

NO.	REVISIONS	DATE
	ISSUED	08.02.23
	ISSUED	09.13.23

SILVER SPRING 15' STRAIGHT MODULAR RAMP, 48" WIDTH



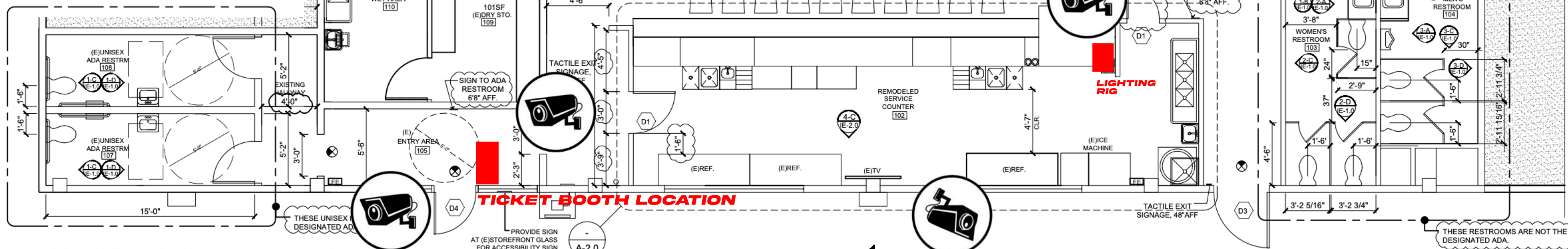
WALL LEGEND

- (E) WALL TO REMAIN
- (N) UL 465 1-HR INTERIOR WALL 20-GA METAL STUDS CEMCO @ 16" O.C. W/ 5/8" TYPE X GYP. BOARD EACH SIDE.
- FIRE EXTINGUISHER CABINET

DOOR SCHEDULE

TAG	TYPE	MATERIAL	DIMENSION	REMARKS:
D1	FLUSH DOOR SOLIDCORE	COMMERCIAL SELF-LATCHING DOOR W/UNIVERSAL LEVER DOOR HANDLE	3'-0"x7'-0"	4
D2	FLUSH DOOR SOLIDCORE	COMMERCIAL SELF-LATCHING DOOR W/UNIVERSAL LEVER DOOR HANDLE	3'-0"x7'-0"	4
D3	EMERGENCY EXIT DOOR		4'-0"x7'-0"	1,2,3,5
D4	ENTRY/EXIT DOOR		3'-0"x7'-0"	1,2,3,5
D5	FLUSH DOOR SOLIDCORE	COMMERCIAL SELF-LATCHING DOOR W/UNIVERSAL LEVER DOOR HANDLE	3'-0"x6'-8"	4

- REMARKS:
- FORCE OF OPENING DOORS SHALL NOT EXCEED 5LBS.
 - SHALL BE PROVIDED WITH PANIC HARDWARE.
 - SHALL NOT BE LESS THAN 36" IN WIDTH, WITH A MIN. 32" CLEAR WHEN OPEN 90DEG. AND NOT LESS THAN 6'-8" IN HEIGHT.
 - NEW INTERIOR DOOR
 - EXISTING EXIT/ENTRY DOOR.



CONSTRUCTION NOTES

- G.C. TO VERIFY ON SITE FOR ANY REPAIR ON WALL, ELECTRICAL AND PLUMBING.
- INTERIOR WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX NOT EXCEEDING THAT SPECIFIED IN CBC T803.3 AND DECORATIVE MATERIALS SHALL MEET THE REQUIREMENTS OF CFC807.
- MAX. OCCUPANCY AT LOUNGE AREA ONLY AND LOUNGE EXPANSION AREA IS 285.
- NOS. OF ADA SEATS AVAILABLE IS 14.
- PROVIDE INTERNATIONAL SYMBOL FOR ACCESSIBILITY SIGN AT ENTRY.
- ALL PLUMBING FIXTURES AT EXISTING RESTROOMS 103 AND 104 ARE NEW.
- WALLS AND PARTITIONS WITHIN 2FEET OF SERVICES, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4FT ABOVE THE FLOOR.

