

PROJECT DESCRIPTION

EXPAND PET HYDRANT INTO SUITE A, INCLUDE 1 SMALL OFFICE AND STORAGE, DAY CARE FOR SMALL DOGS. CREATE ACCESS BETWEEN EXISTING SUITE INTO NEW SUITE.

PROJECT DATA

PROJECT ADDRESS: 776 W. 17TH STREET, COSTA MESA, CALIFORNIA 92627
OWNER: BROOK BRADFORD
PET HYDRANT
776 W. 17TH STREET, COSTA MESA, CA 92627

ARCHITECT: GUINA BECK ARCHITECTURE INC. DBA GB ARCHITECTURE
3300 IRVINE AVENUE, SUITE 135 NEWPORT BEACH, CA 92660
T 714 486 3318 EMAIL: RICK@ARCHGB.COM
CONTACT: RICK GUINA ARCHITECT

CODE SUMMARY

TYPE OF CONSTRUCTION: TYPE V - B OCCUPANCY: B
FIRE SPRINKLERS: NO ZONING: MG - GENERAL INDUSTRIAL
BUILDING AREA: 6,701 SQ. FT. ASSESSOR'S PARCEL NO: 424-081-13
LOT AREA: 20,250 SQ. FT.

AREA OF WORK

SUITE A - NEW PET HYDRANT: 1,845 SQ. FT.
SUITE B - EXISTING (PET HYDRANT): 4,856 SQ. FT.

TOTAL BUILDING AREA: 6,701 SQ. FT.

PARKING REQUIRED

MG - GENERAL INDUSTRIAL ZONING REQUIRES 3 PARKING STALLS PER 1,000 SQ. FT. OF BUILDING AREA

EXISTING BUILDING AREA 6701 SQ. FT. / 1,000 SQ.FT. = 6.7
6.7 X 3 STALLS = 20

3 STALLS / 1,000 SQ. FT. OF BUILDING = 20 STALLS REQUIRED

* BICYCLE RACK PROVIDED IN LEIU OF 1 PARKING REQUIREMENT - 1 STALL
20 STALLS REQUIRED

PARKING PROVIDED 20 STALLS
(18 STANDARD, 1 CLEAN AIR VEHICLE, AND 1 HANDICAP STALL)

THIS PROJECT SHALL COMPLY TO ITEMS LISTED BELOW:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA TITLE 24 ENERGY ENERGY CODES
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA STANDARD REFERENCE CODE

