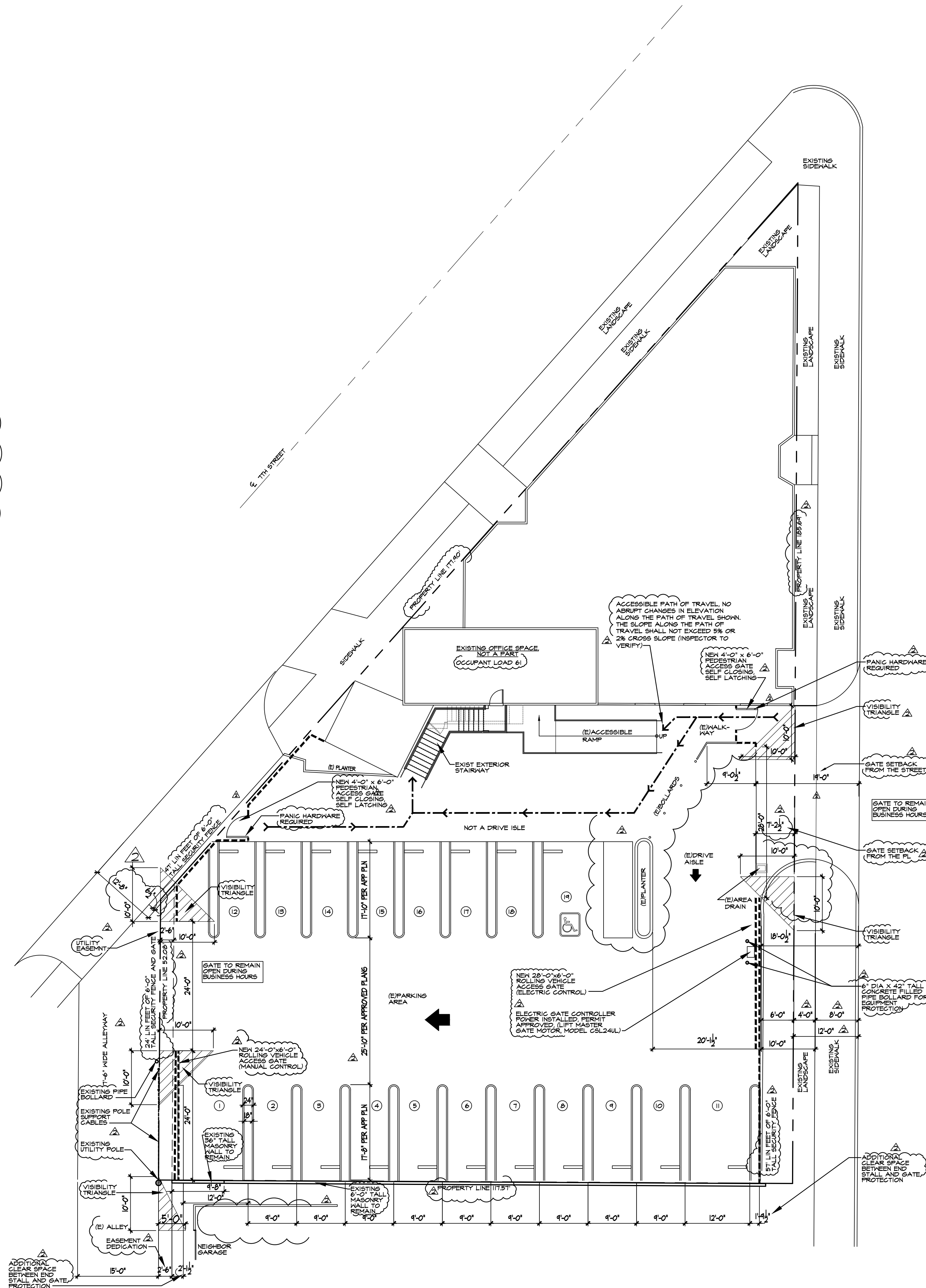


SQUARE FOOTAGE AND OCCUPANT LOAD BREAKDOWN  
(TABLE 1004.5 2022 CBC)

