

EXISTING SITE PLAN
SCALE: 1" = 60'



ADAM KIRCHNER
2198 LOS OSOS VALLEY RD.
LOS OSOS, CA 93402
(805) 630-0587

PROPERTY OWNER:

RON KLINE
127 SECOND ST SUITE 1
LOS ALTOS, CA
94022

PROJECT:
WILD COAST FARMS
2198 LOS OSOS VALLEY ROAD
LOS OSOS, CA 93402

REVISIONS:
1. OVERALL SITE PLAN /
BUFFER MAP REV.
7-22-20
2. DATA TABLE REV.
8-17-20

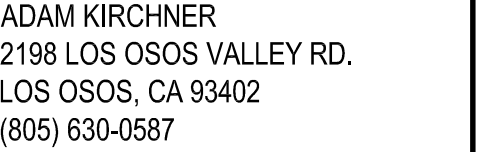
DATE: AUGUST 17, 2020

SHEET TITLE:

EXISTING
SITE PLAN

SHEET NUMBER:

A1.0a



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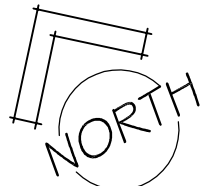
TE: AUGUST 17, 2020

EET TITLE:

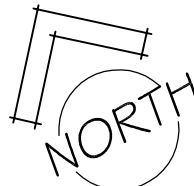
EXISTING
OVERALL
SITE PLAN

HEET NUMBER:

A1.0b



EXISTING OVERALL SITE PLAN
SCALE: 1" = 150'



BUFFER MAP
SCALE: 1" = 200'



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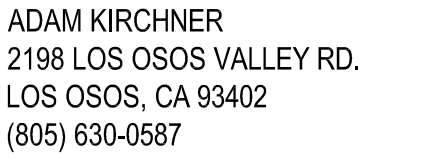
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BUFFER MAP

SHEET NUMBER:

A1.0c



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DATE: AUGUST 17, 2020

SHEET TITLE:

ENLARGED
SITE PLAN

SHEET NUMBER:

A1.1

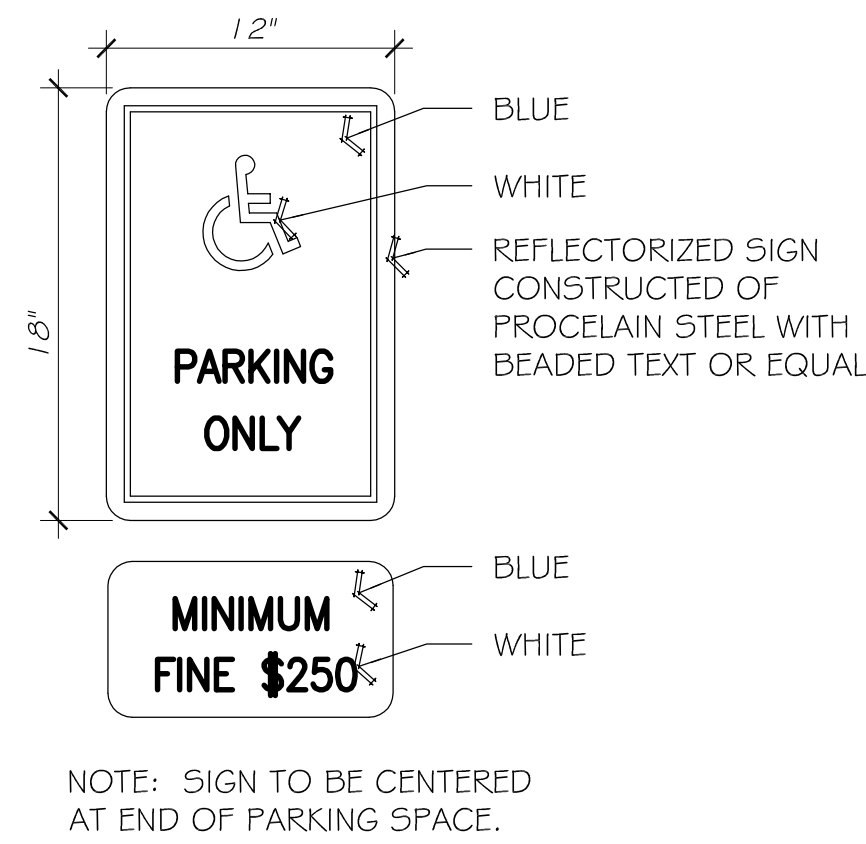


REFERENCE NOTES

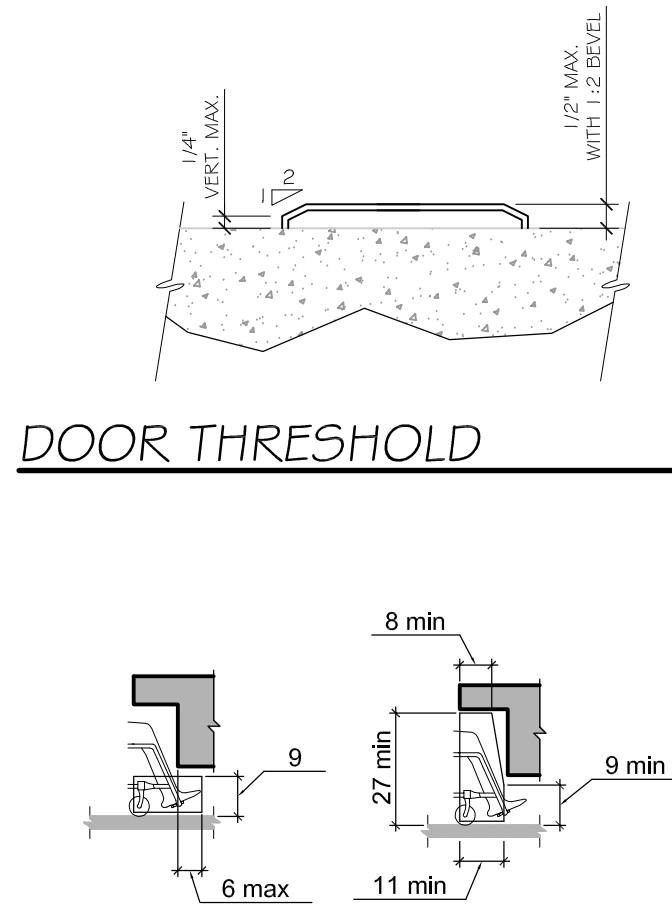
24)

ENLARGED FUTURE SITE PLAN
SCALE: 1" = 20'

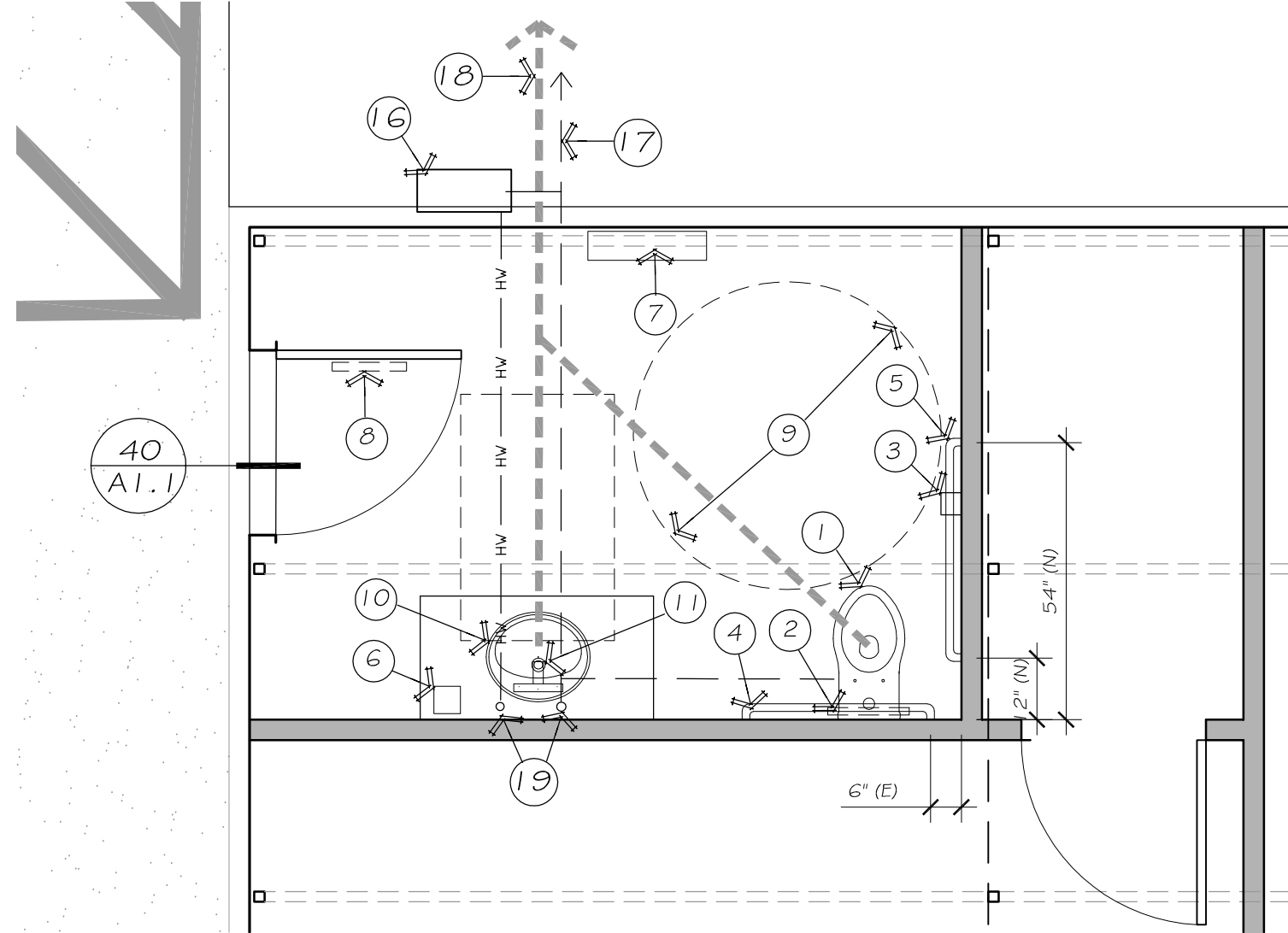
(44)



