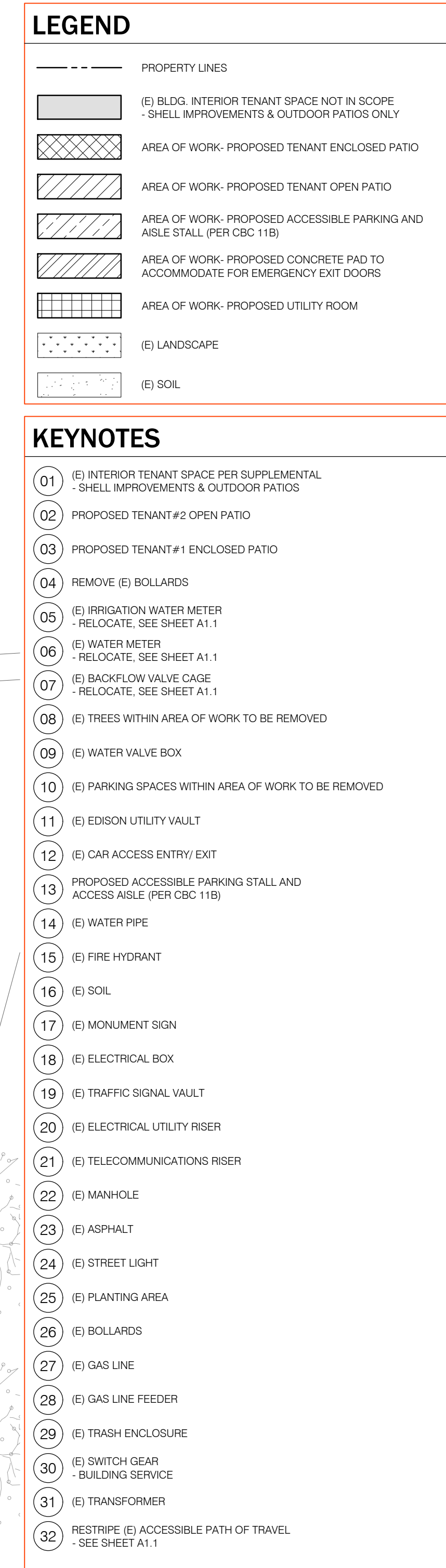
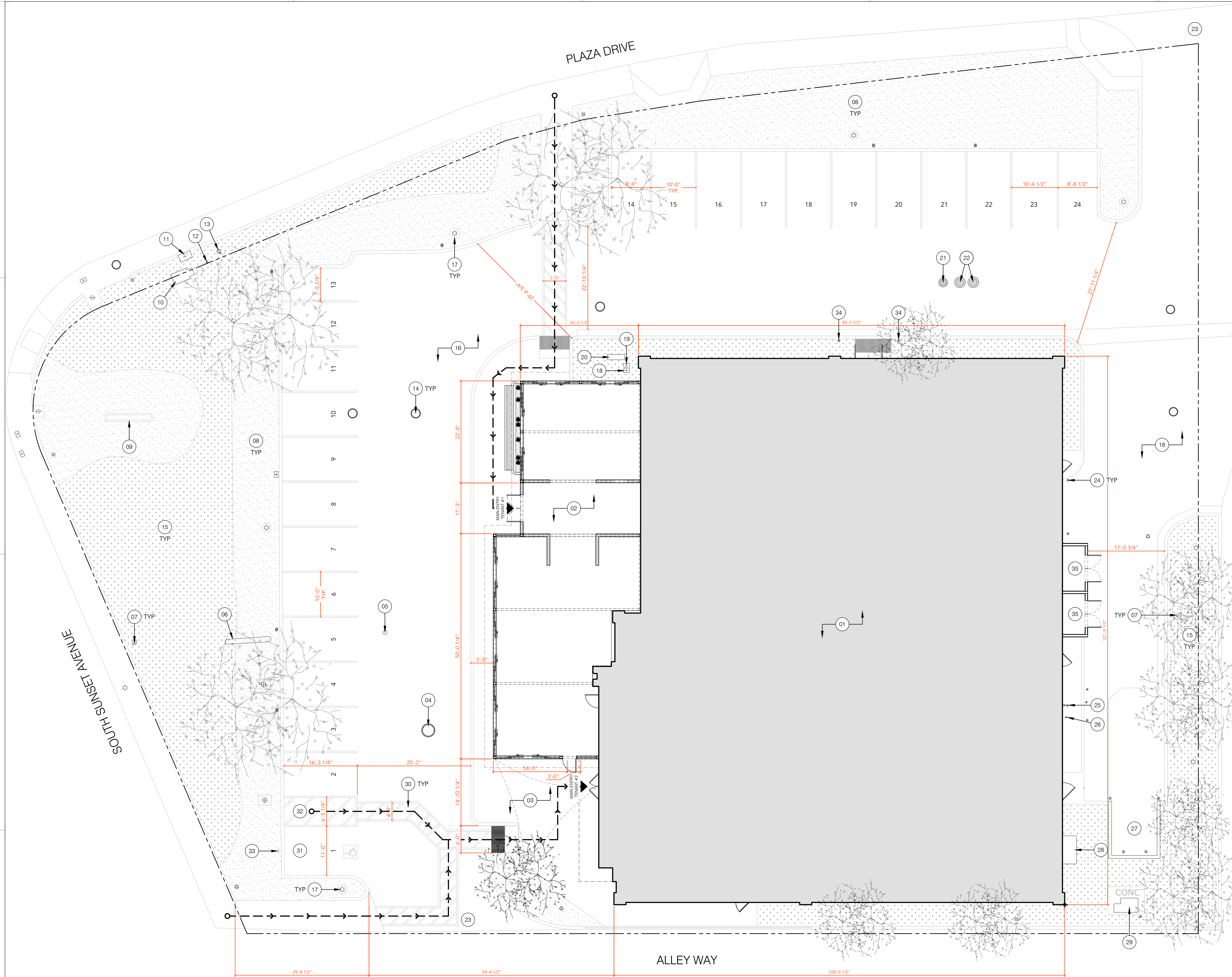




SCALE : 3/32" = 1'-0"

Sheet No. © 2022



LEGEND

- PROPERTY LINES
- MAIN ENTRANCE
- ACCESSIBLE PATH OF TRAVEL
- (E) BLDG. INTERIOR TENANT SPACE NOT IN SCOPE - SHELL IMPROVEMENTS & OUTDOOR PATIOS ONLY
- (E) LANDSCAPE
- (E) SOIL

KEYNOTES

- 01 (E) BUILDING - TI PER SEPARATE PERMITS
- 02 TENANT COVERED PATIO
- 03 TENANT OPEN PATIO
- 04 (E) EDISON UTILITY VAULT
- 05 (E) WATER VALVE BOX
- 06 (E) WATER PIPE
- 07 (E) FIRE HYDRANT
- 08 (E) SOIL
- 09 (E) MONUMENT SIGN
- 10 (E) ELECTRICAL BOX
- 11 (E) TRAFFIC SIGNAL VAULT
- 12 (E) ELECTRICAL UTILITY RISER
- 13 (E) TELECOMMUNICATIONS RISER
- 14 (E) MANHOLE
- 15 (E) PLANTING AREA
- 16 (E) ASPHALT
- 17 (E) STREET LIGHT
- 18 (E) IRRIGATION WATER METER - (N) LOCATION
- 19 (E) WATER METER - (N) LOCATION
- 20 (E) BACKFLOW VALVE CAGE - (N) LOCATION
- 21 (N) SAMPLE BOX
- 22 (N) GREASE INTERCEPTOR
- 23 (E) CAR ACCESS ENTRY/ EXIT
- 24 (E) BOLLARDS
- 25 (E) GAS LINE
- 26 (E) GAS LINE FEEDER
- 27 (E) TRASH ENCLOSURE
- 28 (E) SWITCH GEAR - BUILDING SERVICE
- 29 (E) TRANSFORMER
- 30 (N) ACCESSIBLE PATH OF TRAVEL, MIN. 36" CLEAR WIDTH
- 31 (N) ACCESSIBLE PARKING STALL (PER CBC 11B)
- 32 (N) ACCESSIBLE AISLE STALL (PER CBC 11B)
- 33 (N) ACCESSIBLE SIGN (PER CBC 11B)
- 34 (N) BOLLARDS
- 35 (N) UTILITY ROOMS

SITE PLAN: PROPOSED

SCALE : 3/32" = 1'-0"

1

LEONEL L. PRATS
No. C-14029
RENEWAL 12/31/23
OFFICE OF CALIFORNIA ARCHITECTS

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Prats Inc.
Architecture & Construction
4652 E 3rd Street
Los Angeles, CA 90022
T (323)780-4022

Project No. 240808

West Covina- Core & Shell
PHASE 1 - BASE BUILDING
610 S. SUNSET AVENUE
WEST COVINA, CA 91790

Consultants:

ISSUED FOR:

NO.	DESCRIPTION	DATE
01	Initial Submittal	-.-.-

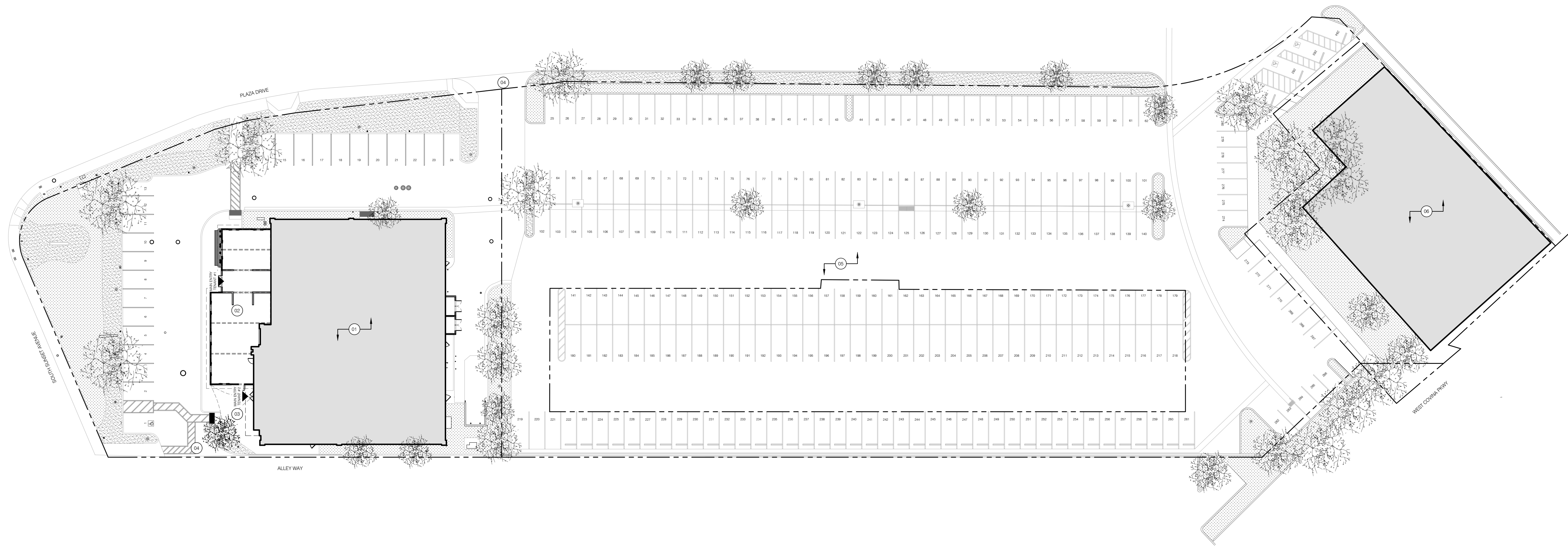
Plot Date: 6/25/2026

SITE PLAN:
PROPOSED

A1.1

Sheet No. © 2022

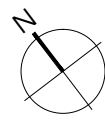
NOT FOR CONSTRUCTION



OVERALL SITE MAP: PROPOSED

SCALE : 1/32" = 1'-0"

1



KEYNOTES

- 01 (E) BUILDING AREA OF WORK CORE & SHELL ONLY
- TI PER SEPARATE PERMITS
- 02 TENANT #1 PROPOSED COVERED PATIO
- 03 TENANT #2 PROPOSED OPEN PATIO
- 04 (E) CAR ACCESS ENTRY/ EXIT
- 05 (E) PARKING TO REMAIN
SHARED PARKING BEYOND STALL #25 PER OWNER AGREEMENT
- 06 (E) BUILDING
- NOT PART OF SCOPE

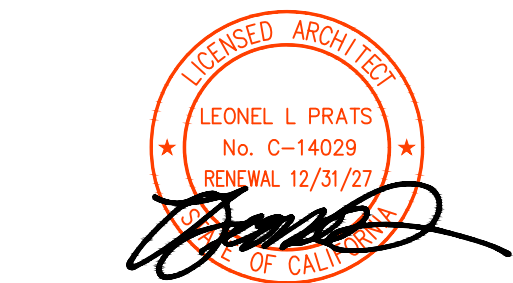
LEGEND

- PROPERTY LINES
- (E) LANDSCAPE
- (E) SOIL
- (E) MULCH

PARKING SUMMARY

PARKING PROVIDED WITHIN SUBJECT PROPERTY
EXISTING STANDARD PARKING STALLS: 23
EXISTING VAN ACCESSIBLE PARKING STALL(S): 1

REAR PARKING: SEPARATE PARKING AGREEMENT WITH THE PROPERTY OWNER
EXISTING STANDARD PARKING STALLS: 256
EXISTING ACCESSIBLE PARKING STALL(S): 4



