

10130 & 10132 ADAMS AVE. HUNTINGTON BEACH, CA 92646

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

45. PROVIDE WATERPROOF MEMBRANE OVER AL EXTERIOR BUILDING WALLS BELOW GRADE.
46. FLOORS SHALL HAVE SURFACE THAT IS SUP 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 36" AND 38".
51. LOCATE CONVENIENCE OUTLETS A MINIMUM 12" FROM THE FLOOR.

SCALE : NONE

SCALE :

Unit Number	Tenant	Land Use	Existing Square Footage	City Parking Requirement (1 space per)	Parking Spaces Required
1	ALKA Living Water	Retail	1,590 SF	200 sq. ft.	8
2	MM Tailor	Retail	1,060 SF	200 sq. ft.	5
3	Anna's Nails	Personal Services	954 SF	200 sq. ft.	6
4	Sea Fit Studio	Personal Enrichment	2,074 SF	200 sq. ft.	11
5	Hambones Bar & Grill	Restaurant	3,020 SF	100 sq. ft.	31
7	Vacant	Retail	7,000 SF	200 sq. ft.	35
8	Shima Restaurant	Restaurant	2,358 SF	100 sq. ft.	24
9	Eggroll King	Restaurant	1,035 SF	100 sq. ft.	11
10	Lamproom Pizza	Restaurant	3,452 SF	100 sq. ft.	35
11	Huntington Flowers	Retail	1,173 SF	200 sq. ft.	6
12	Beachside Optometry	Personal Services	2,010 SF	200 sq. ft.	11
13	HB Beauty Supply	Retail	5,865 SF	200 sq. ft.	30
14	First Allied Financial	Bank	1,750 SF	200 sq. ft.	9
15	A/B Dental	Dental	3,500 SF	175 sq. ft.	20
16	United Healthcare	Medical	5,500 SF	175 sq. ft.	32
18	Stater Bros	Grocery	41,975 SF	200 sq. ft.	210
19	Supercuts	Retail	1,400 SF	200 sq. ft.	7
20	R Cleaners	Retail	1,400 SF	200 sq. ft.	7
21	Liberty Coin	Retail	3,640 SF	200 sq. ft.	19
23	Simone & Son	Retail	3,360 SF	200 sq. ft.	17
25	The Tutoring Center	Personal Enrichment	1,190 SF	200 sq. ft.	6
26	Adams Pet Clinic	Veterinary	1,260 SF	200 sq. ft.	7
27	Beech Coin Laundry	Retail	2,100 SF	200 sq. ft.	11
28	Woody's Diner	Restaurant	5,502 SF	100 sq. ft.	55
29	Original Restaurant	Restaurant	3,485 SF	100 sq. ft.	35
30	Vacant	Retail	3,250 SF	200 sq. ft.	17
31	C.O.R.E. Rehab Center	Medical	3,282 SF	175 sq. ft.	19
33	Vacant	Retail	2,243 SF	200 sq. ft.	12
34	Los Primos	Restaurant	1,586 SF	100 sq. ft.	16
35	MoMa Coffee	Restaurant	1,200 SF	100 sq. ft.	12
36	Mayer Music	Retail	1,260 SF	200 sq. ft.	7
37	All-Star Dance Academy	Personal Enrichment	2,068 SF	200 sq. ft.	11
38	Vacant	Retail	4,386 SF	200 sq. ft.	22
39	First Team Real Estate	Business	7,000 SF	250 sq. ft.	28
TOTAL - Entire Site			136,273 SF		792
Parking Spaces Provided					685

A - 0

project:

ADAMS
PET HOSPITAL
10130 & 10132 ADAMS AVE.
HUNTINGTON BEACH, CA 92646

PER THE CA BUSINESS AND PROFESSIONS
CODE IDNC IS RESPONSIBLE FOR THESE
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revisions:

symbol	date
△	05-04-2022

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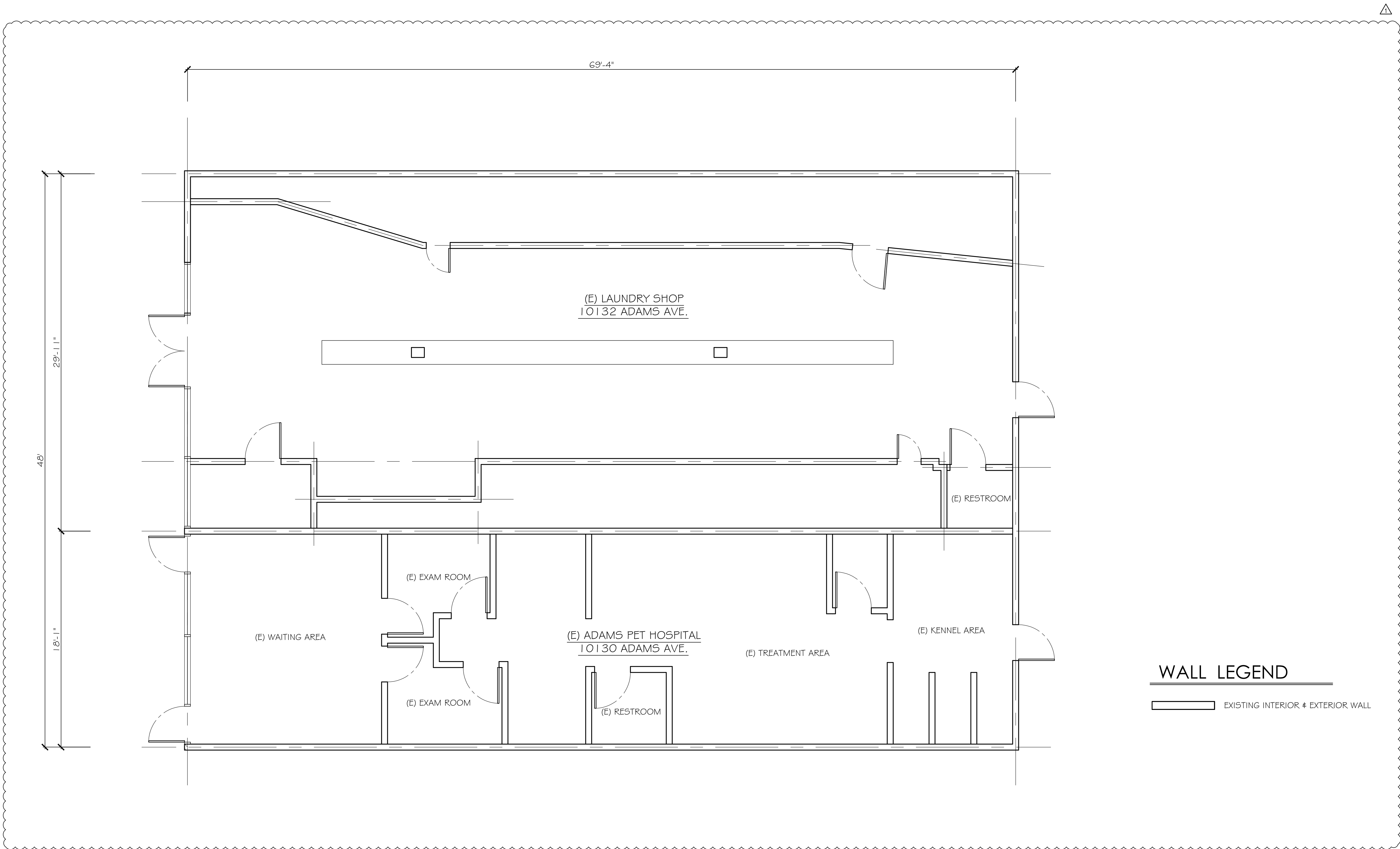
drawn by:	J J
checked by:	S H
project NO:	22009
scale:	AS SHOWN
date:	05-04-2022

sheet title:

EXISTING
FLOOR
PLAN

SHEET NO:

A-1



WALL LEGEND

EXISTING INTERIOR & EXTERIOR WALL



p r o j e c t :

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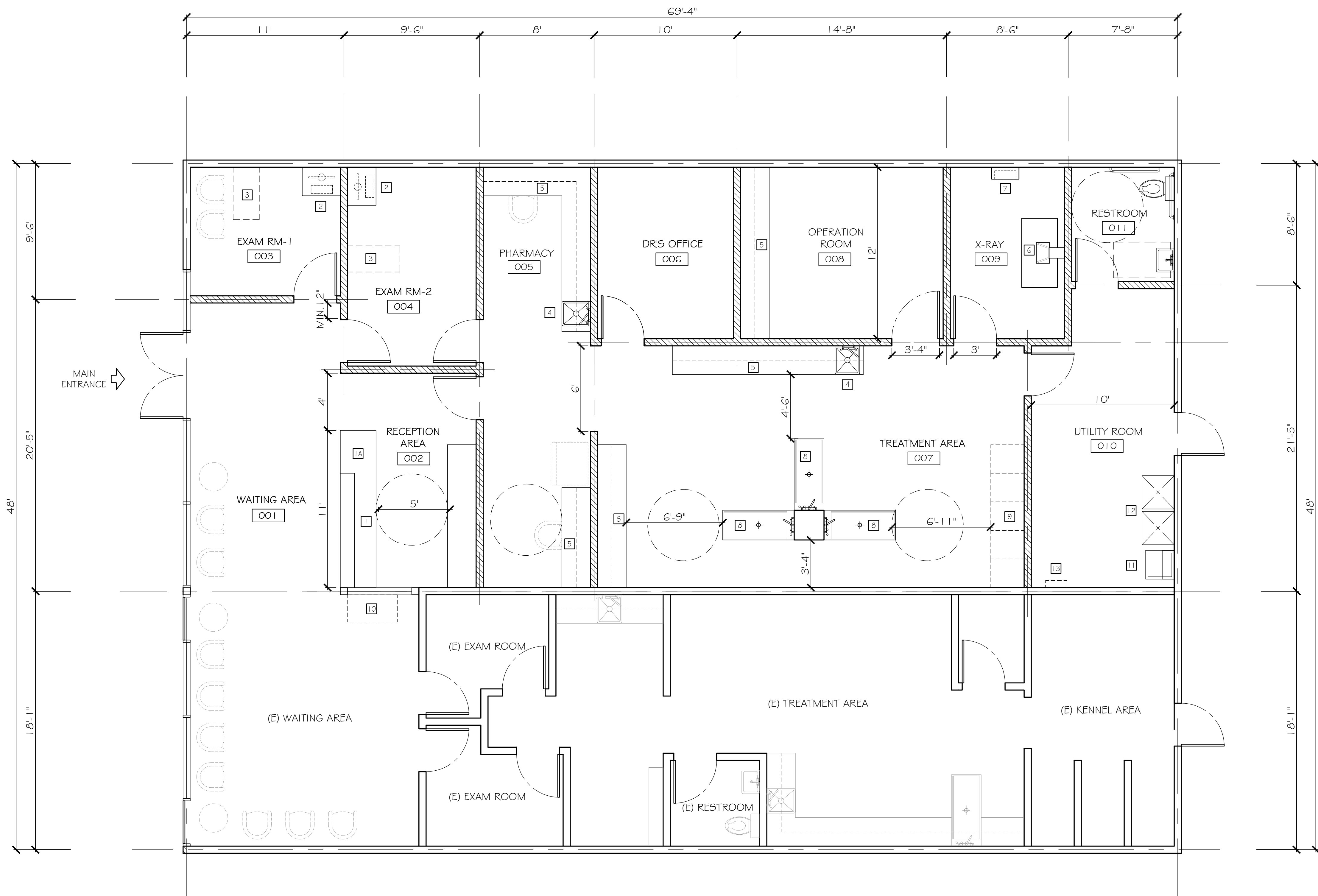
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drawn by: J J
checked by: S H
project NO: 22009
scale: AS SHOWN
date: 05-04-2022

sheet title:

**PROPOSED
FLOOR
PLAN**

SHEET NO:

A-2**KEY NOTES**

- 1 RECEPTION COUNTER
- 1A ADA COUNTER / H:34" X W:36" REQ.
- 2 EXAM ROOM CABINET WITHOUT SINK
- 3 FOLD-UP WALL MOUNT EXAM TABLE / REQ. BACKING
- 4 SINK
- 5 CASEWORK / TOP & BOTTOM
- 6 X-RAY MACHINE
- 7 X-RAY MONITOR SYSTEM
- 8 TUB TABLE (60" LONG)
- 9 CAGE
- 10 SCALE
- 11 TOP : TANKLESS WATER HEATER
BOTTOM : MOP SINK
- 12 WASHER / DRYER
- 13 (E) ELECTRICAL PANEL

WALL LEGEND

- EXISTING INTERIOR & EXTERIOR WALL
- NEW INTERIOR PARTITION WALL (TYP.)



SITE PLAN



SUITE#	Tenant Name	GLA(SF)	SUITE#	Tenant Name	GLA(SF)	SUITE#	Tenant Name	GLA(SF)
1	ALKA LIVING WATER	1,550 SF	15	AB DENTAL CENTER	3,500 SF	30A	AVAILABLE	1,800 SF
2	AVAILABLE	1,060 SF	16	OPTUMKARE	3,500 SF	30B	WEVITALIZE	1,450 SF
3	ANNA'S NAILS	854 SF	18	STATER BROS.	41,975 SF	31	CORE PHYSICAL THERAPY	3,292 SF
4	NEWPORT PEACH	2,074 SF	19	PREMIER MARTIAL ARTS	1,400 SF	33	SURF CITY SMILES ORTHODONTICS	2,243 SF
5	HAMBONES BBQ	3,020 SF	20	R CLEANERS	1,400 SF	34	LENN FEAST	1,586 SF
6	FIRST TEAM REAL ESTATE	7,000 SF	21	LIBERTY COIN	3,640 SF	35	MOONWOOD COFFEE	1,200 SF
7	SHIMA RESTAURANT	2,358 SF	23	SIMONE & SON	3,380 SF	36	FAYE DODGE ESTHETICS	1,250 SF
8	EDGROLL WINGS	1,035 SF	25	THE TUTORING CENTER	1,180 SF	37	ALL-STAR DANCE ACADEMY	2,068 SF
9	AVAILABLE	3,452 SF	26	ADAMS PET CLINIC	1,280 SF	38	AVAILABLE	4,388 SF
10	HUNTINGTON FLOWERS	1,173 SF	27	BEACH COIN LAUNDRY	2,103 SF	39	FIRST TEAM REAL ESTATE	7,000 SF
11	BEACHSIDE OPTOMETRY	2,010 SF	28	WOODY'S DINER	5,525 SF			
12	PORCELAIN LUXURY SALON	5,865 SF	29	RAISING CANE'S RESTAURANT	3,292 SF			
14	AVAILABLE	1,750 SF						

SITE PHOTOS



#30B. WEVITALIZE

#31. CORE PHYSICAL THERAPY

#33. SURF CITY SMILES ORTHODONTICS



VIEW 'E'

#28. WOODY'S DINER



VIEW 'F'

#29. RAISING CANE'S RESTAURANT



VIEW 'G'

IDnC

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checked by:	SH
project NO:	22009
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sheet title:	

SITE PLAN
/ PHOTOS

SHEET NO:

A-3