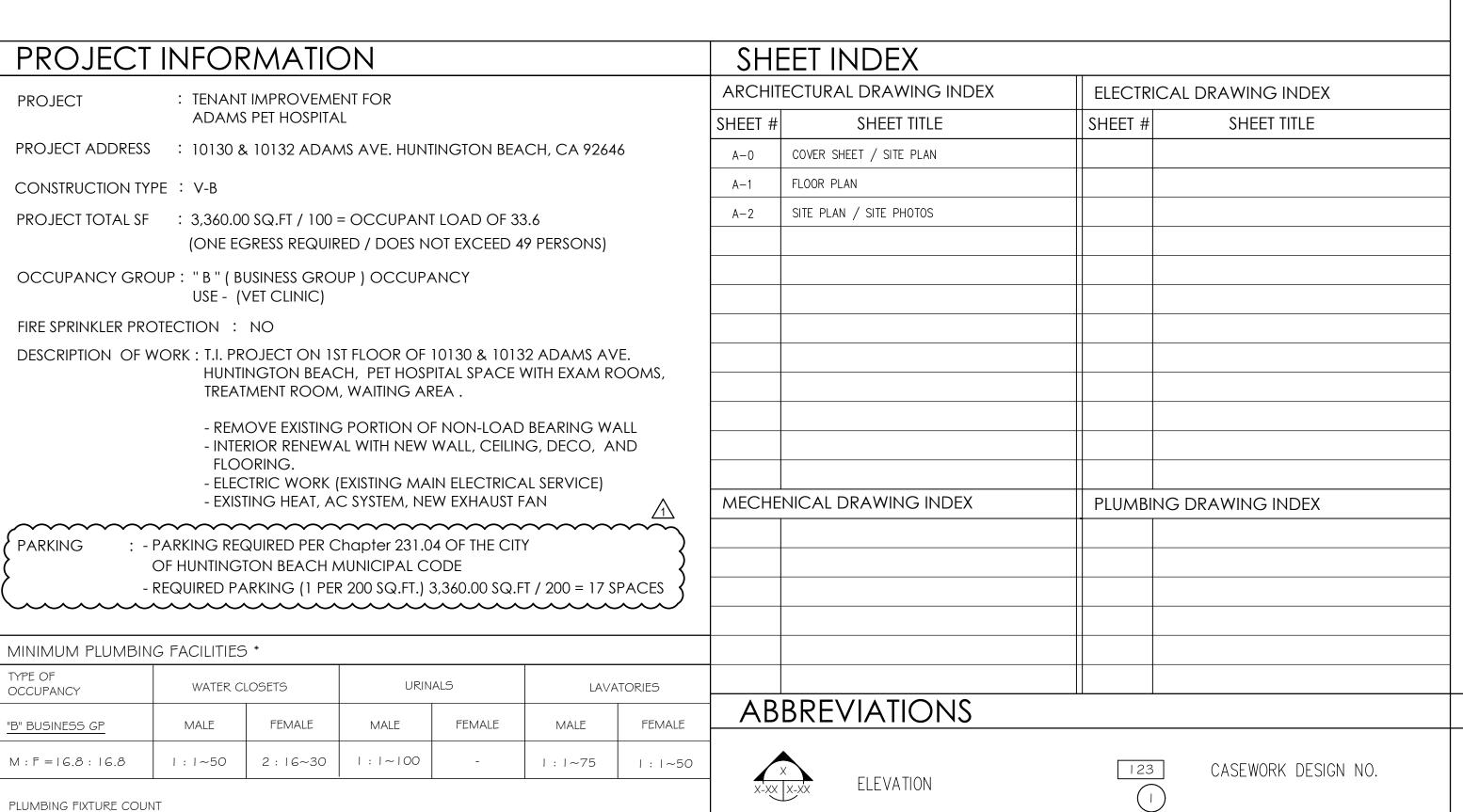
ADAMS PET HOSPITAL

10130 & 10132 ADAMS AVE. HUNTINGTON BEACH, CA 92646



GENERAL NOTES

- 1. THESE DRAWING AND SPECIFICATIONS COPIES THEREOF ARE INSTRUMENTS OF SERVICE OF USE BY THE OWNER AND AUTHORIZED REPRESENTATIVES ON THE DESIGNATED PROPERTY ONLY.
- 2. ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB SITE BY EACH SUBCONTRACTOR BEFORE THAT SUBCONTRACTOR BEGINS WORK.
- 3. ANY ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS AND CONSTRUCTION MANAGER BEFORE CONSTRUCTION BEGINS.
- 4. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- 5. NOTE THAT DIMENSIONS ARE TO CENTER LINE, UNLESS OBVIOUSLY SHOWN, OR MARKED FACE OF CONCRETE (FOC) OR FACE OF STUD (FOS) OR
- FACE OF MASONRY (FOM), OR FACE OF FINISH (FOF). TYPICAL. 6. TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAILS OR SECTION
- ARE GIVEN. '. PROVIDE PEDESTRIAN AND PROPERTY PROTECTION BARRICADES AND / OR CANOPIES AS REQUIRED BY LOCAL AUTHORITIES, OR AS NECESSARY FOR
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUOUS CLEAN UP OF THE SITE, AND OF ALL DEBRIS, WEATHER CREATED BY THIS WORK, OR BY THE FAILURE OF HIS SUBCONTRACTORS TO CLEAN UP AFTER THEIR
- 9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPERVISE ALL CUTTING AND PATCHING OF FINISHED WORK ALREADY INSTALLED, IF
- MADE NECESSARY BY ERRORS, CHANGES OR OTHER REASONS. 10. ALL REPLACEMENT WORK SHALL MATCH ADDITIONAL SURFACE. 11. CONTRACTOR SHALL PROVIDE GALVANIC INSULATION BETWEEN
- DISSIMILAR METALS. 12. PROVIDE AREA FOR COMBUSTIBLE RUBBISH STORAGE.
- 14. THERE SHALL BE NO EXPOSED PIPE CONDUITS, DUCTS, VENTS, ETC. IN
- DESIGNATED FINISH SPACES, UNLESS NOTED AS EXPOSED CONSTRUCTION. 15. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL FIRE RATED SPACES, THE REQUIREMENTS OF THE APPLICABLE CODES AND
- 16. PROVIDE FIRE DAMPERS AND ACCESS PANELS FOR DUCTS AND A.C. FIXTURE WHEN PASSING THROUGH THESE SPACES. PROVIDE APPROPRIATE FIRE ENCLOSURE BEHIND.
- 17. PROVIDE APPROPRIATE FIRE ENCLOSURE BEHIND RECESSED LIGHT FIXTURE, WHERE REQUIRED.
- 18. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT.FIELD INSPECTOR.
