

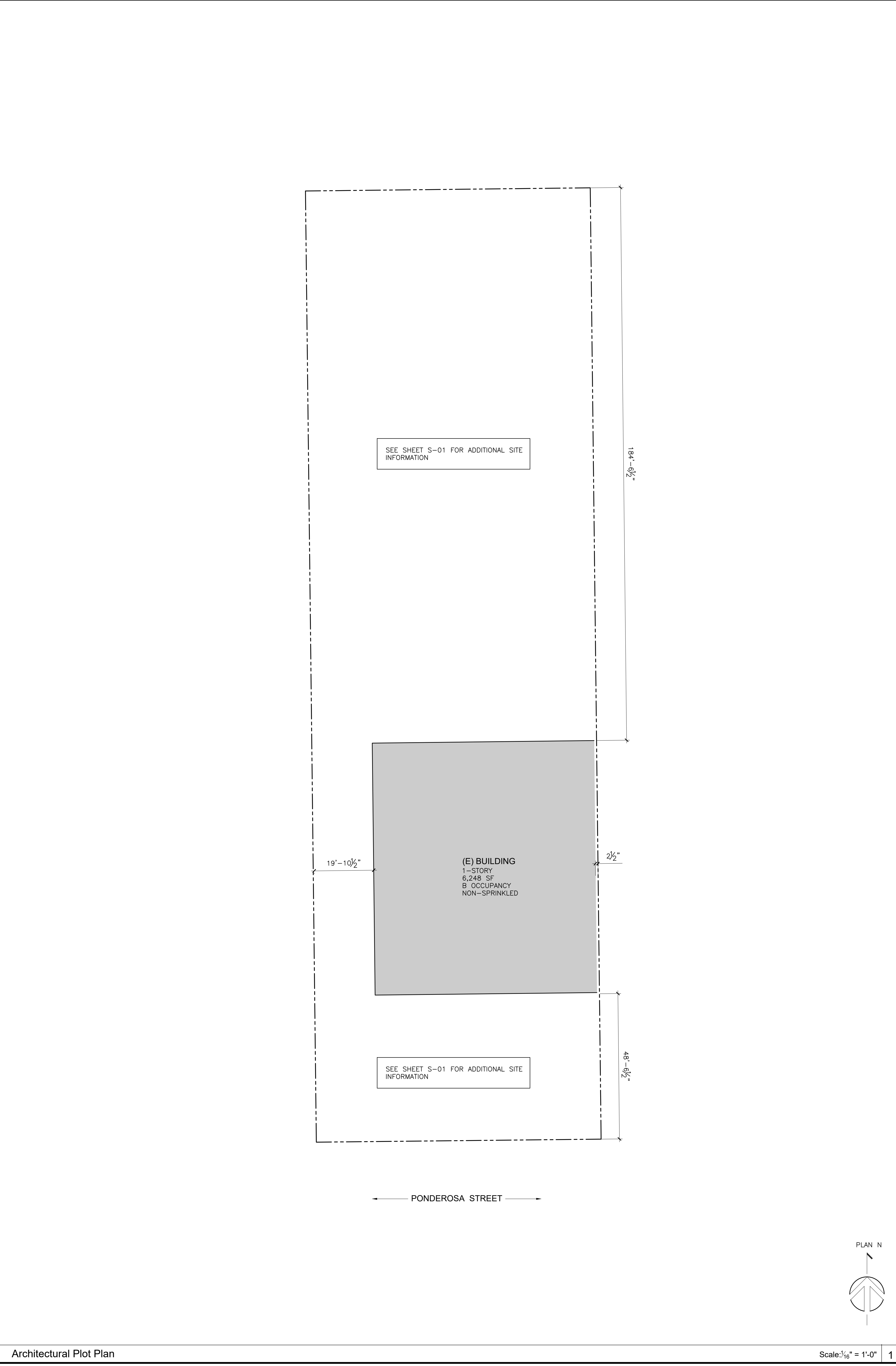


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Abbreviations and Symbol Legend

Table with 3 columns: Abbreviation, Description, and Symbol. Includes items like ANCHOR BOLT, ASPHALT CONCRETE, ACoustical CEILING TILE, etc.

ROOM CALL-OUT, SECTION CUT, WALL SECTION, DETAIL CUT, INTERIOR ELEV., ELEVATION MARKER, DOOR SYMBOL, WINDOW SYMBOL, MATERIAL SYMBOL, KEYNOTE MARKER, REVISION MARKER.



Description of Work
INTERIOR TENANT IMPROVEMENT FOR OVERNIGHT BOARDING AND VETERINARY CLINIC FOR RESCUE ANIMALS.
EMERGENCY HOUSING AND VETERINARY SERVICES FOR RESCUE ANIMALS. ANIMALS ARE BOARDED HERE SHORT-TERM BEFORE BEING MOVED TO AN ADOPTION CENTER.
NO HAZARDOUS MATERIALS OR MEDICAL GAS IS STORED ON-SITE.
BUILDING TO BE UPDATED FOR EGRESS, MECHANICAL, ELECTRICAL, & PLUMBING FOR NEW USE.

Zoning Information
APPLICABLE CODES: CITY OF COSTA MESA MUNICIPAL CODE
PROPERTY ADDRESS: 1520 PONDEROSA STREET COSTA MESA, 92626
ASSESSOR'S PARCEL NO: 139-296-38
TRACT NO: 2822 LOT 38
ZONE: C1- LOCAL BUSINESS
TOTAL SITE AREA: 30,202 SF
REQUIRED SETBACKS: NOT APPLICABLE
MAX ALLOWABLE HEIGHT: NOT APPLICABLE
ALLOWABLE STORIES: NOT APPLICABLE
PARKING: SEE SHEET A2.1

