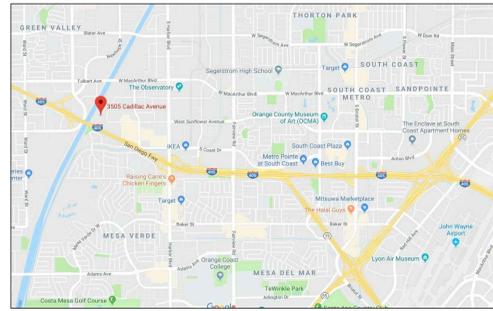


GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING CODE AND ALL OTHER APPLICABLE CODES AS ADOPTED BY LOCAL CITY AND COUNTY ORDINANCES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE JOB. DO NOT SCALE THE DRAWINGS.
- NO SHEAR OR BEARING WALLS ARE TO BE REMOVED WITHOUT PROPER CALCULATIONS.
- CONTRACTOR TO PROVIDE ALL ELECTRICAL OR GAS HOOK UPS FOR WATER HEATERS, HVAC, AND APPLIANCES SUPPLIED BY OWNER OR AS SPECIFIED IN THE DRAWINGS.
- ALL BUILT IN PLUMBING FIXTURES SHALL BE SUPPLIED AND INSTALLED BY PLUMBING CONTRACTOR. PLUMBING CONTRACTOR TO SUPPLY ALL NECESSARY INFORMATION FOR CUT OUTS TO BE PERFORMED BY CABINET CONTRACTOR.
- ALL FINISHES, MATERIALS, HARDWARE, FIXTURES OR OTHER FINISH ITEMS SHALL BE SUBMITTED BY PRODUCT OR CUT SHEET TO THE OWNER'S REPRESENTATIVE FOR APPROVALS PRIOR TO ORDER.
- N.I.C. (NOT IN CONTRACTOR) TO BE PROVIDED AND/OR INSTALLED AT TENANT'S EXPENSE. EXTRA WORK SHALL BE APPROVED BY TENANT PRIOR TO CONSTRUCTION.
- CONTRACTOR FOR THE PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS.
- ANY DECORATION USED SHALL BE NON COMBUSTIBLE OR SHALL BE FLAME PROOFED IN AN APPROVED MANNER.
- FURNISH AND INSTALL EMERGENCY LIGHTING AS SPECIFIED AND INDICATED BUT IN NO CASE SHALL THE LIGHT VALUE BE LESS THAN ONE FOOT CANDLE AT FLOOR LEVEL IN ALL EXIT CORRIDORS AND STAIR SHAFTS.
- 44" MINIMUM CLEAR AISLES ARE REQUIRED FOR EXIT PASSAGE.
- ALL INSULATION SHALL BE NON COMBUSTIBLE.
- ANY DECORATIONS (INCLUDING CURTAINS, DRAPES, SHADES, HANGINGS, ETC.) USED SHALL BE NON COMBUSTIBLE OR FLAME PROOFED IN AN
- ALL INTERIOR WALL AND PARTITIONS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST ALL LOADS TO WHICH THEY ARE SUBJECT BUT NOT LESS THAN A FORCE OF 5 POUNDS PER SQUARE FOOT PERPENDICULAR TO THE WALLS.
- HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, FINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NOT GREATER THAN 5 POUNDS.
- THESE PLANS AND SPECIFICATIONS MUST COMPLY WITH LOCAL SECURITY ORDINANCES.
- SWITCHES AND CONTROLS FOR LIGHTS, VENTILATION, FIRE ALARMS, ETC. MUST BE PLACED 36" TO 48" ABOVE THE FLOOR. OUTLETS MUST BE NOT LESS THAN 15" FROM THE FLOOR. UNLESS NOTED
- THE STRUCTURAL, MECHANICAL, ELECTRICAL AND CABINET WORKING DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE INSTALLATION AND/OR FABRICATION OF WORK. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEERS AND CABINET WORK CONTRACTORS. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT HIS/HER OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- DETAILS MARKED 'TYPICAL' SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
- WHERE SHOP DRAWINGS ARE CALLED FOR OR REQUIRED, SUBMIT ONE SET OF ONE AND ONE BLUE LINE PRINT TO THE OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO FABRICATION AND/OR INSTALLATION.
- INSTALL METAL CORNER BEADS AT ALL EXPOSED HALLEBOARD EDGES. INSTALL CASING BEADS WHEREVER HALLEBOARD, PLASTER, ETC. ADJUTS A DISSIMILAR FINISH MATERIAL AND PROVIDE SEALANT AS REQUIRED.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, STAIR RAILINGS, TOILET ROOM ACCESSORIES AND PARTITIONS AND FOR ALL WALL MOUNTED SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT.
- ALL EQUIPMENT SHALL BE FIELD CERTIFIED BY A QUALIFIED THIRD PARTY AGENCY FOR ITS INTENDED USE.
- COMPREHENSIVE PHA SHALL CONSIDER FAILURE MODES AND POINTS OF FAILURE THROUGHOUT THE PROCESS. THE PHA SHALL INCLUDE A REVIEW OF EMERGENCY PROCEDURE INFORMATION PROVIDED BY THE MANUFACTURERS OF THE EQUIPMENT OR PROCESS, ASSEMBLY INSTRUCTION, OPERATION AND MAINTENANCE MANUALS, PER CFC 3804.3. THIS WILL BE A DEFERRED.

