

ATTACHMENT C

Project Plans

AREA SCHEDULE - PLUMBING FIXTURE MATRIX-PER TABLE A) PHASE 1

AREA NAME	AREA	OCCUPANCY	OCCUPANT LOAD FACTOR-CPC	OCCUPANT LOAD-CPC
132 E COLLEGE	1452 SF	A-2	1:30	48
PHASE 1 EXTERIOR	1484 SF	A-2	1:30	49
TOTALS	2936 SF			97

AREA SCHEDULE - PLUMBING FIXTURE MATRIX-PER TABLE A) PHASE 2

AREA NAME	AREA	OCCUPANCY	OCCUPANT LOAD FACTOR-CPC	OCCUPANT LOAD-CPC
128 E COLLEGE	3623 SF	A-2	1:30	120
PHASE 2	758 SF	A-2	1:30	25
SIDEYARD (PH.2)	643 SF	B	1:30	21
TOTALS	5023 SF			166

AREA SCHEDULE - PLUMBING FIXTURE MATRIX-PHASE 1 AND 2 COMBINED

AREA NAME	AREA	OCCUPANCY	OCCUPANT LOAD FACTOR-CPC	OCCUPANT LOAD-CPC
128 E COLLEGE	3623 SF	A-2	1:30	120
132 E COLLEGE	1452 SF	A-2	1:30	48
PHASE 2	758 SF	A-2	1:30	25
PHASE 1 EXTERIOR	1484 SF	A-2	1:30	49
SIDEYARD (PH.2)	643 SF	B	1:30	21
TOTALS	7959 SF			263

SUMMARY MINIMUM REQ'D PLUMBING FIXTURES (PER CPC TABLE 422.1):

PHASE 1 TOTAL CPC OCCUPANT LOAD = 97 OL (49 MALE + 49 FEMALE)

MALE (49 OL)	
WATER CLOSETS	MIN 1 REQ'D
URINALS	MIN 1 REQ'D
LAVATORIES	MIN 1 REQ'D

FEMALE (49)	
WATER CLOSETS	MIN 2 REQ'D
LAVATORIES	MIN 1 REQ'D

PHASE 2 TOTAL CPC OCCUPANT LOAD = 166 OL (83 MALE + 83 FEMALE)

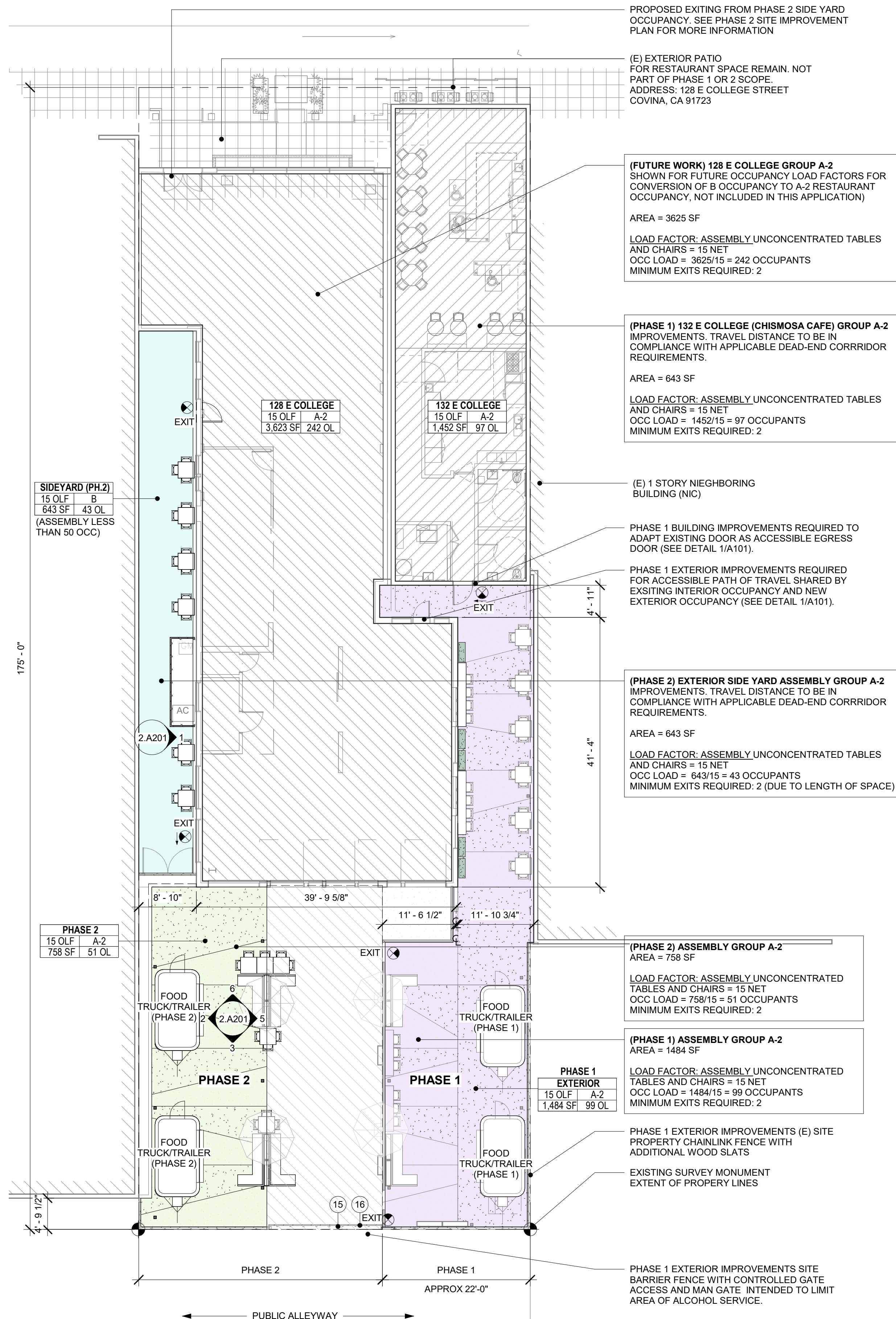
MALE (83 OL)	
WATER CLOSETS	MIN 2 REQ'D
URINALS	MIN 1 REQ'D
LAVATORIES	MIN 1 REQ'D

FEMALE (83 OL)	
WATER CLOSETS	MIN 3 REQ'D
LAVATORIES	MIN 1 REQ'D

PHASE 1 & 2 COMBINED TOTAL CPC OCCUPANT LOAD = 263 OL (132 MALE + 132 FEMALE)

MALE (132 OL)	
WATER CLOSETS	MIN 2 REQ'D
URINALS	MIN 1 REQ'D
LAVATORIES	MIN 1 REQ'D

FEMALE (132 OL)	
WATER CLOSETS	MIN 4 REQ'D
LAVATORIES	MIN 1 REQ'D



1 OVERALL SITE -OCCUPANCY PLAN
3/32" = 1'-0"

PHASE/OCCUPANCY PLAN GENERAL NOTES:

- PER 303.1.1 SMALL BUILDINGS AND TENANT SPACES: A BUILDING OR TENANT SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY. SEE PLAN WHERE NOTED OTHER THAN ASSEMBLY OCCUPANCIES.

PROJECT SCOPE OF WORK

APPLICATION FOR PLANNING, BUILDING AND HEALTH DEPARTMENT APPROVAL OF PROPOSED EXTERIOR PATIO. PROPOSED WORK INCLUDES 2 PHASES:

PHASE 1:

- MODIFICATIONS TO EXISTING EXTERIOR DOOR TO IMPROVE PUBLIC ACCESSIBILITY TO INTERIOR TENANT SPACE.
- REPAVING OF EXISTING EXTERIOR CONCRETE AT PROPOSED PATIO OCCUPANCY.
- NEW SECURITY FENCE AND GATE TO ALLOW FOR SALES OF ALCOHOLIC BEVERAGES.
- ADDITION OF LOOSE DINING FURNITURE FOR FOOD WITHIN EXTERIOR PATIO.
- ADDITION OF OVERHEAD SHADES AND FESTOON LIGHTING.
- SPACE ALLOCATED FOR POWER HOOKUPS OF FOOD SERVICE TRAILERS.
- REMOVAL OF ONSITE PARKING STALLS AND RELOCATION TO SHARED PARKING GARAGE.
- SHARED FACADE EASEMENT FOR ATTACHMENT OF OVERHEAD LIGHTING AND SHADES AT PROPOSED EXTERIOR PATIO.
- (CUP) APPROVAL OF PHASED IMPROVEMENTS WITHIN SHARED PARKING LOT TO INCLUDE SIMILAR FOOD VENDOR PROGRAM (UNDER PHASED PERMIT APPLIATION).
- DEFERRED PLUMBING FIXTURE IMPROVEMENTS TO PHASE 2.

PHASE 2:

- REMOVAL OF REMAINING ONSITE PARKING STALLS. (SEE SITE PLAN)
- WATER AND POWER UNDERGROUND UTILITIES FOR (2) VENDOR FOOD TRUCKS.
- ADDITION OF OVERHEAD FESTOON LIGHTING.
- ADDITION OF LOOSE DINING FURNITURE FOR FOOD WITHIN EXTERIOR PATIO.
- EXTERIOR SIDEYARD IMPROVEMENTS.
- PLUMBING FIXTURE IMPROVEMENTS FOR PHASE 1 AND 2 COMBINED OCCUPANCY.

PROJECT ADDRESSES:

128 E COLLEGE STREET COVINA, CA 91723 & 132 E COLLEGE STREET COVINA, CA 91723

AIN#:	8445-009-040
ZONING:	TCSP - CULTURAL CORE
SPECIFIC PLAN:	TCSP - TOWN CENTER SPECIFIC PLAN
LOT AREA:	10,500 SF (PER LA COUNTY ASSESSOR)
(E) BLDG AREA:	2,526 SF TO REMAIN
(N) BLDG AREA:	N/A, EXTERIOR IMPROVEMENTS ONLY

CONSTRUCTION:	EXISTING, TYPE V
OCCUPANCY:	EXISTING, B (INTERIOR) NEW A (EXTERIOR)
FIRE SPRINKLER:	EXISTING NFPA 13 (BY OTHERS)
FIRE ALARM:	EXISTING NFPA 72 (BY OTHERS)
PARKING:	REFER TO PARKING ANALYSIS ON EXISTING SITE PLAN

PROJECT TEAM & CONSULTANTS

PROJECT OWNER/TENANT:

DR. DIMITRIS CONSTANTINO
EASY GROUP LLC
128 E COLLEGE STREET
COVINA, CA 91723

PROJECT TENANT (CHISMOSA CAFE):

MR. ALLEN ACEVES
CHISMOSA CAFE LLC
132 E COLLEGE STREET
COVINA, CA 91723

PROJECT ARCHITECT:

COREY LOREN POPE DBA LOREN DESIGN
514 W 5TH STREET
SAN DIMAS, CA 91773
P: 760.822.4654

SEPARATE/DEFERRED APPROVALS (BY OTHERS):

- THIS DRAWING SUBMISSION PACKAGE INCLUDES ARCHITECTURAL SCOPE FOR PURPOSES OF CITY OF COVINA CONDITIONAL USE PERMIT ONLY, AND IS DIAGRAMMATIC IN NATURE. SEPARATE DESIGN SUBMITTALS FOR OTHER DESIGN DISCIPLINES ARE TO BE PERFORMED BY LICENSED DESIGN PROFESSIONALS, AND IS NOT IN SCOPE OF LOREN DESIGN.
- ALL EXISTING SITE FEATURES DEPICTED WITHIN DRAWINGS ARE TO REMAIN, UNLESS NOTED OTHERWISE. ALL SITE IMPROVEMENTS ARE TO BE INSTALLED BY LICENSED CONTRACTOR IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

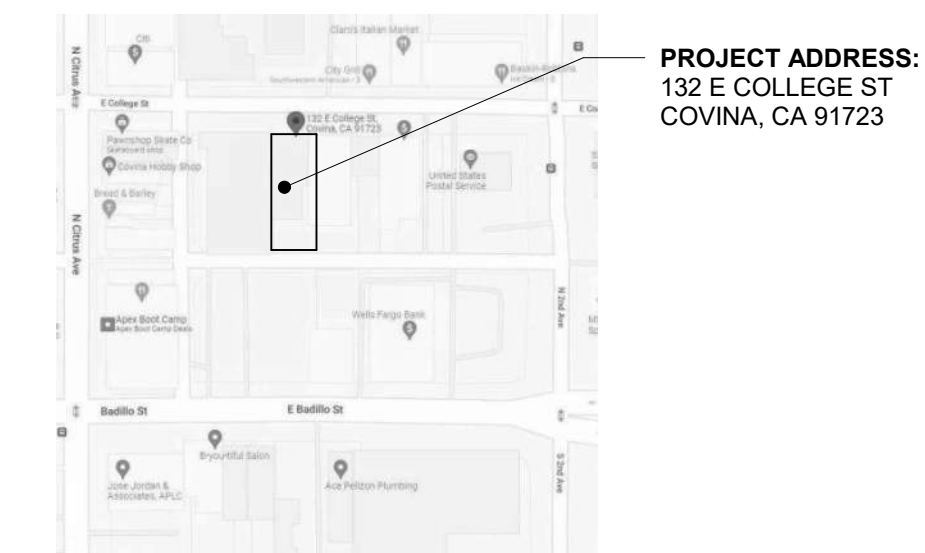
SHEET INDEX

SHEET NO.	SHEET DESCRIPTION	SHEET DISCIPLINE	PROJECT PHASE
GENERAL			
1.G001	PROJECT INFORMATION	GENERAL	TYPICAL
1.G002	PROJECT GENERAL NOTES-CONDITIONAL USE PERMIT NOTES	GENERAL	TYPICAL
1.G003	BASIS OF DESIGN - EXTERIOR LIGHTING	GENERAL	TYPICAL
ARCHITECTURE			
1.A100	EXISTING REAR SITE PLAN	ARCHITECTURE	PHASE 1
1.A101	PHASE 1 - EXTERIOR TENANT IMPROVEMENT PLAN	ARCHITECTURE	PHASE 1
1.A201	PHASE 1-EXTERIOR ELEVATIONS	ARCHITECTURE	PHASE 1
1.A202	PHASE 1-EXTERIOR RENDERINGS	ARCHITECTURE	PHASE 1
1.A401	EXISTING- ADA ENLARGED IMPROVEMENT PLAN	ARCHITECTURE	PHASE 1
1.A902	DETAILS - ACCESSIBLITY DETAILS COMMON & PUBLIC AREAS	ARCHITECTURE	TYPICAL
2.A101	PHASE 2 - EXTERIOR TENANT IMPROVEMENT PLAN	ARCHITECTURE	PHASE 2
2.A102	PHASE 2-EXTERIOR SIDE YARD PARTIAL PLAN	ARCHITECTURE	PHASE 2
2.A201	PHASE 2-EXTERIOR ELEVATIONS	ARCHITECTURE	PHASE 2
2.A202	PHASE 2-EXTERIOR RENDERINGS	ARCHITECTURE	PHASE 2

WALL LEGEND - ADA IMPROVEMENTS

	EXISTING WALL/PARTITION
	EXISTING WALL/BUILDING ELEMENTS TO BE DEMOLISHED
	NEW WALL- ADA IMPROVEMENT

PROJECT AERIAL MAP - DOWNTOWN COVINA



PREPARED FOR



BUILDING TENANT:
ALLEN ACEVES
CHISMOSA CAFE
132 E COLLEGE ST
COVINA, CA 91723

BUILDING OWNER:
DR. DIMITRIS CONSTANTINO
EASY GROUP LLC
128 E COLLEGE ST
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PROJECT ARCHITECT

loren design

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SAN DIMAS, CA 91773

ARCHITECT STAMP

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no.	date	printed / revised
12.13.23		CUP/PLANNING SUBMISSION
04.01.24		CUP/PLANNING SUBMISSION
06.28.24		CUP/PLANNING SUBMISSION

project status

CONDITIONAL USE PERMIT (CUP) PLANNING PACKAGE DATE: 06/28/2024

PROJECT:
CHISMOSA CAFE-TI
PROJECT NO: 2202.30
REF:
DATE: 04/01/24
SHEET TITLE:
PROJECT INFORMATION

SHEET NUMBER:

1.G001

GENERAL NOTES - HEALTH DEPARTMENT

RINSE/WORK SINK

1. A SINGLE COMPARTMENT RINSE/WORK SINK MAY BE PROVIDED IN SERVICE AREAS WHERE BLENDERS OR SIMILAR EQUIPMENT ARE RINSED AND THE THREE-COMPARTMENT SINK IS NOT LOCATED WITHIN THE AREA. NOTE: RINSE/WORK SINK WILL NOT BE A SUBSTITUTE FOR THE REQUIREMENT OF A 3-COMPARTMENT SINK.

FOOD AND EQUIPMENT PROTECTION

1. NON-PREPACKAGED FOOD ON DISPLAY AND FOOD CONTACT SURFACES SHALL BE PROTECTED FROM CONTAMINATION BY THE USE OF PACKAGING, COUNTER, SERVICE LINE, OR SNEEZE GUARDS THAT INTERCEPT A DIRECT LINE BETWEEN THE CONSUMER'S MOUTH AND THE FOOD BEING DISPLAYED. CONTAINERS WITH TIGHT-FITTING SECURELY ATTACHED LIDS, DISPLAY CASES, MECHANICAL DISPENSERS, OR OTHER EFFECTIVE MEANS, CAFETERIA BUFFET AND SALAD BAR SELF-SERVICE, FOOD PREPARATION EQUIPMENT AND FOOD PREPARATION AREAS SHALL BE PROTECTED BY APPROVED SNEEZE GUARDS. NON-PREPACKAGED FOOD MAY BE DISPLAYED AND SOLD IN BULK ON OTHER THAN SELF-SERVICE CONTAINERS IF THE FOOD IS SERVED BY A FOOD EMPLOYEE DIRECTLY TO A CONSUMER. HYPERLINK "HTTPS://LEGINFO.LEGISLATURE.CA.GOV/FACES/CODES_DISPLAYE CTION.XHTML?LAWCODE=HSC&SECTIONNUM=113980" CALIFORNIA RETAIL FOOD CODE, SECTION 113980. HYPERLINK "HTTPS://LEGINFO.LEGISLATURE.CA.GOV/FACES/CODES_DISPLAYE CTION.XHTML?LAWCODE=HSC&SECTIONNUM=114060" CALIFORNIA RETAIL FOOD CODE, SECTION 114060.
2. EQUIPMENT FOR COOLING AND HEATING FOOD AND FOR HOLDING COLD AND HOT FOOD SHALL BE SUFFICIENT IN NUMBER AND CAPACITY TO ENSURE PROPER FOOD TEMPERATURE CONTROL DURING TRANSPORTATION AND OPERATION. HYPERLINK "HTTPS://LEGINFO.LEGISLATURE.CA.GOV/FACES/CODES_DISPLAYE CTION.XHTML?LAWCODE=HSC&SECTIONNUM=114153" CALIFORNIA RETAIL FOOD CODE, SECTION 114153.

FLOOR DRAINS

1. FLOOR DRAINS SHALL BE INSTALLED IN FLOORS THAT ARE WATER-FLUSHED FOR CLEANING AND IN AREAS WHERE PRESSURE SPRAY METHODS FOR CLEANING EQUIPMENT ARE USED. FLOOR SURFACES IN THESE AREAS SHALL BE SLOPED 1/50, APPROXIMATELY ONE-QUARTER INCH (1/4") PER FOOT TOWARD THE FLOOR DRAINS. WHEN FLOOR DRAINS ARE ADDED TO AN EXISTING FACILITY WHERE THE FLOOR SURFACE IS NOT SLOPED, A TWO (2) FOOT SURROUNDING DEPRESSION/SLOPE TO THE FLOOR DRAIN MAY BE REQUIRED. HYPERLINK "HTTPS://LEGINFO.LEGISLATURE.CA.GOV/FACES/CODES_DISPLAYE CTION.XHTML?LAWCODE=HSC&SECTIONNUM=114269" CALIFORNIA RETAIL FOOD CODE, SECTION 114269(A) AND (B).

FLOORS

1. THE FLOOR SURFACES IN ALL AREAS (EXCEPT IN SALES AND DINING AREAS) WHERE FOOD IS PREPARED, PREPACKAGED, OR STORED, EMPLOYEE CHANGE ROOMS, WHERE ANY UTENSIL IS WASHED, WHERE REFUSE OR GARBAGE IS STORED, WHERE JANITORIAL FACILITIES ARE LOCATED, AND IN ALL TOILET AND HAND WASHING AREAS, SHALL BE SMOOTH AND OF DURABLE CONSTRUCTION AND NONABSORBENT MATERIAL THAT IS EASILY CLEANABLE (IMPERVIOUS TO WATER, GREASE AND ACID) (E.G. QUARRY TILE OR TROWELED EPOXY, APPROVED COMMERCIAL GRADE SHEET VINYL OR OTHER APPROVED MATERIALS). PAINTED FLOOR SURFACES AND VINYL COMPOSITION TILE (VCT) ARE NOT ACCEPTABLE. HYPERLINK "HTTPS://LEGINFO.LEGISLATURE.CA.GOV/FACES/CODES_DISPLAYE CTION.XHTML?LAWCODE=HSC&SECTIONNUM=114266" CALIFORNIA RETAIL FOOD CODE, SECTION 114266.
2. THESE FLOOR SURFACES SHALL BE COVERED AT THE JUNCTURE IF THE FLOOR AND WALL WITH A THREE-EIGHTHS INCH (3/8") MINIMUM RADIUS COVING AND SHALL EXTEND UP THE WALL AT LEAST FOUR INCHES (4") EXCEPT IN AREAS WHERE FOOD IS STORED ONLY IN UNOPENED BOTTLES, CANS, CARTONS, SACKS OR OTHER ORIGINAL SHIPPING CONTAINERS.
3. APPROVED ANTI-SLIP FLOOR FINISHES OR MATERIALS ARE ONLY ACCEPTABLE IN AREAS WHERE NECESSARY FOR SAFETY REASONS, SUCH AS FOOT TRAFFIC AREAS. HOWEVER, FLOORS AND BASE COVING UNDER ALL SINKS AND EQUIPMENT SHALL BE SMOOTH AND WASHABLE.

