

PARKING AVAILABLE = 608 SPACES
PARKING RATIO = 7.8/1000



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



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

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

A1-1



- ## DOOR TYPES

- ## HARDWARE SETS

PROVIDE SMOKE SEALS AT ALL RATED DOOR LOCATIONS.

PLAN KEY-NOTES

- (1) ALL AREAS SHOWN WITH DIAGONAL SCREEN ARE N.I.C.

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

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

(4) PATCH/REP ALL GYP. BD. SURFACES THROUGHOUT TENANT SUITE AREA TO RECEIVE NEW FINISHES SHOWN WITHIN THESE DOCUMENTS.

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

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

(7) PROVIDE NEW SECURITY GLAZING IN TIMELY BLACK ALUMINUM FRAME AT THIS LOCATION. BOTTOM OF GLASS SHALL BE AT +42" A.F.F. (TRANSACTION COUNTER HEIGHT)(34" A.F.F. AT ADA COUNTER HEIGHT), TOP OF FRAME SHALL ALIGN WITH ADJACENT DOOR FRAME (18'-0" +/-). GLAZING PROVIDE LEVEL 2 BULLET RESISTANT GLAZING SYSTEM. MFR.: PACIFIC BULLETPROOF CO. (OR APPROVED EQUAL) REFER TO A0-2 FOR ADDITIONAL INFORMATION.

(8) AT THIS LOCATION, PROVIDE 1/2" BALLISTIC FIBERGLASS PANEL. SPECIFICATION: ARMORVEX O.F. 700 PANELS, UL 752, LEVEL 7. (ONE SIDE, BEHIND FINISHED GYP. BD., LOBBY SIDE). REFER TO +10-2 AND +10-4-2.

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

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

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

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

(13) PROVIDE NEW TACTILE EXIT SIGN "EXIT ROUTE" AT THIS LOCATION. REFER TO +10-4D-2.

(14) PROVIDE NEW TACTILE EXIT SIGN "EXIT" AT THIS LOCATION. REFER TO +10-4D-2.

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

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








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

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

GENERAL CONTRACTOR BID NOTE

- ## GENERAL NOTES

- ## LEGEND

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

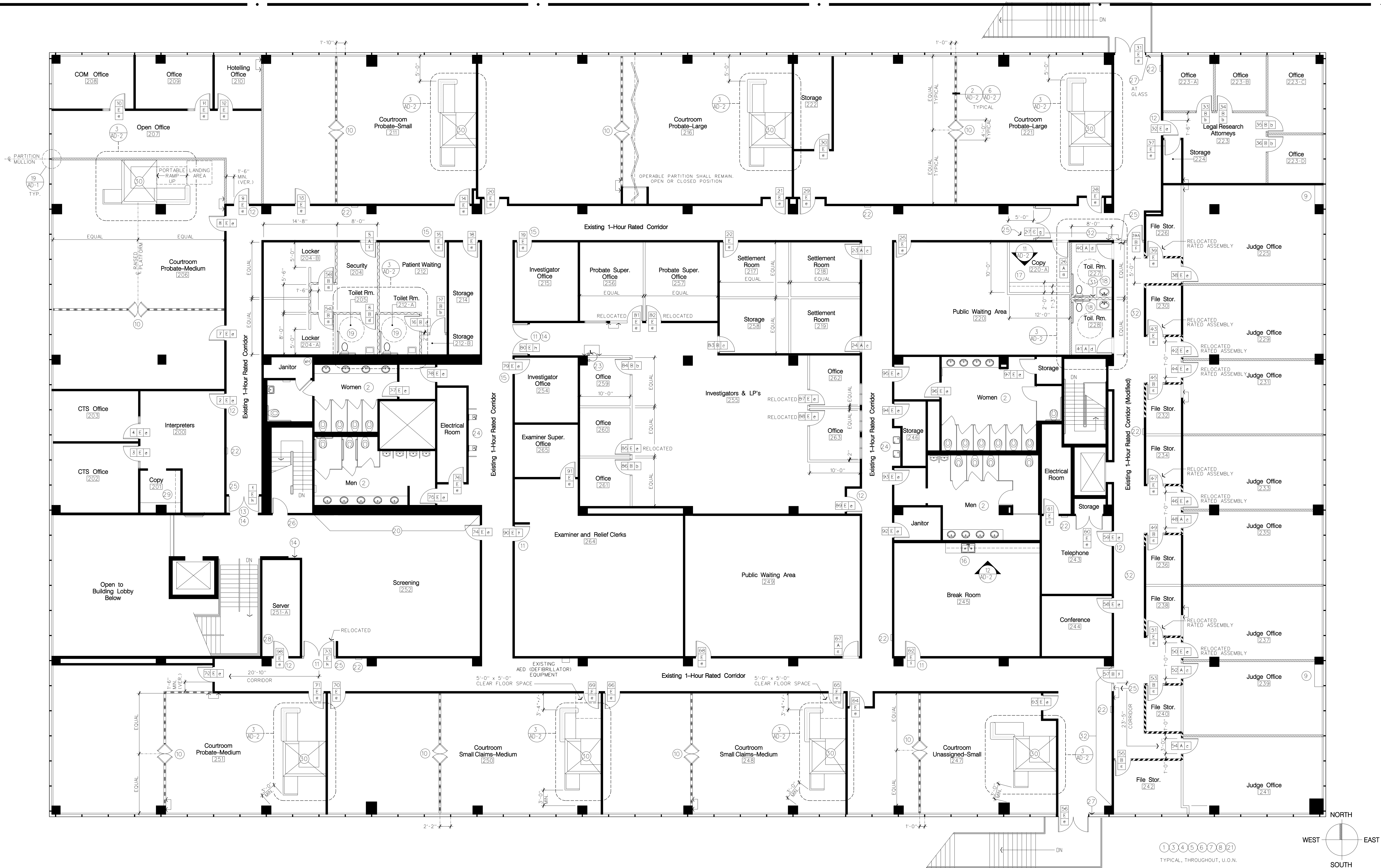
Orange County Superior Courts

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

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SECOND FLOOR CONSTRUCTION PLAN



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

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

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

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

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**3390 HARBOR BOULEVARD
COSTA MESA, CA**



WEST FACING ELEVATION



NORTH FACING ELEVATION



EAST FACING ELEVATION



SOUTH FACING ELEVATION