



SITE LOCATION MAP

CLIENT



AVID BIOSERVICES
Where collaboration, quality and reliability meet.

CONSULTING ARCHITECT/ENGINEER



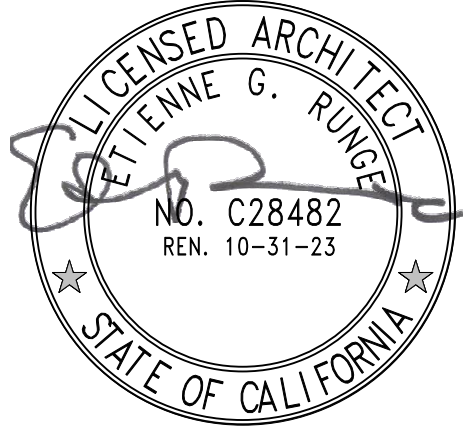
CLARK, RICHARDSON AND BISKUP
CONSULTING ENGINEERS, INC.
CRB ARCHITECTS-ENGINEERS P.C.
3207 GREY HAWK COURT
SUITE 150
CARLSBAD, CA 92010
PHONE: 760-496-3714
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PROJECT TITLE

**AVID BIOPHARMACEUTICAL
MANUFACTURING**
3030 AIRWAY AVENUE, COSTA MESA, CA 92626

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

LICENSEE



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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
OFFICES & LABS 19,000 SF
MANUFACTURING 21,300 SF
WAREHOUSE 10,700 SF
(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

PROJECT

AVID BIOPHARMACEUTICAL MANUFACTURING / 217132
3030 AIRWAY AVENUE
COSTA MESA, CA 92626
714-928-6100

CLIENT

AVID BIOSERVICES INC
2642 MICHELLE DR #200
TUSTIN, CA 92780
714-928-6100

ARCHITECT

CRB ARCHITECTS-ENGINEERS P.C.
3207 GREY HAWK COURT
SUITE 150
CARLSBAD, CA 92010
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
SUITE 150
CARLSBAD, CA 92010
760-496-3714

PLUMBING

PACIFIC RIM MECHANICAL
1701 E EDINGER AVE
SUITE F4
SANTA ANA, CA 92705
714-285-2600

217132

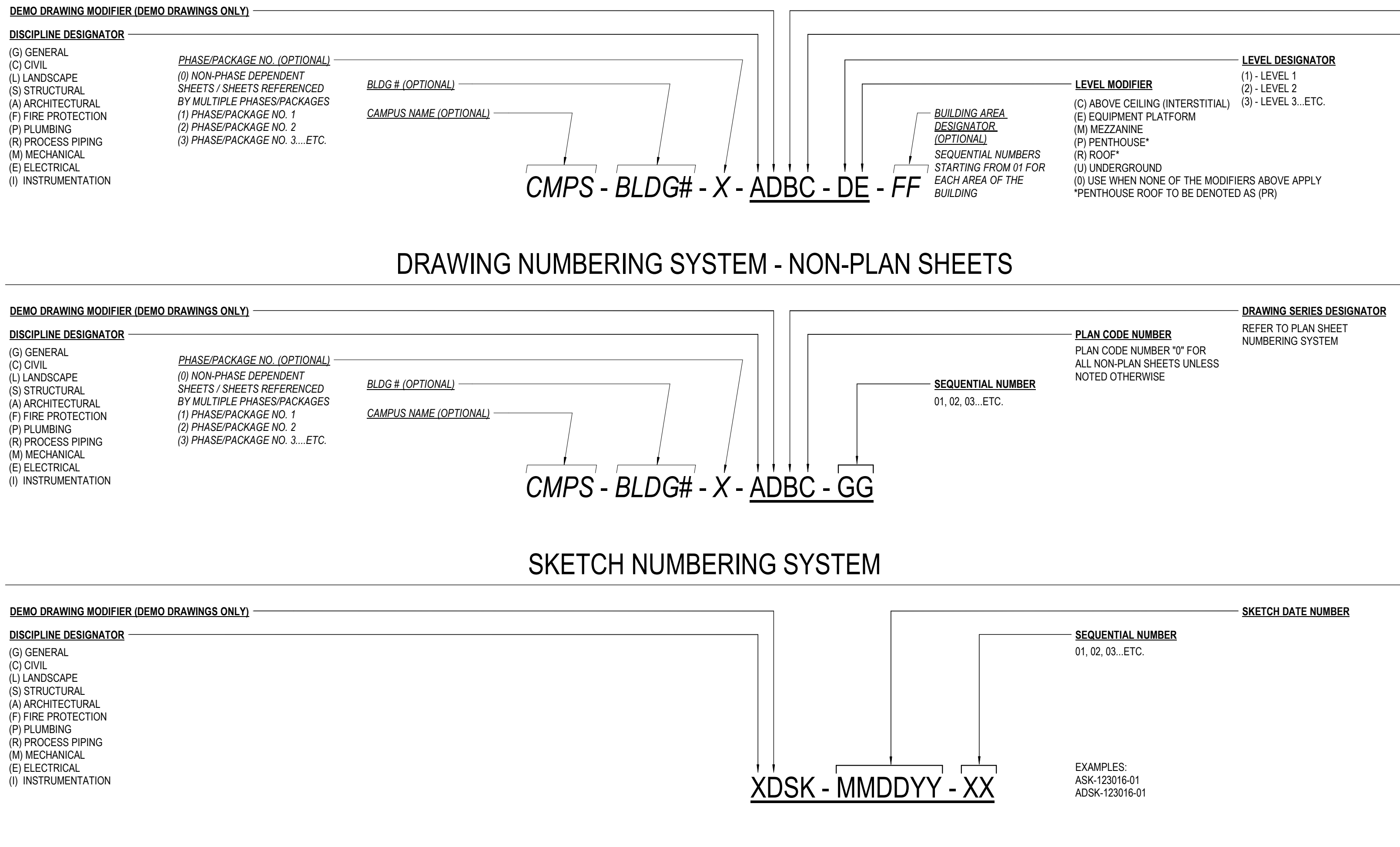
GENERAL ABBREVIATIONS

2S1W	TWO SPEED ONE WINDING	(E)	EXISTING- EXIST	H	HEIGHT (FOR DIMENSIONS ONLY)	(N)	NEW	S	SOUTH
A	AMPERE	E	EAST	HB	HOSE BIBB	N	NORTH	SAN	SANITARY
ADA	AMERICANS WITH DISABILITIES ACT	EA	EACH	HDR	HEADER	NA	NOT APPLICABLE	SBJ	SYSTEM BONDING JUMPER
ADJ	ADJUSTABLE	EAT	ENTERING AIR TEMPERATURE	HDR	HANDWARE	NAC	NOTIFICATION CIRCUIT BOOSTER PANEL	SC	SAMPLE CONNECTION
AF	AMP FRAME	EC	ELECTRIC CONTRACTOR	HEPA	HIGH EFFICIENCY PARTICULATE AIR	NC	NORMALLY CLOSED	SCHED	SCHEDULE
AFC	ABOVE FINISHED CEILING	EGC	EQUIPMENT GROUNDING CONDUCTOR	HGT	HEIGHT	NEG	NATIONAL ELECTRIC CODE	SCHEM	SCHEMATIC
AFF	ABOVE FINISHED FLOOR	EJ	EXPANSION JOINT	HH	HANDHOLE	NEUT	NEUTRAL	SD	STORM DRAIN
AIC	AMPERE INTERRUPTING CAPACITY	ELEC	ELECTRICAL	HID	HIGH INTENSITY DISCHARGE	NIC	NOT IN CONTRACT	SE	SERVICE ENTRANCE
AL	ALUMINUM	ELEC PNL	ELECTRICAL PANEL BOARD	HM	HOLLOW METAL	NO	NORMALLY OPEN	SECT	SECTION
ALT	ALTERNATE	ELV	ELEVATION	HMI	HUMAN MACHINE INTERFACE	NOM	NOMINAL	SEFM	SEMI-FLAME FIRE-RESISTIVE MATERIAL
AM	AMMETER	END	END OF LINE RESISTOR	HOA	HAND-OFF-AUTOMATIC (STATION)	NRTL	NATIONAL RECOGNIZED TESTING LABORATORY	SG	SIGHT GLASS
ANOD	ANODIZED	ENCL	ENCLOSURE	HOR	HAND-OFF-REMOTE	NS	NON-SAG	SH	SHIELDED
ARCH	ARCHITECTURAL	ENGR	ENGINEER	HORZ	HORIZONTAL	NORZ	NORTH-TO-SOUTH SCALE	SHR	SHOWER
AS	AMMETER SWITCH	EPM	ETHYLENE PROPYLENE DIENE MONOMER	KVAR	KILOVOLT-AMPERES	NUM	NUMBER	SIM	SIMILAR
ASSY	ASSEMBLY	EPD	EMERGENCY POWER OFF	HTG	HEATING	OC	ON CENTER	SIP	STEAM IN PLACE
AT	AMP TRIP	EQ	EQUIPMENT	HTR	HEATER	OC	OCCUPANT	SK	SKID
ATS	AUTOMATIC TRANSFER SWITCH	EQUIP	EQUIPMENT	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	OCCD	OVER CURRENT PROTECTION DEVICE	SO	SHEET METAL
AUX	AUXILIARY	ESW	EMERGENCY SHOWER	HYD	HYDRAULIC	OD	OUTSIDE DIAMETER	SOG	SLAB ON GRADE
AWG	AVERAGE	ESW	EMERGENCY SHOWER/EYEWASH	IO	INPUT/OUTPUT	OD	OUTSIDE DIAMETER	SP	SETPOINT
AWC	AMPERE WITHSTANDING CAPACITY	ESC	ESCAPATION (PLATE)	INS	INSULATION	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	SPOT	SINGLE POLE DOUBLE THROW
		EXT	EXTERNAL STATIC PRESSURE	IO	INSIDE DIAMETER	OH	OVERHEAD	SPD	SURGE PROTECTION DEVICE
		EST	ESTIMATE	IS	ISOLATED GROUND	OPNG	OPENING	SS	STAINLESS STEEL
		EW	EMERGENCY EYEWASH	INCL	INCLUDE (ING)	OPP	OPPOSITE	SSM	SOLID STATE METERING
		EXP	EXPANSION	INFO	INFORMATION	OSA	OPEN TO STRUCTURE ABOVE	SST	SOLID STATE
		EXT	EXTERIOR	INSUL	INSULAT (E) (ED) (ION)	OST	OPEN SITE DRAIN	ST	SHUNT TRIP
		INT	INTERIOR	INT	INVERT	PA	PUBLIC ADDRESS	STL	STEEL
		INVT	INVERT	PA	POWER ACTUATED FASTENER	PART	PARTIAL	STOR	STORAGE
		(F)	FUTURE	PB	PULL BOX	PB	PULL BOX	STRUCT	STRUCTURAL
		F	FUSE, FUSIBLE	PB	PUSH-BUTTON	PB	PUSH-BUTTON	SURF	SURFACE
		FACE OF	FACE OF	PB	PUSH-BUTTON	PB	PUSH-BUTTON	SW	SWITCH
		FIRE ALARM	FIRE ALARM	PCC	PRECAST CONCRETE	PCC	PRECAST CONCRETE	SWBD	SWITCHBOARD
		FIRE ALARM ANNUNCIATOR	FIRE ALARM ANNUNCIATOR	PERF	PERFORATED	PERF	PERFORATED	SWGR	SWITCHGEAR
		FABRICATION	FABRICATION	PH	PHASE	PH	PHASE	SYN	SYMMETRICAL
		FAC	FACTORY	PKG	PARKING	PKG	PARKING	(T)	TEMPORARY
		FACP	FIRE ALARM CONTROL PANEL	PL	PLATE	PL	PLATE	T	THICK (FOR DIMENSIONS ONLY)
		FAC	FRESH AIR INTAKE	PLAM	PLASTIC LAMINATE	PLAM	PLASTIC LAMINATE	TOP OF	TOP OF
		FEM	FIRE ALARM TERMINAL CABINET	PLAS	PLASTIC	PLAS	PLASTIC	TOP OF	TOP OF
		CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	PLBG	PLUMBING	PLBG	PLUMBING	T/T	TANGENT TO TANGENT
		CFD	COVERED FLOOR DRAIN	PLC	PROGRAMMABLE LOGIC CONTROLLER	PLC	PROGRAMMABLE LOGIC CONTROLLER	TD	TRENCH DRAIN
		CFD	CONTRACTOR FURNISHED OWNER INSTALLED	PLSTR	PLASTER	PLSTR	PLASTER	TEL	TELEPHONE
		CG	CORNER GUARD	PLYWD	PLYWOOD	PLYWD	PLYWOOD	THK	THICKNESS
		CHM	CHEMICAL	PNL	PANEL	PNL	PANEL	TOP	TOP OF PIPE
		CHM	CHEMICAL	POL	POLISHED	POL	POLISHED	TAMPR	TAMPER PROOF
		CJ	CONTROL JOINT	POLYISO	POLYISOCYANURATE	POLYISO	POLYISOCYANURATE	TS	TUBE STEEL
		CKT	CIRCUIT	PVSD	PICK POINT	PVSD	PICK POINT	TVS	TRANSVERSE VOLTAGE SURGE SUPPRESSOR
		CL	CENTERLINE	PR	PAIR	PR	PAIR	TP	TYPICAL
		CLF	CIRCUIT LIMIT FUSE	PRE FIN	PRE-FINISHED	PRE FIN	PRE-FINISHED	UC	UNDERCOUNTER
		CLG	CEILING	PREP	PRE-FABRICATED	PREP	PRE-FABRICATED	UG	UNDERGROUND
		CLR	CLEAR	PREP	PREPARE	PREP	PREPARE	UL	UNDERWRITERS LABORATORY
		CM	CONSTRUCTION MANAGER	PROC	PROCESS	PROC	PROCESS	UL	UNDERWRITERS LABORATORY
		CMU	CONCRETE MASONRY UNIT	PROJ	PROJECT	PROJ	PROJECT	UNINT	UNINTERRUPTIBLE POWER SUPPLY
		CO	CLEANOUT	PROT	PROTECTION	PROT	PROTECTION	UP	UPRNL
		COL	COLUMN	PT	PAINT	PT	PAINT	UTL	UTILITY
		CONC	CONCRETE	PVC	POLYVINYL CHLORIDE	PVC	POLYVINYL CHLORIDE	V	VOLT
		CONST	CONSTRUCTION	QTY	QUANTITY	QTY	QUANTITY	VB	VAPOR BARRIER
		CONT	CONTINUED	(R)	RELOCATED	(R)	RELOCATED	VERT	VERTICAL
		CONTR	CONTRACTOR	RV	RIGHT OF WAY	RV	RIGHT OF WAY	VEST	VESTIBULE
		COORD	COORDINATE	RA	RETURN AIR	RA	RETURN AIR	VDF	VARIABLE FREQUENCY DRIVE
		CP	CONTROL PANEL	RAC	RUN ABOVE CEILING	RAC	RUN ABOVE CEILING	VIF	VERIFY IN FIELD
		CR	CLEAN ROOM, COLD ROOM OR CARD READER	RAD	RADIUM	RAD	RADIUM	VOL	VOICE OVER INTERNET PROTOCOL
		CTR	CENTER	RAF	RUN ABOVE FLOOR	RAF	RUN ABOVE FLOOR	VPS	VENT PIPE
		CU	COPPER	RBC	RUN BELOW CEILING	RBC	RUN BELOW CEILING	VP	VENT STACK
		CYL	CYLINDER	RBF	RUN BELOW FLOOR	RBF	RUN BELOW FLOOR	W	WIDTH (FOR DIMENSIONS ONLY)
				RCP	REFLECTED CEILING PLAN	RCP	REFLECTED CEILING PLAN	W	WATT, WIRE OR WEST
				RCPT	RECEPTACLE	RCPT	RECEPTACLE	WI	WITH
				RE	REFERENCE	RE	REFERENCE	WIO	WITHOUT
				RECD	RECEIVED	RECD	RECEIVED	WAP	WIRELESS ACCESS POINT
				REC	RECEIVED	REC	RECEIVED	WAT	WATER CLOSET
				REQD	REQUIRED	REQD	REQUIRED	WE	WOOD
				REV	REVISION	REV	REVISION	WE	WITH EQUIPMENT
				RM	ROOM	RM	ROOM	WP	WORK POINT
				RNG	ROUGH	RNG	ROUGH	WPF	WEATHERPROOF
				RO	ROUGH OPENING	RO	ROUGH OPENING	WPGF	WEATHERPROOFING
				ROD	ROOF OVERFLOW DRAIN	ROD	ROOF OVERFLOW DRAIN	WR	WATER RESISTANT
				RTN	RETURN	RTN	RETURN	WT	WEIGHT
								WTRPRF	WATERPROOF
								WV	WORKING VOLUME
								WWF	WELDED WIRE FABRIC
								XFMR	TRANSFORMER
								XP	EXPLOSION PROOF