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 1	199	15	13.3
OFFICE 10	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	380	100	3.8
BIZ HUBS / PRINTER ROOM	228	300	0.8
SERVER ROOM / STOR	63	300	0.2
STORAGE UNDER STAIRS	32	300	0.1
<b>LEVEL 1 TOTAL</b>	<b>3992</b>	<b>57.0</b>	<b>57</b>
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
<b>LEVEL 2 TOTAL</b>	<b>550</b>	<b>3.72 OR</b>	<b>4</b>
<b>GROSS AREA</b>	<b>4542</b>		<b>61</b>

REFER TO APPROVED PLANS FOR MORE INFORMATION: E2023-000888

**EXISTING OCCUPANCY CALCS**



**PROPOSED SITE PLAN**

SCALE 3/32"=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

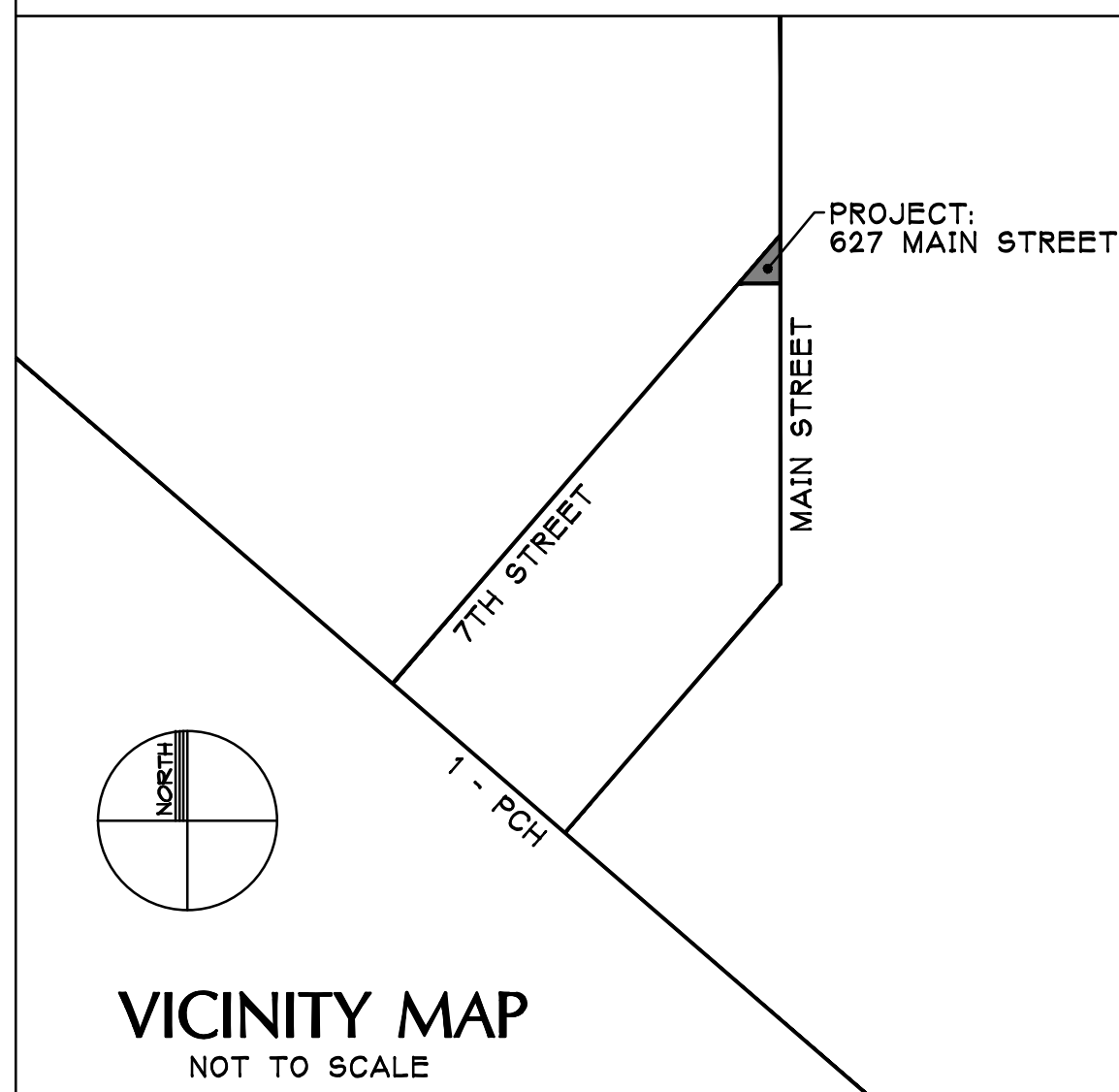
**FIRE DEPARTMENT NOTES**

- 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 33 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**  
