

- Legend:**
- EXISTING CONCRETE BLOCK BUILDING WALL, TYP.
  - EXISTING WOOD FRAMED BUILDING WALL, TYP.
  - EXISTING INTERIOR WALL, TYP.
  - NEW INTERIOR WALL, TYP.
  - ① EXISTING WATER HEATER
  - ② EXISTING STOREFRONT WINDOW
  - ③ EXISTING 6'-4" X 7' STOREFRONT SYSTEM WITH 3'X7' GLASS DOOR
  - ④ EXISTING 3'X7' STOREFRONT DOOR - PUSH/PULL HARDWARE
  - ⑤ EXISTING 3'X7' WOOD DOOR AND FRAME
  - ⑥ NEW 3'X7' WOOD DOOR AND METAL FRAME - LEVER HARDWARE
  - ⑦ NEW UPPER AND LOWER CABINETRY WITH STONE TOP  
KITCHEN SINK WITH GARBAGE DISPOSAL
  - ⑧ NEW 3'X7' STOREFRONT DOOR - PUSH/PULL HARDWARE
  - ⑨ NEW SALES COUNTER, TYP.
  - ⑩ NEW WALL DISPLAY, TYP.
  - ⑪ NEW STOREFRONT SYSTEM, TYP.
  - ⑫ NEW 3'X7' METAL DOOR AND FRAME - LEVER HARDWARE
  - ⑬ SECURITY AREA - CUSTOMER IDENTIFICATION/AGE VERIFICATION

**Cannabis Dispensary  
 Tenant Improvements  
 1860 Newport Blvd  
 Costa Mesa, CA. 92627**

| Issued For        | Date       |
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| Client Review Set | 07-07-2021 |
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| File No:  | A-22       |
| Job No:   | 2131A      |
| Drawn By: | Staff      |
| Date:     | 07-06-2021 |
| Scale:    | As Shown   |

