIS

PATH_A-C= PATH (AB) + PATH (BC) = 44 FT
PATH_B-C= PATH (BC) + PATH (CC) = 40 FT
PATH_D-J= PATH (DK) + PATH (KI) + PATH (IJ)= 38 FT.

APPROVED SUBJECT TO FIELD INSPECTION

APPROVED
CITY OF MAYWOOD BLDG. DEPT.
IT SHALL BE UNLAWFUL TO CHANGE OR ALTER THESE PLANS OR ANY PERSON WITHOUT FIRST OBTAINING PERMISSION FROM THIS DEPT.
DATE
BLDG. INSPECTOR

H10
SEE PLAN

OCCUPANT LOAD PER CBC TABLE 1004.1.1

OCCUPANCY	AREA (SF)	OCCUPANT LOAD (200) KITCHEN	OCCUPANT LOAD (200) SERVICE		OCCUPANT LOAD (15) DINING	OCCUPANT LOAD (100) OTHER	EVERY 18" COUNTS ONE PERSON
KITCHEN AREA	280	2	-	-	-	-	
SERVICE KITCHEN AREA	304	-	2	-	-	-	
COUNTERBAR (BACK CHAIR)		-	-	-	-	-	9
DINING AREA	530	-	-	-	35	-	
		-	-	-	-		
TOTAL	1517	2	2		35		9

48 OCCUPANTS

EGRESS WIDTH PER TABLE CBC 1005.1
0.2 x 42 = 8.4" MIN. EGRESS WIDTH

2 EXIT REQUIRED

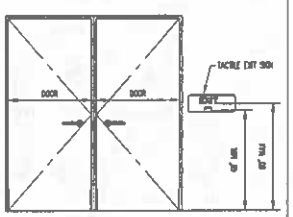
REQ'D TOILET FACILITY

PER BUSINESS & MERCANTILE OCCUPANCY WITH TOTAL OCCUPANCY OF 50 OR LESS ONE TOILET FACILITY REQUIRED PER CPC 422.1 EXCEPTION (7) AND (3)

OCCUPANT LOAD PER CPC TABLE A 1517/200=8 OCCUPANTS

NOTE: A DRINK WATER DISPENSER WILL BE PROVIDED INSTEAD OF DRINKING FOUNTAIN (SEE PLAN) (DW)

(DF) ADA DRINKING FOUNTAIN



H10A TACTILE EXIT MOUNT'G LOCATION TYP. (SEE PLAN)

INTERNATIONAL ACCESSIBILITY SYMBOL

TACTILE EXIT SIGN

70. EACH GRADE-LEVEL EXTERIOR LEVEL EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE SIGN WITH A WORD " EXIT". SECTION 1003.2 & 8.1.1

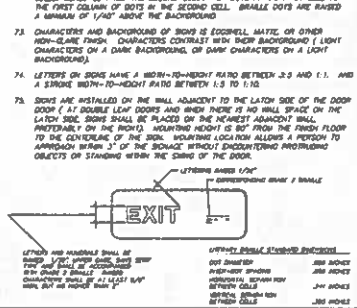
71. LETTERS ON SIGNS ARE RAISED 1/32", SANS SERIF UPPERCASE CHARACTERS BY GRADE 2 BRAILLE. RAISED CHARACTERS ARE BETWEEN 5/8" AND 2" HIGH.

72. BRAILLE DOTS ARE 1/10" ON CENTER IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS, MEASURED FROM THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. BRAILLE DOTS ARE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND

73. CHARACTERS AND BACKGROUND OF SIGNS IS EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH. CHARACTERS CONTRAST WITH THEIR BACKGROUND (LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND.)

74. LETTERS OR SIGNS HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1, AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 TO 1:10.

75. SIGNS ARE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR DOOR (AT DOUBLE LEAF DOORS AND WHEN THERE IS NO WALL SPACE ON THE LATCH SIDE, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT). MOUNTING HEIGHT IS 60" FROM THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION ALLOWS A PERSON TO APPROACH WITHIN 3" OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.



H10 TACTILE EXIT SIGN H10

DP-013020

PROPOSED: BENJAMIN GOMES EXTENSION
OWNER: ADOLFO VALENZUELA

H & H DESIGN AND DRAFTING SERVICES
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5308 ATLANTIC BLVD
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PHONE: (818) 355-7782

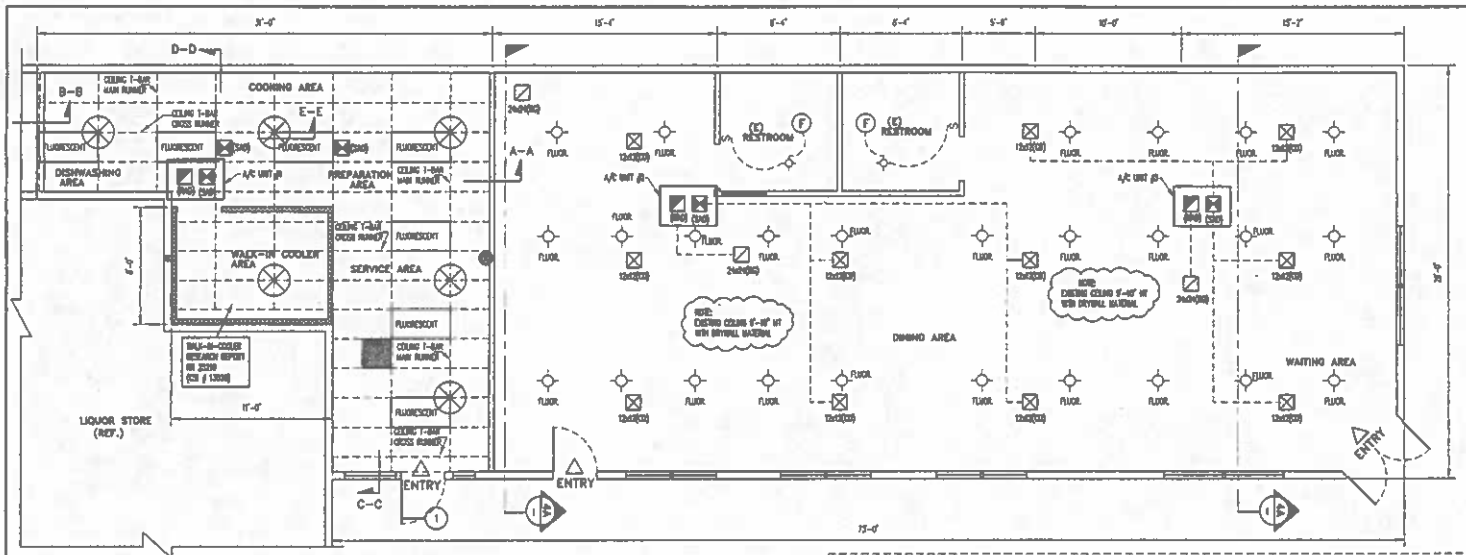
DRAWN
H. MEDINA

DATE
08-09-18

SCALE
AS NOTED

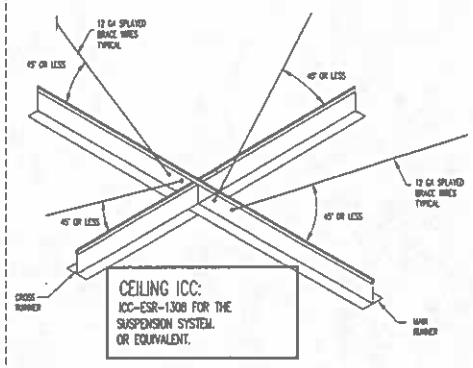
JOB NO.
13-2018-20-ADD-03

SHEET
A-3.1
OF SHEETS



CEILING/LIGHTING FLOOR PLAN

1/4"=1'-0"



LATERAL BRACING 6'-0" OR LESS FROM WALL 12'-0" ON CENTERS (SEE PLAN FOR LOCATION)

SECTION E-E

N.T.S.

