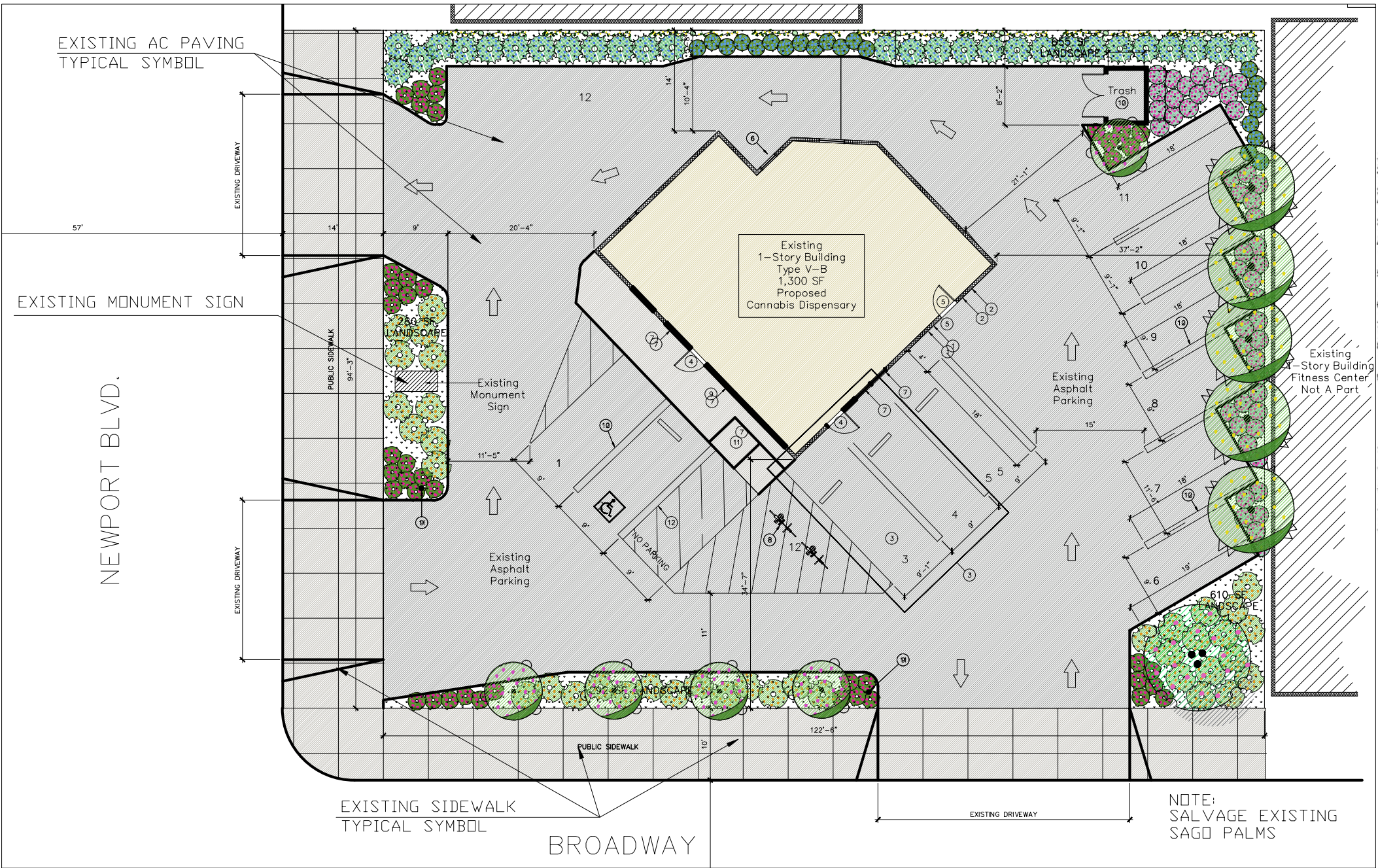


Cannabis Dispensary
Tenant Improvements
1854 Newport Blvd
Costa Mesa, CA. 92627



PLANTING NOTES

1. Protect in place all existing Queen Palms on the site.
2. Remove and salvage all existing Sago Palms on the site, for use by a local nursery or landscape contractor.
3. Remove and dispose of all other plants on the site.
4. Hand water existing palm trees to remain as necessary to keep them in a healthy condition while irrigation system is turned off for construction.
5. Contractor shall maintain a qualified supervisor on the site at all times during installation through completion of work.
6. Contractor shall verify all plant material species and quantities prior to installation. Plant quantities are listed for the convenience of the Contractor; actual number of plant symbols shown on plan shall have priority over quantity listed.
7. All container grown plants and ground covers and installation per the plans are to be provided and paid for by the Contractor. Contractor shall be responsible for the continuous protection of all plants upon delivery to the site and throughout construction.
8. All plant materials shall be inspected and are subject to approval prior to installation by the Landscape Architect.
9. Loosen/till soil in landscape areas to a depth of 8". Remove all debris, weeds, excess material, and rocks larger than 2" in diameter prior to soil preparation and again prior to planting.
10. Contractor shall obtain samples of site soil from two different locations in landscape areas and have them analyzed by a reputable soil testing laboratory for fertility and agricultural suitability. Install soil amendments as recommended in the soil analysis report.
11. Excavate plant pits for trees and shrubs twice the diameter and 1-1/2 times the depth of the root ball. For bidding purposes, use the following soil amendment specifications. Place native soil without amending for backfill to the bottom of the root ball, and the following backfill mix, thoroughly mixed, around the root ball to the surface:
3 parts by volume on-site soil
1 part by volume nitrogen stabilized organic amendment (fir or cedar shavings)
Gro-Power Controlled Release fertilizer, quantity per manufacturer's specification
