

SITE PLAN

SCALE: 1" = 20'

SITE PLAN NOTES

- 1 PARKING STALLS WITH 4" WIDE WHITE STRIPING. SEE DETAIL SD-2
- 2 SITE LIGHT TO MATCH SHOPPING CENTER. SEE DETAIL 6/SD-3
- 3 CONCRETE PAD FOR TRASH ENCLOSURE.
- 4 NEW CONCRETE CURB RAMP. SEE DETAIL 6/SD-3
- 5 NEW CONCRETE SIDEWALK.
- 6 PAINTED SYMBOL OF ACCESSIBILITY. SEE DETAIL 12/SD-3
- 7 CMU TRASH ENCLOSURE. SEE DETAILS SD-2 CONSTRUCTION TO COMPLY WITH CITY STANDARDS. PAINT COLOR P-1.
- 8 EXISTING CURB TO REMAIN.
- 9 NEW LANDSCAPE AREA.
- 10 EXISTING SITE LIGHT TO REMAIN.
- 11 LIMIT OF WORK.
- 12 CONCRETE WHEEL STOP. SEE DETAIL 13/SD-3
- 13 EXISTING LANDSCAPE AREA TO REMAIN
- 14 EXISTING 5' WIDE STRIPED CROSS-WALK.
- 15 NEW AC PAVING.
- 16 5' WIDE STRIPED CROSS-WALK.
- 17 ACCESSIBLE PARKING STALLS. TYPICAL OF (B)
- 18 REINFORCED CONCRETE PAD FOR LOADING ZONE.
- 19 STRIPED PARKING STALL TO ACCOMMODATE 8'-0" WIDE ACCESS AISLE.
- 20 LANDSCAPE AREA. SEE LANDSCAPE PLANS (L-1)
- 21 EXISTING CURB TO BE REMOVED.
- 22 EXISTING SIDEWALK TO REMAIN.
- 23 ELECTRICAL SWITCH GEAR CABINET.
- 24 EXISTING TRASH ENCLOSURE TO REMAIN.
- 25 PROPERTY LINE.
- 26 EXISTING TRANSFORMER.
- 27 NEW CONCRETE CURB. SEE DETAIL 2/SD-3
- 28 EXISTING CURB RAMP.
- 29 EXISTING PUBLIC WALK.
- 30 EXISTING STOP SIGN.
- 31 EXISTING COMPACT PARKING TO REMAIN
- 32 EXISTING UTILITY BOXES.
- 33 EXISTING TELE. VAULT.
- 34 NEW DISABLED ACCESSIBLE SIGN. SEE DETAIL 11/SD-3
- 35 NEW PLANTER CURBS. SEE DETAIL 3/SD-3
- 36 EXISTING 1 30" HIGH SHOPPING CENTER SIGN.
- 37 REDWOOD HEADER TO BE REMOVED.
- 38 STRIPED PARKING STALL TO ACCOMMODATE 5'-0" WIDE ACCESS AISLE.
- 39 EXISTING AC PARKING LOT AND STRIPING.
- 40 LINE OF BUILDING SET-BACK.
- 41 EXISTING PARKING TO BE RESTRICTED.
- 42 EXISTING PLANTER CURBS TO REMAIN.
- 43 TEMPORARY P.P. METER.
- 44 LINE OF ARCHED SOFFIT ABOVE
- 45 LEASE LINE
- 46 PROPOSED MONUMENT SIGN

GENERAL NOTES

A NEW ONE-STORY PROJECT FREESTANDING BUILDING ALONG WITH SITE IMPROVEMENTS TO ACCOMMODATE AN IHOP RESTAURANT
 BUILDING TYPE: TYPE V-N SPRINKLERED
 OCCUPANCY TYPE: A-3
 ZONING: C-2-5 GENERAL COMMERCIAL SHOPPING CENTER

SEATING DATA

TOTAL AREA: 4073 GROSS SQ. FT. (EXT. OF EXTERIOR WALLS)
 3083 SQ. FT. (INTERIOR OF EXTERIOR WALLS)