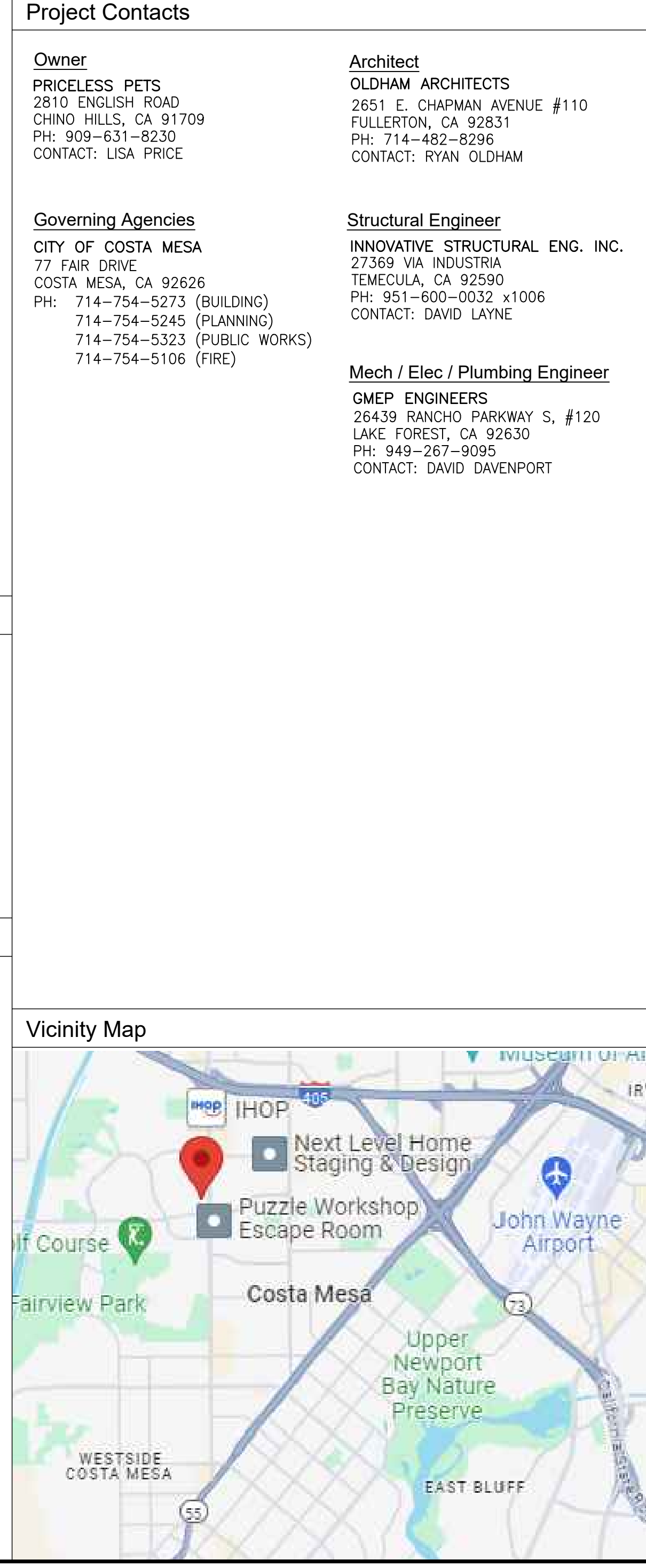
Building Code Information
APPLICABLE CODES: 2022 CALIFORNIA BUILDING CODE (C.B.C.)
2022 CALIFORNIA MECHANICAL CODE (C.M.C.)
2022 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2022 CALIFORNIA PLUMBING CODE (C.P.C.)
2022 CALIFORNIA FIRE CODE (C.F.C.)
2022 CALIFORNIA GREEN BUILDING CODES
2022 CALIFORNIA ENERGY CODE
BUILDING AREA: 1ST FLOOR = 6,248 SF
C.B.C. CHAPTER 3 OCCUPANCY GROUP: B
C.B.C. CHAPTER 6 CONSTRUCTION TYPE: V-B
FIRE SPRINKLERS: NO
FIRE ALARM: YES - SUPERVISED SYSTEM W/REPORTING
C.B.C. CHAPTER 5 OCCUPANCY SEPARATION: NOT APPLICABLE (SINGLE OCCUPANCY)
C.B.C. TABLE 504.4 ALLOWABLE STORIES (B): 2
C.B.C. TABLE 506.2 ALLOWABLE AREA (B): 9,000 SF
CODE NOTES:
1. SEE SHEET A2.0 FOR OCCUPANCY/EGRESS PLAN

Deferred Submittals
THE FOLLOWING ITEMS SHALL BE REQUIRED TO BE SUBMITTED BY THE CONTRACTOR TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OR OCCUPANCY:
1. FIRE ALARM SYSTEM

Architect's Notes to Contractor / Owner
1. THESE PLANS REPRESENT A FINAL BUILD-OUT DESIGN. ALL EXISTING BUILDING CONDITIONS MAY NOT BE REPRESENTED IN THESE PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH ALL EXISTING CONDITIONS OF PROPERTY AND STRUCTURES PRIOR TO BIDDING AND COMMENCING WORK.
2. ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING & ZONING CODES EVEN IF NOT EXPLICITLY CALLED-OUT IN THIS PLAN SET. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO KNOW ALL THE GOVERNING CODES RELATED TO CONSTRUCTION OF THIS PROJECT.
3. CONTRACTOR SHALL REVIEW ALL SHEETS OF THIS PLAN SET TO GAIN A FULL UNDERSTANDING OF THE PROJECT. NOT ALL INFORMATION WITHIN THIS PLAN SET IS GRAPHICAL. CONTRACTOR SHALL REVIEW ALL NOTES, SPECIFICATIONS, FORMS, AND CALCULATIONS WITHIN THE PLAN SET AND PROCEED ACCORDINGLY.
4. CONTRACTOR SHALL VERIFY ALL INFORMATION IN THIS PLAN SET FOR ACCURACY AND SHALL ALERT THE ARCHITECT OF ANY CONFUSION, DISCREPANCIES, ERRORS, OR OMISSIONS. CONTRACTOR SHALL SEEK ARCHITECT'S INSTRUCTION PRIOR TO COMMENCING WORK AT KNOWN AREAS OF CONFUSION, DISCREPANCY, ERROR, OR OMISSION.
5. NO DIMENSIONS SHALL BE SCALED OFF PLANS. CONTRACTOR SHALL VERIFY ANY MISSING DIMENSIONS WITH ARCHITECT PRIOR TO CONTINUING WORK.
6. THE CONTRACTOR SHALL CONFIRM ALL SPECIFICATIONS WITH THE OWNER PRIOR TO PURCHASE OF ALL MANUFACTURED/FABRICATED MATERIALS. FIXTURES AND EQUIPMENT SUCH AS BUT NOT LIMITED TO WINDOWS, DOORS, EXTERIOR FINISH, ROOF FINISH MATERIAL, INTERIOR FINISHES, FINISH CARPENTRY, PLUMBING FIXTURES, HVAC EQUIPMENT, FINISH ELECTRICAL, ETC. ARCHITECT SHALL NOT BE RESPONSIBLE FOR MIS-SPECIFIED ITEMS ON PLAN IF CONTRACTOR AND OWNER DID NOT CONFIRM THE SPECIFICATION OF SUCH ITEMS PRIOR TO PURCHASE. IF THERE IS A DISCREPANCY BETWEEN THE SPECIFICATION AND THE OWNER'S WISHES THE ARCHITECT SHALL BE NOTIFIED.

