

PQ DESIGN
STUDIO INC

2425 LA FRANCE STREET
SAN DIEGO, CALIFORNIA 92109
TELEPHONE: 1-858-527-0818

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TWIN FLAME ASCENSION...DBA GAS CITY
CANNABIS RETAIL INTERIOR TENANT IMPROVEMENT

SITE PLAN

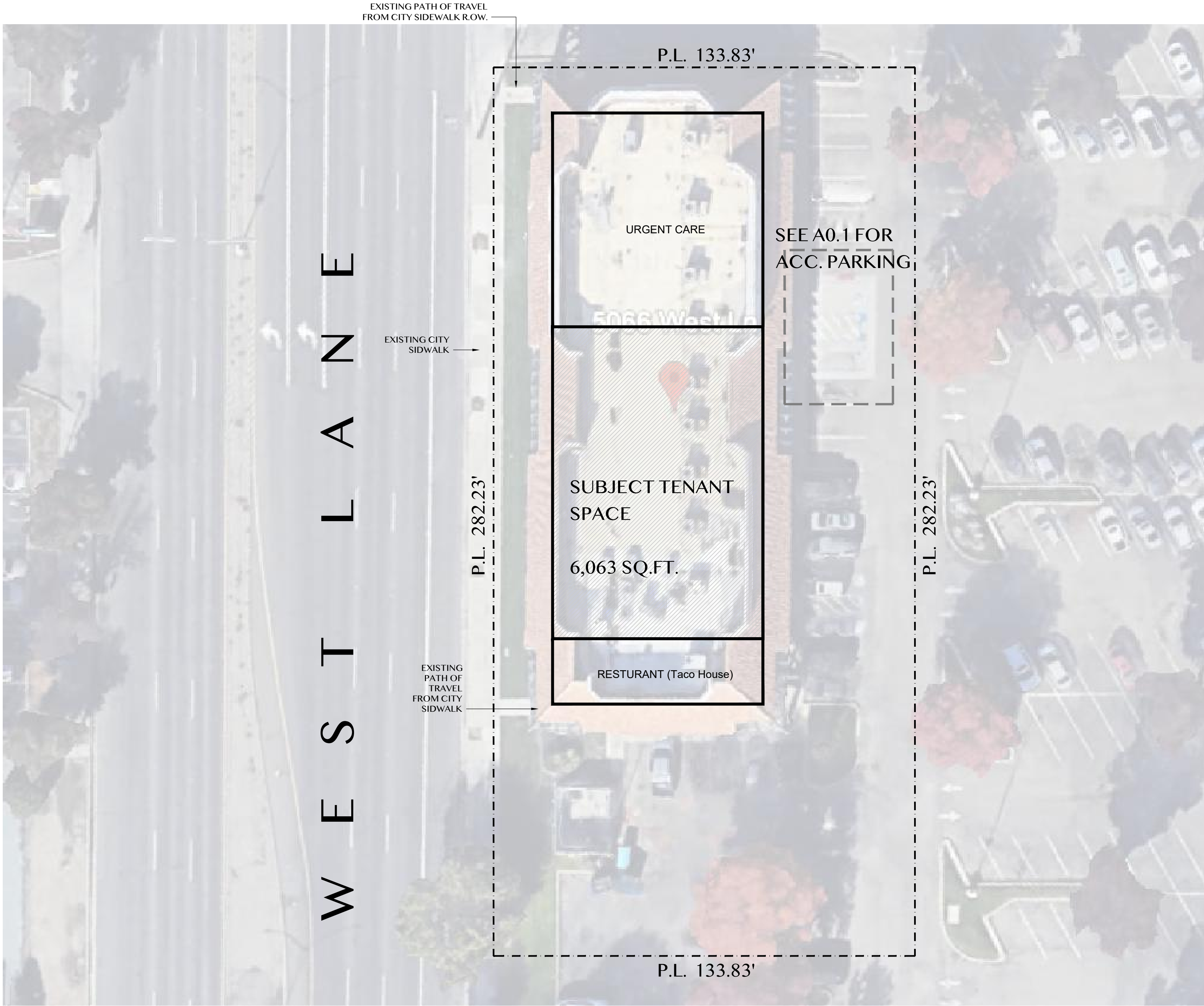
PROJECT INFORMATION				
ADDRESS	5066 WEST LANE, SUITE 'C'			
A.P.N.	096-140-270-000			
LEGAL	SEE TITLE SHEET			
ZONING	GEN. COMM.			
BLD. TYP. / OC.	M/B V-B			

