

# **Attachment No. PC 2**

Project Plans

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# NEWPORT IRVINE MEDICAL CENTER

## BUILDING CONVERSION & FACADE RENOVATION PLANNING SET

### PROJECT TEAM

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**3300 IRVINE AVE  
MOB RENOVATION**  
3300 IRVINE AVE  
NEWPORT BEACH, CA 92660

### COVER SHEET

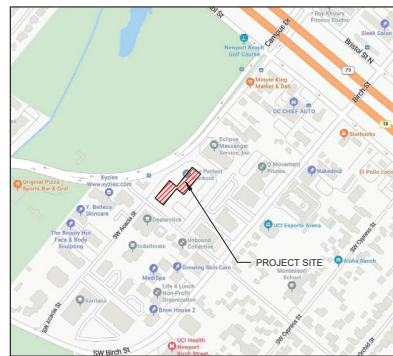
SCHEME NO.:  
DATE: 03.29.2024  
SCALE:  
JOB NO.: 24-070

# A0

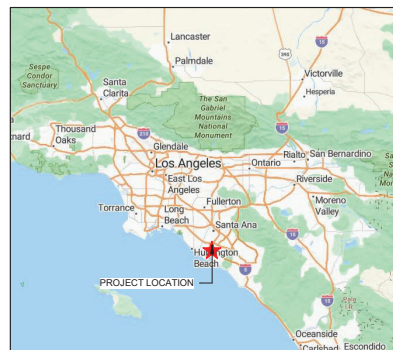


TWINSTEPS ARCHITECTURE  
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**LOCATION MAP**



**VICINITY MAP**



**SHEET INDEX - SD**

SHEET NUMBER	SHEET NAME	DATE	ISSUED	ISSUED & REVISED
A0	COVER SHEET	04.02.2024	o	o
A1	CODE REVIEW AND CONDITION OF APPROVAL	04.02.2024	o	o
A2	PROPOSED SITE PLAN	07.12.2024	o	o
A3	PROPOSED LIFE AND SAFETY PLAN - FIRST FLOOR		o	o
A4	PROPOSED LIFE AND SAFETY PLAN - SECOND FLOOR		o	o
A5	PROPOSED LIFE AND SAFETY PLAN - THIRD FLOOR		o	o
A6	EXISTING FLOOR PLAN - BASEMENT		o	o
A7	EXISTING FLOOR PLAN - FIRST FLOOR		o	o
A8	EXISTING FLOOR PLAN - SECOND FLOOR		o	o
A9	EXISTING FLOOR PLAN - THIRD FLOOR		o	o
A10	PROPOSED FLOOR PLAN - FIRST FLOOR		o	o
A11	PROPOSED FLOOR PLAN - SECOND FLOOR		o	o
A12	PROPOSED FLOOR PLAN - THIRD FLOOR		o	o
A13	ROOF PLAN		o	o
A14	EXISTING BUILDING ELEVATIONS		o	o
A15	EXISTING BUILDING ELEVATIONS		o	o
A16	EXISTING BUILDING ELEVATIONS		o	o
A17	PROPOSED BUILDING ELEVATIONS		o	o
A18	PROPOSED BUILDING ELEVATIONS - COLORED		o	o
A19	PROPOSED BUILDING ELEVATIONS		o	o
A20	PROPOSED BUILDING ELEVATIONS - COLORED		o	o
A21	PROPOSED BUILDING ELEVATIONS - COLORED		o	o
A22	PROPOSED BUILDING ELEVATIONS - COLORED		o	o
A23	3D VIEWS - EXTERIOR		o	o
A24	3D VIEWS - INTERIOR		o	o

**CODE REVIEW NOTES**

JURISDICTION: CITY OF NEWPORT BEACH

BUILDING CODES: NEWPORT BEACH ADMINISTRATIVE CODE  
2021 INTERNATIONAL PROPERTY MAINTENANCE CODE  
2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
NEWPORT BEACH EXCAVATION AND GRADING CODE  
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE  
2022 CALIFORNIA EXISTING BUILDING CODE  
2022 CALIFORNIA ENERGY CODE  
SOLAR SYSTEMS  
ELECTRICAL VEHICLE CHARGING STATION  
UNDERGROUND UTILITIES  
NEWPORT BEACH FLOOD DAMAGE PREVENTION  
NEWPORT BEACH CONSTRUCTION SITE FENCING AND SCREENING

ZONING: OG (OFFICE GENERAL)

APN: 439-362-02

**THREE STORY MEDICAL OFFICE BUILDING CODE ANALYSIS:**  
(FOR THE PARKING GARAGE STRUCTURE, SEE PA-0.01)  
OCCUPANCY CLASSIFICATION: B (PER CHAP. 3)  
TYPE OF CONSTRUCTION: II-B (PER CHAP. 6)  
OCCUPANCY SEPARATION: 1 HOUR RATED (A-3 & B)  
NUMBER OF STORIES: 3 AND UTILITY BASEMENT (PER TABLE 504.4)  
ALLOWABLE: 6

BUILDING AREA (PER 506)	EXISTING	PROPOSED
BASEMENT	3,800 SF	3,800 SF
FIRST FLOOR	25,341 SF	26,330 SF
SECOND FLOOR	25,205 SF	24,099 SF
THIRD FLOOR	25,205 SF	24,010 SF
TOTAL GROSS	79,551 SF	78,239 SF

ALLOWABLE: 69,000 SF PER FLOOR

BUILDING HEIGHT (PER TABLE 504.3): EXISTING 38 FEET  
PROPOSED 42 FEET (MAIN PARAPET THROUGHOUT)  
45 FEET (AT THE NEW ATRIUM ENTRANCE)  
ALLOWABLE: 85'-0"

FIRE PROTECTION: AUTOMATIC SPRINKLER SYSTEM

SITE ANALYSIS: REFER SITE PLAN

EXIT TRAVEL: REFER CODE & LIFE SAFETY PLANS (A3, A4, A5)

OCCUPANT LOAD: REFER CODE & LIFE SAFETY PLANS (A3, A4, A5)

PLUMBING FIXTURE COUNT: REFER CODE & LIFE SAFETY PLANS (A3, A4, A5)

FIRE EXTINGUISHERS: REFER CODE & LIFE SAFETY PLANS (A3, A4, A5)

SPECIAL INSPECTIONS: THE OWNER SHALL PROVIDE AN INDEPENDENT TESTING AGENCY FOR THE SPECIAL INSPECTIONS PROVISIONS AS REQUIRED BY APPLICABLE CODE & AS OUTLINED IN THE PROJECT DOCUMENTS

**TYPE OF CONSTRUCTION ANALYSIS**

**THREE STORY MEDICAL OFFICE BUILDING**  
FIRE RESISTANT RATING, TYPE II-B BUILDING ELEMENTS (PER TABLE 601, CBC 2022)

- PRIMARY STRUCTURAL FRAME: 0 RATING
- BEARING WALLS EXTERIOR: 0 RATING
- BEARING WALLS INTERIOR: 0 RATING
- NON BEARING WALLS & PARTITIONS EXTERIOR: 0 RATING (TABLE 705.5 - 10' X 4' X 30')
- NON BEARING WALLS & PARTITIONS INTERIOR: 0 RATING
- FLOOR AND ASSOCIATED SECONDARY MEMBERS: 0 RATING
- ROOF & SECONDARY STRUCTURE: 0 RATING

FIRE RESISTANT RATING OF EXTERIOR WALLS (TABLE 705.5)

TYPE II-B

- LESS THAN 5' 1 HOUR
- 5' TO 10' 1 HOUR
- 10' TO 20' 0 RATING
- 30' OR GREATER 0 RATING

(NOTE: FOR THE NEW PARKING STRUCTURE CODE ANALYSIS SEE PA-0.01)

**ALLOWABLE EXTERIOR OPENINGS**

(PER TABLE 705.8)

PARTIAL SOUTH ELEVATION  
FACADE FACING THE NEW PARKING STRUCTURE:

FLOOR	EXISTING BUILDING ELEVATIONS	PROPOSED BUILDING ELEVATIONS
FIRST FLOOR	2,329 SF	2,355 SF
SECOND FLOOR	3,006 SF	3,006 SF
THIRD FLOOR	651 SF	651 SF

PARAPET: 15' X 4' X 20'

FIRE SEPARATION DISTANCE: 75%

ALLOWABLE AREA: 75%

OPENING PROTECTION: UNPROTECTED SPRINKLERED

FIRST FLOOR:

WALL AREA	OPENING AREA	OPENING PERCENTAGE
2,329 SF	1,229 SF	52.76%

SECOND FLOOR:

WALL AREA	OPENING AREA	OPENING PERCENTAGE
2,355 SF	1,084 SF	46.03%

THIRD FLOOR:

WALL AREA	OPENING AREA	OPENING PERCENTAGE
2,355 SF	1,010 SF	42.88%

PARTIAL WEST ELEVATION  
FACADE FACING THE PROPERTY LINE:

FLOOR	EXISTING BUILDING ELEVATIONS	PROPOSED BUILDING ELEVATIONS
FIRST FLOOR	3,082 SF	3,082 SF
SECOND FLOOR	3,082 SF	3,082 SF
THIRD FLOOR	3,082 SF	3,082 SF

PARAPET: 20' X 4' X 20'

FIRE SEPARATION DISTANCE: NO LIMIT

ALLOWABLE AREA: NO LIMIT

(NOTE: THE REST OF THE EXTERIOR FACADE LINES TO THE CLOSEST PROPERTY LINE ARE MORE THAN 30'-0")

**FLOOR AREA RATIO (F.A.R.)/ HEIGHT LIMIT - PLANNING AND ZONING**

**3 STORY MEDICAL OFFICE BUILDING**

FLOOR	EXISTING	PROPOSED
FIRST FLOOR	26,320 SF	26,320 SF
SECOND FLOOR	24,099 SF	24,099 SF
THIRD FLOOR	24,010 SF	24,010 SF
PROPOSED TOTAL (WITHOUT BASEMENT)	74,429 SF	74,429 SF
FLOOR AREA RATIO	0.927	0.927

FLOOR AREA ALLOWED PER USE PERMIT 1939- 75,751 SF (0.536 F.A.R.) AND 3,800 (UTILITY ROOM BASEMENT)

**PARKING STRUCTURE FLOOR AREA**

FLOOR	EXISTING	PROPOSED
FIRST FLOOR	34,207 SF	34,207 SF
SECOND FLOOR	34,945 SF	34,945 SF
THIRD FLOOR	15,222 SF	15,222 SF
TOTAL	84,374 SF	84,374 SF

BUILDING HEIGHT (EXISTING): 38 FEET (PER USE PERMIT 1939)  
BUILDING HEIGHT (PROPOSED): 42 FEET - MAIN PARAPET  
45 FEET - AT NEW ATRIUM ENTRANCE

PARKING STRUCTURE HEIGHT: 22'-4" - PARAPET AT THE TIER 3 SECOND LEVEL  
29' AT TOP OF PV

ALLOWED HEIGHT LIMIT: 32 FEET FOR FLAT ROOF PARAPET  
50 FEET (FLAT ROOF PARAPET) WITH APPROVAL OF REQUESTED SITE DEVELOPMENT REVIEW

**CONDITION OF APPROVAL - UP 1939**

TO: Planning Commission - 10.

limit in this area and that the action of the Commission is based solely on the merits of this particular request.

11. The approval of Use Permit No. 1939 will not, under the circumstances of this case be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing and working in the neighborhood or be detrimental or injurious to property or improvements in the neighborhood or the general welfare of the City.

**Conditions:**

- That development shall be in substantial conformance with the approved plot plan, floor plans, elevations, and sections.
- The project shall be designed to conform to Title 24, Paragraph 6, Division T-20, Chapter 2, Subchapter 4 of the California Administrative Code.
- Should any resources be uncovered during construction, that a qualified archaeologist or paleontologist evaluate the site prior to completion of construction activities, and in accordance with City Policies K-6 and K-7.
- The final design of the project shall be limited in accordance with the Newport Beach Municipal Code and that all reasonable steps be taken to avoid generation of loud, excessive and repetitive noise.
- That construction activities on site shall be limited in accordance with the Newport Beach Municipal Code and that all reasonable steps be taken to avoid generation of loud, excessive and repetitive noise.
- A landscape and irrigation plan for all common areas shall be prepared by a licensed landscape architect and shall be subject to the review of the Parks, Beaches and Recreation Department. Said plan shall include a maintenance program which controls the use of fertilizers and pesticides.
- The landscape plan shall place heavy emphasis on the use of drought-resistant vegetation.
- The development on the site shall be in accordance with the approved conditions of the Traffic Study.
- The following disclosure statement of the City of Newport Beach's policy regarding the Orange County Airport should

TO: Planning Commission - 11.

be included in all leases or sub-leases for space in the project and shall be included in any Covenants, Conditions and Restrictions which may be recorded against the property.

**Disclosure Statement**

The Lessee herein, his heirs, successors and assigns acknowledge that:

- The Orange County Airport may not be able to provide adequate air service for business establishments which rely on such service.
- When an alternate air facility is available, a complete phase out of jet service may occur at the Orange County Airport.
- The City of Newport Beach may continue to oppose additional commercial air service expansions at the Orange County Airport.
- Lessee, his heirs, successors and assigns will not actively oppose any action taken by the City of Newport Beach to phase out or limit jet air service at the Orange County Airport.

- The development on the site shall be in accordance with state and local regulations on interior noise levels.
- The applicants shall provide for weekly vacuum sweeping of all paved parking areas and drives.
- The exterior lighting shall be designed and certified by an electrical engineer to eliminate glare and light spillage on adjacent residential areas.
- Lighted project signs shall be limited to the side(s) of the project facing Irvine Avenue.
- That all the conditions of Resubdivision No. 633 be fulfilled.
- That an easement be dedicated to the public for pedestrian purposes along the abandoned Acacia Avenue right-of-way at a location and width acceptable to the Public Works Department, and that a sidewalk with a minimum width of 4 feet along Acacia Avenue (abandoned) and an 8 foot sidewalk along Irvine Avenue be constructed. The limits of this sidewalk shall provide a pedestrian way from the intersection of Orchard Avenue and Acacia Avenue to the northwesterly corner of the parcel along Irvine Avenue.

TO: Planning Commission - 12.

16. That an agreement for ingress, egress and parking be provided between property owners along the abandoned Acacia Avenue right-of-way. The agreement shall be to the satisfaction of the Public Works Department and shall be recorded with the County Recorder.



**CITY OF NEWPORT BEACH**  
FIRE DEPARTMENT  
Fire Prevention Division  
100 Civic Center Drive | P.O. Box 1769 | Newport Beach, CA 92658-8915  
[www.newportbeachca.gov/949-644-3106](http://www.newportbeachca.gov/949-644-3106)

Project Review  
Conditions for Approval

DATE: 8/28/2024  
PROJECT LOCATION: 3300 Irvine Avenue.  
PA: PA2024-0070\_2

**Conditions:**

**Fire Protection Systems:**

- Any modifications to the fire sprinkler system will require a permit through the Newport Beach Fire Department.
- New parking structure shall require an automatic fire sprinkler system in compliance with NFPA 13.
- New exterior canopy shall require fire sprinklers to be added in compliance with NFPA 13.
- Occupancies with atriums connecting more than 2 stories shall have a fire alarm system installed with smoke detection in locations required by a rational analysis.
- A smoke control system shall be installed for the atrium.
- Analysis of the current hydrant system shall be provided. Hydrants shall be required to be installed in compliance with chapter 5 and appendix B of the California Fire Code.

**Building Features:**

- Atrium shall comply with Chapter 4 of the California Building Code.
- Exterior wall coverings shall comply with Chapter 14 of the California Building Code.
- Fire lane widths shall comply with NBD Guideline C.01.
- Fire lanes shall be identified in accordance with NBD Guideline C.02.
- Parking structure and structure shall have an Emergency Responder Communication Coverage installed and permitted through NBD and Orange County Sheriffs Communications.
- Address on exterior of the building shall comply with NBMC 9.04.170.
- New elevator shall comply with CBC section 3002.4a.
- Elevators used as part of the accessible means of egress shall be provided with standby power.
- Solar array shall comply with Chapter 12 of the CFC.

10. Egress for the structure and the atrium shall comply with chapters 4 and 10 of the CBC/CFC.  
11. A fire master plan shall be submitted as a part of the architectural package.  
12. A construction plan shall be submitted to identify fire department access. All weather access shall be provided during construction. Construction cannot begin until fire department access is approved by NBFD.



**3300 IRVINE AVE MOB RENOVATION**  
3300 IRVINE AVE  
NEWPORT BEACH, CA 92660

**CODE REVIEW AND CONDITION OF APPROVAL**

SCHEME NO.:  
DATE: 03.29.2024  
SCALE:  
JOB NO.: 24-070

**A1**



**PLAN NOTES**

1. ALL NEW MECHANICAL EQUIPMENT (GENERATOR PAD) WILL BE SCREENED FROM VIEW PER NBMC 20.30.20 BUFFERING AND SCREENING PROJECT TO BE COMPLIANT WITH SECTION 10.26.025 EXTERIOR NOISE STANDARDS.
- 2.

**PROJECT DATA**

PARCEL NO.: 436-362-02  
 SITE AREA: 141,173 SF  
 ZONING: OG (OFFICE GENERAL)  
 TYPE OF CONSTRUCTION: II - B

**3 STORY MEDICAL OFFICE BUILDING:**

BUILDING AREA	EXISTING	PROPOSED (GROSS)
FULLY SPRINKLED:	YES	
BASEMENT	3,800 SF	3,800 SF
FIRST FLOOR	25,341 SF	26,320 SF
SECOND FLOOR	25,205 SF	24,099 SF
THIRD FLOOR	25,205 SF	24,010 SF
TOTAL GROSS	79,551 SF	78,229 SF

**PARKING REQUIRED**

MEDICAL	78,229 @ (1:200)	392 STALLS
TOTAL		392 STALLS

**PARKING PROVIDED**

STANDARD	279 STALLS (172 IN PS)
ACCESSIBLE	13 STALLS (4 VAN ACCESSIBLE)
EV ACCESSIBLE	2 STALLS (1 VAN ACCESSIBLE)
EV	39 STALLS (22 IN PS)
TOTAL	333 STALLS (131 ON SITE 202 IN PS)

**LANDSCAPE**

SEE LANDSCAPE SHEET L-1

**SITE PLAN LEGEND**

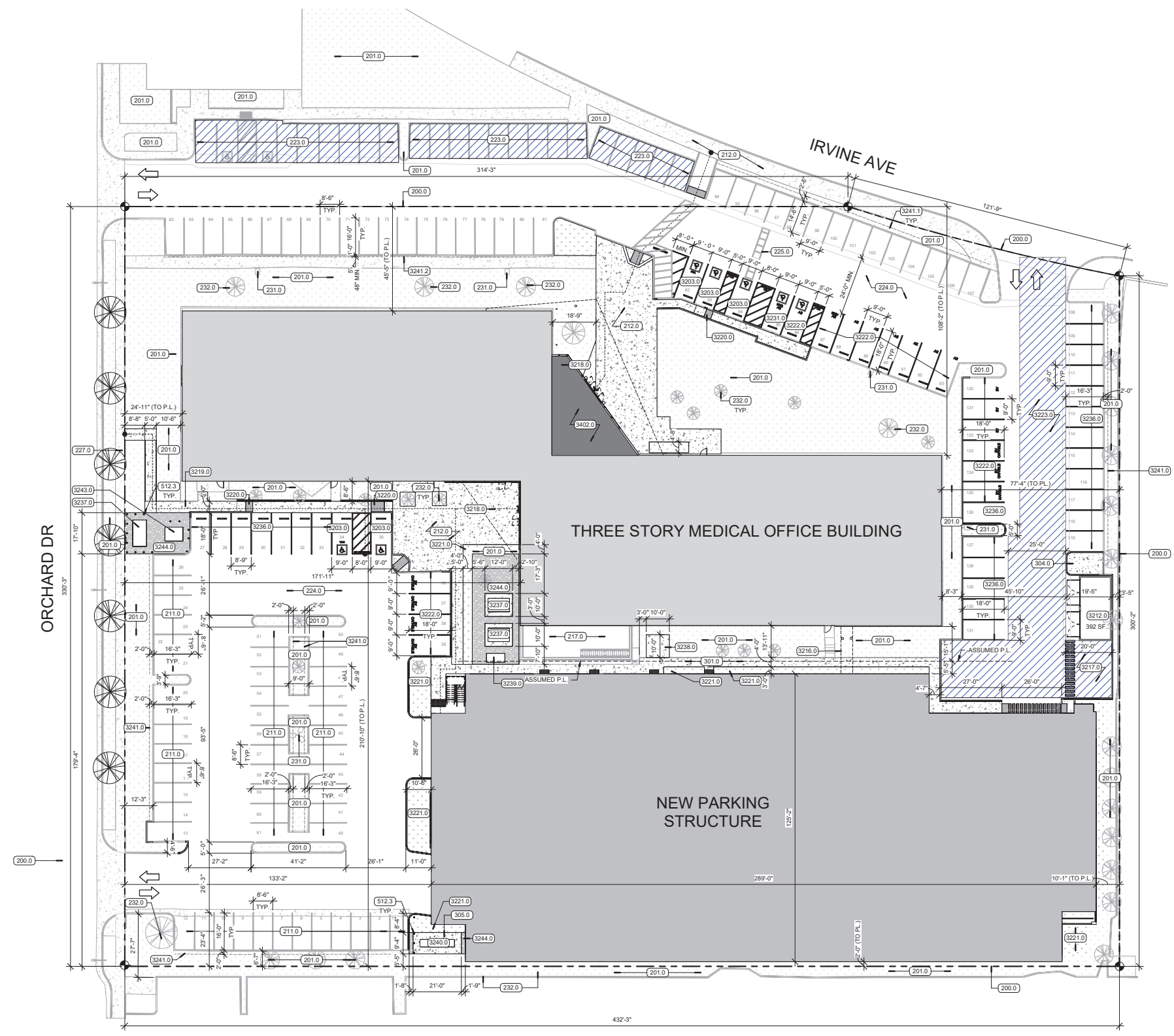
SYMBOL DEFINES THE ACCESSIBLE PATH OF TRAVEL - ALL SIDEWALKS SHALL BE A MINIMUM OF 48" IN WIDTH WITH A 5% MAX. DIRECTIONAL SLOPE WITH A 2% MAX. CROSS SLOPE. WHEN THE PATH OF TRAVEL CROSSES VEHICULAR TRAFFIC WAY, THE SURFACE SHALL BE PAINTED WITH "PARCO" TRAFFIC LINE PAINT "WHITE" # 8552. THE STRIPPING SHALL BE 4" IN WIDTH. PROVIDE A DETECTABLE WARNING STRIP WHICH IS 36" DEEP AND THE WIDTH OF THE WALKWAY WHEN CROSSING A VEHICULAR DRIVE.

**KEYNOTES - OLD**

- 200.0 PROPERTY LINE
- 201.0 EXISTING LANDSCAPE TO REMAIN
- 211.0 EXISTING PARKING STALLS TO REMAIN
- 212.0 EXISTING CONCRETE WALK TO REMAIN
- 217.0 EXISTING MECHANICAL BASEMENT TO REMAIN
- 223.0 AIA BUILDING (1881 ORCHARD DR) EXISTING PARKING TO REMAIN
- 224.0 EXISTING AC PAVING TO REMAIN
- 225.0 EXISTING SPEED BUMP
- 227.0 EXISTING CITY SIDE WALK
- 231.0 EXISTING LIGHT POLE TO REMAIN
- 232.0 EXISTING TREE TO REMAIN

**KEYNOTES - NEW**

- 301.0 NEW CONCRETE SIDEWALK
- 304.0 NEW CONCRETE ISLAND
- 305.0 NEW CONCRETE PAD
- 512.3 6" DIA. x 48" A.F.F. CONCRETE FILLED GALVANIZED STEEL PIPE BOLLARD - ROUND TOP - PAINT
- 3203.0 NEW ACCESSIBLE PARKING STALLS
- 3206.0 NEW BRIDGE TO SECOND LEVEL OF NEW PARKING STRUCTURE
- 3212.0 NEW TRASH ENCLOSURE TO BE COMPLIED WITH NBMC 20.30.120 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE
- 3216.0 DASHED LINE INDICATES NEW BRIDGE TO SECOND LEVEL OF NEW PARKING STRUCTURE
- 3217.0 VEHICULAR PAVERS FOR FIRE TRUCK TURNAROUND
- 3218.0 DASHED LINE INDICATES CANOPY ABOVE
- 3219.0 NEW ACCESSIBLE PATH OF TRAVEL TO PUBLIC RIGHT OF WAY. SEE CIVIL DRAWINGS
- 3220.0 NEW 3 FEET TRUNCATED DOMES - SEE CIVIL DRAWINGS
- 3221.0 NEW LANDSCAPE. REFER LANDSCAPE DRAWING
- 3222.0 NEW EV PARKING STALLS
- 3223.0 HATCH PATTERN AREA SHOWS THE FIRE APPARATUS ACCESS ROUTE PER CITY OF NEWPORT BEACH FIRE DEPARTMENT REQUIREMENT (HAMMER HEAD TURN)
- 3231.0 NEW ACCESSIBLE EV VAN PARKING
- 3236.0 NEW REGULAR PARKING STALLS
- 3237.0 PROPOSED PME ON 5'x10'-6" CONCRETE PAD
- 3238.0 PROPOSED CONCRETE PAD FOR FUTURE GENERATOR
- 3239.0 PROPOSED SWITCHGEAR
- 3240.0 PROPOSED GENERATOR
- 3241.0 DASHED LINE REPRESENT 2 FEET OVERHANG ON THE LANDSCAPE AREA
- 3241.1 DASHED LINE REPRESENT 2 FEET 6 INCHES OVERHANG ON THE LANDSCAPE AREA
- 3241.2 DASHED LINE REPRESENT 1 FOOT OVERHANG ON THE CONCRETE SIDEWALK
- 3243.0 PROPOSED CAPACITOR ON 7'x8' CONCRETE PAD
- 3244.0 NEW GRAVEL AREA
- 3402.0 PROPOSED 3 STORES ATRIUM



**A PROPOSED SITE PLAN**  
 SCALE: 1" = 20'-0"



**3300 IRVINE AVE  
 MOB RENOVATION**  
 3300 IRVINE AVE  
 NEWPORT BEACH, CA 92660

**PROPOSED SITE PLAN**

SCHEME NO.:	
DATE:	03.29.2024
SCALE:	As Indicated
JOB NO.:	24-070

A2

TWINSTEPS ARCHITECTURE  
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### LIFE SAFETY OCCUPANT LOAD ANALYSIS

OCCUPANCY CLASSIFICATION: B  
(PER CHAP. 3)

OCCUPANCY SEPARATION: NO SEPARATION  
(MIXED USE PER 508) (PER 404.8, THE ENCLOSURE OF ATRIUM SHALL BE SEPARATED FROM ADJACENT SPACES BY A 1-HOUR FIRE BARRIER CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OR A HORIZONTAL ASSEMBLY CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH.)

BUILDING AREA: 78,229 SF

FIRE PROTECTION: AUTOMATIC SPRINKLER

OCCUPANT LOAD:

FIRST FLOOR:	BUSINESS = 26,320 SF / 150	176 OCC.
SECOND FLOOR:	BUSINESS = 24,099 SF / 150	161 OCC.
THIRD FLOOR:	BUSINESS = 24,010 SF / 150	160 OCC.

PER TABLE 1006.2.1 (MAXIMUM COMMON PATH OF TRAVEL DISTANCE):  
BUSINESS: REQUIRED: 100 FEET  
PROVIDED: REFER PATH OF TRAVEL CHART

PER TABLE 1017.2 (MAXIMUM TRAVEL DISTANCE):  
BUSINESS: ALLOWED: 300 FEET  
PROVIDED: REFER PATH OF TRAVEL CHART

PER TABLE 1006.3.2 (NUMBER OF EXITS PER STORY):

FLOOR 01:	REQUIRED: 2 PROVIDED: 9
FLOOR 02:	REQUIRED: 2 PROVIDED: 4
FLOOR 03:	REQUIRED: 2 PROVIDED: 3

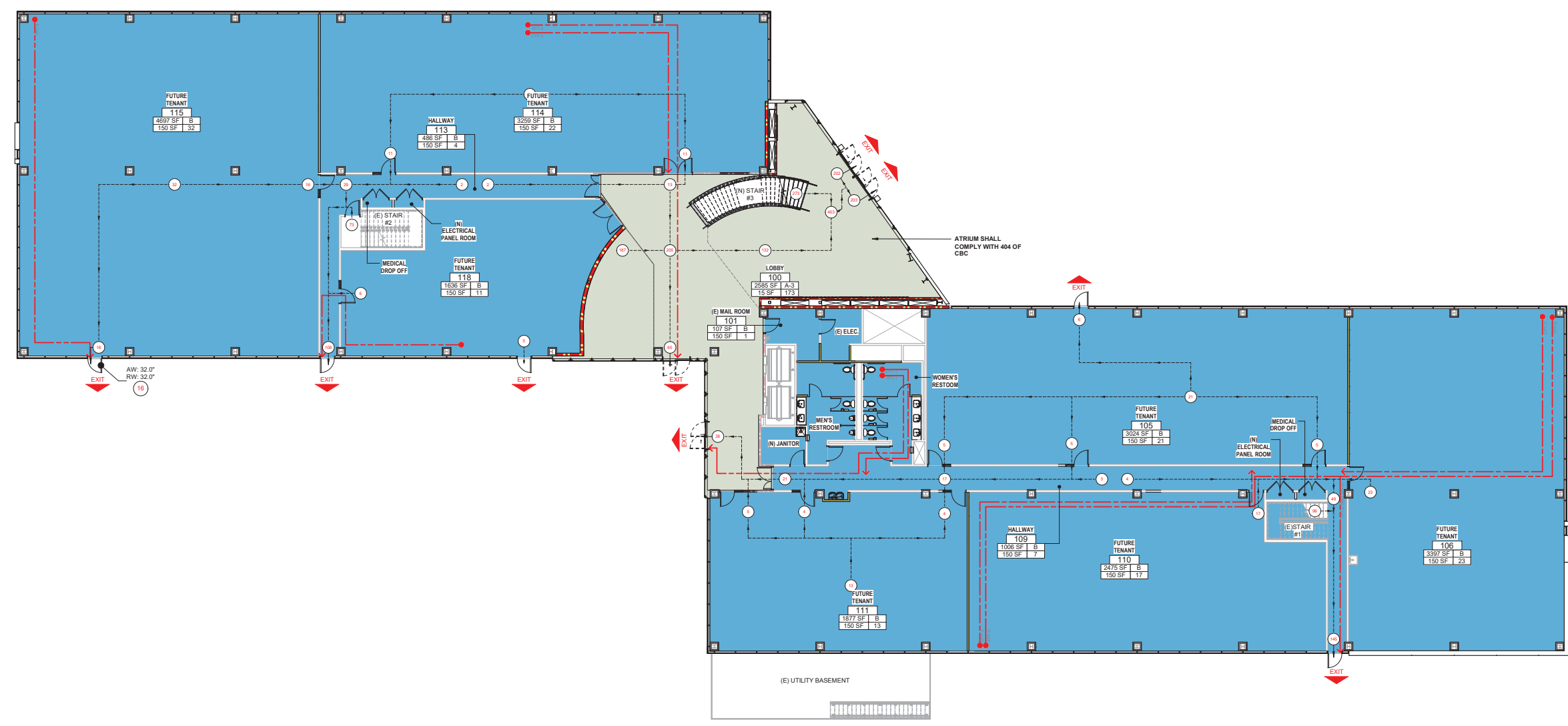
PER TABLE 1020.2 (CORRIDOR FIRE RESISTANCE RATING): 0 - NOT REQUIRED

PER TABLE 1020.2 (MINIMUM CORRIDOR WIDTH): 44" - OCCUPANT LOAD MORE THAN 50

PER 1020.4 (MAXIMUM DEAD END CORRIDOR LENGTH): NOT MORE THAN 50'

PER 1005.3.1 (MINIMUM STAIRWAY WIDTH WITH SPRINKLER):

STAIR #1:	43' / 0.2 = 215 OCC. LOAD
STAIR #2:	43' / 0.2 = 215 OCC. LOAD
STAIR #3:	72' / 0.2 = 360 OCC. LOAD

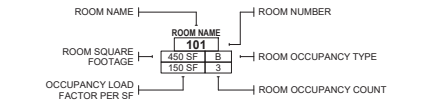


NOTE: INTERIOR EXIT ACCESS STAIR SHALL COMPLY WITH 1019 OF CBC 2022

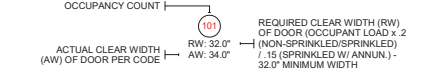
### LIFE SAFETY PLAN LEGEND

- EXISTING RATED WALL
- NEW RATED WALL - 1 HR RATED
- EXIT SIGN W/ DIRECTION ARROW (AS REQ'D)
- BUILDING EXIT
- EGRESS PATH - COMMON PATH OF TRAVEL
- EGRESS PATH - TOTAL TRAVEL DISTANCE

### ROOM OCCUPANCY TAG NOMENCLATURE



### DOOR EGRESS TAG NOMENCLATURE



### OCCUPANCY TAG NOMENCLATURE



### LIFE SAFETY OCCUPANCY TYPE LEGEND



### LIFE SAFETY OCCUPANT LOAD...

OCCUPANCY TYPE	ROOM NUMBER	NAME	AREA	LOAD FACTOR	OCCUPANT LOAD
B	208	HALLWAY	1060 SF	150 SF	8
B	213	(N) JANITOR	84 SF	0 SF	
B	201	(E) ELEC.	52 SF	0 SF	

OCCUPANCY TYPE	ROOM NUMBER	NAME	AREA	LOAD FACTOR	OCCUPANT LOAD
A-3	300	THIRD FLOOR - COMMON AREA	1082 SF	15 SF	73

OCCUPANCY TYPE	ROOM NUMBER	NAME	AREA	LOAD FACTOR	OCCUPANT LOAD
B	312	FUTURE TENANT	3180 SF	150 SF	22
B	316	FUTURE TENANT	2372 SF	150 SF	16
B	303	WOMEN'S RESTROOM	239 SF	0 SF	
B	302	MEN'S RESTROOM	231 SF	0 SF	
B	301	(E) SPRINKLER ROOM	213 SF	0 SF	
B	320	FUTURE TENANT	1748 SF	150 SF	12
B	307	FUTURE TENANT	2555 SF	150 SF	18
B	311	FUTURE TENANT	2971 SF	150 SF	20
B	306	FUTURE TENANT	1649 SF	150 SF	11
B	305	(E) BOILER ROOM	264 SF	0 SF	
B	304	(E) COOLING TOWER	435 SF	0 SF	
B	315	FUTURE TENANT	3224 SF	150 SF	22
B	317	FUTURE TENANT	2202 SF	150 SF	15
B	308	MEDICAL DROP OFF	14 SF	0 SF	
B	309	(N) ELECTRICAL PANEL ROOM	13 SF	0 SF	
B	319	(N) ELECTRICAL PANEL ROOM	14 SF	0 SF	
B	318	MEDICAL DROP OFF	14 SF	0 SF	
B	314	HALLWAY	766 SF	150 SF	6
B	313	(N) JANITOR	85 SF	150 SF	4

