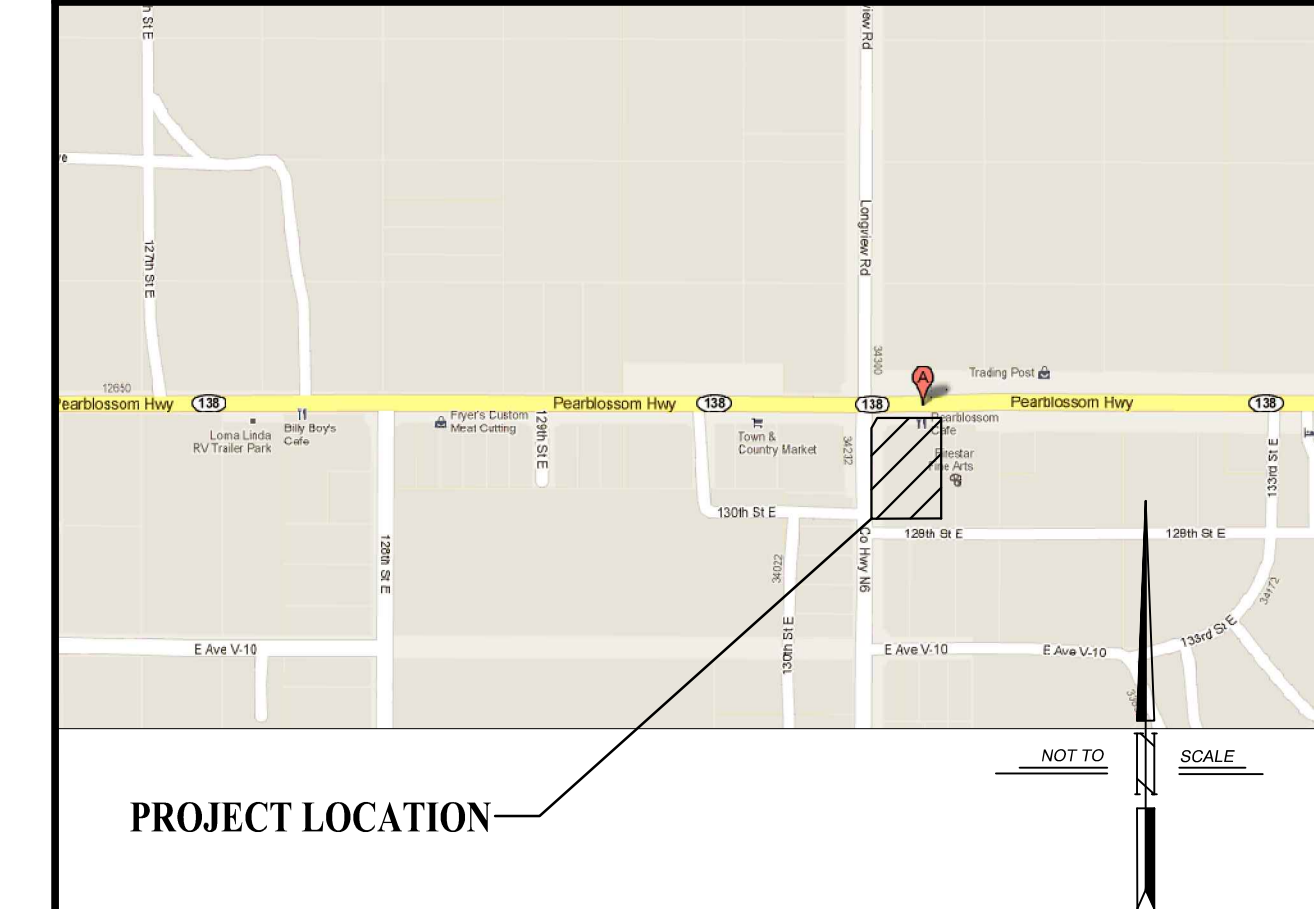


SHEET INDEX

SHEET #	DESCRIPTION:
A1	FRONT PAGE, PLOT PLAN, VICINITY MAP
A2	(E) FLOOR PLANS.
A3	ELEVATIONS.

REVISIONS

VICINITY MAP



PROJECT LOCATION

PROJECT DATA

PROJECT DESCRIPTION:

TBD

SITE AREA 11,000 SQ.FT.

TYPE OF CONSTRUCTION: TYPE V-B

THIS PROJECT SHALL COMPLY WITH:

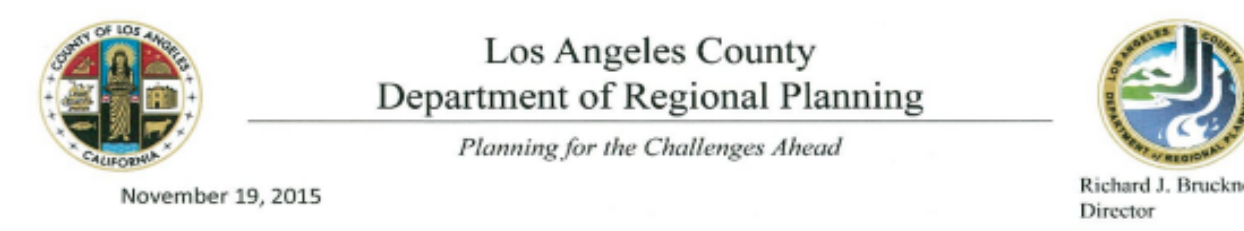
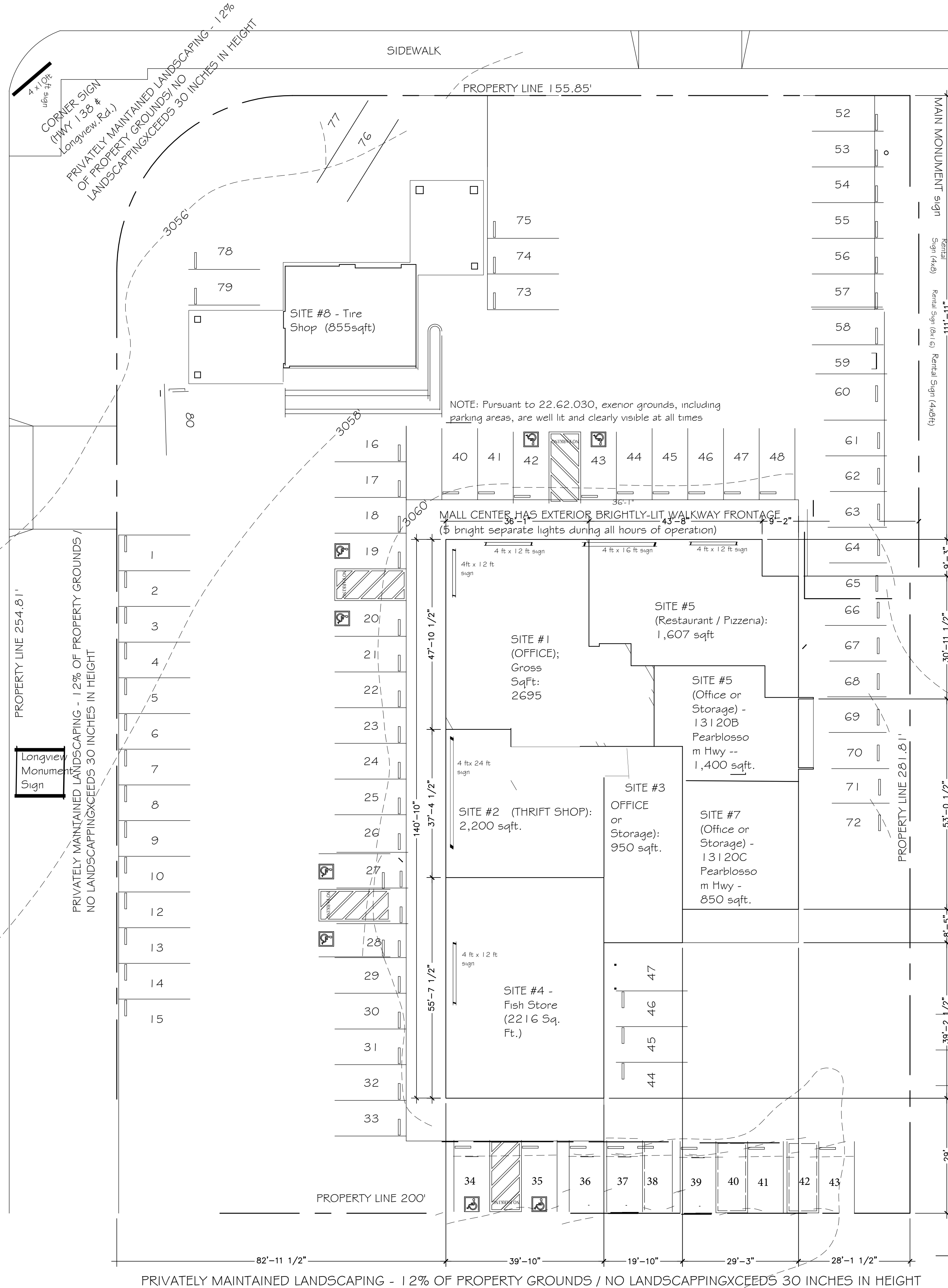
2013 LACO. BUILDING CODE

NEW HOMES, HOME ADDITIONS +

LUA DRAFTING SERVICES
 CONSTRUCTION DRAFTING SERVICES
 FRANCISCO, CA
 P/L M/D/ U/L/ C/L/ 98557
 (661) 917-5909

Disclaimer: This drawings, specifications and ideas, designs, there are and shall remain the property of F. Luak Drafting and no part thereof shall be copied, disclosed to others or used in connection with any work or project for which there have been prepared and developed without the written consent of F. Luak. Visual contact with these drawings shall constitute evidence of acceptance of these restrictions.

LONGVIEW RD.



November 19, 2015
 Peter Thottam
 6230 Whilshire Blvd., No. 2000
 Los Angeles, CA 90048

Dear Mr. Peter Thottam:

As of today, we have concluded our most thorough research for a date of creation of your parcel of land shown on the Los Angeles County Assessor Map as Assessor Parcel No. 3037-008-027. Our land title research conclusively discloses that Assessor Parcel No. 3037-008-027 was never created by a Deed or any other type of Conveyance. It only exists as a Tax Parcel-not a legal parcel. Furthermore, our land title research confirms that Assessor Parcels 3037-008-013 and 027, are one legal parcel which is described as "Parcel Three (3) of Record of Survey Book 71, Page 11. Our historical maps show these tax parcels as having addresses of 34144 and 34146 Longview Road, Pearblossom, CA. 93553.

Based on our land title research it is further evident that "Parcel Three (3) of Record of Survey Book 71 Page 11", is a legal parcel of land, fully in compliance with the California Subdivision Map Act, and therefore not required to obtain a Certificate of Compliance, (S.66499.34 & S.66499.35 of the California Subdivision Map Act).

