

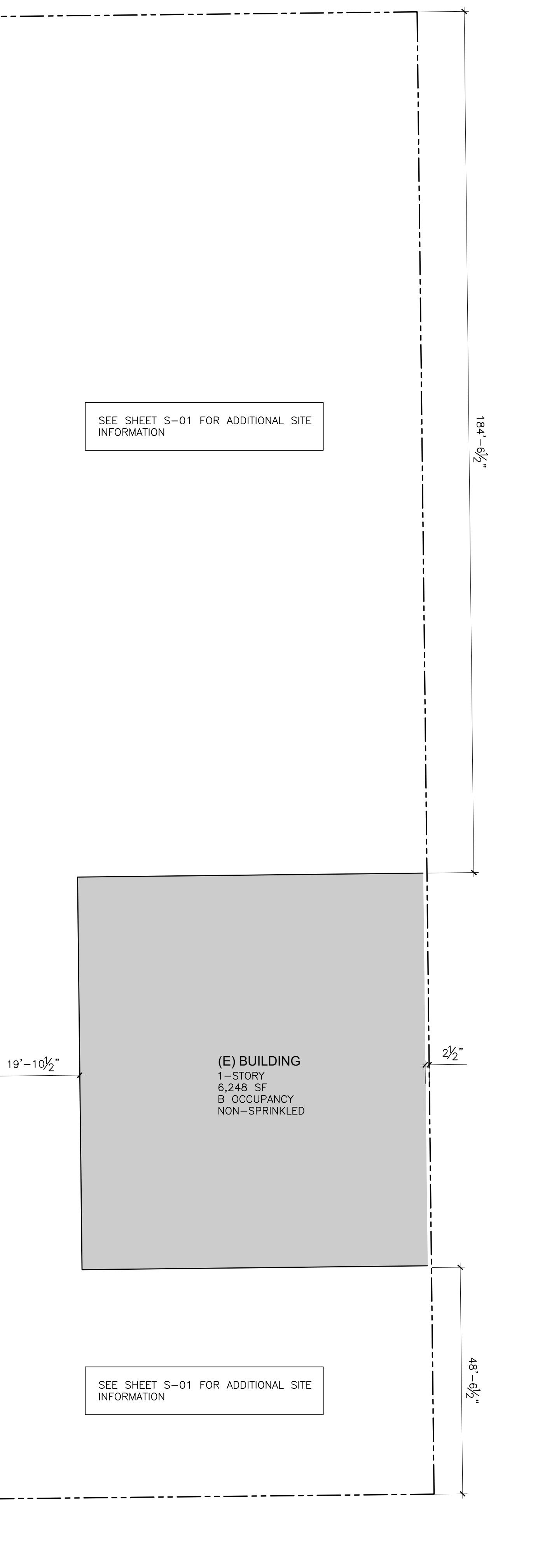


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Tenant Improvement To Priceless Pets

1520 Ponderosa Street, Costa Mesa, California 92626

Description of Work	Sheet Index
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.	Architecture A0.0 PROJECT INFORMATION / ZONING PLOT PLAN S-0.1 PROJECT SITE PLAN A2.0 EGRESS PLAN / CODE PLAN A2.1 FLOOR PLAN A3.0 EXTERIOR ELEVATIONS
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	
Governing Agencies CITY OF COSTA MESA INNOVATIVE STRUCTURAL ENG. INC. 77 FAIR DRIVE COSTA MESA, CA 92626 PH: 714-754-5273 (BUILDING) 714-754-5245 (PLANNING) 714-754-5323 (PUBLIC WORKS) 714-754-5106 (FIRE)	Architect OLDHAM ARCHITECTS 2651 E. CHAPMAN AVENUE #110 FULLERTON, CA 92831 PH: 714-482-8296 CONTACT: RYAN OLDHAM
Mech / Elec / Plumbing Engineer GMEP ENGINEERS 26439 RANCHO PARKWAY S, #120 LAKE FOREST, CA 92630 PH: 949-267-9095 CONTACT: DAVID DAVENPORT	Structural Engineer INNOVATIVE STRUCTURAL ENG. INC. 27369 VIA INDUSTRIA TEMECULA, CA 92590 PH: 951-600-0032 x1006 CONTACT: DAVID LAYNE
Project Contacts	
Owner PRICELESS PETS 2810 ENGLISH ROAD CHINO HILLS, CA 91709 PH: 909-631-8230 CONTACT: LISA PRICE	



