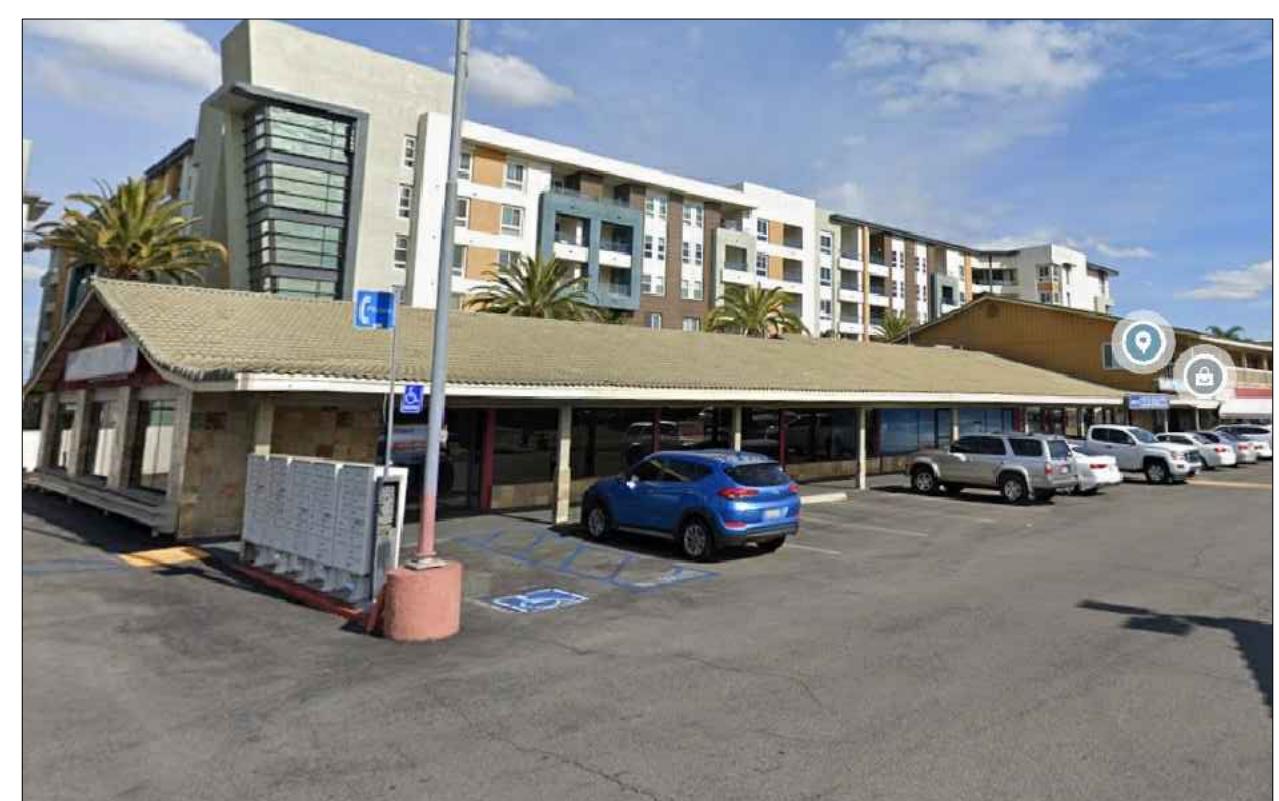
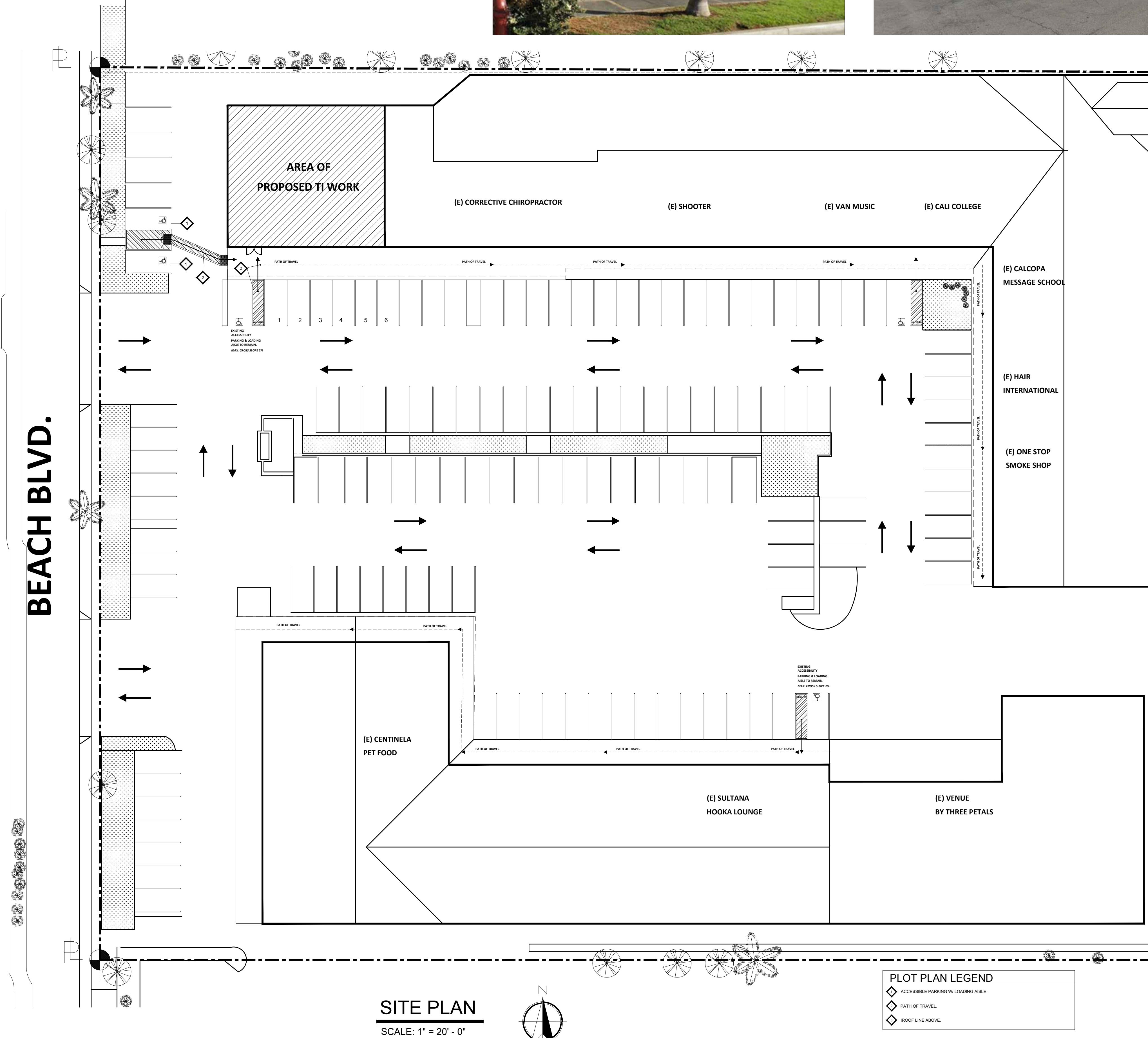


# BEACH BLVD.



## SCOPE OF WORK

INTERIOR REMODEL TO CONVERT AN EXISTING SPACE INTO A NEIGHBORHOOD CONVENIENCE MARKET & RETAIL LIQUOR STORE. WORK INCLUDES INSTALLATION OF CASHIER COUNTERS, MERCHANDISE DISPLAY RACKS, WALK-IN COOLERS, WALK-IN FREEZER, ACCESSIBLE RESTROOM, AND A STORAGE ROOM. SCOPE ALSO INCLUDES UPDATES TO MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS TO SUPPORT NEW EQUIPMENT AND LAYOUT.

