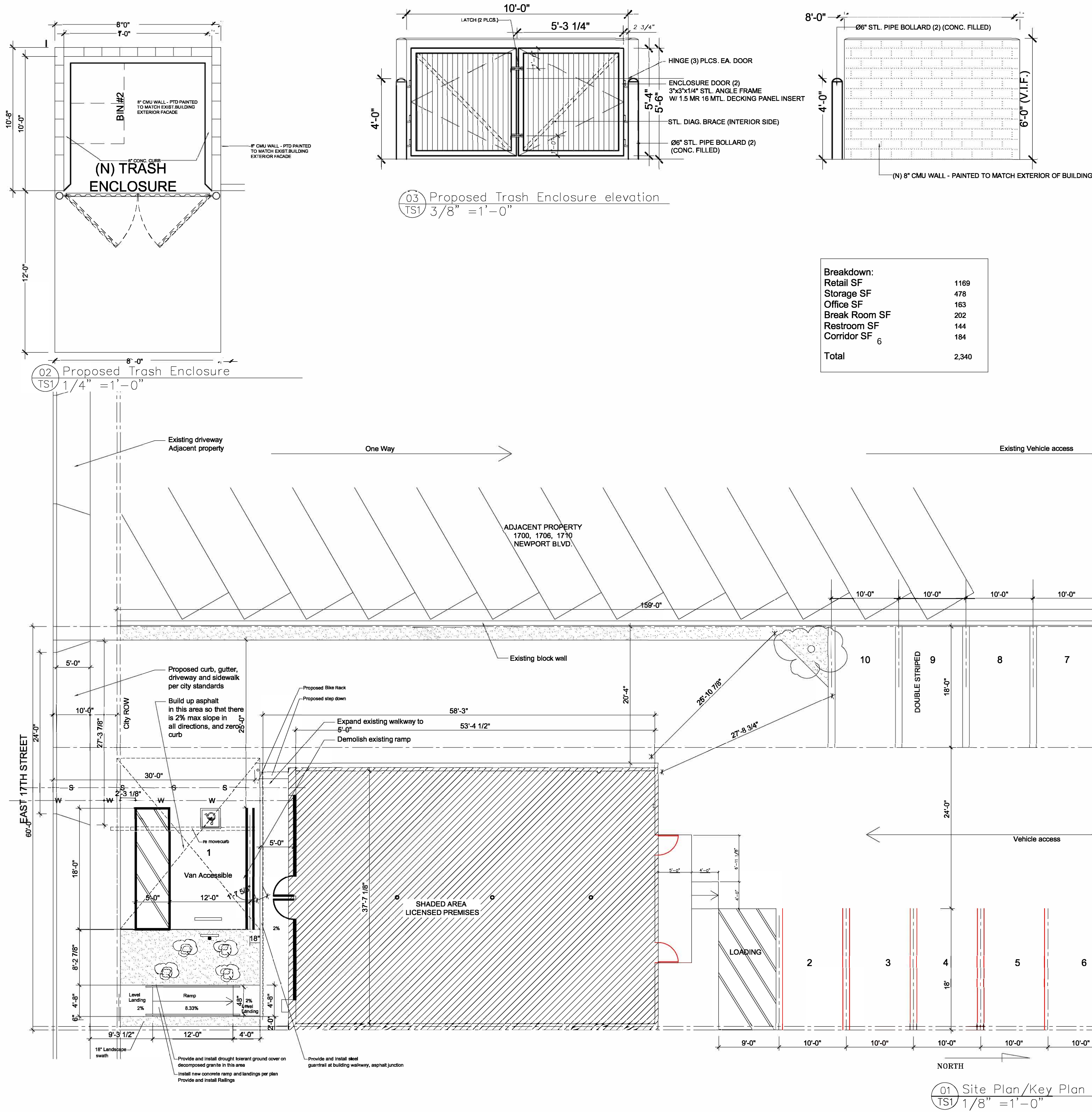


Applicable Codes: The following codes apply to this project: the 2019 CBC, CFC, CMC, CPC, CEC, as well as state and local accessibility codes. Also the 2019 California Energy Standards and the 2019 CGBSC (Green) shall apply. Any local jurisdiction codes specific to this site also apply. Current LARR reports apply.



Scope of Work:

Tenant improvement within an existing building. The existing use is a floyds 99 barber Shop and retail store. The proposed use will be a retail dispensary. This application is for a CUP. Proposed new non structural partition walls, Minor demolition. New lights. new HVAC distribution, existing equipment to remain. New outlets. Existing restroom. Installation of new retail cabinets.

If Required:

Plans for all fixed fire protection equipment, such as standpipes, sprinkler systems, & fire alarm systems, must be submitted to & approved by the Fire Prevention Bureau before this equipment is installed.

Dig Alert - 800.227.2600

California State Law requires that contractors call Dig Alert prior to any and all excavation. Dig Alert requires a two day notice to markout the site.

Note:

Signage to be designed, permitted and installed by others, with LL approval

Breakdown:	
Retail SF	1169
Storage SF	478
Office SF	163
Break Room SF	202
Restroom SF	144
Corridor SF	184
Total	2,340

Tenant / Applicant
17th St Retail LLC
124 East 17th Street
Costa Mesa, Ca. 92657

tel: 610 453 0486
fax:
mobile:
email: peter@distillateco.com
contact name: Peter Ishak

Building Owner:
124 17th at LLC
124 East 17th Street
Costa Mesa, Ca. 92657

tel: 610 453 0486
fax:
mobile:
email: peter@distillateco.com
contact name: Peter Ishak

General Contractor:
TBD

tel: -
fax: -
mobile: -
email: -
contact name: -

Architect:
Darren Machulsky Architect Inc.
3508 Woodland Way
Carlsbad, Ca. 92008

tel: -
fax: 760.730.9659
mobile: 609.462.4234
email: darren@dmachulsky.com
contact name: Darren Machulsky

Project data:
Building address:

124 East 17th Street
Costa Mesa Ca 92627

Assessor parcel number:

425 441 06
-

Construction type:
Sprinklered:
Occupant Load:
Number of stories:
Location:
Occupancy Group:

Type V B
No
37 (2240/60 = 37) M Use
1
First Floor
Proposed - M - Retail Dispensary
Existing B, M Salon, Retail store
C2

Zoning:
Area of improvement:
Usable Square Feet:

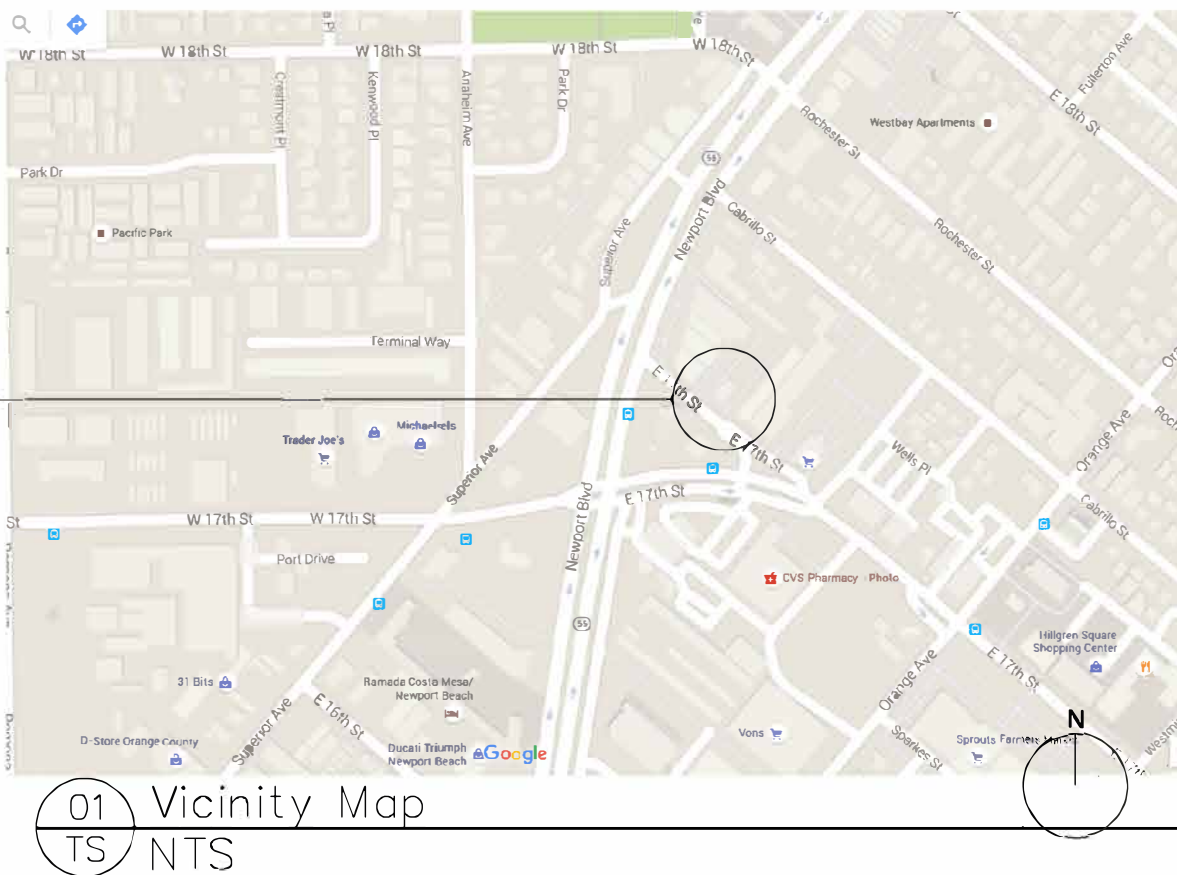
2,340 Existing Bldg. SF = 2,340
2,340

Site Area:
Parking

10,110
Required = 4/1000 or 9 spaces
11 spaces inclusive of 2 disabled spaces
and 1 bicycle Rack

Notes to plan review engineer:

Structural: No
Demolition: Yes, previous salon FFE
New partitions: Yes
Mechanical: Yes, distribution
Electrical: New outlets, new lights, existing panel and equip.
Plumbing: Existing restrooms to remain



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Massachusetts
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Minnesota
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Oklahoma
Hawaii
Montana
Georgia
New Mexico
Tennessee
Washington
Oregon
Maryland

PROJECT TITLE:

Retail
Tenant Improvement
124 East 17th Street
Costa Mesa, Ca.
92627

darren machulsky architect

31 ELUMPT ROAD
HAWAII, OAHU 96815
3508 WOODLAND WAY
CARLSBAD, CALIFORNIA 92008
PHONE 609.462.4234 FAX 760.730.9659 DARREN@DMACHULSKY.COM

LICENSED ARCHITECT
DARREN MACHULSKY
No. C-30817
Exp. 7-31-23
STATE OF CALIFORNIA
Machulsky

PERMIT 9-28-2021

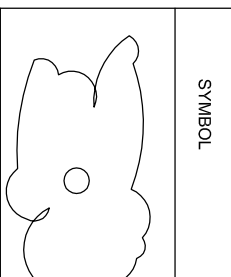
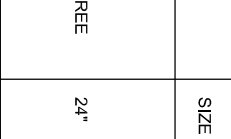
REVISIONS:
1 10-20 CUP
2 3-28 CUP
3 6-10 CUP

