

PARKING STALL DIMENSIONS		
STALL TYPE	STALL WIDTH	STALL DEPTH
STANDARD SPACE	9'-0"	18'-0"
HANDICAP SPACE	9'-0"	18'-0"

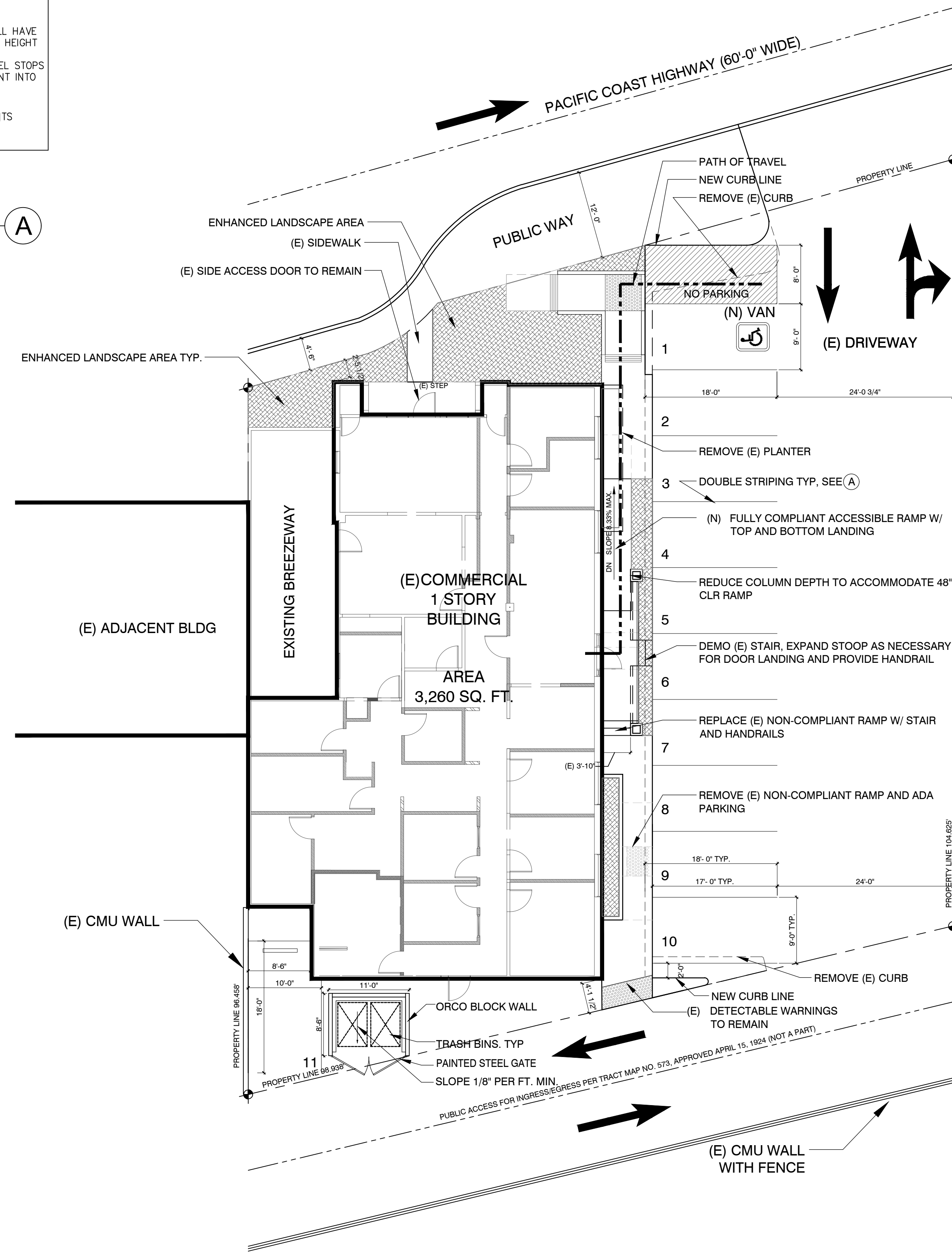
WHEEL STOPS:
 AUTOMOBILE AND ACCESSIBLE SPACES SHALL HAVE WHEEL STOPS NOT LESS THAN 6 INCHES IN HEIGHT WHEN SITUATIONS WHERE THE DIRECTOR OF COMMUNITY DEVELOPMENT DETERMINES WHEEL STOPS ARE NECESSARY TO PREVENT ENCROACHMENT INTO LANDSCAPED OR PEDESTRIAN AREAS.

