

ATTACHMENT 7

SUITE #	FLOOR	COMPANY	USE	SQ. FT.
#101	1	RETAIL T.J.	RETAIL	1541
#102	1	RETAIL T.J.	RETAIL	1226
#103	1	RETAIL T.J.	RETAIL	1548
TOTAL				4315
#104	1	MAR VAG	RETAIL	2111
#105	1	MAR VAG	RETAIL	1448
TOTAL				3559
1		WAREHOUSE EDC	WAREHOUSE	6782
TOTAL 1ST FLOOR				15,194
#200	2	YELLOWSTONE	OFFICE	1752
#210	2	YELLOWSTONE	OFFICE	1117
#220	2	YELLOWSTONE	OFFICE	1247
#230	2	YELLOWSTONE	OFFICE	476
TOTAL				4592
#240	2	MAR VAG	OFFICE	1955
TOTAL 2ND FLOOR				5,441
TOTAL BUILDING				21,086

REQUIRED PARKING

RETAIL	8,381 SQ. FT. @ 4/1000	= 38.5
OFFICE	5,441 SQ. FT. @ 4/1000	= 23.9
WAREHOUSE	6,752 SQ. FT. @ 1/1000	= 6.8
TOTAL REQUIRED PARKING		= 69

PARKING CALCULATIONS

PARKING SPACE IDENTIFICATION	REQUIRED	PROVIDED
STANDARD 4' X 10'	69	41
COMPACT 7'-6" X 10'		19
HANDICAPPED	2	2
BICYCLE PARKING	3	5
BICYCLE PARKING SPACE CREDIT		1
TOTAL	65	67

PA-86-130 FOR 2001 HARBOR BLVD. ALLOWS WAREHOUSE TO BE PARKED AT 1/1000 FOR LAND USE RESTRICTION AND VARIANCE.

BUILDING INFORMATION:

APN: 422-101-01
 STREET ADDRESS: 2001 HARBOR BLVD., SUITE # 101, 102, 103 COSTA MESA, CA 92627
 LEGAL DESCRIPTION: FAIRVIEW FARMS LOT 18 POR OF LOT DESC IN DD-815,385 OR TR 241
 EXISTING ZONING: C-2 GENERAL COMMERCIAL ZONING
 PROPOSED ZONING: C-2 GENERAL COMMERCIAL ZONING

TOTAL GROSS AREA: 45,924.52 SQ. FT. 1.031 ACRE
 TOTAL NET AREA: 45,924.52 SQ. FT. 1.031 ACRE
 TOTAL BUILDING AREA: 15,194 SQ. FT. FAR=33.5%
 LOT COVERAGE: 50. FT. PERCENTAGE
 BUILDING AREA: 15,194 33.5 %
 PARKING AREA: 23,264 51.47 %
 LANDSCAPING AREA: 6,784.42 15.03 %

FLOOR AREA RATIO: 33.5 %
 OCCUPANCY: B, M
 CONSTRUCTION TYPE: V-B
 FIRE SPRINKLERS: NO
 # OF STORIES: 2

BUILDING SQ. FT.: 21,086 SQ. FT.
 DESCRIPTION OF USE: OFFICE, RETAIL & WAREHOUSE

LEGEND:
 ← ADA PATH OF TRAVEL

SITE NOTES:
 □ INDICATES NOTES APPLICABLE TO THIS PLAN ONLY WHEN REFERENCED.

