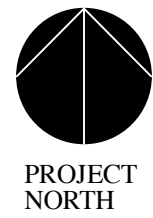
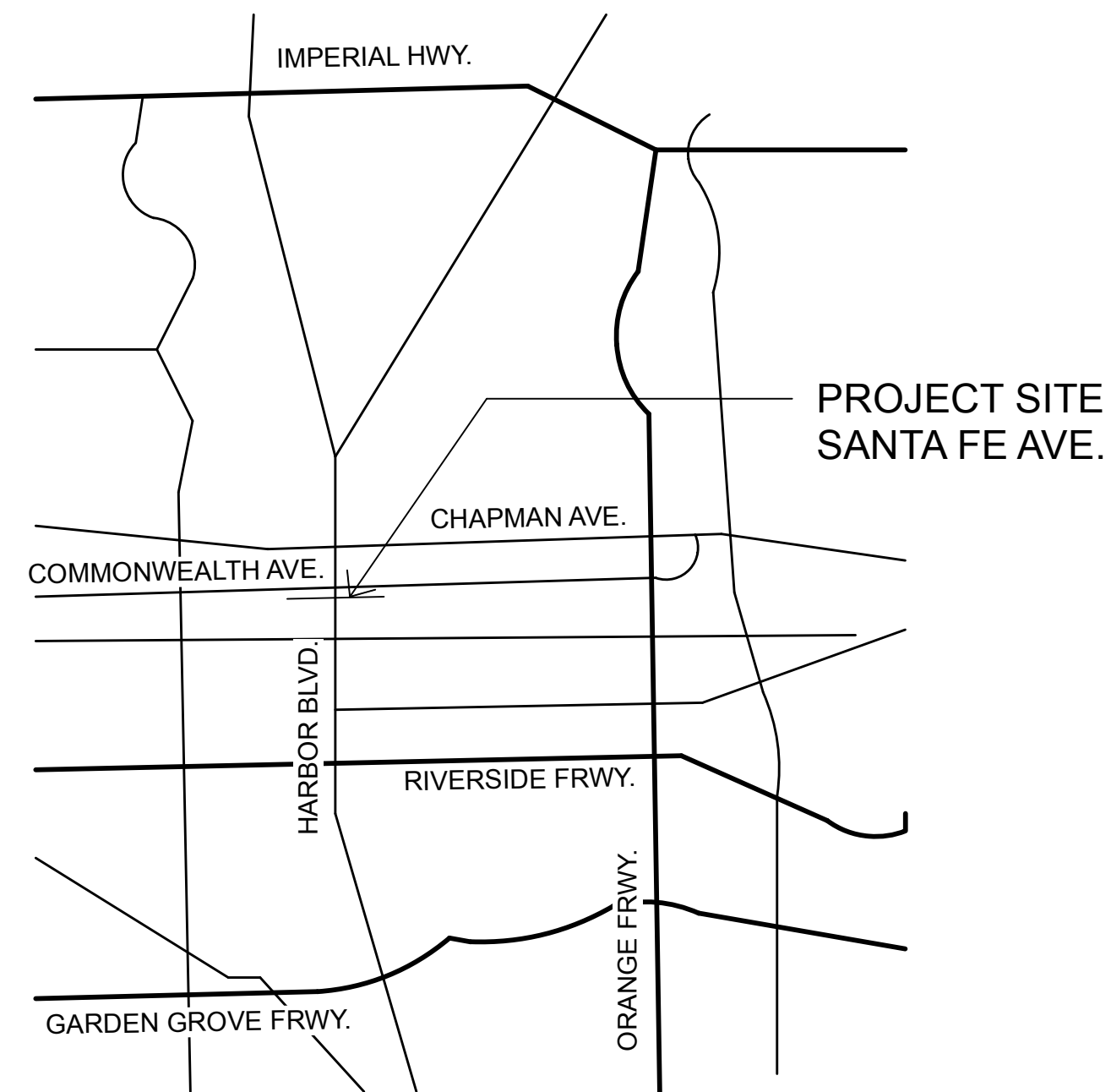




NEW RESTAURANT

@ FULLERTON SANTA FE DEPOT FREIGHT HOUSE AND LOADING DOCK

180 EAST SANTA FE AVENUE, FULLERTON, CALIFORNIA



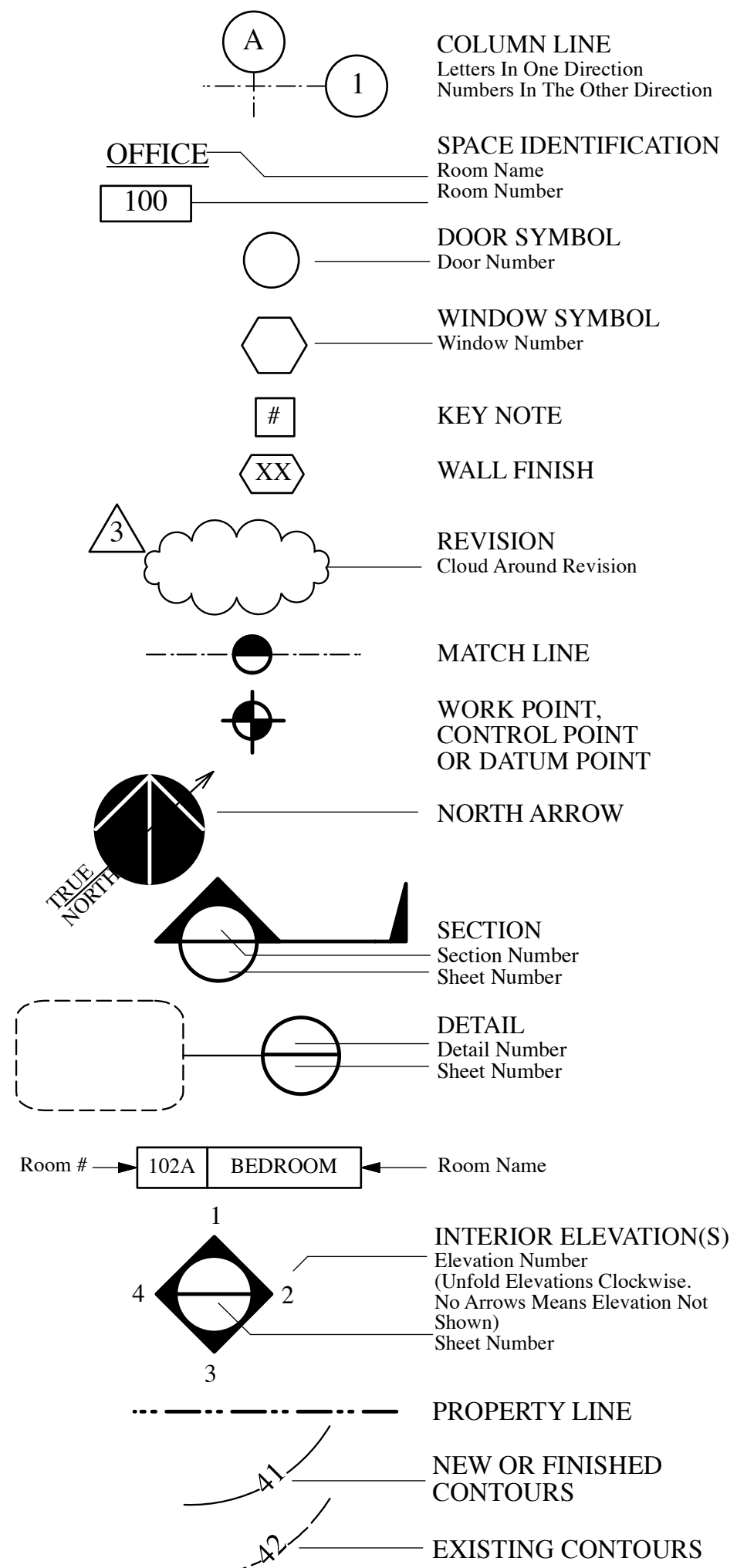
VICINITY MAP

N.T.S.

ABBREVIATIONS

AD	area drain	HT	height
ADD	addendum	H.M.	hollow metal
ADJ	adjacent	LAM PLAS	laminated plastic
AFF	above finish floor	MAX	maximum
ALUM	aluminum	MIN	minimum
AP	access panel	MET	metal
ARCH	architect(ural)	MTD	mounted
BC	base cap	N	new
BLDG	building	NTS	not to scale
BLK'G	blocking	O.C.	on center
BD	board	O/	over
BM	beam	PA	planter area
CAB	cabinet	PC	post cap
CLG	ceiling	PLAS	plaster
CLR	clear	PLYWD	plywood
CJ	control joint	PT	paint
CK	caulking	REQ'D	required
CPT	carpet	RB	rubber base
CT	ceramic tile	RM	room
CIR	circle	RO	rough opening
CONC	concrete	SCHED	schedule
DECK'G	decking	SHTH'G	sheathing
DP	deep	SHWR	shower
DWG(S)	drawing(s)	SQ	square
E	existing	STRUCT	structural
EA	each	ST	stone
EL	elevation	T	tempered
EQ	equal	THK	thick(ness)
ELECT	electrical	TOW	top of wall
EJ	expansion joint	TYP	typical
EXT	exterior	V	vinyl
FAB	fabricated	W/	with
FOF	face of finish	WI	wrought iron
FIN	finish	WD	wood
FE	fire extinguisher	WRGB	water-resistant gypsum board
FLR	floor		
FRAM'G	framing		
FRP	fiberglass reinforced plastic panels		
FT	foot		
FTG	footing		
GA	gage, gauge	0	diameter
GV	galvanized	@	at
GYP. BD.	gypsum board	&	and

