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ARCHITECTURE
PLANNING
INTERIORS



TITLE

T100 TITLE SHEET

ARCHITECTURAL

D100 DEMO PLAN & NEW INTERIOR WALL LAYOUT
A100 EQUIPMENT PLAN & SCHEDULE
A110 REFLECTED CEILING PLAN & LIGHTING SCHEDULE
A120 DETAILS, SCHEDULES & NOTES
A130 ENLARGED RESTROOM PLAN, ELEVATIONS, DETAILS & NOTES

MECHANICAL

M-1.0 MECHANICAL NOTES, DETAILS, SCHEDULES AND SPECIFICATIONS
DM-2.0 HVAC DEMO PLAN
M-2.0 HVAC PLAN
T-24.0 TITLE 24 NOTES AND FORMS

PLUMBING

P-1.0 PLUMBING NOTES, LEGEND, FIXTURES AND SPECIFICATIONS
P-1.1 WATER HEATER ENERGY COMPLIANCE FORM
P-2.0 PLUMBING PLAN - SEWER & VENT
P-3.0 PLUMBING PLAN - HOT & COLD WATER
P-4.0 PLUMBING PLAN - CONDENSATE

ELECTRICAL

E-1.0 ELECTRICAL SYMBOLS LIST & LIGHTING SCHEDULE
E-2.0 ELECTRICAL LIGHTING & POWER PLANS
E-3.0 SINGLE LINE DIAGRAM & PANEL SCHEDULES
E-4.0 INDOOR T-24 COMPLIANCE FORMS

PROJECT SUMMARY

CLIMATE ZONE: 6
WIND SPEED: 85 M.P.H.
SEISMIC ZONE: D
ROOF LIVE LOAD: 20 P.S.F.

DESIGN CRITERIA

1500 ADAMS AVENUE - SUITE 104A, COSTA MESA, CA 92626

COUNTY OF ORANGE

LEGAL DESCRIPTION

SHEET INDEX

TENANT IMPROVEMENT FOR NEW LIQUOR STORE & MARKET

NEW ACCESSIBLE RESTROOM PER PLANS.

NEW FINISHES, FIXTURES AND EQUIPMENT PER PLANS.

EXTERIOR SIGNAGE SHALL BE HANDLED BY THE VENDOR AS A SEPARATE SUBMITTAL.

CUP REV 1 8.26.22

CONTRACT DATE: 11.1.21

PROJECT TYPE: T.I.