PARKING SIGNAGE



TOE AND KNEE CLEARANCE



ENLARGED ACCESSIBLE RESTROOM PLAN

SCALE: 3/8" = 1'-0"

SYMBOL	SIZE	TYPE	CONSTRUCTION	NOTES
1	3'-0" X 6'-8"	PANEL	SC	1,2,3,4,5
2	3'-0" X 6'-8"	PANEL	SC	1,2,3,4,5
3	3'-0" X 6'-8"	PANEL	SC	1,2,3,4,5
4	3'-0" X 6'-8"	PANEL	SC	1,2,3,4,5
5	3'-0" X 6'-8"	PANEL	SC	1,2,3,4,5

DOOR SCHEDULE

DOOR NOTES:

- DOOR HANDLES, PULL, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL NOT REQUIRE TIGHT GRASPING, TIGHT FINCHING OR TWISTING OF THE WRIST TO OPERATE. PER CBC 100B.1.9.1
- DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE FINISHED FLOOR. PER CBC 100B.1.9.2
- THE MAXIMUM FORCE REQUIRED TO PUSH OR PULL OPEN A DOOR IS 5 POUNDS, EXCEPT FOR FIRE DOORS WHICH ARE LIMITED TO 15 POUNDS. CBC 11B-404.2.9
- FLOOR OR LANDING SHALL NOT BE MORE THAN 1/4" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELLED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL TO 2 UNITS HORIZONTAL. SEE 40 - A1.1
- PROVIDE 10" HIGH SMOOTH UNINTERRUPTED SURFACE AT BASE OF DOOR.

DOOR NOTES

- NEW TOILET 1/7'-13" ABOVE F.F. / CENTERLINE OF WATER CLOSET SHALL BE WITHIN 17" TO 18" FROM THE SIDEWALL OR PARTITION.
- SURFACE MOUNTED TOILET SEAT COVER DISPENSER. 40" MAX ABOVE FINISH FLOOR TO CENTER OF PAPER LINES
- SURFACE MOUNTED DOUBLE ROLL TOILET PAPER DISPENSER CENTER LINE 19" ABOVE FINISH FLOOR / 7" TO 9" FROM FRONT OF WATER CLOSET MEASURED FROM CENTER LINE OF DISPENSER
- 36" LONG, 1 1/2" DIAMETER STEEL REAR GRAB BAR MOUNTED 33" ABOVE FINISH FLOOR. GRAB BAR SHALL BE MOUNTED 1 1/2" AWAY FROM ADJACENT WALL
- 42" LONG, 1 1/2" DIAMETER STAINLESS STEEL GRAB BAR MOUNTED 33" ABOVE FINISH FLOOR. GRAB BAR SHALL BE MOUNTED 1 1/2" AWAY FROM ADJACENT WALL
- SOAP DISPENSER / OPERABLE PART OF SOAP DISPENSER SHALL BE MAX. 40" ABOVE FINISH FLOOR
- PAPER TOWEL DISPENSER. OPERABLE PART OF PAPER TOWEL DISPENSER SHALL BE MAX. 40" ABOVE FINISH FLOOR
- ACCESSIBILITY SIGNAGE FOR RESTROOMS MOUNTED ON DOOR. SIGNAGE TO BE A EQUILATERAL TRIANGLE 1/4" THICK WITH 12" LONG SIDES. SIGNAGE SHALL BE CENTERED ON DOOR AT A HEIGHT OF 60" AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR. ALL GENDER RESTROOM SIGNAGE TO CONFORM WITH AB 1732
- 60" DIAMETER CLEAR SPACE
- ACCESSIBLE LAVATORY: 29" MIN. 34" MAX. MIN. ABOVE FINISH FLOOR / 17" MIN. DEPTH / KNEE CLEARANCE: 27" MIN. ABOVE FINISH FLOOR EXTENDING MIN. 8" DEPTH FROM FRONT OF LAVATORY / TOE CLEARANCE: MIN. 9" HIGH 30" WIDE AND EXTENDS MIN. 17" FROM FRONT OF LAVATORY / PROVIDE INSULATED TAIL PIECE 9" MIN. ABOVE FINISH FLOOR. PROVIDE INSULATED HOT WATER SUPPLY. / SEE 41 - A1.1 FOR REQUIRED TOE AND KNEE CLEARANCE
- ACCESSIBLE FAUCET: LEVER TYPE, PUSH TYPE OR ELECTRONICALLY CONTROLLED MECHANISM. CONTROLS MUST BE OPERABLE WITH ONE HAND AND TO NOT REQUIRE TIGHT GRASPING, FINCHING OR TWISTING OF WRIST. / 5# MAX FORCE TO ACTIVATE
- CONCRETE OR A/C PAVING / SLOPE 2% AWAY FROM STRUCTURE
- CONCRETE PARKING BLOCK
- ACCESSIBLE PARKING SPACE SIGNAGE / SEE 51-A1.1
- NEW CONCRETE PATH OF TRAVEL / MAX. CROSS SLOPE 2% / MAX. 1/2" BELOW DOOR THRESHOLD
- NEW TANKLESS WATER HEATER / SEE 54 - A1.1 FOR REQUIREMENTS
- NEW 3/4" DIA. PVC WATER LINE
- NEW 4" DIA. PVC WASTELINE TO EXISTING SEPTIC TANK
- NEW 1/2" DIA. COPPER WATER SUPPLY LINES

REFERENCE NOTES

120	120 VOLT DUPLEX OUTLET
120G	120 VOLT DUPLEX OUTLET WITH GROUND FAULT CIRCUIT INTERRUPTER
1	SINGLE POLE SWITCH
3	3-WAY SWITCH
1D	DIMMER SWITCH
OS	OCCUPANCY SENSOR
HE	HIGH EFFICACY LUMINAIRE
MS	MOTION SENSOR
1E	EMERGENCY EGRESS LIGHTING / SEE ELECTRICAL NOTE #2
1E	ILLUMINATED EMERGENCY EGRESS EXIT SIGN AND EGRESS LIGHTING
1E	TELEPHONE / COMPUTER DATA OUTLET
1E	2' X 4' SURFACE MOUNT OR HANGING FLUORESCENT FIXTURE U.N.O.