NOTE:
 SEE PARKING SUMMARY FOR PARKING COUNTS
 * OR PER CITY STANDARD

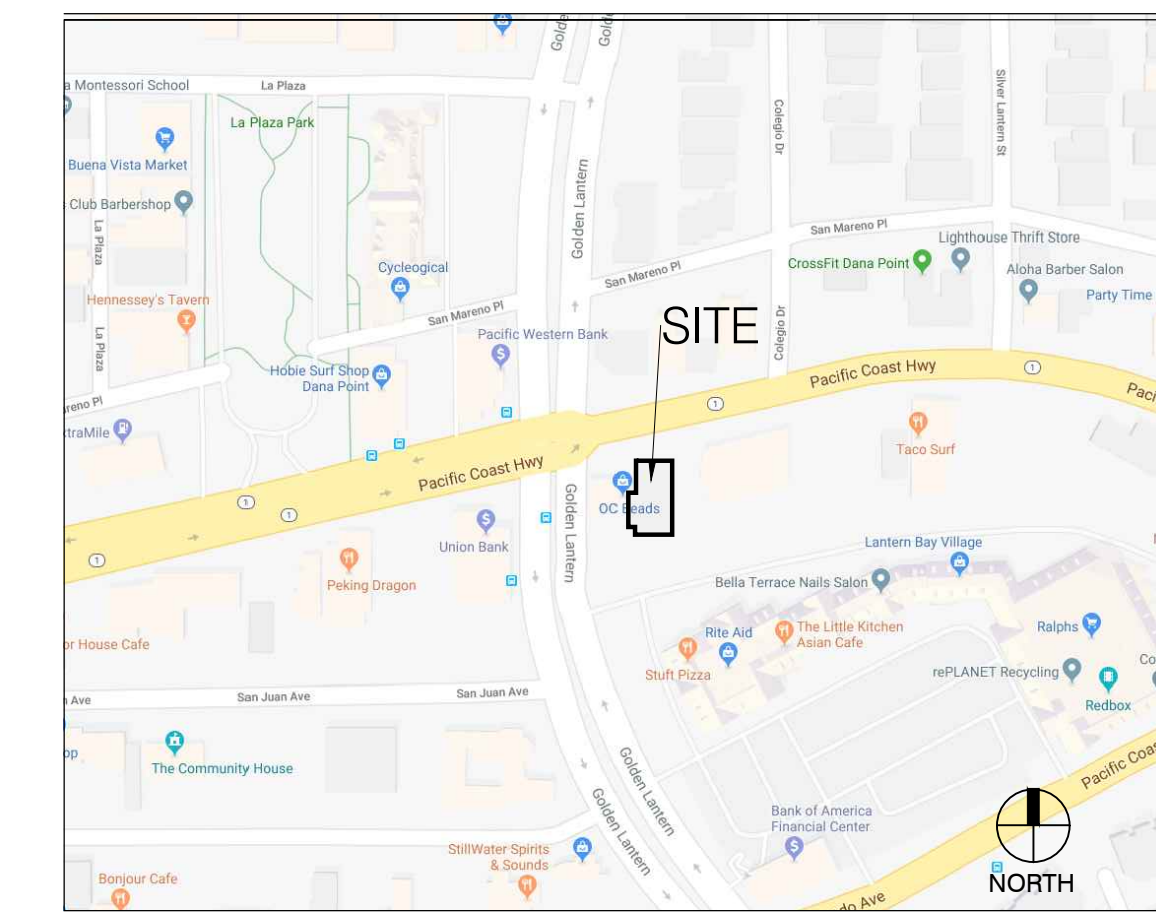
TYPICAL STRIPING FOR PAINTED PARKING STALLS

SCALE: N.T.S.

