ATTACHMENT 1
LOCATION MAP AND PLANS

City of Costa Mesa

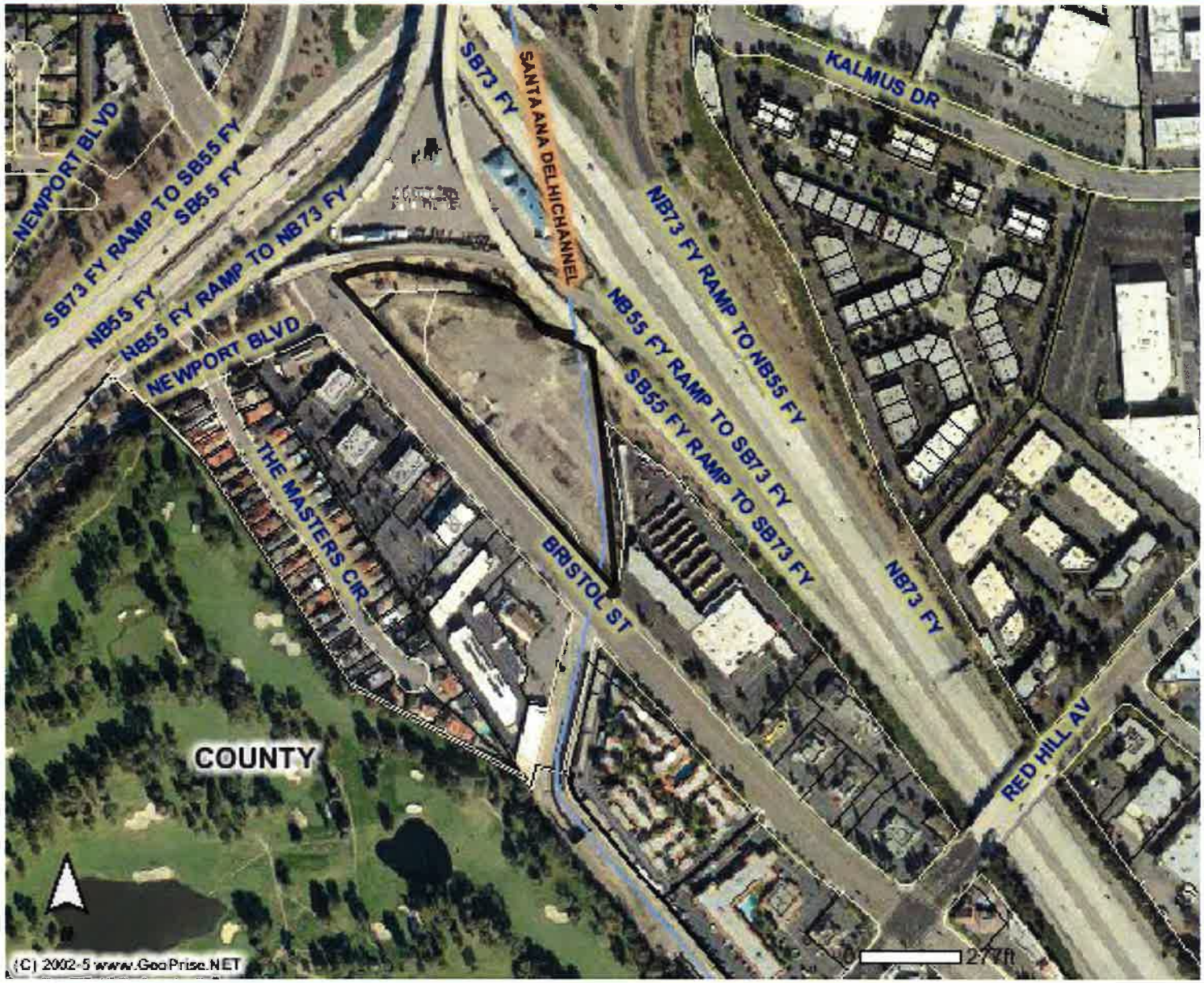
CITY OF COSTA MESA - [Created: 2/4/2015 10:31:03 AM] [Scale: 532.94] [Page: 8.5 x 11 / Landscape]

Overview Map

Legend

- Address Points
- Hydrology Channels
- Street Names
- ROW Lines
- Parcel Lines
- City Boundary
- Water Ways
- Ortho 2010 Level3
- Ortho 2008 Level4

Map Display



-12-

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City of Costa Mesa

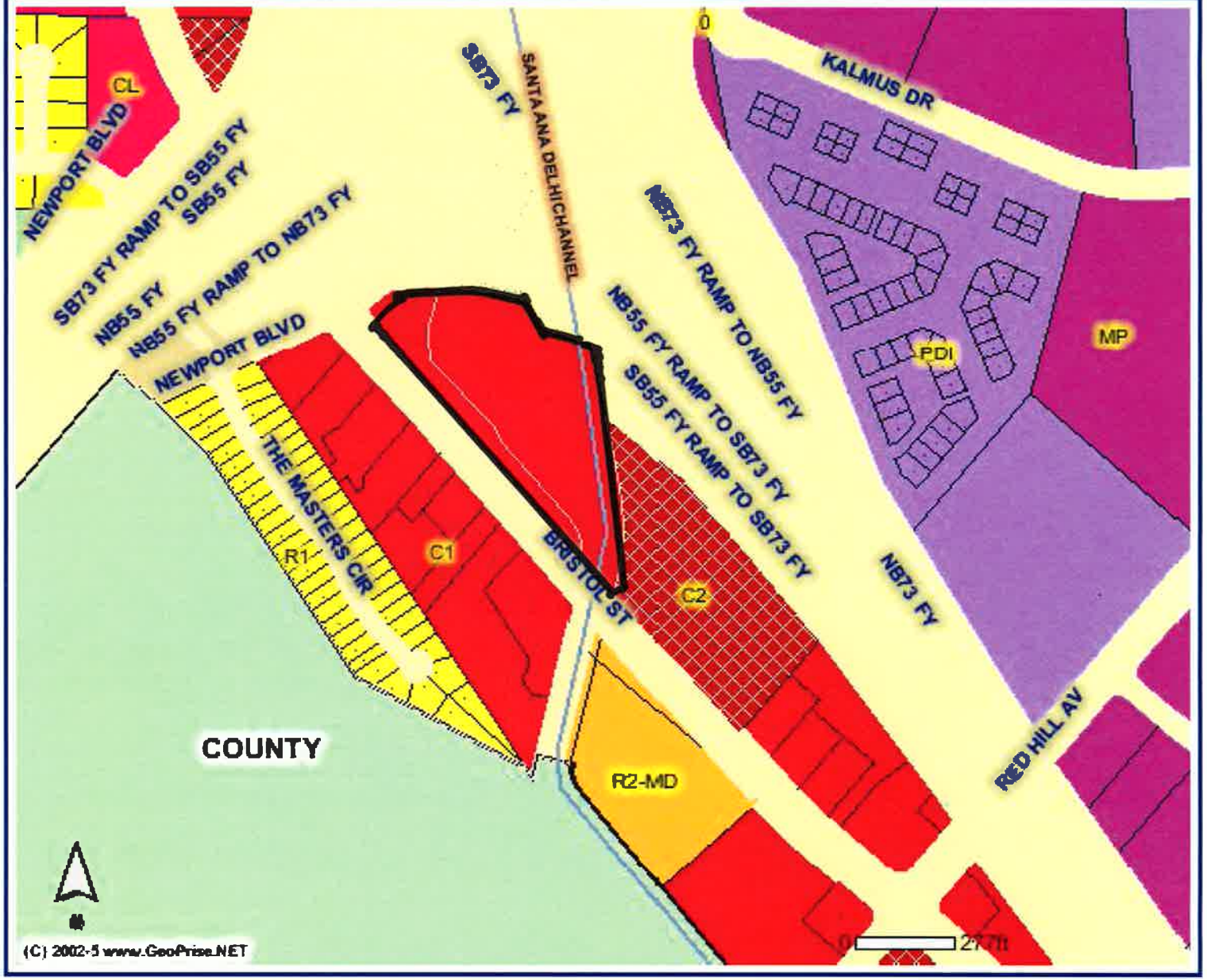
CITY OF COSTA MESA - [Created: 2/4/2015 10:32:12 AM] [Scale: 532.94] [Page: 8.5 x 11 / Landscape]

Overview Map

Legend

- Address Points
- Parcel Lines
- Hydrology Channels
- City Boundary
- Water Ways
- Street Names
- Zoning
- ROW Lines
- AP
- C1
- C1-S (cont)

Map Display



-13-

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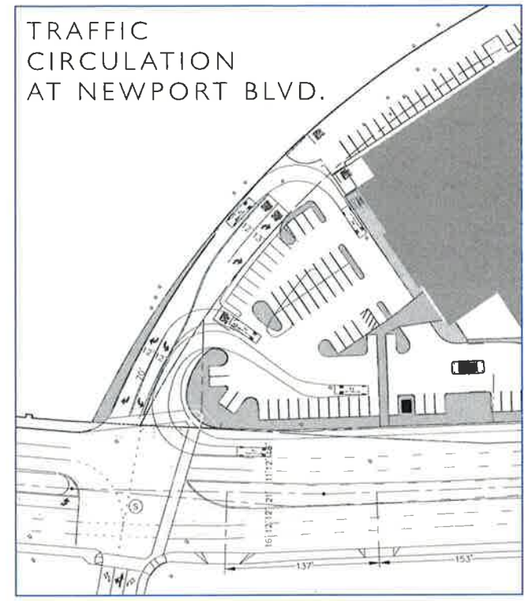
KEYNOTES

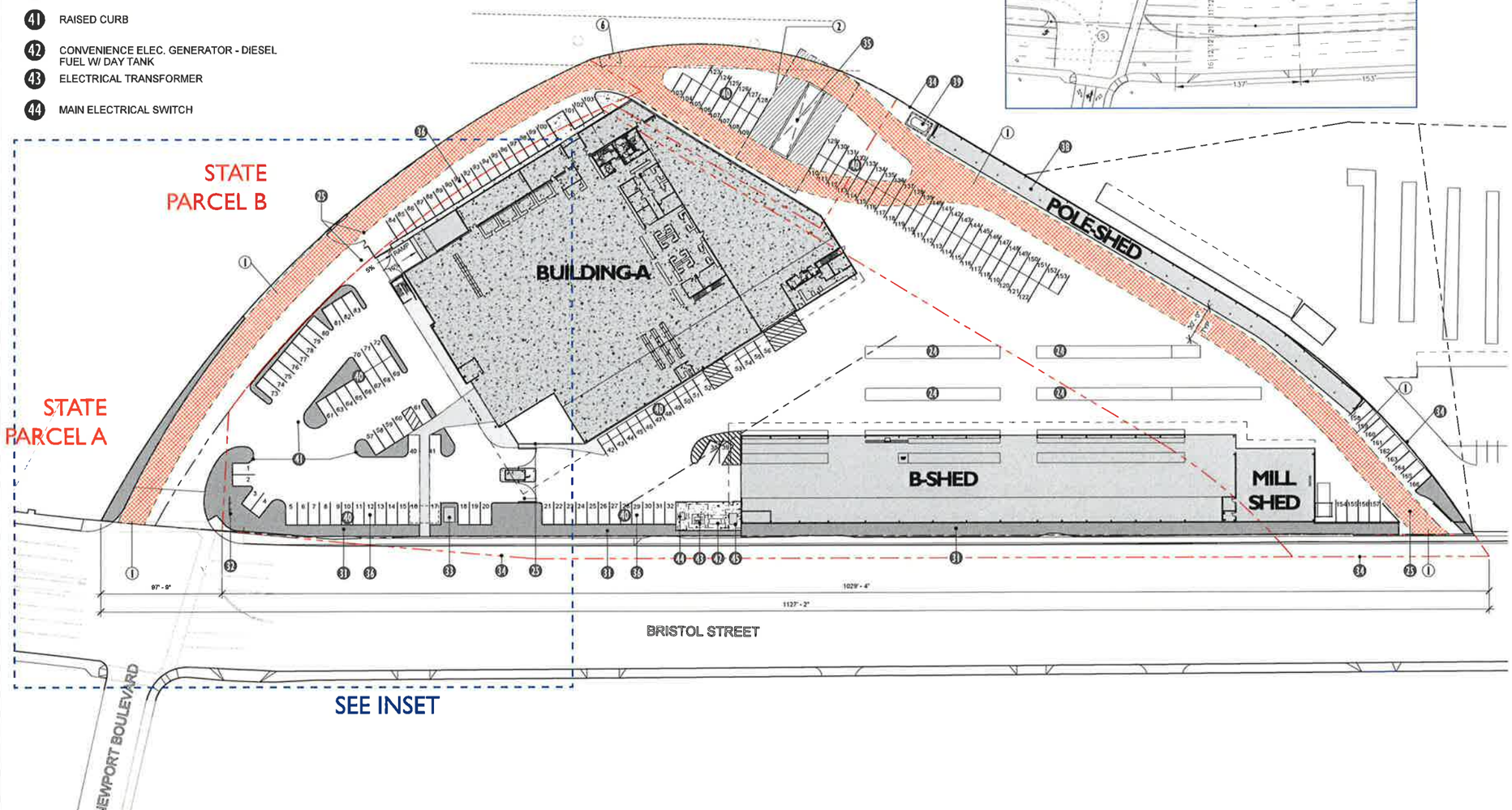
- 24 EXTERIOR MATERIAL RACKING SYSTEMS
- 25 FENCING AND GATES
- 31 LANDSCAPE AREA
- 32 BUILDING SIGNAGE
- 33 HEAD RIG SAW LOCATION
- 34 PROPERTY LINE
- 35 FLOOD CONTROL ACCESS STRUCTURE - ACCESS HATCH
- 36 CUSTOMER PARKING AREA
- 37 POLE SHED RACK
- 39 FUEL STATION
- 40 PAINTED PARKING STRIPS
- 41 RAISED CURB
- 42 CONVENIENCE ELEC. GENERATOR - DIESEL FUEL W/ DAY TANK
- 43 ELECTRICAL TRANSFORMER
- 44 MAIN ELECTRICAL SWITCH