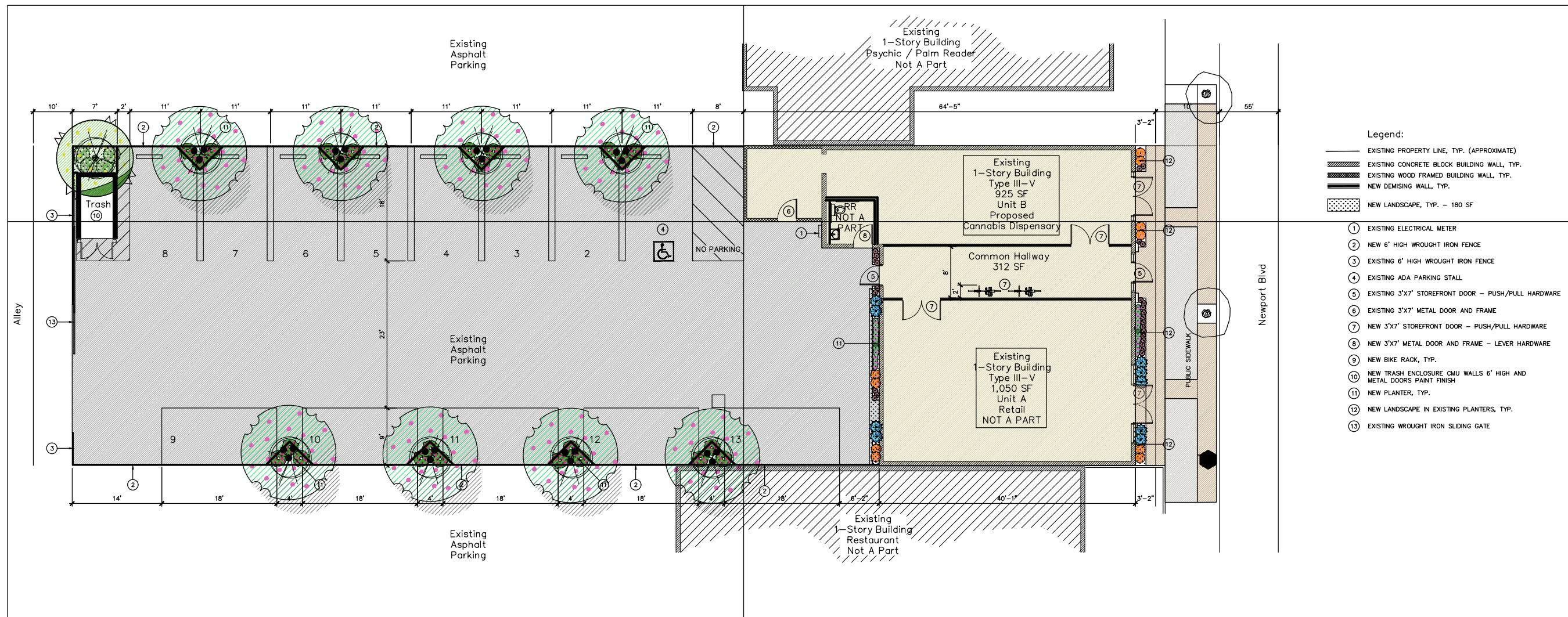
**PROPOSED  
 FLOOR PLAN**



**A-2.2**



Tenant Improvements  
 1860 Newport Blvd  
 Costa Mesa, CA. 92627



- Legend:**
- EXISTING PROPERTY LINE, TYP. (APPROXIMATE)
  - ▨ EXISTING CONCRETE BLOCK BUILDING WALL, TYP.
  - ▩ EXISTING WOOD FRAMED BUILDING WALL, TYP.
  - ▬ NEW DEMISING WALL, TYP.
  - ▨ NEW LANDSCAPE, TYP. - 180 SF
- ① EXISTING ELECTRICAL METER
  - ② NEW 6' HIGH WROUGHT IRON FENCE
  - ③ EXISTING 6' HIGH WROUGHT IRON FENCE
  - ④ EXISTING ADA PARKING STALL
  - ⑤ EXISTING 3'X7' STOREFRONT DOOR - PUSH/PULL HARDWARE
  - ⑥ EXISTING 3'X7' METAL DOOR AND FRAME
  - ⑦ NEW 3'X7' STOREFRONT DOOR - PUSH/PULL HARDWARE
  - ⑧ NEW 3'X7' METAL DOOR AND FRAME - LEVER HARDWARE
  - ⑨ NEW BIKE RACK, TYP.
  - ⑩ NEW TRASH ENCLOSURE CMU WALLS 6' HIGH AND METAL DOORS PAINT FINISH
  - ⑪ NEW PLANTER, TYP.
  - ⑫ NEW LANDSCAPE IN EXISTING PLANTERS, TYP.
  - ⑬ EXISTING WROUGHT IRON SLIDING GATE

**PLANT LEGEND**

| SYMBOL                                 | BOTANICAL NAME                       | COMMON NAME                     | SIZE     | QUANTITY | PLANT FACTOR |
|--|--------------------------------------|---------------------------------|----------|----------|--------------|
| <b>Trees</b>                           |                                      |                                 |          |          |              |
| A M                                    | Arbutus marina                       | No common name                  | 24" box  | 8        | L            |
| H F                                    | Hymenosporum flavum                  | Sweetshade                      | 15 gal   | 1        | M            |
| <b>Shrubs/Perennials/Ground Covers</b> |                                      |                                 |          |          |              |
| A A                                    | Aeonium arboreum 'Zwartkop'          | Zwartkop Aeonium                | 1 gallon | 26       | L            |
| E K                                    | Erigeron karvinskianus               | Santa Barbara Daisy             | 1 gallon | 4        | M            |
| E T                                    | Euphorbia tirucalli 'Sticks on Fire' | Sticks of Fire                  | 1 gallon | 10       | L            |
| H P                                    | Hesperaloe parviflora                | Red Yucca                       | 1 gallon | 27       | L            |
| L A                                    | Lavandula a. 'Hidcote'               | Hidcote Lavender                | 1 gallon | 9        | L            |
| <b>Espalier</b>                        |                                      |                                 |          |          |              |
| G C                                    | Grewia caffra                        | Lavender Star Flower espaliered | 5 gallon | 2        | M            |

**Note:** Install a 3" thick layer of shredded bark mulch throughout all landscape areas.  
 Plant Factor describes plant species water use rating - L = Low, M = Moderate, H = High