VICINITY MAP



SHEET INDEX

- ARCHITECTURAL
- A0.1 COVER SHEET AND SITE PLAN
 - A0.2 SITE DETAILS
 - A2.1 FLOOR PLAN
 - A4.1 DETAILS - ACCESSIBLE TOILET
 - A4.2 DETAILS - ACCESSIBLE INTERIOR
 - A5.1 DETAILS - TENANT IMPROVEMENT

PROJECT DATA

SCOPE OF WORK
INTERIOR TENANT IMPROVEMENT

DESCRIPTION OF OPERATIONS
WHOLESALE CANNABIS DISTRIBUTION

ATTACHMENT 7

PROJECT ADDRESS
3505 CADILLAC AVE. UNIT F3
COSTA MESA, CA

OCCUPANCY
F-1

BUILDING CODE COMPLIANCE

2019	CALIFORNIA BUILDING CODE
2019	CALIFORNIA PLUMBING CODE
2019	CALIFORNIA MECHANICAL CODE
2019	CALIFORNIA ELECTRICAL CODE
2019	CALIFORNIA GREEN BUILDING CODE
2019	BUILDING ENERGY EFFICIENCY STANDARDS
2019	CALIFORNIA FIRE CODE

CONSTRUCTION

TABLE 601

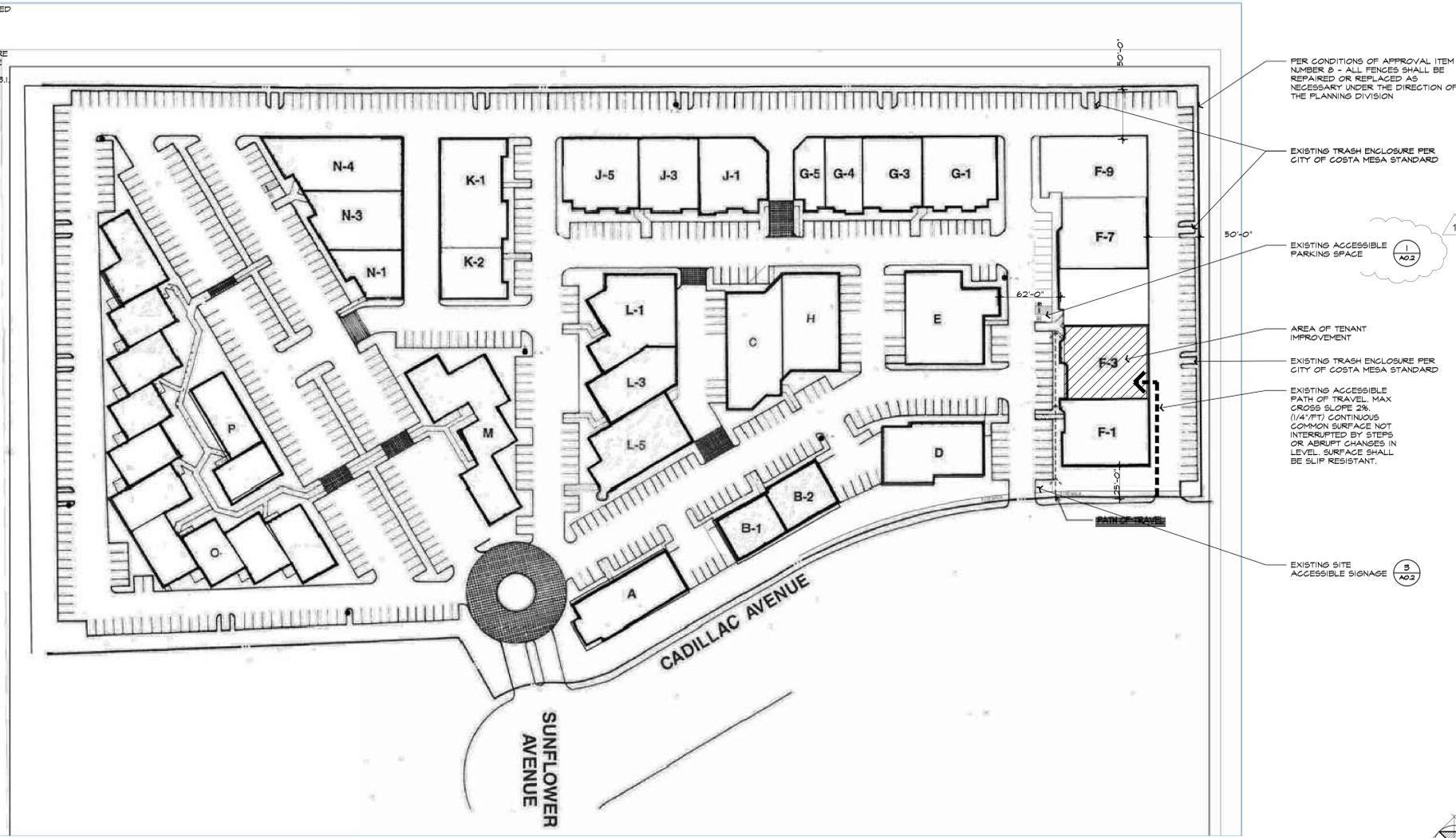
CONSTRUCTION TYPE III-B
NON SPRINKLER
SINGLE STORY

CONSTRUCTION	TYPE III-B NON SPRINKLER SINGLE STORY
FIRE RATING REQUIREMENTS (HOURS)	
PRIMARY STRUCTURAL FRAME	0
BEARING WALLS	0
EXTERIOR	0
INTERIOR	0
NON BEARING WALLS	0
EXTERIOR	0
INTERIOR	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

BUILDING AREA

TENANT IMPROVEMENT	5,712 S.F.
--------------------	------------

- ACCESSIBLE UPGRADES FOR SCOPE OF WORK TO BE INCLUDED:
- INTERNAL LIT EXIT SIGNAGE
 - TACTILE EXIT SIGNAGE
 - CONCRETE LANDINGS AT EXISTING EXTERIOR EXIT DOORS
 - ACCESSIBLE PARKING SPACE
 - ACCESSIBLE PARKING RAMP
 - ACCESSIBLE PARKING SIGNAGE
 - ACCESSIBLE TOILET GRAB BARS



2775 Pioneer Ranch Rd.
Templeton, CA. 93465
805.459.1609

developmentco

3130 Alway Avenue Costa Mesa, California 92626
Phone (714) 754-4454 Fax (714) 754-0198

TENANT IMPROVEMENT

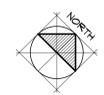
3505 CADILLAC AVE. UNIT F3
COSTA MESA, CA

REVISIONS

REVISIONS	DATE
DESIGN DEVELOPMENT	10 AUG 21
BLDG DEPT FIRST SUBMIT	30 AUG 21
CUP FIRST SUBMIT	12 JAN 22
CUP SECOND SUBMIT	11 APR 22

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLISHED THEREFORE IS EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE OR OTHER DISPOSITION OF THE DOCUMENT.

JOB NO. 2102



EXISTING SITE PLAN
N.T.S.