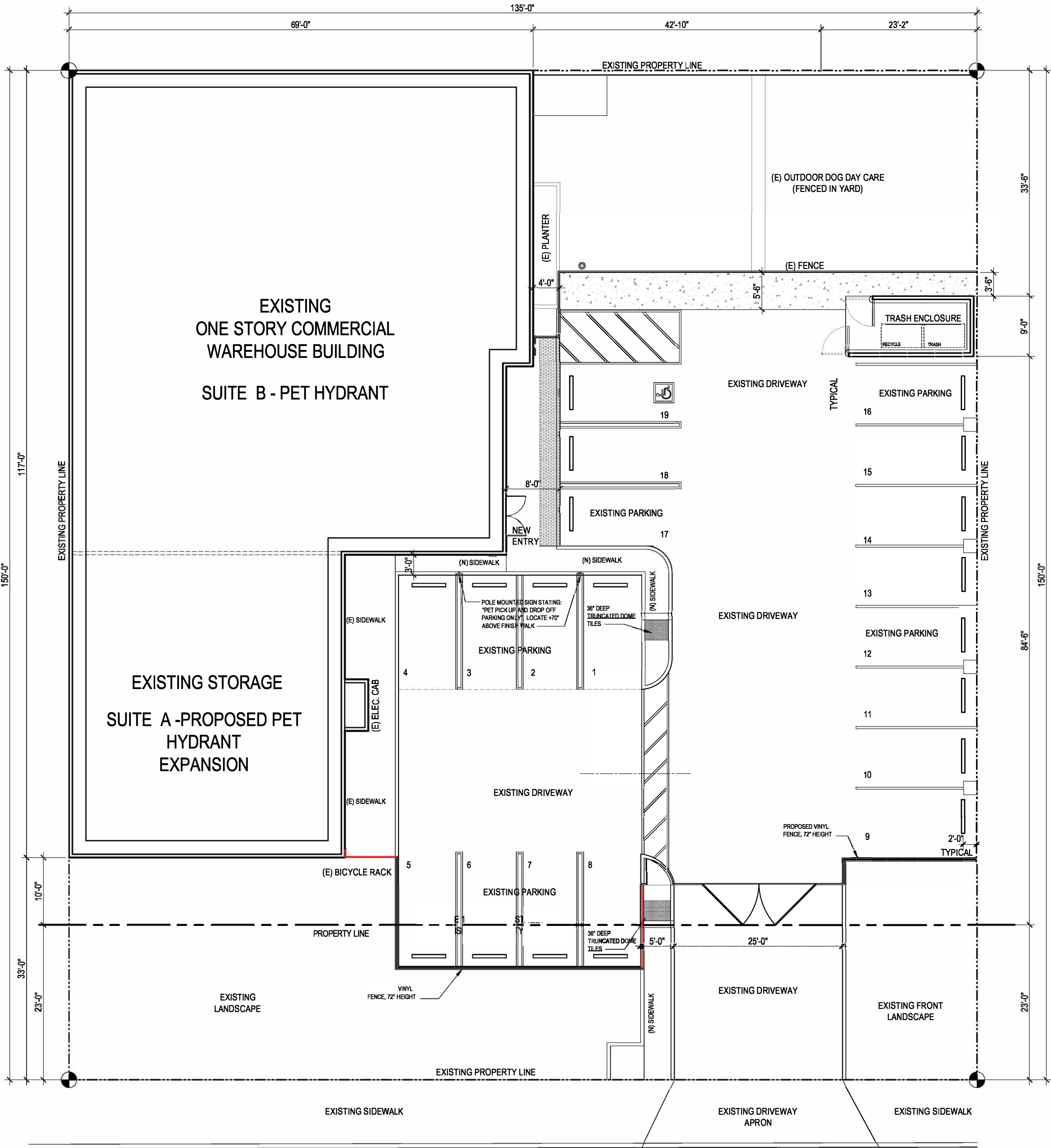
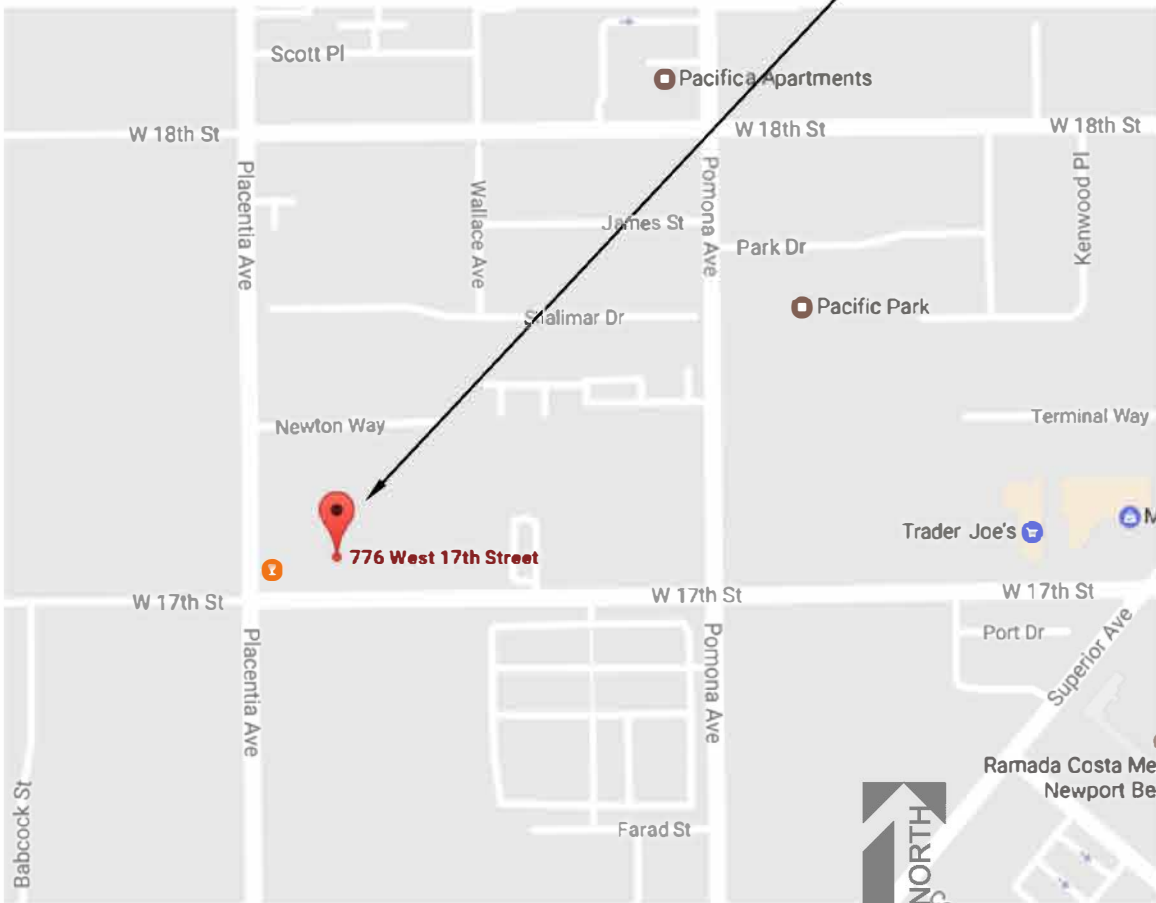
THIS PROJECT SHALL COMPLY WITH ALL OTHER ORDINANCES ADOPTED BY THE LOCAL GOVERNING AGENCIES.

