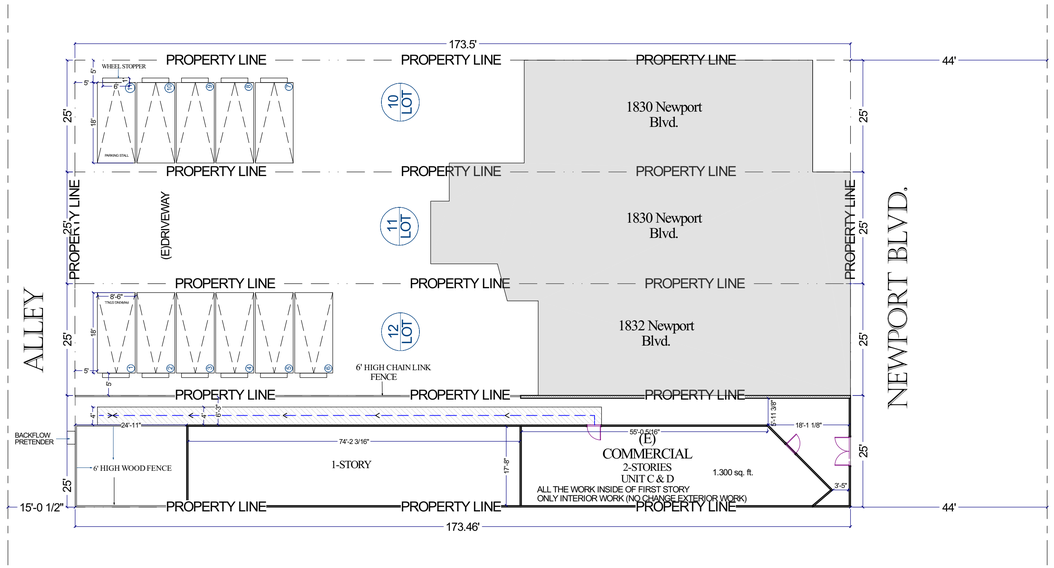
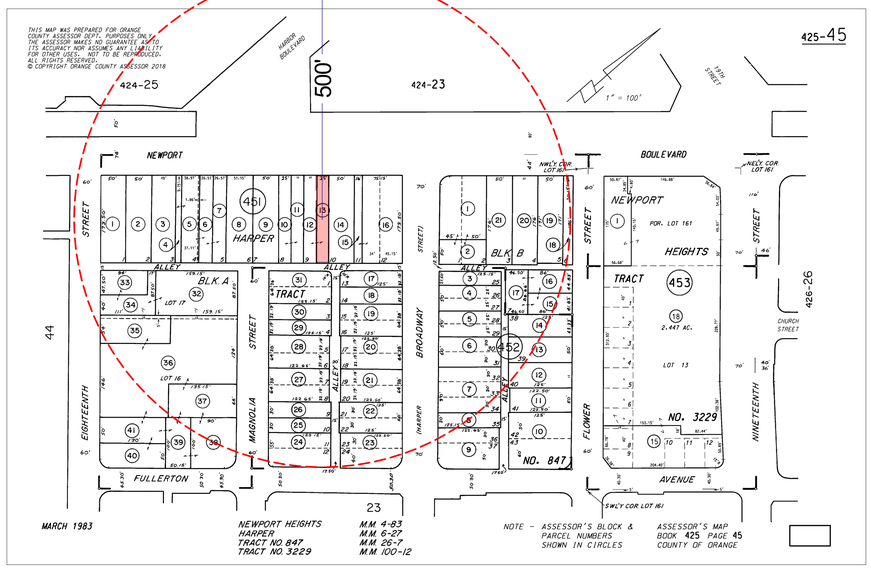
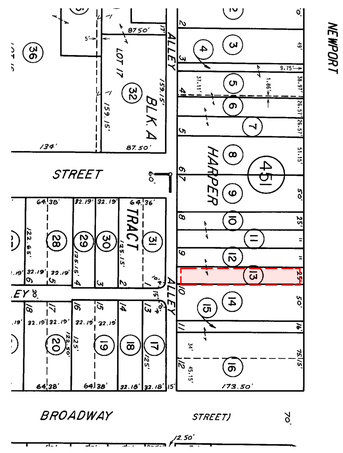


PLOT PLAN

SCALE: 1/16"=1'-0"

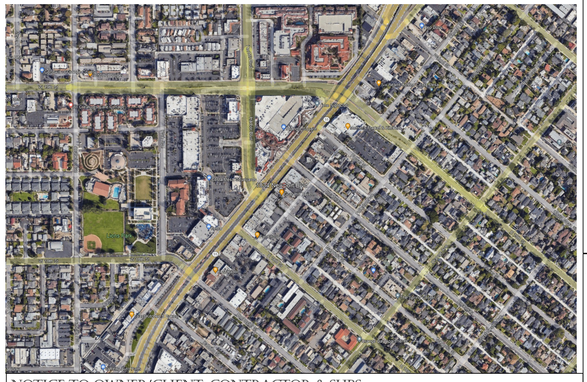
NOTES:
Any signage must be permitted through a separate sign permit, including wall and window signs.