 Tiempo 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



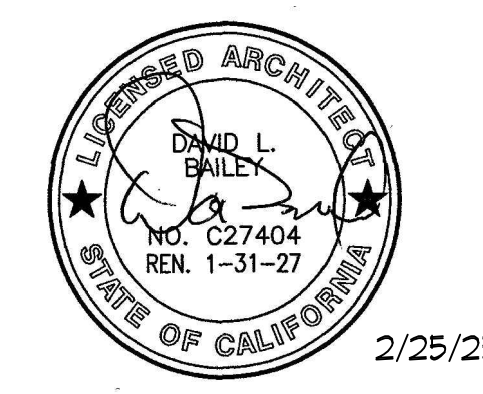
**VICINITY MAP**  
NOT TO SCALE

**David L. Bailey**  
 ARCHITECT, INC.

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

DAVID L. BAILEY ARCHITECT, INC. hereby expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, copied or changed in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of DAVID L. BAILEY ARCHITECT, INC.

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



**PROJECT NAME**  
 Main Street T1  
 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 - 2/25/2025**

**T-1**

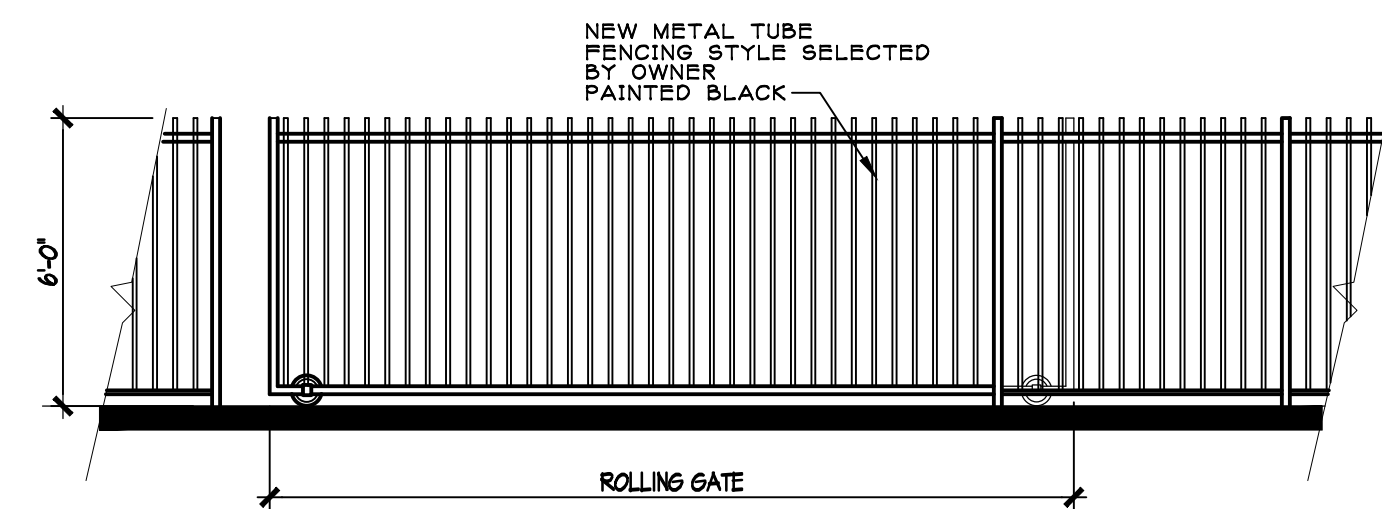
THESE DRAWINGS ARE NOT AUTHORIZED FOR CONSTRUCTION UNLESS STAMPED WITH DAVID L. BAILEY STATE LICENSED ARCHITECT SEAL

