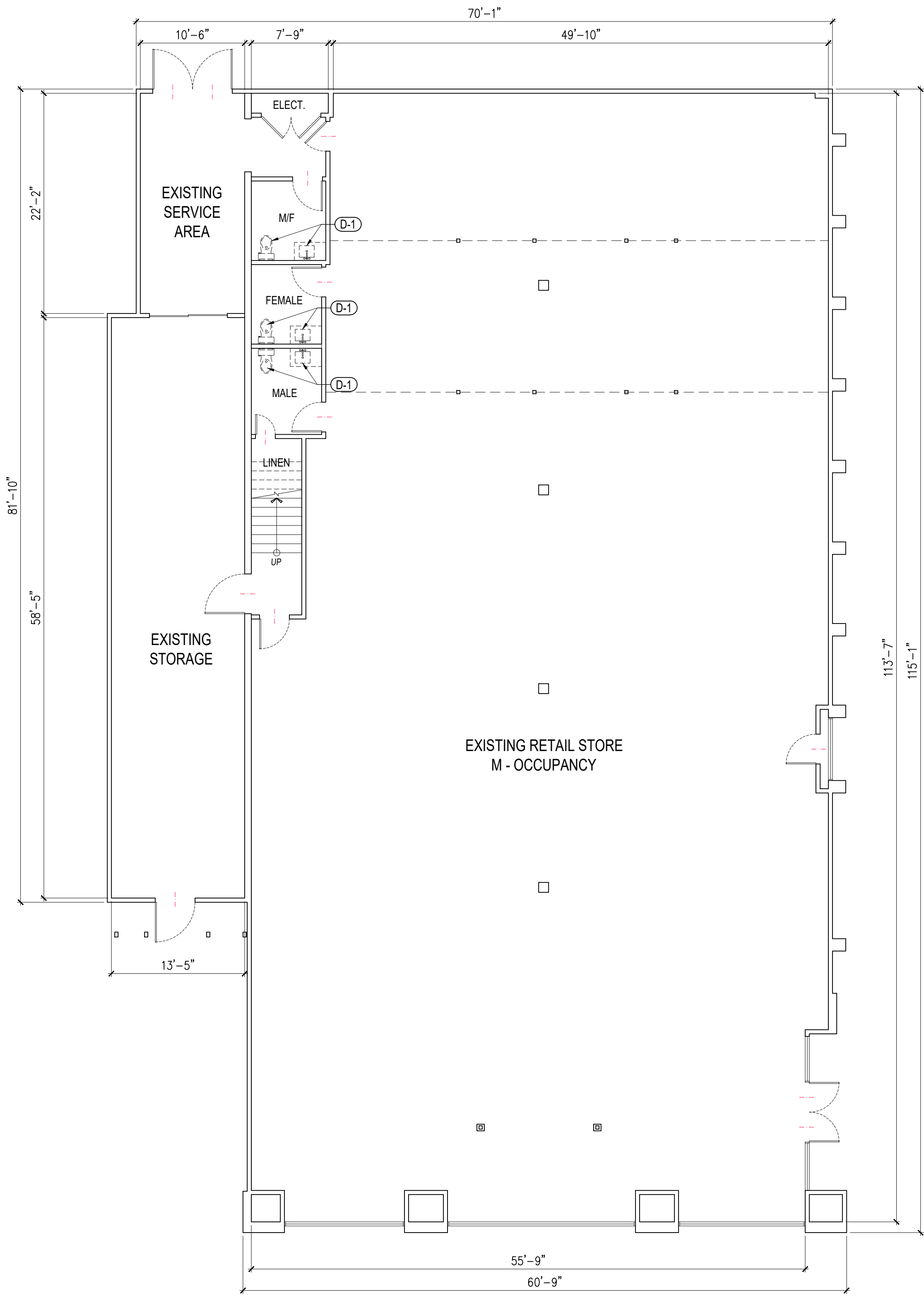
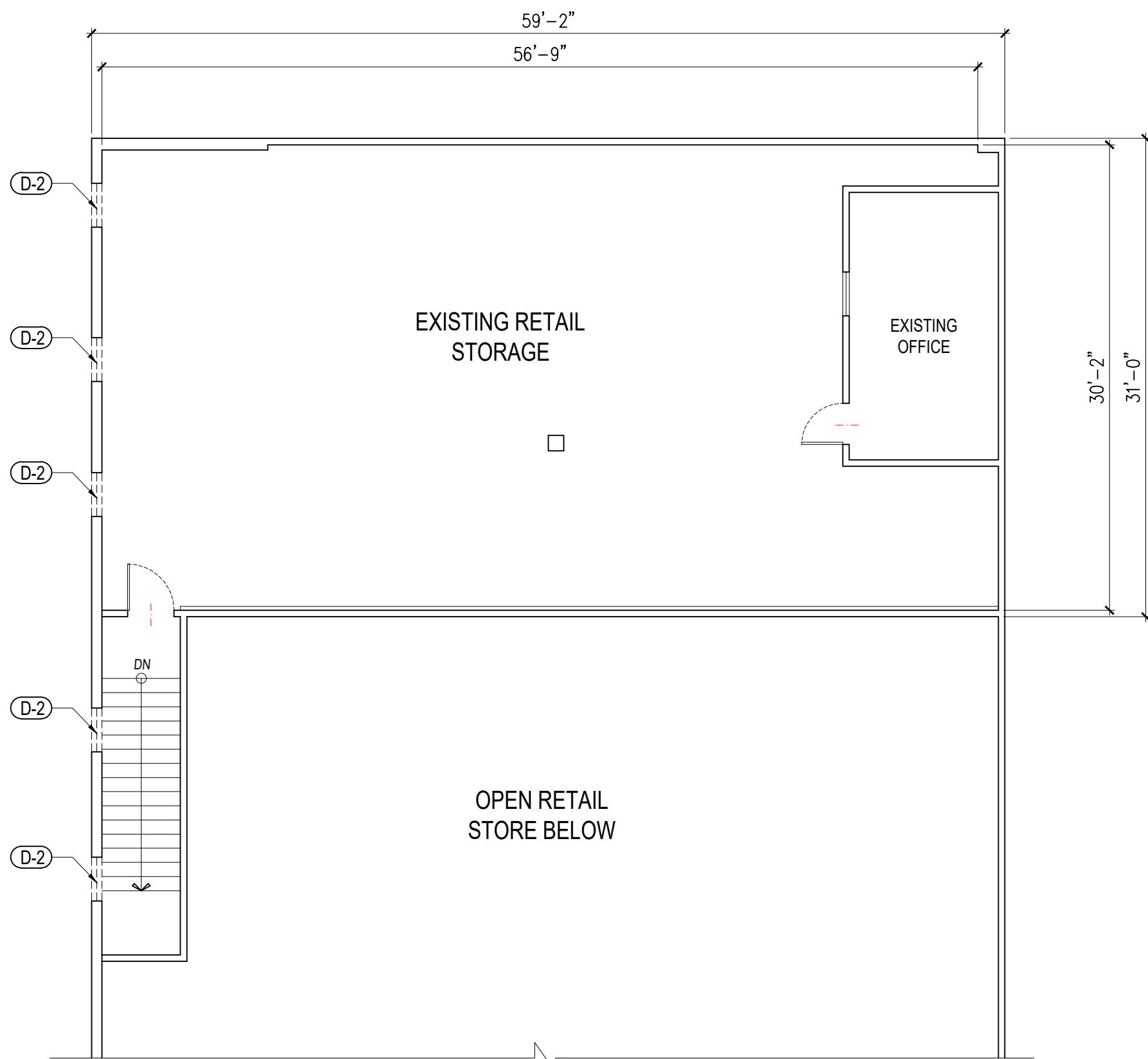
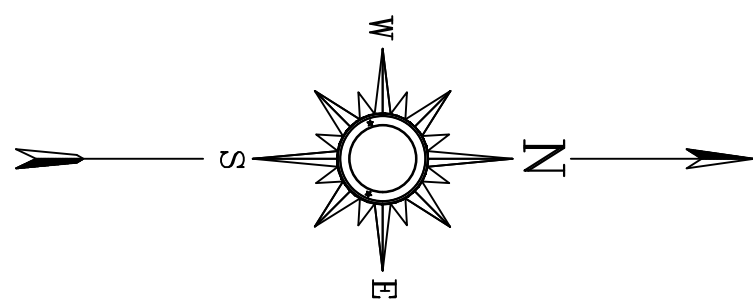




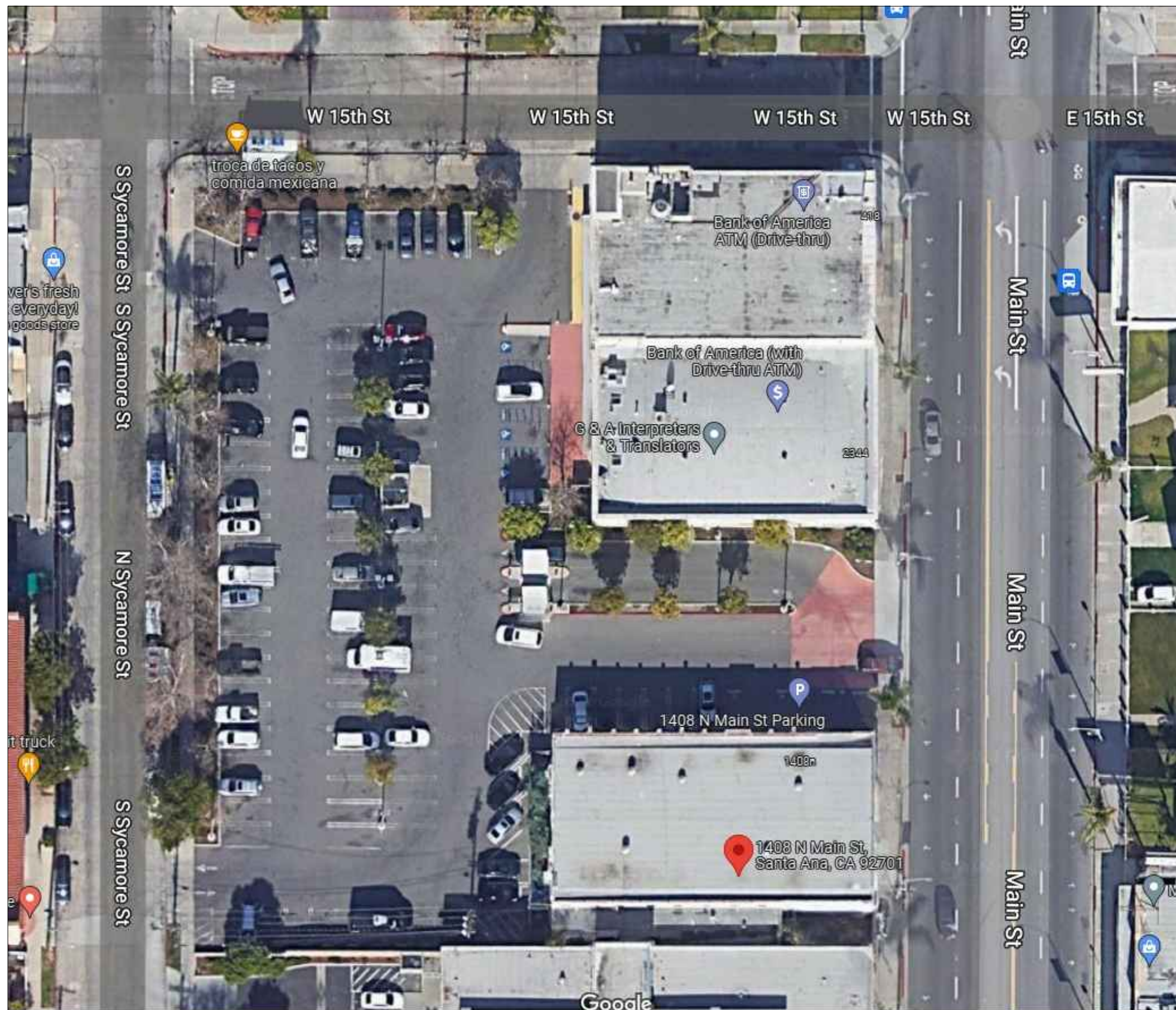
EXISTING 1ST FLOOR PLAN

SCALE 1/8" = 1'-0"



EXISTING MEZZANINE PLAN

SCALE 1/8" = 1'-0"