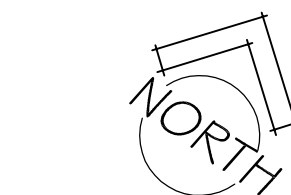
ELECTRICAL LEGEND

- ELECTRICAL SWITCHES AND OUTLETS SHALL BE LOCATED NO MORE THAN 48" TO THE TOP OF BOX, NOR LESS THAN 15" TO THE BOTTOM OF BOX ABOVE FINISHED FLOOR PER CBC 1117B.6.5.
- EMERGENCY EGRESS LIGHTING SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL PER CBC 1006.3.1

ELECTRICAL NOTES

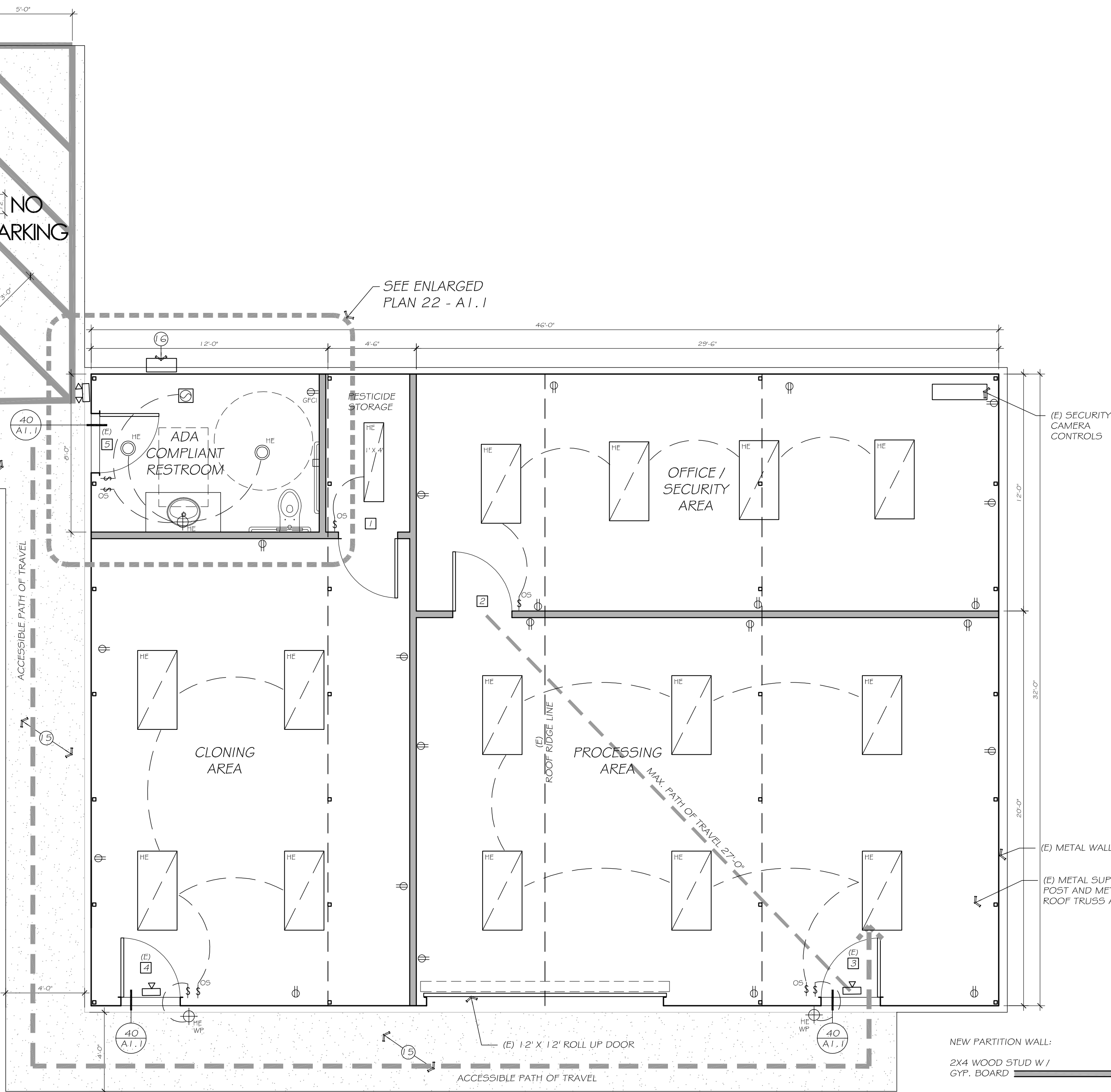
- WATER HEATERS SHALL BE PROVIDED WITH AT CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS GRAVITY DRAINING WITHOUT PUMP ASSISTANCE.
- PROVIDE A GAS SUPPLY LINE WITH A CAPACITY TO PROVIDE A MINIMUM OF 200,000 BTU/Hr TO THE WATER HEATER LOCATION (3/4" MIN.)
- ANY WATER SYSTEM PROVIDED WITH A CHECK VALVE, BACKFLOW PREVENTER, OR ANY OTHER NORMALLY CLOSED DEVICE THAT PREVENTS DISSIPATION OF BUILDING PRESSURE BACK INTO THE WATER MAIN SHALL BE PROVIDED WITH AN APPROVED, LISTED, AND ADEQUATELY-SIZED EXPANSION TANK (OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL)
- INSTANTANEOUS WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND THE HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE DIBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER.
- MINIMUM 1" THICK PIPE INSULATION SHALL BE INSTALLED ON ALL NEWLY INSTALLED OR ACCESSIBLE HOT WATER PIPING.

TANKLESS WATER HEATER NOTES



PROPOSED PROCESSING BUILDING FLOOR PLAN (EXISTING METAL BUILDING)

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



NEW PARTITION WALL:

2X4 WOOD STUD W/ GYP. BOARD

WALL LEGEND



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EXISTING METAL BUILDING/
PROPOSED
PROCESSING BUILDING

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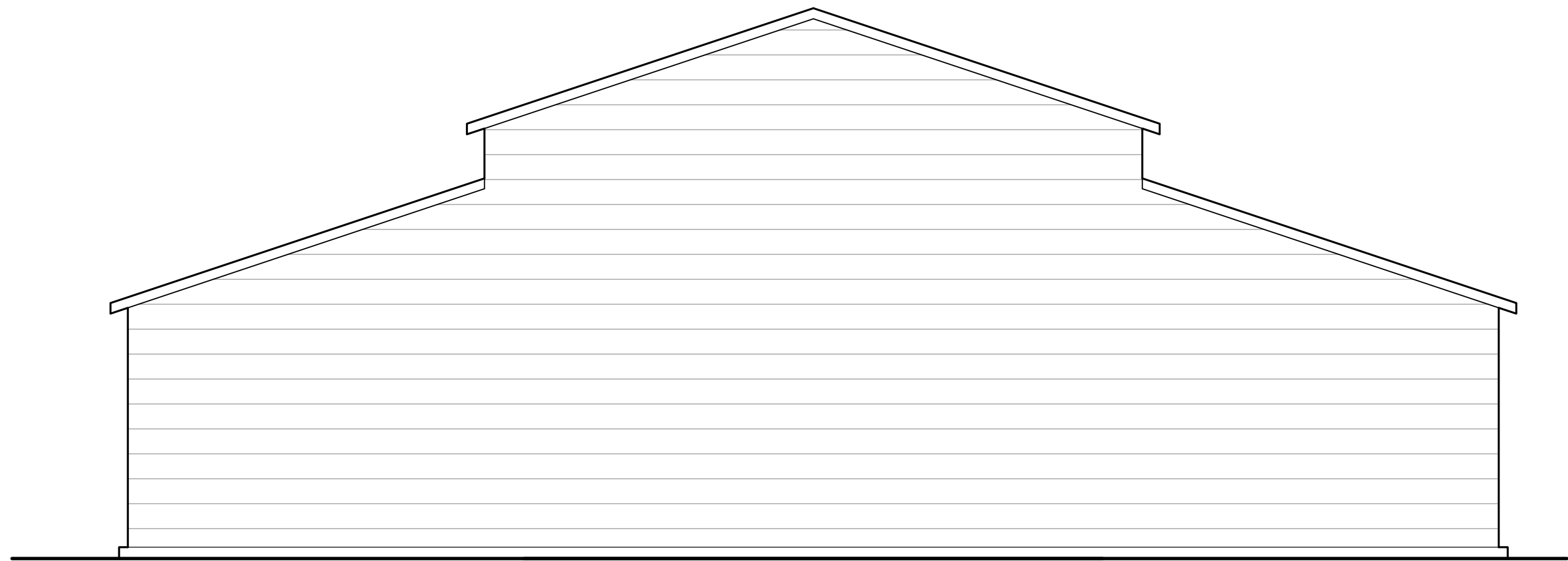
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SHEET TITLE:

PROCESSING
BUILDING
EXTERIOR
ELEVATIONS

SHEET NUMBER:

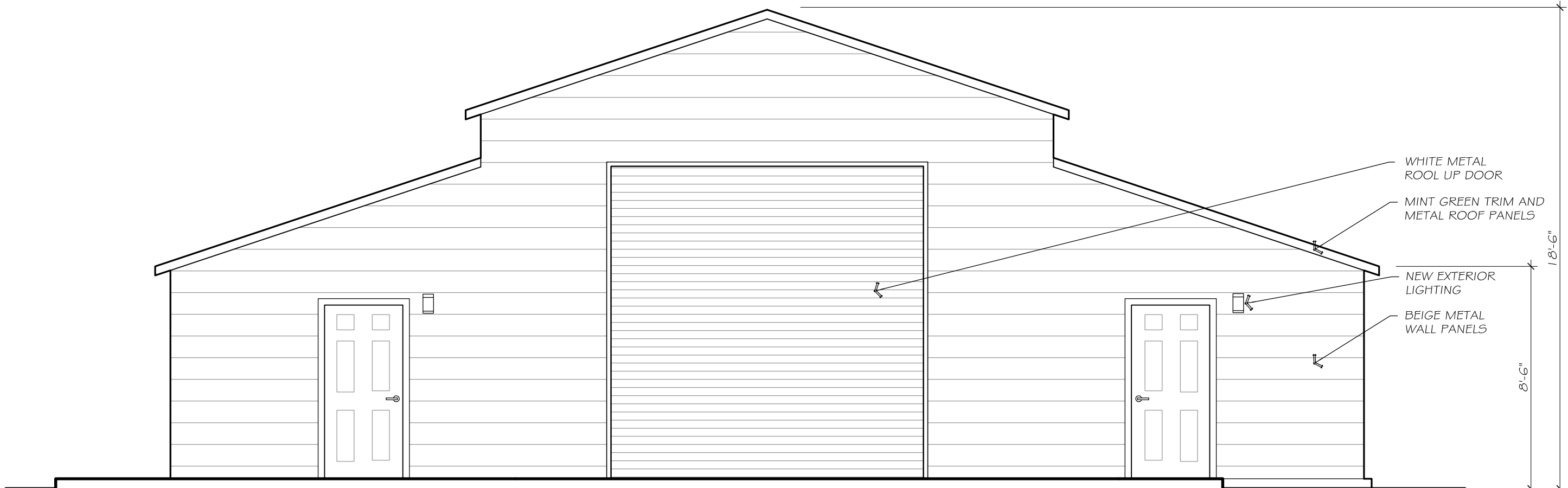
A1.3



EXISTING NORTH ELEVATION

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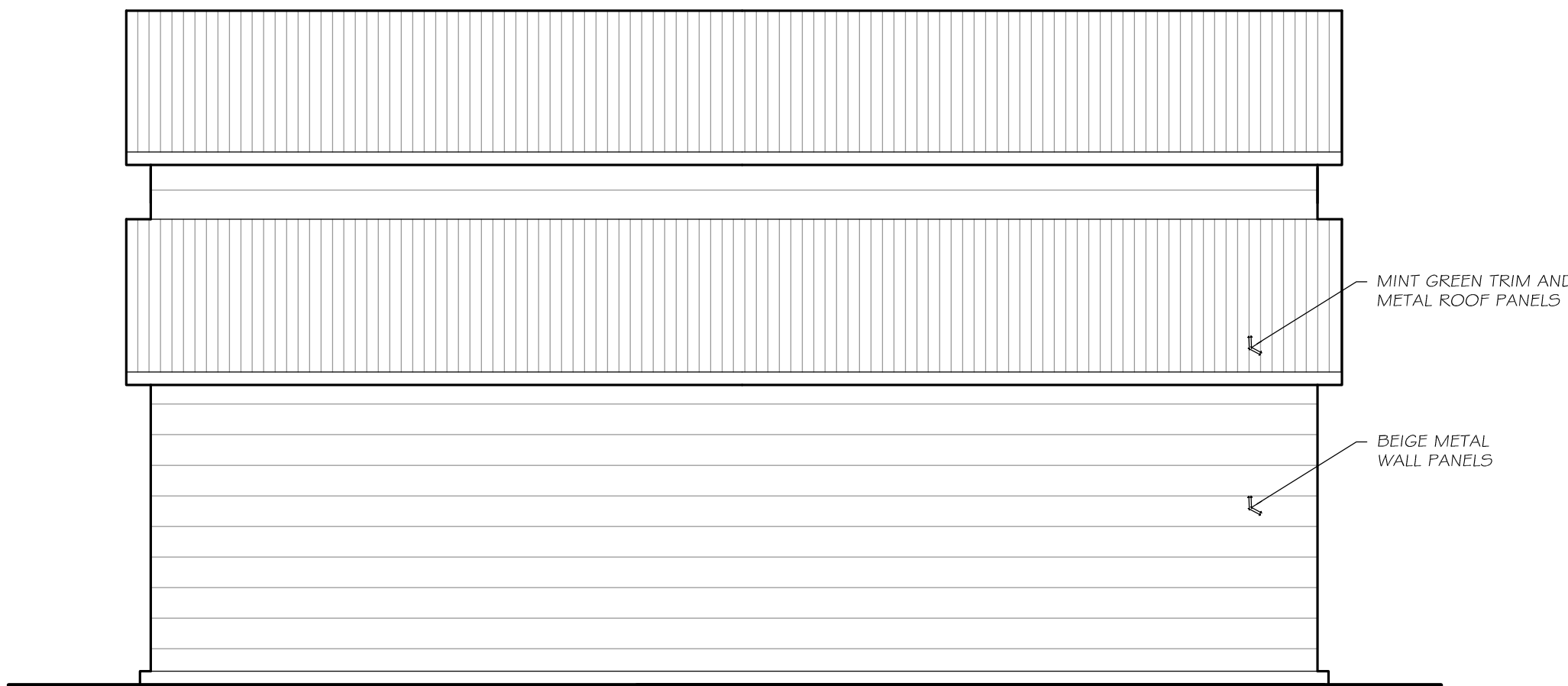
43