DAVID L. BAILEY ARCHITECT, INC. hereby expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, copied or changed in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of DAVID L. BAILEY ARCHITECT, INC.

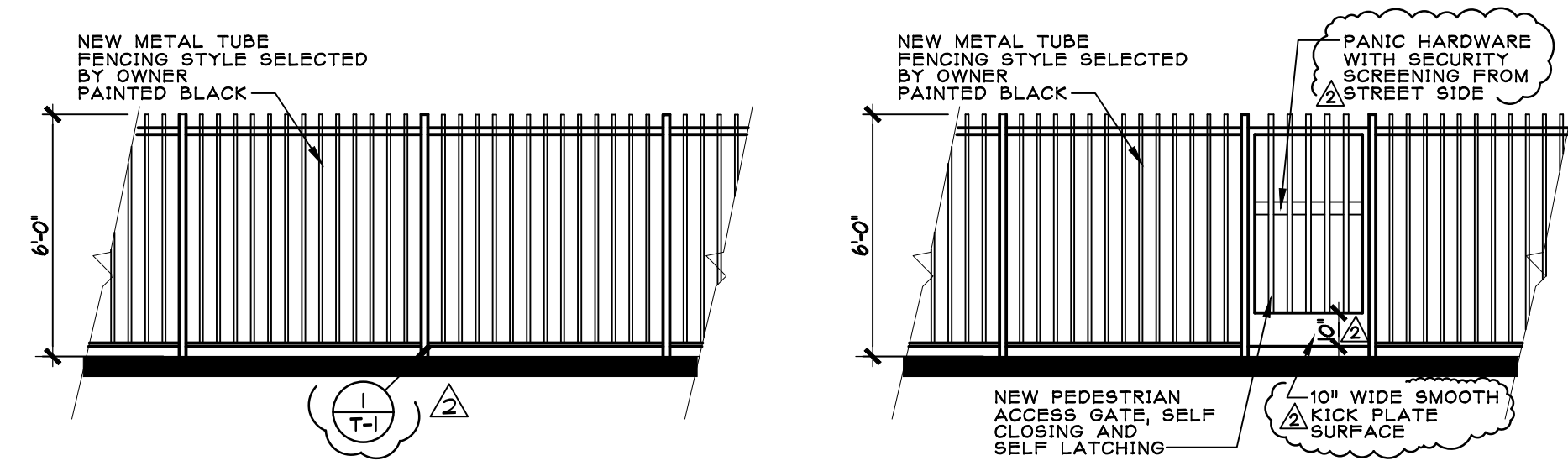
#	REVISION	DATE
	BLDG. DEPT. SUB.	10/2/23
△	BLDG. DEPT. CORR.	12/20/23
△	FIELD REVISIONS	10/3/24
△		
△		