12. Fine grade all planting areas to achieve surface drainage toward street, parking lot, or storm drains.
13. Following completion of planting, spread a continuous 3" thick layer of shredded bark mulch in newly planted areas.
14. Upon completion, remove all extraneous material and debris from the site, and rake the area clean.
15. Contractor shall include in his bid maintenance of the landscape for 60 days, including weeding, pruning, cleanup, adjustment of irrigation system, and replacement of dead or damaged plants.
16. Contractor shall guarantee all shrubs for a period of 90 days and all trees for a period of one year following completion of the 60-day maintenance period, and shall replace any dead plants at no additional cost unless vandalism, improper maintenance, or damage by other contractors or Owner can be shown.

SITE LANDSCAPE SUMMARY

LANDSCAPE:	
Proposed Landscape:	1,837 SF
TREES:	
INVENTORY REQUIRED VS. PROPOSED REQUIRED:	
1-15 gsl per 200 sf 1,837 sf =	9 trees
1-Tree per 6 parking spaces/10 =	2 trees
Total new trees required =	11 trees
PROVIDED:	
Total new trees provided =	11 trees

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	PLANT FACTOR
Trees					
A M	Arbutus marina	No common name	24" box	1	L
H F	Hymenosporum flavum	Sweet Shade	15 gal	5	M
L Z	Lagerstroemia 'Zuni'	Crete Myrtle hybrid	15 gal	5	M

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

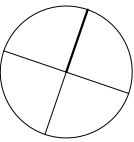
Plant Factor describes plant species water use rating - L = Low, M = Moderate, H = High

SHRUB AND VINE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	PLANT FACTOR
Shrubs/Perennials/Ground Covers					
ER	Eriogonum grande rubescens	Red Buckwheat	1 gallon	48	L
HP	Hesperaloe parviflora	Red Yucca	1 gallon	43	L
LN	Lantana 'New Gold'	New Gold Lantana	1 gallon	38	L
RB	Rosmarinus o. 'Huntington Carpet'	Ground cover Rosemary	1 gallon	28	L
SB	Sisyrinchium bellum	Blue Eyed Grass	1 gallon	21	L
Vines/Espaliers					
M U	Macfadyena unguis cati	Cat Claw Vine	5 gallon	8	M

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



N
SCALE: 1/8"=1'-0"

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Issued For	Date
Plan Check Submittal	08-15-2022