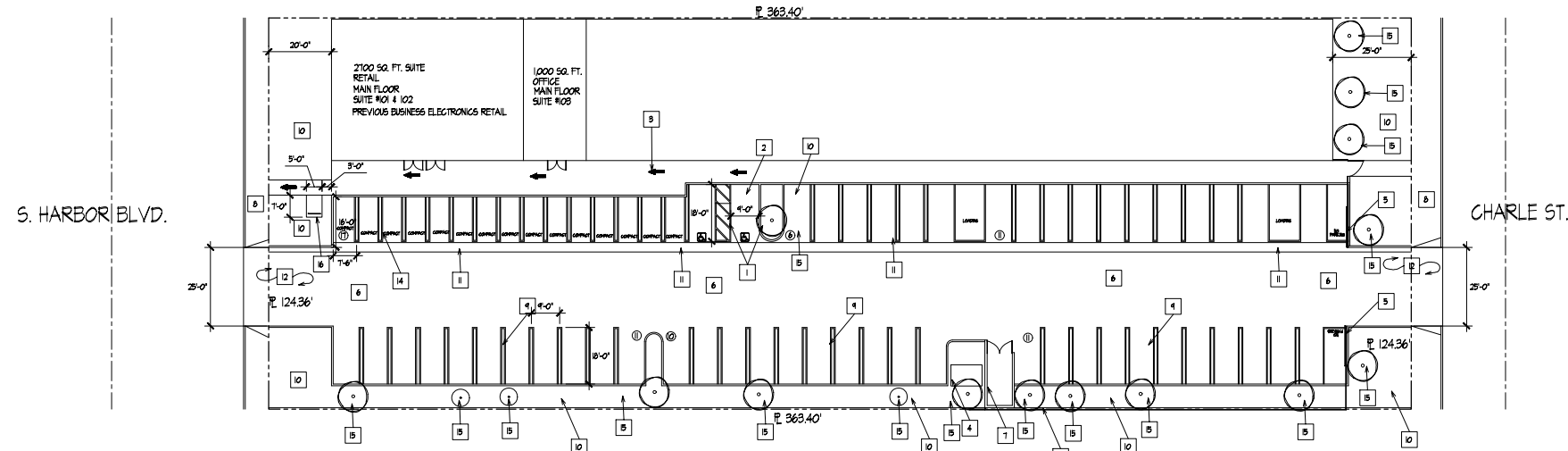
- LOCATION OF EXISTING ADA 4' X 10' PARKING SPACE
- EXISTING CURB RAMP
- LOCATION OF EXISTING ADA PATHWAY TO BUILDING ENTRANCE AND PUBLIC WAY FROM ADA PARKING
- EXISTING TRANSFORMER
- EXISTING 6' TALL WROUGHT IRON FENCE AND DRIVE ASLE GATE AND MAN GATE TO REMAIN.
- EXISTING ASPHALT DRIVEWAY TO REMAIN.
- EXISTING 4'-4" TALL CMU WALL TRASH ENCLOSURE WITH WIRE MESH LID FOR A TOTAL HEIGHT OF 6' TO TOP OF MESH LID.
- EXISTING CONCRETE SIDEWALK TO REMAIN.
- EXISTING 4' X 10' PARKING SPACE TO REMAIN.
- EXISTING LANDSCAPE TO REMAIN.
- EXISTING DRAINAGE V-DITCH TO REMAIN.
- EXISTING CONCRETE DRIVEWAY ENTRANCE TO REMAIN.
- EXISTING 6' TALL WROUGHT IRON FENCE TO REMAIN.
- EXISTING 7'-6" X 10' COMPACT PARKING SPACE TO REMAIN.
- EXISTING TREE LOCATIONS TO REMAIN.
- NEW 5 BIKE COMMERCIAL BIKE RACK ON CONCRETE SLAB.
- EXISTING LOADING SPACE TO REMAIN.

GENERAL NOTES:

- THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF THE OWNER AND/OR ARCHITECT WHOSE SIGNATURE APPEARS HEREON.
- THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL CHECK ALL DIMENSIONS, TRAFFIC CONDITIONS, AND ON-SITE CONDITIONS PRIOR TO STARTING ANY WORK. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES, ERRORS OR OMISSIONS.
- DIMENSIONS AS INDICATED ARE THE DIMENSIONS THAT SHALL BE USED FOR CONSTRUCTION. DO NOT SCALE. DRAWING NOTES & DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. ALL DIMENSIONS ARE TAKEN TO THE ROOM (E.G. OR FINISH). THE DRAWINGS & SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER. THE CONTRACTOR AND/OR SUB-CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE AFORESAID MATERIALS.
- GRADING & DRAINAGE: ALL FINISH FLOOR WORK AND PLANTERS NEXT TO THE BUILDING SHALL BE PROPERLY GRADED TO CARRY WATER AWAY FROM THE BUILDING.
- OBSERVATION VISITS TO THE JOB SITE BY THE ARCHITECT DO NOT CONSTITUTE INSPECTION OF CONSTRUCTION PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS AND FOR SAFETY CONDITIONS AT THE JOB SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.

GENERAL REQUIREMENTS:

- SCOPE:** ALL TRADERS SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND PERFORM ALL WORK NECESSARY TO COMPLETE THE WORK DESCRIBED OR REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB. ALL WORK SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE UNIFORM BUILDING CODE (APPLICABLE EDITION) AND LOCAL GOVERNING AGENCIES.
 - PERMITS:** THE GENERAL BUILDING PERMIT & PLAN CHECK FEES SHALL BE SECURED AND PAID FOR BY THE SUB-CONTRACTOR DIRECTLY RESPONSIBLE.
 - INTENTION:** THE INTENTION OF THIS DOCUMENT IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION NECESSARY FOR A COMPLETE AND PROPER ERECTION OF THE WORK DESCRIBED.
 - CHANGES:** THE OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK. THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINGLY.
 - CUTTING & PATCHING:** ALL TRADERS SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT TO RECEIVE OR BE RECEIVED BY THE WORK OF OTHER TRADES.
 - CLEANUP:** ALL TRADERS SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK.
- GENERAL:**
- ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO CURRENT UBC, IPC, IBC, NEC AND TITLE 24 AS NOTED ON COVER SHEET OF PLANS.
 - DESIGN MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, ARCHITECT AND APPLICABLE GOVERNING AGENCIES. REFERENCES TO ANY DETAIL OR DRAWING IS FOR CONFORMANCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAILS OR DRAWINGS.
 - THE ARCHITECT SHALL IN NO WAY BE RESPONSIBLE FOR HOW THE FIELD WORK IS PERFORMED, SAFETY IN OR ABOUT THE JOB SITE, METHODS OF PERFORMANCE OR TIMELINESS IN THE PERFORMANCE OF THE CONTRACTOR OR SUBCONTRACTORS WORK.



Revision: INITIAL SUBMITAL 2/25

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Project and Location:
RETAIL TENANT IMPROVEMENT
 2001 HARBOR BLVD.
 SUITE # 101, 102, 103
 COSTA MESA, CA 92627

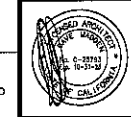
Drawn by: LM
 Checked by:
 Date: 06/25/21
 Job No.: 21-046