SHEET INDEX

ARCHITECTURE
A1 COVER SHEET, VICINITY MAP, PROJECT INFO
A2.0

VICINITY MAP

PROJECT SITE: 776 W. 17TH STREET, COSTA MESA, CA 92627



WEST 17TH STREET

SITE PLAN

SCALE: 1" = 10'-0"



PET HYDRANT

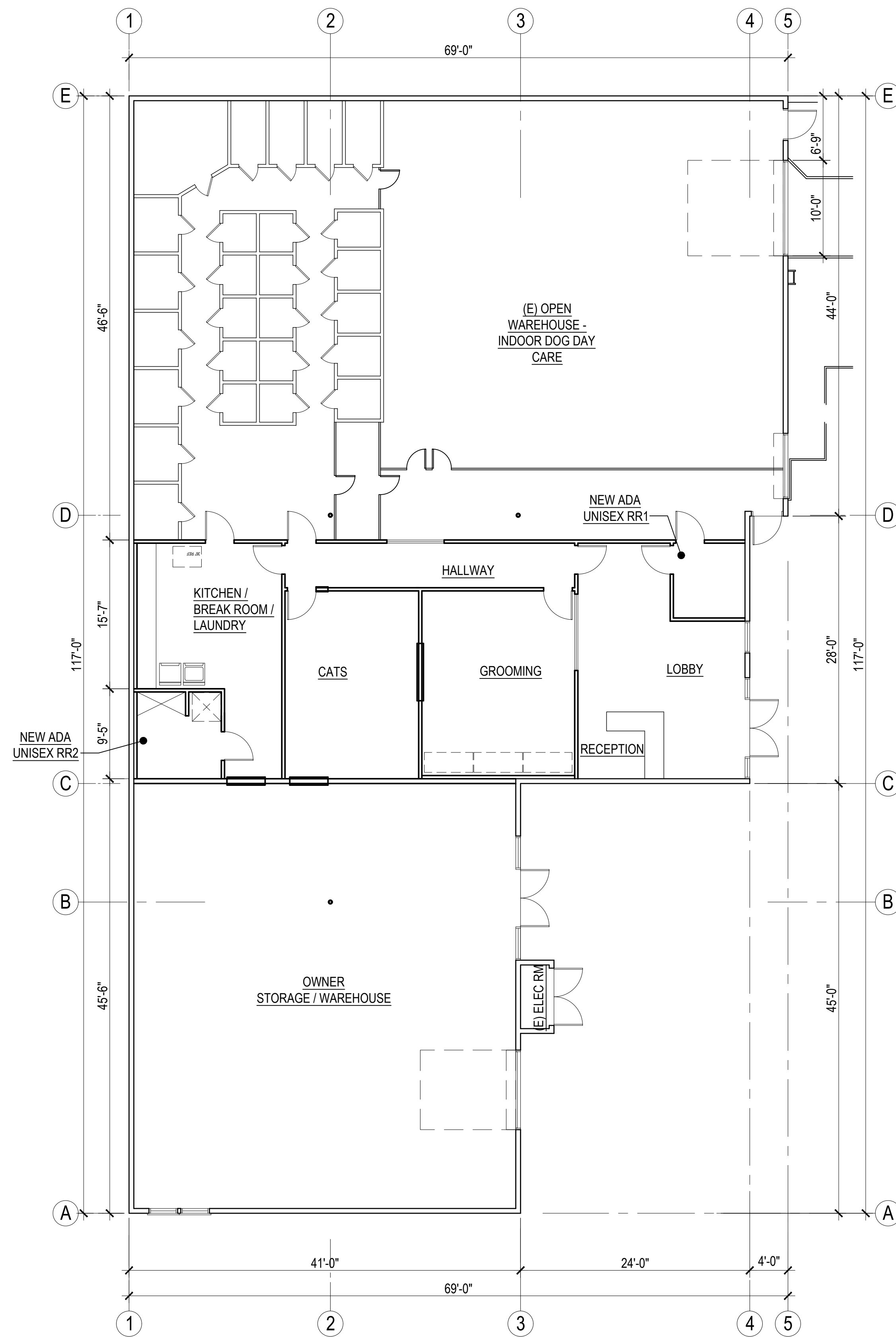
776 W. 17th Street, Costa Mesa, California

