



SITE LOCATION MAP



CONSULTING ARCHITECT/ENGINEER
CLARK, RICHARDSON AND BISKUP CONSULTING ENGINEERS, INC.
 CRB ARCHITECTS-ENGINEERS P.C.
 3207 GREY HAWK COURT
 SUITE 150
 CARLSBAD, CA 92010
 PHONE: 760-496-3714
 FAX: 760-496-3711

PROJECT TITLE
AVID BIOPHARMACEUTICAL MANUFACTURING
 3030 AIRWAY AVENUE, COSTA MESA, CA 92626

REV	BY	DATE	DESCRIPTION
1	ER	23DEC21	ISSUED FOR CONDITIONAL USE PERMIT



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PROJ. NO. 217132	DESIGNED BY: GZ
SCALE: NONE	CHECKED BY: NS
SHEET SIZE: 30x42	APPROVED BY: ER

DRAWING TITLE
GENERAL COVER SHEET

DRAWING NUMBER
G00-00

SHEET NUMBER	SHEET TITLE	23DEC2021 ISSUED FOR CONDITIONAL USE PERMIT
GENERAL		
G00-00	GENERAL - COVER SHEET	1
G00-01	GENERAL - LEAD SHEET	1
G00-02	ARCHITECTURAL - SYMBOLS AND ABBREVIATIONS	1
ARCHITECTURAL		
A10-10-00	ARCHITECTURAL - SITE PLAN	1
A11-10-00	ARCHITECTURAL - BUILDING FLOOR PLAN - LEVEL 1	1
A11-20-00	ARCHITECTURAL - ROOF PLAN	1
A13-1E-00	ARCHITECTURAL - ANNOTATION PLAN - EQUIPMENT PLATFORM	1
A13-10-01	PHASE 1 - ARCHITECTURAL - ENLARGED FLOOR PLAN - LEVEL 1 - AREA 1	1
A13-10-02	PHASE 2 - ARCHITECTURAL - ENLARGED FLOOR PLAN - LEVEL 1 - AREAS 2, 3 & 5	1
A13-10-04	PHASE 2 - ARCHITECTURAL - ENLARGED FLOOR PLAN - LEVEL 1 - AREA 4 WAREHOUSE	1
A17-10-01	PHASE 1 - ARCHITECTURAL - ENLARGED EQUIPMENT PLAN - LEVEL 1 - AREA 1	1
A20-00	ARCHITECTURAL - EXISTING EXTERIOR PHOTOS	1
A20-01	ARCHITECTURAL - EXISTING EXTERIOR ELEVATIONS	1

PROJECT DATA

PROJECT INFORMATION
 PROJECT A/N: 427-083-02
 PROJECT NAME: AVID - BIOPHARMACEUTICAL
 PROJECT ADDRESS: 3030 AIRWAY AVENUE, COSTA MESA, CA 92626
 LOT SIZE: 4.202 ACRES
 CONSTRUCTION TYPE: TYPE V-B

BUILDING AREA 78,700 SF
 PROPOSED AVID SUITE 19,000 SF
 OFFICES & LABS 21,300 SF
 MANUFACTURING 10,700 SF
 WAREHOUSE
 (E) TENANT SUITE (OUT OF SCOPE) 26,100 SF
 PROJECT AREA 51,000 SF

EXISTING PARKING
 (E) STANDARD SPACES: 161 SPACES
 (E) COMPACT SPACES: 4 SPACES
 (E) ADA SPACES: 9 SPACES

PROPOSED PARKING
 (E) STANDARD SPACES TO REMAIN: 146 SPACES
 NEW STANDARD SPACES: 5 SPACES
TOTAL STANDARD SPACES: 151 SPACES
 (E) COMPACT SPACES TO REMAIN: 4 SPACES
 (E) ADA SPACES TO REMAIN: 9 SPACES

SCOPE OF WORK

THIS DRAWING PACKAGE ILLUSTRATES THE INTENDED WORK AT 3030 AIRWAY AVENUE FOR AVID BIOSERVICES. THE EXISTING BUILDING WILL BE RENOVATED FOR NEW OFFICES, LABORATORIES, MANUFACTURING, AND WAREHOUSE SPACES IN TWO PRIMARY PHASES.

PHASE 1 INCLUDES THE OFFICE RENOVATION AND CONSTRUCTION OF NEW PRODUCT DEVELOPMENT LABORATORY SPACE.

PHASE 2 INCLUDES CONSTRUCTION OF NEW MANUFACTURING SUITES, WAREHOUSE AND QUALITY CONTROL LABORATORY SPACES, SITE IMPROVEMENTS, THE CENTRAL UTILITY PLANT, AND PARKING MODIFICATIONS WILL ALSO BE COMPLETED IN PHASE 2.

AVID BIOPHARMACEUTICAL MANUFACTURING

ISSUED FOR CONDITIONAL USE PERMIT | 23DEC21

217132

PROJECT
 AVID BIOPHARMACEUTICAL MANUFACTURING / 217132
 3030 AIRWAY AVENUE
 COSTA MESA, CA 92626
 714-508-6100

CLIENT
 AVID BIOSERVICES INC
 2642 MICHELLE DR #200
 TUSTIN, CA 92780
 714-508-6100

ARCHITECT
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 3207 GREY HAWK COURT
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 760-496-3714

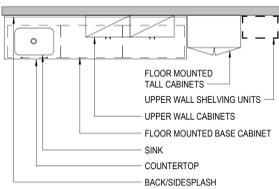
STRUCTURAL
 KPFF
 3131 CAMINO DEL RIO NORTH
 SUITE 1080
 SAN DIEGO, CA 92108
 619-521-8500

MECHANICAL & ELECTRICAL
 CLARK, RICHARDSON AND BISKUP CONSULTING ENGINEERS, INC.
 3207 GREY HAWK COURT
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 CARLSBAD, CA 92010
 760-496-3714

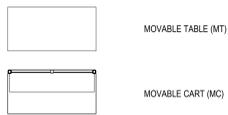
PLUMBING
 PACIFIC RIM MECHANICAL
 1701 E EDINGER AVE
 SUITE F4
 SANTA ANA, CA 92705
 714-265-2600

LAB SYMBOLLOGY LEGEND

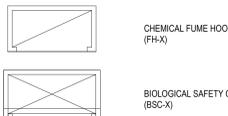
FIXED CASEWORK



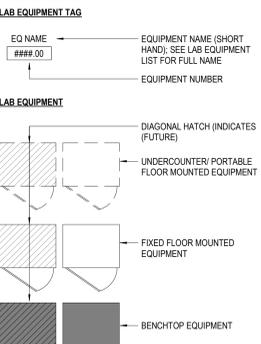
MOVABLE LAB FURNISHINGS



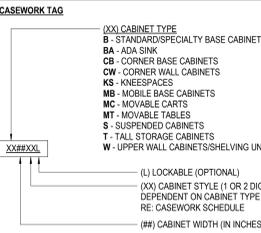
LAB EXHAUST DEVICES



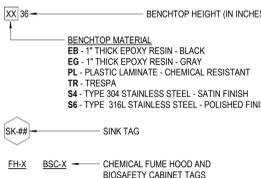
LAB EQUIPMENT TAG



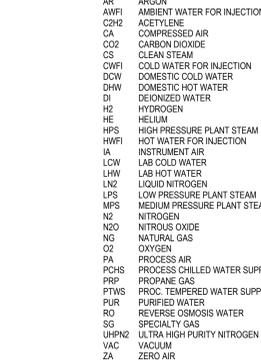
CASEWORK LEGEND



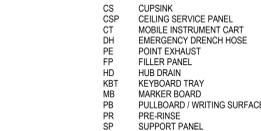
MISCELLANEOUS TAGS



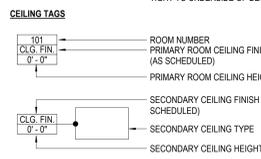
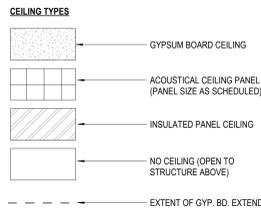
LAB SERVICES TAG



