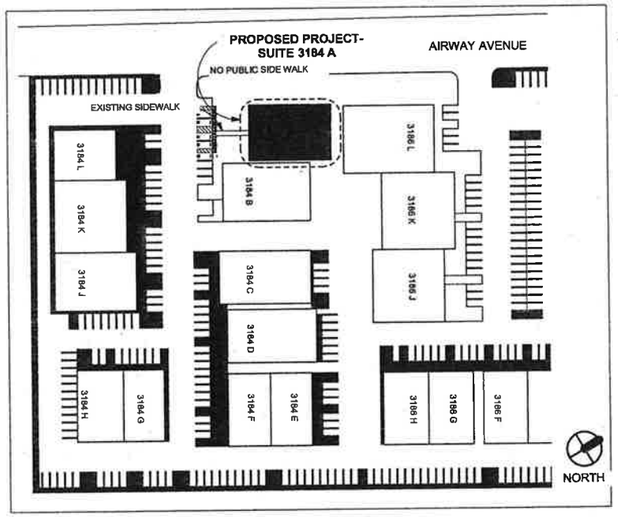
TENANT IMPROVEMENT FOR:

The Arts & Learning Conservatory

3184-A Airway, Costa Mesa, CA 92626

ZONING APP #

ATTACHMENT 6



NPDES NOTES:

STORM WATER POLLUTION PREVENTION NOTES:

STORM WATER POLLUTION PREVENTION DEVICES AND PRACTICES SHALL BE INSTALLED AND/OR INSTITUTED AS NECESSARY TO ENSURE COMPLIANCE TO THE CITY OF COSTA MESA WATER QUALITY STANDARDS CONTAINED IN CHAPTER 3. WATER, OF DIVISION 8 OF TITLE .6 OF THE COSTA MESA MUNICIPAL CODE AND ANY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT. ALL SUCH DEVICES AND PRACTICES SHALL BE MAINTAINED, INSPECTED AND/OR MONITORED TO ENSURE ADEQUACY AND PROPER FUNCTION THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT. COMPLIANCE TO THE WATER QUALITY STANDARDS AND ANY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING REQUIREMENTS:

1. SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED OF, AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES,AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION- RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER FLOW.
3. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER :MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.
4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTES.
5. TRASH AND CONSTRUCTION SOLID WASTES SHALL BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
6. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITS SHALL BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
7. ANY SLOPES WITH DISTURBED SOILS OR REMOVED VEGETATION SHALL BE STABILIZED TO INHIBIT EROSION BY WIND AND WATER.
8. STORM WATER POLLUTION PREVENTION DEVICES AND/OR PRACTICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.

LIST OF DRAWINGS:

ARCHITECTURAL:

T-1	PROJECT INFORMATION & SITE PLAN
T-1.1	ENLARGED SITE PLAN & PARKING RESTRIPING
A-1	PROPOSED FLOOR PLAN
A-4	ELEVATIONS

SCOPE OF WORK

THE EXISTING BUILDING IS A ONE STORY BUILDING FORMERLY USED AS A CHURCH . TENANT/ OWNER IS PROPOSING TO DO IMPROVEMENT AND CONVERT THE SPACE INTO A MUSIC AND PERFORMING ARTS LEARNING CENTER. ARCHITECTURAL DESIGN TO THE BUILDING CONSISTS OF ADDING TWO NEW OFFICES AND ONE STORAGE/SOUND EQUIPMENT ROOM.

OWNER'S INFORMATION:

OWNER'S NAME:	The Arts & Learning Conservatory
TELEPHONE NO:	714.728.7100
STREET ADDRESS:	3184-A AIRWAY COSTA MESA, CA 92626

PROJECT INFORMATION:

ASSESSOR'S PARCEL NO:	-
EXISTING OCCUPANCY GROUP:	B
PROPOSED OCCUPANCY GROUP:	A-3
CONSTRUCTION TYPE:	IIIB
APPLICATION CODES:	2007 CBC, CEC, CPC, CMC, 2008 CALIFORNIA ENERGY STANDARDS
FIRE SPRINKLER:	YES
TOTAL BUILDING AREA:	5,936 SQ. FT. (6,000 < 9,500 MAX. ALLOWABLE AREA FOR TYPE IIIB, GROUP A-3)

PARKING SPACE PROVIDED		
STANDARD W/ COMPACT		456
ACCESSIBLE		
	STANDARD ACCESSIBLE	11
	VAN ACCESSIBLE	7
	(8 + 6 = 14 > 9 MIN. REQUIREMENT)	
TOTAL:		474

