

# **Attachment No. PC 2**

Project Plans

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**NOTE:** THE CONSTRUCTION CONTRACTORS INFORMATION SHALL BE REQUIRED BEFORE BUILDING.

**NOTES:**

- \*SIGNS UNDER SEPARATE REVIEWS AND PERMITS\*
- NET PUBLIC AREA = 106 SF
- TOTAL OCCUPANTS = 5
- BUSINESS HOURS - 11:00 AM TO 10:00 PM
- NO ALCOHOLIC BEVERAGES AT THIS TIME

- Cooking appliances which produce any fat, oil, and grease is prohibited.
- A Grease Interceptor/Trap is not required. There will be NO Fats, Oil or Grease being produced

- An approved encroachment permit is required for all work activities within the public right-of-way

- A Public Works Department encroachment permit inspection is required before the Building Department Permit Final can be issued. At the time of Public Works Department inspection, if any of the existing public improvements surrounding the site is damaged, new concrete sidewalk, curb and gutter, and alley/street pavement will be required. Additionally, if existing utilities infrastructure are deemed substandard, a new 1 inch water service, water meter box, sewer lateral and/or cleanout with box and lid will be required. 100% of the cost shall be borne by the property owner (Municipal Codes 14.24.020 7 14.08.030). Said determination and the extent of the construction work shall be made at the discretion of the Public Works Inspector. Contractor is responsible to maintain the public right of way at all times during the construction project. A stop work notice may be issued for any damage or unmaintained portion of the public right of way.

**704 Fire-Resistance Rating of Structural Members**

**704.10 Exterior Structural Members**  
Load-bearing structural members located within the exterior walls or on the outside of a building or structure shall be provided with the highest fire-resistance rating as determined in accordance with the following:

- As required by Table 601 for the type of building element based on the type of construction of the building. (SEE TABLE 601 BELOW)
- As required by Table 601 for exterior bearing walls based on the type of construction. (SEE TABLE 601 BELOW)
- As required by Table 705.5 for exterior walls based on the fire separation distance. (SEE TABLE 705.5 BELOW)

**\*TABLE-601\***

**TABLE 601**  
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

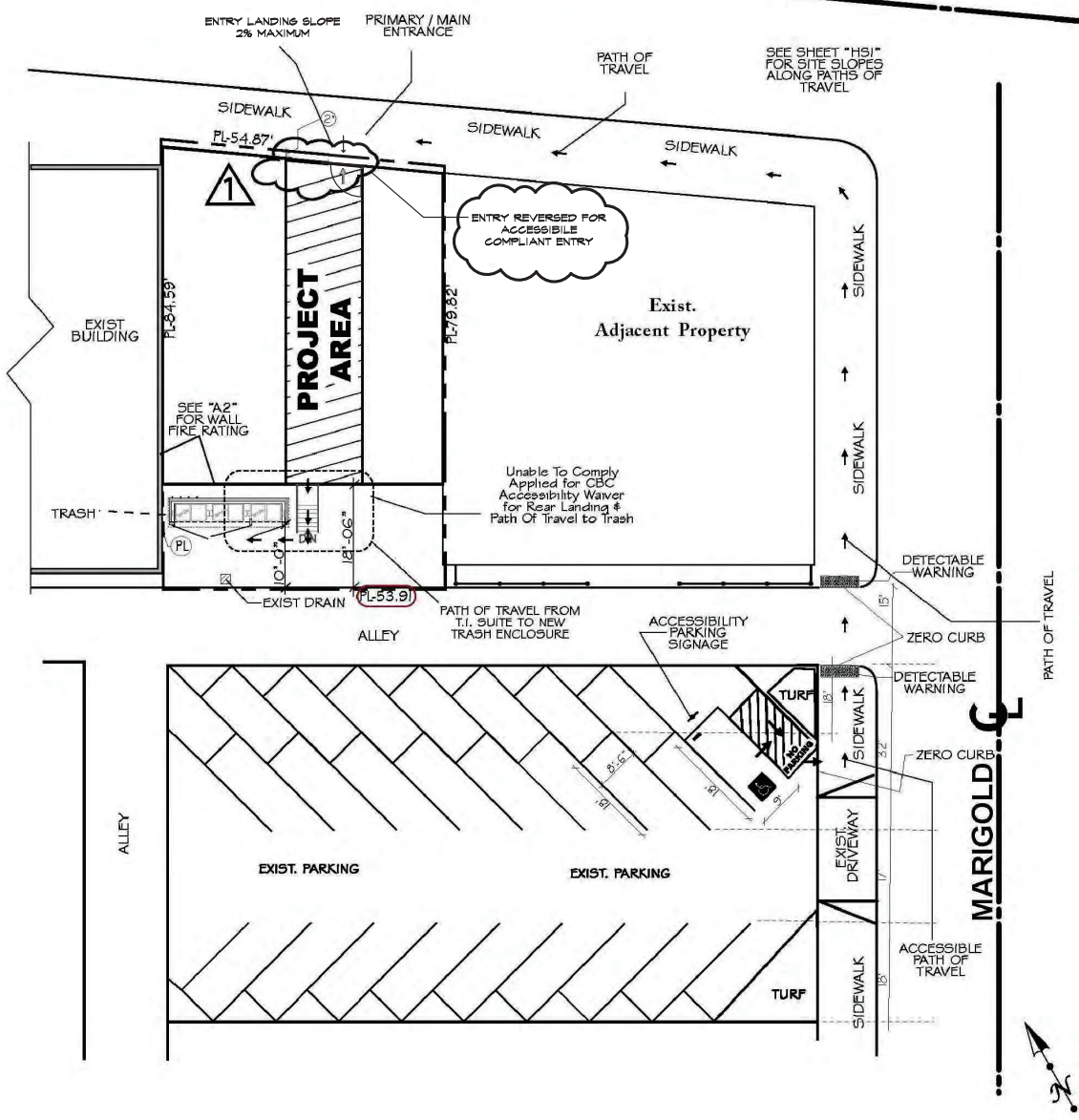
BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV			TYPE V			
	A	B	A	B	A	B	A	B	C	HT	A	B	
Primary structural frame <sup>f</sup> (see Section 202)	3 <sup>a,b</sup>	2 <sup>a</sup> , b,c	1 <sup>b</sup> , c	0 <sup>c</sup>	1 <sup>b</sup> , c	0	3 <sup>a</sup>	2 <sup>a</sup>	2 <sup>a</sup>		HT	1 <sup>b</sup> , c	0
Bearing walls													
Exterior <sup>e,f</sup>	3	2	1	0	2	2	3	2	2		2	1	0
Interior	3 <sup>a</sup>	2 <sup>a</sup>	1	0	1	0	3	2	2		1/HT <sup>g</sup>	1	0

