

DRAWING LIST

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PER ZONING CODE

(E) TOTAL SITE AREA = 30,148.2 SF
 (E) RESTAURANT FLOOR AREA (ZC) = 3,026 SF
 OCCUPANCY: GROUP A-2 / B
 (E) RESTAURANT FLOOR AREA 2,133 SF
 (E) RESTAURANT OCCUPANCY LOAD 112 MAX. OCCUPANCY
 (E) FRONT PATIO/OUTDOOR EATING 407 SF
 (N) INDOOR EATING AREA 243 SF
 (N) BACK PATIO/OUTDOOR DINING 517 SF
 (N) RESTAURANT OCCUPANCY LOAD 124 MAX. OCCUPANCY
 OFFICE FLOOR AREA = 839 SF
 BUILDING HEIGHT = 25 F-T
 CONSTRUCTION TYP = F.A.R
 3,026 / 30,148.2 = 0.10 = 10%

OCCUPANT LOAD:

ROOM NAME	AREA	LEAD FACTOR	#OCC. LOAD
(E) DINING AREA	1650 SF	15 NET	110
(N) DINING AREA	243 SF	15 NET	16
(N) DINING AREA ENCLOSED (E) PATIO	407 SF	15 NET	27
(N) OPEN PATIO EATING AREA	517 SF	15 NET	34
KITCHEN & SERVING STORAGE FOOD PREPARATION	542 SF	COMMERCIAL KITCHEN 200 GROSS	2

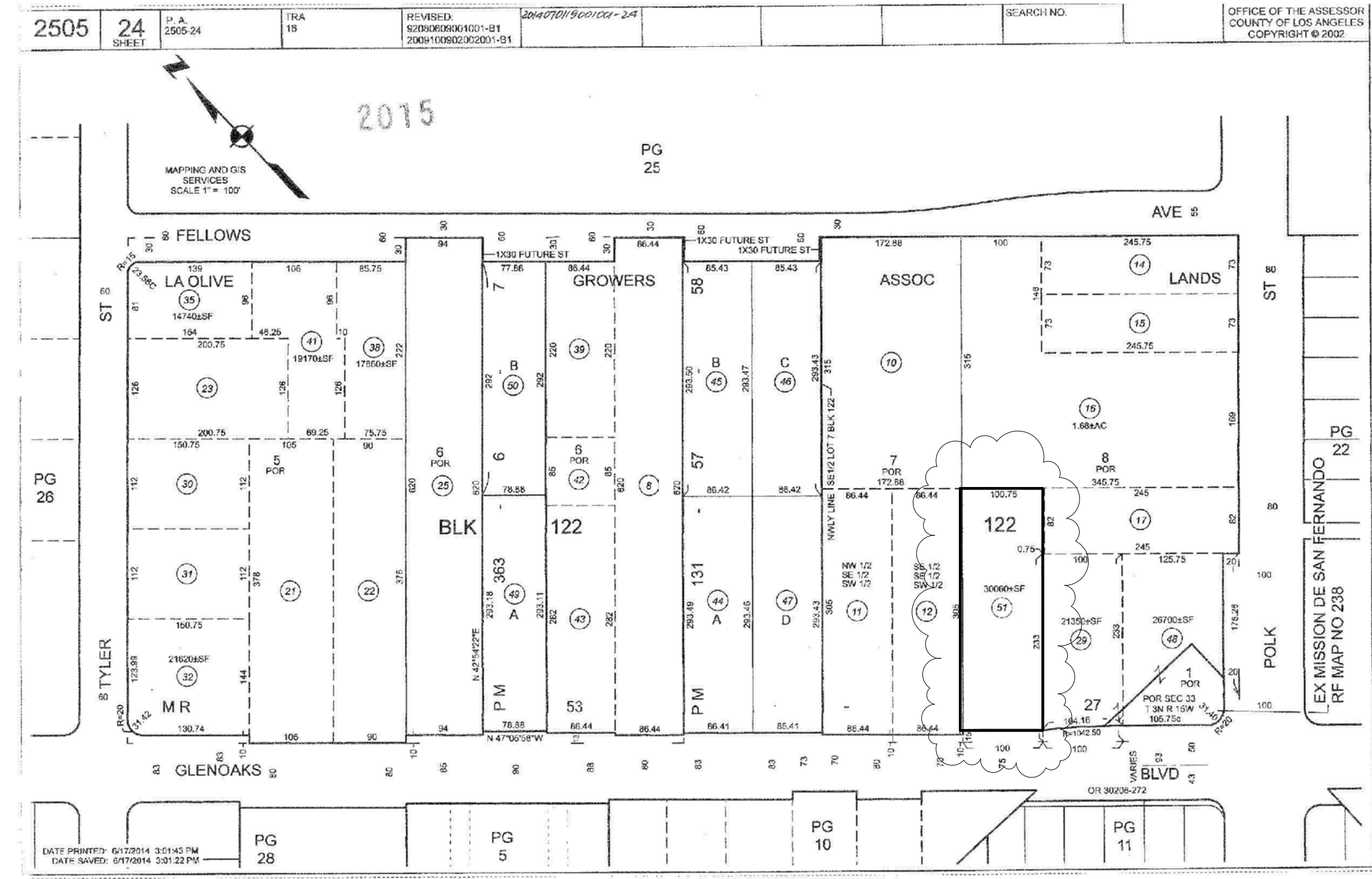
TOTAL OCCUPANT LOAD:
 112 (E) OCCUPANCY TO REMAIN,
 77 NEW OCCUPANCY
 189 TOTAL OCCUPANCY LOAD
 TOTAL BUILDING SQFT : 3,026 SQFT