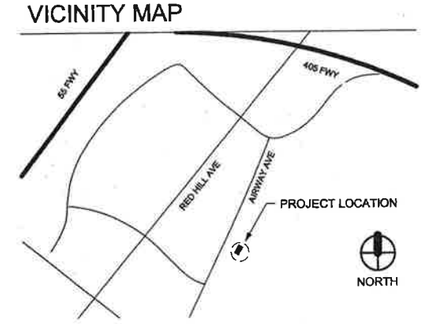
PROJECT REPRESENTATIVES:

OWNER : THE ARTS & LEARNING CONSERVATORY
3184-A AIRWAY
COSTA MESA, CA 92626
CONTACT: Debora Wonderchedk, Founder/CEO
PH: 714.728.7100

ARCHITECT : VERTREES A&E
532 E. LAMBERT ROAD
BREA, CA 92821
CONTACT: Joe Vertrees, P.E., AIA, Architect.

PH: (714)255-9645
e-mail:joe@vertreesae.com

VICINITY MAP



GENERAL NOTES

NOTES

1. SEPARATE REVIEW, APPROVAL & PERMIT ARE REQUIRED FOR SIGNS, WALLS NOT SUPPORTING A ROOF, STORAGE RACKS AND FLOOR STORAGE AREAS, THE USE, HANDLING, STORING AND DISPENSING HAZARDOUS MATERIALS.
2. TENANT IMPROVEMENT DESIGN IS BASED UPON THE 2007 EDITIONS OF THE CALIFORNIA BUILDING CODE, TITLE 24, CPC, CMC, & CEC
3. NOT USED
4. NOT USED
5. ALL WORK SHALL COMPLY WITH CURRENTLY ADOPTED UBC, UPC, UMC, AND NEC.

GENERAL A.D.A. NOTES

DISABLED ACCESS NOTES

1. AT EVERY PUBLIC ENTRANCE, AND AT EVERY MAJOR FUNCTION AREA ALONG, OR LEADING TO, AN ACCESSIBLE ROUTE OF TRAVEL, THERE IS TO BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS ARE REQUIRED TO INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES, PER SECTION 1114B.1.5.7 AND 1127B.3.
2. WHERE MORE THAN ONE ROUTE OF TRAVEL IS PROVIDED, ALL ROUTES SHALL BE ACCESSIBLE.
3. THE MAXIMUM SLOPE OF THE ACCESSIBLE PARKING SURFACES AND ADJACENT ACCESS AISLES SHALL BE NO MORE THAN 1/4":12" (%) PER SECTION 1129B.4.2.
4. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH LOADING/UNLOADING ACCESS ISLE IN WHITE LETTERS 12" HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS PER SECTION 11298.4.1 AND 1129B.4.2.
5. OPERABLE PARTS OF ALL CONTROLS, DISPENSERS, RECEPTACLES, SWITCHES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN 40" OF THE FLOOR BUT NOT LOWER THAN 15".
6. ELECTRICAL AND DATA SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15" ABOVE THE FLOOR.
7. CONTROLS AND OPERATING MECHANISMS SHALL COMPLY WITH SECTION 1117B.6.
8. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE SHALL BE IDENTIFIED WITH A MINIMUM OF ONE SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, UTILIZING THE SYMBOL, AT JUNCTIONS.

TACTILE EXIT SIGNS

1. TACTILE EXIT SIGNS SHALL BE REQUIRED AT ALL DOORS WHERE AN EXIT SIGN IS INDICATED ON THE PLANS.
2. AT EACH GRADE-LEVEL EXIT DOOR A TACTILE EXIT SIGN WITH THE WORD "EXIT" SHALL BE INSTALLED NEXT TO THE DOOR PER SECTION 1003.2.8.6.1.
3. AT EACH EXIT DOOR LEADING TO A STAIR A TACTILE EXIT SIGN WITH THE WORDS "EXIT STAIR DOWN" OR "EXIT STAIR UP" SHALL BE INSTALLED NEXT TO THE DOOR PER SECTION 1003.2.8.6.1.
4. EXIT DOORS WITH AN EXIT SIGN THAT LEAD FROM A ROOM TO A CORRIDOR SHALL ALSO HAVE A TACTILE SIGN WITH THE WORDS, "EXIT ROUTE" INSTALLED NEXT TO THE DOOR PER SECTION 1003.2.8.6.1.
5. EXIT DOORS AT HORIZONTAL EXITS SHALL HAVE A TACTILE SIGN WITH THE WORDS, "TO EXIT" INSTALLED NEXT TO THE DOOR PER SECTION 1003.2.8.6.1.

