

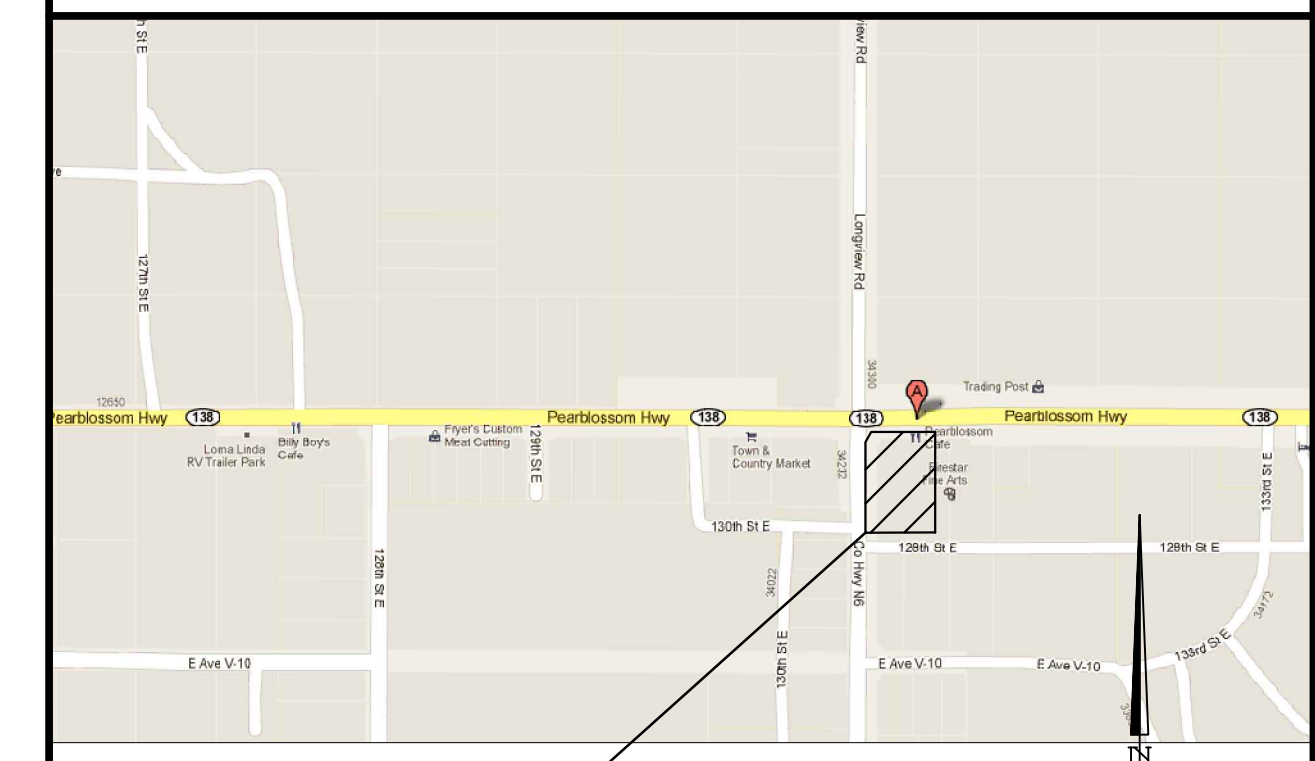
SHEET INDEX

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

REVISIONS

NO.	DESCRIPTION

VICINITY MAP



LUA DRAFTING SERVICES
 CONSTRUCTION DRAFTING SERVICES
 FRANCISCO, CA
 PALMDALE, CA 93557
 (661) 917-5909

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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



Los Angeles County
 Department of Regional Planning
 Planning for the Challenges Ahead
 November 19, 2015

Peter Thottam
 6330 Whittier 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, Pear Blossom, 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)974-6558. (We are closed on Fridays)

Best Regards,
 Gary D. Fountain, J.D., A.P.A., R.W.A., A.A.P.L., C.R.C.
 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 or Retail	13114 PB Hwy	OFFICE / RETAIL	2695	86	3	7	32
2	Office or Retail	13118-A PB Hwy	OFFICE / RETAIL	1,500		400	5	8
3	Fish Store	34144 Longview	OFFICE / RETAIL	2216		250	9	15
4	VINCENZO'S	13120A	RESTAURANT/DELIVERY	1607	36	3	12	12
5	PIZZA VACANT	13120B	OFFICE	2300		400	5	8
6	SPACE TIRE SHOP	13100	TIRE SHOP	900		250	3	4
7	Office or Retail	13118-B 13122	OFFICE / RETAIL	850				
8	Office or Retail		OFFICE / RETAIL					
9			OFFICE / RETAIL					
10								
11								
12								
13								
14								
15								

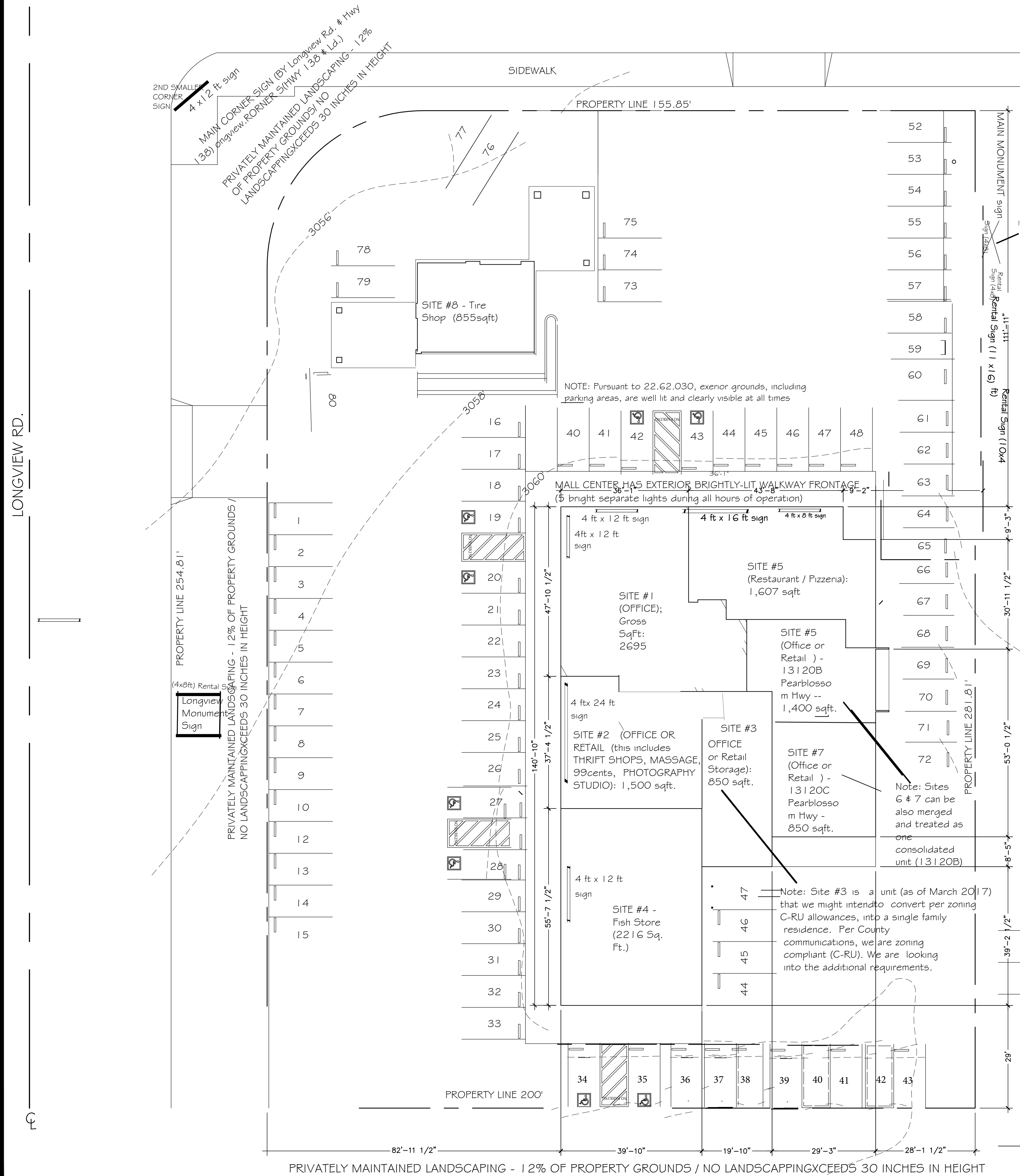
1 Attach completed Building & Safety Occupancy Load Determination Form A.	TOTAL SPACES REQUIRED³	41
2 Please refer to Sec. 22.52 Pt. 11 of the Zoning Ordinance.	TOTAL SPACES PROVIDED	80
3 If the total number of required spaces is a fraction, round to the nearest whole number.	Difference	397

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

By my signature below, I certify that this analysis data is true to the best of my knowledge.

