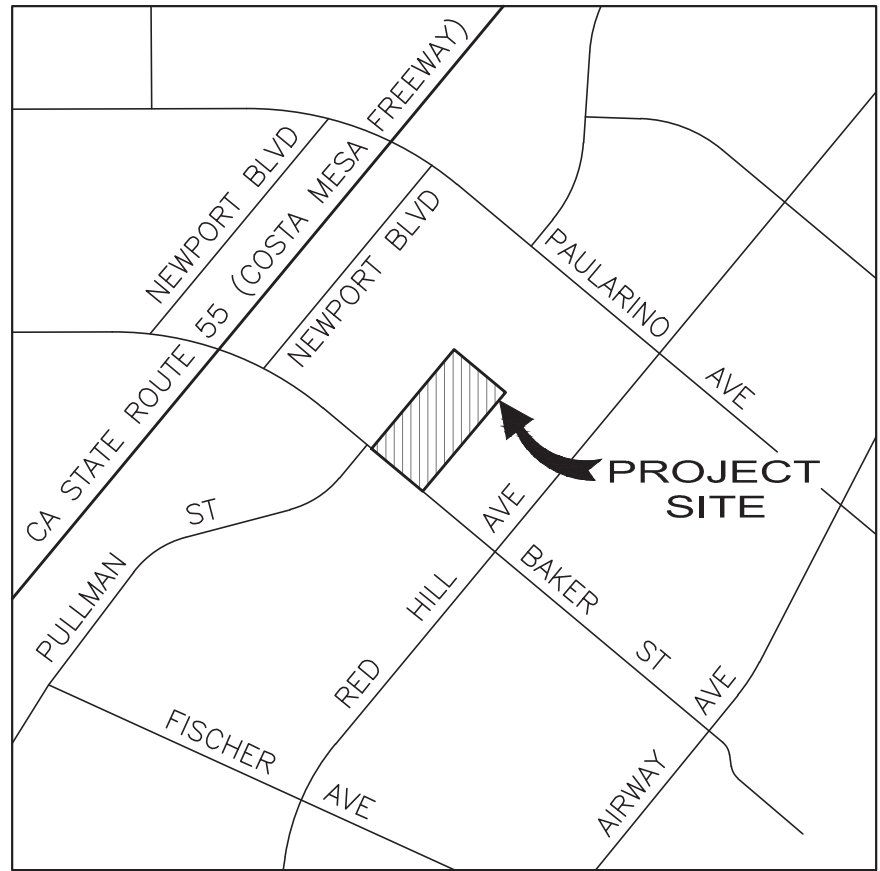


TENTATIVE PARCEL MAP No. 2023-167
FOR CONDOMINIUM PURPOSES

200 EAST BAKER STREET
APN: 427-011-06
IN THE CITY OF COSTA MESA
COUNTY OF ORANGE, STATE OF CALIFORNIA

ATTACHMENT 10



VICINITY MAP
(NO SCALE)

NUMBER OF PARCELS: 1

OWNER:

PROJECT 200, LLC
3140 POLARIS AVENUE, SUITE 7
LAS VEGAS, NV 89102

DEVELOPER / SUBDIVIDER:

HILCO DEVELOPMENT SERVICES
1707 EAST 28TH STREET, SUITE B
SIGNAL HILL, CA 90755
TIMOTHY COTTAGE
562.760.0433
TIM@HILCODEVELOPMENT.COM

PROJECT LOCATION:

200 EAST BAKER STREET
COSTA MESA, CA 92626

ASSESSOR PARCEL NUMBER:

427-011-06

SITE AREA:

93,441 SQUARE FEET
2.145 ACRES

EXISTING ZONING:

MP - INDUSTRIAL PARK

PROPOSED ZONING:

MP - INDUSTRIAL PARK

FEMA NOTE:

ZONE: "X"
AREA OF MINIMAL FLOOD HAZARD

PANEL NO. 06059C 0267J

DATED: DECEMBER 3, 2009

PARKING COUNT:

REGULAR STALLS - 142

ADA STALLS - 6

TOTAL STALLS - 148

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF COSTA MESA IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 7 OF TRACT 5769, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 210, PAGES 9 AND 10 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND INCIDENTAL PURPOSES, OVER THAT PORTION OF LOT 8 OF SAID TRACT NO. 5769 DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JUNE 29, 1984 AS INSTRUMENT NO. 84-271431, OFFICIAL RECORDS.

LOT 1, TR 5769
NM 210 / 8-10
APN: 427-011-06
TRICO RENTS
3180 RED HILL AVENUE
COSTA MESA, CA 92626

LOT 8, TR 5769
NM 210 / 8-10
APN: 427-011-12
UNAVAILABLE

LOT 2, TR 5769
NM 210 / 8-10
APN: 427-011-03
TRICO RENTS
235 PAULARINO AVENUE
COSTA MESA, CA 92626

LOT 3, TR 5769
NM 210 / 8-10
APN: 427-011-09
ZIMMERMAN FAMILY
PARTNERSHIP
185 PAULARINO AVENUE
COSTA MESA, CA 92626

LOT 6, TR 5769
NM 210 / 8-10
APN: 427-011-07
150 BAKER LLC
150 BAKER STREET
COSTA MESA, CA 92626

UTILITIES INFORMATION:

ELECTRICITY
SOUTHERN CALIFORNIA EDISON
7301 FENWICK LANE
WESTMINSTER, CA 92683
(800) 655-4555

GAS
SOUTHERN CALIFORNIA GAS COMPANY
1919 S. STATE COLLEGE BLVD.
ANAHEIM, CA 92806
(800) 427-2200

WASTE DISPOSAL
COSTA MESA SANITARY DISTRICT
290 PAULARINO AVEUE
COSTA MESA, CA 92626
(949) 645-8400

SEWER AND WATER SERVICES
MESA WATER DISTRICT
1965 PLACENTIA AVENUE
COSTA MESA, CA 92627
(949) 631-1201

EXISTING EASEMENTS:

THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM TITLE REPORT NO. CBT-22004303 DATED APRIL 12, 2022 AS PREPARED BY CALIFORNIA BEST TITLE COMPANY, INC.

SYMBOL ON MAP	ITEM PER REPORT	
[A]	6	AN EASEMENT FOR PUBLIC UTILITIES PURPOSES TO THE PACIFIC TELEPHONE & TELEGRAPH COMPANY, RECORDED MARCH 29, 1965 IN BOOK 7462, PAGE 323, OF O.R.
--	7	COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS IN DOCUMENT RECORDED MAY 21, 1965 IN BOOK 7529, PAGE 600 OF O.R. AMENDMENT TO SAID COVENANTS RECORDED SEPTEMBER 26, 2002 AS INSTRUMENT NO. 20020827184 OF O.R. (UNPLOTTABLE)
[B]	8	AN EASEMENT FOR PUBLIC UTILITIES PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JUNE 23, 1965 IN BOOK 7567, PAGE 645 OF O.R.
[C]	10	AN EASEMENT FOR INGRESS AND EGRESS PURPOSES TO BRIGGS S. CUNNINGHAM, RECORDED JUNE 29, 1984 AS RECORDING NO. 84-271431 OF O.R.
[D]	11	AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED NOVEMBER 15, 1984 AS RECORDING NO. 84-476106 OF O.R.
--	12	A PERPETUAL AIR OR FLIGHT EASEMENT RECORDED MARCH 17, 1964 IN BOOK 6965, PAGE 721 OF O.R. (UNPLOTTABLE)

LEGEND:

AC	ASPHALT CONCRETE	PA	PLANTER AREA
BFD	BACK FLOW DEVICE	PB	PULL BOX
EPB	ELECTRICAL PULL BOX	PP	POWER POLE
EX	EXISTING	SDMH	STORM DRAIN MANHOLE
FDC	FIRE DEPT CONNECTION	SMH	SEWER MANHOLE
FH	FIRE HYDRANT	TE	TRASH ENCLOSURE
GEN	GENERATOR	TSPB	TRAFFIC SIGNAL PULL BOX
GM	GAS METER	WM	WATER METER
GP	GUARD POST	WV	WATER VALVE
LS	LIGHT STANDARD		

THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THIS PLAN WERE DETERMINED BY A SEARCH OF THE AVAILABLE PUBLIC RECORDS AND ABOVE GROUND OBSERVANCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE/SHE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR AS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF E. BAKER STREET BEARING NORTH 49°21'09" WEST AS SHOWN ON TRACT MAP NO. 5769, BOOK 210 PAGES 9 AND 10 RECORDS OF SAID COUNTY.

—	BLOCK WALL
—	WROUGHT IRON FENCE
—	CHAINLINK FENCE
—	TRAFFIC SIGNAL
—	STREET LIGHT
—	WATERCOURSE FLOWLINE

REVISIONS				
NO.	DESCRIPTION	BY	DATE	APPROVED

PREPARED FOR:

HILCO DEVELOPMENT SERVICES
1707 EAST 28TH STREET, SUITE B
SIGNAL HILL, CA 90755
TIMOTHY COTTAGE
562.760.0433
TIM@HILCODEVELOPMENT.COM



DATE:	10-5-23
DESIGNED:	
DRAFTED:	SZ
CHECKED:	HZ

TPM No. 2023-167
FOR CONDOMINIUM PURPOSES

200 EAST BAKER STREET
APN: 427-011-06
COSTA MESA, CALIFORNIA

SHEET 1 OF 1

JOB NO. 634

SHEET LIST

A0.00	COVER SHEET	L0.00	LANDSCAPE COVER SHEET
A0.01	SURVEY	L8.00	PLANTING SCHEDULE
A0.02	SITE PLAN	L9.01	PLANTING PLAN
A0.2A	PARKING ALLOCATION PLAN	L9.02	PLANTING PLAN
A0.03	REFERENCE SITE PLAN	L9.03	PLANTING PLAN
A0.04	REFERENCE PARKING PLAN		
A0.11	CODE ANALYSIS - PARKING ANALYSIS		
A0.12	CODE ANALYSIS - EGRESS & PLUMBING FIXTURES		
A0.14	EXISTING PHOTOS		
A0.15	EXISTING PHOTOS		
A0.16	RENDERINGS		
A0.17	RENDERINGS		
A0.21	DEMO PLAN - LEVEL 1		
A0.22	DEMO PLAN - LEVEL 2		
A0.23	DEMO PLAN - ROOF PLAN		
A0.31	DEMO REFLECTED CEILING PLAN - LEVEL 1		
A0.32	DEMO REFLECTED CEILING PLAN - LEVEL 2		
A0.41	DEMO ELEVATIONS		
A2.01	CONSTRUCTION PLAN - LEVEL 1		
A2.02	CONSTRUCTION PLAN - LEVEL 2		
A2.03	CONSTRUCTION - ROOF PLAN		
A3.01	REFLECTED CEILING PLAN - LEVEL 1		
A3.02	REFLECTED CEILING PLAN - LEVEL 2		
A4.01	ELEVATIONS		
A4.02	ELEVATIONS		
A5.01	SECTIONS		

200 BAKER

CITY OF COSTA MESA

STATE OF CALIFORNIA

DELTA 3 08/30/2023

COMMERCIAL INTERIOR TENANT IMPROVEMENT

200 E. BAKER ST
COSTA MESA, CA 92626



PROJECT SCOPE

AREA OF RENOVATION: 39,457.4 SF

TWO STORY COMMERCIAL OFFICE TENANT IMPROVEMENT:

1. DEMO ALL INTERIOR WALLS AND FINISHES, EXISTING RESTROOMS TO REMAIN & PREP FOR NEW FINISHES
2. DEMISE BUILDING INTO ELEVEN (11) SEPARATE OFFICES, FOR SALE, WITH A WIDE CIRCULATION SPINE IN THE CENTER OF THE EXISTING BUILDING
3. CHANGE OF USE OF 1,622 SF OFFICE SPACE TO 1,622 SF CAFE (RESTAURANT), INCLUDING: (KITCHEN, SINGLE OCCUPANCY RESTROOM, AND 524 SF DINING PATIO)
4. SITE IMPROVEMENTS TO LANDSCAPE & MINOR FACADE UPGRADES AT MAIN ENTRY

DEFERRED SUBMITTAL

1. SIGNAGE / MONUMENT SIGN

PROJECT TEAM

BUILDING OWNER:
GEB DEVELOPMENT, LLC

ATTN: CAMERON HILDRETH, TIM COTTAGE
3140 POLARIS SUITE #7
LAS VEGAS, NV 89102

PHONE: 562.760.0355
CAMERON@HILCODEVELOPMENT.COM

ARCHITECT:
WALKS STUDIO, INC.
1072 ELKGROVE AVE, #4
VENICE, CA 90291

ATTN: CORY WALKER
PHONE: (949) 633 0977
EMAIL: CORY@WALKS-STUDIO.COM
CA LICENSE: C-37193

CONTRACTOR:
HILCO DEVELOPMENT SERVICES

ATTN: CAMERON HILDRETH
1707 E 28TH STREET, SUITE 8
SIGNAL HILL, CA, 90775

CA LICENSE # 1070024

PHONE: 562.760.0355
CAMERON@HILCODEVELOPMENT.COM

PROPERTY INFORMATION

ADDRESS: 200 E. BAKER STREET, COSTA MESA, CALIFORNIA, 92626
JURISDICTION: CITY OF COSTA MESA
APN: 427-011-06

LOT: 7
TRACT: TR5769, MM 210/9-10
YEAR BUILT: 1965
ZONE: MP - INDUSTRIAL PARK
EXISTING USE: OFFICE (GROUP B)
PROPOSED USE: OFFICE (GROUP B) & RESTAURANT (GROUP A-2)
CONSTRUCTION: TYPE V-A (NO CHANGE)

LOT / PARCEL AREA: 93,441 SQUARE FEET (2.145 AC)
FLOOR AREA: 39,457.4 SF
STORIES: 2 (NO CHANGE)
SPRINKLERED: YES
EXISTING PARKING: 146 SPACES (ONE SPACE REMOVED FOR ADA ACCESSIBLE PATH FROM STREET)

LEGAL DESCRIPTION: THE LAND HERINAFTER REFERRED TO IS SITUATED IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CA, AND IS DESCRIBED AS FOLLOWS

PARCEL 1: LOT 7 OF TRACT NO. 5769, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 210, PAGES 9 AND 10, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND INCIDENTAL PURPOSES, OVER THAT PORTION OF LOT 9 OF SAID TRACT NO. 5769 DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JUNE 29, 1984 AS INSTRUMENT NO. 84-271431

APPLICABLE CODES

ALL WORK AND MATERIAL SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE GOVERNING JURISDICTION. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA ENERGY CODE
CITY OF COSTA MESA MUNICIPAL CODE, 2022

CONVERSION STANDARDS – THE FACILITY SHALL COMPLY WITH THE FOLLOWING:

LIFE SAFETY STANDARDS – THE FOLLOWING IMPROVEMENTS SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA BUILDING CODE OR ANY SUCCESSOR STATUTE OR REGULATION, UNLESS OTHERWISE NOTED.

- I. EACH UNIT SHALL HAVE ACCESS TO THE ELECTRICAL BRANCH CIRCUITS THAT SERVE THE UNIT.
- II. SMOKE DETECTORS SHALL BE INSTALLED AND OPERATING. ALL EXISTING HARD-WIRED UNITS SHALL BE IN WORKING ORDER AND ANY ADDITIONAL UNITS SHALL BE IN WORKING ORDER AND ANY ADDITIONAL SMOKE DETECTORS THAT ARE REQUIRED BY CODE SHALL BE LOCATED AND INSTALLED.
- III. GROUND FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED WHERE REQUIRED BY THE CURRENTLY ADOPTED ELECTRICAL CODE.
- IV. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE OR ANY SUCCESSOR STATUTE OR REGULATION.

PLUMBING REQUIREMENTS – THE FOLLOWING IMPROVEMENTS SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA PLUMBING CODE AND ANY SUCCESSOR STATUTE OR REGULATION.

- I. A TEMPERATURE AND PRESSURE RELIEF VALVE SHALL BE PROVIDED FOR ALL WATER HEATERS.
- II. WATER HEATERS SHALL BE SEISMICALLY BRACED WITH A MINIMUM OF TWO (2) STRAPS.
- III. WATER HEATERS SHALL BE PROPERLY VENTED TO THE OUTSIDE AND SHALL BE PROVIDED WITH SUFFICIENT COMBUSTION AIR.
- IV. POTABLE WATER SHALL HAVE A BACKFLOW PROTECTION WHERE NECESSARY TO PREVENT POTENTIAL CROSS CONNECTION.

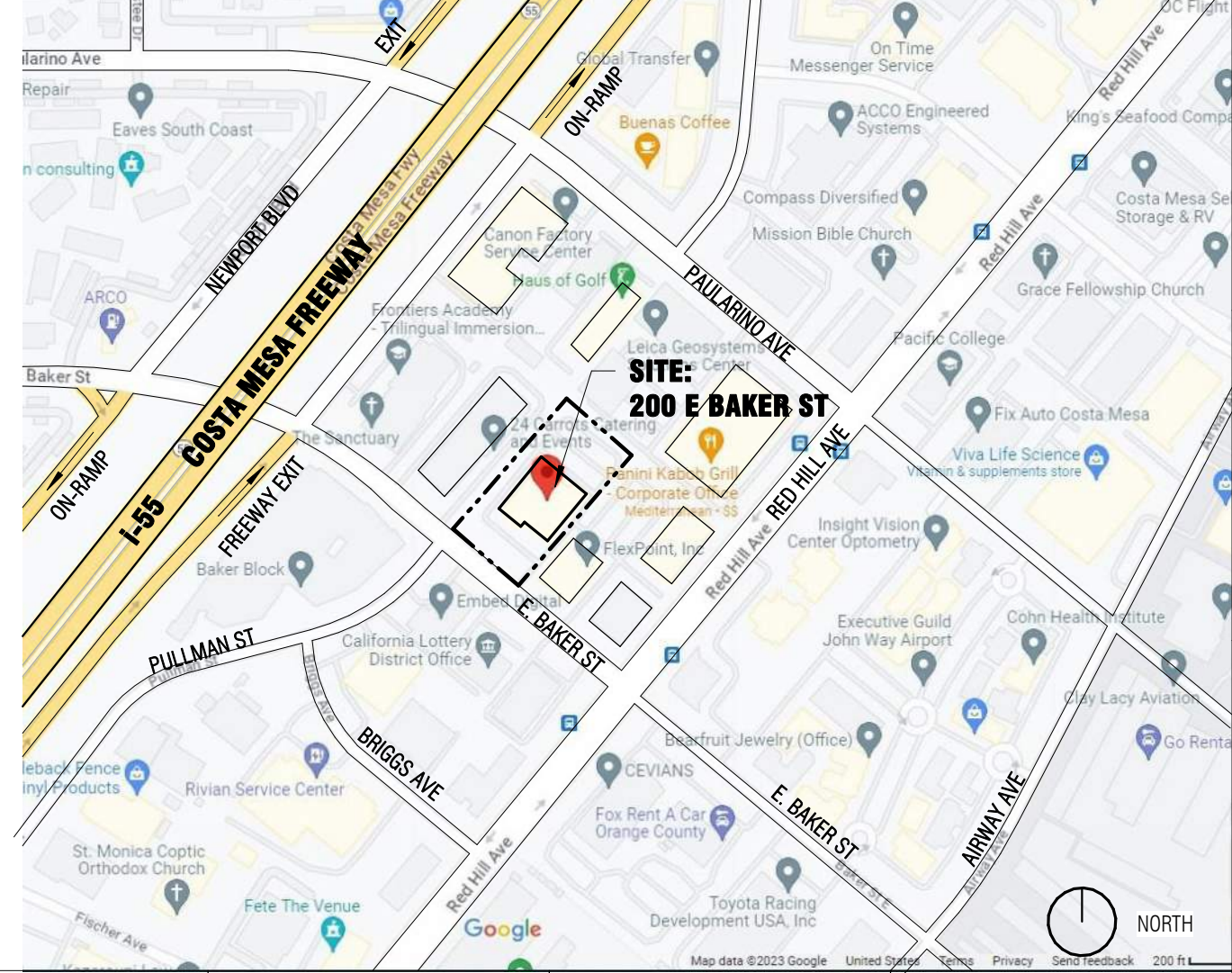
REFURBISHING AND RESTORATIONS. ALL MAIN BUILDINGS, STRUCTURES, WALLS, FENCES, AND CARPORTS, ACCESSORY BUILDINGS, SIDEWALKS, DRIVEWAYS, LANDSCAPED AREAS, AND ADDITIONAL ELEMENTS AS REQUIRED BY THE FINAL REVIEW AUTHORITY SHALL BE REFURBISHED AND RESTORED AS APPROPRIATE FOR A HIGH STANDARD OF APPEARANCE, QUALITY, AND SAFETY. SPECIFIC IMPROVEMENTS INCLUDE:

- I. INSTALLATION OF ALL REMEDIAL IMPROVEMENTS IDENTIFIED IN THE REPORTS SUBMITTED PURSUANT TO BY SECTION 13-54.53(i), DOCUMENTS REQUIRED
- II. INSTALLATION OF APPROPRIATE IMPROVEMENTS THAT ENSURE ACCEPTABLE SOUND TRANSMISSION LEVELS BETWEEN EACH UNITS IN EACH BUILDING IN CONFORMANCE WITH THE CURRENT CALIFORNIA BUILDING CODE
- III. REPLACEMENT OF ALL GAS LINES (BOTH INTERIOR AND EXTERIOR) THAT DO NOT COMPLY WITH CURRENT CODE AND CONDUCT APPROPRIATE PRESSURE TEST
- IV. INSTALLATION OF NEW SINKS, FAUCETS, TOILETS. LOW WATER FLOW PLUMBING FIXTURES ARE RECOMMENDED.

PARCEL MAP



VICINITY MAP



1072 ELKGROVE AVE, #4
VENICE, CA 90291

WALKS-STUDIO.COM
P.949.633.0977



CA LICENSE NAME: CORY WALKER
DISCIPLINE: ARCHITECT
CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2023

ALL DRAWINGS AND DESIGN ARE THE COPYRIGHT PROPERTY OF WALKS STUDIO. REPRODUCTION OF THE DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS, AND DESIGN, IN WHOLE OR IN PART IS STRICTLY FORBIDDEN WITHOUT WRITTEN PERMISSION

#	DESCRIPTION	DATE
	SCHEMATIC DESIGN 1	04/28/2023
	CUP SUBMISSION	05/25/2023
1	CUP RESUBMISSION	06/26/2023
2	CUP, ADA ROUTE REV.	08/15/2023
3	PERMIT SET - 70% CD	08/30/2023

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

COVER SHEET

SCALE: as noted

DATE: 08/30/2023

JOB NUMBER: 031

DRAWN BY:

SHEET:

A0.00



WALKS. studio

1072 ELK GROVE AVE, #4
VENICE, CA 90291

WALKS-STUDIO.COM
P.949.633.0977



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200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

SITE PLAN

SCALE: as noted
DATE: 08/30/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:

A0.02

ACCESSIBLE PARKING

PARKING PROVIDED

PARKING CALCULATION (SEE A0.11)

SITE CALCS.