Vicinity Map
Map showing location in Costa Mesa, CA, near IHOP, Next Level Home Staging & Design, Puzzle Workshop Escape Room, John Wayne Airport, and Upper Newport Bay Nature Preserve.

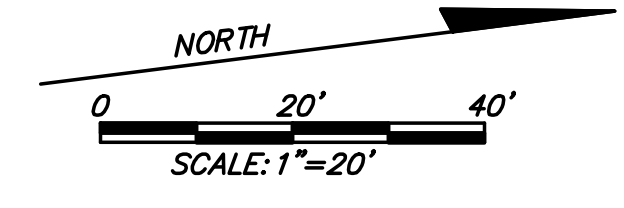
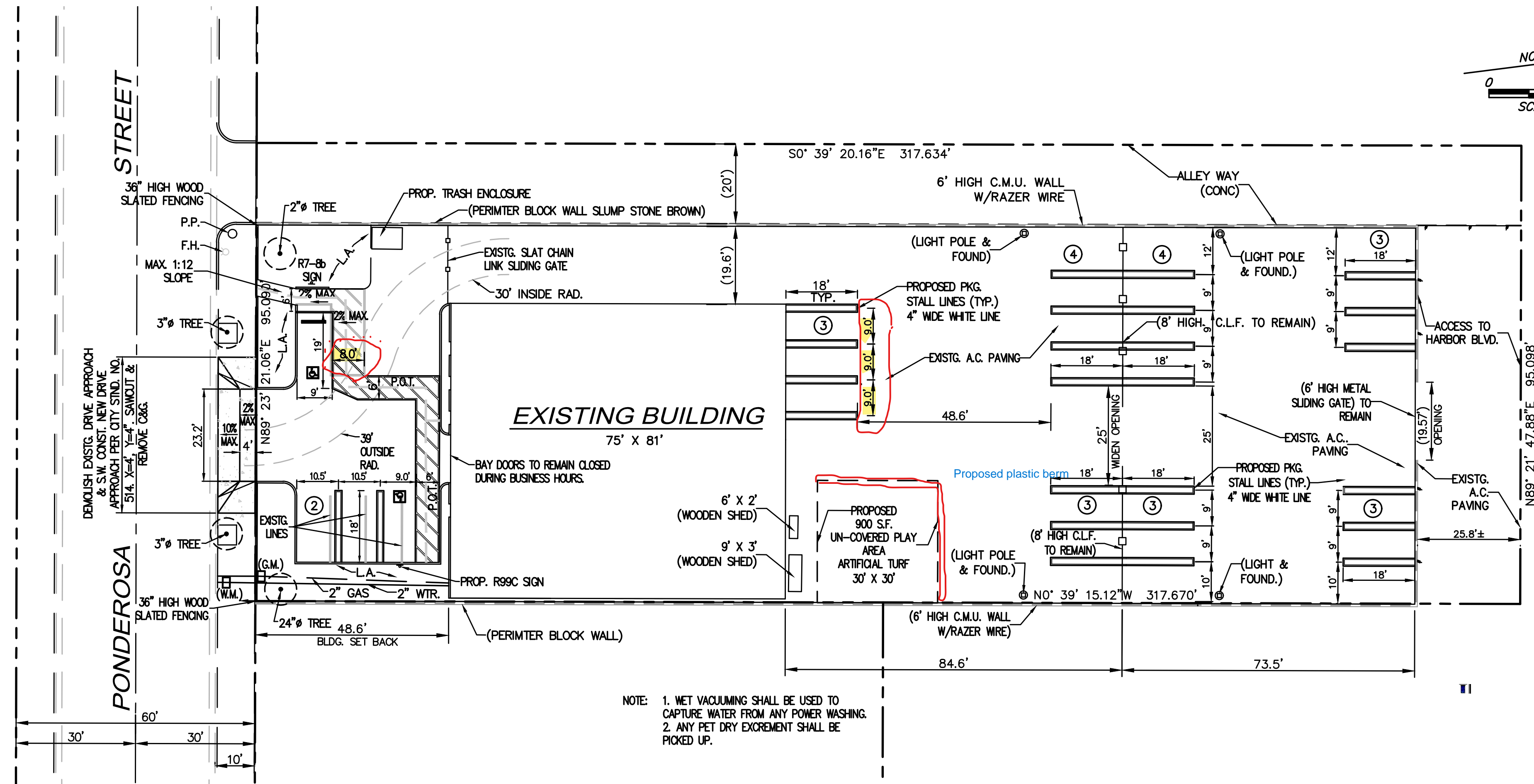
Sheet Index
Architecture
A0.0 PROJECT INFORMATION / ZONING PLOT PLAN
S-01 PROJECT SITE PLAN
A2.0 EGRESS PLAN / CODE PLAN
A2.1 FLOOR PLAN
A3.0 EXTERIOR ELEVATIONS
Project Contacts
Owner: PRICELESS PETS, 2810 ENGLISH ROAD, CHINO HILLS, CA 91709
Architect: OLDHAM ARCHITECTS, 2851 E. CHAPMAN AVENUE #110, FULLERTON, CA 92831
Governing Agencies: CITY OF COSTA MESA, 77 FAIR DRIVE, COSTA MESA, CA 92626
Structural Engineer: INNOVATIVE STRUCTURAL ENG. INC., 27369 VIA INDUSTRIA, TEMECULA, CA 92590
Mech / Elec / Plumbing Engineer: GMEP ENGINEERS, 26439 RANCHO PARKWAY S, #120, LAKE FOREST, CA 92650



