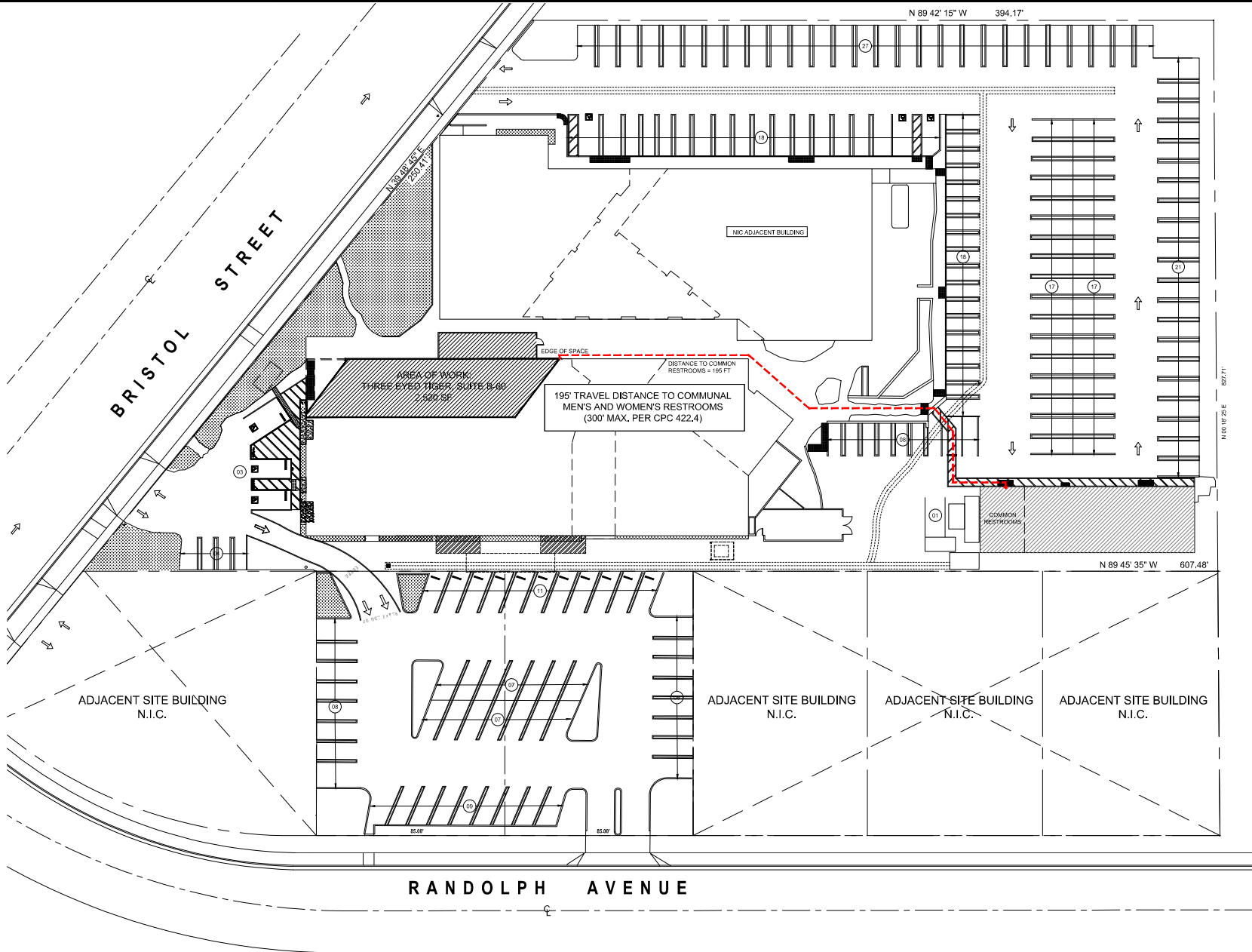
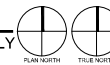


Any reproduction of these drawings is prohibited without written consent of Arch 5 Design Studio. All dimensions and conditions on job shall be verified prior to beginning of construction and shall immediately report any and all discrepancies to Designer.