PROJECT INFORMATION

SHEET NOTES

ACCESSIBLE PARKING STALLS (EXISTING, NO CHANGE)

6 ACCESSIBLE STALLS TOTAL
3 VAN STALLS

NUMBER OF PARKING SPACES (Table 11B-208.2)
Total Number of Parking Spaces Provided Minimum Number of Accessible Spaces Required
1-25 (1 Van min.)
26-50 (1 Van min.)
51-75 (1 Van min.)
76-100 (1 Van min.)
101-150 (1 Van min.)
151-200 (1 Van min.)
201-300 (2 Van min.)
301-400 (2 Van min.)
401-500 (2 Van min.)
501-1000 2% of total (1 Van for every 6 Accessible Parking)
1001 & Over 20+1 for each 100, or fraction thereof (1 Van for

USE:

INDUSTRIAL

PARKING PER GROSS FLOOR AREA (TABLE 13-89)

3 PARKING SPACES SHALL BE PROVIDED PER 1,000 SQUARE FEET OF GROSS FLOOR AREA FOR THE FIRST 25,000 SQUARE FEET OF BUILDING; 2 PARKING SPACES SHALL BE PROVIDED PER 1,000 SQUARE FEET OF GROSS FLOOR AREA BETWEEN 25,000 AND 50,000 SQUARE FEET OF BUILDING

37,872.2 SF TOTAL
25,000 SF X (3 SPACES / 1,000 SF) = 75 SPACES
12,872.2 SF X (2 SPACES / 1,000 SF) = 26 SPACES

ESTABLISHMENTS WHERE FOOD OR BEVERAGES ARE SERVED WITH MORE THAN 300 SQUARE FEET OF PUBLIC AREA

10 SPACES PER 1,000 SQUARE FEET FOR THE FIRST 3,000 SQUARE FEET
1,585.2 SF X (10 SPACES / 1,000 SF) = 16 SPACES

TOTAL (TABULATED)

117 SPACES REQUIRED

145 PROVIDED (ON-SITE)
1 (BICYCLE PARKING RACK)
146 PROVIDED (ON-SITE)

NAME	LEVEL	AREA	PARKING LOAD FACTOR	PARKING LOAD TOTALS
CAFE DINING	FIRST FLOOR	504.2 SF	10	5
CAFE KITCHEN	FIRST FLOOR	527.4 SF	10	5
CAFE PATIO	FIRST FLOOR	553.6 SF	10	6
CIRCULATION	FIRST FLOOR	2,497.0 SF	3	8
JAN	FIRST FLOOR	117.4 SF	3	1
MAIL	FIRST FLOOR	250.7 SF	3	1
OFFICE (101)	FIRST FLOOR	8,379.7 SF	3	26
OFFICE (101) PATIO	FIRST FLOOR	724.2 SF	3	2
OFFICE (102)	FIRST FLOOR	2,016.7 SF	3	6
OFFICE (103)	FIRST FLOOR	1,681.3 SF	3	5
OFFICE (104)	FIRST FLOOR	1,792.6 SF	3	5
OFFICE COMMON	FIRST FLOOR	573.1 SF	3	2
CIRCULATION	SECOND FLOOR	1,821.1 SF	3	5
OFFICE (201)	SECOND FLOOR	2,809.8 SF	3	8
OFFICE (202)	SECOND FLOOR	2,785.4 SF	3	8
OFFICE (203)	SECOND FLOOR	3,422.4 SF	2	7
OFFICE (204)	SECOND FLOOR	1,651.8 SF	2	3
OFFICE (205)	SECOND FLOOR	2,418.5 SF	2	5
OFFICE (206)	SECOND FLOOR	2,586.1 SF	2	5
OFFICE (207)	SECOND FLOOR	2,011.9 SF	2	4
OFFICE COMMON	SECOND FLOOR	269.9 SF	3	1
STO	SECOND FLOOR	62.7 SF	3	0
		39,457.4 SF		117

LOT COVERAGE CALCULATION

LOT AREA: 93,441 SF
BUILDING FOOTPRINT: 20,600 SF
LOT COVERAGE: 22.04%

PARKING COVERAGE CALCULATION

LOT AREA: 93,441 SF
AREA USED FOR PARKING & ROADS: 50,782 SF
PARKING COVERAGE: 54.35%

OPEN SPACE CALCULATION

LOT AREA: 93,441 SF
OPEN SPACE: 21,159 SF
OPEN SPACE: 22.64%

SMALL PARKING SPACES

SMALL PARKING SPACES: 55 SPACES
TOTAL PARKING SPACES: 146 SPACES
PERCENTAGE: 37.7%

ADDRESS: 200 E BAKER STREET, COSTA MESA, CALIFORNIA, 92626
JURISDICTION: CITY OF COSTA MESA
APN: 427-011-06

LOT: 7
TRACT: TR5769, MM 210/9-10
YEAR BUILT: 1965
ZONE: MP - INDUSTRIAL PARK
EXISTING USE: OFFICE (GROUP B) & RESTAURANT (GROUP A-2)
PROPOSED USE: OFFICE (GROUP B) & RESTAURANT (GROUP A-2)
CONSTRUCTION: TYPE V-A (NO CHANGE)

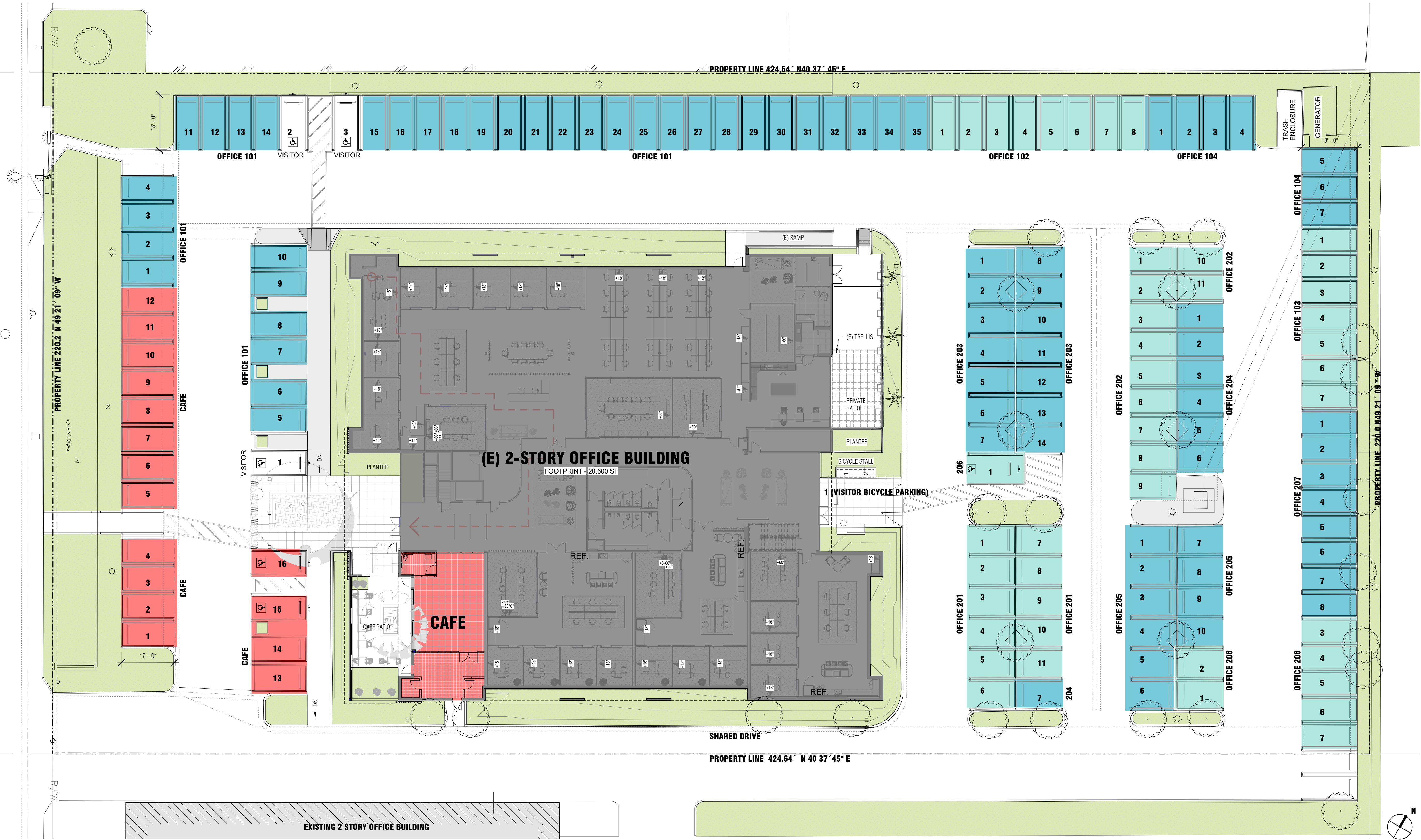
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PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND INCIDENTAL PURPOSES, OVER THAT PORTION OF LOT 8 OF SAID TRACT NO. 5769 DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JUNE 29, 1984 AS INSTRUMENT NO. 84-271431

04. SITE 1
- 90 PER ROOF INSPECTION REPORT, THERE ARE MULTIPLE AREAS EXPERIENCING DEFLECTION, DUE TO DAMAGED PLYWOOD DECKING DUE TO WATER INTRUSION. THE EXISTING ROOF MEMBRANE IS PRONE TO LEAKS AND IS IN NEED OF DEFLECTION. AMS RECOMMENDS EITHER REPLACING THE ROOF MEMBRANE OR APPLYING A RESTORATION COATING TO WATERIGHT THE EXISTING ROOF
- 51 PER PLUMBING REPORT, EXCAVATE ASPHALT APPROXIMATELY 6 FEET DEEP UPSTREAM 6 TO 10 INCHES UNDER CONCRETE APRON TO GET TO THE OFFSET PIE TO RECONFIGURE / FIX THE OFFSET AND INSTALL A DUAL SWEEP CLEAN OUT FROM THE UPSTREAM. SEE PLUMBING REPORT BY JULIO'S ECONOMY PLUMBING, INC.
- 52 SEE EXISTING PERMITTED SITE PLAN / PARKING PLAN ON SHEET A0.04. THIS PLAN CONTAINS EXISTING DIMENSIONS. NOTE, EXCEPTION 7 IN THE CITY OF COSTA MESA PARKING DESIGN STANDARDS STATES: WHEN NECESSARY DUE TO CONSTRAINTS, MINOR REDUCTIONS IN THE AISLE WIDTH MAY BE APPROVED BY THE PLANNING DIVISION, PROVIDED THE STALL WIDTH IS INCREASED ACCORDINGLY
- 53 RESTRIPE ACCESSIBLE PARKING TO MEET ACCESSIBLE PARKING STALL STANDARD DIMENSIONS, AS SHOWN ON PLAN 18FT DEPTH
- 54 CONFIRM EXISTING PARKING STOPS MEET THE CODE REQUIRED 2FT OVERHANG, MODIFY AS NECESSARY TO MEET CODE
- 56 (E) ACCESSIBLE PUSH BUTTON TO OPEN BUILDING DOOR
- 57 PROVIDE YELLOW TRUNCATED DOMES SPECIFICATION: STEPSTONE, INC. - TRUNCATED DOME PAVER 2" - DAVID FEDERAL YELLOW LIGHT SAND/CAST 1814, CHIP OUT EXISTING CONCRETE SO TRUNCATED DOME TILES ARE FLUSH WITH EXISTING CONCRETE
- 58 ACCESSIBLE PATH FROM PUBLIC RIGHT-OF-WAY. SEE PREVIOUSLY PERMITTED PATHWAY ON SHEET A1.03
- 511 RECESSED LINEAR PATH LIGHT BOTH SIDES
- 512 6" CONCRETE RETAINING WALL, BOARD FORMED 3'-6" TALL, BOTH SIDES. PROVIDE MOCK-UP OF BOARD FORM PRIOR TO CONSTRUCTION
- 513 BEGA BOLLARD (GET SPEC FROM LANDSCAPE)

E. BAKER ST



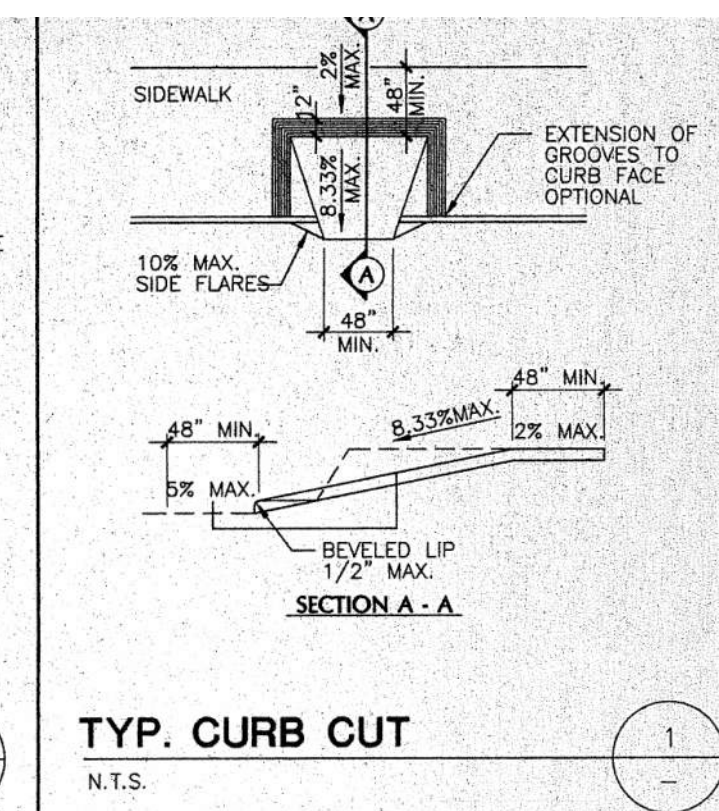
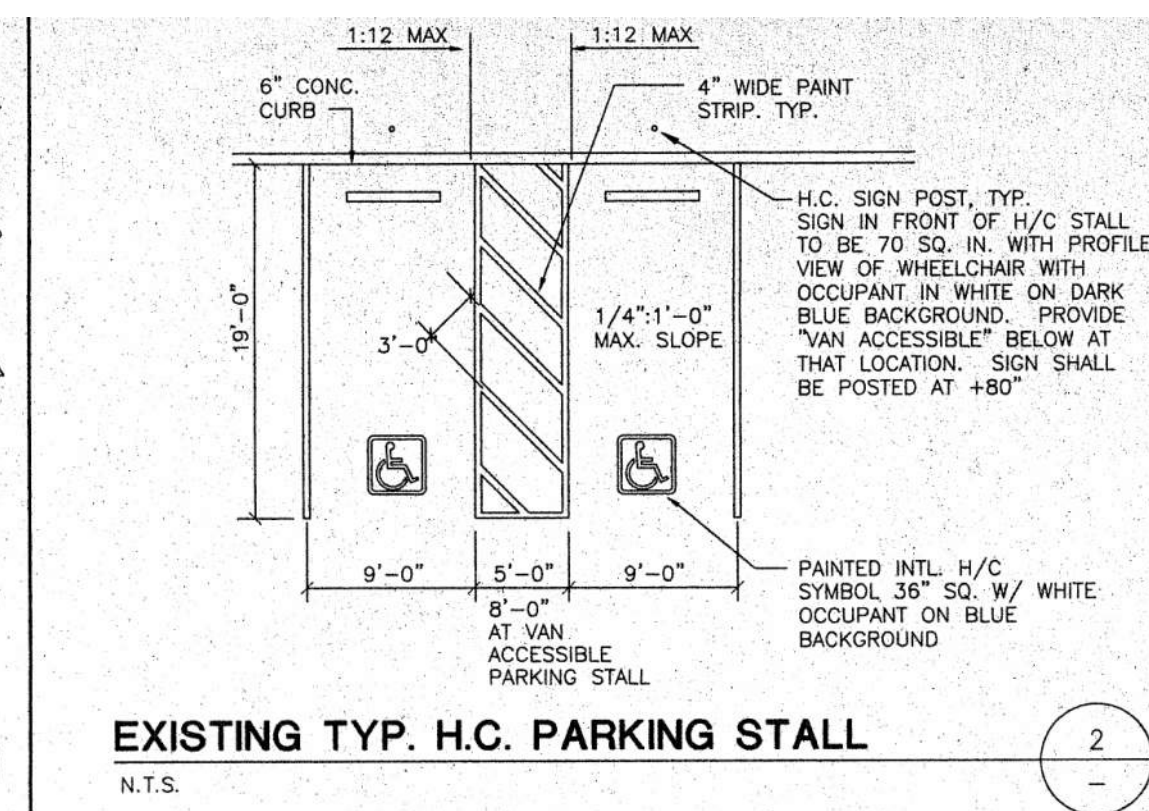
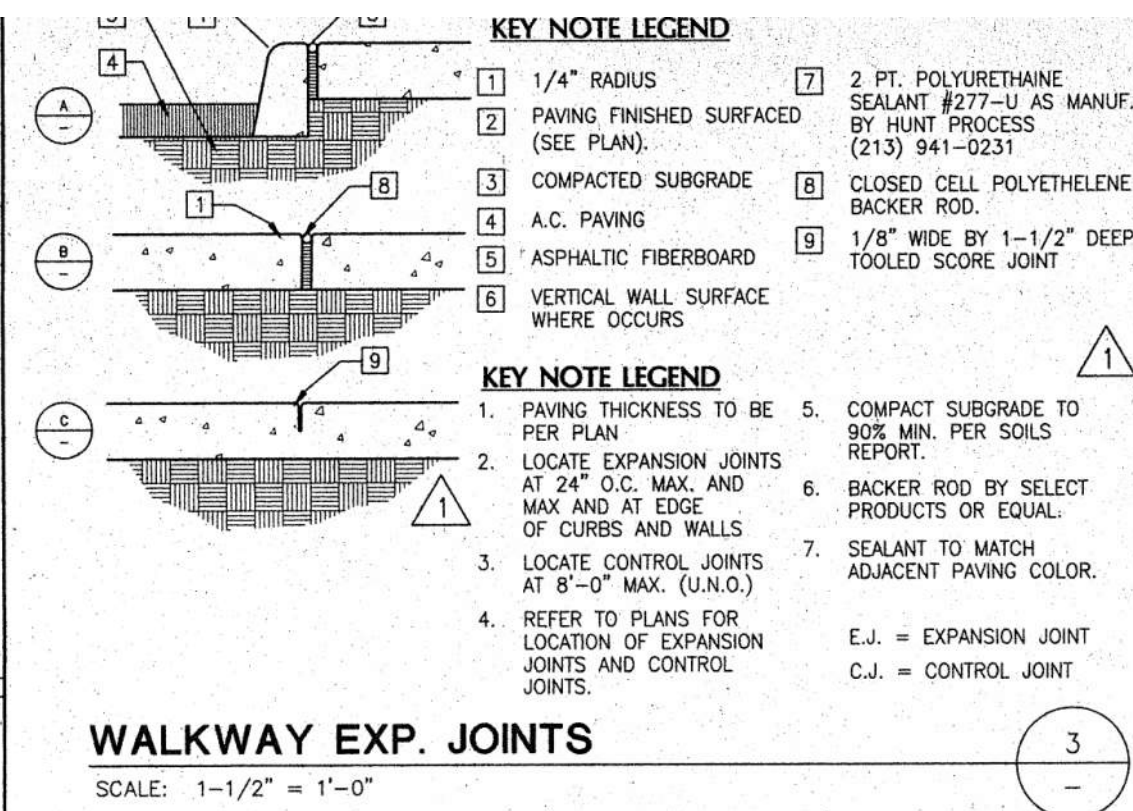
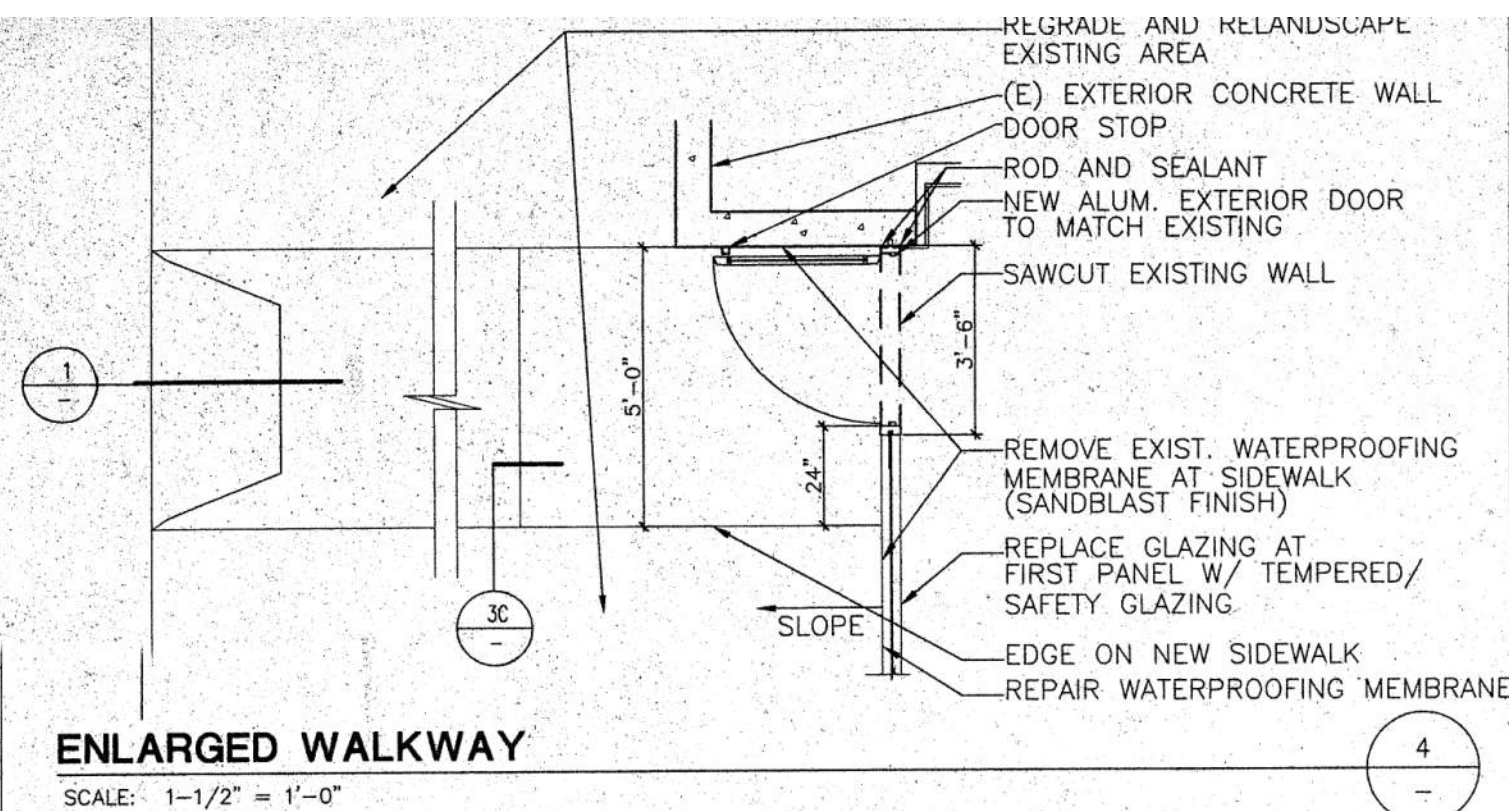
04. SITE - PARKING ALLOCATION 1

NAME	LEVEL	AREA	PARKING LOAD FACTOR	PARKING LOAD TOTALS
CAFE DINING	FIRST FLOOR	304.2 SF	10	5
CAFE KITCHEN	FIRST FLOOR	527.4 SF	10	5
CAFE PATIO	FIRST FLOOR	553.6 SF	10	6
CIRCULATION	FIRST FLOOR	2,497.0 SF	3	8
JAN	FIRST FLOOR	117.4 SF	3	0
MAIL	FIRST FLOOR	250.7 SF	3	1 VISITOR
OFFICE (101)	FIRST FLOOR	8,379.7 SF	3	26
OFFICE (101) PATIO	FIRST FLOOR	724.2 SF	3	2
OFFICE (102)	FIRST FLOOR	2,016.7 SF	3	6
OFFICE (103)	FIRST FLOOR	1,681.3 SF	3	5
OFFICE (104)	FIRST FLOOR	1,792.6 SF	3	5
OFFICE COMMON	FIRST FLOOR	573.1 SF	3	2 VISITOR
CIRCULATION	SECOND FLOOR	1,821.1 SF	3	5
OFFICE (201)	SECOND FLOOR	2,809.8 SF	3	8
OFFICE (202)	SECOND FLOOR	2,785.4 SF	3	8
OFFICE (203)	SECOND FLOOR	3,422.4 SF	2	7
OFFICE (204)	SECOND FLOOR	1,651.8 SF	2	3
OFFICE (205)	SECOND FLOOR	2,418.5 SF	2	5
OFFICE (206)	SECOND FLOOR	2,586.1 SF	2	5
OFFICE (207)	SECOND FLOOR	2,011.9 SF	2	4
OFFICE COMMON	SECOND FLOOR	269.9 SF	3	1 VISITOR
STO	SECOND FLOOR	62.7 SF	3	0
		39,457.4 SF		117

- CAFE: 16 STALLS
- OFFICE 101: 28 STALLS
- VISITOR: 4 STALLS TOTAL
INCLUDING 2 BICYCLE STALLS AT REAR ENTRY

PARKING ALLOCATION

#	DESCRIPTION	DATE
1	SCHEMATIC DESIGN 1	04/28/2023
2	CUP SUBMISSION	05/25/2023
3	CUP RESUBMISSION	06/26/2023
4	CUP, ADA ROUTE REV.	08/15/2023
5	PERMIT SET - 70% CD	08/30/2023



- SITE PLAN NOTES**
- EXISTING CHAIN LINK FENCE
 - EXISTING TRANSFORMER & PAD
 - EXISTING LANDSCAPE AREA
 - EXISTING 4" HIGH CONC. WALL
 - EXISTING A.C. PAVING
 - EXISTING TREE WELL (TYP. FOR 4) TO REMAIN.
 - EXISTING PULLBOX.
 - EXISTING TRASH ENCLOSURE TO REMAIN.
 - EXISTING 6" WIDE S.C.E. EASEMENT.
 - EXISTING 1' WIDE PACIFIC TELEPHONE EASEMENT.
 - EXISTING FIRE HYDRANT.
 - EXISTING DRIVEWAY.
 - EXISTING CONC. SIDEWALK.
 - EXISTING LIGHT BOLLARDS TO REMAIN.
 - EXISTING H.C. STALL
 - EXISTING H.C. STALL
 - EXISTING CONC. CURB CUT.
 - INDICATES EXISTING ACCESSIBLE PATH OF TRAVEL FROM PROPERTY LINE TO BUILDING ENTRY. 5% OR LESS SLOPE
 - EXISTING ELEVATOR.
 - EXISTING H.C. NOTE: NO EXISTING PUBLIC SIDEWALK
 - NEW CURB CUT- SEE DETAIL.
 - NEW 4" THICK CONC. SIDEWALK (5'-0" WIDE).
 - (E) VAN H.C. PARKING.
 - (E) PERMANENT ACCESS/LADDER AT SECOND FLOOR ROOM UP TO ROOF.