PROJECT # 240605



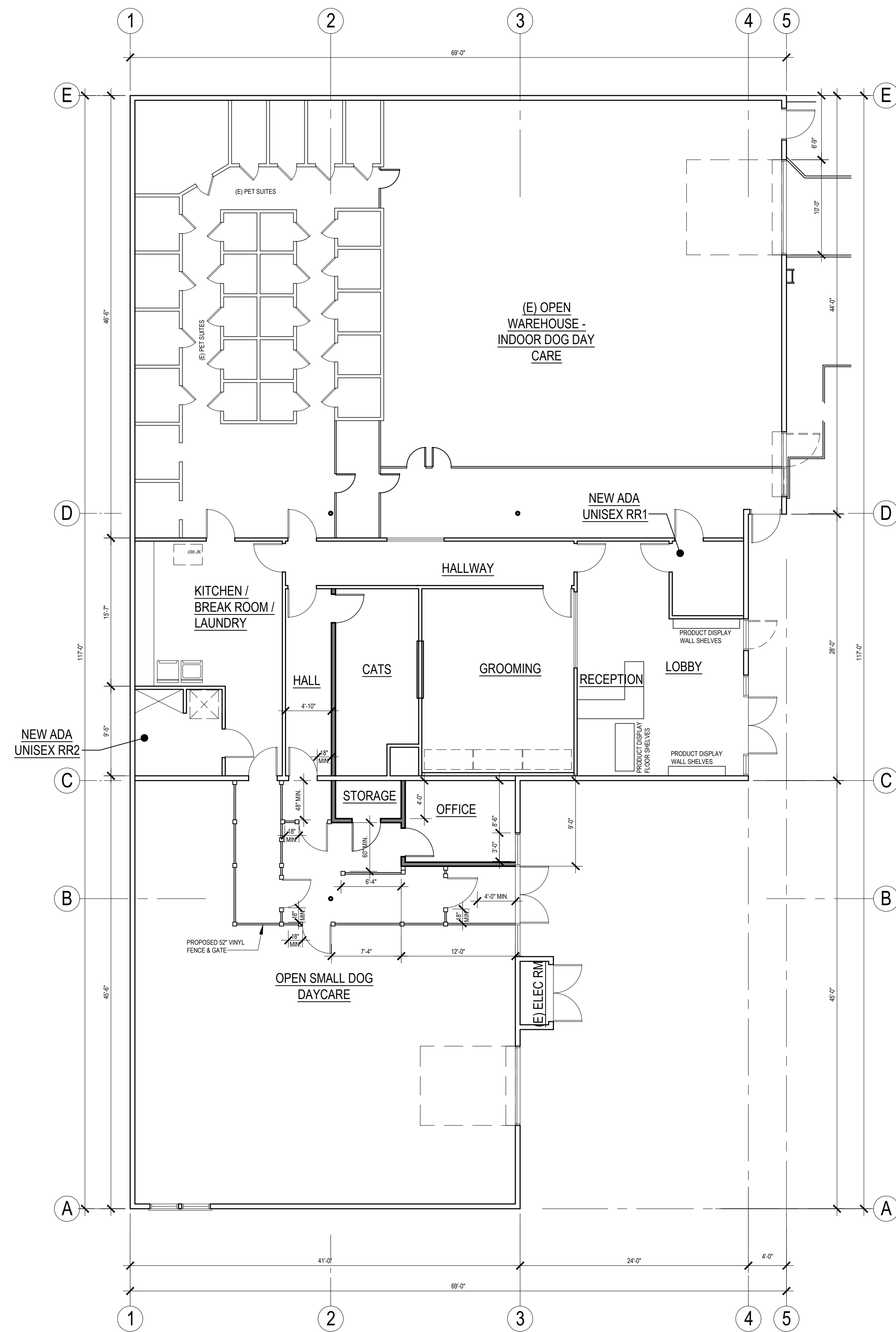
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MARCH XX, 2024



EXISTING FLOOR PLAN

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



PROPOSED FLOOR PLAN

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



SYMBOL LEGEND

- EXISTING WALL
- NEW WALL

PET HYDRANT

776 W. 17th Street, Costa Mesa, California

JULY 24, 2024

PROJECT # 240605



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