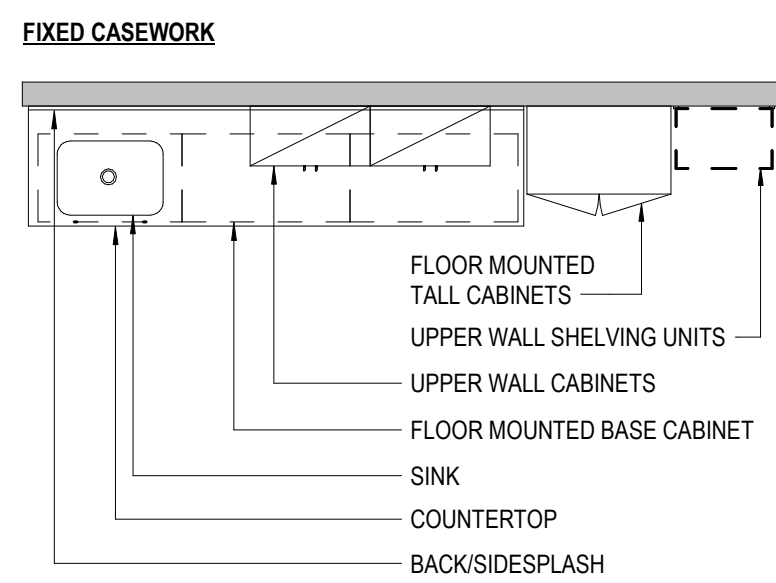
EQUIPMENT DESIGNATIONS

AA	AIR ACTUATOR	F	FILTER	PHC	PRE-HEAT COIL
AC	AIR COMPRESSOR	FACV	FLAME ARRESTOR/CONSERVATION VENT	PKG	PACKAGING LINE EQUIPMENT
ACU	AIR CONDITIONING UNIT	FCP	FIRE CONTROL PANEL	PP	POWER PANEL
AG	AGITATOR	FCU	FAN COIL UNIT	PSG	PURE STEAM GENERATOR
AHU	AIR HANDLING UNIT	FE	FERMENTOR	PT	PASS-THRU
AR	AIR RECEIVER	FEX	FIRE EXTINGUISHER	PUMP	PUMP
ARC	AIR CURTAIN	FJU	FAN FILTER UNIT	PW	PURIFIED WATER GENERATION SYSTEM
AS	AIR SEPARATOR	FM	FUME HOOD	PCW	PROCESS WASTE NEUTRALIZATION SYSTEM
AT	AUTOMATIC TRANSFER SWITCH	FR	FIRE FIGHTER		
ATS	AUTOMATIC TRANSFER SWITCH	FRR	FIRE RESISTANT		
AU	AUTOCLAVE	FT	FREZZER		
AW	AIR WASH				
BDS	BUFFER DILUTION SKID	GB	GEAR BOX		
BFS	BOILER FEED WATER SYSTEM	GC	GAS CONTROL PANEL		
BH	BAG HOLDER	GEN	GENERATOR		
BHR	BLOWDOWN HEAD RECOVERY	GH	GRAVITY INTAKE HOOD		
BLR	BIOLFER	GM	GAS MANIFOLD		
BR	BIOREACTOR	GRH	GRAVITY RELIEF HOOD		
BR	BRINE SYSTEM				
BSC	BIO-SAFETY CABINET	HC	HEATING COIL		
BT	BUBBLE TRAP	HEX	HEAT EXCHANGER		
BW	BIO-WASTE SYSTEM	HO	HOMOGENIZER		
C	COMPRESSOR	HOP	HOPPER		
CA	CART	HPW	HIGH PURITY WATER PRETREATMENT SKID		
CAP	CARPET	HRC	HEAT RECOVERY COIL		
CC	CONSTANT AIR VOLUME BOX	HRTU	HEAT RECOVERY UNIT		
CC	COOLING COIL	HSB	HIGH SHEAR BLENDER		
CDI	CONTINUOUS DEIONIZER	HST	HIGH TEMPERATURE SHORT TIME SKID		
CE	CENTRIFUGAL	HUM	HUMIDIFIER		
CH	CHILLER	HVU	HEATING AND VENTING UNIT		
CIP	CLEAN IN PLACE (SKID)	IBC	INTERMEDIATE BULK CONTAINER		
CIP	CLEAN IN PLACE (SKID)	IC	ISOLATION CABINET		
COL	COLUMN (PACKED BED OR CHROMATOGRAPHY)	IS	ISOLATION CABINET		
COND	CONDENSER	INTAKE	INTAKE HOOD		
COP	CLEAN-OUT-OF-PLACE UNIT	INC	INCUBATOR		
CP	CONTROL PANEL	ISO	ISOLATOR		
CPU	COMPUTER	JC	JOCKEY PUMP		
CR	COLD ROOM	LC	LIQUID CHROMATOGRAPHY		
CRAC	COMPUTER ROOM AIR CONDITIONER	LF	LIQUID FILLER		
CSC	CHEMICAL SAFETY CABINET	LFB	LIQUID FLOW BENCH		
CSG	CLEAN STEAM GENERATOR	LH	LAMINAR FLOW HOOD		
CT	COOLING TOWER	LQ	LIQUID NITROGEN SYSTEM		
CJ	CONDENSING UNIT	LP	LIGHTING PANEL		
CV	CONDENSATOR	LVO	LYOPHILIZER		
CY	CARBOY				
D	DRUM				
DA	DEAERATOR				
DB	DOWNFLOW BOOTH				
DC	DUST COLLECTOR				
DE	DEACTIVATION SKID				
DF	DEPTH FILTER				
DH	DEHUMIDIFIER				
DI	DE-IONIZER				
DPT	DEPROTEINIZATION TUNNEL				
DR	DRYER				
DS	DOSING SKID				
DSB	DISTRIBUTION SWITCHBOARD				
DV	DUST EXTRACTION UNIT				
DX	DIRECT EXPANSION EVAPORATOR				
EAH	EXHAUST AIR HOOD				
EC	EVAPORATOR COIL				
EDC	EDUCTOR				
ED	ELECTRIC DUCT HEATER				
EDR	ELECTRO DEIONIZATION REVERSE				
EF	EXHAUST FAN				
EL	EMERGENCY LIGHTING INVERTER				
ELEV	ELEVATOR				
ELP	EMERGENCY LIGHTING PANEL				
ENM	ENERGY MANAGEMENT CONTROL SYSTEM				
ENV	ENVIRONMENTAL CHAMBER				
ERP	EMERGENCY RECEPTACLE PANEL				
ES	EFFLUENT SAMPLER				
ET	EXPANSION TANK				
EW	EYE WASH				

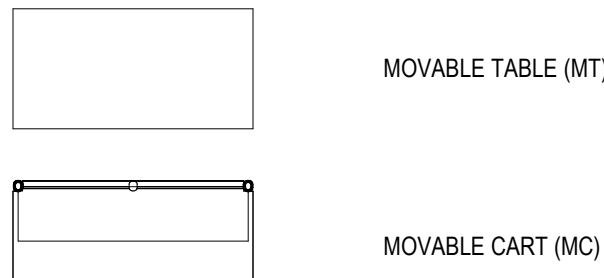
DRAWING NUMBERING SYSTEM - PLAN SHEETS



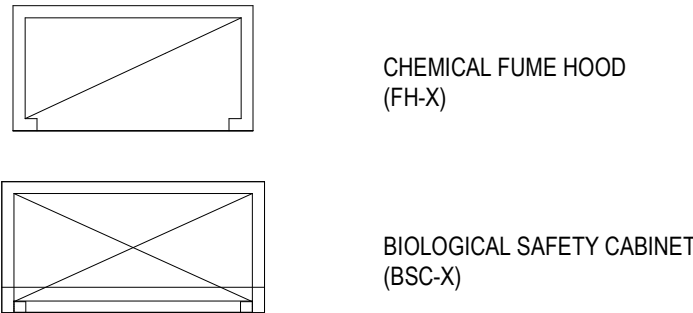
LAB SYMBOLLOGY LEGEND



MOVABLE LAB FURNISHINGS

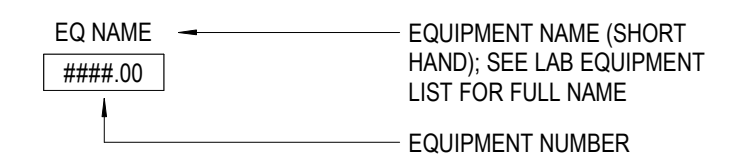


LAB EXHAUST DEVICES

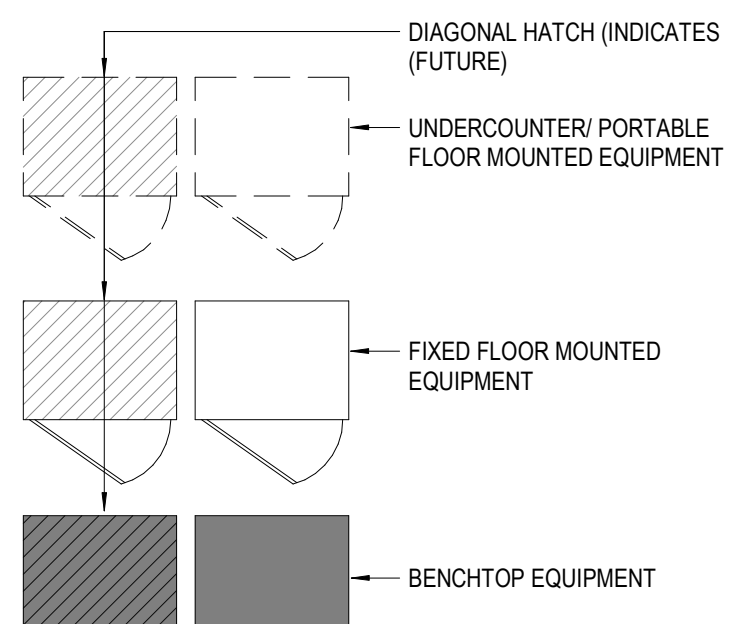


LAB EQUIPMENT LEGEND

LAB EQUIPMENT TAG

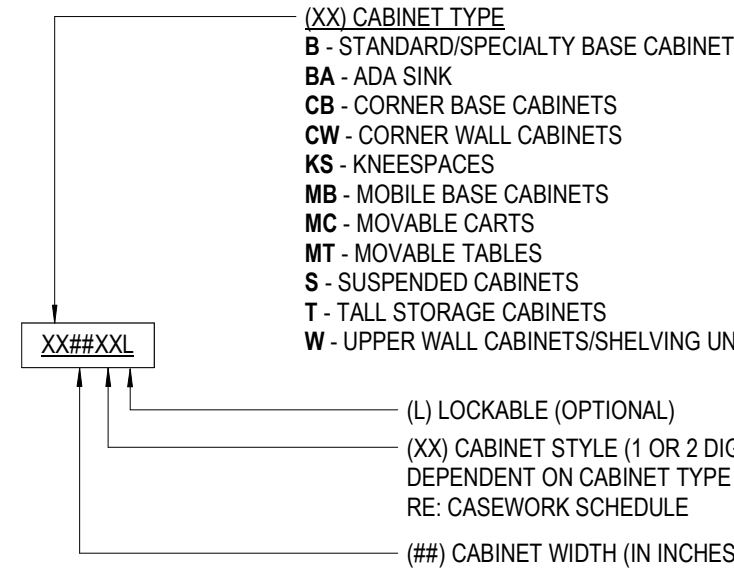


LAB EQUIPMENT

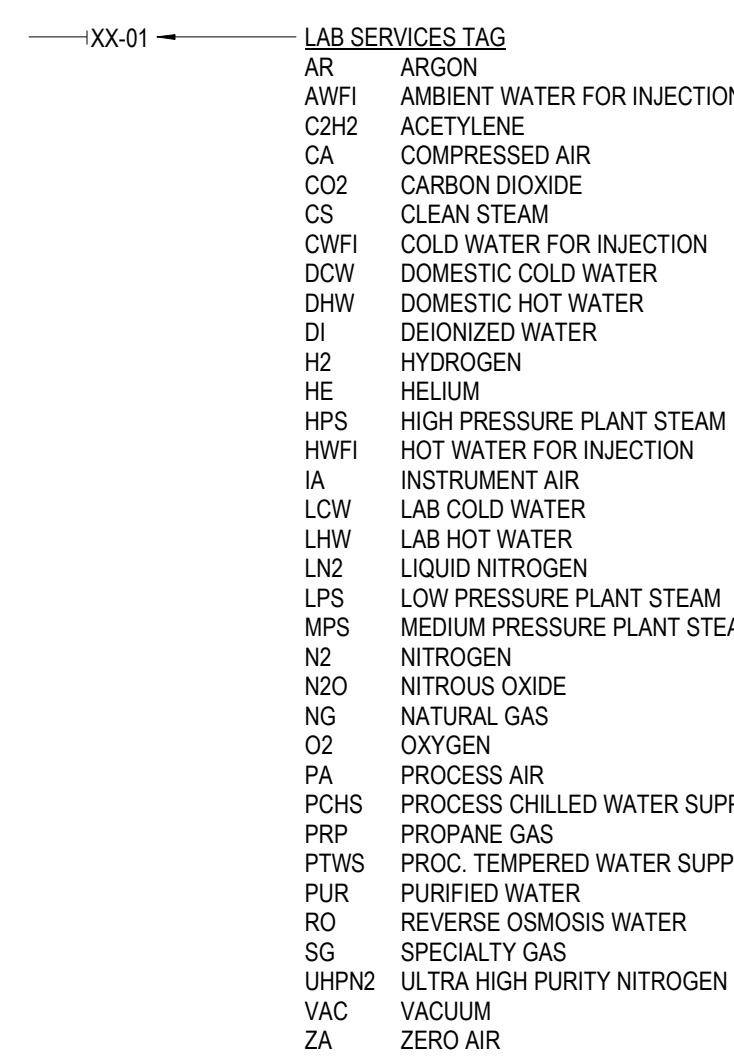
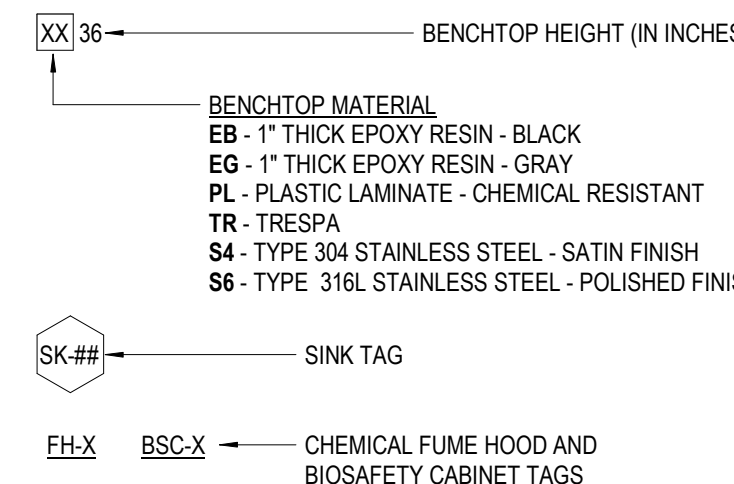


CASEWORK LEGEND

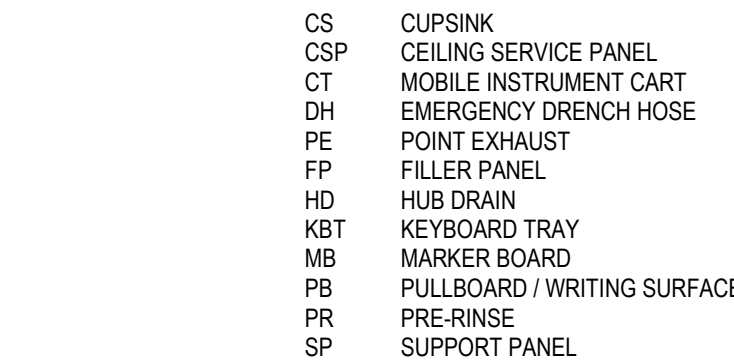
CASEWORK TAG



MISCELLANEOUS TAGS

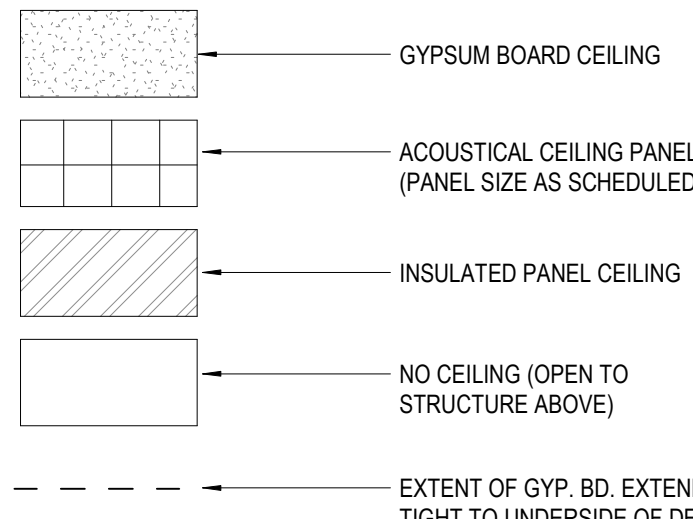


LAB ABBREVIATIONS

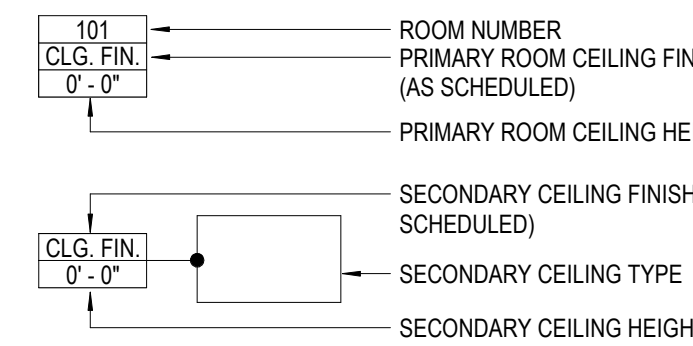


RCP LEGEND

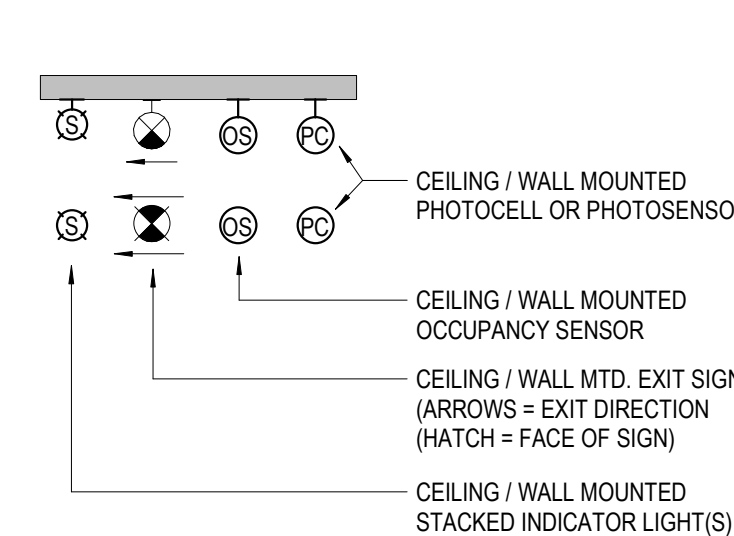
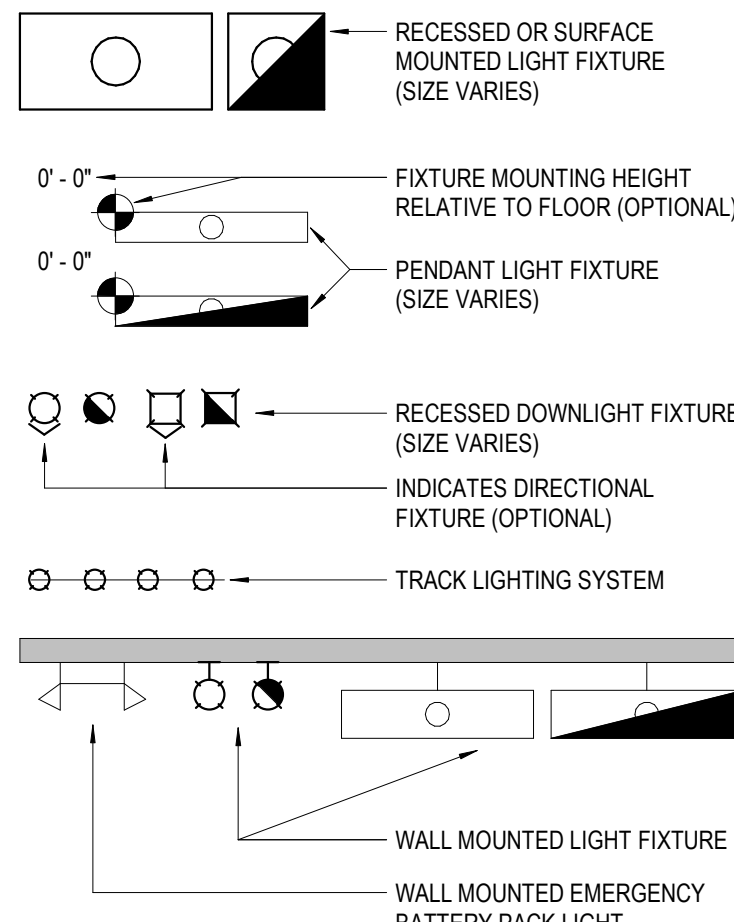
CEILING TYPES