If you or the Los Angeles County Building & Safety Office have any questions, feel free to call me at (213)974-6458. (We are closed on Fridays)

Best Regards,
 Gary D. Fountain, J.D., APA, IRWA, AAPL, CREC.
 Supervising Regional Planner

320 West Temple Street • Los Angeles, CA 90012 • 213-974-6411 • Fax: 213-626-0434 • TDD: 213-617-2292

13122 & 13124 PEARBLOSSOM HIGHWAY (PART OF THE SAME PARCEL BUT ON PURPOSES ONLY - LETTER OBTAINED FROM COUNTY ASSESSOR VALIDATING THIS)

PARKING MATRIX FORM

PROJECT NO:	SITE ADDRESS: 13118 PEARBLOSSOM HWY.							
PERMIT NO:	APN: 3037-008-013/027							
NAME OF BUSINESS	ADDRESS, UNIT OR SUITE NO.	USE (Retail, office, restaurant, residential, etc.)	GROSS SQ. FT. OF UNIT	OCCUPANT LOAD ¹ (If applicable)	PARKING RATIO	SPACES REQUIRED ²	SPACES PROVIDED	
1	Office	13114	RETAIL	2695	86	3	7	32
2	Thrift Shop / Ofc.	34146 Longview	OFFICE	2178		400	5	8
3	Fish Store	34144 Longview	RETAIL	2216		250	9	15
4	VINCENZO'S	13120A	RESTAURANT/DELIVERY	1607	36	3	12	12
5	PIZZA VACANT	13120B	OFFICE	1875		400	5	8
6	SPACE TIRE SHOP	13100	TIRE SHOP	900		250	3	4
7	Office / Storage	13120C	OFFICE / STORAGE	850				
8	Office / Storage	13118-B	OFFICE / STORAGE	950				
9	Storage	13122	STORAGE					
10								
11								
12								
13								
14								
15								

1 Attach completed Building & Safety Occupancy Load Determination Form A.	TOTAL SPACES REQUIRED³	41
2 Please refer to Sec. 22.52 Pt. 11 of the Zoning Ordinance.	TOTAL SPACES PROVIDED	80
3 If the total number of required spaces is a fraction, round to the nearest whole number.	Difference	397

A negative difference may require an authorized Parking Permit or Minor Parking Deviation.

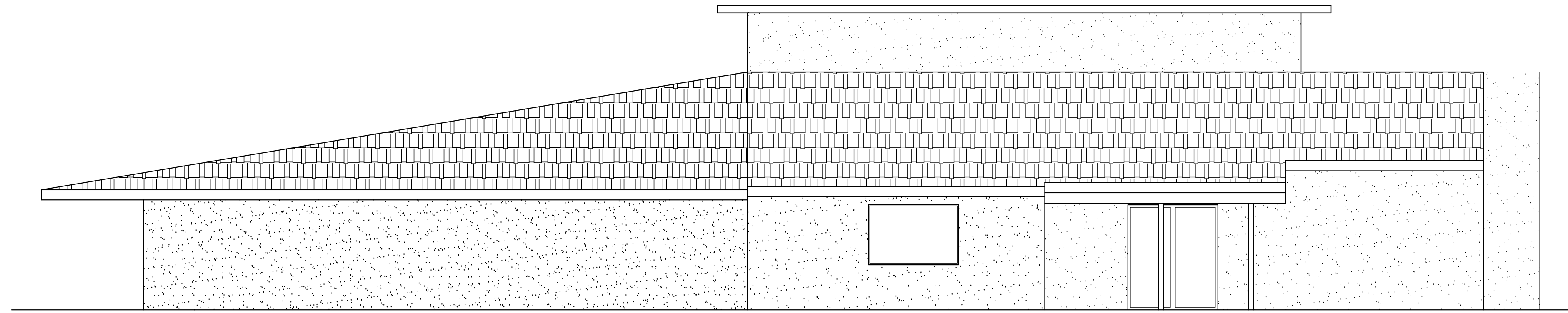
PROPERTY OWNER OR APPLICANT SIGNATURE _____ DATE OF SIGNATURE _____
 PRINT NAME _____

PREVENTION OF PUBLIC ACCESS: Fence/Gate Screened Dumpster for Waste Management) 13118 Pearblossom Hwy
PLOT PLAN
 SCALE: 1/16"=1'-0" **1**

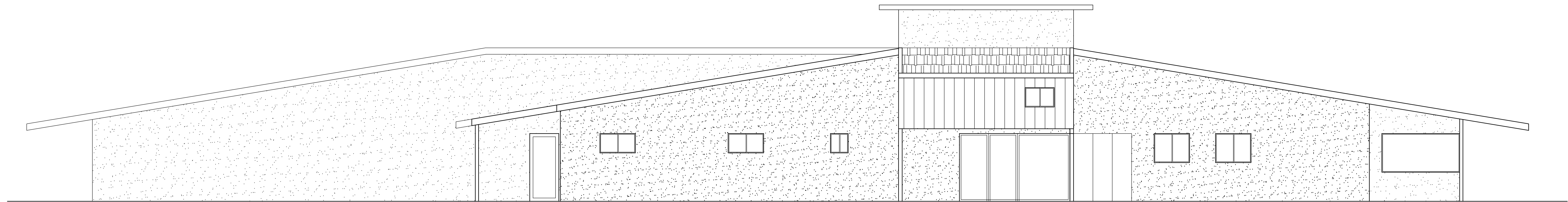
PEARBLOSSOM SQUARE
Owner: Peter Thottam
 13118 Pearblossom Hwy.
 Pearblossom, CA
 TEL.# (310) 497-7255 APN: 3037-008-013/027

SHEET TITLE
FRONT PAGE PLOT PLAN VICINITY MAP

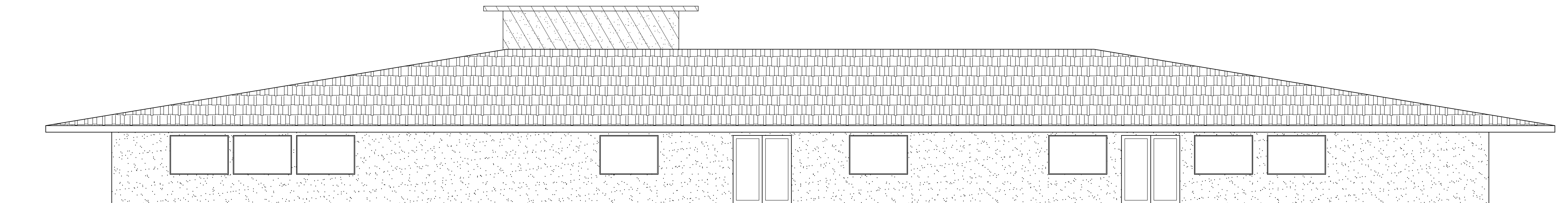
Sheet
A-1
 1 OF 3



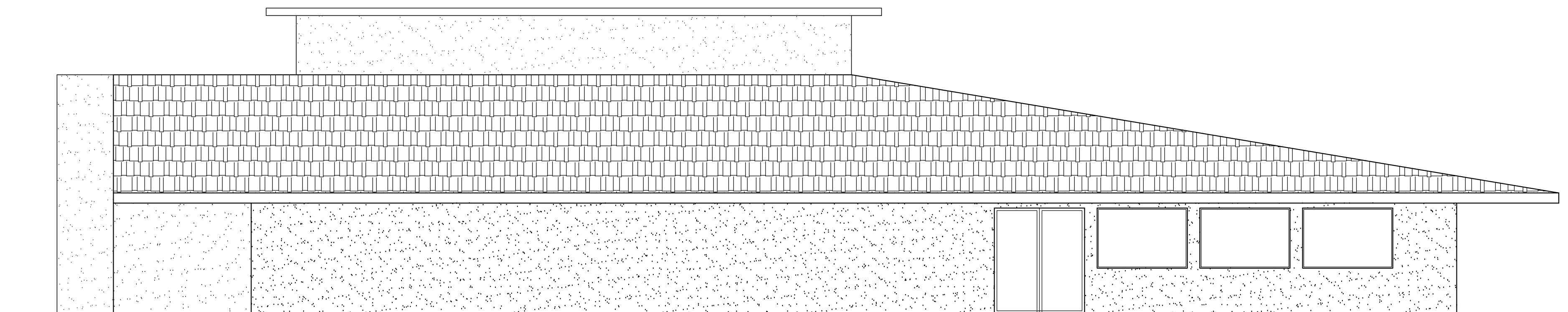
SOUTH ELEVATION 4
SCALE: 1/4"=1'-0"



EAST ELEVATION 5
SCALE: 1/4"=1'-0"



WEST ELEVATION 6
SCALE: 1/4"=1'-0"



NORTH ELEVATION 3
SCALE: 3/16"=1'-0"

REVISIONS

NEW HOMES, HOME ADDITIONS +

LUA DRAFTING SERVICES
CONSTRUCTION DRAFTING SERVICES
FRANCISCO, CA
DESIGNER
39042 TESSOROL LANE
PALMDALE, CA 93551
(661) 917-9909

Disclaimer
The drawings, specifications and ideas, designs, hereby are and shall remain the property of F. Lua (Draftman) and no part thereof shall be copied, disclosed to others or used in connection with any work or project for which there have been prepared and developed without the the written consent of F. Lua, visual contact with these drawings shall constitute evidence of acceptance of these restrictions.

MASTER SITE & FLOOR PLAN
Owner: Peter Thottam
13118 Pearblossom Hwy.
Pearblossom, CA
TEL.# (310) 497-7255 APN: 3037-008-013/027

SHEET TITLE

ELEVATIONS

Sheet

A-3

3 OF 3

ELECTRICAL LEGEND

- ⊕ DUPLEX OUTLET
- ⊕ GFCI OUTLET
- SWITCH
- ⊙ FAN. CAPABLE OF 50 CFM PER FIXTURE
- ⊗ EXIT SIGN -(SEE GN-1 FOR EXIT NOTES)

WHERE KEY-OPERATED LOCKING DEVICES ARE USED, POST A SIGN ON OR ADJACENT TO THE REQUIRED MAIN EXIT WITH 1-IN LETTERING STATING: " THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."