LATERAL BRACING TEE BARS

NOTES:

A- SUSPENDED ACOUSTICAL CEILING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF ASTM C 635 AND ASTM C 636 (CBC SEC 1621.1)

LEGEND:

- LATERAL BRACING LOCATION
- FLUORESCENT — CEILING FLUORESCENT LIGHTS 2' x 4'
- CEILING FLUORESCENT LIGHTS
- SUPPLY AIR DUCT (SAD)
- RETURN AIR DUCT (RAD)
- CEILING DIFFUSER (CD)
- RETURN GRILL (RG)

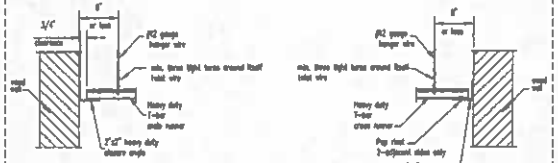
NOTE: ICC-ESR CEILING PROVIDE ICC-ESR-1308 FOR THE SUSPENSION SYSTEM. OR EQUIVALENT.

SECTION B-B

N.T.S.

SECTION A-A

N.T.S.



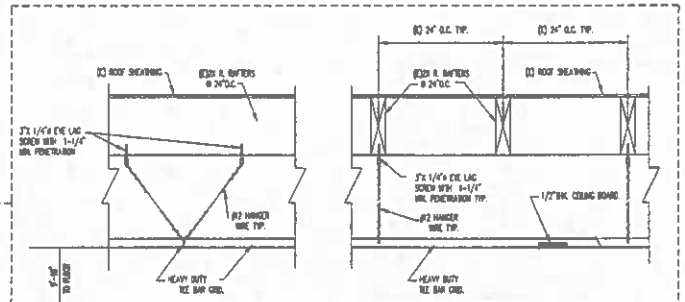
SECTION C-C

N.T.S.

SECTION D-D

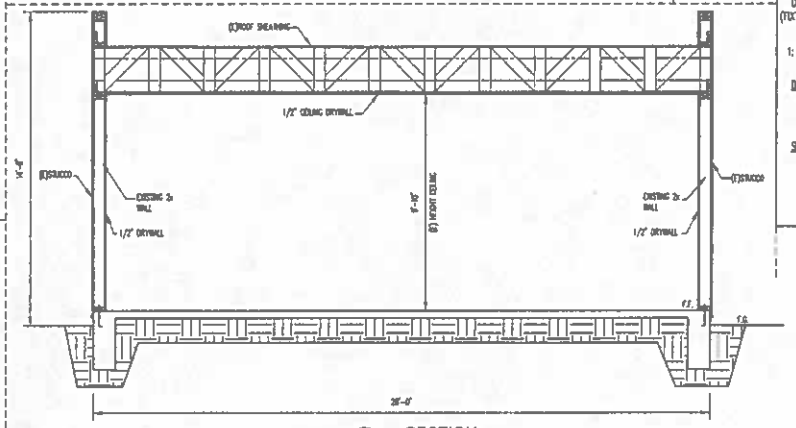
N.T.S.

PERIMETER SUPPORTING CLOSURE ANGLE



TEE BARS PARALLEL TO (E)RAFTERS (TYP.)

TEE BARS PERPENDICULAR TO (E)RAFTERS (TYP.)



4A SECTION

3/8"=1'-0"

BUILDING MINIMUM PLUMBING FACILITIES

BUILDING SQ. FT.= 2290 SQ.FT.

2290 SQ.FT. / 100 PEOPLE OCCUPANCY/SQ.FT. = 22 PEOPLE OCC.

22 PEOPLE OCC. / 2 = 11.5 PEOPLE OCC.

MINIMUM PLUMBING FACILITIES

WATER CLOSETS (FIXTURES PER PERSON)		URINALS (FIXTURES PER PERSON)		LAVATORIES (FIXTURES PER PERSON)	
MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
1: 1-15	1: 1-15	1: 10-50		1: 1-40	1: 1-40

REQUIRED PLUMBING FACILITIES

WATER CLOSETS		URINALS		LAVATORIES	
MALE	FEMALE	MALE		MALE	FEMALE
1	1	1		1	1

PROVIDED PLUMBING FACILITIES

WATER CLOSETS		URINALS		LAVATORIES	
MALE	FEMALE	MALE		MALE	FEMALE
1	1	1		1	1

MINIMUM PLUMBING FACILITIES

DRINK'G FOUNTAIN (FIXTURES PER PERSON)	SERVICE SINK (FIXTURES PER PERSON)
1: 1-150	

REQUIRED PLUMBING FACILITIES

DRINK'G FOUNTAIN	SERVICE SINK
0	1

PROVIDED PLUMBING FACILITIES

SERVICE SINK	SERVICE SINK
0	1

APPROVED

MAY 2020 BLDG. DEPT.

IT SHALL BE UNLAWFUL TO MAKE ANY CHANGE FROM THESE PLANS BY ANY PERSON WITHOUT FIRST OBTAINING PERMISSION FROM THIS DEPT.