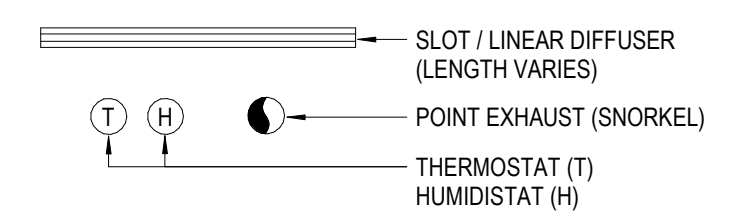
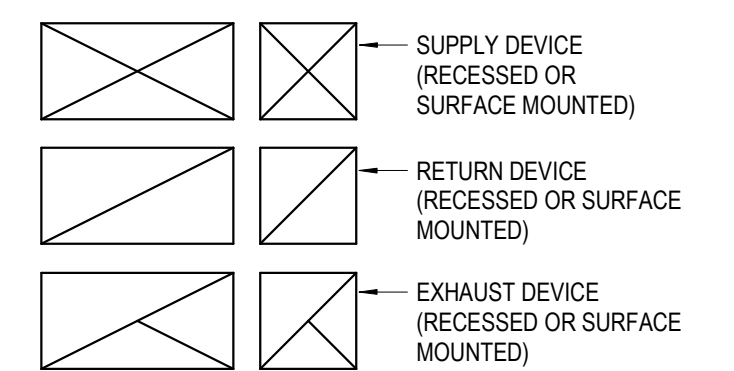
CEILING TAGS



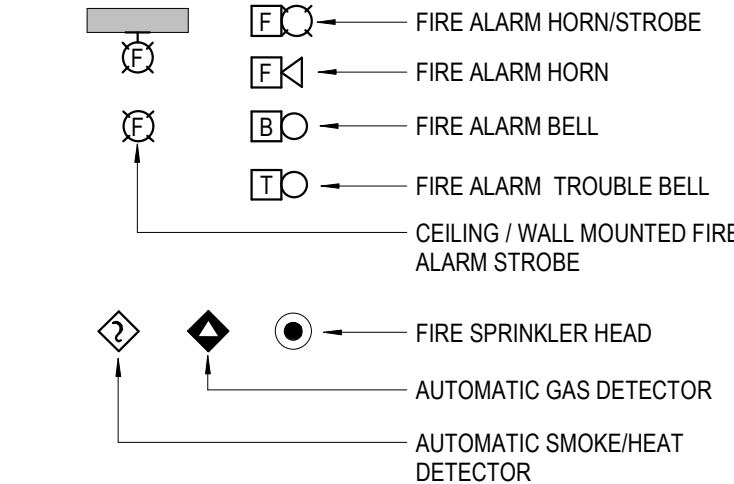
CEILING MOUNTED LIGHTING DEVICES (HATCH = EMERGENCY LIGHT)