**\*TABLE-705.5\***

**TABLE 705.5**  
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE<sup>a, d, g</sup>

FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP F <sup>1</sup> , L	OCCUPANCY GROUP F-1, M, S-1 <sup>f</sup>	OCCUPANCY GROUP A, B, E, F-2, I, R <sup>1</sup> , S-2, U <sup>h</sup>
X < 5 <sup>b</sup>	All	3	2	1
5 ≤ X < 10	IA, IVA	3	2	1
	Others	2	1	1

**E. PACIFIC COAST HWY.**



**SCOPE OF WORK - REVISION 11/21/2024**

- Tenant Improvement Revision...
- Front Entry Door Relocated For Better Accessibility
- Minor Floor Plan Revision (See Sheet AI)
- No Changes or Additional Plumbing
- No Changes or Additional Electrical
- Updated Kitchen Equip Plan
- Updated Kitchen Elevations
- Updated FRI Framing Sheet for new counter section
- \*\* Service Area is now 60 SF

**TBL 11B-208.2 ADA PARKING REQUIREMENTS**

TOTAL # SPACES	-	MIN. # ADA REQUIRED
1 - 25	-	1
26 - 50	-	2
51 - 75	-	3

TOTAL PARKING SPACES = 23  
TOTAL REQ. ADA PARKING = 1  
TOTAL ADA PRKING PROVIDED = 1

**BUSINESS CONTACT:** LEONARD CHAN 949 433-3854  
**OWNER:** LEONARD CHAN 949 433-3854

**SHEET INDEX**

- T1 - COVER SHEET / SITE PLAN
- AO - APPROVALS
- A1 - FLOOR PLAN
- A2 - TRASH ENCLOSURE
- S1 - TRASH: ROOF # FOOTING
- EQ - EQUIPMENT PLAN
- EL - EQUIPMENT ELEVATIONS
- A3 - CBC (ADA) ACCESSIBILITY
- FE - FRONT ELEVATION
- FRI - FRAMING PLAN
- HSI - SITE SLOPE PERCENTAGES
- PH1, PH2, PH3 - SITE PHOTOS
- E-1.0 - ELECTRICAL GENERAL NOTES
- E-1.1 - ELECTRICAL PANEL SCHEDULE
- E-2.0 - ELECTRICAL LIGHTING PLAN
- E-LTI - TITLE 24 INDOOR
- M-1.0 - HVAC GENERAL NOTES
- M-2.0 - HVAC CEILING PLAN
- T-24.0 - TITLE 24 FORMS
- P-1.0 - PLUMBING GENERAL NOTES
- P-1.1 - PLUMBING DETAILS
- P-2.0 - COLD-HOT WATER, GAS, WASTE # VENT

**BUILDING INFORMATION**

LEGAL DESCRIPTION: LOT 3, BLOCK X, TRACT 323  
ZONE: CC  
OCCUPANCY GROUP: B  
TRASH ENCLOSURE OCCUPANCY: U  
TYPE OF CONSTRUCTION: V-B  
NUMBER OF STORIES: 1  
SPRINKLERS: NO  
BUILDING: 3500  
UNIT AREA (EXISTING): 642 S.F.  
\*\* BUILDING USE: RESTAURANT  
\*\* PUBLIC AREA . . . . . 106 SF  
\*\* FLOOR AREA (PROP WORK) 468 sf

**GENERAL INFORMATION**

APPLICABLE BUILDING STANDARDS:  
2022 CALIFORNIA ELECTRICAL CODE (CEC)  
2022 CALIFORNIA ENERGY CODE (TITLE 24, PART 6)  
2022 CALIFORNIA BUILDING CODE (CBC)  
2022 CALIFORNIA MECHANICAL CODE (CMC)  
2022 CALIFORNIA FIRE CODE (CFC)  
2022 CALGREEN STANDARDS

**\*TABLE-602\* \*\* NOTE: EXIST EXTERIOR STUCCO WALL 1-HR FIRE RATED \*\***

**CMU block walls for trash enclosure with a separation of less than 5' must have a 2 Hr fire rating. 8" or > CMU blocks will be used for construction that meets this requirement**

**TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE<sup>a, d, g</sup>**

FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP F <sup>1</sup> , L	OCCUPANCY GROUP F-1, M, S-1 <sup>f</sup>	OCCUPANCY GROUP A, B, E, F-2, I, R <sup>1</sup> , S-2, U <sup>h</sup>
X < 5 <sup>b</sup>	All	3	2	1
5 ≤ X < 10	IA	3	2	1
	Others	2	1	1
10 ≤ X < 30	IA, IB	2	1	1 <sup>c</sup>
	IB, VB	1	0	0
X ≥ 30	Others	1	1	1 <sup>c</sup>
	All	0	0	0

For SI: 1 foot = 304.8 mm.  
a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.  
b. See Section 705.11 for party walls.  
c. Open parking garages comply with Section 405 shall not be required to have a fire-resistance rating.  
d. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.  
e. For special requirements for Group I occupancies, see Section 415.6.  
f. For special requirements for Group S occupancies, see Section 412.1.  
g. Where Table 705.5 permits nonbearing exterior walls with unlimited area of unprotected openings, the required fire-resistance rating for the exterior wall is 0 hours.

Concrete masonry is a preferred material for use in constructing fire-resistive walls. It is a multi-functional system in a single package:  
Noncombustible, stable in response to fire  
Structurally sound, exceptional seismic performance  
No toxic gases released when heated  
Durable, long-lasting, with low life-cycle costs

**CMU Block Fire Rating Chart**

Nominal Thickness	Partial Grouted		Solid Grouted <sup>f</sup>	
	NW	MW	NW	MW
4	<1 Hour	<1 Hour	1 Hour	1 Hour
6	1 Hour	1 Hour	3 Hours	3 Hours
8	1 Hour	1 Hour	4 Hours	4 Hours
10	2 Hours	2 Hours	4 Hours	4 Hours
12	2 Hours	2 Hours	4 Hours	4 Hours

<sup>a</sup> 4-inch wide cores are solid units in lieu of solid grout.  
<sup>b</sup> May depend on manufacturing location or product specified. Consult your representative for more information.  
Equivalent thicknesses are defined in 2019 CBC Section 722.3.1.  
For partially grouted concrete masonry walls using 8-inch thick CMU rated at 2 hours, the fire-resistance rating can be increased to 4 hours when ungrouted cores are filled with any of the following:  
The calculated equivalent thickness of a concrete masonry wall may include the thickness of applied plaster and lath, gypsum wallboard, or gypsum plaster.

**TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE<sup>a</sup>**

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION							
		TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V			
A, B, E, F, M, S, U	NS <sup>b</sup>	UL 180	65	55	65	55	65	50	40
	S	UL 180	85	75	85	75	85	70	60

UL = Unlimited; NP = Not Permitted;  
NS = Buildings not equipped throughout with automatic sprinkler system;  
S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with section 903.3.1.1

**TABLE 504.3 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE<sup>a</sup>**

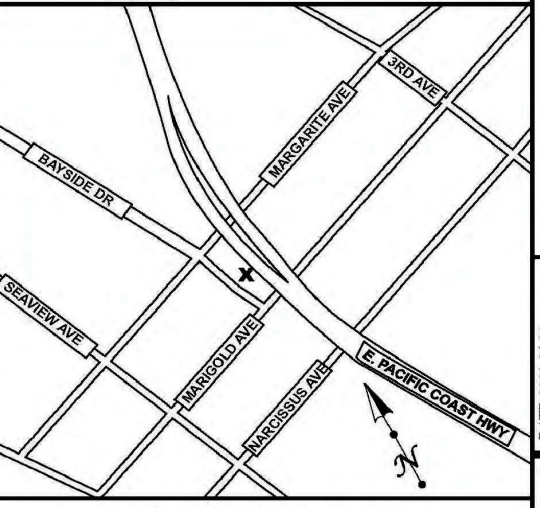
OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION							
		TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V			
B	NS	UL 11	5	3	5	3	5	3	2
	S	UL 12	6	4	6	4	6	4	3
U	NS	UL 5	4	2	3	2	4	2	1
	S	UL 6	5	3	4	3	5	3	2

UL = Unlimited; NP = Not Permitted;  
NS = Buildings not equipped throughout with automatic sprinkler system;  
S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with section 903.3.1.1

**TABLE 506.2 ALLOWABLE AREA FACTOR (A) = NS, S1, S13R, S13D or SM, as applicable) IN SQ. FEET**

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION						
		TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V		
B	NS	UL 37,500	23,000	28,500	19,000	36,000	18,000	9,000
	S1	UL 150,000	92,000	114,000	76,000	144,000	72,000	36,000
U	NS	UL 35,500	19,000	8,500	14,000	8,500	18,000	9,000
	S1	UL 142,000	76,000	34,000	56,000	34,000	72,000	36,000
	SM	UL 106,500	57,000	25,500	42,000	25,500	54,000	27,000

UL = Unlimited; NP = Not Permitted;  
NS = Buildings not equipped throughout with automatic sprinkler system;  
S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with section 903.3.1.1



**SITE PLAN** SCALE 1/16" = 1'0"



DESIGNER: DAVID R. GAMBORA  
AES Solutions LLC  
Brea CA 92821  
714-597-5560  
Signed: 11/21/2024

BUSINESS OWNER: Leonard Chan  
221 Orange Blossom  
Irvine, CA

BUSINESS SITE LOCATION: Lima Nikkei  
3333 East  
Pacific Coast Hwy  
Corona Del Mar  
CA 92663

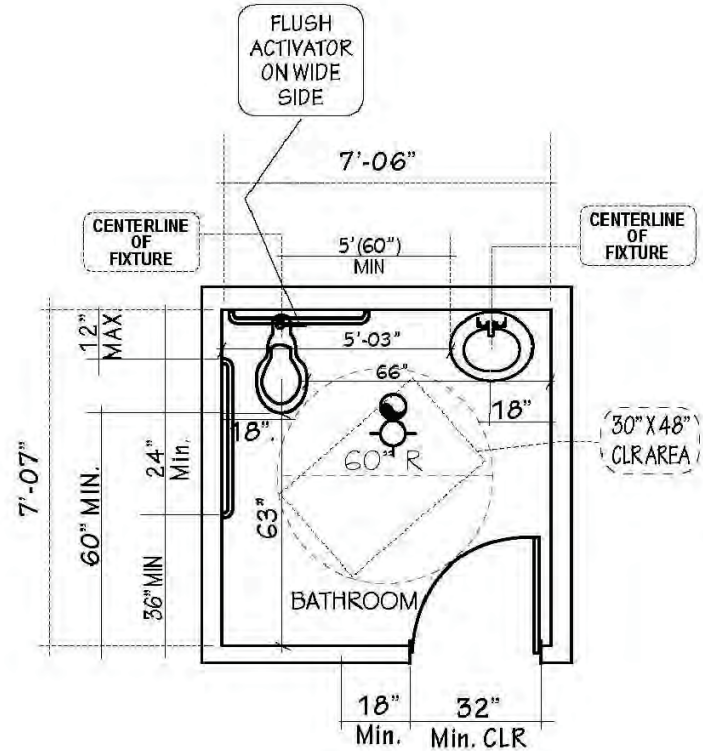
**COVER SHEET  
GENERAL INFO  
SITE PLAN**



DATE: 2022-04-23 AS NOTED  
SCALE: AS NOTED  
JOB #: 2023-08-14 - DRG  
DRAWN BY: DRG  
Updated: 2023-11-15 - DRG  
Revised: 2024-11-21 - DRG  
Revised: 2024-12-16 - DRG  
Revised: 2025-1-13