STREETSCAPE VIEW OF PROJECT

VICINITY MAP



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SCOPE OF WORK:

-Tattoo Studio Project finishing remodeling (nothing structural).
-(N)20 recessed lights.
-(N)10 outlet.
-(N)5 switches.

ATTACHMENT 6

LEGAL INFO:

Property address : 1834 Newport Boulevard, Costa Mesa, CA 92627
Parcel ID : 42545113
Tract number: 314
Neighborhood: Eastside Costa Mesa
Tax Rate Area:
Lot sq. ft. : 4,338
Block : NONE
Lot : A TR HARPER BLK A LOT 9 HARPER LOT 9 BLK ANELY 1/2 TR 314
Property class Commercial(3)

Project Description

Cleopatra Ink Tattoo and Piercing Studio is located on 1834 Newport Boulevard, Unit C&D, Costa Mesa, CA 92627. The previous use of this tenant space was retail that is called Amor Dance Studio.
We are opening a high end tattoo studio with licensed artists. Cleopatra Ink Tattoo and Piercing is a corporation company brand that has over 90 stores worldwide. There is one already open in U.S. in Santa Monica on 3rd Promenade St.
The company offers tattoos and piercing services by appointment only. The appointments are to be scheduled through Cleopatra Ink website or by phone.Work hours are between 10 am to 10 pm and 7 days a week. We are anticipating to get on average 5 appointments a day.We will have maximum of 3employees: 1 designer and 2 tattoo artists. We plan to have maximum of 2 stations in operation at once, depending on the size of tattoo, the average length of appointment will be around2 hours. To avoid overlap in appointments, appointments will be staggered throughout the day or rescheduled for another available time.Mock schedule attached below
The studio's set up includes lounge bar used for tea, coffee and sodas to offer customers and employees free of charge. There will be two sofas for the purpose of designing tattoos for clients. There is one reception to charge clients after service is complete. There will be two displays, one for piercings and the other for hanging our brand's T-shirts. The rest of the set up includes tattoo chairs for clients and artists with dividers between each tattoo chair.
Rear patio area will not be demoed to establish ADA parking space. No ADA parking space required.
We have showed existing wood fencing on the plot plan on sheet A1.
Any signage must be permitted through a separate sign permit, including wall and window signs.
The total square footage of the building is 3,400 sq.ft. The other tenants that are currently occupying this address;
- Cleopatra Ink Tattoo and Piercing Studio, Suites C & D. Appx 1,300 sq ft.
- Ronin Barber, Suites A & B. Appx 800 sq. ft. (Upstairs)
- Ana Gonzalez Aesthetician, Suit E. Appx 800 sq. ft.
- Natalia – Co-Op Salon , Suit F. Appx 500 sq.ft.

SITE NOTES

1. ALL LANDSCAPING AREAS, INCLUDING THE PARKWAY, SHALL BE AUTOMATICALLY IRRIGATED.
2. LOT DRAINAGE SHALL BE CONDUCTED TO THE STREET OR AS SHOWN ON THE PLANS.
3. DO NOT BLOCK NATURAL DRAINAGE COURSES FROM ADJACENT PROPERTIES
4. IF APPLICABLE, REPLACE ALL BROKEN, CRACKED, OR UPHEAVED CURB, CURB & GUTTER, SIDEWALK, AND DRIVEWAY APRONS AS MAY BE REQUIRED BY THE CITY ENGINEER.
5. A SEPARATE PERMIT IS REQUIRED TO PERFORM ALL WORK WITHIN THE STREET RIGHT OF WAY.
6. ALL UTILITY SERVICES, INCLUDING TELEPHONE AND ELECTRIC POWER, SHALL BE PLACED UNDERGROUND.
7. PUBLIC WORKS PERMIT IS REQUIRED PRIOR TO DOING SIDEWALK OR CURB WORKS.
8. NO EASEMENTS ARE SHOWN ON THE SITE
9. SEPARATE SUBMITTALS ARE REQUIRED FOR DEMOLITION. OBTAIN AQMD APPROVAL.

SHEET INDEX:

A-1: PLOT PLAN
A-2: GENERAL NOTES
A-3: EXISTING PLAN
A-4: (E)CROSS SECTIONS
A-5: PROPOSED PLAN
A-6: (N)CROSS SECTIONS
A-7: ROOF PLAN
A-8: (N)ELEVATIONS

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CITY OF LOS ANGELES

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CONTRACTOR

PROJECT DESCRIPTION:
Interior Remodel

1834 Newport Boulevard, Costa Mesa, CA 92627

HOME OWNER:

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SHEET TITLE:
PLOT PLAN
SHEET NUMBER:
A-1