PROPERTY OWNER OR APPLICANT SIGNATURE _____ DATE OF SIGNATURE _____

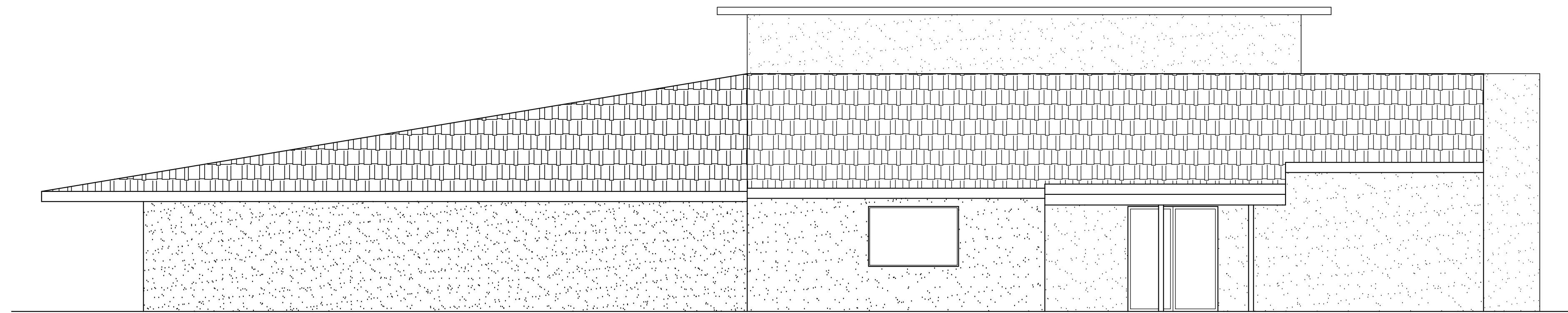
PRINT NAME _____



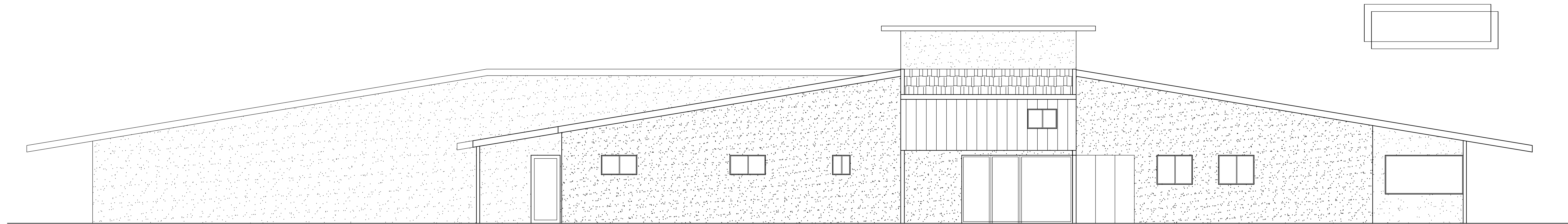
PLOT PLAN
 SCALE: 1/16"=1'-0"

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

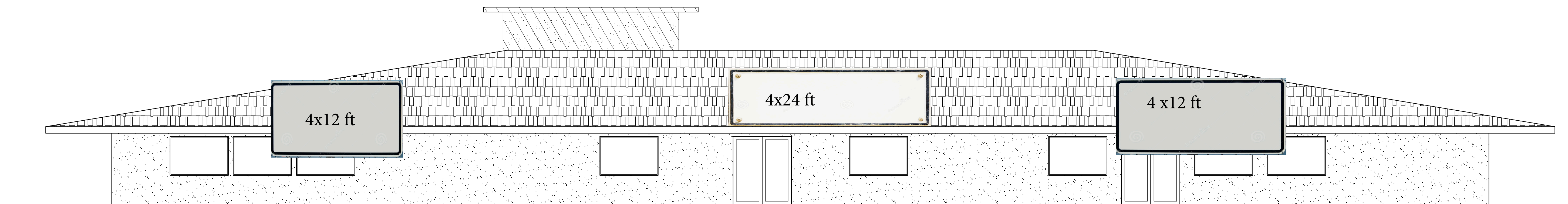
SHEET TITLE
 FRONT PAGE
 PLOT PLAN
 VICINITY MAP



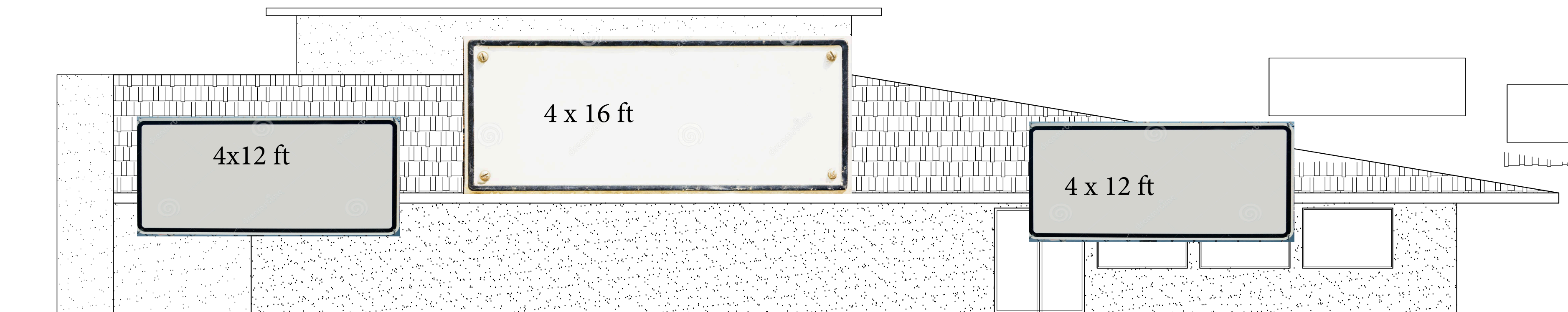
SOUTH ELEVATION 4
SCALE: 1/4"=1'-0"



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 LUI
DESIGNER
39042 TESSOR LANE
PALMDALE, CA 93551
(661) 917-9909

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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				FIRE RATING LABEL	HARDWARE		NOTES
	WD	HGT	THK	MATL		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			
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)

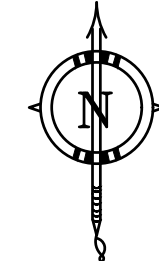
PLUMBING FIXTURE TABLE TABLE A AND 422.1