FOR REFERENCE ONLY - NOT TO SCALE

MKA

Martinez/Kuch Architects
2201 Martin Street, Suite 201
Irvine, California 92612
(949) 851-6353
Fax 851-6355



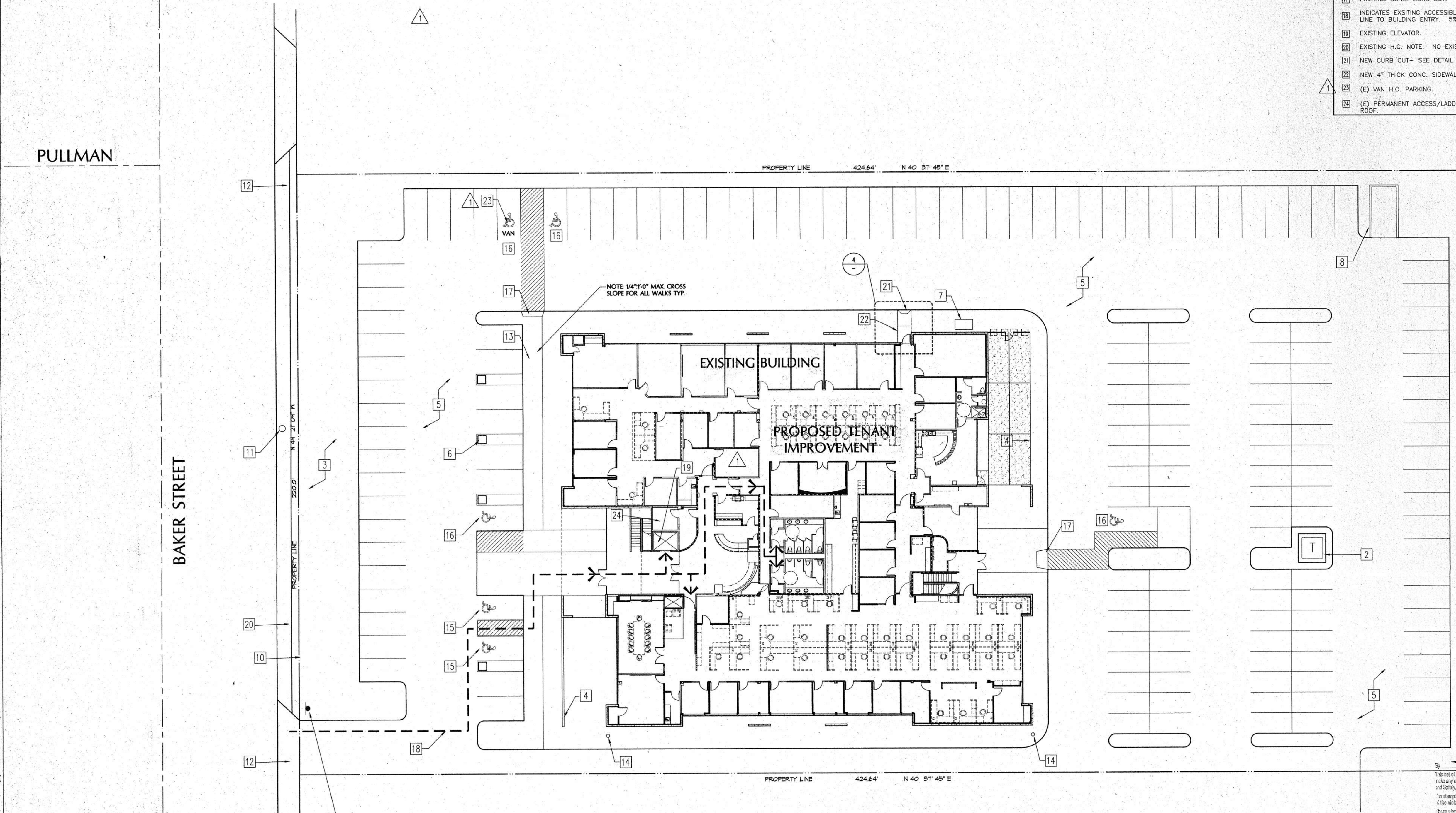
1072 ELK GROVE AVE, #4
VENICE, CA 90291
WALKS-STUDIO.COM
P.949.633.0977



CA LICENSE NAME: CORY WALKER
DISCIPLINE: ARCHITECT
CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2023

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#	DESCRIPTION	DATE
1	SCHEMATIC DESIGN 1	04/28/2023
2	CUP SUBMISSION	05/25/2023
3	CUP RESUBMISSION	06/26/2023



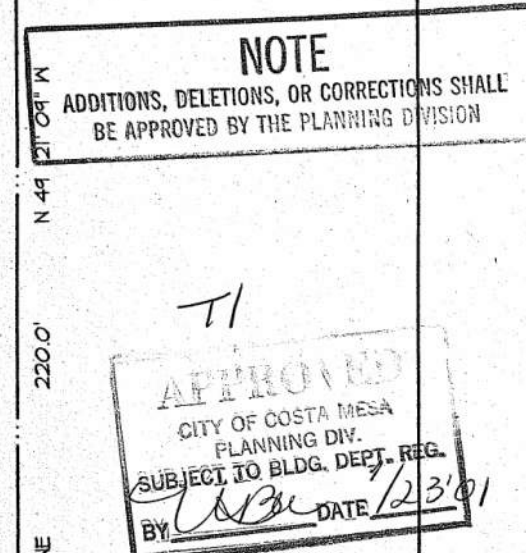
H.C. PARKING ANALYSIS

- 164 EXISTING STANDARD PARKING STALLS
- 6 REQUIRED HANDICAP STALLS
- 6 EXISTING H.C. STALLS

EXISTING OVERALL SITE PLAN
SCALE: 1/16" = 1'-0"

NEW HEADQUARTERS FOR:
DONAHUE SCHRIBER
200 BAKER STREET
COSTA MESA, CALIFORNIA

OVERALL
SITE PLAN



DIVISION OF BUILDING SAFETY
CITY OF COSTA MESA
APPROVED

These plans and specifications shall remain the property of the City of Costa Mesa. No part of these plans and specifications shall be used for any other project without the written permission of the City of Costa Mesa. The City of Costa Mesa shall not be responsible for any errors or omissions in these plans and specifications. The City of Costa Mesa shall not be responsible for any damages or losses resulting from the use of these plans and specifications. The City of Costa Mesa shall not be responsible for any claims or lawsuits filed against the City of Costa Mesa. The City of Costa Mesa shall not be responsible for any claims or lawsuits filed against the City of Costa Mesa. The City of Costa Mesa shall not be responsible for any claims or lawsuits filed against the City of Costa Mesa.

MELOD & ASSOCIATES
APPROVED BY: [Signature]
CHECKER: [Signature]

JAN 22 2021

THESE PLANS HAVE BEEN CHECKED AND FOUND TO BE IN CONFORMANCE WITH ALL APPLICABLE REQUIREMENTS OF THE UNIFORM BUILDING CODE AND OTHER RELATED CODES. APPROVED BY: [Signature]

PROGRESS PRINTS
THESE DOCUMENTS HAVE BEEN PREPARED AND ARE SUBJECT TO THE CITY OF COSTA MESA PUBLIC AGENCY COMMENTS AND REQUESTED REVISIONS, AND IN-HOUSE REVIEW, AND THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MADE FROM ANY DOCUMENT BEARING THIS NOTE.

PROJECT: 00016 D.SCHRIBER

DATE: 12/22/00

REMARK: CITY SUBMITTAL

01-05-01 PLAN CHECK CORR.

01-05-01 PLAN CHECK CORR.

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01-05-01 PLAN CHECK CORR.

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200 BAKER

TENANT IMPROVEMENT - INTERIOR RECONFIG.

APN: 427-011-06

200 BAKER ST E, COSTA MESA, CA 92626

REFERENCE SITE
PLAN

SCALE: as noted

DATE: 06/28/2023

JOB NUMBER: 031

DRAWN BY:

SHEET:

A0.03



CA LICENSE NAME: CORY WALKER
DISCIPLINE: ARCHITECT
CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2023

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#	DESCRIPTION	DATE
1	SCHEMATIC DESIGN 1	04/28/2023
2	CUP SUBMISSION	05/25/2023
3	CUP RESUBMISSION	06/26/2023

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

REFERENCE PARKING
PLAN

SCALE: as noted
DATE: 06/28/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:

David Klages and Associates Inc. Architecture and Planning
3198 M Airport Loop Drive
Costa Mesa, California 92626
714 641-0191

**BAKER STREET
LOT 7
COSTA MESA, CALIFORNIA**

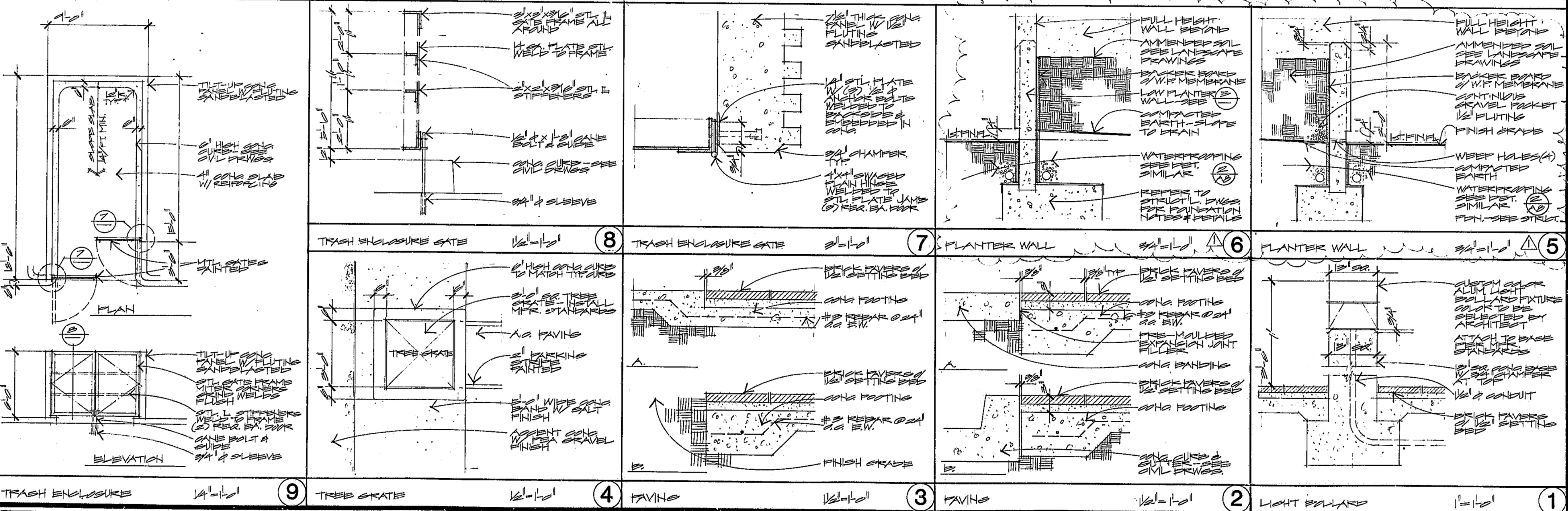
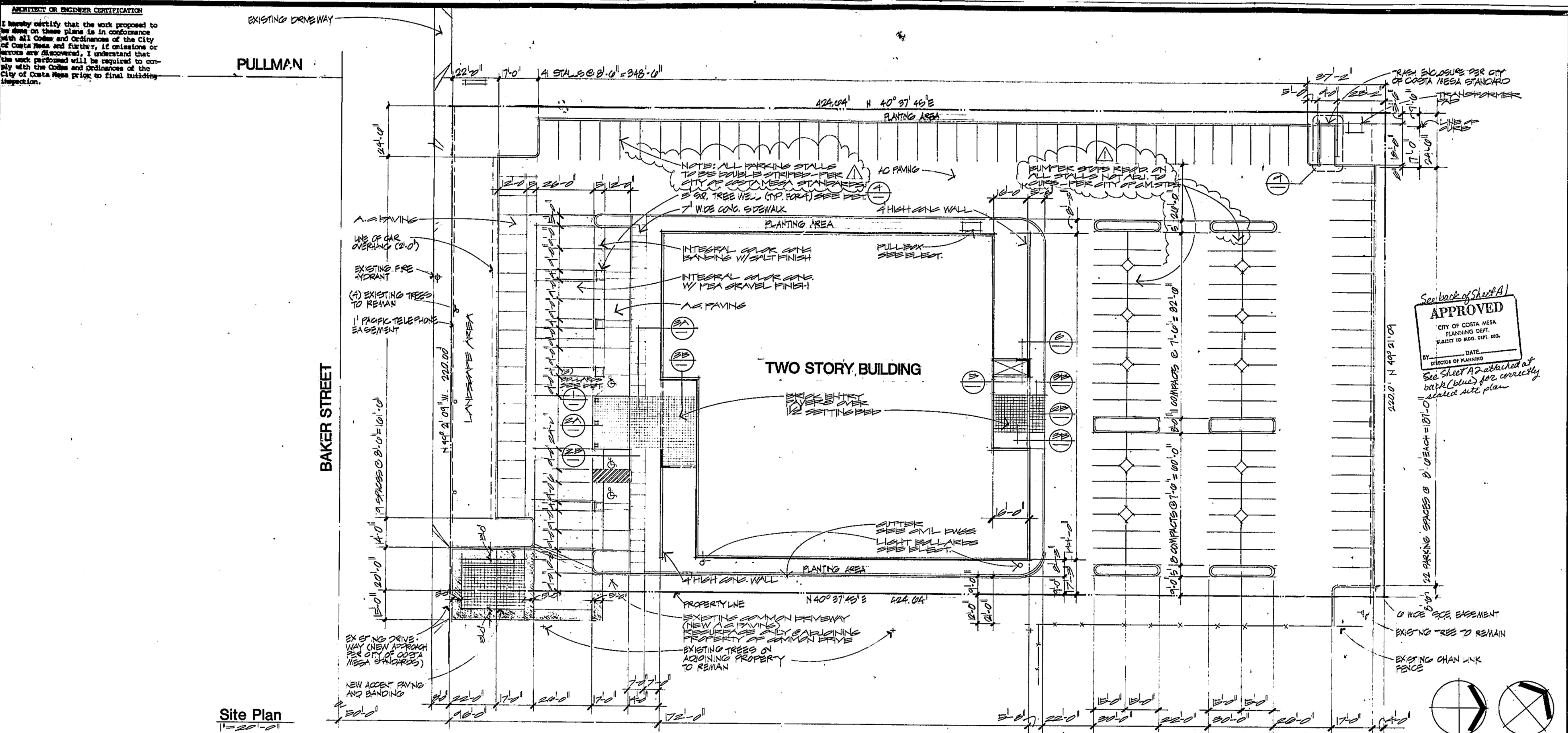
APPROVED
DATE: 7/3/84

**SITE PLAN
SITE DETAILS**

PROJECT ARCHITECT	EM
DRAWN	EM, BRSS
CHECKED	EM, BRSS
ISSUE DATE	
JOB NUMBER	100003
SCALE	AS NOTED
A2	
JUL 3 1984	
SHEETS	

ARCHITECT OR ENGINEER CERTIFICATION
I hereby certify that the work proposed to be done on these plans is in conformance with all Codes and Ordinances of the City of Costa Mesa and further, if omissions or errors are discovered, I understand that the work performed will be required to comply with the Codes and Ordinances of the City of Costa Mesa prior to final building inspection.

Site Plan
1"=20'-0"





CA LICENSE NAME: CORY WALKER
DISCIPLINE: ARCHITECT
CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2023

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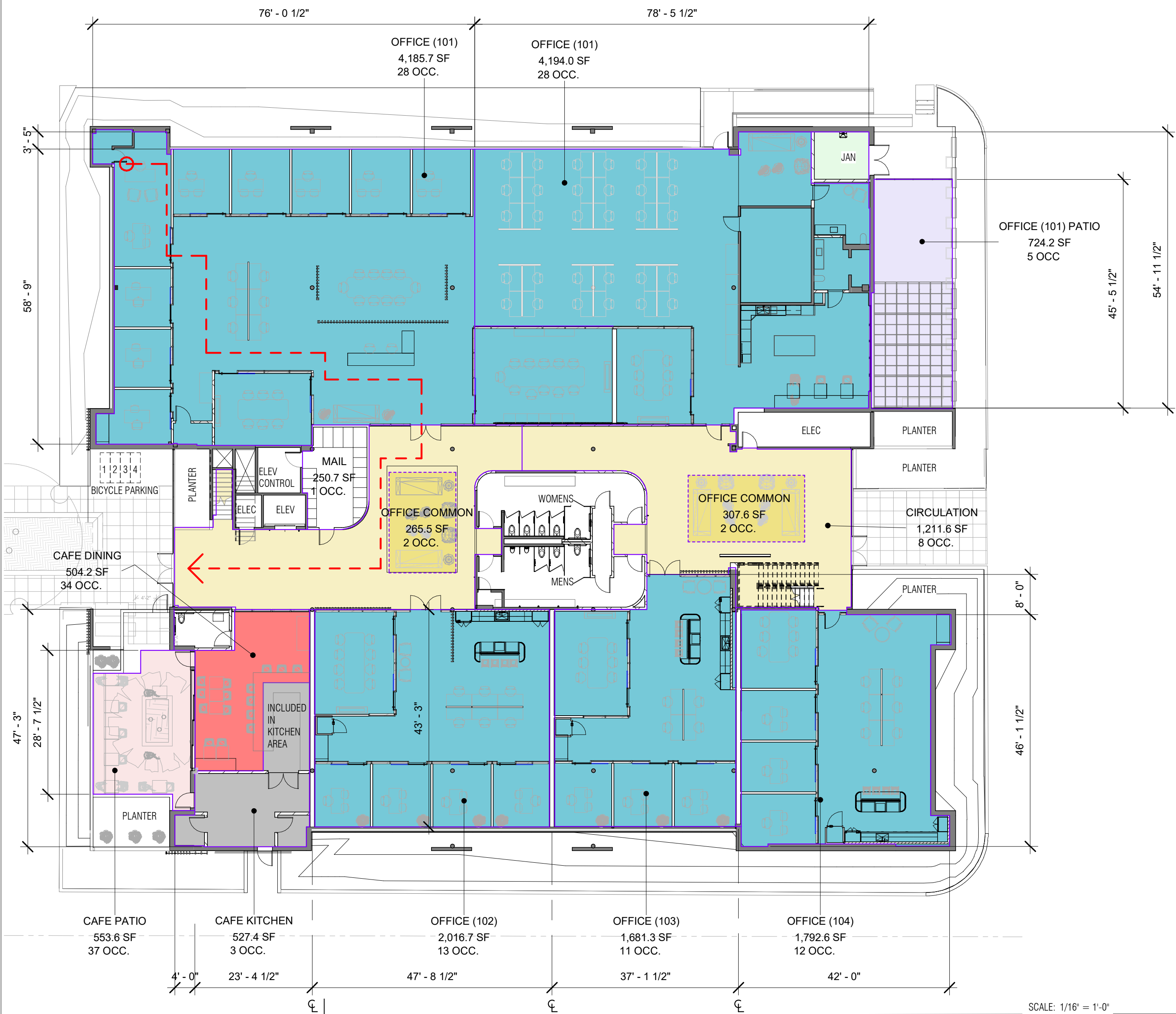
#	DESCRIPTION	DATE
1	SCHEMATIC DESIGN 1	04/28/2023
2	CUP SUBMISSION	05/25/2023
3	CUP RESUBMISSION	06/26/2023
4	CUP, ADA ROUTE REV.	08/15/2023
5	PERMIT SET - 70% CD	08/30/2023

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

CODE ANALYSIS -
PARKING ANALYSIS

SCALE: as noted
DATE: 08/30/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:

A1.11



SCALE: 1/16" = 1'-0"

FIRST FLOOR 1

EXIT TRAVEL DISTANCE

TABLE 1017.2
EXIT ACCESS TRAVEL DISTANCE*

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)
A, E, F-1, M, R, S-1	200'	250'
B	200'	300'
H-1	Not Permitted	75'
H-2	Not Permitted	100'
H-3	Not Permitted	150'
H-4	Not Permitted	175'
H-5	Not Permitted	200'
I-2, I-2.1, I-3	Not Permitted	200'
I-4	150'	200'
L	Not Permitted	200'

For 91 ft = 304.8 mm

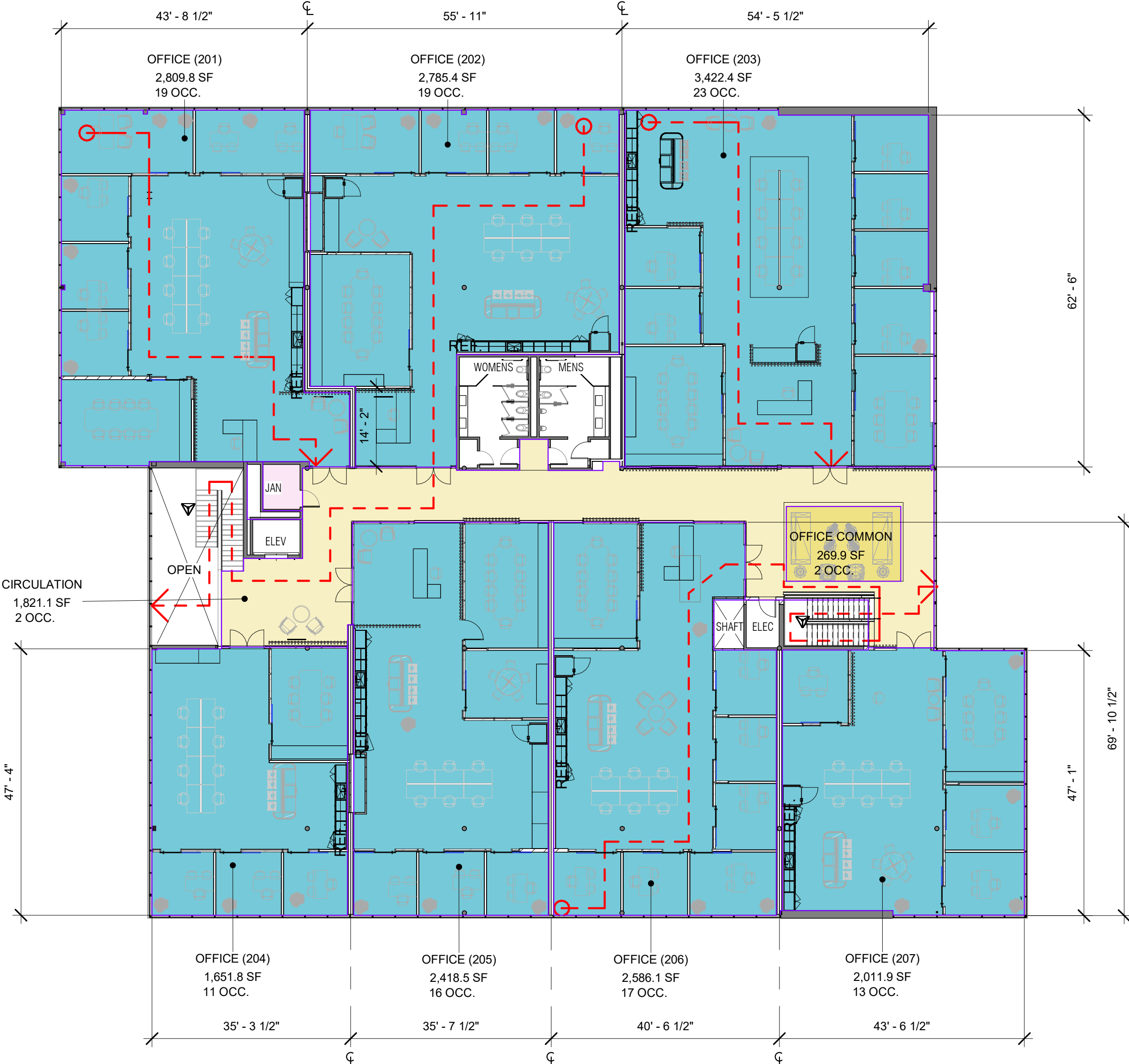
ID	OCC	EXIT PATH	MAX ALLOWABLE DISTANCE
101	B	186'	300' - 0"
202	B	197'	300' - 0"
206	B	179'	300' - 0"

ACCESSIBLE PARKING STALLS (EXISTING, NO CHANGE)	
6 ACCESSIBLE STALLS TOTAL 3 VAN STALLS	
NUMBER OF PARKING SPACES (Table 11B-208.2) Total Number of Parking Spaces Provided Minimum Number of Accessible Spaces Required 1-25 1 (1 Van min.) 26-50 2 (1 Van min.) 51-75 3 (1 Van min.) 76-100 4 (1 Van min.) 101-150 5 (1 Van min.) 151-200 6 (1 Van min.) 201-300 7 (2 Van min.) 301-400 8 (2 Van min.) 401-500 9 (2 Van min.) 501-1000 2% of total (1 Van for every 6 Accessible Parking) 1001 & Over 20+1 for each 100, or fraction thereof (1 Van for	

USE:	PARKING PER GROSS FLOOR AREA (TABLE 13-89)
INDUSTRIAL	3 PARKING SPACES SHALL BE PROVIDED PER 1,000 SQUARE FEET OF GROSS FLOOR AREA FOR THE FIRST 25,000 SQUARE FEET OF BUILDING. 2 PARKING SPACES SHALL BE PROVIDED PER 1,000 SQUARE FEET OF GROSS FLOOR AREA BETWEEN 25,000 AND 50,000 SQUARE FEET OF BUILDING 37,872.2 SF TOTAL 25,000 SF X (3 SPACES / 1,000 SF) = 75 SPACES 12,872.2 SF X (2 SPACES / 1,000 SF) = 26 SPACES
ESTABLISHMENTS WHERE FOOD OR BEVERAGES ARE SERVED WITH MORE THAN 300 SQUARE FEET OF PUBLIC AREA	10 SPACES PER 1,000 SQUARE FEET FOR THE FIRST 3,000 SQUARE FEET 1,585.2 SF X (10 SPACES / 1,000 SF) = 16 SPACES
TOTAL (TABULATED)	117 SPACES REQUIRED

NAME	LEVEL	AREA	PARKING LOAD FACTOR	PARKING LOAD TOTALS
CAFE DINING	FIRST FLOOR	504.2 SF	10	5
CAFE KITCHEN	FIRST FLOOR	527.4 SF	10	5
CAFE PATIO	FIRST FLOOR	553.6 SF	10	6
CIRCULATION	FIRST FLOOR	1,211.6 SF	3	4
CIRCULATION	FIRST FLOOR	1,285.5 SF	3	4
JAN	FIRST FLOOR	117.4 SF	3	0
MAIL	FIRST FLOOR	250.7 SF	3	1
OFFICE (101)	FIRST FLOOR	4,185.7 SF	3	13
OFFICE (101)	FIRST FLOOR	4,194.0 SF	3	13
OFFICE (101) PATIO	FIRST FLOOR	724.2 SF	3	2
OFFICE (102)	FIRST FLOOR	2,016.7 SF	3	6
OFFICE (103)	FIRST FLOOR	1,681.3 SF	3	5
OFFICE (104)	FIRST FLOOR	1,792.6 SF	3	5
OFFICE COMMON	FIRST FLOOR	307.6 SF	3	1
OFFICE COMMON	FIRST FLOOR	265.5 SF	3	1
CIRCULATION	SECOND FLOOR	1,821.1 SF	3	5
OFFICE (201)	SECOND FLOOR	2,809.8 SF	3	8
OFFICE (202)	SECOND FLOOR	2,785.4 SF	3	8
OFFICE (203)	SECOND FLOOR	3,422.4 SF	2	7
OFFICE (204)	SECOND FLOOR	1,651.8 SF	2	3
OFFICE (205)	SECOND FLOOR	2,418.5 SF	2	5
OFFICE (206)	SECOND FLOOR	2,586.1 SF	2	5
OFFICE (207)	SECOND FLOOR	2,011.9 SF	2	4
OFFICE COMMON	SECOND FLOOR	269.9 SF	3	1
STO	SECOND FLOOR	62.7 SF	3	0
39,457.4 SF				117

145 PROVIDED (ON-SITE)
1 (BICYCLE PARKING RACK)
146 PROVIDED (ON-SITE)



SCALE: 1/16" = 1'-0"

SECOND FLOOR 2

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CUP SUBMISSION
Existing non-conforming parking

200 BAKER – COMMERCIAL OFFICE TENANT IMPROVEMENT & RESTAURANT
SUBJECT: FINDINGS IN SECTION 13-29(G)(10), EXISTING NON-CONFORMING PARKING

Revision Number: --
Permit Number: --
Notes By: Cory Walker, Architect (WALKS Studio)
Date: September 6, 2023

Project:
200 BAKER – COMMERCIAL OFFICE TENANT IMPROVEMENT & RESTAURANT
200 E BAKER ST
COSTA MESA, CA 92626
AREA OF RENOVATION: 39,457.4 SF

FINDINGS IN SECTION 13-29(G)(10), EXISTING NON-CONFORMING PARKING

For a proposed common interest development conversion project that does not conform to the zoning code requirements, the project due to its proportions and scale, design elements, and relationship to the surrounding neighborhood, is of continued value to the community and it contributes to defining and improving the community as a whole. Deviations from zoning code requirements are acceptable because it would be impracticable or physically impossible without compromising the integrity of the overall project to implement features that could result in conformance with current code requirements.

