

SITE PREPARATION

1. THE METHOD OF CLEARING AND STRIPPING SHOULD BE VERIFY BY THE CONTRACTOR.
2. ALL SURFACE VEGETATION, DEBRIS AND STRUCTURES TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE PRIOR TO COMMENCING SITE PREPARATION, EXCAVATION OR PLACEMENT FILL.
3. FILL FOR FLOOR SLABS AND FOUNDATION TRENCHES SHALL CONSIST OF NATIVE SOIL.
4. NATIVE SOIL PLACED FOR SLAB SUPPORT SHALL BE PLACED IN LAYERS NOT EXCEEDING 4" WHEN COMPACTED.
5. IMPORT FOR SLAB SUPPORT SHALL CONSIST OF SAND, GRAVELLY SAND OR SILTY SAND AND SHALL HAVE A EXPANSION INDEX OF LESS THAN 30.

SITE NOTES

1. ALL WORK SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE, TITLE 24 AND ALL APPLICABLE CODES, REGULATIONS OR REQUIREMENTS OF THE CITY OR COUNTY HAVING JURISDICTION FOR THE PLACE OF THE BUILDING.
2. PERMITS SHALL BE OBTAINED FOR FENCES, POOLS, SPA OR RETAINING WALLS.
3. FINAL GRADING WORK SHALL COMPLY WITH 2013 CBC AND SHALL PROVIDE POSITIVE DRAINAGE FROM ALL PARTS OF THE BUILDING AND SHALL NOT DRAIN ONTO ADJACENT PROPERTIES.
4. ALL SURFACES SHALL BE SLOPED TO DRAIN WATER AWAY FROM THE BUILDING.
5. AT TIME OF PERMIT ISSUANCE, THE CONTRACTOR SHALL SHOW THEIR VALID "WORKERS COMPENSATION" INSURANCE CERTIFICATE.
6. ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE INFORMATION INDICATED ON THESE PLANS.
7. BUILDING ADDRESS NUMBERS SHALL BE PROVIDED ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY, SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

SPECIAL HAZARDS

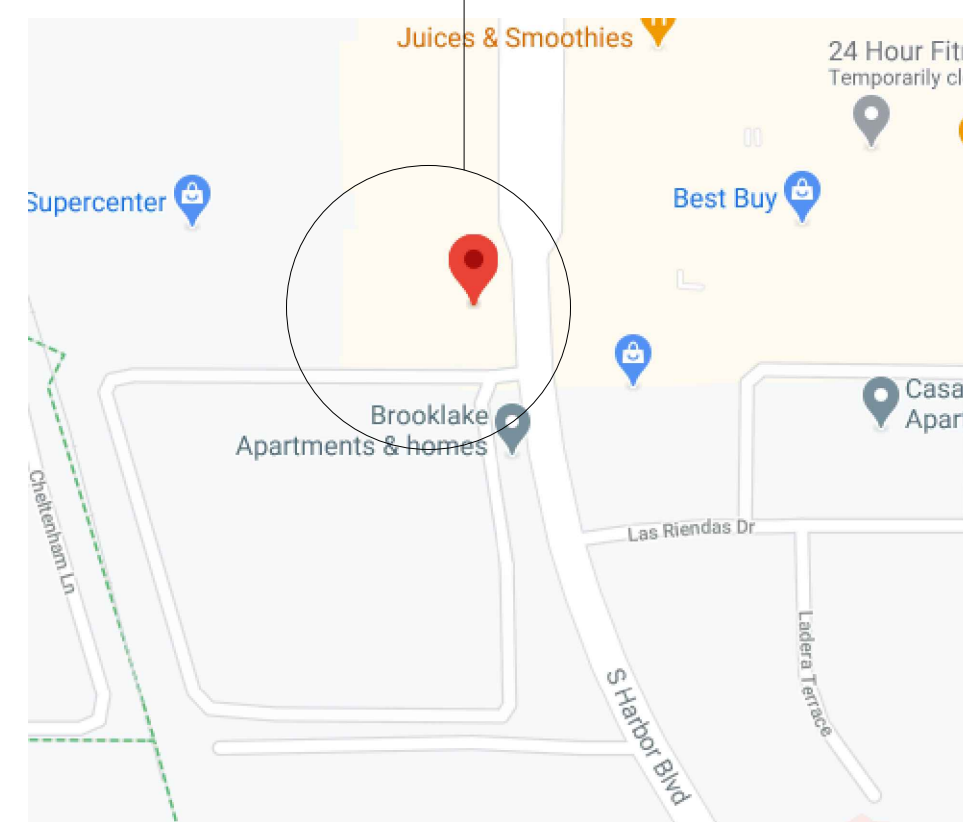
1. ROOF OBSTRUCTIONS SUCH AS TELEVISION ANTENNA, GUY WIRES, SOLAR PANELS, RAZOR RIBBON FENCE, CABLE OR OTHER OBSTRUCTIONS SHALL NOT PREVENT FIRE DEPARTMENT ACCESS OR EGRESS IN THE EVENT OF FIRE.
2. PROVIDE COLLISION BARRIERS ADEQUATE TO PROTECT CONTROL METERS, REGULATORS AND PIPING FOR HAZARDOUS MATERIALS THAT ARE EXPOSED TO VEHICULAR DAMAGE. LAMC 57.12.02.
3. THE INDOOR STORAGE OF COMBUSTIBLE MATERIALS SHALL BE REGULATED IN RELATION TO ARRANGEMENT, LOCATION, SIZE OF AREAS, HEIGHT SEPARATIONS AND HOUSEKEEPING.