SYMBOLS



PROJECT SUMMARY

DESCRIPTION OF WORK:
CONSTRUCT NEW RESTAURANT AND BAR IN FREIGHT HOUSE AND ON (E) LOADING DOCK. ADD KITCHEN IN (E) FREIGHT HOUSE. ENCLOSE COVERED PORTION OF PLATFORM. CONSTRUCT NEW ADA COMPLIANT RESTROOMS, STORAGE AREA AND OFFICE. INSTALL RETRACTABLE ROOF LOUVERS AT OPEN PLATFORM

PROJECT ADDRESS:
303 W. Commonwealth Avenue
Fullerton, CA 92632

LEGAL DESCRIPTION:

CODE SUMMARY:

ZONE:
CONSTRUCTION TYPE:VN
APN #:
OF STORIES: 1

BUILDING AREA:

FREIGHT HOUSE: 1880 SF
ENCLOSED CANOPY: 1678 SF
COVERED DINING: 810 SF

APPLICABLE CODES:

2019 California Building Code (CBC)
2019 California Fire Code (CFC)
2019 California Electrical Code (CEC)
2019 California Mechanical Code (CMC)
2019 California Plumbing Code (CPC)

NOTE: TITLE 24
PROJECT IS HISTORIC AND EXEMPT

HISTORIC STATUS:

THE FULLERTON SANTA FE DEPOT IS LISTED IN THE HISTORIC REGISTER OF HISTORIC PLACES

PROJECT TEAM

OWNER
CITY OF FULLERTON
303 W. Commonwealth Avenue
Fullerton, CA 92632

PH: (714) 738-6877
FAX:(714) 738-3115

CONTACT:

LEASOR
Bushala Brothers
110 E. Walnut Ave.
Fullerton, CA 92832

(714) 526-1242 Phone
(714) 526-0296 Fax
email: tony@bushalabrothers.com

Contact: Tony Bushala

ARCHITECT

THIRTIETH STREET ARCHITECTS, INC.
2821 NEWPORT BLVD.
NEWPORT BEACH, CA 92663

PH: (949) 673-2643
EMAIL: tsainc@aol.com
CONTACT: John Loomis

SHEET INDEX

CVR-1	COVER SHEET
A-1.0	PROPOSED SITE PLAN
A-2.0	PROPOSED FLOOR PLAN
A-3.0	PROPOSED EXTERIOR ELEVATIONS
A-4.0	PROPOSED BUILDING SECTIONS
EX-1.0	EXISTING SITE PLAN
EX-2.0	EXISTING FLOOR PLAN
EX-3.0	EXISTING EXTERIOR ELEVATIONS
EX-3.1	EXISTING BUILDING SECTIONS
EPH-1	EXISTING SITE PHOTOS

NEW RESTAURANT
180 EAST SANTA FE AVENUE
FULLERTON, CALIFORNIA

PRELIMINARY DESIGN
COVER SHEET

#20007

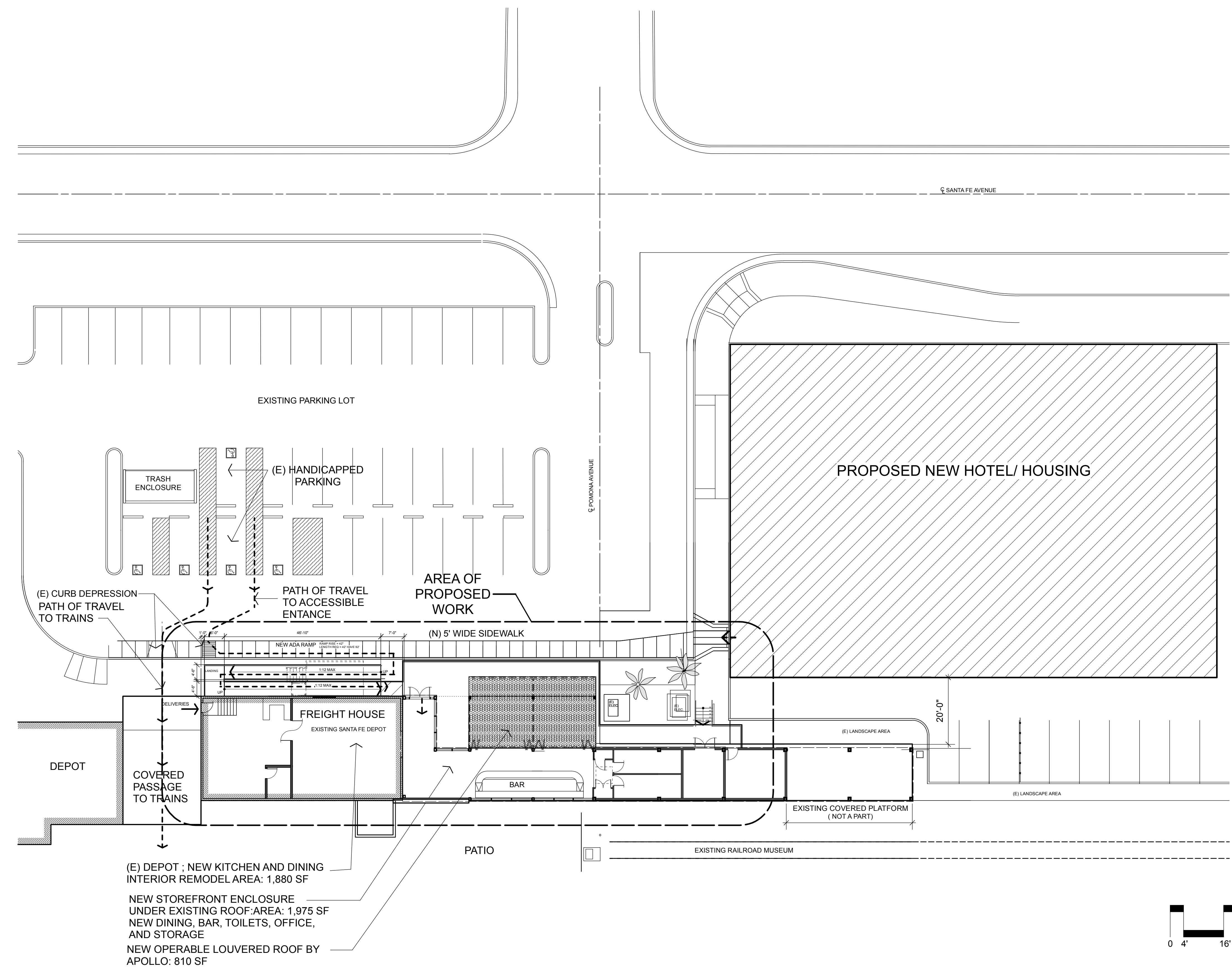
JANUARY 28, 2023 START
FEBRUARY 7, 2023 NEW DESIGN
FEBRUARY 23, 2023 REVIEW

CVR-1



DISABLED ACCESS NOTE COMPLIANCE:

I am the licensed Architect designer responsible for this tenant improvement project. I have inspected the site/premises and determined that existing conditions are in full compliance with current site accessibility requirements to the extent required by law.



(E) DEPOT : NEW KITCHEN AND DINING
INTERIOR REMODEL AREA: 1,880 SF
NEW STOREFRONT ENCLOSURE
UNDER EXISTING ROOF: AREA: 1,975 SF
NEW DINING, BAR, TOILETS, OFFICE,
AND STORAGE
NEW OPERABLE LOUVERED ROOF BY
APOLLO: 810 SF