	TOPS	SEATS
2's	15	30
4's	16	64
6's	4	24
	37	118

TOTAL PATIO AREA: 686 GROSS SQ. FT. (EXT. OF EXT. WALLS)
 624 SQ. FT. (INTERIOR OF EXTERIOR WALLS)

PATIO	TOPS	SEATS
2's	2	4
4's	6	24
	12	28

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Architect

SEAL OF ARCHITECT

Revisions

08/17/01
 PLANNING CONNECTIONS

IHOP
 RESTAURANT

IHOP RESTAURANT #9884
 1301 WEST IMPERIAL HIGHWAY
 LA HABRA, CALIFORNIA

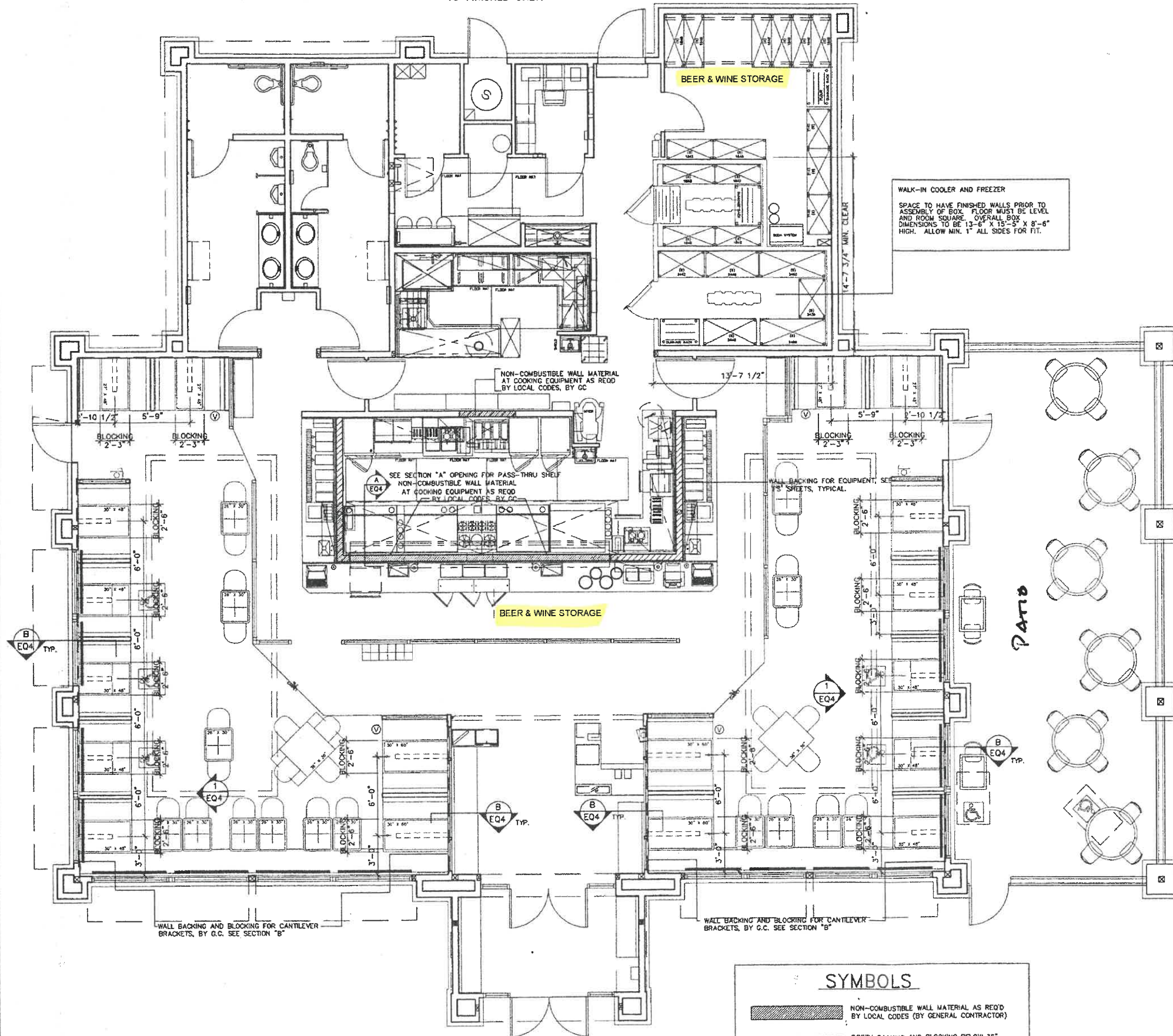
SITE PLAN

Date 07-18-01
 Scale AS NOTED
 Drawn By [Signature] Checked By MJC
 Store Number 9884
 Project Number 01-411.53