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West Covina- Core & Shell
PHASE 1- BASE BUILDING

610 S. SUNSET AVENUE
WEST COVINA, CA 91790

Consultants:

ISSUED FOR:

NO. DESCRIPTION DATE

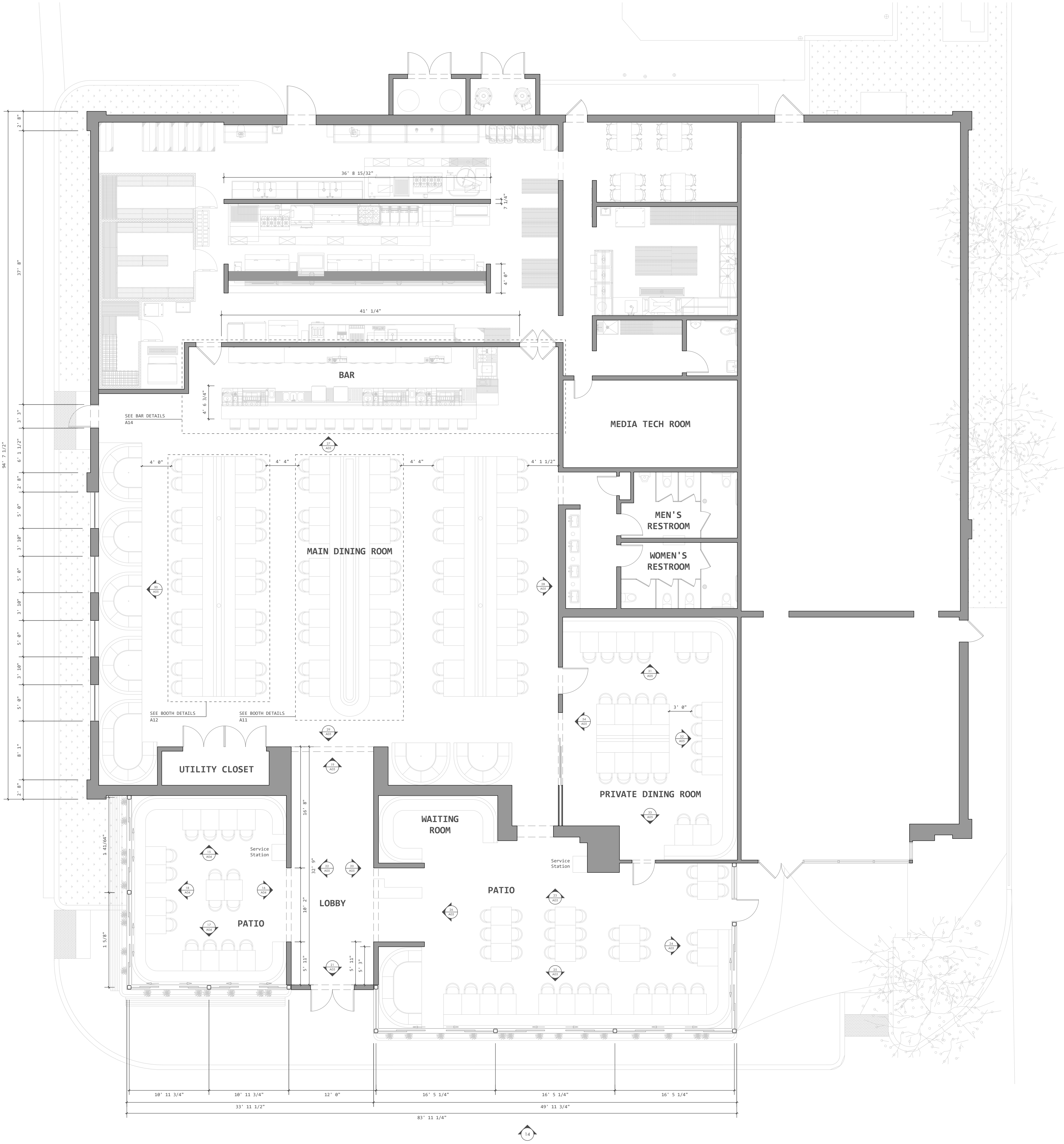
01 Initial Submittal -,-,-

Plot Date: 6/25/2026

OVERALL SITE MAP:
PROPOSED

A1.2

Sheet No. © 2022



05 FLOOR PLAN: PROPOSED
Scale: 1/8" = 1'-0"



WEST COVINA

Preliminary Concept Package

Prats Inc.
 Architecture & Construction
 4652 E 3rd Street
 Los Angeles, CA 90022



RENDER 1

WEST COVINA FOOD FACILITY 610 S. SUNSET AVENUE, WEST COVINA, CA 91790

06/17/2025

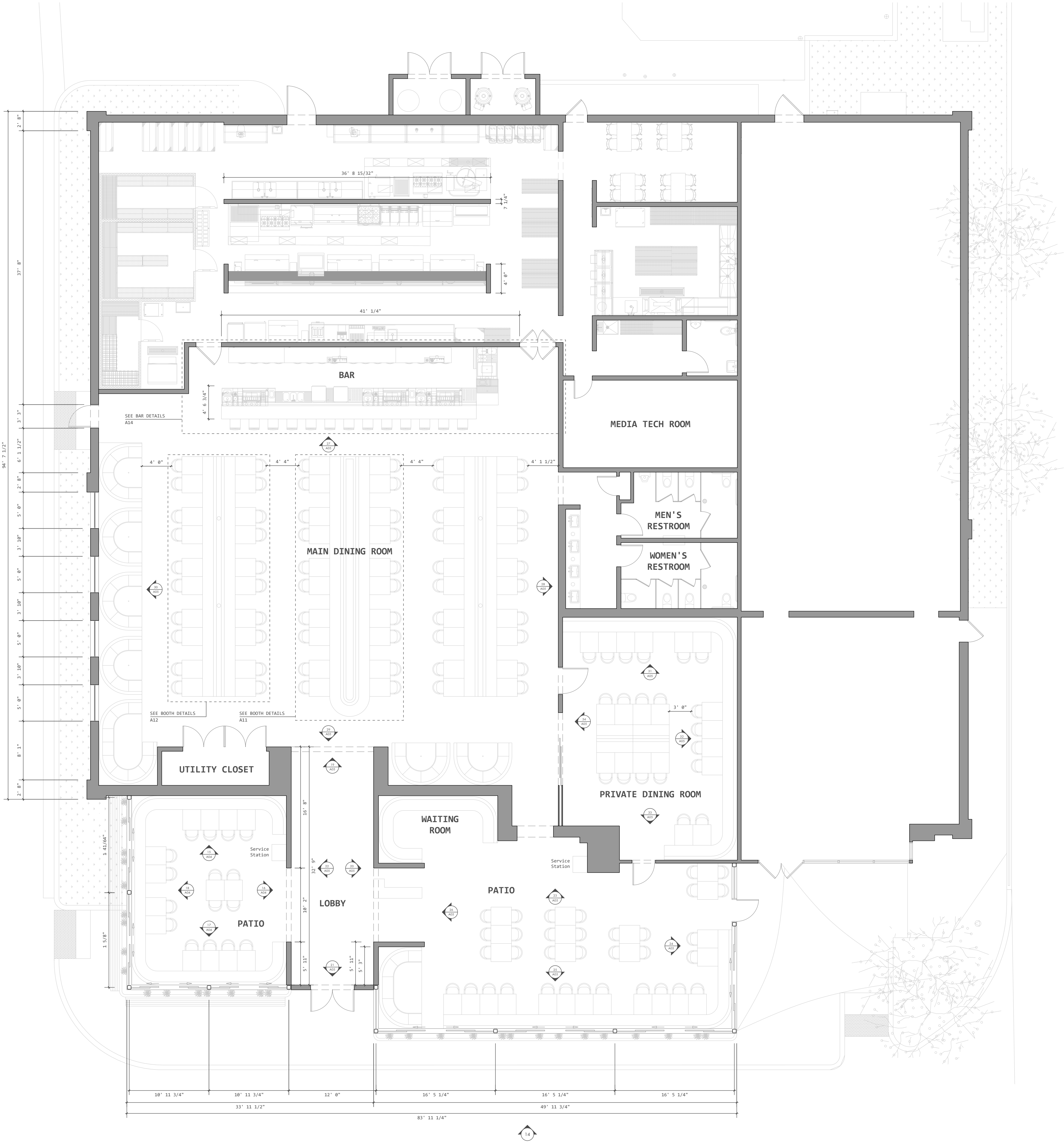


RENDER 2

WEST COVINA FOOD FACILITY 610 S. SUNSET AVENUE, WEST COVINA, CA 91790

06/17/2025





05 FLOOR PLAN: PROPOSED
Scale: 1/8" = 1'-0"

LEGEND



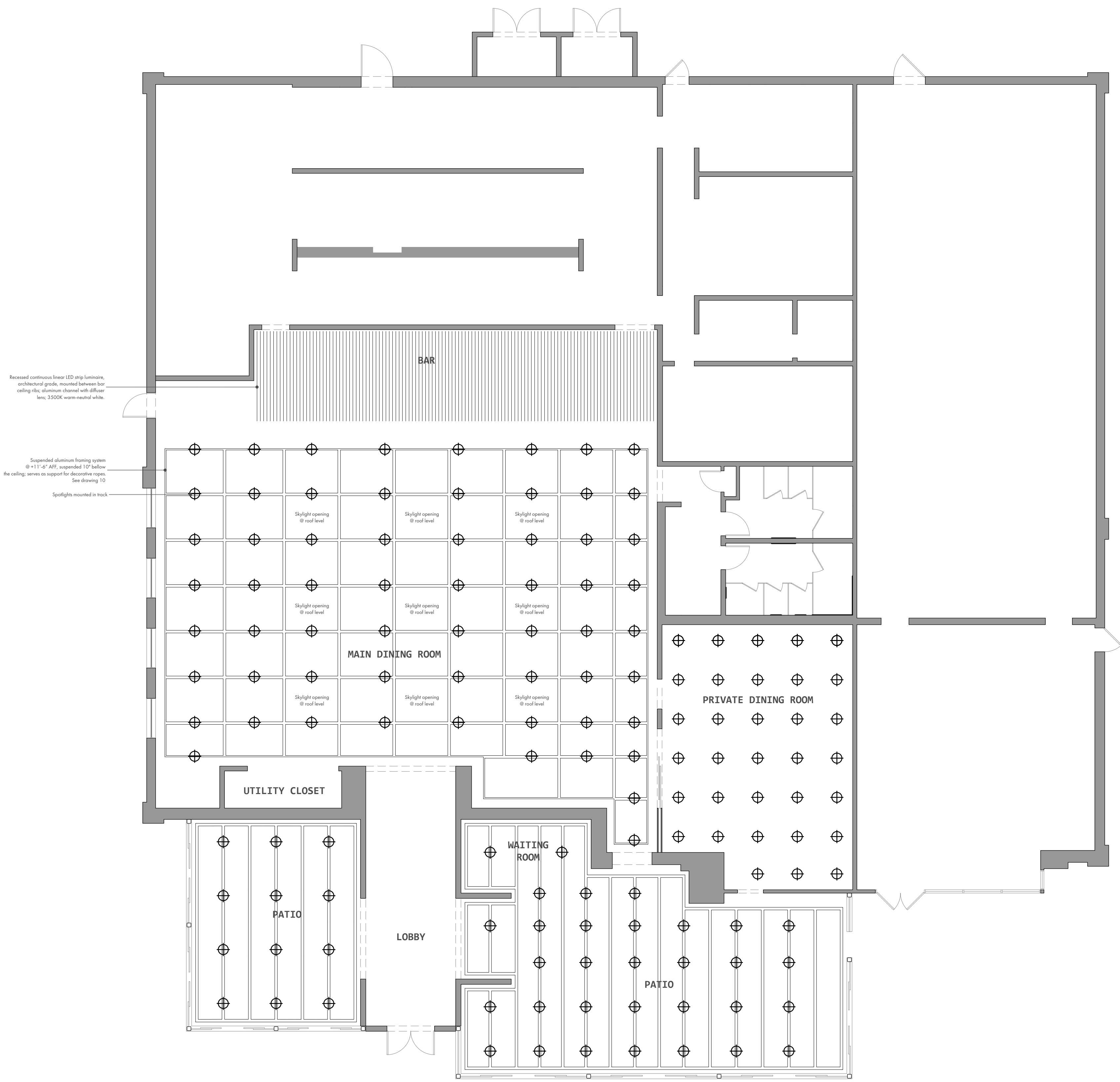
Spotlights



Recessed ceiling light



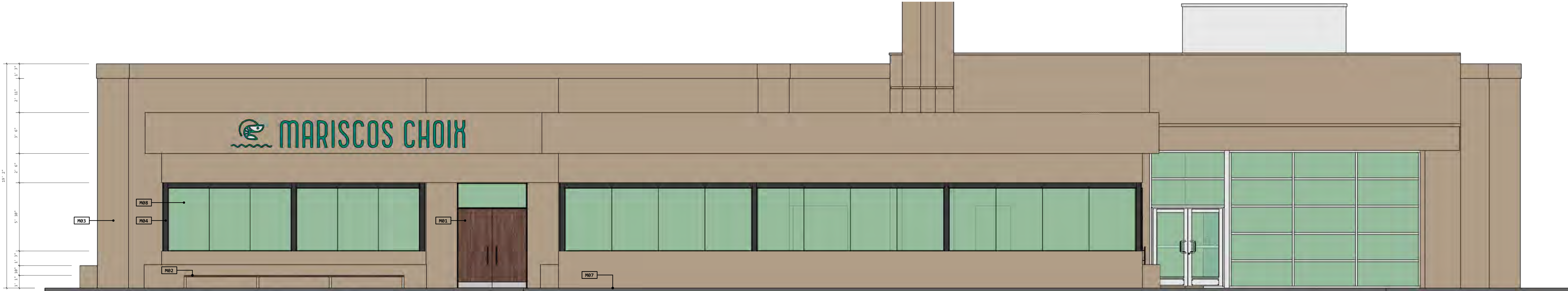
Recessed linear LED strip



09

REFLECTED CEILING PLAN: PROPOSED

Scale: 1/8" = 1'-0"