2240/200 = 12 OCC

TOTAL = 12 / 2 6 MALE 6 FEMALE

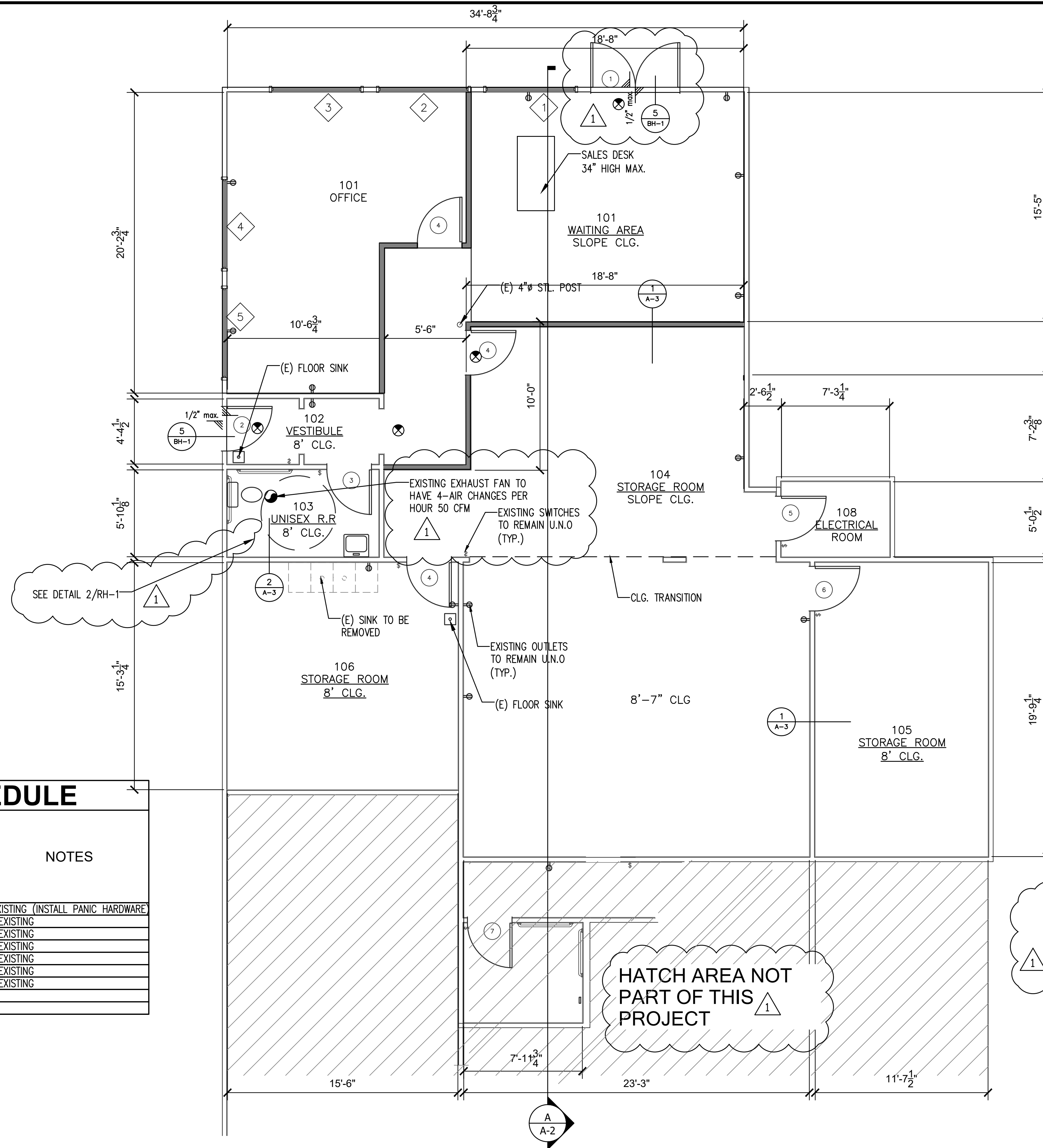
WATER CLOSETS
MALE : 1-50
FEMALE: 1-15

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-ABSORBENTASD 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-ABSORBENTASD 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.

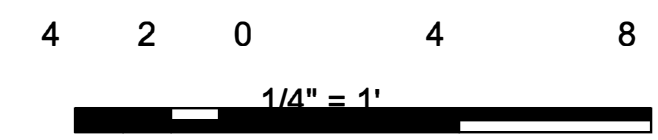
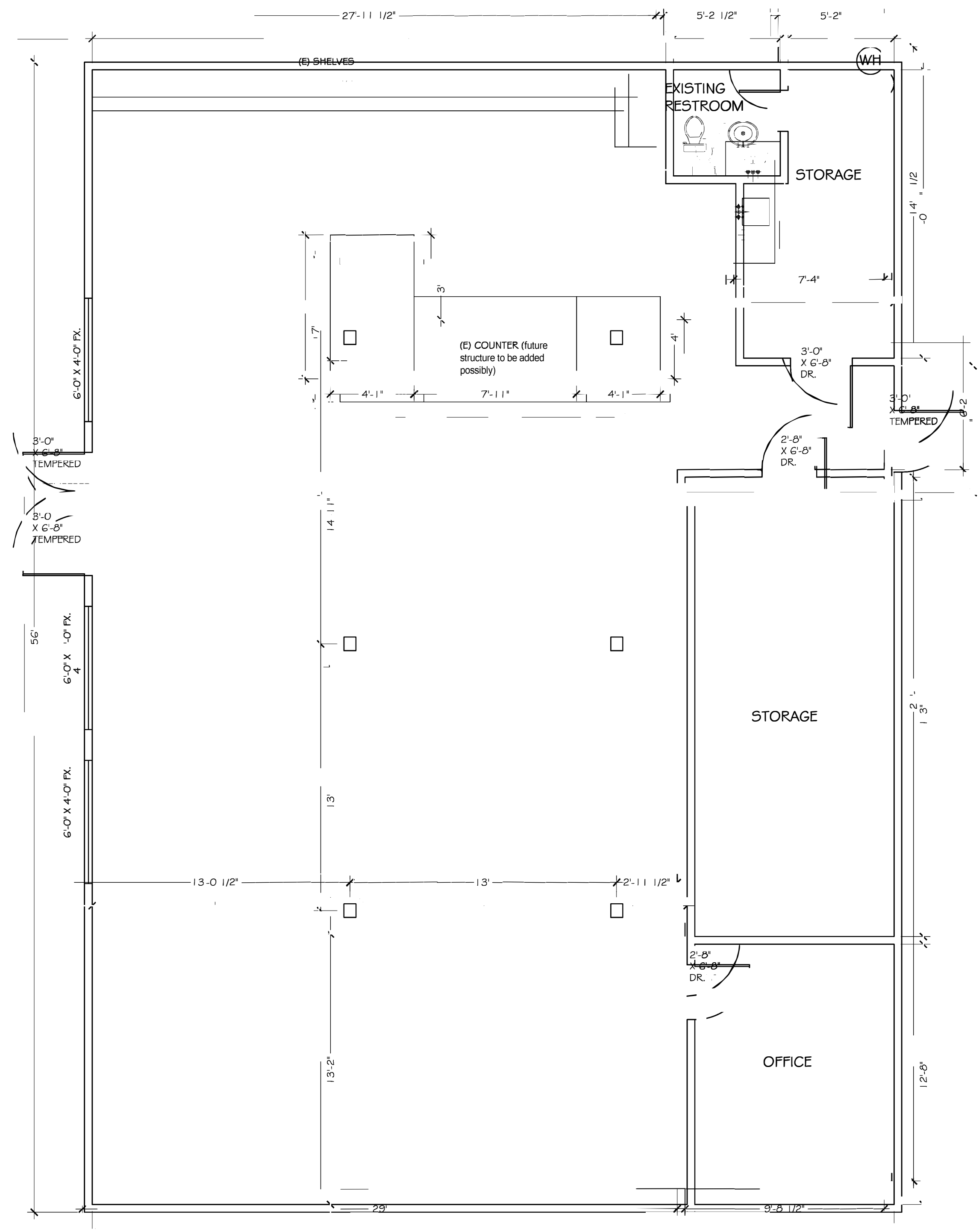
FLOOR PLAN

