KAHLIL GIBRAN MUSEUM

1901 NEWPORT BLVD, STE 100 COSTA MESA, CA 92627

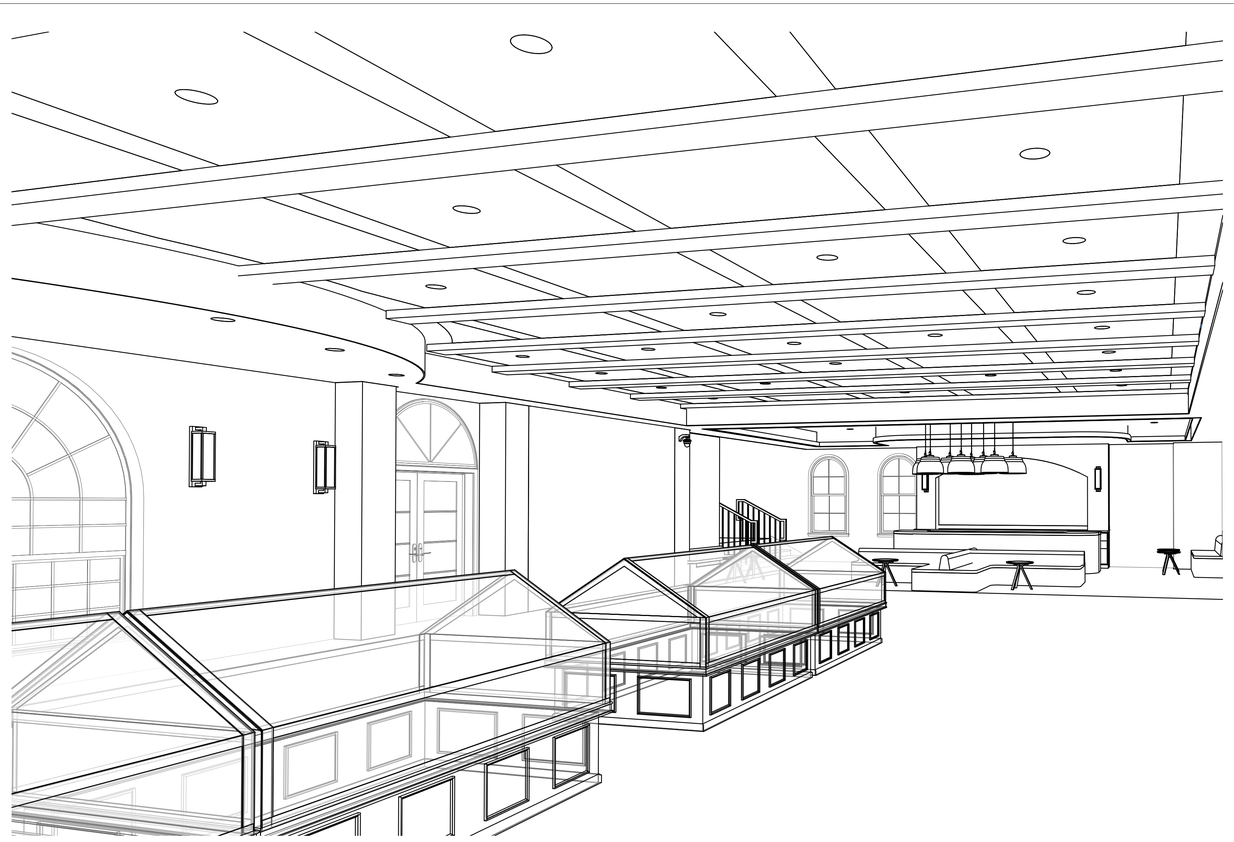
ATTACHMENT 6

GREEN BUILDING STANDARDS CODE REQUIREMENTS

1. APPLICABILITY. CALGREEN RESIDENTIAL MANDATORY MEASURES SHALL APPLY TO EVERY NEWLY CONSTRUCTED BUILDING OR STRUCTURE.
2. IRRIGATION CONTROLLERS. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING SHALL COMPLY WITH THE FOLLOWING (CALGREEN 4.304.1):
A. CONTROLLERS SHALL BE WEATHER- OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.
B. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.
3. JOINTS AND OPENINGS. OPENINGS IN THE BUILDING ENVELOPE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE NEEDED TO ACCOMMODATE UTILITY AND OTHER PENETRATIONS MUST BE SEALED IN COMPLIANCE WITH THE *CALIFORNIA ENERGY CODE* (CALGREEN 4.406.1)
EXCEPTION: ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENING WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
4. CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING. REDUCE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS. (CALGREEN 4.408.1)
EXCEPTION: EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
EXCEPTION: ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE
5. CONSTRUCTION WASTE MANAGEMENT PLAN. A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE PREPARED AND AVAILABLE ON SITE DURING CONSTRUCTION. DOCUMENTATION DEMONSTRATING COMPLIANCE WITH THE PLAN SHALL BE ACCESSIBLE DURING CONSTRUCTION FOR THE ENFORCING AGENCY. (CALGREEN 4.408.2) THE PLAN:
A. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE
B. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM)
C. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE TAKEN
D. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED
E. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH
4. OPERATION AND MAINTENANCE MANUAL. PRIOR TO FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING (CALGREEN 4.410.1):
A. DIRECTIONS TO OWNER OR OCCUPANT THAT MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
B. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
1. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEM, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
2. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
3. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
4. LANDSCAPE IRRIGATION SYSTEMS.
5. WATER REUSE SYSTEMS.
C. INFORMATION FROM LOCAL UTILITY, WATER, AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
D. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
E. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
F. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
G. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
H. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
I. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
J. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR CODE.
7. COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM. (CALGREEN 4.504.1)

8. ADHESIVES, SEALANTS, CAULKS, PAINTS, AND COATINGS POLLUTANT CONTROL. ADHESIVES (INCLUDING CARPET ADHESIVES), SEALANTS, CAULKS, PAINTS, AND COATINGS SHALL COMPLY WITH VOC LIMITS PER CALGREEN 4.504.2. VERIFICATION OF COMPLIANCE SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. (CALGREEN 4.504.2)
9. CARPET SYSTEMS. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING (CALGREEN 4.504.3):
A. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM (ALL CARPET CUSHION MUST MEET THE REQUIREMENTS OF THIS PROGRAM).
B. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCS (SPECIFICATION 01350).
C. NSF/ANSI 140 AT THE GOLD LEVEL.
D. SCIENTIFIC CERTIFICATION SYSTEMS INDOOR ADVANTAGE™ GOLD.
10. RESILIENT FLOORING SYSTEMS. AT LEAST 80 PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OF OR MORE OF THE FOLLOWING (CALGREEN 4.504.4):
A. VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE
B. PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOLS PROGRAM
C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM
D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350)
11. COMPOSITE WOOD PRODUCTS. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.) BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN CALGREEN TABLE 4.504.5. THE FOLLOWING LIMITS ARE IN PARTS PER MILLION (CALGREEN 4.504.5):
A. PLYWOOD 0.05
B. PARTICLE BOARD 0.09
C. MEDIUM-DENSITY FIBERBOARD (MDF) 0.11
D. THIN MDF (5/16 INCH OR LESS) 0.13
12. MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING (CALGREEN 4.505.3):
A. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER.
B. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
C. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

13. HEATING AND AIR-CONDITIONING SYSTEM DESIGN. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED, AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS (CALGREEN 4.507.2):
A. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J, ASHRAE HANDBOOKS, OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
B. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D 2009, ASHRAE HANDBOOKS, OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
C. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S MANUAL S OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS
14. PLUMBING FIXTURES. ALL RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS, OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. (CALGREEN 301.1.1)



SCOPE OF WORK

SUITE 100 REMODELING:
INTERIOR TENANT IMPROVEMENT INCLUDING SELECTIVE DEMOLITION OF EXISTING NON-STRUCTURAL PARTITION WALLS OF SUITE 100, CONSTRUCTION OF NEW INTERIOR PARTITIONS, AND CEILING REMODELING. WORK IS LIMITED TO THE INTERIOR ONLY.

PROJECT DATA

APN:	419-205-21
ZONING:	PDC - PLANNED DEVELOPMENT COMMERCIAL
OCCUPANCY:	A3
CONSTRUCTION TYPE:	(EXISTING) TYPE VA/ FIRE SPRINKLER
STORIES:	03
LOT SIZE:	162,382 SF.
BUILDING HEIGHT	33' - 0"

1ST FLOOR RENOVATION AREA:	NET AREA 7,162 SF.
COURTYARD	NET AREA 8,510 SF.
TOTAL AREA	8,510 SF.

INDEX OF DRAWINGS

A0.1	COVER SHEET
A0.2	ACCESSIBILITY NOTES
A0.3	ATTACHMENTS
A1.0	PROPOSED SITE PLAN
A2.1	EXISTING & DEMO FINISH FLOOR PLANS
A2.2	PROPOSED FINISH FLOOR PLAN
A2.3	PROPOSED FINISH FLOOR PLAN MUSEUM LAYOUT
A2.4	MEANS OF EGRESS
A2.6	EXISTING & DEMO REFLECTED CEILING PLAN
A2.7	PROPOSED REFLECTED CEILING PLAN
A4.1	EXTERIOR ELEVATIONS PHOTOS
A5.1	PROPOSED SECTIONS
A5.2	PROPOSED SECTIONS
A5.3	PROPOSED SECTIONS
A5.4	ENLARGED PREP KITCHEN
A5.6	LIFT EQUIPMENT CUT SHEETS
A6.1	PROPOSED COURTYARD PLAN & SECTIONS
A6.2	ENLARGED FOUNTAIN PLAN & SECTION
A6.3	FIRE EXTINGUISHER
AD1	ENLARGED RESTROOM
AD2	ARCHITECTURAL DETAILS
AD3	ARCHITECTURAL DETAILS
EA3.1	ROOF PLAN
GN1 (1)	GREEN BUILDING STANDARDS
GN2 (1)	GREEN BUILDING STANDARDS
GN3 (1)	GREEN BUILDING STANDARDS

PROJECT TEAM

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IRVINE, CA 92618
TEL: (949) 336-6636

PLANNING REQUIREMENTS

CURRENT CODES

ALL CONSTRUCTION SHALL COMPLY WITH:
A. CBC 2022 EDITION
B. CRC 2022 EDITION
C. CEC 2022 EDITION
D. CPC 2022 EDITION
E. CMC 2022 EDITION
F. CA ENERGY CODE 2022 EDITION
G. CA FIRE CODE 2022 EDITION
H. CA GREEN BUILDING STANDARDS CODE 2022 EDITION
I. CITY OF COSTA MESA CODE OF ORDINANCES

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF ALL APPLICABLE BUILDING CODES, THE AMERICANS WITH DISABILITIES ACT, AS WELL AS ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND/OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
3. CONTRACTOR SHALL MAINTAIN THE SITE IN A CLEAN AND ORDERLY MANNER. ALL DEBRIS SHALL BE REMOVED FROM PREMISES, AND ALL AREAS SHALL BE LEFT IN A BROOM-CLEAN CONDITION AT ALL TIMES.
THE CONTRACTOR SHALL LOCATE AND MAINTAIN A TRASH BIN AT THE SITE. SUCH BIN SHALL BE OF ADEQUATE DIMENSION TO KEEP THE SITE CLEAN AT ALL TIMES. THE BIN SHALL BE REMOVED AND EMPTIED AS REQUIRED. DUST RESULTING FROM SALVAGE, DEMOLITION AND REMOVAL WORK SHALL BE CONTROLLED TO PREVENT THE IMPOSITION OF A NUISANCE OR HAZARDOUS CONDITION TO THE ADJOINING PORTION OF THE PROJECT. THE USE OF WATER WILL NOT BE PERMITTED WHEN SUCH USE WOULD RESULT IN HAZARDOUS, OR OTHERWISE OBJECTIONABLE CONDITIONS.
4. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES. FIRE EXTINGUISHERS (OTHER THAN THOSE TO BE INSTALLED UNDER THE GENERAL CONTRACT) SHALL BE PROVIDED ON SITE AT ALL TIMES. CONTRACTOR SHALL PROVIDE ALL REQUIRED PROTECTION, INCLUDING, BUT NOT LIMITED TO, SHORING, BRACING, AND ALL SUPPORTS NECESSARY TO MAINTAIN OVERALL STRUCTURAL INTEGRITY OF THE BUILDING. ALL DEMOLITION AND CUTTING SHALL BE PERFORMED IN A MANNER AND BY METHODS WHICH ENSURE AGAINST DAMAGE TO EXISTING WORK.
5. NO STRUCTURAL MEMBERS SHALL BE CUT TO ACCEPT PIPES, VENTS, DUCTS, ETC., EXCEPT AS DETAILED OR SPECIFIED HEREIN.
6. ALL ELECTRICAL, MECHANICAL AND PLUMBING WORK SHALL CONFORM TO THE REQUIREMENTS OF LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION.
7. ALL GLASS AND GLAZING SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AS WELL AS THE U.S. CONSUMER PRODUCT SAFETY COMMISSION, SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS (47 FR, 13516 TITLE #16, CHAPTER II, PART 1201).
8. PROVIDE ATTIC DRAFT STOPS AND VENTILATION IN CONFORMANCE WITH ALL APPLICABLE BUILDING CODES.
9. EXTERIOR OPENINGS SHALL COMPLY WITH ALL SECURITY REQUIREMENTS AS OUTLINED IN ALL LOCAL BUILDING CODES AND/OR ORDINANCES.
10. CONTRACTOR SHALL ASSIST OWNER IN OBTAINING "CERTIFICATE OF OCCUPANCY" OR "OCCUPANCY PERMIT" AS NECESSARY.
11. GENERAL CONTRACTOR SHALL SEAL ALL GAPS, HOLES, AND CRACKS IN THE BUILDING CONSTRUCTION AS REQUIRED TO CONTROL INFILTRATION OF INSECTS AND RODENTS.
12. THE ARCHITECT SHALL HAVE NO CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES; SAFETY PRECAUTION IN CONNECTION WITH THE PROJECT; CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE PROJECT INACCORDANCE WITH THE CONSTRUCTION DOCUMENTS; ACT OR OMISSIONS OF THE CLIENT, CONTRACTORS, SUB-CONTRACTORS, OR THEIR AGENTS OR EMPLOYEES PROVIDING SERVICES OR PERFORMING WORK ON THE PROJECT.
13. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DRAWINGS AND NOTIFYING THE ARCHITECT, ENGINEERS, AND CONSULTANTS OF ANY CONFLICT IN THE DRAWINGS AND REQUESTING CLARIFICATION OR ADDITIONAL INFORMATION AS NEEDED.

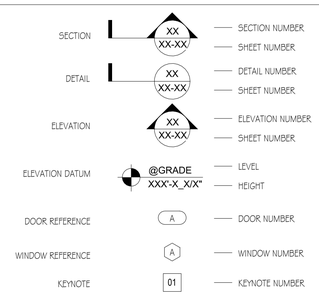
DEFFERED SUBMITTALS/ PERMITS

FIRE SPRINKLER

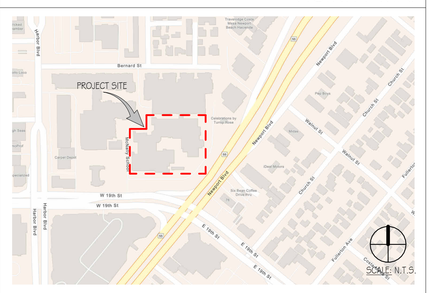
ALARM SYSTEM

PHASE ONE: COURTYARD IMPROVEMENTS ARE MINOR CUP SCOPE.

SYMBOL LEGENDS



VICINITY MAP



REVISIONS

Date	Description

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RENEWAL DATE
03-31-27
STATE OF CALIFORNIA

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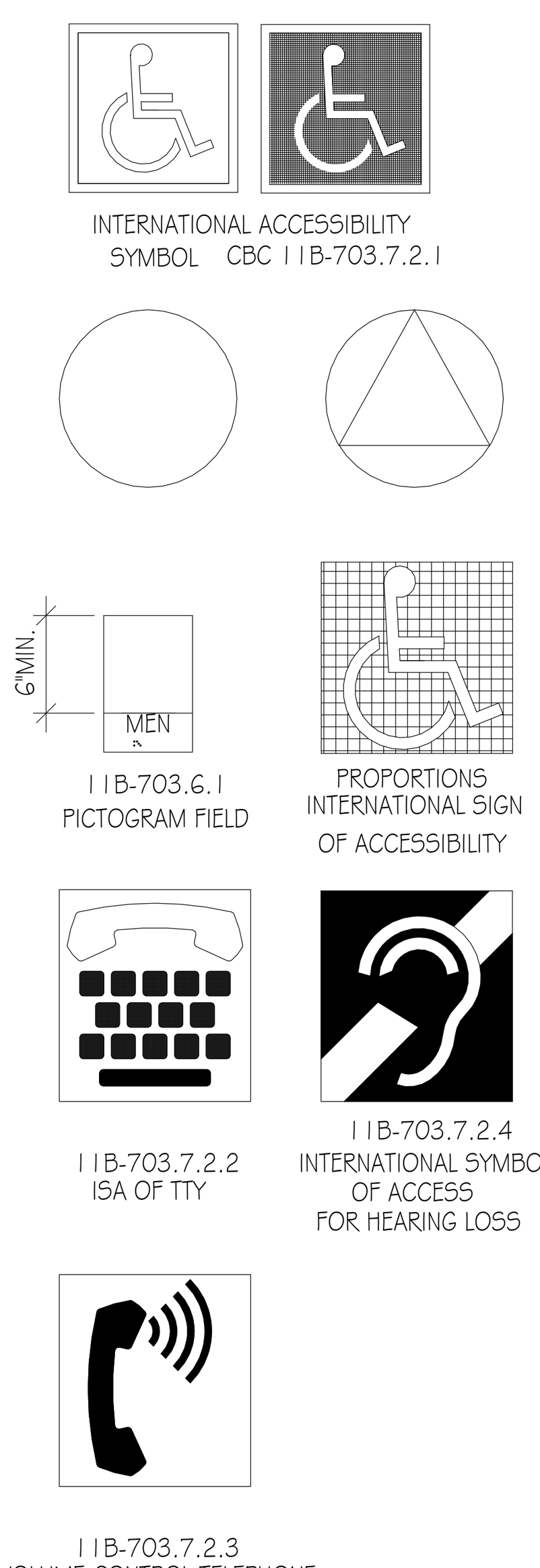
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COVER SHEET

DATE	JUL. 2026
SCALE	As indicated
DRAWN	AUTHER
JOB#	YC25009

A0.1

ALL SIGNS SHALL COMPLY WITH SECTION 11B-703, DIVISION 7, CHAPTER 11B OF CBC 2022



LETTERS AND NUMBERS:

1. WIDTH TO HEIGHT RATIO BETWEEN 3 : 5 AND 1 : 1.
2. STROKE WIDTH TO HEIGHT BETWEEN 1 : 5 AND 1 : 10.
3. CONTRAST CHARACTERS AND SYMBOLS WITH BACKGROUND.
4. SANS SERIF CHARACTERS.

SIGNS

5. PICTOGRAMS / PICTORIAL SYMBOL SIGNS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION SHALL BE 6" MINIMUM HEIGHT.
6. CHARACTERS AND BACKGROUNDS SHALL BE OF NON-GLARE CONTRASTING COLORS.
7. SIGNS / PICTOGRAMS SHALL BE INSTALLED ON THE LATCH SIDE OF THE DOOR LEADING TO THE ROOM OR SPACE THEY DESCRIBE AND WITH A CLEAR FLOOR SPACE OF 18"X18" CENTERED ON THE TACTILE CHARACTERS BEYOND DOOR ARC BETWEEN 45 DEGREES AND CLOSED. LOCATE ABOVE THE FLOOR PER DETAIL 1/AD1
8. VERTICAL CLEARANCE AT SUSPENDED SIGNS WITH MINIMUM HEADROOM OF 80" REQUIRE MINIMUM 3" CHARACTER HEIGHT MEASURED BY USING UPPERCASE "X". CHARACTERS AND NUMBERS SHALL BE SIZED ACCORDING TO VIEWING DISTANCE FROM WHICH READ. LOWER CASE CHARACTERS PERMITTED.

SIGN LOCATIONS:

9. ALL ACCESSIBLE ENTRANCES IDENTIFIED WITH MINIMUM OF ONE STANDARD SIGN.
10. ADDITIONAL DIRECTIONAL SIGNS ALONG ACCESSIBLE PATH OF TRAVEL ARE REQUIRED.
11. BUILDINGS REMODELED TO PROVIDE ACCESSIBLE SANITARY FACILITIES FOR PUBLIC USE SHALL HAVE INFORMATION POSTED IN THE LOBBY AS PART OF THE BUILDING DIRECTORY.

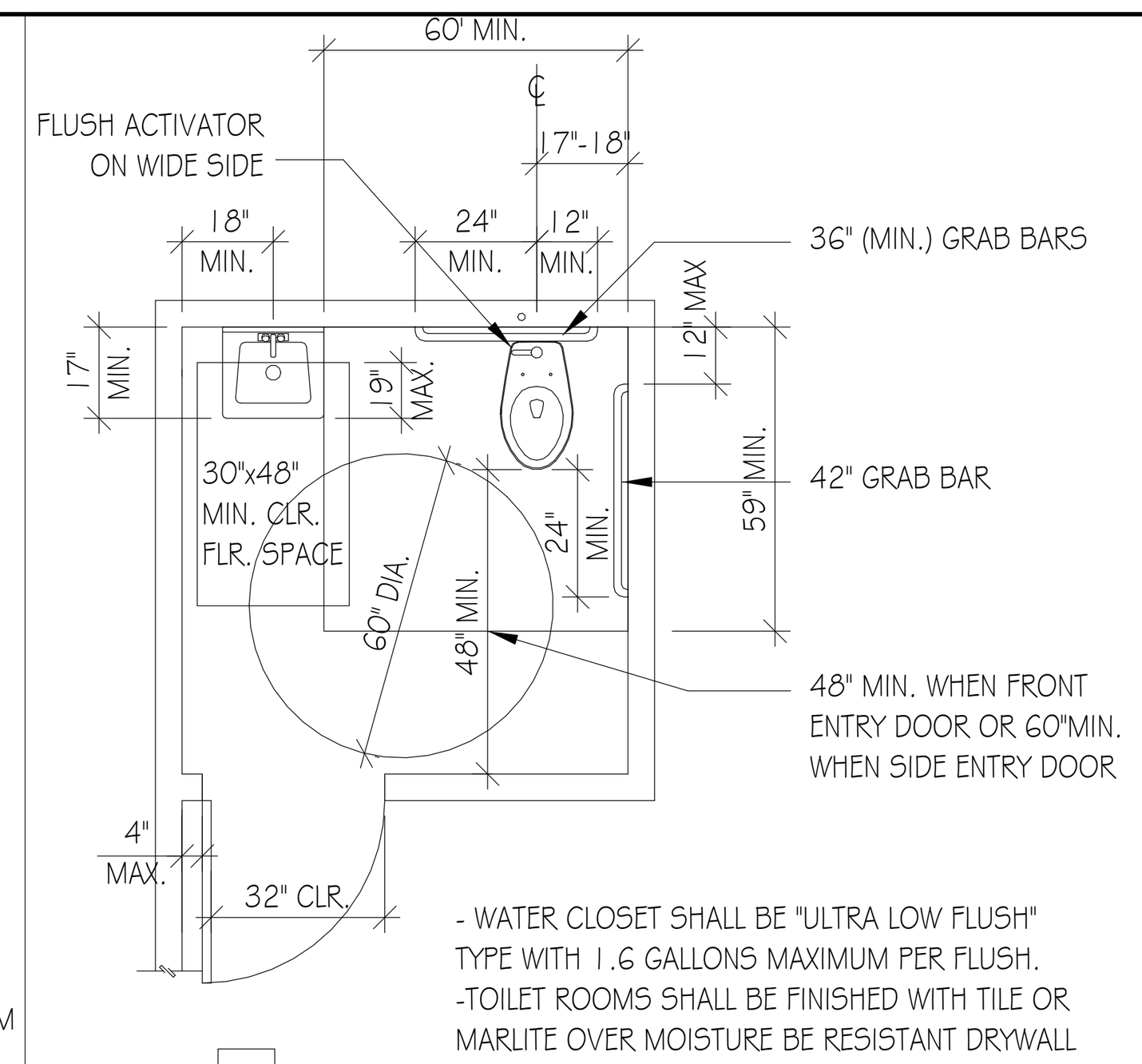
INTERNATIONAL SYMBOL OF ACCESSIBILITY:

12. STANDARD USED TO IDENTIFY ACCESSIBLE FACILITIES.
13. WHITE FIGURE ON BLUE BACKGROUND, COLOR # 15090 ON FEDERAL STANDARD # 595C.
14. WHEN ENFORCING AGENCY DETERMINES, IF APPROPRIATE, SPECIAL DESIGNS AND COLORS MAY BE APPROVED.

BRAILLE:

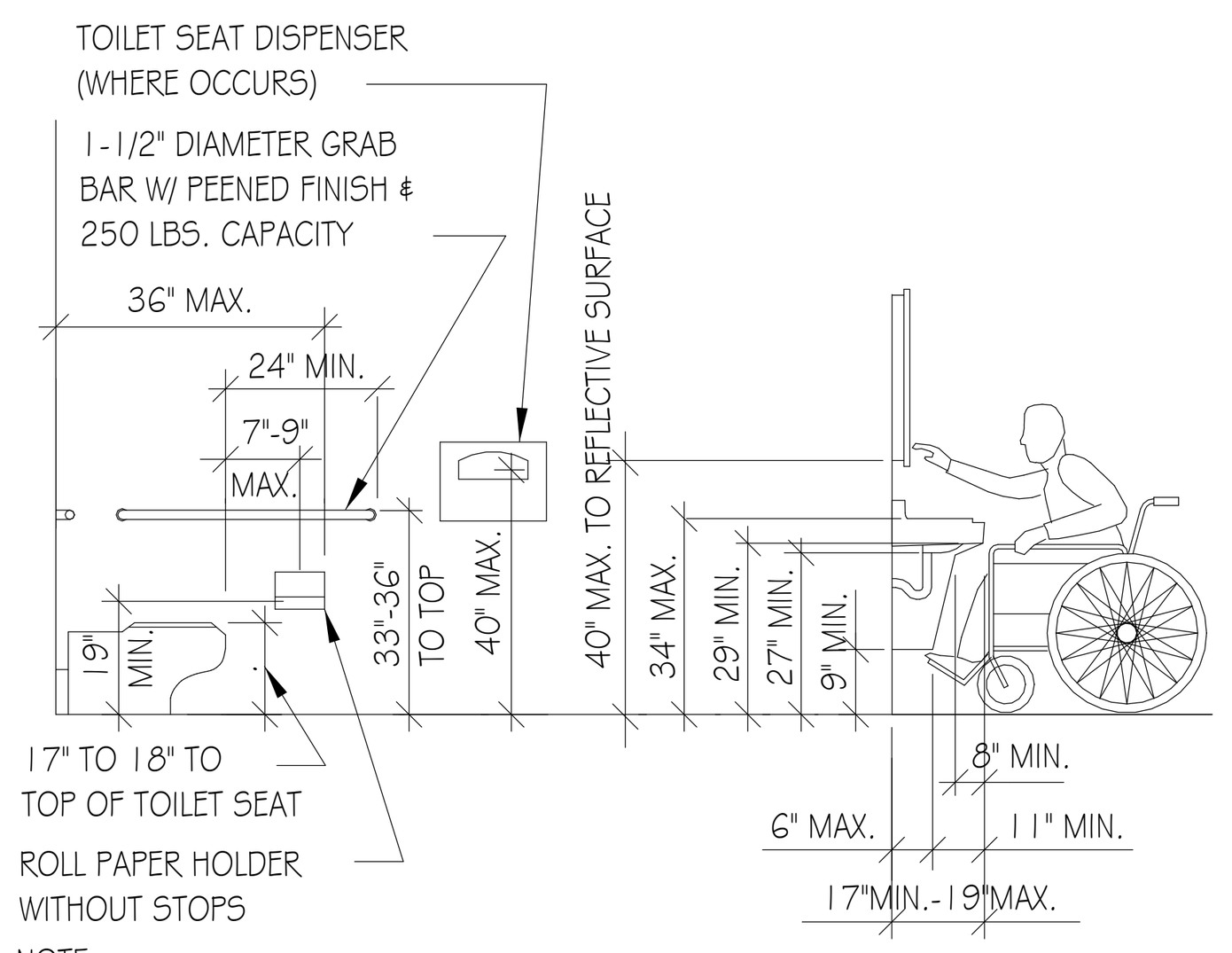
15. USE CONTRACTED GRADE 2 BRAILLE. DOTS TO BE 0.1 INCH ON CENTER IN EACH CELL.
16. 0.2 INCH SPACE BETWEEN CELLS.
17. DOTS RAISED MINIMUM 0.025 INCH ABOVE BACKGROUND.
18. CHARACTERS SHALL BE SANS SERIF UPPER CASE ACCOMPANIED BY GRADE 2 BRAILLE ANS SIZED

SIGNS/PICTOGRAMS (7)



A PLAN

- WATER CLOSET SHALL BE "ULTRA LOW FLUSH" TYPE WITH 1.6 GALLONS MAXIMUM PER FLUSH.
-TOILET ROOMS SHALL BE FINISHED WITH TILE OR MARLITE OVER MOISTURE BE RESISTANT DRYWALL TO A MINIMUM HEIGHT OF 4'-0" WITH 6" MIN. BASE



NOTE:
PROVIDE PRIVACY DOOR LOCK WHEN IT IS A PRIVATE TOILET OR FOR UNISEX USE.

B ELEVATIONS

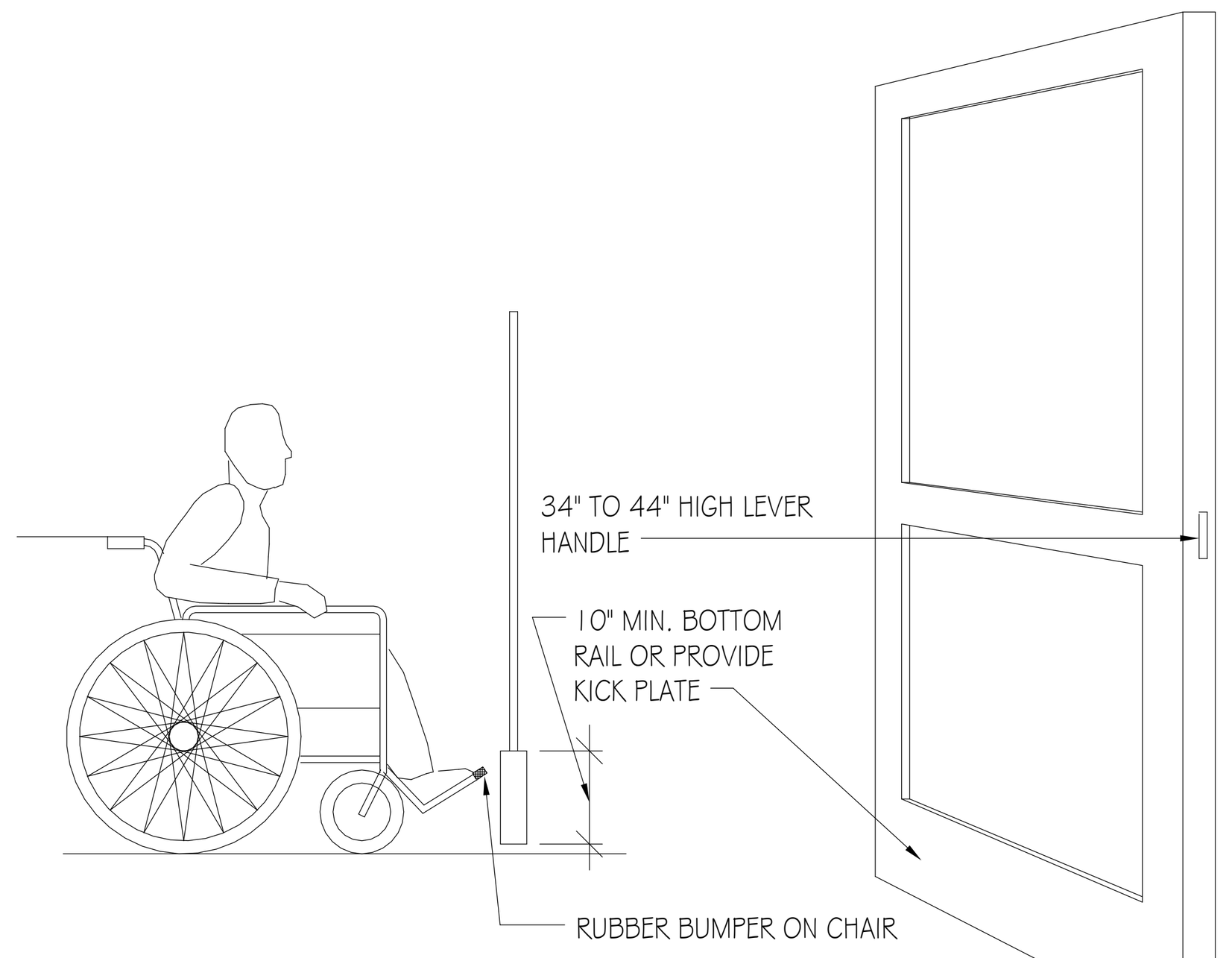
PRIVACY/UNISEX TOILET ROOM (4)

DOOR TYPE:

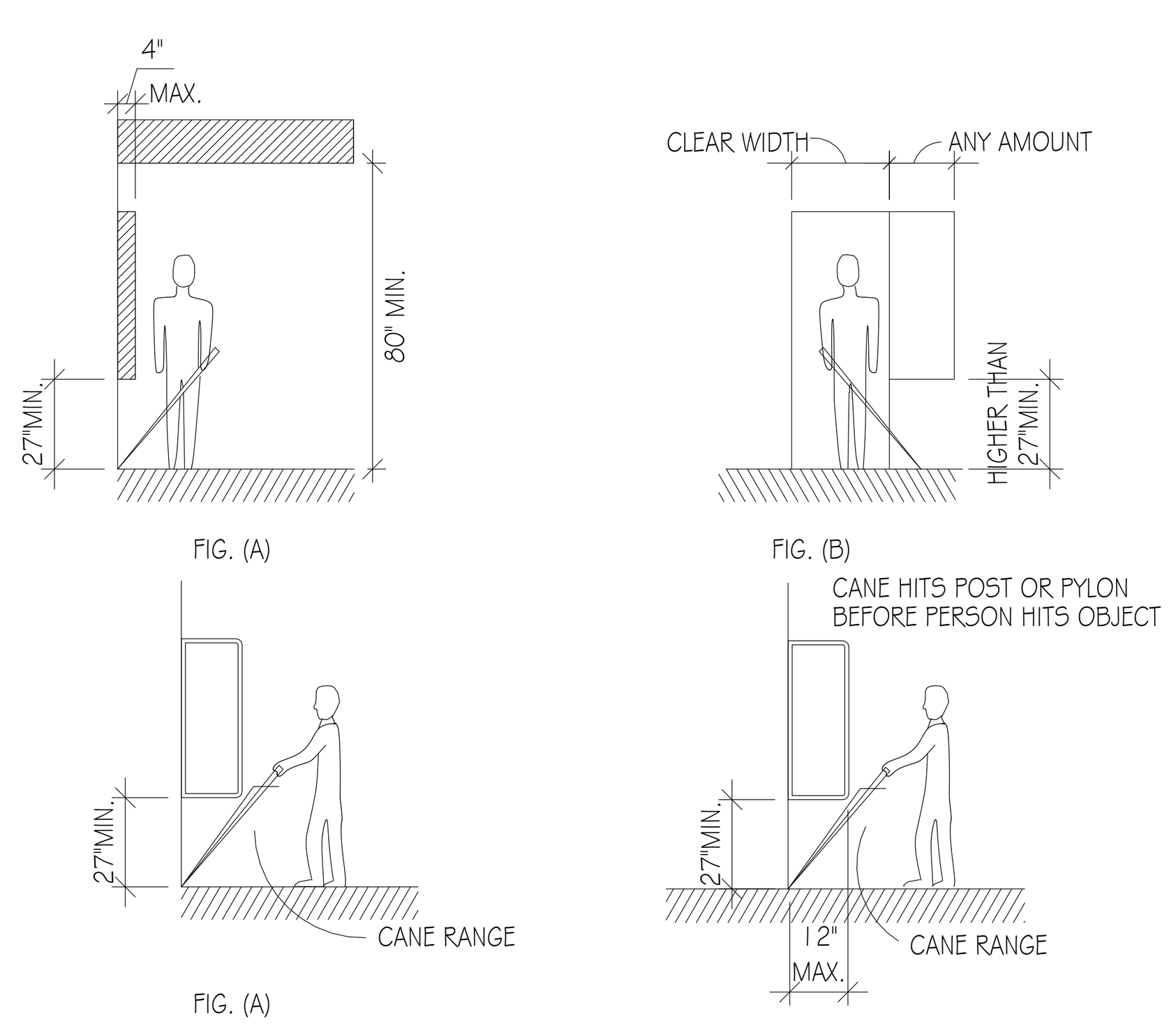
1. MINIMUM 10" HIGH SMOOTH SURFACE AT DOOR BOTTOM, EITHER ATTACHED PANEL OR BOTTOM RAIL.

HARDWARE:

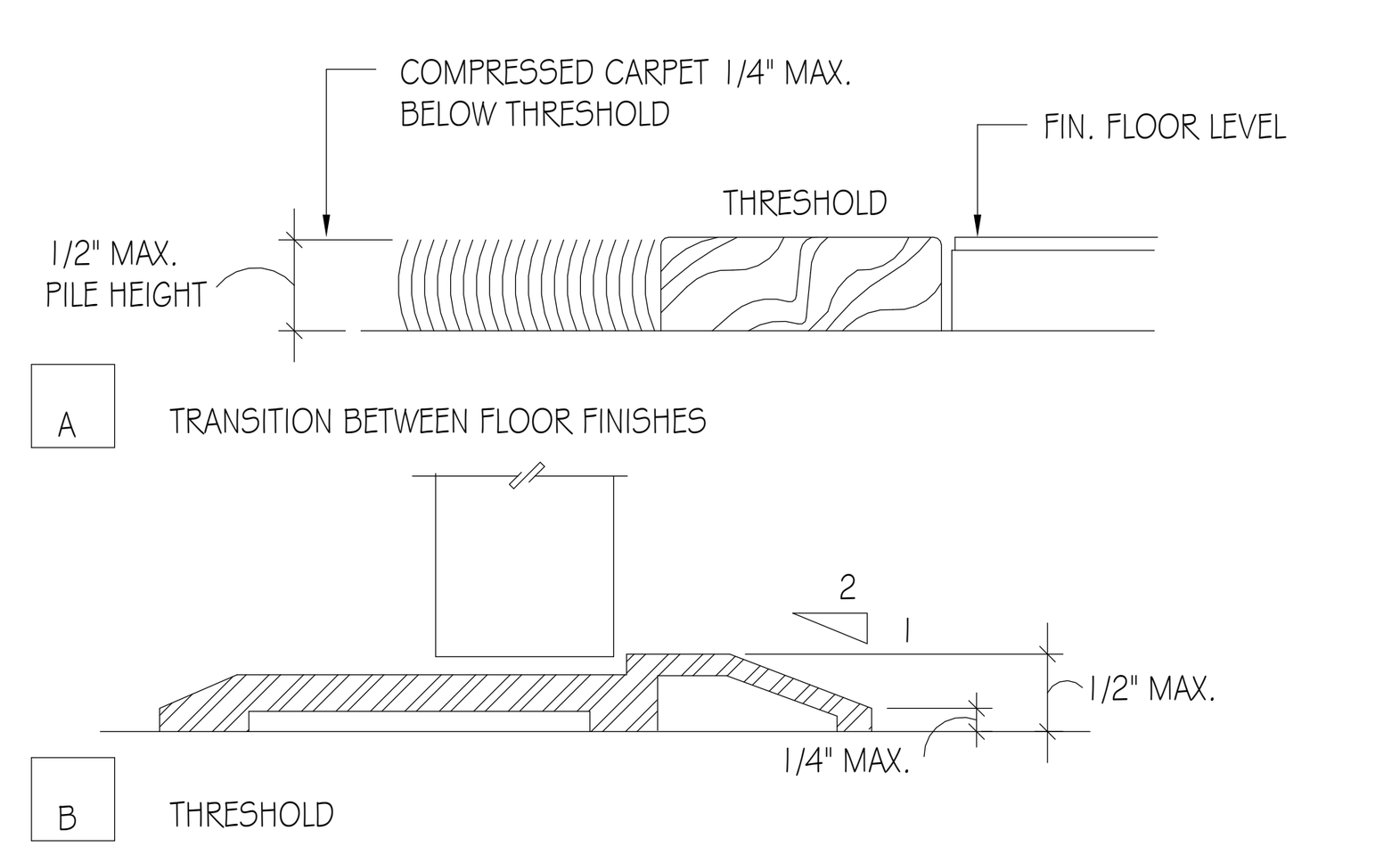
2. OPENABLE FROM INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT.
3. OPENABLE BY SINGLE EFFORT LEVER-TYPE DEVICE (NOT REQUIRING GRASPING).
4. MOUNTED 34" TO 44".
5. MAXIMUM 5 LBS. EFFORT TO OPERATE EXTERIOR DOOR, 5 LBS. FOR INTERIOR.



DOORS (2)



PROTRUDING OBJECTS (6)



A TRANSITION BETWEEN FLOOR FINISHES

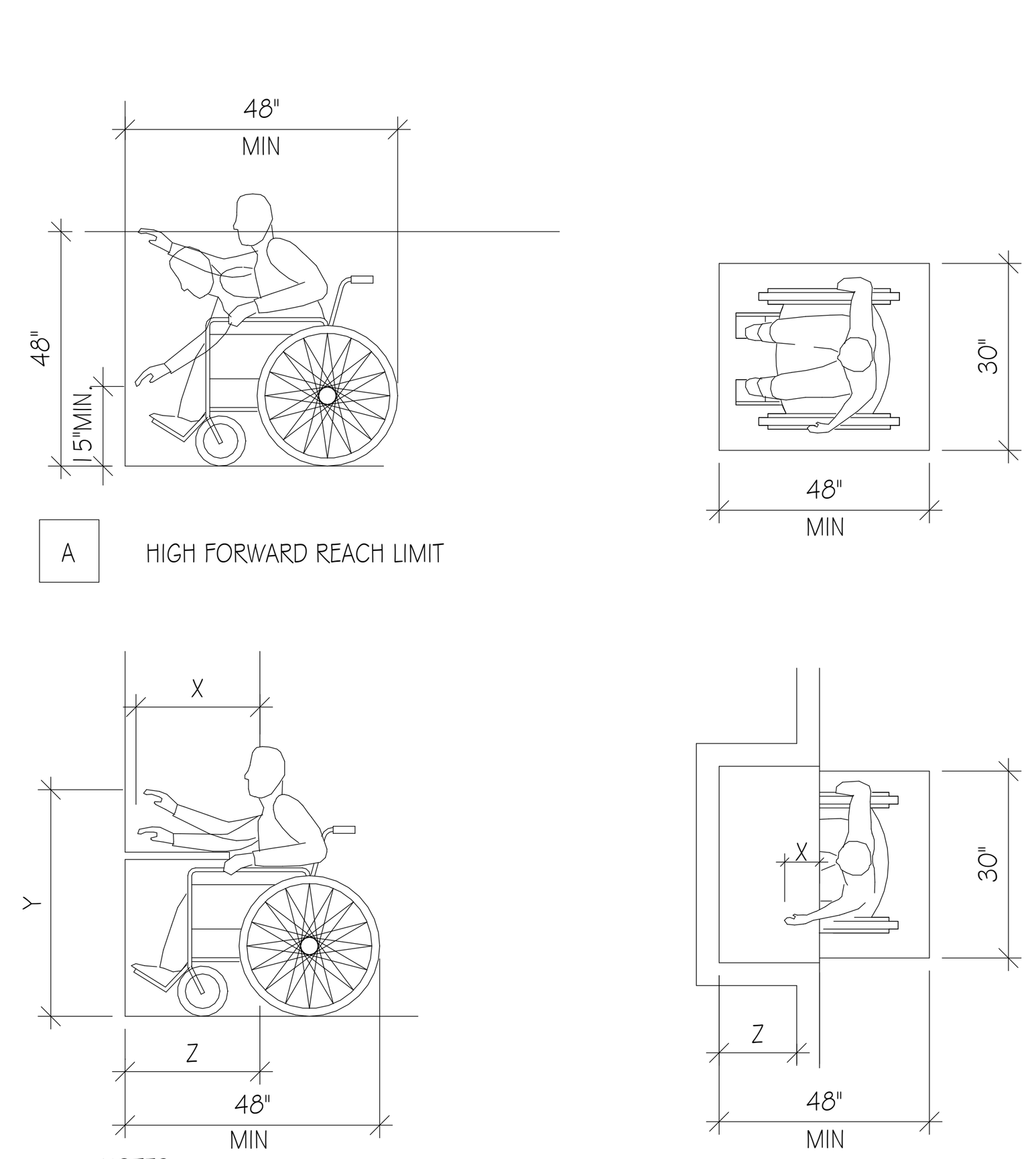
B THRESHOLD

C LEVEL CHANGES

NOTES:

1. 1/2" MAXIMUM TOTAL HEIGHT WITH 1/4" MAXIMUM VERTICAL CHANGE AT EDGE.
2. 1 : 2 SLOPED BEVEL REQUIRED IF LEVEL CHANGE IS OVER 1/4" VERITCAL LEVEL CHANGE.
3. 1/4" MAXIMUM VERTICAL LEVEL CHANGE.

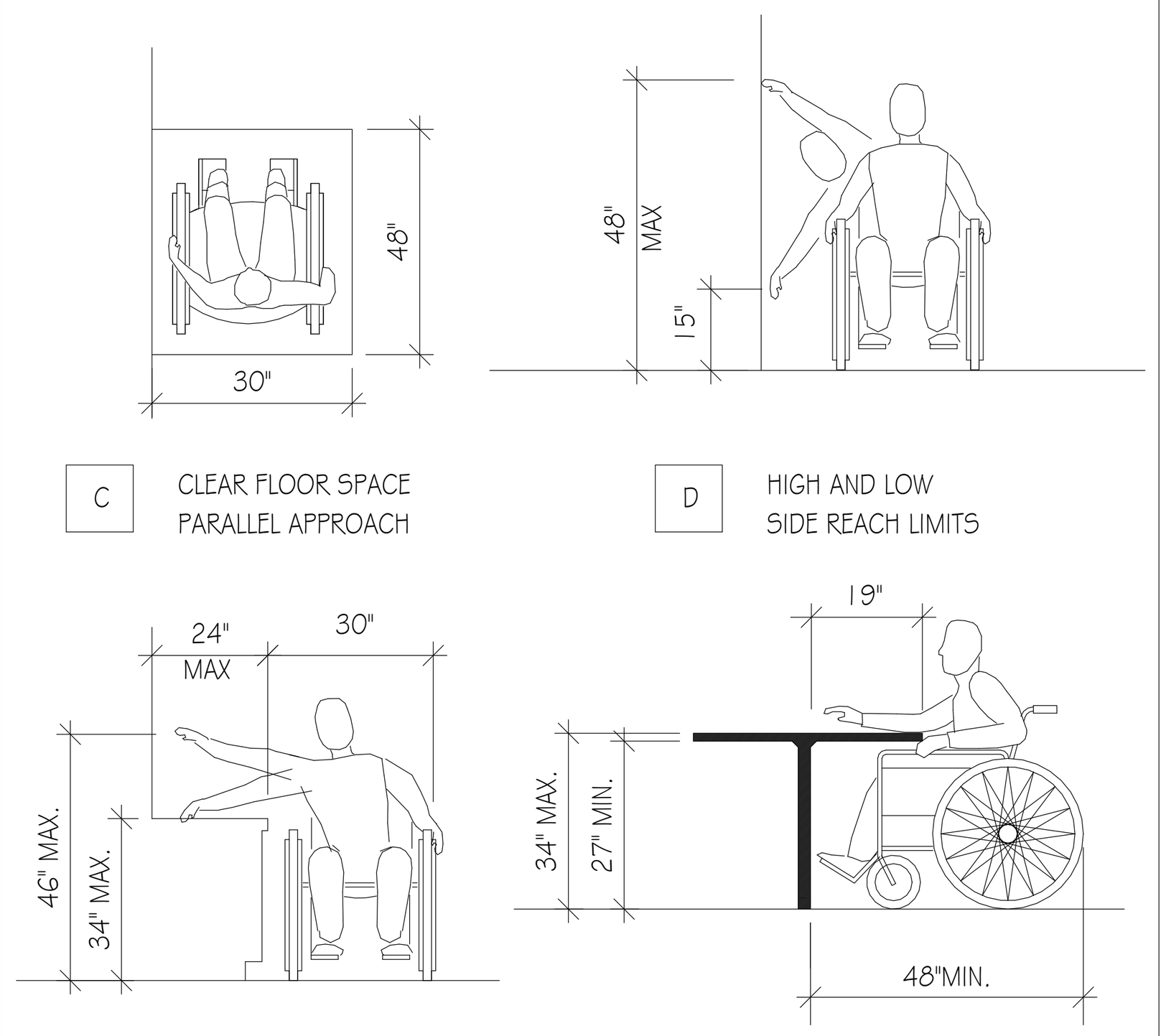
THREDSHOLDS/LEVEL CHANGE (5)



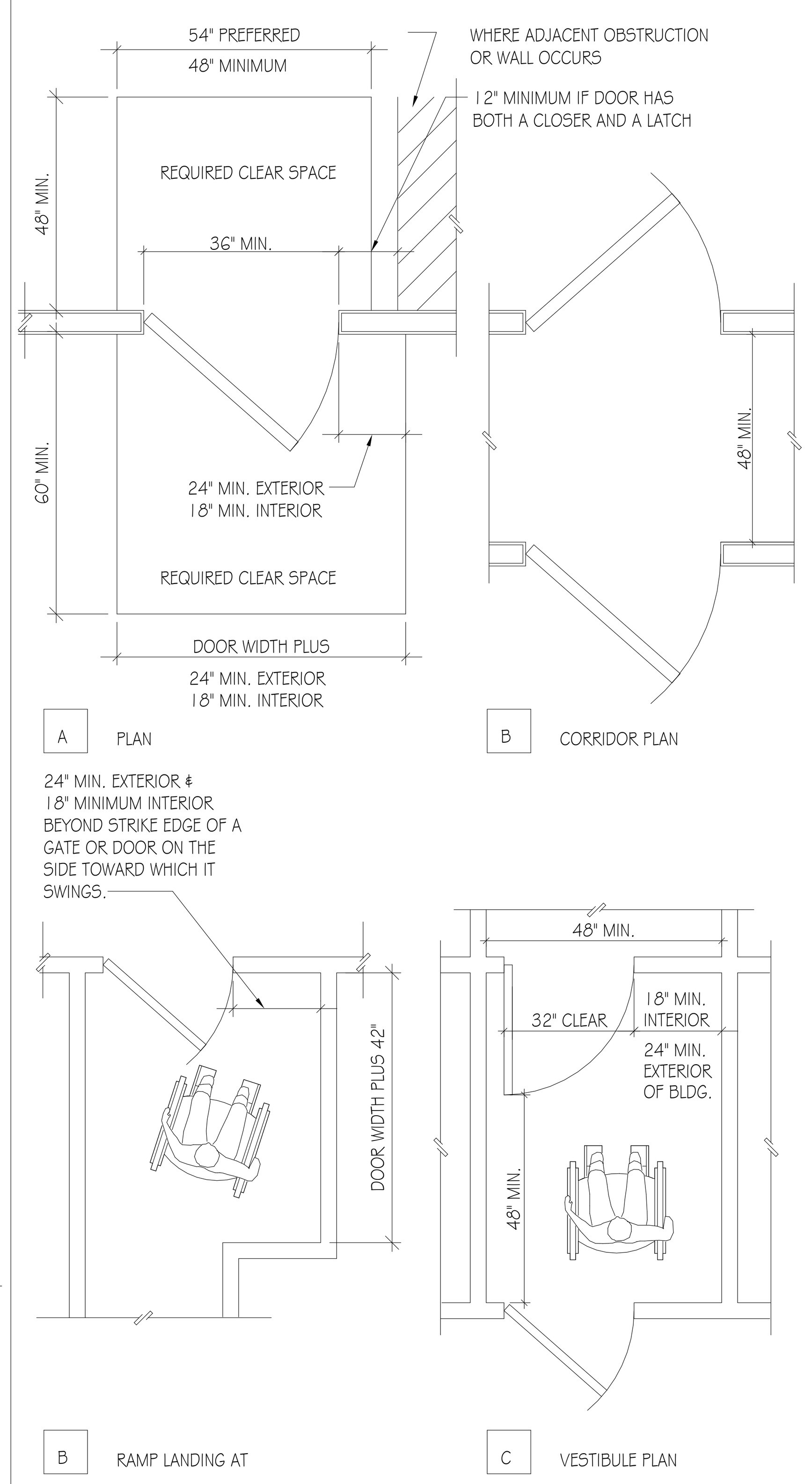
NOTES:

1. X SHALL BE < 25 INCHES; Z SHALL BE > X.
2. WHEN X < 20 INCHES, THEN Y SHALL BE 48 INCHES MAXIMUM.
3. WHEN X IS 20 TO 25 INCHES, THEN Y SHALL BE 44 INCHES MAXIMUM.

B MAXIMUM FORWARD REACH OVER AN OBSTRUCTION



REACH REQUIREMENTS (3)



NOTES:

1. CLEAR SPACES MUST BE LEVEL TO PREVENT WHEELCHAIRS FROM ROLLING WHEN THE OCCUPANT RELEASES THE WHEEL GRIPS TO REACH FOR THE DOOR. 1/4" PER FOOT IS ALLOWED FOR DRAINAGE.
2. WHERE DOORS OPEN ONTO, BUT NOT INTO A CORRIDOR, THE REQUIRED LEVEL AREA BEYOND THE DOORS MAY BE A MINIMUM OF 48". FOR ADDITIONAL INFORMATION, SEE APPLICABLE NOTES ON TYPICAL ACCESSIBILITY NOTES SHEET.

DOOR CLEAR SPACE (1)

THE 2022 CALIFORNIA BUILDING CODE CHAPTER 11B FOR ACCESSIBLE PARKING STANDARDS FOR COMMERCIAL BUILDINGS & PUBLIC ACCOMMODATIONS. FOR ADDITIONAL PARKING REGULATIONS PLEASE REFER TO THE LOCAL MUNICIPAL CODE FOR THE REQUIREMENTS.

ACCESSIBLE PARKING

1. PARKING SPACES COMPLYING WITH SECTION 11B-502 THAT SERVE A PARTICULAR BUILDING OR FACILITY SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO AN ENTRANCE COMPLYING WITH SECTION 11B-206.4. WHERE PARKING SERVES MORE THAN ONE ACCESSIBLE ENTRANCE, PARKING SPACES COMPLYING WITH SECTION 11B-502 SHALL DISPERSED AND LOCATED ON THE SHORTEST ACCESSIBLE ROUTE TO THE ACCESSIBLE ENTRANCES. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING OR FACILITY, PARKING SPACES COMPLYING WITH SECTION 11B-502 SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY. (PER 11B-208.3.1)

SURFACES SLOPES OF ACCESSIBLE PARKING SPACES

1. 11B-405.2 SLOPE - RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.
2. 11B.405.3 CROSS SLOPE - CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48
3. 11B-405.6 RISE - THE RISE OF ANY RAMP RUN SHALL BE 30" MAXIMUM.

PARKING SPACE AND SIGNAGE

1. CAR AND VAN PARKING SPACES SHALL COMPLY WITH SECTION 11B-502. WHERE PARKING SPACES ARE MARKED WITH LINES, WITH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE MARKINGS (PER 11B-501.1).

2. CAR AND VAN PARKING SPACES SHALL BE 18' LONG MIN. CAR PARKING SPACES SHALL BE 9' WIDE MIN. AND VAN PARKING SPACES SHALL BE 12' WIDE MINIMUM, SHALL BE MARKED TO DEFINED THE WIDTH, AND SHALL HAVE AN ADJACENT ACCESS AISLE COMPLYING WITH SECTION 11B-502.3. (PER 11B-502.2).

3. ACCESS AISLES SERVING PARKING SPACES SHALL COMPLY WITH SECTION 11B-502.3. ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE. (PER 11B-502.3).
WIDTH - ACCESS AISLE SERVING CAR AND VAN PARKING SPACE SHALL BE 60" WIDE MINI.
LENGTH - ACCESS AISLE SHALL EXTEND THE FULL REQUIRED LENGTH OF THE PARKING SPACES THEY SERVE. (PER11B-502.3.2).
MARKING - ACCESS AISLE SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BLUE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAX. OF 36" ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE, PREFERABLY BLBLUE OR WHITE. THE WORDS "NO PARKING" SHALLE BE PAINTED ON THE SURFACE WITHIN ACCESS AISLE IN WHITE LETTERS A MIN. OF 12" IN HEIGHT & LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY. ACCESS AISLE MARKINGS MAY EXTEND BEYOND THE MINIMUM REQUIRED LENGTH. (PER 11B-502.3.3)

4. PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN WITH THE DESIGNATION "VAN ACCESSIBLE." SIGNS SHALL BE 60" MIN. ABOVE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. FINISH AND SIZE - PARKING IDENTIFICATION SIGNS SHALL BE REFLECTORIZED WITH A MIN. AREA OF 70 SQUARE INCHES. (PER 11B-502.6.1). MINIMUM FINE - ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE $250." (PER 11B-520.6.2). LOCATION - A PARING SPACE IDENTIFICATION SIGN SHALL BE VISIBLE FROM EACH PARKING SPACE. SIGNS SHALL BE PERMANENTLY POSTED EITHER IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROTECTED PARKING SPACE WIDTH AT THE HEAD END OF THE PARKING SPACE. SIGNS MAY ALSO BE PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE. (PER 11B-502.6.3)

5. EACH ACCESSIBLE CAR AND VAN SPACE SHALL HAVE SURFACE IDENTIFICATION COMPLYING WITH EITHER SECTIONS 11B-502.6.4.1 OR 11B-502.6.4.2. (PER 11B-502.6.4.1)

THE PARKING SPACE SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) COMPLYING WITH SECTION 11B-703.7.2.1IN WHITE ON A BLUE BACK GROUND A MINIMUM 36" WIDE BY 36" HIGH. THE CENTER LINE OF ISA SHALL BE A MAXIMUM OF 6" FROM THE CENTER LINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE LENGTH. (11B-502.6.4.1)

THE PARKING SPACE SHALL BE OUTLINED OR PAINTED BLUE AND SHALL BE MARKED WITH AN ISA COMPLYING WITH SECTION 11B-703.7.2.1 A MIN. 36" WIDE BY 36" HIGH IN WHITE OR A SUITABLE CONTRASTING COLOR. THE CENTERLINE OF THE ISA SHALL BE A MAX. OF 6" FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE (PER 11B-502.6.4.2).

6. AN ADDITIONAL SIGN SHALL BE POSTED EITHER;
1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR
2) IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE. (PER 11B-502.8) THE SIZE OF ADDITIONAL SIGN SHALL NOT BE LESS THAN 17" WIDE BY 22" HIGH. (PER 11B-502.8.1) THE LETTER OF ADDITIONAL SIGN SHALL CLEARLY STATE IN LETTERS WITH A MINIMUM HEIGHT OF 1" THE FOLLOWING:

"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACE NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: ____ OR BY TELEPHONING _____." BLANK SPACES SHALL BE FILLED IN WHICH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN. (PER 11B-502.8.2)

VERTICAL CLEARANCE

1. PARKING SPACES, ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE 98" MINIMUM. (PER 11B-502.6)

VAN PARKING SPACES

1. FOR EVERY SIX OR FRACTION OF SIX PARKING SPACES REQUIRED BY SECTION 11B-208.2 TO COMPLY WITH SECTION 11B-502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH SECTION 11B-502. (PER 11B-208.2.4).

EACH ACCESSIBLE CAR AND VAN SPACE SHALL HAVE SURFACE IDENTIFICATION COMPLYING WITH EITHER SECTION 11B-502.6.4 OR 11B-502.6.4.2.

1. THE PARKING SPACE SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703-.7.2.1 IN WHITE ON A BLUE BACKGROUND A MINIMUM 36" WIDE BY 36" HIGH. THE CENTERLINE OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A MAXIMUM OF 6" FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE LENGTH. (PER 11B-502.6.4)
2. THE PARKING SPACE SHALL BE OUTLINED OR PAINTED BLUE AND SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACESSIBILITY (ISA) COMPLYING WITH SECTION 11B-7037.2.1 A MINIMUM 36" WIDE BY 36" HIGH IN WHITE OR A SUITABLE CONTRASTING COLOR. THE CENTER LINE OF ISA SHALL BE A MINIMUM OF 6" FROM THE CENTER OF PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE & LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE. (PER 11B-502..6.4.2)

AN ADDITIONAL SIGN SHALL BE POSTED EITHER;
1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR
2) IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE. (PER 11B-502.8) THE SIZE OF ADDITIONAL SIGN SHALL NOT BE LESS THAN 17" WIDE BY 22" HIGH. (PER 11B-502.8.1) THE LETTER OF ADDITIONAL SIGN SHALL CLEARLY STATE IN LETTERS WITH A MINIMUM HEIGHT OF 1" THE FOLLOWING:

"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACE NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: ____ OR BY TELEPHONING _____." BLANK SPACES SHALL BE FILLED IN WHICH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN. (PER 11B-502.8.2)

WALKS & SIDEWALKS:

GENERAL. WALKING SURFACES THAT ARE A PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH SECTION 11B-403, 11B-403.5.1 CLEAR WIDTH. EXCEPT AS PROVIDED IN SECTIONS 11B-403.5.2. AND 11B-403.5.3, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36" (914mm).
THE CLEAR WIDTH OF SIDEWALKS AND WALKS SHALL BE 48" (219mm) MINIMUM. WHEN, BECAUSE OF "RIGHT-AWAY RESTRICTIONS", NATURAL BARRIERS OR OTHER EXISTING CONDITIONS, THE ENFORCING AGENCY DETERMINES THAT COMPLIANCE WITH THE 48-INCH (219mm) CLEAR SIDEWALK WIDTH WOULD CREATE AN UNREASONABLE HARDSHIP, THE CLEAR WIDTH MAY BE REDUCED TO 36" (914mm).

11B-303.2 VERTICAL
CHANGES IN THE LEVEL OF 1/4 INCH (6.4mm) HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT

11B-303.3 BEVELED.
CHANGES IN LEVEL BETWEEN 1/4 INCH (6.4mm) HIGH MINIMUM AND 1/2 INCH (12.7mm) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

11B-403.3 SLOPE.
THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.

PROTRUDING OBJECTS

11B-307.2 PROTRUSION LIMITS. OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES (686 mm) AND NOT MORE THAN 80 INCHES (2032mm) ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE 4 INCHES (102mm) MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH.

FLOOR OR GROUND SURFACES

11B-302.1 GENERAL. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT AND SHALL COMPLY WITH SECTION 11B-302.

11B-302.2 CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVELCUT PILE, LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE 1/2 INCH (12.7MM) MAXIMUM. EXPOSED EDGES OR CARPET SHALL BE FASTENED TO FLOOR SURFACE AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH SECTION 11B-303.

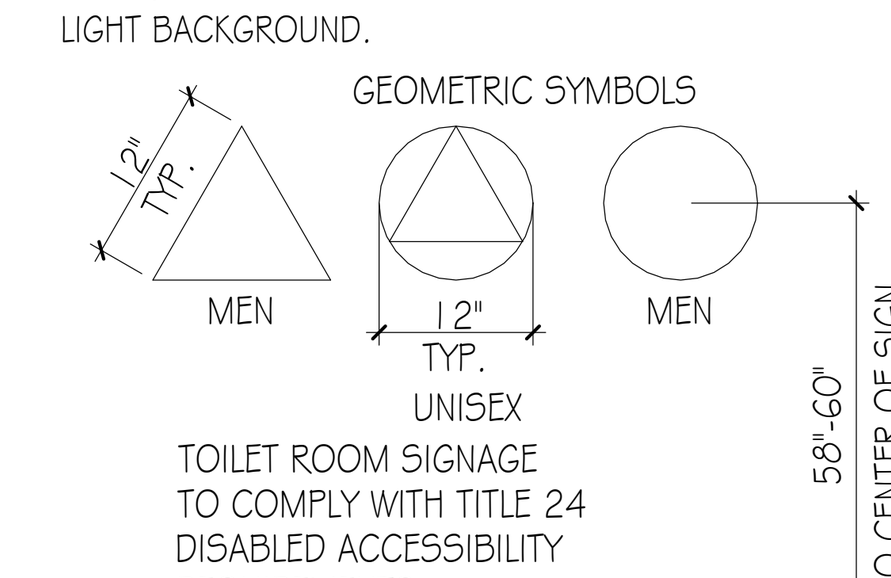
11B-302.3 OPENINGS. OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT, ALLOW PASSAGE OF A SYPHERE MORE THAN 1/2 INCH (12.7 MM) DIAMETER EXCEPT AS ALLOWED IN SECTION 11B-407.4.3

11B-303.2 VERTICAL. CHANGES IN LEVEL GREATER THAN 1/4 INCH (6.4 MM) AND NOT EXCEEDING 1/2 IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THEN 1:2 (11B-303) & (11B-303.3).

SANITARY FACILITIES (GENERAL):

11B-703.7.2.6.3 UNISEX TOILET AND BATHING FACILITIES. UNISEX TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, 1/4 INCH (6.4mm) THICK AND 12 INCHES (305mm) IN DIAMETER WITH A 1/4 INCH (6.4mm) THICK TRIANGLE WITH A VERTEX POINTING UPWARD SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12-INCH (305mm) DIAMETER. THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE CIRCLE SYMBOL, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.

GEOMETRIC SYMBOLS



TOILET ROOM SIGNAGE TO COMPLY WITH TITLE 24 DISABLED ACCESSIBILITY REQUIREMENTS

SANITARY FACILITY FIXTURES & ACCESSORIES:

11B-606.5 EXPOSED PIPES AND SURFACES.
WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

11B-703.7.2.6 TOILET AND BATHING FACILITIES GEOMETRIC SYMBOLS. DOORWAYS LEADING TO TOILET ROOMS AND BATHING ROOMS SHALL BE IDENTIFIED BY A GEOMETRIC SYMBOL COMPLYING WITH SECTION 11B-703.7.2.6. THE SYMBOL SHALL BE MOUNTED AT 58 INCHES (1473mm) MINIMUM AND 60 INCHES (1524mm) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED FROM THE CENTERLINE OF THE SYMBOL. WHERE A DOOR IS PROVIDED THE SYMBOL SHALL BE MOUNTED WITHIN 1 INCH (25mm) OF THE VERTICAL CENTERLINE OF THE DOOR.

11B-703.4.1. HEIGHT ABOVE FINISH FLOOR OR GROUND. TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES (1219mm) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60 INCHES (1524mm) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.

DOOR, DOORWAYS, AND GATES

1. DOORS, DOORWAYS, AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH SECTION (11B-404.1)
2. MANUAL DOORS, DOORWAYS, AND MANUAL GATES INTENDED FOR USER PASSAGE SHALL COMPLY WITH SECTION 11B-504.2 (PER 11B-404.2)
3. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32" MIN. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24" DEEP SHALL PROVIDE A CLEAR OPENING OF 36" MIN. THERE SHALL BE NO PROJECTION INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34" ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34" AND 80" ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4". (PER 11B-404.2.3)
4. SWINGING DOORS AND GATES SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 11B-404.2.4.1.
5. RECESSED DOORS & GATES SHALL HAVE MANEUVERING CLEARANCES FORWARD APPROACH AND SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18" OF THE LATCH SIDE AT AN INTERIOR DOORWAY, OR WITHIN 24" OF THE LATCH SIDE OF AN EXTERIOR DOORWAY, PROJECTS MORE THAN 8" BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE. (PER 11B-404.2.4.3)
6. FLOOR OR GROUND SURFACE WITHIN REQUIRED MANEUVERING CLEARANCES SHALL COMPLY WITH SECTION 11B-302. CHANGES IN LEVEL ARE NOT PERMITTED. (PER 11B-404.2.4.4)
7. PROVIDED THRESHOLD AT DOORWAYS SHALL BE 1/2" HIGH MAX. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS11B-302 & 11B-303.(PER11B-404.2.5)
8. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MINI. AND 44" MAX. ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. (PER 11B-404.2.7)
9. DOOR & GATE CLOSING SPEED SHALL COMPLY WITH SECTION 11B-404.2.8.
THE DOOR & GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LARCH IS 5 SECONDS MINIMUM. (PER 11B-404.2.8.1).
DOOR & GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MIN. (PER 11B-404.2.8.2).
10. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OR OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
A. INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAX.
B. SLIDING OR FOLDING DOORS: 5 POUNDS MAX.
C. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
THE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION. (PER 11B-404.2.9).
11. SWINGING DOOR AND GATE SURFACES WITHIN 10" OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16" OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. (PER 11B-404.2.10).
12. AUTOMATIC DOORS & AUTOMATIC GATES SHALL COMPLY WITH SECTION 11B-404.3. FULL-POWERED AUTOMATIC DOORS SHALL COMPLY WITH ANSI/BHMA A156.10. LOW-ENERGY AND POWERASSISTED DOORS SHALL COMPLY WITH ANSI/BHMA A156.19. (PER 11B-404.3)
13. WHERE DOORS & GATES WITHOUT STANDBY POWER ARE A PART OF A MEANS OF EGRESS, THE CLEAR BREAK OUT OPENING AT SWINGING OR SLIDING DOORS AND GATES SHALL BE 32" MIN. WHEN OPERATED IN EMERGENCY MODE. (PER 11B-404.3.6)

HANDRAILS & GRAB BARS

1. HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4" MIN. AND 2" MAX. (PER 11B-505.7.1)
HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES (PER 11B-505.8)
2. GRAB BARS WITH CIRCULAR CROSS SECTIONS SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4" MIN. AND 2" MAX. (PER 11B-606.2.1)
GRAB BARS AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES. (PER 11B-609.5)

COMMUNICATION ELEMENTS

FIRE ALARM SYSTEMS SHALL HAVE PERMANENTLY INSTALLED AUDIBLE AND VISIBLE ALARMS COMPLYING WITH NFPA 72 & CHAPTER 9, SECTION 907.5.2.1 AND 907.5.2.3 (PER 11B-702.10)

1. ALL BUILDING ENTRANCES SHALL BE IDENTIFIED WITH SIGNS THAT COMPLY WITH WITH SECTION 11B-703. WHERE BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL, AND ONE WITH TACTILE CHARACTERS. SHALL BE PROVIDED. (PER 11B-703.1)
2. SIGNS WITH TACTILE CHARACTERS SHALL COMPLY WITH SECTION 11B-703.4 & 11B-703.4.1
3. RAISED CHARACTERS SHALL BE 1/32" MIN. ABOVE THEIR BACKGROUND. 11B-703.2.1
4. CHARACTERS SHALL BE UPPERCASE. 11B-703.2.2
5. CHARACTERS SHALL BE SAN SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS. 11B-703.2.3
6. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IN 55 60 PERCENT MIN. AND 110 PERCENT MAX. OF THE HEIGHT OF THE UPPERCASE LETTER "I". 11B-703.2.4
7. CHARACTERS HIGH MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8" MIN. AND 2" MAX. BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I". 11B-703.2.5.
8. STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 15 PERCENT MAX. OF THE HEIGHT OF THE CHARACTER. 11B-703.2.6.
9. CHARACTERS SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT RAISED CHARACTERS WITHIN A MESSAGE, EXCLUDING WORD SPACES. WHERE CHARACTERS HAVE RECTANGULAR CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/8" MIN. AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM. WHERE CHARACTERS HAVE OTHER CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTER SHALL BE 1/16" MIN. AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAX. AT THE TOP OF THE CROSS SECTIONS. CHARACTERS SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/8" MIN. 11B-703.2.7
10. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135% MIN. AND 170% MAX. OF THE RAISED CHARACTER HEIGHT. 11B-703.2.8
11. TEXT SHALL BE IN A HORIZONTAL FORMAT. 11B-703.2.9
12. BRAILLE SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH SECTION 11B-703.3 BRAILLE AND 11B-703.4 INSTALLATION HEIGHT AND LOCATION 11B-703.3
13. BRAILLE DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE AND SHALL COMPLY WITH TABLE 11B-703.3.1. THE INDICATION OF AN UPPERCASE LETTER OR LETTERS SHALL ONLY BE USED BEFORE THE FIRST WORD OF SENTENCES, PROPER NOUNS AND NAMES, INDIVIDUAL LETTERS OF THE ALPHABET INITIALS, AND ACRONYMS. 11B-703.3.1
14. BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT, FLUSH LEFT OR CENTERED. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8" MIN. AND 1/2" MAX. FROM ANY OTHER TACTILE CHARACTERS AND 3/8" MIN. FROM RAISED BORDERS AND DECORATIVE ELEMENTS. 11B-703.3.2 (SEE EXCEPTION).
15. SIGNS WITH TACTILE CHARACTERS SHALL COMPLY WITH 11B-703.4 INSTALLATION HEIGHT AND LOCATION. 11B-703.4
16. TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48" MIN. ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST TACTILE CHARACTER BRAILLE CELLS AND 60" MAX. ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER LINE RAISED CHARACTERS. 11B-703.4.1 (SEE EXCEPTION)
17. WHERE A TACTILE SIGN IS PROVIDED AT DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MIN. BY 18" MIN, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION. WHERE PERMANENT IDENTIFICATION SIGNAGE IS PROVIDED FOR ROOMS AND SPACES THEY SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE EXITS THE ROOM OR SPACE. 11B-703.4.2 (SEE EXCEPTION)
18. VISUAL CHARACTERS SHALL COMPLY WITH THE FOLLOWING, EXCEPT WHERE VISUAL CHARACTERS COMPLY WITH 11B-703.2 RAISED CHARACTERS AND ARE ACCOMPANIED BY BRAILLE COMPLYING WITH 11B-703.3 BRAILLE, THEY SHALL NOT BE REQUIRED TO COMPLY WITH 11B-703.5.2 THROUGH 11B-703.5.6,11B-703.5.8 AND 11B-703.5.9

ELECTRICAL:

(11B-308.1.1) ELECTRICAL SWITCHES. CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF A ROOM OR AREAS TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL COMPLY WITH SECTION 11B-308 EXCEPT THE LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND THE HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX.

(11B-308.1.2) ELECTRICAL RECEPTACLE OUTLETS. ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL COMPLY WITH SECTION 11B-308 EXCEPT THE LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND THE HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX.

OPERABLE PARTS:

(11B-309.4) OPERATION. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

ENLARGED RAMP AND ACCESSIBLE PARKING (1)

SCALE: 1/4" = 1'-0"

REVISIONS	
Date	Description

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No. C-32798
RENEWAL DATE 03-31-27
STATE OF CALIFORNIA

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ACCESSIBILITY NOTES

DATE	JUL. 2026
SCALE	1/4" = 1'-0"
DRAWN	T.N.
JOB#	YC25009

A0.2

PARKING STALL COUNT

LEVELS	Accessible Stalls Van	Accessible Stalls Typical	Commercial Standard	Resident Garages	Guest Standard	Total Stalls	Building Area Slab on Grade	Building Area Elevated	Gross Floor Area	# Sq. Ft. Per Stall
GROUND TIER	1	0	0	64	17	82	32,550		32,550	397
SECOND TIER	1	4	79	0	15	99		34,610	34,610	350
THIRD TIER	1	3	91	0	0	95		32,130	32,130	338
FOURTH TIER	0	0	96	0	0	96		32,130	32,130	335
FIFTH TIER	0	0	116	0	0	116		39,577	39,577	341
STRUCTURE 1	3	7	382	64	32	488	32,550	138,447	170,997	350
Ratios	2.05%		78.28%	13.11%	6.56%	100.00%				

PARKING STANDARDS

Standard Stalls	9'-0" X 18'-0"
Garage Stalls	10'-0" x 20'-0"
Accessible Stalls	9'-0" x 18'-0" w/ 5' loading zone and
*location to be verified	9'-0" x 18'-0" w/ 8' loading zone for vans
Aisle Widths	26'-0"

(E) BUILDING

(E) PARKING STRUCTURE

(E) RAMP

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UP

SUITE 100

SUITE 120

48 GUEST PARKING SPACES

BUILDING

ONE STORY BUILDING

FIRST UNITED METHODIST CHURCH

19TH STREET

OLD NEWPORT BLVD.

ADA PEDESTRIAN PATH

N

PROPOSED SITE PLAN SCALE 1/32" = 1'-0" 1

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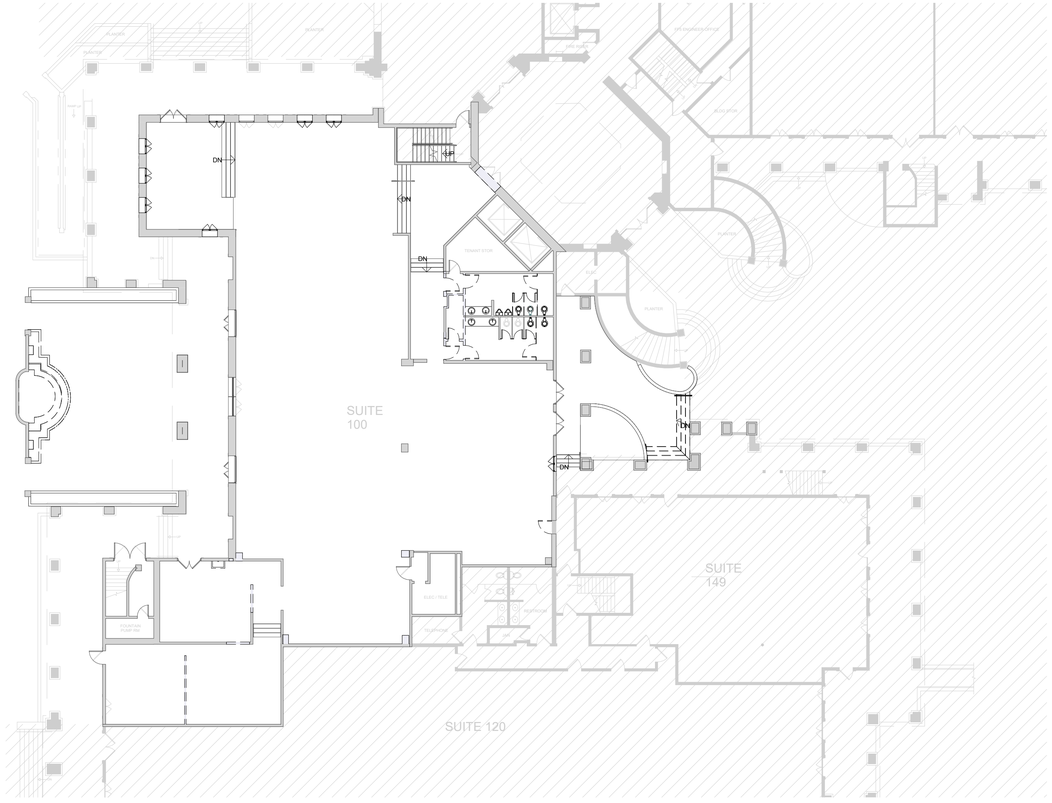
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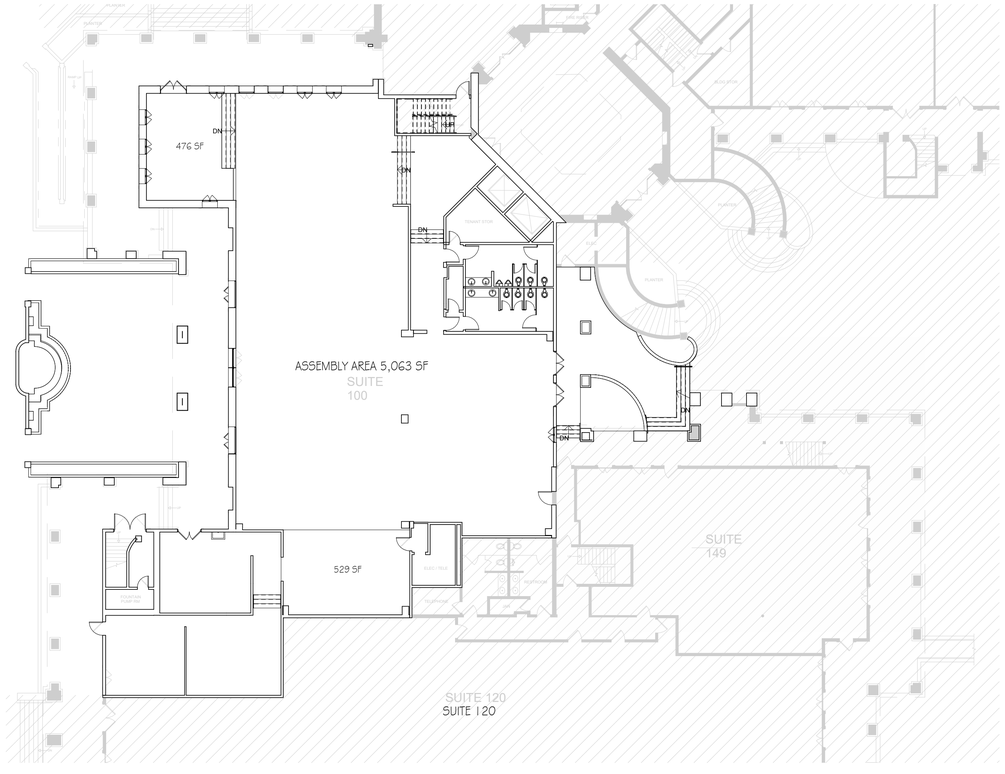
PROPOSED SITE PLAN

DATE	JUL. 2026
SCALE	1/32" = 1'-0"
DRAWN	AUTHER
JOB#	YC25009

A1.0



DEMO FINISH FLOOR PLANPLAN | SCALE 1/16" = 1'-0" | 2



EXISTING FINISH FLOOR PLAN | SCALE 1/16" = 1'-0" | 1

(E) WALL

(E) WALL TO BE DEMOLISHED

(E) DOOR TO BE DEMOLISHED

SYMBOL LEGENDS

REVISIONS

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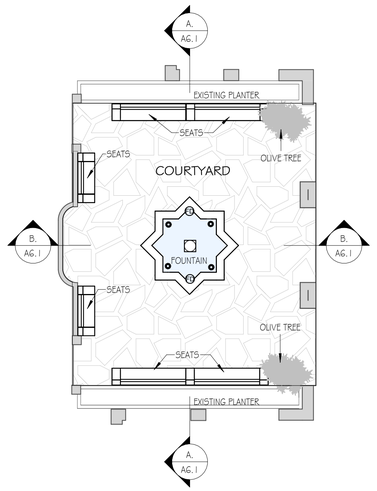
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EXISTING & DEMO FINISH FLOOR PLANS

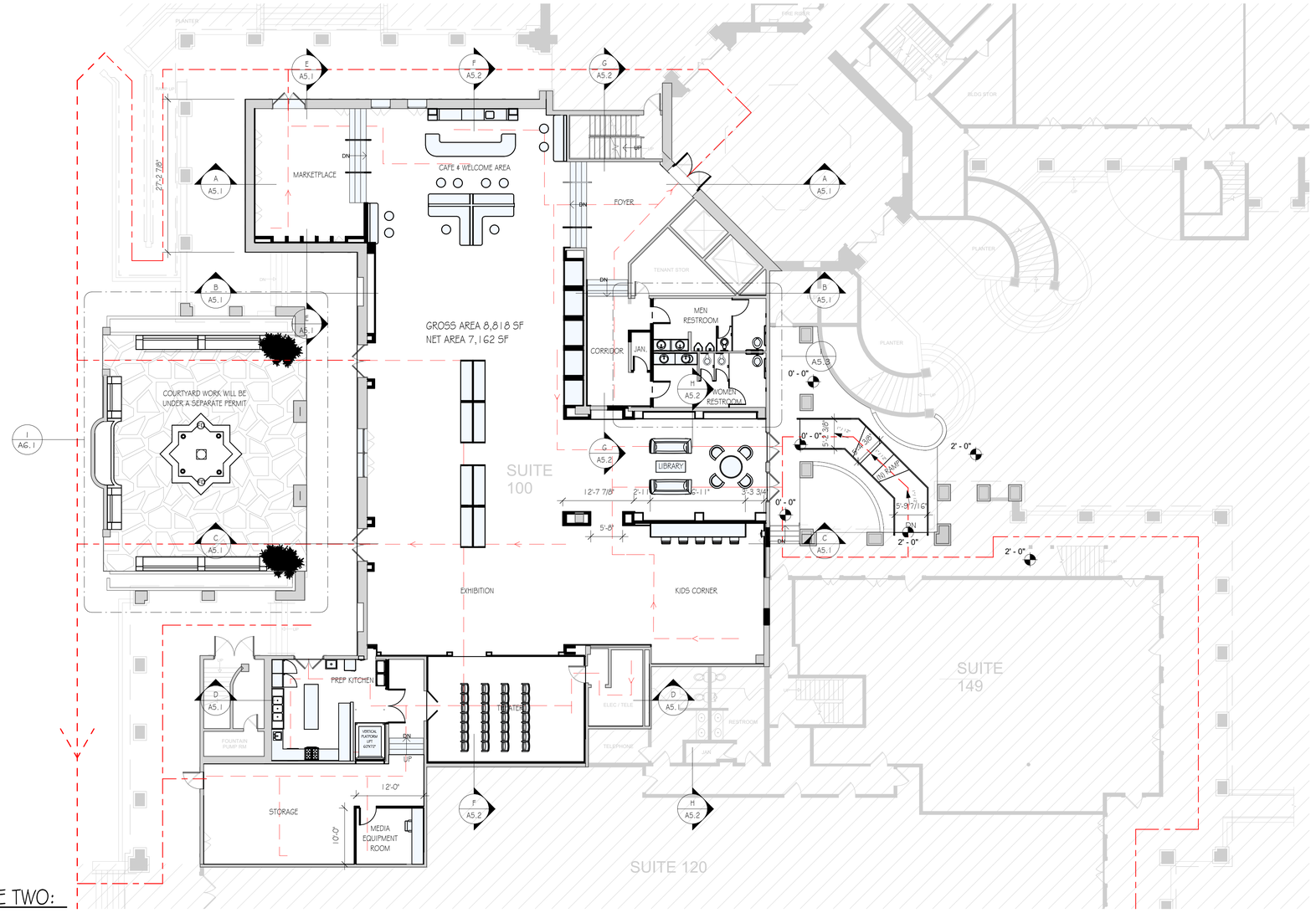
DATE	JUL. 2026
SCALE	1/16" = 1'-0"
DRAWN	AUTHER
JOB#	YC25009

A2.1



PHASE ONE: COURTYARD
IMPROVEMENTS ARE MINOR
CONDITIONAL USE PERMIT (MCUP)

COURTYARD PLAN SCALE 3/32" = 1'-0" (2)



PHASE TWO:
MUSEUM IMPROVEMENTS ARE
CONDITIONAL USE PERMIT (CUP)

PROPOSED FINISH FLOOR PLAN SCALE 3/32" = 1'-0" (1)

A-3 MUSEUM OCCUPANCY: 7,215 SF. PREP KITCHEN AND STORAGE ARE ACCESSORY TO THE MAIN A-3 MUSEUM OCCUPANCY PER CBC §508.2.

CLASSIFICATION	OCC. LOAD	OCCUPANTS PER SEX	WATER CLOSETS		LAVATORIES		URINALS
			MALE	FEMALE	MALE	FEMALE	
A3	241	121	0.96	1.85	0.60	0.60	0.60
		REQUIRED	1	2	1	1	1
		PROVIDED	2	3	2	2	2

1

PLUMBING FIXTURE

A3 MUSEUM
7,215 ÷ 30 = 240.5 → 241 OCCUPANTS

FUNCTION OF SPACE	AREA	GROUP	FACTOR	OCCUPANTS
COURTYARD	1348 SF	A3	7	192.5
OCCUPANTS TOTAL	1348 SF			192.5

OCCUPANT LOAD

1. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
2. CBC SECTION 1013.1, EXIT DOORS SHALL BE MARKED SO THAT THEY ARE READILY DISTINGUISHABLE FROM THE ADJACENT CONSTRUCTION.
3. THE FLOOR OR LANDING AT EACH SIDE OF AN EXIT DOOR SHALL BE LEVEL AND HAVING A LENGTH IN THE DIRECTION OF THE DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN THE CLOSED POSITION. CBC SECTION 11B-404.2.4.4
4. CBC SECTION 11B-404.2.7, HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
5. CBC SECTION 11B404.2.9 NOTE ON THE DRAWINGS: "MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLACE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.

A.D.A. NOTES



SYMBOL LEGENDS

REVISIONS

	Date	Description
1	08/20/2026	Revision 1

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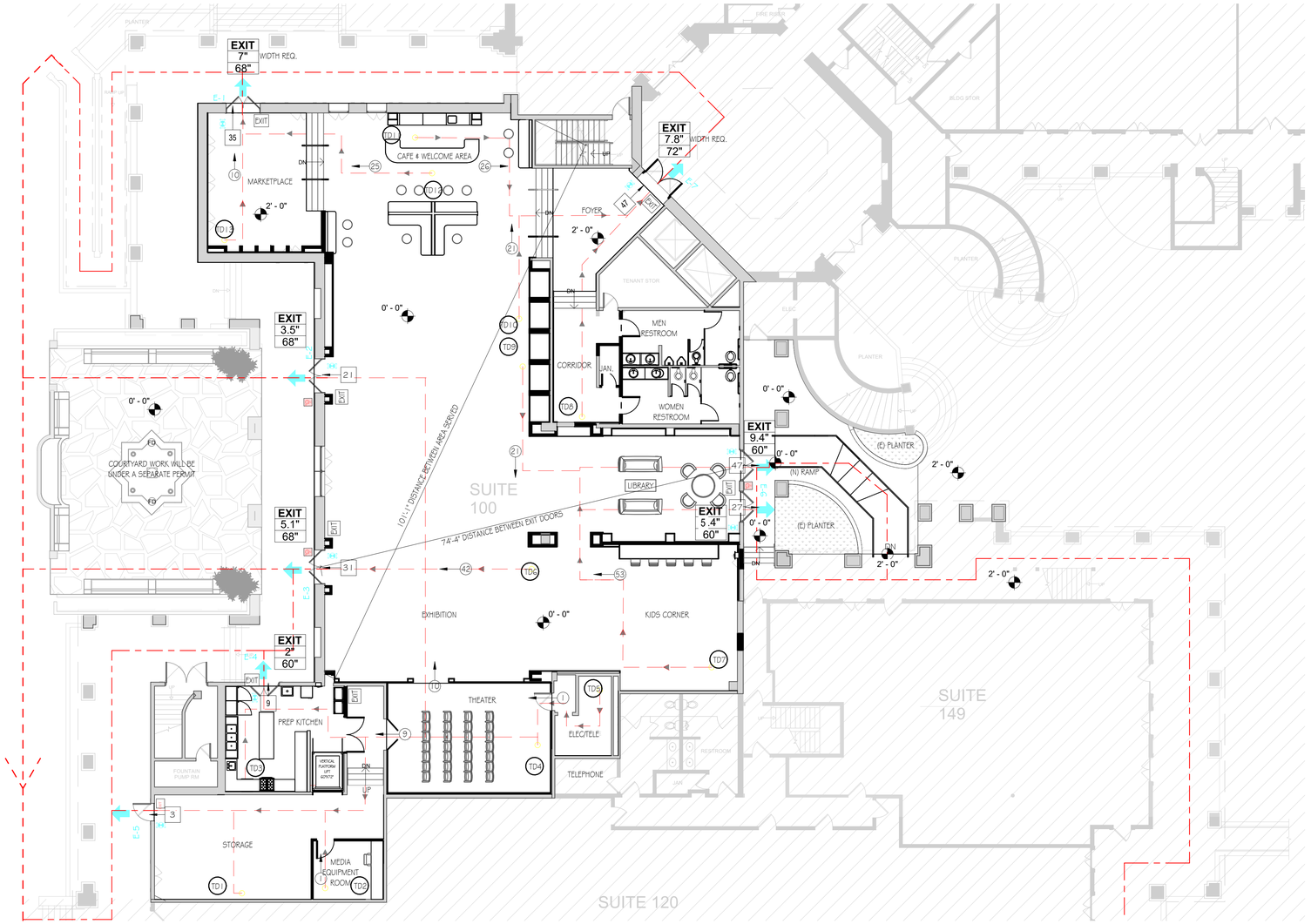
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PROPOSED FINISH FLOOR PLAN

DATE	JUL. 2026
SCALE	As indicated
DRAWN	T.N.
JOB#	YC25009

A2.2



PROPOSED EGRESS PLAN

SCALE 3/32" = 1'-0"

1. ALL MEANS OF EGRESS DOORS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1010.1.
   THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS. FOR OTHER SWINGING DOORS, AS WELL AS SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15-POUND FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND FORCE. THE DOOR SHALL SWING TO A FULL OPEN POSITIONWHEN SUBJECTED TO A 15-POUND FORCE. REVOLVING AND SLIDING DOORS MAY BE USED IN OTHER THAN GROUP H OCCUPANCIES AS EGRESS DOORS ONLY IF ALL OF THE REQUIREMENTS OF SECTION 1010.1.4.1 AND SECTION 1010.1.4.3, RESPECTIVELY, ARE MET.

2. SHOW CLEARLY THAT PANIC AND FIRE EXIT HARDWARE, WHERE INSTALLED ON DOORS IN THIS BUILDING. SATISFY THE FOLLOWING: (1008.1.10)
   A. THE ACTUATING PORTION OF THE RELEASING DEVISE SHALL EXTEND AT LEAST ONE-HALF OF THE DOOR LEAF WIDTH.
   B. THE MAXIMUM UNLATCHING FORCE DOES NOT EXCEED 15-POUND
   C. PIVOTED OR BALANCED DOORS SHALL BE OF THE PUSH-PAD TYPE WHERE PANIC HARDWARE IS REQUIRED, AND THE PAD SHALL NOT EXTEND ACROSS MORE THAN ON HALF OF THE FLOOR WIDTH, MEASURED FROM THE LATCH SIDE.
   D. PANIC HARDWARE IS LISTED IN ACCORDANCE WITH UL 305.
   E. FIRE EXIT HARDWARE IS LISTED IN ACCORDANCE WITH UL 10C AND UL 305

3. EXIT SIGN SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LISTED AND LABLED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND CHAPTER 27. EXTERNALLY ILLUMINATED EXITS SIGNS SHALL COMPLY WITH THE GRAPHICS AND POWER SOURCE REQUIREMENTS IN SECTIONS 1013.6.1 AND 1011.6.3, RESPECTIVELY. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOTCANDLE (54LUX). (1013.3).

4. ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THEN 1-FOOTCANDLE (11LUX) AT THE WALKING SURFACE LEVEL..

5. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PERMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM FOR THE FOLLOWING AREAS:
   A. AISLES AND UNENCLOSED EGRESS STAIWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
   B. CORRIDORS, INTERIOR EXIT STAIRWAYS AND RAMPS, AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO ORE MORE EXITS.
   C. EXTERIOR EGRESS COMPONENTS AT OTHER THAT THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRE TO HAVE TWO OR MORE EXITS.
   D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRE TO HAVE TWO OR MORE EXITS.
   E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.6, FOR EXIT DISCHRGE DOORWAYS IN BUILDINGS REQUIRE TO HAVE TWO OR MORE EXITS.

6. THE EMERGENCY POWER SYSTEM SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM WHICH IS TO PROVIDE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 1-1/2 HR. IN CAE OF PRIMARY POWER LOSS. CONTINUED ILLUMINATION IS TO BE PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR AND THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 27. (1008.3.4).

7. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1-FOOTCABLE (11LUX) AND A MINIMUM AT ANY POINT OF 0.1-FOOTCANDLE (1LUX) MEASURE ALING THE PATH OF EGRESS AT FLOOR LEVEL. A MAXIMUM-TO-MINIMUM ILLUMINATIO UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1008.3.5).

8. WHERE KEY-OPERATED LCKING DEVICES ARE USED, POST A SIGN ON OR ADJACENT TO THE REQUIRED MAIN EXIT DOOR WITH 1-IN. LETTERING STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED." (1008.1.9.3).

9. EGRESS DOORS OR GATES SHALL BE OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY SPECIAL KNOWLEDGE, OR EFFORT. DOOR HANDLES, PULL, LATCHES, LOCKS, AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 TO 48 IN. ABOVE THE FINISHED FLOOR. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED. THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.

MEANS OF EGRESS NOTES

FUNCTION OF SPACE	AREA	GROUP	FACTOR	OCCUPANTS
THEATER	525 SF	A1	15	35.0
PREP KITCHEN	362 SF	A2	200	1.8
CAFE & WELCOME AREA	760 SF	A2	15	50.7
EXHIBITION	2512 SF	A3	30	83.7
FOYER	277 SF	A3	15	18.5
LIBRARY	656 SF	A3	100	6.6
KIDS CORNER	787 SF	A3	15	52.5
MARKETPLACE	463 SF	M	50	9.3
STORAGE	570 SF	S1	300	1.9
MEDIA	131 SF	S1	300	0.4
JAN.	23 SF	S2	300	0.1
ELEC/TELL	129 SF	S2	300	0.4
OCCUPANTS TOTAL	7196 SF			260.8

OCCUPANT LOAD

L.T.R.= LESS THAN REQUIRED (<200' PER TABLE 1016.2, EXIT ACCESS TRAVEL DISTANCE)

TD1 -> E-5	= 28'-9"
TD2 -> E-5	= 42'-0"
TD3 -> E-4	= 18'-4"
TD4 -> E-4	= 56'-9"
TD5 -> E-4	= 82'-0"
TD6 -> E-3	= 34'-10"
TD7 -> E-6	= 82'-7"
TD8 -> E-7	= 43'-3"
TD9 -> E-6	= 53'-3"
TD10 -> E-7	= 42'-1"
TD11 -> E-7	= 56'-0"
TD12 -> E-1	= 42'-3"
TD13 -> E-1	= 24'-11"

MAIN TRAVEL DISTANCES

FUNCTION OF SPACE	AREA	EXITS
CAFE & WELCOME AREA	760 SF	E1& E7
COURTYARD	1348 SF	-
ELEC/TELL	129 SF	E3
EXHIBITION	2512 SF	E2, E3, E6, & E7
JAN.	23 SF	E7
KIDS CORNER	787 SF	E6
LIBRARY	656 SF	E6
MARKETPLACE	463 SF	E1
MEDIA	131 SF	E5
MEN RESTROOM	186 SF	E7
PREP KITCHEN	362 SF	E4
STORAGE	570 SF	E5
THEATER	525 SF	E3 & E4
WOMEN RESTROOM	193 SF	E7

TABLE 1016.2: EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITHOUTH SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)
A,E,F-1,M,R,S-1	200	250'
I-1	NOT PERMITED	250'
B	200	300'
F-2, S-2, U	300	400'
H-1	NOT PERMITED	75'
H-2	NOT PERMITED	100'
H-3	NOT PERMITED	150'
H-4	NOT PERMITED	175'
H-5	NOT PERMITED	200'
I-2, I-3, I-4	NOT PERMITED	200'

PATH OF EGRESS

EXIT

EXIT TAG
REQUIRED DOOR WIDTH
PROVIDED WIDTH OF COMPONENT

EXIT SIGN

SYMBOL LEGENDS

E-3 TO E-6 = 74'-5"
DIAGONAL AREA OF SERVICE = 148'-2"

THE MINIMUM SEPARATION BETWEEN REQUIRED EXIT ACCESS DOORS OR EXITS SHALL BE EQUAL OR GREATER THAN 1/2 THE DIAGONAL OF THE SPACE OR FLOOR IT SERVES IN NOT SPRINKLER BUILDINGS. PROPOSED DISTANCES BETWEEN DOORS ARE GREATER THAN MINIMUM REQUIRED.

DOORS DISTANCES

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Description	Date

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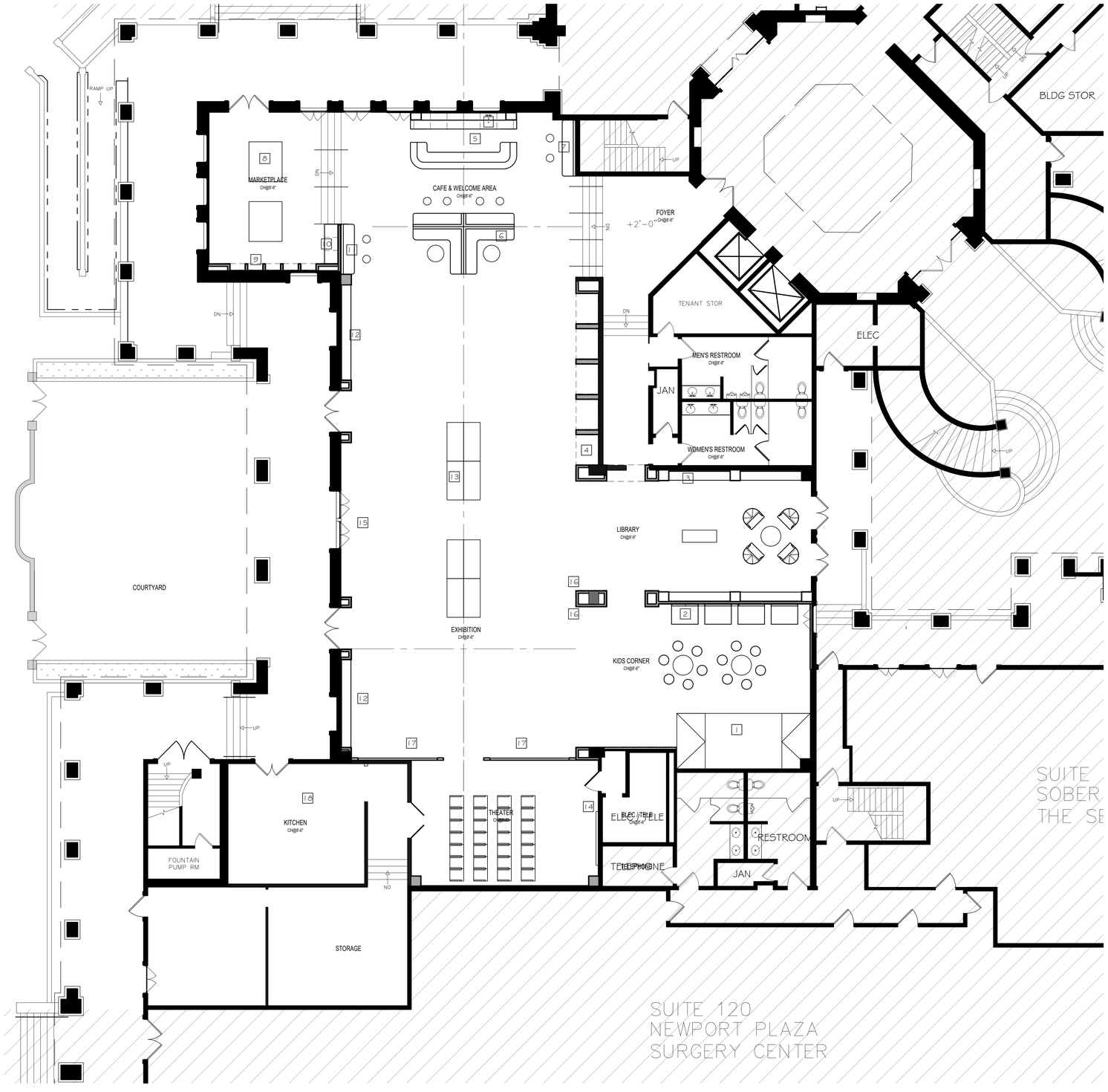
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MEANS OF EGRESS

DATE	JUL. 2026
SCALE	As indicated
DRAWN	T.N.
JOB#	YC25009

A2.4



1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER AND ALL THE UTILITY COMPANIES DEPARTMENTS 72 HRS OR AS REQUIRED BEFORE DEMOLITION IS TO START TO VERIFY ANY UTILITIES THAT MAY BE PRESENT ON SITE. ALL VERIFICATIONS, LOCATIONS, SIZE AND DEPTHS SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES OR DEPARTMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE STARTING DEMOLITION OPERATIONS.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH EACH COMPANY AND OR AGENT WHO IS RESPONSIBLE TO REMOVE OR RELOCATE EACH EXISTING UTILITY. IT FURTHER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BEAR THE COST FOR THE REMOVAL, TERMINATION OR RELOCATION OF UTILITIES IF THE RESPONSIBILITY IS NOT COVERED BY THE UTILITY COMPANY.
3. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL EXAMINE MECHANICAL, ELECTRICAL AND PLUMBING WORKS CONCEALED WITHIN WALLS AND CEILING CAVITIES TO DETERMINE THE SCOPE OF SELECTED DEMOLITION.
4. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL REVIEW MATERIALS TO BE REMOVED WITH THE OWNER, TO IDENTIFY ITEMS THAT WILL BE TURNED OVER TO THE OWNER. MATERIALS TO BE SALVAGED WILL BE CAREFULLY REMOVED AND DELIVERED TO THE LOCATION INDICATED BY THE OWNER.
5. THE SITE SHALL BE STRIPPED OF EXISTING IMPROVEMENTS WITHIN THE PERIMETER CITY SIDEWALKS AND OWNERS PROPERTY. ALL MATERIALS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE BY THE GENERAL CONTRACTOR UNLESS APPROVED FOR REUSE ON SITE BY THE STRUCTURAL, GEOTECHNICAL ENGINEERS AND GOVERNING AGENCIES.
6. ALL CONTRACTORS MUST TAKE PARTICULAR CARE WHEN EXCAVATIONS IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. ACTUAL FIELD LOCATIONS OF ALL THE EXISTING UTILITIES ARE THE CONTRACTORS RESPONSIBILITY AND MUST BE LOCATED EITHER BY THE REPRESENTATIVE OF THE UTILITY COMPANY OR BY A PRIVATE UNDERGROUND UTILITY LOCATING COMPANY PRIOR TO START THE DEMOLITION ACTIVITIES.
7. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROMPTLY NOTIFY THE DESIGNERS OF ANY INCONSISTENCIES OR OTHER ISSUES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH THE WORK.
8. THE CONTRACTOR MUST VISIT THE SITE AND STUDY EXISTING PHYSICAL CONDITIONS, REVIEW DRAWINGS, AND REACH THEIR OWN CONCLUSIONS ON WORK NECESSARY TO ACCOMPLISH INTENDED RESULTS DESCRIBED BY THE PROJECT DOCUMENTS.
9. REMOVAL OF THE EXISTING IMPROVEMENTS SHALL BE AS REQUIRED FOR THE PROJECT. THE MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A PROPER AND LEGAL MANNER PER FEDERAL, STATE AND OR LOCAL LAWS AND ORDINANCES.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT EACH DAY AND REMOVE ALL MUD, DIRT, GRAVEL AND LOOSE MATERIALS TRACKED, DUMPED, SPILLED OR WIND BLOWN FROM THIS SITE ONTO OTHER SITES, RIGHT OF WAYS, PUBLIC OR PRIVATE STREETS OR ROADS, DRIVEWAYS, YARDS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN OR PICK UP DAILY IF NECESSARY. THE CONTRACTOR SHALL REDUCE AIRBORNE DUST DURING THE ENTIRE DEMOLITION SCHEDULE. WATER MAY BE USED AS A REDUCER.
11. IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED THE OWNER SHALL BE NOTIFIED. THOSE MATERIALS SHALL BE REMOVED AND DISPOSED OF IN A MANNER AS APPROVED BY ALL GOVERNING AGENCIES AND IN A LANDFILL OR DISPOSAL FACILITY LICENSED TO ACCEPT HAZARDOUS MATERIAL.
12. RECYCLED CRUSHED OR PULVERIZED CONCRETE OR MASONRY MAY BE USED AS BACKFILL OR IN NEW CONSTRUCTION ONLY IF APPROVED BY THE STRUCTURAL AND GEOTECHNICAL ENGINEER.
13. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL DEVICES AS REQUIRED DURING DEMOLITION.
14. AGGREGATE ACCESSORY OCCUPANCIES SHALL NOT OCCUPY MORE THAN 10 PERCENT OF THE FLOOR AREA OF THE STORY IN WHICH THEY ARE LOCATED AND SHALL NOT EXCEED THE TABULAR VALUES FOR NON-SPRINKLER BUILDINGS IN TABLE 506.2 FOR EACH SUCH ACCESSORY OCCUPANCY. (CBC 2022, 508.2.3)

GENERAL NOTES

1. FREESTANDING TENT | (20'W x 8'D x 8'H)
2. CUSTOM WOOD PANELS WITH TOUCH SCREEN DISPLAYS (4'W x 3'D x 8'-6"H)
3. CUSTOM WOOD BOOKCASES (21'W x 1.8'D x 8'-6"H)
4. BUILT IN ARCHED STONE DISPLAY CASES (4'-6"W x 3'-6"D x 8'-6"H)
5. CUSTOM WOOD COFFEE/TEA BAR (16'W x 8'-6"D x 8'-6"H)
6. BUILT IN SEATING (15'W x 9'D x 34"H)
7. BUILT IN SEATING WITH FOUNDERS DISPLAY ABOVE (8'-5"W x 20'D x 8'-6"H)
8. FREESTANDING DISPLAY TABLES (6'W x 5'D x 30"H)
9. BUILT IN ARCHED STONE DISPLAY CASES (13'W x 1'D x 8'-6"H)
10. BUILT IN DESK WITH POS STATION (6'W x 2'D x 36"H)
11. BUILT IN SEATING WITH BACK LIT SIGNAGE ABOVE (7'-6"W x 2'D x 8'-6"H)
12. CUSTOM WOOD DISPLAY CASE WITH TOUCH SCREEN DISPLAYS (14'W x 1'-6"D x 8'-6"H)
13. MOVABLE LOW WOOD DISPLAY CASES (11'-8"W x 2'-6"D x 36"H)
14. CINEMA PROJECTION SCREEN (120"W x 66"H)
15. FREESTANDING INTERACTIVE DIGITAL TABLETOP DISPLAY (5'W x 3'D x 33"H)
16. FREESTANDING INTERACTIVE DIGITAL KIOSK (2'W x 2'D x 73"H)
17. ACRYLIC WALL DISPLAY BACKLIT (13'W X 4'D X 8'-6"H)
18. FULLY EQUIPPED COMMERCIAL KITCHEN

KEYNOTES

PROPOSED FLOOR PLAN: MUSEUM LAYOUT | SCALE: 1/8" = 1'-0" | 1

REVISIONS	
2/2026	PLAN CHECK

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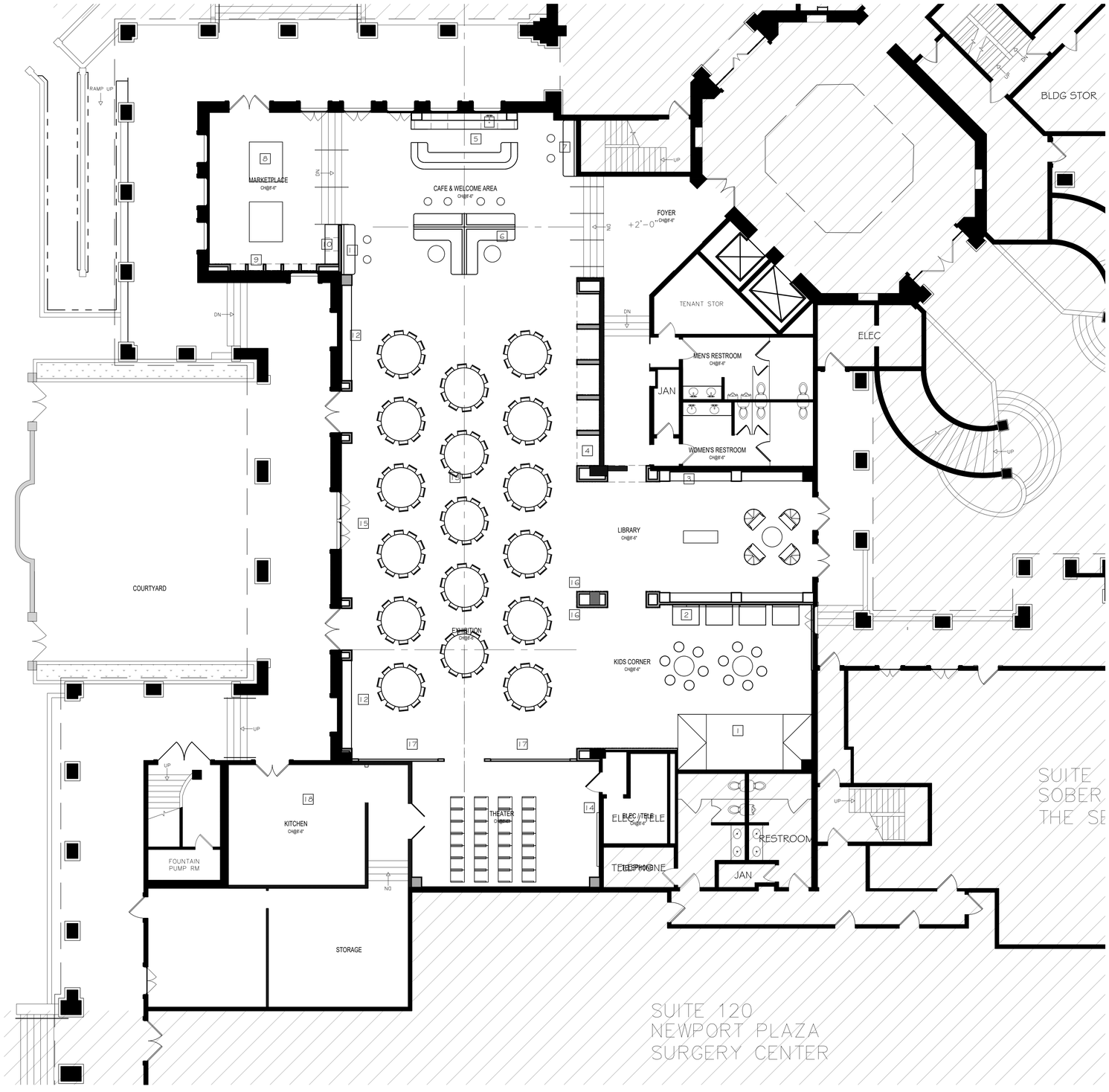
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YENNY NG
No. C-32798
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PROPOSED FLOOR PLAN
MUSEUM LAYOUT

DATE	MARCH 2026
SCALE	
DRAWN	AUTHER
JOB#	YC2509
SHEET#	A2.3



1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER AND ALL THE UTILITY COMPANIES DEPARTMENTS 72 HRS OR AS REQUIRED BEFORE DEMOLITION IS TO START TO VERIFY ANY UTILITIES THAT MAY BE PRESENT ON SITE. ALL VERIFICATIONS, LOCATIONS, SIZE AND DEPTHS SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES OR DEPARTMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE STARTING DEMOLITION OPERATIONS.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH EACH COMPANY AND OR AGENT WHO IS RESPONSIBLE TO REMOVE OR RELOCATE EACH EXISTING UTILITY. IT FURTHER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BEAR THE COST FOR THE REMOVAL, TERMINATION OR RELOCATION OF UTILITIES IF THE RESPONSIBILITY IS NOT COVERED BY THE UTILITY COMPANY.
3. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL EXAMINE MECHANICAL, ELECTRICAL AND PLUMBING WORKS CONCEALED WITHIN WALLS AND CEILING CAVITIES TO DETERMINE THE SCOPE OF SELECTED DEMOLITION.
4. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL REVIEW MATERIALS TO BE REMOVED WITH THE OWNER, TO IDENTIFY ITEMS THAT WILL BE TURNED OVER TO THE OWNER. MATERIALS TO BE SALVAGED WILL BE CAREFULLY REMOVED AND DELIVERED TO THE LOCATION INDICATED BY THE OWNER.
5. THE SITE SHALL BE STRIPPED OF EXISTING IMPROVEMENTS WITHIN THE PERIMETER CITY SIDEWALKS AND OWNERS PROPERTY. ALL MATERIALS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE BY THE GENERAL CONTRACTOR UNLESS APPROVED FOR REUSE ON SITE BY THE STRUCTURAL, GEOTECHNICAL ENGINEERS AND GOVERNING AGENCIES.
6. ALL CONTRACTORS MUST TAKE PARTICULAR CARE WHEN EXCAVATIONS IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. ACTUAL FIELD LOCATIONS OF ALL THE EXISTING UTILITIES ARE THE CONTRACTORS RESPONSIBILITY AND MUST BE LOCATED EITHER BY THE REPRESENTATIVE OF THE UTILITY COMPANY OR BY A PRIVATE UNDERGROUND UTILITY LOCATING COMPANY PRIOR TO START THE DEMOLITION ACTIVITIES.
7. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROMPTLY NOTIFY THE DESIGNERS OF ANY INCONSISTENCIES OR OTHER ISSUES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH THE WORK.
8. THE CONTRACTOR MUST VISIT THE SITE AND STUDY EXISTING PHYSICAL CONDITIONS, REVIEW DRAWINGS, AND REACH THEIR OWN CONCLUSIONS ON WORK NECESSARY TO ACCOMPLISH INTENDED RESULTS DESCRIBED BY THE PROJECT DOCUMENTS.
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GENERAL NOTES

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17 ACRYLIC WALL DISPLAY BACKLIT (13'W X 4'D X 8'-6"H)
18 FULLY EQUIPPED COMMERCIAL KITCHEN

KEYNOTES

PROPOSED FLOOR PLAN: DINNING LAYOUT

SCALE: 1/8" = 1'-0"

1

REVISIONS

	DATE	PLAN CHECK
1	2/2/2026	

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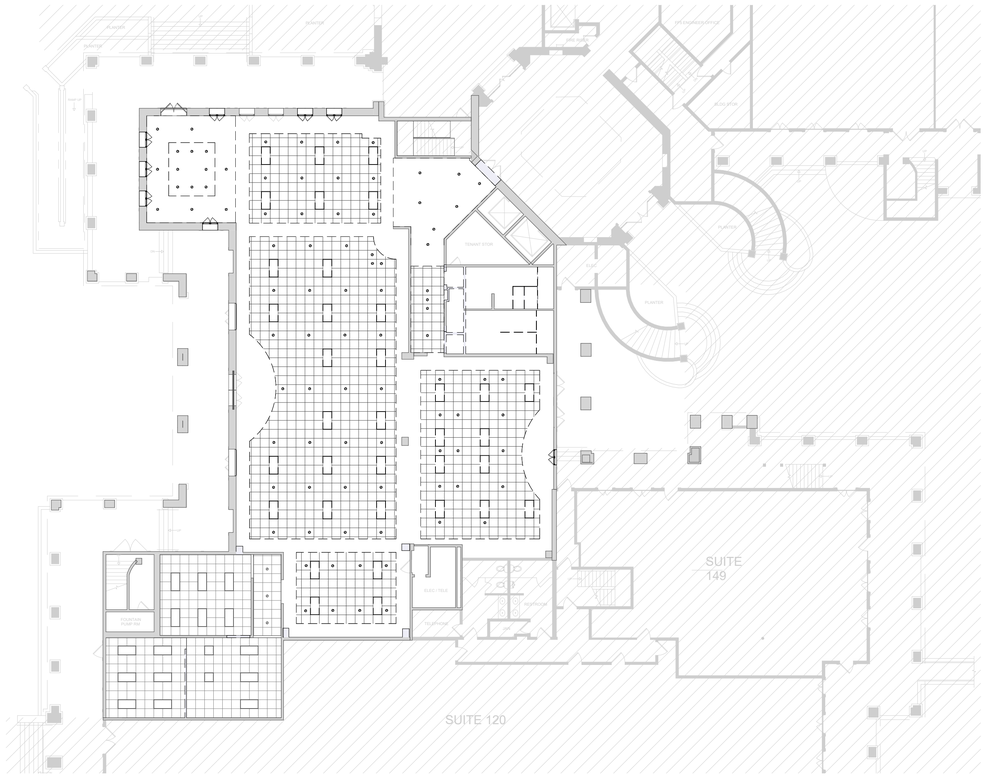
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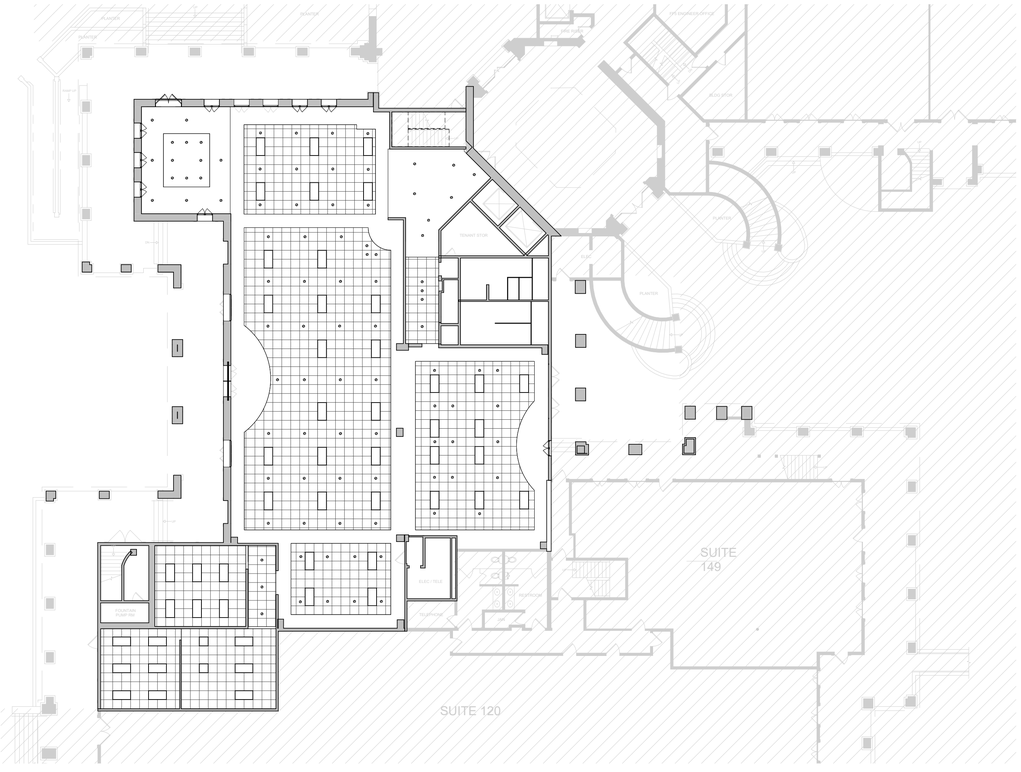
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PROPOSED FLOOR PLAN
DINNING LAYOUT

DATE	MARCH 2026
SCALE	
DRAWN	AUTHER
JOB#	YC2509
SHEET#	A2.4



DEMO REFLECTED CEILING PLAN | SCALE 1/16" = 1'-0" | 2



EXISTING REFLECTED CEILING PLAN | SCALE 1/16" = 1'-0" | 1

1. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL OR MECHANICAL DRAWINGS. OBTAIN CLARIFICATION FROM ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
2. WHEN CEILING INTERRUPTIONS OCCUR, SUCH AS PARTITIONS, FURR DOWNS ETC., CONTRACTOR SHALL CHECK AND VERIFY THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. SHOULD THERE BE ANY QUESTIONS, CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
3. ALL NEW CEILING FIXTURES, SWITCHES, AND MOTION SENSORS SHALL MATCH BUILDING STANDARD U.N.O.
4. LOCATE ALL LIGHT FIXTURES, SPEAKERS, ACCESS PANELS, LIFE-SAFETY FIXTURES, ETC., IN STRAIGHT LINES AND IN CENTER OF CEILING TILES U.N.O.
5. THERE SHALL BE NO COMBUSTIBLE MATERIALS IN THE PLENUM SPACE INCLUDING ALUMINUM FLEX, ALUMINUM CONDUITS, AND POT METAL LINE OF FINISH CEILING.
6. ALL NEW CONDUITS BOXES, DUCTS, HVAC UNITS, PIPES, ETC. SHALL BE INSTALLED AS HIGH AS POSSIBLE, NOT LOWER THAN 8' ABOVE LINE OF FINISH CEILING.
7. WHEN FIXTURES INTERRUPT MAIN RUNNERS, CUT AND REINFORCE AS REQUIRED.
8. ALL FLUORESCENT FIXTURE LAMPS SHALL BE IDENTICAL FROM ONE MANUFACTURER.
9. PROVIDE EMERGENCY LIGHTING LEVELS AS REQUIRED BY CODE.
10. THE CONTRACTOR SHALL PROVIDE RECORD DOCUMENTS OF ALL WORK PREFORMED AND SHALL INDICATE ANY DEVIATIONS FROM THE DESIGN DOCUMENTS AS WELL AS THE LOCATION OF ALL WORK WHICH IS HIDDEN BY SUBSEQUENT CONSTRUCTION. THE RECORD DOCUMENTS SHALL BE GIVEN TO THE OWNER AT COMPLETION OF TENANT CONSTRUCTION PRIOR TO APPLICATION FOR FINAL PAYMENT.
11. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
- EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT WITH THE WORD "EXIT."
- EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY, WHICH IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE."
- EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS "TO EXIT."

ELECTRICAL NOTES

(E) 2x4 LED LIGHT FIXTURE

(E) 6" CEILING LIGHT

(E) 2'x2' CEILING GRID AND ACOUSTICAL TILE.

(E) 2x4 LED LIGHT FIXTURE TO BE DEMOLISHED

(E) 6" CEILING LIGHT TO BE DEMOLISHED

(E) 2'x2' CEILING GRID AND ACOUSTICAL TILE TO BE DEMOLISHED

ELECTRICAL LEGENDS

REVISIONS

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RENEWAL DATE
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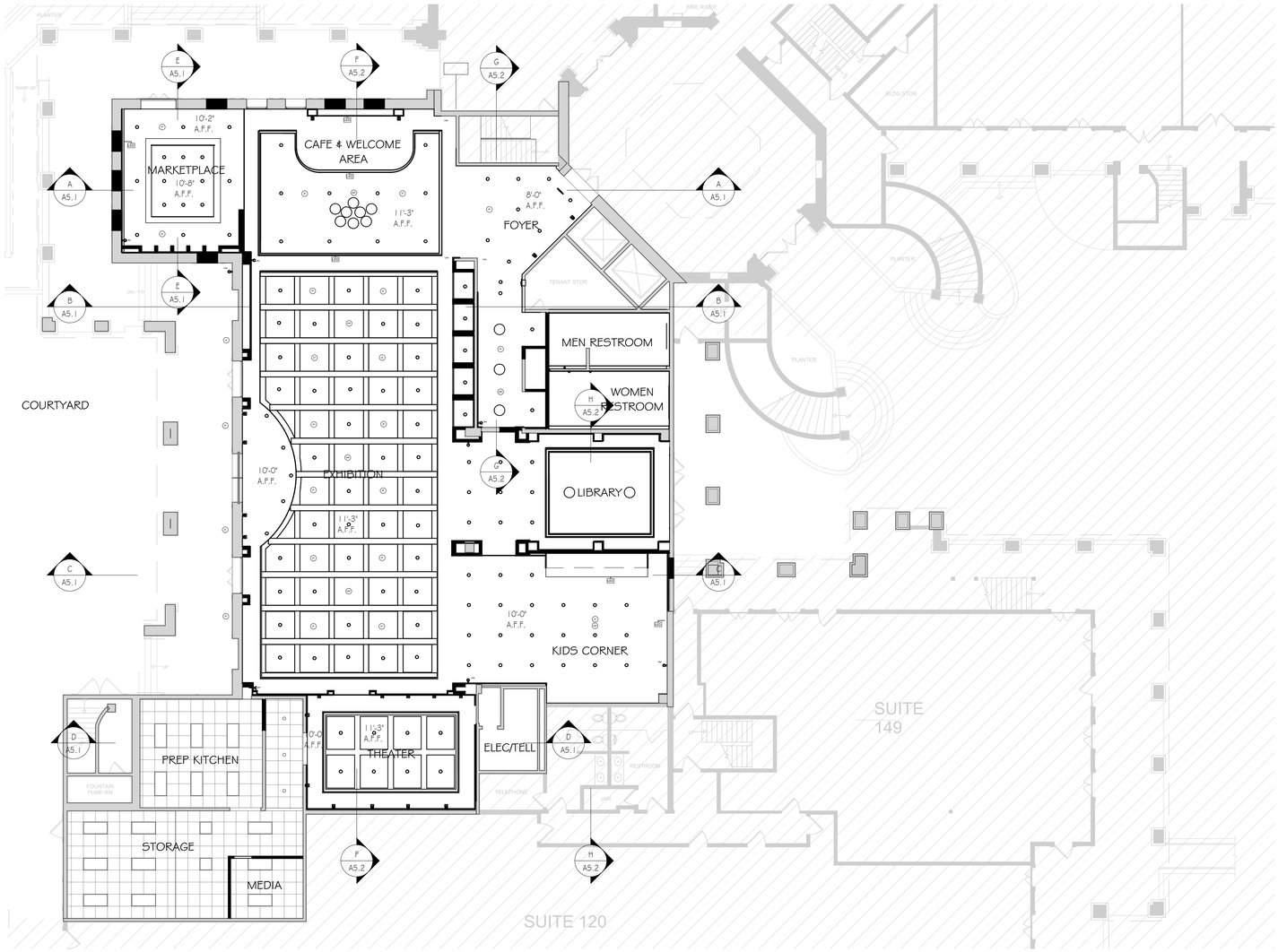
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EXISTING & DEMO
REFLECTED CEILING PLAN

DATE	JUL. 2026
SCALE	As indicated
DRAWN	AUTHER
JOB#	YC25009

A2.6



PROPOSED REFLECTED CEILING PLAN

SCALE 3/32" = 1'-0"

ELECTRICAL NOTES

1. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL OR MECHANICAL DRAWINGS. OBTAIN CLARIFICATION FROM ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
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3. ALL NEW CEILING FIXTURES, SWITCHES, AND MOTION SENSORS SHALL MATCH BUILDING STANDARD U.N.O.
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5. THERE SHALL BE NO COMBUSTIBLE MATERIALS IN THE PLENUM SPACE INCLUDING ALUMINUM FLEX, ALUMINUM CONDUITS, AND POT METAL LINE OF FINISH CEILING.
6. ALL NEW CONDUITS BOXES, DUCTS, HVAC UNITS, PIPES, ETC. SHALL BE INSTALLED AS HIGH AS POSSIBLE, NOT LOWER THAN 8" ABOVE LINE OF FINISH CEILING.
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    - EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS "TO EXIT."

ELECTRICAL LEGENDS

- (N) PENDENT LIGHT FIXTURE
- (N) 6" LED RECESSED
- SP (N) CEILING SPEAKERS
- WAP (N) WIFI ACCESS POINT
- (N) WALL SCONCES
- (E) 2x2' CEILING GRID AND ACOUSTICAL TILE.
- (E) 2x4 LED LIGHT FIXTURE

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PROPOSED REFLECTED CEILING PLAN

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DRAWN	AUTHER
JOB#	YC25009

A2.7



NORTH WEST ELEVATION



NORTH WEST ELEVATION



WEST ELEVATION

ELEVATION PHOTOS

SCALE: 1/4" = 1'-0"

1

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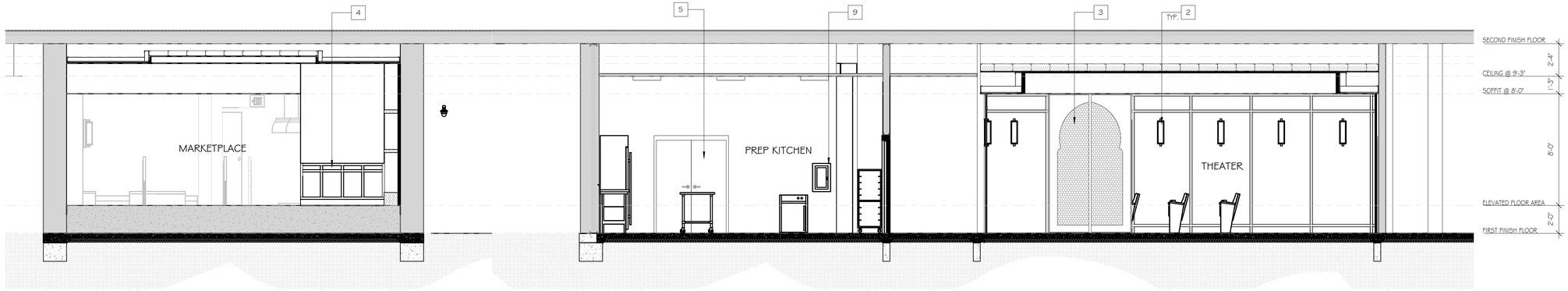
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EXTERIOR ELEVATIONS
PHOTOS

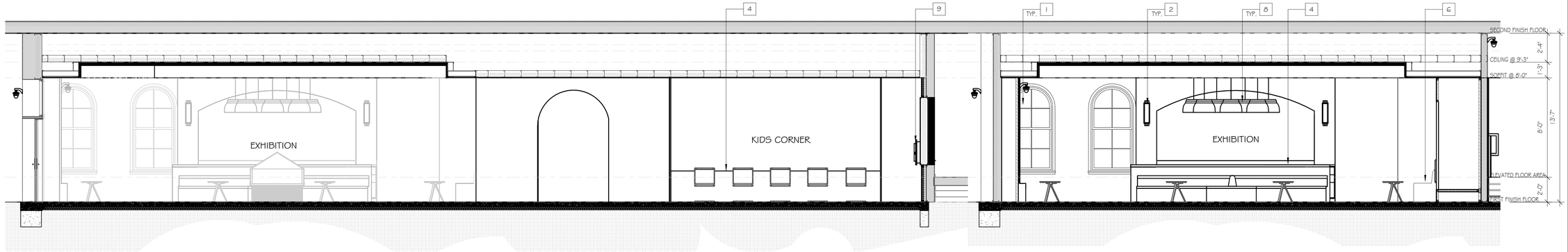
DATE	JUL. 2026
SCALE	
DRAWN	AUTHER
JOB#	YC25009

A4.1



SECTION E-E | SCALE 1/4" = 1'-0" | 5

SECTION D-D | SCALE 1/4" = 1'-0" | 4



SECTION C-C | SCALE 1/4" = 1'-0" | 3

SECTION B-B | SCALE 1/4" = 1'-0" | 2



SECTION A-A | SCALE 1/4" = 1'-0" | 1

1 (E) WINDOW
2 (N) WALL MOUNTED LIGHT FIXTURE
3 (N) DOOR
4 (N) BUILT IN CASEWORK WITH COUNTERTOP
5 (E) DOOR
6 (N) BUILT IN BENCH
7 (N) EXIT SIGN. REFER TO SHEET AD1/2
8 (N) PENDENT LIGHT FIXTURE
9 (N) FIRE EXTINGUISHER

SECTION KEYNOTES

NEW WALL

EXISTING WALL

SECTION LEGEND

REVISIONS

Description	Date

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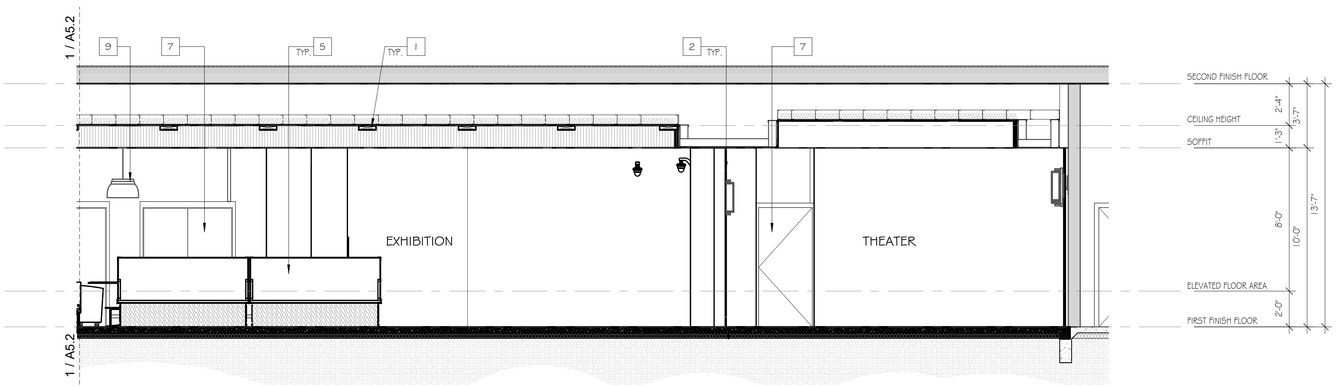
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SCALE	As indicated
DRAWN	AUTHER
JOB#	YC25009

A5.1



SECTION H-H SCALE 1/4" = 1'-0" 4

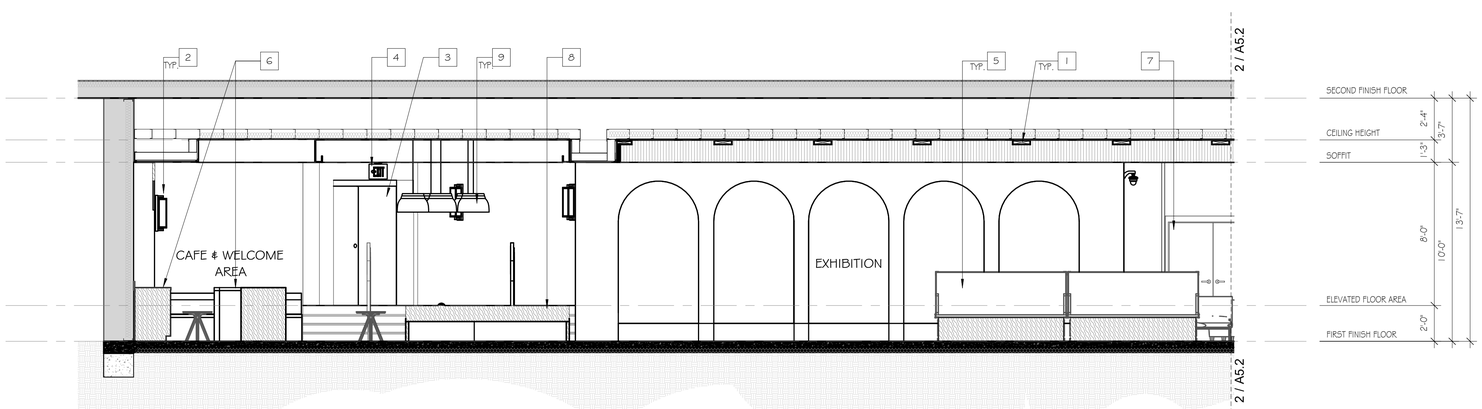
SECTION G-G SCALE 1/4" = 1'-0" 3



SECTION F-F SCALE 1/4" = 1'-0" 2

1 (N) BEAM 2" x 12"
2 (N) WALL MOUNTED LIGHT FIXTURE
3 (N) DOOR
4 (N) EXIT SIGN. REFER TO SHEET AD1/2
5 (N) BUILT IN DISPLAY CASE
6 (N) BUILT IN CASEWORK WITH COUNTERTOP
7 (E) DOOR
8 (N) BUILT IN BENCH
9 (N) PENDENT LIGHT FIXTURE
10 (N) WALL MOUNTED SIGNAGE. REFER TO SHEET AD1/1
11 (N) DOOR-MOUNTED SIGNAGE. REFER TO SHEET AD1/1
12 (N) FIRE EXTINGUISHER

SECTION KEYNOTES



SECTION F-F SCALE 1/4" = 1'-0" 1

NEW WALL

EXISTING WALL

SECTION LEGEND

REVISIONS

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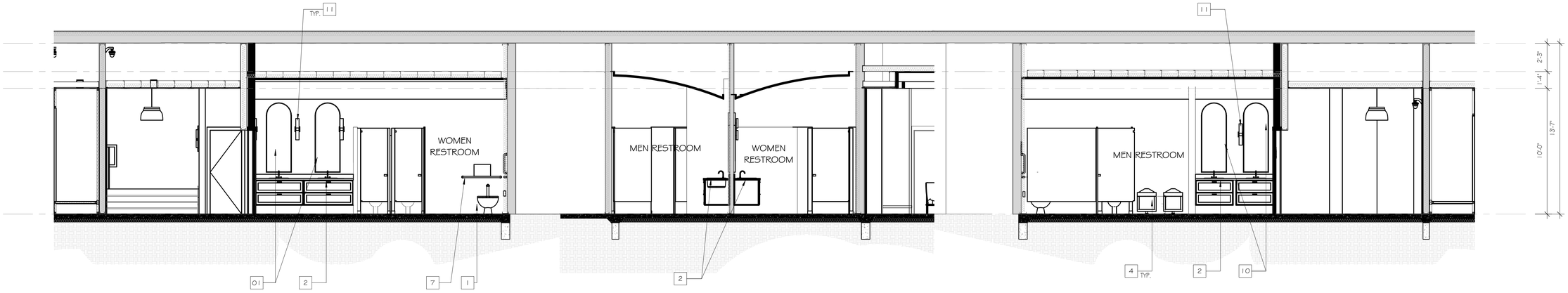
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PROPOSED SECTIONS

DATE	JUL. 2026
SCALE	As indicated
DRAWN	T.N.
JOB#	YC25009

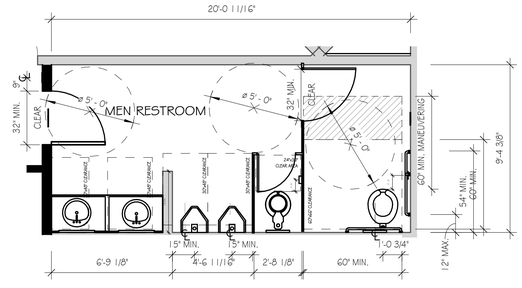
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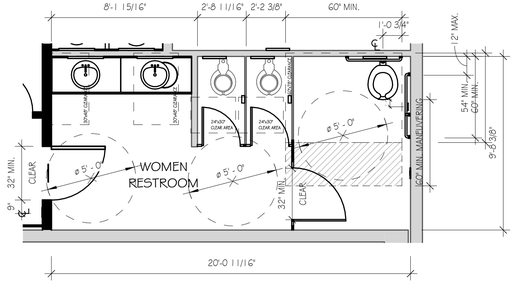
SECTION K-K SCALE 1/4" = 1'-0" 8

SECTION J-J SCALE 1/4" = 1'-0" 7

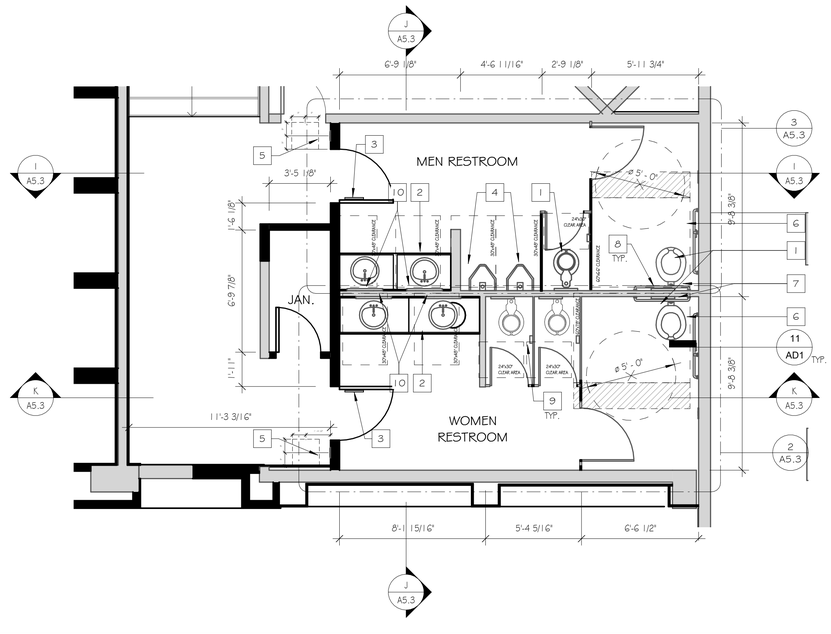
SECTION I-I SCALE 1/4" = 1'-0" 6



DIMENTIONED MEN RESTROOM SCALE 1/4" = 1'-0" 3



DIMENTIONED WOMEN RESTROOM SCALE 1/4" = 1'-0" 2



PROPOSED RESTROOM SCALE 1/4" = 1'-0" 1

1	(N) TOILET
2	(N) LAVATORY
3	(N) SIGN, REFER TO SHEET AD1/1
4	(N) URINAL
5	(N) TACTILE SIGN 9" TO CENTER LINE FROM DOOR FOR 18"x18" CLEARANCE, REFER TO DETAIL 7/AD1
6	(N) 42" GRAB BAR, REFER TO 9/AD1
7	(N) 36" GRAB BAR, REFER TO 9/AD1
8	(N) TOILET SEAT COVER DISPENSER
9	(N) TOILET TISSUE DISPENSER
10	(N) MIRROR
11	(N) WALL MOUNTED LIGHT FIXTURE
12	(N) DOOR

RESTROOM KEYNOTES

REVISIONS

Date	Description

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LICENSED ARCHITECT
YENNY NG
No. C-32705
RENEWAL DATE
03-31-27
STATE OF CALIFORNIA

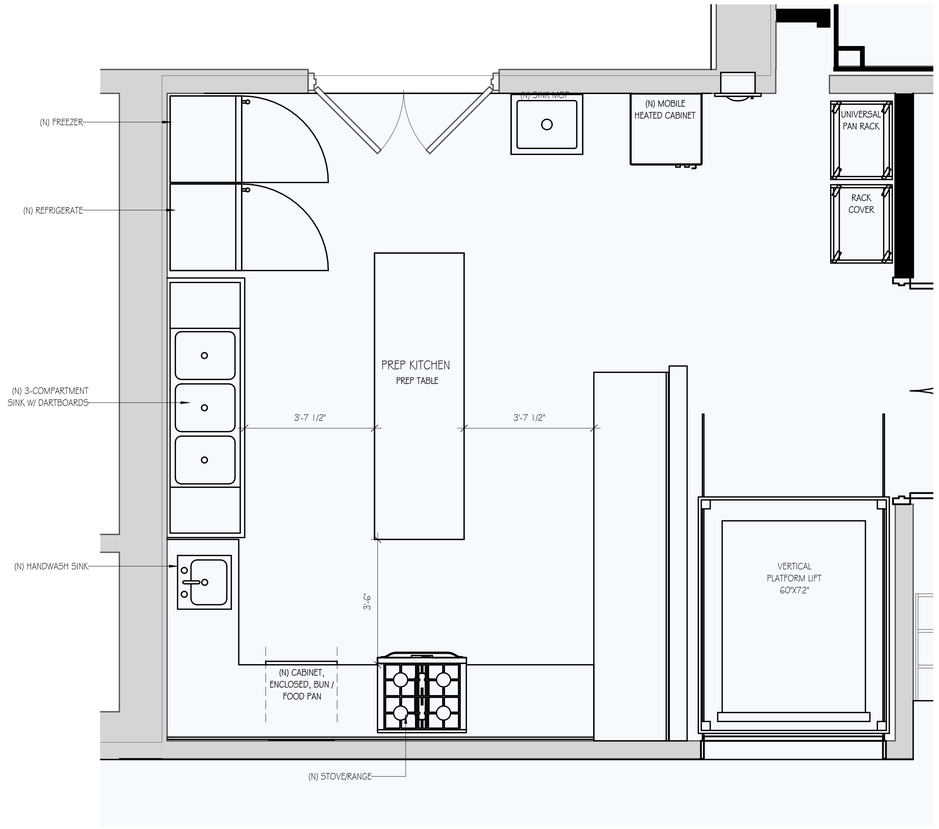
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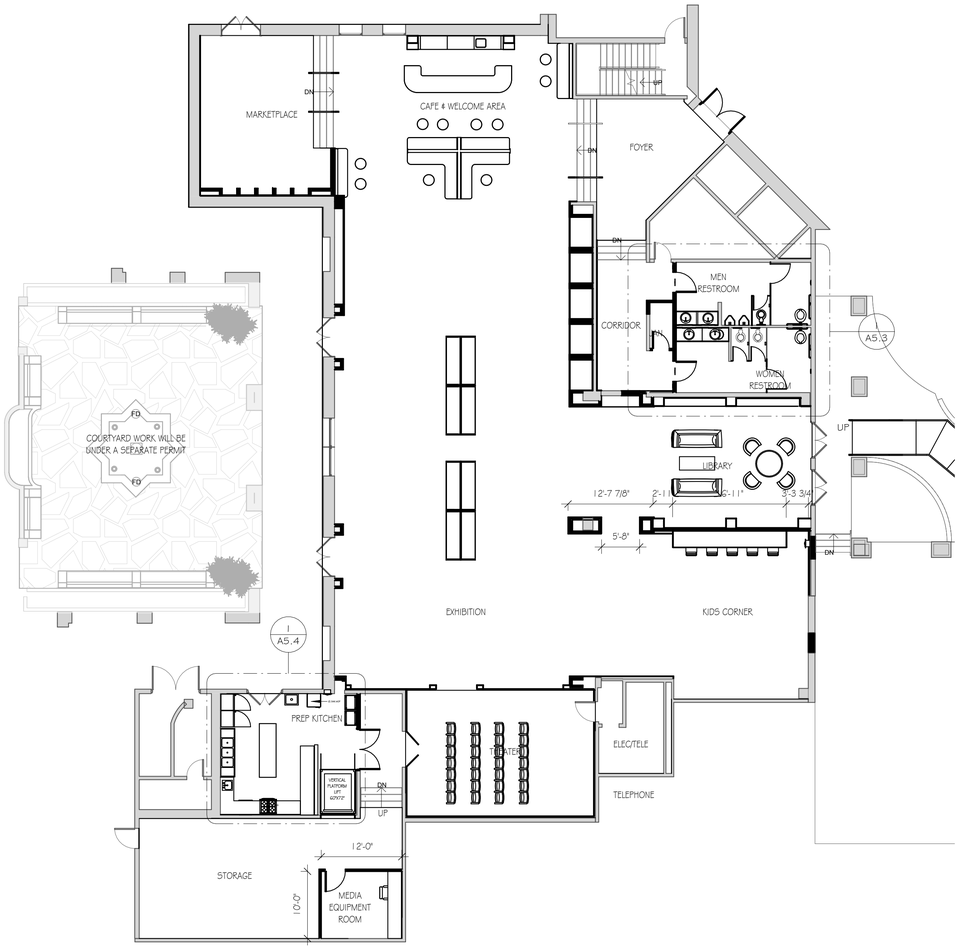
PROPOSED SECTIONS

DATE	JUL. 2026
SCALE	As indicated
DRAWN	AUTHER
JOB#	YC25009

A5.3



ENLARGED PREP KITCHEN | SCALE 1/2" = 1'-0" | 1



PROPOSED FINISH FLOOR PLAN | SCALE 3/32" = 1'-0" | 2

FOOD SERVICE EQUIPMENT

Mark	PRODUCT NAME	Family and Type	Count	Comments
K-1		Freezer-Stainless_Steel_Door: 36" LH	1	
K-2	REFRIGERATOR	Refrigerator-Stainless_Steel_Door: 36" LH	1	
K-3	3-COMPARTMENT SINK W/ DARTBOARDS	3-COMPARTMENT: 91" Width	1	
K-4	HAND SINK	HAND Sink: 18" x 18"	1	
K-5	BUN / FOOD PAN	Hobart: Hobart LX30H	1	
K-6	RANGE	Range-Gas: 30"	1	
K-7	MOP SINK	MOP SINK: FLR-1X (16 Gauge Mop Sink)	1	
K-8	MOBILE HEATED CABINET	Food_Warmer_14669: Food_Warmer_14669	1	
K-9	UNIVERSAL PAN RACK	Revit_OpenTrayRacksStd_08600 Senes: Revit_OpenTrayRacksStd_08600 Senes	1	
K-10	RACK COVER	Revit_OpenTrayRacksStd_08600 Senes: Revit_OpenTrayRacksStd_08600 Senes	1	
K-11	STAINLESS STEEL PREP TABLE	QF_Eagle_Worktable_Rolled_cat: QF_Eagle_Worktable_Rolled_cat 2	1	

FOOD SERVICE SCHEDULE

REVISIONS

Date	Description

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YENNY NG
No. C-32278
RENEWAL DATE
03-31-27
STATE OF CALIFORNIA

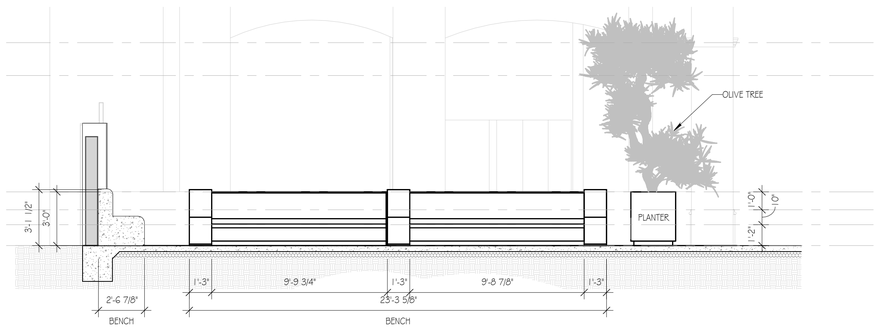
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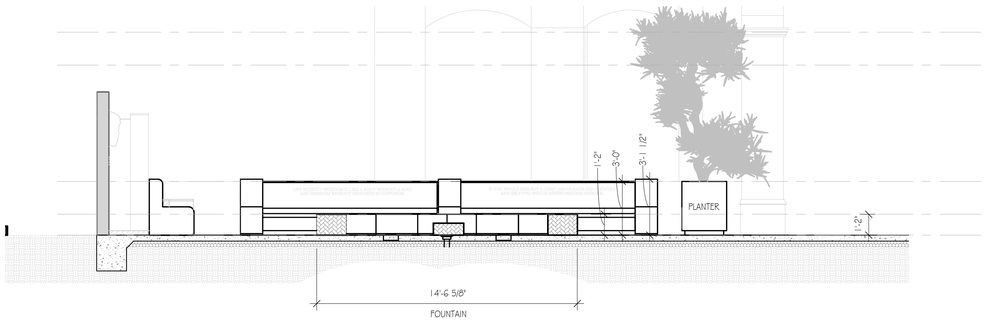
ENLARGED PREP KITCHEN

DATE	JUL. 2026
SCALE	As indicated
DRAWN	T.N.
JOB#	YC25009

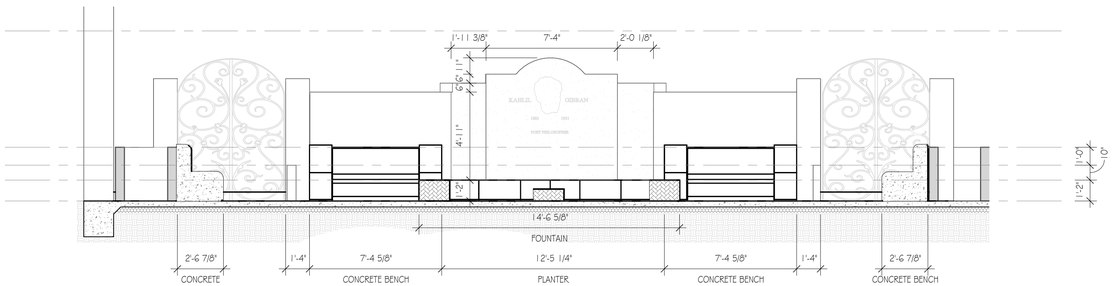
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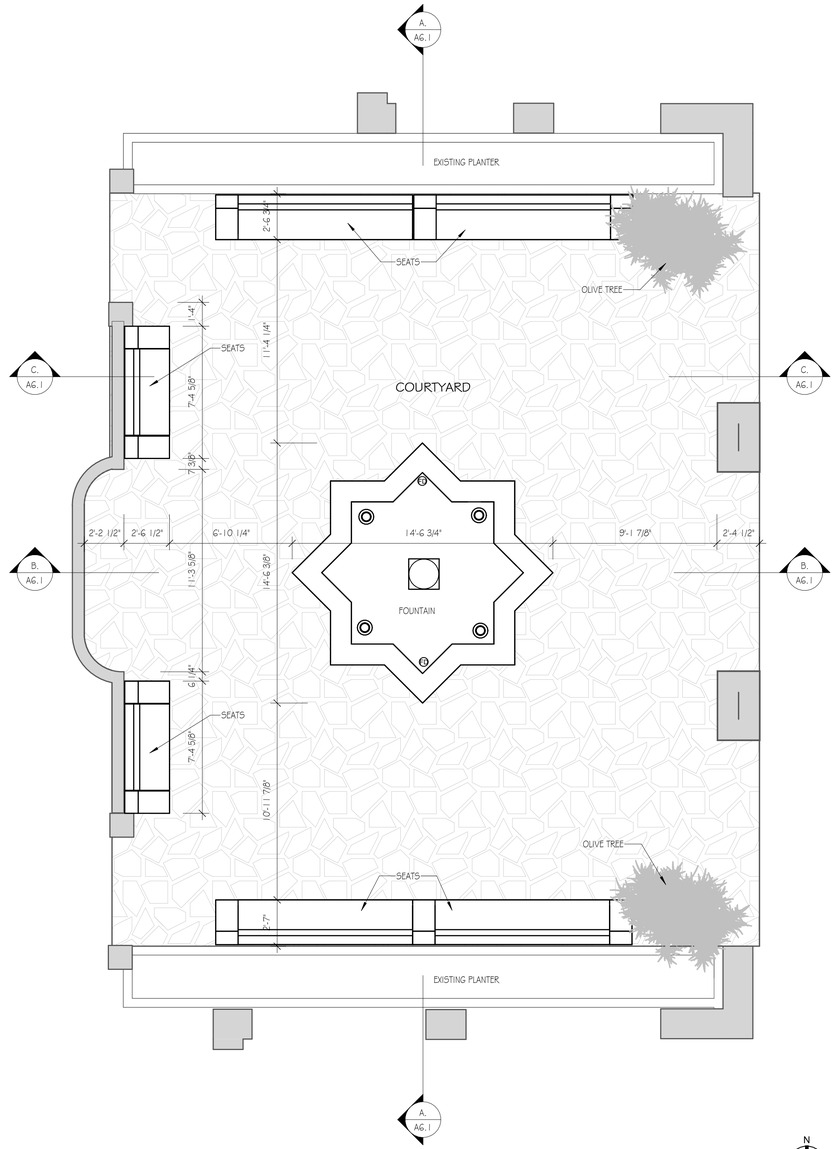
SECTION C. - C. SCALE 1/4" = 1'-0" (4)



SECTION B. - B. SCALE 1/4" = 1'-0" (3)



SECTION A.- A. SCALE 1/4" = 1'-0" (2)

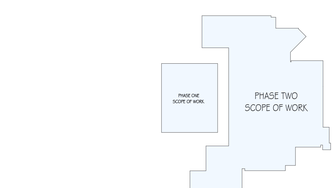


PHASE ONE:
COURTYARD IMPROVEMENTS ARE MINOR
CONDITIONAL USE PERMIT (MCUP)

COURTYARD SCALE 1/4" = 1'-0" (1)

FUNCTION OF SPACE	AREA	GROUP	FACTOR	OCCUPANTS
COURTYARD	1348 SF	A3	7	192.5
OCCUPANTS TOTAL	1348 SF			192.5

OCCUPANT LOAD



(E) WALL
LANDSCAPE
(N) GRAVEL

SYMBOL LEGENDS

REVISIONS

Date	Description

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No. C-32778
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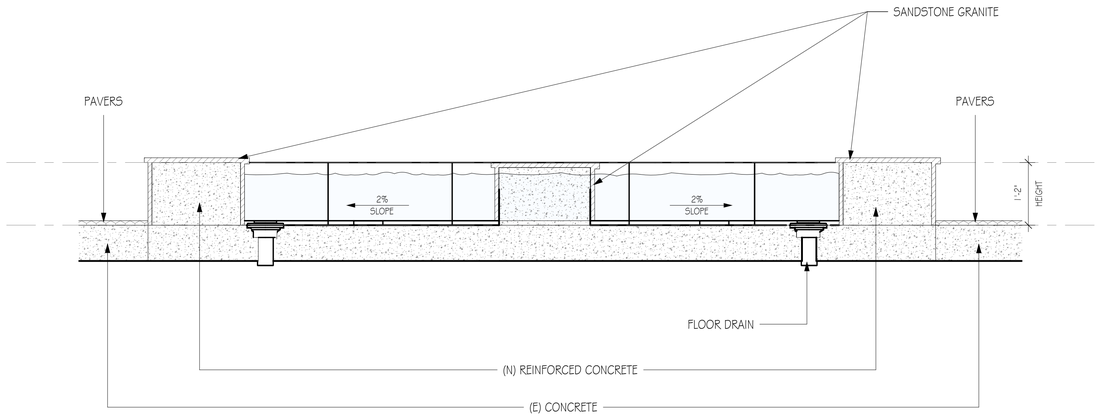
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PROPOSED COURTYARD
PLAN & SECTIONS

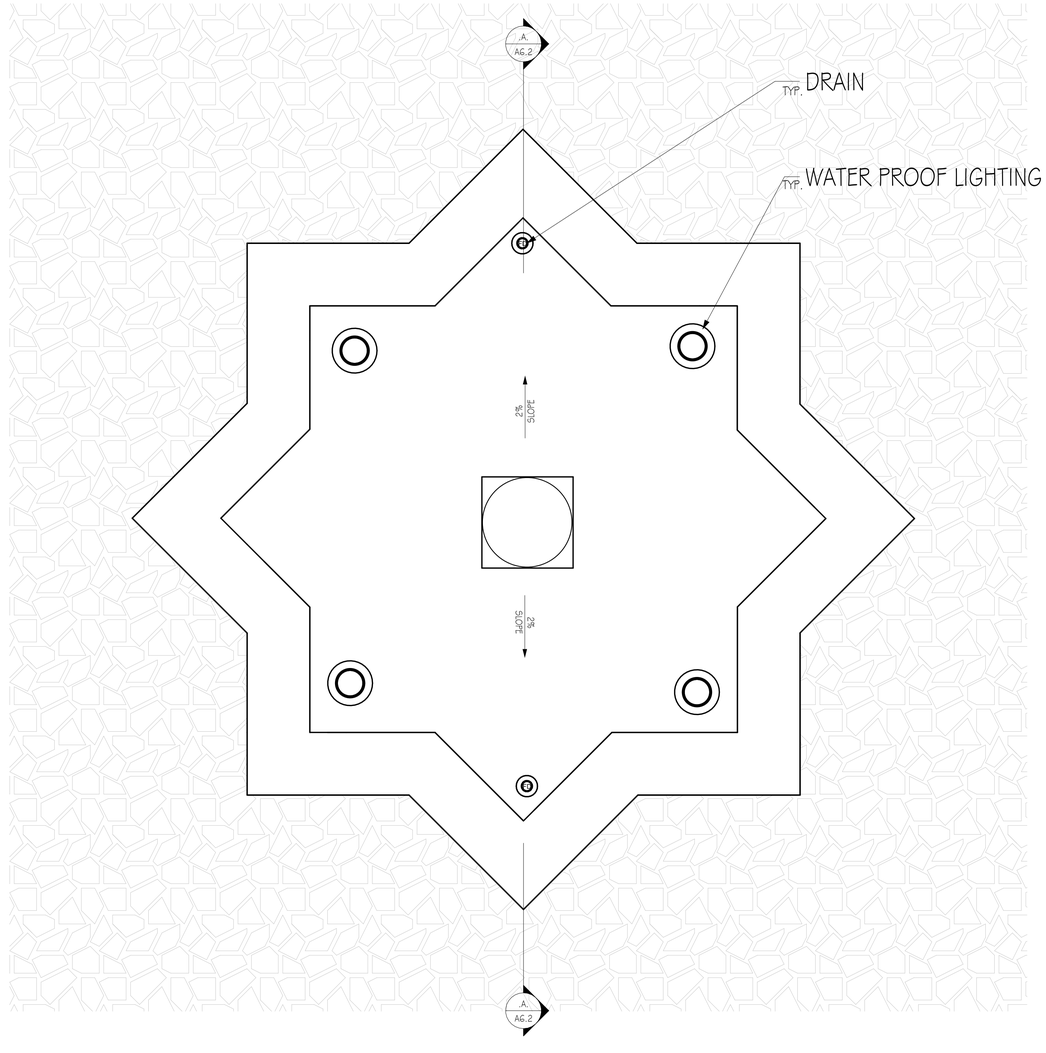
DATE	JUL. 2026
SCALE	As indicated
DRAWN	T.N.
JOB#	YC25009

A6.1



SECTION A - A | SCALE 3/4" = 1'-0" | 2

PHASE ONE:
COURTYARD IMPROVEMENTS ARE MINOR
CONDITIONAL USE PERMIT (MCUP)



ENLARGED FOUNTAIN PLAN | SCALE 3/4" = 1'-0" | 1

N

REVISIONS

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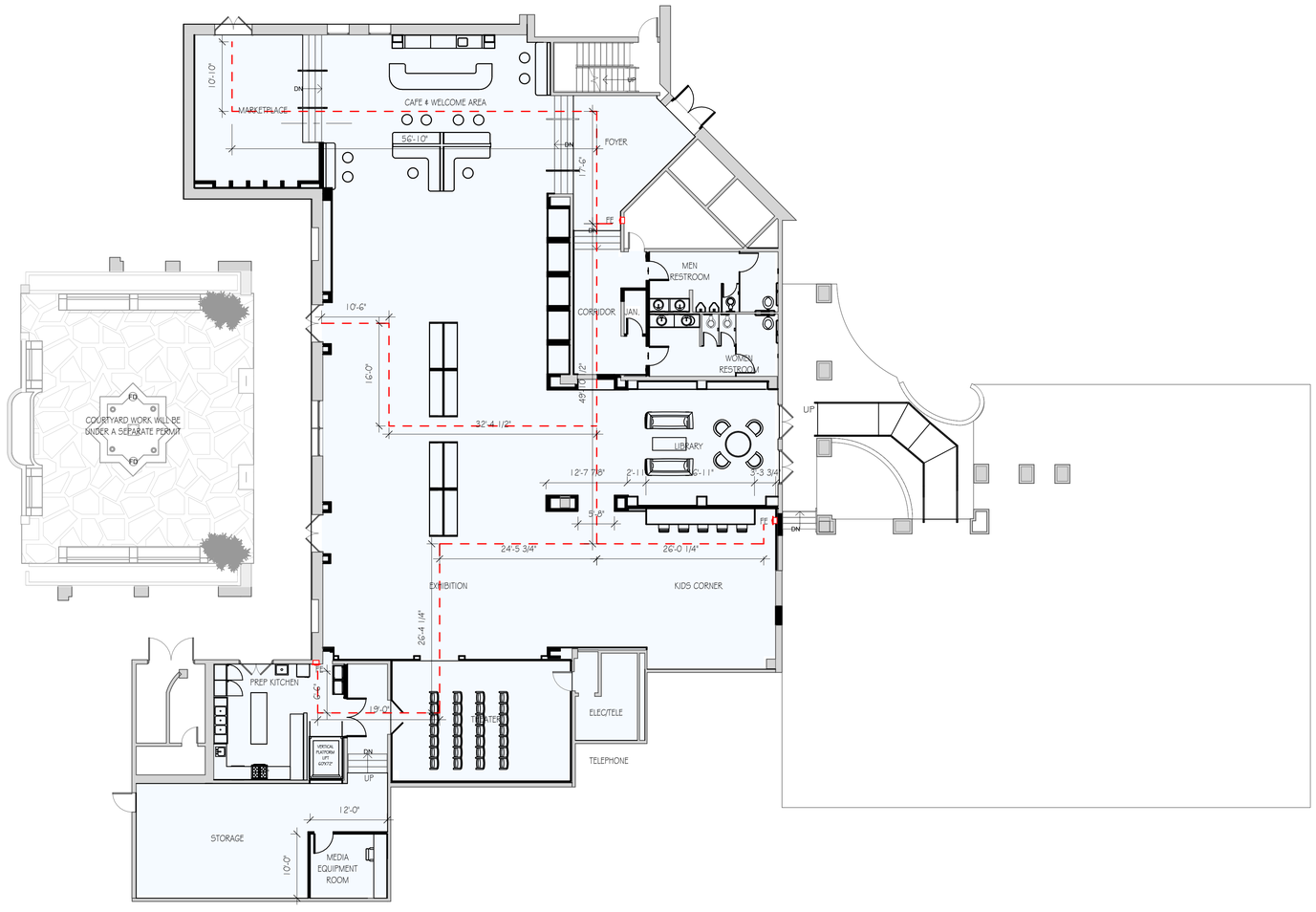
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ENLARGED FOUNTAIN PLAN
& SECTION

DATE	JUL. 2026
SCALE	3/4" = 1'-0"
DRAWN	T.N.
JOB#	YC25009

A6.2



PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND NFPA 10. MAXIMUM TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FEET WHERE REQUIRED.

N

FIRE EXTINGUISHER — SCALE 3/32" = 1'-0" (1)



(E) WALL

LANDSCAPE

(N) GRAVEL

SYMBOL LEGENDS

REVISIONS

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STATE OF CALIFORNIA

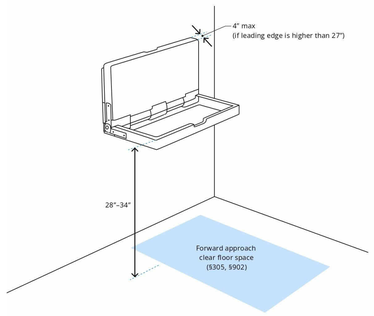
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FIRE EXTINGUISHER

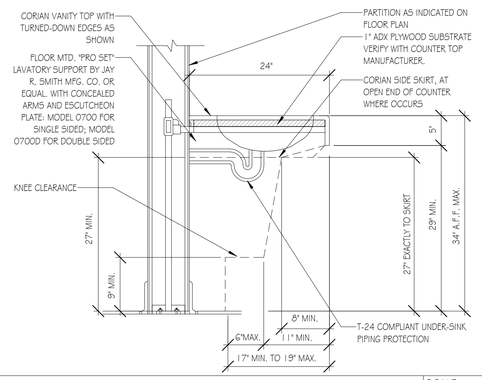
DATE	JUL. 2026
SCALE	As indicated
DRAWN	T.N.
JOB#	YC25009

A6.3



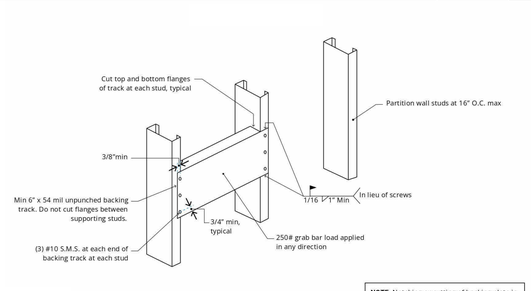
BABY CHANGING TABLE

SCALE 3" = 1'-0" | 16



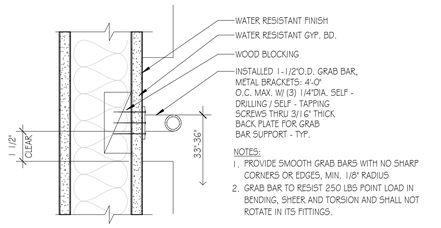
SECTION @ LAVATORY

SCALE 1" = 1'-0" | 12



GRAB BAR BACKING - ISOMETRIC DETAIL

SCALE 3" = 1'-0" | 15



GRAB BAR

SCALE 1" = 1'-0" | 11

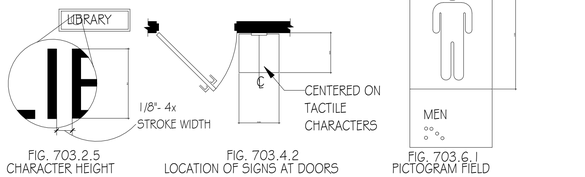
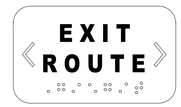


FIG. 703.4.1
HEIGHT OF OCCUPANCY LOAD SIGNAGE ABOVE FINISH FLOOR OR GROUND

TACTILE EXIT AND OCCUPANCY SIGN

SCALE 1" = 1'-0" | 7

WALL MOUNTED SIGNAGE TO BE LOCATED ON LATCH SIDE OF DOOR CLEAR OF DOOR-SWING. MOUNT AT 6'-0" TO CENTERLINE OF SIGN FROM FLOOR.



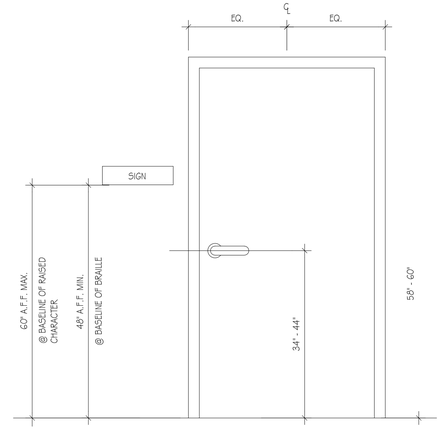
EXIT BRAILLE / TACTILE SIGNS (DIRECTIONAL)

LOCATED BY LATCH SIDE OF DOOR 60" ON CENTER FROM FLOOR



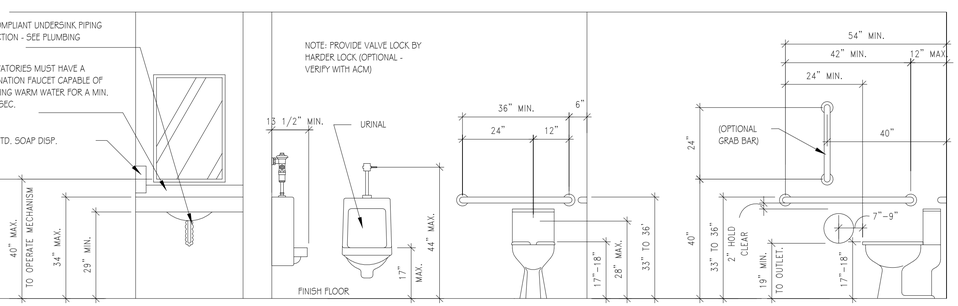
EXIT BRAILLE / TACTILE SIGNS

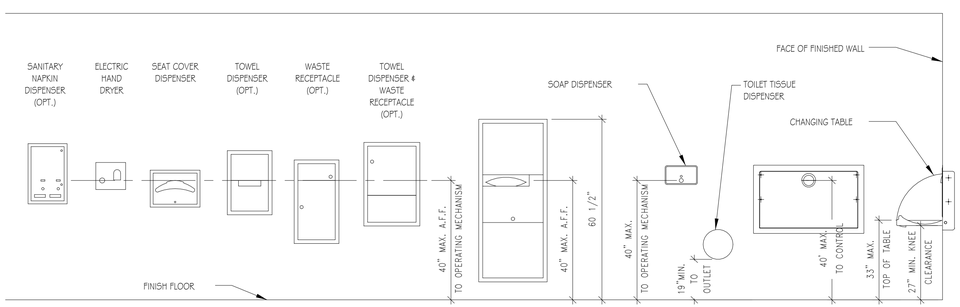
LOCATED BY LATCH SIDE OF DOOR 60" ON CENTER FROM FLOOR



TACTILE EXIT SIGN

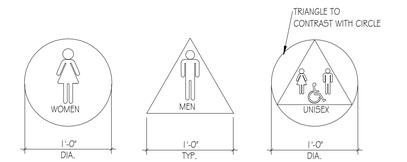
SCALE 3/4" = 1'-0" | 2



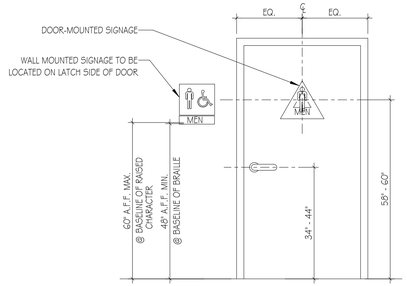


TYPICAL RESTROOM FIXTURE AND ACCESSORIES ELEVATIONS

SCALE 1/2" = 1'-0" | 9



WALL MOUNTED SIGNAGE TO BE LOCATED ON LATCH SIDE OF DOOR CLEAR OF DOOR-SWING. MOUNT AT 60" TO CENTERLINE OF SIGN FROM FLOOR.



LETTERS AND NUMBERS:

1. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MINIMUM AND SHALL BE SANS SERIF UPPERCASE CHARACTERS ACCOMPANIEDBY GRADE 2 BRAILLE.
2. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH.
3. PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT.
4. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10
5. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
6. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE X. LOWER CASE CHARACTERS ARE PERMITTED. FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR IN COMPLIANCE WITH SECTION 11-21B, THE MINIMUM CHARACTER HEIGHT SHALL BE 3".
7. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE REGULATIONS. DOTS SHALL BE 1/10" ON CENTERS IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND.

SIGN LOCATIONS:

8. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED.
   WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.
9. WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH SECTION 11-17B.5.6. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT LEAF DOORS, SIGNS SHALL BE PLACE ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT THE PERSON MAY APPROACH WITHIN 3" OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.
10. ADDITIONAL DIRECTIONAL SIGNS ALONG ACCESSIBLE PATH OF TRAVEL ARE REQUIRED.
11. BUILDINGS REMODELED TO PROVIDE ACCESSIBLE SANITARY FACILITIES FOR PUBLIC USE SHALL HAVE INFORMATION POSTED IN THE LOBBY AS PART OF THE BUILDING DIRECTORY.

INTERNATIONAL SYMBOL OF ACCESSIBILITY:

12. STANDARD USED TO IDENTIFY ACCESSIBLE FACILITIES.
13. WHITE FIGURE ON BLUE BACKGROUND, COLOR # 15090 ON FEDERAL STANDARD # 595A.
14. WHEN ENFORCING AGENCY DETERMINES, IF APPROPRIATE, SPECIAL DESIGNS AND COLORS MAY BE APPROVED.

BRAILLE:

15. USE CONTRASTED GRADE 2 BRAILLE. DOTS TO BE 0.1 INCH ON CENTER IN EACH CELL.
16. 0.2 INCH SPACE BETWEEN CELLS.
17. DOTS RAISED MINIMUM 0.025 INCH ABOVE BACKGROUND.

RESTROOM SIGNS AND NOTES

SCALE 1/2" = 1'-0" | 1

1. 1. CONTROLS AND OPERATING MECHANISMS IN ACCESSIBLE SPACES, ALONG ACCESSIBLE ROUTES OR AS PARTS OF ACCESSIBLE ELEMENTS (FOR EXAMPLE, LIGHT SWITCHES AND DISPENSER CONTROLS) AND THOSE REQUIRED TO BE ACCESSIBLE BY SECTION 11B-308 SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION.
2. CLEAR FLOOR SPACE COMPLYING WITH DETAIL THAT ALLOWS A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEEL CHAIR SHALL BE PROVIDED AT CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT.
3. THE HIGHEST OPERABLE PART OF ALL CONTROLS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN AT LEAST ONE OF THE REACH RANGES SPECIFIED IN SECTION 11B-308.
4. CONTROLS AND OPERATING MECHANISM SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS OF FORCE.
5. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MIN. OF 17 AND A MAX. OF 19 INCHES MEASURED TO THE TOP OF A MAX. 2 IN HIGH TOILET SEAT.
6. LAVATORY TAILPIPE AND HOT WATER LINES SHALL BE INSULATED OR COVERED PER CBC 11B-606.5
7. TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL OR PARTITION CLOSEST TO THE WATER CLOSET, 7 IN MIN. AND 9 IN. MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTER LINE OF THE DISPENSER, MOUNTED BELOW THE GRAB BAR WITH THE OUTLET OF THE DISPENSER AT A MIN HEIGHT OF 19 IN.
8. SANITATION FACILITY TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL WHICH EXTENDS UPWARD ONTO THE WALLS AT LEAST 6", WALLS WITHIN 2' OF THE FRONT AND SIDES OF URINALS AND WATER CLOSETS SHALL BE SIMILARLY FINISHED TO A HEIGHT OF 4'.
9. CBC SECTION 1607.7. PROVIDE COMPLETE GRAB BAR COMPLYING WITH CBC SECTION 11B-604.5 INCLUDING STRUCTURAL STRENGTH TO SUPPORT A 250 POUND POINT LOAD.
10. 11B-603.2.3 DOOR SWING. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. DOORS TO ACCESSIBLE WATER CLOSET COMPARTMENTS SHALL BE PERMITTED TO ENCROACH INTO THE TURNING SPACE WITHOUT LIMITATION. OTHER THAN DOORS TO ACCESSIBLE WATER CLOSET COMPARTMENTS, A DOOR IN ANY POSITION, SHALL BE PERMITTED TO ENCROACH INTO THE TURNING SPACE BY 12 INCHES (305 MM) MAXIMUM.
11. 11B-304.3.1 CIRCULAR SPACE. THE TURNING SPACE SHALL BE A SPACE OF 60 INCHES (1524 MM) DIAMETER MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306.

GENERAL NOTES

REVISIONS

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LICENSED ARCHITECT
YENNY NG
No. C-32278
RENEWAL DATE
03-31-27
STATE OF CALIFORNIA

KAHLIL GIBRAN MUSEUM
1901 NEWPORT BLVD, STE 100
COSTA MESA, CA 92627

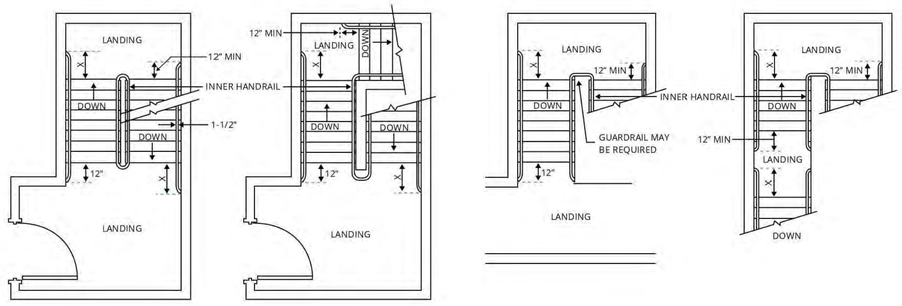
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ENLARGED RESTROOM

DATE	JUL. 2026
SCALE	As indicated
DRAWN	AUTHER
JOB#	YC25009

AD 1

FIGURE 11A-6E STAIR HANDRAILS

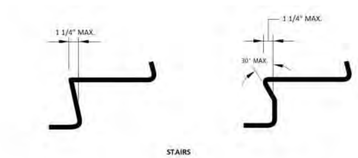


NOTE: INNER HANDRAIL AT LANDINGS OF STAIRS THAT DOUBLE BACK OR IMMEDIATELY TURN SHALL BE CONTINUOUS AND SHALL NOT EXTEND INTO LANDING OR PATH OF TRAVEL.

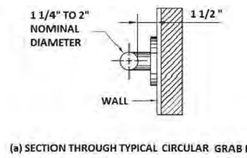
X: EXTENSION OF HANDRAIL SHALL BE EQUAL TO THE TREAD WIDTH PLUS 12".

PRODUCED BY
UpCodes

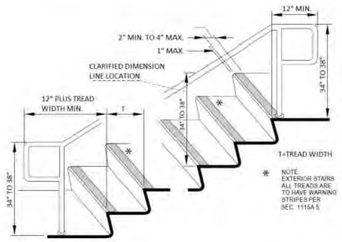
HANDRAIL DETAIL | SCALE: N.T.S. | 5

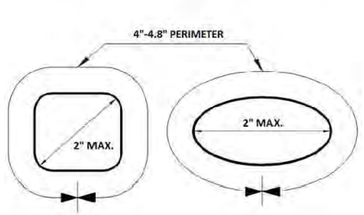


STAIRS



(a) SECTION THROUGH TYPICAL CIRCULAR GRAB BAR



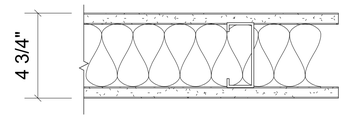


(b) NON-CIRCULAR CROSS SECTIONS

1 (N) TOILET
2 (N) SINK. REFER TO DETAIL 3/AD1
3 (N) SOAP DISPENSER, REFER TO 4/AD1 FOR MOUNTING HEIGHT
4 (N) GRAB BAR. SEE 4/AD1 FOR MOUNTING HEIGHT
5 (N) TOILET TISSUE DISPENSER. SEE 3/AD1 FOR MOUNTING HEIGHT
6 (N) TOILET SEAT COVER DISP. SEE 3/AD1 FOR MOUNTING HEIGHT
7 (N) TACTILE SIGN 9" TO CENTER LINE FROM DOOR FOR 18"x18" CLEARANCE, REFER TO 5/AD1 FOR NOTES, AND MOUNTING HEIGHT
8 (N) MIRROR. SEE 3/AD1 FOR MOUNTING HEIGHT

RESTROOM KEY NOTES

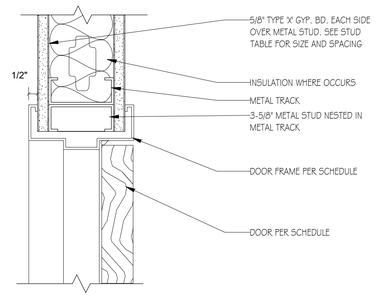
SUITE 177: ENLARGED RESTROOM | SCALE: N.T.S. | 6



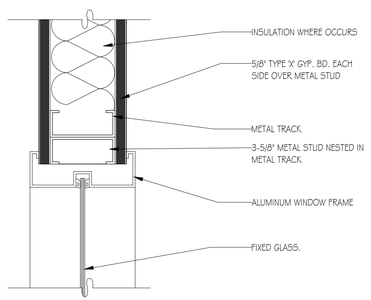
Metal Stud—5/8 SHEETROCK Brand gypsum panels, FIRECODE core or SHEETROCK Brand gypsum panels, water-resistant, FIRECODE core—2 x 4 16 or 24 o.c.—panels nailed 7 o.c. —1-7/8 cem ctd nails — joints exp or fin—perim caulked—UL Des U305 and U314—joints fin

37 Based on 24" stud spacing—USG-860807

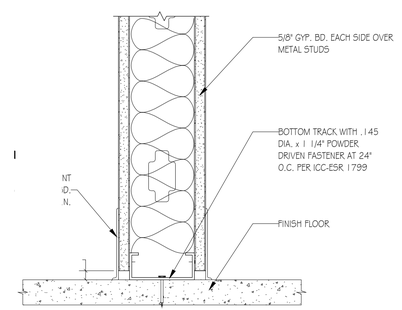
1-HR FIRE RATED WALL | SCALE: N.T.S. | 4



DOOR HEAD (JAMB SIM.) | SCALE: N.T.S. | 2



WINDOW HEAD (JAM & SILL SIM.) | SCALE: N.T.S. | 3



PARTITION WALL @ BASE | SCALE: N.T.S. | 1

REVISIONS

	PLAN CHECK
1 3/2/2026	

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RENEWAL DATE
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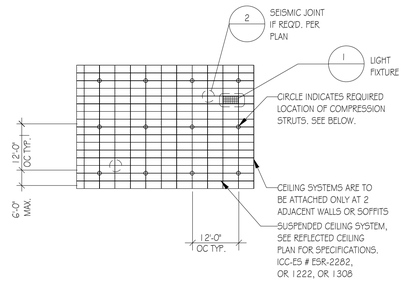
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DETAILS

DATE	MARCH 2026
SCALE	
DRAWN	AUTHER
JOB#	YC2509
SHEET#	AD2

NOTE :
SUSPENSION CEILING SYSTEM TO BE INSTALLED IN ACCORDANCE WITH ASTM C636 AND ASTM E580 PER CBC 808.1

ACOUSTICAL CEILING SUSPENSION SYSTEM



LATERAL FORCE BRACING AND SUSPENSION

LATERAL FORCE BRACING: A STRUT FASTENED TO THE MAIN RUNNER SHALL BE EXTENDED TO THE STRUCTURAL MEMBERS SUPPORTING THE ROOF OR FLOOR ABOVE. LATERAL FORCE BRACING SHALL BE 12 FEET ON CENTER (MAXIMUM) AND BEGIN NO FARTHER THAN 6 FEET FROM WALLS. LATERAL FORCE BRACING MEMBERS MUST BE SPACED A MINIMUM OF 6' FROM ALL HORIZONTAL PIPING OR DUCT WORK THAT IS NOT PROVIDED WITH BRACING RESTRAINTS FOR HORIZ. FORCES. BRACING WIRES MUST BE ATTACHED TO THE GRID AND TO THE STRUCTURE IN SUCH A MANNER THAT THEY CAN SUPPORT A DESIGN LOAD OF NOT LESS THAN 200 POUNDS OR THE ACTUAL LOADS, WHICHEVER IS GREATER, WITH A SAFETY FACTOR OF 2.

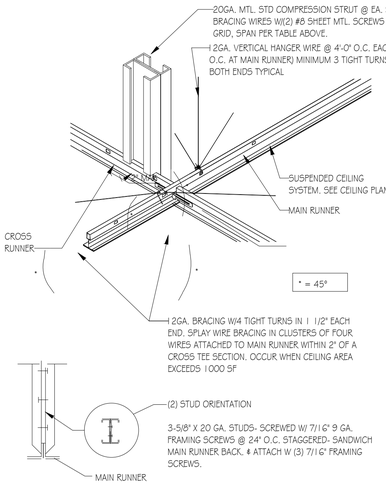
THE FOLLOWING INSTALLATION DETAILS ARE TO BE CONSIDERED TO BE COMPLYING WITH THE ABOVE REQUIREMENTS.
NOTES:
1. WHERE THE ROOF SYSTEM IS COMPOSED OF WOOD BEAMS, PURLINS, AND SUB-PURLINS, THE 2 X 4 SUB-PURLIN ARE NOT TO BE CONSIDERED AS STRUCTURAL MEMBERS SUPPORTING THE ROOF.
2. CEILING SUSPENSION SYSTEM SHALL COMPLY WITH 803.9 AND 2506.2.1. COMPONENTS SHALL BE ASTM "HEAVY DUTY" CLASS.
3. THE COMPRESSION STRUT SHALL BE VERTICAL, AND SHALL NOT HANG MORE THAN 1 IN 6 OUT-OF-PLUMB.

COMPRESSION STRUT INSTALLATION

METAL STUDS:

THE FOLLOWING SPANS ARE BASED UPON STUDS HAVING A 1-5/8" LEG WITH A 3/8" RETURN. DOUBLE STUDS ARE CONNECTED TOGETHER IN THE SHAPE OF A I WITH ONE #6 SHEET METAL SCREW AT 16" O.C., ATTACH THE METAL STUD TO THE T-BAR MAIN RUNNER WITH TWO #8 SCREWS. SEE DETAILS FOR ATTACHMENT TO STRUCTURE ABOVE.

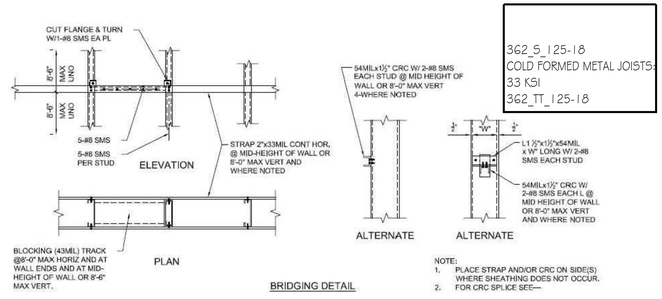
STEEL STUDS	
1-5/8 X 20 GA.	TO 12'-0"
DBL 1-5/8 X 20 GA	TO 15'-0"
2-1/2" X 20 GA	TO 13'-6"
DBL 2-1/2" X 20 GA	TO 15'-0"



MANUFACTURED STRUTS:

PRE-MANUFACTURED STRUTS MAY ONLY BE USED IF ENGINEERING IS APPROVED BY THE BUILDING DEPARTMENT. GC TO SUBMIT FOR APPROVAL.

SUSPENDED CEILING 10

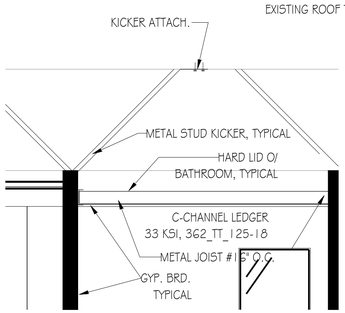


362S_125-18
COLD FORMED METAL JOISTS:
33 KSI
362TT_125-18

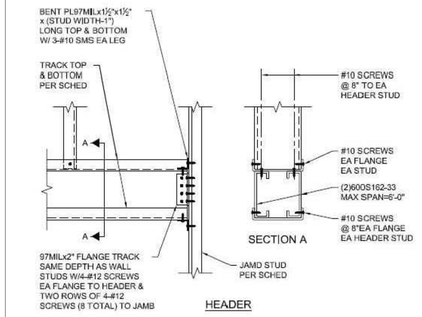
NOTE:
1. PLACE STRAP AND/OR CRC ON SIDE(S) WHERE SHEATHING DOES NOT OCCUR.
2. FOR CRC SPLICE SEE—

BRIDGING DETAIL

BRIDGING DETAIL | SCALE: N.T.S. | 9



TYP. HARD-LID W/ KICKER ATT. | SCALE: N.T.S. | 6



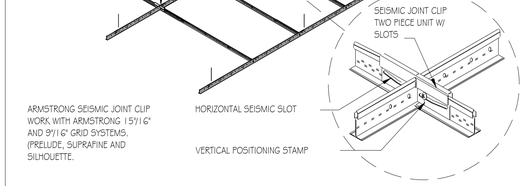
HEADER

HEADER DETAIL | SCALE: N.T.S. | 3

WALL INTERSECTIONS

COLD FORMED METAL STUDS:
33 KSI
362S_125-18
COLD FORMED METAL JOISTS:
33 KSI
362TT_125-18

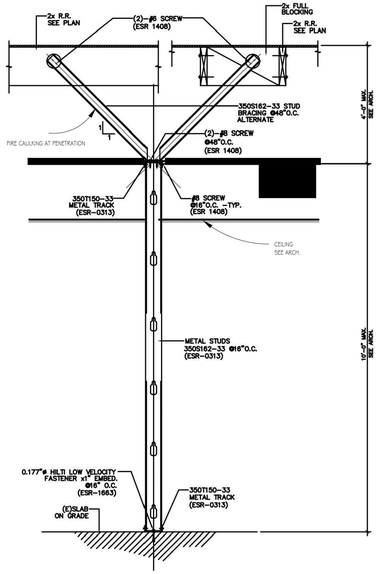
WALL INTERSECTIONS | SCALE: N.T.S. | 8



T-BAR ATTACHMENT / SEISMIC JOINT CLIP | 5

NOTES:
1. DEPTH OF STUDS SHALL BE AS INDICATED ON ARCHITECTURAL DRAWINGS.
2. IN CASE HEIGHT BETWEEN TOP TRACK AND BOTTOM/ROOF STRUCTURE EXCEEDS 10'-0" CONTACT ENGINEER FOR RECOMMENDATION
3. SPACE DIAGONAL BRACES AT 4'-0"o.c. STAGGERED ON EACH SIDE OF WALL TYPICAL
4. USE BRACES AT 4'-0"o.c. ON ONE SIDE ONLY WHERE IS SHOWN ON ARCH'L. DRAWINGS.

METAL STUD KICKER DETAIL | SCALE: N.T.S. | 2



PARTITION STRUT DETAIL | SCALE: 3" = 1'-0" | 1

ICC-ES EVALUATION REPORT & SPAN TABLE | SCALE: N.T.S. | 7

ESR-2361 | *Most Widely Accepted and Trusted* **Page 15 of 20**

TABLE 9—COMBINED LATERAL AND AXIAL LOADS - ALLOWABLE AXIAL LOAD (kips) WITH 5 psf LATERAL LOAD

WALL HEIGHT (ft)	MAX. STUD SPACING (in)	350S162-				362S162-				400S162-				550S162-				600S162-			
		33 ksi		50 ksi		33 ksi		50 ksi		33 ksi		50 ksi		33 ksi		50 ksi		33 ksi		50 ksi	
		Stud Thickness (mils)																			
		33	43	54	68	33	43	54	68	33	43	54	68	33	43	54	68	33	43	54	68
8	12	1.81 [1]	2.58 [1]	3.97 [1]	5.08 [1]	1.87 [1]	2.65 [1]	4.15 [1]	5.38 [1]	2.03 [1]	2.87 [1]	4.62 [1]	6.18	2.39 [1]	3.38 [1]	5.63 [1]	7.45 [1]	2.42 [1]	3.40 [1]	5.61 [1]	7.45 [1]
	16	1.74 [1]	2.48 [1]	3.90 [1]	5.01 [1]	1.80 [1]	2.57 [1]	4.08 [1]	5.31 [1]	1.96 [1]	2.80 [1]	4.55 [1]	6.11 [1]	2.34 [1]	3.33 [1]	5.58 [1]	7.41 [1]	2.37 [1]	3.35 [1]	5.57 [1]	7.41 [1]
	24	1.58 [1]	2.32 [1]	3.76 [1]	4.87 [1]	1.65 [1]	2.42 [1]	3.94 [1]	5.17 [1]	1.82 [1]	2.65 [1]	4.42 [1]	5.97 [1]	2.24 [1]	3.23 [1]	5.48 [1]	7.32 [1]	2.28 [1]	3.27 [1]	5.49 [1]	7.33 [1]
9	12	1.67 [1]	2.38 [1]	3.85 [1]	4.67 [1]	1.74 [1]	2.48 [1]	3.98 [1]	4.96 [1]	1.91 [1]	2.72 [1]	4.37 [1]	5.85 [1]	2.32 [1]	3.31 [1]	5.55 [1]	7.41 [1]	2.38 [1]	3.36 [1]	5.57 [1]	7.44 [1]
	16	1.57 [1]	2.28 [1]	3.56 [1]	4.58 [1]	1.64 [1]	2.38 [1]	3.77 [1]	4.90 [1]	1.82 [1]	2.63 [1]	4.28 [1]	5.76 [1]	2.26 [1]	3.24 [1]	5.48 [1]	7.38 [1]	2.32 [1]	3.30 [1]	5.52 [1]	7.38 [1]
	24	1.39 [1]	2.09 [1]	3.39 [1]	4.41 [1]	1.46 [1]	2.19 [1]	3.60 [1]	4.72 [1]	1.65 [1]	2.45 [1]	4.11 [1]	5.59 [1]	2.13 [1]	3.12 [1]	5.38 [1]	7.24 [1]	2.20 [1]	3.19 [1]	5.42 [1]	7.26 [1]
10	12	1.61 [1]	2.18 [1]	3.29 [1]	4.23 [1]	1.58 [1]	2.29 [1]	3.53 [1]	4.55 [1]	1.77 [1]	2.56 [1]	4.07 [1]	5.47 [1]	2.25 [1]	3.22 [1]	5.41 [1]	7.35 [1]	2.33 [1]	3.31 [1]	5.53 [1]	7.37 [1]
	16	1.40 [1]	2.07 [1]	3.19 [1]	4.12 [1]	1.47 [1]	2.17 [1]	3.42 [1]	4.44 [1]	1.67 [1]	2.45 [1]	3.87 [1]	5.36 [1]	2.16 [1]	3.14 [1]	5.34 [1]	7.27 [1]	2.25 [1]	3.24 [1]	5.46 [1]	7.30 [1]
	24	1.19 [1]	1.84 [1]	2.99 [1]	3.92 [1]	1.26 [1]	1.95 [1]	3.22 [1]	4.25 [1]	1.46 [1]	2.23 [1]	3.77 [1]	5.14 [1]	2.00 [1]	2.99 [1]	5.19 [1]	7.12 [1]	2.10 [1]	3.11 [1]	5.33 [1]	7.17 [1]
12	12	1.18 [1]	1.75 [1]	2.58 [1]	3.31 [1]	1.25 [1]	1.87 [1]	2.79 [1]	3.60 [1]	1.46 [1]	2.17 [1]	3.41 [1]	4.54 [1]	2.05 [1]	3.00 [1]	5.04 [1]	6.87 [1]	2.17 [1]	3.15 [1]	5.35 [1]	7.25 [1]
	16	1.04 [1]	1.61 [1]	2.44 [1]	3.18 [1]	1.11 [1]	1.72 [1]	2.66 [1]	3.47 [1]	1.32 [1]	2.02 [1]	3.27 [1]	4.39 [1]	1.93 [1]	2.89 [1]	4.93 [1]	6.76 [1]	2.08 [1]	3.05 [1]	5.25 [1]	7.15 [1]
	24	0.79 [1]	1.34 [1]	2.21 [1]	2.94 [1]	0.86 [1]	1.44 [1]	2.42 [1]	3.22 [1]	1.06 [1]	1.74 [1]	3.01 [1]	4.12 [1]	1.71 [1]	2.68 [1]	4.71 [1]	6.54 [1]	1.85 [1]	2.85 [1]	5.05 [1]	6.95 [1]
14	12	0.66 [1]	1.33 [1]	1.95 [1]	2.54 [1]	0.93 [1]	1.44 [1]	2.14 [1]	2.78 [1]	1.14 [1]	1.75 [1]	2.71 [1]	3.57 [1]	1.81 [1]	2.72 [1]	4.54 [1]	6.23 [1]	1.95 [1]	2.91 [1]	4.93 [1]	6.77 [1]
	16	0.71 [1]	1.17 [1]	1.82 [1]	2.40 [1]	0.76 [1]	1.28 [1]	2.00 [1]	2.64 [1]	0.98 [1]	1.58 [1]	2.55 [1]	3.41 [1]	1.66 [1]	2.57 [1]	4.39 [1]	6.07 [1]	1.81 [1]	2.78 [1]	4.80 [1]	6.63 [1]
	24	0.46 [1]	0.69 [1]	1.58 [1]	2.16 [1]	0.52 [1]	0.99 [1]	1.75 [1]	2.38 [1]	0.70 [1]	1.26 [1]	2.27 [1]	3.11 [1]	1.37 [1]	2.29 [1]	4.11 [1]	5.78 [1]	1.54 [1]	2.51 [1]	4.52 [1]	6.35 [1]
16	12	0.59 [1]	0.96 [1]	1.48 [1]	1.96 [1]	0.65 [1]	1.06 [1]	1.63 [1]	2.14 [1]	0.84 [1]	1.35 [1]	2.12 [1]	2.78 [1]	1.53 [1]	2.39 [1]	3.95 [1]	5.45 [1]	1.71 [1]	2.62 [1]	4.41 [1]	6.10 [1]
	16	0.45 [1]	0.80 [1]	1.35 [1]	1.81 [1]	0.51 [1]	0.90 [1]	1.45 [1]	2.00 [1]	0.68 [1]	1.17 [1]	1.96 [1]	2.61 [1]	1.35 [1]	2.20 [1]	3.77 [1]	5.26 [1]	1.53 [1]	2.45 [1]	4.24 [1]	5.91 [1]
	24	0.21 [1]	0.54 [1]	1.12 [1]	1.57 [1]	0.25 [1]	0.61 [1]	1.25 [1]	1.74 [1]	0.39 [1]	0.85 [1]	1.67 [1]	2.31 [1]	1.02 [1]	1.87 [1]	3.43 [1]	4.90 [1]	1.20 [1]	2.12 [1]	3.91 [1]	5.57 [1]

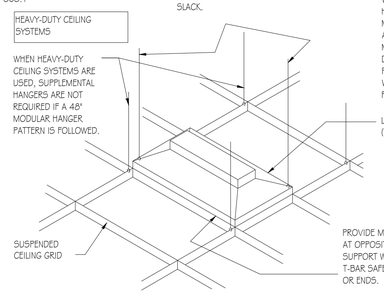
NOTE:
SUSPENSION CEILING SYSTEM TO BE INSTALLED IN ACCORDANCE WITH ASTM C635 AND ASTM C636I PER CBC 808.1

HEAVY-DUTY CEILING SYSTEMS

WHEN HEAVY-DUTY CEILING SYSTEMS ARE USED, SUPPLEMENTAL HANGERS ARE NOT REQUIRED IF A 48" MODULAR HANGER PATTERN IS FOLLOWED.

TWO (2) NO. 12 GAUGE WIRES MUST BE SECURED FROM LIGHT & MECHANICAL FIXTURES AT OPPOSING CORNERS ALONG THE FIXTURES DIAGONAL. WIRES MAY BE SLACK.

LATERAL FORCE BRACING MEMBERS MUST BE SPACED A MINIMUM OF 6' FROM ALL HORIZONTAL PIPING OR DUCT WORK THAT IS NOT PROVIDED WITH BRACING RESTRAINTS FOR HORIZ. FORCES. BRACING WIRES MUST BE ATTACHED TO THE GRID AND TO THE STRUCTURE IN SUCH A MANNER THAT THEY CAN SUPPORT A DESIGN LOAD OF NOT LESS THAN 200 POUNDS OR THE ACTUAL LOADS, WHICHEVER IS GREATER, WITH A SAFE FACTOR OF 2.



LIGHT FIXTURE AT SUSPENDED CEILING | 4

REVISIONS
PLAN CHECK
1 7/2/2026

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DETAILS

DATE MARCH 2026
SCALE
DRAWN AUTHER
JOB# YC2509
SHEET#
AD3