(A)



VICINITY



CONTACTS

OWNER: MEDHERO
 TELEMEDICINE & URGENT CARE
 905 CALLE AMANECER #115
 SAN CLEMENTE, CA
 323.533.6656

APPLICANT: RECUPERO AND ASSOCIATES, INC.
 31877 DEL OBISPO ST., SUITE 204
 SAN JUAN CAPISTRANO, CA 92675
 949.429.6300

ARCHITECT: ERIN MORRIS, ARCHITECT INC.
 208 MARINE AVE #C
 NEWPORT BEACH, CA 92662
 949.945.2144

ZONING

ZONING: TC-MU

SETBACKS:
 FRONT: 10' MAX.
 SIDE: 0'
 REAR: 0'

MAXIMUM BUILDING HEIGHT: 40/3 STOREYS

MAXIMUM BUILDING COVERAGE: NONE

SCOPE OF WORK

TENANT IMPROVEMENT TO AN EXISTING APPROX 3,260 SF FREESTANDING BUILDING. EXTERIOR PAINT, REPLACE EXISTING LIGHTING AND REPLACE EXISTING ROOF. SITEWORK TO ACCOMMODATE PATH OF TRAVEL FROM PUBLIC WAY (INCLUDING ACCESSIBLE RAMP). RE-STRIPING EXISTING PARKING LOT.

PROJECT SUMMARY

LAND AREA: 0.25 AC (9,790 SF±)

CLINICAL SERVICES: 3,260 SF

TOTAL BUILDING AREA: 3,260 SF

BUILDING COVERAGE: 33.3%

EXISTING LANDSCAPE AREA: 810 SF (8.2%)
 PROPOSED LANDSCAPE AREA: 625 SF (6.4%)

OCCUPANCY: B

TYPE OF CONSTRUCTION: V- NON SPRINKLED

PARKING

REQUIRED PARKING:

OFFICE (1:300):	4 STALLS
CLINICAL SERVICES (1:300)	7 STALLS
TOTAL PARKING REQUIRED:	11 STALLS

PROVIDED PARKING:

NON-STANDARD SPACES:	2 STALLS
STANDARD SPACES:	9 STALLS
TOTAL PARKING PROVIDED:	11 STALLS

NOTE:
 THIS SITE PLAN SHOWS DEVELOPER'S PLAN FOR THE CONFIGURATION OF THE PROJECT AS OF THE DATE OF THE SITE PLAN. ONLY IT IS ONLY A PLAN, AND IT SHALL NOT BE DEEMED TO BIND DEVELOPER AS TO:
 (A) THE SIZE OF ANY PARTICULAR BUILDING OR SPACE DEPICTED HEREON, OR
 (B) THE CONFIGURATION, LOCATION OR FLOOR AREA OF ANY PARTICULAR BUILDING OR SPACE DEPICTED HEREON, OR
 (C) THE PROPOSED USE OR OCCUPANCY OF ANY PARTICULAR BUILDING OR SPACE DEPICTED HEREON.

PHASE LINES AND NUMBERS, IF ANY, ARE FOR REFERENCE PURPOSES ONLY. PHASE LINES MAY BE REDRAWN. PHASE NUMBERS MAY BE REASSIGNED, AND THE CONSTRUCTION SEQUENCE OF THE PHASES MAY NOT NECESSARILY FOLLOW THE NUMERICAL SEQUENCE OF THE PHASES DEPICTED HEREON. ALL AT THE SOLE DISCRETION OF DEVELOPER.

BUILDING AREAS AND LAND COVERAGE ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT. ANY PROPOSED DEVELOPMENT IS SUBJECT TO APPROVAL OF GOVERNMENT OR OTHER AGENCIES HAVING JURISDICTION. ALL DIMENSIONS AND SITE CONDITIONS ARE SUBJECT TO VERIFICATION.

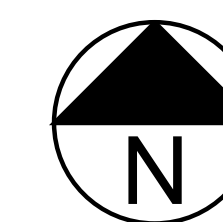
EXISTING GRADE CONTOURS SHOWN FOR INFORMATIONAL PURPOSES ONLY. REFER TO CIVIL ENGINEERING DRAWINGS FOR FINAL GRADING.

