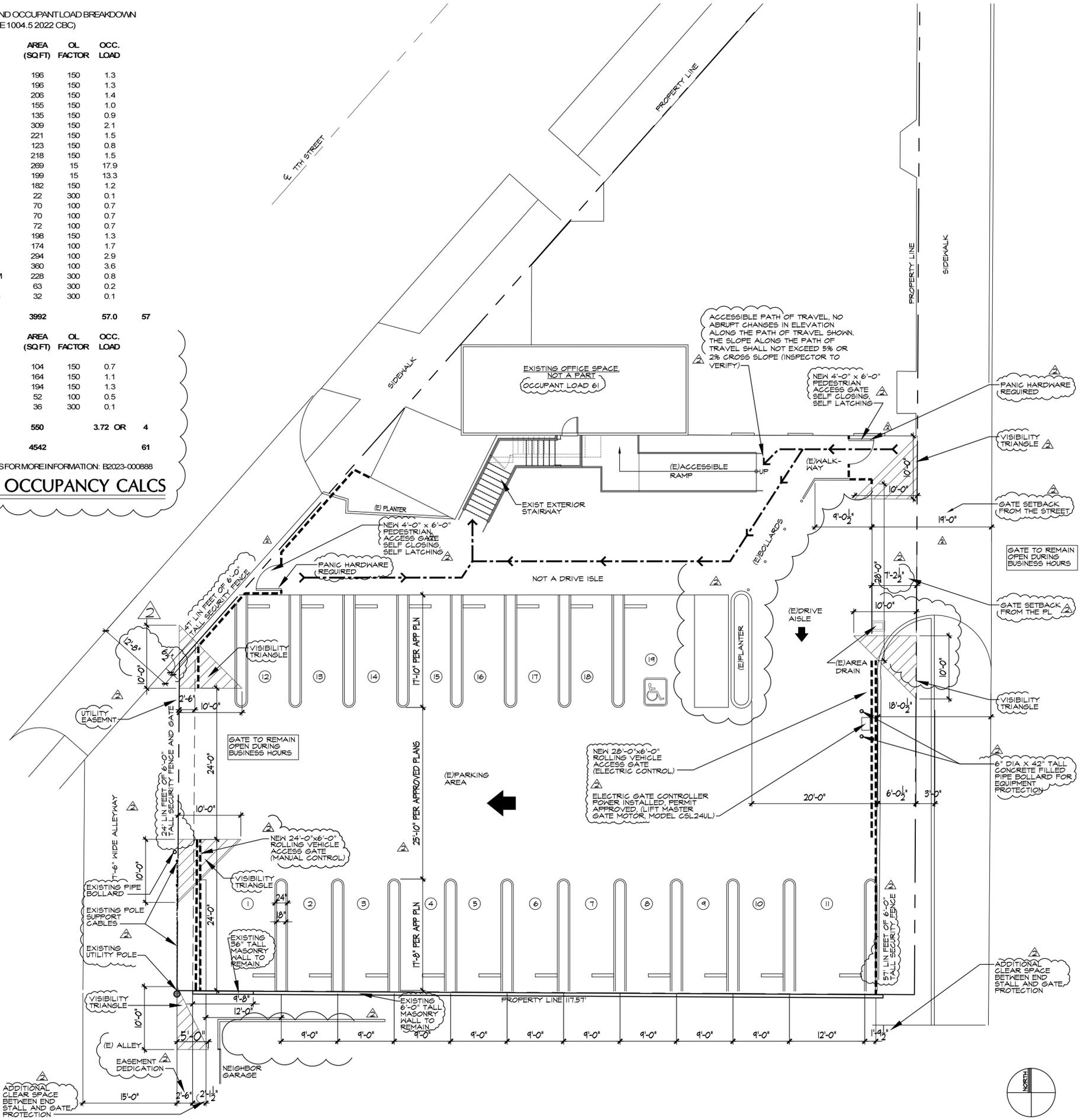


SQUARE FOOTAGE AND OCCUPANT LOAD BREAKDOWN
(TABLE 1004.5 2022 CBC)

