

PARKING COUNT

COMMERCIAL CANNABIS FACILITY PARKING REQUIREMENTS:

RETAIL SALES	24 PARKING SPACES REQUIRED
4 SPACES FOR 1000 SF @ 5,941 SF =	27 PARKING SPACES PROVIDED
TOTAL PARKING PROVIDED	
NON-ADA SPACES PROVIDED	25 PARKING SPACES PROVIDED
REQUIRED ADA PARKING	2 PARKING SPACES PROVIDED
1 VAN + 1 CAR	
TOTAL PARKING	27 PARKING SPACES PROVIDED

REQUIRED PARKING SPACES FOR NEW TENANT IS (24). THEREFORE (3) CLEAN AIR SPACES ARE REQUIRED PER TABLE 5.106.5.2 PER 2019 CAL GREEN BUILDING STANDARD CODE. PER TABLE 5.106.5.3.3 (0) EV READY SPACES ARE REQUIRED

LANDSCAPE REQUIRED STANDARDS

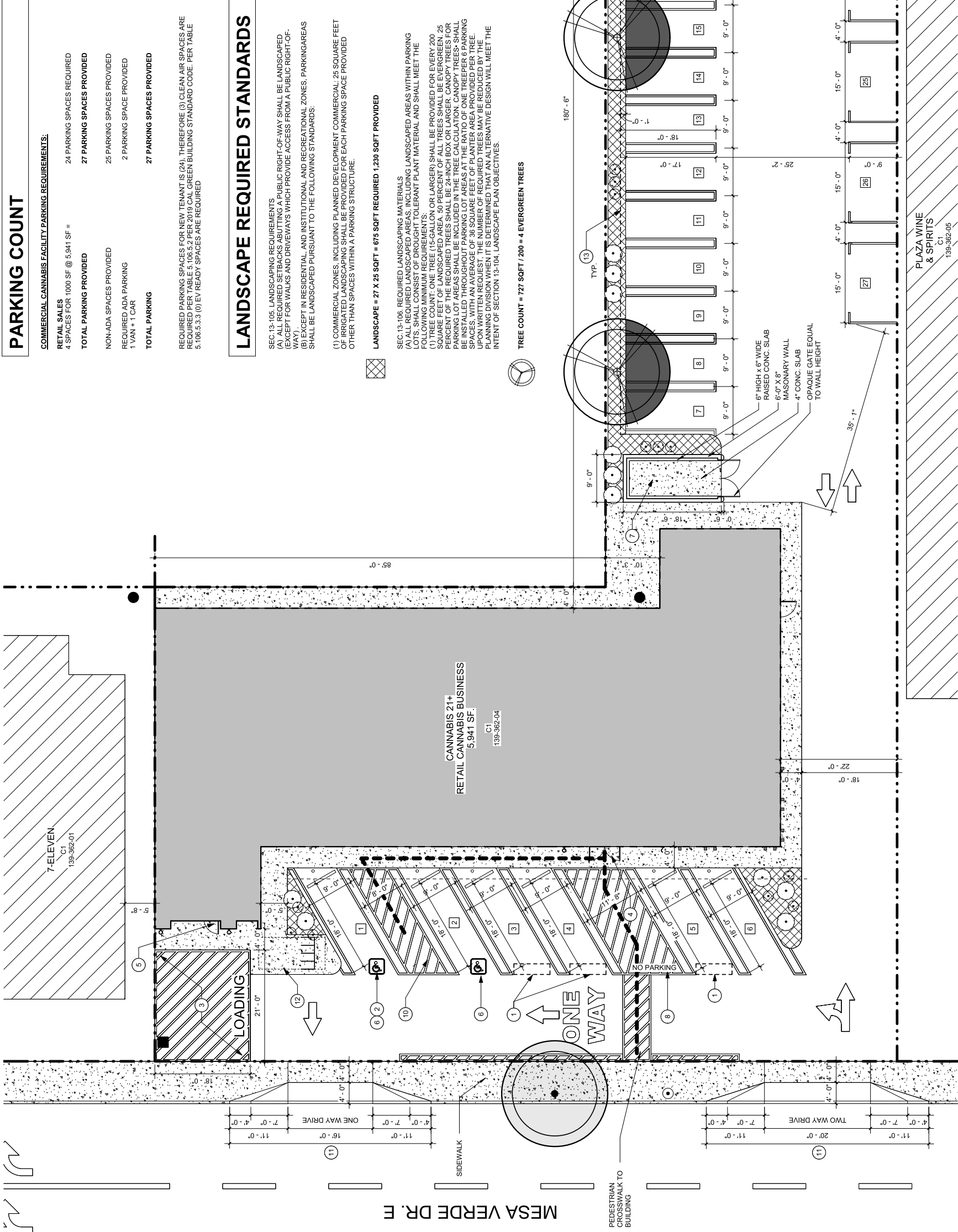
SEC.13-105. LANDSCAPING REQUIREMENTS
 (A) ALL REQUIRED SETBACKS ABUTTING A PUBLIC RIGHT-OF-WAY SHALL BE LANDSCAPED (EXCEPT FOR WALKS AND DRIVEWAYS WHICH PROVIDE ACCESS FROM A PUBLIC RIGHT-OF-WAY)
 (B) EXCEPT IN RESIDENTIAL AND INSTITUTIONAL AND RECREATIONAL ZONES, PARKING AREAS SHALL BE LANDSCAPED PURSUANT TO THE FOLLOWING STANDARDS:

(1) COMMERCIAL ZONES, INCLUDING PLANNED DEVELOPMENT COMMERCIAL: 25 SQUARE FEET OF IRRIGATED LANDSCAPING SHALL BE PROVIDED FOR EACH PARKING SPACE PROVIDED OTHER THAN SPACES WITHIN A PARKING STRUCTURE.

LANDSCAPE = 77 X 25 SQFT = 675 SQFT REQUIRED, 1,230 SQFT PROVIDED

SEC.13-106. REQUIRED LANDSCAPING MATERIALS
 (A) ALL REQUIRED LANDSCAPED AREAS, INCLUDING LANDSCAPED AREAS WITHIN PARKING STRUCTURES, SHALL BE IRRIGATED AND PLANT MATERIAL AND SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
 (1) TREE COUNT: ONE TREE (15-GALLON OR LARGER) SHALL BE PROVIDED FOR EVERY 200 SQUARE FEET OF LANDSCAPED AREA. 50 PERCENT OF ALL TREES SHALL BE EVERGREEN. 25 PERCENT OF THE REQUIRED TREES SHALL BE 24-INCH BOX OR LARGER. CANOPY TREES SHALL BE INSTALLED THROUGHOUT PARKING LOT AREAS AT THE RATIO OF ONE TREE PER 6 PARKING SPACES WITHIN A PARKING STRUCTURE. TREE PLANTING SHALL BE PROVIDED PER TREE SPECIFICATIONS AND TREE SIZES OF 30 INCHES OF HEIGHT AND 4 INCHES OF CALIBER. TREE SPECIFICATIONS AND TREE SIZES SHALL BE DETERMINED BY THE PLANNING DIVISION WHEN IT IS DETERMINED THAT AN ALTERNATIVE DESIGN WILL MEET THE INTENT OF SECTION 13-104, LANDSCAPE PLAN OBJECTIVES.

