ATTACHMENT 7

SUITE #	FLOOR	COMPANY	USE	SQ. FT.
#101	1	RETAIL T.I.	RETAIL	1544
#102	1	RETAIL T.I.	RETAIL	1226
#103	1	RETAIL T.I.	RETAIL	1145
		TOTAL		3720
#104	1	MAR VAC	RETAIL	2718
#105	1	MAR VAC	RETAIL	1468
		TOTAL		4667
	1	WAREHOUSE EDG	WAREHOUSE	6752
			TOTAL 1ST FLOOR	15,139
#200	2	YELLOWSTONE	OFFICE	1752
#210	2	YELLOWSTONE	OFFICE	1117
#220	2	YELLOWSTONE	OFFICE	1247
#230	2	YELLOWSTONE	OFFICE	476
		TOTAL		3345
#240	2	MAR VAC	OFFICE	1955
			TOTAL 2ND FLOOR	5,447
			TOTAL BUILDING	21,086

REQUIRED PARKING

RETAIL	8,381 SQ. FT. @ 1/1000	= 33.5
OFFICE	5,847 SQ. FT. @ 1/1000	= 23.8
WAREHOUSE	6,752 SQ. FT. @ 1/1000	= 6.8
TOTAL REQUIRED PARKING		= 65

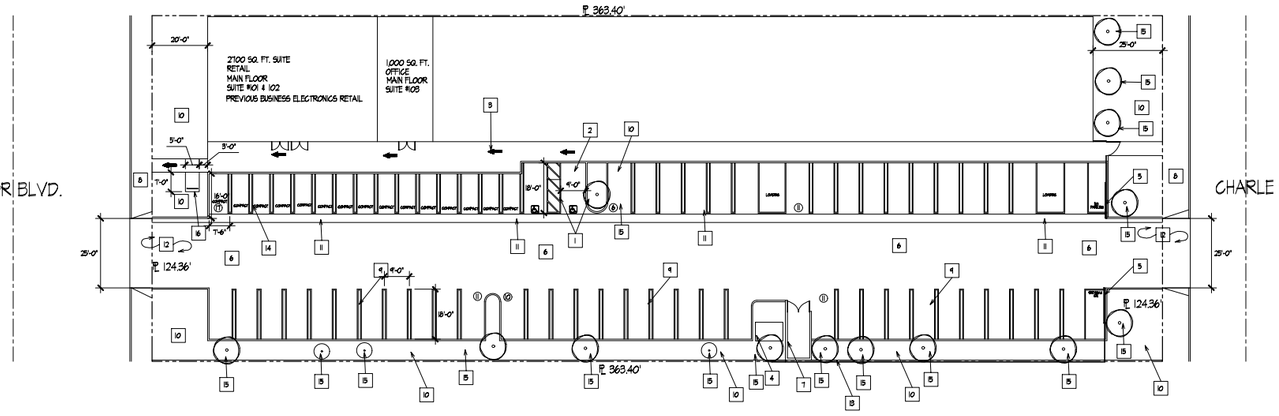
PARKING CALCULATIONS

PARKING SPACE IDENTIFICATION	REQUIRED	PROVIDED
STANDARD 9' X 18'	63	49
COMPACT 7'-6" X 16'		15
HANDICAPPED	2	2
BICYCLE PARKING	3	5
BICYCLE PARKING SPACE CREDIT		1
TOTAL	65	67

PA-86-130 FOR 2001 HARBOR BLVD. ALLOWS WAREHOUSE TO BE PARKED AT 1/1000 FOR LAND USE RESTRICTION AND VARIANCE.

BUILDING INFORMATION:

APN:	422-101-01	
STREET ADDRESS:	2001 HARBOR BLVD., SUITE # 101, 102, 103 COSTA MESA, CA 92627	
LEGAL DESCRIPTION:	FAIRVIEW FARMS LOT 18 POR OF LOT DESC IN DD-8115/355 OR TR 247	
EXISTING ZONING:	C-2 GENERAL COMMERCIAL ZONING	
PROPOSED ZONING:	C-2 GENERAL COMMERCIAL ZONING	
TOTAL GROSS AREA:	45,192.42 SQ. FT.	1.037 ACRE
TOTAL NET AREA:	45,192.42 SQ. FT.	1.037 ACRE
TOTAL BUILDING AREA:	15,139 SQ. FT.	FAR=33.5%
LOT COVERAGE	SQ. FT.	PERCENTAGE
BUILDING AREA:	15,139	33.5 %
PARKING AREA:	23,264	51.47 %
LANDSCAPING AREA:	6,789.42	15.03 %
FLOOR AREA RATIO:	33.5 %	
OCCUPANCY:	B, M	
CONSTRUCTION TYPE:	V-B	
FIRE SPRINKLERS:	NO	
# OF STORIES:	2	
BUILDING SQ. FT.:	21,086 SQ. FT.	
DESCRIPTION OF USE:	OFFICE, RETAIL & WAREHOUSE	



LEGEND:

ADA PATH OF TRAVEL.

SITE NOTES:

INDICATES NOTES APPLICABLE TO THIS PLAN ONLY WHEN REFERENCED.

1. LOCATION OF EXISTING ADA 9' X 18' PARKING SPACE
2. EXISTING CURB RAMP
3. LOCATION OF EXISTING ADA PATHWAY TO BUILDING ENTRANCE AND FUEL & WAY FROM ADA PARKING
4. EXISTING TRANSFORMER
5. EXISTING 6' TALL WROUGHT IRON FENCE AND DRIVE AISLE GATE AND MAN GATE TO REMAIN.
6. EXISTING ASPHALT DRIVEWAY TO REMAIN.
7. EXISTING 4'-6" TALL CMU WALL TRASH ENCLOSURE WITH WIRE MESH LID FOR A TOTAL HEIGHT OF 6' TO TOP OF MESH LID.
8. EXISTING CONCRETE SIDEWALK TO REMAIN.
9. EXISTING 9' X 18' PARKING SPACE TO REMAIN.
10. EXISTING LANDSCAPE TO REMAIN.
11. EXISTING DRAINAGE V-DITCH TO REMAIN.
12. EXISTING CONCRETE DRIVEWAY ENTRANCE TO REMAIN.
13. EXISTING 6' TALL WROUGHT IRON FENCE TO REMAIN.
14. EXISTING 7'-6" X 16' COMPACT PARKING SPACE TO REMAIN.
15. EXISTING TREE LOCATIONS TO REMAIN.
16. NEW 5 BIKE COMMERCIAL BIKE RACK ON CONCRETE SLAB.
17. EXISTING LOADING SPACE TO REMAIN.

GENERAL NOTES:

1. THESE NOTES SHALL BE USED IN COALITION WITH THE PLANS AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF THE OWNER AND OR ARCHITECT WHOSE SIGNATURE APPEARS HEREON.
2. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL CHECK ALL DIMENSIONS, FRAMING CONDITIONS, AND ON-SITE CONDITIONS, PRIOR TO STARTING ANY WORK. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND OR SUBCONTRACTOR. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES, ERRORS OR OMISSIONS.
3. DIMENSIONS, AS INDICATED ARE THE DIMENSIONS THAT SHALL BE USED FOR CONSTRUCTION. DO NOT SCALE DRAWINGS. NOTES & DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. ALL DIMENSIONS ARE TAKEN TO THE ROUGH, U.O.N. ON PLANS.
4. THE DRAWINGS & SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER. THE CONTRACTOR AND CRUSUB-CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE AFOREMENTIONED MATERIALS.
5. GRADING & DRAINAGE. ALL PAVING, FLAT WORK AND PLANTERS NEXT TO THE BUILDING SHALL BE PROPERLY GRADED TO CARRY WATER AWAY FROM THE BUILDING.
6. OBSERVATION VISITS TO THE JOB SITE BY THE ARCHITECT DO NOT INCLUDE INSPECTION OF CONSTRUCTION PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS AND FOR SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.