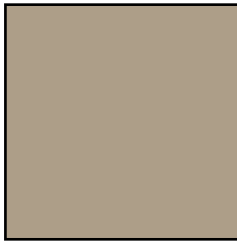
14

RESTAURANT EXTERIOR FRONT ELEVATION

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



MB1
Wood 01



MB3
Beige plaster



MB4
Black painted metal



MB7
Concrete



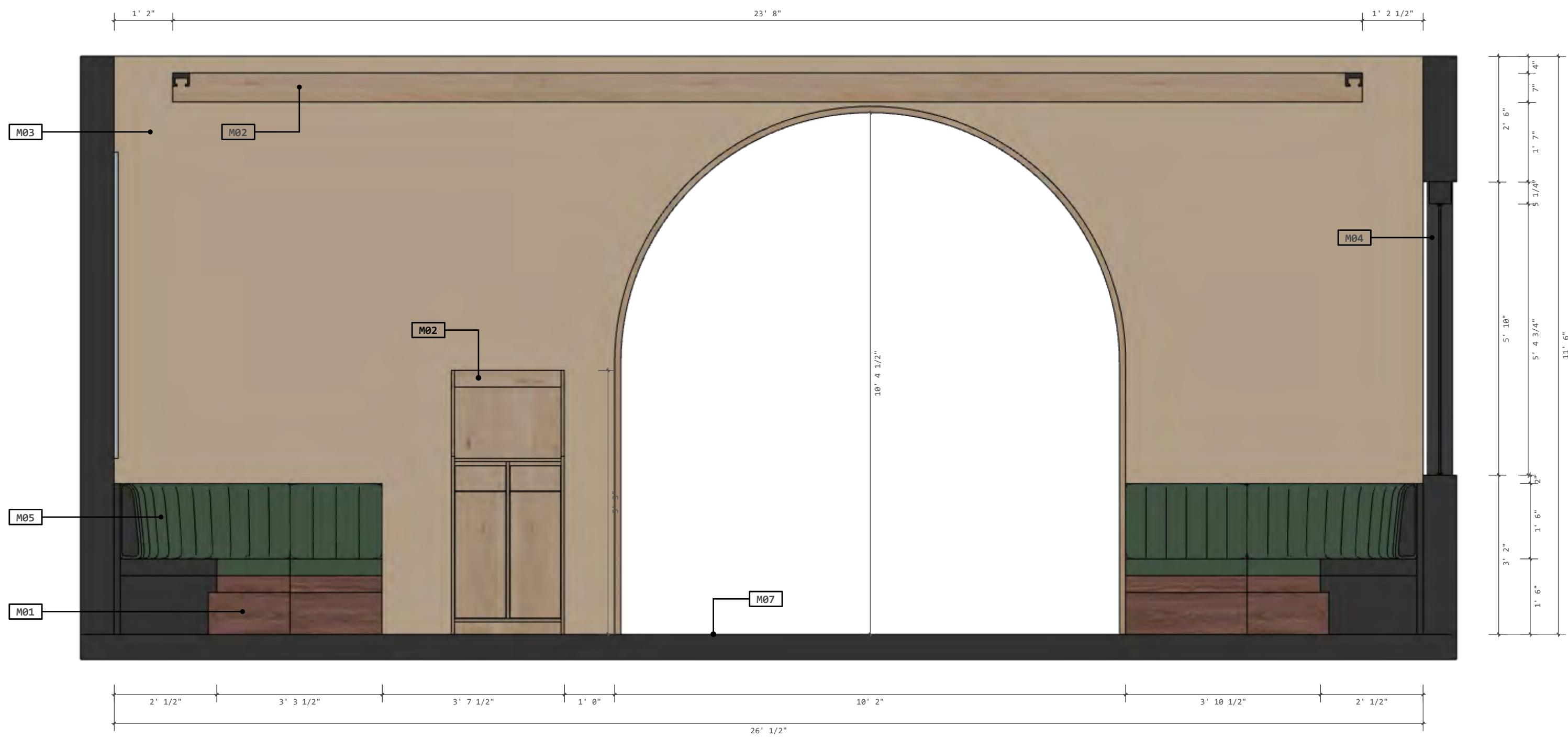
MB8
Tempered glass



15

LEFT PATIO INTERIOR ELEVATION A

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



16

LEFT PATIO INTERIOR ELEVATION B

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



17

LEFT PATIO INTERIOR ELEVATION C

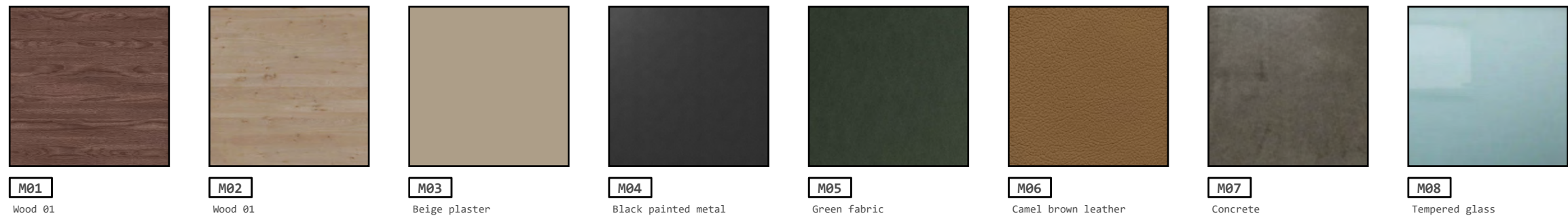
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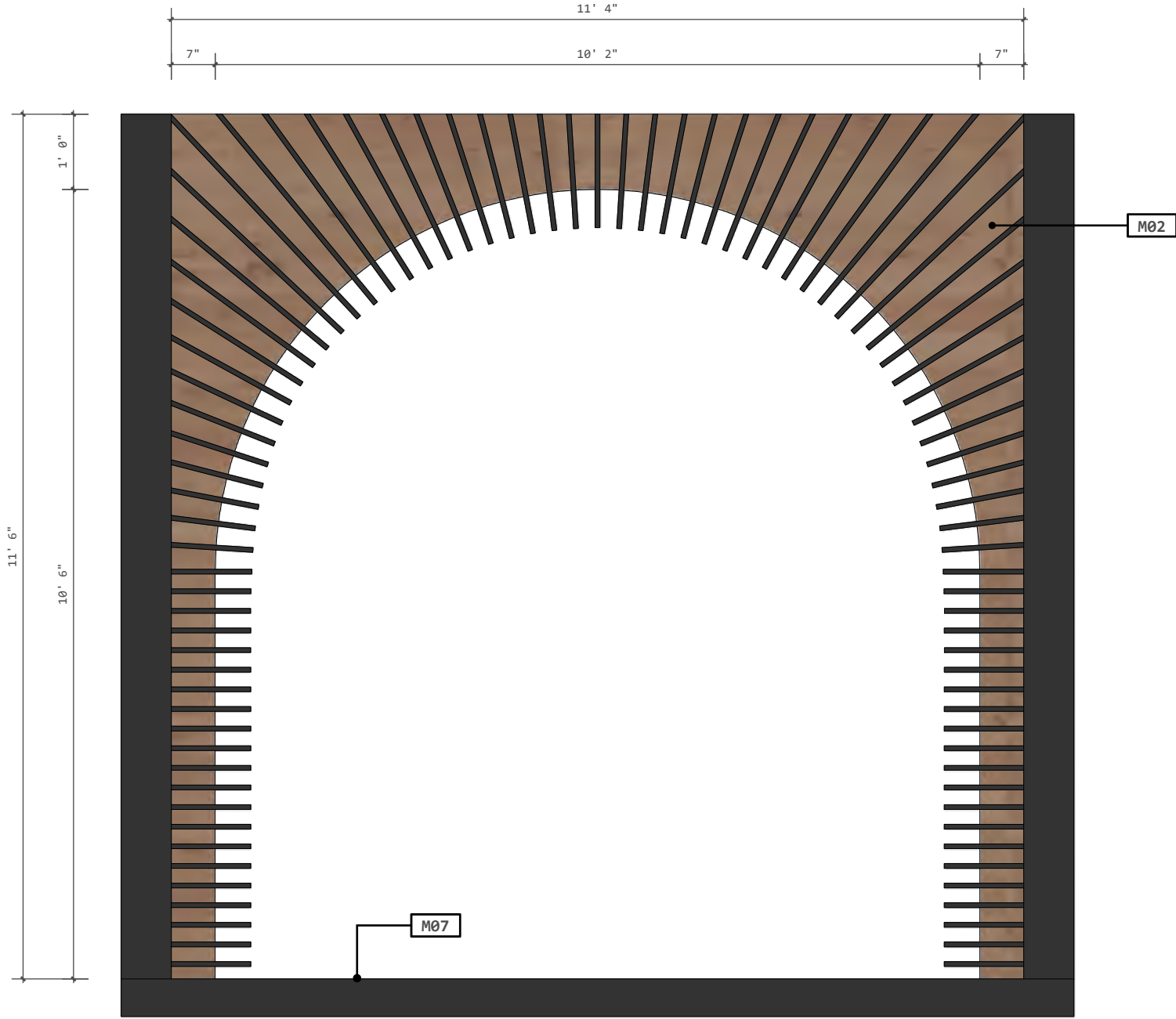


