



CRAB N SPICE

806 S INDIAN HILL BLVD,
CLAREMONT, CA 91711

GENERAL NOTES

- IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWINGS OR SPECIFICATIONS IN THIS SET OF PLANS, NOTIFY MNDesigns Co. IMMEDIATELY.
- MNDesigns Co. SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OR CHARGE OVER ACTS OR OMISSIONS, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY REGULATIONS AND PROGRAMS OF THE CONTRACTOR, SUB-CONTRACTOR OR ANY OTHER PERSON PERFORMING WORK ON THIS PROJECT.
- MNDesigns Co. HAS NOT BEEN RETAINED FOR REVIEW, SUPERVISION OR ADMINISTRATION OF THE CONTRACT, NOR CERTIFICATION OF THE CONTRACT. CONSTRUCTION COORDINATOR SHALL BE OWNER'S REPRESENTATIVE DURING CONSTRUCTION AND UNTIL FINAL PAYMENT HAS BEEN MADE. THE OWNER'S REPRESENTATIVE WILL REVIEW THE PROJECT AND RENDER NECESSARY DECISIONS ON THE PROGRESS OF THE WORK.
- THE GENERAL CONTRACTOR SHALL ENSURE THAT WORK IS DONE IN ACCORDANCE WITH ALL CURRENT APPLICABLE NATIONAL, STATE, LOCAL, ORDINANCES AND REQUIREMENTS OF THE GOVERNING AGENCIES WHETHER OR NOT SAID CODES, ORDINANCES, REQUIREMENTS, ETC. ARE SPECIFICALLY SHOWN ON DRAWINGS AND OR CALLED FOR IN SPECIFICATIONS.
- GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS AND FACILITIES THAT ARE TO REMAIN DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR AND OR REPLACE AT CONTRACTOR'S EXPENSE, ANY EXISTING ITEMS AND FACILITIES TO REMAIN THAT ARE DAMAGED BY CONTRACTOR'S OPERATIONS, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- GENERAL CONTRACTOR SHALL COORDINATE THE DELIVERY OF ALL OWNER SUPPLIED EQUIPMENT. THE CONTRACTOR IS RESPONSIBLE FOR THE INSPECTION OF EQUIPMENT AT TIME OF DELIVERY AND SHALL NOTIFY EQUIPMENT SUPPLIER OF ANY DEFICIENCIES OR DAMAGED EQUIPMENT AND ARRANGE FOR REPLACEMENT.
- GENERAL CONTRACTOR SHALL COMPLY WITH MANUFACTURER'S SPECIFICATIONS UNLESS STRICTER REQUIREMENTS ARE NECESSARY FOR SAFE WORKING CONDITIONS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING JURISDICTIONS AS REQUIRED FOR INSPECTIONS AND SHALL PAY INSPECTION FEES ASSOCIATED WITH THE WORK.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR OVERALL CONSTRUCTION SITE CLEANLINESS, INCLUDING REGULAR SERVICES OF A DEDICATED REMOVAL OF ALL CONTRACTOR'S DEBRIS, REFUSE AND DEBRIS AND SWEEPING OF THE ENTIRE YARD AT THE COMPLETION OF THE WORK.
- ALL PROCEDURES, TESTING, MATERIALS SHOWN ON THESE PLANS SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED IN THESE PLANS. EQUIPMENT OR MATERIALS NOTED ON AS "FURNISHED BY OTHERS" SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.
- ALL DEBRIS/WASTED PRODUCTS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS CONCERNING GENERAL AND OR HAZARDOUS WASTE.

