

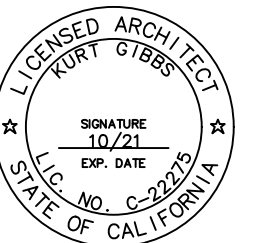
ATTACHMENT 6

2801 Harbor Blvd,
Costa Mesa,
CA 92626

Minor Tenant Improvement



Kurt Gibbs AIA
3575 Long Beach Blvd.
Long Beach CA, 90807
T: 562.981.2000
E: kurt@gibbs1934.com



Revisions:		
No.	Issue	Date
1	Client Review	22 Dec 2020
2	Client Review	4 July 2021
3	Client Review	7 July 2021
4	PC Submittal	20 Aug 2021
5	Back Check Submittal	29 Oct 2021
6	Back Check Submittal	15 Feb 2022
7	CUP Comments	23 Feb 2022

Project Number: 31020078

Date:	
File:	17 March 2022

Scale:	Scale As Noted
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Sheet Title:

Cover Sheet

Drawing Number:

A0.00

A9.00	Interior Details	<u>ARCHITECTURAL</u>	
A9.01	ADA Details	A0.00	Cover Sheet
A9.02	ADA Details	A1.00	Radius Map
		A1.01	Site Plan
		A2.00A	Existing Floor Plan
		A2.00b	Demolition Plan
		A2.01	Floor Plan
		A3.01	Elevations
		A4.01	ADA Interior Elevations
		A8.01	Assemblies
		A8.02	Assemblies

Drawing List	4b
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Project Scope:
Work shall include but not limited to the following:

- minor remodel of existing facility

Area of Work: 2,423 SF

	Scope Of Work	4a
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OWNER: GREEN CONSULTING PARTNERS
23 CORPORATE PLAZA DR#150,
NEWPORT BEACH, CA 2660
TEL. (619) 955 9433
CONTACT: NORM YOUSIF

ARCHITECT: GIBBS ARCHITECTS
3575 LONG BEACH BLVD.
LONG BEACH, CA 90807
TEL: (562) 981-2000
CONTACT: KURT GIBBS

	Project Team	3
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Site Address	2801 Harbor Boulevard, Costa Mesa, CA
Zip	92626
Assessor Parcel No. (APN)	139-304-12
Zoning	C2
Land Use	General Commercial
Lot Size	17,313 SF
Landscaped Area	3,703 SF

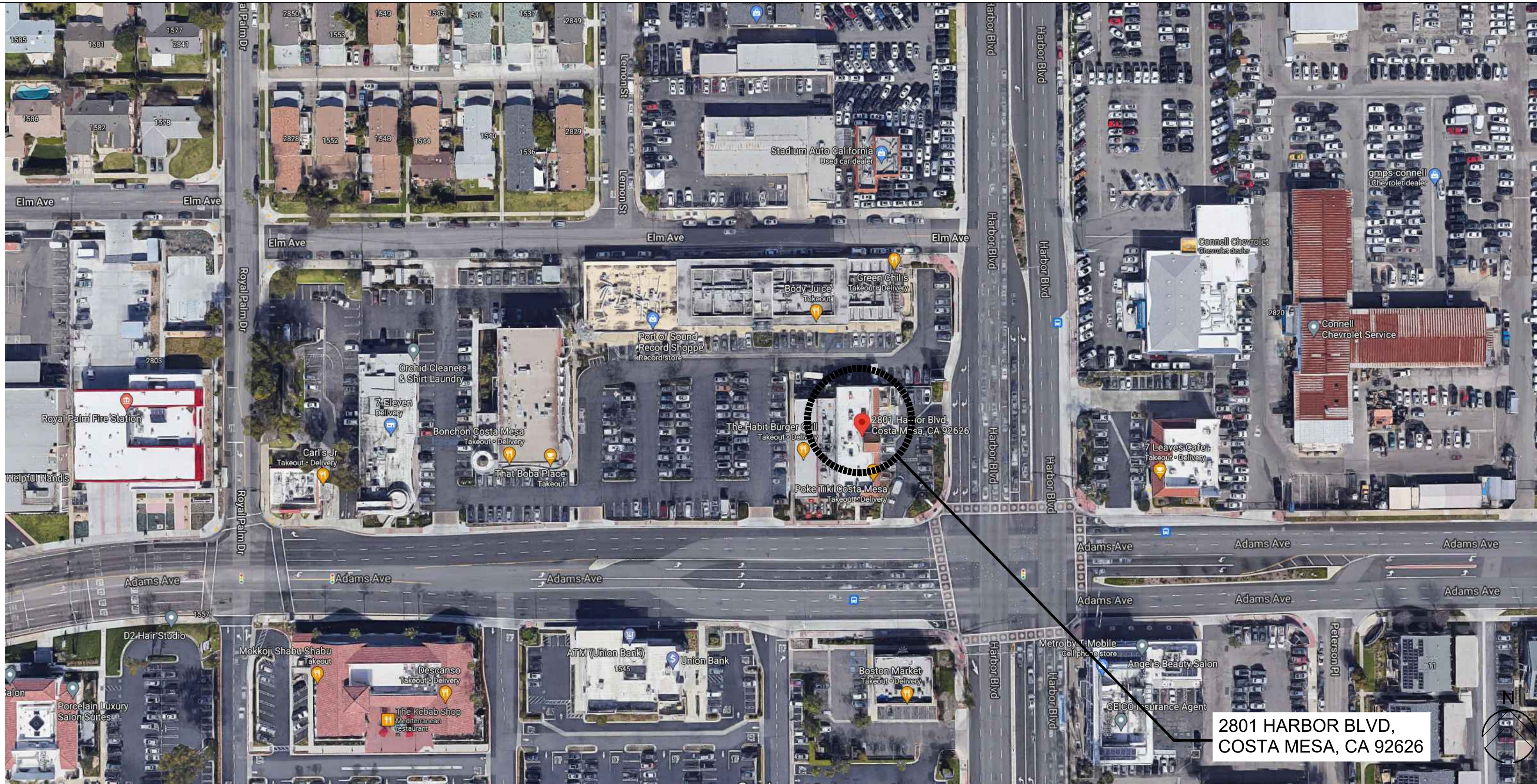
Project Information	2
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Occupancy	Retail
Zoning	C2-1VL
Existing Land Use	General Commercial
Construction Type	Type V
Number of Stories	One Story
Sprinklered	Yes

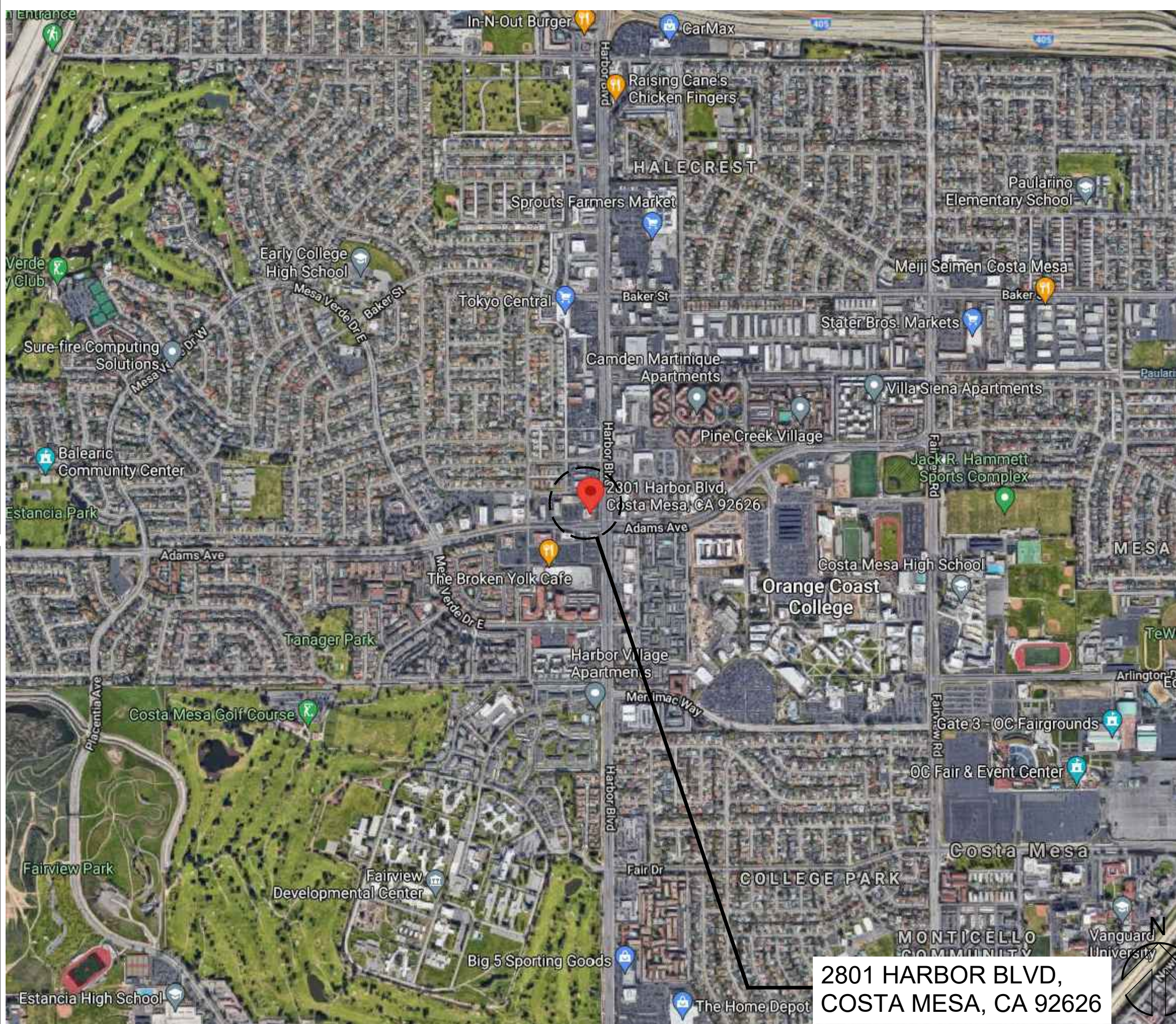
	Occupancy / Zoning	1A
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2020 California Building Code

Applicable Building Code Information	1
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Site Map	13
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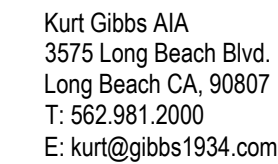
Vicinity Map 13



Render	5
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Applicable Building Code Information	1
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7 March 2022

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Radius Map

Drawing Number:

A1.00

- NO SENSITIVE USE WITHIN 1,200 FEET OF THE PROPOSED LOCATION.