GENERAL NOTES

1. This project shall comply with the state of California Title 24 and the following codes:
•2019 California Residential Code
•2019 California Electrical Code
•2019 California Plumbing Code
•2019 California Mechanical Code
•2019 California Green Building Standards Code
•Compliance with the City of LOS ANGELES Municipal Code Requirements
2. Separate permits shall be obtained for fences, retaining walls, pools, and spas.
3. Curb cuts, storage of materials, or work in the public right of way require a permit from the public works department or appropriate agency.
4. All construction waste and debris to be contained at all times
5. Contractor shall familiarize him/her self with the project and notify architect of any errors, omissions, or discrepancies in plans prior to commencement.
6. Contractor shall notify architect of any changes in plans. Unauthorized changes to the plans are prohibited.
7. Contractor shall verify all bearing conditions of existing walls to be removed and notify architect or engineer prior to removal.
8. Excavations shall be made in compliance with California/ OHSA regulations.
9. Conduct all water from roof and site away from building and adjoining properties to street.
10. Verify electrical panel service and upgrade if applicable. Verify with local utility regarding meter and service location.
11. An approved seismic gas shutoff valve shall be installed on the down stream side of the utility meter and be rigidly connected to the exterior of the building containing the fuel gas piping.
12. Water heaters shall be strapped to the wall per code.
13. Contractor shall provide state fire marshall approved smoke dectectors in all installed in the following locations:
- In each sleeping room.
- Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. (Ref CRC Section 314)
14. All exterior materials and manufacturers are to be verified with owner.

ROOF NOTES

1. Roof to be pitched roof with approx. 3:12 slope. Verify roof slope with the existing slope of the house and adjust the slope as necessary for framing and height compliance.
2. Roofing materials shall comply with CRC 902.1
3. A minimum Class A, B or C roofing shall be installed in areas designated by this section. Classes A, B and C roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108. The shingle pattern and color shall match the existing as close as possible.
4. Roofing shall be installed per manufacturers written specifications.
5. Flashings shall be installed in a manner that prevents moisture from entering the wall and roof through joints in copings, through moisture permeable materials and at intersections with parapet walls and other penetrations through the roof plane. Flashings saddles, valleys and drip edges shall be installed per CRC Section 903.
6. Newly installed eaves shall have gutters as necessary to conduct water to street, and overhangs shall match existing.
7. Fascia boards at gable ends, open rafter tails at horizontal overhangs.
8. Starter board at eave overhangs to match existing house.

SPECIAL HAZARD NOTES

1. Glazing in hazardous locations shall be tempered in the following locations:
a. At ingress and egress doors.
b. Panels in sliding doors or swinging doors
c. Doors and enclosures for hot tubs, bathtubs, and showers. Also glazing in walls enclosing these compartments within 5 feet of the standing surface.
d. If within 2 feet of vertical edges of closed doors and within 5 feet of standing surface.
e. In wall enclosing stairway landing.
2. Smoke detectors shall be provided as follows:
a. In new construction, smoke detectors shall receive power from the existing house wiring and shall be equipped with battery back up and low battery signal. Smoke detectors shall be located in each sleeping room and hallway or area giving access to a sleeping room, and on each story and basement if present for dwellings with more than one story.
b. In existing construction, smoke detectors may be battery operated and installed in locations as noted above.
3. An approved seismic gas shutoff valve shall be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping.
4. Water heaters must be strapped to the wall.

1. Provide emergency egress from sleeping rooms. Where emergency escape and rescue openings are provided they shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor. (REF CRC R310.1)
2. At least one exit doorway shall not be less than 36 inches wide and 80 inches high. The door shall be mounted that the clear width of 32 inches is maintained.
3. The exterior door must open over a landing not more than 1.5 inches below the threshold. Exception: Providing the door does not swing over the landing, then the landing shall be not more than 7.75 inches below the threshold.
4. The landing at a door shall have a length measured in the direction of travel of no less than 36".

ELECTRICAL PROVISIONS

• Electrical receptacles shall be install to service countertops 12" wide or wider. The receptacles shall be installed so that no point along a wall line is more that 24" horizontally from a receptacle outlet in that space. Counter spaces separated by range tops, refrigerators, or sinks shall be consider separate countertop spaces in applying the spacing requirements. (CEC Art. 210-52(1).
• Provide at least one GFCI protected wall receptacle outlet in bathrooms within 36 inches of the outside edge of each basin. The receptacle outlet shall be located on a wall that is adjacent to the basin location (CEC Art. 210-52(D).
• At least one 20-ampere branch circuit shall be provided to supply bathroom receptacles outlet(s). Such circuits shall have no other outlets.
• At least one receptacle outlet shall be accessible and located at grade level and not more than 6 feet above grade level and shall be installed at the front and back of the dwelling.
• Arc fault circuit- interruption shall be installed to provide protect of the branch circuit.
• Tamper-resistant receptacles shall be installed in all areas specified in 210.52, all non-locking-type 12 volt; 15-and 20-ampere receptacles shall be listed as tamper -resistant receptacles.

GFCI PROTECTED OUTLETS

-Ground-Fault Circuit interrupters are required at each relocated or new receptacle outlets within bathrooms. When existing outlets are removed from their outlet box, the replacement shall also be GFCI protected. Non GFCI outlets shall not be reused. GFCI protection may be accomplished by use of either listed GFCI outlets or by listed GFCI breakers protecting the circuit associated with the outlets in the bathroom.

