

# STIIIZY - COSTA MESA

## 2710 HARBOR BLVD.

## COSTA MESA, CA 92626

### CONDITIONAL USE PERMIT SUBMITTAL PACKAGE

**ATTACHMENT 6**

ABBREVIATIONS	
AT	ASPHALT CONCRETE
A/C	AIR CONDITIONING
AB	ANCHOR BOLT
ABC	ACROUSTICAL BASE COURSE
AC	ACROUSTICAL CEILING
A.D.	ACCESS DOOR
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
AGG	AGGREGATE
AL	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR, ANCHORAGE
ANGD	ANGDIZED
BD	BOARD
BFF	BELOW FINISH FLOOR
BLDG	BUILDING
BLK(G)	BLOCK(ING)
BM	BENCH MARK
BO	BOTTOM OF
BOT	BOTTOM
BRG	BEARING
BSMT	BASEMENT
BUR	BUILT UP ROOFING
C	CHANNEL
C/C	CENTER TO CENTER
CAB	CABINET
CB	CHALK BOARD, CATCH BASIN
CEM	CEMENT
CG	CORNER GUARD
CH	CAST IRON
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL,CLK	CLOCK
CLG	CEILING, CHAIN LINK GATE
CLG	CLEARANCE
CMP	CORRUGATED METAL PIPE
COMTS	COMMENTS
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS OR CONTINUE
CORR	CORRIDOR, CORRUGATED
CPT	CARPET
CSK	COUNTERSINK
CT	CERAMIC TILE
CF	CERAMIC TILE
CW	COLD WATER
D	DEPTH
DEMO	DEMOLISH, DEMOLITION
DF	DRINKING FOUNTAIN
DG	DECOMPOSED GRANITE
DA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DITTO	DITTO
DP	DAMP PROOFING
DR	DRIP
DS	DRAINAGE
DTL	DETAIL
DWG	DRAWING
DWC	DRYWALL CHANNEL
(E)	EXISTING
EA	EAST
EDF	ELECTRIC
EF	DRINKING FOUNTAIN
EF	EACH FACE
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION, ELEVATOR
EMER	EMERGENCY
EP	EPOXY PAINT
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EXPOSED STRUCTURE
EST	ESTIMATE
EW	EACH WAY
EW	ELECTRICAL WATER COOLER
EXC	EXCAVATE(DIG)
EXH	EXHAUST
EXIST	EXISTING
EXT	EXPANSION
EXT	EXTERIOR
F	FARENHEIT
FA	FIRE ALARM
FAB	FABRICATE
FD	FLOOR DRAIN
FIN	FOUNDATION
FE(C)	FIRE EXTINGUISHER (CABINET)
FF	FINISH FLOOR
FG	FINISH GRADE
FHC	FIREHOSE CABINET
FHR	FIREHOSE RACK
FN	FINISHED
FJ	FALSE JOINT
FLA	FLASHING
FLEX	FLEXIBLE
FLUOR	FLUORESCENT
FO	FACE OF
FP	FIREPROOF
F.S.	FINISH SLAB
FS	FIELD SURVEY
FR	FIRE RETARDANT
FRP	FIBER REINFORCED PLASTIC
FT	FOOT, FEET
FTG	FOOTING
FUR	FURRING(ING)
FUT	FUTURE
GA	GAGE (CALICE)
GALV	GALVANIZED
GC	GENERAL CONTRACTOR(OR)
GD	GRADE
GL	GLAZING
GWB	GYPSPUM WALLBOARD
GYP	GYPSPUM
H(T)	HEIGHT
HB	HOSE BIBB
HC	HOLLOW CORE
HDBD	HARDBOARD
HD	HEAVY DUTY
HDW	HARDWOOD
HW	HARDWARE
HM	HOLLOW METAL
HOR	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HVAC	HEATING/VENTILATING/AIR CONDITIONING
HW	HOT WATER
ID	INSIDE DIAMETER
I	INVEST ELEVATION
IN	INCHES
INCL	INCLUDING
INSUL	INSULATION
INT	INTERIOR
JC	JANITOR'S CLOSET
JST	JOIST
JT	JOINT
KD	KNOCKED DOWN
KP	KICK PLATE
L	LENGTH, LONG
