

# GENERAL NOTES

- REFER TO BASIC BUILDING SPECIFICATIONS, REQUIREMENTS AND STANDARDS FOR EXISTING SHELL AND CORE CONSTRUCTION. ALL WORK IS TO BE COMPATIBLE WITH EXISTING CONSTRUCTION.
- ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL GOVERNING BUILDING CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK THAT HAS BEEN PERFORMED WHICH DOES NOT MEET THESE CODES AND REGULATIONS.
- ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE TO THE ARCHITECT'S CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING IMMEDIATELY TO THE ARCHITECT ANY DISCREPANCIES OR DETAILS WHICH DO NOT MEET BUILDING CODES AND CONSTRUCTION STANDARDS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IN THE EVENT OF CONFLICTS OR CHANGES BETWEEN DETAILS, OR BETWEEN THE PLANS AND SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND PIPING BEFORE BEGINNING WORK.
- THE GC SHALL COORDINATE ALL OPERATIONS WITH THE OWNER, INCLUDING AREA FOR WORK, MATERIALS STORAGE, AND ACCESS TO AND FROM THE WORK. SPECIAL CONDITIONS OR NOISY WORK, TIMING OF WORK AND INTERRUPTION OF MECHANICAL AND ELECTRICAL SERVICES, NOISE OR DISRUPTIVE WORK SHALL BE SCHEDULED AT LEAST ONE (1) WEEK IN ADVANCE OF THE TIME WORK IS TO COMMENCE.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST STANDARD OF WORKMANSHIP IN GENERAL AND WITH SUCH STANDARDS AS ARE SPECIFIED.
- GC SHALL SUBMIT SAMPLES OF ALL FINISHES OF SUCH SIZE AND NUMBER THAT THEY REPRESENT A REASONABLE DISTRIBUTION OF COLOR RANGES AND PATTERN PRIOR TO INSTALLATION FOR ARCHITECT'S APPROVAL. GC SHALL PROVIDE SHOP DWGS AND PRODUCT DATA FOR ARCHITECT'S APPROVAL ON ALL SPECIAL ITEMS REQUIRING CUSTOM FABRICATION (SHALL INCLUDE RATED FIRE DOORS AND HARDWARE).
- ALL MATERIALS INDICATED TO MATCH EXISTING SHALL DO SO WITH RESPECT TO SIZE, SHAPE, COLOR, TEXTURE, PATTERN, QUALITY AND METHOD OF INSTALLATION INsofar AS PRACTICABLE AND SHALL BE APPROVED BY THE ARCHITECT BEFORE USE.
- THE FLOORS MAY BE OCCUPIED DURING CONSTRUCTION. THE GC SHALL PROTECT ALL PERSONNEL, PASSERSBY OR VISITORS TO THE SITE FROM HARM AND INJURY. BARRIERS SHALL BE INSTALLED AS REQUIRED TO PROTECT EQUIPMENT INSTALLED DURING CONSTRUCTION, CAREFULLY MAINTAIN AND PROTECT ALL MONUMENTS, BENCH MARKS AND THEIR REFERENCE POINT FROM BEING DESTROYED OR DISTURBED; REPLACE AS REQUIRED.
- EXISTING WORK DAMAGED AS A RESULT OF WORK DONE UNDER THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL CONDITION AND FINISHED TO MATCH ADJACENT FINISHES, SUBJECT TO ARCHITECT'S APPROVAL AND AT NO ADDITIONAL COST TO THE OWNER. ALL REPLACEMENT MATERIALS REQUIRED TO MATCH EXISTING MATERIALS SHALL DO SO WITH RESPECT TO TYPE, PATTERN, TEXTURE, SIZE, SHAPE, COLOR AND METHOD OF INSTALLATION INsofar AS PRACTICABLE, AND SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
- MATERIALS, ARTICLES, DEVICES AND PRODUCTS ARE SPECIFIED IN THE DOCUMENTS BY LISTING ACCEPTABLE MANUFACTURERS OR PRODUCTS, BY REQUIRING COMPLIANCE WITH REFERENCED STANDARDS, OR BY PERFORMANCE SPECIFICATIONS. FOR ITEMS SPECIFIED BY NAME, SELECT ANY PRODUCT NAMED. FOR THOSE SPECIFIED BY REFERENCE STANDARDS OR BY PERFORMANCE SPECIFICATIONS SELECT ANY PRODUCT MEETING OR EXCEEDING SPECIFIED CRITERIA. FOR APPROVAL OF AN ITEM NOT SPECIFIED, SUBMIT REQUIRED SUBMITTALS, PROVIDING COMPLETE BACK-UP INFORMATION FOR PURPOSES OF EVALUATION. WHERE BUILDING STANDARD ITEMS ARE CALLED FOR, NO SUBSTITUTE WILL BE ACCEPTED.
- INSTALLATION OF MECHANICAL, ELECTRICAL AND STRUCTURAL SYSTEMS WILL REQUIRE OPENING OF SOME EXISTING WALLS, CEILINGS OR FLOOR CAVITIES. THE GC SHALL BE RESPONSIBLE FOR THE REPAIR OF THESE OPENINGS TO MATCH EXISTING, EXCEPT WHERE NOTED OTHERWISE, FILL ALL HOLES AND VOIDS IN FLOORS WALLS AND CEILINGS WHICH RESULT FROM INSTALLATION OF WORK, AND REMOVAL OF EXISTING MATERIALS AND EQUIPMENT REQUIRED BY THIS CONTRACT. PATCHED AREAS SHALL MATCH THE MATERIALS, FINISHES, AND LEVELS ADJACENT, OR SHALL BE PUT IN THE PROPER CONDITION TO RECEIVE THE FINISH INDICATED.
- OPENINGS REQUIRED FOR NEW WORK THAT PENETRATES EXISTING STRUCTURE SHALL BE COORDINATED WITH OWNER PRIOR TO COMMENCING THE WORK. ANY OPENING OVER 2" IN DIAMETER SHALL BE REVIEWED AND APPROVED BY OWNER THROUGH CONCRETE SLABS OR WALLS, OR MASONRY WALLS, ALL ROUND HOLES SHALL BE CORE DRILLED WITH A DIAMOND DRILL, AND ALL RECTANGULAR OPENINGS SHALL BE CUT WITH A DIAMOND SAW. IN NO CASE SHALL ANY STRUCTURAL MEMBER BE CUT. USE CARBIDE-TIPPED DRILLS FOR GYPSUM WALLBOARD PARTITIONS. KEEP OVER CUTTING TO A MIN. MAINTAIN CONTINUITY AND INTEGRITY OF FIRE SEPARATION AT ALL TIMES. GROUT AROUND CONDUITS PASSING THROUGH CONCRETE WALLS AND FLOORS AND MASONRY WALLS. MAKE PATCHES WITH NEAT, TRIMMED EDGES; MATCH ADJACENT EXISTING WORK.
- BIDDING CONTRACTORS ARE NOT TO DIRECTLY CONTACT THE SHOPPING CENTER MANAGEMENT. ALL BIDDING INQUIRIES SHALL GO THROUGH THE TENANT'S REPRESENTATIVE FIRST.

# VICINITY MAP



# ATTACHMENT 7

# TENANT IMPROVEMENT GREEN COSTA MESA CUP

3505 CADILLAC AVENUE SUITE #O-209,  
COSTA MESA, CA 92626

## DEFERRED SUBMITTALS

- FIRE PROTECTION/FIRE ALARM:**
- THE FIRE PROTECTION WORK FOR THE PROJECT SHALL BE PERFORMED AS DESIGN-BUILD. THE GENERAL CONTRACTOR SHALL SUBMIT WITH THE BID A PROPOSED FIRE PROTECTION DRAWING THAT COORDINATES WITH THE ARCHITECTURAL DRAWINGS.
  - THE GENERAL CONTRACTOR'S FIRE PROTECTION SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL NECESSARY FIRE PROTECTION PERMITS.
- EXTERIOR SIGNAGE**
- ANY EXTERIOR SIGNAGE SHALL BE SUBMITTED SEPARATELY.
- DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
- SUBMIT ALL DEFERRED SUBMITTALS TO LANDLORD FOR REVIEW.

## SCOPE OF WORK

APPROXIMATELY 1,170 SF TENANT IMPROVEMENT PROJECT FOR A DISTRIBUTION AND DELIVERY SERVICE FOR CANNABIS IN AN EXISTING COMMERCIAL BUILDING. SUITE IS LOCATED ON THE SECOND FLOOR. A CUP APPLICATION AND REVIEW WILL BE REQUIRED BY THE CITY OF COSTA MESA. NO INTERIOR RENOVATIONS ARE EXPECTED BY THE CLIENT AT THIS TIME. NO MECHANICAL, ELECTRICAL, OR PLUMBING IS ASSUMED.

## PROJECT TEAM

**CLIENT:**  
AK EXCLUSIVE, INC  
1805 SILLIMAN STREET  
SAN FRANCISCO, CA 94134  
CELL: (925) 765-8824  
PM CONTACT: AMIN KHAN  
Amin@citygreens.org

**ARCHITECT:**  
MAGELLAN ARCHITECTS  
10540 TALBERT AVE, SUITE 175  
FOUNTAIN VALLEY, CA 92708  
PH: (949) 515-9600  
CELL: (714) 381-3732  
CONTACT: PATRICK ANDERSEN  
patrick@magellanarchitects.com

**FIRE SAFETY PLAN:**  
TBD

## PROJECT DATA

**SITE AND PARKING DATA:**

PARCEL NUMBER: 139-662-18

PARCEL MAP 160-22  
BEING A DIVISION OF A PORTION ON PARCEL MAP 160-22, RECORDED IN BOOK 139, PAGES 662, INCLUSIVE OF PARCEL MAP RECORDS, ORANGE COUNTY, CALIFORNIA

JURISDICTION: CITY OF COSTA MESA  
COUNTY: ORANGE COUNTY  
ZONING: PDI: PLANNED DEVELOPMENT INDUSTRIAL

**BUILDING DATA**

OCCUPANCY GROUP: GROUP B  
TYPE OF CONSTRUCTION: TYPE VB  
TOTAL AREA: 50,510 S.F.  
GROSS LEASEABLE AREA: 1,170 S.F.  
SPRINKLER SYSTEM: NONE

NO PROPOSED CHANGES TO SURROUNDING SITE, LANDSCAPING OR EXTERIOR PORTIONS OF BUILDING.

**PARKING INFORMATION**

BASED ON NET S.F. 1,170 @ 4 STALL PER 1,000 S.F. FOR OFFICES

	REQ'D	PROVIDED
STANDARD (list size) STALLS	4	183
ACCESSIBLE (list size) STALLS	1	2
TOTAL PARKING STALLS	5	185

THERE ARE NO CRITICAL AREAS ON THIS PROPERTY

## SHEET INDEX

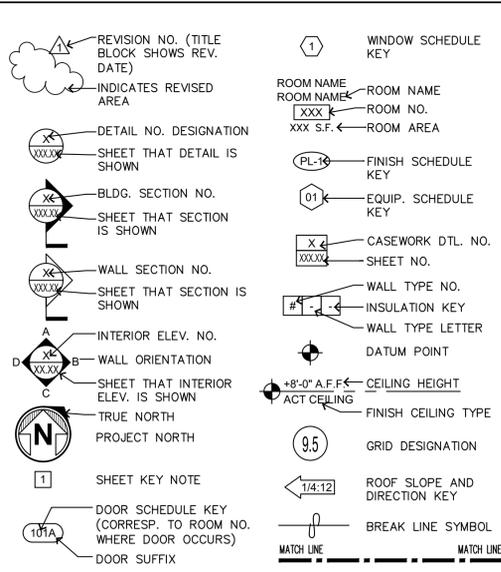
**ARCHITECTURAL:**

A0.01 COVER SHEET  
A0.02 NOTICE TO PROCEED LETTER  
A1.10 SITE PLAN  
A2.10 FLOOR PLAN

## ABBREVIATIONS

A.B.E.	AVG. BUILDING ELEVATION	ENCL	ENCLOSURE	M.B.S.	METAL BUILDING SUPPLIER	REINF	REINFORCING
A.C.	AIR CONDITIONER	EQ	EQUAL	MCT	MARBLE/UM COMPOSITE TILE	REQ'D	REQUIRED
ADJUST	ADJUSTABLE	EXH	EXHAUST	MECH	MECHANICAL	R.F.	RUBBER FLOORING
ADJ	ADJUSTABLE, ADJACENT	EXIST	EXISTING	MEZZ	MEZZANINE	R.O.	ROUGH OPENING
ADMIN	ADMINISTRATION	E.J.	EXPANSION JOINT	MTL	METAL	S.A.M.	SELF ADHESIVE MEMBRANE
A.F.A.	ABOVE FINISH FLOOR	EXP	EXPANSION	MFG	MANUFACTURING	SCHED	SCHEDULE
ALUM	ALUMINUM	EXT	EXTERIOR	MFR	MANUFACTURER	S.C.	SOLID CORE
ANOD	ANODIZED	F.C.I.C.	FURNISH BY CONTRACTOR	M.H.	MANHOLE	S.G.	SAFETY GLASS
ANSI	AMERICAN NAT'L STDS INST.	F.D.	FLOOR DRAIN	MIN.	MINIMUM	SHIT	SHEET
APPROX	APPROXIMATE	F.D.	FLOOR DRAIN	MISC	MISCELLANEOUS	SIM	SIMILAR
ASR	AUTOMATIC SPRINKLER RISER	FDN	FOUNDATION	M.O.	MASONRY OPENING	SPEC'D	SPECIFIED
AVG	AVERAGE	F.F.	FINISH FLOOR	M.R.	MOISTURE RESISTANT	SQ	SQUARE
BD	BOARD	F.H.S	FLAT HEAD SCREW	MULL	MULLION	S.S.	SERVICE SINK, SANITARY SEWER
BLDG	BUILDING	F.I.O.	FURNISHED & INSTALLED	MTD	MOUNTED	SST	STAINLESS STEEL
BLK	BLOCK	F.O.I.C.	FURNISHED BY OWNER	MTG	MOUNTING	STD	STANDARD
BLK'G	BLOCKING	F.O.I.C.	FURNISHED BY OWNER	N.I.C	NOT IN CONTRACT	STL	STEEL
BM	BEAM		INSTALLED BY CONTRACTOR	NOM	NOMINAL	STRUCT	STRUCTURE, STRUCTURAL
B.O.	BOTTOM OF	FPHB	FROST PROOF HOSE BIBB	N.T.S.	NOT TO SCALE	SUSP	SUSPENDED
BOT	BOTTOM	FRP	FIBER REINFORCED PANEL(S)	O/C	ON CENTER	SYS	SYSTEM
BTW	BETWEEN	FTG	FOOTING	O.A.	OVERALL	T	TREAD, TOP
CB	CATCH BASIN	GA	GALUZE	O.C.	ON CENTER	T&B	TOP & BOTTOM
C.C.	CAST IRON	GALV	GALVANIZED	O.H.	OVERHEAD	TEL	TELEPHONE
C.I.P.	CAST IN PLACE	G.I.	GALVANIZED IRON	OP'G	OPENING	TEMP	TEMPERED
C.J.	CONTROL JOINT	GLP	GYPSUM LATH & PLASTER	OPP	OPPOSITE	T&G	TONGUE & GROOVE
CL	CENTER LINE	GWB	GYPSUM WALLBOARD	PTN	PARTITION	T.G.	TEMPERED GLASS
CLG	CEILING	H.B.	HOSE BIBB	PERP	PERPENDICULAR	T.O.	TOP OF
CMU	CONCRETE MASONRY UNIT	H.M.	HOLLOW METAL	PL	PLATE, PROPERTY LINE	TYP	TYPICAL
COL	COLUMN	HORIZ	HORIZONTAL	P-LAM	PLASTIC LAMINATE	UTIL	UTILITY
CONC	CONCRETE	HT	HEIGHT	PLYWD	PLYWOOD	U.O.A.	UNLESS OTHERWISE NOTED
CONT	CONTINUOUS	HTR	HEATER	PLBG	PLUMBING	V.C.T	VINYL COMPOSITION TILE
CONSTR	CONSTRUCTION	INSUL	INSULATION	PNL	PANEL, PANELING	VERT	VERTICAL
CONTR	CONTRACTOR	JT/JTS	JOINT, JOINTS	PR	PAIR	W/	WITH
OPT	CARPET	L	LONG, LENGTH	PROJ	PROJECT	W/O	WITHOUT
C.T.	CERAMIC TILE	LAM	LAMINATE, LAMINATED	PRV	PRESSURE REDUCING VALVE	WD	WOOD
DBL	DOUBLE	L.F.	LINEAR FOOT, LINEAL FOOT	PT	POINT	W/DW	WINDOW
DTL	DETAIL	LQ.	LIQUID	Q.T.	QUARRY TILE	W-MAT	WALK OFF MAT
D.F.	DRINKING FOUNTAIN	L.T.WT.	LIGHT WEIGHT	QTR	QUARTER	W.P.	WATERPROOF
D.S.	DOWNSPOUT	LVL	LEVEL	R	RADIUS	W.R.	WATER RESISTANT
DWG	DRAWING	R.D.	ROOF DRAIN	R.L.	RAIN LEADER	WRB	WATER RESISTANT BARRIER
EA	EACH	MAS	MASONRY	REC'D	RECEIVED	WWT	WELDED WIRE MESH
ELEV	ELEVATION, ELEVATOR	MAX	MAXIMUM	REF	REFRIGERATOR, REFERENCE	WWF	WELDED WIRE FABRIC
ELEC	ELECTRICAL			Y.D.	YARD DRAIN		

## LEGEND OF SYMBOLS



## DESIGN CODES

- DESIGN CODES**
- 2019 CALIFORNIA BUILDING CODE (CBC)
  - 2019 CALIFORNIA PLUMBING CODE (CPC)
  - 2019 CALIFORNIA MECHANICAL CODE (CMC)
  - 2019 CALIFORNIA ELECTRICAL CODE (CEC)
  - 2019 CALIFORNIA FIRE CODE (CFC)
  - 2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)
  - 2019 CALIFORNIA GREEN BUILDERS STANDARDS CODE (CGBSC)



Copyright © 2021, Magellan Architecture  
The Architect for this project is a duly licensed professional architect in the State of California. This project is for use solely with respect to the information contained herein. It is not to be used for any other purpose, electronic or mechanical (including photocopying, recording, or by any information storage and retrieval system) without the express written approval of Magellan Architecture. The information herein is provided for the purchaser to use this set of plans for the additional work of the project. It is not to be used by the purchaser to construct more than one building.

**Magellan**  
ARCHITECTURE  
10540 Talbert Avenue, Suite 175  
Fountain Valley, California 92708  
Tel: (949) 515-9600  
www.magellanarchitects.com

GREEN COSTA MESA CUP  
3505 CADILLAC AVENUE SUITE #O-209  
COSTA MESA, CA 92626

REVISIONS		
NO.	DATE	BY
1		
2		
3		
4		
5		
6		

ISSUE DATES

DESIGN APPROVAL:

PERMIT SUBMITTAL:

PERMIT RECEIVED:

BID DOCS:

CONSTR. DOCS:

24"x36" SCALE:	AS NOTED
PLOT DATE:	2022-04-15
CAD FILE:	22-022_A0.01
JOB NUMBER:	22-022
CHECKED:	
DRAWN:	CT
STATUS:	CD SET

COVER SHEET  
**A0.01**



**CITY OF COSTA MESA**

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628

DEVELOPMENT SERVICES DEPARTMENT

**Notice to Proceed and Background Check Clearance  
Cannabis Business Permit MX-22-01  
Distribution and Non-Storefront Retail Facility**

April 6, 2022

Amin Khan  
1805 Silliman St.  
San Francisco, CA 94134

Transmitted via email to [amin@citygreens.org](mailto:amin@citygreens.org); [alice@linlegalservices.com](mailto:alice@linlegalservices.com)

**RE: 3505 CADILLAC AVENUE, UNIT O209**

Dear Amin,

This Notice to Proceed (NTP) indicates that AK Exclusives, Inc. has satisfied the initial Cannabis Business Permit application submittal requirements for MX-22-01 and all listed business owners and officers have successfully passed a preliminary background check. The issuance of this notice shall not confer any rights or entitlements on the applicant nor shall it be deemed an approval of the Cannabis Business Permit.

At this time, you may submit a Conditional Use Permit (CUP) application to operate a cannabis distribution and non-storefront retail facility at the subject location. Please include a copy of this letter with your CUP application.

Please refer to the CUP Submittal Guide for Retail Cannabis Businesses found on the City's website for information regarding the required information. You will not need to re-submit copies of your security plan and business plan unless you are proposing to make revisions to the documents that were approved in conjunction with this NTP.

Please note that the Cannabis Business Permit must be finalized after the CUP has been approved and all improvements to the facility have been inspected and approved by the City. As part of that process, you will need to submit proof of insurance and demonstrate that all conditions of approval have been satisfied.

Finally, please be advised that the Cannabis Business Permit application shall be subject to denial for failure to comply with any of the provisions of Title 9, Chapter VI of the CMMC or Administrative Regulation 4.2 including, but not limited to the prohibition against any owner, manager, supervisor or employee having a disqualifying criminal offense pursuant to CMMC section 9-495, et seq.

You may contact me at 714-754-5609 or [nancy.huynh@costamesaca.gov](mailto:nancy.huynh@costamesaca.gov) if you have any questions regarding this Cannabis Business Permit.

Sincerely,

NANCY HUYNH  
Senior Planner

cc: Scott Drapkin, Assistant Director  
Nancy Huynh, Senior Planner  
Michelle Halligan, Contract Planner  
Justin Arias, Associate Planner  
File: MX-22-01

**NOTICE TO PROCEED LETTER**

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



Copyright © 2021 Magellan Architecture  
This document is the property of Magellan Architecture. It is to be used only for the project and site identified on this drawing. It is not to be used for any other project, site, or purpose without the express written approval of Magellan Architecture. Any reproduction, distribution, or use of this document without the express written permission of Magellan Architecture is prohibited. The purchaser of this set of plans shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The purchaser shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The purchaser shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

**Magellan**  
ARCHITECTURE  
10540 Talbert Avenue, Suite 175  
Fountain Valley, California 92708  
Tel: (949) 515-8600  
[www.magellanarchitects.com](http://www.magellanarchitects.com)  
Copyright © 2021 Magellan Architecture

**GREEN COSTA MESA CUP**  
3505 CADILLAC AVENUESUITE #O-209  
COSTA MESA, CA 92626

REVISIONS		
NO.	DATE	BY
1		
2		
3		
4		
5		
6		

ISSUE DATES

DESIGN APPROVAL:

PERMIT SUBMITTAL:

PERMIT RECEIVED:

BID DOCS:

CONSTR. DOCS:

24"x36" SCALE:	AS NOTED
PLOT DATE:	2022-04-15
CAD FILE:	22-022_A0.01
JOB NUMBER:	22-022
CHECKED:	
DRAWN:	CT
STATUS:	CD SET

NOTICE TO PROCEED LETTER

**A0.02**



Copyright © 2021, Magellan Architecture  
 Architect for this project and instrument of the  
 project service for use solely with respect to  
 the project. No part of this plan may be copied, reproduced,  
 electronic or mechanical (including photocopying,  
 recording, or by any information storage and retrieval system),  
 without the express written approval of Magellan  
 Architecture. All rights reserved. No portion of this plan may be  
 purchased, to use this set of plans for the  
 construction of any building, not within the  
 jurisdiction of the State of California, without the  
 purchaser to construct more than one building.

**Magellan**  
 ARCHITECTURE  
 10540 Talbert Avenue, Suite 175  
 Fountain Valley, California 92708  
 Tel: (949) 515-9600  
 www.magellanarchitects.com  
 Copyright © 2021, Magellan Architecture

**GREEN COSTA MESA CUP**  
 3505 CADILLAC AVENUE SUITE #O-209  
 COSTA MESA, CA 92626



**SITE PLAN**  
 SCALE: 1/32" = 1'-0"

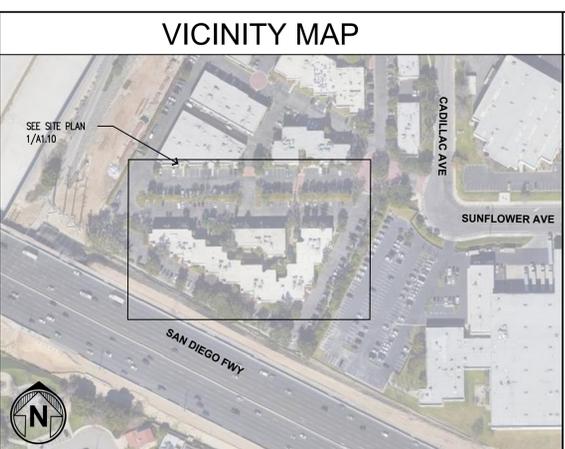
**PROJECT TEAM**

**APPLICANT:**  
 MACELLAN ARCHITECTS  
 10540 TALBERT AVE, SUITE 175  
 FOUNTAIN VALLEY, CA 92708  
 PH: (949) 515-9600  
 CELL: (443) 812-1868  
 CONTACT: EILEEN WADE  
 eileen@magellanarchitects.com

**CLIENT:**  
 AK EXCLUSIVE, INC  
 1805 SILLIMAN STREET  
 SAN FRANCISCO, CA 94134  
 CELL: (925) 765-8824  
 PM CONTACT: AMIN KHAN  
 Amin@citygreens.org

**LEGEND**

(E) AREA OF BUILDING IN SCOPE	
(E) BUILDING(S) NOT PART OF SCOPE	
PROPERTY LINE	
EXISTING EGRESS PATH	
EXISTING FENCING SURROUNDING PROPERTY	
UNLOADING/LOADING PARKING FOR DELIVERY AND DISTRIBUTION VEHICLES	



- KEY NOTES**
- EXISTING BUILDING TO REMAIN.
  - AREA OF WORK. SEE SHEET A2.10 FOR FLOOR PLAN.
  - MAIN ENTRY TO PROJECT.
  - DIRECT ROUTE, ACCESSIBLE PATH OF TRAVEL. THERE SHALL BE NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY.
  - EXISTING TRUNCATED DOMES TO REMAIN.
  - EXISTING PUBLIC RIGHT OF WAY.
  - EXISTING ADA COMPLIANT PARKING.
  - EXISTING PROPERTY LINE.
  - EXISTING TRASH ENCLOSURE.
  - UNLOADING/LOADING PARKING FOR DELIVERY AND DISTRIBUTION VEHICLES.
  - EXISTING FENCING- CHAINLINK, 5 FEET TALL.
- GENERAL SITE PLAN NOTE: NO EXTERIOR ALTERATIONS ARE PROPOSED TO THE EXISTING SITE. ALL ACCESSIBLE PATHS OF TRAVEL AND ACCESSIBLE PARKING HAVE BEEN EVALUATED AND APPEAR TO BE WITHIN COMPLIANCE.

**REVISIONS**

NO.	DATE	BY
1		
2		
3		
4		
5		
6		

**ISSUE DATES**

DESIGN APPROVAL:  
 PERMIT SUBMITTAL:  
 PERMIT RECEIVED:  
 BID DOCS:  
 CONSTR. DOCS:

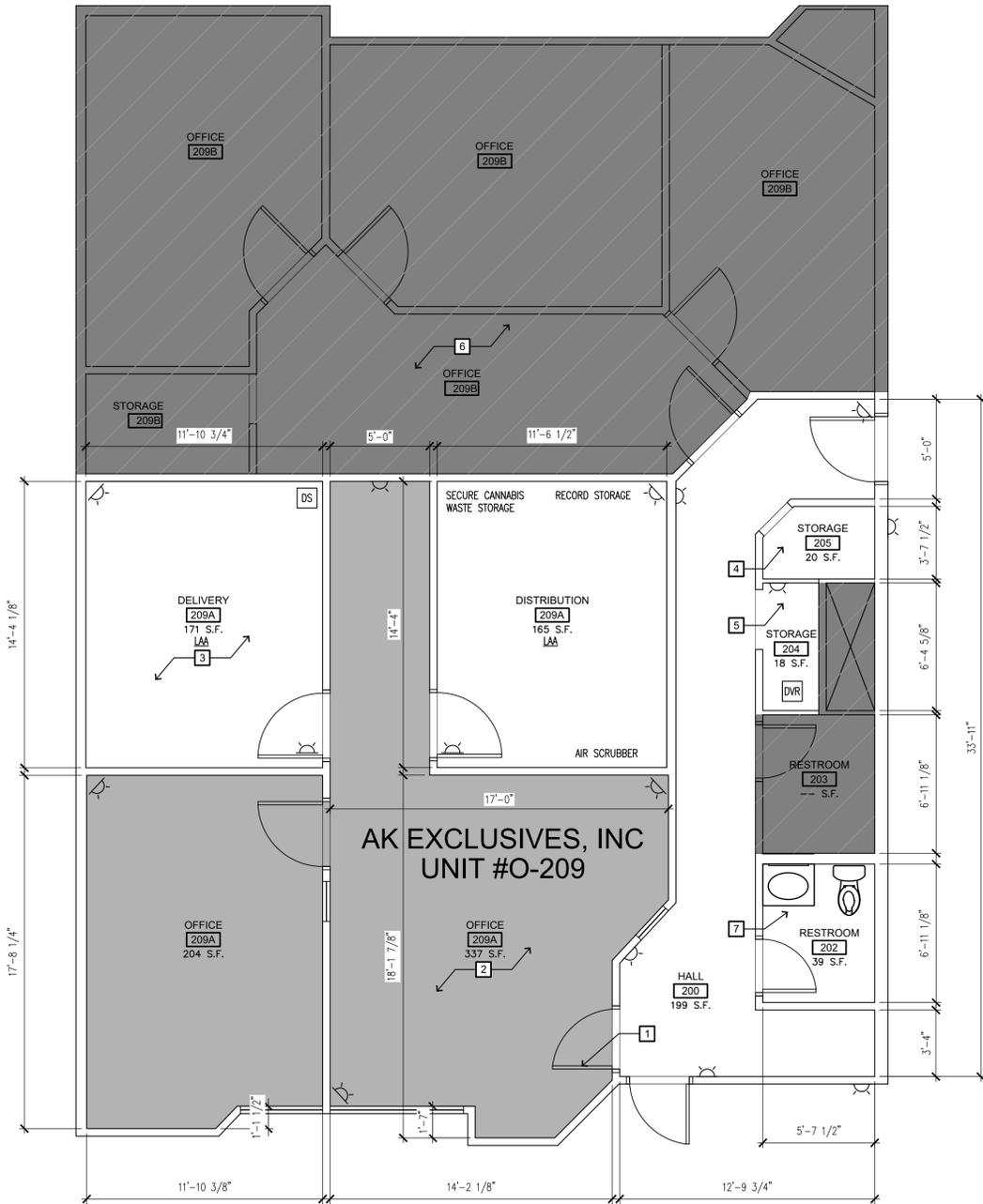
**24"x36" SCALE: AS NOTED**

PLOT DATE:	2022-04-15
CAD FILE:	22-022_A1.10
JOB NUMBER:	22-022
CHECKED:	
DRAWN:	CT
STATUS:	CD SET

SITE PLAN  
**A1.10**



Copyright © 2021 Magellan Architecture  
 This document is the property of Magellan Architecture. It is to be used only for the project and site specifically identified on this drawing. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the express written approval of Magellan Architecture. Any use of this document for any other project or site without the express written approval of Magellan Architecture shall be made without prior written permission. The purchaser of this set of plans shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The purchaser shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The purchaser shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.



**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

LEGEND		KEY NOTES	
	NOT IN CONTRACT	<b>1</b>	MAIN ENTRANCE DOOR EXCLUSIVE CONTROL.
	COMMON AREA	<b>2</b>	LOADING & UNLOADING SHIPMENTS UNLOADING FOR DELIVERIES.
	DROP SAFE	<b>3</b>	SECURE PRODUCT STORAGE FOR DELIVERY.
	SECURITY CAMERA (15 TOTAL)	<b>4</b>	NON-CANNABIS STORAGE.
	DVR STORAGE	<b>5</b>	VIDEO SURVEILLANCE STORAGE AREA.
	LIMITED ACCESS AREA	<b>6</b>	CURRENTLY BEING USED BY LANDLORD FOR STORAGE PURPOSES.
		<b>7</b>	AK EXCLUSIVES, INC. RESTROOM

**Magellan**  
 ARCHITECTURE  
 10540 Talbert Avenue, Suite 175  
 Fountain Valley, California 92708  
 Tel: (949) 515-8600  
 www.magellanarchitects.com

**GREEN COSTA MESA CUP**  
 3505 CADILLAC AVENUESUITE #O-209  
 COSTA MESA, CA 92626

REVISIONS		
NO.	DATE	BY
1		
2		
3		
4		
5		
6		

ISSUE DATES

DESIGN APPROVAL:

PERMIT SUBMITTAL:

PERMIT RECEIVED:

BID DOCS:

CONSTR. DOCS:

24"x36" SCALE:	AS NOTED
PLOT DATE:	2022-04-15
CAD FILE:	22-022_A2.10
JOB NUMBER:	22-022
CHECKED:	
DRAWN:	
STATUS:	CD SET

FLOOR PLAN  
**A2.10**