GENERAL REQUIREMENTS:

1. SCOPE: ALL TRADERS SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS, AND PERFORM ALL WORK, NECESSARY, INDICATED, REASONABLY INFERRED, OR REQUIRED BY ANY CODE WITH JURISDICTION, TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB.
   ALL WORK SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE UNIFORM BUILDING CODE (APPLICABLE EDITION) AND LOCAL GOVERNING AGENCIES.
2. PERMITS: THE GENERAL BUILDING PERMIT & PLAN CHECK FEES SHALL BE SEGURED AND PAID FOR BY THE SUB-CONTRACTOR DIRECTLY RESPONSIBLE.
3. INTENTION: THE INTENTION OF THIS DOCUMENT IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION NECESSARY FOR A COMPLETE AND PROPER EXECUTION OF THE WORK DESCRIBED.
4. CHANGES: THE OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK. THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINGLY.
5. CUTTING & PATCHING: ALL TRADERS SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY THE WORK OF OTHER TRADES.
6. CLEANUP: ALL TRADES SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK.
7. GENERAL:
   A. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO CURRENT UBC, UPC, UMC, NEC AND TITLE 24 AS NOTED ON COVER SHEET OF PLANS.
   B. DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, ARCHITECT AND APPLICABLE GOVERNING AGENCIES. REFERENCES TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY, AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAILS OR DRAWINGS.
   C. THE ARCHITECT SHALL IN NO WAY BE RESPONSIBLE FOR HOW THE FIELD WORK IS PERFORMED, SAFETY IN, OR ABOUT THE JOB SITE METHODS OF PERFORMANCE OR TIMELINESS IN THE PERFORMANCE OF THE CONTRACTOR OR SUBCONTRACTOR'S WORK.

ALL IDEAS, DESIGNS, PLANS AND ARRANGEMENTS REPRESENTED OR EXHIBITED IN THIS DRAWING ARE OWNED BY AND THE PROPERTY OF DAVE MAIDPEN ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, PLANS OR ARRANGEMENTS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVE MAIDPEN ARCHITECT.

Revisions:
INITIAL SUBMITTAL 2/15/22 LM

DMA
DAVE MAIDPEN ARCHITECT
Phone 951-634-2112 • E-Mail dave@dmarchitect.net
41141 Golden Gate Circle, Suite 104, Murrieta, Ca 92562

Title: SITE PLAN

Project and Location
RETAIL TENANT IMPROVEMENT
2001 HARBOR BLVD.
SUITE # 101, 102, 103
COSTA MESA, CA 92627

LICENSED ARCHITECT
DAVID MAIDPEN
No. C-25783
EXP. 10-31-23
STATE OF CALIFORNIA

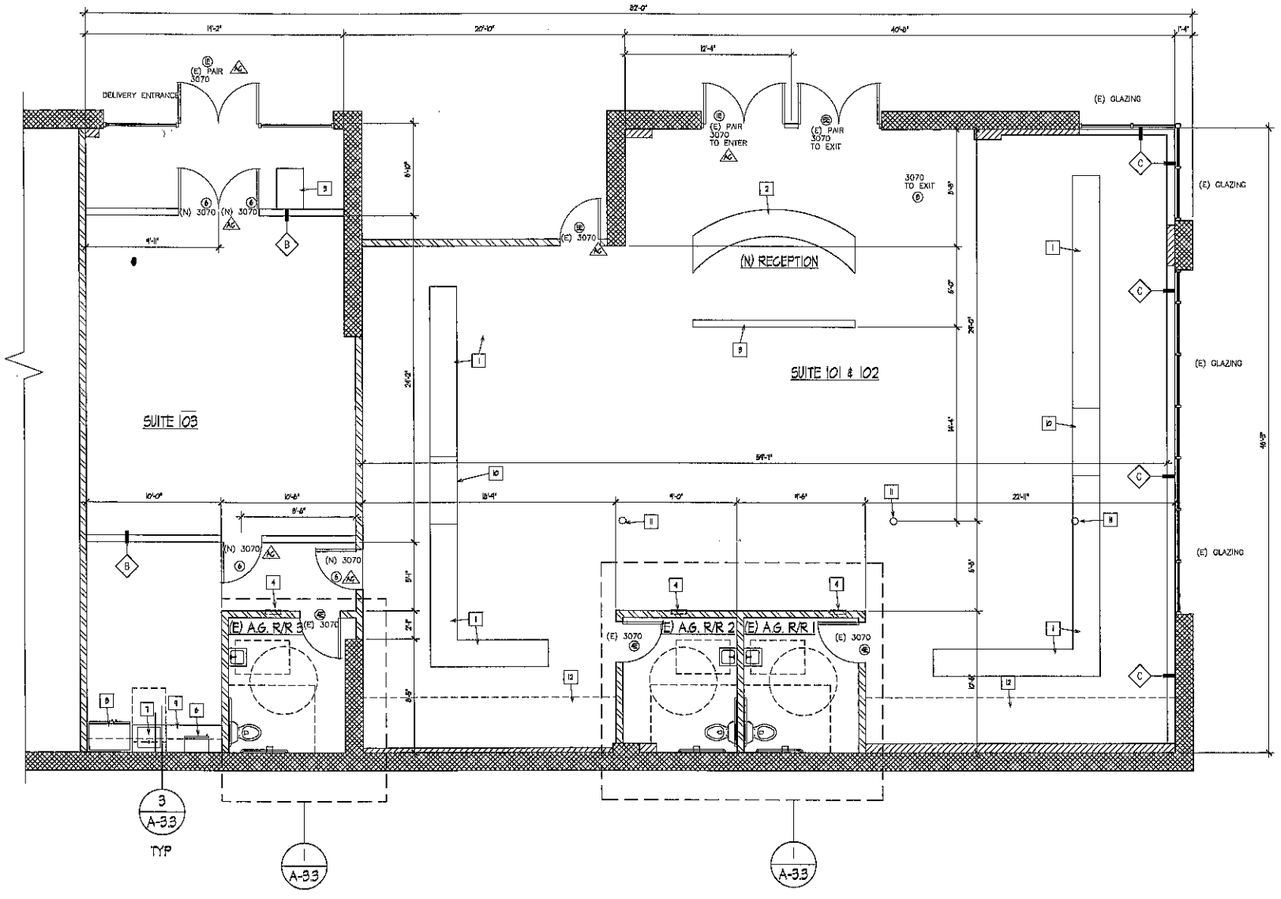
Drawn by LM
Checked by
Date 08/25/21
Job No. 21-048