DOOR AND FRAME SCHEDULE

MARK	DOOR SIZE			MATL	FIRE RATING LABEL	HARDWARE		NOTES
	WD	HGT	THK			SET NO	KEYSIDE RM NO	
1	6'-0"	6'-8"	1 3/4"	S.C	---	---	---	EXISTING (INSTALL PANIC HARDWARE)
2	3'-0"	6'-8"	1 3/4"	S.C	---	---	---	EXISTING
3	3'-0"	6'-8"	1 3/4"	S.C	---	---	---	EXISTING
4	3'-0"	6'-8"	1 3/4"	S.C	---	---	---	EXISTING
5	3'-0"	6'-8"	1 3/4"	S.C	---	---	---	EXISTING
6	3'-0"	6'-8"	1 3/4"	S.C	---	---	---	EXISTING
7	3'-0"	6'-8"	1 3/4"	S.C	---	---	---	EXISTING

WINDOW SCHEDULE

MARK	SIZE			MATL	NOTES
	WD	HGT	THK		
1	6'-0"	4'-0"		ALUM	EXISTING (TEMPERED)
2	6'-0"	4'-0"		ALUM	EXISTING (TEMPERED)
3	6'-0"	4'-0"		ALUM	EXISTING (TEMPERED)
4	6'-0"	4'-0"		ALUM	EXISTING (TEMPERED)
5	6'-0"	4'-0"		ALUM	EXISTING (TEMPERED)

PLUMBING FIXTURE TABLE

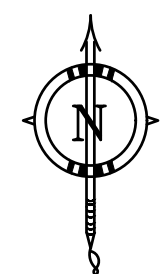
TABLE A AND 422.1

2240/200 = 12 OCC

TOTAL = 12 / 2 6 MALE 6 FEMALE

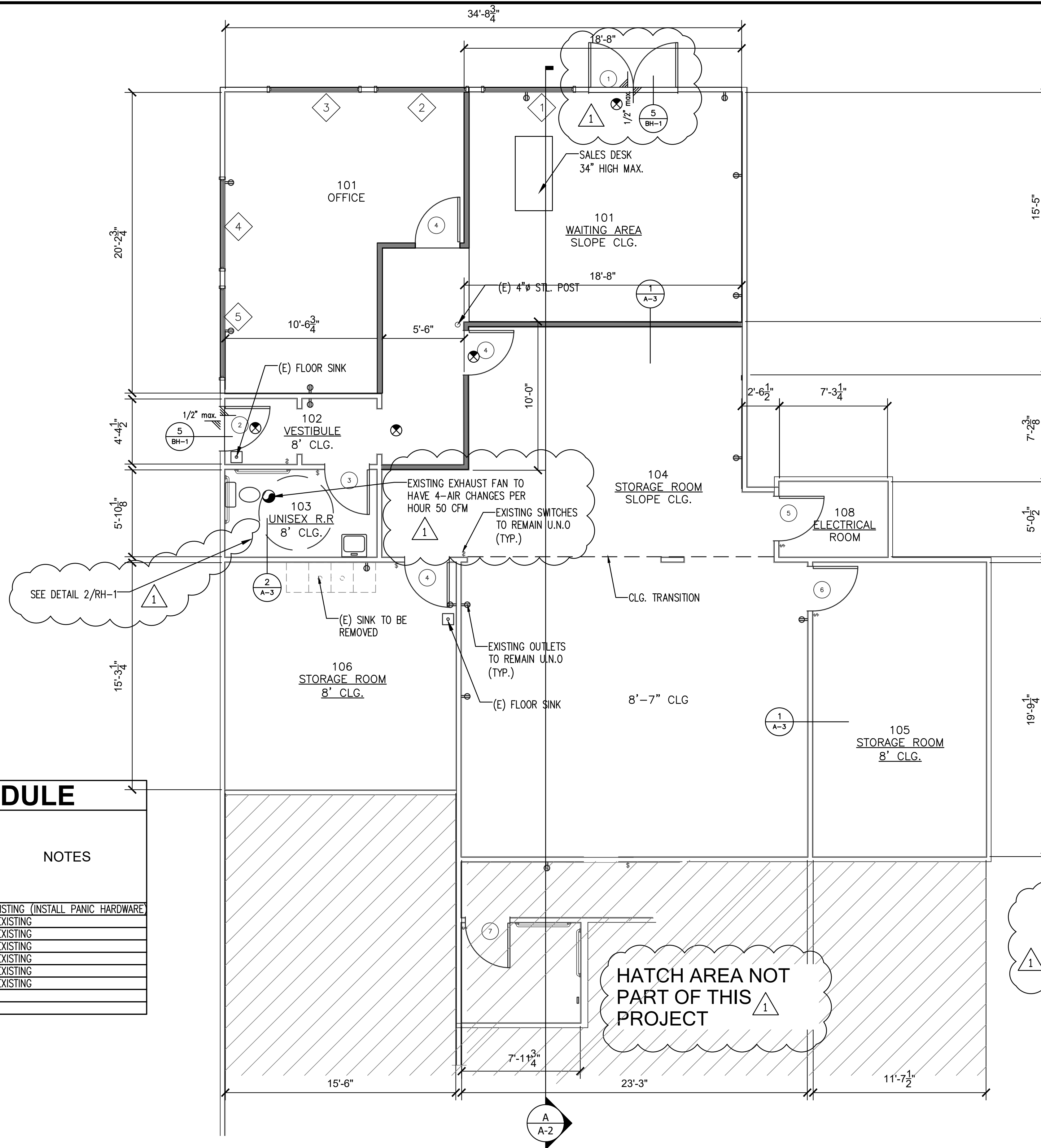
WATER CLOSETS
MALE : 1-50
FEMALE: 1-15

WALL LEGEND	
	NEW 2x6 DF#2 STUDS @ 16" O.C
	EXISTING 2x DF#2 STUDS @ 16" O.C



FLOOR PLAN

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



BUILDING DESCRIPTION

UNIT AREA = 2240 S.F

OCCUPANCY - M

TYPE OF CONSTRUCTION VB

OCCUPANT LOAD: 1

WAITING AREA = 289 / 15 = 20 OCC.
OFFICE AREA = 288 / 100 = 3 OCC
STORAGE = 1220 / 300 = 4 OCC.
RESTROOMS/
ELECTRICAL ROOM = 284 / 100 = 3 OCC.
TOTAL = 30 OCCUPANTS

EXIT ANALYSIS
30<50 SO 1 EXIT REQUIRED 2 EXIT PROVIDED

FLOOR PLAN NOTE:

ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY. POSTED SIGN SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT. (1004.3)

STORAGE ROOMS USE TO STORE VALUABLE MERCHANDISE (NON HAZARDOUS PRODUCT)

HATCH AREA NOT PART OF THIS PROJECT

ROOM FINISH SCHEDULE

ROOM NO	ROOM NAME	FLOOR	WALLS				CEILING		NOTES
			N	S	E	W	MATL	HEIGHT	
101	WAITING AREA	TILE	GYP. BD	GYP. BD	GYP. BD	GYP. BD	GYP. BD	SLOPE	
102	VESTIBULE	TILE	GYP. BD	GYP. BD	GYP. BD	GYP. BD	GYP. BD	8'-0"	
103	UNISEX RESTROOM	EPOXY	GYP. BD	GYP. BD	GYP. BD	GYP. BD	GYP. BD	8'-0"	HARD NON-ABSORBENT ASD PANEL MIN. 4' TALL
104	STORAGE	TILE	GYP. BD	GYP. BD	GYP. BD	GYP. BD	GYP. BD	8'-0"	
105	STORAGE	TILE	GYP. BD	GYP. BD	GYP. BD	GYP. BD	GYP. BD	8'-0"	
106	STORAGE	TILE	GYP. BD	GYP. BD	GYP. BD	GYP. BD	GYP. BD	8'-0"	
107	RESTROOM	TILE	GYP. BD	GYP. BD	GYP. BD	GYP. BD	GYP. BD	8'-0"	HARD NON-ABSORBENT ASD PANEL MIN. 4' TALL
108	ELECTRICAL ROOM	CONCRETE	GYP. BD	GYP. BD	GYP. BD	GYP. BD	GYP. BD	8'-0"	

PLANS PREPARED BY
JOSE HERNANDEZ
2531 E. AVE. Q-14
PALMDALE, CA. 93550
661-733-5187
E-MAIL: JHDS28@GMAIL.COM

APPLICANT

All City Permits

41542 Ventana Drive
Palmdale, Ca.93551
(661) 722-7054

Engineering stamp

Project Information R & J MANAGEMENT

13114 PEARLBLOSSOM HWY
PEARLBLOSSOM, CA.

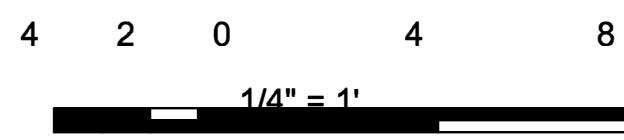
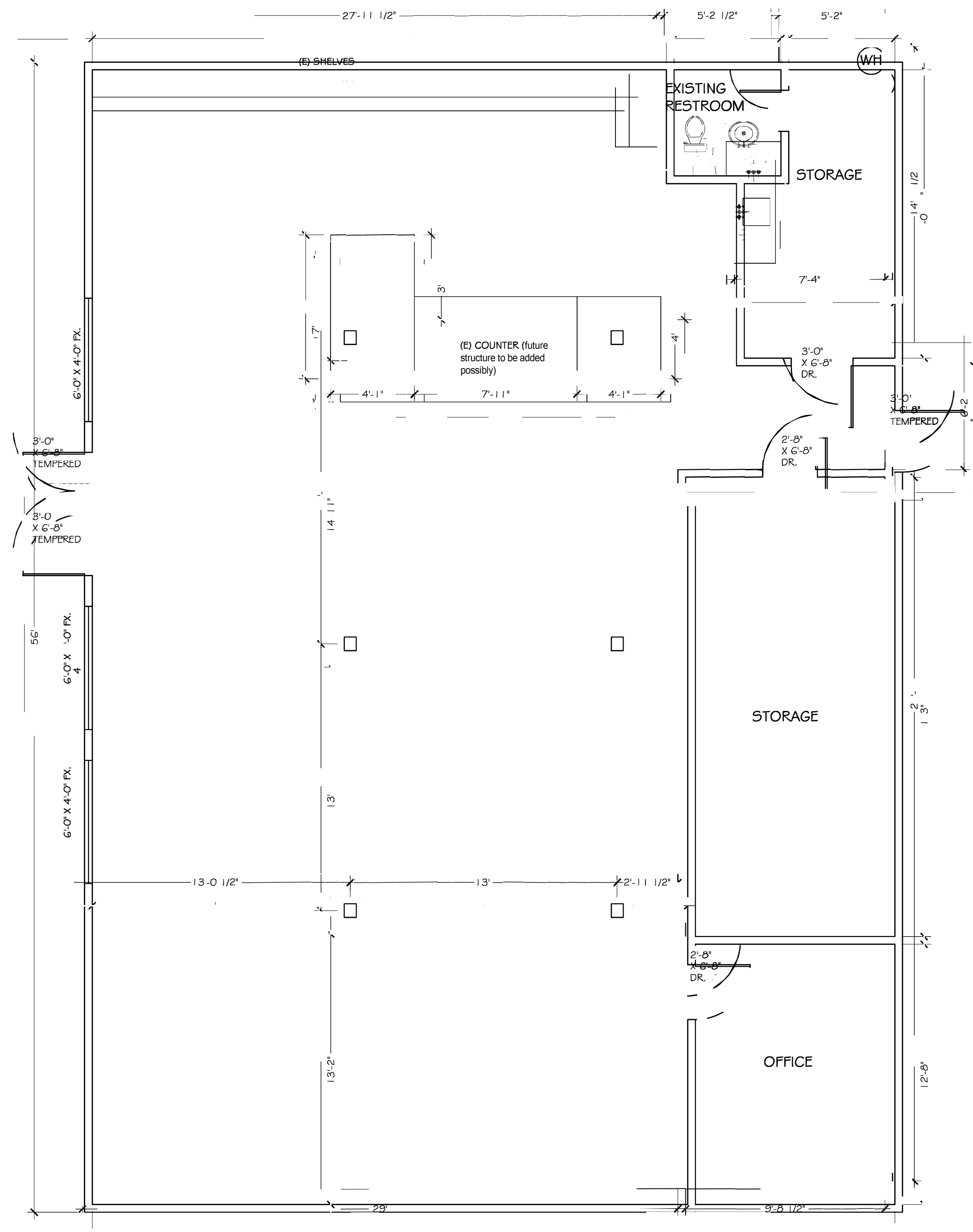
FLOOR PLAN