1/24/24

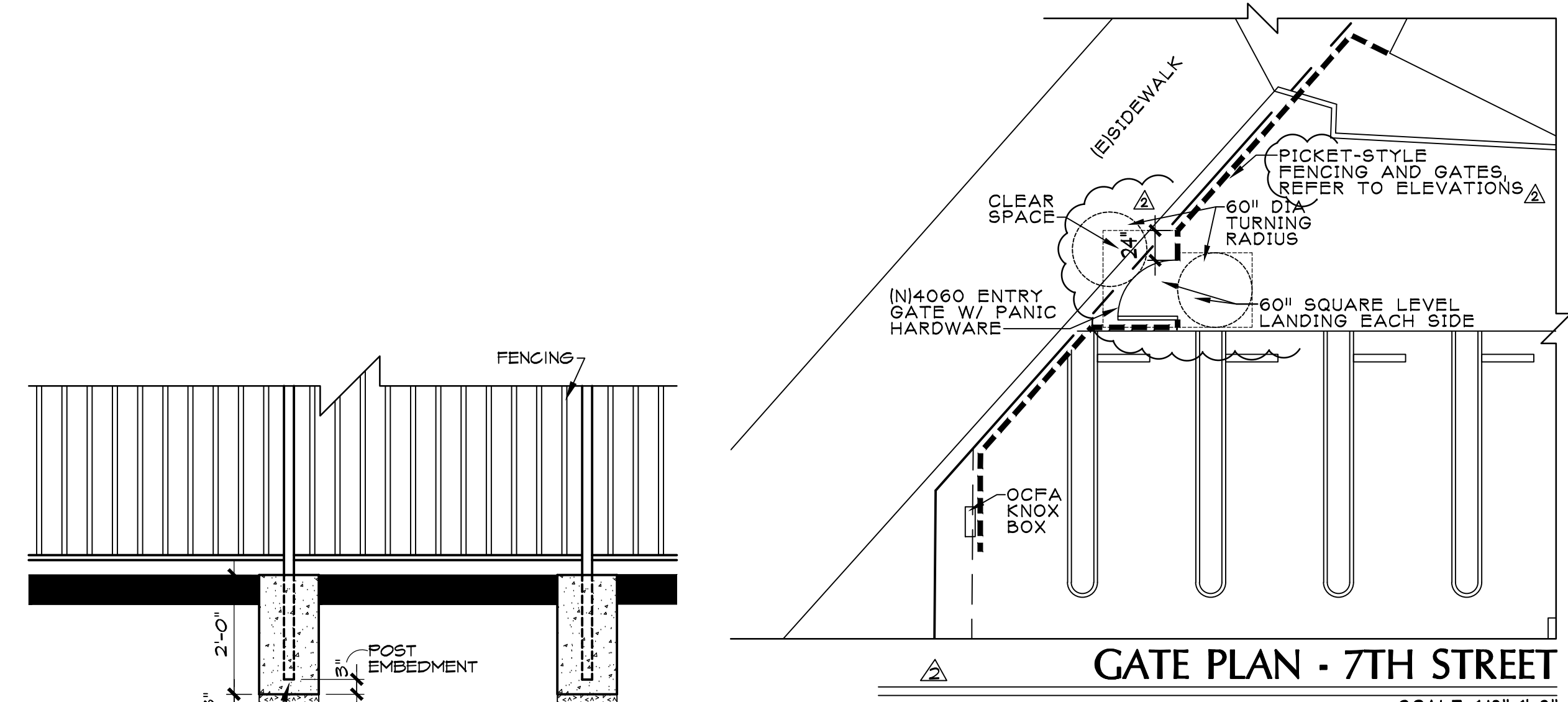


ROLLING GATE ELEVATION



