

BILL CASKEY  
+ ASSOCIATES, INC.

630 CAMEO HIGHLANDS DRIVE  
CORONA DEL MAR, CA 92625  
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DRAWING DATE: 1/4/2024



**BUILDING AND SAFETY (B&S)**  
1. All design and construction shall comply with the latest California adopted codes.  
2. All accessible parking spaces, access aisles, and path-of-travel shall be accessible for individual with disabilities.  
3. Specify the Type of Construction, if the building have fire sprinkler, and existing and propose occupancy.

**PERMITS:**

DEMO FLOORS 1, 2 & 3  
BC21-00616  
10/05/2021

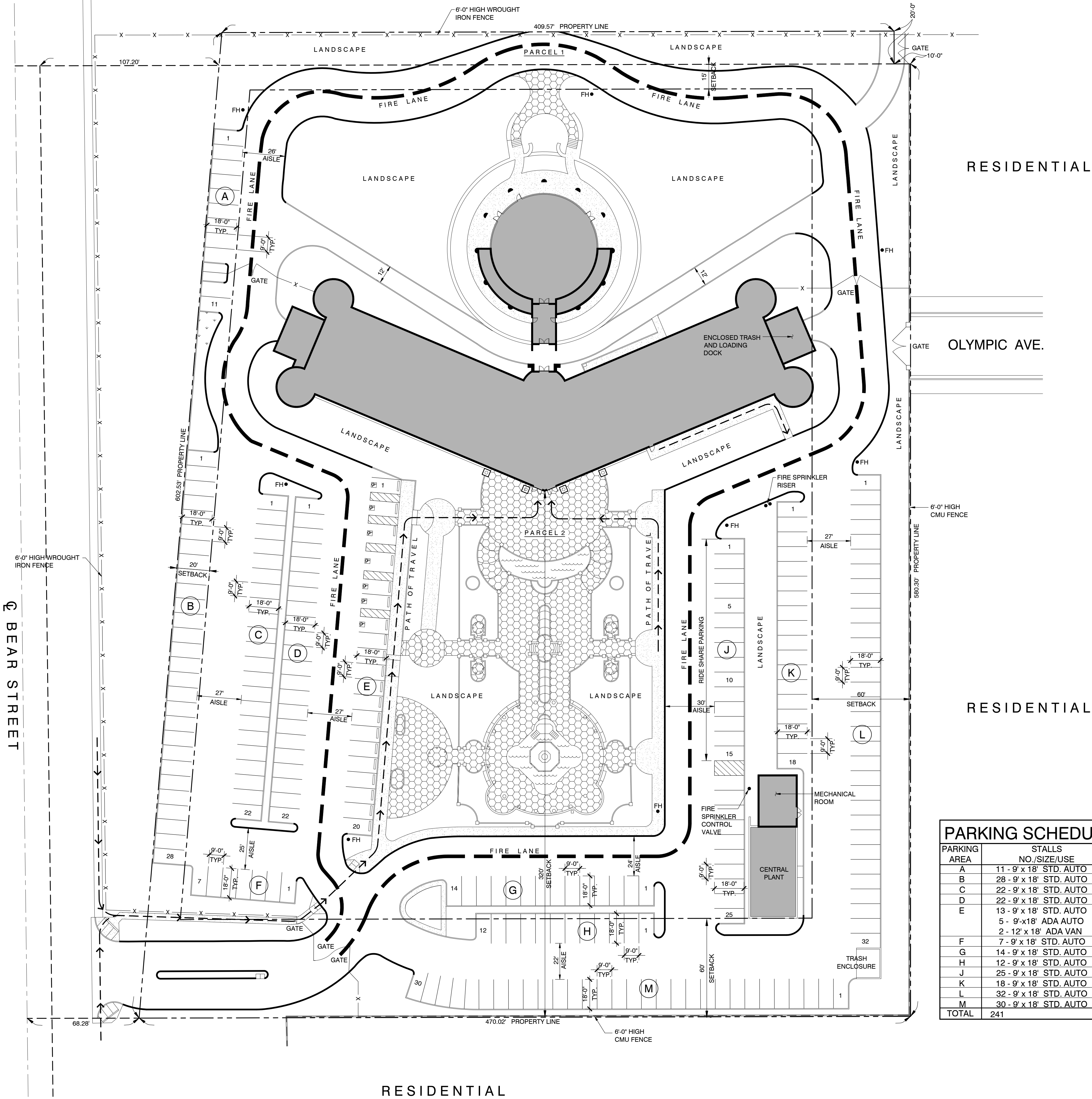
SUITE 100 - FIRST FLOOR  
BC22-00337  
07/21/2022