- 19. EXIT DOOR SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING MORE THAN 50 PERSONS (TITLE 19. ART. 3).
- 20. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE SIDE WITHOUT THE USE
- OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING . 21. SPECIAL LOCKING DEVICES SHALL BE OF APPROVED TYPE (TITLE 19. CHAP. 33 CBC.)
- 22. EXIT LIGHTING AND SIGNS (TITLE 19.CHAP 33 CBC) SHALL BE 6"x3/4" MIN. ON A CONTRASTING BACKGROUND.

- 23. EXIT PATH LIGHTING SHALL BE PROVIDED GIVING VALUE OF ONE FOOT CANDLE AT FLOOR LEVEL. (TITLE 19.CHAP.33 CBC).
- 24. AISLE SHALL BE 44" MIN. CLEAT WIDTH TO A PUBLIC WAY (TITLE 19.CHAP 33
- 25. NO SHARP OR ABRASIVE SURFACE UNDER LAVATORIES.
- 26. GRAB BARS, FASTENERS AND MOUNTING DEVICES SHALL BE DESIGNED
- FOR 250 LBS PER LINEAR FT.LOAD. 27. EVERY REQUIRED EXIT DOORWAY SHALL NOT BE LESS THAN 3 FEET WIDE BY NOT LESS THAN 6'-8" HIGH CAPABLE OF OPENING 90 DEGREES AND
- MOUNTED SO THAT THE CLEAR WIDTH OF THE EXIT WAY IS A MINIMUM 32". 28. PROVIDE LEVER TYPE HARDWARE TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
- 29. THE FLOOR ADJACENT TO A DOORWAY SHALL BE LEVEL AND CLEAR FOR A MINIM DEPTH OF 60" IN THE DIRECTION THE DOORWAY SWINGS AND 44" IF SWINGING AWAY.
- 30. THE FLOOR SHALL EXTEND BEYOND THE STRIKE EDGE 24" FOR EXTERIOR DOORS AND 18" FOR INTERIOR DOORS.
- 31. STORAGE IS PROHIBITED IN EXIT PASSAGEWAY WHICH ARE ALSO USED FOR SERVICE TO TO THE TENANTS.
- 32. SUCH EXIT PASSAGEWAYS WHICH ARE ALSO USED FOR SERVICE TO THE TENANTS.
- 33. SUCH EXIT PASSAGEWAYS SHALL BE POSTED WITH CONSPICUOUS SIGNS STATING SO.
- 34. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE
- CALIFORNIA CONSTRUCTION SAFETY ORDERS. 35. CONTRACTOR SHALL COORDINATE ALL MECHANICAL AND ELECTRICAL
- EQUIPMENT AS TO WEIGHT AND LOCATIONS WITH STRUCTURAL SUPPORTS 36. IN THE EVENT THAT THE PURCHASED EQUIPMENT DEVIATES IN WEIGHT AND LOCATION FROM THOSE INDICATED ON THE PLANS, THE STRUCTURAL
- 37. ALL TOILET ROOMS WITHOUT REQUIRED OPERABLE WINDOWS SHALL BE MECHANICALLY VENTILATED TO PROVIDE 5 MINUTE MINIMUM AIR
- CHANGE. 38. FAN SHALL BE CONSIDERED AS PART OF WORK.