ARENAOC

PROJECT
PROPOSED
TENANT IMPROVEMENT
ADDRESS
2968 RANDOLPH AVE. UNIT B
COSTA MESA, CA 92626

OWNER
DAVID HO

PHONE: (310)220-7768
EMAIL:



JOB NO:
DATE: 08.02.23
DESIGNED: DMDB
CHECKED: DMEN
DRAWN: DMEN
PLOTTED:
SCALE: AS SHOWN

AYALA DESIGN GROUP
AYALA DESIGN GROUP
155 S. DeLacey Ave. Ste2001
PASADENA, CA 91105
TEL.323.606.3422

PLAN PREPARER

REMODEL FLOOR PLAN

SHEET TITLE
SHEET NUMBER

A-1.1

FLOOR PLAN FOR MIXED AGE EVENTS [18 YEARS AND OLDER]

SILVER SPRING 15' STRAIGHT MODULAR RAMP, 48" WIDTH



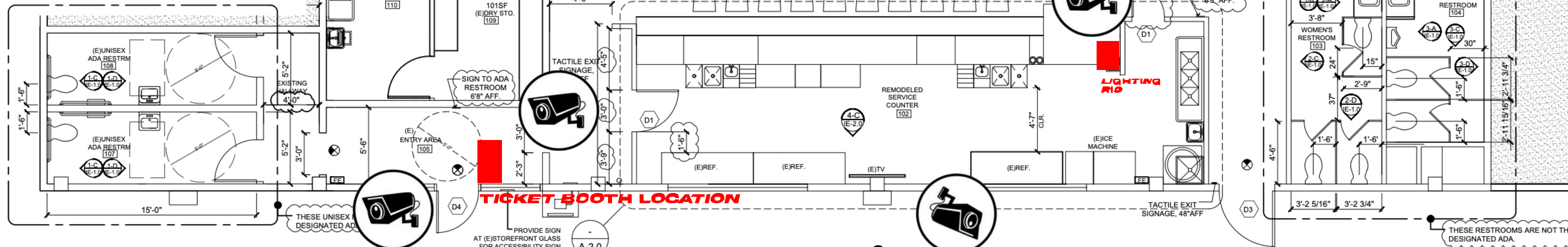
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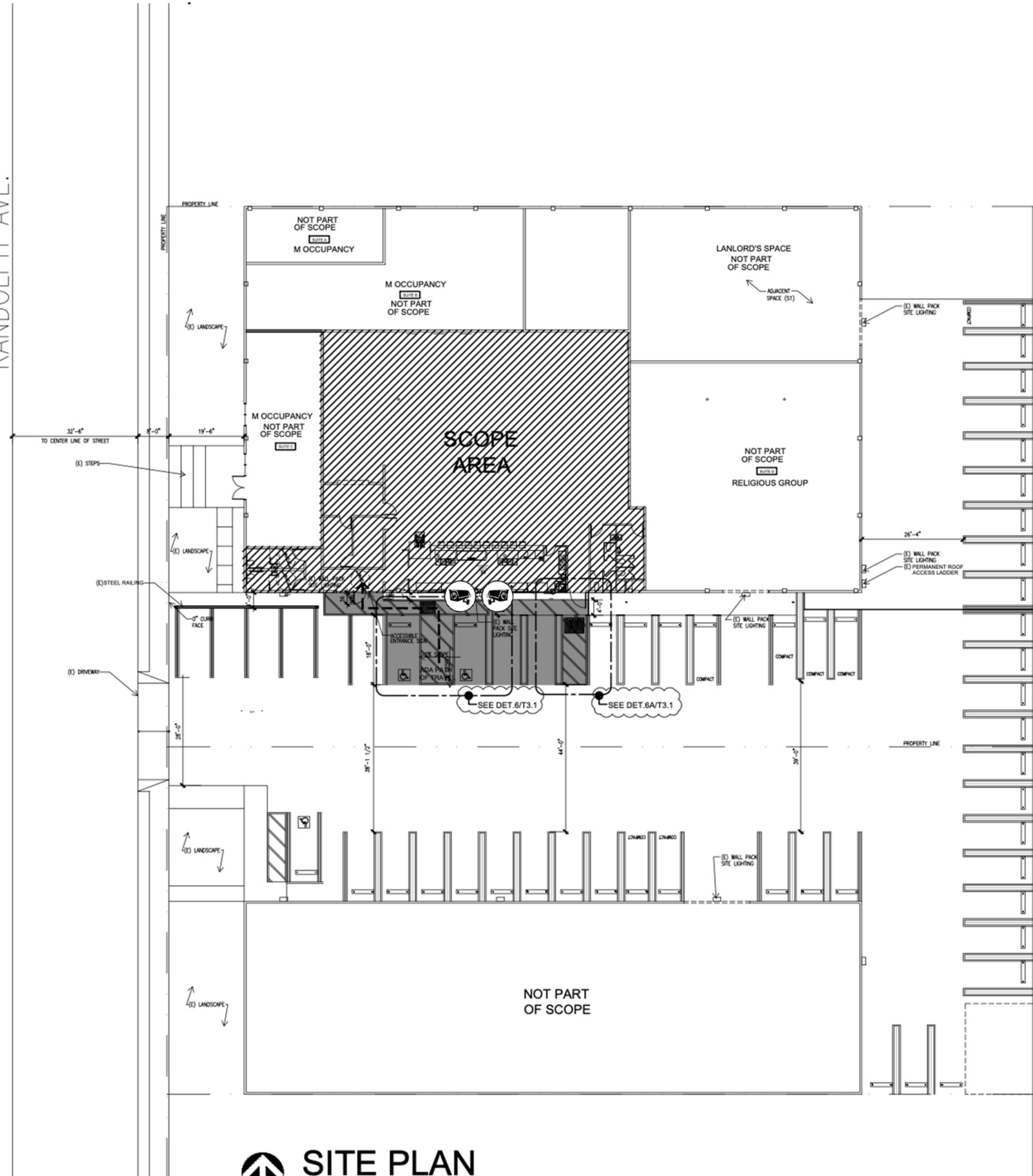
REMODEL FLOOR PLAN