REV	DESCRIPTION	DATE
1	B&S CORRECTION	8/22/15

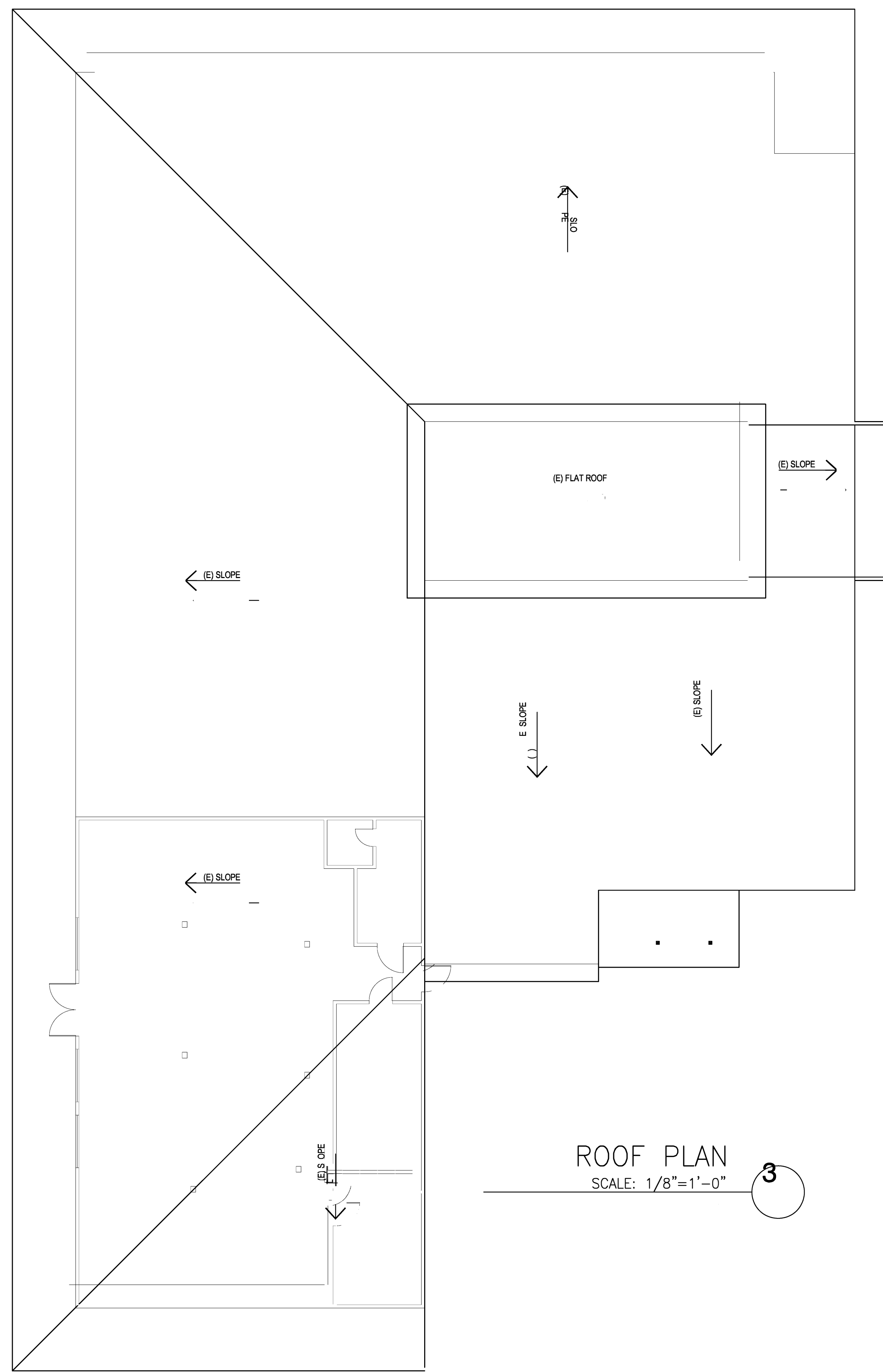
PROJECT NUMBER: 218-2015
DATE: 6/13/15
FILE: 218-A1

Sheet

A-1



FLOOR PLAN
SCALE: 1/4"=1'-0" **2**



ROOF PLAN
SCALE: 1/8"=1'-0" **3**

REVISIONS		
NO.	DATE	DESCRIPTION

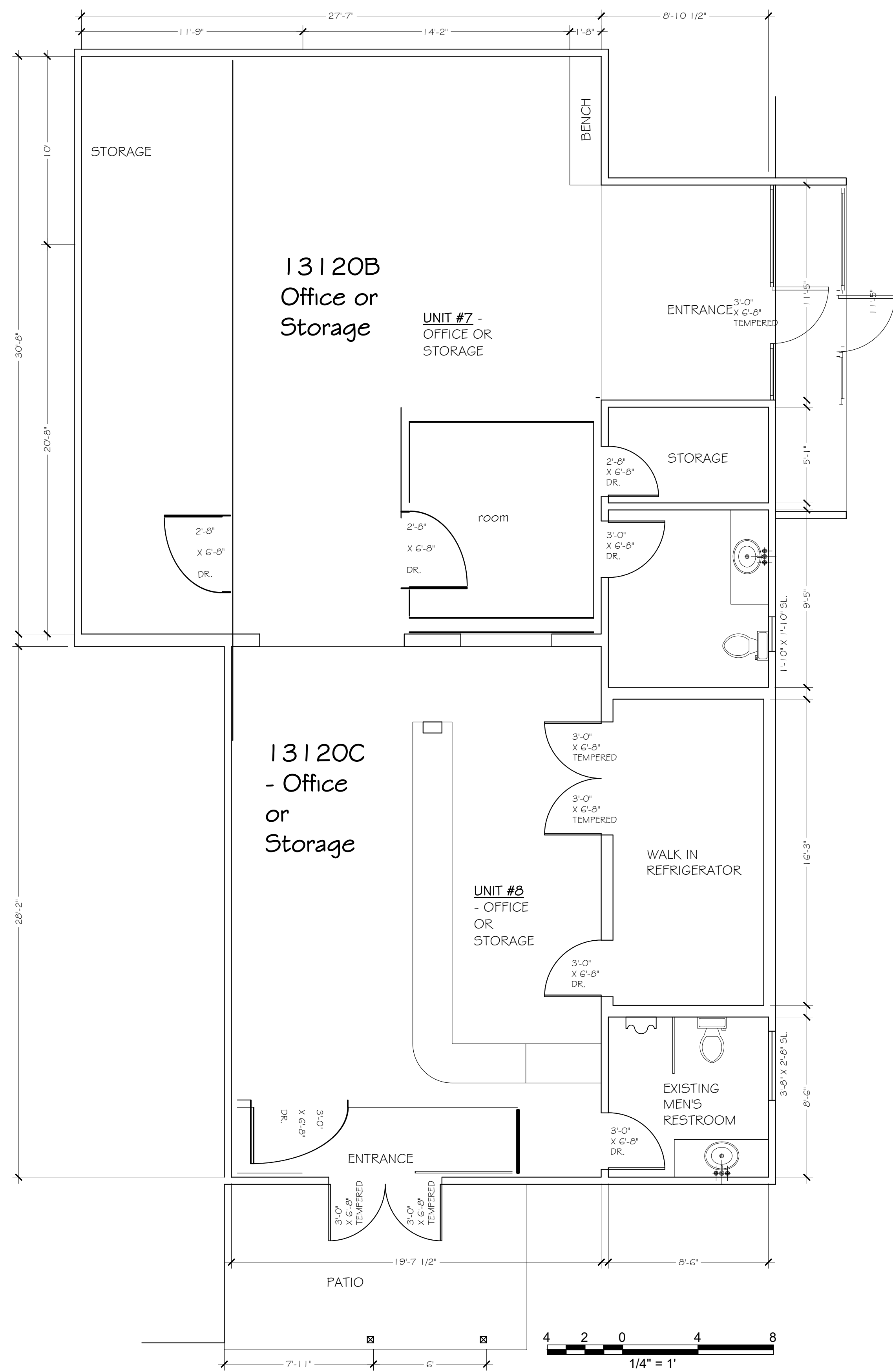
NEW HOMES, HOME ADDITIONS +
F. LUI DRAFTING SERVICES
CONSTRUCTION DRAFTING SERVICES
F. LUI ARCHITECTURE & INTERIOR DESIGN
39042 TESORO LANE
PALMDALE, CA 93551
(661) 917-9889

Disclaimer
This drawing, specifications and ideas, accounts, designs and shall remain the property of F. Lui Drafting Services and no part thereof shall be copied, reproduced, or used in connection with any work or project for which there have been prepared and developed without the written consent of F. Lui, a visual contact with these drawings shall constitute evidence of acceptance of these restrictions.