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LF	LINEAL FEET
LH	LEFT HAND
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LOW POINT
LWT	LIGHTWEIGHT
LVR	LOUVER
MAS	MASONRY
MAX	MAXIMUM
MATL	MATERIAL
MB	MARKER BOARD
MD	MEDIUM
MECH	MECHANICAL
METL	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MNO	MASONRY OPENING
MOD	MODULAR
MOV	MOVABLE
MTO	MOUNTED
MWP	METAL WALL PANEL (SYSTEM)
(N)	NEW
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENTS
NTS	NOT TO SCALE
NO	NUMBER
OA	OVERALL
OC	ON CENTER(S)
OD	OUTSIDE DIAMETER
OFF	OFFICE
OP	OVERHEAD, OPPOSITE HAND
OPG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
OS	OUTSIDE
P,PN	PAINTED
PAR	PARALLEL
PART	PARTITION
PART BO	PARTICLE BOARD
PC	PRECAST CONCRETE
PCC	POUNDS PER CUBIC FOOT
PERF	PERFORATE(D)
PERM	PERMETER
PERF	PERFORATED
PREFAB	PREFABRICATED
PJ	PANEL JOINT
PL	PLASTER, PLATE, PLUMBING
PLBG	PLASTIC LAMINATE
PLM	POUNDS PER LINEAL FOOT
PNL	PANEL
POT	POWER OPERATED
POT	PATH OF TRAVEL
PR	PAIR
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PINT
PTD	PAPER TOWEL DISPENSER
PTR	PAPER TOWEL RECEPTOR
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWD	PLYWOOD
QTR	QUARTER
QTY	QUANTITY
R	RECESSED
(R)	RADIUS, RISER, ROUND
RA	RETURN AIR
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF(C)	REFERENCE
RELOC	RELOCATION
REPL	REPLACE
RES	RESILIENT
REV	REVISION(S), REVISED
RFG	RIGID FIBERGLASS
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RWD	REQUIRED
RWL	RAINWATER LEADER
S	SEALED, SOUTH
(S)	SURFACE MOUNTED
SC	SCHEDULE
SCHED	SCHEDULE
SECT	SECTION
SD	STORM DRAIN
SDG	SIDING
SF	SQUARE FEET
SHT	SHEET
SHR	SHOWER
SIM	SIMILAR
SM	SHEET METAL
SP	SOUNDPROOF
SPECS	SPECIFICATIONS
SPKR	SPEAKER
SPL	SPECIAL
SQ	SQUARE
SS	STAINLESS STEEL
SST	STAINLESS STEEL
ST	STEEL
STC	SOUND TRANSMISSION COEFFICIENT STANDARD
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUC	STRUCTURAL
SUSP	SUSPENDED
SY	SEAMLESS VINYL
SW	SWITCH
SWR	SEWER
SYM	SYMMETRY(CAL)
T	THICKNESS
TD	TRENCH DRAIN
TB	TACKBOARD
T.B.R.	TO BE REMOVED
TEMP	TEMPERATURE, TEMPORARY
THK	THICKNESS
TOP	TOP OF
TOC	TOP OF CONCRETE
TOL	TOLERANCE
TOS	TOP OF STEEL
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TP	TYPICAL
U	URINAL
UG	UNDERGROUND
UL	UNDERSTAIRS LABORATORY UNFINISHED
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VNR	VENEER
VPL	VENEER PLASTER
VWC	VINYL WALL COVERING
W	WIDTH, WIDE, WEST
W/O	WITHOUT
W/W	WALL TO WALL
WC	WATER CLOSET
WD	WOOD
WE	WIRE GLASS
WGW	WINDOW
WH	WALL HUNG, WATER HEATER
WM	WIRE MESH
WP	WATERPROOFING
WR	WATER REPELLENT
WS	WEATHERSTRIP
WST	WANSOT
WT	WEIGHT
WVF	WELDED WIRE FABRIC
YD	YARD

