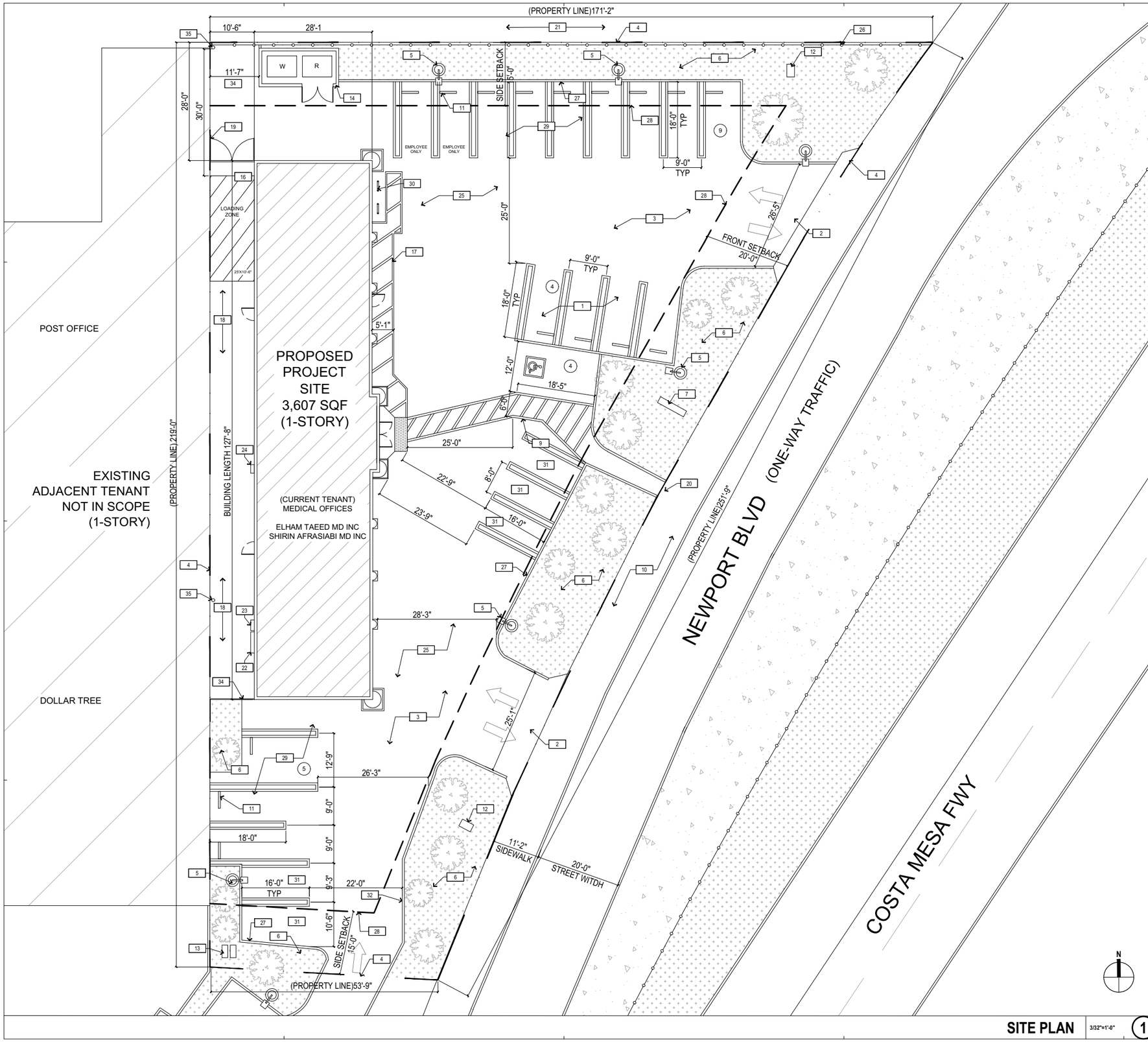


SITE PLAN 3/32"=1'-0" 1

SITE INFORMATION

ATTACHMENT 6

ADDRESS: 2301 NEWPORT BLVD COSTA MESA, CA 92627

APN: 419-101-13
ZONING: C2- GENERAL BUSINESS
CONSTRUCTION TYPE: TYPE V-B

TOTAL BUILDING SF: 3,607 SF
PROJECT SUITE SF: 3,607 SF
LOT SIZE: 21,613 SF
LOT COVERAGE (FAR): 15%
DRIVEWAY/OPEN PARKING COVERAGE: 25% (5,337 SF)
OPEN SPACE COVERAGE (LANDSCAPE): 35% (7,649 SF)

OCCUPANCY GROUP: M OCCUPANCY (MERCANTILE)
OCCUPANT LOAD: 3,607/ 60 = 61 OCCUPANTS
REQUIRED EXIT: TWO
PROPOSED EXIT: TWO

SETBACKS: FRONT: 20'-0 SIDE: 15'-0" REAR: 0'-0"

PARKING: (4 SPACES PER 1,000 SQF)

TOTAL: 15 STALLS (REQUIRED) (3,607 SF/ 250 SF)
22 PARKING (PROVIDED,
1 ACCESSIBLE STALL
5 COMPACT STALLS

ACCESSIBLE PARKING

TOTAL: 1 STALL (REQUIRED)
1 PARKING (PROVIDED)

KEYNOTES

1. EXISTING PARKING TO REMAIN
2. EXISTING DRIVEWAY TO REMAIN
3. EXISTING ASPHALT PAVEMENT TO REMAIN
4. EXISTING PROPERTY LINE
5. EXISTING PARKING LIGHT ON CONCRETE BASE TO REMAIN
6. EXISTING LANDSCAPING TO REMAIN. EXCEPT BARK WILL BE REPLACED BY LIVING GROUND COVER. SEE A1.1 LANDSCAPE PLAN