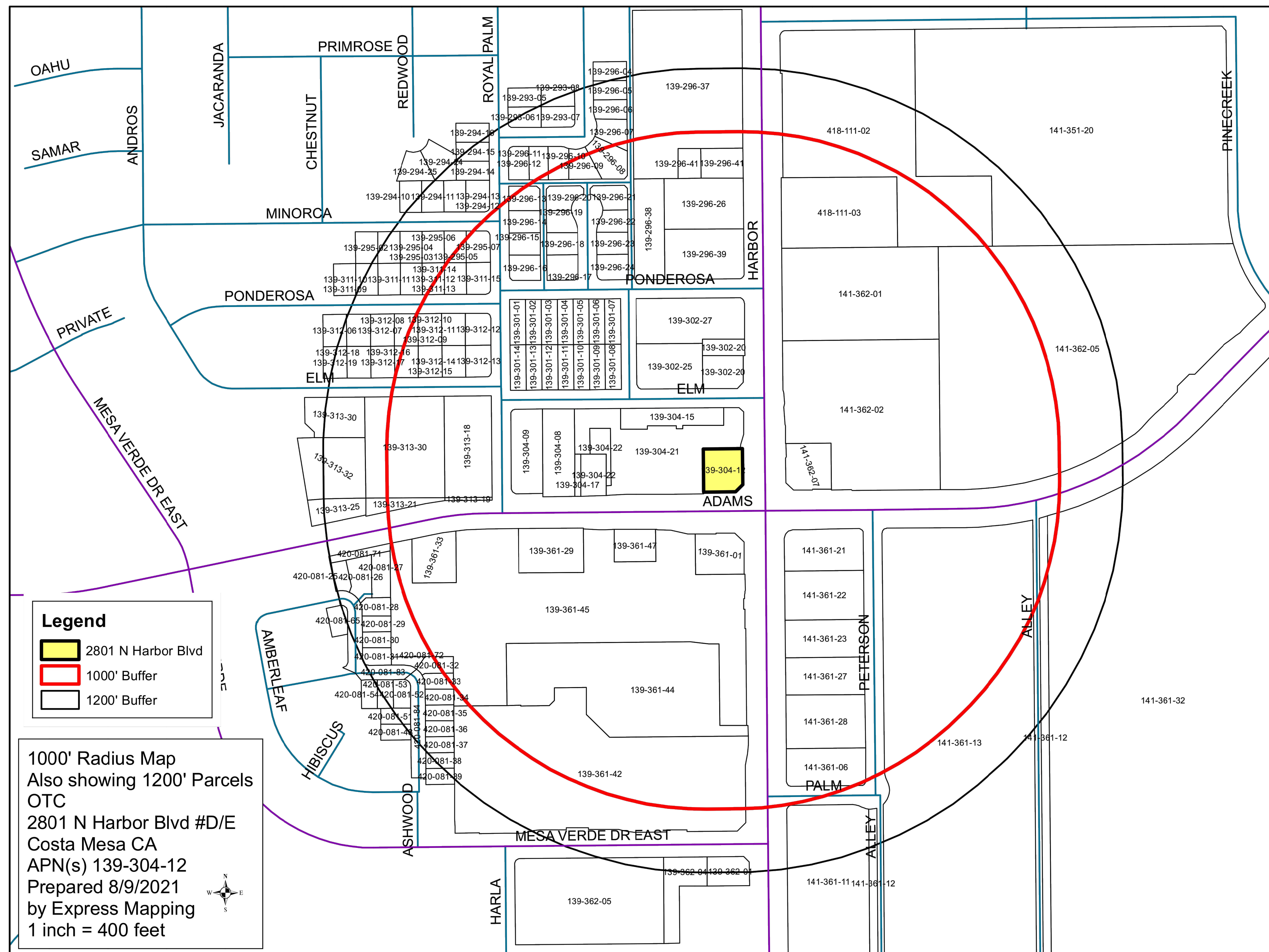
Draft Separation Distance Map

Legend:

- Sensitive Uses
- Sensitive Uses 1000ft Buffer
- Youth Centers
- Youth Center 600ft Buffer
- Commercially Zoned Sites - 1,195

Disclaimer: The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies. Please note that the determination of a site's eligibility will only be determined once a request has been made and the potential eligibility calculated based on current distribution of sensitive uses.

Sources: City of Costa Mesa business license records; Department of Health Care Services (DHCS); Department of Social Services (DSS)



LEGEND:

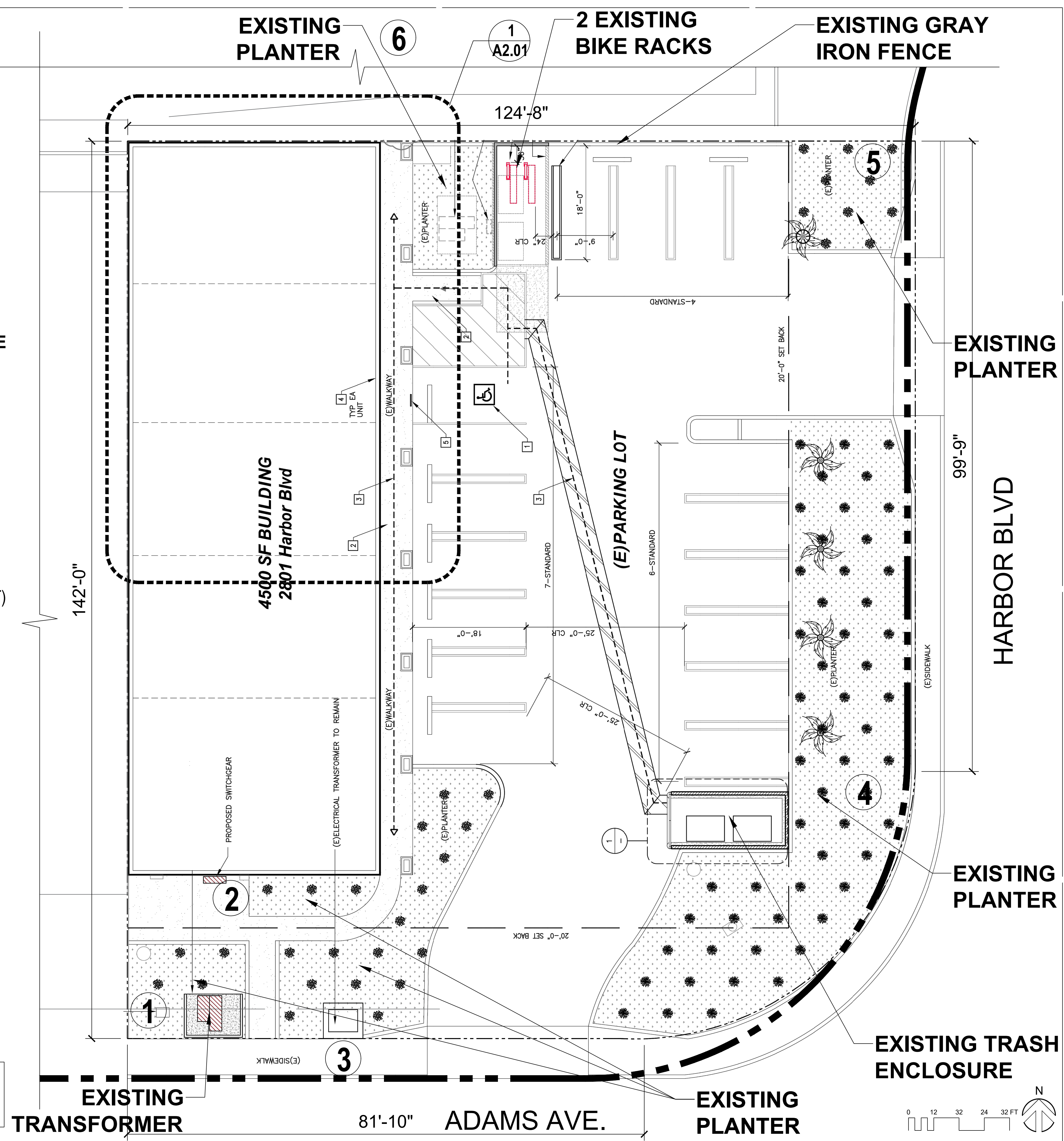
- WOOD CHIP MULCH
- Echeveria Curly Locks
- Agave Blue Flame
- Areaceae Palm Trees

EXISTING LANDSCAPE SUMMARY: LOT SIZE 17,313 SF
LANDSCAPE PERCENTAGE 3,703 / 17,313 = 0.21 21%
TOTAL LANDSCAPED AREA 3,703 SF

SITE SUMMARY
PARKING EXISTING 16 STANDARD 1 ACCESSIBLE 2 BICYCLE RACK (1 BICYCLE RACK AS PARKING SPACE CREDIT) 18 SPACES PROVIDED
TOTAL

SQUARE FOOTAGE
SUITE C 800 SF
SUITE D 800 SF
SUITE E 800 SF
TOTAL LICENSED PREMISE 2,400 SF

THE ENVELOPE, OR SPACE CONDITIONING, LIGHTING, ELECTRICAL POWER DISTRIBUTION AND WATER HEATING SYSTEMS ARE NOT BEING ALTERED.