TOTAL SEATING :
 96 NUMBER OF INDOOR SEATS
 28 NEW * OF OUTDOOR SEATS
 124 TOTAL SEATS

PROJECT INFORMATION

PROJECT ADDRESS: 13076 N GLENOAKS BLVD 91342
 APN: 2505024051
 TRACT: LOS ANGELES OLIVE GROWERS ASSOCIATION LANDS
 LOT AREA: 30,148.2 SF
 ZONING: CH-L-K-CP10
 CONSTRUCTION TYPE: VA
 PROJECT DESCRIPTION:
 - EXPAND (E) DINING AREA (13'-1" X 33'-4") AT FRONT.
 - ADD (N) INDOOR DINING AREA (19'9" X 14'-4") AT REAR &
 - ADD (N) OPEN OUTDOOR EATING AREA (26'-5" X 19'-9") AT REAR TO (E) RESTAURANT & OFFICE BLDG
 - ADD (N) STAGE & DANCING AREA PER 275 SF PER ZA-2020-965-CLB-CLX
 - (NFPA-13 FIRE SPRINKLERS THROUGHOUT)
 ALL PLAN DONE PER BUILDING AND SAFETY APPLICATION 2004-20000-05459-B20VUE910

PARCEL MAP



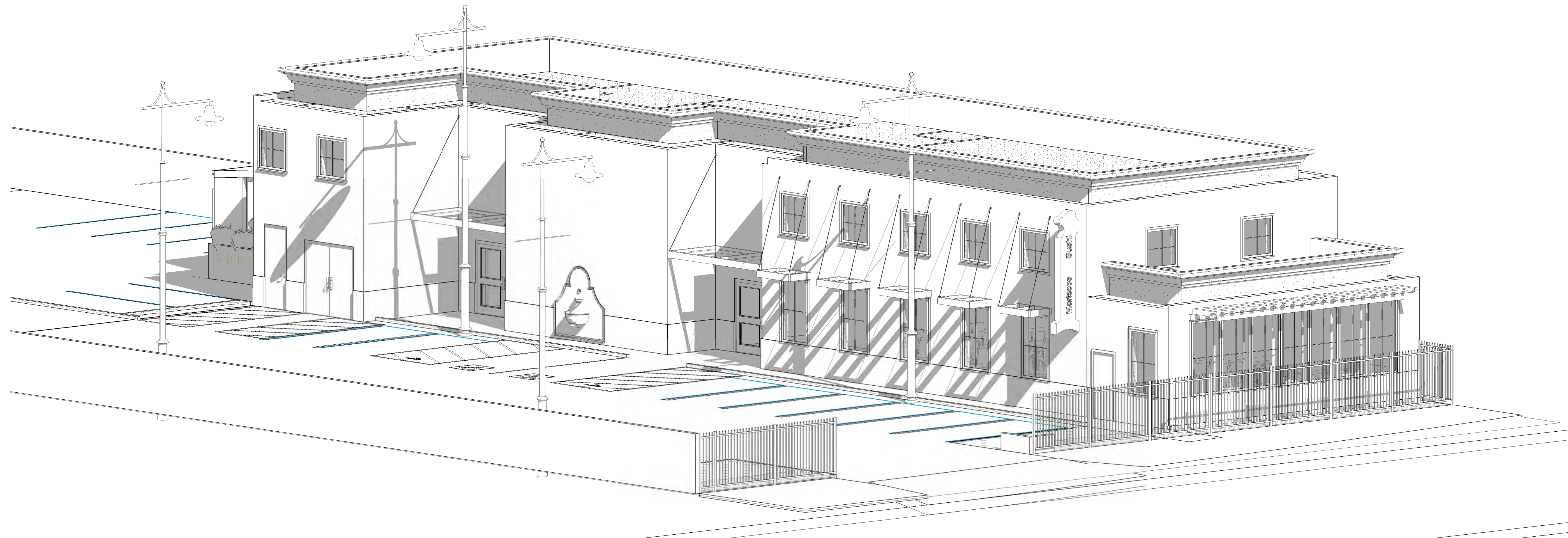
PARKING ANALYSIS

EXISTING PARKING REQUIRED:
 RESTAURANT USE: 1650/483 = 2.133 SF / 100 = 21.33 - 21 REQ.
 OFFICE & AMP / STORAGE USE: 839 SF / 500 = 1.78 = 2 REQ.
 TOTAL PARKING REQUIRED: 21 PLUS 2 = 23 SPACES
 40% OF REQUIRED PARKING CAN BE COMPACT: 25 X 40% = 10 SPACES
 TOTAL PARKING PROVIDED: 25
 HANDICAP = 1 SPACE
 STANDARD = 15 SPACES
 COMPACT = 9 SPACES
 PROPOSED REQUIRED SPACES NEEDED:
 RESTAURANT USE: 243 SQ.FT + 407 SQ.FT = 650 SF/100 = 6.50 - 6 REQ.
 OPEN OUTDOOR EATING AREA: 517 SF = 517 SF/10 = 0 REQ.
 TOTAL PARKING REQUIRED: 23 + 6 = 29 SPACES
 TOTAL PARKING PROVIDED: 45
 COMPACT = 45 X 40% = 18 SPACES ALLOW
 COMPACT = 8 SPACES PROVIDED
 STANDARD = 35 SPACES
 ADA = 2 SPACES



NO.	DESCRIPTION	DATE
1	Revision 1	P 1

LOS MARISCOS
13076 GLENOAKS BLVD, SYLMAR, CA 91342



OWNER:
 JESUS H. GILIZMAN / JOSE H. LOPEZ
 LOS MARISCOS
 TITLE PAGE
 PROJECT NUMBER 19-0002
 DATE 9.5.19
 DRAWN BY A
 CHECKED BY C

