



Planning & Building Agency
 Building Safety Division
 20 Civic Center Plaza
 P.O. Box 1988 (M-19)
 Santa Ana, CA 92702
 (714) 647-5800
 www.santa-ana.org

TENANT IMPROVEMENT PLAN CHECK COMMENTS

PLAN CHECK NO:	10174450	
PROJECT ADDRESS:	2800 N Main St Unit# 1040	
PLAN CHECK ENGINEER:	Mazarji, Zac	TEL: 714 647-5831
		FAX: 714 647-5897
TYPE OF CONSTRUCTION:	II B, SPK	
OCCUPANCY CLASSIFICATION(S):	A-2	
PLAN CHECK DATES:		REMARKS/RECHECK ITEMS:
APPLICATION	2/23/2012	
INITIAL REVIEW	2/26/2012	
EXPIRATION	8/21/2012	
RECHECKS:	1.	PROJECT APPLICANT CONTACT PERSON: Nick Adachi
	2.	
	3.	
VALUATION:	\$30,000.00	TEL: (949)455-1144
		FAX: (949)472-8066
FLOOD ZONE:	X-0602320163J	EMAIL: naa@nickadachi.com

ARCHITECTURAL
 ACCEPTED FOR
 STATE BOARD
 OF ARCHITECTURE
 1000 N. GARDEN ST.
 SANTA ANA, CA 92701
 (714) 647-5800

APPLICABLE CODE: 2010 CALIFORNIA BUILDING CODE (CBC) WITH
 CITY OF SANTA ANA AMENDMENTS

ARCHITECT RESPONSE IN RED, CHANGES ON THE DRAWING SHOWN AS

1. All items noted on this plan check report must be addressed. If you feel that an item is not applicable to your project, note "N/A" and discuss the reason with the plan checker.
2. Please indicate the sheet number and detail to the right of each correction, or note the number on the plans where the correction is made. Resubmit marked original, calculations and this correction sheet. A separate sheet for response may be used.
3. Resubmit 4 corrected sets of plans.
4. Meetings between the project applicant/designer and the plan reviewer shall be by appointment only. Please call (714) 647-5831 for an appointment.
5. Please return marked up set of drawings with corrections.

ACKNOWLEDGED

STRUCTURE
ACKNOWLEDGED
I have read and understand the above and agree to the conditions of the Certificate of Occupancy

6. This review does not include mechanical, plumbing, fire sprinkler system, or electrical work. Separate plans, applications, fees, plan checks, and permits are required for mechanical, plumbing, fire sprinkler systems, and electrical work. Call 647-5800 for information.
7. The applicant shall obtain clearances/approvals for the following prior to building permit issuance:
 - Planning Division approval on the corrected/final set of drawings (647-5804.) Previously approved plans should be submitted to expedite the process.
 - Fire Department approval on the corrected/final sets of drawings (647-5839 or 647-5700)
 - Police Department approval on the corrected/final set of drawings (647-5840)
 - Public Works Agency approval (647-5039)
 - Proof of Worker's Compensation Insurance shall be required at the time of permit issuance
8. Please clarify if sign is part of this permit. Apply for separate permit including Planning Department approval. **PREPARED APPLICATION**
9. Indicate total occupant load of outdoor patio on the drawings. **SHT. A-2 FLOOR PLAN**
10. Structural drawing/details are required to be signed by engineer. **SIGNED**
11. Reference Detail #8 of sheet A-3 Provide specifications for TREX. Type II-B requires Non-combustible construction. **N/A PER PHONE CONVERSATION**
12. Please note on the drawings that all expansion bolts require special inspection. **SHT. A-1.0 STRUC. NOTES**
13. Provide typical section view detail of all new partitions and ceilings showing:
 - Note gauge and ICC Research Report number and installation/construction requirements for metal framing members. **#4782** **SHT. A-1.0 STRUC. NOTE** **& CANOPY DET. 1-23 & 9/A-3 FOR GAGES & CONNECTION**
14. Provide on the drawings a complete Gate/ door schedule, showing: **ADDED GATE DET. 5/A-2**
 - Hardware complying with exiting and disabled accessibility requirements (CBC Sections 1008.1.8 and 1133B.2.5)
15. Panic hardware shall comply with CBC Section 1008.1.9. Panic hardware shall be provided as required by CBC Section(s):
 - An Occupancy with an occupant count > 50. CBC section 1008.1.8.3.
 - By the Fire Department
16. CBC Section 1133B.2.5, Note on the drawings: "Maximum effort to operate doors shall not exceed 5 pounds for exterior Gate/doors and interior doors, such pull or push effort being applied at right angles to hinged doors and at the center place of sliding or folding doors." **4/A-2 GLASS DR. INFO. NOTES 1-24**

17. CBC Section 1127B.3, All building entrances that are accessible to and usable by persons with disabilities shall be identified with a least one standard sign and with an additional directional signs, as required, to be visible to persons along approaching pedestrian ways.

SHTA-1.0 ACCESS
NOTE # 3

18. Tactile exit signs shall be required at the following locations:

- Each exit access door from an interior room or area to a corridor or hallway, which is required to have a visual exit sign, shall be identified by a tactile exit sign with the words "EXIT ROUTE."

SHTA-1.0 ACCESS NOTES
4

19. Glass shall be firmly supported on all four edges. Show on the drawings how compliance shall be made with CBC Section 2404. For glass not firmly supported on all four edges, design shall be submitted to the building official for approval. Submit structural calculations for design and justification.

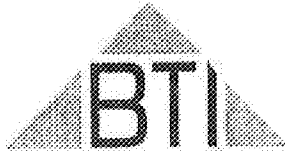
YES, SUPPORTED ALL
4-SIDES

20. Gate/ doors, which are part of a required means of egress, shall conform to the following:

- They must remain secured in the full open position during the period of occupancy by the general public.
- Doors / Gates shall not be brought to the closed position when there are more than 10 persons occupying spaces served by a single exit or 50 persons occupying spaces served by more than one exit.
- The doors / Gate shall be openable from within without the use of any special knowledge or effort when the space is occupied.

NOTES 1~3
5/A-2

NOTE: SIGN HEIGHT HAS BEEN LOWERED PER
REQUEST OF PLANNING DEPT. F.Y.I



JOB NO: 11-239B
DATE: February 2012
ENGINEERS: BTI

Bushra • Tsai • Incorporated
Consulting Structural Engineers

Formerly Ajit Randhava & Associates

STRUCTURAL CALCULATIONS
FOR

GENKI SUSHI T.I.

2800 N. MAIN STREET,
SANTA ANA, CA

RECEIVED
FEB 23 2012

City of Santa Ana



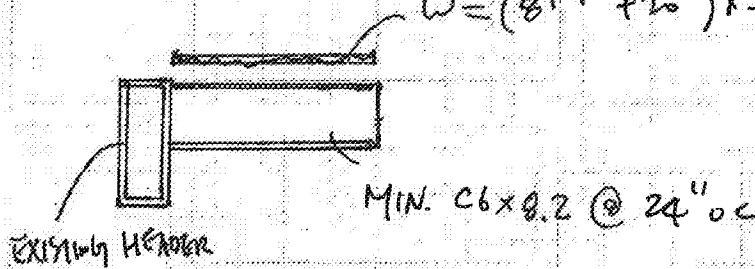
10174450



3/8" canopy

DETAIL 3/A.3 :

$$W = (8^{psf} + 20) \times \frac{24''}{12} = 56 \text{ q/ft}$$



CHECK C6x8.2 :

$$f_b = \frac{0.5 \times 56 \times 7^2 \times 0.12}{4.38} = 0.70 \text{ ksi} \rightarrow \text{C6x8.2 OK}$$

CHECK TOP & BOTTOM FLANGE WELDING :

$$T = C = \frac{0.5 \times 56 \times 3^2 \times 0.12}{6''} = 0.504 \text{ k}$$

provide $\frac{3}{16}$ " FLANG WELD $\times 1\frac{1}{2}$ " LONG OK

CHECK WEB WELDING :

$$V = 56 \times 3 = 168 \text{ q}$$

provide $\frac{3}{16}$ " FLANG WELD $\times 4$ " LONG OK

WIND UPLIFT :

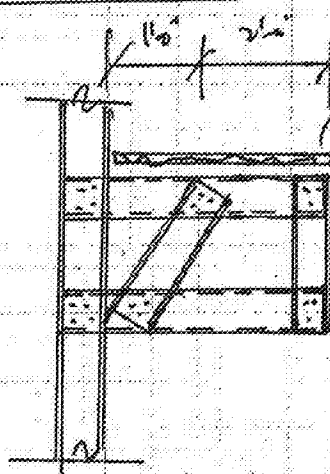
design $u = 20 \text{ psf} > \text{WIND UPLIFT OK}$



Bushra • Teal • Incorporated
 Consulting Structural Engineers
 Formerly Ajit Randhava & Associates
 2564 W. Woodland Dr., Anaheim, CA 92801
 Tel: 714.522.0911 • Email: projects@btincse.com

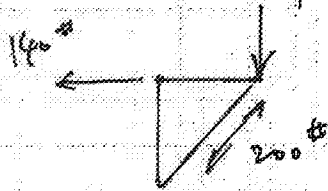
JOB # 11-239
 DATE FEB. 12
 DESIGN M. TSAI
 SHEET # 2

VE-7AU 9/A-3



$$w = (8 \text{ PSF} + 20) \times \frac{24''}{12} = 56 \text{ #/ft}$$

$$P = 56 \times 2.5 = 140 \text{ #}$$



PROVIDE MIN. 7 #10 SCREWS FOR 20 GA SHEET

$$N_{allow} = 188 \times 3 = 564 \text{ #} > 200 \text{ #}$$

OK

TABLE 4—ALLOWABLE SHEAR (BEARING) CAPACITY OF SCREW CONNECTIONS OF COLD-FORMED STEEL, lb^{1,2,3,4,5}

3.

Steel $F_u = 45$ ksi Applied Factor of Safety, $\Omega = 3.0$										
Screw Designation	Nominal Diameter (in.)	Design thickness of member in contact with screw head, (in.)	Design thickness of member not in contact with the screw head (in.)							
			0.036	0.048	0.060	0.076	0.090	0.105	0.135	
#8-18	0.164	0.036	174	239	239	239	239	239	239	239
		0.048	174	268	319	319	319	319	319	319
		0.060	174	268	373	400	400	400	400	400
		0.075	174	268	373	497	497	497	497	497
		0.090	174	268	373	497	597	597	597	597
		0.105	174	268	373	497	597	697	697	697
		0.135	174	268	373	497	597	697	897	897
#10-12	0.190	0.036	188	277	277	277	277	277	277	277
		0.048	188	289	370	370	370	370	370	370
		0.060	188	289	403	463	463	463	463	463
		0.075	188	289	403	563	577	577	577	577
		0.090	188	289	403	563	693	693	693	693
		0.105	188	289	403	563	693	807	807	807
#10-18	0.190	0.135	188	289	403	563	693	807	1040	1040
		0.036	200	309	315	315	315	315	315	315
		0.048	200	308	420	420	420	420	420	420
		0.060	200	308	430	523	523	523	523	523
		0.075	200	308	430	600	657	657	657	657
		0.090	200	308	430	600	787	787	787	787
#12-14	0.216	0.105	200	308	430	600	787	820	920	920
		0.135	200	308	430	600	787	920	1180	1180
		0.036	215	340	363	363	363	363	363	363
		0.048	215	331	467	487	487	487	487	487
		0.060	215	331	463	607	607	607	607	607
		0.075	215	331	463	647	760	760	760	760
1/4-14	0.250	0.090	215	331	463	647	850	910	910	910
		0.105	215	331	463	647	850	1060	1060	1060
		0.135	215	331	463	647	850	1060	1370	1370

For SI: 1 inch = 25.4 mm, 1 lbf = 4.4 N, 1 ksi = 6.89 MPa.

¹The lower of the allowable shear (bearing) and the allowable fastener shear strength found in Tables 4 and 5, respectively must be used for design.

²ANSI/ASME standard screw diameters were used in the calculations and are listed in the tables.

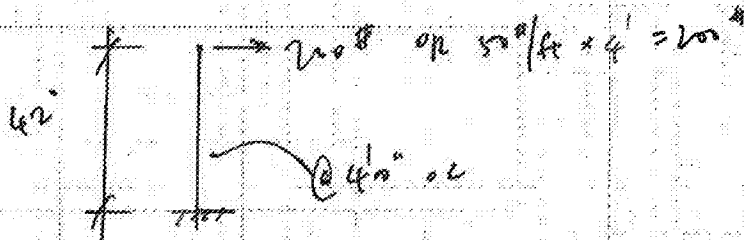
³The allowable bearing capacity for other member thicknesses can be determined by interpolating within the table.

⁴To calculate LRFD values, multiply values in table by the ASD safety factor of 3.0 and multiply again with the LRFD Φ factor of 0.5.

⁵For $F_u \geq 65$ ksi steel, multiply values by 1.44.