18

LEFT PATIO INTERIOR ELEVATION D

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

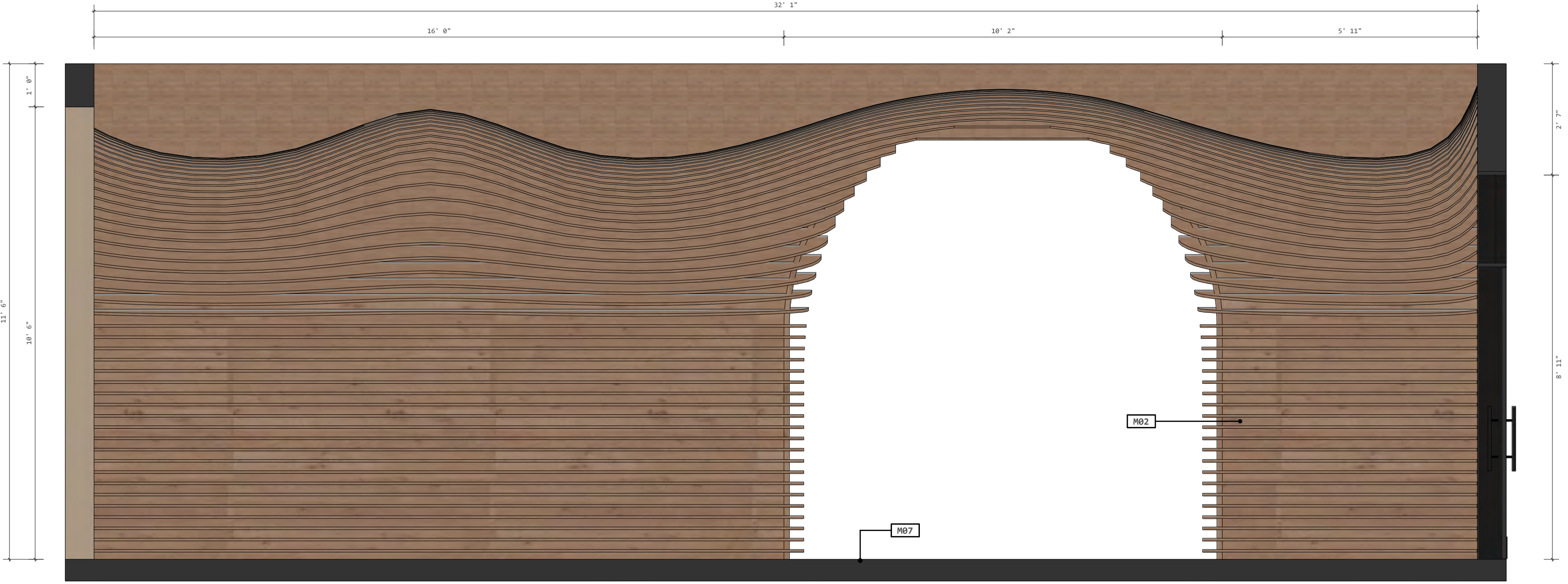




19

LOBBY INTERIOR ELEVATION A

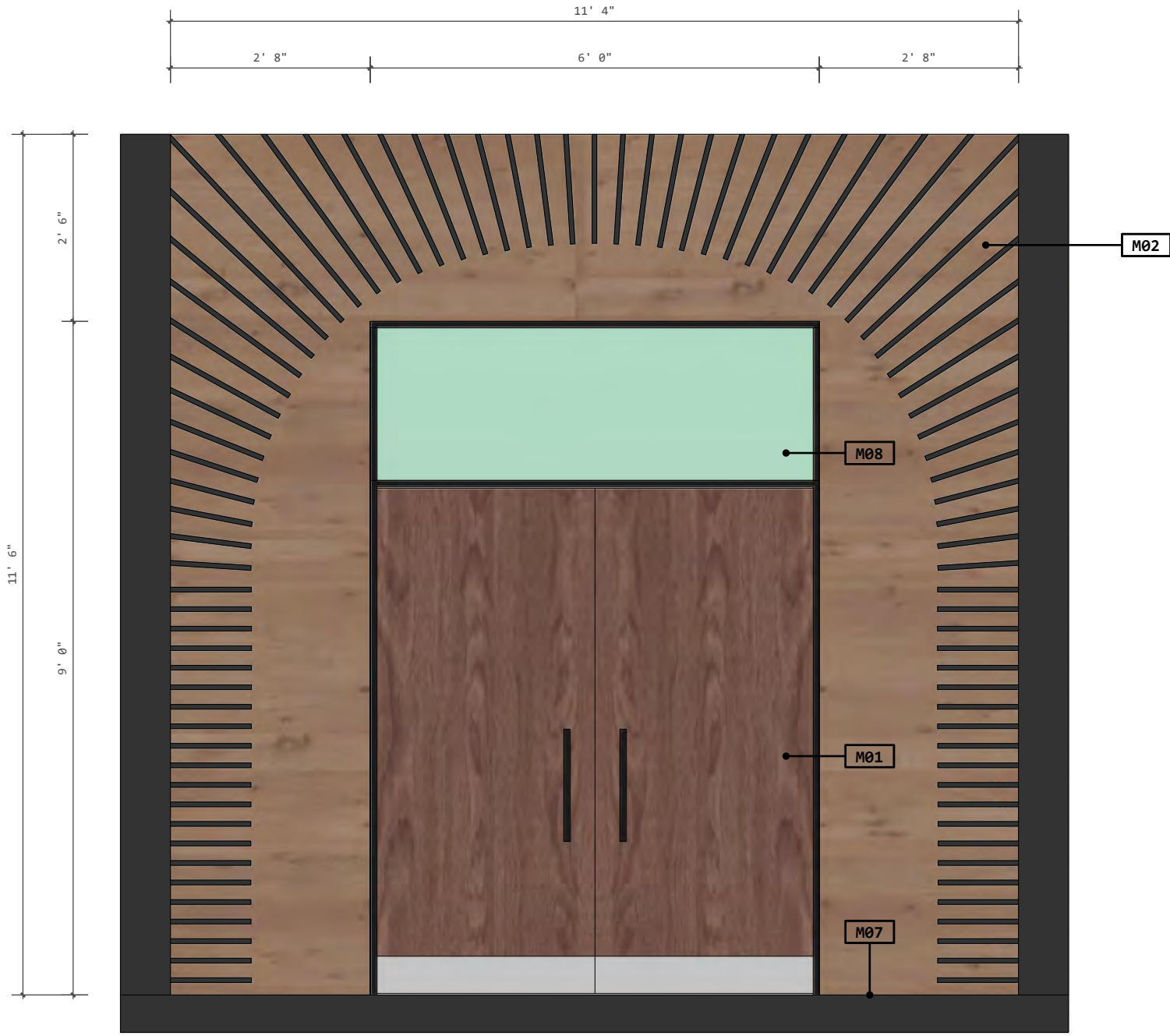
Scale: 1/2" = 1'-0"



20

LOBBY INTERIOR ELEVATION B

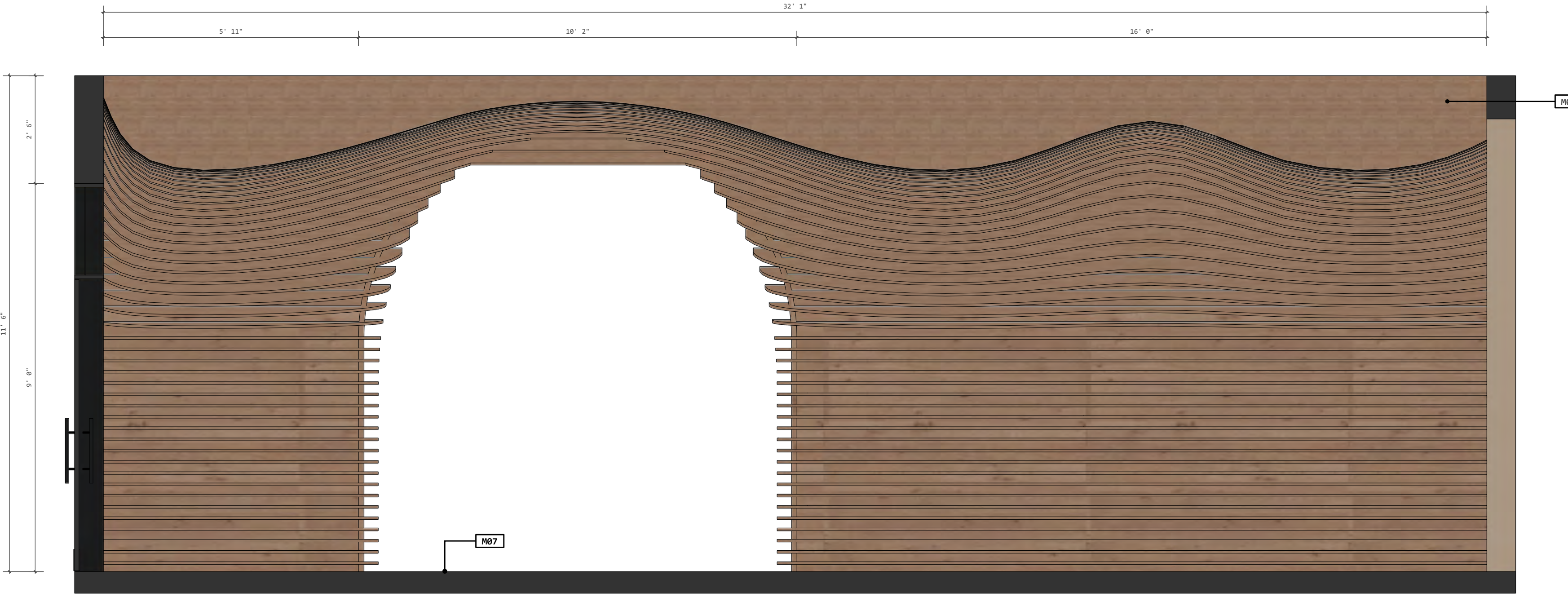
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21

LOBBY INTERIOR ELEVATION C

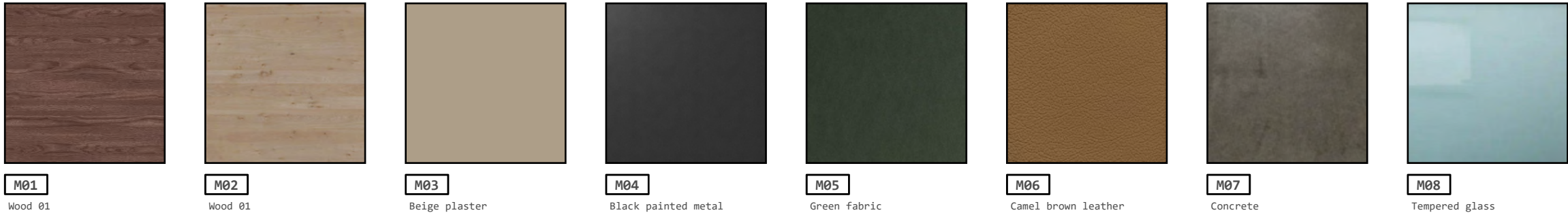
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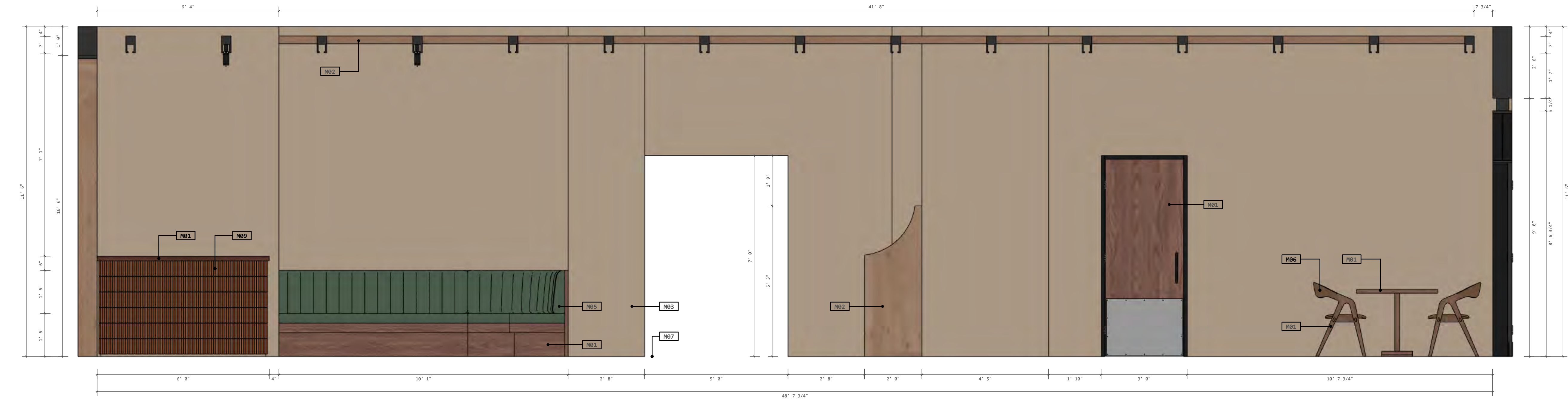