MISCELLANEOUS

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE BEFORE STARTING ANY WORK AND BE RESPONSIBLE FOR THE SAME. THE ARCHITECT SHALL BE NOTIFY OF ANY DISCREPANCIES WHICH MAY EXIST. CONTRACTOR SHALL NOT SCALE ANY DRAWINGS.
2. THE SPECIFICATIONS ARE OF A GENERAL NATURE AND MAY REFER TO WORK WHICH IS NOT REQUIRED. THEY ARE NOT INTENDED TO SUPERSEDE ANY CONTRACTUAL AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR.
3. THE CONTRACTOR SHALL PROVIDE SUPERVISION TO PROPERLY EXECUTE THE PROJECT AND TO PROVIDE ASSURANCE THE WORK IS IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
4. ALL NECESSARY PERMITS SHALL BE SECURED BY THE CONTRACTOR PRIOR TO START ANY CONSTRUCTION.
5. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT.
6. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.

VICINITY MAP

PROJECT SITE



PROJECT DESCRIPTION: CONDITIONAL USE PERMIT

BUILDING INFORMATION:

CONSTRUCTION TYPE: TO ALLOW A TYPE 47- LIQUOR LICENSE
 OCCUPANCY: A-2

LEGAL DESCRIPTION:

SITE ADDRESS: 1299 S HARBOR BLVD, LA HABRA CA
 ASSESSOR PARCEL NO. (APN): 292-521-08
 LOT SIZE: 2.07 AC

PLANNING AND ZONING:

ZONING COMMERCIAL

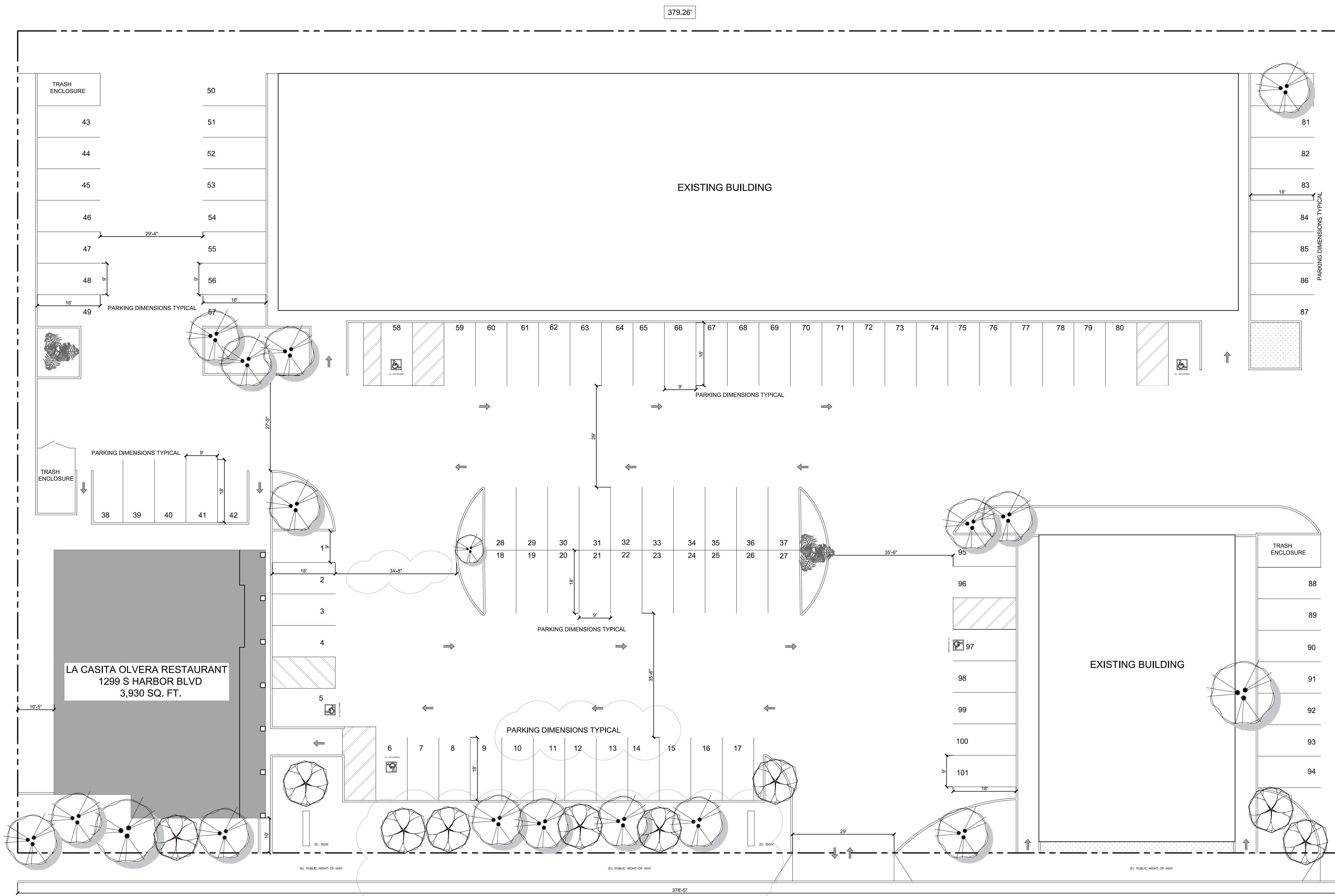
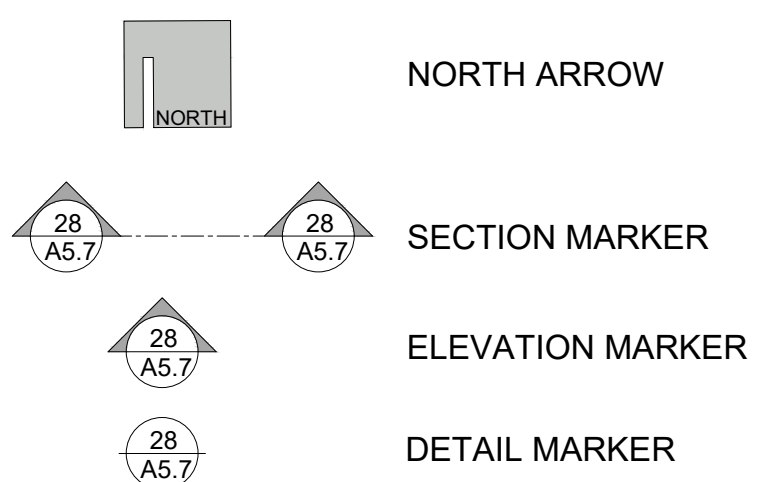
ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES INCLUDING AMENDMENTS:

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS

TENANT:
LA CASITA OLVERA



- (28) DOOR MARKER
- (A) WINDOW MARKER
- (4.12.5) KEY NOTE
- (28) NOTE MARKER



PLANT SCHEDULE				
SYMBOL	NAME	QTY.	SIZE	NOTES
TREES				
	CORYMBIA CITRIODORA	18	VARIES	EXISTING
	PALM TREE	2	VARIES	EXISTING
	CRAPE MYRTLE	9	24" BOX	NEW

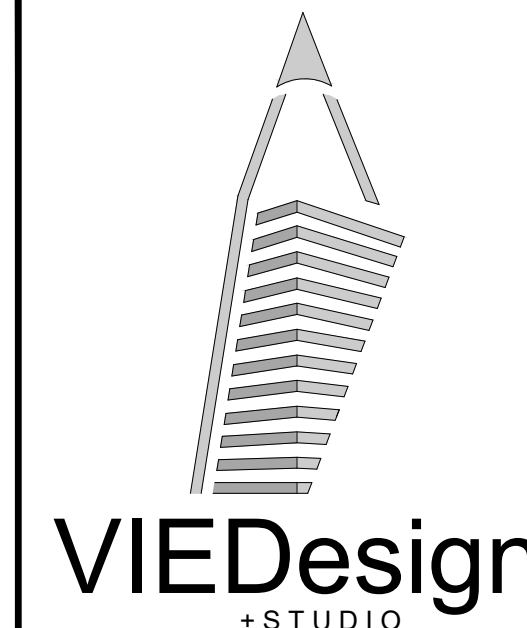
PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"

ARCHITECTURAL
A1.0 PROJECT INFO & SITE PLAN
A2.0 EXISTING FLOOR PLAN

PROPERTY OWNER:
YING WOOD WONG
WOOD WONG, WONG PROPERTIES
REDWOOD CITY, CA 94063

DESIGNER
VIEDESIGN
FERNANDO SOLIS
31217 PAUBA ROAD, SUITE 203
TEMECULA, CA 92592
P: 626.692.4976
E: FSOLIS@VIEDSIGNSTUDIO.COM
WWW.VIEDRAFTING.COM



C: 626-692-4976
E: foils@VIEDesignStudio.com
www.VIEDesignStudio.com

TENANT:
LA CASITA OLVERA

ADDRESS:
1299 S HARBOR BLVD
LA HABRA CA 90631



SCOPE OF WORK:
CONDITIONAL USE PERMIT FOR
A TYPE 47 LICENSE

PLANS PREPARED BY:

FERNANDO SOLIS

DATE:

RESTRICTIVE NOTICE:
ALL DESIGN, IDEAS, DETAILS, PLANS AND SPECIFICATIONS INDICATED BY THE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF VIEDESIGN STUDIO AND CONSULTING THE PLANS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONJUNCTION WITH THE SPECIFIC PROJECT DESCRIBED HEREIN. NOT PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED, MODIFIED OR DISTRIBUTED TO OTHERS WITHOUT PRIOR WRITTEN AND SPECIFIC CONSENT OF VIE DESIGN STUDIO

DATE:	12-1-2020
SCALE:	1/16" = 1'-0"
DRAWN:	F.SOLIS
CHECKED:	1-25-2021
REVISION:	
REVISION:	