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

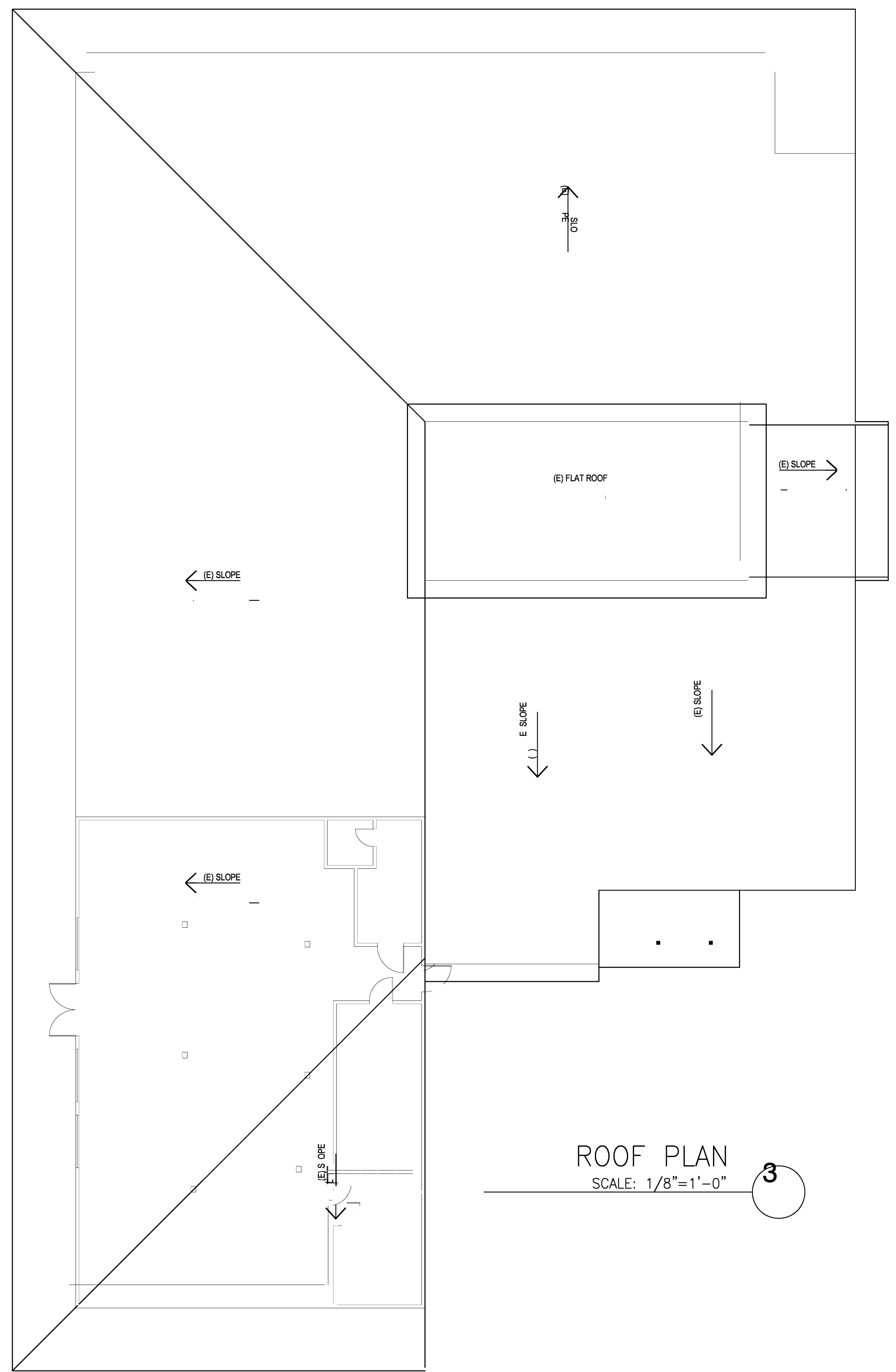
PROJECT NUMBER: 218-2015
DATE: 6/13/15
FILE: 218-A1

Sheet

A-1



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



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

NEW HOMES, HOME ADDITIONS +
F. LUI DRAFTING SER
CONSTRUCTION DRAFTING SERVICES
F. LUI ARCHITECTURE & INTERIOR DESIGN
39042 TESORO LANE
PALMDALE, CA 93551
(661) 917-9989

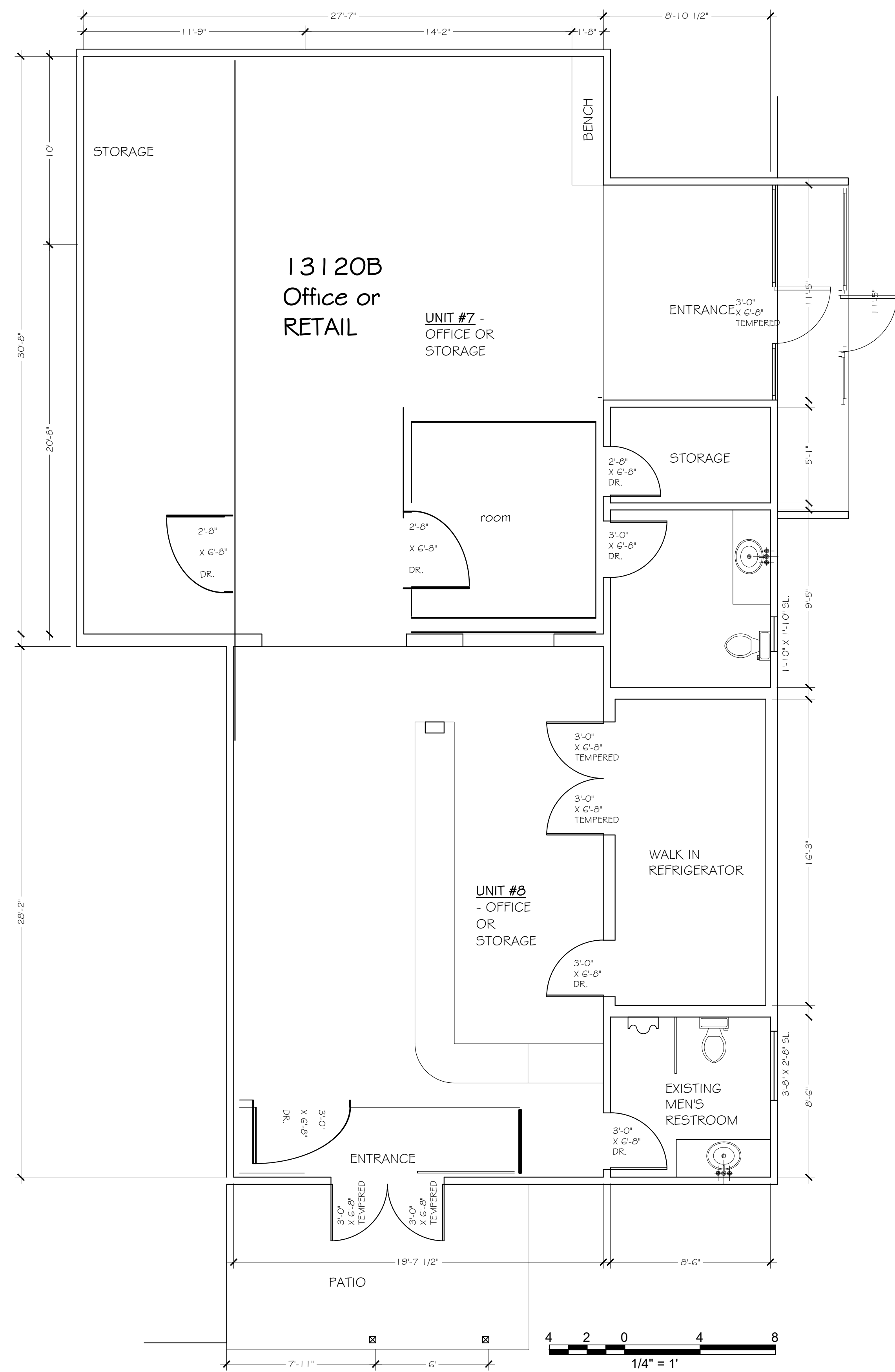
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As Built Plans
Mr. Pete Thottam
13100 Pearblossom Hwy. / 34144 Longview Road
Pearblossom, CA
310-497-7255 APN: 3037-008-013