7. EXISTING PLAZA MONUMENT SIGN
8. NEW RE-STRIPED ACCESSIBLE PARKING TO REMAIN
9. EXISTING ACCESSIBLE LOADING AREA TO REMAIN
10. EXISTING SIDEWALK TO REMAIN
11. EXISTING RELOCATED WHEEL STOP
12. EXISTING IRRIGATION TO REMAIN
13. EXISTING BACK FLOW PREVENTION TO REMAIN
14. EXISTING TRASH ENCLOSURE TO REMAIN WITH CHAIN LINK ROOF. 6'-2" (H)
15. EXISTING MANHOLE TO REMAIN
16. NEW LOADING AREA
17. EXISTING PEDESTRIAN ACCESS TO REMAIN
18. EXISTING SERVICE CORRIDOR TO REMAIN
19. NEW STEEL / WROUGHT IRON GATE
20. EXISTING ACCESSIBLE PATH OF TRAVEL
21. EXISTING ADJACENT LOT. NOT IN SCOPE
22. EXISTING ELECTRICAL SWITCH GEAR TO REMAIN
23. EXISTING ELECTRICAL METER TO REMAIN
24. EXISTING TELECOM CABINET
25. EXISTING GRADE TO REMAIN IN ELEVATION
26. EXISTING CHAIN LINK FENCE AT 6'-2" HEIGHT
27. EXISTING SITE CURB
28. EXISTING SET BACK LINE
29. EXISTING PARKING STALLS TO BE RE-STRIPED.
30. NEW BIKE RACKS
31. COMPACT STALL (MIN. 16 FEET X 8 FEET)
32. NEW 6-INCH LANDSCAPE CURB
33. NEW VEHICLE MANEUVERING SPACE
34. NEW WROUGHT IRON FENCE
35. EXISTING POWER POLE TO REMAIN

