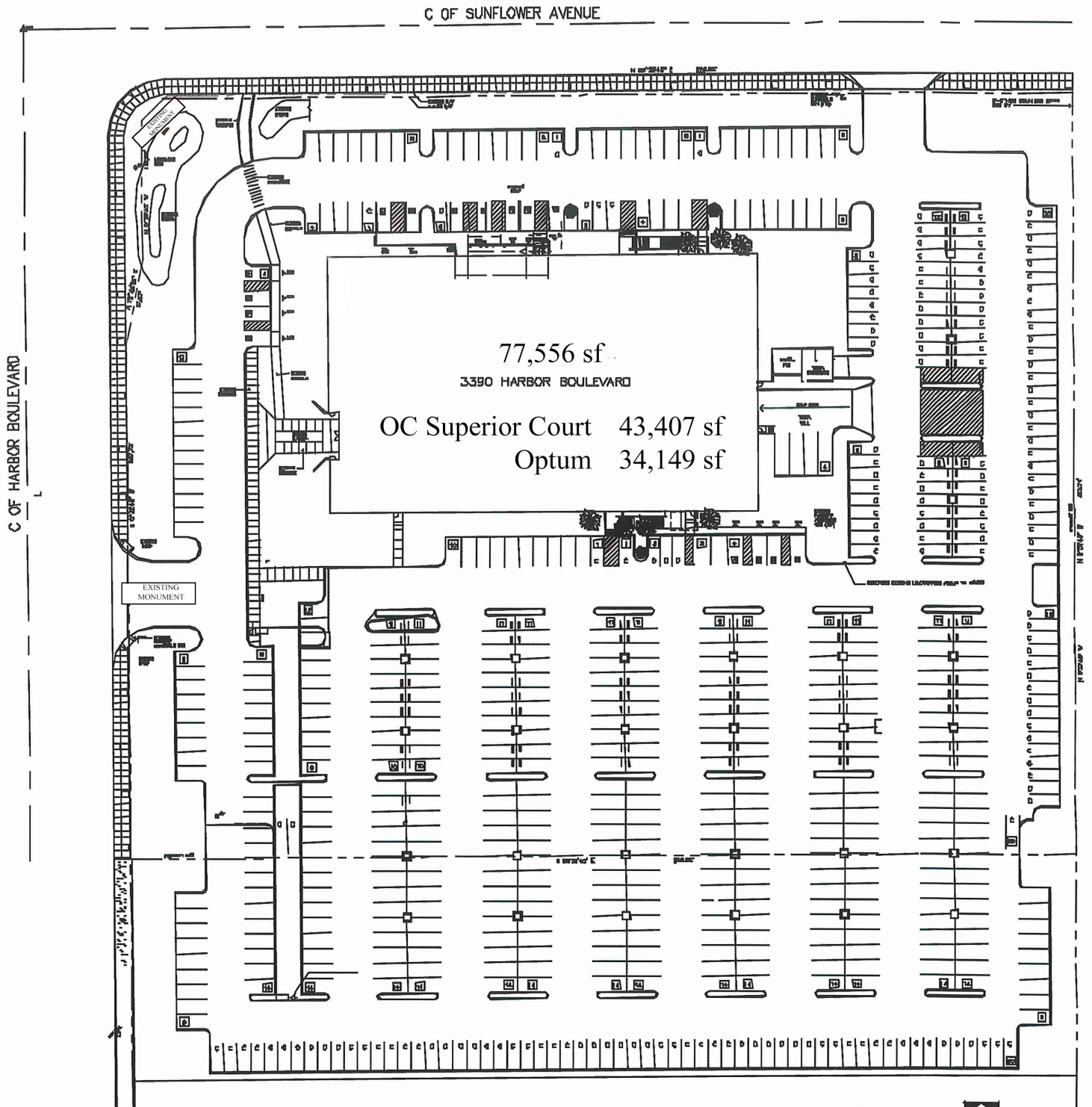




PARKING AVAILABLE = 608 SPACES
PARKING RATIO = 7.8/1000

3390 Harbor Boulevard
1st and 2nd Floor
Costa Mesa, Ca



FIRST FLOOR CONSTRUCTION PLAN

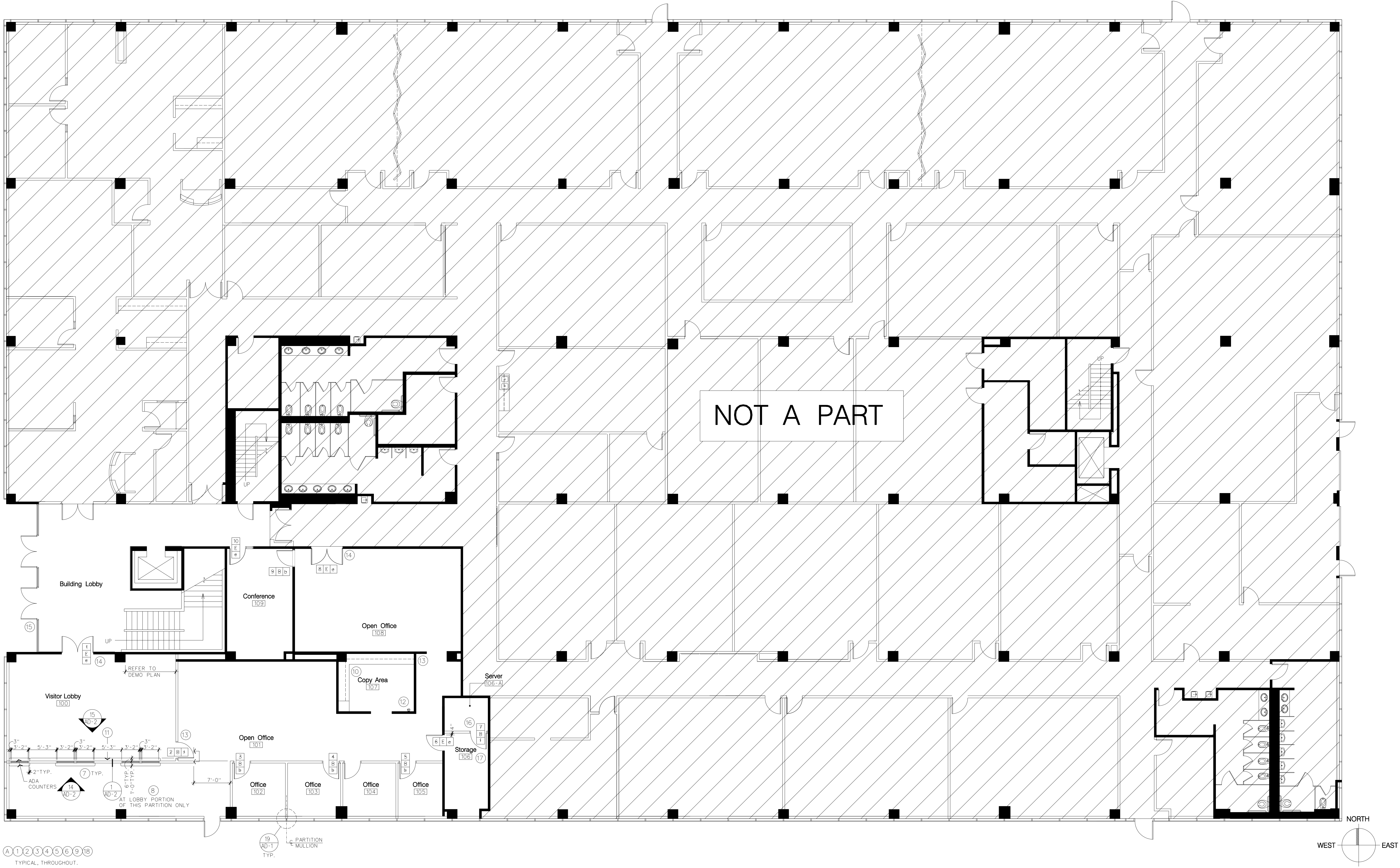
[illegible]

Project Name	Orange County Superior Courts 3390 Harbor Blvd., 1st and 2nd Flrs., Costa Mesa, CA
Project Number	16.00.05
Description	First Floor Construction Plan
Computer File	ocsc-cp1.dgn

Scale 18" = 1'-0" (U.N.O.)

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A1-1



1. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT, AND SHALL BE PROVIDED WITH ILLUMINATED "EXIT" SIGNS AS REQUIRED BY THE FIRE DEPARTMENT.
2. DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED "4" FROM ADJOINING PARTITION.
3. REFER TO DETAIL 2, 3, AND 4 ON SHEET AD-1 FOR TYPICAL DOOR HEAD AND JAMB DETAILS. FOR ABOVE STANDARD DOOR DETAILS (WHERE OCCUR) SEE PLAN FOR ELEVATION OR DETAIL REFERENCE SYMBOL.
4. ALL DOORS TO HAVE RAIL SUPPORT AS REQUIRED FOR HARDWARE, NO THROUGH-BOLTING.
5. ALL DOORS SHALL HAVE LEVER TYPE HARDWARE IN COMPLIANCE WITH C.B.C. AND TITLE 24 REQUIREMENTS.
6. LANDINGS OR FLOOR LEVEL AT DOORS SHALL NOT BE MORE THAN $\frac{1}{2}$ " BELOW THE THRESHOLD. RAMP THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN $\frac{1}{2}$ " SHALL BE INDICATED BY A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL. C.B.C. 1010.17. REFER TO *20/AD-1.

