

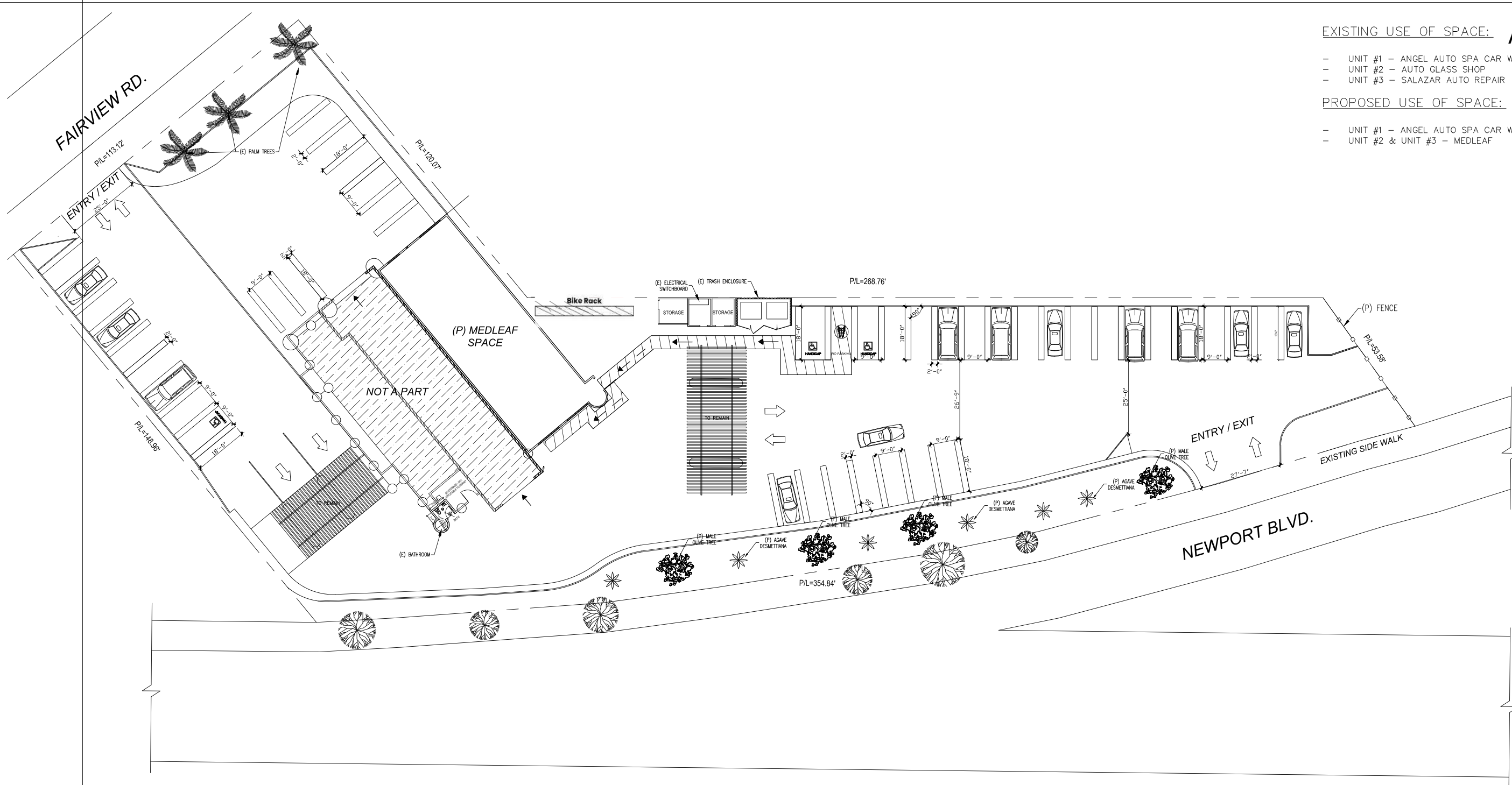
EXISTING USE OF SPACE:

- UNIT #1 - ANGEL AUTO SPA CAR WASH
- UNIT #2 - AUTO GLASS SHOP
- UNIT #3 - SALAZAR AUTO REPAIR

PROPOSED USE OF SPACE:

- UNIT #1 - ANGEL AUTO SPA CAR WASH
- UNIT #2 & UNIT #3 - MEDLEAF

REVISIONS	
DATE	DESCRIPTION



SCALE: 1/16"

PROJECT ADDRESS:

2285 NEWPORT BLVD., COSTA MESA, CA 92627

LEGAL INFORMATION:

APN: 419-101-12
 GENERAL PLAN USE: COMMERCIAL
 STORIES: 1
 NO. OF BUILDINGS: 2
 YEAR BUILT: 1966
 LOT SIZE: 1.05 AC
 ZONING: C2
 LEGAL DESCRIPTION: N TR 156 BLK LOT 6
 TOTAL NO. OF PARKING SPACES: 38

SQUARE FOOTAGE:

(E) LOT	45738 SQ.FT.
(E) BUILDING	6400 SQ.FT.
(E) CARWASH SPACE- NOT A PART	4000 SQ.FT.
(P) SCOPE OF WORK SPACE	2400 SQ.FT.

LANDSCAPE/HARSCAPE AREA = 5500 SQ.FT. - 12%

APPLICABLE CODE:

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 ENERGY EFFICIENCY STANDARDS

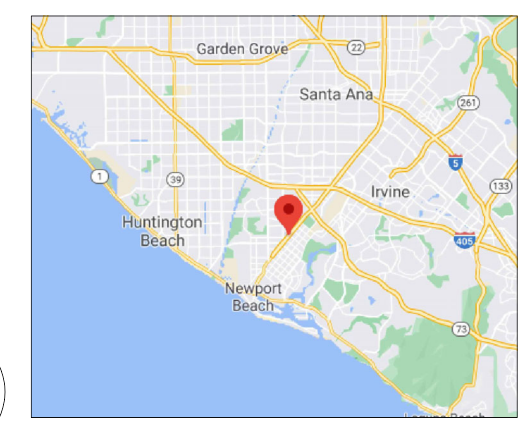
SCOPE OF WORK:

- TENANT IMPROVEMENT OF EXISTING 2400 SQFT SPACE TO BE CONVERTED INTO MEDLEAF STORE FRONT
- SITE WORK THROUGHOUT

PARKING SUMMARY:

(E) CARWASH: 15 REGULAR SPACE; 1 HANDICAP
 (P) DISPENSARY: 23 REGULAR SPACES; 2 HANDICAP
+1 Parking Space for Bike Rack
 TOTAL SITE PARKING SPACES REQUIRED = 26 REGULAR SPACES 2 HANDICAP
 TOTAL SITE PARKING SPACES PROVIDED = 38 REGULAR SPACES 3 HANDICAP

NOTE:
 - PARKING WILL NOT BE SHARED
 - EMPLOYEES WILL PARK ON SITE



VICINITY MAP:

2285 NEWPORT BLVD, COSTA MESA, CA 92627
PONTEX ENGINEERING
 402 Enclave Cir., Costa Mesa CA 92626 / Phone Number: (714)-732-8256
PONTEX ENGINEERING
 CONSULTING - ARCHITECTURE - ENGINEERING

CONSULTANT

DRAWING TITLE:
 PROPOSED SITE PLAN
 GENERAL NOTES /
 PROJECT DATA

DATE:
 JOB NUMBER:
 SHEET

A-1

EXIT NOTES

1. EXIT SIGNS SHALL BE INTERNALLY ILLUMINATED OR EXTERNALLY LUMINATED.
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX)
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED & LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTION AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES (1013.3)
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AND ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF POWER LOSS (1013.6.3).
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1010.9.3 FOR EXCEPTIONS.
7. DOOR HANDLES LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MINIMUM 34" AND A MAX 44" ABOVE FINISHED FLOOR.
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
9. ALL EGRESS DOOR OPERATION SHALL COMPLY WITH SECTION 1010.1.9-1010.1.9.12
10. THE MEANS OF EGRESS INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
11. MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE.
12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE. AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS.
 - a. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
 - b. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - c. EXTERIOR EGRESS COMPONENTS AT OTHER THAN LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.
 - d. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1 IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.
 - e. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.6 FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
15. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL (1205.1 AND 1205.3).
16. THE MEANS OF EGRESS SYSTEM SHALL MAINTAIN A CLEAR CEILING HEIGHT OF 6'8" MINIMUM.