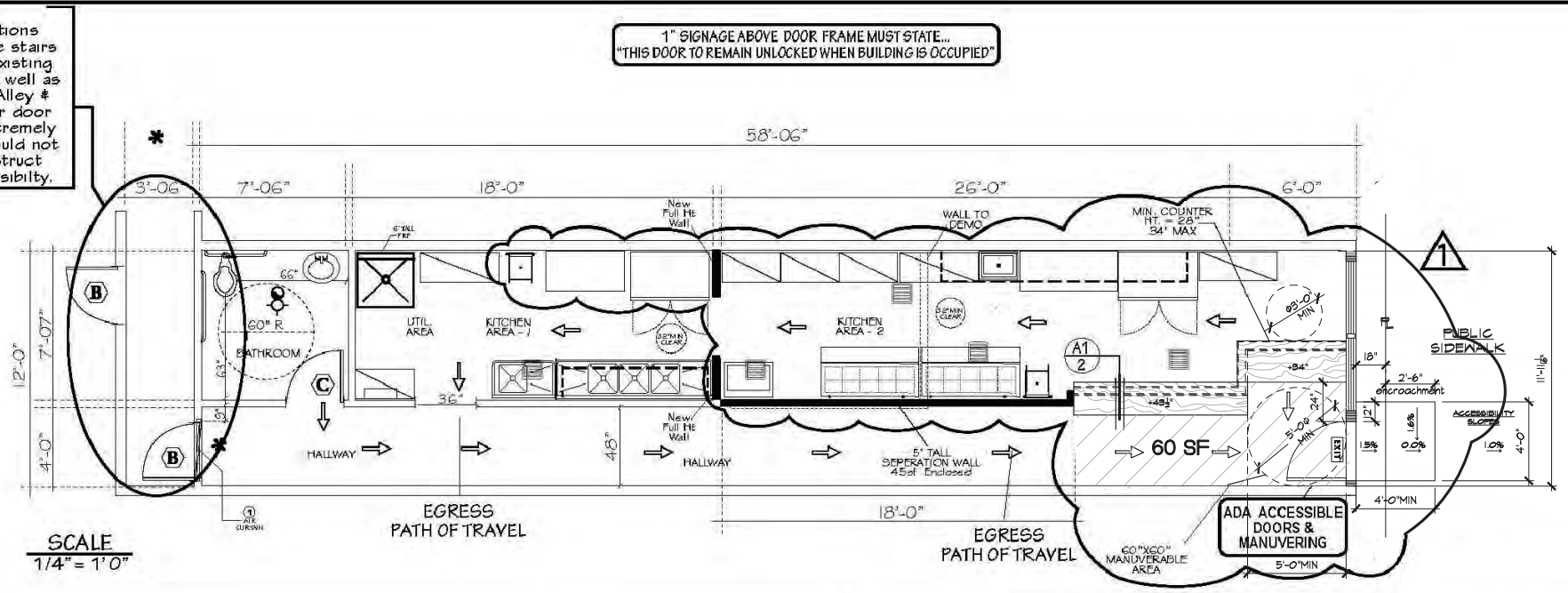
SHEET NUMBER: T1

**CBC ACCESSIBLE RESTROOM**



**\*NOTE:**  
Due to pre-existing conditions of the rear hallway, concrete stairs and their proximity to the existing structure and Public Alley as well as the existing slopes of the Alley & Sidewalks. Bringing the rear door to compliance would be extremely expensive as well as the would not be sufficient room to construct a compliant ramp for accessibility.

**\*NON-COMPLIANT DOOR MANEUVERING CLEARANCES 11B-404.2.4**



**SCALE 1/4" = 1' 0"**



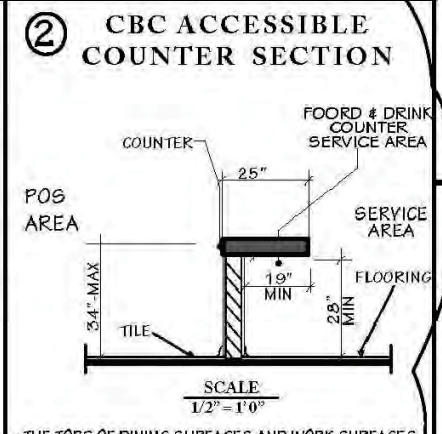
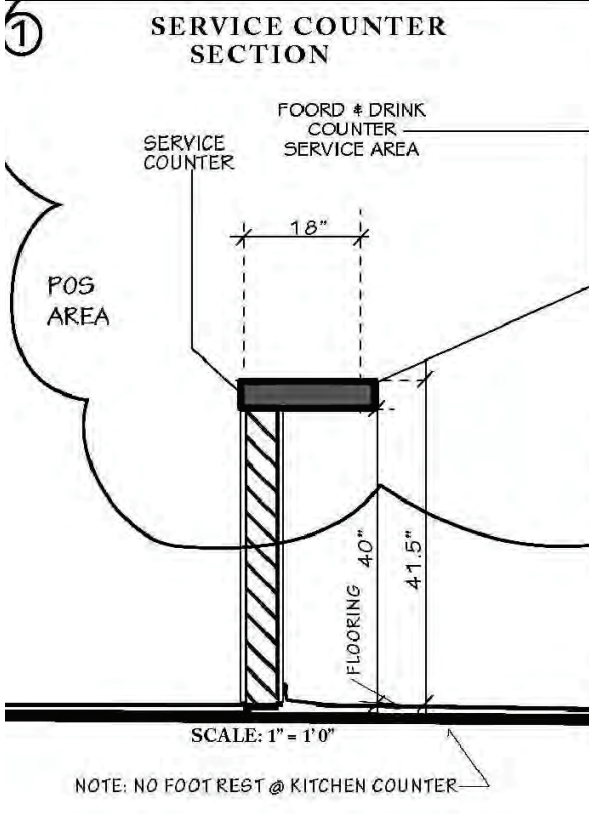
**DESIGNER:**  
DAVID R. GAMBOA  
AES Solutions LLC  
Brea CA 92821  
714-597-5560

**BUSINESS OWNER:**  
Leonard Chan  
221 Orange Blossom  
Irvine, CA

**BUSINESS:**  
SITE LOCATION  
Lima Nikkei  
3333 East  
Pacific Coast Hwy  
Corona Del Mar  
CA 92663



**FLOOR PLAN**



- THE TOPS OF DINING SURFACES AND WORK SURFACES SHALL BE 28 INCHES (711 mm) MINIMUM AND 34 INCHES (864 mm) MAXIMUM ABOVE THE FINISHED FLOOR OR GROUND [CBC 11B.902.3]