TYPE "A"	NEW INTERIOR DOOR (SINGLE) 20-MIN. RATED; 3'-0" x 8'-0" x 1 1/2" SOLID CORE PAINT GRADE WOOD DOOR WITH FACTORY FINISHED TIMELY BLACK ALUMINUM FRAME (MATCH EXISTING)
TYPE "B"	NEW INTERIOR DOOR (SINGLE) NON-RATED; 3'-0" x 8'-0" x 1 1/2" SOLID CORE PAINT GRADE WOOD DOOR WITH FACTORY FINISHED TIMELY BLACK ALUMINUM FRAME (MATCH EXISTING)
TYPE "C"	NEW INTERIOR DOOR (PARTITION)-RATED; 6'-0" x 8'-0" x 1 1/2" SOLID CORE PAINT GRADE WOOD DOOR WITH FACTORY FINISHED TIMELY BLACK ALUMINUM FRAME (MATCH EXISTING).
TYPE "D"	NOT USED.
TYPE "E"	EXISTING DOOR AND FRAME ASSEMBLY SHALL REMAIN.

ALL HARDWARE THROUGHOUT SHALL MATCH EXISTING.

SET "a" 2- PAIR BUTT HINGES
1- CYLINDRICAL LEVER LATCHSET
1- CLOSER
1- WALL STOP

SET "b" 2- PAIR BUTT HINGES
1- CYLINDRICAL LEVER LOCKSET
1- WALL STOP

SET "c" 2- PAIR BUTT HINGES
1- CYLINDRICAL LEVER LOCKSET
1- CLOSER
1- WALL STOP

SET "d" 2- PAIR BUTT HINGES
1- CYLINDRICAL PRIVACY LEVER LOCKSET
1- CLOSER
1- WALL STOP

SET "e" EXISTING HARDWARE SHALL REMAIN.

SET "f" 2- PAIR BUTT HINGES
1- CYLINDRICAL STOREROOM FUNCTION LEVER LOCKSET
1- ELECTRIFIED STRIKE
1- CLOSER
1- WALL STOP

SET "g" 4- PAIR BUTT HINGES
2- PANIC PUSHBARS
2- CLOSERS
2- WALL STOPS
1- DUSTPROOF STRIKE
1- COORDINATOR
1- ASTRAGAL
1- AUTO FLUSH BOLT

PROVIDE SMOKE SEALS AT ALL RATED DOOR LOCATIONS.

1 ALL AREAS SHOWN WITH DIAGONAL SCREENING ARE N.I.C.

2 ALL CONSTRUCTION IS EXISTING TO REMAIN, U.O.N.

3 ALL SURFACES AFFECTED BY DEMOLITION SHALL BE PATCHED/PREPARED AS REQUIRED, TO MATCH ADJACENT SURFACES.

4 PATCH/PREP ALL CYP, BD, SURFACES THROUGHOUT TENANT SUITE AREA TO RECEIVE NEW FINISH ALL CYP, BD, SURFACES THROUGHOUT.

5 ALL NEW AND EXISTING PARTITIONS SHALL HAVE A SMOOTH, LEVEL 4 FINISH. ALL PATCHED AREAS SHALL BE PATCHED/PREPARED AS REQUIRED TO RECEIVE LEVEL 4 FINISH.

6 PATCH ALL CYP, BD, AS REQUIRED THROUGHOUT, AND AT ALL DEMO'D POWER, VOICE, AND DATA OUTLETS AS REQUIRED, TO MATCH ADJACENT SURFACES.

7 PROVIDE NEW SECURITY GLASSING IN TIMELY BLACK ALUMINUM FRAME AT THIS LOCATION, BOTTOM OF GLASS SHALL BE AT +42" A.F.F. (TRANSACTION COUNTER HEIGHT) -4" A.F.F. AT ADA COUNTER HEIGHT, TOP OF FRAME SHALL ALIGN WITH ADJACENT DOOR FRAME (+8'-0" +/-). GLAZING PROVIDE LEVEL 2 BULLET RESISTANT GLAZING SYSTEM. MFR: PACIFIC BULLETPROOF CO. (OR APPROVED EQUIV.) REFER TO A-2 FOR ADDITIONAL INFORMATION.