NEW RESTAURANT
180 EAST SANTA FE AVENUE
FULLERTON, CALIFORNIA

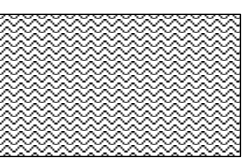


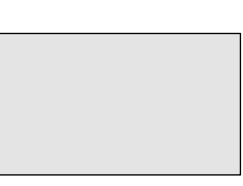
PRELIMINARY DESIGN
PROPOSED SITE PLAN

#20007

JANUARY 28, 2023 START
FEBRUARY 7, 2023 NEW DESIGN
FEBRUARY 23, 2023 REVIEW

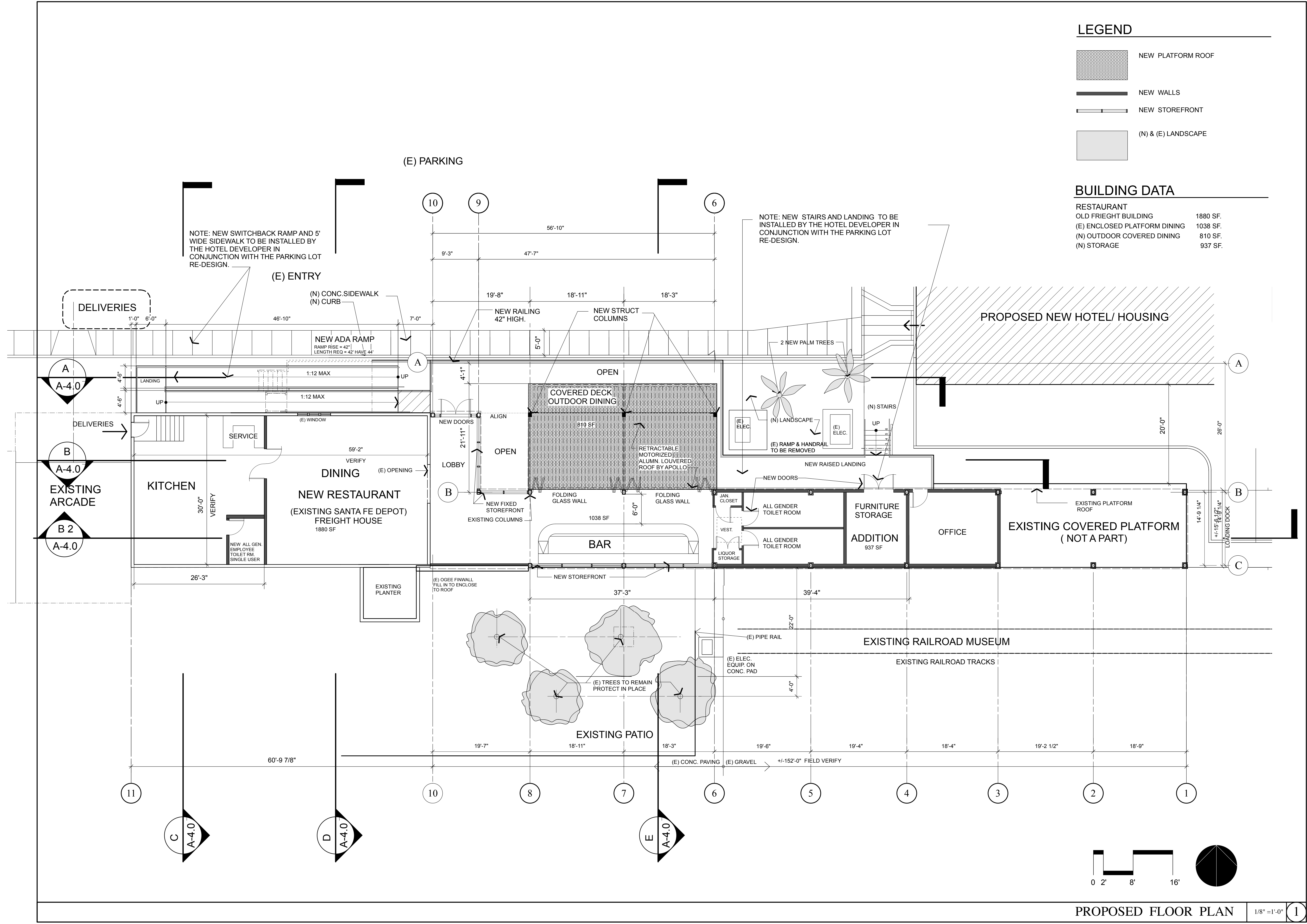


LEGEND

-  NEW PLATFORM ROOF
-  NEW WALLS
-  NEW STOREFRONT
-  (N) & (E) LANDSCAPE

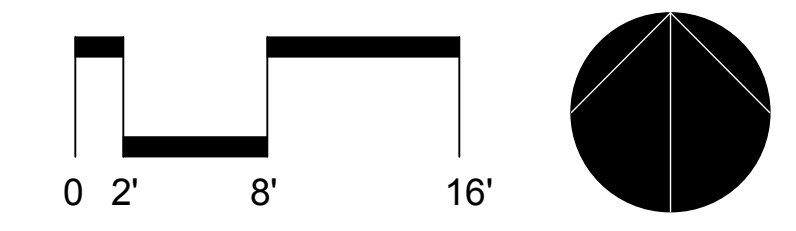
BUILDING DATA

RESTAURANT	
OLD FRIEGHT BUILDING	1880 SF.
(E) ENCLOSED PLATFORM DINING	1038 SF.
(N) OUTDOOR COVERED DINING	810 SF.
(N) STORAGE	937 SF.



PROPOSED FLOOR PLAN

1/8" = 1'-0" 1





NEW RESTAURANT
180 EAST SANTA FE AVENUE
FULLERTON, CALIFORNIA

PRELIMINARY DESIGN
PROPOSED EXTERIOR ELEVATIONS

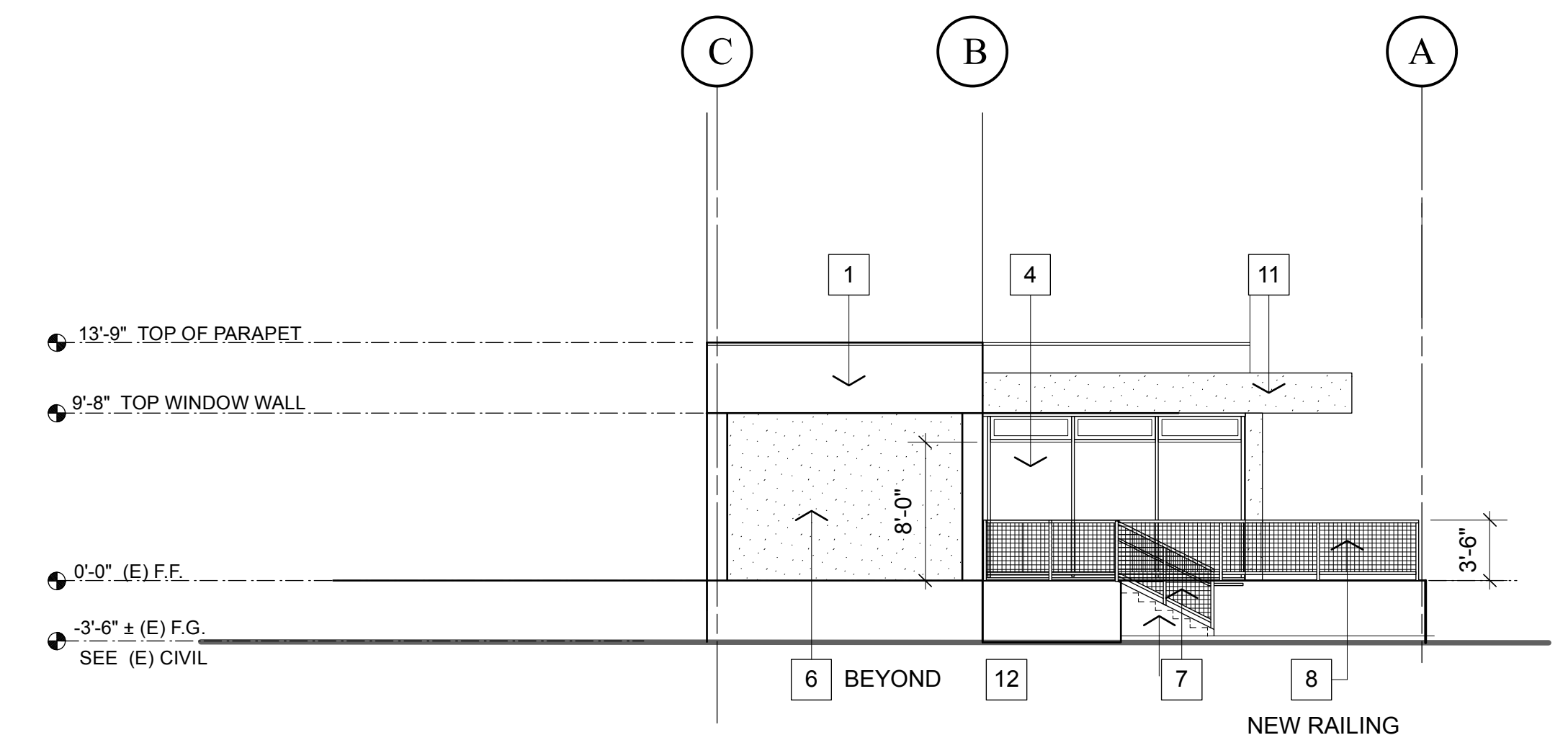
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JANUARY 28, 2023 START
FEBRUARY 7, 2023 NEW DESIGN
FEBRUARY 23, 2023 REVIEW