## PROJECT DATA

### ADDRESS

18582 BEACH BLVD., UNITE#23  
HUNTINGTON BEACH, CA 92848

### LOT / SPACE DATA

APN# 157-471-06  
LOT #: 3  
LOT SIZE: 3.6425 ACRES or 158,666 SF  
SPACE SIZE: 2,928 SF

## PROJECT SITE



18582 Beach Blvd. Unit 23, Huntington Beach, CA 92848

### LOCATION MAP

NOT TO SCALE

## PROJECT TEAM

### TENANT /BRAND PARTNER

WAVES MARKET & SPIRITS  
18582 BEACH BLVD., UNITE#23  
HUNTINGTON BEACH, CA 92848  
PHONE NO.: (805) 701-8944

EMAIL: [ATTN:WAVESMARKET@GMAIL.COM](mailto:ATTN:WAVESMARKET@GMAIL.COM)

### PROJECT COORDINATOR

GCC- GENDY PROJECT MANAGEMENT  
SANTA ANNA, CA  
PHONE NO.: (714) 707-7324  
ATTN: AMR ELGENDY

### ARCHITECT

JASON AKRAA | ARCHITECT, AIA, LEED AP  
AKRAA ARCHITECTURAL CREATION  
14423 SYLVAN ST.  
VAN NUYS, CA 91401  
(818) 946-8085  
(818) 241-0500

### LANDLORD / LESSOR:

JQTW Inc  
P.O. BOX 5697,  
SHERMAN OAKS, CA 91413-5697

## CODE INFORMATION

### APPLICABLE CODES:

2022 California Building Code  
2022 California Plumbing Code  
2022 California Mechanical Code  
2022 California Electrical Code  
2022 California Fire Code  
2022 California Green Building Code  
2022 California Energy Code Chapter 11B  
2022 California Energy Code Chapter 11C  
2022 California Green Building

### A. CHAPTER 3 USE & OCCUPANCY CLASSIFICATION:

o Group: M (Merchandise)  
o Area: 2,928 square feet (48' x 61')

### B. CHAPTER 5 GENERAL BUILDING HEIGHTS & AREAS:

Existing Use: 12' 0" Max  
Proposed Use(s): M  
Most Restrictive Use: M  
Story(s): 1 Stories

### C. Area Modification:

o Frontage Increase: Existing to remain  
o Area Increase: Existing to remain. No new square footage being added

### D. (E) Full Building Automatic Fire Sprinkler System: NO

Occupancy: Merchandise - None Sprinklered

### E. CHAPTER 6 TYPES OF CONSTRUCTION:

Type: VB  
Rating: Fire-Resistive Ratings:  
Building Element Rating  
Structural Frame 0  
Bearing Walls - Exterior 0  
Bearing Walls - Interior 0  
Nonbearing Walls - Exterior 0  
Nonbearing Walls - Interior 0  
Floor Construction 0  
Roof Construction 0  
Occupancy Separation Between B & B per table 508.4 0

### F. CHAPTER 8: INTERIOR FINISHES:

Required Interior Wall & Ceiling Finish Classifications:  
Type of Space Finish Classification  
Exit Enclosures & Exit Passageways B  
Corridors C  
Rooms & Enclosed Spaces C

### G. CHAPTER 10: MEANS OF EGRESS:

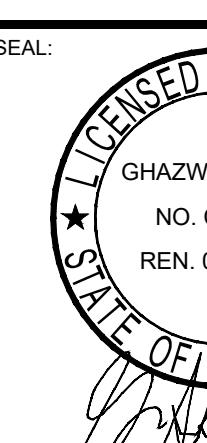
Minimum Egress Required = 1 Required, 2 Provided  
Minimum Exit Width Required:  
o Minimum Exit Width For Other Egress Components = 36" Minimum  
Maximum Exit Travel Distance Allowed = 200' Maximum  
Occupant Load Calculations:  
Function of Space Area of Space Floor Area in Sq. Ft. Per Occupant Occupant Load  
RETAIL SALES AREA (Main Prod) 1248 SF 30 SF/person 42  
EXISTING COOLER & FREEZER 120 SF 30 SF/person 4  
CASHIER AREA 184 SF ONE CASHIER 1  
ALL GENDER RESTROOM 64 SF Accessory Use (Included)  
TOTAL OCCUPANT LOAD 47  
Per Section 422, Table A: Total = 1,128 S.F = 40 OCC (Under 50)

### H. Plumbing Fixture Count Calculations:

Fixture Type	Males	Females
Water Closet	1 Required, 1 Provided	1 Required, 1 Provided
Lavatory	1 Required, 1 Provided	1 Required, 1 Provided
Urinal	0	N/A
*1 Service Sink Required	1	1

WAVES MARKET & SPIRITS  
18582 Beach Blvd, CA 92848  
Huntington Beach, CA

18582 Beach Blvd, CA 92848  
Huntington Beach, CA



GHAZWAN AKRAA  
NO. C-31639  
REN. 08/31/2027

DATE

PROJECT NO.: XXXX-XXXX

DRAWN BY: GA

CHECKED BY: GA

ISSUE: T.B.D.

CD SET

REVISION: DATE:

PROJECT LOCATION: HUNTINGTON BEACH, CA

SHEET NUMBER / TITLE: A1.1

SITE / ACCESSIBILITY



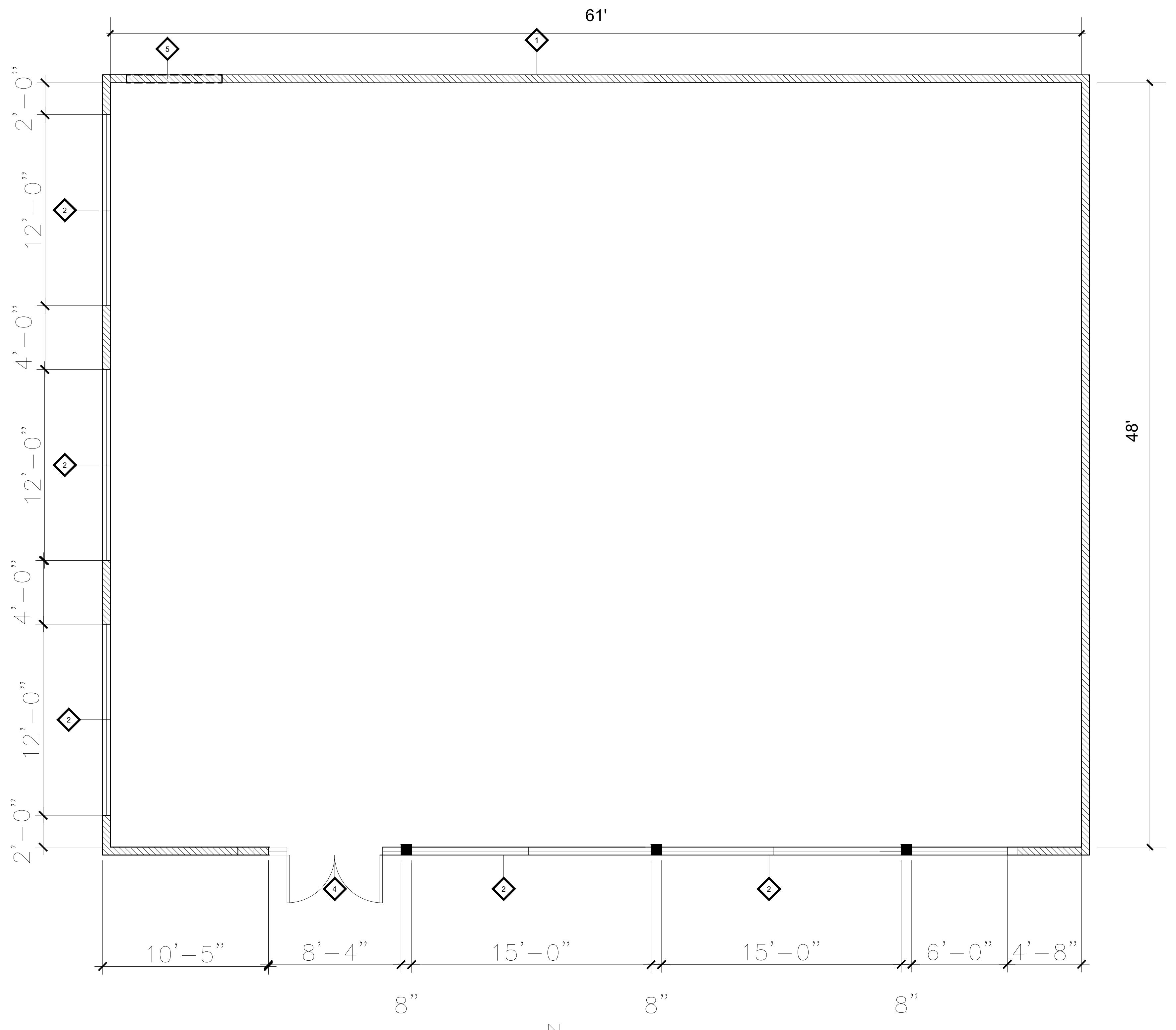
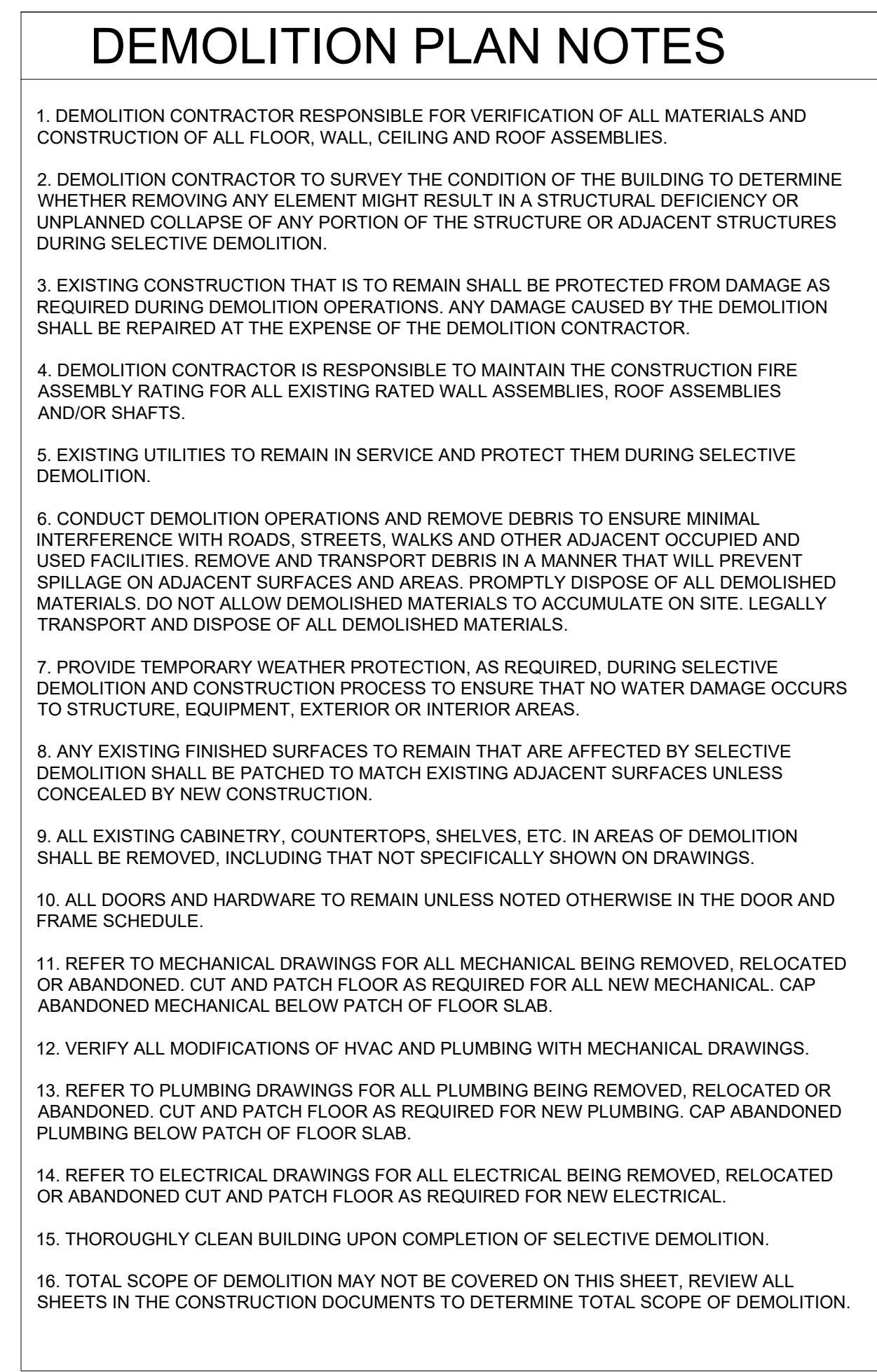
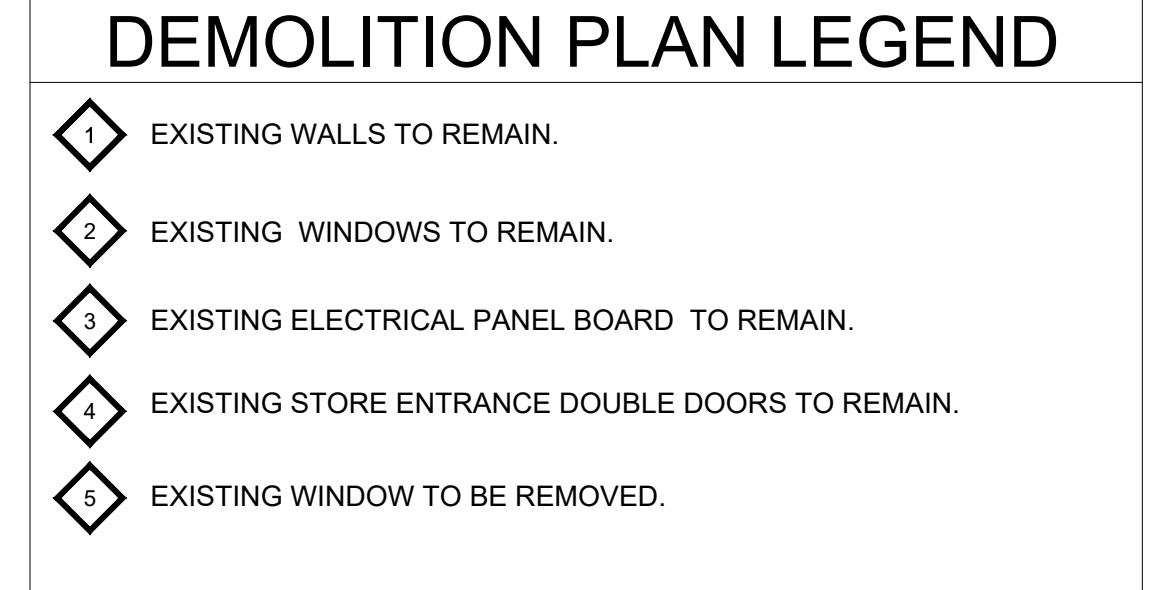
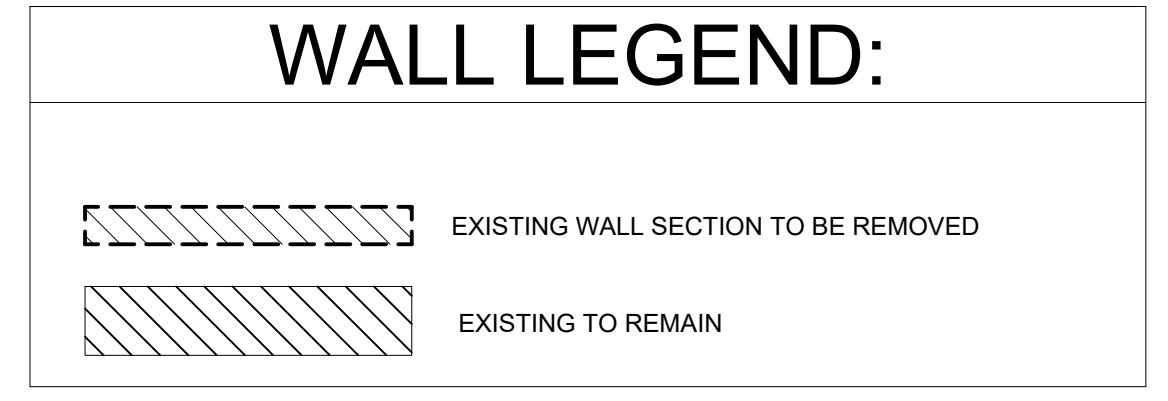
CONSULTANT:  
14423 SYLVAN ST.  
VAN NUYS, CA 91401