8 AT THIS LOCATION, PROVIDE 1/2" BALLISTIC FIBERGLASS PANEL. SPECIFICATION: ARMORTEK O.F. 700 PANELS, UL 752 LEVEL 7, (ONE SIDE, BEHIND FINISHED CYP, BD, LOBBY SIDE). REFER TO *16/A-2 AND *15/A-40.

9 REPAIR/FINISH ALL EXTERIOR WINDOW MULLIONS AFFECTED BY DEMOLITION OF PARTITIONS, AS REQUIRED FOR A "LIKE NEW" APPEARANCE, TYPICAL.

10 EXISTING PLASTIC LAMINATE MILLWORK AT THIS LOCATION SHALL REMAIN. CLEAN/REPAIR AS REQUIRED FOR A "LIKE-NEW" APPEARANCE.

11 PROVIDE NEW PLASTIC LAMINATE TRANSACTION COUNTERTOP AT +42" A.F.F. AS SHOWN.

12 EXISTING SURFACE MOUNTED FIRE EXTINGUISHER SHALL REMAIN AT THIS LOCATION.

13 PROVIDE NEW TACTILE EXIT SIGN "EXIT ROUTE" AT THIS LOCATION. REFER TO *19/AD-2.

14 PROVIDE NEW TACTILE EXIT SIGN "EXIT" AT THIS LOCATION. REFER TO *19/AD-40.

15 EXISTING INTERNATIONAL ACCESSIBILITY SYMBOL SIGNAGE PER 2019 CBC SECTION 11B-703.7.2.1.

16 PROVIDE 24" x 12" TRANSFER GRILLE IN DOOR AT THIS LOCATION. KUEHNER, MODEL 600A, DOUBLE PLATE FRAME, WITH 1/4" MARGIN, COLOR: BLACK.

17 PATCH/PREP EXISTING DRYWALL AT THIS LOCATION AS REQUIRED, TO MATCH ADJACENT SURFACES.

18 PROVIDE A MOISTURE TEST OF THE SLAB AT VARIOUS LOCATIONS WITHIN THE OFFICE AREAS ONLY. COORDINATE/DETERMINE LOCATIONS TO BE TESTED WITH LANDLORD. BASED ON MOISTURE TEST RESULTS AND AS DIRECTED BY THE LANDLORD, PROVIDE AN ALTERNATE COST TO INSTALL A MOISTURE BARRIER AT ALL VCT, AND LVT FLOORING LOCATIONS. SPECIFICATION: SIKKA PRODUCTS, EPOXY FLOOR SEALER WITH SIKKA PRIMER, AND SIKKA LEVELER.

(A) PROVIDE A SEPARATE LINE ITEM COST FOR ALL CONSTRUCTION TO BE COMPLETED DURING NON-BUSINESS OFF HOURS.

1. REFER TO SHEET CS FOR ADDITIONAL INFORMATION AND NOTES.
2. FOR WALL TYPES, REFER TO 1 / AD-1
3. DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITH IN 4" OF ADJOINING PARTITION.

	EXISTING PARTITION TO REMAIN
	EXISTING PARTITION OR CONSTRUCTION TO BE REMOVED
	FULL HEIGHT PARTITION WITH INSULATION REFER TO 1C/AD-1
	FULL HEIGHT ONE-HOUR RATED PARTITION WITH INSULATION REFER TO 1C/AD-1
	CEILING HEIGHT INTERIOR TENANT PARTITION (<9'-0"/-) WITH INSULATION REFER TO 1B/AD-1
	INTERIOR TENANT PARTITION (<10'-0"/-) WITH INSULATION REFER TO 1A/AD-1
	LOW PARTITION (<36" HIGH) WITHOUT INSULATION REFER TO *2 AND *6/AD-2

Orange County
Superior Courts

3390 Harbor Boulevard
1st and 2nd Floor
Costa Mesa, Ca

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SECOND FLOOR
CONSTRUCTION PLAN

Issues and Revisions				
No.	Date	Issues and Revisions	By	Check
01/14/22		Issued for Engineering	JSM	
02/01/22		Issued for Bid	JSM	

Project Name Orange County Superior Courts
3390 Harbor Blvd., 1st and 2nd Flrs., Costa Mesa, CA
Project Number 16.00.05
Description Second Floor
Construction Plan
Computer File ocsco-cp2.dgn

Scale 1/8" = 1'-0" (U.N.O.)

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A2-1



NOTE: REFER TO SHEET A2-1.1 FOR PLAN KEY-NOTES AND ADDITIONAL INFORMATION RELATED TO THIS PLAN.

**3390 HARBOR BOULEVARD
COSTA MESA, CA**



WEST FACING ELEVATION



NORTH FACING ELEVATION



EAST FACING ELEVATION



SOUTH FACING ELEVATION