| LEVEL 1 | AREA (SQ.FT) | OL FACTOR | OCC. LOAD |
|-------------------------|--------------|----------------|-----------|
| OFFICE 1 | 196 | 150 | 1.3 |
| OFFICE 2 | 196 | 150 | 1.3 |
| OFFICE 3 | 206 | 150 | 1.4 |
| OFFICE 4 | 155 | 150 | 1.0 |
| OFFICE 5 | 135 | 150 | 0.9 |
| OFFICE 6 | 309 | 150 | 2.1 |
| OFFICE 7 | 221 | 150 | 1.5 |
| OFFICE 8 | 123 | 150 | 0.8 |
| OFFICE 9 | 218 | 150 | 1.5 |
| LOBBY / RECEPTION | 269 | 15 | 17.9 |
| CONFERENCE 10 | 199 | 15 | 13.3 |
| OFFICE 11 | 182 | 150 | 1.2 |
| CONF. ROOM STORAGE | 22 | 300 | 0.1 |
| MENS RESTROOM | 70 | 100 | 0.7 |
| WOMENS RESTROOM | 70 | 100 | 0.7 |
| UNISEX RESTROOM | 72 | 100 | 0.7 |
| BREAK ROOM | 198 | 150 | 1.3 |
| CORRIDOR 1 | 174 | 100 | 1.7 |
| CORRIDOR 2 | 294 | 100 | 2.9 |
| CORRIDOR 3 | 360 | 100 | 3.6 |
| BIZ HUBS / PRINTER ROOM | 228 | 300 | 0.8 |
| SERVER ROOM / STOR | 63 | 300 | 0.2 |
| STORAGE UNDER STAIRS | 32 | 300 | 0.1 |
| LEVEL 1 TOTAL | 3992 | 57.0 | 57 |
| LEVEL 2 | AREA (SQ.FT) | OL FACTOR | OCC. LOAD |
| BREAK ROOM | 104 | 150 | 0.7 |
| OFFICE 1 | 164 | 150 | 1.1 |
| OFFICE 2 | 194 | 150 | 1.3 |
| RESTROOM | 52 | 100 | 0.5 |
| STORAGE | 36 | 300 | 0.1 |
| LEVEL 2 TOTAL | 550 | 3.72 OR | 4 |
| GROSS AREA | 4542 | | 61 |

REFER TO APPROVED PLANS FOR MORE INFORMATION: E2023-000888

EXISTING OCCUPANCY CALCS



PROPOSED SITE PLAN

SCALE 1/16"=1'-0"

SHEET INDEX:

- T-1 COVER SHEET / SITE PLAN / GENERAL INFORMATION
- A-2 ENLARGED PLANS FOR GATES
- EXIST EXISTING SITE PLAN

BUILDING CODE DATA:

OCCUPANCY: B
 TYPE OF CONSTRUCTION: III-B
 SPRINKLERS: NO EXISTING FIRE SPRINKLERS
 NONE REQUIRED
 NUMBER OF STORIES: TWO
 SITE AREA: 13,958 S.F.

GOVERNING BODY: City of Huntington Beach, California

APPLICABLE CODES:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA ELECTRIC CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- HUNTINGTON BEACH MUNICIPAL CODE
- COMPLIANCE TO ALL APPLICABLE STATE AND LOCAL CODES IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT

DEFERRED SUBMITTALS

1. NONE

PROJECT SCOPE

- 1. NEW 6'-0" TALL SECURITY FENCE WITH 2 ROLLING VEHICLE ACCESS GATES AND 2 PEDESTRIAN ACCESS GATES

PARKING ANALYSIS

GROSS AREA = 4542 SF
 PARKING REQUIREMENTS = 1 STALL FOR EVERY 250 SF OF GROSS AREA
 4542 / 250 = 18.16 OR 19 STALLS REQUIRED
 18 REGULAR SPACES + 1 ADA STALL = 19 TOTAL STALLS PROVIDED