**FINISH SCHEDULE:**

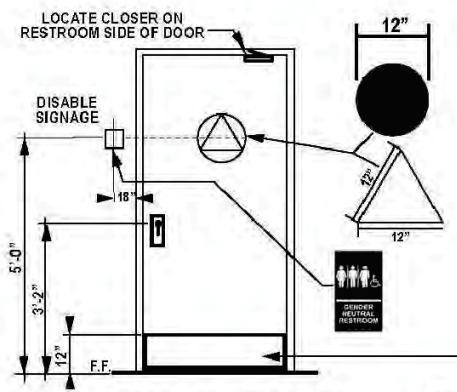
ROOM NAME	FLOOR	COVE BASE 3/8" RADIUS	WALLS	CEILINGS
UTILITY/STORAGE	*FINISHED CONCRETE	6" SANITARY BASE	SEMI-GLOSS	WASHABLE SEMI-GLOSS
SERVICE/WAIT AREA	*FINISHED CONCRETE	4" BASEBOARD	SEMI-GLOSS	WASHABLE SEMI-GLOSS
KITCHEN AREA - 1	*FINISHED CONCRETE	6" SANITARY BASE	SEMI-GLOSS	WASHABLE SEMI-GLOSS
KITCHEN AREA - 2	*FINISHED CONCRETE	6" SANITARY BASE	SEMI-GLOSS	WASHABLE SEMI-GLOSS
BATHROOM	*FINISHED CONCRETE	6" SANITARY BASE	SEMI-GLOSS	WASHABLE SEMI-GLOSS
HALLWAY	*FINISHED CONCRETE	4" BASEBOARD	SEMI-GLOSS	WASHABLE SEMI-GLOSS

**NOTE:** ALL SURFACES WITH SEMI-GLOSS FINISHES WILL BE APPLIED UPON A SUBSTRATE OF DRYWALL

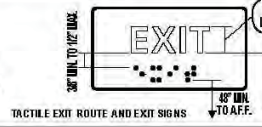
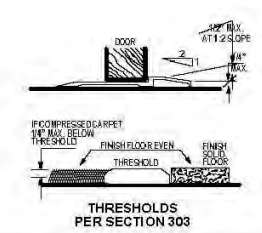
- \* FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL. CBC 1210.2.1
- \*\* FRP OR SEMI-GLOSS SMOOTH & HARD, NON-ABSORBANT WALLS TO 4' IN HEIGHT WITHIN 2' OF TOILET, URINAL & SINK PER CBC-SECT 1210.2.1 & 1210.2.2

WALL SURFACES MUST BE SMOOTH, DURABLE, AND EASILY CLEANABLE, SUCH AS DRYWALL COATED WITH SEMI-GLOSS ENAMEL. IN AREAS OF HIGH MOISTURE, GREENBOARD IS STRONGLY RECOMMENDED. SURFACES BENEATH / BEHIND SINKS SHALL BE FRP OR EQUIVALENT.

**FLOOR PLAN**



ON DOORWAYS LEADING TO SANITARY FACILITIES, AN EQUILATERAL TRIANGLE 1/4 INCH THICK, 12 INCHES LONG AND A VERTEX POINTING UPWARD SHALL BE PROVIDED AND ON A CIRCLE 1/4 INCH THICK AND 12 INCHES IN DIAMETER SHALL BE PROVIDED. THESE GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60 INCHES AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR.



**NOTE:**  
NON COMPLIANT ADA ACCESSABLE UPDATES...  
- Move ENTRY DOOR FOR ACCESSIBILITY REQUIREMENTS [11B-404.2.9 # 11B-404.2.B.1 # 11B-404.2.10]  
- DOOR OPENING FORCE # DOOR CLOSING SPEED # DOOR SURFACE WITHIN 10\" OF F.F.  
- INSTALL REQUIRED GRAB BAR IN BATHROOM

⑥

**LEGEND:**

- ADA ACCESSIBLE AREA 30\" X 48\" MIN.
- ILLUMINATED EXIT SIGNAGE (See Notes) DIRECT POWER SOURCE & BATTERY BACKUP
- EXIST. WALL
- DEMO WALL
- NEW WALL PER PLAN

**1004.5 Areas without fixed seating.**  
The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.5. For areas without fixed seating, the occupant load shall be not less than that number determined by dividing the floor area under consideration by the occupant load factor assigned to the function of the space as set forth in Table 1004.5. Where an intended function is not listed in Table 1004.5, the fire code official shall establish a function based on a listed function that most nearly resembles the intended function.

**Exception:** Where approved by the fire code official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load.

**TABLE 1004.5**  
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
Assembly without fixed seats	
Concentrated (chairs only - not fixed)	7 net
Standing space	5 net
Unconcentrated (tables and chairs)	15 net

**NOTES:**

- \*\*1\" SIGNAGE ABOVE MAIN EXIT DOOR/DOOR FRAME MUST STATE... \"THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED\" CBC 1010.9.3
- \*\* DOORS
- A. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE SHALL BE AS FOLLOWS CBC 11B-404.2.9  
i) INTERIOR & EXTERIOR HINGED DOORS: 5 POUNDS MAX.  
B. DOOR CLOSERS & GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MIN. CBC 11B-404.2.B.1
- C. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED & WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH/PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. CBC 11B-309.4
- D. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE 34\" MINIMUM & 44\" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPENED POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. CBC 11B-404.2.7
- E. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2 INCH (12.7 mm) HIGH MAXIMUM. RAISED THRESHOLDS & CHANGES OF LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS [11B.302, 11B.303, CBC 11B-404.2.5]

**OCCUPANCY**

AREA	SF	FACTOR	OCC#
KITCHEN (A+B)	394.5	1/200sf	2
UTIL/STORAGE AREA	11	1/200sf	1
SERVICE AREA	60	1/15sf	4
WAITING AREA	15 SF	1/5sf	3
BATHROOM	60	1/200sf	1
HALLWAY	102	1/200sf	1
<b>TOTAL</b>	<b>468</b>		<b>12</b>

