

2424 Newport Blvd,
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CA 92627



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Revisions:

No.	Issue	Date
1	Submittal	3 Dec 2021
2	Back Check Submittal	17 Mar 2022

Project Number:

31020078

Date:

File: 5 January 2023

Scale: Scale As Noted

Sheet Title:

Site Plan

Drawing Number:

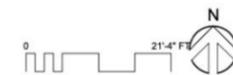
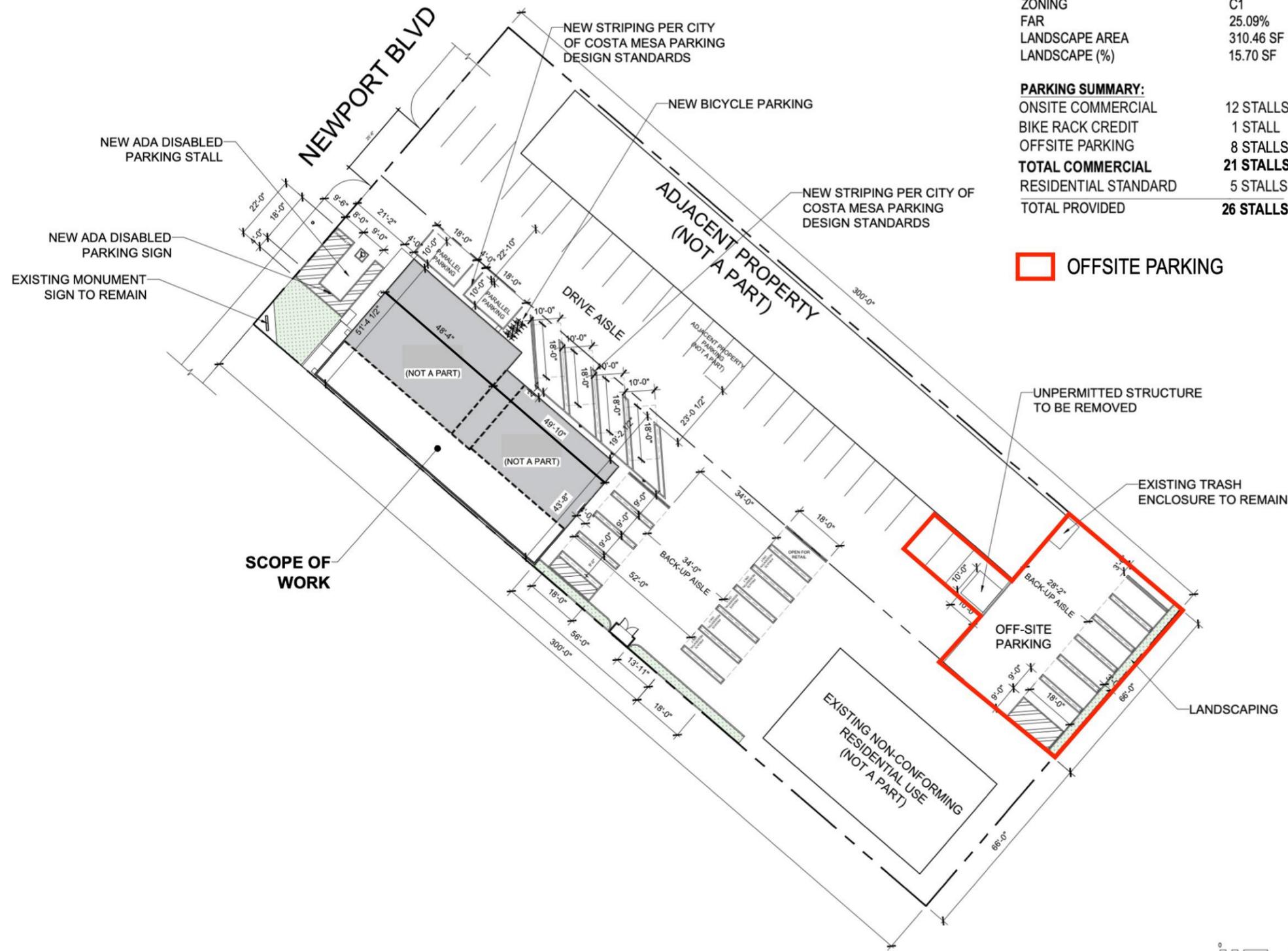
A1.01