Tenant Improvement To
Priceless Pets
1520 Ponderosa Street, Costa Mesa, California 92626

PROJECT No.: 24041
DRAWN: LS
CHECK: RO
ISSUE:
06.20.24 CUP SUBMITTAL #1
09.06.24 CUP SUBMITTAL #2
10.23.24 CUP SUBMITTAL #3

A0.0
Project Information
Plot Plan
Priceless Pets

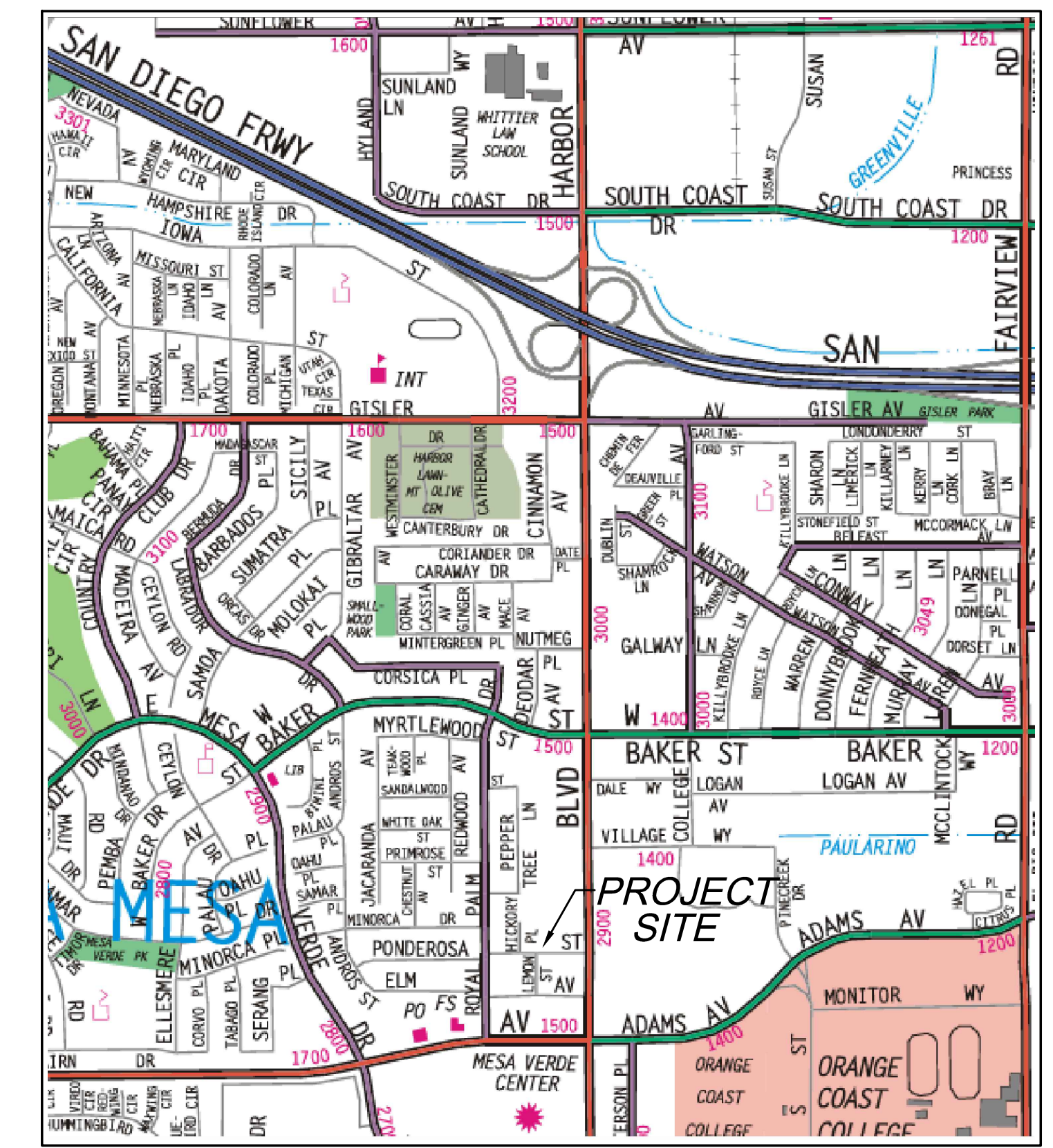


NOTE: 1. WET VACUUMING SHALL BE USED TO CAPTURE WATER FROM ANY POWER WASHING.
2. ANY PET DRY EXCREMENT SHALL BE PICKED UP.

SITE PLAN
SCALE: 1"=20'

LEGEND AND ABBREVIATIONS:

- | | | | |
|--|--|---------|-----------------------|
| | INTERNATIONAL SYMBOL OF ACCESSIBILITY (I.S.A.) | A.C. | ASPHALT CONCRETE |
| | EXISTING STRIPING LINE | C.M.U. | CONCRETE MASONRY UNIT |
| | PROPOSED STRIPING LINE | CONST. | CONSTRUCT |
| | PROPOSED 6' LONG X 7' RUBBER WHEEL STOP | C&G | CURB AND GUTTER |
| | R99C SIGN | EXISTG. | EXISTING |
| | R7-8b SIGN | F.H. | FIRE HYDRANT |
| | | FOUND. | FOUNDATION |
| | | G.M. | GAS METER |
| | | L.A. | LANDSCAPE AREA |
| | | MAX | MAXIMUM |
| | | NO. | NUMBER |
| | | PKG. | PARKING |
| | | P.O.T. | PATH OF TRAVEL |
| | | P.P. | POWER POLE |
| | | PROP. | PROPOSED |
| | | RAD. | RADIUS |
| | | S.F. | SQUARE FEET |
| | | STND. | STANDARD |
| | | S.W. | SIDEWALK |
| | | TYP. | TYPICAL |
| | | W/ | WITH |
| | | W.M. | WATER METER |
| | | WTR. | WATER |



VICINITY MAP
N.T.S.