SYMBOLS	
	BUILDING/WALL SECTION
	ENLARGED AREA DETAIL MARK
	ENLARGED SECTION DETAIL MARK
	EXTERIOR ELEVATION
	DRAWING TITLE
	INTERIOR ELEVATION
	ELEVATION INDICATOR
	REVISION CLOUD
	DOOR MARK
	ROOM MARK

**CONSULTANTS**

**CLIENT:**  
 NAME: SHRYNE HARBOR, LLC  
 ADDRESS: 2710 HARBOR BLVD.  
 COSTA MESA, CA 92626  
 CONTACT: TAK SATO  
 PHONE: 310-488-5707  
 EMAIL: tak.sato@shrynegroup.com

**ARCHITECT:**  
 OSHIMA STUDIO, INC.  
 10927 DOWNEY AVE., STE 'D'  
 DOWNEY, CA 90241  
 PHONE: 626-233-4642  
 CONTACT: BRIAN OSHIMA, ARCHITECT  
 EMAIL: OSHIMASTUDIO@GMAIL.COM

**SURVEYOR:**  
 NATIONWIDE SURVEYING, INC.  
 18520 WARREN ROAD  
 RIVERSIDE, CA 92508  
 PHONE: 909-841-4235  
 CHARLES L. SCOTT, PROF. LAND SURVEYOR

**PROJECT INFORMATION**

**LEGAL DESCRIPTION:**  
 APN: 141-361-27  
 LOT: 1  
 PARCEL #: A  
 COUNTY MAP REF#: M B 31, PAGE 11  
 ZONES: C1 - LOCAL BUSINESS

**BUILDING PERMIT INFORMATION**  
 BUILDING ADDRESS: 2710 HARBOR BLVD.  
 COSTA MESA, CA 92626

**BUILDING OWNER:**  
 GREG JOHNSON  
 EMAIL: GREGJOHNSON1127@ATT.NET

**CONSTRUCTION TYPE:** TYPE 3B

**OCCUPANCY:** M/B/S

**SPRINKLER BUILDING:** NON-SPRINKLERED

**NUMBER OF FLOORS:** 1

**TOTAL FLOOR AREA:** 11,156 SQ. FT.

**C.E.C. TITLE 24/DISABLE ACCESS COMPLIANCE**  
 THE PROJECT SHALL COMPLY WITH C.A.C. TITLE 24 FOR ENERGY COMPLIANCE AND DISABLED (ADA) ACCESS REQUIREMENTS.

**EXISTING LIFE-SAFETY SYSTEMS TO BE MODIFIED**  
 EXISTING FIRE LIFE SAFETY SYSTEM IS TO BE MODIFIED TO COMPLY TO CURRENT FIRE LIFE SAFETY STANDARDS.

**CODE COMPLIANCE**  
 THE PROJECT SHALL COMPLY WITH CODES, ORDINANCES, OR LAWS HAVING JURISDICTION ON THE PROJECT, WHICH INCLUDE, BUT ARE NOT LIMITED TO:

2019 CALIFORNIA BUILDING CODE - ( PART 2, TITLE 24, CCR )  
 2019 CALIFORNIA ELECTRICAL CODE - ( PART 3, TITLE 24, CCR )  
 2019 CALIFORNIA MECHANICAL CODE - ( PART 4, TITLE 24, CCR )  
 2019 CALIFORNIA PLUMBING CODE - ( PART 5, TITLE 24, CCR )  
 2019 CALIFORNIA FIRE CODE - ( PART 9, TITLE 24, CCR )  
 2019 CALIFORNIA BUILDING STANDARDS CODE ( PART 12, TITLE 24, CCR )  
 AMERICANS WITH DISABILITIES ACT (ADA)

**SEPARATE PERMITS**  
 PROVIDE SEPARATE PERMITS FOR THE ELECTRICAL, MECHANICAL, PLUMBING, SIGNS, FIRE SPRINKLER, FIRE PROTECTION AND LIFE - SAFETY.