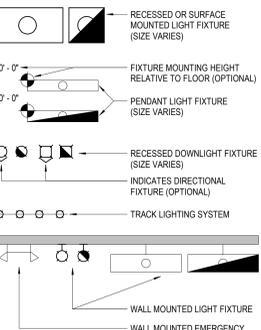
LAB ABBREVIATIONS



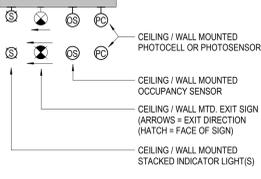
RCP LEGEND



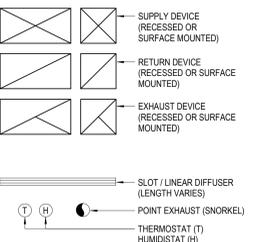
CEILING MOUNTED LIGHTING DEVICES (HATCH = EMERGENCY LIGHT)



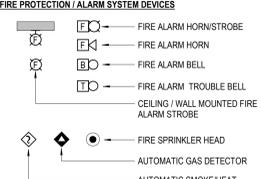
MECHANICAL AIR DEVICES



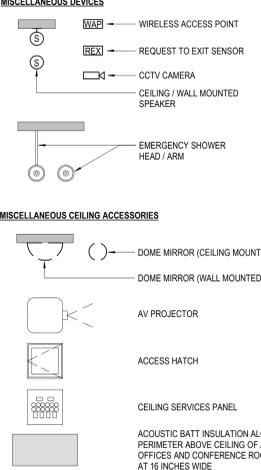
FIRE PROTECTION / ALARM SYSTEM DEVICES



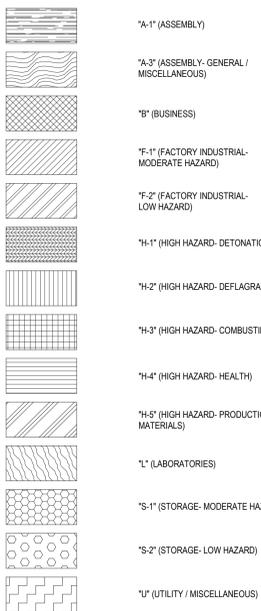
MISCELLANEOUS DEVICES



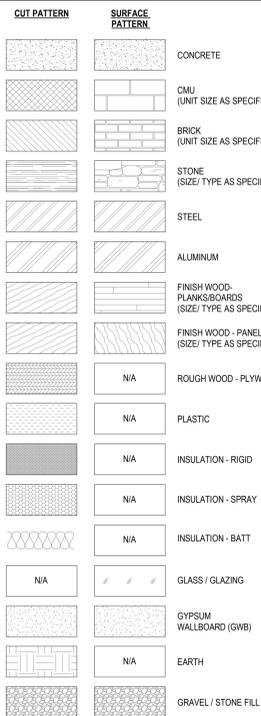
MISCELLANEOUS CEILING ACCESSORIES



OCCUPANCY USE GROUP LEGEND

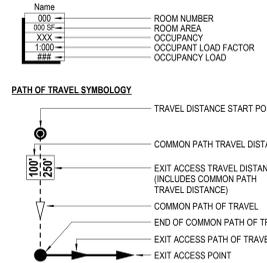


MATERIALS LEGEND

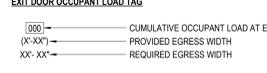


EGRESS PLAN LEGEND

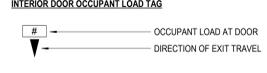
OCCUPANT LOAD TAG



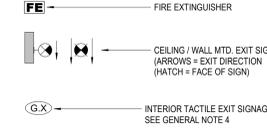
EXIT DOOR OCCUPANT LOAD TAG



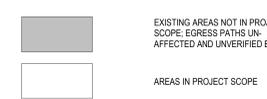
INTERIOR DOOR OCCUPANT LOAD TAG



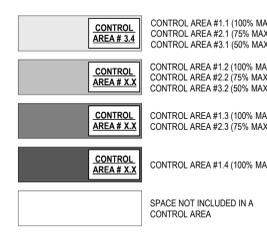
FIRE SPECIALTIES AND EXIT SIGNAGE



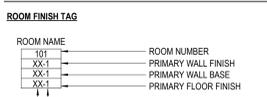
EGRESS AREAS



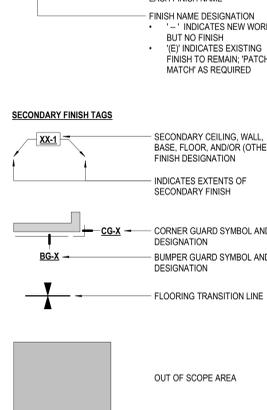
CONTROL AREA LEGEND



FINISH PLAN LEGEND

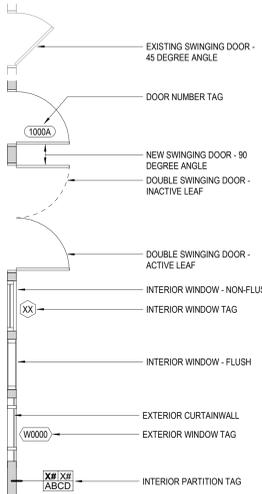


SECONDARY FINISH TAGS

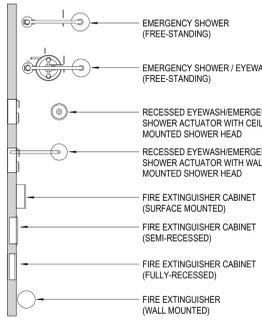


ARCHITECTURAL SYMBOLS

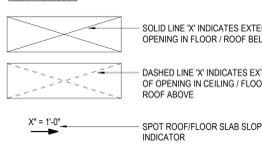
DOORS, WINDOWS, AND PARTITIONS



SAFETY AND FIRE EQUIPMENT



MISCELLANEOUS

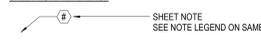


GENERAL SYMBOLS LEGEND

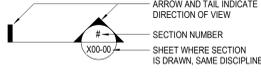
COLUMN LINE REFERENCE



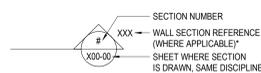
SHEET NOTE REFERENCE



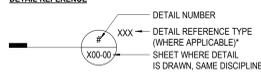
BUILDING SECTION REFERENCE



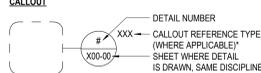
WALL SECTION REFERENCE



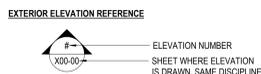
DETAIL REFERENCE



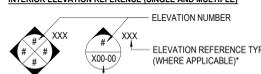
CALLOUT



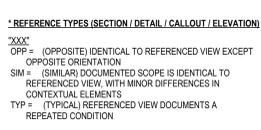
EXTERIOR ELEVATION REFERENCE



INTERIOR ELEVATION REFERENCE (SINGLE AND MULTIPLE)



*REFERENCE TYPES (SECTION / DETAIL / CALLOUT / ELEVATION)



MATCH LINE



BREAK LINE



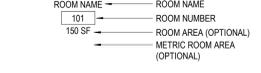
DRAWING REVISION



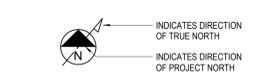
EQUIPMENT TAG



ROOM / SPACE NAME



NORTH ARROW



LEVEL



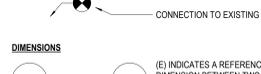
PLAN ELEVATION MARKER



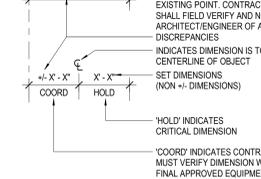
DEMOLITION LINEWORK



EXISTING / DEMOLITION EXTENTS



DIMENSIONS



ALIGN



GENERAL NOTES

1. ARCHITECTURAL LEAD SHEET CONTENT IS GENERAL IN NATURE. NOT ALL SYMBOLLOGY, LEGEND ELEMENTS, AND ABBREVIATIONS SHOWN ON THIS SHEET ARE USED, AND THEIR INCLUSION ON THIS SHEET IS NOT AN INDICATOR AS TO WHETHER OR NOT THEY ARE RELEVANT TO SPECIFIC PROJECT SCOPES.