NOTE:
All building additions must be adjusted to fit existing conditions. Dimensions, squareness, levelness, plumbness, and roof pitches may vary from that shown from various locations within the building.

SPECIAL HAZARD NOTES

1. Glazing in hazardous locations shall be tempered in the following locations:
a. At ingress and egress doors.
b. Panels in sliding doors or swinging doors
c. Doors and enclosures for hot tubs, bathtubs, and showers. Also glazing in walls enclosing these compartments within 5 feet of the standing surface.
d. If within 2 feet of vertical edges of closed doors and within 5 feet of standing surface.
e. In wall enclosing stairway landing.

SMOKE DETECTOR/CARBON MONOXIDE

Smoke and Carbon Monoxide alarms may combined as multi purpose units or as part of a permanently installed household fire alarm system installed and maintained per NFPA 72. Each alarm type must be interconnected so that if on alarm is activated all alarms in the residence of the same type will sound.

City inspector shall check at final inspection that smoke alarms and carbon monoxide alarms have been installed throughout the dwelling in the locations required by code.

2. Smoke detectors shall be provided as follows:
a. In new construction, smoke detectors shall receive power from the existing house wiring and shall be equipped with battery back up and low battery signal. Smoke detectors shall be located in each sleeping room and hallway or area giving access to a sleeping room, and on each story and basement if present for dwellings with more than one story.
b. In existing construction, smoke detectors may be battery operated and installed in locations as noted above./
3. An approved seismic gas shutoff valve shall be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping.
4. Water heaters must be strapped to the wall.

PLUMBING NOTES

• Kitchen sinks shall not use more than 1.8 gallons per minute (CPC 403.6)
• All lavatories are to use not more than 1.5 gallons per minute (CPC 403.7)
• Showers shall not use more than 2.0 gallons per minute (CPC 408.2)
• Where shower valves are replaced, or are new, they must be pressure balanced or shall be the thermostatic mixing valve type. Minimum clear finished inside clearance shall be 1024 sq. inches and capable of encompassing a 30 inch diameter circle from the top of threshold to 70 inches above the shower drain.
• Shower enclosure doors must be tempered sliding doors.
• New, relocated, or converted tubs or showers may cause a tempered glazing requirement to apply to glass windows with a bottom edge within 60 inches above tub or shower standing surfaces. Cement, fiber-cement, or glass mat gypsum backers shall be used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas.
• Water closets shall consume not more than 1.28 gallons per flush

INDOOR WATER USE EFFICIENCY ORDINANCE

TOILETS- 1.28 GALLONS PER FLUSH OR LESS
SHOWERS- 2.0 GALLONS PER MINUTE OR LESS
BATHROOM FAUCETS- 1.5 GALLONS PER MINUTE OR LESS
KITCHEN FAUCETS- 2.2 GALLONS PER MINUTE OR LESS
CLOTHES WASHERS 6.0 WATER FACTOR OR LESS
DISHWASHERS- 6.5 GALLONS PER CYCLE OR LESS (OR ENERGY STAR UNIT)

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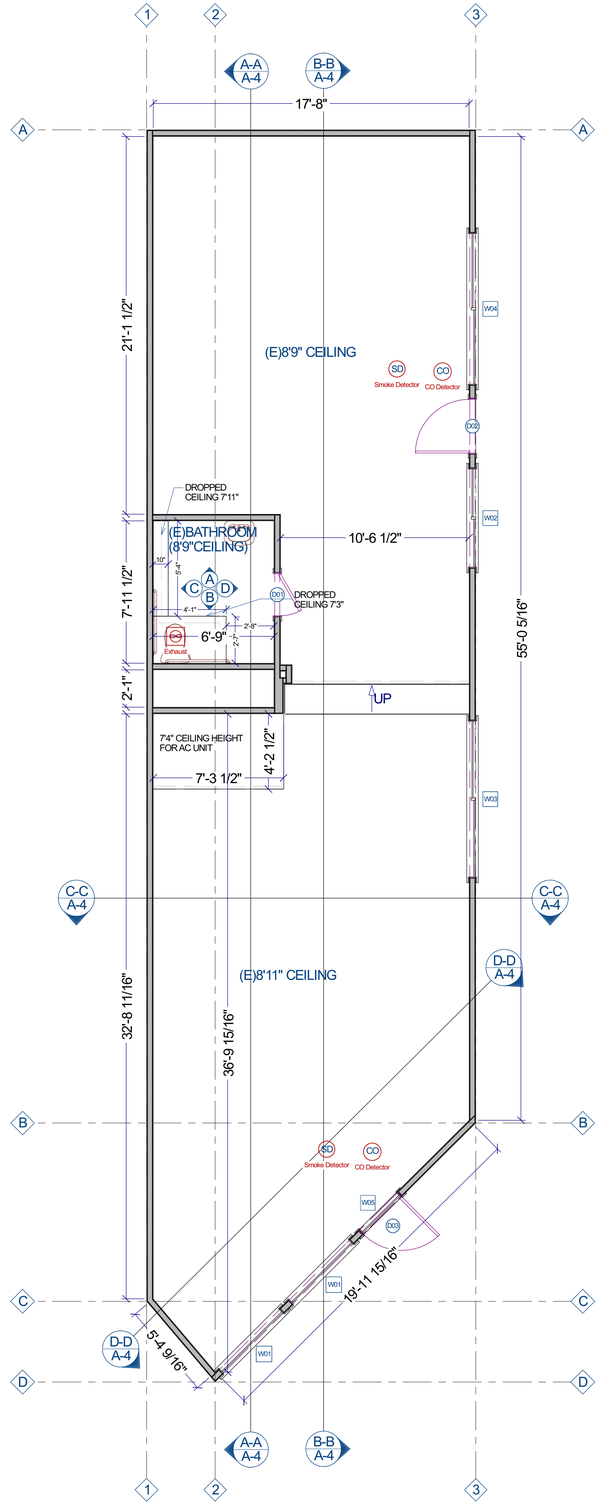
WINDOW SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	TEMPERED
W01	410710FX	2	1	410710FX	58 "	94 "	60"X96"	FIXED GLASS	
W02	5737RS	1	1	5737RS	67 1/4 "	43 1/4 "	69 1/4"X45 1/4"	RIGHT SLIDING	
W03	810310RS	1	1	810310RS	106 "	46 "	108"X48"	RIGHT SLIDING	
W04	8738RS	1	1	8738RS	102 1/2 "	44 "	104 1/2"X46"	RIGHT SLIDING	
W05	3010FX	1	1	3010FX	36 "	12 "	38"X14"	FIXED GLASS	

