

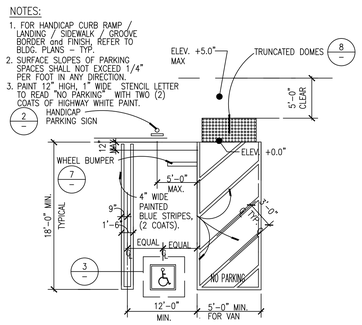
NOTE:
PROVIDE SIGNAGE PACKAGE FOR REVIEW BY ARCHITECT AND HOTEL MANAGEMENT

DIRECTIONAL SIGN

SCALE: N.T.S.

5 – T1

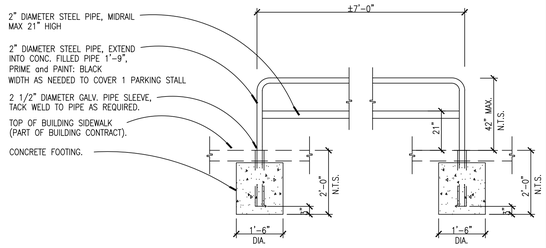
NOTES:
1. FOR HANDICAP CURB RAMP / LANDING / SIDEWALK / GROOVE BORDER and FINISH, REFER TO BLDG. PLANS – TYP.
2. SURFACE SLOPES OF PARKING SPACES SHALL NOT EXCEED 1/4" PER FOOT IN ANY DIRECTION.
3. PAINT 12" HIGH, 1" WIDE STENCIL LETTER TO READ "NO PARKING" WITH TWO (2) COATS OF HIGHWAY WHITE PAINT.



(E) ACCESSIBLE PARKING

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

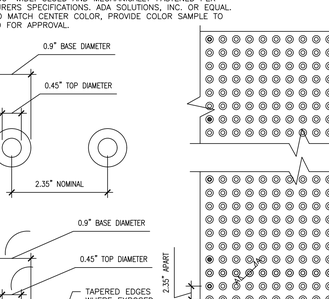
1 – T1



GUARD RAIL

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

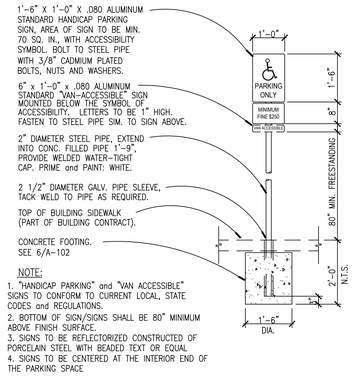
9 – T1



TYP. SIGN POLE INSTALLATION

SCALE: N.T.S.

6 – T1

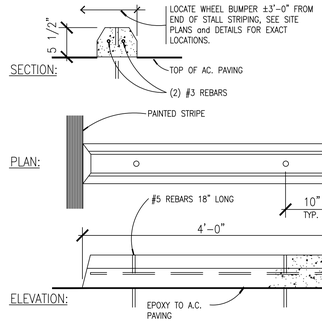


NOTE:
1. "HANDICAP PARKING" and "VAN ACCESSIBLE" SIGNS TO CONFORM TO CURRENT LOCAL, STATE CODES and REGULATIONS.
2. BOTTOM OF SIGN/SIGNS SHALL BE 80" MINIMUM ABOVE FINISH SURFACE.
3. SIGNS TO BE REFLECTORIZED CONSTRUCTED OF PORCELAIN STEEL WITH BEADED TEXT OR EQUAL
4. SIGNS TO BE CENTERED AT THE INTERIOR END OF THE PARKING SPACE

HANDICAP PARKING SIGN

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

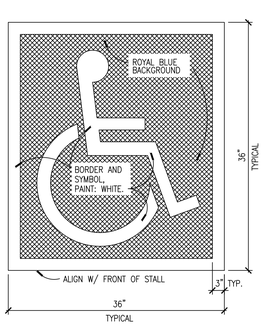
2 – T1



TIRE STOP

SCALE: 1"=1'-0"

7 – T1



NOTES:
1. ALL STROKES TO BE MIN. 3" WIDE. FIELD: BLUE APPROXIMATE FS 15090 IN FEDERAL STANDARD 595C BORDER/SYMBOL: WHITE
2. PROVIDE TWO (2) COATS OF REFLECTIVE PAINT. LET DRY BETWEEN COATS.
3. LOCATE SYMBOL IN FRONT OF PARKING STALL, VISIBLE TO TRAFFIC OFFICER AND CENTERED AS SHOWN ON SITE PLAN.
4. HANDICAP SYMBOL TO COMPLY W/CURRENT STATE, LOCAL PUBLIC AGENCY, ETC., REQUIREMENTS, U.N.O.