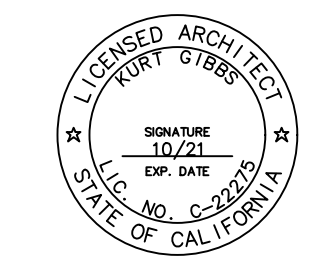


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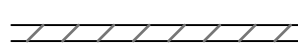
Scale: Scale As Noted

Sheet Title: Site Plan

Drawing Number: A1.01

17. HEATING, VENTILATING AND AIR-CONDITIONING 17.1. HVAC UNIT PER MECHANICAL CONTRACTOR 17.2. SUPPLY AIR REGISTER MECHANICAL CONTRACTOR 17.3. RETURN AIR REGISTER MECHANICAL CONTRACTOR 17.4. 8" KITCHEN HOOD EXHAUST 17.5. BATHROOM EXHAUST FAN PER MECHANICAL CONTRACTOR 17.6. 8" DIAMETER EXTERIOR EXHAUST FAN MECHANICAL CONTRACTOR 17.7. CUSTOM EXTERIOR EXHAUST S.S. VENT REGISTER 17.8. HVAC AIR DUCTS PER MECHANICAL CONTRACTOR 17.9. EXISTING FAU 18. ELECTRICAL 18.1. EXISTING RELOCATED DOWNLIGHT 18.2. EXISTING RELOCATED RECESSED GENERAL LIGHT 18.3. EXHAUST FAN TO VENT 18.4. ODOR CONTROL UNIT - AIR MEDIC PRO 6 18.5. EXTERIOR LIGHT PER ELECTRICAL CONTRACTOR 18.6. INTERIOR LIGHT 18.7. ELECTRICAL DATA OUTLET(S) PER ELECTRICAL CONTRACTOR 18.8. LIGHT SWITCH PER ELECTRICAL CONTRACTOR 18.9. MOTOR CONTROL CENTER PER ELECTRICAL CONTRACTOR 19. ELECTRONIC SAFETY AND SECURITY 19.1. SMOKE ALARM / CARBON MONOXIDE ALARM 19.2. WALL MOUNTED MOTION SENSOR 19.3. EMERGENCY EXIT LIGHT 19.4. SECURITY ALARM KEYPAD 20. EARTHWORK 20.1. APPROVED COMPACT FILL PER GEO & SOILS REPORT 21. EXTERIOR IMPROVEMENTS 21.1. PARKING STALL STRIPING AS INDICATED 21.2. FLOW-THRU PLANTERS PER CIVIL DRAWINGS 21.3. SECURITY GATE PER SCHEDULE & DETAIL 21.4. SECURITY STEEL FENCE 21.5. EXTERIOR AREA DRAINS PER SPECIFICATIONS, SEE PLUMBING & CIVIL DRAWINGS FOR PIPING 21.6. S. D. CATCH BASIN PER CIVIL DRAWINGS 21.7. TRENCH DRAIN PER CIVIL DRAWINGS 21.8. SUMP PUMP AND VAULT PER CIVIL DRAWINGS 22. UTILITIES 22.1. (N) WATER METER PER CIVIL DRAWINGS 22.2. (N) GAS METER PER CIVIL DRAWINGS 22.3. BACKFLOW PREVENTOR PER CIVIL DRAWINGS 22.4. IRRIGATION BACKFLOW PREVENTOR PER LANDSCAPE DRAWINGS 22.5. DOMESTIC WATER BACKFLOW PREVENTOR PER CIVIL DRAWINGS		NOTE: ITEM IDENTIFIED ARE TYPICAL TO ALL LIKE ITEMS UNLESS NOTED OTHERWISE. 1. GENERAL REQUIREMENTS 2. NOT USED 3. CONCRETE 3.1. CONC. SLAB ON GRADE 3.2. CONC. TOPPING SLAB 3.3. CONC. DECK (E) 3.4. CONC. WALL 3.5. CONC. COLUMNS 3.6. CONC. MAT FOUNDATION 3.7. CONC. FOOTING 3.8. CONC. STAIR 3.9. CONC. PAVING PER CIVIL DRAWINGS 3.10. CONC. SIDEWALK PER CIVIL DRAWINGS 3.11. CONC. PLANTERS PER DSP DRAWINGS 3.12. COMPACT FILL DRAWINGS 4. MASONRY 4.1. CMU WALL & SPECIFICATIONS 4.2. NON - BEARING CMU FENCE WALL @ P.L. 5. METALS 5.1. STEEL COLUMN EXISTING WITH 2 HOUR INTUMESCENT PAINT 5.2. STEEL BEAM EXISTING 5.3. HSS POST 5.4. HSS BEAM 5.5. HSS STRINGER 5.6. STEEL CHANNEL STRINGER 5.7. HSS RAIL POST 5.8. HSS PIPE 5.9. WALL MOUNTED PIPE RAIL 5.10. 18 G. A. S.S. BACK-SPLASH FULL HEIGHT 5.11. 18 G. A. S.S. FLASHING @ WALL BASE 5.12. 16 G. A. GSM FASCIA COVER - PTD. TYP. 5.13. STL WINDOW BOX WITH CLEAR SEAL 6. WOOD AND PLASTICS 6.1. WOOD POST 6.2. WOOD BEAM 6.3. WOOD WALL FRAME 6.4. WOOD SHEAR PANEL 6.5. WOOD JOIST FLOOR FRAMING 6.6. PLYWOOD FLOOR SHEATHING 6.7. WOOD JOIST ROOF FRAMING 6.8. PLYWOOD ROOF SHEATHING 6.9. WOOD STRINGER 6.10. WOOD VENEER WALL PANEL 6.11. 2X BLOCKING 6.12. 2X FURRING WALL 6.13. WOOD WALL BASE 6.14. WOOD VENEER CABINETS / SHELVES 6.15. S.S. LAM COUNTER TOP 7. THERMAL MOISTURE PROTECTION 7.1. NOT USED 7.2. INSULATION & SPECIFICATIONS 7.3. W.P. MEMBRANE 7.4. (2) LAYERS #15 BUILDING PAPER, TYPICAL 7.5. CLASS "A" ROOFING & SPECIFICATIONS 7.6. ACRYLIC COOL ROOF PER SPECIFICATIONS 7.7. S.S. DOWNSPOUT AND CONDUCTOR HEAD , PTD. 7.8. S.S. INTEGRAL GUTTER 7.9. S.S. OVERFLOW SCUPPER 7.10. S.S. CORING, PTD. 7.11. S.S. FLASHING W/ GSM CLIP @ 24" O.C. 7.12. ROOF DRAIN PER SPECIFICATIONS & DETAIL 7.13. ROOF OVERFLOW DRAIN 7.14. PROVIDE CAULKING PER SPECIFICATIONS 7.15. CLEAR WATER - REPELLENT COATING AT CMU WALL EXT. FACE 8. OPENINGS 8.1. ALUMINUM WINDOW - REPLACE EXISTING 8.2. ALUMINUM STOREFRONT WINDOW, TYPICAL 8.3. H.M. WINDOW 8.4. H.M. DOOR & FRAME 8.5. RATED STEEL DOOR & FRAME 8.6. RATED WOOD DOOR & FRAME 8.7. EXISTING EXIT DOOR 8.8. ALUMINUM STOREFRONT DOOR 8.9. INTERIOR WOOD DOOR 8.10. CRL STEW363A SATIN ANODIZED BULLET RESISTANT 34" HIGH - 36" WIDE EXTERIOR WINDOW WITH SPEAK-THRU AND SHELF WITH DEAL TRAY FOR WALLS 4-7/8" THK 8.11. DOOR HARDWARE SET 8.12. SKYLIGHT 8.13. WEATHER STRIPPING 9. FINISHES 9.1. 7/8" INTEGRAL COLOR EXTERIOR / INTERIOR CEMENT PLASTER W/ PAPERBACKED MATERIAL LATH. 9.2. METAL STUD FRAMING 9.3. METAL STUD BLOCKING 9.4. 5/8" TYPE "X" GYPSUM BOARD, TYPICAL U.N.O. 9.5. INTERIOR PAINT - WASHABLE 9.6. 2'-0" x 8'-0" HONEYCOMB BLACK TILE SLATWALL PANEL W/ 6" GROOVES ON CENTER 9.7. 2'-0" x 8'-0" WAVE SLATWALL PANEL W/ 6" GROOVES ON CENTER 9.8. (2) LAYERS OF 5/16" CEM-CLAD CEMENT BOARD PANELS BY "ARCHITECTURAL PRODUCTS" OR EQUAL 9.9. FLOOR TILES PER FINISH SCHEDULE 9.10. HARDWOOD FLOOR 9.11. 4" VINYL WALL COVE BASE - WASHABLE 9.12. 5/8" DENS DECK ROOF BOARD AT PARAPET 9.13. EXTERIOR DECKING 9.14. 24" x 24" x 5/8" ACOUSTIC CEILING TILE - WASHABLE 9.15. SLIP RESISTANT CONCRETE SEALER 10. SPECIALTIES 10.13. MIRROR 10.14. TEMPERED GLASS RAIL SYSTEM 10.15. S.S. CUSTOM MAIL SLOT @ EXTERIOR WALL 10.16. CLOSET 10.17. CLOSET ROD & SHELF 10.18. TOILET PAPER ROLL HOLDER PER ACCESSORY 10.19. TEMPERED FRAMELESS SHOWER GLASS 10.20. TOWEL BAR PER ACCESSORY SCHEDULE 10.21. TOWEL HOOK PER ACCESSORY SCHEDULE 11. EQUIPMENT 11.1. 48" RETAIL DISPLAY CASE WITH SIDE LED LIGHTS AND SLIDING DOOR WITH KEY 11.2. BLACK 11.2. 54" TWO DOOR COMMERCIAL REFRIGERATOR 11.3. HYOSUNG - HALO II ATM 11.4. CCTV CAMERA 11.5. GARBAGE DISPOSAL 11.6. DISHWASHER 11.7. 48" AIR CURTAIN MERCHANDISER MULTIDECK OPEN CHILLER 11.8. 85" LED TV 11.9. OVERHEAD CABINET 11.10. STEAM PER EQUIPMENT SCHEDULE 11.11. WASHER 11.12. DRYER 11.13. ICE MAKER 12. FURNISHINGS 12.1. WINDOW TREATMENT BY SPECIALTY CONTRACTOR 12.2. WINDOW SHADES 13. SPECIAL CONSTRUCTION 13.1. SCREEN WALL PANEL 13.2. NOT USED 13.3. AUTOMATIC POOL COVER PER SPECIFICATIONS 13.4. BUILT-IN STEAM BATH PER SPECIFICATIONS 14. CONVEYING EQUIPMENT 14.1. ELEVATOR PER SPECIFICATIONS 15. FIRE SUPPRESSION 15.1. FIRE SPRINKLER SYSTEM PER PLANS 15.2. FIRE SPRINKLER MAIN PER PLANS 15.3. FIRE ALARM MAIN PER PLANS 16. PLUMBING 16.1. S.S. SINK 16.2. FAUCET @ KITCHEN SINK 16.3. LAVATORY SINK 16.4. FAUCET AT LAVATORY 16.5. SINK - UTILITY 16.6. SINK - JANITOR 16.7. TOILET - LOW FLOW 16.8. URINAL - WALL MOUNTED 16.9. BIDET - WALL MOUNTED 16.10. BATH TUB 16.11. FAUCET AT TUB 16.12. SHOWER RECEPTOR 16.13. SHOWER FAUCET 16.14. SHOWER HEAD 16.15. WATER HEATER 16.16. NOT USED 16.17. PLUMBING VENT	
Notes	16		