**OCCUPANT LOAD CALC. PER CBC, TABLE 1004.1.2**

RETAIL SALES	6,434 SF / 60 SF PER OCC = 107 OCC.
STOCK/STORAGE/SHIPPING	2,448 SF / 300 SF PER OCC = 8 OCC.
HALLWAYS, TOILETS, ACC. USE	838 SF / 0 SF PER OCC = 0 OCC.
OFFICE/EMP. BREAK AREA	638 SF / 100 SF PER OCC = 7 OCC.
122 TOTAL OCCUPANTS	

**SHEET INDEX**

**SUBMITTAL SET**

- A-0 COVER SHEET/PROJECT INFORMATION
- C-01 ALTA SURVEY (FOR REFERENCE ONLY)
- C-02 EXISTING PARKING AGREEMENT
- A-01 OVERALL SITE PLAN
- A-02 EXISTING FLOOR PLAN
- A-1.0 PROPOSED FLOOR PLAN
- A-2.0 EXTERIOR ELEVATIONS / COLOR SELECTIONS
- A-2.1 PARTIAL LANDSCAPING PLAN (MAIN ENTRY)
- A-3.0 TRASH ENCLOSURE PLAN / DETAILS
- A-4.0 EXTERIOR LIGHT PHOTOMETRIC

**VICINITY MAP**

2710 HARBOR BLVD.  
COSTA MESA, CA 92626



**CONSULTANTS**

**REVISIONS**

	10/29/2021	DOOR RELOCATION, SITE CHANGES & ADDED CAMERAS
	01/07/2022	PLANNING DIVISION COMMENTS
	03/28/2022	PLANNING DIVISION 2ND SUBMITTAL COMMENTS

**OSHIMA**  
OSHIMA STUDIO, INC.

10927 Downey Ave., Suite D  
Downey, CA 90241  
Phone: 562.861.3883  
Oshimastudio@gmail.com

**DATE**  
01/07/2022

**JOB NO.**

**STIIIZY - COSTA MESA**  
**CONDITIONAL USE PERMIT**  
**2710 HARBOR BLVD.**  
**COSTA MESA, CA 92626**

SHEET TITLE  
COVER SHEET

**A-0**

FILE NUMBER

# A.L.T.A./N.S.P.S. LAND TITLE SURVEY

2710 HARBOR BLVD. COSTA MESA CA 92626

## TITLE DESCRIPTIONS:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF BLOCK 53 OF FAIRVIEW TRACT, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 25, PAGES 77 AND 78 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF WALNUT AVENUE AS SHOWN ON SAID MAP AND VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF SAID COUNTY, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 20, 1942 IN BOOK 1135, PAGE 566 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

PARCEL A, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGE 11 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL MINERALS, ORES, PRECIOUS AND USEFUL METALS, SUBSTANCES AND HYDROCARBONS OF EVERY KIND AND CHARACTER, INCLUDING PETROLEUM, OIL, GAS, ASPHALT AND TAR, IN AND UNDER SAID LAND, BUT WITHOUT THE RIGHT TO USE THE SURFACE OF SAID LAND IN CONNECTION WITH THE DEVELOPMENT THEREOF, PROVIDED HOWEVER, THE SAME SHALL NOT BE CONSTRUED TO PROHIBIT SLANT DRILLING, OPERATIONS OR SUCH OTHER OPERATIONS WHICH IN NO WAY USE OR IN ANY WAY AFFECT THE SURFACE RIGHTS OF SAID LAND AND WHICH DO NOT ENTER SAID LAND AT A POINT LESS THAN 500 FEET TO SAID SURFACE, AS RESERVED BY ORANGE COAST JUNIOR COLLEGE DISTRICT IN DEED RECORDED DECEMBER 4, 1962 IN BOOK 6346, PAGE 302 OF OFFICIAL RECORDS.