NOTES

- BUILDING'S CURRENT USE- MEDICAL OFFICES-ELHAM TAEED MD INC & SHIRIN AFRASIABI MD INC.
- EXISTING BUILDING-PROPOSED USE-CANNABIS DISPENSARY.
- THERE IS NO KNOWN DEDICATION AND/OR EASEMENT.
- THERE IS NO ELEVATION/GRADE DIFFERENCE GREATER THAN 2 FEET
- SITE ELEVATION DOES NOT EXCEED THE NEIGHBORING PROPERTY BY 1 FOOT OR MORE

HESTIA ATELIER
DESIGN ARCHITECTURE
3 PETERS CANYON RD
SUITE 110, IRVINE CA 92606

Seal

LICENSED ARCHITECT
RICHARD T. BERNAL
C-34970
REN. 09/30/23
STATE OF CALIFORNIA

Consultant

2301 NEWPORT BLVD
COSTA MESA, CA 92627

SITE PLAN

CUP NUMBER:
Plan Check Number:

SHEET

A1.0

dwg last saved: Jun/8/2022 11:47 AM by: Raquel Hernandez

sheet plotted: Jun/08/2022 @ 11:48 AM
drawing file name: package\a1.0 - site plan with compact.dwg

LEGEND

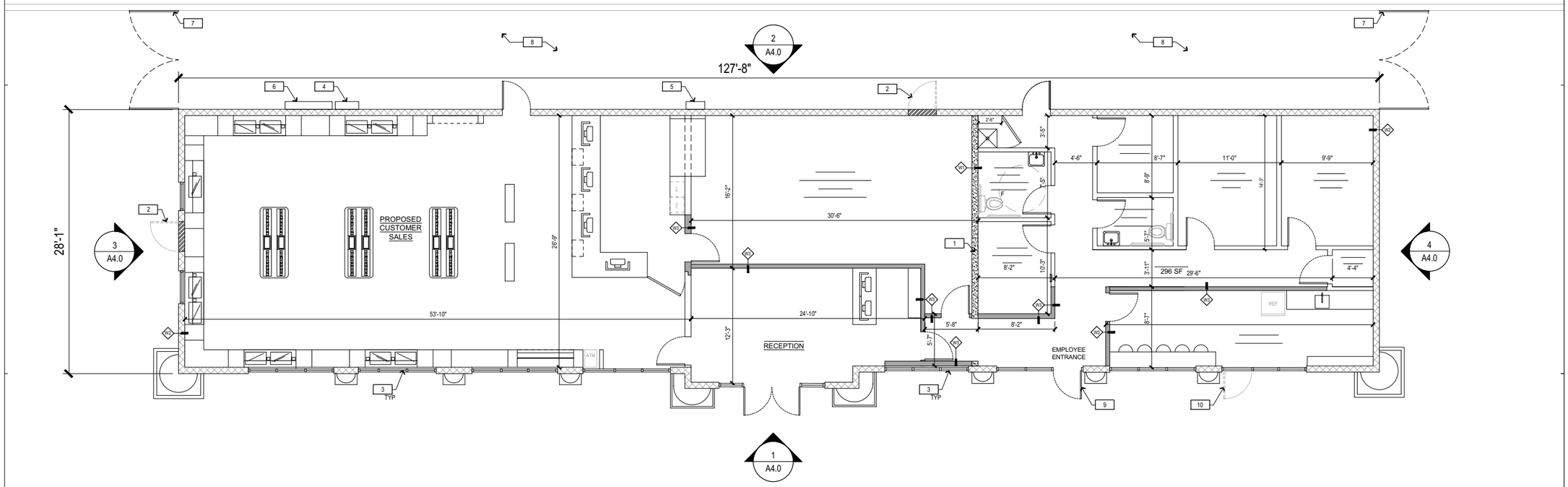
- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- EXISTING DEMISING WALL TO REMAIN
- PROPOSED INFILL WALL
- PROPOSED INTERIOR NON-BEARING WALL