DEMOLITION NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED PERMITS FOR DEMOLITION WORK.
- THE CONTRACTOR SHALL VISIT AND CAREFULLY EXAMINE THE SITE, AND SHALL FULLY INFORM THEMSELVES AS TO ALL THE EXISTING CONDITIONS AND LIMITATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING ALL REQUIRED PEDESTRIAN PROTECTION, INCLUDING FENCES AND BARRIERS, FOR ALL EXISTING EXTERIOR SWIRL LINES, ELECTRICAL CONDUITS, ETC. AND SHALL HAVE THE ABOVE ITEMS INSPECTED PRIOR TO STARTING ANY DEMOLITION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL STANDARD OSHA SAFETY RULES AS SET FORTH IN THE OSHA (STATE OF CALIFORNIA) CONSTRUCTION SAFETY ORDERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTING ALL TEMPORARY SHORING BRACING, ETC. FOR EXISTING CONSTRUCTION TO REMAIN UNTIL TEMPORARY SUPPORTS SHALL CONSIDER ALL DEAD LOADS, LIVE LOADS, IMPACT LOADS, ETC. PER C.B.C.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE ORDER OF WORK TO BE PERFORMED FOR SHORING, DEMOLITION, AND NEW CONSTRUCTION FOR THE ENTIRE PROJECT. THE CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR THE DISCONNECTION AND CAPPING OF ALL AFFECTED UTILITY SERVICES. ALL DISCONNECTIONS SHALL BE DONE IN ACCORDANCE WITH THE REGULATIONS OF THE UTILITY CONCERNED OR ALL UTILITIES BELOW GROUND.
- THE CONTRACTOR SHALL COORDINATE THE WORK TO MINIMIZE THE INTERRUPTION OF UTILITY SERVICES, PARTICULARLY WATER, GAS, ELECTRIC, SEWER AND TELEPHONE SERVICES, WHEN POSSIBLE. INTERRUPTIONS TO SERVICES SHALL BE MADE DURING NON-OPERATING HOURS, SHOULD IT BE NECESSARY TO SHUT DOWN SERVICES DURING OPERATING HOURS, THE CONTRACTOR IS REQUIRED TO GIVE THE OWNER'S REPRESENTATIVE 24 HOURS WRITTEN NOTICE, AND BE LIMITED TO 30 MINUTE TIME INTERVALS, UNLESS OTHER ARRANGEMENTS ARE MUTUALLY AGREED UPON IN ADVANCE.
- PROVIDE ADEQUATE PROTECTION TO EXISTING FACILITIES, AND AREAS NOT REQUIRED TO BE ALTERED. EXECUTE THE WORK IN SUCH A MANNER AS TO AVOID INTERFERENCE WITH THE USE OF, OR PASSAGE TO AND FROM ADJOINING BUILDINGS AND FACILITIES.
- PERFORM ALL DEMOLITION AND REMOVAL OF WORK INDICATED ON DRAWINGS. SAWCUTS ARE REQUIRED AT THE BOUNDARIES OF CONCRETE, ASPHALT, AND MASONRY BLOCK WORK TO BE REMOVED.
- EXPLOSIVE, BLASTING, BURNING OF MATERIALS AND DEBRIS WILL NOT BE PERMITTED ON THE SITE.
- ITEMS NOT DESIGNATED FOR RETENTION BY THE OWNER BECOME THE PROPERTY OF THE CONTRACTOR, WHO SHALL REMOVE SAME FROM THE SITE, VERIFY 48 HOURS PRIOR TO COMMENCING DEMOLITION WHETHER THERE ARE ANY ITEMS DESIGNATED TO BE RETAINED BY THE OWNER. REMOVE AND DELIVER ANY OWNER CLAIMED ITEMS TO THE SITE STORAGE AREA DESIGNATED BY THE OWNER.
- CLEANUP: DURING THE DEMOLITION WORK, CONTRACTOR SHALL REMOVE ALL DEMOLISHED PARTS, TRASH AND DIRT IN A MANNER WHICH WILL LIMIT THE SPREAD OF DIRT AND DUST TO THE OTHER AREAS OF THE SITE. DIRECT TRASH AND DUST SPREAD TO OTHER AREAS SHALL BE CLEANED AND REMOVED FROM THE SITE BY THE CONTRACTOR UPON COMPLETION OF WORK. IF NECESSARY, ALL AFFECTED AREAS WILL BE LEFT THOROUGHLY CLEAN AND IN A SAFE CONDITION, FREE FROM MATERIALS OR EQUIPMENT EXCEPT SALVAGED MATERIALS TO BE RETAINED BY THE OWNER.
- HAZARDOUS MATERIALS: UNLESS OTHERWISE PROVIDED, THE ENGINEER AND HIS CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYLS (PCB), OR OTHER TOXIC SUBSTANCES.