BLDG. INSPECTOR

DP-013020

PROPOSED: RESTAURANT BUSINESS EXTENSION

OWNER: ADOLFO VALENZUELA

H & H DESIGN AND DRAFTING SERVICES
PHONE: HOME: (626) 912-3987
CELL: (626) 723-6876

LOS TACOS DESVELADOS
5306 ATLANTIC BLVD
MAYWOOD, CA. 90270
PHONE: (818) 355-7782

DRAWN: H. MEDINA

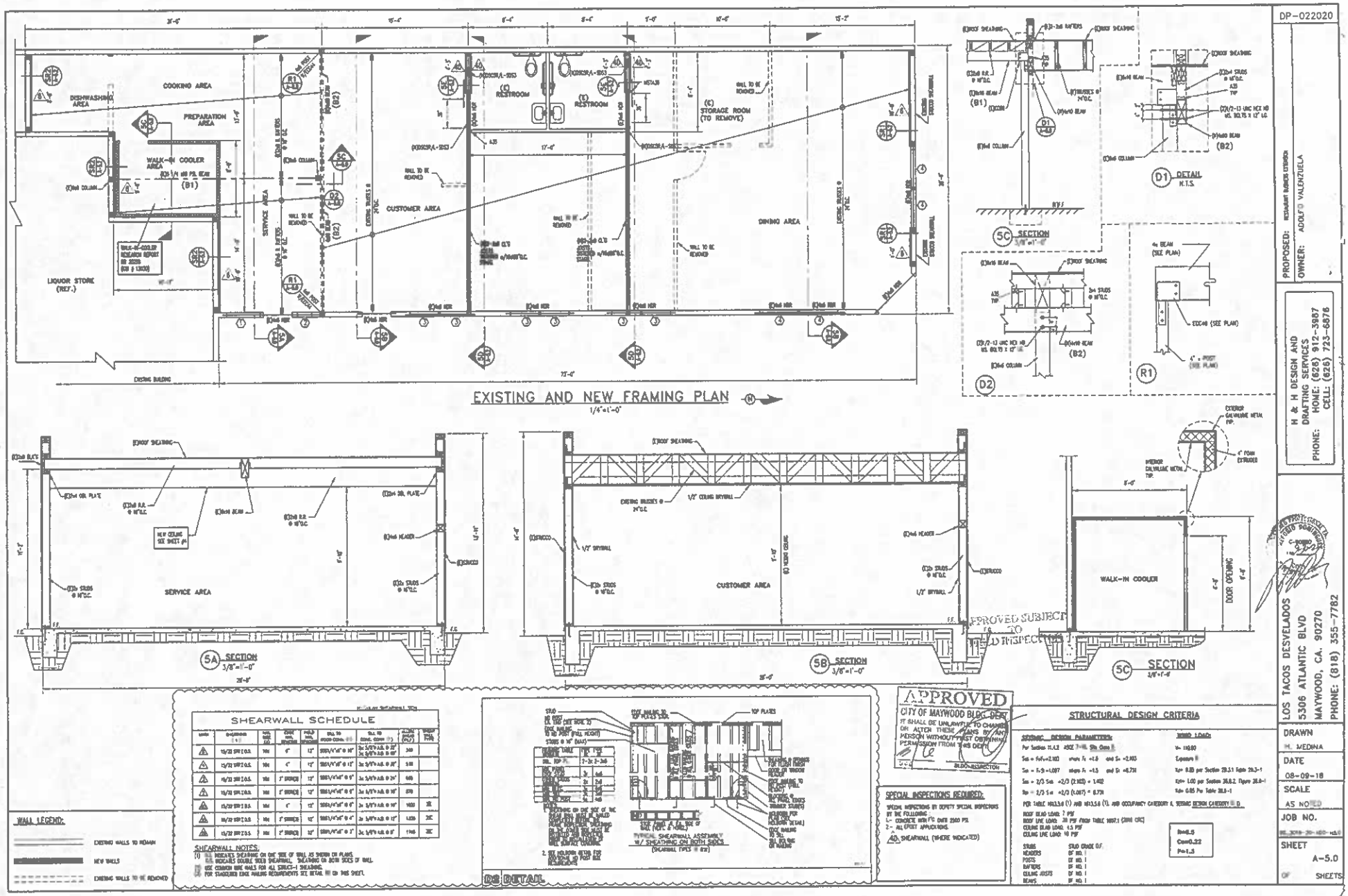
DATE: 08-09-18

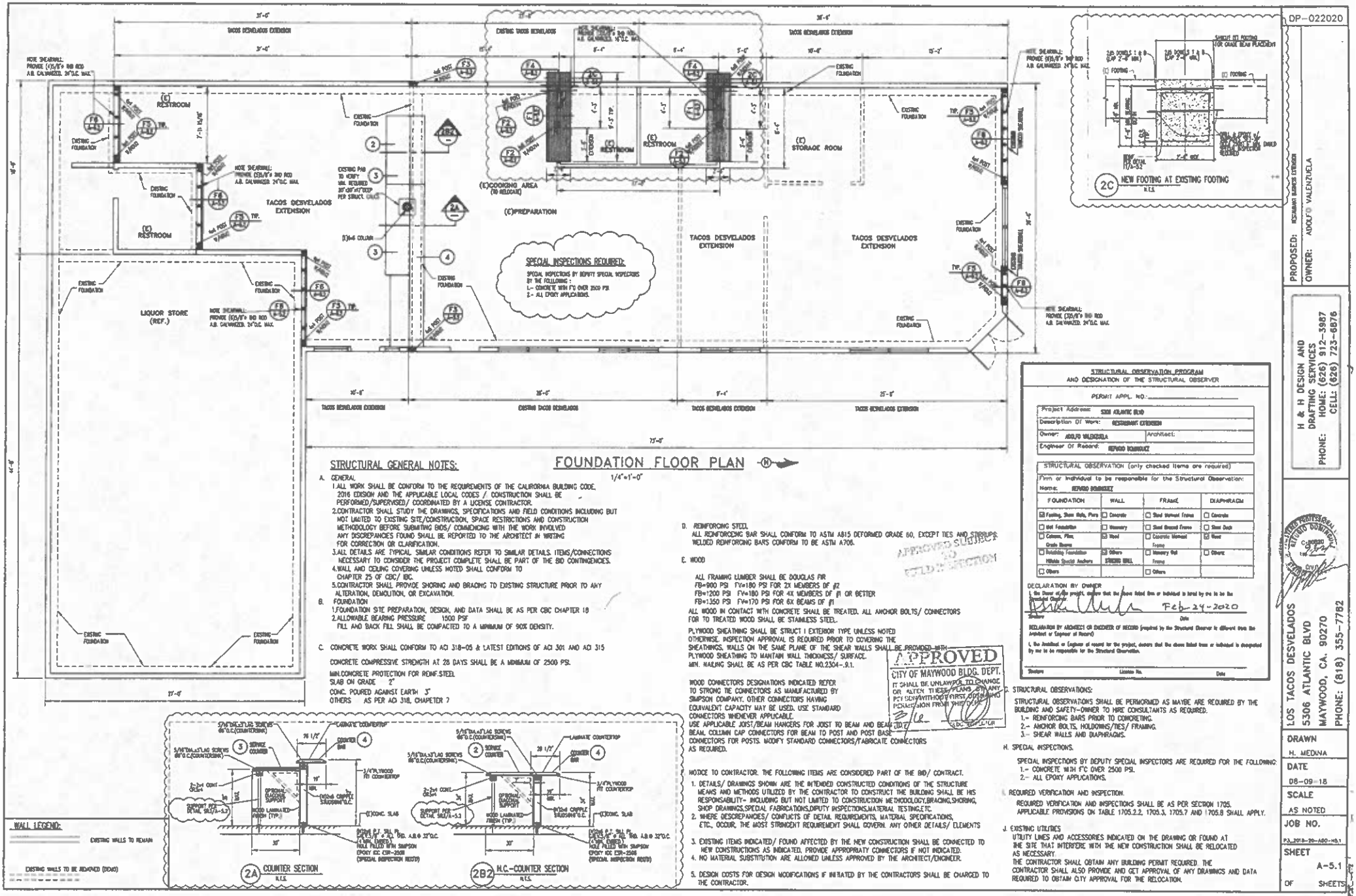
SCALE: AS NOTED

JOB NO.: P3_2018-20-ADD-CA

SHEET: A-4

OF SHEETS


DP-022020
PROPOSED: RESTAURANT BUSINESS EXPANSION
OWNER: ADOLFO VALENZUELA
H & H DESIGN AND DRAFTING SERVICES
PHONE: HOME: (626) 912-3587
CELL: (626) 723-6878
LOS TACOS DESVELADOS
5306 ATLANTIC BLVD
MAYWOOD, CA. 90270
PHONE: (818) 355-7782
DRAWN
H. MEDINA
DATE
08-09-18
SCALE
AS NOTED
JOB NO.
SHEET
A-5.0
OF SHEETS
EXISTING AND NEW FRAMING PLAN
1/4"=1'-0"
SHEARWALL SCHEDULE
SHEARWALL NOTES:
WALL LEGEND:
EXISTING WALLS TO REMAIN
NEW WALLS
EXISTING WALLS TO BE REMOVED
STRUCTURAL DESIGN CRITERIA
SPECIAL INSPECTIONS REQUIRED:
APPROVED
CITY OF MAYWOOD BLDG. DEPT.
IT SHALL BE UNLAWFUL TO CHANGE OR ALTER THESE PLANS BY ANY PERSON WITHOUT FIRST OBTAINING PERMISSION FROM THIS DEPT.
BLDG. INSPECTOR
APPROVED SUBJECT TO FIELD INSPECTION
D1 DETAIL
D2 DETAIL
5A SECTION
5B SECTION
5C SECTION
COOKING AREA
DISHWASHING AREA
PREPARATION AREA
WALK-IN COOLER AREA
SERVICE AREA
CUSTOMER AREA
DINING AREA
(C) STORAGE ROOM (TO REMOVE)
(E) RESTROOM
LIQUOR STORE (REF.)