PLAN REVISIONS & C.O.'S			
XX	△	XX	
XX	△	XX	
XX	△	XX	
XX	△	XX	
XX	△	XX	

BLDG. DEPT. PLN. CHK
XXX

DRAWN BY A.L.P
DATE 06-24-2025
SCALE 1" = 20'-0"
SHEET

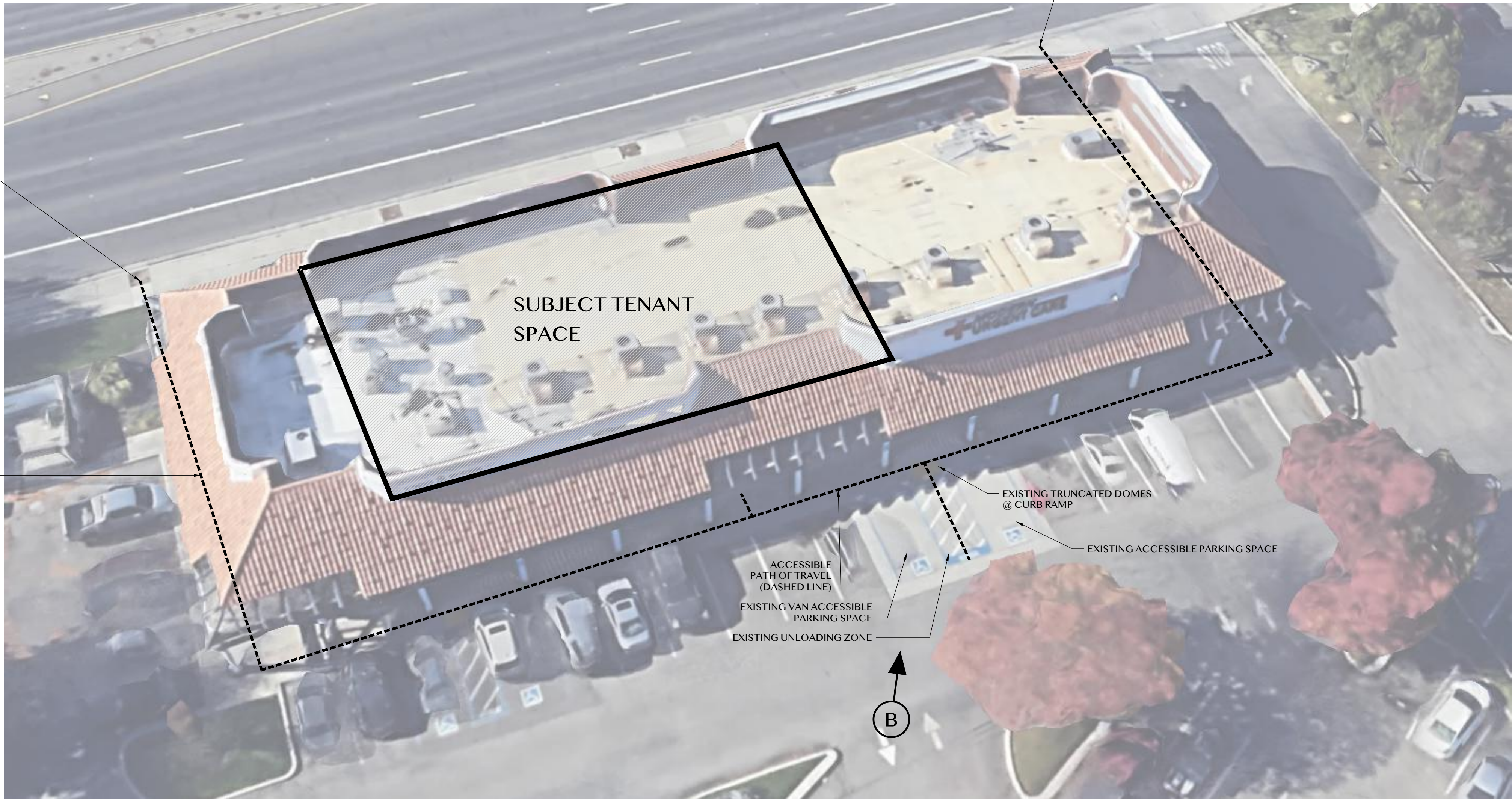
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SHEET X OF