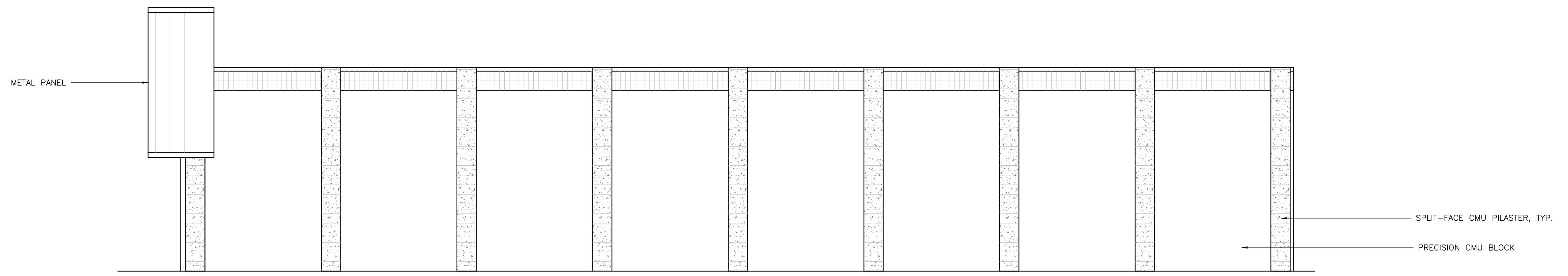
Architectural Plot Plan Scale: 1/16" = 1'-0" 1

A0.0

Project Information	
Plot Plan	
PROJECT No.:	24041
DRAWN:	LS
CHECK:	RO
ISSUE:	<ul style="list-style-type: none"> △ 06.20.24 CUP SUBMITTAL #1 △ 09.06.24 CUP SUBMITTAL #2 △ 10.23.24 CUP SUBMITTAL #3
Vicinity Map	
Project Information	Priceless Pets

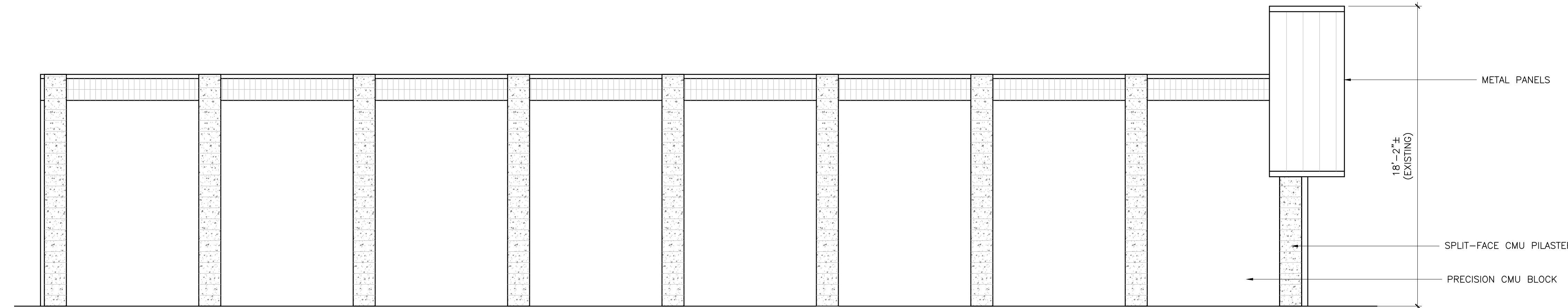
Keynotes

1 -



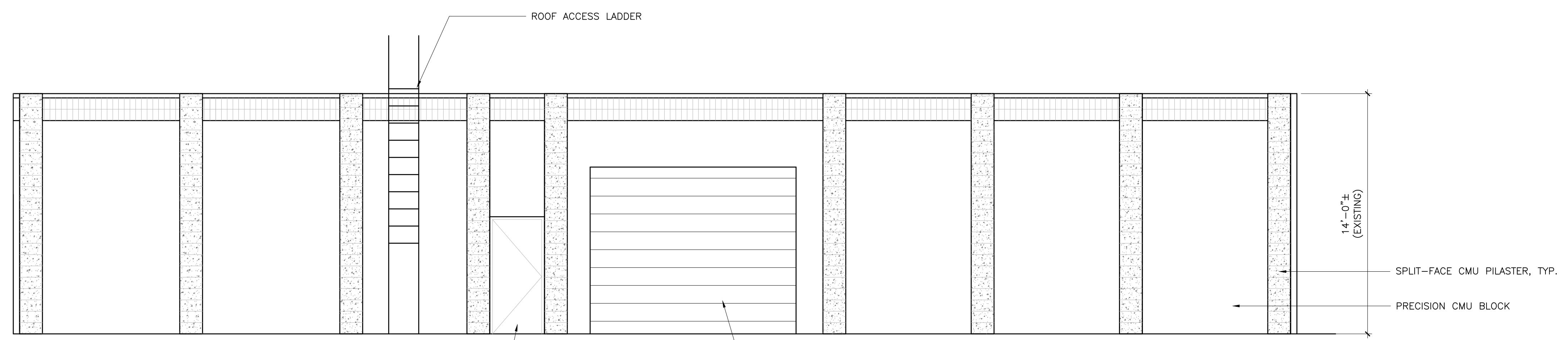
East Elevation

Scale: $\frac{1}{4}$ " = 1'-0" 3



West Elevation

Scale: $\frac{1}{4}$ " = 1'-0" 3 Elevation Notes



North Elevation

Section 14(b) - 1(b)(2) C Material Legend



South Elevation

Scale: $\frac{1}{4}$ " = 1'-0" 1

A3.0

Exterior Elevations

Priceless Pets