SHEET TITLE

SHEET NUMBER

A-1.1

RANDOLPH AVE.



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

2968 RANDOLPH AV. UNIT #2 COSTA MESA, CA 92626

PROJECT INFORMATION

BUILDING CODE:
a. 2022 CALIFORNIA BUILDING CODE (CBC)
b. 2022 CALIFORNIA MECHANICAL CODE (CMC)
c. 2022 CALIFORNIA ELECTRICAL CODE (CEC)
d. 2022 CALIFORNIA PLUMBING CODE (CPC)
e. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC)
f. 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)
g. CITY OF COSTA MESA MUNICIPAL CODE

BUILDING INFORMATION:
PARCEL APN: 418-162-02 TR 3631 LOTS 9 & 10
CONSTRUCTION TYPE: V-B
LOT AREA: 31,401 S.F.
BUILDING AREA: ± 16,000 S.F.
SCOPE AREA (UNIT 2): ± 4,300 S.F.
BUILDING STORY: 1
FIRE SPRINKLERS: YES (NO ALTERNATION TO (E) SPRINKLER REQUIRED)
OCCUPANCY GROUP: A-2 (NO CHANGE OF OCCUPANCY)
UNSEPARATED MIXED OCCUPANCIES
PARKING:

EXISTING PARKING STALLS	TYPE OF PARKING	QTY
	STANDARD	50
	HANDICAP	3
	TOTAL	53

PARKING STALLS REQUIRED: 48
PARKING STALLS PROVIDED: 53

CONSTRUCTION ASSEMBLY

METAL STUD DRYWALL SYSTEM: ER-4943P, ESR-2347, ESR-1338
FLOOR/CEILING ASSEMBLIES: EXISTING
ROOF/CEILING ASSEMBLIES: EXISTING
INTERIOR FINISHES: ALL FINISHES SHALL MEET FLAME SPREAD INDEX AND SMOKE DEVICE INDEX INDICATED. CLASS B.

OCCUPANCY LOAD

AREAS	AREA/SEATS	OCC FACTOR	TOTAL
(E) LOUNGE AREA	3632SF	15	243
(E) BAR	314SF	200	3
(E) ENTRANCE	85SF	15	6
(E) STORAGE	359SF	200	2
(E) RESTROOM 103/104	167SF	0	0
(E) ACCESSIBLE RR 107/108	222SF	0	0
MODIFIED GAME AREA INTO LOUNGE-EXPANSION	624SF	15	42
GRAND TOTAL			296

OTHER NOTES:

- ALL WORK APPROVED THROUGH THIS BUILDING PERMIT IS STRICTLY FOR THE RENOVATION/ALTERATIONS PROPOSED TO RETURN THE SPACE TO THE PREVIOUSLY PERMITTED USE AND FOR ASSOCIATED UPGRADES BY THE CALIFORNIA BUILDING CODE AND ADA COMPLIANCE.
- A PLANNING APPLICATION IS IN PROCESS WITH CITY'S PLANNING STAFF AND THE APPROVAL OF THIS BUILDING PERMIT SHOULD NOT BE CONSIDERED AN APPROVAL OF ANY USE OR ACTIVITY OF THE SITE RELATED TO THE ENTITLEMENT IN PROGRESS. SUBSEQUENT BUILDING PERMITS MAY BE REQUIRED FOR ITEMS REQUESTED THROUGH THE PLANNING APPLICATION.
- ANY REQUESTED CHANGES TO THE PERFORMANCE AREA DEFINED IN THE PLAN SET WILL BE HANDLED THROUGH SUBSEQUENT BUILDING PERMITS, AND ONLY AFTER THE APPROVAL OF THE PLANNING APPLICATION CURRENTLY IN PROCESS.

VICINITY MAP



DRAWING INDEX

T-1.0	COVER SHEET
T-2.0	GENERAL NOTES
T-3.0	ADA DETAILS
T-3.1	ADA DETAILS
T-3.2	ADA NOTES
T-3.3	ADA NOTES
A-1.0	DEMOLITION PLAN
A-1.1	REMODEL FLOOR PLAN
A-2.0	ENLARGED SERVICE COUNTER PLAN & EXISTING EQUIPMENT LIST
A-3.0	FLOOR FINISH PLAN
A-3.1	EXITING PLAN
A-3.2	DETAILS
IE-1.0	EXISTING BATHROOM/REMODEL INTERIOR ELEVATIONS
IE-2.0	INTERIOR ELEVATIONS
IE-2.1	INTERIOR ELEVATIONS
E-0.1	ELECTRICAL FRONT SHEET
E-0.2	ELECTRICAL SPECIFICATIONS
E-0.3	ELECTRICAL SYMBOL LIST AND ABBREVIATIONS
E-0.3	SINGLE LINE DIAGRAM AND PANEL SCHEDULES
E-0.4	ELECTRICAL SITE PLAN
E-1.1	ELECTRICAL FLOOR PLAN
E-1.2	ELECTRICAL REFLECTED CEILING PLAN
E-1.3	PHOTOMETRIC PLAN
E-2.0	ELECTRICAL DETAILS
M-0.1	MECHANICAL GENERAL NOTES AND LEGENDS
M-3.1	MECHANICAL EXISTING FLOOR PLAN
P-0.0	PLUMBING FRONT SHEET
P-1.1	PLUMBING SITE PLAN
P-2.1	PLUMBING COLD AND HOT WATER DEMOLITION PLAN
P-3.1	PLUMBING COLD AND HOT WATER FLOOR PLAN
P-3.2	PLUMBING WASTE AND VENT FLOOR PLAN

SCOPE OF WORK

Interior: Remodel Service Counter. All Existing Seating will be reused. New Reflected Ceiling plan as per Electrical Plans. Remodel existing women's 104 and men's 105 bathroom (new tiles, relocation of dispensers, new mirror and vanity). All doors to be upgraded to commercial self-latching doors with universal lever door handle. Remove Door leading to the back storage/electrical room and add access from tenants storage. Demolished existing partial wall as indicated on plans.
Adding 624sf to main Lounge area (area used to be a game room).
Exterior: Update path of travel. Demolish existing Truncated domes, add and level asphalt where required.

DIRECTORY

PROJECT CONTACT / DESIGNER:
AYALA DESIGN GROUP
155 S. De LACEY AVE STE 2001
PASADENA, CA 91105
TEL: (323)606.3422

NOTE

AS A DESIGNER FOR THIS PROJECT HAVE PERFORMED A FIELD SURVEY OF THE FACILITY FOR COMPLIANCE TO THE CAC TITLE 24 DISABLED ACCESS REQUIREMENTS AS THEY AFFECT THIS PROJECT, AND THE FACILITY IS IN COMPLIANCE WITH THE REGULATIONS, EXCEPT FOR ANY REQUIRED DETAILED OR NOTED ON THESE PLANS.

SYMBOLS

(D1)	DOOR TYPE	1/A-2.0	INT. ELEVS
(W1)	WINDOW TYPE		
TA	FLOOR FINISH	A/A-2.0	SECTION
(W4)	WALL TYPE		
(1)	STRUCTURAL GRID		NEW DOOR
(C1)	CEILING FINISH		TEMPERED GLAZING
(P-C)	WALL FINISH	A/A-2.0	EXT. ELEVS
101	ROOM NUMBER		MARK OF ELEVATION

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COVER SHEET

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