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PROJECT TITLE
AVID BIOPHARMACEUTICAL MANUFACTURING
 3030 AIRWAY AVENUE, COSTA MESA, CA 92626

REV	BY	DATE	DESCRIPTION
1	ER	2/20/21	ISSUED FOR CONDITIONAL USE PERMIT



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PROJ. NO. 217132	DESIGNED BY: BC
SCALE: NONE	CHECKED BY: NS
SHEET SIZE: 30x42	APPROVED BY: ER

DRAWING TITLE
ARCHITECTURAL SYMBOLS AND ABBREVIATION

DRAWING NUMBER
G00-02

SITE PLAN LEGEND

- SCOPE OF WORK AREAS**
- EXISTING AREAS NOT IN PROJECT SCOPE
- EQUIPMENT TYPE IN SCOPE OF WORK**
- MECHANICAL EQUIPMENT
 - ELECTRICAL EQUIPMENT
 - PLUMBING/ PROCESS EQUIPMENT

PARKING ANALYSIS

EXISTING PARKING	161 SPACES
(E) STANDARD SPACES:	4 SPACES
(E) COMPACT SPACES:	9 SPACES
(E) ADA SPACES:	9 SPACES
PROPOSED PARKING	146 SPACES
(E) STANDARD SPACES TO REMAIN:	5 SPACES
NEW STANDARD SPACES:	151 SPACES
TOTAL STANDARD SPACES:	156 SPACES
(E) COMPACT SPACES TO REMAIN:	4 SPACES
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GENERAL NOTES

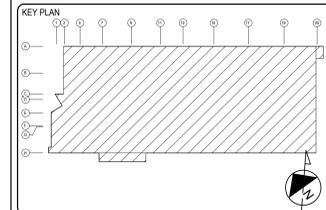
- RE SHEET 000-02 FOR GENERAL SYMBOLS LEGEND AND ARCHITECTURAL SPECIFIC LEGENDS / ABBREVIATIONS.
- RE SHEET 000-01 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.
- ARCHITECTURAL SITE PLAN IS DIAGRAMMATICAL IN NATURE.

ACCESSIBILITY LEGEND

- ACCESSIBLE PATH OF TRAVEL
MIN. 4'-0" WIDE WALKWAY,
MAX. 1.2% SLOPE ALONG THE PATH OF TRAVEL
AND MAX. 1.4% CROSS-SLOPE OF PATH OF TRAVEL.

SHEET NOTES

- HIGH CHAIN LINK FENCE AND GATE.
- (E) CANOPY ABOVE TO REMAIN.
- (E) CONC. LOADING DOCK AND RAMP.
- PROPOSED BELOW GRADE WASTE NEUTRALIZATION TANK.
- (E) EQUIPMENT ENCLOSURE.
- (E) METAL GATE.
- (E) EXTERIOR PERSONNEL DOOR.
- (E) EXTERIOR OVERHEAD DOOR.
- (E) DRAIN GUTTER.
- 15' X 15' COMPRESSED AIR SYSTEM WITH 3'-0" CLEARANCE ON ALL SIDES.
- 120' X 22' 300 TON AWWHP CENTRAL PLANT, INCLUDING PUMPS, BUFFER TANKS, AND ACCESSORY SKIDS.
- KEEP EXISTING TRANSFORMER UNTIL NEW TRANSFORMER WITH PROPER NUMBER OF CONDUITS IS INSTALLED. DEMO AND USE AS PARKING SPACES.
- NEW TRANSFORMER PAD.
- 8' HIGH CHAIN LINK FENCE AND GATE.
- 30' X 8' MW GENERATOR WITH 5'-0" CLEARANCE ON ALL SIDES.
- 5 GALLON BUCKETS FOR GRAB SAMPLES.
- PHASE 1 RENTAL GENERATOR.
- BULK GAS TANKS (O2 AND CO2) 6' DIA. WITH 3'-0" CLEARANCE ON ALL SIDES.
- (E) SPEED BUMPS.
- (E) TRASH ENCLOSURE.
- SWITCHBOARD, 4'-0" CLEARANCE.



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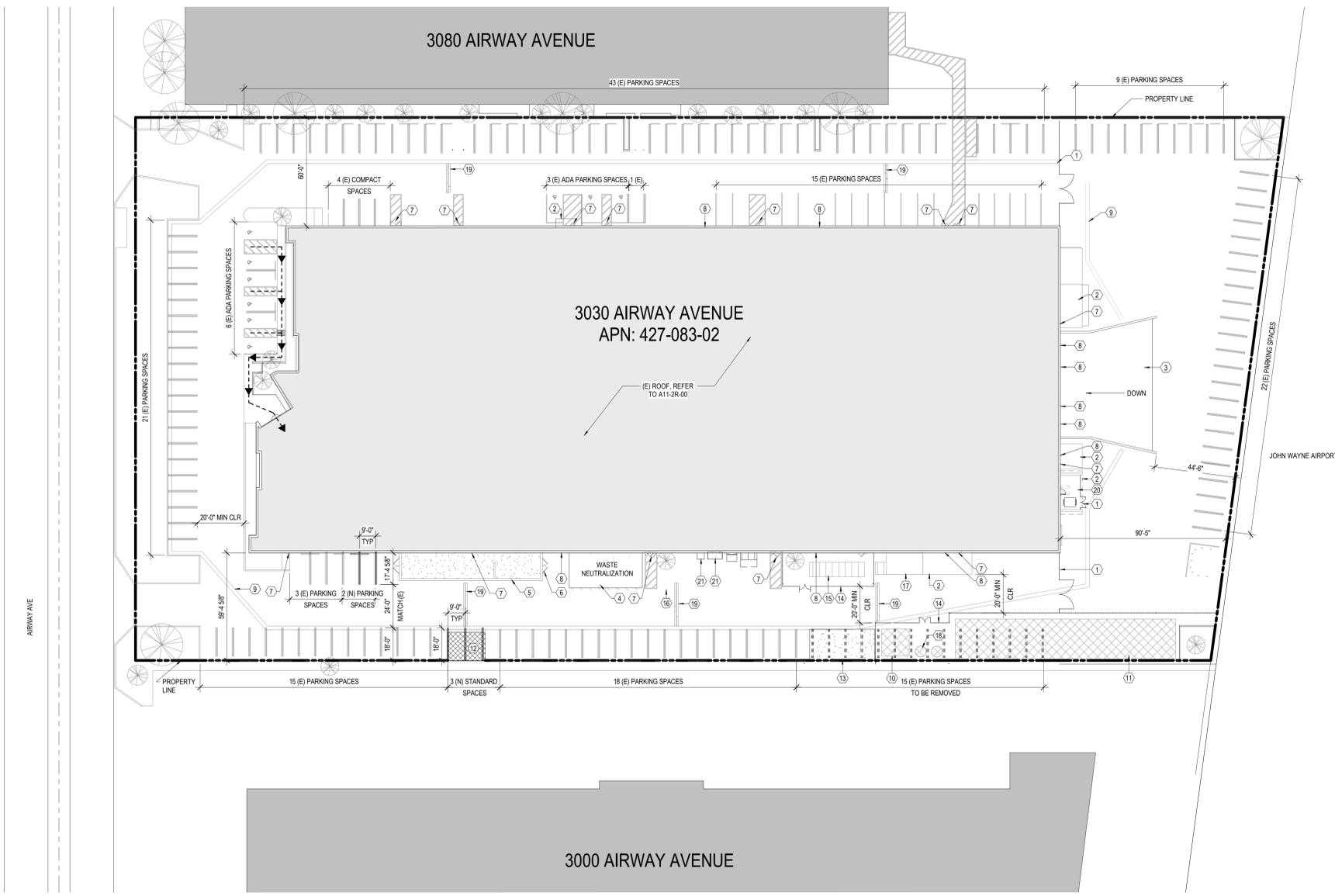


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DRAWING TITLE
**ARCHITECTURAL
SITE PLAN**