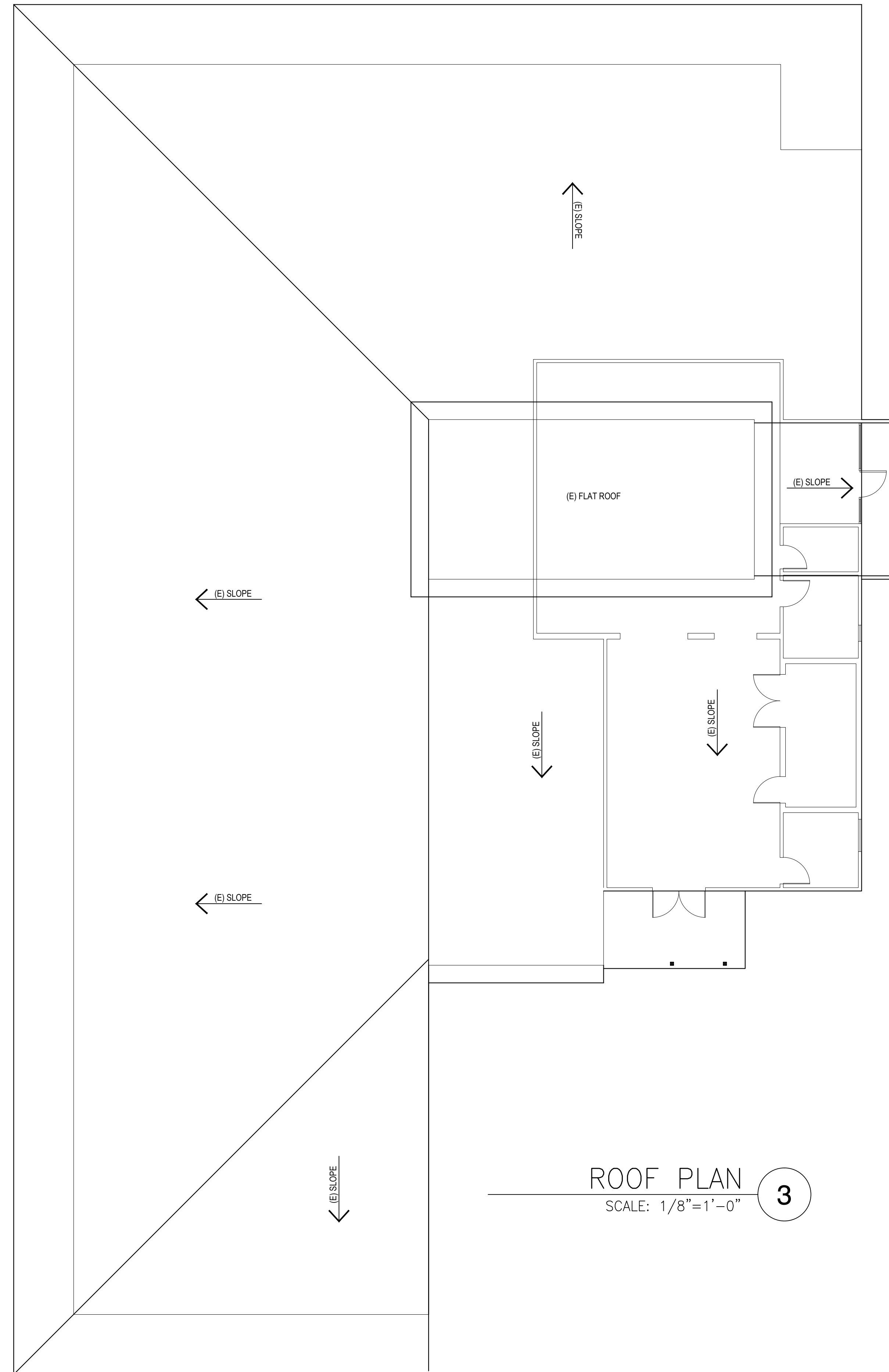
SHEET TITLE
FLOOR PLAN
ROOF PLAN

Sheet

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2 OF 3



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



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

REVISIONS

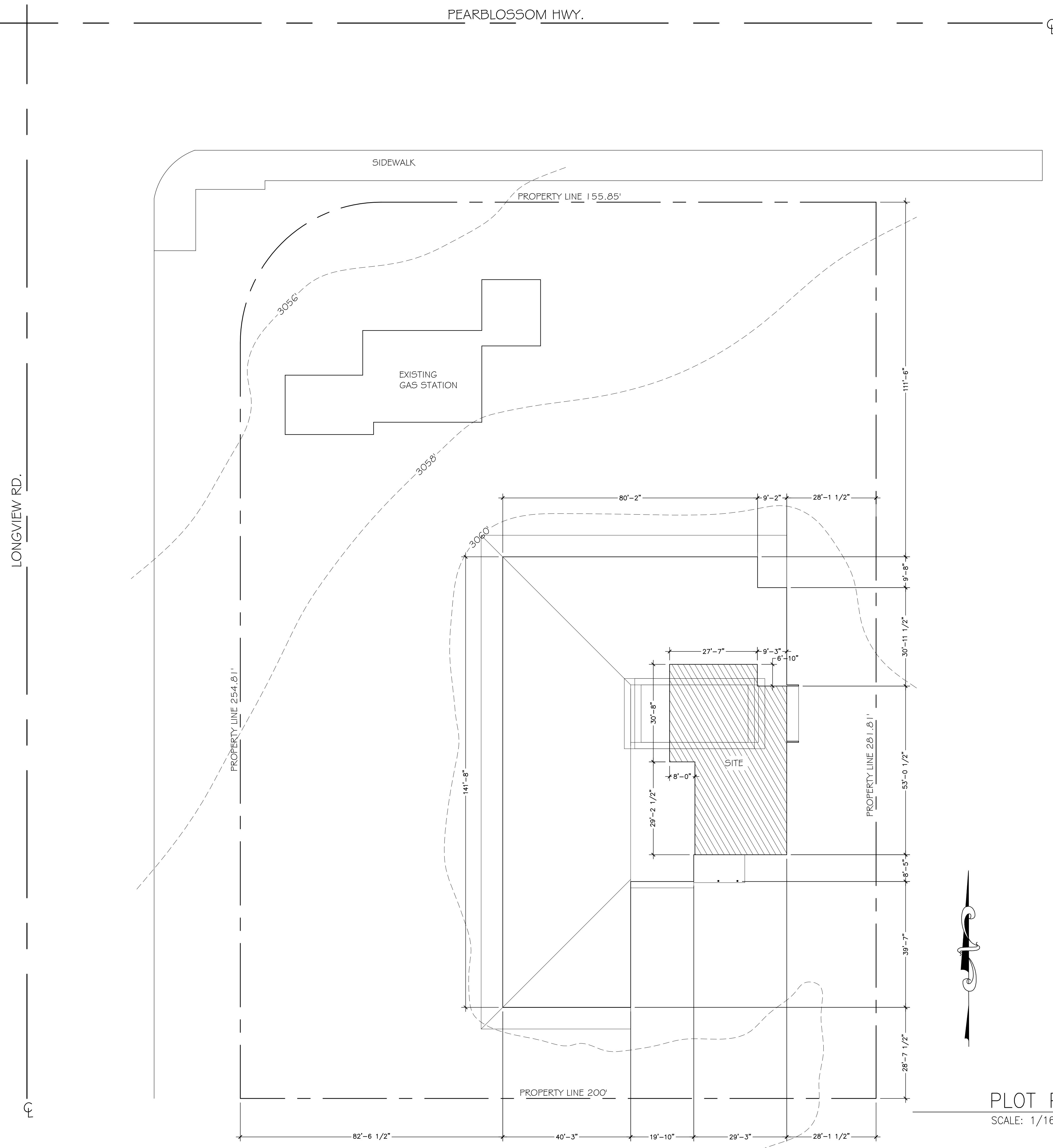
NEW HOMES, HOME ADDITIONS +
LUA DRAFTING SERVICES
 CONSTRUCTION DRAFTING SERVICES
 FRANCISCO, CA
 DESIGNER
 39042 LESORO LANE
 PALMDALE, CA 93551
 (661) 917-5989

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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
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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 & ENGINEERS
 39042 LESORNO LANE
 PALMDALE, CA 93551
 (661) 917-5989