SUITE 200 - SECOND FLOOR  
BC22-00238  
07/21/2022

**LEGEND:**

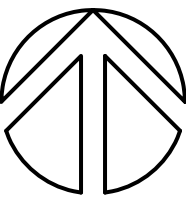
- BUILDING OUTLINE
- PROPERTY LINE
- SETBACK LINE
- 6'-0" HIGH WROUGHT IRON FENCE LINE
- 6'-0" HIGH CMU FENCE LINE
- FIRE LANE
- RED PAINTED CURB
- FH • FIRE HYDRANT
- ← - - - - - PATH OF TRAVEL
- CONCRETE HARDSCAPE
- (E) PAVERS (13,774 R.S.F.)
- (E) WATER FEATURE

| PARKING SCHEDULE |   |
|------------------|---|
| PARKING AREA     | STALLS NO./SIZE/USE   |
| A                | 11 - 9' x 18' STD. AUTO   |
| B                | 28 - 9' x 18' STD. AUTO   |
| C                | 22 - 9' x 18' STD. AUTO   |
| D                | 22 - 9' x 18' STD. AUTO   |
| E                | 13 - 9' x 18' STD. AUTO<br>5 - 9' x 18' ADA AUTO<br>2 - 12' x 18' ADA VAN |
| F                | 7 - 9' x 18' STD. AUTO  |
| G                | 14 - 9' x 18' STD. AUTO   |
| H                | 12 - 9' x 18' STD. AUTO   |
| J                | 25 - 9' x 18' STD. AUTO   |
| K                | 18 - 9' x 18' STD. AUTO   |
| L                | 32 - 9' x 18' STD. AUTO   |
| M                | 30 - 9' x 18' STD. AUTO   |
| TOTAL            | 241   |