EXISTING SOUTH ELEVATION

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

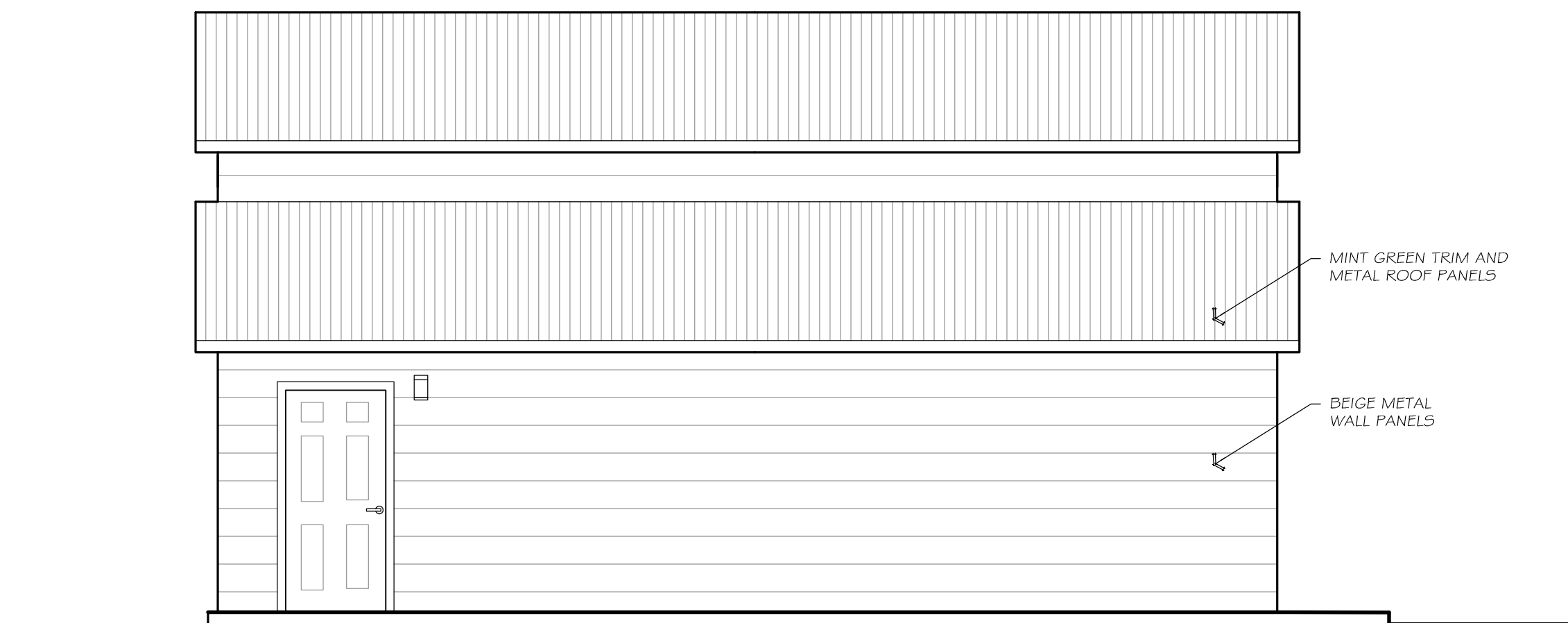
21



EXISTING EAST ELEVATION

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

44



EXISTING WEST ELEVATION

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

24



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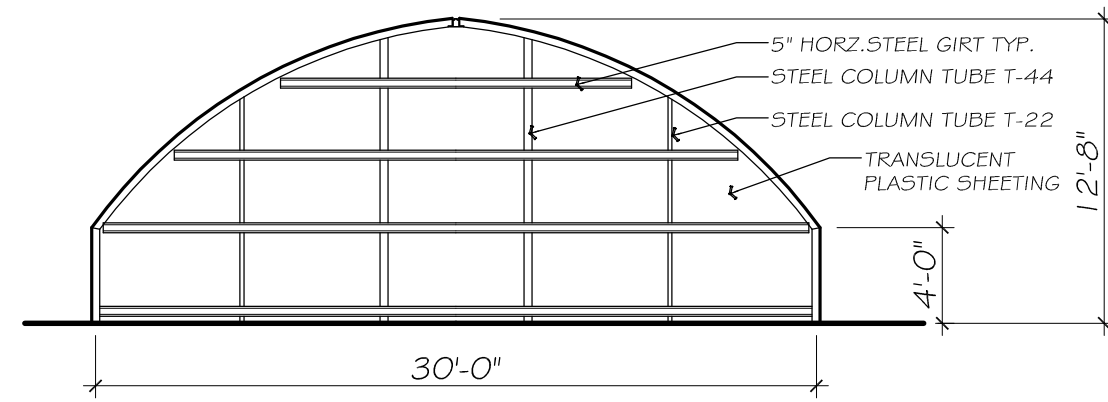
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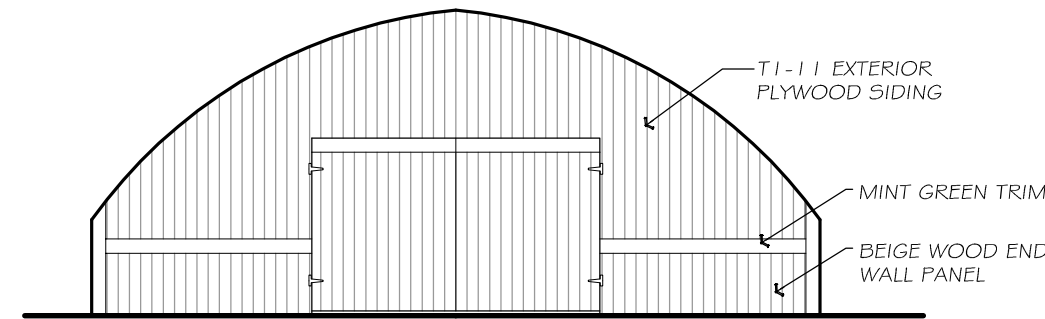
NURSERY
GREENHOUSES
PLANS / ELEVATIONS

SHEET NUMBER:

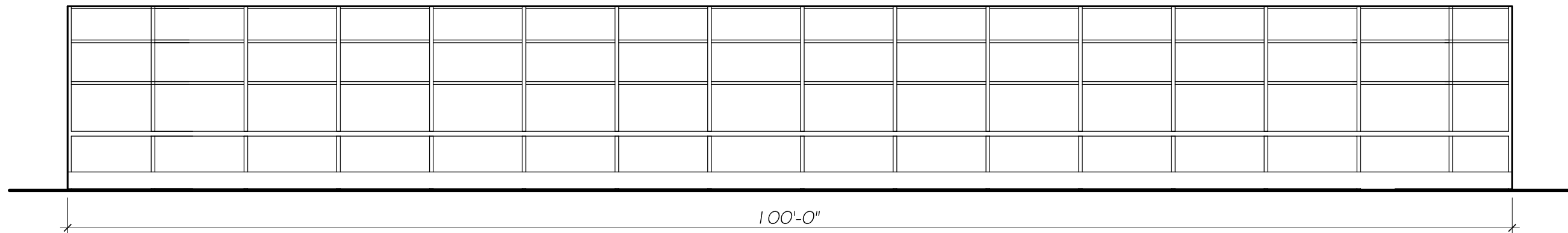
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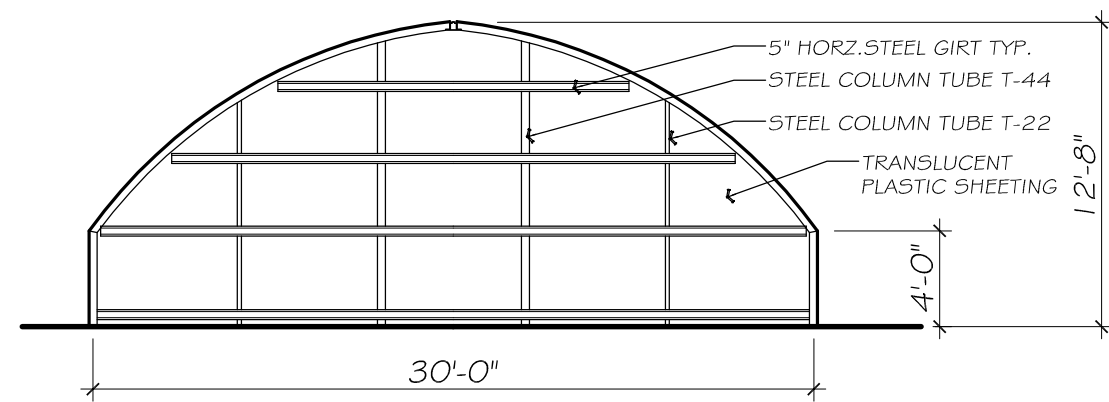
INDOOR NURSERY / N-1, N-2, N-3
EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



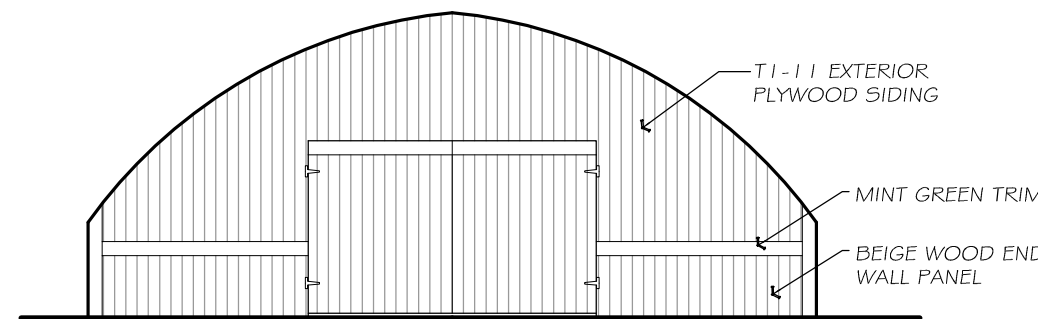
INDOOR NURSERY / N-1, N-2, N-3
EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



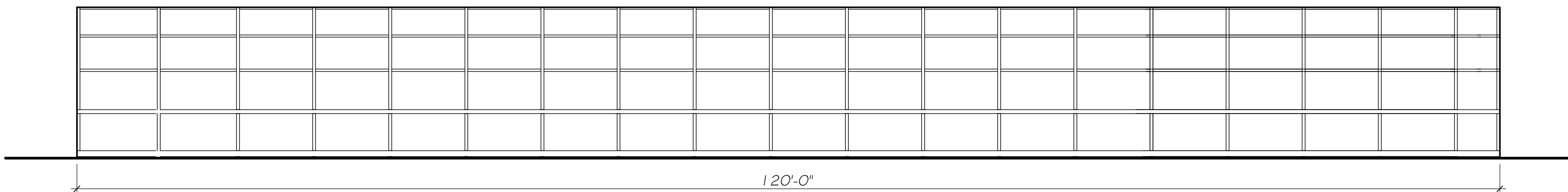
INDOOR NURSERY / N-1, N-2, N-3
EXISTING EAST AND WEST ELEVATION
SCALE: 1/8" = 1'-0"