TYP. ACCESSIBILITY SYM.

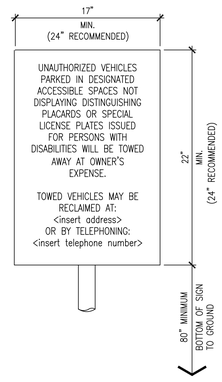
SCALE: NTS

3 – T1

SURFACE APPLIED TACTILE

SCALE: N.T.S.

8 – T1



NOTES:
1. SIGN TO BE REFLECTORIZED PORCELAIN STEEL WITH A BEADED TEXT. BOTTOM OF SIGN TO BE +80" MINIMUM ABOVE FINISHED SURFACE.
2. SIGN TO CONFORM TO ALL CURRENT, STATE, LOCAL CODES AND/OR REGULATIONS.
3. SIGN TO BE PROVIDED AT ALL ENTRY DRIVEWAYS. SEE SITE PLAN FOR LOCATIONS.
4. PRIOR TO FABRICATION AND INSTALLATION OF SIGN, CONTRACTOR SHALL OBTAIN ALL APPROPRIATE INFORMATION FOR BLANK SPACES <insert> OF SIGN FROM LOCAL PUBLIC AGENCIES AND FILL IN AS A PERMANENT PART OF THE SIGN.
5. SIGN LETTERING SHALL BE NOT LESS THAN 1" IN HEIGHT.