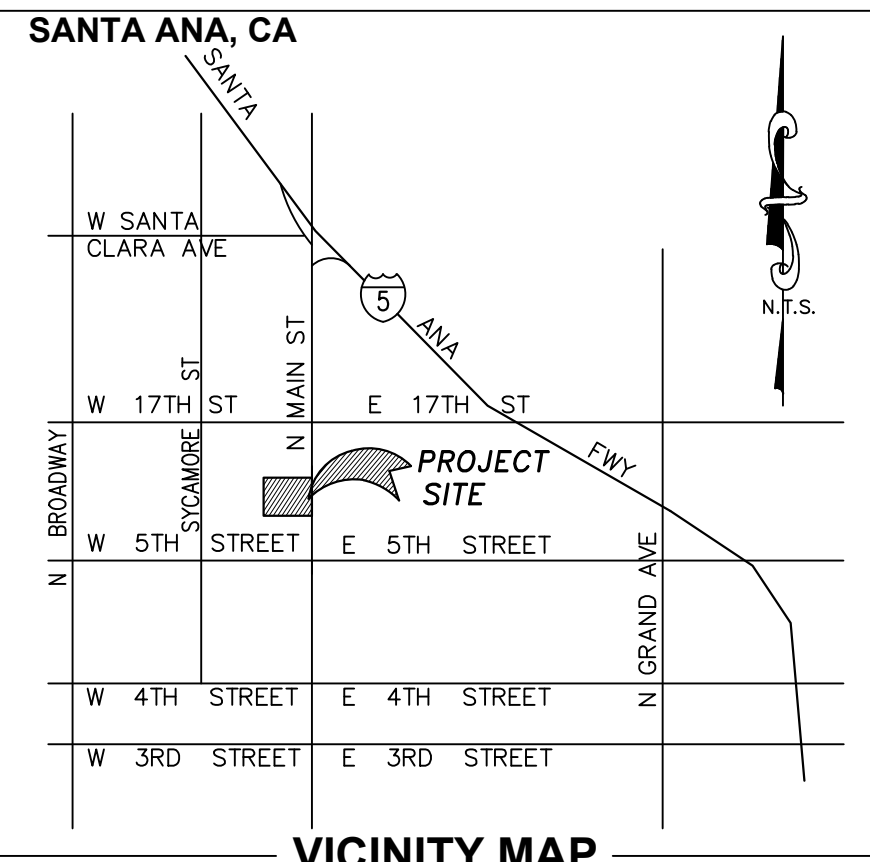


SITE PLAN

NOT TO SCALE

DEMOLITION KEYNOTES

- (D-1) EXISTING 3 TOILET SEAT AND 3 SINKS TO BE REMOVED.
- (D-2) EXISTING WINDOW TO BE REMOVED.



BUILDING DATA

APPLICABLE CODES: ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:
2022 CALIFORNIA BUILDING CODE

OCCUPANCY GROUP:	M
OCCUPANCY USE:	RETAIL STORE
TYPE OF CONSTRUCTION:	VB
ASSESSOR'S PARCEL NO.:	398-524-07
LEGAL DESCRIPTION:	WANNERS ADD LOT 1 BLK A S 60 FT -EX ST- THEREOF(SEC 12 T 5 R 10 L OT 61.42 X 254.6 FT -EX ST- THEREOF
LOT:	N/A
TRACT:	N/A
BLOCK:	N/A
BLOCK GROUP:	2
ZONING:	SP3 (MIDTOWN SPECIFIC PLAN)
GENERAL PLAN:	GC 0.5
HEIGHT DISTRICT:	NONE
NEIGHBORHOOD:	NONE
HISTORICAL PROPERTY:	NO
HISTORICAL DISTRICT:	NO
ENTERPRISE ZONE:	YES
EMPOWERMENT ZONE:	NO
YEAR BUILT:	1938
FIRE SPRINKLER:	NONE
LOT AREA:	66,843 SF.
(E) FLOOR AREA:	
1ST FLOOR	7,783 SF.
MEZZANINE	1,834 SF.
TOTAL	9,617 SF.

SCOPE OF WORK

- PROPOSED EXISTING PLUMBING FIXTURES TO BE REMOVED AND REPLACED WITH SIMILAR FIXTURES.
- EXISTING WINDOWS TO BE REMOVED AND REPLACED WITH NEW WINDOWS, SIMILAR SIZE AND OPERATION.

ACCESSIBLE ITEMS

- 3 ACCESSIBLE RESTROOM.

SHEET INDEX:

SHEET NO.	DESCRIPTION	DATE: 11-18-2024
1	A-1 VICINITY MAP, SITE PLAN, CODES & PROPOSED FLOOR PLANS	CHK BY:
2	A-2 PROPOSED FLOOR PLANS	DATE: 11-18-2024
		SCALE: SHOWN
		SHEET TITLE:
		CONST. NOTES, VICINITY MAP PLOT PLAN & CODES
		SHEET #:
		A-1
		1 OF 2

COMMENTS:

DATE:	DESCRIPTION	KEY

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

TENANT:

OWNER:

PROJECT:
EXISTING COMMERCIAL BUILDING
1408 N MAIN ST
SANTA ANA, CA 92701

DRN BY: GD

DATE: 11-18-2024

CHK BY:

DATE: 11-18-2024

SCALE: SHOWN

SHEET TITLE:

CONST. NOTES,
VICINITY MAP
PLOT PLAN &
CODES

SHEET #:

A-1

1 OF 2