1 OVERALL SITE PLAN
1" = 20'-0"

FOR REFERENCE ONLY



REVISIONS

DATE	DESCRIPTION
02/27/26	PC1 SUBMITTAL

Bid Issue Date: TBD
Date: 02/28/26
Scale: AS NOTED
Project No.: -
Sheet Title:

OVERALL SITE PLAN

Sheet No.:

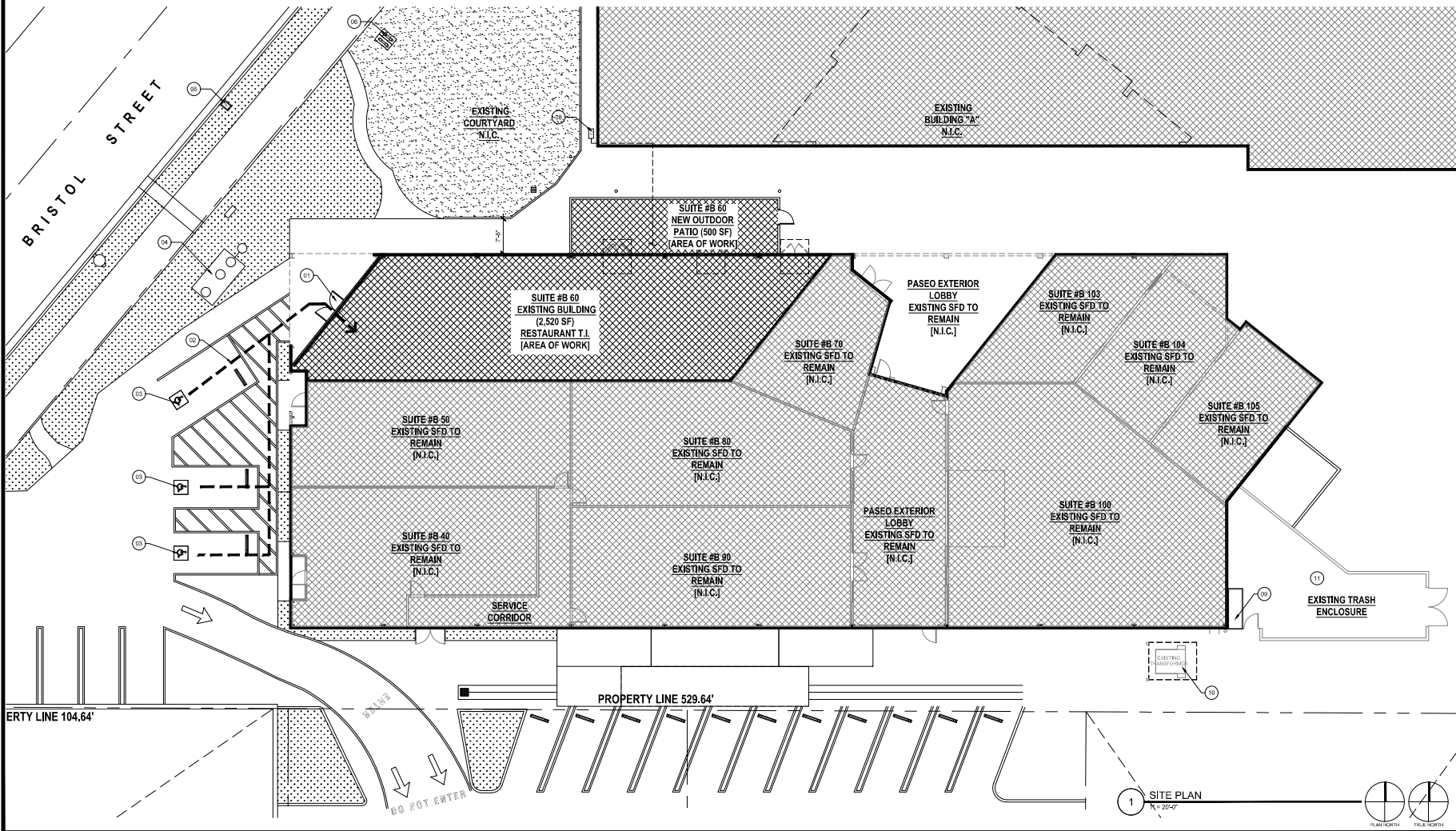
A0.0

SITE PLAN GENERAL NOTES

- ALL PRIMARY PUBLIC ENTRANCES AND MAJOR FUNCTION AREA TO DISPLAY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY
- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT BACK TO DESIGNER WITH ANY DISCREPANCIES ON THIS DRAWING. UPGRADE ALL ACCESSIBLE ITEMS WITHIN THE PATH OF TRAVEL TO MEET THE 2022 CALIFORNIA BUILDING CODE (TITLE 24). REFER TO SHEETS T1.2 THRU T1.6 FOR TYPICAL DETAILS & REQUIREMENTS.
- CONTRACTOR TO UPGRADE ALL ACCESSIBLE ITEMS WITHIN THE PATH OF TRAVEL TO MEET THE 2022 CALIFORNIA BUILDING CODE (TITLE 24), AS REQUIRED. REFER TO SHEETS T1.2 THRU T1.7 FOR TYPICAL DETAILS & REQUIREMENTS.
- ALL STORMWATER RUNOFF FROM PROPOSED AND/OR REPLACED IMPERVIOUS AREAS SHALL BE ROUTED TO PERVIOUS SURFACES OR LANDSCAPING PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.
- AT HAZARDOUS VEHICULAR AREAS, DETECTABLE WARNING SURFACES SHALL BE YELLOW CONFORMING TO FS 3358 OF FEDERAL STANDARD 555C (39 CFR 118.05.1.1.3)
- AT LOCATIONS OTHER THAN VEHICULAR HAZARDOUS AREAS, DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES (EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT). THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE SURFACE (39 CFR 118.05.1.1.5)

SITE PLAN KEYNOTES

- (11) MAIN ENTRY, SEE SHEET A1.1
- (12) ACCESSIBLE PATH OF TRAVEL (APOT) WITHIN THE PATH OF TRAVEL
- (13) FIELD VERIFY ACCESSIBLE ROUTE TO BE 0% MAXIMUM RUNNING SLOPE WITH 2% MAXIMUM CROSS SLOPE PER CSC 118-403.3
- (14) (I) INTERNATIONAL SYMBOL OF ACCESSIBILITY, DETAIL 3004.0 SHOWN FOR REFERENCE ONLY.
- (15) EXISTING SHARED 1500 GAL GREASE INTERCEPTOR PER PLUMBING DRAWINGS
- (16) EXISTING 2" WATER METER
- (17) EXISTING 2" BACKFLOW PREVENTER PER PLUMBING DRAWINGS
- (18) NOT USED.
- (19) EXISTING GAS METER
- (20) EXISTING ELECTRICAL SWITCHGEAR, 1200A, REFER TO ELECTRICAL DWGS
- (21) EXISTING TRANSFORMER
- (22) EXISTING TRASH ENCLOSURE



Any reproduction of these drawings is prohibited without written consent of Arch 5 Design Studio. All dimensions and conditions on job shall be verified prior to beginning of construction and shall immediately report any and all discrepancies to Designer.

REVISIONS	
DATE	DESCRIPTION
02/27/26	PC SUBMITTAL

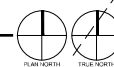
Bid Issue Date: TBD
Date: 02/28/26
Scale: AS NOTED
Project No.: -
Sheet Title:

SITE PLAN

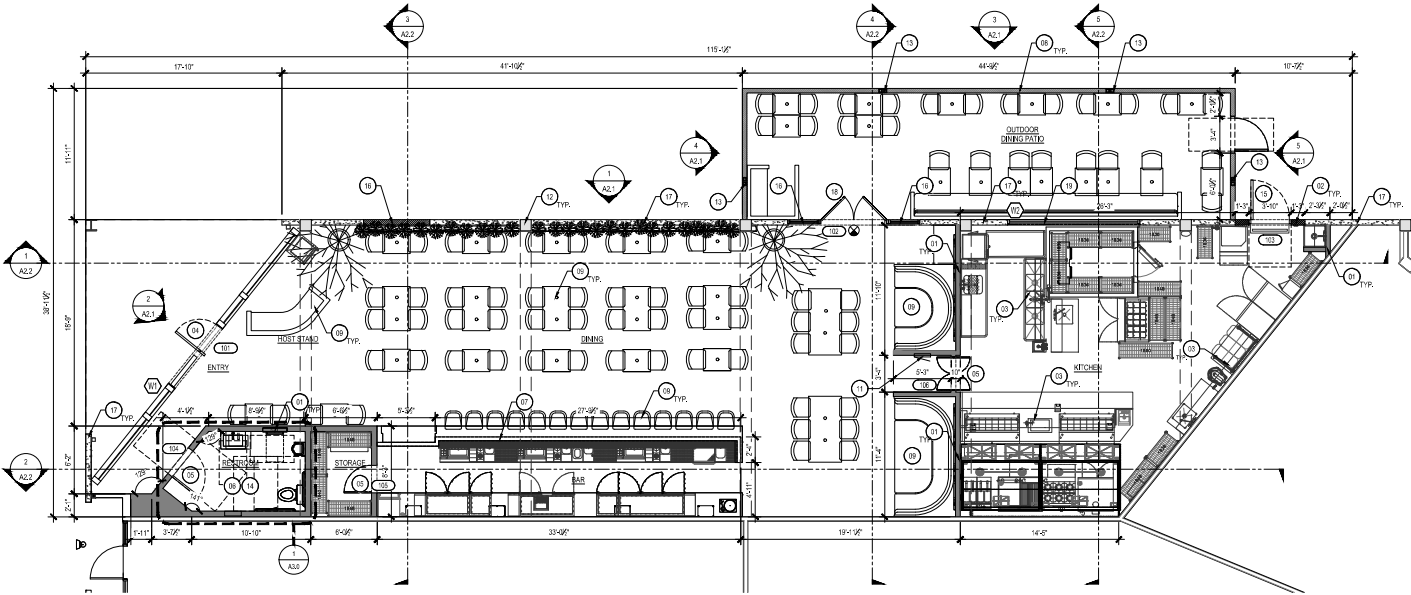
Sheet No.:

A0.1

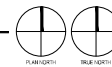
1 SITE PLAN
R=20'-0"



Any reproduction of these drawings is prohibited without written consent of Arch 5 Design Studio. All dimensions and conditions on job site shall be verified prior to beginning of construction and shall immediately report any and all discrepancies to Designer.



1 PROPOSED FLOOR PLAN
3/16" = 1'-0"



FLOOR PLAN KEYNOTES

- (1) NEW INTERIOR NON-BEARING WALL, SEE WALL LEGEND
- (2) NEW EXTERIOR NON-BEARING WALL INFILL, SEE WALL LEGEND
- (3) KITCHEN EQUIPMENT BY OTHERS (FOOD SERVICE PLANS PROVIDED FOR REFERENCE ONLY)
- (4) NEW PRIMARY ENTRY DOOR, REFER TO DOOR SCHEDULE ON SHEET A1.2
- (5) NEW INTERIOR DOOR, REFER TO DOOR SCHEDULE ON SHEET A1.2
- (6) NEW RESTROOM - SEE ENLARGED PLANS ON SHEET A1.0
- (7) NEW PONY WALL (BELOW COUNTER), SEE WALL LEGEND
- (8) NEW LOW MASONRY WALL FOR OUTDOOR PATIO, REFER TO INTERIOR DESIGN DRAWINGS FOR WALL CONFIGURATION.
- (9) NEW FURNITURE BY OTHERS
- (10) NOT USED
- (11) NEW ELECTRICAL PANELS PER ELECTRICAL DRAWINGS
- (12) EXISTING STRUCTURAL COLUMN TO REMAIN
- (13) NEW STRUCTURAL COLUMN / POST PER STRUCTURAL
- (14) NEW PLUMBING FIXTURES, REFER TO SHEET A3.0 FOR ENLARGED RESTROOM PLAN
- (15) NEW SERVICE DOOR PER FOOD SERVICE DRAWINGS, REFER TO DOOR SCHEDULE.
- (16) EXISTING WINDOW TO REMAIN
- (17) EXISTING EXTERIOR WALL TO REMAIN
- (18) EXISTING DOUBLE DOOR TO REMAIN.
- (19) NEW CUSTOM BACKLIT FAUX WINDOW WITH ENCASED GREENERY, PER INTERIOR DESIGN DRAWINGS