DRAWING NUMBER
A10-10-00



SYMBOLS LEGEND

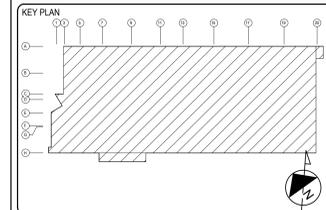
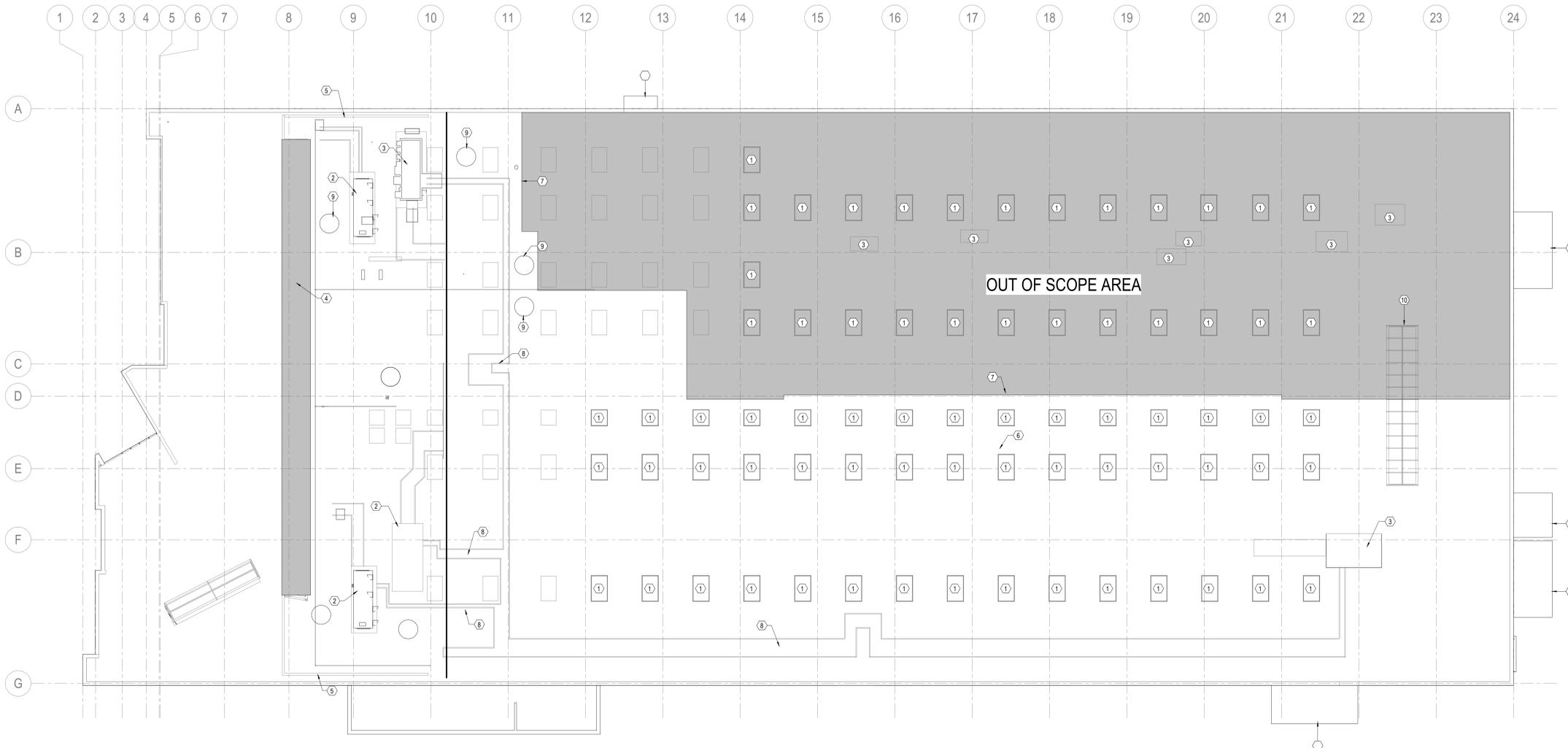
-  EXISTING AREAS NOT IN PROJECT SCOPE
-  AREAS IN PROJECT SCOPE

GENERAL NOTES

1. RE SHEET 000-02 FOR GENERAL SYMBOLOLOGY LEGEND AND ARCHITECTURAL-SPECIFIC LEGENES / ABBREVIATIONS.
2. RE SHEET 000-01 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.
3. COLUMN GRID DIMENSIONS ARE EXISTING AND ARE SHOWN FOR REFERENCE - FIELD VERIFY ACTUAL COLUMN LOCATIONS.
4. ALL WORK MODIFYING, PATCHING, OR REPAIRING THE (E) ROOF MEMBRANE SHALL BE COMPLETED PER (E) ROOFING MFR. RECOMMENDATION AND SHALL MAINTAIN ALL WARRANTIES.

(E) SHEET NOTES

- 1 (E) EXISTING SKYLIGHTS TO REMAIN
- 2 (E) MECHANICAL EQUIPMENT TO BE REMOVED, PER MECHANICAL DRAWINGS. (E) CONC. HOUSE KEEPING PAD TO REMAIN FOR A NEW MECHANICAL EQUIPMENT INSTALLATION.
- 3 (E) MECHANICAL EQUIPMENT TO BE ABANDONED AND REMAIN, PER MECHANICAL DRAWINGS. (E) CONC. HOUSE KEEPING PAD TO REMAIN.
- 4 (E) LIGHT MONITOR
- 5 (E) EQUIPMENT SCREEN
- 6 (E) ROOFING
- 7 LINE OF TENANT SEPARATION
- 8 (E) PIPE/DUCT TO REMAIN
- 9 (E) MECHANICAL EQUIPMENT
- 10 EXISTING METAL PANEL BLOCKING SKYLIGHT ABOVE THE TENANT SEPARATION WALL AND INFILLING THE GAP WILL BE ADDRESSED IN PHASE 1 AS PART OF FIRE BARRIER REPAIR AND IMPROVEMENT.



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 SUITE 150
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 PHONE: 760-496-3714
 FAX: 760-496-3711

PROJECT TITLE
AVID BIOPHARMACEUTICAL
MANUFACTURING
 3030 AIRWAY AVENUE, COSTA MESA, CA 92626

REV	BY	DATE	DESCRIPTION
1	ER	23DEC21	ISSUED FOR CONDITIONAL USE PERMIT



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SHEET SIZE: 30x42	APPROVED BY: ER

DRAWING TITLE
ARCHITECTURAL
ROOF PLAN

DRAWING NUMBER
A11-2R-00

FLOOR PLAN LEGEND

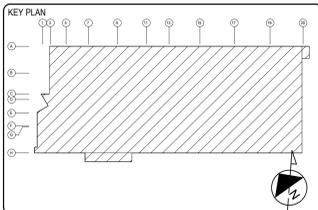
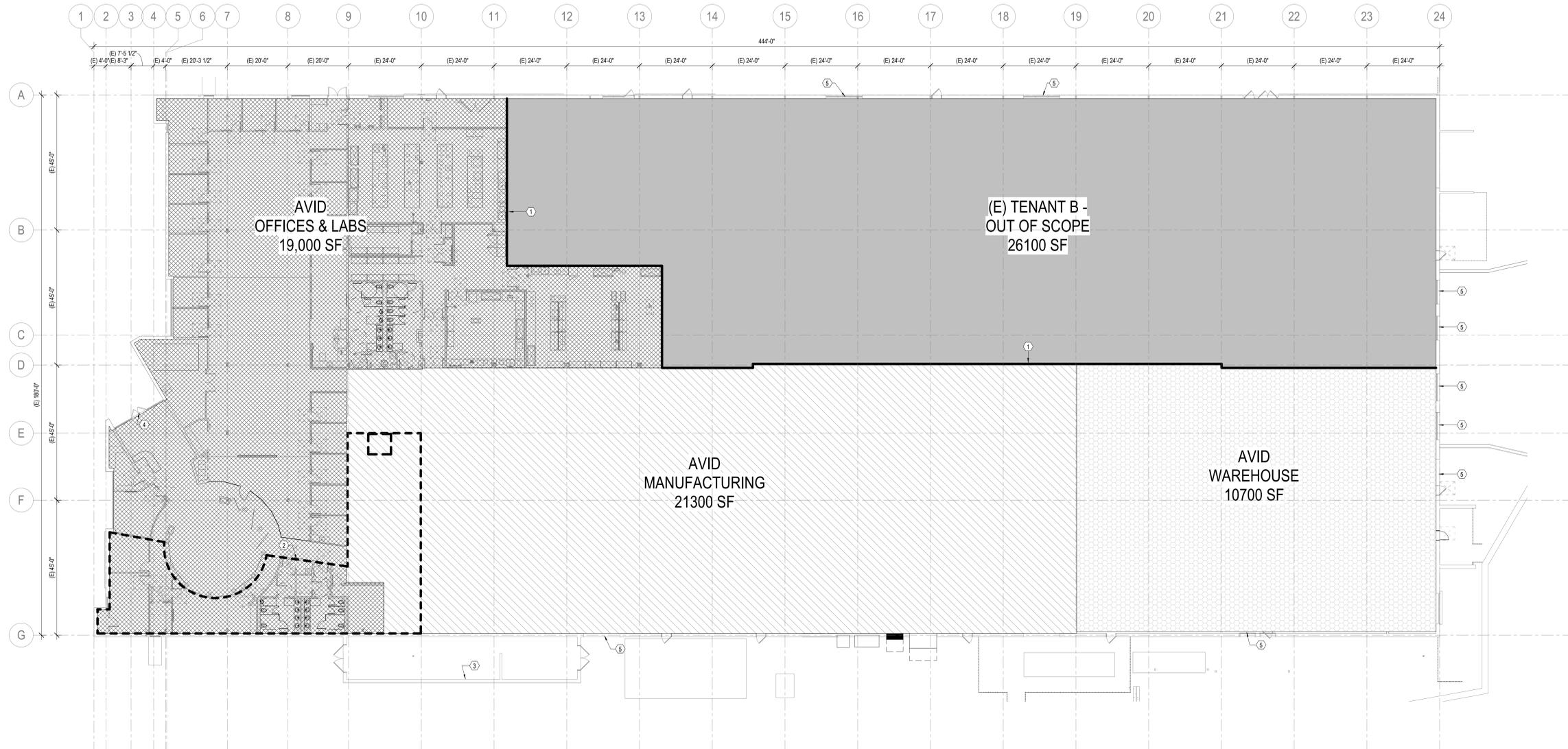
-  (E) TENANT - OUT OF SCOPE
-  AVID - WAREHOUSE
-  AVID - MANUFACTURING
-  AVID - OFFICES & LABS
-  OUTLINE OF (E) MEZZANINE ABOVE