WALLS & CEILINGS

1. THE WALLS AND CEILINGS OF ALL ROOMS SHALL BE OF A DURABLE, SMOOTH, NON-ABSORBENT, EASILY CLEANABLE SURFACE EXCEPT IN THE FOLLOWING AREAS: (A) BAR AREAS IN WHICH ONLY ALCOHOLIC BEVERAGES ARE SOLD OR SERVED DIRECTLY TO THE CONSUMERS, EXCEPT WALL AREAS ADJACENT TO BAR SINKS AND AREAS WHERE FOOD IS PREPARED; (B) AREAS WHERE FOOD IS STORED ONLY IN UNOPENED BOTTLES, CANS, CARTONS, SACKS, OR OTHER ORIGINAL SHIPPING CONTAINERS; (C) DINING AND SALES AREAS; (D) OFFICES; (E) RESTROOMS USED EXCLUSIVELY BY THE CONSUMERS, EXCEPT THAT THE WALLS AND CEILINGS SHALL BE OF A NONABSORBENT AND WASHABLE SURFACE. ACCEPTABLE MATERIALS ARE GLOSS OR SEMI-GLOSS ENAMEL PAINT, EPOXY PAINT, FRP (FIBERGLASS REINFORCED PANEL), STAINLESS STEEL, CERAMIC TILE OR OTHER APPROVED MATERIALS AND FINISHES. ACOUSTICAL CEILING TILE MAY BE USED IF IT IS INSTALLED NOT LESS THAN SIX FEET ABOVE THE FLOOR. BRICK, CONCRETE BLOCK, ROUGH CONCRETE, ROUGH PLASTER OR TEXTURED GYPSUM BOARDS ARE NOT ACCEPTABLE. WALLS AND CEILINGS OF FOOD PREPARATION AREAS, RESTROOMS, JANITORIAL AREAS, WAREWASHING AREAS, AND INTERIOR SURFACES OF WALK-IN REFRIGERATION UNITS ARE RECOMMENDED TO BE LIGHT COLORED.

COUNTERS

1. WHERE PROVIDED, AT LEAST ONE OF EACH TYPE OF SALES COUNTER AND SERVICE COUNTER SHALL COMPLY WITH SECTION 11B-904.4. WHERE COUNTERS ARE DISPersed THROUGHOUT THE BUILDING OR FACILITY, COUNTERS COMPLYING WITH SECTION 11B-904.4 ALSO SHALL BE DISPersed.

DOORS

1. ALL DELIVERY DOORS LEADING TO THE OUTSIDE SHALL BE SELF-CLOSING, OVERHEAD, AUTOMATIC SWITCH-ACTIVATED AIR CURTAINS MUST BE PROVIDED AT DELIVERY DOORS. THE AIR CURTAIN WILL PRODUCE AN AIR FLOW EIGHT (8) INCHES THICK AT THE DISCHARGE OPENING AND WITH AN AIR VELOCITY OF NOT LESS THAN 1600 FPM (FEET PER MINUTE) ACROSS THE ENTIRE OPENING MEASURED AT A POINT THREE (3) FEET BELOW THE AIR CURTAIN. FOOD FACILITIES THAT SELL ONLY PRE-PACKAGED FOOD ARE EXEMPT FROM THIS REQUIREMENT. LARGE CARGO-TYPE DOORS SHALL NOT OPEN DIRECTLY INTO A FOOD PREPARATION OR UTENSIL WASHING AREA.
2. ALL EXTERIOR DOORS LEADING TO THE OUTSIDE SHALL BE SELF-CLOSING, TIGHT-FITTING AND VERMIN PROOF. AIR CURTAINS MAY BE USED AS AUXILIARY FLY CONTROL BUT ARE NOT ADEQUATE SUBSTITUTE DEVICES TO PERMIT A DOOR TO REMAIN OPEN. A DOOR SYSTEM SUCH AS NANO DOORS, BI-FOLD DOORS, AND MANUAL SLIDING DOORS SHALL NOT REPLACE A PERMANENT EXTERIOR WALL.

TOILET FACILITIES

1. EACH PERMANENT FOOD FACILITY SHALL BE PROVIDED WITH CLEAN TOILET ROOMS, IN GOOD REPAIR FOR THE USE BY EMPLOYEES. THE NUMBER OF TOILET AND HANDICAPPED FACILITIES REQUIRED SHALL BE IN ACCORDANCE WITH LOCAL BUILDING AND PLUMBING ORDINANCES. TOILET ROOMS SHALL BE SEPARATED FROM OTHER PORTIONS OF THE FOOD FACILITY BY WELL-FITTED, SELF-CLOSING DOORS. TOILET TISSUE SHALL BE PROVIDED IN A PERMANENTLY INSTALLED DISPENSER AT EACH TOILET.
2. TOILET FACILITIES (AT LEAST ONE SEPARATE TOILET FACILITY FOR MEN AND ONE SEPARATE TOILET FACILITY FOR WOMEN) IN GOOD REPAIR SHALL BE PROVIDED FOR CONSUMERS, GUESTS, OR INVITEES, WHEN THE FOOD FACILITY WAS CONSTRUCTED AFTER JULY 1, 1984, AND HAS MORE THAN 20,000 SQUARE FEET OF FLOOR SPACE.
3. FOR ANY BUILDING THAT IS CONSTRUCTED AFTER JANUARY 1, 2004, THAT PROVIDES SPACE FOR THE CONSUMPTION OF FOOD ON THE PREMISES SHALL PROVIDE CLEAN TOILET FACILITIES IN GOOD REPAIR FOR CONSUMERS, GUESTS OR INVITEES. THESE FACILITIES SHALL BE LOCATED WHERE CONSUMERS, GUESTS, AND INVITEES DO NOT PASS THROUGH FOOD PREPARATION, FOOD STORAGE, OR UTENSIL WASHING AREAS TO REACH THE TOILET FACILITIES.

HANDWASHING SINK

1. FOOD FACILITIES CONSTRUCTED OR EXTENSIVELY REMODELED AFTER JANUARY 1, 1998, THAT HANDLE NON-PREPACKAGED FOOD, SHALL PROVIDE FACILITIES EXCLUSIVELY FOR HANDWASHING IN THE FOOD PREPARATION AREAS AND IN WAREWASHING AREAS THAT ARE NOT LOCATED WITHIN OR IMMEDIATELY ADJACENT TO FOOD PREPARATION AREAS. HANDWASHING FACILITIES SHALL BE SUFFICIENT IN NUMBER AND CONVENIENTLY LOCATED, MAINTAINED CLEAN, UNOBSTRUCTED AND ACCESSIBLE AT ALL TIMES FOR USE BY FOOD EMPLOYEES. HANDWASHING SINKS SHALL HAVE WATER PROVIDED FROM A COMBINATION OR PREMIXING FAUCET WHICH SUPPLIES WARM WATER (AT LEAST 100°FARENHEIT) FOR A MINIMUM OF FIFTEEN (15) SECONDS WHILE BOTH HANDS ARE FREE FOR WASHING. AUTOMATIC FAUCETS AT HANDWASHING SINKS SHALL BE PRE-SET AT 100-108°FARENHEIT. HANDWASHING FACILITIES SHALL BE PROVIDED WITH HANDWASHING CLEANSER AND SANITARY SINGLE-USE TOWELS. HYPERLINK "HTTPS://LEGINFO.LEGISLATURE.CA.GOV/FACES/CODES_DISPLAYE CTION.XHTML?LAWCODE=HSC&SECTIONNUM=113953" CALIFORNIA RETAIL FOOD CODE, SECTION 113953.

FOOD PREPARATION SINK

1. FOOD FACILITIES ARE REQUIRED TO HAVE A SEPARATE SINK FOR WHEN THEY ARE ENGAGED IN ACTIVITIES SUCH AS WASHING, RINSING, SOAKING, THAWING, OR SIMILAR PREPARATION OF FOODS, AND SHALL BE LOCATED WITHIN THE FOOD PREPARATION AREA. THE SINK SHALL HAVE AN INTEGRAL DRAIN BOARD, AND HAVE MINIMUM TUB DIMENSIONS OF 18" X 18" BY 12" DEEP. AN ADJACENT WORK TABLE OF SIMILAR DIMENSIONS MAY BE SUBSTITUTED FOR THE DRAIN BOARD. A FOOD PREPARATION SINK MUST DRAIN INDIRECTLY THROUGH AN AIR GAP INTO A FLOOR SINK AND MUST BE FREE STANDING (NOT INSTALLED IN CABINETS). HYPERLINK "HTTPS://LEGINFO.LEGISLATURE.CA.GOV/FACES/CODES_DISPLAYE CTION.XHTML?LAWCODE=HSC&SECTIONNUM=114163" CALIFORNIA RETAIL FOOD CODE, SECTION 114163.

GENERAL NOTES - CONDITIONAL USE PERMIT (CITY OF COVINA POLICE DEPARTMENT)

1. PRIOR TO OFFERING ANY ENTERTAINMENT, LIVE OR NON-LIVE, AN ENTERTAINMENT PERMIT MUST BE OBTAINED THROUGH THE POLICE DEPARTMENT. THE ESTABLISHMENT SHALL COMPLY WITH THE COVINA POLICE DEPARTMENT IN ITS ENTERTAINMENT PERMIT PROCESS, SPECIFICALLY AS IT RELATES TO ANY TYPE OF LIVE OR NON-LIVE ENTERTAINMENT TAKING PLACE.
2. ADDITIONAL SECURITY SHALL BE REQUIRED FOR ANY ENTERTAINMENT ACTIVITIES. THE LEVEL OF ADDITIONAL SECURITY SHALL BE SUBJECT TO POLICE DEPARTMENT REVIEW AND APPROVAL PRIOR TO COMMENCING ANY ENTERTAINMENT.
3. SECURITY SHALL BE PRESENT WHEN ENTERTAINMENT IS TAKING PLACE. SECURITY SHALL HAVE A PRIVATE PATROL OPERATOR'S PERMIT (PPO) OBTAINED THROUGH THE POLICE DEPARTMENT IN ADDITION TO OBTAINING A COVINA BUSINESS LICENSE, PRIOR TO COMMENCING WORK.
4. WHEN APPLICABLE, THE OWNER OR OPERATOR SHALL CONTRACT WITH A SECURITY COMPANY FOR SECURITY PERSONNEL OR HIRE SECURITY PERSONNEL AS EMPLOYEES.
A. IF THE OWNER OR OPERATOR CHOOSES TO HIRE A SECURITY COMPANY, THE SECURITY COMPANY MUST BE LICENSED TO OPERATE IN BOTH THE STATE OF CALIFORNIA AND THE CITY OF COVINA. ADDITIONALLY, ALL EMPLOYEES WHO ARE ASSIGNED TO WORK THE PREMISES MUST BE LICENSED BY THE STATE OF CALIFORNIA AS SECURITY GUARDS AND BE IN GOOD STANDING THROUGHOUT THEIR TIME OF EMPLOYMENT.
B. IN THE EVENT THE OWNER OR OPERATOR OR MANAGER PROVIDE THEIR OWN SECURITY PERSONNEL, ALL PERSONNEL MUST BE EMPLOYED ONLY AS SECURITY PERSONNEL AND NOT HAVE OTHER RESPONSIBILITIES WHILE ACTING IN THAT CAPACITY. ADDITIONALLY, ALL EMPLOYEES ACTING AS SECURITY PERSONNEL MUST BE LICENSED AND IN GOOD STANDING WITH THE STATE OF CALIFORNIA THROUGH THEIR TIME OF EMPLOYMENT.
5. THE POLICE DEPARTMENT MAY, AFTER MEETING WITH OWNERS OR MANAGERS OF THE ESTABLISHMENT, INCREASE THE NUMBER OF REQUIRED SECURITY PERSONNEL OR PLANNED EVENTS OR INCIDENTS WHERE THE POLICE DEPARTMENT DETERMINES THAT THE NUMBER OF ON-DUTY SECURITY PERSONNEL IS DEFICIENT.
6. AT NO TIME WILL ANY SECURITY PERSONNEL, WHETHER EMPLOYED BY A PRIVATE COMPANY OR LICENSED BY THE CITY OR EMPLOYED BY THE ESTABLISHMENT, BE ARMED WITH ANY TYPE OF FIREARM.
7. THE OWNERS, OPERATORS, MANAGERS AND ALL EMPLOYEES SHALL ADHERE TO AND OBEY ALL STATE LAWS AND CITY ORDINANCES RELATING TO THE SERVICE, CONSUMPTION AND POSSESSION OF ALCOHOLIC BEVERAGES. ANY VIOLATIONS OF STATE LAWS OR CITY ORDINANCE WILL BE PRESENTED TO THE DISTRICT ATTORNEY'S OFFICE FOR PROSECUTION AND WILL BE GROUNDS FOR REVOCATION OR MODIFICATION OF THIS PERMIT.
8. NO ALCOHOLIC BEVERAGES OR THEIR CONTAINERS, SUCH AS BOTTLES AND GLASSES, WILL BE PRESENT OTHER THAN IN THE STORAGE AREA AFTER 2:00 A.M. EVERY DAY.
9. ONLY ON-DUTY EMPLOYEES WILL BE ALLOWED INSIDE THE ESTABLISHMENT DURING NON-OPERATING HOURS.
10. THE OWNERS OR OPERATORS WILL BE RESPONSIBLE FOR ENSURING THEY ARE IN COMPLIANCE WITH THE RESTRICTIONS, PROVISIONS AND GUIDELINES OF THEIR LICENSE FROM THE STATE OF CALIFORNIA ALCOHOLIC BEVERAGE CONTROL (ABC) BOARD, AND INCLUDING IF REQUIRED, THE RATIO OF ALCOHOLIC BEVERAGE SALES TO FOOD SALES.
11. THE PERMITTEE AND THE OPERATOR OF ANY BUSINESS AT THE PREMISES SHALL INSTALL, USE, AND MAINTAIN IN GOOD WORKING CONDITION A VIDEO SECURITY SYSTEM CAPABLE OF VIEWING AND RECORDING EVENTS AT THE PREMISES AS APPROVED BY THE CHIEF OF POLICE. THE VIDEO SECURITY SYSTEM SHALL BE ON AND OPERATING AT ALL TIMES BY COMMON AREAS, DEVELOPMENT ENTRANCES AND EXITS, AND PARKING AREAS. THE VIDEO SECURITY SYSTEM SHALL BE OF SUCH TO PROVIDE IMAGES OF SUCH A RESOLUTION AS TO CLEARLY IDENTIFY INDIVIDUALS FOR LATER IDENTIFICATION. SECURITY SYSTEMS COULD DETER AND PREVENT PUBLIC NUISANCES. INSTALLATION AND APPROVAL SHALL OCCUR PRIOR TO THE RELEASE OF THE OCCUPANCY OR APPROVAL OF BUSINESS LICENSE.
12. THE PERMITTEE AND THE OPERATOR OF ANY BUSINESS AT THE PREMISES SHALL ENSURE THAT AT LEAST ONE EMPLOYEE OR OTHER PERSON IS PRESENT ON THE PREMISES DURING NORMAL BUSINESS HOURS WITH THE NECESSARY KNOWLEDGE AND SKILL TO OPERATE THE VIDEO SECURITY SYSTEM SO THAT HE OR SHE IS ABLE TO PROVIDE THE COVINA POLICE DEPARTMENT COPIES OF VIDEO RECORDINGS IMMEDIATELY UPON REQUEST.
13. THE PERMITTEE AND THE OPERATOR OF ANY BUSINESS AT THE PREMISES SHALL PRESERVE THE VIDEO SECURITY SYSTEM'S RECORDED INFORMATION OF EACH BUSINESS DAY FOR A PERIOD OF NOT LESS THAN THIRTY (30) BUSINESS DAYS THEREAFTER FOR THE COVINA POLICE DEPARTMENT'S REVIEW IN CONNECTION WITH A CRIMINAL OR OTHER INVESTIGATION.
14. THE OWNERS, OPERATORS, MANAGEMENT STAFF, AND EMPLOYEES SHALL ALLOW FOR THE INSPECTION OF THE PREMISES BY MEMBERS OF THE COVINA POLICE DEPARTMENT AT ANY TIME WHEN THERE ARE EMPLOYEES PRESENT INSIDE THE LOCATION.

15. THE OWNERS, OPERATORS, OR MANAGERS SHALL, SUBJECT TO APPROVAL OF THE POLICE DEPARTMENT, DEVELOP A PLAN TO MONITOR THE AREA SURROUNDING THE LOCATION FOR TRASH AND OTHER DISCARDED ITEMS THAT IMPACT PUBLIC HEALTH AND TO MAINTAIN THE CLEANLINESS OF THE PARKING LOTS, SIDEWALKS, AND THE PROPERTY OF ADJACENT BUSINESS OWNERS.
16. THE OWNERS, OPERATORS, OR MANAGERS SHALL, SUBJECT TO APPROVAL OF THE POLICE DEPARTMENT, DEVELOP A PLAN TO ENSURE THAT ALL EXTERIOR LOCATIONS ARE ADEQUATELY AND SAFELY ILLUMINATED DURING HOURS OF DARKNESS.
17. THE OWNERS, OPERATORS, OR MANAGERS SHALL ENSURE THAT ALL OCCUPANCY LEVELS MANDATED BY THE LOS ANGELES COUNTY FIRE DEPARTMENT AND THE COVINA BUILDING DIVISION ARE STRICTLY ENFORCED AND ADHERED TO. AT ANY TIME THAT THE OCCUPANCY IS IN QUESTION, THE POLICE DEPARTMENT WATCH COMMANDER CAN CONTACT THE LOS ANGELES COUNTY FIRE DEPARTMENT AND/OR THE COVINA BUILDING DIVISION IN ORDER TO DETERMINE IF THE OCCUPANCY LEVEL IS OVER THE ALLOWED NUMBER OF OCCUPANTS.
18. THE OWNERS, OPERATORS, OR MANAGERS MUST COMPLY WITH ALL CITY CODES AND ORDINANCES RELATING TO POLICE RESPONSE AND ABATEMENT NUISANCE CONDITIONS.
19. ALL LANDSCAPING SHOULD FOLLOW THE TWO-FOOT SIX-FOOT RULE. ALL LANDSCAPING SHOULD BE GROUND COVER, TWO FEET OR LESS AND LOWER TREE CANOPIES SHOULD BE AT SIX FEET. THIS INCREASES NATURAL SURVEILLANCE AND ELIMINATES HIDING AREAS WITHIN LANDSCAPING. TREE CANOPIES SHOULD NOT INTERFERE WITH OR BLOCK THE LIGHTING ALONG SIDEWALKS OR PARKING LOTS. THIS CREATES SHADOWS AND AREAS OF CONCEALMENT. PLANTERS WILL USE PLANT SPECIES WITH LIMITED GROWTH. THIS IS TO ENSURE THAT MAINTENANCE DOES NOT BECOME AN ISSUE AND SURVEILLANCE FROM THE BUILDING IS MAINTAINED.
20. ROLLING DRIVEWAY GATES, AND ANY PEDESTRIAN GATE, SHALL HAVE A KEYPAD INSTALLED WITH CURRENT ACCESS CODE PROVIDED TO POLICE DISPATCH AT (626) 384-8808.
21. ANY ROLLING GATE, SECURITY GATE, OR FENCING SHALL NOT BE COVERED AS TO ENTIRELY REDUCED OR ELIMINATE VISIBILITY INTO THE SPACE. INTERMITTENT VIEWPOINTS AT EYE LEVEL MUST BE INCLUDED TO PROVIDE ADEQUATE VISIBILITY INTO THE SPACE.

PREPARED FOR



BUILDING TENANT: ALLEN ACEVES CHISMOSA CAFE 132 E COLLEGE ST COVINA, CA 91723

BUILDING OWNER: DR. DIMITRIS CONSTANTINO EASY GROUP LLC 128 E COLLEGE ST COVINA, CA 91723

PROJECT ARCHITECT



COREY LOREN POPE DBA LOREN DESIGN 514 W 5TH STREET SAN DIMAS, CA 91773

ARCHITECT STAMP

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Table with columns: no., date, printed / revised. Rows: 12.13.23 CUP/PLANNING SUBMISSION, 04.01.24 CUP/PLANNING SUBMISSION, 06.28.24 CUP/PLANNING SUBMISSION.

project status

CONDITIONAL USE PERMIT (CUP) PLANNING PACKAGE DATE: 06/28/2024

PROJECT: CHISMOSA CAFE-TI PROJECT NO: 2202.30 REF: DATE: 06/01/24 SHEET TITLE: PROJECT GENERAL NOTES-CONDITIONAL USE PERMIT NOTES

SHEET NUMBER:

1.G002





- Features**
- Custom built to specifications (allow 3-4 weeks lead time for special order)
 - Transparent polycarbonate globes are shatterproof, weatherproof, and resistant to vibrations
 - Rubber cable with injection molded nylon sockets supports spans up to 15 feet (use catenary cable for spans greater than 15 feet)
 - cULus Listed
 - Suitable for wet locations (IP68)

Festoon Light String
 Made to your specifications with watertight, shock resistant modules in 12V 3000K LED. When ordering, specify lead wire and tail wire lengths; globe color (Clear is standard); and socket type and spacing. For span distances greater than 15 feet, utilize catenary cable (sold separately). For horizontal mount to a wall or for vertical mount to shine upwards from a ledge, use LFS-CABLE-CLIP.

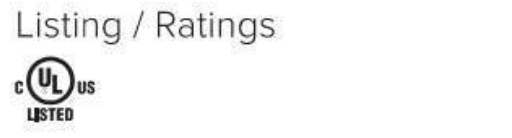
Technical Information

Series	LFS
Input Voltage	12V DC
CCT	3000K
CRI	74+
Wattage	1W per Globe
Lumens	Up to 90lm per ft
Max Run	300W
Cuttable	N/A
IP Rating	IP68
Dimmable	Not dimmable
Rating	cULus Listed for wet locations
Rated Life	80,000 hrs



Dimming Options

- Non-Dimmable



Festoon Light String



FESTOON LIGHT STRING ORDERING INFORMATION Special order - Please Allow Up To 2-4 Weeks Order Processing & Delivery*

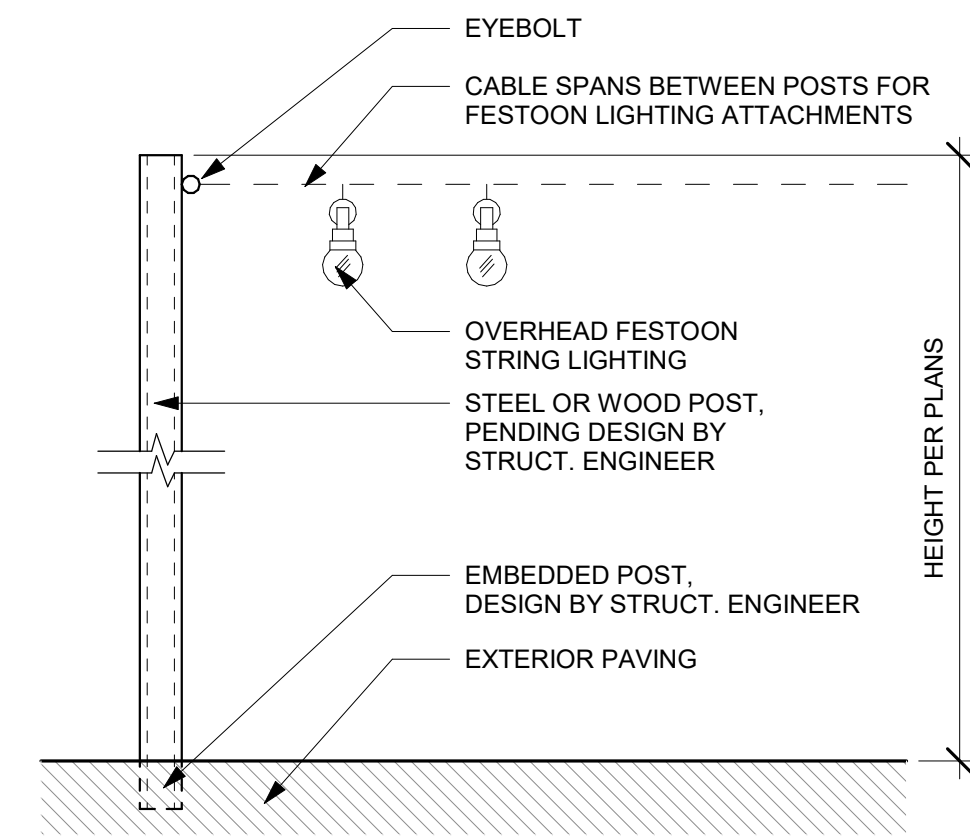
ITEM NUMBER	CCT	LENGTH	LUMENS / FT	WATTAGE / GLOBE	IP RATING	CRI	CUTTING
LFS-12V-HLED-WW	3000K	Custom	Up to 90lm / ft	1W / globe	IP68	74+	N/A

When ordering Festoon Light String, be sure to specify socket spacing and total cable length (including lead and tail wire requirements). Designate the type of socket assembly to be factory-assembled on to stranded, tinned copper conductors in heavy-duty rubber cable. Festoon Light String is SPECIAL ORDER only, please allow 2-4 weeks for order processing. Request a sales quote online at <http://www.americanlighting.com/festoon-quote.html>.