PATIO FENCE 42"



$$M = \frac{200}{1000} \times 42 = 8.4 \text{ k-in}$$

provide 2 1/2 x 2 1/2 x 3/16 TUBS. $S_{xx} = 1.14 \text{ in}^3$

$$f_b = \frac{8.4}{1.14} = 7.36 \text{ ksi} \quad 0.2$$

provide 2 - 1/2" expansion BOLTS x 3/4" embed 1- CONC

$$T = \frac{8.4 \text{ k-in}}{3.5 \text{ in}} = 2.4 \text{ k}$$

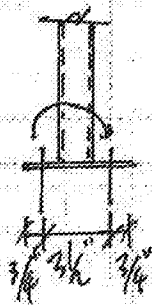


TABLE 7—KB-TZ CARBON AND STAINLESS STEEL ALLOWABLE STATIC TENSION (ASD), NORMAL-WEIGHT CRACKED CONCRETE, CONDITION B (pounds)^{1,2,3}

Nominal Anchor Diameter	Embedment Depth h_{ef} (in.)	Concrete Compressive Strength ²							
		$f_c = 2,500$ psi		$f_c = 3,000$ psi		$f_c = 4,000$ psi		$f_c = 6,000$ psi	
		Carbon steel	Stainless steel	Carbon steel	Stainless steel	Carbon steel	Stainless steel	Carbon steel	Stainless steel
3/8	2	1,054	1,086	1,155	1,190	1,333	1,374	1,633	1,683
1/2	2	1,116	1,476	1,223	1,617	1,412	1,868	1,729	2,287
	3 1/4	2,282	2,312	2,500	2,533	2,886	2,925	3,535	3,582
5/8	3 1/8	2,180	2,180	2,368	2,368	2,758	2,758	3,377	3,377
	4	3,157	2,711	3,458	2,970	3,994	3,430	4,891	4,201
3/4	3 3/4	2,866	3,765	3,139	4,125	3,625	4,763	4,440	5,833
	4 3/4	4,085	4,085	4,475	4,475	5,168	5,168	6,329	6,329

For SI: 1 lbf = 4.45 N, 1 psi = 0.00689 MPa For pound-inch units: 1 mm = 0.03937 inches

¹Values are for single anchors with no edge distance or spacing reduction. For other cases, calculation of R_e as per ACI 318-05 and conversion to ASD in accordance with Section 4.2.1 Eq. (5) is required.

²Values are for normal weight concrete. For sand-lightweight concrete, multiply values by 0.80.

³Condition B applies where supplementary reinforcement in conformance with ACI 318-05 Section D.4.4 is not provided, or where pullout or pryout strength governs. For cases where the presence of supplementary reinforcement can be verified, the strength reduction factors associated with Condition A may be used.

TABLE 8—KB-TZ CARBON AND STAINLESS STEEL ALLOWABLE STATIC SHEAR LOAD (ASD), (pounds)¹

Nominal Anchor Diameter	Allowable Steel Capacity, Static Shear	
	Carbon Steel	Stainless Steel
3/8	1,669	2,661
1/2	2,974	3,194
5/8	4,901	5,495
3/4	7,396	9,309

For SI: 1 lbf = 4.45 N

¹Values are for single anchors with no edge distance or spacing reduction due to concrete failure.



GENKI SUSHI EXTERIOR & PATIO IMPROVEMENT

GENKI SUSHI USA, INC

Westfield Main Place, 2800 N. MAIN ST. SUITE 1040 SANTA ANA, CA 92705

ARCHITECT :

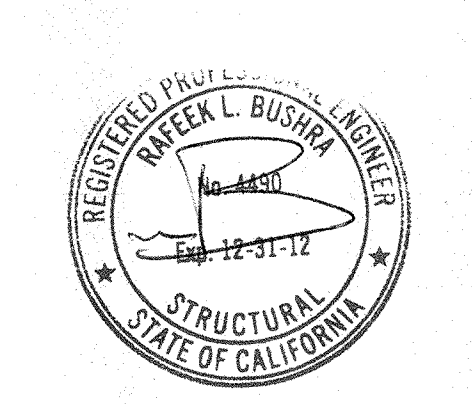
NICK ADACHI ARCHITECTS

24372 Ardosa
 Mission Viejo, CA 92692
 Phone : (949) 455 - 1144
 Fax : (949) 472 - 0511
 E-mail : nao@nickadachi.com

SEAL:



CONSULTANT :



PROJECT NAME:

GENKI SUSHI
 EXTERIOR & PATIO IMPROVEMENT

Westfield Main Place
 2800 N. Main St. Suite 1040
 Santa Ana, CA 92705

ISSUE AND REVISIONS:

No	Date:	Description:
2	23 - 12	CITY SUBMITTAL
3	05 - 12	CITY RE-SUBMITTAL

RECEIVED
 MAR 06 2012
 City of Santa Ana

SHEET TITLE:

COVER SHEET

PROJECT No. 11177 DRAWN BY: M.O.

SHEET No.

A-1.0

GENERAL NOTES

- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO ISSUANCE OF THE BUILDING PERMIT. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO THE BEGINNING OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- THE INTENT OF DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN. DESCRIBED OR REASONABLY IMPLIED, BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS.
- THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OR SUBCONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS UNLESS HE HAS, IN WRITING, CALLED THE ARCHITECT'S ATTENTION TO SUCH DEVIATIONS AT THE TIME OF SUBMISSION. NOR SHALL IT RELIEVE HIM FROM RESPONSIBILITY FOR ERRORS OR ANY SORT IN THE SHOP DRAWINGS.
- ALL WORK SHALL CONFORM TO CURRENT BUILDING CODE ADOPTED AND AMENDED BY THE CITY, 2010 CBC
- UNLESS OTHERWISE SHOWN OR NOTED, TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE.
- DIMENSIONS SHOWN IN FIGURES TAKE PRECEDENCE OVER DIMENSIONS OBTAINED FROM DRAWINGS. LARGE SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- UNLESS OTHERWISE NOTED OR INDICATED ALL DIMENSIONS ON THE PLANS SHALL BE FROM CENTERLINE OF THE COLUMN TO FACE OF CONCRETE OR FINISHED FACE WALL.
- THE CONTRACTOR AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AND SURROUNDING AREA FREE FROM DUST AND DEBRIS. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
- CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE ENGINEER OF THE LOCATION OF DISPOSAL SITES. THE DISPOSAL SITE MUST ALSO FULFILL THE REQUIREMENTS OF THE GRADING ORDINANCES.
- THE CONTRACTOR SHALL CHECK AND VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL CONTRACTOR BEFORE FORMING WALLS, FLOORS, ETC.
- CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING AND ELECTRICAL WORK.
- THE CONTRACTOR SHALL PROVIDE BARRIER PEDESTRIAN PROTECTION IN ACCORDANCE WITH SECTION 3306, & TABLE 3306.1, 2010 CBC
- IF TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH ARE REQUIRED OBTAIN NECESSARY ISSUANCE OF A CAL OSHA BUILDING OR GRADING PERMIT.
- ALL UTILITIES ARE REQUIRED TO BE UNDERGROUND ON THIS SITE AND SHALL BE UNDERGROUND FROM PROPERTY LINE TO BUILDING.
- PROVIDE CONTINUOUS INSPECTION WHERE APPLIES IN ACCORDANCE WITH CHAPTER 17, 2010 CBC AND PER CONTRACT DOCUMENTS.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENT WORKMAN'S COMPENSATION INSURANCE COVERAGE ON FILE WITH THE DEPARTMENT IN COMPLIANCE WITH THE CALIFORNIA LABOR CODE
- SOILS REPORT AND COMPACTION REPORTS ARE TO BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO BUILDING PERMIT ISSUANCE.
- ALL NOISE BARRIER BARRIERS (SOUND INSULATION) SHALL BE NON-COMBUSTIBLE.
- HAZARDOUS MATERIALS STORED IN BUILDING SHALL COMPLY WITH TABLE 307.7, 2010 CBC
- PROVIDE 2 COATS INDUSTRIAL GLOSS ENAMEL (INT/EXT) ON ALL EXPOSED STRUCTURAL STEEL MEMBERS, STEEL SUPPORT STRUCTURAL RAILINGS PIPE CHANNELS AND BRACKETS.
- UNLESS NOTED OTHERWISE, ALL SURFACES TO BE PAINTED SHALL RECEIVE A MINIMUM OF THREE COATS.
- GLAZING AND ALUM GLAZING SECTION SHALL COMPLY WITH CHAPTER 24, 2010 CBC, AND CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, FOR APPROVAL.
- BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM STREET. SEE EXTERIOR ELEVATIONS FOR PROPOSED LOCATIONS.
- SEPARATE REVIEW, APPROVAL AND PERMITS ARE REQUIRED FOR GRADING, SIGNS, BLOCK WALLS, RETAINING WALLS NOT SUPPORTING (A PART OF) THE BUILDING. CONTACT CITY FOR PROCEDURAL INFORMATION.
- ALL JOINTS INTO THE EXTERIOR WALLS SHALL BE SEALED (PER REQUIREMENTS OF CBC - 117)
- CONSTRUCTION DETAILS SHALL COMPLY WITH SECTION 712, 2010 CBC FOR MEMBRANE PROTECTION THROUGH WALL, FLOOR-CEILING OR ROOF-CEILING. INTEGRITY OF MEMBRANES SHALL BE MAINTAINED WHERE PENETRATIONS OCCUR FOR ELECTRICAL, MECHANICAL, PLUMBING, PIPES, COMMUNICATIONS CONDUITS AND SIMILAR SYSTEMS. PENETRATIONS SHALL BE PROTECTED BY APPROVED, LISTED MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- ALL TRADES AND CONTRACTORS SHALL REVIEW ALL SHEETS OF THESE DRAWINGS AS WELL AS ANY SHOP DRAWINGS PROVIDED BY OTHERS FOR FAILURE TO DO THIS SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AT FAULT. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DISTRIBUTE COPIES OF DRAWINGS TO THE SUBCONTRACTORS AND SEE THAT THEY COMPLY WITH THE ABOVE (IN PARAGRAPH NOTES AND DIMENSIONS ETC. ON ONE SHEET MAY EFFECT THE WORK SHOWN ON ANOTHER SHEET, BUT MAY NOT BE REPEATED ON THE OTHER SHEET. THEREFORE, IT IS ESSENTIAL THAT ALL CONTRACTORS ARE FAMILIAR WITH ALL SHEETS OF ALL DRAWINGS).

SANTA ANA FIRE DEPARTMENT NOTES

GENERAL REQUIREMENTS

- THE PROJECT SHALL COMPLY WITH 2010 CALIFORNIA FIRE CODE (C.F.C.), AND OTHER CURRENTLY ADOPTED CODES, STANDARDS, REGULATIONS AND REQUIREMENTS ENFORCED BY THE SANTA ANA FIRE DEPARTMENT.
 - FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE ALL INSPECTIONS A MINIMUM OF 72 HOURS IN ADVANCE BY CALLING (714) 647-5700.
 - WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN C.F.C. TABLE 803.5. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE SANTA ANA FIRE DEPARTMENT. SUCH ITEMS SHALL BE APPROVED AND INSPECTED BY THE SANTA ANA FIRE DEPARTMENT PRIOR TO INSTALLATION.
 - ATED ASSEMBLIES SHALL CONFORM TO APPROVED METHODS AND MATERIALS OF CONSTRUCTION. PENETRATIONS THROUGH WALLS, CEILING, OR FLOORS SHALL BE PROTECTED IN AN APPROVED MANNER COMPLYING WITH C.F.C./C.F.C. CHAPTER 7.
 - OCCUPANT LOAD SIGN, WITH MINIMUM ONE-INCH LETTERS AND NUMBERS CONTRACTING WITH THEIR BACKGROUND, SHALL BE POSTED IN A CONSPICUOUS LOCATION NEAR THE MAIN EXIT PER C.F.C. 1004.3, WHERE MULTIPLE SEATING CONFIGURATIONS OR USES ARE ANTICIPATED. SEATING DIAGRAMS AND THEIR RESPECTIVE OCCUPANT LOADS MAY ALSO BE REQUIRED TO BE POSTED.
 - OPEN FLAME IN ASSEMBLY AREAS IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE SANTA ANA FIRE DEPARTMENT IN COMPLIANCE WITH 2010 C.F.C. 308.
 - EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL.
- ### LIFE SAFETY REQUIREMENTS
- LOCATIONS AND CLASSIFICATIONS OR EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CFC TITLE 19. AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED THROUGHOUT CONSTRUCTION ON EACH FLOOR AT EACH STAIRWAY, IN EACH STORAGE AND CONSTRUCTION SHED, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, OR WHERE SIMILAR HAZARDS ARE PRESENT. BEFORE FINAL OCCUPANCY, AT LEAST ONE 2A:10BC EXTINGUISHER SHALL BE PROVIDED SO THAT NO POINT IS MORE THAN 75 FEET FROM THE EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED ALONG THE PATH OF EGRESS TRAVEL AND IN A READILY VISIBLE AND ACCESSIBLE LOCATION. ADDITIONAL EXTINGUISHERS MAY BE REQUIRED BY INSPECTORS DEPENDING ON PROJECT OR SITE CONDITIONS AND FINAL PLACEMENT IS SUBJECT TO THEIR APPROVAL.
 - PROVIDE A K-CLASS RATED FIRE EXTINGUISHER IN KITCHEN.
 - AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE BUILDING IN COMPLIANCE WITH C.F.C./C.F.C. CHAPTER 9 AND N.F.P.A. STANDARDS 13, 13-R, OR 13D AS APPLICABLE. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
 - A FIRE ALARM SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH C.F.C./C.F.C. CHAPTER 9 AND N.F.P.A. STANDARD 72. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
 - MODIFICATIONS TO FIRE ALARM OR DETECTION SYSTEMS SHALL COMPLY WITH N.F.P.A. STANDARD 72. A SEPARATE PLAN SUBMITTAL IS REQUIRED.