**WINDOW SCHEDULE**

NO.	DESCRIPTION	TYPE
1	3/4\" DP VERTICAL SLIDER W/MESH SCREENS	EXT

**DOOR SCHEDULE**

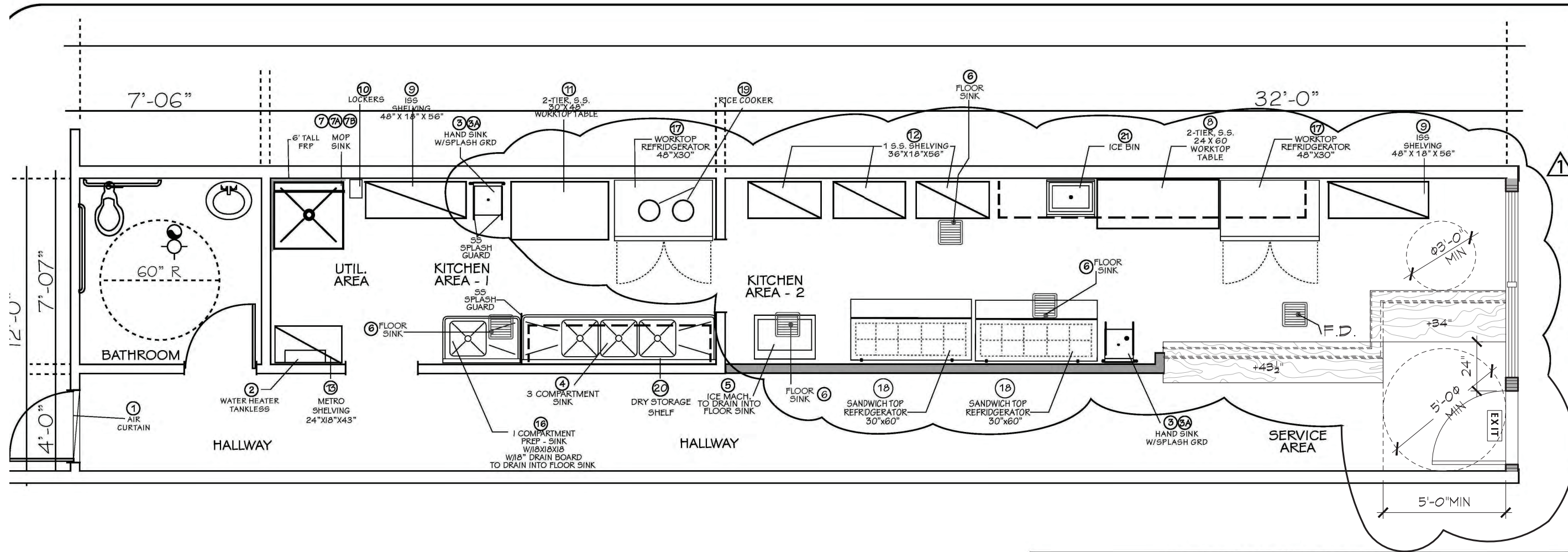
NO.	DESCRIPTION	TYPE
A	3/8\" ENTRY DOOR - GLASS W/SECURITY LOCK, KICK PLATES & PUSH BAR	NEW
B	3/8\" ENTRY DOOR W/SECURITY LOCK, KICK PLATES	EXIST.
C	3/8\" H.C. DOOR W/LEVER LOCK / SELF CLOSER	EXIST.

**NOTE:** ALL DOORS = MAX. 1/2\" THRESHOLD. (EXIST. or NEW)

1010.1.9.1 HARDWARE DOOR HANDLES, PULLS, LATCHES, LOCKS & OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11A OR 11B SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

SHEET TITLE: FLOOR PLAN  
DATE: 2024-11-24  
SCALE: AS NOTED  
JOB #: [blank]  
DRAWN BY: DRG  
REVIEWED BY: DRG  
REVISIONS:  
2024-12-05 - DRG  
2024-12-16 - DRG  
2025-1-13

SHEET NUMBER: **A18A**



\*\*NOTE: TOTAL DRY STORAGE SHELVING = 99 I.F.

\*\*  
36" x 36" x 10"  
W/ 3" X 6" TALL SPLASH GUARDS

**EQUIPMENT SCHEDULE:**

\*\*\* NOTE ALL EQUIPEMENT TO BE AS LISTED OR IT'S EQUIVILENT.

#	EQUIPMENT	MFG MODEL #	PLUMBING		NSF	HW	CW	DIR	FS	COMMENT
			(N)	(E)						
1	DOOR ACTIVATED AIR CURTAIN	MARS	X							LPV361U - 900 CFM
2	COMMERCIAL TANKLESS WATER HEATER	CT-1991-N	X							TAKAGI - CT-1991-N - TANKLESS
3	HAND SINK W/SPLASH GUARDS		X		X	X	X	X		HS16155, Wall Mount (W/SPLASHGUARDS)
3A	SOAP & TOWEL DISPENSERS		X		X					90AP-80BR-B-2111/TWL-SAN J T95TBL
4	3 COMPARTMENT SINK 18X18X14	ISA-3-14-D1-E	X		X	X	X		X	GREENWORLD COMPLY W/UPC 704.3, 18" DRAINBOARDS W/8" SPLASH GUARDS AT EACH END
5	SCOTSMAN - ICE MACHINE	UN324A-1	X						X	
6	FLOOR SINK	ZURN FD2370	X						X	PVC FLOOR SINK W/DOME STRAINER & GRATE
7	MOP SINK		X		X	X	X	X		24" X 24"
7A	MOP & BROOM HANGER		X							ABCO CT-555-40-01 TOOL HOLDER TOOLFLEX
7B	CHEMICAL SHELF		X		X					G5W WS-W1424 WALL SHELF (S/S) 14" X 24"
8	S.S. WORKTOP TABLES		X		X					G5W-WT-P2460 STAINLESS WORKTOP TABLES
9	ISS SHELVING	1848Y	X		X					1848Y SHELF 18" X 48" GOLD BOND (CUT TO 56" HEIGHT)
10	LOCKERS		X							G5W ELS-5DR LOCKER 5 DOOR 77" H
11	2 TIER S.S. WORKTOP TABLE	3048								G5W ELS-WT-P3048 STAINLESS WORKTOP TABLE
12	ISS WORKTOP TABLE	1836C								SHELF 18" X 26" CHROME (CUT TO 40")
13	ISS SHELVING	1824C								1824C 18" X 24" (CUT TO 43")
14	ISS SHELVING	1836C								1836 SHELF 18" X 26" (CUT TO 56") REGENCY 600DT18183
15										
16	1 COMPARTMENT PREP-SINK	600S181818RT	X		X	X	X		X	REGENCY - 600S181818 RT
17	REFRIDGERATED WORKTOP	MFG8409GR	X		X				X	ATOSA MFG8409GR
18	SANDWICH TOP REFRIDGERATOR	M5F8303GR								ATOSA SALAD/SANDWICH/TOPPING
19	ZOJIRUSHI RICE COOKER	NYC-36								
20	S.S. DRY STORAGE SHELF	600WS1896	X							REGENCY 18" X 96" S.S. SHELF
21	UNDERBAR ICE BIN	18-24-7	X		X				X	KROWNE - 1800 SERIES - 18-24-7