ERIN MORRIS

949.945.2144 /erinmorris.com

MEDHERO

34183 PACIFIC COAST HIGHWAY
 DANA POINT, CALIFORNIA 92629

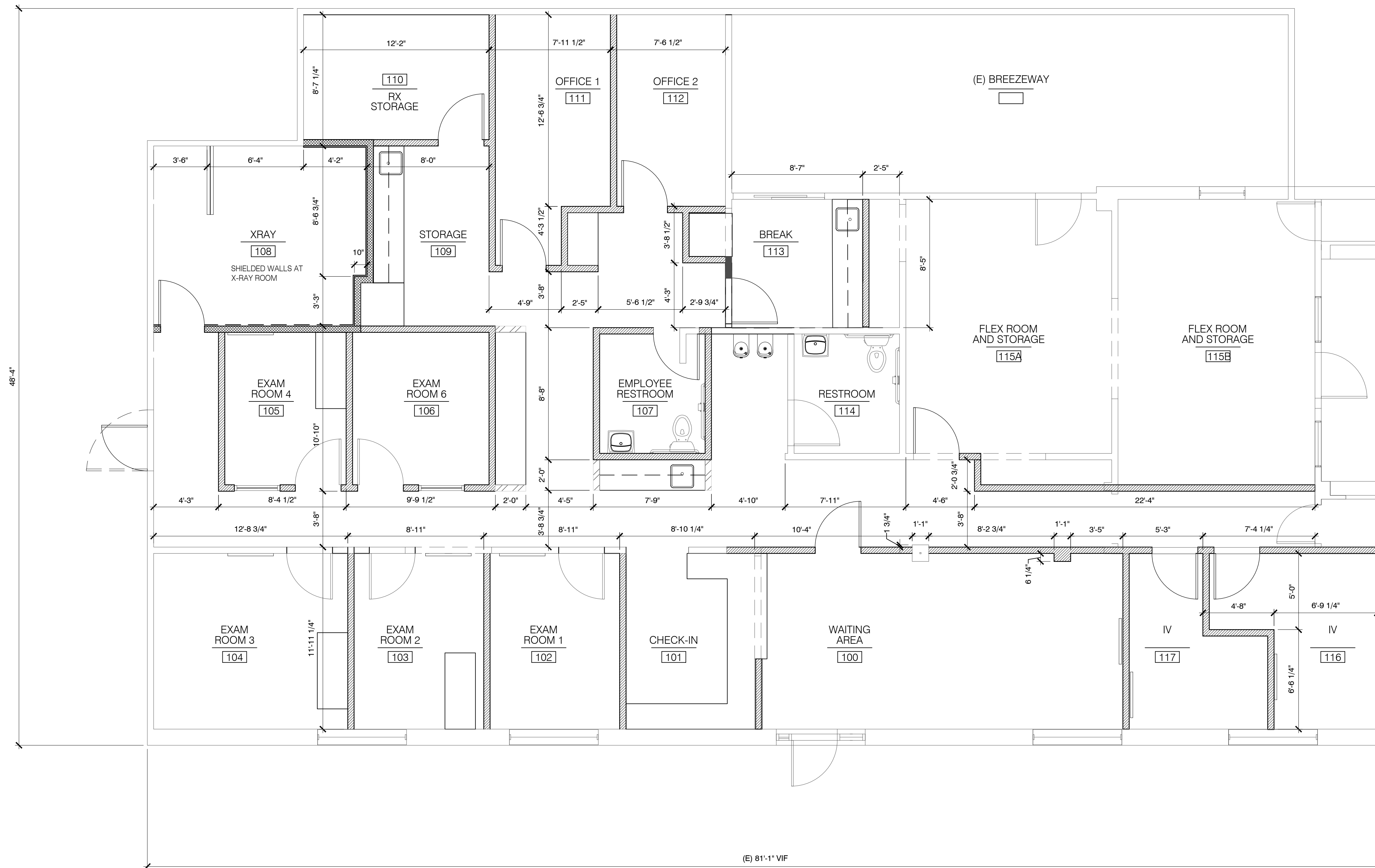


SITE PLAN

JOB NO: 18122

SCALE: 1"=10'-0"