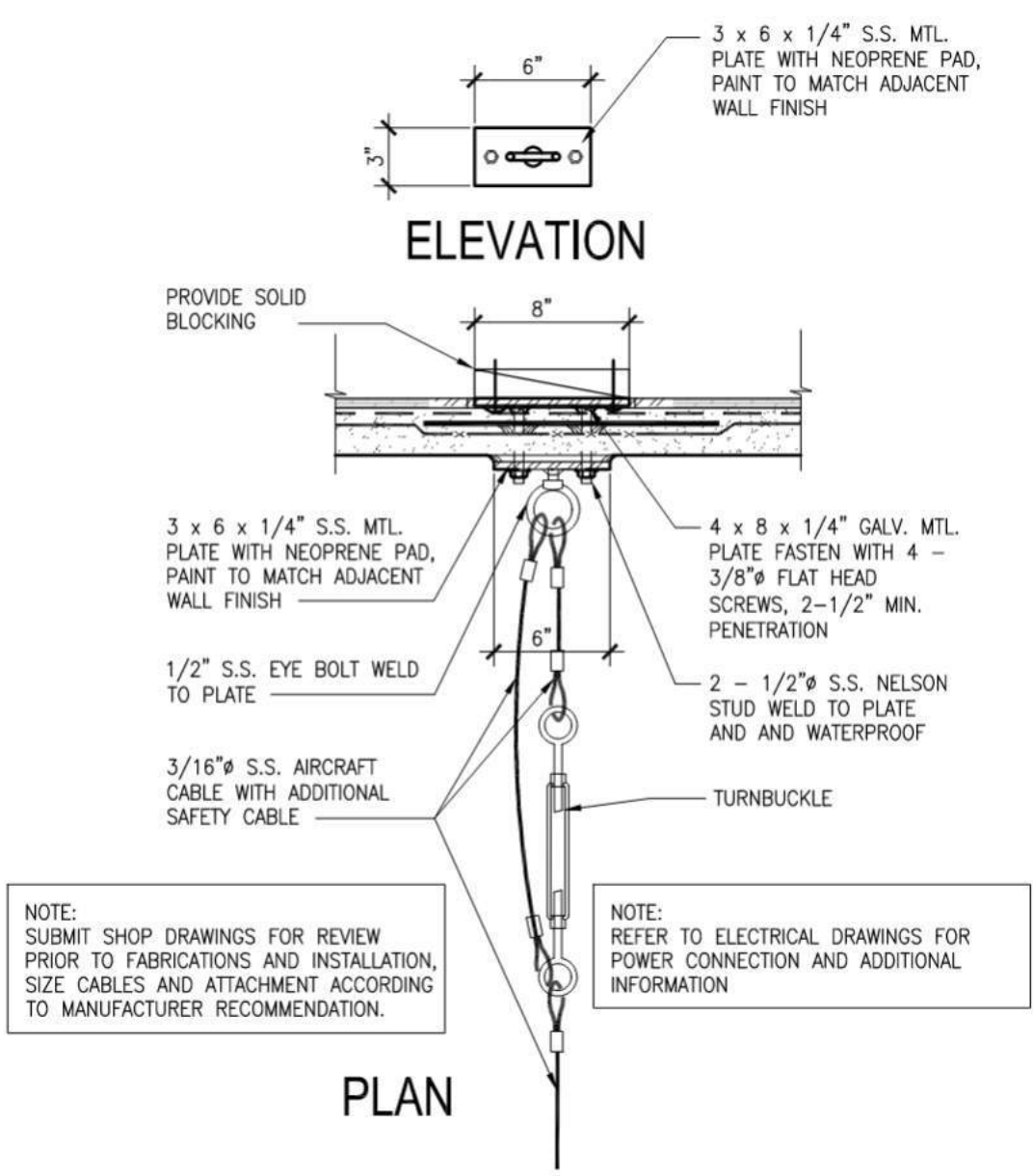
FESTOON LIGHT STRING ACCESSORIES

ITEM NUMBER	DESCRIPTION
LFS-CABLE	12 gauge Festoon cable
LFS-BP	Mounting back-plate
LFS-CABLE-CLIP	Cable clips (qty 100)
LFS-GLOBE-CL	Clear Festoon Globe
LFS-GLOBE-BL	Blue Festoon Globe
LFS-GLOBE-PI	Pink Festoon Globe
LFS-GLOBE-PU	Purple Festoon Globe
LFS-GLOBE-RE	Red Festoon Globe
LFS-GLOBE-YE	Yellow Festoon Globe

Recommended Power Supplies



POLE ATTACHED



WALL ATTACHED

① FESTOON LIGHTING ATTACHMENT-BOD
 1 1/2" = 1'-0"



DOWNTOWN COVINA - PRECEDENT



BUILDING TENANT:
 ALLEN ACEVES
 CHISMOSA CAFE
 132 E COLLEGE ST
 COVINA, CA 91723

BUILDING OWNER:
 DR. DIMITRIS CONSTANTINOU
 EASY GROUP LLC
 128 E COLLEGE ST
 COVINA, CA 91723

PROJECT ARCHITECT



COREY LOREN POPE
 DBA LOREN DESIGN
 514 W 5TH STREET
 SAN DIMAS, CA 91773

ARCHITECT STAMP

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04.01.24	CUP/PLANNING SUBMISSION	
06.28.24	CUP/PLANNING SUBMISSION	

project status

CONDITIONAL USE PERMIT (CUP) PLANNING PACKAGE
DATE: 06/28/2024

PROJECT:
 CHISMOSA CAFE-TI
 PROJECT NO: 2202.30
 REF:
 DATE: 06/23/24
 SHEET TITLE:
 BASIS OF DESIGN - EXTERIOR LIGHTING

SHEET NUMBER:
1.G003



BUILDING TENANT:
ALLEN ACEVES
CHISMOSA CAFE
132 E COLLEGE ST
COVINA, CA 91723

BUILDING OWNER:
DR. DIMITRIS CONSTANTINO
EASY GROUP LLC
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PROJECT ARCHITECT



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06.28.24		CUP/PLANNING SUBMISSION

project status

CONDITIONAL USE PERMIT (CUP) PLANNING PACKAGE
DATE: 06/28/2024

PROJECT:
CHISMOSA CAFE-TI
PROJECT NO: 2202.30
REF:
DATE: 03/24/24
SHEET TITLE:
EXISTING REAR SITE PLAN

SHEET NUMBER:

1.A100

EXISTING SITE PLAN GENERAL NOTES:

1. THE EXISTING SITE PLAN GENERALLY DEPICTS EXISTING SITE FEATURES INCLUDING EXISTING PARKING SPACE, ZONE FOR TRASH ENCLOSURE ZONES, SITE FENCES AND GATES. REFER TO PROPOSED EXTERIOR IMPROVEMENT PLANS FOR PHASES 1 AND 2 SCOPE. ALL NEW SCOPE TO BE FIELD VERIFIED FOR ACCURACY PRIOR TO PLACEMENT OF NEW WORK.
2. REFER TO PARKING ANALYSIS CALCULATIONS AND PLAN FOR PROPOSED RELOCATION OF EXISTING ON SITE PARKING AND RELOCATION TO DOWNTOWN PARKING GARAGE.
3. EXISTING DRIVE AISLE SERVING BUSINESS OCCUPANCY AT 128 E COLLEGE TO BE MAINTAINED CLEAR DURING NORMAL DAY BUSINESS HOURS.

PARKING ANALYSIS CALCULATIONS:

NOTE: PROJECT SITE FALLS WITHIN DOWNTOWN PARKING BOUNDARY. BASE CALCULATION FOR PARKING REQUIREMENTS PROVIDED PER TABLE 4-2 (COVINA TOWN CENTER SPECIFIC PLAN) FOR REFERENCE.

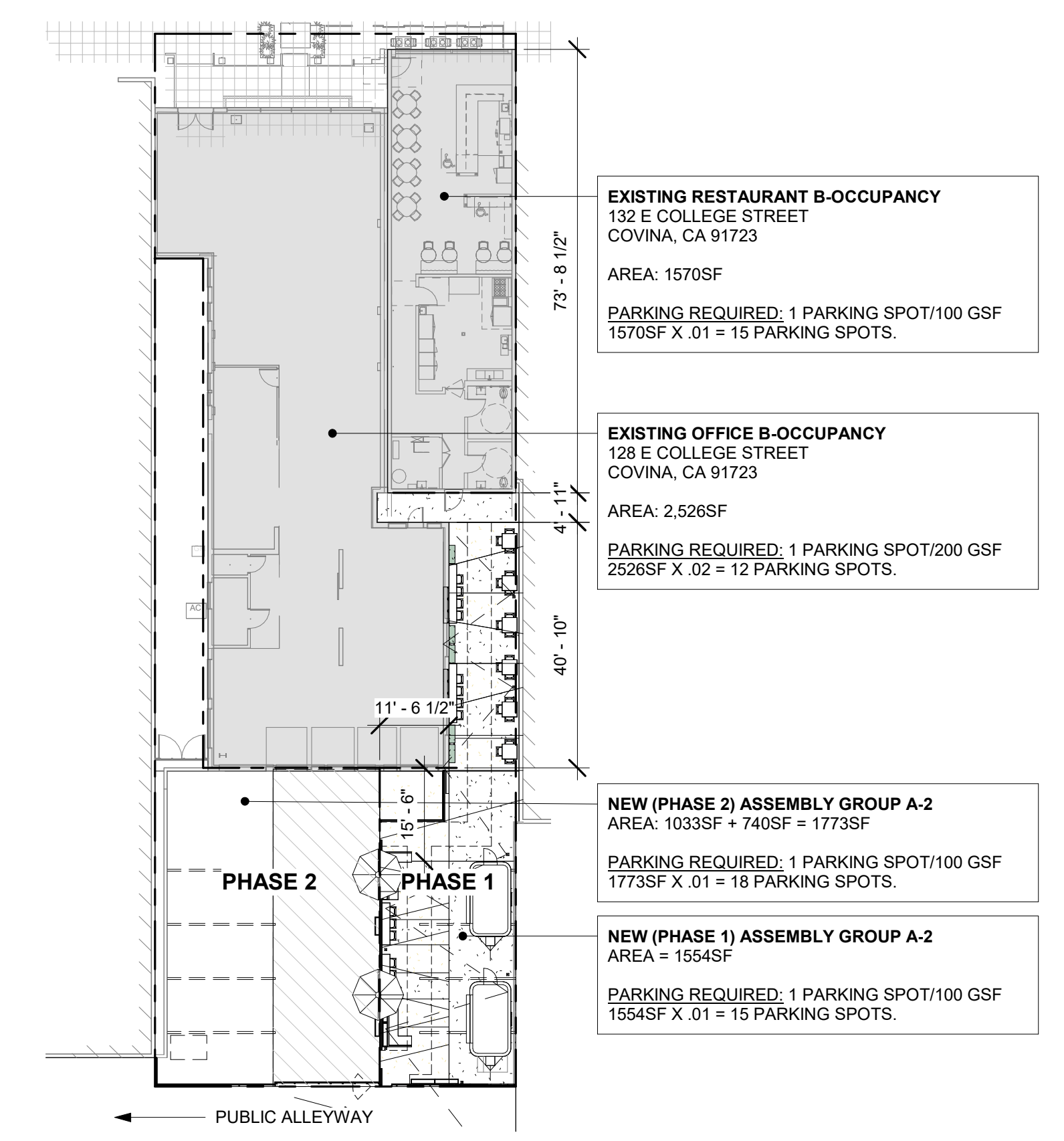
EXISTING ON-SITE PARKING PROVIDED: 6 STANDARD STALLS WITHIN SHARED REAR PAVED PARKING LOT (TO BE RELOCATED).

BASE CALCULATION-REQUIRED PARKING PER TABLE 4-2: (SEE CALCULATION DIAGRAM)

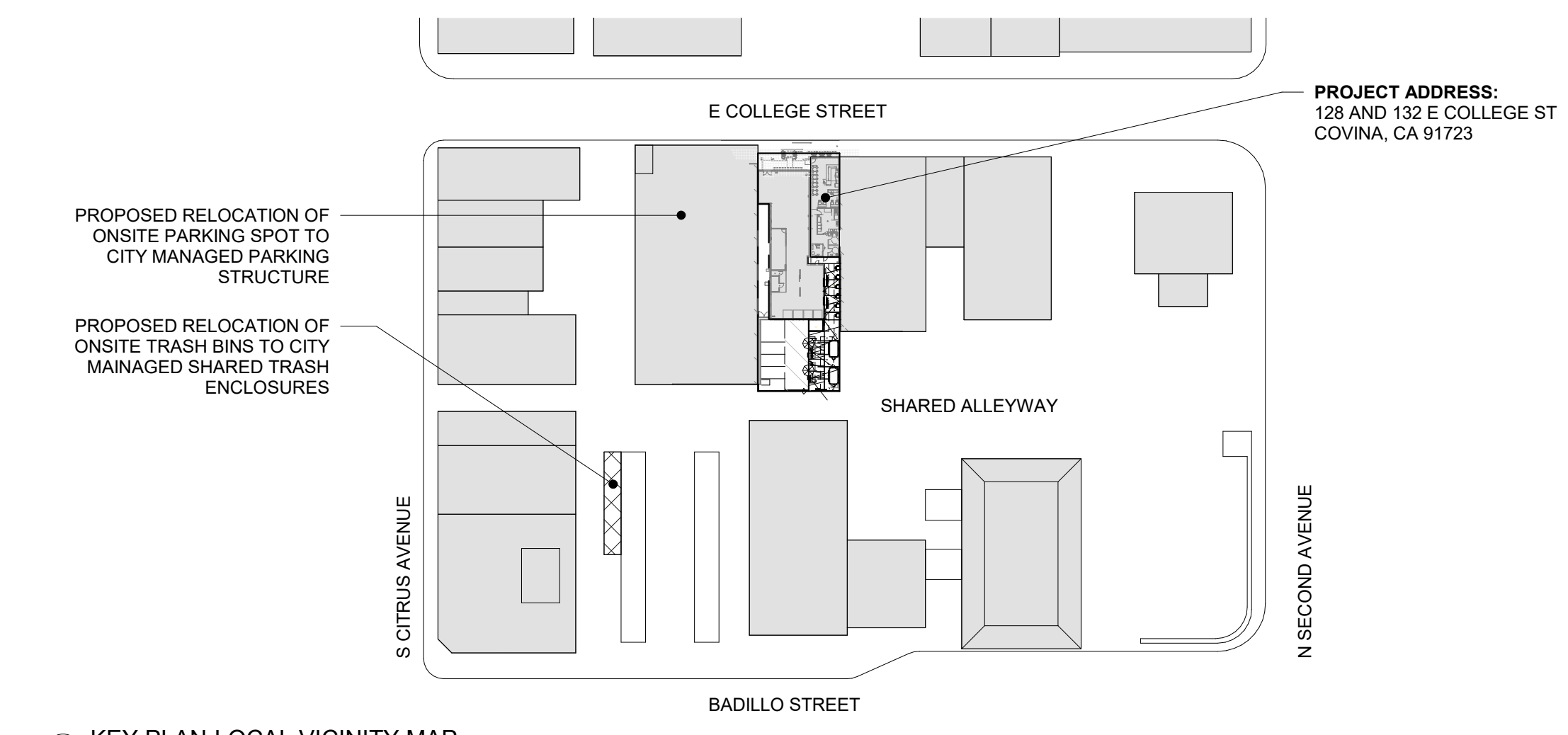
EXISTING BUILDING AREA:
128 E COLLEGE STREET (COMMERCIAL, B-OCCUPANCY) : 12 STALLS
132 E COLLEGE STREET (RESTAURANT, B-OCCUPANCY) : 15 STALLS

NEW EXTERIOR OCCUPANCY:
PHASE 1 AREA: 15 STALLS
PHASE 2 AREA: 18 STALLS

TABLE 4-2 BASE CALC TOTAL STALLS: 60 STALLS



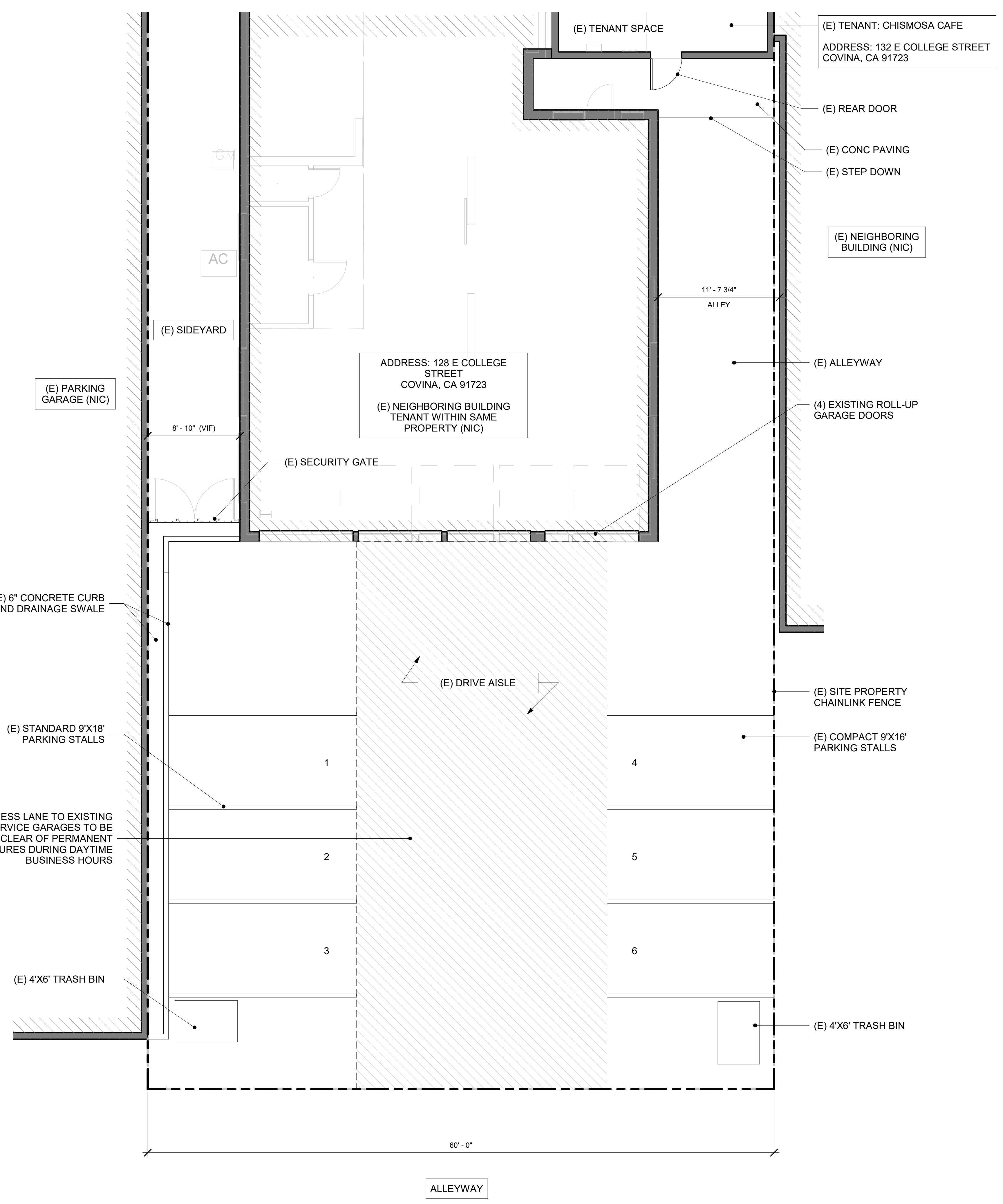
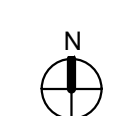
2 KEY PLAN-PARKING ANALYSIS
3/64" = 1'-0"