SITE ENTRANCE H.C. SIGN

SCALE: NTS

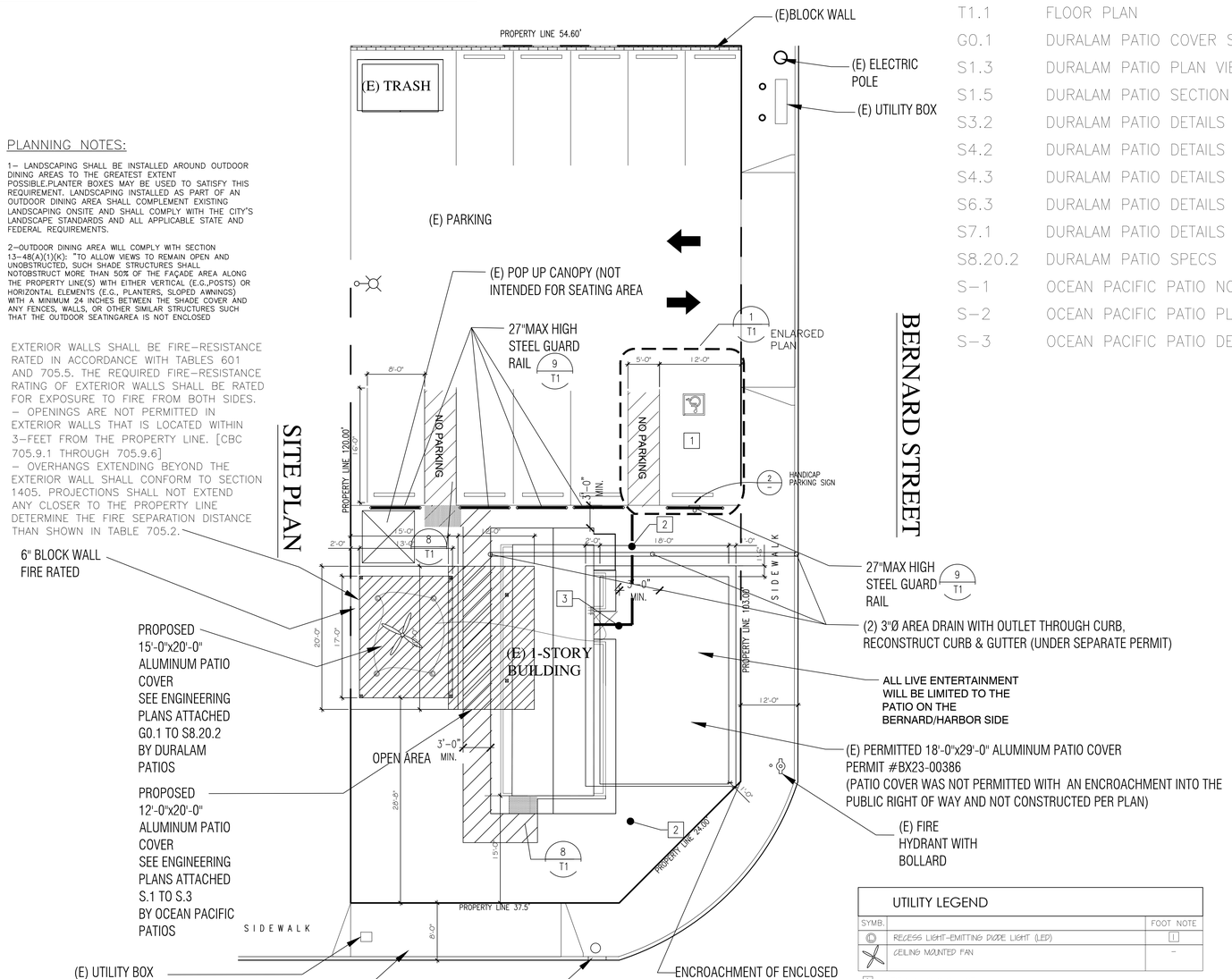
4 – T1

PLANNING NOTES:

1– LANDSCAPING SHALL BE INSTALLED AROUND OUTDOOR DINING AREAS TO THE GREATEST EXTENT POSSIBLE.PLANTER BOXES MAY BE USED TO SATISFY THIS REQUIREMENT. LANDSCAPING INSTALLED AS PART OF AN OUTDOOR DINING AREA SHALL COMPLEMENT EXISTING LANDSCAPING ONSITE AND SHALL COMPLY WITH THE CITY'S LANDSCAPE STANDARDS AND ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS.

2–OUTDOOR DINING AREA WILL COMPLY WITH SECTION 13–48(A)(1)(K): "TO ALLOW VIEWS TO REMAIN OPEN AND UNOBSTRUCTED, SUCH SHADE STRUCTURES SHALL NOTOBSTRUCT MORE THAN 50% OF THE FAÇADE AREA ALONG THE PROPERTY LINE(S) WITH EITHER VERTICAL (E.G.,POSTS) OR HORIZONTAL ELEMENTS (E.G., PLANTERS, SLOPED AWNINGS) WITH A MINIMUM 24 INCHES BETWEEN THE SHADE COVER AND ANY FENCES, WALLS, OR OTHER SIMILAR STRUCTURES SUCH THAT THE OUTDOOR SEATINGAREA IS NOT ENCLOSED

EXTERIOR WALLS SHALL BE FIRE–RESISTANCE RATED IN ACCORDANCE WITH TABLES 601 AND 705.5. THE REQUIRED FIRE–RESISTANCE RATING OF EXTERIOR WALLS SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES. – OPENINGS ARE NOT PERMITTED IN EXTERIOR WALLS THAT IS LOCATED WITHIN 3–FEET FROM THE PROPERTY LINE. [CBC 705.9.1 THROUGH 705.9.6]
– OVERHANGS EXTENDING BEYOND THE EXTERIOR WALL SHALL CONFORM TO SECTION 1405. PROJECTIONS SHALL NOT EXTEND ANY CLOSER TO THE PROPERTY LINE DETERMINE THE FIRE SEPARATION DISTANCE THAN SHOWN IN TABLE 705.2.