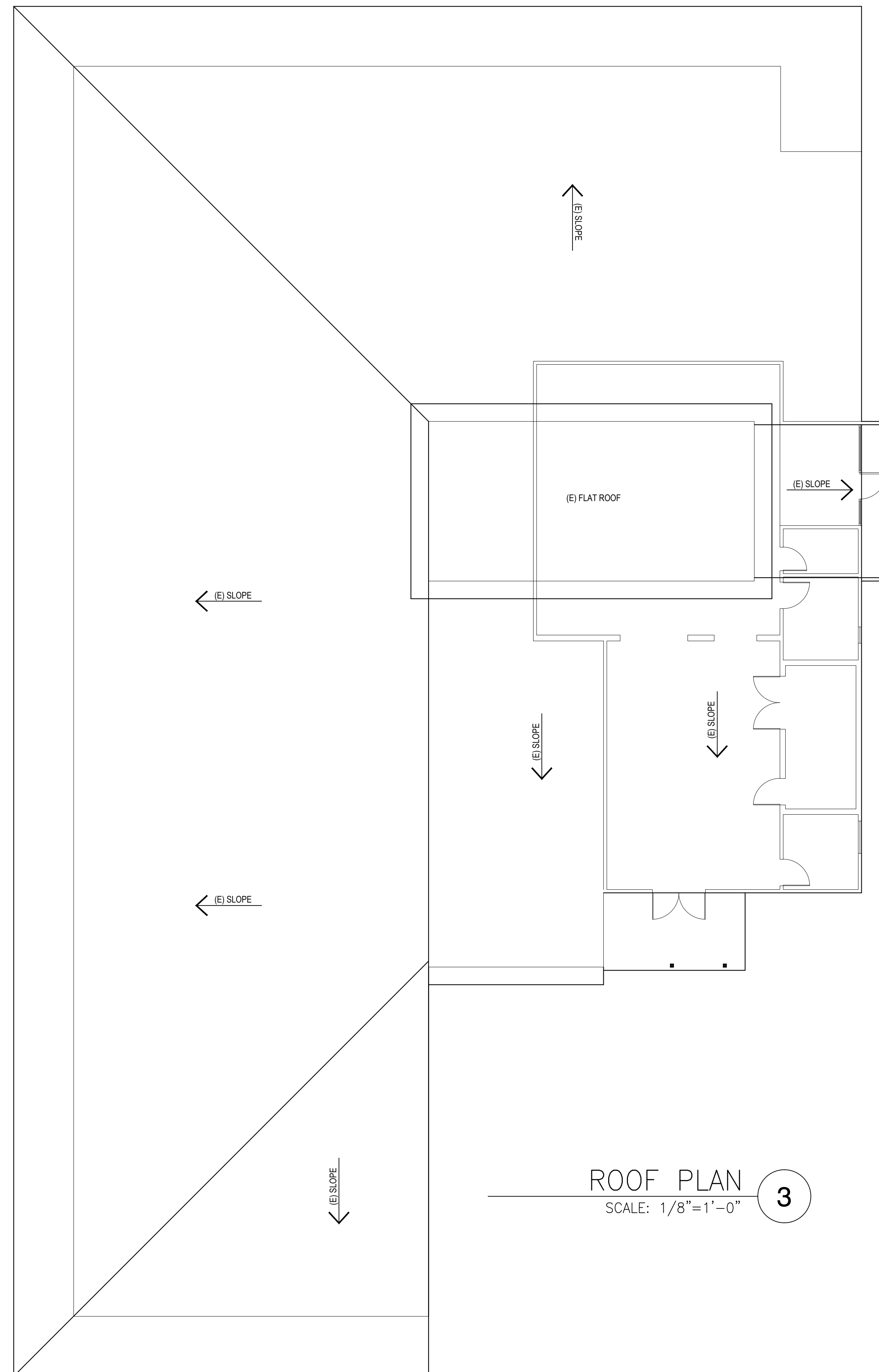
As Built Plans
Mr. Pete Thottam
13100 Pearblossom Hwy. / 34144 Longview Road
Pearblossom, CA
310-497-7255 APN: 3037-008-013

SHEET TITLE
FLOOR PLAN
ROOF PLAN
Sheet

A-2
2 OF 3



FLOOR PLAN 2
SCALE: 1/4"=1'-0"



ROOF PLAN 3
SCALE: 1/8"=1'-0"

REVISIONS

NEW HOMES, HOME ADDITIONS +
LUA DRAFTING SERVICES
 CONSTRUCTION DRAFTING SERVICES
 FRANCISCO, CA
 DESIGNER
 39042 LESORO LANE
 PALMDALE, CA 93551
 (661) 917-5989

Disclaimer
 This drawings, specifications and ideas, designs hereby are and shall remain the property of F. Lua (Draftman) and no part thereof shall be copied, disclosed to others or used in connection with any work or project for which there have been prepared and approved without the written consent of F. Lua, visual contact with these drawings shall constitute evidence of acceptance of these restrictions.

Cielito Lindo Night Club
Ms. Cielo Ruby Preciado
 13120 Pearblossom Hwy Suite B
 Pearblossom, CA
 661-265-5675 APN: 3037-008-013

SHEET TITLE
 FLOOR PLAN
 ROOF PLAN

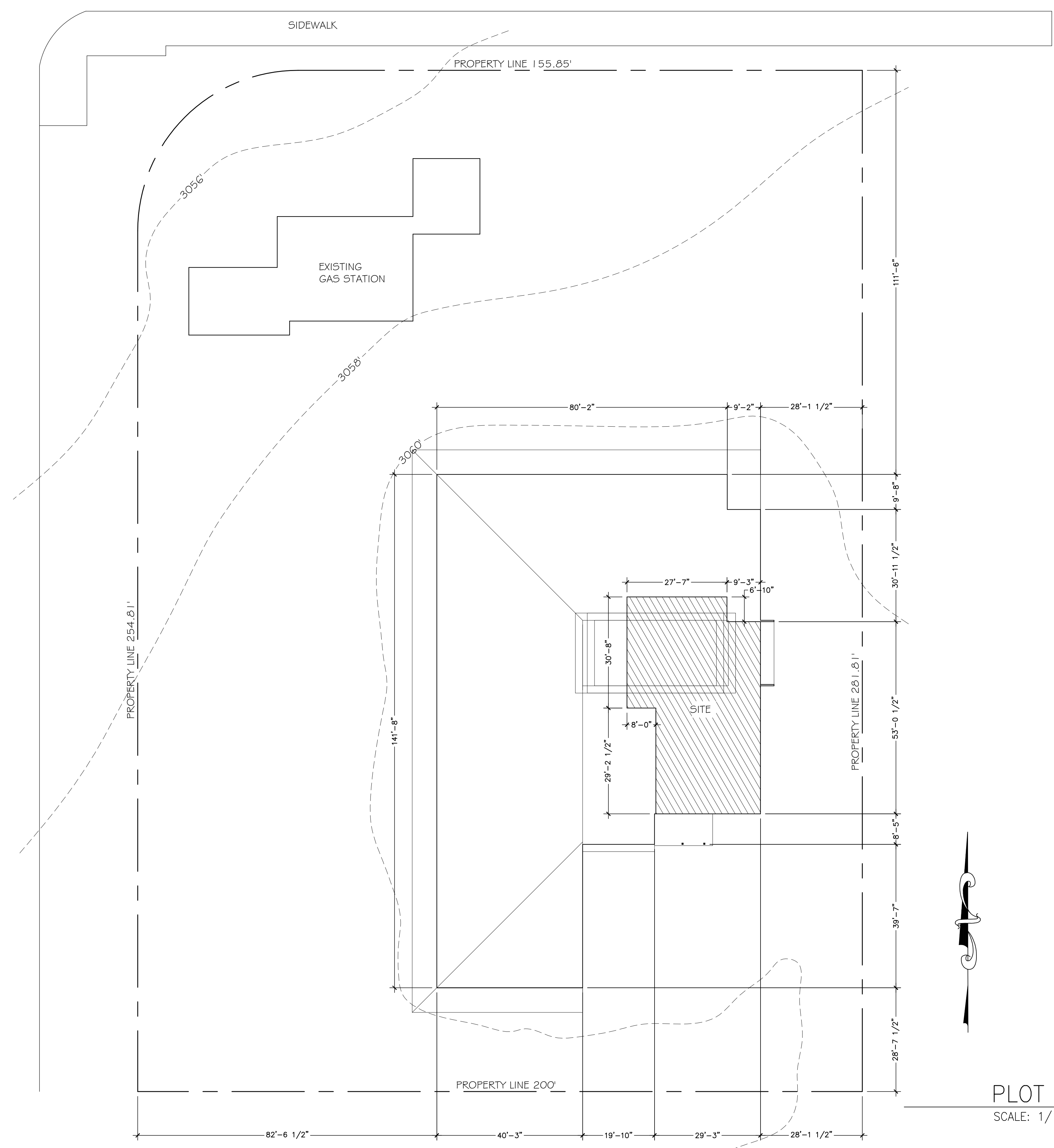
Sheet
A-2
 2 OF 3

PEARBLOSSOM HWY.

℄

LONGVIEW RD.

℄



PLOT PLAN
SCALE: 1/16"=1'-0" **1**

SHEET INDEX

SHEET #	DESCRIPTION:
A1	FRONT PAGE, PLOT PLAN, VICINITY MAP
A2	(E) FLOOR PLANS, ROOF PLAN
A3	ELEVATIONS

VICINITY MAP



PROJECT DATA

PROJECT DESCRIPTION:
 CIELITO LINDO NIGHT CLUB
 TENANT IMPROVEMENT

SITE AREA : 1910 SQ.FT.

TYPE OF CONSTRUCTION: TYPE V

THIS PROJECT SHALL COMPLY WITH:

- 2010 CA. BUILDING CODE
- 2010 CA. ELECTRIC CODE
- 2010 CA. PLUMBING CODE
- 2010 CA. ENERGY CODE
- 2010 CA. MECHANICAL CODE
- 2010 LA. COUNTY FIRE CODE

REVISIONS

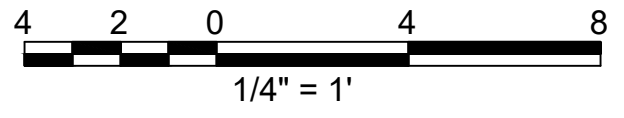
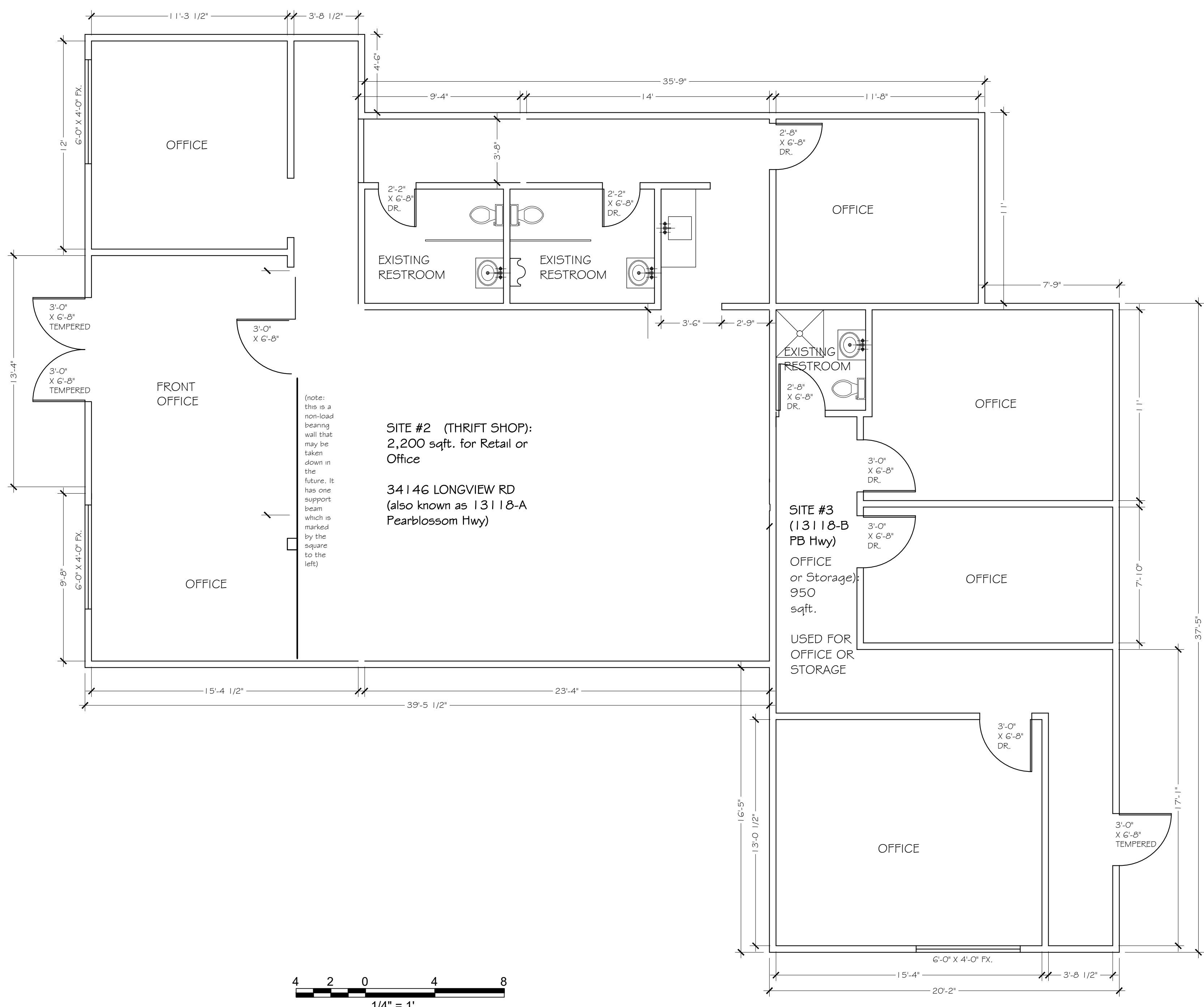
NEW HOMES, HOME ADDITIONS +
LUA DRAFTING SERVICES
 CONSTRUCTION DRAFTING SERVICES
 FOR ARCHITECTS
 DESIGNER
 39042 LESORNO LANE
 PALMDALE, CA 93551
 (661) 917-5989

Disclaimer
 This drawing, specifications and ideas, designs hereby are and shall remain the property of F. Luv (Draftman) and no part thereof shall be copied, disclosed to others or used in connection with any work or project for which there have been prepared and approved without the written consent of F. Luv, visual contact with these drawings shall constitute evidence of acceptance of these restrictions.