DOOR SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	THICKNESS
D01	2468	1	1	2468 L EX	28 1/8 "	80 "	30 1/8"X83"	EXT. HINGED-DOOR P01	1 3/4"
D02	3068	1	1	3068 L IN	36 "	80 "	38"X82 1/2"	HINGED-GLASS PANEL	1 3/8"
D03	3070	1	1	3070 L EX	36 "	84 "	38"X87"	EXT. HINGED-GLASS PANEL	1 3/4"



-DENOTE EXISTING WALLS

1 EXISTING FLOOR PLAN

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

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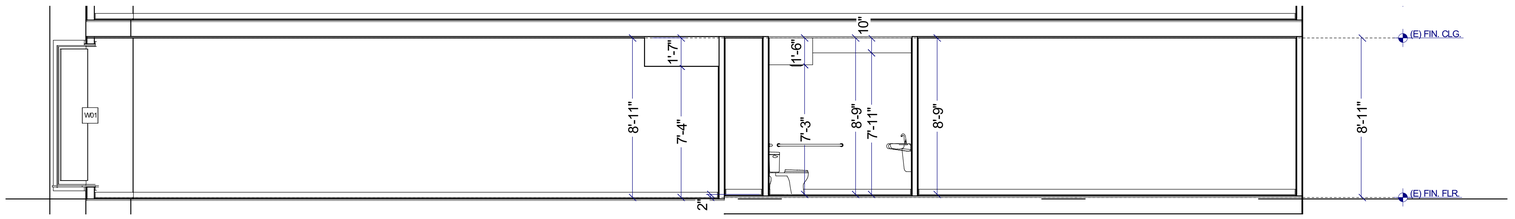

CROSS SECTION A-A
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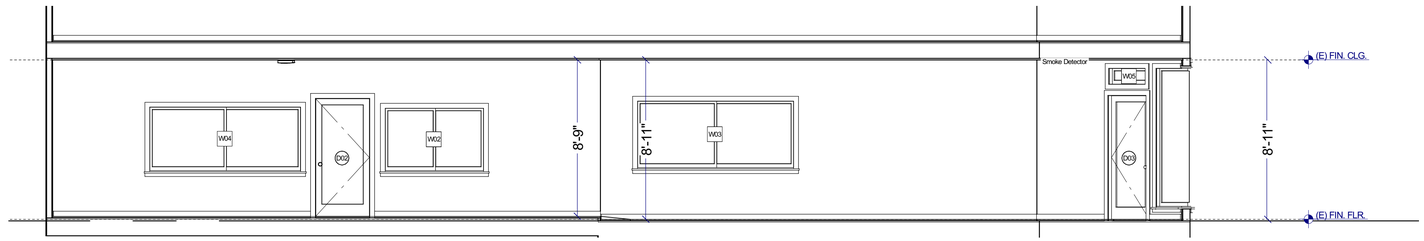

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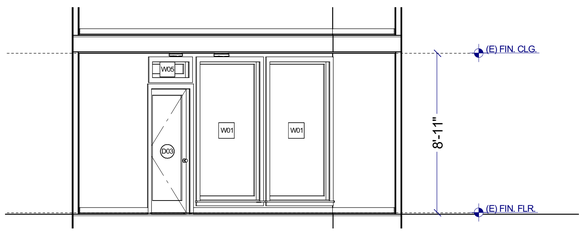
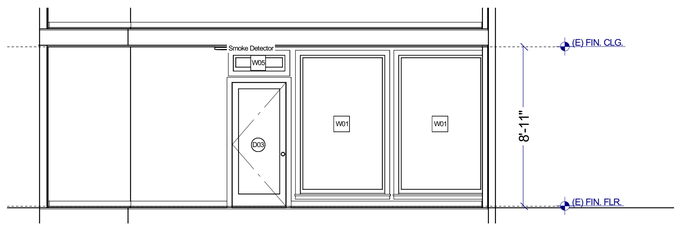