ENGINEER MUST BE NOTIFIED.

- 39. IN THE EVENT THERE ARE DISCREPANCIES, AMBIGUITIES OR OMISSIONS FROM THE SPECIFICATIONS OR DRAWINGS, OR SHOULD THERE BE DOUBT AS TO THEIR MEANING OR INTENT, THE DESIGNER SHALL BE NOTIFIED, IN ORDER TO PROVIDE A WRITTEN CLARIFICATION.
- 40. WHERE FACTORY PRIME ITEMS OCCUR, SUCH AS GRILLS, DIFFUSERS, METAL TRIM AND ACCESSORIES, ETC., PAINT TO MATCH THE ADJACENT SURFACE AS DIRECTED BY THE DESIGNER.
- 41. REFER TO SPECIFICATIONS FOR ALL OTHER ITEMS NOT INCLUDED ON THE FINISH SCHEDULES.
- 42. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN APPROVAL BY THE LOCAL BUILDING INSPECTOR FOR ALL CONCEALED WORK BEFORE CLOSING UP.
- 43. PROVIDE 2X SOLID BACKING FOR ALL CABINETS, TOWEL BARS, ETC. 44. PROVIDE OUTSIDE GAS SHUTOFF VALVE, CONSPICUOUSLY MARKED.

- 45. PROVIDE WATERPROOF MEMBRANE OVER AL EXTERIOR BUILDING WALLS
- 46. FLOORS SHALL HAVE SURFACE THAT IS SLIP RESISTANT. 47. INTERIOR AND EXTERIOR THRESHOLDS SHOULD BE A MAXIMUM 1/2"
- ABOVE THE ADJACENT FLOOR.
- 48. INSULATE HOT WATER AND DRAIN PIPE.
- 49. FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND NOT REQUIRE GRASPING, PINCHING OR TWISTING. 50. LOCATE ALL MANUALLY OPERATED SWITCHES AND CONTROLS BETWEEN

SCALE:

200 sq. ft.

200 sq. ft.

100 sq. ft.

200 sq. ft.

100 sq. ft.

100 sq. ft.

100 sq. ft.

200 sq. ft.

200 sq. ft.

200 sq. ft.

200 sq. ft.

175 sq. ft.

200 sq. ft.

100 sq. ft.

200 sq. ft.

175 sq. ft.

200 sq. ft.

100 sq. ft.

100 sq. ft.

200 sq. ft.

200 sq. ft.

250 sq. ft.

200 sq. ft. 22

SUMMARY OF PARKING REQUIREMENTS AND

PARKING PROVIDED FOR EXISTING USES

51. LOCATE CONVENIENCE OUTLETS A MINIMUM 12" FROM THE FLOOR.

3680 WILSHIRE BLVD. Los Angeles, CA 90010 Tel: (213) 365-8981 Fax: (213) 365-8040

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COVER SHEET

SHEET NO

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SITE PLAN

STANDARDS.