SCOPE OF WORK

510 SQ.FT. PATIO & FENCE,
 EXTERIOR WALL TREATMENT,
 EXTERIOR NEW OPENING,
 & CANOPY IMPROVEMENT

BUILDING CODE SUMMARY

BUILDING CODE : 2010 CBC, CMC, CPC, CEC & CFC
 SANTA ANA MUNICIPAL CODE
 2008 BUILDING ENERGY EFFICIENCY STANDARD

CONSTRUCTION TYPE : II-B NON COMBUSTIBLE, FIRE SPRINKLERED
 OCCUPANCY GROUP : A2 / B

TITLE-24 DISABLED ACCESS COMPLIANCE

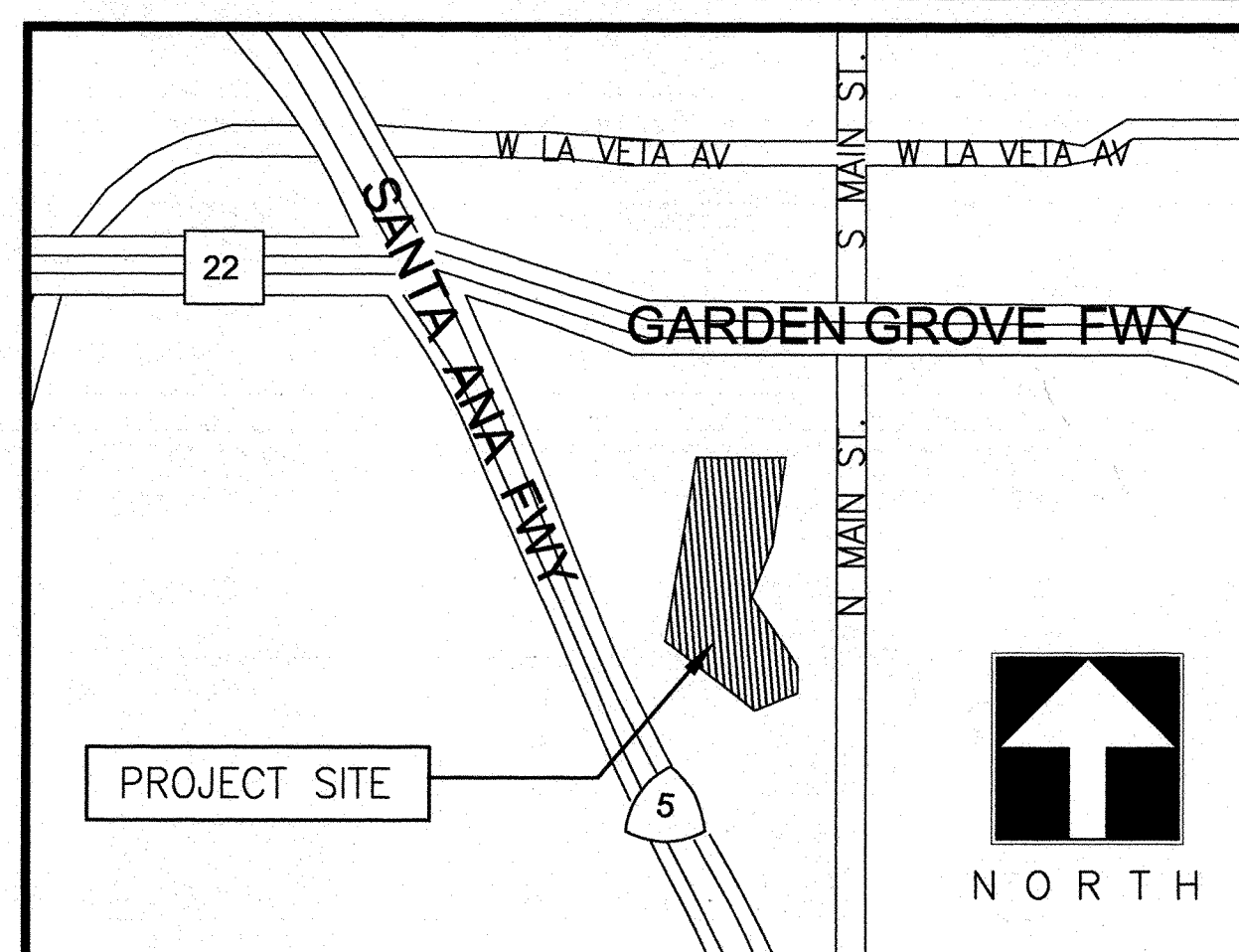
- ALL NEW CONSTRUCTION SHALL COMPLY TO 2010 CALIFORNIA BUILDING CODE (CBC) CHAPTER-11B, INCLUDING ITEMS NOT SHOWN ON THIS DRAWINGS.
- OTHER THAN ITEMS INDICATED ON THE PLAN, ACCESSIBILITY TO SUBJECT SITE AND PORTION OF THE BUILDING CONFORM TO CHAPTER-11B, 2010 CBC, ACCESSIBILITY REQUIREMENTS. HOWEVER, IN THE EVENT OF FINDING NON-CONFORMING CONDITION AND (OR) DIRECTED BY AUTHORITY INSPECTOR THE CONDITION SHALL BE ALTERED TO CONFORM.

- CBC SECTION 1127B.3, ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH A LEAST ONE STANDARD SIGN AND WITH AN ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.
- TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS :
 EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR A CORRIDOR OR HALLWAY, WHICH IS REQUIRED TO HAVE A VISUAL EXIT SIGN SHALL BE IDENTIFIED BY A TACTILE EXIT WITH THE WORDS "EXIT ROUTE"

STRUCTURAL NOTES

- ALL EXPANSION BOLTS & EPOXY SETTING REQUIRE SPECIAL INSPECTION
- ALL METAL FRAMING INSTALLATION & CONSTRUCTION SHALL COMPLY WITH REQUIREMENT OF MFG. ICC #4782 SEE DETAILS FOR GAGES & CONNECTION

VICINITY MAP



TENANT

GENKI SUSHI USA, INC.
 677 ALA MOANA BLVD., SUITE 612
 HONOLULU, HI 96813 PHONE : (808)523-3315
 FAX : (808)523-3316

GENERAL CONTRACTOR

KPRS CONSTRUCTION
 2850 SATURN ST.
 BREA, CA 92621 PHONE : (714)672-0800
 FAX : (714)672-0871

ARCHITECT

NICK ADACHI ARCHITECTS
 24372 ARDOSA
 MISSION VIEJO, CA 92692 PHONE : (949)455-1144
 FAX : (949)472-0511
 E-MAIL : nao@nickadachi.com

CONSULTANTS

STRUCTURAL

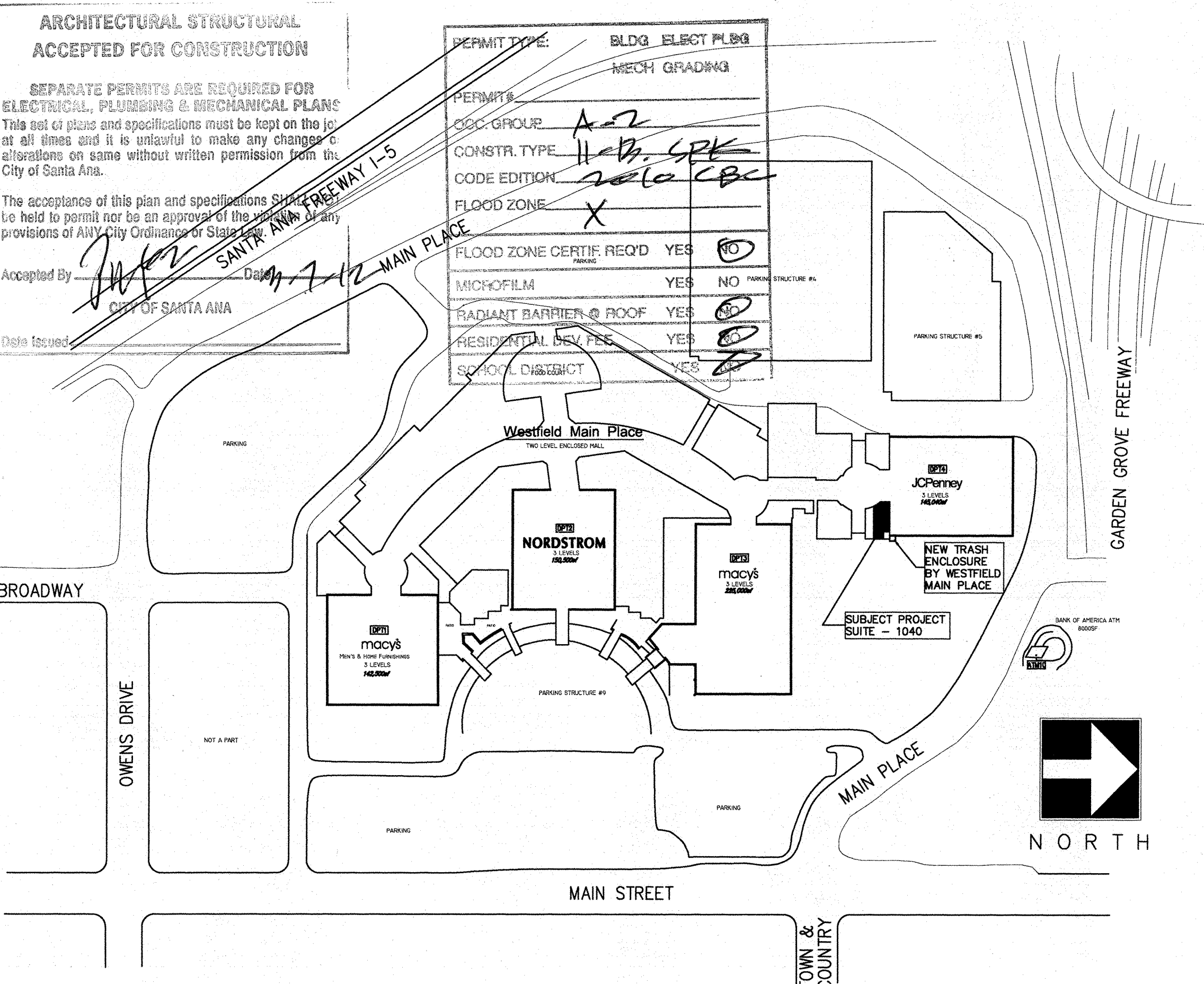
BUSHRA . TSAI . INC.
 2554 W.WOODLAND DR.
 ANAHEIM, CA 92801 PHONE : (714)522-0911
 FAX : (714)522-1149
 E-MAIL : mitch@btincase.com

ELECTRICAL ENGINEER

TDA CONSULTING ENGINEERS
 8322 MYRTLEWOOD CIR.
 WESTMINSTER, CA 92683

MASTER I.D.

PLANNING
 G.P. DC Zone CD
 PLANNER: [Signature] DATE: 3/6/12
 TRANSFERRED BY: DATE:
 PLANNING INSPECTION REQUIRED:
 ROUGH FINAL NONE X
 NAME: (714)
 RETAIN PLANS FOR FUTURE REVISIONS,
 SUBJECT TO ITEMS CHECKED AND CONDITIONS BELOW:
 INTERIOR ONLY
 NO EXTERIOR ALTERATIONS/MODIFICATIONS
 ALL MATERIALS TO MATCH EXISTING
 SCREENING REQUIRED
 PRESERVE LANDSCAPE PLANTS
 SUBMIT LANDSCAPE PLANS
 CONDITIONS: [Signature]
 REFERENCE SITE PLAN