22

LOBBY INTERIOR ELEVATION D

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





23

RIGHT PATIO INTERIOR ELEVATION A

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

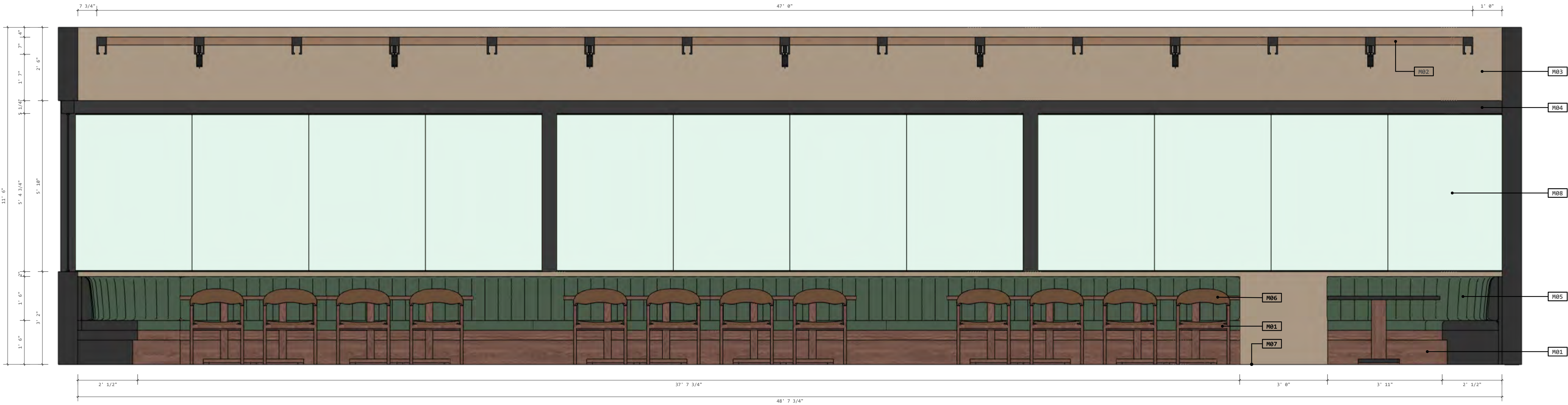


24

RIGHT PATIO INTERIOR ELEVATION B

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

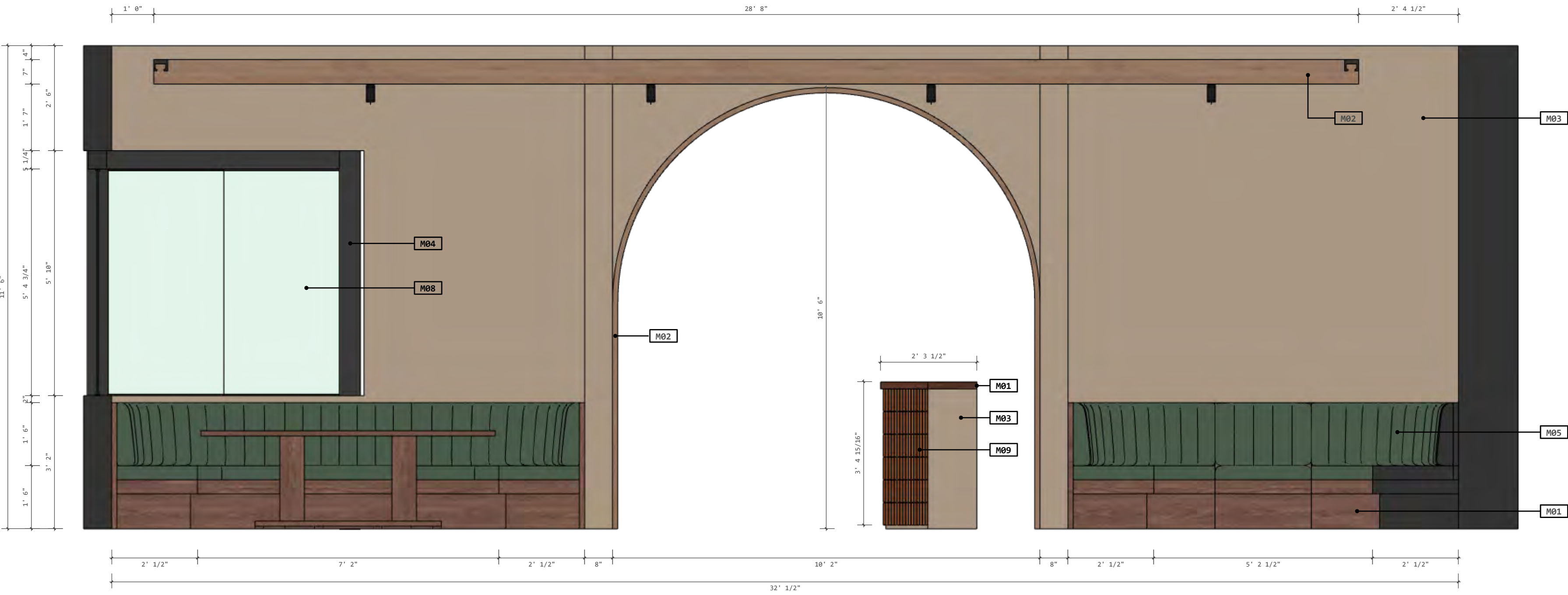




25

RIGHT PATIO INTERIOR ELEVATION C

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

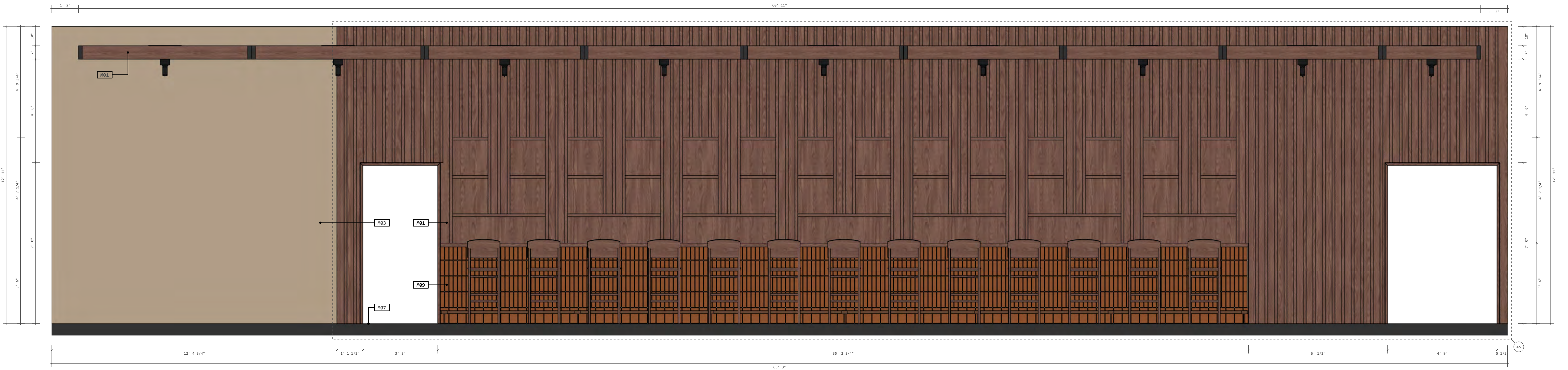


26

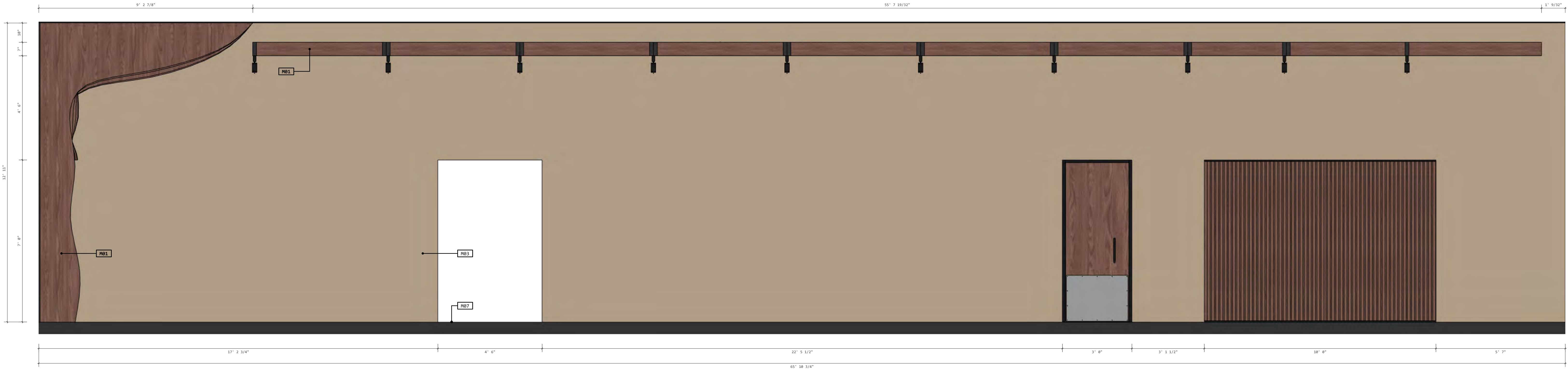
RIGHT PATIO INTERIOR ELEVATION D

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



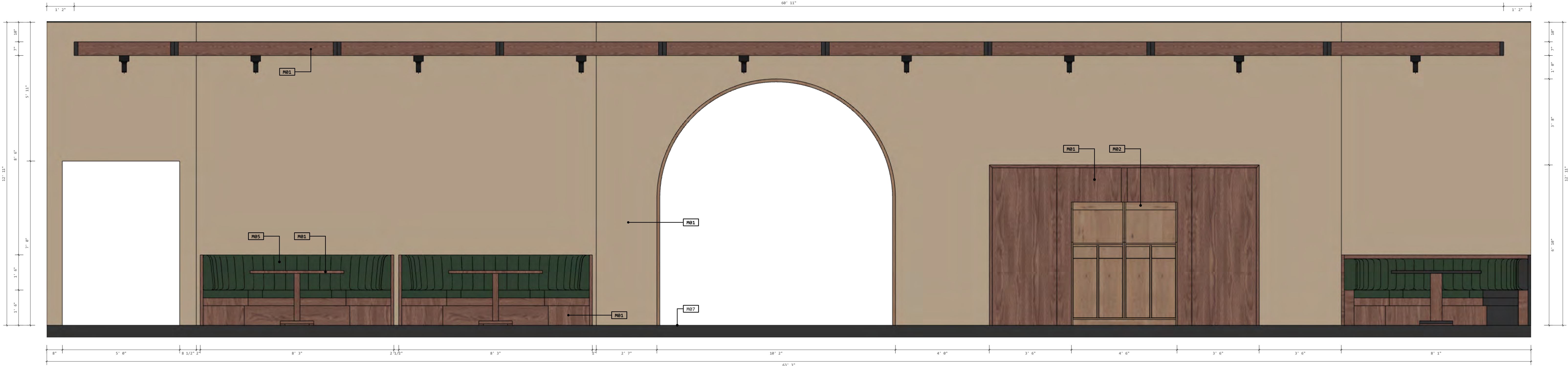


27 MAIN ROOM INTERIOR ELEVATION A
Scale: 1/2" = 1'-0"



28 MAIN ROOM INTERIOR ELEVATION B
Scale: 1/2" = 1'-0"





29

MAIN ROOM INTERIOR ELEVATION C

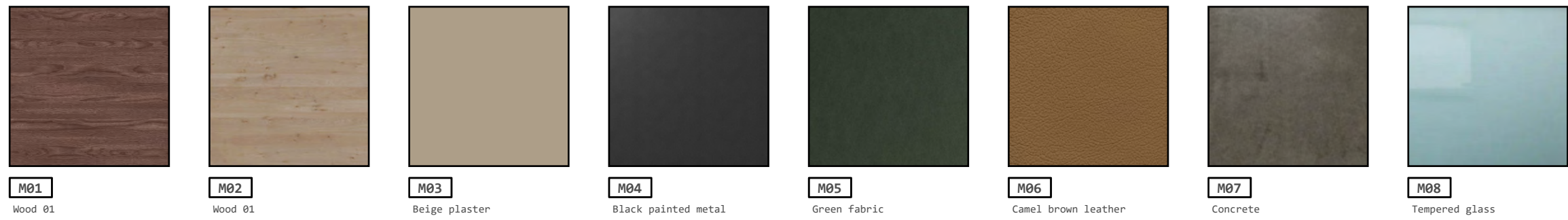
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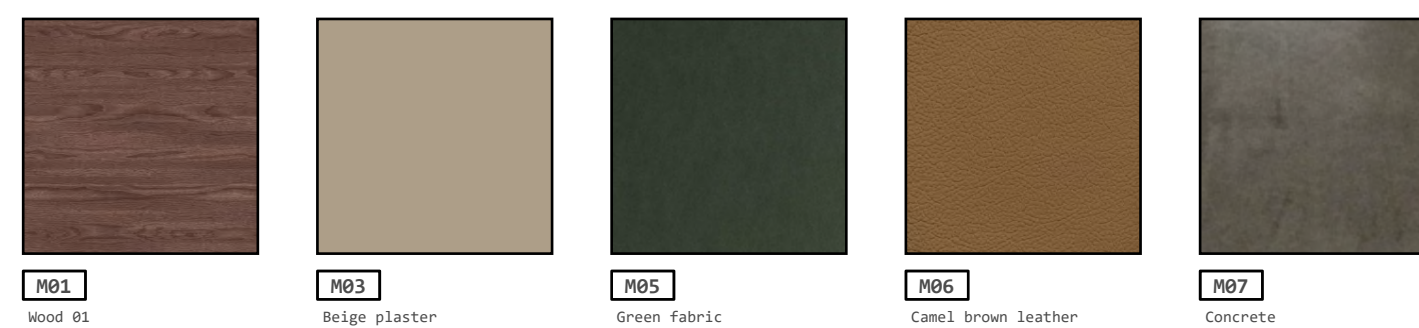
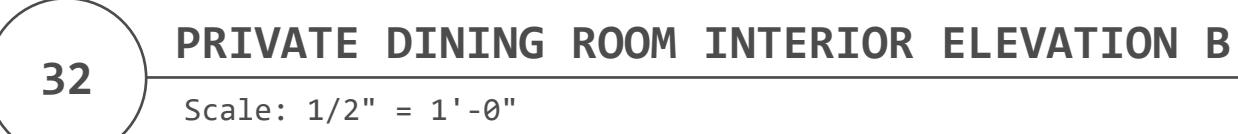