GENERAL NOTES

1. RE SHEET 000-02 FOR GENERAL SYMBOLOLOGY LEGEND AND ARCHITECTURAL SPECIFIC LEGENES / ABBREVIATIONS.
2. RE SHEET 000-01 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.
3. RE SHEET A10-10-00 FOR ARCHITECTURAL SITE PLAN.

SHEET NOTES

- 1 TENANT SEPARATION
- 2 (E) PLATFORM
- 3 (E) EQUIPMENT ENCLOSURE
- 4 (E) MAIN ENTRANCE
- 5 (E) EXTERIOR OVERHEAD DOOR



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PROJECT TITLE

**AVID BIOPHARMACEUTICAL
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DRAWING TITLE

**ARCHITECTURAL
BUILDING FLOOR PLAN
LEVEL 1**

DRAWING NUMBER

A11-10-00

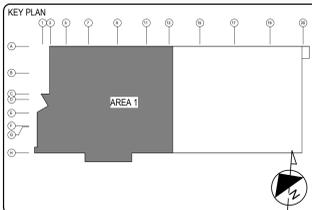


GENERAL NOTES

1. RE SHEET 000-02 FOR GENERAL SYMBOLLOGY LEGEND AND ARCHITECTURAL SPECIFIC LEGENDS / ABBREVIATIONS.
2. RE SHEET 000-01 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.

SHEET NOTES

1. ALIGN FACE OF WALL WITH FACE OF (E) WALL
2. INFILL TO MATCH ADJACENT WALL. FACE OF WALL TO BE FLUSH WITH FACE OF (E) WALL
3. ALIGN WALL WITH (E) MULLION
4. ALIGN WITH (E) HEADWALL ABOVE
5. MATCH ANGLE OF OPPOSITE WALL
6. PROVIDE 3/8" TYPE 'X' GYP BD. OVER (E) WALL FRAMING.
7. (E) MILLWORK TO REMAIN.
8. FUTURE MILLWORK WITH UNDERMOUNT 36" STAINLESS STEEL KITCHEN SINK. PROVIDE PLUMBING CONNECTION AND CAP FOR LATER USE
9. FUTURE MILLWORK WITH UNDERMOUNT 24" STAINLESS STEEL SINK. PROVIDE PLUMBING CONNECTION AND CAP FOR LATER USE
10. SLAB INFILL. REFER TO STRUCTURAL DRAWINGS. PROVIDE VAPOR BARRIER BELOW SLAB. OVERLAP EDGES 6" MIN. WITH (E) VAPOR BARRIER AT ALL EDGES. TYP.
11. LAB BENCH UNDERLAP CHASE.



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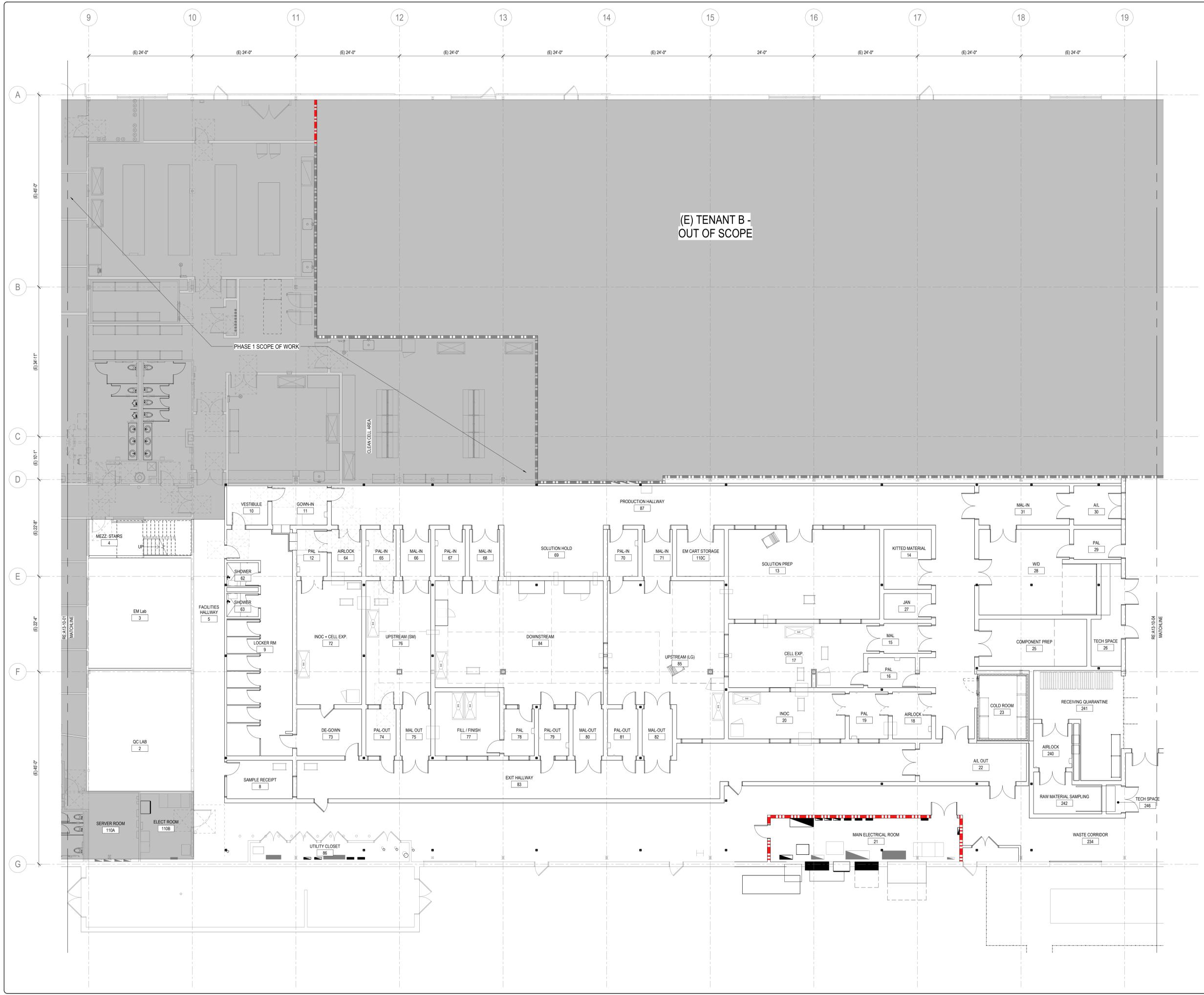


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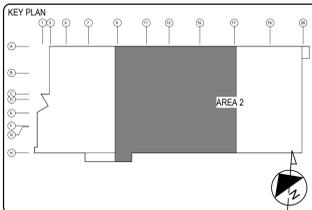
DRAWING TITLE
**PHASE 1 - ARCHITECTURAL
 ENLARGED FLOOR PLAN
 LEVEL 1 - AREA 1**

DRAWING NUMBER
A13-10-01



GENERAL NOTES

1. RE SHEET 000-02 FOR GENERAL SYMBOLLOGY LEGEND AND ARCHITECTURAL-SPECIFIC LEGENDS / ABBREVIATIONS.
2. RE SHEET 000-01 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.