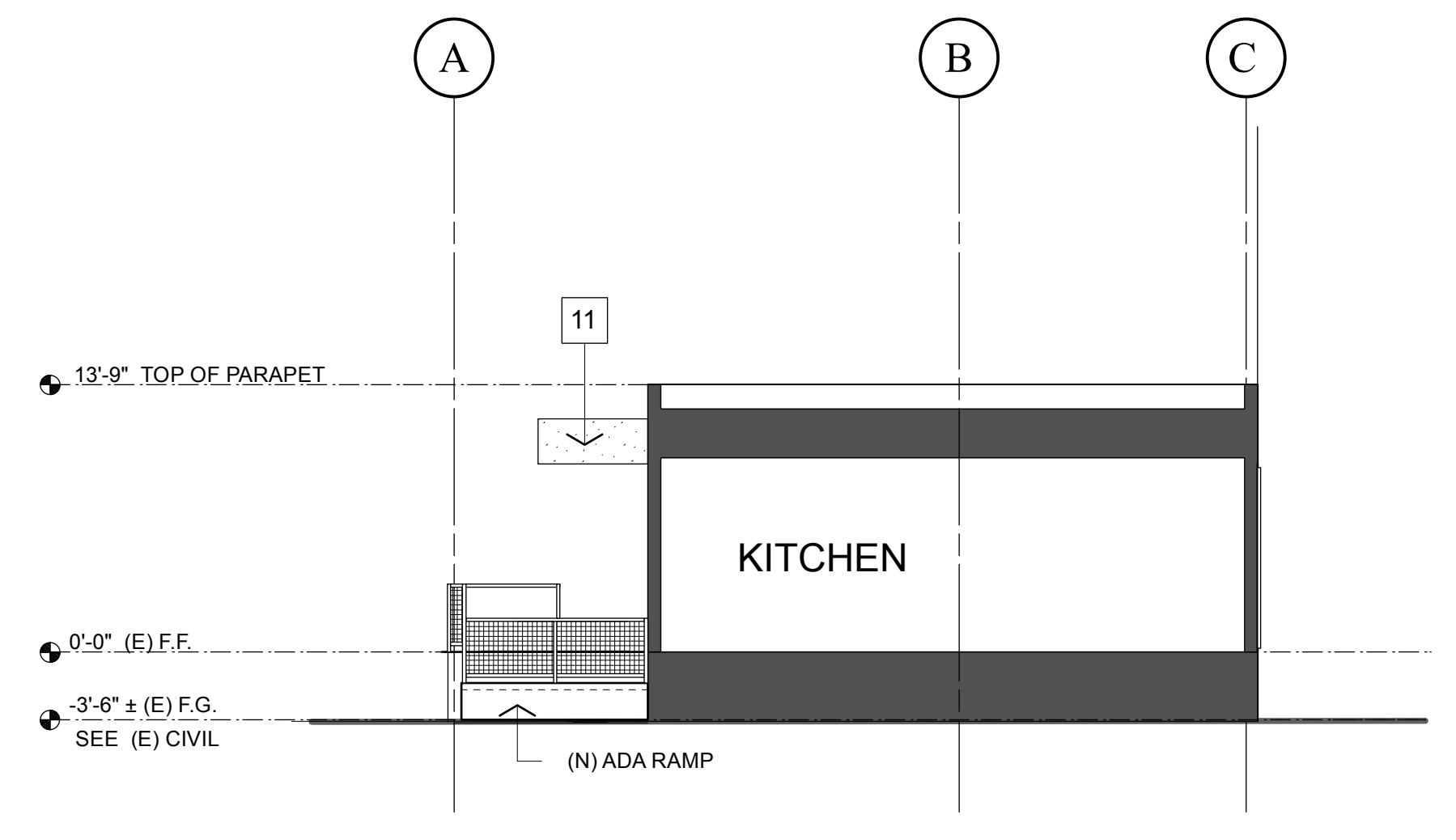
KEY NOTES

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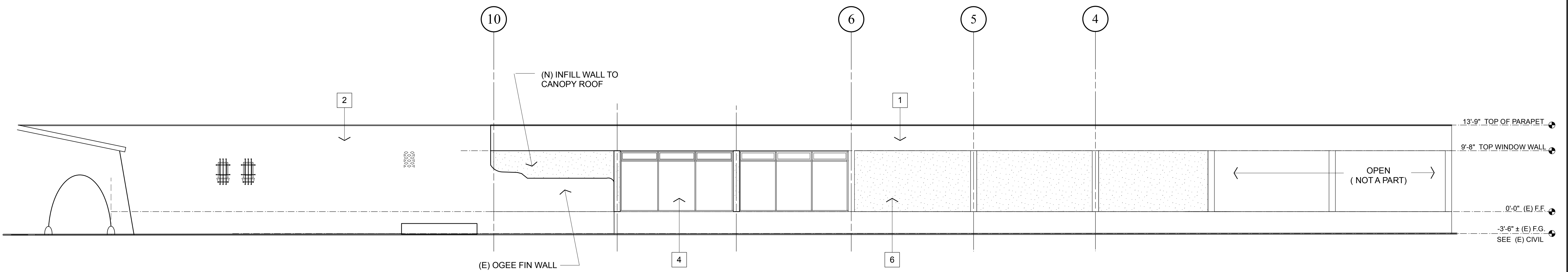
- 1 (E) ROOF STRUCTURE PARAPET W/ NEW PLASTER FINISH
- 2 (E) DEPOT PLASTER WALLS
- 3 (N) ENTRANCE DOORS
- 4 (N) WINDOW WALL STORE FRONT & TRANSOM WINDOWS ABOVE
- 5 (E) WINDOWS @ FREIGHT BUILDING
- 6 (N) EXTERIOR PLASTER WALLS
- 7 (N) STEPS AND LANDING
- 8 (N) MTL RAILINGS W/ 3X3 MESH
- 9 (N) SIGN
- 10 (N) FOLDING GLASS WALL
- 11 (N) STRUCT COLUMNS AND ROOF STRUCTURE SOFFIT
- 12 (N) PLATFORM