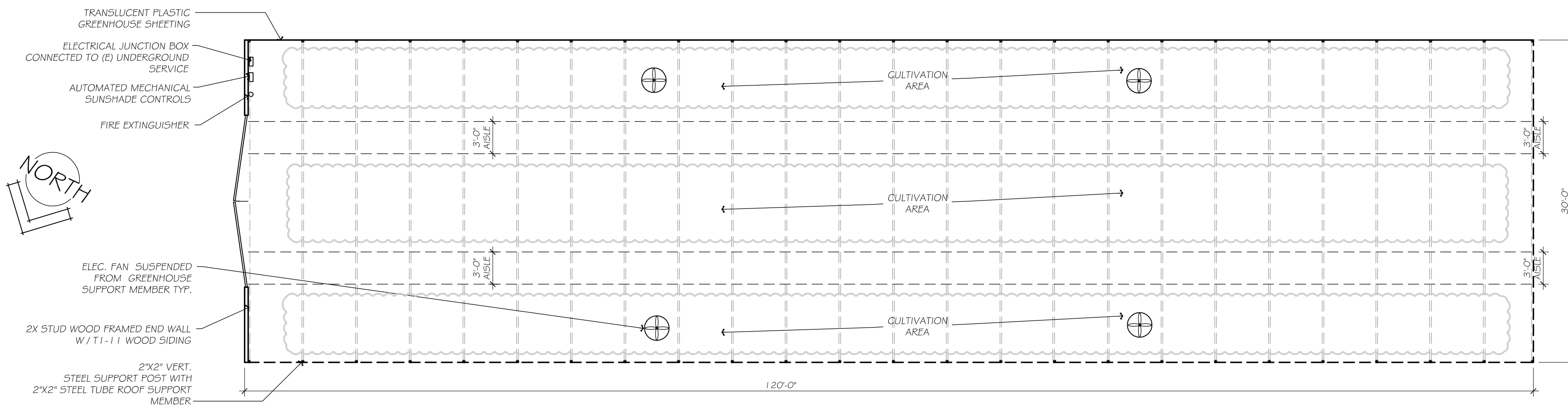
INDOOR NURSERY N-4
WEST ELEVATION
SCALE: 1/8" = 1'-0"



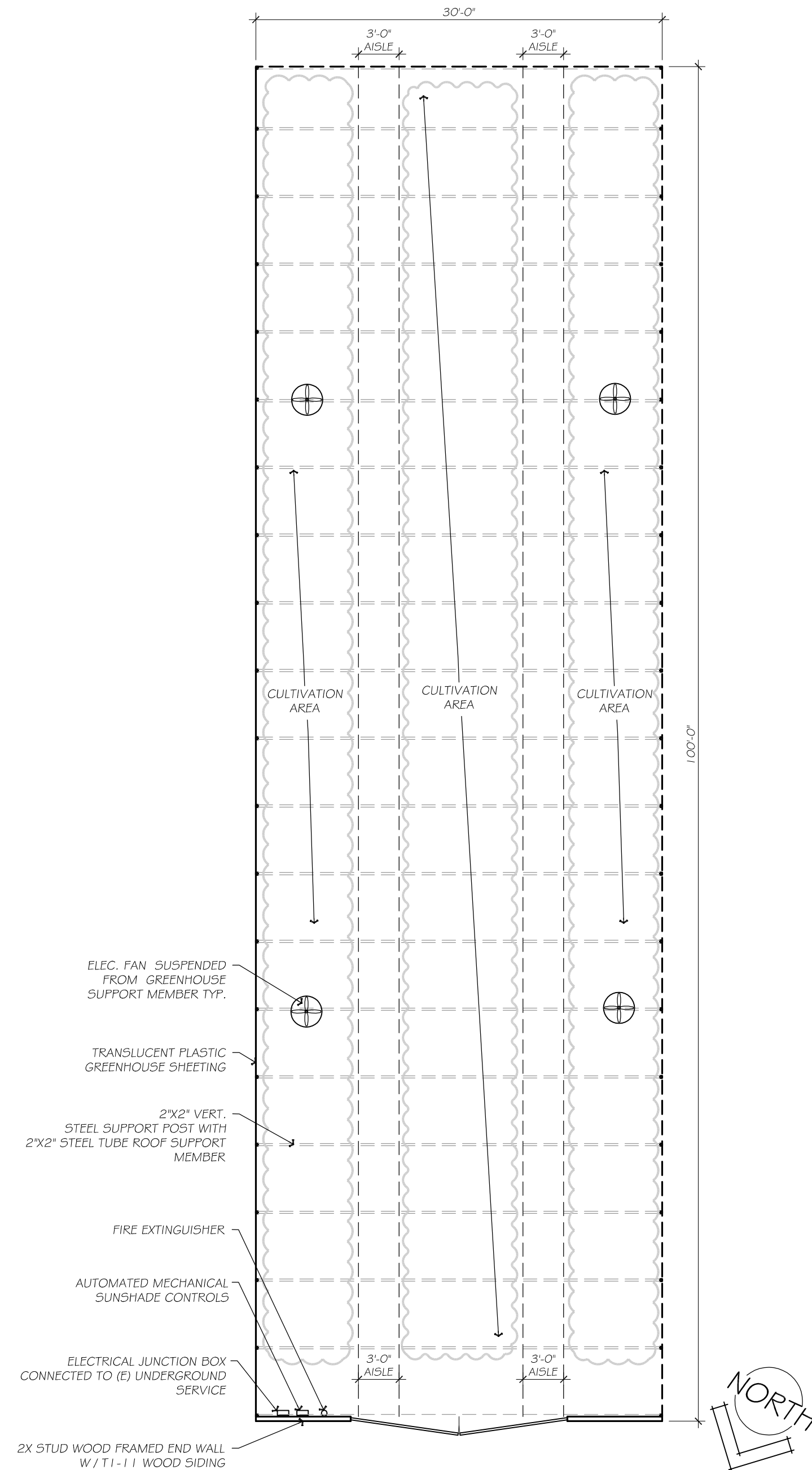
INDOOR NURSERY N-4
EAST ELEVATION
SCALE: 1/8" = 1'-0"



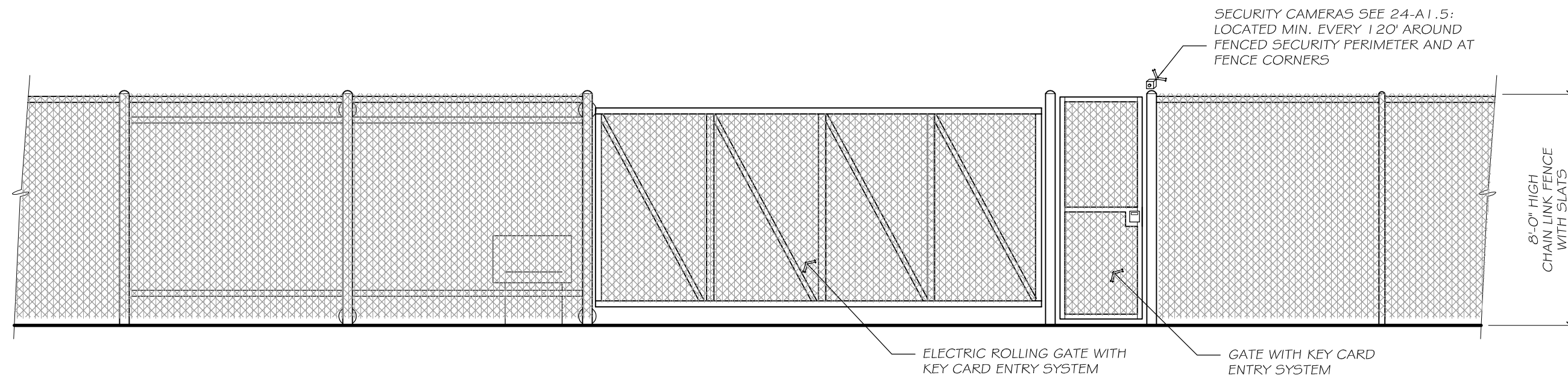
PROPOSED INDOOR NURSERY (N-4) NORTH AND SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED INDOOR NURSERY (N-4) GREENHOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"



INDOOR NURSERY / N-1, N-2, N-3
TYPICAL EXISTING GREENHOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"



TYPICAL PROPOSED SECURITY FENCING / ENTRY GATE ELEVATION
SCALE: 1/4" = 1'-0"