SIGNAGE IDENTIFYING FOR PERMANENT ROOMS:

1. CHARACTERS SHALL BE A MINIMUM OF 5/8" TO A MAXIMUM OF 2"
2. CHARACTERS AND SYMBOLS SHALL BE RAISED MINIMUM 1/32".
3. CHARACTERS SHALL BE SANS SERIF UPPERCASE.
4. CHARACTERS SHALL BE ACCOMPANIED BY GRADE 2 BRAILLE.
5. PICTOGRAMS SHALL BE ACCOMPANIED BY A VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM.
6. THE OUTSIDE DIMENSION OF A PICTOGRAM SHALL BE A MINIMUM OF 6".
7. CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH.
8. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, LIGHT ON DARK OR DARK ON LIGHT.
9. SIGNAGE SHALL BE CENTERED 60" ABOVE THE FINISH FLOOR.
10. SIGNAGE SHALL BE MOUNTED ON THE WALL AT THE LATCH SIDE OF THE DOOR.
11. SIGNAGE SHALL BE LOCATED SO AS TO AVOID THE SWING OF THE DOOR OR PROTRUDING OBJECTS.

OVERHEAD SIGNAGE:

1. CHARACTERS SHALL HAVE A WIDTH TO HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH TO HEIGHT RATIO OF BETWEEN 1:5 AND 1:10.
2. CHARACTERS SHALL BE A MINIMUM OF 3" TALL.
3. CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH.
4. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, LIGHT ON DARK OR DARK ON LIGHT.

BRAILLE, SECTION 1117B.5.6

1. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE IS REQUIRED.
2. DOTS SHALL BE 1/10" ON CENTER IN EACH CELL AND 2/10" BETWEEN CELLS.
3. DOTS SHALL BE RAISED A MINIMUM 1/40" ABOVE THE BACKGROUND.
4. SYMBOL OF ACCESSIBILITY:
5. THE SYMBOL SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595B.

DIRECTIONAL AND INFORMATIONAL SIGNAGE:

1. CHARACTERS SHALL HAVE A WIDTH TO HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH TO HEIGHT RATIO OF BETWEEN 1:5 AND 1:10.
2. CHARACTERS SHALL SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE READ PER FIGURE 115-A.
3. CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH.
4. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, LIGHT ON DARK OR DARK ON LIGHT.

4/20/2010 12:02 PM
PLOT STATION: JORGE

0973

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Proposed:

TENANT IMPROVEMENT

For:

THE ARTS AND LEARNING CONSERVATORY

3184-A AIRWAY,
COSTA MESA,
CA 92626

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TITLE SHEET

VAE Project No.
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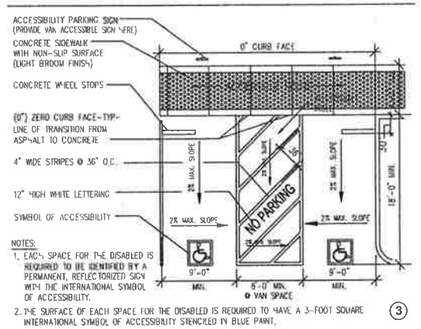
T-1

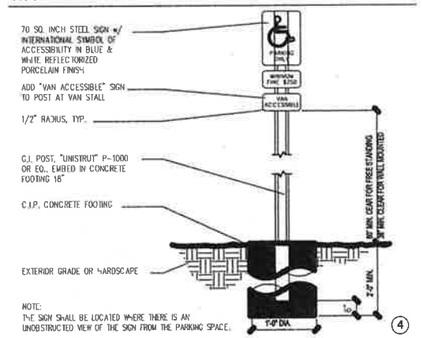
ACCESSIBLE PARKING STALL



NOTES:
1. EACH SPACE FOR THE DISABLED IS REQUIRED TO BE IDENTIFIED BY A PERMANENT, REFLECTORIZED SIGN WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
2. THE SURFACE OF EACH SPACE FOR THE DISABLED IS REQUIRED TO HAVE A 3-FOOT SQUARE INTERNATIONAL SYMBOL OF ACCESSIBILITY STENCILED IN BLUE PAINT.

(3)

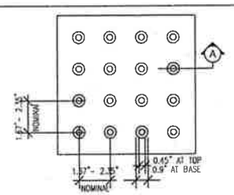
ACCESSIBLE PARKING SIGN



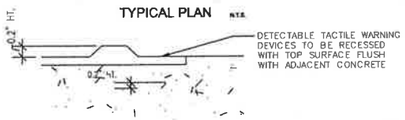
NOTE:
THE SIGN SHALL BE LOCATED WHERE THERE IS AN UNOBSTRUCTED VIEW OF THE SIGN FROM THE PARKING SPACE.