ROOM NAME & NUMBER SPOT ELEVATION WINDOW SYMBOL SMOKE DETECTOR WALL TYPE INDICATOR **SCALE: NONE**

COLUMN LINE

KEYNOTE

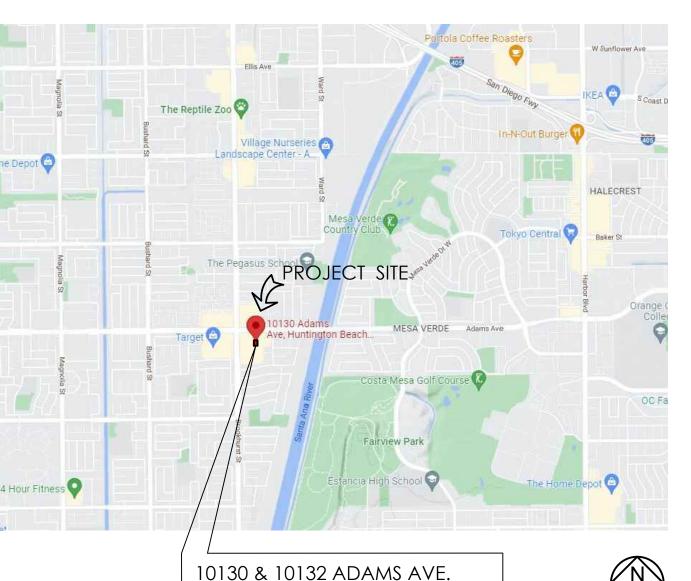
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VICINITY MAP

INTERIOR ELEVATIONS

- TOP OF SLAB

— – FINISHED FLOOR



HUNTINGTON BEACH, CA 92646

SCOPE OF WORK AREA 10130 & 10132 ADAMS AVE. HUNTINGTON BEACH, CA 92646 **BROOKHURST STREET**

quare Footage (1 space per) Require 1 ALKA Living Water Retail 1,590 SF | 200 sq. ft. 8 2 MM Tailor 1,060 SF 3 Anna's Nails 954 SF Personal Services 4 Sea Fit Studio Personal Enrichment 5 Hambones Bar & Grill 7 Vacant Retail 7,000 SF Shima Restaurant Restaurant 9 Eggroll King Restaurant 1.035 SF 10 Lamppost Pizza Restaurant 1,173 SF **Huntington Flowers** Beachside Optometry 2,010 SF Personal Services HB Beauty Supply 14 First Allied Financial 1.750 SF 15 A/B Dental United Healthcare Medical 5,500 SF 18 Stater Bros 41,975 SF Grocery 20 R Cleaners 1.400 SF 21 Liberty Coin 3,640 SF 25 The Tutoring Center 1.190 SF Personal Enrichmen 26 Adams Pet Clinic Veterinary 27 Beach Coin Laundry 2,100 SF Retail 28 Woody's Diner Restaurant Original Restaurant 30 Vacant 3,250 SF Retail Medical 31 C.O.R.E. Rehab Center 2.243 SF 34 Los Primos 1,586 SF Restaurant MoMa Coffee Mayer Music 1.260 SF All-Star Dance Academy Personal Enrichmen Vacant 4.386 SF 39 First Team Real Estate **TOTAL** - Entire Site 136.273 SF Parking Spaces Provided

- 2019 CALIFORNIA PLUMBING CODE

- 2019 CALIFORNIA ELECTRICAL CODE

- 2019 CALIFORNIA ENERGY CODE

- 2019 CALIFORNIA BUILDING CODE

APPLICABLE CODES

UNISEX TOILET

BUILDING OWNER

PROJECT DESIGN

CONSULTING ENGINEERS:

INFORMATION

PERMITTED FOR USE BY BOTH SEXES.)