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 Of: 1 Sheets

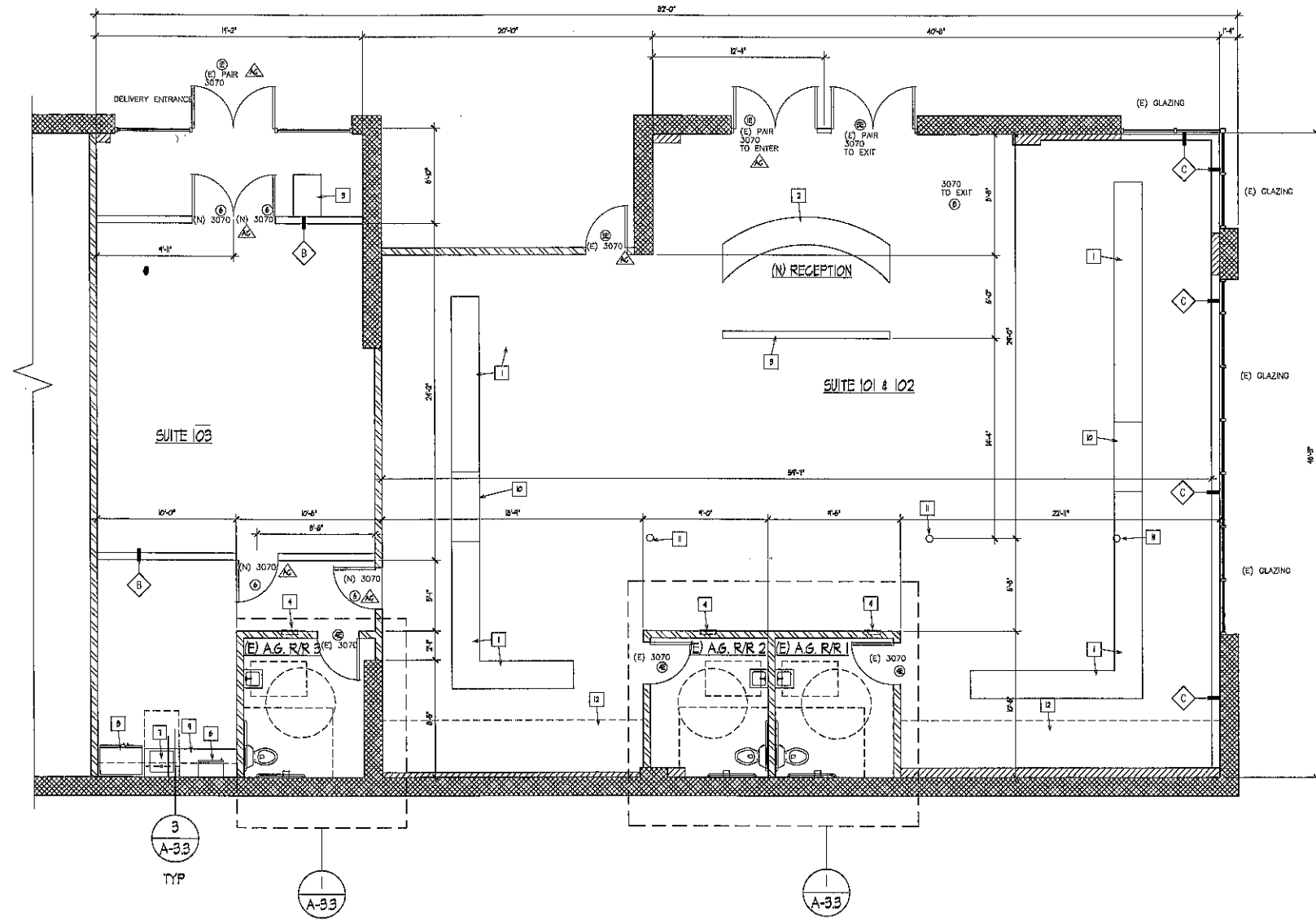
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PROPOSED FLOOR PLAN

Project Location:
RETAIL TENANT IMPROVEMENT
2001 HARBOR BLVD
SUITE # 101, 102, 103
COSTA MESA, CA 92627



Drawn by: LM
 Checked by: LM
 Date: 06/28/21
 Job No. 21-046



FLOOR PLAN NOTES

- CONTRACTOR SHALL NOT MAKE ANY CHANGES OR DEVIATE FROM THESE PLANS WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR ARCHITECT. IF OTHER NOTICES ANY CHANGES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
- ALL DIMENSIONS ARE TAKEN TO FACE OF STUD WALLS, IN CASE OF CONFLICT, NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE DRAWINGS. DO NOT SCALE DRAWINGS.
- CONTRACTOR AND/OR SUBCONTRACTOR SHALL CAREFULLY STUDY AND COMPARE ALL DRAWINGS, DATA, DIMENSIONS, SPECS. AND CONDITIONS BEFORE PROCEEDING WITH ANY WORK & REPORT AT ONCE TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT IS DISCOVERED.
- CONTRACTOR SHALL VERIFY WORKER ALL FINISHES & MATERIALS PRIOR TO PURCHASE AND/OR INSTALLATION.