STRUCTURAL GENERAL NOTES:

A. GENERAL
1. ALL WORK SHALL BE CONFORM TO THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, 2016 EDISION AND THE APPLICABLE LOCAL CODES / CONSTRUCTION SHALL BE PERFORMED/SUPERVISED/ COORDINATED BY A LICENSE CONTRACTOR.
2. CONTRACTOR SHALL STUDY THE DRAWINGS, SPECIFICATIONS AND FIELD CONDITIONS INCLUDING BUT NOT LIMITED TO EXISTING SITE/CONSTRUCTION, SPACE RESTRICTIONS AND CONSTRUCTION METHODOLOGY BEFORE SUBMITING BIDS/ COMMENCING WITH THE WORK INVOLVED ANY DISCREPANCIES FOUND SHALL BE REPORTED TO THE ARCHITECT IN WRITING FOR CORRECTION OR CLARIFICATION.
3. ALL DETAILS ARE TYPICAL SIMILAR CONDITIONS REFER TO SIMILAR DETAILS. ITEMS/CONNECTIONS NECESSARY TO CONSIDER THE PROJECT COMPLETE SHALL BE PART OF THE BID CONTINGENCIES.
4. WALL AND CEILING COVERING UNLESS NOTED SHALL CONFORM TO CHAPTER 25 OF CBC/ IBC.
5. CONTRACTOR SHALL PROVIDE SHORING AND BRACING TO EXISTING STRUCTURE PRIOR TO ANY ALTERATION, DEMOLITION, OR EXCAVATION.

B. FOUNDATION
1. FOUNDATION SITE PREPARATION, DESIGN, AND DATA SHALL BE AS PER CBC CHAPTER 18
2. ALLOWABLE BEARING PRESSURE 1500 PSF
FILL AND BACK FILL SHALL BE COMPACTED TO A MINIMUM OF 90% DENSITY.

C. CONCRETE WORK SHALL CONFORM TO ACI 318-05 & LATEST EDITIONS OF ACI 301 AND ACI 315
CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE A MINIMUM OF 2500 PSI.
MIN. CONCRETE PROTECTION FOR REINF. STEEL
SLAB ON GRADE 2"
CONC. POURED AGAINST EARTH 3"
OTHERS AS PER ACI 318, CHAPETER 7

D. REINFORCING STEEL
ALL REINFORCING BAR SHALL CONFORM TO ASTM A615 DEFORMED GRADE 60, EXCEPT TIES AND STIRRUPS WELDED REINFORCING BARS CONFORM TO BE ASTM A706.

E. WOOD
ALL FRAMING LUMBER SHALL BE DOUGLAS FIR
FB=900 PSI FV=180 PSI FOR 2X MEMBERS OF #2
FB=1200 PSI FV=180 PSI FOR 4X MEMBERS OF #1 OR BETTER
FB=1350 PSI FV=170 PSI FOR 6X BEAMS OF #1
ALL WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED. ALL ANCHOR BOLTS/ CONNECTORS FOR TO TREATED WOOD SHALL BE STAINLESS STEEL.

PLYWOOD SHEATHING SHALL BE STRUCT I EXTERIOR TYPE UNLESS NOTED OTHERWISE. INSPECTION APPROVAL IS REQUIRED PRIOR TO COVERING THE SHEATHINGS. WALLS ON THE SAME PLANE OF THE SHEAR WALLS SHALL BE PROVIDED WITH PLYWOOD SHEATHING TO MAINTAIN WALL THICKNESS/ SURFACE.
MIN. NAILING SHALL BE AS PER CBC TABLE NO.2304-.9.1.

WOOD CONNECTORS DESIGNATIONS INDICATED REFER TO STRONG TIE CONNECTORS AS MANUFACTURED BY SIMPSON COMPANY. OTHER CONNECTORS HAVING EQUIVALENT CAPACITY MAY BE USED. USE STANDARD CONNECTORS WHENEVER APPLICABLE.
USE APPLICABLE JOIST/BEAM HANGERS FOR JOIST TO BEAM AND BEAM TO BEAM. COLUMN CAP CONNECTORS FOR BEAM TO POST AND POST BASE CONNECTORS FOR POSTS. MODIFY STANDARD CONNECTORS/FABRICATE CONNECTORS AS REQUIRED.

NOTICE TO CONTRACTOR. THE FOLLOWING ITEMS ARE CONSIDERED PART OF THE BID/ CONTRACT.
1. DETAILS/ DRAWINGS SHOWN ARE THE INTENDED CONSTRUCTED CONDITIONS OF THE STRUCTURE MEANS AND METHODS UTILIZED BY THE CONTRACTOR TO CONSTRUCT THE BUILDING SHALL BE HIS RESPONSABILITY- INCLUDING BUT NOT LIMITED TO CONSTRUCTION METHODOLOGY, BRACING, SHORING, SHOP DRAWINGS, SPECIAL FABRICATIONS, DEPUTY INSPECTIONS, MATERIAL TESTING, ETC.
2. WHERE DESCREPANCIES/ CONFLICTS OF DETAIL REQUIREMENTS, MATERIAL SPECIFICATIONS, ETC., OCCUR, THE MOST STRINGENT REQUIREMENT SHALL GOVERN. ANY OTHER DETAILS/ ELEMENTS
3. EXISTING ITEMS INDICATED/ FOUND AFFECTED BY THE NEW CONSTRUCTION SHALL BE CONNECTED TO NEW CONSTRUCTIONS AS INDICATED. PROVIDE APPROPRIATE CONNECTORS IF NOT INDICATED.
4. NO MATERIAL SUBSTITUTION ARE ALLOWED UNLESS APPROVED BY THE ARCHITECT/ENGINEER.
5. DESIGN COSTS FOR DESIGN MODIFICATIONS IF INITIATED BY THE CONTRACTORS SHALL BE CHARGED TO THE CONTRACTOR.

APPROVED SUBJECT TO FIELD INSPECTION

APPROVED
CITY OF MAYWOOD BLDG. DEPT.
IT SHALL BE UNLAWFUL TO CHANGE OR ALTER THESE PLANS IN ANY RESPECT WITHOUT FIRST OBTAINING PERMISSION FROM THIS DEPT.
BLDG. OFFICIAL

C. STRUCTURAL OBSERVATIONS:
STRUCTURAL OBSERVATIONS SHALL BE PERFORMED AS MAYBE ARE REQUIRED BY THE BUILDING AND SAFETY-OWNER TO HIRE CONSULTANTS AS REQUIRED.
1.- REINFORCING BARS PRIOR TO CONCRETING.
2.- ANCHOR BOLTS, HOLDOWNS/TIES/ FRAMING.
3.- SHEAR WALLS AND DIAPHRAGMS.

