

GOLD FLORA COSTA MESA

1687 ORANGE AVE.
COSTA MESA, CA 92627



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SHEET ISSUED ON DATE INDICATED, WITH MODIFICATIONS		ISSUE				
SHEET ISSUED ON DATE INDICATED, <u>NO</u> MODIFICATIONS						
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SHEET COUNT: 7						

GENERAL PROJECT DATA

BUILDING DEPARTMENT: _____ COSTA MESA

ZONING: _____ COMMERCIAL (C1)

LAND USE DESIGNATION: _____ RETAIL

ASSESSOR'S PARCEL NO.: _____ 425-423-11

OCCUPANCY CLASSIFICATION: _____ PER CBC CHAPTER 3 - M

OCCUPANCY SEPARATION: _____ PER CBC TABLE 508.4 - NO SEPARATION REQUIRED

TYPE OF CONSTRUCTION: _____ PER CBC CHAPTER 6 (SECTION 602) - VB (EXISTING)

SPRINKLERED: _____ YES

NUMBER OF STORIES: _____ 1 STORY

PROJECT SCOPE:
2,928 S.F. CONDITIONAL USE PERMIT SUBMITTAL FOR A CANNABIS RETAIL DISPENSARY

ARCHITECT

WE ARCHITECTS GROUP

26449 RANCHO PKWY S.
LAKE FOREST, CA 92630

SIA SHIRAZI
PH: (714) 306-2333

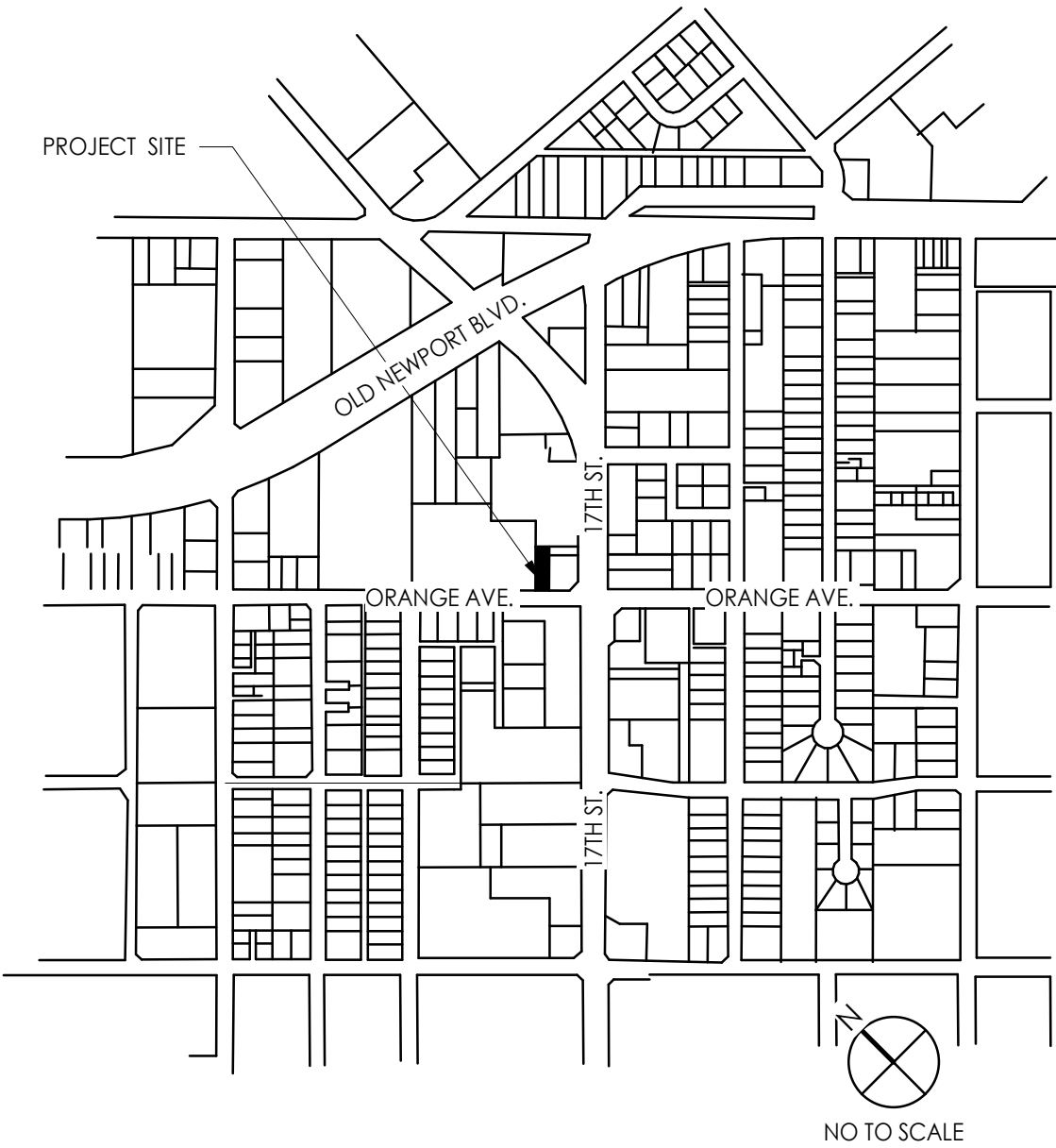
OWNER

GOLD FLORA

3165 RED HILL AVENUE
COSTA MESA, CA 92626

MR. GREG GAMET
PH: (720) 352-2380
E: greg@goldflora.com

VICINITY MAP



NO TO SCALE

TITLE SHEET

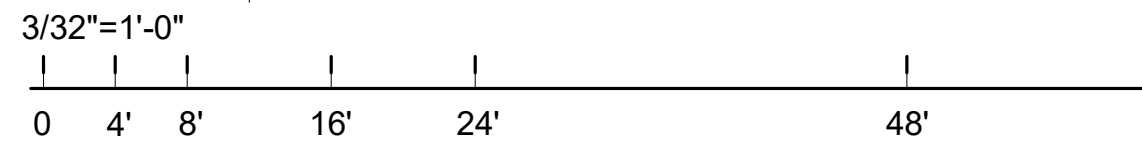
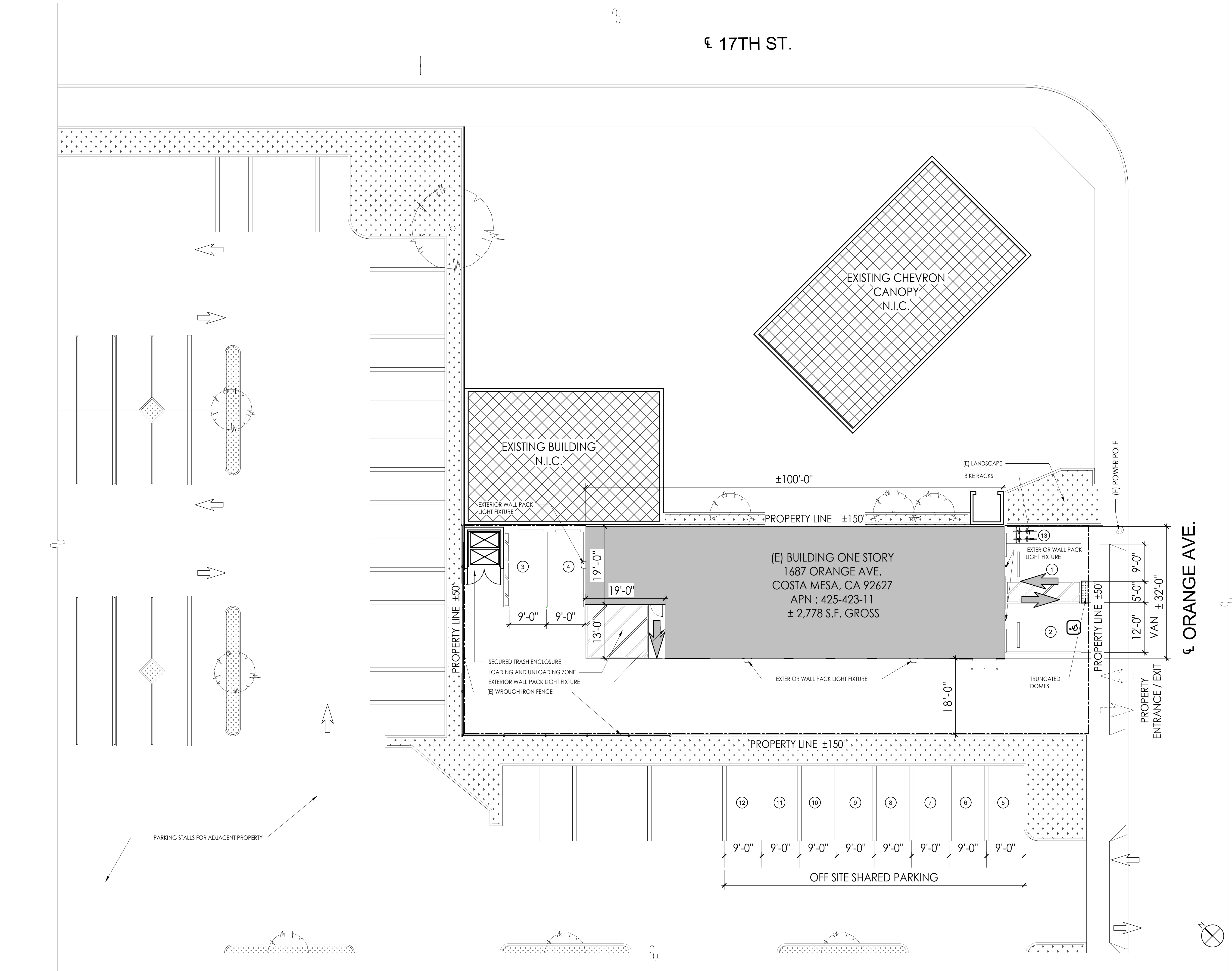
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PROJECT NUMBER: 21-058
DATE: 09/08/2022

A0.1



PROPOSED SITE PLAN
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LEGEND

PROPERTY LINE.

CENTER LINE OF STREET

BUILDING ENTRANCE / EXIT

PROPERTY ENTRANCE / EXIT

LANDSCAPE AND IRRIGATION AREA.

INDICATES AREA NOT IN CONTRACT (N.I.C.)

PARKING COUNT

SITE DATA

LOT AREA:

± 7,500 S.F. = ± 0.172 ACRE

BUILDING FOOTPRINT AREA:

EXISTING BUILDING: ± 2,778 S.F.

LANDSCAPE SUMMARY:

LANDSCAPE COVERAGE ±100 / 7,500 = 1.3 %

PROPOSED LANDSCAPE ±100 S.F.

NOTE:

NEW DRIVEWAY AND SIDEWALK TO BE CONSTRUCTED PER CITY STANDARD

PARKING SUMMARY

PARKING STALLS REQUIRED:

RETAIL:

MINIMUM OF FOUR SPACES FOR EACH 1,000 SQ. FT. OF GROSS FLOOR AREA

2,928 SF / 1,000 SF = 11.7 = 12 STALLS

PARKING STALLS REQUIRED:

STANDARD ACCESSIBLE 12 STALLS

1 STALL

PARKING STALLS PROVIDED:





STANDARD 11 STALLS

BYCICLE 1 STALL

ACCESSIBLE 1 STALL

TOTAL PROVIDED 13 STALLS

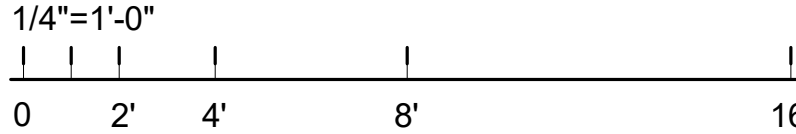
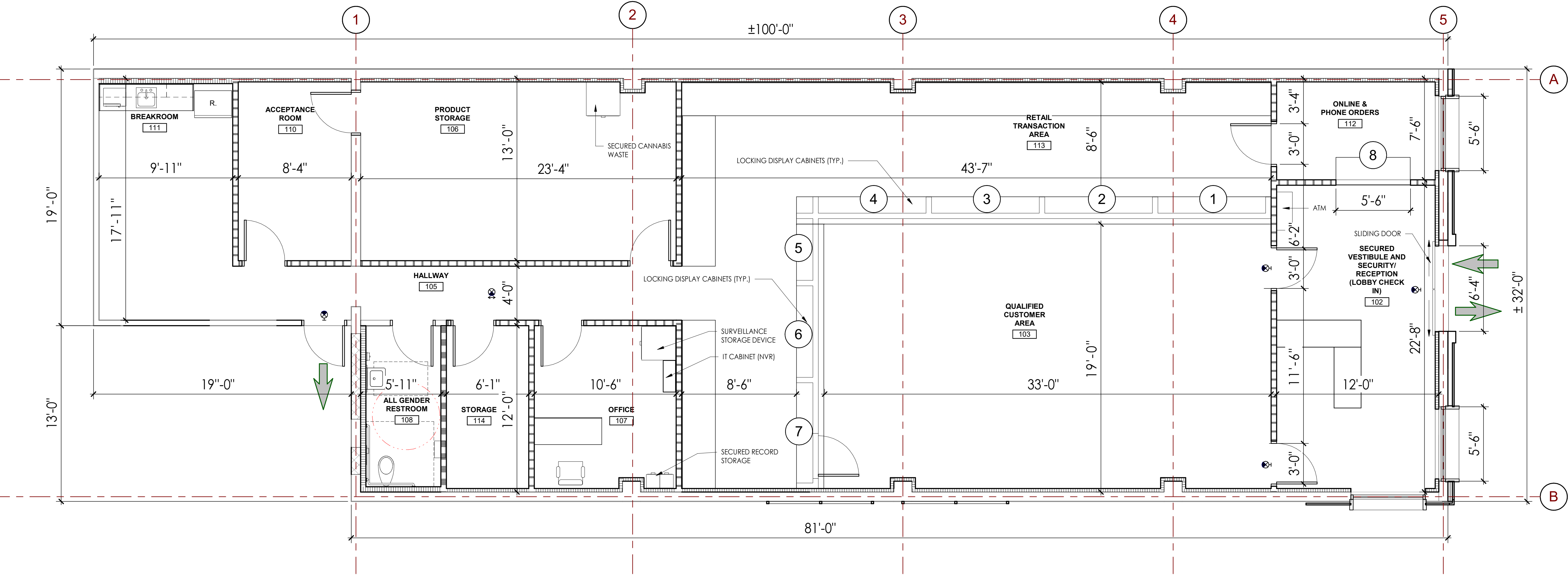
LEGEND

-  EXISTING EXIT
-  REGISTERS AND NUMBER
-  CEILING-MOUNTED EXIT SIGN WITH BATTERY BACKUP, SHADED QUADRANT INDICATES FACE OF LETTERING, SIGN TO INCLUDE DIRECTIONAL ARROW AS INDICATED.
-  WALL-MOUNTED EXIT SIGN WITH BATTERY BACKUP, SHADED QUADRANT INDICATES FACE OF LETTERING, SIGN TO INCLUDE DIRECTIONAL ARROW AS INDICATED.

NOTE: ADDITIONAL DIRECTIONAL EXIT SIGNS MAY BE REQUIRED PRIOR TO FINAL INSPECTION AND SUBJECT TO BUILDING INSPECTOR.

AREA BREAKDOWN

ROOM NAME	NO.	AREA (SF)
SECURED VESTIBULE AND SECURITY/ RECEPTION (LOBBY CHECK IN)	102	280 SF
QUALIFIED CUSTOMER AREA	103	700 SF
HALLWAY	105	135 SF
PRODUCT STORAGE	106	325 SF
OFFICE	107	112 SF
ALL GENDER RESTROOM	108	115 SF
ACCEPTANCE ROOM	110	116 SF
BREAKROOM	111	182 SF
ONLINE & PHONE ORDERS	112	88 SF
RETAIL TRANSACTION AREA	113	645 SF
STORAGE	114	80 SF
TOTAL		2,778 SF



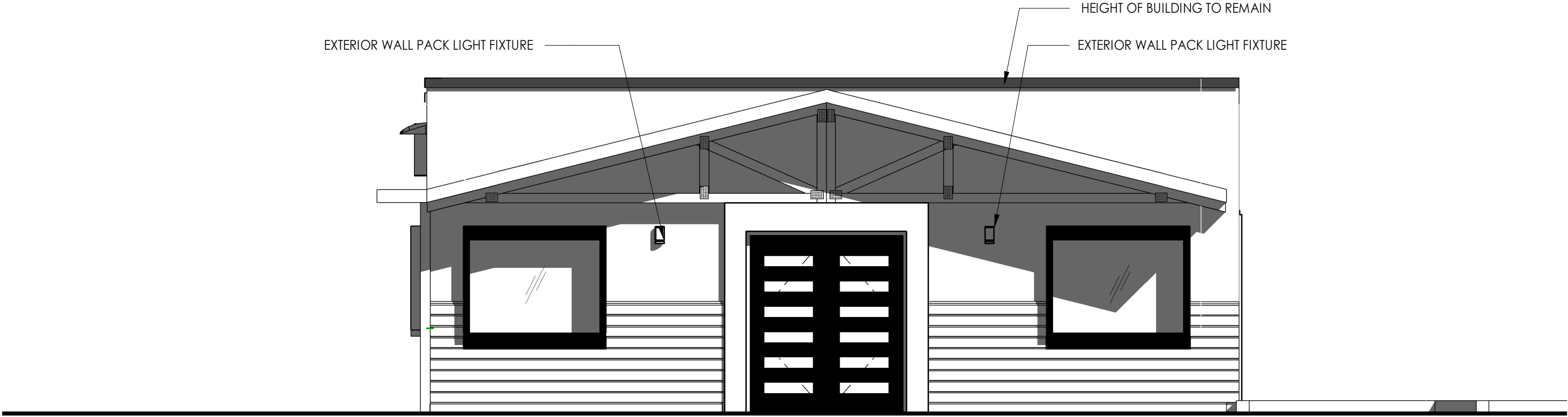
PROPOSED FLOOR PLAN

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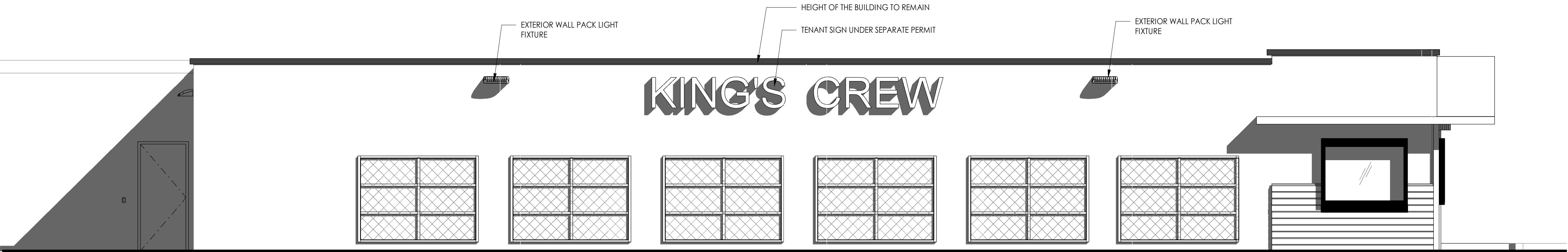
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A2.1



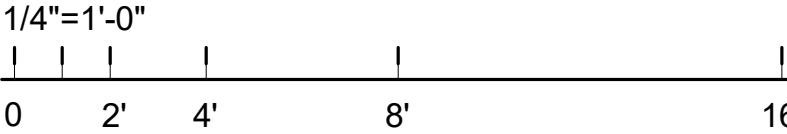
1 EAST EXTERIOR ELEVATION

1/4" = 1'-0"



2 SOUTH EXTERIOR ELEVATION

1/4" = 1'-0"



PROPOSED EXTERIOR ELEVATIONS

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1 PROPOSED EAST ELEVATION - RENDERING
N.T.S.



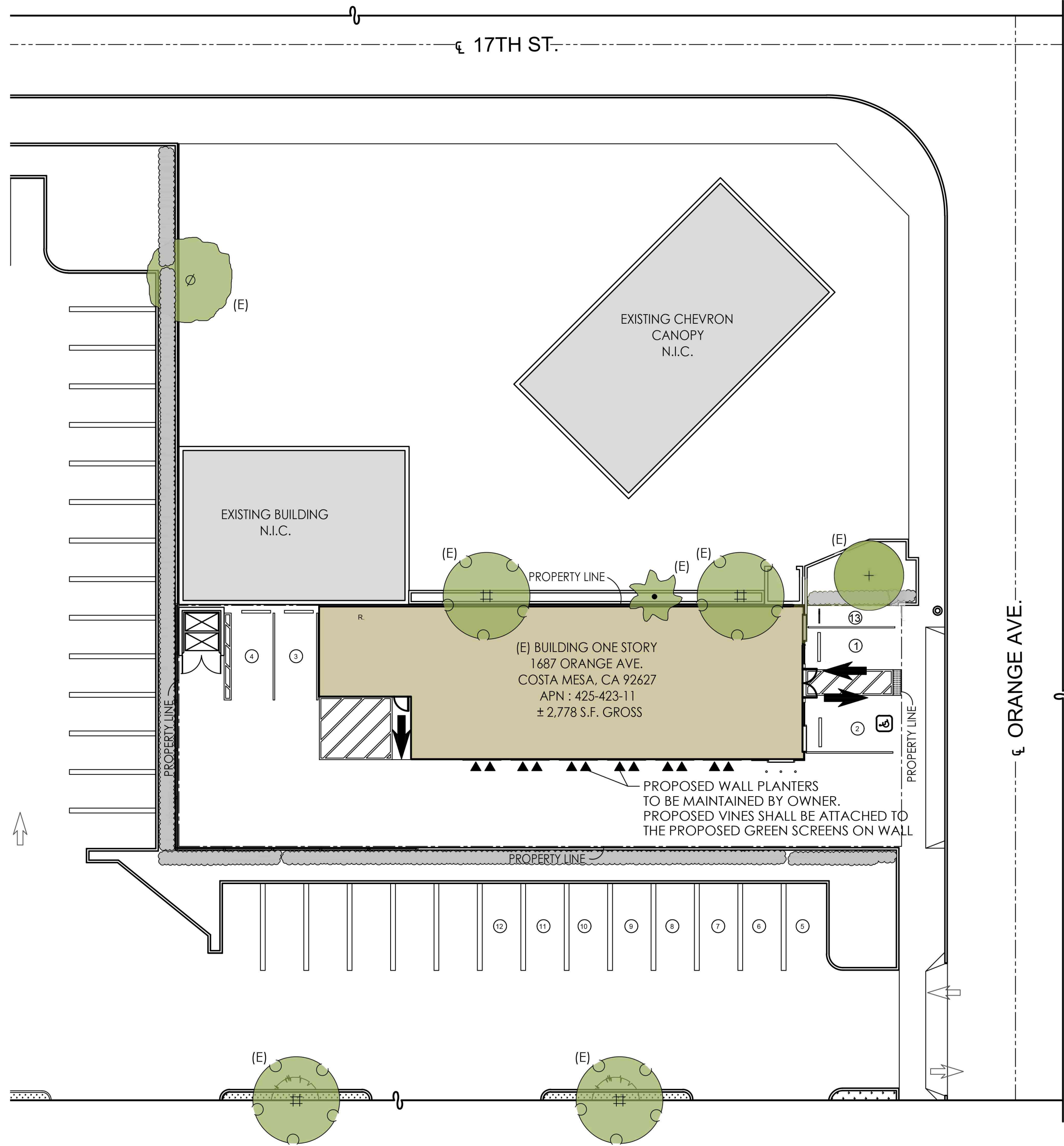
2 PROPOSED SOUTH ELEVATION - RENDERING
N.T.S.



1 EXISTING BUILDING
N.T.S.



2 PROPOSED BUILDING - RENDERING
N.T.S.

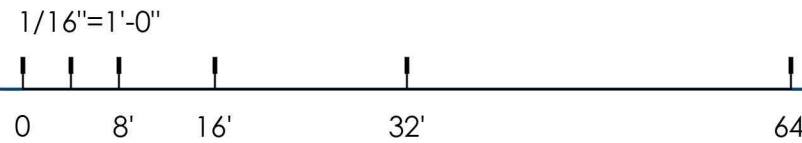


PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE
	TIPUANA TIPU / TIPU TREE	15 GAL STRAIGHT TRUNK
PROPOSED SHRUBS		
	AGAVE DESMETTIANA / DWARF AGAVE	1 GAL / 42" O.C.
	DIETES VEGETA / FORTNIGHT LILY	1 GAL / 36" O.C.
	ELAEAGNUS P. 'FRUITLANDII' / FRUITLAND SILVERBERRY	5 GAL / 36" O.C.
	HEMEROCALLIS SPP. / DAYLILY	1 GAL / 30" O.C.
	PHORMIUM T. 'SURFER' / SURFER NEW ZEALAND FLAX	5 GAL / 36" O.C.
	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLE BRUSH	1 GAL / 30" O.C.
	BULBINE FRUTESCENS / STALKED BULBINE	1 GAL / 36" O.C.
PROPOSED GROUNDCOVER & VINES		
	ROSMARINUS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	FLATS / 12" O.C.
	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	FLATS / 12" O.C.

EXISTING TREES ON ADJACENT PROPERTY

SYMBOL	BOTANICAL / COMMON NAME
	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD
	TRISTANIA CONFERTA / BRISBANE BOX
	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM
	PYRUS CALLERYANA / EVERGREEN PEAR



PRELIMINARY LANDSCAPE PLAN

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