PROJECT INFORMATION:
PROJECT ADDRESS 2424 NEWPORT BLVD
LOT AREA 19,800 SF
TOTAL BUILDING AREA 4,967.50 SF
AREA OF LICENSED PREMISE 1,552.00 SF
ZONING C1
FAR 25.09%
LANDSCAPE AREA 310.46 SF
LANDSCAPE (%) 15.70 SF

PARKING SUMMARY:
ONSITE COMMERCIAL 12 STALLS
BIKE RACK CREDIT 1 STALL
OFFSITE PARKING 8 STALLS
TOTAL COMMERCIAL 21 STALLS
RESIDENTIAL STANDARD 5 STALLS
TOTAL PROVIDED 26 STALLS

OFFSITE PARKING

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



Site Plan SCALE: 3/32" = 1'-0" FILE: 1

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No.	Issue	Date
1	Submittal	3 Dec 2021
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Project Number:
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11 April 2022

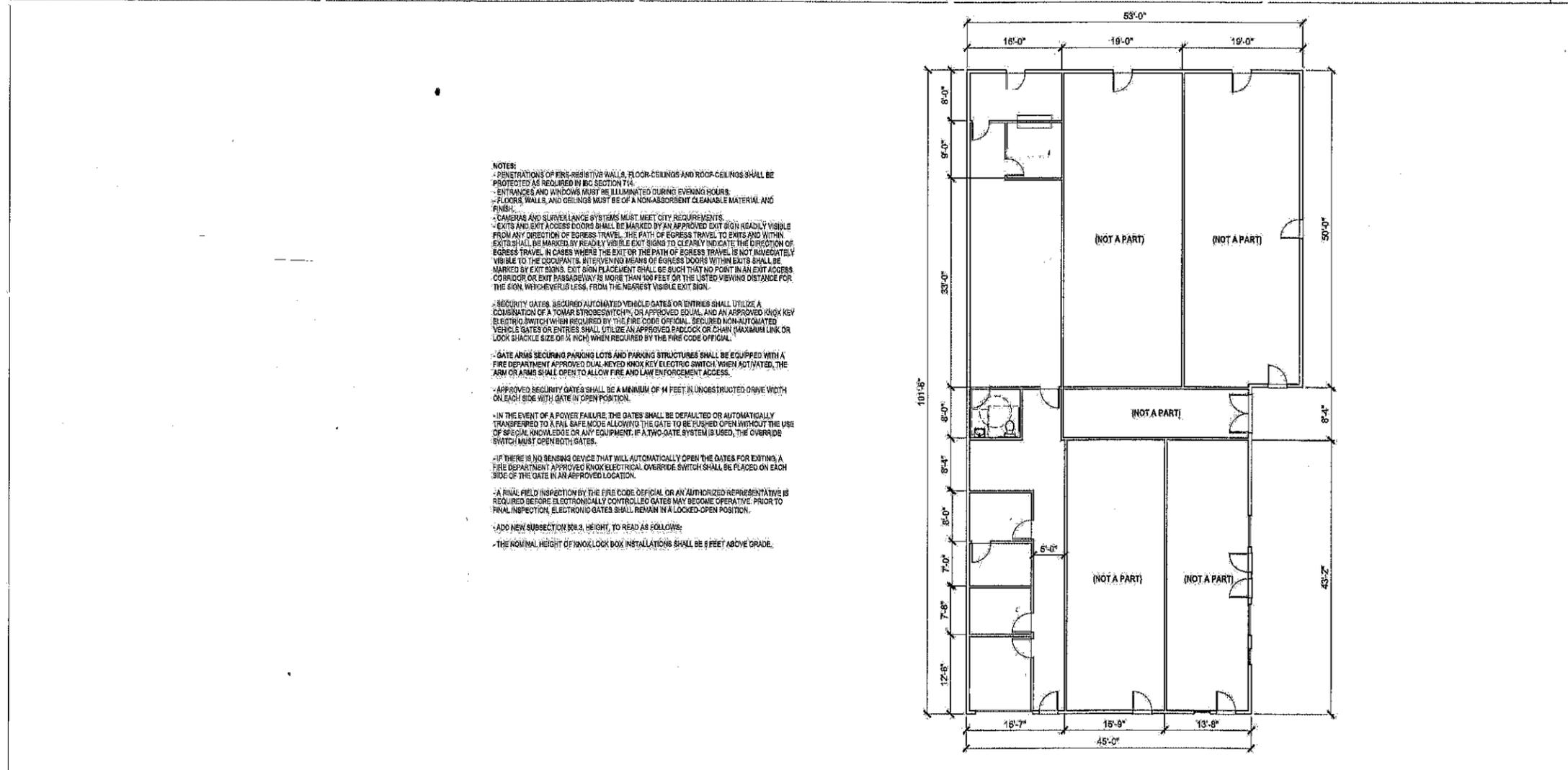
Scale:
Scale As Noted

Sheet Title:
Floor Plan

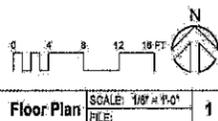
Drawing Number:
A2.01

<p>18. ELECTRICAL</p> <p>18.1. EXISTING RELOCATED DOWNLIGHT</p> <p>18.2. EXISTING RELOCATED RECESSED GENERAL LIGHT</p> <p>18.3. EXHAUST FAN TO VENT</p> <p>18.4. DOOR CONTROL UNIT - AIR MEDIUM B</p> <p>18.5. EXTERIOR LIGHT PER ELECTRICAL CONTRACTOR</p> <p>18.6. INTERIOR LIGHT</p> <p>18.7. ELECTRICAL DATA CULLETS PER ELECTRICAL CONTRACTOR</p> <p>18.8. LIGHT SWITCH PER ELECTRICAL CONTRACTOR</p> <p>18.9. MOTOR CONTROL CENTER PER ELECTRICAL CONTRACTOR</p> <p>19. ELECTRONIC SAFETY AND SECURITY</p> <p>19.1. BURGLAR ALARM / CARBON MONOXIDE ALARM</p> <p>19.2. WALL MOUNTED MOTION SENSOR</p> <p>19.3. EMERGENCY EXIT LIGHT</p> <p>19.4. SECURITY ALARM BATTERY</p> <p>20. PARTITION</p> <p>20.1. APPROVED COMPACT FILL PER GEO & SOILS REPORT</p> <p>21. EXTERIOR IMPROVEMENTS</p> <p>21.1. PARKING STALL STRIPING AS INDICATED</p> <p>21.2. FLOW-THRU PLANTERS PER CIVIL DRAWINGS</p> <p>21.3. SECURITY GATE PER CHAIN OR LINK</p> <p>21.4. SECURITY STEEL FENCE</p> <p>21.5. EXTERIOR ANTI-SLIP PER SPECIFICATIONS, SEE PLUMBING & CIVIL DRAWINGS FOR FINISH</p> <p>21.6. 