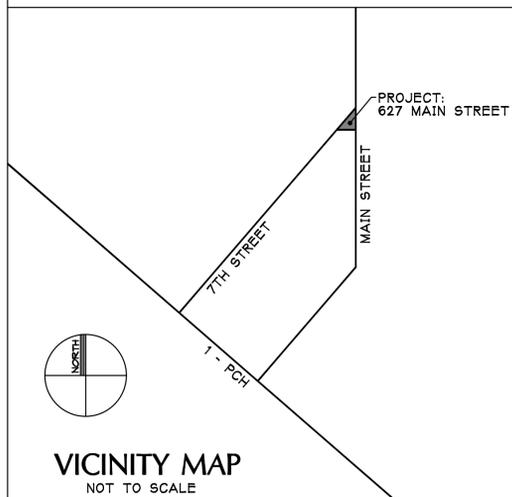
FIRE DEPARTMENT NOTES

- A. KNOX BOX KEY SWITCH IS REQUIRED AT NEW GATES AS REQUIRED PER CITY SPECIFICATION #403.
- B. MAINTAIN JOBSITE SAFETY DURING CONSTRUCTION AS PER CHAPTER 35 OF THE 2022 CALIFORNIA FIRE CODE
- C. FOR FIRE DEPARTMENT INSPECTIONS, CALL (714) 536-5411 AT LEAST 3 DAYS IN ADVANCE TO SCHEDULE INSPECTIONS.

PROJECT PARTICIPANTS

OWNER Tempo Escrow Inc.
 627 Main Street
 Huntington Beach, California 92648
 Ph (714) 843-0101

ARCHITECT David L. Bailey Architect, Inc.
 23183 La Cadena, Suite 101
 Laguna Hills, CA 92653
 (949) 519-1050 ph
 License #C21404



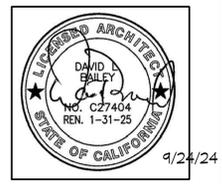
VICINITY MAP
NOT TO SCALE

David L. Bailey
 ARCHITECT, INC.

23183 La Cadena Drive, Suite 101
 Laguna Hills, CA 92653
 Cell: 949-573-1050
 E-Mail: david@dlbarch.com

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| # | REVISION | DATE |
|---|-------------------|----------|
| | BLDG. DEPT. SUB. | 10/2/23 |
| △ | BLDG. DEPT. CORR. | 12/20/23 |
| △ | FIELD REVISIONS | 10/3/24 |
| △ | | |
| △ | | |
| △ | | |



PROJECT NAME
 Main Street TI
 627 Main Street
 Huntington Beach
 California, 92648
 714-843-0101

SHEET TITLE
 TITLE SHEET

| | |
|--------------------|-----------------|
| PROJECT NO. | 23056 |
| DATE | October 2, 2023 |
| SCALE | AS REFERENCED |

Delta-2 Field Revisions - 10/3/2024

T-1

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| △ | BLDG. DEPT. CORR. | 12/20/23 |
| △ | FIELD REVISIONS | 10/3/24 |
| △ | | |
| △ | | |



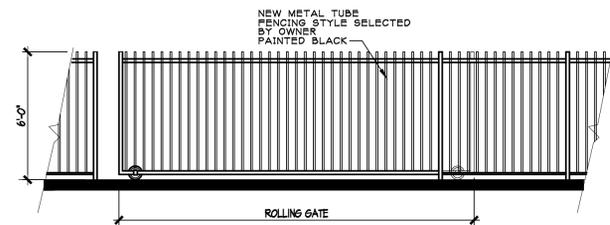
1/24/24

PROJECT NAME
Main Street TI
627 Main Street
Huntington Beach
California, 92648
714-843-0101