COVER SHEET
SITE PLAN

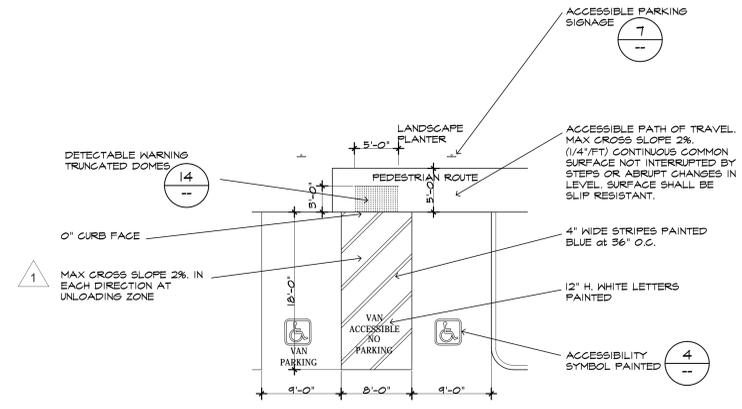
A0.1

REVISIONS	DATE
DESIGN DEVELOPMENT	10 AUG 21
BLDG DEPT FIRST SUBMIT	30 AUG 21
CUP FIRST SUBMIT	12 JAN 22
CUP SECOND SUBMIT	11 APR 22

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE OR OTHER DISPOSITION OF THE DOCUMENT.

JOB NO. 2102

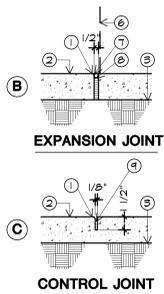
EXISTING SHOWN FOR REFERENCE
FIELD VERIFY EXISTING CONDITIONS



TYPICAL ACCESSIBLE PARKING SPACE
N.T.S.

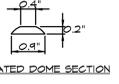
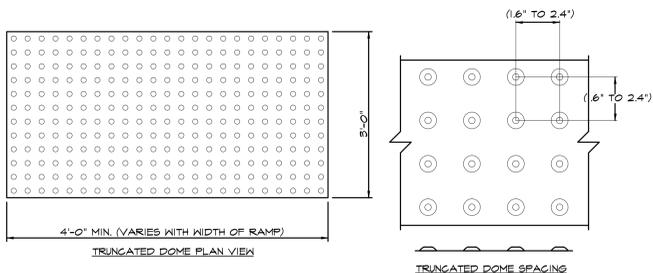
KEY NOTE LEGEND

- ① 1/4" RADIUS
- ② PAVING FINISHED SURFACE (SEE PLAN)
- ③ COMPACTED SUBGRADE
- ④ A.C. PAVING
- ⑤ ASPHALTIC FIBERBOARD
- ⑥ VERTICAL WALL SURFACE (WHERE OCCURS)
- ⑦ 2 FT. POLYURETHANE SEALANT #2711 AS MANUF. BY HUNT PROCESS
- ⑧ CLOSED CELL POLYETHYLENE BACKER ROD
- ⑨ 1/8" WIDE BY 1 1/2" DEEP TOOLED SCORE JOINT OR SAW CUT JOINT
- ⑩ CONCRETE CURB



GENERAL NOTES

1. PAVING THICKNESS TO BE PER PLAN.
2. LOCATE EXPANSION JOINT AT 24'-0" O.C. MAX. AND AT EDGE OF CURBS AND WALLS.
3. LOCATE CONTROL JOINTS AT 8'-0" MAX. (I.N.O.)
4. COMPACT SUBGRADE TO 40% MIN.
5. BACKER ROD BY SELECT PRODUCTS OR EQUAL.
6. SEALANT TO MATCH ADJACENT PAVING COLOR.



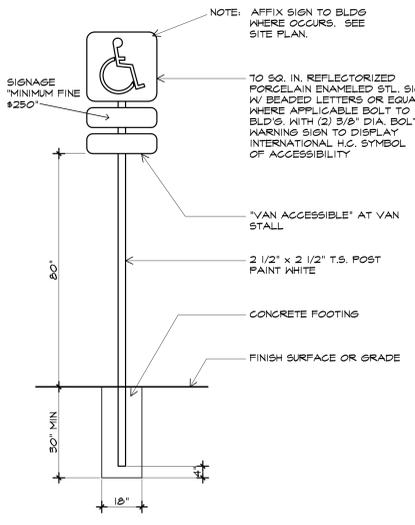
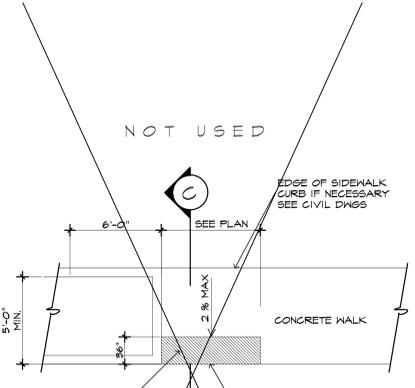
NOTES:

1. ALL DETECTABLE WARNING DEVICES USED IN NEW CONSTRUCTION SHALL BE OF A RIGID PRECAST OR EMBEDDED PRODUCT APPROVED BY THE GOVERNING ENGINEER. RETRO FIT MATS WILL ONLY BE ALLOWED ON EXISTING RAMPS WITH PRIOR APPROVAL OF THE GOVERNING ENGINEER FOR MATERIAL TYPE AND INSTALLATION (I.E. RESURFACING).
2. WIDTH OF DETECTABLE WARNING AREA SHALL BE A MINIMUM OF 4 FEET AND VARY WITH WIDTH OF RAMP.
3. LENGTH OF DETECTABLE WARNING AREA SHALL BE 3 FEET REGARDLESS OF SECTION WIDTH.
4. DETECTABLE WARNING AREA CAN BE SQUARE WHERE USED IN A CURB RADIUS.
5. DETECTABLE WARNING DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
6. DETECTABLE WARNING AREA SHALL BE OF APPROVED COLOR BY THE GOVERNING ENGINEER.

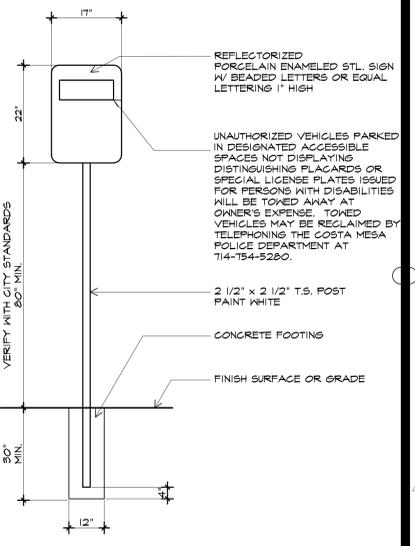
NOTE: ONLY APPROVED DSA - AC PRODUCT SHALL BE INSTALLED. SECS. 11B-109.5

DETECTABLE WARNINGS TRUNCATED DOMES
N.T.S.