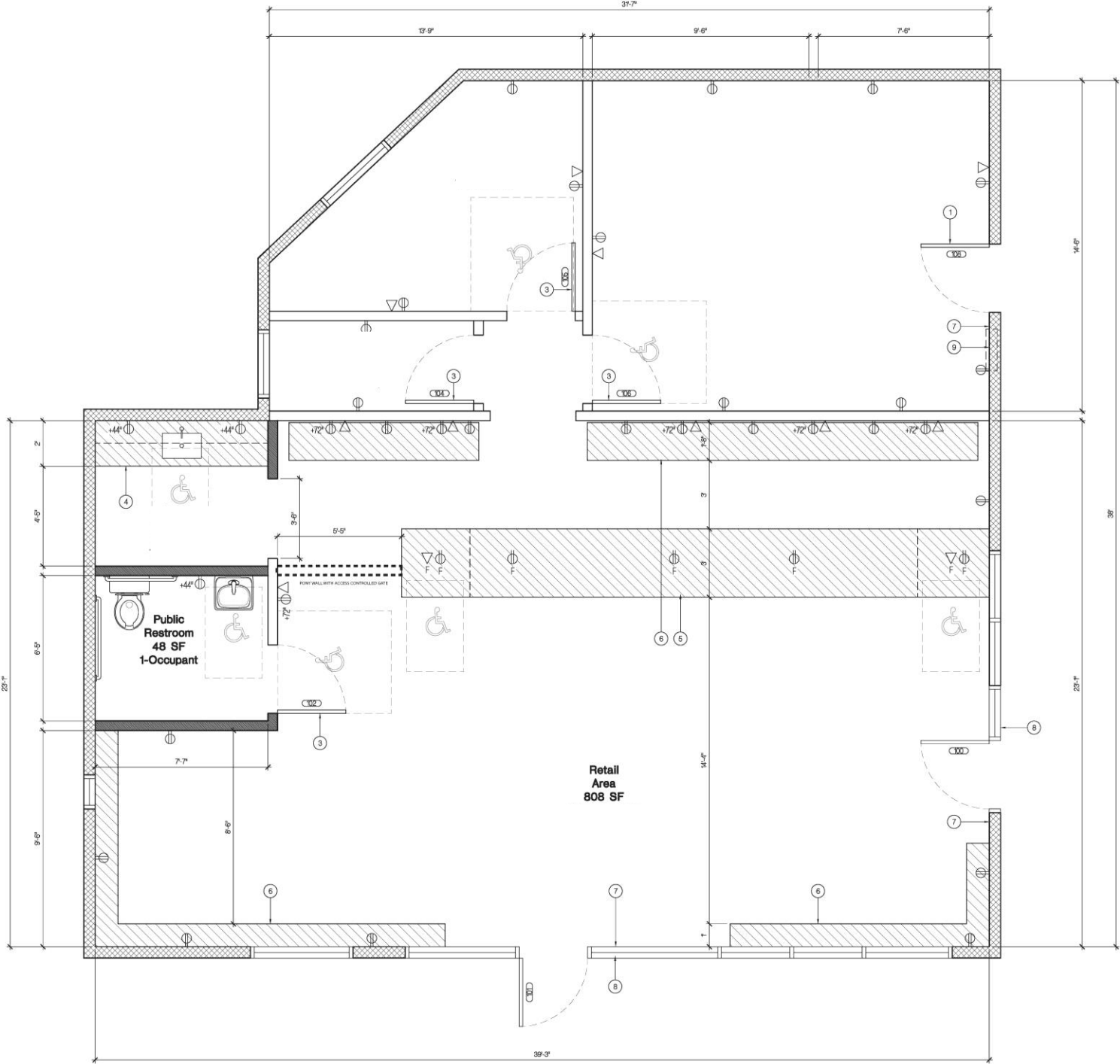
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File No:	A-22
Job No:	2134A
Drawn By:	Staff
Date:	07-19-2021
Scale:	As Shown

PROPOSED
FLOOR PLAN

A-2.2

2015 FRANK MARTINEZ



- Legend:**
- EXISTING STUCCO BUILDING WALL, TYP.
 - EXISTING INTERIOR WALL, TYP.
 - NEW INTERIOR WALL, TYP.
 - NEW ELECTRICAL OUTLET
 - NEW PHONE/DATA OUTLET
 - NEW FLOOR MOUNTED PHONE/DATA OUTLET
 - NEW FLOOR MOUNTED ELECTRICAL OUTLET
 - NEW 3'X7' METAL DOOR AND FRAME
 - NEW PAIR OF 3'X7' GLASS SLIDING DOORS
 - NEW 3'X7' METAL DOOR AND METAL FRAME - LEVER HARDWARE
 - NEW UPPER AND LOWER CABINETRY WITH STONE TOP
KITCHEN SINK WITH GARBAGE DISPOSAL
 - NEW SALES COUNTER, TYP.
 - NEW WALL DISPLAY, TYP.
 - NEW EXIT TACTILE SIGN
 - NEW ADA DOOR LOGO DECAL
 - RELOCATED ELECTRICAL SUB-PANEL

GREEN BUILDING CODE NOTES:
1. NEW PLUMBING FIXTURES AND FITTINGS SHALL NOT EXCEED THE
MAXIMUM ALLOWABLE FLOW RATES SPECIFIED IN SECTION 5303.3
2. NON-ABSORBENT INTERIOR FLOOR AND WALL FINISHES SHALL BE
USED WITHIN AT LEAST 2 FEET AROUND AND PERPENDICULAR TO NEW
EXTERIOR ENTRANCES AND/OR OPENINGS SUBJECT TO FOOT TRAFFIC.
ADA NOTES:



