

PROJECT INFORMATION

OWNER:	NEWPORT WELLNESS LLC 951-375-1916
PROPERTY ADDRESS:	154 BROADWAY COSTA MESA, CA
CONSULTANTS:	RICHART DESIGN (JASON RICHART) 1041 W. 18TH STREET, A106 COSTA MESA, CA 92627
LEGAL DESCRIPTION:	PARCEL: 139-304-12 TRACT: 32, LOT: 10
PARKING TABULATIONS:	EXISTING STD STALLS = 11 EXISTING ADA STALLS = 2 EXISTING RESIDENTIAL STALLS = 2 PROPOSED STD STALLS = 7 PROPOSED ADA STALLS = 1 PROPOSED RESIDENTIAL STALLS = 2
PROJECT DATA:	BUILDING USE: BUSINESS OCCUPANCY TYPE: GROUP-B TYPE OF CONSTRUCTION: TYPE V-B STORIES: 1 FIRE PROTECTION: NON-SPRINKLERED FIRE PROTECTION: NON-SPRINKLERED

SCOPE OF WORK

1. REMOVE NON-PERMITTED STRUCTURES
2. REMOVE (6) NON-COMPLIANT PARKING STALLS ALONG "MONTE VISTA" AND REPLACE WITH (6) NEW STALLS
3. REMODEL INTERIOR SPACE WITH NEW DISPLAY COUNTERS, WALL REMOVALS & NEW ADA RESTROOM

APPLICABLE CODES

CALIFORNIA BUILDING CODE 2022 (CBC)
CALIFORNIA RESIDENTIAL CODE 2022 (CRC)
CALIFORNIA PLUMBING CODE 2022 (CPC)
CALIFORNIA MECHANICAL CODE 2022 (CMC)
CALIFORNIA ELECTRICAL CODE 2022 (CEC)
CALIFORNIA ENERGY STANDARDS 2022 (CES)
CALIFORNIA GREEN BUILDING CODE 2022 (CGBC)

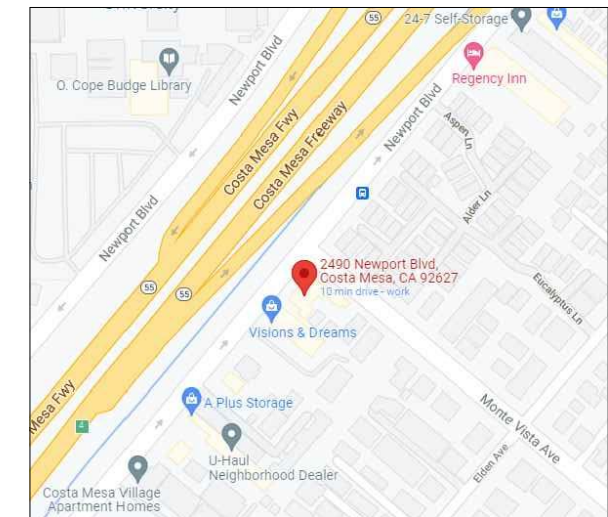
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ADA LEGEND