CONCRETE WALKWAY DETAIL
N.T.S.



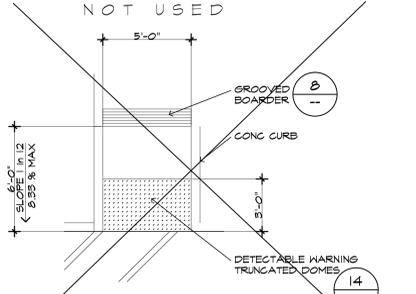
ACCESSIBLE PARKING SIGN
N.T.S.



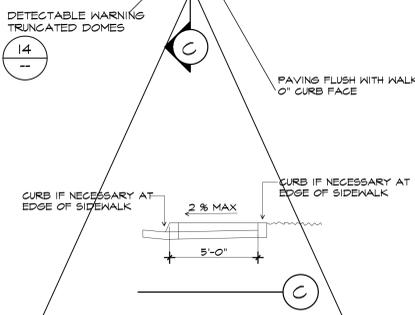
SITE ENTRANCE SIGNAGE
1/8"=1'-0"

DETAIL 19

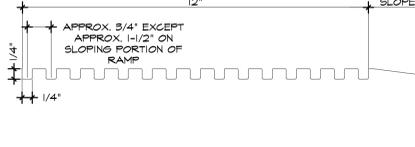
DETAIL 15



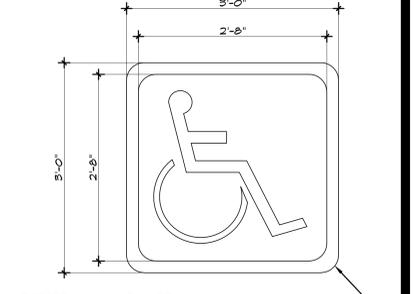
CURB RAMP
N.T.S.



CURB SECTION
N.T.S.



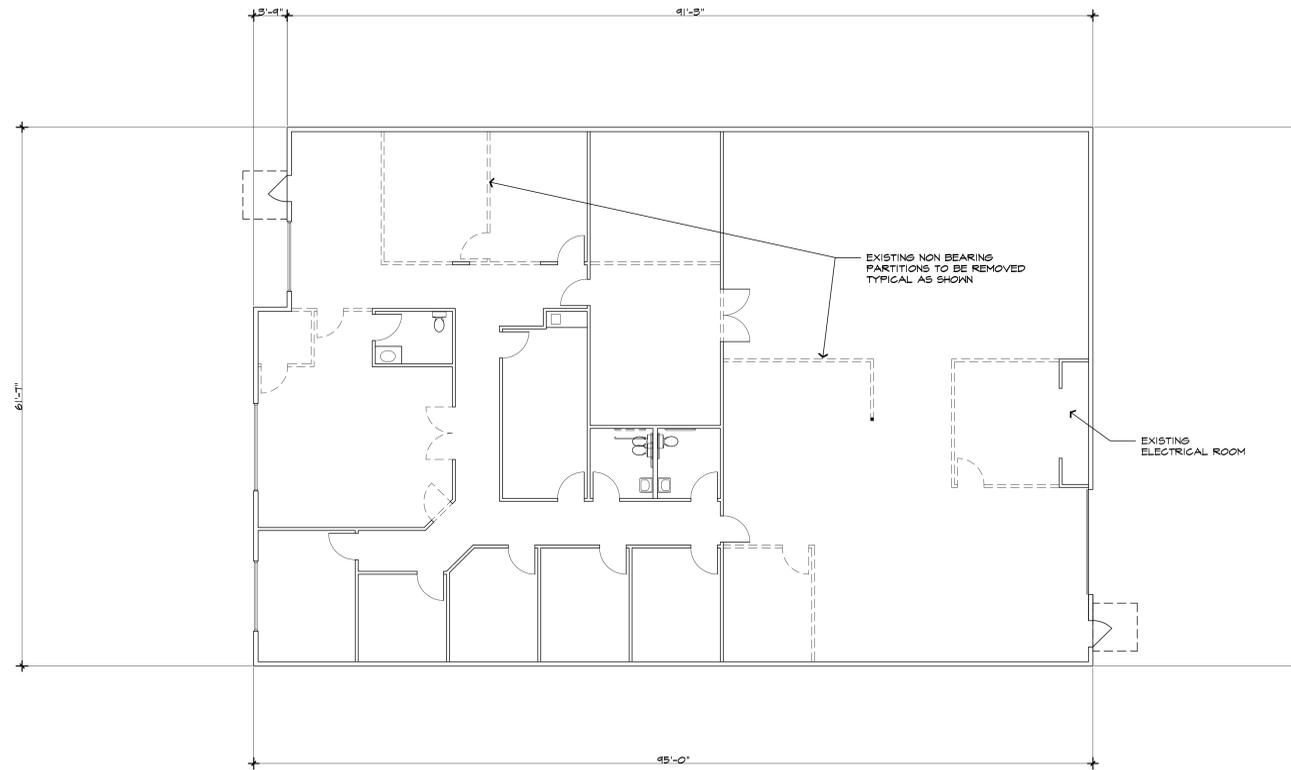
GROOVE DETAIL
N.T.S.