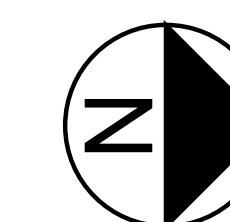
DATE: 02/28/2019



WALL/ PARTITION TYPES

- EXISTING PARTITION TO REMAIN
- NEW UNDER-GRID PARTITION 3-5/8" 25GA METAL STUDS AT 24" OC W/ (1) LAYER 5/8" GYP BD EACH SIDE W/ R13 BATT INSULATION
- NEW PONY WALL +48" 3-5/8" METAL STUDS W/ (1) LAYER 5/8" GYP BD EACH SIDE

NOTE:
INTERIOR LAYOUT IS CONCEPTUAL AT THIS JUNCTURE - ALL INTERIOR IMPROVEMENTS WILL COMPLY WITH CURRENT CBC CODE INCLUDING ACCESSIBILITY AND EXITING.



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PROPOSED FLOOR PLAN

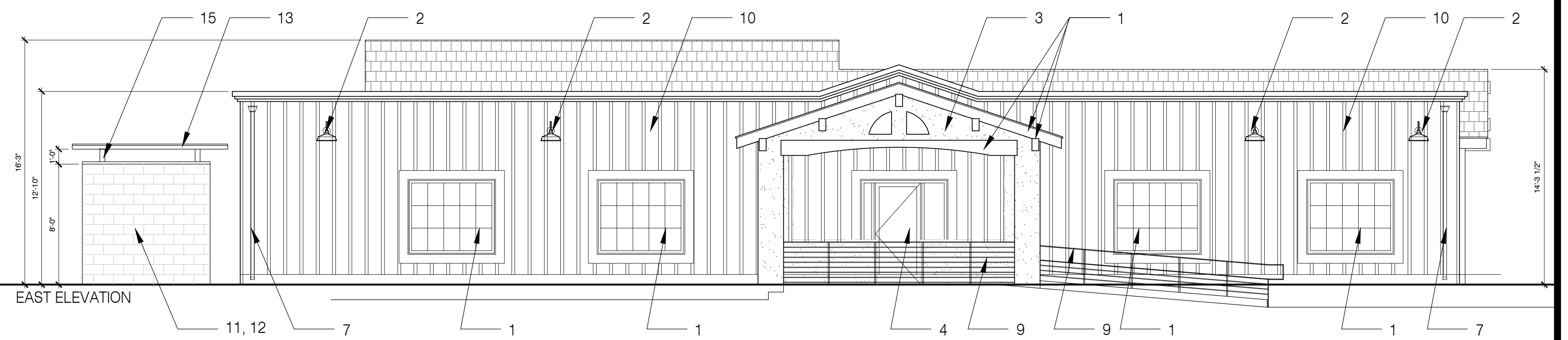
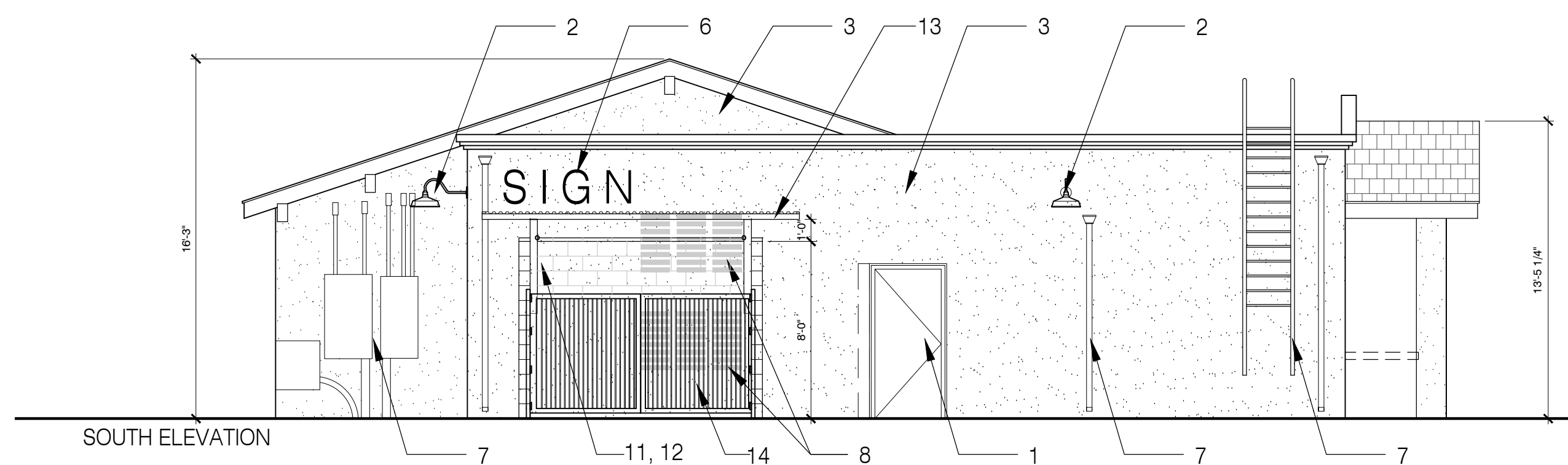
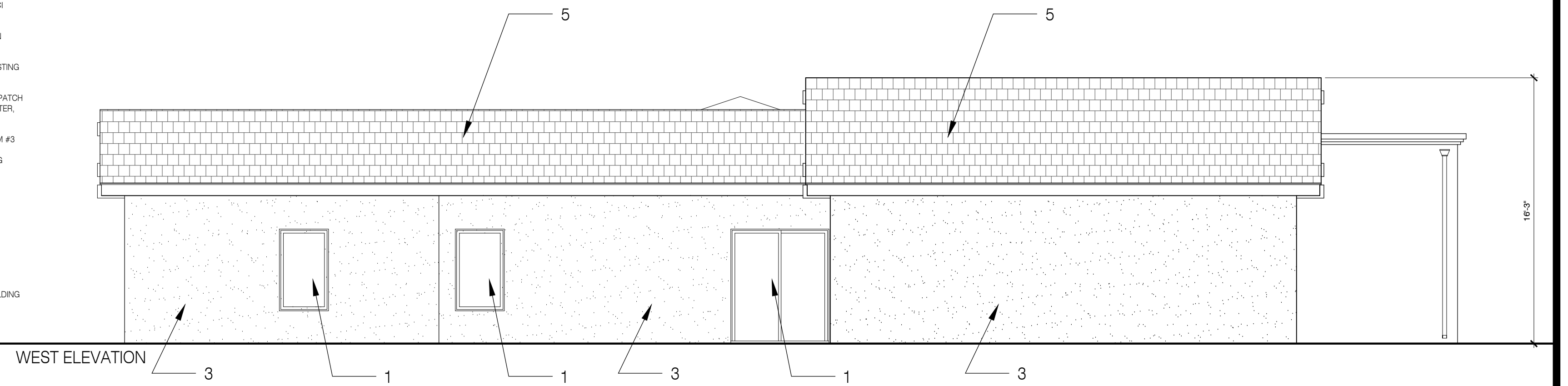
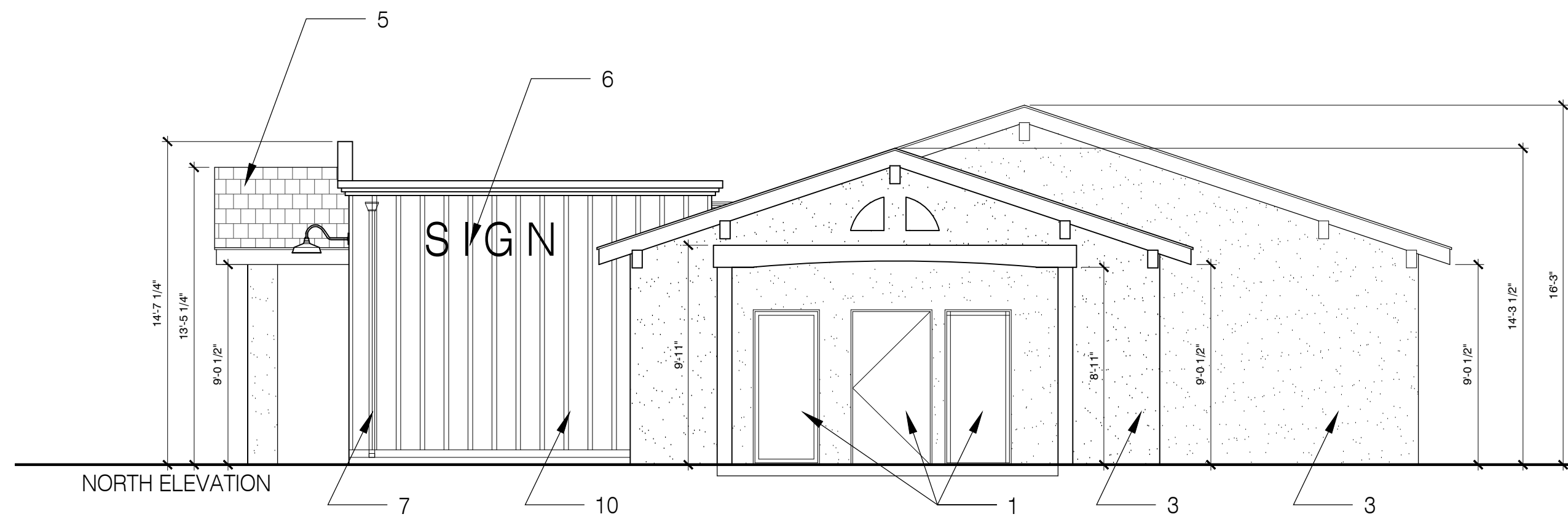
JOB NO: 18122