(4)

TRUNCATED DOMES



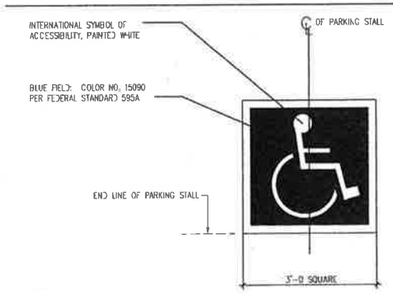
TYPICAL PLAN N.T.S.



TYPICAL SECTION - A N.T.S.

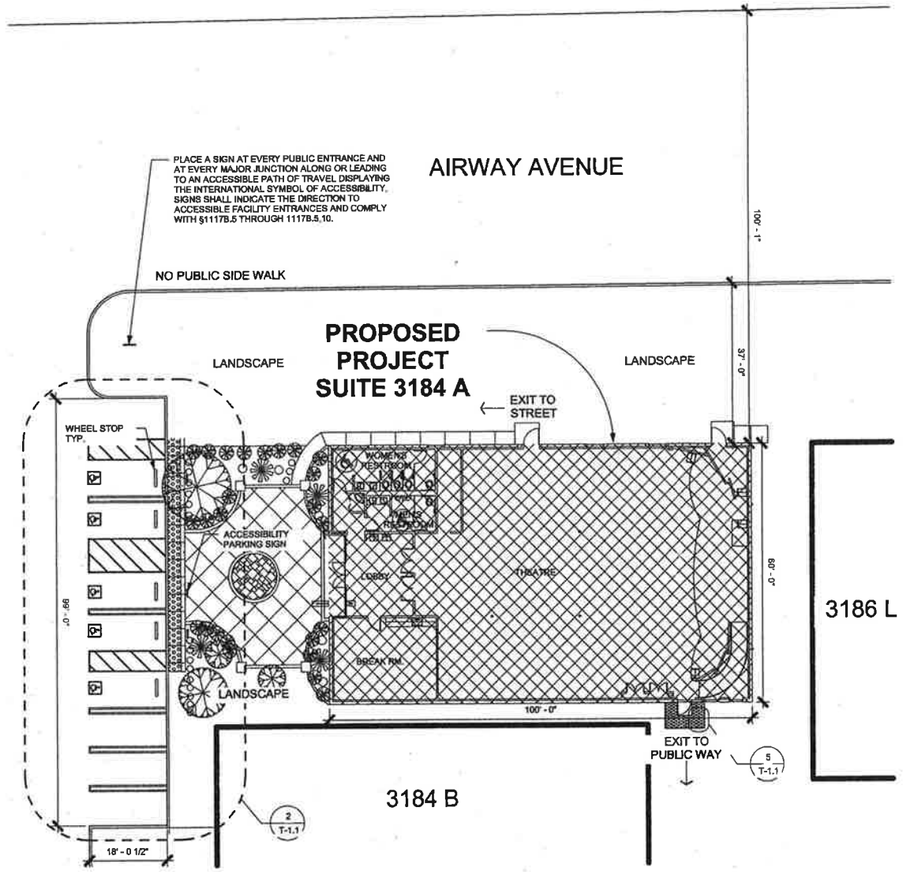
(5)