### LIFE SAFETY OCCUPANT LOAD...

OCCUPANCY TYPE	ROOM NUMBER	NAME	AREA	LOAD FACTOR	OCCUPANT LOAD
A-3	100	LOBBY	2585 SF	15 SF	173

OCCUPANCY TYPE	ROOM NUMBER	NAME	AREA	LOAD FACTOR	OCCUPANT LOAD
B	110	FUTURE TENANT	2475 SF	150 SF	17
B	118	FUTURE TENANT	1636 SF	150 SF	11
B	104	WOMEN'S RESTROOM	238 SF	0 SF	
B	103	MEN'S RESTROOM	231 SF	0 SF	
B	102	(E) ELEC.	93 SF	0 SF	
B	101	(E) MAIL ROOM	107 SF	150 SF	1
B	115	FUTURE TENANT	4697 SF	150 SF	32
B	107	MEDICAL DROP OFF	13 SF	0 SF	
B	108	(N) ELECTRICAL PANEL ROOM	13 SF	0 SF	
B	117	(N) ELECTRICAL PANEL ROOM	14 SF	0 SF	
B	116	MEDICAL DROP OFF	14 SF	0 SF	
B	113	HALLWAY	486 SF	150 SF	4
B	106	FUTURE TENANT	3397 SF	150 SF	23
B	105	FUTURE TENANT	3024 SF	150 SF	21
B	111	FUTURE TENANT	1877 SF	150 SF	13
B	109	HALLWAY	1006 SF	150 SF	7
B	114	FUTURE TENANT	3289 SF	150 SF	22
B	112	(N) JANITOR	83 SF	0 SF	

OCCUPANCY TYPE	ROOM NUMBER	NAME	AREA	LOAD FACTOR	OCCUPANT LOAD
A-3	200	SECOND FLOOR - COMMON AREA	1105 SF	15 SF	74

OCCUPANCY TYPE	ROOM NUMBER	NAME	AREA	LOAD FACTOR	OCCUPANT LOAD
B	204	WOMEN'S RESTROOM	238 SF	0 SF	
B	203	MEN'S RESTROOM	231 SF	0 SF	
B	202	(E) SPRINKLER ROOM	161 SF	0 SF	
B	206	FUTURE TENANT	1789 SF	150 SF	12
B	211	FUTURE TENANT	2152 SF	150 SF	15
B	216	FUTURE TENANT	2158 SF	150 SF	15
B	220	FUTURE TENANT	2264 SF	150 SF	16
B	217	FUTURE TENANT	3673 SF	150 SF	25
B	215	FUTURE TENANT	1594 SF	150 SF	11
B	205	FUTURE TENANT	1543 SF	150 SF	11
B	212	FUTURE TENANT	2409 SF	150 SF	17
B	207	FUTURE TENANT	2760 SF	150 SF	19
B	209	MEDICAL DROP OFF	14 SF	0 SF	
B	210	(N) ELECTRICAL PANEL ROOM	13 SF	0 SF	
B	219	(N) ELECTRICAL PANEL ROOM	14 SF	0 SF	
B	218	MEDICAL DROP OFF	14 SF	0 SF	
B	214	HALLWAY	398 SF	150 SF	3

### PATH OF TRAVEL - FIRST FLOOR

DESCRIPTION	TRAVEL DISTANCE
COMMON PATH OF TRAVEL	
CPT #1.1	37' - 1"
CPT #1.2	95' - 4"
CPT #1.3	76' - 0"
CPT #1.4	59' - 10"
TOTAL PATH OF TRAVEL	
TPT #1.1	72' - 5"
TPT #1.2	149' - 2"
TPT #1.3	116' - 9"
TPT #1.4	83' - 11"
TPT #1.5	102' - 10"

### B1 PROPOSED LIFE AND SAFETY PLAN - FIRST FLOOR

SCALE: 1" = 10'-0"



### PLUMBING FIXTURE REQUIREMENTS

OCCUPANCY TYPE	NUMBER OF OCCUPANTS	MEN (50% OCCUPANTS)				WOMEN (50% OCCUPANTS)				DRINKING FOUNTAINS REQUIRED	DRINKING FOUNTAINS PROVIDED	SERVICE SINKS REQUIRED	SERVICE SINKS PROVIDED	
		WATER CLOSETS REQUIRED	WATER CLOSETS PROVIDED	URINALS REQUIRED	URINALS PROVIDED	LAVATORIES REQUIRED	LAVATORIES PROVIDED	WATER CLOSETS REQUIRED	LAVATORIES REQUIRED					LAVATORIES PROVIDED
FIRST FLOOR BUSINESS (B)	25,779 / 200 = 129 / 2 = 64.5 - 65	2	2	1	2	1	2	4	4	2	3	1	1	1
SECOND FLOOR BUSINESS (B)	23,823 / 200 = 120 / 2 = 60	2	2	1	2	1	2	4	4	2	3	1	1	1
THIRD FLOOR BUSINESS (B)	23,874 / 200 = 120 / 2 = 60	2	2	1	2	1	2	4	4	2	3	1	1	1

BUSINESS (B): TABLE 422.1 MINIMUM PLUMBING FACILITIES		WATER CLOSET		URINAL		LAVATORY		BATHTUBS OR SHOWER		DRINKING FOUNTAIN		SERVICE SINK	
MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	1 PER 150	1 PER 150	1 SERVICE SINK OR LAUNDRY TRAY	
1: 1-50	1: 1-15	1: 1-100	1: 1-75	1: 1-50	1: 1-50								
2: 51-100	2: 16-30	2: 101-200	2: 76-150	2: 51-100	2: 51-100								
3: 101-200	3: 31-50	3: 201-400	3: 151-200	3: 101-150	3: 101-150								
4: 201-400	4: 51-100	4: 401-600	4: 201-300	4: 151-200	4: 151-200								
	8: 101-200		5: 301-400	5: 201-300	5: 201-300								
	11: 201-400		6: 301-400	6: 301-400	6: 301-400								

OVER 400, ADD 1 FIXTURE FOR EACH ADDITIONAL 500 MALES AND 1 FIXTURE FOR EACH ADDITIONAL 150 FEMALES	OVER 600, ADD 1 FIXTURE FOR EACH ADDITIONAL 300 MALES	OVER 400, ADD 1 FIXTURE FOR EACH ADDITIONAL 200 MALES AND 1 FIXTURE FOR EACH ADDITIONAL 200 FEMALES	OVER 750, ADD 1 FIXTURE FOR EACH ADDITIONAL 500 PERSONS

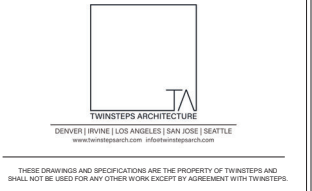


3300 IRVINE AVE  
MOB RENOVATION  
3300 IRVINE AVE  
NEWPORT BEACH, CA 92660

### PROPOSED LIFE AND SAFETY PLAN - FIRST FLOOR

SCHEME NO.:	
DATE:	03.29.2024
SCALE:	1" = 10'-0"
JOB NO.:	24-070

# A3



**LIFE SAFETY OCCUPANT LOAD ANALYSIS**

OCCUPANCY CLASSIFICATION: B  
(PER CHAP. 3)

OCCUPANCY SEPARATION: NO SEPARATION (PER 404.8, THE ENCLOSURE OF ATRIM SHALL BE SEPARATED FROM ADJACENT SPACES BY A 1-HOUR FIRE BARRIER CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OR A HORIZONTAL ASSEMBLY CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH.)

BUILDING AREA: 78,229 SF

FIRE PROTECTION: AUTOMATIC SPRINKLER

OCCUPANT LOAD:

FIRST FLOOR: BUSINESS = 26,320 SF / 150 176 OCC.

SECOND FLOOR: BUSINESS = 24,099 SF / 150 161 OCC.

THIRD FLOOR: BUSINESS = 24,010 SF / 150 160 OCC.

PER TABLE 1006.2.1 (MAXIMUM COMMON PATH OF TRAVEL DISTANCE):  
BUSINESS: REQUIRED: 100 FEET PROVIDED: REFER PATH OF TRAVEL CHART

PER TABLE 1017.2 (MAXIMUM TRAVEL DISTANCE):  
BUSINESS: ALLOWED: 300 FEET PROVIDED: REFER PATH OF TRAVEL CHART

PER TABLE 1006.3.2 (NUMBER OF EXITS PER STORY):

FLOOR 01: REQUIRED: 2 PROVIDED: 9

FLOOR 02: REQUIRED: 2 PROVIDED: 4

FLOOR 03: REQUIRED: 2 PROVIDED: 3

PER TABLE 1020.2 (CORRIDOR FIRE-RESISTANCE RATING): 0 - NOT REQUIRED

PER TABLE 1020.2 (MINIMUM CORRIDOR WIDTH): 44" - OCCUPANT LOAD MORE THAN 50

PER 1020.4 (MAXIMUM DEAD END CORRIDOR LENGTH): NOT MORE THAN 50'

PER 1005.3.1 (MINIMUM STAIRWAY WIDTH WITH SPRINKLED):

STAR #1: 43' / 0.2 = 215 OCC. LOAD

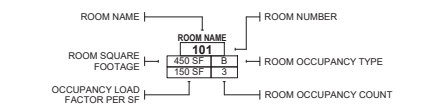
STAR #2: 43' / 0.2 = 215 OCC. LOAD

STAR #3: 72' / 0.2 = 360 OCC. LOAD

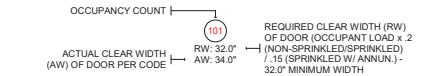
**LIFE SAFETY PLAN LEGEND**

- EXISTING RATED WALL
- NEW RATED WALL - 1 HR RATED
- EXIT SIGN W/ DIRECTION ARROW (AS REQ'D)
- BUILDING EXIT
- EGRESS PATH - COMMON PATH OF TRAVEL
- EGRESS PATH - TOTAL TRAVEL DISTANCE

**ROOM OCCUPANCY TAG NOMENCLATURE**



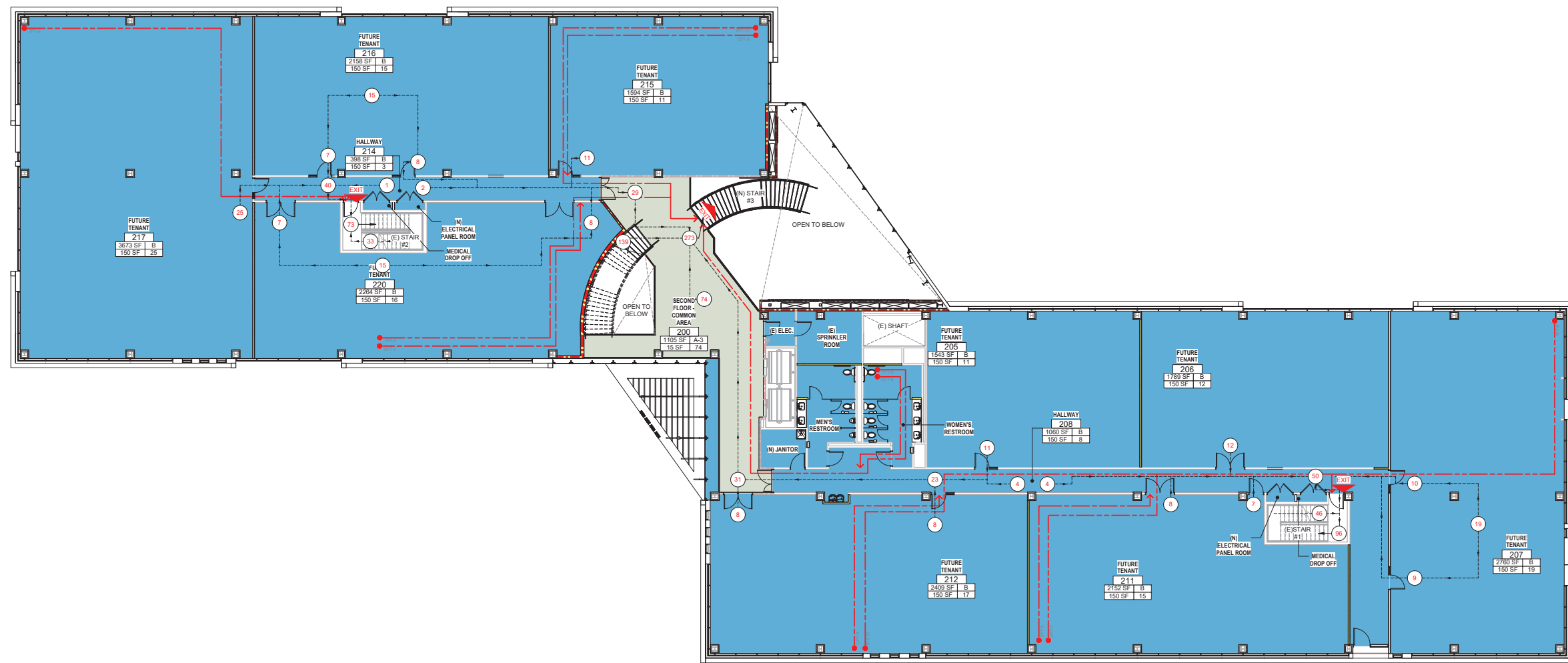
**DOOR EGRESS TAG NOMENCLATURE**



**OCCUPANCY TAG NOMENCLATURE**



**LIFE SAFETY OCCUPANCY TYPE LEGEND**



NOTE: INTERIOR EXIT ACCESS STAIR SHALL COMPLY WITH 1019 OF CBC 2022

**B1 PROPOSED LIFE AND SAFETY PLAN - SECOND FLOOR**

SCALE: 1" = 10'-0"



**PLUMBING FIXTURE REQUIREMENTS**

OCCUPANCY TYPE	NUMBER OF OCCUPANTS	MEN (50% OCCUPANTS)				WOMEN (50% OCCUPANTS)				DRINKING FOUNTAINS REQUIRED	DRINKING FOUNTAINS PROVIDED	SERVICE SINKS REQUIRED	SERVICE SINKS PROVIDED
		WATER CLOSETS REQUIRED	WATER CLOSETS PROVIDED	URINALS REQUIRED	URINALS PROVIDED	LAVATORIES REQUIRED	LAVATORIES PROVIDED	WATER CLOSETS REQUIRED	LAVATORIES REQUIRED				
FIRST FLOOR													
BUSINESS (B)	25,779 / 200 = 129 / 2 = 64.5 = 65	2	2	1	2	1	2	4	4	2	3	1	1
SECOND FLOOR													
BUSINESS (B)	23,823 / 200 = 120 / 2 = 60	2	2	1	2	1	2	4	4	2	3	1	1
THIRD FLOOR													
BUSINESS (B)	23,874 / 200 = 120 / 2 = 60	2	2	1	2	1	2	4	4	2	3	1	1

BUSINESS (B): TABLE 422.1 MINIMUM PLUMBING FACILITIES						
WATER CLOSET		URINAL	LAVATORY		BATHTUBS OR SHOWER	DRINKING FOUNTAIN
MALE	FEMALE	MALE	MALE	FEMALE		1 PER 150
1: 1-50	1: 1-15	1: 1-100	1: 1-75	1: 1-50		1 SERVICE SINK OR LAUNDRY TRAY
2: 51-100	2: 16-30	2: 101-200	2: 76-150	2: 51-100		
3: 101-200	3: 31-50	3: 201-400	3: 151-200	3: 101-150		
4: 201-400	4: 51-100	4: 401-600	4: 201-300	4: 151-200		
8: 101-200	8: 101-200	5: 301-400	5: 201-300	5: 201-300		
11: 201-400	11: 201-400	6: 301-400	6: 301-400	6: 301-400		
OVER 400, ADD 1 FIXTURE FOR EACH ADDITIONAL 500 MALES AND 1 FIXTURE FOR EACH ADDITIONAL 150 FEMALES	OVER 600, ADD 1 FIXTURE FOR EACH ADDITIONAL 300 MALES	OVER 400, ADD 1 FIXTURE FOR EACH ADDITIONAL 200 MALES AND 1 FIXTURE FOR EACH ADDITIONAL 200 FEMALES			OVER 750, ADD 1 FIXTURE FOR EACH ADDITIONAL 500 PERSONS	

**PATH OF TRAVEL - SECOND FLOOR**

DESCRIPTION	TRAVEL DISTANCE
COMMON PATH OF TRAVEL	
CPT #5	54' - 11"
CPT #6	33' - 0"
CPT #7	73' - 5"
CPT #8	70' - 1"
CPT #9	50' - 5"
TOTAL PATH OF TRAVEL	
TPT #6	84' - 3"
TPT #7	99' - 8"
TPT #8	117' - 8"
TPT #9	105' - 4"
TPT #10	102' - 3"
TPT #11	110' - 1"
TPT #12	140' - 7"

**LIFE SAFETY OCCUPANT LOAD...**

OCCUPANCY TYPE	ROOM NUMBER	NAME	AREA	LOAD FACTOR	OCCUPANT LOAD
B	214	HALLWAY	398 SF	150 SF	3
B	208	HALLWAY	1060 SF	150 SF	8
B	213	(N) JANITOR	84 SF	0 SF	
B	201	(E) ELEC.	52 SF	0 SF	
THIRD FLOOR					
A-3	300	THIRD FLOOR - COMMON AREA	1082 SF	15 SF	73
B	312	FUTURE TENANT	3180 SF	150 SF	22
B	306	FUTURE TENANT	1649 SF	150 SF	11
B	316	FUTURE TENANT	2372 SF	150 SF	16
B	303	WOMEN'S RESTROOM	239 SF	0 SF	
B	302	MEN'S RESTROOM	231 SF	0 SF	
B	301	(E) SPRINKLER ROOM	213 SF	0 SF	
B	320	FUTURE TENANT	1748 SF	150 SF	12
B	307	FUTURE TENANT	2555 SF	150 SF	18
B	311	FUTURE TENANT	2971 SF	150 SF	20
B	308	FUTURE TENANT	1649 SF	150 SF	11
B	305	(E) BOILER ROOM	254 SF	0 SF	
B	304	(E) COOLING TOWER	455 SF	0 SF	
B	315	FUTURE TENANT	3224 SF	150 SF	22
B	317	FUTURE TENANT	2262 SF	150 SF	15
B	309	MEDICAL DROP OFF	14 SF	0 SF	
B	309	(N) ELECTRICAL PANEL ROOM	13 SF	0 SF	
B	319	(N) ELECTRICAL PANEL ROOM	14 SF	0 SF	
B	318	MEDICAL DROP OFF	14 SF	0 SF	
B	310	HALLWAY	765 SF	150 SF	6
B	314	HALLWAY	533 SF	150 SF	4
B	313	(N) JANITOR	85 SF	0 SF	

**LIFE SAFETY OCCUPANT LOAD...**

OCCUPANCY TYPE	ROOM NUMBER	NAME	AREA	LOAD FACTOR	OCCUPANT LOAD
SECOND FLOOR					
A-3	200	SECOND FLOOR - COMMON AREA	1105 SF	15 SF	74
B	204	WOMEN'S RESTROOM	238 SF	0 SF	
B	203	MEN'S RESTROOM	231 SF	0 SF	
B	202	(E) SPRINKLER ROOM	161 SF	0 SF	
B	206	FUTURE TENANT	1789 SF	150 SF	12
B	211	FUTURE TENANT	2152 SF	150 SF	15
B	216	FUTURE TENANT	2158 SF	150 SF	15
B	220	FUTURE TENANT	2264 SF	150 SF	16
B	217	FUTURE TENANT	3673 SF	150 SF	25
B	215	FUTURE TENANT	1594 SF	150 SF	11
B	205	FUTURE TENANT	1543 SF	150 SF	11
B	212	FUTURE TENANT	2469 SF	150 SF	17
B	207	FUTURE TENANT	2760 SF	150 SF	19
B	209	MEDICAL DROP OFF	14 SF	0 SF	
B	210	(N) ELECTRICAL PANEL ROOM	13 SF	0 SF	
B	219	(N) ELECTRICAL PANEL ROOM	14 SF	0 SF	
B	218	MEDICAL DROP OFF	14 SF	0 SF	



**3300 IRVINE AVE MOB RENOVATION**  
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**PROPOSED LIFE AND SAFETY PLAN - SECOND FLOOR**

SCHEME NO.:	
DATE:	03.29.2024
SCALE:	1" = 10'-0"
JOB NO.:	24-070

**A4**



**LIFE SAFETY OCCUPANT LOAD ANALYSIS**

OCCUPANCY CLASSIFICATION: B  
(PER CHAP. 3)

OCCUPANCY SEPARATION: NO SEPARATION  
(MIXED USE PER 508) (PER 404.6, THE ENCLOSURE OF ATRIUM SHALL BE SEPARATED FROM ADJACENT SPACES BY A 1-HOUR FIRE BARRIER CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OR A HORIZONTAL ASSEMBLY CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH.)

BUILDING AREA: 78,229 SF

FIRE PROTECTION: AUTOMATIC SPRINKLER

OCCUPANT LOAD:

FIRST FLOOR:	BUSINESS = 26,320 SF / 150	176 OCC.
SECOND FLOOR:	BUSINESS = 24,099 SF / 150	161 OCC.
THIRD FLOOR:	BUSINESS = 24,010 SF / 150	160 OCC.

PER TABLE 1006.2.1 (MAXIMUM COMMON PATH OF TRAVEL DISTANCE):  
BUSINESS: REQUIRED: 100 FEET  
PROVIDED: REFER PATH OF TRAVEL CHART

PER TABLE 1017.2 (MAXIMUM TRAVEL DISTANCE):  
BUSINESS: ALLOWED: 300 FEET  
PROVIDED: REFER PATH OF TRAVEL CHART

PER TABLE 1006.3.2 (NUMBER OF EXITS PER STORY):

FLOOR 01:	REQUIRED: 2 PROVIDED: 9
FLOOR 02:	REQUIRED: 2 PROVIDED: 4
FLOOR 03:	REQUIRED: 2 PROVIDED: 3

PER TABLE 1020.2: (CORRIDOR FIRE RESISTANCE RATING)  
0 - NOT REQUIRED

PER TABLE 1002.2: (MINIMUM CORRIDOR WIDTH)  
44" - OCCUPANT LOAD MORE THAN 50

PER 1020.4: (MAXIMUM DEAD END CORRIDOR LENGTH)  
NOT MORE THAN 50'

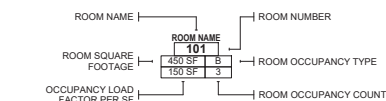
PER 1005.3.1: (MINIMUM STAIRWAY WIDTH WITH SPRINKLED)

STAIR #1:	43' / 0.2 = 215 OCC. LOAD
STAIR #2:	43' / 0.2 = 215 OCC. LOAD
STAIR #3:	72' / 0.2 = 360 OCC. LOAD

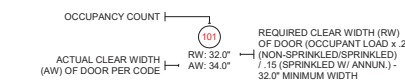
**LIFE SAFETY PLAN LEGEND**

- EXISTING RATED WALL
- NEW RATED WALL - 1 HR RATED
- EXIT SIGN W/ DIRECTION ARROW (AS REQ'D)
- BUILDING EXIT
- EGRESS PATH - COMMON PATH OF TRAVEL
- EGRESS PATH - TOTAL TRAVEL DISTANCE

**ROOM OCCUPANCY TAG NOMENCLATURE**



**DOOR EGRESS TAG NOMENCLATURE**

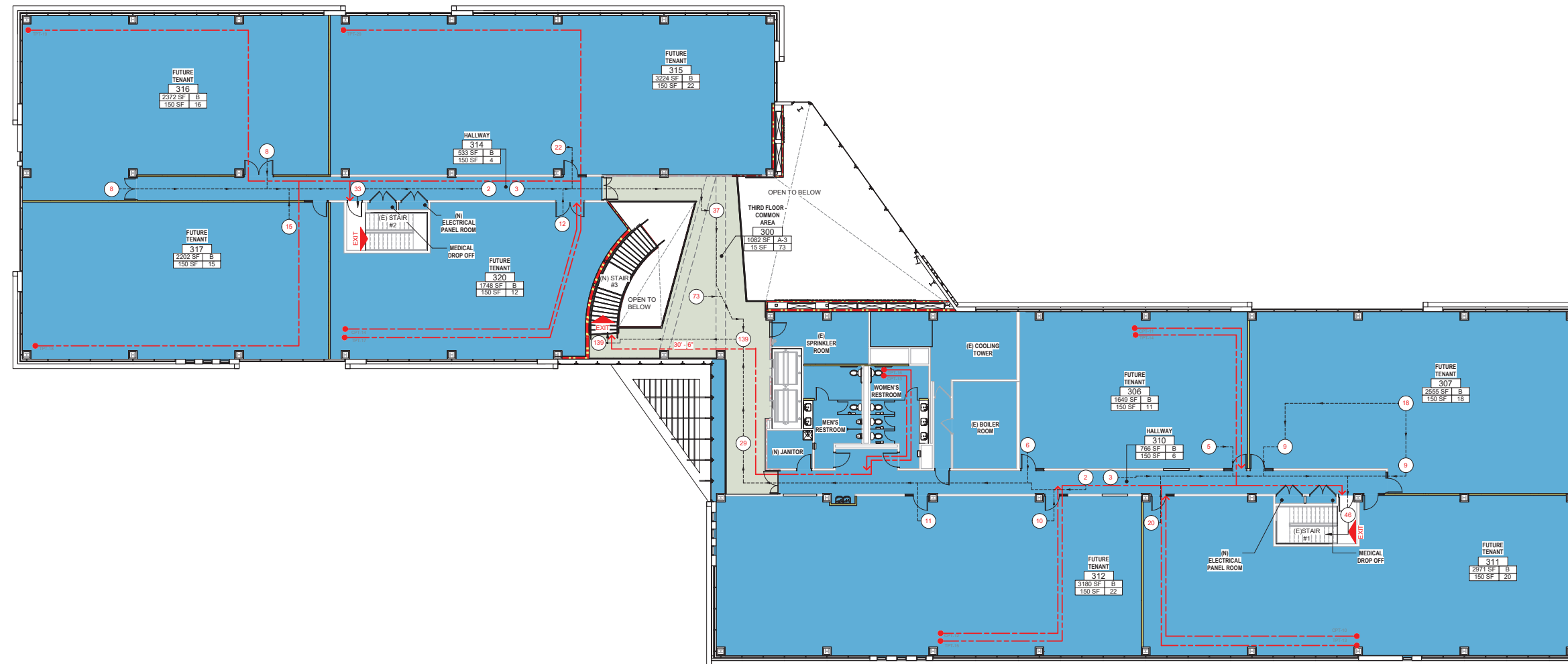


**OCCUPANCY TAG NOMENCLATURE**



**LIFE SAFETY OCCUPANCY TYPE LEGEND**

- A-3
- B



NOTE: INTERIOR EXIT ACCESS STAIR SHALL COMPLY WITH 1019 OF CBC 2022

**B1 PROPOSED LIFE AND SAFETY PLAN - THIRD FLOOR**

SCALE: 1" = 10'-0"



**PLUMBING FIXTURE REQUIREMENTS**

OCCUPANCY TYPE	NUMBER OF OCCUPANTS	MEN (50% OCCUPANTS)				WOMEN (50% OCCUPANTS)				DRINKING FOUNTAINS REQUIRED	DRINKING FOUNTAINS PROVIDED	SERVICE SINKS REQUIRED	SERVICE SINKS PROVIDED		
		WATER CLOSETS REQUIRED	WATER CLOSETS PROVIDED	URINALS REQUIRED	URINALS PROVIDED	LAVATORIES REQUIRED	LAVATORIES PROVIDED	WATER CLOSETS REQUIRED	WATER CLOSETS PROVIDED					LAVATORIES REQUIRED	LAVATORIES PROVIDED
FIRST FLOOR [BUSINESS (B)]	25,779 / 200 = 129 / 2 = 64.5 - 65	2	2	1	2	1	2	4	4	2	3	1	1	1	1
SECOND FLOOR [BUSINESS (B)]	23,823 / 200 = 120 / 2 = 60	2	2	1	2	1	2	4	4	2	3	1	1	1	1
THIRD FLOOR [BUSINESS (B)]	23,874 / 200 = 120 / 2 = 60	2	2	1	2	1	2	4	4	2	3	1	1	1	1

**BUSINESS (B):**  
TABLE 422.1  
MINIMUM  
PLUMBING  
FACILITIES

WATER CLOSET		URNAL		LAVATORY		BATHTUBS OR SHOWER	DRINKING FOUNTAIN	SERVICE SINK
MALE	FEMALE	MALE	FEMALE	MALE	FEMALE			
1: 1-50	1: 1-15	1: 1-100	1: 1-75	1: 1-50	1: 1-50	-	1 PER 150	1 SERVICE SINK OR LAUNDRY TRAY
2: 51-100	2: 16-30	2: 101-200	2: 76-150	2: 51-100	2: 51-100			
3: 101-200	3: 31-50	3: 201-400	3: 151-200	3: 101-150	3: 101-150	-	1 PER 150	1 SERVICE SINK OR LAUNDRY TRAY
4: 201-400	4: 51-100	4: 401-600	4: 201-300	4: 151-200	4: 151-200			
8: 101-200	8: 101-200	8: 101-200	8: 101-200	8: 101-200	8: 101-200	-	1 PER 150	1 SERVICE SINK OR LAUNDRY TRAY
11: 201-400	11: 201-400	11: 201-400	11: 201-400	11: 201-400	11: 201-400			

OVER 400, ADD 1 FIXTURE FOR EACH ADDITIONAL 500 MALES AND 1 FIXTURE FOR EACH ADDITIONAL 150 FEMALES

OVER 600, ADD 1 FIXTURE FOR EACH ADDITIONAL 300 MALES

OVER 400, ADD 1 FIXTURE FOR EACH ADDITIONAL 250 MALES AND 1 FIXTURE FOR EACH ADDITIONAL 200 FEMALES

OVER 750, ADD 1 FIXTURE FOR EACH ADDITIONAL 500 PERSONS

**PATH OF TRAVEL - THIRD FLOOR**

DESCRIPTION	TRAVEL DISTANCE
COMMON PATH OF TRAVEL	
CPT #10	70' - 4"
CPT #11	52' - 5"
CPT #12	56' - 2"
CPT #13	33' - 5"
CPT #14	70' - 10"
TOTAL PATH OF TRAVEL	
TPT #15	115' - 8"
TPT #16	77' - 9"
TPT #17	94' - 4"
TPT #18	121' - 0"
TPT #19	130' - 11"
TPT #20	105' - 11"
TPT #21	104' - 6"
TPT #22	135' - 6"

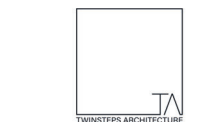
**LIFE SAFETY OCCUPANT LOAD...**

OCCUPANCY TYPE	ROOM NUMBER	NAME	AREA	LOAD FACTOR	OCCUPANT LOAD
THIRD FLOOR	A-3	300	THIRD FLOOR - COMMON AREA	1082 SF	15 SF 73
B	312	FUTURE TENANT	3180 SF	150 SF	22
B	316	FUTURE TENANT	2372 SF	150 SF	16
B	303	WOMEN'S RESTROOM	239 SF	0 SF	
B	302	MEN'S RESTROOM	231 SF	0 SF	
B	301	(E) SPRINKLER ROOM	213 SF	0 SF	
B	320	FUTURE TENANT	1748 SF	150 SF	12
B	307	FUTURE TENANT	2555 SF	150 SF	18
B	311	FUTURE TENANT	2971 SF	150 SF	20
B	306	FUTURE TENANT	1849 SF	150 SF	11
B	305	(E) BOILER ROOM	264 SF	0 SF	
B	304	(E) COOLING TOWER	455 SF	0 SF	
B	315	FUTURE TENANT	3224 SF	150 SF	22
B	317	FUTURE TENANT	2202 SF	150 SF	15
B	308	MEDICAL DROP OFF	14 SF	0 SF	
B	309	(N) ELECTRICAL PANEL ROOM	13 SF	0 SF	
B	319	(N) ELECTRICAL PANEL ROOM	14 SF	0 SF	
B	318	MEDICAL DROP OFF	14 SF	0 SF	
B	310	HALLWAY	766 SF	150 SF	6
B	314	HALLWAY	533 SF	150 SF	4
B	313	(N) JANITOR	85 SF		

**PROPOSED LIFE AND SAFETY PLAN - THIRD FLOOR**

SCHEME NO.:  
DATE: 03.29.2024  
SCALE: 1" = 10'-0"  
JOB NO.: 24-070

**A5**

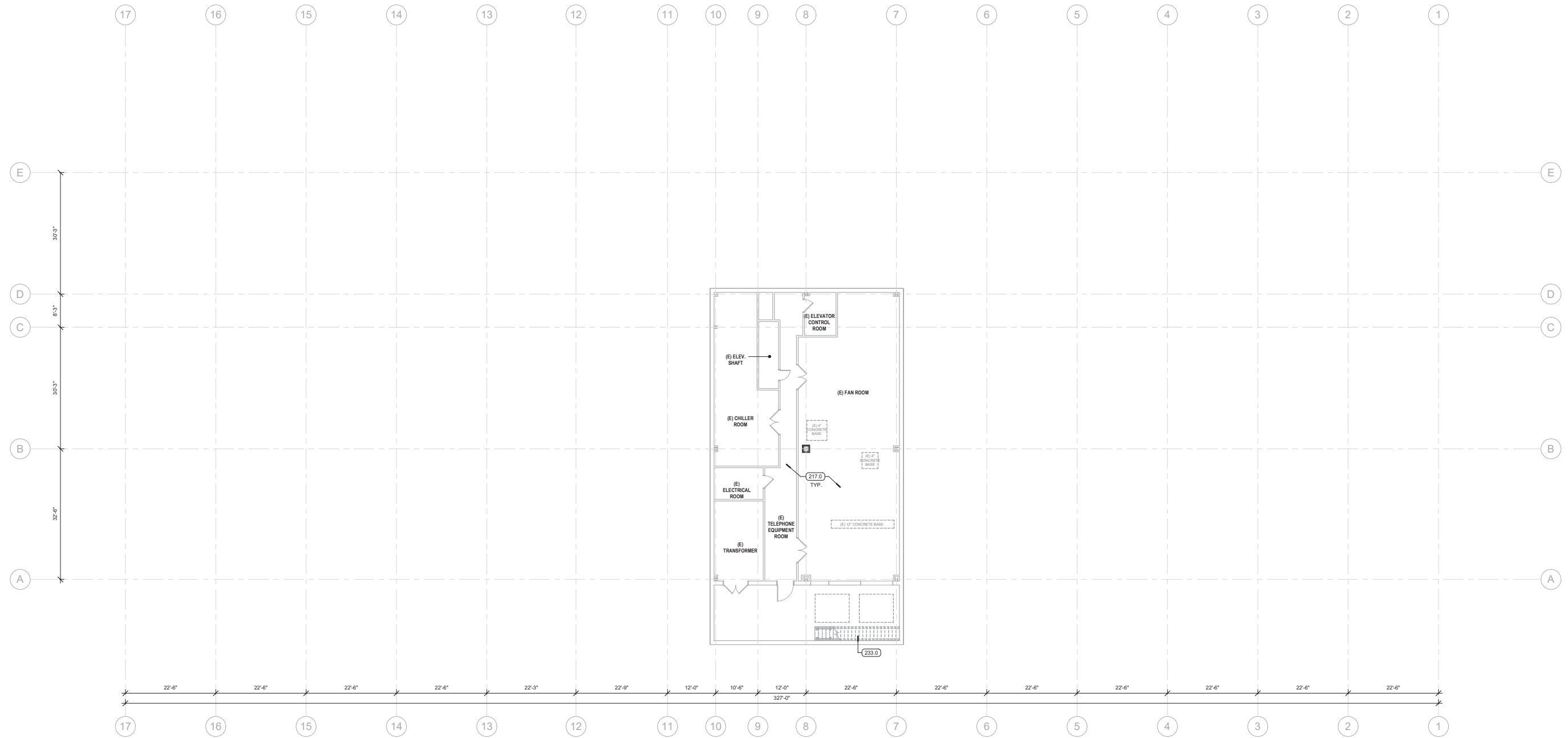


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**A FLOOR PLAN - BASEMENT (FOR REFERENCE ONLY)**  
 SCALE: 1" = 10'-0"