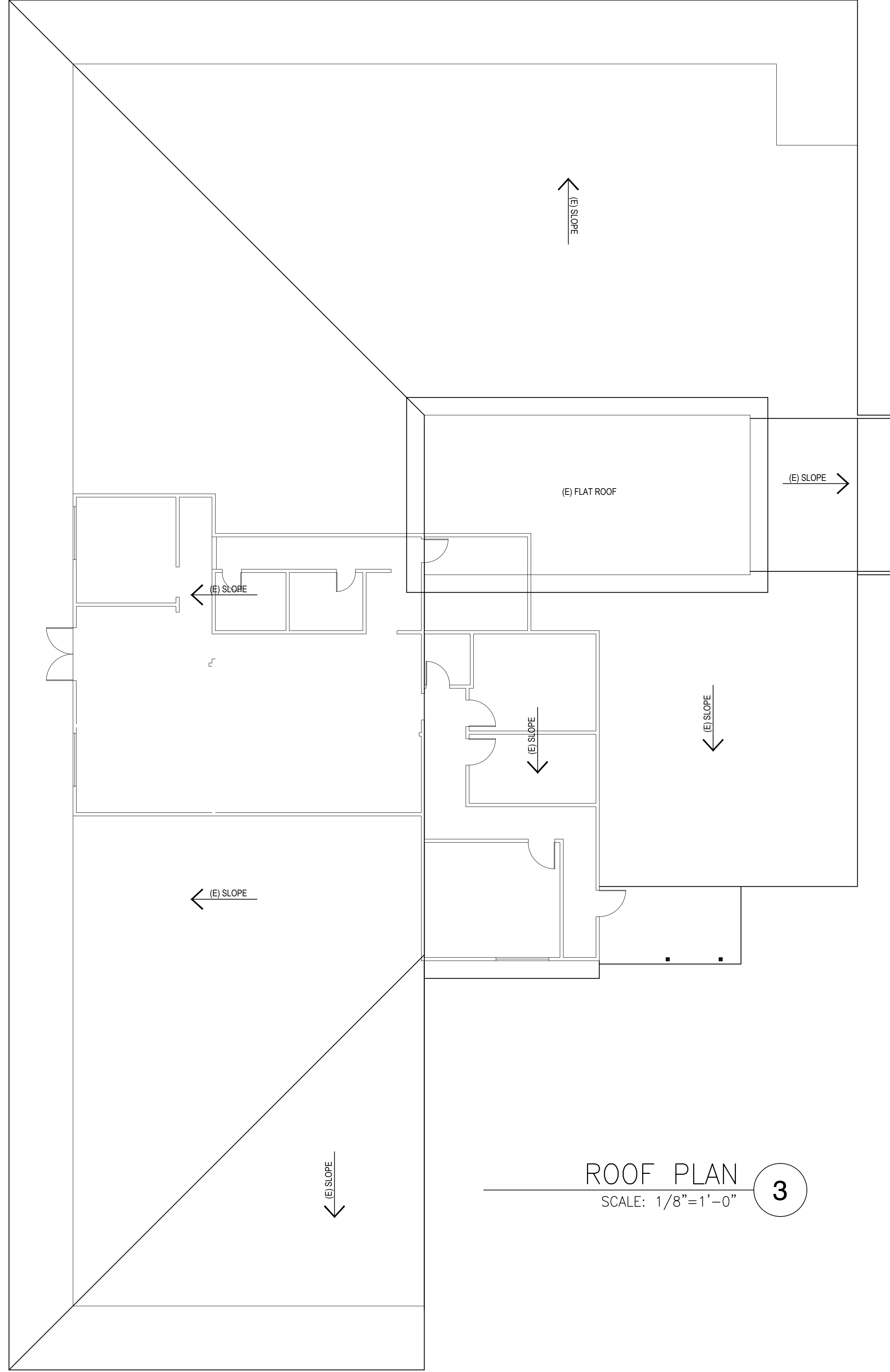
Cielito Lindo Night Club
Ms. Cielo Ruby Preciado
 13120 Pearblossom Hwy Suite B
 Pearblossom, CA
 661-265-5675 APN: 3037-008-013

SHEET TITLE
 FRONT PAGE
 PLOT PLAN
 VICINITY MAP

Sheet
A-1
 1 OF 3



FLOOR PLAN
SCALE: 1/4"=1'-0" **2**



ROOF PLAN
SCALE: 1/8"=1'-0" **3**

REVISIONS

NEW HOMES, HOME ADDITIONS +
LUA DRAFTING SERVICES
 CONSTRUCTION DRAFTING SERVICES
 FRANCISCO, CA
 ARCHITECT / DESIGNER
 3942 LESORO LANE
 PALMDALE, CA 93551
 (661) 917-5989

Disclaimer
 This drawings, specifications and ideas, designs, hereby are and shall remain the property of F. Lusa (Draftman) and no part thereof shall be copied, disclosed to others, or used in connection with any work, or project for which there have been prepared and approved without the written consent of F. Lusa. visual contact with these drawings shall constitute evidence of acceptance of these restrictions.

PEARLBLOSSOM SQUARE-As Built Plans
Owner: Peter Thottam
 34146 Longview Rd & 13118-B Pearlblossom Hwy.
 Pearlblossom, CA
 TEL.# (310) 497-7255 APN: 3037-008-013/027

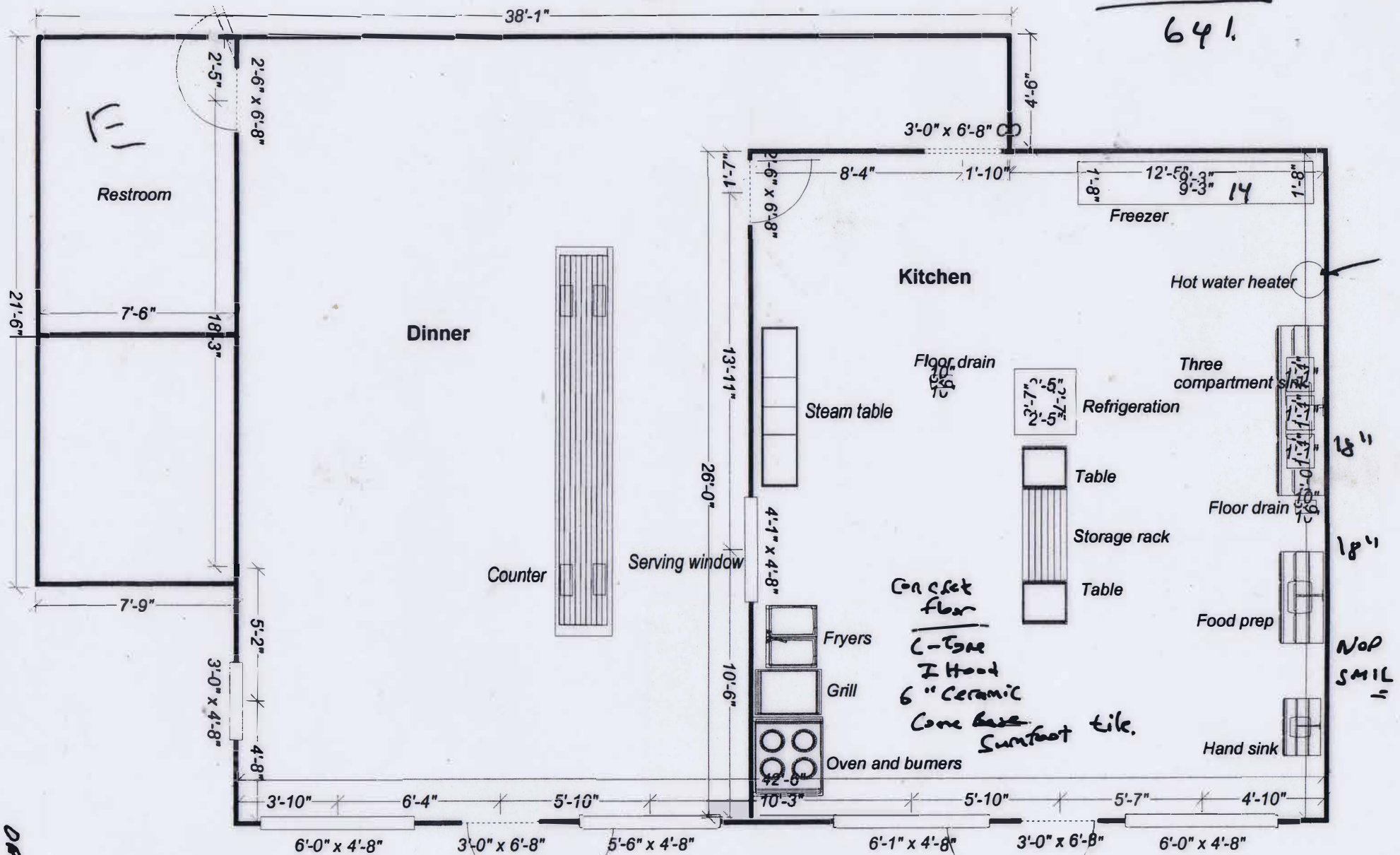
SHEET TITLE
FLOOR PLAN
ROOF PLAN

Sheet
A-2
 2 OF 3

Map Sink
 Equipment Schedule.

13120A RESTAURANT

40,000 BTL
 641.