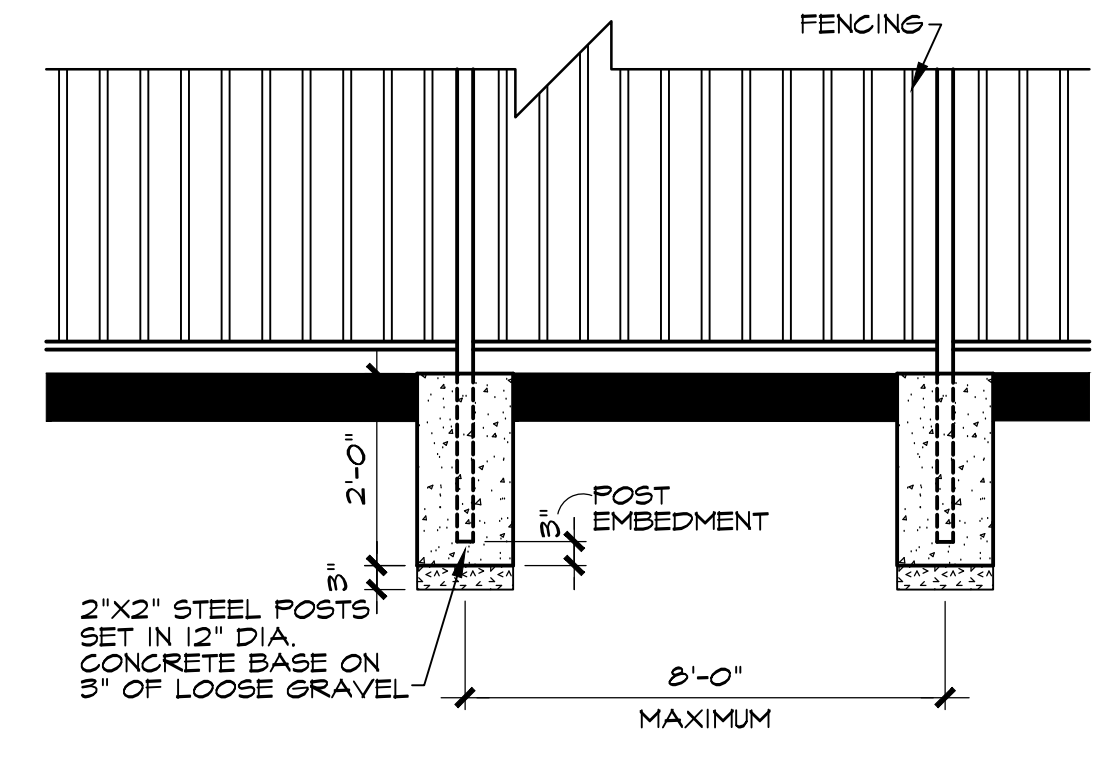
SECURITY FENCE ELEVATIONS

SCALE 1/4"=1'-0"