LEGEND:

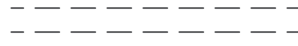


NEW WALL

6.3



EXISTING WALL TO REMAIN



EXISTING TO BE REMOVED

NOTES:

- PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN IBC SECTION 714.
- ENTRANCES AND WINDOWS MUST BE ILLUMINATED DURING EVENING HOURS.
- FLOORS, WALLS, AND CEILINGS MUST BE OF A NON-ABSORBENT CLEANABLE MATERIAL AND FINISH.
- CAMERAS AND SURVEILLANCE SYSTEMS MUST MEET CITY REQUIREMENTS.
- EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.

- SECURITY GATES. SECURED AUTOMATED VEHICLE GATES OR ENTRIES SHALL UTILIZE A COMBINATION OF A TOMAR STROBESWITCH™, OR APPROVED EQUAL, AND AN APPROVED KNOX KEY ELECTRIC SWITCH WHEN REQUIRED BY THE FIRE CODE OFFICIAL. SECURED NON-AUTOMATED VEHICLE GATES OR ENTRIES SHALL UTILIZE AN APPROVED PADLOCK OR CHAIN (MAXIMUM LINK OR LOCK SHACKLE SIZE OF ¼ INCH) WHEN REQUIRED BY THE FIRE CODE OFFICIAL.

- GATE ARMS SECURING PARKING LOTS AND PARKING STRUCTURES SHALL BE EQUIPPED WITH A FIRE DEPARTMENT APPROVED DUAL-KEYED KNOX KEY ELECTRIC SWITCH. WHEN ACTIVATED, THE ARM OR ARMS SHALL OPEN TO ALLOW FIRE AND LAW ENFORCEMENT ACCESS.

- APPROVED SECURITY GATES SHALL BE A MINIMUM OF 14 FEET IN UNOBSTRUCTED DRIVE WIDTH ON EACH SIDE WITH GATE IN OPEN POSITION.

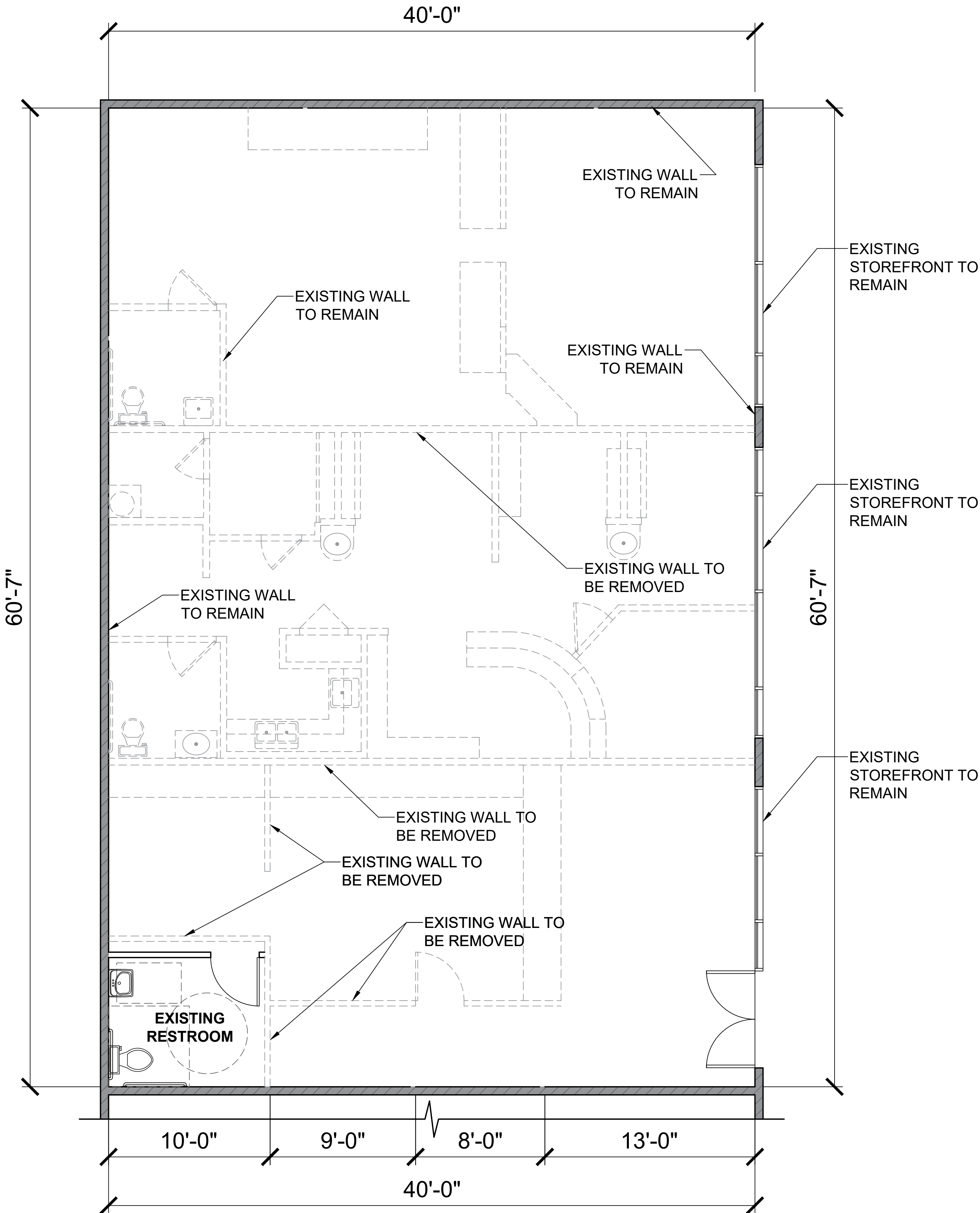
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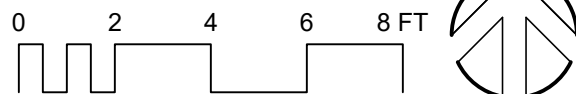
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- ADD NEW SUBSECTION 506.3, HEIGHT, TO READ AS FOLLOWS:

- THE NOMINAL HEIGHT OF KNOX LOCK BOX INSTALLATIONS SHALL BE 5 FEET ABOVE GRADE.



THE ENVELOPE, OR SPACE CONDITIONING, LIGHTING, ELECTRICAL POWER DISTRIBUTION AND WATER HEATING SYSTEMS ARE NOT BEING ALTERED.