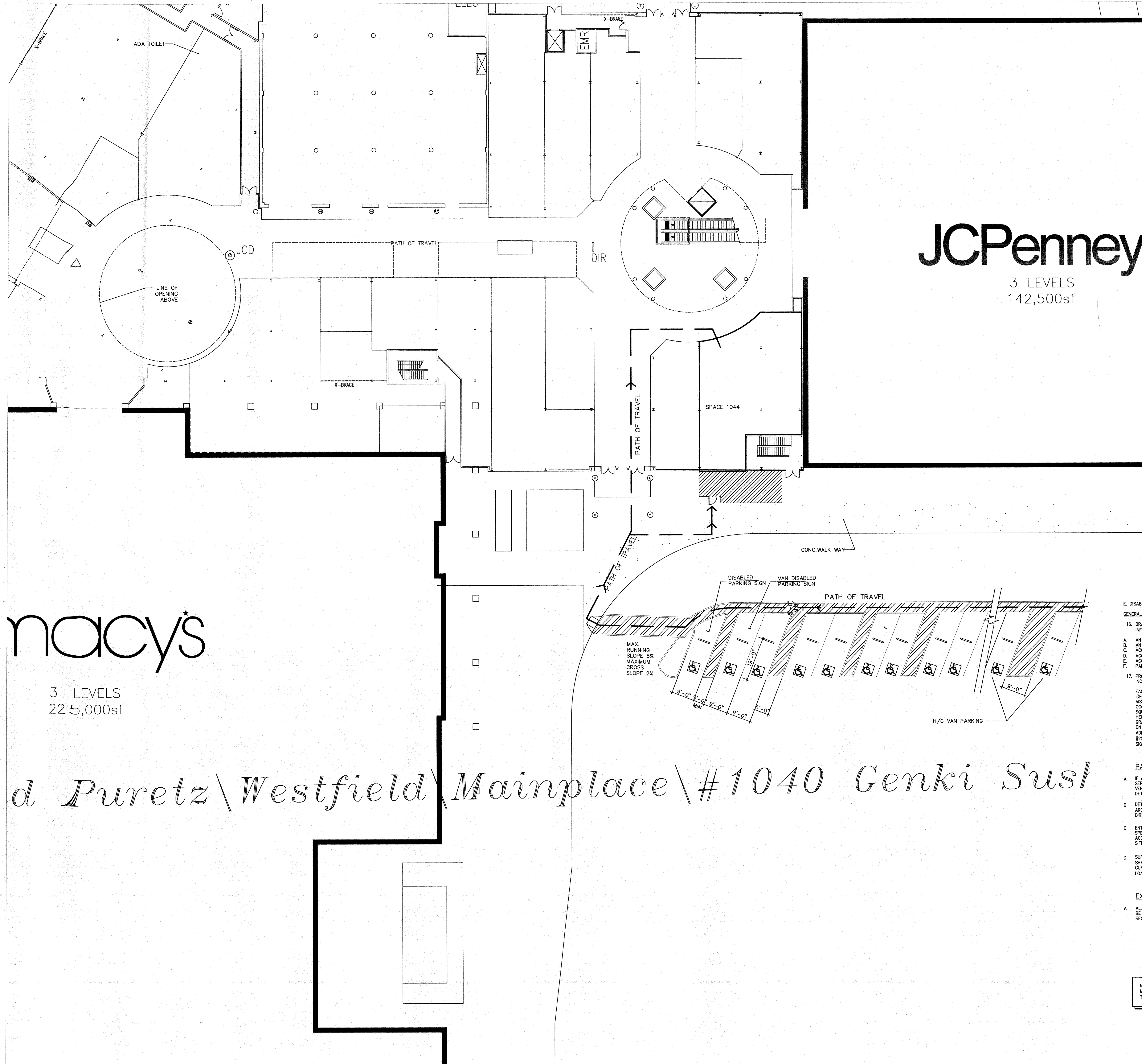
APPROVED
 DATE: 3-6-12
 SANTA ANA POLICE DEPT.

"Police Department" Final Inspection Required 6/7/12
 A Police Department Alarm Permit is required if a Duplex Alarm System is installed. Permit required before Final Signoff Call 647-5840

APPROVED PLANS SHALL BE ON JOB SITE AT ALL TIMES

APPROVED 3-6-12
 SANTA ANA FIRE DEPT.
 SCHEDULE FIRE DEPARTMENT INSPECTIONS AND TESTS 72 HOURS IN ADVANCE. PHONE (714) 647-5700

Acc Rck
 10179450



JCPenney
3 LEVELS
142,500sf

macy's
3 LEVELS
225,000sf

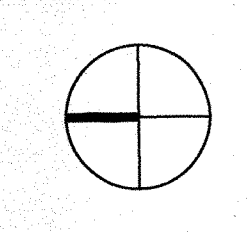
d Poretz \ Westfield \ Mainplace \ #1040 Genki Sushi

- E. DISABLED ACCESSIBILITY**
- GENERAL**
16. DRAWINGS SUBMITTED TO THE BUILDING DIVISION FOR REVIEW SHALL PROVIDE THE FOLLOWING INFORMATION TO INSURE COMPLIANCE WITH CBC SECTION 11348/CHAPTER 11B :
- A. AN ACCESSIBLE ENTRANCE
 - B. AN ACCESSIBLE ROUTE TO THE ALTERED AREA.
 - C. ACCESSIBLE RESTROOMS
 - D. ACCESSIBLE TELEPHONE (IF ANY)
 - E. ACCESSIBLE DRINKING FOUNTAINS, AND
 - F. PARKING, SIGNAGE AND ALARMS PARKING SIGNAGE
17. PROVIDE PARKING SPACE IDENTIFICATION IN ACCORDANCE WITH CBC SECTION 1129B.4 INCLUDING:
- EACH PARKING SPACE RESERVED FOR PERSONS WITH PHYSICAL DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND, WHEN IN PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM HEIGHT OF 80 INCHES FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE AND SHALL BE UNOBSCURED BY A PARKED VEHICLE. SIGNS MAY ALSO BE CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE. AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE BELOW THE SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE \$250." SPACES COMPLYING WITH CBC SECTION 1129B.3, ITEM 2 SHALL HAVE AN ADDITIONAL SIGN STATING "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.

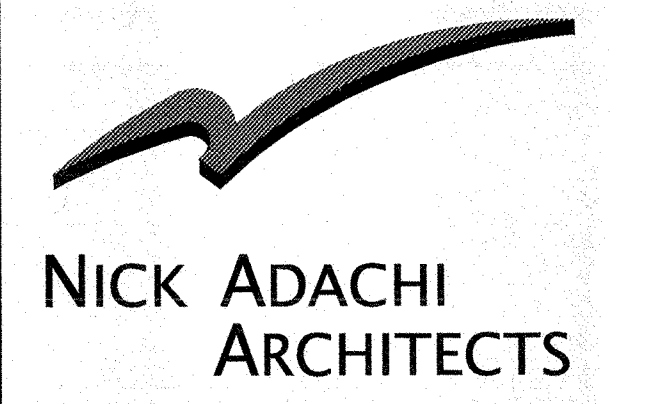
- PATH OF TRAVEL NOTES**
- A. IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36 INCHES WIDE, COMPLYING WITH THE CBC SECTION 11338.8.5
 - B. DETECTABLE WARNING PRODUCT APPROVAL. ONLY APPROVED DIVISION OF THE STATE ARCHITECT, ACCESS COMPLIANCE (OSA/AC) APPROVED DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE INSTALLED IN ACCORDANCE WITH CBC SECTION 11338.8.5.
 - C. ENTRANCE(S) TO THE BUILDING OR FACILITY AND THE PRIMARY PATH OF TRAVEL TO THE SPECIFIC AREA OF NEW WORK, ALTERATION, STRUCTURAL REPAIR OR ADDITION SHALL BE ACCESSIBLE. PATH OF TRAVEL INCORPORATED ALL ELEMENTS FROM THE EXTERIOR ARRIVAL SITE TO THE REMODELED AREA.
 - D. SURFACE SLOPES OF ACCESSIBLE PARKING SPACES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 1 UNIT VERTICAL TO 50 UNITS HORIZONTAL (2% SLOPE) IN ANY DIRECTION. CURB RAMPS CANNOT PROJECT INTO DISABLED ACCESSIBLE PARKING SPACES NOR ASSOCIATED LOADING/UNLOADING AREAS.

- EXIT NOTES:**
- A. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH A LEAST ONE STANDARD SIGN AND WITH AN ADDITIONAL DIRECTIONAL SIGN, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS. CBC SECTION 1127B.3

NOTE:
MINIMUM HORIZONTAL SEPARATION BETWEEN STRUCTURES WITHIN THE MALL SHALL BE 20'



ARCHITECT :



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E-mail : naa@nickadachi.com

SEAL:



CONSULTANT :

PROJECT NAME:



EXTERIOR & PATIO IMPROVEMENT

Westfield Main Place
2800 N. Main St. Suite 1040
Santa Ana, CA 92705

ISSUE AND REVISIONS:

No	Date:	Description:
2	23 - 12	CITY SUBMITTAL
3	05 - 12	CITY RE-SUBMITTAL

SHEET TITLE:

SITE ACCESS PLAN

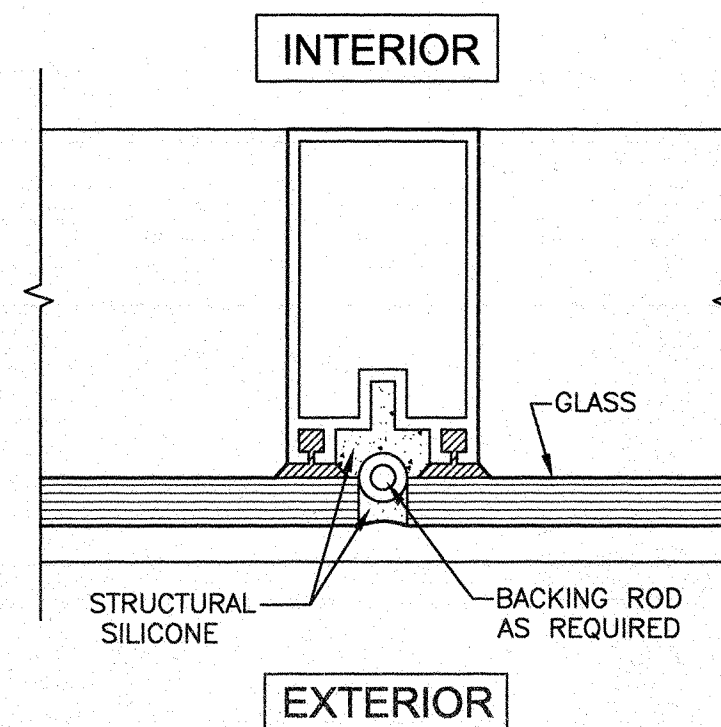
PROJECT No. DRAWN BY:

11177 M.O

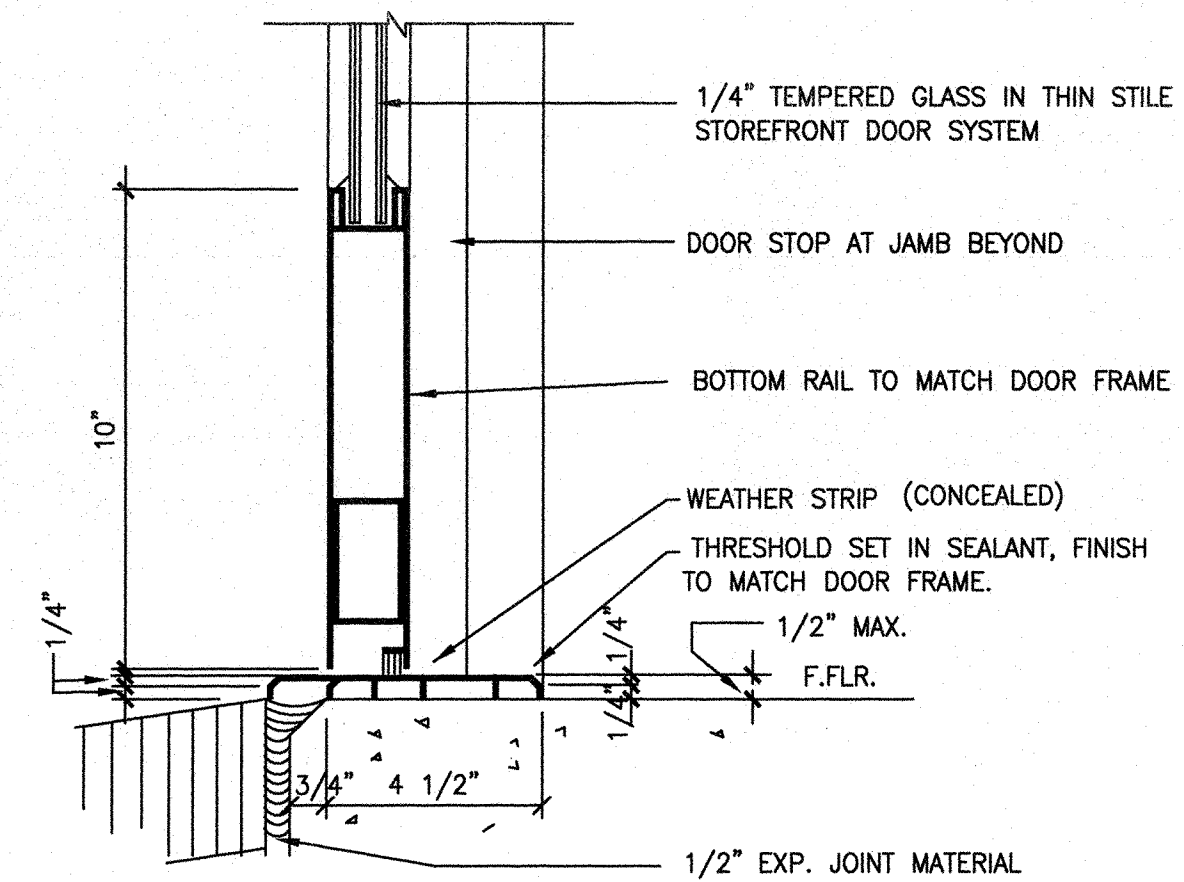
SHEET No.