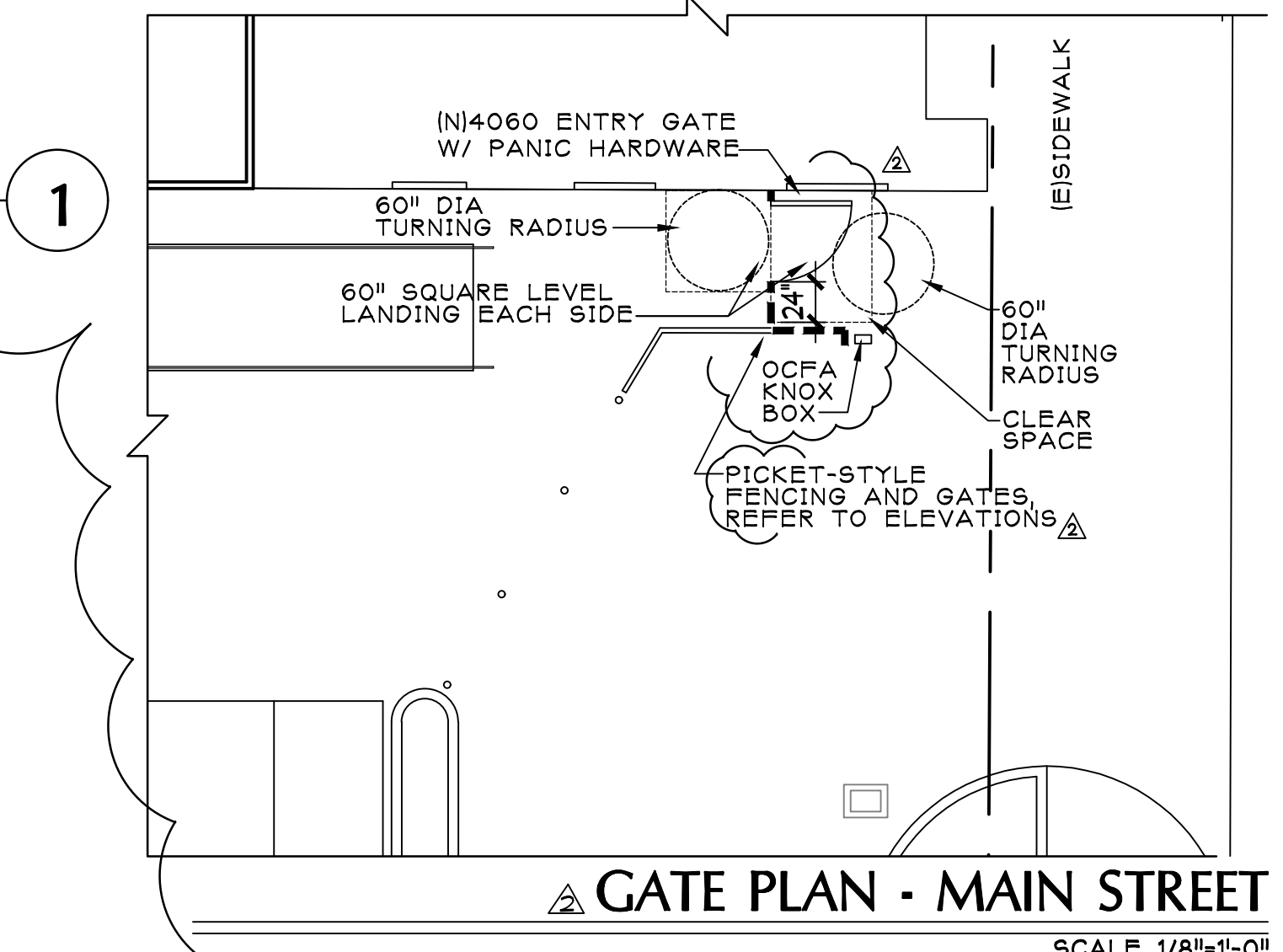
GATE PLAN - 7TH STREET

SCALE 1/8"=1'-0"



FENCE POST BASE

N.T.S.



GATE PLAN - MAIN STREET

SCALE 1/8"=1'-0"