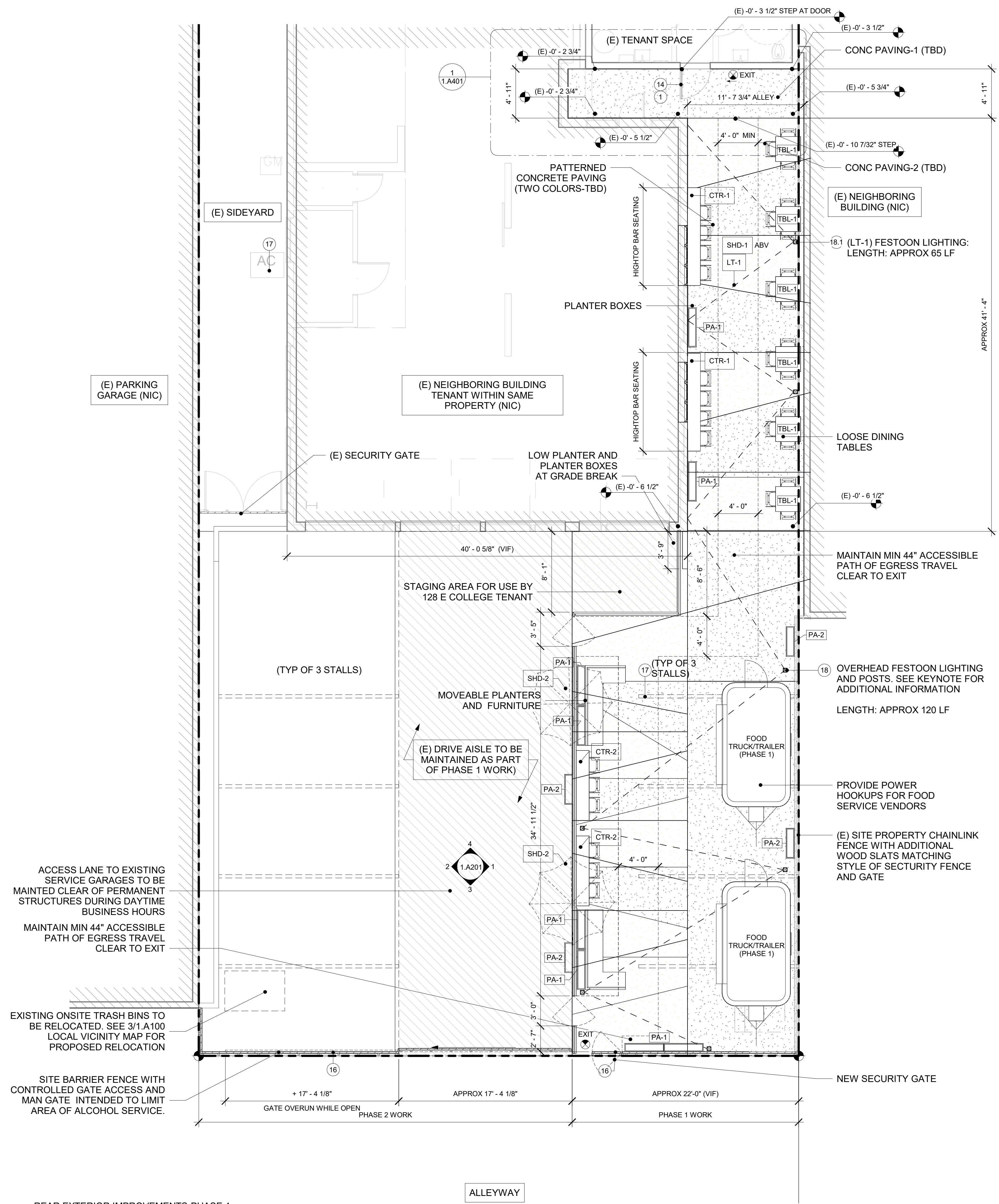
3 KEY PLAN-LOCAL VICINITY MAP
1" = 100'-0"

WALL LEGEND - ADA IMPROVEMENTS

- EXISTING WALL/PARTITION
- - - - EXISTING WALL/BUILDING ELEMENTS TO BE DEMOLISHED
- NEW WALL- ADA IMPROVEMENT



1 REAR EXTERIOR-EXISTING SITE PLAN
3/16" = 1'-0"



1 REAR EXTERIOR IMPROVEMENTS-PHASE 1
3/16" = 1'-0"

PROJECT SCOPE OF WORK

APPLICATION FOR PLANNING, BUILDING AND HEALTH DEPARTMENT APPROVAL OF PROPOSED EXTERIOR PATIO.
PROPOSED WORK INCLUDES 2 PHASES:

PHASE 1:

- 1.1. MODIFICATIONS TO EXISTING EXTERIOR DOOR TO IMPROVE PUBLIC ACCESSIBILITY TO INTERIOR TENANT SPACE.
- 1.2. REPAIRING OF EXISTING EXTERIOR CONCRETE AT PROPOSED PATIO OCCUPANCY.
- 1.3. NEW SECURITY FENCE AND GATE TO ALLOW FOR SALES OF ALCOHOLIC BEVERAGES.
- 1.4. ADDITION OF LOOSE DINING FURNITURE FOR FOOD WITHIN EXTERIOR PATIO.
- 1.5. ADDITION OF OVERHEAD SHADES AND FESTOON LIGHTING.
- 1.6. SPACE ALLOCATED FOR POWER HOOKUPS OF FOOD SERVICE TRAILERS.
- 1.7. REMOVAL OF ONSITE PARKING STALLS AND RELOCATION TO SHARED PARKING GARAGE.
- 1.8. SHARED FACADE EASEMENT FOR ATTACHMENT OF OVERHEAD LIGHTING AND SHADES AT PROPOSED EXTERIOR PATIO.
- 1.9. (CUP) APPROVAL OF PHASED IMPROVEMENTS WITHIN SHARED PARKING LOT TO INCLUDE SIMILAR FOOD VENDOR PROGRAM (UNDER PHASED PERMIT APPLICATION).

EXTERIOR FURNITURE & FIXTURES SCHEDULE:

TABLE SETTINGS:
(TBL-1) TABLE 1: 30" SQUARE TABLE W/3 CHAIRS. PROVIDE ADA DESIGNATED TABLES

BAR COUNTER SETTINGS:
(CTR-1) COUNTERTOP 1 : 9'-6" X 14" WALL MOUNTED AT ADA HEIGHT W/ 4 SEATS
(CTR-2) COUNTERTOP 1 : 7'-0" X 14" FREE STANDING COUNTER W/ 3 STOOLS

PLANTERS:
(PA-1) PLANTER 1: 48" PREFAB PLANTER BOX
(PA-2) PLANTER 2: 36" PREFAB/CUSTOM SUSPENDED PLANTER BOX

FESTOON LIGHTING:
(LT-1) OVERHEAD FESTOON LIGHTING: AMERICAN LIGHTING COMMERCIAL GRADE E17 (LED) OR SIMILAR

SHADING:
(SHD-1) OVERHEAD FABRIC/CANVAS SHADES: SUNBRELLA EXTERIOR GRADE FABRICS OR SIMILAR
(SHD-2) RELOCATEABLE UMBRELLA AND BASE STAND

KEYNOTE LEGEND -BY SHEET

NO.	KEYNOTE DESCRIPTION
1	PROVIDE ACCESSIBLE TRESHOLD, TILE TO CONCRETE. REFERENCE DETAIL 16/A902.
14	REQUIRED DOOR STRIKE CLEARANCE, PER 18/A902.CHANGES IN WALL SURFACE AT DOOR STRIKES MAY NOT EXCEED 8" IN DEPTH. SLOPE AT LANDING NOT TO EXCEED 1:48 (2%) AND IS TO DRAIN AWAY FROM OPENING AT EXTERIOR EXITS.
15	PHASE 1: FULL WIDTH OF EXISTING DRIVE AISLE TO REMAIN OPEN AND MAINTAINED CLEAR DURING DAILY BUSINESS HOURS. FENCE AND MAN GATE TO SERVE AS ACCESSIBLE MEANS OF EGRESS AND BARRIER DURING FOOD AND BEVERAGE SALES HOURS.
16	PHASE 1 AND 2: MAX 6'-0" TALL FENCE AND MAN GATE TO SERVE AS ACCESSIBLE MEANS OF EGRESS AND BARRIER DURING FOOD AND BEVERAGE SALES HOURS. GATE AND FENCE TO BE MIXED MATERIAL OF PAINTED STEEL STRUCTURAL WITH HORIZONTAL SIDING. PROVIDE KEYPAD ACCESS CONTROLS FOR SLIDING GATE, TO BE APPROVED BY CITY OF COVINA FIRE AND POLICE DEPARTMENT.
17	PHASE 1: EXISTING STANDARD PARKING STALL STRIPING TO BE REMOVED. REFER TO PARKING ANALYSIS TABLE FOR REMOVABLE OF ONSITE PARKING TO OFFSITE PARKING STRUCTURE.
18	
18.1	PHASE 1: OVERHEAD FESTOON LIGHTING AND POSTS. OVERHEAD FESTOON LIGHTING TO BE PROVIDED WITHIN ACCEPTABLE RANGE OF 5-20 FC. AND IN COMPLIANCE WITH CITY OF COVINA TOWN CENTER SPECIFIC PLAN LIGHTING STANDARDS, AND REQUIRED LIGHT LEVELS FOR EMERGENCY EXITING. SEE PLAN FOR APPROXIMATE LINEAR FOOTAGE OF LIGHTING STRANDS.

PREPARED FOR



BUILDING TENANT:
ALLEN ACEVES
CHISMOSA CAFE
132 E COLLEGE ST
COVINA, CA 91723

BUILDING OWNER:
DR. DIMITRIS CONSTANTINO
EASY GROUP LLC
128 E COLLEGE ST
COVINA, CA 91723

PROJECT ARCHITECT



COREY LOREN POPE
DBA LOREN DESIGN
514 W 5TH STREET
SAN DIMAS, CA 91773

ARCHITECT STAMP

NOTE:
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06.28.24		CUP/PLANNING SUBMISSION

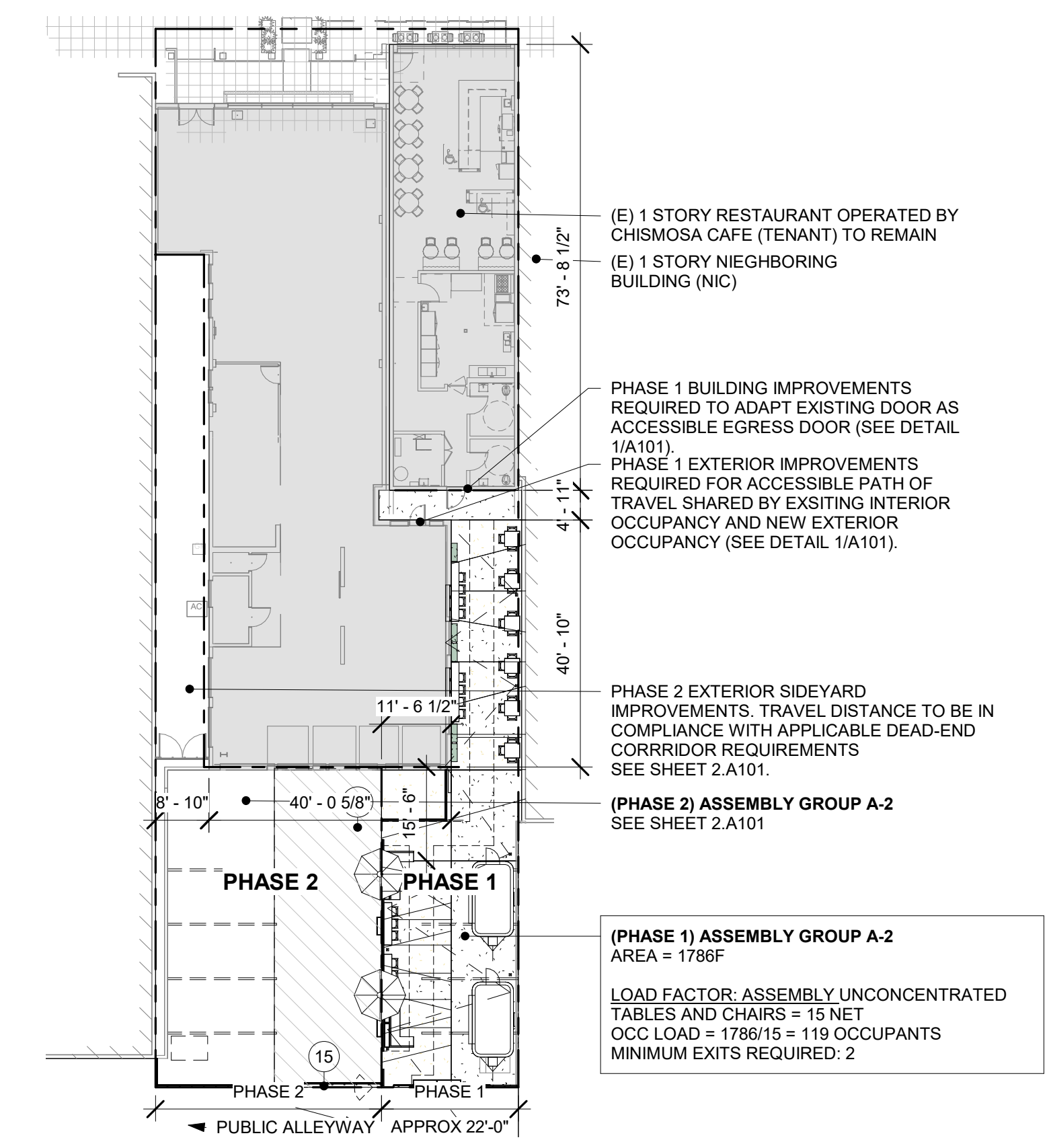
project status

CONDITIONAL USE PERMIT (CUP) PLANNING PACKAGE
DATE: 06/28/2024

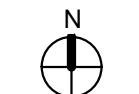
PROJECT:
CHISMOSA CAFE-TI
PROJECT NO: 2202.30
REF:
DATE: 12/13/2023
SHEET TITLE:
PHASE 1- EXTERIOR TENANT IMPROVEMENT PLAN

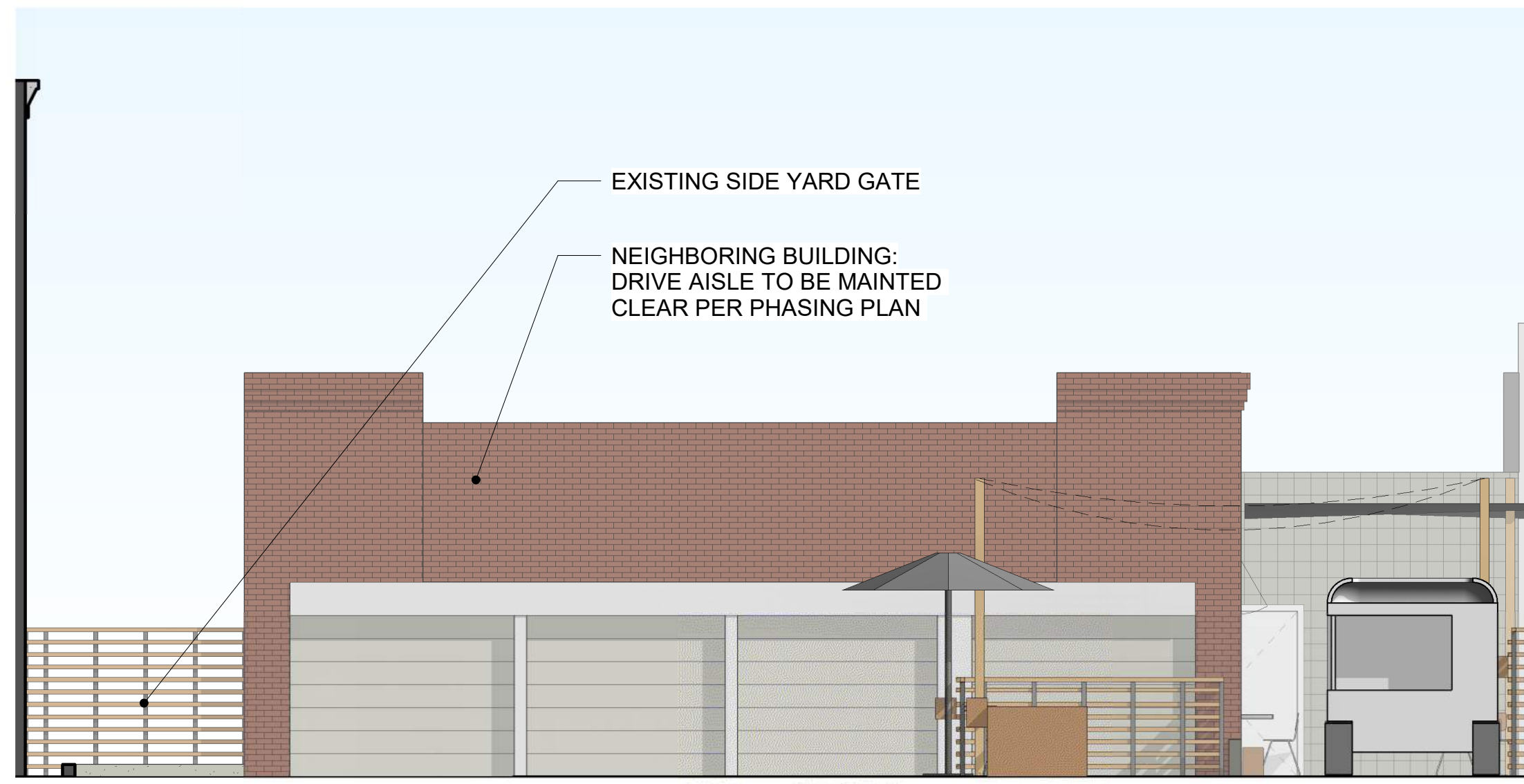
SHEET NUMBER:

1.A101

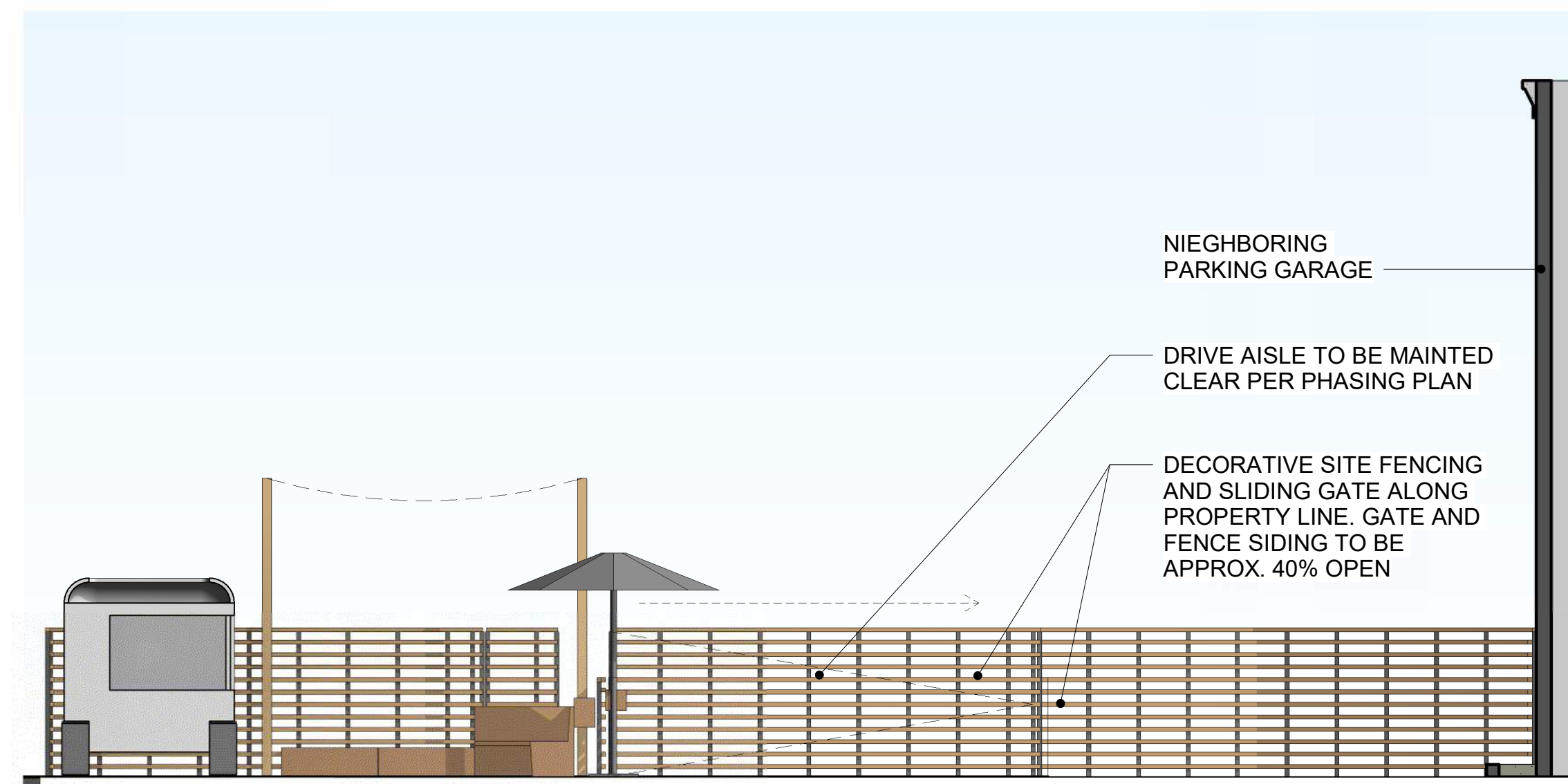


2 EXT IMPROVEMENTS-KEY PLAN PHASE 1
3/64" = 1'-0"

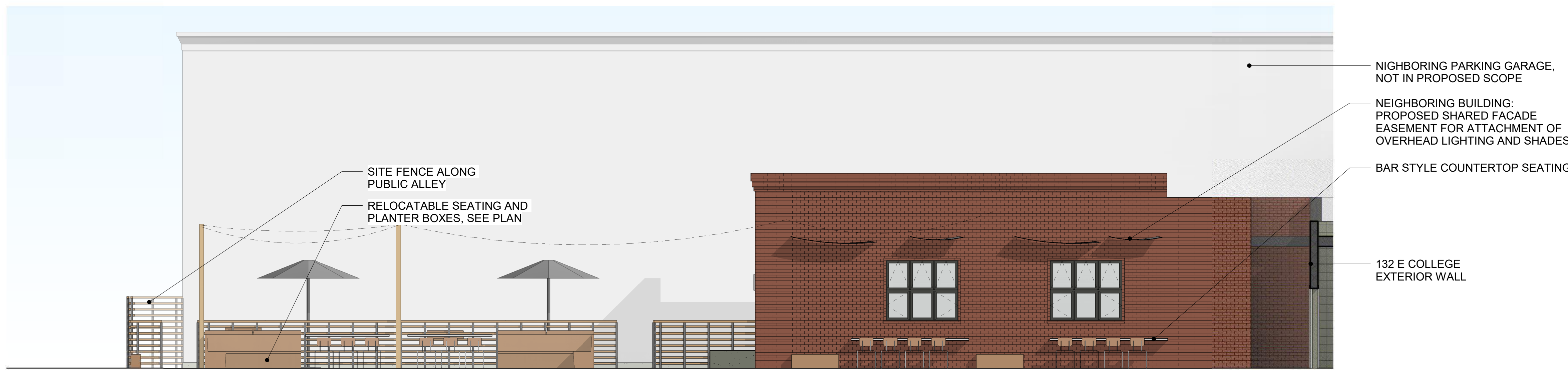




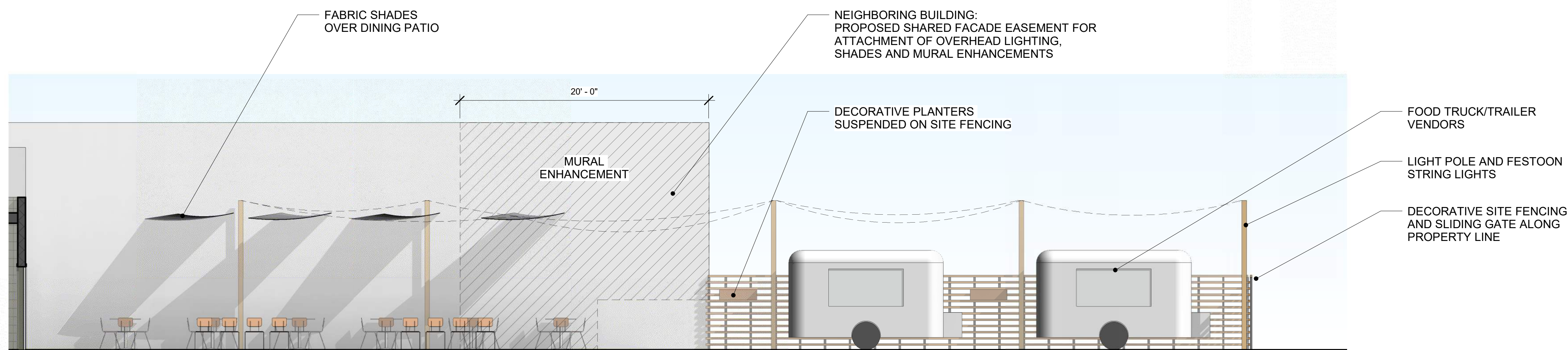
4 BLDG ELEVATION AT REAR GARAGES (128 E COLLEGE)
3/16" = 1'-0"



3 REAR ELEVATION FACING PUBLIC ALLEY
3/16" = 1'-0"



2 BLDG ELEVATION AT PARKING GARAGE
3/16" = 1'-0"



1 BLDG ELEVATION ALONG REAR PATIO SIDEYARD
3/16" = 1'-0"

PROJECT SCOPE OF WORK

APPLICATION FOR PLANNING, BUILDING AND HEALTH DEPARTMENT APPROVAL OF PROPOSED EXTERIOR PATIO. PROPOSED WORK INCLUDES 2 PHASES:

PHASE 1:

- 1.1. MODIFICATIONS TO EXISTING EXTERIOR DOOR TO IMPROVE PUBLIC ACCESSIBILITY TO INTERIOR TENANT SPACE.
- 1.2. REPAVING OF EXISTING EXTERIOR CONCRETE AT PROPOSED PATIO OCCUPANCY.
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- 1.6. SPACE ALLOCATED FOR POWER HOOKUPS OF FOOD SERVICE TRAILERS.
- 1.7. REMOVAL OF ONSITE PARKING STALLS AND RELOCATION TO SHARED PARKING GARAGE.
- 1.8. SHARED FACADE EASEMENT FOR ATTACHMENT OF OVERHEAD LIGHTING AND SHADES AT PROPOSED EXTERIOR PATIO.
- 1.9. (CUP) APPROVAL OF PHASED IMPROVEMENTS WITHIN SHARED PARKING LOT TO INCLUDE SIMILAR FOOD VENDOR PROGRAM (UNDER PHASED PERMIT APPLICATION).