CLIENT:

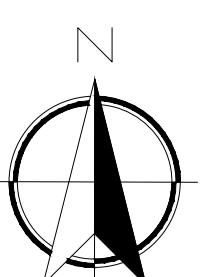
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PROJECT INFORMATION:

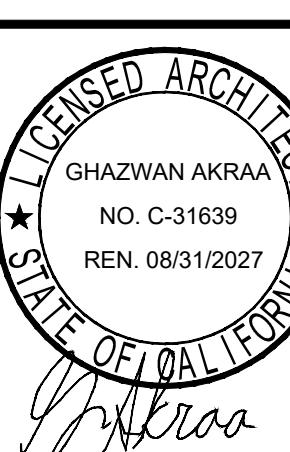


**EXISTING/ DEMO FLOOR PLAN**  
 SCALE: 1/4" = 1' - 0"



11/05/2025

**WAVES MARKET & SPIRITS**  
 18582 Beach Blvd. Unit 23  
 Huntington Beach, CA 92848



GHAZWAN JASON, ARCHITECT  
 LICENSE NUMBER: C-31639  
 EXPIRATION DATE: 08-31-25  
 11-04-25

DATE

PROJECT NO.: XXXX-XXXX

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CHECKED BY: GA

ISSUE: CD SET

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REVISION: DATE:

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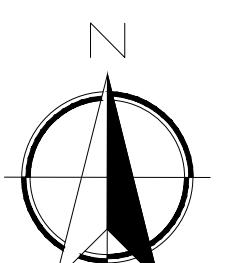
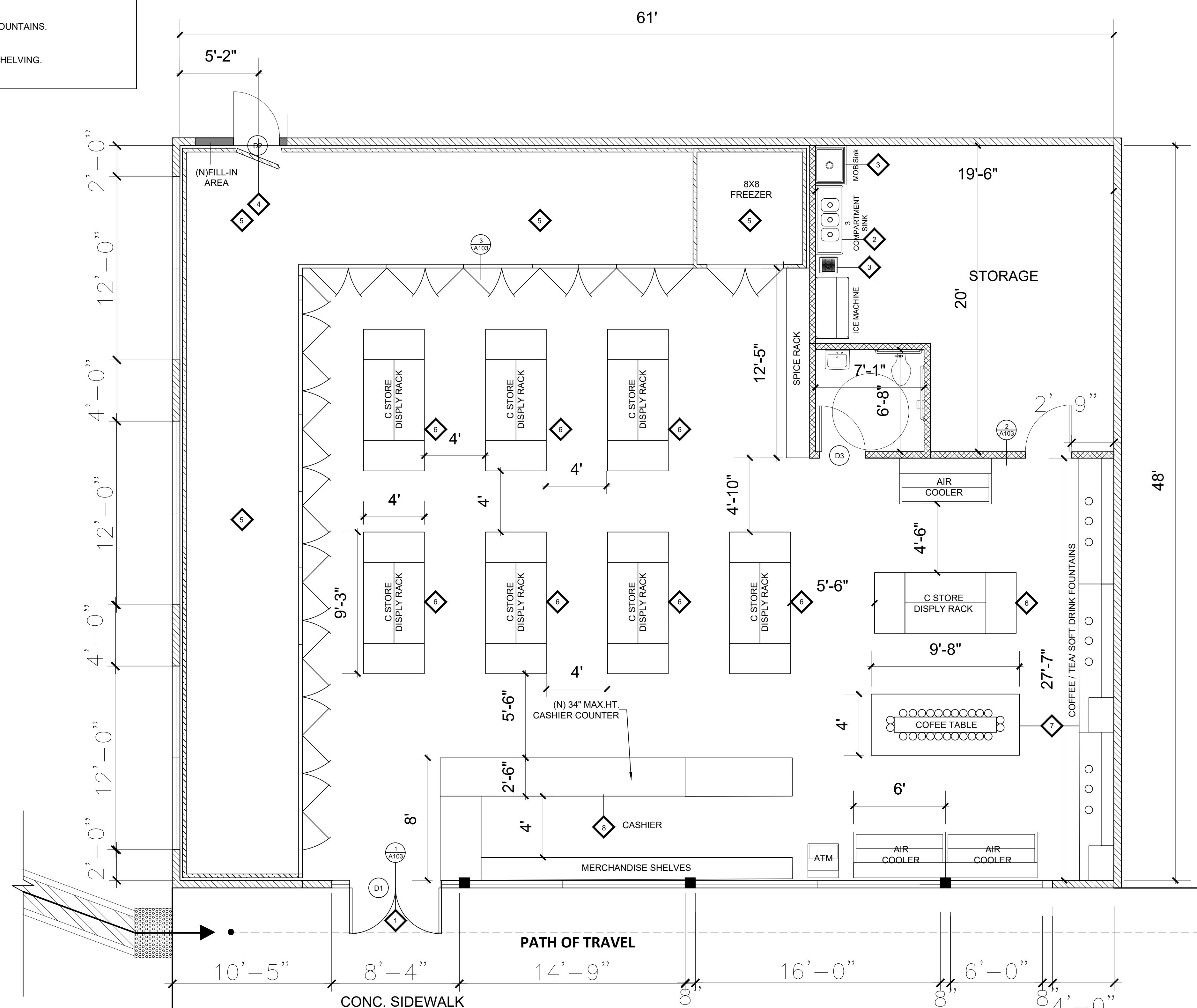
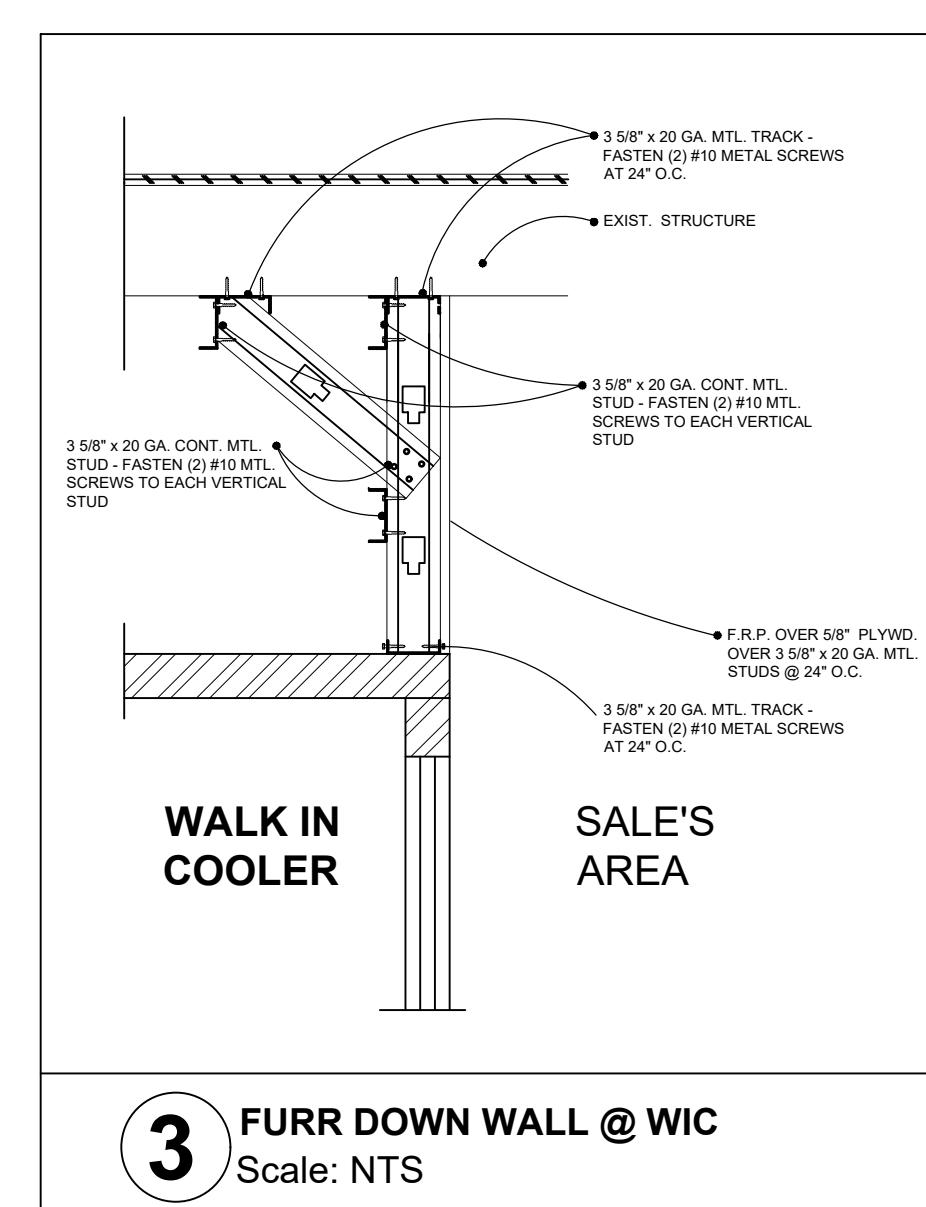
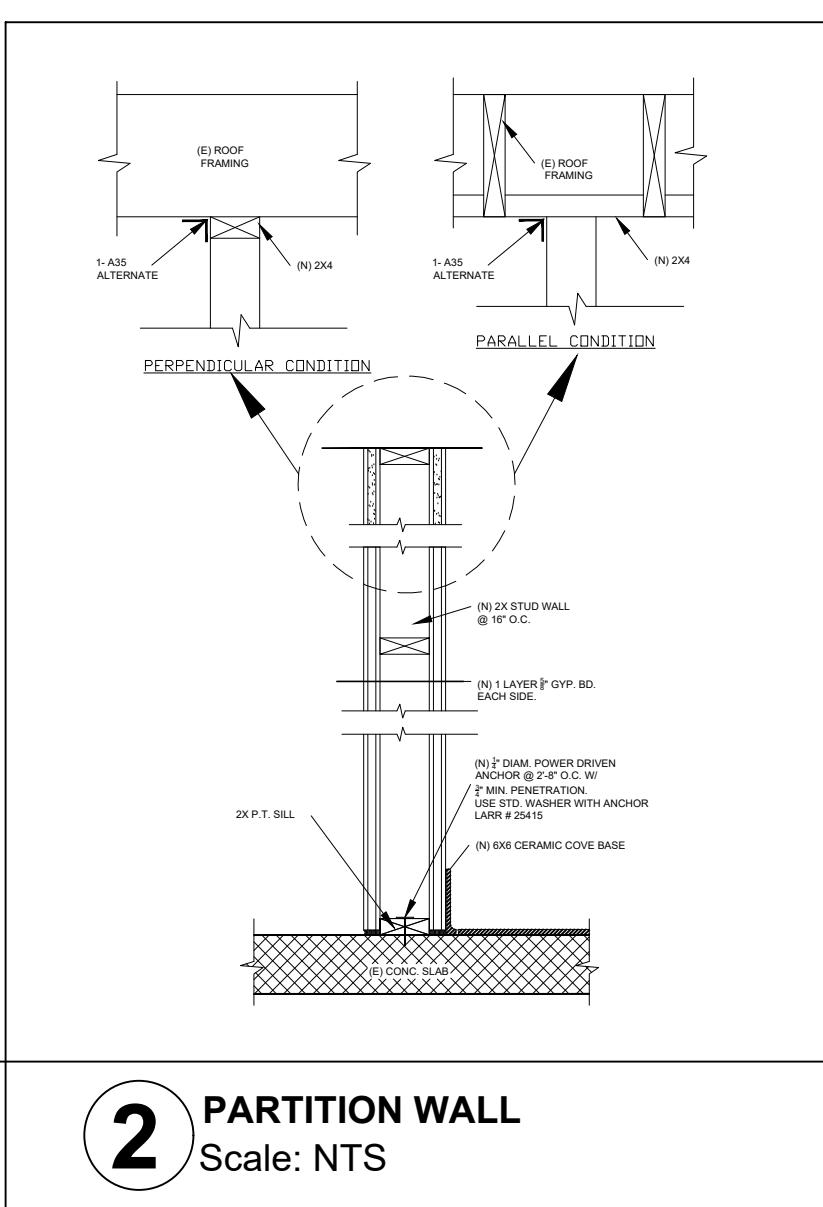
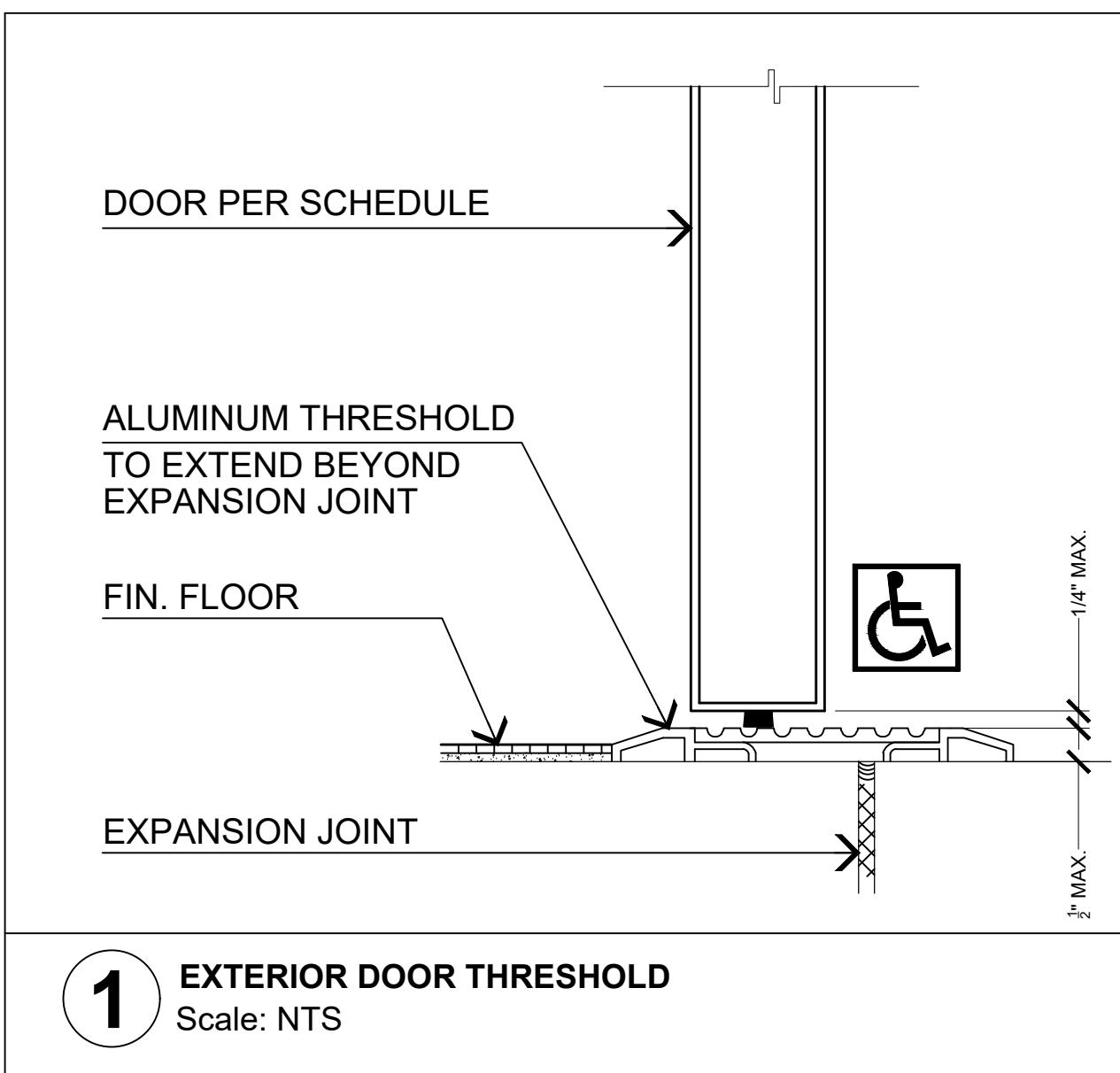
**A1.2**  
 EXISTING / DEMO PLAN