FLOOR PLAN LEGEND

- 1 REFER TO 'GENERAL NOTES' (1-11) FOR ADDITIONAL INFORMATION
- NEW NON-BEARING EXTERIOR WALL INFILL
SEE DETAIL 1.0A.1
- NEW NON-BEARING 2X WOOD STUD INTERIOR WALL
SEE DETAIL 2.0A
- NEW PONY WALL (BELOW COUNTER)
SEE DETAIL 3.0A.1
- NEW MASONRY LOW WALL
SEE DETAIL 4.0A.1
- EXISTING WALL TO REMAIN

FLOOR PLAN GENERAL NOTES

1. GC TO VERIFY IN FIELD ALL EXISTING CONDITIONS PRIOR TO DEMOLITION, FABRICATION AND INSTALLATION.
2. THE CONTRACTOR SHALL PROTECT EXISTING MATERIALS & FINISHES AND INTERIOR ELEMENTS (SHOW) TO REMAIN FROM DAMAGE DURING CONSTRUCTION. PROTECTIVE PROTECTION IS REQUIRED AND AS DIRECTED BY DESIGNER, THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR/REPLACEMENT OF MATERIALS, FINISHES AND ELEMENTS DAMAGED DURING CONSTRUCTION.
3. PROTECT EXISTING CONCRETE WALKS DURING CONSTRUCTION, CLEAN AND REPAIR EXISTING CONCRETE WALKS AND STEPS, TYPICAL.

REVISIONS

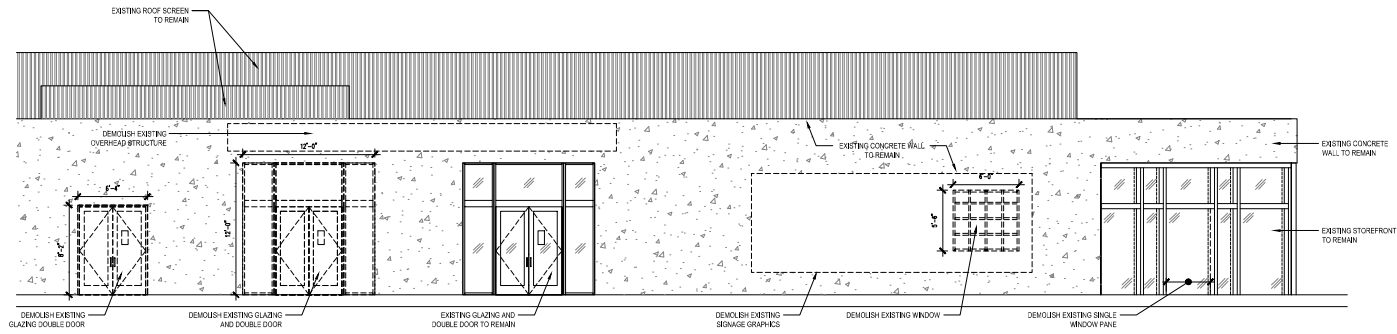
DATE	DESCRIPTION
02/27/26	PC1 SUBMITTAL

Bid Issue Date: TBD
Date: 02/28/26
Scale: AS NOTED
Project No.: -
Sheet Title:

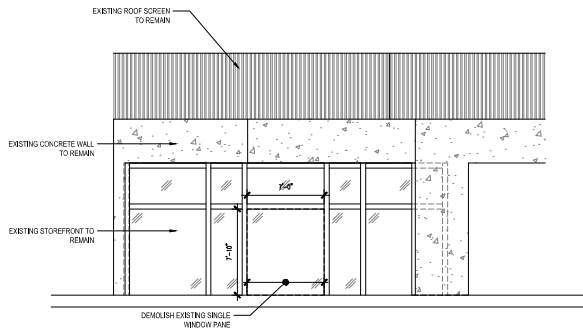
FLOOR PLAN

Sheet No.:
A1.1

Any reproduction of these drawings is prohibited without written consent of Arch 5 Design Studio. All dimensions and conditions on job site shall be verified prior to beginning of construction and shall immediately report any and all discrepancies to Designer.