PROJECT INFORMATION
APPLICANT: PRICELESS PUPPY RESCUE CORPORATION
 2810 ENGLISH ROAD
 CHINO HILLS, CA 91709
 909-631-8230
A.P.N.: 139-296-38
SITE ADDRESS: 1520 PONDEROSA STREET
 COSTA MESA, CA 92626
LEGAL: PARCEL B, PM NO. 38 30
LOT AREA: 0.839 AC (36,546.8 S.F.)
LOT COVERAGE: APPROXIMATELY .XXXX
ZONING: C-1 COMMERCIAL
SCOPE OF WORK: TENANT IMPROVEMENTS FOR ANIMAL HOSPITAL AND VETERINARY CLINIC

STRUCTURE INFORMATION
BUILDING HEIGHT: ONE STORY
SITE ADDRESS: 1520 PONDEROSA STREET
 COSTA MESA, CA 92626
LEGAL: PARCEL B, PM NO. 38 30
LOT AREA: GROSS AREA 0.839 AC (36,559.8 S.F.)
 NET AREA 0.612 AC
LOT COVERAGE: APPROXIMATELY .362% EXISTING LANDSCAPE
ZONING: C-1 COMMERCIAL
SCOPE OF WORK: TENANT IMPROVEMENTS FOR ANIMAL HOSPITAL AND VETERINARY CLINIC
EXISTING USE: VACANT
PARKING:
 EXISTING - STANDARD 8.5' X 9' STALLS 4 EA.
 - ACCESSIBLE 8.5' X 18' STALL 1 EA.
 REQUIRED - STANDARD 25 EA.
 - ACCESSIBLE 1 EA.
 PROPOSED - STANDARD 9'X18' STALLS 25 EA.
 - ACCESSIBLE 9' X 18' 1 EA.
 - VAN ACCESSIBLE 9'X19' 1 EA.

FOR:
PRICELESS PETS RESCUE - RANCH & LEARNING CENTER
 2810 ENGLISH ROAD
 CHINO HILLS, CA 91709

PROJECT NAME:
1520 PONDEROSA STREET TENANT IMPROVEMENT

ENGINEER:
 JOHN KAO
 626-808-5755

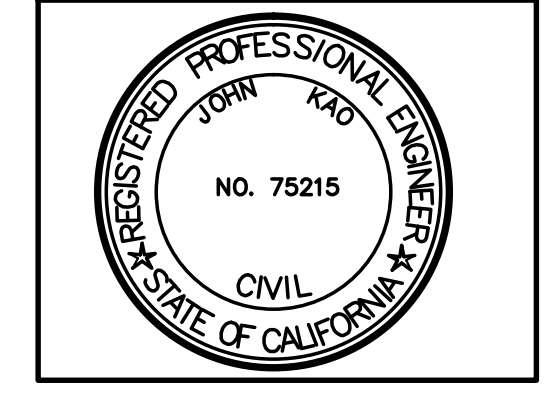


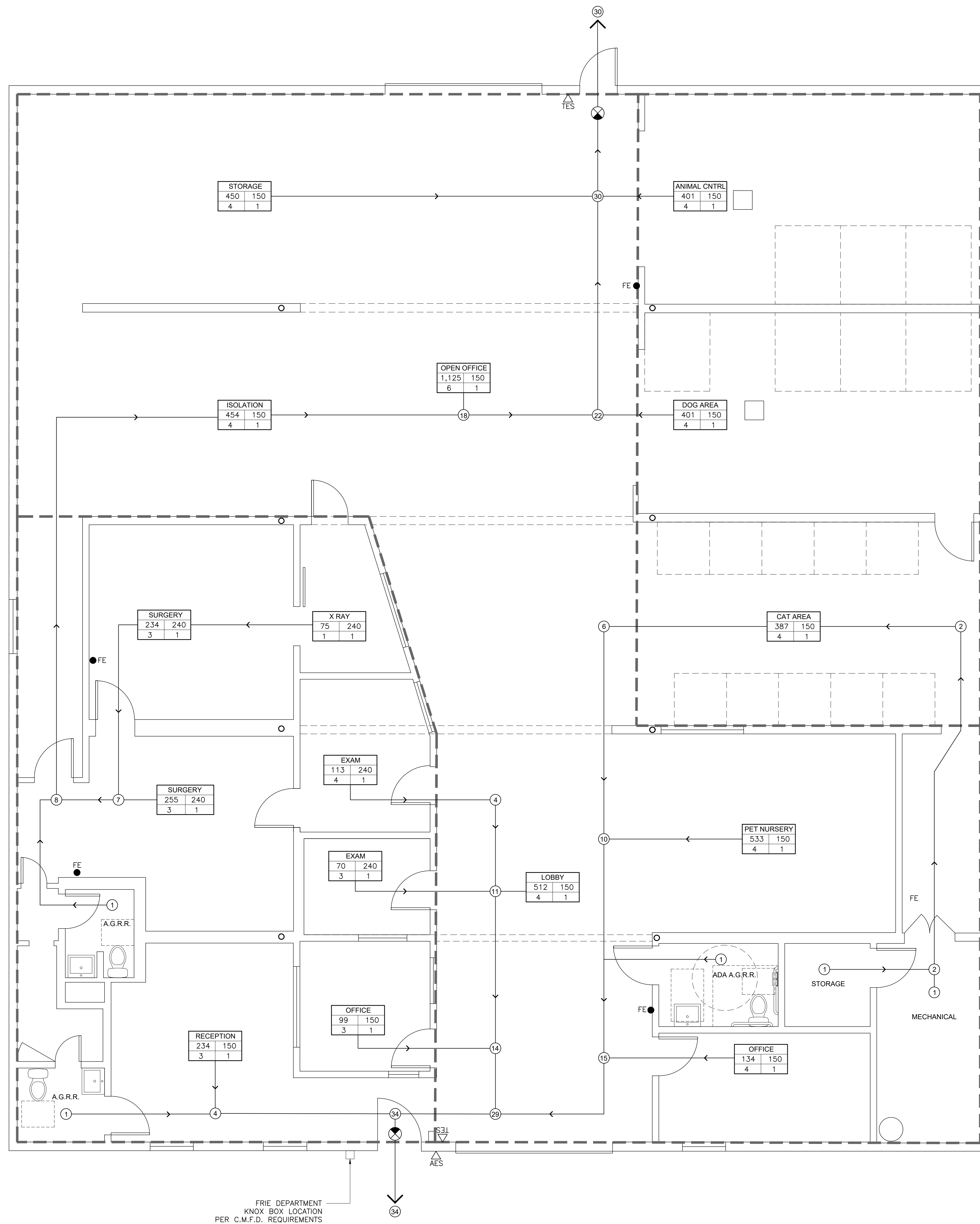
EXHIBIT AMENDMENTS:

REV.	DESCRIPTION	DATE
1	PER CITY REVIEW	9/3/24
	COMMENTS:	

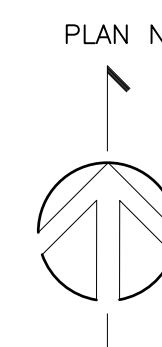
PROJECT NO.: 24-01
 PRINT DATE: SEPTEMBER 3, 24
 DRAWN BY: J.K.
 CHECKED BY: C.P.