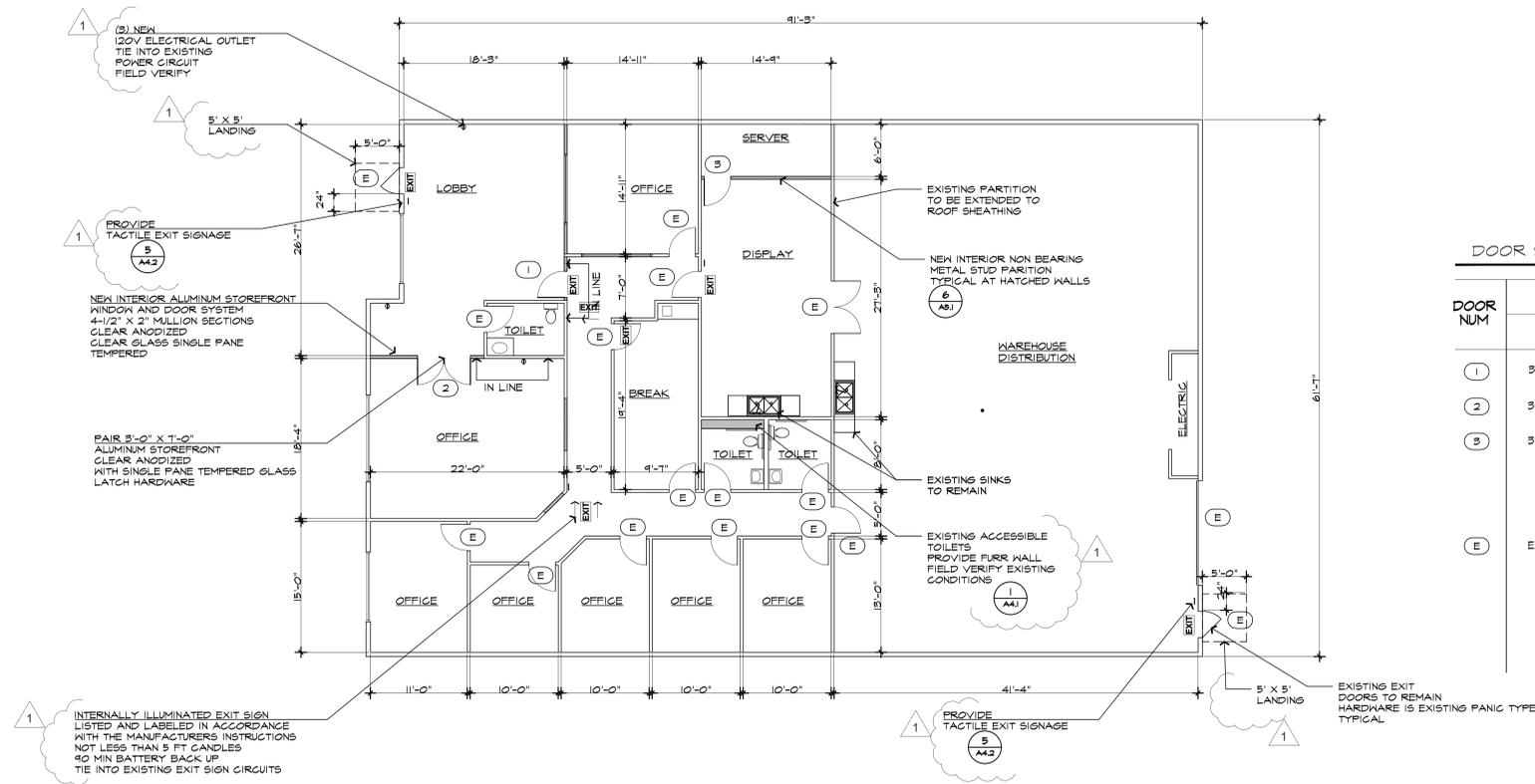
ACCESSIBILITY SYMBOL
N.T.S.

DETAIL 20

- BORDER AND IMAGE TO BE STENCIL PAINTED WITH WHITE REFLECTORIZED TRAFFIC PAINT
- BACKGROUND TO BE BLUE



DEMOLITION PLAN 1
1/8" = 1'-0"



FLOOR PLAN 2
1/8" = 1'-0"

DOOR SCHEDULE

DOOR NUM	SIZE	DOOR TYPE
	WIDTH X HEIGHT	
1	3'-0" x 7'-0"	SOLID CORE TO MATCH EXISTING
2	3'-0" x 7'-0" PAIR	ALUMINUM STOREFRONT
3	3'-0" x 7'-0"	SOLID CORE TO MATCH EXISTING
E	EXISTING TO REMAIN	

REVISIONS	DATE
DESIGN DEVELOPMENT	10 AUG 21
BLDG DEPT FIRST SUBMIT	30 AUG 21
CUP FIRST SUBMIT	12 JAN 22
1 CUP SECOND SUBMIT	11 APR 22

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE OR OTHER DISPOSITION OF THE DOCUMENT.

JOB NO. 2102

REVISIONS	DATE
DESIGN DEVELOPMENT	10 AUG 21
BLDG DEPT FIRST SUBMIT	30 AUG 21
CUP FIRST SUBMIT	12 JAN 22
CUP SECOND SUBMIT	11 APR 22

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREFORE IS EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE OR OTHER DISPOSITION OF THE DOCUMENT.

JOB NO. 2102

TOILET ROOMS ARE EXISTING
SHOWN FOR REFERENCE ONLY
FIELD VERIFY EXISTING CONDITIONS

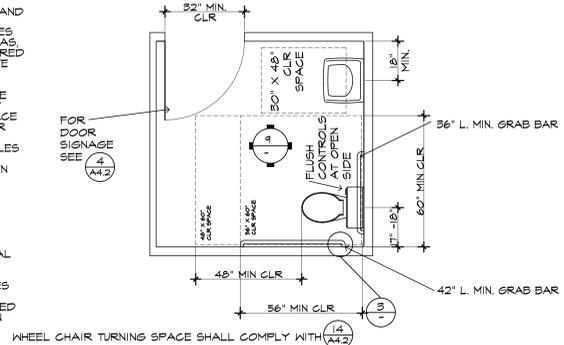
TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, FINCHING, OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS, NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN FIVE POUNDS.

FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, FINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN FIVE POUNDS. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST TEN SECONDS.