A-1.1

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WINDOW VERT. MULLION SCALE: 6" = 1'-0" 2



SILL AT GLASS DOOR SCALE: 3" = 1'-0" 3

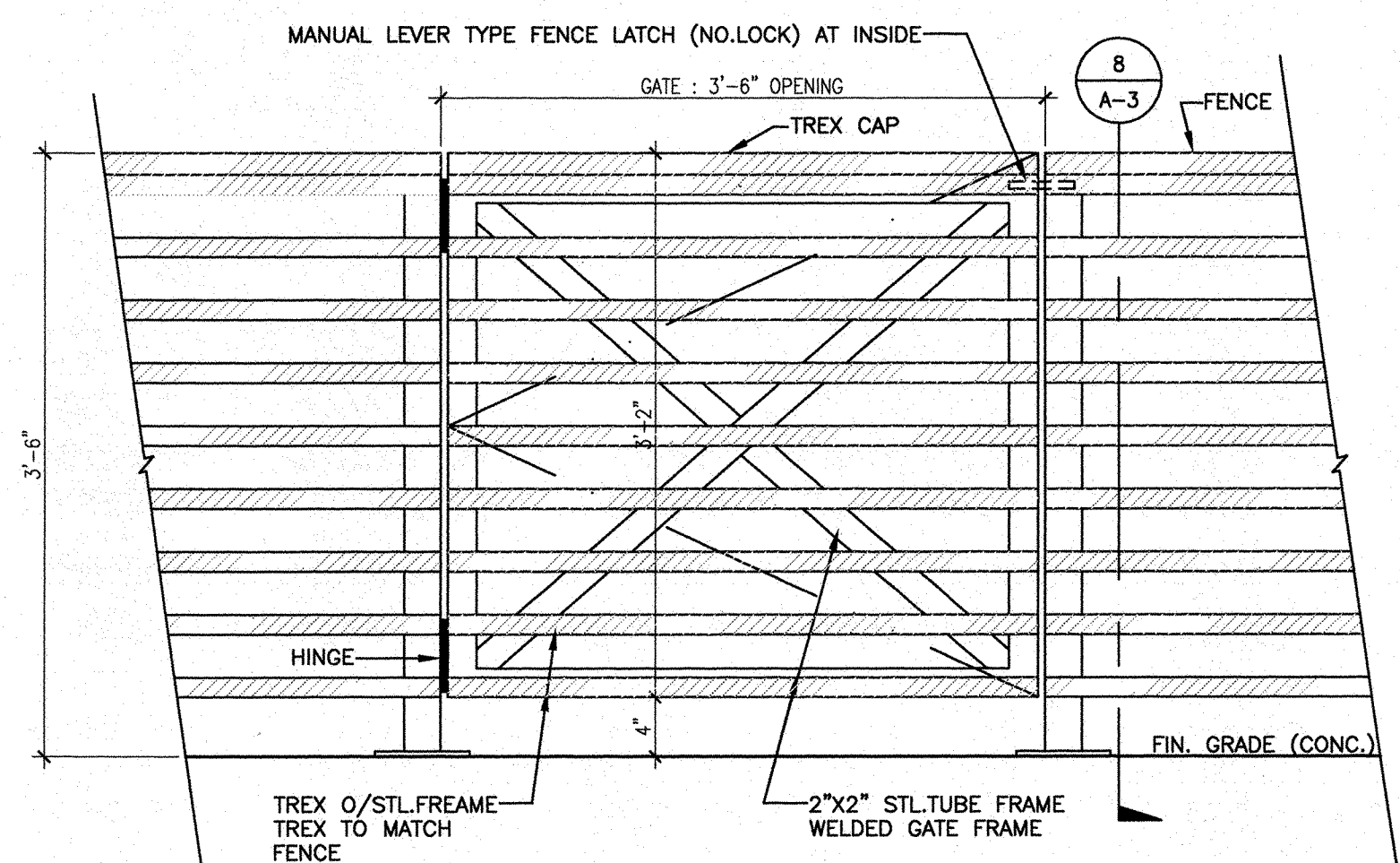
DOOR NOTE:

3'-0" x 8'-0" x 1/2" HUCULITE TYPE W/ 1/2" TEMP. GRAY GLASS
SELF CLOSING W/MANUAL 1" DEAD BOLT "ADAMS RITE" CYLINDER GUARD #MS-4043

- PANIC HARDWARE IS NOT REQUIRED PER 2010 CBC SECTION 1008.1.9.3, EXCEPTION ITEM 2
- THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED:
A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE OR ADJACENT TO THE DOOR STATING THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH (25MM) HEIGHT ON A CONTRASTING BACKGROUND.
- ALL LEVER TYPE HANDLES, COMPLY WITH 2010 CB SECTION 1008.1.8 & 11338.2 FOR DISABLED ACCESSIBILITY.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR GATE/DOORS AND INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLE TO HINGED DOORS AND AT THE CENTER PLACE OF SLIDING OR FOLDING DOORS.

5 1 3/8" LAMINATED SWING BOLT W/ CYLINDER GUARD AT BASE OF DOOR

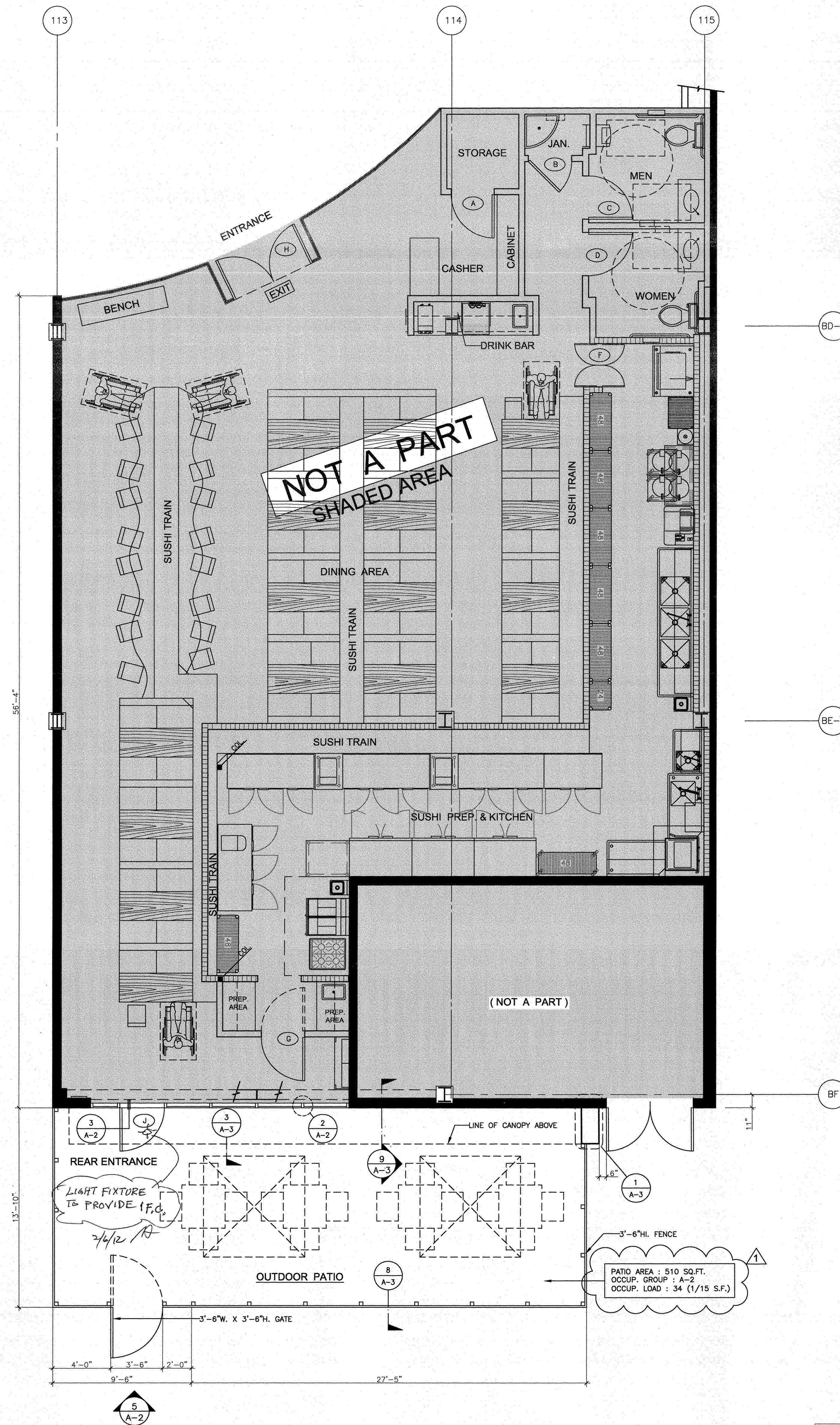
GLASS DOOR INFORMATION 4



NOTE: GATE/DOORS, WHICH ARE PART OF A REQUIRED MEANS OF EGRESS, SHALL CONFORM TO THE FOLLOWING:

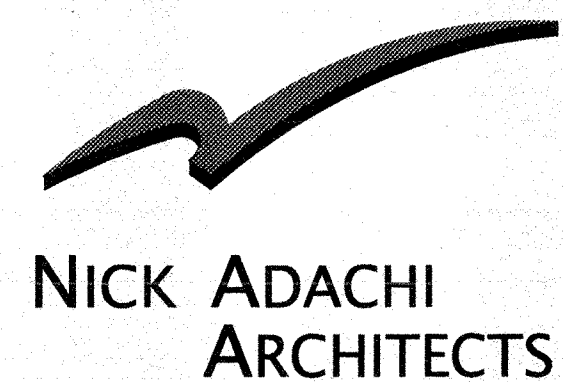
- THEY MUST REMAIN SECURED IN THE FULL OPEN POSITION DURING THE PERIOD OF OCCUPANCY BY THE GENERAL PUBLIC.
- DOORS/GATES SHALL NOT BE BROUGHT TO THE CLOSED POSITION WHEN THERE ARE MORE THAN 10 PERSONS OCCUPYING SPACES SERVED BY A SINGLE EXIT OR 50 PERSONS OCCUPYING SPACES SERVED BY MORE THAN ONE EXIT.
- THE DOORS/GATE SHALL BE OPENABLE FROM WITHIN WITHOUT THE USE OF ANY SPECIAL KNOWLEDGE OR EFFORT WHEN THE SPACE IS OCCUPIED.

GATE DETAIL SCALE: 1" = 1'-0" 5



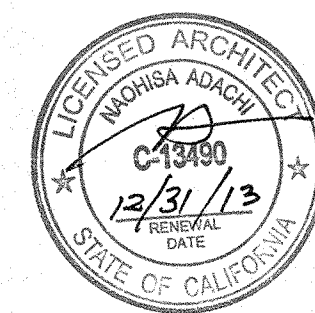
FLOOR PLAN SCALE: 1/4" = 1'-0" 1

ARCHITECT:

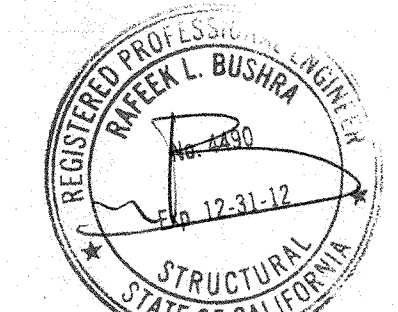


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SEAL:



CONSULTANT:



PROJECT NAME:

GENKI SUSHI
EXTERIOR & PATIO
IMPROVEMENT

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Santa Ana, CA 92705

ISSUE AND REVISIONS:

No	Date	Description
2	23-12	CITY SUBMITTAL
3	05-12	CITY RE-SUBMITTAL

SHEET TITLE:

FLOOR PLAN

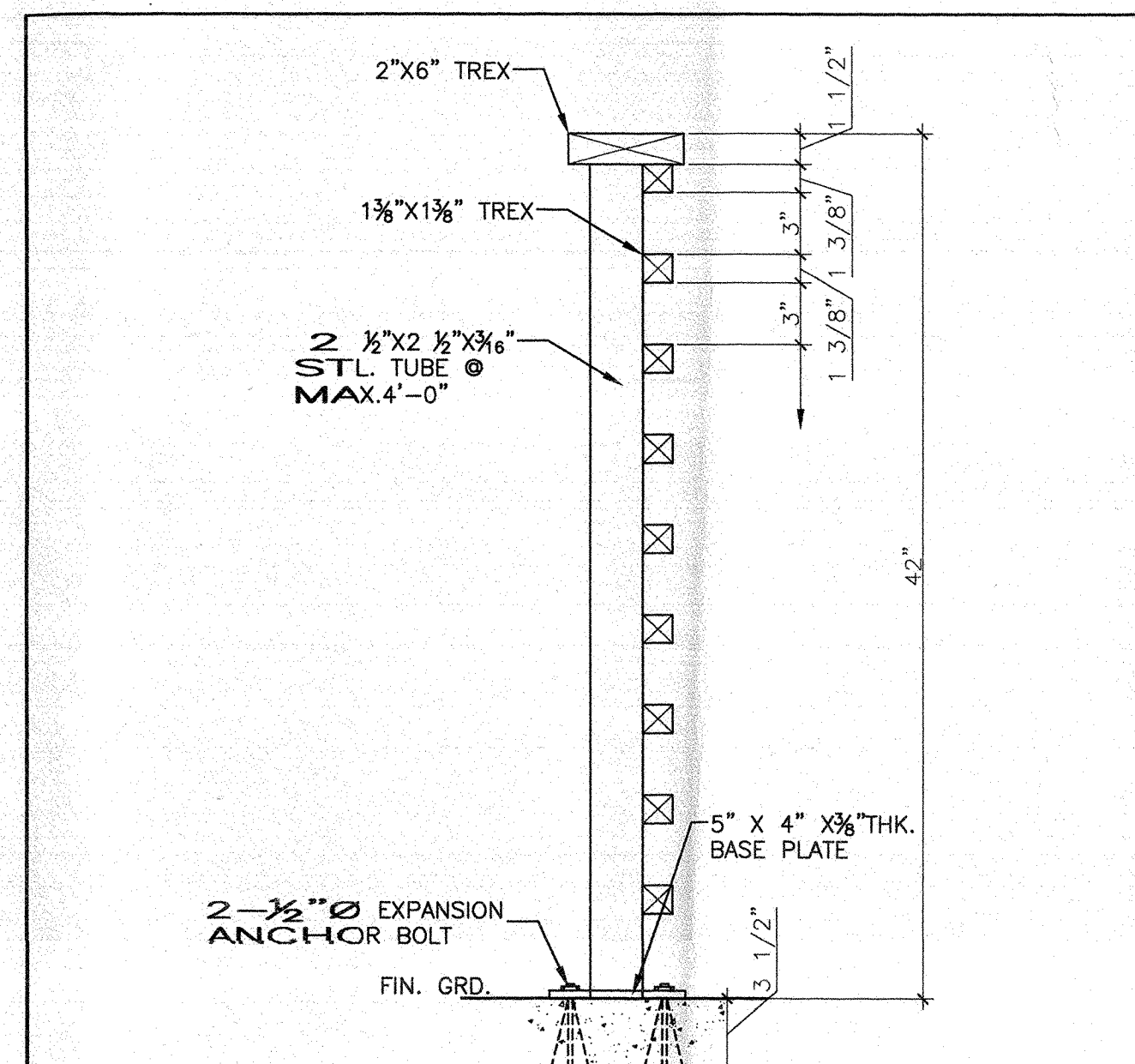
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PROJECT No. 11177 DRAWN BY: M.O.