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

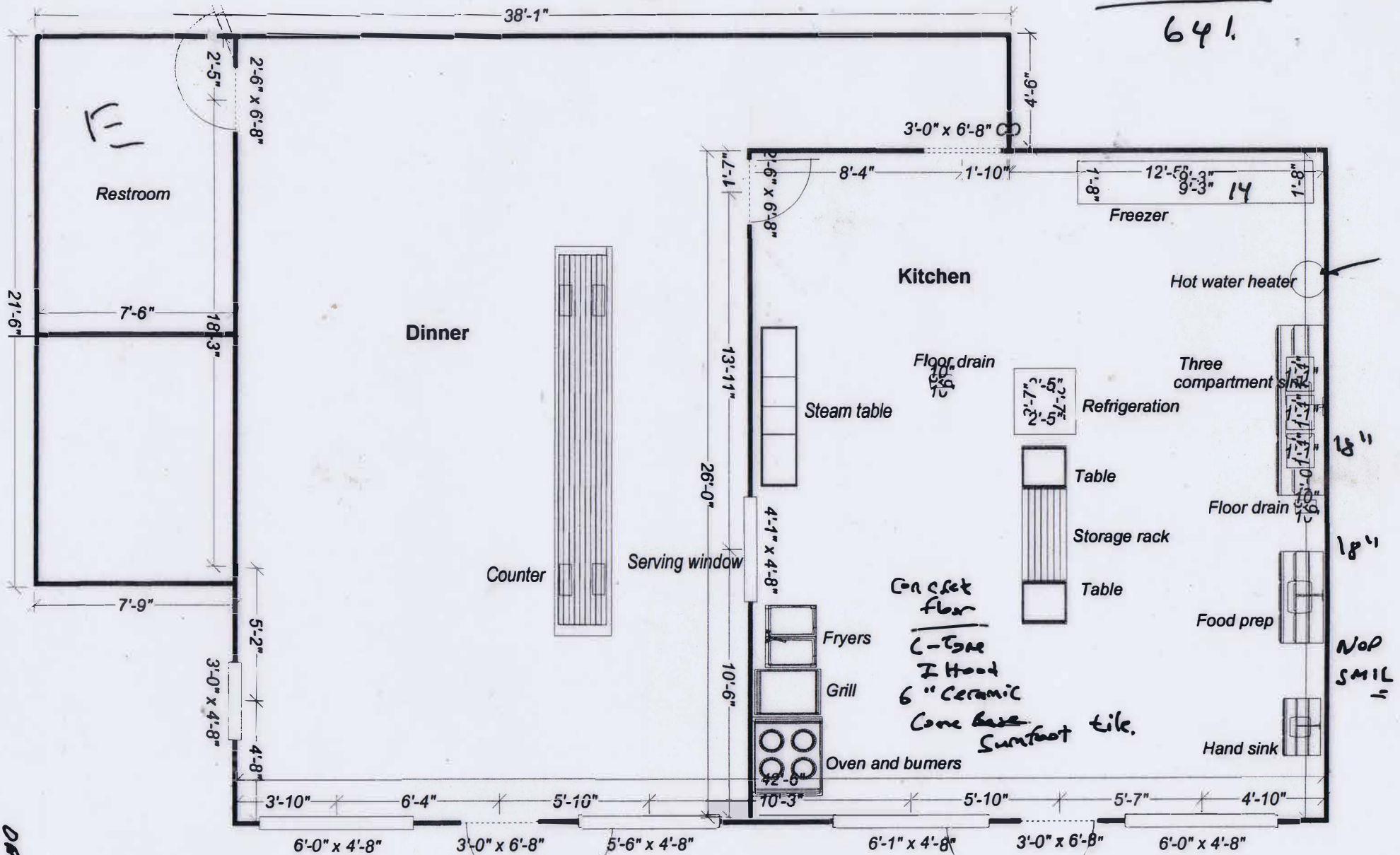
SHEET TITLE
 FRONT PAGE
 PLOT PLAN
 VICINITY MAP

Sheet
A-1
 1 OF 3

Map sink
Equipment Schedule.

13120A RESTAURANT

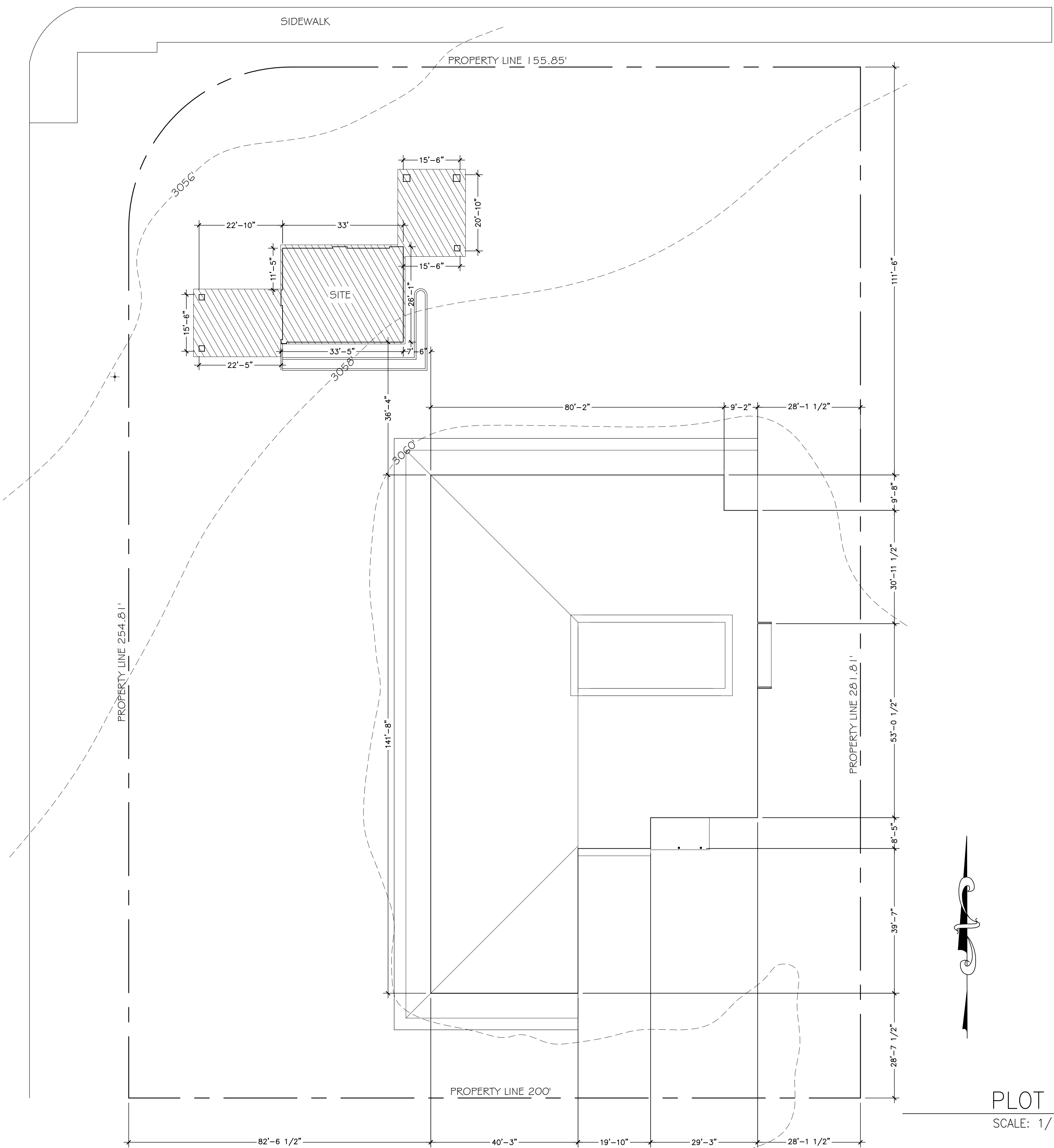
40,000 BTL
641.



DRAFTING

LONGVIEW RD.

PEARBLOSSOM HWY.