The Existing Conditions:

The existing building has been successfully operating as an office building since its conception in 1965 and is still an active and functional office space with its current existing non-conforming parking conditions. The project's original existing non-conforming parking lot has served many different types of office tenants (real estate firm, architecture firm, etc.), and will continue to serve the same type of companies as the building transitions from a traditional "Office Lease Model" to a "For-Sale Condominium Office Model."

The existing parking spaces are existing non-conforming, due to the small stall length of 15 ft long x 10 ft wide, compared to the code requirement of 18ft long x 8 ft wide. Please note, the existing non-conforming spaces are 2 ft wider than the code requirement, and were previously approved by the city to accommodate the shorter parking stall lengths. The lot is also non-conforming due to the provided 37.7% small car parking spaces, compared to the code required 30% max (per 13-94 Small car parking).

The Proposed Project

The proposed project does not add any new area to the building, rather it reconfigures the existing space to create 11 office spaces and 1 restaurant. The proposed project does create a slight increase in parking demand through the conversion of 1,662 sf of office space to Cafe / Restaurant space at the front of the building. The strategy to introduce this restaurant amenity to the front of the building is a response to create market demand in a challenging commercial office market, since there isn't a walk-

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CUP SUBMISSION
Existing non-conforming parking

able cafe option close by in the industrial zoned office park. The current non-conforming lot does accommodate the number of parking stalls for the restaurant and office spaces.

Challenge

The way the existing building is sited on the lot, and the way the current drive aisles are situated, create a challenge to provide small stalls sized for current codes and the 10% small stall percentage. It would be financially cost prohibitive for the owners to provide a fully conforming parking lot because it would require a major re-work of the parking drive aisles, resulting in the need for a parking structure to be built at the rear of the lot. The owner's budget is required to be used on the improvement of the building's street facing facade, the landscape and entry experience, the restaurant amenity, and the improved internal circulation corridor. Repositioning the owner's budget to a parking structure would dilute the overall project and compromise the overall look of the building and integrity of the project.

Approval

This project is seeking approval to approve the use of the existing non-conforming small car parking spaces size (15 ft long) and a small car percentage (37.7%) to allow for the project to proceed with the restaurant amenity and for-sale condo office remodel

Cory Walker , Architect (license # CA-37193)

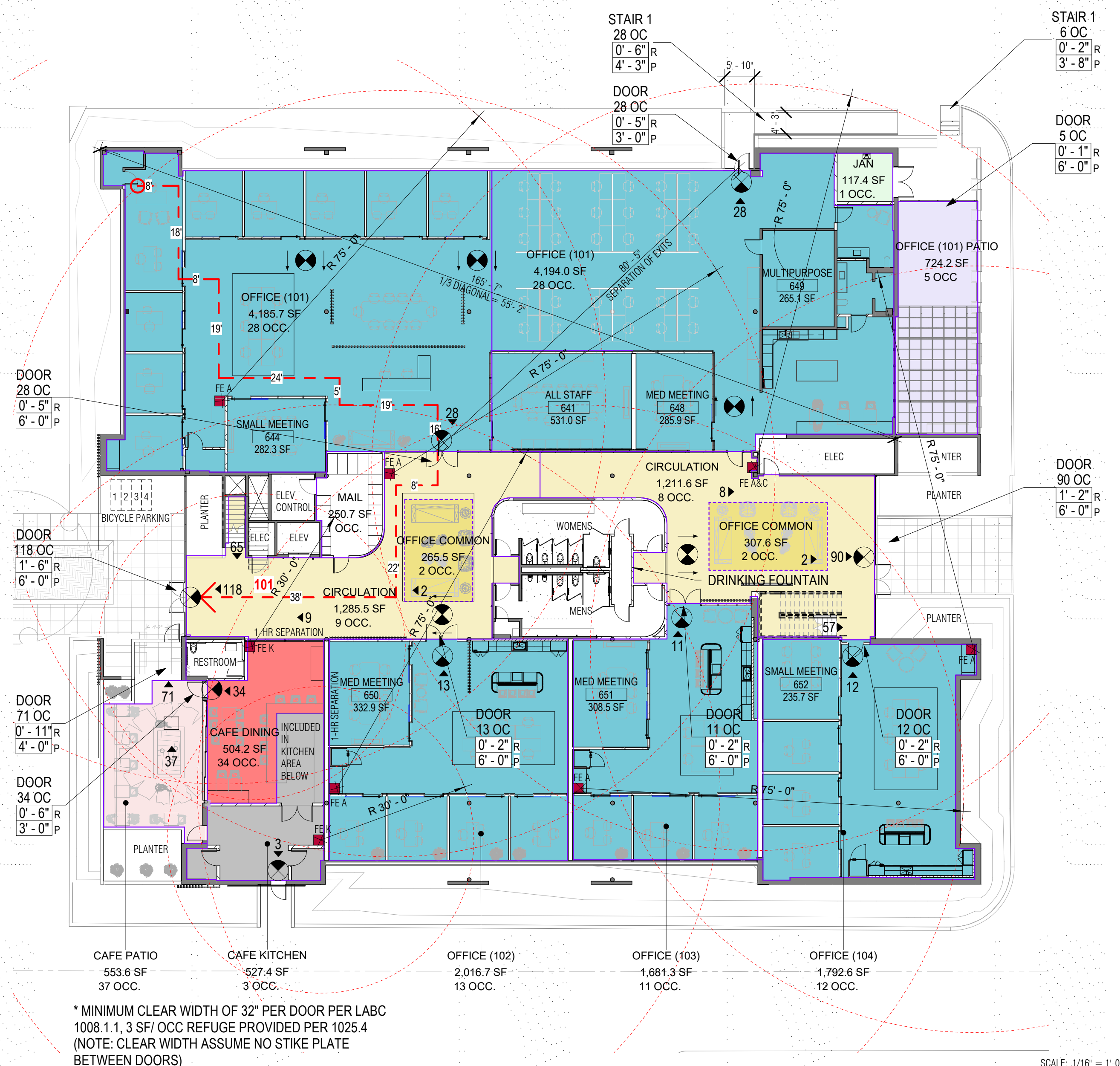
President:
WALKS Studio, Inc.
cory@walks-studio.com
949.633.0977

www.walks-studio.com



EXISTING NON-CONFORMING PARKING SPACES FINIDNGS

PARKING CALCULATION



FIRST FLOOR - CODE ANALYSIS

LEVEL 1 - EGRESS CALCULATION				
ROOM NAME	LEVEL	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANTS
CAFE DINING	FIRST FLOOR	504.2 SF	30.0 SF	17
CAFE KITCHEN	FIRST FLOOR	527.4 SF	50.0 SF	11
CAFE PATIO	FIRST FLOOR	553.6 SF	30.0 SF	18
CIRCULATION	FIRST FLOOR	1,211.6 SF	150.0 SF	8
CIRCULATION	FIRST FLOOR	1,285.5 SF	150.0 SF	9
JAN	FIRST FLOOR	117.4 SF	150.0 SF	1
MAIL	FIRST FLOOR	250.7 SF	150.0 SF	2
OFFICE (101)	FIRST FLOOR	4,185.7 SF	150.0 SF	28
OFFICE (101)	FIRST FLOOR	4,194.0 SF	150.0 SF	28
OFFICE (101) PATIO	FIRST FLOOR	724.2 SF	150.0 SF	5
OFFICE (102)	FIRST FLOOR	2,046.7 SF	150.0 SF	13
OFFICE (102)	FIRST FLOOR	1,681.8 SF	150.0 SF	11
OFFICE (104)	FIRST FLOOR	1,792.8 SF	150.0 SF	12
OFFICE COMMON	FIRST FLOOR	307.6 SF	150.0 SF	2
OFFICE COMMON	FIRST FLOOR	265.5 SF	150.0 SF	2
		19,617.9 SF		167 OCCUPANTS

288 OCCUPANTS TOTAL

LEVEL 1 - PLUMBING (B) OFFICE				
ROOM NAME	LEVEL	AREA (SF)	OCCUPANT LOAD (CPC 4-1)	OCCUPANTS
CIRCULATION	FIRST FLOOR	1,211.6 SF	150.0 SF	8
CIRCULATION	FIRST FLOOR	1,285.5 SF	150.0 SF	9
JAN	FIRST FLOOR	117.4 SF	150.0 SF	1
MAIL	FIRST FLOOR	250.7 SF	150.0 SF	2
OFFICE (101)	FIRST FLOOR	4,185.7 SF	150.0 SF	28
OFFICE (101)	FIRST FLOOR	4,194.0 SF	150.0 SF	28
OFFICE (101) PATIO	FIRST FLOOR	724.2 SF	150.0 SF	5
OFFICE (102)	FIRST FLOOR	2,016.7 SF	150.0 SF	13
OFFICE (103)	FIRST FLOOR	1,681.3 SF	150.0 SF	11
OFFICE (104)	FIRST FLOOR	1,792.6 SF	150.0 SF	12
OFFICE COMMON	FIRST FLOOR	307.6 SF	150.0 SF	2
OFFICE COMMON	FIRST FLOOR	265.5 SF	150.0 SF	2
		18,032.6 SF		121 OCCUPANTS

4	(B) REQ'D
---	-----------

MEN	60 OCC.	WOMEN	61 OCC.
WATER CLOSET	2	WATER CLOSET	4
URINAL	1		
LAVATORY	1	LAVATORY	2

LEVEL 1 - PLUMBING (A-2) RESTAURANT / ASSEMBLY				
ROOM NAME	LEVEL	AREA (SF)	OCCUPANT LOAD (CPC 4-1)	OCCUPANTS

CAFE DINING	FIRST FLOOR	504.2 SF	30.0 SF	17
CAFE KITCHEN	FIRST FLOOR	527.4 SF	50.0 SF	11
CAFE PATIO	FIRST FLOOR	553.6 SF	30.0 SF	18
		1,585.2 SF		46 OCCUPANTS

(B) REQ'D

MEN		WOMEN	
WATER CLOSET	1	WATER CLOSET	3
URINAL	1		
LAVATORY	1	LAVATORY	1

(A-2) REQ'

	REQ'D	PROVIDED		REQ'D	PROVIDED
MEN	83 OCC.		WOMEN	84 OCC.	
WATER CLOSET	3	3	WATER CLOSET	7	8
URINAL	2	2			
LAVATORY	2	3	LAVATORY	3	6

(COMBINE

(COMBINE

LEVEL 2 - EGRESS CALCULATION				
ROOM NAME	LEVEL	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANTS
CIRCULATION	SECOND FLOOR	1,821.1 SF	150.0 SF	12
OFFICE (201)	SECOND FLOOR	2,809.8 SF	150.0 SF	19
OFFICE (202)	SECOND FLOOR	2,785.4 SF	150.0 SF	19
OFFICE (203)	SECOND FLOOR	3,422.4 SF	150.0 SF	23
OFFICE (204)	SECOND FLOOR	1,651.8 SF	150.0 SF	11
OFFICE (205)	SECOND FLOOR	2,418.5 SF	150.0 SF	16
OFFICE (206)	SECOND FLOOR	2,586.1 SF	150.0 SF	17
OFFICE (207)	SECOND FLOOR	2,011.9 SF	150.0 SF	13
OFFICE COMMON	SECOND FLOOR	269.9 SF	150.0 SF	2
STO	SECOND FLOOR	62.7 SF	150.0 SF	0
		19,839.5 SF		132 OCCUPANTS
				288 OCCUPANTS

SECOND FLOOR - CODE ANALYSIS 2

LEVEL 2 - PLUMBING FIXTURES				
ROOM NAME	LEVEL	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANTS
CIRCULATION	SECOND FLOOR	1,821.1 SF	150.0 SF	12
OFFICE (201)	SECOND FLOOR	2,809.8 SF	150.0 SF	19
OFFICE (202)	SECOND FLOOR	2,785.4 SF	150.0 SF	19
OFFICE (203)	SECOND FLOOR	3,422.4 SF	150.0 SF	23
OFFICE (204)	SECOND FLOOR	1,651.8 SF	150.0 SF	11
OFFICE (205)	SECOND FLOOR	2,418.5 SF	150.0 SF	16
OFFICE (206)	SECOND FLOOR	2,586.1 SF	150.0 SF	17
OFFICE (207)	SECOND FLOOR	2,011.9 SF	150.0 SF	13
OFFICE COMMON	SECOND FLOOR	269.9 SF	150.0 SF	2
STO	SECOND FLOOR	62.7 SF	150.0 SF	0
		19,839.5 SF		132 OCCUPANTS

SCALE: 1/16" = 1'-0"

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)
A, E, F-1, M, R, S-1	200 ²	250 ²
F-2, F-3, F-4, F-5, F-6, F-7, F-8, F-9, F-10, F-11, F-12, F-13, F-14, F-15, F-16, F-17, F-18, F-19, F-20, F-21, F-22, F-23, F-24, F-25, F-26, F-27, F-28, F-29, F-30, F-31, F-32, F-33, F-34, F-35, F-36, F-37, F-38, F-39, F-40, F-41, F-42, F-43, F-44, F-45, F-46, F-47, F-48, F-49, F-50, F-51, F-52, F-53, F-54, F-55, F-56, F-57, F-58, F-59, F-60, F-61, F-62, F-63, F-64, F-65, F-66, F-67, F-68, F-69, F-70, F-71, F-72, F-73, F-74, F-75, F-76, F-77, F-78, F-79, F-80, F-81, F-82, F-83, F-84, F-85, F-86, F-87, F-88, F-89, F-90, F-91, F-92, F-93, F-94, F-95, F-96, F-97, F-98, F-99, F-100, F-101, F-102, F-103, F-104, F-105, F-106, F-107, F-108, F-109, F-110, F-111, F-112, F-113, F-114, F-115, F-116, F-117, F-118, F-119, F-120, F-121, F-122, F-123, F-124, F-125, F-126, F-127, F-128, F-129, F-130, F-131, F-132, F-133, F-134, F-135, F-136, F-137, F-138, F-139, F-140, F-141, F-142, F-143, F-144, F-145, F-146, F-147, F-148, F-149, F-150, F-151, F-152, F-153, F-154, F-155, F-156, F-157, F-158, F-159, F-160, F-161, F-162, F-163, F-164, F-165, F-166, F-167, F-168, F-169, F-170, F-171, F-172, F-173, F-174, F-175, F-176, F-177, F-178, F-179, F-180, F-181, F-182, F-183, F-184, F-185, F-186, F-187, F-188, F-189, F-190, F-191, F-192, F-193, F-194, F-195, F-196, F-197, F-198, F-199, F-200, F-201, F-202, F-203, F-204, F-205, F-206, F-207, F-208, F-209, F-210, F-211, F-212, F-213, F-214, F-215, F-216, F-217, F-218, F-219, F-220, F-221, F-222, F-223, F-224, F-225, F-226, F-227, F-228, F-229, F-230, F-231, F-232, F-233, F-234, F-235, F-236, F-237, F-238, F-239, F-240, F-241, F-242, F-243, F-244, F-245, F-246, F-247, F-248, F-249, F-250, F-251, F-252, F-253, F-254, F-255, F-256, F-257, F-258, F-259, F-260, F-261, F-262, F-263, F-264, F-265, F-266, F-267, F-268, F-269, F-270, F-271, F-272, F-273, F-274, F-275, F-276, F-277, F-278, F-279, F-280, F-281, F-282, F-283, F-284, F-285, F-286, F-287, F-288, F-289, F-290, F-291, F-292, F-293, F-294, F-295, F-296, F-297, F-298, F-299, F-300, F-301, F-302, 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F-1890, F-1891, F-1892, F-1893, F-1894, F-1895, F-1896, F-1897, F-1898, F-1899, F-1900, F-1901, F-1902, F-1903, F-1904, F-1905, F-1906, F-1907, F-1908, F-1909, F-1		

For SI: 1 foot = 304.8 mm

ID	OCC	EXIT PATH	MAX ALLOWABLE DISTANCE
101	B	186'	300' - 0"
202	B	197'	300' - 0"
206	B	179'	300' - 0"

CORRIDOR FIRE-RESISTANCE (TABLE 1020.2)

TABLE 1020.2
CORRIDOR FIRE-RESISTANCE RATING

OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED FIRE-RESISTANCE RATING (hours)	
		Without sprinkler system	With sprinkler system
H-1, H-2, H-3	All	Not Permitted	1 ^c
H-4, H-5, L	Greater than 30	Not Permitted	1 ^c
A, B, E, F, M, S, U	Greater than 30	1	0
R-1, R-2, R-3, R-3.1 ^d , R-4 ^d	Greater than 10	Not Permitted	1
1-2 ^a , 1-2, 1	Greater than 6	1	1
1-3, R-2, 1	Greater than 6	Not Permitted	1 ^{b,c}
L	All	1	0
E	Greater than 10	1	0

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ARCHITECT

CORY L WALKER

37193

11-30-2023

RENEWAL DATE

STATE OF CALIFORNIA

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DISCIPLINE: ARCHITECT
CA LICENSE NO. C-37193
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2	CUP, ADA ROUTE REV.	08/15/2023
3	PERMIT SET - 70% CD	08/30/2023

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
12200 BAKER ST E, COSTA MESA, CA 92626

CODE ANALYSIS - EGRESS & PLUMBING FIXTURES

SCALE: as noted

DATE: 08/30/2023

JOB NUMBER: 031

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SHEET: _____

RESULTS

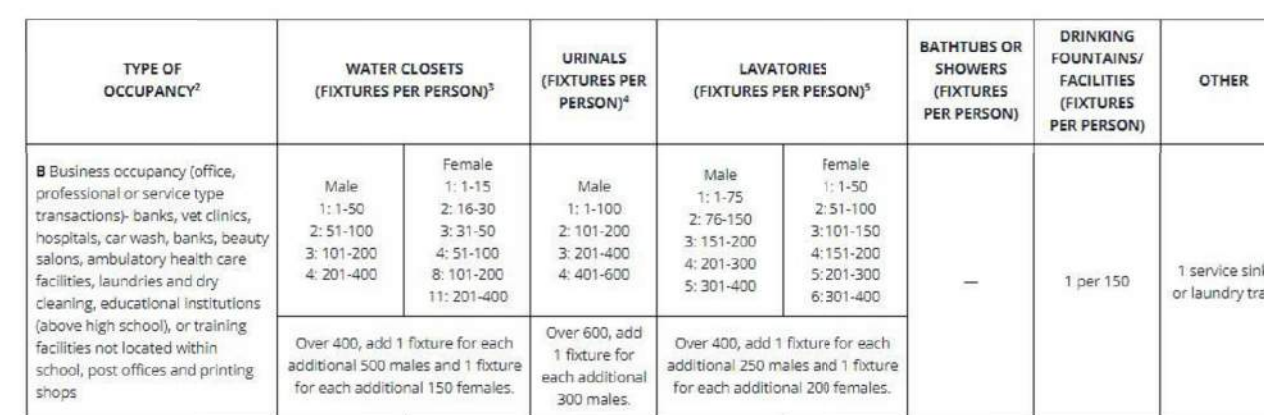
A1.12

FIRE EXTINGUISHERS REQUIRED:

EMPLOYERS MUST EVALUATE THE FIRE HAZARDS AND SIZES THAT MIGHT OCCUR IN THEIR WORKPLACE AND CHOOSE WHICH TYPE AND CAPACITY FIRE EXTINGUISHERS TO PROVIDE:

CLASS A FIRES INCLUDE WOOD, PAPER AND TEXTILES.
 CLASS B FIRES INCLUDE FLAMMABLE LIQUIDS.
 CLASS C FIRES INCLUDE ELECTRICAL EQUIPMENT.
 CLASS D FIRES INCLUDE METAL POWDERS AND SHAVINGS.
 CLASS K FIRE EXTINGUISHERS ARE REQUIRED FOR COMMERCIAL AND RESTAURANT KITCHENS.

CAL OSHA MANDATES DIFFERENT DISTRIBUTION REQUIREMENTS WITHIN THE BUILDING FOR EACH EXTINGUISHER CLASS. CLASS A AND D FIRE EXTINGUISHERS MUST BE SUPPLIED EVERY 75 FEET OR LESS; CLASS B EXTINGUISHERS EVERY 50 FEET OR LESS; CLASS K EXTINGUISHERS ARE REQUIRED EVERY 30 FEET; CLASS C EXTINGUISHERS SHOULD BE DISTRIBUTED BASED ON THE PATTERN FOR EXISTING CLASS A OR CLASS B HAZARDS.

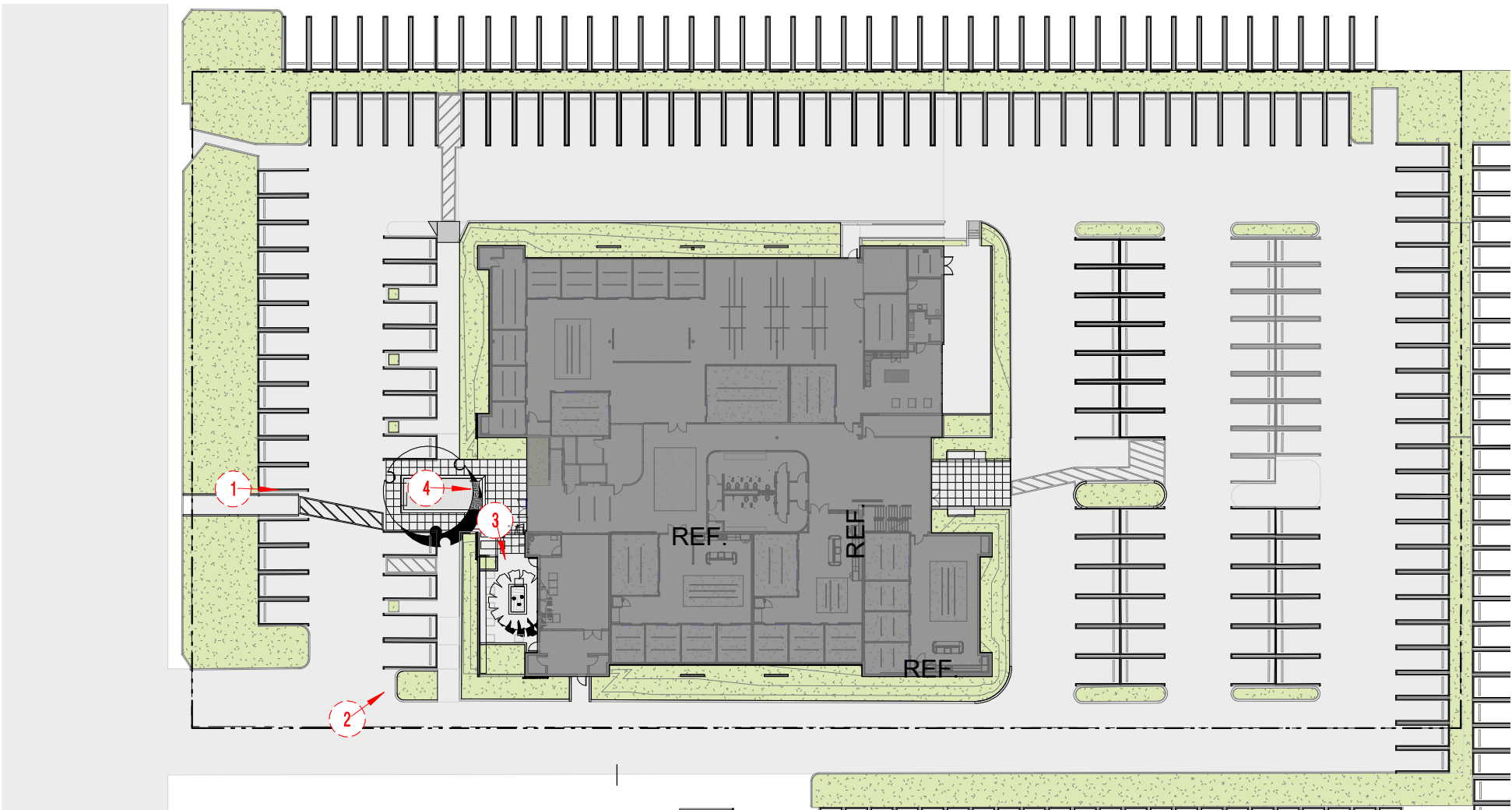




PLANTER AT PROPOSED CAFE ENTRANCE (3)



FRONT ENTRANCE (4)



NORTH



FRONT CORNER PERSPECTIVE AT DRIVEWAY (2)



FRONT ENTRY / STREET VIEW (1)



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200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

EXISTING PHOTOS

SCALE: as noted

DATE: 08/30/2023

JOB NUMBER: 031

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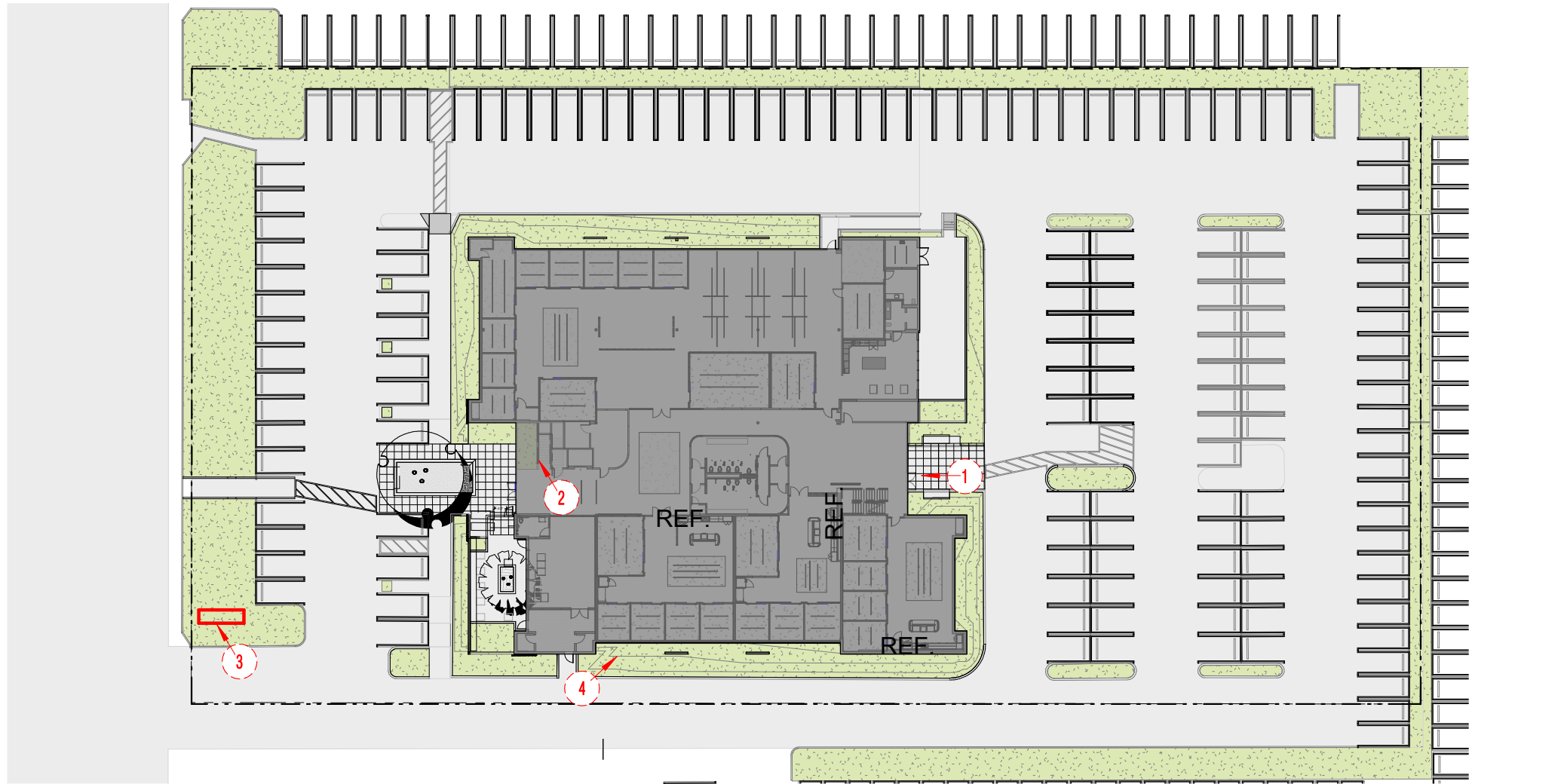
A1.14



EXISTING MONUMENT SIGNAGE (3)



EXISTING SOUTH ELEVATION (4)



EXISTING LOBBY AT FRONT ENTRANCE (2)



NORTH / REAR ENTRY (1)



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200 BAKER

TEENANT IMPROVEMENT - INTERIOR RECONFIG.

APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

EXISTING PHOTOS

SCALE: as noted

DATE: 08/30/2023

JOB NUMBER: 031

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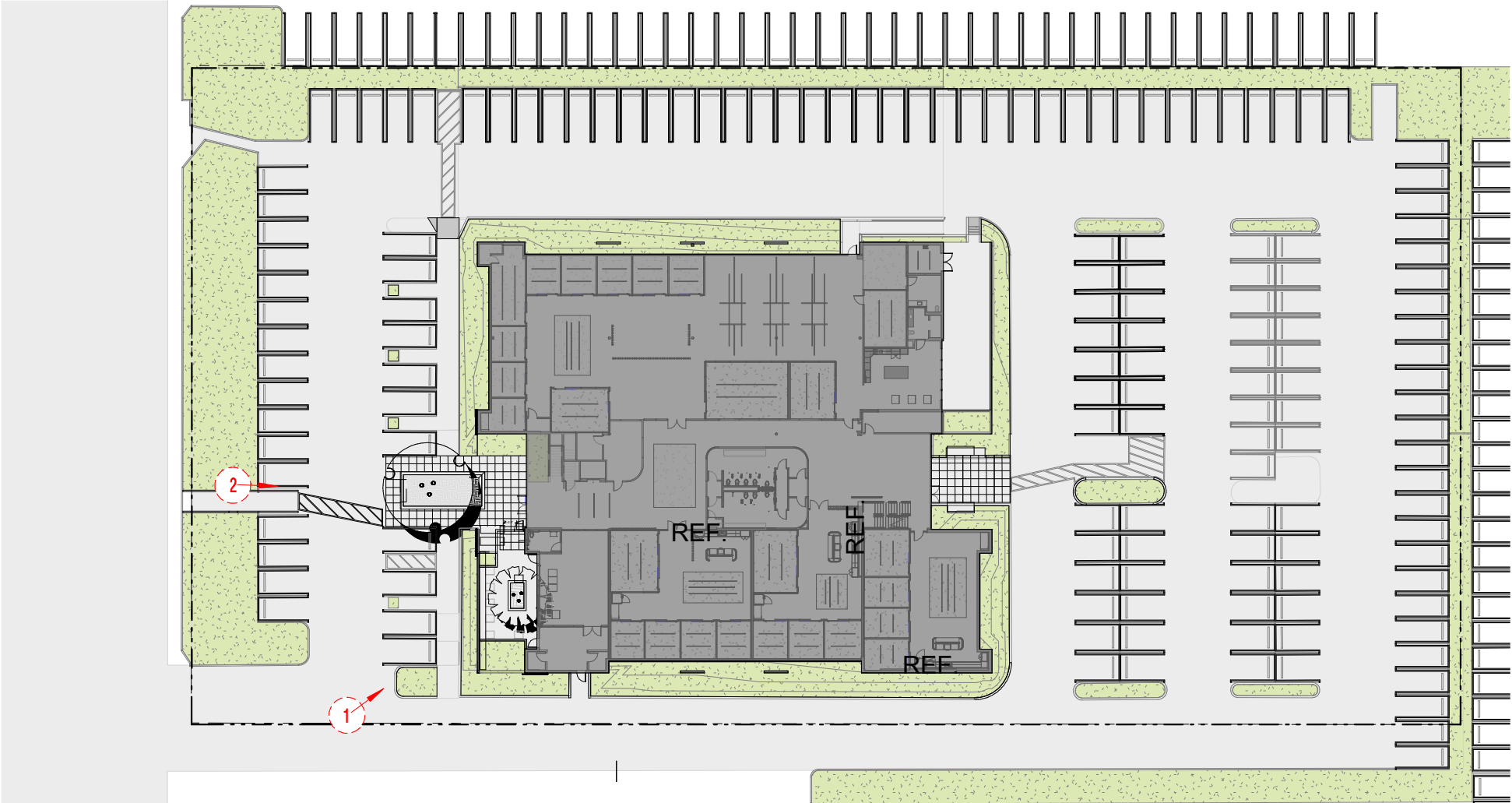
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EXISTING SOUTH ELEVATION (3)



EXISTING SOUTH ELEVATION (4)



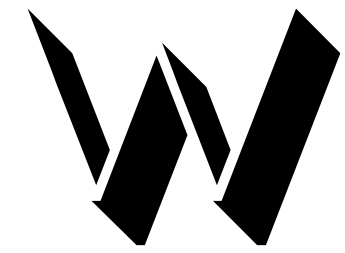
NORTH



200 BAKER BIRD VIEW



EXTERIOR FACADE RENDERING (1)



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200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

RENDERINGS

SCALE: as noted

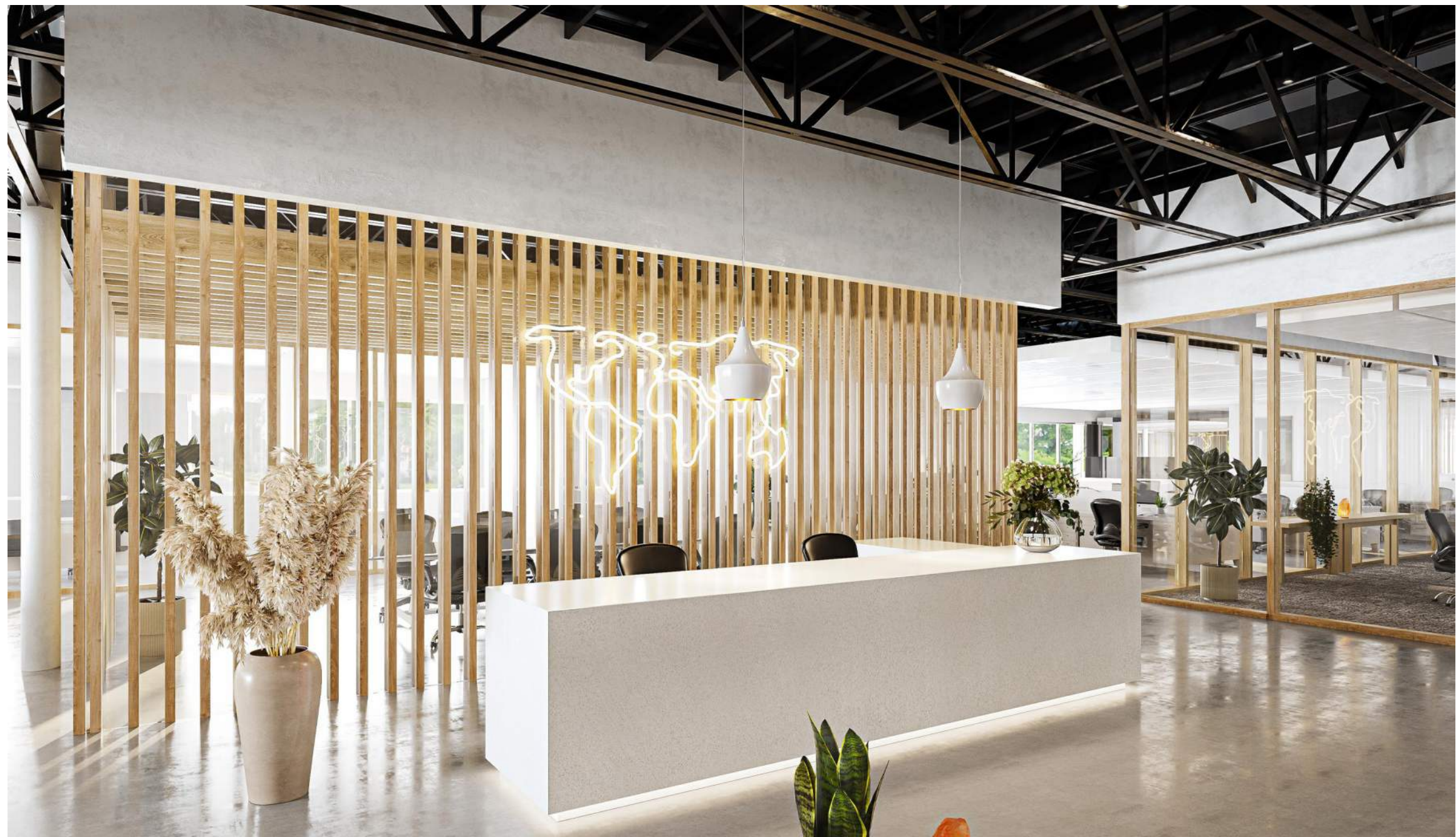
DATE: 08/30/2023

JOB NUMBER: 031

DRAWN BY:

SHEET:

A1.16



SUITE 101



COMMON AREA



SUITE 205 OFFICE



EXTERIOR AMENITIES



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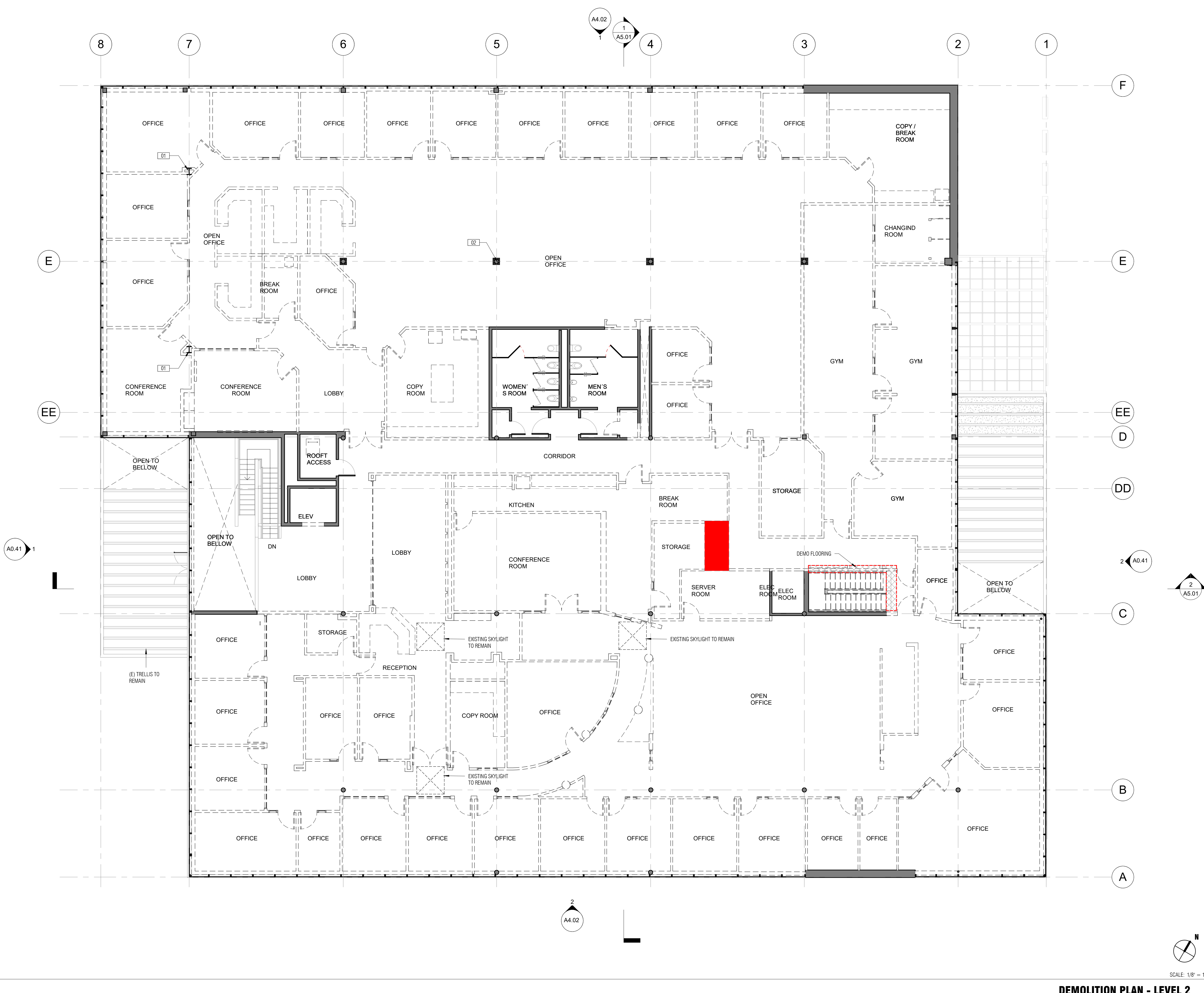
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200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

RENDERINGS

SCALE: as noted
DATE: 08/30/2023
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SHEET:



GENERAL NOTES

1. NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
2. PROVIDE WATER RESISTANT GYP. BOARD AT ALL "WET AREA" LOCATIONS
3. ALL DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS
4. ALL OUTSIDE CORNERS AT DRYWALL PARTITIONS AND FURRING TO HAVE METAL CORNER BEADS SPACKLE AND SMOOTH
5. ALL GYPSUM BOARD TO BE TYPE "X" FIRE RESISTANT THROUGHOUT.
6. ALL PLYWOOD TO BE FIRE RATED THROUGHOUT
7. DO NOT SCALE DRAWINGS. IF DISCREPANCIES ARISE, BRING TO THE ATTENTION OF THE ARCHITECT
8. ALL FINISH MATERIALS SHALL BE SUBMITTED TO OWNER / ARCHITECT FOR REVIEW PRIOR TO INSTALLATION
9. ALL EXISTING EXTERIOR WALLS SHALL RECEIVE R-16 BATT INSULATION IN STUD CAVITY.
10. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.156 AND 180.670)

SHEET NOTES

- 01 EXISTING STEEL WIDE-FLANGE MOMENT FRAME TO REMAIN, VERIFY IN FIELD, TYP.
- 02 EXISTING PIPE COLUMNS TO REMAIN, TYP.

LEGEND

- AREA NOT IN CONTRACT
- (E) WALL TO REMAIN, VIF
- (N) WOOD STUD WALL PER WALL SCHEDULE
- DOOR TAG
- WALL TYPE - SEE 8/A104 FOR FURTHER INFORMATION
- SHEET NOTE
- WALL FINISH & BASE TAG
- WINDOW TAG - SEE WINDOW SCHEDULE
- AREA TO BE DEMOLISHED
- 1-HOUR RATED WALL ASSEMBLY



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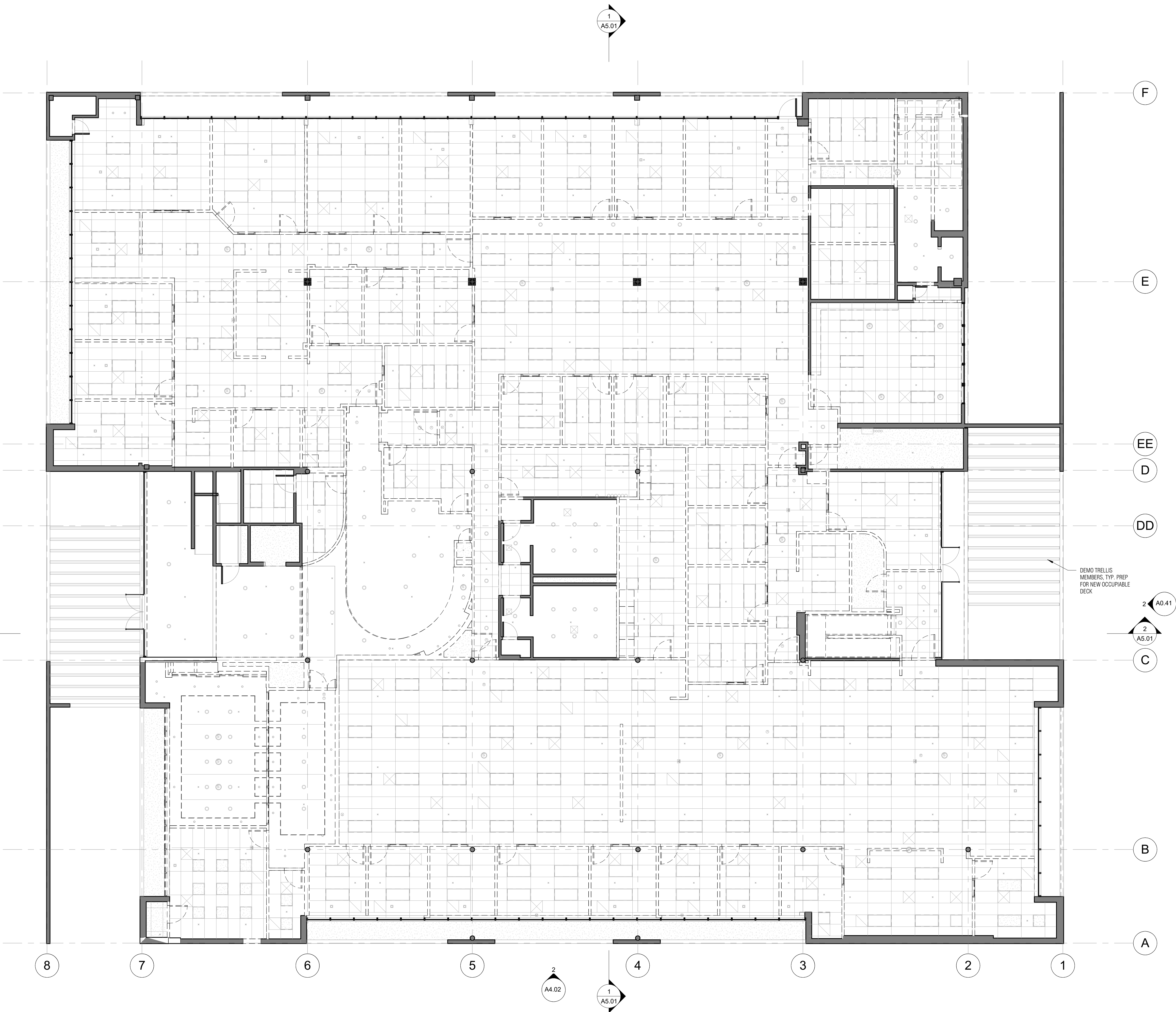
200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-01-1-06
200 BAKER ST E, COSTA MESA, CA 92626

DEMO PLAN - LEVEL
2

SCALE: as noted
DATE: 06/28/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:

A0.22

A0.23



GENERAL NOTES

1. NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
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SHEET NOTES



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LEGEND

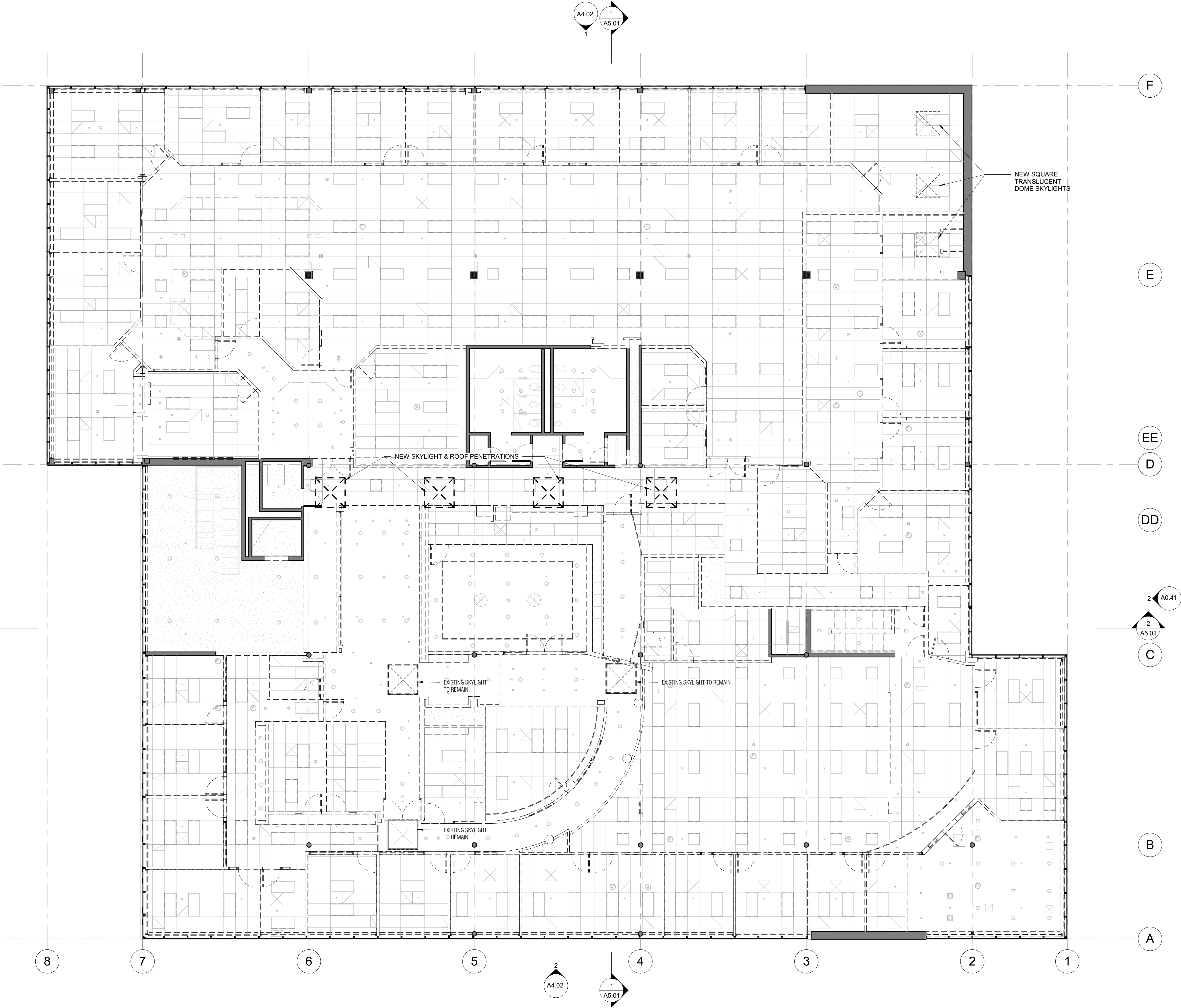
- AREA NOT IN CONTRACT
- (E) WALL TO REMAIN, VIF
- (N) WOOD STUD WALL PER WALL SCHEDULE
- D1 DOOR TAG
- A1 WALL TYPE - SEE 8/A104 FOR FURTHER INFORMATION
- ### SHEET NOTE
- A-1 B-1 WALL FINISH & BASE TAG
- W01 WINDOW TAG - SEE WINDOW SCHEDULE
- AREA TO BE DEMOLISHED
- 1-HOUR RATED WALL ASSEMBLY

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-01-1-06
200 BAKER ST E, COSTA MESA, CA 92626

DEMO REFLECTED
CEILING PLAN -
LEVEL 1

SCALE: as noted
DATE: 06/28/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:

A0.31



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RENEWAL DATE: 11-30-2023

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#	DESCRIPTION	DATE
1	SCHEMATIC DESIGN 1	04/28/2023
2	CUP SUBMISSION	05/28/2023
3	CUP RESUBMISSION	06/26/2023