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
S-01
 SHEET 1 OF 1



FRIE DEPARTMENT
KNOX BOX LOCATION
PER C.M.F.D. REQUIREMENTS



Scale: 1/4" = 1'-0" 1

Egress Notes

- ALL DOORS SHALL BE 3'-0" X 6'-8" MINIMUM AND PROVIDE A 32" CLEAR OPENING IN ANY POSITION OF DOOR SWING, BUT IN NO CASE SHALL ANY SWINGING DOOR LEAF EXCEED 48". CBC 1008.1.1.
- DOORS SERVING AN OCCUPANT LOAD OF 50 OR MORE OR HAZARDOUS ROOMS/ AREAS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL. CBC 1008.1.2.
- EXIT SIGNS ARE REQUIRED WHEN 2 OR MORE EXITS ARE REQUIRED. CBC 1011.1.
- PLACEMENT OF EXIT SIGNS SO THAT NO POINT WITHIN THE CORRIDOR SHALL BE MORE THAN 100' FROM THE NEAREST VISIBLE EXIT SIGN.
- EXIT SIGN SHALL BE INTERNALLY & EXTERNALLY ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO EMERGENCY POWER SOURCE OR EQUIPPED WITH SELF CONTAINED BATTERY PACK PROVIDING 90 MINUTE OF CONTINUOUS POWER.
- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED WITH 5-FOOT-CANDLES. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES AND WILL BE CONNECTED TO THE BUILDING POWER AND EMERGENCY POWER SOURCE PROVIDING 90 MINUTES OF ILLUMINATION IN CASE OF PRIMARY POWER LOSS.
- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND CBC SECTION 2702.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE CBC 1008.1.8.3 FOR EXCEPTIONS.
- DOOR HANDLES, LOCK, AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MINIMUM 34" AND A MAX 38" ABOVE THE FINISHED FLOOR.
- ALL EGRESS DOORS SHALL HAVE A SIGN POSTED ABOVE THE FRAME IN 1" CONTRASTING LETTERS "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".
- ALL EGRESS DOORS SHALL COMPLY WITH SECTION CBC 1008.1.9 - 1008.1.9.7.
- 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.
- THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
- 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:
 - ISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS;
 - CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS;
 - EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS;
 - INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN CBC SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS;
 - EXTERIOR LANDINGS, AS REQUIRED BY CBC SECTION 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS;
- 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.
- 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 MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
- TACTICAL SIGNAGE (BRAILLE INCLUDED) COMPLYING WITH CBC § 1117B.5.1, ITEM 1, SHALL BE PROVIDED. CBC 1011.3.
 - AT INTERIOR EXIT ACCESS OF ROOMS WHERE EXIT SIGNS ARE REQUIRED (ROOMS/SPACES WHERE 2 EXITS ARE REQUIRED) PER CBC § 1011: SIGN TO READ "EXIT ROUTE".
 - AT EXIT DOORS THAT LEADS DIRECTLY TO GRADE BY MEANS OF AN EXIT PASSAGEWAY: SIGN TO READ "EXIT ROUTE".
 - AT EXIT DOOR THROUGH A HORIZONTAL EXIT: SIGN TO READ "TO EXIT".
- THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. CBC § 1133B.2.6, FIG 11B-29.
- MAXIMUM EFFORT TO OPERATE EXTERIOR AND INTERIOR DOORS SHALL NOT EXCEED 5 POUNDS, WITH SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 LBF. CBC § 1133B.2.5.1.
- WHEN THE DOOR HAS A CLOSER, THEN SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LANDING EDGE OF THE DOOR. CBC 1133B.2.5.1.
- LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. CBC § 1133B.2.5.2.
- HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR. CBC 1133B.2.5.2.

Code Plan Legend

ROOM NAME

NAME	100	10
AREA OF SPACE (SF)	10	1

OCC. LOAD FACTOR (C.B.C. TABLE 1004.1.1)

NO. OF EXITS REQ'D (C.B.C. TABLE 1015.1)

NO. OF OCCUPANTS (OCCUPANT LOAD)

NO. OF OCCUPANTS

PATH/DIRECTION OF TRAVEL

WALL SIGNAGE (PER DETAIL 2 AS.7)

- TES = LOCATION OF TACTILE 'EXIT ROUTE' SIGN, MOUNT 60" A.F.F.
- TES = LOCATION OF TACTILE 'EXIT' SIGN, MOUNT 60" A.F.F.
- AES = LOCATION OF ACCESSIBLE ENTRANCE SIGN, MOUNT 60" A.F.F.
- RWS = LOCATION OF RESTROOM WALL SIGN, MOUNT 60" A.F.F.
- OCS = LOCATION OF OCCUPANT LOAD SIGN
- FE = LOCATION OF FIRE EXTINGUISHER IN RECESSED GLASS CASE. MOUNT 42" A.F.F. TO MIDDLE OF CASE. CONFIRM LOCATION WITH FIRE DEPT. PRIOR TO INSTALL.
- Location of illuminated exit sign per code requirements.

Required Plumbing Fixtures

FIXTURES REQ'D FOR A2 ASSEMBLY USE:

AREA OF CONSIDERATION = 6,248 SF OCCUPIABLE BUILDING AREA

C.P.C. TABLE 4.1 (TABLE A-GROUP A2) OCCUPANT LOAD FACTOR = 150

OCCUPANT LOAD = 6,248 / 150 = 41.65 = 42 OCCUPANTS

REQUIRED FIXTURES (ASSEMBLY PUBLIC USE):

	NO. OF OCCUPANTS	WCs	URINALS	LAVS	SHWRs	DFs
MEN	21	1	1	1	0	1
WOMEN	21	2		1	0	

Egress Clearance Requirements

TOTAL CLEARANCE = 65

MINIMUM CLEAR EGRESS WIDTH:

HALLWAYS: 36" MIN.
STAIRWAYS: 44" MIN.
DOORWAYS: 32" MIN.