A101
 7/6/2021 2:08:15 PM
 SCALE

NO.	DESCRIPTION	DATE

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LOS MARISCOS

(E) & (P) SITE PLAN

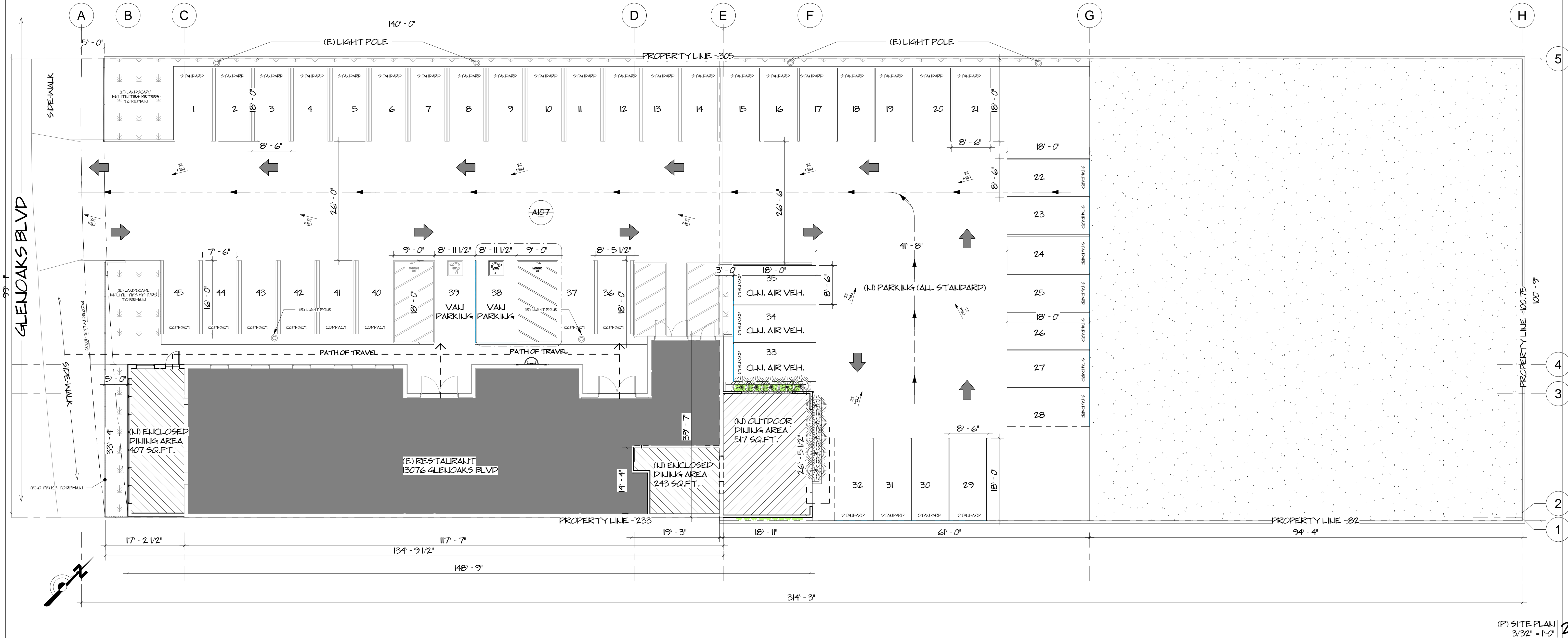
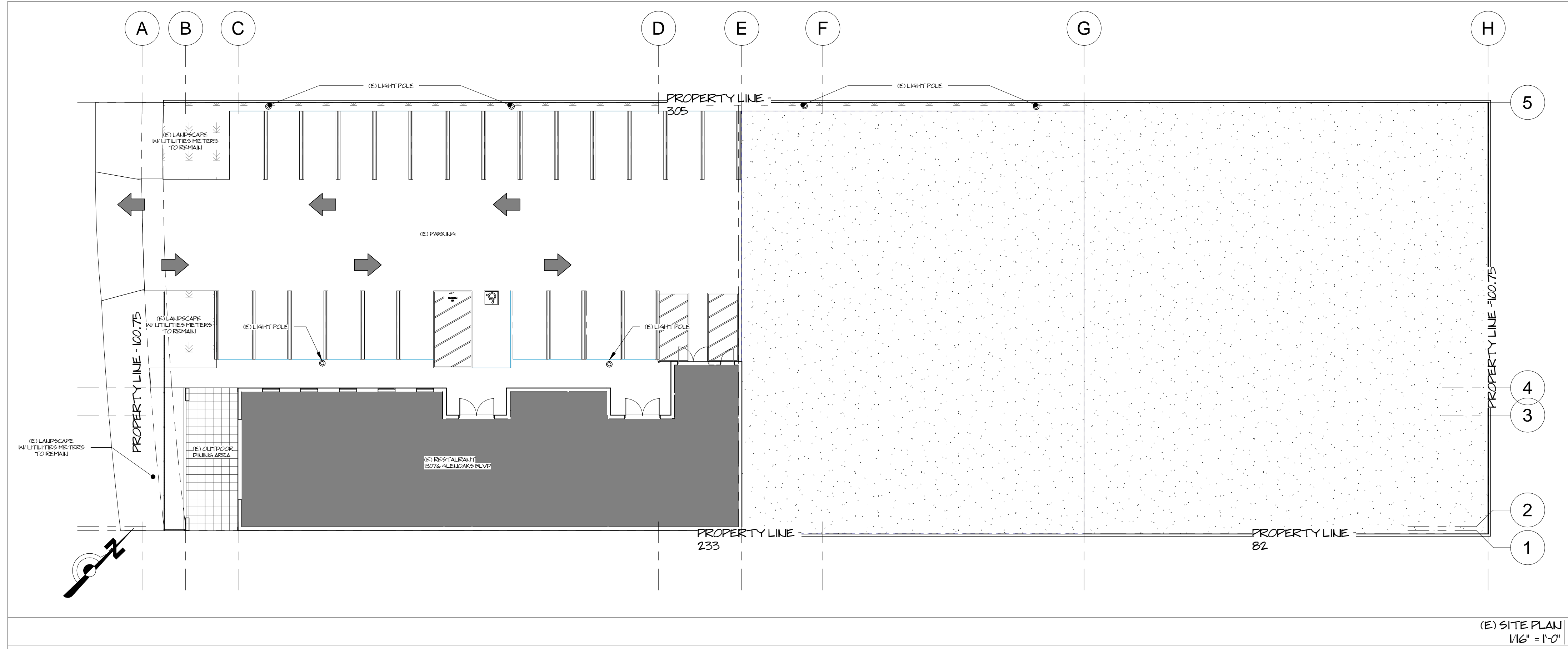
PROJECT NUMBER	19-0002
DATE	9.5.19
DRAWN BY	A
CHECKED BY	C