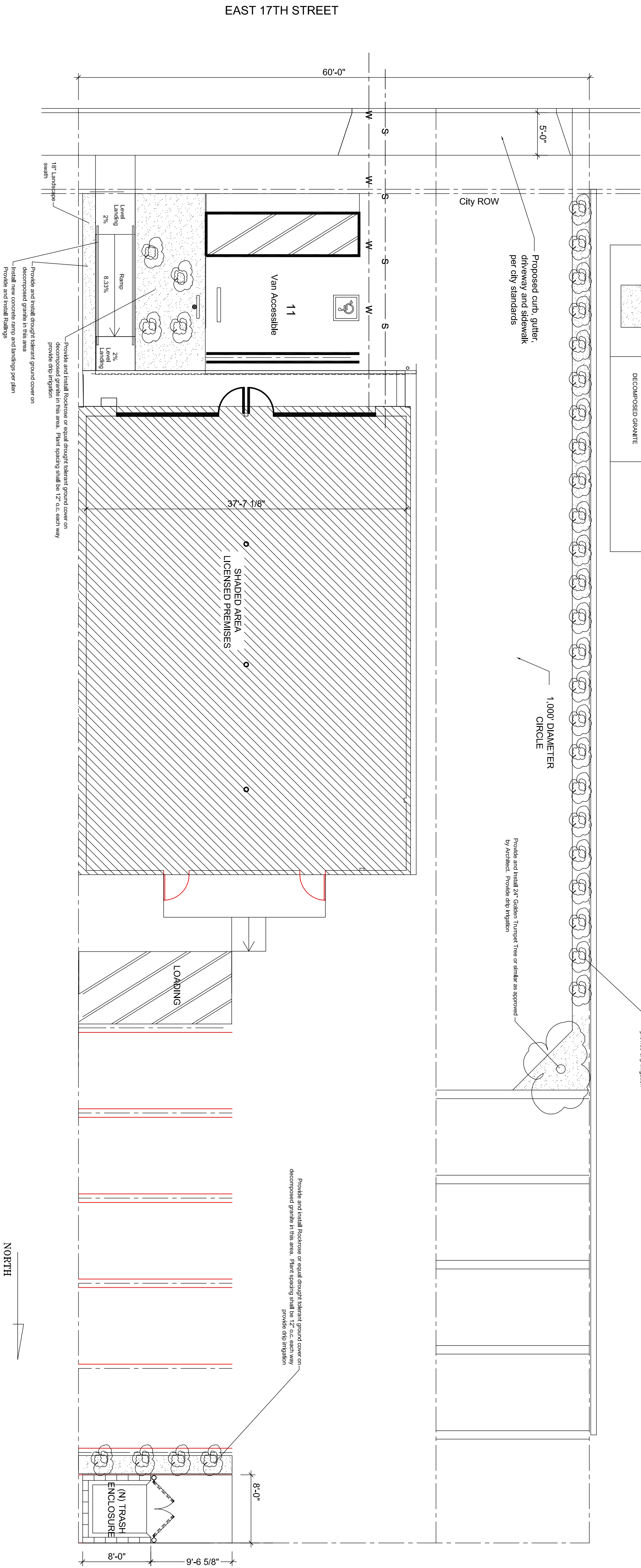
SITE PLAN
DWG TITLE:
TS1
DWG #:

California
New Jersey
Pennsylvania
Arizona
Texas
Florida
Illinois
Ohio
Pennsylvania
New York
Massachusetts
Minnesota
Missouri
Indiana
Oklahoma
Alabama
Georgia
Louisiana
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Tennessee
Washington
Maryland

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SYMBOL	SPECIES	SIZE
	GOLDEN TRUMPET TREE	24"
	ROCKROSE GROUND COVER	12" SPACING EACH WAY
	DECOMPOSED GRANITE	



PERMIT 9-28-2021

DWG TITLE: Landscape

DWG #:

REVISIONS:

1	10-20	CUP
2	3-28	CUP
3	6-10	CUP

DARREN MACHULSKY ARCHITECT

31 ELMHURST ROAD HARTFORD, CT 06110

3508 WOODLAND WAY CARLSBAD, CA 92008

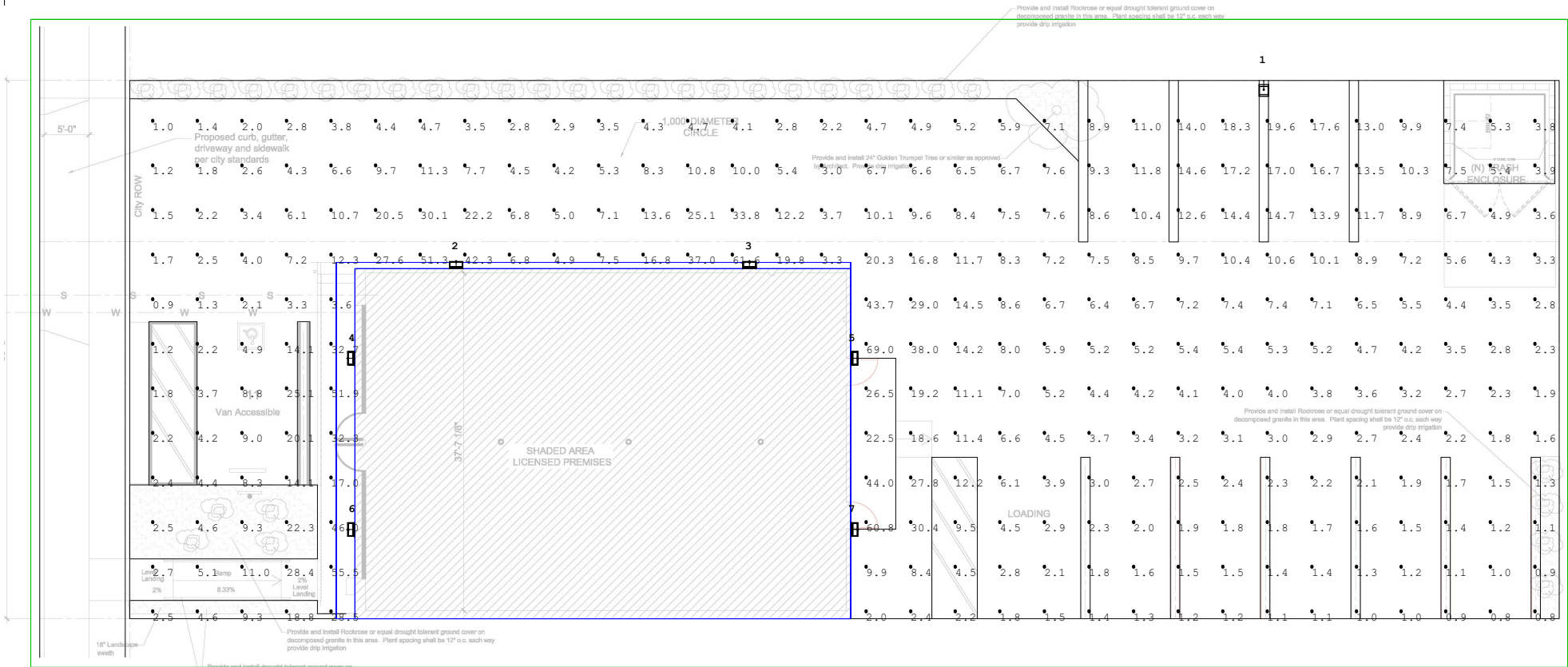
PHONE 609.462.4234 FAX 760.730.9659 DARREN@DMACHULSKY.COM

