



555 ANTON BLVD. SUITE 150
COSTA MESA, CA. 92626

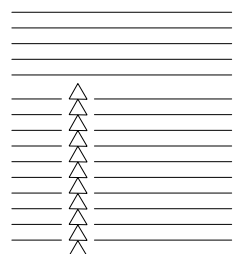


CONSULTANT

2301 NEWPORT BLVD
COSTA MESA, CA 92627

FLOOR PLAN

CIP NUMBER:
PA-21-22
Plan Check Number:



SHEET

A2.0

WALL TYPE SCHEDULE

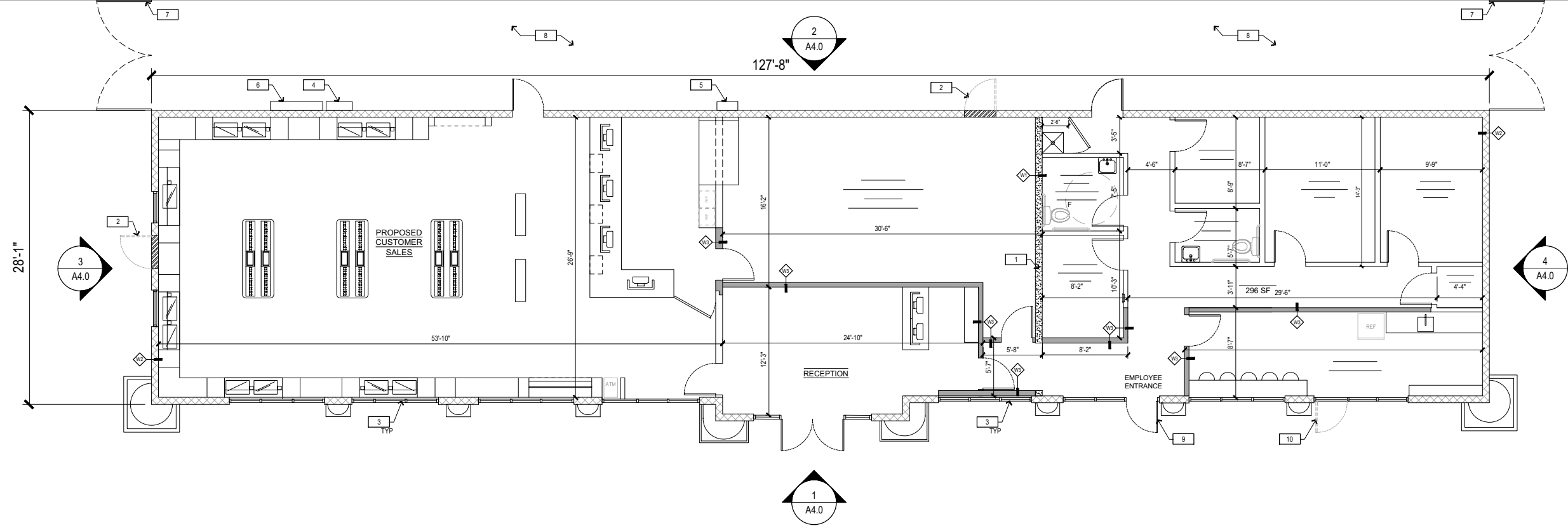
W1	EXISTING DEMISING WALL TO REMAIN
W2	EXISTING EXTERIOR WALL TO REMAIN
W3	NEW INTERIOR NON-BEARING STUD WALL

KEYNOTES

- 1 EXISTING DEMISING WALL TO REMAIN
- 2 EXISTING DOOR TO BE REMOVED. PROVIDE WALL INFILL AS NEEDED
- 3 EXISTING STOREFRONT GLAZING TO REMAIN. ADD PRIVACY FILM TO INTERIOR SIDE. COLOR: 3MM FASARA GLASS FINISH CHAMONIX
- 4 EXISTING ELECTRICAL METER TO REMAIN
- 5 EXISTING TELECOM CABINET TO REMAIN
- 6 EXISTING ELECTRICAL SWITCH GEAR TO REMAIN
- 7 EXISTING STEEL GATE TO REMAIN
- 8 EXISTING SERVICE CORRIDOR TO REMAIN
- 9 NEW DOOR TO MATCH EXISTING STOREFRONT. PROVIDE PRIVACY FILM
- 10 DOOR TO BE REMOVED. NEW STOREFRONT TO MATCH EXISTING. PROVIDE PRIVACY FILM

LEGEND

- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- EXISTING DEMISING WALL TO REMAIN
- PROPOSED INFILL WALL
- PROPOSED INTERIOR NON-BEARING WALL



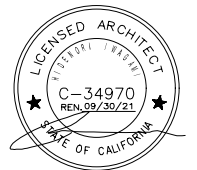
FLOOR PLAN

3/16"=1'-0"

1



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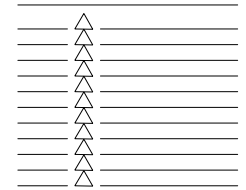


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RENDERINGS

CUP NUMBER:
Plan Check Number:



SHEET

A4.1



EXTERIOR VIEW 4 NO SCALE 4



EXTERIOR VIEW 2 NO SCALE 2



EXTERIOR VIEW 3 NO SCALE 3



EXTERIOR VIEW 1 NO SCALE 1

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sheet plot: \\p04002\c08\301\m001\costa mesa newport dvd\design\cup drawing file name: pack\glua\0 - exterior renderings.dwg

LANDSCAPE NOTES

- ALL EXISTING LANDSCAPE TO REMAIN. BARK TO BE REPLACED WITH LIVING GROUND COVER:
- 1 GALLON LANTANA MONTEVIDENSIS 'NEW GOLD' PLANTED AT 36" OC TRIANGULAR SPACED. SEE IMAGES BELOW
- ALL EXISTING TREES TO REMAIN
- ALL DAMAGED LANDSCAPE TO BE REPLACED



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LANTANA MONTEVIDENSIS



CUP NUMBER: _____
Plan Check Number: _____

CONCEPTUAL LANDSCAPE PLAN

SHEET

A1.1