3 EXISTING EXTERIOR ELEVATION - SOUTH
3/16" = 1'-0"



3 EXISTING EXTERIOR ELEVATION - SOUTH
3/16" = 1'-0"

REVISIONS

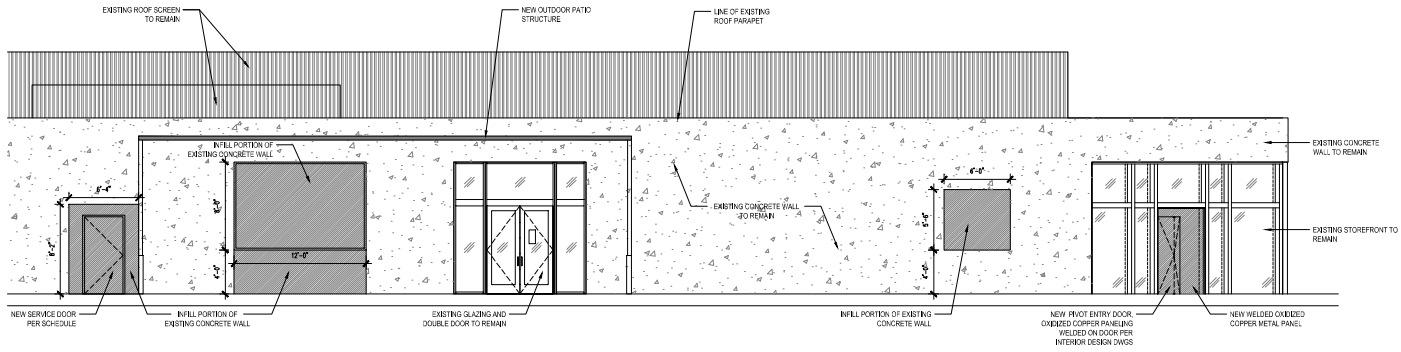
DATE	DESCRIPTION
02/27/26	PC1 SUBMITTAL

Bid Issue Date: TBD
Date: 02/28/26
Scale: AS NOTED
Project No.: -

Sheet Title:
EXISTING EXTERIOR ELEVATIONS

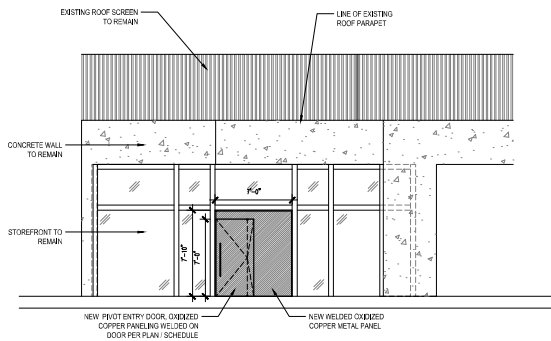
Sheet No.:
A2.0

Any reproduction of these drawings is prohibited without written consent of ARCH 5 design studio. All dimensions and conditions on job site shall be verified prior to beginning of construction and shall immediately report any and all discrepancies to Designer.