LEGEND

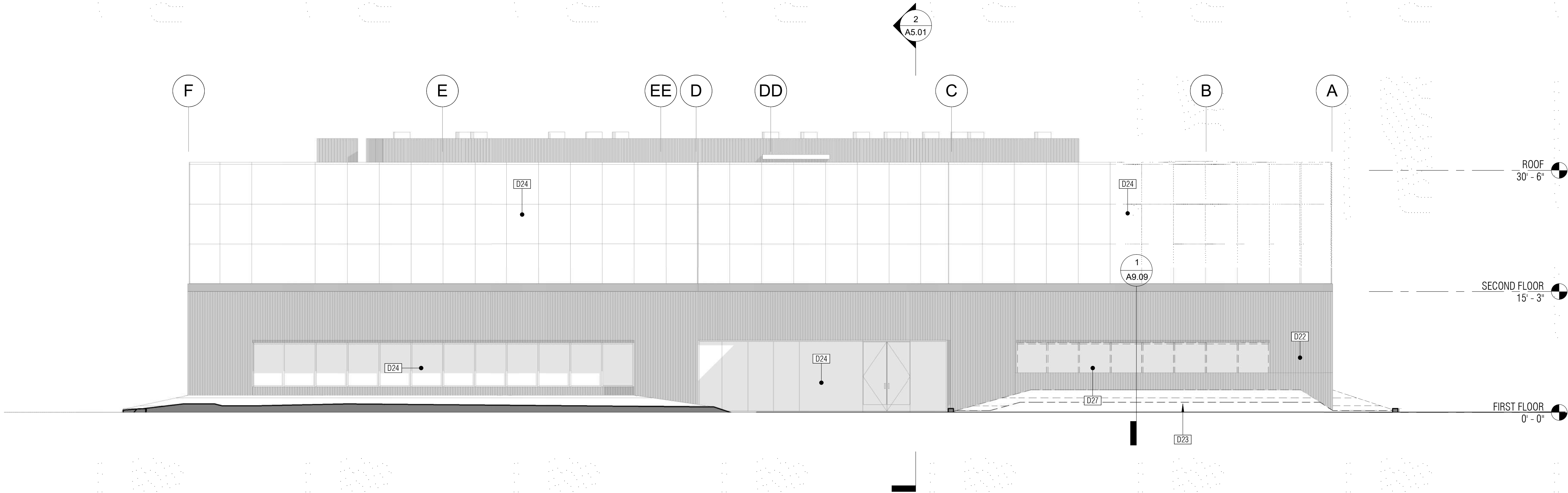
- AREA NOT IN CONTRACT
- (E) WALL TO REMAIN, VIF
- (N) WOOD STUD WALL PER WALL SCHEDULE
- D1 DOOR TAG
- A1 WALL TYPE - SEE 8/A104 FOR FURTHER INFORMATION
- ### SHEET NOTE
- A-1 B-1 WALL FINISH & BASE TAG
- W01 WINDOW TAG - SEE WINDOW SCHEDULE
- AREA TO BE DEMOLISHED
- 1-HOUR RATED WALL ASSEMBLY

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-01-1-06
200 BAKER ST E, COSTA MESA, CA 92626

DEMO REFLECTED
CEILING PLAN -
LEVEL 2

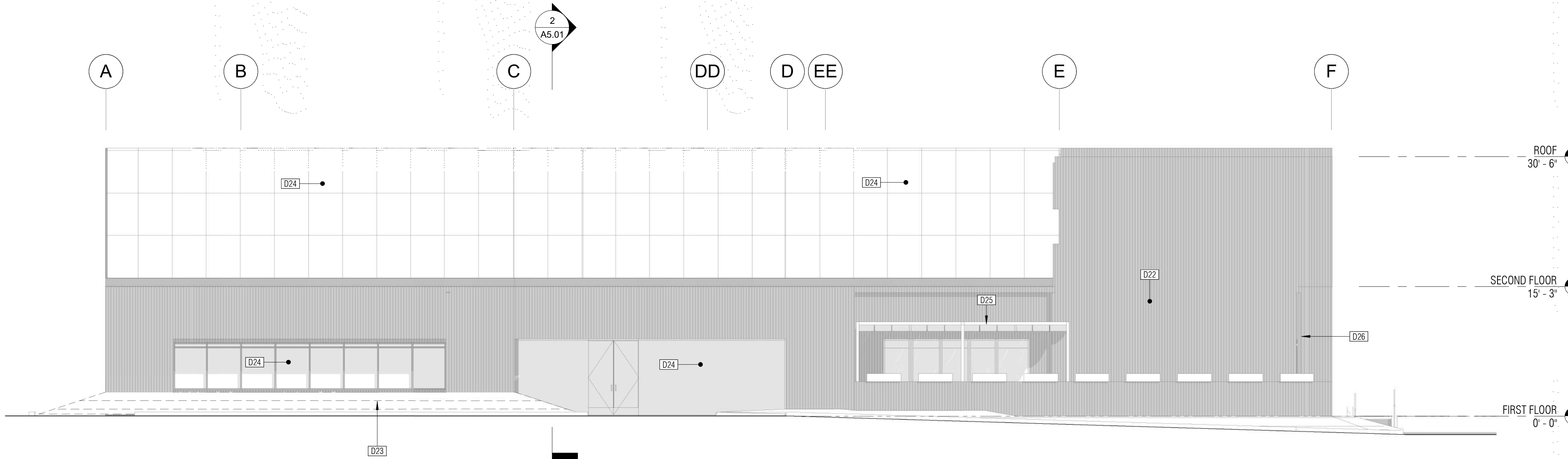
SCALE: as noted
DATE: 06/28/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:

A0.32



SCALE: 1/8" = 1'-0"

SOUTH ELEVATION - DEMO 1



SCALE: 1/8" = 1'-0"

NORTH ELEVATION - DEMO 2

GENERAL NOTES

1. NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
2. PROVIDE WATER RESISTANT GYP. BOARD AT ALL "WET AREA" LOCATIONS
3. ALL DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS
4. ALL OUTSIDE CORNERS AT DRYWALL PARTITIONS AND FURRING TO HAVE METAL CORNER BEADS SPACKLE AND SMOOTH
5. ALL GYPSUM BOARD TO BE TYPE "X" FIRE RESISTANT THROUGHOUT.
6. ALL PLYWOOD TO BE FIRE RATED THROUGHOUT
7. DO NOT SCALE DRAWINGS. IF DISCREPANCIES ARISE, BRING TO THE ATTENTION OF THE ARCHITECT
8. ALL FINISH MATERIALS SHALL BE SUBMITTED TO OWNER / ARCHITECT FOR REVIEW PRIOR TO INSTALLATION
9. ALL EXISTING EXTERIOR WALLS SHALL RECIEVE R-16 BATT INSULATION IN STUD CAVITY.
10. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,156 AND 180,670)

SHEET NOTES

- D22 PRESSURE WASH EXISTING CONCRETE THROUGHOUT ENTIRE EXISTING FACADE TO CLEAN. PROVIDE FIELD MOCKUP FOR OWNER AND ARCHITECT REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION
- D23 DEMO EXISTING LANDSCAPE. FLATTEN LANDSCAPE AREA TO BE 8" LOWER THAN THE FLOOR LEVEL OF THE BUILDING. PREP FOR NEW HARDSCAPE & PLANTING. SEE LANDSCAPE
- D24 EXISTING GLASS TO REMAIN
- D25 EXISTING TRELLIS TO REMAIN
- D26 EXISTING GATE TO BE RELOCATED PER FLOOR PLAN. CAREFULLY UNBOLD AND PROTECT FOR RELOCATION
- D27 DEMO GLASS PANELS AND PREP FOR MULTISLIDER DOOR



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CA LICENSE NAME: CORY WALKER
DISCIPLINE: ARCHITECT
CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2023

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1	SCHEMATIC DESIGN 1	04/28/2023
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3	CUP RESUBMISSION	06/26/2023
4	CUP, ADA ROUTE REV.	08/15/2023
5	PERMIT SET - 70% CD	08/30/2023

LEGEND

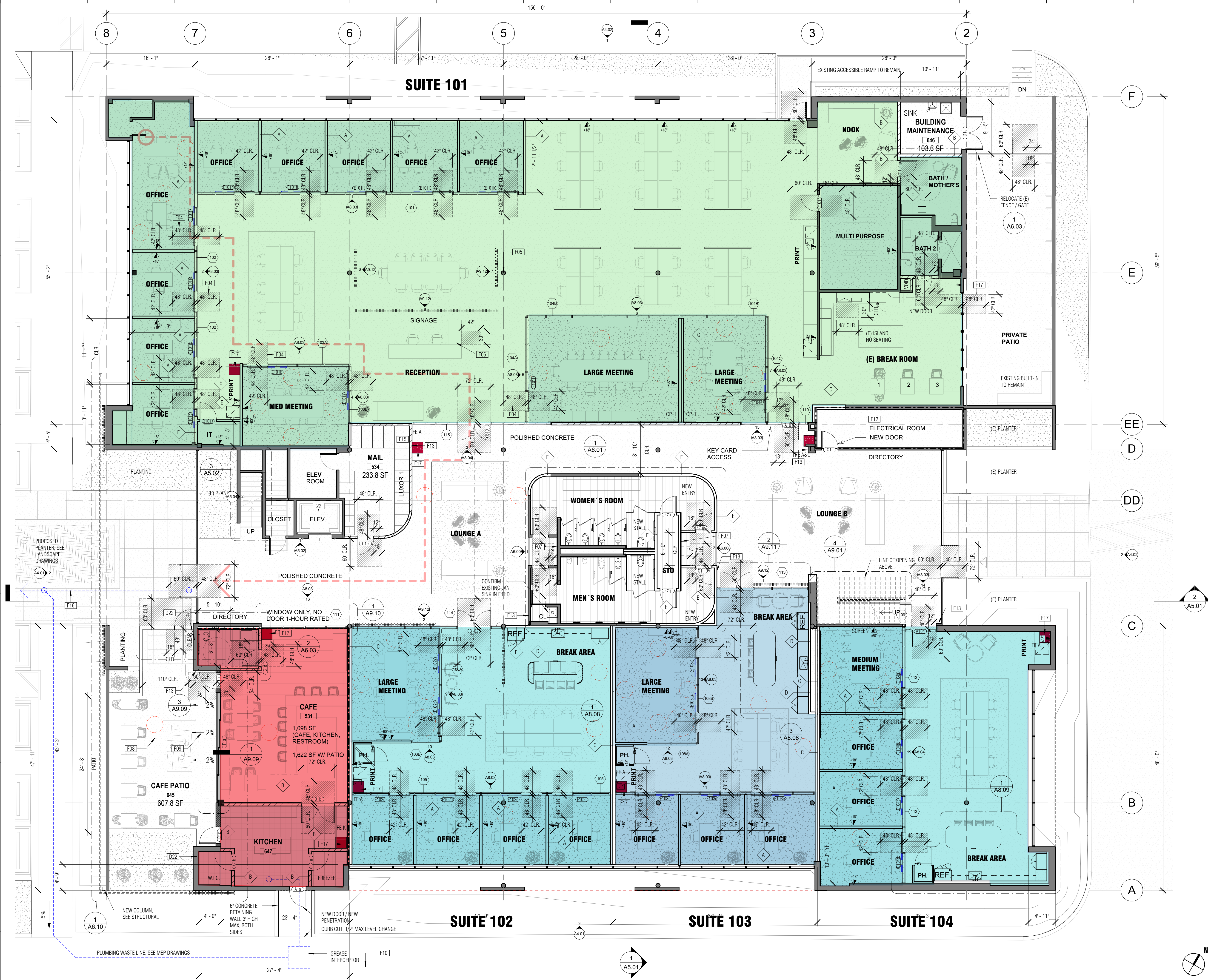
- AREA NOT IN CONTRACT
- (E) WALL TO REMAIN, VIF
- (N) WOOD STUD WALL PER WALL SCHEDULE
- D1 DOOR TAG
- A1 WALL TYPE - SEE 8/A104 FOR FURTHER INFORMATION
- ### SHEET NOTE
- A-1 8-1 WALL FINISH & BASE TAG
- W01 WINDOW TAG - SEE WINDOW SCHEDULE
- AREA TO BE DEMOLISHED
- 1-HOUR RATED WALL ASSEMBLY
- EXISTING WALL TO BE DEMOLISHED

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

DEMO ELEVATIONS

SCALE: as noted
DATE: 08/30/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:

A0.41



- GENERAL NOTES**
1. NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
 2. PROVIDE WATER RESISTANT GYP. BOARD AT ALL "WET AREA" LOCATIONS
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 11. DEMO EXISTING DUCTWORK & PREP FOR ALL NEW DUCTWORK PER MECHANICAL DRAWINGS

- SHEET NOTES**
22. ELEVATOR CAB FLOOR TO BE 1/2" MAX ABOVE FINISH FLOORING. CONTRACTOR TO ADJUST LEVEL 1 AND LEVEL 2 STOP HEIGHTS TO MEET ADA FLOOR TRANSITION REQUIREMENTS. PROVIDE NEW FINISHES IN ELEVATOR CAB. FLOORING TO MATCH 2ND FLOOR COORIDOR FLOORING SPECIFICATION
 - D22. PRESSURE WASH EXISTING CONCRETE THROUGHOUT ENTIRE EXISTING FACADE TO CLEAN. PROVIDE FIELD MOCKUP FOR OWNER AND ARCHITECT REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION
 - F04. PROVIDE MIN. ADA DOOR CLEARANCES AT OPENING. DO NOT BLOCK THESE CLEARANCES. PERMANENTLY. ANY FLOOR TRANSITIONS SHALL BE 1/2" MAX VERTICAL HEIGHT DIFFERENCE IN FLOOR ELEVATIONS. WITH A 1/4" BEVELED EDGE. TYPICAL AT ALL DOORS.
 - F05. SAND, PRIME & PAINT (E) COLUMNS. PROVIDE IN-FIELD MOCKUP FOR ARCHITECT'S APPROVAL TO PROCEED PRIOR TO FINISHING ALL COLUMNS
 - F06. 34" HIGH ADA COUNTER. 5'-0" MIN. LENGTH
 - F07. CLAD WALL WITH TONGUE AND GROOVE WHITE OAK WALL PANELING
 - F08. SEE LANDSCAPE FOR PATIO DETAILING
 - F09. SLOPE PATIO FLOORING MINIMUM 2% AWAY FROM BUILDING
 - F10. UNDER EXISTING ROAD, PROVIDE NEW ASPHALT FINISH TO MATCH EXISTING
 - F12. EXISTING ELECTRICAL ROOM REQUIRES A 1-HOUR RATING. PATCH ALL HOLES AND OPENINGS TO RETURN THE ELECTRICAL ROOM TO A 1-HOUR RATING
 - F13. PROVIDE KNOX BOX AT EACH AND EVERY TENANT ENTRANCE WITH A KEY FOR THE FIRE DEPARTMENT TO GAIN ACCESS TO THE SUITE IN AN EMERGENCY
 - F15. BUILT-IN PACKAGE STORAGE SYSTEM. BASIS OF DESIGN: LUXOR ONE. PROVIDE FRAMED AND GYP BOARD HEADER TO BE FLUSH WITH FACE OF PACKAGE STORAGE SYSTEM
 - F16. APPROXIMATE LINE OF PLUMBING MAIN LINE. CONNECT RESTAURANT PLUMBING WASTE LINES TO JOIN AT APPROX. -6 FT DEEP MAIN LINE. SEE PLUMBING DRAWINGS
 - F17. FE-X. FIRE EXTINGUISHER, CLASSES "A/D/K" ACCORDING TO THE NOTE ON THE PLAN

- LEGEND**
- DEMO AREA, REFER TO KEYNOTES
 - AREA NOT IN CONTRACT
 - (E) WALL TO REMAIN, VIF
 - (N) WOOD STUD WALL PER WALL SCHEDULE
 - D1 DOOR TAG
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 - A-1 WALL FINISH & BASE TAG
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 - EXISTING WALL TO BE DEMOLISHED



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RENEWAL DATE: 11-30-2023

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5	PERMIT SET - 70% CD	08/30/2023
6	CUP - PARKING REV.	09/21/2023

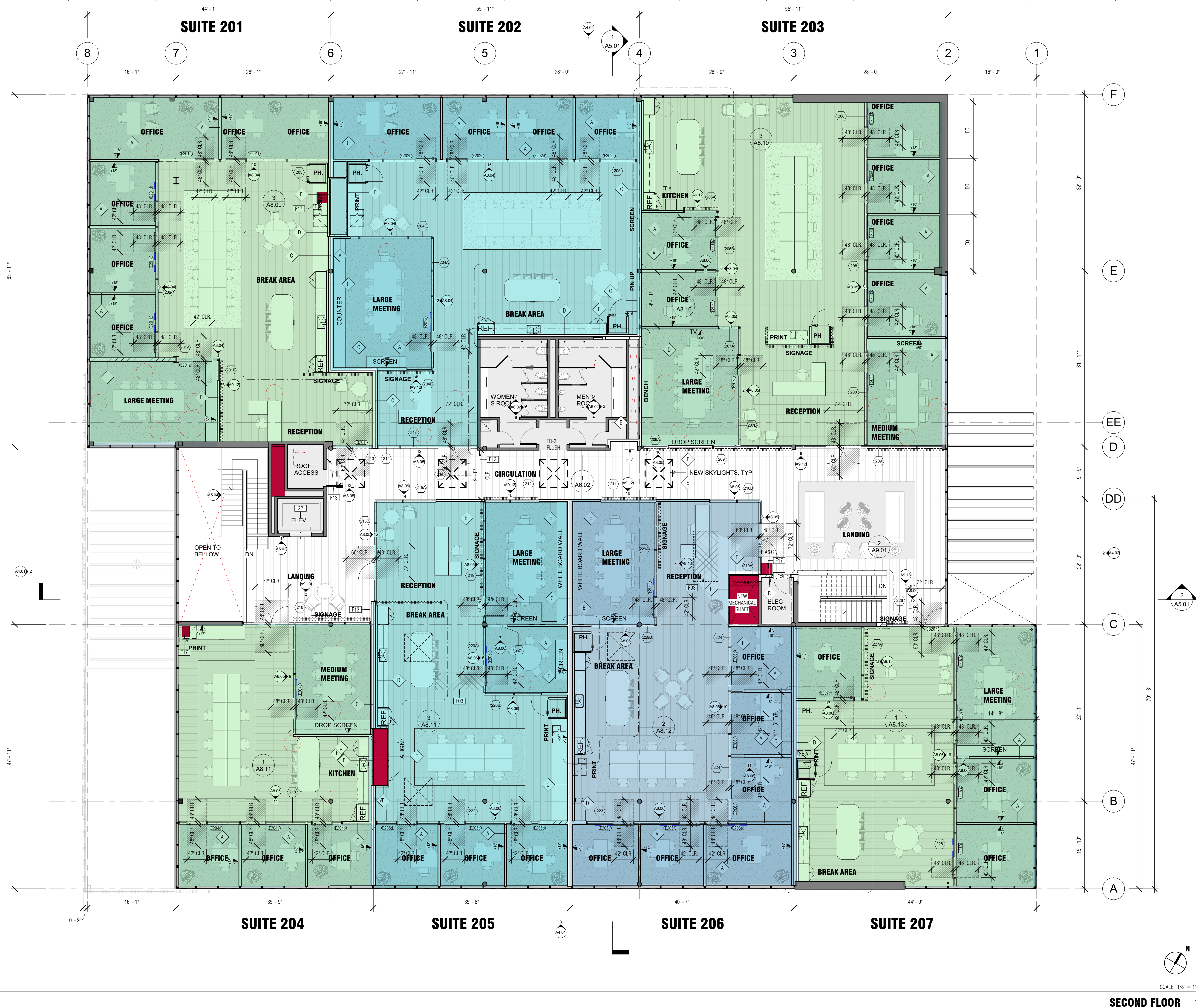
200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

CONSTRUCTION
PLAN - LEVEL 1

SCALE: as noted
DATE: 09/21/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:

A2.01

SCALE: 1/8" = 1'-0"
FIRST FLOOR 1



- GENERAL NOTES**
1. NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
 2. PROVIDE WATER RESISTANT GYP. BOARD AT ALL "WET AREA" LOCATIONS
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 11. DEMO EXISTING DUCTWORK & PREP FOR ALL NEW DUCTWORK PER MECHANICAL DRAWINGS

- SHEET NOTES**
- 22 ELEVATOR CAB FLOOR TO BE 1/2" MAX ABOVE FINISH FLOORING. CONTRACTOR TO ADJUST LEVEL 1 AND LEVEL 2 STOP HEIGHTS TO MEET ADA FLOOR TRANSITION REQUIREMENTS. PROVIDE NEW FINISHES IN ELEVATOR CAB. FLOORING TO MATCH 2ND FLOOR CORRIDOR FLOORING SPECIFICATION
 - F03 PATCH (E) SHAFT OPENING. SEE STRUCTURAL FOR FLOORING INFILL. SHAFT TO BE RELOCATED TO SOUTH-EAST, LABELED (NEW SHAFT OPENING)
 - F13 PROVIDE KNOX BOX AT EACH AND EVERY TENANT ENTRANCE WITH A KEY FOR THE FIRE DEPARTMENT TO GAIN ACCESS TO THE SUITE IN AN EMERGENCY
 - F14 HIGH-LOW REFRIGERATED DRINKING FOUNTAIN. SEE APPLIANCE SCHEDULE FOR SPECIFICATION
 - F17 FE-"X" FIRE EXTINGUISHER, CLASSES "A/D/K" ACCORDING TO THE NOTE ON THE PLAN

- LEGEND**
- DEMO AREA, REFER TO KEYNOTES
 - AREA NOT IN CONTRACT
 - (E) WALL TO REMAIN, VIF
 - (N) WOOD STUD WALL PER WALL SCHEDULE
 - DOOR TAG
 - WALL TYPE - SEE 8/A104 FOR FURTHER INFORMATION
 - SHEET NOTE
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 - WINDOW TAG - SEE WINDOW SCHEDULE
 - AREA TO BE DEMOLISHED
 - 1-HOUR RATED WALL ASSEMBLY
 - EXISTING WALL TO BE DEMOLISHED



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CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2023

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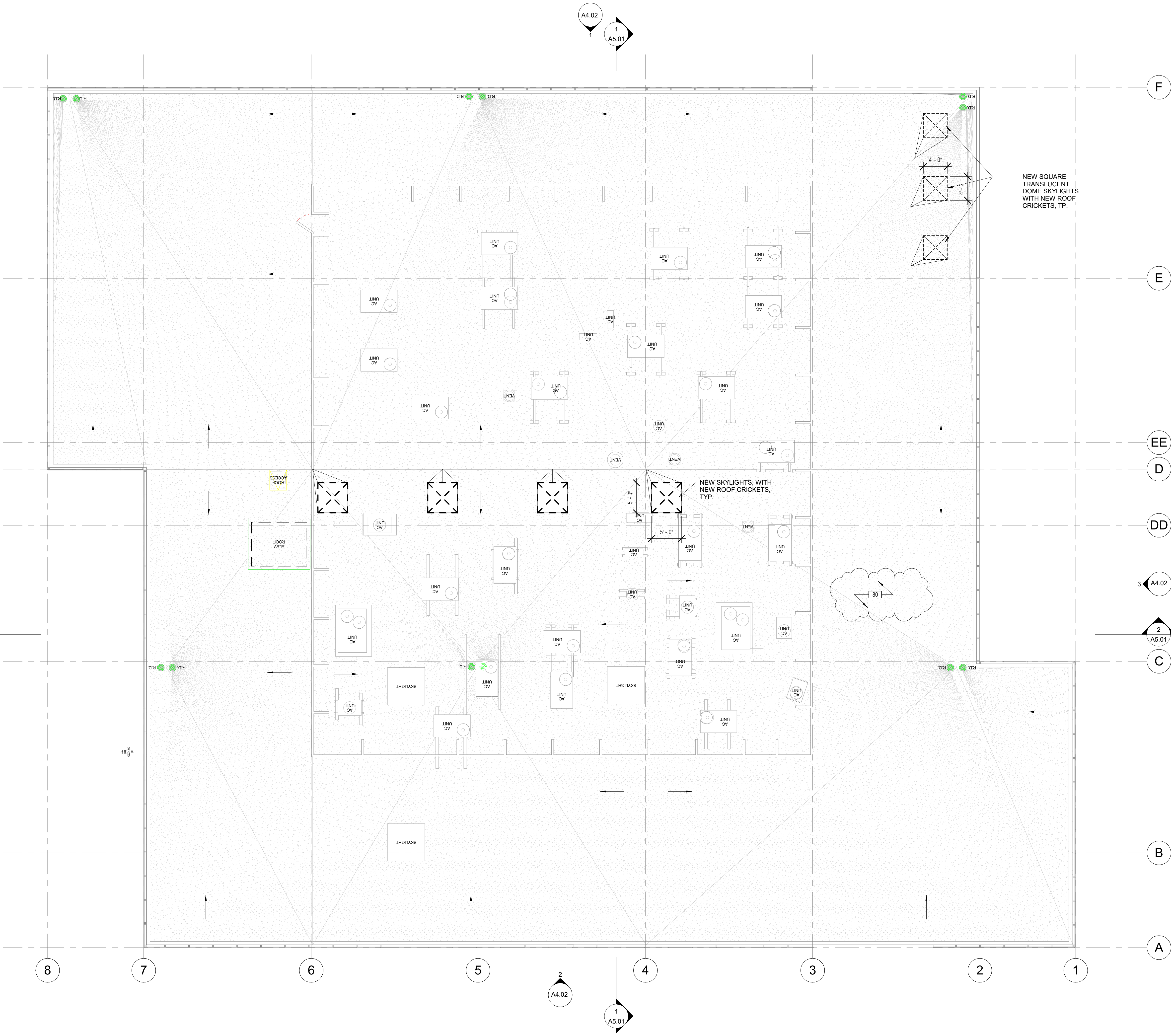
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4	CUP, ADA ROUTE REV.	08/15/2023
5	PERMIT SET - 70% CD	08/30/2023
6	CUP - PARKING REV.	09/21/2023

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

CONSTRUCTION
PLAN - LEVEL 2

SCALE: as noted
DATE: 09/21/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:

A2.02



GENERAL NOTES

1. NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
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8. ALL FINISH MATERIALS SHALL BE SUBMITTED TO OWNER / ARCHITECT FOR REVIEW PRIOR TO INSTALLATION
9. ALL EXISTING EXTERIOR WALLS SHALL RECEIVE R-16 BATT INSULATION IN STUD CAVITY.
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SHEET NOTES

80 PER ROOF INSPECTION REPORT, THERE ARE MULTIPLE AREAS EXPERIENCING DEFLECTION, DUE TO DAMAGED PLYWOOD DECKING DUE TO WATER INTRUSION. THE EXISING ROOF MEMBRANE IS PRONE TO LEAKS AND IS IN NEED OF DEFLECTION. AMS RECOMMENDS EITHER REPLACING THE ROOF MEMBRANE OR APPLYING A RESTORATION COATING TO WATERTIGHT THE EXISTING ROOF.