CROSS SECTION C-C
SCALE: 1/4"=1'-0"



CROSS SECTION D-D
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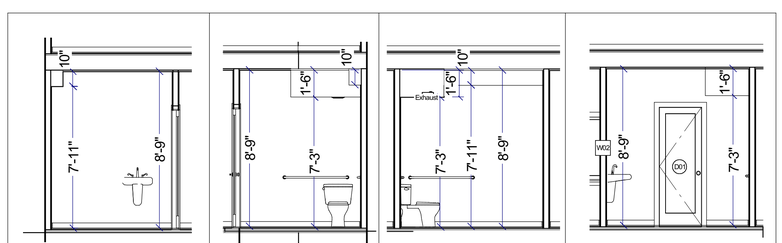

BATHROOM CROSS SECTION A-B-C-D
SCALE: 1/4"=1'-0"

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A-4

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W01	410710FX	2	1	410710FX	58 "	94 "	60"X96"	FIXED GLASS	
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W03	810310RS	1	1	810310RS	106 "	46 "	108"X48"	RIGHT SLIDING	
W04	8738RS	1	1	8738RS	102 1/2 "	44 "	104 1/2"X46"	RIGHT SLIDING	
W05	3010FX	1	1	3010FX	36 "	12 "	38"X14"	FIXED GLASS	

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NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	THICKNESS
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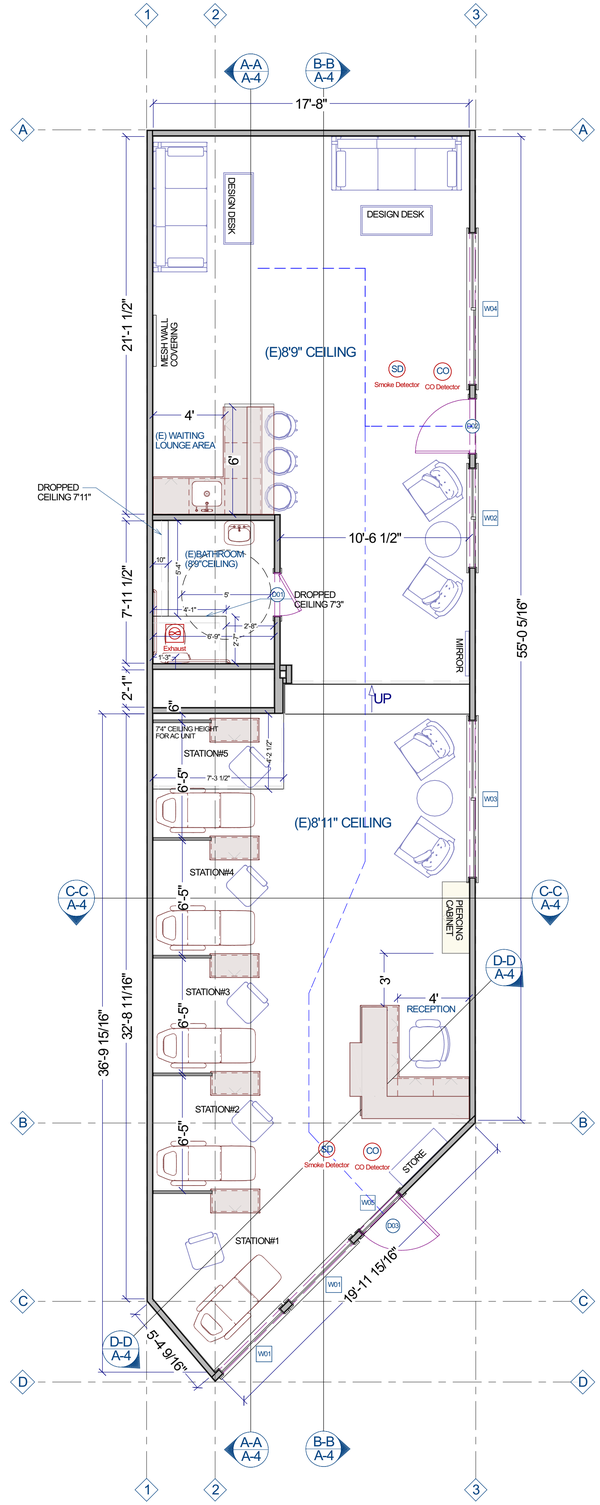
D02	3068	1	1	3068 L IN	36 "	80 "	38"X82 1/2"	HINGED-GLASS PANEL	1 3/8"
D03	3070	1	1	3070 L EX	36 "	84 "	38"X87"	EXT. HINGED-GLASS PANEL	1 3/4"