UTILITY LEGEND

SYMB.		FOOT NOTE
	RECESS LIGHT–EMITTING DIODE LIGHT (LED)	[1]
	CEILING MOUNTED FAN	–

[1] TITLE 24 REQUIREMENT:
– HIGH EFFICACY LUMINARIES MUST BE PIN BASED
– HIGH EFFICACY LIGHTS TO PROVIDE:
40 LUMENS/WATT AT 15 WATTS OR LESS
50 LUMENS/WATT AT 15 – 40 WATTS
60 LUMNES/ WATT AT OVER 40 WATTS
– RECESSED LUMINARIES INSTALLED IN INSULATED CEILING SHALL BE IC RATED (ZERO CLEARENCE) AND AT RATED (AIR TIGHT) AND SHALL BE SEALED AND/OR GASKETED BETWEEN CEILING AND HOUSING.
– LED LIGHTING
SHALL MEET THE MINIMUM EFFICACY REQUIREMENTS IN TABLE 150.0-B, EXPLAINED IN SECTIONS 6.3.2 AND 6.3.5 OF THIS CHAPTER). THE LED LIGHTING SYSTEM SHALL BE TESTED BY AN INDEPENDENT TESTING LAB. ACCORDING TO IES LM-79-08.
• NOTE LED LIGHTING WHICH HAS NOT BEEN CERTIFIED TO THE ENERGY COMMISSION AS HIGH EFFICACY IS CONSIDERED LOW-EFFICACY
– PHOTOCELL SENSOR EXTERIOR LIGHTS

EXISTING SITE PLAN

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

1 – T1

SITE PLAN KEY NOTES

ACCESSIBLE PATH OF TRAVEL TO BUILDING ENTRANCES

1. ACCESSIBLE PARKING SPACES & PATH OF TRAVEL TO BUILDING ENTRANCE AND BATHROOM (MIN. 48" INCH WIDTH)
2. CONCRETE WALKWAY: 5% MAXIMUM SLOPE, 2% MAXIMUM CROSS SLOPE
3. ADA ENTRANCE SIGNAGE PER DETAIL. THE SIGN SHALL BE LOCATED ADJACENT TO TO THE LATCH SIDE OF THE SINGLE DOOR AND RIGHT SIDE OF THE DOUBLE DOORS 60" AFF PER CBC SECTION 1117B.5.7

ATTACHMENT 5

SHEET INDEX

T1	SITE PLAN, NOTES
T1.1	FLOOR PLAN
G0.1	DURALAM PATIO COVER SHEET
S1.3	DURALAM PATIO PLAN VIEW
S1.5	DURALAM PATIO SECTION
S3.2	DURALAM PATIO DETAILS
S4.2	DURALAM PATIO DETAILS
S4.3	DURALAM PATIO DETAILS
S6.3	DURALAM PATIO DETAILS
S7.1	DURALAM PATIO DETAILS
S8.20.2	DURALAM PATIO SPECS
S–1	OCEAN PACIFIC PATIO NOTES
S–2	OCEAN PACIFIC PATIO PLAN
S–3	OCEAN PACIFIC PATIO DETAILS

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PLANS PREPARED BY: FIRAS SLIM

PROJECT

REGISTERED PROFESSIONAL ENGINEER FIRAS SLIM No. C 68689 Exp. 9/30/27 CIVIL STATE OF CALIFORNIA

EZ KEBAB-PATIO COVER
1951 HARBOR BLVD.
COSTA MESA, CA.

BERNARD STREET

	Revision Date	By:
1	2/16/26	FS
2	6/16/26	FS
3	8/16/26	FS
4	10/6/26	FS

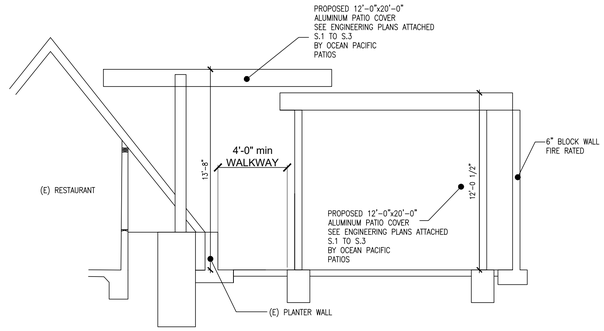
Date: 6/16/25
Scale: AS NOTED
Drawn by: FS
Job:
File:

T1
SHEET NO.