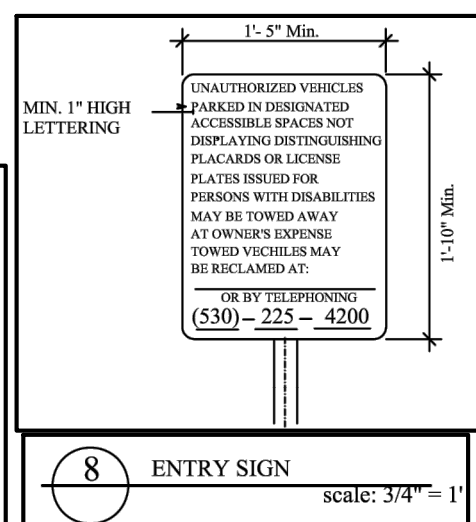
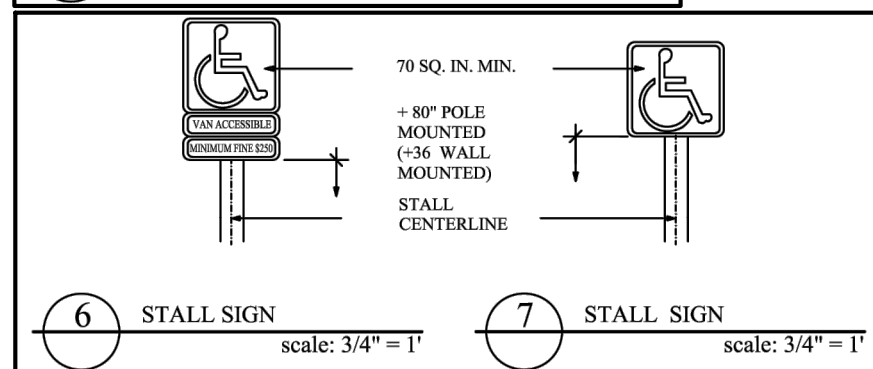
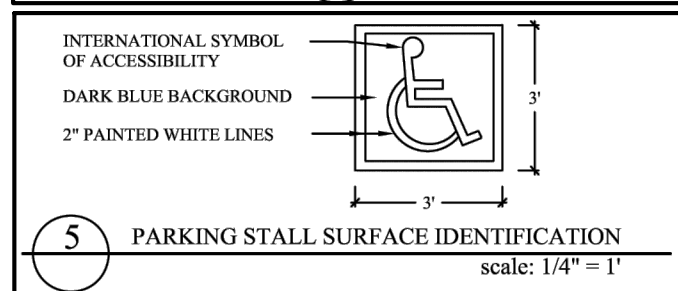
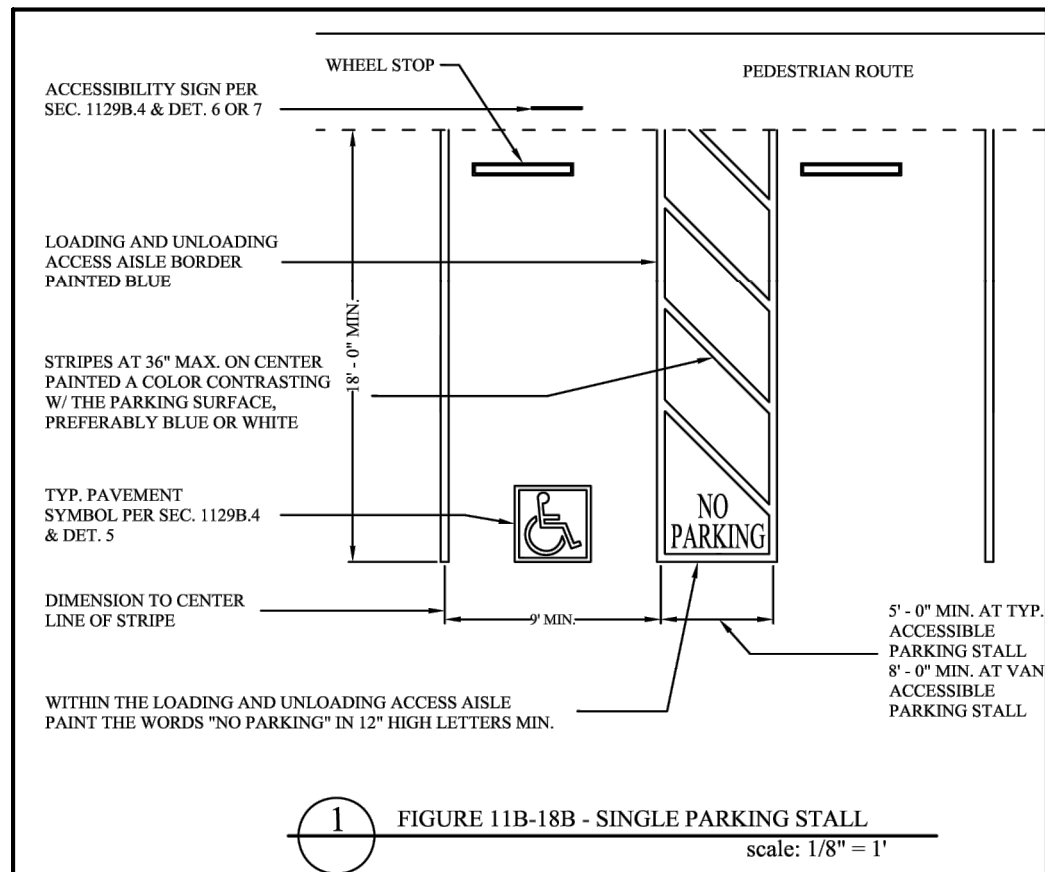
EXISTING SIDEWALK CONNECT TO BUILDING
ACCESSIBLE PATH OF TRAVEL FROM R.O.W.