8" D. DATCH BASIN PER CIVIL DRAWINGS</p> <p>21.7. TRENCH DRAIN PER CIVIL DRAWINGS</p> <p>21.8. GUMP PUMP AND VAULT PER CIVIL DRAWINGS</p> <p>22. UTILITIES</p> <p>22.1. NO WATER METER PER CIVIL DRAWINGS</p> <p>22.2. IN GAS METER PER CIVIL DRAWINGS</p> <p>22.3. BACKFLOW PREVENTOR PER CIVIL DRAWINGS</p> <p>22.4. IRRIGATION BACKFLOW PREVENTOR PER LANDSCAPE DRAWINGS</p> <p>22.5. DOMESTIC WATER BACKFLOW PREVENTOR PER CIVIL DRAWINGS</p>	<p>14. CONVEYING EQUIPMENT</p> <p>14.1. TEMPERED GLASS RAIL SYSTEM</p> <p>15. FIRE SUPPRESSION</p> <p>15.1. FIRE SPRINKLER SYSTEM PER PLANS</p> <p>15.2. FIRE SPRINKLER HEAD PER PLANS</p> <p>15.3. FIRE ALARM MANU PER PLANS</p> <p>16. PLUMBING</p> <p>16.1. S.S. SINK</p> <p>16.2. FAUCET @ KITCHEN SINK</p> <p>16.3. LAUNDRY SINK</p> <p>16.4. FAUCET AT LAUNDRY</p> <p>16.5. SINK-UTILITY</p> <p>16.6. SINK-JAMBOUR</p> <p>16.7. TOWEL - LOW FLOW</p> <p>16.8. URINAL - WALL MOUNTED</p> <p>16.9. BIDET - WALL MOUNTED</p> <p>16.10. BATH TUB</p> <p>16.11. FAUCET AT TUB</p> <p>16.12. SHOWER RECEPTOR</p> <p>16.13. SHOWER FAUCET</p> <p>16.14. SHOWER HEAD</p> <p>16.15. WATER HEATER</p> <p>16.16. NOT USED</p> <p>16.17. LINENS VENT</p> <p>17. HEATING, VENTILATING AND AIR-CONDITIONING</p> <p>17.1. HAD UNIT PER MECHANICAL CONTRACTOR</p> <p>17.2. SUPPLY AIR REGISTER MECHANICAL CONTRACTOR</p> <p>17.3. RETURN AIR REGISTER MECHANICAL CONTRACTOR</p> <p>17.4. 4" KITCHEN HOOD TOWAULT</p> <p>17.5. BATHROOM EXHAUST FAN PER MECHANICAL CONTRACTOR</p> <p>17.6. 