PROJECT INFO / SITE PLAN

A1.0

TENANT:
LA CASITA OLVERA

ADDRESS:
1299 S HARBOR BLVD
LA HABRA CA 90631



SCOPE OF WORK:
CONDITIONAL USE PERMIT FOR
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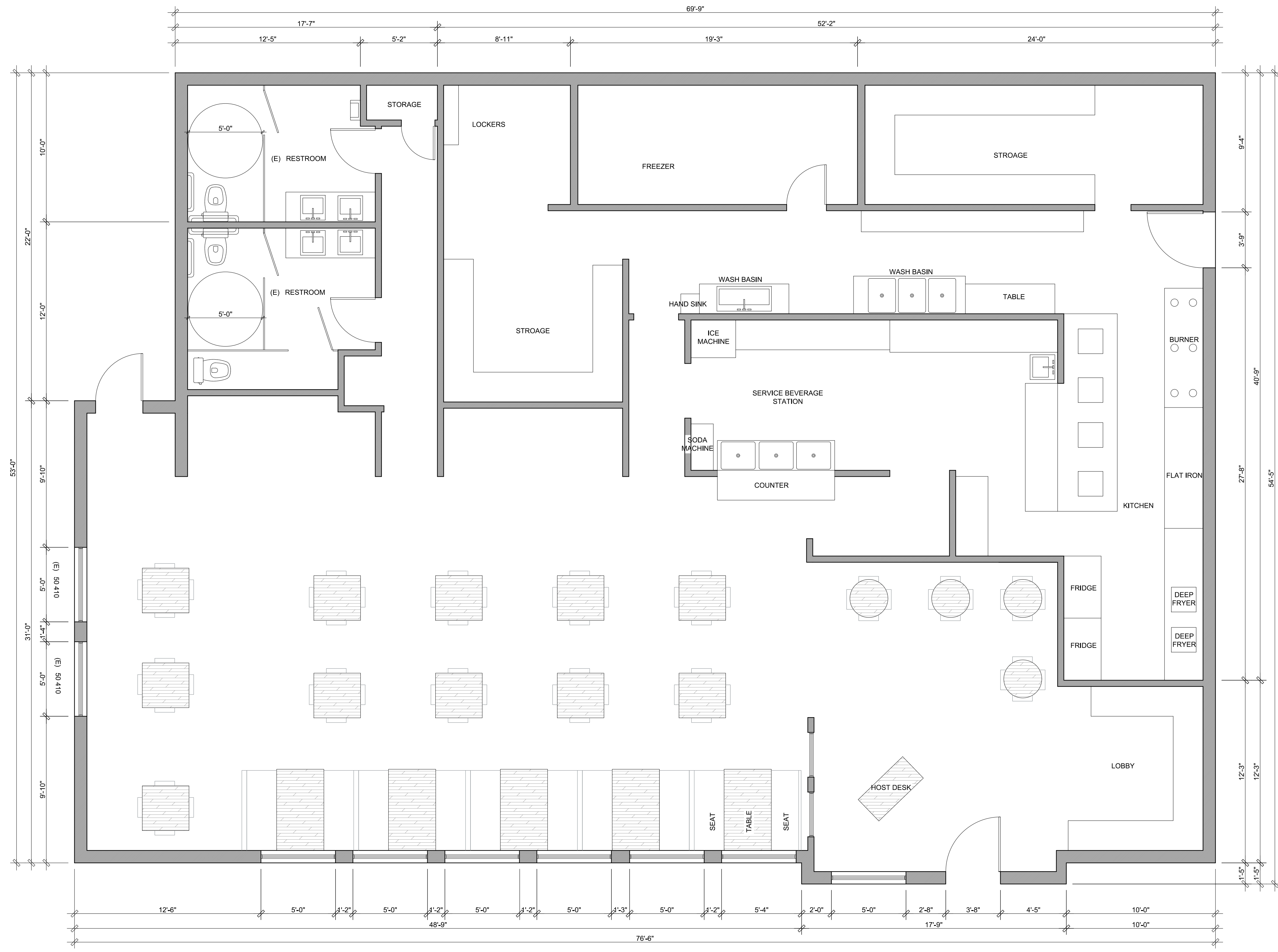
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DATE:	12-1-2020
SCALE:	1/4" = 1' - 0"
DRAWN:	F.SOLIS
CHECKED:	1-25-2021
REVISION:	
REVISION:	



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

SYMBOL LEGEND

- TO BE DEMO
- EXISTING WALL

EXISTING FLOOR PLAN