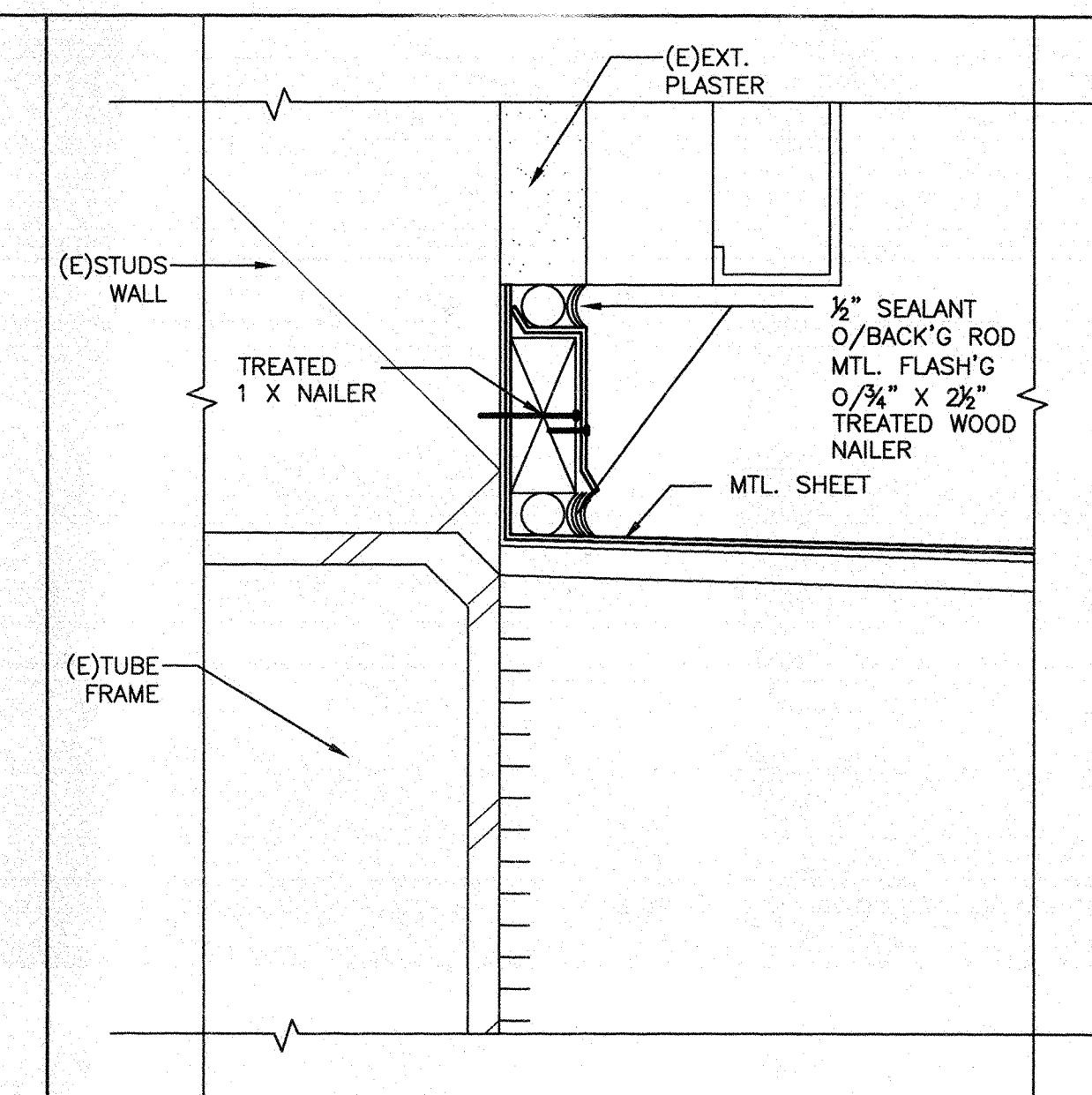
SHEET No.

A-2

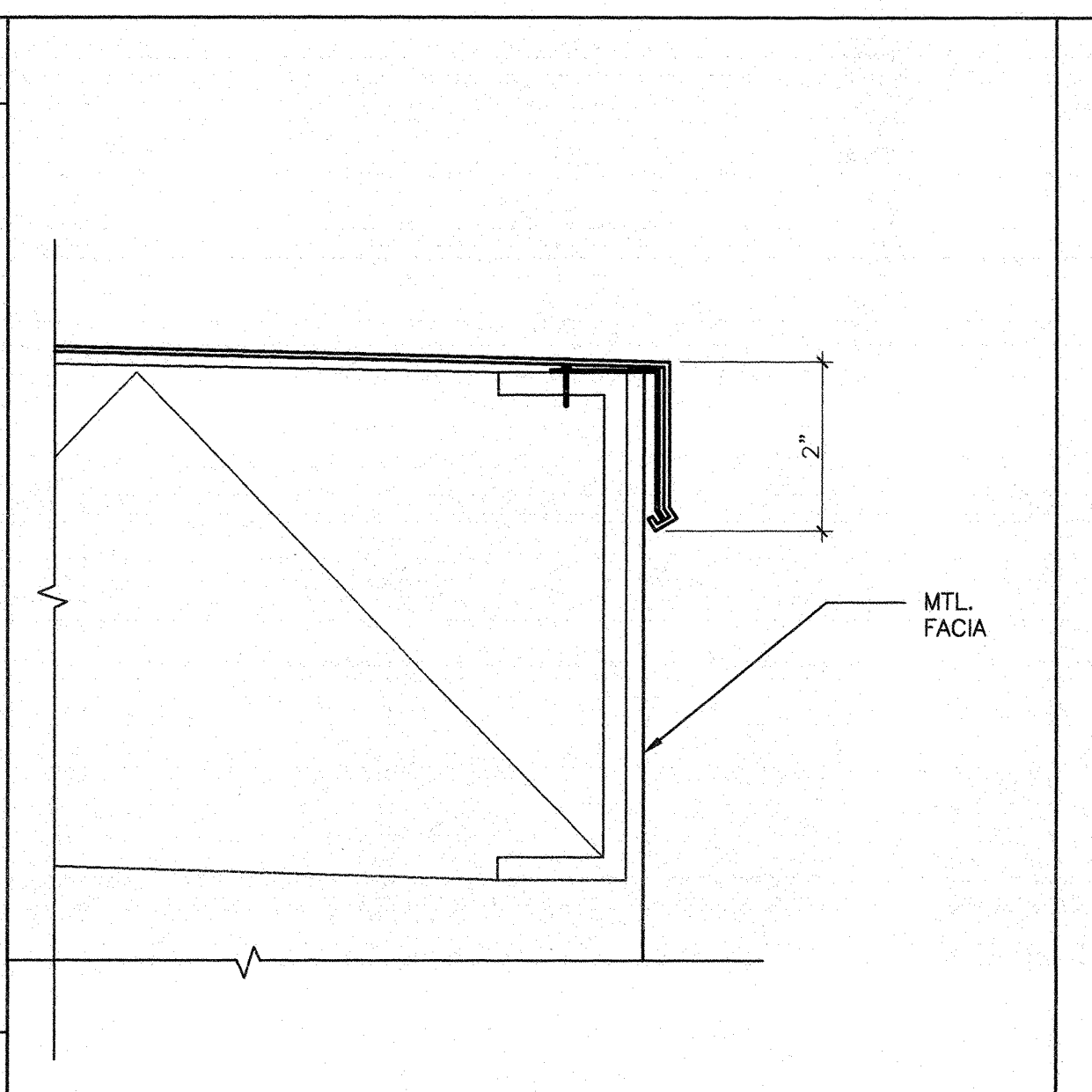
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3	05-12	CITY RE-SUBMITTAL