PREPARED FOR



BUILDING TENANT:
ALLEN ACEVES
CHISMOSA CAFE
132 E COLLEGE ST
COVINA, CA 91723

BUILDING OWNER:
DR. DIMITRIS CONSTANTINOU
EASY GROUP LLC
128 E COLLEGE ST
COVINA, CA 91723

PROJECT ARCHITECT

loren design

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DBA LOREN DESIGN
514 W 5TH STREET
SAN DIMAS, CA 91773

ARCHITECT STAMP

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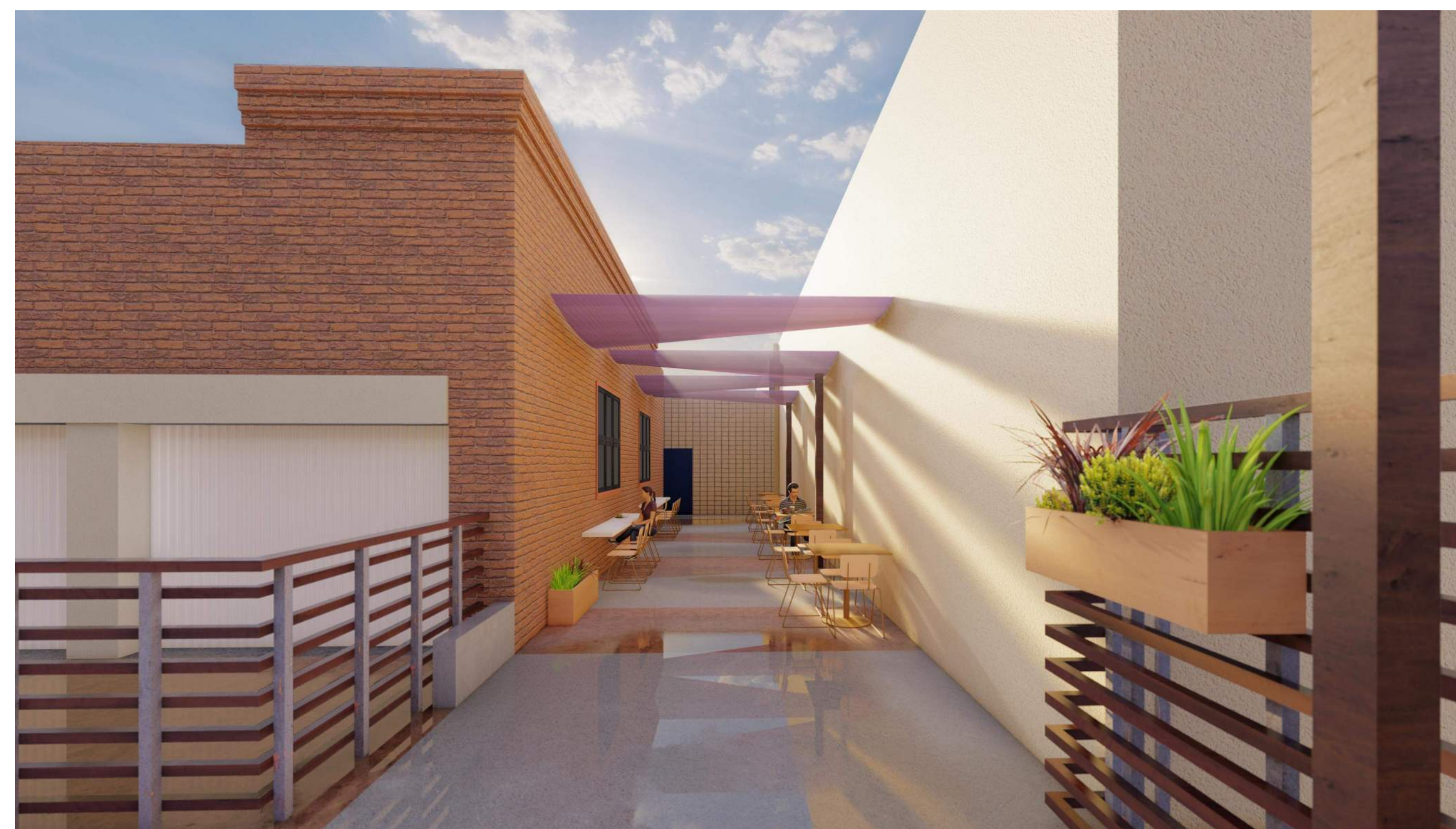
project status

CONDITIONAL USE PERMIT (CUP) PLANNING PACKAGE
DATE: 06/28/2024

PROJECT:
CHISMOSA CAFE-TI
PROJECT NO: 2202.30
REF:
DATE: 01/11/24
SHEET TITLE:
PHASE 1-EXTERIOR ELEVATIONS

SHEET NUMBER:

1.A201



PREPARED FOR



BUILDING TENANT:
ALLEN ACEVES
CHISMOSA CAFE
132 E COLLEGE ST
COVINA, CA 91723

BUILDING OWNER:
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EASY GROUP LLC
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PROJECT ARCHITECT

loren design

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DBA LOREN DESIGN
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ARCHITECT STAMP

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06.28.24		CUP/PLANNING SUBMISSION

project status

CONDITIONAL USE PERMIT (CUP) PLANNING PACKAGE
DATE: 06/28/2024

PROJECT:
CHISMOSA CAFE-TI
PROJECT NO: 2202.30
REF:
DATE: 12/13/23
SHEET TITLE:
PHASE 1-EXTERIOR RENDERINGS

SHEET NUMBER:

1.A202



BUILDING TENANT:
ALLEN ACEVES
CHISMOSA CAFE
132 E COLLEGE ST
COVINA, CA 91723

BUILDING OWNER:
DR. DIMITRIS CONSTANTINO
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128 E COLLEGE ST
COVINA, CA 91723

PROJECT ARCHITECT



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SAN DIMAS, CA 91773

ARCHITECT STAMP

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04.01.24	CUP/PLANNING SUBMISSION	
06.28.24	CUP/PLANNING SUBMISSION	

project status

CONDITIONAL USE PERMIT (CUP) PLANNING PACKAGE
DATE: 06/28/2024

PROJECT:
CHISMOSA CAFE-T1
PROJECT NO: 2202.30
REF:
DATE: 12/13/2023
SHEET TITLE:
EXISTING- ADA ENLARGED IMPROVEMENT PLAN

SHEET NUMBER:

1.A401

KEYNOTE LEGEND -BY SHEET

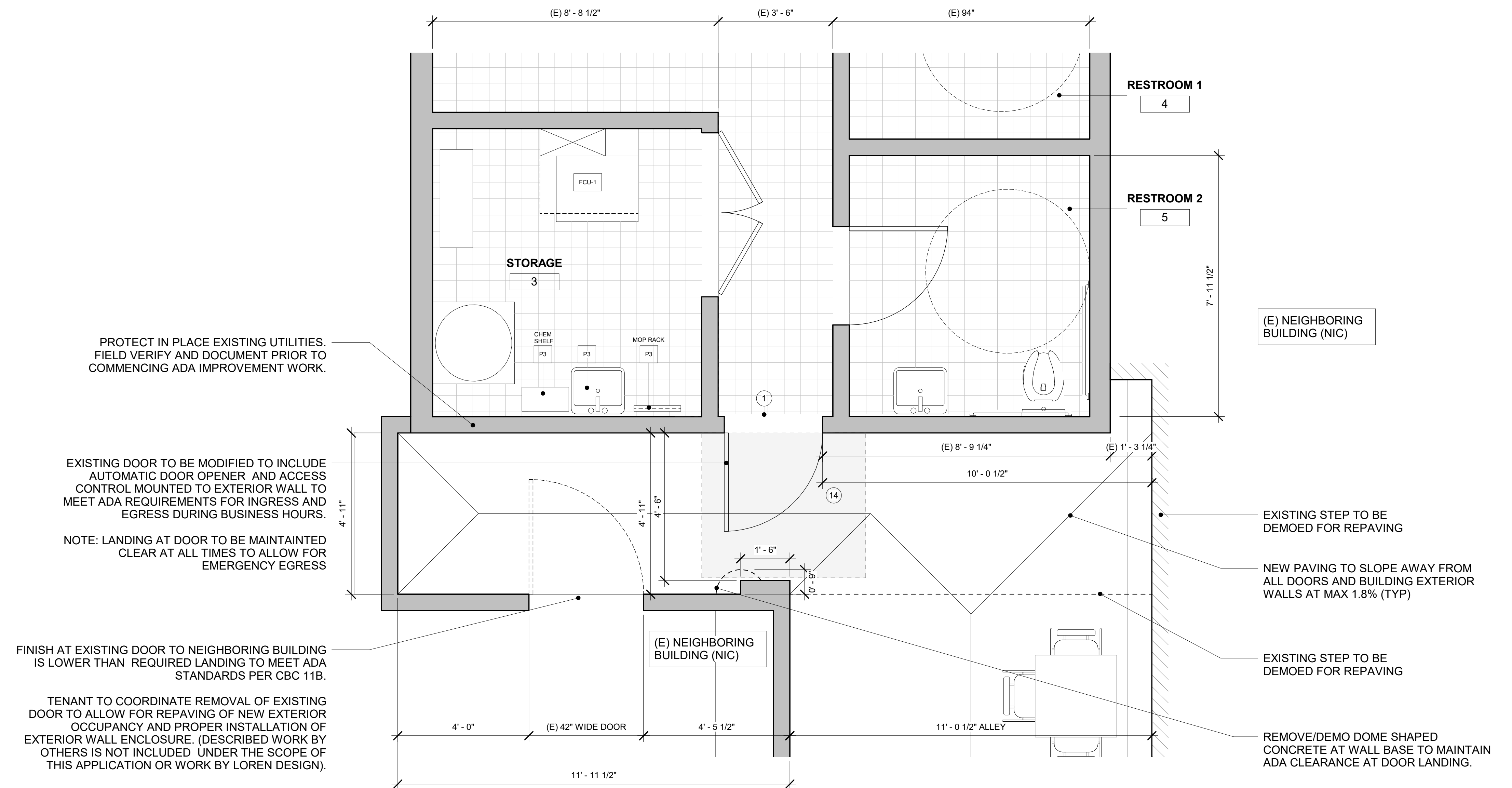
NO.	KEYNOTE DESCRIPTION
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(E) PLUMBING FIXTURE AND KITCHEN EQUIP. SCHEDULE

TYPE	PLUMBING FIXTURE/EQUIPMENT DESCRIPTION
EQ1	CONVECTION OVEN
EQ2	6 BURNER STOVE
EQ3	FRYER
EQ4	HOOD VENT AND DUCT, OVERHEAD
EQ5	FOOD PREP SINK
EQ6	3-COMPARTMENT SINK
EQ7	FRIDGE
EQ8	FRIDGE
EQ9	ICE MAKER
EQ10	HAND SINK
EQ11	REFRIGERATOR FOOD PREP TABLE
EQ12	HAND SINK
EQ13	UNDER COUNTER FRIDGE
EQ14	EMPLOYEE LOCKERS
EQ15	FRIDGE
EQ16	COFFEE MACHINE
EQ17	DRIP COFFEE
FCU-1	EXISTING FAN COIL UNIT
P1	EXISTING FLOOR SINK
P2	EXISTING FLOOR DRAIN
P3	MOP SINK EQUIPPED WITH BACKFLOW PREVENTION DEVICE, CHEMICAL SHELF AND MOP RACK.
P4	WATER HEATER

WALL LEGEND - ADA IMPROVEMENTS

	EXISTING WALL/PARTITION
	EXISTING WALL/BUILDING ELEMENTS TO BE DEMOLISHED
	NEW WALL- ADA IMPROVEMENT



PROTECT IN PLACE EXISTING UTILITIES. FIELD VERIFY AND DOCUMENT PRIOR TO COMMENCING ADA IMPROVEMENT WORK.

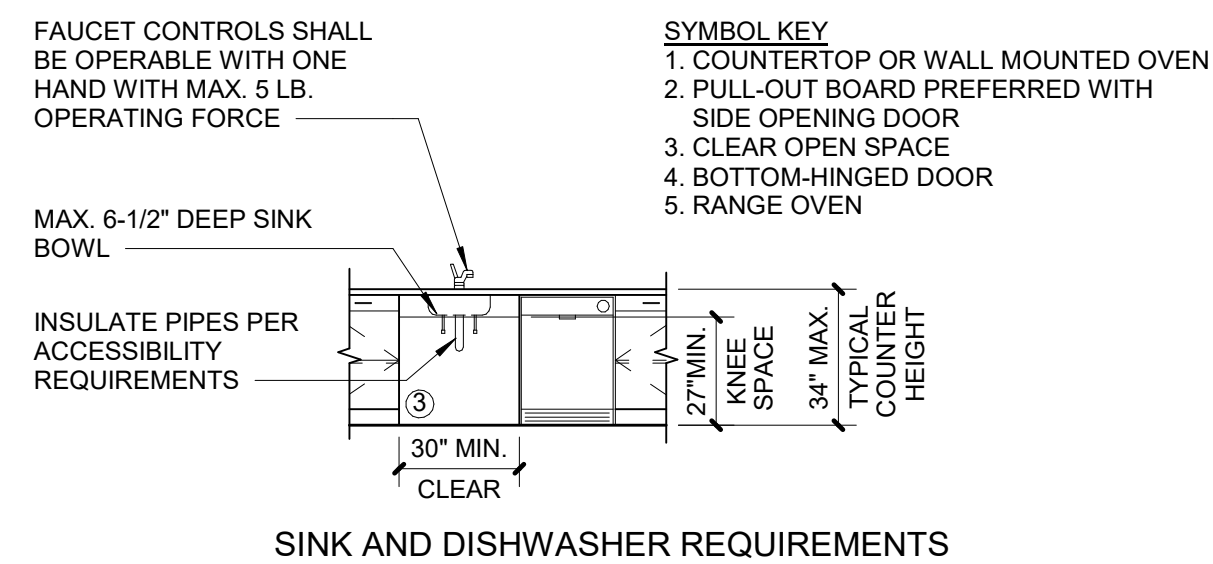
EXISTING DOOR TO BE MODIFIED TO INCLUDE AUTOMATIC DOOR OPENER AND ACCESS CONTROL MOUNTED TO EXTERIOR WALL TO MEET ADA REQUIREMENTS FOR INGRESS AND EGRESS DURING BUSINESS HOURS.

NOTE: LANDING AT DOOR TO BE MAINTAINED CLEAR AT ALL TIMES TO ALLOW FOR EMERGENCY EGRESS

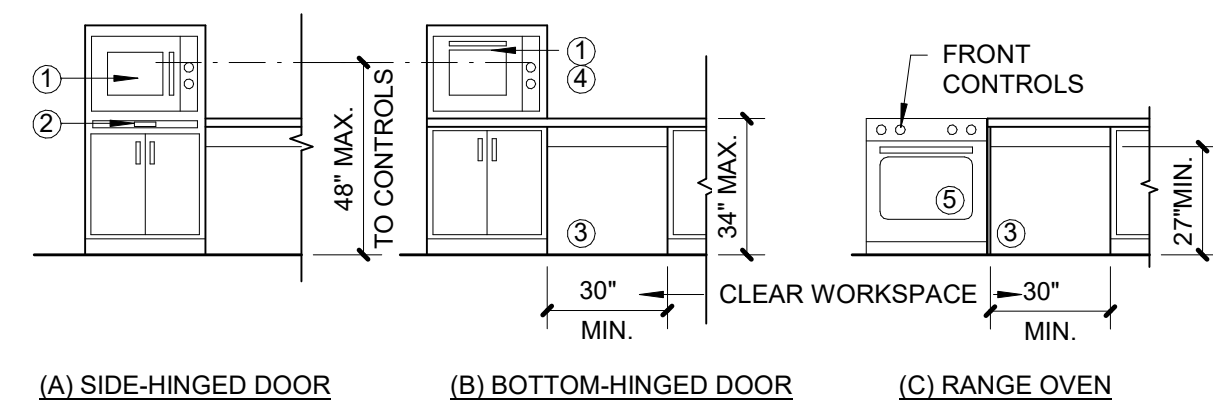
FINISH AT EXISTING DOOR TO NEIGHBORING BUILDING IS LOWER THAN REQUIRED LANDING TO MEET ADA STANDARDS PER CBC 11B.

TENANT TO COORDINATE REMOVAL OF EXISTING DOOR TO ALLOW FOR REPAVING OF NEW EXTERIOR OCCUPANCY AND PROPER INSTALLATION OF EXTERIOR WALL ENCLOSURE. (DESCRIBED WORK BY OTHERS IS NOT INCLUDED UNDER THE SCOPE OF THIS APPLICATION OR WORK BY LOREN DESIGN).