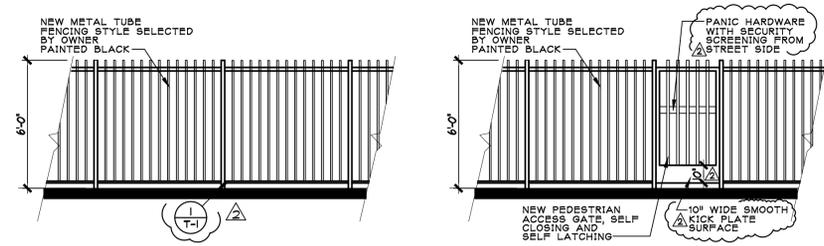
SHEET TITLE
SITE FENCE PLANS AND ELEVATIONS

PROJECT NO. 23056
DATE October 2, 2023
SCALE AS REFERENCED

A-2

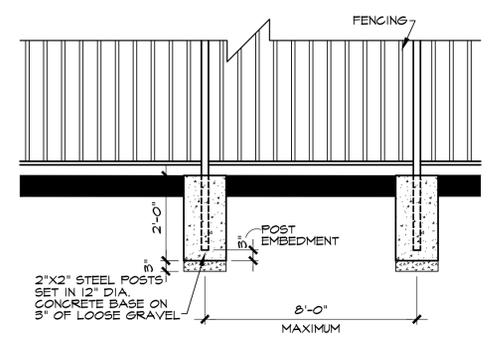


ROLLING GATE ELEVATION



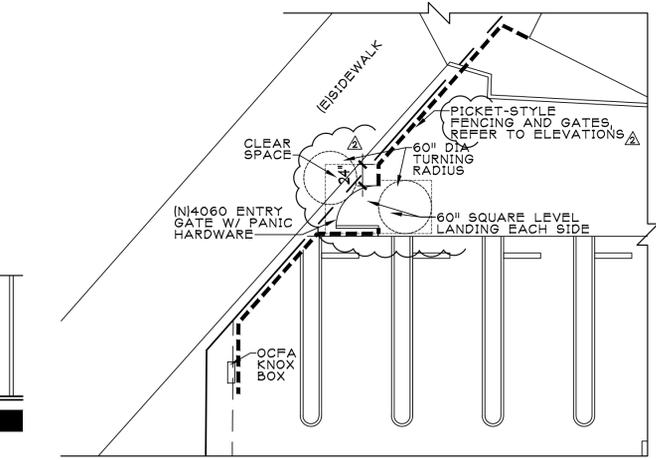
SECURITY FENCE ELEVATIONS

SCALE 1/4"=1'-0"



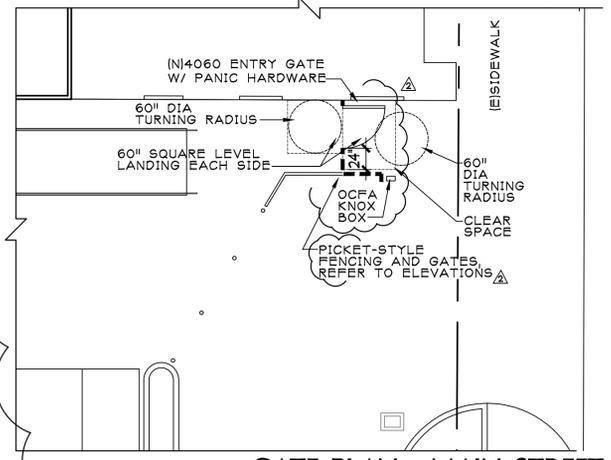
FENCE POST BASE

N.T.S.



GATE PLAN - 7TH STREET

SCALE 1/8"=1'-0"