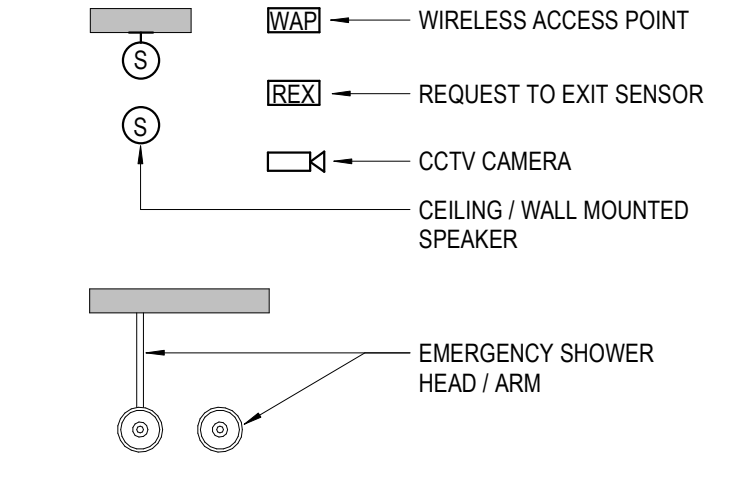
MECHANICAL AIR DEVICES



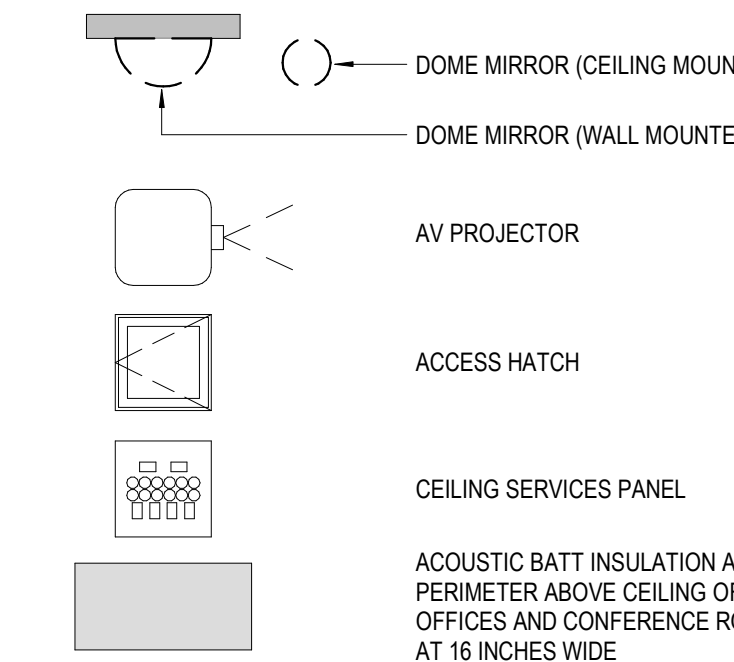
FIRE PROTECTION / ALARM SYSTEM DEVICES



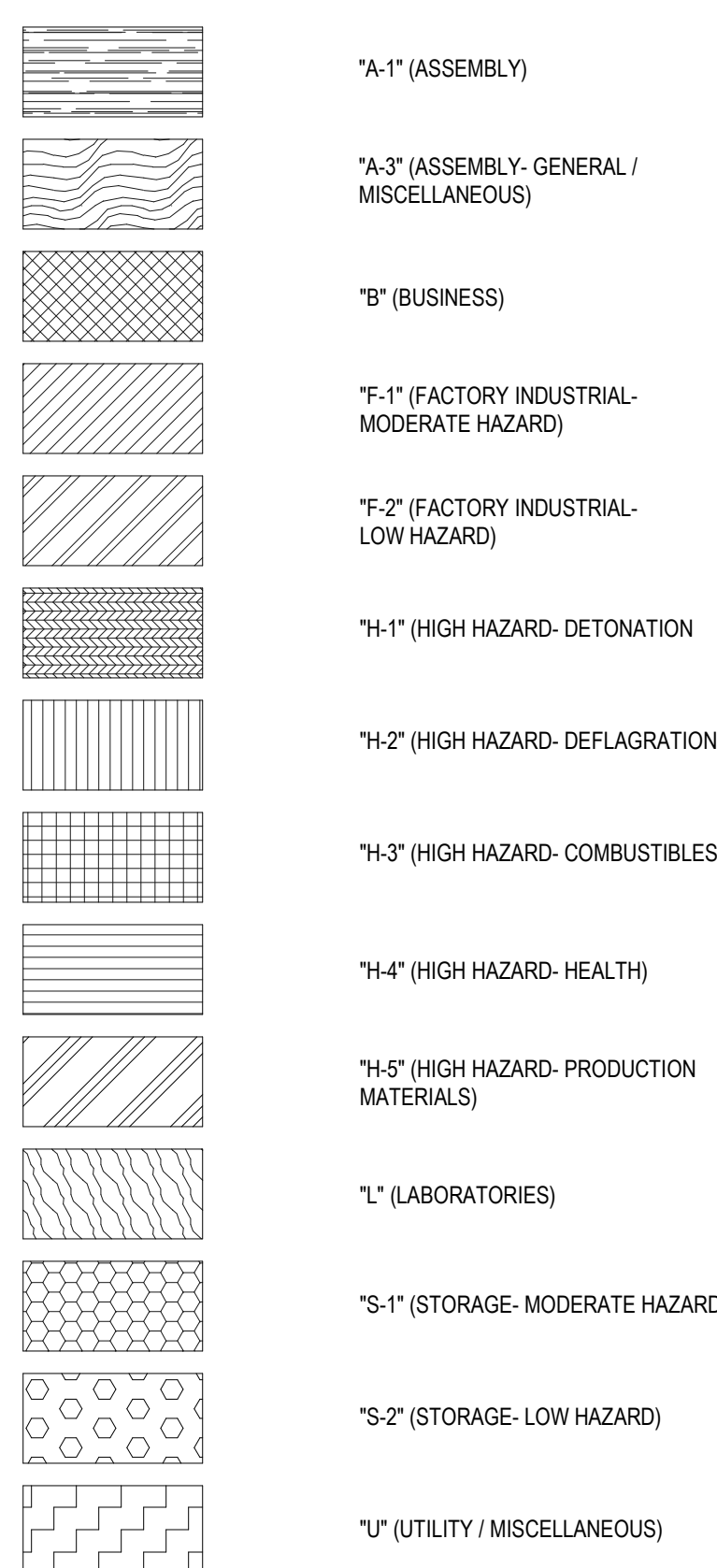
MISCELLANEOUS DEVICES



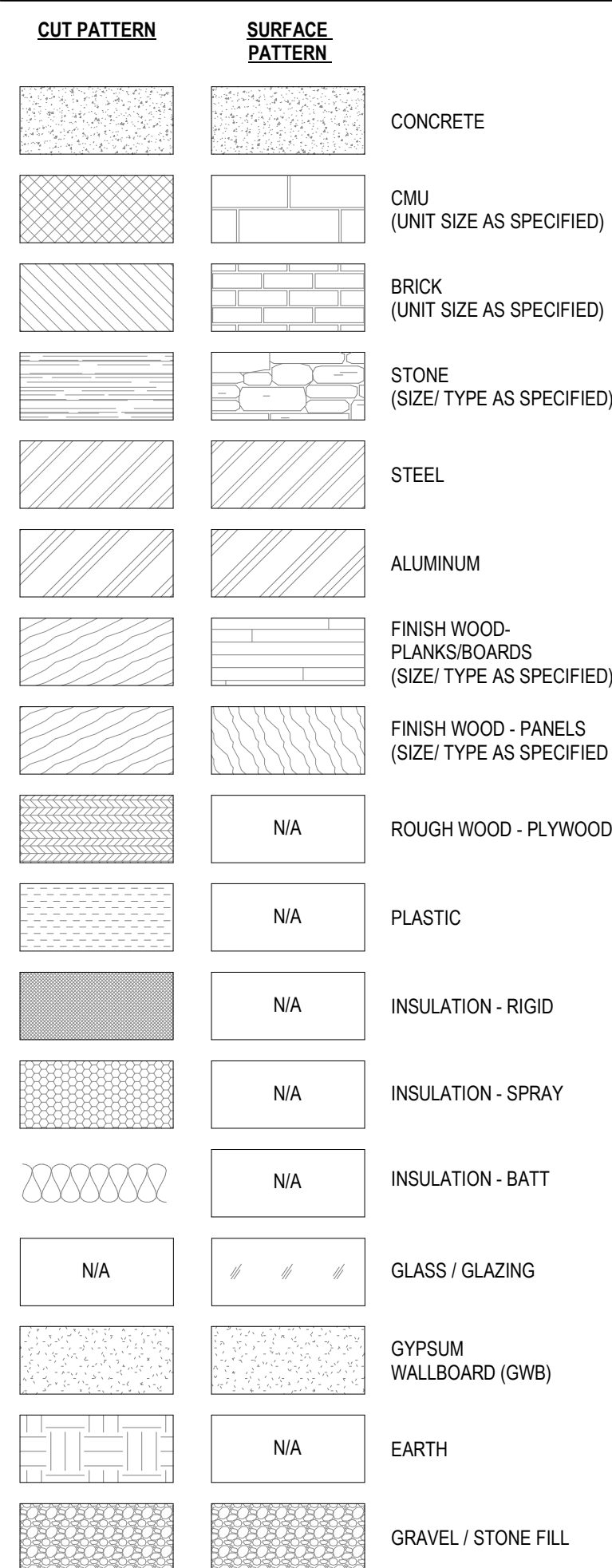
MISCELLANEOUS CEILING ACCESSORIES



OCCUPANCY USE GROUP LEGEND

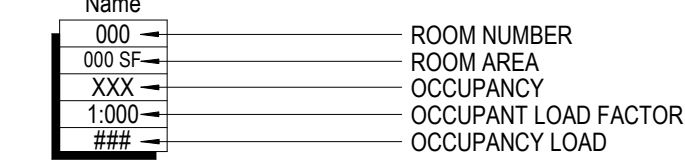


MATERIALS LEGEND

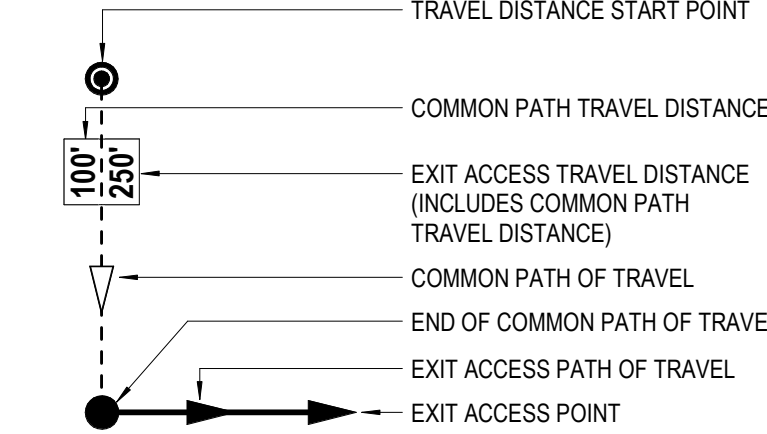


EGRESS PLAN LEGEND

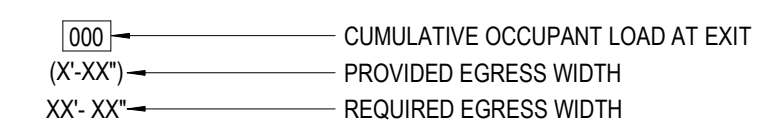
OCCUPANT LOAD TAG



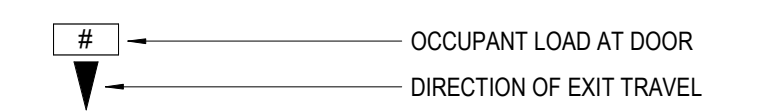
PATH OF TRAVEL SYMBOLLOGY



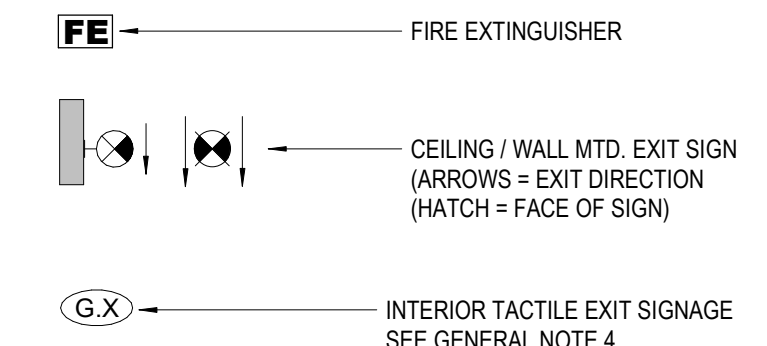
EXIT DOOR OCCUPANT LOAD TAG



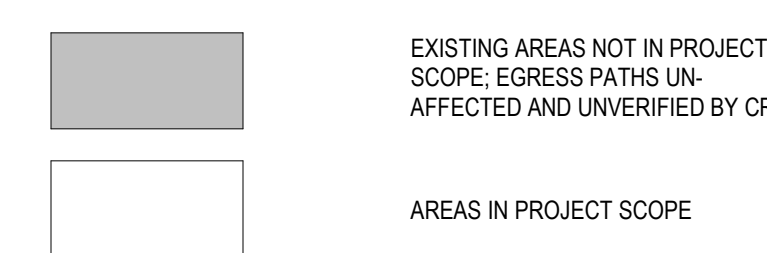
INTERIOR DOOR OCCUPANT LOAD TAG



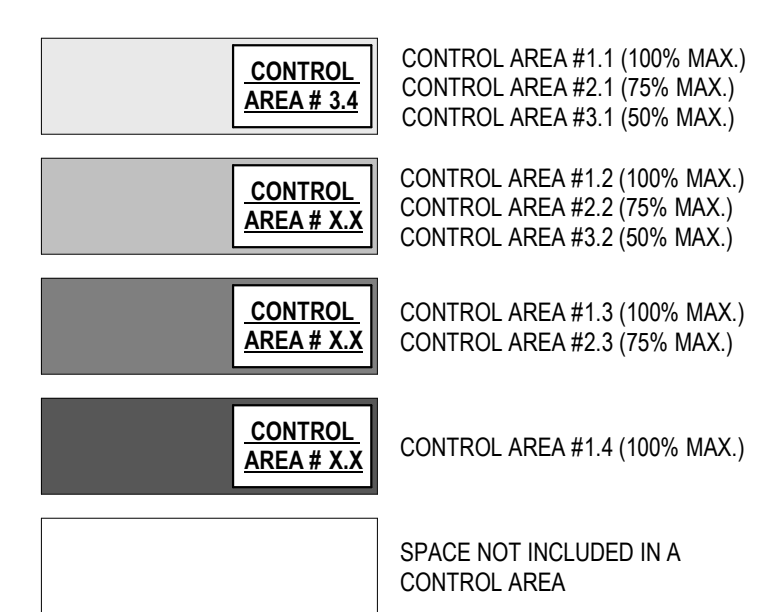
FIRE SPECIALTIES AND EXIT SIGNAGE



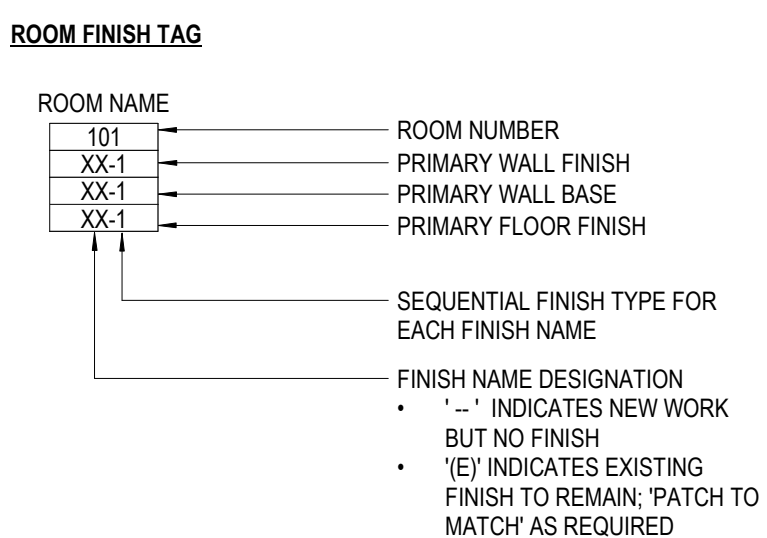
EGRESS AREAS



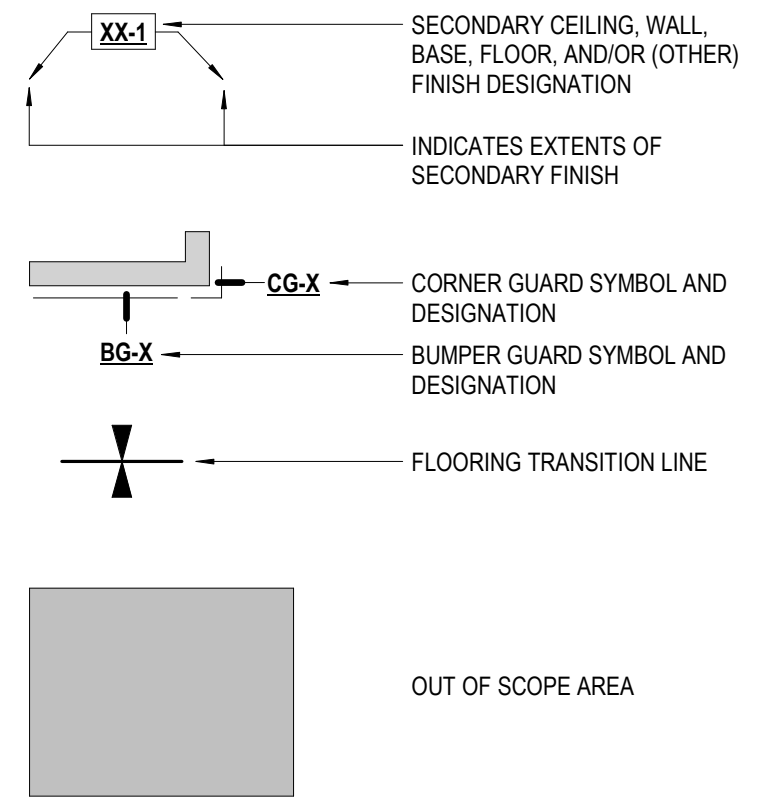
CONTROL AREA LEGEND



FINISH PLAN LEGEND

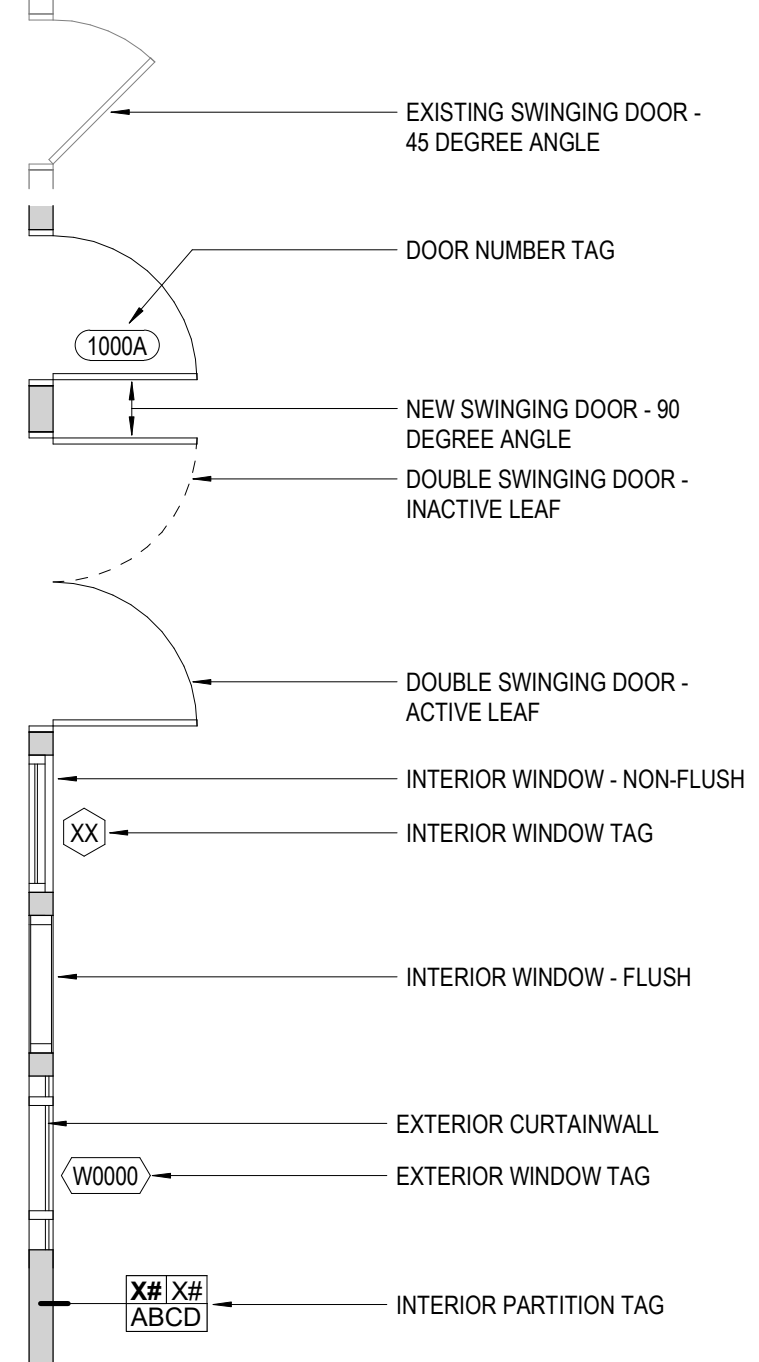


SECONDARY FINISH TAGS

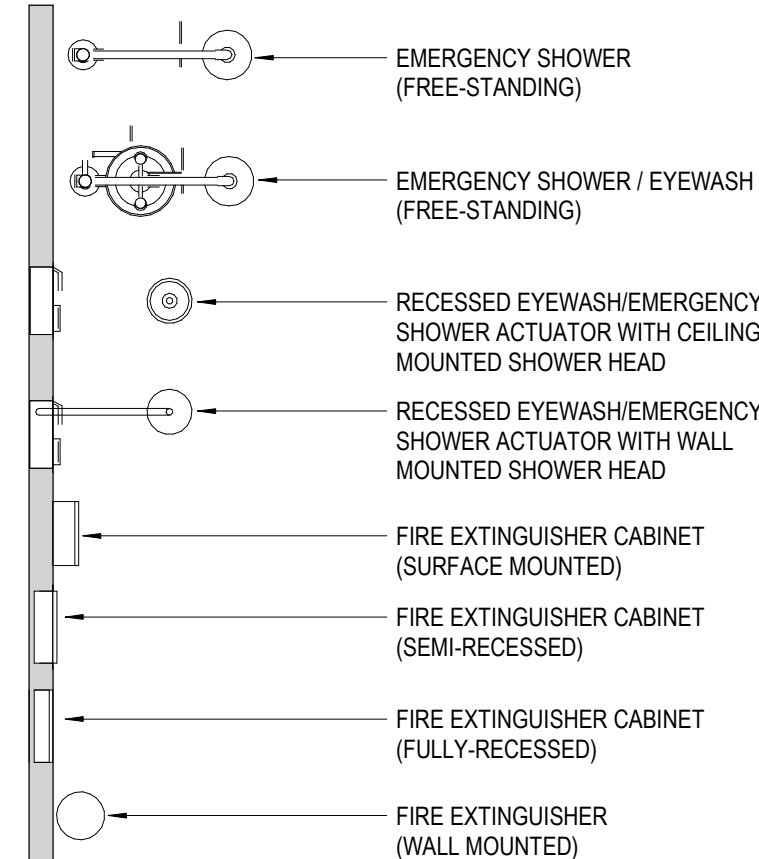


ARCHITECTURAL SYMBOLS

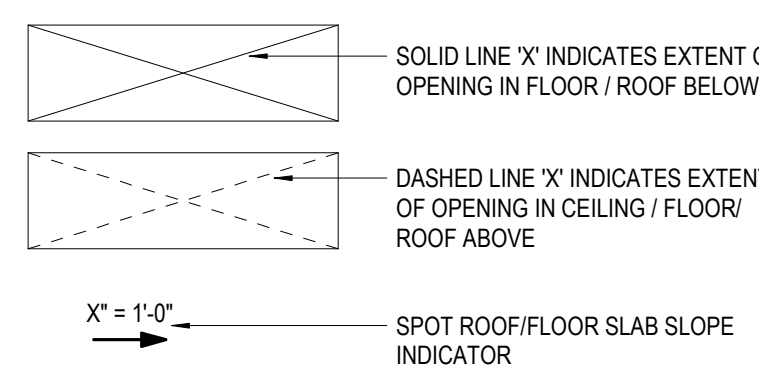
DOORS, WINDOWS, AND PARTITIONS



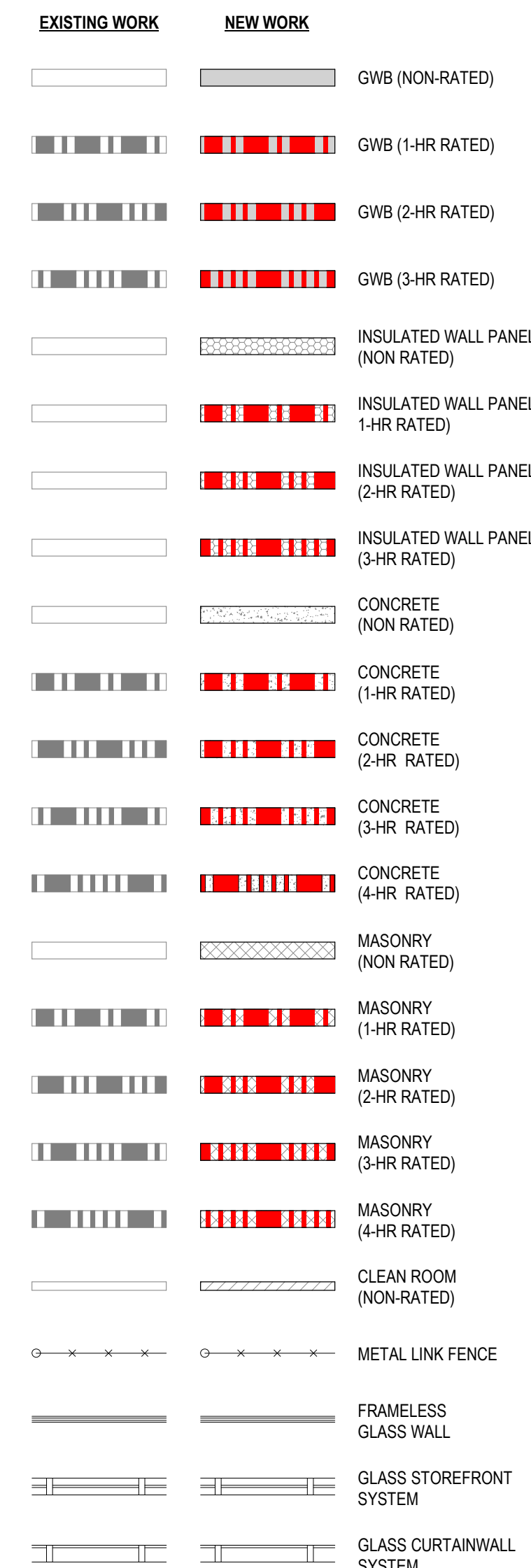
SAFETY AND FIRE EQUIPMENT



MISCELLANEOUS

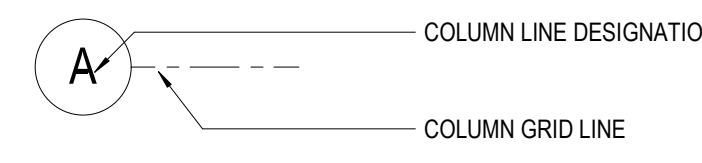


(PLAN) PARTITION LEGEND



GENERAL SYMBOLS LEGEND

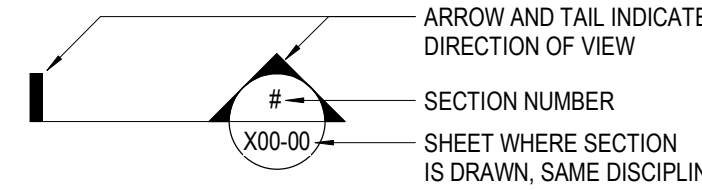
COLUMN LINE REFERENCE



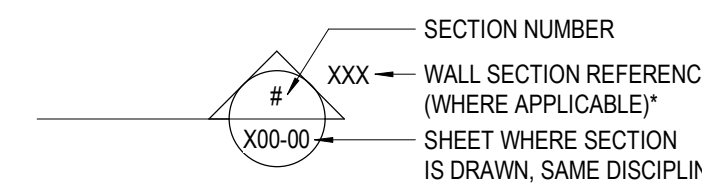
SHEET NOTE REFERENCE



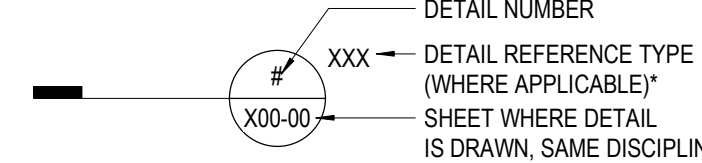
BUILDING SECTION REFERENCE



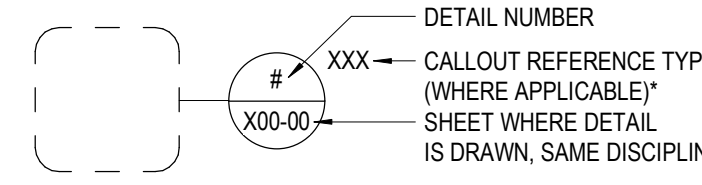
WALL SECTION REFERENCE



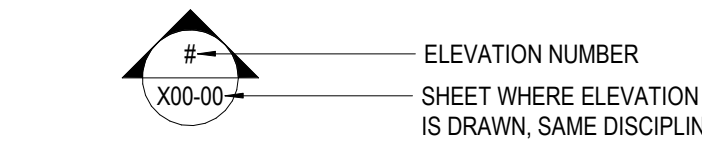
DETAIL REFERENCE



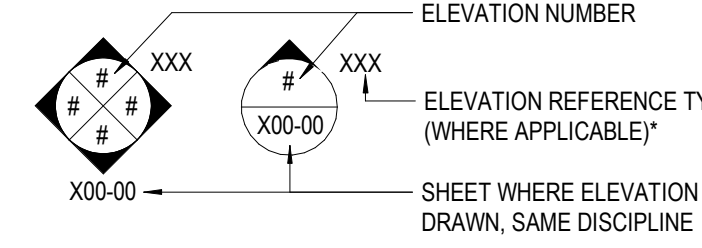
CALLOUT



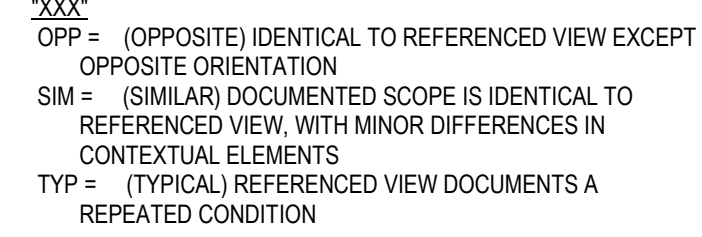
EXTERIOR ELEVATION REFERENCE



INTERIOR ELEVATION REFERENCE (SINGLE AND MULTIPLE)