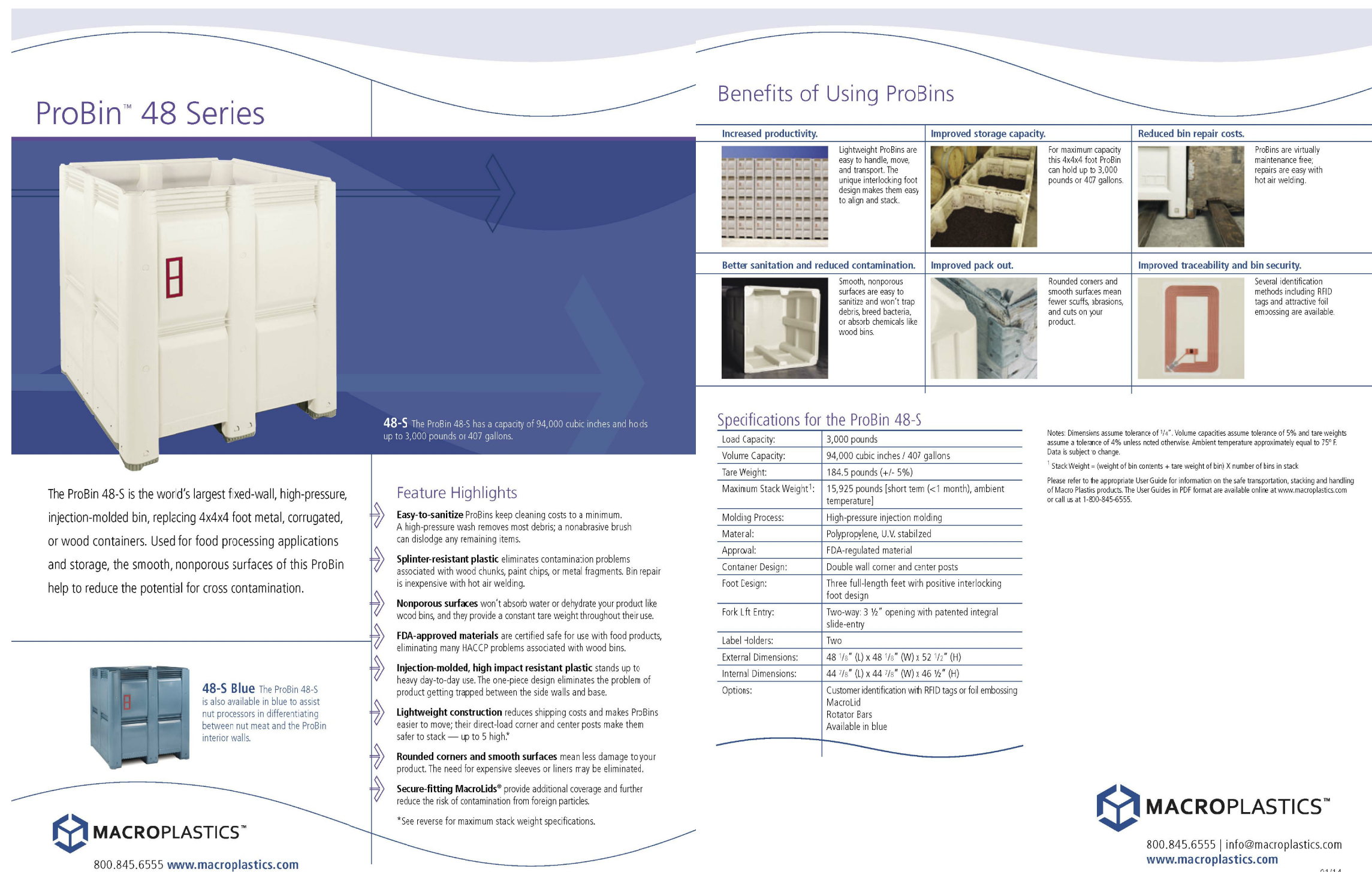
EXISTING STORAGE CONTAINER
(NON-CANNIBIS USE)



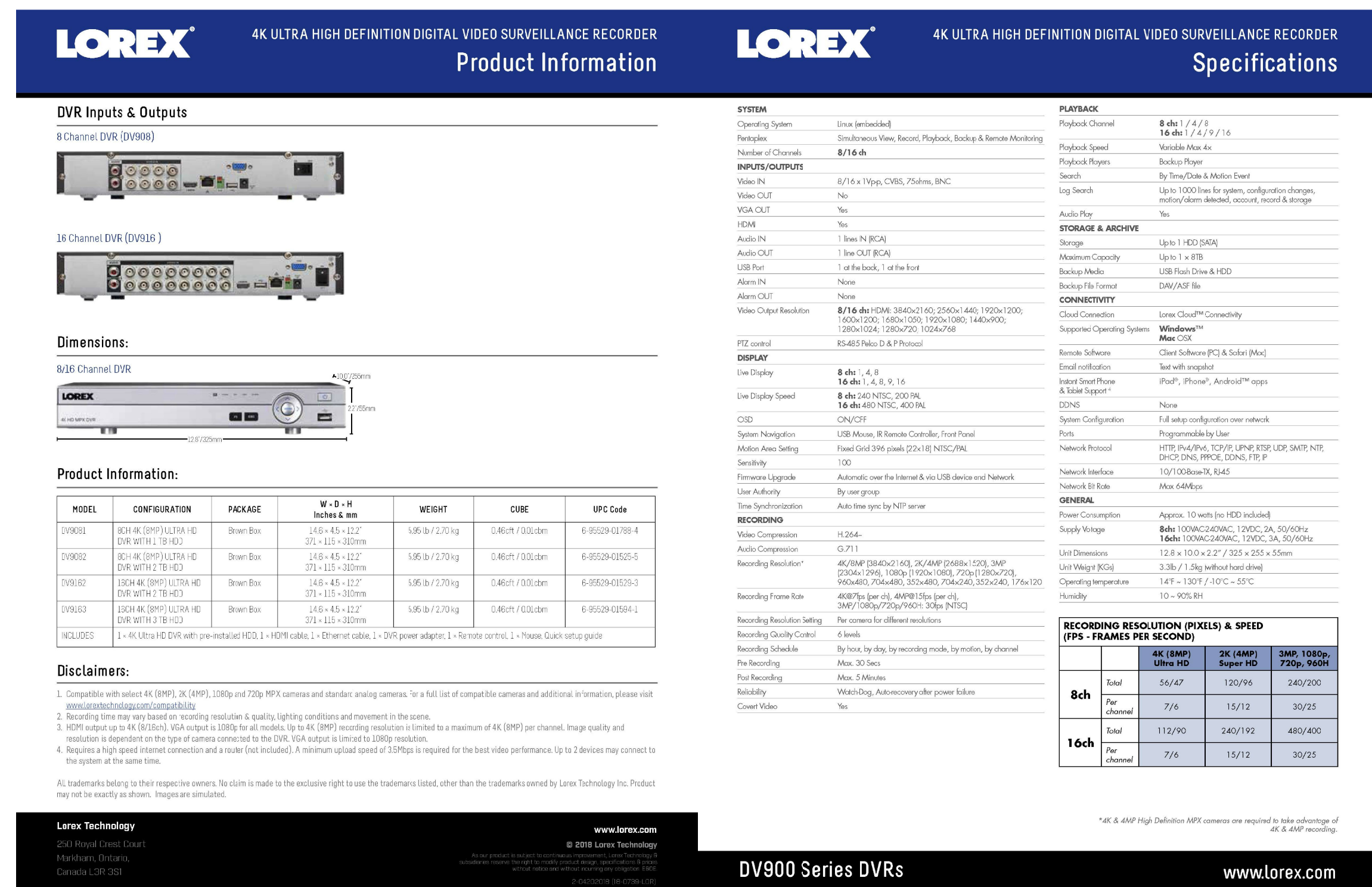
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WATER MIXING CUBES