## WALL LEGEND:

- (E) WALL TO REMAIN
- (N) NON-BEARING WALL
- (N) FILL-IN WALL
- (N) INSULATED COOLER PANELS PER MANUFACTURER

## PROPOSED PLAN LEGEND

- ◆ (E) MAINE ENTRANCE DOOR
- ◆ 2 INSTALL NEW 3 COMPARTMENTS SINK AND MOB SINK.
- ◆ 3 INSTALL NEW FLOOR SINK UNDER THE 3 COMPARTMENTS SINK.
- ◆ 4 INSTALL NEW LOADING DOOR ON THE NORTH WALL.
- ◆ 5 INSTALL NEW WALK-IN COOLERS AND FREEZER.
- ◆ 6 INSTALL NEW DISPLAY SHELVING RACKS.
- ◆ 7 INSTALL NEW COFFEE COUNTER AND SOFT DRINKS FOUNTAINS.
- ◆ 8 INSTALL NEW CASHIER COUNTERTOP AND DISPLAY SHELVING.



**11/05/2025**

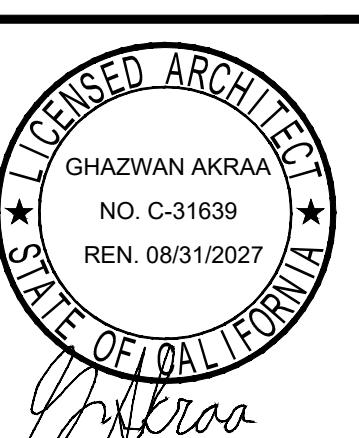


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PROJECT INFORMATION:

WAVES MARKET & SPIRITS  
18582 Beach Blvd. Unit 23  
Huntington Beach, CA 92848



GHAZWAN JASON, ARCHITECT  
LICENSE NO. C-31639  
EXPIRATION DATE: 08-31-25  
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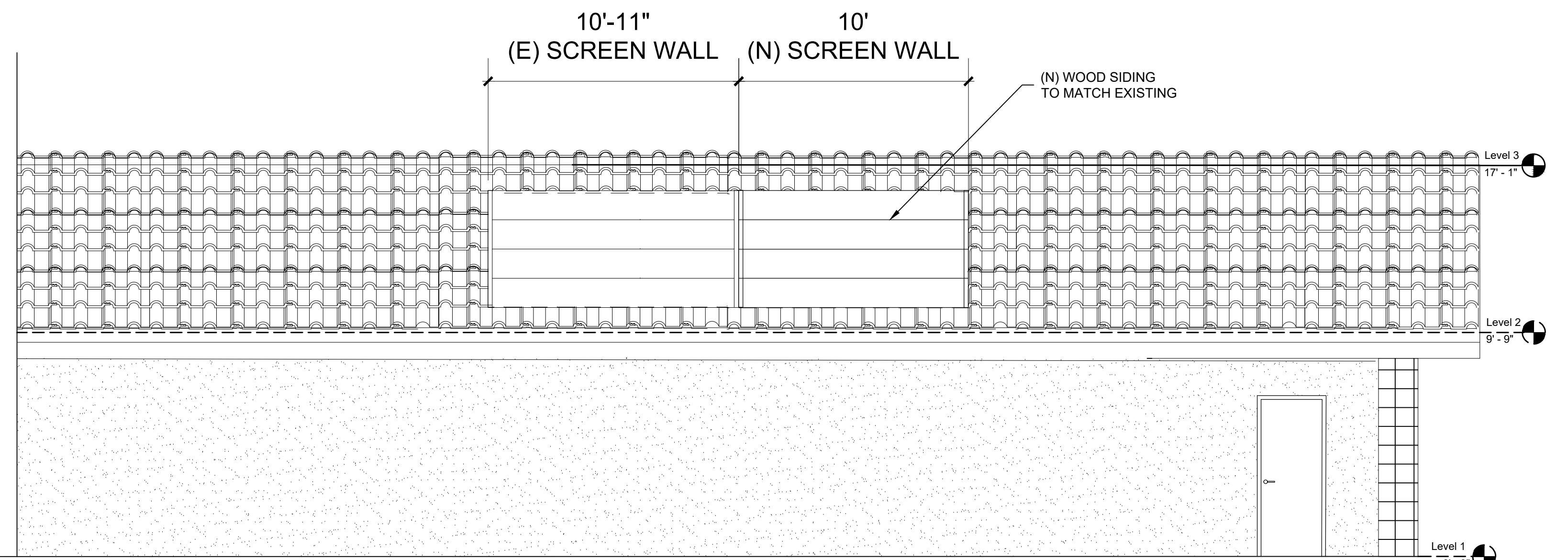
REVISION: DATE:

PROJECT LOCATION:  
HUNTINGTON BEACH, CA

SHEET NUMBER / TITLE:

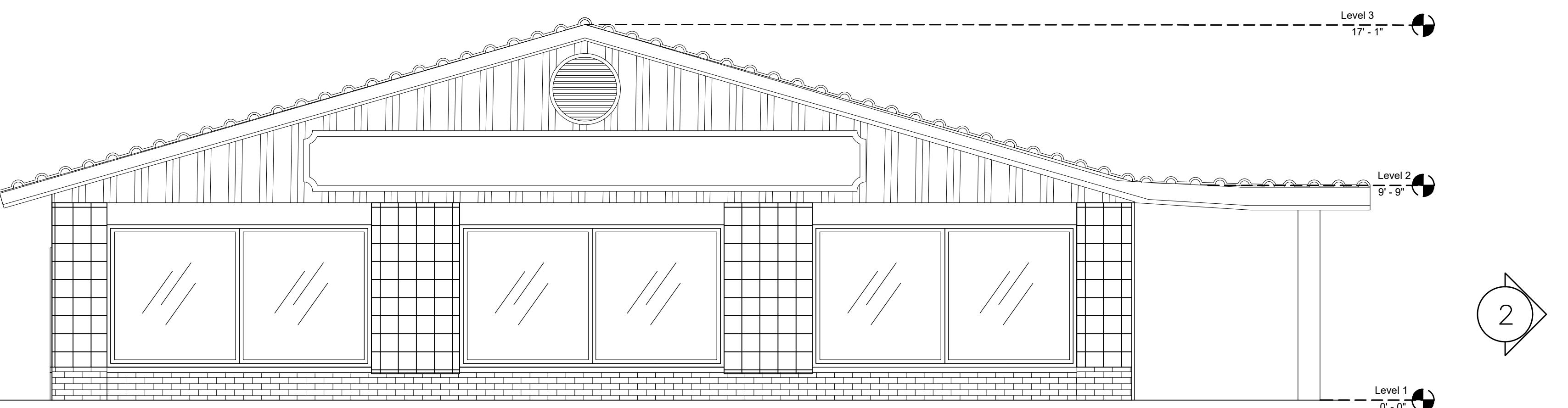
**A1.4**

ROOF PLAN / ELEVATIONS



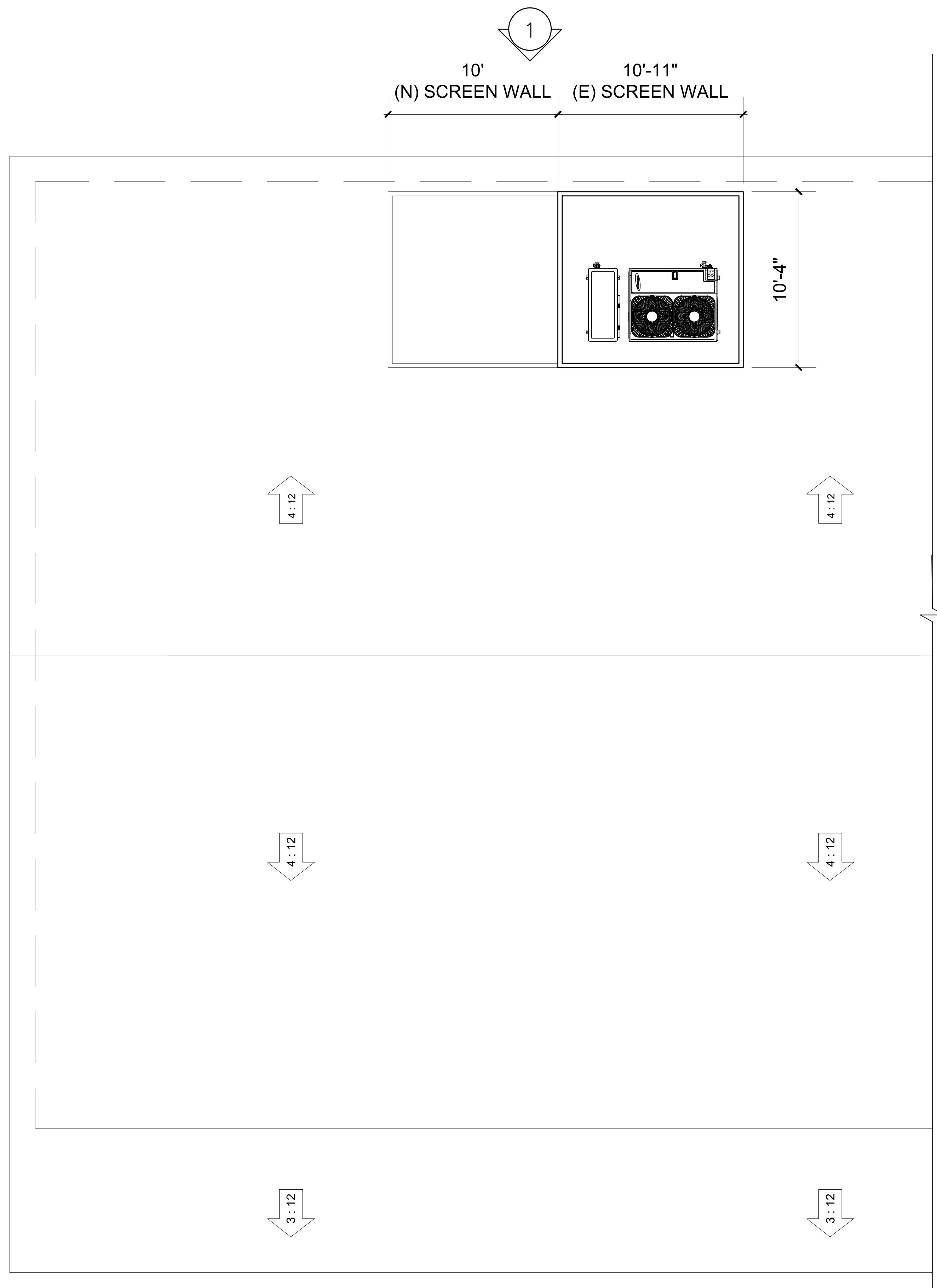
**EXISTING NORTH ELEVATION**

SCALE: 1/4" = 1' - 0"