FLOOR PLAN SCHEDULE

- INDICATES NOTES APPLICABLE TO THIS PLAN ONLY UNLESS INDICATED OTHERWISE.
- SALES COUNTERS VERIFY WORKER.
- RECEPTION DESK MAX HEIGHT 34" AFF.
- GLASS WATER FALL, VERIFY WORKER.
- EXISTING ELECTRICAL PANEL.
- NEW BUILT-IN ENTRY DESK MAX HEIGHT 34" AFF.
- BUILT-IN MICROVAVE, VERIFY DIMENSIONS W/ MFG.
- SINK VERIFY WORKER.
- 3/4" CLEAR REFRIGERATOR/FREEZER SPACE, VERIFY WITH MFG. STEEL-CUT COLD WATER FOR ICE MAKER, VERIFY W/ MFG.
- CABINETS @ 34" AFF. W/ CABINETS ABOVE, VERIFY W/ OWNER.
- ACCESSIBLE SALES COUNTER @ 34" MAX HEIGHT.
- EXISTING FLOOR/ROOF SUPPORT POST.
- EXISTING SOFFIT TO SHIELD MECHANICAL EQUIPMENT TO REMAIN.

WALL LEGEND

- EXISTING 16" CMU WALLS TO REMAIN
- EXISTING 2X WALLS
- EXISTING 2X FURRED WALLS
- EXISTING 2X WALLS TO BE REMOVED
- NEW 2X WALLS

WALL TYPES

- NOTE: ALL NEW WALLS WALL TYPE A UNLESS NOTED OTHERWISE
- 6" 25 GA METAL STUDS @ 16" O.C. WITH 5/8" GYP. BOARD EACH SIDE TO BOTTOM OF FLOOR FRAMING. SEE DETAIL #8 ON SHEET AD-1
 - 6" 25 GA METAL STUDS @ 16" O.C. WITH 5/8" GYP. BOARD EACH SIDE TO 6" ABOVE CEILING. SEE DETAIL #15 ON SHEET AD-1
 - 6" 20 GA METAL STUDS @ 16" O.C. WITH 5/8" GYP. BOARD OUTSIDE TO BOTTOM OF FLOOR FRAMING INCLUDE 1" AIR GAP FROM EXISTING CMU WALL AND STOREFRONT GLAZING. SEE DETAIL #14 ON SHEET AD-1

SQUARE FOOTAGE:

ROOM	AREA (SQ. FT.)	HIGH	VOLUME (CU. FT.)
RECEPTION	659 SQ. FT.	11'-0"	7249
RETAIL	1274 SQ. FT.	11'-0"	14014
ENTRY	447 SQ. FT.	11'-0"	4917
OFFICE	447 SQ. FT.	11'-0"	4917
BREAK ROOM	213 SQ. FT.	11'-0"	2343
TOTAL BMTS	2030 SQ. FT.		22230

OCCUPANT LOAD

RECEPTION	659 SQ. FT. @ 1/100 = 7
RETAIL	1274 SQ. FT. @ 1/50 = 26
ENTRY	447 SQ. FT. @ 1/100 = 5
OFFICE	447 SQ. FT. @ 1/100 = 5
BREAK ROOM	213 SQ. FT. @ 1/100 = 3
TOTAL OCCUPANT LOAD	46

BUILDING INFORMATION:

BUILDING TYPE:	COMMERCIAL
CONSTRUCTION TYPE:	V-B
DESCRIPTION OF USE:	PROFESSIONAL AND RETAIL
OCCUPANCY:	BAM
# OF STORIES:	2
SPRINKLER:	NO

THE FOLLOWING ARE DEFINITIONS TO THE ABBREVIATIONS INDICATED IN THE SCHEDULE:

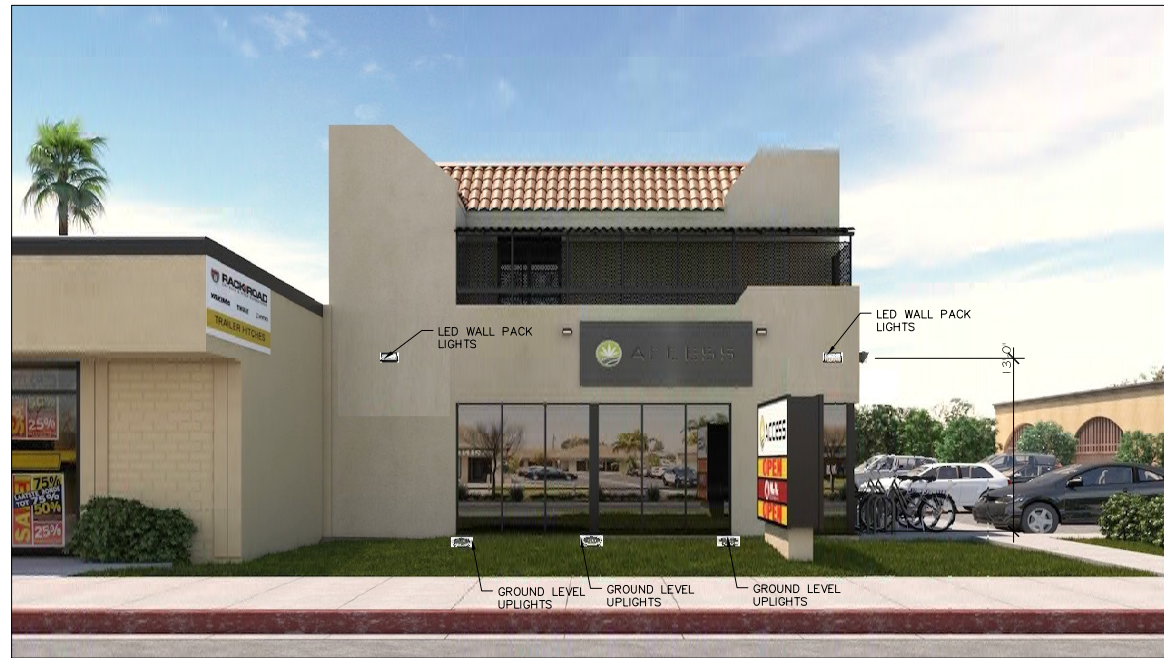
- WINDOW OPERATIONAL TYPES:**
- SH SINGLE HINGE FRAMED OPERABLE SASHED IN ONE UNIT, WITH REMOVABLE SCREEN.
 - FIXED FIXED FRAME/ASSEMBLY NON-OPERABLE UNIT, JAMBS AND SASH TO MATCH THAT OF ADJACENT OPERABLE UNITS.
 - CASHEMT SINGLE FRAMED OPERABLE SASHED IN ONE CASHEMT UNIT, WITH REMOVABLE SCREENS.
 - SLIDE ALUM. SLIDER - SINGLE FRAMED OPERABLE IN ONE UNIT (WITH REMOVABLE SCREEN).
 - ALUM MFG. ALUMINUM FRAME
 - STL MFG. STEEL FRAME WITH/WT. GLAD.
 - STL MFG. STEEL FRAME
 - SB GLASS BLOCK OPENING
- WINDOW GLAZING:**
- TINT TINTED
 - CUSTOM PROVIDE CUSTOM DESIGNED GLAZING (ETCHED, BEVELED, PROTECTED, ETC.) VERIFY WITH OWNER
 - LEXAN PROVIDE STANDARD LEXAN GLAZING AT CORNER GLAZING UNITS
 - TEMP TEMPERED
 - D/P TINT DUAL PANE W/ EXTERIOR PANE TEMPERED
 - D/P TEMP DUAL PANE TEMPERED
 - CLR CLEAR
 - SB GLASS BLOCK
- DOOR MATERIALS:**
- HM HOLLOW CORE METAL DOOR
 - SCMP SOLID CORE INSULATED METAL WRAP
 - SCMD SOLID CORE METAL DOOR
 - SCMH SOLID CORE METAL WRAP
 - HC HOLLOW CORE METAL DOOR
 - ALUM STONEFRONT ALUMINUM FRAMED WITH TEMPERED GLAZING
 - SS GALVANIZED STEEL ROLL-FORMED SLATS