A102

SCALE As indicated

NOTES:

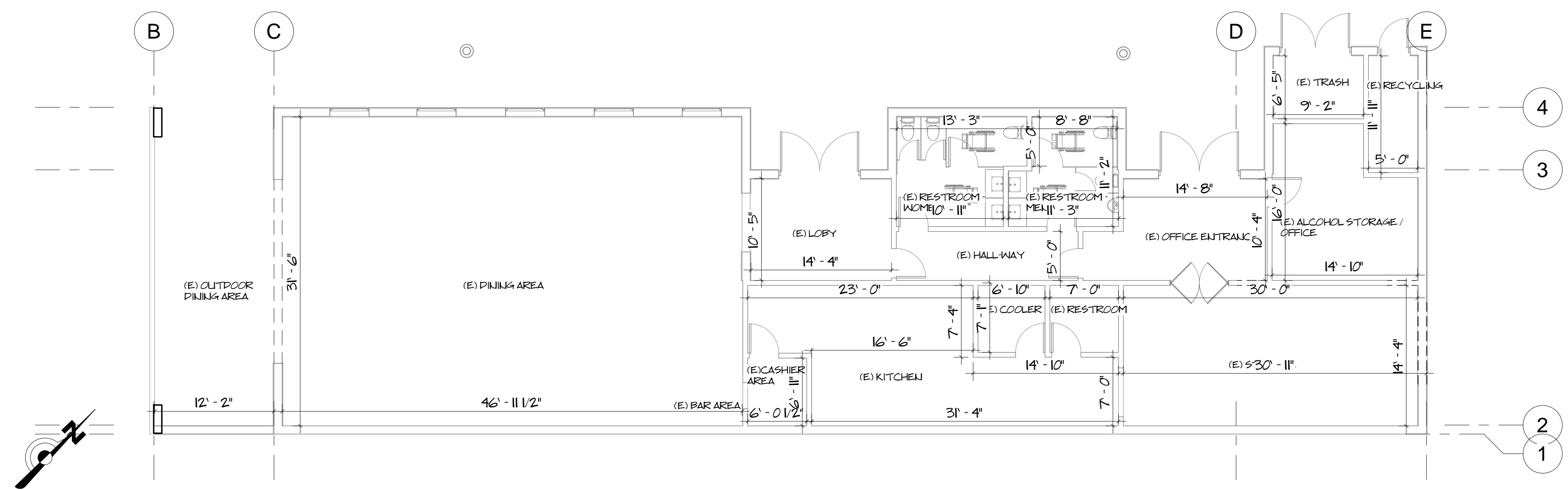
- A DOUBLE STRIPING OF STALLS SHALL BE PER SECTION 12.21A.5 (L)
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VALLTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.
- PROVIDE ALL TRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.