OCFCD KEYNOTES

COUNTY OCFCD REQUIREMENTS INCORPORATED INTO DRAWING:

1. 20' - 0" CLEAR ACCESS FROM PUBLIC ROAD TO MAINTENANCE HATCH.
2. 20' - 0" CLEAR AREA AT MAINTENANCE HATCH IF CONTINUOUS ACCESS IS PROVIDED
3. 12'- 0" MINIMUM CLEAR AROUND ACCESS HATCH
4. *50' - 0" MINIMUM TURN AROUND / STAGING AREA IF ACCESS TERMINATES AT AND/OR AROUND ACCESS HATCH
5. FOR ADDITIONAL INFORMATION PLEASE SEE OCFCD FLOOD CONTROL MANUAL ADDENDUM #4 CRITERIA
6. ACCESS GATE TO PUBLIC WAY





GANAHL LUMBER
COSTA MESA

FEBRUARY 2015

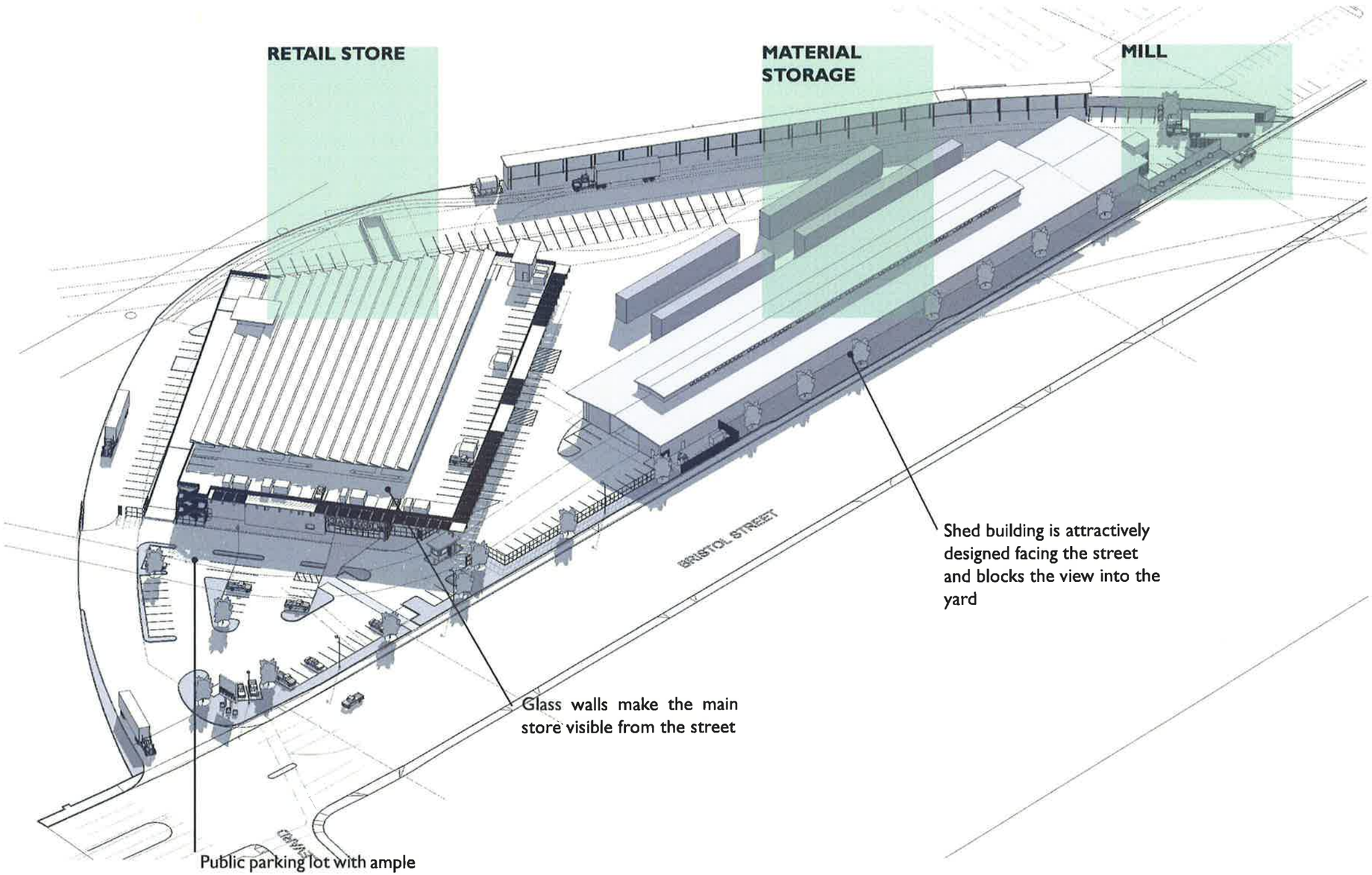
1100 SOUTH BRISTOL STREET
COSTA MESA, CA 92626

SITE PLAN | PROPOSED SITE DEVELOPMENT PLAN

GANAHL LUMBER
COSTA MESA

FEBRUARY 2015

1100 SOUTH BRISTOL STREET
COSTA MESA, CA 92626



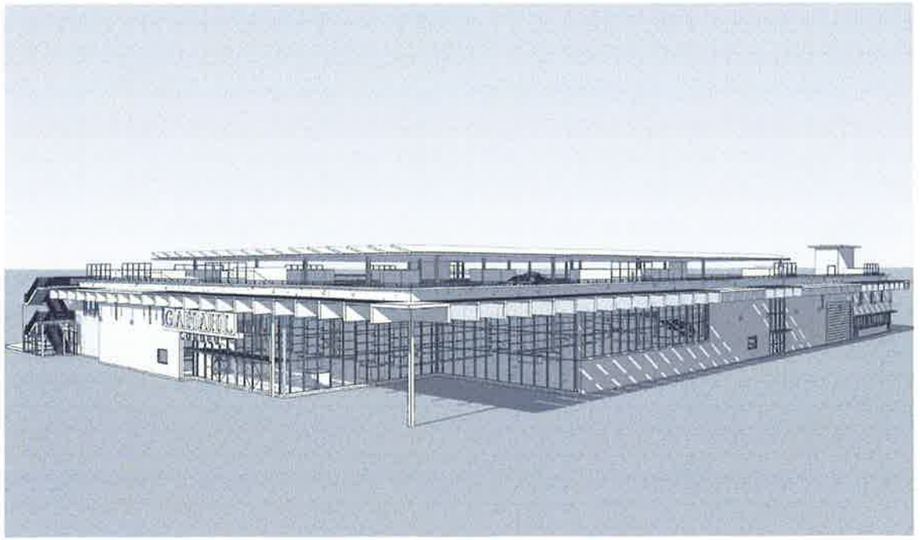
SITE PERSPECTIVE

PLANNED DEVELOPMENT | PROPOSED SITE 1.2

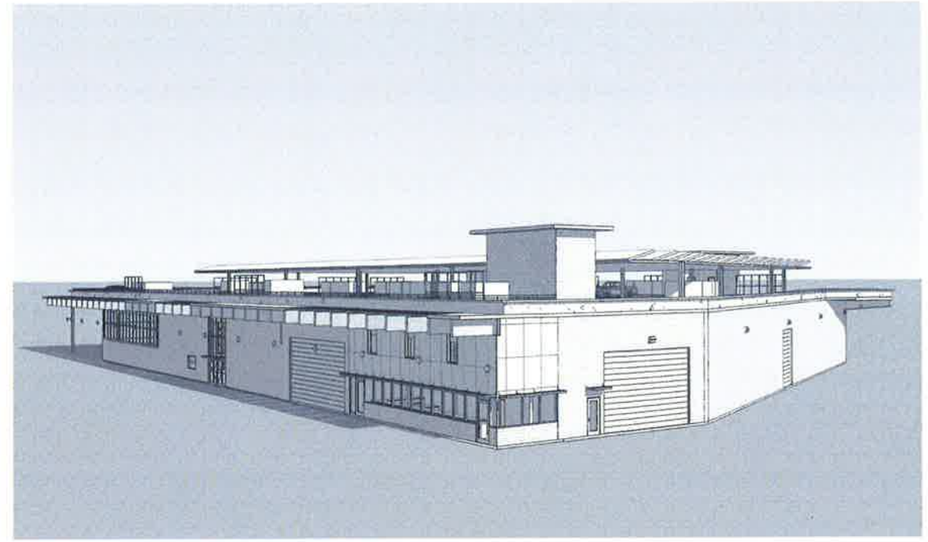
GANAHL LUMBER
COSTA MESA

FEBRUARY 2015

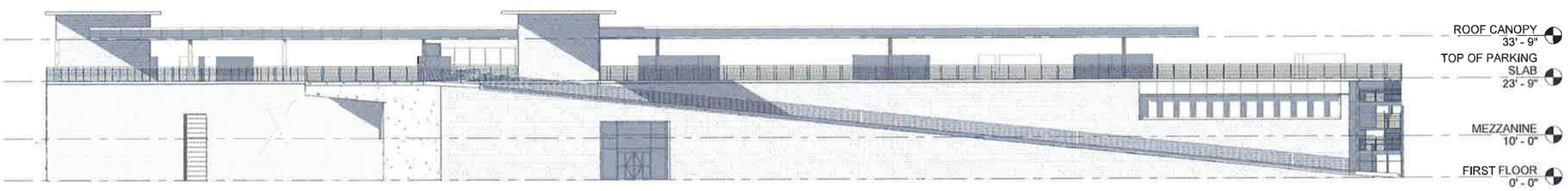
1100 SOUTH BRISTOL STREET
COSTA MESA, CA 92626



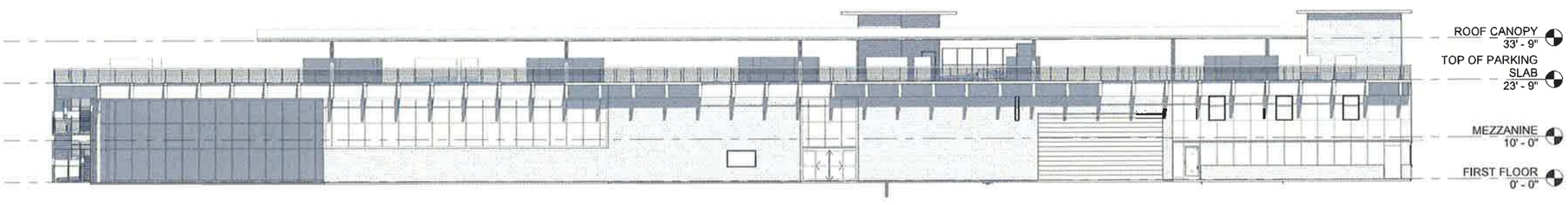
BUILDING A | SOUTHWEST CORNER LOOKING NORTHEAST



BUILDING A | SOUTHEAST CORNER LOOKING NORTHWEST



BUILDING A | NORTH ELEVATION



BUILDING A | SOUTH ELEVATION

PLANNED DEVELOPMENT
BUILDING – A ELEVATIONS 2.1

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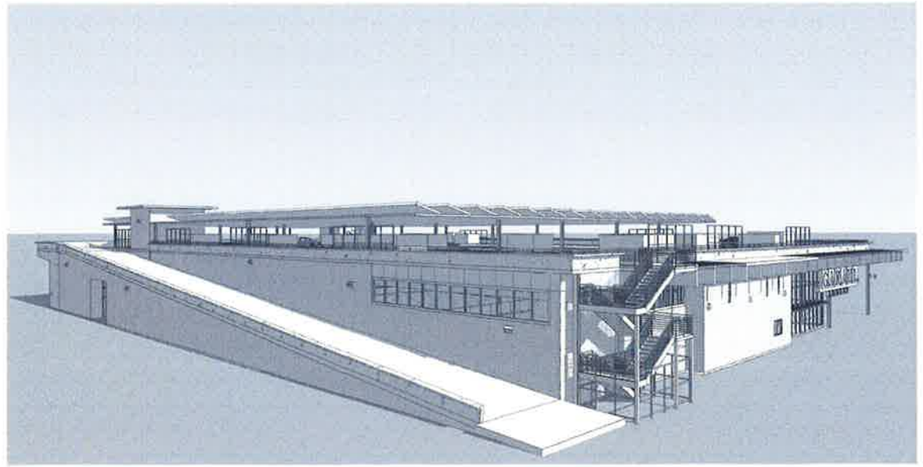
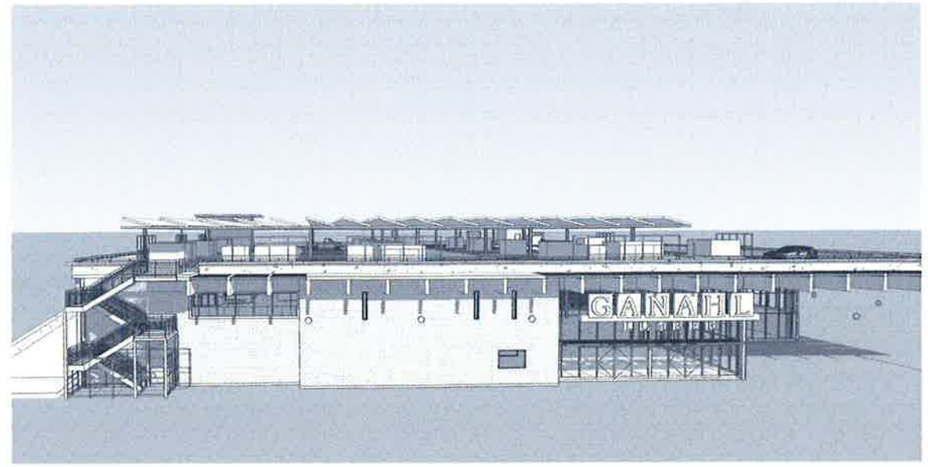
FEBRUARY 2015