FIRE NOTES

- EXISTING SHALL COMPLY WITH THE 2022 CALIFORNIA FIRE CODE (CFC) AND CALIFORNIA BUILDING CODE (CBC) FOR THE OCCUPANCY TYPE. IF REQUIRED, THE MAIN EXIT SHALL HAVE A SIGN ABOVE THE DOOR THAT STATES "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" AS REQUIRED BY THE CFC-CBC SECTION 1010.1.6.A.
- FIRE EXTINGUISHERS SHALL BE INSTALLED PER THE CALIFORNIA FIRE CODE AND SHALL BE LOCATED SO THAT TRAVEL DISTANCE DOES NOT EXCEED 75 FEET TO THE FIRE EXTINGUISHER. THE FIRE EXTINGUISHERS SHALL HAVE A CURRENT SERVICE TAG OR IF PURCHASED NEW, A RECEIPT SHALL BE PROVIDED TO THE FIRE INSPECTOR UPON REQUEST.
- ADDRESS NUMBERS SHALL BE A MINIMUM OF 6" IN HEIGHT WITH A 1" STROKE AND SHALL BE ELECTRICALLY ILLUMINATED BY AN INTERNAL OR EXTERNAL SOURCE DURING THE HOURS OF DARKNESS.

SHEET INDEX

GENERAL	
T1.1	TITLE SHEET & SITE PLAN
ARCHITECTURAL	
A1.1	PROPOSED FLOOR PLAN

APPLICABLE CODES

BUILDING CODE	2022 CALIFORNIA BUILDING CODE
MECHANICAL CODE	2022 CALIFORNIA MECHANICAL CODE
ELECTRICAL CODE	2023 CALIFORNIA ELECTRICAL CODE
PLUMBING CODE	2025 CALIFORNIA PLUMBING CODE
ENERGY CODE	2025 CALIFORNIA ENERGY CODE
GREEN CODE	2025 CALIFORNIA GREEN CODE
FIRE CODE	2025 CALIFORNIA FIRE CODE
MUNICIPAL CODE	CITY OF ANAHEIM

PROJECT TEAM

OWNER	APPLICANT/ARCHITECT
CRAB N SPICE CLAREMONT	MND DESIGN
818 277-8418	MEANA AGAIBY

PROJECT DESCRIPTION

- ALCOHOL PERMIT
- NEW CEILING TILES THROUGHOUT MARKET AREA, AS NEEDED.
- NEW PAINT THROUGHOUT MARKET AREA.
- NEW WALL FINISH THROUGHOUT MARKET AREA.

PROJECT DATA

OCCUPANCY USE GROUP

GROUP A-2

OCCUPANCY SCHEDULE (CBC TABLE 1004.5)

#	ROOM NAME	AREA	AREA OCCUPANT	USE TYPE	OCCUPANT LOAD
101	EXISTING AREA	715 SF	15	A-2	15
102	CASHIERS	129 SF	15	B-1	15
103	NOODLES	214 SF	20	B-1	20
104	WALK-IN COOLER	74 SF	20	B-1	20
105	BACKROOM	234 SF	20	B-1	20
106	OFFICE	24 SF	15	B-1	15
107	HALLWAY	24 SF	15	B-1	15
108	EXISTING RESTROOM	48 SF	15	B-1	15