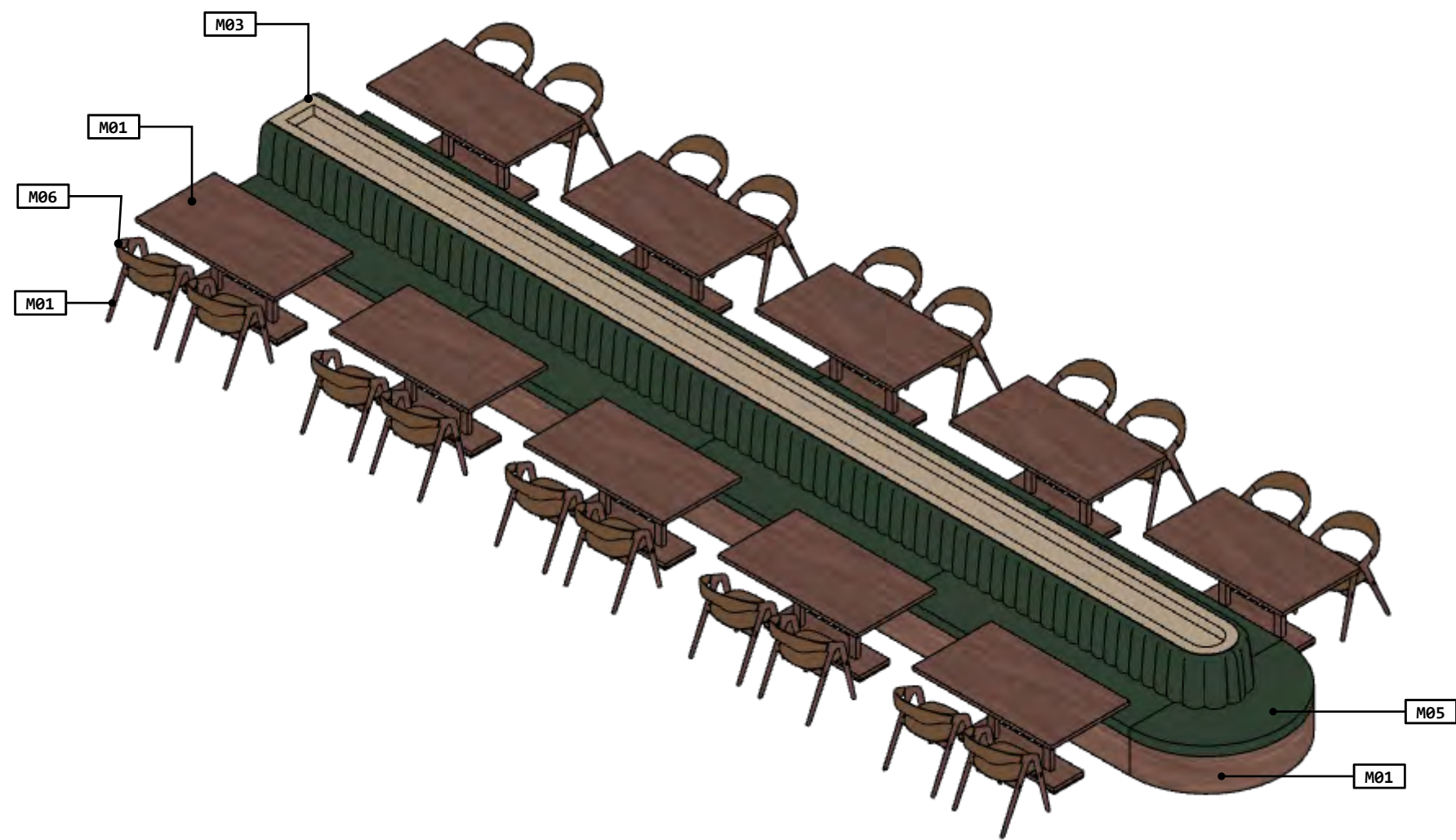
30

MAIN ROOM INTERIOR ELEVATION D

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



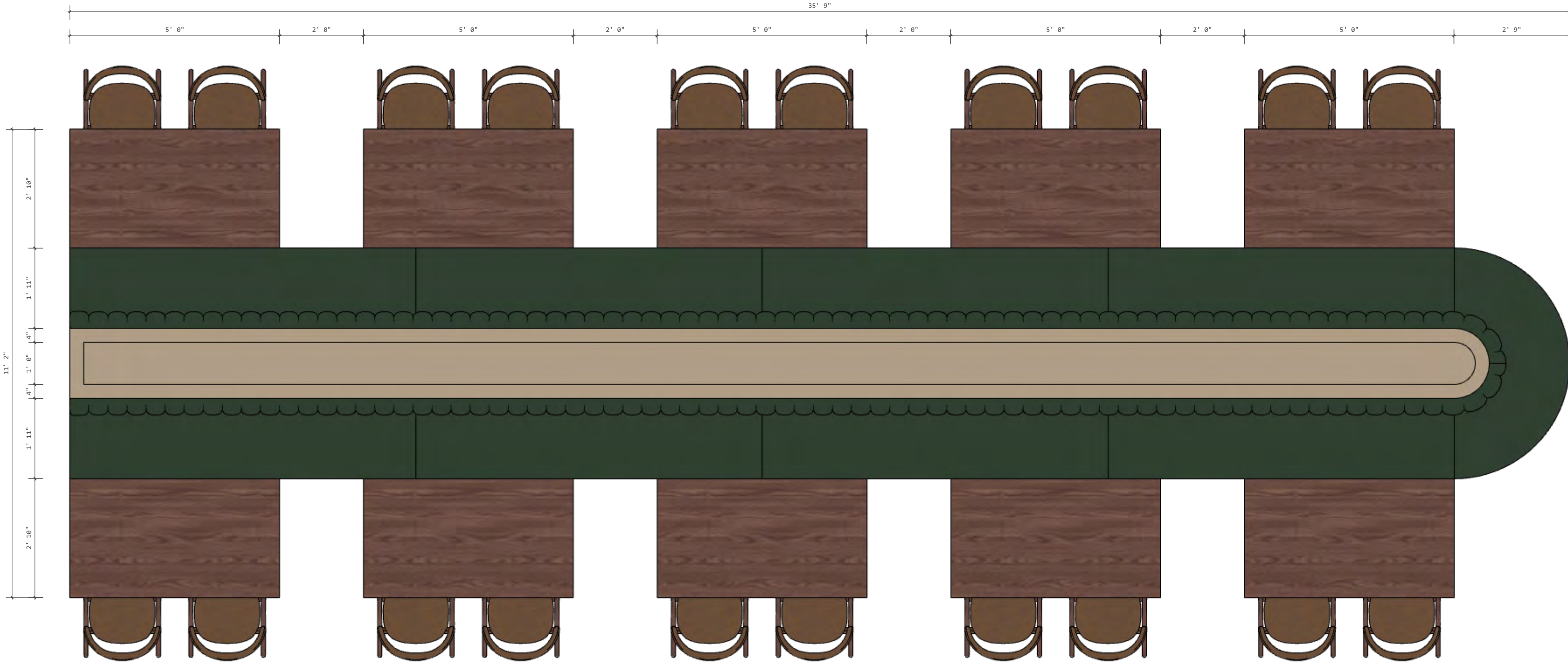




35

MAIN ROOM CENTER BOOTH ISLAND ISO

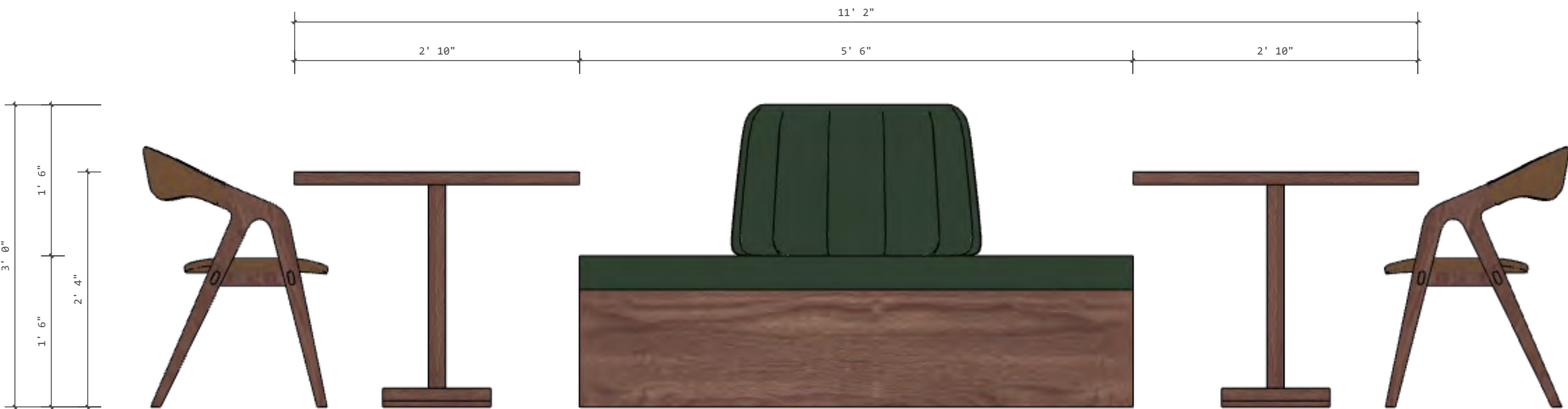
Scale: 1/2" = 1'-0"



36

MAIN ROOM CENTER BOOTH ISLAND PLAN VIEW

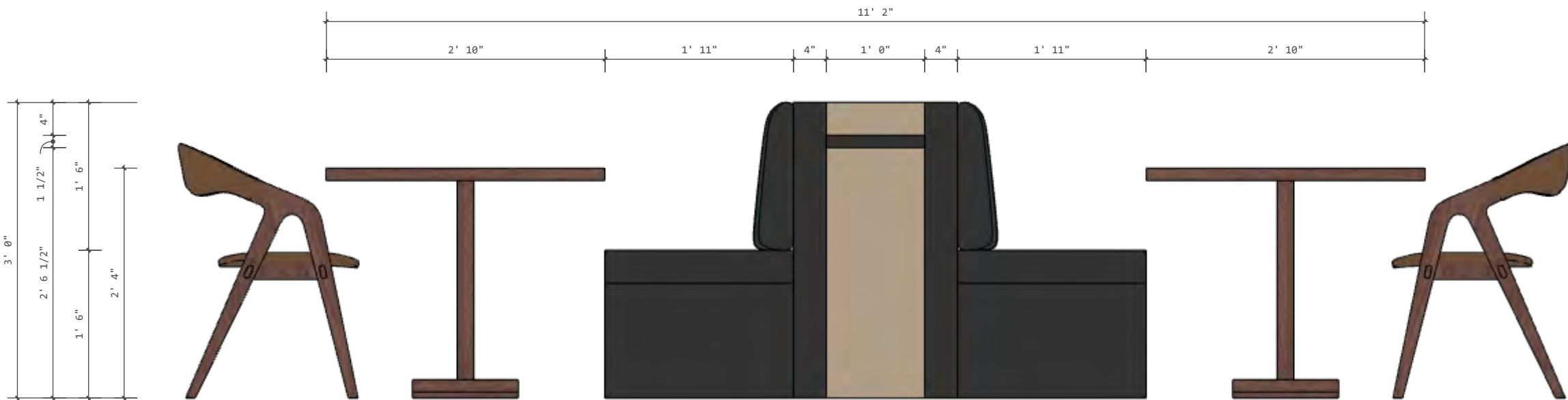
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37

MAIN ROOM CENTER BOOTH ISLAND FRONT ELEVATION

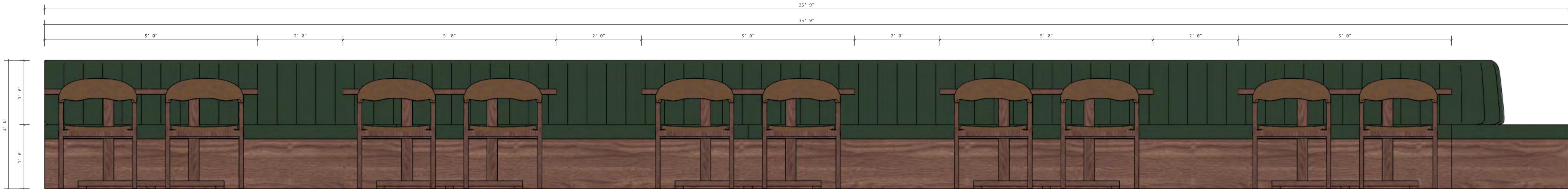
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38

MAIN ROOM CENTER BOOTH ISLAND FRONT ELEVATION

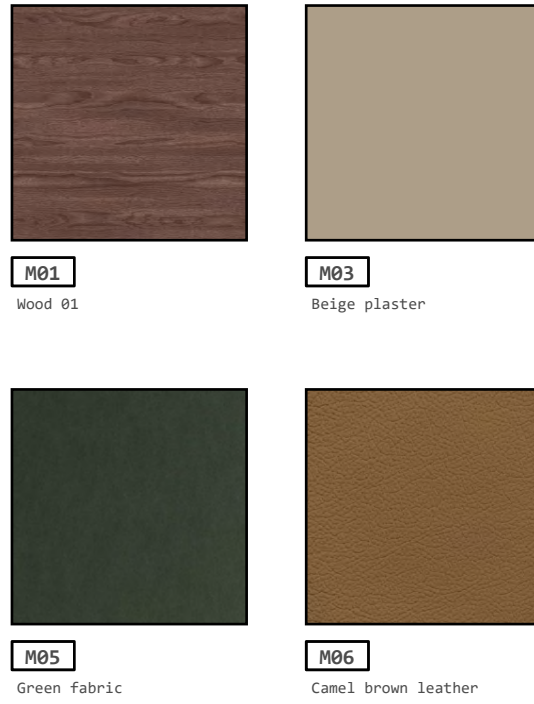
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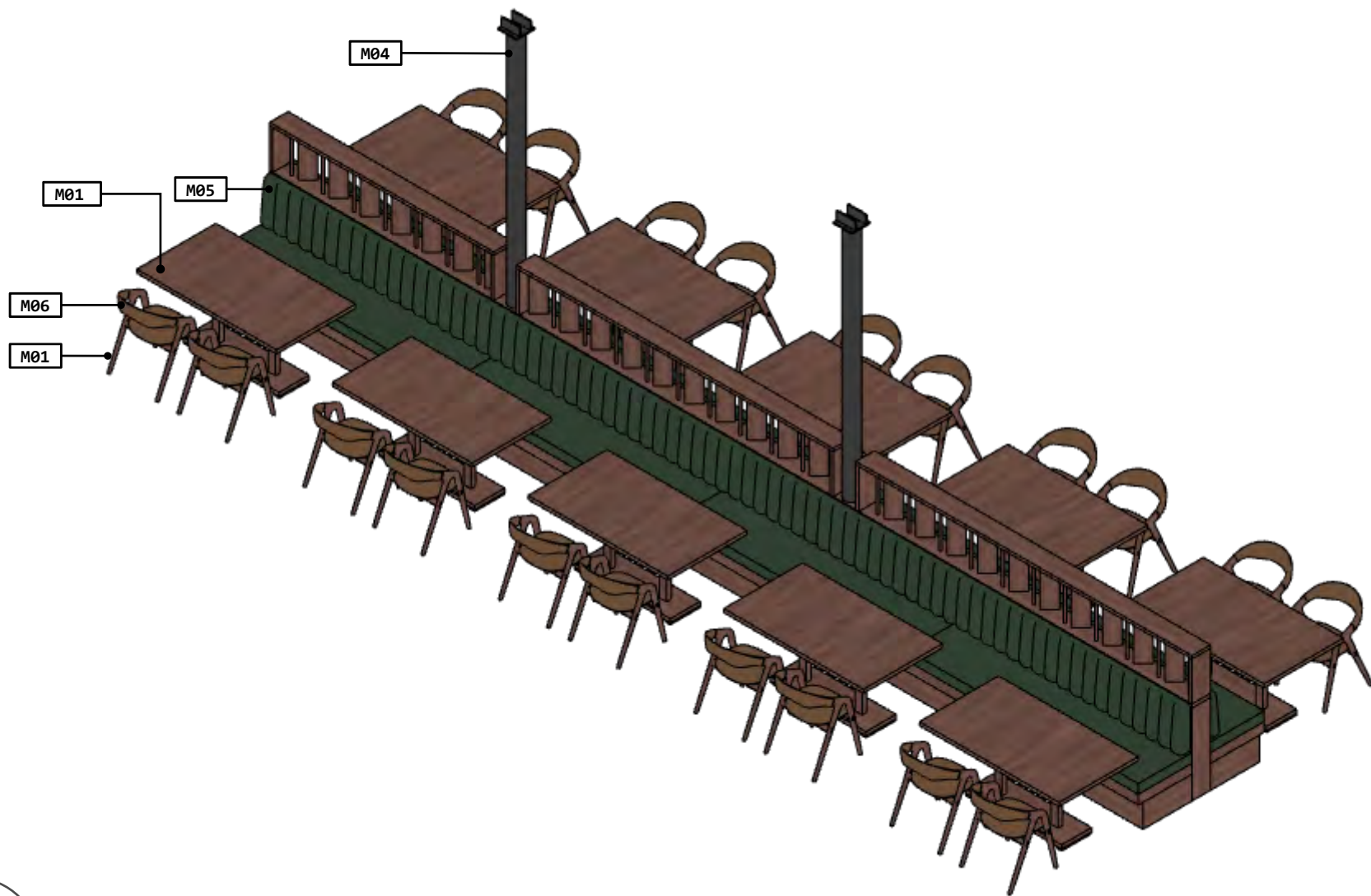