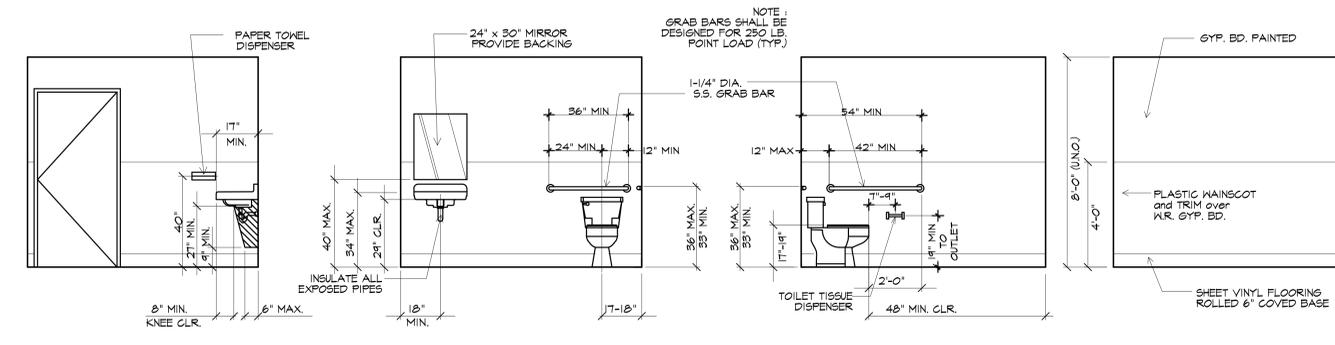
INSULATE OR COVER WATER AND DRAIN PIPES UNDER LAVATORIES. NO SHARP OR ABRASIVE SURFACES ARE ALLOWED UNDER LAVATORIES.

GRAB BARS, SHOWER SEATS, FASTENERS AND MOUNTING DEVICES SHALL BE DESIGNED FOR 250 POUNDS PER LINEAL FOOT LOAD.

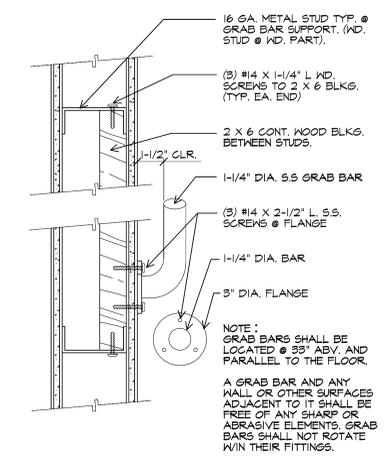
WHERE TOILET, SANITARY NAPKIN AND WASTE RECEPTACLES AND SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH TYPE IS TO BE LOCATED WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40 INCHES FROM THE FLOOR.



ACCESSIBLE TOILET PLAN
3/8"=1'-0" 1



ACCESSIBLE TOILET ELEVATIONS
3/8"=1'-0" 9



NOTE:
GRAB BARS SHALL BE LOCATED @ 33" ABV. AND PARALLEL TO THE FLOOR.
A GRAB BAR AND ANY WALL OR OTHER SURFACES ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. GRAB BARS SHALL NOT ROTATE WITH THEIR FITTINGS.