LEGEND

- AREA NOT IN CONTRACT
- (E) WALL TO REMAIN, VIF
- (N) WOOD STUD WALL PER WALL SCHEDULE
- DOOR TAG
- WALL TYPE - SEE 8/A104 FOR FURTHER INFORMATION
- SHEET NOTE
- WALL FINISH & BASE TAG
- WINDOW TAG - SEE WINDOW SCHEDULE
- AREA TO BE DEMOLISHED
- 1-HOUR RATED WALL ASSEMBLY



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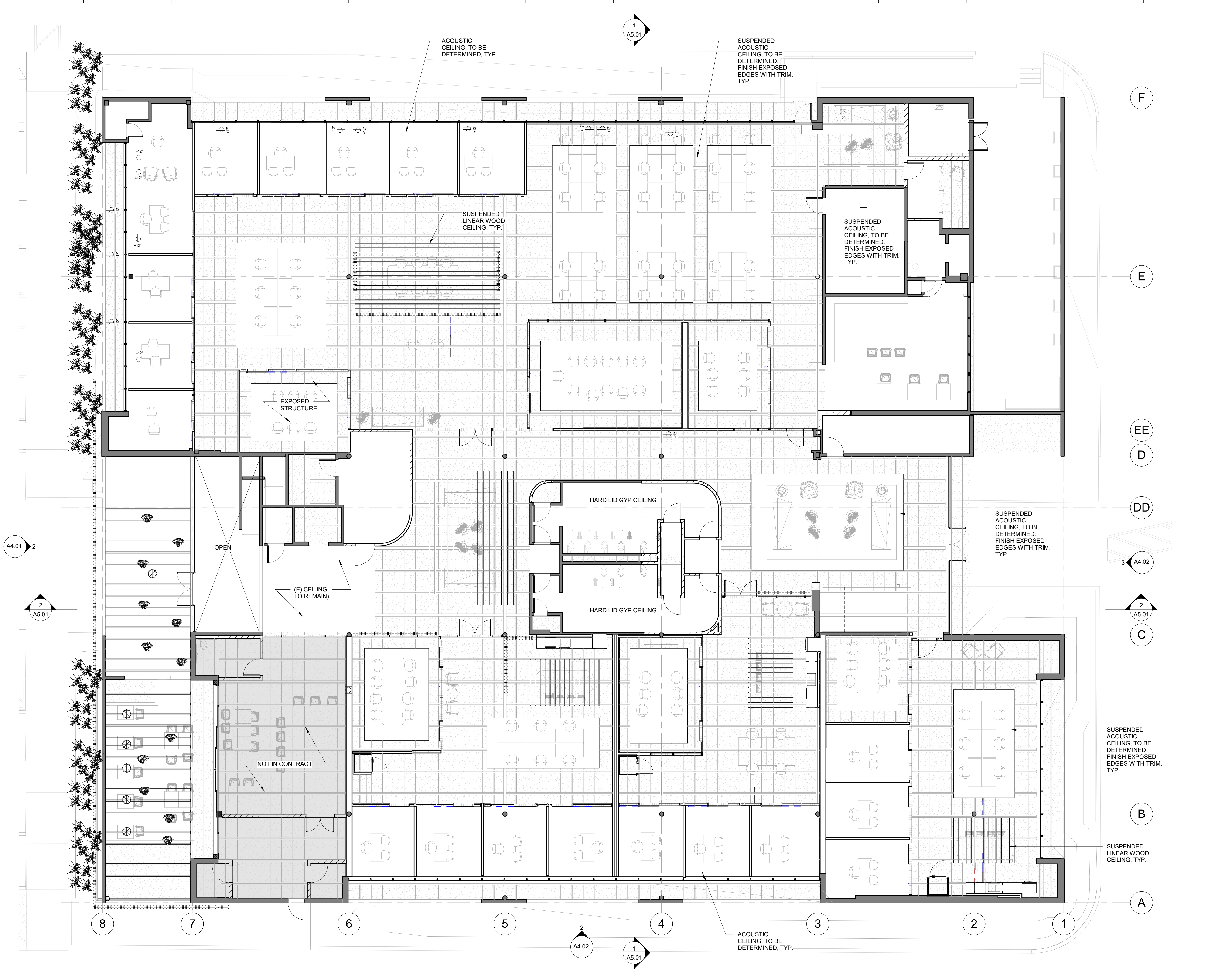
200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN - 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

CONSTRUCTION -
ROOF PLAN

SCALE: as noted
DATE: 06/28/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:

A2.03

SCALE: 1/8" = 1'-0"
ROOF 1



- ### GENERAL NOTES
1. NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
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CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2021

DESCRIPTION DATE
SCHEMATIC DESIGN 1 04/28/2023
CUP SUBMISSION 05/28/2023

LEGEND

	AREA NOT IN CONTRACT
	(E) WALL TO REMAIN, VIF
	(N) WOOD STUD WALL PER WALL SCHEDULE
	DOOR TAG
	WALL TYPE - SEE 8/A104 FOR FURTHER INFORMATION
	SHEET NOTE
	WALL FINISH & BASE TAG
	WINDOW TAG - SEE WINDOW SCHEDULE
	AREA TO BE DEMOLISHED
	1-HOUR RATED WALL ASSEMBLY

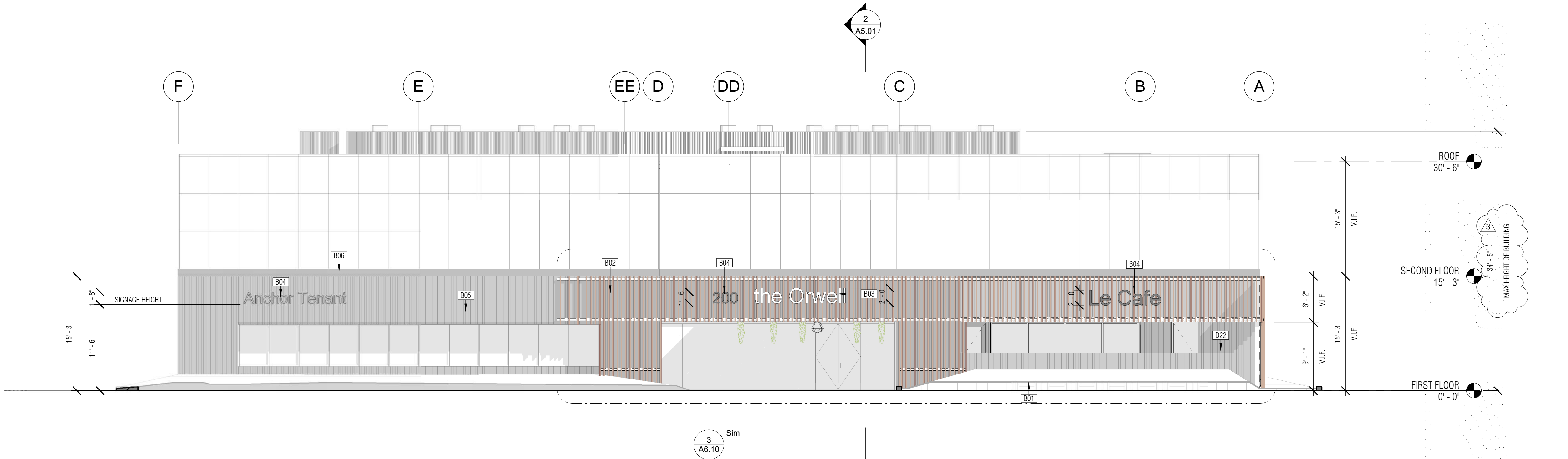
200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

REFLECTED CEILING
PLAN - LEVEL 1

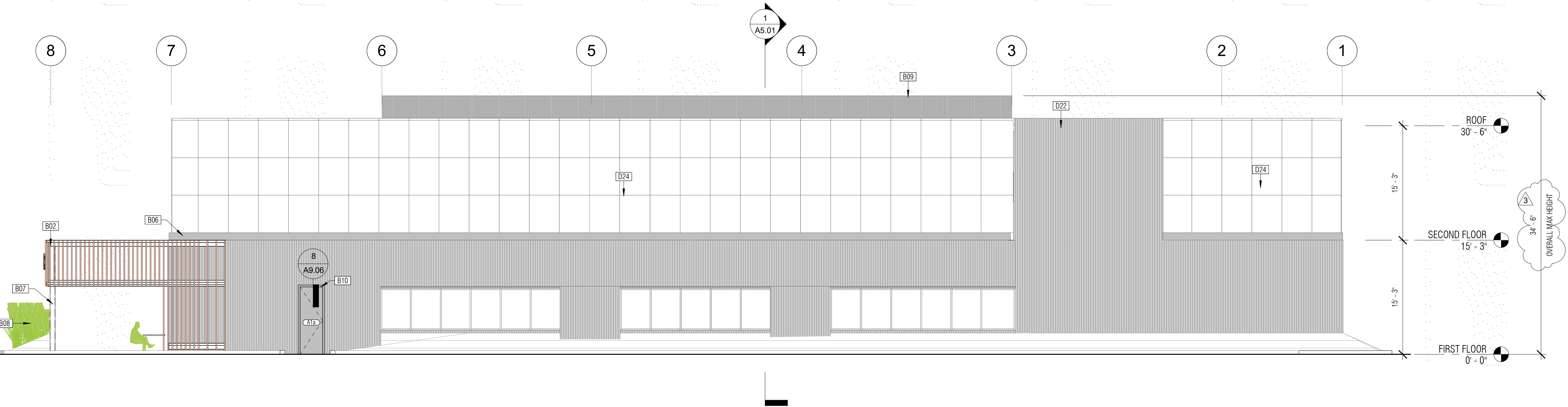
SCALE: as noted
DATE: 09/14/2021
JOB NUMBER: 031
DRAWN BY:
SHEET:

A3.01

SCALE: 1/8" = 1'-0"
FIRST FLOOR 1



SOUTH ELEVATION 2



EAST ELEVATION 3

GENERAL NOTES

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SHEET NOTES

- B01 WHITE NG EARTH
- B02 WOOD OR FAUX WOOD VERTICAL SLAT SCREEN, IN FRONT OF (E) FLUTED CONCRETE
- B03 BRONZE CHANNEL LETTERS ON STAND-OFF'S BACK-LIT SIGNAGE, NAME PENDING
- B04 BRONZE CHANNEL LETTERS ON STAND-OFF'S BACK-LIT SIGNAGE
- B05 (E) FLUTED CONCRETE
- B06 NEW BRONZE PAINT ON EXISTING MULLIONS & TRIM
- B07 STEEL COLUMN, PAINTED WITH HIGH PERFORMANCE KYNAR500 COATING
- B08 NEW LANDSCAPE PLANTING
- B09 (E) ROOF SCREEN
- B10 PROVIDE NEW DRIP FLASHING ABOVE DOOR PER DETAIL
- D22 PRESSURE WASH EXSTING CONCRETE THROUGHOUT ENTIRE EXISTING FACADE TO CLEAN, PROVIDE FIELD MOCKUP FOR OWNER AND ARCHITECT REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION
- D24 EXISTING GLASS TO REMAIN



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4	CUP, ADA ROUTE REV.	08/15/2023
5	PERMIT SET - 70% CD	08/30/2023

LEGEND

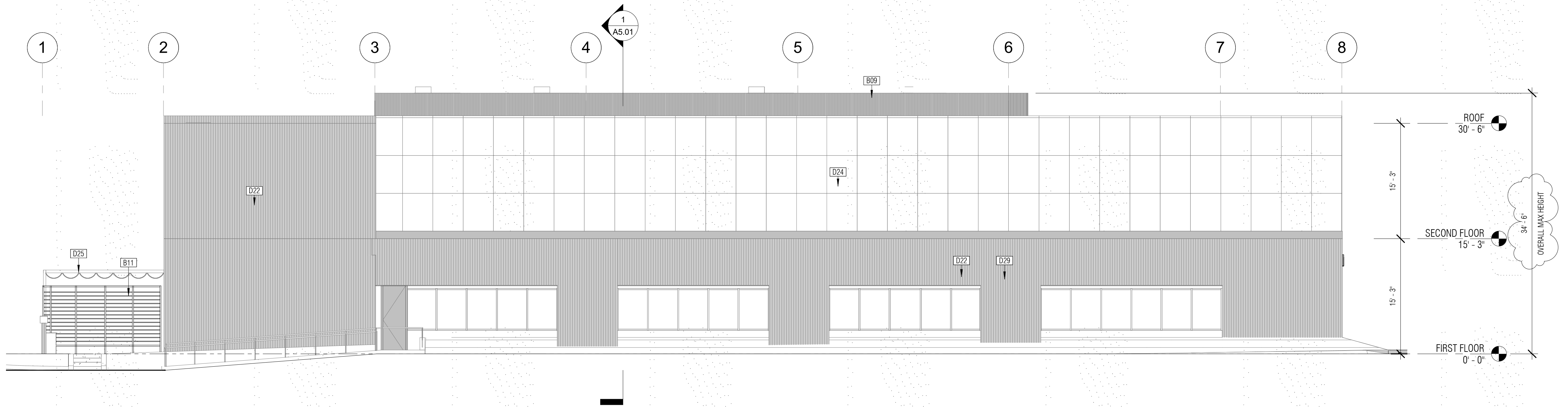
- AREA NOT IN CONTRACT
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- D1 DOOR TAG
- A1 WALL TYPE - SEE 8/A104 FOR FURTHER INFORMATION
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- A-1 WALL FINISH & BASE TAG
- W01 WINDOW TAG - SEE WINDOW SCHEDULE
- AREA TO BE DEMOLISHED
- 1-HOUR RATED WALL ASSEMBLY
- EXISTING WALL TO BE DEMOLISHED

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

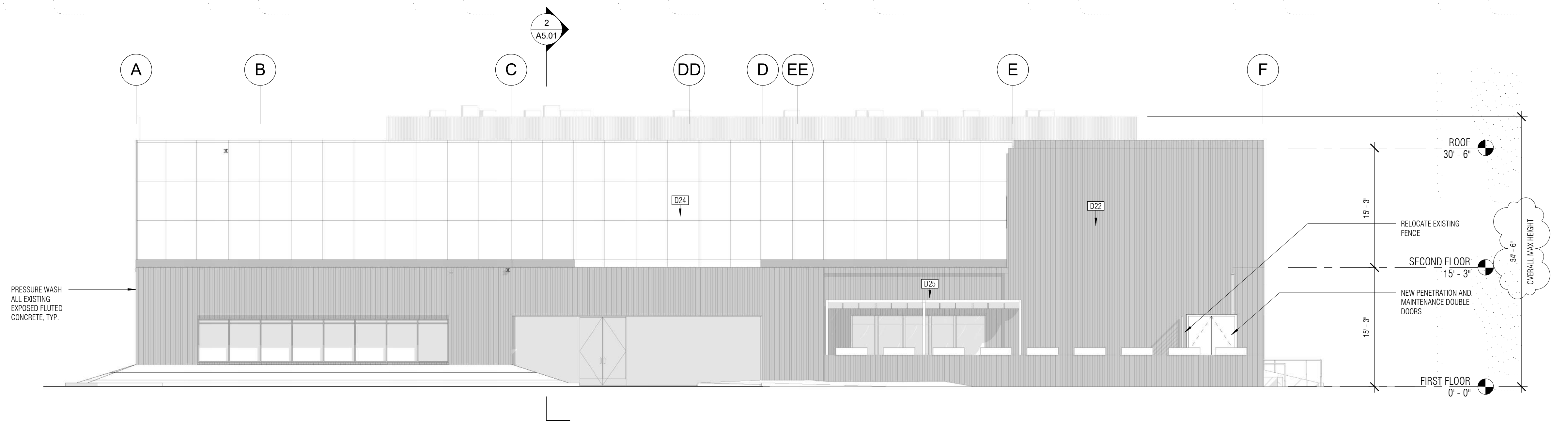
ELEVATIONS

SCALE: as noted
DATE: 08/30/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:

A4.01



WEST ELEVATION 1



NORTH ELEVATION 2

GENERAL NOTES

1. NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
2. PROVIDE WATER RESISTANT GYP. BOARD AT ALL "WET AREA" LOCATIONS
3. ALL DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS
4. ALL OUTSIDE CORNERS AT DRYWALL PARTITIONS AND FURRING TO HAVE METAL CORNER BEADS SPACKLE AND SMOOTH
5. ALL GYPSUM BOARD TO BE TYPE "X" FIRE RESISTANT THROUGHOUT.
6. ALL PLYWOOD TO BE FIRE RATED THROUGHOUT
7. DO NOT SCALE DRAWINGS. IF DISCREPANCIES ARISE, BRING TO THE ATTENTION OF THE ARCHITECT
8. ALL FINISH MATERIALS SHALL BE SUBMITTED TO OWNER / ARCHITECT FOR REVIEW PRIOR TO INSTALLATION
9. ALL EXISTING EXTERIOR WALLS SHALL RECIEVE R-16 BATT INSULATION IN STUD CAVITY.
10. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,156 AND 180,670)

SHEET NOTES

- B09 (E) ROOF SCREEN
B11 RELOCATE FENCE PER PLAN
D22 PRESSURE WASH EXISTING CONCRETE THROUGHOUT ENTIRE EXISTING FACADE TO CLEAN. PROVIDE FIELD MOCKUP FOR OWNER AND ARCHITECT REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION
D24 EXISTING GLASS TO REMAIN
D25 EXISTING TRELLIS TO REMAIN
D29 EXISTING FLUTED CONCRETE FACADE



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P.949.633.0977



CA LICENSE NAME: CORY WALKER
DISCIPLINE: ARCHITECT
CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2023

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#	DESCRIPTION	DATE
1	SCHEMATIC DESIGN 1	04/28/2023
2	CUP SUBMISSION	05/25/2023
3	CUP RESUBMISSION	06/26/2023
4	CUP, ADA ROUTE REV.	08/15/2023
5	PERMIT SET - 70% CD	08/30/2023

LEGEND

- AREA NOT IN CONTRACT
- (E) WALL TO REMAIN, VIF
- (N) WOOD STUD WALL PER WALL SCHEDULE
- D1 DOOR TAG
- A1 WALL TYPE - SEE 8/A104 FOR FURTHER INFORMATION
- ### SHEET NOTE
- A-1 8-1 WALL FINISH & BASE TAG
- W01 WINDOW TAG - SEE WINDOW SCHEDULE
- AREA TO BE DEMOLISHED
- 1-HOUR RATED WALL ASSEMBLY
- EXISTING WALL TO BE DEMOLISHED

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ELEVATIONS

SCALE: as noted
DATE: 08/30/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:

A4.02



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SECTIONS

SCALE:	as noted
DATE:	06/28/2023
JOB NUMBER:	031
DRAWN BY:	
SHEET:	

A5.01

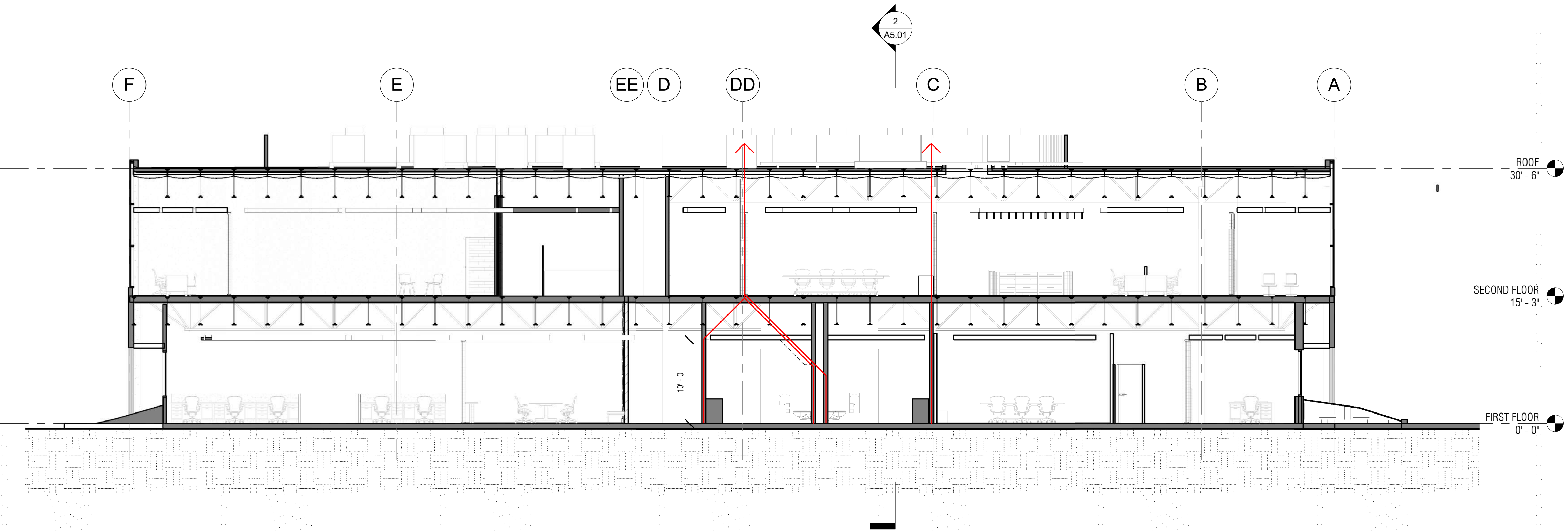
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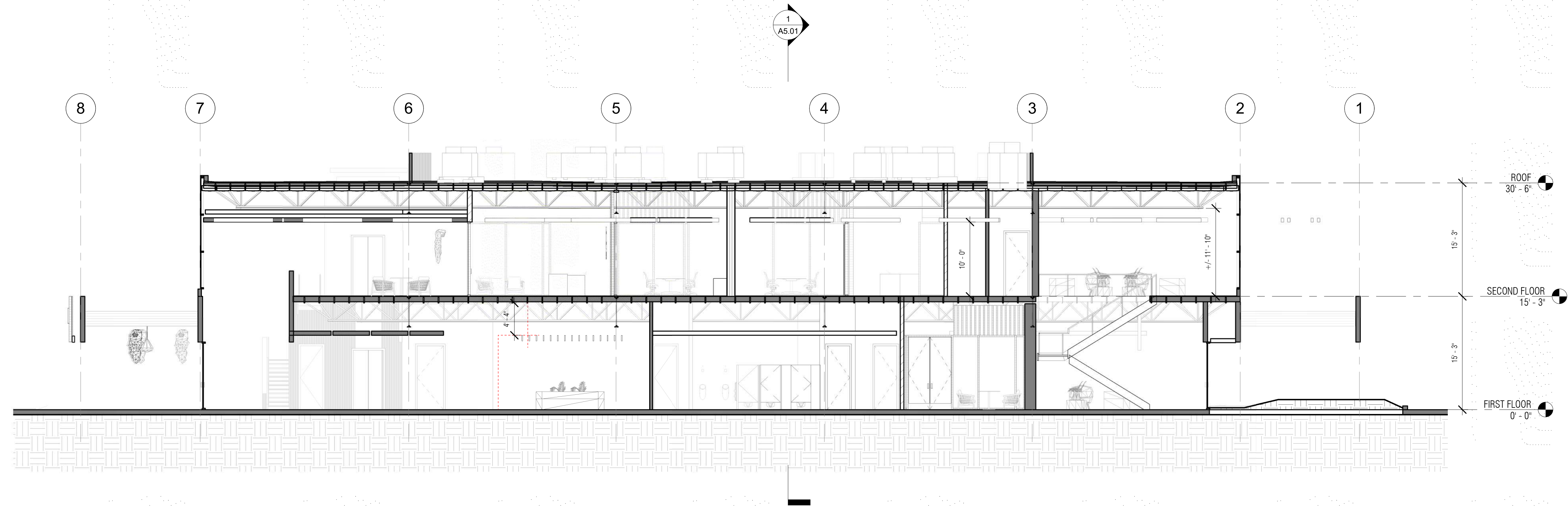
SHEET NOTES

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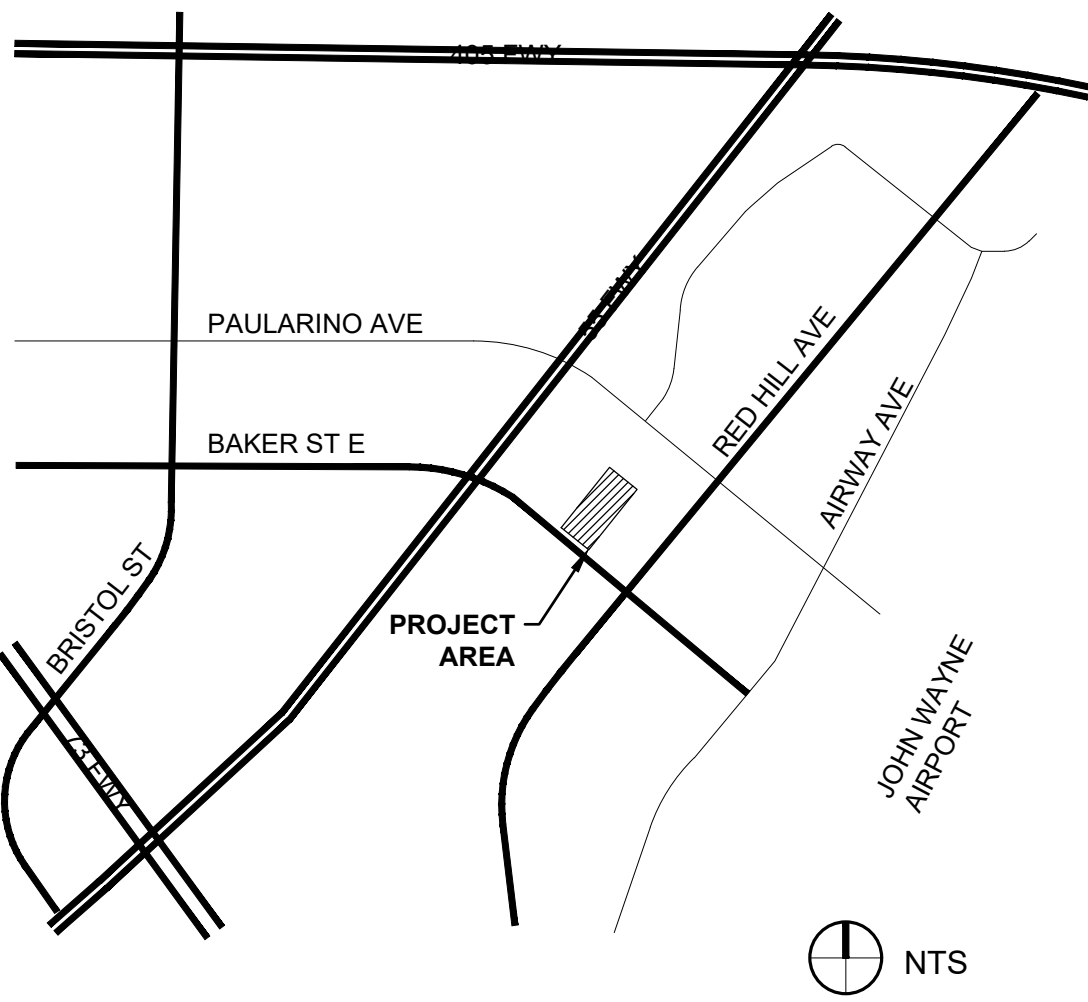