1 PROPOSED FLOOR PLAN

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

ECAY DESIGN
4250 Via Marina #108, Marina Del Rey, CA 90292
TEL: +1 650 825 0454

CITY OF LOS ANGELES

0	REMARKS

CONTRACTOR

PROJECT DESCRIPTION:
Interior Remodel

1834 Newport Boulevard, Costa Mesa, CA 92627

HOME OWNER:

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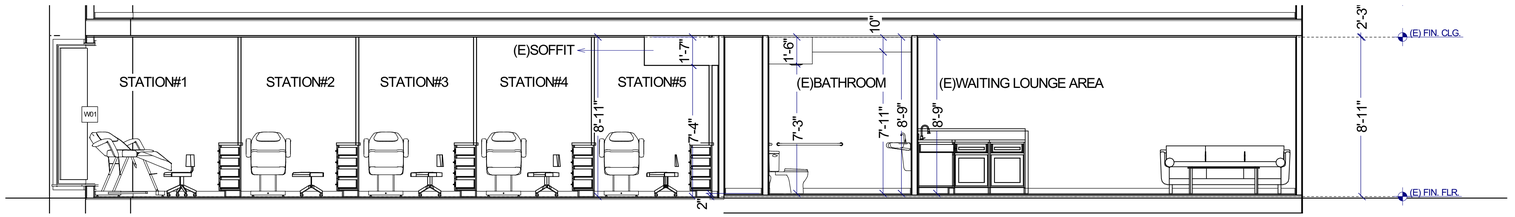
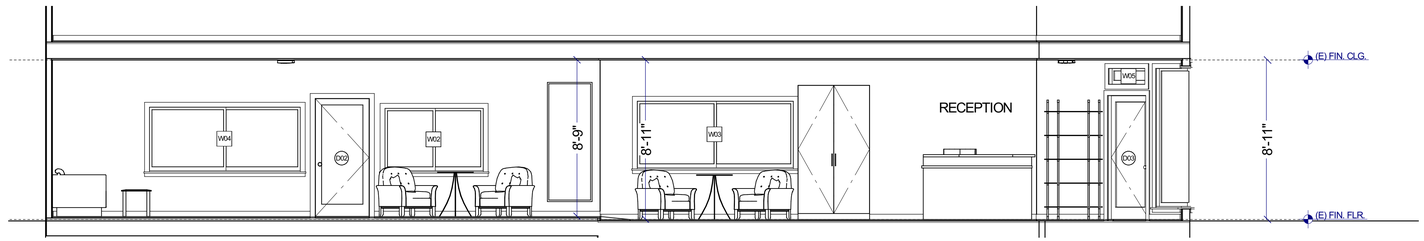
A.Y.Y.
1.19.2023
SHEET TITLE:
PROPOSED PLAN
SHEET NUMBER:
A-5

NOTICE TO OWNER/CLIENT, CONTRACTOR & SUBS.
-ALL EXISTING STRUCTURE DIMENSIONS ON THE SET OF AND/OR HIS SUBS SHOULD REVIEW AND VERIFY IN FIELD BEFORE COMMENCEMENT OF ANY WORK AND/OR ORDERING OF ANY MATERIALS TO THE JOBSITE.
-ALL NEW STRUCTURE DIMENSIONS SHOULD BE VERIFIED IN FIELD BEFORE COMMENCEMENT OF CONSTRUCTION ANY DISCREPANCIES BETWEEN THE APPROVED SET OF PLANS AND THE CURRENT SITUATION IN THE FIELD WILL REQUIRE IMMEDIATE NOTIFICATION TO ALL PROJECT TEAM MEMBERS: OWNER/ CLIENT,DESIGN OFFICE AND STRUCTURE ENGINEER ALL WORK SHOULD BE STOPPED IMMEDIATELY UNTIL THE ISSUE/ISSUES HAVE BEEN RESOLVED AND ONLY THEN CAN WORK CONTINUE ACCORDING TO APPROVED SET OF PLANS.



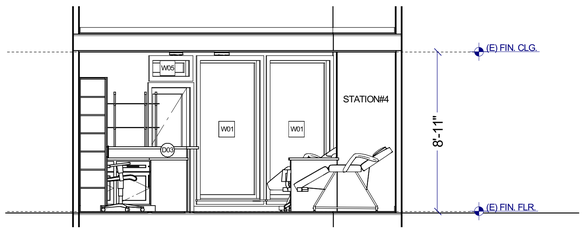
CROSS SECTION A-A

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



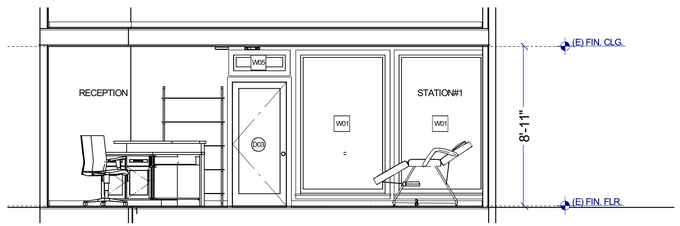
CROSS SECTION B-B

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



CROSS SECTION C-C

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



CROSS SECTION D-D

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

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CONTRACTOR

PROJECT DESCRIPTION:
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A.Y.Y.