KEYNOTES

- 1 FIRE EXTINGUISHERS: PROVIDE FIRE EXTINGUISHER (MIN. 2A-10BC) WITH RECESSED OR SEMI RECESSED CABINET WITHIN 75 FEET TRAVEL DISTANCE OF ALL POINTS IN THE OCCUPANCY; EXTINGUISHER SHALL BE MOUNTED ON A HOOK WITHIN THE CABINET (ELEVATED OFF CABINET FLOOR) PLACED IN EASILY ACCESSIBLE LOCATIONS AT A MAXIMUM OF 48" FROM THE TOP OF THE CABINET TO THE FINISHED FLOOR.
- 2 EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL COMPLY WITH THE PROVISIONS OF 2013 CBC 1006. THE MEANS OF EGRESS ILLUMINATION SHALL NOT BE LESS THAN ONE (1) FOOT-CANDLE OF LIGHTING AT THE WALKING SURFACE LEVEL. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL AREAS PER CODE.
- 3 EXIT SIGNS: EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL COMPLY WITH PROVISIONS OF THE 2013 CBC 1011 AND BE ILLUMINATED AT ALL TIMES.
- 4 DOOR OPERATIONS: ALL REQUIRED EXITS ARE TO BE OPENABLE FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR EFFORT. THE UNLATCHING OF ANY EXIT DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.

WALL TYPES

- ◊ EXTERIOR WALL
STUCCO FINISH TO MATCH EXISTING
PROVIDE R-13 INSULATION
- ◊ NON-RATED INTERIOR NON-STRUCTURAL WALL
PROVIDE R-13 SOUND INSULATION
5/8" GYPSUM BOARD INSIDE, PLY. SHEATHING

LEGEND

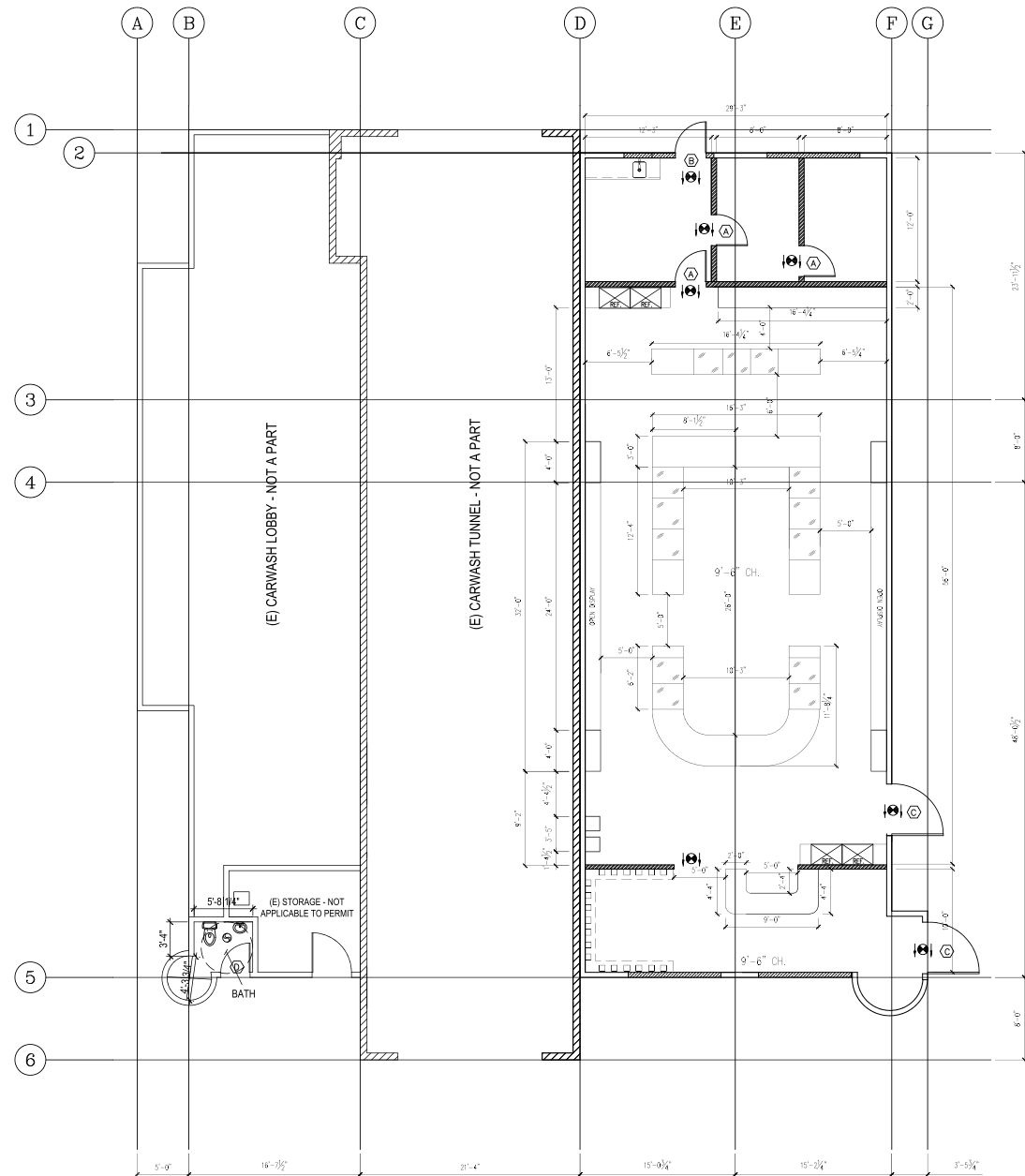
- (E) NON BEARING WALLS TO BE DEMOLISHED
- (E) WALLS TO REMAIN
- (N) 2x4 EXTERIOR WALL: 2x4 P.T. SILL PLATE, 2x4 STUDS @ 16" O.C., & 2x4 DOUBLE TOP PLATES
- (N) 2x4 INTERIOR WALL: 2x4 SILL PLATE, 2x4 STUDS @ 16" O.C., & 2x4 DOUBLE TOP PLATES
- FAN EXHAUST - MINIMUM 50 CFM EXHAUSTING "ENERGY STAR" COMPLIANT CONTROLLED BY HUMIDSTAT
- ILLUMINATED EXIT SIGN CEILING MOUNTED, SHADING INDICATES DIRECTION AND NUMBER OF FACES, ARROWS AS REQUIRED.