## ASSESSOR PARCEL NUMBER:

141-361-27

## NOTES CORRESPONDING TO SCHEDULE B ITEMS:

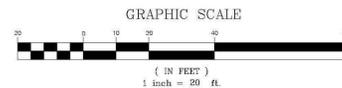
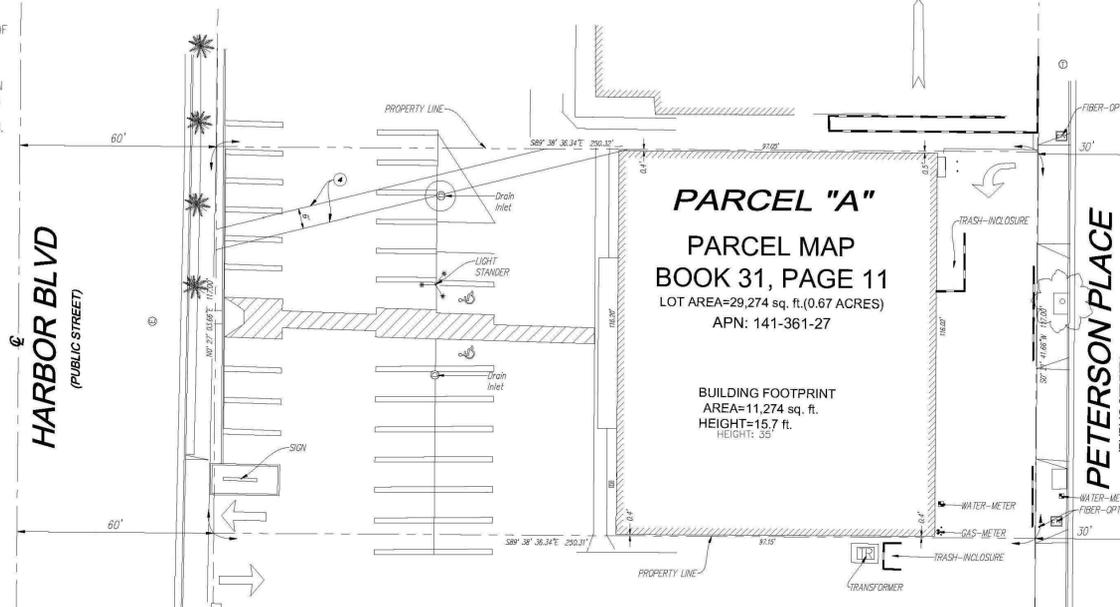
BASED UPON TITLE ORDER No. 09196125-919-DAA-DA6, DATED OCTOBER 3, 2019 PREPARED BY COMMONWEALTH LAND TITLE COMPANY.

④ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: PUBLIC UTILITIES RECORDING DATE: JULY 12, 1965 RECORDING NO: IN BOOK 7590, PAGE 189 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN (PLOTTED HEREON)

10. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (NONE FOUND)

## FLOOD NOTE

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 060590206J, WITH A DATE OF IDENTIFICATION OF DECEMBER 3, 2009, FOR COMMUNITY NUMBER 060216, IN ORANGE COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED

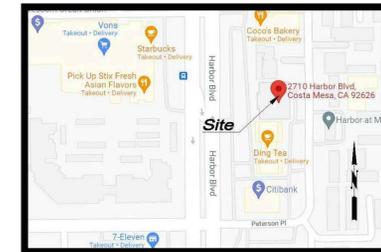


## SURVEYOR'S CERTIFICATE

TO: BA ARIZONA PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY & COMMONWEALTH LAND TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 10(A) 11, 13, 14, 16 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 22, 2021. DATE OF PLAT OR MAP: OCTOBER 25, 2021.

## VICINITY MAP:



## BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA COORDINATES SYSTEM (CCS 83), ZONE 6, 1983 DATUM.

## ZONING:

ZONE: (C1)LOCAL BUSINESS

## SURVEYOR'S NOTES

1. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
2. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
4. SUBJECT PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO HARBOR BLVD & PETERSON PLACE, A PUBLIC RIGHT OF WAY.
5. ALL STATEMENTS WITHIN THE CERTIFICATION AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE ORDER NO.09196125-919-DAA-DA6, DATED OCTOBER 3, 2019 PREPARED BY COMMONWEALTH LAND TITLE COMPANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