**KEYNOTES - OLD**

- 217.0 EXISTING MECHANICAL BASEMENT TO REMAIN
- 233.0 EXISTING STAIR CASE TO GET TO THE BASEMENT



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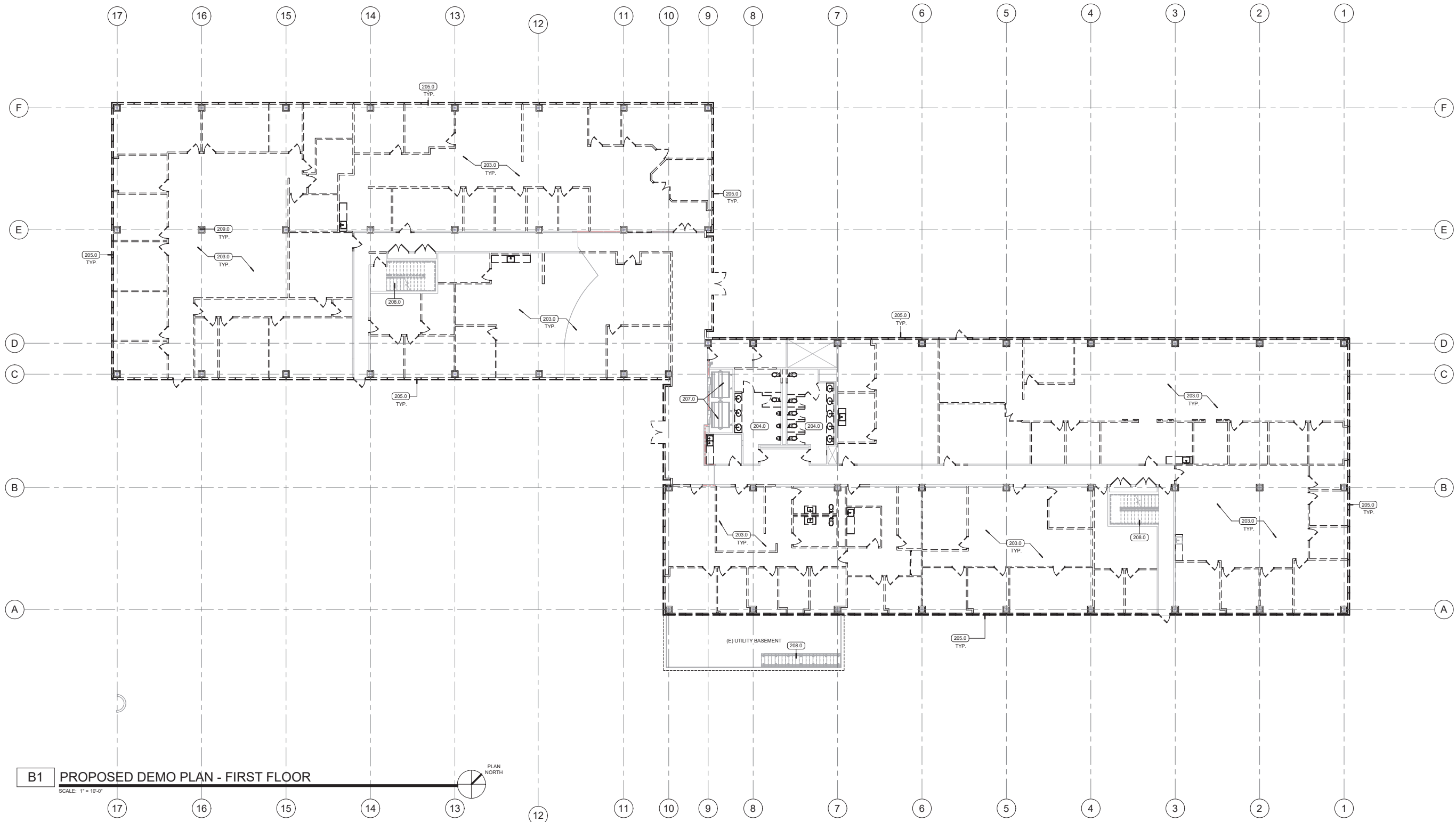
**EXISTING FLOOR PLAN - BASEMENT**

SCHEME NO.:	
DATE:	03.29.2024
SCALE:	1" = 10'-0"
JOB NO.:	24-070

**A6**



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**B1** PROPOSED DEMO PLAN - FIRST FLOOR

SCALE: 1" = 10'-0"

PLAN NORTH

**KEYNOTES - OLD**

- 203.0 REMOVE EXISTING NON BEARING INTERIOR WALLS, FLOORING, CEILING, ELECTRICAL AND PLUMBING EQUIPMENTS IN THE ENTIRETY-CUT BACK TO SOURCE ALL PLUMBING AND ELECTRICAL
- 204.0 EXISTING RESTROOMS TO BE MODIFIED TO MEET CURRENT ACCESSIBILITY CODES
- 205.0 EXISTING EXTERIOR CURTAIN WALL (SINGLE GLAZED) TO BE REPLACED WITH NEW INSULATED DOUBLE GLAZED SYSTEM
- 207.0 GC TO RENOVATE CABIN FINISHES PER MANUFACTURER STANDARD FINISH AND REPLACE THE DOOR TO THE CENTER OPENING
- 208.0 EXISTING ENCLOSED STAIR TO REMAIN. PROTECT IN PLACE DURING CONSTRUCTION. PATCH AND REPAIR TO LOOK LIKE NEW IF REQUIRED
- 209.0 EXISTING COLUMN TO REMAIN



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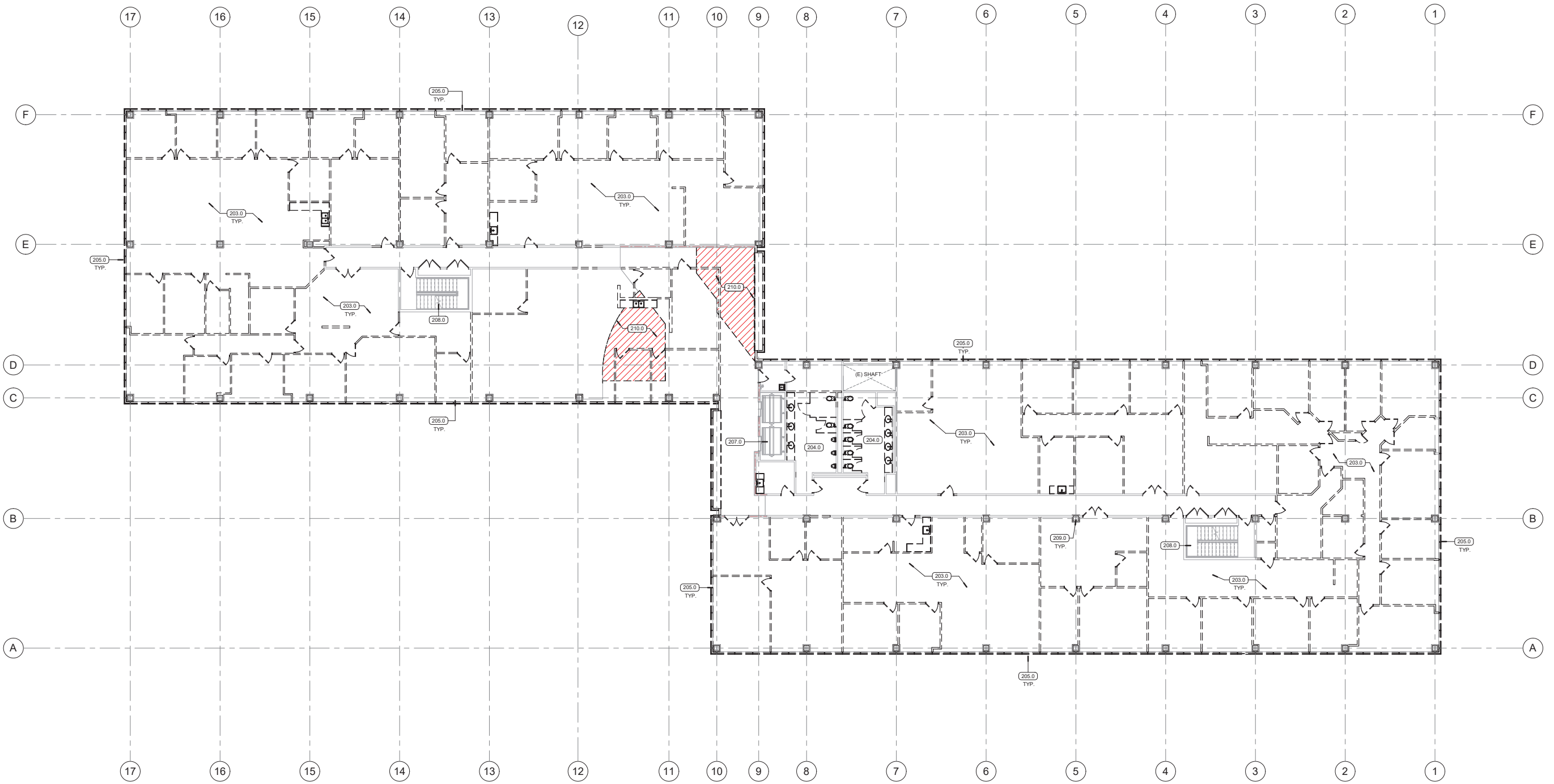
**EXISTING FLOOR PLAN - FIRST FLOOR**

SCHEME NO.:	
DATE:	03.29.2024
SCALE:	1" = 10'-0"
JOB NO.:	24-070

**A7**



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**B1** PROPOSED DEMO PLAN - SECOND FLOOR  
 SCALE: 1" = 10'-0"



**KEYNOTES - OLD**

- 203.0 REMOVE EXISTING NON BEARING INTERIOR WALLS, FLOORING, CEILING, ELECTRICAL AND PLUMBING EQUIPMENTS IN THE ENTIRETY-CUT BACK TO SOURCE ALL PLUMBING AND ELECTRICAL
- 204.0 EXISTING RESTROOMS TO BE MODIFIED TO MEET CURRENT ACCESSIBILITY CODES
- 205.0 EXISTING EXTERIOR CURTAIN WALL (SINGLE GLAZED) TO BE REPLACED WITH NEW INSULATED DOUBLE GLAZED SYSTEM
- 207.0 GO TO RENOVATE CABIN FINISHES PER MANUFACTURER STANDARD FINISH AND REPLACE THE DOOR TO THE CENTER OPENING
- 208.0 EXISTING ENCLOSED STAIR TO REMAIN, PROTECT IN PLACE DURING CONSTRUCTION. PATCH AND REPAIR TO LOOK LIKE NEW IF REQUIRED
- 209.0 EXISTING COLUMNS TO REMAIN
- 210.0 PORTION OF THE EXISTING FLOOR SLAB TO BE REMOVED



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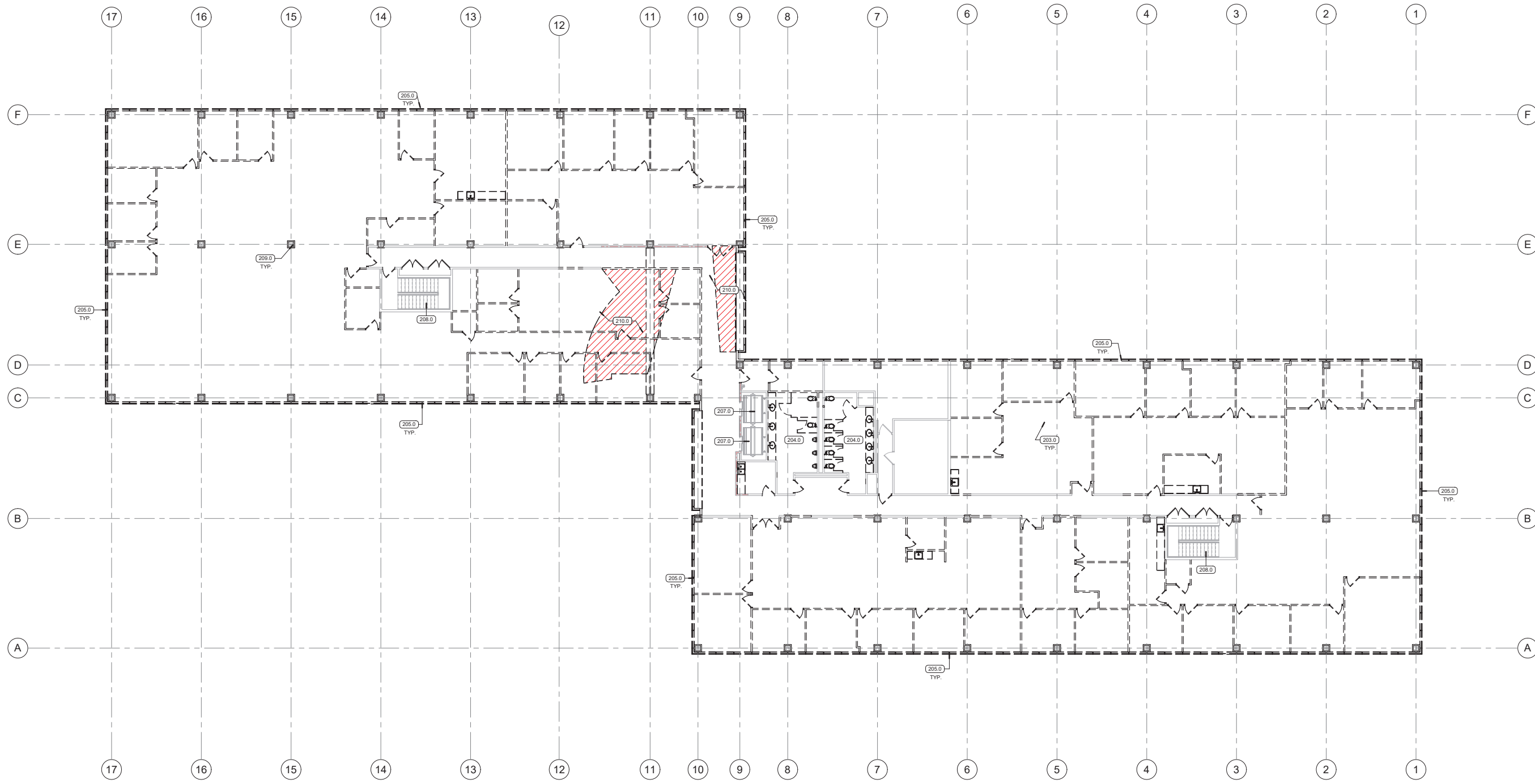
**EXISTING FLOOR PLAN - SECOND FLOOR**

SCHEME NO.:	
DATE:	03.29.2024
SCALE:	1" = 10'-0"
JOB NO.:	24-070

**A8**



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**B1** PROPOSED DEMO PLAN - THIRD FLOOR  
 SCALE: 1" = 10'-0"  
 PLAN NORTH

**KEYNOTES**

- 203.0 REMOVE EXISTING NON BEARING INTERIOR WALLS, FLOORING, CEILING, ELECTRICAL AND PLUMBING EQUIPMENTS IN THE ENTRY; CUT BACK TO SOURCE ALL PLUMBING AND ELECTRICAL
- 204.0 EXISTING RESTROOMS TO BE MODIFIED TO MEET CURRENT ACCESSIBILITY CODES
- 205.0 EXISTING EXTERIOR CURTAIN WALL (SINGLE GLAZED) TO BE REPLACED WITH NEW INSULATED DOUBLE GLAZED SYSTEM
- 206.0 GC TO RENOVATE CABIN FINISHES PER MANUFACTURER STANDARD FINISH AND REPLACE THE DOOR TO THE CENTER OPENING
- 207.0 EXISTING ENCLOSED STAIR TO REMAIN, PROTECT IN PLACE DURING CONSTRUCTION, PATCH AND REPAIR TO LOOK LIKE NEW IF REQUIRED
- 208.0 EXISTING COLUMN TO REMAIN
- 209.0 PORTION OF THE EXISTING FLOOR SLAB TO BE REMOVED



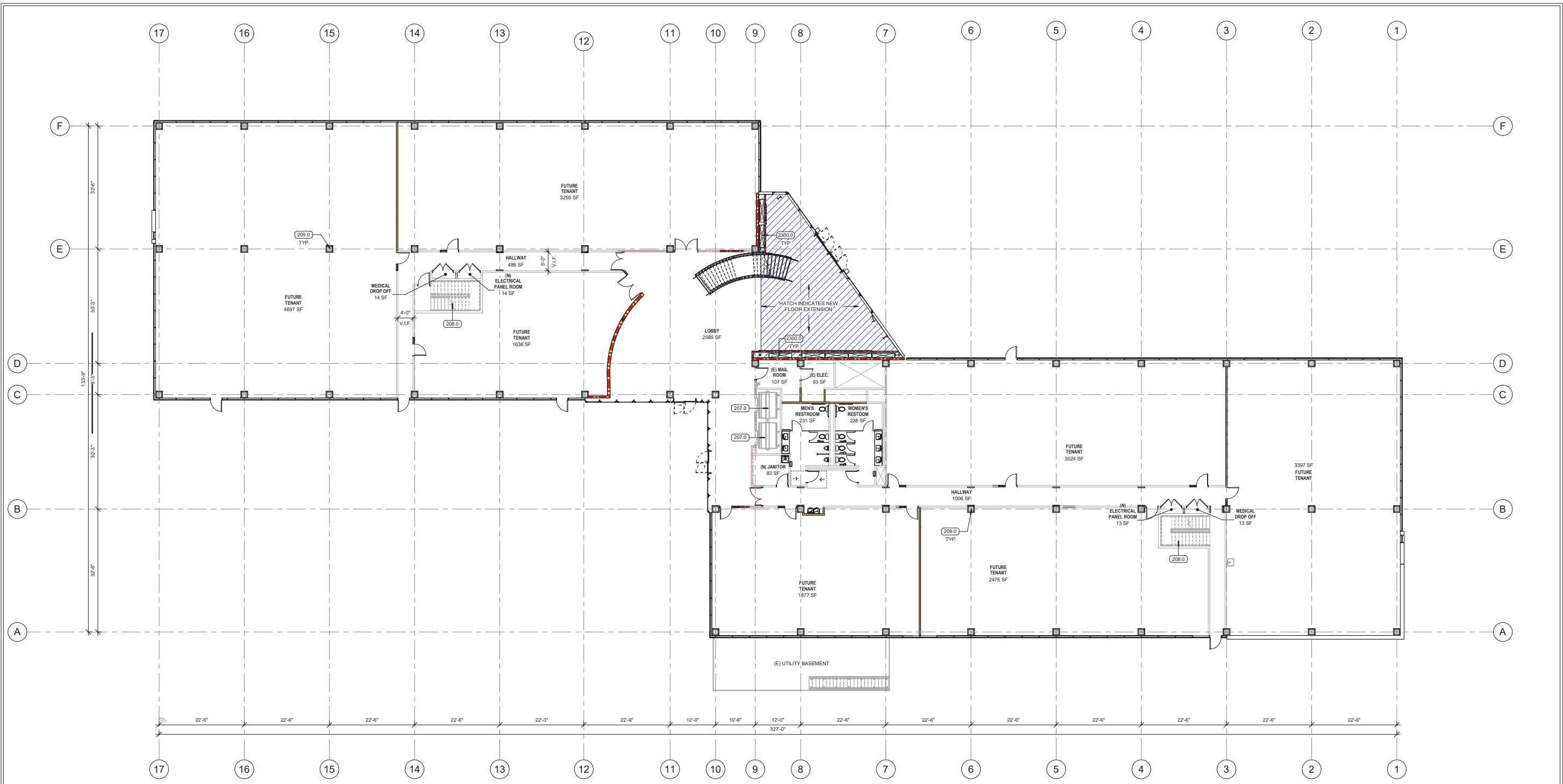
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**EXISTING FLOOR PLAN - THIRD FLOOR**

SCHEME NO.:	
DATE:	03.29.2024
SCALE:	1" = 10'-0"
JOB NO.:	24-070

**A9**





**A PROPOSED PLAN - FIRST FLOOR**  
 SCALE: 1" = 10'-0"  
 PLAN NORTH

PROJECT DATA		KEYNOTES - OLD	
PARCEL NO.:	439-362-02	207.0	GC TO RENOVATE CABIN FINISHES PER MANUFACTURER STANDARD FINISH AND REPLACE THE DOOR TO THE CENTER OPENING
SITE AREA:	141,173 SF	208.0	EXISTING ENCLOSED STAIR TO REMAIN, PROTECT IN PLACE DURING CONSTRUCTION. PATCH AND REPAIR TO LOOK LIKE NEW IF REQUIRED
ZONING:	OG (OFFICE GENERAL)	209.0	EXISTING COLUMN TO REMAIN
TYPE OF CONSTRUCTION:	II - B		
<b>3 STORY MEDICAL OFFICE BUILDING:</b>			
FULLY SPRINKLED:	YES		
<b>BUILDING AREA</b>	<b>EXISTING</b>	<b>PROPOSED (GROSS)</b>	
BASEMENT	3,800 SF	3,800 SF	
FIRST FLOOR	25,341 SF	26,320 SF	
SECOND FLOOR	25,205 SF	24,099 SF	
THIRD FLOOR	25,205 SF	24,010 SF	
TOTAL GROSS	79,551 SF	78,229 SF	



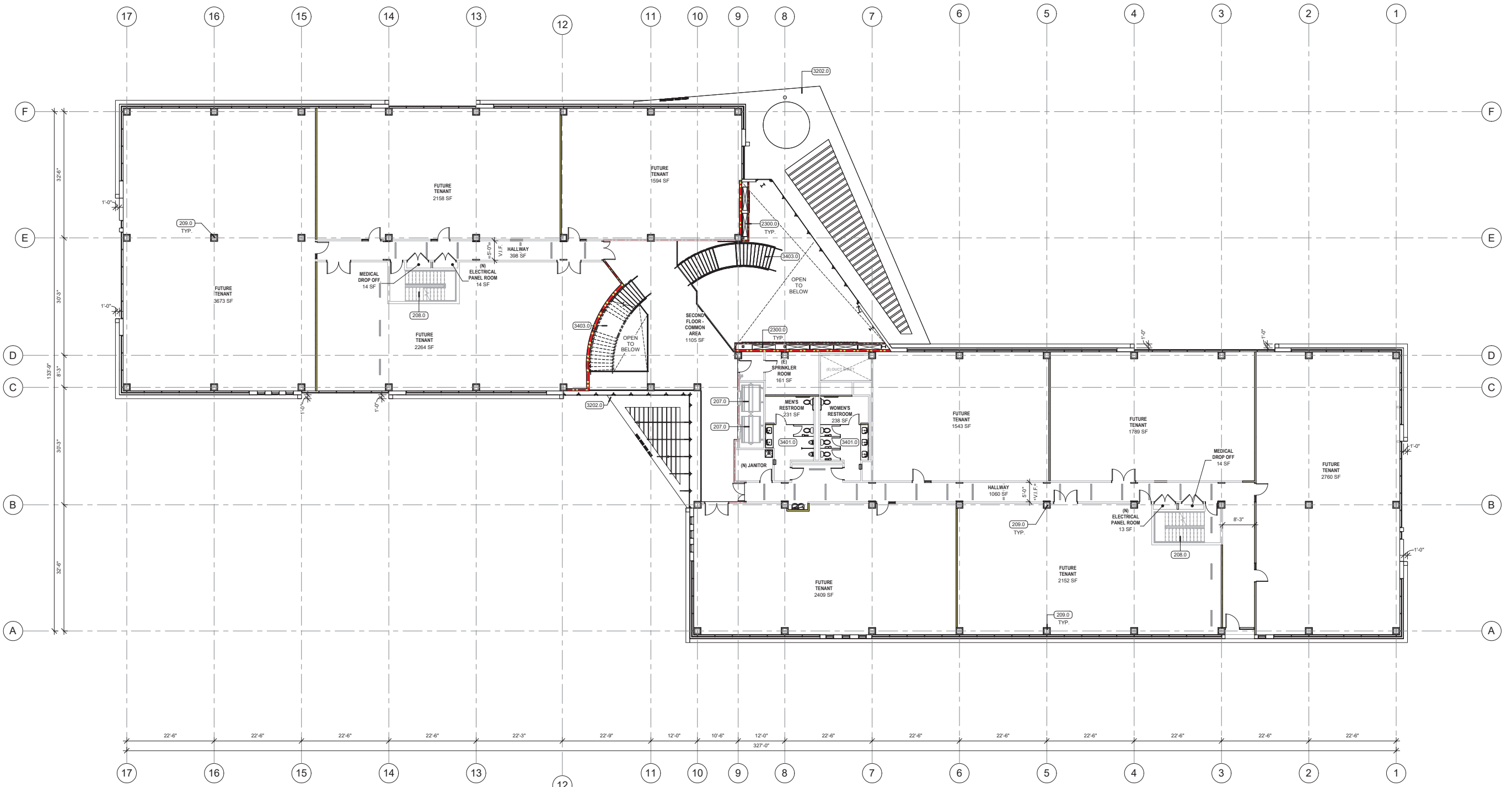
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**PROPOSED FLOOR PLAN - FIRST FLOOR**

SCHEME NO.:	
DATE:	03.29.2024
SCALE:	As Indicated
JOB NO.:	24-070

**A10**





**A PROPOSED PLAN - SECOND FLOOR**  
 SCALE: 1" = 10'-0"  
 PLAN NORTH

PROJECT DATA			KEYNOTES - OLD	
PARCEL NO.:	439-362-02		207.0	GC TO RENOVATE CABIN FINISHES PER MANUFACTURER STANDARD FINISH AND REPLACE THE DOOR TO THE CENTER OPENING
SITE AREA:	141,173 SF		208.0	EXISTING ENCLOSED STAIR TO REMAIN. PROTECT IN PLACE DURING CONSTRUCTION. PATCH AND REPAIR TO LOOK LIKE NEW IF REQUIRED
ZONING:	OG (OFFICE GENERAL)		209.0	EXISTING COLUMN TO REMAIN
TYPE OF CONSTRUCTION:	II - B			
<b>3 STORY MEDICAL OFFICE BUILDING:</b>			<b>KEYNOTES - NEW</b>	
FULLY SPRINKLED:	YES		2300.0	MECHANICAL DUCT FAN COIL. SEE MECHANICAL DRAWINGS
BUILDING AREA	EXISTING	PROPOSED (GROSS)	3202.0	NEW ENTRY GANTRY. SEE STRUCTURAL DRAWINGS
BASEMENT	3,800 SF	3,800 SF	3401.0	NEW REMODELED RESTROOM TO MEET CURRENT ACCESSIBILITY CODES
FIRST FLOOR	25,341 SF	26,320 SF	3403.0	ROUND NEW CANTILEVERED FREESTANDING STAIR. STAIR SHALL COMPLY WITH 1019 OF CBC 2022
SECOND FLOOR	25,205 SF	24,099 SF		
THIRD FLOOR	25,205 SF	24,010 SF		
TOTAL GROSS	79,551 SF	78,229 SF		

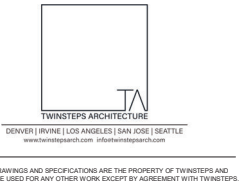


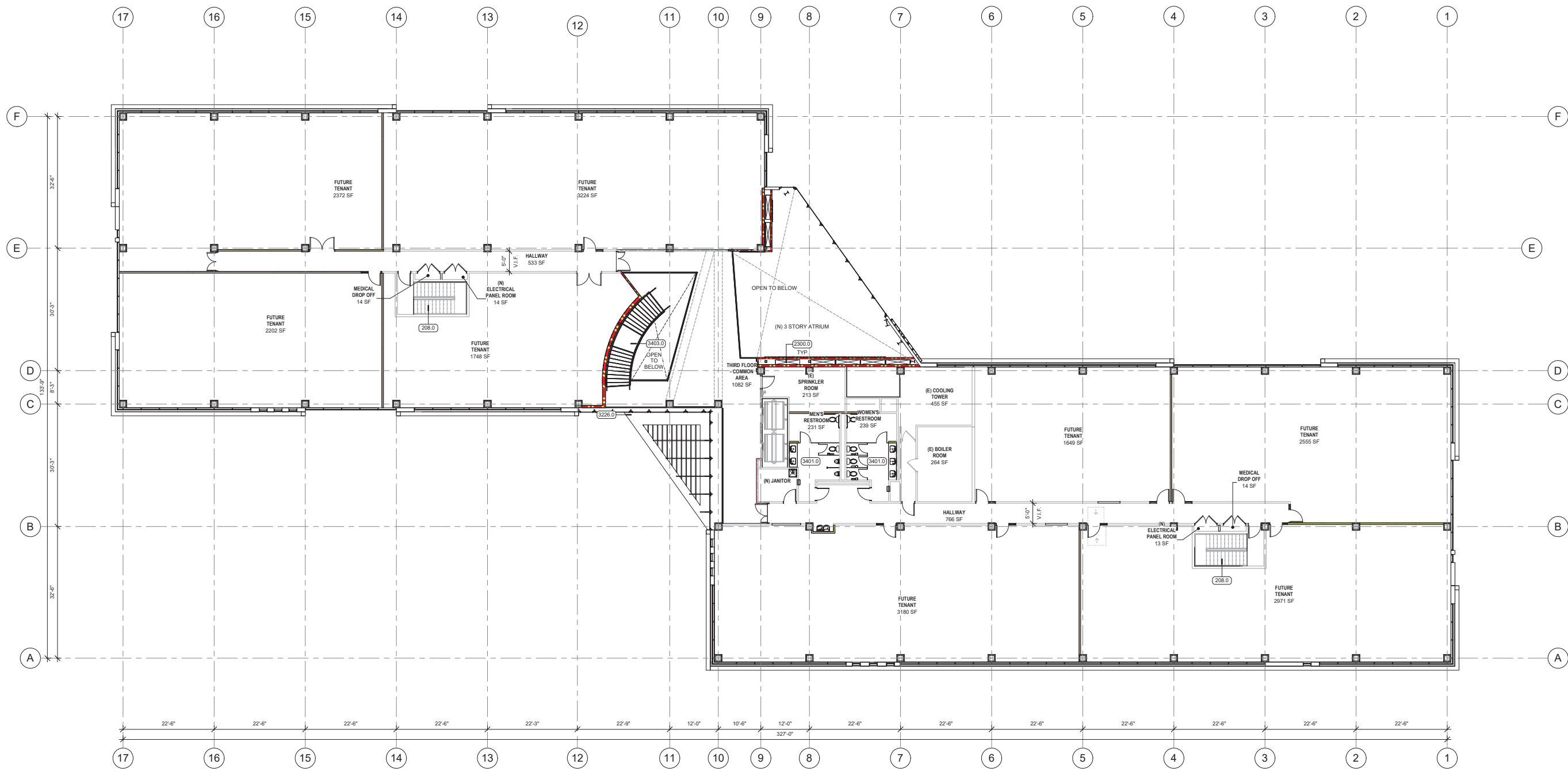
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**PROPOSED FLOOR PLAN - SECOND FLOOR**

SCHEME NO.:	
DATE:	03.29.2024
SCALE:	As Indicated
JOB NO.:	24-070

**A11**





**A PROPOSED PLAN - THIRD FLOOR**  
SCALE: 1" = 10'-0"



PROJECT DATA		
PARCEL NO.:	439-362-02	
SITE AREA:	141,173 SF	
ZONING:	OG (OFFICE GENERAL)	
TYPE OF CONSTRUCTION:	II - B	
<b>3 STORY MEDICAL OFFICE BUILDING:</b>		
FULLY SPRINKLED:	YES	
<b>BUILDING AREA</b>	<b>EXISTING</b>	<b>PROPOSED (GROSS)</b>
BASEMENT	3,800 SF	3,800 SF
FIRST FLOOR	25,341 SF	26,320 SF
SECOND FLOOR	25,205 SF	24,099 SF
THIRD FLOOR	25,205 SF	24,010 SF
TOTAL GROSS	79,551 SF	78,229 SF

KEYNOTES - OLD	
208.0	EXISTING ENCLOSED STAIR TO REMAIN. PROTECT IN PLACE DURING CONSTRUCTION. PATCH AND REPAIR TO LOOK LIKE NEW IF REQUIRED

KEYNOTES - NEW	
2300.0	MECHANICAL DUCT FAN COIL. SEE MECHANICAL DRAWINGS
3226.0	PROPOSED CANOPY BELOW (@ 10 FEET)
3401.0	NEW REMODELED RESTROOM TO MEET CURRENT ACCESSIBILITY CODES
3403.0	ROUND NEW CANTILEVERED FREESTANDING STAIR. STAIR SHALL COMPLY WITH 1019 OF CBC 2022.