PARKING SPACE EMBLEM

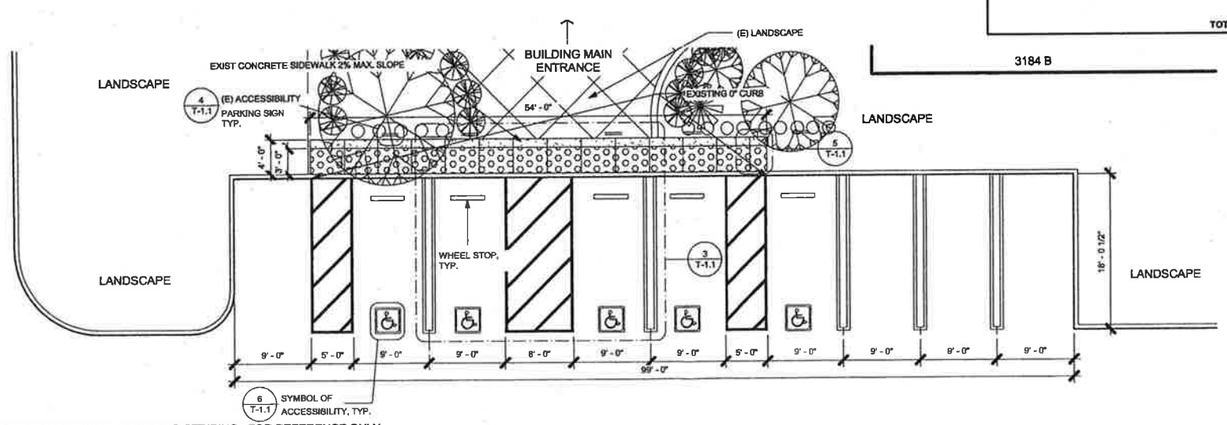


NOTE:
PAINT ON PAVEMENT IN THE STALL, A PROFILE VIEW DEPICTING A WHEELCHAIR w/ OCCUPANT. THE PROFILE VIEW SHALL BE LOCATED SO THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE. ALL PAINT SHALL BE REFLECTORIZED.

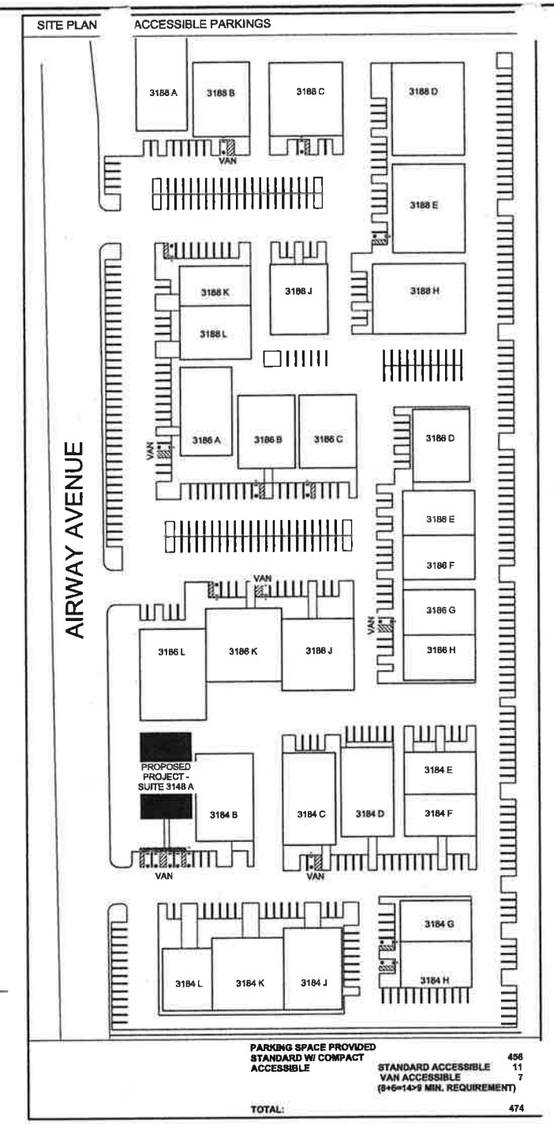
(6)



1 ENLARGED REFERENCE SITE PLAN
1/16" = 1'-0"



2 EXISTING ACCESSIBLE PARKING STRIPING - FOR REFERENCE ONLY.
1/8" = 1'-0"



PARKING SPACE PROVIDED		
STANDARD W/ COMPACT		456
ACCESSIBLE	STANDARD ACCESSIBLE	11
	VAN ACCESSIBLE (8+6=14>9 MIN. REQUIREMENT)	7
TOTAL:		474

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4/17/15

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ENLARGED SITE PLAN

0973

T-1.1

4/20/2014 12:33 PM
PLOT STAMP: JORGE

WALL TYPE			NOTES: INSTALL INSULATION WHERE OCCURS PER PLAN
SYMBOL	WALL TYPE	WALL HEIGHT	WALL COMPONENTS (ALL STUDS SHALL COMPLY WITH S.S.M.A AND BE IN ACCORDANCE WITH I.C.C. ER-4943P)
E1	EXISTING EXTERIOR WALL	-	-
E2	EXISTING INTERIOR WALL	-	-
1	EXIST INTERIOR PARTITION	FULL HEIGHT (16' - 5" MAX.)	362S125-33 METAL STUDS AT 16" O.C. WITH 5/8" GYP. BD. AT EACH SIDE AND R-13 BATT INSULATION WHERE SHOWN ON PLANS.
2	EXST INTERIOR PARTITION	12' - 6" MIN. (6" MIN. OVER SUSPENDED ACOUSTIC CEILING TILE)	362S125-33 METAL STUDS AT 24" O.C. WITH 5/8" GYP. BD. AT EACH SIDE AND R-13 BATT INSULATION WHERE SHOWN ON PLANS.
3	EXIST INTERIOR PARTITION	5' - 0"	362S125-33 METAL STUDS AT 24" O.C. WITH 5/8" GYP. BD. AT EACH SIDE
4	EXST INTERIOR PARTITION	11' - 6" ATTACH TO HARD CEILING	362S125-33 METAL STUDS AT 24" O.C. WITH 5/8" GYP. BD. AT EACH SIDE
5	EXST INTERIOR FURRING WALL	12' - 6" MIN. (6" MIN. OVER SUSPENDED ACOUSTIC CEILING TILE)	362S125-33 METAL STUDS AT 24" O.C. WITH 5/8" GYP. BD. AT INTERIOR SIDE AND R-13 BATT INSULATION.