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SECTION (A-A)

SCALE: $\frac{1}{4}$"=1'-0"

PROPOSED 12'-0"x20'-0" ALUMINUM PATIO COVER SEE ENGINEERING PLANS ATTACHED S.1 TO S.3 BY OCEAN PACIFIC PATIOS

4 FT. WIDE WALK WAY

PROPOSED 15'-0"x20'-0" ALUMINUM PATIO COVER

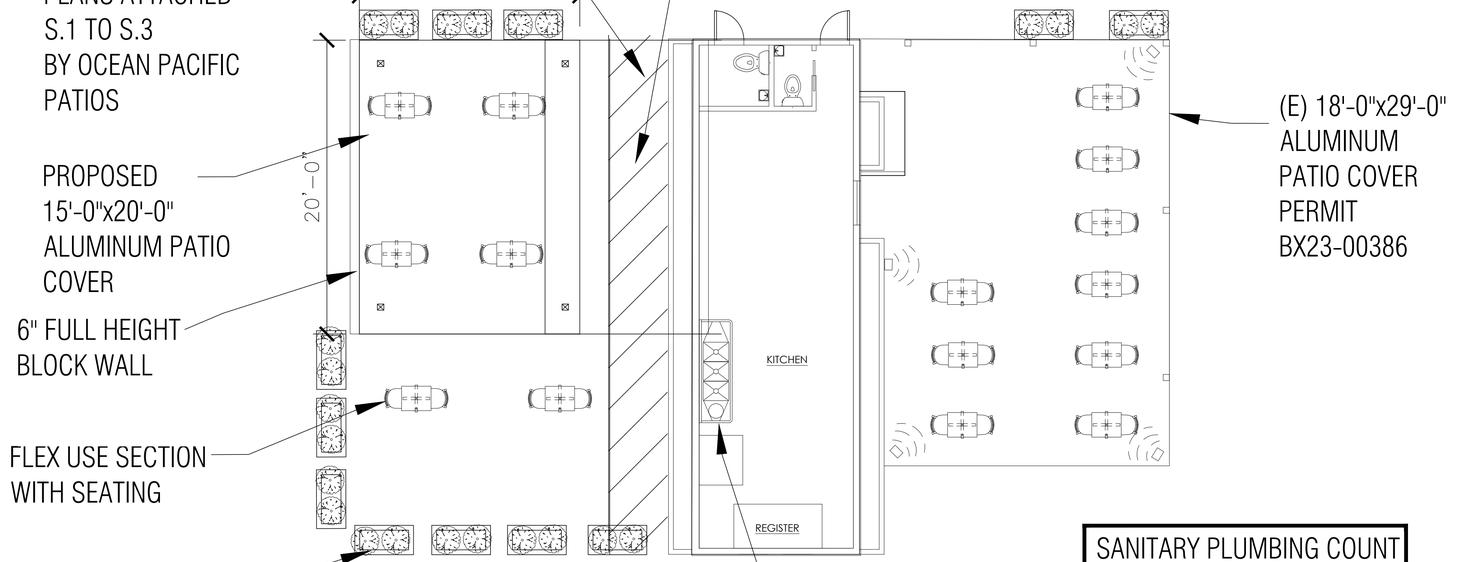
6" FULL HEIGHT BLOCK WALL

FLEX USE SECTION WITH SEATING

PLANTER BOXES ANCHORED TO SLAB

(E) 18'-0"x29'-0" ALUMINUM PATIO COVER PERMIT BX23-00386

(E) GREASE INTERCEPTOR UNDER SINK



PROPOSED SEATING LAYOUT PLAN

SCALE: $\frac{1}{4}$"=1'-0"

LEGEND:

SPEAKER

SANITARY PLUMBING COUNT
WATER CLOSET :2
HAND SINK:2

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T1.1
SHEET NO.