EXISTING PATH OF TRAVEL
UNDER COVERED SIDEWALK
TYPICAL @ BOTH SIDES OF BUILDING



AERIAL VIEW 1

A



ACCESSIBLE PARKING DETAILS

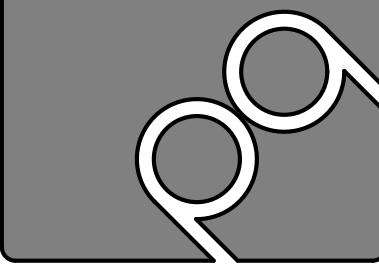
SCALE AS NOTED



PARKING LEVEL STREET VIEW

B

EXHIBIT 1



**PQ DESIGN
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TWIN FLAME ASCENSION...DBA GAS CITY

CANNABIS RETAIL INTERIOR TENANT IMPROVEMENT

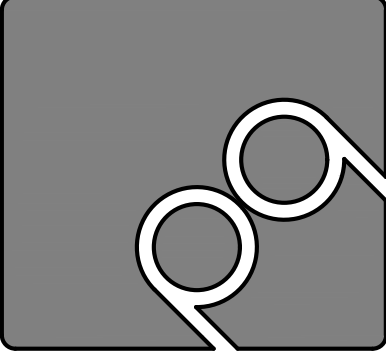
SITE ACCESSIBILITY EXHIBIT

PROJECT INFORMATION	5066 WEST LANE, SUITE 'C'				
	ADDRESS	A.P.N.	LEGAL	ZONING	BLD. TYP. / OC.
	5066 WEST LANE, SUITE 'C'	096-140-270-000	SEE TITLE SHEET	GEN. COMM.	M/B V-B

PLAN REVISIONS & C.O.'S	XX				
	XX	XX	XX	XX	XX

BLDG. DEPT. PLN. CHK
XXX

DRAWN BY A.L.P.
DATE 06-24-2025
SCALE N/A
SHEET A0.1
SHEET X OF



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EXISTING FLOOR PLAN

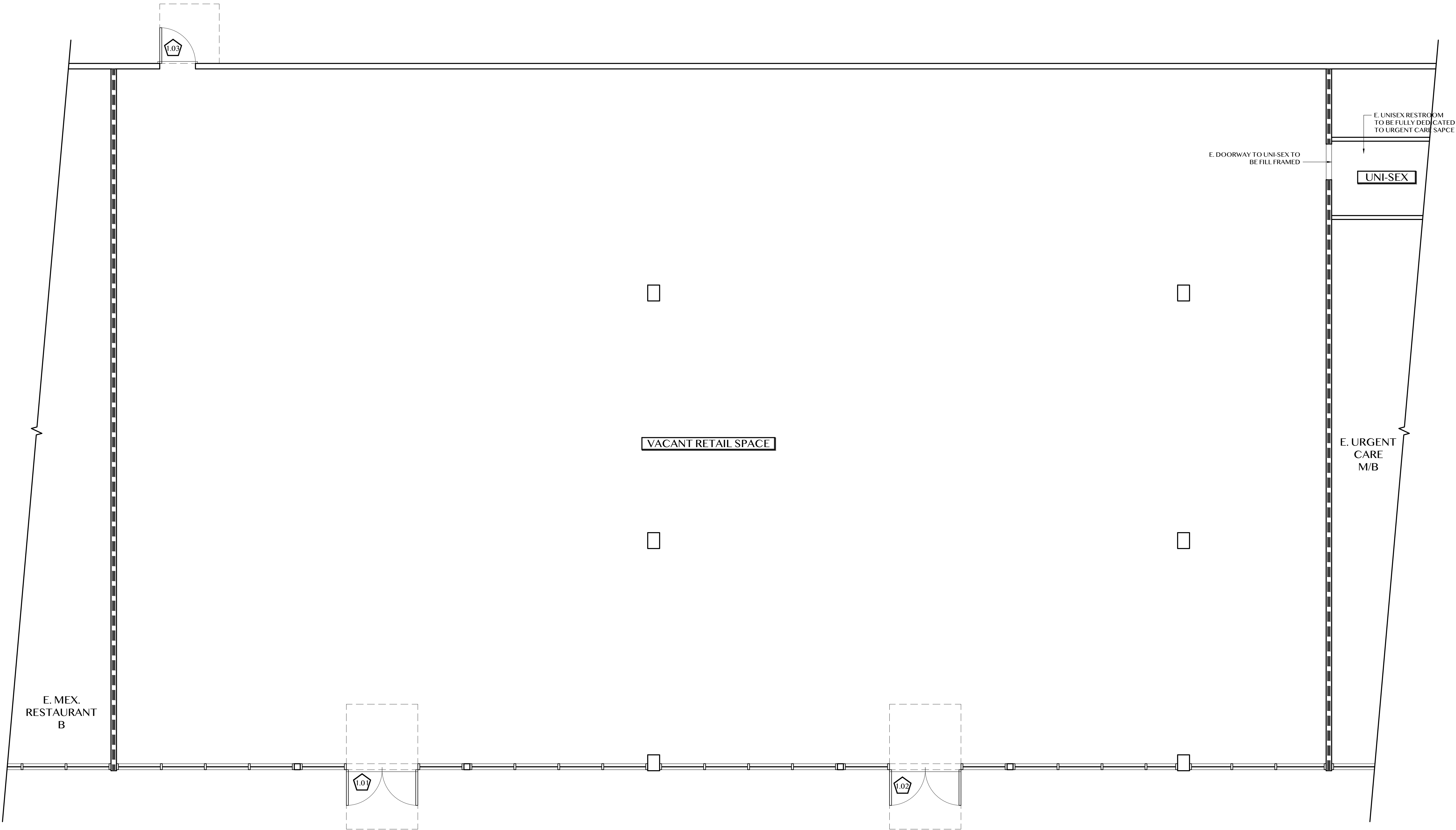
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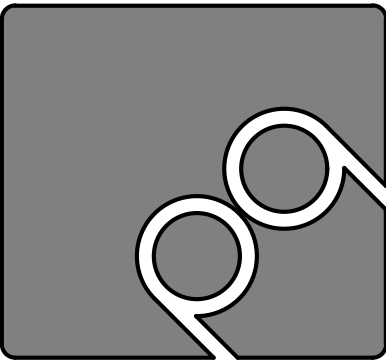
PLAN REVISIONS & C.O.'S				
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XX	△	XX	△	XX
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XX	△	XX	△	XX

BLDG. DEPT. PLN. CHK
XXX

DRAWN BY A.L.P
DATE 06-24-2025
SCALE 1/4" = 1'-0"