H. SPECIAL INSPECTIONS.
SPECIAL INSPECTIONS BY DEPUTY SPECIAL INSPECTORS ARE REQUIRED FOR THE FOLLOWING:
1.- CONCRETE WITH F'C OVER 2500 PSI.
2.- ALL EPOXY APPLICATIONS.

I. REQUIRED VERIFICATION AND INSPECTION.
REQUIRED VERIFICATION AND INSPECTIONS SHALL BE AS PER SECTION 1705.
APPLICABLE PROVISIONS ON TABLE 1705.2.2, 1705.3, 1705.7 AND 1705.8 SHALL APPLY.

J. EXISTING UTILITIES
UTILITY LINES AND ACCESSORIES INDICATED ON THE DRAWING OR FOUND AT THE SITE THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE RELOCATED AS NECESSARY.
THE CONTRACTOR SHALL OBTAIN ANY BUILDING PERMIT REQUIRED. THE CONTRACTOR SHALL ALSO PROVIDE AND GET APPROVAL OF ANY DRAWINGS AND DATA REQUIRED TO OBTAIN CITY APPROVAL FOR THE RELOCATION.

STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER

PERMIT APPL. NO: _____

Project Address:	5306 ATLANTIC BLVD
Description Of Work:	RESTAURANT EXTENSION
Owner: ADOLFO VALENZUELA	Architect:
Engineer Of Record:	HERMAN RAMIREZ

STRUCTURAL OBSERVATION (only checked items are required)

Firm or individual to be responsible for the Structural Observation:
Name: HERMAN RAMIREZ

FOUNDATION	WALL	FRAME	DIAPHRAGM
☒ Footing, Slab Slab, Piers	☐ Concrete	☐ Steel Moment Frames	☐ Concrete
☐ Mat Foundation	☐ Masonry	☐ Steel Braced Frame	☐ Steel Deck
☐ Caisson, Piles, Grade Beams	☒ Wood	☐ Concrete Moment Frame	☒ Wood
☐ Retaining Foundation Hillside Special Anchors	☒ Others STUCCO WALL	☐ Masonry Wall Frame	☐ Others
☐ Others		☐ Others	

DECLARATION BY OWNER
I, the Owner of the project, declare that the above listed firm or individual is hired by me to be the Structural Observer.
Signature Feb-24-2020 Date

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (required by the Structural Observer is different than the Architect or Engineer of Record)
I, the Architect or Engineer of record for the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation.
Structure License No. Date

2A COUNTER SECTION
N.T.S.

2B2 H.C.-COUNTER SECTION
N.T.S.

WALL LEGEND:
EXISTING WALLS TO REMAIN
EXISTING WALLS TO BE REMOVED (DOHS)

