

ABBREVIATIONS:

<	ANGLE	FAST	FASTENER	PIP	POURED IN PLACE
@	AT	FAU	FORCED AIR UNIT	PJ	PANEL JOINT
+	AND	FB	FLAT BAR	PL	PROPERTY LINE
AB	ANCHOR BOLT	FBO	FURNISHED BY OTHERS	P. LAM	PLASTIC LAMINATE
F	AC	FD	FLOOR DRAIN	PLAS	PLASTER
	ACT	FDN	FOUNDATION	PLYWD	PLYWOOD
ACOUS	ACOUSTICAL	FE	FIRE EXTINGUISHER	PR	PAIR
AD	AREA DRAIN	FEC	FIRE EXTINGUISHER CABINET	PREFIN	PREFINISHED
ADD	ADDENDUM	FF	FINISH FLOOR	PT	PRESSURE TREATED
ADJ	ADJACENT	FHC	FIRE HOSE CABINET	PTD	PAPER TOWEL DISPENSER
ADJT	ADJUSTABLE	FIN	FINISH	PTDR	COMBINATION PAPER TOWEL DISPENSER AND RECEPTACLE
A.F.F.	ABOVE FINISH FLOOR	FL	FLOOR		
AGG	AGGREGATE	FLASH	FLASHING	PTN	PARTITION
ALS	AREA LIGHT STANDARD	FLUOR	FLUORESCENT	PTR	PAPER TOWEL RECEPTACLE
ALT	ALTERNATE	FO	FACE OF	PVC	POLYVINYL CHLORIDE
ALUM	ALUMINUM	FOC	FACE OF CONCRETE	PVMT	PAVEMENT
ANOD	ANODIZED	FOF	FACE OF FINISH	QT	QUARRY TILE
APPROX	APPROXIMATE	FOM	FACE OF MASONRY	R	RISER
ARCH	ARCHITECTURAL	FOS	FACE OF STUD	R.	RADIUS
AUTO	AUTOMATIC	FOTS	FACE OF TUBE SECTION	RA	RETURN AIR
A.F.C.	ABOVE FINISH CEILING	FRT	FIRE RETARDANT TREATED	RB	RUBBER BASE
BC	BOTTOM OF CURB	FT	FOOT OR FEET	RD	ROOF DRAIN
BD	BOARD	FTG	FOOTING	REF	REFERENCE
B.F.F.	BELOW FINISH FLOOR	FURR	FURRING	REFL	REFLECTED
BITUM	BITUMINOUS	GA	GAUGE	REFR	REFRIGERATOR
BLDG	BUILDING	GALV	GALVANIZED	REINF	REINFORCED
BLK	BLOCK	GB	GRAB BAR	RESIL	RESILIENT
BLKG	BLOCKING	GC	GENERAL CONTRACTOR	REQ'D	REQUIRED
B.M.	BENCHMARK	GI	GALVANIZED IRON	REV	REVISE OR REVISION
B.O.	BOTTOM OF	GL	GLASS	RM	ROOM
BOT	BOTTOM	GLU LAM	GLU LAM	RO	ROUGH OPENING
BRG	BEARING	GND	GROUND	RWL	RAIN WATER LEADER
B.S.	BOTH SIDES	GP	GALVANIZED PIPE	RCP	REFLECTED CEILING PLAN
BSMT	BASEMENT	GRD	GRADE	S	SOUTH
BTWN	BETWEEN	GVP	GYPSUM VENEER PLASTER	SC	SOLID CORE
BUR	BUILT-UP ROOF	GWB	GYPSUM WALL BOARD	SCD	SEAT COVER DISPENSER
BPW	BED PAN WASHER	GYP	GYPSUM BOARD	SCHED	SCHEDULE
[OR C	CHANNEL	HB	HOSE BIBB	SD	SOAP DISPENSER
CAB	CABINET	HC	HOLLOW CORE	SECT	SECTION
CB	CATCH BASIN	HC	HANDICAPPED PARKING STALL	SGE	SEMI-GLOSS ENAMEL
CEM	CEMENT	HDWD	HARDWOOD	SH	SHelf
CFI	CONTRACTOR FURNISHED AND INSTALLED	HDWR	HARDWARE	SHTG	SHEATHING
		HM	HOLLOW METAL	SHWR	SHOWER
CG	CORNER GUARD	HORIZ	HORIZONTAL	SHT	SHEET
C.I.	CONTRACTOR INSTALLED	HR	HOOR	SIM	SIMILAR
CI	CAST IRON	H.	HEIGHT	SJ	SEISMIC JOINT
		HVAC	HEATING / VENTILATION / AIR CONDITIONING	SL	SLIDING
CLG	CEILING	HW	HOT WATER	SM	SHEET METAL
CLOS	CLOSET	ID	INSIDE DIAMETER (DIM.)	SND	SANITARY NAPKIN DISPENSER
CLR	CLEAR	INSUL.	INSULATION	SNT	SANITARY NAPKIN RECEPTACLE
CJ	CONTROL JOINT	INT.	INTERIOR	SPEC.	SPECIFICATION
CMU	CONCRETE MASONRY UNIT	INV	INVERT	SQ	SQUARE
COL	CLOUMN	IPS	IRON PIPE SIZE	SS	STAINLESS STEEL
COMP	COMPOSITION	JAN	JANITOR	S + V	STAIN + VARNISH
CONC	CONCRETE	JT	JOINT	STA	STATION
CO	CONCRETE OPENING	JST	JOIST	STD	STANDARD
CONN	CONNECTION	KIT	KITCHEN	STK	STOCK
CONST	CONSTRUCTION	KD	KILD DRIED	STL	STEEL
CONT	CONTINUOUS	L	LENGTH	STOR	STORAGE
CONTR	CONTRACTOR	LAB	LABRATORY	STRUCT	STRUCTURAL
CORR	CORRIDOR	LAM	LAMINATE	SUSP	SUSPENDED
CR	CONTRACTOR ROUGH-IN	LAV	LAVATORY	SYM	SYMMETRICAL
CRRR	CONTRACTOR REMOVED, RELOCATED & REINSTALLED	LB	LAG BOLT	SYST	SYSTEM
		LDW	LESS DOOR WIDTH	T	TREAD
CS	COUNTERSUNK	L.I.	LANDSCAPE ISLAND	TB	TOWEL BAR
CS.J	CONSTRUCTION JOINT	LKR	LOCKER	T + B	TOP AND BOTTOM
CSMT	CASEMENT	LL	LIVE LOAD	TCC	TOP OF CURB
C	CERAMIC TILE	LS	LANDSCAPING	TEL	TELEPHONE
CTR	CENTER	LT	LIGHT	TEMP	TEMPERED
CW	COLD WATER	LTV	LOUVER	T + G	TONGUE AND GROOVE
DBL	DOUBLE	LVR	LOUVER	THK	THICK
DEMO	DEMOLISH	MATL	MATERIAL	TJ	TOOL JOINT
DEPT	DEPARTMENT	MAX	MAXIMUM	TP	TOP OF PAVEMENT
DF	FRINKING FOUNTAIN	MB	MACHINE BOLT	TPD	TOILET PAPER DISPENSER
DIA	DIAMETER	MC	MINERAL CORE	TPD(S)	SURFACE MOUNTED TOILET PAPER DISPENSER
DIAG	DIAGONAL	MDO	MEDIUM DENSITY OVERLAY		
DIM	DIMENSION	MECH	MECHANICAL	TS	TUBE SECTION
DISP	DISPENSER	MED	MEDIUM	TV	TELEVISION
D.JT	DEFLECTION JOINT	MEMB	MEMBRANE	TOW	TOP OF WALL
DL	DEAD LOAD	MEZZ	MEZZANINE	TYP	TYPICAL
DMT	DEMOUNTABLE	MFR	MANUFACTURER	UNFIN	UNFINISHED
DN	DOWN	MH	MANHOLE	UR	URINAL
DO	DOOR OPENING	MI	MALEABLE IRON	U/CUT	UNDER CUT
DP	DAMPPOOFING	MIN	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
DR	DOOR	MIR	MIRROR	VB	VAPOR BARRIER
DS	DOWNSPOUT	MISC	MISCELLANEOUS	VERT	VERTICAL
DSP	DRY STAND PIPE	MO	MASONRY OPENING	VEST	VESTIBULE
DT	DRAIN TILE	MTD	MOUNTED	VFY	VERIFY
DTL	DETAIL	MTL	METAL	VG	VERTICAL GRAIN
DWG	DRAWING	MULL	MULLION	W	WEST
ø	DIAMETER OR ROUND	MEDCAB	MEDICAL CABINET	W.	WIDTH
E	EAST	N	NORTH	W/	WITH
EA	EACH	NA	NOT APPLICABLE	WC	WATER CLOSET
EF	EACH FACE	NAT	NATURAL	W.D.	WINDOW DIMENSION
E.AGG	EXPOSED AGGREGATE	NIC	NOT IN CONTRACT	WD	WOOD
EJ	EXPANSION JOINT	NO. OR #	NUMBER	WF	WIDE FLANGE
EL	ELEVATION	NOM	NOMINAL	WG	WIREGLASS
ELEC	ELECTRICAL	NS	NELSON STUD	WH	WATER HEATER
ELEV	ELEVATOR	NTS	NOT TO SCALE	WDW	WINDOW
EOS	EDGE OF SLAB	NIS	NOTI N SHELL ISSUE	W/O	WITHOUT
ENCL	ENCLOSURE	OA	OVERALL	WP	WATERPROOF
ENGR	ENGINEER	OBS	OBSCURE	WRB	WEATHER RESISTANT BARRIER
EP	ELECTRICAL PANEL	OC	ON CENTER	WRGB	WATER RESISTANT GYPSPUM BOARD
EQ	EQUAL	OD	OUTSIDE DIAMETER	WW	WATERSTOP
EQUIP	EQUIPMENT	O.F.	OWNER FURNISHED	WSCT	WAINSCOT
ES	EACH SIDE	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED	WT	WEIGHT
EW	EACH WAY	OFF	OFFICE	WWF	WELED WIRE FABRIC
EDF	ELECTRONIC DRINKING FOUNTAIN	OH	OVERHEAD		
		OPNG	OPENING		
A	EXIST	OPP	OPPOSITE		
EXP	EXPANSION	OS	OUTSIDE		
EXT	EXTERIOR	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED		
FA	FIRE ALARM	O.F.I.	OWNER FURNISHED & INSTALLED		
		PAR	PARALLEL		
		PC	PRECAST		

LEGEND OF SYMBOLS:

	DETAIL IDENTIFICATION		DETAIL VIEW BUBBLE
	SHEET WHERE DRAWN		MATCH SHEET LOCATION
	BUILDING SECTION		MATCH LINE REFERENCE
	DETAIL IDENTIFICATION		DETAIL IDENTIFICATION
	CUT LINE - DEFINES THE DETAILED ELEMENT		CUT LINE - DEFINES THE DETAILED ELEMENT
	SHEET WHERE DRAWN		SHEET WHERE DRAWN
	WALL SECTION		DETAIL SECTION
	DETAIL IDENTIFICATION		DETAIL IDENTIFICATION
	SHEET WHERE DRAWN		SHEET WHERE DRAWN
	EXTERIOR ELEVATION		INTERIOR ELEVATION
	ROOM NAME AND NUMBER		DOOR NUMBERS
	WINDOW NUMBERS		EQUIPMENT TAG
	KEY NOTES		WALL TYPE
	LEVEL 1		REVISION DELTA AND CLOUD
	DATUM ELEVATION		CEILING HEIGHT
	FINISH TAG		CEILING HEIGHT
	SPOT ELEVATION		FINISH HEIGHT AND TYPE
	START POINT		TOP MARK
	EXTENT OF WORK		DATUM INDICATOR
	NORTH ARROW		GRIDLINE BUBBLE
	NON - RATED		EXIT SIGN
	1-HOUR RATED		
	2-HOUR RATED		
	3-HOUR RATED		
	4-HOUR RATED		
	PARTITION FIRE RATINGS		
	ACOUSTICAL TILE		GRAVEL
	ALUMINUM		GYPSUM BOARD
	BATT INSULATION		PLYWOOD
	CMU OR BRICK		RIGID INSULATION
	CONCRETE		SOUND INSULATION
	EARTH		STEEL
	FINISHED WOOD		WOOD BLOCKING
	WOOD MEMBER		

GENERAL NOTES:

- ALL WORK TO COMPLY WITH THE REQUIREMENTS OF THE AHJ AND THE CURRENT EDITIONS OF LISTED BUILDING CODES. ANY BUILDING OFFICIAL, SUBCONTRACTOR OR TRADESPERSON NOTING DISCREPANCIES SHALL NOTIFY THE DESIGNER IMMEDIATELY UPON DISCOVERY.
- CONTRACTORS SHALL COORDINATE ALL REQUIRED INSPECTIONS BY THE CITY AND ANY OTHER GOVERNING AUTHORITIES AS REQUIRED.
- CONTRACTORS SHALL VERIFY AND CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO THE START OF CONSTRUCTION OR ORDERING MATERIALS AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES.
- CONTRACTORS SHALL OBTAIN AND PAY FOR ALL TEMPORARY UTILITIES INCLUDING ELECTRICITY NECESSARY FOR CONSTRUCTION.
- ALL CONSTRUCTION DEBRIS TO BE NEATLY STOCKPILED ON SITE UNTIL DISPOSAL. ALL DEBRIS IS TO BE DISPOSED OF IN LEGAL MANNER AT A LANDFILL OR RECYCLING CENTER. NO DEBRIS IS TO BE DISPOSED OF IN LOCAL WASTE COLLECTION FACILITIES.
- CONTRACTOR SHALL INFORM THE DESIGNER OF ANY AND ALL CHANGES. CONTRACTOR SHALL NOT PROCEED WITH REQUESTED CHANGES OR DIRECTIVES WITHOUT PRIOR AUTHORIZATION FROM THE DESIGNER AND A WRITTEN CHANGE ORDER.
- CONTRACTOR SHALL PROVIDE STORAGE FOR ALL BUILDING MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- ALL SUBSTITUTIONS MUST BE APPROVED BY DESIGNER, ALONG WITH WRITTEN REQUESTS CONTRACTOR SHALL PROVIDE ALL INFORMATION REGARDING THE SUBSTITUTION IN QUESTION, INCLUDING COST.
- SOLID WOOD BLOCKING, INSULATION, OR OTHER FIRE STOP MATERIALS IS TO BE PROVIDED, BETWEEN TOP STORY AND ROOF FACE.
- CONTRACTOR SHALL PROVIDE SAMPLE OF FINISHES AND STAIN COLORS FOR APPROVAL BY DESIGNER. THIS INCLUDES INTERIOR AND EXTERIOR PAINT, AND SHEETROCK TEXTURES.
- WRITTEN DIMENSIONS AND NOTES ON DRAWING SHALL TAKE PRIORITY OVER SCALE OF DRAWINGS. DO NOT MEASURE DRAWINGS TO DETERMINE ANY DIMENSIONS. DRAWINGS ARE IN SCALE FOR PURPOSES OF DESIGN AND INTENT ONLY. ALL DIMENSIONS SHOWN PLANS ARE FROM AND TO FACE OF FRAMING OR FROM AND TO CENTERLINE OF WALLS, UNLESS OTHERWISE NOTED.
- ALL FEATURES OF THE WORK NOT FULLY SHOWN SHALL BE OF THE SAME TYPE AND CHARACTER OF THAT SHOWN FOR SIMILAR CONDITIONS. IN THE EVENT OF THAT ADDITIONAL WORK IS REQUIRED TO COMPLETE THE WORK AS INTENDED (OR REQUIRED BY GOVERNING CODES), YET NOT FULLY SHOWN OR OMITTED BY IN THE DRAWINGS, CONTRACTORS MUST STILL PROVIDE FOUNDATION, CARPENTRY, MECHANICAL, ELECTRICAL AND/OR PLUMBING AS REQUIRED FOR CERTIFICATE OF OCCUPANCY, INCONSISTENCIES, OR DISCREPANCIES.
- VERIFY ALL DIMENSIONS AND MFR. SPECIFICATIONS OF OWNER FURNISHED EQUIPMENT PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR AND ALL SUBCONTRACTORS THAT WILL BE INSTALLING FIRESTOPPING MATERIAL. EACH SUBCONTRACTOR WILL PROVIDE A LIST OF FIRESTOP MATERIALS/ASSEMBLIES WHICH WILL BE USED. THE TYPE OF PENETRATIONS WHERE EACH MATERIAL/ASSEMBLY WILL BE USED, AND THE LISTING AND APPROVAL INFORMATION (I.E. UL, ICC OR OTHER APPROVED REPORT/LISTING NUMBERS.) THIS INFORMATION MUST BE SUBMITTED TO, AND APPROVED BY, THE BUILDING INSPECTOR PRIOR TO ANY INSTALLATION.

IMPORTANT DESIGN SCOPE NOTE:

WOODBLOCK ARCHITECTURE INC. AND THEIR CONSULTANTS HAVE COMPLETED THESE DESIGN DOCUMENTS TO THE LEVEL OF DETAIL REQUESTED BY OUR CLIENT. THE LEVEL OF DETAIL MAY RANGE FROM SCHEMATIC DESIGN DOCUMENT(S) MAINLY CONVEYING PROGRAMMATIC INFORMATION TO FULLY DETAILED DOCUMENTS AND SPECIFICATIONS. HOWEVER, THE CLIENT'S INTENT AND EXPECTATIONS ARE THAT THESE DOCUMENTS BE USED AS THE BASIS FOR DESIGN FOR A COMPLETE, ALL-INCLUSIVE PROJECT BASED UPON INDUSTRY STANDARDS & MANUFACTURER RECOMMENDATIONS FOR ALL DISCIPLINES & MATERIALS. IT SHOULD ALSO SATISFY ALL AUTHORITIES HAVING JURISDICTION REQUIREMENTS.

RETAIL CM1, LLC

ADAPTIVE REUSE OF AN EXISTING RETAIL BUILDING FOR A CANNABIS DISPENSARY INCLUDING MODIFIED EXTERIOR FACADE, STOREFRONT, NEW CANOPIES, SALES FLOOR, BREAK ROOM, RESTROOMS AND STORAGE.



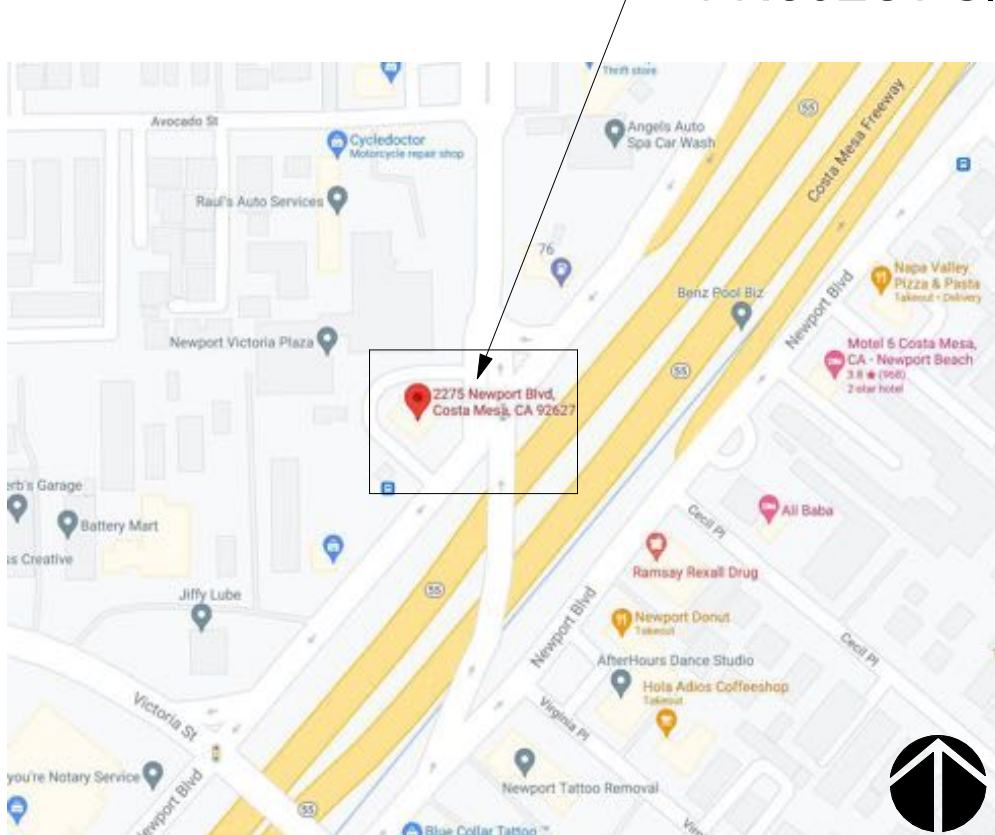
PROJECT TEAM

AUTHORIZED APPLICANT:	SEAN MODDOCKS P: (949) 291_0587 E: MADDOCKS@GREENCP.COM
CLIENT:	RETAIL CM1, LLC P: (503)805-7523 CONTACT: JEREMY PRATT E: J.PRATT@NECTARPOX.COM
ARCHITECT OF RECORD:	WOODBLOCK ARCHITECTURE 827 SW 2ND AVE., PORTLAND, OR, 97204 P: 503.889.0804 CONTACT: JONATHAN DUNN E: JONATHAN@WBLOCK.COM
LANDSCAPE ARCHITECT:	CUMMINGS CURLEY AND ASSOCIATES, INC. P: 562.424.8182 CONTACT: ROBERT CURLEY E: ROBERT@CUMMINGSCURLEY.COM

PROJECT DATA

BUILDING CODES:	2019 CALIFORNIA STRUCTURAL SPECIALTY CODE (OSSC) 2019 CALIFORNIA MECHANICAL CODE (OMC) 2020 CALIFORNIA ELECTRICAL CODE (DEC) 2020 CALIFORNIA PLUMBING CODE (OPC) 2019 CALIFORNIA FIRE CODE (OFC) 2019 CALIFORNIA ZERO ENERGY READY COMMERCIAL CODE (OZERCC)
ZONING:	C2 GENERAL BUSINESS
CONSTRUCTION TYPE:	VB
PROPERTY ADDRESSES:	2275 NEWPORT BOULEVARD COSTA MESA, CA 92627
SEPARATE PERMITS:	SIGNAGE

VICINITY MAP



RETAIL CM1, LLC.
2275 NEWPORT BLVD
COSTA MESA, CA 92627

JONATHAN DUNN
CUP APPLICATION
06.27.22
Project #21-091

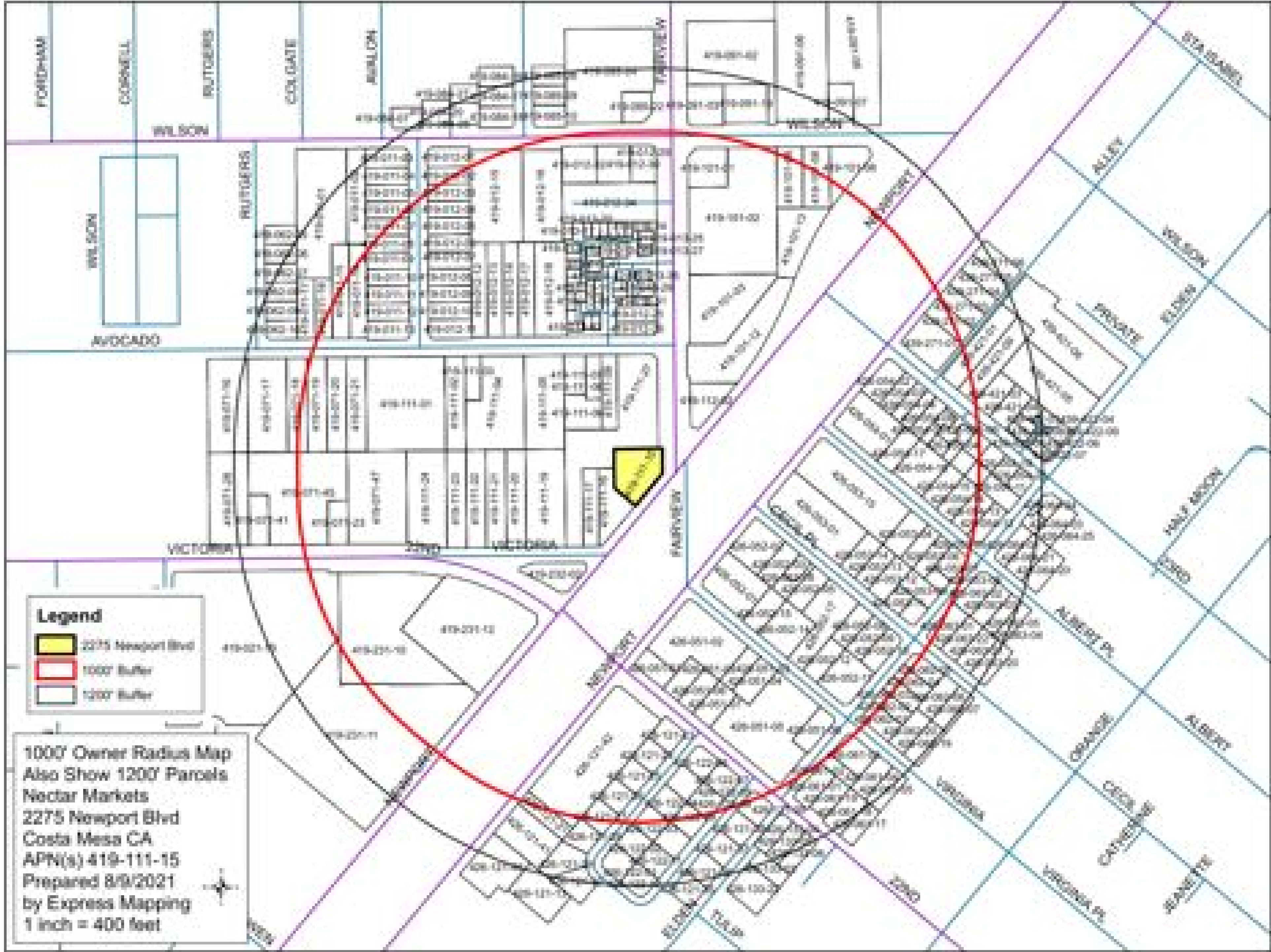
DESCRIPTION	DATE
1 REV 1	03.11.22

COVER SHEET
G000

NOT FOR CONSTRUCTION

WOODBLOCK ARCHITECTURE, INC.
827 SW 2ND AVE., SUITE 300
PORTLAND, OR | 97204 | P: 503.889.0804

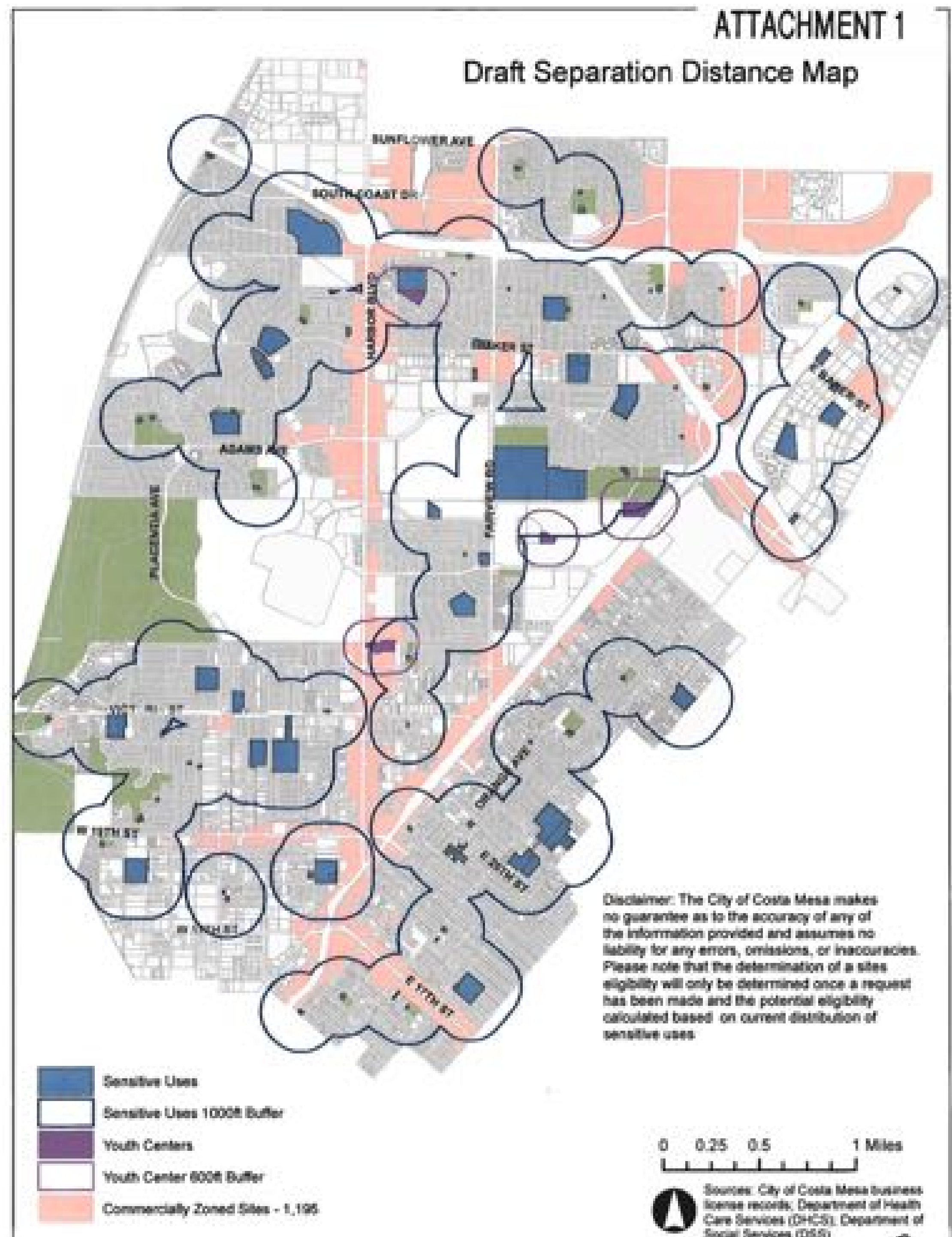
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I CERTIFY THAT THE MAP IDENTIFIES ALL SENSITIVE USES AS DEPICTED IN THE CITY'S PROVIDED MAP OF SENSITIVE USES BASED ON THE CITY'S CURRENT RECORDS AND INFORMATION, AS WELL AS SENSITIVE USES OBSERVED DURING THE PREPARER'S INSPECTION OF USES WITHIN 1,000 FEET OF THE PROPOSED CANNABIS BUSINESS.

THERE ARE NO SENSITIVE USES WITHIN 1000' OF OUR PROPOSED LOCATION.

THE NEAREST SENSITIVE USE IS:
COASTAL CHILDREN'S LEARNING CENTER (1,515.4')



JONATHAN DUNN
CUP APPLICATION
06.27.22
Project #21-091

DESCRIPTION DATE

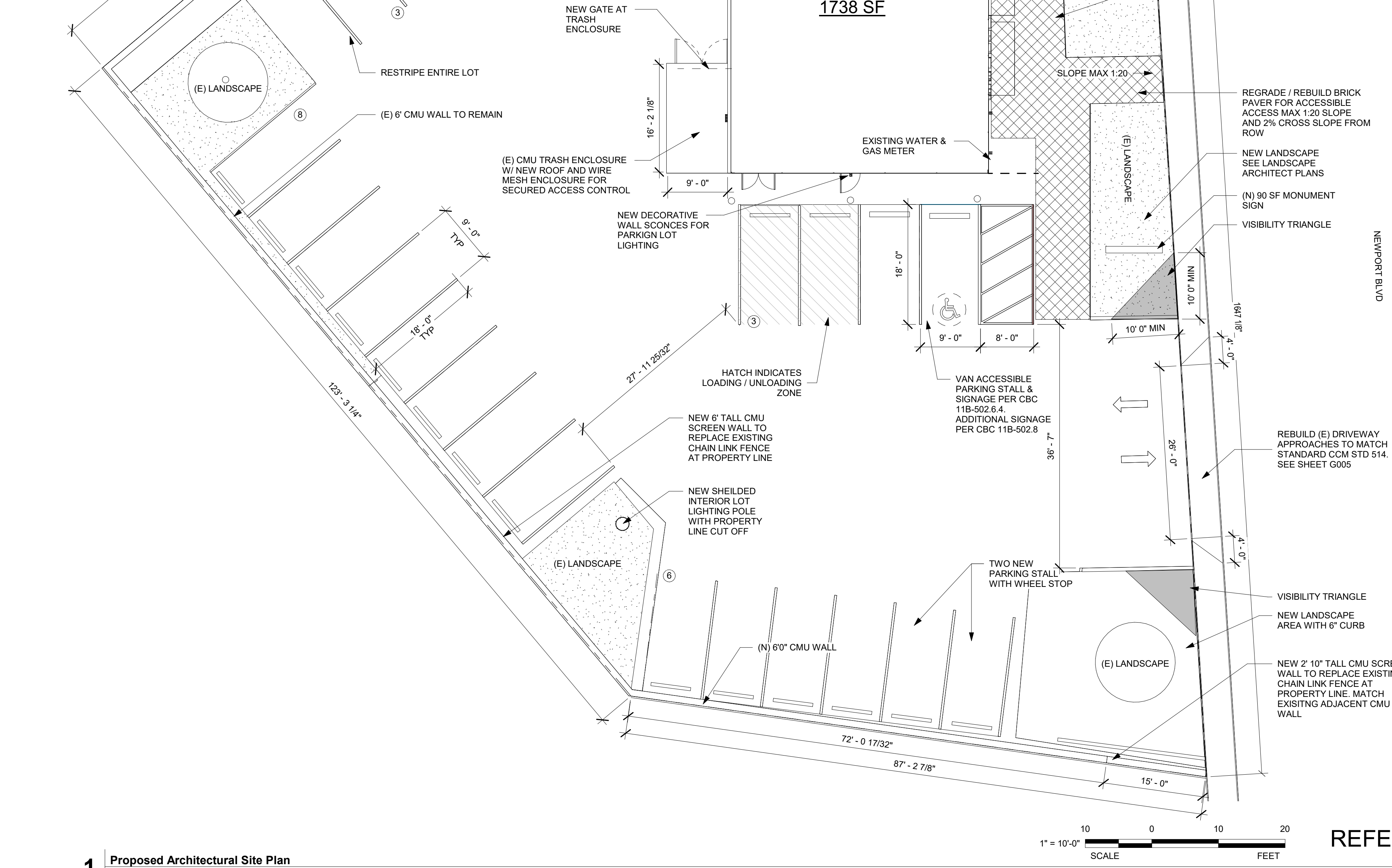
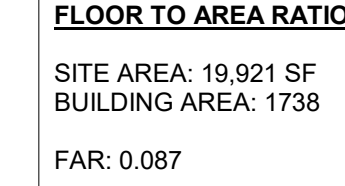
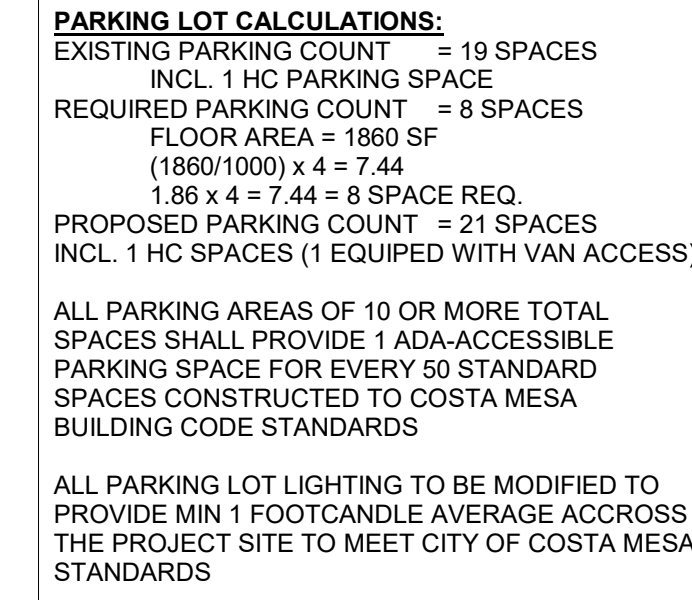
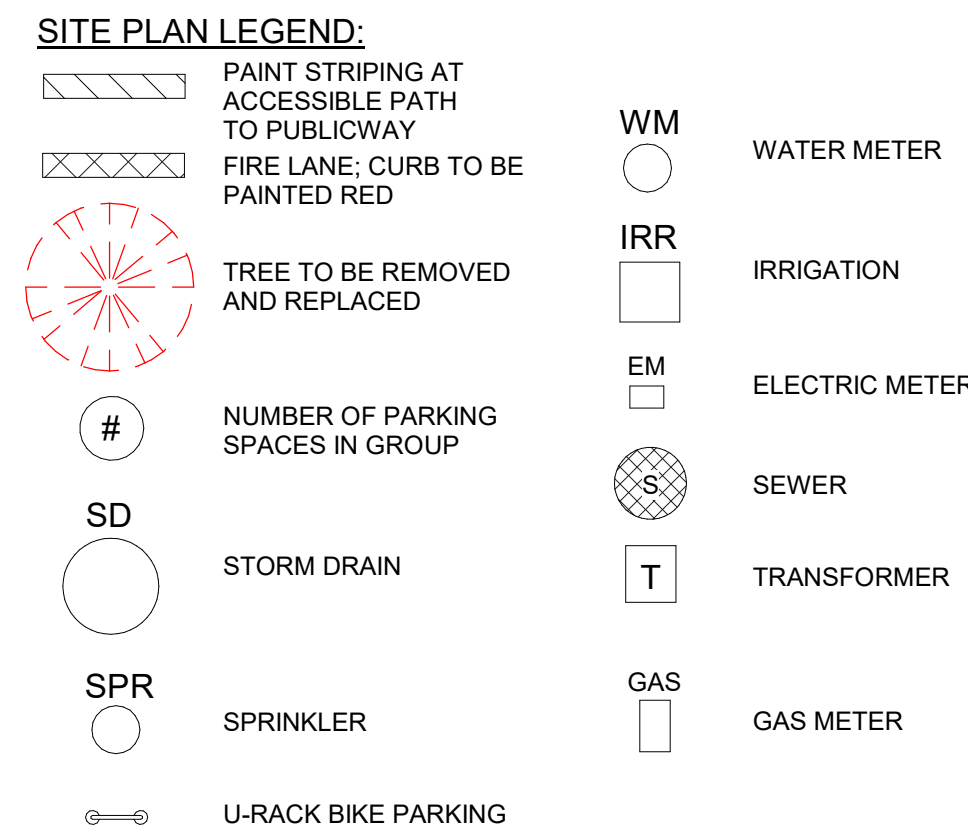
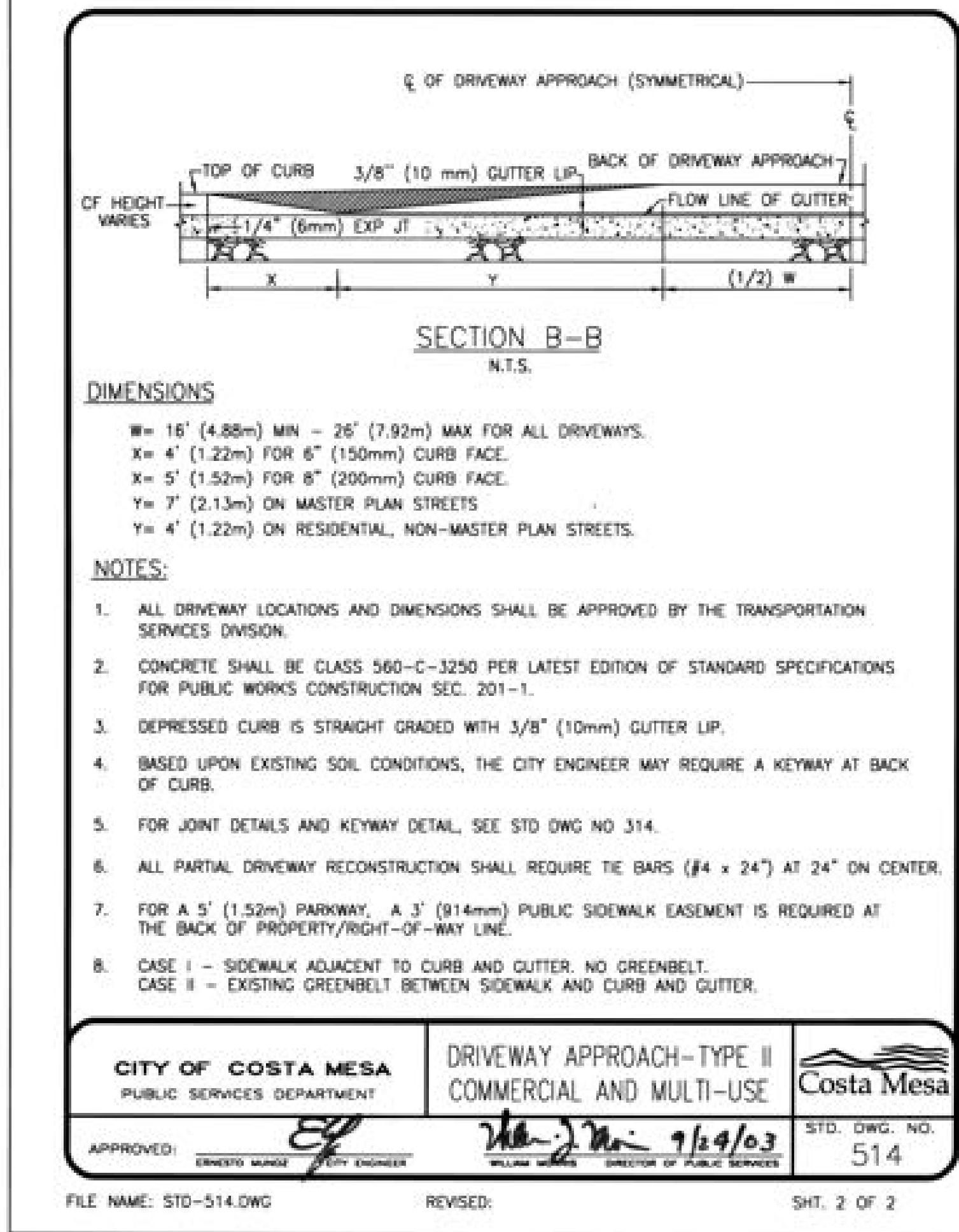
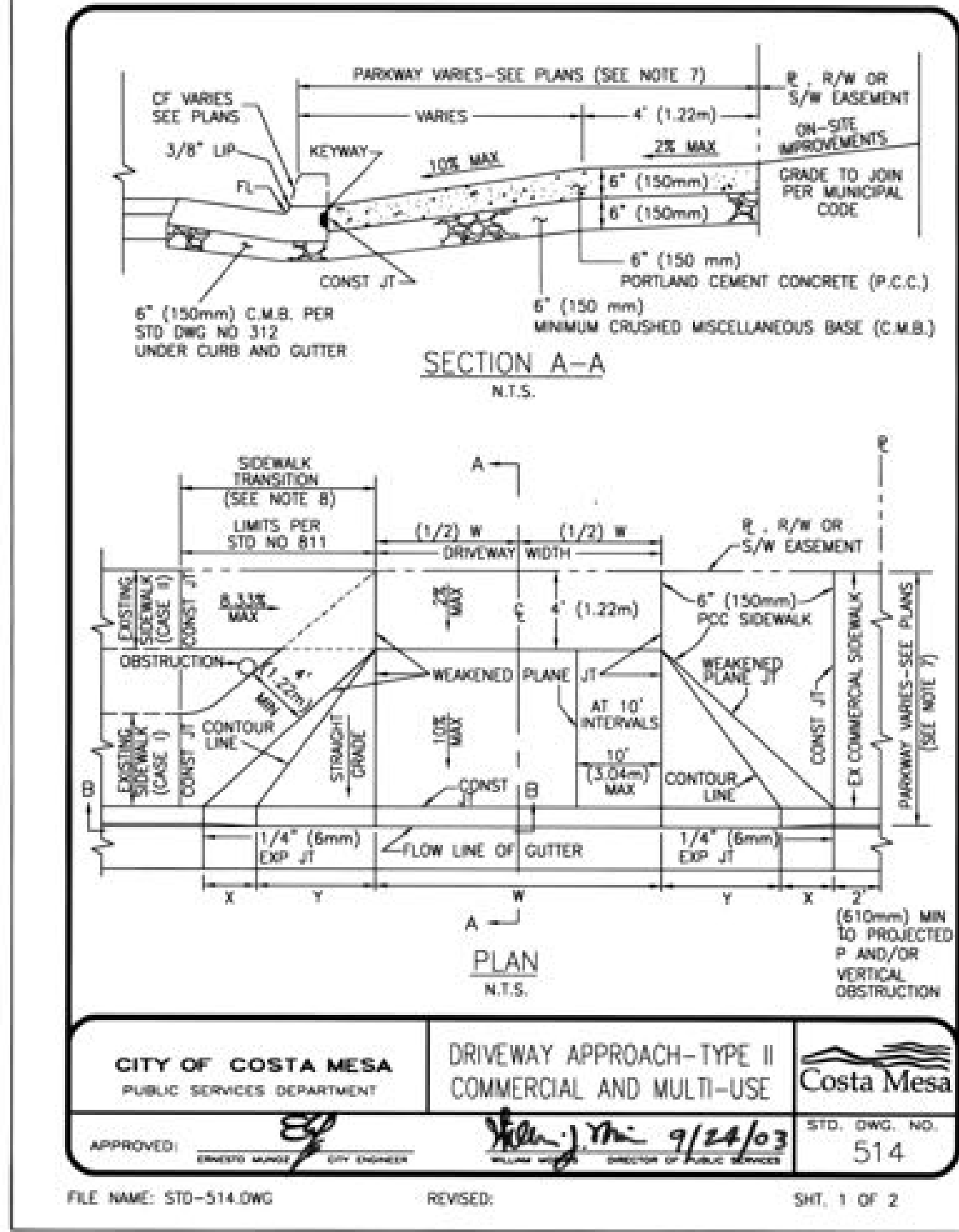
APN & ZONING MAP
G001

RETAIL CM1, LLC.
2275 NEWPORT BLVD
COSTA MESA, CA 92627

NOT FOR CONSTRUCTION

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GENERAL DEMOLITION NOTES

1. PROTECT ALL EXISTING FINISHES AND ELEMENTS FROM DAMAGE AND DUST DURING CONSTRUCTION. ANY DAMAGE IS TO BE REPAIRED AND RESTORED TO EXISTING CONDITION TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
2. GC TO VERIFY EXISTING CONDITIONS AND DEMOLITION EXTENTS PRIOR TO REMOVAL OF ELEMENT. DIMENSIONS PROVIDED ARE FOR REFERENCE ONLY.
3. LOCATION OF WALL TO BE REMOVED FOR NEW DOORS FOR REFERENCE ONLY. SEE FLOOR PLAN
4. INTENT IS TO REMOVE EVERYTHING NECESSARY TO ALLOW NEW CONSTRUCTION TO BE ACCOMPLISHED. SEE DRAWINGS SHOWING PROPOSED NEW CONSTRUCTION.
5. COORDINATE LOBBY CLOSURE TIMING WITH BUILDING OWNERS. WORK SHALL NOT BLOCK EGRESS ROUTES DURING REGULAR WORKING HOURS.
6. THE DEMOLITION CONTRACTOR SHALL HAVE THE SOLE RESPONSIBILITY OF VERIFYING CONDITIONS AT THE JOB TO PROVIDE FOR A SAFE AND ORDERLY PERFORMANCE OF THE WORK.
7. WORK UNDER THIS CONTRACT SHALL BE THE FULL RESPONSIBILITY OF THE DEMOLITION CONTRACTOR; NO ACT, DIRECTION OR REVIEW OF ANY SYSTEM OR METHOD BY THE ARCHITECT OR THE ARCHITECT'S CONSULTANTS SHALL CHANGE OR EFFECT THE CONTRACTOR'S RESPONSIBILITY IN THIS MATTER.
8. STORE ITEMS TO BE RELOCATED ON SITE AND PROTECT FROM DAMAGE.
9. GC TO PROVIDE TEMPORARY PARTITIONS AT ALL PUBLIC WORK AREAS.
10. CAP ALL ABANDONDED PLUMBING, GAS & ELECTRICAL LINES, ETC. IN ACCORDANCE WITH LOCAL CODES.
11. CONTRACTOR(S) TO REMOVE AND NEATLY STACK EXISTING TO REMAIN ACOUSTICAL CEILING TILES AT AREAS REQUIRING ACCESS TO THE CEILING.
12. NEW HVAC DESIGN SHALL BE BIDDER DESIGNED AND BE SUBMITTED UNDER A SEPARATE PERMIT.
13. EXISTING SPRINKLERS TO REMAIN, TO BE MODIFIED UNDER SEPARATE PERMIT.
14. JOB SITE TO BE BROOM SWEEPED AT THE END OF EACH DAY TO ENSURE A CLEAN WORKSPACE.
13. VERIFY ALL DIMENSIONS IN FIELD.

PLAN LEGEND - DEMOLITION

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE DEMOLISHED
- DEMO SLAB AND TRENCH FOR NEW PLUMBING
- NOT IN GC SCOPE

MODIFICATION OF EXISTING FLOOR PLAN TO ACCURATELY DEPICT EXISTING CONDITIONS OF THE BUILDING

REMOVE EXISTING STOREFRONT AND PREPARE OPENING FOR NEW STOREFRONT

REMOVE EXISTING BRICK AND PREPARE FOR NEW OVERFRAME FACADE ELEMENT

REMOVE EXISTING STOREFRONT AND PREPARE OPENING FOR NEW STOREFRONT

REMOVE WALLS AND INTERIOR FINISHES

REMOVE EXISTING STOREFRONT AND PREPARE OPENING FOR NEW DOOR

REMOVE RESTROOM IN ENTIRETY. DEMO ALL FIXTURES AND PREPARE UTILITIES FOR NEW RR. SAW CUT EXTENTS TO BE LIMITED TO NEW PLUMBING SERVICE

COOLER

SALES FLOOR

COOLER

STORAGE

OFFICE

ELECTRICAL RM

RESTROOM

REMOVE DOOR AND PREPARE FOR NEW DOOR

REMOVE DOOR AND PREPARE FOR NEW DOOR

EXISTING GATE AT TRASH ENCLOSURE BEING DEMOLISHED FOR REINSTALLATION AS NEW

1 DEMOLITION PLAN
SCALE | 3/8" = 1'-0"

3/8" = 1'-0"
SCALE
1 0 1 2 3 4 5 6 7
FEET



FLOOR PLAN GENERAL NOTES

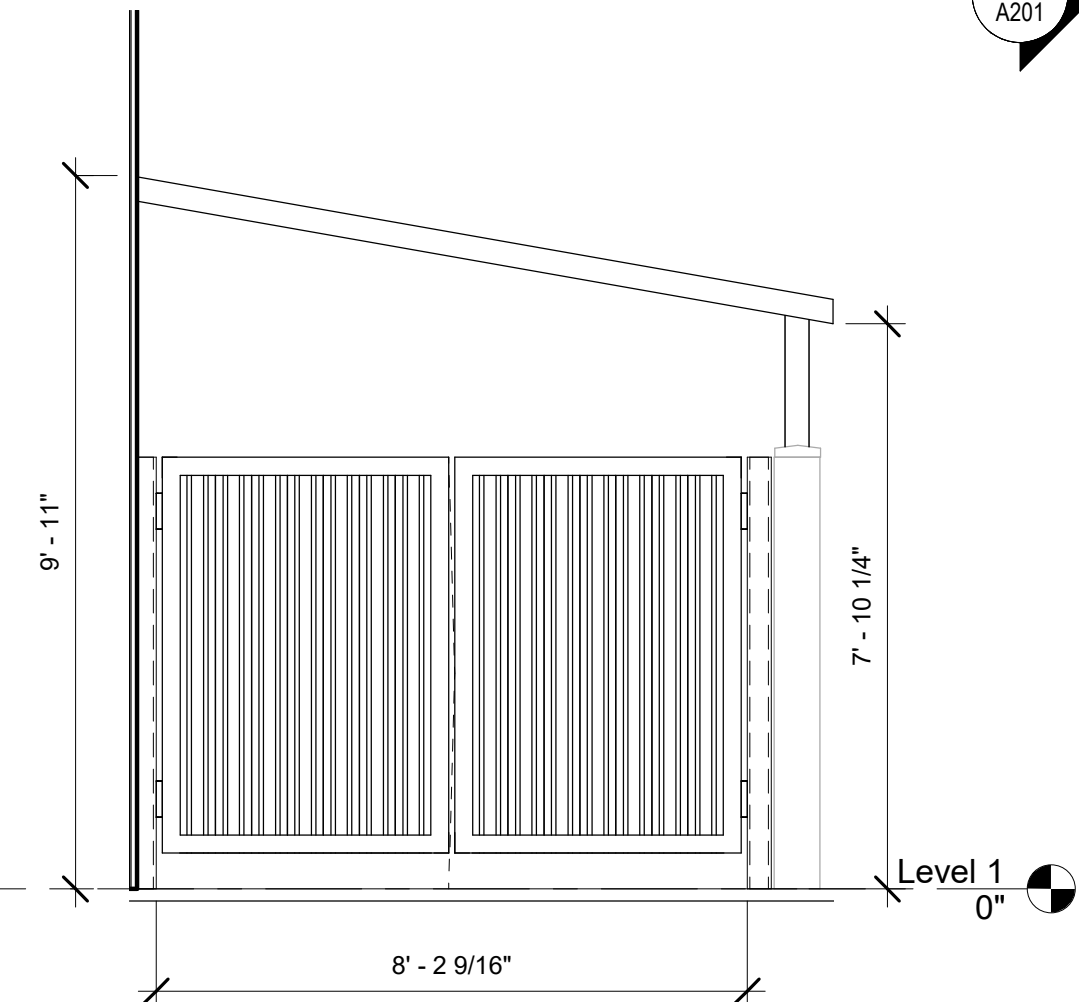
1. ALL CONSTRUCTION IS INTENDED TO BE IN CONFORMANCE W/ FEDERAL & STATE LAWS, CURRENT LOCAL ORDINANCES & BUILDING CODES, & THE AMERICANS WITH DISABILITIES ACT OF 2010. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH WORK. AUTOMATIC FIRE SPRINKLER SYSTEM MUST BE REVIEWED AND APPROVED BY THE FIRE DEPT.
2. FIRE ALARM SYSTEM IS REQUIRED AND MUST BE REVIEWED AND APPROVED BY THE FIRE DEPT.
3. CONTRACTOR TO FIELD VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION
4. CONTRACTOR TO VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK
5. CONTRACTOR TO FIELD VERIFY DIMENSIONS OF PLUMBING FIXTURES VS PARTITION TYPES (WALL THICKNESSES VARY WITH SHEARWALLS) BEFORE COMMENCING FRAMING
6. CONTRACTOR TO VERIFY ALL DIMENSIONS W/ MANUFACTURER ON SUPPLIED FIXTURES AND EQUIPMENT PRIOR TO CONSTRUCTION
7. REFER TO ENLARGED PLANS FOR ADDITIONAL INFO INCLUDING DIMENSIONS. ENLARGED PLANS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY CONFLICT BEFORE PROCEEDING.
8. REFER TO STRUCTURAL DRAWINGS FOR SIZE AND SPACING OF STUDS. PROVIDED SPACING PER STRUCTURAL DRAWINGS AND NOTIFY ARCHITECT OF ANY DISCREPANCY PRIOR TO COMMENCING WORK. DIMENSIONS ARE FACE OF STRUCTURE TO FACE OF STRUCTURE, UNLESS NOTED OTHERWISE (UNO). REFER TO BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS BEFORE COMMENCING WORK ON FOOTING OR FOUNDATION. DIMENSIONS FROM EXISTING UNTOUCHED WALLS ARE TAKEN FROM FACE OF FINISH.
9. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL BLOCKING REQUIRED FOR ANY WALL HUNG EQUIPMENT, TOILET ACCESSORIES, SHELVING, SHOWER SEAT, EXTERIOR LIGHT FIXTURES, ETC.
10. NEW WINDOWS WITHIN 24" OF DOOR TO HAVE SAFETY GLAZING. ALL GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED FOR IMPACT RESISTANCE. ALL GLASS WITHIN 18" FROM FLOOR, WITHIN 24" ARC FROM DOOR EDGE, AND IF BOTTOM EDGE OF GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE, SUCH GLASS SHALL BE TEMPERED.
11. CONTRACTOR TO PROVIDE CAULKING AT THE FOLLOWING AREAS:
A. AT CABINET ENDS, WHERE THEY MEET GYP BD WALLS.
B. AT HOLLOW METAL DOOR FRAMES, BOTH SIDES.
C. ALL WOOD DOOR FRAMES, BOTH SIDES
D. ALL WALL TILE AND WALL COVERING IN TYPICAL ROOMS
12. SEE FIRE & LIFE SAFETY SHEETS FOR LOCATIONS OF FIRE EXTINGUISHER CABINETS.
13. DOOR FRAMES ARE TO BE INSTALLED 3" FROM ADJ WALL, UNO GC TO PROVIDE FIREBLOCKING IN ACCORDANCE WITH OSSC 718.2 WHERE NECESSARY
14. WINDOW AND DOOR FRAMES ARE TO BE SHIMMED PLUMB AND LEVEL. GAPS IN ROUGH OPENINGS ARE TO BE FILLED WITH SPRAY FOAM
15. PROVIDE LEVEL 4 FINISH AT ALL NEW WALL AND PAINT THROUGHOUT, COORDINATE COLOR WITH OWNER
16. PROVIDE OCCUPANCY SENSORS IN ALL NEW SPACES IN ACCORDANCE WITH OSSC 505
17. ALL WALLS WITH PLUMBING/VENTING LINES WITHIN TO BE MINIMUM 2x6 CONSTRUCTION
18. MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH, DEBRIS AND PROTECT ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVERSPRAY, ETC. FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF PROJECT

PLAN LEGEND

- FIRE EXTINGUISHER
- NEW WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- NEW DOOR
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE DEMOLISHED
- NOT IN SCOPE

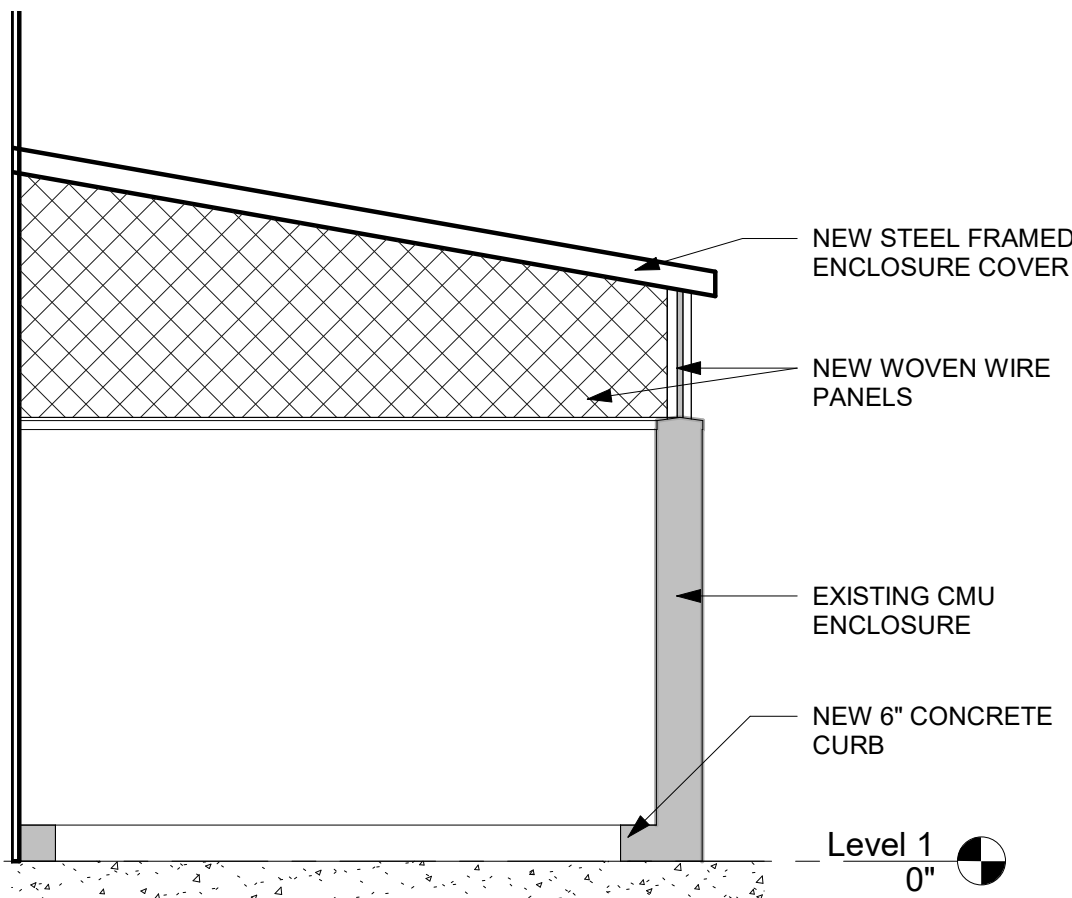
2 TRASH ENCLOSURE GATE

SCALE | 3/8" = 1'-0"



3 TRASH ENCLOSURE SECTION

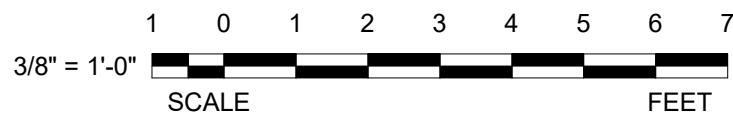
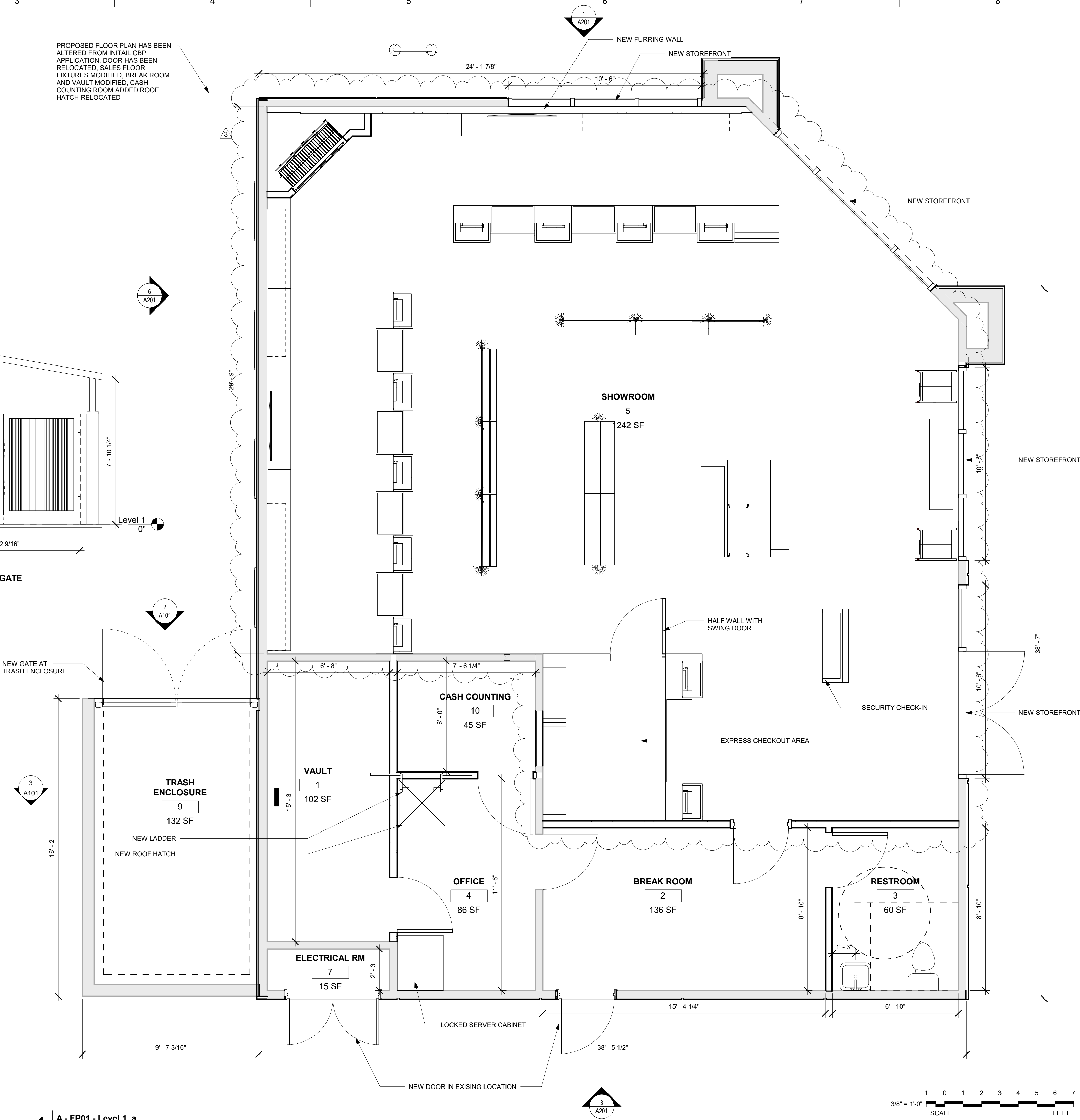
SCALE | 3/8" = 1'-0"



PROPOSED FLOOR PLAN HAS BEEN ALTERED FROM INITIAL CBP APPLICATION. DOOR HAS BEEN RELOCATED, SALES FLOOR FIXTURES MODIFIED, BREAK ROOM AND VAULT MODIFIED, CASH COUNTING ROOM ADDED ROOF HATCH RELOCATED

1 A - FP01 - Level 1_a

SCALE | 3/8" = 1'-0"



RETAIL CM1, LLC.
2225 NEWPORT BLVD
COSTA MESA, CA 92627

JONATHAN DUNN
CUP APPLICATION
06.27.22
Project #21-091



DESCRIPTION	DATE
1 REV 1	03.11.22
3 REV 3	04.11.22

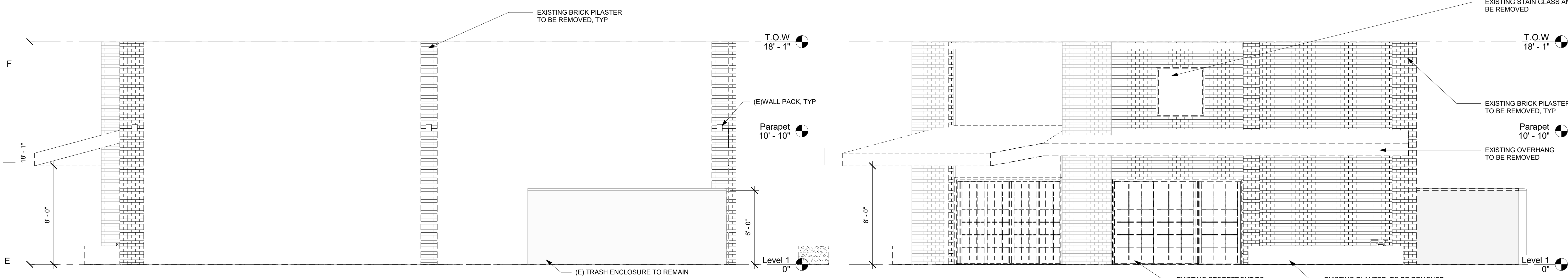
PROPOSED FLOOR PLAN
A101

WOODBLOCK ARCHITECTURE, INC.
827 SW SECOND AVENUE, SUITE 300
PORTLAND, OR | 97204 | P.503.589.0004

NOT FOR CONSTRUCTION

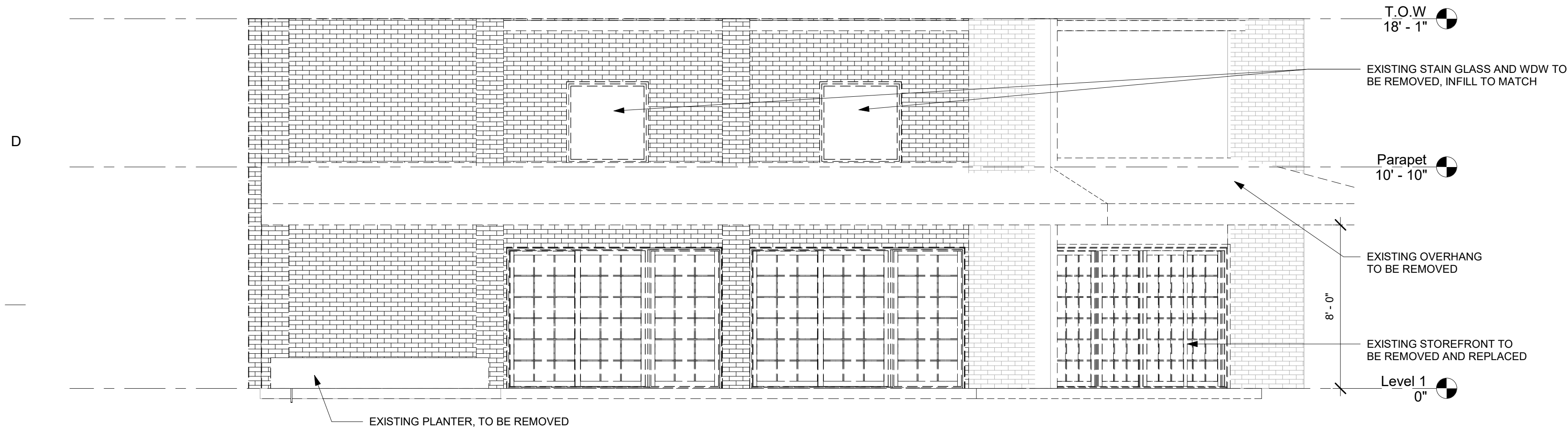
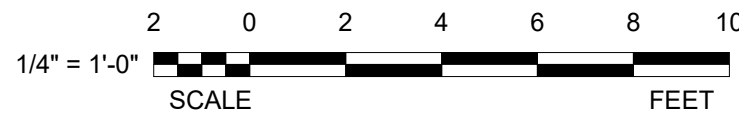
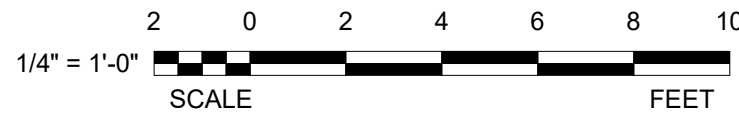
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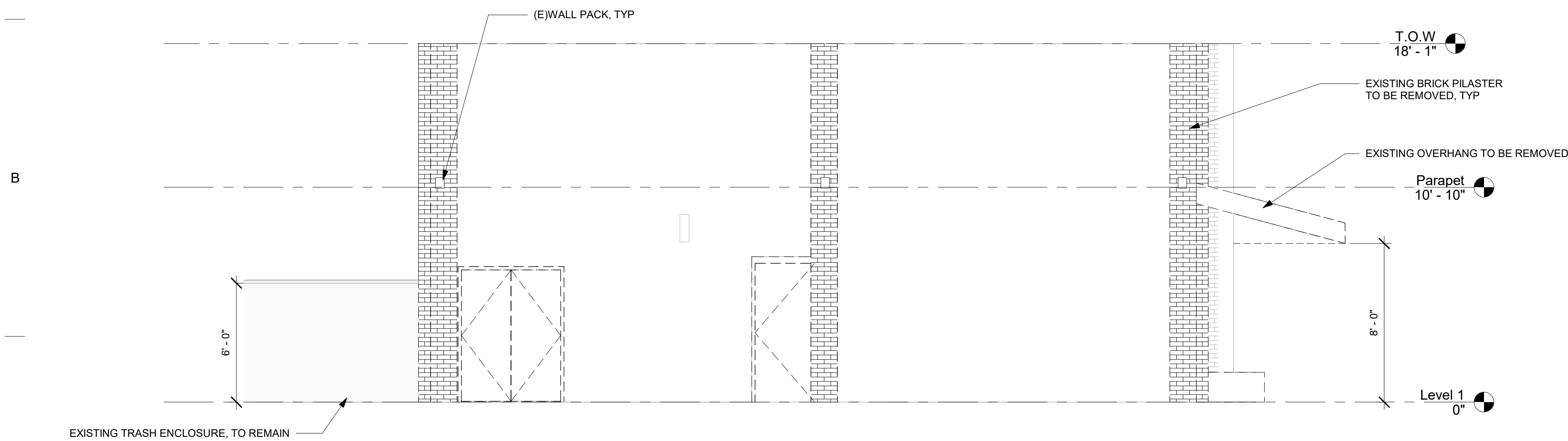
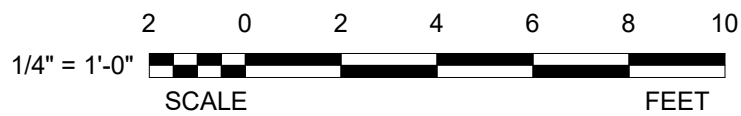


1 Existing Exterior Elevation
SCALE | 1/4" = 1'-0"

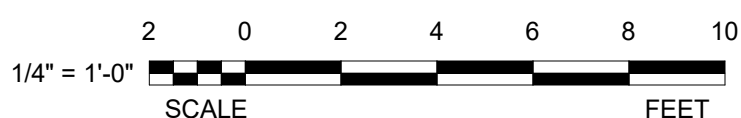
2 North
SCALE | 1/4" = 1'-0"

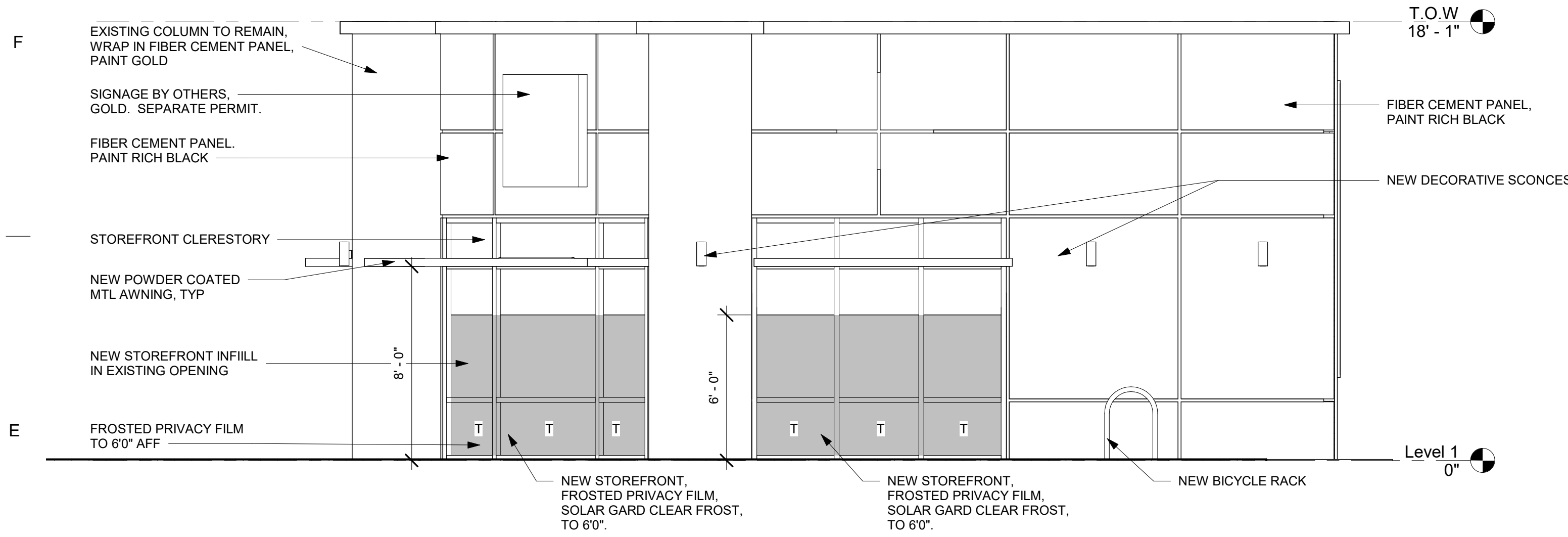


4 Elevation 1 - a
SCALE | 1/4" = 1'-0"

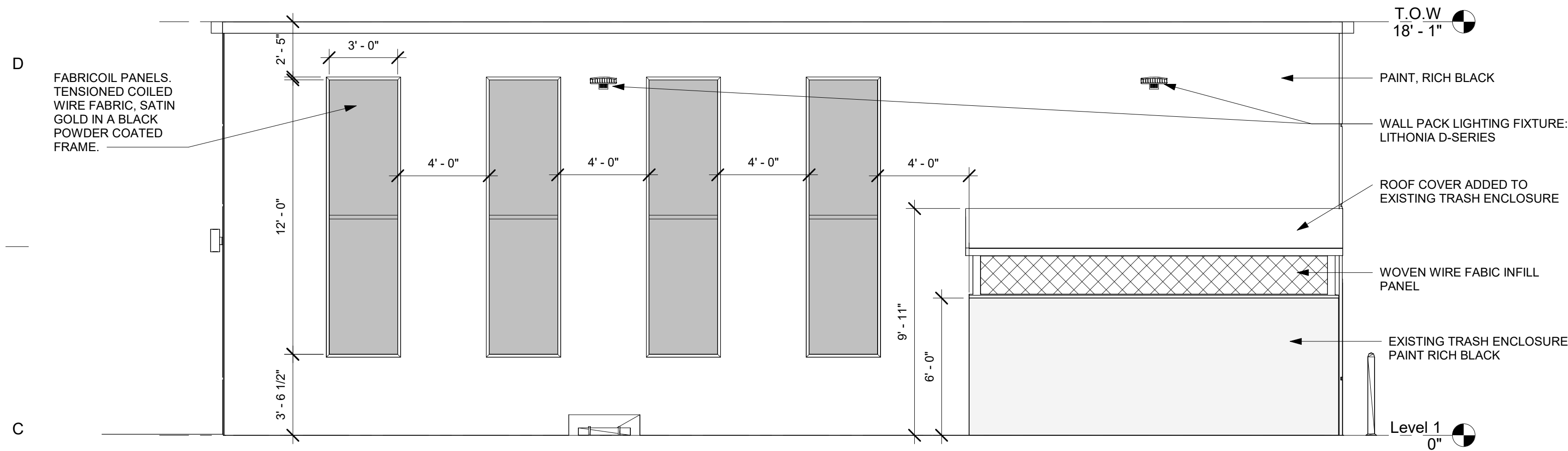
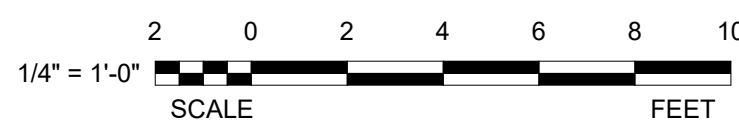


3 South
SCALE | 1/4" = 1'-0"

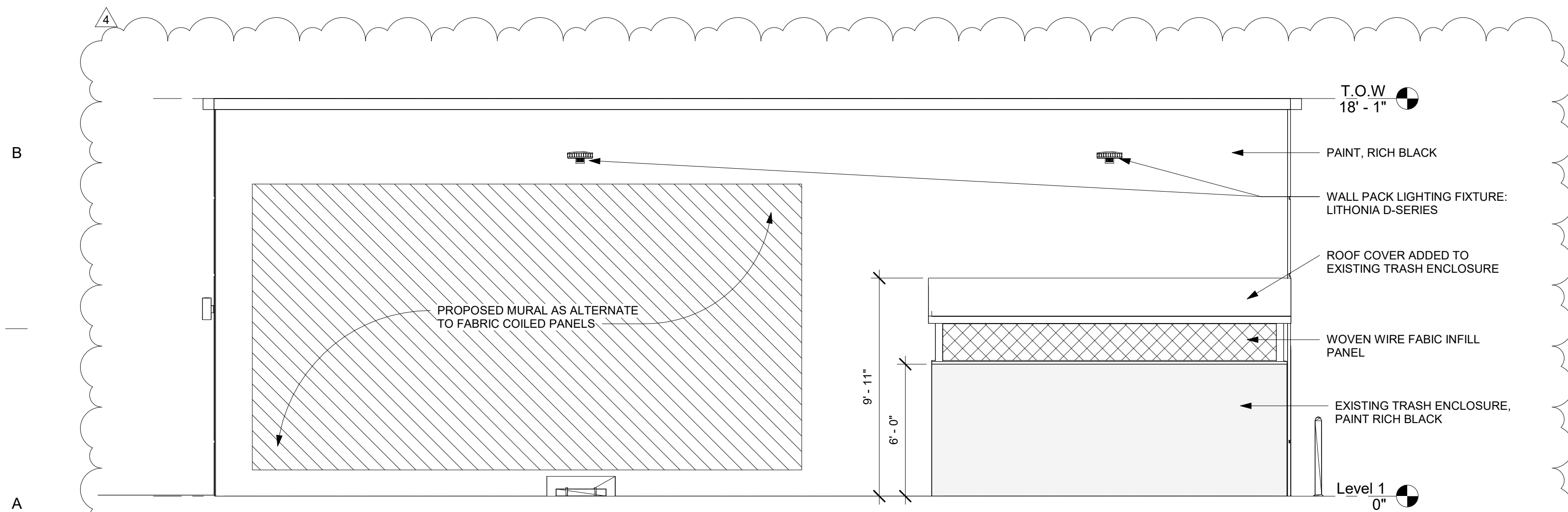
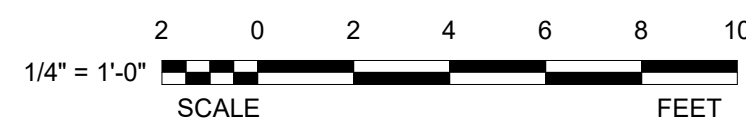




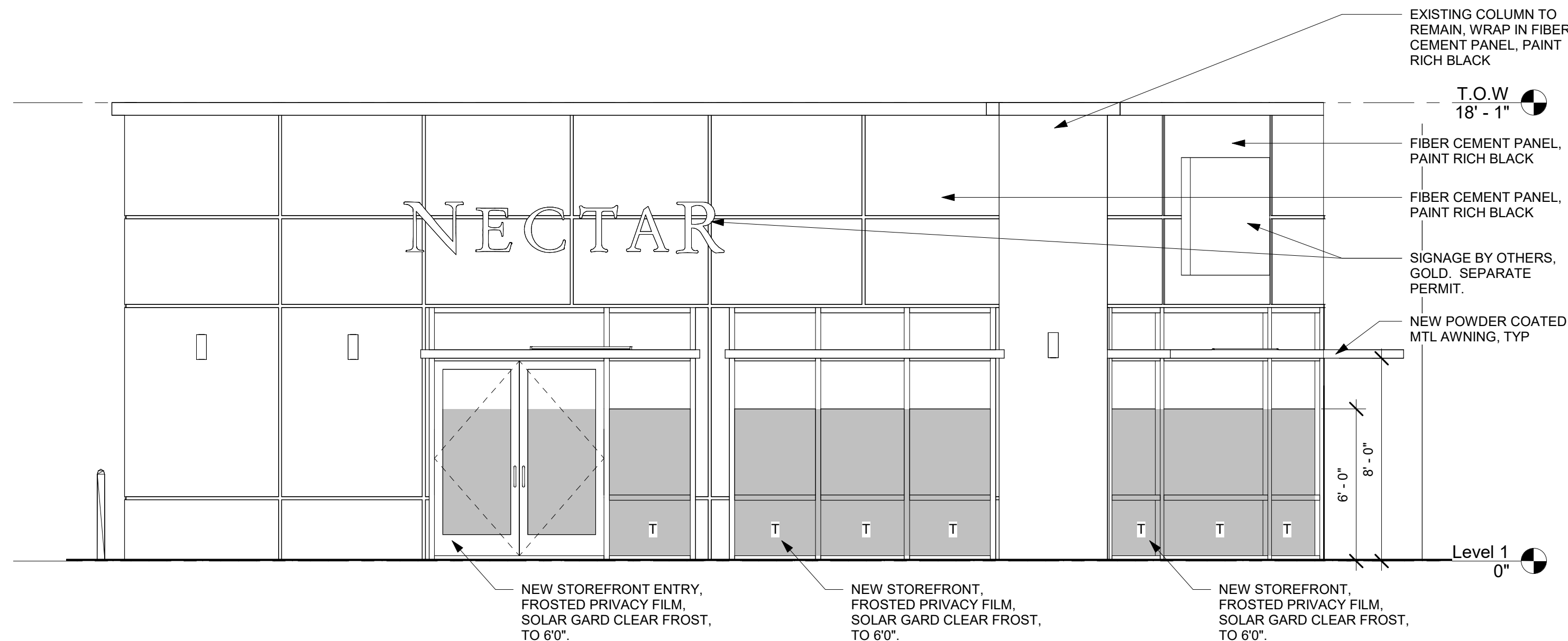
1 PROPOSED ELEVATION A
SCALE | 1/4" = 1'-0"



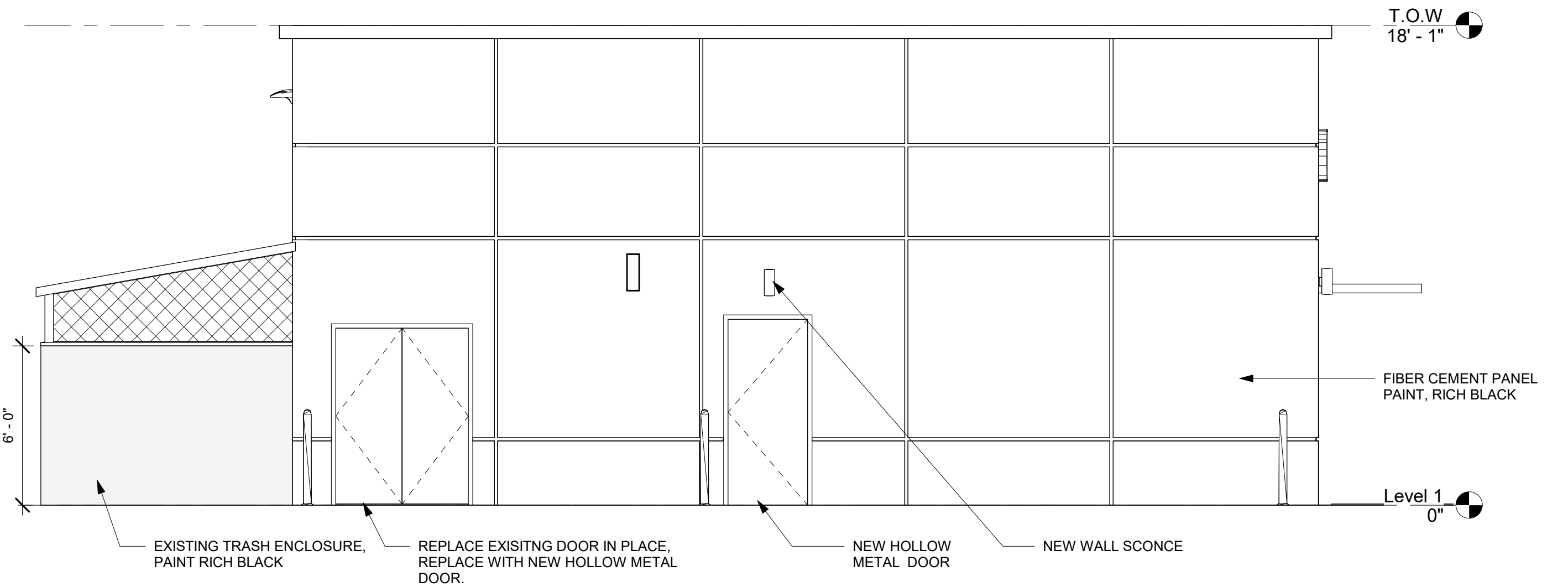
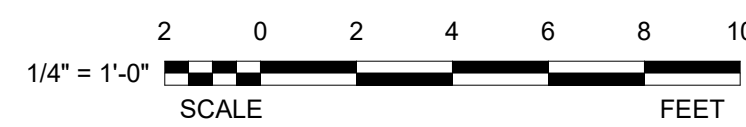
2 PROPOSED ELEVATION B
SCALE | 1/4" = 1'-0"



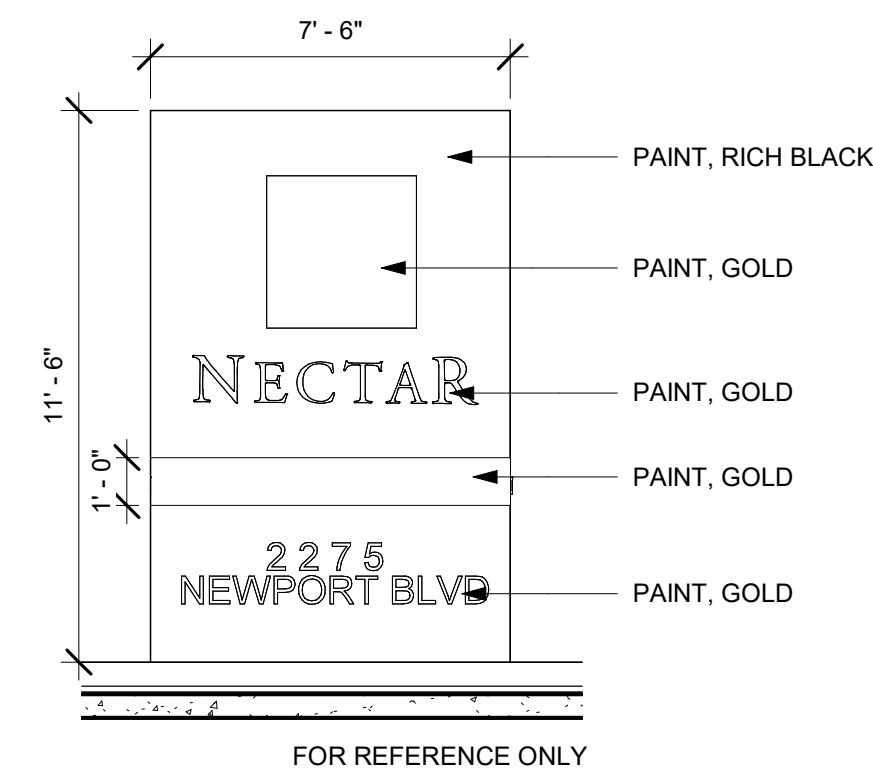
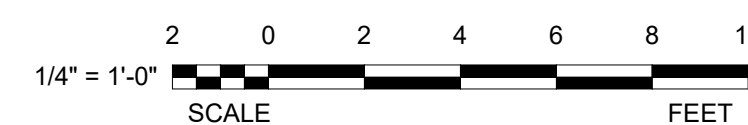
6 PROPOSED ELEVATION B - ALTERNATE
SCALE | 1/4" = 1'-0"



4 PROPOSED ELEVATION D
SCALE | 1/4" = 1'-0"



3 PROPOSED ELEVATION C
SCALE | 1/4" = 1'-0"



5 MONUMENT SIGN
SCALE | 1/4" = 1'-0"

SIGNAGE CALCULATION (1.5 SQ FT PER LINEAR SQ FT):

LINEAR FT: 40' 2"
ALLOWABLE SIGNAGE SQ FT: 40'2 x 1.5 = 60.24 SQ FT
ACTUAL SIGNAGE: 59'-0" SQ FT

LINEAR FT: 39' 6"
ALLOWABLE SIGNAGE SQ FT: 39'6 x 1.5 = 59.25 SQ FT
ACTUAL SIGNAGE: 59'-0" SQ FT

*ALL PROJECT SIGNAGE TO BE UNDER SEPARATE SIGNAGE PERMIT

RETAIL CM1, LLC.
2225 NEWPORT BLVD
COSTA MESA, CA 92627

JONATHAN DUNN
CUP APPLICATION
06.27.22
Project #21-091

DESCRIPTION	DATE
1 REV 1	03.11.22
4 REV 4	06.27.22

PROPOSED ELEVATIONS
A201

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F
E
D
C
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A

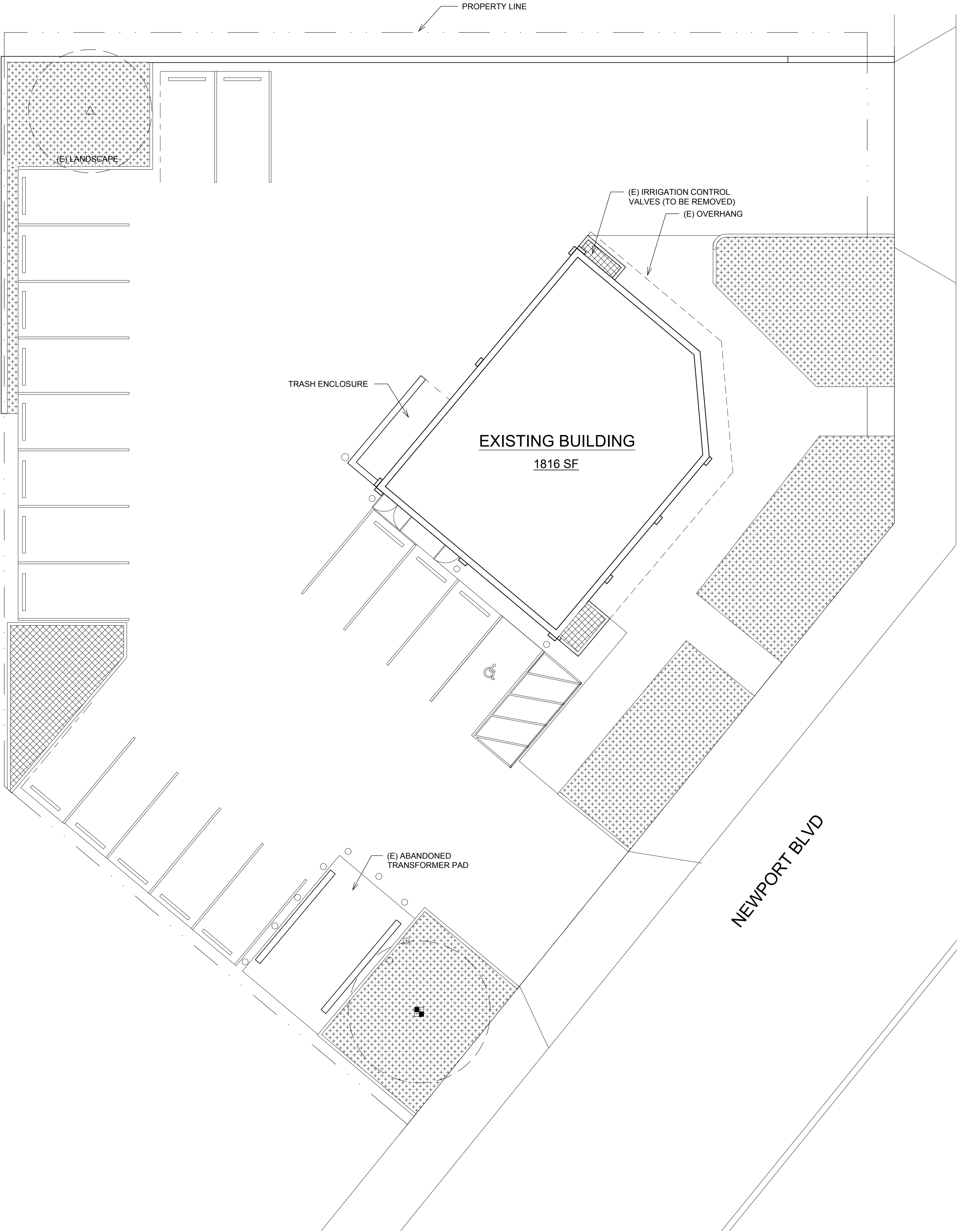


NOTE:
ALL SIGNAGE TO BE UNDER A SEPARATE PERMIT



F
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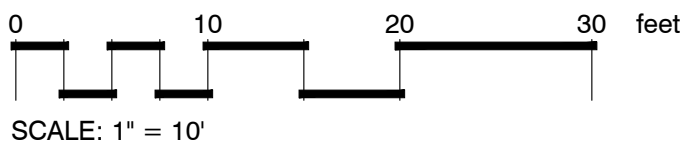
1 Existing Architectural Site Plan
1" = 10'-0"




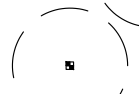
FAIRVIEW RD

FAIRVIEW RD

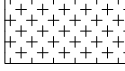
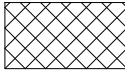
NEWPORT BLVD

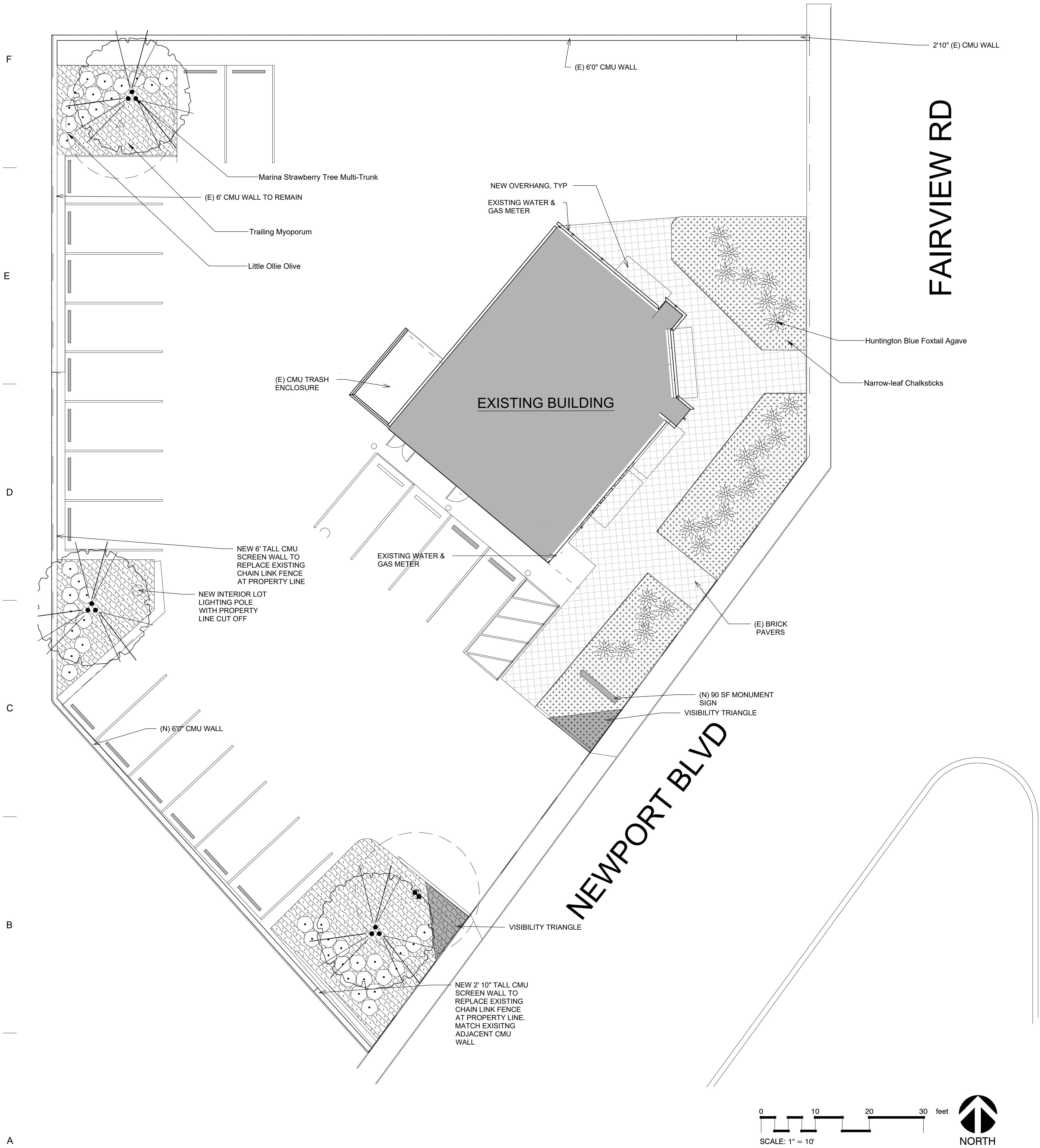


PLANT SCHEDULE

EXISTING TREES TO BE REMOVED	BOTANICAL / COMMON NAME	CONT	QTY
	Melaleuca quinquenervia / Cajeput Tree	Existing to be Removed	1
	Pyrus kawakamii / Evergreen Pear	Existing to be Removed	1

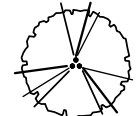
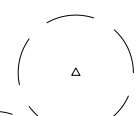

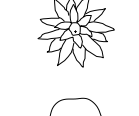

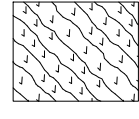
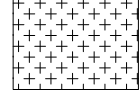
EXISTING LANDSCAPE SHCHEDULE

SYMBOL	DESCRIPTION	QTY
	Turf / lawn to be removed	2,650 sf
	Existing shrubs and ground cover to be removed.	320 sf



1 Proposed Landscape Plan
1" = 10'-0"

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT
	3	Arbutus x 'Marina' / Marina Strawberry Tree Multi-Trunk	36" Box Multi Trunk
EXISTING TREES TO BE REMOVED	QTY	BOTANICAL / COMMON NAME	CONT
	1	Melaleuca quinquenervia / Cajeput Tree	Existing to be Removed
	1	Pyrus kawakamii / Evergreen Pear	Existing to be Removed
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	26	Agave attenuata 'Huntington Blue' / Huntington Blue Foxtail Agave	5 gal
	43	Olea europaea 'Little Ollie' TM / Little Ollie Olive	5 gal
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT
	1,202 sf	Myoporum parvifolium 'Burgundy Carpet' / Trailing Myoporum	1 Gal
	996 sf	Senecio cylindricus / Narrow-leaf Chalksticks	Flat



Arbutus x 'Marina'



Agave attenuata 'Huntington Blue'



Pennisetum setaceum 'Rubrum'



Senecio cylindricus



Myoporum parvifolium 'Burgundy Carpet'