PROJECT DIRECTORY

OWNER INFORMATION : CONTACT / KYUNGA AN. DVM

- 2019 CALIFORNIA MECHANICAL CODE

- 2019 CALIFORNIA FIRE CODE

- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

(IN BUSINESS OCCUPANCIES WITH A TOTAL OF OCUPPANCY LOAD OF 50 OR LESSSHALL BE

TEL (714) 964-1605

TEL (312) 798-5209

CONTACT / SEAN OH

june@idncdesign.com

sunny@jtengineer.com

mselectrical1010@gmail.com

TEL (213) 999-0386

MECHANICAL / PLUMBING

10130 ADAMS AVE. HUNTINGTON BEACH, CA 92646

233 S WACKER DRIVE, 4600 CHICAGO, IL 60606

: IDnC (INTERIOR DESIGN & CONSTRUCTION)

TEL (213) 365 - 8981 FAX (213) 365 - 8040

JT ENGINEERING / CONTACT : SUNNY XU

TEL (213) 389 - 7886 FAX (213) 388 - 5322

3680 WILSHIRE BLVD. # 212 LOS ANGELES, CA 90010

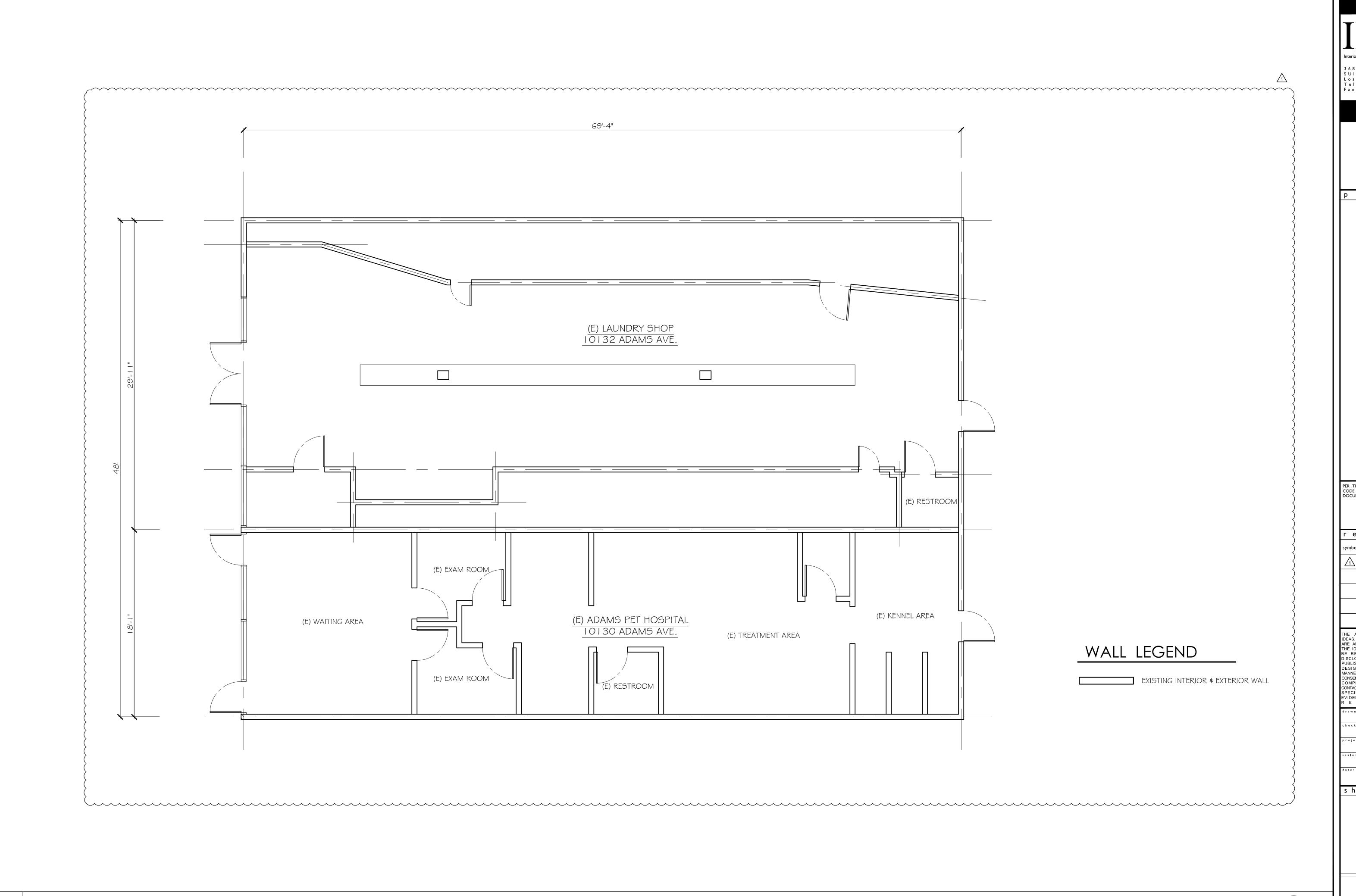
3250 WILSHIRE BLVD. # 706 LOS ANGELES, CA 90010