PLAN VERSION: SUB 1

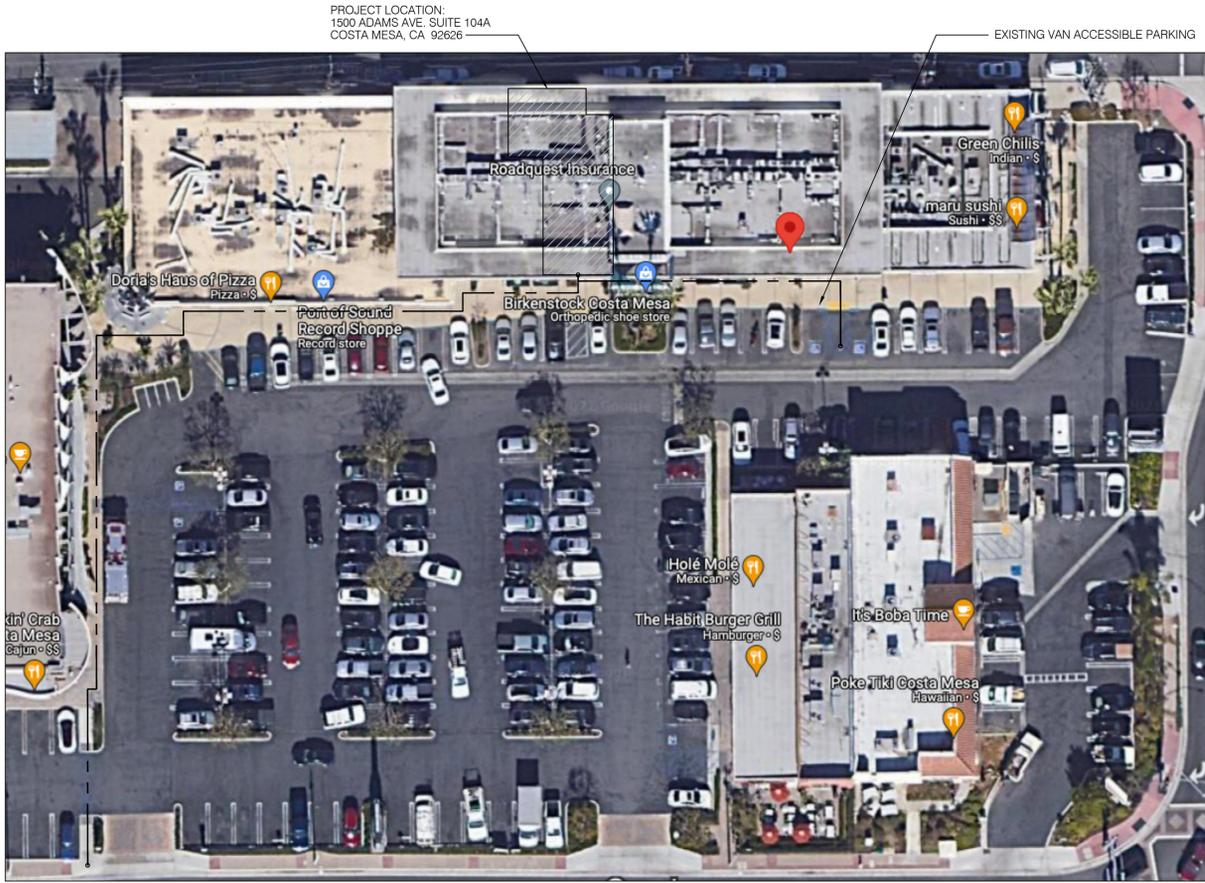
PLOT DATE: 8.26.22

THE MIXING GLASS

1500 ADAMS AVE, SUITE 104A
COSTA MESA, CA 92626

T-100

TITLE SHEET



AERIAL PHOTO / SITE PLAN

- In the case of non-medical emergency, call Gabrielle Dion at Cell Phone # (714) 274-5325
- Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable.
- Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMP's for construction-related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
- Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
- All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
- At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
- Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants off the site. Discharges of material other than stormwater only when necessary for performance and completion of construction practices and where they do not: cause or contribute to a violation of any water quality standard; cause or threaten to cause pollution, contamination, or nuisance; or contain a hazardous substance in a quantity reportable under Federal Regulations 40 CFR Parts 117 and 302.
- Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or floatable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and superchlorinated potable water line flushing. During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
- Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
- Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward desilting facilities.
- The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.
- The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
- The permittee shall notify all general contractors, subcontractors, material suppliers, lessees, and property owners: that dumping of chemicals into the storm drain system or the watershed is prohibited.
- Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
- All removable erosion protective devices shall be in place at the end of each working day when the 5-Day Rain Probability Forecast exceeds 40%.
- Sediments from areas disturbed by construction shall be retained on site using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented and retained on site to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff.