Demolition Plan

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

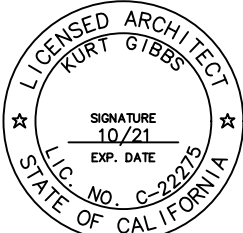
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A2.00B

- ITEM IDENTIFIED ARE TYPICAL TO ALL LIKE ITEMS UNLESS NOTED OTHERWISE.
- 1. GENERAL REQUIREMENTS
 - 2. NOT USED
 - 3. CONCRETE
 - 3.1. CONC. SLAB ON GRADE
 - 3.2. CONC. TOPPING SLAB
 - 3.3. CONC. DECK (E)
 - 3.4. CONC. WALL
 - 3.5. CONC. COLUMNS
 - 3.6. CONC. MAT FOUNDATION
 - 3.7. CONC. FOOTING
 - 3.8. CONC. STAIR
 - 3.9. CONC. PAVING PER CIVIL DRAWINGS
 - 3.10. CONC. SIDEWALK PER CIVIL DRAWINGS
 - 3.11. CONC. PLANTERS PER DSP DRAWINGS
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 - 4. MASONRY
 - 4.1. CMU WALL & SPECIFICATIONS
 - 4.2. NON - BEARING CMU FENCE WALL @ P.L.
 - 5. METALS
 - 5.1. STEEL COLUMN EXISTING WITH 2 HOUR INTUMESCENT PAINT
 - 5.2. STEEL BEAM EXISTING
 - 5.3. HSS POST
 - 5.4. HSS BEAM
 - 5.5. HSS STRINGER
 - 5.6. STEEL CHANNEL STRINGER
 - 5.7. HSS RAIL POST
 - 5.8. HSS PIPE
 - 5.9. WALL MOUNTED PIPE RAIL
 - 5.10. 18 G.A. S.S. CLACK-SPLASH FULL HEIGHT
 - 5.11. 18 G.A. S.S. FLASHING @ WALL BASE
 - 5.12. 16 G.A. GSM FASCIA COVER - PTD. TYP.
 - 5.13. STL WINDOW BOX WITH CLEAR SEAL
 - 6. WOOD AND PLASTICS
 - 6.1. WOOD POST
 - 6.2. WOOD BEAM
 - 6.3. WOOD WALL FRAME
 - 6.4. WOOD SHEAR PANEL
 - 6.5. WOOD JOIST FLOOR FRAMING
 - 6.6. PLYWOOD FLOOR SHEATHING
 - 6.7. WOOD JOIST ROOF FRAMING
 - 6.8. PLYWOOD ROOF SHEATHING
 - 6.9. WOOD STRINGER
 - 6.10. WOOD VENEER WALL PANEL
 - 6.11. 2X BLOCKING
 - 6.12. 2X FURRING WALL
 - 6.13. WOOD WALL BASE
 - 6.14. WOOD VENEER CABINETS / SHELVES

- Notes | 16

NEW WALL 6.3

EXISTING WALL TO REMAIN

EXISTING TO BE REMOVED

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- ADD NEW SUBSECTION 506.3, HEIGHT, TO READ AS FOLLOWS

- THE NOMINAL HEIGHT OF KNOX LOCK BOX INSTALLATIONS SHALL BE 5 FEET ABOVE GRADE.



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

FILE:

A2.00A

17. HEATING, VENTILATING AND AIR-CONDITIONING 17.1. HVAC UNIT PER MECHANICAL CONTRACTOR 17.2. SUPPLY AIR REGISTER MECHANICAL CONTRACTOR 17.3. RETURN AIR REGISTER MECHANICAL CONTRACTOR 17.4. 8" KITCHEN HOOD EXHAUST 17.5. BATHROOM EXHAUST FAN PER MECHANICAL CONTRACTOR 17.6. 8" DIAMETER EXTERIOR EXHAUST FAN MECHANICAL CONTRACTOR 17.7. CUSTOM EXTERIOR EXHAUST S.S. VENT REGISTER 17.8. HVAC AIR DUCTS PER MECHANICAL CONTRACTOR 17.9. EXISTING FAU 18. ELECTRICAL 18.1. EXISTING RELOCATED DOWNLIGHT 18.2. EXISTING RELOCATED RECESSED GENERAL LIGHT 18.3. EXHAUST FAN TO VENT 18.4. ODOR CONTROL UNIT - AIR MEDIC PRO 6 18.5. EXTERIOR LIGHT PER ELECTRICAL CONTRACTOR 18.6. INTERIOR LIGHT 18.7. ELECTRICAL DATA OUTLET(S) PER ELECTRICAL CONTRACTOR 18.8. LIGHT SWITCH PER ELECTRICAL CONTRACTOR 18.9. MOTOR CONTROL CENTER PER ELECTRICAL CONTRACTOR 19. ELECTRONIC SAFETY AND SECURITY 19.1. SMOKE ALARM / CARBON MONOXIDE ALARM 19.2. WALL MOUNTED MOTION SENSOR 19.3. EMERGENCY EXIT LIGHT 19.4. SECURITY ALARM KEYPAD 20. EARTHWORK 20.1. APPROVED COMPACT FILL PER GEO & SOILS REPORT 21. EXTERIOR IMPROVEMENTS 21.1. PARKING STALL STRIPING AS INDICATED 21.2. FLOW-THRU PLANTERS PER CIVIL DRAWINGS 21.3. SECURITY GATE PER SCHEDULE & DETAIL 21.4. SECURITY STEEL FENCE 21.5. EXTERIOR AREA DRAINS PER SPECIFICATIONS. SEE PLUMBING & CIVIL DRAWINGS FOR PIPING 21.6. S.D. CATCH BASIN PER CIVIL DRAWINGS 21.7. TRENCH DRAIN PER CIVIL DRAWINGS 21.8. SUMP PUMP AND VAULT PER CIVIL DRAWINGS 22. UTILITIES 22.1. (N) WATER METER PER CIVIL DRAWINGS 22.2. (N) GAS METER PER CIVIL DRAWINGS 22.3. BACKFLOW PREVENTOR PER CIVIL DRAWINGS 22.4. IRRIGATION BACKFLOW PREVENTOR PER LANDSCAPE DRAWINGS 22.5. DOMESTIC WATER BACKFLOW PREVENTOR PER CIVIL DRAWINGS	NOTE: ITEM IDENTIFIED ARE TYPICAL TO ALL LIKE ITEMS UNLESS NOTED OTHERWISE. 1. GENERAL REQUIREMENTS 2. NOT USED 3. CONCRETE 3.1. CONC. SLAB ON GRADE 3.2. CONC. TOPPING SLAB 3.3. CONC. DECK (E) 3.4. CONC. WALL 3.5. CONC. COLUMNS 3.6. CONC. MAT FOUNDATION 3.7. CONC. FOOTING 3.8. CONC. STAIR 3.9. CONC. PAVING PER CIVIL DRAWINGS 3.10. CONC. SIDEWALK PER CIVIL DRAWINGS 3.11. CONC. PLANTERS PER DSP DRAWINGS 3.12. COMPACT FILL DRAWINGS 4. MASONRY 4.1. CMU WALL & SPECIFICATIONS 4.2. NON - BEARING CMU FENCE WALL @ P.L. 5. METALS 5.1. STEEL COLUMN EXISTING WITH 2 HOUR INTUMESCENT PAINT 5.2. STEEL BEAM EXISTING 5.3. HSS POST 5.4. HSS BEAM 5.5. HSS STRINGER 5.6. STEEL CHANNEL STRINGER 5.7. HSS RAIL POST 5.8. HSS PIPE 5.9. WALL MOUNTED PIPE RAIL 5.10. 18 G.A. S.S. BACK-SPLASH FULL HEIGHT 5.11. 18 G.A. S.S. FLASHING @ WALL BASE 5.12. 18 G.A. GSM FASCIA COVER - PTD. TYP. 5.13. STL WINDOW BOX WITH CLEAR SEAL 6. WOOD AND PLASTICS 6.1. WOOD POST 6.2. WOOD BEAM 6.3. WOOD WALL FRAME 6.4. WOOD SHEAR PANEL 6.5. WOOD JOIST FLOOR FRAMING 6.6. PLYWOOD FLOOR SHEATHING 6.7. WOOD JOIST ROOF FRAMING 6.8. PLYWOOD ROOF SHEATHING 6.9. WOOD STRINGER 6.10. WOOD VENEER WALL PANEL 6.11. 2X BLOCKING 6.12. 2X FURRING WALL 6.13. WOOD WALL BASE 6.14. WOOD VENEER CABINETS / SHELVES 6.15. S.S. LAM COUNTER TOP 7. THERMAL MOISTURE PROTECTION 7.1. NOT USED 7.2. INSULATION & SPECIFICATIONS 7.3. W.P. MEMBRANE 7.4. (2) LAYERS #15 BUILDING PAPER, TYPICAL 7.5. CLASS "A" ROOFING & SPECIFICATIONS 7.6. ACRYLIC COOL ROOF PER SPECIFICATIONS 7.7. S.S. DOWNSPOUT AND CONDUCTOR HEAD, PTD. 7.8. S.S. INTEGRAL GUTTER 7.9. S.S. OVERFLOW SCUPPER 7.10. S.S. COPING, PTD. 7.11. S.S. FLASHING W. GSM CLIP @ 24" O.C. 7.12. ROOF DRAIN PER SPECIFICATIONS & DETAIL 7.13. ROOF OVERFLOW DRAIN 7.14. PROVIDE CAULKING PER SPECIFICATIONS 7.15. CLEAR WATER - REPELLENT COATING AT CMU WALL EXT. FACE 8. OPENINGS 8.1. ALUMINUM WINDOW - REPLACE EXISTING 8.2. ALUMINUM STOREFRONT WINDOW, TYPICAL 8.3. H.M. WINDOW 8.4. H.M. DOOR & FRAME 8.5. RATED STEEL DOOR & FRAME 8.6. RATED WOOD DOOR & FRAME 8.7. EXISTING EXIT DOOR 8.8. ALUMINUM STOREFRONT DOOR 8.9. INTERIOR WOOD DOOR 8.10. CRL S 516X68A SATIN ANODIZED BULLET RESISTANT 34" HIGH - 36" WIDE EXTERIOR WINDOW WITH SPEAK-THRU AND SHELF WITH DEAL TRAY FOR WALLS 4-7/8" THK 8.11. DOOR HARDWARE SET 8.12. SKYLIGHT 8.13. WEATHER STRIPPING 9. FINISHES 9.1. 7/8" INTEGRAL COLOR EXTERIOR / INTERIOR CEMENT PLASTER W/ PAPER-BACKED MATERIAL LATH 9.2. METAL STUD FRAMING 9.3. METAL STUD BLOCKING 9.4. 5/8" TYPE "X" GYPSUM BOARD, TYPICAL U.N.O. 9.5. INTERIOR PAINT - WASHABLE 9.6. 2'-0" x 8'-0" HONEYCOMB BLACK TILE SLATWALL PANEL W/ 6" GROOVES ON CENTER 9.7. 2'-0" x 8'-0" WAVE SLATWALL PANEL W/ 6" GROOVES ON CENTER 9.8. (2) LAYERS OF 5/16" CEM-CLAD CEMENT BOARD PANELS BY "ARCHITECTURAL PRODUCTS" OR EQUAL 9.9. FLOOR TILES PER FINISH SCHEDULE 9.10. HARDWOOD FLOOR 9.11. 4" VINYL WALL COVE BASE - WASHABLE 9.12. 5/8" DENS DECK ROOF BOARD AT PARAPET 9.13. EXTERIOR DECKING 9.14. 24" x 24" x 5/8" ACOUSTIC CEILING TILE - WASHABLE 9.15. SLIP RESISTANT CONCRETE SEALER 10. SPECIALTIES 10.13. MIRROR 10.14. TEMPERED GLASS RAIL SYSTEM 10.15. S.S. CUSTOM MAIL SLOT @ EXTERIOR WALL 10.16. CLOSET 10.17. CLOSET ROD & SHELF 10.18. TOILET PAPER ROLL HOLDER PER ACCESSORY 10.19. TEMPERED FRAMELESS SHOWER GLASS 10.20. TOWEL BAR PER ACCESSORY SCHEDULE 10.21. TOWEL HOOK PER ACCESSORY SCHEDULE 11. EQUIPMENT 11.1. 48" RETAIL DISPLAY CASE WITH SIDE LED LIGHTS AND SLIDING DOOR WITH KEY - BLACK 11.2. 54" TWO DOOR COMMERCIAL REFRIGERATOR 11.3. HYOSUNG - HALO II ATM 11.4. CCTV CAMERA 11.5. GARBAGE DISPOSAL 11.6. DISHWASHER 11.7. 48" AIR CURTAIN MERCHANDISER MULTIDECK OPEN CHILLER 11.8. 85" LED TV 11.9. OVERHEAD CABINET 11.10. STEAM PER EQUIPMENT SCHEDULE 11.11. WASHER 11.12. DRYER 11.13. ICE MAKER 12. FURNISHINGS 12.1. WINDOW TREATMENT BY SPECIALTY CONTRACTOR 12.2. WINDOW SHADES 13. SPECIAL CONSTRUCTION 13.1. SCREEN WALL PANEL 13.2. NOT USED 13.3. AUTOMATIC POOL COVER PER SPECIFICATIONS 13.4. BUILT-IN STEAM BATH PER SPECIFICATIONS 14. CONVEYING EQUIPMENT 14.1. ELEVATOR PER SPECIFICATIONS 15. FIRE SUPPRESSION 15.1. FIRE SPRINKLER SYSTEM PER PLANS 15.2. FIRE SPRINKLER MAIN PER PLANS 15.3. FIRE ALARM MAIN PER PLANS 16. PLUMBING 16.1. S.S. SINK 16.2. FAUCET @ KITCHEN SINK 16.3. LAVATORY SINK 16.4. FAUCET AT LAVATORY 16.5. SINK - UTILITY 16.6. SINK - JANITOR 16.7. TOILET - LOW FLOW 16.8. URINAL - WALL MOUNTED 16.9. BIDET - WALL MOUNTED 16.10. BATH TUB 16.11. FAUCET AT TUB 16.12. SHOWER RECEPTOR 16.13. SHOWER FAUCET 16.14. SHOWER HEAD 16.15. WATER HEATER 16.16. NOT USED 16.17. PLUMBING VENT
Notes	4