39

MAIN ROOM CENTER BOOTH ISLAND LEFT ELEVATION

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

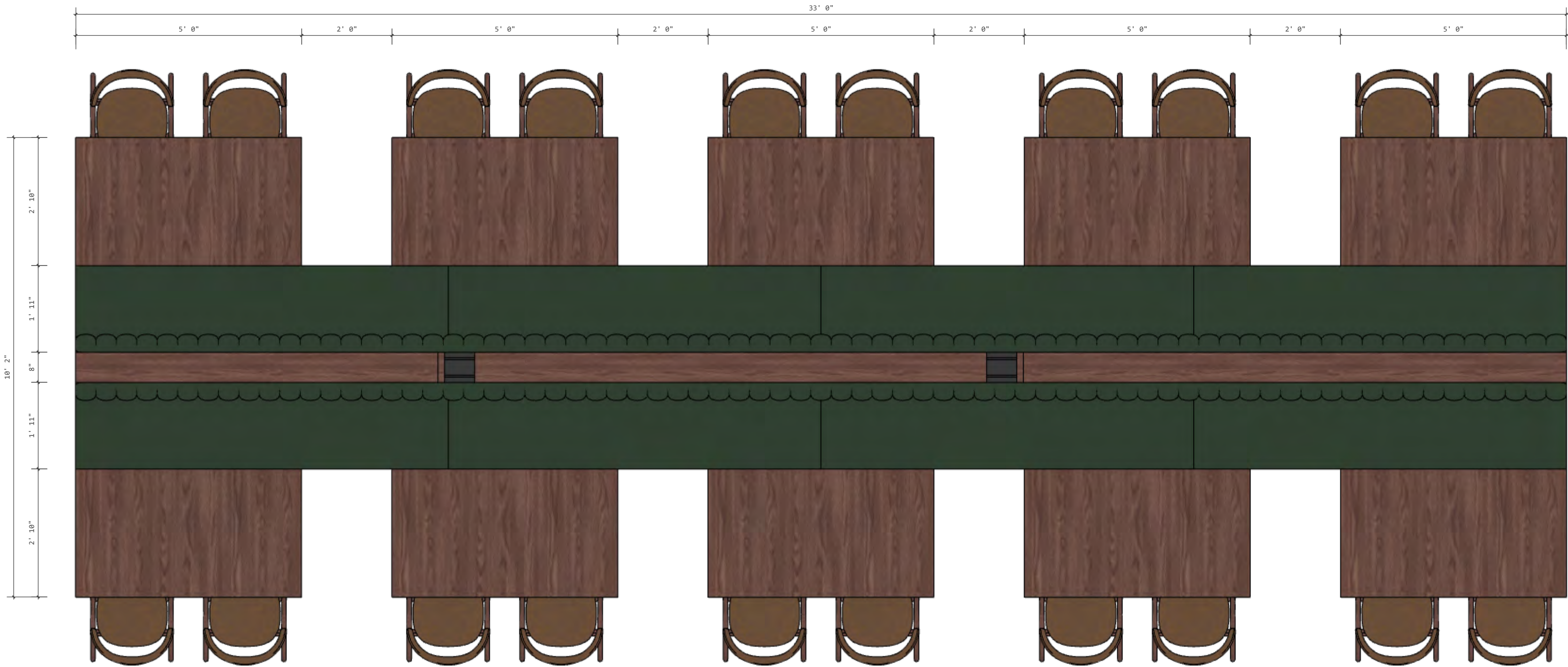




40

MAIN ROOM LEFT BOOTH ISLAND ISO

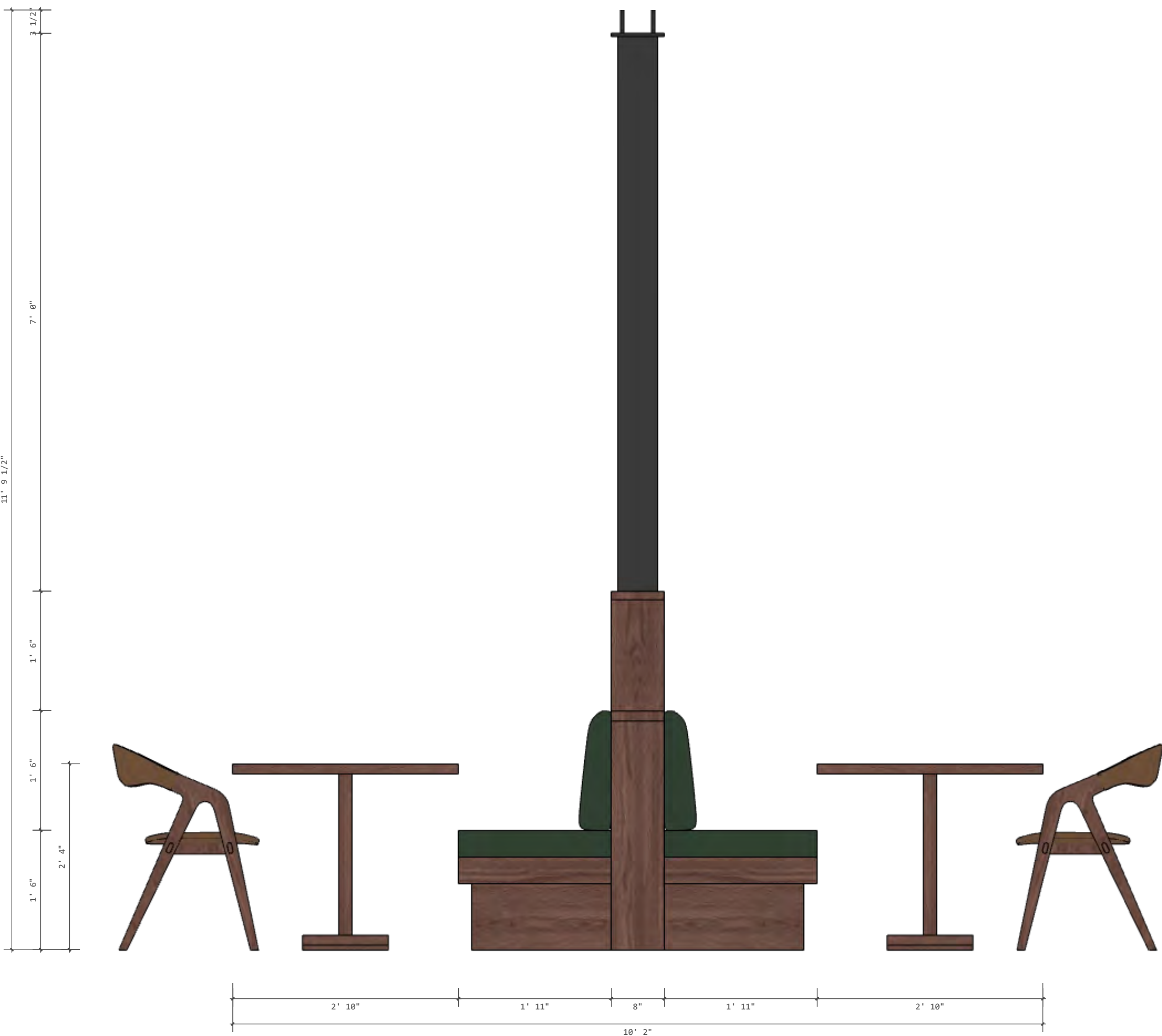
Scale: 1/2" = 1'-0"



41

MAIN ROOM LEFT BOOTH ISLAND PLAN VIEW

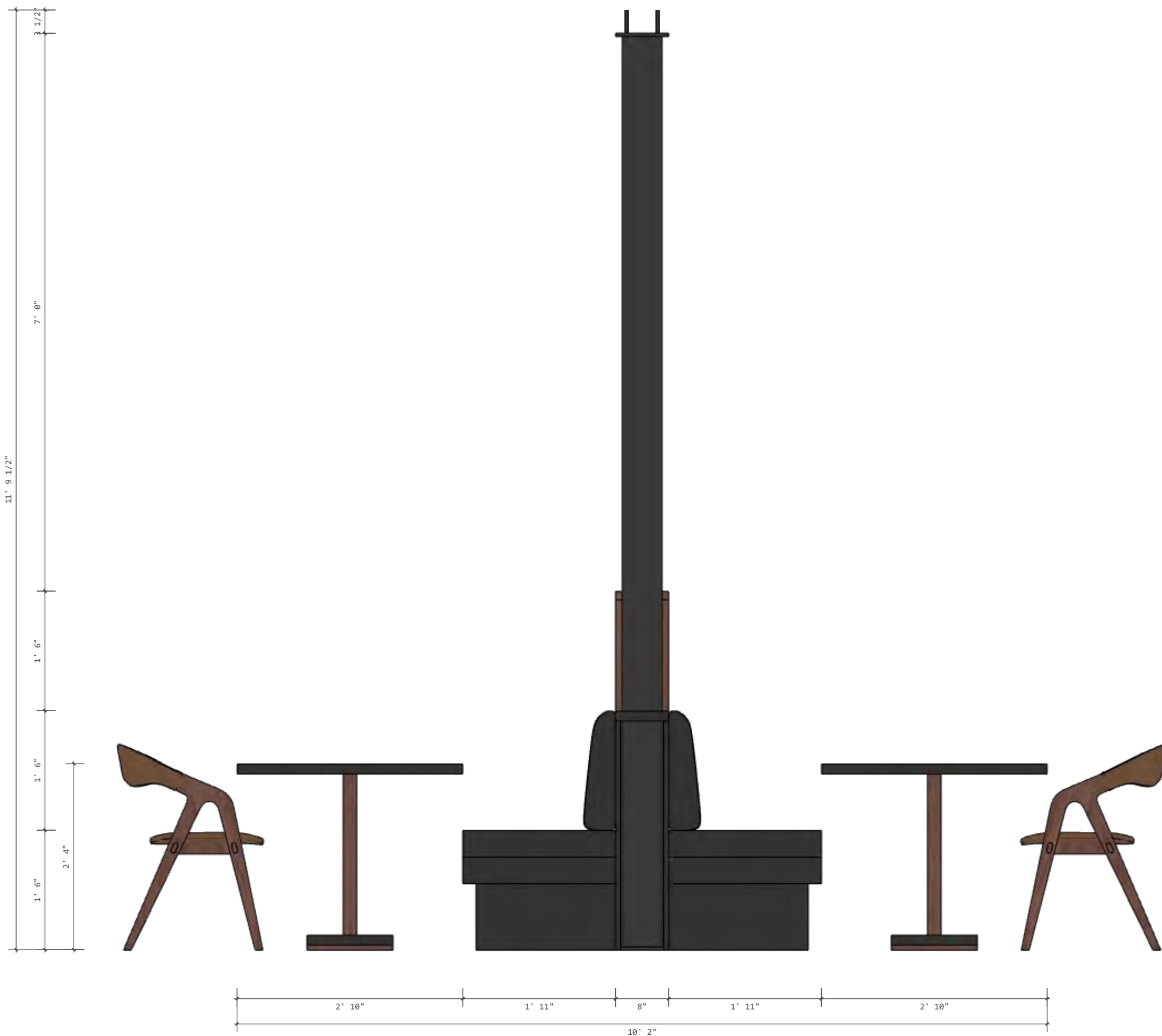
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42