NORTH

1" = 20'-0"

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Of Sheets

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FLOOR PLAN NOTES

a. CONTRACTOR SHALL NOT MAKE ANY CHANGES OR DEVIATE FROM THESE PLANS WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ARCHITECT. IF OWNER AUTHORIZES ANY CHANGES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.

a. ALL DIMENSIONS ARE TAKEN TO FACE OF STUD (U.N.O.). IN CASE OF CONFLICT, NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE DRAWINGS. DO NOT SCALE DRAWINGS.

a. CONTRACTOR AND/OR SUBCONTRACTOR SHALL CAREFULLY STUDY AND COMPARE ALL DRAWINGS, DATA, DIMENSIONS, SPECS, AND CONDITIONS BEFORE PROCEEDING WITH ANY WORK & REPORT AT ONCE TO THE ARCHITECT ANY ERROR INCONSISTENCY OR OMISSION THAT IS DISCOVERED.

a. CONTRACTOR SHALL VERIFY IN/ONSITE ALL FINISHES & MATERIALS PRIOR TO PURCHASE AND/OR INSTALLATION.

FLOOR PLAN SCHEDULE

☐ INDICATES NOTES APPLICABLE TO THIS PLAN ONLY! U.N.O. = UNLESS NOTED OTHERWISE.

1. SALES COUNTERS VERIFY W/OWNER.
2. RECEPTION DESK MAX HEIGHT 34" A.F.F.
3. GLASS WATER PULL. VERIFY W/OWNER.
4. EXISTING ELECTRICAL PANEL.
5. NEW BUILT-IN ENTRY DESK MAX HEIGHT 34" A.F.F.
6. BUILT-IN MICROWAVE. VERIFY DIMENSIONS W/ MFG.
7. SINK VERIFY W/OWNER.
8. 24" CLEAR REFRIGERATOR/FREEZER SPACE. VERIFY WITH MFG. STUB-OUT COLD WATER FOR ICE MAKER. VERIFY W/ MFG.
9. CABINETS @ +34" A.F.F. W/ CABINETS ABOVE. VERIFY W/ OWNER.
10. ACCESSIBLE SALES COUNTER @ 34" MAX HEIGHT.
11. EXISTING FLOOR/ROOF SUPPORT POST.
12. EXISTING SOFFIT TO SHIELD MECHANICAL EQUIPMENT TO REMAIN.