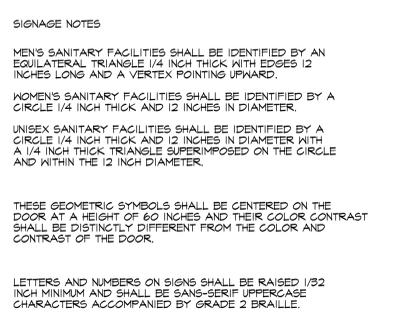
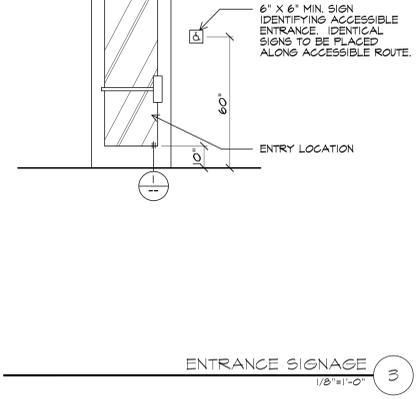
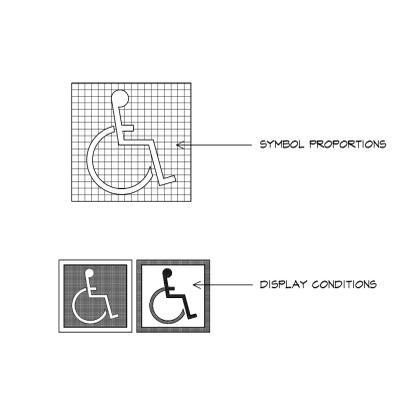
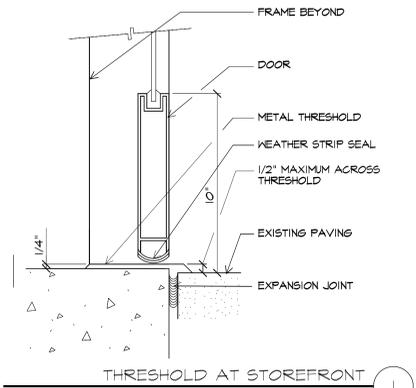
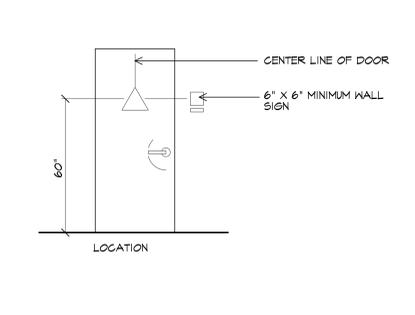
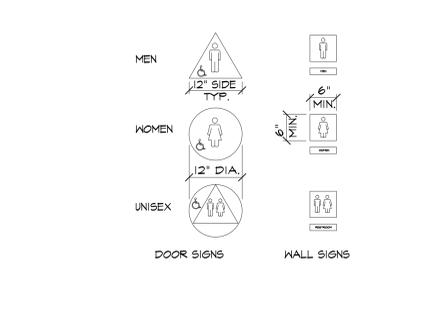
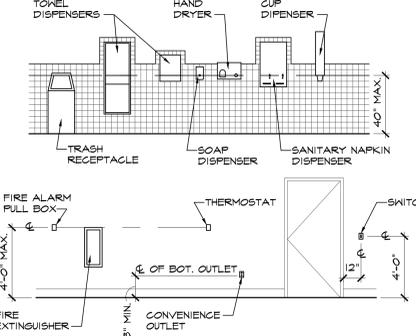
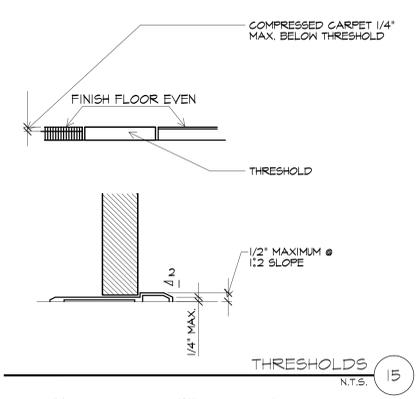
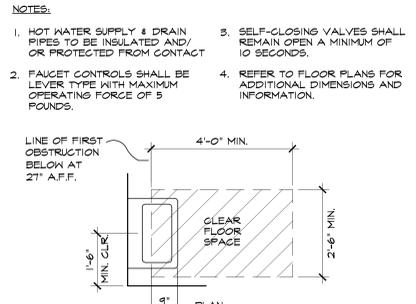
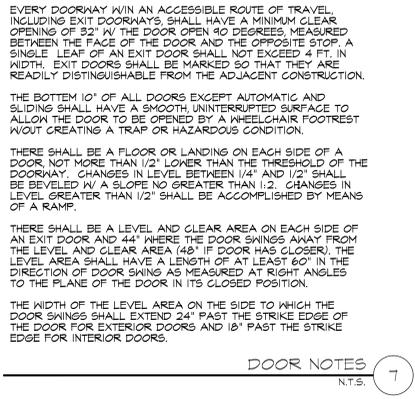
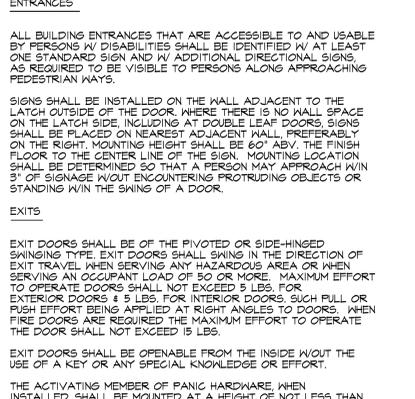
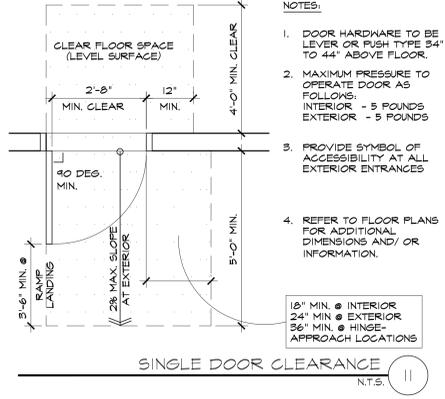
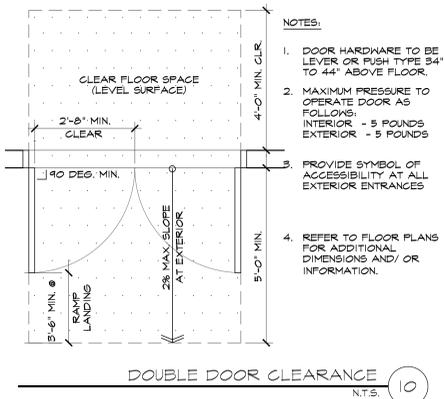
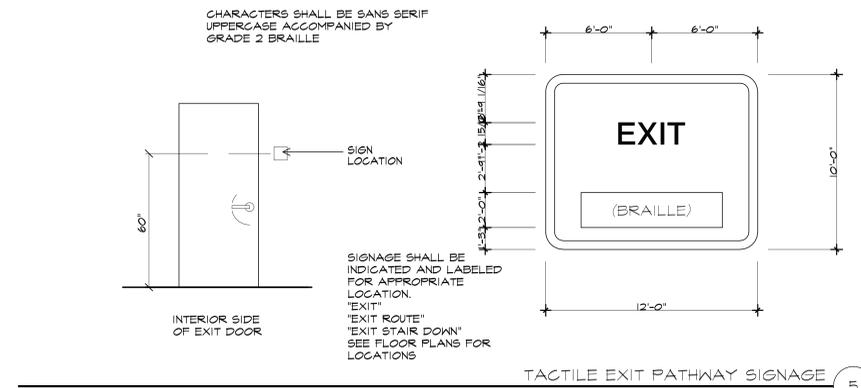
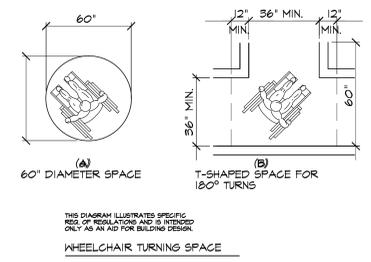
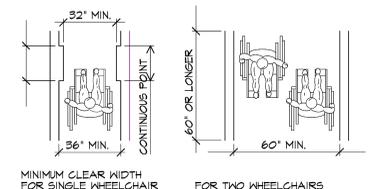
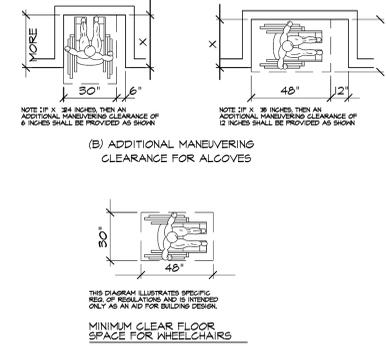
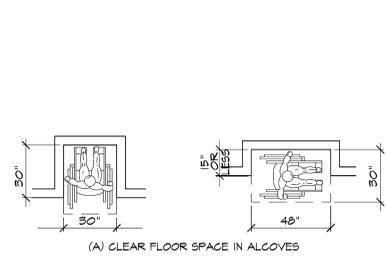
GRAB BAR
N.T.S. 3

REVISIONS	DATE
DESIGN DEVELOPMENT	10 AUG 21
BLDG DEPT FIRST SUBMIT	30 AUG 21
CUP FIRST SUBMIT	12 JAN 22
CUP SECOND SUBMIT	11 APR 22

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE OR OTHER DISPOSITION OF THE DOCUMENT.