TRAVEL DISTANCE:

ALLOWABLE FOR SPRINKLED BUILDINGS = 200 FEET

ACTUAL TRAVEL DISTANCE = LESS THAN 150' ALL AREAS



oldham architects
680 Langsdorf Drive, Suite 202B
Fullerton, California 92831
714.482.8296 | oldham-architects.com

PROJECT NO.: 24041
DRAWN: LS
CHECK: RO
ISSUE:
06.20.24 CUP SUBMITTAL #1
09.06.24 CUP SUBMITTAL #2
10.23.24 CUP SUBMITTAL #3

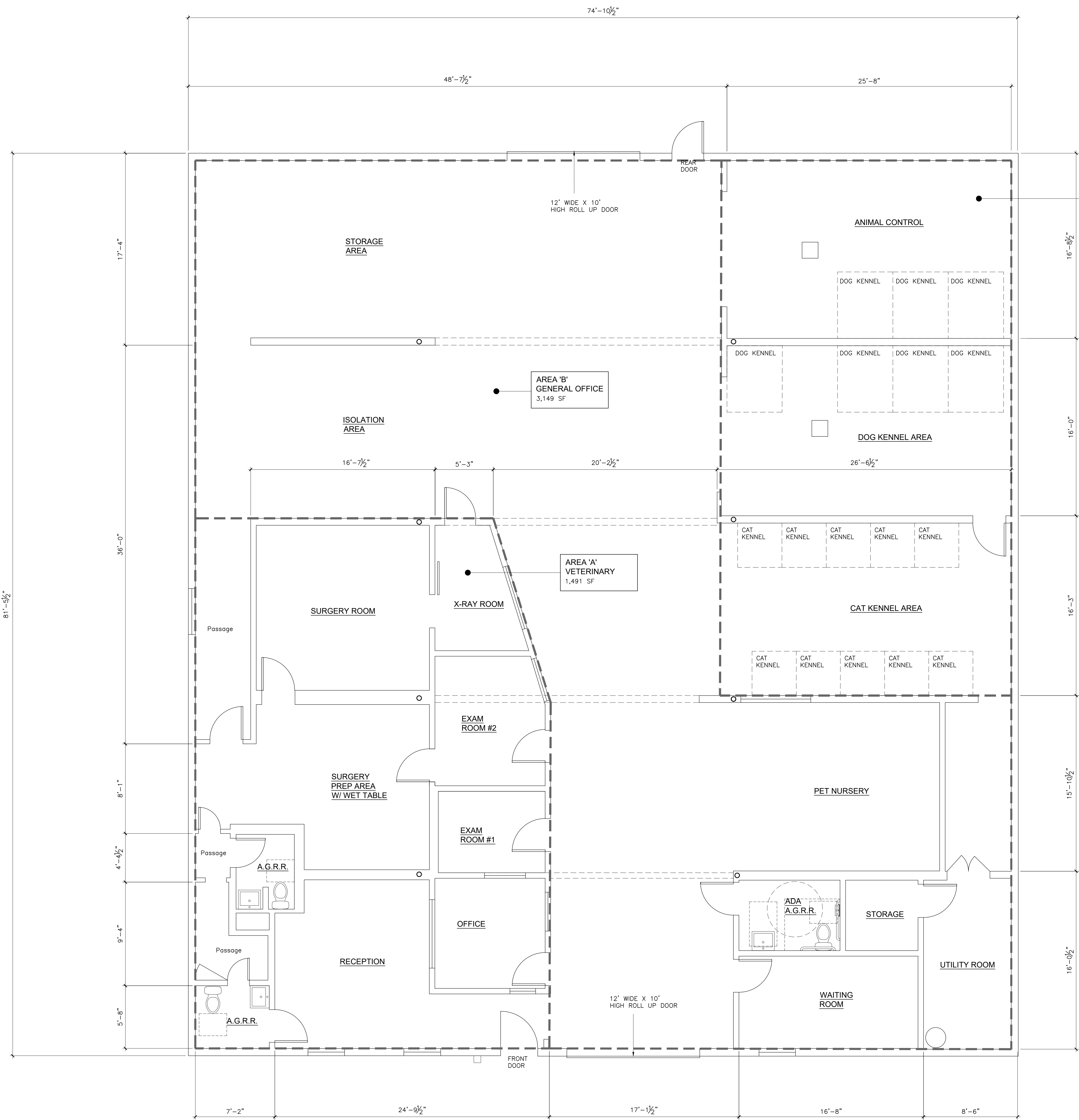
Tenant Improvement To
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06.20.24 CUP SUBMITTAL #1
09.06.24 CUP SUBMITTAL #2
10.23.24 CUP SUBMITTAL #3

A2.0
Egress Plan
Code Plan
Priceless Pets



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AREA 'C'
VETERINARY
1,267 SF

AREA 'B'
GENERAL OFFICE
3,149 SF

AREA 'A'
VETERINARY
1,491 SF

Keynotes

1. 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

2. 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.

3. ALL FIXTURES, FINISH MATERIALS, AND EQUIPMENT TO BE SPECIFIED BY OTHERS.

4. ALL BUILT-IN CASEWORK TO BE DESIGNED BY OTHERS; CASEWORK SHOWN ON PLAN ARE DIAGRAMMATIC.

4. 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.

5. ALL DOOR FRAMING OFFSETS FROM WALL CORNERS TO BE 4 1/2" UNLESS DIMENSIONED OTHERWISE.

6. AT ALL CASEMENT EGRESS WINDOWS, THE CRANK MECHANISM SHALL NOT REDUCE THE REQUIRED HEIGHT/WIDTH OF EGRESS AREA AS REQUIRED BY CODE.

