PC ATTACHMENT 4

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THE PICKLEBALL HEAVEN
USE PERMIT APPLICATION

25871 ATLANTIC OCAN DRIVE
LAKE FOREST, CA

SHEET INDEX

(TOTAL SHEETS = 8)

ARCHITECTURAL

(8 SHEETS)

A0.1	TITLE SHEET
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A3.1	ROOF PLAN
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A5.1	BUILDING SECTIONS
A6.0	EXISTING SITE PHOTOS

ABBREVIATIONS

&	And
∠	Angle
@	At
℄	Centerline
~	Diameter or Round
#	Pound or Number
(E)	Existing
ACOUS	Acoustical
A.D.	Area Drain
ADJ.	Adjustable
AGGR.	Aggregate
AL.	Aluminum
APPROX.	Approximate
ARCH.	Architectural
ASB.	Asbestos
ASPH.	Asphalt
BD.	Board
BITUM.	Bituminous
BLDG.	Building
BLK.	Block
BLKG.	Blocking
BM.	Beam
B.O.C.	Bottom of Concrete
B.O.M.	Bottom of Mullion
B.O.P.	Bottom of Panel
B.O.R.	Bottom of Reveal
BOT.	Bottom
CAB.	Cabinet
C.B.	Catch Basin
CEM.	Cement
CER.	Ceramic
C.I.	Cast Iron
C.G.	Corner Guard
CLG.	Ceiling
CLKG.	Caulking
CLO.	Closet
CLR.	Clear
C.O.	Cased Opening
COL.	Column
C.O.M.	Center of Mullion
CONC.	Concrete
CONN.	Connection
CONSTR.	Construction
CONT.	Continuous
C.O.R.	Center of Reveal
CORR.	Corridor
CTSK.	Countersunk
CNTR.	Counter
CTR.	Center
DBL.	Double
DEPT.	Department
D.F.	Drinking Fountain
DET.	Detail
DIA.	Diameter
DIM.	Dimension
DISP.	Dispenser
DN.	Down
D.O.	Door Opening
DR.	Door
DWR.	Drawer
DS.	Downspout
D.S.P.	Dry Standpipe
DWG	Drawing
E.	East
EA.	Each
E.J.	Expansion Joint
EL.	Elevation
ELEC.	Electrical
ELEV.	Elevator
EMER.	Emergency
ENCL.	Enclosure
E.P.	Electrical Panelboard
EQ.	Equal
EQPT.	Equipment
E.W.C.	Electric Water Cooler
EXST.	Existing
EXPO.	Exposed
EXP.	Expansion
EXT.	Exterior
F.A.	Fire Alarm
F.B.	Flat Bar
F.D.	Floor Drain
FDN.	Foundation
F.E.	Fire Extinguisher
F.E.C.	Fire Extinguisher Cab
F.H.C.	Fire Hose Cabinet
FIN.	Finish
FL.	Floor
FLASH.	Flashing
FLUOR.	Fluorescent
F.O.C.	Face of Concrete
F.O.F.	Face of Finish
F.O.M.	Face of Mullion
F.O.SH.	Face of Sheathing
FPRF.	Fireproof
F.S.	Full Size
FT.	Foot or Feet
FTG.	Footing
FURR.	Furring
FUT.	Future
GA.	Gauge
GALV.	Galvanized
G.B.	Grab Bar
GL.	Glass
GND.	Ground
GR.	Grade
GYP.	Gypsum
H.B.	Hose Bibb
H.C.	Hollow Core
HDWD.	Hardwood
HDWE.	Hardware
H.M.	Hollow Metal
HORIZ.	Horizontal
HR.	Hour
HGT.	Height
I.D.	Inside Diameter (Dim.)
INSUL.	Insulation
INT.	Interior
Jan.	Janitor
JT.	Joint
KIT.	Kitchen
K.O.	Knock Out
LAB.	Laboratory
LAM.	Laminate
LAV.	Lavatory
LKR.	Locker
LT.	Light
MAX.	Maximum
M.C.	Medicine
MECH.	Mechanical
MEMB.	Membrane
MET.	Metal
MFR.	Manufacturer
MH.	Manhole
MIN.	Minimum
MIR.	Mirror
MISC.	Miscellaneous
M.O.	Masonry Opening
MTD.	Mounted
MUL.	Mullion
N.	North
N.I.C.	Not In Contract
NO.	Number
NOM.	Nominal
N.T.S.	Not To Scale
O.A.	Overall
OBS.	Obscure
O.C.	On Center
O.D.	Outside Diameter (Dim.)
OFF.	Office
OPNG.	Opening
OPP.	Opposite
PRCST.	Pre-cast
PL.	Plate
P.LAM.	Plastic Laminate
PLAS.	Plaster
PLYWD.	Plywood
PR.	Pair
PT.	Point
P.T.D	Paper Towel Dispenser
P.T.D/R	Combination Paper Towel
PTN.	Partition
P.T.R.	Paper Towel Receptacle
P.J.	Panel Joint
Q.T.	Quarry Tile
R.	Riser
RAD.	Radius
R.D.	Roof Drain
REF.	Reference
REFR.	Refrigerator
RGTR.	Register
REINF.	Reinforced
REQ.	Required
RESIL.	Resilient
RM.	Room
R.O.	Rough Opening
RWD.	Redwood
R.W.L.	Rain Water Leader
S.	South
SAF	Self Adhered Flashing
S.C.	Solid Core
S.C.D.	Seat Cover Dispenser
SCHED.	Schedule
S.D.	Soap Dispenser
SECT.	Section
SH.	Shelf
SHR.	Shower
SHT.	Sheet
SIM.	Similar
S.N.D.	Sanitary Napkin Disp.
S.N.R.	Sanitary Napkin Recept.
SPEC.	Specification
SQ.	Square
S.ST.	Stainless Steel
S.SK.	Service Sink
STA.	Station
STD.	Standard
STL.	Steel
STOR.	Storage
STRL.	Structural
SUSP.	Suspended
SYS.	Symmetrical
TRD.	Tread
T.B.	Towel Bar
T.C.	Top of Curb
TEL.	Telephone
TER.	Terrazzo
T. & G.	Tongue and Groove
THK.	Thick
T.O.C.	Top of Concrete
T.O.P.	Top of Panel
T.O.R.	Top of Reveal
T.O.RC.	Top of Deep Recess
T.O.M.	Top of Mullion
T.O.W.	Top of Wall
T.P.	Top of Pavement
T.P.D.	Toilet Paper Dispenser
T.V.	Television
T.W.	Top of Wall
TYP.	Typical
UNF.	Unfinished
U.O.N.	Unless Otherwise Noted
UR.	Urinal
VERT.	Vertical
VEST.	Vestibule
W.	West
W/	With
W.C.	Water Closet
WD.	Wood
W/O	Without
WPM	Waterproofing Membrane
WRB	Weather/Water Resistive Barrier
WSCT.	Wainscot
WT.	Weight

OWNER

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ERIC NAMISNIAK
PH: (949) 660-9128X1187
EMAIL: ENAMISNIAK@WAREMALCOMB.COM

APPLICABLE CODES

BUILDING DEPARTMENT: CITY OF LAKE FOREST

APPLICABLE CODES:

BUILDING:	2022 CALIFORNIA BUILDING CODE
STRUCTURE:	2022 CALIFORNIA BUILDING CODE
MECHANICAL:	2022 CALIFORNIA MECHANICAL CODE
ELECTRICAL:	2022 CALIFORNIA ELECTRICAL CODE
PLUMBING:	2022 CALIFORNIA PLUMBING CODE
FIRE/LIFE SAFETY:	2022 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)
ENERGY:	2022 STATE OF CALIFORNIA ENERGY CODE
	2022 STATE OF CALIFORNIA GREEN BUILDING CODE
ACCESSIBILITY:	2022 STATE OF CALIFORNIA TITLE 24 ACCESSIBILITY STANDARDS

SITE DATA

SITE DATA

LOT:	82,778 SF (1.900 ACRES)
BUILDING AREA (EXISTING – NO CHANGE):	33,565 SF
BUILDING COVERAGE (EXISTING – NO CHANGE):	40.5 %
LANDSCAPE AREA (EXISTING – NO CHANGE):	11,972 SF
LANDSCAPE COVERAGE(EXISTING – NO CHANGE):	14.5 %
PARKING REQUIRED:	
OFFICE: 2,535 SF/250:	11 REQUIRED
TENNIS CLUBS (PICKLEBALL SIMILAR) 3/COURT: 14 COURTS	42 REQUIRED
TOTAL REQUIRED:	53 REQUIRED
STANDARD PARKING PROVIDED (9'x18'):	79 STALLS
ACCESSIBLE PARKING PROVIDED :	
STANDARD ACCESSIBLE PARKING PROVIDED :	3 STALLS
VAN ACCESSIBLE PARKING PROVIDED :	1 STALLS
PARKING TOTAL:	83 STALLS

ASSESSOR'S PARCEL NO: 610-321-04

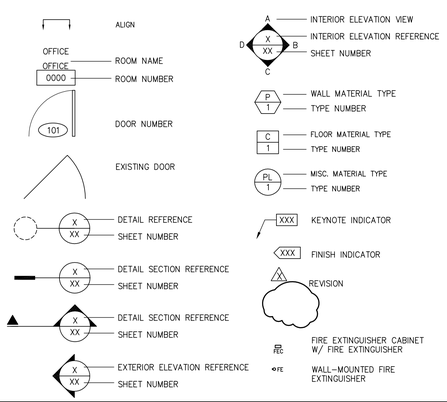
USE DESCRIPTION

THE SCOPE OF THIS PROJECT INCLUDES A TENANT IMPROVEMENT OF APPROXIMATELY 2,535 SF OF OFFICE SPACE AND CONVERSION OF 31,030 SF OF WAREHOUSE TO INDOOR PICKLEBALL COURTS. OVERALL BUILDING FOOTPRINT WILL REMAIN AT 33,565 SF WITH NO CHANGES PROPOSED TO THE BUILDING ENVELOPE. THE INDOOR SPORTS FACILITY FEATURES 14 COURTS, A PRE-PACKAGED FOOD AND BEVERAGE COUNTER, ADMINISTRATIVE OFFICES, RESTROOMS, AND DISPLAY/SALES COUNTER FOR PICKLEBALL PRODUCTS. PRIVATE LESSONS/COACHING BY PICKLEBALL HAVEN STAFF AND/OR INDEPENDENT CONTRACTORS, AND ASSOCIATED USE.

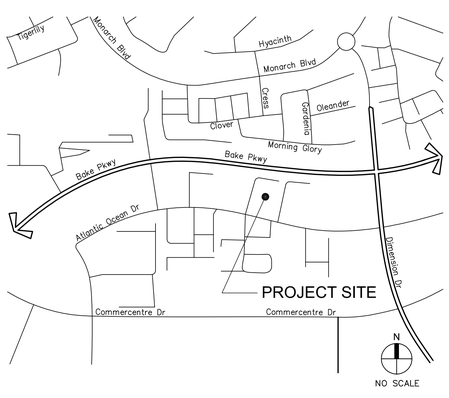
THE FACILITY'S HOURS OF OPERATION WOULD BE 7 AM TO 10 PM, EVERY DAY. TOTAL NUMBER OF EMPLOYEES WILL BE AROUND 8-10, WITH 3-4 EMPLOYEES WORKING AT ANY GIVEN TIME.

THE CHANGE IN USE WILL NOT REQUIRE ANY ADDITIONAL PARKING OR OFF-SITE IMPROVEMENTS.

SYMBOLS



VICINITY MAP



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TITLE SHEET

DATE	REMARKS	DATE	REMARKS
2024-08-06	1ST USE PERMIT SUBMITTAL		

PA / PM:	EN
DRAWN BY:	EG
JOB NO.:	IRV24-0047-00

SHEET

A0.1

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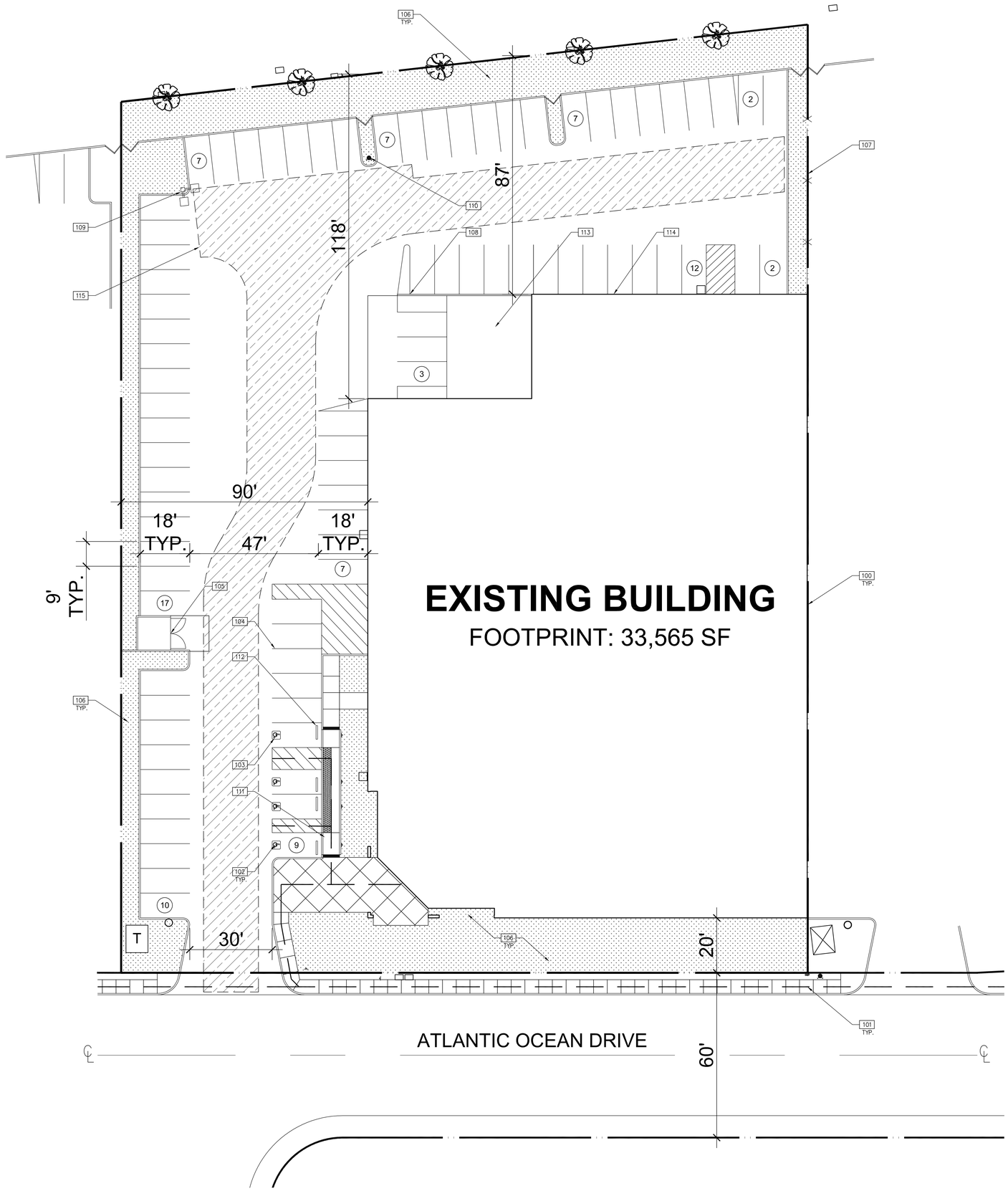

SITE PLAN NOTES

100 PROPERTY LINE, SEE CIVIL DRAWINGS (— · · —)

101 EXISTING ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE. (— — — —)

102 EXISTING ACCESSIBLE PARKING STALL WITH SIGNAGE TO REMAIN.

103 EXISTING VAN ACCESSIBLE PARKING STALL WITH SIGNAGE TO REMAIN.

104 EXISTING PAINTED PARKING STRIPING PER CITY STANDARDS TO REMAIN.

105 EXISTING WASTE ENCLOSURE WITH CONCRETE LOADING PAD PER CITY STANDARDS TO REMAIN. TRASH ENCLOSURE IS SCREENED BY A ±7'-0" CONCRETE WALL.

106 EXISTING LANDSCAPE AND IRRIGATION AREA TO REMAIN.

107 EXISTING ±6'-0" WROUGHT IRON FENCE TO REMAIN.

108 EXISTING ±3'-6" CONCRETE WALL TO REMAIN.

109 EXISTING LIGHT POLE MOUNTED ON CONCRETE BASE TO REMAIN.

110 EXISTING FIRE HYDRANT TO REMAIN.

111 EXISTING ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES TO REMAIN.

112 EXISTING WHEEL STOP TO REMAIN.

113 EXISTING RECESSED TRUCK WELL TO REMAIN.

114 EXISTING BUILDING FOOTPRINT, NO CHANGE PROPOSED.

115 EXISTING OCFA HAMMERHEAD TURNAROUND TO REMAIN.

SITE LEGEND

EXISTING POLE MOUNTED LIGHT FIXTURE

T — TRANSFORMER WITH CONCRETE PAD, SEE ELECTRICAL DRAWINGS. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)

FIRE LANE – 20' WIDTH (HATCHED)
INSIDE RADIUS 20' AND OUTSIDE RADIUS 40' TYPICAL.

1 — PARKING STALL COUNT TOTAL.

FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)

1/16"=1'-0"

0 8' 16' 32' 64'

SITE PLAN (FOR REFERENCE ONLY)

SCALE: 1/16"=1'-0"

N

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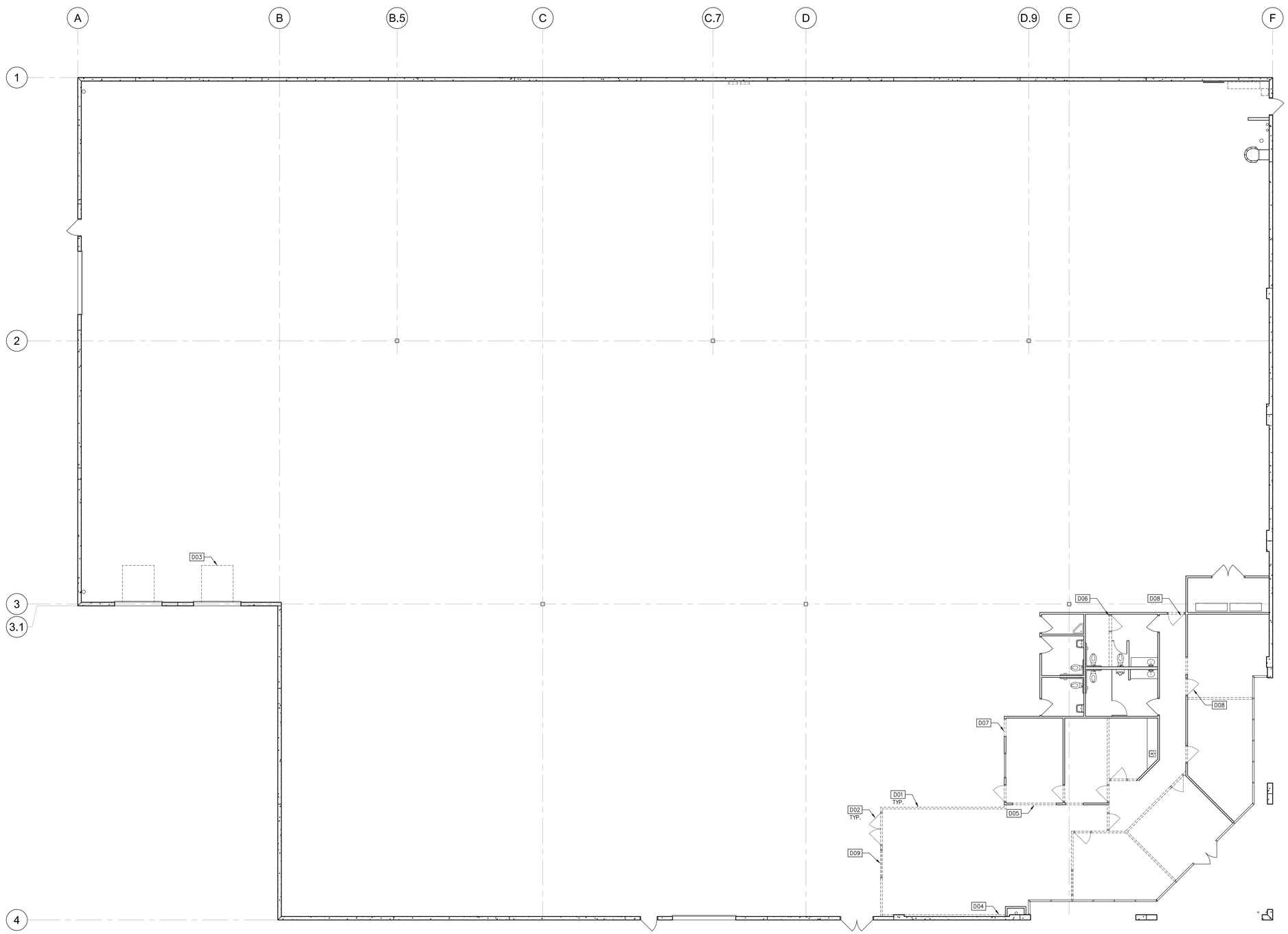

DEMOLITION PLAN NOTES

- D01 DEMOLISH EXISTING INTERIOR PARTITION.
- D02 DEMOLISH EXISTING DOOR, FRAME AND THRESHOLD.
- D03 REMOVE EXISTING DOCK LEVELER, STUB ELECTRICAL AT POINT OF CONNECTION AND INFILL WITH METAL FRAMING.
- D04 DEMOLISH EXISTING FURRING WALL.
- D05 DEMOLISH PORTION OF EXISTING INTERIOR PARTITION FOR NEW SLIDING DOOR.
- D06 DEMOLISH EXISTING WALL, DOOR, FRAME AND THRESHOLD. PROTECT EXISTING ADJACENT TOILET PARTITION IN PLACE.
- D07 DEMOLISH PORTION OF EXISTING INTERIOR PARTITION FOR NEW SWINGING DOOR.
- D08 REMOVE AND RE-INSTALL DOOR WITH OPENING DIRECTION REVERSED.
- D09 DEMOLISH EXISTING WINDOW AND FRAME.

WALL LEGEND

- EXISTING CONCRETE WALL
- EXISTING INTERIOR PARTITION TO REMAIN
- EXISTING INTERIOR PARTITION TO BE DEMOLISHED

1/8"=1'-0"

0 4' 8' 16' 32'

DEMOLITION FLOOR PLAN

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

N

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DEMOLITION FLOOR PLAN

DATE	REMARKS
2024-08-06	1ST USE PERMIT SUBMITTAL

DATE	REMARKS

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JOB NO.:	IRV24-0047-00

SHEET

A2.0

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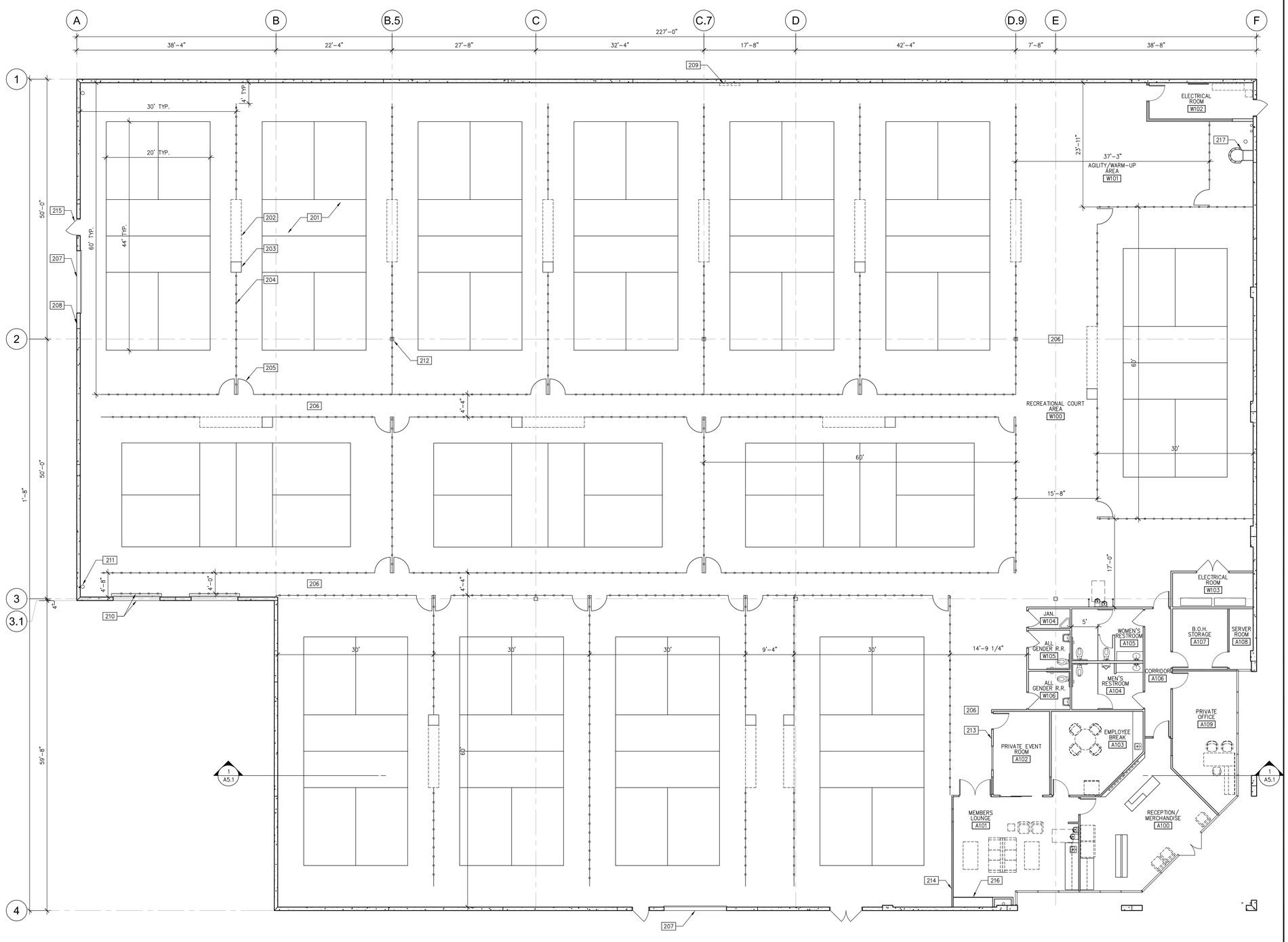

FLOOR PLAN NOTES

201 NEW 20'x44' PICKLE BALL COURT.
202 NEW BENCH.
203 NEW TRASH RECEPTACLE.
204 NEW ±4'-0" HIGH CHAINLINK OR STEEL FENCE.
205 NEW 3'-0" WIDE CHAINLINK OR STEEL GATE.
206 CIRCULATION AISLE.
207 EXISTING GRADE LEVEL SECTIONAL DOOR.
208 EXISTING CONCRETE TILT-UP WALL.
209 EXISTING ELECTRICAL PANELS.
210 EXISTING DOCK HIGH SECTIONAL DOOR WITH NEW FALL PROTECTION.
211 EXISTING INTERNAL ROOF DRAIN.
212 EXISTING STRUCTURAL COLUMN.
213 EXISTING INTERIOR WALL.
214 NEW INTERIOR WALL.
215 EXISTING EXTERIOR HOLLOW METAL DOOR.
216 NEW BUILT-IN LOCKERS - 5% TO BE ACCESSIBLE BUT NO LESS THAN ONE.
217 EXISTING ROOF ACCESS LADDER.

WALL LEGEND

EXISTING CONCRETE WALL
EXISTING INTERIOR PARTITION
NEW INTERIOR PARTITION

1/8"=1'-0"
0 4' 8' 16' 32'

PROPOSED FLOOR PLAN

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

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FLOOR PLAN

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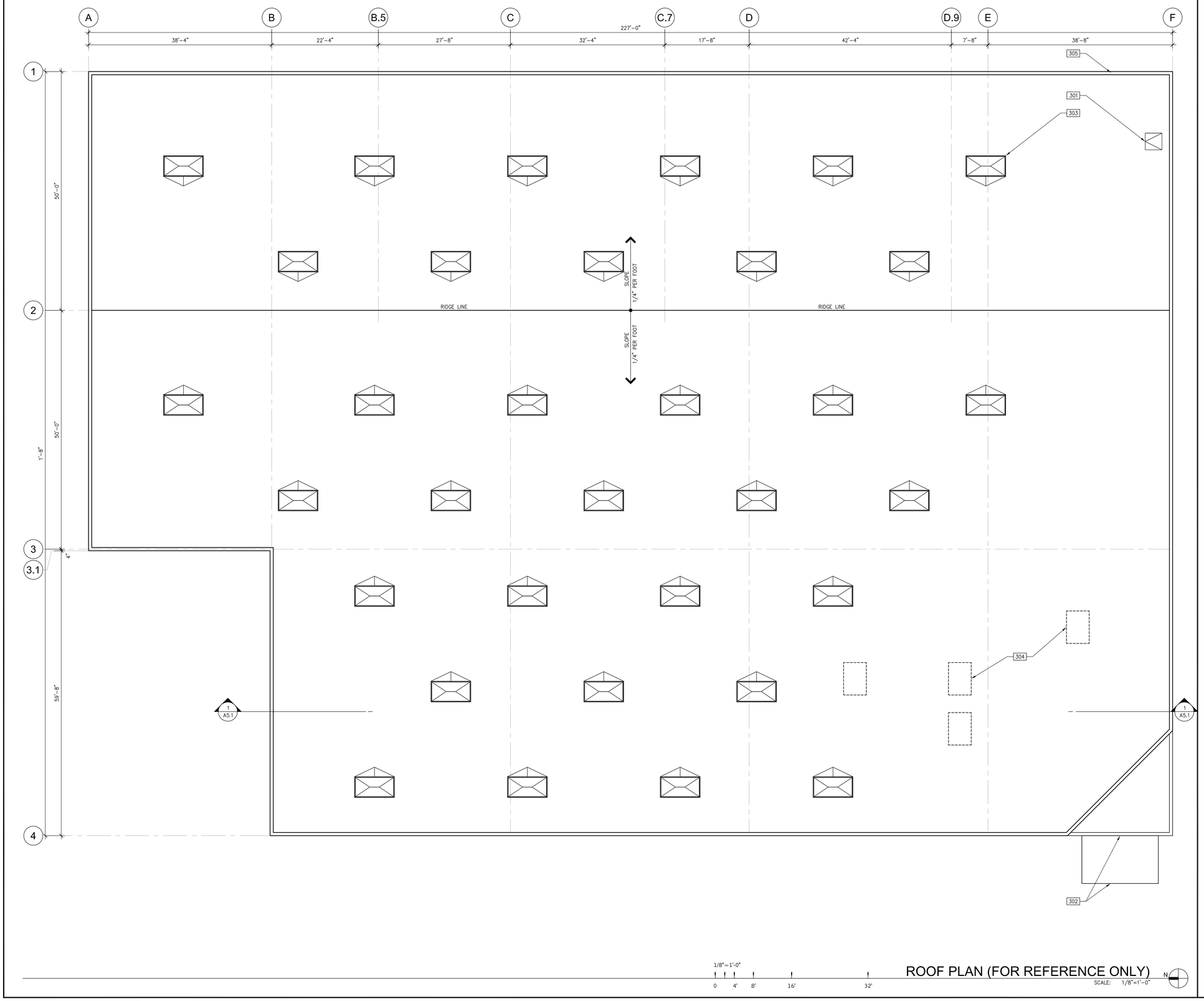

ROOF PLAN NOTES

301 EXISTING ROOF ACCESS HATCH.

302 EXISTING METAL CANOPY BELOW.

303 EXISTING 4' x 8' SKYLIGHT.

304 EXISTING ROOF MOUNTED MECHANICAL UNITS.

305 EXISTING PARAPET WALL.

1/8"=1'-0"

0 4' 8' 16' 32'

ROOF PLAN (FOR REFERENCE ONLY)

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

N

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ROOF PLAN

DATE	REMARKS
2024-08-06	1ST USE PERMIT SUBMITTAL

DATE	REMARKS

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SHEET

A3.1

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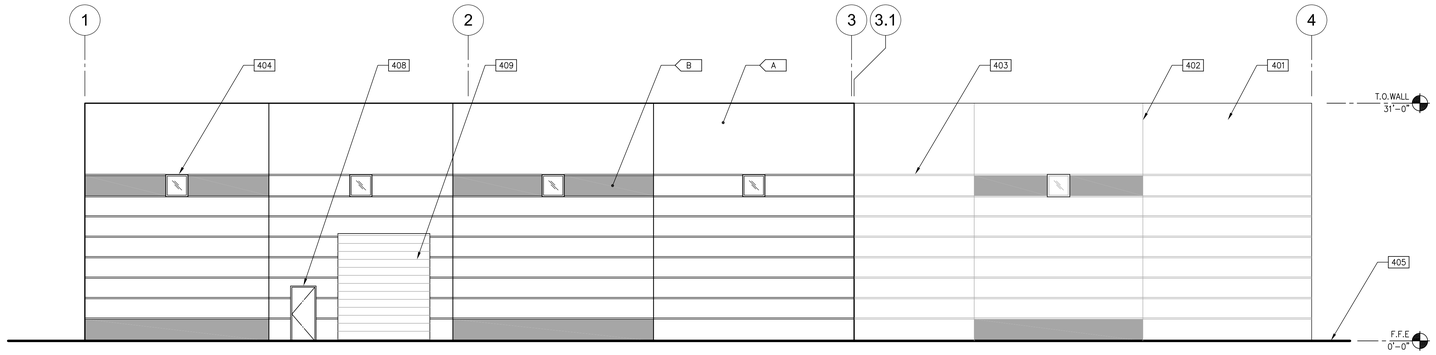
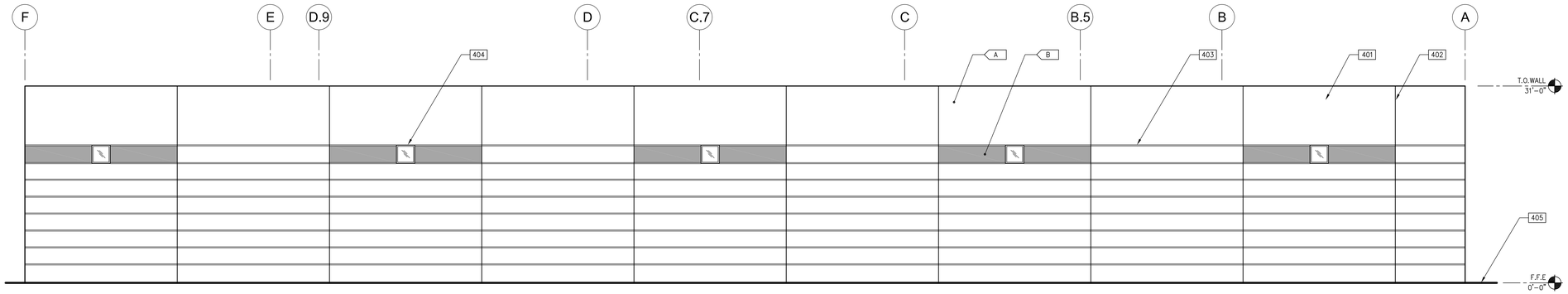


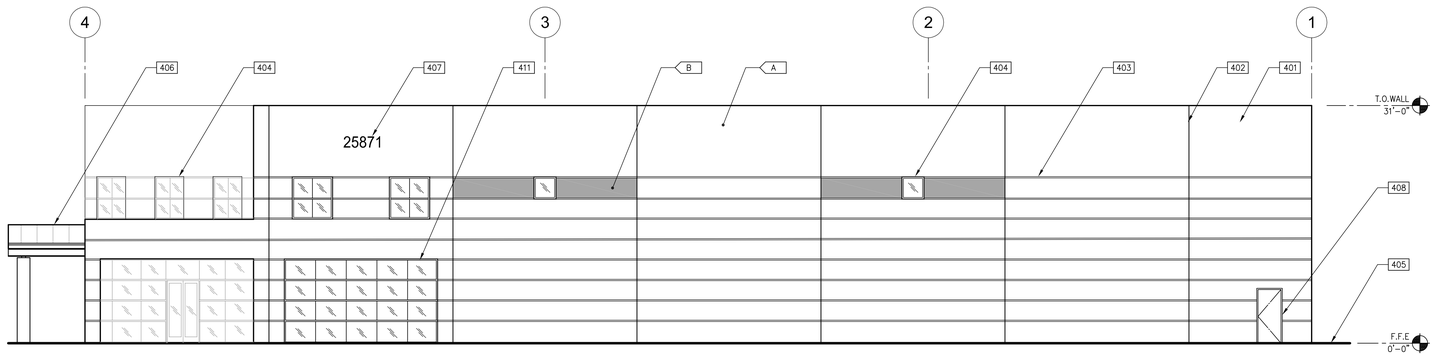
NORTH EXTERIOR ELEVATION (FOR REFERENCE ONLY) (A)

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



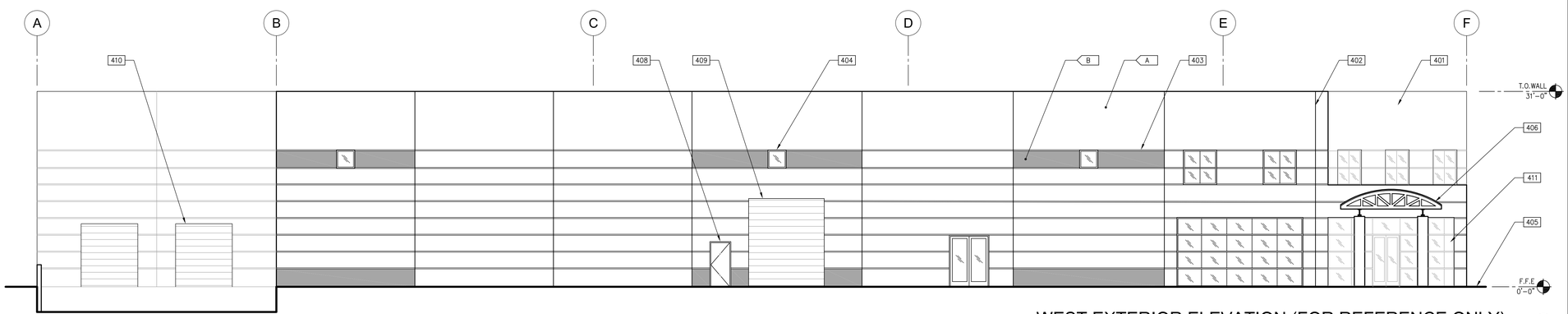
EAST EXTERIOR ELEVATION (FOR REFERENCE ONLY) (B)

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



SOUTH EXTERIOR ELEVATION (FOR REFERENCE ONLY) (C)

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



WEST EXTERIOR ELEVATION (FOR REFERENCE ONLY) (D)

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

ELEVATION NOTES

401 EXISTING CONCRETE WALL, PAINTED.
402 EXISTING CONCRETE WALL JOINT.
403 EXISTING 2"x3/4" DEEP REVEAL.
404 EXISTING CLERESTORY WINDOW.
405 EXISTING FINISH GRADE, VARIES.
406 EXISTING METAL CANOPY.
407 EXISTING BUILDING ADDRESS NUMBER
408 EXISTING HOLLOW METAL DOOR.
409 EXISTING GRADE LEVEL SECTIONAL DOOR.
410 EXISTING DOCK HIGH SECTIONAL DOOR.
411 EXISTING ALUMINUM STOREFRONT WINDOW SYSTEM.

LEGEND

VISION GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE IS EXISTING TO REMAIN.

COLOR LEGEND

ALL FINISHES & COLORS ARE EXISTING TO REMAIN.

A BASE COLOR: WHITE

B SECONDARY COLOR: LIGHT GRAY

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THE PICKLEBALL HEAVEN USE PERMIT APPLICATION

25871 ATLANTIC OCEAN DRIVE
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EXTERIOR ELEVATIONS

DATE	REMARKS	DATE	REMARKS
2024-08-06	1ST USE PERMIT SUBMITTAL		

PA / PM:	EN
DRAWN BY:	EG
JOB NO.:	IRV24-0047-00

SHEET

A4.1

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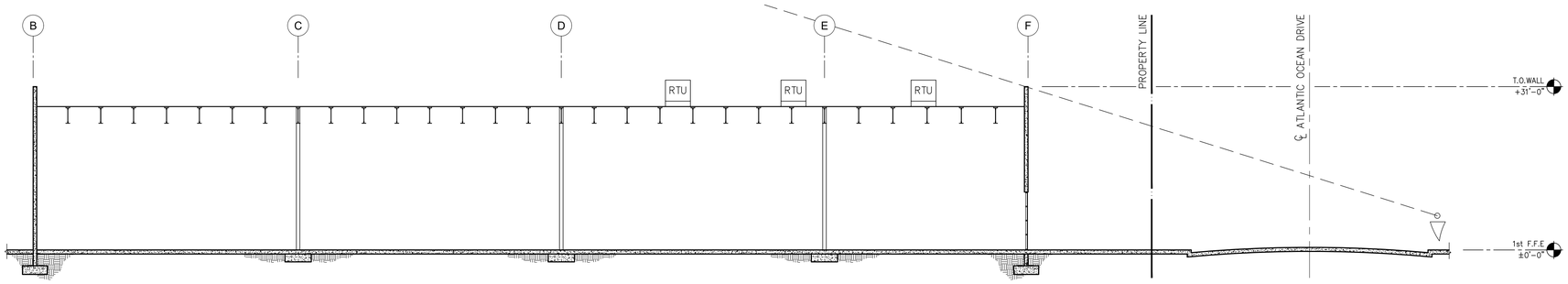

BUILDING SECTION/LINE OF SIGHT DIAGRAM (1)

SCALE: 3/32"=1'-0"

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BUILDING SECTIONS

DATE	REMARKS	DATE	REMARKS
2024-08-06	1ST USE PERMIT SUBMITTAL		

PA / PM:	EN
DRAWN BY:	EG
JOB NO.:	IRV24-0047-00

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SITE PHOTO 1
SCALE: N.T.S.

SITE PHOTO 2
SCALE: N.T.S.

SITE PHOTO 3
SCALE: N.T.S.

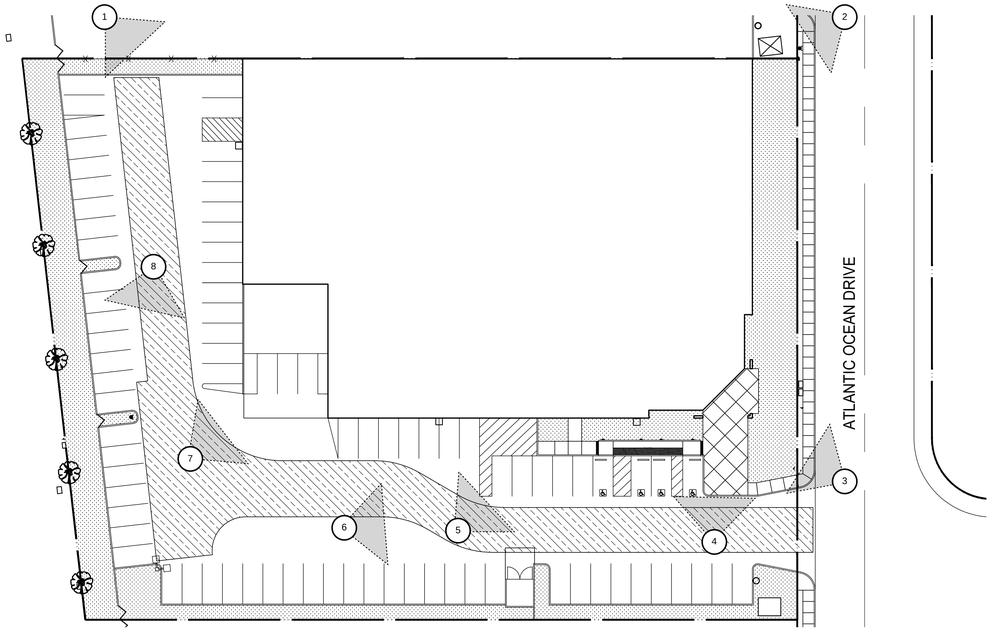
SITE PHOTO 4
SCALE: N.T.S.

SITE PHOTO 5
SCALE: N.T.S.

SITE PHOTO 6
SCALE: N.T.S.

SITE PHOTO 7
SCALE: N.T.S.

SITE PHOTO 8
SCALE: N.T.S.



KEY PLAN 9
SCALE: N.T.S.

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EXISTING SITE PHOTOS

DATE	REMARKS
2024-08-06	1ST USE PERMIT SUBMITTAL

PA / PM:	EN
DRAWN BY:	EG
JOB NO.:	IRV24-0047-00

SHEET
A6.0

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