PROJECT TITLE:

Retail Tenant Improvement 124 East 17th Street Costa Mesa, Ca. 92627

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Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lum. Watts	Total Lamp Lumens	sLLF
	6	WMX-LG-50-120W-50K	SINGLE	120	16500	1.000
	1	LFX-XL-150-300-120V	SINGLE	300	44000	1.000

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
124 E 17 Street Workplane	illumina	Fc	9.00	69.0	0.8	11.25	86.25

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	LFX-XL-150-300-120V	151.575	72.65	18	270	45
2	WMX-LG-50-120W-50K	61	51.8	9	90	0
3	WMX-LG-50-120W-50K	93.9	51.8	9	90	0
4	WMX-LG-50-120W-50K	49.4	41.5	9	180	0
5	WMX-LG-50-120W-50K	105.5	41.5	9	0	0
6	WMX-LG-50-120W-50K	49.4	22.3	9	180	0
7	WMX-LG-50-120W-50K	105.5	22.3	9	0	0

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

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Westgate MFG Inc
2462 E 28th St.,
Vernon, CA 90058

www.westgatemfg.com

AGI 22
AGI(C)1999-2012 LIGHTING ANALYSTS, INC.
10440 BRADFORD ROAD - UNIT A
LITTLETON, CO 80127

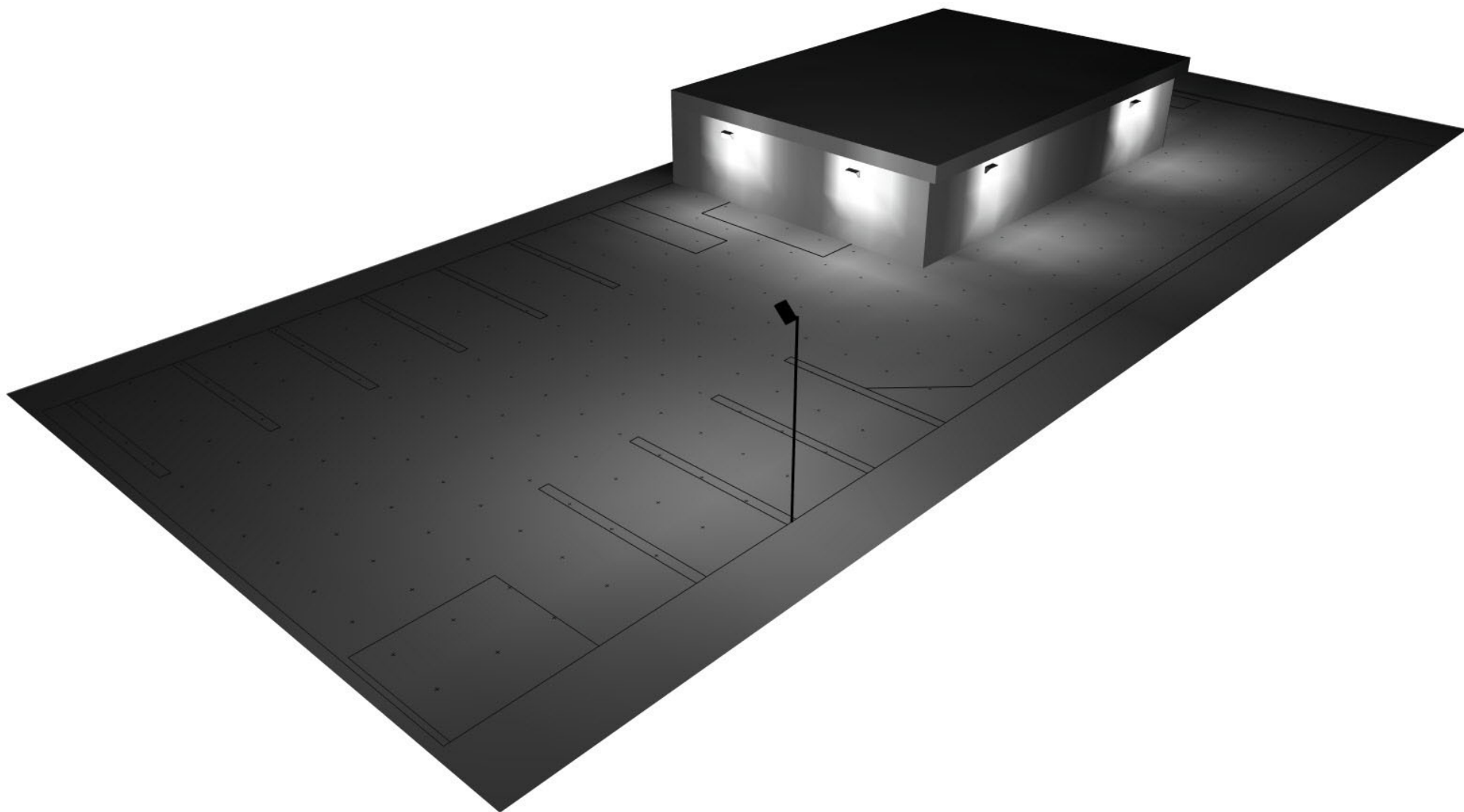
PROJECT NAME

20287 | 124 E 17ST

SHEET
1 OF 10

DATE
Date: 7/5/2022

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1.2	1.8	2.6	4.3	6.6	9.7	11.3	7.7	4.5	4.2	5.3	8.3	10.8	10.0	5.4	3.0	6.7	6.6	6.5	6.7	7.6	9.3	11.8	14.6	17.2	17.0	16.7	13.5	10.3	7.5	5.4	3.9		
1.5	2.2	3.4	6.1	10.7	20.5	30.1	22.2	6.8	5.0	7.1	13.6	25.1	33.8	12.2	3.7	10.1	9.6	8.4	7.5	7.6	8.6	10.4	12.6	14.4	14.7	13.9	11.7	8.9	6.7	4.9	3.6		
