



April 20, 2026

Mr. Xiongwei Zhang
Alliance Pacific Catalyst LLC
13 Ensueno West
Irvine, CA 92620

Sent Via Email
info@huachenusa.com

Subject: Approval of Administrative Use Permit 00969327-PAUP for a Fencing School at 24 Hammond, Suite D, in Planning Area 35 (Irvine Spectrum 2)

Dear Mr. Zhang:

Community Development Department staff reviewed Administrative Use Permit 00969327-PAUP to operate a new commercial school at 24 Hammond, Suite D, within an existing multi-tenant industrial office building at Eastpointe Business Park. The building is bounded by a Public Service Center to the north, Bake Parkway to the east, and Hammond to the south. Surrounding land uses include warehouse, office, and religious (church) uses. The business park is located within Planning Area 35 (Irvine Spectrum 2) and is zoned 5.4 General Industrial.

As described in the applicant's letter of justification, the fencing school would operate as a commercial school in Suite D, a 5,475-square-foot, first-floor office suite (Enclosure 1). The facility will offer instructor-led fencing classes for students under the age of 18 in small group settings of five to 15 students. There would be a maximum of 15 students, two instructors, and one staff member present on-site at any one time. All activities will occur entirely indoors within the existing tenant space, and no exterior modifications to the building, site circulation, or parking configuration are proposed (Enclosure 2).

Section 1-2-1 of the Irvine Zoning Ordinance defines "school, commercial" as "a business establishment where instruction is given, in exchange for payment of a fee. Examples of subjects taught include, but are not limited to, dance, computer skills, music, and martial arts." Based on the business description contained in the applicant's letter of justification, the proposed use is classified as a commercial school, which is conditionally permitted in the 5.4 General Industrial zone with the approval of an administrative use permit.

Parking

Section 4-3-4 of the Irvine Zoning Ordinance identifies the parking requirements for a "school, commercial" as "one space per instructor and employee, plus one space per

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three students.” The proposed fencing school will operate with a maximum of two instructors, one staff member, and 15 students on-site at any one time, requiring eight parking spaces.

The subject tenant space, which consists of 880 square feet of office space and 4,595 square feet of warehousing space, is allocated eight parking spaces, pursuant to the applicable parking requirements of the Irvine Zoning Ordinance. The fencing school operation requires a total of eight parking spaces. Therefore, the existing parking allocation for the subject tenant space is sufficient to accommodate the proposed use, and no restriping or parking reconfiguration of the existing parking area is proposed. Condition 6.19 has been added to this project, which limits the maximum on-site occupancy to 18 individuals (instructors, staff member, and students combined) at any given time, which would minimize on-site parking demands.

California Environmental Quality Act

Pursuant to Section 4 of the City of Irvine California Environmental Quality Act (CEQA) procedures and Article 19 of the State CEQA Guidelines, it has been determined that the proposed commercial school is categorically exempt from the requirements of CEQA, under Section 15301, Class 1, Existing Facilities. A Notice of Exemption has been prepared by staff and is provided with this letter (Enclosure 4).

Findings

Based on the submittal, the Director of Community Development makes the following findings, pursuant to Section 2-33-7 of the Irvine Zoning Ordinance, and hereby approves Administrative Use Permit 00969327-PAUP.

- A. The administrative use will comply with all the applicable development standards of the Zoning Ordinance and the purpose of the zoning district in which the site is located.

Based on the proposed operation, eight parking spaces are required for the use. Eastpointe Business Park provides a shared parking supply that exceeds the required parking, and the existing parking allocation for the subject tenant space is sufficient to accommodate the proposed use. Additionally, Condition 6.19 has been added to this project, which limits the maximum on-site occupancy to 18 individuals (instructors, staff member, and students combined) at any given time, to ensure continued compliance with the applicable parking requirements.

The project does not propose any exterior modifications to the building, changes to site circulation, alterations to landscaping, or reconfiguration of existing drive aisles or driveways. All improvements are limited to interior tenant improvements within the existing suite. As such, the project complies with all applicable site development

standards, including but not limited to parking, building height, floor area, setbacks, and landscaping.

- B. Adequate traffic circulation, off-street parking, and pedestrian safety will be maintained during the operation of the administrative use.

The proposed commercial school will occupy a 5,475-square-foot tenant space within an existing 32,716-square-foot multi-tenant industrial office building within Eastpointe Business Park, and involves no changes to the existing site layout, building footprint, or circulation pattern. All improvements are limited to interior tenant improvements. The use requires eight parking spaces, and the existing shared parking supply within Eastpointe Business Park is sufficient to accommodate this demand.

Classes will be conducted on a scheduled basis, outside peak traffic periods, with no overlapping periods, which reduces potential parking and circulation conflicts. Condition 6.19, which restricts occupancy and requires operations to occur in accordance with the approved operational schedule, will ensure that traffic and parking activity remains consistent with the analysis contained herein. All vehicular and pedestrian access will continue to occur through the previously approved and constructed circulation system within Eastpoint Business Park. Given the limited occupancy, small group instructional format, and scheduled class times, arrival and departure activity will be dispersed and limited in scale. Therefore, the proposed commercial school will not adversely impact the existing circulation patterns within the office development and will have no effect on the off-street parking nor negatively impact pedestrian safety.

- C. The administrative use will not impair the character and integrity of the zoning district and surrounding area.

The proposed use includes the operation of a commercial school offering instructor-led fencing within an existing multi-tenant industrial office building in the 5.4 General Industrial zone. The use is minor in scale, operates indoors, and will not result in any exterior modifications. The instructional nature of the business is compatible with surrounding industrial office uses. Therefore, the proposed use will not impair the character or integrity of the zoning district or surrounding area.

- D. The proposed use is in harmony with applicable City policies and the intent and purpose of the zoning district involved.

The project site's zoning designation of 5.4 General Industrial identifies the intent and purpose of the zone as an area that accommodates a variety of complementary office and service uses within an industrial environment. The proposed commercial school expands the range of services available to residents and families of Planning

Area 35 (Irvine Spectrum 2) and the broader community. The use also aligns with the community's interest in cultural enrichment and personal development. Additionally, the project contributes to the local economy through employment opportunities and small business investment. Therefore, the proposed commercial school use is in harmony with City policies, and the intent and purpose of the 5.4 General Industrial zoning regulations.

- E. The administrative use will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

The proposed commercial school will contribute to the overall vibrancy within the area by providing a service for the residents of Irvine and the surrounding area. The commercial school is also compatible with surrounding businesses, which include office buildings and warehouses. The commercial school's operational model ensures a low impact on the area. Any potential noise impacts to adjacent tenants or exterior areas will be minimized by the implementation of Condition 6.22. Additionally, the project is required to comply with the City's Noise Ordinance. Further, the project does not involve any changes to the existing building footprint, square footage, landscaping, driveways, or circulation system. Therefore, the commercial school use will not negatively impact adjacent tenants, the surrounding area, or other uses within the Eastpointe Business Park.

The approval is subject to the following conditions of approval:

Standard Condition 6.1

DISCRETIONARY CASE CHARGES

The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

Standard Condition 6.2

LEGAL ACTION - HOLD HARMLESS

In accordance with the provisions of Section 5-5-114 of the Irvine Municipal Code and Government Code Section 66474.9, the applicant shall defend, indemnify, and hold harmless the City of Irvine and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City, including, without limitation, an action by an advisory agency, appeal board, or legislative body concerning this discretionary approval. This defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action or proceeding challenging the approval. The City will

promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense.

In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award.

Condition 6.19

OPERATIONAL RESTRICTIONS

This project pertains to the operation of a commercial school use. The business shall operate in accordance with the following conditions:

- A. The fencing school shall conduct classes between 10 a.m. – 8:15 p.m., Monday through Saturday. No classes shall occur outside of these approved hours. Class sessions and instruction shall not begin or end within the AM and PM peak-hour periods (7 - 8:30 a.m. and 4:45 - 6:15 p.m., respectively).
- B. No instructor, staff, student drop-off, or student pick-up shall occur within the morning peak-hour period of 7 - 8:30 a.m. or the evening peak-hour period of 4:45 - 6:15 p.m., Monday through Friday.
- C. To minimize parking impacts and ensure smooth transitions between sessions, all classes shall be scheduled with at least a 10-minute interval between consecutive sessions. No class times shall overlap.
- D. The approved use shall operate as a commercial school within the existing tenant space. The maximum on-site occupancy shall be limited to three employees/instructors and up to 15 students, for a total of 18 occupants at any one time. The maximum occupancy shall not be exceeded at any time. The approved occupancy limit is based on the operational characteristics of the use and associated parking analysis and shall be maintained for the duration of the use.
- E. Any increase in occupancy or intensification of the use shall require review and approval by the City. The applicant shall obtain all required building permits for tenant improvements associated with the change of use and shall comply with all applicable Building and Safety requirements, including any required Certificate of Occupancy. Upon cessation of the approved use, any subsequent use of the tenant space shall be subject to applicable City review and approval requirements.

Condition 6.20

BUILDING OCCUPANCY

The applicant shall ensure the building is not used or occupied, in whole or in part, without a valid Certificate of Occupancy (CofO), as required by Section 111 of the California Building Code.

Condition 6.21

BUSINESS LICENSE

The applicant shall obtain an approved City of Irvine business license before initiating any business operations in accordance with the Irvine Municipal Code.

The submitted letter of justification, floor plan, operational schedule, and parking summary are integral components of this approval. This approval is contingent upon the applicant obtaining a valid business license and securing all applicable permits prior to commencing business operations, including, but not limited to, building, electrical, and any other permits required by the City of Irvine. Any modification to the approved floor plan, or any change to the operational characteristics of the business that creates an inconsistency with the information provided in this correspondence, results in an intensification of use, or introduces new impacts not previously evaluated, shall render this administrative use permit approval null and void and shall require resubmittal for further review and approval.

Condition 6.22

NOISE

The operation of the commercial school shall be conducted in a manner that complies with all applicable noise standards set forth in the Irvine Municipal Code. All activities shall occur within the enclosed tenant space, and no amplified sound, music, instructor vocalizations, or other noise associated with the use shall result in noise levels that exceed applicable standards beyond the tenant space. The applicant shall incorporate appropriate sound attenuation measures (e.g., insulation, baffling, floating floors, and/or wall treatments) within the tenant space, as necessary, to ensure compliance with applicable noise standards and to minimize noise impacts on adjacent tenants. Failure to maintain compliance with applicable noise standards may result in enforcement actions, including modification or revocation of this approval, in accordance with Chapter 2-10 (Enforcement and Revocation Procedures) of the Irvine Zoning Ordinance.

Condition 6.23

NON-TRANSFERABILITY AND EXPIRATION

Approval of this administrative use permit is specific to the business operation and operator described in the application materials reviewed and approved by the City. This administrative use permit does not run with the land and is not transferable to a different operator, owner, or business entity. Pursuant to Chapter 2-33, *Administrative Use Permit*, and Chapter 2-10, *Enforcement and Revocation Procedures*, of the Irvine Zoning Ordinance, this administrative use permit shall automatically expire upon closure or cessation of the approved business operations at the subject site. Any subsequent operator proposing to conduct a similar use at the subject location shall be required to apply for and obtain a new administrative use permit, subject to independent review and approval in accordance with the procedures set forth in Chapter 2-33, *Administrative Use Permit*, of the Irvine Zoning Ordinance.

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Condition 6.24

COMPLIANCE WITH PRIOR APPROVALS

All applicable conditions of approval associated with original Zoning Compliance 87-ZD-0181 issued for Eastpointe Business Park remain in full force and effect.

Unless an appeal is filed prior to the expiration of the five-day appeal period ending at 5 p.m. Monday, April 27, 2026, the approval granted by this letter shall become effective Tuesday, April 28, 2026.

Please note that any permits cannot be issued until all fees associated with this application are paid in full. Should you have any questions regarding this approval, please contact Assistant Planner Samantha Zepeda at 949-724-5427 or via email at SZepeda@cityofirvine.org.

Sincerely,



Stephanie Frady, AICP
Director of Community Development

Enclosures:

1. Project Letter of Justification
2. Project Plans
3. Operational Schedule
4. Notice of Exemption

ec: Alyssa Matheus, Planning Manager
Chris Chung, Principal Planner
Files: 00969327-PAUP; 87-ZD-0181

Administrative Use Permit Application for
Fencing School at 24 Hammond -Unit D
Letter of Justification
Revised 3/25/26

Project Description

The operation of a Fencing School (name to be determined) is proposed in an existing 5,475sf, Unit D which is part of a 1 story, 32,716sf office/warehouse/manufacturing condominium building at 24 Hammond, in Planning Area 35 (Spectrum 2) Project Plans and Site Summary Form included. The building is part of a 2 -building complex on 3.81 acres with a total of 14 - R&D Office, Warehouse and Manufacturing units, common area and 160 parking stalls known as Eastpointe Business Park. No revisions are proposed to exterior of unit/building, landscaping or parking.

The site is located southwesterly of the adjacent 28 Hammond and the corner of Hammond and Musick with other 5.4 General Industrial uses to the north and east. The site has a zoning designation of 5.4 General Industrial and the proposed use would be considered a School, commercial use, requiring approval of an Administrative Use Permit by the Community Development Director. Per Irvine Zoning Code definitions:

“School, commercial: A business establishment where instruction is given, in exchange for payment of a fee. Examples of subjects taught include, but are not limited to, dance, computer skills, music, and martial arts.”.

Suite D has a total area of 5,475sf (currently 880sf of office area, and 4,595sf of warehouse). The proposed plan includes an entry area and locker rooms, the training area for fencing instruction, equipment storage, restrooms and office areas per the proposed project plans. There may be one office staff on site at a time, in addition to up to 2 instructors, for a total of 3 employees and up to 15 students on-site at a time. The facility will be for instruction-only providing fencing instruction, no competitions. The fencing school will operate with a structured curriculum organized by age group and experience level. The school will be provide lessons to students age 5-17. All programming is designed to support age-appropriate athletic development, skill learning progression, safety, and proper fencing etiquette.

Training follows a leveled pathway model, beginning with introductory exposure and progressing toward intermediate and advanced training based on student readiness. Students may only advance after meeting safety and skill-check benchmarks.

All activities are instructor-led. There will be no open gym use, recreational drop-in activity, or unsupervised practice sessions. There are no walk ins, all students attend via a scheduled class time.

All participation at the facility is reservation-based and limited to scheduled class sessions. Students may enter the facility only during their assigned class time. Walk-ins will not be accepted, and there will be no general open access hours or flexible drop-in. All attendance is

scheduled in advance to maintain controlled occupancy and ensure continuous instructor supervision.

Classes are offered for specific age groups within the overall age range of 5 through 17 and are further organized by experience level to promote safety and consistent instruction. The submitted Class and Instructor Schedule reflects all classes offered for all applicable age groups.

The proposed operation will not include summer camps, public tournaments, competitions, or special events that would draw spectators or increase occupancy beyond normal class operations. Instruction will be conducted year-round in accordance with the approved schedule.

Approximately once every two months, instructor-supervised student scrimmages may be conducted during designated class hours as part of regular instruction. These scrimmages are limited to enrolled students within the approved class size and do not increase overall occupancy.

Students will arrive by parent or designated adult drop-off, or by self-arrival for older students as permitted. Upon registration, parents or designated adults will be provided with written instructions outlining drop-off and pick-up procedures. Parents or designated adults are required to enter the facility with the student and sign the student in at drop-off and sign the student out at pick-up. Students will not be released without proper sign-out, except for students ages sixteen (16) and seventeen (17) who are permitted to drive themselves. Parents may remain on-site during sessions; however, this is not encouraged. A limited number of chairs will be provided in the entry area for parents or guardians.

The facility will be secured through safety and access control measures, including security cameras at primary entrances and key interior areas, continuous supervision of students by instructors, established safety and emergency response procedures for staff, and restricted access to training equipment and storage areas. Students are required to transport fencing equipment in appropriate carrying bags.

Interior spaces will be used in accordance with the revised proposed floor plan. The occupancy classification and occupant load of the space have been updated to reflect the revised layout. The training area will be equipped with fencing strips and used exclusively for instructor-supervised instruction and in-class scrimmages. Two dedicated warehouse areas will be used for fencing equipment storage: Warehouse Area 1, positioned adjacent to the training floor, will serve as the active daily equipment room for loaner masks, jackets, weapons, and body cords; Warehouse Area 2 will store large items, including piste mats, backup scoring equipment, and bulk spare parts. A separate Maintenance Storage room (will be used for cleaning supplies and janitorial materials, kept separate from athlete equipment in accordance with applicable safety regulations. Locker rooms will be available for changing and storage of sports bags and outerwear, although students are encouraged to arrive dressed for class. The service and entry area will be staffed prior to each class for student sign-in and sign-out. The two office spaces are designated for staff-only use, serving as administrative workstations for student records and instructor workspaces for lesson planning and student progress tracking. Office areas will be restricted to staff use only and will not be accessible to students. ADA-compliant restrooms will be provided for students and staff. Storage areas will not be accessible to students unless supervised by an instructor. Further details of the proposed floor plan are described in the Floor Plan Justification Letter submitted with the application.

The Building Department has reviewed the revised plans and issued the following condition of approval:

“The proposed application requires a change of occupancy classification of this tenant space to fencing school. The maximum number of occupants within the tenant space shall be limited to 3 employees and up to 15 students. The maximum number of occupants cannot be exceeded at any time. This allowance is specific to this proposed application and can be used for Building and Safety purposes. Upon termination of tenant’s use of the premises, the occupancy of the space shall reverse its original approval.”

The applicant acknowledges that, based on the proposed operation, the school is conditioned and restricted as to the maximum number of instructors and students to ensure compliance with applicable zoning and building codes.

The class schedule is as follows and avoids travel during the AM Weekday Peak Traffic and limited operation during the PM Peak of 4:30pm-6:30pm (class schedule forms are also included:

Monday, Wednesday and Friday

6:45pm-7:45pm (1 instructor, 5-15 students – ages 5-8)

Tuesday and Thursday

6:45pm- 8:15pm (1 instructor, 5-15 students-ages 5-12)

Saturday

10:00am - 11:30am (2instructors, 5-15 students- ages 5-12)

and

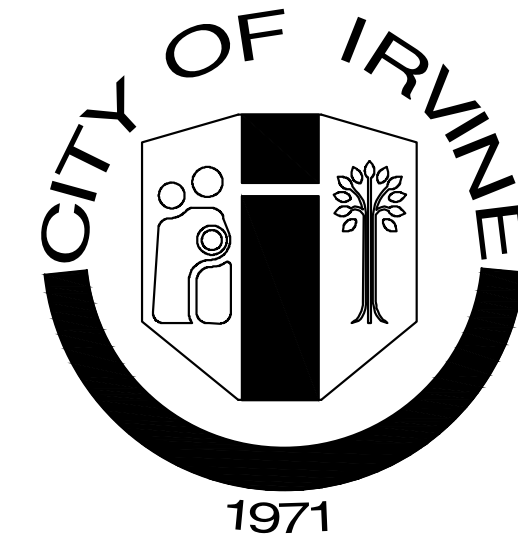
1:00pm – 3:00pm (2 instructors, 5-15 students- ages 10-17)

The Irvine Zoning Code requires the following Parking Ratio for *School, commercial: 1 stall per instructor or employee and 1 stall per 3 students.*

Per the proposed operation, there will be up to 3 employees on site at a time and up to 15 students, requiring a total of 3 stalls for employees and 5 stalls for up to 15 students for a total of 8 required stalls. Unit D has 8 stalls, see Site Plan Summary Information Sheet. And the Title Report.

For the entire Eastpointe Business Park 155.81 or 156 stalls are required and 160 stalls are provided. The proposed schedule of classes is after regular business hours, starting at 6:45pm and on Saturdays when there is less parking demand for the site.

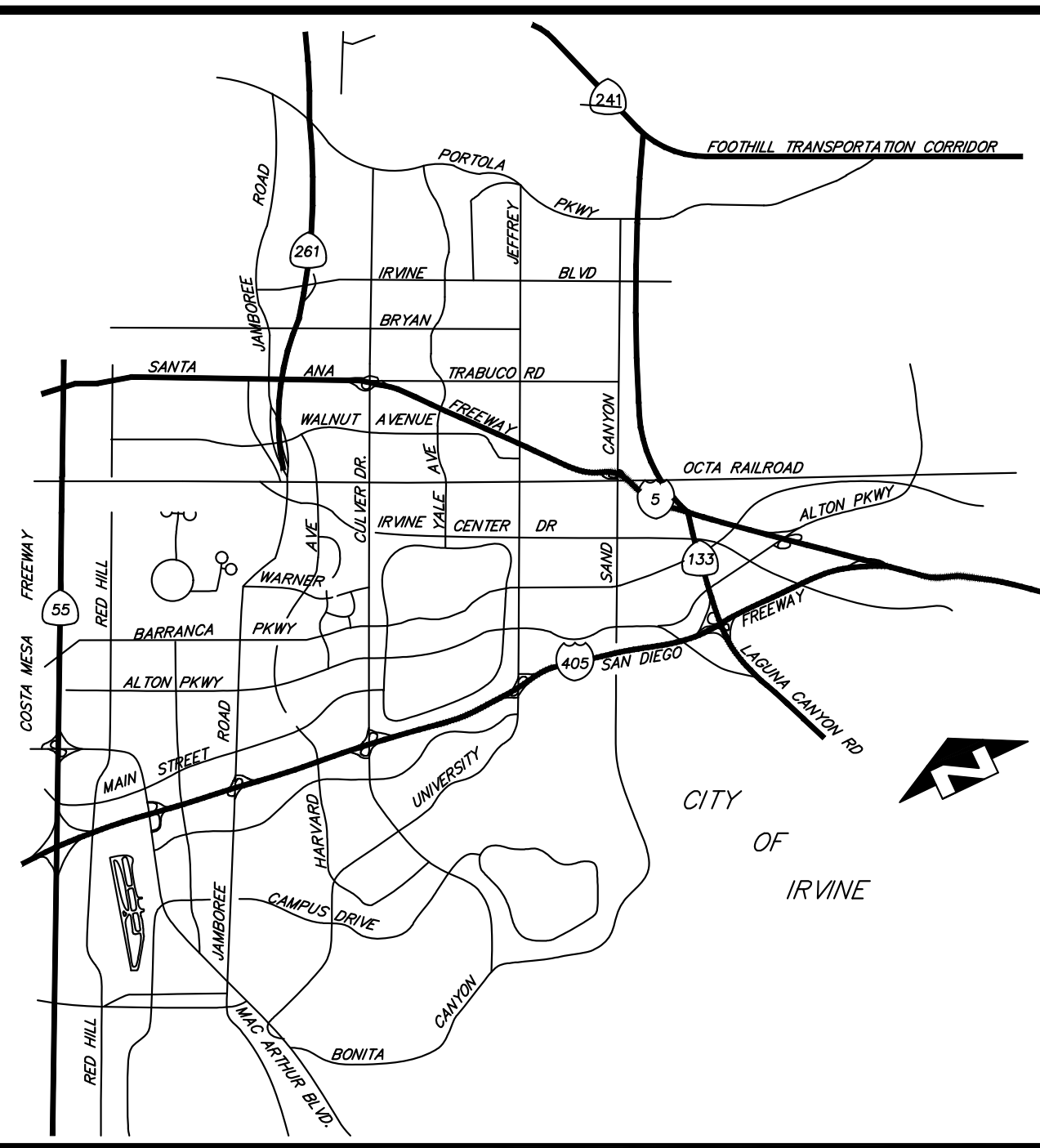
THE CITY OF IRVINE



BUILDING PLANS

NOTE: DESIGNER TO PROVIDE PROJECT SPECIFIC INPUT WHERE INDICATED BY INSTRUCTIONS IN BOLD AND BRACKETED BY THE FOLLOWING SYMBOL <>

(VERSION 2022.1 EFFECTIVE JANUARY 2025)



VICINITY MAP



LOCATION MAP

PROJECT INFORMATION

PROJECT LOCATION: <24 HAMMOND STE D, IRVINE, CA 92618>

PROJECT DESCRIPTION: <CHANGE OF USE AND INTERIOR TENANT IMPROVEMENT (5-475 SQ FT GROSS AREA), (E) USE: WAREHOUSE (N) USE: COMMERCIAL FENCING SCHOOL>
SPECIAL CONDITIONS OF LAND USE APPROVAL: SPECIAL CONDITIONS RELATING TO THIS PROJECT ARE ESTABLISHED IN <N/A>

SEE SHEET <N/A> UNDER THE HEADING LAND USE CONDITIONS OF APPROVAL FOR COMPLETE CONDITIONS OF APPROVAL.

USE/OCCUPANCY/FLOOR AREA:
<TABULATE USE: SCHOOL, COMMERCIAL, OCCUPANCY GROUP: BUSINESS GROUP B AND FLOOR AREA BY STORY FOR THE PROPOSED WORK>
1. OFFICE= 11,812 SF
2. WAREHOUSE= 7,249 SF
3. MANUFACTURING= 8,180 SF
4. SCHOOL, COMMERCIAL= 5,475 SF
TOTAL BUILDING AREA= 32,716 SF

NUMBER OF STORIES: <ONE-STORY, EXISTING>
MEZZANINES: <N/A>

TYPE OF CONSTRUCTION: <I>

FIRE RESISTANCE RATED ASSEMBLIES CONSTRUCTED OR ALTERED IN SCOPE OF WORK:

EXTERIOR WALLS: <NO>
FIRE WALLS: <NO>
FIRE BARRIERS: <NO>
FIRE PARTITIONS: <NO>
HORIZONTAL ASSEMBLIES: <NO>

SEE SHEET <N/A> FOR FIRE-RESISTANCE RATED ASSEMBLY LEGEND, PROVIDING UNIQUE SYMBOLS FOR EACH RATED ASSEMBLY TYPENATING AND CALL-OUTS TO CONSTRUCTION DETAILS DEMONSTRATING COMPLIANCE WITH ASSEMBLY LISTINGS.

AUTOMATIC FIRE SPRINKLERS: <YES, EXISTING>

AN <MODIFICATION TO THE EXISTING> AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED UNDER SEPARATE APPROVAL THROUGH THE ORANGE COUNTY FIRE AUTHORITY. SPRINKLERS ARE PROVIDED

TO COMPLY WITH THE CITY OF IRVINE MUNICIPAL CODE SECTION 5-9-401 FOR BUILDING HAVING A GROSS AREA EXCEEDING 5,000 SQUARE FEET.

TO COMPLY WITH THE CITY OF IRVINE MUNICIPAL CODE SECTION 5-9-401 FOR BUILDING HAVING A GROSS AREA EXCEEDING 5,000 SQUARE FEET, AND AS SUBSTITUTION FOR RATED CONSTRUCTION.

TO COMPLY WITH THE CITY OF IRVINE MUNICIPAL CODE SECTION 5-9-401 FOR BUILDING HAVING A GROSS AREA EXCEEDING 5,000 SQUARE FEET, AND TO JUSTIFY AN INCREASE IN HEIGHT FOR AREA (SEE ANALYSIS BELOW)

PROVIDE ALTERNATE EXPLANATION INCLUDING ALL RELEVANT CODE REFERENCES

ALLOWABLE HEIGHT/AREA ANALYSIS (CBC CHAPTER 9):
<T-2>

PARKING SUMMARY:
REQUIRED PARKING:
TOTAL PARKING PROVIDED:
VAN ACCESSIBLE PARKING PROVIDED:
STANDARD ACCESSIBLE PARKING PROVIDED:

<198 STALLS>
<198 STALLS>
<2>
<8>

APPLICABLE STATE CODES (WITH CITY OF IRVINE AMENDMENTS):

CALIFORNIA BUILDING CODE <2022>
CALIFORNIA ELECTRIC CODE <2022>
CALIFORNIA MECHANICAL CODE <2022>
CALIFORNIA PLUMBING CODE <2022>
CALIFORNIA ENERGY EFFICIENCY CODE <2022>
CALIFORNIA GREEN BUILDING STANDARDS CODE <2022>

WATER CONSERVING PLMB. FIXTURE VERIFICATION/RETROFIT

BUILDINGS FOR WHICH AN INITIAL FINAL INSPECTION WAS RECEIVED ON OR BEFORE JANUARY 1, 1994 SHALL COMPLY WITH THE CITY OF IRVINE'S INFORMATION BULLETIN # 321. WAS THE INITIAL FINAL INSPECTION ON THE PROPERTY UNDERGOING THE PROPOSED TENANT IMPROVEMENT RECEIVED PRIOR TO JANUARY 1, 1994: <YES>

CALIFORNIA GREEN BUILDING STANDARDS CODE

PROVISIONS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE APPLY TO ALL NEW LOW-RISE RESIDENTIAL BUILDINGS (THREE STORIES AND LESS INCLUDING HOTELS AND MOTELS) AND ALL NON-RESIDENTIAL TENANT IMPROVEMENT WITH VALUATION EQUAL OR GREATER THAN \$200,000 AND ADDITIONS EQUAL OR GREATER THAN 1,000 SQUARE FEET.

SEE SHEET <N/A> FOR COMPLETED CITY OF IRVINE GREEN BUILDING STANDARDS NOTES.

CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

PROVISIONS OF THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARD APPLY TO THIS PROJECT SEE SHEET <N/A> FOR COMPLETE COMPLIANCE DOCUMENTATION.

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

THIS PROJECT IS SUBJECT TO BOTH SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATION PER CALIFORNIA BUILDING CODE (CBC) CHAPTER 17 AND SHALL FOLLOW THE REQUIREMENTS AS DEFINED IN CITY OF IRVINE INFORMATION BULLETINS NO. 278 AND 281.

SEE SHEET <N/A> FOR COMPLETED PROJECT SPECIFIC CITY OF IRVINE SPECIAL INSPECTION PROGRAM FORM.

SEE SHEET <N/A> FOR COMPLETED PROJECT SPECIFIC CITY OF IRVINE SPECIAL OBSERVATION PROGRAM FORM.

CITY OF IRVINE MUNICIPAL CODE

(NOTE: COMPLETE IMC TEXT IS AVAILABLE ON THE INTERNET AT WWW.MUNICODE.COM)
THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE IRVINE MUNICIPAL CODE PROVISIONS INCLUDING BUT NOT LIMITED TO:

CONSTRUCTION WORK HOURS [IMC SECT. 6-8-205]
MON-FRI 7 AM TO 7 PM
SAT 9 AM TO 6 PM
NO WORK ON SUNDAYS OR FEDERAL HOLIDAYS

SECURITY DESIGN STANDARDS [IMC SECT. 5-9-517 AND 5-9-528]
SEE SHEET <INSERT PLAN SHEET NUMBER> FOR APPLICABLE COMPLETED SECURITY CODE PROVISIONS.

ROOFING [IMC 5-9-401 F. & 5-9-402 M.]

ROOF COVERING CLASSIFICATION SHALL MEET MINIMUM CLASS A.

ATTIC AND UNDERFLOOR VENT COVERS [IMC 5-9-401 E. & 5-9-402 K.]

ROOF AND UNDERFLOOR VENT OPENINGS SHALL BE COVERED WITH NON-COMBUSTIBLE, CORROSION RESISTANT, METAL WIRE MESH OR OTHER MATERIALS HAVING OPENINGS OF 1/16 INCH MINIMUM TO 1/8 INCH MAXIMUM. (CBC 706A.2) SEE DETAIL. <INSERT DETAIL REFERENCE AND PLAN SHEET OR INDICATE N/A>

OFF-SITE FABRICATION

ALL OFF-SITE FABRICATION OF STRUCTURAL STEEL COMPONENTS INCLUDING STEEL STAIRS AND PRE-CAST CONCRETE SHALL BE DONE IN AN APPROVED FABRICATOR SHOP AS REQUIRED BY CITY OF IRVINE INFORMATION BULLETIN NO. 311. SEE BULLETIN FOR DETAILS AND REQUIRED DOCUMENTATION REQUIRED AT THE RECEIPT OF ANY SHIPMENT OF OFF-SITE FABRICATED ITEMS.

PRE-CONSTRUCTION MEETING REQUIREMENT

ALL CONSTRUCTION PROJECTS INVOLVING ADDITIONS TO NON-RESIDENTIAL STRUCTURES AND PARKING LOT MODIFICATIONS SHALL NOT COMMENCE UNTIL A PRE-CONSTRUCTION MEETING HAS BEEN HELD. THESE MEETINGS, WHILE NOT REQUIRED BY CITY CODE FOR TENANT IMPROVEMENTS NOT ADDING AREA, ARE BENEFICIAL FOR MAJOR TENANT IMPROVEMENTS OR ANY RESTAURANT INSTALLATIONS. TO SCHEDULE A PRE-CONSTRUCTION MEETING CONTACT COMMERCIAL BUILDINGS INSPECTOR SUPERVISOR AT (949) 724-6129 FOR BUILDING INSPECTIONS AND GRADING INSPECTOR SUPERVISOR AT (949) 724-6329 FOR PARKING LOT MODIFICATIONS INSPECTIONS.

DEFERRED SUBMITTALS

THIS PROJECT HAS BEEN PERMITTED WITHOUT REVIEW AND/OR APPROVAL OF THE FOLLOWING DEFERRED SUBMITTALS. PLANS APPROVED BY THE CITY SHALL BE OBTAINED FOR EACH DEFERRED ITEM LISTED BELOW PRIOR TO COMMENCING ANY WORK WITHIN THE SCOPE OF SUCH DEFERRAL. DEFERRALS MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTING FOR REVIEW WITH THE CITY.

<N/A>

ADDITIONS AND ALTERATIONS:

PRIOR TO USE, OCCUPANCY OR FINAL INSPECTION, EXISTING OR RETROFITTED ADDRESSING MEETING THE HEIGHT, CONTRAST AND FONT REQUIREMENTS OF SECTION 5-9-517 ITEM 1 OF THE CITY OF IRVINE MUNICIPAL CODE SHALL BE VERIFIED BY THE CITY INSPECTOR.

CONTRACTOR SHALL RESTORE ALL ORIGINAL AND REQUIRED FIRE PROTECTION ON STRUCTURAL ELEMENTS AND RATED ASSEMBLIES.

PRIOR TO FINAL INSPECTION, THE OPENING FORCE FOR DOORS SERVING THE DESIGNATED ACCESSIBLE PATH OF TRAVEL SHALL BE VERIFIED TO COMPLY WITH CBC 11B-404.2.9. POWERED EXTERIOR DOORS, PER EXCEPTION 2, SERVING A SPACE WITH AN OCCUPANCY OF 150 OR MORE ARE REQUIRED TO BE EQUIPPED WITH BACK-UP POWER.

FIRE DEPARTMENT NOTES:

- FOR ASSISTANCE WITH FIRE-RELATED PLAN REVIEW ISSUES OR TECHNICAL QUESTIONS, PLEASE CALL (714) 573-6108. FOR FIRE-RELATED INSPECTION QUESTIONS OR ISSUES, PLEASE CONTACT YOUR OCA INSPECTOR DIRECTLY OR OCA INSPECTION SCHEDULING AT (714) 573-6150 FOR ASSISTANCE.
- THE PROJECT SHALL COMPLY WITH THE CURRENTLY ADOPTED CALIFORNIA BUILDING CODE, CALIFORNIA FIRE CODE, AND OTHER CODES, STANDARDS, REGULATIONS AND REQUIREMENTS AS ENFORCED BY THE ORANGE COUNTY FIRE AUTHORITY. APPROVAL OF THESE PLANS SHALL NOT PERMIT THE VIOLATION OF ANY CODE OR LAW.
- FOR PROJECTS INVOLVING NEW STRUCTURES, ADDITIONS TO EXISTING STRUCTURES, INSTALLATION OF GATES/WALLS/FENCES, OR ALTERATION OF VEHICULAR ACCESS, A FIRE MASTER PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE OCA PRIOR TO SUBMITTAL OF ARCHITECTURAL PLANS. AN APPROVED FIRE MASTER PLAN SHALL BE SUBMITTED WITH THE ARCHITECTURAL PLANS.
- ALL WEATHER FIRE ACCESS ROADS SHALL BE APPROVED BY THE OCA AND BE IN PLACE BEFORE ANY COMBUSTIBLE MATERIALS ARE PLACED ON THE SITE. ACCESS ROADS SHALL BE MAINTAINED CLEAR OF OBSTRUCTIONS DURING AND AFTER CONSTRUCTION.
- ADDRESS NUMBERS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS. BE A MINIMUM SIX INCHES HIGH, CONTRAST WITH THEIR BACKGROUND, AND BE PLAINLY VISIBLE FROM THE ROADWAY THE BUILDING IS ADDRESSED ON OR AS OTHERWISE ALLOWED BY OCA GUIDELINE B-9.
- BUILDINGS UNDER CONSTRUCTION OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. NO SMOKING OR COOKING IS ALLOWED IN STRUCTURES WHERE COMBUSTIBLE MATERIALS ARE EXPOSED OR WITHIN 25' OF COMBUSTIBLE MATERIALS STORAGE AREAS. CUTTINGS, WELDINGS, OR OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 36.
- LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE CFC AND CCR TITLE 19. AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED DURING CONSTRUCTION ON EACH FLOOR AT EACH STAIRWAY. IN EACH STORAGE AND CONSTRUCTION SHED, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, OR WHERE SIMILAR HAZARDS ARE PRESENT, BEFORE FINAL OCCUPANCY, AT LEAST ONE 2A:10B:C EXTINGUISHER SHALL BE PROVIDED SO THAT NO POINT IS MORE THAN 75' TRAVEL DISTANCE FROM THE EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED ALONG THE PATH OF EGRESS TRAVEL AND IN A READILY VISIBLE AND ACCESSIBLE LOCATION WITH THE BOTTOM OF THE EXTINGUISHER AT LEAST 4' ABOVE THE FLOOR. ADDITIONAL EXTINGUISHERS MAY BE REQUIRED BY THE INSPECTOR AND FINAL PLACEMENT IS SUBJECT TO APPROVAL.
- WALL, FLOOR AND CEILING FINISHES AND DECORATIVE MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC/CFC CHAPTER 8. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL. SUCH ITEMS SHALL BE APPROVED AND INSPECTED PRIOR TO INSTALLATION.
- KNOX BOXESKEY CABINETS SHALL BE PROVIDED FOR ALL POOL ENCLOSURES, GATES IN THE PATH OF FIREFIGHTER TRAVEL TO STRUCTURES, SECURED PARKING LEVELS, DOORS GIVING ACCESS TO ALARM PANELS AND/OR ANNUNCIATORS, AND ANY OTHER STRUCTURES OR AREAS WHERE IMMEDIATE ACCESS IS REQUIRED OR IS UNUSUALLY DIFFICULT.
- DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR IA STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON- OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3
- EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL. THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN AISLES.
- EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. DOORS SHALL NOT BE PROVIDED WITH THUMB-TURN LOCKS OR DEADLOCKS THAT DO NOT UNLATCH IN TANDUM WITH THE NORMAL OPERATING LEVER. RATED DOORS SHALL BE SELF-CLOSING AND LATCHING; SUCH DOORS SHALL NOT BE EQUIPPED WITH DOOR STOPS OR OTHERWISE PROPPED OPEN.
- SPRINKLER AND ALARM SYSTEMS SHALL BE PROVIDED WHEN REQUIRED BY CBC/CFC CHAPTER 9 AND LOCAL ORDINANCE. IN STRUCTURES OF UNDETERMINED USE, THE MINIMUM FIRE SPRINKLER DESIGN DENSITY REQUIRED SHALL BE ORDINARY HAZARD (GROUP 2) WITH A DESIGN AREA OF 3000 SQUARE FEET.
- EXISTING SPRINKLER AND ALARM SYSTEMS IN SPACES UNDERGOING REMODELING SHALL BE EVALUATED BY A LICENSED CONTRACTOR KNOWLEDGEABLE IN SUCH SYSTEMS TO DETERMINE WHETHER CHANGES WILL BE NECESSARY TO MAINTAIN THESE SYSTEMS IN CONFORMANCE WITH APPLICABLE STANDARDS. IF MODIFICATIONS ARE NECESSARY, PLANS SHALL BE SUBMITTED TO THE OCA FOR REVIEW AND APPROVAL. PRIOR TO MODIFICATION OF THE SYSTEM, SPRINKLER AND ALARM SYSTEMS SHALL BE SUPERVISED BY A LISTED CENTRAL ALARM STATION.

- WHERE COMMERCIAL-TYPE FOOD HEATING OR COOKING EQUIPMENT THAT PRODUCES GREASE-LADEN VAPORS IS PRESENT, AN AUTOMATIC EXTINGUISHING SYSTEM SHALL BE PROVIDED AND SHALL COMPLY WITH CFC, CMG, AND NFPA 17A. REVIEW AND APPROVAL OF A HOOD AND DUCT EXTINGUISHING SYSTEM PLAN BY THE OCA IS REQUIRED PRIOR TO INSTALLATION, MODIFICATION, REARRANGEMENT, OR USE OF COOKING EQUIPMENT.
- HAZARDOUS MATERIALS EQUIPMENT, PROCESSES, STORAGE, DISPENSING OR USE SHALL COMPLY WITH CBC AND CFC REGULATIONS AND SHALL BE REVIEWED AND APPROVED BY THE OCA PRIOR TO SUCH MATERIALS OR EQUIPMENT BEING BROUGHT ON SITE.
- STORAGE AREAS GREATER THAN 500 SQ FT, WITH HIGH HAZARD MATERIALS STORED HIGHER THAN SIX FEET AND OTHER MATERIALS STORED HIGHER THAN TWELVE FEET ARE NOT PERMITTED WITHOUT FIRST SUBMITTING PLANS TO AND OBTAINING APPROVAL FROM THE OCA.
- A NEW HVAC UNIT EXCEEDING A 2,000 CFM CAPACITY SHALL BE PROVIDED WITH A DUCT SMOKE DETECTOR. THIS DETECTOR SHALL SHUT DOWN ONLY THE AFFECTED INDIVIDUAL HVAC UNIT UPON SMOKE DETECTION. THIS DETECTOR MUST ALSO BE INTERFACED TO AN EXISTING FIRE ALARM SYSTEM. THE DETECTOR SHALL ONLY PROVIDE A SUPERVISORY SIGNAL AT THE FIRE ALARM PANEL UPON SMOKE DETECTION.

STORM WATER POLLUTION PREVENTION NOTES

STORMWATER POLLUTION PREVENTION DEVICES AND PRACTICES SHALL BE INSTALLED AND/OR INSTITUTED AS NECESSARY TO ENSURE COMPLIANCE TO THE CITY OF IRVINE WATER QUALITY STANDARDS CONTAINED IN CHAPTER 3, WATER, OF DIVISION 8 OF TITLE 6 OF THE IRVINE MUNICIPAL CODE AND ANY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT. ALL SUCH DEVICES AND PRACTICES SHALL BE MAINTAINED, INSPECTED AND/OR MONITORED TO ENSURE ADEQUACY AND PROPER FUNCTION THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT.

COMPLIANCE TO THE WATER QUALITY STANDARDS AND ANY EROSION AND SEDIMENT CONTROL PLAN ASSOCIATED WITH THIS PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING REQUIREMENTS:

- AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL MEASURES (BMPs) SHALL BE IMPLEMENTED TO PROTECT THE EXPOSED PORTIONS OF THE SITE FROM EROSION AND TO PREVENT SEDIMENT DISCHARGES.
- SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED OF, AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER FLOW.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTES.
- TRASH AND CONSTRUCTION SOLID WASTES SHALL BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITS SHALL BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- STORMWATER POLLUTION PREVENTION DEVICES AND/OR PRACTICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.

PARKING LOT MODIFICATION INSPECTION NOTES

- PRIOR TO THE START OF ANY WORK, A PRE-GRADING MEETING AT THE SITE IS REQUIRED WITH THE OWNER, CONTRACTOR, GEOTECHNICAL ENGINEER (IF APPLICABLE), OR THEIR AGENTS, AND THE CITY GRADING INSPECTOR. THE PERMITTEE SHALL CONTACT GRADING INSPECTION TO SCHEDULE (949) 724-6329.
- THE REQUIREMENTS FOR DEPUTY INSPECTION AND PERMIT CLOSE-OUT DOCUMENTATION WILL BE DETERMINED BY THE CITY GRADING INSPECTOR AT THE PRE-GRADE MEETING. THE REQUIRED GRADING INSPECTIONS WILL BE DEFINED AT THE PRE-GRADING MEETING.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF:
 - THE IRVINE GRADING AND EXCAVATION REGULATIONS AND GRADING MANUAL
 - THE CITY OF IRVINE STANDARD PLANS
 - SPECIAL REQUIREMENTS OF THE GRADING OR PARKING LOT MODIFICATION PERMIT
 - THE CALIFORNIA BUILDING CODE
 - STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK)
 - MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
 - THE CITY OF IRVINE CONSTRUCTION SITE SECURITY ORDINANCE.
- CONSTRUCTION OPERATIONS SHALL OCCUR ONLY BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M., MONDAY THROUGH FRIDAY, AND BETWEEN THE HOURS OF 9:00 A.M. AND 6:00 P.M. SATURDAYS. NO CONSTRUCTION ACTIVITIES SHALL BE PERMITTED OUTSIDE OF THESE PERMITTED HOURS OR ON SUNDAYS AND FEDERAL HOLIDAYS, UNLESS A TEMPORARY WAIVER HAS BEEN GRANTED BY THE CHIEF BUILDING OFFICIAL. ANY WAIVERS SHALL TAKE INTO ACCOUNT THE IMPACT UPON THE COMMUNITY (IRVINE MUNICIPAL CODE SEC. 6-8-205).
- ACCESSIBLE STALLS AND PATHS OF TRAVEL SHALL BE TEMPORARILY RELOCATED, AS NEEDED, TO MAINTAIN COMPLIANT ACCESSIBILITY, TO BE DETERMINED AT THE PRE-GRADING MEETING TO THE SATISFACTION OF THE GRADING INSPECTOR.
- ALL ACCESSIBLE STALL STRIPING AND SIGNAGE SHALL BE PER THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE. ALL STANDARD PARKING STALL STRIPING SHALL BE PER CITY OF IRVINE STANDARD PLAN NO. 411.

SHOPPING CART COMPLIANCE: <N/A>

THIS PROJECT IS A RETAIL ESTABLISHMENT THAT MAY BE SUBJECT TO THE CITY OF IRVINE SHOPPING CART CONTAINMENT OR RETRIEVAL. PROVISIONS CONTAINED IN IRVINE MUNICIPAL CODE SECTIONS 4-11-701 THROUGH 4-11-709. IN SUCH CASE COMPLIANCE IS REQUIRED AT THE TIME OF OCCUPANCY. THEREFORE, SELECT THE APPROPRIATE NOTE FROM THE SELECTION BELOW AND INCLUDE ON THE GENERAL NOTE SHEET.

SHOPPING CART COMPLIANCE

THIS PROJECT IS FOR A RETAIL ESTABLISHMENT THAT WILL USE ELEVEN OR MORE SHOPPING CARTS IN ITS BUSINESS OPERATIONS. THEREFORE, NO OCCUPANCY MAY OCCUR UNTIL A SHOPPING CART CONTAINMENT OR RETRIEVAL PLAN HAS BEEN APPROVED AS DESCRIBED AT WWW.CITYOFIRVINE.ORG/SHOPPINGCART AND THE ESTABLISHMENT IS PREPARED TO IMPLEMENT THE PLAN ON ITS INTENDED OPENING DAY.

SHOPPING CART COMPLIANCE

THIS PROJECT IS FOR A RETAIL ESTABLISHMENT THAT WILL USE LESS THAN ELEVEN SHOPPING CARTS IN ITS BUSINESS OPERATIONS. THEREFORE, SHOPPING CART CONTAINMENT OR RETRIEVAL PROVISIONS IN IRVINE MUNICIPAL CODE SECTIONS 4-11-701 THROUGH 4-11-709 WILL NOT APPLY UNLESS AND UNTIL ADDITIONAL CARTS ARE UTILIZED WHICH BRING THE TOTAL TO ELEVEN OR MORE.

SHOPPING CART COMPLIANCE

THIS PROJECT IS FOR A RETAIL ESTABLISHMENT THAT CURRENTLY COMPLIES WITH THE SHOPPING CART CONTAINMENT OR RETRIEVAL PROVISIONS IN IRVINE MUNICIPAL CODE SECTIONS 4-11-701 THROUGH 4-11-709 UNDER A PLAN APPROVED ON: (APPROVAL DATE).

EPA RENOVATION, REPAIR, AND PAINTING (RRP) RULE:

EPA REGULATIONS REQUIRE THAT ANY CONTRACTOR OR MAINTENANCE STAFF WHO DISTURBS LEAD-BASED PAINT IN A PRE-1978 RESIDENCE OR CHILD-CARE FACILITY MUST BE LEAD-SAFE CERTIFIED AND TRAINED IN LEAD-SAFE WORK PRACTICES.

RECYCLING:

CONSTRUCTION WASTE MATERIAL SHALL BE RECYCLED PER APPROVED CONSTRUCTION WASTE REDUCTION COMPLIANCE REPORT.

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT ADVISORY:

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAGMD) RULE 1403 GOVERNS WORK PRACTICE REQUIREMENTS FOR ASBESTOS IN ALL RENOVATION AND DEMOLITION ACTIVITIES. PLEASE REFER TO RULE 1403 (HTTP://WWW.AQMD.GOV/DOCS/DEFAULT1-SOURCE/RULE-BOOK/REG-XIV/RULE-1403.PDF) FOR ALL CURRENT REQUIREMENTS.

CALIFORNIA HEALTH AND SAFETY CODE 19827.5 REQUIRES THAT EVIDENCE OF DEMOLITION NOTIFICATION SUBMITTED TO THE SOUTH COAST AQMD BE PROVIDED TO CITY OF IRVINE BUILDING AND SAFETY PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT INCLUDING DEMOLITION WORK.

ACCESSIBILITY COMPLIANCE:

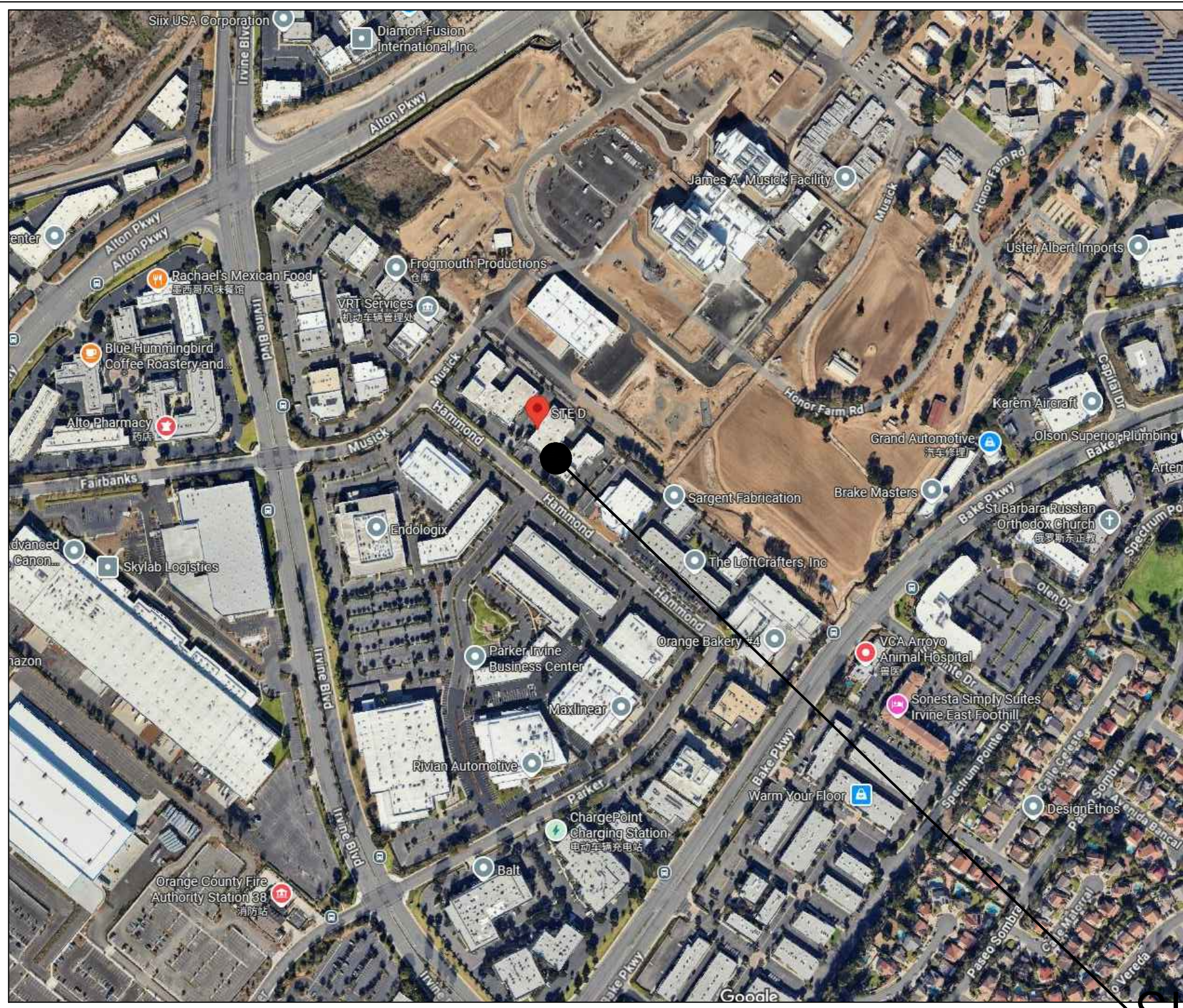
CALIFORNIA BUILDING CODE, CHAPTER 11B REQUIRES COMPLIANCE WITH ALL PATH OF TRAVEL REQUIREMENTS. IS THE PROFESSIONAL OF RECORD USING CODE EXCEPTIONS FOR COMPLIANCE <NO>

WHEN USING CODE EXCEPTIONS ONLY, REFER TO SHEET _____ FOR JUSTIFICATION.

SHEET INDEX:

SEE SHEET <7-2> FOR SHEET INDEX.

DESIGNED:	7	NO
DRAWN:	6	
CHECKED:	5	
DATE:	4	
SCALE:	3	
NO.	2	
DATE	1	
REVISIONS		
DEVELOPER:		
SOILS ENGINEER:		
ARCHITECT:		
PLANS PREPARED BY:		
REPORT #		
LICENSE NO. EXP. DATE		
00969327-PAUP		
CITY OF IRVINE		
COMMUNITY DEVELOPMENT DEPARTMENT		
PLAN CHECK:		
PERMIT		
SHEET T11		
OF 6		



VICINITY MAP

SITE LOCATION

Administrative Use Permit

NEW SCHOOL, COMMERCIAL FENCING SCHOOL-- CAFA Group LLC

ADDRESS: 24 Hammond STE D, Irvine, CA 92618

00969327-PAUP

CODE INFORMATION:

- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA FIRE CODE (CFC)
- 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (T-24)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)

SCOPE OF WORKS:

CHANGE OF USE AND INTERIOR TENANT IMPROVEMENT (5,475 SQ FT GROSS AREA).
 (E) USE: WAREHOUSE (N) USE: FENCING SCHOOL
 (Note: Existing Office (880 SF) and Warehouse space (4,595 SF), which consists of the entire 5,475 SF of gross floor area, that will be converted to the proposed Commercial School).
 MODIFY THE NEAREST EXISTING ACCESSIBLE PARKING STALL TO MEET CURRENT CODE.

BUILDING LIST:

ZONING: 5.4 General Industrial (Up to 50% office permitted)
 PLANNING AREA: 35 - Irvine Spectrum 2
 TYPE OF OCCUPANT GROUP PER CBC: BUSINESS GROUP B
 TYPE OF CONSTRUCTION PER CBC: V_B
 SITE AREA: 3.819 ACRES (166,370 SF)
 BUILDING AREA: 24 HAMMOND BUILDING AREA:
 1. OFFICE = 11,812 SF
 2. WAREHOUSE = 7,249 SF
 3. MANUFACTURING = 8,180 SF
 4. SCHOOL, COMMERCIAL = 5,475 SF
 TOTAL BUILDING AREA = 32,716 SF
 LOT COVERAGE: 40% (EXISTING, NO CHANGE)
 BUILDING HEIGHT LIMIT: 35' (EXISTING, NO CHANGE)
 NUMBER OF STORY: 1-STORY
 APN: 59109214
 PARCEL MAP NO.: 88-105
 LOT NO.: 1
 LANDSCAPING: EXISTING TO REMAIN, NO CHANGE
 FIRE SPRINKLERED: YES (EXISTING)
 Note: Any required Fire Sprinkler System Modification will be under a deferred submittal.

NOTE:
 There will be a total of 3 employees and up to 15 students on-site at a time.

NOTES:

THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BY PRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
 EXTERIOR SIGNAGE REQUIRED SEPARATE APPROVAL AND A SEPARATE PERMIT.
 WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN SECTION 804 AND IBC TABLE 803.9.
 CANDLES AND "FLAME STARED" INCENSE SHALL NOT BE USED.

AUP CONDITION:

The proposed application requires a change of occupancy classification of this tenant space to fencing school. The maximum number of occupants within the tenant space shall be limited to 3 employees and up to 15 students. The maximum number of occupants cannot be exceeded at any time. This allowance is specific to this proposed application and can be used for Building and Safety purposes. Upon termination of tenant's use of the premises, the occupancy of the space shall reverse its original approval.

CONTRACTOR NOTES:

- BEFORE SUBMITTING THE BID, THE CONTRACTOR SHALL CAREFULLY EXAMINE THE PLANS PERTAINING TO THIS WORK. CONTRACTOR SHALL VISIT THE SITE AND FULLY INFORM HIMSELF AS TO ALL CONDITIONS AND LIMITATIONS APPLYING TO COVER THE COST OF ALL LABOR AND WORK HE SHALL ESTIMATE AND INCLUDE IN HIS BID A SUM SUFFICIENT TO MATERIALS TO ACCOMPLISH THE INTENT OF THESE PLANS, AND NO SUBSEQUENT ALLOWANCE WILL BE MADE TO THIS CONTRACTOR BECAUSE OF HIS NEGLIGENCE IN COMPLYING WITH THESE REQUIREMENTS.
- THE CONTRACTOR SHALL OBTAIN PERMITS AS REQUIRED BY THE GOVERNING AUTHORITIES FOR CONSTRUCTION.
- THE CONTRACTOR SHALL PROCURE IN THE OWNER'S NAME, AND CHARGES FOR INSTALLATION OF THE WATER AND GAS METERS AND ALL PIPING FROM MAIN TO SIDE METERS.
- THE CONTRACTOR SHALL SEND PROPER NOTICES, MAKE ALL NECESSARY ARRANGEMENTS AND PERFORM ALL SERVICES REQUIRED IN THE MAINTENANCE OF ALL PUBLIC UTILITIES.
- THE CONTRACTOR SHALL REQUIRE SUCH COOPERATION OF THE VARIOUS TRADES AS WELL BE NECESSARY TO COMPLETE EACH AND EVERY PART OF THE WORK, EVEN THOUGH NOT SPECIFICALLY INDICATED, NOTED OR DETAILED ON THE DRAWINGS OR SPECIFICATIONS.
- DIMENSIONS AND CONDITIONS AT THE JOBSITE SHALL BE VERIFIED BY THE CONTRACTORS. DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS OR CODE REQUIREMENTS SHALL BE REPORTED TO THE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED BY THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY WORK CONTRACTOR.
- THE CONTRACTOR SHALL NOT RESTRICT A FIVE- FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITY (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOR-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND / OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FULL GAS LINE ON THE DOWN- STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

NOTES:

- THE APPLICANT/ TENANT SHALL NOT PLACE BANNERS, SIGN BOARDS OR FLAGS ON COMMON AREA LANDSCAPE OR HARDSCAPE.
- THE APPLICANT / TENANT SHALL NOT PLACE GRAPHICS OR VINYL ON STOREFRONT WINDOWS OR DOORS WITHOUT COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL.
- THE APPLICANT / TENANT SHALL NOT DISPLAY OR PLACE STORE MERCHANDISE ON SIDEWALKS OR COMMON AREA HARDSCAPE OR LANDSCAPE.
- OUTDOOR SEATING NOT ALLOWED, SEPERATE PERMIT REQUIRED FOR OUTDOOR SEATING.

BUILDING CODE ANALYSIS:

EXISTING BUILDING AREA:		PROPOSED BUILDING AREA:	
24 HAMMOND BUILDING AREA:		24 HAMMOND BUILDING AREA:	
1. OFFICE:	12,692 SF	1. OFFICE:	12,692 - 880 SF = 11,812 SF
2. WAREHOUSE:	11,844 SF	2. WAREHOUSE:	11,844 SF - 4,595 SF = 7,249 SF
3. MANUFACTURING:	8,180 SF	3. MANUFACTURING (NO CHANGE):	8,180 SF
		4. SCHOOL, COMMERCIAL:	5,475 SF
TOTAL BUILDING AREA:	32,716 SF	TOTAL BUILDING AREA:	32,716 SF
28 HAMMOND BUILDING AREA:		28 HAMMOND BUILDING AREA: (NO CHANGE)	
1. OFFICE:	15,972 SF	1. OFFICE:	15,972 SF
2. WAREHOUSE:	14,840 SF	2. WAREHOUSE:	14,840 SF
3. MANUFACTURING:	2,756 SF	3. MANUFACTURING:	2,756 SF
TOTAL BUILDING AREA:	33,568 SF	TOTAL BUILDING AREA:	33,568 SF
SITE TOTAL:	66,284 SF	SITE TOTAL:	66,284 SF
	(E) LOT COVERAGE: 40% (EXISTING, NO CHANGE)		

ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE PER CBC TABLE 504.3

USE	OCCUPANCY CLASSIFICATION	FIRE SPRINKLER CONDITION	TYPE OF CONSTRUCTION	BUILDING HEIGHT	
				ALLOWABLE BUILDING HEIGHT	EXISTING BUILDING HEIGHT (NO CHANGE)
SCHOOL, COMMERCIAL	B	Sprinklered	V-B	60 FEET	> 21 FEET
OFFICE	B	Sprinklered	V-B	60 FEET	> 21 FEET, 29 FEET
MANUFACTURING	F	Sprinklered	V-B	60 FEET	> 21 FEET
WAREHOUSE	S	Sprinklered	V-B	60 FEET	> 21 FEET

Note: Suite C (office use) at 24 HAMMOND and 28 HAMMOND are existing two-story units with no change.

ALLOWABLE NUMBERS OF STORIES ABOVE GRADE PLANE PER CBC TABLE 504.4

USE	OCCUPANCY CLASSIFICATION	FIRE SPRINKLER CONDITION	TYPE OF CONSTRUCTION	NUMBER OF STORIES	
				ALLOWABLE NUMBER OF STORIES	EXISTING NUMBER OF STORIES (NO CHANGE)
SCHOOL, COMMERCIAL	B	Sprinklered	V-B	3	> 1
OFFICE	B	Sprinklered	V-B	3	> 1, 2
MANUFACTURING	F-1	Sprinklered	V-B	2	> 1
WAREHOUSE	S-1	Sprinklered	V-B	2	> 1

ALLOWABLE BUILDING AREA CALCULATION PER CBC TABLE 506.2

USE	OCCUPANCY CLASSIFICATION	FIRE SPRINKLER CONDITION	TYPE OF CONSTRUCTION	BUILDING AREA	
				ALLOWABLE BUILDING AREA	SITE BUILDING AREA
SCHOOL, COMMERCIAL	B	S1: Sprinklered, one story	V-B	36,000	> 5,475
OFFICE	B	S1: Sprinklered, one story	V-B	36,000	> 27,784
MANUFACTURING	F-1	S1: Sprinklered, one story	V-B	34,000	> 10,936
WAREHOUSE	S-1	S1: Sprinklered, one story	V-B	36,000	> 22,089
				34,000 (MOST RESTRICTIVE ALLOWANCE)	> 32,716 SF

CONTACT LIST:

DESIGNER: TOPWAY ARCHI DESIGN CONSTRUCTION INC
 TEL: 626-316-3094
 ADD: 18702 COLIMA RD #101, ROWLAND HEIGHTS, CA 91748
 E-MAIL: TOPWAYARCHI@GMAIL.COM

BUSINESS NAME: CAFA Group LLC
 TENENT NAME: CAFA Group LLC
 PHONE #: (949) 740-5999
 ADDRESS: 13 ENSUENO W, IRVINE, CA 92620
 E-MAIL: info@cafagr.com

LANDLORD: CC ALLIANCE PACIFICCATALYST LLC
 ADDRESS: 13 ENSUENO W IRVINE, CA 92620
 PHONE #: (949) 740-5087
 E-MAIL: caolilong53@gmail.com

INDEX TO DRAWINGS:

- TI-1 CITY TITLE SHEET
- T-2 TITLE SHEET
- A-1 (E) SITE PLAN
- A-2 (E) FLOOR PLAN
- A-2.1 (N) FLOOR PLAN
- A-2.2 EGRESS PLAN

OCCUPANT LOAD CALCULATION

TRAINING AREA:
 1,750 S.F. / 1 PERSON PER 50 S.F. = 35 PERSONS
 OFFICE:
 521 S.F. / 1 PERSON PER 150 S.F. = 4 PERSONS
 SERVICE AREA:
 208 S.F. / 1 PERSON PER 150 S.F. = 2 PERSONS
 STORAGE AREA:
 150 S.F. / 1 PERSON PER 500 S.F. = 1 PERSONS
 WAREHOUSE AREA:
 331 + 512 = 843 S.F. / 1 PERSON PER 500 S.F. = 2 PERSONS
 LOCKER ROOM:
 180 S.F. / 1 PERSON PER 50 S.F. = 4 PERSONS
 RESTROOMS/DRINKING FOUNTAIN AREA/HALLWAY/ELEC. ROOM:
 372 + 8 + 1,346 + 97 = 1,823 S.F. / 0 = 0 PERSONS

TOTAL: 48 PERSONS

REQUIRED NUMBER OF EXIT(S) [PER CBC TABLE 1006.2.1]: 1
 PROVIDED: 2

NOTE: ADD A OCCUPANT LOAD POSTING IN THE WAITING AREA.

WASHROOM FIXTURE CALCULATION

TRAINING AREA:
 1,750 S.F. / 1 PERSON PER 50 S.F. = 35 PERSONS
 OFFICE:
 521 S.F. / 1 PERSON PER 150 S.F. = 4 PERSONS
 SERVICE AREA:
 208 S.F. / 1 PERSON PER 150 S.F. = 2 PERSONS

41 [PER CPC TABLE 4-1] TOTAL WASHROOM OCC. LOAD

OF MALE = 21 # OF FEMALE = 21

	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WATER CLOSET	1	2	1	3
URINAL	1	-	2	-
LAVATORY	1	1	2	2

[PER CPC TABLE 422.1] MINIMUM PLUMBING FACILITIES

REVISIONS

NO.	DATE	DESCRIPTION
R-1	12-18-2025	PLAN CHECK CORRECTION
R-2	1-30-2026	
R-1	3-16-2026	
R-1		

1ST. SUBMITAL:
 2ND. SUBMITAL:
 3RD. SUBMITAL:
 PERMIT:
 CITY PLANNING:
 CITY BUILDING:

TOPWAY ARCHI
 DESIGN/BUILD
 COMMERCIAL AND RESIDENTIAL
 CAROLYN ZENG 626-400-0736

AUP - FENCING SCHOOL
 24 Hammond STE D,
 Irvine, CA 92618

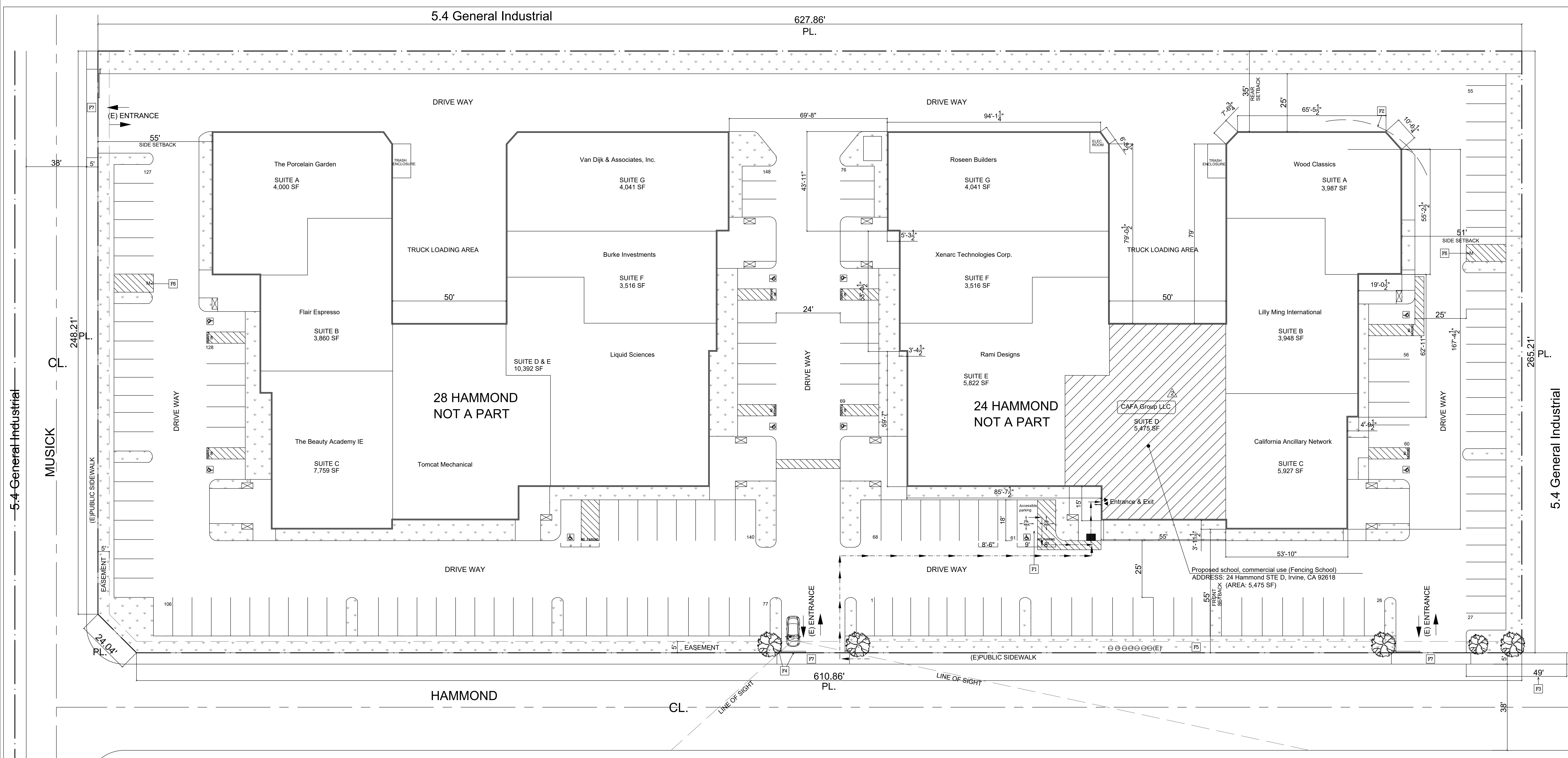
00969327-PAUP
 TITLE SHEET

SHEET

T-2

DATE
 3/ 16 / 2026

REVISIONS	
NO.	DESCRIPTION
R-1	PLAN CHECK CORRECTION
R-1	12-18-2025
R-2	1-30-2026
R-1	3-16-2026
R-1	1ST. SUBMITAL: 2ND. SUBMITAL: 3RD. SUBMITAL: PERMIT: CITY PLANING: CITY BUILDING:



5.4 General Industrial
EXISTING SITE PLAN
 SCALE 1/16" = 1'-0"

LEGEND:

- PL PROPERTY LINE
- - - CENTERLINE OF THE ROAD
- INDICATES PATH OF TRAVEL FROM ADA PARKING STALL 4' MIN. WIDE ACCESSIBLE PATH OF TRAVEL 5% MAX IN TRAVEL DIRECTION WITH MAXIMUM 2% CROSS SLOPE PATH AT DOORS WILL HAVE A 5'X5' AREA THAT DOES NOT EXCEED 2% SLOPE IN ANY DIRECTION
- INDICATES PATH OF TRAVEL FROM PUBLIC SIDEWALK
- (E) LANDSCAPE
- (E) WATER METER
- (E) TREE

KEYNOTE:

- P1 Modify the existing ADA parking stall by plan.
- P2 (E) 40'-0" Truck turning radius.
- P3 Distance from driveway to the adjacent property driveway.
- P4 (E) Stop sign and painted stop bar.
- P5 (E) Landscaping, no change.
- P6 (E) Motorcycle space.
- P7 (E) Driveway apron.

TABULATIONS

SITE AREA:
3.819 ACRES (166,370 SF)

EXISTING BUILDING AREA:	PROPOSED BUILDING AREA:
24 HAMMOND BUILDING AREA:	24 HAMMOND BUILDING AREA:
1. OFFICE: 12,692 SF	1. OFFICE: 12,692 - 880 SF = 11,812 SF
2. WAREHOUSE: 11,844 SF	2. WAREHOUSE: 11,844 SF - 4,595 SF = 7,249 SF
3. MANUFACTURING: 8,180 SF	3. MANUFACTURING (NO CHANGE): 8,180 SF
TOTAL BUILDING AREA: 32,716 SF	4. SCHOOL, COMMERCIAL: 5,475 SF
	TOTAL BUILDING AREA: 32,716 SF
28 HAMMOND BUILDING AREA:	28 HAMMOND BUILDING AREA: (NO CHANGE)
1. OFFICE: 15,972 SF	1. OFFICE: 15,972 SF
2. WAREHOUSE: 14,840 SF	2. WAREHOUSE: 14,840 SF
3. MANUFACTURING: 2,756 SF	3. MANUFACTURING: 2,756 SF
TOTAL BUILDING AREA: 33,568 SF	TOTAL BUILDING AREA: 33,568 SF
SITE TOTAL: 66,284 SF	SITE TOTAL: 66,284 SF

PARKING:

PROJECT PARKING REQUIRED:

USE	AREA	RATIO	STALLS
SCHOOL, COMMERCIAL	5,475 SF	1 space/instructor and employee, plus 1 space/3 students (Maximum 15 students on-site at a time)	8
TOTAL REQUIRED:			8 STALLS

SITE PARKING REQUIRED:

OFFICE (27,784 SF, 1 STALL/250 SF)	111.14 STALLS
WAREHOUSE (22,089 SF, 1 STALL/1,000 SF)	22.09 STALLS
MANUFACTURING (10,936 SF, 1 STALL/750 SF)	14.58 STALLS
SCHOOL, COMMERCIAL (5,475 SF, 1 space/instructor and employee, plus 1 space/3 students)	8 STALLS
TOTAL REQUIRED:	156 STALLS

TOTAL PARKING PROVIDED: 160 STALLS
 PROVIDED > REQUIRED

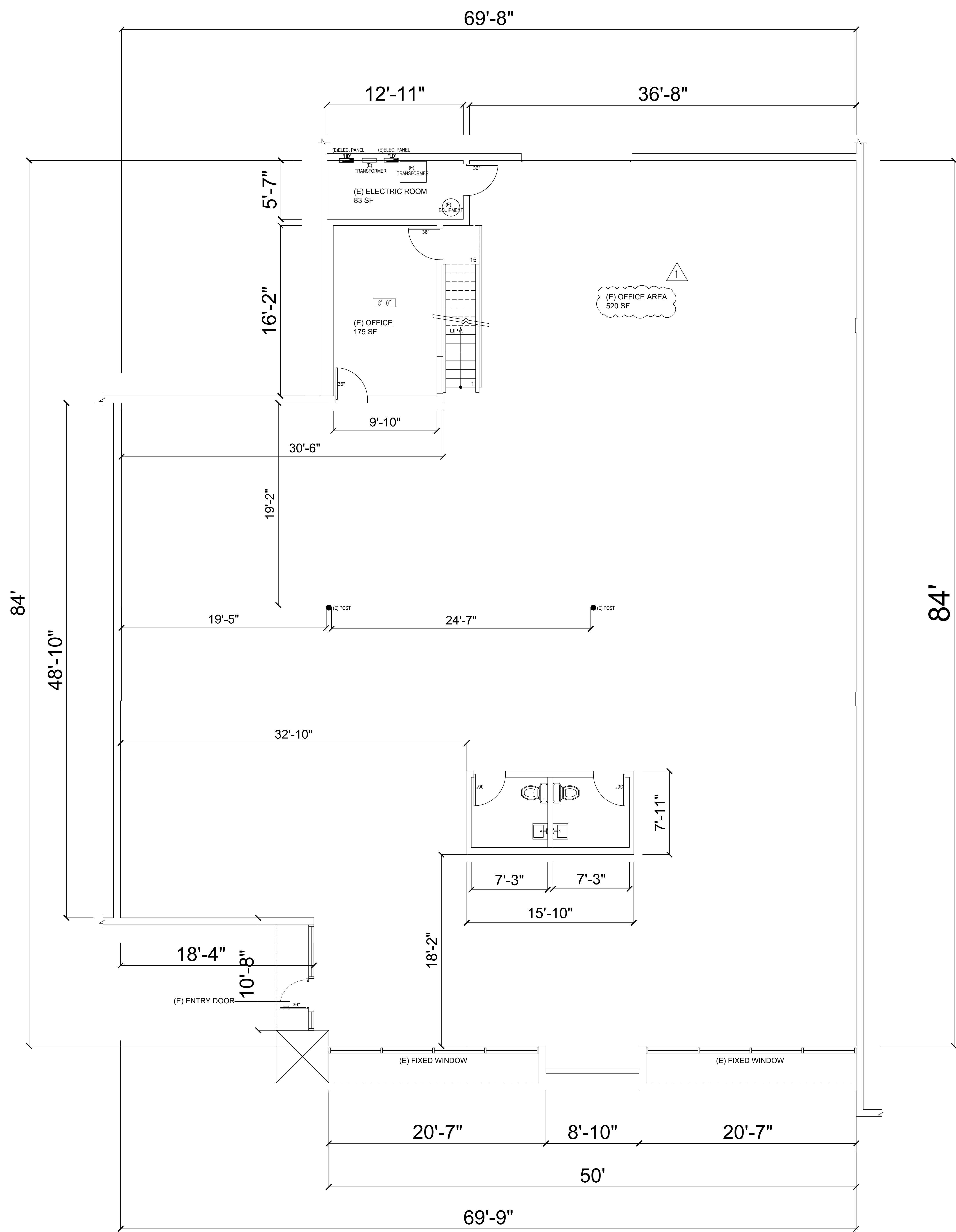
INCLUDE:
 STANDARD PARKING STALL : 148
 ADA PARKING STALL : 10
 MOTORCYCLE PARKING STALL (56 SF EACH) : 2

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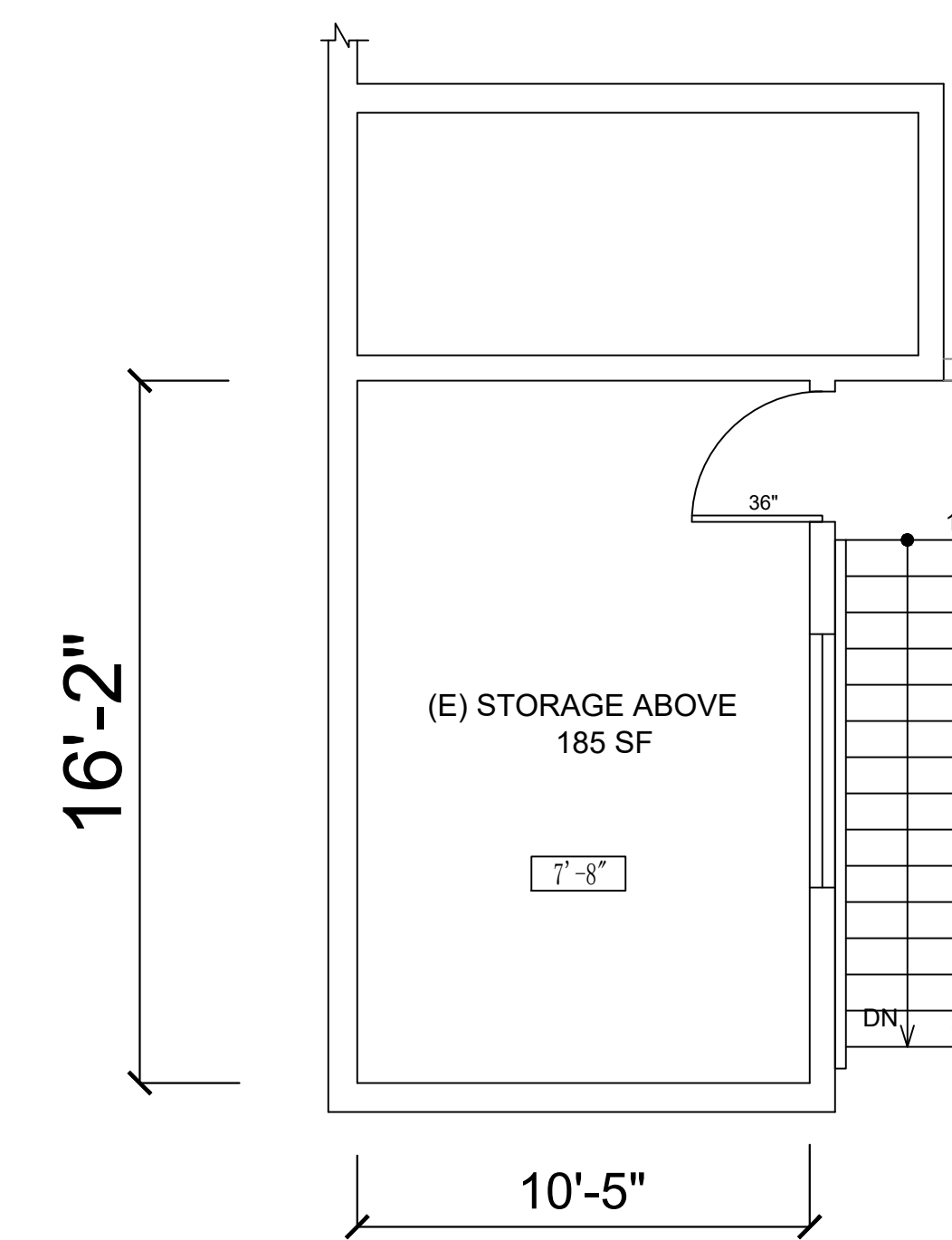
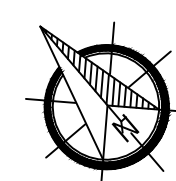
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00969327-PAUP
 (E) SITE PLAN

SHEET
A-1
 DATE
 3/ 16 / 2026



EXISTING FLOOR PLAN
SCALE 1/4" = 1'-0"



EXISTING MEZZANINE FLOOR PLAN

SCALE 1/4" = 1'-0"

(NO CHANGE)

REVISIONS

NO.	DATE	DESCRIPTION
R-1	12-18-2025	PLAN CHECK CORRECTION
R-2	1-30-2026	
R-1	3-16-2026	
R-1		

1ST. SUBMITAL:
2ND. SUBMITAL:
3RD. SUBMITAL:
PERMIT:
CITY PLANNING:
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TOPWAY ARCHI
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COMMERCIAL AND RESIDENTIAL
CAROLYN ZENG 626-400-0736

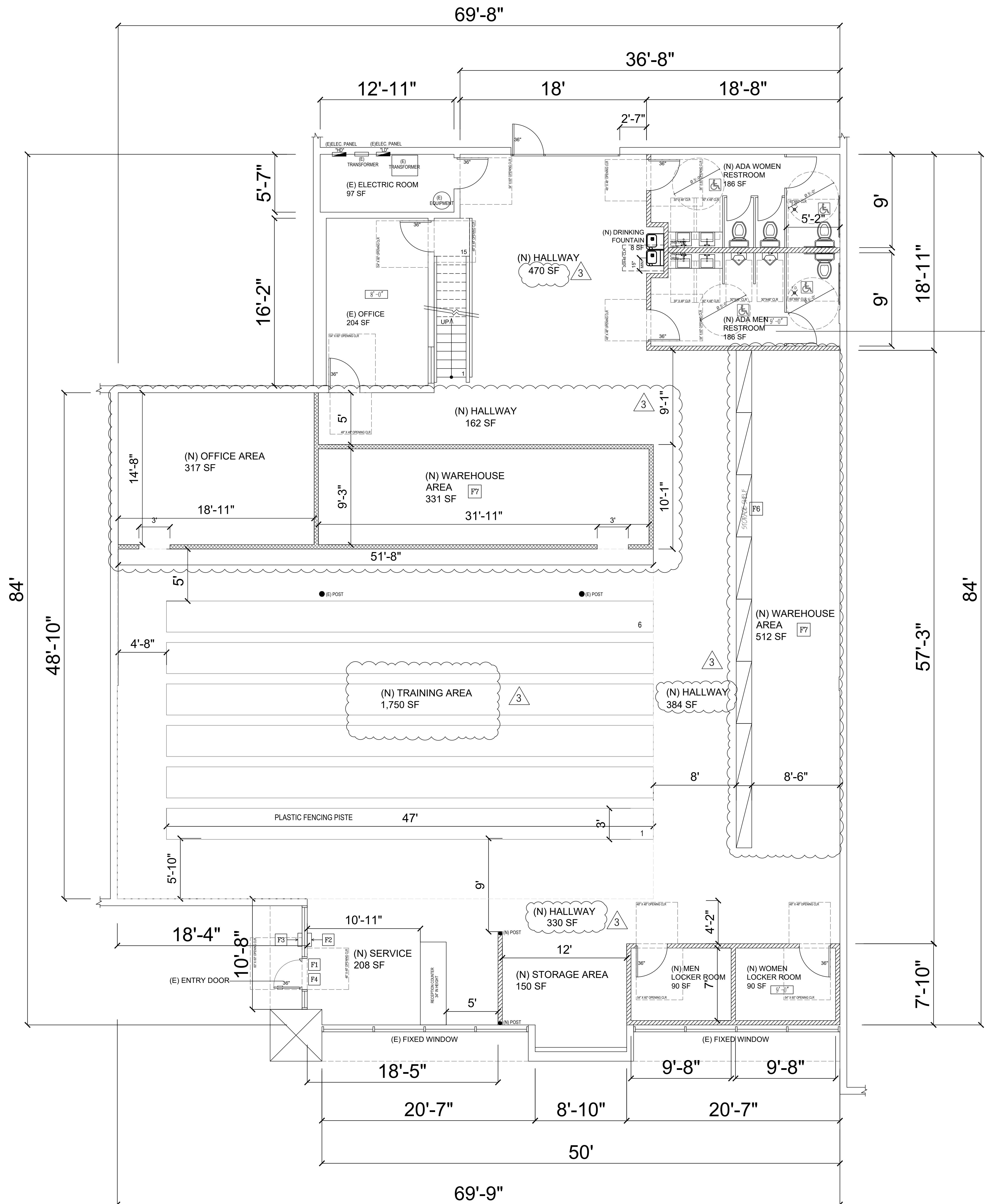
AUP - FENCING SCHOOL
24 Hammond STE D,
Irvine, CA 92618

00969327-PAUP
(E) FLOOR PLAN

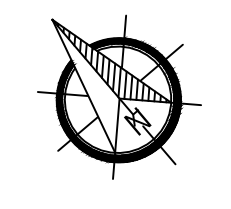
SHEET

A-2

DATE
3/ 16 / 2026



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



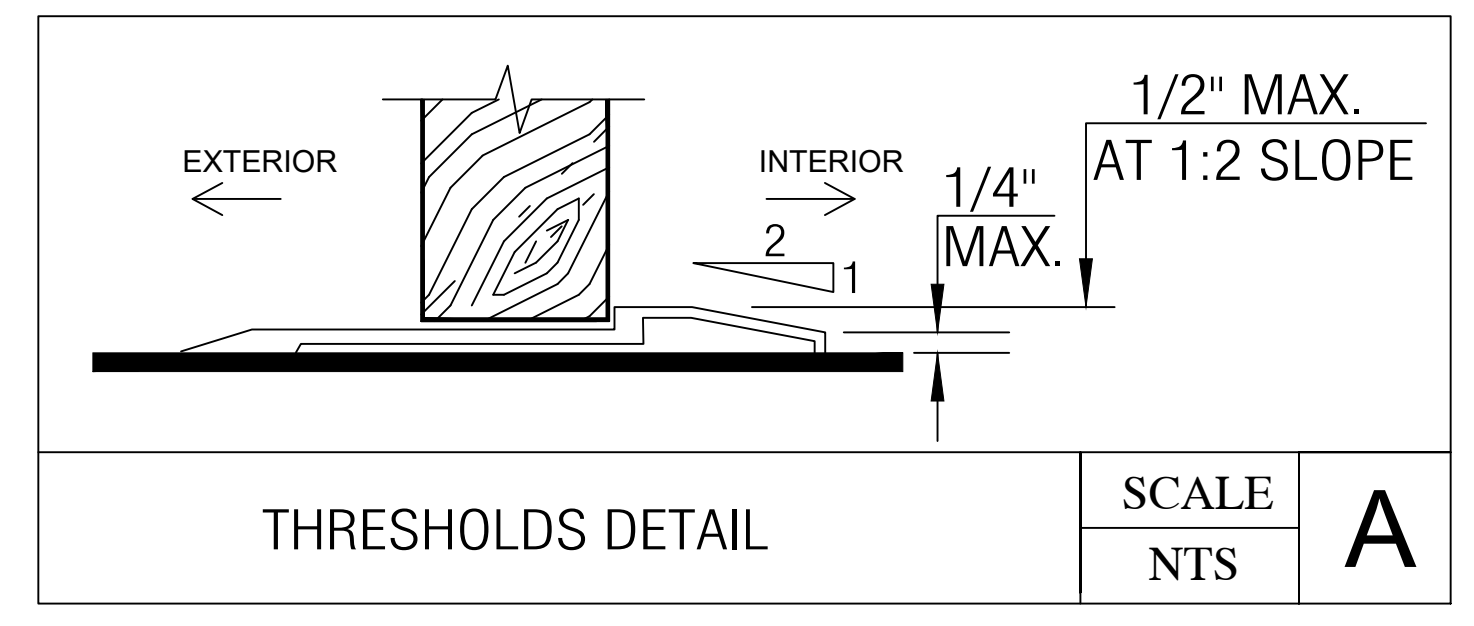
FLOOR PLAN KEY NOTES

- F1 PROVIDE A SIGN ADJACENT TO THE MAIN EXIT DOOR AS FOLLOWS:
"THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"
THE SIGN SHALL BE IN LETTERS 1" HIGH ON A CONTRASTING BACKGROUND.
- F2 TACTILE SIGN
- F3 ADA ENTRY SIGN
- F4 (E) THRESHOLD (SEE DETAIL A).
- F5 (N) ADA. RESTROOM
- F6 Storage shelves maximum height: 5'-0".
- F7 Warehouse areas will be used to store essential fencing equipment includes fencing weapons (foil, epee and sabre), protective apparel (Mask (with metal mesh), padded jacket, underarm protector, and knickers (pants that end below the knee), etc.), and relative tools (backup scoring equipment, piste mats, repair kit, etc).

LEGEND:

- EXISTING WALL TO REMAIN
- NEW NON-BEARING WALL TO BE CONSTRUCT, HEIGHT: 9'-0".
- NEW NON-BEARING HALF HEIGHT WALL TO BE CONSTRUCT, HEIGHT: 4'-0".
- (E) ELECTRICAL PANEL
- 9'-0" CEILING HEIGHT
- (N) CHRONOMITE INSTANT-FLOW WATER HEATER, #SR-20L/120, ELECTRIC, UL & ETL LISTED
- (E) EXISTING (N) NEW
- F.D. = FLOOR DRAIN

DETAIL:



11B-404.2.5 THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2 (12.7 mm) INCH HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 11B-302 AND 11B-303.

REVISIONS

PLAN CHECK CORRECTION	DATE
R-1	12-18-2025
R-2	1-30-2026
R-1	3-16-2026

1ST. SUBMITAL:
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Irvine, CA 92618

00969327-PAUP
(N) FLOOR PLAN

SHEET

A-2.1

DATE
3/ 16 / 2026



USE DETERMINATION LETTER CLASS & INSTRUCTOR TEMPLATE

CLASS SCHEDULE

FILL OUT ONE TABLE FOR EACH DAY IF SCHEDULE VARIES DAY TO DAY

MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY SUNDAY

CLASS DESCRIPTION	START TIME	END TIME	NO. OF STUDENTS UNDER AGE 18	NO. OF STUDENTS OVER AGE 18	NO. OF PARENTS/ GUARDIANS WAITING
CLASS 1	6:45PM	7:45PM	5-15(ages 5-8)	0	0-4
CLASS 2					
CLASS 3					
CLASS 4					
CLASS 5					
CLASS 6					
CLASS 7					
CLASS 8					
CLASS 9					
CLASS 10					

INSTRUCTOR SCHEDULE

FILL OUT ONE TABLE FOR EACH DAY IF SCHEDULE VARIES DAY TO DAY

MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY SUNDAY

INSTRUCTOR/STAFF	ARRIVAL TIME	DEPARTURE TIME
INSTRUCTOR 1	4:00PM	8:30PM
INSTRUCTOR 2		
INSTRUCTOR 3		
INSTRUCTOR 4		
STAFF 1	4:00PM	8:30PM
STAFF 2		
STAFF 3		
STAFF 4		



USE DETERMINATION LETTER CLASS & INSTRUCTOR TEMPLATE

CLASS SCHEDULE

FILL OUT ONE TABLE FOR EACH DAY IF SCHEDULE VARIES DAY TO DAY

MONDAY
 TUESDAY
 WEDNESDAY
 THURSDAY
 FRIDAY
 SATURDAY
 SUNDAY

CLASS DESCRIPTION	START TIME	END TIME	NO. OF STUDENTS UNDER AGE 18	NO. OF STUDENTS OVER AGE 18	NO. OF PARENTS/ GUARDIANS WAITING
CLASS 1	6:45PM	8:15PM	5-15(ages 5-12)	0	0-4
CLASS 2					
CLASS 3					
CLASS 4					
CLASS 5					
CLASS 6					
CLASS 7					
CLASS 8					
CLASS 9					
CLASS 10					

INSTRUCTOR SCHEDULE

FILL OUT ONE TABLE FOR EACH DAY IF SCHEDULE VARIES DAY TO DAY

MONDAY
 TUESDAY
 WEDNESDAY
 THURSDAY
 FRIDAY
 SATURDAY
 SUNDAY

INSTRUCTOR/STAFF	ARRIVAL TIME	DEPARTURE TIME
INSTRUCTOR 1	4:00PM	8:30PM
INSTRUCTOR 2		
INSTRUCTOR 3		
INSTRUCTOR 4		
STAFF 1	4:00PM	8:30PM
STAFF 2		
STAFF 3		
STAFF 4		



USE DETERMINATION LETTER CLASS & INSTRUCTOR TEMPLATE

CLASS SCHEDULE

FILL OUT ONE TABLE FOR EACH DAY IF SCHEDULE VARIES DAY TO DAY

MONDAY
 TUESDAY
 WEDNESDAY
 THURSDAY
 FRIDAY
 SATURDAY
 SUNDAY

CLASS DESCRIPTION	START TIME	END TIME	NO. OF STUDENTS UNDER AGE 18	NO. OF STUDENTS OVER AGE 18	NO. OF PARENTS/ GUARDIANS WAITING
CLASS 1	10:00AM	11:30AM	5-15(ages 5-12)	0	0-4
CLASS 2	1:00PM	3:00PM	5-15(ages 10-17)	0	0-4
CLASS 3					
CLASS 4					
CLASS 5					
CLASS 6					
CLASS 7					
CLASS 8					
CLASS 9					
CLASS 10					

INSTRUCTOR SCHEDULE

FILL OUT ONE TABLE FOR EACH DAY IF SCHEDULE VARIES DAY TO DAY

MONDAY
 TUESDAY
 WEDNESDAY
 THURSDAY
 FRIDAY
 SATURDAY
 SUNDAY

INSTRUCTOR/STAFF	ARRIVAL TIME	DEPARTURE TIME
INSTRUCTOR 1	9:30AM	4:00PM
INSTRUCTOR 2	9:30AM	4:00PM
INSTRUCTOR 3		
INSTRUCTOR 4		
STAFF 1	9:30AM	4:00PM
STAFF 2		
STAFF 3		
STAFF 4		



NOTICE OF EXEMPTION

TO: State of California
Office of Planning & Research
PO Box 3044
Sacramento, CA 95812-3044

County Clerk
County of Orange
PO Box 238
Santa Ana, CA 92702

FROM: City of Irvine
Community Development Department
PO Box 19575
Irvine, CA. 92623-9575
Attn: Samantha Zepeda
Assistant Planner
949-724-5427
szepeda@cityofirvine.org

SUBJECT: Filing of **Notice of Exemption** in compliance with Section 15062 of the Public Resources Code.

Project Title and File No.: Administrative Use Permit 00969327-PAUP for a fencing school

Project Location: 24 Hammond, Suite D of Eastpointe Business Park in Planning Area 35 (Irvine Spectrum 2), in the City of Irvine, County of Orange.
(include County)

Project Description: Allow the operation of a commercial school (fencing instruction) within a 5,475-square-foot tenant space located inside an existing multi-tenant industrial office building. No exterior modifications to the building or the project site are proposed.

Approving Public Agency: City of Irvine
Director of Community
Development
PO Box 19575
Irvine, CA 92623-9575

Approval Date: April 20, 2026
Resolution No. n/a

Project Applicant: Alliance Pacific Catalyst LLC
13 Ensueno W
Irvine, CA 92620
Attn: Xiongwei Zhang
949-740-5999
info@huachenusa.com

Exempt Status:
(check one)

- Ministerial (Section 21080(b)(1); 15268)
- Declared Emergency (Section 21080(b)(3); 15269(a))
- Emergency Project (Section 21080(b)(4); 15269(b)(c))
- Statutory Exemption:
- Categorical Exemption: Section 15301, Class 1 for Existing Facilities
- General Rule Exemption (Section 15061(b)(3))

Reasons Why Project Is Exempt: The project is exempt pursuant to CEQA Guidelines Section 15301 (Class 1) Existing Facilities, which allows for the operation, repair, maintenance, permitting, or minor alteration of existing facilities involving negligible or no expansion of existing or former use. The proposed project consists of interior tenant improvements and operation of a commercial school within an existing office building. The project does not increase building square footage, alter the building footprint, or involve exterior modifications.

Samantha Zepeda, Assistant Planner

Name and Title

Signature

April 20, 2026

Date