1 LEVEL 1 - ADA IMPROVEMENT PLAN
1/2" = 1'-0"



SINK AND DISHWASHER REQUIREMENTS

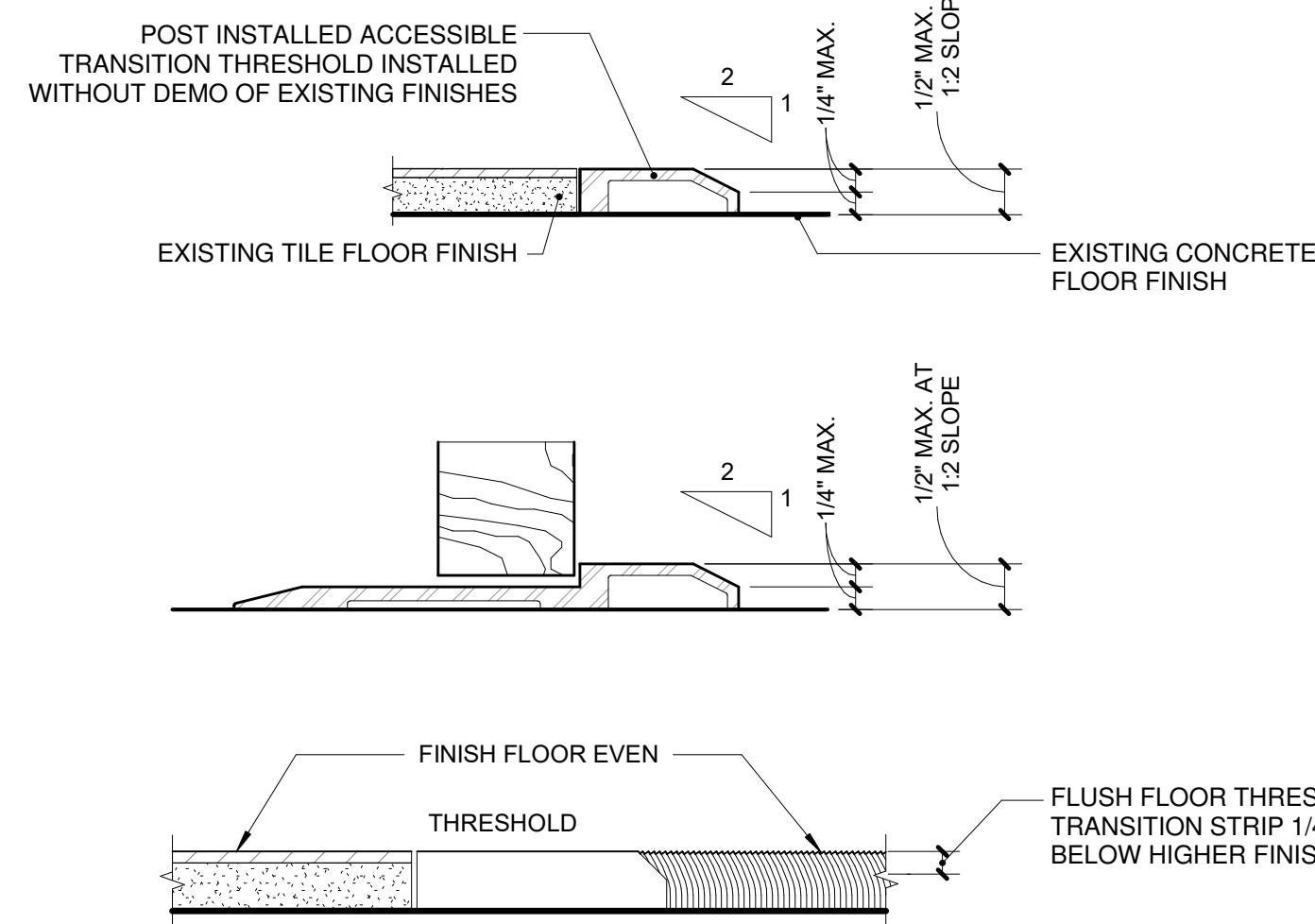


OVEN AND RANGE REQUIREMENTS

KITCHEN DETAILS

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

19



DOOR THRESHOLD

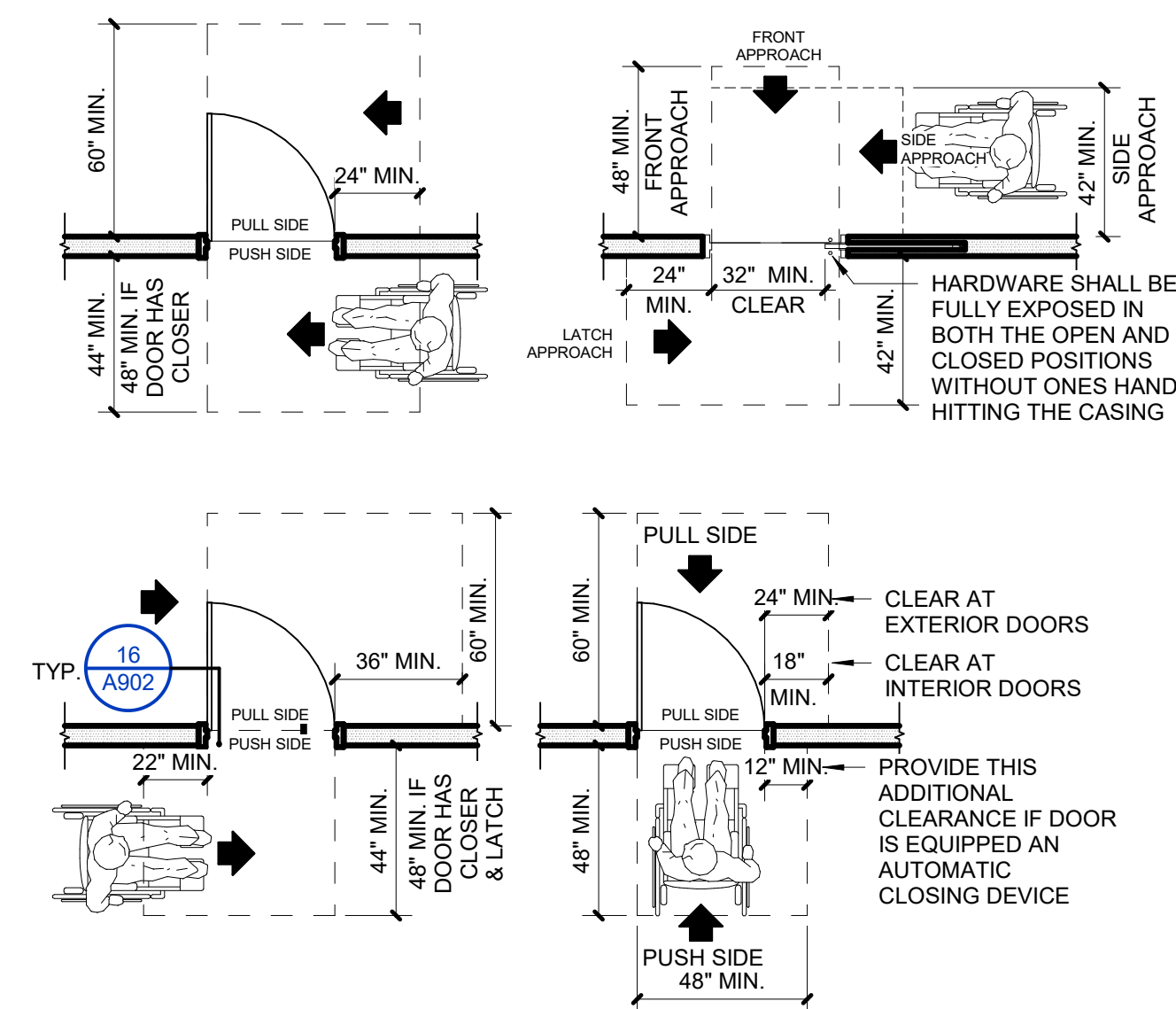
SCALE: 6" = 1'-0"

16

SECTION THRU TYPICAL GRAB BAR

SCALE: 1 1/2" = 1'-0"

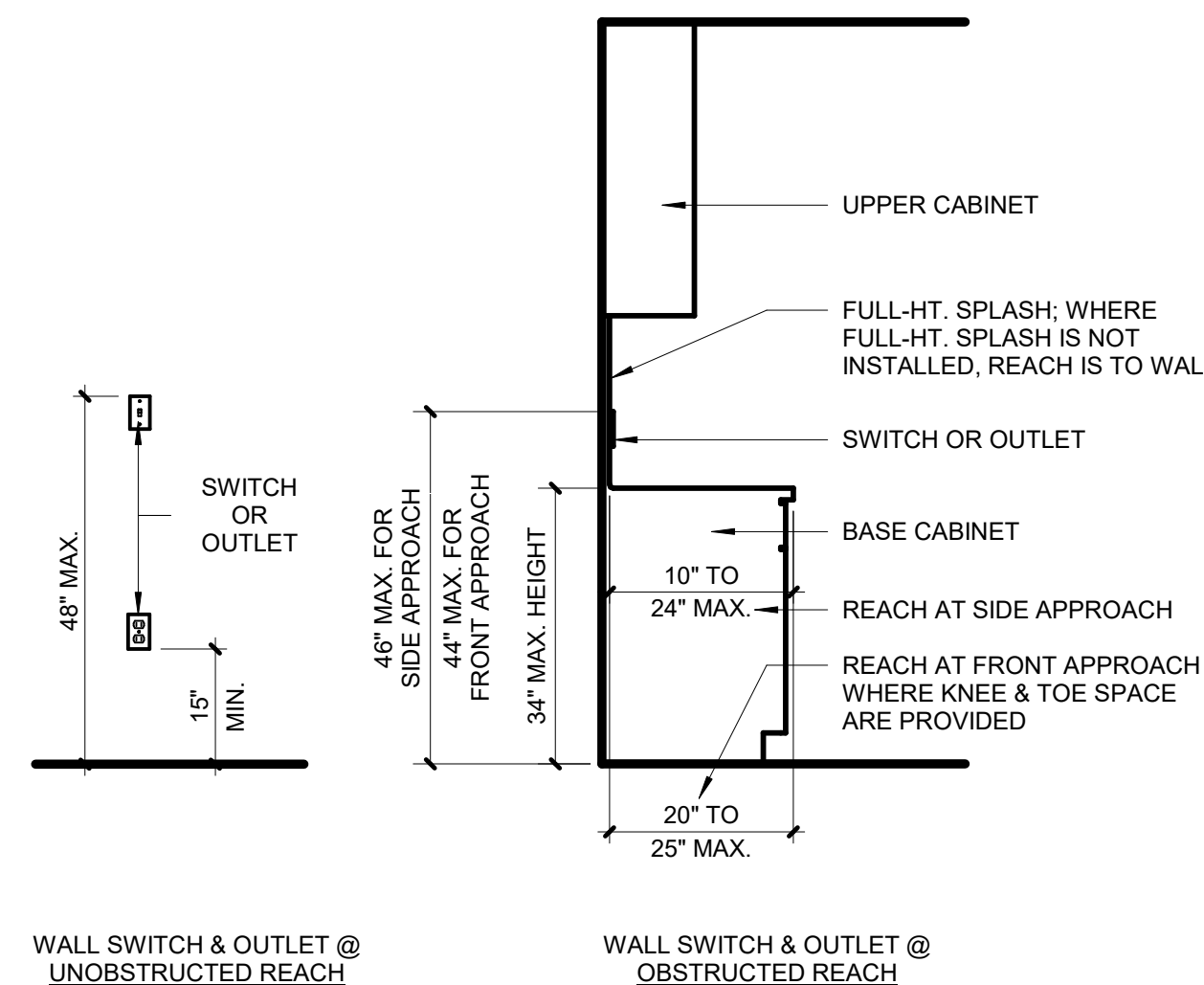
8



COMMON AREA DOOR & GATE APPROACH

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

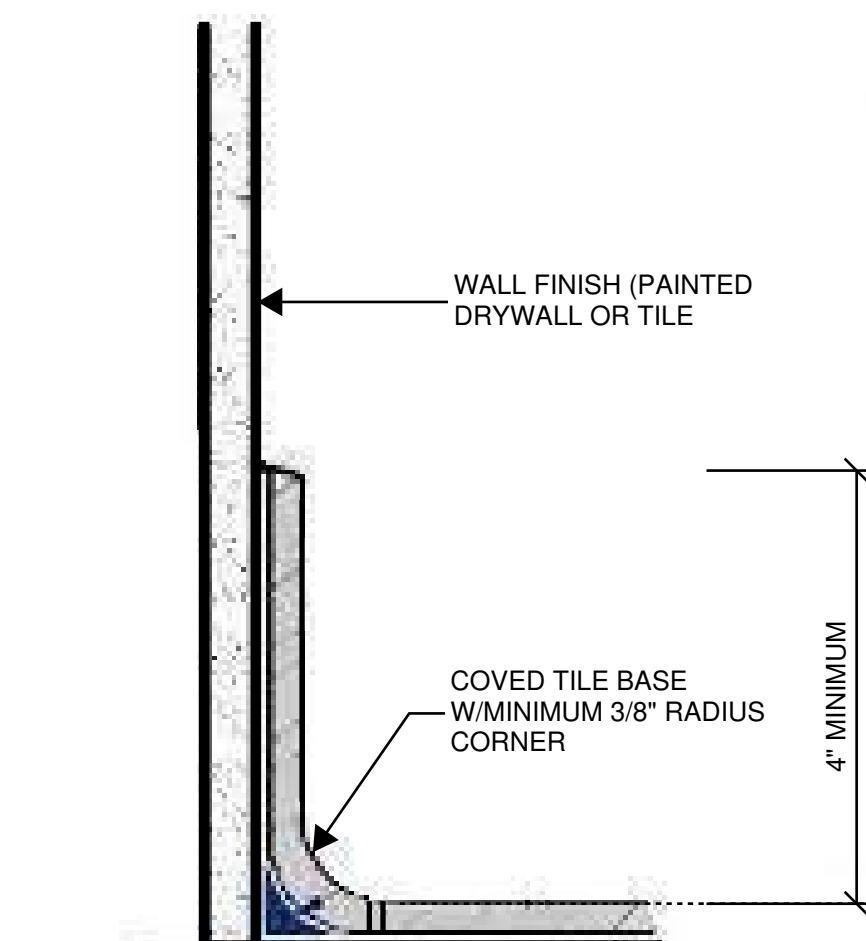
18



ACCESSIBLE SWITCHES

SCALE: 1/2" = 1'-0"

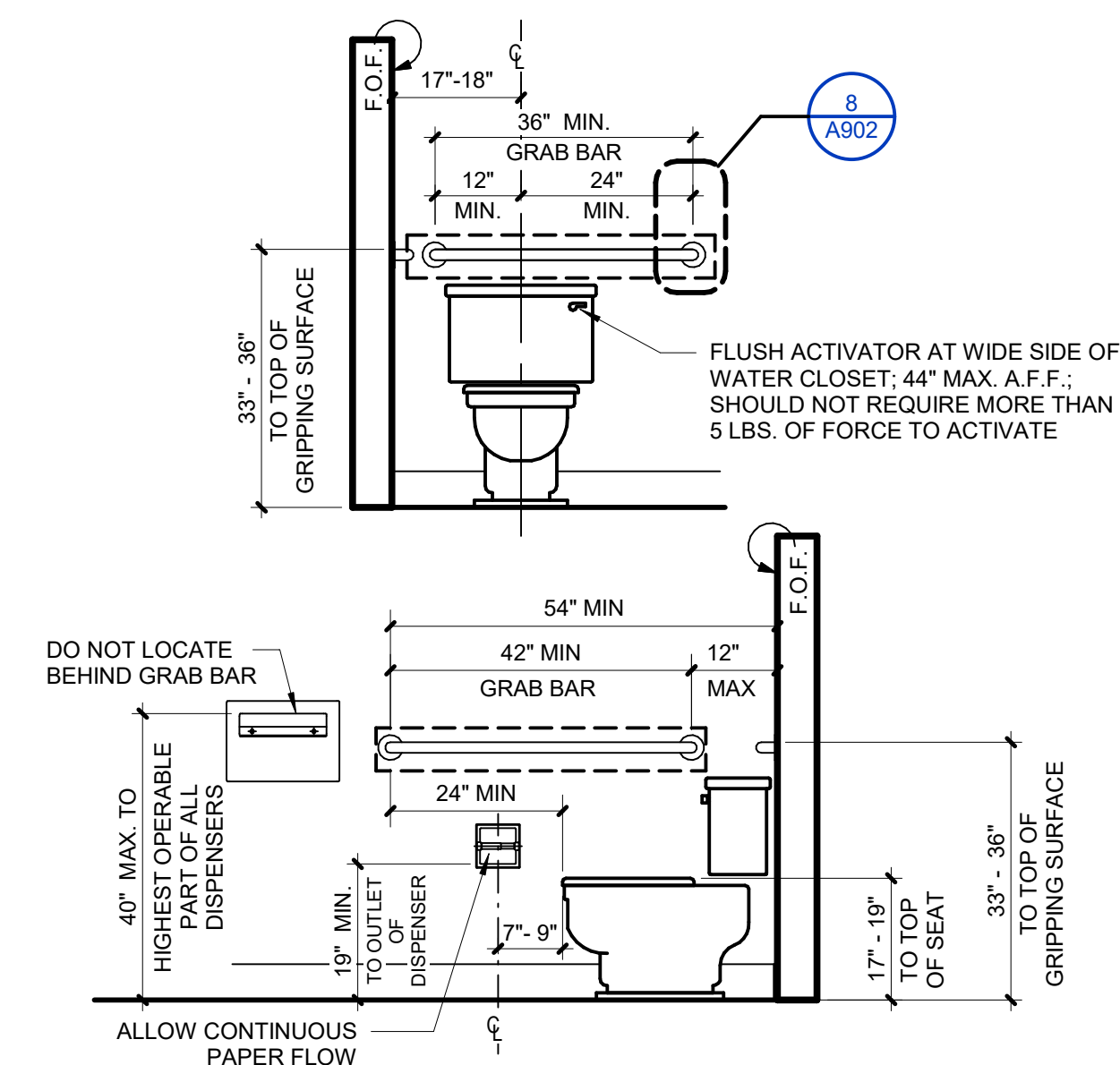
12



TILE COVERED BASE AT WET SPACES

SCALE: NTS

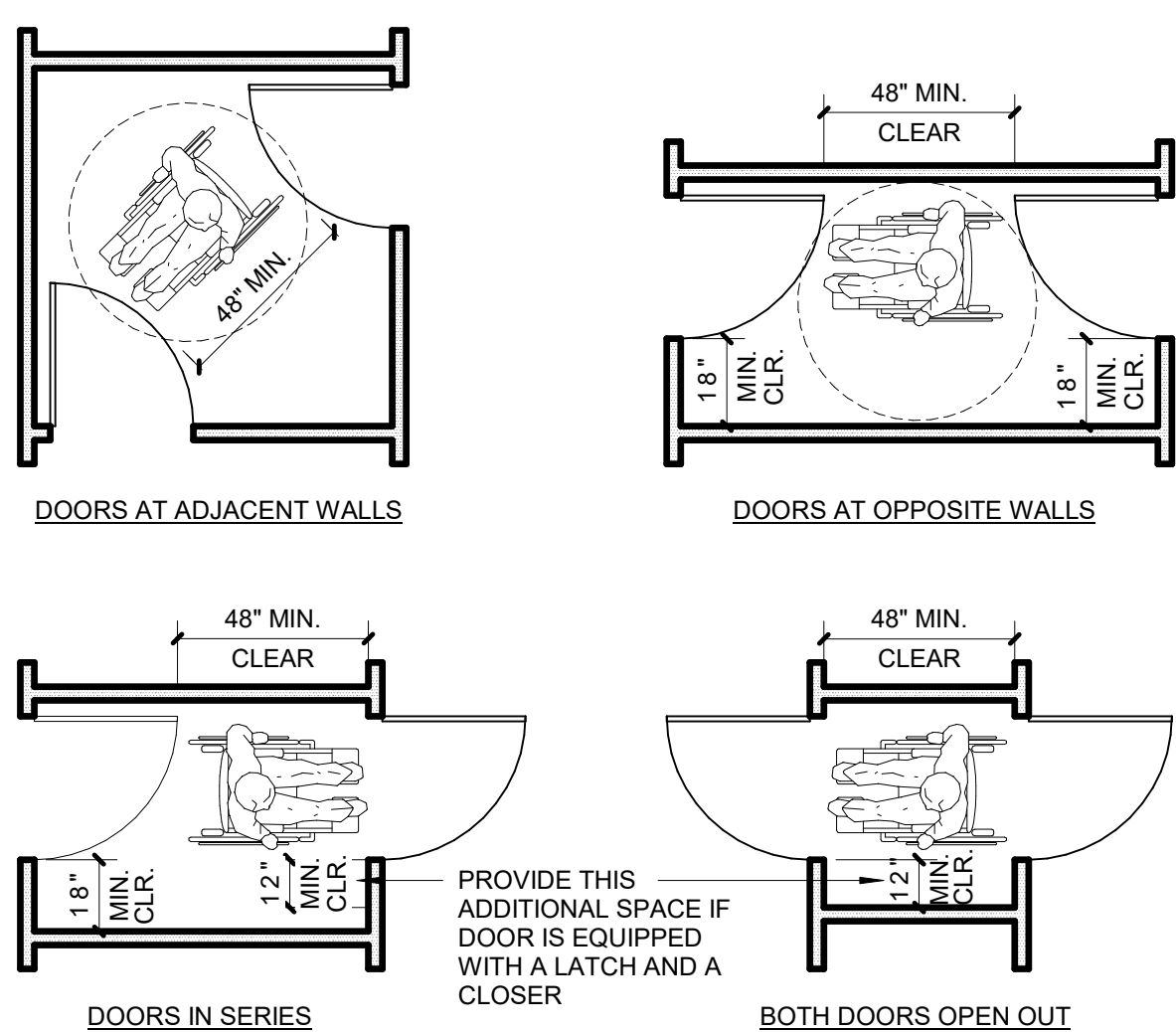
7



SIDE ELEVATION OF WATER CLOSET

SCALE: 1/2" = 1'-0"

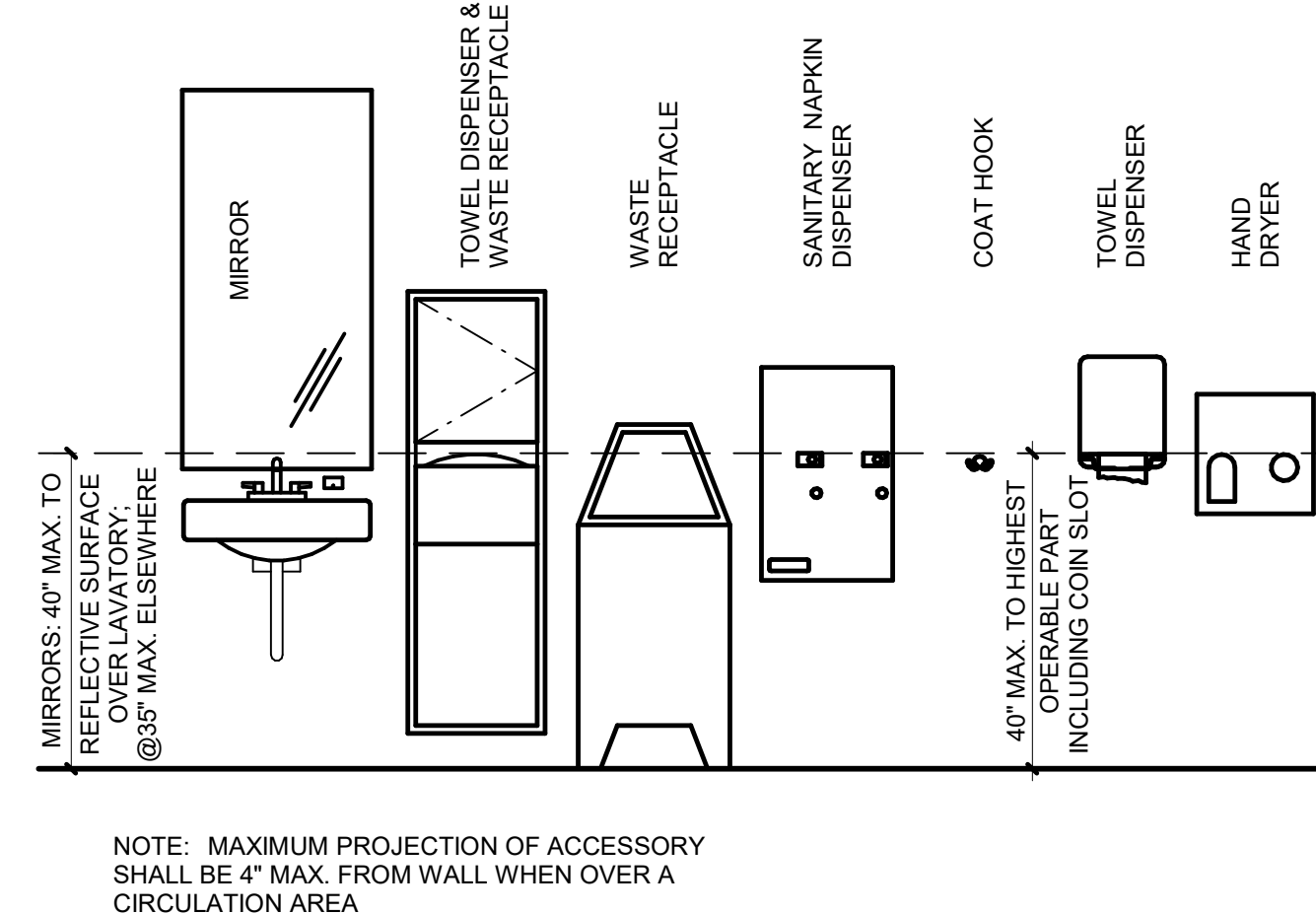
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CONSECUTIVE DOOR SPACES