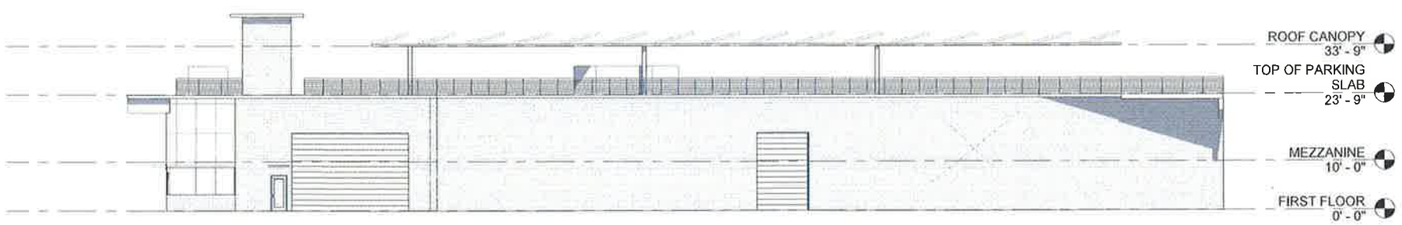
1100 SOUTH BRISTOL STREET
COSTA MESA, CA 92626



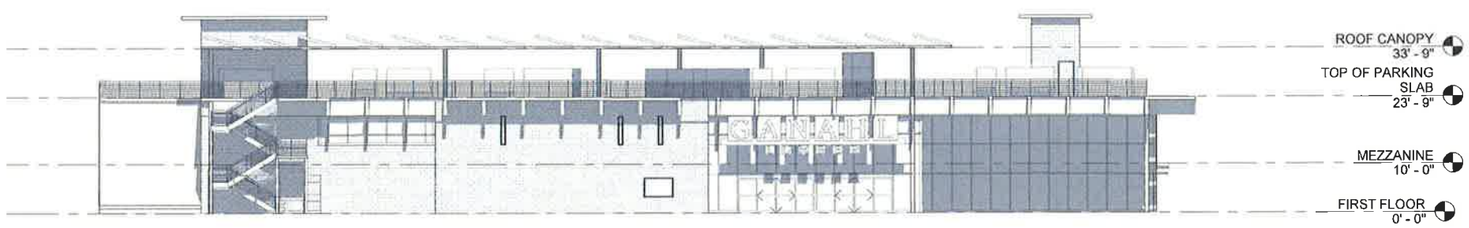
BUILDING A | NORTHWEST CORNER LOOKING SOUTHEAST



BUILDING A | WEST FACE LOOKING EAST



BUILDING A | EAST ELEVATION



BUILDING A | WEST ELEVATION

PLANNED DEVELOPMENT
BUILDING – A ELEVATIONS 2.2

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COSTA MESA

FEBRUARY 2015

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COSTA MESA, CA 92626

ONYX

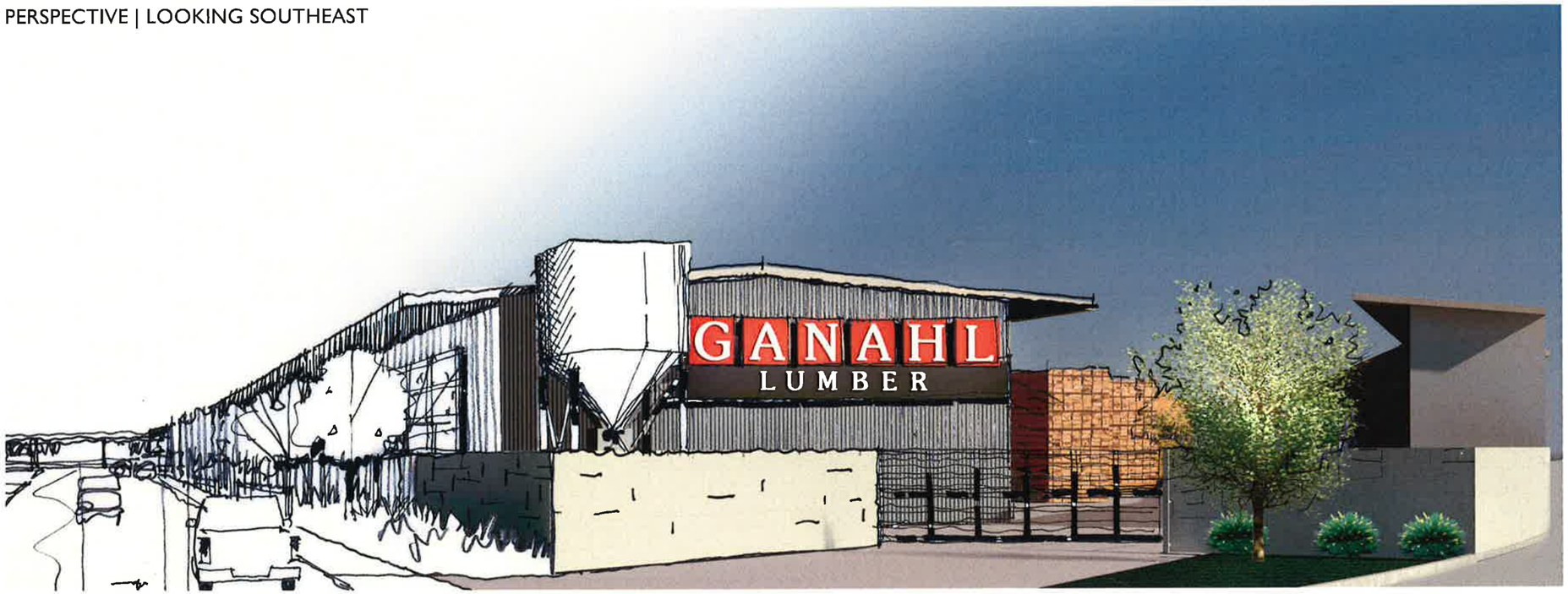
SITE PLAN | AERIAL PERSPECTIVE

GANAHL LUMBER
COSTA MESA

FEBRUARY 2015

1100 SOUTH BRISTOL STREET
COSTA MESA, CA 92626

PERSPECTIVE | LOOKING SOUTHEAST



PERSPECTIVE | LOOKING AT B-SHED DRIVEWAY FROM BRISTOL ST.

PLANNED DEVELOPMENT
RENDERINGS 3.2

PERSPECTIVE | LOOKING EAST FROM INSTERSECTION OF NEWPORT BLVD + BRISTOL ST

GANAHL LUMBER
COSTA MESA

FEBRUARY 2015

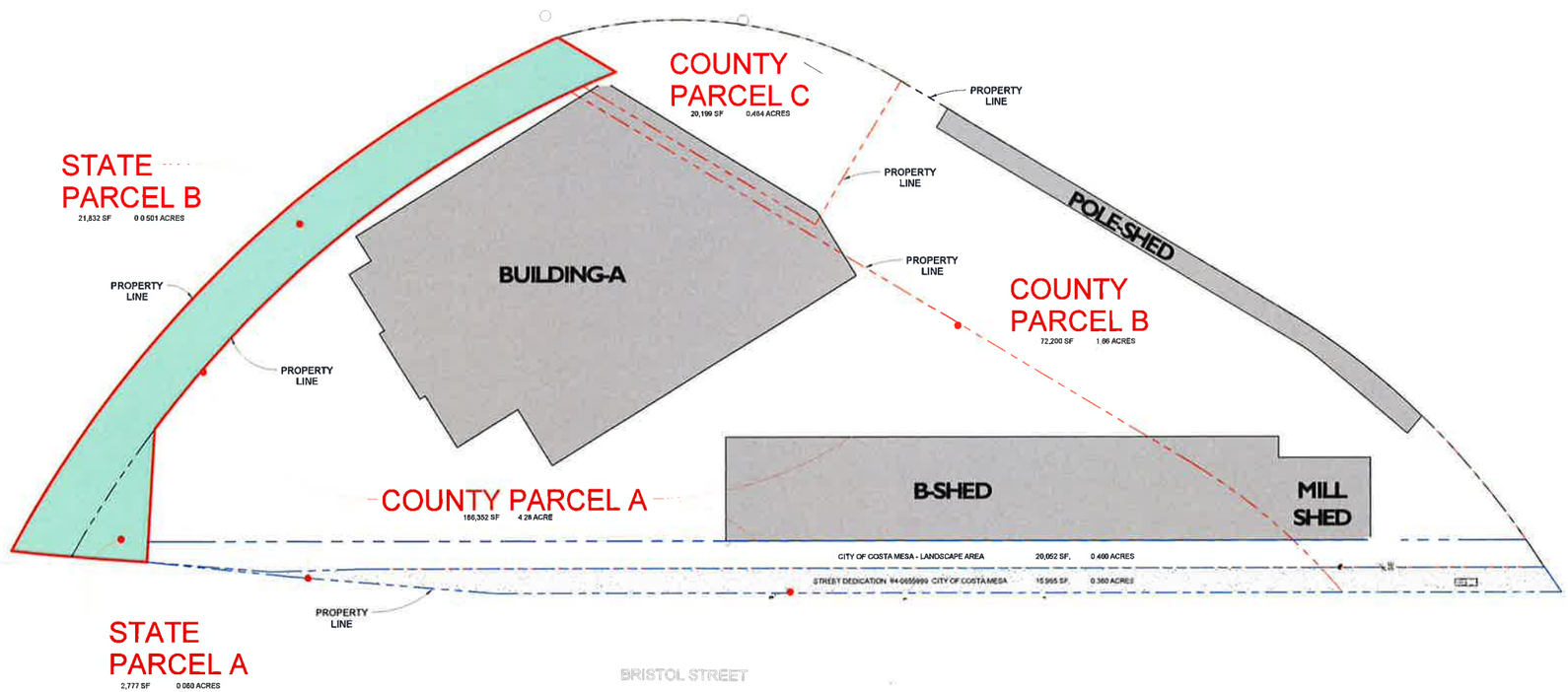
1100 SOUTH BRISTOL STREET
COSTA MESA, CA 92626

ONYX

PLANNED DEVELOPMENT
RENDERINGS 3.3

PROPERTY ANALYSIS

Description	SF	Acre
County RFP Property		
County Parcel A	186,352	4.28
County Parcel B	72,200	1.66
Subtotal	258,552	5.94
Potential Added County Property		
County Parcel C	20,199	0.46
Subtotal	20,199	0.46
Lost County Property		
City Landscape Area	(20,052)	-0.460
Street and Highway Easement	(15,695)	-0.360
Subtotal	(35,747)	-0.821
Adjusted CountyTotal	243,004	5.58
Net Lost County Property	(15,548)	-0.357
CalTrans Property		
State Parcel A	2,777	0.06
State Parcel B	21,863	0.50
Subtotal	24,640	0.57
Grand Total	267,644	6.14
Net Added Property	9,092	0.21