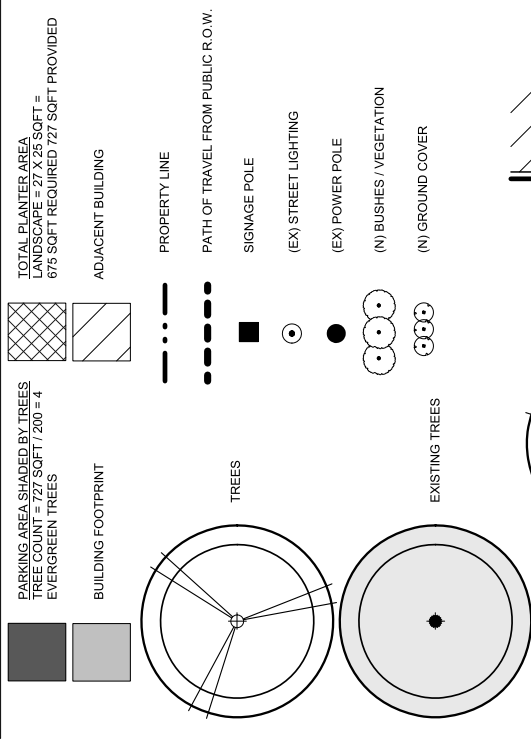
TREE COUNT = 727 SQFT / 200 = 4 EVERGREEN TREES



KEYNOTES ATTACHMENT 6

- 1 (N) ELECTRIC VEHICLE CHARGING STATION (EVS) PARKING. PROVIDE UNDERGROUND CONDUIT & PULL STRING FOR INSTALLATION. OPERABLE PARTS AND POINT-OF-SALE DEVICES SHALL BE COMPLIANT WITH ACCESSIBLE FRONT / SIDE APPROACH REQUIREMENTS AS PER CBC 11B-309, FIGURES 11B-308.2.1 AND 11B-308.3.1.
- 2 (N) VAN ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION
- 3 (N) LOADING AREA
- 4 (N) STOREFRONT ENTRY, CONTROLLED ACCESS
- 5 (N) DELIVERY ENTRY, EMPLOYEE CONTROLLED ACCESS
- 6 (N) HANDICAP PARKING STALL
- 7 (N) TRASH ENCLOSURE
- 8 (N) NO PARKING AREA STRIPING
- 9 (N) PAINT STRIPING TO BE PROVIDED THROUGHOUT EXISTING PARKING LOT AND SHALL BE 4 IN WIDE AND SHALL COMPLY WITH THE CITY OF COSTA MESA STANDARDS.
- 10 PATH OF TRAVEL
- 11 (EX) DRIVE SHALL BE MODIFIED AS REQUIRED TO COMPLY WITH CITY OF COSTA MESA STANDARD DRAWING 514
- 12 (N) BIKE RACKS - 4 SPACES
- 13 DASHED LINES INDICATE CAR OVERHANG MEETING THE REQUIRED 18" TYPICAL PARKING DEPTH.