**PLANTING NOTES**

- Protect in place all existing Queen Palms and Pygmy Date Palms on the site.
- Hand water existing landscape to remain as necessary to keep planting in a healthy condition while irrigation system is turned off for construction.
- Contractor shall maintain a qualified supervisor on the site at all times during installation through completion of work.
- Contractor shall verify all plant material species and quantities prior to installation. Plant quantities are listed for the convenience of the Contractor; actual number of plant symbols shown on plan shall have priority over quantity listed.
- All container grown plants and ground covers and installation per the plans are to be provided and paid for by the Contractor. Contractor shall be responsible for the continuous protection of all plants upon delivery to the site and throughout construction.
- All plant materials shall be inspected and are subject to approval prior to installation by the Landscape Architect.
- Remove all debris, weeds, excess material, and rocks larger than 2" in diameter from landscape areas prior to soil preparation and again prior to planting.
- Contractor shall obtain samples of site soil from two different locations in landscape areas and have them analyzed by a reputable soil testing laboratory for fertility and agricultural suitability. Install soil amendments as recommended in the soil analysis report.
- Excavate plant pits for shrubs twice the diameter and 1-1/2 times the depth of the root ball. For bidding purposes, use the following soil amendment specifications: Place native soil without amending for backfill to the bottom of the root ball, and the following backfill mix, thoroughly mixed, around the root ball to the surface:  
 3 parts by volume on-site soil  
 1 part by volume nitrogen stabilized organic amendment (fir or cedar shavings)  
 Gro-Power Controlled Release fertilizer, quantity per manufacturer's specification
- Fine grade all planting areas to achieve surface drainage toward street, parking lot, or storm drains.
- Following completion of planting, spread a continuous 3" thick layer of shredded bark mulch in newly planted areas.
- Upon completion, remove all extraneous material and debris from the site, and rake the area clean.
- Contractor shall include in his bid maintenance of the landscape for 60 days, including weeding, pruning, cleanup, adjustment of irrigation system, and replacement of dead or damaged plants.
- Contractor shall guarantee all shrubs for a period of 90 days and all trees for a period of one year following completion of the 60 day maintenance period, and shall replace any dead plants at no additional cost unless vandalism, improper maintenance, or damage by other contractors or agency staff can be shown.

**IRRIGATION NOTE:**

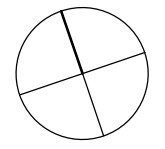
ALL PLANTED AREAS TO BE IRRIGATED WITH DRIP IRRIGATION. A 'SMART' IRRIGATION CONTROLLER SHALL BE INSTALLED WITH A WEATHER SENSOR TO MAXIMIZE IRRIGATION EFFICIENCY AND CONFORM TO MWELQ REQUIREMENTS.

**SITE LANDSCAPE SUMMARY**

LANDSCAPE:  
 Proposed Landscape: 274 SF

TREES:  
 INVENTORY REQUIRED VS. PROPOSED REQUIRED:  
 1-Tree per 6 parking spaces/15 = 3 trees

Total new trees required = 3 trees  
 PROVIDED:  
 Total new trees provided = 9 trees