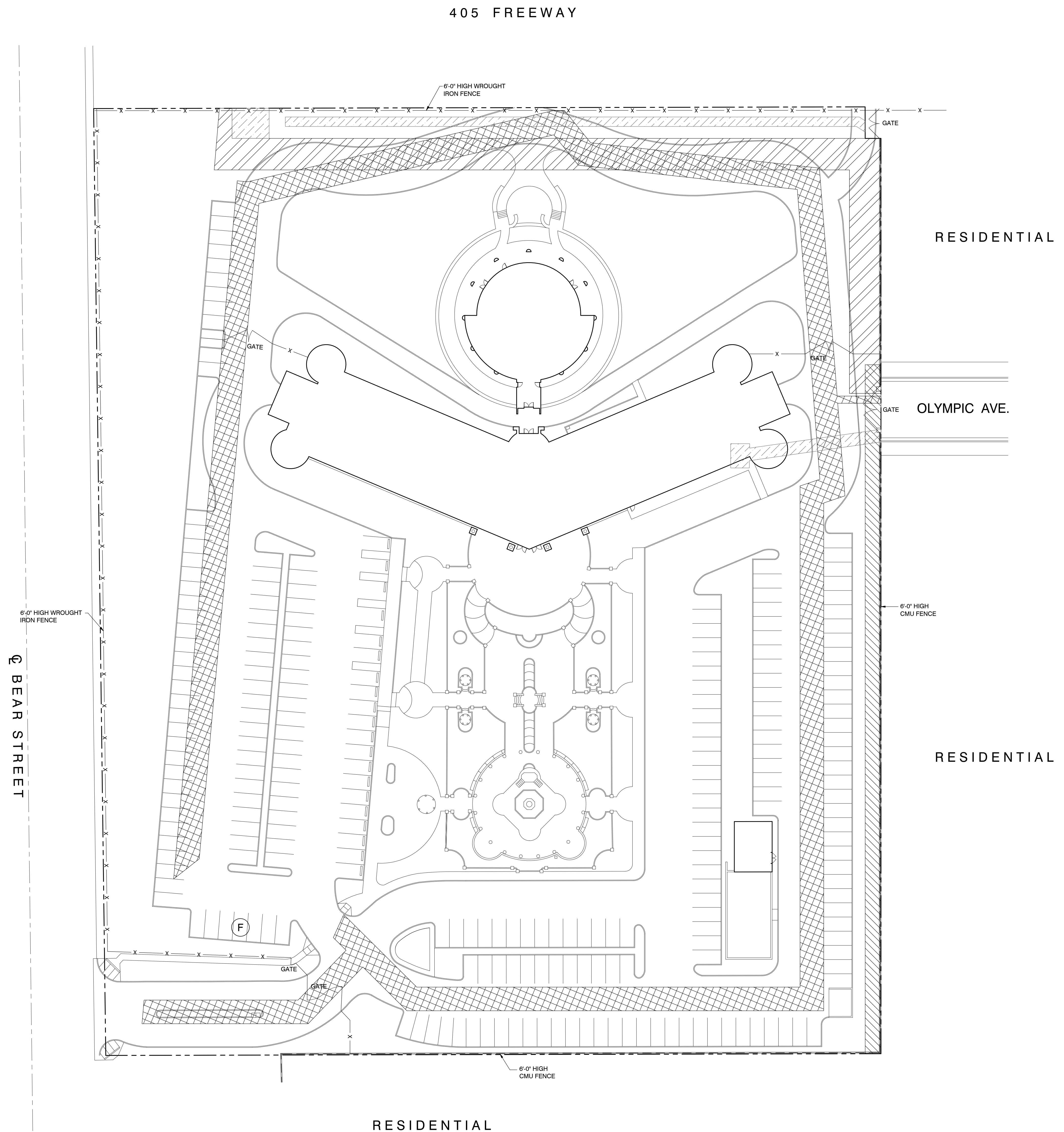


SITE PLAN (AP ZONE)  
3150 BEAR STREET, COSTA MESA CA 92629

SCALE: 1" = 30'-0"







- LEGEND:**
- EXISTING MWD EASEMENT
  - EXISTING OCSD EASEMENT
  - EXISTING CMSD EASEMENT
  - EXISTING SCE EASEMENT

EASEMENT PLAN  
3150 BEAR STREET, COSTA MESA CA 92629

SCALE: 1" = 30'-0"





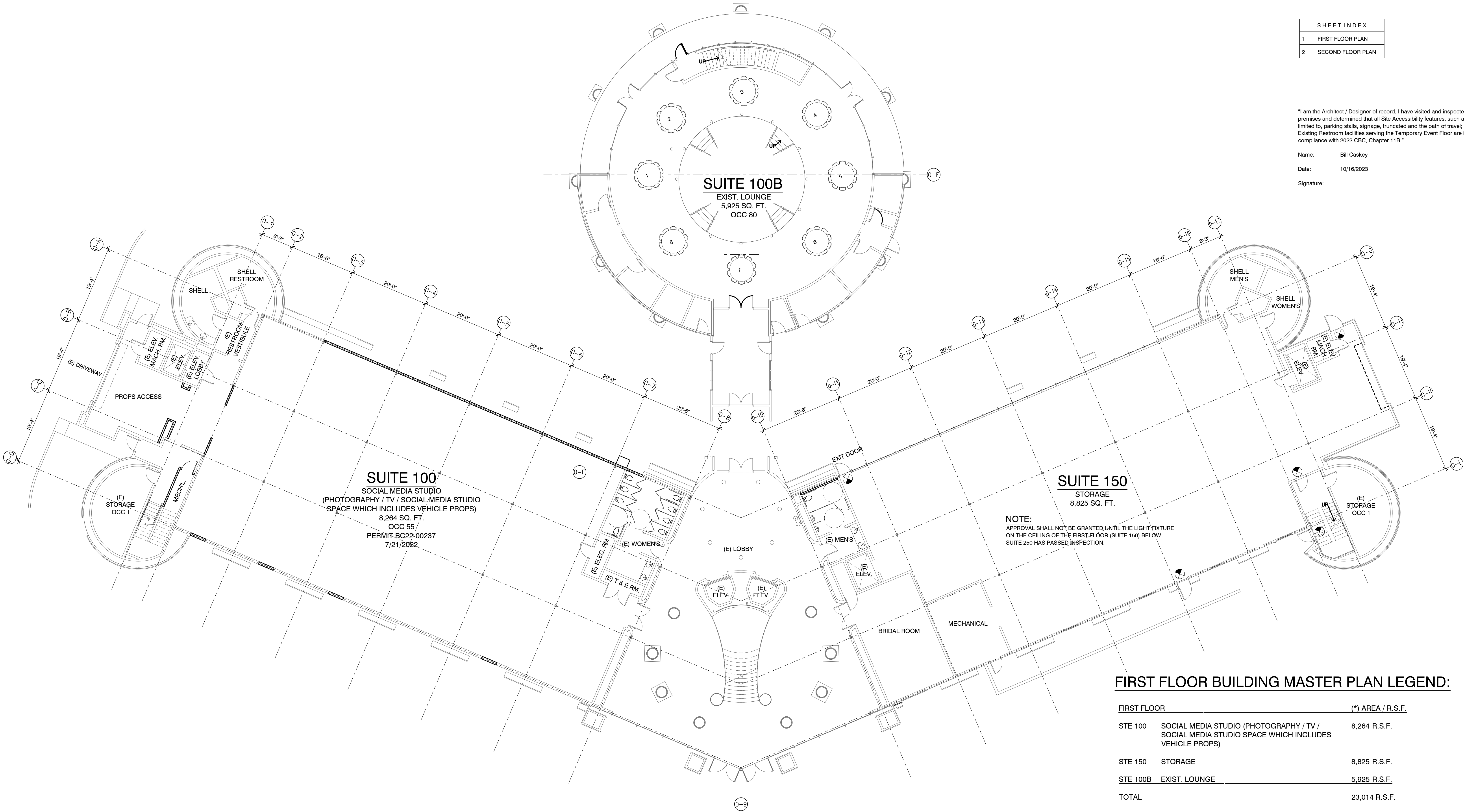
BUILDING AND SAFETY (B&S): EVENT SPACE SUITE  
100B USE FOR WEDDING AND CEREMONY

1. All area of the Event Space shall be accessible for wheelchair comply with Chapter 11B. An accessible path-of-travel shall be provided from the accessible parking space to the accessible bathroom and to the event area. (CBC 11B-002.3)
2. All egress from the Event Space shall comply with Chapter 10 of the CBC (the number of exits, width of the exit, travel distance, and the mean of exit).
3. The occupant load for the Event Space shall be calculated using the Table 1004.5. The occupant load factor shall matches with the use closely match with the propose use of the space and shall meet the more stringent of all occupancies that are served.
4. An existing floor plan demo shall be provided for plan check.

| SHEET INDEX |                   |
|-------------|-------------------|
| 1           | FIRST FLOOR PLAN  |
| 2           | SECOND FLOOR PLAN |

"I am the Architect / Designer of record. I have visited and inspected the premises and determined that all Site Accessibility features, such as but not limited to, parking stalls, signage, truncated and the path of travel; and the Existing Restroom facilities serving the Temporary Event Floor are in compliance with 2022 CBC, Chapter 11B."

Name: Bill Caskey  
Date: 10/16/2023  
Signature:



FIRST FLOOR BUILDING MASTER PLAN LEGEND:

| FIRST FLOOR |   | (*) AREA / R.S.F. |
|-------------|---|-------------------|
| STE 100     | SOCIAL MEDIA STUDIO (PHOTOGRAPHY / TV / SOCIAL MEDIA STUDIO SPACE WHICH INCLUDES VEHICLE PROPS) | 8,264 R.S.F.      |
| STE 150     | STORAGE   | 8,825 R.S.F.      |
| STE 100B    | EXIST. LOUNGE   | 5,925 R.S.F.      |
| TOTAL       |   | 23,014 R.S.F.     |

(\*) STEVENSON SYSTEMS 4/13/22

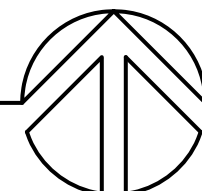
⊗ = EXIT DOORS - EQUIPPED WITH PANIC HARDWARE / EXIT SIGNS ABOVE DOORS

OCCUPANCY TYPE: B OFFICE  
FLOORS: 3  
CONSTRUCTION TYPE: TYPE V / AUTOMATIC SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM & ALL FIRE PREVENTION WILL BE OPERATIONAL.