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



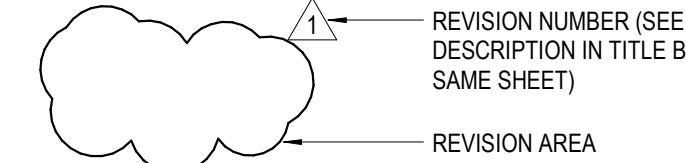
MATCH LINE



BREAK LINE

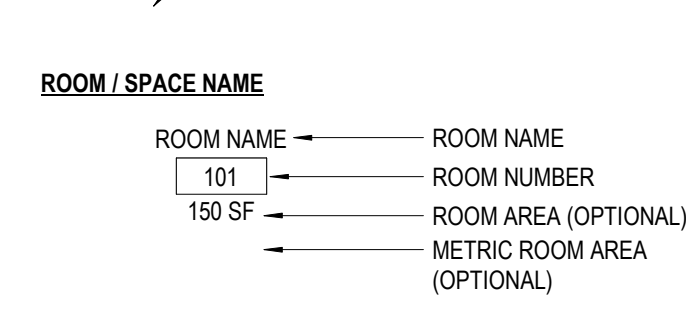


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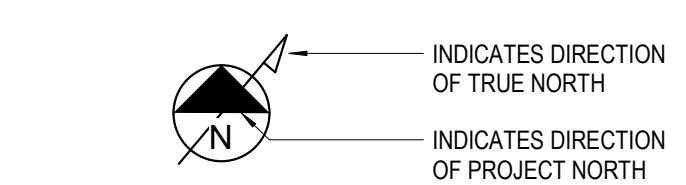


EQUIPMENT TAG

TAG ID



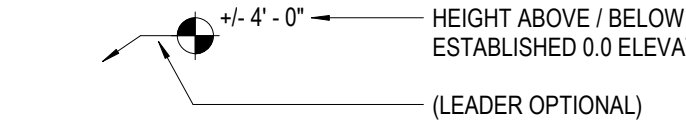
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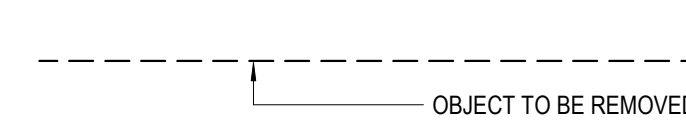
LEVEL



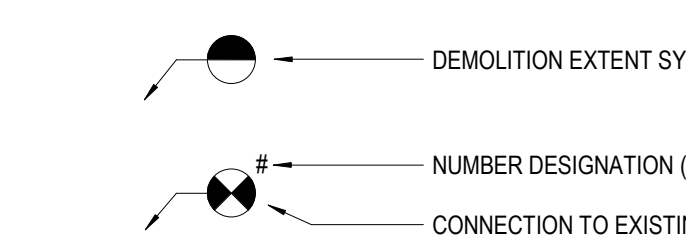
PLAN ELEVATION MARKER



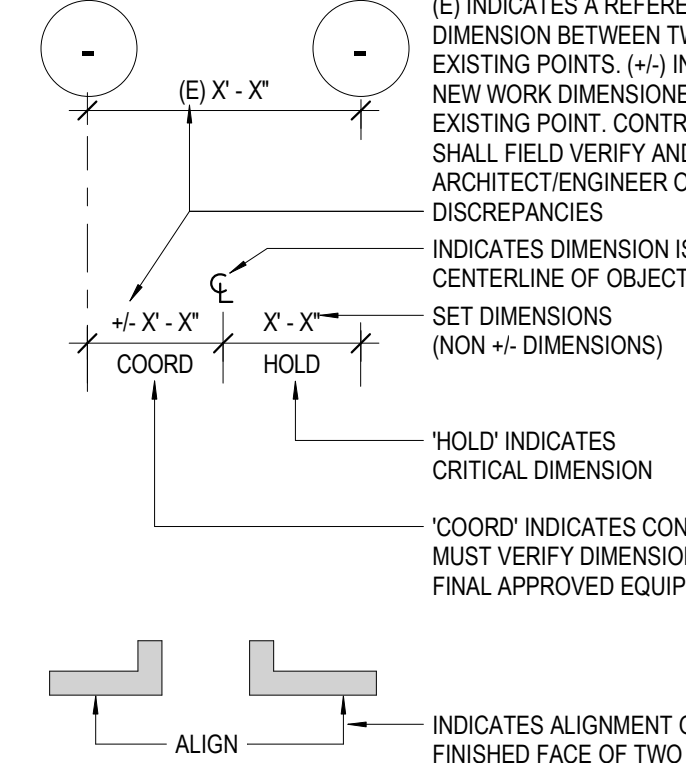
DEMOLITION LINEWORK



EXISTING / DEMOLITION EXTENTS

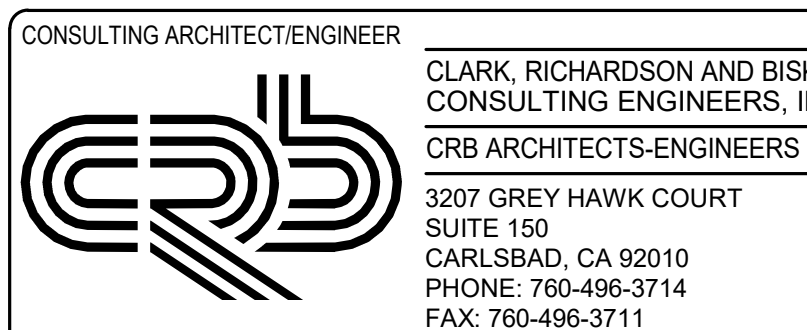
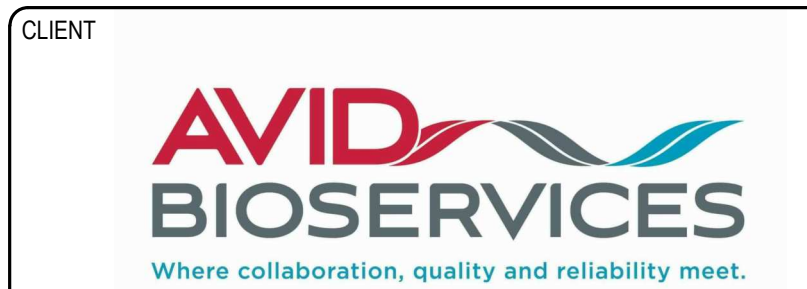


DIMENSIONS

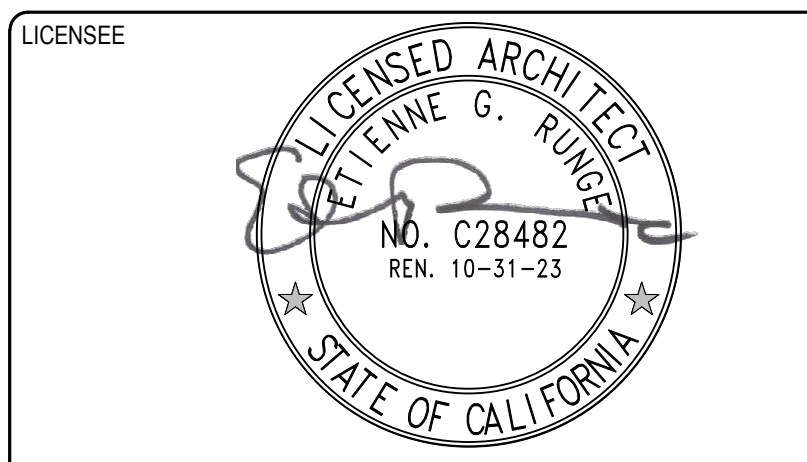


GENERAL NOTES

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.



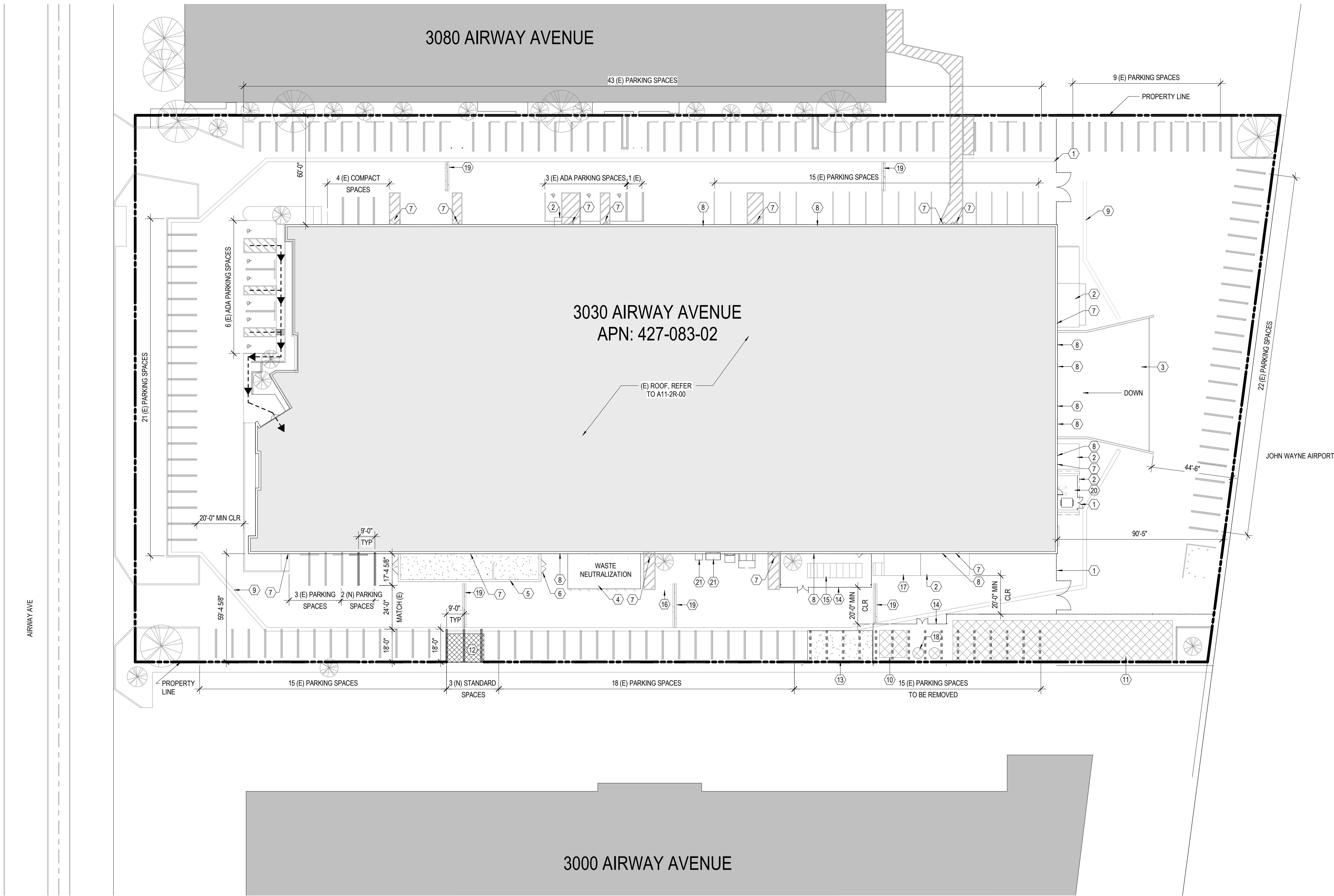
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SCALE:	NONE	CHECKED BY:	NS
SHEET SIZE:	30x42	APPROVED BY:	ER





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	
(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

GENERAL NOTES

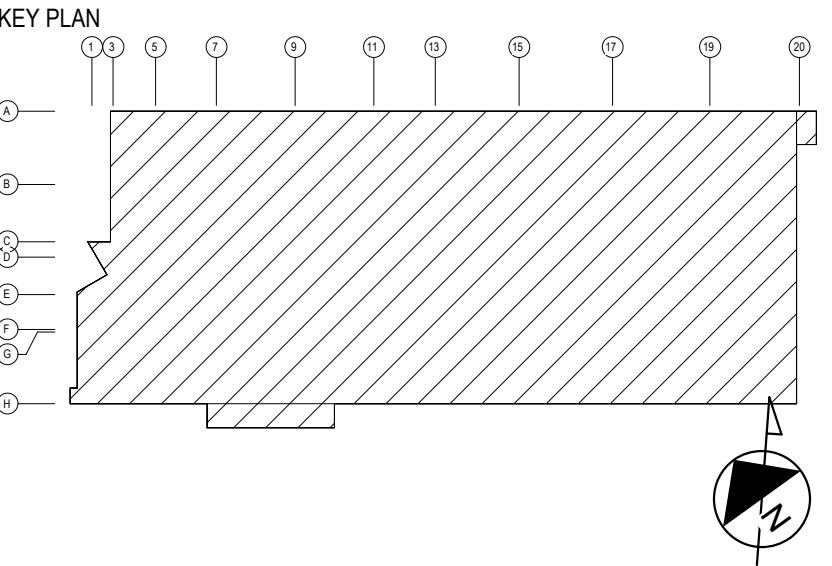
- RE SHEET C00-02 FOR GENERAL SYMBOLLOGY LEGEND AND ARCHITECTURAL SPECIFIC LEGENES / ABBREVIATIONS.
- RE SHEET C00-01 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.
- ARCHITECTURAL SITE PLAN IS DIAGRAMMATICAL IN NATURE.

ACCESSIBILITY LEGEND

- ACCESSIBLE PATH OF TRAVEL
- MIN. 4'-0" WIDE WALKWAY.
- MAX. 1:20 SLOPE ALONG THE PATH OF TRAVEL
- AND MAX. 1:48 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 BUMP.
- (E) TRASH ENCLOSURE.
- SWITCHBOARD: 4'-0" CLEARANCE.



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Where collaboration, quality and reliability meet.

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CRB ARCHITECTS-ENGINEERS P.C.

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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

LICENSEE

CLARK, RICHARDSON AND BISKUP
CONSULTING ENGINEERS, INC.
NO. C28482
REN. 10-31-23
STATE OF CALIFORNIA

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DRAWING TITLE

**ARCHITECTURAL
SITE PLAN**

DRAWING NUMBER

A10-10-00

SYMBOLS LEGEND

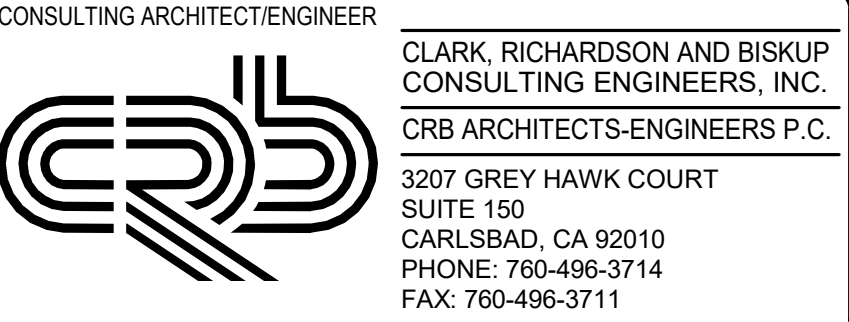
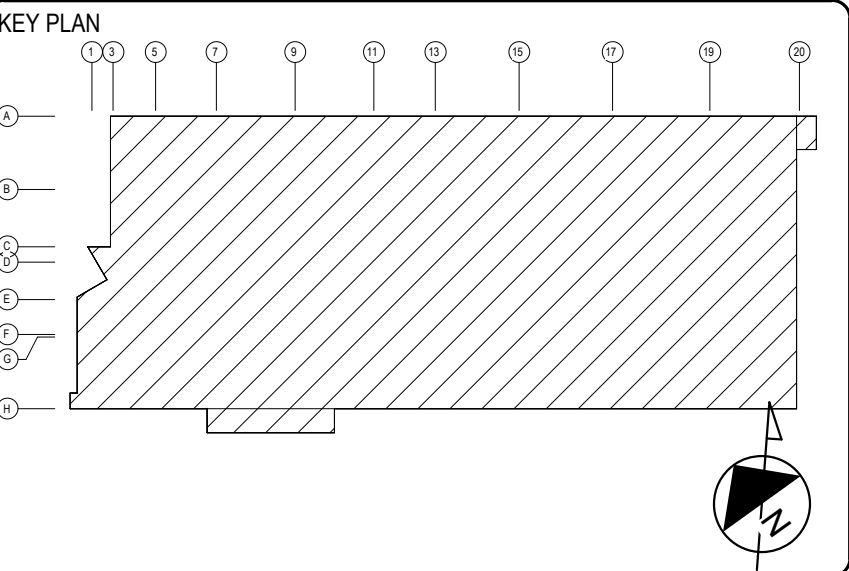
- EXISTING AREAS NOT IN PROJECT SCOPE
- AREAS IN PROJECT SCOPE

GENERAL NOTES

1. RE SHEET G00-02 FOR GENERAL SYMBOLOLOGY LEGEND AND ARCHITECTURAL SPECIFIC LEGENES / ABBREVIATIONS.
2. RE SHEET G00-01 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.