4055 WILSHIRE BLVD. #526 LOS ANGELES, CA 90010

M & S ELECTRICAL ENGINEERING / CONTACT : HUGO VOGEL

BCORE RETAIL BROOKHURST ADAMS LLC

CONTACT / DANIEL FLOBERG



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EXISTING FLOOR PLAN

SHEET NO:

A - I



KEY NOTES

- RECEPTION COUNTER
- ADA COUNTER / H:34" X W:36" REQ.
- 2 EXAM ROOM CABINET WITHOUT SINK
- 3 FOLD-UP WALL MOUNT EXAM TABLE / REQ. BACKING
- 4 SIN
- 5 CASEWORK / TOP \$ BOTTOM
- 6 X-RAY MACHINE
- 7 X-RAY MONITOR SYSTEM
- 8 TUB TABLE (60" LONG)
- 9 CAGE
- 10 SCALE
- TOP: TANKLESS WATER HEATER BOTTOM: MOP SINK
- 12 WASHER / DRYER
- [3] (E) ELECTRICAL PANEL

WALL LEGEND

EXISTING INTERIOR & EXTERIOR WALL

NEW INTERIOR PARTITION WALL (TYP.)

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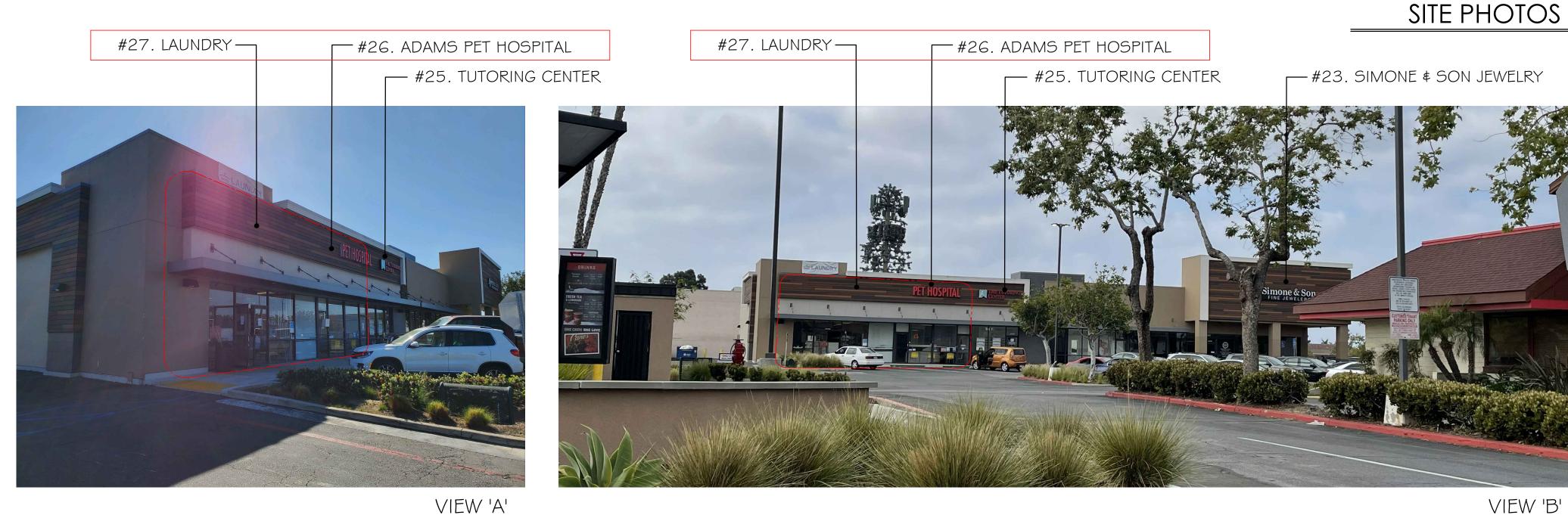
05-04-2022 sheet title:

> PROPOSED FLOOR PLAN

> > SHEET NO:

A - 2









VIEW 'C'







VIEW 'F'

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sheet title

SITE PLAN / PHOTOS

SHEET NC

A - 3