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GANAHL LUMBER SINCE 1884

ONYX ARCHITECTS

LICENSED ARCHITECT DALE WILLIAM BROWN No C-17744 REN: 11-30-2013 STATE OF CALIFORNIA

GANAHL LUMBER CO.
REPLOCATION PROJECT
1100 SOUTHEAST BRISTOL STREET
COSTA MESA, CA 92626
13043

PROJECT PHASE
Schematic Design

SITE PLAN - PROPERTY LEASE

A0.1.8

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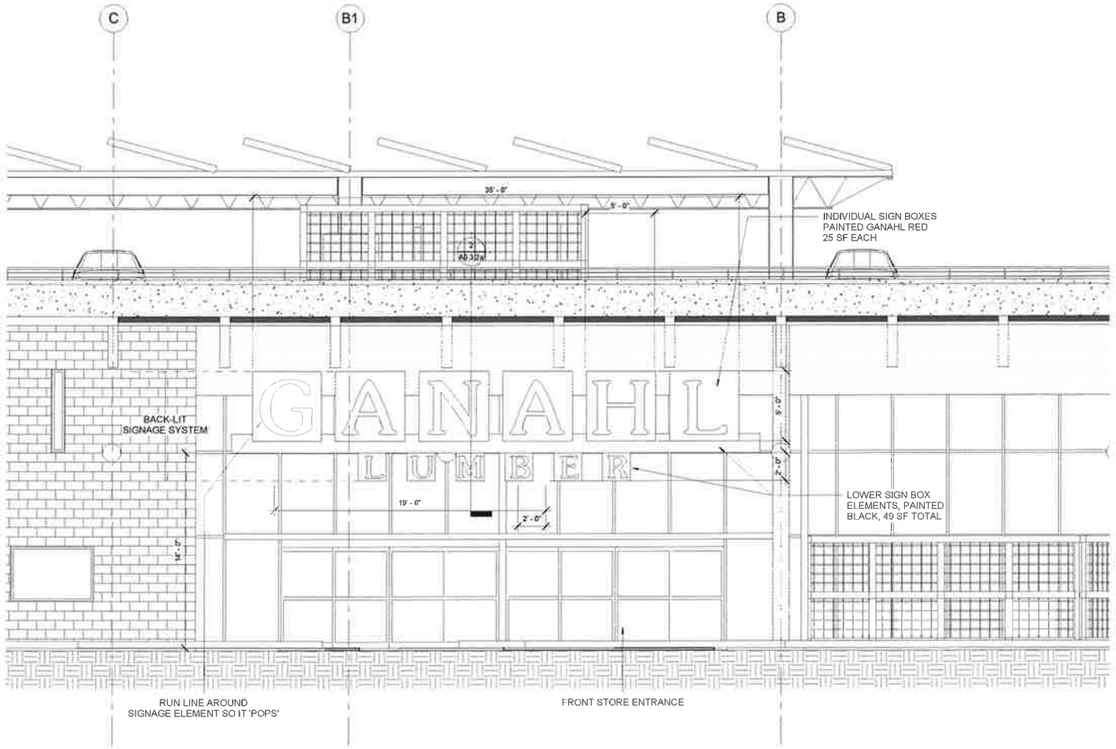
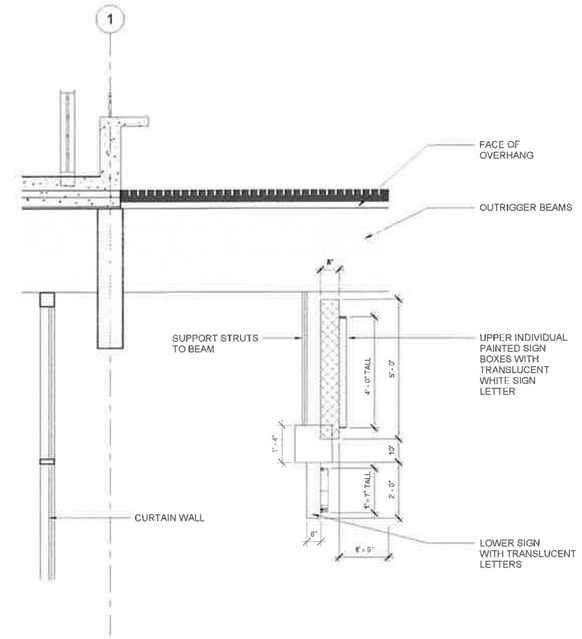
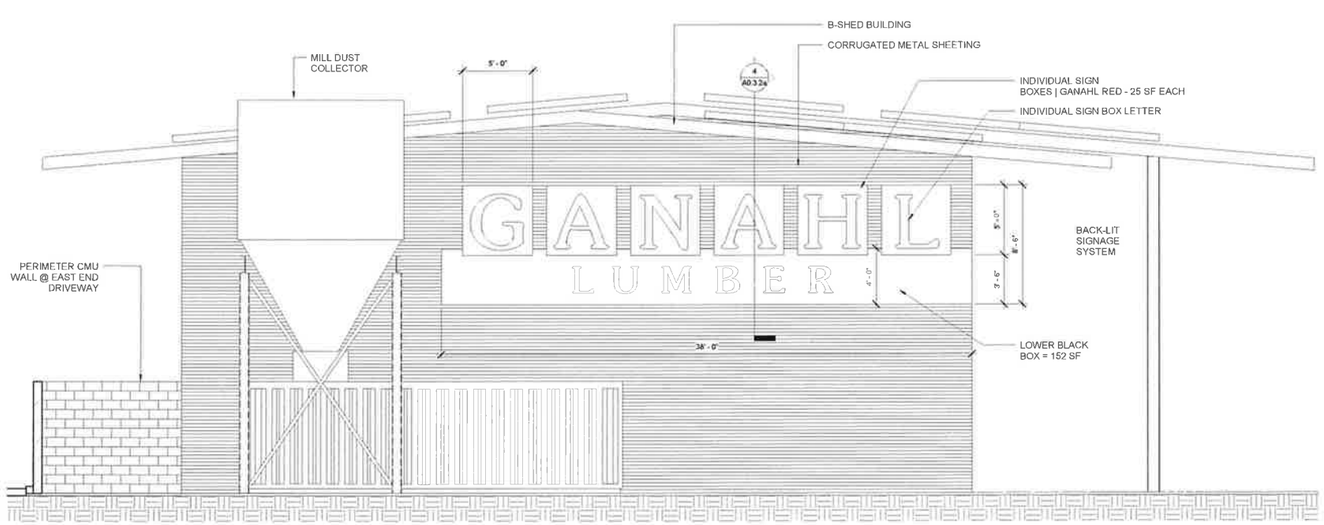


BUILDING SIGN #1 = 199 SF

BUILDING SIGN #1 - STORE FRONT SIGN | **1**
1/4" = 1'-0"

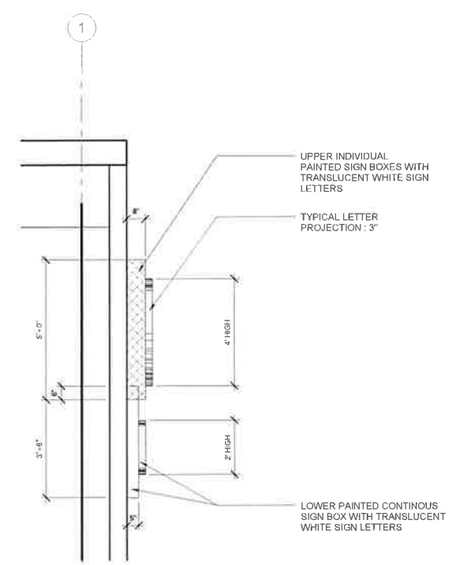


BUILDING SIGN #1 - SECTION | **2**
1/2" = 1'-0"



BUILDING SIGN #2 = 287 SF

BUILDING SIGN #2 - B-SHED SIGN | **3**
1/4" = 1'-0"



BUILDING SIGN #2 - SECTION | **4**
1/2" = 1'-0"

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ONYX ARCHITECTS

LICENSED ARCHITECT DALE WILLIAM BROWN No C-17744 REN 11-30-2013 STATE OF CALIFORNIA

GANAHL LUMBER CO.
REPLOCATION PROJECT
1100 SOUTHEAST BRISTOL STREET
COSTA MESA, CA 92626
13043

PROJECT PHASE
Schematic Design

SIGNAGE TYPES

A0.3.2a

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SIGN-FREESTANDING 2

1/4" = 1'-0"

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ONYX ARCHITECTS

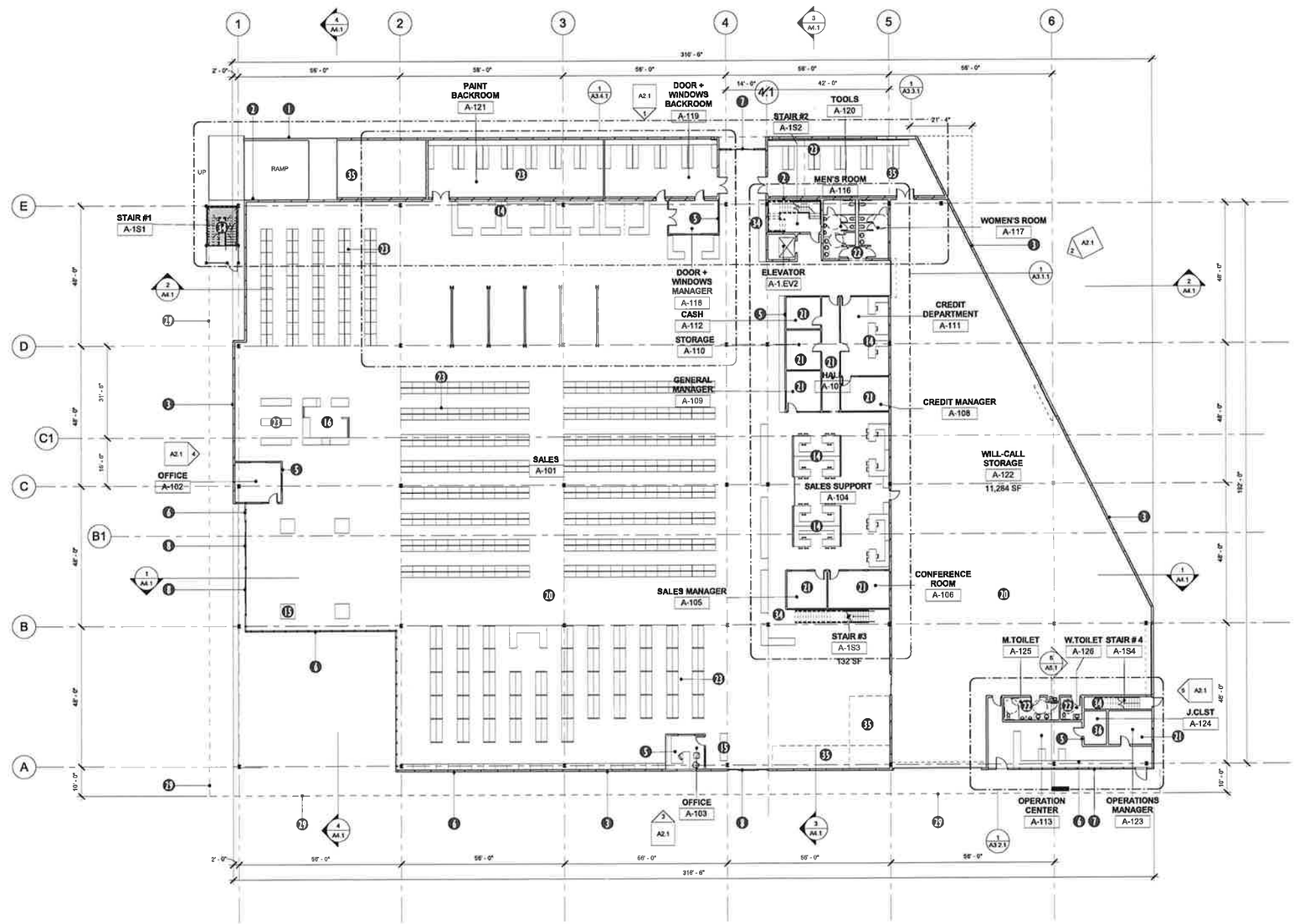
GANAHL LUMBER CO.
REPLOCATION PROJECT
1100 SOUTHEAST BRISTOL STREET
COSTA MESA, CA 92626
13043

PROJECT PHASE
Schematic Design

SIGNAGE TYPES

A0.3.2b

ROOM SCHEDULE - LEVEL 1			
ROOM NUMBER	ROOM NAME	NET AREA	BASE LENGTH
A-1.EV2	ELEVATOR	94 SF	38' - 6"
A-1S1	STAIR #1	211 SF	60' - 6"
A-1S2	STAIR #2	222 SF	61' - 6"
A-1S3	STAIR #3	132 SF	82' - 6"
A-1S4	STAIR # 4	116 SF	58' - 0"
A-101	SALES	35,899 SF	1210' - 0"
A-102	OFFICE	230 SF	61' - 0"
A-103	OFFICE	163 SF	51' - 0"
A-104	SALES SUPPORT	1,946 SF	180' - 6"
A-105	SALES MANAGER	188 SF	55' - 0"
A-106	CONFERENCE ROOM	285 SF	69' - 6"
A-107	HALL	253 SF	92' - 0"
A-108	CREDIT MANAGER	206 SF	58' - 0"
A-109	GENERAL MANAGER	176 SF	53' - 0"
A-110	STORAGE	174 SF	53' - 0"
A-111	CREDIT DEPARTMENT	466 SF	89' - 0"
A-112	CASH	140 SF	47' - 6"
A-113	OPERATION CENTER	778 SF	162' - 0"
A-116	MEN'S ROOM	214 SF	70' - 0"
A-117	WOMEN'S ROOM	214 SF	66' - 6"
A-118	DOOR + WINDOWS MANAGER	210 SF	59' - 0"
A-119	DOOR + WINDOWS BACKROOM	803 SF	119' - 0"
A-120	TOOLS	1,153 SF	156' - 0"
A-121	PAINT BACKROOM	1,245 SF	163' - 0"
A-122	WILL-CALL STORAGE	11,284 SF	521' - 0"
A-123	OPERATIONS MANAGER	189 SF	54' - 6"
A-124	J.CLST	102 SF	41' - 0"
A-125	M.TOILET	156 SF	56' - 0"
A-126	W.TOILET	88 SF	33' - 0"
		57,313 SF	3821' - 0"
Grand total		57,313 SF	3821' - 0"