PERMIT / DEMO  
BC21-00616  
10/05/2021

FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"







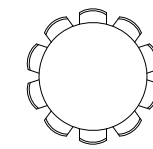
**BUILDING AND SAFETY (B&S): EVENT SPACE SUITE 200B USE FOR SEMINAR, CORPORATE FUNCTION, PRODUCTS UNNAVAILING, AND SILENCE AUCTION.**

1. All area of the auditorium shall be accessible for wheelchair comply with Chapter 11B. An accessible path-of-travel shall be provided from the accessible parking space to the accessible bathroom and to the auditorium. [CBC 11B-202.3]
2. All egress from the auditorium shall comply with Chapter 10 of the CBC (the number of exits, width of the exit, travel distance, and the mean of exit).
3. The occupant load for the auditorium shall be calculated using the Table 1004.5. The occupant load factor shall matches with the use closely match with the propose use of the space and shall meet the more stringent of all occupancies that are served.
4. An existing floor plan demo shall be provided for plan check.
5. Change of use from a low occupant use to a higher occupant use may require structural analysis of the existing structure to support the changes to the live load and lateral forces. [CBC 1607.1]
6. All plumbing fixtures and mechanical ventilation shall comply with the mechanical and plumbing codes.

**SUITE 200B**

AUDITORIUM  
(EXIST. TV STUDIO)  
(168 FIXED SEATS)  
7 ROWS @ 24 SEATS  
EA. = 168 OCC

**LEGEND SUITE 250:**



INDICATES 72" DIA. TABLE WITH 9 TO 10 SEATS PER TABLE  
22 TABLES = 225 SEATS AT ANY TIME

"I am the Architect / Designer of record, I have visited and inspected the premises and determined that all Site Accessibility features, such as but not limited to, parking stalls, signage, truncated and the path of travel, and the Existing Restroom facilities serving the Temporary Event Floor are in compliance with 2022 CBC, Chapter 11B."