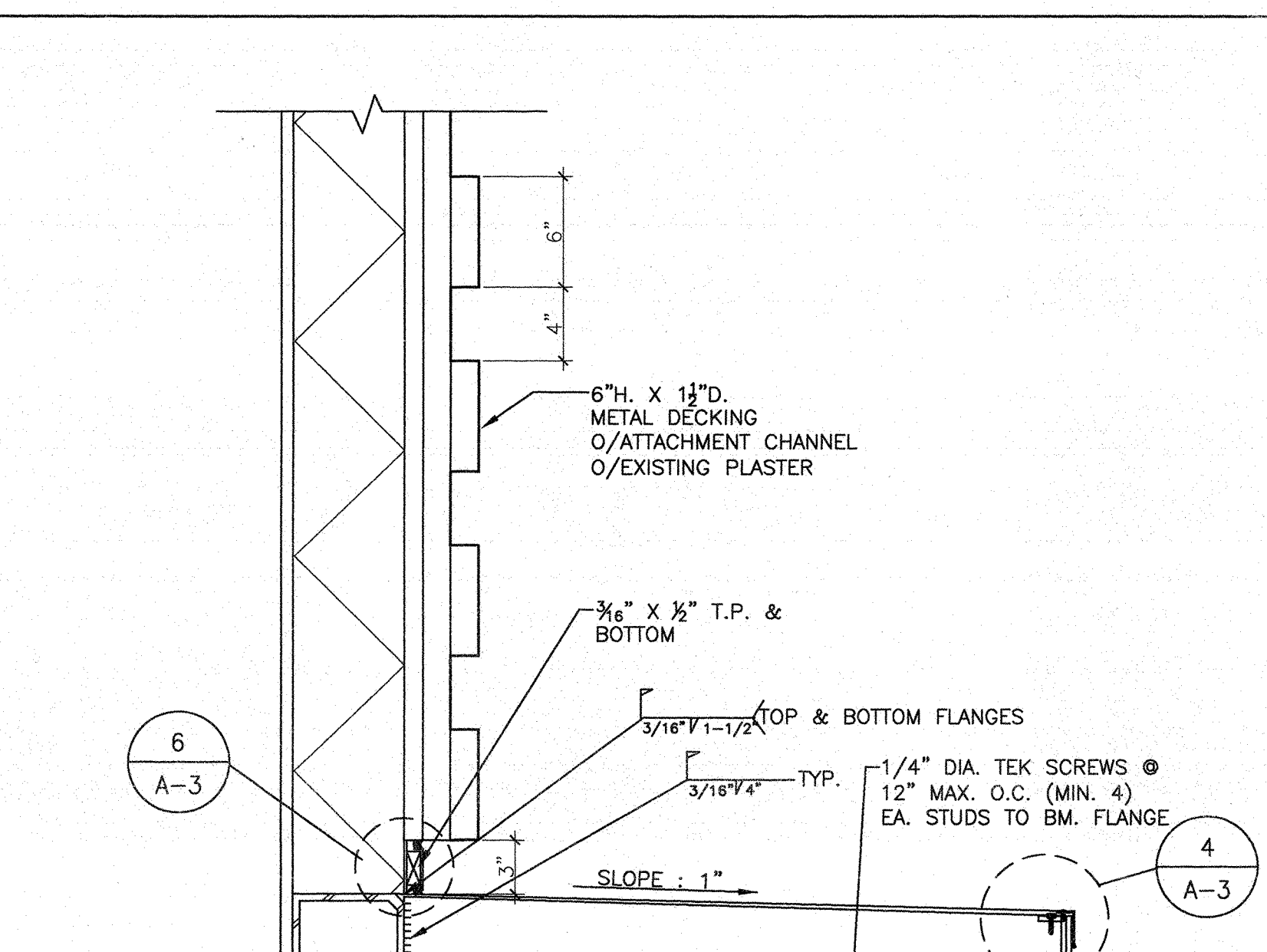
PATIO FENCE SCALE : 1 1/2" = 1'-0" 8



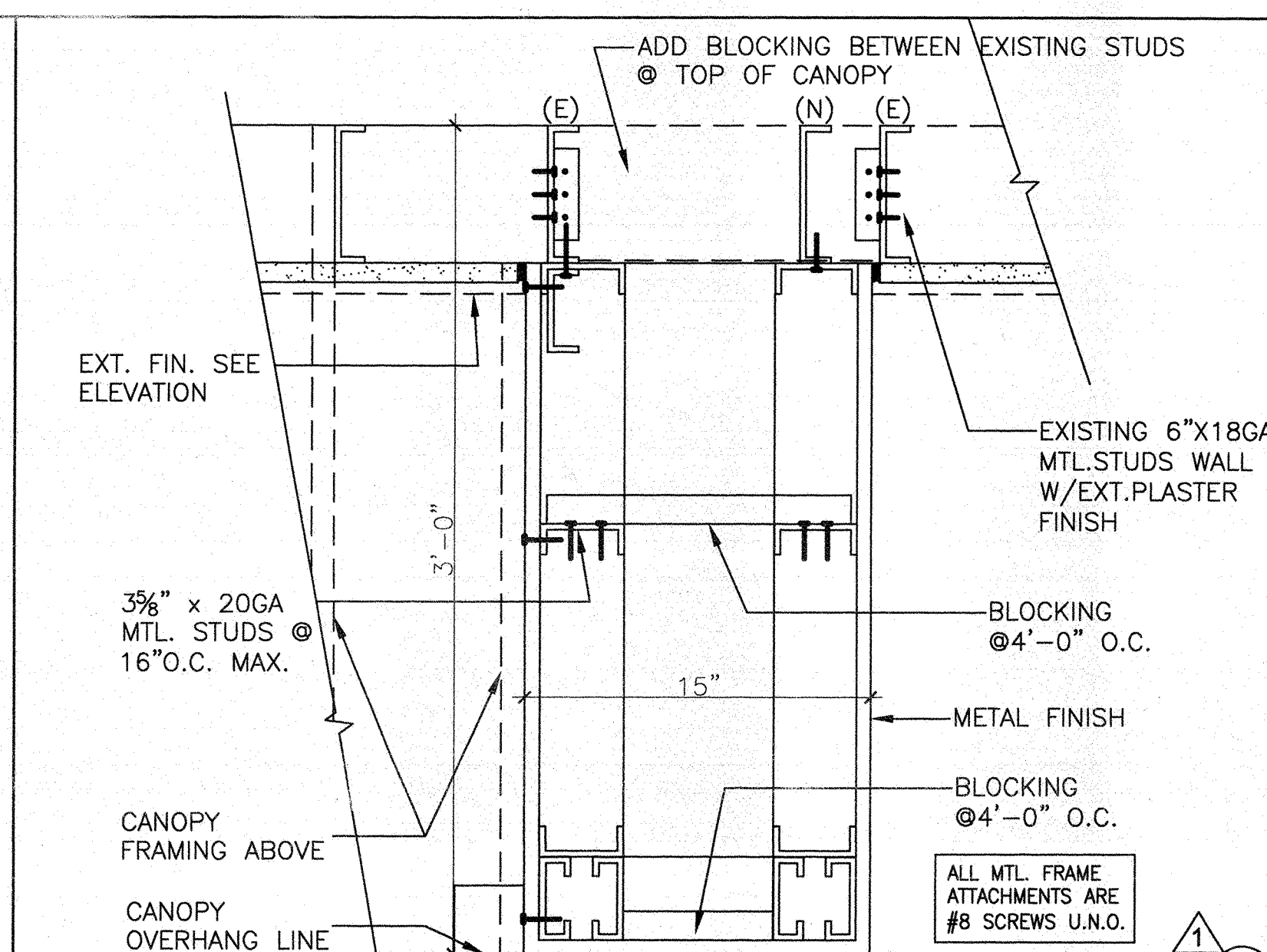
SCALE : 6" = 1'-0" 6



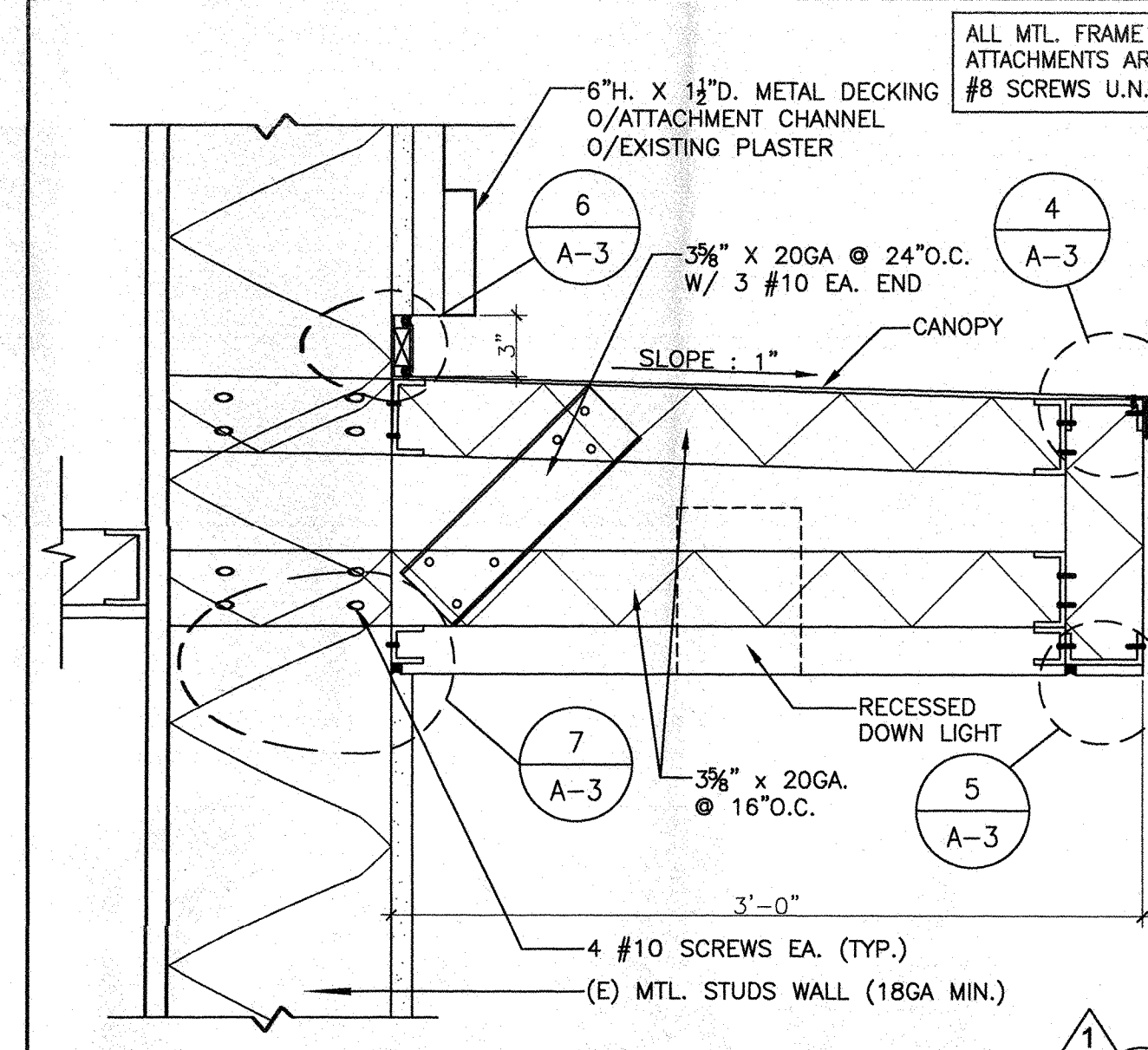
SCALE : 6" = 1'-0" 4



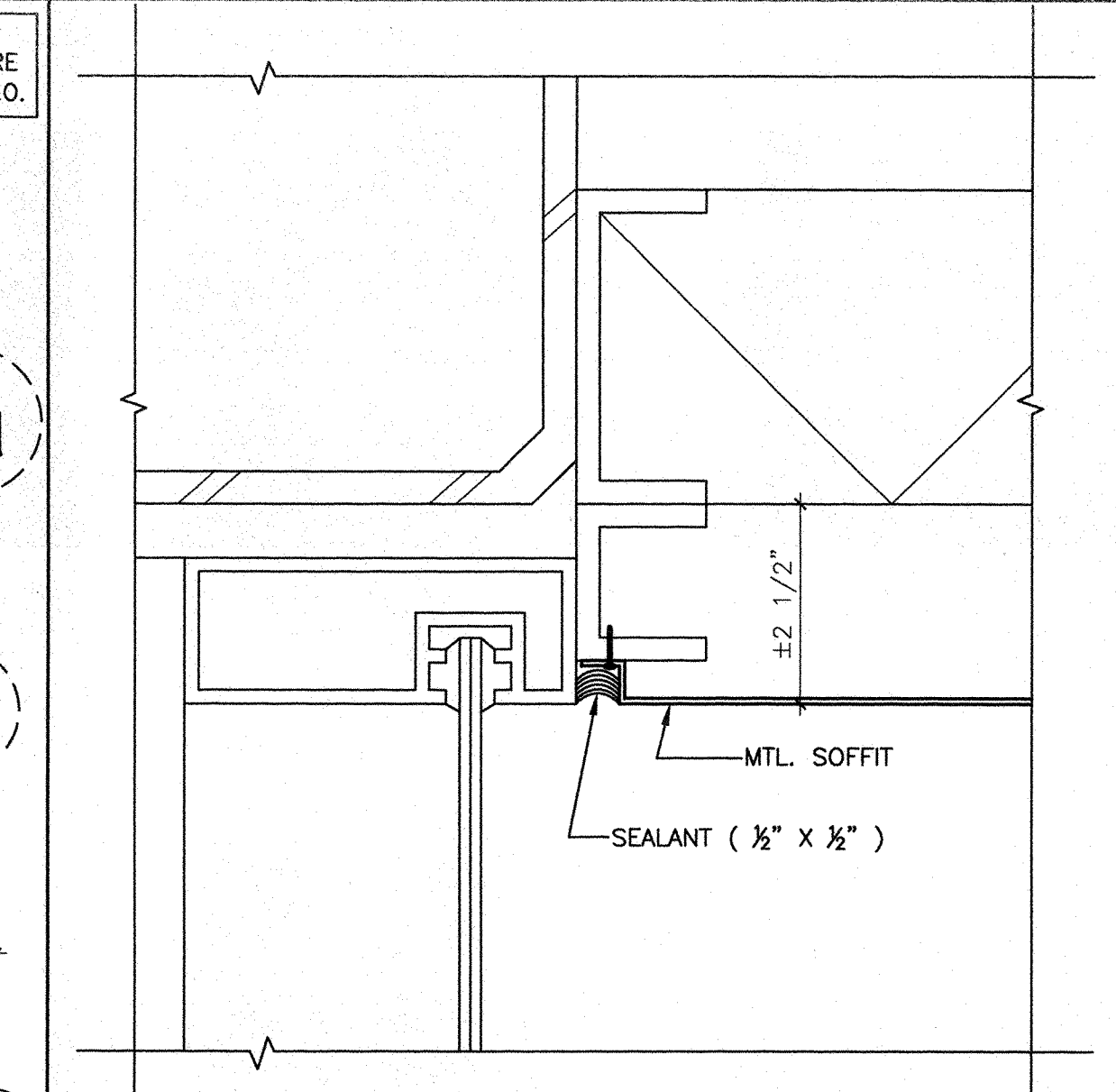
PATIO CANOPY SCALE : 1 1/2" = 1'-0" 3



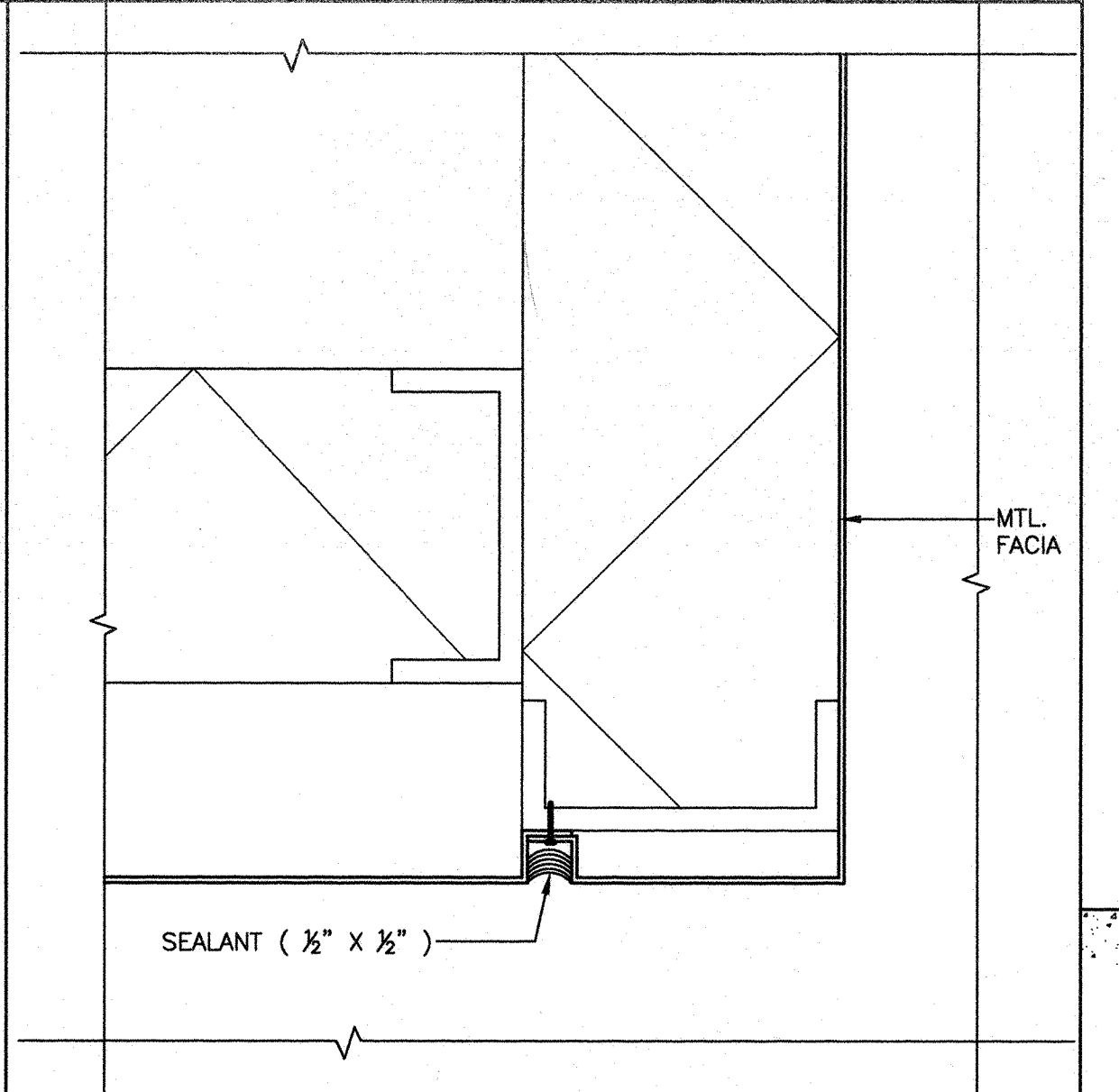
WING WALL PLAN SCALE : 1/2" = 1'-0" 1