KEYNOTES

1. NEW RAMP TO PARKING DECK
2. BUILDING JOINT BETWEEN RAMP AND BUILDING STRUCTURE
3. CMU WALL/COLORED AND BURNISHED WHERE EXPOSED; WP TREATMENT AT EXTERIOR FACES
4. HORIZONTAL WOOD SIDING OVER STUD WALL (NEEDS INDICATION)
5. INTERIOR PARTITIONS, GYPSUM BOARD OVER STUDS; PAINT
6. ALUMINUM (CLEAR FINISH) AND GLASS CURTAIN WALL SYSTEM WITH EXTERNAL STEEL REINFORCING
7. ALUMINUM (CLEAR FINISH) AND GLASS STOREFRONT SYSTEM
8. ALUMINUM (CLEAR FINISH) AND GLASS AUTOMATIC SLIDING DOORS
14. CASEWORK TYPE DESKS AND PARTITIONS
15. CASEWORK TYPE CUSTOMER COUNTERS
16. CASEWORK TYPE CUSTOMER COUNTERS WITH LEVERS AND SPECIAL SS ACCESSORIES
20. POLISHED CONCRETE FLOOR
21. CARPET TILES
22. TOILET ROOMS: GYPSUM BOARD CEILING AND WALLS WITH PATTERNED STAINLESS STEEL PANELS AT WET WALLS. SUSPENDED FIXTURES AND TOILET PARTITIONS. SS ACCESSORIES. SS TROUGH SINK. EPOXY FINISH FLOORS WITH ROLLED BASE
23. INTERIOR DISPLAY RACKS AND GONDOLAS
25. IRON FENCING AND GATES
26. CONCRETE PARKING DECK ABOVE WITH ELASTOMERIC WP COATING SYSTEM
28. NEW EMERGENCY EGRESS STAIR
33. POTENTIAL MAIN ELECTRICAL ROOM

ONYX ARCHITECTS

GANAHL LUMBER CO.
NEW COSTA MESA FACILITY
1100 SOUTHEAST BRISTOL STREET
COSTA MESA, CA 92626
13043

PROJECT PHASE
SCHEMATIC

FIRST FLOOR PLAN

A1.1

0' 8' 16' 32' 64'

FIRST FLOOR PLAN 1
1/16" = 1'-0"

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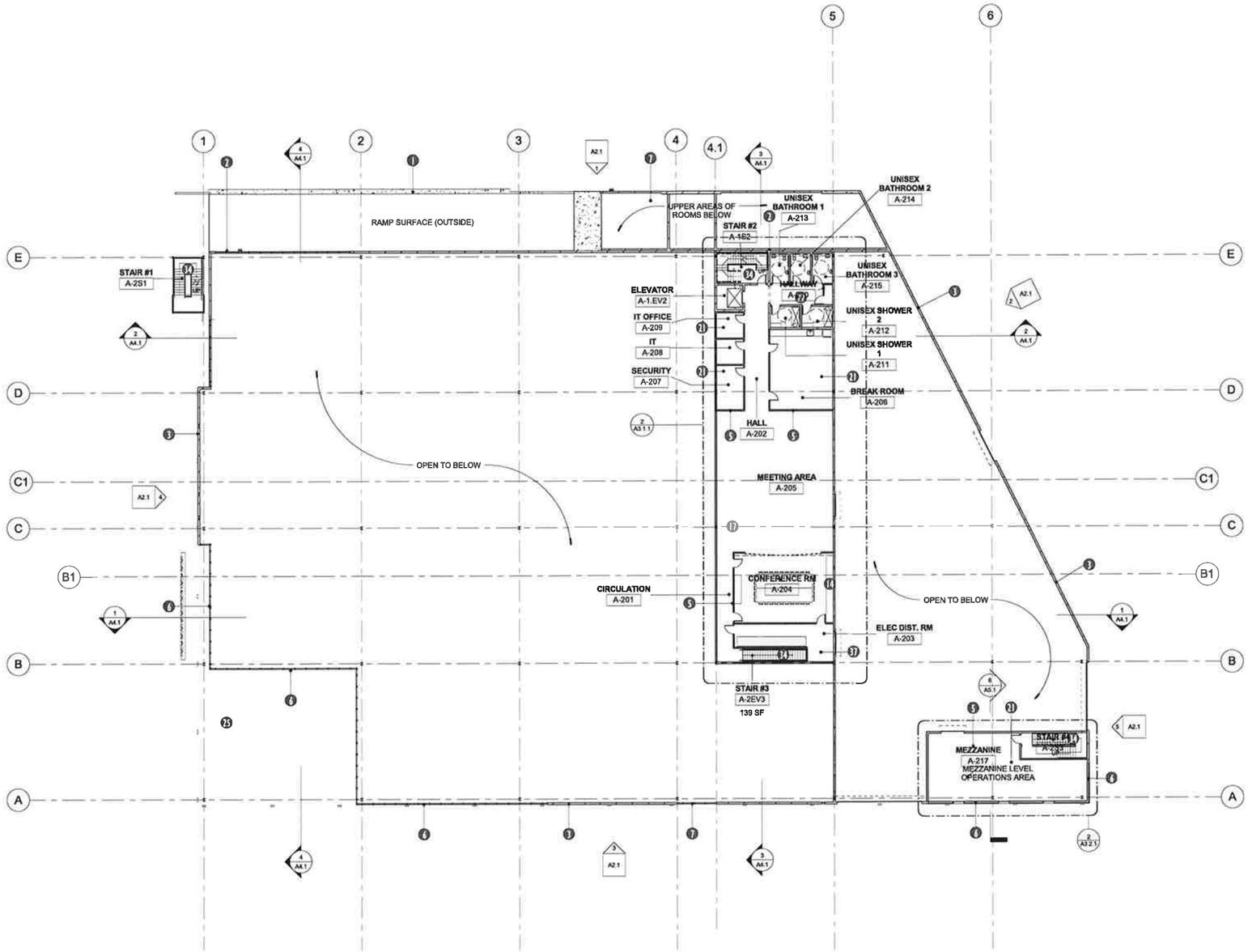


-25-

0' 8' 16' 32' 64'

MEZZANINE 1
1/16" = 1'-0"

PRINTED ON: 10/3/2014 6:04:56 PM

GANAHL LUMBER
SINCE 1884

KEYNOTES

1. NEW RAMP TO PARKING DECK
2. BUILDING JOINT BETWEEN RAMP AND BUILDING STRUCTURE
3. CMU WALL/COLORED AND BURNISHED WHERE EXPOSED; WP TREATMENT AT EXTERIOR FACES
4. HORIZONTAL WOOD SIDING OVER STUD WALL (NEEDS INDICATION)
5. INTERIOR PARTITIONS, GYPSUM BOARD OVER STUDS; PAINT
6. ALUMINUM (CLEAR FINISH) AND GLASS CURTAIN WALL SYSTEM WITH EXTERNAL STEEL REINFORCING
7. ALUMINUM (CLEAR FINISH) AND GLASS STOREFRONT SYSTEM
14. CASEWORK TYPE DESKS AND PARTITIONS
16. CASEWORK TYPE CUSTOMER COUNTERS WITH LEVERS AND SPECIAL SS ACCESSORIES
17. CROSS-LAMINATED TIMBER MEZZANINE STRUCTURE WITH SUSPENDED LIGHTING, MECHANICAL, AND FIRE SUPPRESSION SYSTEMS UNDER EXPOSED DECK
21. CARPET TILES
22. TOILET ROOMS: GYPSUM BOARD CEILING AND WALLS WITH PATTERNED STAINLESS STEEL PANELS AT WET WALLS. SUSPENDED FIXTURES AND TOILET PARTITIONS. SS ACCESSORIES. SS TROUGH SINK. EPOXY FINISH FLOORS WITH ROLLED BASE
25. IRON FENCING AND GATES
34. NEW EMERGENCY EGRESS STAIR
36. HVAC SPLIT SYSTEM
37. ELECTRICAL RM - MAIN ELECT. DISTRIBUTION PANELS
38. 8' X 8'6" ROLL UP ACCESS DOOR

ONYX ARCHITECTS

LICENSED ARCHITECT
DALE WILLIAM BROWN
No C-17744
REN. 11-30-2013
STATE OF CALIFORNIA

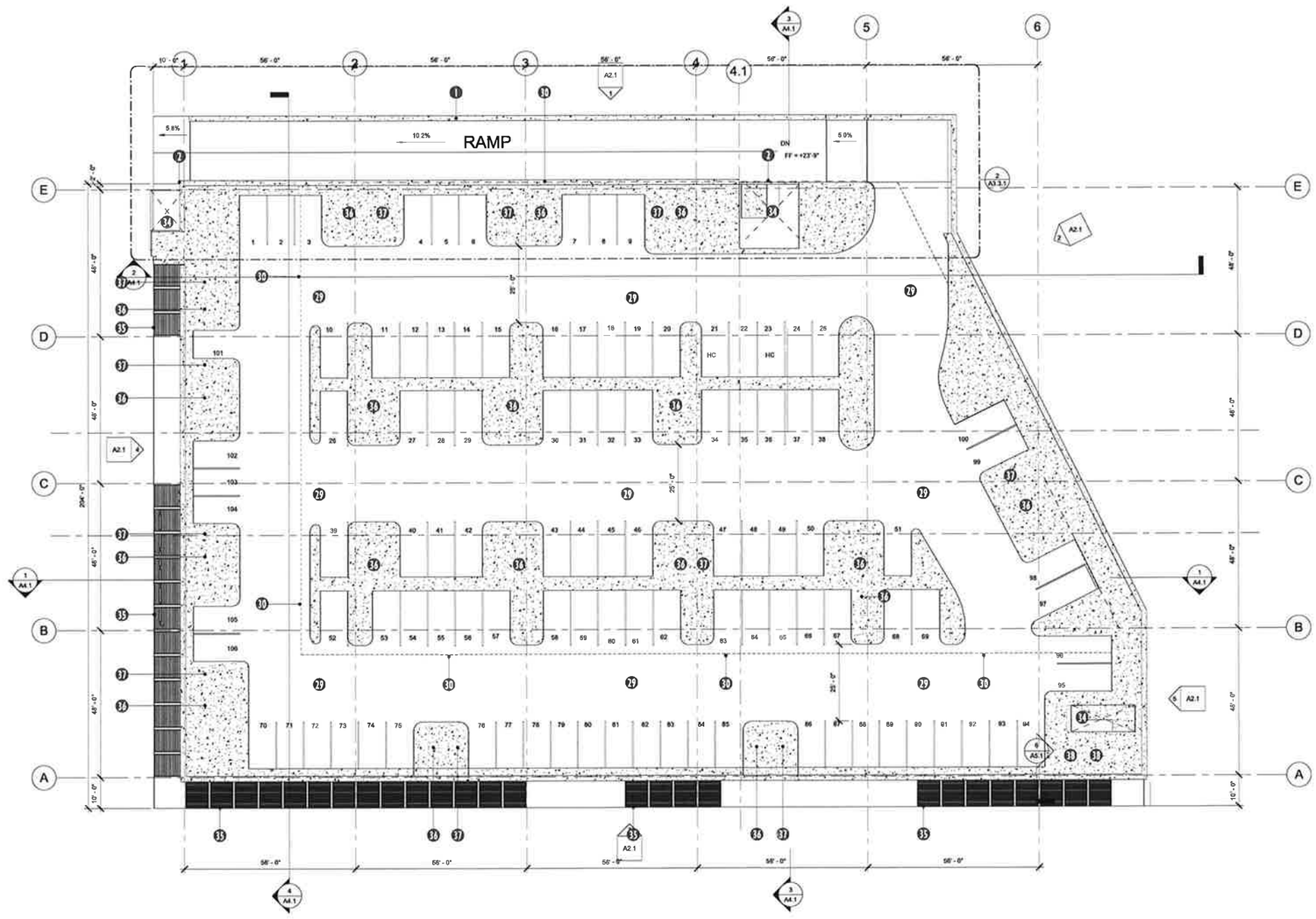
GANAHL LUMBER CO.
NEW COSTA MESA FACILITY
1100 SOUTHEAST BRISTOL STREET
COSTA MESA, CA 92626
13043

PROJECT PHASE
SCHEMATIC

MEZZANINE PLAN

A1.2

Parking Schedule - Roof Deck			
Mark	Family	Level	Count
	Parking Space	T.O. PARKING SLAB	101



KEYNOTES

1. NEW RAMP TO PARKING DECK
2. BUILDING JOINT BETWEEN RAMP STRUCTURE AND BUILDING STRUCTURE
29. CONCRETE DECK WITH ELASTOMERIC WP COATING SYSTEM
30. METAL BUILDING STRUCTURE WITH PV SYSTEM ABOVE
34. NEW EMERGENCY EGRESS STAIR
35. ROOF SUN SHADE SYSTEM FOR GLAZING BELOW
36. NEW VENTILATION FAN UNIT
37. NEW HVAC PACKAGE UNIT
38. HVAC SPLIT SYSTEM
39. VERTICAL ACCESS WAY FROM SOLAR PANEL CONDUITS TO ACCESS ELECTRICAL RM ON MEZZANINE

ONYX ARCHITECTS

LICENSED ARCHITECT
DALE WILLIAM BROWN
No C 17744
REN: 11-30-2015
STATE OF CALIFORNIA

GANAHL LUMBER CO.
NEW COSTA MESA FACILITY
1100 SOUTHEAST BRISTOL STREET
COSTA MESA, CA 92626
13043

PROJECT PHASE
SCHEMATIC

ROOF PLAN

A1.3

-26-

0' 8' 16' 32' 64'

T.O. PARKING SLAB 1
1/16" = 1'-0"