1.7	2.5	4.0	7.2	12.3	22.6	51.3	42.3	6.8	4.9	7.5	16.8	27.0	61.6	19.8	3.3	20.3	16.8	11.7	8.3	7.2	7.5	8.5	9.7	10.4	10.6	10.1	8.9	7.2	5.6	4.3	3.3		
0.9	1.3	2.1	3.3	5.1	8.1	12.3	10.1	4.5	3.5	4.8	8.1	12.3	20.3	16.8	11.7	8.3	7.2	7.5	8.5	9.7	10.4	10.6	10.1	8.9	7.2	5.6	4.3	3.3	2.8	2.3	1.8		
1.2	2.2	4.9	14.1	5.1	8.1	12.3	10.1	4.5	3.5	4.8	8.1	12.3	20.3	16.8	11.7	8.3	7.2	7.5	8.5	9.7	10.4	10.6	10.1	8.9	7.2	5.6	4.3	3.3	2.8	2.3	1.8		
1.8	3.7	8.8	25.1	5.1	8.1	12.3	10.1	4.5	3.5	4.8	8.1	12.3	20.3	16.8	11.7	8.3	7.2	7.5	8.5	9.7	10.4	10.6	10.1	8.9	7.2	5.6	4.3	3.3	2.8	2.3	1.8		
2.2	4.2	9.0	20.1	3.3	5.1	8.1	12.3	10.1	4.5	3.5	4.8	8.1	12.3	20.3	16.8	11.7	8.3	7.2	7.5	8.5	9.7	10.4	10.6	10.1	8.9	7.2	5.6	4.3	3.3	2.8	2.3	1.8	
2.4	4.4	8.3	14.1	1.8	3.3	5.1	8.1	12.3	10.1	4.5	3.5	4.8	8.1	12.3	20.3	16.8	11.7	8.3	7.2	7.5	8.5	9.7	10.4	10.6	10.1	8.9	7.2	5.6	4.3	3.3	2.8	2.3	1.8
2.5	4.6	9.3	22.3	4.4	8.1	12.3	10.1	4.5	3.5	4.8	8.1	12.3	20.3	16.8	11.7	8.3	7.2	7.5	8.5	9.7	10.4	10.6	10.1	8.9	7.2	5.6	4.3	3.3	2.8	2.3	1.8	1.3	
2.7	5.1	11.0	28.4	5.1	8.1	12.3	10.1	4.5	3.5	4.8	8.1	12.3	20.3	16.8	11.7	8.3	7.2	7.5	8.5	9.7	10.4	10.6	10.1	8.9	7.2	5.6	4.3	3.3	2.8	2.3	1.8	1.3	
2.5	4.6	9.3	18.8	2.5	5.1	8.1	12.3	10.1	4.5	3.5	4.8	8.1	12.3	20.3	16.8	11.7	8.3	7.2	7.5	8.5	9.7	10.4	10.6	10.1	8.9	7.2	5.6	4.3	3.3	2.8	2.3	1.8	



LFX-XL SERIES

Outdoor Lighting

LFX-XL-150-300W-30K
LFX-XL-150-300W-40K
LFX-XL-150-300W-50K



Ideal for general site lighting, alleys, loading docks, doorway, pathway, and parking areas.

WESTGATE

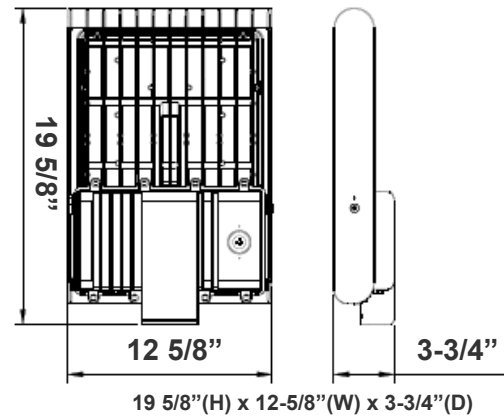
THE FUTURE IS HERE...AND IT'S QUITE BRIGHT!