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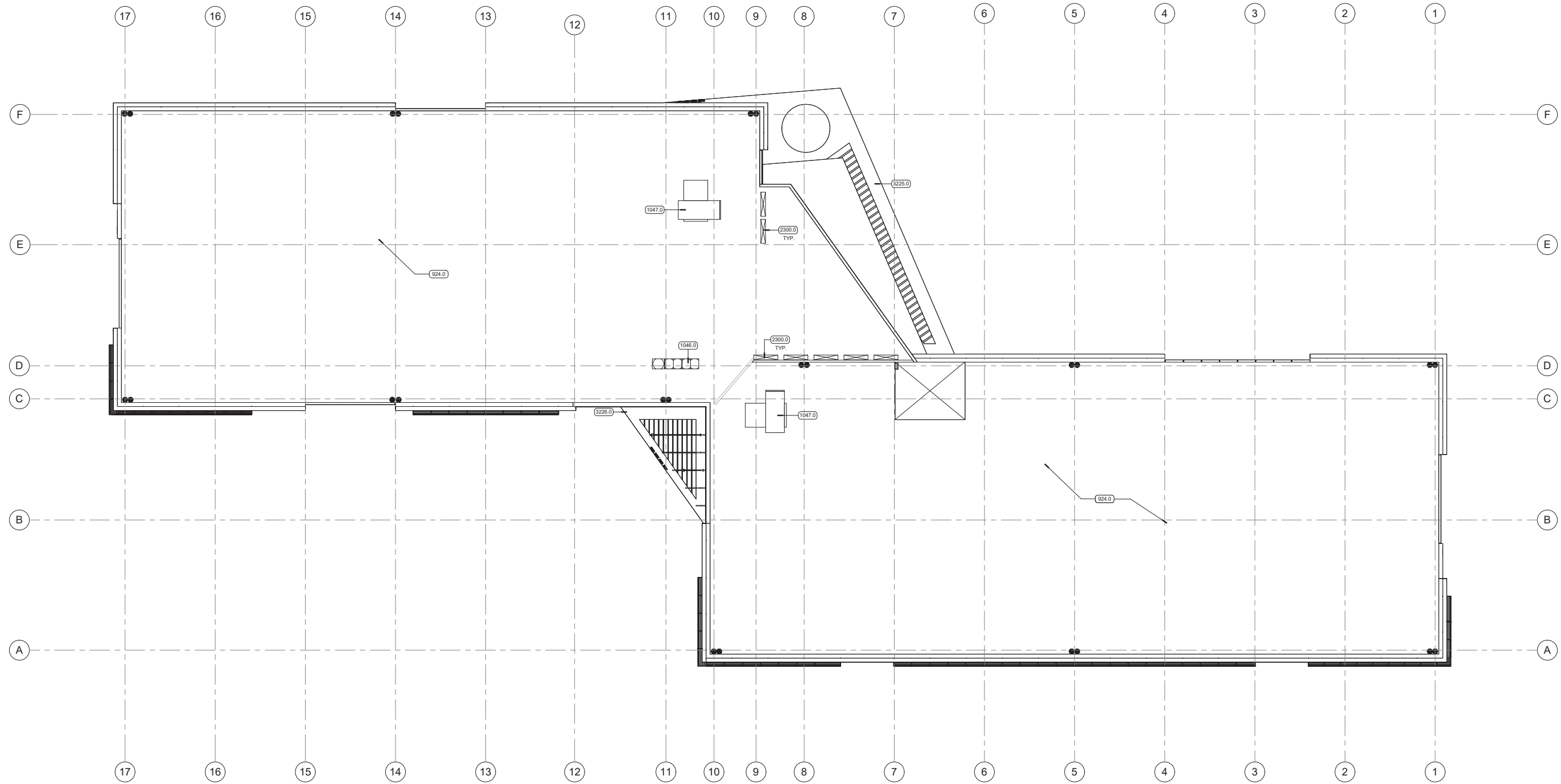
**PROPOSED FLOOR PLAN - THIRD FLOOR**

SCHEME NO.:	
DATE:	03.29.2024
SCALE:	As Indicated
JOB NO.:	24-070

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**A ROOF PLAN**  
SCALE: 1" = 10'-0"



**KEYNOTES - OLD**

**KEYNOTES - NEW**

- 924.0 NEW CLASS 'N' SINGLE PLY 60 MIL. 'ULTRAPLY' TPO ROOFING BY FIRESTONE BUILDING PRODUCTS - ERS 2851-SYSTEM #2 - DR-19 RIGID INSULATION OVER EXISTING ROOF FRAMING - COLOR = WHITE. COOL ROOF. SRI 98/81 - SOLAR REFLECTANCE 0.79/ 0.68 - THERMAL EMITTANCE 0.85/ 0.83
- 1046.0 OUTDOOR CONDENSING UNIT - SEE MECHANICAL DRAWINGS
- 1047.0 MAKE UP FAN UNIT - SEE MECHANICAL DRAWINGS
- 2300.0 MECHANICAL DUCT FAN COIL - SEE MECHANICAL DRAWINGS
- 3225.0 EXTERIOR LOW CANOPY BELOW
- 3226.0 PROPOSED CANOPY BELOW (@ 10 FEET)



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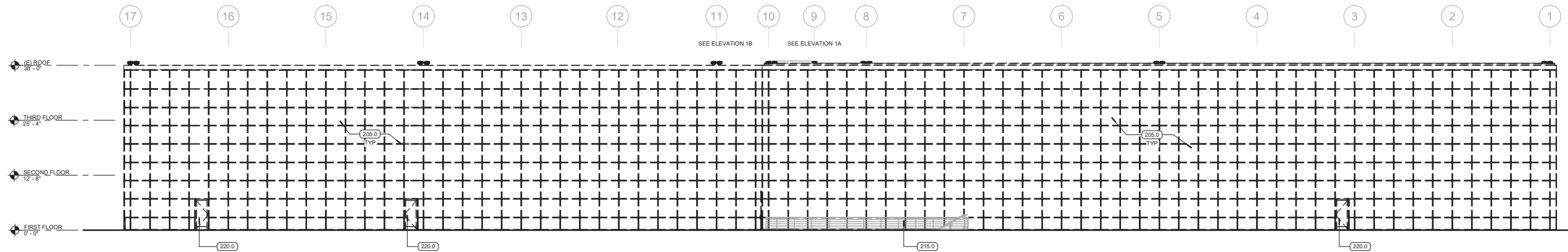
ROOF PLAN	
SCHEME NO.:	
DATE:	03.29.2024
SCALE:	1" = 10'-0"
JOB NO.:	24-070

A13

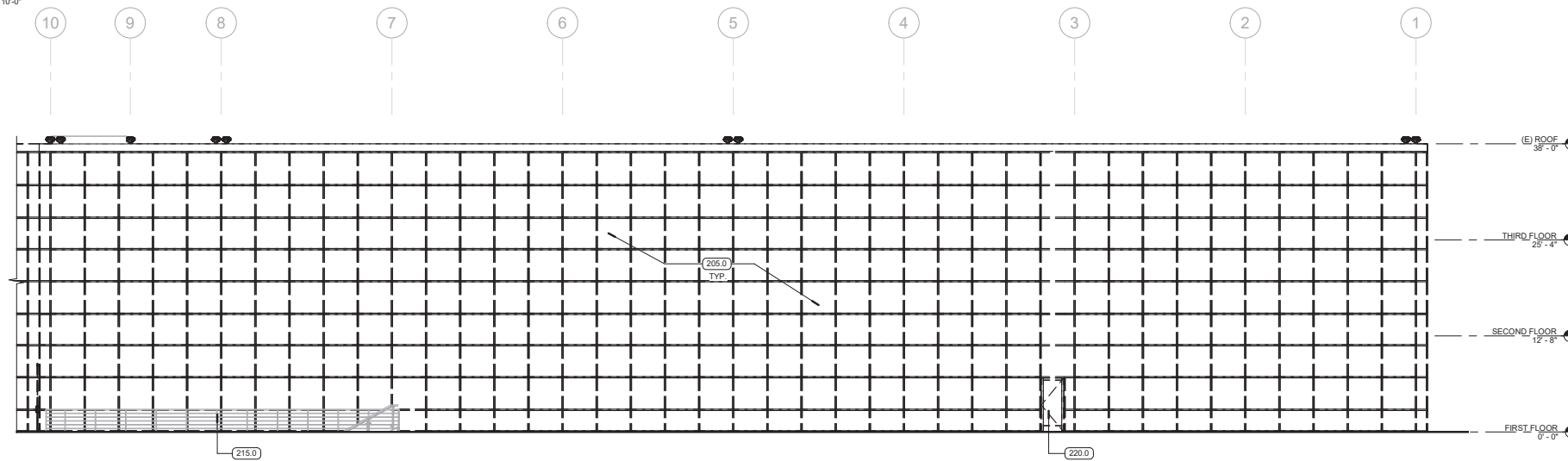


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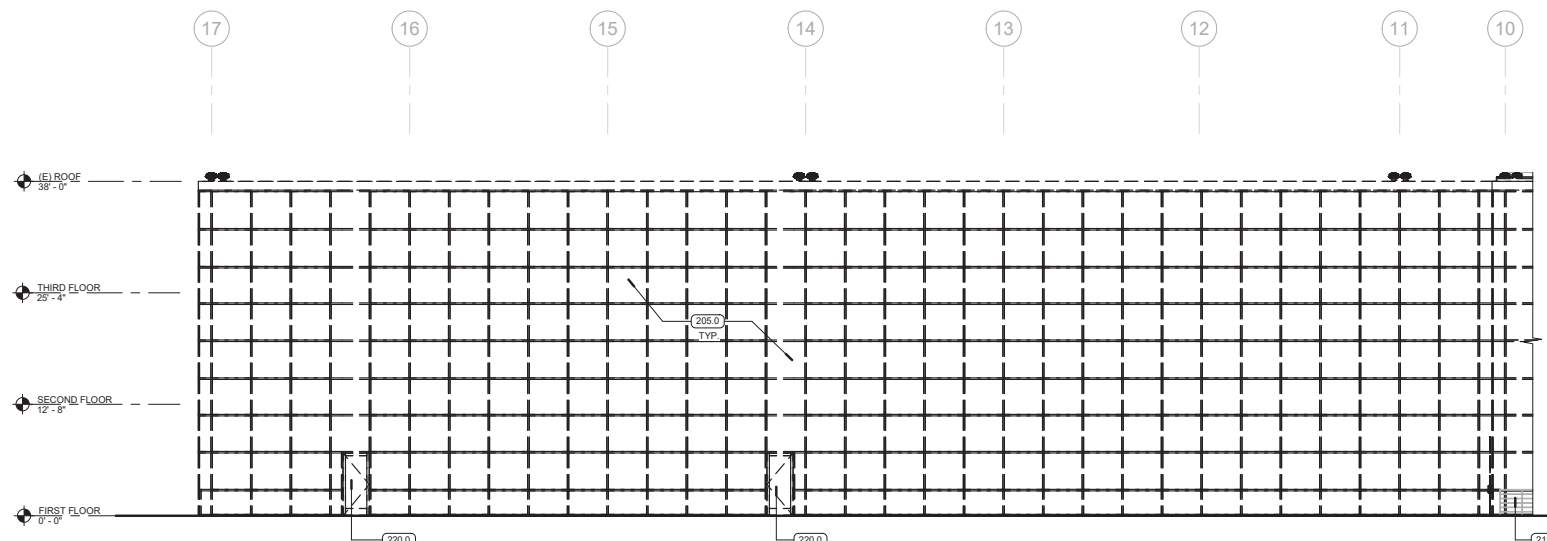




**1 OVERALL EXISTING BUILDING ELEVATION - SOUTH**  
SCALE: 1" = 10'-0"



**1A EXISTING BUILDING ELEVATION - SOUTH**  
SCALE: 1/8" = 1'-0"



**1B EXISTING BUILDING ELEVATION - SOUTH**  
SCALE: 1/8" = 1'-0"

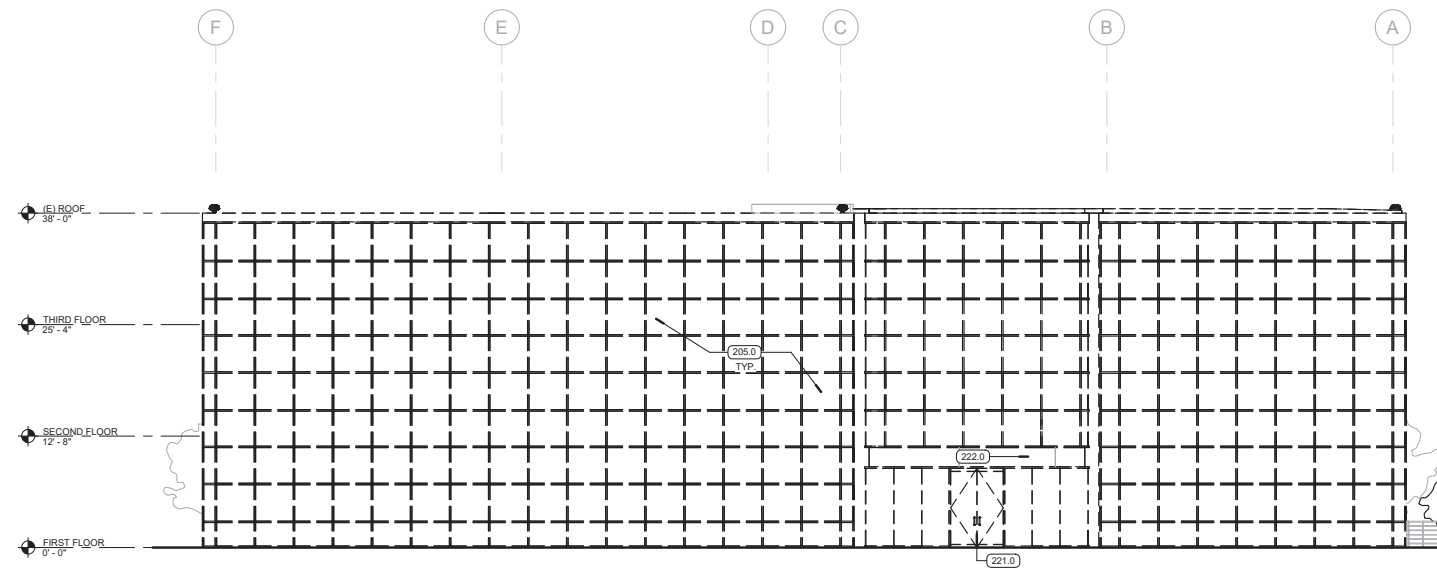
**KEYNOTES - OLD**

- 205.0 EXISTING EXTERIOR CURTAIN WALL (SINGLE GLAZED) TO BE REPLACED WITH NEW INSULATED DOUBLE GLAZED SYSTEM
- 215.0 EXISTING GUARDRAIL TO REMAIN - PAINT THEM AS NEEDED
- 220.0 EXISTING GLASS MAN DOOR TO BE REPLACED WITH THE NEW GLASS MAN DOOR.

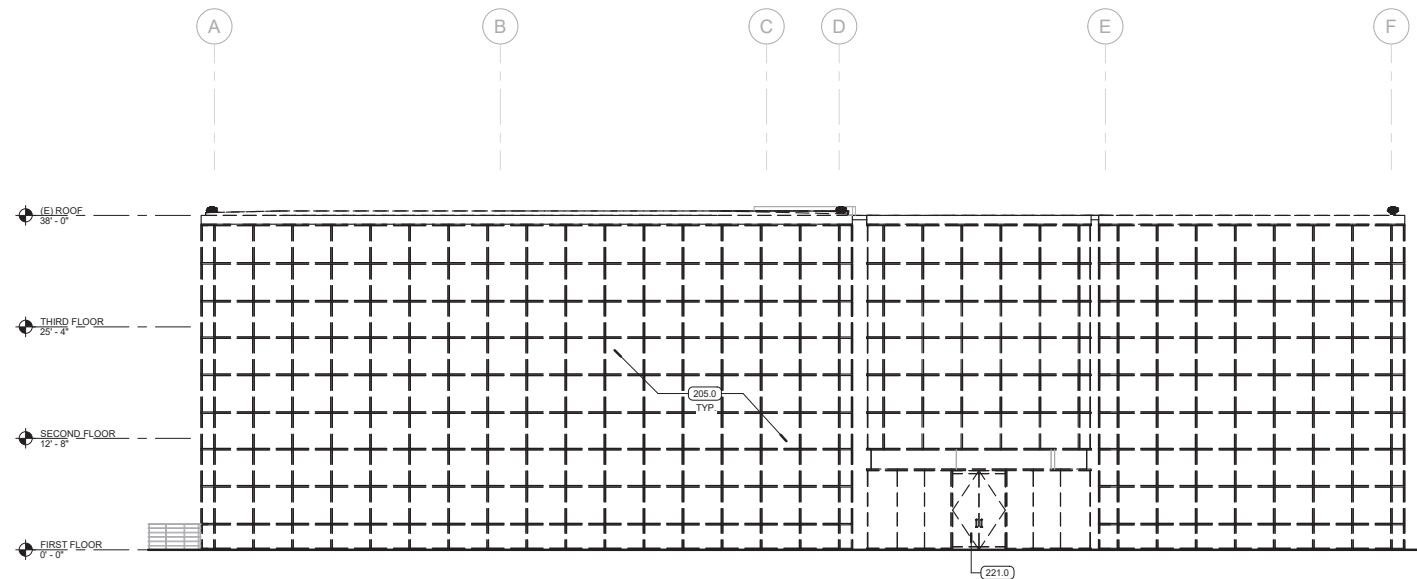


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<b>EXISTING BUILDING ELEVATIONS</b>		<b>A14</b>	 <small>TWINSTEPS ARCHITECTURE DENVER   IRVINE   LOS ANGELES   SAN JOSE   SEATTLE www.twinstepsarch.com info@twinstepsarch.com</small>
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DATE:	03.29.2024		
SCALE:	As Indicated		
JOB NO.:	24-070	<small>THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TWINSTEPS AND SHALL NOT BE USED FOR ANY OTHER WORK EXCEPT BY AGREEMENT WITH TWINSTEPS.</small>	



**2** EXISTING BUILDING ELEVATION - WEST  
SCALE: 1/8" = 1'-0"



**3** EXISTING BUILDING ELEVATION - EAST  
SCALE: 1/8" = 1'-0"

**KEYNOTES - OLD**

- 205.0 EXISTING EXTERIOR CURTAIN WALL (SINGLE GLAZED) TO BE REPLACED WITH NEW INSULATED DOUBLE GLAZED SYSTEM
- 221.0 EXISTING GLASS SWING DOOR TO BE REMOVED
- 222.0 EXISTING CANTILEVERED CANOPY TO BE REMOVED



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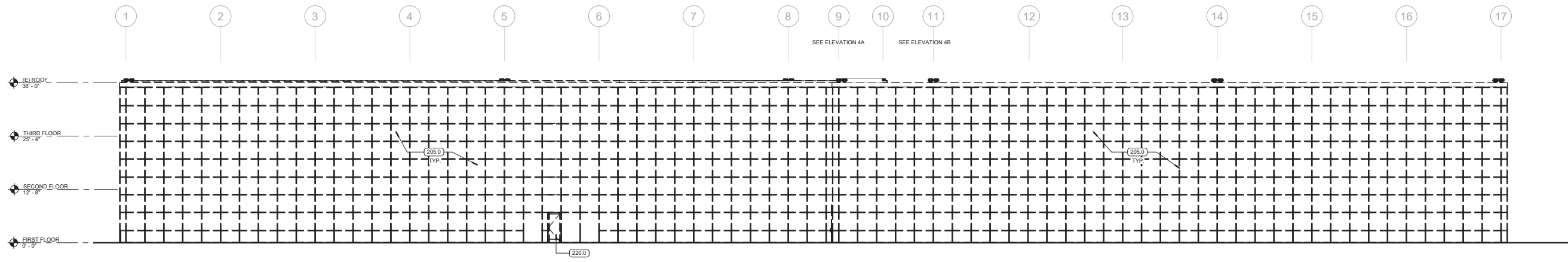
**EXISTING BUILDING ELEVATIONS**

SCHEME NO.:	
DATE:	03.29.2024
SCALE:	1/8" = 1'-0"
JOB NO.:	24-070

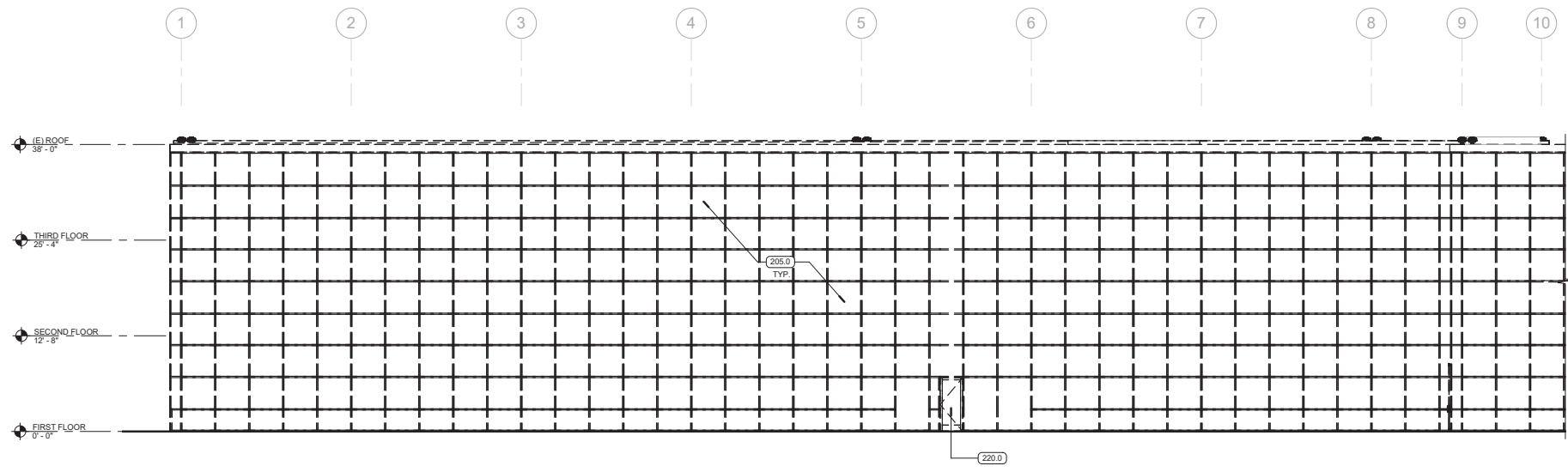
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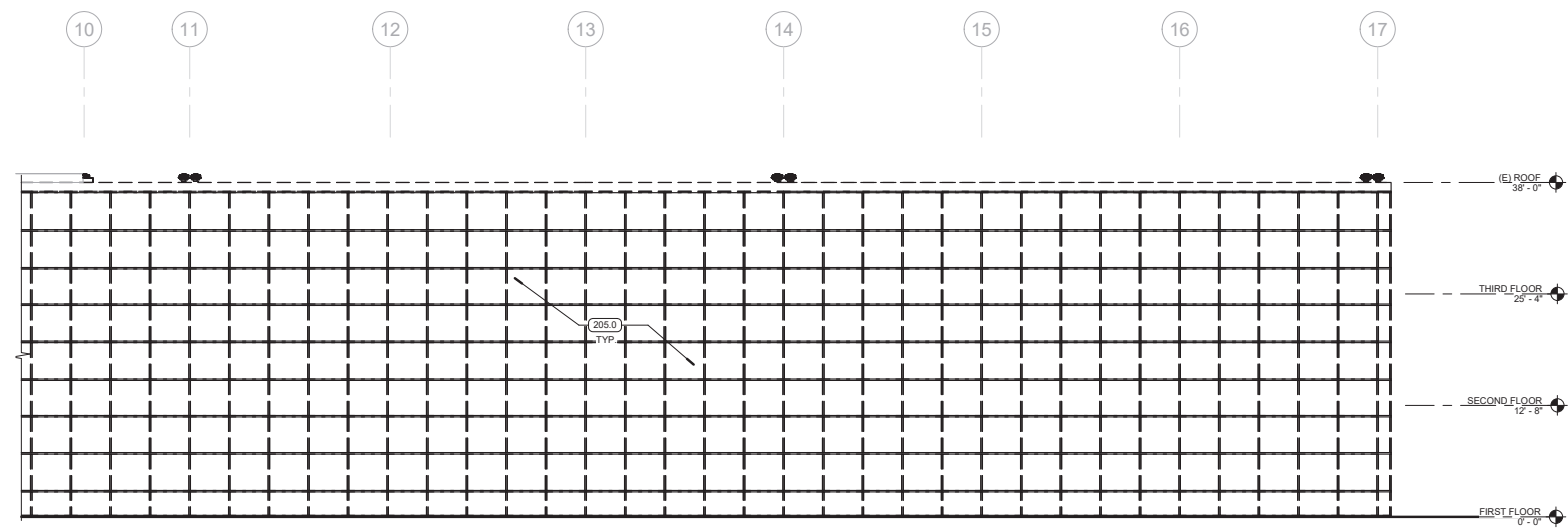
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**4** OVERALL EXISTING BUILDING ELEVATION - NORTH  
SCALE: 1" = 10'-0"



**4A** EXISTING BUILDING ELEVATION - NORTH  
SCALE: 1/8" = 1'-0"



**4B** EXISTING BUILDING ELEVATION - NORTH  
SCALE: 1/8" = 1'-0"

**KEYNOTES - OLD**

205.0	EXISTING EXTERIOR CURTAIN WALL (SINGLE GLAZED) TO BE REPLACED WITH NEW INSULATED DOUBLE GLAZED SYSTEM
220.0	EXISTING GLASS MAN DOOR TO BE REPLACED WITH THE NEW GLASS MAN DOOR

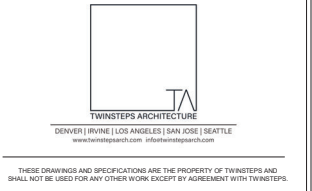


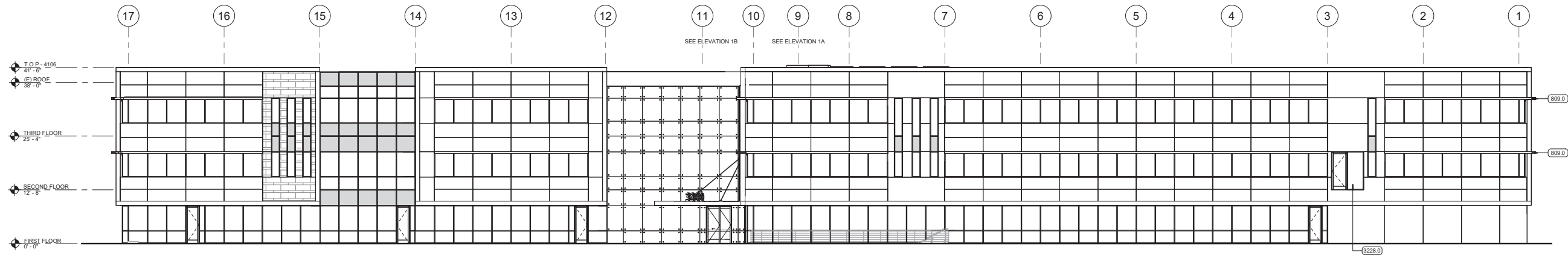
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**EXISTING BUILDING ELEVATIONS**

SCHEME NO.:	
DATE:	03.29.2024
SCALE:	As Indicated
JOB NO.:	24-070

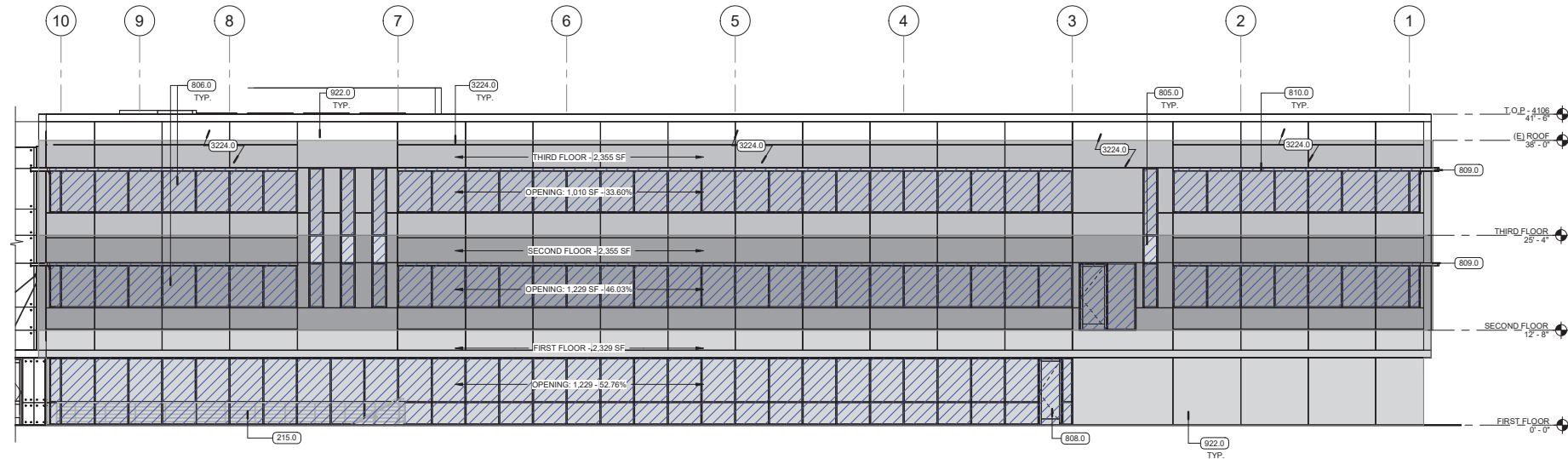
A16





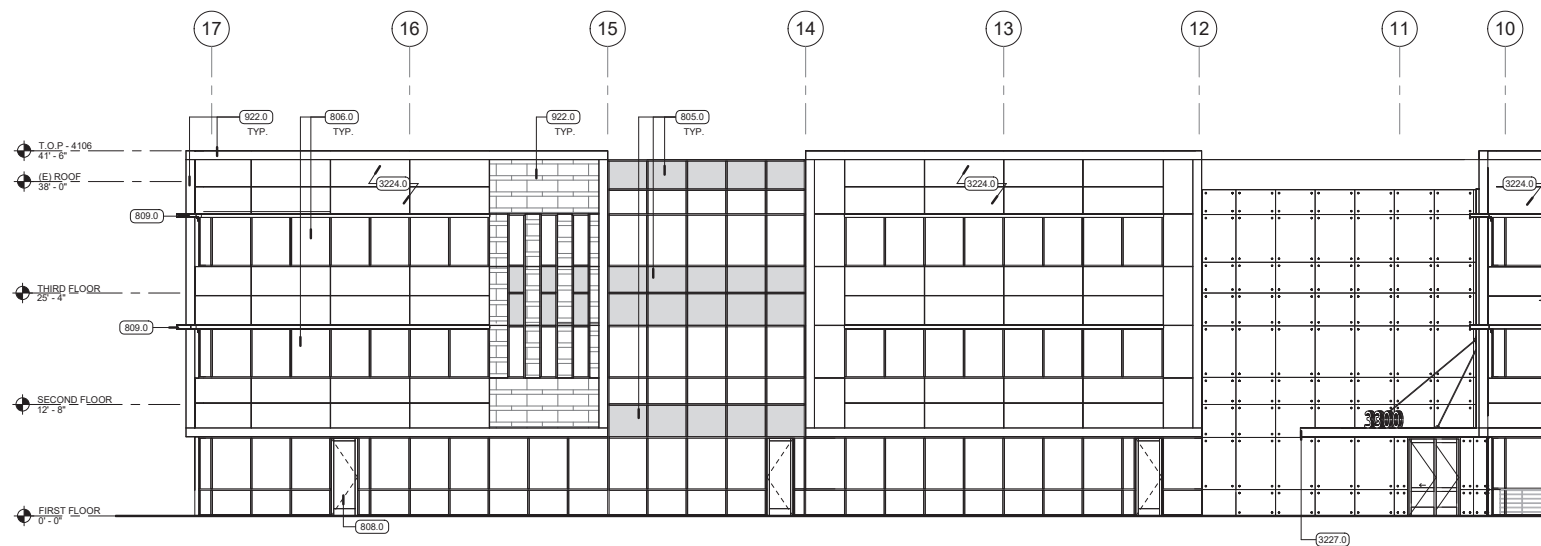
**1 OVERALL BUILDING ELEVATION - SOUTH**

SCALE: 1" = 10'-0"



**1A BUILDING ELEVATION - PARTIAL SOUTH - BY PARKING STRUCTURE**

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



**1B BUILDING ELEVATION - PARTIAL SOUTH**

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

**ALLOWABLE EXTERIOR OPENINGS**

(PER TABLE 705.8)

<b>PARTIAL SOUTH ELEVATION</b>	
<b>FACADE FACING THE NEW PARKING STRUCTURE: (SHOWN AS ELEVATION 1A)</b>	
FIRST FLOOR:	2,329 SF
SECOND FLOOR:	2,355 SF
THIRD FLOOR:	2,355 SF
PARAPET:	551 SF
FIRE SEPARATION DISTANCE:	15' < X < 20'
ALLOWABLE AREA:	75%
<b>OPENING PROTECTION: UNPROTECTED SPRINKLERED</b>	
<b>FIRST FLOOR:</b>	
WALL AREA:	2,329 SF
OPENING AREA:	1,229 SF
OPENING PERCENTAGE:	52.76%
<b>SECOND FLOOR:</b>	
WALL AREA:	2,355 SF
OPENING AREA:	1,584 SF
OPENING PERCENTAGE:	46.03%
<b>THIRD FLOOR:</b>	
WALL AREA:	2,355 SF
OPENING AREA:	1,010 SF
OPENING PERCENTAGE:	42.88%
<b>PARTIAL WEST ELEVATION</b>	
<b>FACADE FACING THE PROPERTY LINE:</b>	
FIRE SEPARATION DISTANCE:	20' < X < 25'
ALLOWABLE AREA:	NO LIMIT

NOTE: THE REST OF THE EXTERIOR FACADE LINES TO THE CLOSEST PROPERTY LINE ARE MORE THAN 30'-0"

**KEYNOTES - OLD**

215.0 EXISTING GUARDRAIL TO REMAIN - PAINT THEM AS NEEDED

**KEYNOTES - NEW**

- 805.0 NEW CURTAIN WALL SYSTEM: SPANDREL DUAL GLAZING WITH DARK BRONZE MULLION TYPICAL THROUGHOUT (ARCADIA PDX500 OR APPROVED EQUAL)
- 806.0 NEW CURTAIN WALL SYSTEM: DUAL GLAZING WITH DARK BRONZE MULLION TYPICAL THROUGHOUT
- 808.0 NEW EXTERIOR GLASS DOOR
- 809.0 SUN CONTROL CANOPY BRISE SOLEIL 24" PROJECTION WITH 3" BLADE - LOUVER AIRFOIL WITH CLOSED SHALLOW 4" RECTANGULAR BY ARCADIA - DARK BRONZE
- 810.0 LOUVER BLADE SYSTEM: ALUMINUM WOOD GRAIN FINISH TYPICAL THROUGHOUT
- 922.0 NEW DARK BRONZE BREAKMETAL OVER FRAMING (12" X 12")
- 3224.0 FIBER CEMENT PANELS - BY SWISSPEARL PATINA SAND P545-5/16" - 4" X 8" PANELS - INVISIBLE MOUNTING
- 3227.0 NEW STEEL CANTILEVERED CANOPY
- 3228.0 OPENING FOR FUTURE PARKING STRUCTURE ACCESS BRIDGE



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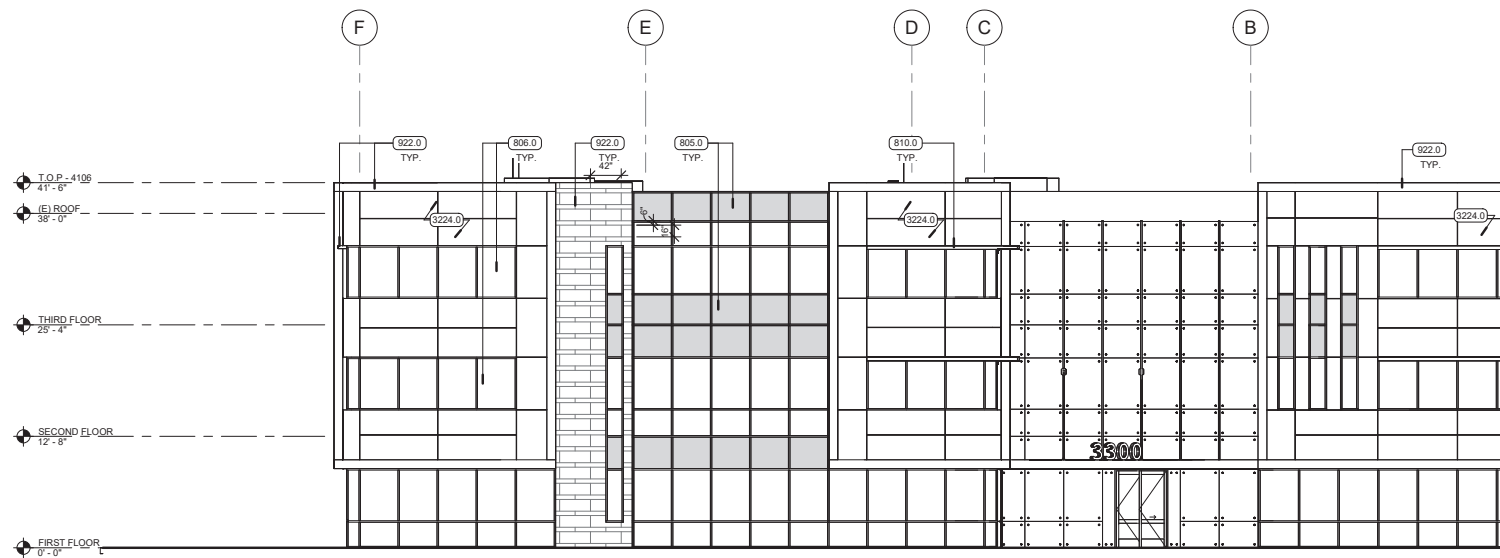
**PROPOSED BUILDING ELEVATIONS**