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

NO.	DESCRIPTION

NEW HOMES, HOME ADDITIONS +
LUA DRAFTING SERVICES
CONSTRUCTION DRAFTING SERVICES
F. LUIS LUI, P.E. REGISTERED PROFESSIONAL ENGINEER
DESIGNER
39042 LESORNO LANE
PALMDALE, CA 93551
(661) 917-5989

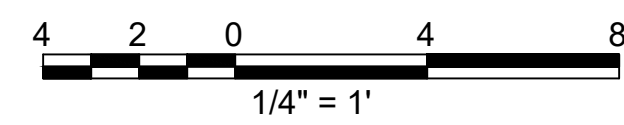
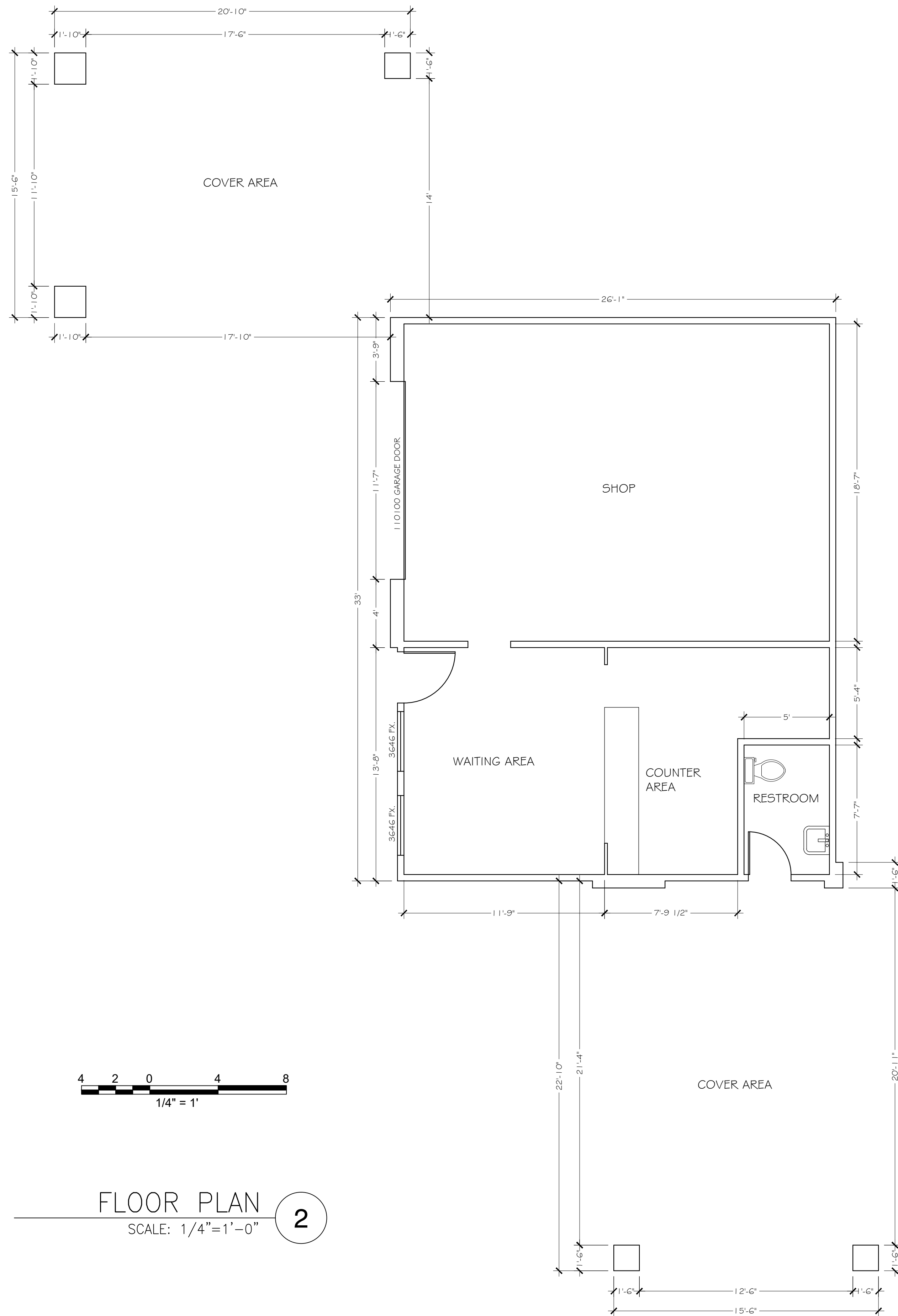
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PEARBLOSSOM SQUARE (Tire/Mechanic shop)
Owner: Peter Thottam
13100 Pearblossom Hwy.
Pearblossom, CA
TEL.# (310) 497-7255 APN: 3037-008-013/027

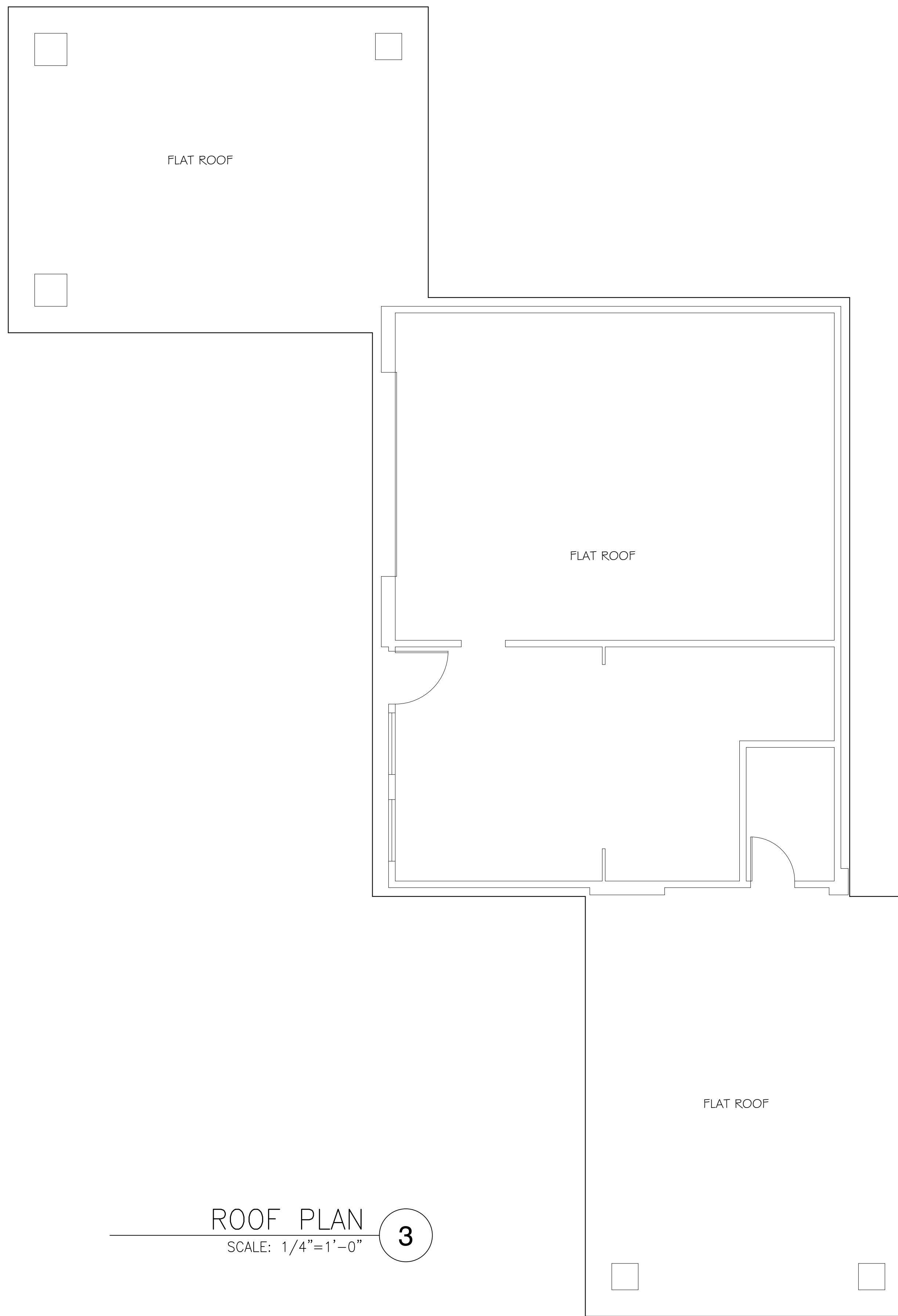
SHEET TITLE
FRONT PAGE
PLOT PLAN
VICINITY MAP

Sheet
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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.



