

SITE SUMMARY	
SITE	16,344.75 SF
ZONE	.375 SF ACRES C2
CURRENT USE	GENERAL BUSINESS DISTRICT RETAIL
ALLOWABLE FAR	.20
ACTUAL FAR	.445
BUILDING SF	7,227 SF
% OF LANDSCAPE	0 %
PARKING	
STALLS PROVIDED	12 STALLS
ON SITE STALLS ( 9'X18')	11 STALLS
(INCLUDES 4 TANDEM STALLS)	
ACCESSIBLE STALL (9'X18')	1
THE EXISTING PARKING and FAR WERE APPROVED AS EXISTING NON-CONFORMING PER MCUP 2A-19-67	

WALL LEGEND	
	(E) MASONRY WALL
	(E) INTERIOR WALL

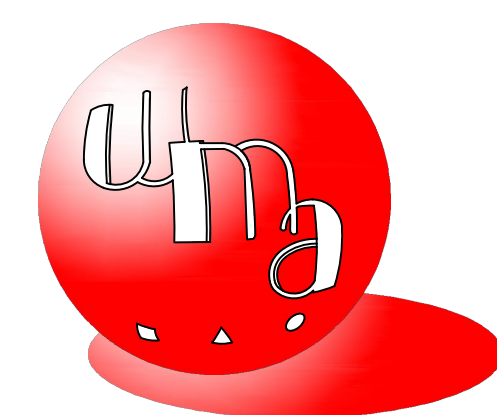
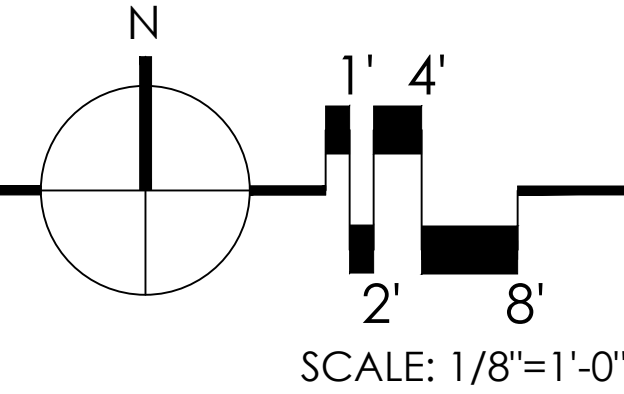


2961 W. MACARTHUR BLDV. STE 209  
SANTA ANA, CA. 92704  
(949) 400-4110

HARBOR DISPENSARY

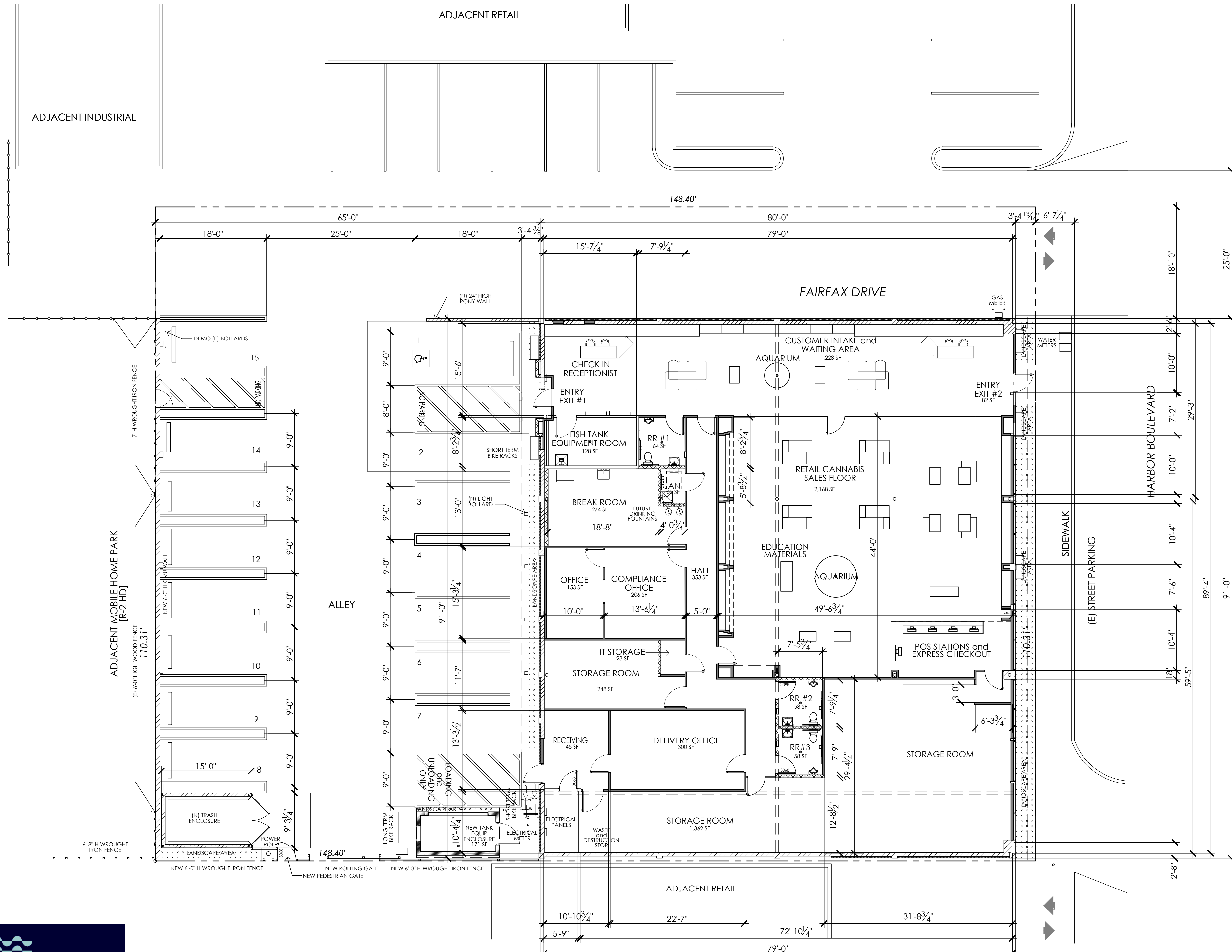
1921 HARBOR BLVD.  
COSTA MESA, CA 92627  
APN: 422-103-10

EXISTING SITE / FLOOR PLAN



ARCHITECTURE PLANNING INTERIORS  
WILLIAM MASON ARCHITECT, INC.

824 VIA ALHAMBRA, UNIT D  
LAGUNA WOODS, CALIFORNIA 92637  
O: 714.427.0688 M: 714.724.3990  
EMAIL: Bill@WilliamMasonArchitect.com  
12.14.21  
21.04.00  
3.17.22  
6.20.22



**SITE SUMMARY**

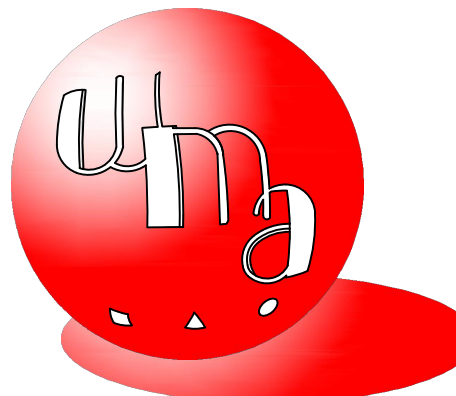
SITE	16,344.75 SF
ZONE	.375 SF ACRES
GENERAL BUSINESS DISTRICT	C2
PREVIOUS USE	RETAIL CANNABIS
PROPOSED USE	STOREFRONT
ALLOWABLE FAR	.20
ACTUAL FAR	.432
BUILDING SF	7,215 SF
LICENSED PREMISE	7,215 SF
LANDSCAPE AREA	332 SF
% OF LANDSCAPE	2.03 %

PARKING	
STALLS REQUIRED (4 / 1,000)	29 STALLS
STALLS PROVIDED	16 STALLS
STANDARD STALLS (9'X18')	14 STALLS
SHORT TERM BIKE RACK	1
LONG TERM BIKE RACK	1
ACCESSIBLE VAN STALL (9'X18')	1

LOADING and UNLOADING SPACE 1  
ALL PARKING LOT STRIPING IS NEW

**WALL LEGEND**

	(E) MASONRY WALL
	(E) INTERIOR WALL
	(E) INTERIOR WALL
	(N) WALL
	(N) WALL



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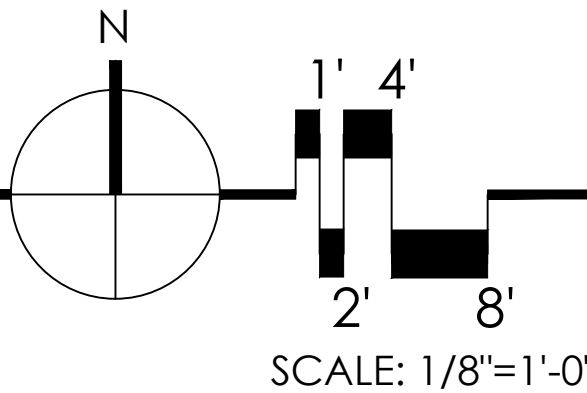


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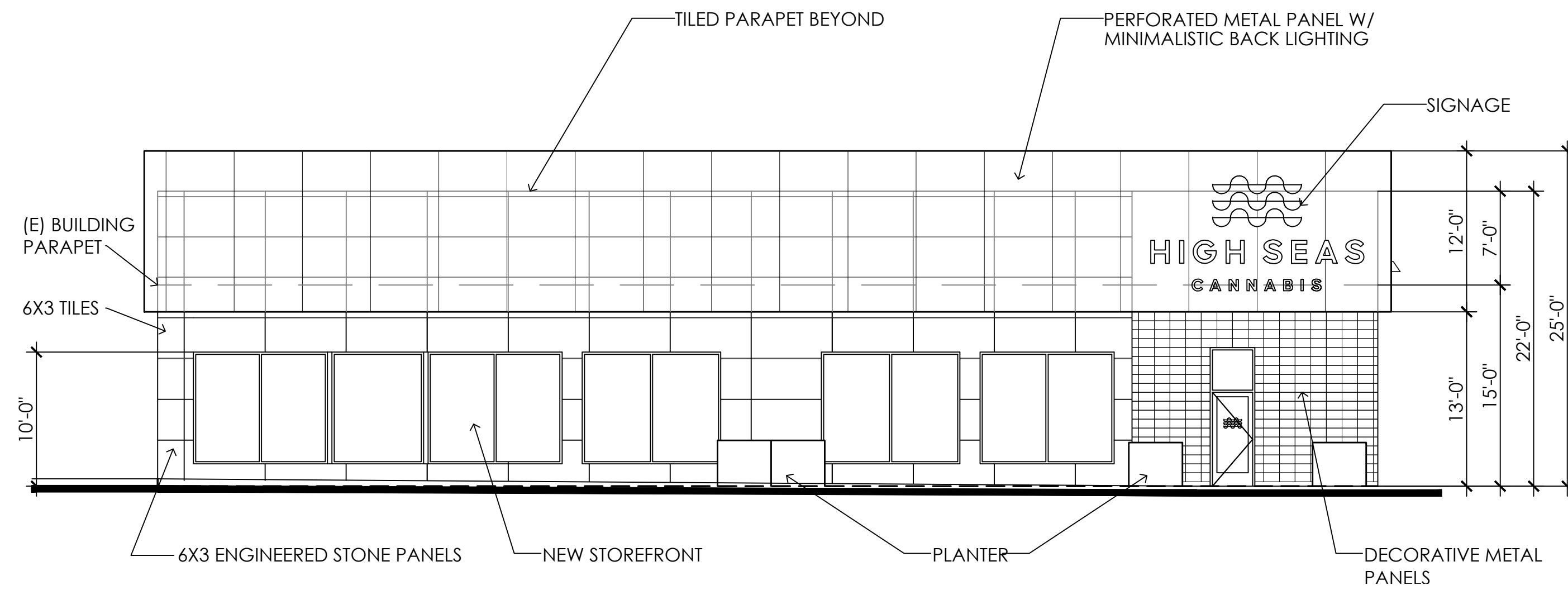
HIGH SEAS DISPENSARY

1921 HARBOR BLVD.  
COSTA MESA, CA 92627  
APN: 422-103-10

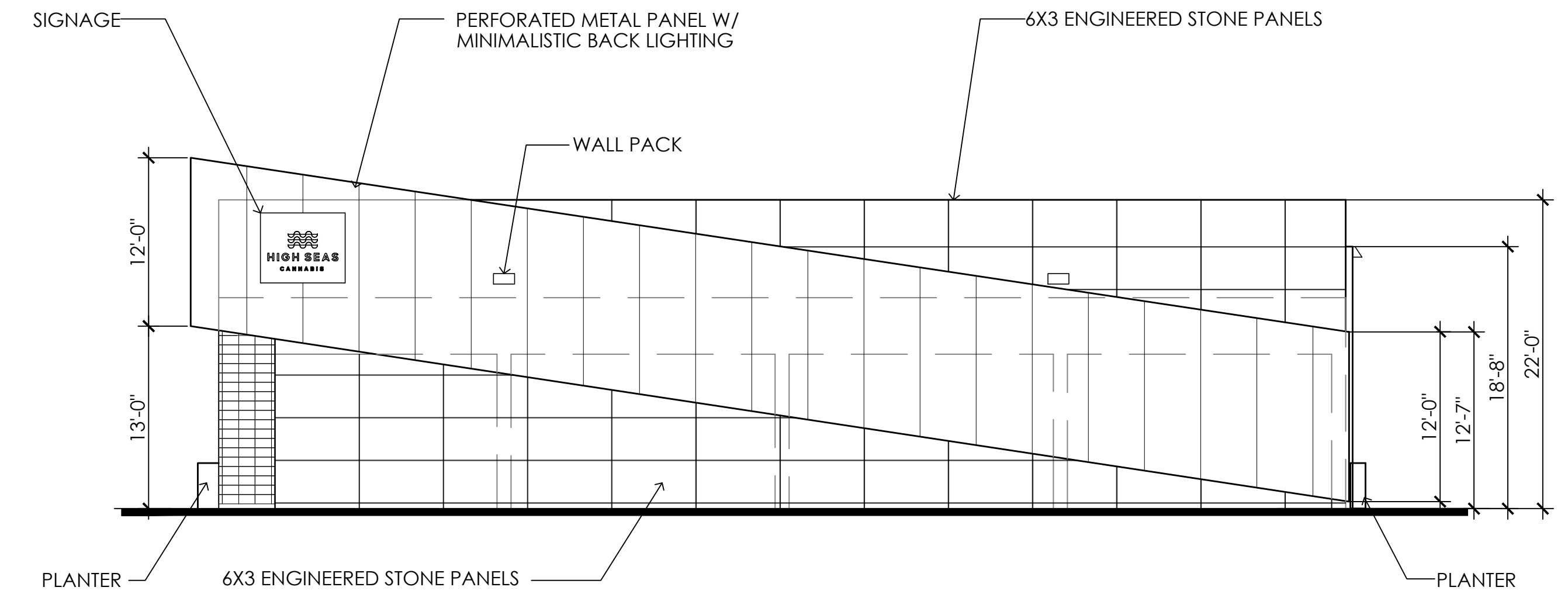
PROPOSED SITE / FLOOR PLAN





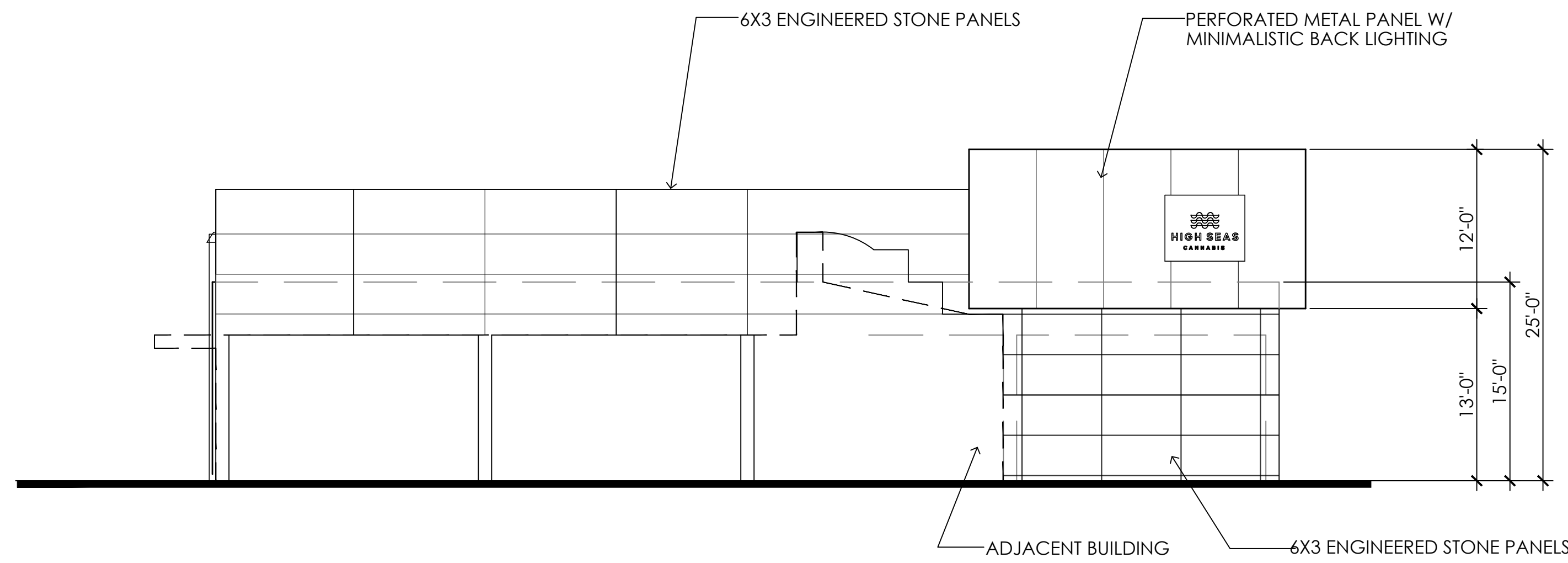


EAST ELEVATION

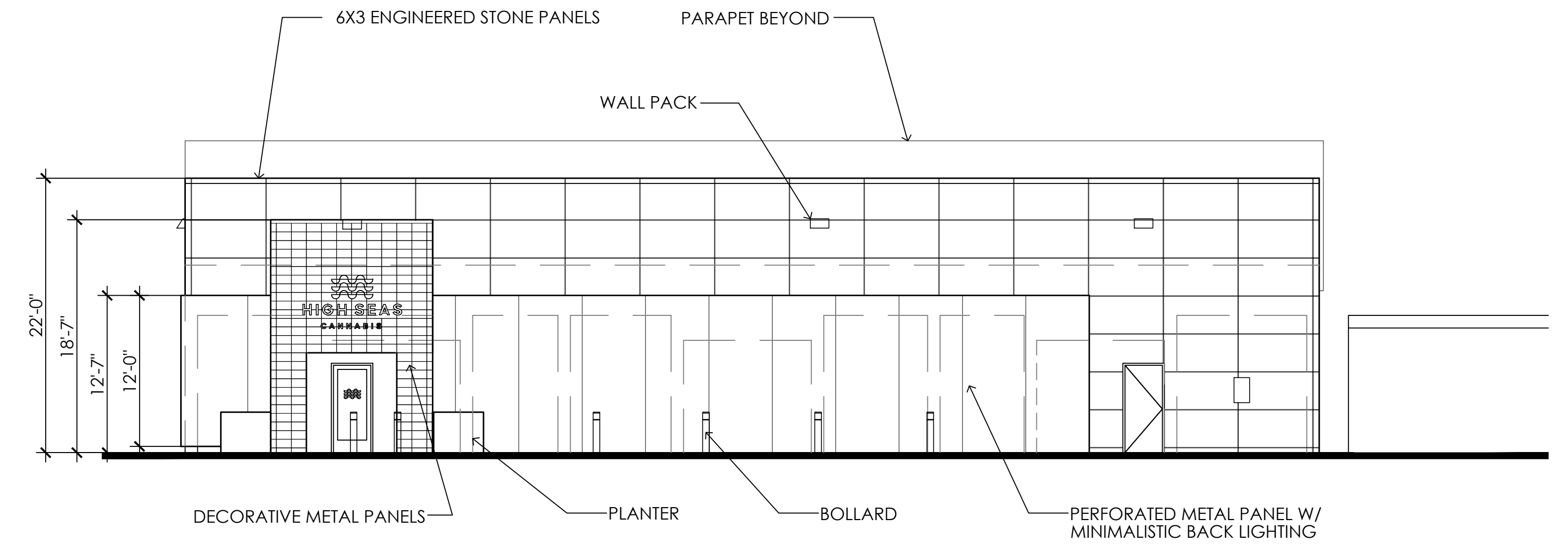


NORTH ELEVATION

NOTE: SIGNS ARE UNDER A SEPARATE PERMIT



SOUTH ELEVATION

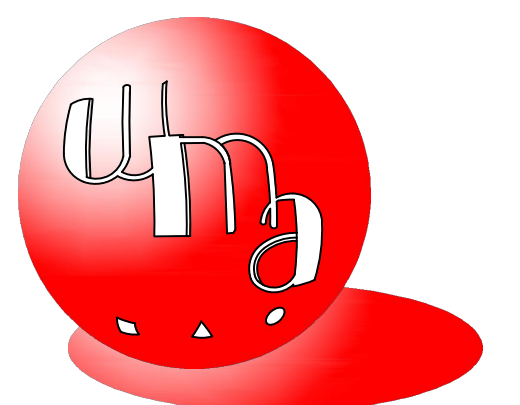
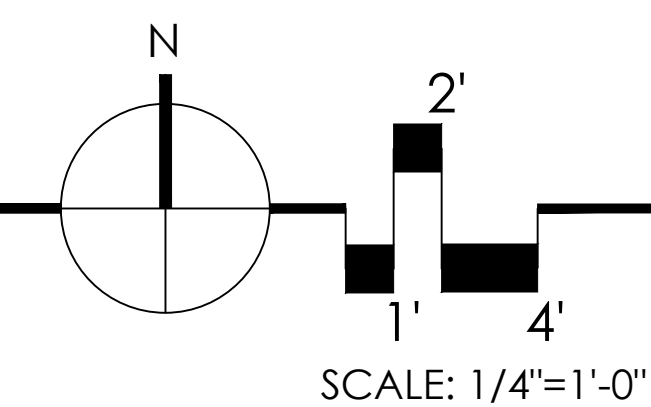


WEST ELEVATION



HIGH SEAS DISPENSARY

ELEVATIONS

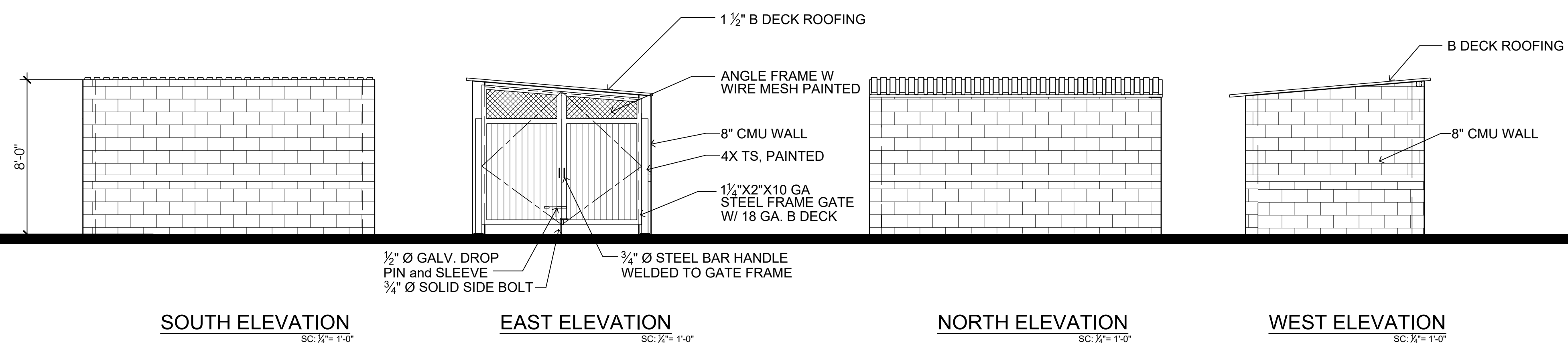
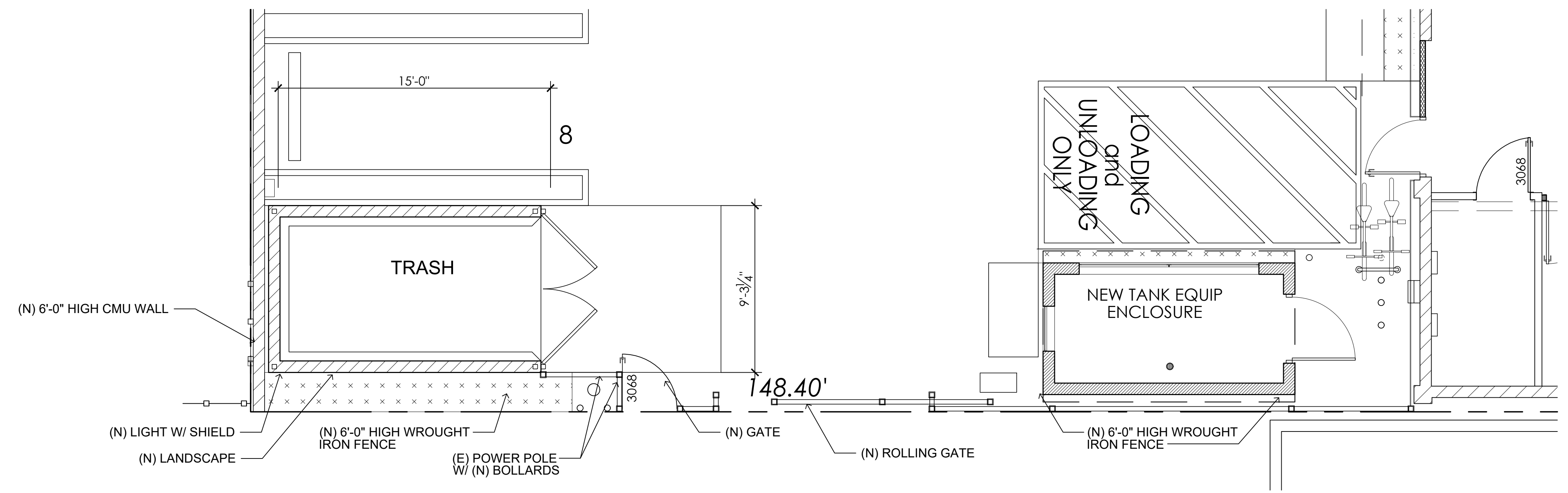
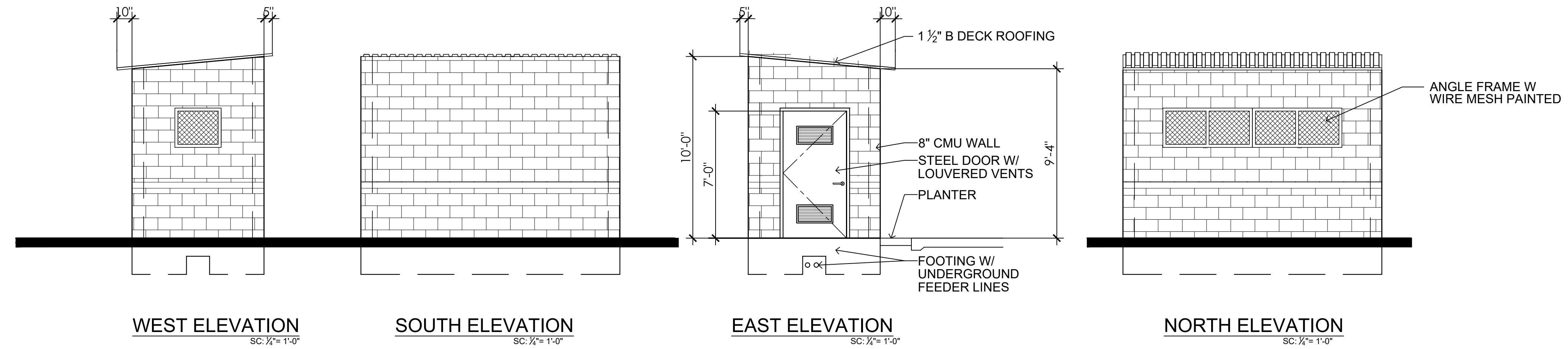


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6.20.22

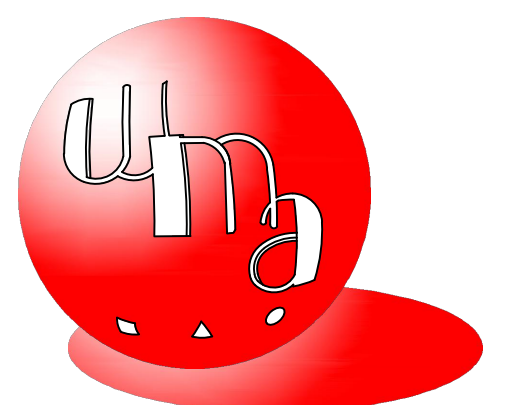
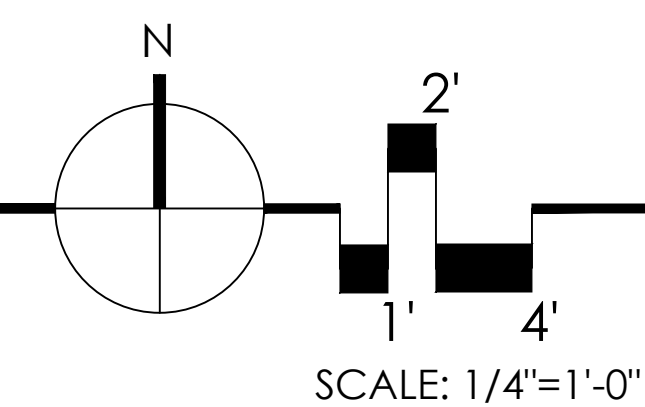


2961 W. MACARTHUR BLDV. STE 209  
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(949) 400-4110

## HIGH SEAS DISPENSARY

1921 HARBOR BLVD.  
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APN: 422-103-10

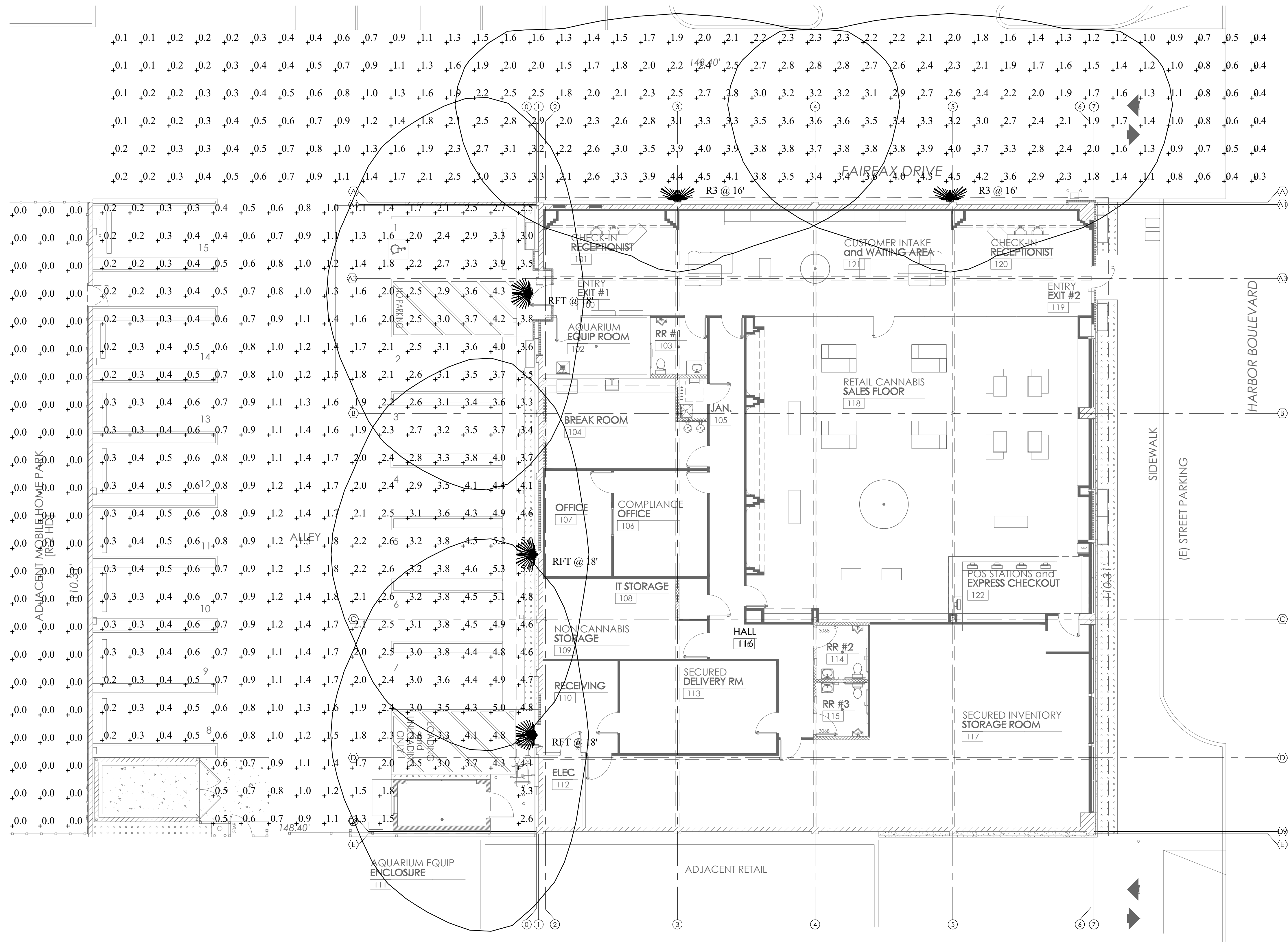
## NEW TRASH ENCLOSURE AQUARIUM EQUIPMENT ROOM



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12.14.21  
12.16.21  
3.17.22  
6.20.22





ELECTRICAL SITE LIGHTING PHOTOMETRIC PLAN 1  
1/8"=1'-0"

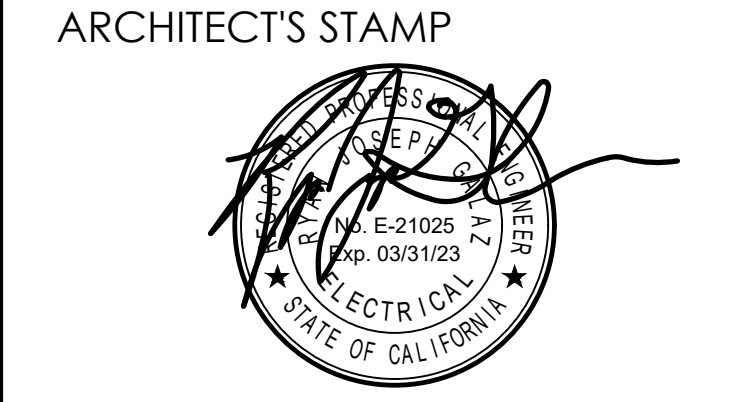
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Area	+	1.8 fc	5.3 fc	0.2 fc	26.5:1	9.0:1
SIDE COMMON DRIVEWAY	+	1.8 fc	4.5 fc	0.1 fc	45.0:1	18.0:1

Schedule							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Lumens Per Lamp	Light Loss Factor	Wattage
	R3	2	Lithonia Lighting	WDGE3 LED P1 70CRI R3 30K	6933	0.8	51.1717
	RFT	3	Lithonia Lighting	WDGE3 LED P1 70CRI RFT 30K	6996	0.8	51.1717



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Website | www.mepesg.com



△	DATE	REVISION

OWNER:  
  
1921 HARBOR BLVD.  
COSTA MESA, CA. 92627

PROJECT:  
**HIGH SEAS MARIJUANA DISPENSARY**  
1921 HARBOR BLVD.  
COSTA MESA, CA. 92627

TRACT / LOT	
PROJECT NO.	21.041.10
SCALE:	AS NOTED
DATE:	2/X/22
DRAWN BY:	
REVIEWED BY:	
CHECKED BY:	
ISSUED TO BID:	
ISSUED FOR CONSTR:	

SHEET TITLE:  
**ELECTRICAL SITE LIGHTING PHOTOMETRIC PLAN**  
SHEET NO.  
**E-1.1A**

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# WEDGE3 LED

## Architectural Wall Sconce



Buy American



Catalog  
Number

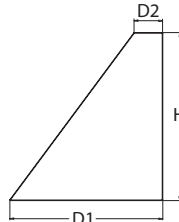
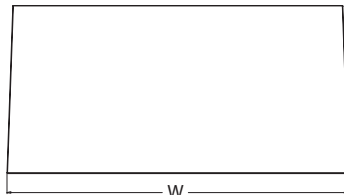
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

### Specifications

**Depth (D1):** 8"  
**Depth (D2):** 1.5"  
**Height:** 9"  
**Width:** 18"  
**Weight:** 19.5 lbs  
(without options)



### Introduction

The WEDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WEDGE family provides additional energy savings and code compliance.

WEDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

### WEDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WEDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WEDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WEDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WEDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

### Ordering Information

**EXAMPLE: WEDGE3 LED P3 40K 70CRI R3 MVOLT SRM DDBXD**

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WEDGE3 LED	P1	30K 3000K	70CRI	R2 Type 2	MVOLT	<b>Shipped included</b>
	P2	40K 4000K	80CRI	R3 Type 3	347 <sup>1</sup>	SRM Surface mounting bracket
	P3	50K 5000K		R4 Type 4	480 <sup>1</sup>	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) <sup>4</sup>
	P4			RFT Forward Throw		
						<b>Shipped separately</b>
						AWS 3/8inch Architectural wall spacer
						PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options			Finish	
E15WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (15W, 5°C min)	<b>Standalone Sensors/Controls</b>  <b>PIR</b> Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.  <b>PIRHH</b> Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching  <b>PIR1FC3V</b> Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.  <b>PIRHH1FC3V</b> Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DDBXD	Dark bronze
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)		DBLXD	Black
PE <sup>2</sup>	Photocell, Button Type		DNAXD	Natural aluminum
DMG <sup>3</sup>	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)		DWHXD	White
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	<b>Networked Sensors/Controls</b>  <b>NLTAIR2 PIR</b> nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.  <b>NLTAIR2 PIRHH</b> nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.	DSSXD	Sandstone
SPD10KV	10kV Surge pack		DDBTXD	Textured dark bronze
BAA	Buy America(n) Act Compliant		DBLBXD	Textured black
			DNATXD	Textured natural aluminum
			DWHGXD	Textured white
			DSSTXD	Textured sandstone
See page 4 for out of box functionality				

#### Standalone Sensors/Controls

**PIR** Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.

**PIRH** Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching

**PIR1FC3V** Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.

**PIRH1FC3V** Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

#### Networked Sensors/Controls

**NLTAIR2 PIR** nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.

**NLTAIR2 PIRH** nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.

See page 4 for out of box functionality

### Accessories

Ordered and shipped separately.

WEDGEAWS DDBXD WEDGE 3/8inch Architectural Wall Spacer (specify finish)  
WEDGE3PBBW DDBXD U WEDGE3 surface-mounted back box (specify finish)

#### NOTES

- 347V and 480V not available with E15WH and E20WC.
- PE not available in 480V and with sensors/controls.
- DMG option not available with sensors/controls.
- Not qualified for DLC. Not available with emergency battery backup or sensors/controls



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • [www.lithonia.com](http://www.lithonia.com)  
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WEDGE3 LED  
Rev. 03/01/22

## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	52W	R2	7,037	136	1	0	1	7,649	148	2	0	1	7,649	148	2	0	1
		R3	6,922	134	1	0	2	7,524	145	1	0	2	7,524	145	1	0	2
		R4	7,133	138	1	0	2	7,753	150	1	0	2	7,753	150	1	0	2
		RFT	6,985	135	1	0	2	7,592	147	1	0	2	7,592	147	1	0	2
P2	59W	R2	7,968	135	2	0	1	8,661	147	2	0	1	8,661	147	2	0	1
		R3	7,838	133	1	0	2	8,519	144	1	0	2	8,519	144	1	0	2
		R4	8,077	137	1	0	2	8,779	149	1	0	2	8,779	149	1	0	2
		RFT	7,909	134	1	0	2	8,597	146	2	0	2	8,597	146	2	0	2
P3	71W	R2	9,404	132	2	0	1	10,221	143	2	0	1	10,221	143	2	0	1
		R3	9,250	130	2	0	2	10,054	141	2	0	2	10,054	141	2	0	2
		R4	9,532	134	2	0	2	10,361	145	2	0	2	10,361	145	2	0	2
		RFT	9,334	131	2	0	2	10,146	142	2	0	2	10,146	142	2	0	2
P4	88W	R2	11,380	129	2	0	1	12,369	140	2	0	1	12,369	140	2	0	1
		R3	11,194	127	2	0	2	12,167	138	2	0	2	12,167	138	2	0	2
		R4	11,535	131	2	0	2	12,538	142	2	0	2	12,538	142	2	0	2
		RFT	11,295	128	2	0	2	12,277	139	2	0	2	12,277	139	2	0	2

### Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	52W	0.437	0.246	0.213	0.186	0.150	0.110
P2	59W	0.498	0.287	0.251	0.220	0.175	0.126
P3	71W	0.598	0.344	0.300	0.262	0.210	0.152
P4	88W	0.727	0.424	0.373	0.333	0.260	0.190

### Lumen Output in Emergency Mode (4000K, 70 CRI)

Option	Dist. Type	Lumens
E15WH	R2	3,185
	R3	3,133
	R4	3,229
	RFT	3,162
E20WC	R2	3,669
	R3	3,609
	R4	3,719
	RFT	3,642

### Lumen Multiplier for 80CRI

CCT	Multiplier
30K	0.891
40K	0.906
50K	0.906

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.05
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

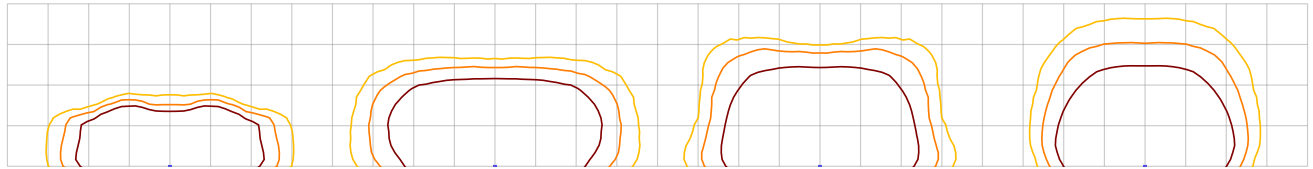
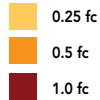
Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.98	>0.97	>0.92



## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage.  
Tested in accordance with IESNA LM-79 and LM-80 standards.

### LEGEND



MH = 15ft  
Grid = 15ft x 15ft

WDGE3 LED P3 40K 70CRI R2

WDGE3 LED P3 40K 70CRI R3

WDGE3 LED P3 40K 70CRI R4

WDGE3 LED P3 40K 70CRI RFT

## Emergency Egress Options

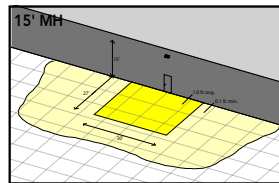
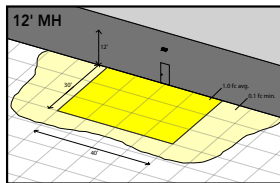
### Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain, minimum of 60% of the light output at the end of 90 minutes.

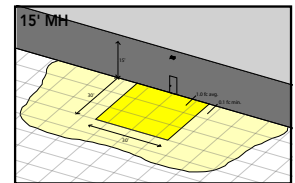
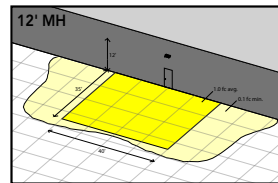
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E15WH or E20WC and R4 distribution.

Grid = 10ft x 10ft



WDGE3 LED xx 40K 70CRI R4 MVOLT E15WH



WDGE3 LED xx 40K 70CRI R4 MVOLT E20WC



### Motion/Ambient Sensor (PIR\_, PIRH\_)

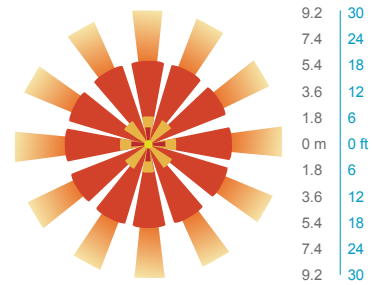
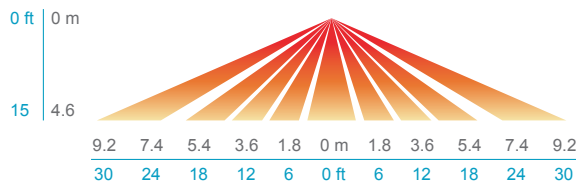
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

### Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

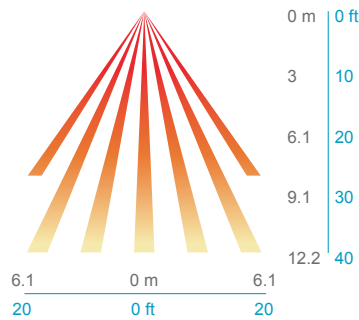
#### PIR

##### HIGH VIEW

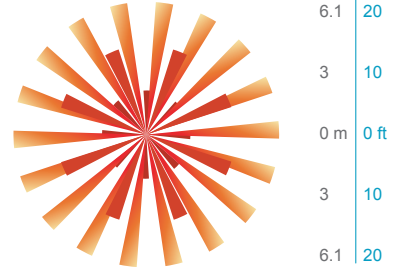


#### PIRH

##### SIDE VIEW



##### TOP VIEW



### Motion/Ambient Sensor Default Settings

Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec



**NLTAIR2 PIR – nLight AIR  
Motion/Ambient Sensor**

D = 8"

H = 11"

W = 18"



**PBBW – Surface-Mounted Back Box**  
Use when there is no junction box available.

D = 1.75"

H = 9"

W = 18"



**AWS – 3/8inch Architectural Wall Spacer**

D = 0.38"

H = 4.4"

W = 7.5"

## FEATURES & SPECIFICATIONS

### INTENDED USE

Common architectural look, with clean rectilinear shape, of the WEDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

### CONSTRUCTION

The single-piece die-cast aluminum housing to optimize thermal transfer from the light engine and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

### FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

### OPTICS

Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. Light engines are available in 3000 K, 4000 K or 5000 K configurations. The WEDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

### INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

### LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature and SRM mounting only.

### BUY AMERICAN

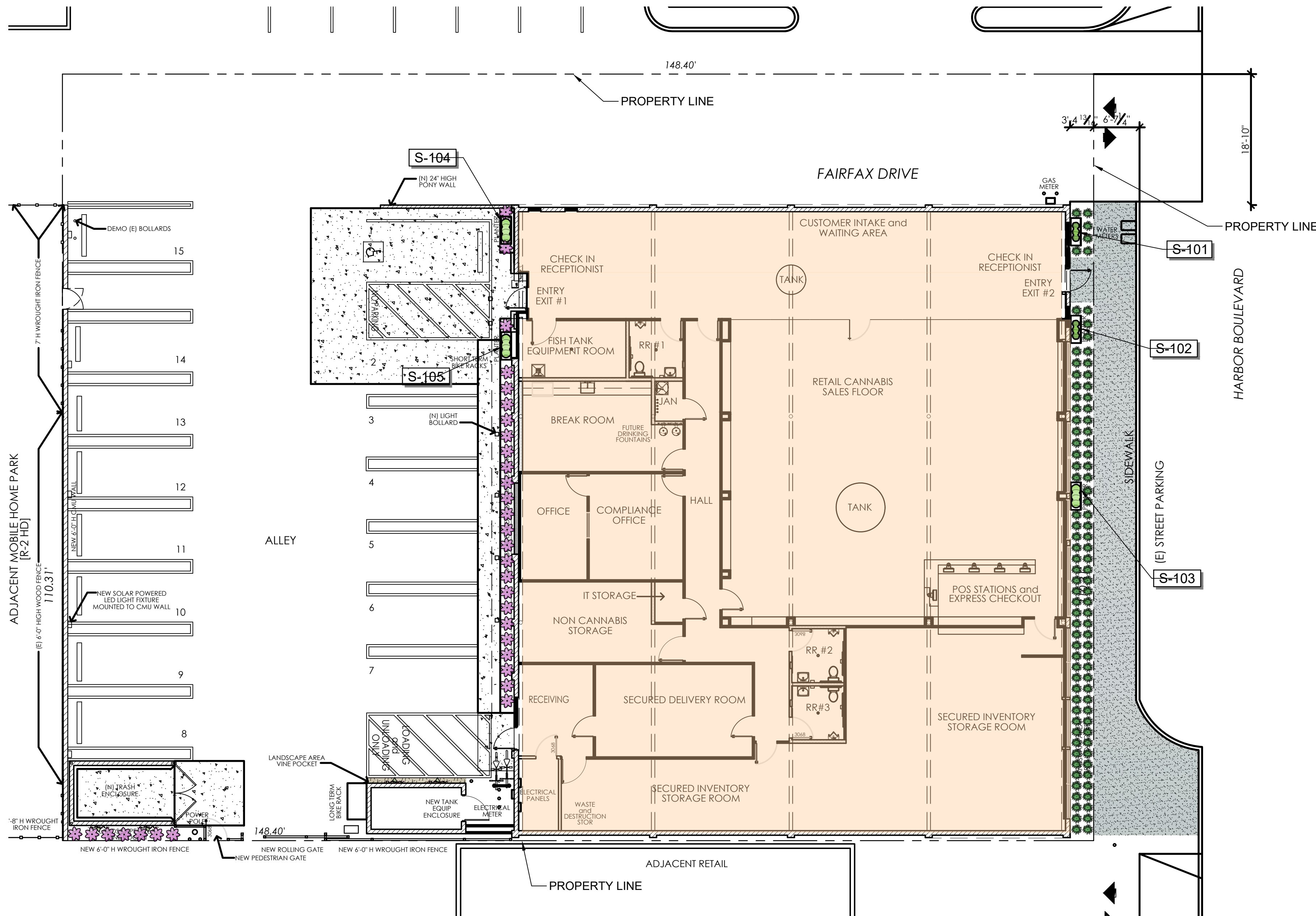
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to [www.acuitybrands.com/buy-american](http://www.acuitybrands.com/buy-american) for additional information.

### WARRANTY

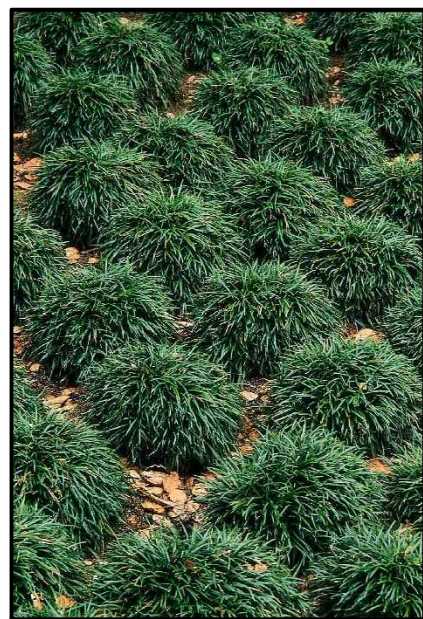
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.acuitybrands.com/support/warranty/terms-and-conditions](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





REFERENCE IMAGERY - PLANT MATERIAL (IN-GROUND)



Ophiopogon japonicum -  
Mondo Grass



Dianella 'Little Rev' -  
Dwarf Flax Lily



Ficus repens -  
Creeping Fig

REFERENCE IMAGERY - PLANT MATERIAL (IN POTS)



Pedilanthus macrocarpus -  
Lady's Slipper



Sansevieria trifasciata -  
Snake Plant



Sedum Nussbaumerianum -  
Sedum

ALL PLANTER AREAS ARE TO RECEIVE AN AUTOMATIC IRRIGATION CONSISTING OF LOW VOLUME POINT TO POINT OR DRIP LINE DRIP IRRIGATION, WEATHER BASED SMART IRRIGATION CONTROLLER AND FLOW SENSING.  
HYDROZONES WILL BE PROPERLY DESIGNATED.  
NO OVERHEAD IRRIGATION IS ALLOWED WITHIN 24" OF NON-PERMEABLE SURFACES.  
SUBSURFACE OR LOW-VOLUME IRRIGATION MUST BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 10 FEET IN WIDTH.  
ALL POTS TO RECEIVE PERMANENT IRRIGATION TIED TO THE NEW IRRIGATION SYSTEM.



REFERENCE IMAGERY - DECORATIVE POTS

(CARDIFF RECTANGULAR FIBERGLASS POT FROM OLD TOWN FIBERGLASS - MODEL CF481824 - (48" LONG X 18" WIDE X 24" HIGH) COLOR TO BE SELECTED BY ARCHITECT AND OWNER

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	PF	QTY	REMARKS
	Dianella revoluta 'DR5000' TM / Little Rev Flax Lily	5 Gal.		32	
	Ophiopogon japonicus / Mondo Grass	1 Gal.	M	96	
VINE	BOTANICAL / COMMON NAME	CONT	PF	QTY	REMARKS
	Ficus repens / Creeping Fig	5 Gal.	M	4	

SYMBOL	DESCRIPTION
	POT A - (3) 5 GALLON SANSEVIERIA TRIFASCIATA WITH AN UNDERSTORY OF 1 GALLON SEDUM NUSSBAUMERIANUM TO FILL POT
	POT B - (3) 5 GALLON SANSEVIERIA TRIFASCIATA WITH AN UNDERSTORY OF 1 GALLON SEDUM NUSSBAUMERIANUM TO FILL POT
	POT C - (3) 5 GALLON PEDILANTHUS MACROCARPUS
	POT D - (3) 5 GALLON PEDILANTHUS MACROCARPUS
	POT E - (3) 5 GALLON PEDILANTHUS MACROCARPUS

PLANTING NOTES:

SOIL TEST  
AFTER SOIL HAS BEEN SET IN PLACE & PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH SOIL TESTS OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE PROPER SOIL AMENDMENTS. TEST ARE TO BE PERFORMED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES USING ORGANIC FERTILIZER AND SOIL CONDITIONERS DERIVED FROM COMPOSTED HIGHER PLANT FORMS WITH COPIES SENT TO THE OWNER, CITY OF LANDSCAPE ARCHITECT & LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.

SOIL PREPARATION  
THE FOLLOWING IS PROVIDED FOR BID PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY GIVEN THE RESULTS OF THE SOILS TEST. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL.

- FOR TURF AND GROUNDCOVER AREAS THE FOLLOWING SHALL BE UNIFORMLY AND THOROUGHLY ROTOTILLED INTO THE SOIL TO A MIN. DEPTH OF 6 INCHES FOR EVERY 1000 SQ. FEET OF AREA.  
TRI-C ENDO 120  
60 LBS/ACRE  
TRI-C 6-2-4 W / 5% S:  
60-70 LBS/1000 SQ.FT  
SHAVINGS/COMPOST:  
2-3 CUBIC YARDS/1000 SQ.FT

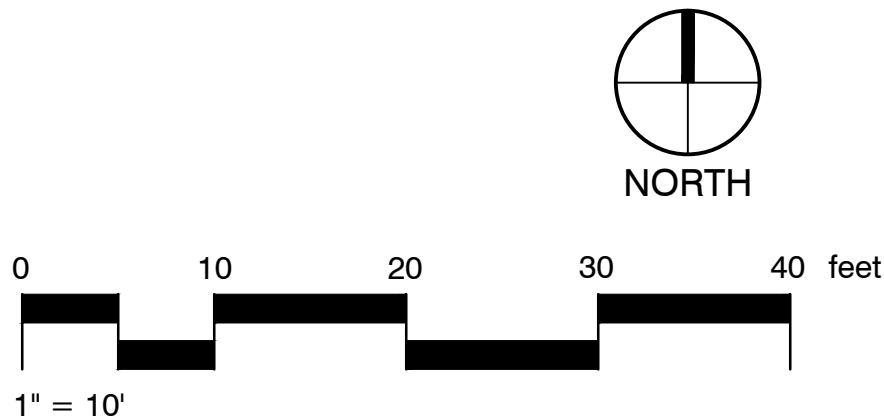
NOTE: SOIL TESTS SHOULD BE TAKEN FOR MORE SPECIFIC RECOMMENDATIONS AND TO DETERMINE IF ADDITIONAL CORRECTIVE AMENDMENTS ARE NECESSARY.

- BACKFILL MIX FOR USE OF PLANTING ALL TREES, SHRUBS & VINES  
INCORPORATE TRI-C HUMATE @ 5-6 LBS/CU.YD OF BACKFILL MIX
- PLANT TABLET FOR ALL TREES, SHRUBS, VINES AND GROUNDCOVERS:  
(22-48) TRI-C MYCO TABS FOR ALL BOX SIZED TREES 24" BOX OR LARGER  
(2) TRI-C MYCO TABS PER 1 GALLON STOCK  
(8) TRI-C MYCO TABS TABLETS PER 5 GALLON STOCK  
(16) TRI-C MYCO TABS PER 15 GALLON STOCK  
(1) TRI-C MYCO TABS FOR EACH GROUNDCOVER HOLE

INSTALL TRI-C MYCO TABLETS PER MFG. RECOMMENDATIONS  
AVAILABLE THROUGH:  
TRI-C ORGANICS 1-800-927-3311

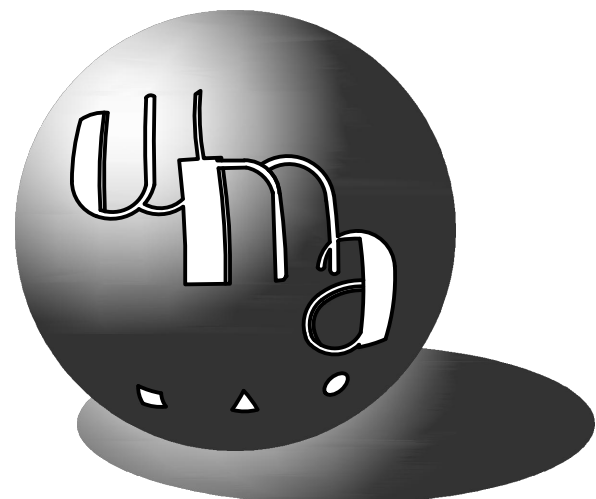
- ALL PALM TREES TO BE PLANTED WITH 100% CLEAN PLASTER SAND. REFER TO PALM TREE PLANTING NOTES AND DETAIL FOR FURTHER SPECIFICATIONS.

TOP DRESSING  
ALL SHRUBS AND GROUNDCOVER AREAS ARE TO BE TOP DRESSED WITH 3" THICK LAYER OF LOCALLY COMPOSTED 2" MINUS SHREDDED TREE BARK MULCH OR APPROVED EQUIVALENT. INSTALL MULCH PRIOR TO GROUND COVER PLANTING, INSTALL MULCH 4" DEEP ON SLOPES AND IN PERMANENT PLANT BASINS ON SLOPES.



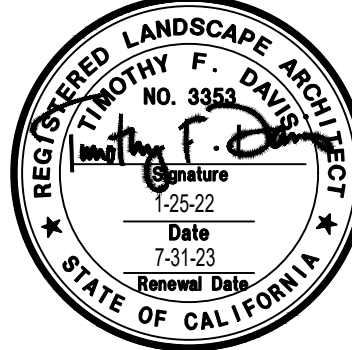
**Wda!**  
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Landscape Architecture  
2825 Litchfield Dr.  
Riverside, CA 92503  
Ph.(951) 353-2436

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M:714.427.0688 O:714.724.3990  
EMAIL:Bill@WilliamMasonArchitect.com

ARCHITECT'S STAMP



△	DATE	REVISION

OWNER:

PROJECT:



1921 HARBOR BLVD,  
COSTA MESA, CA. 92627

TRACT / LOT	
PROJECT NO.	21.041.10
SCALE:	AS NOTED
DATE:	2/X/22
DRAWN BY:	
REVIEWED BY:	
CHECKED BY:	
ISSUED TO BID:	
ISSUED FOR CONSTR:	

SHEET TITLE:

CONCEPTUAL  
LANDSCAPE PLAN

SHEET NO.

L1.0

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MARCH 28, 2022



**SCHEMATIC DESIGN  
PACKAGE**

**PROJECT: HIGH SEAS**

**PROJECT LOCATION:**  
1921 Harbor Blvd.  
Costa Mesa, CA  
92627

**PLEASE NOTE: \*\*ALL RENDERINGS ARE CONCEPTUAL AND ARE SUBJECT TO  
CHANGE\*\***

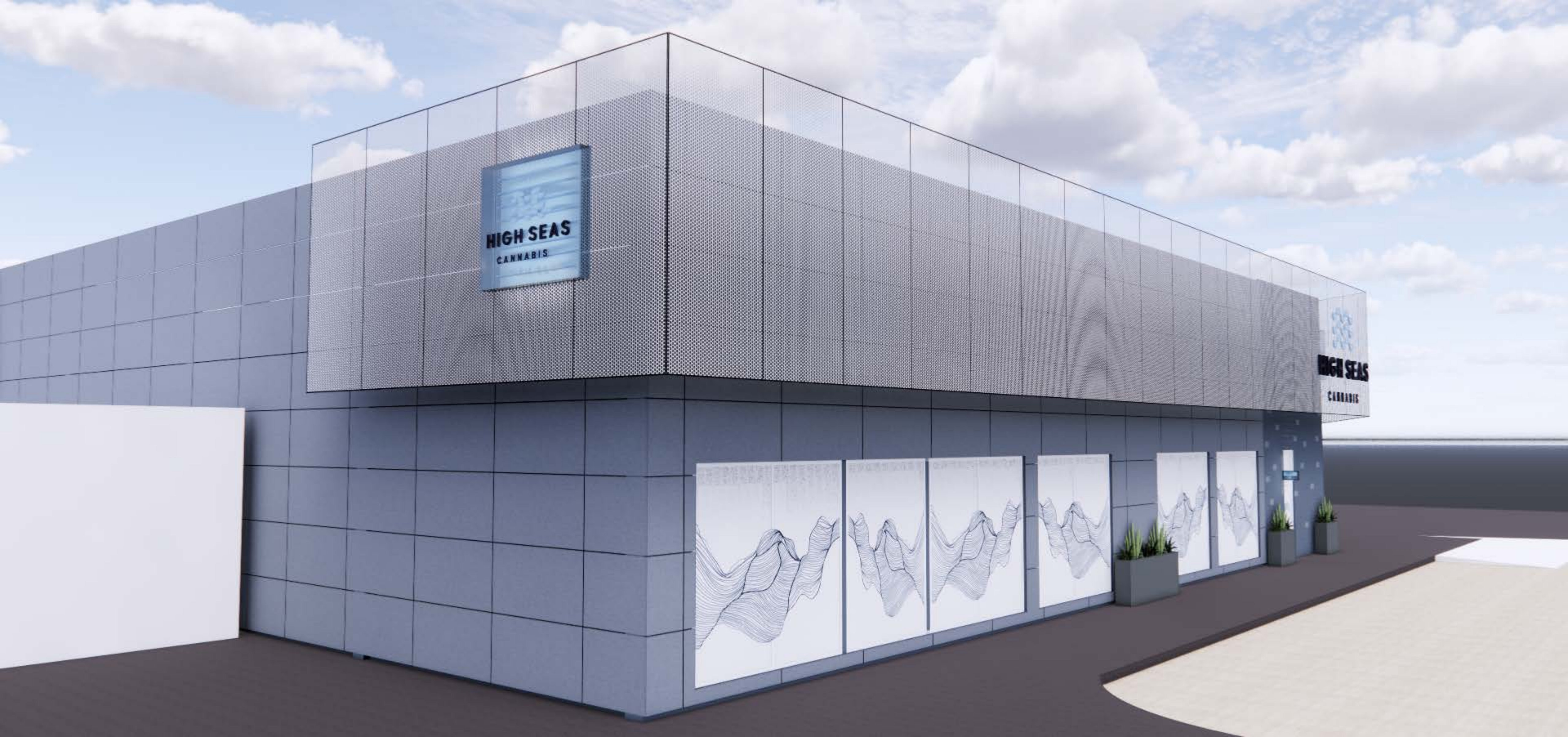




**HIGH SEAS**  
CANNABIS















**HIGH SEA**  
**CANNABIS**









See you  
Soon!

  
**HIGH SEA**  
**CANNABIS**

















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PAPA & BARKLEY



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Pre-Rolls











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Edibles





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Set you Free

Express  
Check out