NOTES:

- PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN IBC SECTION 714.

- ENTRANCES AND WINDOWS MUST BE ILLUMINATED DURING EVENING HOURS.

- FLOORS, WALLS, AND CEILINGS MUST BE OF A NON-ABSORBENT CLEANABLE MATERIAL AND FINISH.

- CAMERAS AND SURVEILLANCE SYSTEMS MUST MEET CITY REQUIREMENTS.

- EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.

- SECURITY GATES. SECURED AUTOMATED VEHICLE GATES OR ENTRIES SHALL UTILIZE A COMBINATION OF A TOMAR STROBESWITCH™, OR APPROVED EQUAL, AND AN APPROVED KNOX KEY ELECTRIC SWITCH WHEN REQUIRED BY THE FIRE CODE OFFICIAL. SECURED NON-AUTOMATED VEHICLE GATES OR ENTRIES SHALL UTILIZE AN APPROVED PADLOCK OR CHAIN (MAXIMUM LINK OR LOCK SHACKLE SIZE OF ¼ INCH) WHEN REQUIRED BY THE FIRE CODE OFFICIAL.

- GATE ARMS SECURING PARKING LOTS AND PARKING STRUCTURES SHALL BE EQUIPPED WITH A FIRE DEPARTMENT APPROVED DUAL-KEYED KNOX KEY ELECTRIC SWITCH. WHEN ACTIVATED, THE ARM OR ARMS SHALL OPEN TO ALLOW FIRE AND LAW ENFORCEMENT ACCESS.

- APPROVED SECURITY GATES SHALL BE A MINIMUM OF 14 FEET IN UNOBSTRUCTED DRIVE WIDTH ON EACH SIDE WITH GATE IN OPEN POSITION.

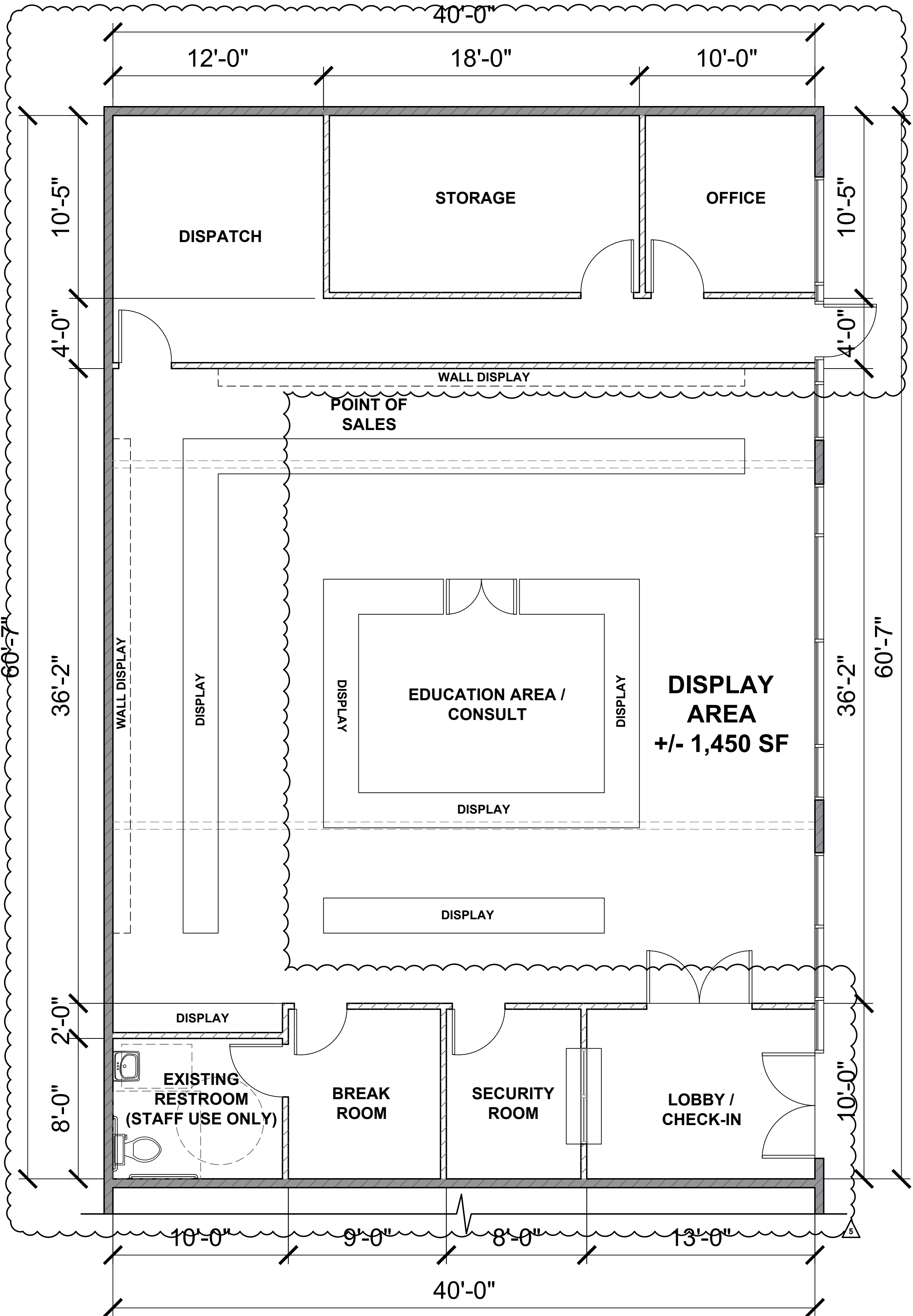
- IN THE EVENT OF A POWER FAILURE, THE GATES SHALL BE DEFAULTED OR AUTOMATICALLY TRANSFERRED TO A FAIL SAFE MODE ALLOWING THE GATE TO BE PUSHED OPEN WITHOUT THE USE OF SPECIAL KNOWLEDGE OR ANY EQUIPMENT. IF A TWO-GATE SYSTEM IS USED, THE OVERRIDE SWITCH MUST OPEN BOTH GATES.