DESIGNER:  
DAVID R. GAMBOA  
AES Solutions LLC  
Brea CA 92821  
714-597-5560  
D.R. Gamboa  
Signed: 03/28/2023

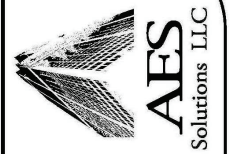
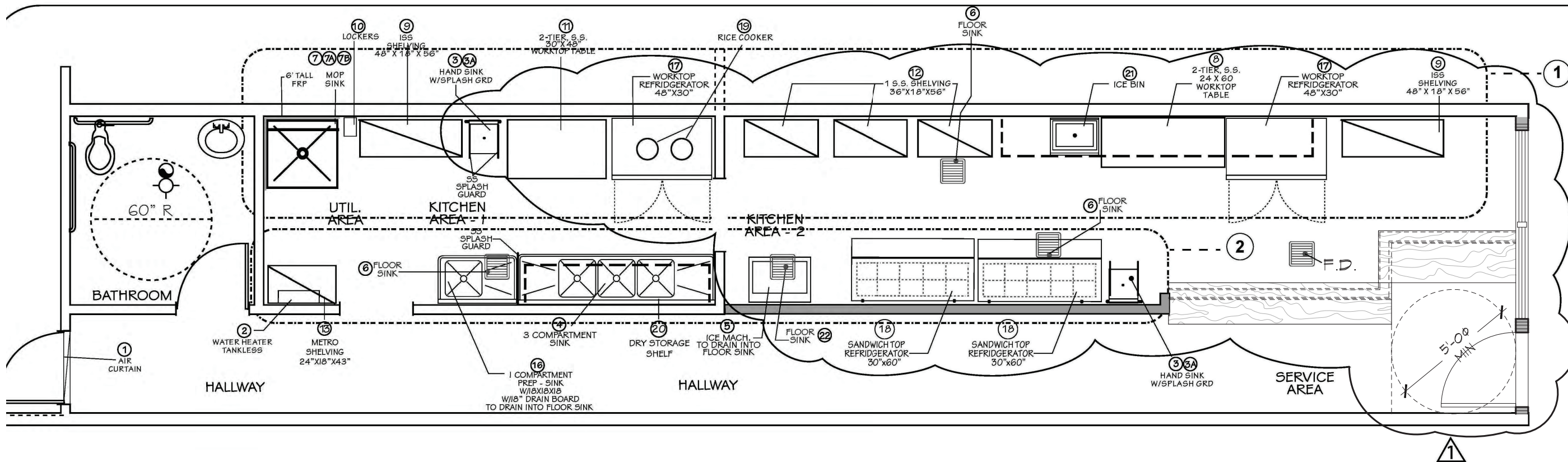
BUSINESS OWNER:  
Leonard Chan  
221 Orange Blossom  
Irvine, CA

BUSINESS SITE LOCATION:  
Lima Nekkei  
3333 East  
Pacific Coast Hwy  
Corona Del Mar  
CA 92663

**KITCHEN EQUIPEMENT PLAN**

DATE: 2023-04-23  
SCALE: AS NOTED  
JOB #:   
DRAWN BY: DRG  
Revised: 2024-11-22 - DRG  
Revised: 2024-16-24 - DRG  
Revised: 2025-1-13

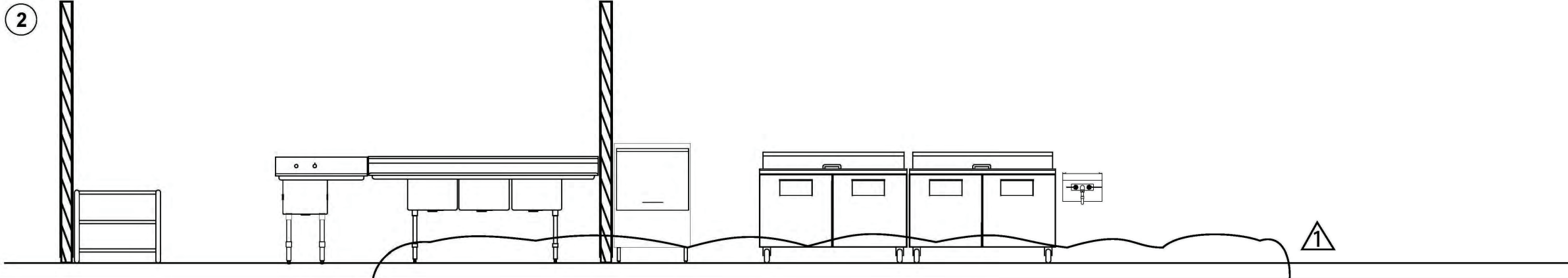
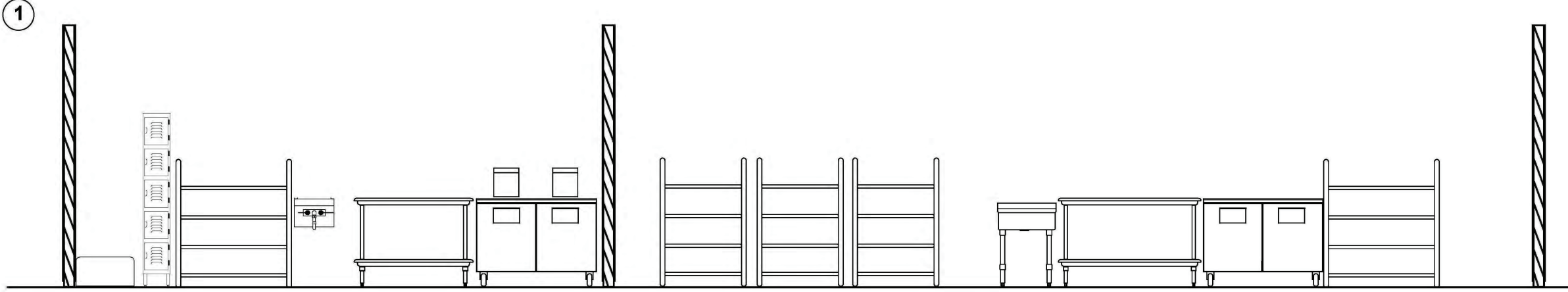
**KITCHEN EQUIPEMENT PLAN** SCALE 1/2" = 1'0"