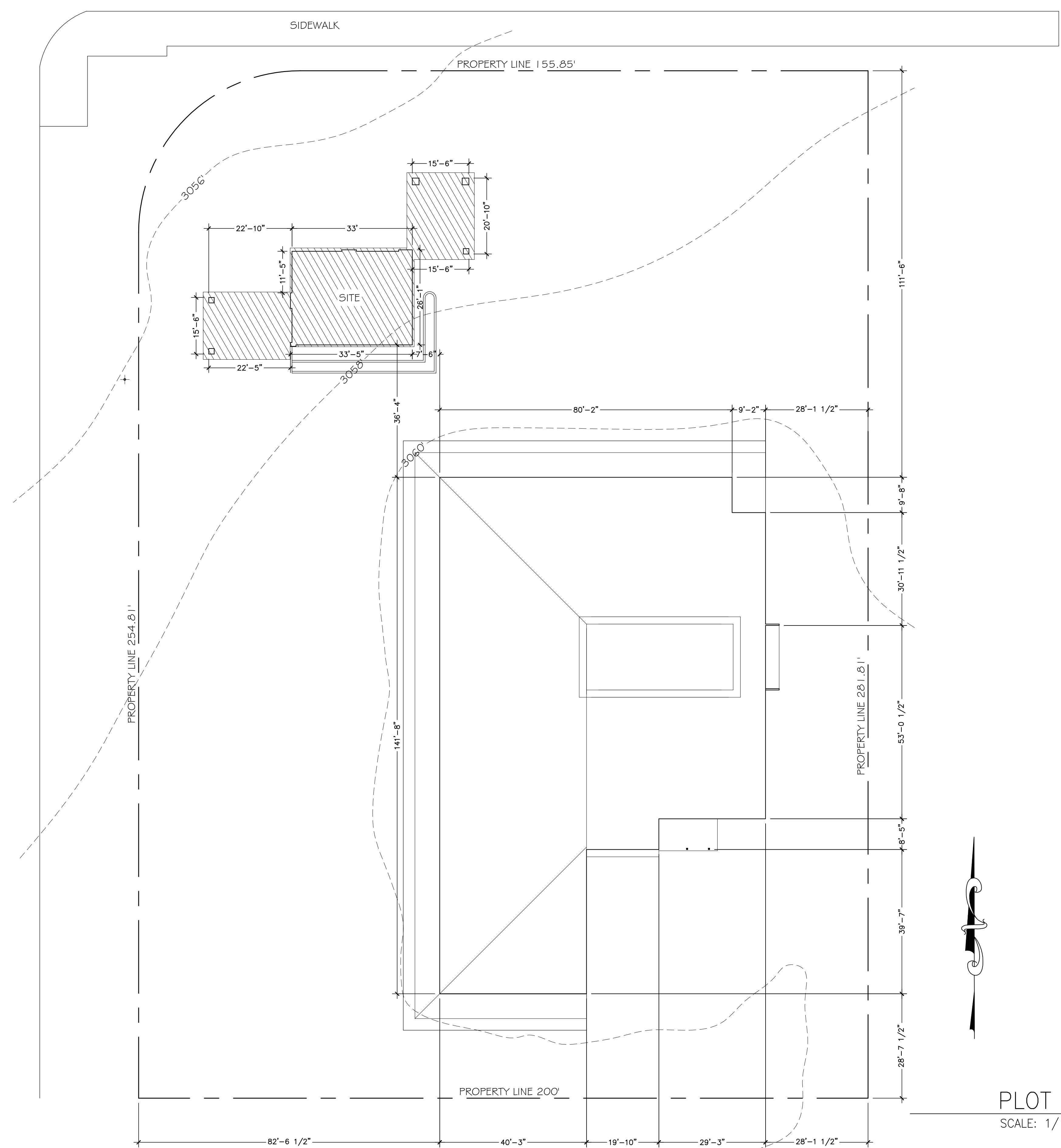
DRAFTING

PEARBLOSSOM HWY.

⊕

LONGVIEW RD.

⊕



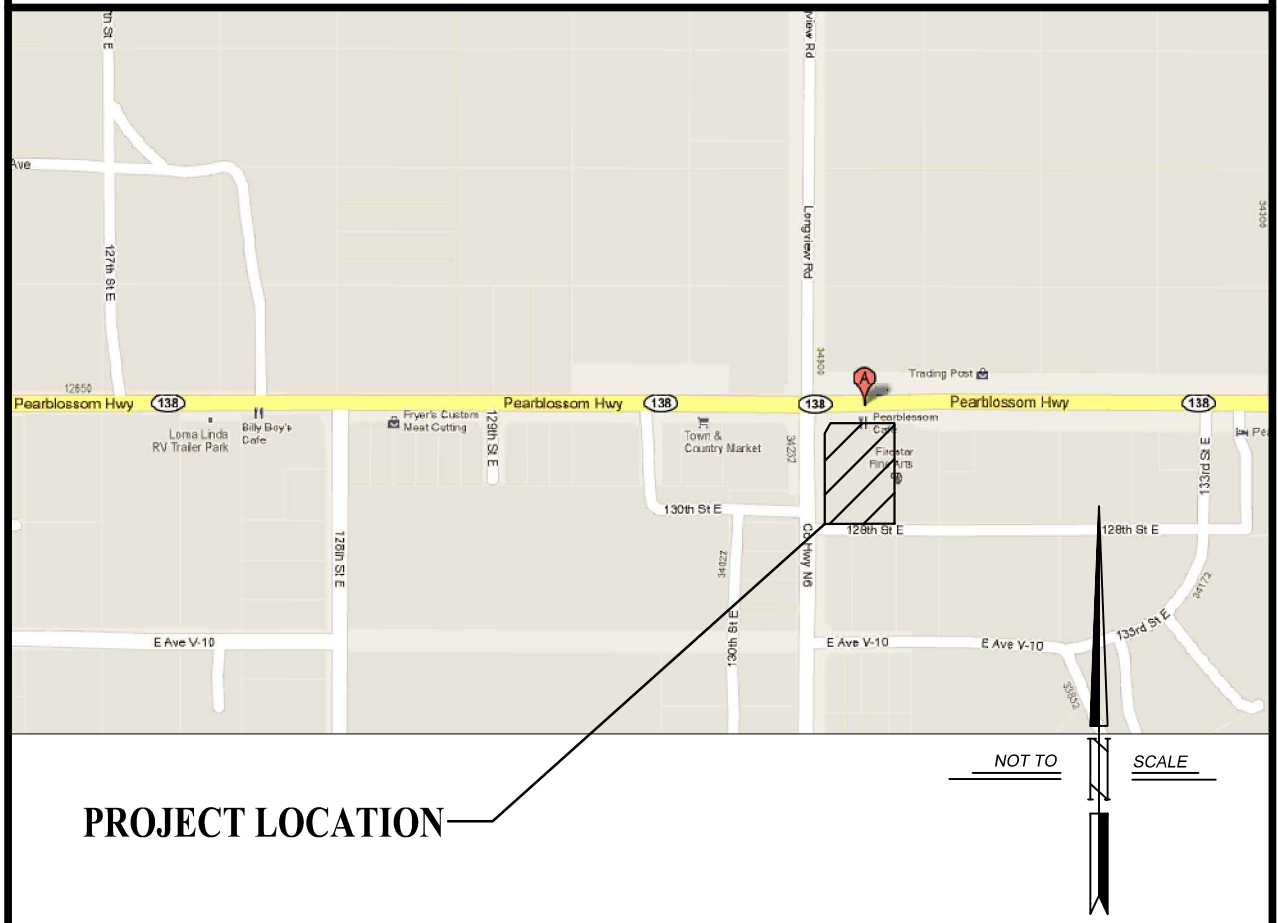
PLOT PLAN
SCALE: 1/16"=1'-0"

1

SHEET INDEX

SHEET #	DESCRIPTION:
A1	FRONT PAGE, PLOT PLAN, VICINITY MAP
A2	(E) FLOOR PLANS, ROOF PLAN
A3	ELEVATIONS

VICINITY MAP



PROJECT DATA

PROJECT DESCRIPTION:
TENANT IMPROVEMENT

SITE AREA : 1996 SQ.FT.

TYPE OF CONSTRUCTION: TYPE V

THIS PROJECT SHALL COMPLY WITH:

- 2010 CA. BUILDING CODE
- 2010 CA. ELECTRIC CODE
- 2010 CA. PLUMBING CODE
- 2010 CA. ENERGY CODE
- 2010 CA. MECHANICAL CODE
- 2010 LA. COUNTY FIRE CODE

REVISIONS

NEW HOMES, HOME ADDITIONS +
LUA DRAFTING SERVICES
CONSTRUCTION DRAFTING SERVICES
FOR ARCHITECTS
DESIGNER
39042 LESORNO LANE
PALMDALE, CA 93551
(661) 917-5989

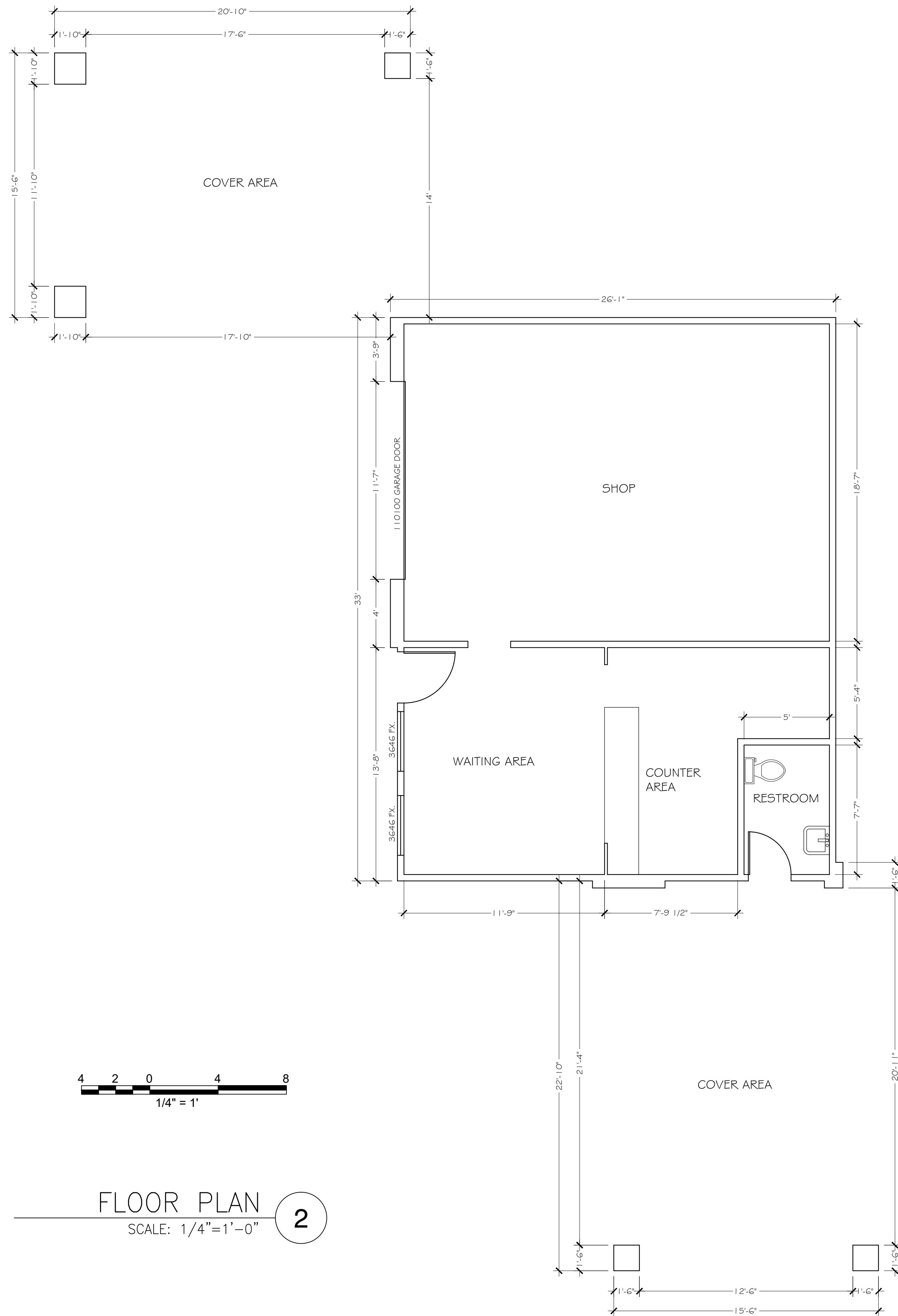
Disclaimer
This drawings, specifications and ideas, designs thereby are and shall remain the property of F. Luu (Draftman) and no part thereof shall be copied, disclosed to others or used in connection with any work or project for which there have been prepared and developed without the written consent of F. Luu, visual contact with these drawings shall constitute evidence of acceptance of these restrictions.