- IF THERE IS NO SENSING DEVICE THAT WILL AUTOMATICALLY OPEN THE GATES FOR EXITING, A FIRE DEPARTMENT APPROVED KNOX ELECTRICAL OVERRIDE SWITCH SHALL BE PLACED ON EACH SIDE OF THE GATE IN AN APPROVED LOCATION.

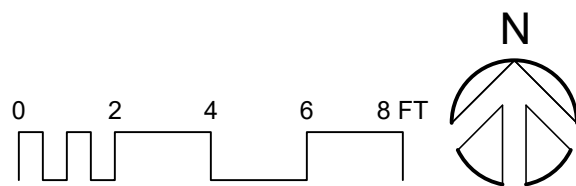
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THE ENVELOPE, OR SPACE CONDITIONING, LIGHTING, ELECTRICAL POWER DISTRIBUTION AND WATER HEATING SYSTEMS ARE NOT BEING ALTERED.



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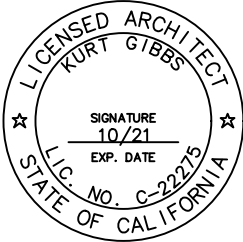
1

2801 Harbor Blvd,
Costa Mesa,
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Minor Tenant
Improvement



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Revisions:		
No.	Issue	Date
1	Client Review	22 Dec 2020
2	Client Review	4 July 2021
3	Client Review	7 July 2021
4	PC Submittal	20 Aug 2021
5	Back Check Submittal	29 Oct 2021
6	Back Check Submittal	15 Feb 2022
7	CUP Comments	23 Feb 2022

Project Number:
31020078

Date:
17 March 2022

Scale:
Scale As Noted

Sheet Title:
Floor Plan

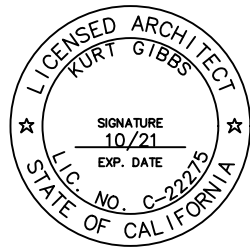
Drawing Number:
A2.01

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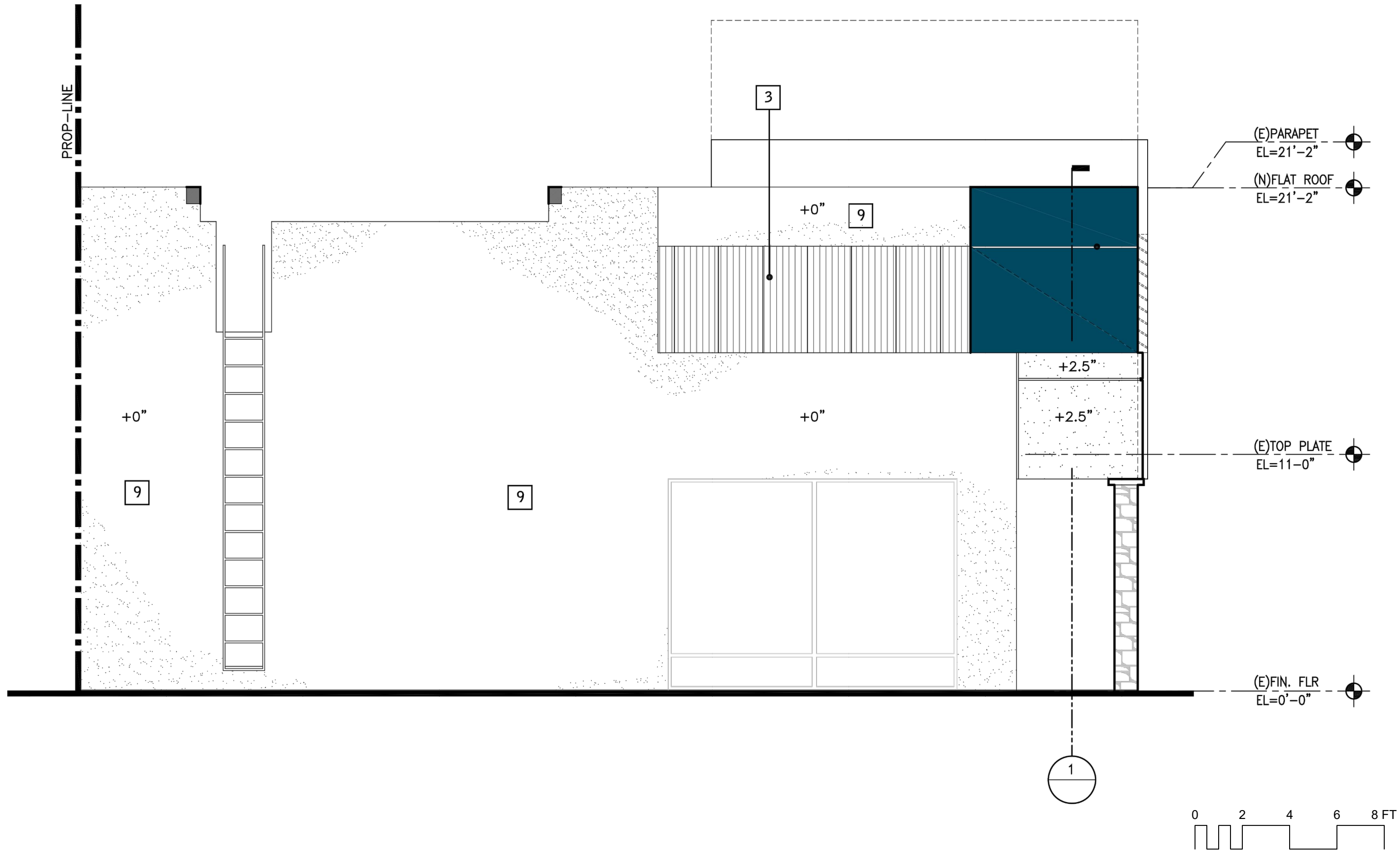
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17 March 2022

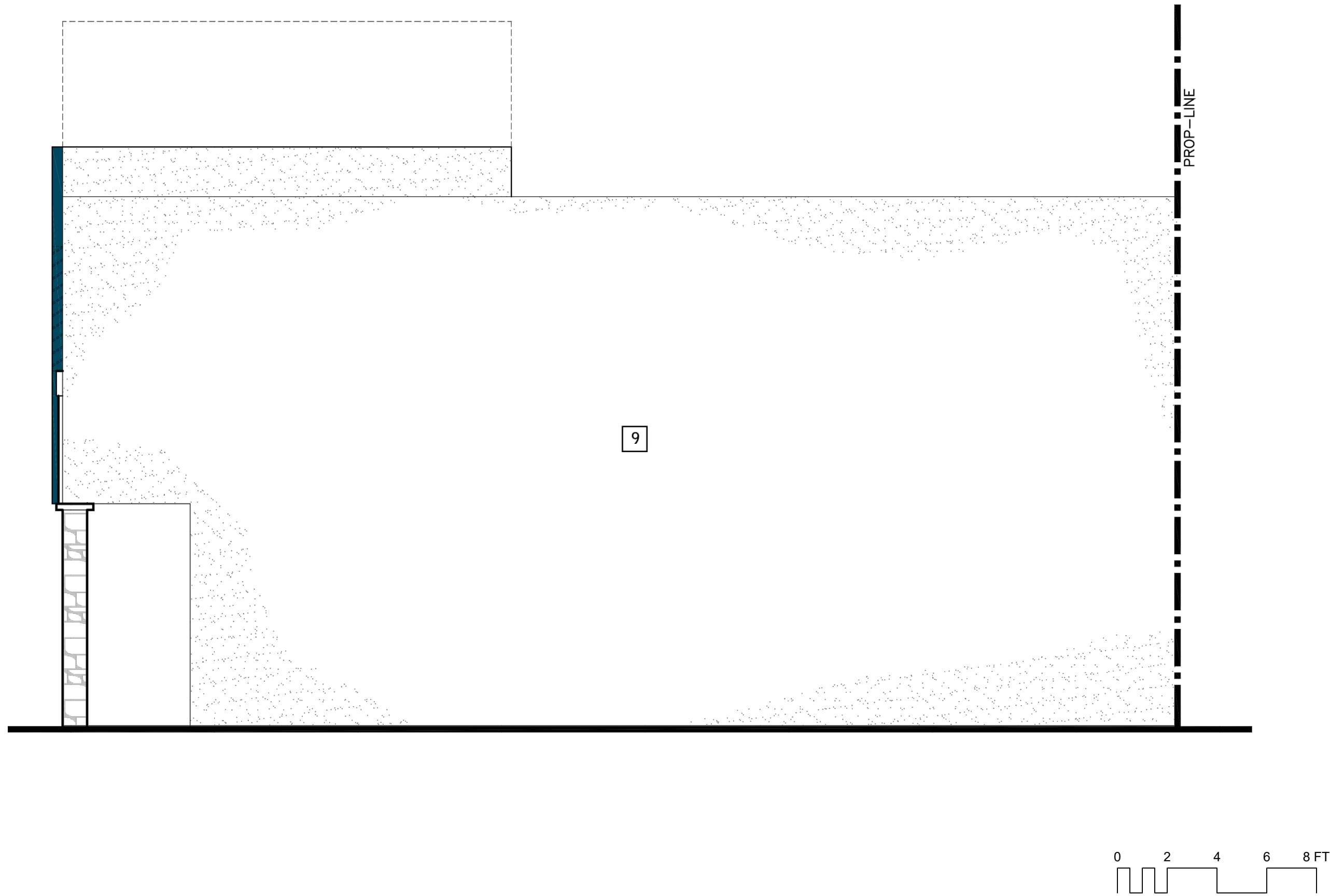
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Scale As Noted

