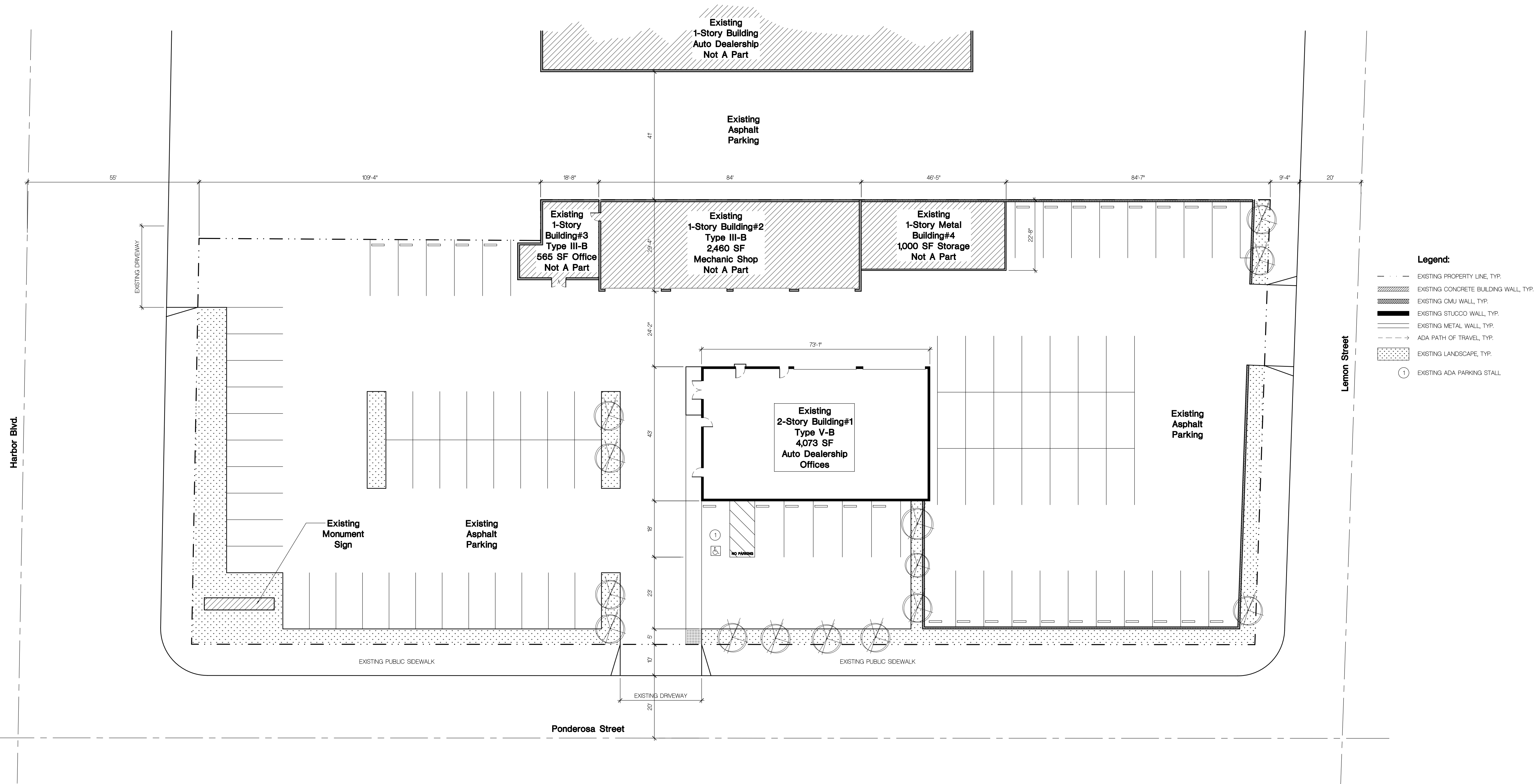




Tenant Improvements
2845 Harbor Blvd.
Costa Mesa, CA. 92626

Issued For	Date
Client Review Set	06-19-2021

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File No:	A-11
Job No:	2125A
Drawn By:	Staff
Date:	06-19-2021
Scale:	As Shown

EXISTING
SITE PLAN

A-1.1

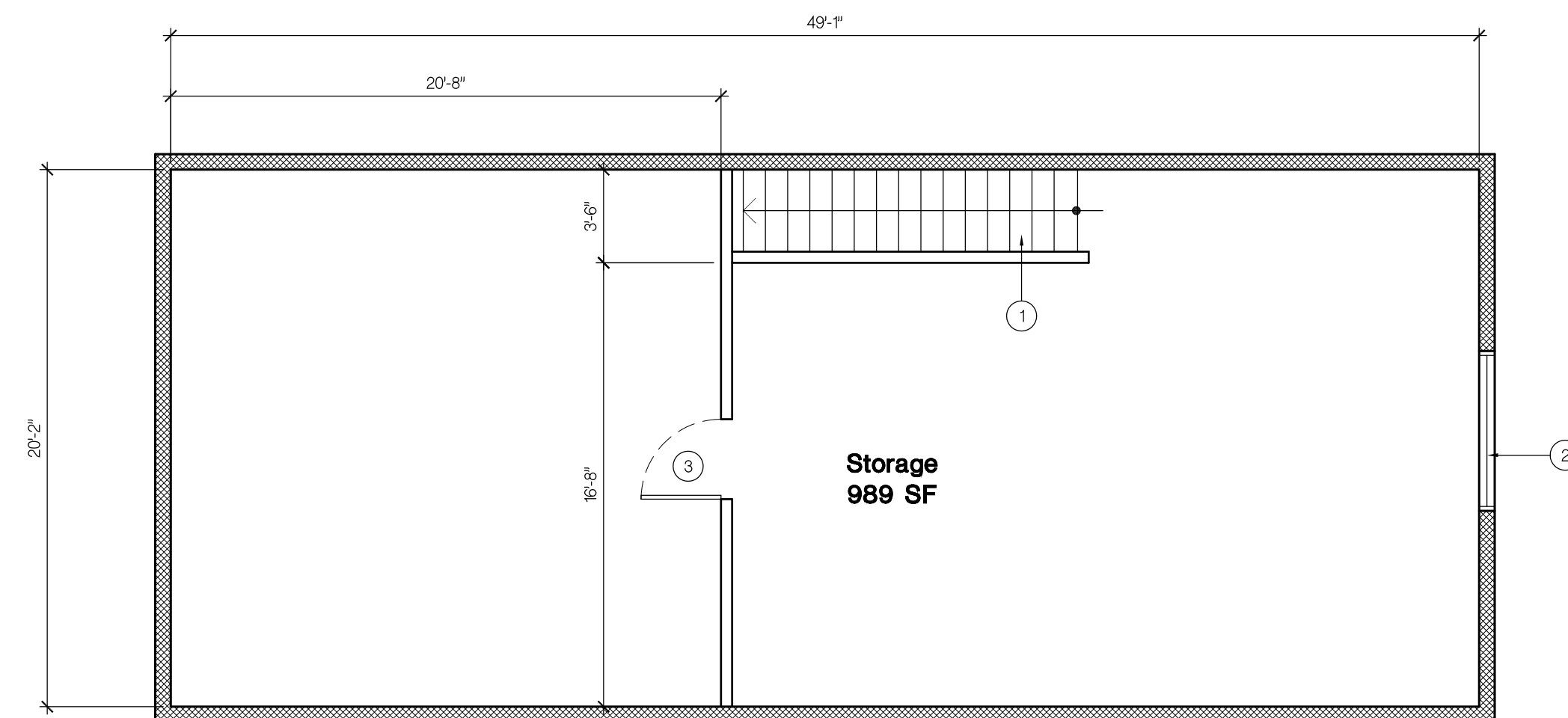
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PROPOSED SITE PLAN



Proposed Site Plan

$$1/16^u = 1' - 0''$$



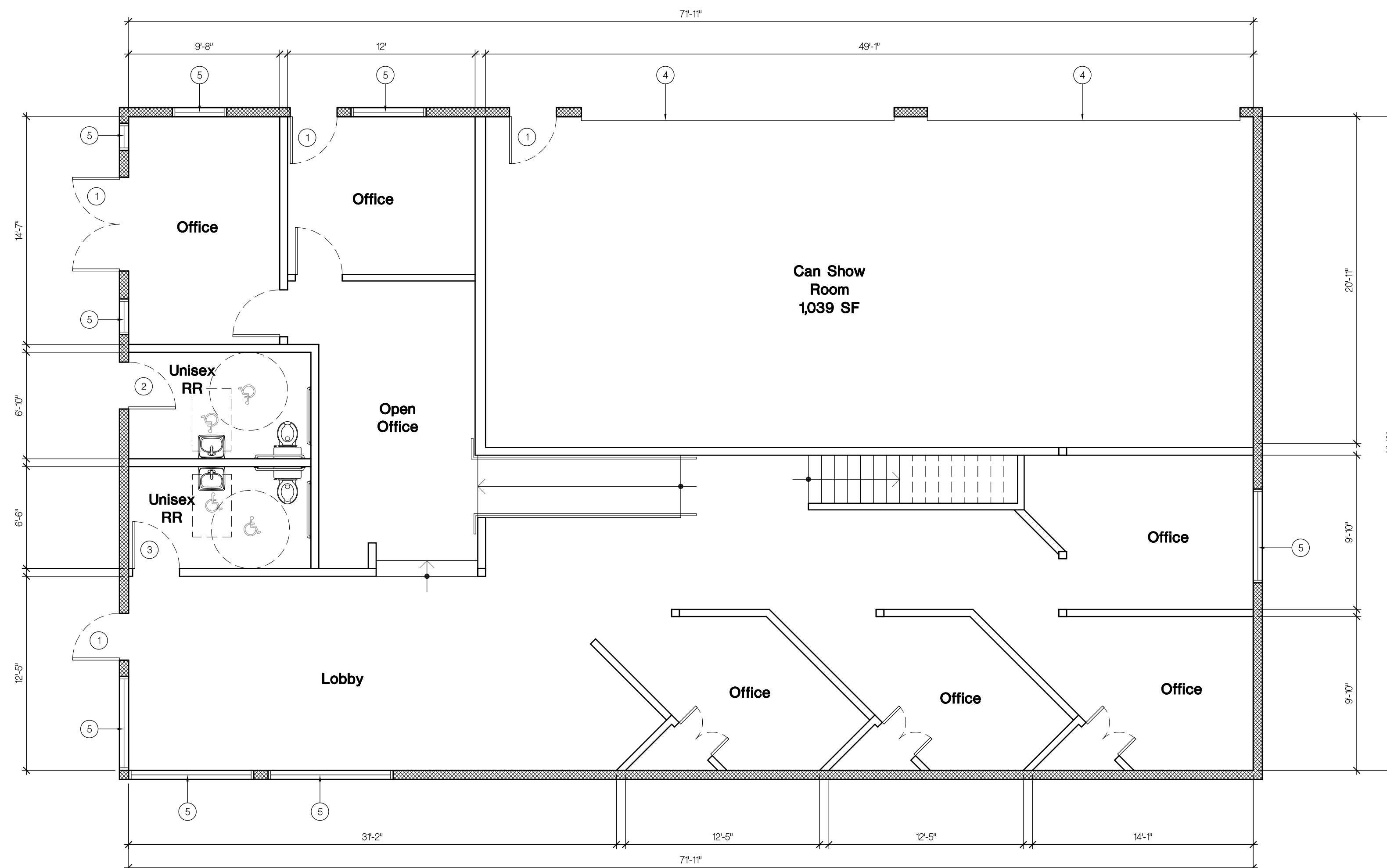
- Legend:**
- EXISTING STUCCO WALL, TYP.
 - EXISTING INTERIOR WALL, TYP.
 - EXISTING STAIRS
 - EXISTING WINDOW
 - EXISTING 3'X7' WOOD DOOR AND FRAME



Existing Second Floor Plan - Building#1

3/16"=1'-0"

2



- Legend:**
- EXISTING CONCRETE BUILDING WALL, TYP.
 - EXISTING STUCCO WALL, TYP.
 - EXISTING INTERIOR WALL, TYP.
 - EXISTING 3'X7' GLASS DOOR
 - EXISTING 3'X7' WOOD DOOR AND FRAME
 - EXISTING 3'X7' WOOD DOOR AND METAL FRAME
 - EXISTING 20' WIDE X 11' HIGH ROLL-UP DOOR
 - EXISTING WINDOW



Existing First Floor Plan - Building#1

3/16"=1'-0"

1

Tenant Improvements
2845 Harbor Blvd.
Costa Mesa, CA 92626

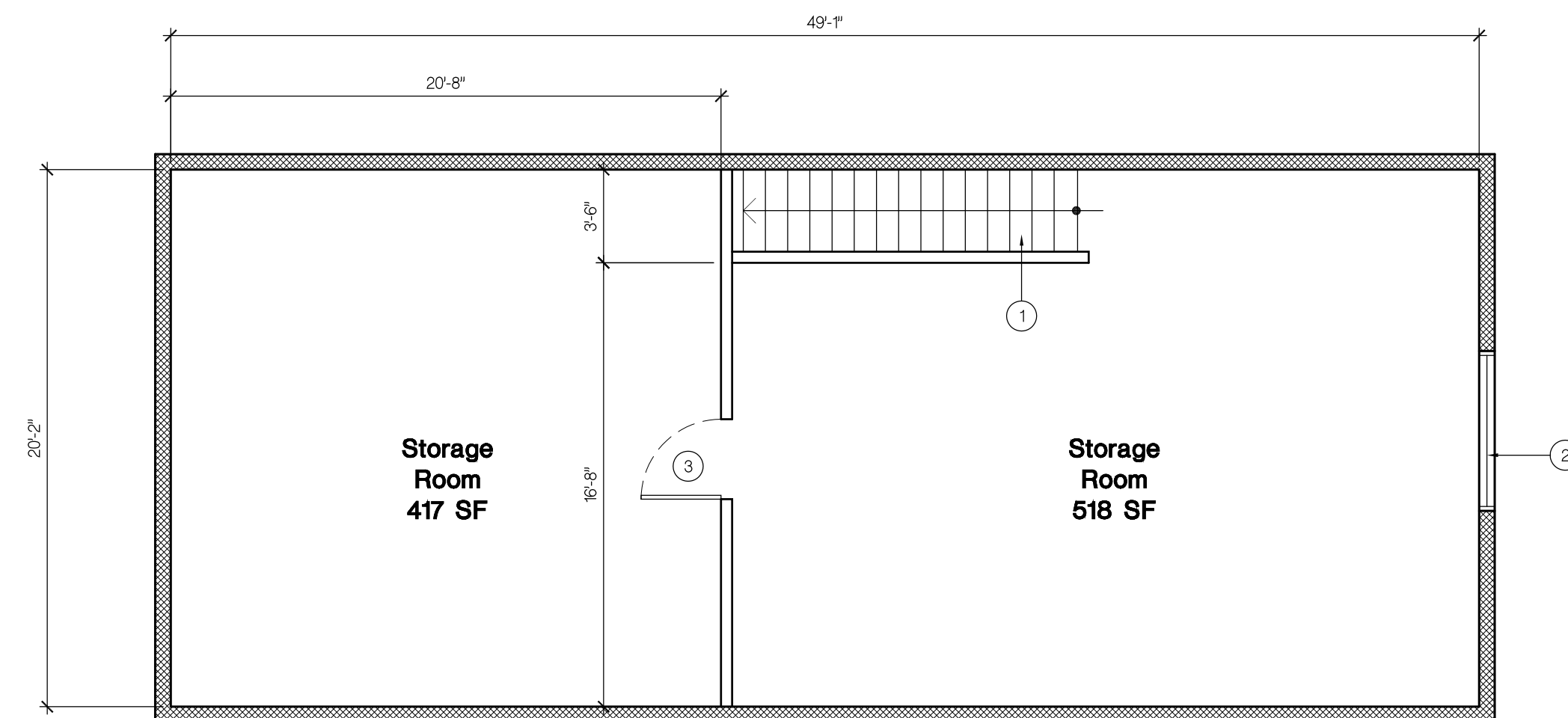
Issued For	Date
Client Review Set	06-19-2021

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File No:	A-21
Job No:	2125A
Drawn By:	Staff
Date:	06-19-2021
Scales:	As Shown

EXISTING
FLOOR PLAN
BUILDING#1

A-2.1



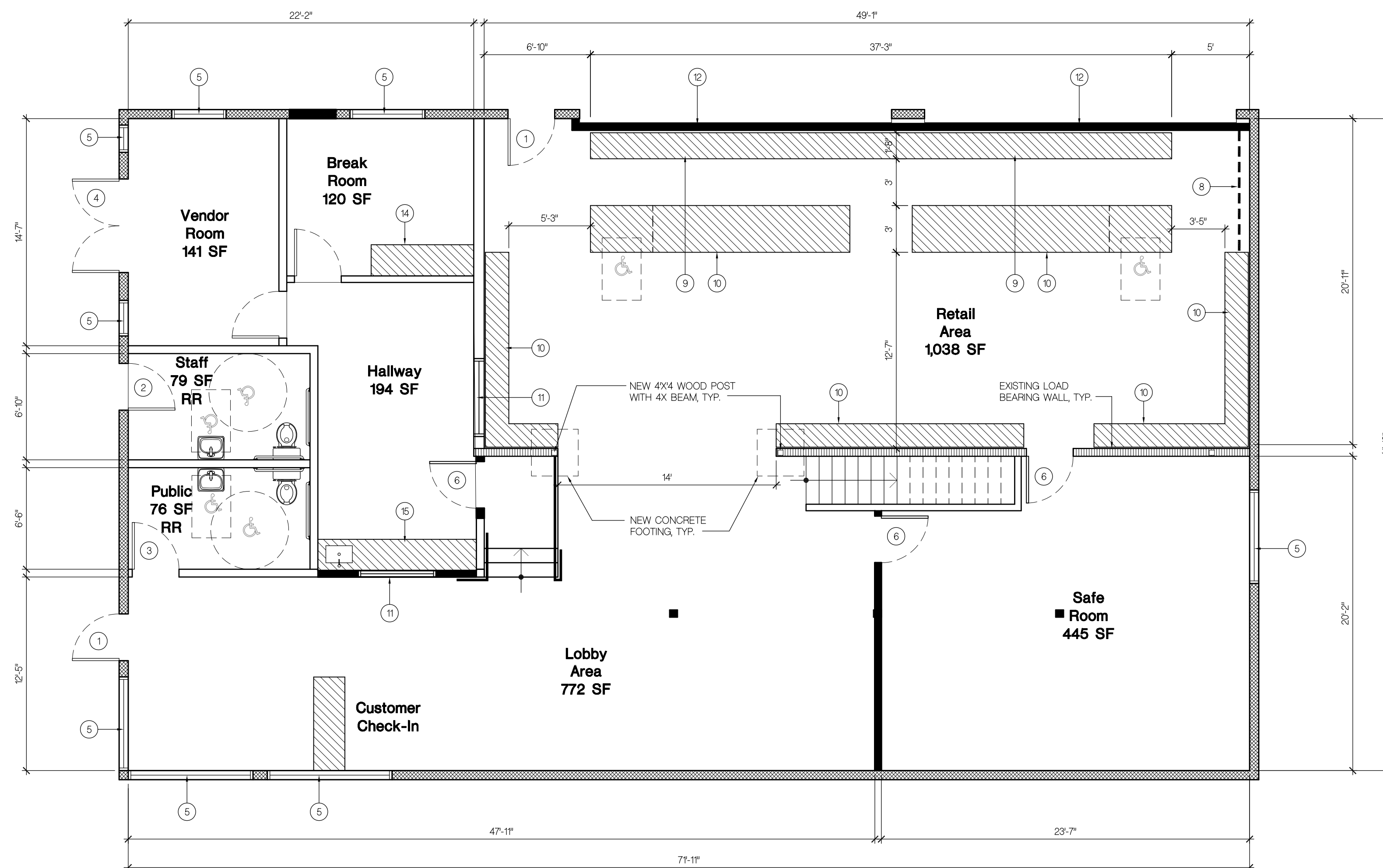
- Legend:**
- EXISTING STUCCO WALL, TYP.
 - EXISTING INTERIOR WALL, TYP.
 - EXISTING STAIRS
 - EXISTING WINDOW
 - EXISTING 3'X7' WOOD DOOR AND FRAME

Proposed Second Floor Plan - Building#1

3/16"=1'-0"

2

Cannabis Dispensary
Tenant Improvements
2845 Harbor Blvd.
Costa Mesa, CA. 92626



- Legend:**
- EXISTING STUCCO BUILDING WALL, TYP.
 - EXISTING INTERIOR NON-BEARING WALL, TYP.
 - EXISTING LOAD-BEARING WALL, TYP.
 - NEW INTERIOR NON-BEARING WALL, TYP.
 - NEW ELECTRICAL OUTLET
 - NEW PHONE/DATA OUTLET
 - NEW FLOOR MOUNTED PHONE/DATA OUTLET
 - NEW FLOOR MOUNTED ELECTRICAL OUTLET
 - EXISTING GLASS DOOR - SECURITY MESH - OPAQUE
 - EXISTING DOOR AND FRAME
 - EXISTING 3'X7' DOOR - LEVER HARDWARE
 - EXISTING PAIR OF GLASS DOORS
 - EXISTING WINDOW
 - NEW 3'X7' WOOD DOOR AND METAL FRAME - LEVER HARDWARE
 - NEW UPPER AND LOWER CABINETRY WITH STONE TOP
 - KITCHEN SINK WITH GARBAGE DISPOSAL
 - NEW MOSS WALL, TYP.
 - NEW WALL DISPLAY, TYP.
 - NEW SALES COUNTER, TYP.
 - NEW 5' WIDE X 4' HIGH STOREFRONT WINDOW
 - NEW WALL AT EXISTING ROLL-UP DOOR OPENING - ROLL UP DOORS TO REMAIN
 - NEW 30'X7' WOOD DOOR AND METAL FRAME - LEVER HARDWARE
 - NEW UPPER AND LOWER CABINETRY WITH STONE TOP
 - NEW UPPER AND LOWER CABINETRY WITH STONE TOP - EXISTING SINK

Proposed First Floor Plan - Building#1

3/16"=1'-0"

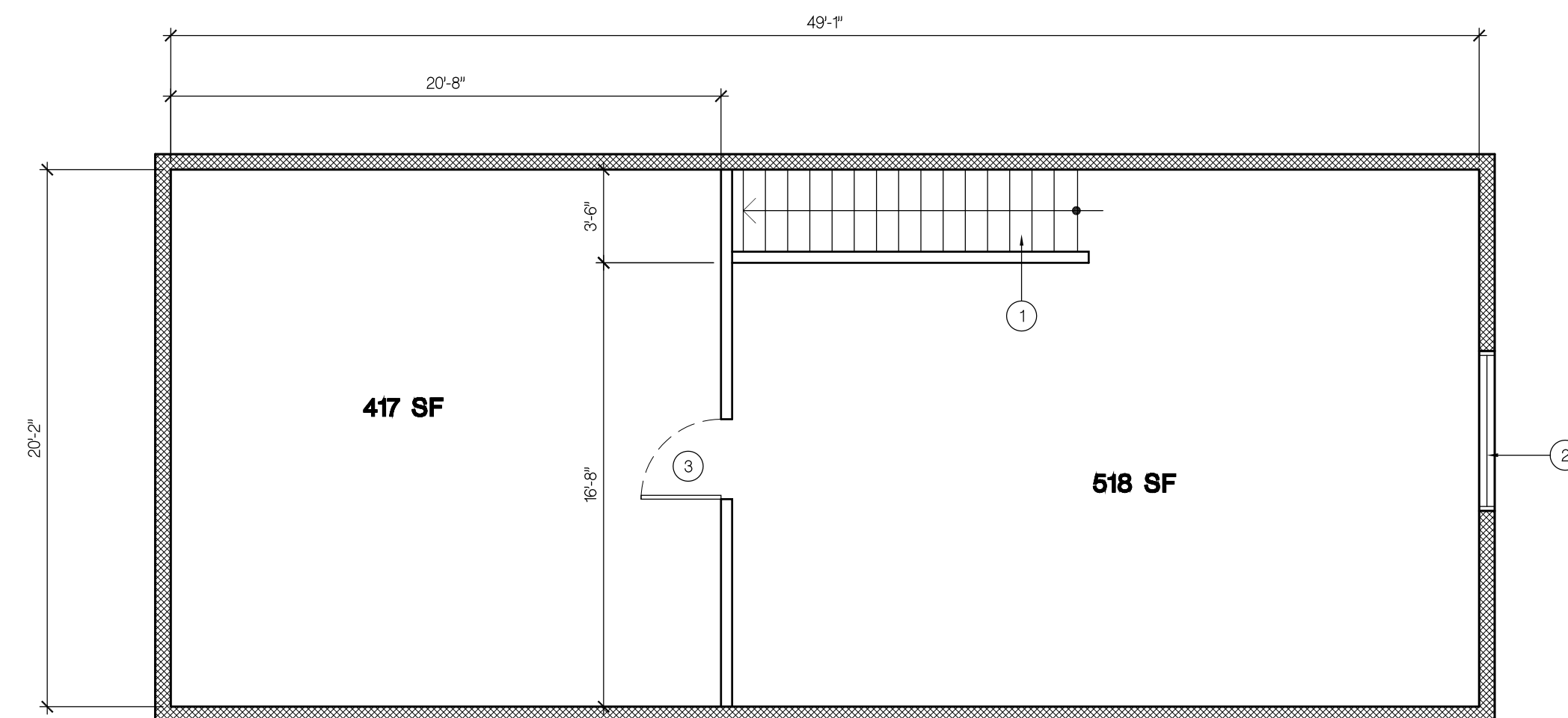
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File No:	A-23
Job No:	2125A
Drawn By:	Staff
Date:	06-18-2021
Scales:	As Shown

PROPOSED
FLOOR PLAN
BUILDING#1

A-2.3



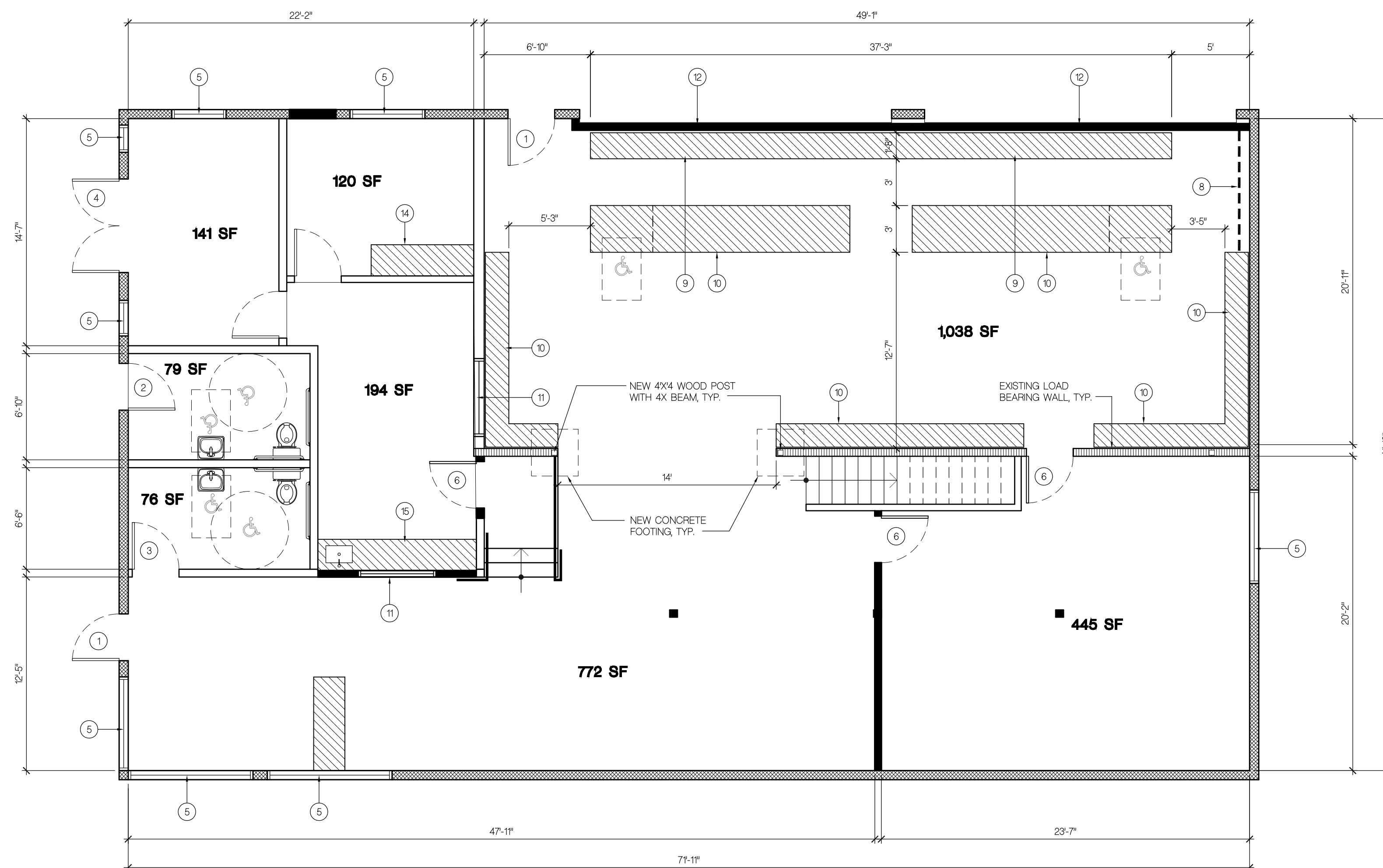
- Legend:**
- EXISTING STUCCO WALL, TYP.
 - EXISTING INTERIOR WALL, TYP.
 - EXISTING STAIRS
 - EXISTING WINDOW
 - EXISTING 3'X7' WOOD DOOR AND FRAME

Proposed Second Floor Plan - Building#1

3/16"=1'-0"

2

Cannabis Dispensary
Tenant Improvements
2845 Harbor Blvd.
Costa Mesa, CA 92626



- Legend:**
- EXISTING STUCCO BUILDING WALL, TYP.
 - EXISTING INTERIOR NON-BEARING WALL, TYP.
 - EXISTING LOAD-BEARING WALL, TYP.
 - NEW INTERIOR NON-BEARING WALL, TYP.
 - NEW ELECTRICAL OUTLET
 - NEW PHONE/DATA OUTLET
 - NEW FLOOR MOUNTED PHONE/DATA OUTLET
 - NEW FLOOR MOUNTED ELECTRICAL OUTLET
 - EXISTING GLASS DOOR - SECURITY MESH - OPAQUE
 - EXISTING DOOR AND FRAME
 - EXISTING 3'X7' DOOR - LEVER HARDWARE
 - EXISTING PAIR OF GLASS DOORS
 - EXISTING WINDOW
 - NEW 3'X7' WOOD DOOR AND METAL FRAME - LEVER HARDWARE
 - NEW UPPER AND LOWER CABINETRY WITH STONE TOP
 - KITCHEN SINK WITH GARBAGE DISPOSAL
 - NEW MOSS WALL, TYP.
 - NEW WALL DISPLAY, TYP.
 - NEW SALES COUNTER, TYP.
 - NEW 5' WIDE X 4' HIGH STOREFRONT WINDOW
 - NEW WALL AT EXISTING ROLL-UP DOOR OPENING - ROLL UP DOORS TO REMAIN
 - NEW 30'X7' WOOD DOOR AND METAL FRAME - LEVER HARDWARE
 - NEW UPPER AND LOWER CABINETRY WITH STONE TOP
 - NEW UPPER AND LOWER CABINETRY WITH STONE TOP - EXISTING SINK

Proposed First Floor Plan - Building#1

3/16"=1'-0"

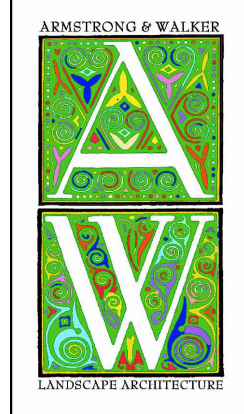
1

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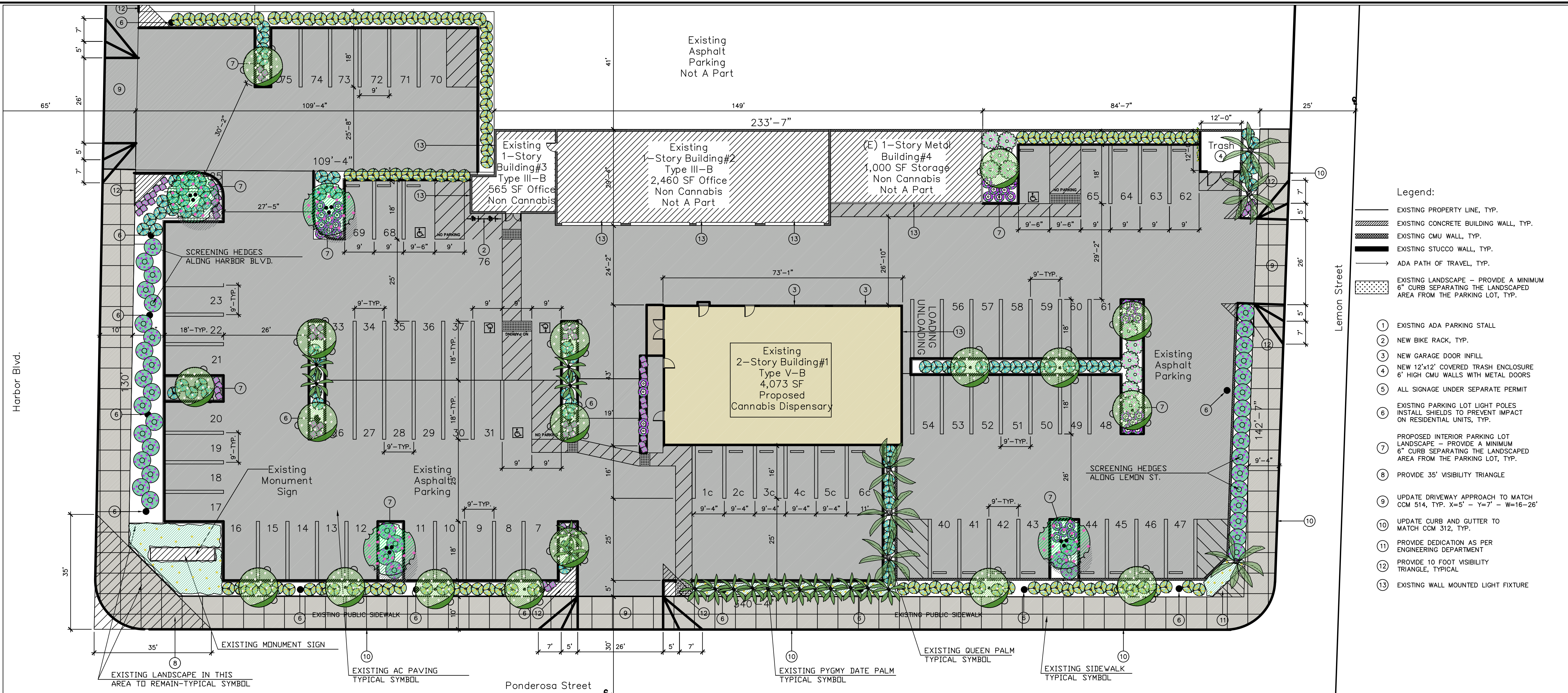
File No:	A-24
Job No:	2125A
Drawn By:	Staff
Date:	06-18-2021
Scale:	As Shown

PROPOSED
FLOOR PLAN
BUILDING#1

A-2.4



Tenant Improvements
2845 Harbor Blvd.
Costa Mesa, CA. 92626



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	PLANT FACTOR	NON-NATIVE
Trees						
A M	Arbutus marina	No common name	24" box	4	L	Native hybrid
L C	Lophostemon confertus	Brisbane Box	15 gal	18	M	Non-native
Existing Queen Palm to remain						
Existing Pygmy Date Palm to remain						
Shrubs/Perennials						
A P	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	1 gallon	11	L	Native hybrid
M G	Mahonia 'Golden Abundance'	Oregon Grape hybrid	1 gallon	115	L	Native hybrid
P M	Penstemon var. 'Margarita BOP'	Penstemon native hybrid	1 gallon	70	L	Native hybrid
S L	Salvia leucantha	Mexican Bush Sage	1 gallon	42	L	Non-native
S B	Salvia 'Bee's Bliss'	Bee's Bliss Sage	1 gallon	76	L	Native hybrid
S S	Salvia spathacea	Hummingbird Sage	1 gallon	36	L	Native
Vines/Espaliers						
M U	Macfadyena unguis-cati	Cat Claw Vine	5 gallon	1	L	Non-native
Ground Covers from Flats						
Gazania 'Mitsuwa' yellow from flats at 12" on center						

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

PLANTING NOTES

- Protect in place all existing Queen Palms and Pygmy Date Palms on the site.
- Hand water existing landscape to remain as necessary to keep planting in a healthy condition while irrigation system is turned off for construction.
- Contractor shall maintain a qualified supervisor on the site at all times during installation through completion of work.
- 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.
- 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.
- All plant materials shall be inspected and are subject to approval prior to installation by the Landscape Architect.
- Remove all debris, weeds, excess material, and rocks larger than 2" in diameter from landscape areas prior to soil preparation and again prior to planting.
- 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.
- Excavate plant pits for 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
- Fine grade all planting areas to achieve surface drainage toward street, parking lot, or storm drains.
- Following completion of planting, spread a continuous 3" thick layer of shredded bark mulch in newly planted areas.
- Upon completion, remove all extraneous material and debris from the site, and rake the area clean.
- 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.
- 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 agency staff can be shown.

IRRIGATION NOTE:

ALL PLANTED AREAS TO BE IRRIGATED WITH DRIP IRRIGATION. A 'SMART' IRRIGATION CONTROLLER SHALL BE INSTALLED WITH A WEATHER SENSOR TO MAXIMIZE IRRIGATION EFFICIENCY AND CONFORM TO MWELO REQUIREMENTS.

SITE LANDSCAPE SUMMARY

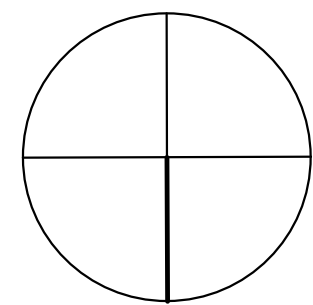
LANDSCAPE:

Require Landscape: 1,950 SF
Proposed Landscape: 2,122 SF

TREES:

INVENTORY REQUIRED VS. PROPOSED

REQUIRED:
1-15 gsf per 200sf/ 2,122sf = 10 trees
1-Tree per 6 parking spaces/75 = 12 trees
6- Existing palm trees count as 2 proposed
Total new trees required = 20 trees
PROVIDED:
Total new trees provided = 22 trees

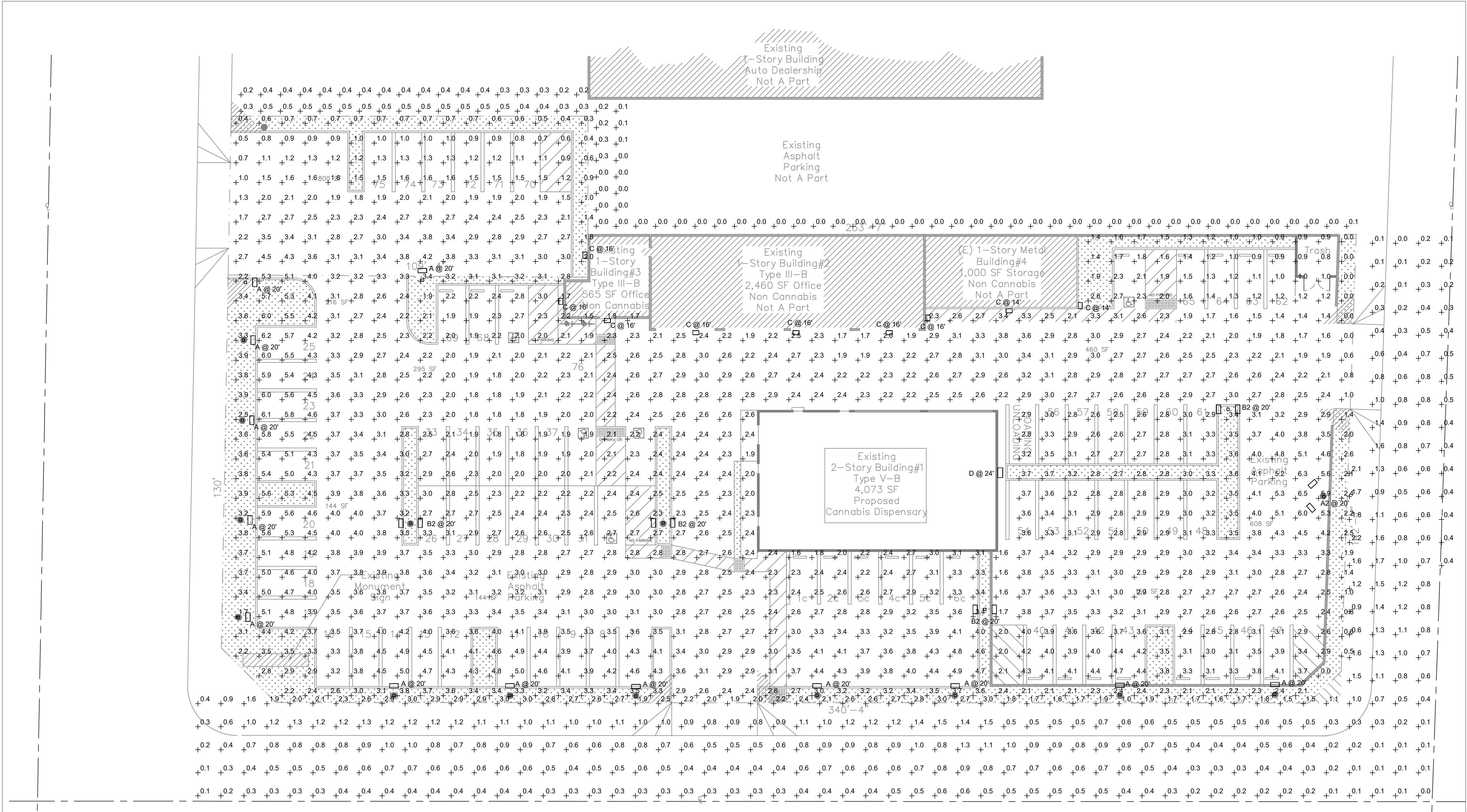


N
SCALE: 1/16"=1'-0"

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File No.:	
Job No.:	2125A
Drawn By:	RW
Date:	07-01-2022
Scale:	As Shown

LANDSCAPE
SITE PLAN



1
SPH-1

SITE PHOTOMETRIC PLAN

SCALE: 1/16" = 1'-0"

NORTH



Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	A	13	Lithonia Lighting	RSX1 LED P1 30K R4	RSX Area Fixture Size 1 P1 Lumen Package 3000K CCT Type R4 Distribution	1	6543	0.9
	AH	0	Lithonia Lighting	RSX1 LED P1 30K R4 HS	RSX LED Area Luminaire Size 1 P1 Lumen Package 3000K CCT Type R4 Distribution with HS shield	1	4300	0.9
	A2	1	Lithonia Lighting	RSX1 LED P1 30K R4	RSX Area Fixture Size 1 P1 Lumen Package 3000K CCT Type R4 Distribution	1	6543	0.9
	B	0	Lithonia Lighting	RSX1 LED P1 30K R5	RSX Area Fixture Size 1 P1 Lumen Package 3000K CCT Type R5 Distribution	1	6631	0.9
	B2	4	Lithonia Lighting	RSX1 LED P1 30K R5	RSX Area Fixture Size 1 P1 Lumen Package 3000K CCT Type R5 Distribution	1	6631	0.9
	C	9	Lithonia Lighting	WDGE2 LED P3 30K 80CRI TFTM	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	1	3015	0.9
	D	1	Lithonia Lighting	WDGE3 LED P1 70CRI R4 30K	WDGE3 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 70CRI, TYPE 4 OPTIC	1	7145	0.9
	E	0	Lithonia Lighting	WDGE3 LED P3 70CRI R2 30K	WDGE3 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 70CRI, TYPE 2 OPTIC	1	9419	0.9

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BEYOND NORTH PROPERTY - GROUND @ 0' AFG	+	0.2 fc	0.5 fc	0.0 fc	N/A	N/A
BEYOND SOUTH/WEST PROPERTY LINE - GROUND @ 0' AFG	+	0.9 fc	3.0 fc	0.0 fc	N/A	N/A
OVERALL SITE - GROUND @ 0' AFG	+	2.8 fc	6.5 fc	0.0 fc	N/A	N/A
PARKING AREAS - GROUND @ 0' AFG	X	2.9 fc	6.5 fc	0.5 fc	13.0:1	5.8:1

LIGHT SPILLAGE NOTE:

LIGHT SPILLAGE SHALL NOT EXCEED 0.5 FC ONTO NEIGHBORING PROPERTIES OR TO CENTERLINE OF RESIDENTIAL STREETS.



Project #: 22125

Cannabis Dispensary
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SITE
PHOTOMETRIC
PLAN

SPH-1