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.

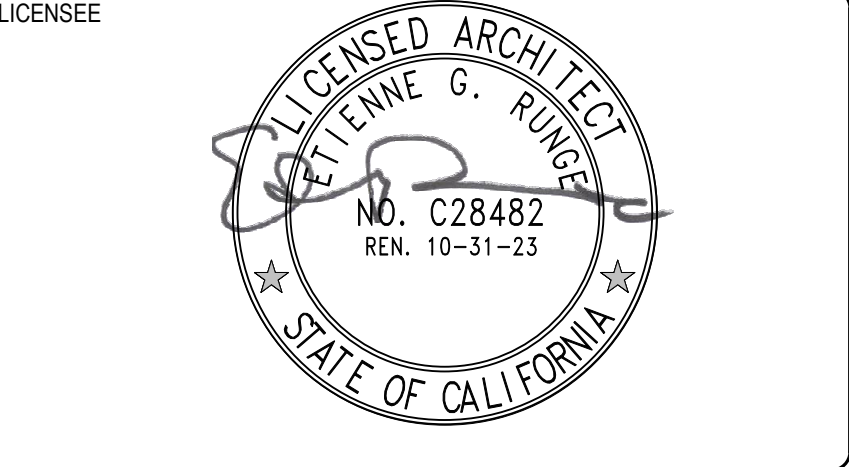


PROJECT TITLE

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

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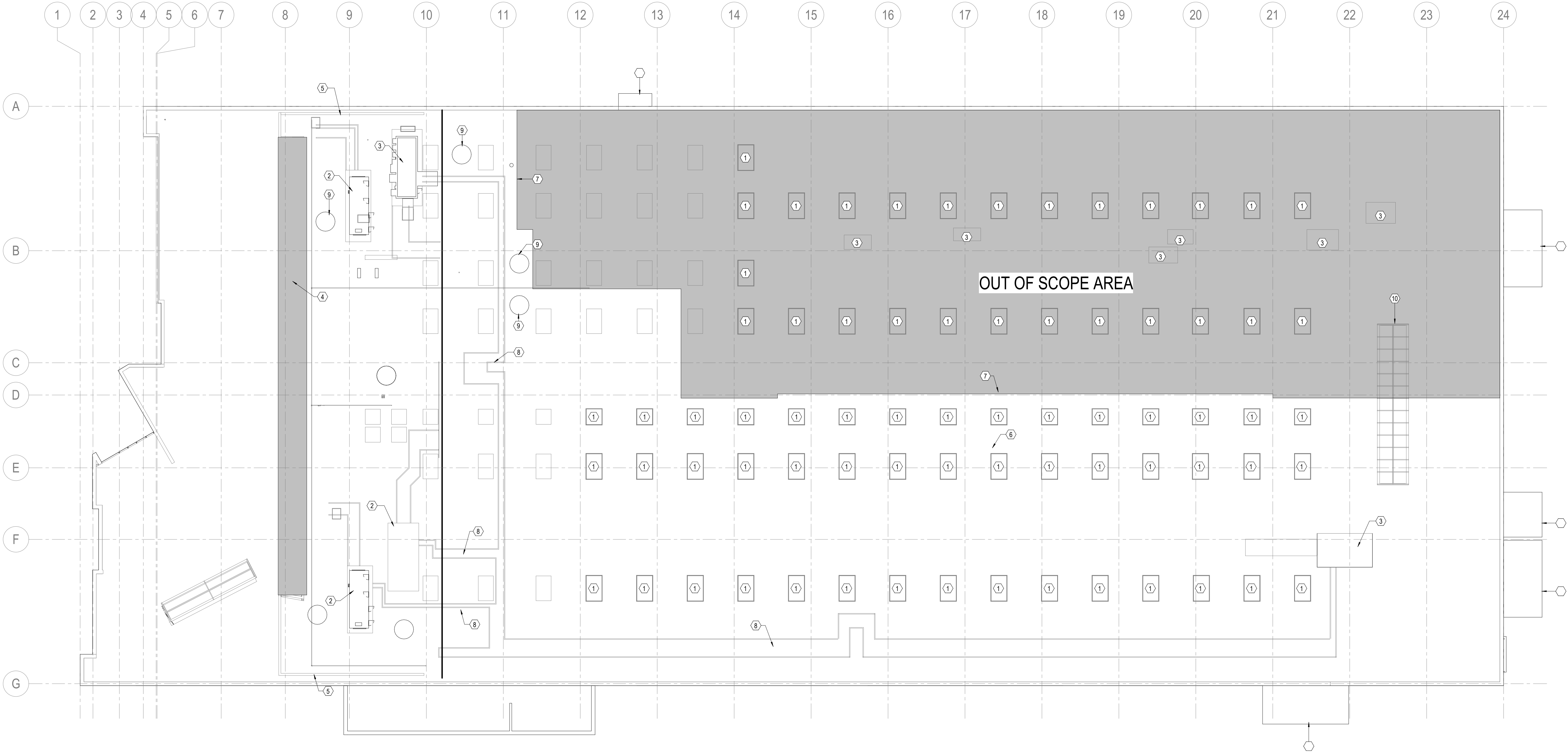
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DRAWING TITLE

**ARCHITECTURAL
ROOF PLAN**

DRAWING NUMBER

A11-2R-00



FLOOR PLAN LEGEND

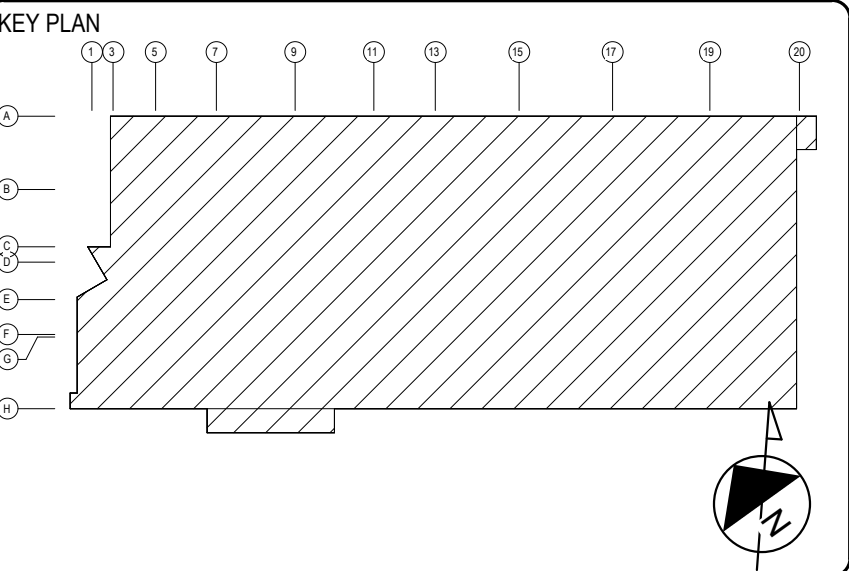
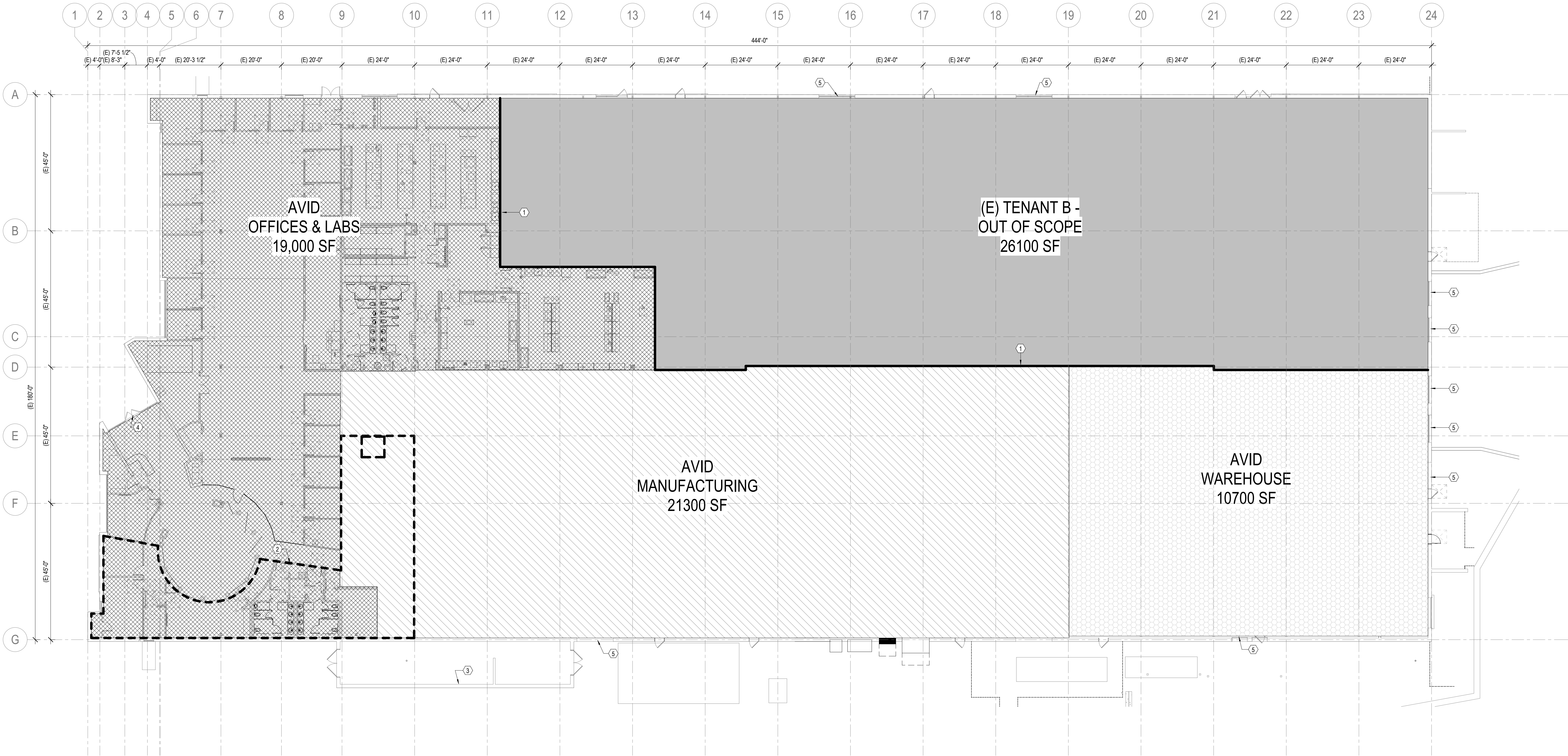
- (E) TENANT - OUT OF SCOPE
- AVID - WAREHOUSE
- AVID - MANUFACTURING
- AVID - OFFICES & LABS
- OUTLINE OF (E) MEZZANINE ABOVE

GENERAL NOTES

1. RE SHEET 000-02 FOR GENERAL 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. RE SHEET A10-10-00 FOR ARCHITECTURAL SITE PLAN.

SHEET NOTES

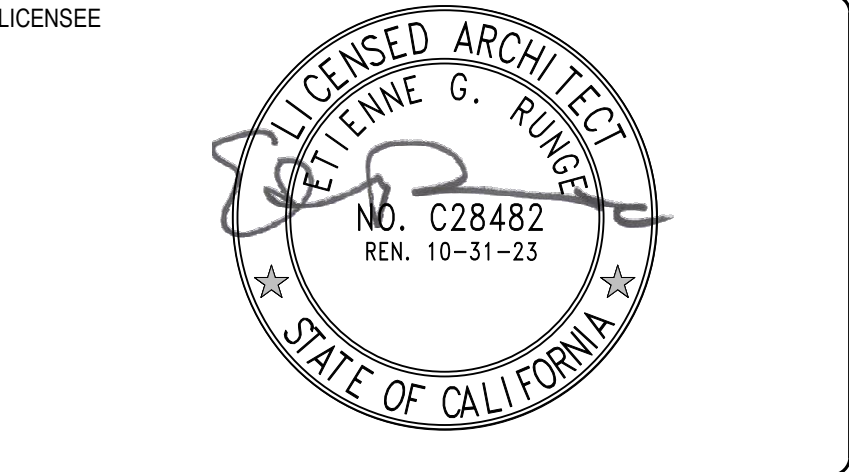
- 1 TENANT SEPARATION
- 2 (E) PLATFORM
- 3 (E) EQUIPMENT ENCLOSURE
- 4 (E) MAIN ENTRANCE
- 5 (E) EXTERIOR OVERHEAD DOOR



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FAX: 760-496-3711

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

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DRAWING TITLE
ARCHITECTURAL
BUILDING FLOOR PLAN
LEVEL 1

DRAWING NUMBER
A11-10-00

SYMBOLS LEGEND

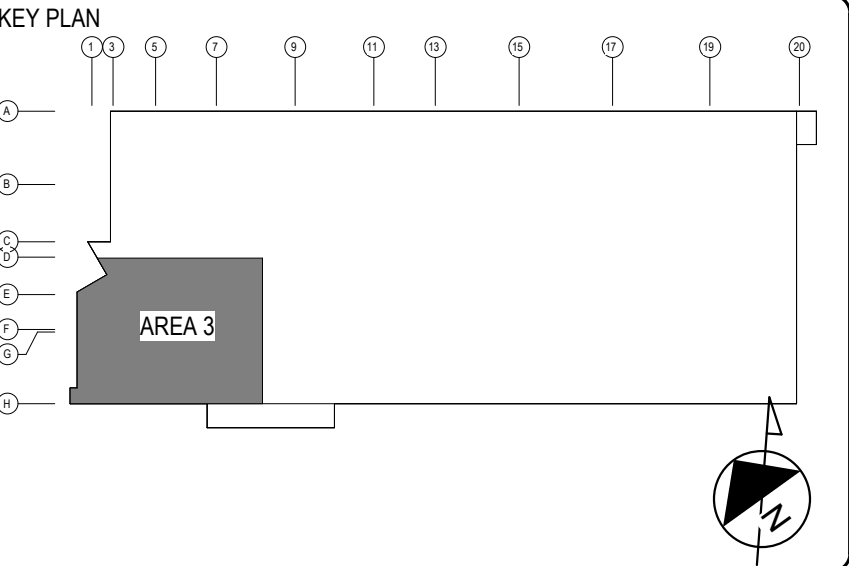
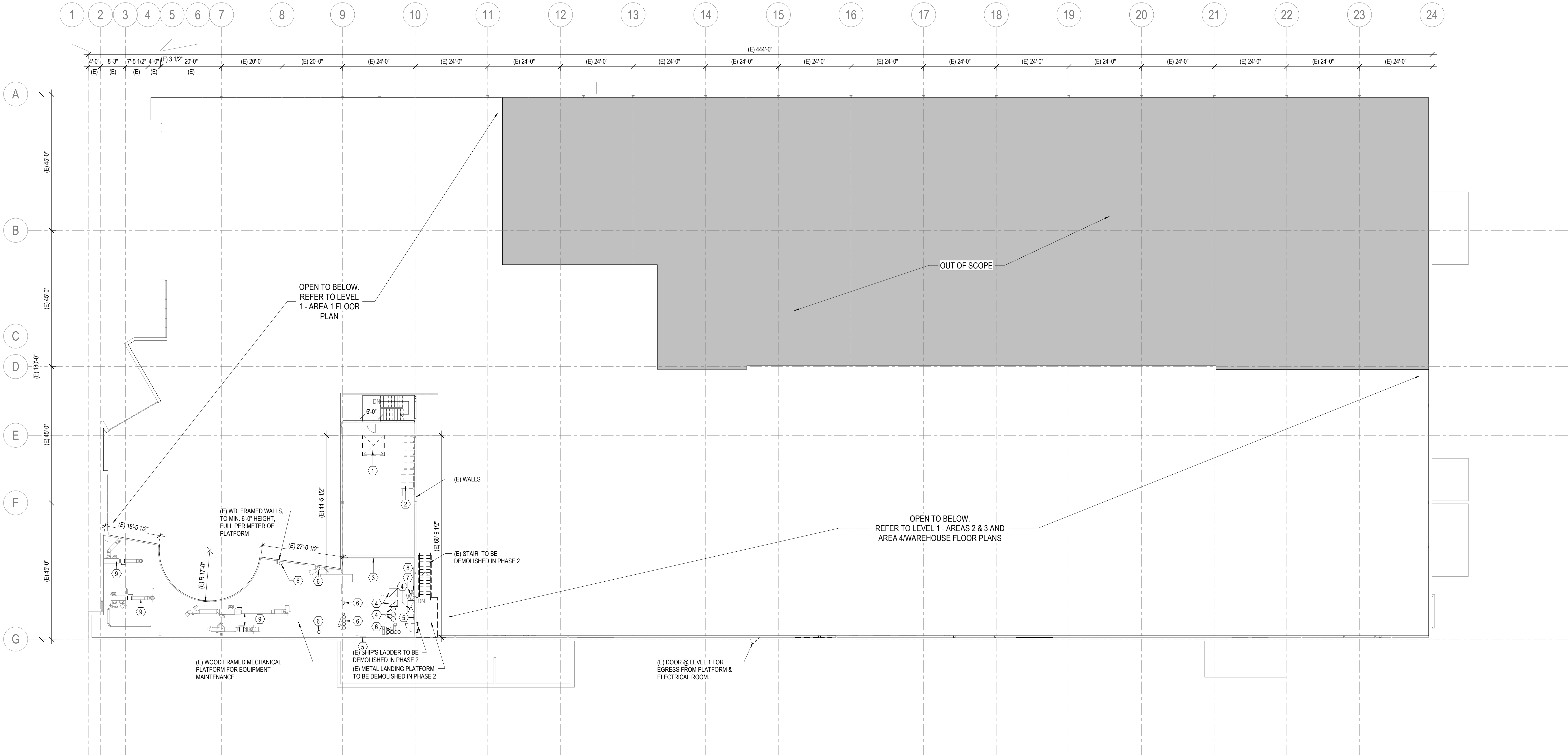
- EXISTING AREAS NOT IN PROJECT SCOPE
- AREAS IN PROJECT SCOPE

GENERAL NOTES

1. RE SHEET C00-02 FOR GENERAL SYMBOLOLOGY LEGEND AND ARCHITECTURAL-SPECIFIC LEGENDES / ABBREVIATIONS.
2. RE SHEET C00-01 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.