CHARLES L. SCOTT III  
PROFESSIONAL LAND SURVEYOR REGISTRATION  
NO. PLS 8742  
STATE OF CALIFORNIA EXP.12/31/2022

SURVEY WORK PERFORMED BY:  
Nationwide Surveying Inc.  
18520 Warren Road Riverside CA 92508  
909-841-4235 office  
866-535-9133 fax

JOB No. 1022221001

SHEET 1 OF 1

FOR REFERENCE ONLY

## ALTA SURVEY

SCALE: AS NOTED 1



CONSULTANTS

REVISIONS

△	10/29/2021	DOOR RELOCATION, SITE CHANGES & ADDED CAMERAS
△	01/07/2022	PLANNING DIVISION COMMENTS
△	03/28/2022	PLANNING DIVISION 2ND SUBMITTAL COMMENTS
△		
△		



OSHIMA STUDIO, INC.

10927 Downey Ave., Suite D  
Downey, CA 90241  
Phone: 562.861.3883  
Oshimastudio@gmail.com

DATE  
01/07/2022

JOB NO.

STIIIZY - COSTA MESA  
CONDITIONAL USE PERMIT  
2710 HARBOR BLVD.  
COSTA MESA, CA 92626

SHEET TITLE  
ALTA SURVEY (FOR REFERENCE ONLY)

C-01

FILE NUMBER

When recorded mail to: 13099  
 Dodge and Lovelidge  
 Suite 400, 1010 N. Main Street  
 Santa Ana, California 92702

RECORDED AT REQUEST OF  
 BETTY BENNICK  
 COUNTY CLERK  
 IN OFFICIAL RECORDS OF  
 ORANGE COUNTY, CALIF.  
 888 AM APR 19 1968  
 A WILEY CARLISLE County Recorder

10.00  
 PARKING AGREEMENT

THIS AGREEMENT Made and entered into this 14 day of April 1968, by and between:

O. Z. ROBERTSON and WILLIE F. ROBERTSON,  
 Husband and Wife  
 Jointly and Severally,  
 And hereinafter referred to as ROBERTSON,  
 and  
 WILLIAM C. KING, M. KEITH GADE, and RICHARD H. DODD,  
 Doing business under the partnership name of  
 SAN JOAQUIN ASSOCIATES,  
 a General Partnership,  
 Hereinafter referred to as SAN JOAQUIN.

WITNESSETH:

WHEREAS, ROBERTSON is the owner of that certain real property set forth in Exhibit "A" and which is hereinafter referred to as ROBERTSON PROPERTY; and

WHEREAS, SAN JOAQUIN is the lessee of that certain real property described in Exhibit "B" and which is hereinafter referred to as SAN JOAQUIN PROPERTY; and

WHEREAS, the ROBERTSON PROPERTY and the SAN JOAQUIN PROPERTY are further shown on a Plat Map attached hereto as Exhibit "C", i.e., the ROBERTSON PROPERTY outlined in red and the SAN JOAQUIN PROPERTY outlined in blue; and

WHEREAS, the said properties are adjacent to each other and form part of a larger shopping center consisting of an office building and related commercial stores; and

WHEREAS, said shopping center gives to all business invitees the illusion of one owner and the right of indiscriminate parking; and

WHEREAS, it is the desire of the parties hereto to encourage the business invitees to park automobiles anywhere that it may be convenient for the business invitees; and

WHEREAS, the parties wish and desire to maintain the entire parking area in a manner consistent with a first-class shopping center; and

WHEREAS, the parties wish and desire to share the costs and expenses of said maintenance and integration,

NOW, THEREFORE, the parties agree as follows:

BOOK 8577 PAGE 258

1. USE:  
 The parties agree that the parking and traffic areas existing at the time of entering into this agreement shall continue to be used only for vehicular parking, vehicular ingress and egress, and pedestrian ingress and egress to and throughout the shopping center. Further, the parties agree that they shall not cause or permit to be erected any barriers of whatever nature and kind which may impede or prevent said existing vehicular parking or existing vehicular or pedestrian traffic to and throughout the shopping center.