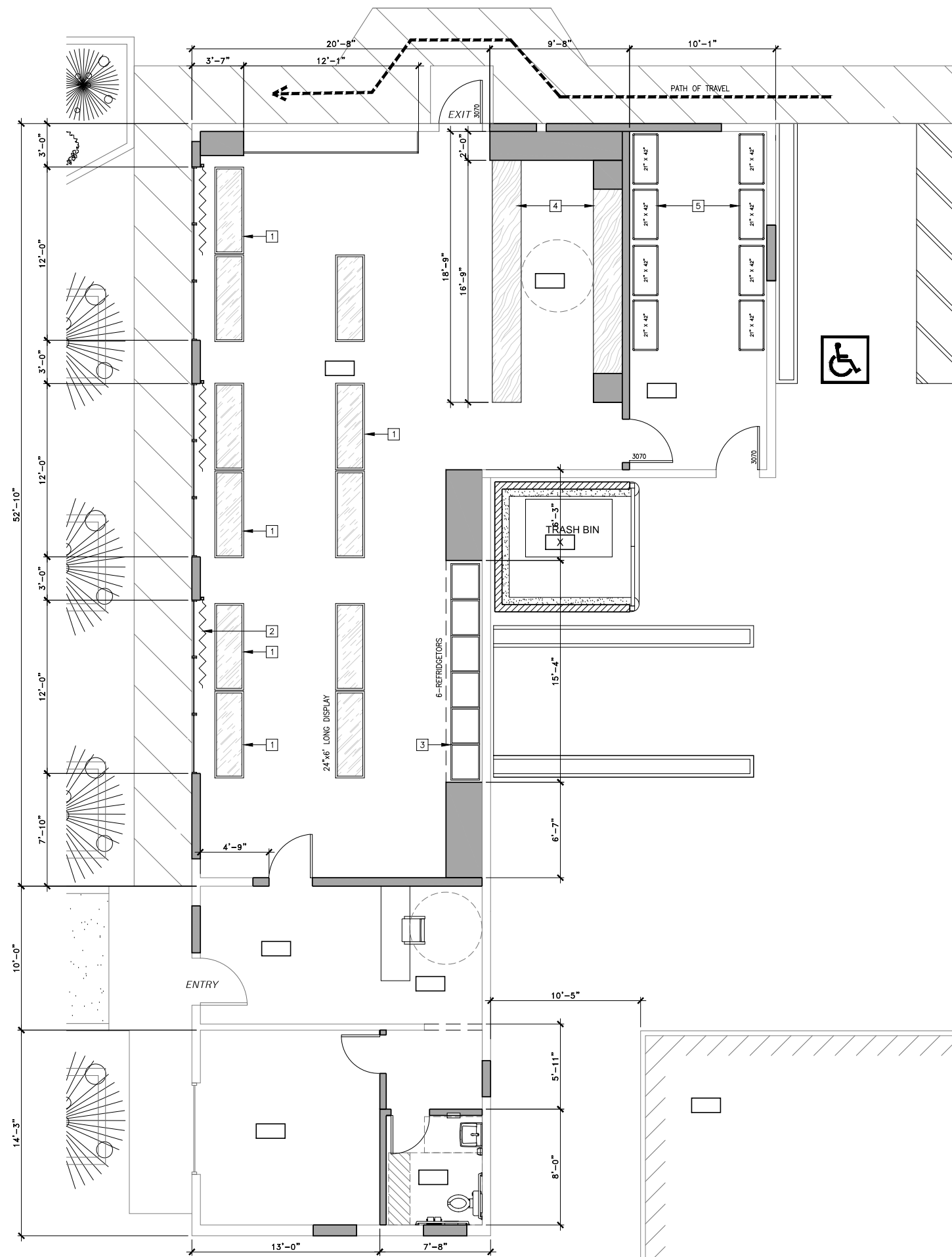
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|---|---|----|--|
| 1 | EXISTING ACCESSIBLE PARKING TO BE REMOVED | 9 | NEW SIGNAGE "BY OTHERS" |
| 2 | EXISTING 5 STALLS TO BE REMOVED | 10 | EXISTING WIL FENCE, GO TO VERIFY 25' CLR ACCESS FOR PARKING ISLE OR REMOVE/REPLACE AS NEEDED |
| 3 | NEW ACCESSIBLE PATH OF TRAVEL TO BUILDING ENTRANCES | 11 | NEW TRASH ENCLOSURE |
| 4 | 1. PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS AT LEAST 48 INCH WIDE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4 INCH VERTICAL. MAXIMUM CROSS-SLOPE 2% TYPICAL AND MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL IS 5% UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL VERIFY THAT ALL BARRIERS ON THE INDICATED PATH OF TRAVEL HAVE BEEN REMOVED. | 12 | EXISTING RAMP TO BE RECONFIGURED |
| | 2. MAXIMUM SLOPE IS NO GREATER THAN 1:20 (5%) WITHOUT A RAMP. | 13 | DELIVERY TEMPORARY PARKING |
| 5 | NEW PLANTER | 14 | 4-STALL BIKE RACK |
| 6 | NEW PARKING STALLS (8 TOTAL) | 15 | EXISTING CHAINLINK FENCING |
| 7 | EXISTING NON-PERMITTED STRUCTURES TO BE REMOVED | 16 | NEW SIDEWALK, CURB & GUTTER PER CITY STANDARDS |
| 8 | NEW ACCESSIBLE PARKING | 17 | NEW DRIVEWAY APPROACH PER CITY STANDARD 514 |
| | | 18 | NEW LANDSCAPE WITH WATER-EFFICIENT GROUND COVER & SHADE TREES |
| | | 19 | NEW CONC RAMP |
| | | 20 | TENANT PARKING (2 TOTAL) |