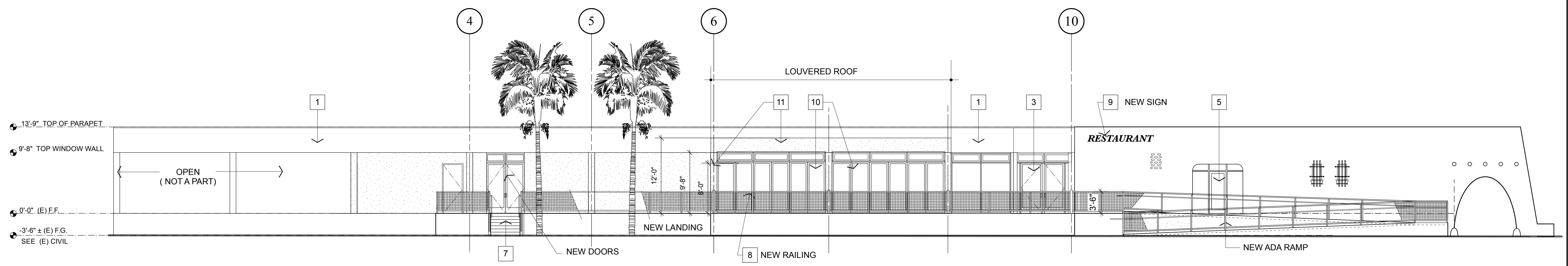
EAST ELEVATION



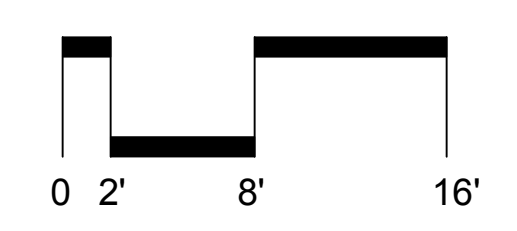
WEST ELEVATION

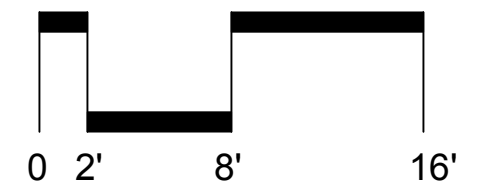
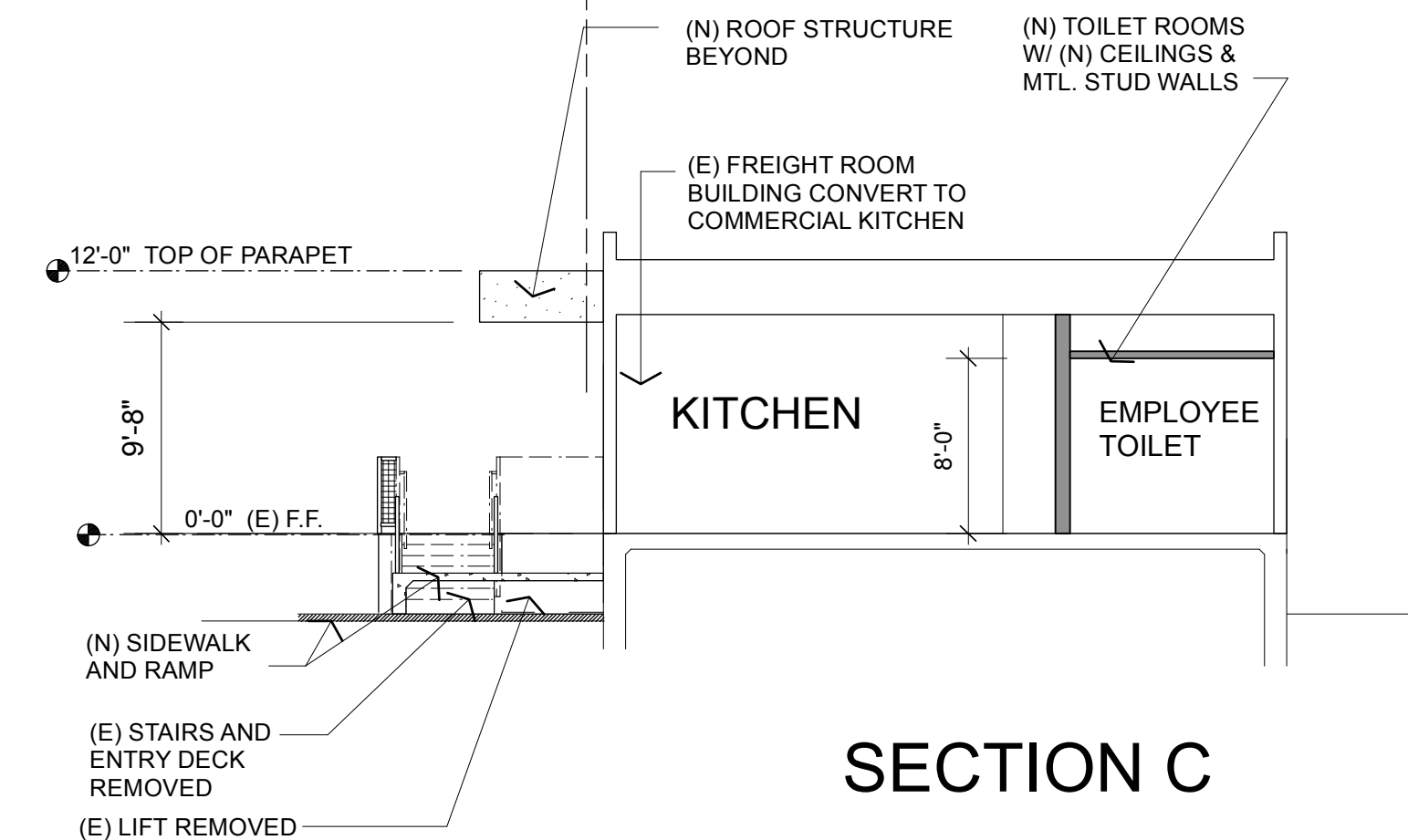