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

DATE: 02/28/2019

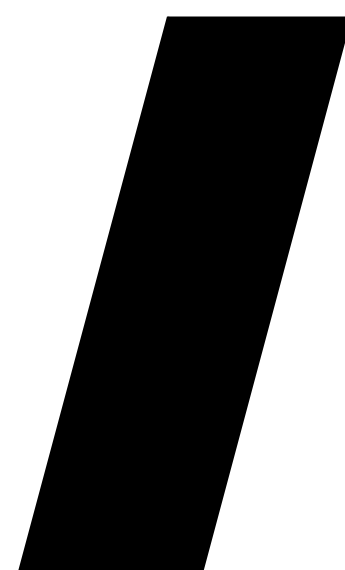
NOTES

1. PAINT EXTERIOR WOOD DOORS, TRIM, WINDOWS AND WINDOW LITES TO MATCH BENJAMIN MOORE 2131-30 'LEAD GRAY'
2. REPLACE EXISTING BUILDING LIGHTING WITH WALL MOUNTED MARKET LIGHT IN MATTE BLACK FINISH
3. PAINT EXTERIOR PLASTER, WALLS AND TRIM TO MATCH BENJAMIN MOORE 2131-30 'LEAD GRAY'
4. EXISTING ALUMINUM STOREFRONT TO REMAIN
5. NEW SLATE STYLE ROOF BY DAVINCI 'SLATE GREY'
6. NEW LIGHTED SIGN IN EXISTING SIGN LOCATION
7. NEW COPPER DOWNSPOUTS AT EXISTING LOCATIONS
8. REMOVE EXISTING WALL LOUVERS, PATCH AND REPLACE WITH EXTERIOR PLASTER, PAINT TO MATCH ITEM #3
9. NEW METAL RAILING TO MATCH ITEM #3
10. NEW BOARD AND BATTEN CLADDING PAINTED TO MATCH ITEM #3
11. NEW TRASH ENCLOSURE
12. ORCO BLOCK 8x8x16 SPLIT FACE COLOR: BLACK 100 LW
13. METAL ROOFING, PAINT TO MATCH BUILDING
14. GATE, PAINT TO MATCH BUILDING
15. 4x4 STL. TUBE, PAINT TO MATCH BUILDING



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ELEVATIONS

JOB NO: 18122

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

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