Customer Name: _____

Project Name: _____

Note: _____

Type: _____



Features

- DLC Premium & LED High-Lumen Flood lights
- Solid State Lighting Technology for Long Life
- No Maintenance Needed and High-Efficiency
- 70,000 Hours Rated Life
- 7-Year Warranty
- Optic Lens Type: III
- Multi-Power - The Switch is On the Bottom of the Fixture

Technical Specifications

Electrical:

- Voltage: 120~277V AC/50~60 Hz
- Wattage: 150/ 200/ 240/ 300W
- Power Factor: >0.9
- Efficacy: 135 LPW

Mechanical:

- With Snap-on & Bolt Mounting Options for One- Person Installations. Select a Mounting Option (Sold Separately)
- LED: Philips Lumileds Luxeon 2835 High Flux LED
- Die-cast Aluminum Housing with Powder Coat Finish (Dark Bronze)
- IP Rating: IP65
- Effective Projected Areas (EPA's) are: Front = 0.38 ft², Side = 0.30 ft², Face = 1.05 ft²
- Operating Temperature: -40°F to 104°F
- Suitable for Wet Locations

Lighting:

- Dimming: 0~10V dimmable
- Optic Lens Type: III
- Cord Type: 6' SJTW 18/3 AWG cable
- Total Lumens: 44000LM Max.
- Color Temperature: 3000K/ 4000K/ 5000K
- Color Rendering Index: ≥ 82
- Beam Angle: 120°X 90°

Applications:

- Ideal for general site lighting, alleys, loading docks, doorway, pathway and parking areas.
- Replace existing HID flood lights/ wall packs

Other Models:

- 150W | 21400LM | LFX-LG-50-150W-30K
- 150W | 21400LM | LFX-LG-50-150W-40K
- 150W | 21400LM | LFX-LG-50-150W-50K

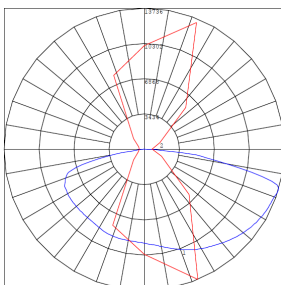
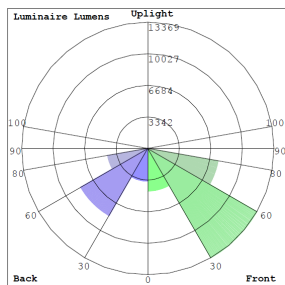


Phone: (877) 805-2252 | Fax: (877) 805-2252
www.westgatemfg.com | www.westgatecontrols.co

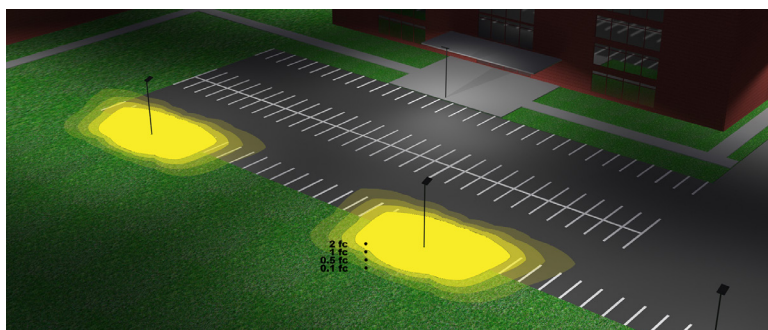


WG-ZB-Y6-2Z

Photometrics: LFX-XL-150-300W



BUG Rating: B4-U0-G4



Area 65'x 120' Mounting Height: 20'

Other Views:



Side View



Front View



Back View

Performance Table: LFX-XL-150-300W

MODEL NO.	Wattage	Voltage	Lumens	Color Temp.	BUG Rating	LPW
LFX-XL-150-300W-30K	150W	120~277V	23500LM	3000K 4000K 5000K	B4-U0-G4	135
			24200LM			
			25100LM			
			29600LM			
LFX-XL-150-300W-40K	200W		30500LM			
			31850LM			
			35000LM			
			36000LM			
LFX-XL-150-300W-50K	240W		38000LM			
			42150LM			
			43500LM			
			44000LM			
LFX-XL-150-300W-50K	300W		43500LM			
			44000LM			
			44000LM			
			44000LM			

Example:

1. LFX-XL-150-300W-30K

(For LFX 300W 3000K fixture 120V-277V)

2. LFX-XL-150-300W-30K
WEC-8RC

(For LFX 300W 3000K fixture 120V-277V)
(For Remote Control)

3. LFX-XL-150-300W-30K
WEC-8RC
OPT-SEN-3MR-3

(For LFX 300W 3000K fixture 120V-277V)
(For Remote Control)
(For Programmable Microwave BI-Level Motion Sensor)



Sample Ordering

Model Size Min.Wattage Max.Wattage Color Temp.

LFX - XL - 150 - 300W -
 30K = 3000K
 40K = 4000K
 50K = 5000K

Accessories Options

Blank = No Option for Accessories
 WEC-8RC = Remote Control for OPT-SEN-3MR-4
 *REFER TO PAGE 3 FOR MOUNTING OPTIONS

Factory Installed Options

Blank = No Factory Installed Options
 OPT-LF3-PCK = Twist Lock Photocell
 OPT-SEN-3MR-3 = Programmable Microwave Bi-Level
 OPT-TLSOC7P = 7-Pin Receptacle Kit to accept Smart Control Twist-Lock Photocell
 (Photocell not incl.) (Shorting Cap incl.)
 OPT-CLR-95 = Color Paint

SENSOR AND REMOTE CONTROL OPTIONS



LF3-HL-PCK
Twist-Lock
Photocell + Receptacle Kit



OPT-SEN-3MR-3
Bi-Level Motion
Sensor



WEC-8RC
Remote control

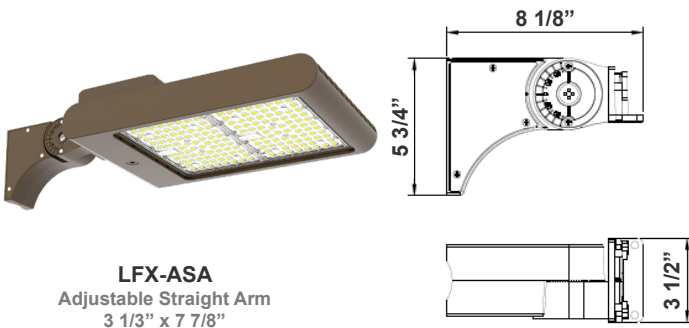


OPT-TLSOC7P
Smart Control
7-Pin Receptacle Kit
(Photocell not incl.)
(Shorting Cap incl.)