4" DIAMETER EXTERIOR EXHAUST FAN MECHANICAL CONTRACTOR</p> <p>17.7. DOMESTIC WATER EXHAUST S.S. VENT REGISTER</p> <p>17.8. HVAC AIR DUCTS PER MECHANICAL CONTRACTOR</p> <p>17.9. EXISTING FAC</p>	<p>10. SPECIALTIES</p> <p>10.1. TEMPERED GLASS RAIL SYSTEM</p> <p>10.2. S.S. CURTAIN WALL SLOT @ EXTERIOR WALL</p> <p>10.3. MIRROR</p> <p>10.4. CLOSET</p> <p>10.5. CLOSET ROD & SHELF</p> <p>10.6. TOILET PAPER ROLL HOLDER PER ACCESSORY</p> <p>10.7. JAIL SERVER</p> <p>10.8. TOWEL BAR PER ACCESSORY SCHEDULE</p> <p>10.9. TOWEL HOOK PER ACCESSORY SCHEDULE</p> <p>10.10. EQUIPMENT</p> <p>10.11. 48" RETAIL DISPLAY CASE WITH BICLED LIGHTS AND SHEDDING DOOR WITH KEY - BLACK</p> <p>10.12. 3 DOOR COMMERCIAL REFRIGERATOR</p> <p>10.13. HYDROLYSIS - HALO BATH</p> <p>10.14. COFFY GAMER</p> <p>10.15. GARBAGE DISPOSAL</p> <p>10.16. DRYWASHER</p> <p>10.17. 48" AIR CURTAIN MERCHANDISER MULTIDIRECTIONAL OPEN CHILLER</p> <p>10.18. 85" LED TV</p> <p>10.19. OVERHEAD CABINET</p> <p>10.20. STEEL PER EQUIPMENT SCHEDULE</p> <p>10.21. WASHER</p> <p>10.22. DRYER</p> <p>10.23. ICE MAKER</p> <p>10.24. FURNISHING</p> <p>10.25. WINDOW TREATMENT BY SPECIALTY CONTRACTOR</p> <p>10.26. WINDOW SHADES</p> <p>10.27. SPECIAL CONSTRUCTION</p> <p>10.28. SCREEN WALL PANEL</p> <p>10.29. NOT USED</p> <p>10.30. AUTOMATED POOL COVER PER SPECIFICATIONS</p> <p>10.31. BUILT-IN STEAM BATH PER SPECIFICATIONS</p>	<p>8. OPENINGS</p> <p>8.1. ALUMINUM WINDOW - REPLACE EXISTING</p> <p>8.2. ALUMINUM STOREFRONT WINDOW, TYPICAL</p> <p>8.3. H/L WINDOW</p> <p>8.4. H/L DOOR FRAME</p> <p>8.5. PATED STEEL DOOR & FRAME</p> <p>8.6. HATED WOOD DOOR & FRAME</p> <p>8.7. EXISTING EXIT DOOR</p> <p>8.8. ALUMINUM STOREFRONT DOOR</p> <p>8.9. INTERIOR WOOD DOOR</p> <p>8.10. C.S. 5 EGRESS BATH AND GYZED BULLET RESISTANT 1" HIGH - 8" WIDE EXTERIOR WINDOW WITH BREAK THRU AND SHIELD WITH SEAL TRAY FOR WALLS 4" SP THK</p> <p>8.11. DOOR W/ WOOD FINISH</p> <p>8.12. SPLIT LIGHT</p> <p>8.13. WEATHER STRAPPING</p> <p>9. FINISHES</p> <p>9.1. 