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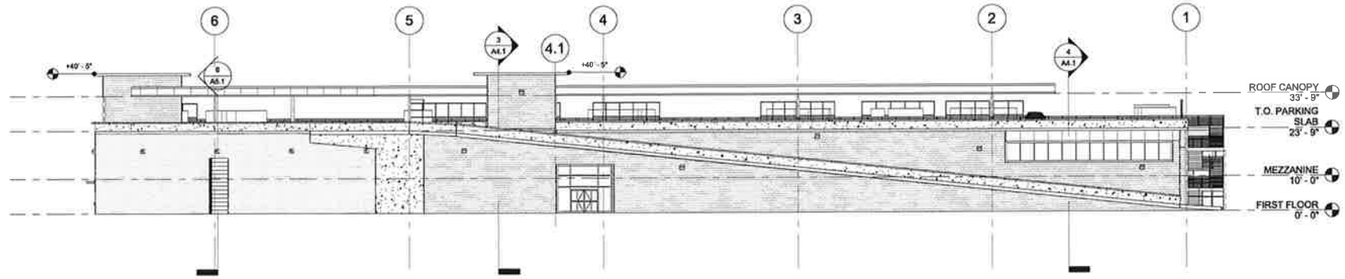
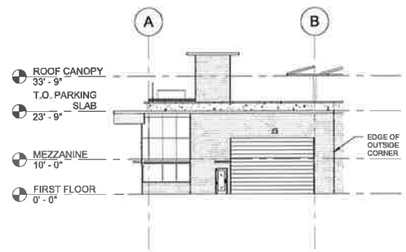
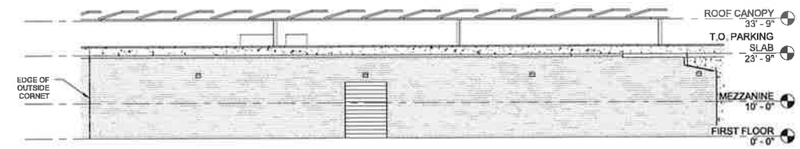


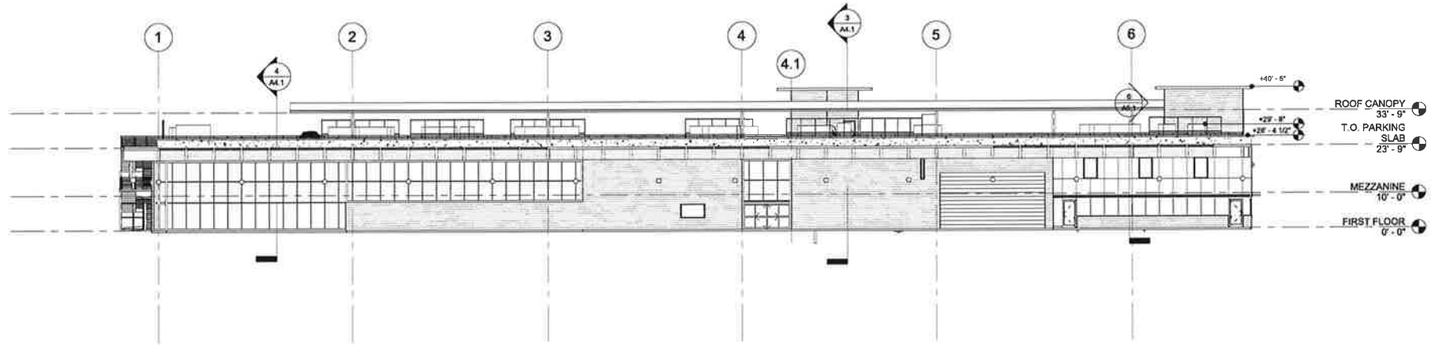
NORTH ELEVATION 1
1/16" = 1'-0"



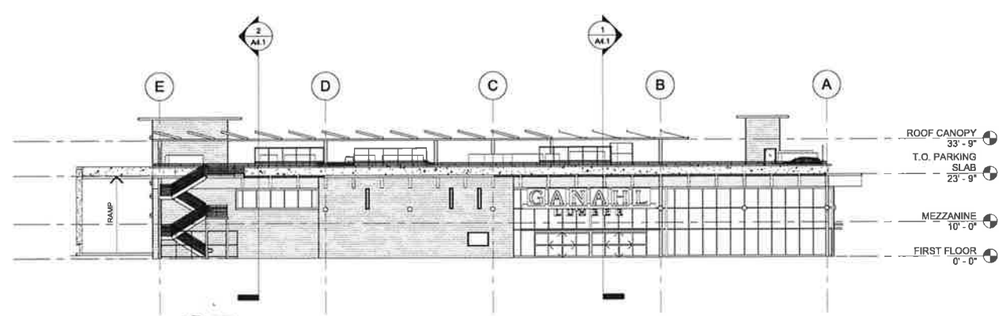
EAST ELEVATION 5
1/16" = 1'-0"



EAST ELEVATION. 2
1/16" = 1'-0"



SOUTH ELEVATION 3
1/16" = 1'-0"



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WEST ELEVATION 4
1/16" = 1'-0"

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ONYX ARCHITECTS

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1100 SOUTHEAST BRISTOL STREET
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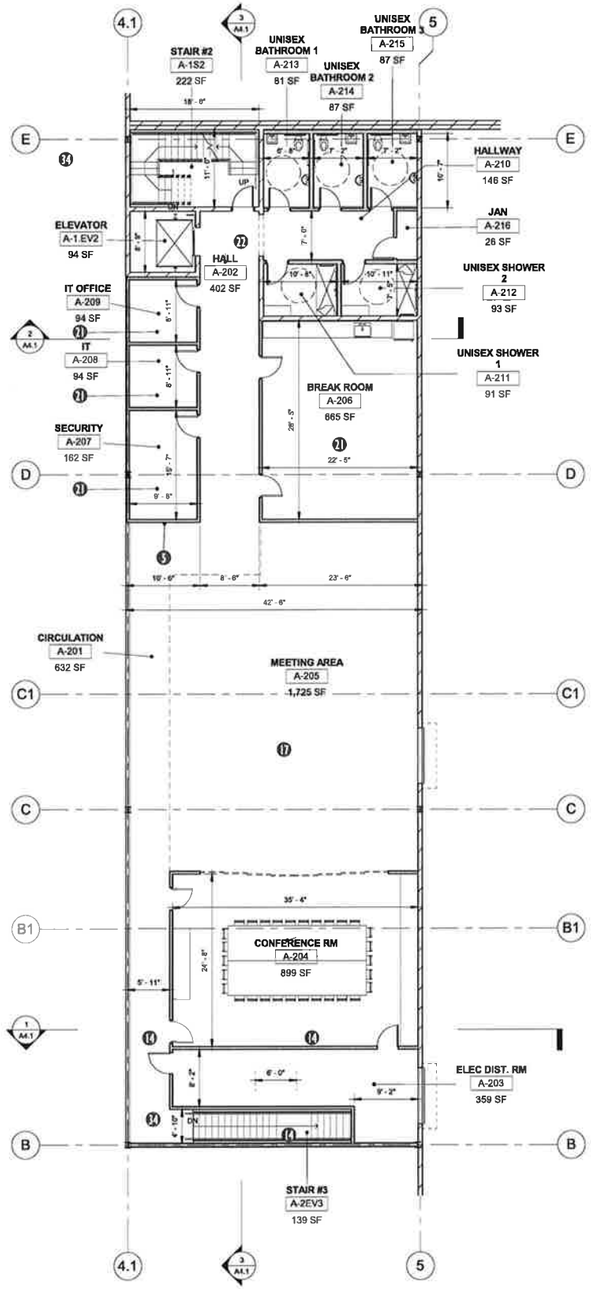
13043

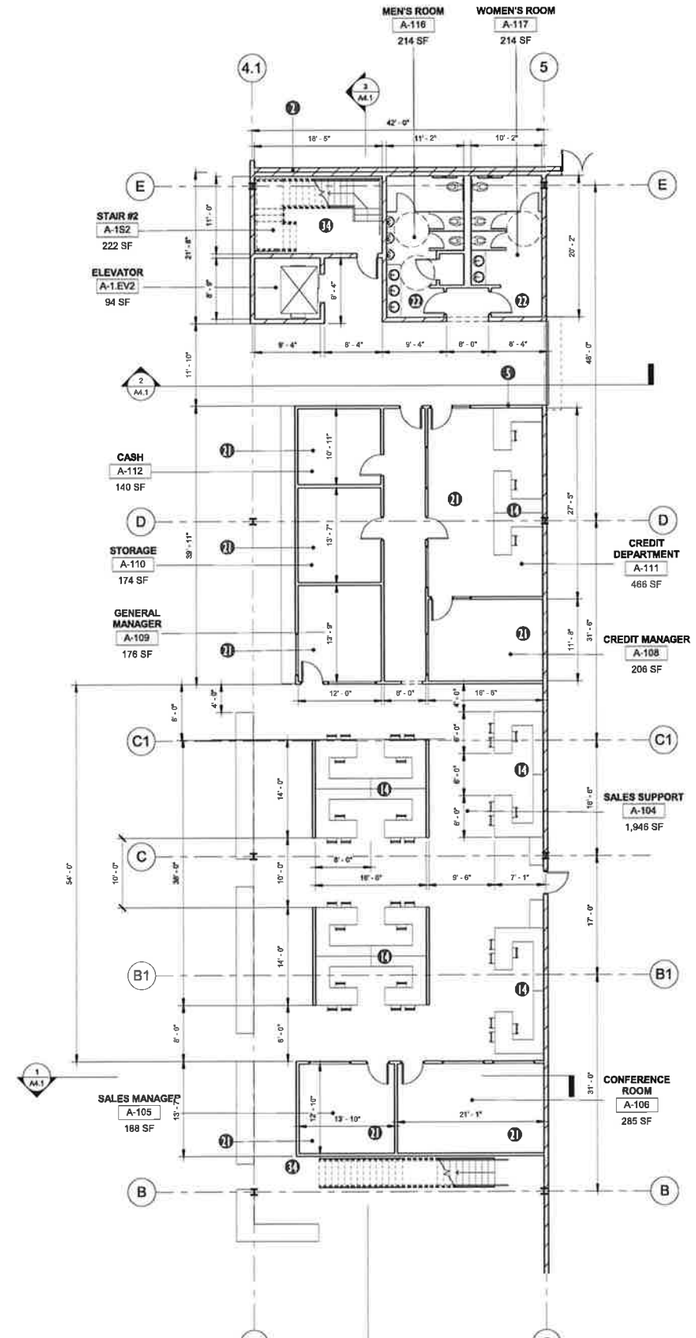
PROJECT PHASE
SCHEMATIC

EXTERIOR ELEVATIONS

A2.1



ENLARGED BLD A - MEZZANINE PLAN 2
1/8" = 1'-0"



ENLARGED BLD A - SALES FLOOR PLAN 1
1/8" = 1'-0"

-28-

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GANAHL LUMBER SINCE 1884

KEYNOTES

2 BUILDING JOINT BETWEEN RAMP AND BUILDING STRUCTURE

4 HORIZONTAL WOOD SIDING OVER STUD WALL (NEEDS INDICATION)

5 INTERIOR PARTITIONS, GYPSUM BOARD OVER STUDS; PAINT

14 CASEWORK TYPE DESKS AND PARTITIONS

17 CROSS-LAMINATED TIMBER MEZZANINE STRUCTURE WITH SUSPENDED LIGHTING, MECHANICAL, AND FIRE SUPPRESSION SYSTEMS UNDER EXPOSED DECK

21 CARPET TILES

22 TOILET ROOMS: GYPSUM BOARD CEILING AND WALLS WITH PATTERNED STAINLESS STEEL PANELS AT WET WALLS. SUSPENDED FIXTURES AND TOILET PARTITIONS. SS ACCESSORIES. SS TROUGH SINK. EPOXY FINISH FLOORS WITH ROLLED BASE

34 NEW EMERGENCY EGRESS STAIR

ONYX ARCHITECTS

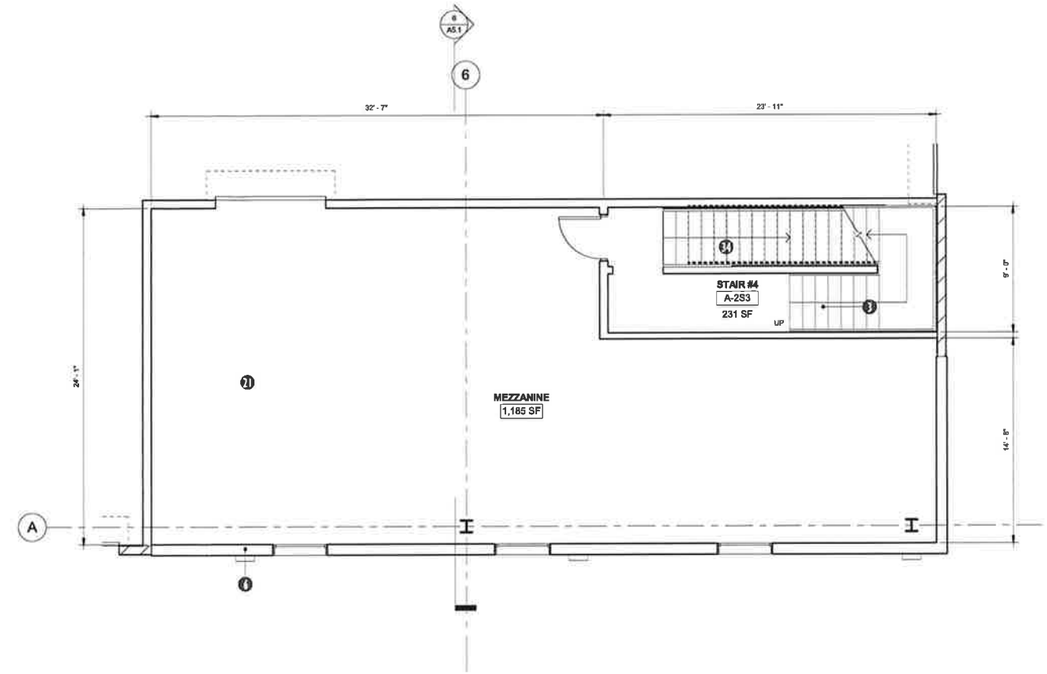
LICENSED ARCHITECT GALE WILLIAM BROWN No C-17794 REN: 11.30.2015 STATE OF CALIFORNIA