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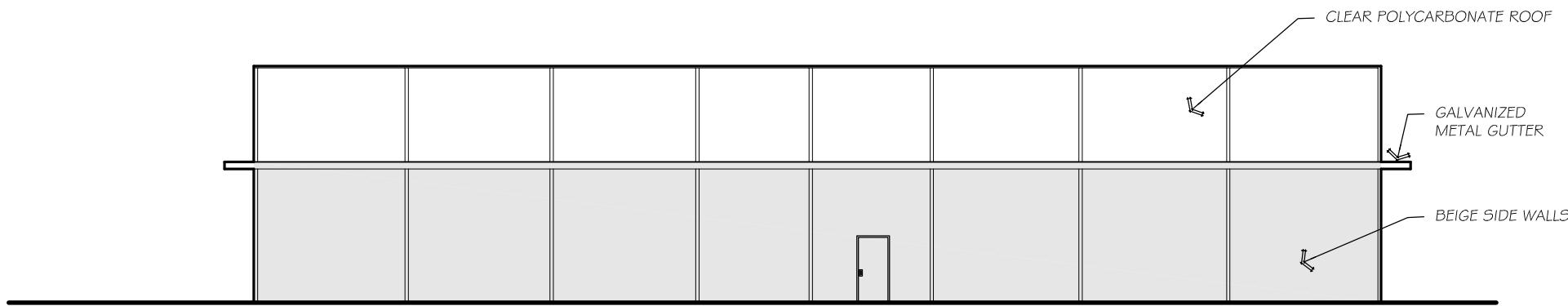
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DETAILS / SPECIFICATIONS

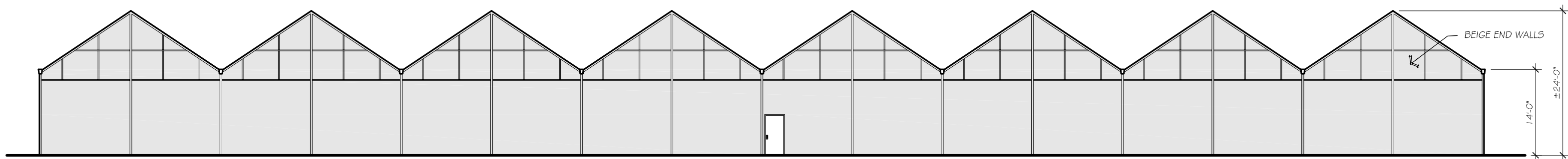
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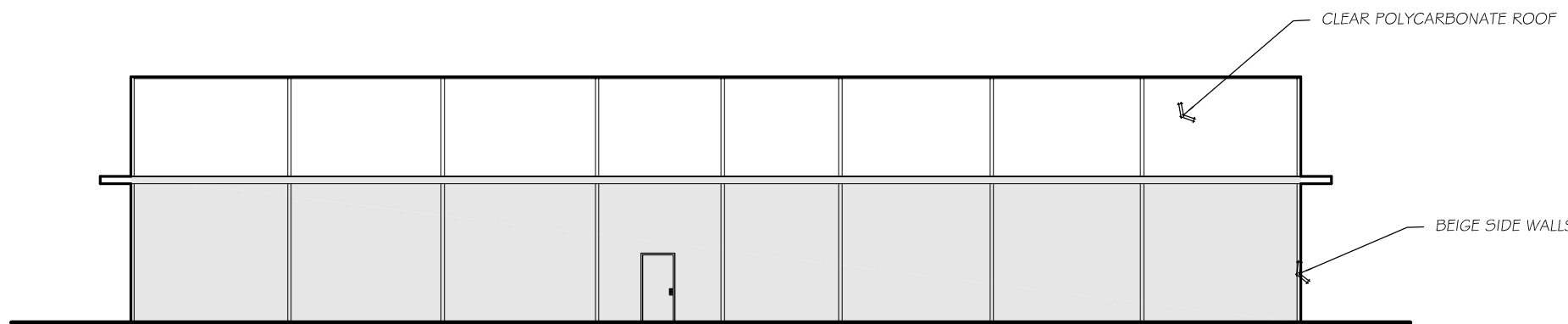
PROPOSED SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

41



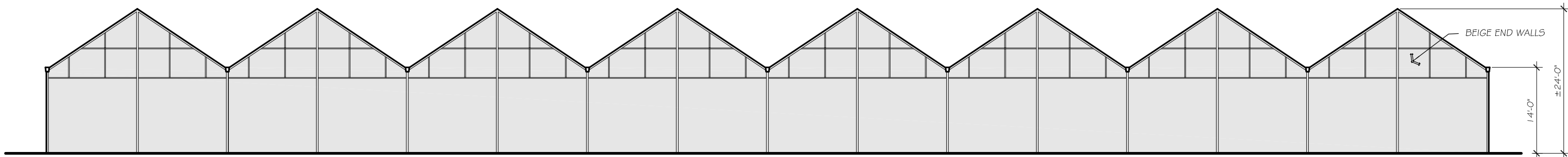
PROPOSED WEST ELEVATION
SCALE: 1/16" = 1'-0"

42



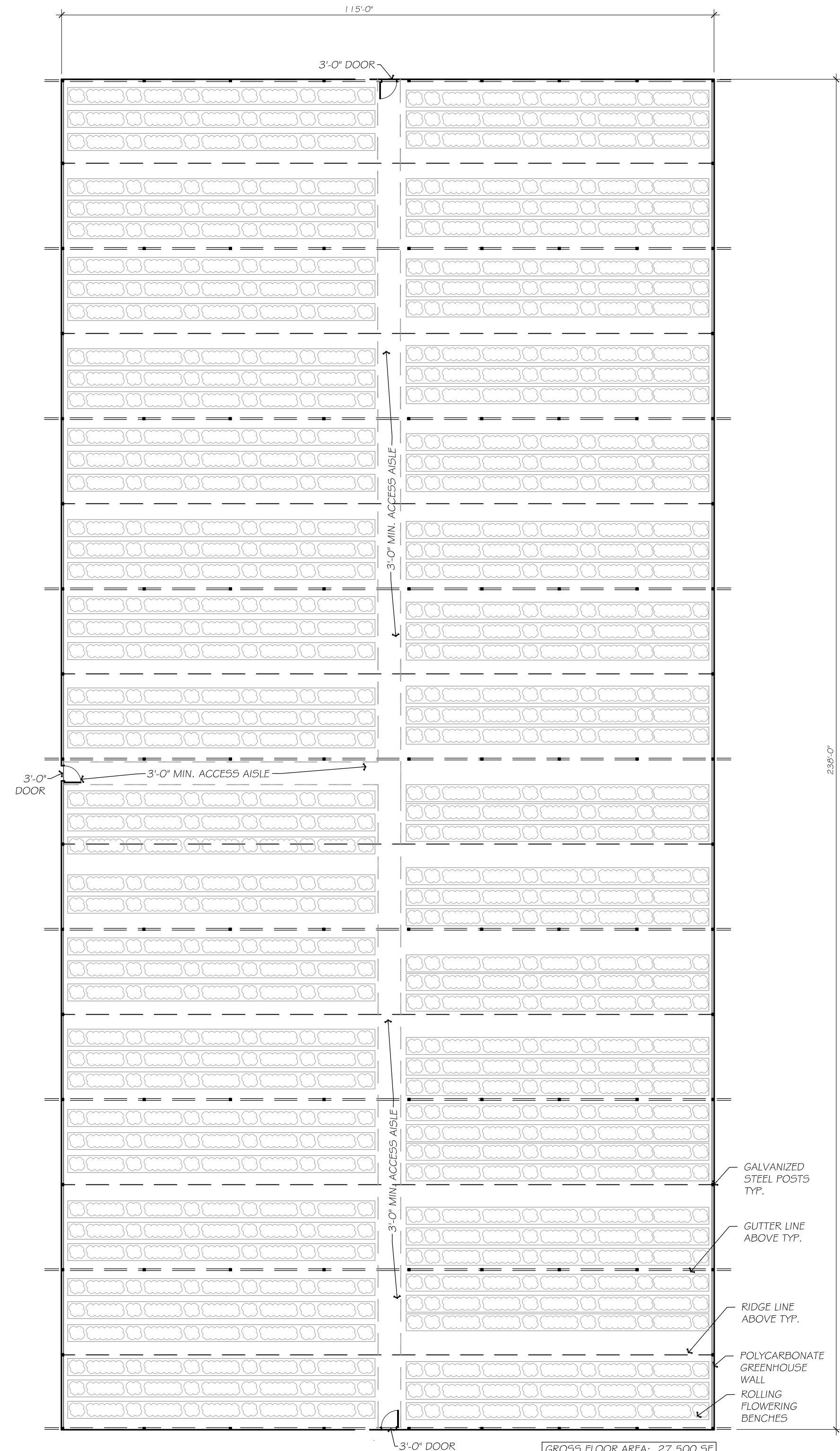
PROPOSED NORTH ELEVATION
SCALE: 1/16" = 1'-0"

43



PROPOSED EAST ELEVATION
SCALE: 1/16" = 1'-0"

44



FUTURE FLOWERING HOUSE FLOOR PLAN
SCALE: 1/16" = 1'-0"

24



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FUTURE
FLOWERING HOUSE
PLANS + ELEVATIONS

SHEET NUMBER:

A1.6