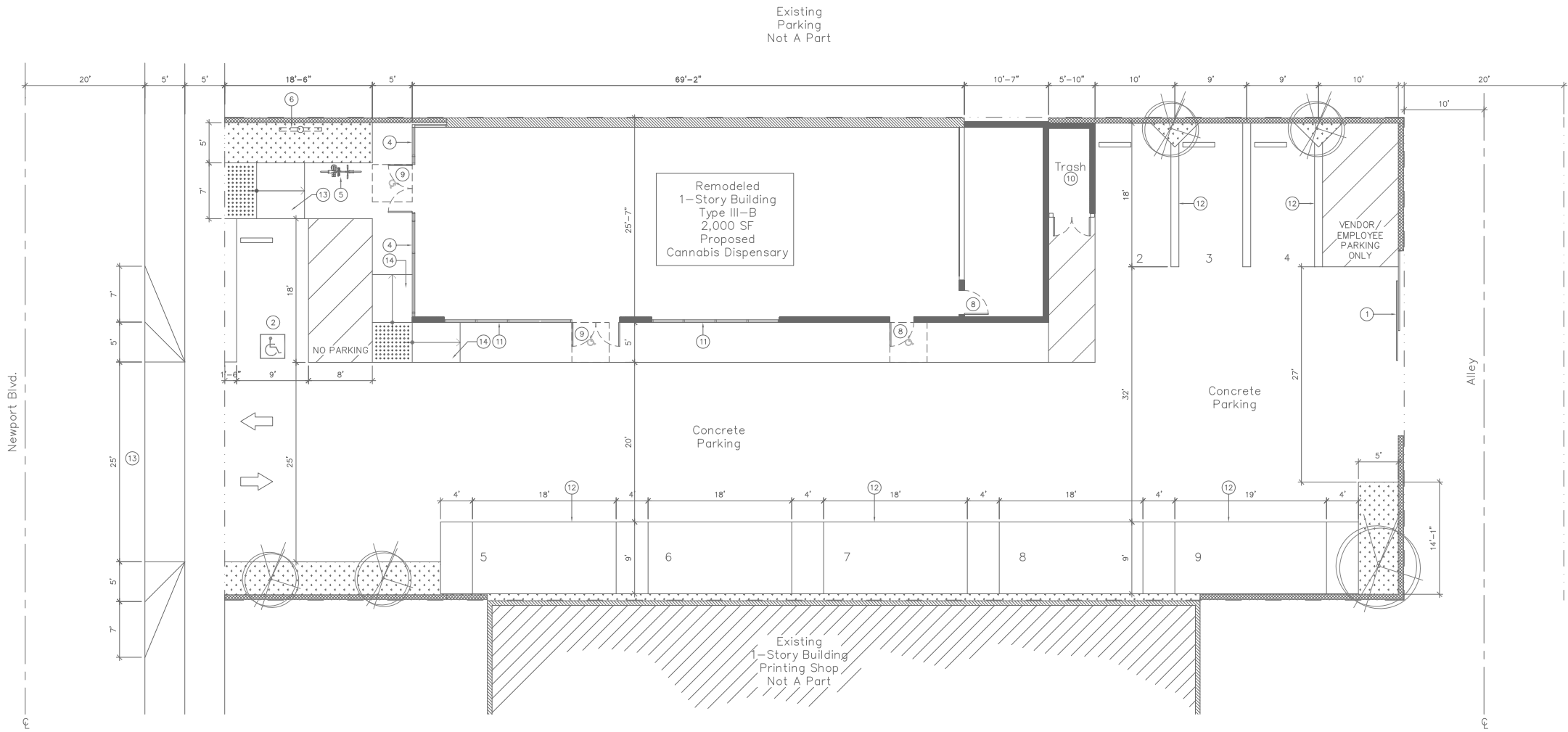




- Legend:
- EXISTING PROPERTY LINE, TYP. (APPROXIMATE)
 - EXISTING CONCRETE BUILDING WALL, TYP.
 - EXISTING CMU WALL, TYP.
 - NEW EXTERIOR WALL, TYP.
 - ADA PATH OF TRAVEL, TYP.
 - PROPOSED LANDSCAPE, TYP.
- EXISTING SLIDING GATES – GATE WILL REMAIN CLOSED TO CUSTOMERS – PROVIDE KNOX BOX
 - NEW ADA PARKING STALL
 - NEW GLASS SLIDING DOORS
 - EXISTING STOREFRONT SYSTEM TO REMAIN
 - NEW BIKE RACK, TYP.
 - EXISTING 48"X48" POLE SIGN – BASE AT 12' A.F.F IN NEW LANDSCAPE AREA
 - NEW STOREFRONT SYSTEM TO MATCH EXISTING
 - NEW 3'X7' METAL DOOR AND FRAME – LEVER HARDWARE
 - NEW 3'X7' STOREFRONT DOOR TO MATCH EXISTING
 - NEW TRASH ENCLOSURE CMU WALLS 6' HIGH AND METAL DOORS PAINT FINISH – PROVIDE ROOF COVER
 - NEW STOREFRONT SYSTEM TO MATCH EXISTING
 - NEW STALL STRIPING PER ZONING CODE, TYP.
 - UPDATE DRIVEWAY APPROACH TO MATCH CCM 514, TYP. X=5' – Y=7' – W=16-26'
 - NEW STALL CONCRETE CURB RAMP – 1:12 MAX. SLOPE

NOTES:
1. ARTIFICIAL TURF IS PROHIBITED.
2. RIGHT-OF-WAY ENCROACHMENT PERMIT FROM PUBLIC WORKS WILL BE NEEDED BEFORE CONSTRUCTION OF NEW LANDSCAPED PARKWAY AND DRIVE APPROACH.

SITE SUMMARY	
Zoning:	C-1
Existing Site Area:	8,940 SF
Proposed Building Area:	2,000 SF
Proposed Licensed Area:	2,000 SF
Proposed FAR:	22%
Proposed Landscape:	293 SF
Required Parking:	8 Stalls
Proposed Parking:	11 Stalls
Standard Stalls	8 Stalls
ADA Stalls	1 Stall
Bicycle Stall	1 Stall
Vendor/Employee Stall	1 Stall

Cannabis Dispensary
Tenant Improvements
2332 Newport Blvd.
Costa Mesa, CA. 92627

Issued For	Date
Client Review Set	04-27-2021

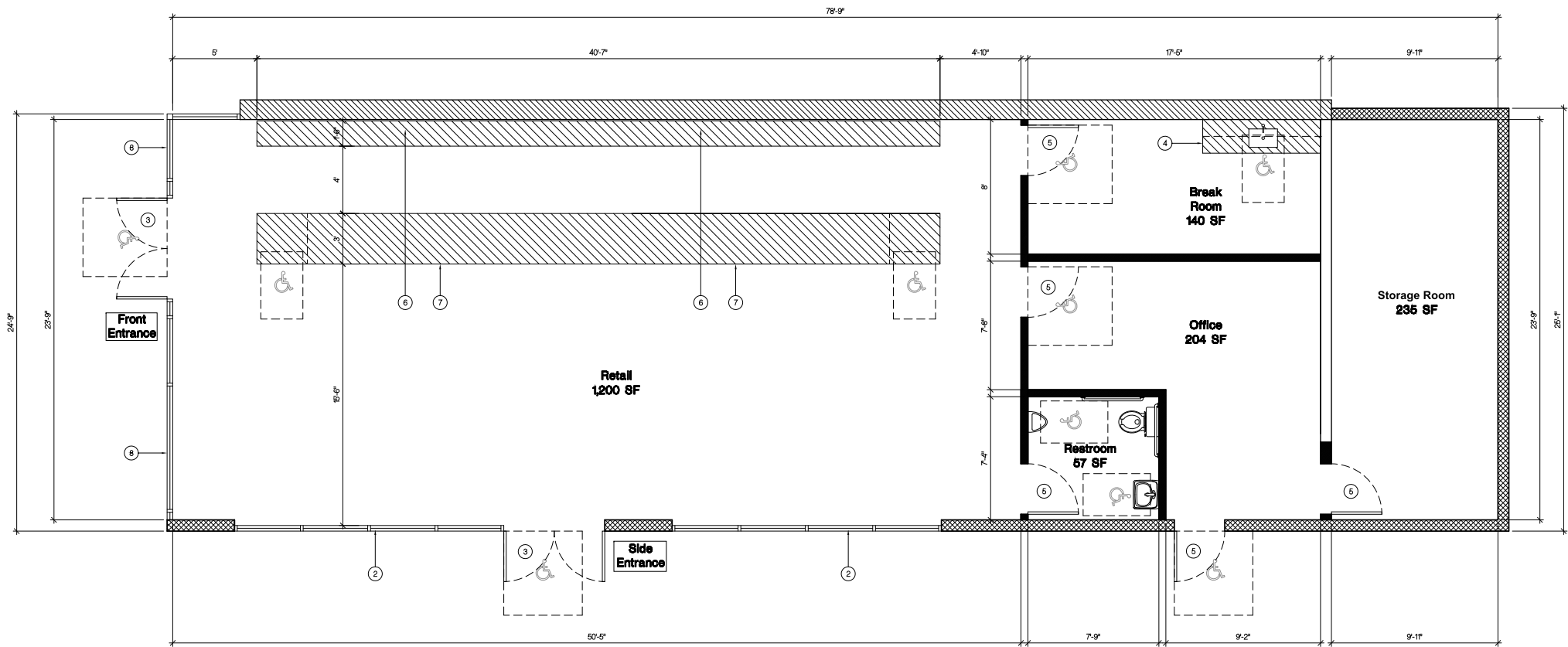
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File No.:	A-1.2
Job No.:	2113A
Drawn By:	Staff
Date:	04-20-2021
Scale:	As Shown

PROPOSED
SITE PLAN

A-1.2

Cannabis Dispensary
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- Legend:**
- EXISTING CONCRETE BUILDING WALL, TYP.
 - EXISTING EXTERIOR WALL, TYP.
 - NEW EXTERIOR WALL STUCCO, TYP.
 - NEW NON-BEARING INTERIOR WALL, TYP.
 - EXISTING ELECTRICAL METERS
 - NEW STOREFRONT SYSTEM TO MATCH EXISTING
 - NEW 3'x7' STOREFRONT DOORS
 - NEW UPPER AND LOWER CABINETRY WITH STONE TOP
KITCHEN SINK WITH GARBAGE DISPOSAL
 - NEW 3'x7' WOOD METAL WITH METAL FRAME - LEVER HARDWARE
 - NEW WALL DISPLAY, TYP.
 - NEW SALES COUNTER, TYP.
 - EXISTING STOREFRONT SYSTEM

Issued For	Date
Client Review Set	04-27-2021

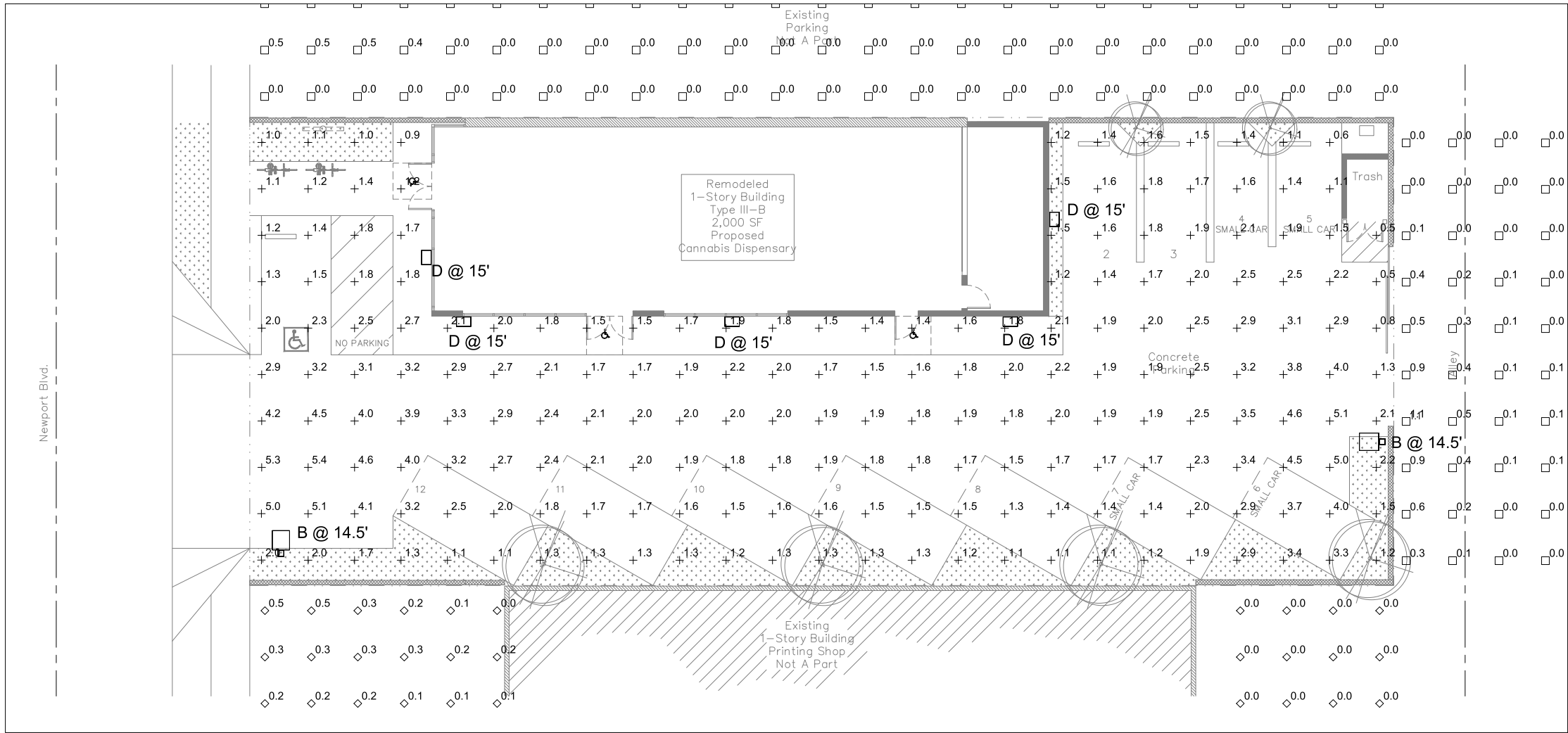
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Job No:	2113A
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Scale:	As Shown

PROPOSED
FLOOR PLAN



A-2.2



TO BE REVISED TO APPROVED SITE PLAN

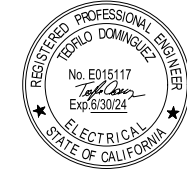


SITE PHOTOMETRIC PLAN

SCALE: 1/8" = 1'-0"

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	0	Lithonia Lighting	WIDGE2 LED P3 30K 80CRI TFTM	WIDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	1	3015	0.9	32.1375
	D	5	Lithonia Lighting	WIDGE2 LED P3 30K 80CRI TFTM	WIDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	1	3015	0.9	32.1375
	B	2	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	51.34
	C	0	Lithonia Lighting	RSX1 LED P1 30K R4	RSX Area Fixture Size 1 P1 Lumen Package 3000K CCT Type R4 Distribution	1	6543	0.9	51.34

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ALLEY @ 0' A.F.G.		0.2 fc	1.1 fc	0.0 fc	N/A	N/A
NORTH PROPERTY LINE @ 0' A.F.G.		0.1 fc	0.5 fc	0.0 fc	N/A	N/A
SITE @ 0' A.F.G.		2.1 fc	5.4 fc	0.5 fc	10.8:1	4.2:1
SOUTH PROPERTY LINE @ 0' A.F.G.		0.1 fc	0.5 fc	0.0 fc	N/A	N/A



Project #: 22133



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SITE
PHOTOMETRIC
PLAN

SPH-1