Floor Plan Notes

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

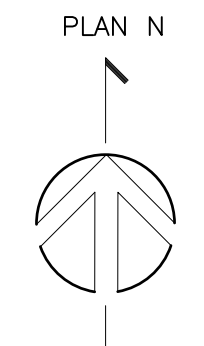
WALL TYPES:

--- --- --- 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



Scale: 1/4" = 1'-0" 1

Tenant Improvement To
Priceless Pets

1520 Ponderosa Street, Costa Mesa, California 92626

PROJECT No.: 24041

DRAWN: LS

CHECK: RO

ISSUE:

▲	06.20.24	CUP SUBMITTAL #1
▲	09.06.24	CUP SUBMITTAL #2
▲	10.23.24	CUP SUBMITTAL #3
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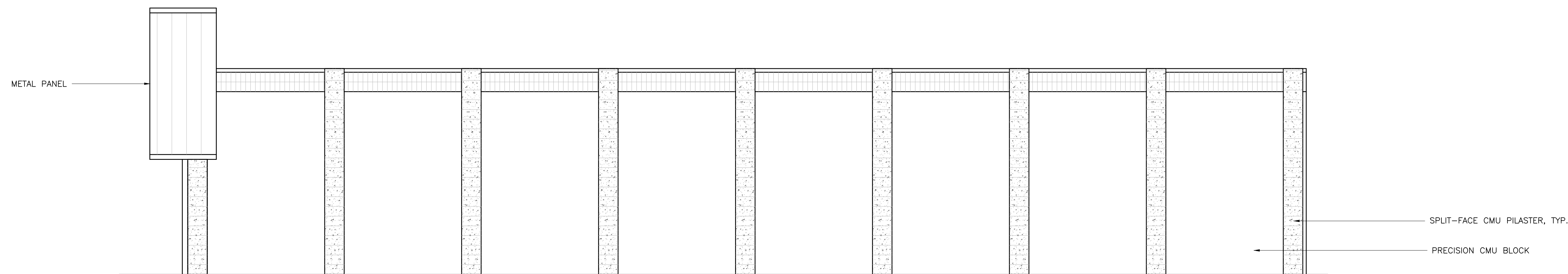
A2.1

Demo Plan
New Floor Plan

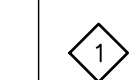
Priceless Pets



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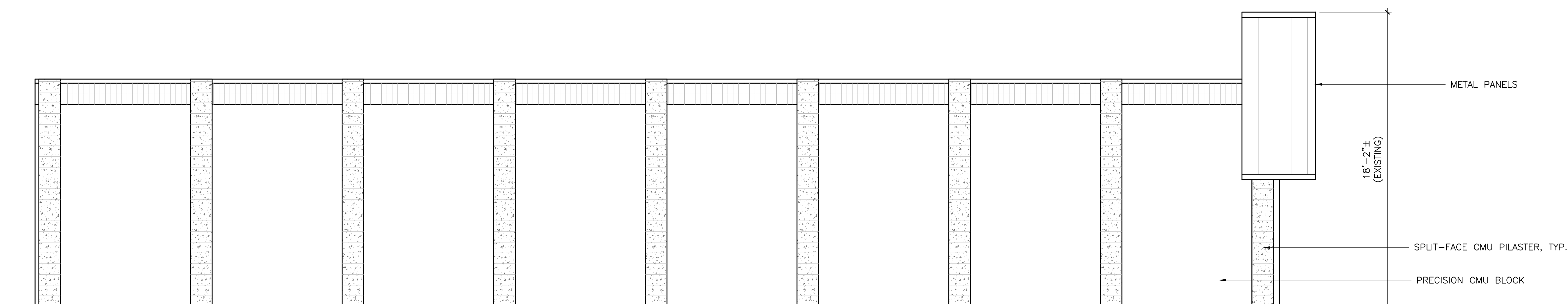
Keynotes



East Elevation

Scale: 1/4" = 1'-0"

3

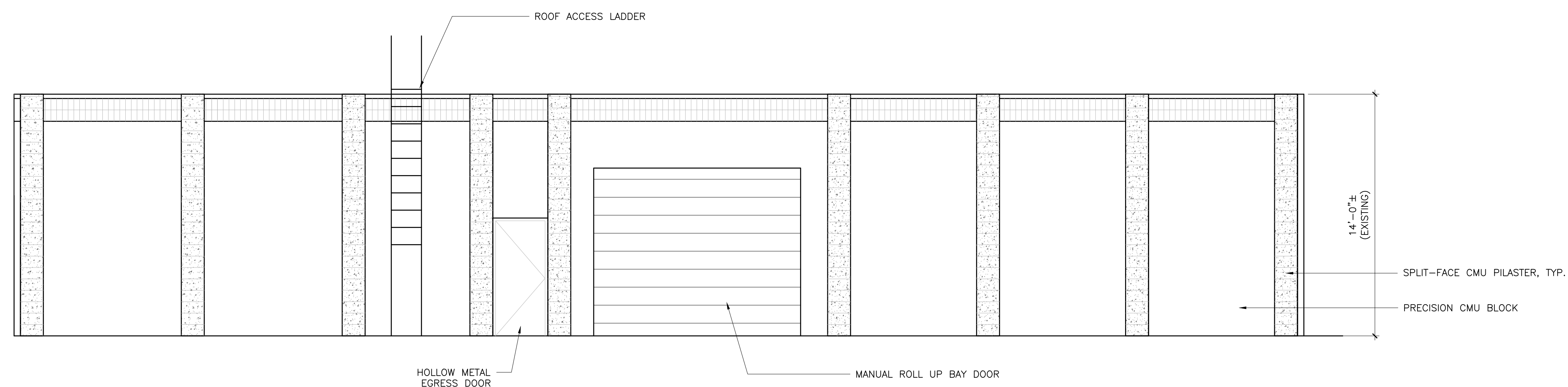


West Elevation

Scale: 1/4" = 1'-0"

3

Elevation Notes



North Elevation

Scale: 1/4" = 1'-0"

2

Material Legend



South Elevation

Scale: 1/4" = 1'-0"

1

Tenant Improvement To
Priceless Pets
1520 Ponderosa Street, Costa Mesa, California 92626

PROJECT No.: 24041

DRAWN: LS

CHECK: RO

ISSUE:

△ 06.20.24 CUP SUBMITTAL #1

△ 09.06.24 CUP SUBMITTAL #2

△ 10.23.24 CUP SUBMITTAL #3

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A3.0

Exterior Elevations

Priceless Pets