WALL LEGEND

- EXISTING 16" CMU WALLS TO REMAIN
- EXISTING 2X WALLS
- EXISTING 2X FURRED WALLS
- EXISTING 2X WALLS TO BE REMOVED
- NEW 2X WALLS

WALL TYPES

NOTE: ALL NEW WALLS WALL TYPE A UNLESS NOTED OTHERWISE

A — 6", 25 GA. METAL STUDS @ 16" O.C. WITH 5/8" GYP. BOARD EACH SIDE TO BOTTOM OF FLOOR FRAMING. SEE DETAIL #8 ON SHEET AD-1

B — 6", 25 GA. METAL STUDS @ 16" O.C. WITH 5/8" GYP. BOARD EACH SIDE TO 6" ABOVE CEILING. SEE DETAIL #15 ON SHEET AD-1

C — 6", 20 GA. METAL STUDS @ 16" O.C. WITH 5/8" GYP. BOARD OUTSIDE TO BOTTOM OF FLOOR FRAMING INCLUDE 1" AIR GAP FROM EXISTING CMU WALL AND STOREFRONT GLAZING. SEE DETAIL #14 ON SHEET AD-1

THE FOLLOWING ARE DEFINITIONS TO THE ABBREVIATIONS INDICATED IN THE SCHEDULE.

WINDOW OPERATION/TYPES:
- SH — SINGLE HUNG FRAMED OPENABLE SASHED IN ONE UNIT, WITH REMOVABLE SCREEN.
- FIXED — FIXED FRAME/SASHED NON-OPENABLE UNIT. JAMB AND SASH TO MATCH THAT OF ADJACENT OPENABLE UNITS.
- CASEMT — SINGLE FRAMED OPENABLE SASHED IN ONE CASEMENT UNIT, WITH REMOVABLE SCREENS).
- SLIDE — ALUM. SLIDER - SINGLE FRAMED OPENABLE IN ONE UNIT (WITH REMOVEABLE SCREEN).
- ALUM — MFG. ALUMINUM FRAME
- WD — WOOD FRAME WITH/MTL. CLAD.
- STL — MFG. STEEL FRAME
- GB — GLASS BLOCK OPENING

WINDOW GLAZING:
- TINT — TINTED
- CUSTOM — PROVIDE CUSTOM DESIGNED GLAZING, (ETCHED, BEVELED, FROSTED, ETC.) VERIFY WITH OWNER.
- LEXAN — PROVIDE STANDARD LEXAN GLAZING AT CORNER GLAZING UNITS.
- TEMP — TEMPERED
- D/P FIRE — DUAL PANE W/ EXTERIOR PANE TEMPERED
- D/P TEMP — DUAL PANE TEMPERED
- CLR — CLEAR
- GB — GLASS BLOCK

DOOR MATERIALS:
- HM — HOLLOW CORE METAL DOOR
- SCMP — SOLID CORE INSULATED METAL WRAP
- SCWD — SOLID CORE WOOD DOOR
- SCMW — SOLID CORE METAL WRAP
- HC — HOLLOW CORE WOOD DOOR
- ALUM — STOREFRONT ALUMINUM FRAMED WITH TEMPERED GLAZING
- GS — GALVANIZED STEEL ROLL-FORMED SLATS
- PD — POCKET DOOR
- FD — FRENCH DOOR
- BI-FOLD — DOORS FOLD OPEN TO EACH SIDE

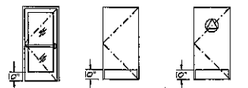
FRAME TYPES:
- SW — SWINGING DOOR -STANDARD TYPE FRAME W/INTEGRAL STOPS
- D-BS — DOUBLE DARESS, NO STILE (ACROSS CORRIDORS)
- ROLL — SURFACE MOUNTED TRACK ASSEMBLY
- PS — STANDARD TYPE FRAME FOR POCKET SLIDING DOOR. PROVIDE DUAL TOP MOUNTED TRACKS.
- MFG — MANUFACTURER'S STANDARD FRAME.
- BARN — MFG STANDARD TYPE FRAME FOR BARN SLIDING DOOR.