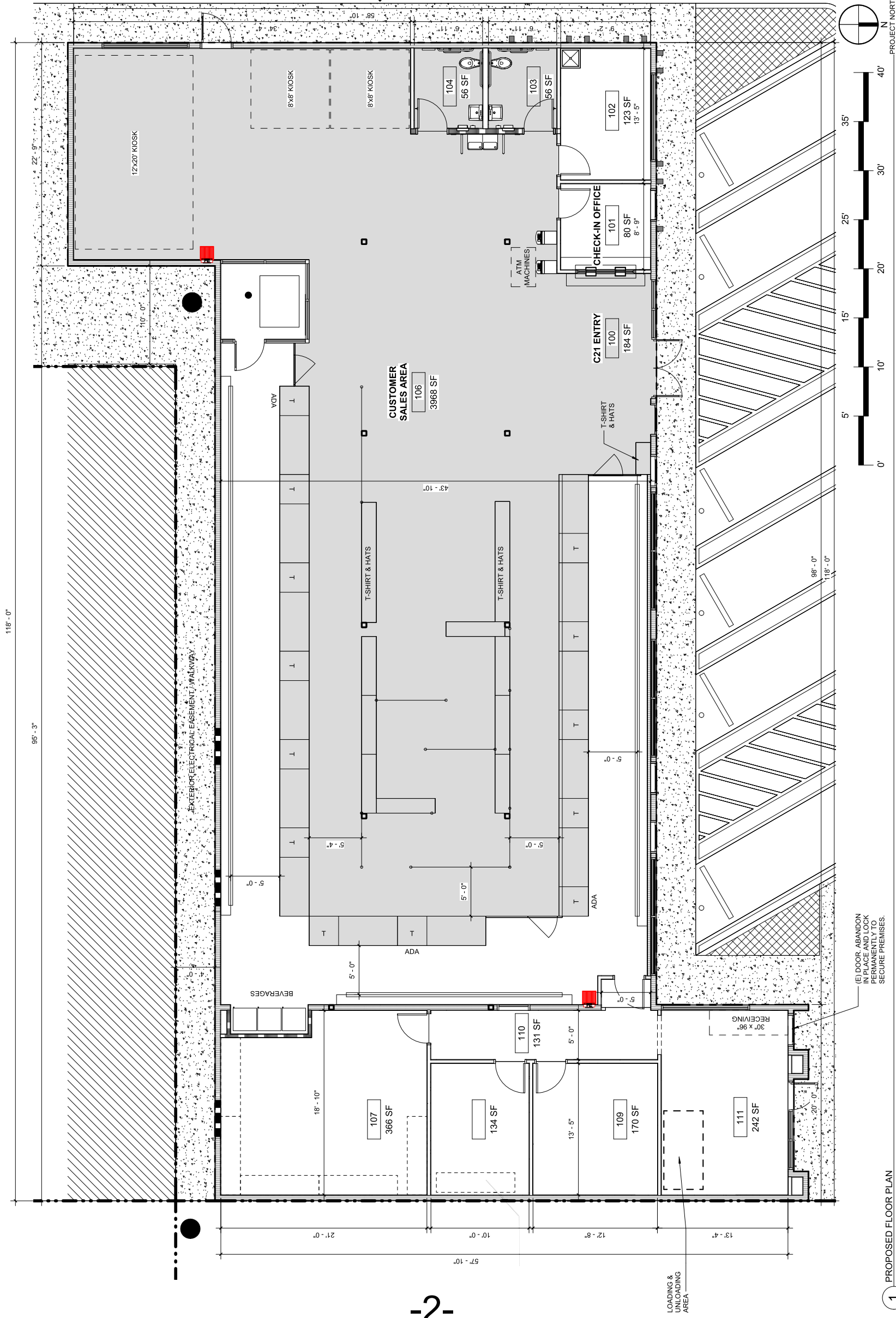
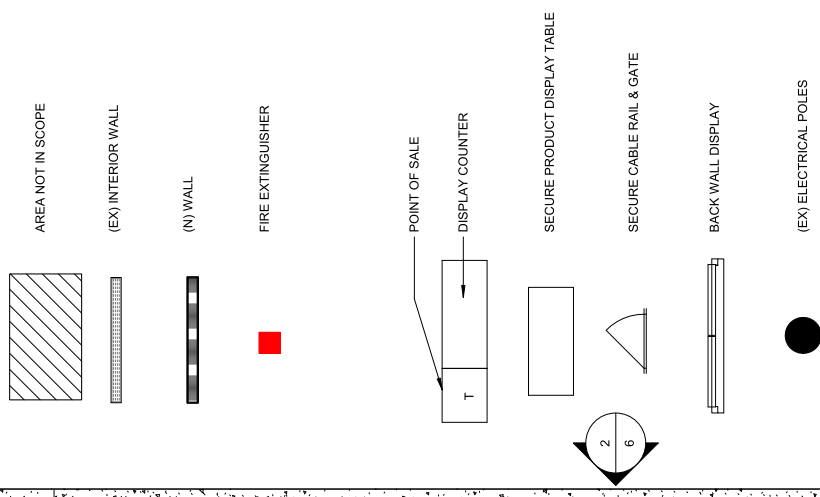
LEGEND



1 ENLARGED SITE PLAN
1" = 10'-0"

(N) = NEW
(EX) = EXISTING

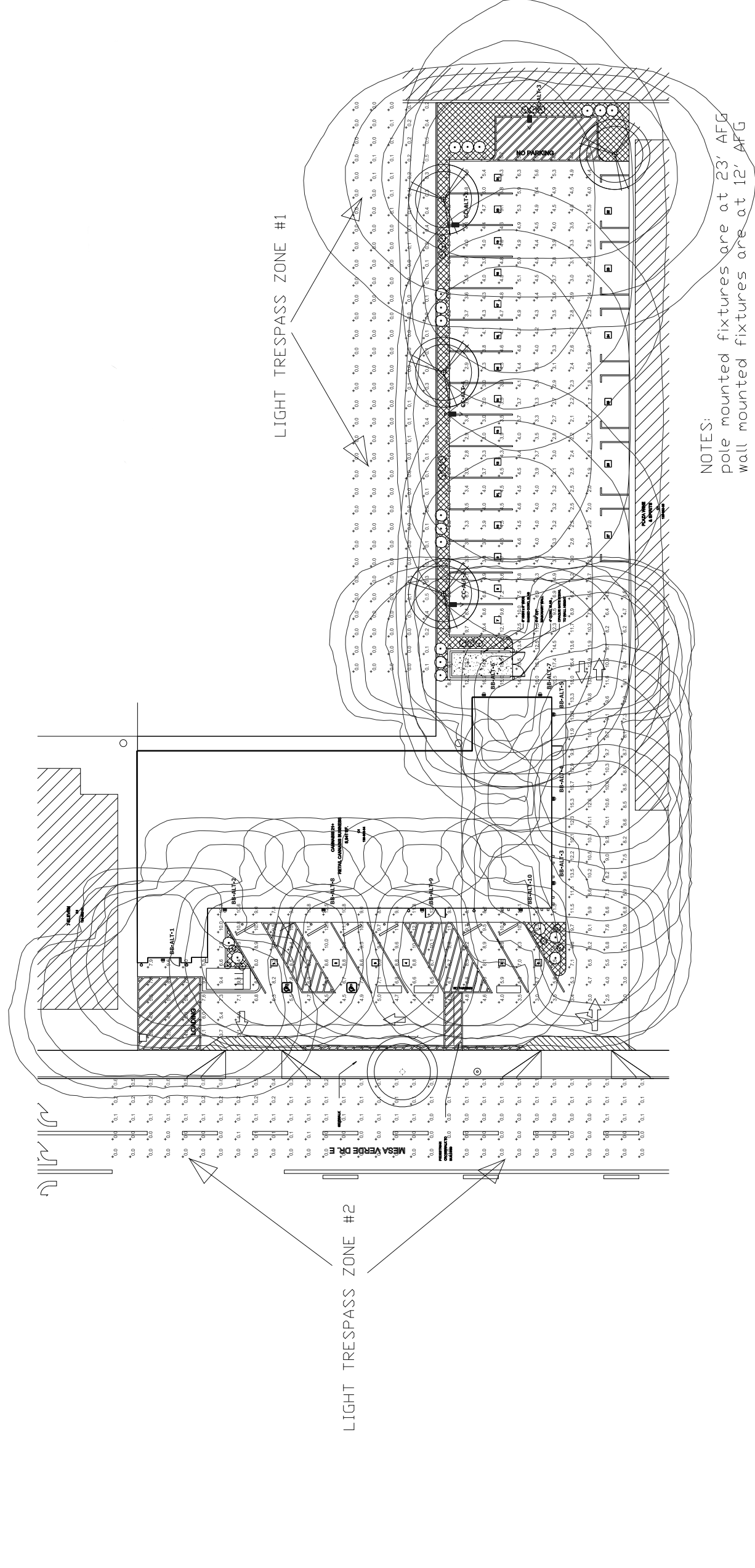
EXTERIOR FINISH LEGEND



1 PROPOSED FLOOR PLAN
3/16" = 1'-0"

(E) DOOR ABANDON
IN PLACE AND LOCK
PERMANENTLY TO
SECURE PREMISES.





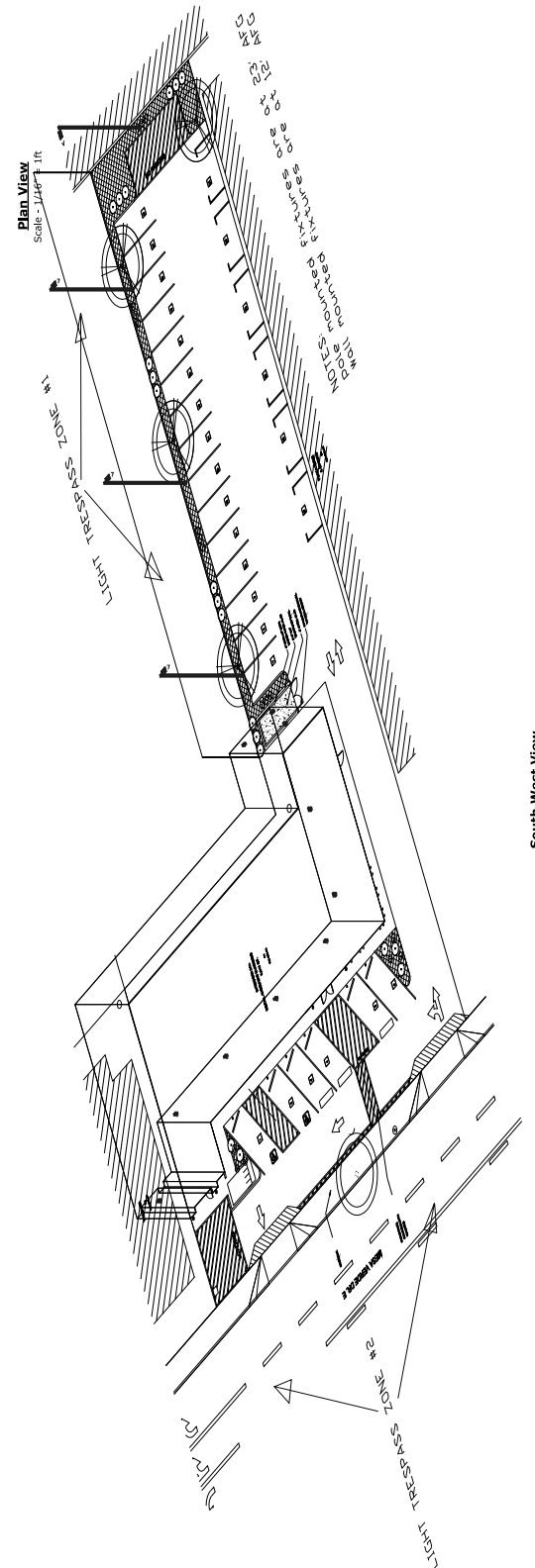
LIGHT TRESPASS ZONE #1

LIGHT TRESPASS ZONE #2

NOTES:
pole mounted fixtures are at 23' AFG
wall mounted fixtures are at 12' AFG

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
LIGHT TRESPASS ZONE #1	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A
LIGHT TRESPASS ZONE #2	+	0.1 fc	0.6 fc	0.0 fc	N/A	N/A
AREA	+	6.5 fc	20.5 fc	1.7 fc	12.1:1	3.8:1

Schedule Symbol	Label	QTY	Manufacturer	Catalog	Number Lamps	Lamp Output	Description	Input Power	Polar Plot
CC-ALT	⊙	4	Lithonia Lighting	CSWV ESK1 LED P2 40K R1 NS	1	11298	ESK1 Series, Size 1.05 Luminaire Package 4000K CCT Type R3 Distribution with House-side shield	97.55852	Max: 7603cd
BB-ALT	◻	10	Lithonia Lighting	CEDMA CSWV LED 3BC 1000 40K 14H	1	10854	CONTOUR SERIES LED WALL-MOUNT WITH HOUSE-SIDE SHIELD AND PRECISION MOLDED ACRYLIC TYPE IV LENS	104	Max: 7322cd



South West View