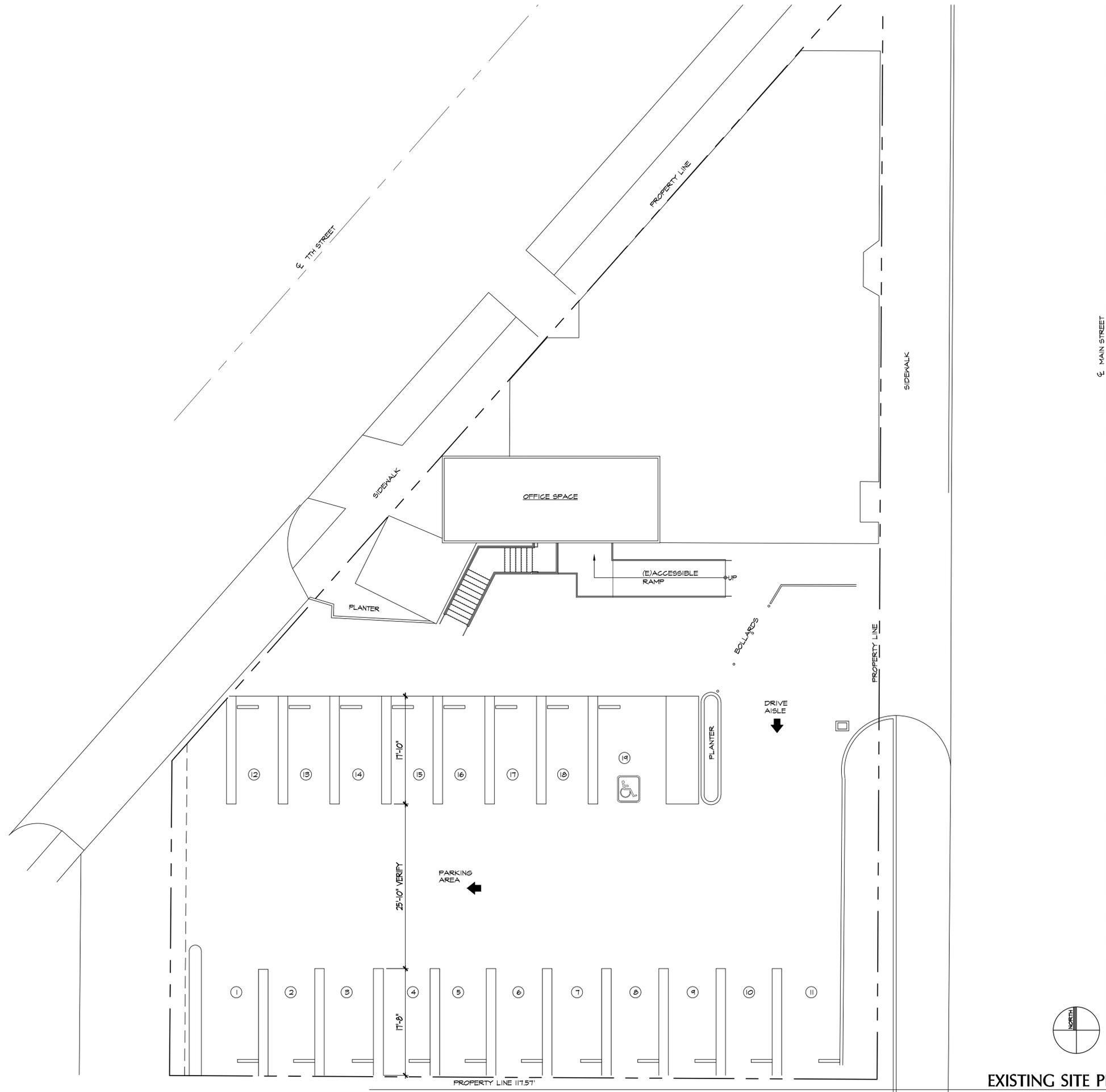


GATE PLAN - MAIN STREET

SCALE 1/8"=1'-0"

Delta-2 Field Revisions - 10/3/2024

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EXISTING SITE PLAN
SCALE 1/8"=1'-0"

Delta-2 Field Revisions - 10/3/2024

David L. Bailey
ARCHITECT, INC.
23183 La Cadena Drive, Suite 101
Laguna Hills, CA 92653
Cell: 949-573-1050
E-Mail: david@dlbarch.com

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| △ | FIELD REVISIONS | 10/3/24 |
| △ | | |
| △ | | |
| △ | | |



PROJECT NAME
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627 Main Street
Huntington Beach
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714-843-0101

SHEET TITLE
EXISTING SITE PLAN

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EXIST

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