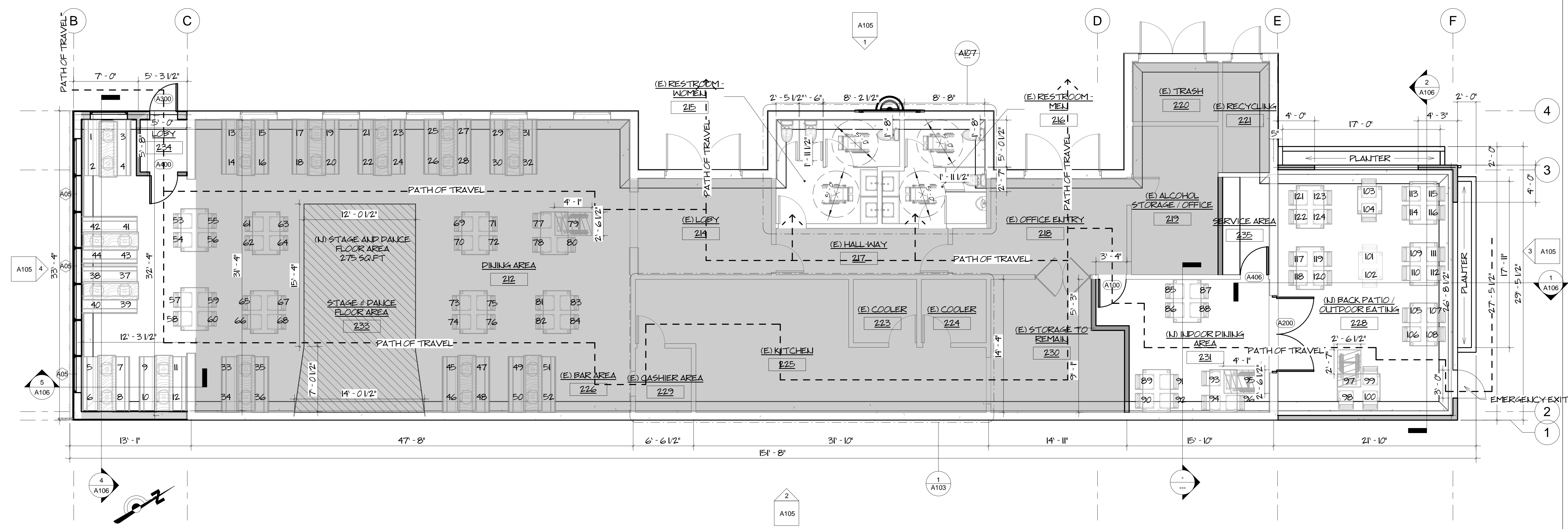
(P) SITE PLAN
3/32" = 1'-0"

NO.	DESCRIPTION	DATE

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 13076 GLENOAKS BLVD, SYLMAR, CA 91342



EXISTING FLOOR PLAN 1/8" = 1'-0" 2



NOTES:

- THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13/ NFPA-13R). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION. (903.2)
- AN APPROVED FIRE ALARM SYSTEM INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND NFPA 72 SHALL BE PROVIDED IN NEW BUILDINGS AND STRUCTURES IN ACCORDANCE WITH SECTIONS 907.2.1 THROUGH 907.2.23 AND PROVIDE OCCUPANT NOTIFICATION IN ACCORDANCE WITH SECTION 907.5. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
- EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 ILX). PC/STR/CORR.LST.15 (REV. 02/5/2019) WWW.LAPBS.ORG PAGE 12 OF 16
- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER INSTRUCTIONS AND SECTION 2702. (103.5)
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (103.3)
- EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS (103.6.3)
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1001.9.3 FOR EXCEPTIONS.
- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR
- THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
- ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1001.9 & 1001.9.12
- THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
- THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
 A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS
 B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (1205.1 AND 1205.3)
- ADA NOTES
PUBLIC ACCOMMODATIONS SHALL MAINTAIN IN OPERABLE WORKING CONDITION THOSE FEATURES OF FACILITIES AND EQUIPMENT THAT ARE REQUIRED TO BE ACCESSIBLE TO AND USEABLE BY PERSONS WITH DISABILITIES. ISOLATED OR TEMPORARY INTERRUPTIONS IN SERVICE OR ACCESSIBILITY DUE TO MAINTENANCE OR REPAIRS SHALL BE PERMITTED. 11B-108

(P) FLOOR PLAN 3/16" = 1'-0"

DOOR SCHEDULE		
MARK	WIDTH	HEIGHT
A200	8'-0"	7'-0"
A100	3'-0"	7'-0"
A400	3'-0"	6'-8"
A300	3'-0"	6'-8"

WINDOW SCHEDULE		
MARK	WIDTH	HEIGHT
A104	4'-0"	4'-0"

LOS MARISCOS

(P) FLOOR PLAN

PROJECT NUMBER 19-0002
 DATE 9.5.19
 DRAWN BY A
 CHECKED BY C

A104

SCALE As indicated