SHEET NOTES

1. EXISTING FLOOR OPENING WITH FALL PROTECTION BARRICADE AT EQUIPMENT PLATFORM
2. ELECTRICAL EQUIPMENT.
3. PLUMBING PIPING.
4. (E) MECHANICAL DUCT.
5. (E) ELECTRICAL PANEL.
6. (E) PLUMBING PIPING.
7. (E) WATER HEATER.
8. (E) FLOOR SINK.
9. MECHANICAL DUCTS.



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3030 AIRWAY AVENUE, COSTA MESA, CA 92626

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LICENSEE

STEPHEN G. RINDER
NO. C28482
REN. 10-31-23
STATE OF CALIFORNIA

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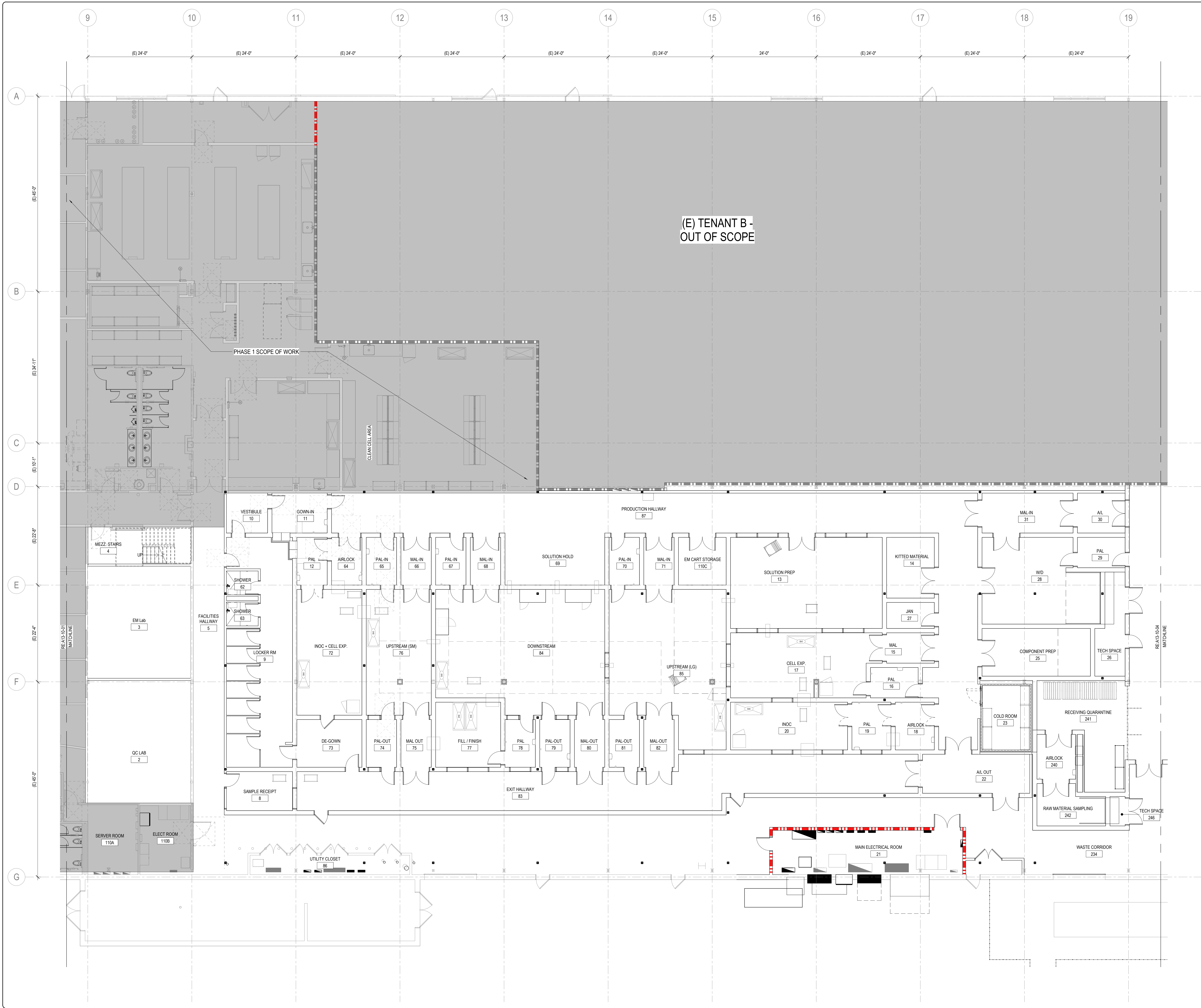
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DRAWING TITLE

ARCHITECTURAL
ANNOTATION PLAN
EQUIPMENT PLATFORM

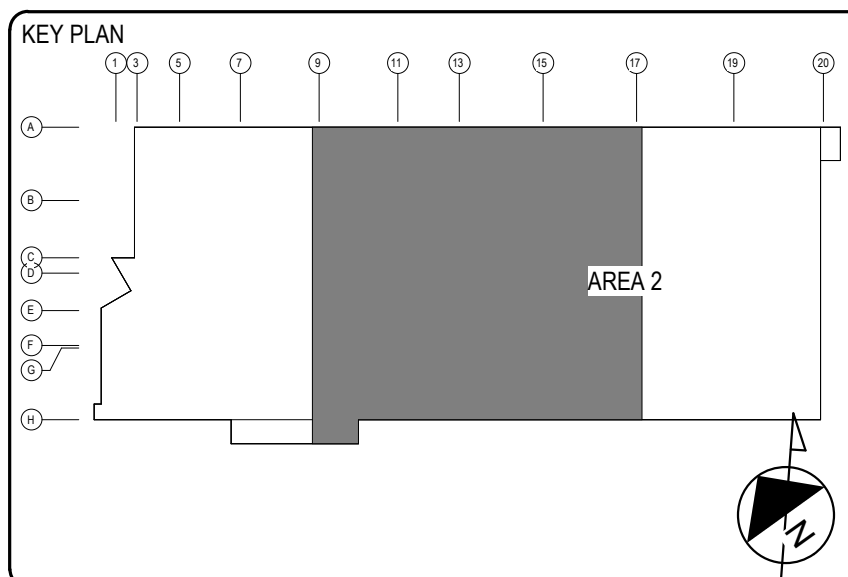
DRAWING NUMBER

A13-1E-00



GENERAL NOTES

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2. RE SHEET C00-01 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.



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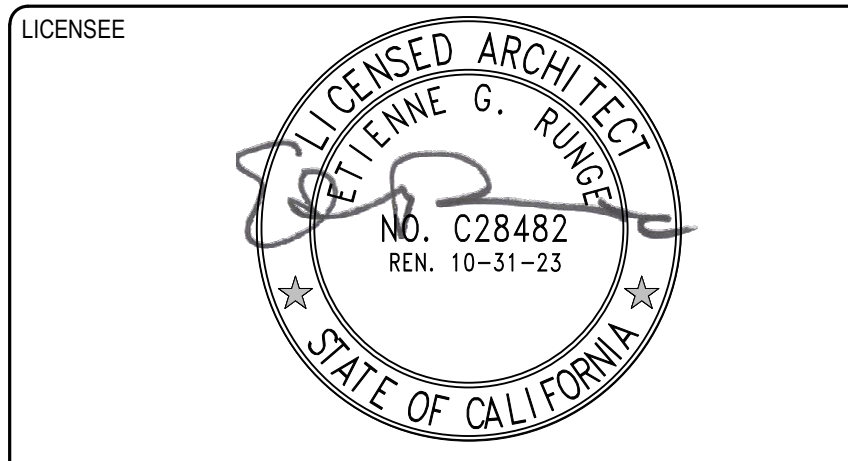
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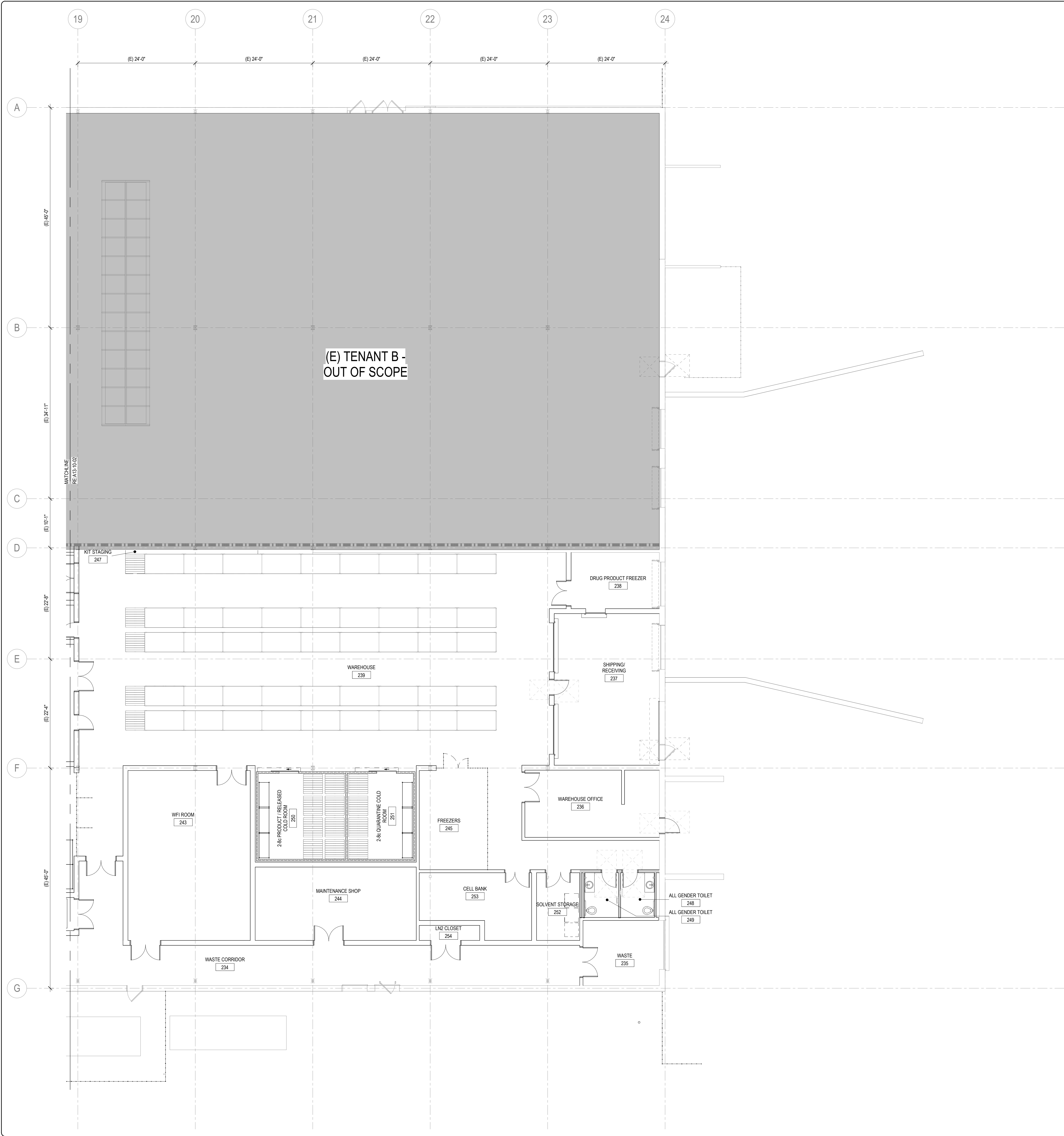
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DRAWING TITLE

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

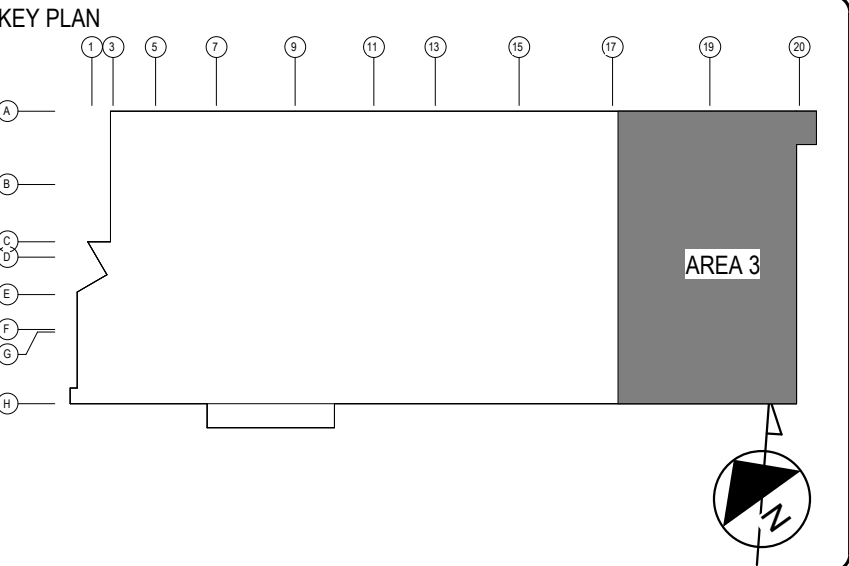
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A13-10-02



GENERAL NOTES

1. RE SHEET C00-02 FOR GENERAL SYMBOLLOGY LEGEND AND ARCHITECTURAL SPECIFIC LEGENDS / ABBREVIATIONS.
2. RE SHEET C00-01 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.



CONSULTING ARCHITECT/ENGINEER

CLARK, RICHARDSON AND BISKUP
CONSULTING ENGINEERS, INC.
CRB ARCHITECTS-ENGINEERS P.C.

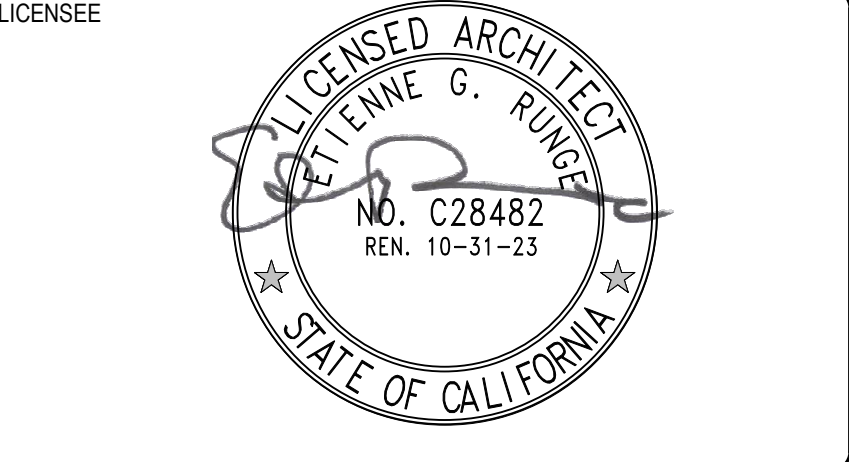
3207 GREY HAWK COURT
SUITE 150
CARLSBAD, CA 92010
PHONE: 760-496-3714
FAX: 760-496-3711

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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SHEET SIZE:	30x42	APPROVED BY:	ER

DRAWING TITLE

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

DRAWING NUMBER

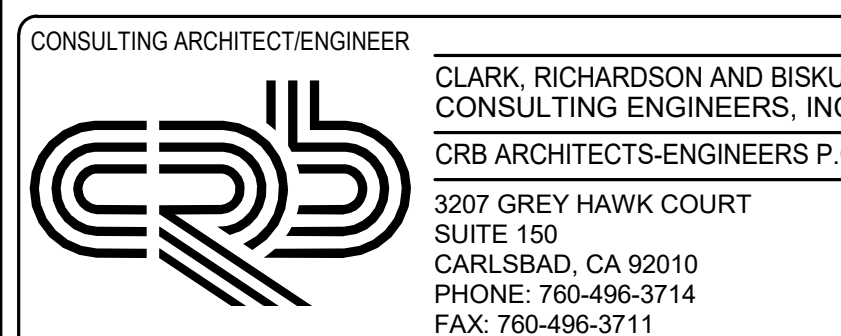
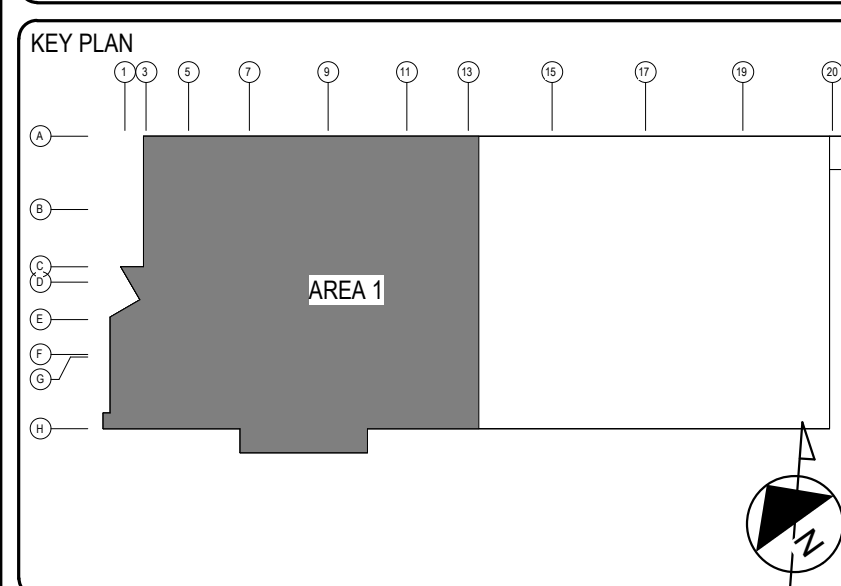
A13-10-04

GENERAL NOTES

1. RE. SHEET C00-02 FOR GENERAL SYMBOLLOGY LEGEND AND ARCHITECTURAL-SPECIFIC LEGENDS / ABBREVIATIONS.
2. RE. SHEET C00-01 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.