GANAHL LUMBER CO.
NEW COSTA MESA FACILITY
1100 SOUTHEAST BRISTOL STREET
COSTA MESA, CA 92626
13043

PROJECT PHASE
SCHEMATIC

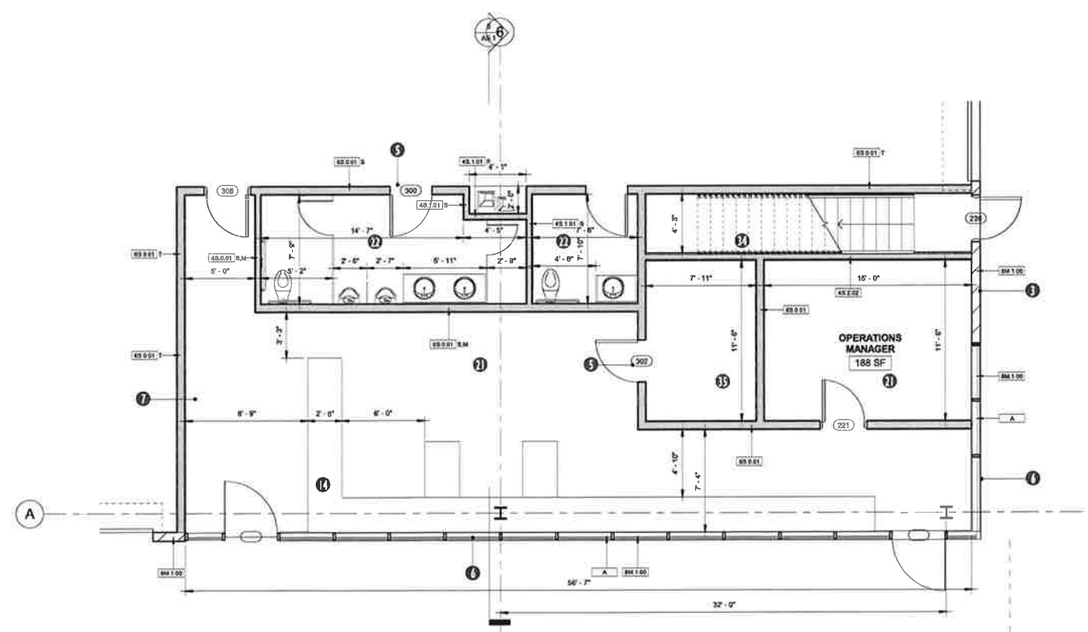
ENLARGED SALES + MEZZANINE PLAN

A3.1.1



ENLARGED WILL-CALL STORAGE MEZZANINE 2

1/4" = 1'-0"



-29-

ENLARGED OPERATIONS FLOOR PLAN 1

1/4" = 1'-0"

GANAHL LUMBER
SINCE 1884

KEYNOTES

3 CMU WALL/COLORED AND BURNISHED WHERE EXPOSED; WP TREATMENT AT EXTERIOR FACES

4 HORIZONTAL WOOD SIDING OVER STUD WALL (NEEDS INDICATION)

5 INTERIOR PARTITIONS, GYPSUM BOARD OVER STUDS; PAINT

6 ALUMINUM (CLEAR FINISH) AND GLASS CURTAIN WALL SYSTEM WITH EXTERNAL STEEL REINFORCING

7 ALUMINUM (CLEAR FINISH) AND GLASS STOREFRONT SYSTEM

14 CASEWORK TYPE DESKS AND PARTITIONS

20 POLISHED CONCRETE FLOOR

21 CARPET TILES

22 TOILET ROOMS: GYPSUM BOARD CEILING AND WALLS WITH PATTERNED STAINLESS STEEL PANELS AT WET WALLS. SUSPENDED FIXTURES AND TOILET PARTITIONS. SS ACCESSORIES. SS TROUGH SINK. EPOXY FINISH FLOORS WITH ROLLED BASE

24 NEW EMERGENCY EGRESS STAIR

35 JANITOR CLST & STORAGE

ONYX ARCHITECTS

LICENSED ARCHITECT
DALE WILLIAM BROWN
No C-17744
REN: 11-30-2013
STATE OF CALIFORNIA

GANAHL LUMBER CO.
NEW COSTA MESA FACILITY
1100 SOUTHEAST BRISTOL STREET
COSTA MESA, CA 92626
13043

PROJECT PHASE
SCHEMATIC

WILL-CALL STORAGE
OPERATIONS PLANS

A3.2.1

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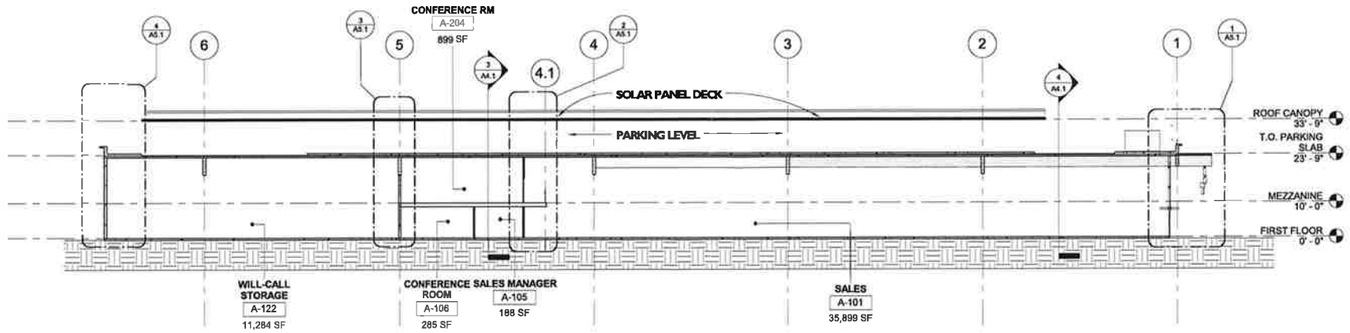
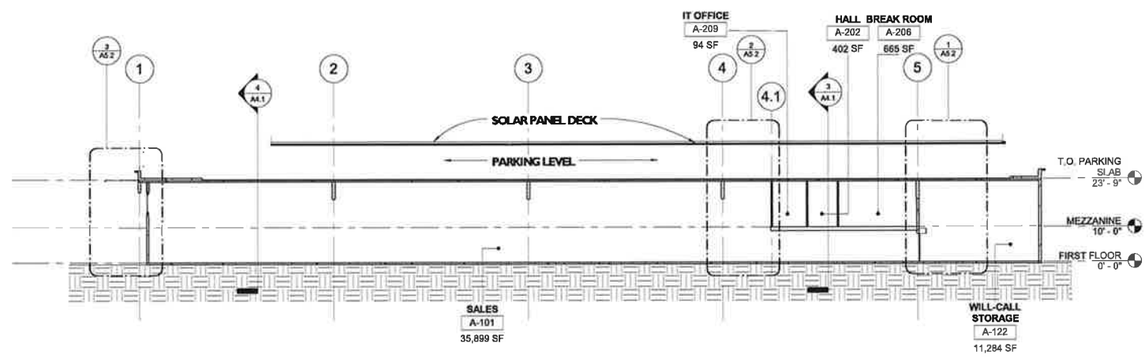
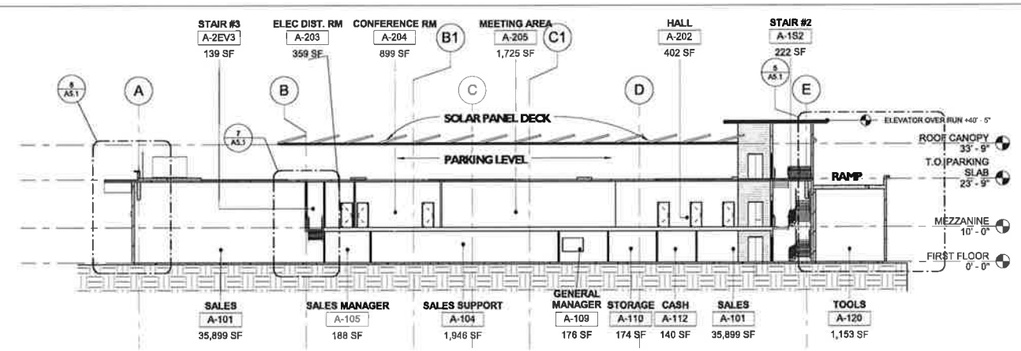


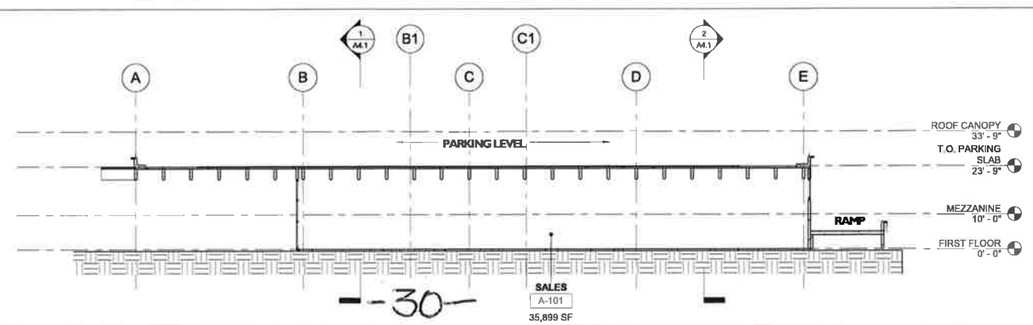
SECTION E/W 1 **1**
1/16" = 1'-0"



SECTION E/W 2 **2**
1/16" = 1'-0"



SECTION N/S 1 **3**
1/16" = 1'-0"



-30-

SECTION N/S 2 **4**
1/16" = 1'-0"

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GANAHL LUMBER
SINCE 1884

ONYX ARCHITECTS

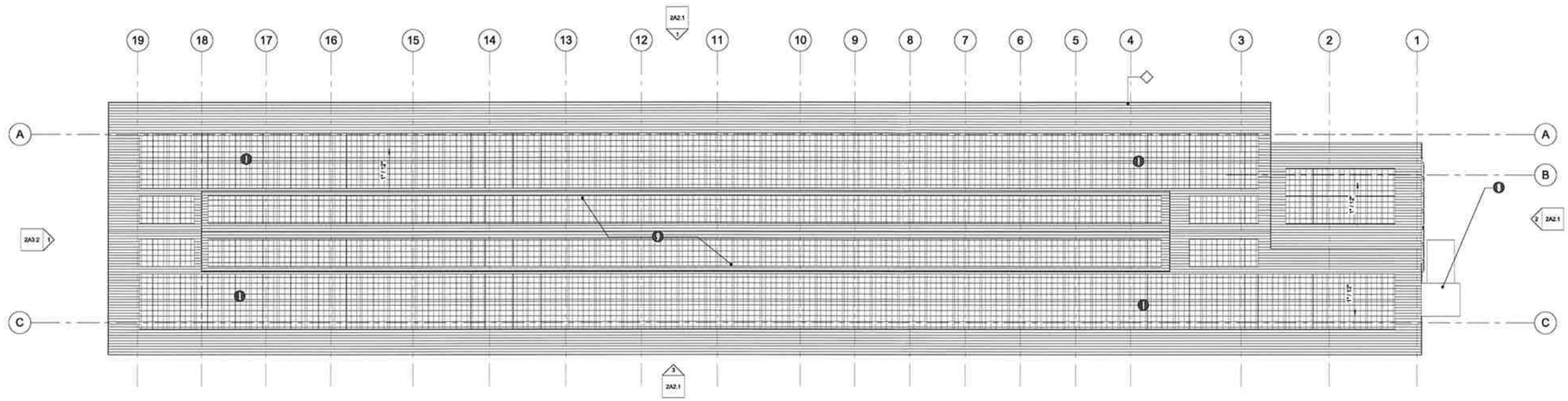
LICENSED ARCHITECT
DALE WILLIAM BROWN
No. C-17744
REN: 11-30-2015
STATE OF CALIFORNIA

GANAHL LUMBER CO.
NEW COSTA MESA FACILITY
1100 SOUTH-EAST BRISTOL STREET
COSTA MESA, CA 92626
13043

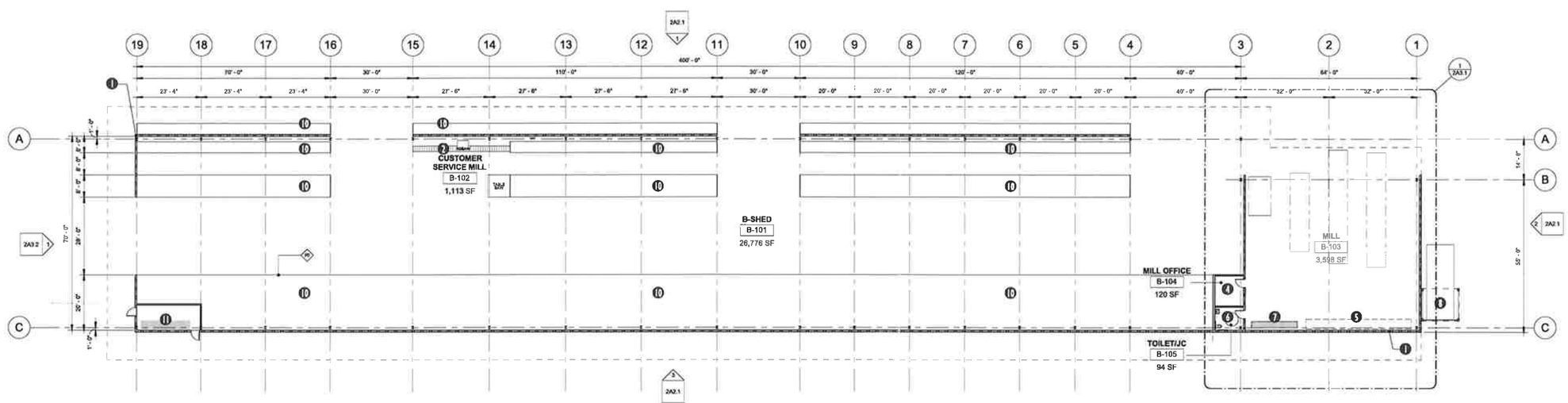
PROJECT PHASE
SCHEMATIC

BUILDING SECTIONS

A4.1



B-SHED-ROOF 2
1/16" = 1'-0"