Moreover, the parties agree that they and each of them shall not cause or permit any charge, fee, toll, levy, or any other expenses to be collected from any business invitee, licensee, visitor, customer, patron, or independent contractor for use of said parking area.

2. COSTS AND MAINTENANCE:  
 The parties agree that ROBERTSON shall install and maintain an accounting system which shall record all costs and maintenance necessary to maintain the said parking area in a manner consistent with a first-class shopping center appealing to the discriminating professional, business-man, shopper, and other business invitees.

Expenses, by way of illustration and not limitation, such as painting, repairing, gardening, cleaning, striping, cementing, asphaltting, insurance, and other materials and supplies, shall be recorded in said books of account in a manner consistent with the rules as promulgated by the American Institute of Certified Public Accountants.

Insurance on said parking area shall protect against the hazards of general public liability, including personal injury,

BOOK 8577 PAGE 259

death, or property damage occurring in, upon, or about the parking lot area. The limits of liability shall be \$300,000.00 for injury or death to one person and \$500,000.00 for injury or death to more than one person arising out of one accident and \$25,000.00 as regards damage to property. There shall be one insuring company naming all parties to this agreement for the entire parking area in order to avoid any disputes as to liability and responsibility.

The entire operation shall be maintained on a non-profit basis. Periodically, but not more often than once each calendar month, ROBERTSON shall prepare and submit an accounting of the costs incurred and SAN JOAQUIN shall reimburse ROBERTSON for EIGHTEEN and TWO-THIRDS (18-2/3) PER CENT of the total cost of maintenance as hereinabove described. If the amount so determined shall not be paid by SAN JOAQUIN, then said amount shall bear interest at the rate of SEVEN PER CENT (7%) per annum, commencing TEN (10) days after submission of the amount due.

3. GENERAL:  
 Each and all of the foregoing covenants, conditions, and restrictions shall apply to and bind ROBERTSON and SAN JOAQUIN and each and all of their respective heirs, successors, assigns, grantees, trustees, tenants, and subtenants; and the same and each of them are hereby imposed pursuant to a general plan for the improvement and use of the entire property and are designed for the mutual benefit of the owners, tenants, and occupants of any, and all portions thereof; and the same shall obligate, inure to, and pass with each and every portion thereof, and shall remain in force and effect as hereinafter provided.

Breach of any of the covenants or restrictions contained in this Agreement shall not defect nor render invalid the lien of any mortgage or deed of trust made heretofore or hereafter in good faith

BOOK 8577 PAGE 260

and for value as to the entire property or any part thereof; but all of the foregoing provisions, restrictions, and covenants shall be binding and effective against any owner of any of said entire property, or any part thereof, whose title thereto is acquired by foreclosure, trustee's sale, or otherwise.

The term, "mortgagee", wherever used herein, shall be construed to include beneficiaries and trustees under deeds of trust.

The covenants contained in this Agreement shall run with the land and shall be binding upon the parties hereto and upon all persons claiming under them and the covenants herein shall continue to endure until the expiration of the Lease under which SAN JOAQUIN holds the property described in Exhibit "B".

It shall be lawful for any person or persons holding any portion of the entire property to prosecute any proceedings at law or in equity against any person violating, or attempting to violate, any of the covenants herein and either prevent it, him, or them from so doing or to recover damages from such violation.

Invalidation of any one of the covenants herein contained by judgment of court order shall in no way affect any of the other provisions hereof, and such other provisions shall remain in full force and effect.

In the event of a breach, attempted or threatened, by any party hereto in any of the terms, covenants, and conditions hereof, the other party shall be entitled forthwith to full and adequate relief by injunction and all such other available legal and equitable remedies from the consequences of such breach; and any deed, lease, assignment, conveyance, or contract made in violation of this Agreement shall be void and may be set aside upon petition

BOOK 8577 PAGE 261

of the other party. All costs and expenses of any such suit or proceedings including attorneys' fees, as hereinafter provided, shall be assessed against the defaulting party. The remedies permitted at law or equity specified herein shall be cumulative as to each and as to all.