7/8" INTERIOR COLOR EXTERIOR INTERIOR CEMENT PLASTER W/ PAPER BACKED MATERIAL LATH</p> <p>9.2. METAL STUD FRAMING</p> <p>9.3. METAL STUD DROPPING</p> <p>9.4. 5/8" TYPE 'X' GYPSUM BOARD, TYPICAL U.N.D.</p> <p>9.5. INTERIOR PAINT - WASHABLE</p> <p>9.6. 2" x 4" x 6" MONYCOMER SLATE TILE SLATWALL PANEL W/ 6" GROOVES ON CENTER</p> <p>9.7. 2" x 4" x 6" WAVE SLATWALL PANEL W/ 6" GROOVES ON CENTER</p> <p>9.8. 23 LAYERS OF 1/2" DEMACLOD CEMENT BOARD PANELS BY ARCHITECTURAL PRODUCTS OR EQUAL</p> <p>9.9. FLOOR TILES PER FINISH SCHEDULE</p> <p>9.10. HARDWOOD FLOOR</p> <p>9.11. 4" VINYL WALL COVERING - WASHABLE</p> <p>9.12. 8" O.D. 8" S.S. BACK-SPLASH FULL HEIGHT</p> <p>9.13. EXTERIOR DECORING</p> <p>9.14. 24" x 24" x 5/8" ACCENTO CEILING TILE - WASHABLE</p> <p>9.15. SLP RESISTANT CONCRETE SEALER</p>	<p>6. WOOD AND PLASTICS</p> <p>6.1. WOOD POST</p> <p>6.2. WOOD BEAM</p> <p>6.3. WOOD WALL FRAME</p> <p>6.4. WOOD SHEAR PANEL</p> <p>6.5. WOOD JOIST FLOOR FRAMING</p> <p>6.6. PLYWOOD FLOOR SHEATHING</p> <p>6.7. WOOD JOIST ROOF BRACING</p> <p>6.8. PLYWOOD ROOF SHEATHING</p> <p>6.9. WOOD STRIPES</p> <p>6.10. WOOD VENEER WALL PANEL</p> <p>6.11. 2X BLOCKING</p> <p>6.12. 2X FURRING WALL</p> <p>6.13. WOOD WALL BASE</p> <p>6.14. WOOD VENEER CABINETS / SHELVES</p> <p>6.15. S.S. LAM COUNTERTOP</p> <p>7. THERMAL MOISTURE PROTECTION</p> <p>7.1. NOT USED</p> <p>7.2. INSULATION & SPECIFICATIONS</p> <p>7.3. W.P. MEMBRANE</p> <p>7.4. GILBERTS #10 BUILDING PAPER, TYPICAL</p> <p>7.5. CLASS 'W' ROOFING & SPECIFICATIONS</p> <p>7.6. ACRYLIC O.D. ROOF PER SPECIFICATIONS</p> <p>7.7. S.S. DOWNSPOUT AND CONDUCTION HEAD, ETC.