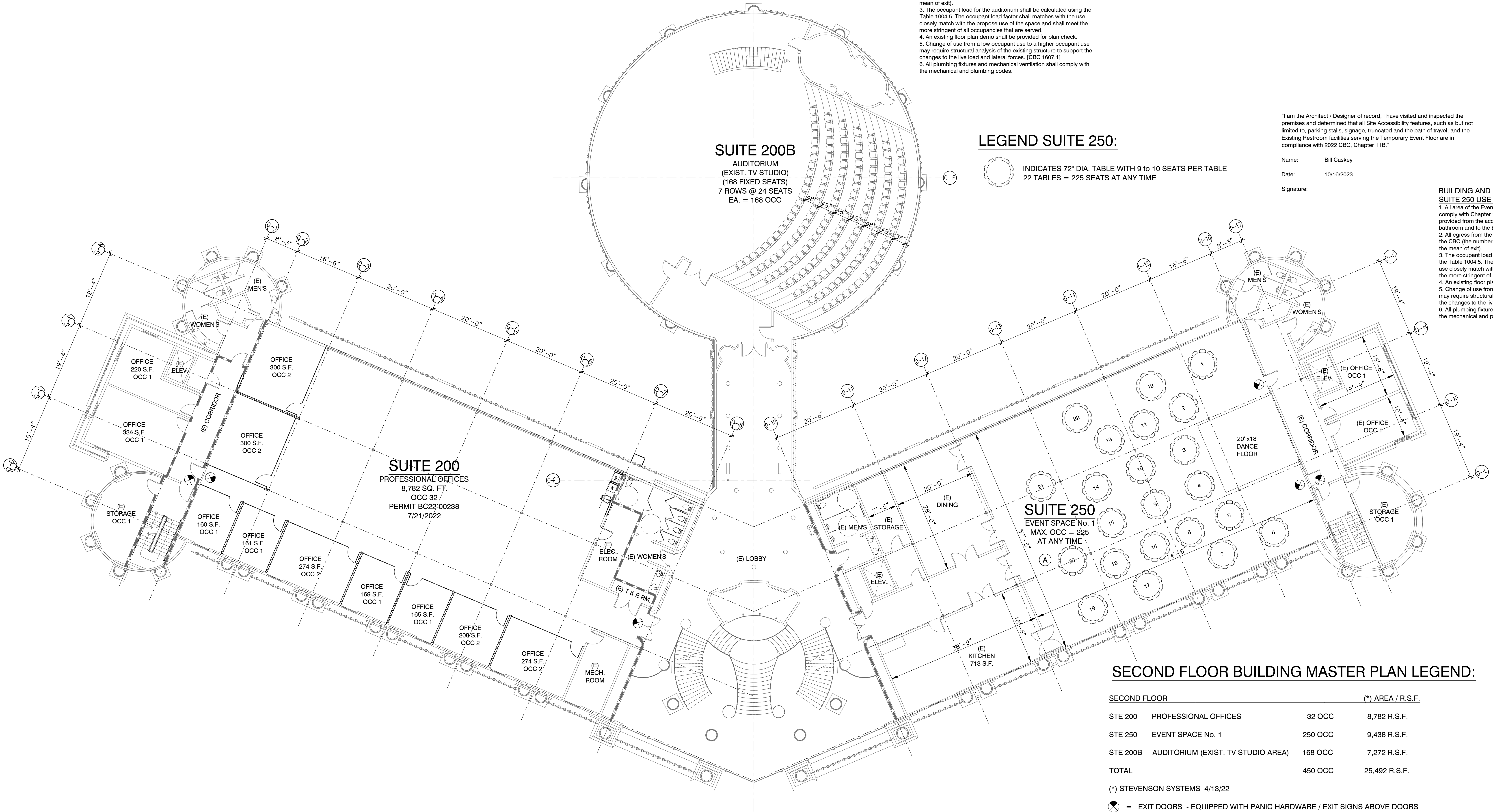
Name: Bill Caskey

Date: 10/16/2023

Signature:

**BUILDING AND SAFETY (B&S): EVENT SPACE SUITE 250 USE FOR WEDDING AND CEREMONY.**

1. All area of the Event Space shall be accessible for wheelchair comply with Chapter 11B. An accessible path-of-travel shall be provided from the accessible parking space to the accessible bathroom and to the Event Space. [CBC 11B-202.3]
2. All egress from the Event Space shall comply with Chapter 10 of the CBC (the number of exits, width of the exit, travel distance, and the mean of exit).
3. The occupant load for the Event Space shall be calculated using the Table 1004.5. The occupant load factor shall matches with the use closely match with the propose use of the space and shall meet the more stringent of all occupancies that are served.
4. An existing floor plan demo shall be provided for plan check.
5. Change of use from a low occupant use to a higher occupant use may require structural analysis of the existing structure to support the changes to the live load and lateral forces. [CBC 1607.1]
6. All plumbing fixtures and mechanical ventilation shall comply with the mechanical and plumbing codes.



**SECOND FLOOR BUILDING MASTER PLAN LEGEND:**

| SECOND FLOOR |                                    |         | (*) AREA / R.S.F. |
|--------------|------------------------------------|---------|-------------------|
| STE 200      | PROFESSIONAL OFFICES               | 32 OCC  | 8,782 R.S.F.      |
| STE 250      | EVENT SPACE No. 1                  | 250 OCC | 9,438 R.S.F.      |
| STE 200B     | AUDITORIUM (EXIST. TV STUDIO AREA) | 168 OCC | 7,272 R.S.F.      |
| TOTAL        |                                    | 450 OCC | 25,492 R.S.F.     |

(\*) STEVENSON SYSTEMS 4/13/22

☒ = EXIT DOORS - EQUIPPED WITH PANIC HARDWARE / EXIT SIGNS ABOVE DOORS

(A) = PROVIDE SIGN: "MAXIMUM OCCUPANTS 250"

OCCUPANCY TYPE: B OFFICE  
FLOORS: 3  
CONSTRUCTION TYPE: TYPE V / AUTOMATIC SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM & ALL FIRE PREVENTION WILL BE OPERATIONAL.

**PERMIT / DEMO**

BC21-00616  
10/05/2021

**SECOND FLOOR PLAN**

SCALE: 3/32" = 1'-0"