MAIN ROOM LEFT BOOTH ISLAND FRONT ELEVATION

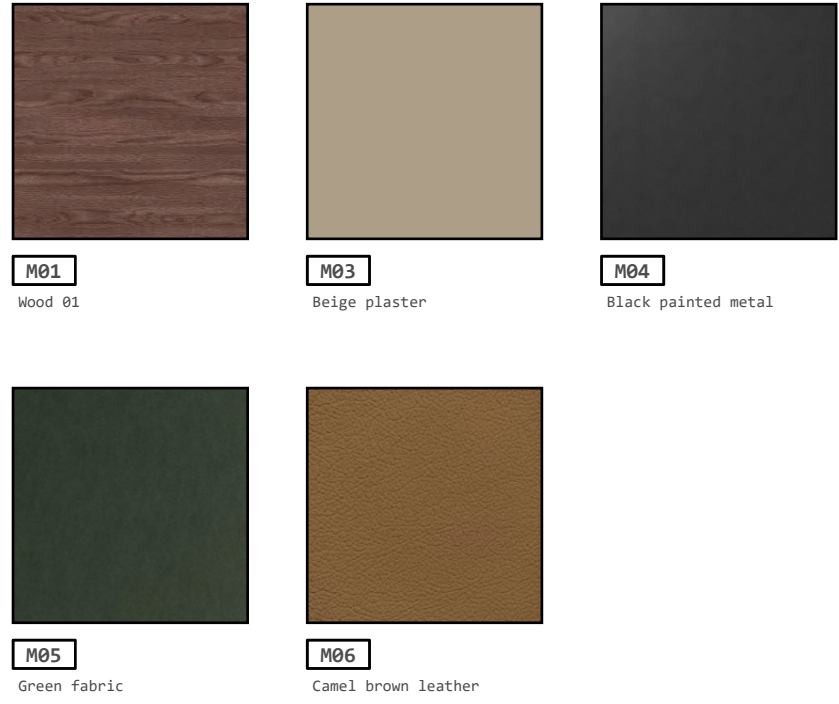
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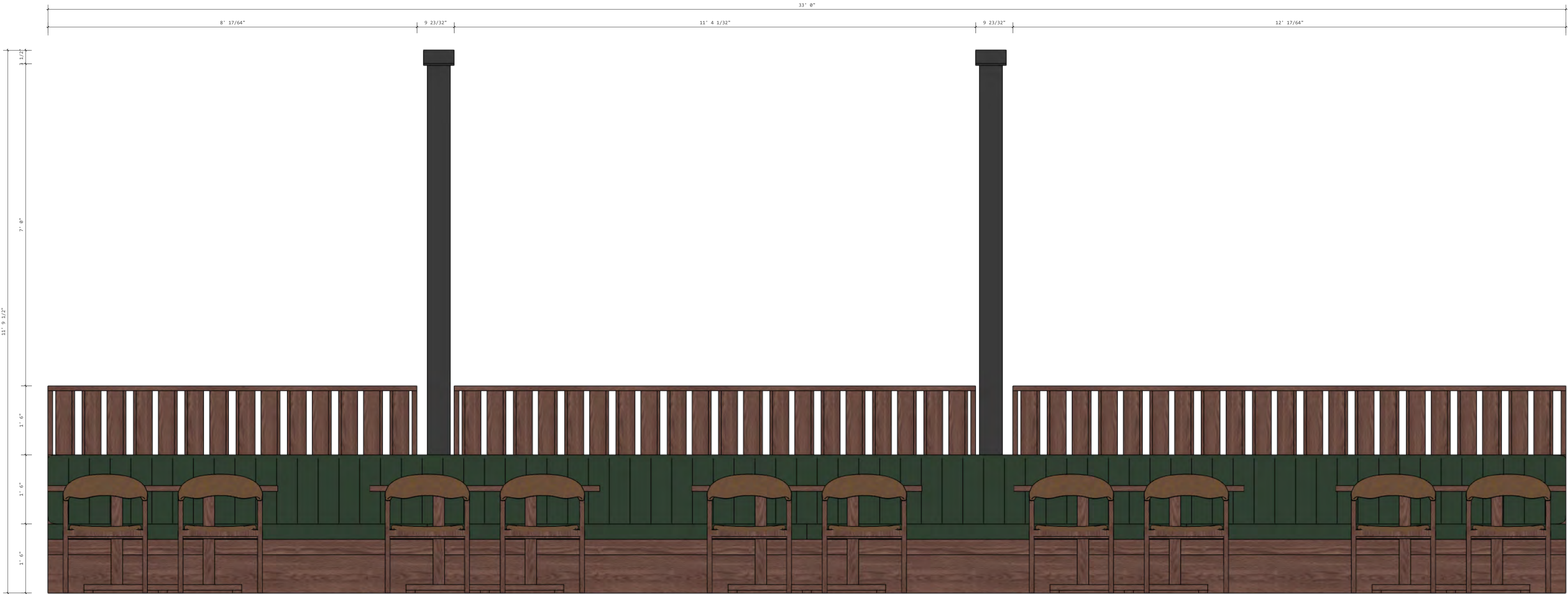


43

MAIN ROOM LEFT BOOTH ISLAND FRONT ELEVATION

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

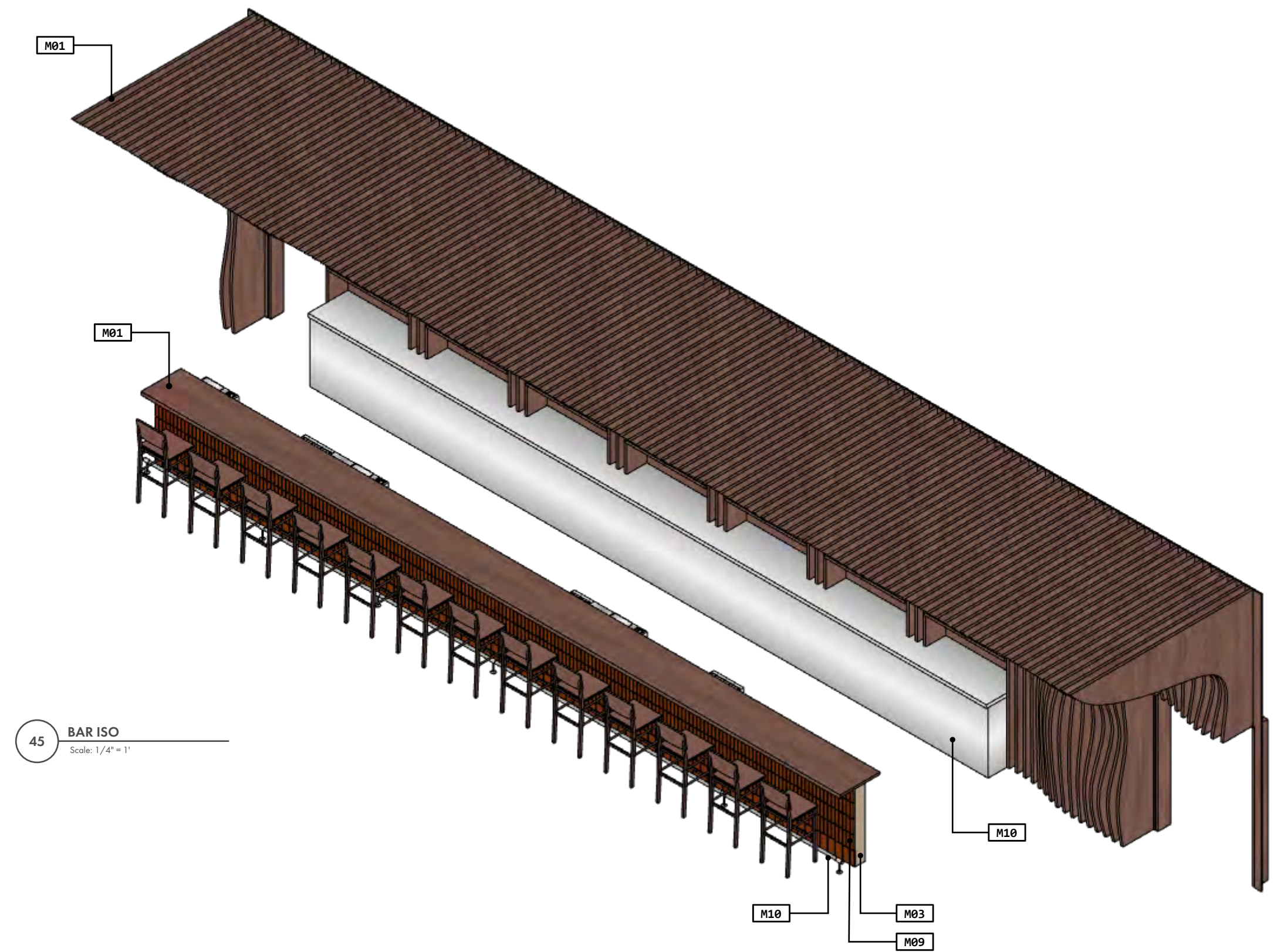




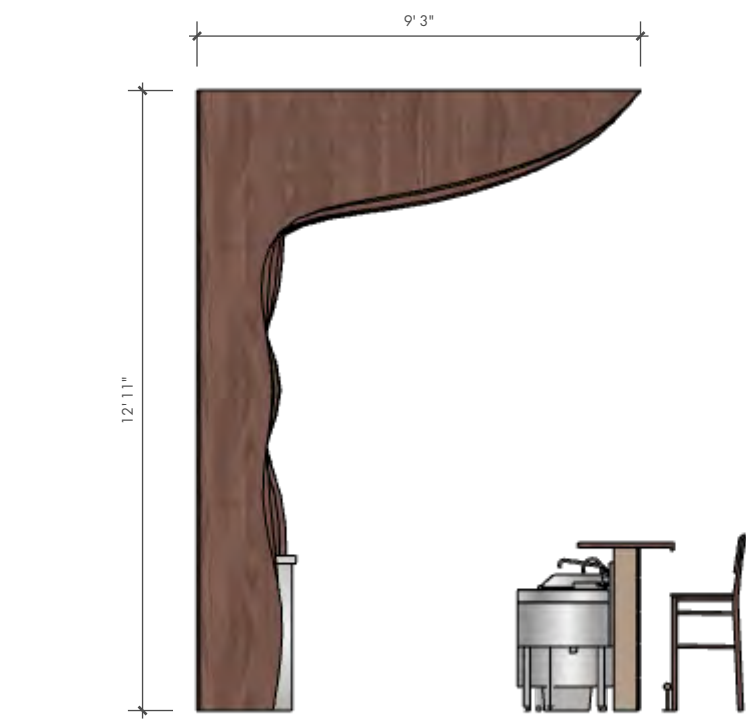
44

MAIN ROOM CENTER BOOTH ISLAND LEFT ELEVATION

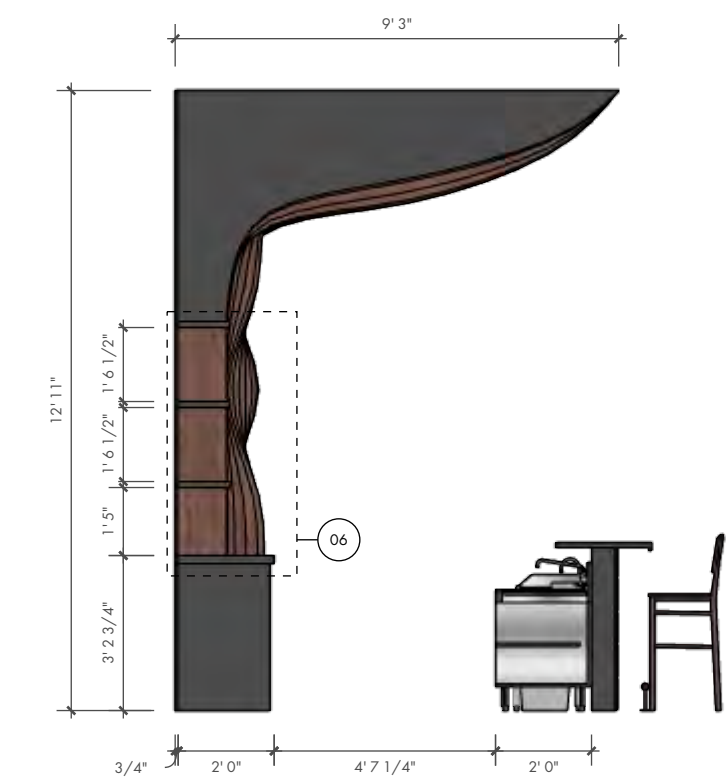
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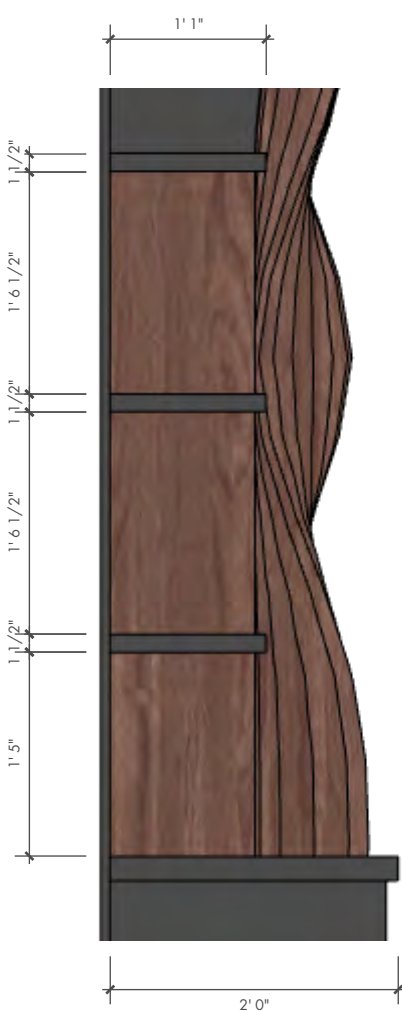
45 BAR ISO
Scale: 1/4" = 1'



47 BAR LEFT ELEVATION
Scale: 1/4" = 1'



48 BAR SECTION
Scale: 1/4" = 1'



50 BACK BAR SHELF SECTION DETAIL
Scale: 3/4" = 1'



51 BACK BAR SHELF ELEVATION DETAIL
Scale: 1/2" = 1'



46 BAR FRONT ELEVATION
Scale: 1/4" = 1'



49 BACK BAR FRONT ELEVATION
Scale: 1/4" = 1'