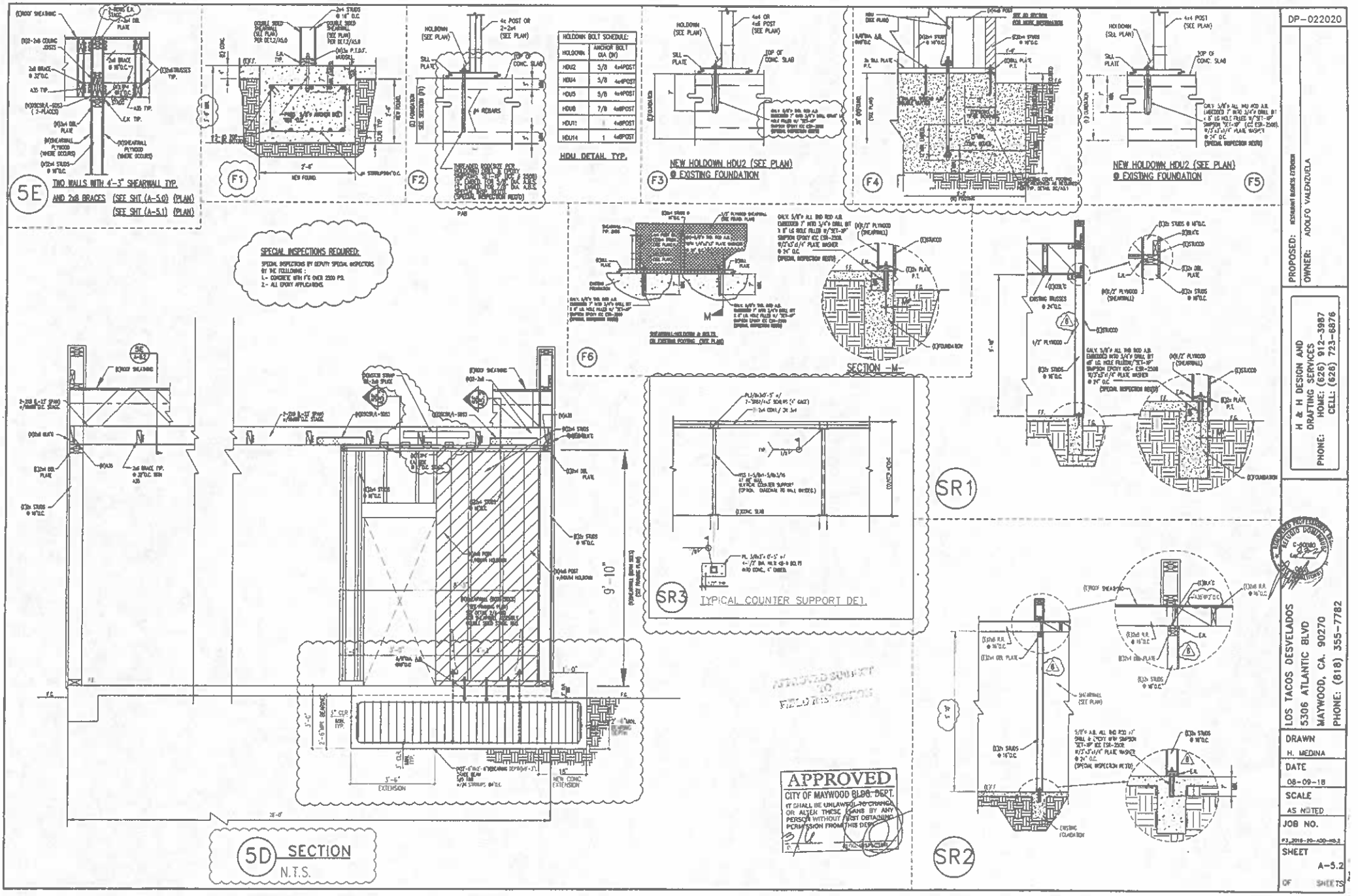
DP-022020

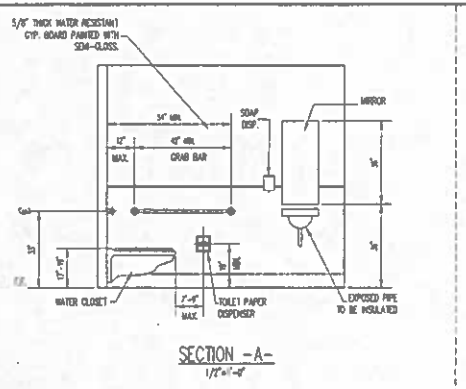
PROPOSED: RESTAURANT EXTENSION
OWNER: ADOLFO VALENZUELA

H & H DESIGN AND DRAFTING SERVICES
PHONE: HOME: (626) 912-3987
CELL: (626) 723-6876

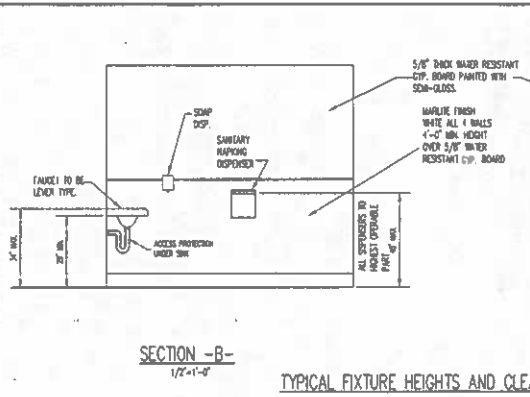
LOS TACOS DESVELADOS
5306 ATLANTIC BLVD
MAYWOOD, CA. 90270
PHONE: (818) 355-7762

DRAWN: H. MEDINA
DATE: 08-09-18
SCALE: AS NOTED
JOB NO.: P3_2018-20-A00-H0.1
SHEET: A-5.1
OF SHEETS

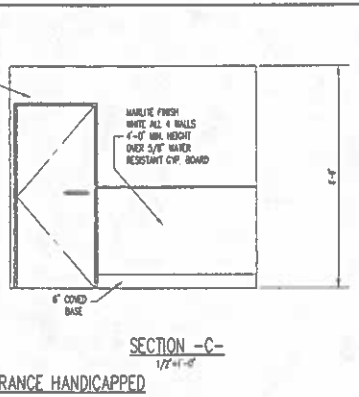

5E
TWO WALLS WITH 4'-3" SHEARWALL TYP.
AND 2x8 BRACES (SEE SHT (A-5.0) (PLAN)
(SEE SHT (A-5.1) (PLAN)
F1
F2
HOLDOWN BOLT SCHEDULE:
HOLDOWN | ANCHOR BOLT DIA (IN) | POST
HDU2 | 5/8 | 4x4POST
HDU4 | 5/8 | 4x4POST
HDU5 | 5/8 | 4x4POST
HDU8 | 7/8 | 4x6POST
HDU11 | 1 | 4x6POST
HDU14 | 1 | 4x6POST
HDU DETAIL TYP.
F3
NEW HOLDOWN HDU2 (SEE PLAN)
@ EXISTING FOUNDATION
F4
F5
NEW HOLDOWN HDU2 (SEE PLAN)
@ EXISTING FOUNDATION
SPECIAL INSPECTIONS REQUIRED:
SPECIAL INSPECTIONS BY DEPUTY SPECIAL INSPECTORS
OF THE FOLLOWING :
1.- CONCRETE WITH F'C OVER 2500 PSI.
2.- ALL EPOXY APPLICATIONS.
F6
SECTION -M-
SR1
SR3
TYPICAL COUNTER SUPPORT DET.
SR2
5D SECTION
N.T.S.
9'-10"
APPROVED
CITY OF MAYWOOD BLDG. DEPT.
IT SHALL BE UNLAWFUL TO CHANGE
OR ALTER THESE PLANS BY ANY
PERSON WITHOUT FIRST OBTAINING
PERMISSION FROM THIS DEPT.
DP-022020
PROPOSED: RESTAURANT BUSINESS EXTENSION
OWNER: ADOLFO VALENZUELA
H & H DESIGN AND
DRAFTING SERVICES
PHONE: HOME: (626) 912-3987
CELL: (626) 723-6876
LOS TACOS DESVELADOS
5306 ATLANTIC BLVD
MAYWOOD, CA. 90270
PHONE: (818) 355-7782
DRAWN
H. MEDINA
DATE
08-09-18
SCALE
AS NOTED
JOB NO.
P3_2018-20-ADD-NO.2
SHEET
A-5.2
OF SHEETS



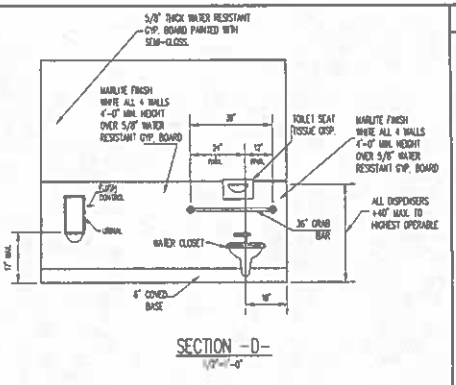
SECTION -A-



SECTION -B-

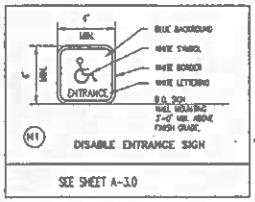


SECTION -C-



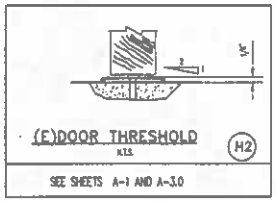
SECTION -D-

TYPICAL FIXTURE HEIGHTS AND CLEARANCE HANDICAPPED

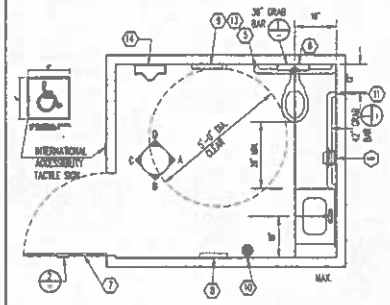


DISABLE ENTRANCE SIGN

SEE SHEET A-3.0



SEE SHEETS A-1 AND A-3.0



RESTROOM LAYOUT

NOTE: WATER CLOSET FLUSH ACTIVATION SHALL BE LOCATED ON WIDE SIDE.

(5) 1 1/4" DIA. S.S. GRAB BARS 42" LONG ON ONE SIDE AND 36" LONG ON BACK OF WATER CLOSET MOUNTED ON SOLID BLOCKING WITH 250 LBS CAPACITY.

(6) TOILET TISSUE DISPENSER SURFACE MOUNTED.

(7) DOOR SEE PLANS.

(8) SANITARY NAPKIN DISPOSAL SURFACE MOUNTED.

(9) PAPER TOWEL DISPENSER SURFACE MOUNTED.

(10) SOAP DISPENSER SURFACE MOUNTED.

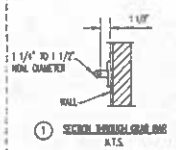
(11) 24"x36" MIRROR WITH S.S. FRAME.

(12) WATER CLOSET SEAT DISPENSER SURFACE MOUNTED.

(13) TRASH RECEPTACLE SURFACE MOUNTED.