NEW DOOR SCHEDULE

#	WIDTH	HEIGHT	TYPE
(A)	3'-0"	7'-0"	HINGED; INTERIOR; METAL
(B)	3'-0"	7'-0"	HINGED; EXTERIOR; METAL
(C)	5'-0"	7'-0"	HINGED; EXTERIOR; METAL
(D)	3'-0"	7'-0"	HINGED; EXTERIOR

OCCUPANT LOAD

RENTAL OFFICE			
NO.	ROOM	SQUARE FOOTAGE	OCCUPANT LOAD (100 SF PER PERSON)
101	STORE	1735 SF	
102	LOBBY	326 SF	
103	OFFICE	96 SF	
104	BREAK ROOM	147 SF	
104	STORAGE	96 SF	
	TOTAL	2400 SF	24 OCCUPANTS



PROPOSED STORE FRONT FLOOR PLAN:
SCALE: 1/8"=1'-0"



REVISIONS	
DATE	DESCRIPTION

2285 NEWPORT BLVD, COSTA MESA, CA 92627

PONTEX ENGINEERING
402 Enclave Cir., Costa Mesa CA 92626 / Phone Number: (714)-732-8256

PONTEX CONSULTING - ARCHITECTURE - ENGINEERING

CONSULTANT

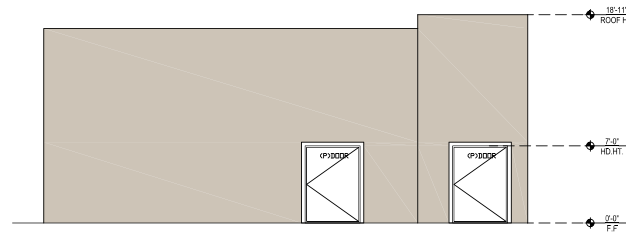
DRAWING TITLE:
PROPOSED FLOOR PLAN

DATE:
JOB NUMBER:

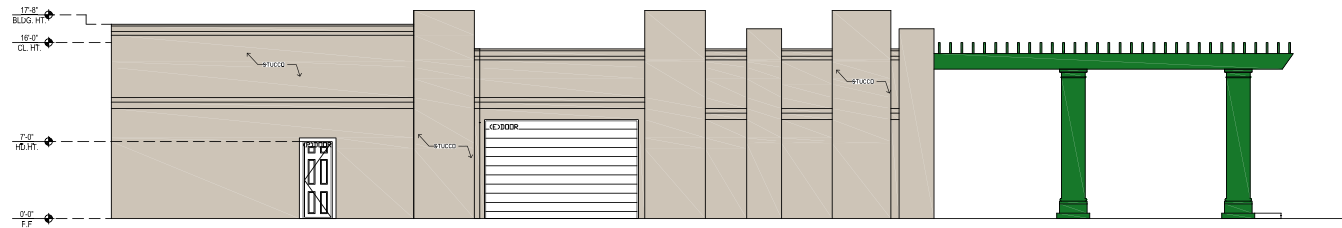
SHEET
A-4

PAIN T SELECTION

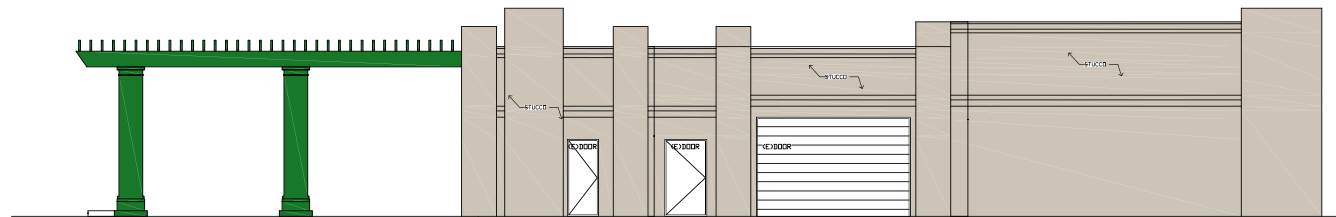
BUILDING: R:205 G: 196 B:183
 PERGOLA: R:23 G:120 B:42



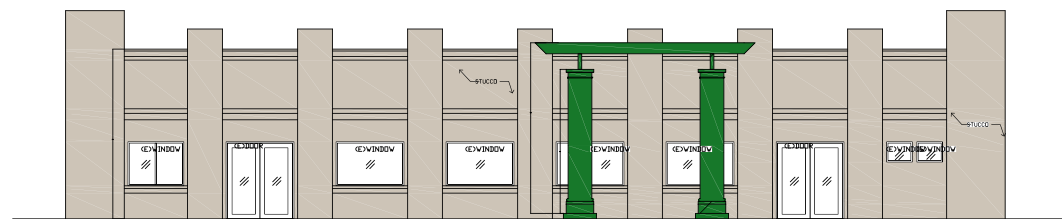
PROPOSED NORTH ELEVATION:
 SCALE: 1/8"=1'-0"



PROPOSED WEST ELEVATION:
 SCALE: 1/8"=1'-0"



PROPOSED EAST ELEVATION:
 SCALE: 1/8"=1'-0"



PROPOSED SOUTH ELEVATION:
 SCALE: 1/8"=1'-0"

REVISIONS	
DATE	DESCRIPTION

2285 NEWPORT BLVD, COSTA MESA, CA 92627

PONTEX ENGINEERING
 402 Enclave Cir., Costa Mesa CA 92626 / Phone Number: (714)-732-8256

PONTEX ENGINEERING
 CONSULTING - ARCHITECTURE - ENGINEERING

CONSULTANT

DRAWING TITLE:
 PROPOSED COLORED ELEVATIONS

DATE:
 JOB NUMBER:

SHEET
A-5



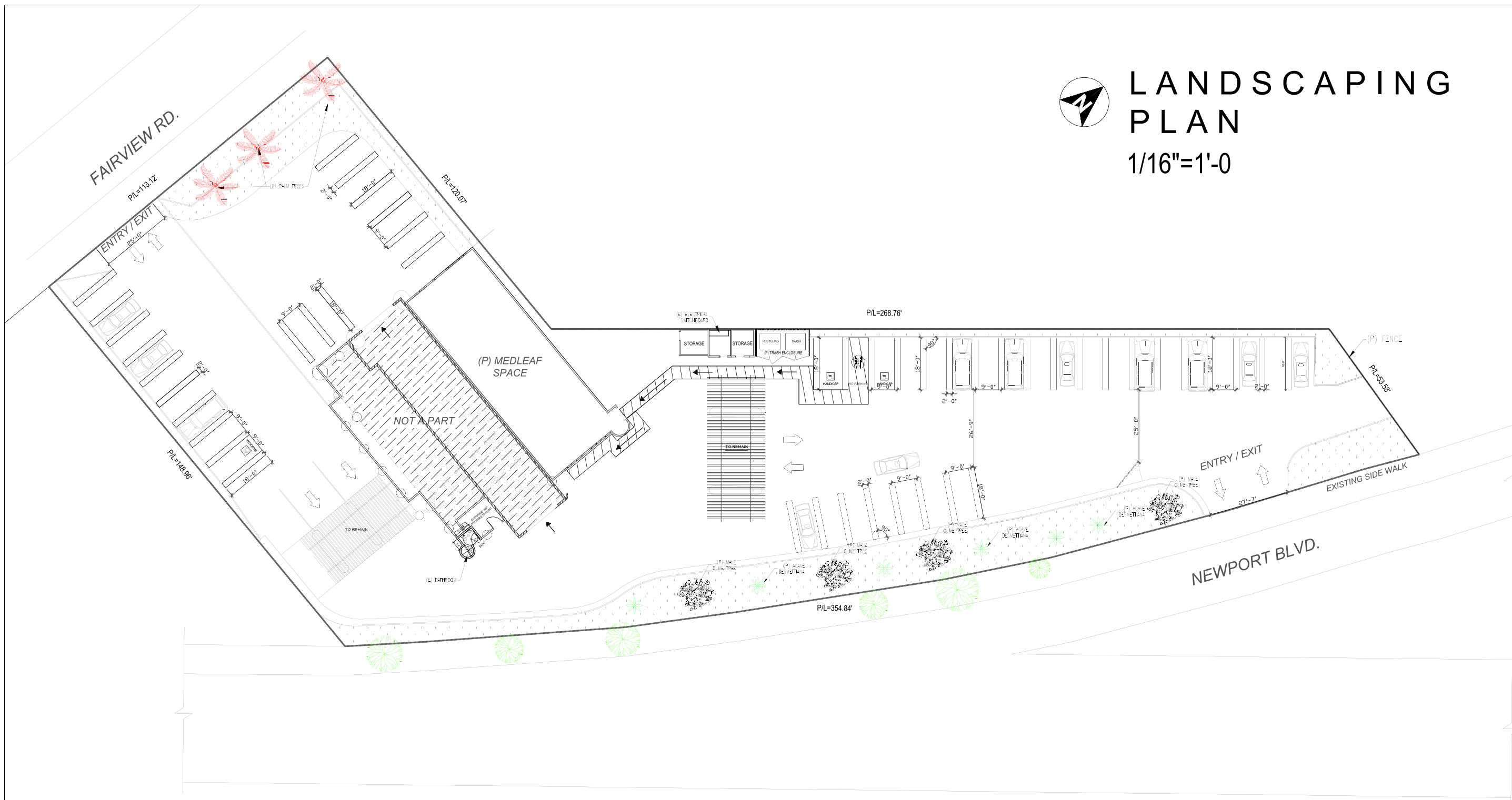


LANDSCAPING PLAN

1/16"=1'-0

REVISIONS

No.	DESCRIPTION	DATE



LEGEND

SPECIES	03	06	04	
	EXISTING PALM TREE	AGAVE DESMETTIANA	MALE OLIVE TREE	GRASS
PLANTING CONTAINER SIZE		1	25	
		GALLON	GALLONS	

2285 NEWPORT BLVD, COSTA MESA, CA 92627

PONTEX ENGINEERING
 402 Enclave Cir., Costa Mesa CA 92626 / Phone Number: (714)-732-8256
PONTEX ENGINEERING
 CONSULTING - ARCHITECTURE - ENGINEERING

CONSULTANT

DRAWING TITLE:
LANDSCAPE PLAN

DATE:
JOB NUMBER:

SHEET

A-6