</p> <p>7.8. S.S. INTERIOR GUTTER</p> <p>7.9. S.S. OVERFLOW SCUPPER</p> <p>7.10. S.S. COPING, ETC.</p> <p>7.11. S.S. FLASHING W/ 35M CLIP @ 24" O.C.</p> <p>7.12. ROOF DRAIN PER SPECIFICATIONS & DETAIL</p> <p>7.13. ROOF OVERFLOW DRAIN</p> <p>7.14. PROVIDE DRAINING PER SPECIFICATIONS</p> <p>7.15. CLEAR WATER - REPELLENT COATING AT CURB WALL EXT. FADE</p>	<p>NOTE: ITEM DENTIFIED ARE TYPICAL TO ALL LIKE ITEMS UNLESS NOTED OTHERWISE</p> <p>1. GENERAL REQUIREMENTS</p> <p>2. NOT USED</p> <p>3. CONCRETE</p> <p>3.1. CONG. SLAB ON GRADE</p> <p>3.2. CONG. TOPPING SLAB</p> <p>3.3. CONG. DECK (F)</p> <p>3.4. CONG. WALL</p> <p>3.5. CONG. COLUWNS</p> <p>3.6. CONG. MAT FOUNDATION</p> <p>3.7. CONG. FOOTING</p> <p>3.8. CONG. STAIR</p> <p>3.9. CONG. PARTING PER CIVIL DRAWINGS</p> <p>3.10. CONG. SIDEWALK PER CIVIL DRAWINGS</p> <p>3.11. CONG. PLANTERS PER DSP DRAWINGS</p> <p>3.12. COMPACT FILL DRAWINGS</p> <p>4. MASONRY</p> <p>4.1. CMU WALL & SPECIFICATIONS</p> <p>4.2. CONG. BEARING CMU FENCE WALL @ P.L.</p> <p>5. METALS</p> <p>5.1. STEEL COLUMN EXISTING WITH 2-HOUR INTUMESCENT PAINT</p> <p>5.2. STEEL BEAM EXISTING</p> <p>5.3. HSS POST</p> <p>5.4. HSS BEAM</p> <p>5.5. HSS STRINGER</p> <p>5.6. STEEL CHANNEL STRINGER</p> <p>5.7. HSS RAIL POST</p> <p>5.8. HSS PIPE</p> <p>5.9. WALL MOUNTED PIPE RAIL</p> <p>5.10. 18" O.A. S.S. BACK-SPLASH FULL HEIGHT</p> <p>5.11. 18" O.A. S.S. FLASHING @ WALL BASE</p> <p>5.12. 18" O.A. S.S. PARAPET COVER - FTS, TYP.</p> <p>5.13. 8" W. WINDOW BOX WITH CLEAR SEAL</p>
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Notes 4



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Floor Plan SCALE: 1/8" = 1'-0" FILE: 1