SCHEME NO.:  
DATE: 03.29.2024  
SCALE: As Indicated  
JOB NO.: 24-070

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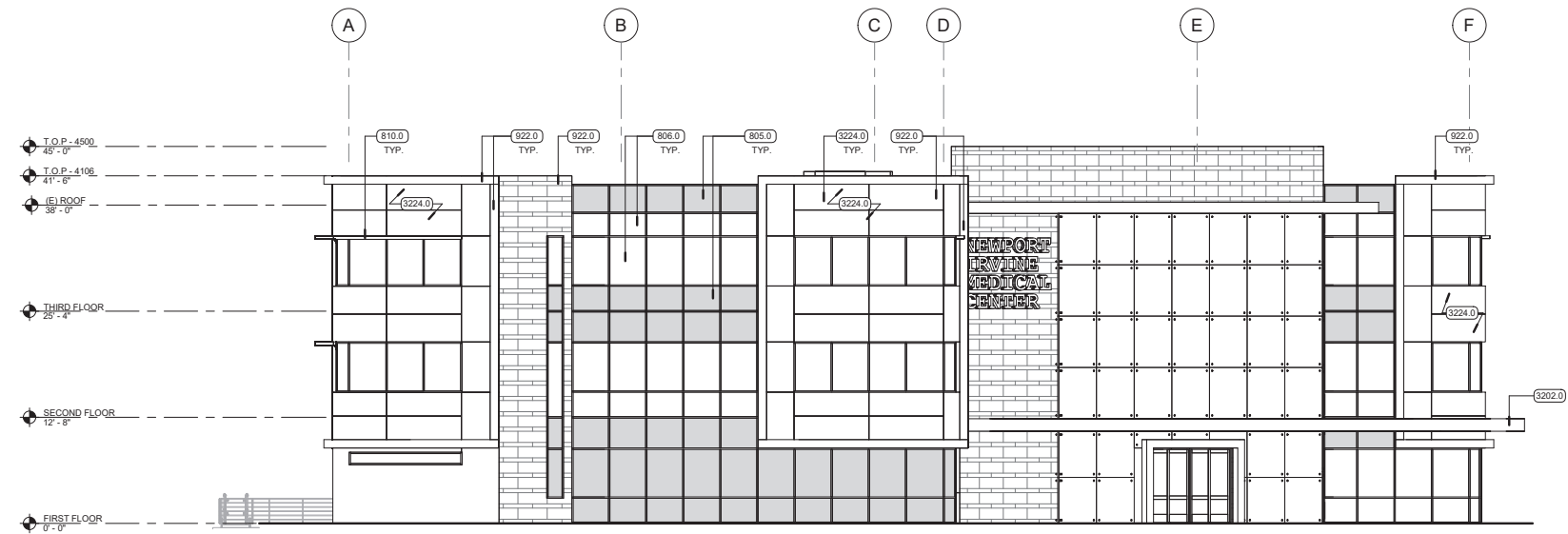


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**2 BUILDING ELEVATION - WEST**

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



**3 BUILDING ELEVATION - EAST**

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

**ALLOWABLE EXTERIOR OPENINGS**

(PER TABLE 705.8)

PARTIAL SOUTH ELEVATION	
FACADE FACING THE NEW PARKING STRUCTURE: (SHOWN AS ELEVATION 1A)	
FIRST FLOOR:	2,329 SF
SECOND FLOOR:	2,355 SF
THIRD FLOOR:	2,355 SF
PARAPET:	651 SF
FIRE SEPARATION DISTANCE	15' < X < 20'
ALLOWABLE AREA:	75%
OPENING PROTECTION: UNPROTECTED SPRINKLERED	
FIRST FLOOR:	
WALL AREA:	2,329 SF
OPENING AREA:	1,229 SF
OPENING PERCENTAGE:	52.76%
SECOND FLOOR:	
WALL AREA:	2,355 SF
OPENING AREA:	1,084 SF
OPENING PERCENTAGE:	46.03%
THIRD FLOOR:	
WALL AREA:	2,355 SF
OPENING AREA:	1,010 SF
OPENING PERCENTAGE:	42.88%
PARTIAL WEST ELEVATION	
FACADE FACING THE PROPERTY LINE:	
FIRE SEPARATION DISTANCE	20' < X < 25'
ALLOWABLE AREA:	NO LIMIT

NOTE: THE REST OF THE EXTERIOR FACADE LINES TO THE CLOSEST PROPERTY LINE ARE MORE THAN 30'-0"

**KEYNOTES - OLD**

**KEYNOTES - NEW**

- 805.0 NEW CURTAIN WALL SYSTEM: SPANDREL DUAL GLAZING WITH DARK BRONZE MULLION, TYPICAL THROUGHOUT (ARCADIA PDX500 OR APPROVED EQUAL)
- 806.0 NEW CURTAIN WALL SYSTEM: DUAL GLAZING WITH DARK BRONZE MULLION, TYPICAL THROUGHOUT
- 810.0 LOUVER BLADE SYSTEM, ALUMINUM WOOD GRAIN FINISH, TYPICAL THROUGHOUT
- 922.0 NEW DARK BRONZE BREAKMETAL OVER FRAMING (12" X 12")
- 3202.0 NEW ENTRY CANOPY, SEE STRUCTURAL DRAWINGS
- 3224.0 FIBER CEMENT PANELS - BY SWISSPEARL PATINA SAND P545- 5/16" - 4' X 6' PANELS - INVISIBLE MOUNTING

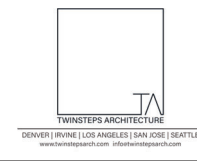


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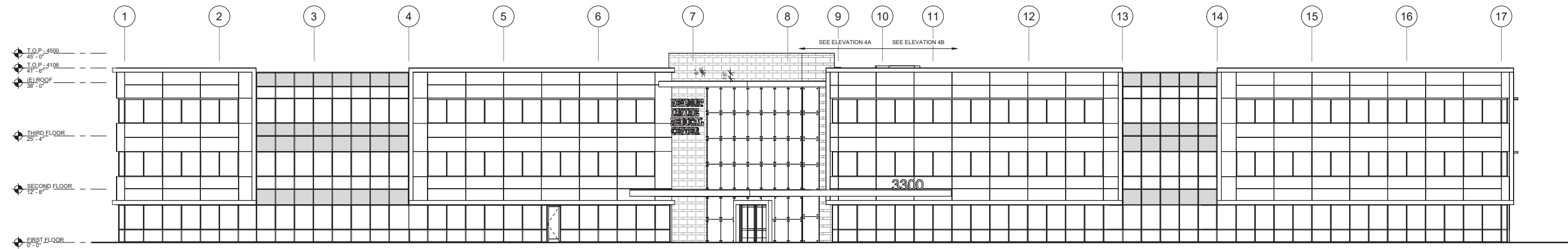
**PROPOSED BUILDING ELEVATIONS**

SCHEME NO.:	
DATE:	03.29.2024
SCALE:	1/8" = 1'-0"
JOB NO.:	24-070

**A18**

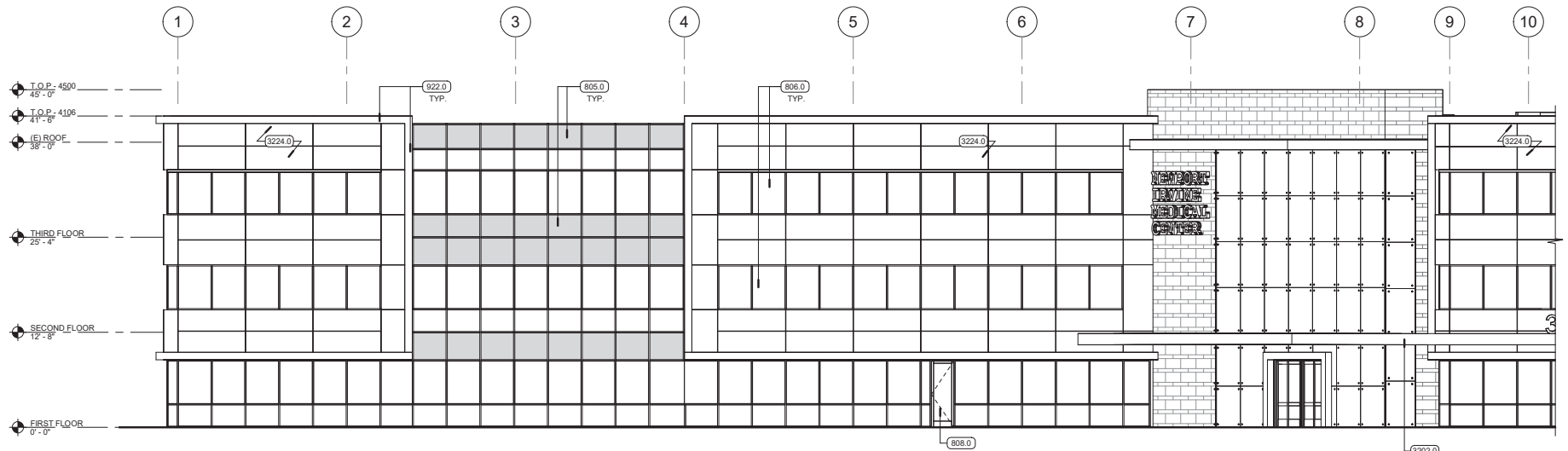


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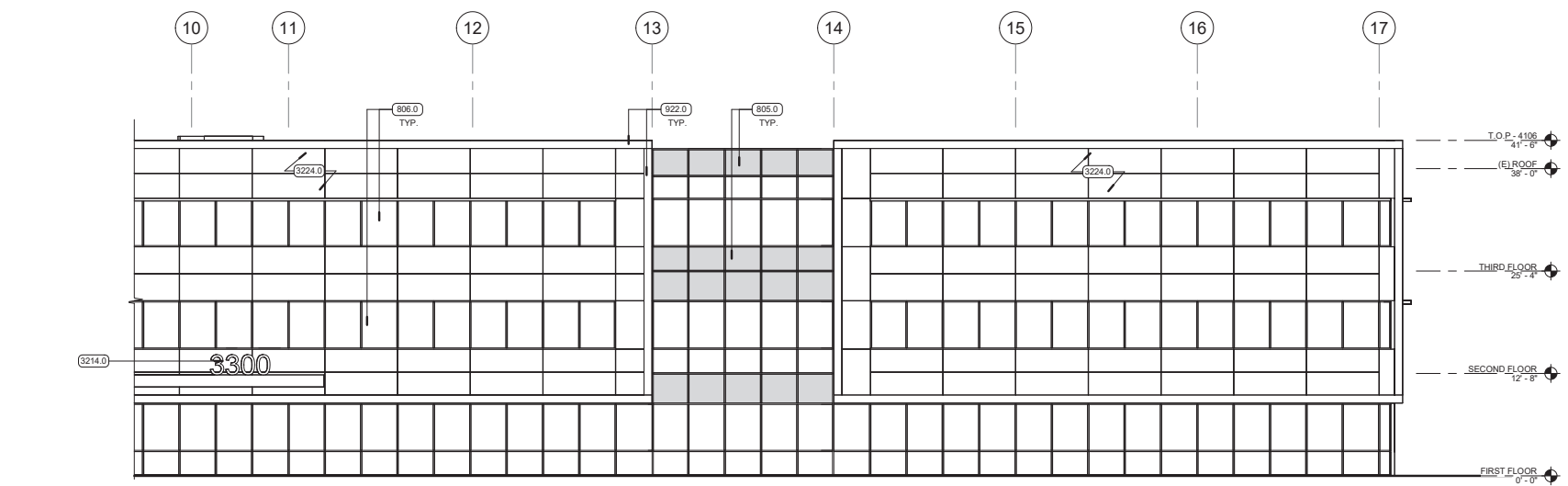
**4 OVERALL BUILDING ELEVATION - NORTH**

SCALE: 1" = 10'-0"



**4A BUILDING ELEVATION - PARTIAL NORTH**

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



**4B BUILDING ELEVATION - PARTIAL NORTH**

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

**ALLOWABLE EXTERIOR OPENINGS**

(PER TABLE 705.8)

<b>PARTIAL SOUTH ELEVATION</b>	
<b>FACADE FACING THE NEW PARKING STRUCTURE: (SHOWN AS ELEVATION 1A)</b>	
FIRST FLOOR:	2,329 SF
SECOND FLOOR:	2,355 SF
THIRD FLOOR:	2,355 SF
PARAPET:	551 SF
FIRE SEPARATION DISTANCE	15' < X < 20'
ALLOWABLE AREA:	75%
<b>OPENING PROTECTION:</b>	
UNPROTECTED SPRINKLERED	
<b>FIRST FLOOR:</b>	
WALL AREA:	2,329 SF
OPENING AREA:	1,229 SF
OPENING PERCENTAGE:	52.76%
<b>SECOND FLOOR:</b>	
WALL AREA:	2,355 SF
OPENING AREA:	1,084 SF
OPENING PERCENTAGE:	46.03%
<b>THIRD FLOOR:</b>	
WALL AREA:	2,355 SF
OPENING AREA:	1,010 SF
OPENING PERCENTAGE:	42.88%
<b>PARTIAL WEST ELEVATION</b>	
<b>FACADE FACING THE PROPERTY LINE:</b>	
FIRE SEPARATION DISTANCE	20' < X < 25'
ALLOWABLE AREA:	NO LIMIT

NOTE: THE REST OF THE EXTERIOR FACADE LINES TO THE CLOSEST PROPERTY LINE ARE MORE THAN 30'-0"

**KEYNOTES - OLD**

**KEYNOTES - NEW**

- 805.0 NEW CURTAIN WALL SYSTEM: SPANDREL DUAL GLAZING WITH DARK BRONZE MULLION. TYPICAL THROUGHOUT (ARCADIA PD#500 OR APPROVED EQUAL)
- 806.0 NEW CURTAIN WALL SYSTEM: DUAL GLAZING WITH DARK BRONZE MULLION. TYPICAL THROUGHOUT
- 808.0 NEW EXTERIOR GLASS DOOR
- 922.0 NEW DARK BRONZE BREAKMETAL OVER FRAMING (12" X 12")
- 3202.0 NEW ENTRY CANOPY - SEE STRUCTURAL DRAWINGS
- 3214.0 PROPOSED NEW BUILDING SIGNAGE - FREE STAND 2 TALL
- 3224.0 FIBER CEMENT PANELS - BY SWISSPEARL PATINA SAND P545- 5'10" - 4' X 8' PANELS - INVISIBLE MOUNTING



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**PROPOSED BUILDING ELVATIONS**

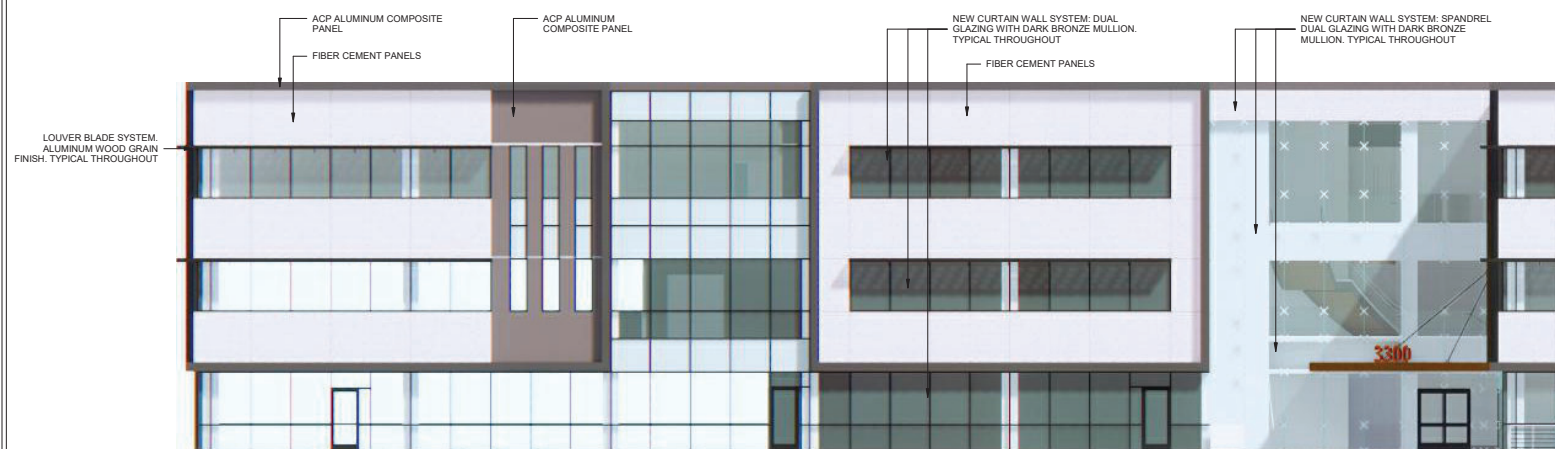
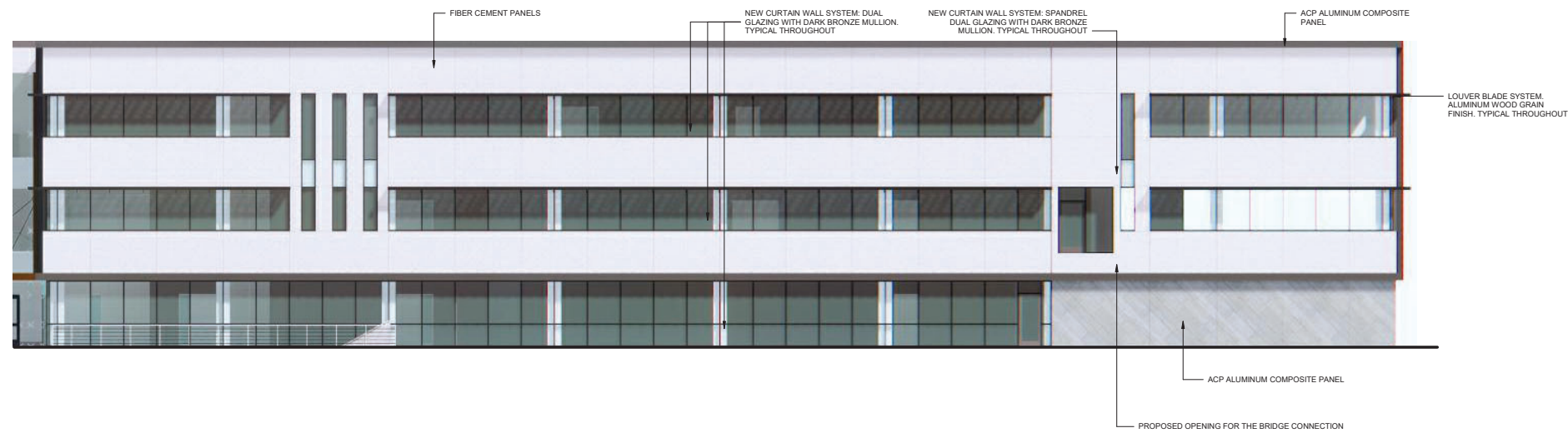
SCHEME NO.:	
DATE:	03.29.2024
SCALE:	As Indicated
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A19

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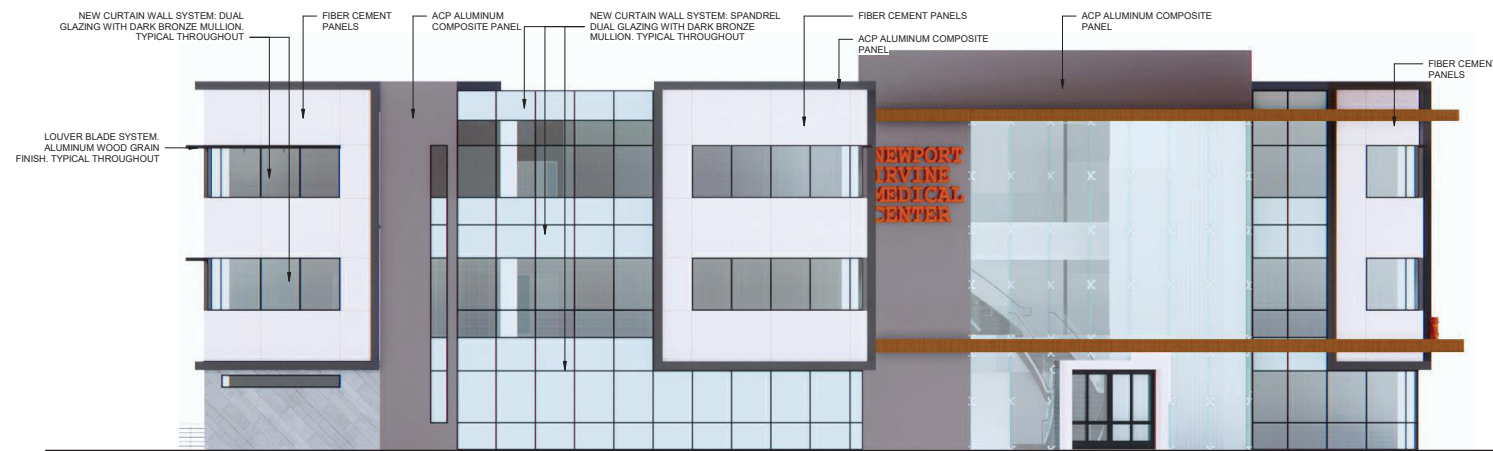
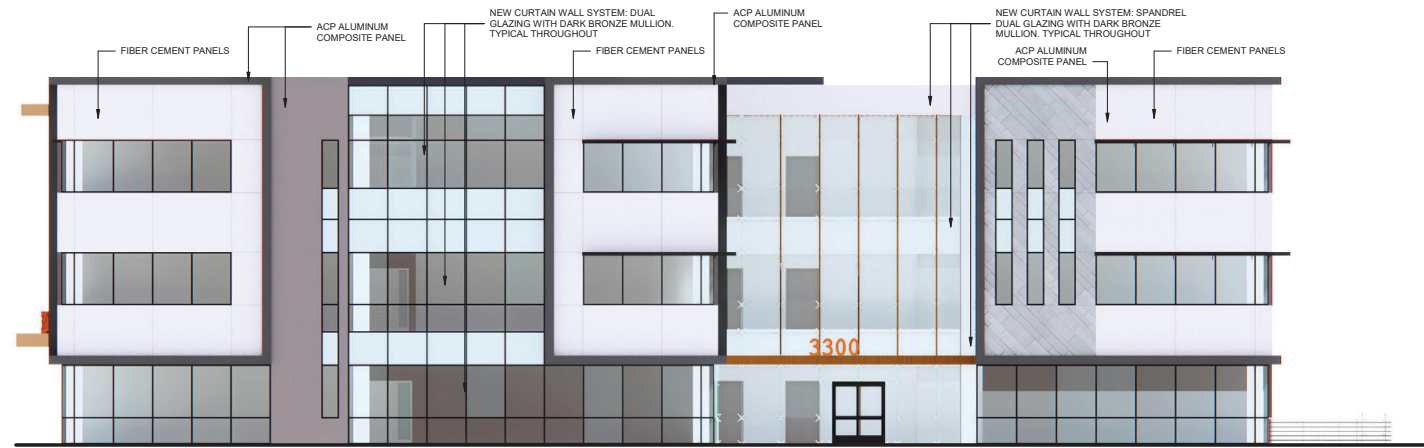
**PROPOSED BUILDING ELEVATIONS -  
COLORED**

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**A20**



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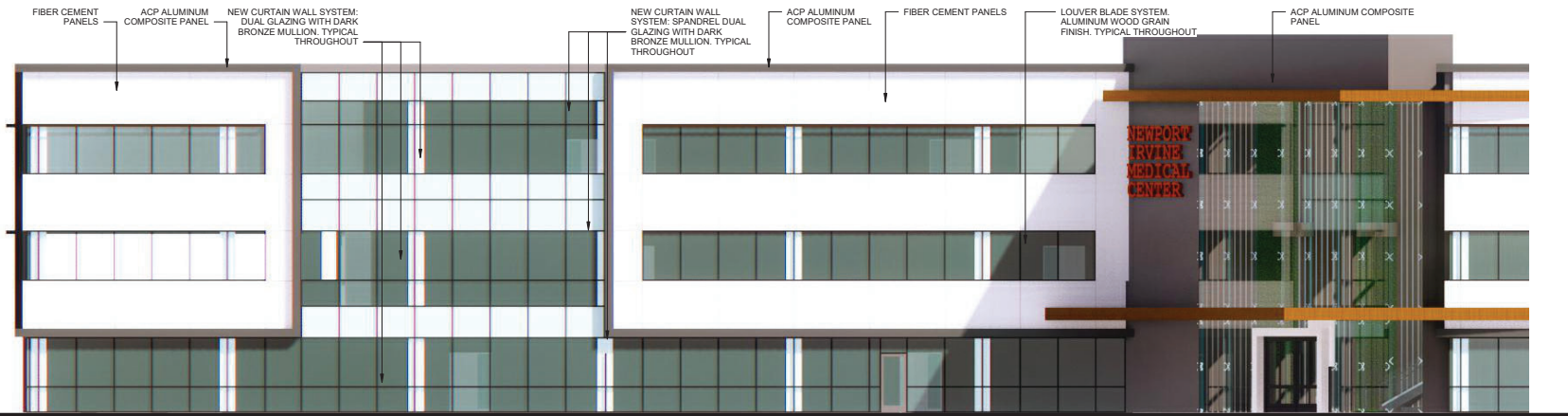
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**PROPOSED BUILDING ELEVATIONS -  
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← 3D VIEW FROM IRVINE AVE



3D VIEW FROM ORCHARD DR →



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**3D VIEWS - EXTERIOR**

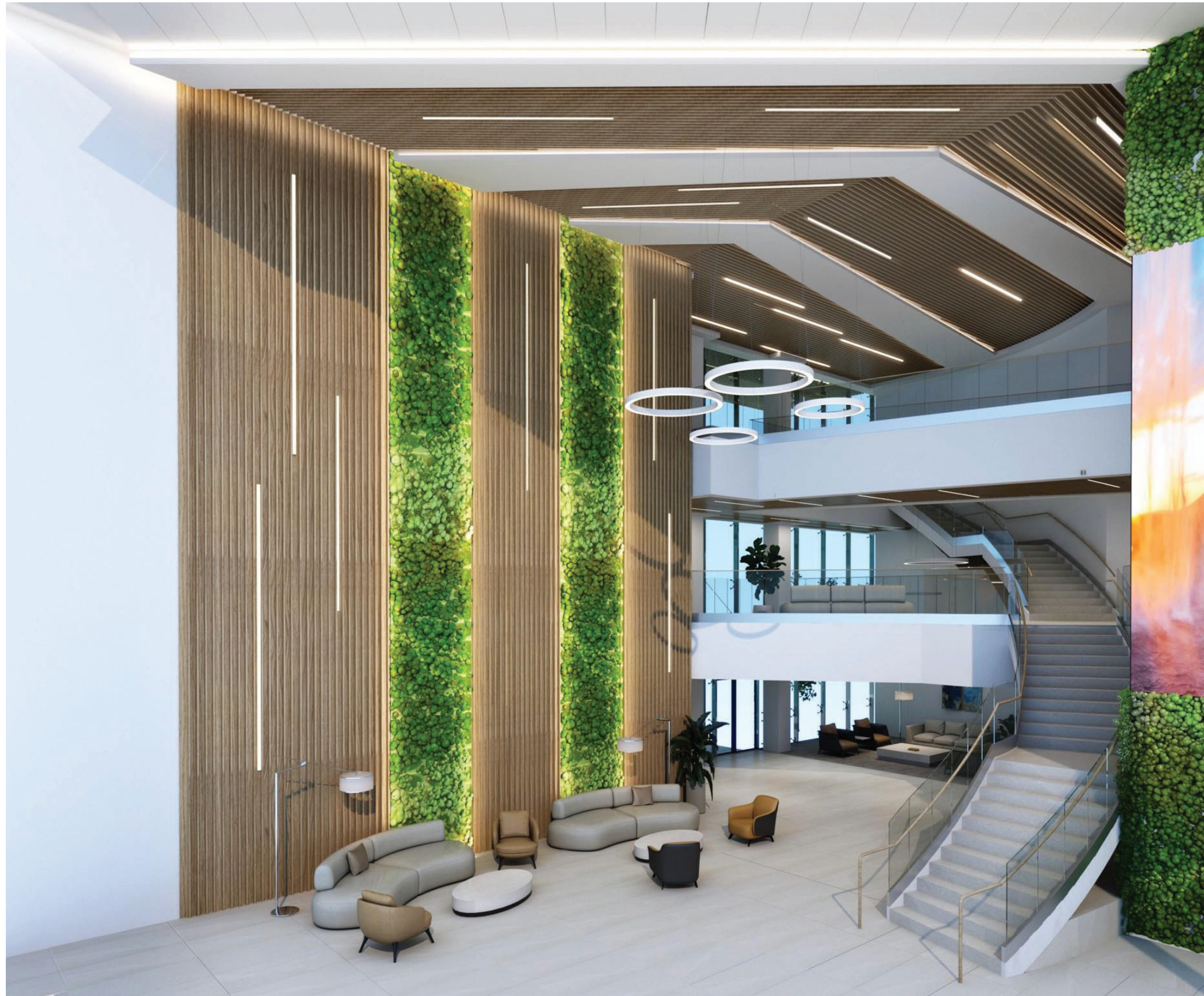
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**3D VIEWS - INTERIOR**

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SCALE:  
JOB NO.: 24-070

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### PROJECT SPECIFIC GENERAL NOTES

GENERAL PROJECT SPECIFIC NOTES:

- ALL CONDUIT IS TO BE CONCEALED, THERE IS TO BE NO EXPOSED CONDUIT. CONDUIT 1" OR LESS IN DIA. IS TO BE CONCEALED WITHIN THE CONCRETE SLAB, BEAMS, COLUMNS AND /OR WALLS. CONDUITS GREATER THAN 1" - 1.5" DIAMETER IS TO BE COORDINATED WITH THE DESIGN TEAM PRIOR TO PLACEMENT. CONDUITS EITHER SLEEVED THROUGH THE BEAMS OR RUN UNDERSIDE OF CONCRETE DECK PARALLEL TO THE BEAMS. SPECIFIC LOCATIONS NEED TO BE COORDINATED WITH THE ARCHITECT PRIOR TO INSTALL. NO CONDUIT IS TO RUN BELOW BOTTOM OF BEAMS, NO EXCEPTIONS. GC TO COORDINATE ALL PIPING/CONDUIT ROUTING PRIOR TO THE START OF CONSTRUCTION.
- ALL PIPING IS TO BE SLEEVED THROUGH THE BEAMS OR RUN UNDERSIDE OF CONCRETE DECK PARALLEL TO THE BEAMS. HORIZONTAL PIPING IS NOT TO RUN BELOW BOTTOM OF BEAMS, NO EXCEPTIONS. COORDINATE WITH ALL DISCIPLINES.
- SPRINKLER LINES (WHERE PROVIDED) ARE TO BE FULLY COORDINATED WITH THE LAYOUT OF THE LIGHT FIXTURES. LIGHT FIXTURES ARE CENTERED WITHIN THE MIDDLE OF THE BAY. SPRINKLER LINES ARE TO BE OFFSET FROM THE LIGHT FIXTURES 10" CLEAR. SPRINKLER LINES AND MAINS ARE TO RUN AS HIGH AS POSSIBLE TO THE UNDERSIDE OF DECK.
- CONTRACTOR TO COORDINATE ALL VERTICAL PIPING / STANDPIPES CLEAR OF PARKING STALLS, PEDESTRIAN WAYS AND DRIVE AISLES, THERE IS TO BE NO EXPOSED PIPING/CONDUIT NEAR THE VEHICLE / PEDESTRIAN ENTRIES / EXITS. COORDINATE FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALL. ALL VERTICAL RISERS ARE TO BE CONCEALED FROM EXTERIOR VIEW AND ARE TO RUN ADJACENT TO THE DOWNTURN BEAM BEHIND A COLUMN SO THEY ARE HIDDEN FROM VIEW.
- CLASS I STANDPIPE HOSE CONNECTIONS VERTICAL RISERS ARE TO BE PROTECTED FROM VEHICLE IMPACT WITHIN THE PARKING FIELD. A 3'-0" CLEAR SPACE/ACCESS TO THE CONNECTION IS REQUIRED. LOCATIONS ARE TO BE FULLY COORDINATED WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AND ILLUMINATED AT ALL TIMES. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES.
- PHOTOLUMINESCENT (NON ELECTRIC) EXIT SIGNS SHALL BE CLEARLY VISIBLE FROM ANY DIRECTION OF APPROACH AND SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT WITHIN THE PARKING STRUCTURE SHALL BE MORE THAN 75 FEET FROM THE NEAREST EXIT SIGN. FINAL LOCATIONS ARE TO BE FIELD VERIFIED PRIOR TO INSTALL AND ARE TO BE APPROVED BY LOCAL JURISDICTION. ALL EXIT SIGNS ARE TO BE LOCATED WITHIN CLOSE PROXIMITY TO A LIGHT SOURCE TO MEET THE UL 924 PERFORMANCE STANDARD. COLOR: T.B.D.
- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND SECTION 27002.
- EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SOURCE SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS.
- EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 27002.
- REFER TO THE MAIN PLAN SHEETS FOR SLAB ELEVATIONS AND THE EXTENT OF THE 2" SWALE AROUND THE PERIMETER OF THE STRUCTURE. RAMO AND STAIRWELL AREAS (WHERE OCCURS) REFER TO ENLARGED PLANS FOR ALL DETAILED SLAB ELEVATIONS AT ROOMS, STAIRS AND LOBBIES.
- EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE MIN. FROM ANY POINT AND 1.1 MIN. FOOT CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.5 FOOT CANDLE AVERAGE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAX TO MIN ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
- ACCESSIBLE PATH OF TRAVEL/ACCESS, WALKING SURFACE THAT IS PART OF AN ACCESSIBLE ROUTE OR PATH TO THE ELEVATOR LOBBIES SHALL NOT HAVE A RUNNING SLOPE STEEPER THAN 5% NOR A CROSS-SLOPE STEEPER THAN 2 PERCENT. REFER TO IBC 11B-403.3). ACCESSIBLE STALLS, LOADING / UNLOADING ZONES AND THEIR DESIGNATED PATH ARE NOT TO HAVE A CROSS SLOPE OR RUNNING SLOPE OF GREATER THAN 2% IN ANY DIRECTION.
- A MINIMUM OF 8'-2" OVERHEAD CLEARANCE IS REQUIRED AND PROVIDED AT ALL LEVELS THROUGHOUT THE PARKING STRUCTURE INCLUSIVE OF VEHICLE PASSAGE WAYS (ENTRANCES, DRIVE AISLES, PARKING STALLS AND IS REQUIRED TO BE MAINTAINED AT UNDERSIDE OF ANY DUCTS, PIPES, BEAMS, DRAINS, ETC.
- STRUCTURAL ELEMENTS, FIXTURES, OR FURNISHINGS SHALL NOT PROJECT HORIZONTALLY FROM EITHER SIDE MORE THAN 4 INCHES OVER ANY WALKING SURFACE. THE HEIGHTS OF 27 INCHES AND 90 INCHES ABOVE THE WALKING SURFACE EXCEPTION: HANDRAILS SERVING STAIRS AND RAMPS ARE PERMITTED TO PROTRUDE 4.5 INCHES FROM THE WALL.
- INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.1 AND TABLE 803.11.
  - STEEL, FERROUS OR COPPER CONDUITS MAY PENETRATE A SINGLE FIRE-RESISTANCE-RATED FLOOR ASSEMBLY WHEN THE ANNULAR SPACE IS PROTECTED WITH MATERIAL THAT MEETS ASTM E 119 OR UL 263.
  - PENETRATING ITEMS, AS NOTED ABOVE, WITH A MAXIMUM 6-IN. NOMINAL DIAMETER SHALL NOT BE LIMITED TO THE PENETRATION OF A SINGLE CONCRETE FLOOR, PROVIDED THAT THE AREA OF THE OPENINGS THROUGH EACH FLOOR DOES NOT EXCEED 144 SQ. IN.
  - PENETRATIONS SHALL BE FIRE-STOPPED BY A SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479. THE SYSTEM SHALL HAVE AN F RATING AND T RATING OF NOT LESS THAN 1-HR. BUT NOT LESS THAN THE REQUIRED RATING OF THE FLOOR PENETRATED.
  - MEMBRANE PENETRATIONS BY LISTED ELECTRICAL OUTLET BOXES ARE PERMITTED PROVIDED SUCH BOXES HAVE BEEN TESTED FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES, AND THE SPACE BETWEEN THE CEILING MEMBRANE AND THE BOX NOT EXCEED 1/8-IN. UNLESS LISTED OTHERWISE.
- PENETRATIONS IN FIRE-RESISTANCE-RATED HORIZONTAL ASSEMBLIES SHALL COMPLY WITH SECTION 714.4. THROUGH PENETRATIONS SHALL COMPLY WITH SECTION 714.4.1.1 OR 714.4.1.2 OR AS NOTED BELOW:
  - STEEL, FERROUS OR COPPER PIPES MAY PENETRATE FIRE RESISTANCE-RATED WALLS, PROVIDED THE OPENING IS PROTECTED AS FOLLOWS:
    - ITEM PENETRATING CONCRETE OR MASONRY WALLS IS A MAXIMUM 6-IN. NOMINAL DIAMETER AND THE AREA OF THE OPENING THROUGH THE WALL DOES NOT EXCEED 144 SQ. IN., CONCRETE, GROUT OR MORTAR IS PERMITTED WHERE IT IS INSTALLED THE FULL THICKNESS OF THE WALL OR THE THICKNESS REQUIRED TO MAINTAIN THE FIRE-RESISTANCE RATING. OR
    - WHEN THE ANNULAR SPACE IS PROTECTED WITH MATERIAL THAT MEETS ASTM E 119 OR UL 263.
  - PENETRATIONS SHALL BE FIRE-STOPPED BY A SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479, AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED FIRE-RESISTANCE-RATING OF THE WALL PENETRATED.
- MEMBRANE PENETRATIONS OF MAXIMUM TWO-HOUR FIRE RESISTANCE-RATED WALLS BY STEEL ELECTRICAL BOXES ARE PERMITTED, PROVIDED THAT EACH DOES NOT EXCEED 16 SQ. IN. IN AN AREA AND THE TOTAL AREA OF SUCH OPENINGS DOES NOT EXCEED 100 SQ. IN. FOR ANY 100 SQ. FT. OF WALL AREA, AND THE SPACE BETWEEN THE WALL MEMBRANE AND THE BOX DOES NOT EXCEED 1/8-IN. UNLESS LISTED OTHERWISE. ADDITIONALLY, OUTLET BOXES ON OPPOSITE SIDES OF THE WALL SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24-IN.
- MEMBRANE PENETRATIONS BY LISTED ELECTRICAL BOXES OF ANY MATERIAL ARE PERMITTED PROVIDED SUCH BOXES HAVE BEEN TESTED FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES, AND THE SPACE BETWEEN THE WALL MEMBRANE AND THE BOX DOES NOT EXCEED 1/8-IN. UNLESS LISTED OTHERWISE. ADDITIONALLY, OUTLET BOXES ON OPPOSITE SIDES OF THE WALL SHALL BE SEPARATED BY THE HORIZONTAL DISTANCE SPECIFIED IN THE LISTING OF THE BOXES.
- WHERE WALLS ARE PENETRATED BY OTHER MATERIAL OR OPENINGS LARGER THAN THOSE MENTIONED ABOVE, THEY MUST BE QUALIFIED BY TEST IN ACCORDANCE WITH SECTION 703.2.
- EMERGENCY RESPONDER COMMUNICATION COVERAGE INSTALLED AND PERMITTED THROUGH NBFD AND ORANGE COUNTY SHERIFFS.
- SOLAR ARRAY SHALL COMPLY WITH CHAPTER 12 OF THE CBC.
- DOORS SHALL REMAIN OPEN DURING REGULAR BUSINESS HOURS.
- A SIGN SHALL BE POSTED ON THE BUSINESS FRONTAGE THAT ADVISES PATRONS OF THE AVAILABILITY AND LOCATION OF PARKING SPACES.
- SIGNS SHALL BE POSTED ON THE SITE CONTAINING THE FOLLOWING INFORMATION:
  - DOORS ARE TO REMAIN OPEN DURING BUSINESS HOURS; AND
  - A NUMBER TO CALL FOR CODE ENFORCEMENT