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



ROOF PLAN
SCALE: 1/4"=1'-0" **3**

REVISIONS

NO.	DESCRIPTION

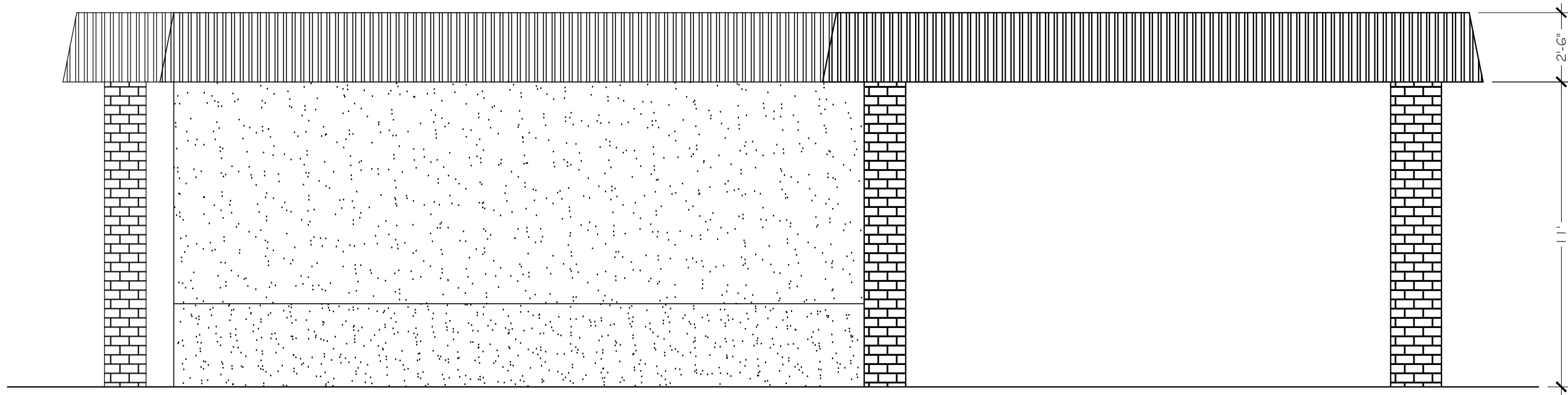
NEW HOMES, HOME ADDITIONS +
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CONSTRUCTION DRAFTING SERVICES
FRANCISCO, CA
DESIGNER
39042 TESORO LANE
PALMDALE, CA 93551
(661) 917-5989

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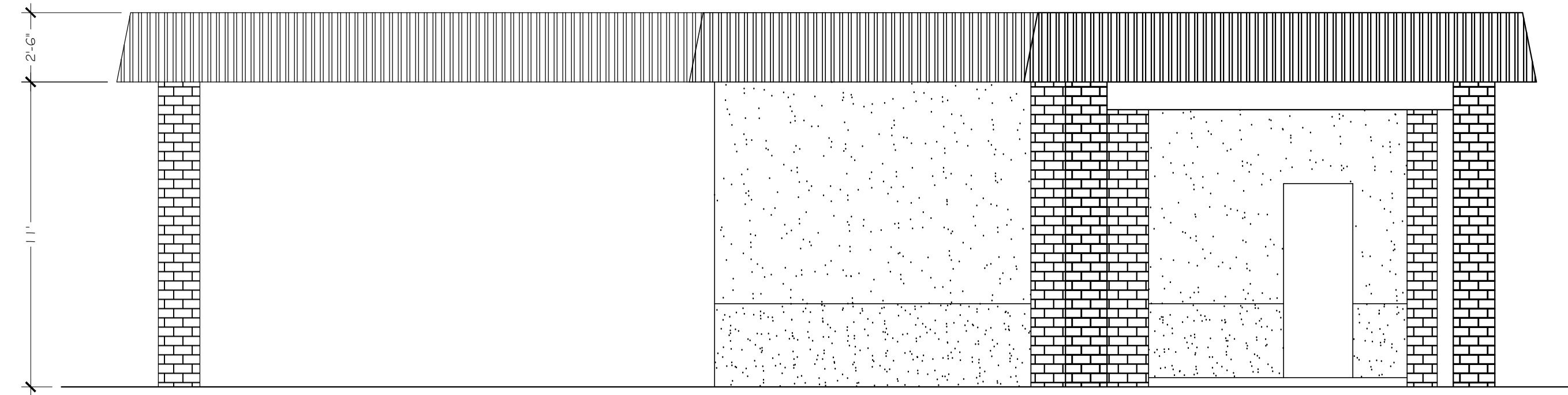
SHEET TITLE
FLOOR PLAN
ROOF PLAN

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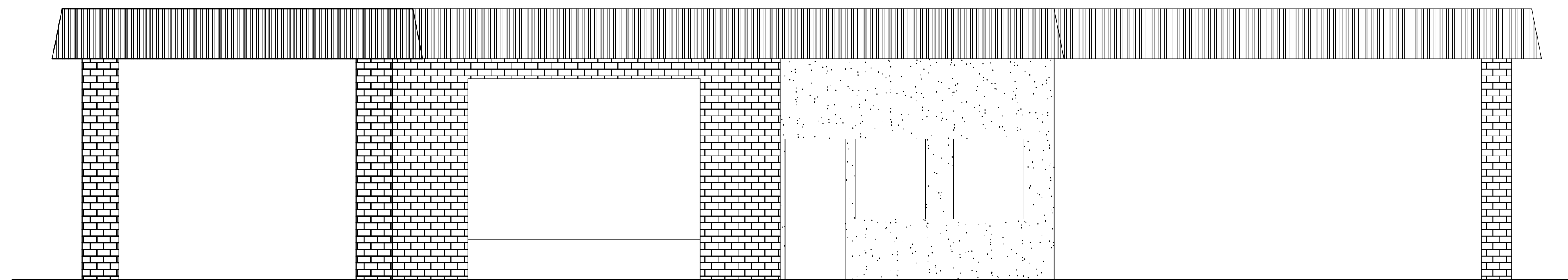
EAST ELEVATION
SCALE: 1/4"=1'-0"

4



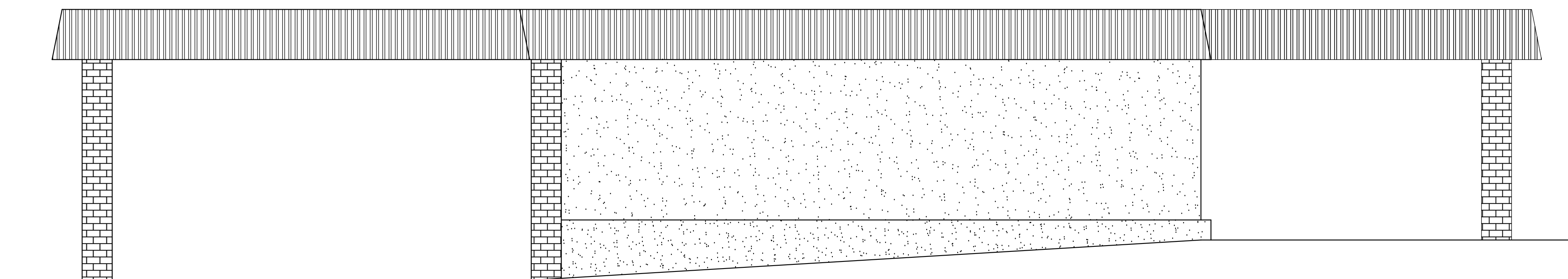
WEST ELEVATION
SCALE: 1/4"=1'-0"

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

SHEET TITLE

ELEVATIONS

Sheet

A-3

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