JOB NO. 2102

SIGNS WITH RAISED CHARACTERS AND BRAILLE SHALL BE LOCATED 48" MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE AND 60" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. CBC 11B-103.4



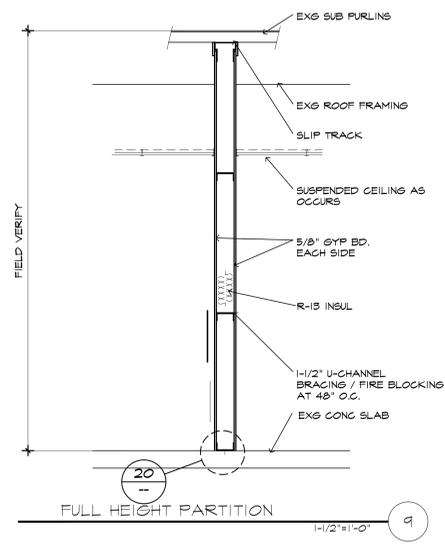
REVISIONS	DATE
DESIGN DEVELOPMENT	10 AUG 21
BLDG DEPT FIRST SUBMIT	30 AUG 21
CUP FIRST SUBMIT	12 JAN 22
1 CUP SECOND SUBMIT	11 APR 22

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE OR OTHER DISPOSITION OF THE DOCUMENT.

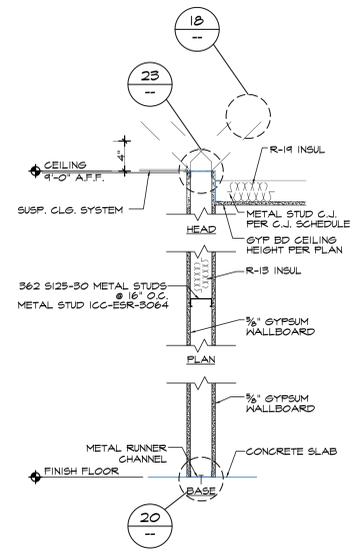
JOB NO. 2102

Section	5 PSF Surface Load - Interior Only											
	Deflection - 1/120				Deflection - 1/240				Deflection - 1/360			
	12" oc	16" oc	24" oc	12" oc	16" oc	24" oc	12" oc	16" oc	24" oc	12" oc	16" oc	24" oc
162S125-30	11' 8"	10' 7"	8' 11"	9' 3"	8' 5"	7' 4"	8' 1"	7' 4"	6' 5"			
250S125-30	16' 1"	14' 5"	11' 10"	12' 9"	11' 7"	10' 2"	11' 2"	10' 2"	8' 10"			
350S125-30	19' 11"	17' 3"	14' 1"	16' 7"	15' 0"	13' 2"	14' 6"	13' 2"	11' 6"			
362S125-30	20' 3"	17' 7"	14' 4"	17' 0"	15' 6"	13' 6"	14' 10"	13' 6"	11' 10"			
400S125-30	21' 5"	18' 6"	15' 2"	18' 5"	16' 8"	14' 7"	16' 1"	14' 7"	12' 9"			
550S125-30	25' 8"	22' 3"	18' 2"	23' 9"	21' 6"	18' 2"	20' 10"	18' 11"	16' 6"			
600S125-30	30' 10"	23' 3"	18' 11"	25' 2"	22' 11"	18' 11"	22' 0"	20' 0"	17' 6"			

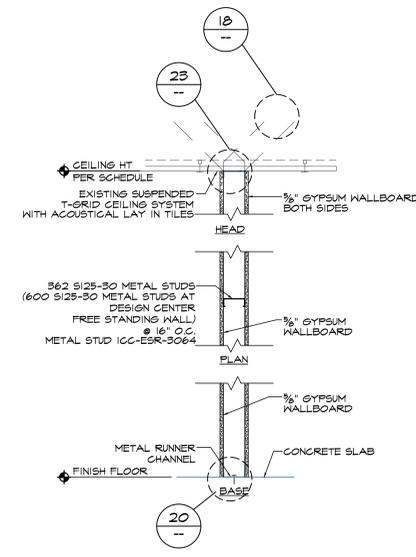
METAL STUD WALL LIMIT HEIGHTS
N.T.S.



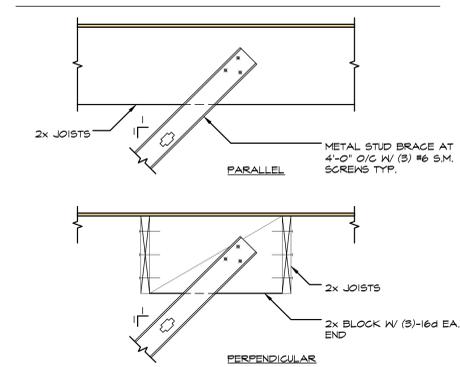
FULL HEIGHT PARTITION
1/2"=1'-0"



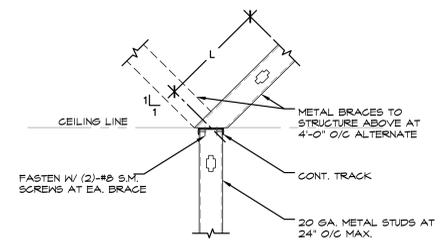
PARTITION @ GYPSUM CLG
N.T.S.



PARTITION @ SUSP. CLG
N.T.S.

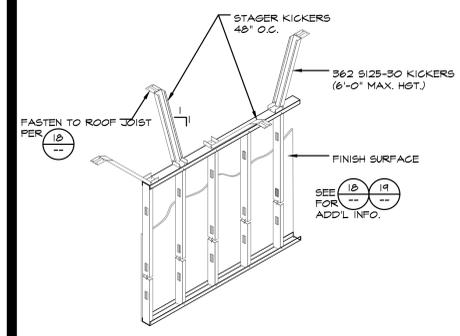


DIAGONAL ROOF BRACING
1"=1'-0"

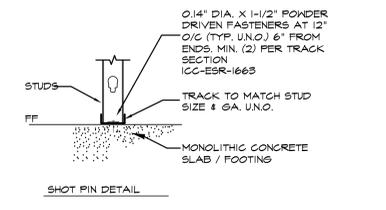


NON-BEARING WALL BRACING
1"=1'-0"

- 162 S125-30 STUDS: L= 4'-0" MAX.
- 362 S125-30 STUDS: L= 6'-0" MAX.
- 362 S125-43 STUD: L= 7'-0" MAX.
- (2)-400 S125-43 STUDS: L= 12'-0" MAX. (BACK TO BACK)



KICKER BRACING
1"=1'-0"



METAL STUD ANCHOR AT FLOOR
1"=1'-0"