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B-SHED-FIRST FLOOR 1
1/16" = 1'-0"

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GANAHL LUMBER
SINCE 1884

KEYNOTES

1. PRE-MANUFACTURED BUILDING SYSTEM; COMPONENTS INCLUDE:
   - STRUCTURAL SYSTEM
   - PREFINISHED METAL SIDING WALL SYSTEM
   - PREFINISHED METAL ROOF SYSTEM
   - INTERIOR AND EXTERIOR LIGHTING
   - WINDOWS, DOORS, VENTILATION SYSTEM
   - CONCRETE FLOOR FINISH
2. CUSTOMER SERVICE MILL
3. MILL LINE
4. OFFICE
5. TOOL STORAGE RACK AND WORK BENCH
6. UNISEX TOILET ROOM
7. ELECTRICAL CONTROL PANELS
8. CYCLONE DUST COLLECTOR SYSTEM
9. CLEARSTORY LIGHT AND VENTILATION SYSTEM
10. RACKING & STORAGE SYSTEM
11. MAIN ELECT. PANEL BOARD

ONYX ARCHITECTS

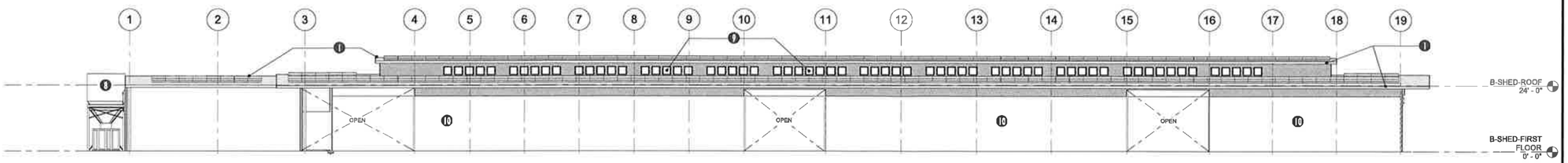
LICENSED ARCHITECT
DALE WILLIAM BROWN
No. C-17744
REN. 11-30-2015
STATE OF CALIFORNIA

GANAHL LUMBER CO.
NEW COSTA MESA FACILITY
1100 SOUTHEAST BRISTOL STREET
COSTA MESA, CA 92626
13043

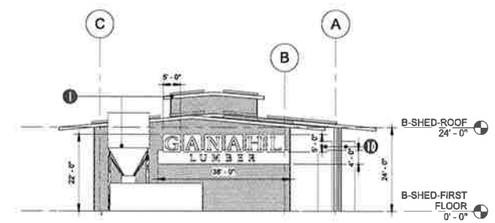
PROJECT PHASE
Schematic Design

DRIVE-THRU SHED B - FIRST FLOOR + ROOF PLAN

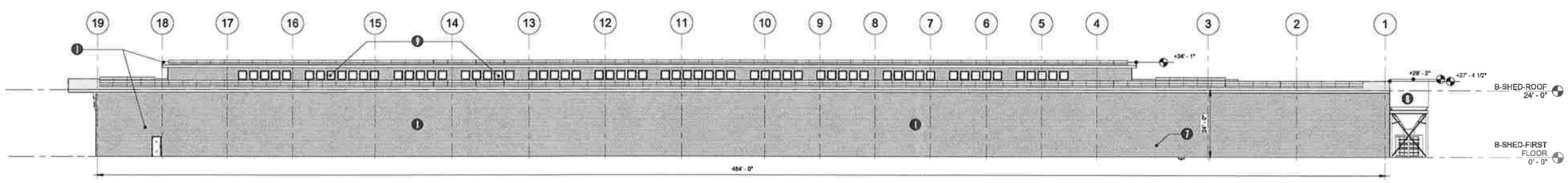
2A1.1



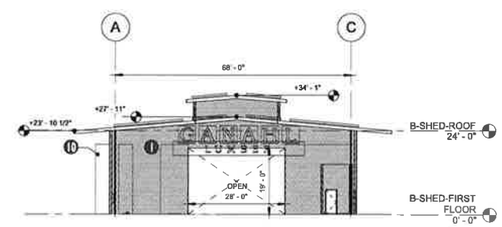
B-SHED - NORTH **1**
1/16" = 1'-0"



B-SHED - EAST **2**
1/16" = 1'-0"



B-SHED - SOUTH **3**
1/16" = 1'-0"



B-SHED - WEST **4**
1/16" = 1'-0"

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GANAHL LUMBER
SINCE 1884

KEYNOTES

1. PRE-MANUFACTURED BUILDING SYSTEM;
   COMPONENTS INCLUDE:
   STRUCTURAL SYSTEM
   PREFINISHED METAL SIDING WALL SYSTEM
   PREFINISHED METAL ROOF SYSTEM
   INTERIOR AND EXTERIOR LIGHTING
   WINDOWS, DOORS, VENTILATION SYSTEM
   CONCRETE FLOOR FINISH
2. CUSTOMER SERVICE MILL
3. MILL LINE
4. OFFICE
5. TOOL STORAGE RACK AND WORK BENCH
6. UNISEX TOILET ROOM
7. ELECTRICAL CONTROL PANELS
8. CYCLONE DUST COLLECTOR SYSTEM
9. CLEARSTORY LIGHT AND VENTILATION SYSTEM
10. RACKING & STORAGE SYSTEM
11. MAIN ELECT. PANEL BOARD

ONYX ARCHITECTS

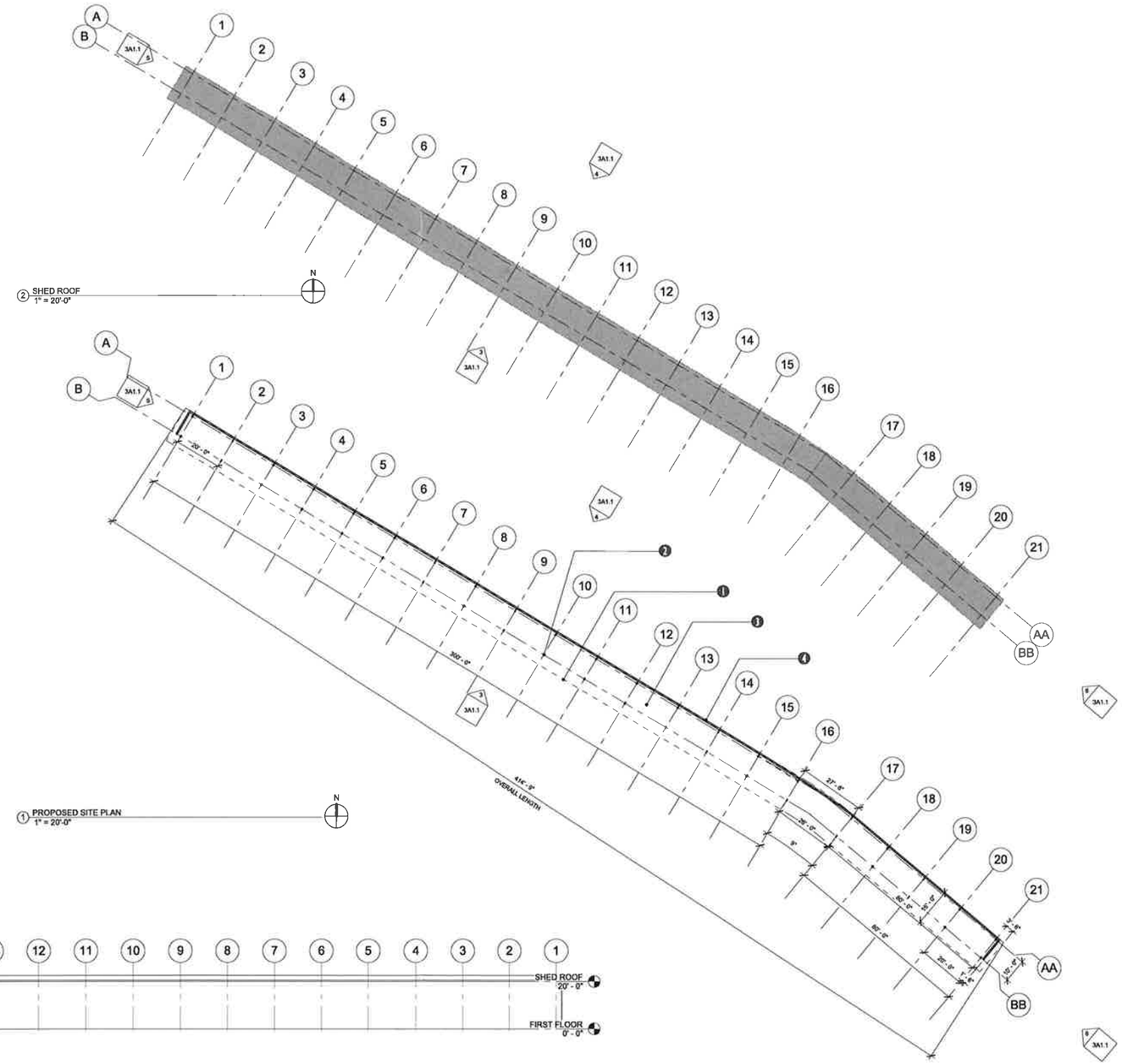
LICENSED ARCHITECT
DALE WILLIAM BROWN
No C-17744
EXP. 11-30-2015
STATE OF CALIFORNIA

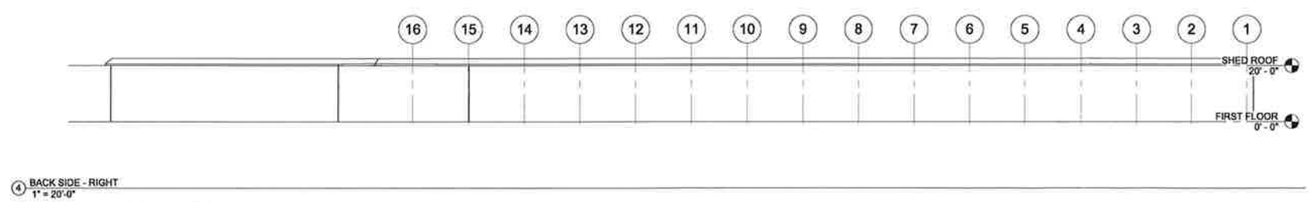
GANAHL LUMBER CO.
NEW COSTA MESA FACILITY
1100 SOUTHEAST BRISTOL STREET
COSTA MESA, CA 92626
13043

PROJECT PHASE
Schematic Design

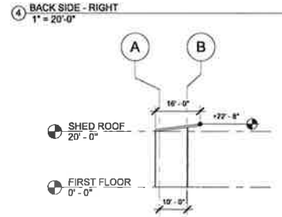
DRIVE-THRU SHED B -
EXTERIOR ELEVATIONS

2A2.1

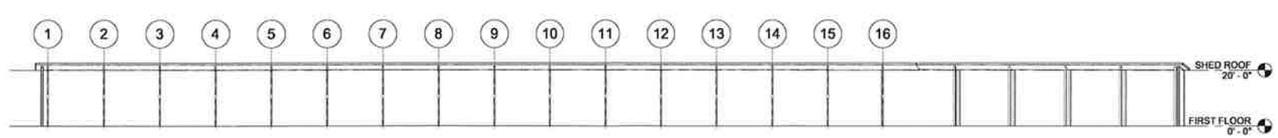




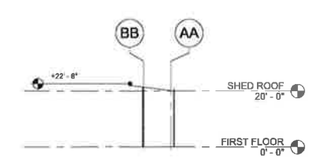
BACK SIDE - RIGHT
1" = 20'-0"



LEFT END
1" = 20'-0"



FRONT
1" = 20'-0"



RIGHT END
1" = 20'-0"

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GANAHL LUMBER
SINCE 1884

KEY NOTES

1. OUTLINE OF ROOF OVERHEAD
2. STRUCTURAL SUPPORT FOR PRE-ENGNERRED SHED
3. COVERED LAYDOWN SPACE FOR STACKED LUMBER (NOT RACKED LUMBER)
4. PRE-ENGINEERED SHED - WITH A ROOF AND THREE SIDES CLOSED (OPEN ON ONE SIDE)

ONYX ARCHITECTS

GANAHL LUMBER CO.
NEW COSTA MESA FACILITY
1100 SOUTHEAST BRISTOL STREET
COSTA MESA, CA 92626
13043

POLE SHED PLAN

3A1.1

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