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PROJECT TITLE
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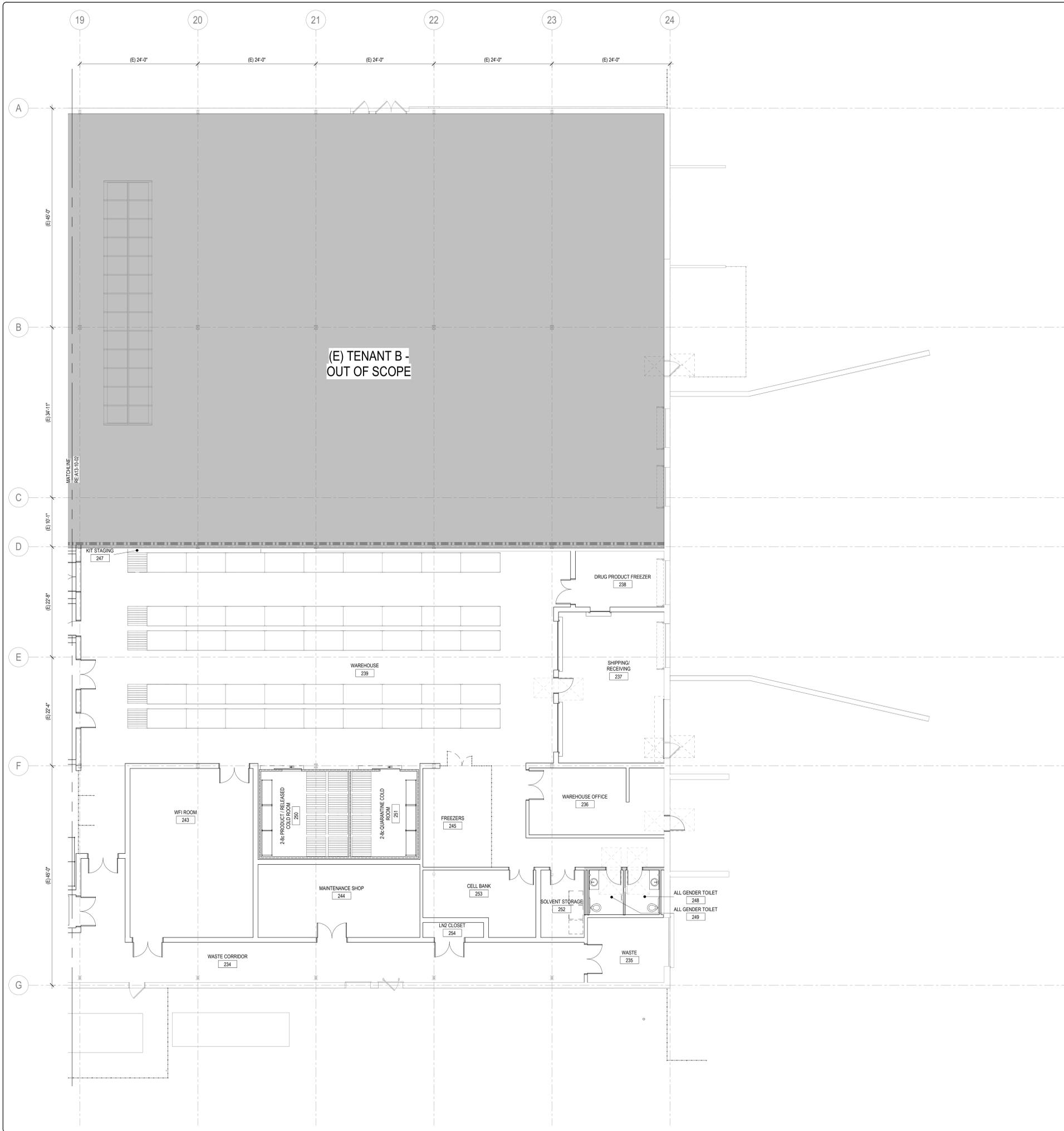


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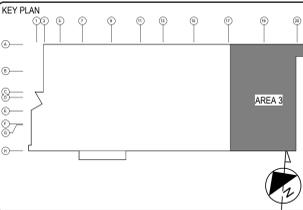
DRAWING TITLE
PHASE 2 - ARCHITECTURAL ENLARGED FLOOR PLAN LEVEL 1 - AREAS 2, 3 & 5

DRAWING NUMBER
A13-10-02



GENERAL NOTES

1. RE SHEET 000-02 FOR GENERAL SYMBOLLOGY LEGEND AND ARCHITECTURAL SPECIFIC LEGENDES / ABBREVIATIONS.
2. RE SHEET 000-01 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.



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PROJECT TITLE
**AVID BIOPHARMACEUTICAL
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 3030 AIRWAY AVENUE, COSTA MESA, CA 92626

REV	BY	DATE	DESCRIPTION
1	ER	23DEC21	ISSUED FOR CONDITIONAL USE PERMIT

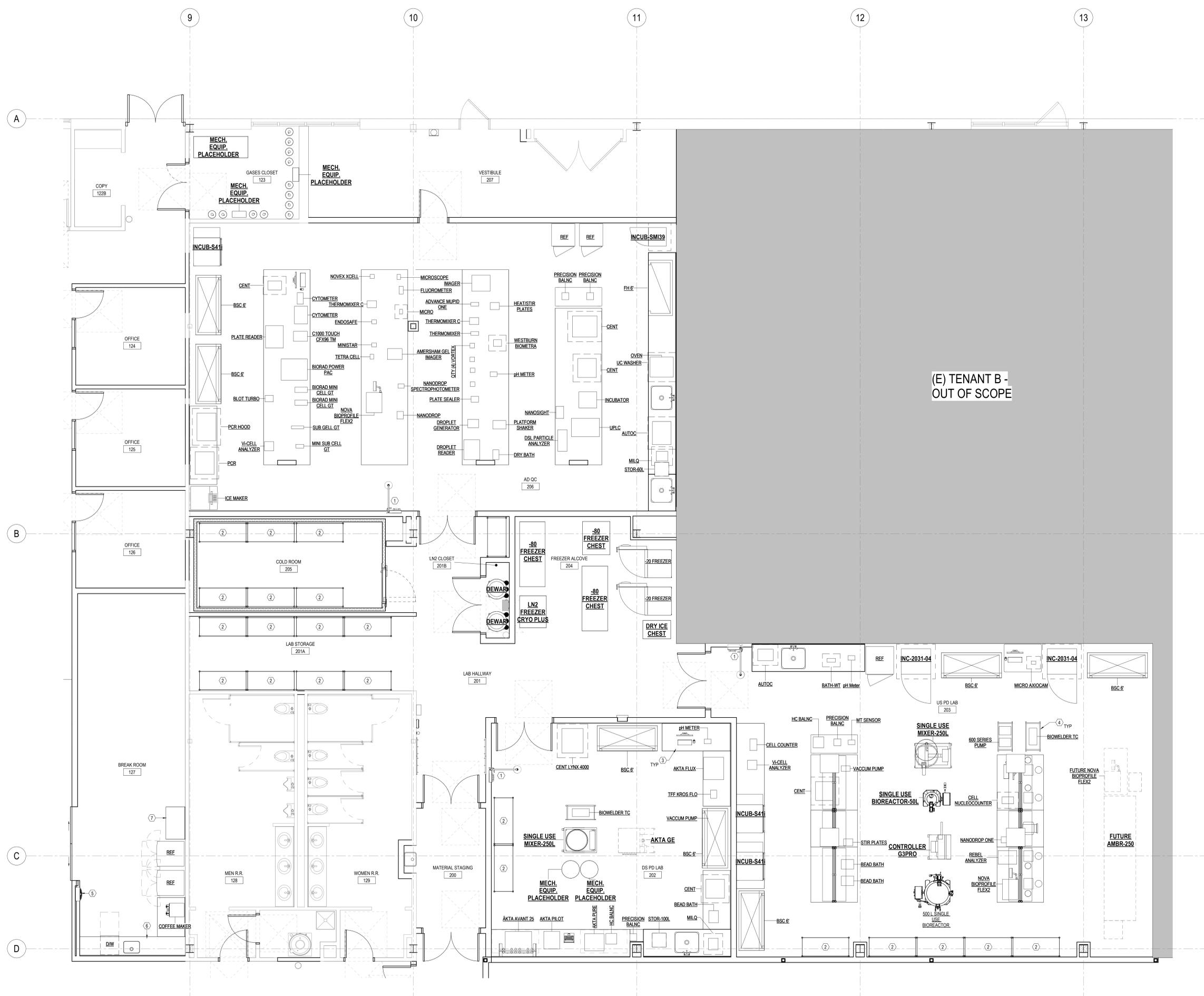


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DRAWING TITLE
**PHASE 2 - ARCHITECTURAL
 ENLARGED FLOOR PLAN
 LEVEL 1 - AREA 4 / WAREHOUSE**

DRAWING NUMBER
A13-10-04



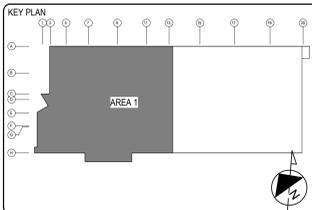
(E) TENANT B -
OUT OF SCOPE

GENERAL NOTES

1. RE SHEET 000-02 FOR GENERAL SYMBOLLOGY LEGEND AND ARCHITECTURAL SPECIFIC LEGENDS / ABBREVIATIONS.
2. RE SHEET 000-01 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.