**EXISTING SOUTH ELEVATION**

SCALE: 1/4" = 1' - 0"



**EXISTING ROOF PLAN**

SCALE: 1/4" = 1' - 0"



11/05/2025

CLIENT:

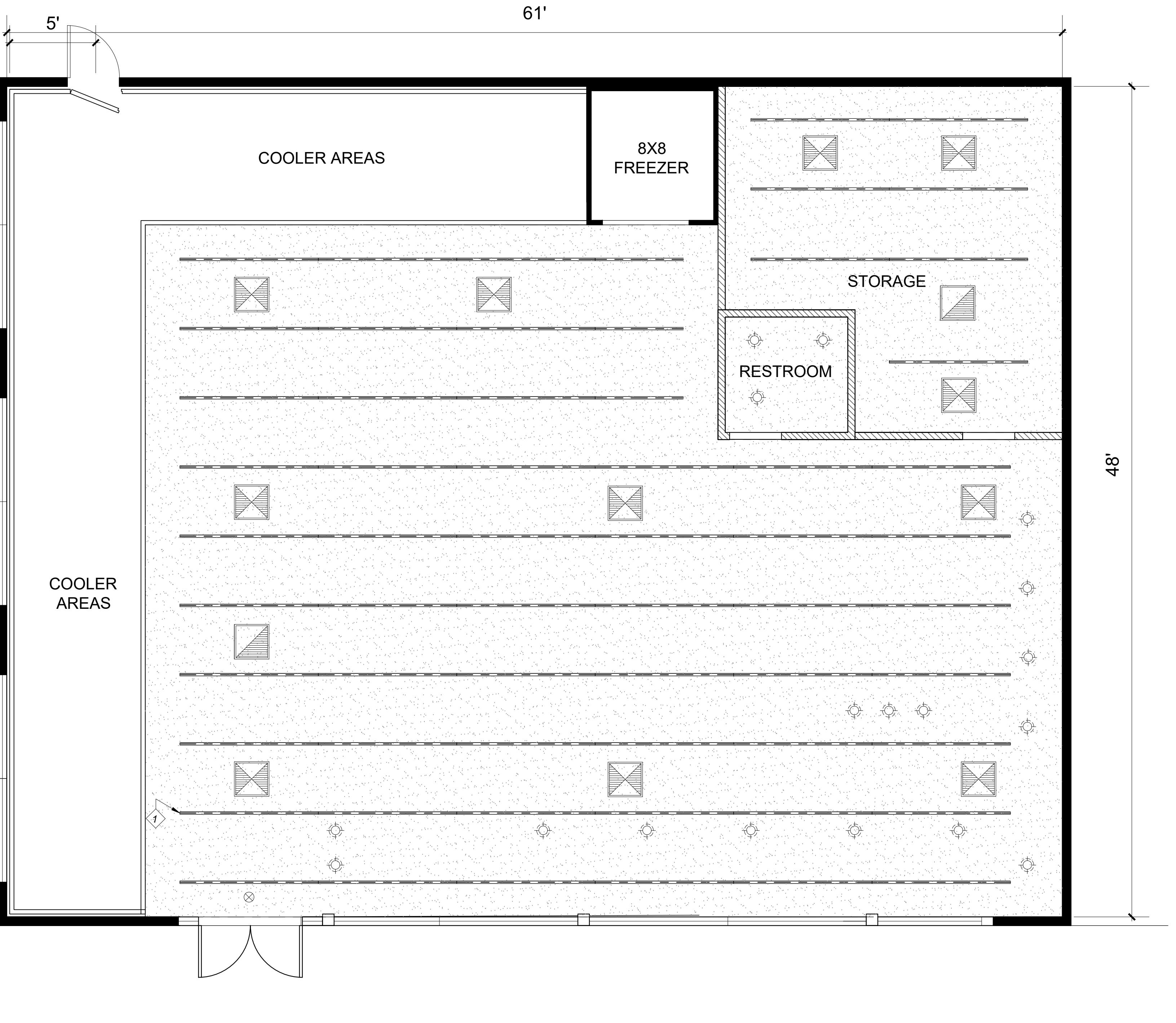
 (N) LINEAR STRIP FIXTURE
 (N) GYPSUM BOARD CEILING U.O.N.
 (N) RECESSED LIGHT FIXTURE
 (N) ILLUMINATED EXIT SIGN W/ 90 MIN. BATTERY BACK-UP POWER SUPPLY.
 (N) SUPPLY AIR DIFFUSER
 (N) RETURN AIR GRILL SEE MECHL. DWGS.

**FD ACCESS NOTES**

1. PROVIDE (1) RECESSED KNOX BOX 32070 SERIES WITH HINGED DOOR.
2. PROVIDE FIRE DEPARTMENT ALERT DECAL ON THE DOOR OR FRAME OF SUITE ENTRANCE.
3. KEYS TO BE PLACED IN KNOX BOX WILL BE DETERMINED BY CVFD STAFF.
4. REFERRED REFER TO KNOX BOX MANUFACTURER FOR FIRE DEPARTMENT CERTIFICATION.
5. KNOX BOXES WILL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
6. KNOX BOX SHALL BE MOUNTED MINIMUM 60" AND MAXIMUM 72" A.F.F. - MEASURED FROM FINISH FLOOR TO TOP OF BOX.

**CEILING PLAN NOTES**

1. LIGHT FIXTURES SHALL BE PLACED AS DIMENSIONED AND SCHEDULED - ALL LIGHT FIXTURES SUPPLIED AS SCHEDULED WITH NO EXCEPTIONS.
2. REFER TO MECHANICAL DRAWINGS FOR RETURN AND DIFFUSER LOCATIONS - ALL RETURNS AND DIFFUSERS IN SALES, ORDER, AND SEATING AREAS TO BE FACTORY FINISHED IN WHITE.
3. VERIFY LOCATION AND QUANTITIES FOR EMERGENCY LIGHTING WITH ELECTRICAL DRAWINGS, LOCAL INSPECTION AGENCY, AND LOCAL FIRE MARSHAL - EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR - THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE.
4. REFER TO DETAIL #A2.0 FOR SUSPENDED CEILING DETAIL.
5. REFER TO THE FINISH SCHEDULE ON SHEET A4.0 FOR CEILING FINISH INFORMATION.
6. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION, TYPICAL THROUGHOUT.
7. ALL LIGHT FIXTURE DIMENSIONED TO CENTERLINE OF FIXTURE UNLESS NOTED OTHERWISE, TYPICAL THROUGHOUT.
8. REFER TO DETAIL 10 ON SHEET A3.0 FOR FRAMING SUPPORT OF GYPSUM BOARD CEILING.

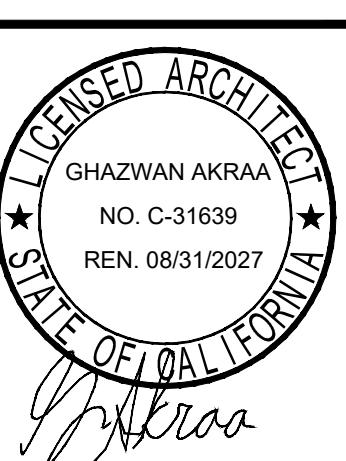


11/05/2025

WAVES MARKET & SPIRITS

18582 Beach Blvd. Unit 23

Huntington Beach, CA 92848



GHAZWAN AKRAA  
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**A1.5**

REFLECTED CEILING PLAN