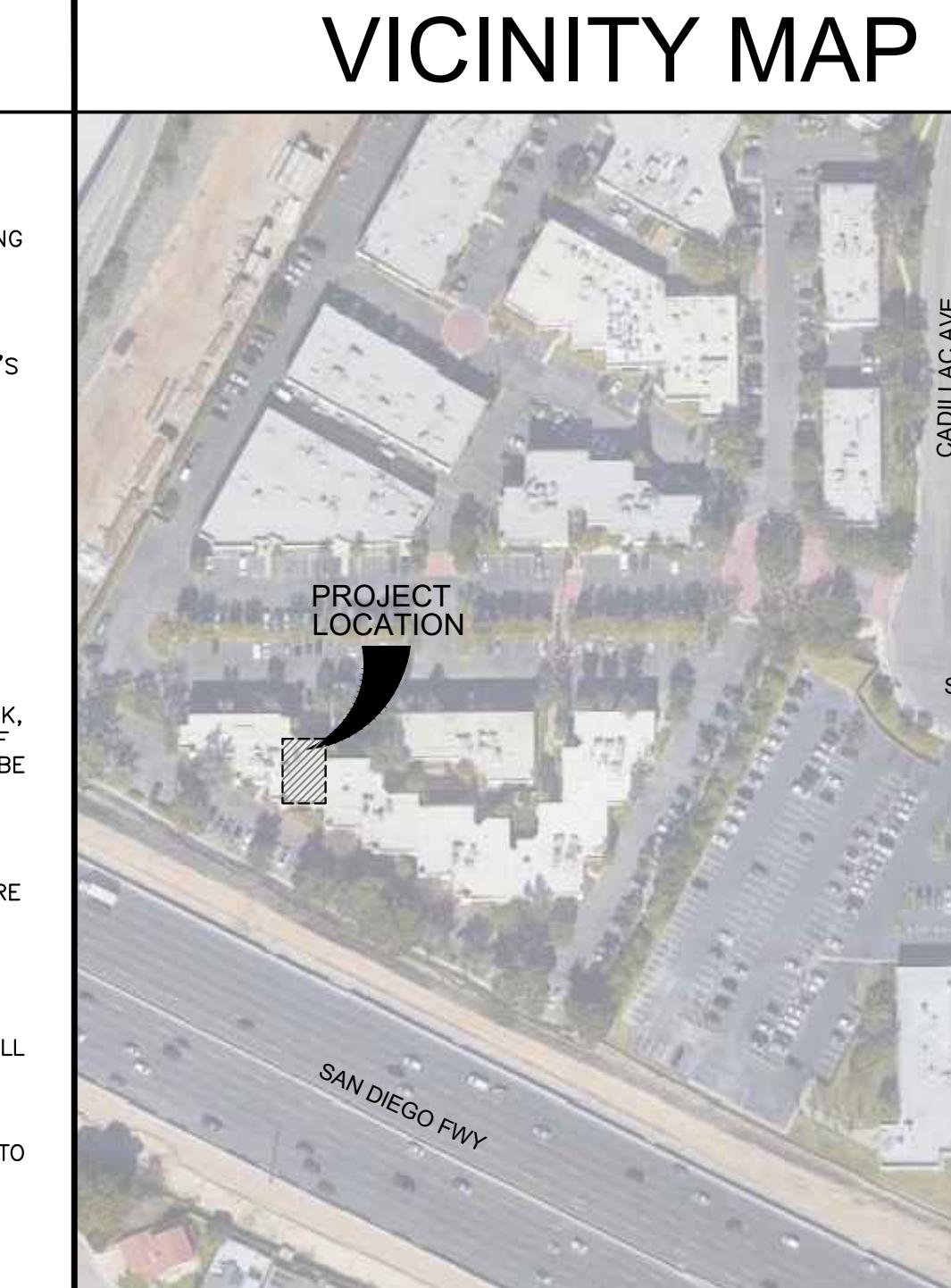


GENERAL NOTES

- A. REFER TO BASIC BUILDING SPECIFICATIONS, REQUIREMENTS AND STANDARDS FOR EXISTING SHELL AND CORE CONSTRUCTION. ALL WORK IS TO BE COMPATIBLE WITH EXISTING CONSTRUCTION.
- B. 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.
- C. 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.
- D. 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.
- E. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND PIPING BEFORE BEGINNING WORK.
- F. 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, NOISY OR DISRUPTIVE WORK SHALL BE SCHEDULED AT LEAST ONE (1) WEEK IN ADVANCE OF THE TIME WORK IS TO COMMENCE.
- G. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST STANDARD OF WORKMANSHIP IN GENERAL AND WITH SUCH STANDARDS AS ARE SPECIFIED.
- H. 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).
- I. ALL MATERIALS INDICATED TO MATCH EXISTING SHALL DO SO WITH RESPECT TO SIZE, SHAPE, COLOR, TEXTURE, PATTERN, QUALITY AND METHOD OF INSTALLATION INSOFAK AS PRACTICABLE AND SHALL BE APPROVED BY THE ARCHITECT BEFORE USE.
- J. 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 MONUMENTS, BENCH MARKS AND THEIR REFERENCE POINT FROM BEING DESTROYED OR DISTURBED; REPLACE AS REQUIRED.



ATTACHMENT 7

TENANT IMPROVEMENT GREEN COSTA MESA CUP

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



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COSTA MESA, CA 92626

DEFERRED SUBMITTALS
<p>FIRE PROTECTION/FIRE ALARM:</p> <ol style="list-style-type: none"> 1. 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. 2. THE GENERAL CONTRACTOR'S FIRE PROTECTION SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL NECESSARY FIRE PROTECTION PERMITS. <p>EXTERIOR SIGNAGE</p> <ol style="list-style-type: none"> 1. ANY EXTERIOR SIGNAGE SHALL BE SUBMITTED SEPARATELY. <p>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. IN 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.</p> <p>SUBMIT ALL DEFERRED SUBMITTALS TO LANDLORD FOR REVIEW.</p>
SCOPE OF WORK
<p>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.</p> <p>O. BIDDING CONTRACTORS ARE NOT TO DIRECTLY CONTACT THE SHOPPING CENTER MANAGEMENT. ALL BIDDING INQUIRIES SHALL GO THROUGH THE TENANT'S REPRESENTATIVE FIRST.</p>

PROJECT TEAM	PROJECT DATA	SHEET INDEX								
<p>CLIENT: AK EXCLUSIVE, INC 1805 SILLIMAN STREET SAN FRANCISCO, CA 94134 CELL: (925) 765-8824 PM CONTACT: AMIN KHAN Amin@citygreens.org</p> <p>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</p> <p>FIRE SAFETY PLAN: TBD</p>	<p>SITE AND PARKING DATA:</p> <p>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</p> <p>JURISDICTION: CITY OF COSTA MESA COUNTY: ORANGE COUNTY ZONING: PDI: PLANNED DEVELOPMENT INDUSTRIAL</p> <p>BUILDING DATA</p> <p>OCCUPANCY GROUP: GROUP B TYPE OF CONSTRUCTION: TYPE VB TOTAL AREA: 50,510 S.F. GROSS LEASABLE AREA: 1,170 S.F. SPRINKLER SYSTEM: NONE</p> <p>NO PROPOSED CHANGES TO SURROUNDING SITE, LANDSCAPING OR EXTERIOR PORTIONS OF BUILDING.</p> <p>PARKING INFORMATION BASED ON NET S.F. 1,170 @ 4 STALL PER 1,000 S.F. FOR OFFICES</p> <table border="1"> <thead> <tr> <th>REQ'D</th><th>PROVIDED</th></tr> </thead> <tbody> <tr> <td>STANDARD (list size) STALLS</td><td>4 183</td></tr> <tr> <td>ACCESSIBLE (list size) STALLS</td><td>1 2</td></tr> <tr> <td>TOTAL PARKING STALLS</td><td>5 185</td></tr> </tbody> </table> <p>THERE ARE NO CRITICAL AREAS ON THIS PROPERTY</p>	REQ'D	PROVIDED	STANDARD (list size) STALLS	4 183	ACCESSIBLE (list size) STALLS	1 2	TOTAL PARKING STALLS	5 185	<p>ARCHITECTURAL:</p> <p>A0.01 COVER SHEET A0.02 NOTICE TO PROCEED LETTER A1.10 SITE PLAN A2.10 FLOOR PLAN</p>
REQ'D	PROVIDED									
STANDARD (list size) STALLS	4 183									
ACCESSIBLE (list size) STALLS	1 2									
TOTAL PARKING STALLS	5 185									
LEGEND OF SYMBOLS	DESIGN CODES									
	<p>DESIGN CODES</p> <p>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 (CGSC)</p>	<p>NO. DATE BY</p> <p>1 2 3 4 5 6 ISSUE DATES DESIGN APPROVAL: PERMIT SUBMITTAL: PERMIT RECEIVED: BID DOCS: CONSTR. DOCS:</p> <p>24" x 36" SCALE: AS NOTED PLOT DATE: 2022-04-15 CAD FILE: 22-022_A0.01 JOB NUMBER: 22-022 CHECKED: DRAWN: CT STATUS: CD SET</p> <p>COVER SHEET A0.01</p>								

ABBREVIATIONS

A.B.E.	Avg. Building Elevation	ENCL.	ENCLOSURE	M.B.S.	METAL BUILDING SUPPLIER	REINF.	REINFORCING	
A.C.	AIR CONDITIONER	EQ.	EQUAL	M.C.T.	MARMOLEUM COMPOSITE TILE	REQ'D.	REQUIRED	
ACOUST.	ACOUSTICAL	EXH.	EXHAUST	MECH.	MECHANICAL	R.F.	RUBBER FLOORING	
ADJ.	ADJUSTABLE, ADJACENT	EXIST.	EXISTING	M.E.	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	M.F.G.	MANUFACTURING	SCHED.	SCHEDULE	
ALUM.	ALUMINUM	EXT.	EXTERIOR	M.F.R.	MANUFACTURER	S.C.	SOLID CORE	
ANOD.	ANODIZED	F.C.I.C.	FURNISH BY CONTRACTOR	M.H.	MANHOLE	S.H.T.	SAFETY GLASS	
ANSI.	AMERICAN NAT'L STDS INST.	INSTALL BY CONTRACTOR		M.I.C.	MISCELLANEOUS	SIM.	SIMILAR	
APPROX.	APPROXIMATE	F.D.	FLOOR DRAIN	M.O.	MASONRY OPENING	SPEC'D.	SPECIFIED	
ASR	AUTOMATIC SPRINKLER RISER	F.DN.	FOUNDATION	M.R.	MASONRY RESISTANT	SQ.	SQUARE	
AVG.	AVERAGE	F.F.	FLOOR	M.U.L.L.	MULLION	S.S.	SERVICE SINK, SANITARY SEWER	
BD.	BOARD	F.H.S.	FLAT HEAD SCREW	M.T.D.	MOUNTED	S.S.T.	STAINLESS STEEL	
BLDG.	BUILDING	F.I.O.	FURNISHED, INSTALLED	M.T.C.	MOUNTING	STD.	STANDARD	
BLK.	BLOCK	F.O.I.C.	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR	N.I.C.	NOT IN CONTRACT	STD.	STRUCTURE, STRUCTURAL	
BLK'G	BLOCKING	F.O.I.C.	INSTALLED BY CONTRACTOR	N.O.M.	NOMINAL	SUSP.	SUSPENDED	
BM.	BEAM	F.P.H.	FROST PROOF HOSE BIBB	N.T.S.	NOT TO SCALE	SYS.	SYSTEM	
B.O.	BOTTOM	F.P.H.	FROST PROOF HOSE BIBB	O/C.	ON CENTER	T.	TREAD, TOP	
BOT.	BOTTOM	F.R.P.	FIBER REINFORCED PANEL(S)	O.A.	OVERALL	T&B	TOP & BOTTOM	
BTW	BETWEEN	F.T.G.	FOOTING	O.C.	ON CENTER	TEL.	TELEPHONE	
CB.	CATCH BASIN	G.A.	GAUGE	O.H.	OVERHEAD	TEMP.	TEMPERED	
C.C.	CAST IRON	GALV.	GALVANIZED	O.P.G.	OPENING	T&G.	TONGUE & GROOVE	
C.I.P.	CAST IN PLACE	G.I.	GALVANIZED IRON	O.P.P.	OPPOSITE	T&G.	TEMPERED GLASS	
CL.	CONTROL JOINT	G.L.P.	GYPSUM LATH & PLASTER	P.T.N.	PARTITION	T.G.	TEMPERED GLASS	
CL.G.	CENTER LINE	G.W.B.	GYPSUM WALLBOARD	P.R.E.	PERPENDICULAR	T.O.	TOP OF	
CMU.	CONCRETE MASONRY UNIT	H.B.	HOSE BIBB	P.L.	PLATE, PROPERTY LINE	T.Y.P.	TYPICAL	
COL.	COLUMN	H.M.	HOLLOW METAL	P-LAM.	PLASTIC LAMINATE	UTIL.	UTILITY	
CONC.	CONCRETE	HORIZ.	HORIZONTAL	PLYWD.	PLYWOOD	U.O.A.	UNLESS OTHERWISE NOTED	
CONT.	CONTINUOUS	H.T.	HEIGHT	PNL.	PANEL, PANELING	V.C.T.	VINYL COMPOSITION TILE	
CONTR.	CONSTRUCTION	H.T.R.	HEATER	PR.	PAIR	VERT.	VERTICAL	
CPT.	CONTRACTOR	INSUL.	INSULATION	PROJ.	PROJECT	W/	WITH	
C.T.	CARPET	J.T./JTS.	JOINT,JOINTS	PR.V.	PRESSURE REDUCING VALVE	W/O	WITHOUT	
DBL.	DOUBLE	L.	LONG, LENGTH	PT.	POINT	WD.	WOOD	
DTL.	DETAIL	L.F.	LINEAR FOOT, LINEAL FOOT	Q.T.	QUARRY TILE	W.D.W.	WINDOW	
D.F.	DRINKING FOUNTAIN	L.I.WT.	LINEAR WEIGHT	Q.T.R.	QUARTER	W.MAT.	WALK OFF MAT	
D.S.	DRAINSPOUT	L.VL.	LEVEL	R.	RADIUS	W.P.	WATERPROOF	
DWG.	DRAWING	MAS.	MASONRY	R.D.	ROOF DRAIN	W.R.	WATER RESISTANT	
EA.	EACH	MAX.	MAXIMUM	R.L.	RAIN LEADER	WRB.	WATER RESISTANT BARRIER	
ELEV.	ELEVATION, ELEVATOR	REC'D.	RECEIVED	REF.	REFRIGERATOR, REFERENCE	W.T.	WEIGHT	
ELEC.	ELECTRICAL	REF.	REFRIGERATOR, REFERENCE			W.W.M.	WELDED WIRE MESH	
						W.W.F.	WELDED WIRE FABRIC	
						Y.D.	YARD DRAIN	



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; 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 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"



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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" x 36" SCALE: AS NOTED
PLOT DATE: 2022-04-15
CAD FILE: 22-022_A0.01
JOB NUMBER: 22-022
CHECKED:
DRAWN: CT
STATUS: CD SET

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A0.02



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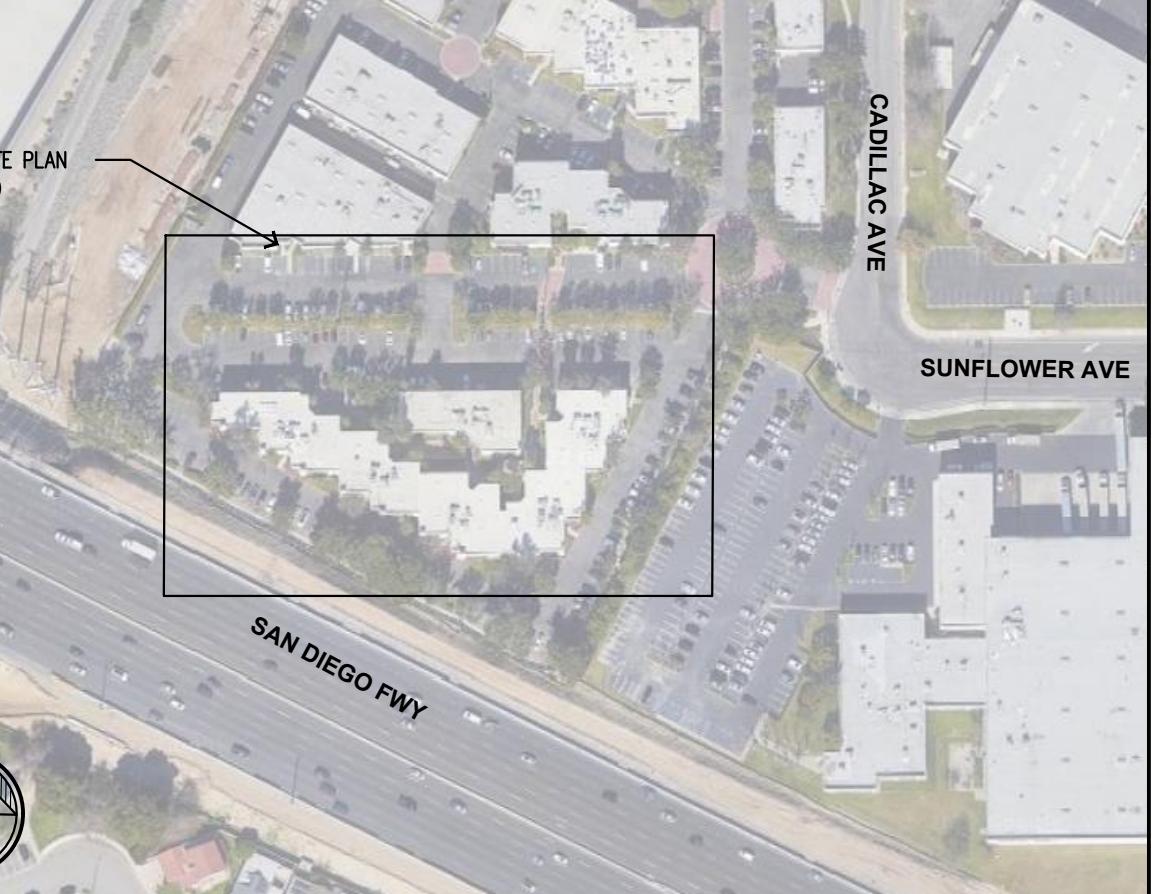
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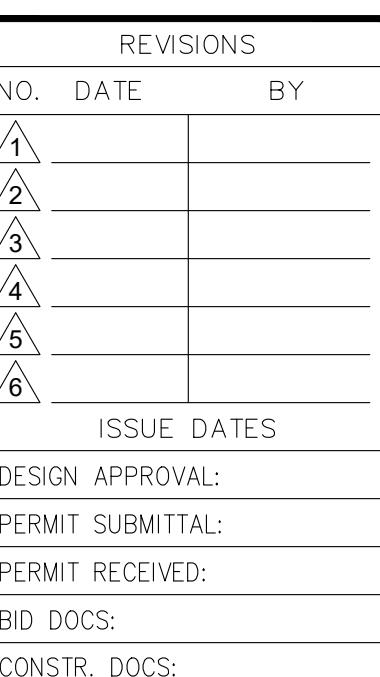
 SITE PLAN
SCALE: 1/32" = 1'-0"

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



TO CADILLAC AVE

PROJECT TEAM	LEGEND	VICINITY MAP	KEY NOTES
<p>APPLICANT: MAGELLAN ARCHITECTS 10540 TALBERT AVE. SUITE 175 FOUNTAIN VALLEY, CA 92708 PH: (949) 515-9600 CELL: (443) 812-1868</p> <p>CONTACT: EILEEN WADE eileen@magellanarchitects.com</p> <p>CLIENT: AK EXCLUSIVE, INC 1805 SILLIMAN STREET SAN FRANCISCO, CA 94134 CELL: (925) 765-8824 PM CONTACT: AMIN KHAN Amin@citygreens.org</p>	<p>(E) AREA OF BUILDING IN SCOPE</p>  <p>(E) BUILDING(S) NOT PART OF SCOPE</p>  <p>PROPERTY LINE</p>  <p>EXISTING EGRESS PATH</p>  <p>EXISTING FENCING SURROUNDING PROPERTY</p>  <p>UNLOADING/LOADING PARKING FOR DELIVERY AND DISTRIBUTION VEHICLES</p> 		<p>1 EXISTING BUILDING TO REMAIN.</p> <p>2 AREA OF WORK. SEE SHEET A2.10 FOR FLOOR PLAN.</p> <p>3 MAIN ENTRY TO PROJECT.</p> <p>4 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.</p> <p>5 EXISTING TRUNCATED DOMES TO REMAIN.</p> <p>6 EXISTING PUBLIC RIGHT OF WAY.</p> <p>7 EXISTING ADA COMPLIANT PARKING.</p> <p>8 EXISTING PROPERTY LINE.</p> <p>9 EXISTING TRASH ENCLOSURE.</p> <p>10 UNLOADING/LOADING PARKING FOR DELIVERY AND DISTRIBUTION VEHICLES.</p> <p>11 EXISTING FENCING- CHAINLINK, 5 FEET TALL</p> <p>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.</p>



24"x36" SCALE:	AS NOTED
PLOT DATE:	2022-04-15
CAD FILE:	22-022_A1.10
JOB NUMBER:	22-022
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STATUS:	CD SET

SITE PLAN

A1.10



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ISSUE DATES

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PERMIT SUBMITTAL:

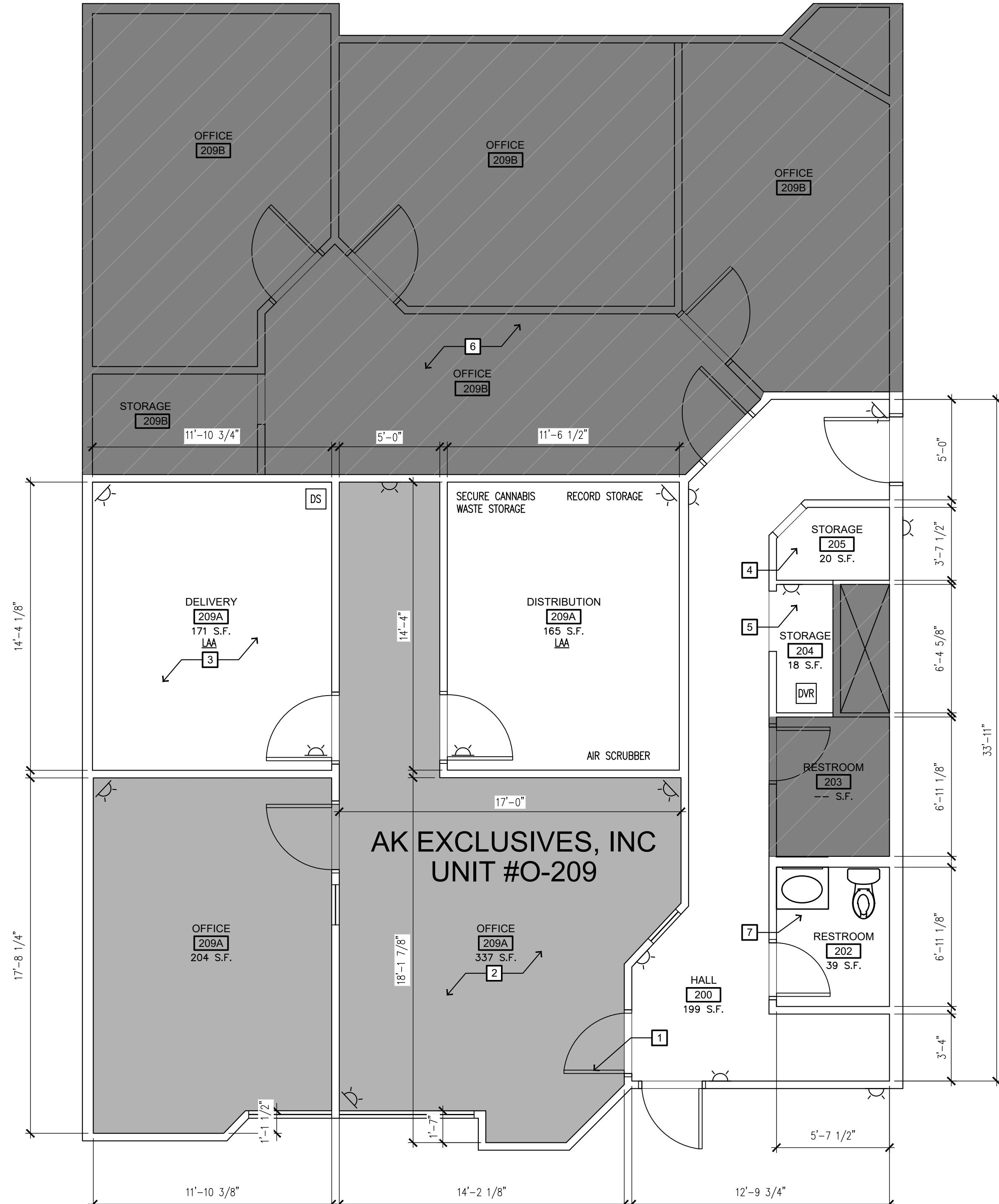
PERMIT RECEIVED:

BID DOCS:

CONSTR. DOCS:

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PLOT DATE: 2022-04-15
CAD FILE: 22-022_A2.10
JOB NUMBER: 22-022
CHECKED:
DRAWN:
STATUS: CD SET

FLOOR PLAN
A2.10



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

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