SHEET NOTES

1. BARRIER FREE, RECESSED, WALL MOUNTED COMBINATION EYEFACE WASH AND SHOWER SAFETY STATION WITH CEILING MOUNTED EXPOSED SHOWER HEAD. UNIT SHALL INCLUDE ANSI COMPLIANT SIGN.
2. 6" HIGH STAINLESS STEEL METRO WIRE SHELVING RACK.
3. STAINLESS STEEL COUNTERTOP.
4. STAINLESS STEEL MOBILE CART.
5. WATER BOTTLE FILLING STATION.
6. SOLID SURFACE COUNTERTOP AND UNDERMOUNT STAINLESS-STEEL SINK.
7. SOLID SURFACE COUNTERTOP.



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DRAWING TITLE
PHASE 1 - ARCHITECTURAL ENLARGED EQUIPMENT PLAN LEVEL 1 - AREA 1

DRAWING NUMBER
A17-10-01



EXISTING WEST ELEVATION PHOTO



EXISTING EAST ELEVATION PHOTO



EXISTING NORTH ELEVATION PHOTO



EXISTING SOUTH ELEVATION PHOTO



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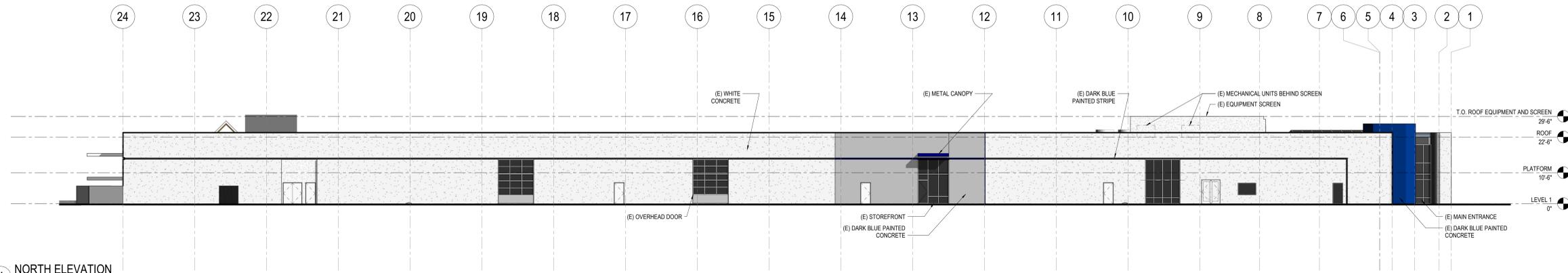
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DRAWING TITLE
**ARCHITECTURAL
 EXISTING EXTERIOR
 PHOTOS**

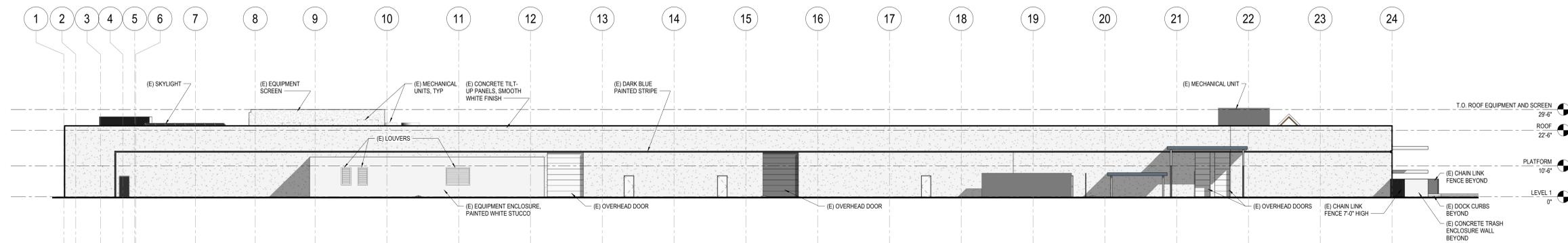
DRAWING NUMBER
A20-00

GENERAL NOTES

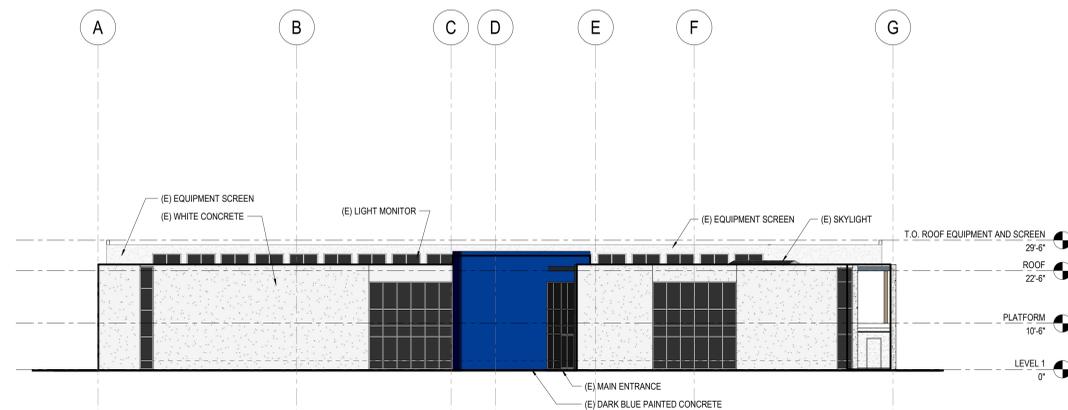
1. RE SHEET 000-02 FOR GENERAL SYMBOLLOGY LEGEND AND ARCHITECTURAL-SPECIFIC LEGENES / ABBREVIATIONS.
2. RE SHEET 000-01 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.
3. SOME COLUMN GRID LINES AND/OR LEVEL MARKERS NOT RELEVANT TO A GIVEN FACADE'S ELEVATION DRAWING MAY HAVE BEEN REMOVED FOR CLARITY.
4. FLOOR LEVEL ELEVATIONS NOTED ON ARCHITECTURAL ELEVATIONS REFER TO TOP OF FLOOR STRUCTURE OR SUB-FLOOR FINISHED FLOOR ELEVATIONS TO BE DETERMINED BASED UPON THICKNESS OF PROPOSED FLOOR FINISH.
5. ARCHITECTURAL ELEVATION DIRECTIONAL (NORTH, SOUTH, ETC.) TITLES REFER TO THEIR ASSOCIATION WITH PROJECT PLAN NORTH.