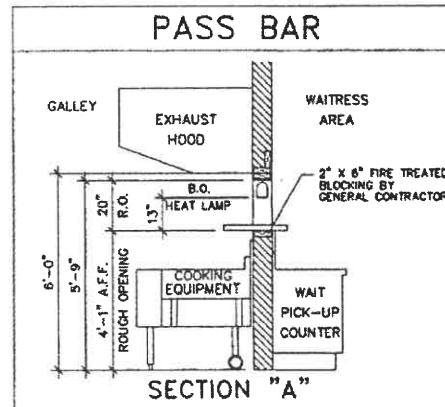
SD-1

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ALL DIMENSION SHOWN ARE FROM FINISHED SURFACE TO FINISHED ONLY.



WALK-IN COOLER AND FREEZER
 SPACE TO HAVE FINISHED WALLS PRIOR TO ASSEMBLY OF BOX. FLOOR MUST BE LEVEL AND ROOM SQUARE. OVERALL BOX DIMENSIONS TO BE 13'-6" X 15'-5" X 8'-6" HIGH. ALLOW MIN. 1" ALL SIDES FOR FIT.



BLKG. @ MTL. STUD WALL

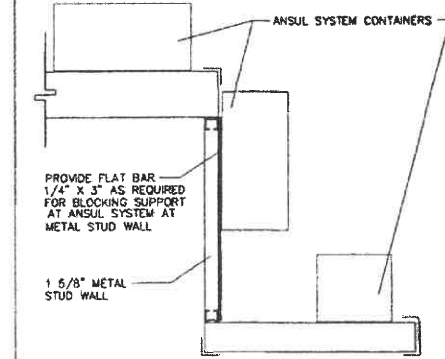
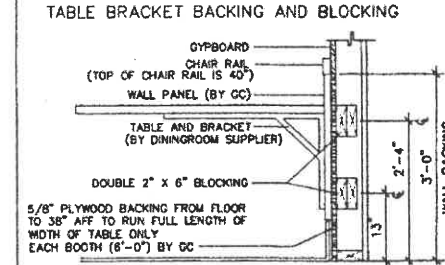
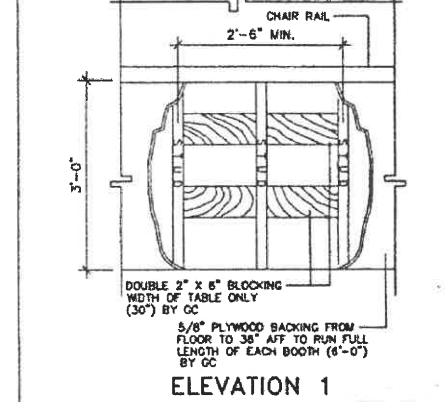


TABLE BLOCKING



SECTION "B"



SYMBOLS

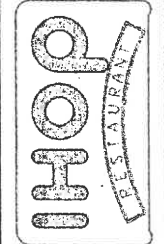
- NON-COMBUSTIBLE WALL MATERIAL AS REQ'D BY LOCAL CODES (BY GENERAL CONTRACTOR)
- BOOTH BACKING AND BLOCKING BELOW 36" (BY GENERAL CONTRACTOR)

WALL/BLOCKING AND DIMENSION PLAN

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Revisions
 06/17/01
 PLANNING CORRECTIONS



IHOP RESTAURANT #9884
 1301 WEST IMPERIAL HIGHWAY
 LA HABRA, CALIFORNIA

WALL BLOCKING AND DIMENSION PLAN

Date 07-16-01
 Scale AS NOTED
 Drawn By ISC Checked By MJC
 Store Number 9884
 Project Number 01-411.53