PEARBLOSSOM SQUARE (Tire/Mechanic shop)
Owner: Peter Thottam
13100 Pearblossom Hwy.
Pearblossom, CA
TEL.# (310) 497-7255 APN: 3037-008-013/027

SHEET TITLE
FRONT PAGE
PLOT PLAN
VICINITY MAP

Sheet
A-1
1 OF 3

Contractor/Owner or Builder shall be responsible for checking and verifying all dimensions and sizes shown on these drawings prior to construction.



REVISIONS

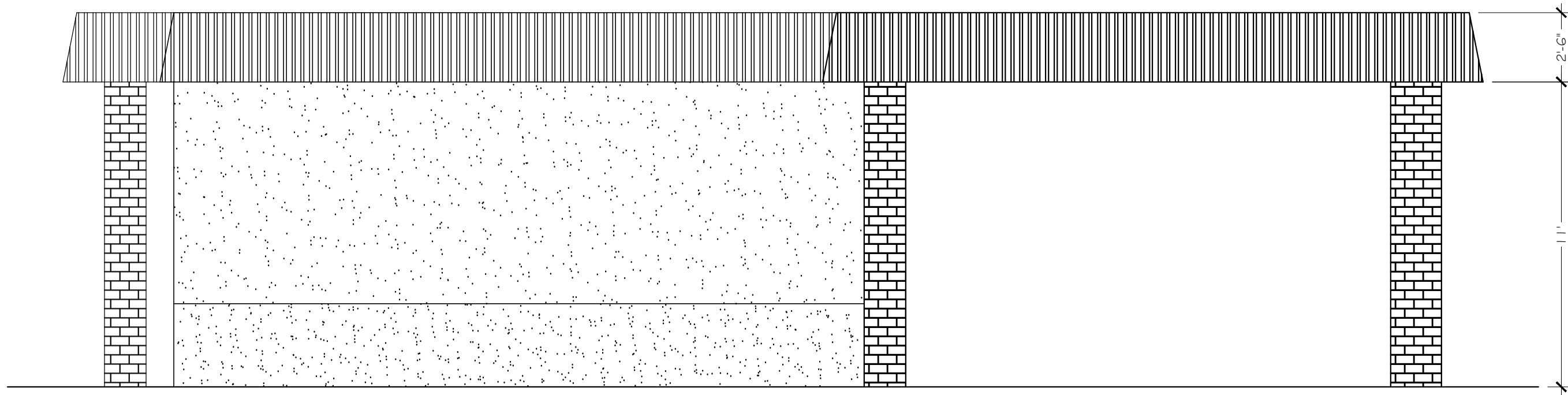
NEW HOMES, HOME ADDITIONS +
LUA DRAFTING SERVICES
 CONSTRUCTION DRAFTING SERVICES
 FRANCISCO, CA
 DESIGNER
 39042 LESORO LANE
 PALMDALE, CA 93551
 (661) 917-5989

Disclaimer
 This drawing, specifications and ideas, designs hereby are and shall remain the property of F. Lua (Draftman) and no part thereof shall be copied, disclosed to others or used in connection with any work or project for which there have been prepared and developed without the written consent of F. Lua, visual contact with these drawings shall constitute evidence of acceptance of these restrictions.

PEARBLOSSOM SQUARE (Tire/Mechanic shop)
Owner: Peter Thottam
 13100 Pearblossom Hwy.
 Pearblossom, CA
 TEL.# (310) 497-7255 APN: 3037-008-013/027

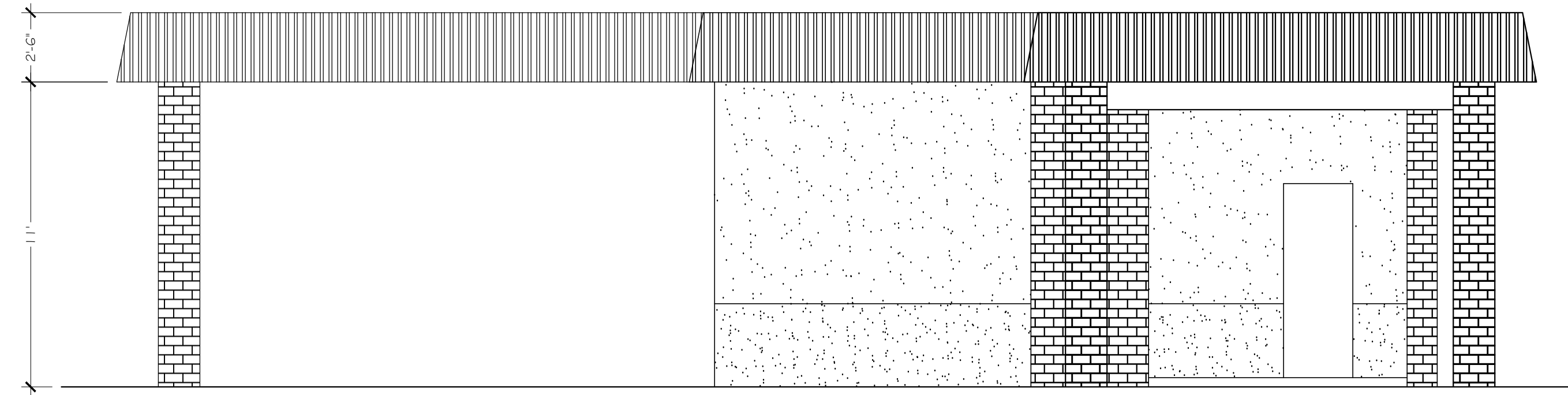
SHEET TITLE
 FLOOR PLAN
 ROOF PLAN

Sheet
A-2
 2 OF 3



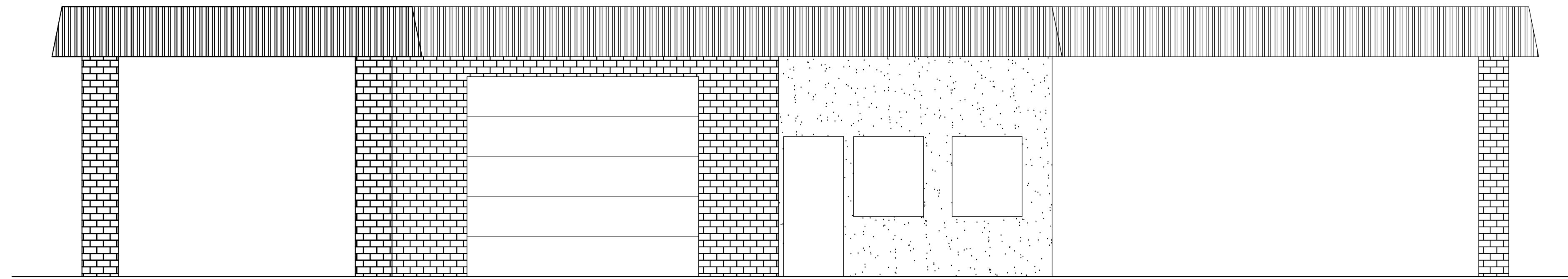
EAST ELEVATION
SCALE: 1/4"=1'-0"

4



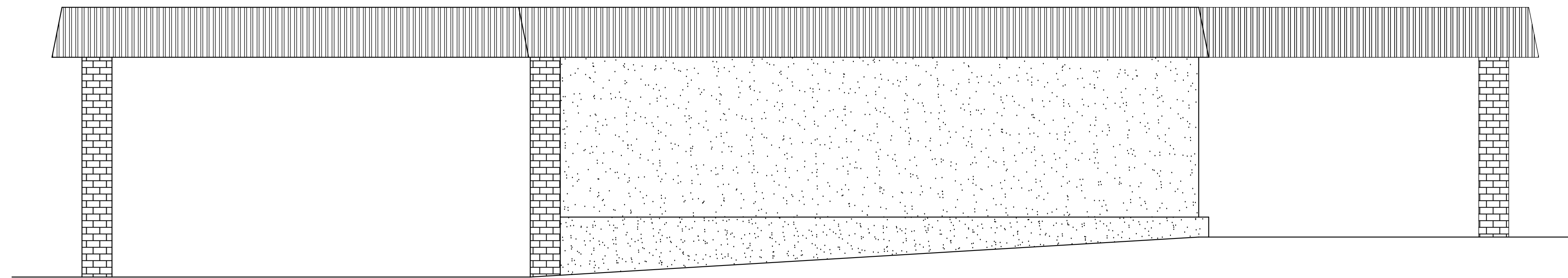
WEST ELEVATION
SCALE: 1/4"=1'-0"

5



NORTH ELEVATION
SCALE: 1/4"=1'-0"

6



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

7

REVISIONS

NEW HOMES, HOME ADDITIONS +
LUA DRAFTING SERVICES
 CONSTRUCTION DRAFTING SERVICES
 FRANCISCO, CA
 DESIGNER
 39042 TESORO LANE
 PALMDALE, CA 93551
 (661) 917-5989

Disclaimer
 This drawing, specifications and ideas, designs thereby are and shall remain the property of F. Luv (Draftman) and no part thereof shall be copied, disclosed to others, or used in connection with any work or project for which there have been prepared and approved without the written consent of F. Luv, visual contact with these drawings shall constitute evidence of acceptance of these restrictions.

PEARBLOSSOM SQUARE (Tire/Mechanic shop)
Owner: Peter Thottam
 13100 Pearblossom Hwy.
 Pearblossom, CA
 TEL.# (310) 497-7255 APN: 3037-008-013/027

SHEET TITLE

ELEVATIONS

Sheet

A-3

3 OF 3