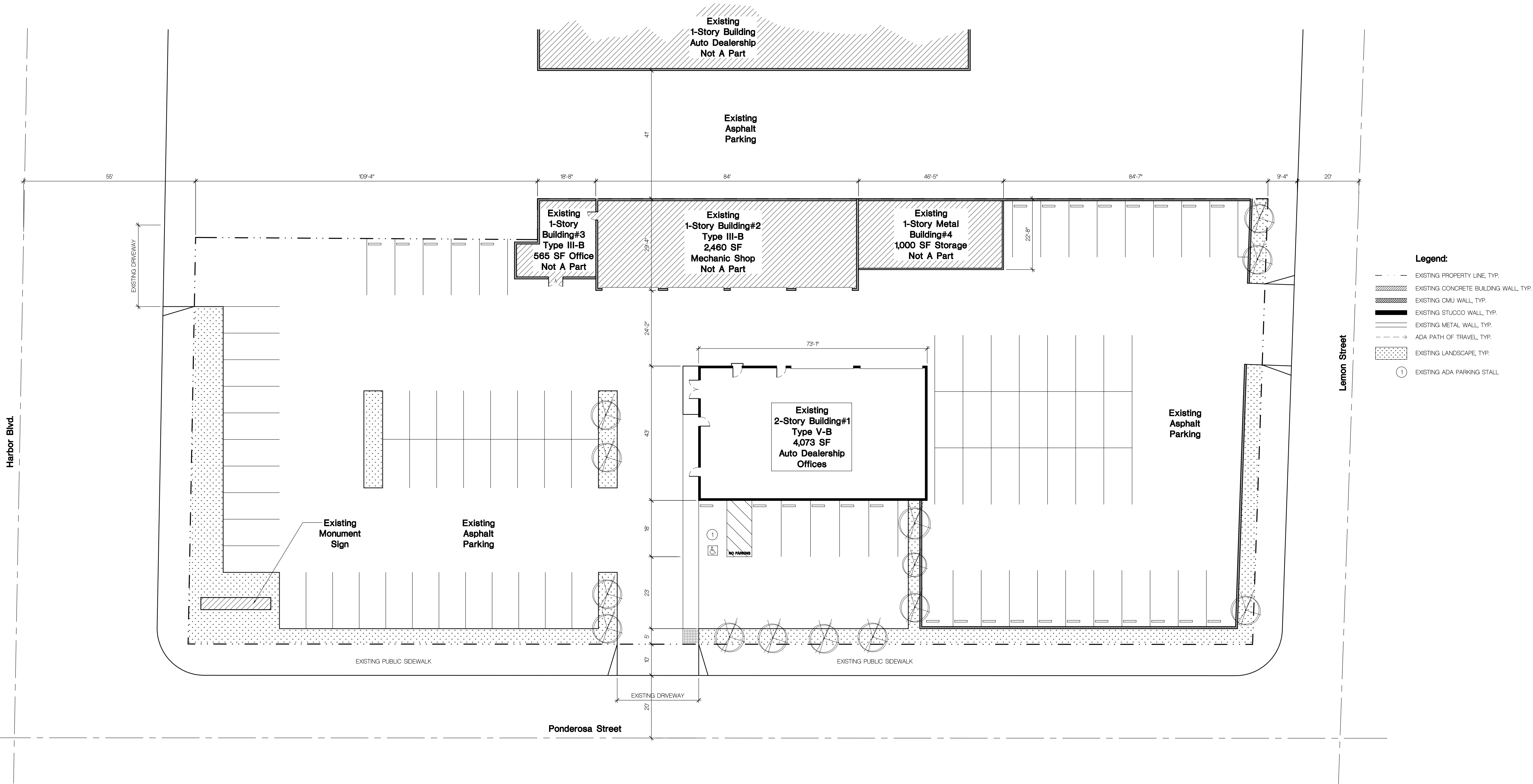




Tenant Improvements
2845 Harbor Blvd.
Costa Mesa, CA. 92626

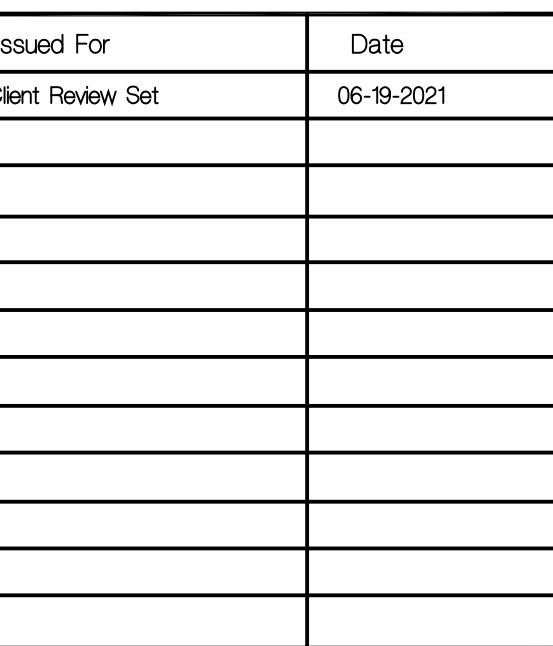
Issued For	Date
Client Review Set	06-19-2021

These drawings are the property of Frank Martinez.
All design ideas and information on these drawings are the
property of Frank Martinez and can not be copied or
disclosed without written permission from Frank Martinez.

File No:	A-11
Job No:	2125A
Drawn By:	Staff
Date:	06-19-2021
Scale:	As Shown

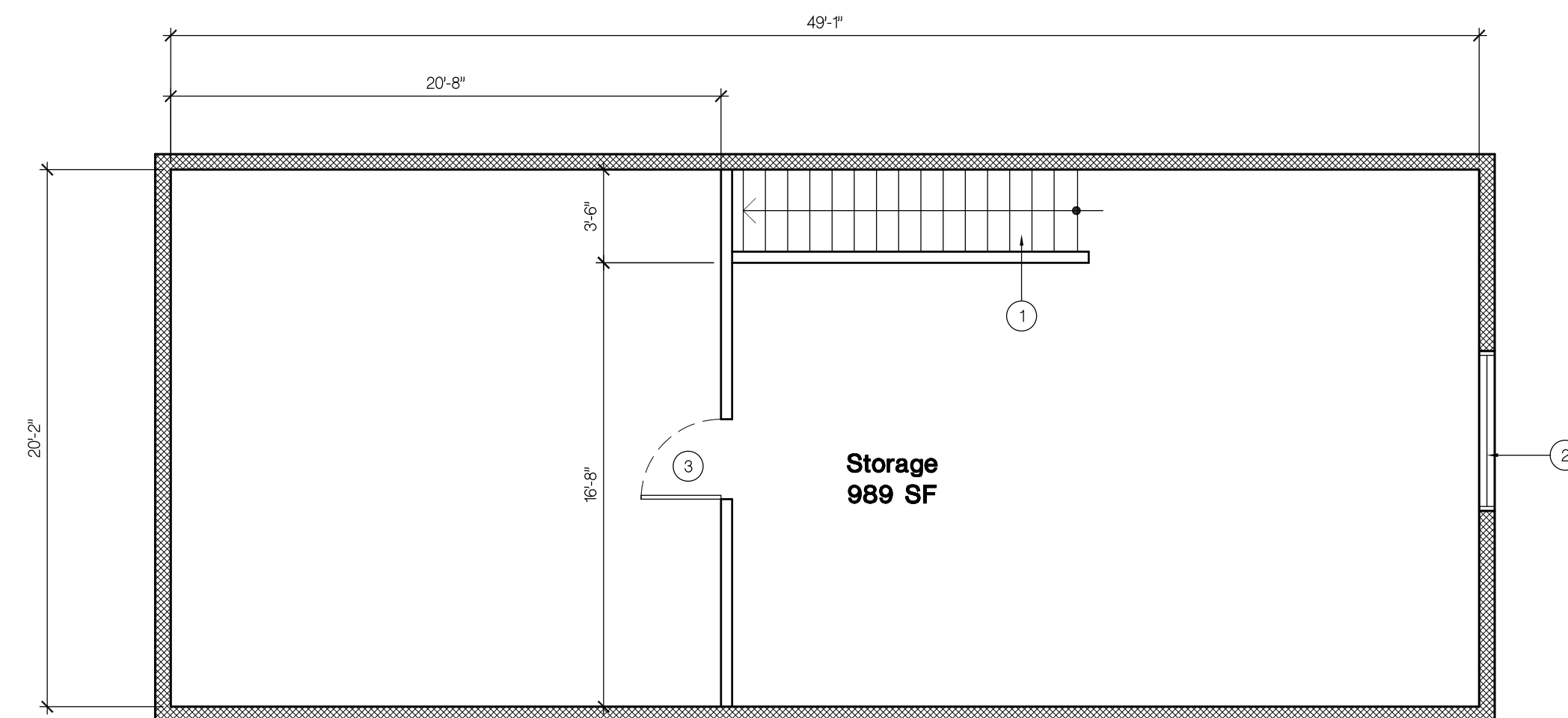
EXISTING
SITE PLAN

A-1.1



File No:	A-12
Job No:	2125A
Drawn By:	Staff
Date:	06-18-2021
Scale:	As Shown

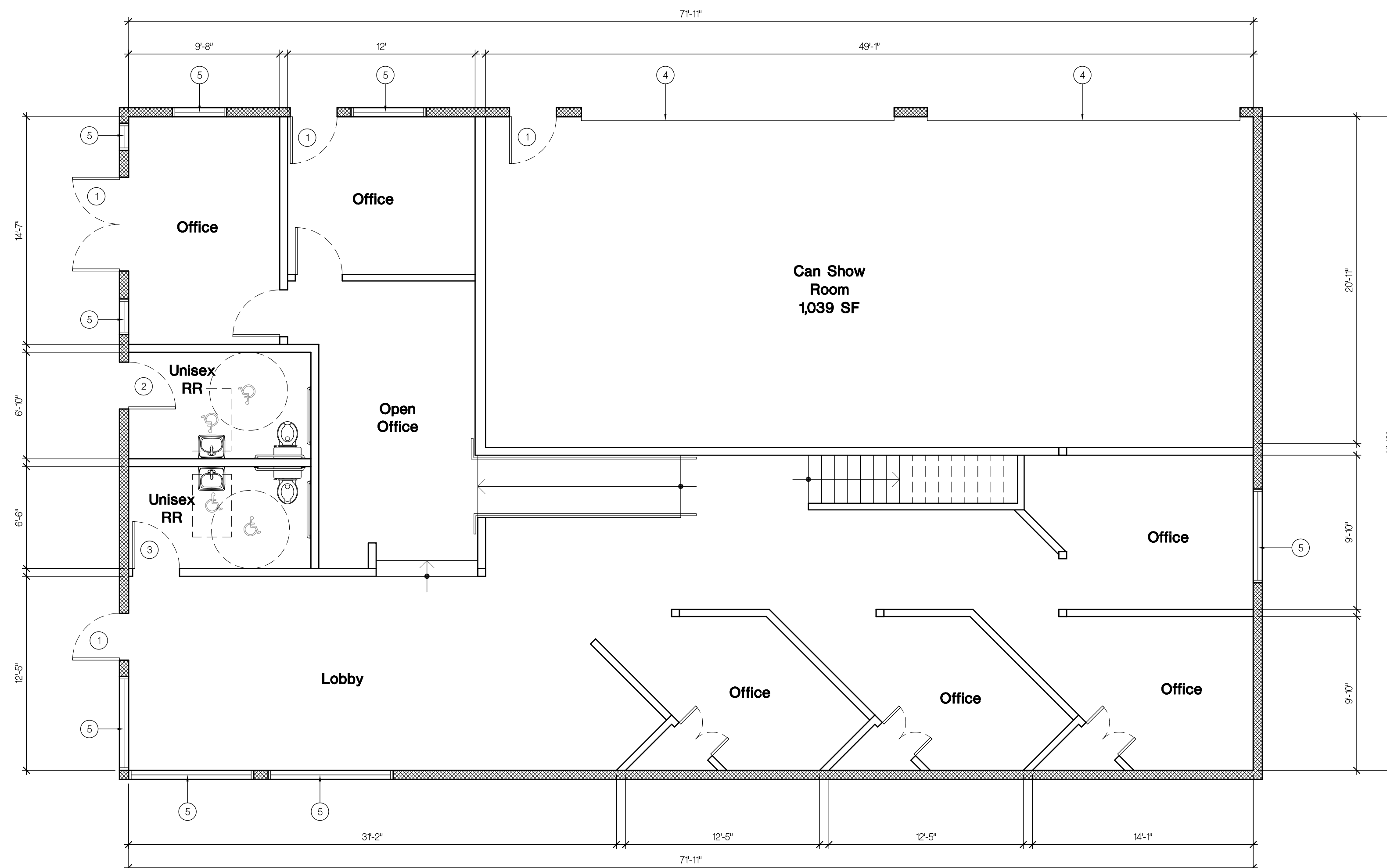
PROPOSED SITE PLAN



Existing Second Floor Plan - Building#1

3/16"=1'-0"

2



- Legend:**
- EXISTING CONCRETE BUILDING WALL, TYP.
 - EXISTING STUCCO WALL, TYP.
 - EXISTING INTERIOR WALL, TYP.
 - EXISTING 3X7 GLASS DOOR
 - EXISTING 3X7 WOOD DOOR AND FRAME
 - EXISTING 3X7 WOOD DOOR AND METAL FRAME
 - EXISTING 20' WIDE X 11' HIGH ROLL-UP DOOR
 - EXISTING WINDOW

Existing First Floor Plan - Building#1

3/16"=1'-0"

1

Tenant Improvements
2845 Harbor Blvd.
Costa Mesa, CA 92626

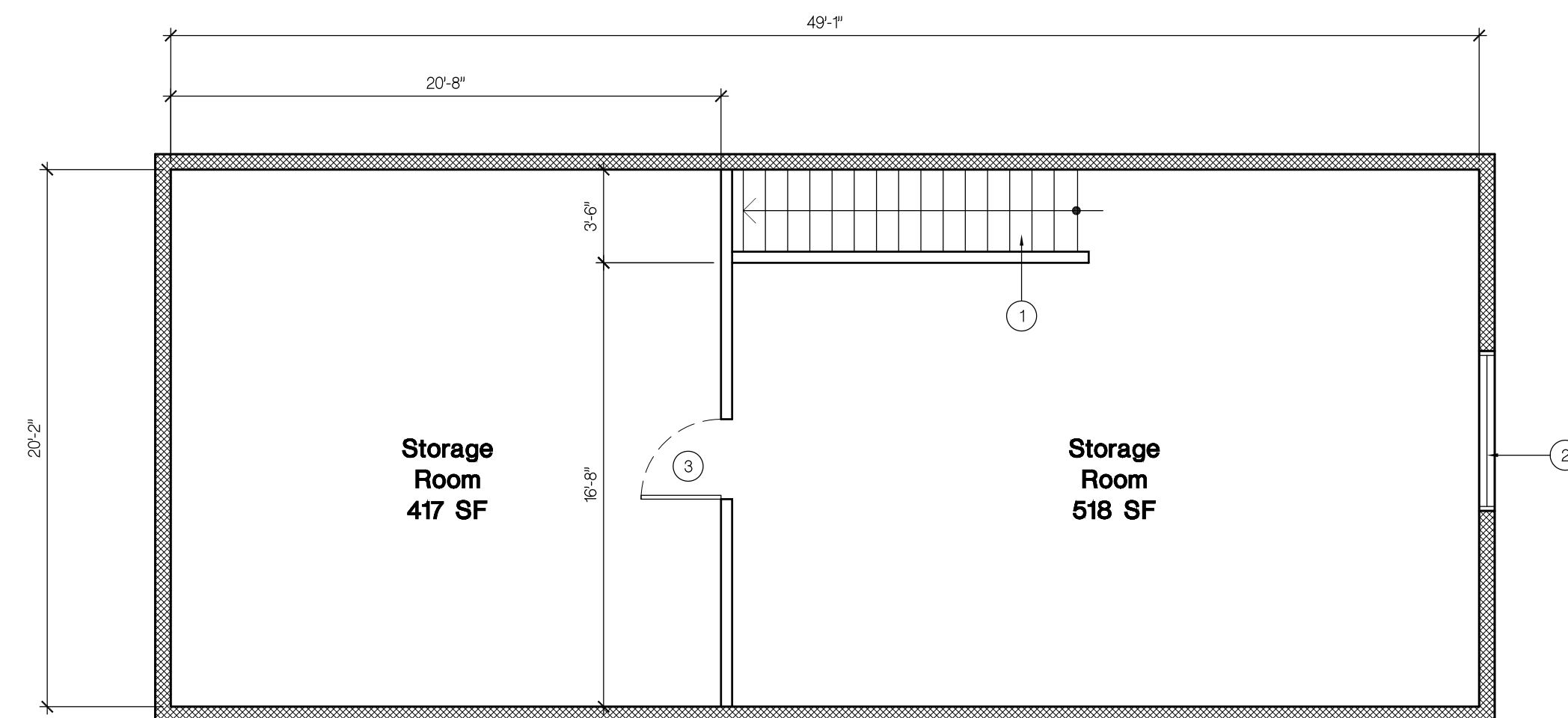
Issued For	Date
Client Review Set	06-19-2021

These drawings are the property of Frank Martinez. All design ideas and information on these drawings are the property of Frank Martinez and can not be copied or disclosed without written permission from Frank Martinez.

File No:	A-21
Job No:	2125A
Drawn By:	Staff
Date:	06-19-2021
Scales:	As Shown

EXISTING
FLOOR PLAN
BUILDING#1

A-2.1



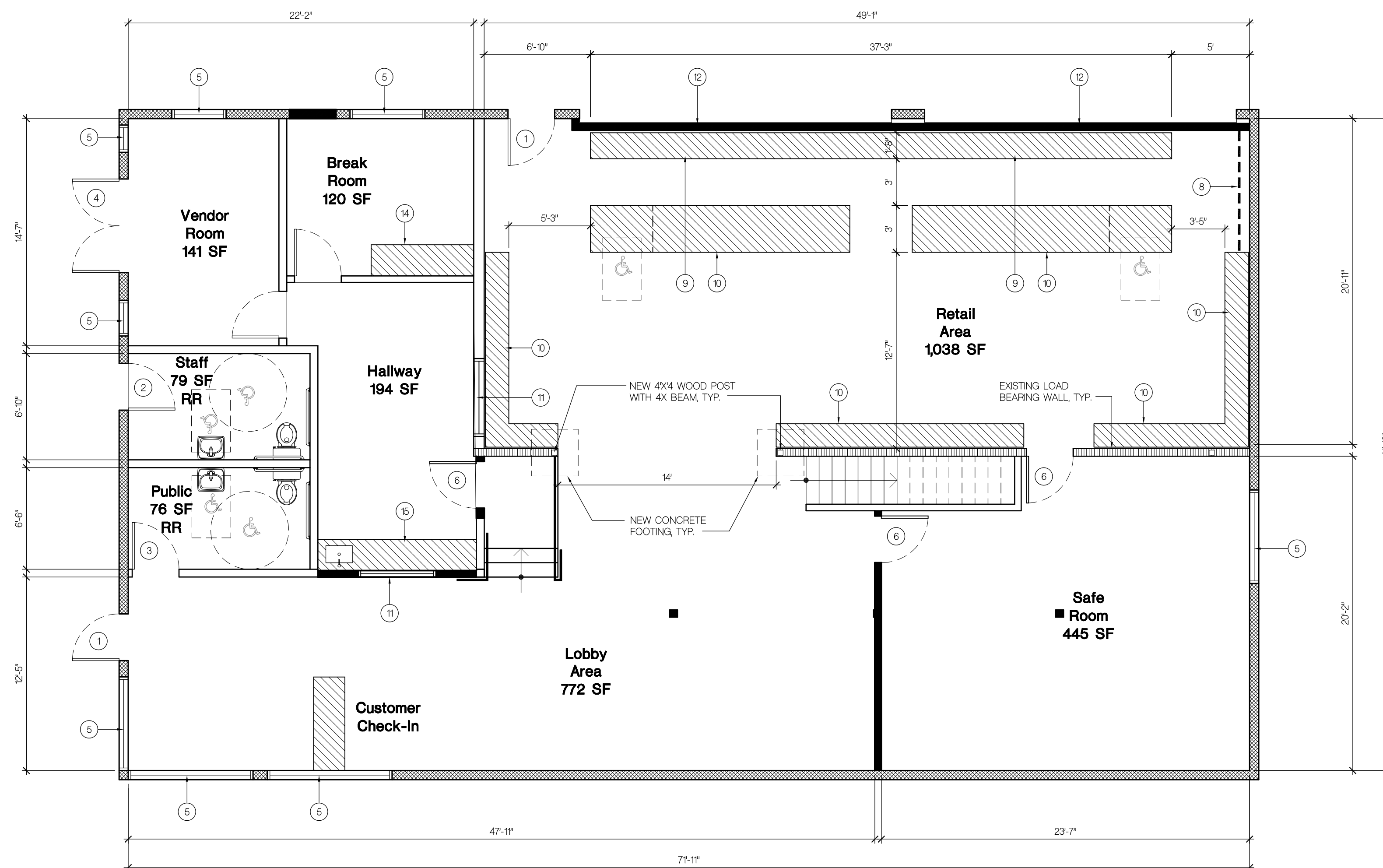
- Legend:**
- EXISTING STUCCO WALL, TYP.
 - EXISTING INTERIOR WALL, TYP.
 - EXISTING STAIRS
 - EXISTING WINDOW
 - EXISTING 3'X7' WOOD DOOR AND FRAME

Proposed Second Floor Plan - Building#1

3/16"=1'-0"

2

Cannabis Dispensary
Tenant Improvements
2845 Harbor Blvd.
Costa Mesa, CA. 92626



- Legend:**
- EXISTING STUCCO BUILDING WALL, TYP.
 - EXISTING INTERIOR NON-BEARING WALL, TYP.
 - EXISTING LOAD-BEARING WALL, TYP.
 - NEW INTERIOR NON-BEARING WALL, TYP.
 - NEW ELECTRICAL OUTLET
 - NEW PHONE/DATA OUTLET
 - NEW FLOOR MOUNTED PHONE/DATA OUTLET
 - NEW FLOOR MOUNTED ELECTRICAL OUTLET
 - EXISTING GLASS DOOR - SECURITY MESH - OPAQUE
 - EXISTING DOOR AND FRAME
 - EXISTING 3'X7' DOOR - LEVER HARDWARE
 - EXISTING PAIR OF GLASS DOORS
 - EXISTING WINDOW
 - NEW 3'X7' WOOD DOOR AND METAL FRAME - LEVER HARDWARE
 - NEW UPPER AND LOWER CABINETRY WITH STONE TOP
 - KITCHEN SINK WITH GARBAGE DISPOSAL
 - NEW MOSS WALL, TYP.
 - NEW WALL DISPLAY, TYP.
 - NEW SALES COUNTER, TYP.
 - NEW 5' WIDE X 4' HIGH STOREFRONT WINDOW
 - NEW WALL AT EXISTING ROLL-UP DOOR OPENING - ROLL UP DOORS TO REMAIN
 - NEW 30'X7' WOOD DOOR AND METAL FRAME - LEVER HARDWARE
 - NEW UPPER AND LOWER CABINETRY WITH STONE TOP
 - NEW UPPER AND LOWER CABINETRY WITH STONE TOP - EXISTING SINK

Proposed First Floor Plan - Building#1

3/16"=1'-0"

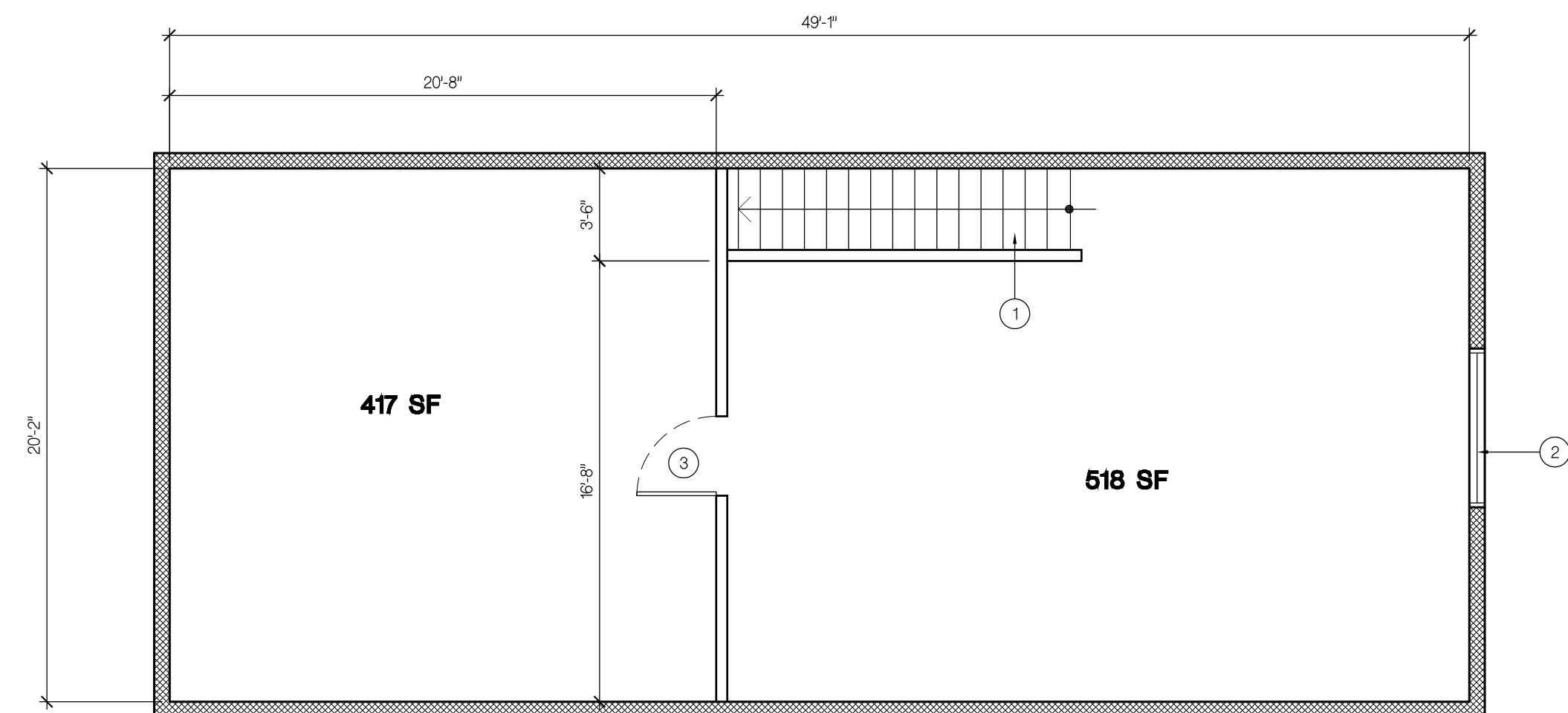
1

These drawings are the property of Frank Martinez.
All design ideas and information on these drawings are the
property of Frank Martinez and can not be copied or
disclosed without written permission from Frank Martinez.

File No:	A-23
Job No:	2125A
Drawn By:	Staff
Date:	06-18-2021
Scales:	As Shown

PROPOSED
FLOOR PLAN
BUILDING#1

A-2.3



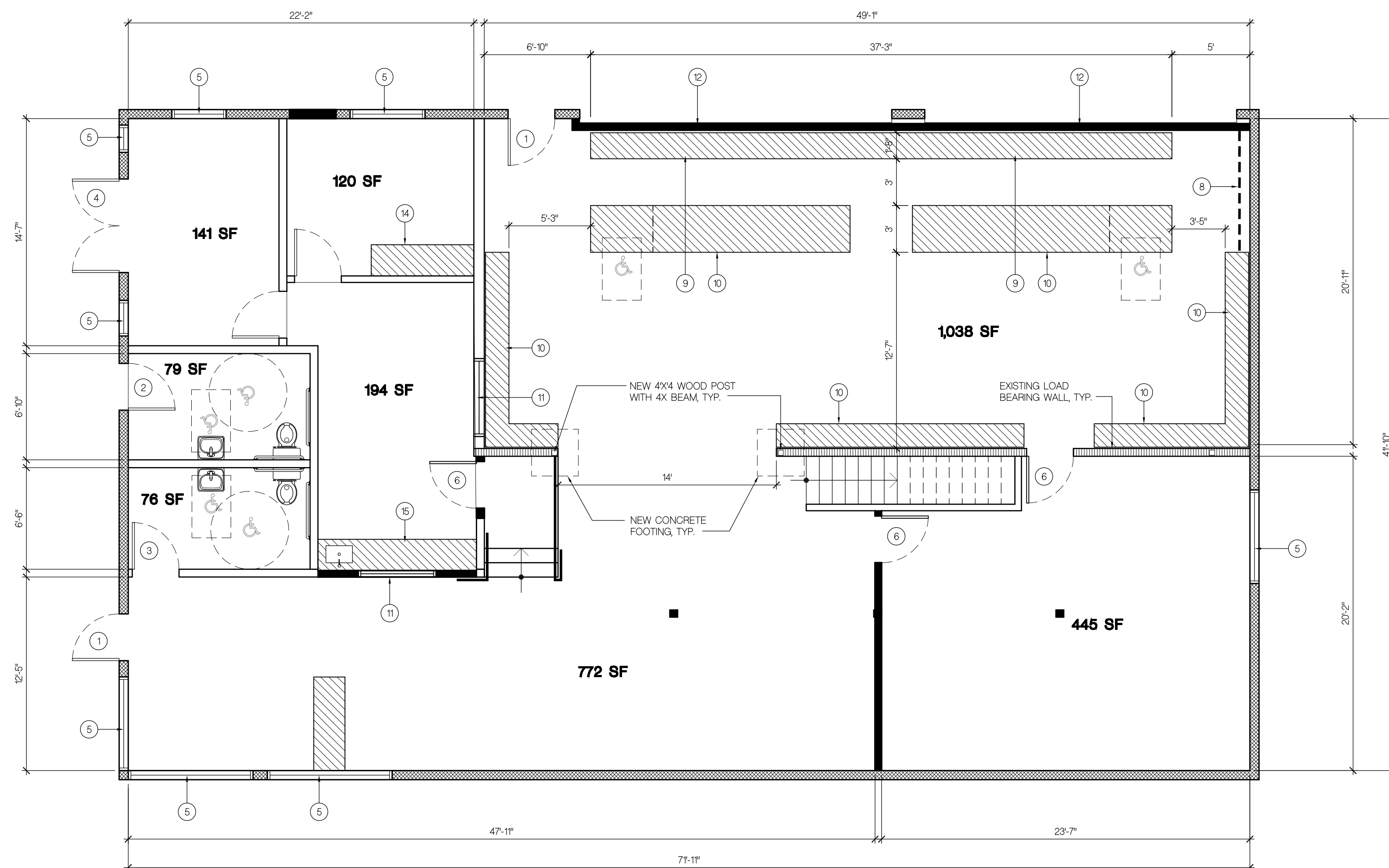
- Legend:**
- EXISTING STUCCO WALL, TYP.
 - EXISTING INTERIOR WALL, TYP.
 - EXISTING STAIRS
 - EXISTING WINDOW
 - EXISTING 3'X7' WOOD DOOR AND FRAME

Proposed Second Floor Plan - Building#1

3/16"=1'-0"

2

Cannabis Dispensary
Tenant Improvements
2845 Harbor Blvd.
Costa Mesa, CA 92626



- Legend:**
- EXISTING STUCCO BUILDING WALL, TYP.
 - EXISTING INTERIOR NON-BEARING WALL, TYP.
 - EXISTING LOAD-BEARING WALL, TYP.
 - NEW INTERIOR NON-BEARING WALL, TYP.
 - NEW ELECTRICAL OUTLET
 - NEW PHONE/DATA OUTLET
 - NEW FLOOR MOUNTED PHONE/DATA OUTLET
 - NEW FLOOR MOUNTED ELECTRICAL OUTLET
 - EXISTING GLASS DOOR - SECURITY MESH - OPAQUE
 - EXISTING DOOR AND FRAME
 - EXISTING 3'X7' DOOR - LEVER HARDWARE
 - EXISTING PAIR OF GLASS DOORS
 - EXISTING WINDOW
 - NEW 3'X7' WOOD DOOR AND METAL FRAME - LEVER HARDWARE
 - NEW UPPER AND LOWER CABINETRY WITH STONE TOP
 - KITCHEN SINK WITH GARBAGE DISPOSAL
 - NEW MOSS WALL, TYP.
 - NEW WALL DISPLAY, TYP.
 - NEW SALES COUNTER, TYP.
 - NEW 5' WIDE X 4' HIGH STOREFRONT WINDOW
 - NEW WALL AT EXISTING ROLL-UP DOOR OPENING - ROLL UP DOORS TO REMAIN
 - NEW 30'X7' WOOD DOOR AND METAL FRAME - LEVER HARDWARE
 - NEW UPPER AND LOWER CABINETRY WITH STONE TOP
 - NEW UPPER AND LOWER CABINETRY WITH STONE TOP - EXISTING SINK

Proposed First Floor Plan - Building#1

3/16"=1'-0"

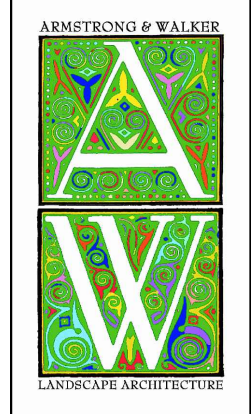
1

These drawings are the property of Frank Martinez.
All design ideas and information on these drawings are the
property of Frank Martinez and can not be copied or
disclosed without written permission from Frank Martinez.

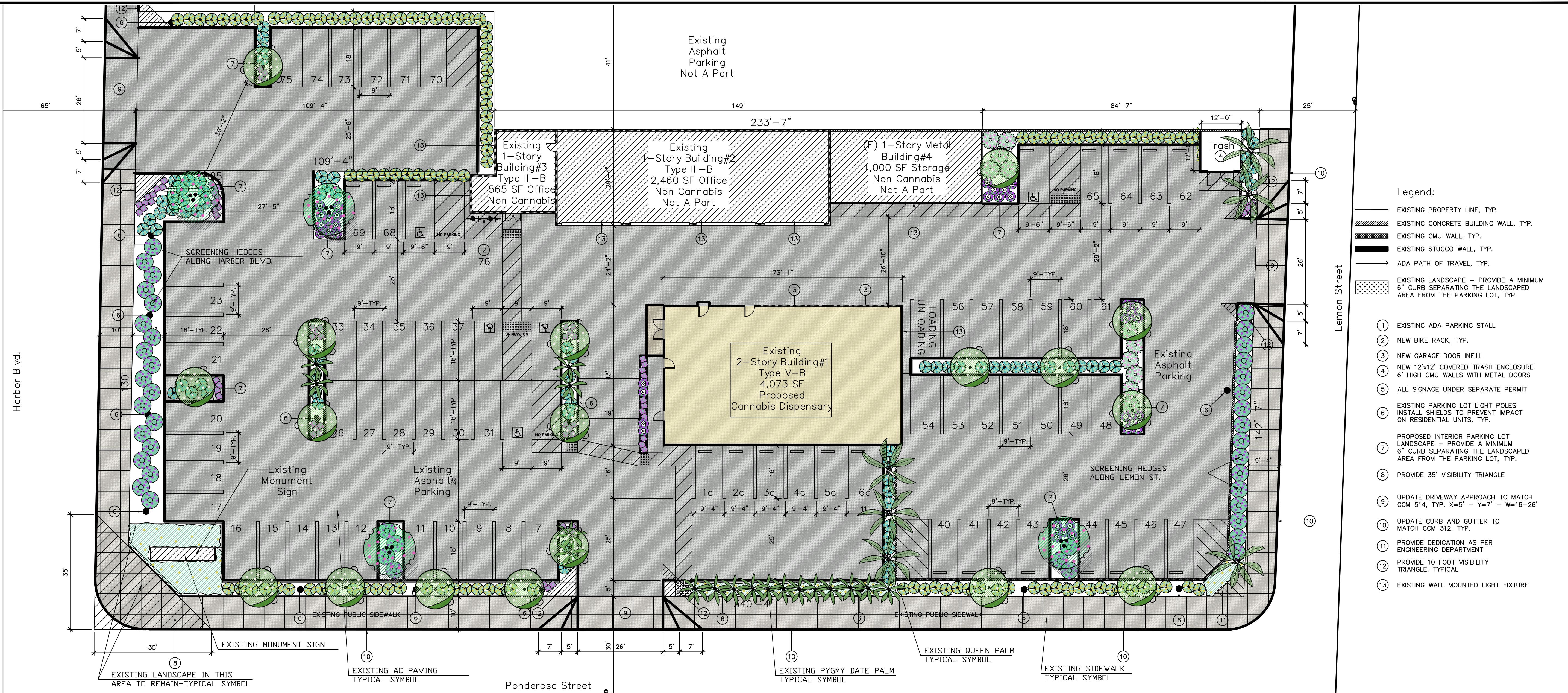
File No:	A-24
Job No:	2125A
Drawn By:	Staff
Date:	06-18-2021
Scale:	As Shown

PROPOSED
FLOOR PLAN
BUILDING#1

A-2.4



Tenant Improvements
2845 Harbor Blvd.
Costa Mesa, CA. 92626



PLANT LEGEND

PLANTING NOTES

SITE LANDSCAPE SUMMARY

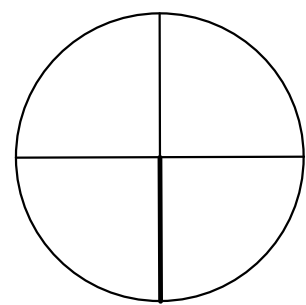
LANDSCAPE:

Require Landscape: 1,950 SF
Proposed Landscape: 2,122 SF

TREES:

INVENTORY REQUIRED VS. PROPOSED
REQUIRED:

1-15 gsf per 200sf/ 2,122sf = 10 trees
1-Tree per 6 parking spaces/75 = 12 trees
6- Existing palm trees count as 2 proposed
Total new trees required = 20 trees
PROVIDED:
Total new trees provided = 22 trees



SCALE: 1/16"=1'-0"

IRRIGATION NOTE:

ALL PLANTED AREAS TO BE IRRIGATED WITH DRIP IRRIGATION. A 'SMART' IRRIGATION CONTROLLER SHALL BE INSTALLED WITH A WEATHER SENSOR TO MAXIMIZE IRRIGATION EFFICIENCY AND CONFORM TO MWELO REQUIREMENTS.

LANDSCAPE SITE PLAN 1/16" = 1'-0"

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	PLANT FACTOR	NON-NATIVE
--------	----------------	-------------	------	----------	--------------	------------

Trees

A M	Arbutus marina	No common name	24" box	4	L	Native hybrid
L C	Lophostemon confertus	Brisbane Box	15 gal	18	M	Non-native
	Existing Queen Palm to remain					
	Existing Pygmy Date Palm to remain					

Shrubs/Perennials

A P	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	1 gallon	11	L	Native hybrid
M G	Mahonia 'Golden Abundance'	Oregon Grape hybrid	1 gallon	115	L	Native hybrid
P M	Penstemon var. 'Margarita BOP'	Penstemon native hybrid	1 gallon	70	L	Native hybrid
S L	Salvia leucantha	Mexican Bush Sage	1 gallon	42	L	Non-native
S B	Salvia 'Bee's Bliss'	Bee's Bliss Sage	1 gallon	76	L	Native hybrid
S S	Salvia spathacea	Hummingbird Sage	1 gallon	36	L	Native

Vines/Espaliers

M U	Macfadyena unguis-cati	Cat Claw Vine	5 gallon	1	L	Non-native
-----	------------------------	---------------	----------	---	---	------------

Ground Covers from Flats

	Gazania 'Mitsuwa' yellow	from flats at 12" on center
--	--------------------------	-----------------------------

Note: Install a 3" thick layer of shredded bark mulch throughout all landscape areas.

Plant Factor describes plant species water use rating - L = Low, M = Moderate, H = High

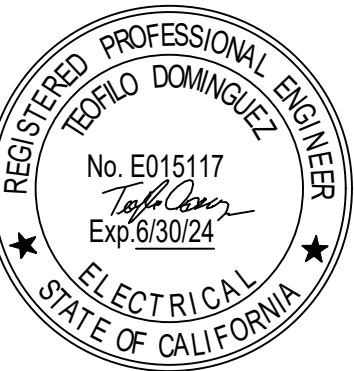
Issued For	Date
Client Review Set	06-19-2021

These drawings are the property of Frank Martinez. All design ideas and information on these drawings are the property of Frank Martinez and can not be copied or disclosed without written permission from Frank Martinez.

File No.:	
Job No.:	2125A
Drawn By:	RW
Date:	07-01-2022
Scale:	As Shown

LANDSCAPE SITE PLAN

L-1



EBS
ELECTRICAL BUILDING
SYSTEMS, INC.
ELECTRICAL ENGINEERING • DESIGN • CONSULTING ENGINEERS

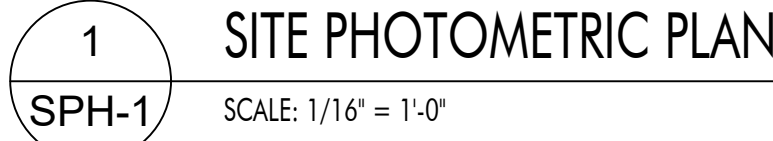
ebsinc@ebs-la.com
818-763-9175

515 San Fernando Mission Blvd., Suite 9 | Mission Hills, CA 91345

[illegible]

File No.:	
Job No.:	2125A
Drawn By:	Staff
Date:	06-18-2021
Scale:	As Shown

SPH-1



Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	13	Lithonia Lighting	RSX1 LED P1 30K R4	RSX Area Fixture Size 1 P1 Lumen Package 3000K CCT Type R4 Distribution	1	6543	0.9	51.34
	AH	0	Lithonia Lighting	RSX1 LED P1 30K R4 HS	RSX LED Area Luminaire Size 1 P1 Lumen Package 3000K CCT Type R4 Distribution with HS shield	1	4300	0.9	51.34
	A2	1	Lithonia Lighting	RSX1 LED P1 30K R4	RSX Area Fixture Size 1 P1 Lumen Package 3000K CCT Type R4 Distribution	1	6543	0.9	102.68
	B	0	Lithonia Lighting	RSX1 LED P1 30K R5	RSX Area Fixture Size 1 P1 Lumen Package 3000K CCT Type R5 Distribution	1	6631	0.9	51.34
	B2	4	Lithonia Lighting	RSX1 LED P1 30K R5	RSX Area Fixture Size 1 P1 Lumen Package 3000K CCT Type R5 Distribution	1	6631	0.9	102.68
	C	9	Lithonia Lighting	WDGE2 LED P3 30K 80CRI TFTM	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	1	3015	0.9	32.1375
	D	1	Lithonia Lighting	WDGE3 LED P1 70CRI R4 30K	WDGE3 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 70CRI, TYPE 4 OPTIC	1	7145	0.9	51.1717
	E	0	Lithonia Lighting	WDGE3 LED P3 70CRI R2 30K	WDGE3 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 70CRI, TYPE 2 OPTIC	1	9419	0.9	71.6952

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BEYOND NORTH PROPERTY - GROUND @ 0' AFG	⊕	0.2 fc	0.5 fc	0.0 fc	N/A	N/A
BEYOND SOUTH/WEST PROPERTY LINE - GROUND @ 0' AFG	⊕	0.9 fc	3.0 fc	0.0 fc	N/A	N/A
OVERALL SITE - GROUND @ 0' AFG	⊕	2.8 fc	6.5 fc	0.0 fc	N/A	N/A
PARKING AREAS - GROUND @ 0' AFG	⊗	2.9 fc	6.5 fc	0.5 fc	13.0:1	5.8:1

LIGHT SPILLAGE SHALL NOT EXCEED 0.5 FC
ONTO NEIGHBORING PROPERTIES OR TO
CENTERLINE OF RESIDENTIAL STREETS.