SHEET
A1.0
SHEET X OF





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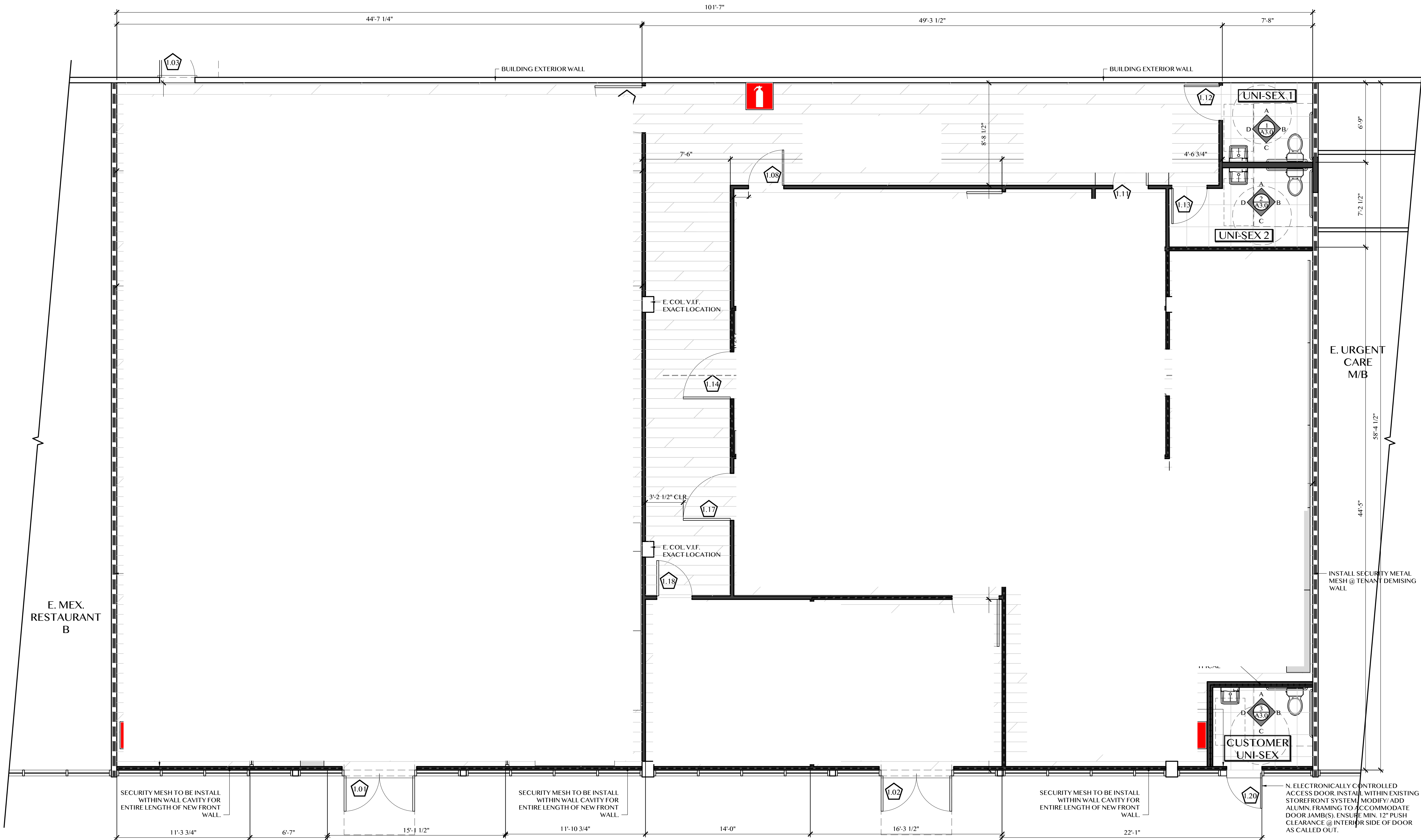
NEW FLOOR PLAN

PROJECT INFORMATION	
ADDRESS	5066 WEST LANE, SUITE 'C'
A.P.N.	096-140-270-000
LEGAL	SEE TITLE SHEET
ZONING	GEN. COMM.
BLD. TYP. / OC.	M/B V-B

PLAN REVISIONS & C.O.'S	
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX

BLDG. DEPT. PLN. CHK
XXX

DRAWN BY A.L.P
DATE 06-24-2025
SCALE 1/4" = 1'-0"
SHEET A2.0
SHEET X OF



PLUMBING FIXTURE CALCULATION

OCCUPANCY USE CAT.	OCCUPANTS
NON-CUSTOMER AREAS	44
CUSTOMER/ RETAIL AREAS	19

SEE SHEET A2.0X FOR OCCUPANCY LOAD CALCS.

FACILITY TO PROVIDE EXCLUSIVE RESTROOM ACCOMMODATIONS FOR CUSTOMERS. SEPARATE STAFF RESTROOMS PROVIDED OUTSIDE OF CUSTOMER TOUCH POINT AREAS

OVERALL OCCUPANCY LOAD FOR SUBJECT BUILDING IS LESS THAN 50 TOTAL OCCUPANTS FOR CUSTOMER EXCLUSIVE AREAS AND STAFF ONLY AREAS (SEE TABLE ABOVE). THUS, THE SINGLE SERVICE, UNI-SEX RESTROOMS FACILITIES SHALL BE ADEQUATE TO SATISFY THE PROPOSED NEW USE OF THE SPACE

PER 2022 CPC - CHAPTER 4 SEC. 422.2 EXCEPTION (3)