FRAME MATERIALS:
- ALUM — ALUMINUM FRAME
- WD — WOOD JAMBS AND STOPS
- STL — STEEL FRAME
- MFG — MANUFACTURER'S STANDARD FRAME.
- TM — TIMELY DOOR & WINDOW FRAMES
- BARN — MFG FLAT TRACK HARDWARE

FINISHES
- ANOD — ANODIZED ALUMINUM FINISH BY MANUFACTURER
- PAINT — DOOR AND/OR FRAME TO BE PAINTED
- STAIN — DOOR AND/OR FRAME TO BE OF STAIN GRADE QUALITY
- MFG — MANUFACTURER'S STANDARD FACTORY FINISH
- GS — GALVANIZED STEEL

DOOR INTERIOR CASING AND EXTERIOR TRIM:
- WD, SG — STAIN GRADE D.F. STOCK SHAPED, VERIFY WITH OWNER.
- WD, PG — PAINT GRADE D.F. STOCK SHAPED, VERIFY WITH OWNER.
- MTL — METAL CASING/TRIM AS SUPPLIED BY FRAME MFG.

DOOR GLAZING:
- TEMP — 1/4" TEMPERED GLASS
- FG — 1/4" FIRE GLASS
- INSUL — 1/4" INSULATED TEMPERED GLASS



DOOR SCHEDULE

SYM	DOOR SIZE	W	H	FIN	FRAME TYPE	FRAME MATL	FRAME FIN	TRIM	HARDWARE	NOTE	SYM
1E	3070			ANOD	SW	ALUM	ANOD	MTL	1, 2, 7, 8, 22, 23, 25		1E
2E	3070			ANOD	SW	ALUM	ANOD	MTL	1, 2, 7, 8, 22, 23, 26		2E
3E	3070			ANOD	SW	ALUM	ANOD	MTL	1, 2, 7, 8, 12, 13, 22, 23		3E
4E	3070			STAIN	SW	MTL	ANOD	MTL	8, 7, 8, 14, 23		4E
5E	3070			PAINT	SW	MTL	ANOD	MTL	1, 2, 7, 8, 22, 28, 29		5E
6	3070			STAIN	SW	MTL	ANOD	MTL	1, 2, 5, 7, 8, 25, 26		6

WINDOW SCHEDULE

SYM	WINDOW SIZE	WINDOW TYPE	WINDOW CONST	FRAME TYPE	FRAME MATRL	TRIM	GLZG	TEMP'D	FIRE RATING (HOR)	TINT	REMARKS	SYM

SQUARE FOOTAGE:

FLOOR PLAN

(N) RECEPTION	655 SQ.FT.
(N) RETAIL	1,961 SQ.FT.
(E) ASSEMBLY	115 SQ.FT.
(N) ENTRY	122 SQ.FT.
(N) OFFICE	491 SQ.FT.
(N) BREAK ROOM	213 SQ.FT.
(E) ASSEMBLY	94 SQ.FT.
TOTAL SQ.FT.	3,280 SQ.FT.

OCCUPANT LOAD

(N) RECEPTION	655 SQ. FT. @ 1/100	= 7
(N) RETAIL	1,961 SQ. FT. @ 1/60	= 33
(N) ENTRY	122 SQ. FT. @ 1/100	= 2
(N) OFFICE	491 SQ. FT. @ 1/100	= 5
(N) BREAK ROOM	213 SQ. FT. @ 1/100	= 3
TOTAL OCCUPANT LOAD		= 47

BUILDING INFORMATION:

DEVELOPMENT TYPE:	COMMERCIAL
CONSTRUCTION TYPE:	V-B
DESCRIPTION OF USE:	PROFESSIONAL AND RETAIL
OCCUPANCY:	B/M
# OF STORIES:	2
SPRINKLERS:	NO

Revisions:
- INITIAL SUBMITTAL 12/09/21 LM

DMA
DAVE MADDEN ARCHITECT
Phone 415-694-2172 • E-Mail davemaddenarchitect.net
41-FT Golden Gate Circle, Suite 104, Novato, Ca 94949

Title: PROPOSED FLOOR PLAN

Project and Location: RETAIL TENANT IMPROVEMENT
2001 HARBOR BLVD
SUITE # 101, 102, 103
COSTA MESA, CA 92627

Drawn by LM
Checked by
Date 08/25/21
Job No. 21-048

1/4" = 1'-0"