Sheet Title:
Elevations

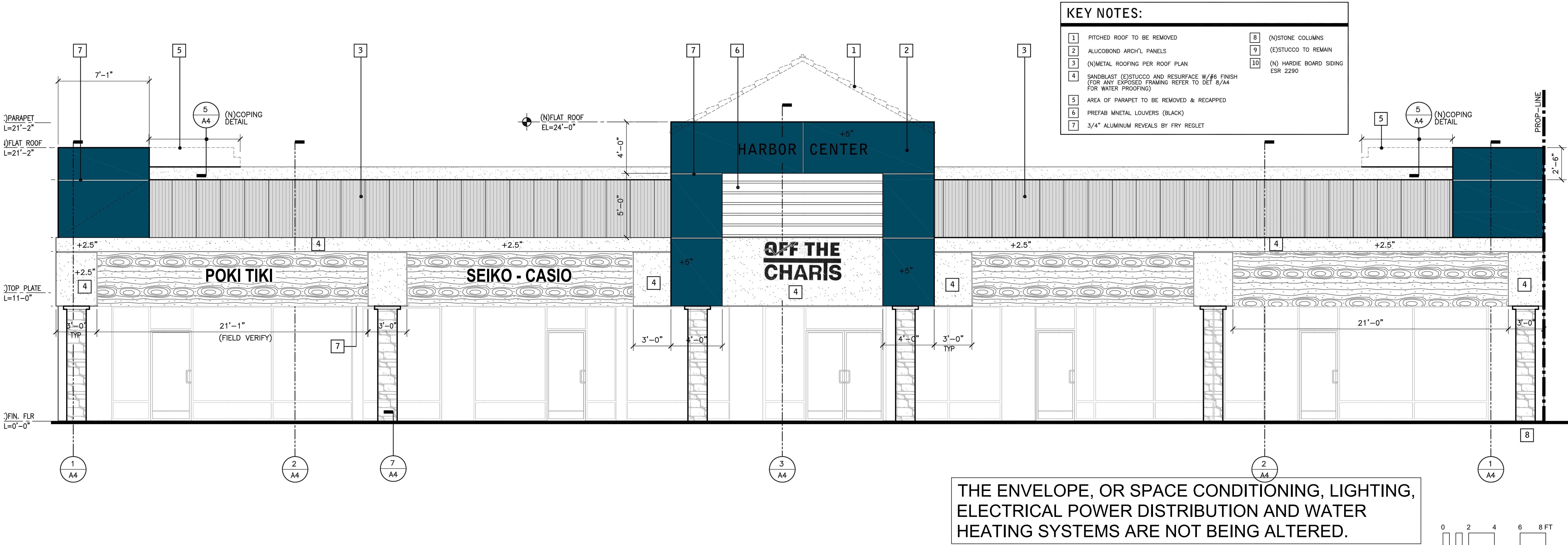
Drawing Number:
A3.01



South Elevation
SCALE: 1/4" = 1'-0"
FILE: 11



North Elevation
SCALE: 1/4" = 1'-0"
FILE: 3



East Elevation
SCALE: 1/4" = 1'-0"
FILE: 1

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HEATING SYSTEMS ARE NOT BEING ALTERED.

CREE OSQ LED PARKING LOT SHIELDED FIXTURE



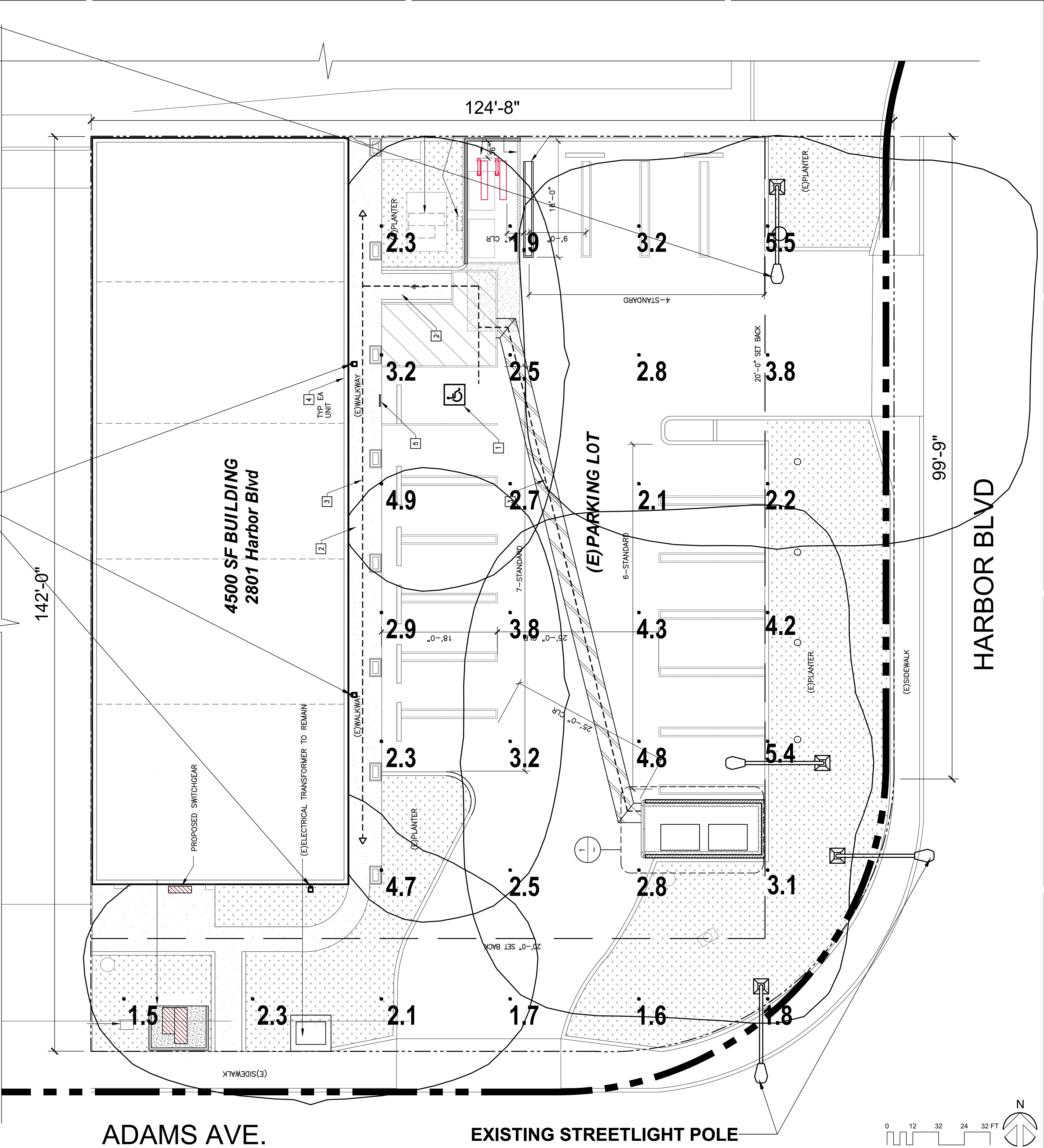
LYTEPRO16 WALLPACK



LIGHT SPILLAGE ONTO ADJACENT PROPERTIES SHALL BE LIMITED TO UP TO 0.5 FOOT CANDLE.

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	2	SA4	Single	OSQM-B-11L-40K7-4M-UL-WH
	3	WP-1	Single	LPW-16-50-NW-G3-4-2021

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOT	Illuminance	Fc	3.07	5.5	1.5	2.04	3.6

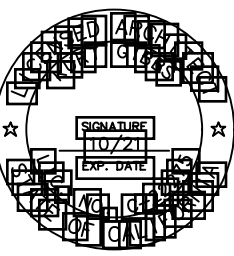


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5	Back Check Submittal	29 Oct 2021
6	Back Check Submittal	15 Feb 2022
7	CUP Comments	23 Feb 2022
8	Lighting Plan	27 June 2022

Project Number:
31020078

Date:

File:
29 June 2022

Scale:
Scale As Noted

Sheet Title:

Photometric Plan

Drawing Number:

A1.01B