Smart Control
7-Pin Receptacle Kit
for
OPT-TLSOC7P

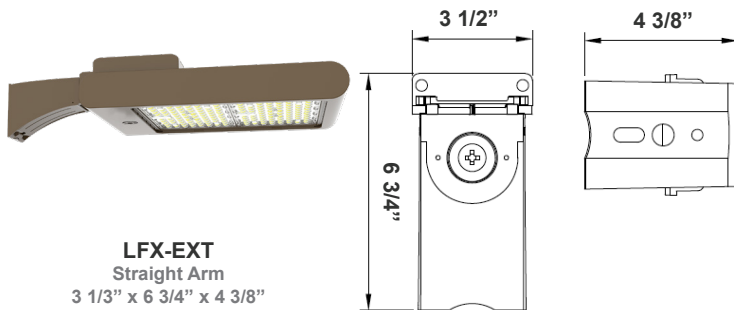
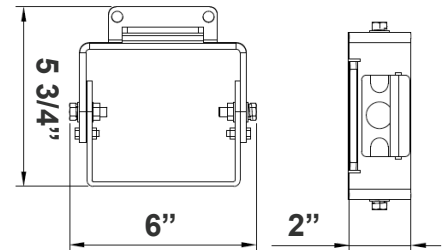
Mounting Options:



LFX-ASA
Adjustable Straight Arm
3 1/3" x 7 7/8"



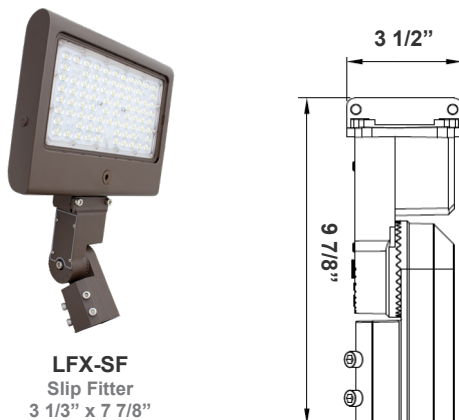
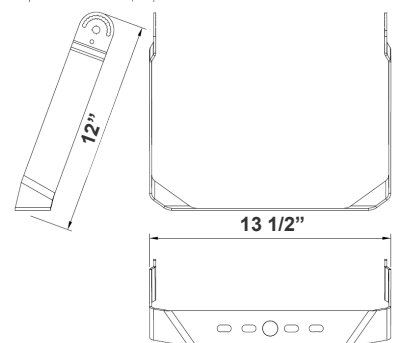
LFX-YK
Yoke
5 3/4" x 6" x 2"



LFX-EXT
Straight Arm
3 1/3" x 6 3/4" x 4 3/8"



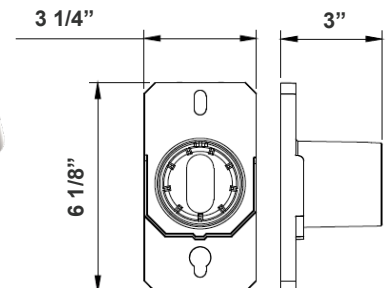
LFX-TR-B
U Bracket
13 1/2" x 12"



LFX-SF
Slip Fitter
3 1/3" x 7 7/8"



LFX-SF + LFX-PASF
Pole Adapter for Slip Fitter
6 1/8" x 3 1/4" x 3"



WESTGATE

Phone: (877) 805-2252 | Fax: (877) 805-2252
 www.westgatemfg.com | www.westgatecontrols.co



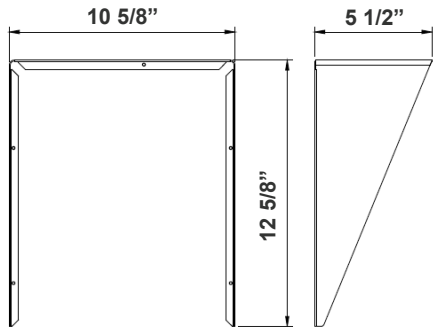
Color Options: LFX-XL-150-300W
Custom Color Available



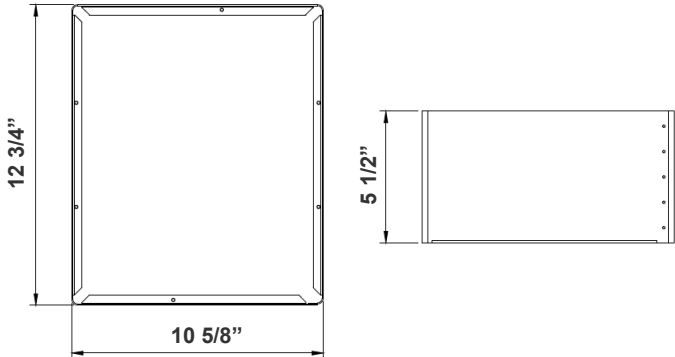
Shroud & Wire Guard: LFX-XL-150-300W



LF-SHROUD-B
Shroud
12 5/8" x 10 5/8" x 5 1/2"



LF-SHROUD-E
Full-Glare Shroud
12 3/4" x 10 5/8" x 5 1/2"



LFX-WG-B
Wire Guard



WMX SERIES

WMX-LG-50-120W-30K
WMX-LG-50-120W-40K
WMX-LG-50-120W-50K

LED OUTDOOR LIGHTING

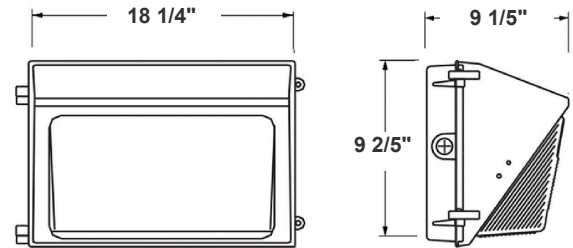
WESTGATE
THE FUTURE IS HERE...AND IT'S QUITE BRIGHT!

Customer Name: _____

Project Name: _____

Note: _____

Type: _____



18 1/4"(W) x 9 1/5"(H) x 9 1/5"(D)

Ideal for general site lighting, alleys, loading docks, doorway, pathway, and parking areas.