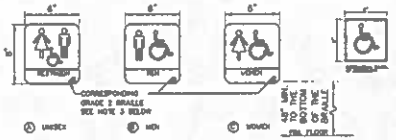
(14) URINAL

APPROVED SUBJECT TO FIELD INSPECTION



1 SECTION THROUGH GRAB BAR N.T.S.

NOTE: SIGNS SHALL COMPLY WITH 11B-703.5 VISUAL CHARACTERS AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703-7-2 ISA



2 HANDICAP SYMBOL DETAIL

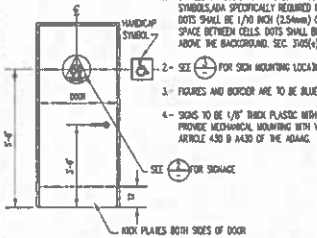
NOTES:

1.- BRAILLE SYMBOLS, CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHENEVER BRAILLE SYMBOLS ADA SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE STANDARDS. DOTS SHALL BE 1/10 INCH (2.54mm) ON CENTER ON EACH CELL WITH 2/10 INCH (5.8 mm) SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40 INCH (6.35mm) ABOVE THE BACKGROUND. SEC. 3105(e) 3.

2.- SEE ⊕ FOR SIGN MOUNTING LOCATIONS.

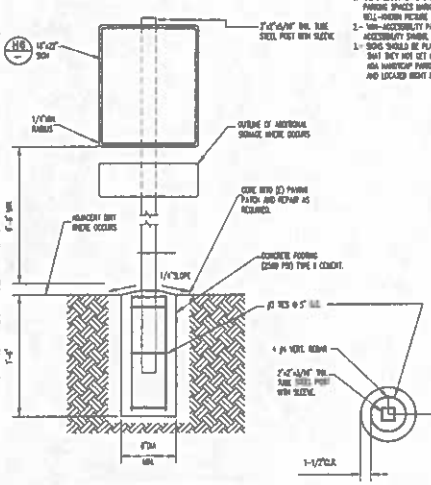
3.- FIGURES AND BORDER ARE TO BE BLUE ON A WHITE BACKGROUND.

4.- SIGNS TO BE 1/8" THICK PLASTIC WITH 1/32" RISED BORDER GRAPHICS AND LETTERS. PROVIDE MECHANICAL MOUNTING WITH VANDAL RESISTANT FASTENERS COMPLY WITH ARTICLE 430 B A430 OF THE ADAAG.



3 HANDICAP SYMBOL MOUNT'G LOCATION

APPROVED
CITY OF MAYWOOD BLDG. DEPT.
IT SHALL BE UNLAWFUL TO CHANGE OR ALTER THESE PLANS BY ANY PERSON WITHOUT FIRST OBTAINING PERMISSION FROM THIS DEPT.
DATE
BLDG. INSPECTOR



H3 NEW ACCESSIBLE PARKING SIGN

SCALE: 1-1/2"=1'-0"

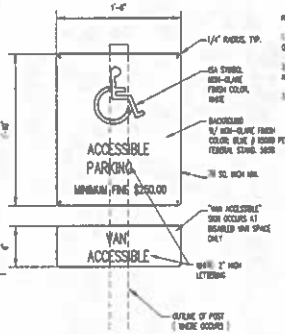
NOTES:

1.- BRAILLE SYMBOLS, CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHENEVER BRAILLE SYMBOLS ADA SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE STANDARDS. DOTS SHALL BE 1/10 INCH (2.54mm) ON CENTER ON EACH CELL WITH 2/10 INCH (5.8 mm) SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40 INCH (6.35mm) ABOVE THE BACKGROUND. SEC. 3105(e) 3.

2.- SEE ⊕ FOR SIGN MOUNTING LOCATIONS.

3.- FIGURES AND BORDER ARE TO BE BLUE ON A WHITE BACKGROUND.

4.- SIGNS TO BE 1/8" THICK PLASTIC WITH 1/32" RISED BORDER GRAPHICS AND LETTERS. PROVIDE MECHANICAL MOUNTING WITH VANDAL RESISTANT FASTENERS COMPLY WITH ARTICLE 430 B A430 OF THE ADAAG.



H6 ACCESSIBLE PARKING SIGN

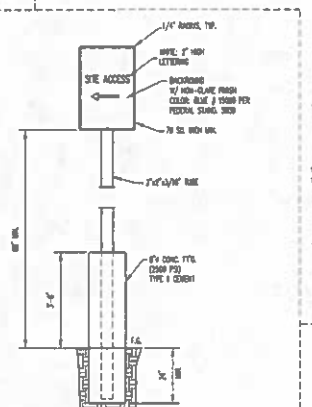
SCALE: 1-1/2"=1'-0"

NOTES:

1.- ALL INFORMATION SHOWN TO BE PART OF PERMANENT FABRICATION OF SIGN.

2.- SIGN TO BE CONSIDERED AT ACCESSIBLE PARKING STALL WITH CLEAR VIEW BUT NOT OBSTRUCT PASSAGE FROM PARKING STALL OR ANY WALKWAY.

3.- SEE DETAIL ⊕ THIS SHEET FOR MOUNTING.



SAS NEW SITE ACCESS SIGN

TRUNCADE DOME SPECIFICATIONS

COMPANY : ARMOR-TILE
TRUNCADE MODEL: SURFACE APPLIED
TRUNCADE DOME SIZE : 3 FT x 4 FT.
TRUNCADE DOME COLOR: FEDERAL YELLOW #33538

NOTES:
1.-INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2.- FOR CUSTOM SIZING CONTACT MANUFACTURER.
3.- CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT WWW.ARMOR-TILE.COM