VICINITY MAP



LANDSCAPE TABULATIONS
TOTAL AREA OF LANDSCAPE = 1,287 SF
TOTAL SHADE TREES = 7

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



PROPOSED FLOOR PLAN

GENERAL NOTES

1. SEE REFLECTED CEILING PLAN FOR SOFFIT AND LIGHTING INFORMATION.
2. NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE ON THE CONSTRUCTION DOCUMENTS. DO NOT EVER SCALE DRAWINGS.
4. DIMENSIONS ARE FROM THE FACE OF FINISHED WALL (GWB) TO FACE OF FINISHED WALL (GWB), UNLESS OTHERWISE NOTED ON PLANS.
5. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS AND/OR INSTRUCTIONS.
6. ALL WORK SHALL BE EXECUTED IN A MANNER ACCEPTABLE TO THE ARCHITECT, OWNER, AND LANDLORD UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY ALL LABOR, MATERIALS EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, TRANSPORTATION AND OTHER SERVICES AND FACILITIES NECESSARY FOR PROPER AND TIMELY EXECUTION OF WORK.
7. THE CONTRACTOR WARRANT TO THE OWNER AND TO THE ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THE CONTRACT ARE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORKS SHALL BE AS SPECIFIED AND FREE OF DEFECTS.
8. ALL OUTSIDE CORNERS AT DRYWALL PARTITION AND FURRING TO HAVE METAL CORNER BEADS SPACKLE AND SMOOTH.
9. PROVIDE DIAGONAL BRACING TO STRUCTURE ABOVE ALL NEW DOORS, GRAZING HEADS AND JAMBS AS REQUIRED TO MAKE ASSEMBLY RIGID.
10. THE GENERAL CONTRACTOR (G.C.) IS RESPONSIBLE FOR THE FINAL CLEAN UP OF THE AREA OF WORK AND AREA AFFECTED BY CONSTRUCTION; TO INCLUDE BUT NOT LIMITED TO FLOORS, MILLWORK, FIXTURES, ETC. FOLLOWING THE INSTALLATION OF THE MILLWORK.
11. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATIONS FOR THE WALL MOUNTED TELEVISIONS AND GRAPHIC SIGNAGE TO PROVIDE BLOCKING FOR MOUNTING.
12. ALL WET/PLUMBING WALLS ARE TO BE PROVIDED w/MOISTURE RESISTANT GYPSUM BOARD. PROVIDE CEMENT BACKER BOARD WHEN TILE IS IN SUEID.
13. ALL PLUMBING WALLS ARE TO BE 6"METAL STUD FRAMING, PROVIDE REQUIRED BLOCKING FOR WALL MOUNTED FIXTURES, GRAB BARS, SHELVING, CABINTRY, ETC.
14. THERE SHALL BE NO PENETRATIONS TO A DEMISING WALL, U.O.N. IF PENETRATIONS ARE TO BE NOTED, THEN ALL PENETRATIONS INCLUDING CONDUCNS, PIPES, DUCTWORK, ETC. SHALL BE UL RATED PER CURRENT CODE REQUIREMENTS.
15. NO PLUMBING IS ALLOWED IN DEMISING WALLS, FURRED OUT AS REQUIRED.
16. ALL (E)DEMISING WALLS FOR TENANT SEPARATION ARE NOT TO BE DISTURBED OR MODIFIED IN ANY WAY.