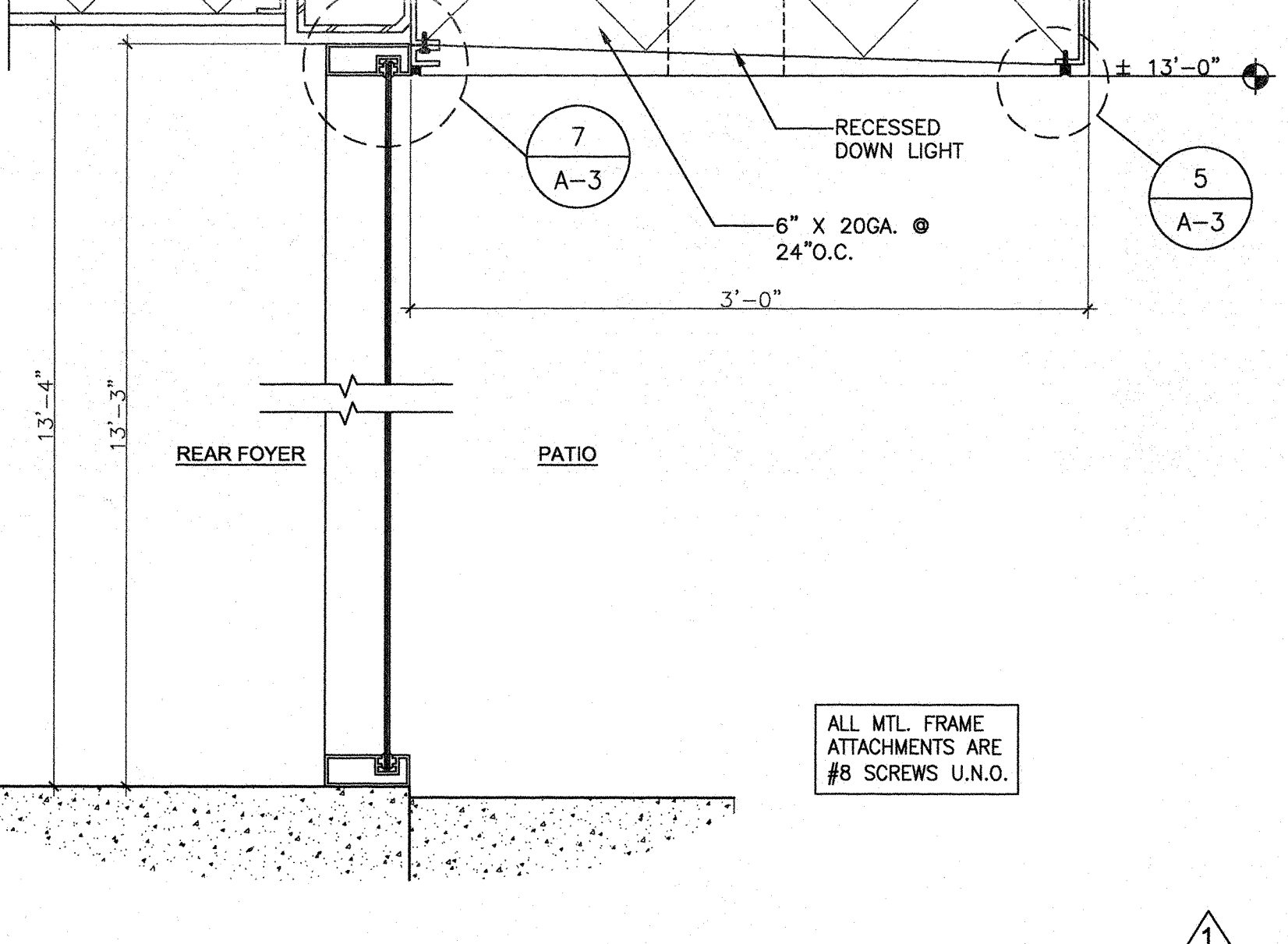
PATIO CANOPY SCALE : 1 1/2" = 1'-0" 9



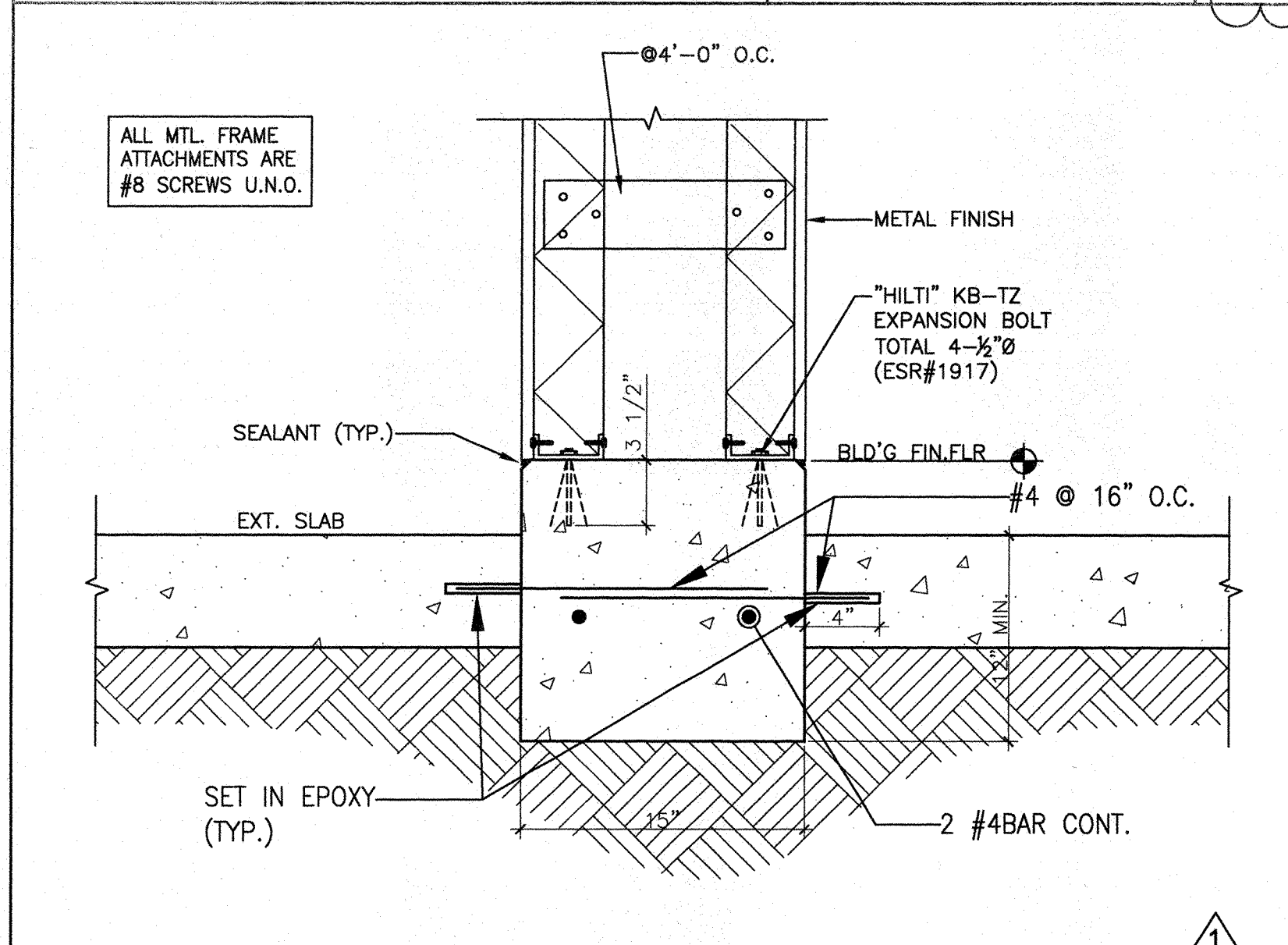
SCALE : 6" = 1'-0" 7



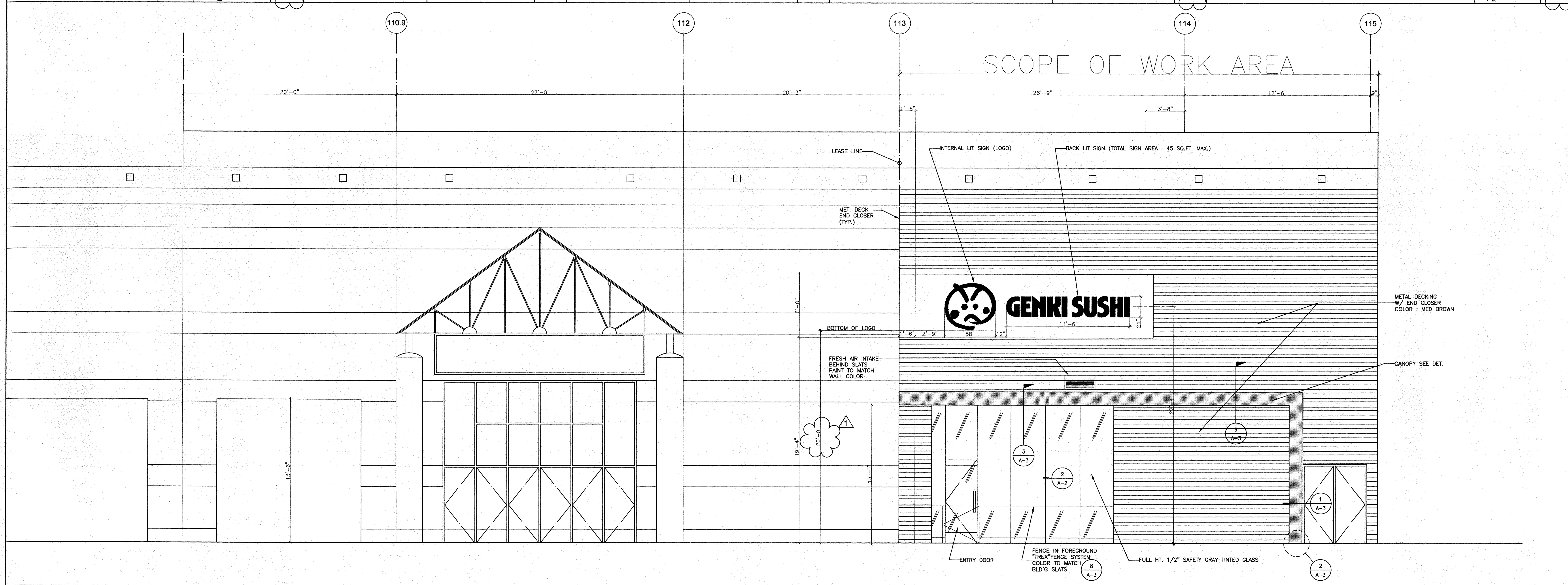
SCALE : 6" = 1'-0" 5



PATIO CANOPY SCALE : 1 1/2" = 1'-0" 3



WING WALL BASE SECTION SCALE : 1/2" = 1'-0" 2



EXTERIOR ENTRANCE (CENTER TABLE NOT SHOWN FOR CLEARNESS) SCALE : 1/4" = 1'-0" 10