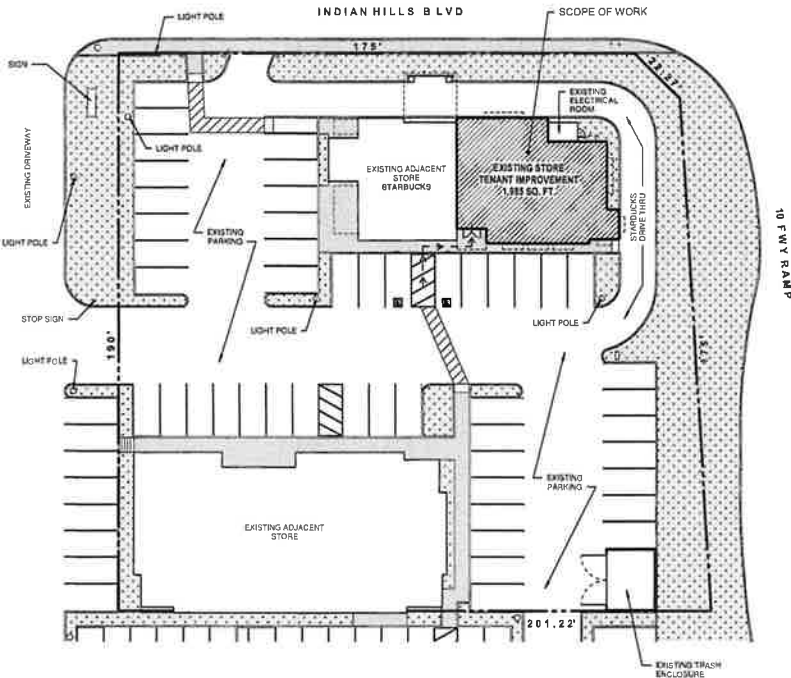
BUILDING CONSTRUCTION TYPE & FIRE PROTECTION

TYPE: VB SPRINKLERED

EGRESS WIDTH CALCULATION

28 PERSONS @ 37" = 7.6' REQUIRED
(2) EXIT DOORS @ 72" = 14.4' PROVIDED

VICINITY MAP



SITE PLAN

SCALE 1" = 20'-0" 1

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PROJECT

MARKET TENANT IMPROVEMENTS

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Claremont, CA 91711

CLIENT

CRAB N SPICE CLAREMONT

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Claremont, CA 91711

TITLE:

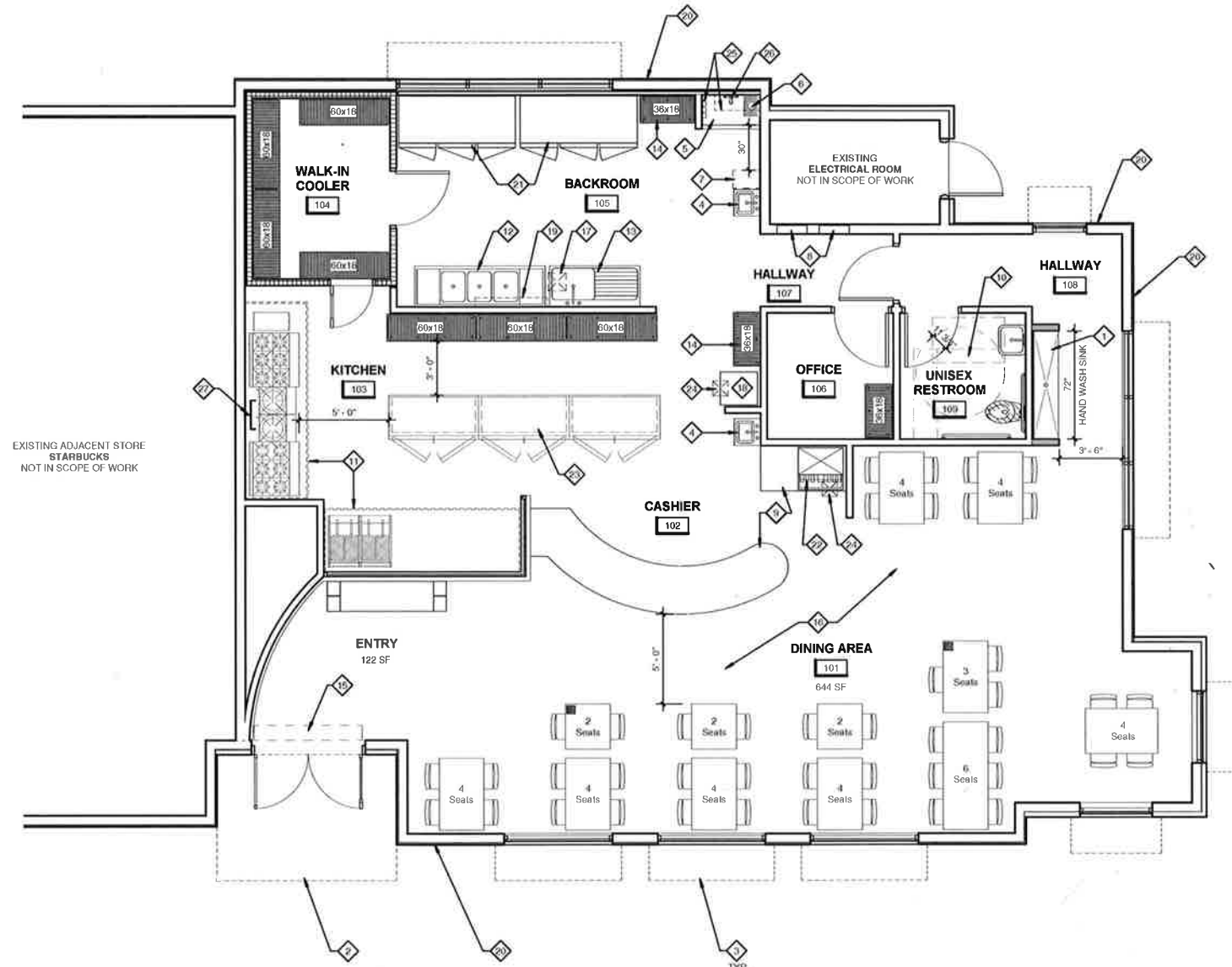
TITLE SHEET & SITE PLAN

STAMP:

ISSUE / REVISION	DATE
ISSUED FOR P.C.	03/09/2024

DRAWN BY:	MA
CHECKED BY:	MA
DATE:	AS NOTED
SCALE:	AS NOTED
JOB NO.:	28106
SHEET:	

T1.1



EXISTING ADJACENT STORE
STARBUCKS
NOT IN SCOPE OF WORK

KEYNOTES

- 1 NEW WASH SINK TO BE CONNECTED BACK TO BACK WITH THE RESTROOM BEHIND
- 2 EXISTING CANOPY TO REMAIN
- 3 EXISTING AWNING TO REMAIN
- 4 EXISTING HAND SINK TO REMAIN
- 5 EXISTING FLOOR SINK TO REMAIN
- 6 EXISTING WATER HEATER TO REMAIN (RINNAI F98LSI TANKLESS) WITH MINIMUM OF 7.5 GPM AT TEMPERATURE 50 DEGREE RISE
- 7 EXISTING LOCKERS
- 8 EXISTING SUB-PANEL
- 9 EXISTING COUNTER TO REMAIN
- 10 EXISTING RESTROOM FIXTURES AND WALL FINISHES TO REMAIN
- 11 EXISTING TYPE "I" HOOD TO REMAIN W/ EXISTING EXHAUST DUCT: 14" DIA & AIR VELOCITY: 1685 FPM
- 12 EXISTING 3-COMP SINK TO REMAIN
- 13 EXISTING UTILITY SINK TO REMAIN
- 14 EXISTING SHELF TO REMAIN
- 15 EXISTING AIR CURTAIN TO REMAIN
- 16 NEW FRESHED PAINT THROUGHOUT
- 17 EXISTING FLOOR DRAIN TO REMAIN
- 18 NEW ICE MAKER
- 19 EXISTING ANSUL R-102 EQUIPMENT
- 20 NEW PAINT THROUGHOUT EXTERIOR WALLS
- 21 NEW FREEZER
- 22 NEW SODA MACHINE
- 23 NEW UNDERCOUNTER FREEZER
- 24 NEW FLOOR DRAIN
- 25 EXISTING MOP RACK AND CHEMICAL STORAGE RACK
- 26 EXISTING BACK FLOW PREVENTION DEVICE AT MOP FAUCET
- 27 NEW POT FILLER FAUCET

FLOOR PLAN LEGEND

- ROOM NAME**
- 101 ROOM NAME & NUMBER.
- 7 KEYNOTE CALLOUT - REF THIS SHEET
- NEW WOOD STUD WALL
- EXISTING WOOD STUD WALL

FLOOR PLAN NOTES

1. APPROVED BACK FLOW PREVENTION DEVICE SHALL BE AT MOP FAUCET.

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PROJECT

RETAIL TENANT IMPROVEMENTS

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CLIENT

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TITLE:

PROPOSED FLOOR PLAN

STAMP:

ISSUE / REVISION	DATE
ISSUED FOR P.C.	03/26/2026
PER PCC	05/07/2026
PER PCC	06/08/2026

DRAWN BY:	MA
CHECKED BY:	MA
DATE:	A9 NOTED
SCALE:	A9 NOTED
JOB NO.:	26108
SHEET:	

A1.1

PROPOSED FLOOR PLAN

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