EQUIPMENT LIST

WALL LEGEND

WALL TYPES

KEYNOTES



NEWPORT BLVD - PERSPECTIVE



NEWPORT BLVD - PERSPECTIVE



MONTE VISTA - PERSPECTIVE



MONTE VISTA - PERSPECTIVE

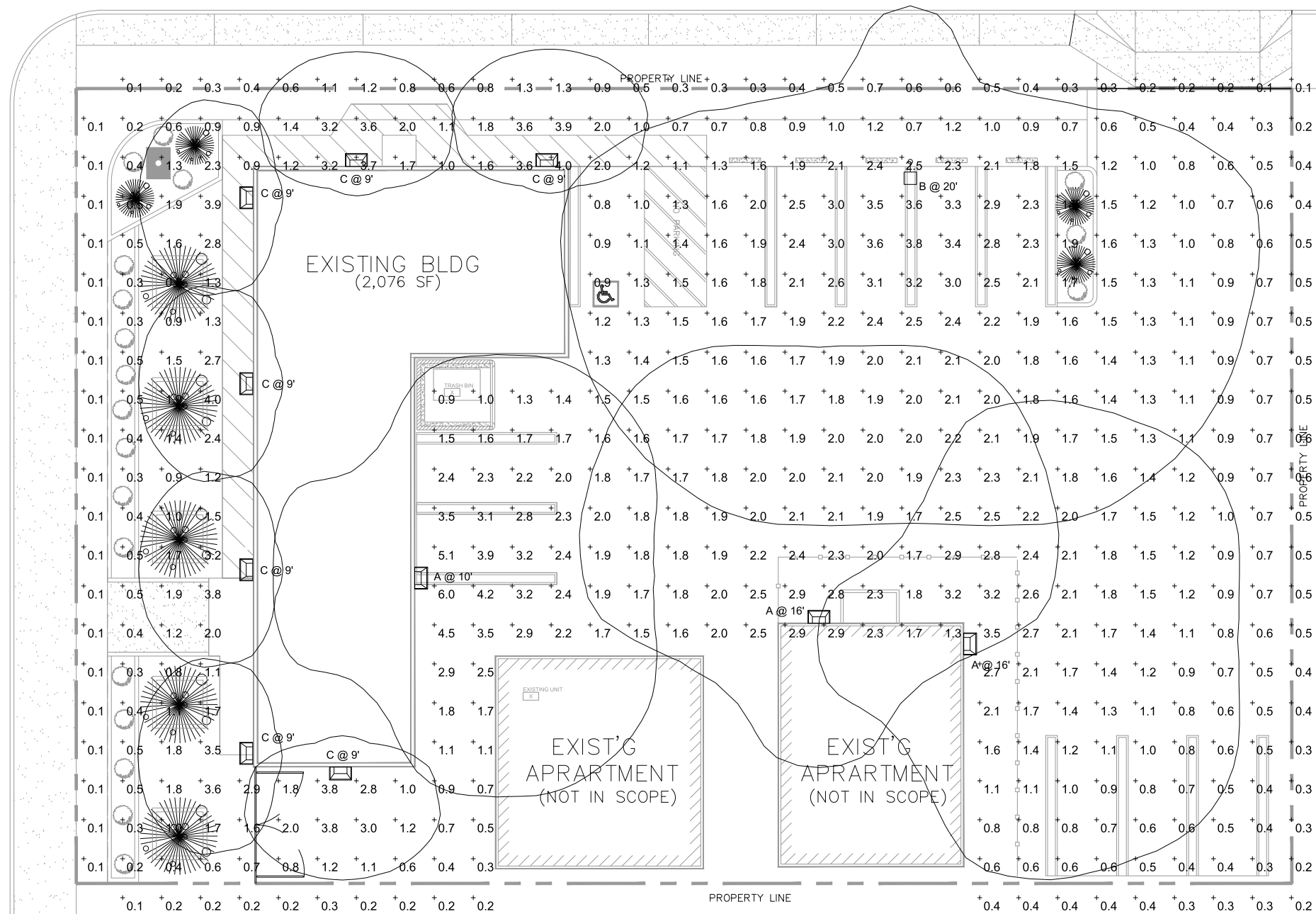
Revision	Description	Date
1	PLANNING TOUR REVIEW	2.2.22
2	PLANNING CORRECTIONS	5.9.22
3	PLANNING CORRECTIONS	2.1.24
4	PLANNING CORRECTIONS	
5	PLANNING CORRECTIONS	
6	PLANNING CORRECTIONS	
7	PLANNING CORRECTIONS	
8	PLANNING CORRECTIONS	
9	PLANNING CORRECTIONS	
10	PLANNING CORRECTIONS	

Job No.	
Date	
Drawn by	J.R.
Checked by	J.R.

RENDERINGS

NEWPORT BLVD

MONTE VISTA DR.



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.5 fc	6.0 fc	0.1 fc	60.0:1	15.0:1

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	A	3	DSXW1 LED 200 700 40K T4M MVOLT DOL	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 700mA WITH DIFFUSE DROP LENS		1	4915	1	45.7
	B	1	RSX1 LED P1 40K R4	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type R4 Distribution		1	7189	1	51.34
	C	7	WDGE1 LED P0 40K 80CRI VW	WDGE1 LED WITH P0 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC		1	760	1	6.7947

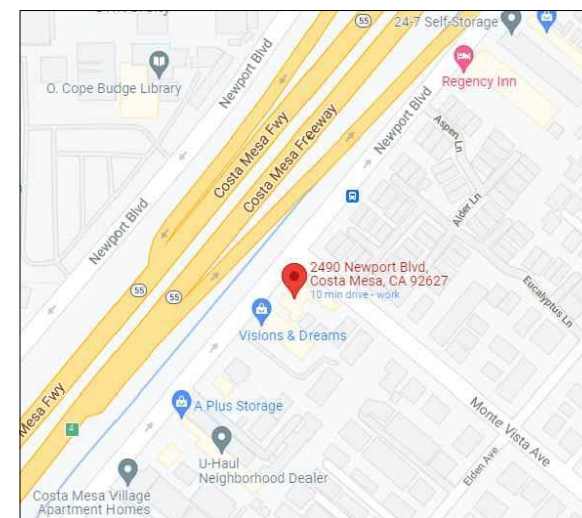


SCALE:
1/8"=1'-0"

SITE PHOTOMETRIC PLAN

-4-

VICINITY MAP



Project: NEWPORT WELLNESS LLC

2490 NEWPORT BLVD
Costa Mesa, CA

Revision	Description	Date
1	PLANNING - "CUP" REVIEW	2-2-22
2	PLANNING - CORRECTIONS	9-9-23
3		
4		
5		
6		
7		
8		
9		
10		

Job No.	
Drawn by	J.R.
Checked by	J.R.

SITE PHOTOMETRIC PLAN

PH-1