 - FD FRENCH DOOR
 - PD DOORS HOLD OPEN TO EACH SIDE
- BI-FOLD TYPES:**
- SH SWINGING DOOR - STANDARD TYPE FRAME (INTEGRAL STOPS)
 - D-EG DOUBLE EGRESS, NO STILE (ACROSS CORRIDORS)
 - ROLL SURFACE MOUNTED TRACK ASSEMBLY
 - STL STANDARD TYPE FRAME FOR POCKET SLIDING DOOR, PROVIDE DUAL TOP MOUNTED TRACKS.
 - MFG MANUFACTURER'S STANDARD FRAME.
 - BARN MFG. STANDARD TYPE FRAME FOR BARN SLIDING DOOR.
- FRAME MATERIALS:**
- ALUM ALUMINUM FRAME
 - STL STEEL FRAME
 - MFG MANUFACTURER'S STANDARD FRAME.
 - TH TIMBER DOOR & WINDOW FRAMES
 - BARN MFG. FLAT TRACK HARDWARE
- FINISHES:**
- ANOD ANODIZED ALUMINUM FINISH BY MANUFACTURER
 - PAINT DOOR AND/OR FRAME TO BE PAINTED
 - STAIN DOOR AND/OR FRAME TO BE OF STAIN GRADE QUALITY
 - MFG MANUFACTURER'S STANDARD FACTORY FINISH
 - SS GALVANIZED STEEL
 - DR DOOR INTERIOR CASING AND EXTERIOR TRIM.
 - ND, SG STAIN GRADE D.P. STOCK SHAPED, VERIFY WITH OWNER.
 - ND, PS PAINT GRADE D.P. STOCK SHAPED, VERIFY WITH OWNER.
 - MTL METAL CASING/TRIM AS SUPPLIED BY FRAME MFG.
 - DR DOOR GLAZING:
 - TEMP 1/4" TEMPERED GLASS
 - INSU 1/4" INSULATED TEMPERED GLASS

DOOR SCHEDULE

SYM	SIZE	FIN	TYPE	FRAME	MATL	FIN	TRIM	HARDWARE	NOTE	SYM
1E	3070	ANGD	SW	ALUM	ANGD		MTL	1, 2, 3, 22, 23, 25		1E
2E	3070	ANGD	SW	ALUM	ANGD		MTL	1, 2, 3, 22, 23, 25		2E
3E	3070	ANGD	SW	ALUM	ANGD		MTL	1, 2, 3, 8, 10, 18, 20, 29		3E
4E	3070	STAIN	SW	MTL	ANGD		MTL	8, 9, 14, 23		4E
5E	3070	PAINT	SW	MTL	ANGD		MTL	1, 2, 3, 22, 23, 25		5E
6	3070	STAIN	SW	MTL	ANGD		MTL	1, 2, 3, 8, 10, 20, 29		6

WINDOW SCHEDULE

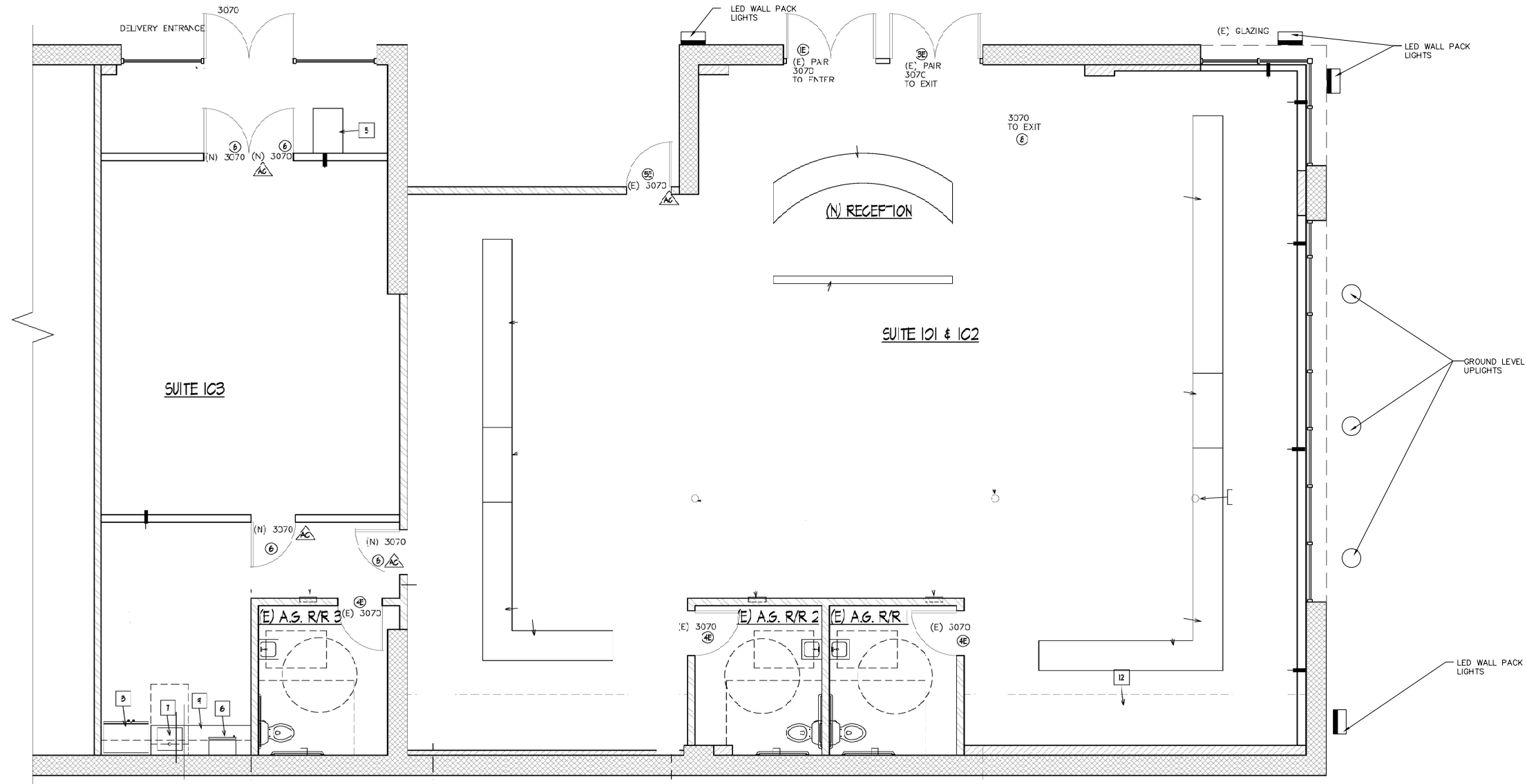
SYM	WINDOW	FRAME	GLZ	TEMP	FIRE RATING	TINT	REMARKS	SYM
	SIZE	TYPE	CONST	TYPE	MATL	TRIM		



HARBOR AVE. LIGHT ELEVATION



PARKING LOT LIGHT ELEVATION



LIGHTING PLAN - EXTERIOR

44

SCALE 1/4"=1'-0"



SCSA EXTERIOR LIGHTING

2100 HARBOR BLVD.
COSTA MESA, CALIFORNIA

REVISIONS		
No.	Description	Date

Drawn	
Project #	
Plot Date	17-AUG-22

Scale:

BLDG WALL SIGNAGE

E1.0