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

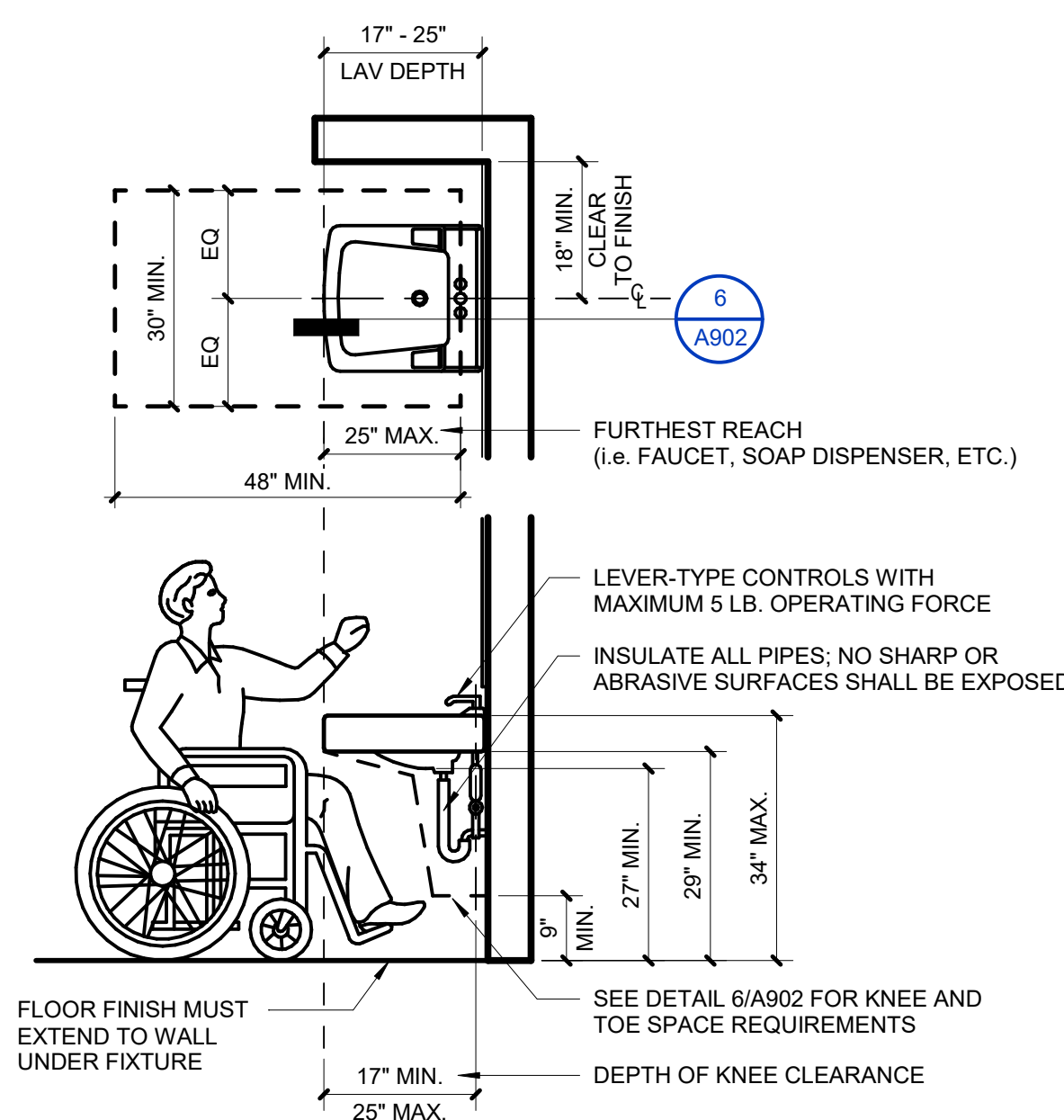
17



TOILET ACCESSORY HEIGHTS

SCALE: 1/2" = 1'-0"

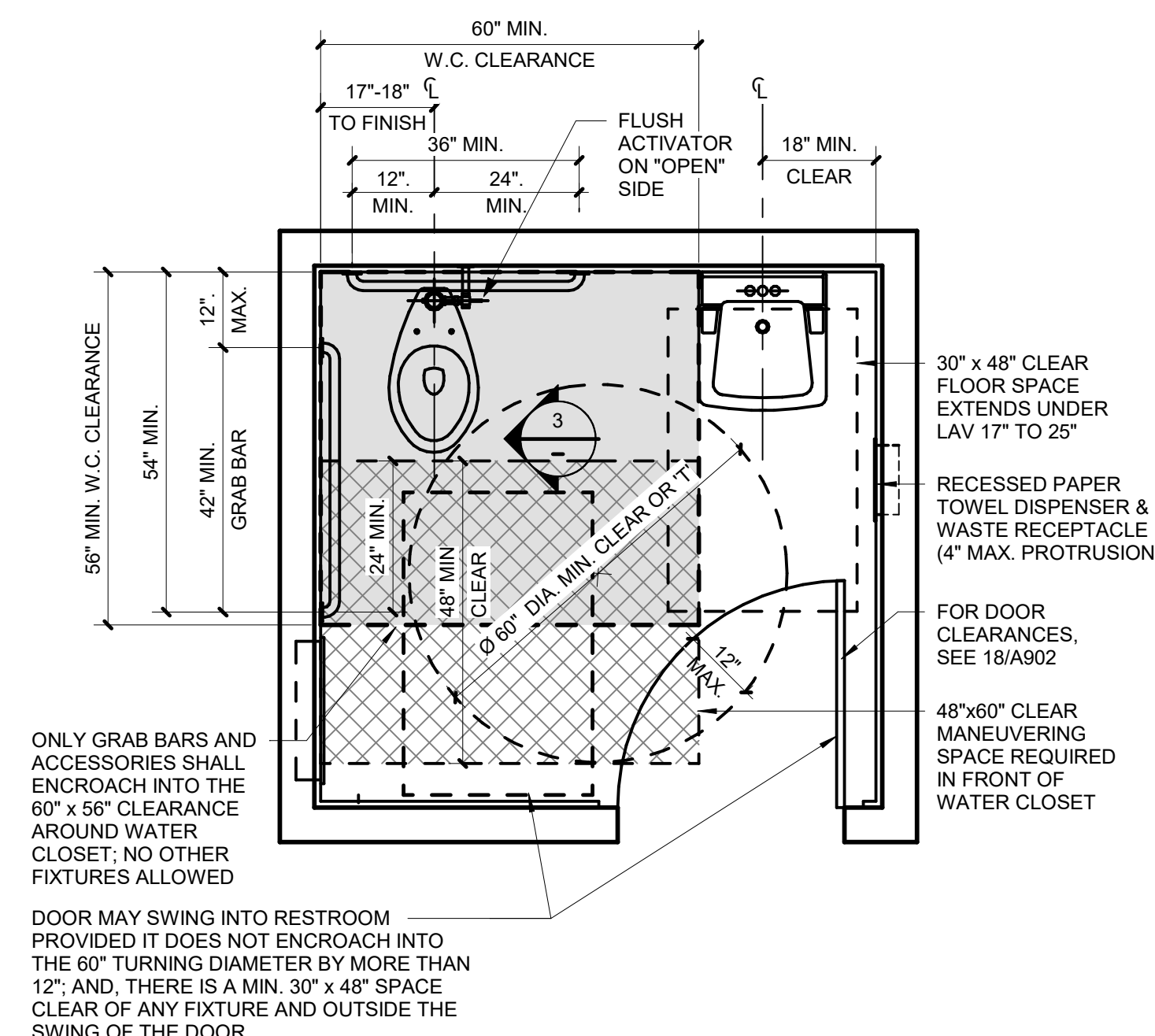
9



LAVATORY PLAN & ELEVATION

SCALE: 1/2" = 1'-0"

5



SINGLE-OCCUPANCY RESTROOM

SCALE: 1/2" = 1'-0"

1

PREPARED FOR



BUILDING TENANT:
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BUILDING OWNER:
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06.28.24	CUP/PLANNING SUBMISSION	

project status

CONDITIONAL USE PERMIT (CUP) PLANNING PACKAGE
DATE: 06/28/2024

PROJECT:
CHISMOSA CAFE-TI
PROJECT NO: 2202.30
REF:
DATE: 09/20/22
SHEET TITLE:
DETAILS - ACCESSIBILITY
DETAILS COMMON & PUBLIC AREAS

SHEET NUMBER:
1.A902

PROJECT SCOPE OF WORK

APPLICATION FOR PLANNING, BUILDING AND HEALTH DEPARTMENT APPROVAL OF PROPOSED EXTERIOR PATIO.
PROPOSED WORK INCLUDES 2 PHASES:

- PHASE 2:**
2.1. REMOVAL OF REMAINING ONSITE PARKING STALLS. (SEE SITE PLAN)
2.2. WATER AND POWER UNDERGROUND UTILITIES FOR (2) VENDOR FOOD TRUCKS.
2.3. EXTERIOR SIDEYARD IMPROVEMENTS.

EXTERIOR FURNITURE & FIXTURES SCHEDULE:

TABLE SETTINGS:
(TBL-1) TABLE 1: 30" SQUARE TABLE W/3 CHAIRS. PROVIDE ADA DESIGNATED TABLES

BAR COUNTER SETTINGS:
(CTR-1) COUNTERTOP 1 : 9'-6" X 14" WALL MOUNTED AT ADA HEIGHT W/ 4 SEATS
(CTR-2) COUNTERTOP 1 : 7'-0" X 14" FREE STANDING COUNTER W/ 3 STOOLS

PLANTERS:
(PA-1) PLANTER 1: 48" PREFAB PLANTER BOX
(PA-2) PLANTER 2: 36" PREFAB/CUSTOM SUSPENDED PLANTER BOX

FESTOON LIGHTING:
(LT-1) OVERHEAD FESTOON LIGHTING: AMERICAN LIGHTING COMMERCIAL GRADE E17 (LED) OR SIMILAR REFER TO 1.G003 FOR MORE INFORMATION

SHADING:
(SHD-1) OVERHEAD FABRIC/CANVAS SHADES: SUNBRELLA EXTERIOR GRADE FABRICS OR SIMILAR
(SHD-2) RELOCATEABLE UMBRELLA AND BASE STAND

KEYNOTE LEGEND -BY SHEET

NO.	KEYNOTE DESCRIPTION
15	PHASE 1: FULL WIDTH OF EXISTING DRIVE AISLE TO REMAIN OPEN AND MAINTAINED CLEAR DURING DAILY BUSINESS HOURS. FENCE AND MAN GATE TO SERVE AS ACCESSIBLE MEANS OF EGRESS AND BARRIER DURING FOOD AND BEVERAGE SALES HOURS.
16	PHASE 1 AND 2: MAX 6'-0" TALL FENCE AND MAN GATE TO SERVE AS ACCESSIBLE MEANS OF EGRESS AND BARRIER DURING FOOD AND BEVERAGE SALES HOURS. GATE AND FENCE TO BE MIXED MATERIAL OF PAINTED STEEL STRUCTURAL WITH HORIZONTAL SIDING. PROVIDE KEYPAD ACCESS CONTROLS FOR SLIDING GATE, TO BE APPROVED BY CITY OF COVINA FIRE AND POLICE DEPARTMENT.
18.2	PHASE 2: OVERHEAD FESTOON LIGHTING AND POSTS. OVERHEAD FESTOON LIGHTING TO BE PROVIDED WITHIN ACCEPTABLE RANGE OF 5-20 FC, AND IN COMPLIANCE WITH CITY OF COVINA TOWN CENTER SPECIFIC PLAN LIGHTING STANDARDS, AND REQUIRED LIGHT LEVELS FOR EMERGENCY EXITING. SEE PLAN FOR APPROXIMATE LINEAR FOOTAGE OF LIGHTING STRANDS.

PREPARED FOR



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BUILDING OWNER:
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06.28.24		CUP/PLANNING SUBMISSION

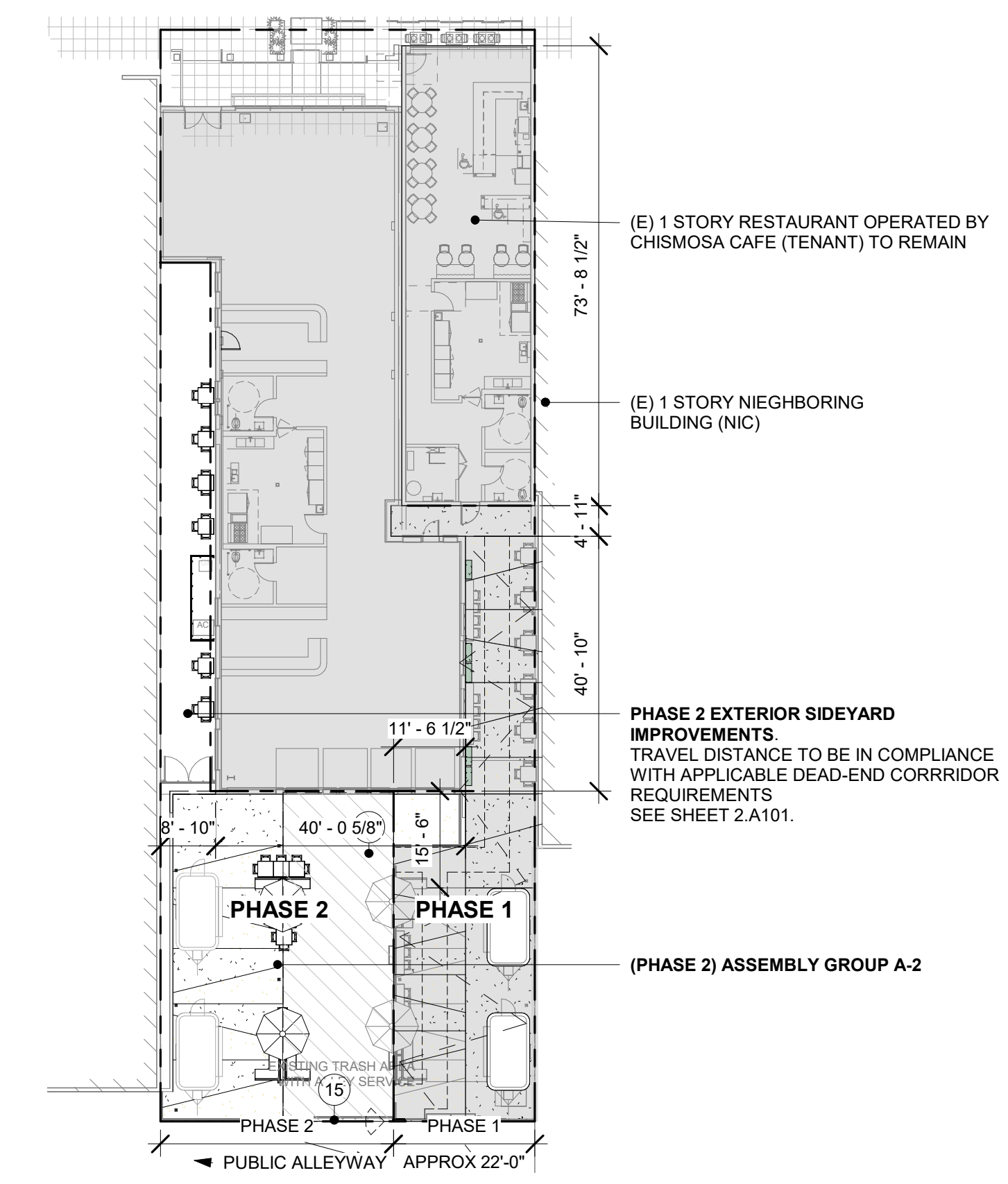
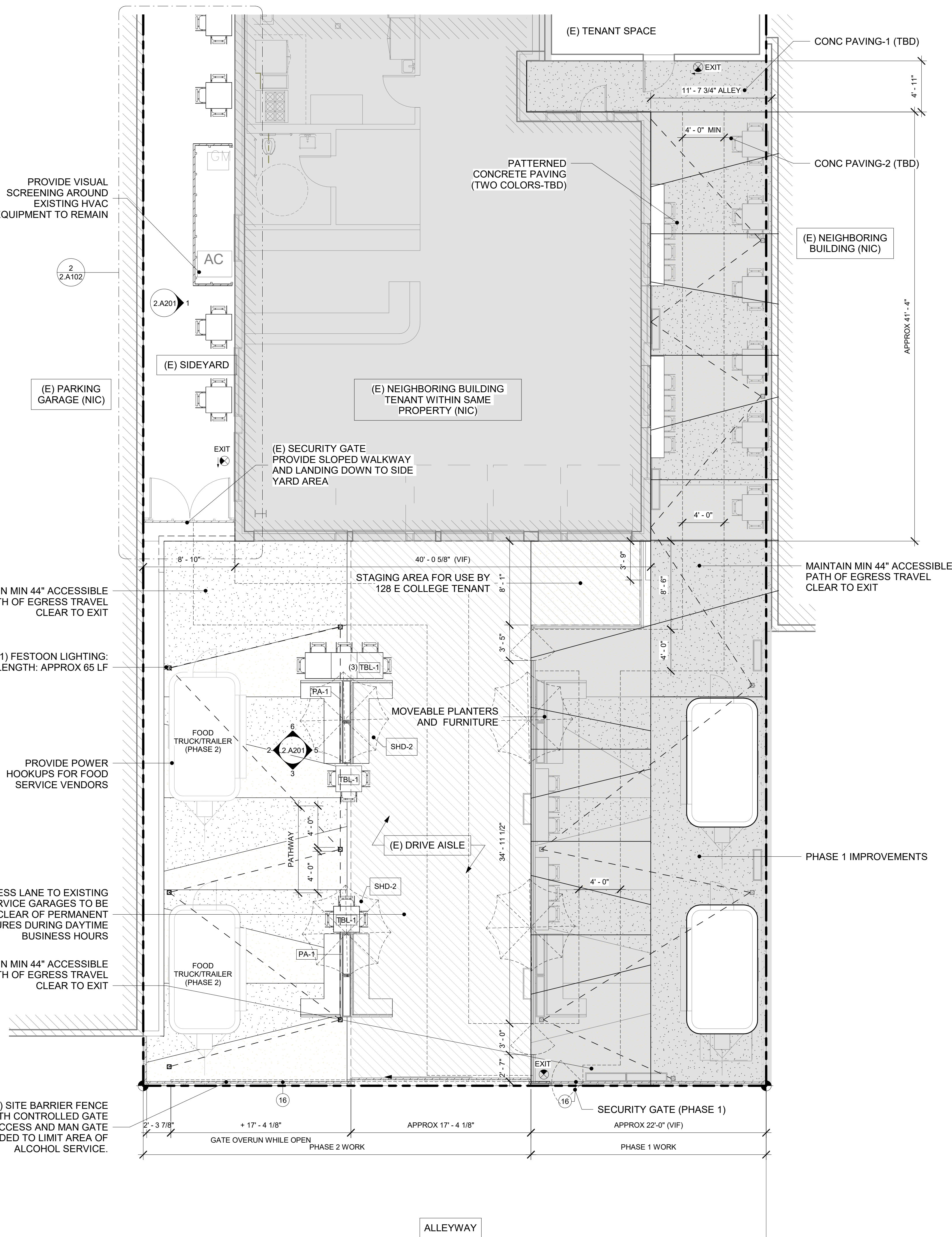
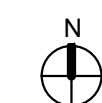
project status

CONDITIONAL USE PERMIT (CUP) PLANNING PACKAGE
DATE: 06/28/2024

PROJECT:
CHISMOSA CAFE-TI
PROJECT NO: 2202.30
REF:
DATE: 03/26/24
SHEET TITLE:
PHASE 2 - EXTERIOR TENANT IMPROVEMENT PLAN

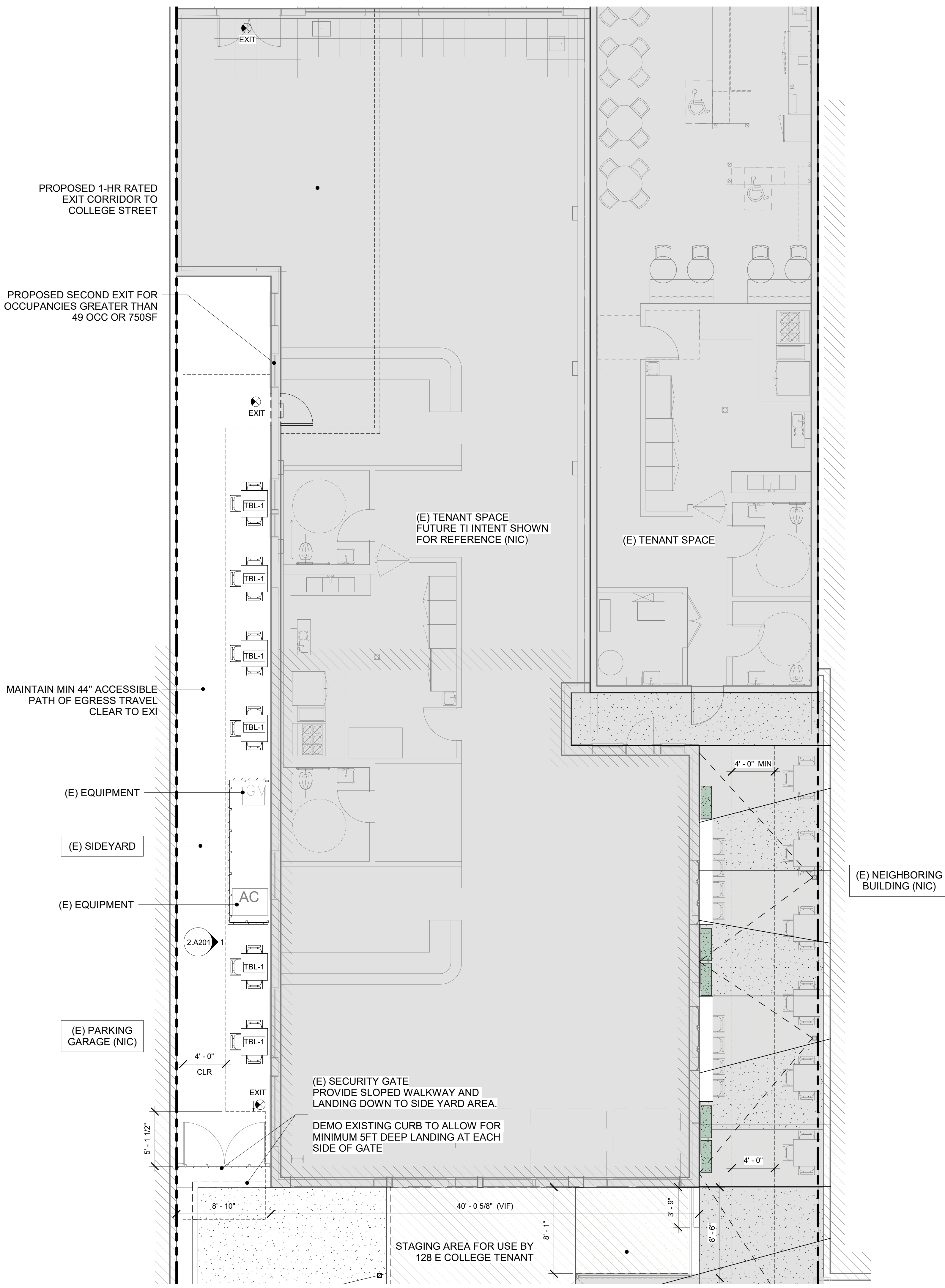
SHEET NUMBER:

2.A101



1 REAR EXTERIOR IMPROVEMENTS-PHASE 2
3/16" = 1'-0"

2 EXT IMPROVEMENTS-KEY PLAN PHASE 2
3/64" = 1'-0"



PROJECT SCOPE OF WORK

APPLICATION FOR PLANNING, BUILDING AND HEALTH DEPARTMENT APPROVAL OF PROPOSED EXTERIOR PATIO.
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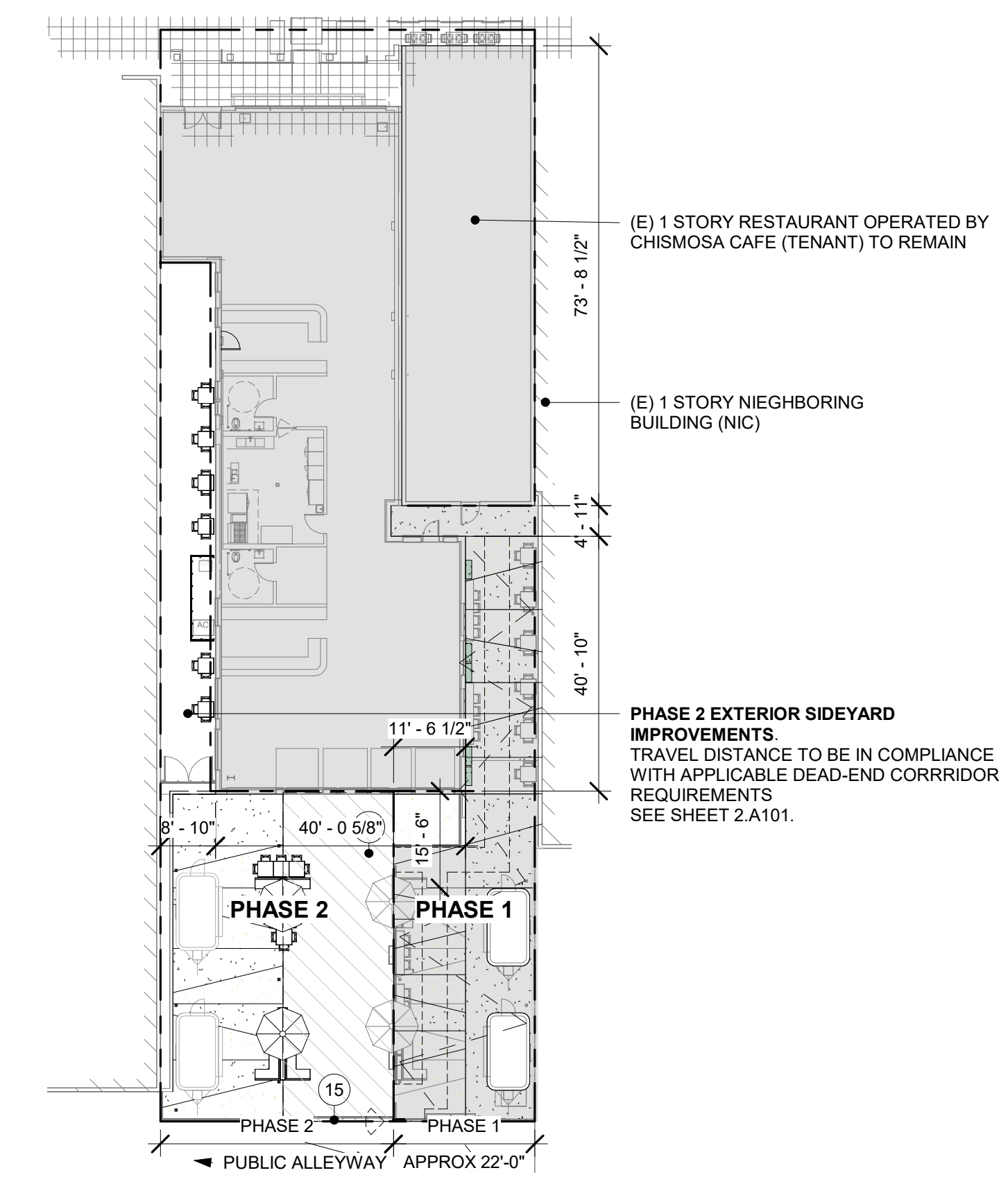
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 (LT-1) OVERHEAD FESTOON LIGHTING: AMERICAN LIGHTING COMMERCIAL GRADE E17 (LED) OR SIMILAR
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② SIDE YARD EXTERIOR IMPROVEMENTS-PHASE 2
 3/16" = 1'-0"

① EXT IMPROVEMENTS-KEY PLAN PHASE 2 SIDEYARD
 3/64" = 1'-0"

PREPARED FOR



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BUILDING OWNER:
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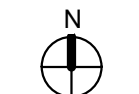
project status

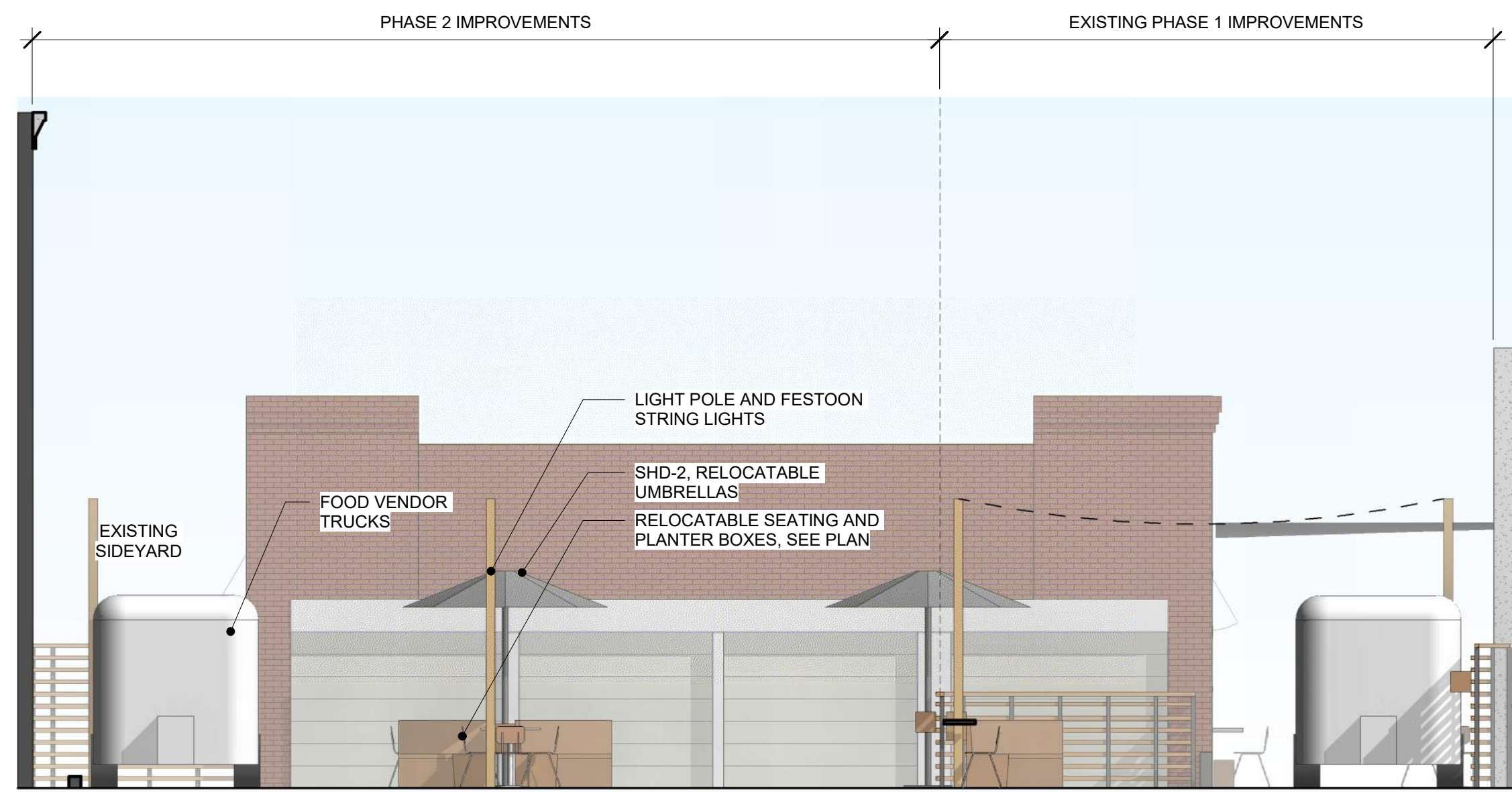
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 DATE: 06/28/2024**

PROJECT:
 CHISMOSA CAFE-TI
 PROJECT NO: 2202.30
 REF:
 DATE: 03/29/24
 SHEET TITLE:
 PHASE 2-EXTERIOR SIDE YARD PARTIAL PLAN

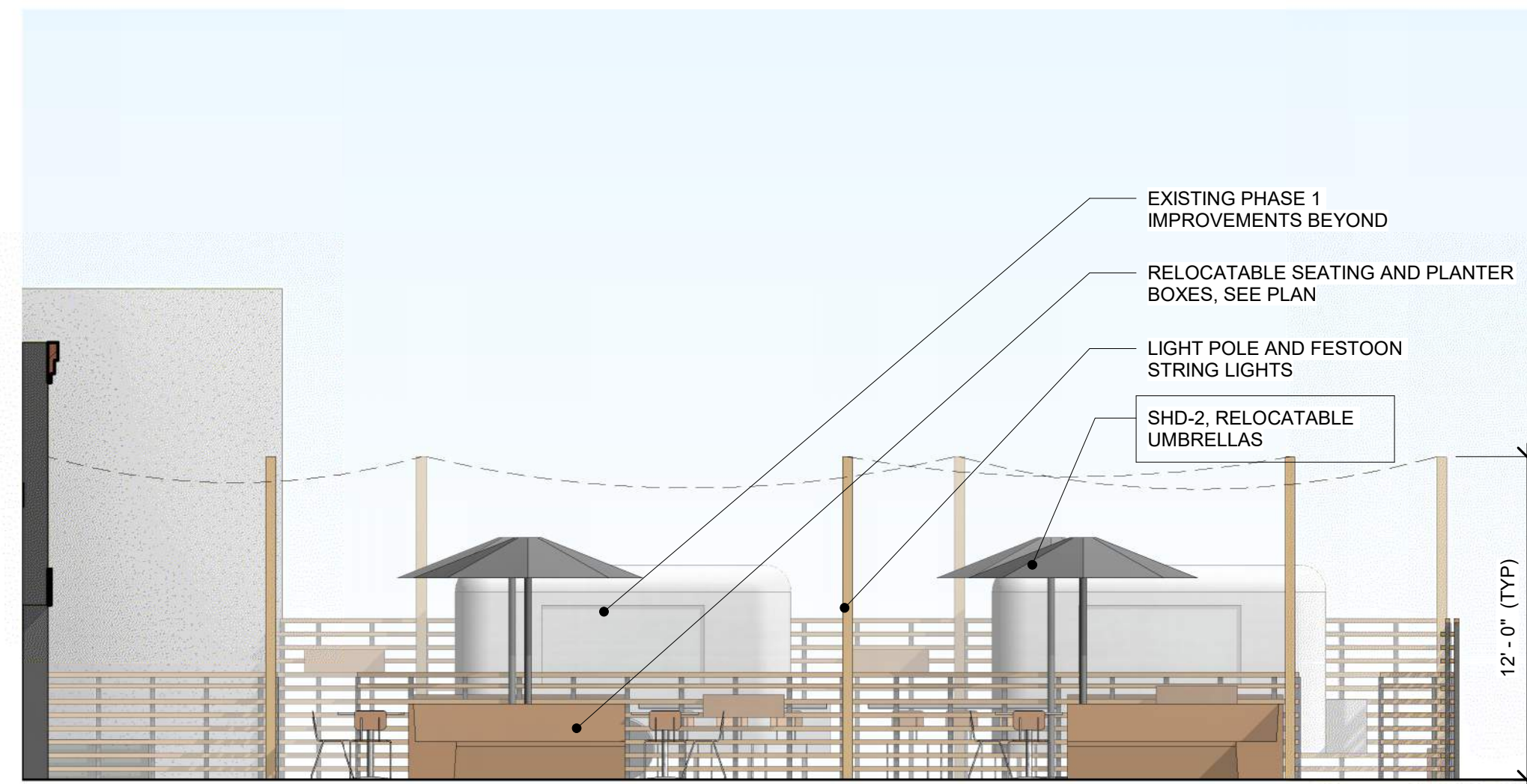
SHEET NUMBER:

2.A102

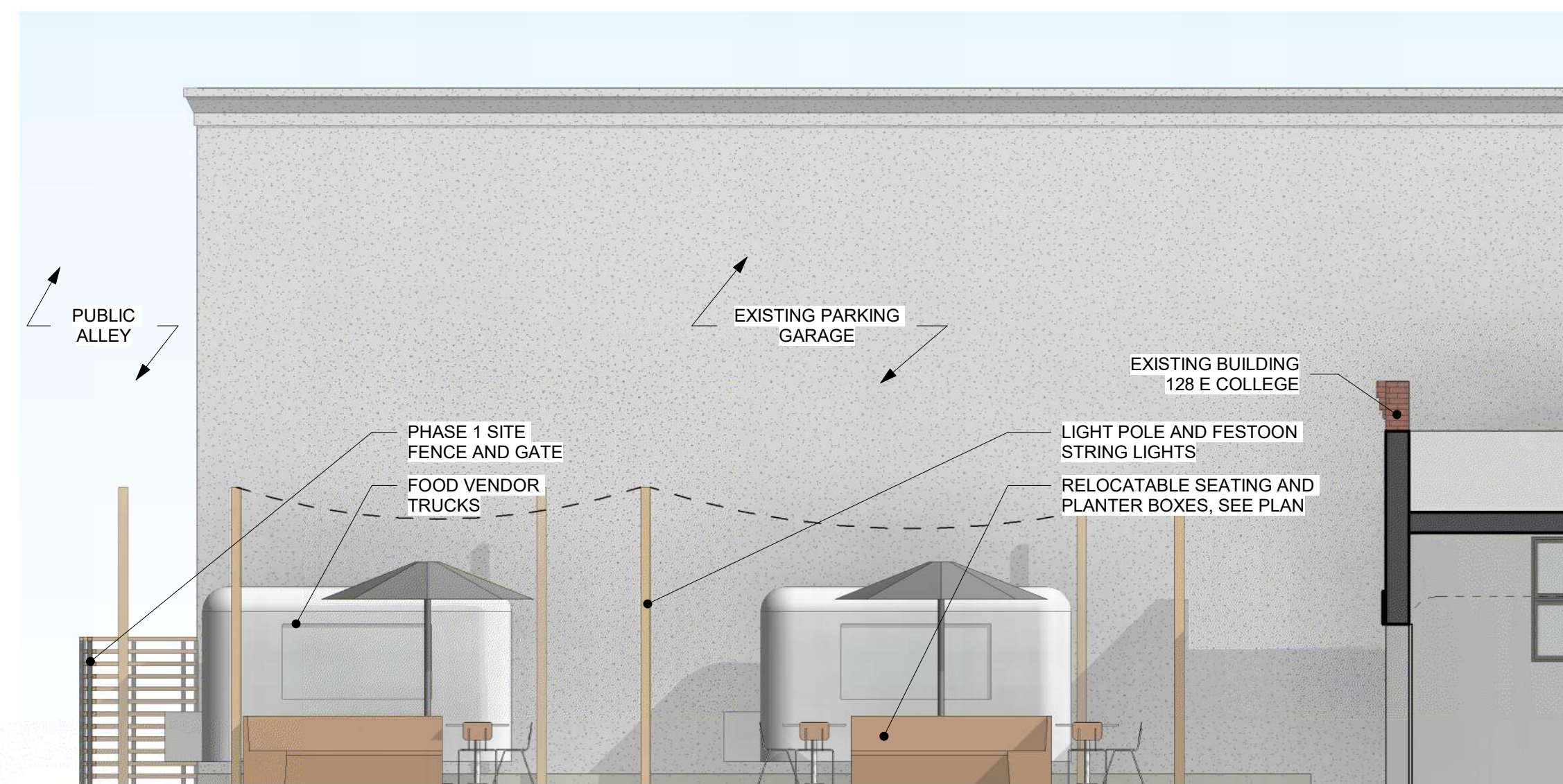




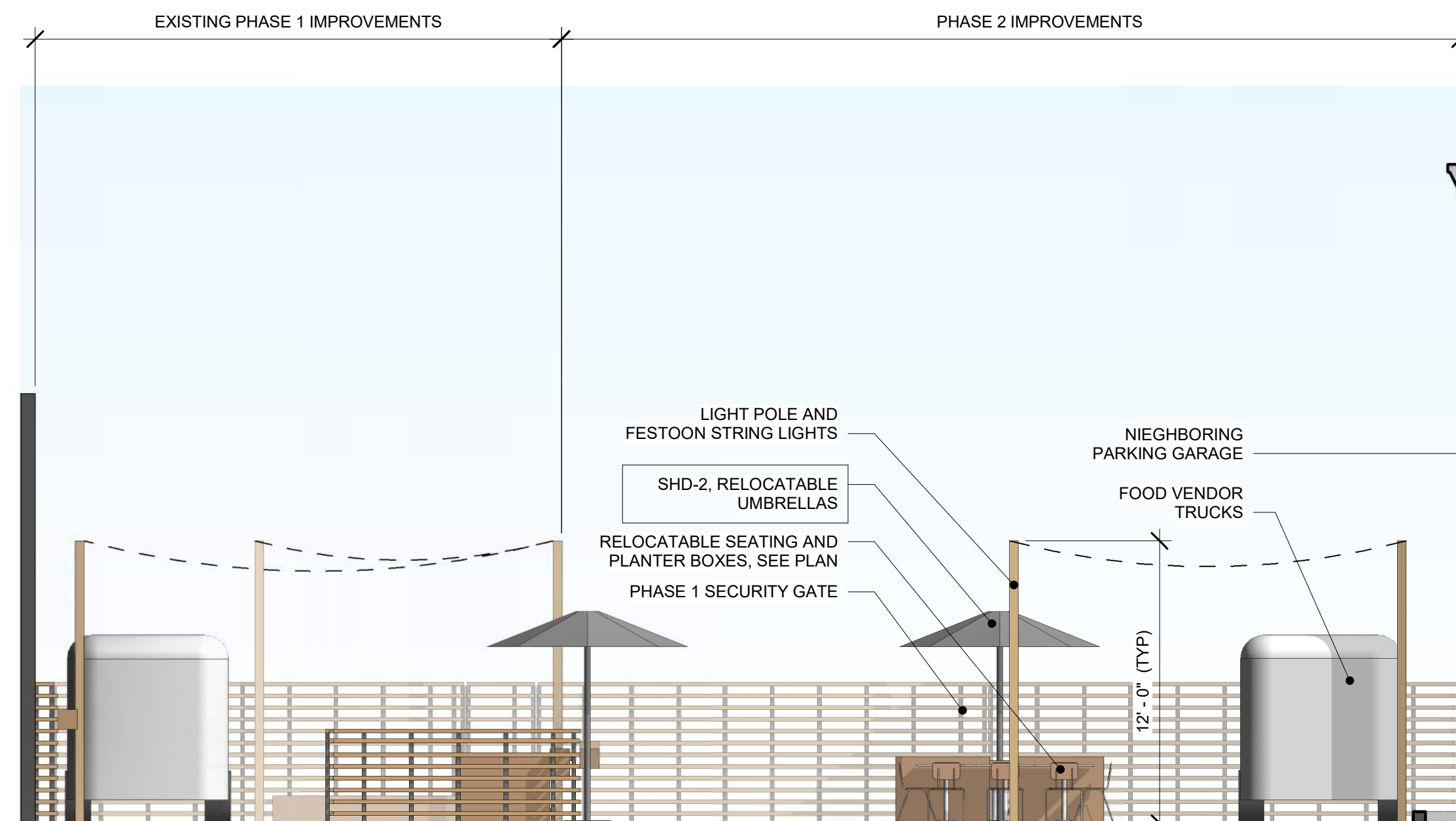
6 PHASE 2 BLDG ELEVATION AT REAR GARAGES (128 E COLLEGE)
3/16" = 1'-0"



5 PHASE 2 REAR PATIO LOOKING EAST
3/16" = 1'-0"



2 PHASE 2 BLDG ELEVATION AT PARKING GARAGE
3/16" = 1'-0"



3 PHASE 2 REAR ELEVATION FACING PUBLIC ALLEY
3/16" = 1'-0"



1 PHASE 2 SIDE YARD SEATING
3/16" = 1'-0"

PROJECT SCOPE OF WORK

APPLICATION FOR PLANNING, BUILDING AND HEALTH DEPARTMENT APPROVAL OF PROPOSED EXTERIOR PATIO. PROPOSED WORK INCLUDES 2 PHASES:

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- 2.3. ADDITION OF OVERHEAD FESTOON LIGHTING.
- 2.4. ADDITION OF LOOSE DINING FURNITURE FOR FOOD WITHIN EXTERIOR PATIO.
- 2.5. EXTERIOR SIDEYARD IMPROVEMENTS.

PREPARED FOR



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06.28.24	CUP/PLANNING SUBMISSION	

project status

CONDITIONAL USE PERMIT (CUP) PLANNING PACKAGE
DATE: 06/28/2024

PROJECT:
CHISMOSA CAFE-TI
PROJECT NO: 2202.30
REF:
DATE: 03/26/24
SHEET TITLE:
PHASE 2-EXTERIOR ELEVATIONS

SHEET NUMBER:

2.A201



PREPARED FOR



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COVINA, CA 91723

PROJECT ARCHITECT

loren design

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06.28.24	CUP/PLANNING SUBMISSION	

project status

CONDITIONAL USE PERMIT (CUP) PLANNING PACKAGE
DATE: 06/28/2024

PROJECT:
CHISMOSA CAFE-TI
PROJECT NO: 2202.30
REF:
DATE: 03/26/24
SHEET TITLE:
PHASE 2-EXTERIOR RENDERINGS

SHEET NUMBER:
2.A202