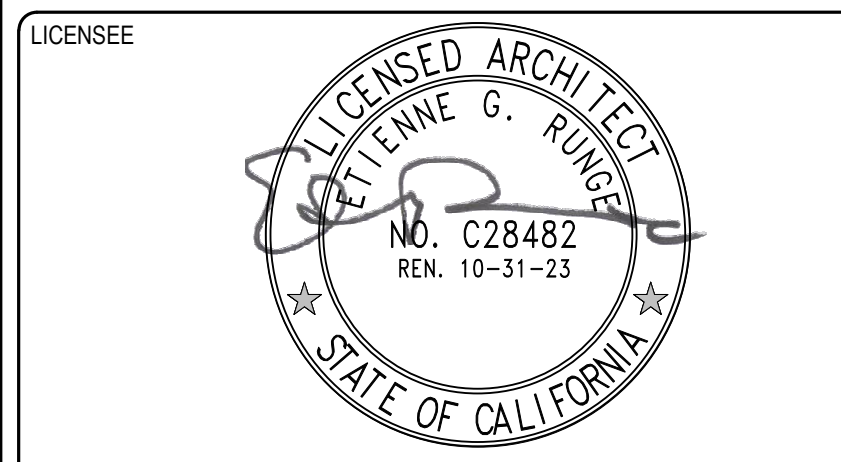
SHEET NOTES

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.



PROJECT TITLE
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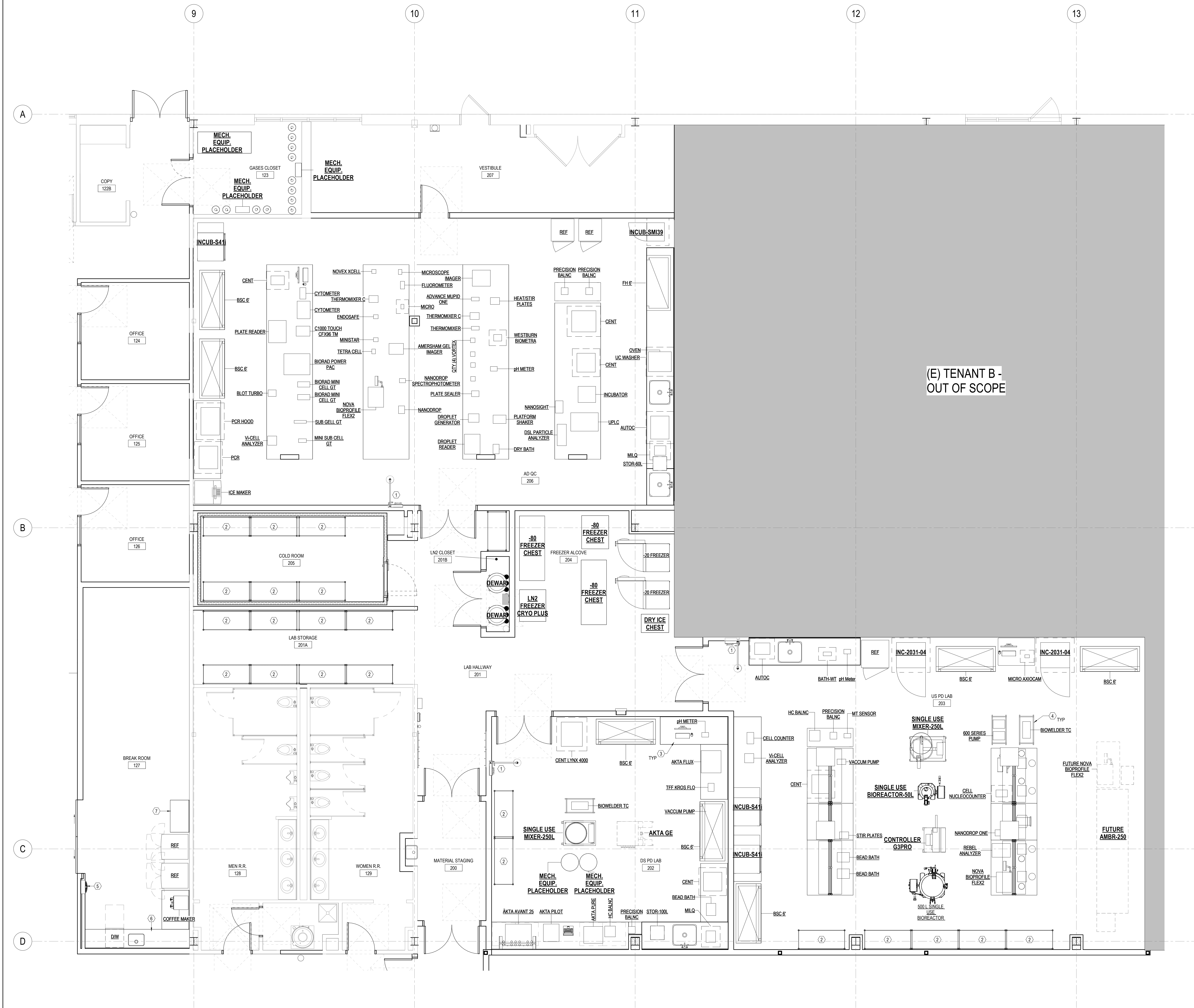


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DRAWING TITLE
**PHASE 1 - ARCHITECTURAL
ENLARGED EQUIPMENT PLAN
LEVEL 1 - AREA 1**

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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Where collaboration, quality and reliability meet.

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CLARK, RICHARDSON AND BISKUP
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CRB ARCHITECTS-ENGINEERS P.C.
3207 GREY HAWK COURT
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CARLSBAD, CA 92010
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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

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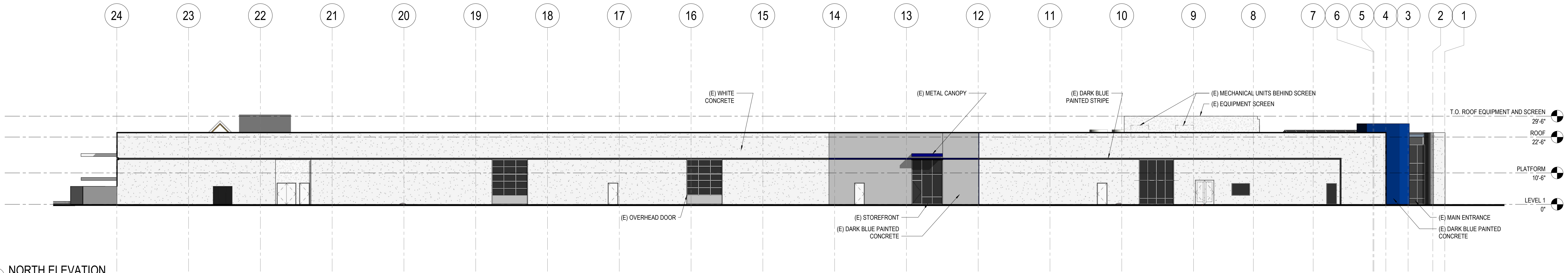
ARCHITECTURAL
EXISTING EXTERIOR
PHOTOS

DRAWING NUMBER

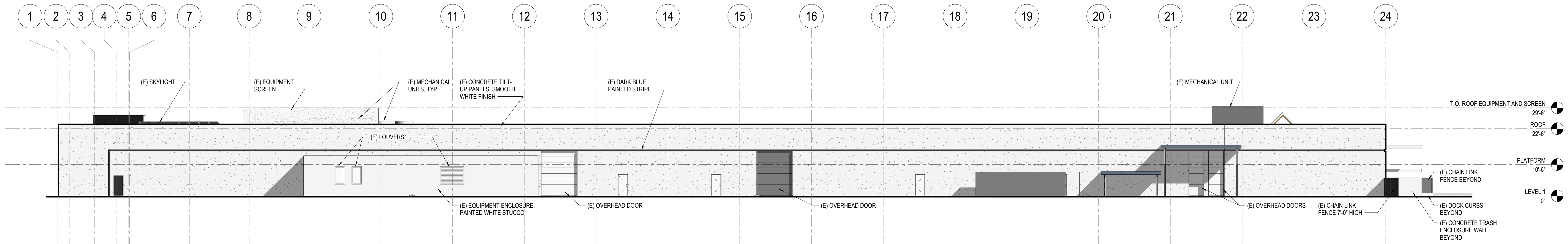
A20-00

GENERAL NOTES

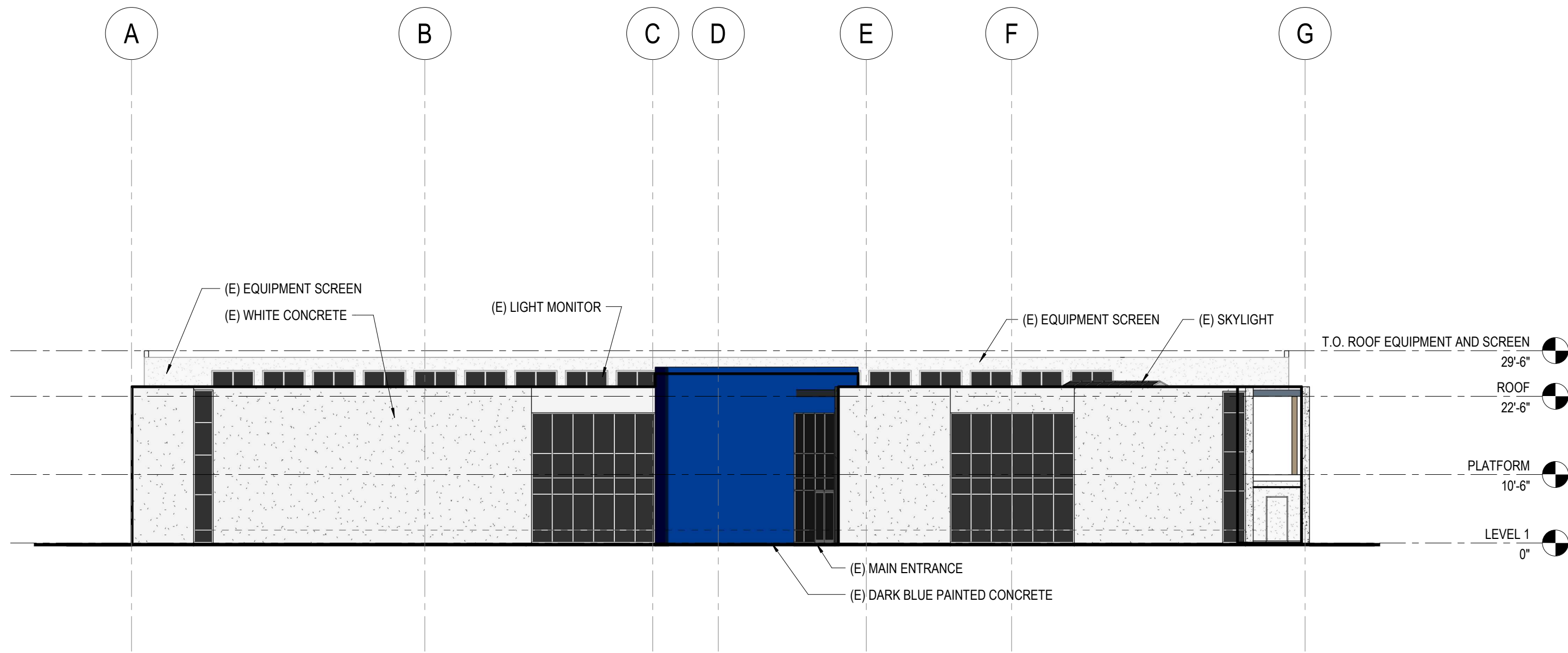
1. RE SHEET G00-02 FOR GENERAL SYMBOLLOGY LEGEND AND ARCHITECTURAL SPECIFIC LEGENES / ABBREVIATIONS.
2. RE SHEET G00-01 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.
3. SOME COLUMN GRID LINES AND/OR LEVEL MARKERS NOT RELEVANT TO 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.



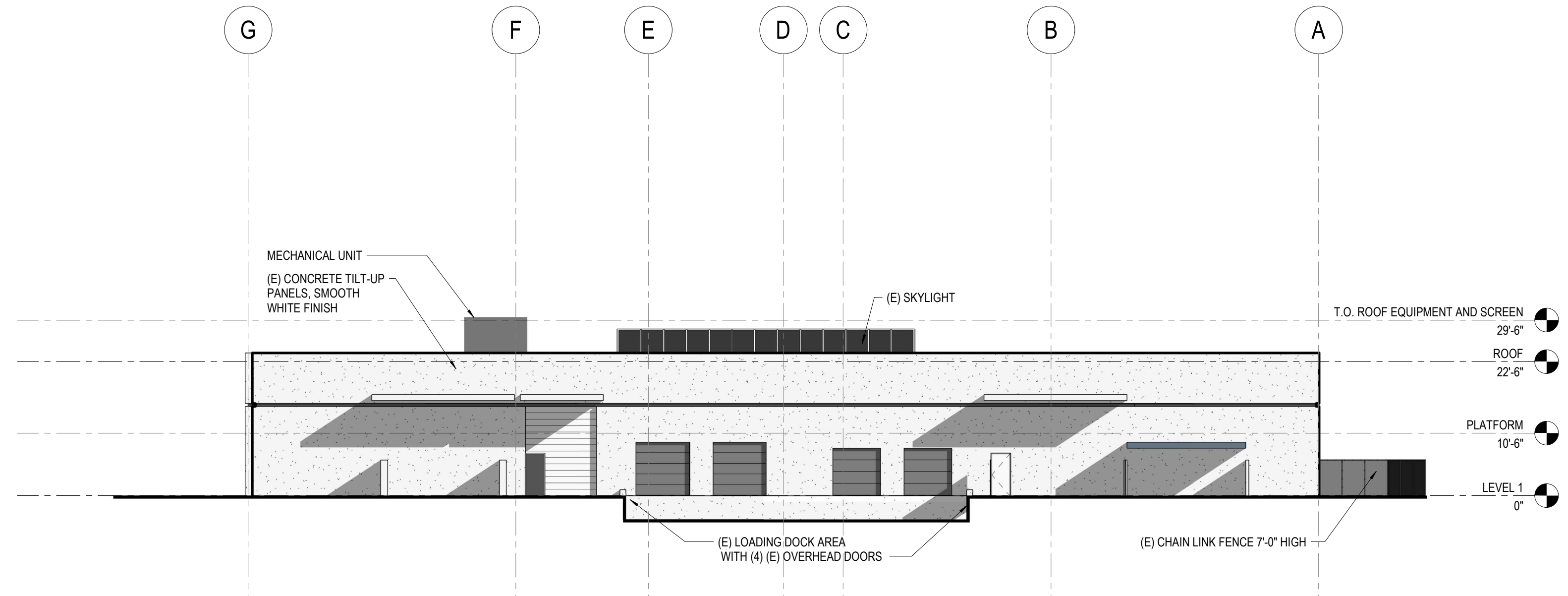
4 NORTH ELEVATION
1/16" = 1'-0"



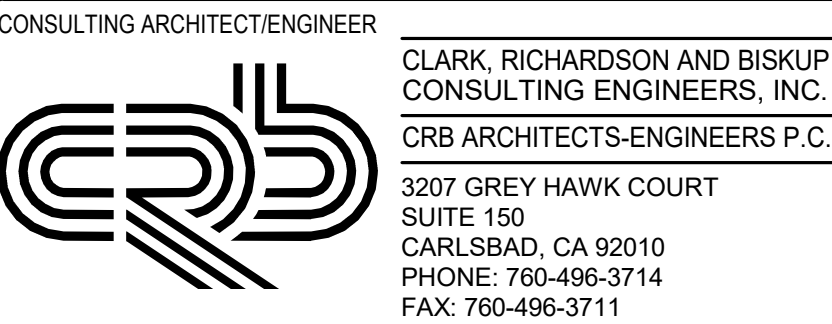
3 SOUTH ELEVATION
1/16" = 1'-0"



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

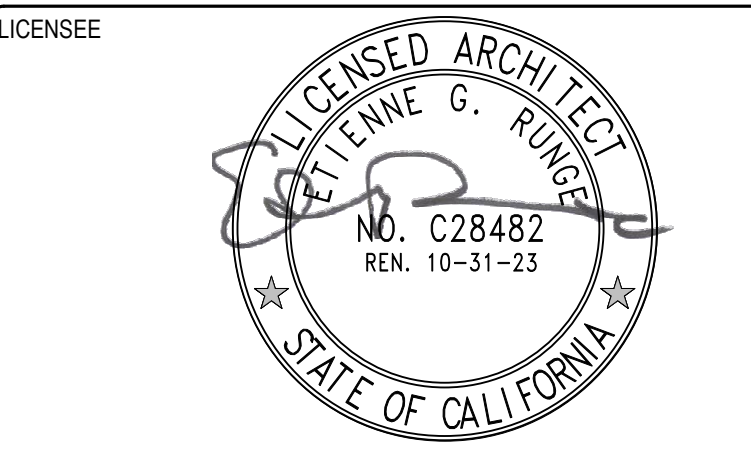


1 EAST ELEVATION
1/16" = 1'-0"



PROJECT TITLE
**AVID BIOPHARMACEUTICAL
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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-G10-00 FOR GENERAL SYMBOLLOGY 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' MW 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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REV	BY	DATE	DESCRIPTION

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DRAWING TITLE

PHASE 1 - GENERAL
ARCHITECTURAL
SITE AND IRRIGATION SUMMARY

DRAWING NUMBER

1-G10-01