### GENERAL NOTES

- SCOPE DOCUMENTS: THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE OVERALL CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL AND MECHANICAL ELECTRICAL SYSTEMS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS AND SPECIFICATIONS.
- THE FOLLOWING NOTES AND TYPICAL DETAILS APPLY TO ALL DRAWINGS UNLESS NOTED OTHERWISE.
- THE FOLLOWING NOTES AND TYPICAL DETAILS APPLY TO ALL DRAWINGS UNLESS NOTED OTHERWISE.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, DETAILS OF CONSTRUCTION SHALL BE USED SUBJECT TO THE REVIEW AND APPROVAL OF THE ARCHITECT.
- CODE REQUIREMENTS: ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND AS REQUIRED BY THE APPLICABLE EDITION OF THE INTERNATIONAL BUILDING CODE, LOCAL CODES AND JURISDICTIONAL AUTHORITIES AND AGENCIES.
- THE CONTRACTOR SHALL PERFORM IN A MANNER CONFORMING TO APPLICABLE REGULATION, AND REQUIREMENTS OF ALL GOVERNING AGENCIES.
- EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS OPERATION.
- ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETEIORATION UNTIL USED.
- PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, H.V.A.C. EQUIPMENT AND ALL OTHER ITEMS REQUIRED SAME.
- ALL MATERIALS SHALL BE HANDLED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- STORAGE & DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GASES & HAZARDOUS CHEMICALS SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS.
- NO MATERIALS SHALL BE STORED ON PUBLIC PROPERTY UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE PUBLIC WORKS DEPT.
- THE CONTRACTOR SHALL DO ALL CUTTING, FITTING, OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL UPON COMPLETION MATCH SURROUNDING SIMILAR SURFACES.
- SHOP DRAWINGS: NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL COMMENCE UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SAMPLES. THE ARCHITECT SHALL NOT REVIEW WITH THE REVIEW OF SHOP DRAWINGS FOR A SPECIFIC SECTION OF SPECIFICATIONS UNLESS THE SHOP DRAWINGS FOR THAT SECTION AND ALL RELATED AND CONTIGUOUS SECTIONS OF WORK ARE SUBMITTED TO THE ARCHITECT SIMULTANEOUSLY. THE REVIEW AND ACCEPTANCE OF A PART OF THE SHOP DRAWINGS SHALL NOT IMPLY THE ACCEPTANCE OF THE SHOP DRAWINGS IN WHOLE OR IN PART.
- DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, ARCHITECT AND THE APPLICABLE GOVERNING CODE AUTHORITY.
- ALL COLORS AND COLOR SAMPLES SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OR APPLICATION.
- DIMENSIONS:
  - ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD.
  - ALL DIMENSIONS SHOWN ARE TO CENTER LINE OF COLUMNS AND BEAMS, FACE OF CONCRETE BLOCK WALLS, EDGE OF SLAB, FACE OF STUDS UNLESS NOTED OTHERWISE.
  - CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR OR SLAB TO THE FINISHED FACE OF CEILING.
  - DIMENSIONS AND ELEVATIONS ARE TO THE TOP OF CONCRETE BLOCK, OR OTHER HARD SURFACE MATERIALS, NOT TO THE TOP OF FLOOR COVERING OR ROOFING UNLESS OTHERWISE NOTED.
  - DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS.
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION, OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT AND HIS CONSULTANTS DO NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES TO BE USED FOR THE CONSTRUCTION. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND HIS CONSULTANTS DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES WHICH ARE FURNISHED BY THE ARCHITECT AND HIS CONSULTANTS, WHETHER OF MATERIAL OR WORK AND WHETHER PERFORMED PRIOR TO, DURING OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL SHOWN UTILITY SERVICES AND COORDINATE AS REQUIRED, NOTIFYING THE ARCHITECT OF VARIATIONS OR CONFLICTS.
- PROPERTY LINES ADJACENT TO BUILDING SHALL BE ESTABLISHED IN THE FIELD BY A LICENSED SURVEYOR AND A SURVEY REPORT SHALL BE SUBMITTED TO THE INSPECTOR PRIOR TO FOUNDATION INSPECTION.
- DURING CONSTRUCTION CONTRACTOR SHALL PROVIDE AND MAINTAIN FIRE EXTINGUISHERS AS REQUIRED BY THE AGENCY OF JURISDICTION'S FIRE DEPARTMENT FIELD INSPECTOR.
- FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH HORIZONTAL AND VERTICAL) IN ALL STUD WALLS AND PARTITIONS, INCLUDING PURGED SPACES, SO THAT THE MAXIMUM DIMENSION OF ANY CONCEALED SPACE IS NOT OVER 10 FEET.
- ALL SEPARATIONS AS REQUIRED BY GOVERNING AGENCIES SHALL BE PROVIDED.
- FIRE PROTECTION DRAWINGS SHALL BE PREPARED BY THE FIRE PROTECTION SUBCONTRACTOR.
- SUBMIT FIRE PROTECTION PLANS TO FIRE MARSHAL FOR REVIEW AND STAMP OF APPROVAL FOR FIRE CODE REQUIREMENTS.
- PROVIDE A PORTABLE FIRE EXTINGUISHER. SEE FIRE PROTECTION SYSTEM NOTES.
- STANDPIPES ARE REQUIRED. SEE FIRE PROTECTION SYSTEM NOTES.
- ALL UTILITY LINES CONDUITS MECHANICAL AND PLUMBING PIPES INSTALLED ABOVE THE CEILINGS SHALL BE HELD AS CLOSE AS POSSIBLE TO THE ADJACENT ROOF STRUCTURE.
- EXIT SIGN ILLUMINATION CIRCUIT SHALL BE MAINTAINED AND CONTROLLED SEPARATELY FROM ALL OTHER CIRCUITS IN THE BUILDING.
- PROVIDE EXIT SIGNS AND DIRECTIONAL SIGNS WITH MINIMUM 6" HIGH BY 3/4" WIDE STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND. SEE PLANS FOR LOCATIONS. CBC SECTION 1013.1.
- PEDESTRIAN AISLES SHALL BE 48 INCH MINIMUM AND UNOBSTRUCTED WIDTH TO PUBLIC WAYS.
- WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST DURING GRADING OPERATIONS.
- TOILET FACILITIES SHALL BE PROVIDED AT ALL TIME DURING CONSTRUCTION.
- PROVIDE ALL ACCESS PANELS AS REQUIRED BY GOVERNING CODE OR AUTHORITIES TO ALL CONCEALED SPACES, VOIDS, ATTICS, AND SO ON. VERIFY THE TYPE REQUIRED WITH THE ARCHITECT PRIOR TO INSTALLATION.
- ALL INSULATING MATERIALS MUST BE NON-COMBUSTIBLE AND INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD AND SMOKE DENSITY REQUIREMENTS OF CHAPTER 26 OF THE CALIFORNIA BUILDING CODE.
- BUILDING INSULATION TO BE CERTIFIED BY THE MANUFACTURER TO MEET THE CALIFORNIA STANDARDS FOR INSULATING MATERIAL.
- ALL EXTERIOR DOORS AND WINDOWS SHALL BE DESIGNED TO LIMIT AIR LEAKAGE PER SECTION 2-5317 OF THE ENERGY CONSERVATION STANDARDS.
- EXTERIOR GLASS DOORS MUST HAVE A LOCKING DEVICE OF A TYPE THAT WILL BE READILY DISTINGUISHABLE AS LOCKED.
- ALL EXTERIOR WALL OPENINGS, FLASHING, COUNTER FLASHING, COPINGS AND EXPANSION JOINTS SHALL BE WEATHERPROOF.
- PROVIDE PLANS FOR TEMPORARY SHORING OF EXCAVATIONS THAT REMOVE THE LATERAL SUPPORT AT PUBLIC WAY OR AN EXISTING BUILDING. EXCAVATIONS ADJACENT TO A PUBLIC WAY REQUIRE PUBLIC WORKS APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE BUILDING INSPECTOR SHALL BE NOTIFIED JUST PRIOR TO START OF CONSTRUCTION, INCLUDING GRADING.
- PROVIDE METAL TRIM OR CASING AT ALL EDGES OF PLASTER OR DRYWALL SURFACES WHERE IT TERMINATES OR MEETS ANY OTHER MATERIAL, UNLESS OTHERWISE NOTED.
- ALL WELDING TO BE PERFORMED BY WELDERS CERTIFIED BY THE GOVERNING CITY OR COUNTY BUILDING DEPARTMENT FOR STRUCTURAL STEEL.
- ALL ROOF DRAINS SHALL BE LOCATED AT THE LOWEST POINT OF THE ROOF, TAKING INTO CONSIDERATION THE GUTTER OR BEAMS AND REFLECTION OF ANTELVENERS. CONTRACTOR SHALL VERIFY THAT POSITIVE DRAINAGE EXISTS FROM ALL POINTS ON ROOF PRIOR TO SHEATHING.

### GENERAL NOTES CONT.

- APPROVED ADDRESSES AND BUILDING NUMBERS ARE REQUIRED TO BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (CFC, SEC. 501.2) AND TO COMPLY WITH THE GOVERNING CITY ORDINANCES FOR LOCATION AND LIGHTING REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE A LIST OF SUBCONTRACTORS TO UCJ IF REQUESTED.
- THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. IBC-SECTION 1008.2
- A SIGN SHALL BE PROVIDED AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING MORE THAN THREE STORES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM OF THE INTERIOR EXIT STAIRWAY AND RAMP AND THE IDENTIFICATION OF THE STAIR OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF, AND THE DIRECTION TO, THE EXIT DISCHARGE AND THE AVAILABILITY OF ROOF ACCESS FROM THE INTERIOR EXIT STAIRWAY AND RAMP FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET 1/2 INCH ABOVE THE FLOOR LANDING IN A POSITION THAT IS READILY VISIBLE WHEN THE DOORS ARE IN THE OPEN AND CLOSED POSITIONS. IBC SECTION 1002.9
- THE LOCATION OF FIRE DEPARTMENT HOSE CONNECTIONS SHALL BE ACCORDANCE WITH CALIFORNIA FIRE CODE AND APPROVED BY THE FIRE MARSHAL. IBC SECTION 905.1
- PROVIDE AN APPROVED FIRE ALARM SYSTEM.
- EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA OF GROUP H OCCUPANCY. CBC SECTION 1010.1.2
- EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A LATCH OR TOOL, OR SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE ONLY APPROVED TYPE. CBC SECTION 1010.1.9
- EXIT ILLUMINATION SHALL BE PROVIDED FROM AN EMERGENCY POWER SYSTEM. EMERGENCY LIGHTING SHALL GIVE A VALUE OF ONE FOOT CANDLE AT FLOOR LEVEL. CBC SECTIONS 1008.3.1 & 1008.3.5
- ALL STEEL STUDS USED ON THIS PROJECT SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO THEIR USE ON THIS PROJECT.
- FLOOR ELEVATIONS INDICATED ARE TO THE TOP OF STRUCTURAL TOPPING SLAB OR GRADE SLAB UNLESS NOTED.
- THE VERTICAL DIMENSIONS FROM THE FINISH FLOOR TO THE UNDERSIDE OF ANY STRUCTURAL ELEMENT, PIPING, ELECTRICAL FIXTURE, ETC. SHALL BE 2" MINIMUM AT DRIVE AISLES AT ALL HANDICAP LEVELS AND 7'-0" AT TYPICAL LEVELS UNLESS NOTED.
- AN INTERIOR EXIT STAIRWAY AND RAMP SHALL NOT CONTINUE BELOW ITS LEVEL OF EXIT DISCHARGE UNLESS AN APPROVED BARRIER IS PROVIDED AT THE LEVEL OF EXIT DISCHARGE TO PREVENT PERSONS FROM UNINTENTIONALLY CONTINUING INTO LEVELS BELOW. DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED AS SPECIFIED IN CBC SECTION 1013. IBC SECTION 1023.8
- ALL STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPES PERMITTED FOR THE TYPE OF CONSTRUCTION OF THE BUILDING. EXCEPT THAT WOOD HANDRAILS SHALL BE PERMITTED FOR ALL TYPES OF CONSTRUCTION. IBC 1011.7 (STAIRWAY CONSTRUCTION)
- ENCLOSED USABLE SPACE UNDER STAIRS SHALL HAVE THE WALLS & SOFFITS PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION.
- STAIRWAYS EXITING DIRECTLY TO THE EXTERIOR OF A BUILDING FOUR OR MORE STORES IN HEIGHT SHALL BE PROVIDED WITH MEANS FOR EMERGENCY ENTRY FOR FIRE DEPARTMENT ACCESS.
- GLAZED OPENINGS IN FIRE DOORS SHALL NOT BE PERMITTED IN FIRE ASSEMBLY REQUIRED TO HAVE 3-HOUR RATED FIRE RESISTIVE RATING. TABLE 716.5
- THE AREA OF GLAZED OPENINGS IN A FIRE DOOR REQUIRED TO HAVE 1-1/2 HR. OR 1-HR. FIRE RESISTIVE RATING SHALL BE LIMITED TO 100 SQ. INCHES W. MAX. DIMENSION OF 4 INCHES, WHEN BOTH LEAVES OF A PAIR OF DOORS HAVE OBSERVATION PANELS, THE TOTAL AREA OF THE GLAZED OPENINGS SHALL NOT EXCEED 100 SQ. INCHES FOR EACH LEAF.
- GLAZED OPENINGS SHALL BE LIMITED TO 1,296 SQ. INCHES IN WOOD & PLASTIC-FACED COMPOSITE OR HOLLOW METAL DOORS, PER LIGHT, WHEN FIRE-RESISTIVE ASSEMBLIES ARE TO HAVE A 3/4 HOUR FIRE RESISTIVE RATING.
- WHERE 3/4-HOUR FIRE PROTECTION WINDOW ASSEMBLIES PERMITTED, FIRE-PROTECTION-RATED GLAZING REQUIRING 45-MINUTE PROTECTION IN ACCORDANCE WITH TABLE 716.6 SHALL BE LIMITED TO FIRE PARTITIONS DESIGNED IN ACCORDANCE WITH CBC SECTION 703 AND FIRE BARRIERS UTILIZED IN THE APPLICATIONS SET FORTH IN CBC SECTIONS 707.3.6 AND 707.3.9 WHERE THE FIRE-RESISTANCE RATING DOES NOT EXCEED 1 HOUR. FIRE-RESISTANCE-RATED GLAZING ASSEMBLIES TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263 SHALL NOT BE SUBJECT TO THE LIMITATIONS OF CBC SECTION 716.6.7.1.
- GLAZING MATERIALS & GLASS BLOCK ASSEMBLIES SHALL BE QUALIFIED BY TEST IN ACCORDANCE WITH SFM STANDARD 12-10-11 FOR FIRE DOORS OR SFM STANDARD 12-7A-2 FOR FIRE WINDOWS AS APPROPRIATE FOR THE USE, AND THEY SHALL BE LABELED FOR THE REQUIRED FIRE-PROTECTION RATING & INSTALLED IN ACCORDANCE WITH THEIR LISTING. GLAZING IN FIRE DOOR ASSEMBLIES IN FIRE WINDOW ASSEMBLIES SUBJECT TO HUMAN IMPACT IN HAZARDOUS LOCATIONS AS INDICATED IN CBC SEC. 2406.4.3 SHALL COMPLY SECTION 2406.1. CBC SEC. 716.6.3
- ALL ROOF AND PAD DRAINAGE SHALL BE CONDUCTED TO THE STREET IN AN ACCEPTABLE MANNER. REFER TO PLUMBING DRAWINGS UNDER SEPARATE PERMIT
- STRUCTURAL OBSERVATION CERTIFICATION REQUIREMENTS BY LICENSED PROFESSIONAL ARE REQUIRED FOR CONSTRUCTION OF ALL NEW BUILDINGS PER BUILDING AND SAFETY.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF USE AND OCCUPANCY, WRITTEN CERTIFICATION BY A CALIFORNIA REGISTERED ENGINEER THAT THE ROOF SLOPE IS IN CONFORMANCE WITH THE APPROVED PLANS SHALL BE SUBMITTED TO THE CITY BUILDING INSPECTOR.
- THIS PROJECT HAS BEEN REVIEWED FOR CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). COMPLIANCE WITH THIS ACT IS THE RESPONSIBILITY OF THE OWNER, DEVELOPER, CONTRACTOR, DESIGNER AND ARCHITECT.
- PRIOR TO FOUNDATION APPROVAL FOR PLACEMENT OF CONCRETE THE CONTRACTOR SHALL PROVIDE A CERTIFICATION BY A CALIFORNIA CIVIL ENGINEER OR LICENSED LAND SURVEYOR THAT FRONT, SIDE AND REAR YARD SETBACKS CONFORM TO THE APPROVED PLANS.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF USE AND OCCUPANCY THE ENGINEER OR ARCHITECT SHALL SUBMIT WRITTEN CERTIFICATION TO THE CHIEF BUILDING OFFICIAL STATING THAT THE SITE VISITS HAVE BEEN MADE AND WHETHER OR NOT ANY OBSERVED DEFICIENCIES HAVE BEEN CORRECTED TO CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS, OR TO REVISED DETAILS APPROVED BY THE CHIEF BUILDING OFFICIAL.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF USE AND OCCUPANCY A CALIFORNIA CIVIL ENGINEER SHALL CERTIFY THAT ROOF SLOPES ARE IN ACCORDANCE WITH APPROVED PLANS.
- ALL CONCRETE EXPOSED TO SULFATE-CONTAINING SOLUTION OR SOILS SHALL BE 4,000 PSI CONCRETE UNLESS THE SOILS REPORT STIPULATES A LESSOR SULFATE CONTENT.
- WHERE EY CHARGERS ARE PROVIDED, OPERABLE PARTS ON ALL EY CHARGERS SHALL COMPLY WITH SECTION 11B-309.4. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAXIMUM. OPERABLE PARTS SHALL BE LOCATED MINIMUM 15' AND MAXIMUM 48" FROM THE GROUND IT SERVES. (CBC 11B-228.3.1.2)
- THAT THERE SHALL BE NO OUTDOOR OR EXTERIOR TELEPHONES, VENDING MACHINES, KIOSKS, STORAGE CONTAINERS, UNATTENDED COLLECTION BOXES, NEWSPAPER RACKS, ETC. PERMITTED ON SITE.
- THE PROPERTY SHALL BE SECURED VIA KNOX BOX LOCK WITH ACCESS TO POLICE AND FIRE.
- POLICE AND FIRE SHALL BE GIVEN KEY/CODE ACCESS TO ANY LOCKED VEHICLE/PEDESTRIAN ENTRANCES THAT ARE RESTRICTED TO RESIDENTS ONLY. (POLICE)
- THERE SHALL BE NON-GLARE SECURITY LIGHTING FOR PARKING STRUCTURE AT ALL PARKING LEVELS, PEDESTRIAN STAIRWAYS AND WALKWAYS. (POLICE)
- THE APPLICANTS SHALL INSTALL VIDEO SURVEILLANCE OF PARKING LOT, BUILDING ENTRIES/EXITS, CASHIER COUNTERS AND OFFICES, AND OTHER CASH-HANDLING AREAS, AS APPLICABLE. (POLICE)
- ALL EXTERIOR CMU WALLS EXPOSED RAIN SHALL BE SEALED.
- ALL CONSTRUCTION MATERIAL TO BE NON-COMBUSTIBLE MATERIAL, ANY WOOD TO BE FIRE RETARDANT TREATED WOOD, OTHER MILL WORK, ETC. GC COMPLY WITH SEC. 602.2, 903, & 905. THE FLAME SPREAD RATING OF ALL MATERIAL IN THE PARKING STRUCTURE TO BE CLASS "A"
- PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY THIS CHAPTER AND TABLE 3306.1. SIGNS SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC.
- SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 11B-216 AND SHALL COMPLY WITH SECTION 11B-703 OF THE 2016 CALIFORNIA BUILDING CODE.
- ALL EXTERIOR WALL OPENINGS, FLASHING, COUNTER FLASHING, COPINGS AND EXPANSION JOINTS SHALL BE WEATHERPROOF.
- PROVIDE PLANS FOR TEMPORARY SHORING OF EXCAVATIONS THAT REMOVE THE LATERAL SUPPORT AT PUBLIC WAY OR AN EXISTING BUILDING. EXCAVATIONS ADJACENT TO A PUBLIC WAY REQUIRE PUBLIC WORKS APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE BUILDING INSPECTOR SHALL BE NOTIFIED JUST PRIOR TO START OF CONSTRUCTION, INCLUDING GRADING.
- PROVIDE METAL TRIM OR CASING AT ALL EDGES OF PLASTER OR DRYWALL SURFACES WHERE IT TERMINATES OR MEETS ANY OTHER MATERIAL, UNLESS OTHERWISE NOTED.
- ALL WELDING TO BE PERFORMED BY WELDERS CERTIFIED BY THE GOVERNING CITY OR COUNTY BUILDING DEPARTMENT FOR STRUCTURAL STEEL.
- ALL ROOF DRAINS SHALL BE LOCATED AT THE LOWEST POINT OF THE ROOF, TAKING INTO CONSIDERATION THE GUTTER OR BEAMS AND REFLECTION OF ANTELVENERS. CONTRACTOR SHALL VERIFY THAT POSITIVE DRAINAGE EXISTS FROM ALL POINTS ON ROOF PRIOR TO SHEATHING.

### GENERAL NOTES

- ALL REQUIRED PERMITS MUST BE OBTAINED FROM THE FIRE PREVENTION BUREAU BEFORE THE BUILDING IS OCCUPIED.
- THE ENTIRE STRUCTURE SHALL HAVE EMERGENCY LIGHTING THROUGHOUT. EXIT SIGNS AND EMERGENCY LIGHTING SHALL BE CONNECTED TO AN EMERGENCY POWER SOURCE. SEE THE ELECTRICAL PLANS FOR LOCATION OF EXIT SIGNS, EMERGENCY LIGHTING AND THE EMERGENCY POWER SOURCE.
- BUILDING STREET NUMBERS SHALL BE EASILY VISIBLE AND LEGIBLE FROM THE STREET. LOCATE THE BUILDING STREET NUMBER PER THE FIRE DEPARTMENT.
- A LIFE-SAFETY SIGNAGE PACKAGE SHALL BE PROVIDED FOR THE PROJECT. PLANS SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF THE BUILDING PERMIT FOR REVIEW AND APPROVED BY THE FIRE DEPARTMENT. SIGNAGE SHALL BE PROVIDED FOR THE FOLLOWING:
  - ALL EXIT STAIRS SHALL BE PROVIDED WITH SOME FORM OF PAINTING OR SIGNAGE TO CLEARLY INDICATE LOCATION.
  - FIRE EXTINGUISHERS SHALL BE PROVIDED WITH SIGNAGE SIMILAR TO THOSE FOR HOUSE STATIONS.
  - FIRE EXTINGUISHER LOCATIONS SHALL INDICATED WITH A PAINTED STRIPE AROUND COLUMN WHERE MOUNTED OR SIMILAR WITH BAND OF REFLECTIVE TAPE TO INDICATE LOCATION.
- FIRE HYDRANTS SHALL COMPLY WITH FIRE DEPARTMENT REQUIREMENTS FOR ON-SITE FIRE HYDRANTS.
- LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH INTERNATIONAL FIRE CODE AND CALIFORNIA BUILDING CODE/CBC SECTION 906
- DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC 1415.1.
- IN BUILDINGS FOUR OR MORE STORES IN HEIGHT, STANDPIPES SHALL BE PROVIDED DURING CONSTRUCTION WHEN THE HEIGHT REACHES 40 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS. A FIRE DEPARTMENT CONNECTION SHALL BE NO MORE THAN 100 FEET FROM AVAILABLE FIRE DEPARTMENT VEHICLE ACCESS ROADWAYS.
- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO THE INTERNATIONAL FIRE CODE, WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH THE INTERNATIONAL FIRE CODE.
- ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
- WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH IN CBC TABLE 903.11 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE PERTAINING CITY.
- DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR IA STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES, CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON-OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED.
- EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL.
- OPEN FLAMES, FIRE, AND BURNING ON ALL PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE PERTAINING CITY AND INTERNATIONAL FIRE CODE.
- THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.
- COMPLETE PLANS AND SPECIFICATIONS FOR ALL FIRE EXTINGUISHING SYSTEMS, INCLUDING AUTOMATIC SPRINKLER AND STANDPIPE EXTINGUISHING SYSTEMS AND RELATED APPURTENANCES SHALL BE SUBMITTED TO THE PERTAINING CITY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. INTERNATIONAL FIRE CODE
- FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH CBC SECTION 903.3.
- ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS, PUMPS, TANKS, WATER LEVELS AND TEMPERATURES, CITY AIR PRESSURES AND WATERFLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY SUPERVISED BY A LISTED FIRE ALARM CONTROL UNIT. (IBC SECTION 903.4)
- ONE APPROVED AUDIBLE DEVICE MUST BE CONNECTED TO EVERY AUTOMATIC SPRINKLER SYSTEM IN AN APPROVED LOCATION ON THE EXTERIOR OF THE STRUCTURE. CBC 903.4.2
- ALL NEW SECURITY GRILLES, DOORS AND WINDOWS MUST COMPLY WITH BUILDING SECURITY STANDARD, ORDINANCE # 7-79.
- COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS SHALL BE SUBMITTED TO THE NEWPORT BEACH NEWPORT BEACH DEVELOPMENT SERVICES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. INTERNATIONAL FIRE CODE.
- FIRE ALARM SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH CBC 907.6
- AUTOMATIC FIRE SPRINKLER SYSTEMS AND ALL CONTROL VALVES, WITH THE EXCEPTION OF THOSE LISTED IN CBC 903.4 SHALL BE MONITORED BY A UL LISTED CENTRAL ALARM STATION.
- MODIFIED FIRE SPRINKLER PLANS AND FIRE-LIFE-SAFETY PLANS SHALL BE SUBMITTED FOR REVIEW, APPROVAL AND PERMIT ISSUANCE.
- NO FRAMING OR T-BAR APPROVALS WILL BE GRANTED WITHOUT THE FIRE DEPARTMENT APPROVAL FOR THE FIRE SPRINKLERS.

### WATERPROOFING

- FURNISH ALL LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO PERFORM ALL WORK TO COMPLETE THE CONTRACT, INCLUDING, BUT NOT LIMITED TO, THESE MAJOR ITEMS:
  - PROTECTION OF FOUNDATION WALLS BELOW GRADE.
  - PROTECTION OF WATERPROOFING MEMBRANE SYSTEM.
  - NON-CORROSIVE FLASHING TERMINATION STRIP FOR BELOW GRADE TERMINATION OF WATERPROOFING, DRAINAGE COMPOSITE AND PROTECTION BOARD PANELS.
- MANUFACTURE:
  - PROVIDE PRODUCTS AS MANUFACTURED BY CALLUBE MIRADRIN 860, W.R. GRACE & CO. 'BITUTHENE', W.R. MEADOWS 'SEALIGHT MELROL', OR APPROVED EQUAL.
- MATERIALS:
  - EMBRANE WATERPROOFING SHALL BE A 4 MIL CROSS LAMINATED HIGH DENSITY SHEET OF POLYETHYLENE FILM BACKING COATED/ADHERED ON ONE SIDE WITH A FACTORY APPLIED RUBBERIZED ASPHALT BUTYL RUBBER TO A CONTROLLED THICKNESS OF .067" 60 MIL THICK, AFTER WHICH A REMOVABLE PROTECTIVE ADHESIVE PAPER IS ATTACHED TO THE ADHESIVE SURFACE MEMBRANE.
  - PRIMER: PROVIDE A RESPONSE WATER BASED VOC COMPLIANT PRIMER DESIGNED FOR ALL VERTICAL SURFACES AT NORMAL TEMPERATURES (40 F AND ABOVE), AS RECOMMENDED BY THE MANUFACTURER.
  - ELASTOMERIC MASTIC: RUBBER-ASPHALT BASED MASTIC, AS RECOMMENDED BY THE MANUFACTURER.
  - LIQUID MEMBRANE: TWO COMPONENT ELASTOMERIC COLD APPLIED LIQUID MEMBRANE, AS RECOMMENDED BY THE MANUFACTURER.
  - PROTECTION COURSE:
  - DRAINAGE PANEL COMPOSITES: PROVIDE A 3/8" DRAINAGE CORE COMPOSITE WITH A 3-DIMENSIONAL, HIGH IMPACT RESISTANT, POLYMER SHEET POLYSTYRENE OR POLYPROPYLENE DIMPLED CORE WITH A NON-WOVEN GEXTETILE FILTER FABRIC SECURELY BONDED TO THE TOP SURFACE. (ONE-SIDED). MIRAADRIN 6000, COSELLA DORKEN 6000, OR EQUAL.
  - PROTECTION BOARD: PROVIDE A MINIMUM 1'-6" HIGH PIECE OF 1/2" THICK CEMENT HARDBOARD / HARDIPANEL, AS PROTECTION TO THE DRAINAGE COMPOSITE TO PROTECT FROM LANDSCAPE DAMAGE.
  - NON-CORROSIVE FLASHING TERMINATION BAR: PROVIDE A PVC CLAMPING BAR / FLASHING TERMINATION BAR / FLASHING STRIP THAT IS FLEXIBLE, HIGH STRENGTH, UV STABLE, FLUSH MOUNTED AND SPRING LOCKING, FOR CONFINEMENT AND CLOSURE OF THE WATERPROOFING MEMBRANE AND DRAINAGE PANEL COMPOSITE TOP HORIZONTAL TERMINATION EDGE. SURESEAL TERMPAR PRODUCT AS DISTRIBUTED BY SYSTEMS WATERPROOFING SUPPLY (805) 650-6780, OR EQUAL (NO KNOWN EQUAL).
- SURFACES SHALL BE FREE OF VOIDS, LOOSE AGGREGATE, SHARP PROTRUSIONS, AND DRY BEFORE APPLICATION OF MEMBRANE WATERPROOFING SYSTEMS. REPAIR DEFECTS BEFORE APPLYING PRIMER. REMOVE SHARP PROTRUSIONS. MASONRY JOINTS MUST BE STRUCK OFF FLUSH. REMOVE GREASE, OIL OR OTHER CONTAMINANTS. CLEAN SURFACE WITH A BROOM, VACUUM CLEANER OR COMPRESSED AIR TO REMOVE DUST, LOOSE STONES, AND DEBRIS.
- CONCRETE MUST BE CURED A MINIMUM OF 7 DAYS.
- APPLY PRIMER WITH A LAMBS-WOOL ROLLER AT COVERAGE OF 250-350 SQ. FT. PER GAL. ALLOW PRIMER TO DRY 1 HOUR OR UNTIL TACK FREE. PRIME ONLY THE AREA WHICH WILL BE COVERED WITH MEMBRANE IN A WORKING DAY. AREAS NOT COVERED WITH MEMBRANE IN 24 HOURS MUST BE RE-PRIMED. DRY PRIMED SURFACES SHOULD BE COVERED IMMEDIATELY WHERE CONTAMINANTS FROM THE AIR ARE ACCUMULATING ON THE SURFACE. METAL OR OTHER DENSE SURFACES DO NOT REQUIRE PRIMING BUT MUST BE CLEAN, DRY, AND FREE OF LOOSE PAINT, RUST OR OTHER CONTAMINANTS.
- APPLY MEMBRANE FROM THE LOW POINT TO THE HIGH POINT IN LENGTHS NO GREATER THAN 8 FEET, SO THAT LAPS SHED WATER. ALL END LAPS SHALL BE STAGGERED. APPLY SHEET MEMBRANES IN DOUBLE THICKNESS OVER PROPERLY SEALED EXPANSION, CONSTRUCTION AND CONTROL JOINTS. EACH JOINT 1/8" IN WIDTH SHALL BE PRE-STRIPPED WITH 8" WIDE MEMBRANE.
- ALL TERMINATIONS MUST BE SEALED WITH A TROWEL BEAD OF ELASTOMERIC MASTIC. EDGES SHOULD BE PRESSED WITH A METAL OR HARDWOOD TOOL SUCH AS A HAMMER HANDLE. NAILING, WHERE REQUIRED SHALL BE WITH LARGE HEAD NAILS AT 12" INTERVALS, COVERED WITH AN 8" WIDE STRIP OF MEMBRANE. ALL TERMINATIONS MUST BE FINISHED WITH TROWEL BEAD MASTIC.
- ADHERE THE DRAINAGE BOARD TO THE MEMBRANE UTILIZING THE ADHESIVE TAPE OR NON-PENETRATING CLIPS OR FASTENERS. INSTALL CONTINUOUS DRAINAGE PANELS OVER THE WALL WATERPROOFING. EXTEND UP THE WALL TO THE PROPOSED LEVEL OF FINISH GRADE UNLESS OTHERWISE INDICATED OR REQUIRED. CONTINUOUS IMPERVIOUS FACE AGAINST THE WATERPROOFING, WHERE OCCURRING, SHINGLE HORIZONTAL JOINTS, IF SUCH ARE REQUIRED, TO PREVENT WATER ENTRY BEHIND THE STRUCTURE MATERIAL. CAP THE TOP EDGE WITH FILTER FABRIC EXTENDED DOWN AT LEAST 6" TO ENSURE SOIL CANNOT ENTER THE DRAINAGE SLOTS.
- THE MANUFACTURER AND APPLICATOR SHALL FURNISH A WRITTEN WARRANTY THAT ALL MEMBRANES, PROTECTION COURSE, AND OTHER ELEMENTS ESSENTIAL TO THE WATER-TIGHTNESS WILL CONTINUE TO BE WATER-TIGHT FOR A PERIOD OF TWO (2) YEARS FOLLOWING ACCEPTANCE OF THE WORK BY THE ARCHITECT.



