



TERRA FIRMA COSTA MESA, LLC

(949) 500-0472

TERRA FIRMA DISPENSARY

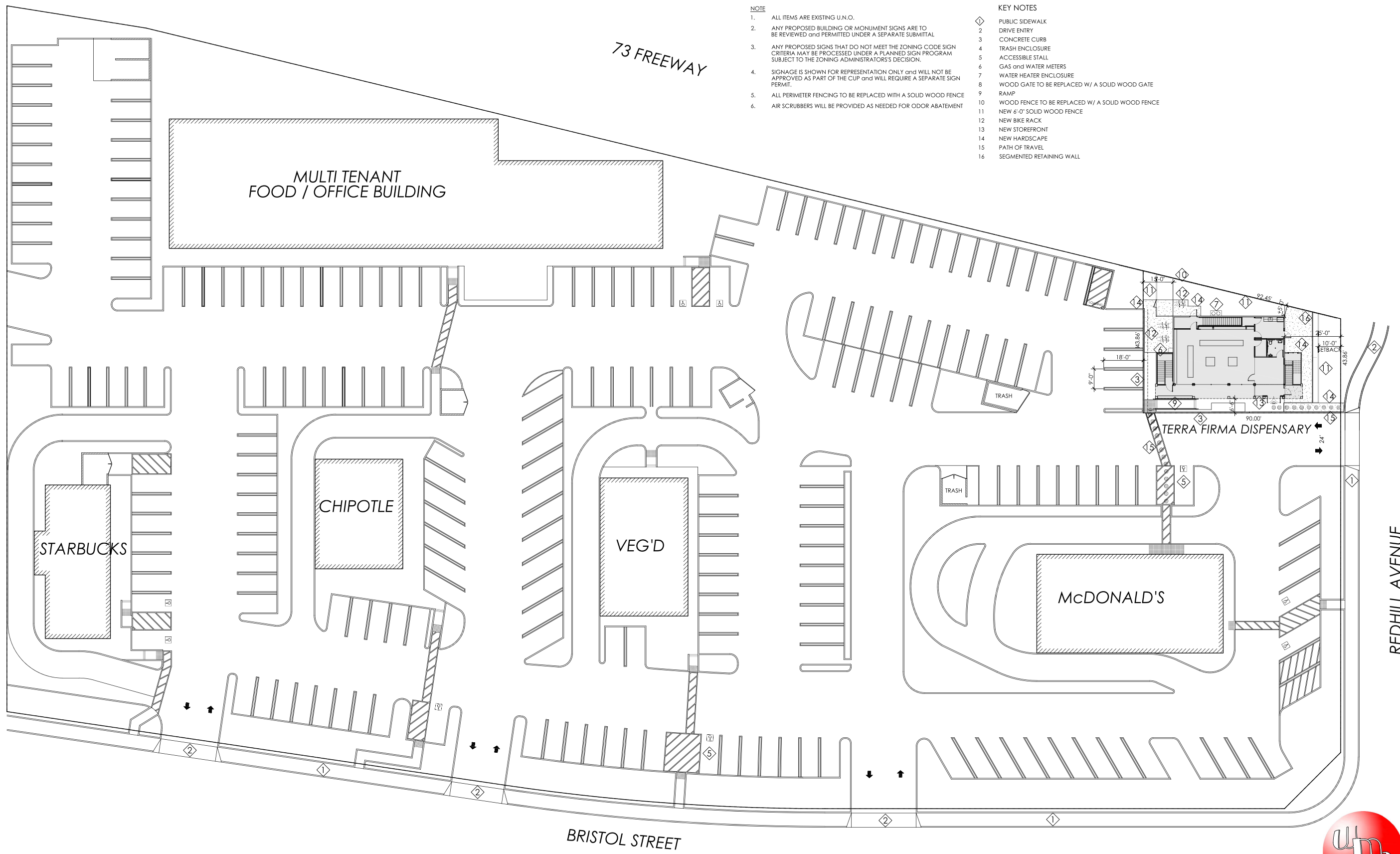
MQ-21-38

2905 REDHILL AVE
COSTA MESA, CA 92626



ARCHITECTURE PLANNING INTERIORS
WILLIAM MASON ARCHITECT, INC.

824 VIA ALHAMBRA, UNIT D
LAGUNA WOODS, CALIFORNIA 92637
O: 714.427.0688 M:714.724.3990
EMAIL: Bill@WilliamMasonArchitect.com
21.036.00
3/9/22
6/3/22
9/28/22
10/14/22
4/8/24
4/17/24



- NOTE**
1. ALL ITEMS ARE EXISTING U.N.O.
 2. ANY PROPOSED BUILDING OR MONUMENT SIGNS ARE TO BE REVIEWED and PERMITTED UNDER A SEPARATE SUBMITTAL
 3. ANY PROPOSED SIGNS THAT DO NOT MEET THE ZONING CODE SIGN CRITERIA MAY BE PROCESSED UNDER A PLANNED SIGN PROGRAM SUBJECT TO THE ZONING ADMINISTRATOR'S DECISION.
 4. SIGNAGE IS SHOWN FOR REPRESENTATION ONLY and WILL NOT BE APPROVED AS PART OF THE CUP and WILL REQUIRE A SEPARATE SIGN PERMIT.
 5. ALL PERIMETER FENCING TO BE REPLACED WITH A SOLID WOOD FENCE
 6. AIR SCRUBBERS WILL BE PROVIDED AS NEEDED FOR ODOR ABATEMENT

- KEY NOTES**
- 1 PUBLIC SIDEWALK
 - 2 DRIVE ENTRY
 - 3 CONCRETE CURB
 - 4 TRASH ENCLOSURE
 - 5 ACCESSIBLE STALL
 - 6 GAS and WATER METERS
 - 7 WATER HEATER ENCLOSURE
 - 8 WOOD GATE TO BE REPLACED W/ A SOLID WOOD GATE
 - 9 RAMP
 - 10 WOOD FENCE TO BE REPLACED W/ A SOLID WOOD FENCE
 - 11 NEW 6'-0" SOLID WOOD FENCE
 - 12 NEW BIKE RACK
 - 13 NEW STOREFRONT
 - 14 NEW HARDSCAPE
 - 15 PATH OF TRAVEL
 - 16 SEGMENTED RETAINING WALL

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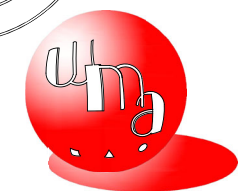
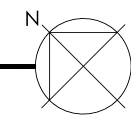
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2905 REDHILL AVE
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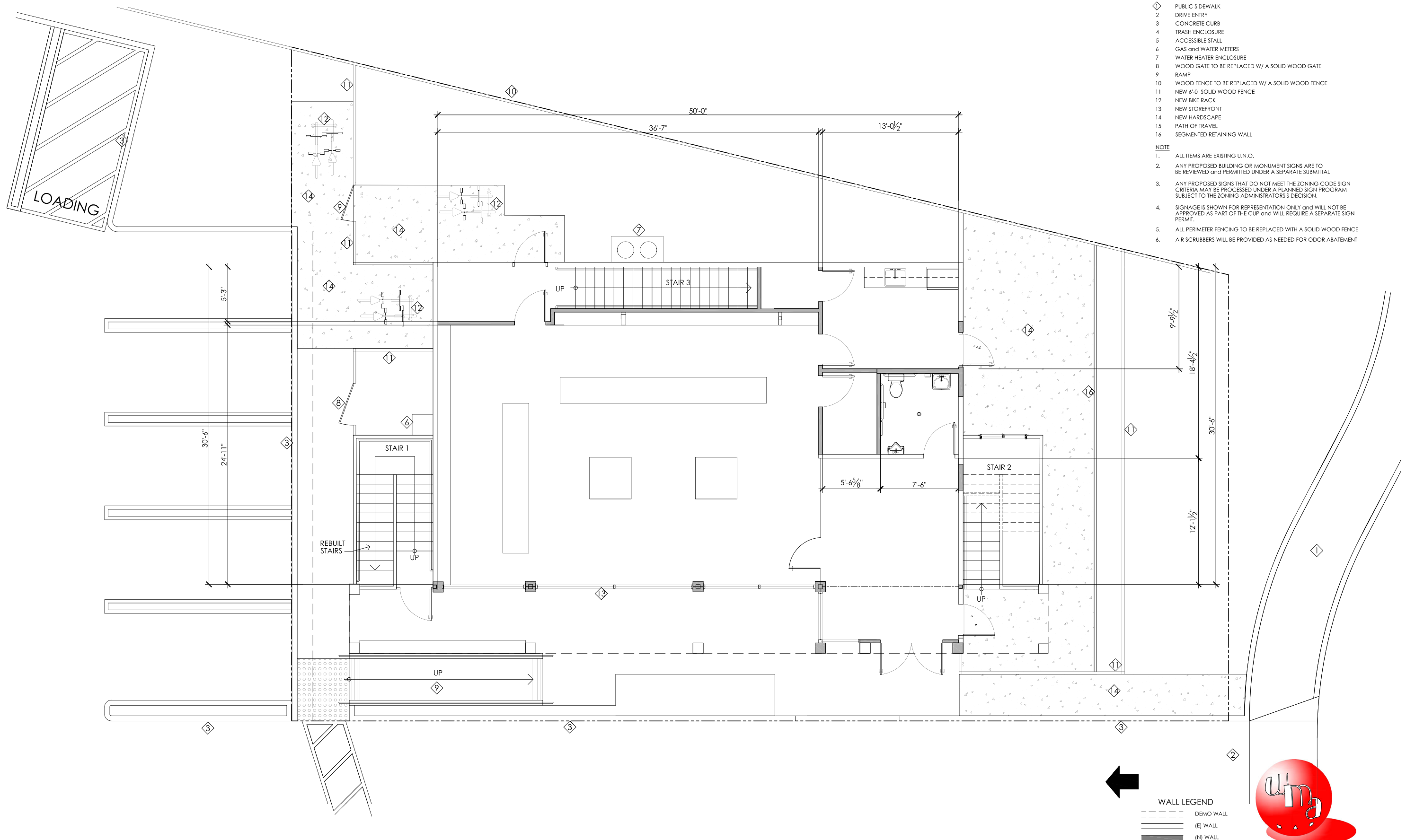
SITE PLAN

SCALE: 1"=20'-0"



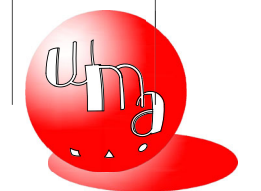
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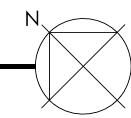
- WALL LEGEND**
- DEMO WALL
 - (E) WALL
 - (N) WALL



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1ST FLOOR PLAN



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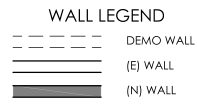
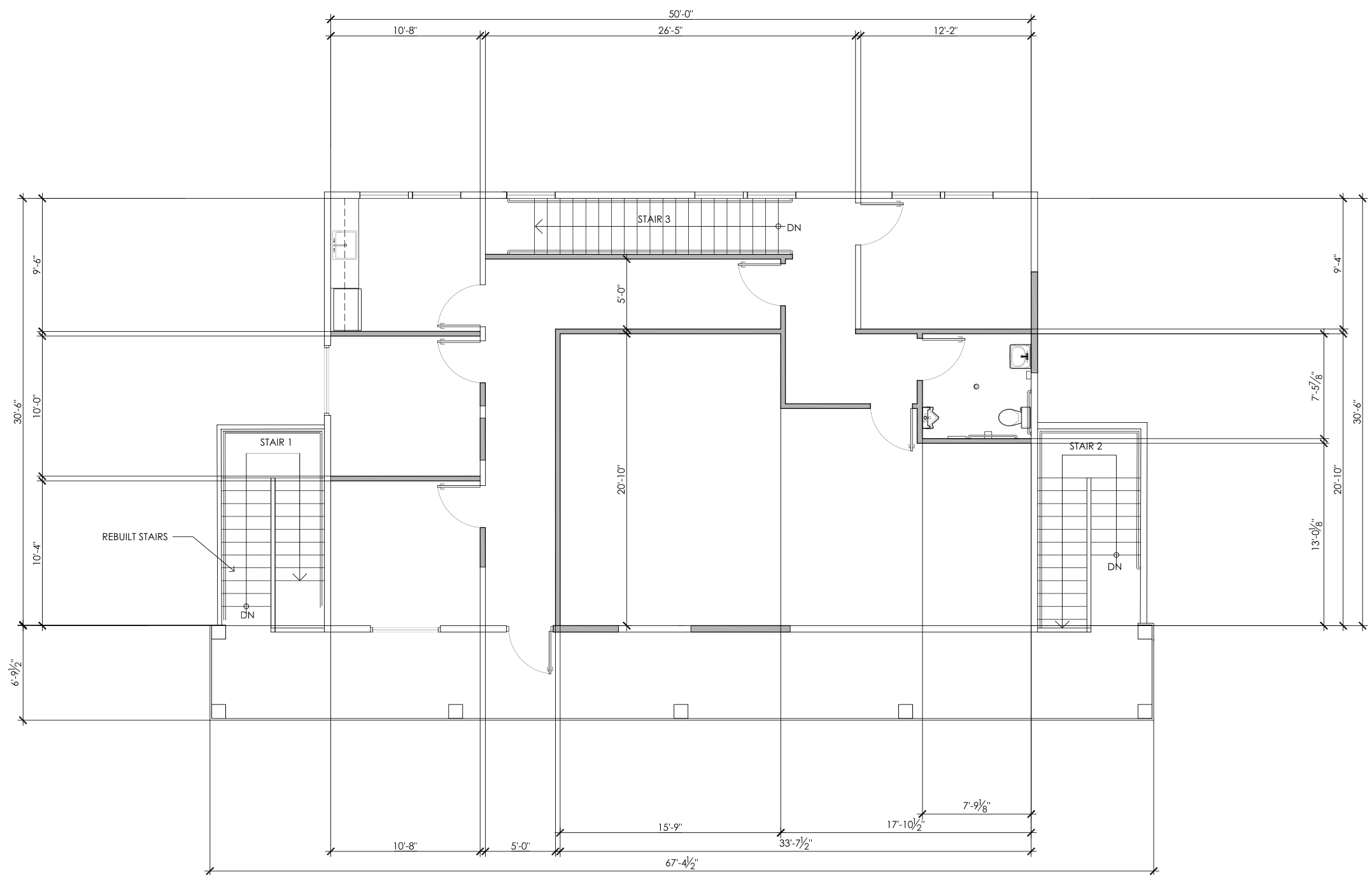
SCALE: 1/4" = 1'-0"

2905 REDHILL AVE
COSTA MESA, CA 92626 -3-

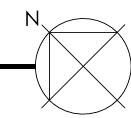
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2ND FLOOR PLAN

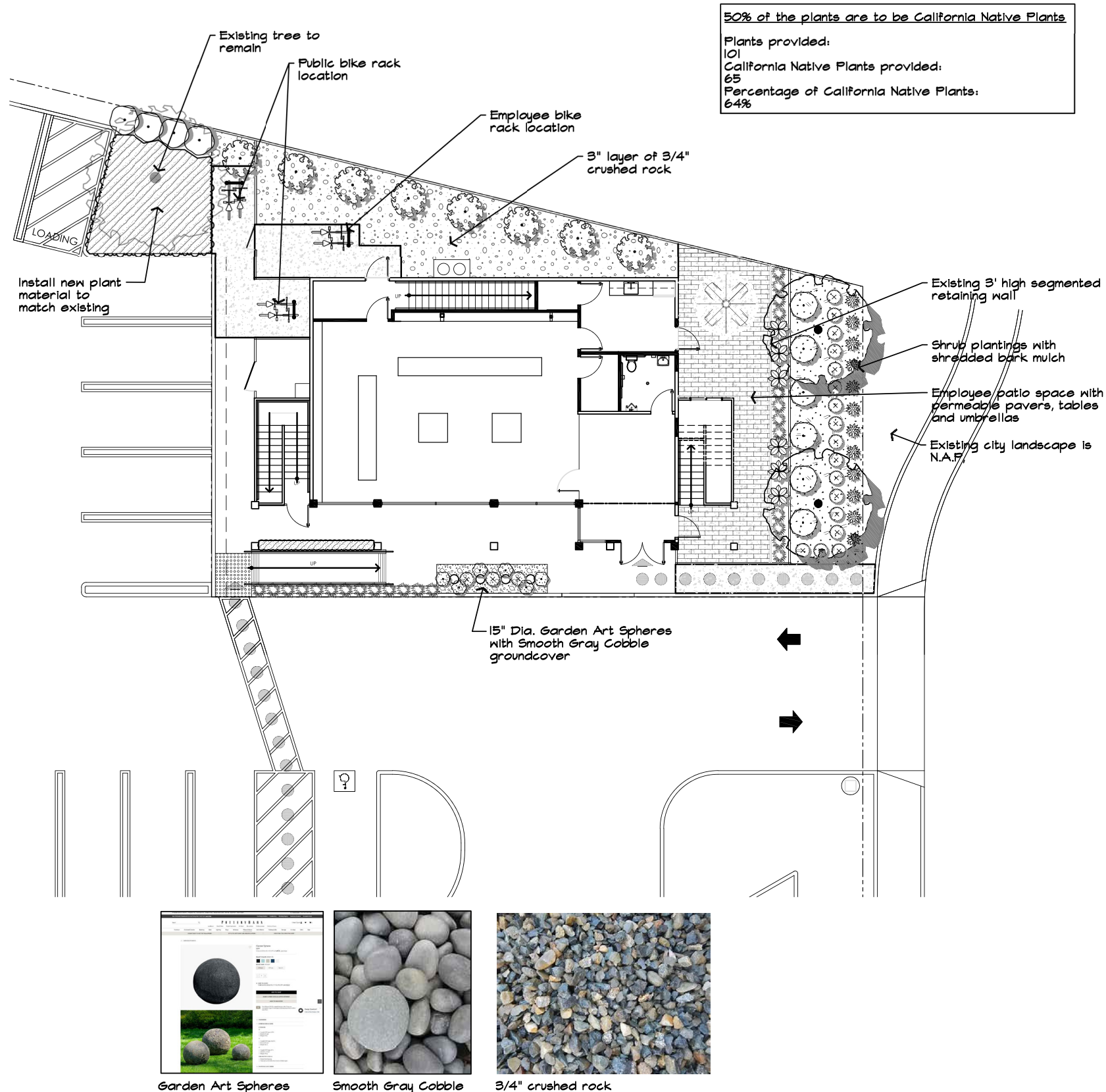
(949) 500-0472

MQ-21-38

SCALE: 1/4" = 1'-0"

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 4/17/24



50% of the plants are to be California Native Plants

Plants provided:
101
California Native Plants provided:
65
Percentage of California Native Plants:
64%

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	PF	QTY	REMARKS
TREES					
	CERCIS OCCIDENTALIS 'CLAREMONT' / CLAREMONT WESTERN REDBUD	15 GAL	L	2	CALIFORNIA NATIVE
	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	EXISTING		1	
SHRUBS					
	ALLIUM X 'GLOBEMASTER' / GLOBEMASTER ORNAMENTAL ONION	1 GAL	L	6	
	ALOE STRIATA / CORAL ALOE	5 GAL	L	6	
	CAREX PANSA / MEADOW SEDGE	1 GAL	M	20	CALIFORNIA NATIVE
	FESTUCA CALIFORNICA / CALIFORNIA FESCUE	1 GAL	L	25	CALIFORNIA NATIVE
	IRIS DOUGLASIANA PCH 'DEEP LAVENDER' / DEEP LAVENDER IRIS	1 GAL	L	12	CALIFORNIA NATIVE
	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	5 GAL	L	4	
	PRUNUS CAROLINIANA 'COMPACTA' / COMPACT CAROLINA CHERRY LAUREL	15 GAL	M	8	
	PRUNUS ILICIFOLIA LYONII / CATALINA CHERRY	15 GAL	L	6	CALIFORNIA NATIVE, MAINTAINED AS A HEDGE
SHRUB AREAS					
	CARISSA MACROCARPA 'GREEN CARPET' / GREEN CARPET NATAL FLUM	1 GAL	M	36' o.c.	27
	MYRTUS COMMUNIS 'COMPACTA' / DWARF COMMON MYRTLE	5 GAL	L	30' o.c.	4



Cercis occidentalis Platanus acerifolia 'Bloodgood' Carex pansa Festuca californica



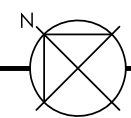
Myrtus communis 'Compacta' Prunus ilicifolia 'Lyonii' Aloe striata Prunus caroliniana 'Compacta'

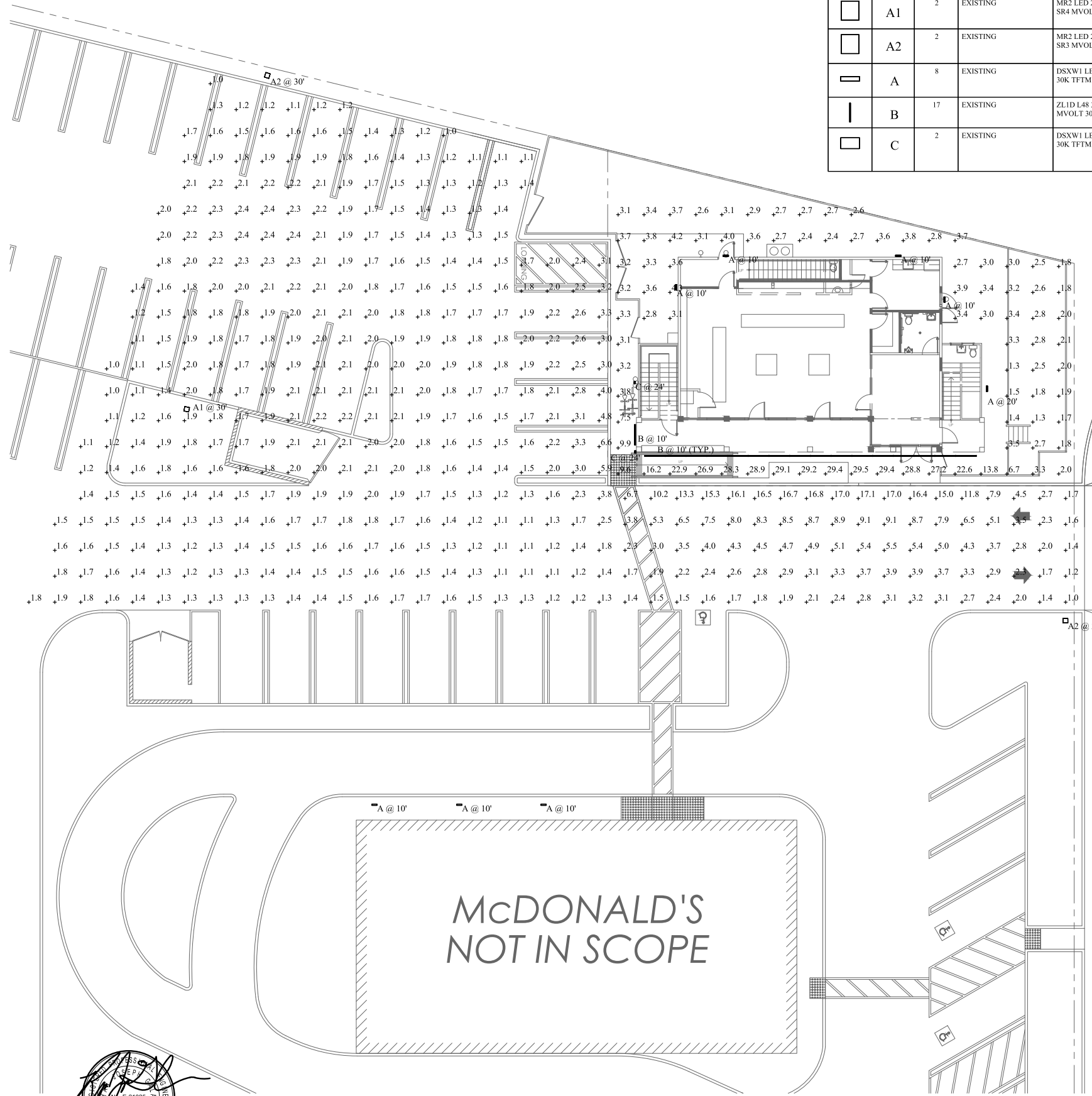


Allium 'Globemaster' Carissa macrocarpa 'Green Carpet' Ligustrum japonicum 'Texanum'



Garden Art Spheres Smooth Gray Cobble 3/4\"/>





Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	A1	2	EXISTING	MR2 LED 2 30A350/51K SR4 MVOLT	MR2 HOUSING WITH TWO TYPE 4 LIGHT ENGINES AT 350mA	1	13067	0.9	225
□	A2	2	EXISTING	MR2 LED 2 30A350/51K SR3 MVOLT HS	MR2 HOUSING WITH TWO TYPE 3 LIGHT ENGINES AT 350mA WITH HOUSE SIDE SHIELDS	1	7312	0.9	226
▬	A	8	EXISTING	DSXW1 LED 10C 1000 30K TFTM MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 3000K, @ 1000mA.	1	3673	0.9	38.8
	B	17	EXISTING	ZL1D L48 3000LM FST MVOLT 30K 80CRI	ZL1D 48" 3,000 Lumens Frosted Diffuser MVOLT 3,000 K 80CRI	1	3880	0.9	29.85
□	C	2	EXISTING	DSXW1 LED 20C 700 30K TFTM MVOLT ELCW	DSXW1 LED WITH 2 LIGHT ENGINES, 20 LEDs, 700mA DRIVER, 3000K LED, TYPE FORWARD THROW MEDIUM OPTIC, OPERATING IN EMERGENCY MODE	1	1111	0.9	47

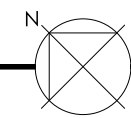
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.5 fc	17.1 fc	1.0 fc	17.1:1	2.5:1
Walkway	+	6.9 fc	29.5 fc	1.3 fc	22.7:1	5.3:1

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SITE PLAN



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SCALE: 3/32" = 1'-0"

2905 REDHILL AVE
COSTA MESA, CA 92626 -6-

REDHILL AVENUE



Energy Solutions Group, Inc.
Mechanical & Electrical
Plumbing & Energy Design &
Engineering Services

(714) 975-3501 | Rgalaz@mepesg.com
P.O. BOX 6390 La Quinta, CA 92248
Website | www.mepesg.com