Sheet Number A-3.1

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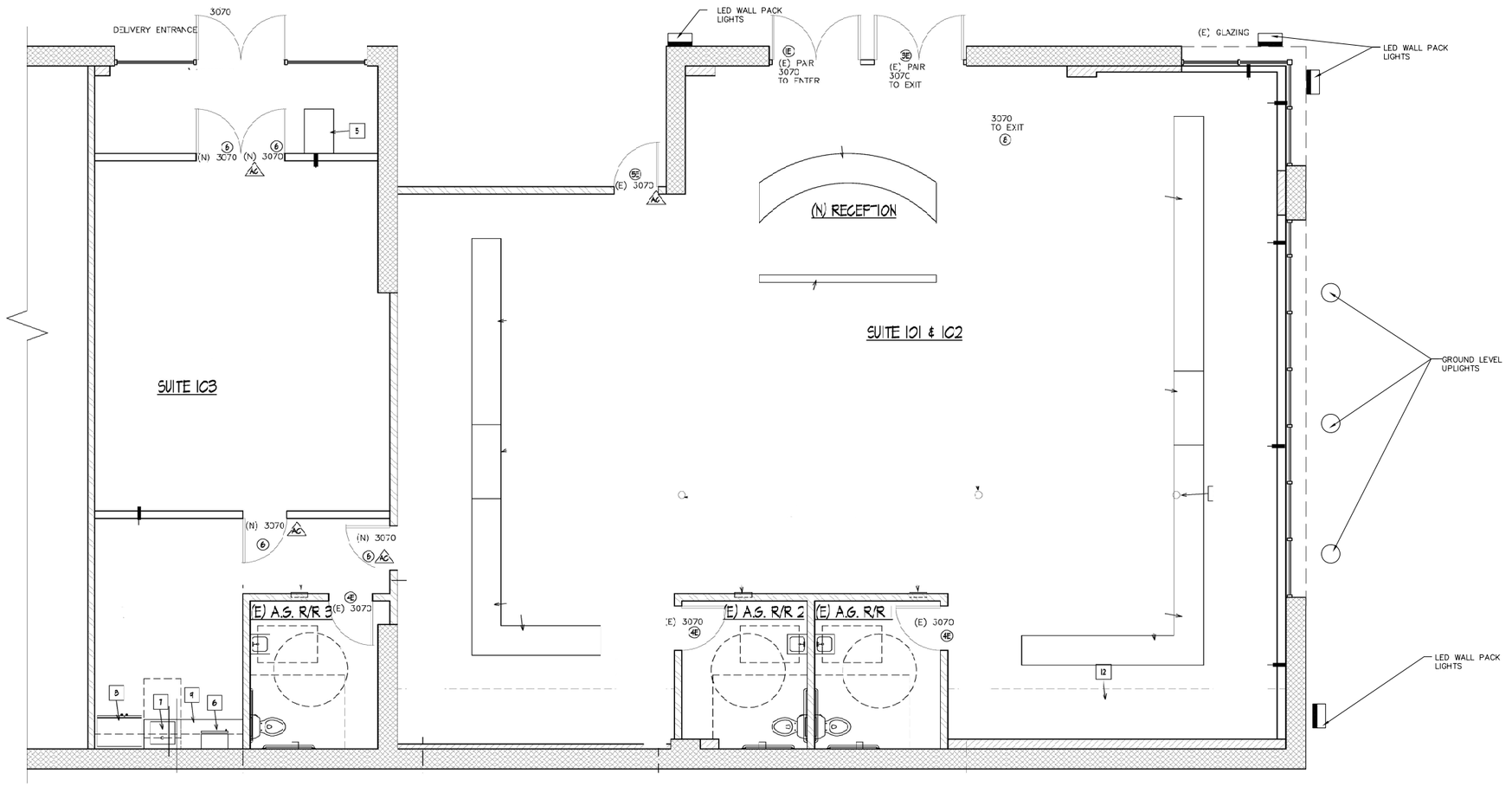
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HARBOR AVE. LIGHT ELEVATION



PARKING LOT LIGHT ELEVATION



LIGHTING PLAN - EXTERIOR

SCALE 1/4"=1'-0"

SC CONSULTING GROUP
24881 ALICIA PARKWAY #317
LAGUNA HILLS, CALIFORNIA 92653
949-280-4782 ed@scconsulting.com
Architecture & Building Science

REGISTERED ARCHITECT
EDWARD B. SASSO
APRIL 30, 2023
Exp. Date
C21153
STATE OF CALIFORNIA

SCSA EXTERIOR LIGHTING

2100 HARBOR BLVD
COSTA MESA, CALIFORNIA

REVISIONS		
No.	Description	Date

Drawn	
Project #	
Plot Date	17-AUG-22

Scale:

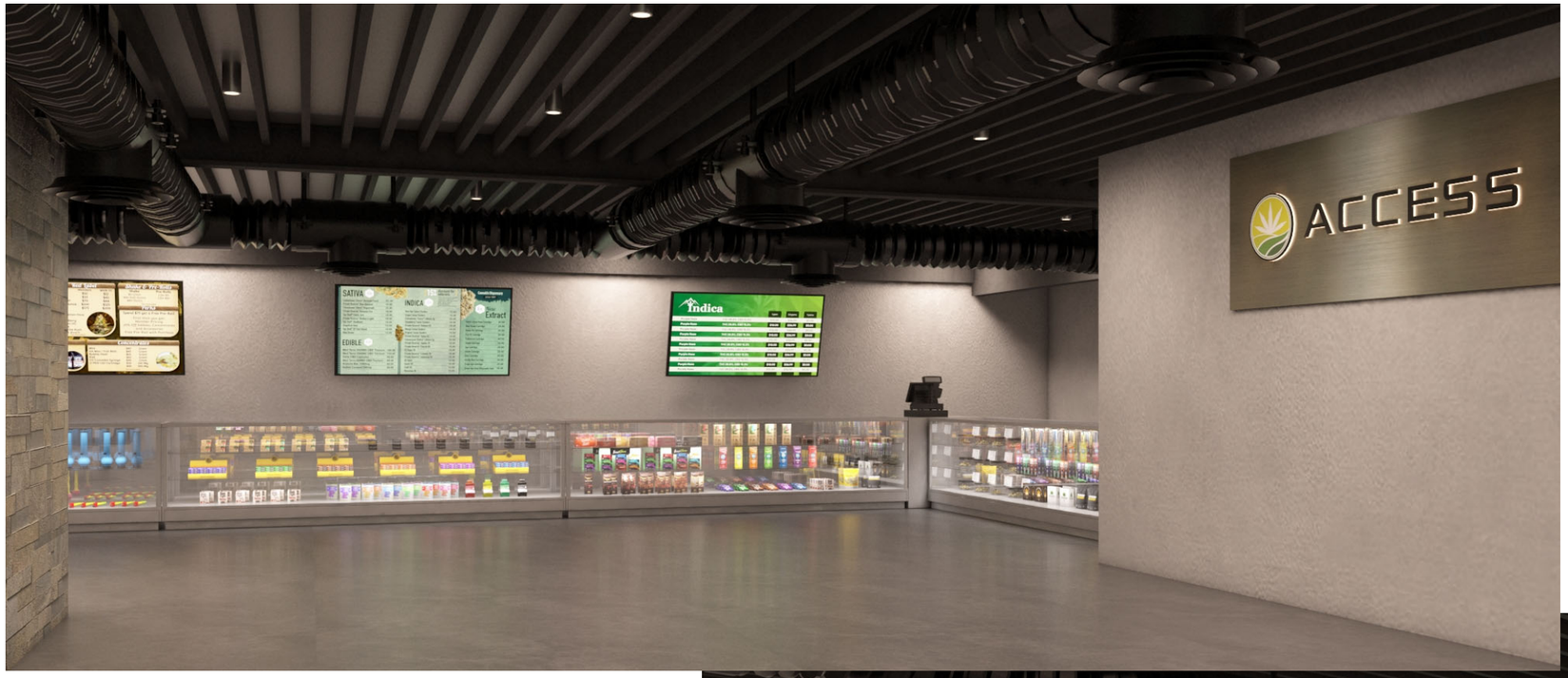
BLDG WALL SIGNAGE

E1.0

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RACK ROAD
YAKIMA
THULE
TRAILER HITCHES
SCSA
SOUTH COAST SAFE ACCESS
SCSA
OPEN
OPEN


ACCESS
SCSA
NOTICE
SATIVA
INDICA
EDIBLE
Extract
Indica


ACCESS
SATIVA
INDICA
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