DP-013020

PROPOSED: RESTAURANT BUNCH EXTERIOR
OWNER: ADOLFO VALENTUELA

H & H DESIGN AND DRAFTING SERVICES
PHONE: (626) 912-3987

LOS TACOS DESVELADOS
5306 ATLANTIC BLVD
MAYWOOD, CA. 90270
PHONE: (818) 353-7782

DRAWN
H. MEDINA

DATE
08-09-18

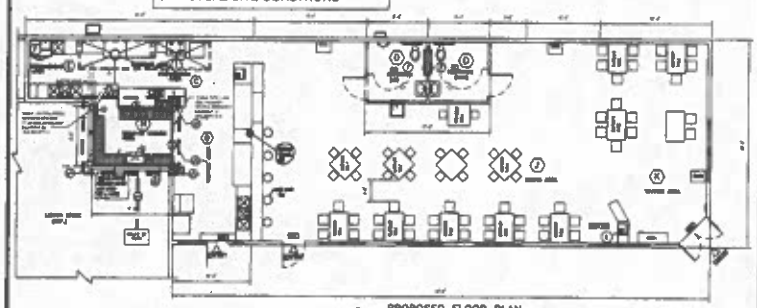
SCALE
AS NOTED

JOB NO.
05_2018-20-ADD-08

SHEET
A-6

OF SHEETS

NOTE: PANEL SIZE MAY VARY BASED ON ACTUAL SITE CONDITIONS



PROPOSED FLOOR PLAN

PLAN OF NEW WALK IN COOLER

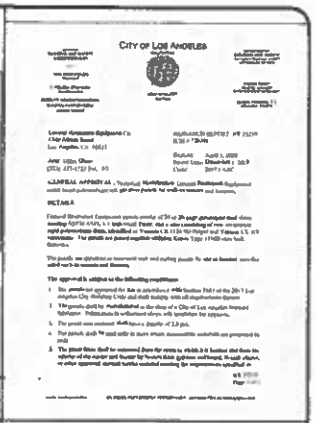
SCALE: 1/8" = 1'-0" | 1

NOTE: CONTRACTOR TO VERIFY ALL EXISTING CONDITION FOR CONSTRUCTION & INFORM ENGINEER OF RECORD FOR ANY DISCREPANCY

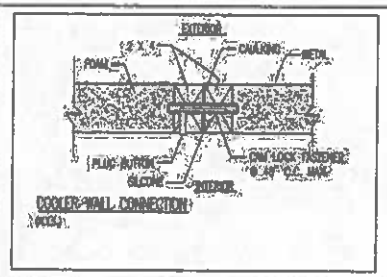
PROPOSED ROOF PLAN

ROOF PLAN

SCALE: 1/8" = 1'-0" | 2

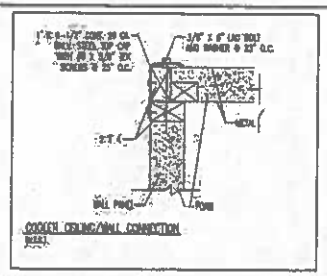


STRUCTURAL / INSTALLATION DETAILS



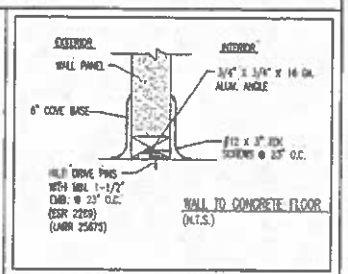
COOLER-WALL CONNECTION

COOLER-WALL TO WALL CONNECTION | 1



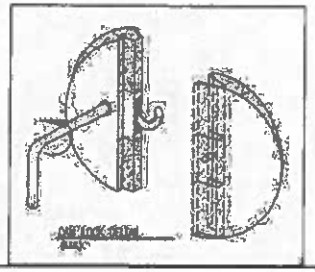
COOLER CEILING/WALL CONNECTION

CEILING/WALL CONNECTION | 3



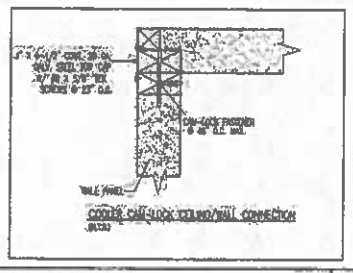
WALL TO CONCRETE FLOOR (N.T.S.)

WALL TO CONCRETE FLOOR | 5



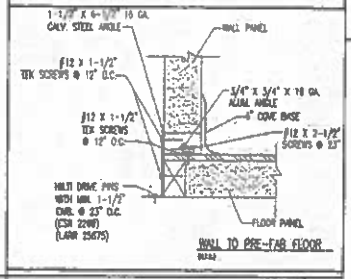
CAM LOCK DETAIL

CAM LOCK DETAIL | 2



COOLER CAM-LOCK CEILING/WALL CONNECTION

COOLER CAM-LOCK CEILING/WALL CONNECTION | 4



WALL TO PRE-FAB FLOOR

WALL TO PRE-FAB FLOOR | 6

EQUIPMENT SCHEDULE

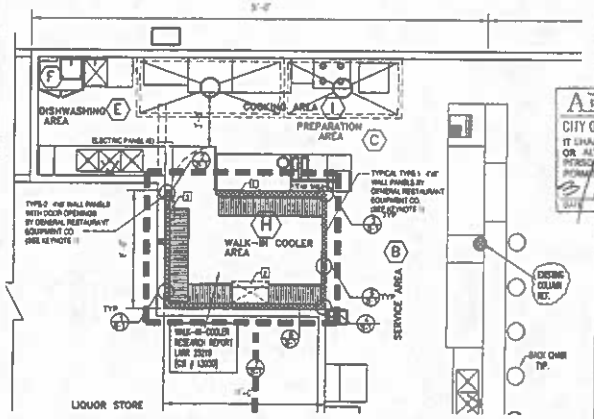
SYMBOL	TONS	MANUFACTURER MODEL NUMBER	COOLER
(E) RTU 1		RUSSELL RPH1D0E4S0A	
		RUSSELL RL6A073AP	Evaporator and Condenser Coil

KEY NOTES

1. PANELS ARE PROVIDED BY GENERAL RESTAURANT EQUIPMENT CO. ALL PANELS CONSISTS OF 26 GAGE GALVANIZED STEEL SKINS, MEETING ASTM A653, 3.5 INCH WOOD FRAME, AND A CORE OF POLYURETHANE FOAM, IDENTIFIED AS AUTOFROTH 9142 NON-PC CLASS I RIGID FOAM. THE PANELS ARE JOINED TOGETHER UTILIZING KABON-TYPE 1103B CAM-LOCK FASTENERS (AS PER RR 25219)
2. COMPRESSOR ON ROOF TOP
3. PROVIDE 10 AMP DEDICATED CIRCUIT FOR COOLER RTU -2

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL HAVE WORKMAN'S COMPENSATION FOR ALL PERSONS WORKING ON THE JOB.
2. THE GENERAL CONTRACTOR SHALL PROVIDE LIEN RELEASES FOR ALL LABOR AND MATERIALS PAID FOR PRIOR TO RECEIVING THE NEXT INSTALLATION PAYMENT.
3. ALL WORK SHALL CONFORM TO THE CODES, REGULATIONS AND STANDARDS OF THE GOVERNING CITY, COUNTY AND STATE AGENCIES.
4. ALL MATERIALS SHALL BE PREMIUM GRADE QUALITY THROUGHOUT. NO SUBSTITUTION OF SPECIFIED MATERIALS ALLOWED WITHOUT CONSENT FROM THE ARCHITECT.
5. INSTALLATION OF ELECTRIC, TELEPHONE AND CABLE TV AND DATA LINES SHALL BE BY CONTRACTOR.
6. THE GENERAL CONTRACTOR SHALL REPAIR OR REPLACE ANY ITEM DAMAGED DURING THE COURSE OF CONSTRUCTION BY HIS EMPLOYEES OR SUBCONTRACTORS.
7. GENERAL CONTRACTOR SHALL HAVE THE ENTIRE SCOPE OF WORK AREA PROFESSIONALLY CLEANED, INCLUDING ALL WINDOWS AND DOORS INSIDE AND OUTSIDE.
8. WHERE NO SPECIFIC DETAIL IS SHOWN THE CONSTRUCTION SHALL BE SIMILAR TO THAT INDICATED OR NOTED FOR SIMILAR CONDITIONS. WHERE CONFLICTING MATERIALS AND CONDITIONS ARE CALLED OUT, ASSUME THE MORE EXPENSIVE CONDITION. NOTIFY THE OWNER AND ARCHITECT PRIOR TO WORK BEING STARTED.
9. ALL PLUMBING HOT WATER SYSTEM PIPING MUST BE INSULATED, WHETHER BURIED OR UNBURIED.



ENLARGED FLOOR PLAN

SCALE: 1/4" = 1'-0" | 7

APPROVED
CITY OF MAYWOOD BLDG. DEPT.
IT SHALL BE UNLAWFUL TO CHANGE OR ALTER THE PLANS IN ANY MANNER WITHOUT FIRST OBTAINING PERMISSION FROM THIS DEPT.

DESIGN CONCEPTS
SHIV TALWAR, ARCHITECT AIA
3340 RIVERSIDE DR. #M, CHINO, CA 91710
TEL: 909-591-3939 Email: dsignconcepts@yahoo.com

DRAWING TITLE: COOLER PLAN SPECIFICATION
JOB TITLE: LOS TACOS DESVELADOS
JOB ADDRESS: 3336 ATLANTIC BLVD MAYWOOD, CA 90270
PROJECT NO: 2019-85
DWG NO: S-1
REVISION NO: