

June 2, 2025

ADDENDUM #1
BID NUMBER: 24-11

ESPLANADE BUILDING 4 ELEVATOR ADDITION

IMPORTANT NOTICE

Please make the following changes to Bid Number 24-11:

1. Bid Document – General Conditions – Article 24 – Soils Investigation Report

Please note a soils report has not been obtained at this time.

2. Bid Document – General Conditions – Article 35 – Subsection (d) – Obtaining of Permits, Licenses and Easements shall be replaced with the following language:

- (d) City building permit costs shall be paid directly by the Contractor and shall be submitted to the SUPERINTENDENT for reimbursement at actual cost with no mark-up. Contractor shall estimate the building permit cost of \$20,000.00 in their bid submission. SUPERINTENDENT shall reimburse the Contractor for the actual building permit costs, with no markup.

3. Bid Document – General Conditions – Article 41 – Inspector's Field Office

This requirement is not applicable to this Project.

4. Bid Document – General Conditions – Article 42 – Utilities shall be replaced with the following language:

- (a) All utilities, including but not limited to electricity, water, gas, and telephone used on work shall be furnished and paid for by SUPERINTENDENT. SUPERINTENDENT shall furnish and install necessary temporary distribution systems, including meters, if necessary, from distribution points to points on site where utility is necessary to carry on the work. When it is necessary to interrupt any existing utility service to make connections, a minimum of forty-eight (48) hours advance notice shall be given to the CONTRACTOR.

5. Bid Document – General Conditions – Article 72 – Disabled Veteran Business Enterprises

This requirement is not applicable to this Project.

6. Summary of Work – Part 1.08 Contractor's Duties – Paragraph Q shall be replaced with the following language:

Coordinate service interruptions before the start of business hours 7:30 am or after 6:00 pm.

7. Specifications

- a. Specific Reference: 07 56 00 – Fluid Applied Roofing
- b. Description: OMIT this specification section

8. Specifications

- a. Specific Reference: 07 52 16 – SBS-Modified Bituminous Membrane Roof
- b. Description: ADD this specification section. See Attached

9. Specifications

- a. Specification Reference: 08 71 00 – Door Hardware
- b. Description: ADD door hardware set HW-03 for replacement storefront doors 202A and 202B. See attached Supplemental Specification Section 08 71 00

10. Drawings – Reference A010 Schedules + Door Details – Replace existing doors 202A and 202B. Door type C remains (narrow stile, 10" bottom), with centered dual glazing (clear) and standard dark bronze anodized finish (door and frame). Hardware set: 03 (included in this addendum) for both doors. Existing access hardware to remain and to maintain functionality after installation of new doors.

11. Staging Area: See attached Staging Plan sketch for contractor's layout area on site.

12. Demolition Scope: Increase demolition scope of concrete flatwork as show on attached Demo Scope Plan sketch.

13. Cluster Mailbox: On Demo Plan 2/AD102, keynote 02 41 00.S2 refers to "remove and salvage existing item" meaning cluster mailbox. It is to be carefully removed and relocated as shown on plan 2/A102.

Please note the following responses to questions asked by prospective bidders:

1. Question: The existing storefront appears to be 1-3/4" x 4" for 1/4" (center glazed), but the plans note, on sheet A010/Details 18,19 & 20, show 2" x 4-1/2" for 1" dual glazed unit. Please confirm the storefront system, glass thickness and glass make-up.

Response: Storefront system: Window #1 is center-glazed, 1" insulated (1/4" clear inner and outer), tempered in a 2" x 4-1/2" aluminum system as show on Sheet A010. Adonized finish shall be standard dark bronze.

2. Question: On the 2nd floor the existing pair of doors that are being removed are standard dark bronze, but the balance of the building appears to be Medium bronze. When in-filling the fixed opening on the second floor and replacing the two single doors, is the finish going to be Standard dark bronze or Medium bronze?

Response: Doors to be replaced shall match storefront system, standard dark bronze.

3. Question: Please provide your preferred, certified roof subcontractors for the Siplast Roof System.

Response: Bligh Pacific Roof Co.

4. Question: Is a mini-split required for the elevator machine room?

Response: No. Natural ventilation through door louver is noted on Detail 3/A531. This elevator technology does not require an AC system for this environment.

All specifications remain unchanged except sections or parts of sections added to, revised, deleted or clarified by this Addendum.

This Addendum shall be considered part of the Project Documents for the above-mentioned project as though it had been issued at the same time and shall be incorporated integrally herewith. Where provisions of the following supplementary data differ from those of the original Project Documents, this Addendum shall govern and take precedence.

Bidders are hereby notified that they shall make any necessary adjustments in their bid on account of this Addendum. It will be construed that each Bidder's bid is submitted with full knowledge of all modifications and supplemental data specified herein.

Should you have any questions/concerns related to the Bid requirements, please contact Kristin Lange, Purchasing & Contracts Manager at klange@ocde.us.

Sincerely,


Kristin Lange
Purchasing & Contracts Manager

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SECTION 07 52 16 – STYRENE BUTADIENE STYRENE MODIFIED BITUMINOUS MEMBRANE ROOFING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. The project plans, details and general Contract requirements apply to this Section.

1.2 SUMMARY

A. Items Included:

1. Substrate board.
2. Vapor retarder.
3. Roof insulation.
4. Cover panel.
5. SBS modified bituminous membrane roofing.

B. Related Sections:

1. Section 06 10 00 "Rough Carpentry" for wood nailers, curbs, and blocking, and for wood-based, structural-use roof deck panels.
2. Section 07 62 00 "Sheet Metal Flashing and Trim" for sop and field formed metal roof flashings and counter flashings.
3. Section 07 90 10 "Joint Sealants" for joint sealants, joint fillers, and joint preparation.

1.3 REFERENCES

- A. References in these specifications to standards, test methods and codes, are implied to mean the latest edition of each such standard adopted. The following is an abbreviated list of associations, institutions, and societies which may be used as references throughout this specification section.

1. ASTM: American Society for Testing and Materials

B. FM: Factory Mutual Engineering and Research

1. NRCA: National Roofing Contractors Association
2. OSHA: Occupational Safety and Health Administration
3. SMACNA: Sheet Metal and Air Conditioning Contractors National Association
4. UL: Underwriters Laboratories

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1.4 INFORMATIONAL SUBMITTALS

A. Qualification Data:

1. Installer: Submit written confirmation that they have a minimum of 2 years of experience in successfully installing the same or similar roofing materials and be certified in writing by the roofing materials manufacturer to install the primary roofing products.
2. Manufacturer: Submit written confirmation that the manufacturer of the primary roofing products has been successfully producing the specified types of primary products for not less than 10 years with a consistent composition for a minimum of 5 years.

B. System Qualification:

1. Intent to Warrant Letter: Submit a signed letter on the roof membrane manufacturer's letterhead, confirming that specified roofing system complies with the guarantee requirements indicated in Part 1.9 and the criteria indicated in Part 2.2 Roof Membrane Sheet Materials.
2. Cyclic Fatigue: Submit confirmation that the proposed roof system will pass 500 cycles of ASTM D5849 Resistance to Cyclic Joint Displacement (fatigue) at 14°F (-10°C), and 200 cycles after heat conditioning (performed in accordance with ASTM D5147), showing no signs of membrane cracking or interply delamination.
3. Sample Guarantee: Submit a sample copy of the manufacturer's proposed Guarantee.

1.5 CLOSEOUT SUBMITTALS

- A. Maintenance Data: Submit the manufacturer's care and maintenance guide.
- B. Executed Guarantee: Provide the Owner with an executed version of the specified guarantee.

1.6 QUALITY ASSURANCE

- A. Fire Rating: Submit evidence of exterior fire-test exposure by an approved third-party testing agency in accordance with ASTM E108 or UL 790 guidelines.
 1. Class C.
- B. Wind Uplift Rating: Submit evidence by an approved third-party testing agency that the roof configuration has been tested to meet the following specified wind uplift design.
 1. Minimum design wind load pressure of 16.7 psf.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Delivery: Deliver roofing materials to Project site in original containers with unbroken seals and labeled with manufacturer's name, product brand name and type, date of manufacture, approval or listing agency markings, and directions for storing and mixing with other components.
- B. Storage: Store liquid materials in their original undamaged containers in a clean, dry, protected location and within the temperature range required by roofing manufacturer.

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1. Protect stored liquid material from direct sunlight, heat, open fire, ignition sources, oxidizing agents, strong acids, and strong alkalis.
 2. Discard and legally dispose of liquid material that cannot be applied within its stated shelf life.
- C. Protection: Protect roof insulation materials from physical damage and from deterioration by sunlight, moisture, soiling, and other sources. Comply with the insulation manufacturer's written instructions for handling, storing, and protecting materials during installation.
- D. Handling: Handle and place roofing materials and equipment in a manner to avoid permanent deflection of deck.

1.8 FIELD CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit roofing to be installed in accordance with manufacturer's written instructions and warranty requirements.
- B. Membrane Protection: Provide protection against staining and mechanical damage for newly applied roofing and adjacent surfaces throughout this project.
- C. Debris Removal: Remove all debris daily from the project site and take to a legal dumping area authorized to receive such materials.
- D. Site Condition: Complete, to the owner's satisfaction, all job site clean-up including building interior, exterior and landscaping where affected by the construction.

1.9 GUARANTEE

- A. Manufacturer's Guarantee: Provides that the Manufacturer will repair leaks through the covered roofing materials due to material or workmanship defects, subject to certain exclusions, during the specified time period. Refer to guarantee for complete coverage and restrictions.
1. The Guarantee shall provide coverage for the roofing membrane, base flashings, roof insulation, fasteners, insulation adhesive, and cover panel. The Guarantee shall be non-prorated and contain no deductibles or limitations on coverage amount.
 2. Guarantee Period: 30 years from date of Substantial Completion.
- B. Special Project Warranty: Submit roofing contractor's warranty signed by the Installer, including all components of the roofing and insulation system for the following warranty period:
1. Warranty Period: 5 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Basis of Design Manufacturer: A roof system by the following manufacturer is approved for application.

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1. Siplast, Inc.

2.2 ROOFING MEMBRANE SHEET MATERIALS

- A. Finish Ply: An ASTM D6163, Type II, Grade G homogenous membrane with a fiberglass scrim/fiberglass mat composite reinforcing impregnated/saturated and coated each side with SBS modified bitumen blend and dusted with a fine silica parting agent on bottom surface and a coarse mineral-granule top surfacing. The cross sectional area of the sheet material shall contain no oxidized or non-SBS modified bitumen.
 1. Thickness (avg): 154 mils (3.9 mm) (ASTM D5147)
 2. Thickness at selvage (coating thickness) (avg): 130 mils (3.3 mm) (ASTM D5147)
 3. Thickness at selvage (coating thickness) (min): 126 mils (3.2 mm) (ASTM D5147)
 4. Weight (min per 100 ft² of coverage): 114 lb (5.5 kg/m²)
 5. Peak filler content in elastomeric blend: 35% by weight
 6. Low temperature flexibility @ -15°F (-26°C): PASS (ASTM D5147)
 7. Peak Load (avg) @ 73°F (23°C): 80 lbf/inch (14.1 kN/m) (ASTM D5147)
 8. Peak Load (avg) @ 0°F (-18°C): 150 lbf/inch (26.5 kN/m) (ASTM D5147)
 9. Ultimate Elongation (avg.) @ 73°F (23°C): 80% (ASTM D5147)
 10. Compound Stability (max): 0.1% (ASTM D5147)
 11. High Temperature Stability (min): 250°F (121°C) (ASTM D5147)
 12. Granule Embedment (max loss): 2.0 grams per sample (ASTM D5147)
 13. Approvals: UL Class listed, FM Approved (products shall bear seals of approval)
 14. Reinforcement: fiberglass mat or other meeting the performance and Compound stability criteria
 15. Surfacing: ceramic granules: Paradiene 40 FR by Siplast, Inc.

2.3 BASE FLASHING SHEET MATERIALS

- A. Granule-Surfaced Flashing Sheet: An ASTM D6163, Type II Grade G homogenous membrane with a fiberglass scrim/fiberglass mat composite impregnated/saturated and coated each side with the SBS modified bitumen blend and dusted with a fine silica parting agent on bottom surface and a coarse mineral-granule top surfacing. The cross sectional area of the sheet material shall contain no oxidized or non-SBS modified bitumen.
 1. Paradiene 40 FR by Siplast, Inc.

2.4 PRIMERS

- A. Low VOC Asphalt Primer: Primer shall meet ASTM D41 criteria and South Coast Air Quality District and Ozone Transport Commission requirements.
 1. PA-917 Primer by Siplast, Inc.

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- B. Primer for Self-Adhesive Membranes: Primer for self-adhesive membranes shall be a single component, water-based resinous primer formulated to condition masonry, wood, plywood, concrete, asphaltic, and gypsum surfaces to facilitate adhesion of self-adhesive membranes.

- 1. TA-119 Primer by Siplast, Inc.

2.5 AUXILIARY ROOFING MATERIALS

- A. Cold-Applied Asphalt Adhesive: An asphalt, solvent blend conforming to ASTM D4479, Type II requirements.

- 1. PA-311 R Adhesive by Siplast, Inc.

- B. Membrane Adhesive: A single-component, moisture curing, low-odor adhesive designed for application of the specified roof membrane system.

- 1. SFT H Adhesive by Siplast, Inc.

- C. Asphalt Roofing Cement: An asphalt cutback mastic, reinforced with non-asbestos fibers, used as a base for setting metal flanges conforming to ASTM D4586 Type II requirements.

- 1. PA-1021 Plastic Cement by Siplast, Inc.

- D. Flashing Cement: A single-component, moisture curing, low-odor adhesive formulated in a grade for application of flashing materials.

- 1. SFT H Cement by Siplast, Inc.

- E. Sealant: A moisture-curing, self-leveling elastomeric sealant designed for roofing applications.

- 1. PS-209 Elastomeric Sealant

- F. Sealant: A moisture-curing, non-slumping elastomeric sealant designed for roofing applications.

- 1. PS-715 NS Elastomeric Sealant

- G. Ceramic Granules: No. 11 grade specification ceramic granules of color scheme matching the granule surfacing of the finish ply.

2.6 SUBSTRATE BOARD

- A. Substrate Board: A panel composed of a gypsum based, non-structural water resistant core material integrally bonded with fiberglass mats on both sides. Provide panels having a nominal thickness of 1/4-inch. Acceptable types are as follows:

- 1. DensDeck Gypsum Roof Board by Georgia Pacific Corporation

2.7 ROOF INSULATION

- A. General: Insulation shall be approved in writing by the insulation manufacturer for intended use and for use with the specified roof assembly. Maintain a maximum panel size of 4 feet by 4 feet where

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polyisocyanurate / fiberboard insulation is specified to be installed in insulation adhesive or hot asphalt. Install only as much insulation as can be made watertight during the same work day.

- B. Polyisocyanurate Board Insulation (organic paper facer): A closed cell, rigid polyisocyanurate foam core material, integrally laminated between glass fiber reinforced organic facers, and meeting the criteria established by ASTM C1289, Type II, Class 1, Grade 2. Panels shall have a nominal thickness of [--] inches. Acceptable types are as follows:

1. Paratherm by Siplast, Inc.
2. EnergyGuard Polyiso Insulation by GAF Materials Corp.

- C. Tapered Polyisocyanurate Board Insulation (organic paper facer): A closed cell, rigid polyisocyanurate foam core material, integrally laminated between glass fiber reinforced organic facers, and meeting the criteria established by ASTM C1289, Type II, Class 1, Grade 2. The tapered system shall incorporate fill panels of a nominal thickness and provide for a roof slope of [--] inch. Acceptable types are as follows:

1. Tapered Paratherm system by Siplast, Inc.
2. EnergyGuard Tapered Polyiso Insulation by GAF Materials Corp.

2.8 INSULATION COVER PANEL

- A. Gypsum Sheathing Panel: A panel composed of a gypsum based, non-structural water resistant core material integrally bonded with fiberglass mats on both sides. Provide panels having a nominal thickness of 1/4- inch. Acceptable types are as follows:

1. DensDeck Gypsum Roof Board, by Georgia Pacific Corporation

2.9 INSULATION ACCESSORIES

- A. Insulation Fasteners: The insulation fasteners shall provide attachment required to meet the specified uplift performance and to restrain the insulation panels against the potential for ridding.

- B. Insulation Fasteners - Metal Decks: Insulation mechanical fasteners shall be a fluorocarbon coated screw type roofing fastener having a minimum 0.220 inch thread diameter. Plates used in conjunction with the fastener shall be a metal type having a minimum 3 inch diameter, as supplied by the fastener manufacturer.. The fastener shall conform meet or exceed Factory Mutual Standard 4470 and when subjected to 30 Kesternich cycles, show less than 15% red rust. Acceptable insulation fastener types for metal decks are listed below.

1. Parafast Fastener by Siplast, Inc.
2. Standard RoofGrip Drill Point Fastener by OMG

- C. Insulation Adhesive: single or dual component low-rise polyurethane foam adhesive designed specifically for the adhesion of roof insulation to substrate, as well as subsequent layers of insulation. Acceptable manufacturers are as follows:

1. Para-Stik by Siplast, Inc.
2. Parafast Insulation Adhesive by Siplast, Inc.

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3. Insta Stik Quik Set Commercial Roofing Adhesive by DuPont, Inc.
 4. OlyBond500 Insulation Adhesive by OMG, Inc.
 5. Millennium One-Step Insulation Adhesive by H. B. Fuller
- D. Insulation Cant Strips: A cant strip composed of expanded volcanic minerals combined with waterproofing binders, meeting ASTM C728 criteria. The top surface shall be pre-treated with an asphalt based coating. The face of the cant shall have a nominal 4 inch dimension.
- E. Tapered Edge Strips: A tapered panel composed of expanded volcanic minerals combined with waterproofing binders. The top surface shall be pre-treated with an asphalt based coating. The panels shall have a dimension sufficient to provide for a smooth transition and provide proper support for the membrane layer or subsequent layer of insulation when there are transitions of 1/4 inch or greater.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Substrate Qualification: The installing contractor shall examine all substrates where the specified roofing and flashing system will be applied and confirm their suitability to receive the specified roofing materials.

3.2 PREPARATION

- A. Sweep or vacuum all surfaces, removing all loose aggregate and foreign substances prior to commencement of roofing.
- B. Remove all of the following existing conditions:
1. Surface gravel
 2. Roof membrane
 3. Insulation
 4. Base flashings
 5. Edge metal
 6. Flanged metal flashings
 7. Cants
 8. Walkways
 9. Nonfunctional penetrations/curbs
 10. Drain assemblies
 11. Vapor retarder
 12. Metal trim, counter flashing

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- C. Primer for Self-Adhesive Flashing Reinforcing Ply: Apply the specified tacky primer by roller or spray in an even film. Refer to the manufacturer's literature for the approved rate of application over various substrate types. Allow the primer to dry until it leaves a slightly sticky surface without transfer when touched. Cutting or alteration of the primer is not permitted.
- D. Asphaltic Primer: Prime metal and concrete and masonry surfaces with a uniform coating of the specified asphalt primer according to the manufacturer's published application rate. Cutting or alteration of the primer is not permitted.

3.3 INSTALLATION OF ROOFING, GENERAL GUIDELINES

- A. Adhesive Application: Apply membrane cold adhesive by roller, squeegee or spray unit in a smooth, even, continuous layer without breaks or voids. Utilize an application rate for each ply as published by the roof membrane manufacturer. Double the adhesive application rate at the end laps of granule surfaced sheets. Where solvent-based adhesive is applied, refer to the manufacturer's inter-ply flashing detail at the locations that are to receive the specified catalyzed acrylic resin primer/flashing system. Cutting or altering the adhesive is not permitted.
- B. General Appearance: Ensure that the finished roofing application has an aesthetically pleasing overall appearance and is acceptable to the Owner.

3.4 INSTALLATION OF SUBSTRATE BOARD

- A. Install substrate panels with end joints offset and edges in moderate contact in accordance with the panel manufacturer's requirements. Install only as many panels as can be made watertight within the same workday.

3.5 INSTALLATION OF INSULATION AND COVERBOARD

- A. Install insulation panels with end joints offset with edges in moderate contact in accordance with the insulation manufacturer's requirements. Where insulation is installed in two or more layers, stagger joints between layers. Maintain a maximum panel size of 4 feet by 4 feet for polyisocyanurate / fiberboard insulation applied in insulation adhesive or hot asphalt. Install only as much insulation as can be made watertight within the same workday.
- B. Crickets: Construct crickets of tapered insulation panels in a layout as indicated on the roof plan.
- C. Tapered Edge at Transitions: Field-cut, shape and install tapered edge strip at transitions of 1/4 inch or greater between substrate components to provide a smooth transition and proper support for the subsequent insulation layer or membrane/flashing system components.

3.6 APPLICATION OF BITUMINOUS ROOFING MEMBRANE

- A. Apply all layers of roofing with side laps running **parallel** to the direction of the slope. Exert sufficient pressure on the roll during application to ensure prevention of air pockets, wrinkles, creases or fishmouths. Refer to the manufacturer's guidelines for maximum sheet lengths and special fastening of the head laps where the roof deck slope exceeds 1/2 inch per foot.

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3.7 APPLICATION OF FLASHING AND STRIPPING

- A. Modified Bitumen Flashing System: Apply the specified base flashing materials in accordance with the manufacturer's standard details. Notify the design team immediately of any flashing heights below 8 inches. For torch applied base flashings, apply a 12-inch self-adhesive cant backing sheet extending 6 inches onto the field of the roof area and a minimum of 6 inches up the vertical surface utilizing minimum 3 inch laps. Set the non-combustible cant into place dry prior to installation of the roof membrane base ply and subsequent flashing system. Flash walls and curbs using the reinforcing sheet and flashing membrane. Exert pressure using a neoprene roller on the flashing sheet during application to ensure complete contact with the vertical/horizontal surfaces, preventing air pockets. Check and seal all loose laps and edges. Nail the top edge of the flashing on 9 inch centers. (See the manufacturer's schematic for visual interpretation).
- B. Liquid Flashing System: Install the specified liquid-applied flashing system in accordance with the membrane system manufacturer's printed installer's guidelines and other applicable written recommendations as provided by the manufacturer.

3.8 APPLICATION OF SEALANT

- A. Apply a smooth continuous bead of the specified sealant at the exposed finish ply edge transition to metal flashings incorporated into the roof system.

3.9 FIELD QUALITY CONTROL

- A. Notify the manufacturer of job completion in order to schedule a final inspection date. Hold a meeting at the completion of the project, attended by all parties that were present at the pre-job conference. A punch list of items required for completion shall be compiled by the manufacturer's representative. Complete, sign, and send the punch list form to the manufacturer's headquarters.
- B. Leave all areas around job site free of debris, roofing materials, equipment and related items after completion of job.
- C. Complete all post installation procedures and meet the manufacturer's requirements for issuance of the specified guarantee.

END OF SECTION 07 52 16

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SUPPLEMENTAL SPECIFICATION SECTION 08 71 00 – DOOR HARDWARE

HW-03

Each single door to have:

1	3/4" OFFSET PIVOTS	7212	613	IVE
1	EXIT DEVICE	8800	313	ADA
1	ELECTRIC STRIKE	7800	---	ADA
1	RIM LOCK CYLINDER	--	BRZ	ARC
1	DOOR PULL-12"	BF158	613	ROC
1	SURFACE CLOSER	4040XP-SHCUSH-MC	644	LCN
1 SET	DOOR SEALS	BLACK PILE	---	ARC
1	DOOR SWEEP	18062_NB	D	PEM
1	THRESHOLD	172	D	PEM

Note: Re-use existing access control, door contacts, power supply and wiring.

Legend of listed manufacturers:

1. ADA Adams Rite
2. ARC Arcadia
3. IVE Ives
4. LCN LCN
5. PEM Pemko
6. ROC Rockwood

END OF SECTION 08 71 00 [Addendum 01]



BID NO. 24-11

STAGING PLAN

ORANGE COUNTY DEPARTMENT OF EDUCATION
ESPLANADE BUILDING 4 ELEVATOR ADDITION
3001 REDHILL AVENUE, COSTA MESA, CA

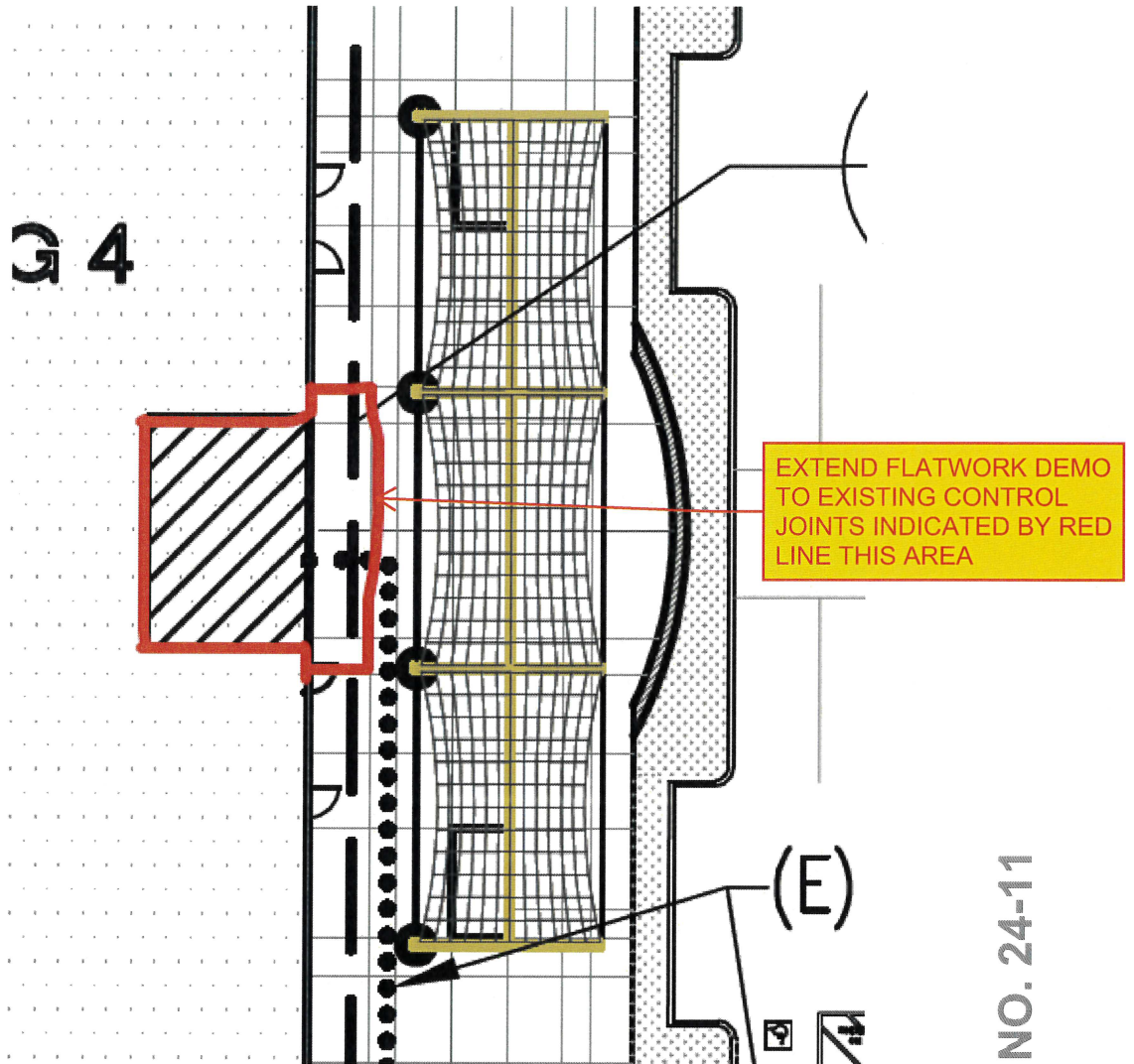


GBA GHATRODE BANNON ARCHITECTS

Architecture • Planning • Interior Design
760 W. 16TH STREET
COSTA MESA, CA 92627
ph: 714.665.8030
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DEMO SCOPE PLAN

ORANGE COUNTY DEPARTMENT OF EDUCATION
ESPLANADE BUILDING 4 ELEVATOR ADDITION
3001 REDHILL AVENUE, COSTA MESA, CA



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GBA GHATAODE BANNON ARCHITECTS

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ASK-2