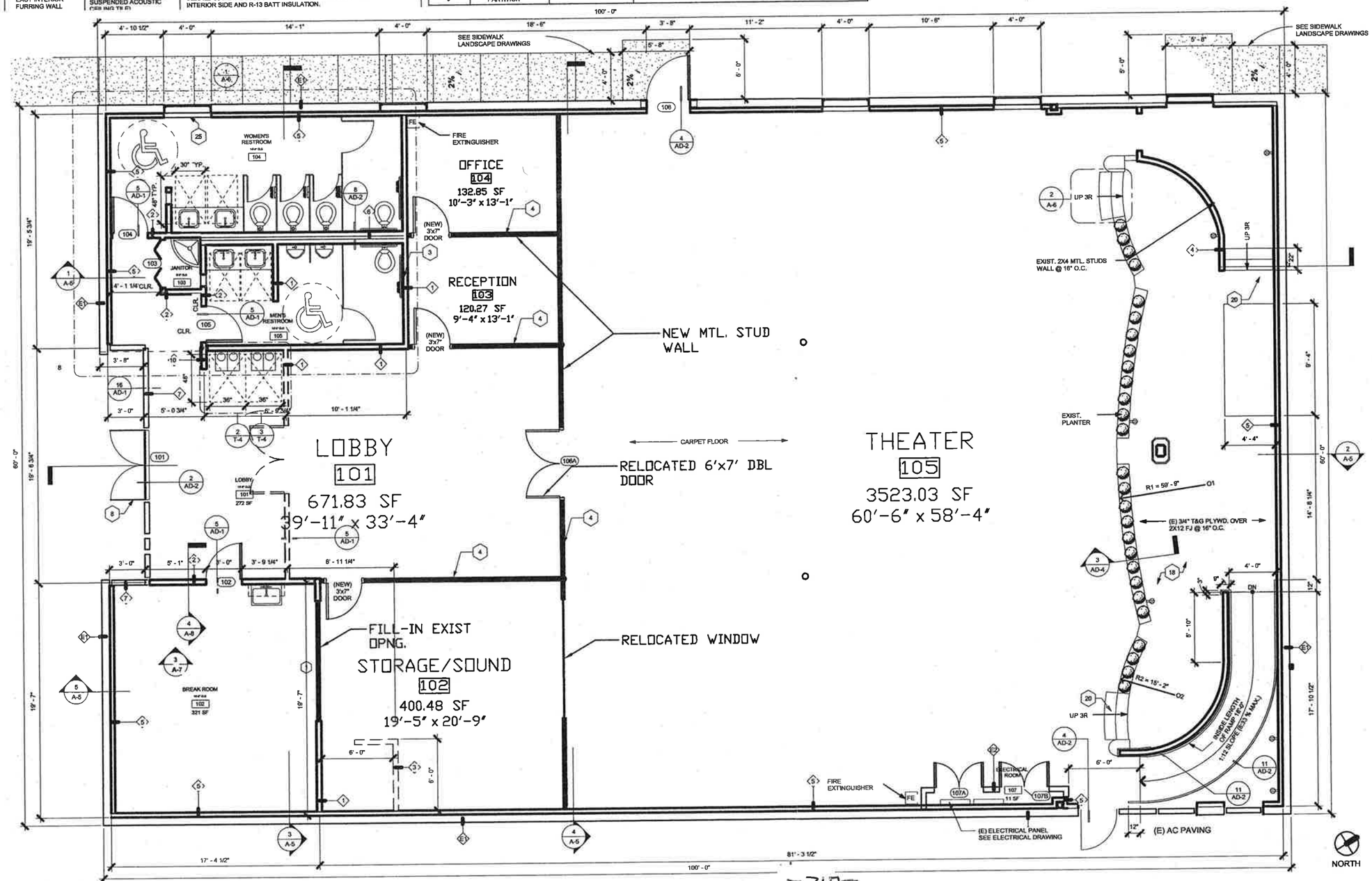
WALL TYPE			NOTES: INSTALL INSULATION WHERE OCCURS PER PLAN
SYMBOL	WALL TYPE	WALL HEIGHT	WALL COMPONENTS (ALL STUDS SHALL COMPLY WITH S.S.M.A AND BE IN ACCORDANCE WITH I.C.C. ER-4943P)
6	EXST INTERIOR PARTITION-PLUMBING WALL	10'-6"	362S125-3DOUBLE 2X4 WOOD STUDS WITH 5/8" GYP BD. AT EACH SIDE AND R-13 BATT INSULATION WHERE SHOWN ON PLANS, PROVIDE 4' HEIGHT TILE WALL
7	STORE FRONT GLAZED WALL	12' - 0"	
8	EXST EXTERIOR DECORATIVE WALL	16' - 0"	362S125-43 METAL STUDS AT 16" O.C WITH 5/8" EXTERIOR SOFFIT BD. PAINTED WITH 1/4" THICK FINE PLASTER WITH SMOOTH FINISH
9	EXST EXTERIOR DECORATIVE WALL	18' - 0"	362S125-43 METAL STUDS AT 12" O.C WITH CULTURED STONE ON THE EXTERIOR SIDE, SEE DETAIL ON 7/AD-2
10	EXST INTERIOR PARTITION	4' - 0"	362S125-33 METAL STUDS AT 24" O.C. WITH 5/8" GYP. BD. AT EACH SIDE
11	EXST INTERIOR PARTITION	5' - 0"	362S125-33 METAL STUDS AT 24" O.C. WITH 5/8" GYP. BD. AT EACH SIDE

KEYNOTE	
3	R-13 BATT INSULATION, TYP.
4	NEW STUD WALL W/ GYP. BD. - SEE WALL SCHEDULE
7	NEW INTERIOR FURRING WALL
8	EXISTING TEMP. GLASS DBL. DOOR -
18	EXIST 18" PLATFORM

KEYNOTE	
19	EXISTING ACCESSIBLE RAMP
20	(E) STAIRS (3 RISERS @ 6" = 18" & (2) TREADS @ 11" = 22")
25	EXISTING WINDOW

WALL LEGEND

- EXISTING WALLS TO REMAIN
- NEW INTERIOR METAL STUD WALL



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

4/20/2016 12:04 PM
PLOT MARGIE JOANGA

-217-

0973

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FLOOR PLAN

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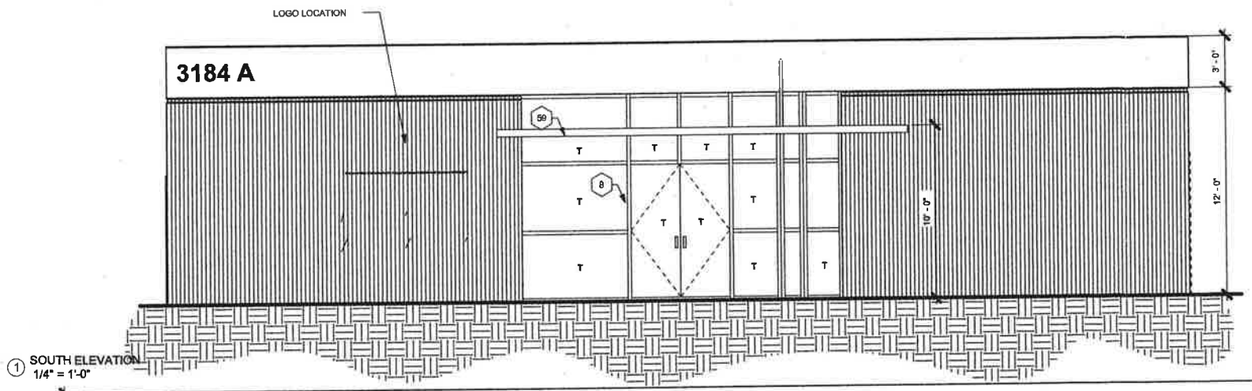
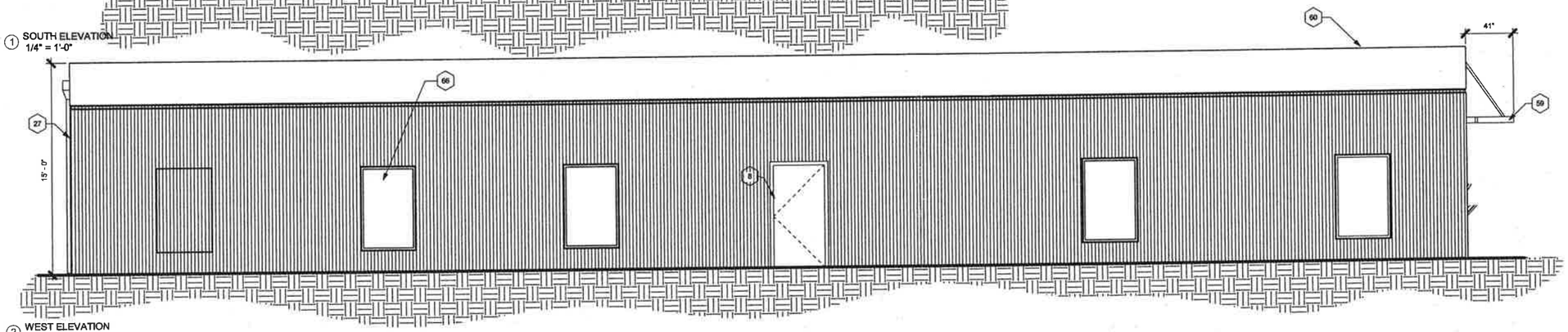
A-1

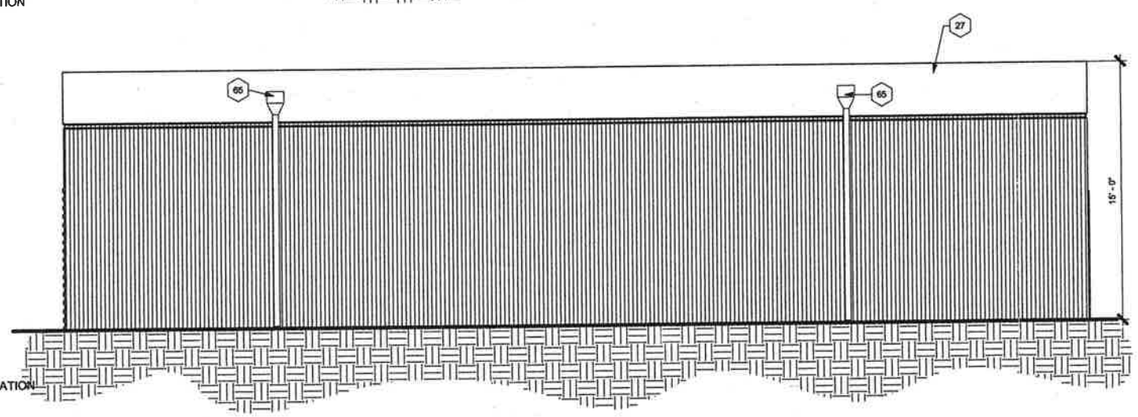
KEYNOTE	
8	EXISTING DOOR
27	EXISTING WALL
59	EXISTING CANOPY
60	EXISTING ROOF
65	EXISTING DOWNSPOUT
66	EXISTING WINDOW
67	EXISTING STOREFRONT WINDOWS



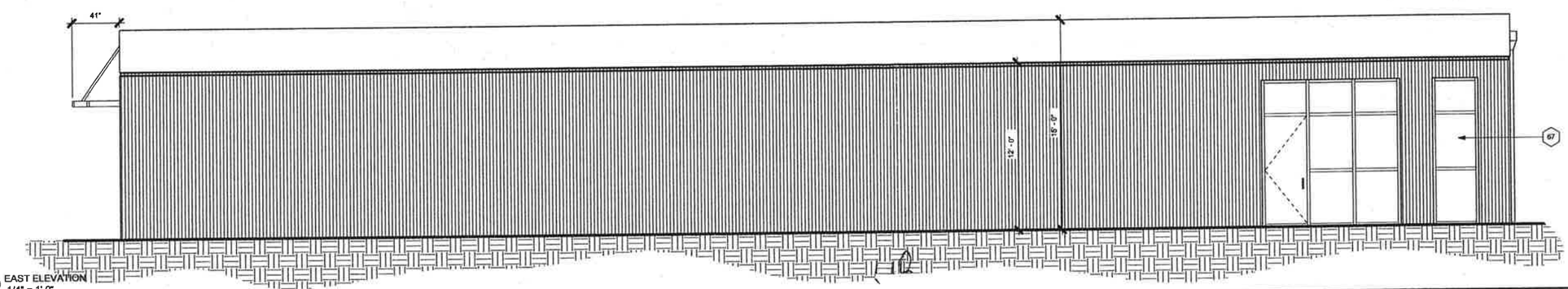
1 SOUTH ELEVATION
1/4" = 1'-0"



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



3 NORTH ELEVATION
1/4" = 1'-0"



4 EAST ELEVATION
1/4" = 1'-0"

4/20/2016 12:05 PM
PLOT SIZE: ANSI D

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ELEVATIONS

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A-4

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