3300 IRVINE AVE  
 MOB RENOVATION  
 3300 IRVINE AVE  
 NEWPORT BEACH, CA 92660

### GENERAL NOTES

SCHEME NO.:  
 DATE: 04.03.2024  
 SCALE:  
 JOB NO.: 23-063

PA.0.02



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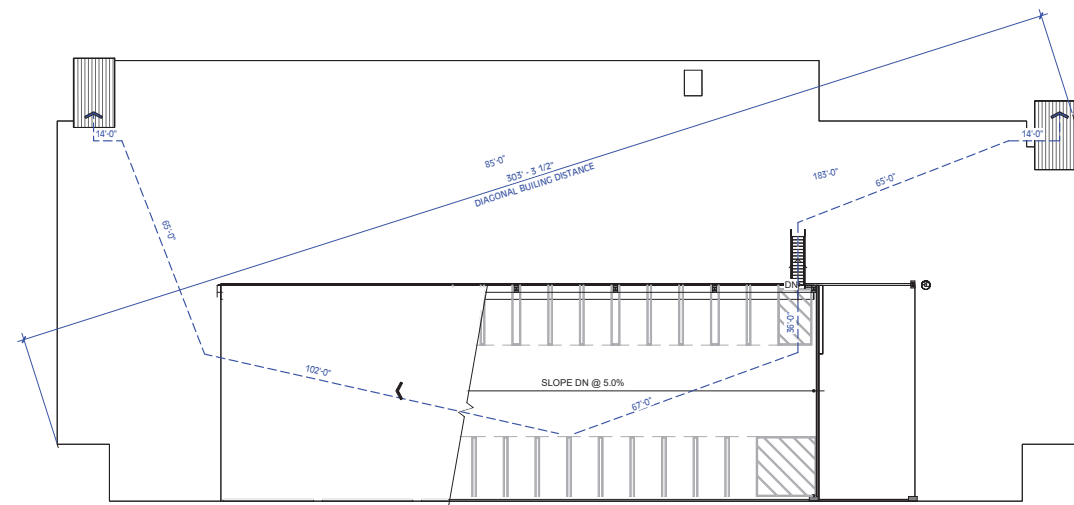
**EGRESS LEGEND**

Distance Distance EGRESS TRAVEL DISTANCE

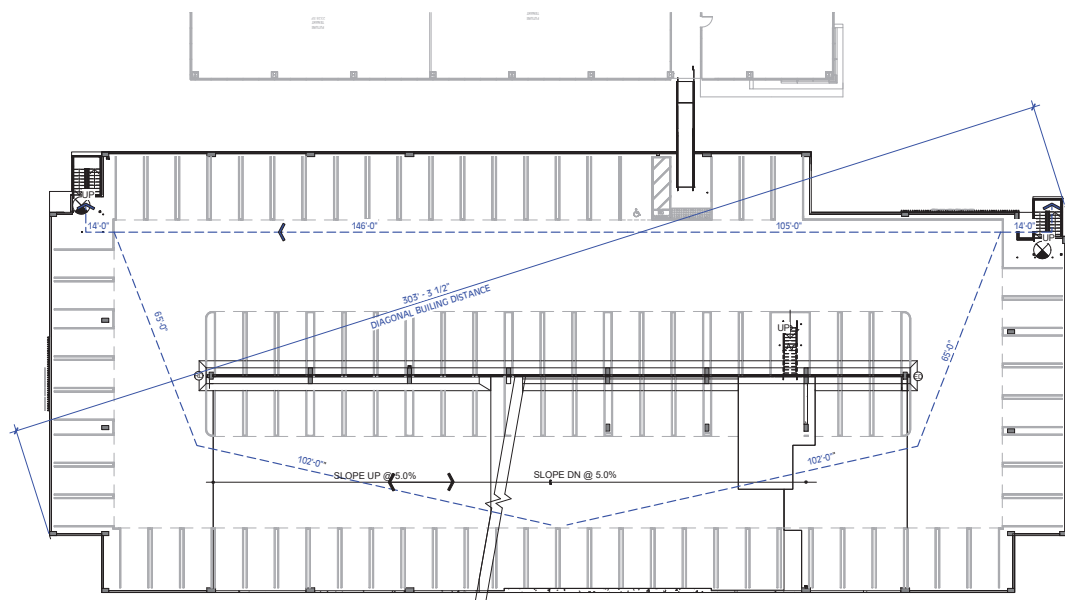
- EXIT NUMBER  
— WIDTH PER PERSON (IN.)  
— CLEAR EXIT WIDTH (IN.)  
— MAX. CAPACITY  
— ACTUAL CAPACITY
- ACCUMULATED OCCUPANTS
- TOTAL OCCUPANTS
- DIRECTION/PATH OF EGRESS

**NOTE:**  
SITE ACCESSIBILITY ROUTE / RAMP / SIDEWALK DESIGN  
REQUIREMENTS / DETAILS ARE PROVIDED ON CIVIL DRAWINGS

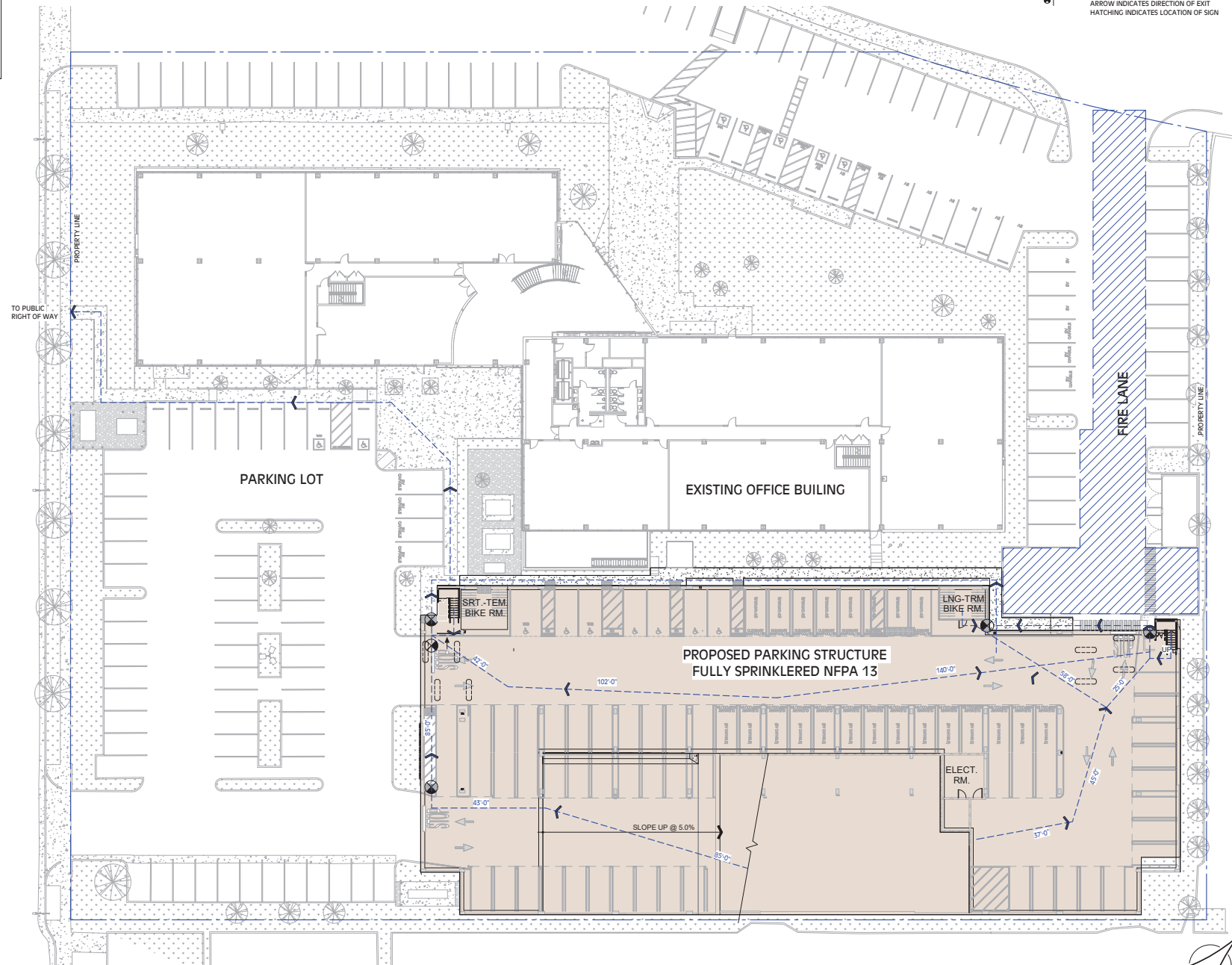
EXIT SIGN  
ARROW INDICATES DIRECTION OF EXIT  
HATCHING INDICATES LOCATION OF SIGN



**3 LEVEL 2 EXT. EXITING PLAN**  
1" = 20'-0"



**2 LEVEL 2 EXITING PLAN.**  
1" = 20'-0"



**1 SITE EXITING PLAN.**  
1" = 20'-0"



**3300 IRVINE AVE  
MOB RENOVATION**  
3300 IRVINE AVE  
NEWPORT BEACH, CA 92660

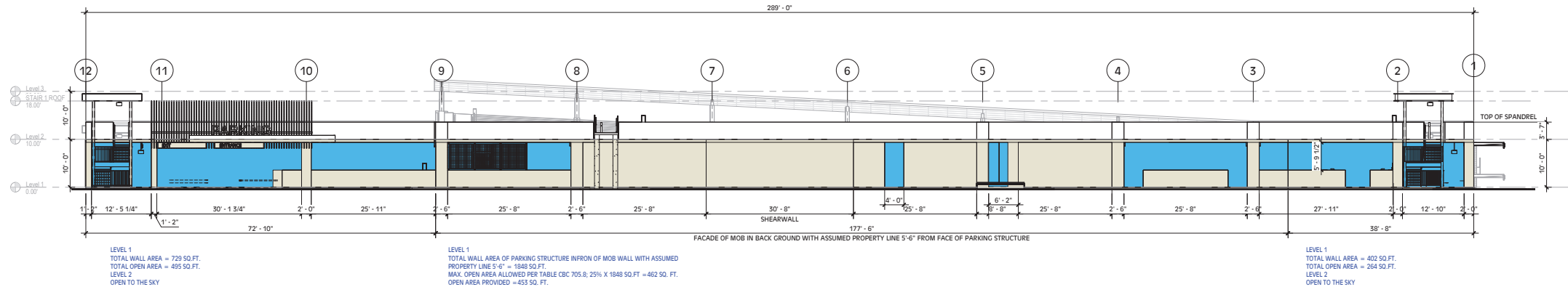
**EXITING PLANS**

SCHEME NO.:  
DATE: 04.03.2024  
SCALE:  
JOB NO.: 23-063

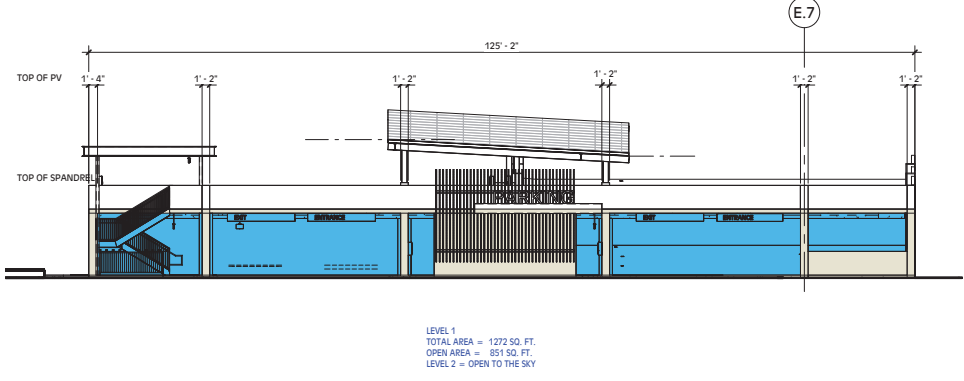
**PA.0.31**



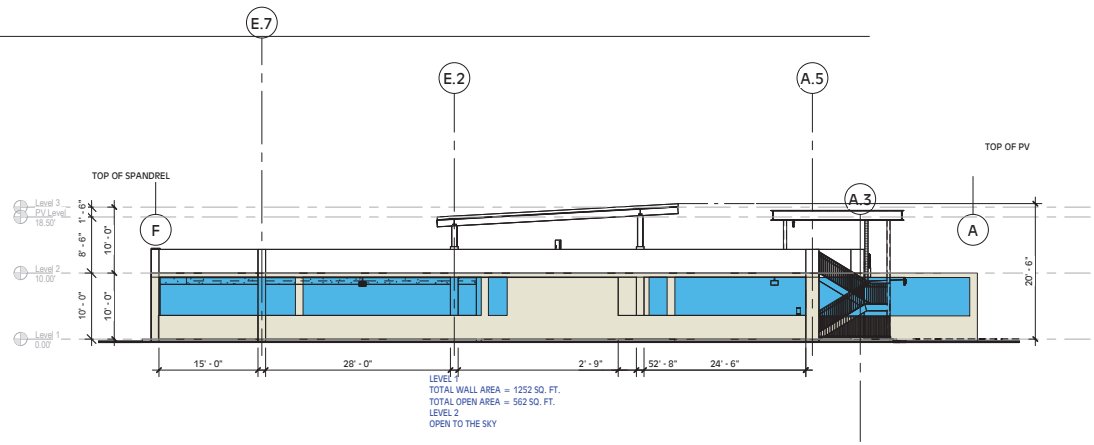
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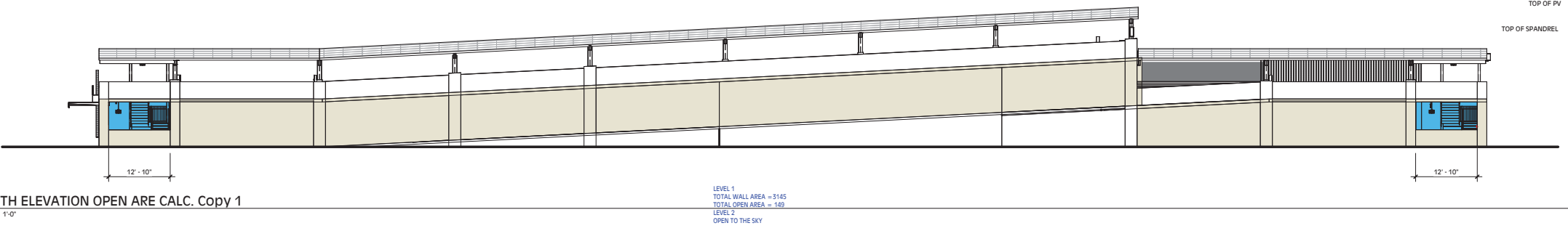
1 NORTH ELEVATION OPEN AREA CALC.  
Copy 1  
3/32" = 1'-0"



2 WEST ELEVATION OPEN AREA CALC. Copy 1  
3/32" = 1'-0"



3 EAST ELEVATION OPEN AREA CALC. Copy 1  
3/32" = 1'-0"



4 SOUTH ELEVATION OPEN ARE CALC. Copy 1  
3/32" = 1'-0"

Open-Area Calculation Summary													
LEVEL	DESCRIPTION	Floor to Floor Height	OPENING SIZE				Total Perimeter Length	Total Open Length	Total Closed Length	Percent of Perimeter Length Open	Total Surface Area	Total Open Area	Percent Of Open Area
			North Elevation	West Elevation	South Elevation	East Elevation							
	Open Length						0.00		Required			20.00%	
LEVEL 3	Total Length					0.00			#DIV/0!			Required	
	Open Length		Open To The Sky	Open To The Sky	Open To The Sky	Open To The Sky	0.00		Required			20.00%	
	Total Area								40.00%	0.00			
	Total open area							0.00					
LEVEL 2	Total Length	10'-0"				0.00			#DIV/0!			Required	
	Open Length		Open To The Sky	Open To The Sky	Open To The Sky	Open To The Sky	0.00		Required			20.00%	
	Total Area								40.00%	0.00			
	Total open area							0.00					
LEVEL 1	Total Length	10'-0"	289.00	125.17	289.00	125.17	828.34		43%			Required	
	Open Length		168.58	69.49	25.67	95.67		359.41	Required			20.00%	
	Total Area		2890.00	1252.00	2890.00	1252.00			40.00%	8284.00			
	Total open area		1212.00	851.00	149.00	562.00		468.93			2,774.00	33%	



3300 IRVINE AVE  
MOB RENOVATION  
3300 IRVINE AVE  
NEWPORT BEACH, CA 92660

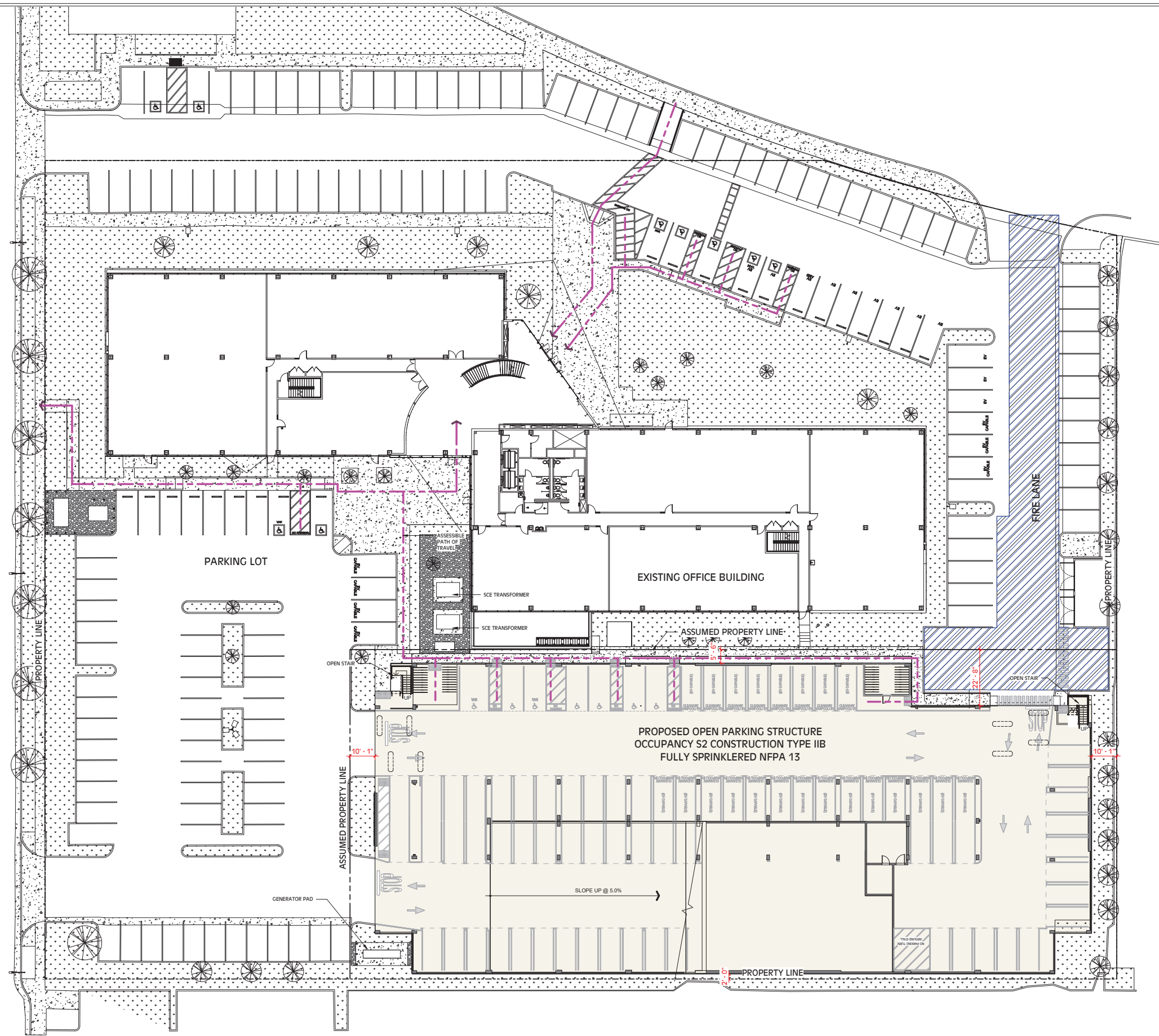
OPEN AREA CALCULATION EXTERIOR ELEVATIONS

SCHEME NO.:  
DATE: 04.03.2024  
SCALE:  
JOB NO.: 23-063

PA.0.32



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**3300 IRVINE AVE  
MOB RENOVATION**  
3300 IRVINE AVE  
NEWPORT BEACH, CA 92660

**SITE PLAN**

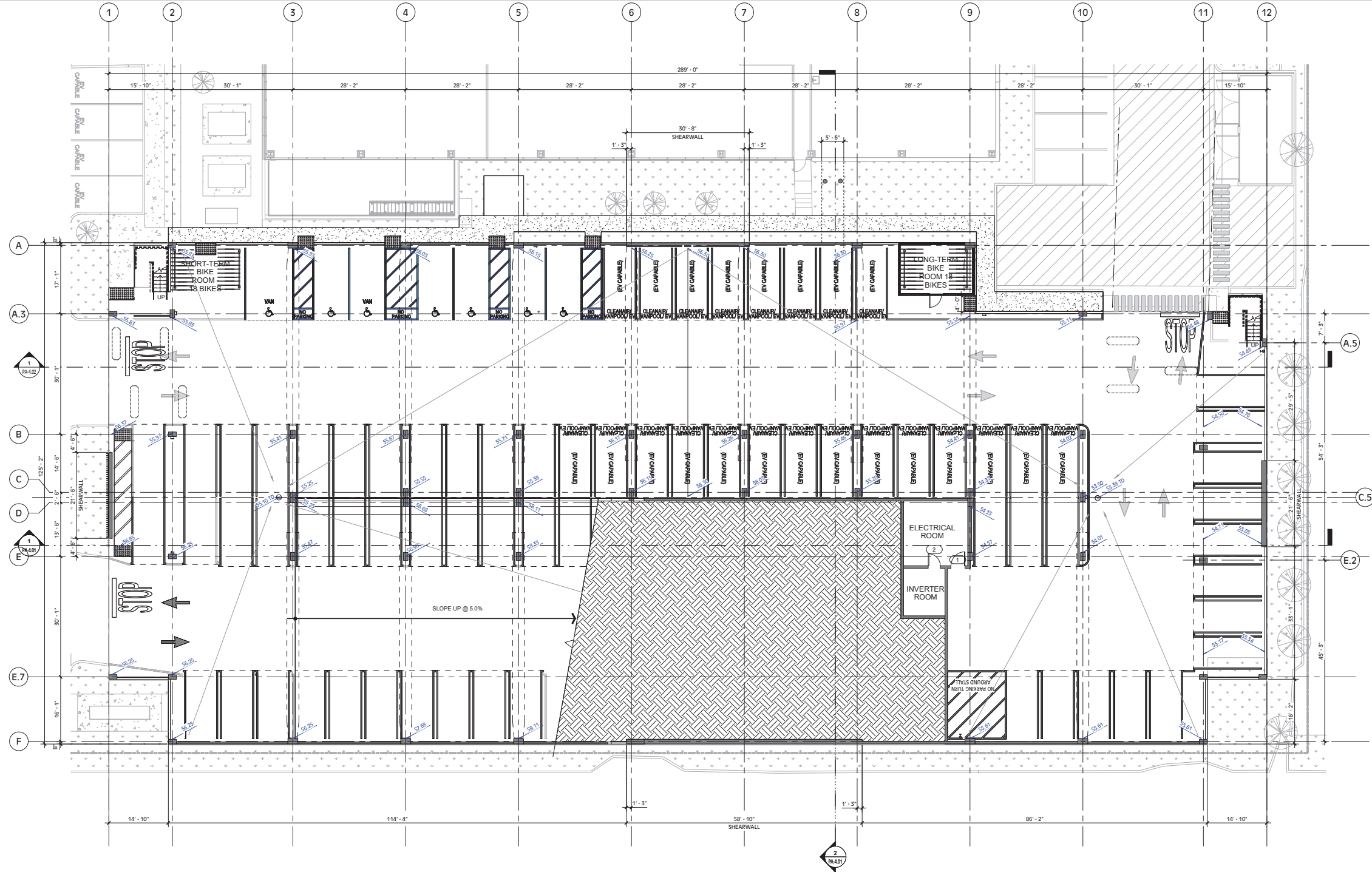
SCHEME NO.:  
DATE: 04.03.2024  
SCALE:  
JOB NO.: 23-063

**PA.1.02**



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**3300 IRVINE AVE  
MOB RENOVATION**  
3300 IRVINE AVE  
NEWPORT BEACH, CA 92660

**LEVEL 1 FLOOR PLAN**

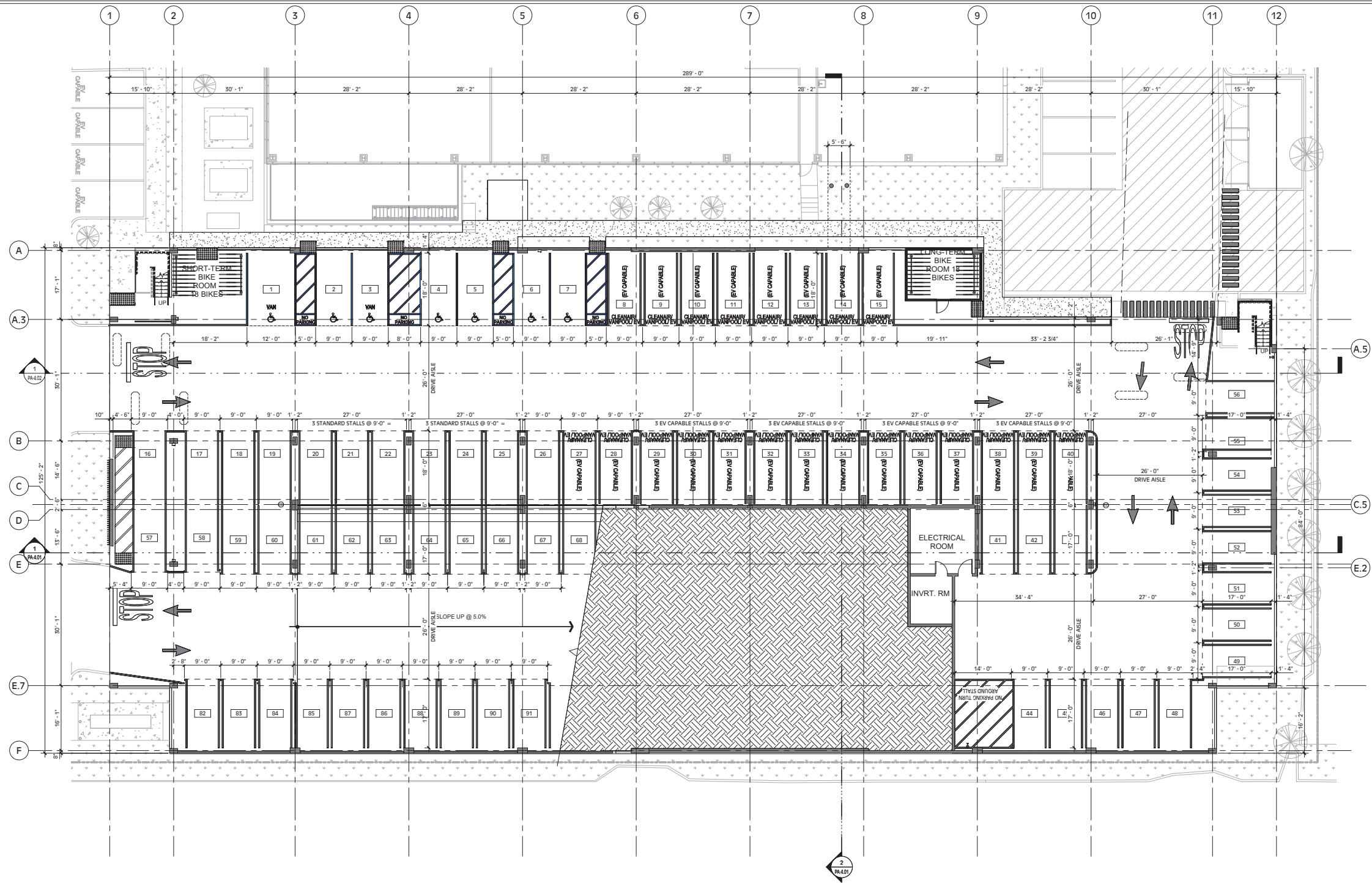
SCHEME NO.:  
DATE: 04.03.2024  
SCALE:  
JOB NO.: 23-063

**PA.2.01**



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**3300 IRVINE AVE  
MOB RENOVATION**  
3300 IRVINE AVE  
NEWPORT BEACH, CA 92660

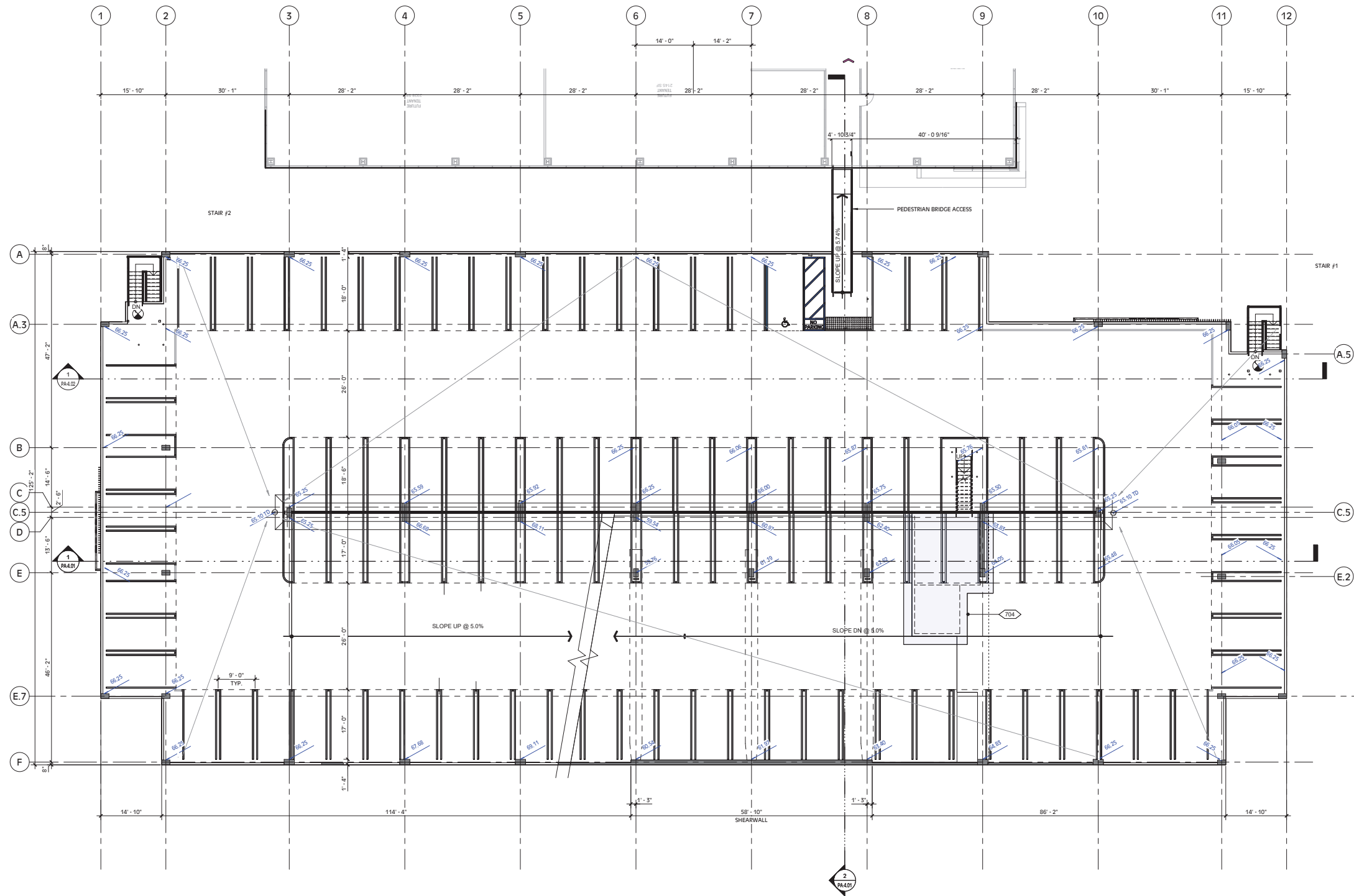
**LEVEL 1 STRIPING FLOOR PLAN**

SCHEME NO.:	
DATE:	04.03.2024
SCALE:	
JOB NO.:	23-063

**PA.2.01A**



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**3300 IRVINE AVE  
MOB RENOVATION**  
3300 IRVINE AVE  
NEWPORT BEACH, CA 92660