Delta-2 Field Revisions - 10/3/2024

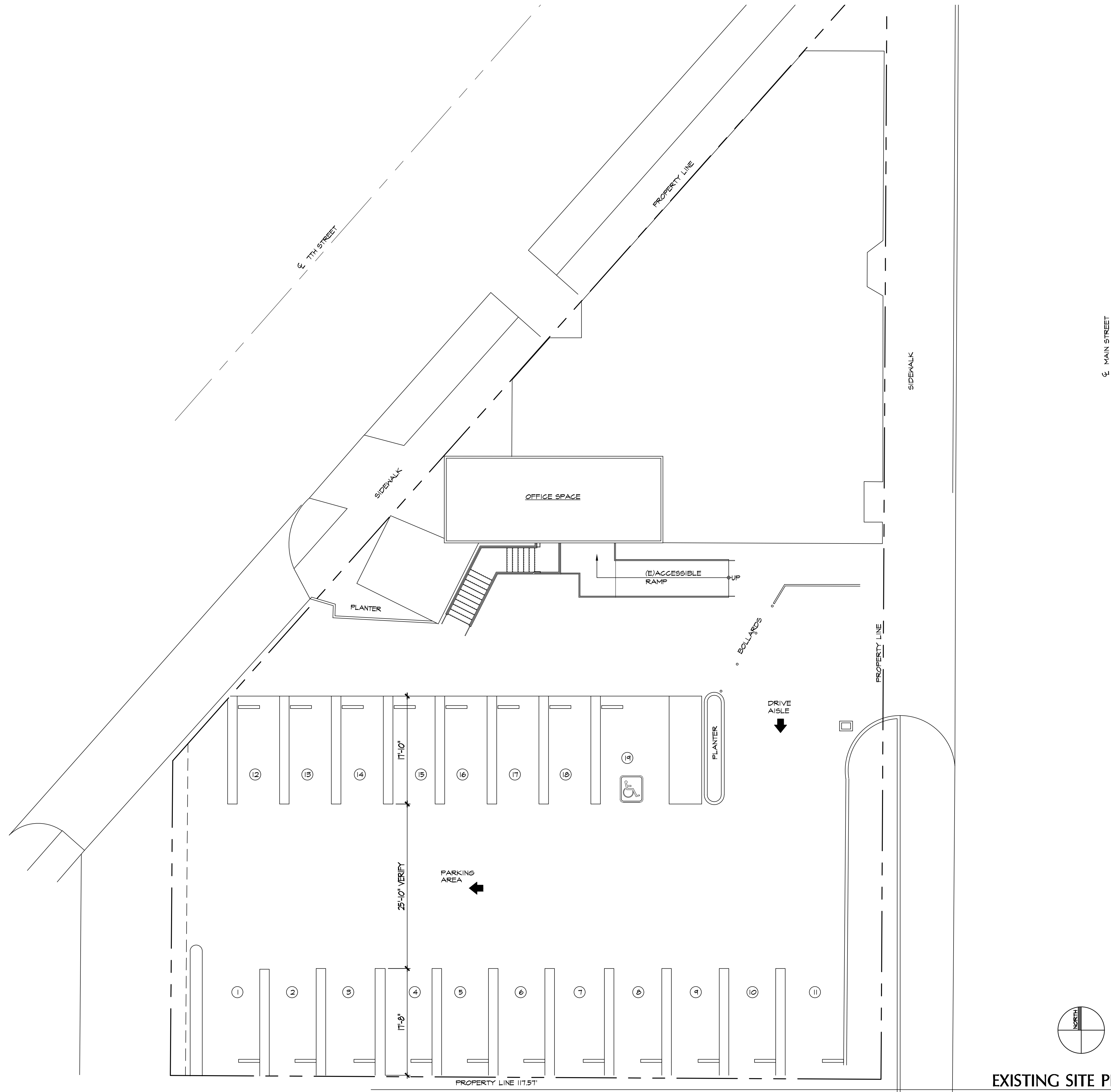
PROJECT NAME  
**Main Street TI**  
627 Main Street  
Huntington Beach  
California, 92648  
714-843-0101

SHEET TITLE  
**SITE FENCE PLANS AND ELEVATIONS**

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

**A-2**

THESE DRAWINGS ARE NOT AUTHORIZED FOR CONSTRUCTION UNLESS STAMPED WITH DAVID L. BAILEY STATE LICENSED ARCHITECT SEAL



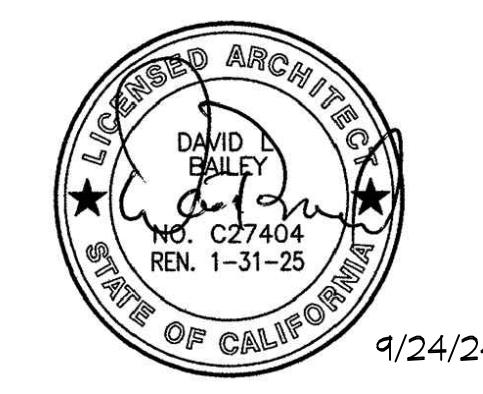
**EXISTING SITE PLAN**  
SCALE 1/8"=1'-0"

**David L. Bailey**  
ARCHITECT, INC.

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

DAVID L. BAILEY ARCHITECT, INC. hereby expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, copied or changed in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of DAVID L. BAILEY ARCHITECT, INC.

#	REVISION	DATE
	BLDG. DEPT. SUB.	10/2/23
△	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**  
EXISTING  
SITE PLAN

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

**EXIST**

Delta-2 Field Revisions - 10/3/2024

THESE DRAWINGS ARE NOT AUTHORIZED FOR CONSTRUCTION UNLESS STAMPED WITH DAVID L. BAILEY STATE LICENSED ARCHITECT SEAL