1.19.2023

SHEET TITLE:
(N)CROSS SECTIONS

SHEET NUMBER:
A-6

NOTICE TO OWNER/CLIENT, CONTRACTOR & SUBS.
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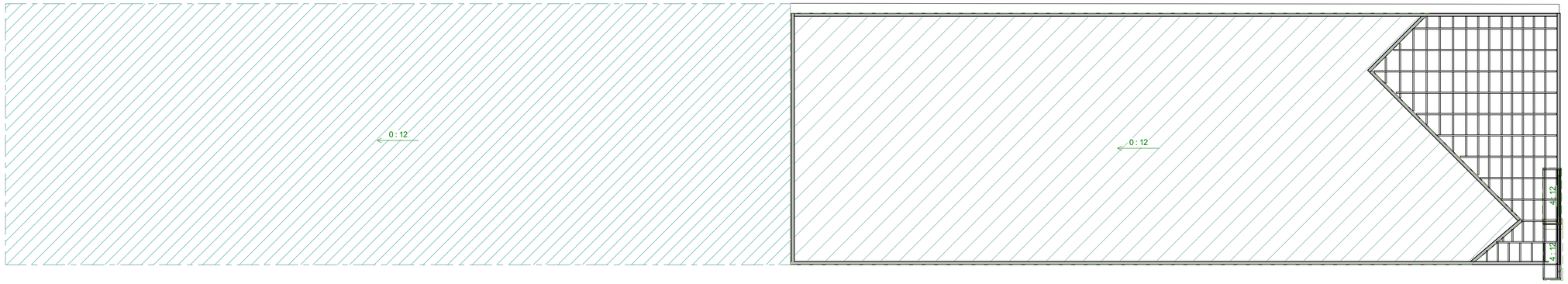
FIRST FLOOR HATCH

SECOND FLOOR HATCH



ROOF PLAN (NO CHANGE)

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

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A.Y.Y.
1.19.2023
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ROOF PLAN
SHEET NUMBER:
A – 7

NOTICE TO OWNER/CLIENT, CONTRACTOR & SUBS.
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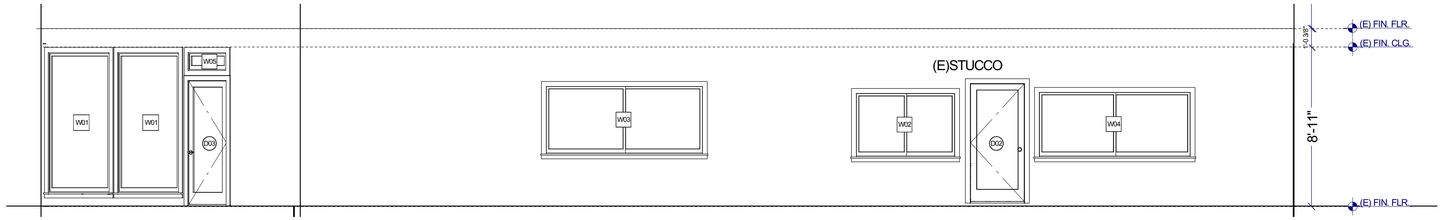
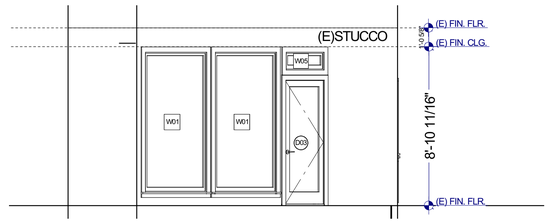


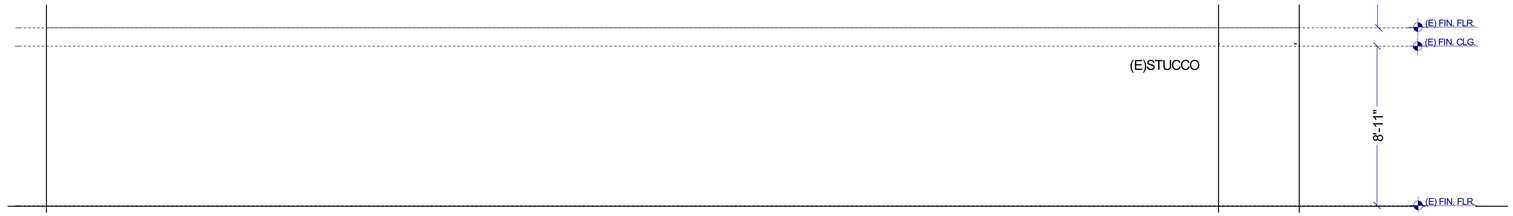
RIGHT ELEVATION (NO CHANGE)

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



FRONT ELEVATION (NO CHANGE)

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



LEFT ELEVATION (NO CHANGE)

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

REAR ELEVATION (NO CHANGE)

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

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CONTRACTOR

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HOME OWNER:

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DRAWN BY:
A.Y.Y.
1.19.2023
SHEET TITLE:
ELEVATIONS
SHEET NUMBER:
A-8