Features

- ADC12 Aluminum Heat Sink, Outdoor Powder Coating
- Connect One End or Both Ends (Dual Function)
- Multi-Power Switch is inside the Fixture
- 7-year warranty
- Prismatic Borosilicate Glass Lens

Technical Specifications

Electrical:

- Input Wattage: 50/80/100/120W
- Input Voltage: 120-277V AC 50/60Hz
- Input current: 1.4 A
- Power factor: >0.9
- Efficacy: 130 LPW

Mechanical:

- ADC12 Aluminum Heat Sink, Outdoor Powder Coating
- Lens: Prismatic Borosilicate Glass Lens
- Same Footprint as Traditional HID Wall Packs
- Four 1/2" Hubs: 1 top, 1 on Each Side, 1 Rear
- Mounting: Wall Mounting
- Operating Temperature: -40°F ~ 104°F
- Lifespan: 70000 Hrs.
- IP rating: IP65, Wet Locations

Lighting:

- Dimming: 0-10V Dimming
- Chip: Philips Lumileds LEDs
- Multi-Power Switch is inside the Fixture
- Total Lumens: 16500LM Max.
- Color Temperature: 3000K/4000K/5000K
- CRI: >70

Applications:

- Ideal for general site lighting, alleys, loading docks, doorway, pathway and parking areas.
- Replace existing HID wall packs
- Great for use with photocell

Other Models:

• 50W | 6800LM | WMX-MD-20-50W-30K
• 50W | 6800LM | WMX-MD-20-50W-40K
• 50W | 6800LM | WMX-MD-20-50W-50K

• 30W | 4200LM | WMX-SM-15-30W-30K
• 30W | 4200LM | WMX-SM-15-30W-40K
• 30W | 4200LM | WMX-SM-15-30W-50K

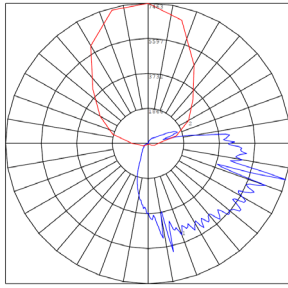
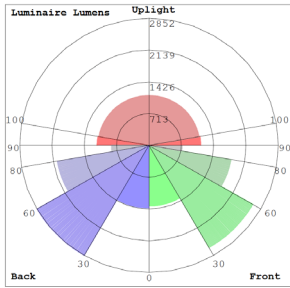
• 80W | 11200LM | WMX-MD-20-80W-30K
• 80W | 11200LM | WMX-MD-20-80W-40K
• 80W | 11200LM | WMX-MD-20-80W-50K



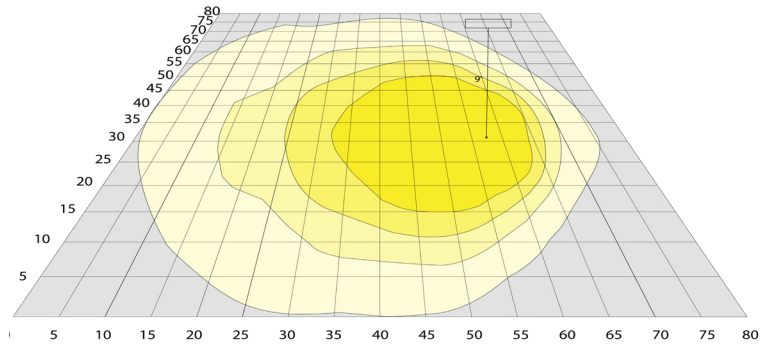
Phone: (877) 805-2252 | Fax: (877) 805-2252
www.westgatemfg.com



Photometrics: WMX-LG-50-120W



BUG Rating: B3-U5-G4



Area 80'x 80' Mounting Height: 9'

Other Views:



Side View



Front View



Back View

Performance Table: WMX-LG-50-120W

MODEL NO.	Wattage	Voltage	Lumens	Color Temp.	BUG Rating	LPW
WMX-LG-50-120W-30K	50W	120-277V	7000LM	3000K 4000K 5000K	B3-U5-G4	130
			7150LM			
			7300LM			
10500LM						
WMX-LG-50-120W-40K	80W		10900LM			
			11300LM			
			13100LM			
WMX-LG-50-120W-50K	100W		13600LM			
			14100LM			
			15300LM			
WMX-LG-50-120W-50K	120W		15900LM			
			16500LM			



Sample Ordering

Model	Size	Min. Watt	Max. Watt	Color Temp.
WMX	LG	50	120W	
30K = 3000K 40K = 4000K 50K = 5000K				

Accessories:

Blank = No Option For Accessories
 WML-SH3= SHIELD FOR WMXPRO 120W

Factory-Installed Options:

Blank = No Option For Accessories
 OPT-EM-OD1EXT = EXTERNAL EMERGENCY BACKUP BATTERY
 OPT-SEN-3MRLV-5 = PROGRAMMABLE MICROWAVE (BI-LEVEL FOR 80W & UP)
 OPT-PC-B = BUTTON
 OPT-CLR-85 = COLOR PAINT
 WEC-8RC= REMOTE CONTROL
 OPT-TRS-T20 = TAMPER RESISTANT SCREW
 OPT-WP-480V = CHANGE VOLTAGE

ACCESSORY:



WML-SH3

FACTORY-INSTALLED OPTIONS:



OPT-EM-OD3INT



OPT-PC-B



WEC-8RC



OPT-SEN-3MRLV-5

Example:

1. WMX-LG-50-120W-50K

(FOR 120W MAX 50K FIXTURE 120-277V)

2. WMX-LG-50-120W-50K
 OPT-EM-OD3INT

(FOR 120W MAX 50K FIXTURE 120-277V)
 (INTERNAL EMERGENCY BACKUP BATTERY)

Dimensions:



WML-SH3
 SHIELD FOR WMXPRO 120W