KEYNOTES

1. EXISTING DEMISING WALL TO REMAIN
2. EXISTING DOOR TO BE REMOVED. PROVIDE WALL INFILL AS NEEDED
3. EXISTING STOREFRONT GLAZING TO REMAIN. ADD PRIVACY FILM TO INTERIOR SIDE. COLOR: 3MM FASARA GLASS FINISH CHAMONIX
4. EXISTING ELECTRICAL METER TO REMAIN
5. EXISTING TELECOM CABINET TO REMAIN
6. EXISTING ELECTRICAL SWITCH GEAR TO REMAIN
7. EXISTING STEEL GATE TO REMAIN
8. EXISTING SERVICE CORRIDOR TO REMAIN
9. NEW DOOR TO MATCH EXISTING STOREFRONT. PROVIDE PRIVACY FILM
10. DOOR TO BE REMOVED. NEW STOREFRONT TO MATCH EXISTING. PROVIDE PRIVACY FILM

WALL TYPE SCHEDULE

W1	EXISTING DEMISING WALL TO REMAIN
W2	EXISTING EXTERIOR WALL TO REMAIN
W3	NEW INTERIOR NON-BEARING STUD WALL



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

HESTIA ATELIER

555 ANTON BLVD. SUITE 150
COSTA MESA, CA. 92626

Seal

LICENSED ARCHITECT
C-34970
REN.09/30/21
STATE OF CALIFORNIA

Consultant

2301 NEWPORT BLVD
COSTA MESA, CA 92627

FLOOR PLAN

CUP NUMBER:
PA-21-22
~~Plan Check Number:~~

SHEET

A2.0

dwg last saved: Jul/14/2021 8:58 AM by: Raquel Hernandez

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EXTERIOR VIEW 4 NO SCALE (4)

EXTERIOR VIEW 2 NO SCALE (2)

EXTERIOR VIEW 3 NO SCALE (3)

EXTERIOR VIEW 1 NO SCALE (1)

HESTIA ATELIER
DESIGN ARCHITECTURE
555 ANTON BLVD. SUITE 150
COSTA MESA, CA. 92626

Seal

LICENSED ARCHITECT
C-34970
REN.09/30/21
STATE OF CALIFORNIA

Consultant

2301 NEWPORT BLVD
COSTA MESA, CA 92627

RENDERINGS

CUP NUMBER:
Plan Check Number:

SHEET

A4.1

dwg last saved: Jul/14/2021 8:58 AM by: Raquel Hernandez

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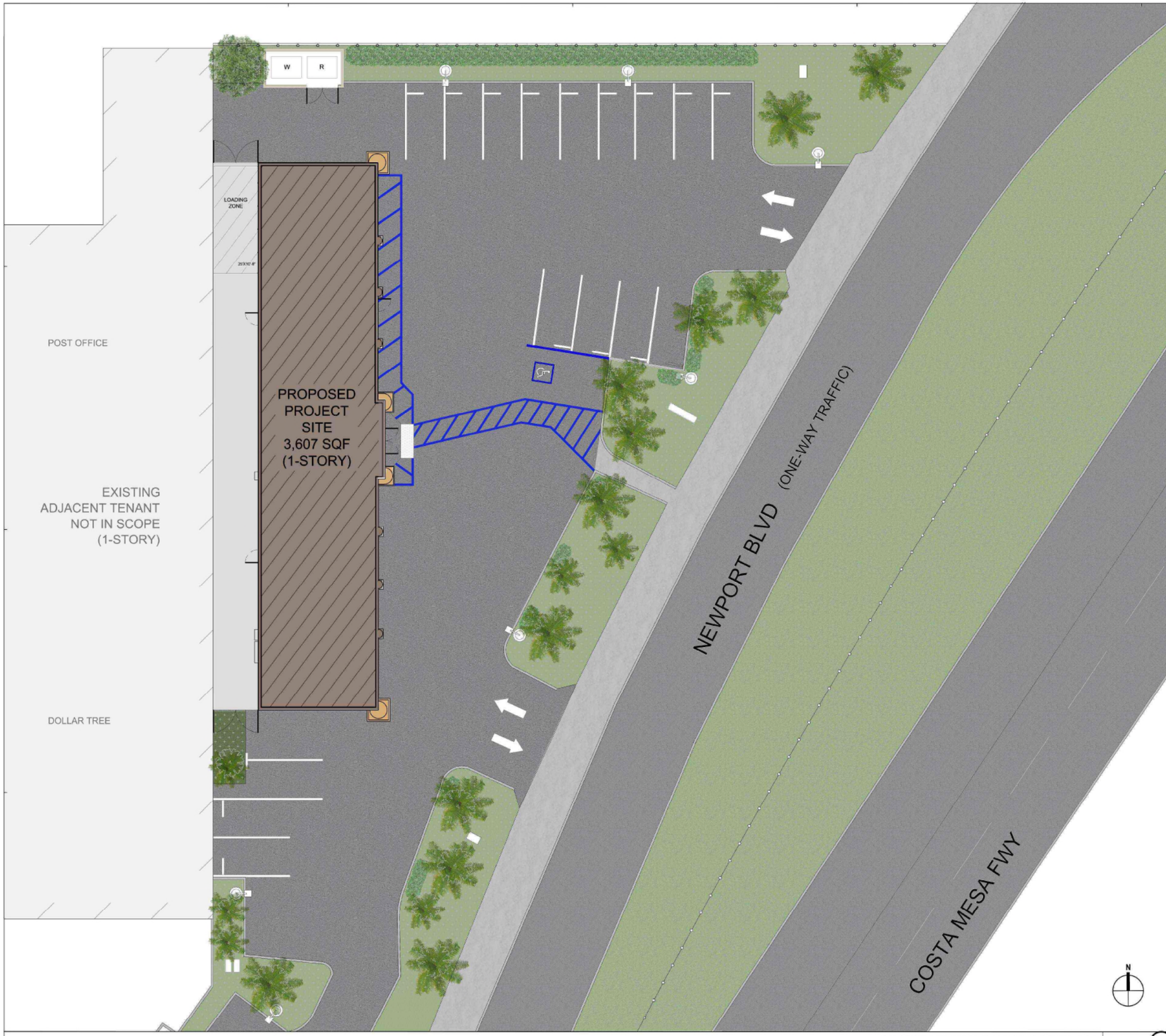
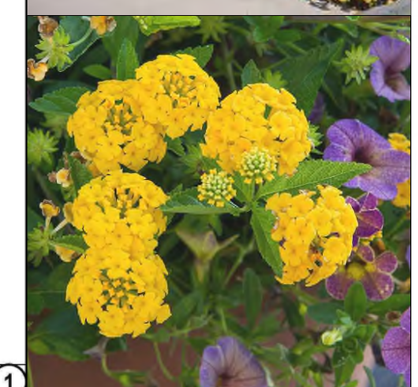


CONCEPTUAL LANDSCAPE PLAN 3/32"=1'-0" 1

LANDSCAPE NOTES

- ALL EXISTING LANDSCAPE TO REMAIN. BARK TO BE REPLACED WITH LIVING GROUND COVER:
  - -1 GALLON LANTANA MONTEVIDENSIS 'NEW GOLD' PLANTED AT 36" OC TRIANGULAR SPACED. SEE IMAGES BELOW
- ALL EXISTING TREES TO REMAIN
- ALL DAMAGED LANDSCAPE TO BE REPLACED

LANTANA MONTEVIDENSIS



HESTIA ATELIER
555 ANTON BLVD. SUITE 150
COSTA MESA, CA. 92626

Seal

LICENSED ARCHITECT
C-34970
REN. 09/30/23
STATE OF CALIFORNIA

Consultant

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COSTA MESA, CA 92627

CONCEPTUAL LANDSCAPE PLAN

CUP NUMBER:
Plan Check Number:

SHEET

A1.1