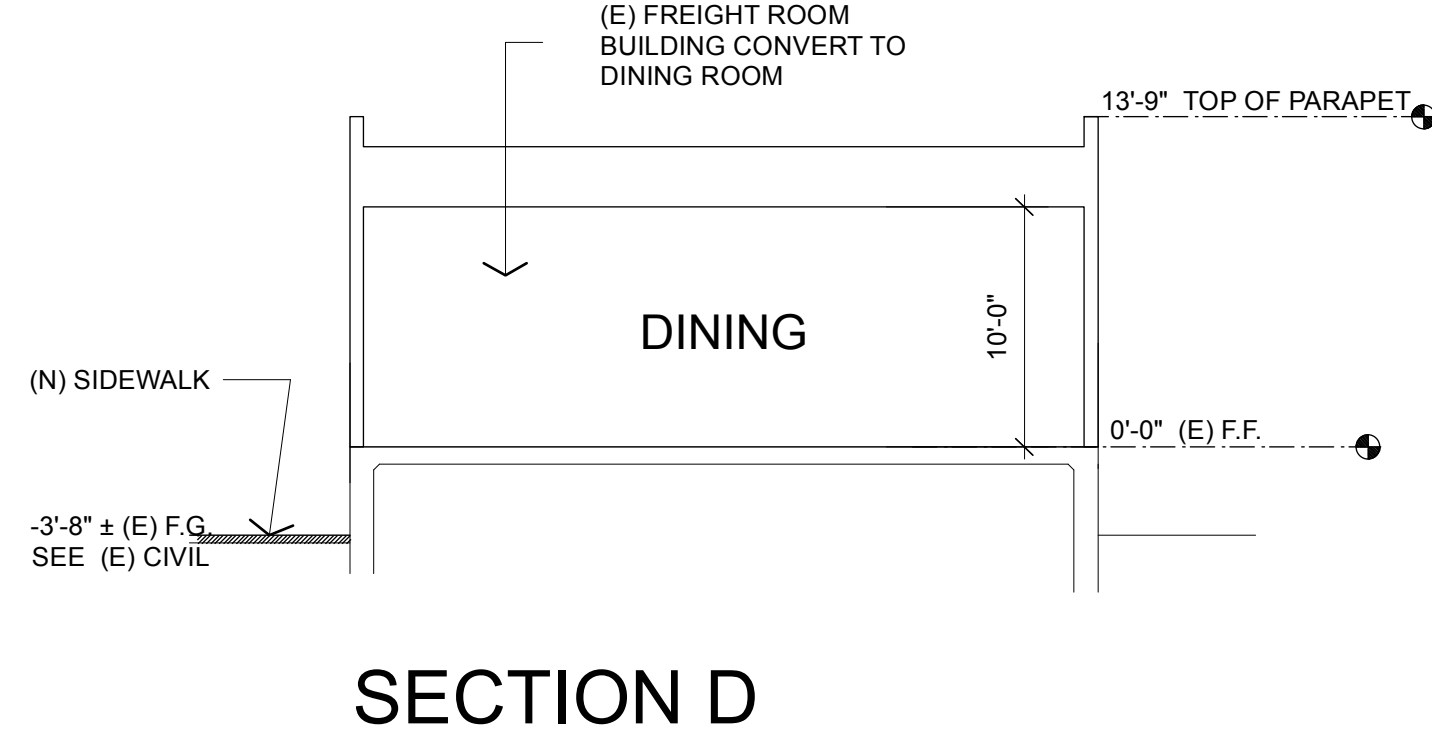
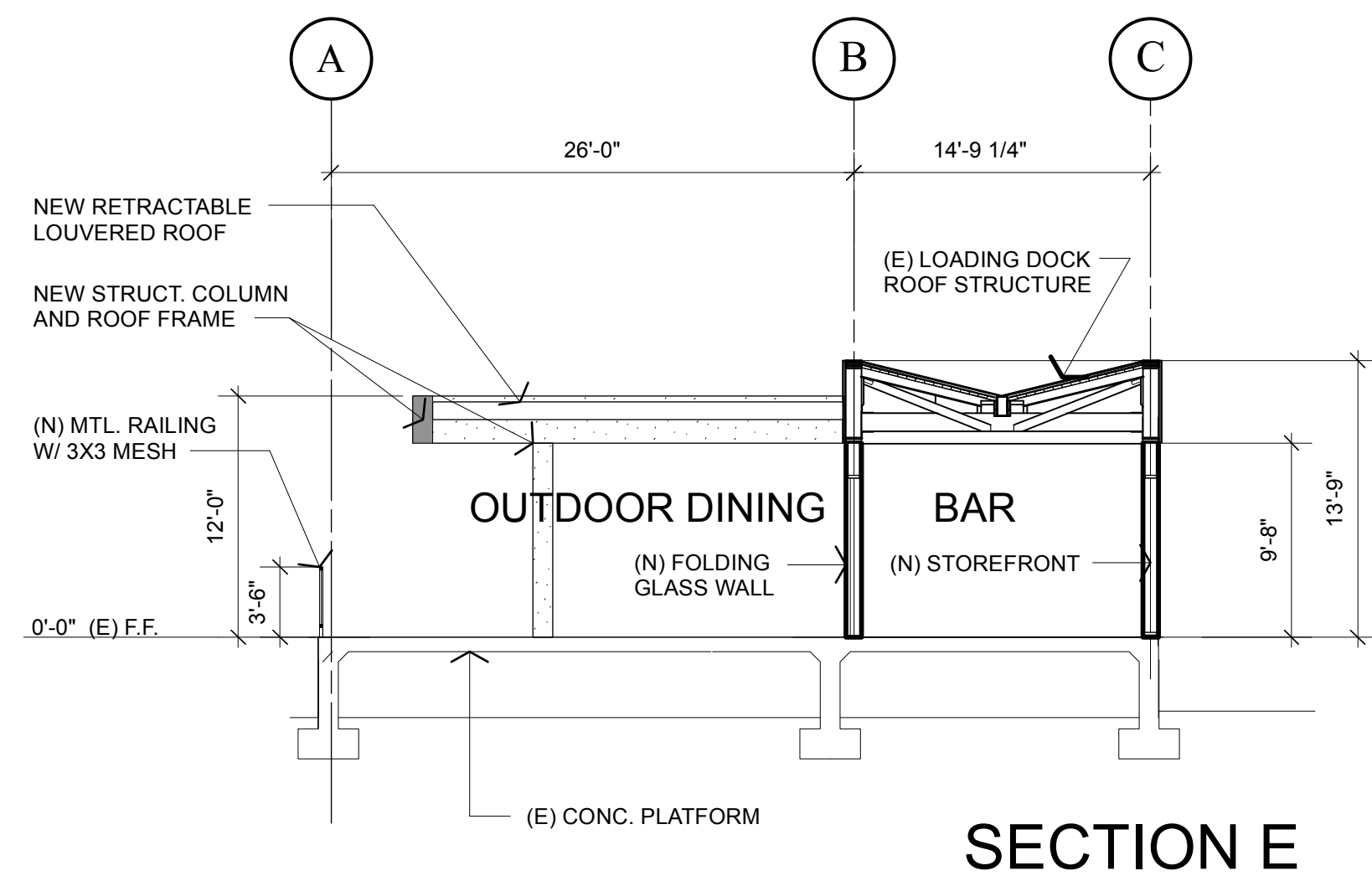
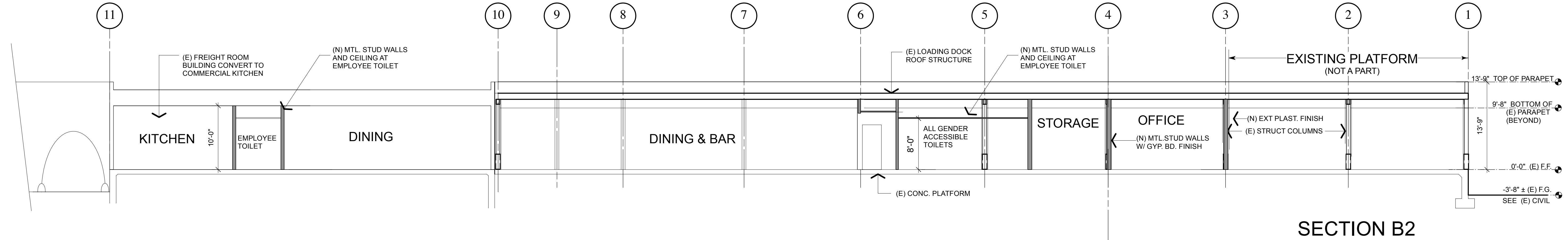
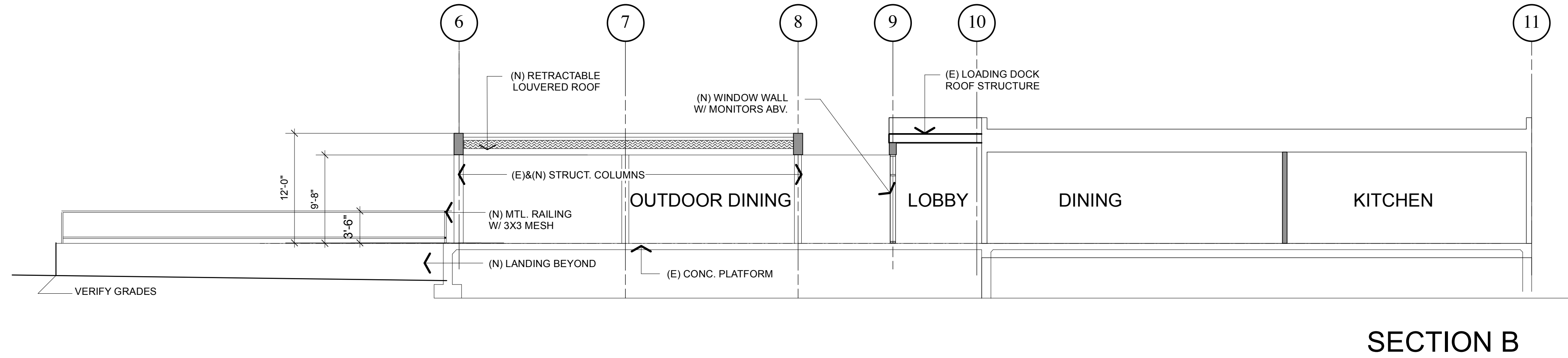
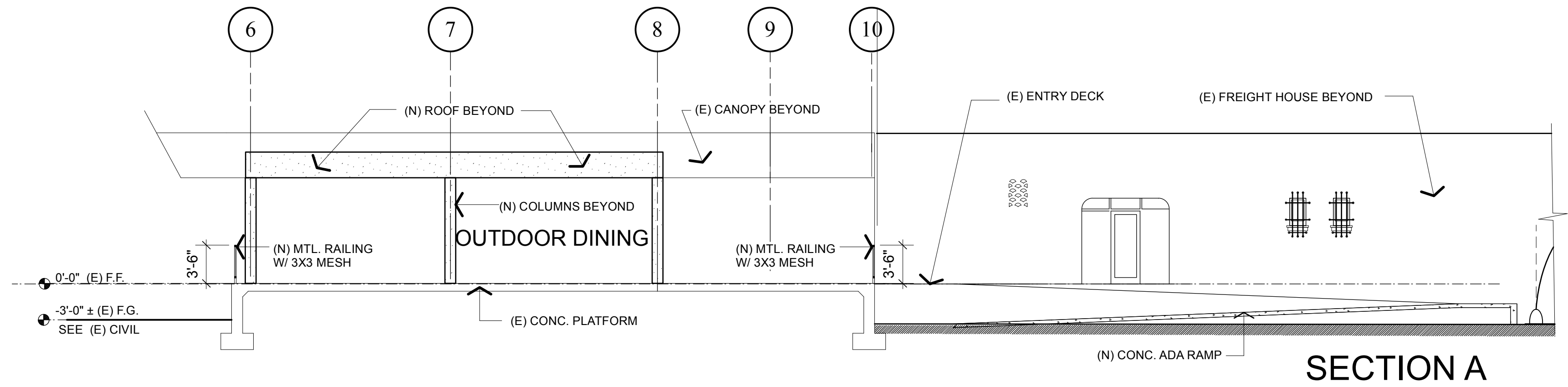


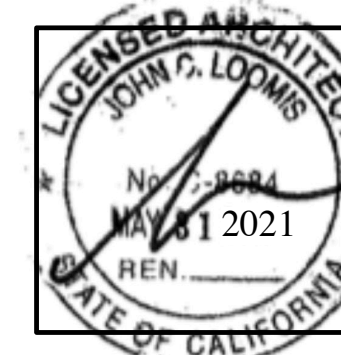
SOUTH ELEVATION



NORTH ELEVATION

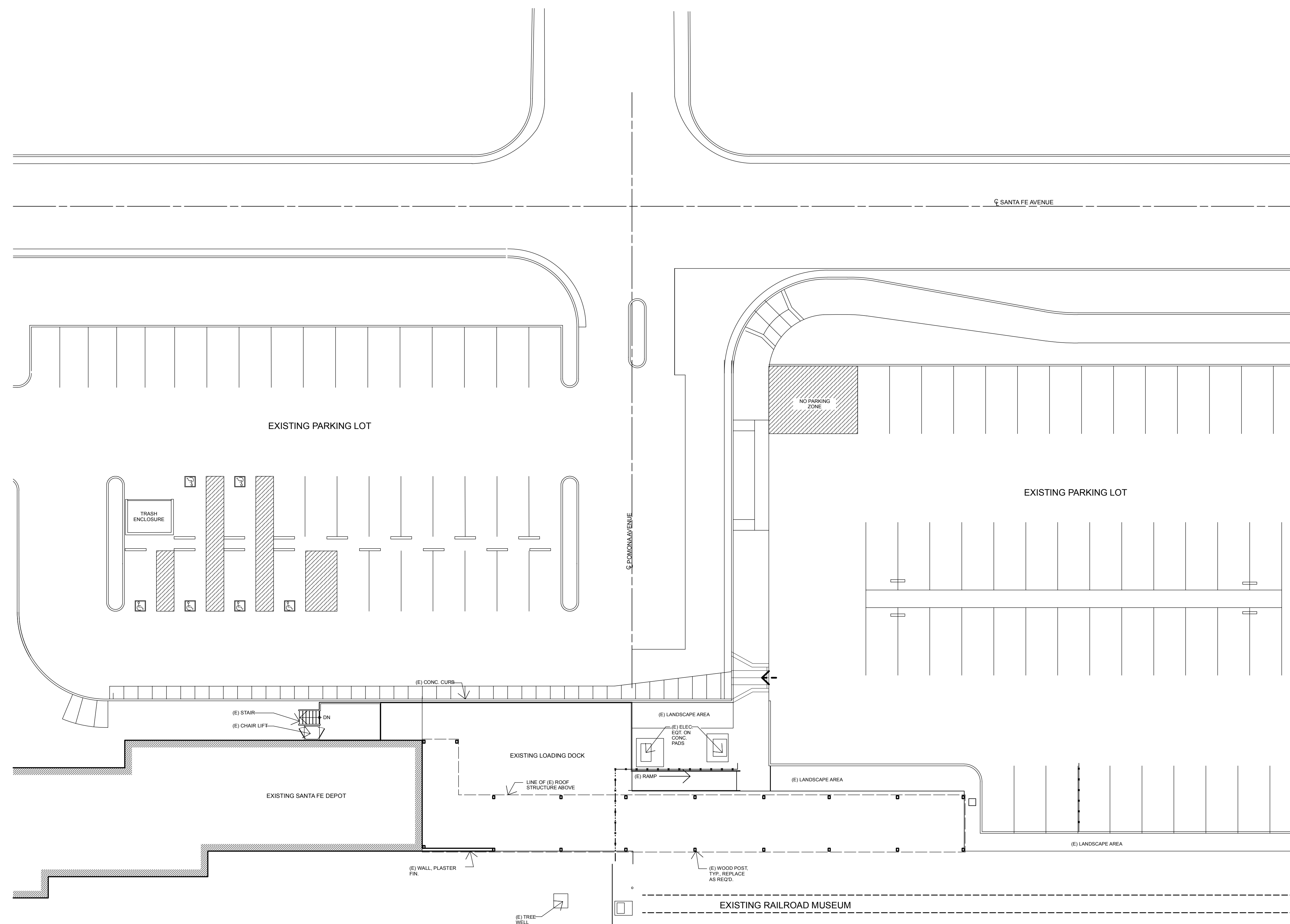






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NEW RESTAURANT
180 EAST SANTA FE AVENUE
FULLERTON, CALIFORNIA

PRELIMINARY DESIGN
EXISTING SITE PLAN

#20007

JANUARY 28, 2023 START

EX-1.0



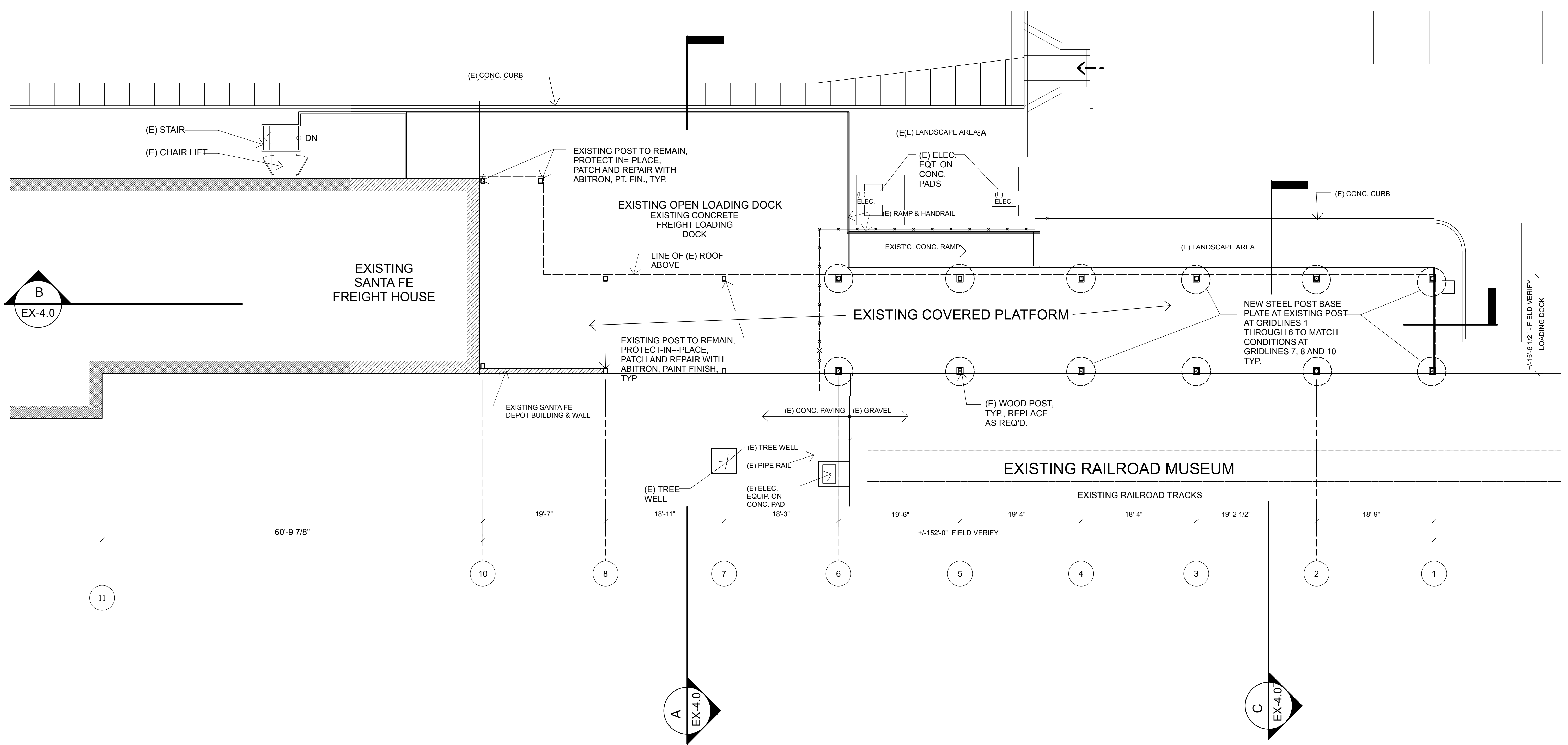
NEW RESTAURANT
180 EAST SANTA FE AVENUE
FULLERTON, CALIFORNIA

PRELIMINARY DESIGN
EXISTING FLOOR PLAN

#20007

JANUARY 28, 2023 START

EX-2.0



EXISTING FLOOR PLAN

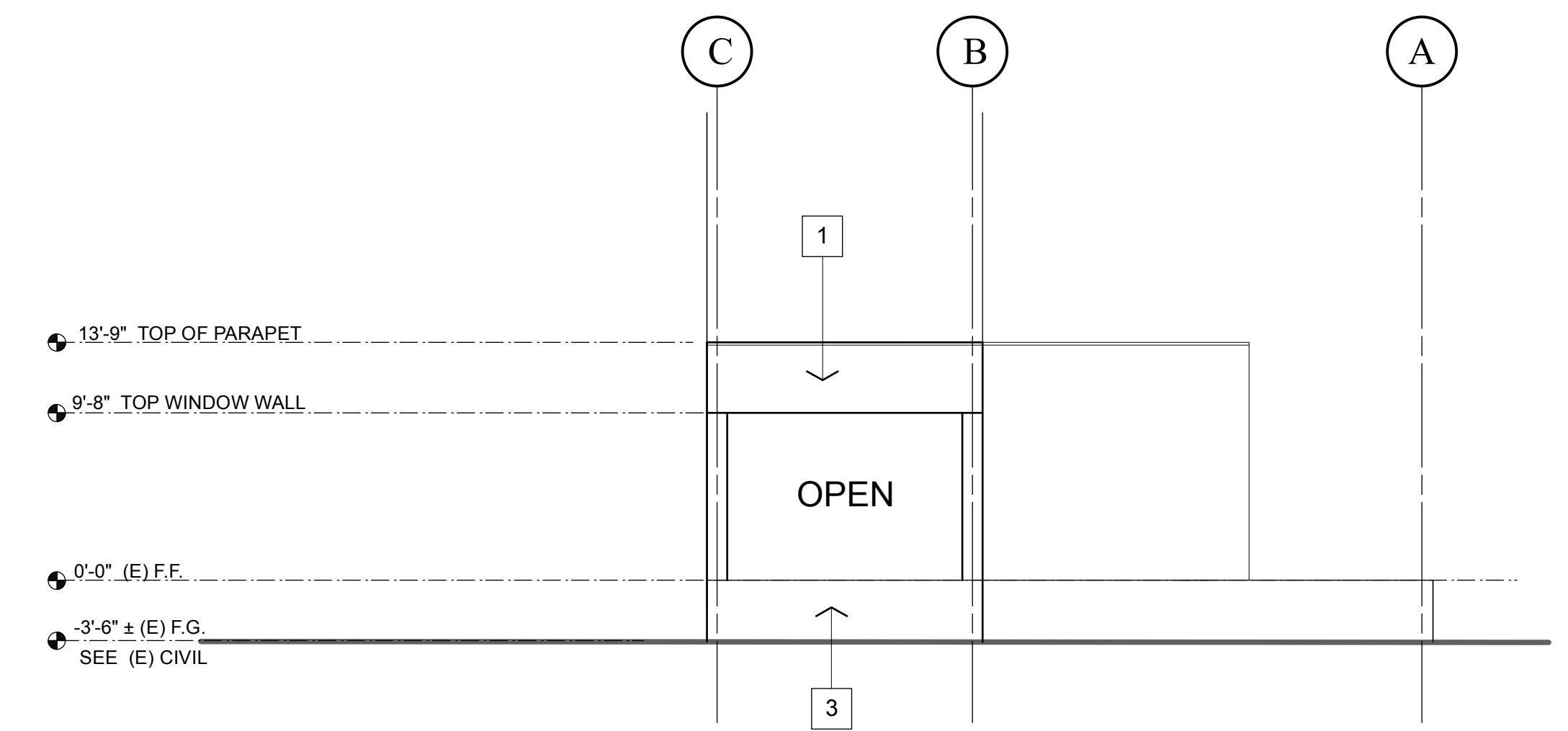
1/8" = 1'-0"

1

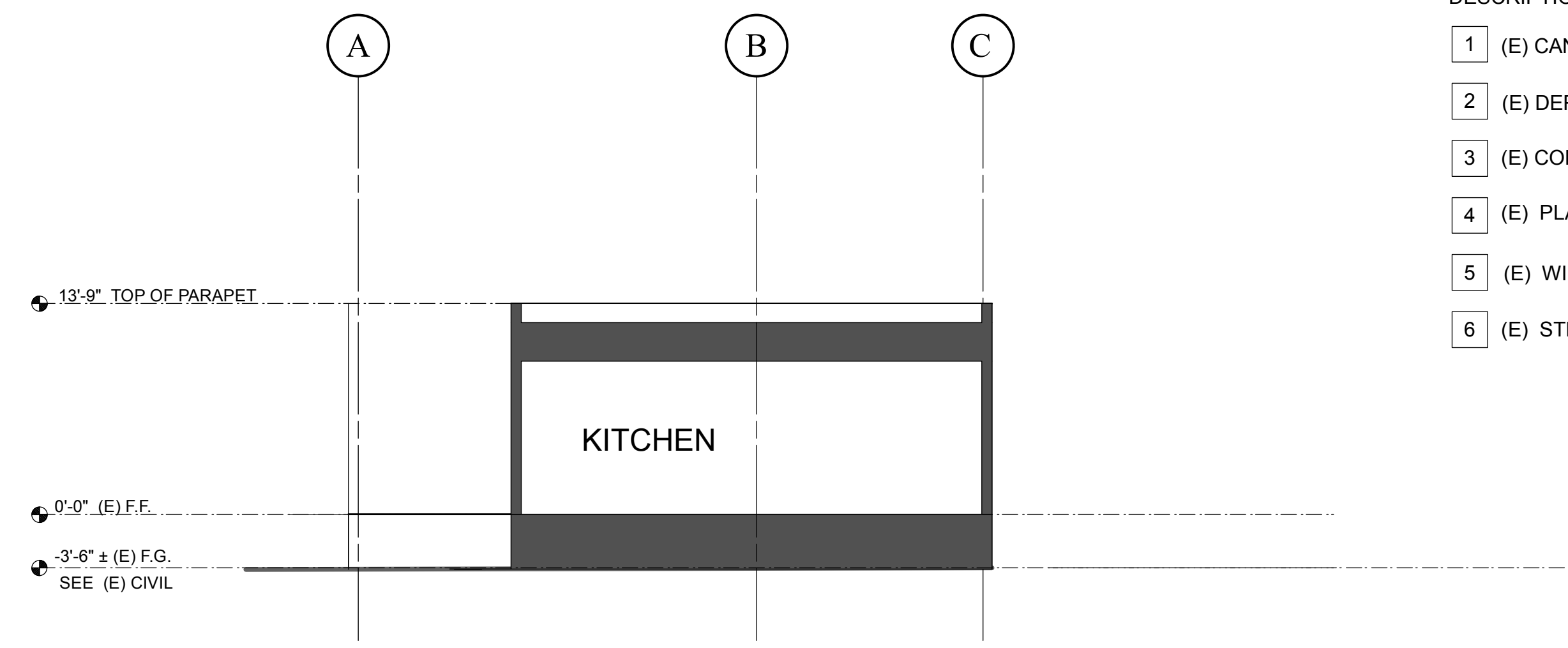


KEY NOTES

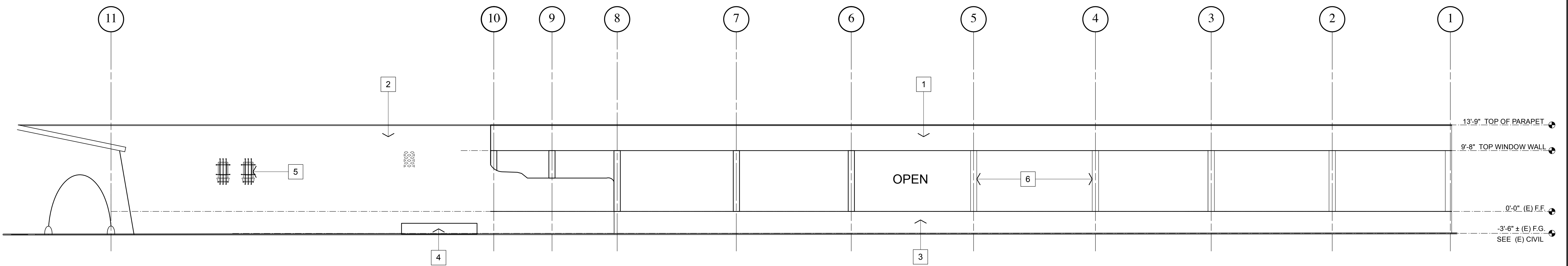
- DESCRIPTION:
- 1 (E) CANOPY ROOF STRUCTURE PARAPET W/ PLYWD. SIDING
 - 2 (E) DEPOT PLASTER WALLS
 - 3 (E) CONC LOADING DOCK PLATFORM
 - 4 (E) PLANTER
 - 5 (E) WINDOWS @ FREIGHT BUILDING
 - 6 (E) STRUCT COLUMNS



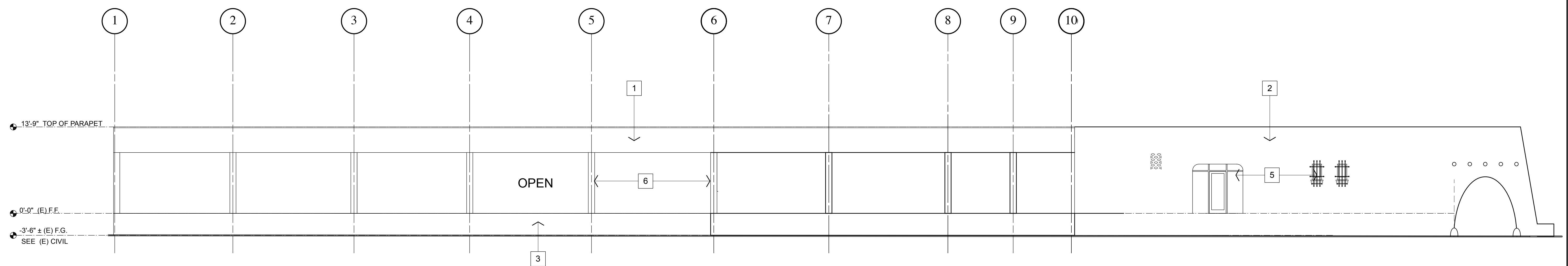
EAST ELEVATION



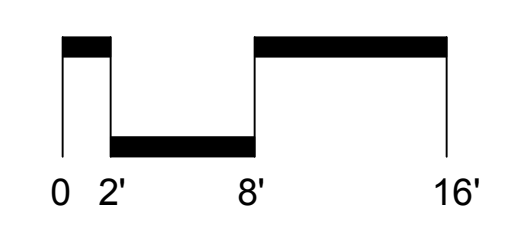
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



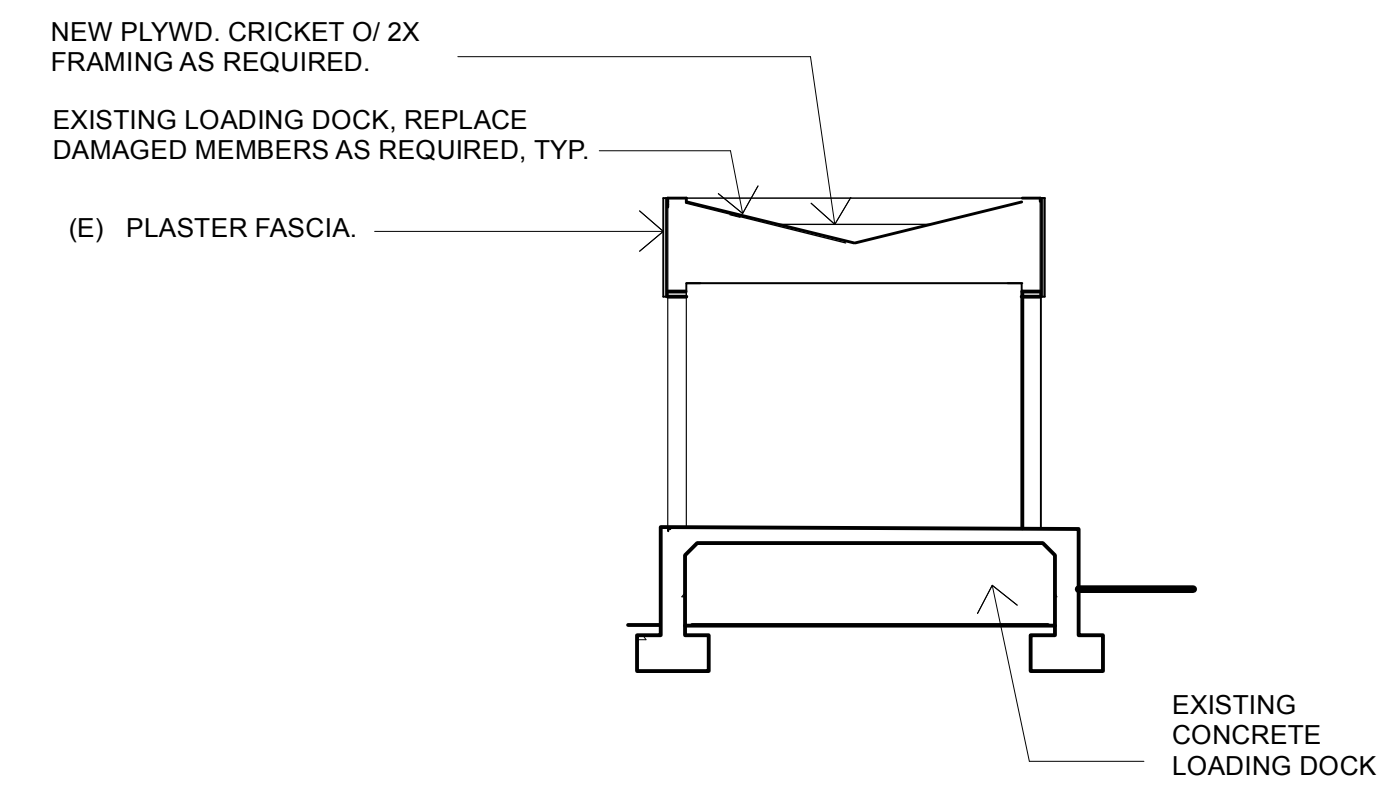


NEW RESTAURANT
180 EAST SANTA FE AVENUE
FULLERTON, CALIFORNIA

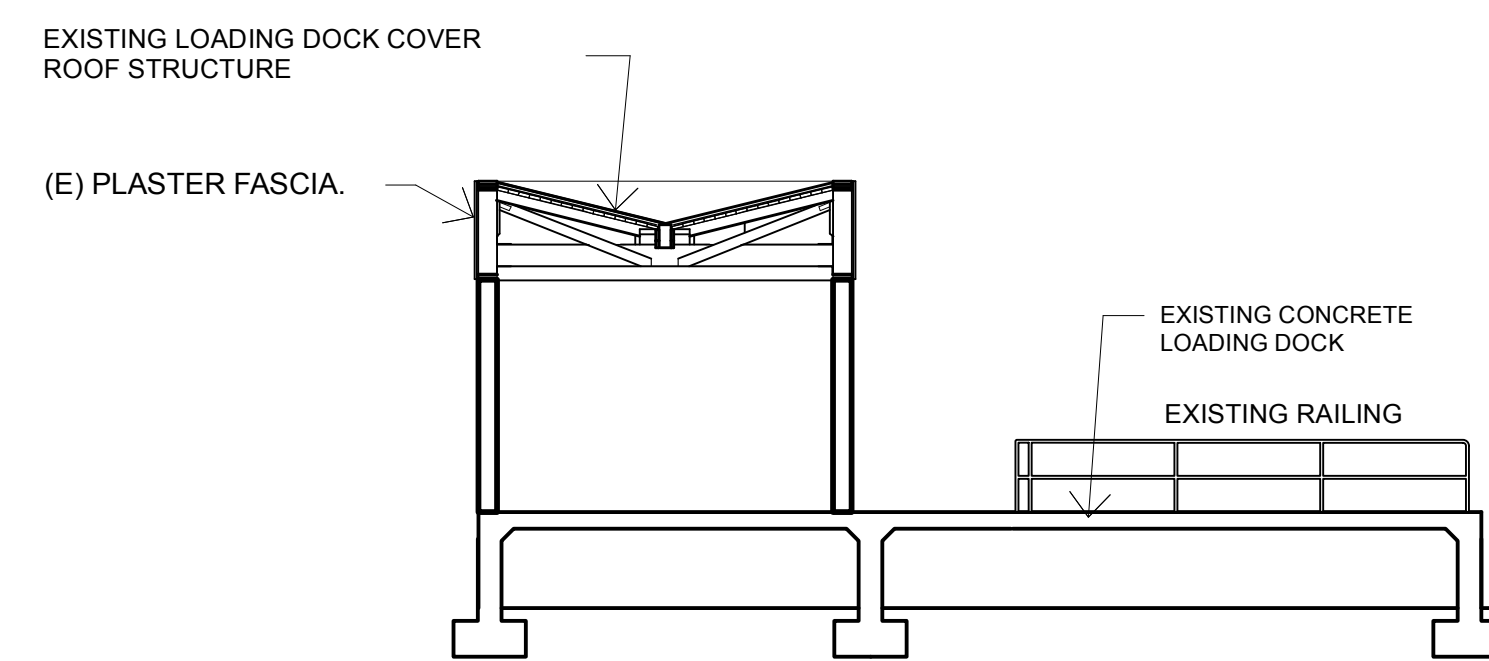
PRELIMINARY DESIGN
EXISTING BUILDING SECTIONS

#20007

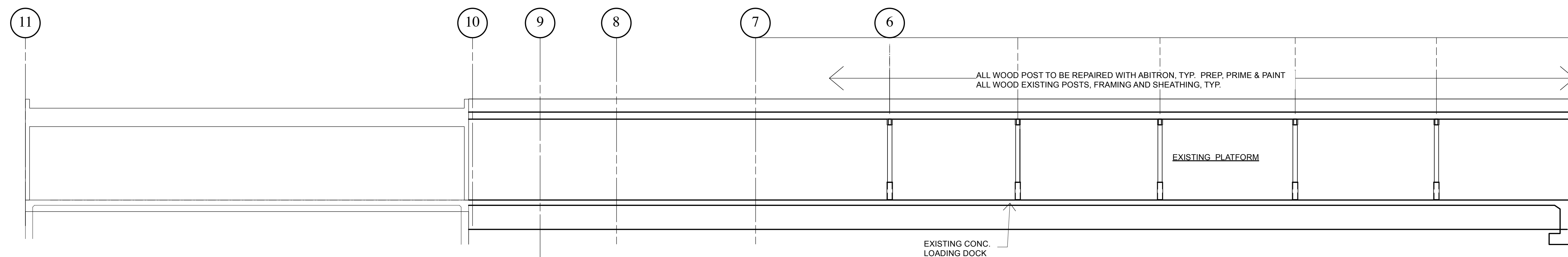
JANUARY 28, 2023 START



SECTION C



SECTION B



SECTION A



PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5

NEW RESTAURANT
180 EAST SANTA FE AVENUE
FULLERTON, CALIFORNIA

PRELIMINARY DESIGN
SITE PHOTOS

#20007

JANUARY 28, 2023 START