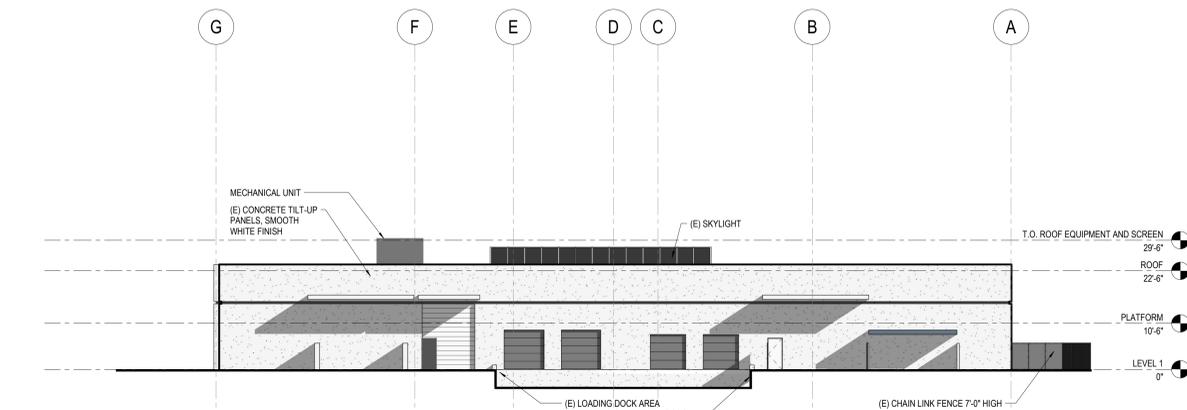
4 NORTH ELEVATION
1/16" = 1'-0"



3 SOUTH ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"



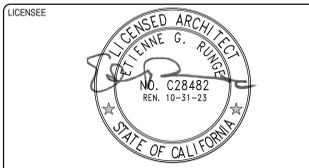
1 EAST ELEVATION
1/16" = 1'-0"



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DRAWING TITLE
ARCHITECTURAL EXISTING EXTERIOR ELEVATIONS

DRAWING NUMBER
A20-01

SITE PLAN LEGEND

SCOPE OF WORK AREAS

- EXISTING ADJACENT BUILDINGS NOT IN PROJECT SCOPE
- EXISTING LANDSCAPING TOTAL AREA OF 9,130 SQ. FT.
- EXISTING LANDSCAPING NOT IN PROJECT SCOPE

IRRIGATION ABBREVIATION

EXISTING IRRIGATION AREAS

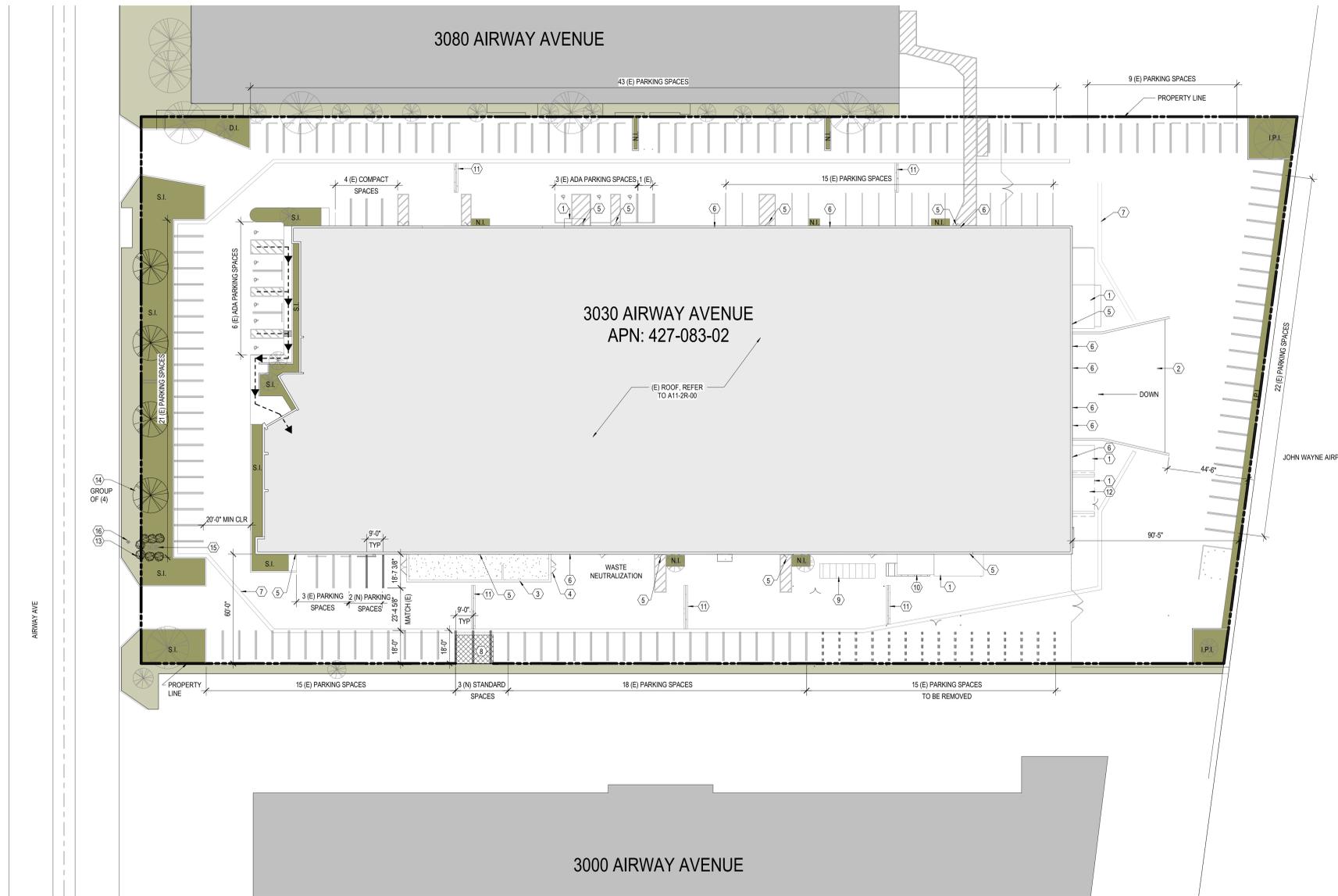
- N.I. - NON-IRRIGATED
- S.I. - SPRINKLER IRRIGATED
- D.I. - DRIP IRRIGATED
- I.P.I. - INTERMITTENT SPRINKLER IRRIGATED

GENERAL NOTES

1. RE SHEET 1-G10-06 FOR GENERAL SYMBOLS/LEGEND AND ARCHITECTURAL SPECIFIC LEGENDS/ ABBREVIATIONS.
2. RE SHEET 1-G10-01 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.
3. RE SHEET 1-A10-10-00 FOR ARCHITECTURAL SITE PLAN.

SHEET NOTES

- 1 (E) CANOPY ABOVE TO REMAIN
- 2 (E) CONC. LOADING DOCK AND RAMP
- 3 (E) EQUIPMENT ENCLOSURE
- 4 (E) METAL GATE
- 5 (E) EXTERIOR PERSONNEL DOOR
- 6 (E) EXTERIOR OVERHEAD DOOR
- 7 (E) DRAIN GUTTER
- 8 KEEP EXISTING TRANSFORMER UNTIL NEW TRANSFORMER WITH PROPER NUMBER OF CONDUITS IS INSTALLED. DEMO AND USE AS PARKING SPACES.
- 9 30 X 8 MM GENERATOR WITH 5'-0" CLEARANCE ON ALL SIDES.
- 10 PHASE 1 RENTAL GENERATOR.
- 11 (E) SPEED BUMP
- 12 (E) TRASH ENCLOSURE
- 13 NEW SHRUB PLANTING TO SCREEN (E) EQUIPMENT. PLANTS SHALL HAVE SHALLOW ROOT SYSTEMS TO AVOID DAMAGING (E) UNDERGROUND PIPES. PROVIDE ENOUGH CLEARANCE BETWEEN THE SHRUBS AND (E) EQUIPMENT FOR A PERSON TO FIT TO PERFORM MAINTENANCE SERVICE. SHRUB SPECIMEN SELECTION TO BE COORDINATED WITH THE CITY OF COSTA MESA PLANNING DEPARTMENT PRIOR TO INSTALLATION.
- 14 NEW TREE PLANTING. TREE SPECIMEN SELECTION TO BE COORDINATED WITH THE CITY OF COSTA MESA PLANNING DEPARTMENT PRIOR TO INSTALLATION.
- 15 (E) BACKFLOW PREVENTER TO REMAIN
- 16 (E) PLUMBING VALVES AND PIPING OUTSIDE OF PROPERTY LINES AND NOT IN PROJECT SCOPE.



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PROJECT TITLE
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 3030 AIRWAY AVENUE, COSTA MESA, CA 92626

REV	BY	DATE	DESCRIPTION

LICENSEE

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SHEET SIZE: 30x42	APPROVED BY: ER

DRAWING TITLE
PHASE 1 - GENERAL ARCHITECTURAL SITE AND IRRIGATION SUMMARY

DRAWING NUMBER
1-G10-01