DESIGNER  
DAVID R. GAMBOA  
AES Solutions LLC  
Brea CA 92821  
714-597-5560

BUSINESS OWNER:  
Leonard Chan  
221 Orange Blossom  
Irvine, CA

BUSINESS SITE LOCATION:  
CDM TEMAKI  
3333 East Coast Hwy  
Corona Del Mar, CA  
92625

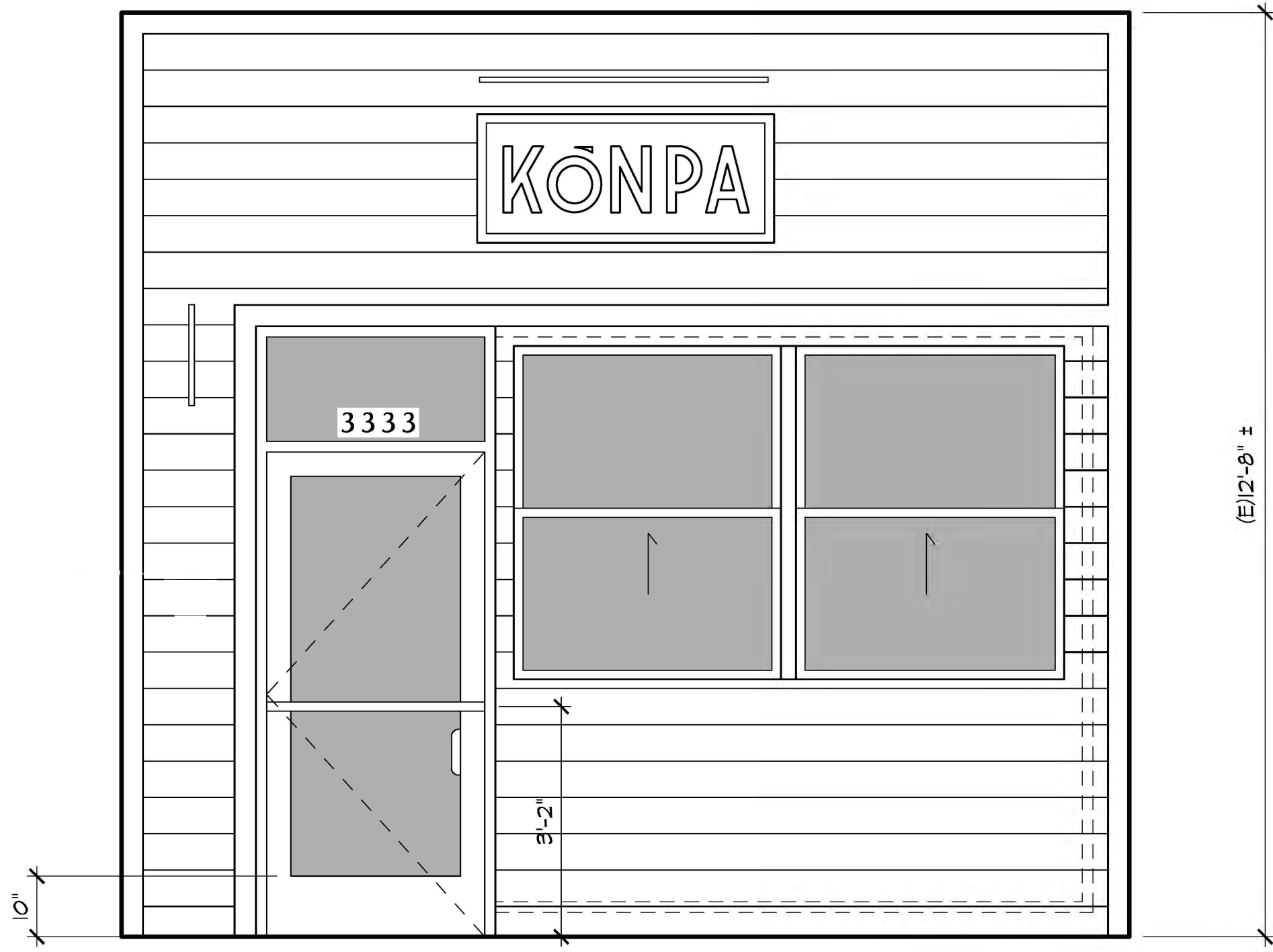


#	EQUIPMENT
1	DOOR ACTIVATED AIR CURTAIN
2	COMMERCIAL TANKLESS WATER HEATER
3	HAND SINK W/SPLASH GUARDS
3A	SOAP & TOWEL DISPENSERS
4	3 COMPARTMENT SINK 18X18X14
5	SCOTSMAN - ICE MACHINE
6	FLOOR SINK
7	MOP SINK
7A	MOP & BROOM HANGER
7B	CHEMICAL SHELF
8	S.S. WORKTOP TABLES
9	ISS SHELVING
10	LOCKERS
11	2 TIER S.S. WORKTOP TABLE
12	ISS WORKTOP TABLE
13	ISS SHELVING
14	ISS SHELVING
15	
16	1 COMPARTMENT PREP-SINK
17	REFRIDGERATED WORKTOP
18	SANDWICH TOP REFRIDGERATOR
19	ZOJIRUSHI RICE COOKER
20	S.S. DRY STORAGE SHELF
21	UNDERBAR ICE BIN

SHEET TITLE  
**EQUIPEMENT ELEVATIONS**

DATE: 2021-10-20  
SCALE: AS NOTED  
JOB #:  
DRAWN BY: DRG  
UPDATED: 05/15/2022 DG  
UPDATED: 03/12/2024 DG  
UPDATED: 12/05/2024 DG  
UPDATED: 12/16/2024 DG

**EQUIPEMENT ELEVATIONS** SCALE 1/2" = 1'0"



NORTH ELEVATION  
STREET VIEW

# FRONT ELEVATIONS

SCALE  
1/2" = 1' 0"



DESIGNER  
DAVID R. GAMBOA  
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714-597-5560

BUSINESS OWNER:  
Leonard Chan  
221 Orange Blossom  
Irvine, CA

BUSINESS:  
SITE LOCATION  
KONPA NEKKEI  
3333 East Coast Hwy  
Corona Del Mar, CA  
92625

SHEET TITLE  
**FRONT  
ELEVATIONS**

DATE: 2021-09-25  
SCALE: AS NOTED  
JOB #:  
DRAWN BY: DRG  
UPDATED: 03/12/2024 DG  
UPDATED: 12/05/2024 DG  
UPDATED: 12/16/2024 DG  
REVISED: 1/13/2025



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