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Tenant Improvement To
Priceless Pets

1520 Ponderosa Street, Costa Mesa, California 92626

PROJECT NO.: 24041

DRAWN: LS

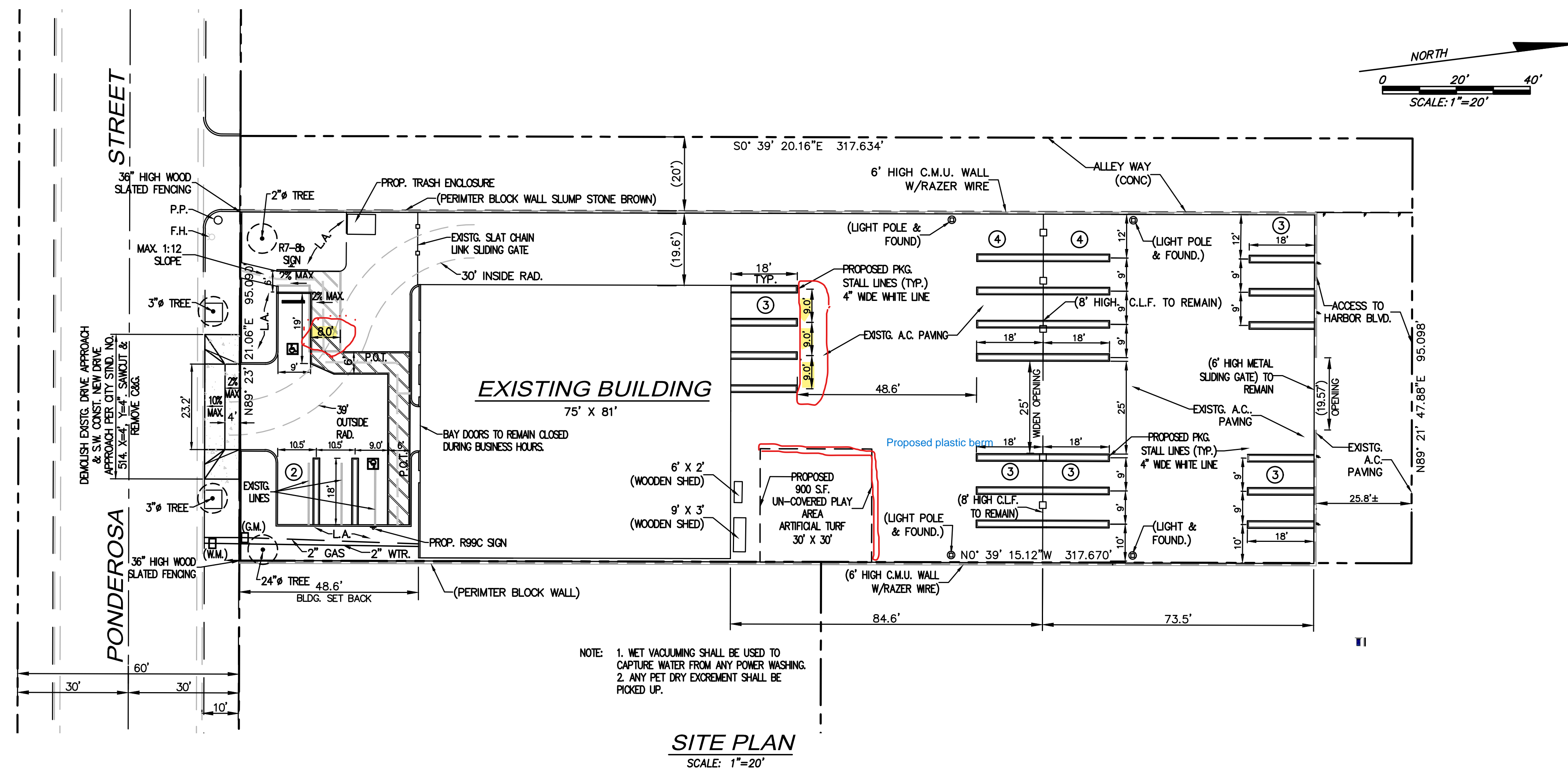
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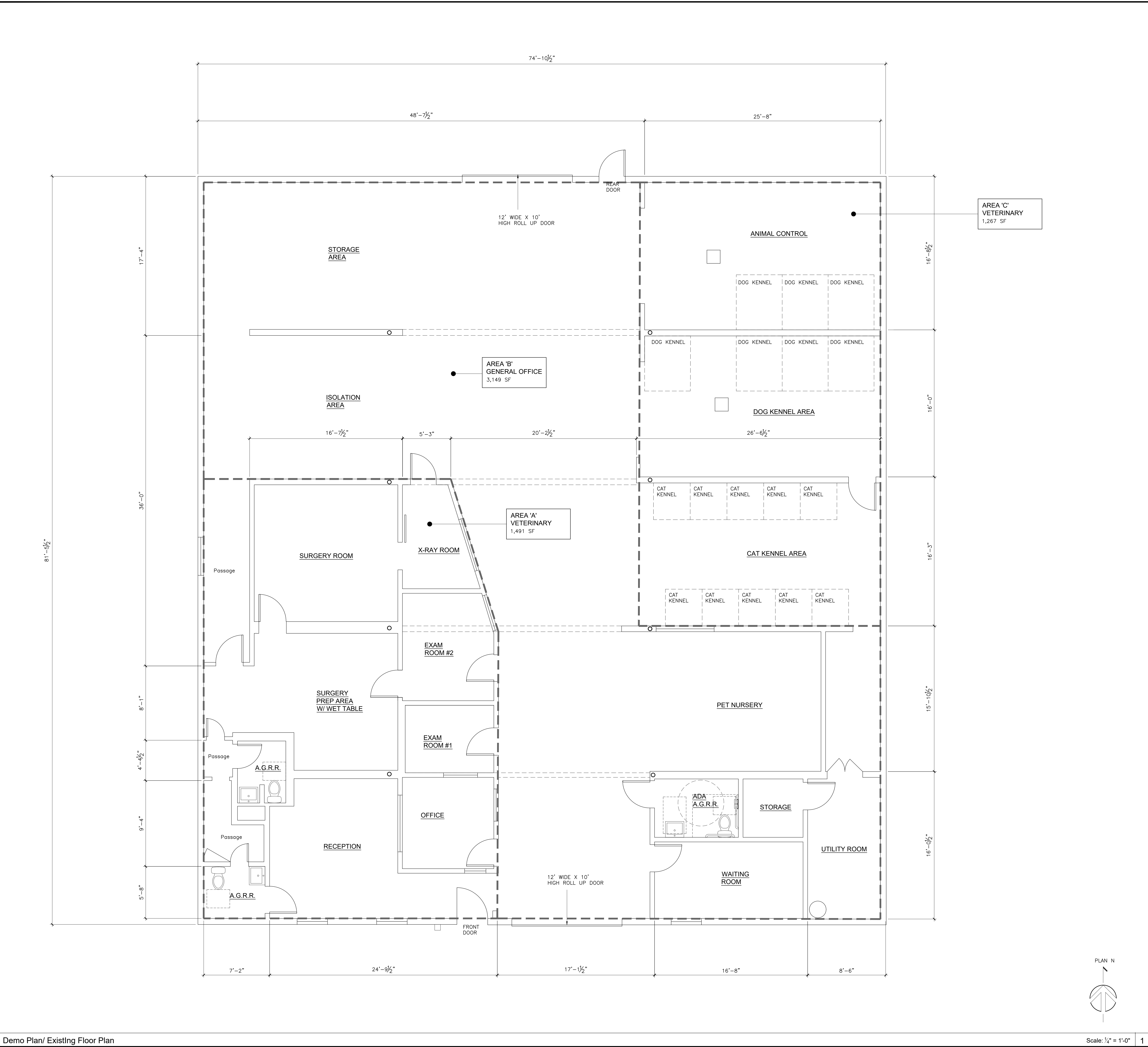
ISSUE:

06.20.24 CUP SUBMITTAL #1

09.06.24 CUP SUBMITTAL #2

10.23.24 CUP SUBMITTAL #3





Keynotes

Floor Plan Notes

- ROOM TITLE DESIGNATIONS ON PLAN ARE AS FOLLOWS:
(E) = EXISTING SPACE TO REMAIN / NOT IN SCOPE
(R) = EXISTING SPACE TO BE RENOVATED
(N) = NEW ROOM TO BE CREATED
- ALL 2X4 WALLS ARE GRAPHICALLY DRAWN 4 1/2" WIDE, 2X6 WALLS AT 6 1/2" WIDE. ALL DIMENSIONS ARE SHOWN TO FACE OF DRYWALL/SHEATHING UNLESS NOTED OTHERWISE.
- ALL FIXTURES, FINISH MATERIALS, AND EQUIPMENT TO BE SPECIFIED BY OTHERS.
- ALL BUILT-IN CASEWORK TO BE DESIGNED BY OTHERS. CASEWORK SHOWN ON PLAN ARE DIAGRAMMATIC.
- ALL BATHROOM WALLS/CEILINGS SHALL BE PAINTED WITH EGGSHELL SHEEN PAINT OR HAVE A TILE FINISH. ALL SHOWER & TUB WALLS SHALL HAVE A TILE FINISH TO MINIMUM 72" ABOVE FLOOR. ALL DRYWALL IN BATHROOM AREAS TO BE MOISTURE RESISTANT 'GREENBOARD'.
- ALL DOOR FRAMING OFFSETS FROM WALL CORNERS TO BE 4 1/2" UNLESS DIMENSIONED OTHERWISE.
- AT ALL CASEMENT EGRESS WINDOWS, THE CRANK MECHANISM SHALL NOT REDUCE THE REQUIRED HEIGHT/WIDTH OF EGRESS AREA AS REQUIRED BY CODE.

Parking Calculations

PARKING REQUIREMENTS BY AREA:
AREA 'A' - VETERINARY CLINIC
RATIO: 6 PER 1000
AREA: 1,491 SF
REQ'S PARKING = 1491 / 1000 = 1.491 * 6 = 8.949 = 9 STALLS
AREA 'B' - GENERAL OFFICE
RATIO: 4 PER 1000
AREA: 3,149 SF
REQ'S PARKING = 3,149 / 1000 = 3.149 * 4 = 12.596 = 13 STALLS
AREA 'C' - KENNELING
RATIO: 0
AREA: 1,267 SF
REQ'S PARKING = 0 STALLS
TOTAL PARKING REQUIRED = 21 STALLS

Plan Legend

WALL TYPES:

- EXISTING WALL OR ITEM TO BE REMOVED
- ==== EXISTING WALL TO REMAIN
- ===== NEW 2X4 WOOD FRAMED WALL:
 - 2X4 WOOD STUDS PER STRUCTURAL DWGS
 - R15 BATT INSULATION AT EXTERIOR WALLS
 - EXTERIOR: SHEATHING PER STRUCTURAL, FINISH PER ELEVATIONS
 - INTERIOR: 1/2" OR 5/8" DRYWALL
- ===== NEW 2X6 WOOD FRAMED WALL:
 - 2X6 WOOD STUDS PER STRUCTURAL DWGS
 - R21 BATT INSULATION
 - EXTERIOR: SHEATHING PER STRUCTURAL, FINISH PER ELEVATIONS
 - INTERIOR: 1/2" OR 5/8" DRYWALL



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