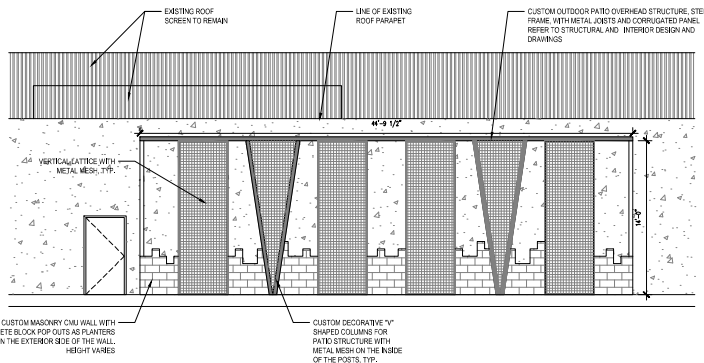
1 PROPOSED EXTERIOR ELEVATION

3/16" = 1'-0"



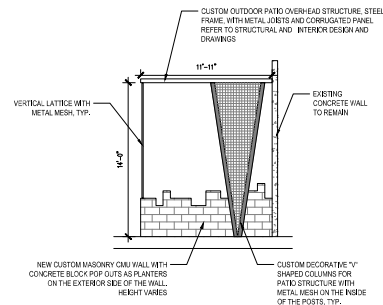
2 EXISTING EXTERIOR ELEVATION

3/16" = 1'-0"



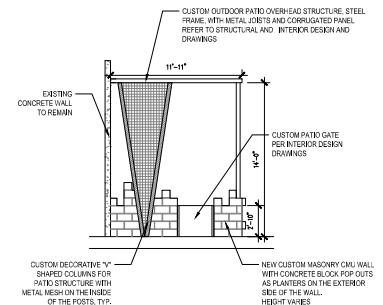
3 EXISTING EXTERIOR ELEVATION

3/16" = 1'-0"



4 EXISTING EXTERIOR ELEVATION

3/16" = 1'-0"



5 EXISTING EXTERIOR ELEVATION

3/16" = 1'-0"

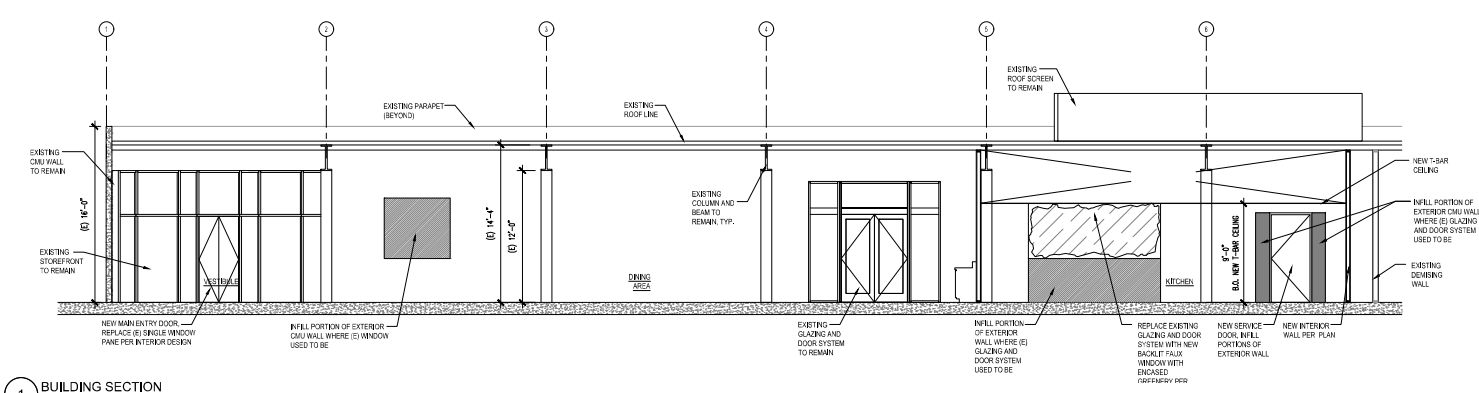
REVISIONS

DATE	DESCRIPTION
02/27/26	PC SUBMITTAL

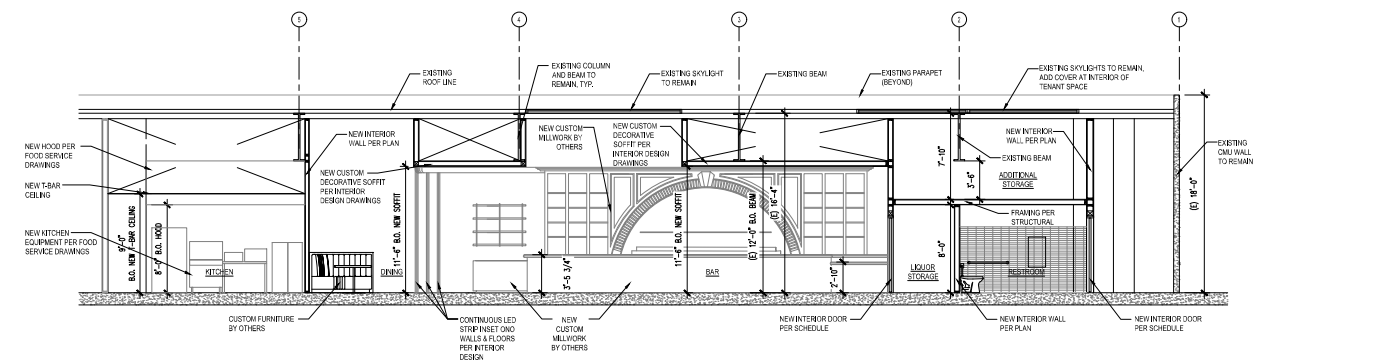
Bid Issue Date: TBD
Date: 02/28/26
Scale: AS NOTED
Project No.: -
Sheet Title: PROPOSED EXTERIOR ELEVATIONS

Sheet No.: **A2.1**

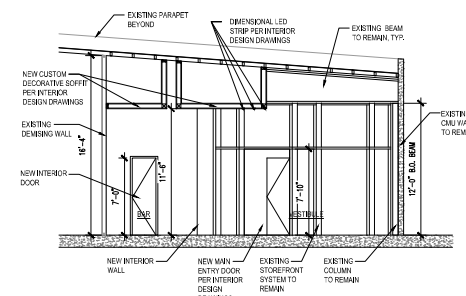
Any reproduction of these drawings is prohibited without written consent of Arch 5 Design Studio. All dimensions and conditions on job site shall be verified prior to beginning of construction and shall immediately report any and all discrepancies to Designer.



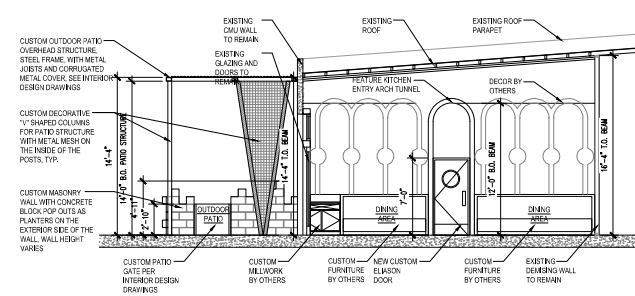
1 BUILDING SECTION
3/16" = 1'-0"



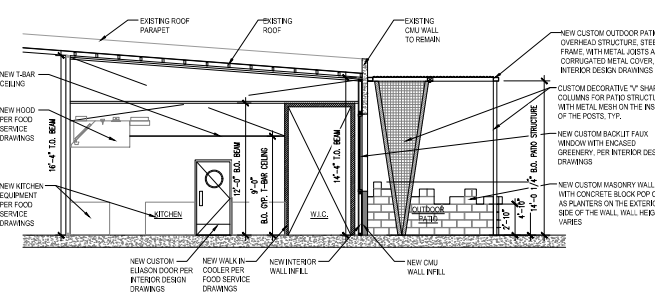
2 BUILDING SECTION
3/16" = 1'-0"



3 BUILDING SECTION
3/16" = 1'-0"



4 BUILDING SECTION
3/16" = 1'-0"



5 BUILDING SECTION
3/16" = 1'-0"

THREE EYED TIGER
2930 BRISTOL ST.
COSTA MESA, CA 92626

REVISIONS	
DATE	DESCRIPTION
02/27/26	PC SUBMITTAL

Bid Issue Date: TBD
Date: 02/28/26
Scale: AS NOTED
Project No.: -
Sheet Title:

BUILDING SECTIONS

Sheet No.: **A2.2**