SECTION A (NORTH-SOUTH) 1

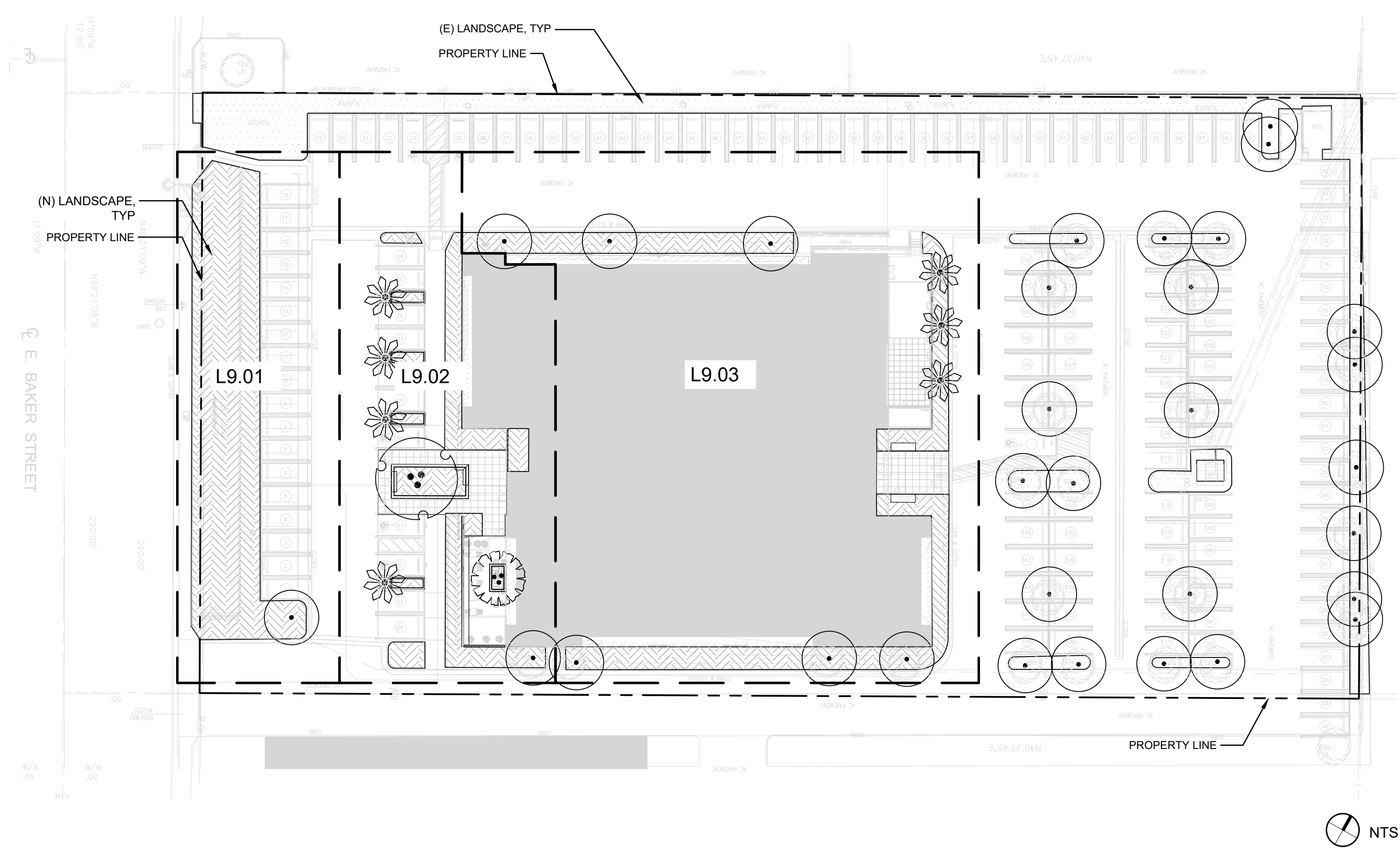


Section 4 2

VICINITY MAP



SITE REFERENCE PLAN



SYMBOL KEY:

ELEVATION		ELEVATION NUMBER REFERENCE SHEET NUMBER REFERENCE
SECTION		SECTION NUMBER REFERENCE SHEET NUMBER REFERENCE
ENLARGEMENT PLAN		ENLARGEMENT PLAN NUMBER REFERENCE SHEET NUMBER REFERENCE
DETAIL		DETAIL NUMBER REFERENCE SHEET NUMBER REFERENCE
SITE FURNISHINGS		SITE FURNISHING QUANTITY REFERENCE KEY NUMBER

PROJECT DATA

PROJECT DESCRIPTION:
PARTIAL RENOVATED LANDSCAPE AT A CREATIVE
CAMPUS IN THE CITY OF COSTA MESA
IN THE COUNTY OF ORANGE, CALIFORNIA

LEGAL DESCRIPTION:
APN: 427-011-06
ZONING: MP - Industrial Park

CLIENT:
Hilco Development Services

SITE ADDRESS:
200 BAKER STREET EAST
COSTA MESA, CA 92626

SCOPE OF WORK:
LANDSCAPE: YES
IRRIGATION: YES

PROJECT DATA CONT.

CODES AND STANDARDS:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CMC
- 2022 CPC
- 2022 CEC
- 2022 CGBSC
- 2022 CA BUILDING ENERGY EFFICIENCY STANDARDS
- AMERICANS WITH DISABILITIES ACT
- CITY OF COSTA MESA MUNICIPAL CODES AND SPECIFICATIONS

JURISDICTION:
City of Costa Mesa
County of Orange
State of California

DRAWING INDEX

SHEET	DESCRIPTION	2023-01-11 9:57
L0.00	COVER SHEET	
L8.00	PLANTING SCHEDULE	
L9.01	PLANTING PLAN	
L9.02	PLANTING PLAN	
L9.03	PLANTING PLAN	

200 BAKER
CUP SET

CRAFT LANDSCAPE ARCHITECTURE
21 MILLER ALLEY, SUITE 210
PASADENA, CA 91103
WWW.CRAFT-LA.COM

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SHEET NOTES

LEGEND



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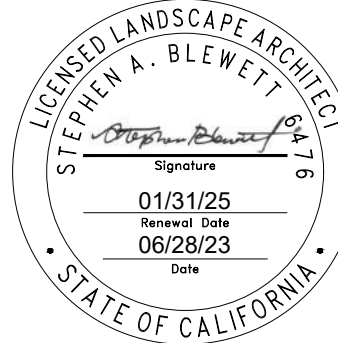
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E: INFO@CRAFT-LA.COM
T: 626-766-1232



#	DESCRIPTION	DATE
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2	CUP SUBMISSION	05/25/2023
3	CUP RESUBMISSION	06/26/2023

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

COVER SHEET

SCALE:	as noted
DATE:	06/28/2023
JOB NUMBER:	2306
DRAWN BY:	MG
SHEET:	

L0.00

TREES



Chilopsis linearis 'Hope'



Quercus agrifolia

SAGE SCRUB UNDERSTORY



Achillea millefolium 'Terra cotta'



Arctostaphylos x 'Sunset'



Baccharis pilularis 'Pigeon Point'



Ceanothus 'Yankee Point'



Eriogonum giganteum



Eriogonum parvifolium



Lepechinia fragrans



Salvia clevelandii 'Allen Chickering'



Salvia mellifera 'Terra Seca'



Woodwardia fimbriata



Carex tumilicola



Elymus condensatus 'Canyon Prince'



Muhlenbergia dubia



Muhlenbergia rigens



Sporobolus airoides



Heuchera maxima

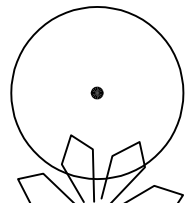


Penstemon 'Margarita BOP'



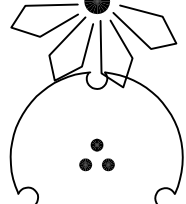
Calystegia macrostegia 'Anacapa Pink'

CONCEPT PLANT SCHEDULE SITE PLAN



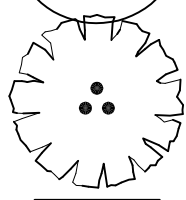
EXISTING TREES TO REMAIN

-



EXISTING PALMS

-



(N) QUERCUS AGRIFOLIA

96" BOX

-



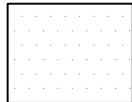
(N) CHILOPSIS LINEARIS

36" BOX

-

(N) SAGE SCRUB UNDERSTORY

Example Species:
Ceanothus griseus horizontalis 'Yankee Point'
Eriogonum fasciculatum 'Theodore Payne'
Muhlenbergia rigens
Muhlenbergia dubia
Salvia apiana
Salvia 'Bee's Bliss'
-



(E) SHRUB AND GROUDCOVER

-

PLANT COUNT for 9,767 sf of New Landscape			
Category	Required Amount	Existing Amount to Remain	New Amount
Trees	33	31	11
Shrubs	391	Approx 60	429
Groundcover	min. 70%	100%	100%

GENERAL NOTES

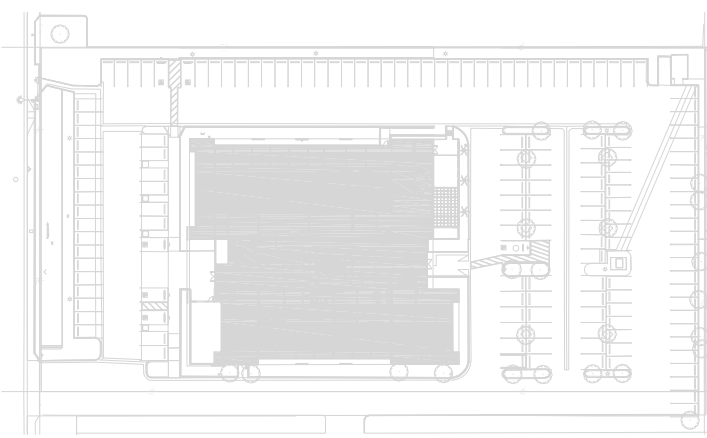
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SHEET NOTES

KEY MAP



LEGEND

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VENICE, CA 90291

WALKS-STUDIO.COM
P.949.633.0977

21 MILLER ALLEY, SUITE 210
PASADENA, CA 91103

E: INFO@CRAFT-LA.COM
T: 626-1232

#	DESCRIPTION	DATE
-	SCHEMATIC DESIGN 1	04/28/2023
-	CUP SUBMISSION	05/25/2023
Δ	CUP RESUBMISSION	06/26/2023
Δ	CUP RESUBMISSION	08/29/2023

200 BAKER

TENANT IMPROVEMENT - INTERIOR RECONFIG.

APN: 427-011-06

200 BAKER ST E, COSTA MESA, CA 92626

PLANTING
SCHEDULE AND
NOTES

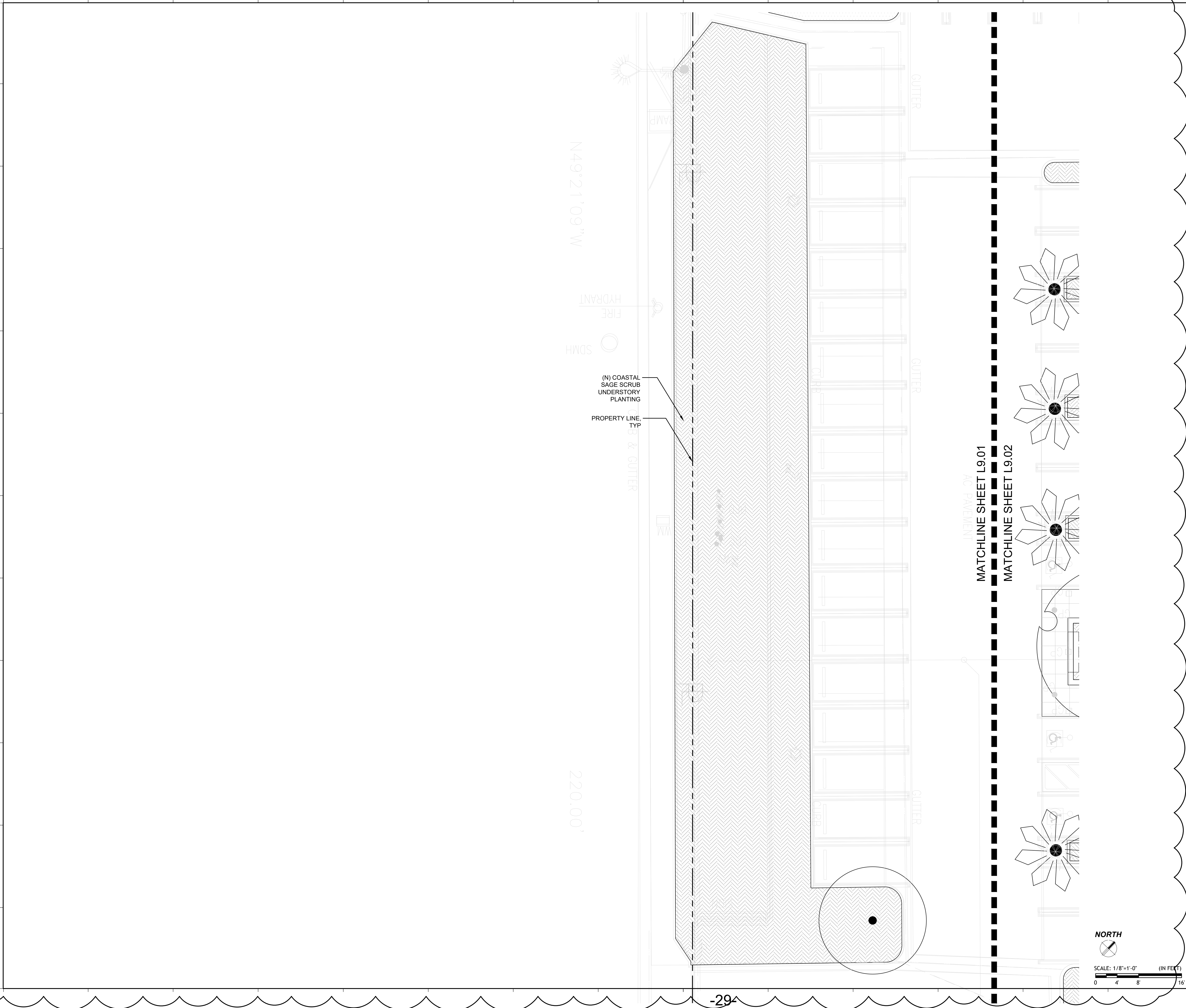
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DATE: 06/28/2023

JOB NUMBER: 2306

DRAWN BY: MG, CK, MY

SHEET:



GENERAL NOTES

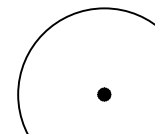
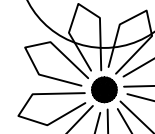
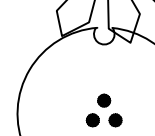



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SHEET NOTES

LEGEND

-  **EXISTING TREES**
-  **EXISTING PALMS**
-  **(N) QUERCUS AGRIFOLIA**
96" BOX
-  **(N) CHILOPSIS LINEARIS**
36" BOX
-  **(N) SAGE SCRUB UNDERSTORY**
Example Species:
Ceanothus griseus horizontalis 'Yankee Point'
Eriogonum fasciculatum 'Theodore Payne'
Muhlenbergia rigens
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Salvia 'Bee's Bliss'
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CRAFT ARCHITECTURE

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LICENSED LANDSCAPE ARCHITECT
STEPHEN A. BLEWETT
Signature
01/31/25
06/28/23
STATE OF CALIFORNIA

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APN: 427-011-06

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LANDSCAPE PLAN

SCALE: as noted

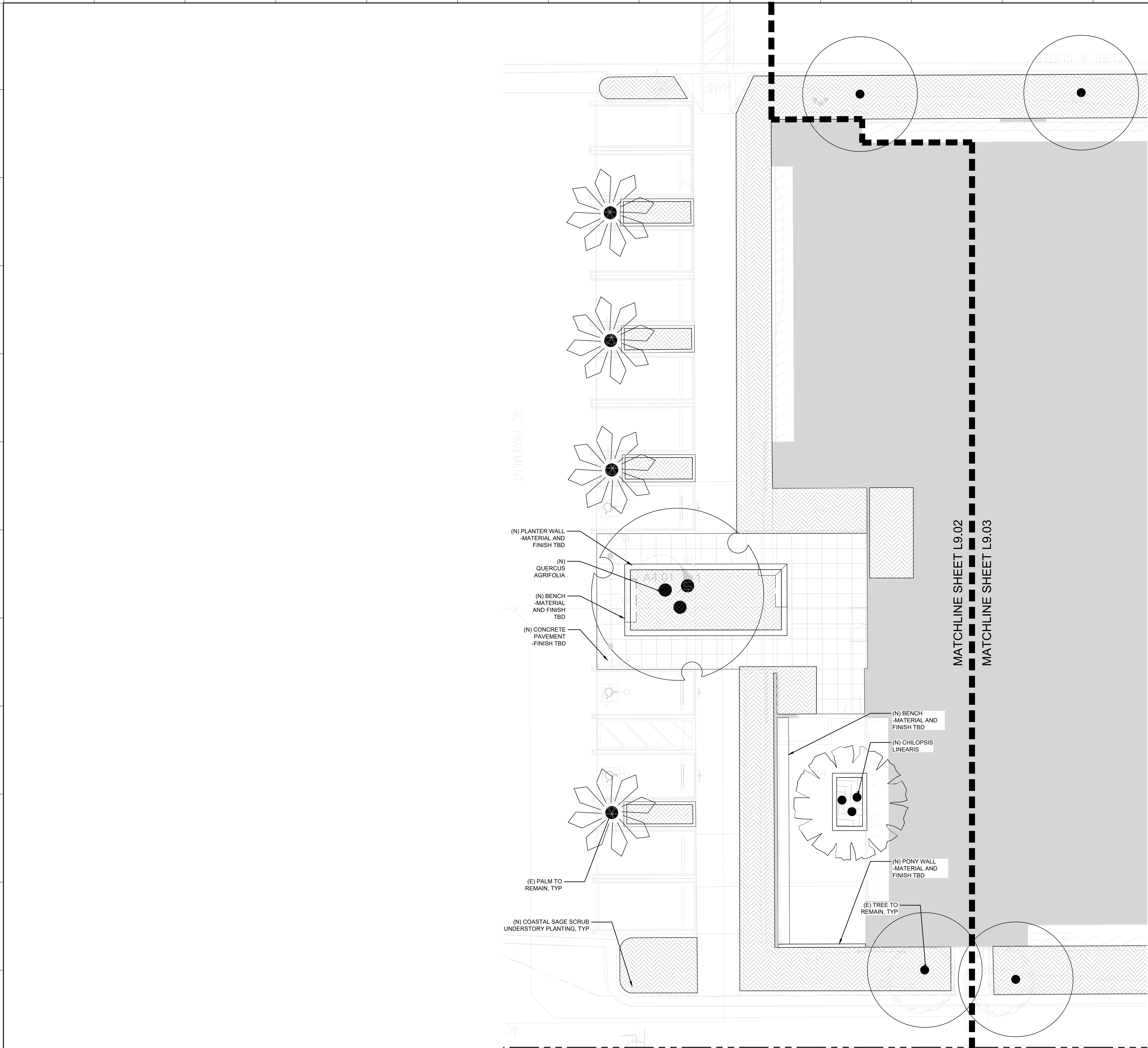
DATE: 06/28/2023

JOB NUMBER: 2306

DRAWN BY: MG

SHEET:

L9.01



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Salvia 'Bee's Bliss'
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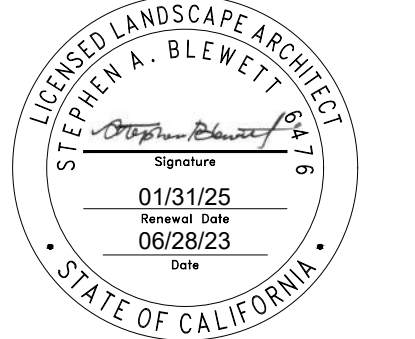
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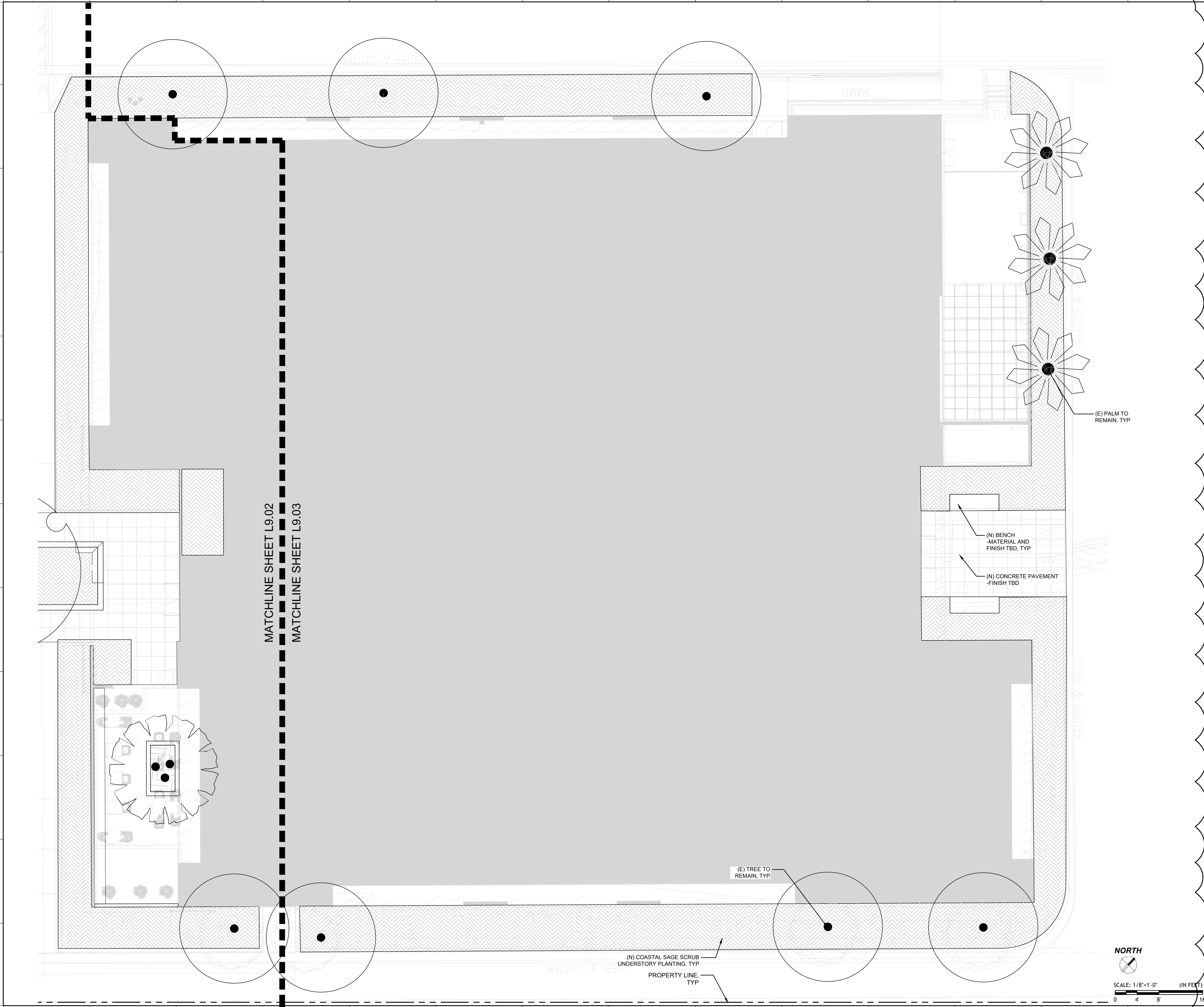
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APN: 427-011-06
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LANDSCAPE PLAN

SCALE: as noted
DATE: 06/28/2023
JOB NUMBER: 2306
DRAWN BY: MG
SHEET:

L9.02



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Example Species:
Ceanothus griseus horizontalis 'Yankee Point'
Eriogonum fasciculatum 'Theodore Payne'
Muhlenbergia rigens
Muhlenbergia dubia
Salvia apiana
Salvia 'Bee's Bliss'
- (E) SHRUB AND GROUNDCOVER

W

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LANDSCAPE
CRAFT
ARCHITECTURE

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LICENSED LANDSCAPE ARCHITECT
STEPHEN A. BLEWETT
Signature
01/31/25
Review Date
06/28/23
Date
STATE OF CALIFORNIA

#	DESCRIPTION	DATE
1	SCHEMATIC DESIGN 1	04/28/2023
2	CUP SUBMISSION	05/25/2023
3	CUP RESUBMISSION	06/26/2023

200 BAKER

TENANT IMPROVEMENT - INTERIOR RECONFIG.

APN: 427-011-06

200 BAKER ST E, COSTA MESA, CA 92626

LANDSCAPE PLAN

SCALE: as noted

DATE: 06/28/2023

JOB NUMBER: 2306

DRAWN BY: MG

SHEET:

L9.03