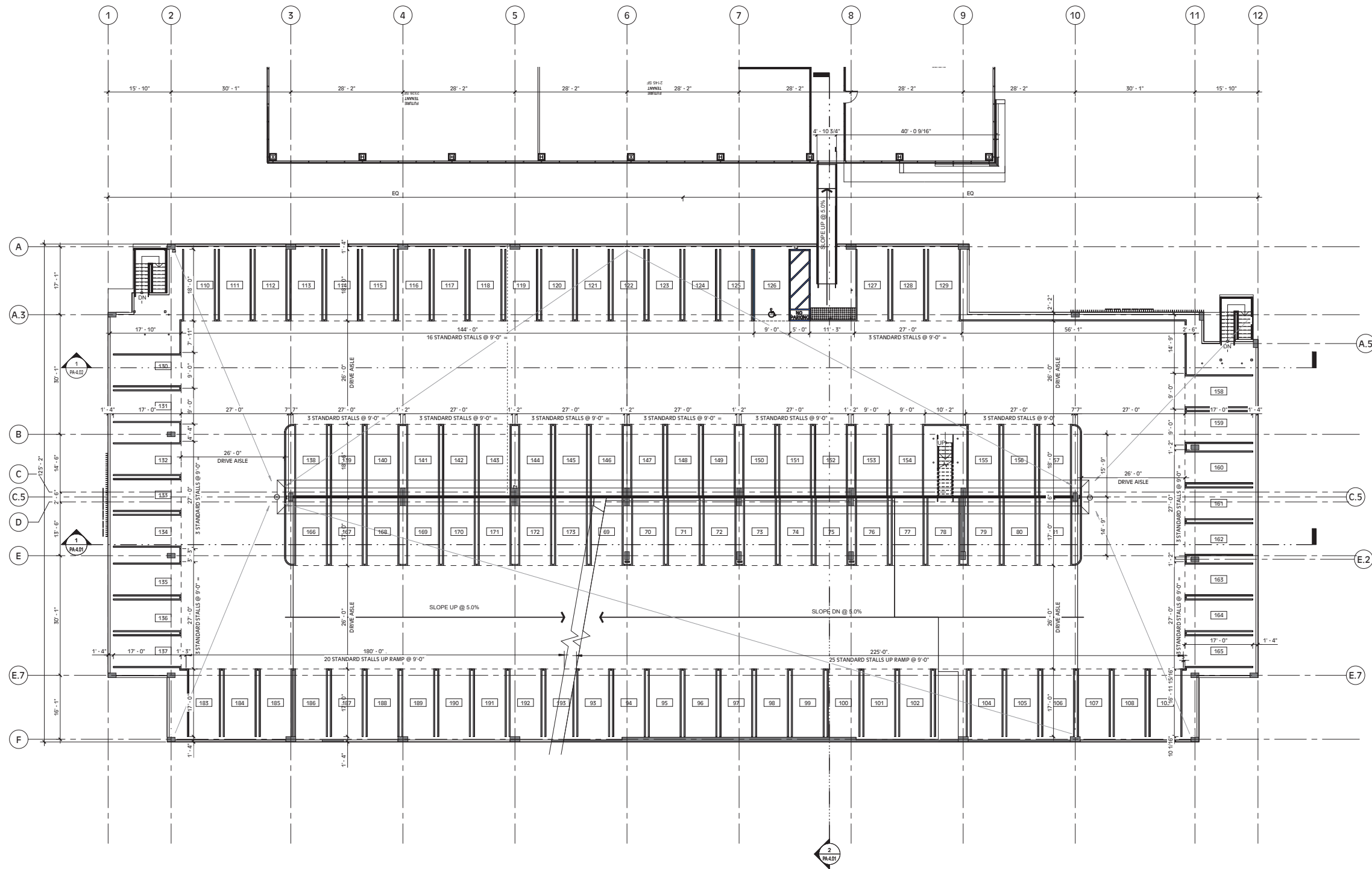
**LEVEL 2 FLOOR PLAN**

SCHEME NO.:  
DATE: 04.03.2024  
SCALE:  
JOB NO.: 23-063

**PA.2.02**



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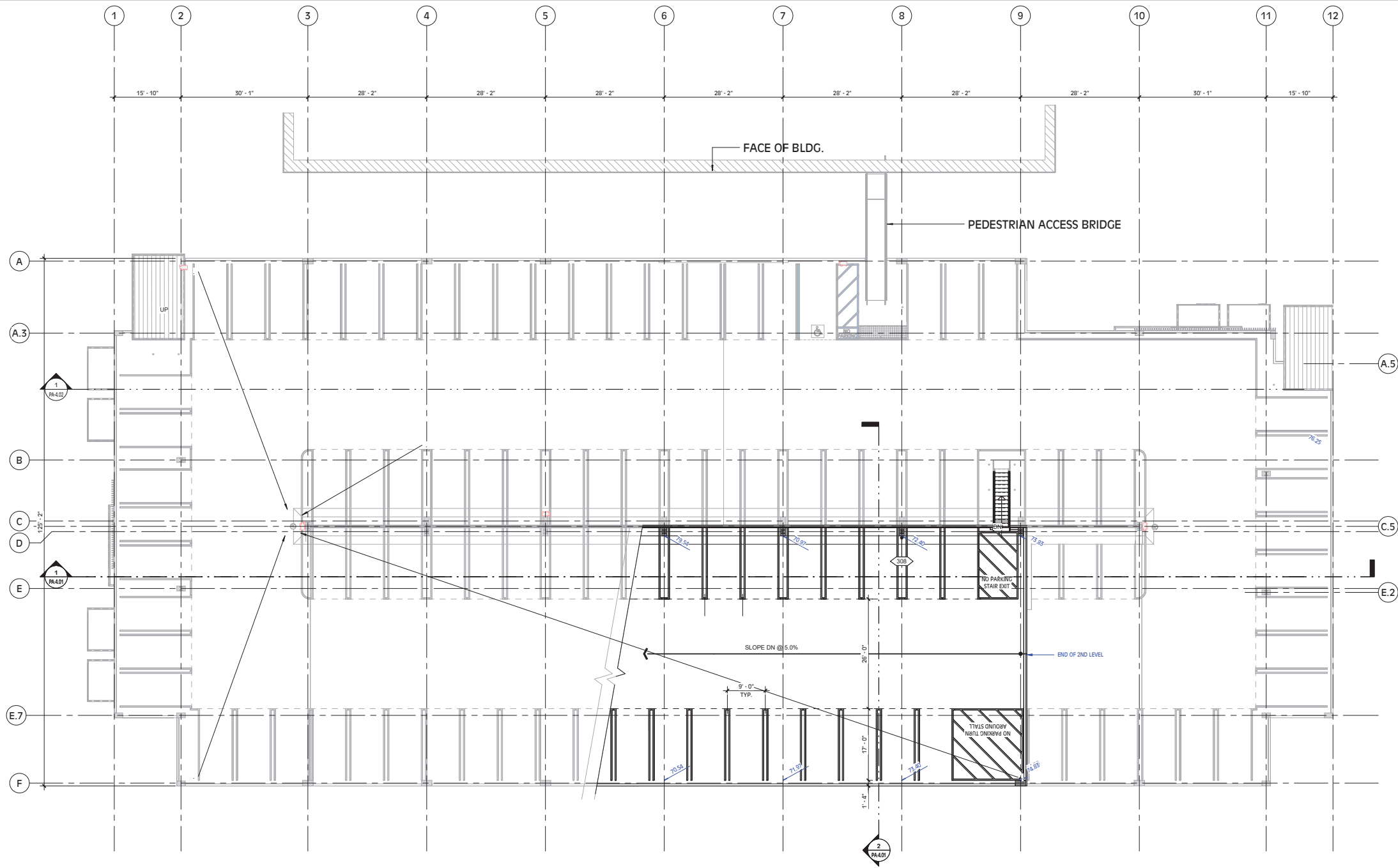
**3300 IRVINE AVE  
MOB RENOVATION**  
3300 IRVINE AVE  
NEWPORT BEACH, CA 92660

<b>LEVEL 2 STRIPING FLOOR PLAN</b>	
SCHEME NO.:	
DATE:	04.03.2024
SCALE:	
JOB NO.:	23-063

**PA.2.02A**



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MOB RENOVATION**  
3300 IRVINE AVE  
NEWPORT BEACH, CA 92660

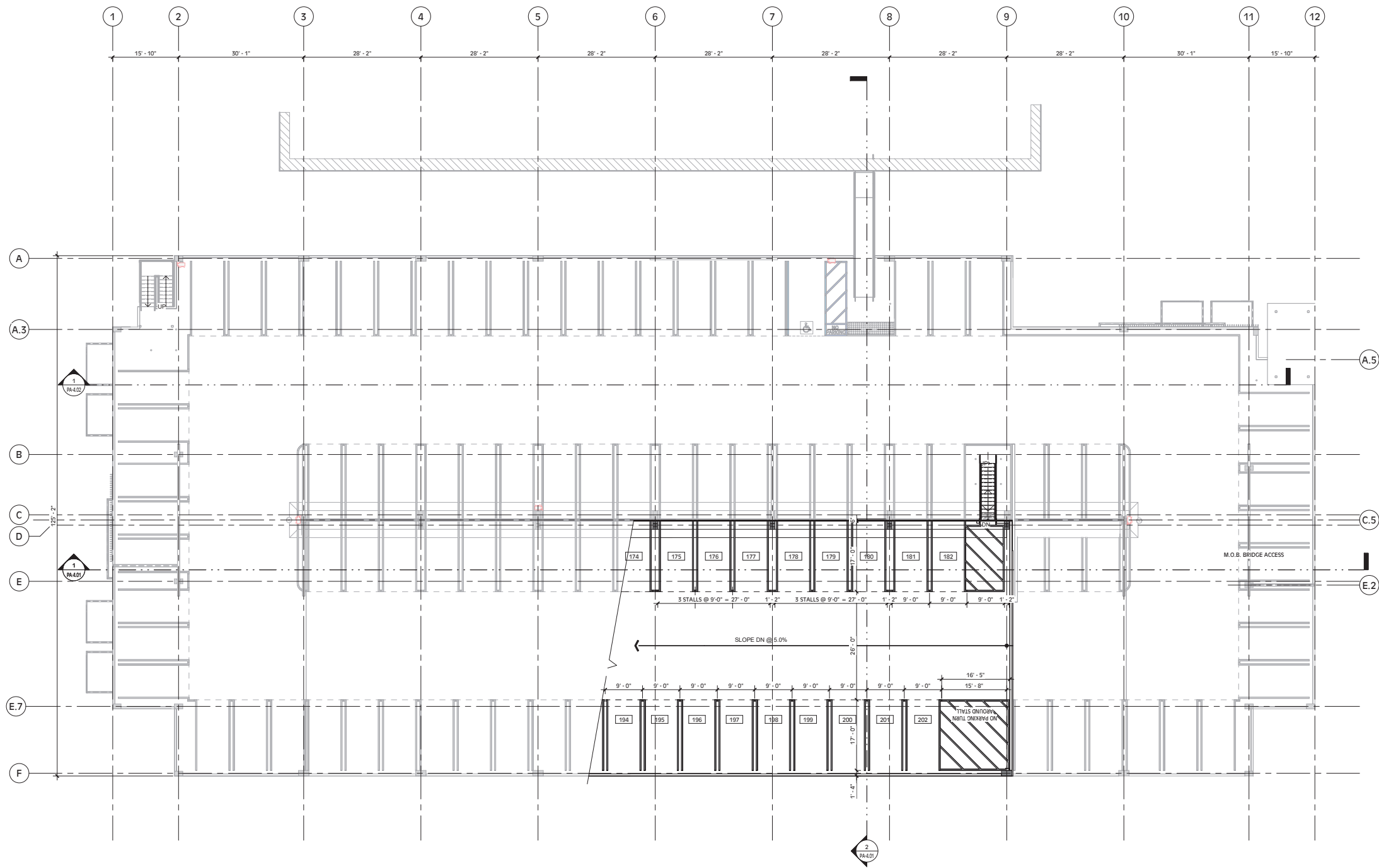
**LEVEL 2 EXT. FLOOR PLAN**

SCHEME NO.:  
DATE: 04.03.2024  
SCALE:  
JOB NO.: 23-063

**PA.2.03**



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MOB RENOVATION**  
3300 IRVINE AVE  
NEWPORT BEACH, CA 92660

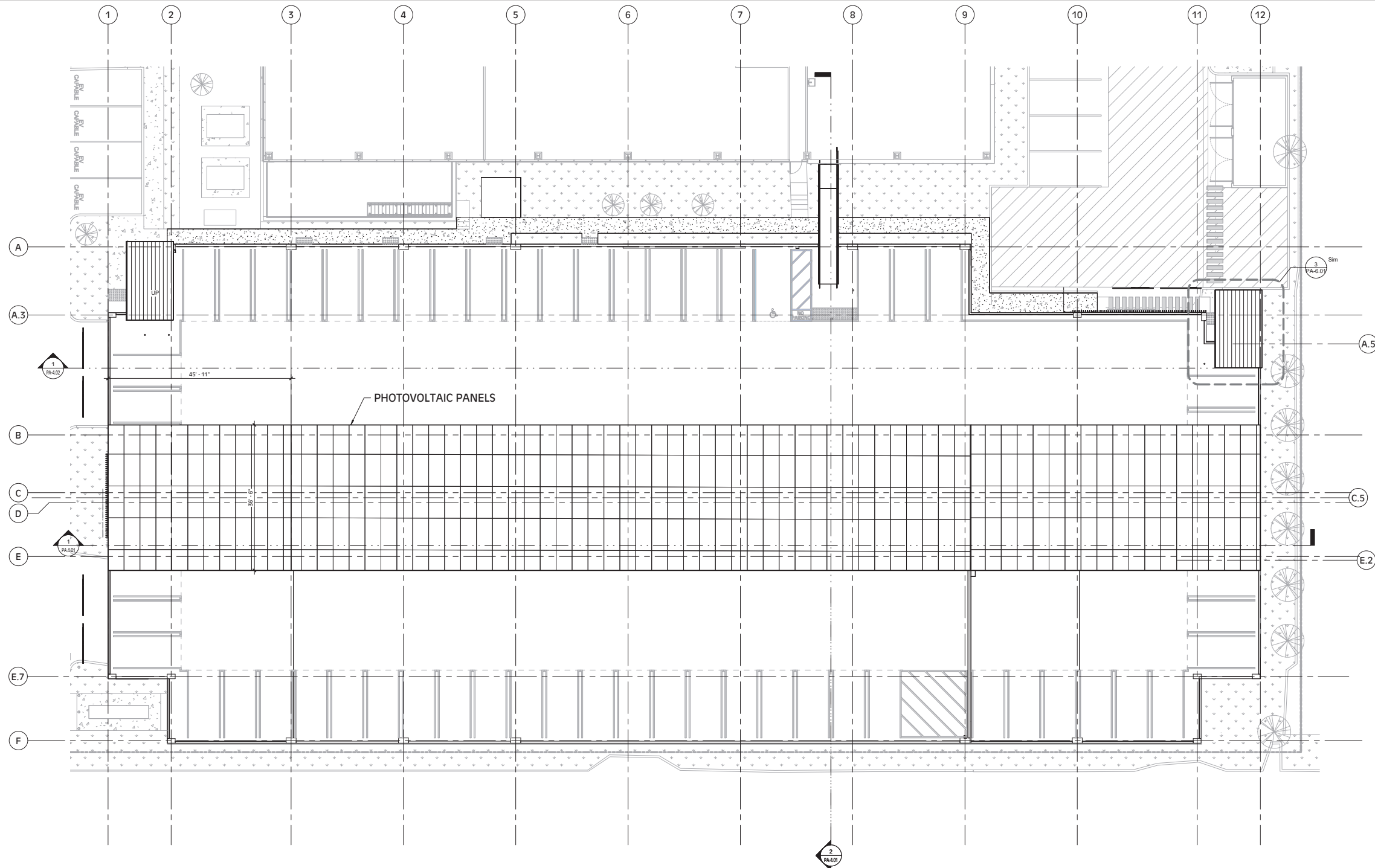
**LEVEL 2 EXT. STRIPING FLOOR PLAN**

SCHEME NO.:	
DATE:	04.03.2024
SCALE:	
JOB NO.:	23-063

**PA.2.03A**



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3300 IRVINE AVE  
NEWPORT BEACH, CA 92660

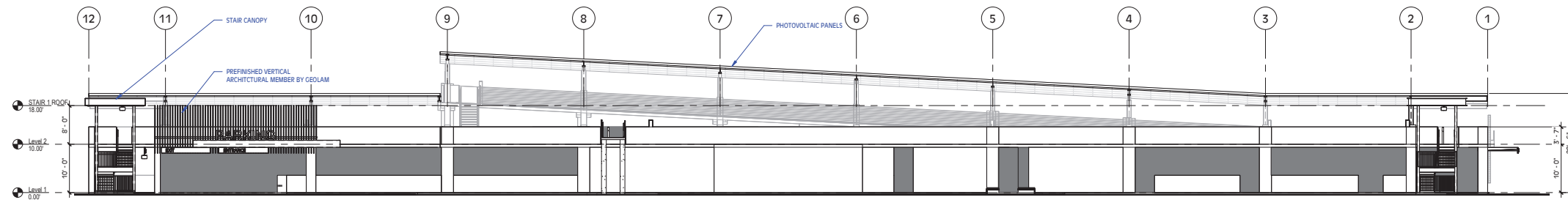
**PV LEVE FLOOR PLAN**

SCHEME NO.:  
DATE: 04.03.2024  
SCALE:  
JOB NO.: 23-063

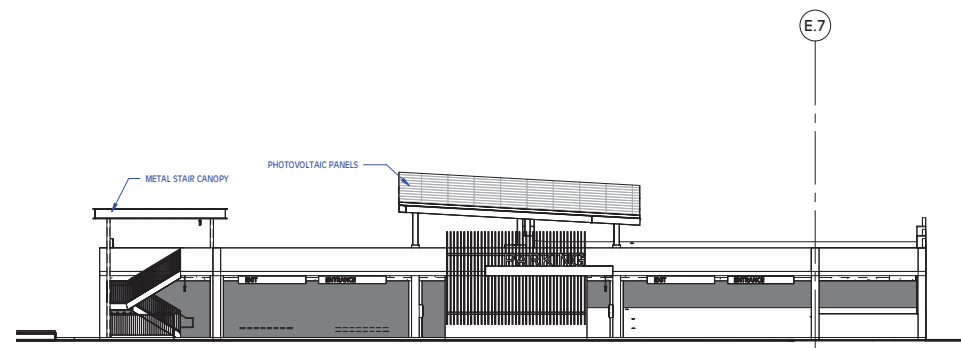
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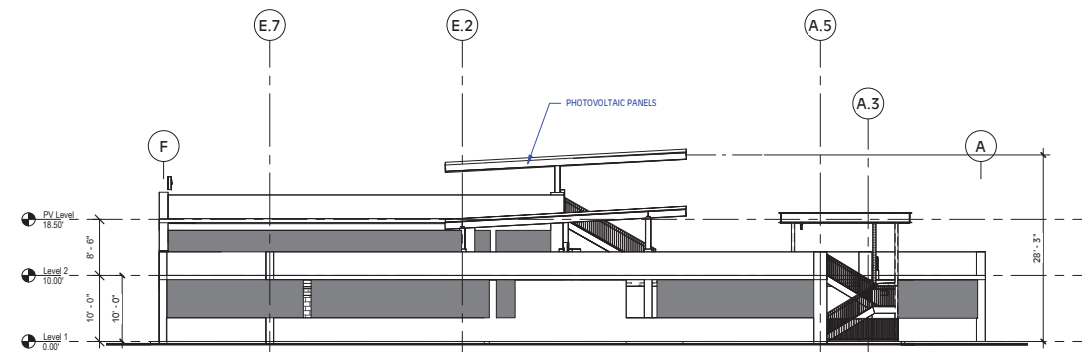
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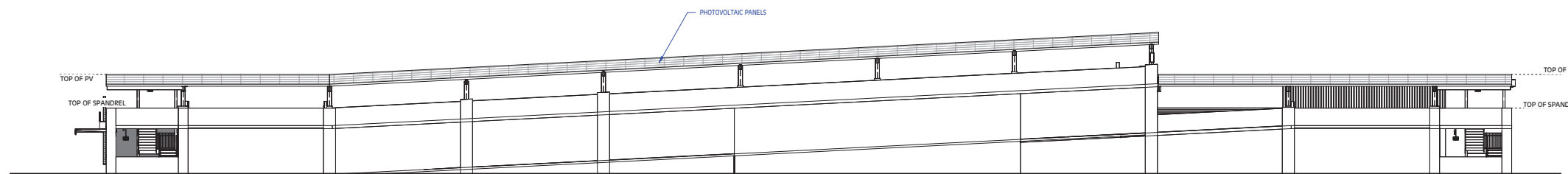
1 NORTH ELEVATION - Dependent 1  
3/32" = 1'-0"



3 WEST ELEVATION - Dependent 1  
3/32" = 1'-0"



2 EAST ELEVATION - Dependent 1  
3/32" = 1'-0"



4 SOUTH ELEVATION - Dependent 1  
3/32" = 1'-0"



3300 IRVINE AVE  
 MOB RENOVATION  
 3300 IRVINE AVE  
 NEWPORT BEACH, CA 92660

EXTERIOR ELEVATION

SCHEME NO.:  
 DATE: 04.03.2024  
 SCALE:  
 JOB NO.: 23-063

PA.3.01

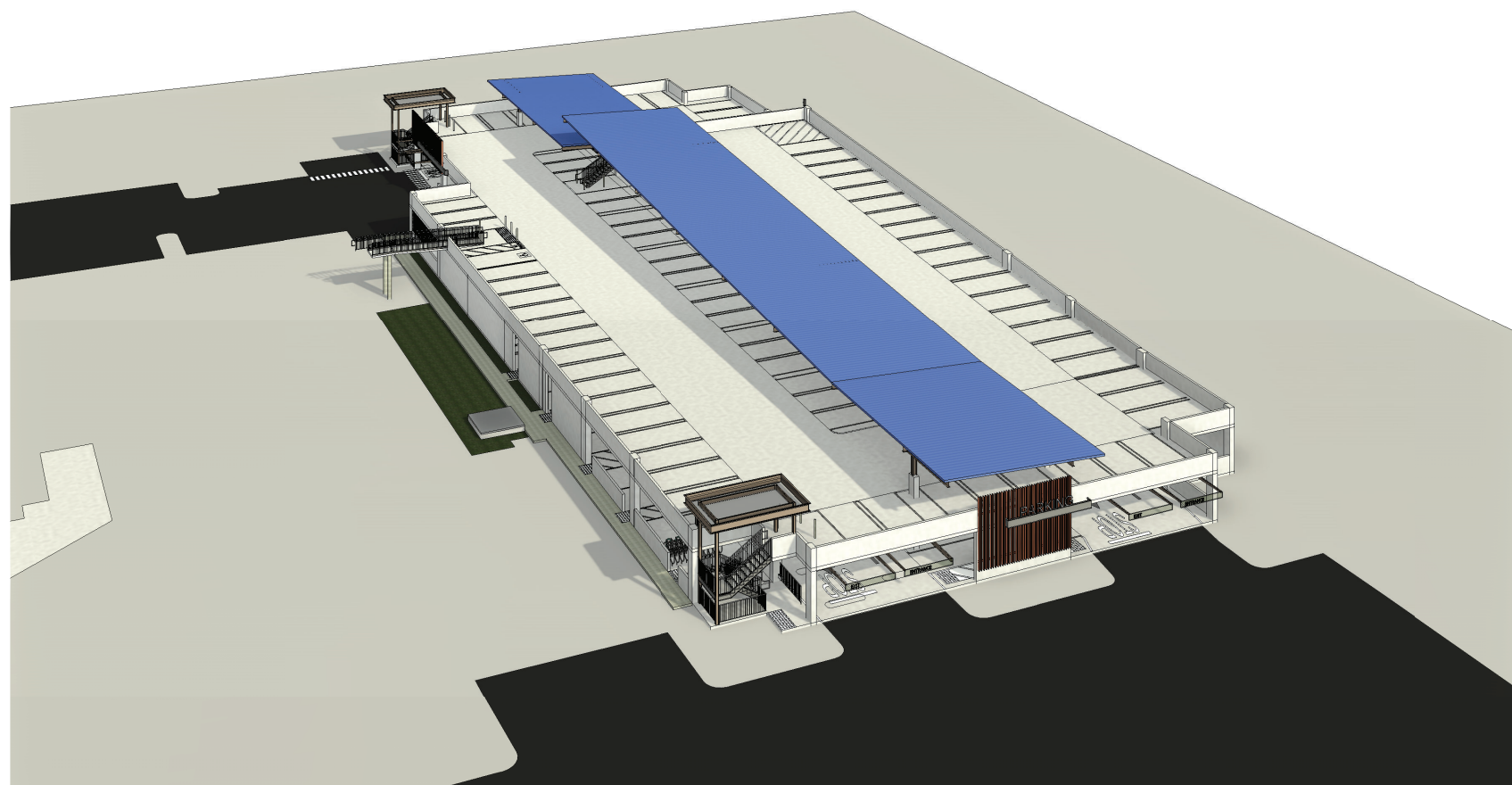


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1 AERIAL VIEW TO THE NORTH CORNER



2 AERIAL VIEW TO THE SOUTH CORNER



**3300 IRVINE AVE  
MOB RENOVATION**  
3300 IRVINE AVE  
NEWPORT BEACH, CA 92660

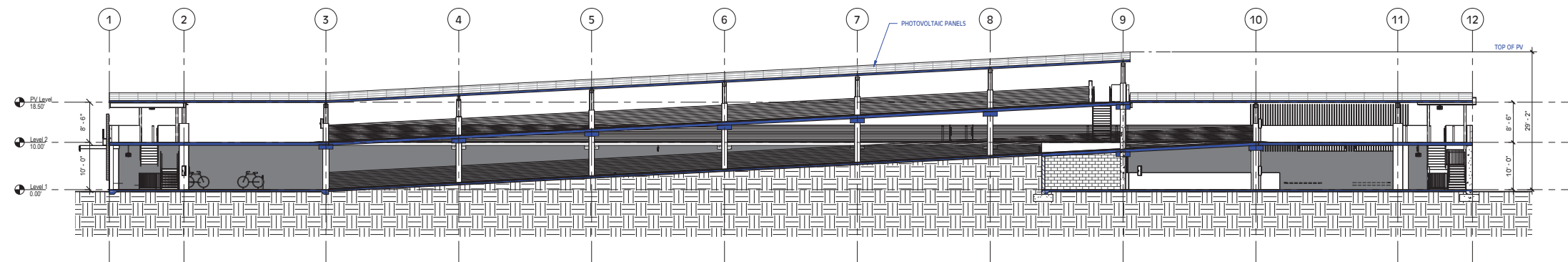
**PERSPECTIVE VIEWS**

SCHEME NO.:  
DATE: 04.03.2024  
SCALE:  
JOB NO.: 23-063

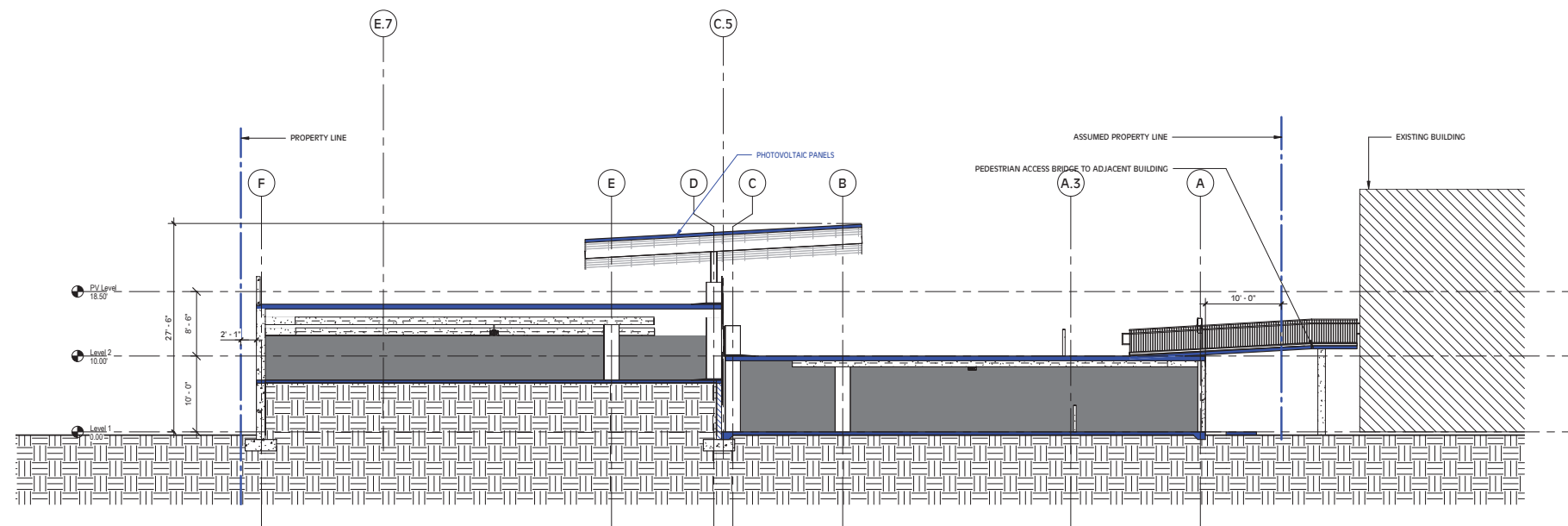
**PA.3.02**



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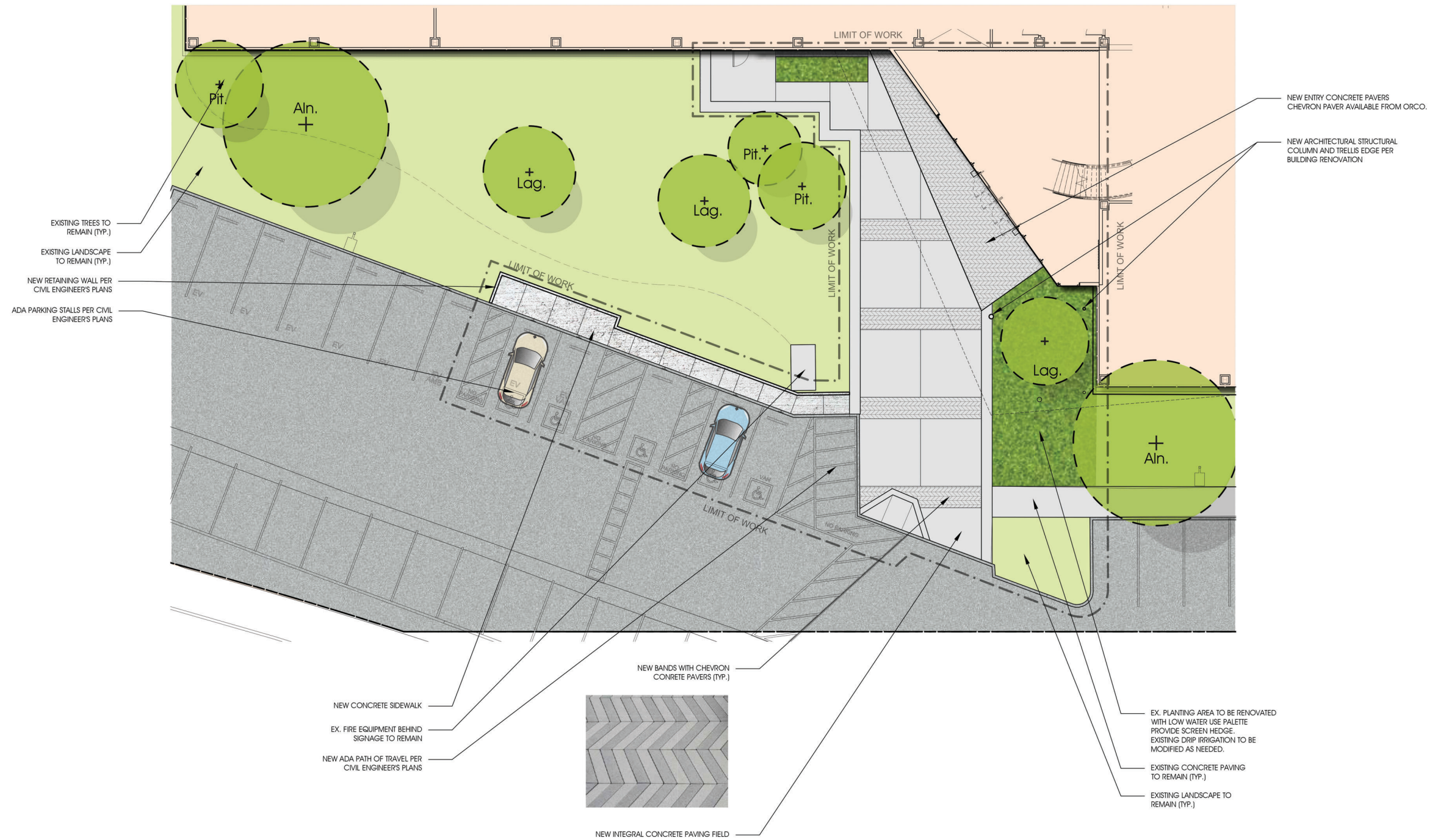


1 SECTION 1 -  
3/32" = 1'-0"



2 SECTION 2 - Dependent 1  
1/8" = 1'-0"





CONCEPTUAL LANDSCAPE PLAN- FRONT PLAZA ENTRY ENLARGEMENT

BUILDING ENTRY RENOVATION  
3300 IRVINE AVE., NEWPORT BEACH, CA 92660

TWINSTEPS ARCHITECTS

SCALE: 1"=10'  
CDPC PROJECT NO. 24037

OCTOBER 15, 2024



conceptual design + planning company  
1473 Scenic Drive, Suite 200  
Costa Mesa, CA 92626  
T: 949.399.0870  
www.cdpcinc.com  
COSTA MESA ■ CENTRAL COAST ■ LAS VEGAS



L-2

2 OF 3





CONCEPTUAL LANDSCAPE PLAN- REAR ENTRY PLAZA ENLARGEMENT

BUILDING ENTRY RENOVATION  
3300 IRVINE AVE., NEWPORT BEACH, CA 92660

TWINSTEPS ARCHITECTS



OCTOBER 15, 2024



conceptual design + planning company  
1475 Scenic Drive, Suite 200  
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