PROVIDED FIXTURES - EMPLOYEES
LAVI 2 TOTAL
W.C. 2 TOTAL

PROVIDED FIXTURES - CUSTOMERS
LAVI 1 TOTAL
W.C. 1 TOTAL

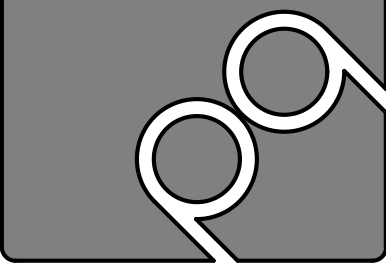
WALL TYPE LEGEND

EXISTING WALLS - TO REMAIN
EXISTING WINDOW/ STOREFRONT - TO REMAIN
NEW 2X STUD WALL. STUDS @ 16" O.C. (NON-LOAD BEARING)
EXISTING TENANT DEMISING WALL
NEW 2X STUD WALL. STUDS @ 16" O.C. w/ SECURITY MESH

WALL NOTES:
1. PROVIDE INSULATION @ ALL BATHROOM WALLS/ CLG. FOR SOUND ATTENUATION
2. PROVIDE INSULATION @ ALL OFFICES/ BREAK ROOMS WALLS/ CLG. FOR SOUND ATTENUATION
3. ALL GYP BOARD IN BATHROOMS TO BE MOISTURE RESISTANT

LOCATION OF WALL MOUNTED FIRE EXTINGUISHER
CLASS 'A', SIZE 2A, 10BC. LOCATION BETWEEN TO BE 75' MAX.
DO NOT INSTALL ANY FURNITURE OR OTHER OBSTRUCTIONS
IN FRONT OF EXTINGUISHER LOCATION





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EGRESS PLAN

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ZONING	GEN. COMM.
BLD. TYP. / OC.	M/B V-B

PLAN REVISIONS & C.O.'S	XX	XX	XX	XX	XX
	△	△	△	△	△
	XX	XX	XX	XX	XX
	△	△	△	△	△

BLDG. DEPT. PLN. CHK
XXX

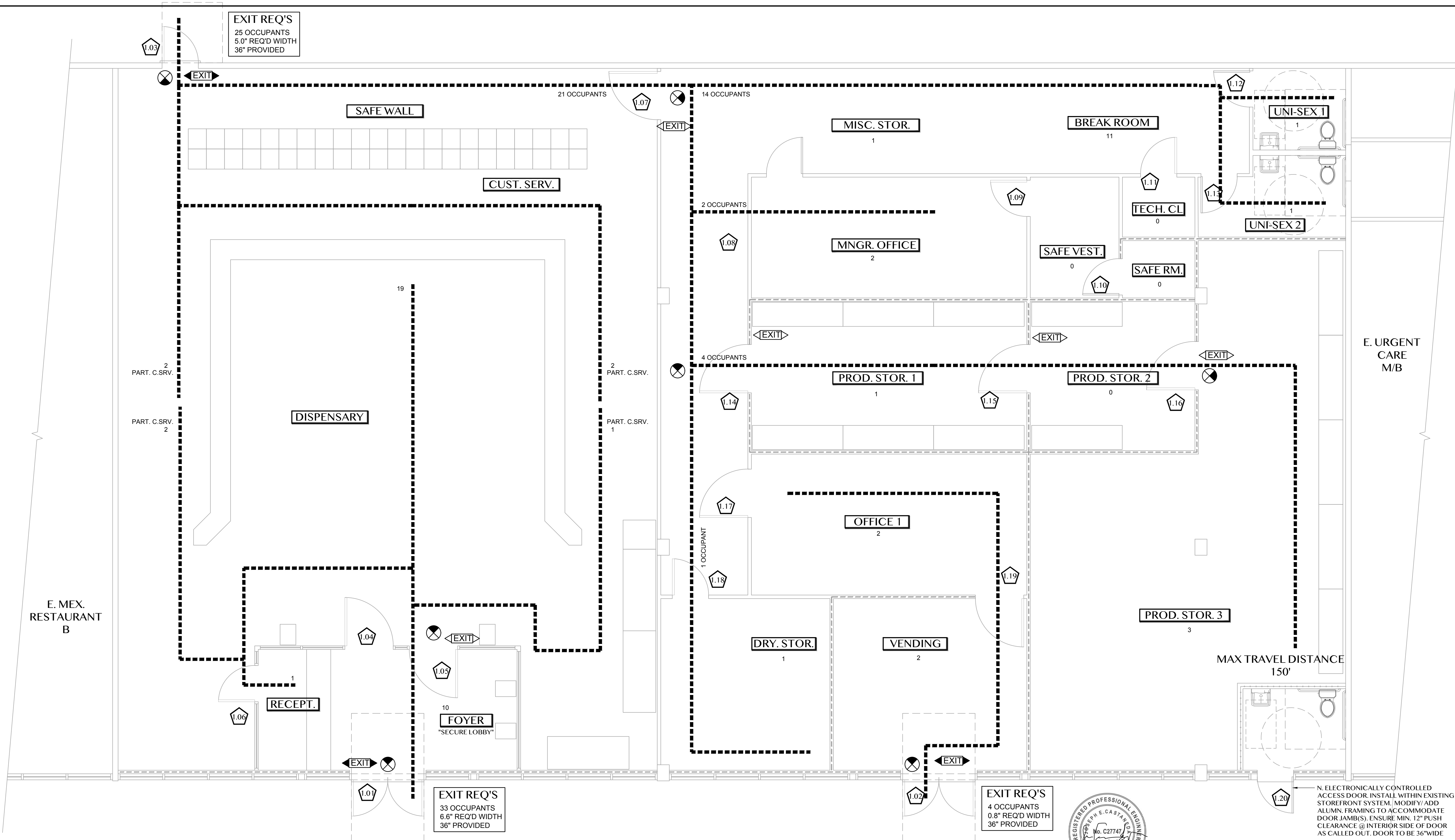
DRAWN BY
A.L.P.
DATE
06-24-2025

SCALE
1/4" = 1'-0"

SHEET

A2.0x

SHEET X OF



- ILLUMINATED EXIT SIGN MOUNTED ABOVE DOOR
- TACTILE "EXIT" SIGNAGE PER CBC 11B-703
INSTALL PER 2/D2.0. SIGN PER 5/D2.0
- TACTILE "EXIT ROUTE" SIGNAGE PER CBC 11B-703
INSTALL PER 2/D2.0. SIGN PER 5/D2.0

TACTILE SIGNS SHALL BE LOCATED ALONGSIDE THE DOOR ON THE LATCH SIDE OF SINGLE LEAF DOOR AND ON THE RIGHT SIDE OF THE RIGHT-HAND LEAF OF DOUBLE DOORS, PER CBC SEC. 11B-703.4.

- THE MEANS OF EGRESS WILL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES AND SHALL BE CONNECT TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES

DOORS LISTED TO LEFT (IF EQUIPPED WITH ELECTRONIC HARDWARE) SHALL BE EGRESS RATED/ APPROVED. ELECTRONIC HARDWARE SHALL NOT IMPEDE NOR DELAY THE EGRESS OF THE OCCUPANT ALONG THE PATH OF TRAVEL OF EGRESS CONTRACTOR TO PROVIDE FIELD INSPECTOR WITH DOCUMENTATION DEMONSTRATING COMPLIANCE WITH REQ.



OCCUPANCY CALCULATION

ROOM NAME		FLOOR AREA	LOAD RATIO	OCCUPANTS
FOYER	M	151 SQ. FT.	1/15	10
RECEPTION DESK	M	58 SQ. FT.	1/150	1
DISPENSARY	M	1,113 SQ.FT.	1 / 60	19
CUSTOMER SERVICE	M	1,074 SQ.FT.	1/150	7
MNGR. OFFICE	B	231 SQ. FT.	1/150	2
OFFICE 1	B	240 SQ. FT.	1/100	2
MISC. STORE AREA	S1	203 SQ.FT.	1/300	1
BREAK ROOM	B	168 SQ. FT.	1/15	11
UNI-SEX 1	B	52 SQ. FT.	SINGLE SERVE	1
UNI-SEX 2	B	74 SQ. FT.	SINGLE SERVE	1
PRODUCT STORAGE 1	S1	301 SQ.FT.	1/300	1
PRODUCT STORAGE 2	S1	107 SQ.FT.	1/300	0
PRODUCT STORAGE 3	S1	895 SQ.FT.	1/300	3
DRY STORAGE	S1	199 SQ.FT.	1/300	1
TECH. CLOSET	B	30 SQ. FT.	1/300	0
SAFE VESTIBULE	B	57 SQ. FT.	1/300	0
SAFE ROOM	B	29 SQ.FT.	1/300	0
VENDING/ SALLY PORT	B	256 SQ.FT.	1/150	2
CUSTOMER UNI-SEX	B	58 SQ. FT.	SINGLE SERVE	1

BUILDING TYPE
OCCUPANCY USE CAT.

V-B
M/B/S1

MAX TRAVEL DIST.
MAX ALLOWED DIST.
PER TABLE 1017.2 B/M/S1
OCCUPANCY: w/o
SPRINKLER SYSTEM

150'
200'

TOTAL 63 OCCUPANTS