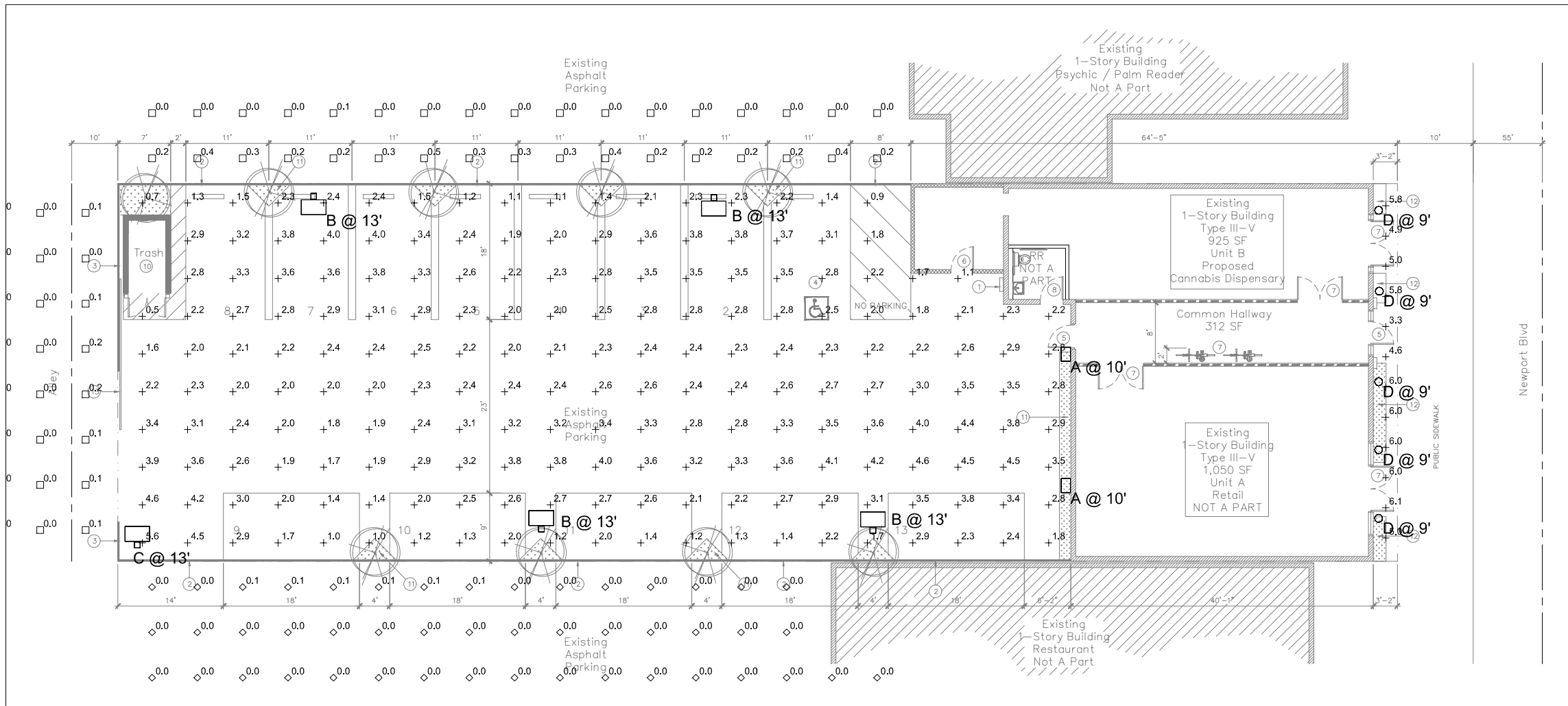
**N**  
**SCALE: 1/8"=1'-0"**



Project #: 22133



Cannabis Dispensary  
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**1** SITE PHOTOMETRIC PLAN  
 SPH-1 SCALE: 1/8" = 1'-0"  
 NORTH

| Symbol | Label | Quantity | Manufacturer      | Catalog Number              | Description   | Number Lamps | Lumens Per Lamp | Light Loss Factor | Wattage |
|--------|-------|----------|-------------------|-----------------------------|---|--------------|-----------------|-------------------|---------|
| □      | A     | 2        | Lithonia Lighting | WDGE2 LED P1 30K 80CRI TFTM | WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI TYPE FORWARD THROW MEDIUM OPTIC | 1            | 1186            | 0,9               | 11,1658 |
| □      | B     | 4        | Lithonia Lighting | DSX0 LED P1 30K BLC MVOLT   | DSX0 LED P1 30K BLC MVOLT   | 1            | 3585            | 0,9               | 38      |
| □      | C     | 1        | Lithonia Lighting | DSX0 LED P1 30K LCCO MVOLT  | DSX0 LED P1 30K LCCO MVOLT  | 1            | 2668            | 0,9               | 38      |
| ○      | D     | 5        | Lithonia Lighting | LDN4 30/05 L04AR LSS        | 4IN LDN, 3000K, 500LM, CLEAR, SEMI-SPECULAR REFLECTOR, 80CRI                          | 1            | 517             | 0,9               | 5,74    |

| Description                         | Symbol | Avg    | Max    | Min    | Max/Min | Avg/Min |
|-------------------------------------|--------|--------|--------|--------|---------|---------|
| ALLEY WAY @ 0' A.F.G.               | □      | 0,0 fc | 0,2 fc | 0,0 fc | N/A     | N/A     |
| NORTH ADJACENT PROPERTY @ 0' A.F.G. | □      | 0,1 fc | 0,5 fc | 0,0 fc | N/A     | N/A     |
| PARKING AREA @ 0' A.F.G.            | +      | 2,6 fc | 5,6 fc | 0,5 fc | 11,2:1  | 5,2:1   |
| SOUTH ADJACENT PROPERTY @ 0' A.F.G. | ◇      | 0,0 fc | 0,1 fc | 0,0 fc | N/A     | N/A     |
| STOREFRONT @ 0' A.F.G.              | +      | 5,4 fc | 6,1 fc | 3,3 fc | 1,8:1   | 1,6:1   |

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**SITE PHOTOMETRIC PLAN**

**SPH-1**