NPDES NOTES

- GENERAL NOTES:
- ALL WORK SHALL CONFORM TO THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE, AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF COSTA MESA AND COUNTY OF ORANGE.
 - IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED.
 - DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO STARTING WORK.
 - ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE DESIGNER, IN WRITING, PRIOR TO INSTALLATION.
 - ALL ABBREVIATIONS INCLUDED FOLLOW INDUSTRY STANDARDS. CONTACT DESIGNER IF ANY ABBREVIATIONS ARE NOT CLEAR.
 - GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL ASPECTS OF THE PROJECT DESCRIBED IN THIS DRAWING SET UNLESS OTHERWISE NOTED.
 - NO FERROUS MATERIALS ARE PERMITTED IN GROUND UNLESS A SOILS REPORT SPECIFIES IT IS ACCEPTABLE.
- CAL GREEN NOTES:
- SEE NPDES NOTES ABOVE AND TAKE APPROPRIATE PRECAUTIONS TO INSURE PROPER MANAGEMENT OF STORM WATER DRAINAGE DURING CONSTRUCTION. MANAGE SURFACE WATER TO KEEP FROM ENTERING BUILDING.
 - BUILDING REMODEL MEETS OR EXCEEDS THE REQUIREMENTS OF THE 2013 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.
 - NEW PLUMBING FIXTURES TO COMPLY WITH SECTIONS 4.303.1 THROUGH 4.303.1.4 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE 2013 CALIFORNIA PLUMBING CODE AND MEET THE APPLICABLE STANDARDS THEREIN.
 - AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE BASED.
 - ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENING IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS VIA CEMENT MORTAR OR SIMILAR.
 - RECYCLE AND OR SALVAGE FOR REUSE A MINIMUM OF 50% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH A WASTE MANAGEMENT COMPANY OR EQUIVALENT PER 4.408.2 - 4.
 - AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OWNER OR OCCUPANT.
 - ANY INSTALLED GAS FIREPLACE SHALL BE DIRECT-VENT SEALED-COMBUSTION TYPE, AND COMPLY WITH ALL APPLICABLE LOCAL ORDINANCES.
 - DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
 - ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
 - PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.
 - DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
 - CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
 - 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH VOC LIMITS DEFINED IN THE CHPS DATABASE, OR THE RFCI PROGRAM, OR MEET CALIFORNIA DEPT. OF PUBLIC HEALTH SPEC 01350.
 - PARTICLEBOARD, MDF AND HARDWOOD PLYWOOD SHALL COMPLY WITH LOW FORMALDEHYDE EMISSIONS STANDARDS.
 - VAPOR RETARDER AND CAPILLARY BREAK SHALL BE INSTALLED AT SLAB ON GRADE FOUNDATIONS.
 - MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING TO BE CHECKED BEFORE ENCLOSURE.
 - EACH BATHROOM TO BE MECHANICALLY VENTILATED BY AN ENERGY STAR COMPLIANT FAN WITH AN INTEGRAL, OR REMOTE HUMIDITY CONTROLLED SWITCH.
 - DUCT SYSTEMS ARE SIZED DESIGNED AND EQUIPMENT IS SELECTED ACCORDING TO ANSIA/ACCA 2 MANUAL, J 2004, OR ANSIA/ACCA MANUAL D 2009, OR MANS/ACCA MANUAL S 2004, OR EQUIVALENT OF ANY OF THE THREE.
 - HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
 - SPECIAL INSPECTORS ARE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE TO THE DISCIPLINE THEY ARE INSPECTING.
 - VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.
 - COMPLY WITH SECTION 301.3.2 REGARDING WASTE DIVERSION REQUIRED FOR ALTERATION (T.I.) THAT REQUIRES BUILDING PERMIT.
 - COMPLY WITH SECTION 5.408 REGARDING CONSTRUCTION WASTE REDUCTION DISPOSAL AND RECYCLING.

GENERAL NOTES AND CAL GREEN NOTES

TENANT

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3313 HYLAND AVENUE - #A6
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email: puertas@rmac.com

M, P & E ENGINEERS

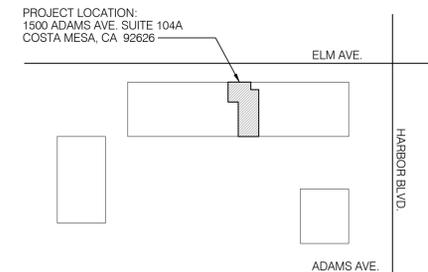
RPM ENGINEERS
102 DISCOVERY
IRVINE, CA 92618
Contact: Anny Du Phone: (619) 450-1229
email: annydu@rpmpe.com

PROJECT DIRECTORY

KITCHEN: 515 SQ. FT. @ 1:200 = 3
SHIPPING: 115 SQ. FT. @ 1:300 = 1
RETAIL + LIQUOR: 770 SQ. FT. @ 1:60 = 13
TOTAL OCCUPANCY = 17

OCCUPANCY LOAD CALC

SCOPE OF WORK



VICINITY MAP



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HEALTH REV 2 3.8.22

CONTRACT DATE: 11.1.21
PROJECT TYPE: T.I.
PLAN VERSION: SUB 2
PLOT DATE: 3.8.22

THE MIXING
GLASS

1500 ADAMS AVE. SUITE 104A
COSTA MESA, CA 92626

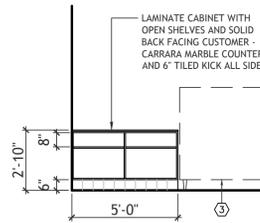
SCALE: 1/4" = 1'-0"



A-100
EQUIPMENT PLAN
& SCHEDULE

1. ALL EQUIPMENT, INCLUDING SHELVING, AND LOCKERS MUST BE SUPPORTED BY 6" HIGH EASILY CLEANABLE LEGS, COMMERCIAL CASTERS, OR COMPLETELY SEALED INTO POSITION ON A 4" HIGH CONTINUOUSLY COVERED BASE OR CONCRETE CURB.
2. ALL EQUIPMENT TO BE FASTENED TO SUPPORTING WALL / CONCRETE SLAB OR USE AN APPROVED DEVICE TO BE STATIONARY AND FOR LATERAL STABILITY.
3. MICROMATIC TAP DRAIN BOARD (#1) AND HOSHIZAKI ICEMAKER (#2) TO DRAIN INDIRECTLY TO FLOOR SINK BELOW PREP SINK. ROUTE DRAIN LINES THROUGH PONY WALL.
4. PROVIDE PERMANENT SOAP AND PAPER TOWEL DISPENSERS AT ALL HAND SINKS. HANDWASHING CLEANSER AND SINGLE-USE PAPER TOWELS MUST BE PROVIDED IN DISPENSERS AT ALL HANDWASHING FACILITIES.
5. SPLASHGUARDS AT 3-COMP SINK SHALL BE INSTALLED ON THE WALL WITH A MINIMUM 2-INCH CLEAR SPACING ON EACH SIDE OF THE SPLASHGUARD. THIS IS TO PREVENT BUILDUP OF DEBRIS BETWEEN THE SINK AND THE SPLASHGUARD.

EQUIPMENT NOTES



1. 60" SERVICE COUNTER

KITCHEN EQUIPMENT					
#	QTY.	ITEM	ELEC.	WATER	WASTE
1	1	MICROMATIC MDD23W-E-B	115V/8A		INDIRECT
2	1	HOSHIZAKI KM350 ICE MACHINE W/ B300SF BIN	115V/15A	1/2" F	INDIRECT
3	1	AVANTCO 82" DELI CASE 178DLCB2HCS	115V/8A		
4	1	AVANTCO REACH-IN FREEZER #SS-1F-HC 29	115V/8A		
5	1	AVANTCO REACH-IN REFRIGERATOR #SS-3R-HC 81	115V/9A		
6	4	AVANTCO 2-DOOR MERCHANDISER #178GDS47HC	115V/5A		
7	1	AVANTCO FREEZER MERCHANDISER #178GDC24FHC	115V/10A		
8	2	FEDERAL OPEN MERCHANDISER #RSSM578SC	208V/15A		
9	1	REGENCY #600S11818XRT PREP SINK (18X18X14 BOWL)		3/4" H&C	INDIRECT
10	1	REGENCY #600S31818218 3-COMP SINK (18X18X14 BOWLS)		3/4" H&C	DIRECT
11	2	ADVANCE-TABCO #7-PS-40 WALL HUNG HAND SINK W/ SIDE SPLASHES		3/4" H&C	DIRECT
12	1	REGENCY #600SM16206 MOP SINK (20X16X6 BOWL)		3/4" H&C	DIRECT
13	1	CHEMICAL STORAGE SHELF AND MOP RACK			
14	1	RHEEM ELD40-TB (12 KW) ELEC. WATER HEATER	208V/30A	1" C	
15	1	AVANTCO INDUCTION DOUBLE HOB #DIC35K	115V/15A		
16	1	REGENCY STAINLESS STEEL WORKTABLE 30X42			
17	3	REGENCY STAINLESS STEEL WORKTABLE 30X36			
18	7	REGENCY 5-TIER WIRE SHELVING 18X48X69 HIGH MAX			
19	1	REGENCY 5-TIER LOCKER (12" CUBES) W/ 6" ROUND LEGS			
20	1	FIRE EXTINGUISHER			
21	2	POS SYSTEM W/ U/C CASH DRAWER	115V/3A		
22	1	REGENCY STAINLESS STEEL WORKTABLE 36X60			
23	2	6X24 ALLSTRONG S.S. SPLASH PANELS			
24	1	REGENCY 18X36 #460EC1836WSK WALL MOUNT WIRE SHELF			
25	1	36" MARS #LPN36-1U AIR CURTAIN	115V/3A		