In the event of condemnation by any duly constituted authority for a public or quasi-public use of all or any part of the entire property, that portion of the award attributable to the value of any land within the parking area so taken shall be payable as the court shall determine.

In the event that suit is brought for the enforcement of this Agreement or as the result of any alleged breach thereof, the successful party or parties to such suit shall be entitled to be paid reasonable attorneys' fees by the losing party or parties, and any judgment or decree rendered shall include an award thereof.

The parties agree that this agreement may be modified or augmented by the mutual consent of all parties.

Further, the parties agree that the subtenants occupying the premises in Exhibit "A" and Exhibit "B" do not acquire any rights or interests in this agreement.

IN WITNESS WHEREOF, this AGREEMENT is executed by the parties hereto the day and year first above written.

ROBERTSON: O. Z. Robertson, Willie F. Robertson  
 SAN JOAQUIN: SAN JOAQUIN ASSOCIATES, a General Partnership, by all of the parties hereto and also individually and as follows: Richard H. Dodd, William C. King, M. Keith Gade, Linda Gade

BOOK 8577 PAGE 262

STATE OF CALIFORNIA  
 COUNTY OF ORANGE  
 April 1, 1968  
 O. Z. Robertson and Willie F. Robertson  
 Betty Bennick  
 My Commission Expires July 23, 1969

STATE OF CALIFORNIA  
 COUNTY OF ORANGE  
 April 1, 1968  
 Maria Primavera  
 My Commission Expires July 23, 1969

STATE OF CALIFORNIA  
 COUNTY OF ORANGE  
 April 1, 1968  
 Maria Primavera  
 My Commission Expires July 23, 1969

BOOK 8577 PAGE 263

STATE OF CALIFORNIA  
 COUNTY OF ORANGE  
 April 1, 1968  
 Betty Bennick  
 My Commission Expires July 23, 1969

BOOK 8577 PAGE 264

Those portions of blocks "O", "S" and "M" of Fairview, in the City of Costa Mesa, County of Orange, State of California, as per Map recorded in Book 25, pages 77 and 78 of Miscellaneous Records, in the office of the County Recorder of Los Angeles County, California, together with those portions of Harbor Boulevard, 216.76 feet, as shown on said Map and vacated by Order of the Board of Supervisors of said Orange County, June 16, 1962, a certified copy of which was recorded June 20, 1962, in Book 1135, page 566 of Official Records, described as a whole as follows:

Beginning at the intersection of the center line of Harbor Boulevard, formerly known as Fairview Avenue, and Adams Avenue, formerly known as Myrtle Avenue; thence East 84.86 feet along the center line of Adams Avenue; thence South 60.00 feet to the true point of beginning; thence East 199.23 feet to the beginning of a tangent curve, concave Southwesterly, having a radius of 25.00 feet; thence Southwesterly 39.27 feet along said curve through a central angle of 90° 00' 00"; thence South 910.74 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 25.00 feet; thence Southwesterly 39.27 feet along said curve through a central angle of 90° 00' 00"; thence North 200.72 feet along said line to the beginning of a tangent curve, concave Northwesterly, having a radius of 25.00 feet; thence Northwesterly 39.31 feet along said curve through a central angle of 90° 00' 00"; thence North 910.74 feet to the beginning of a tangent curve, concave Southwesterly, having a radius of 25.00 feet; thence Northwesterly 39.23 feet along said curve through a central angle of 89° 54' 20" to the true point of beginning.

EXCEPT the Southerly 120.00 feet thereof, the North line of said Southerly 120.00 feet being parallel with the tangent portion of the South line of the above described loop.

ALSO EXCEPT all minerals, ores, precious, and useful metals, substances and hydrocarbons of every kind and character, including petroleum, oil, gas, asphaltum and tar, in and under said land, but without the right to use the surface of said land in connection with the development thereof, provided, however, the same shall not be construed to prohibit slant drilling operations or such other operations which in no way use or in any way affect the surface rights of said land and which do not enter said land at a point less than 500 feet to said surface, as reserved by Orange Coast Junior College District, in the deed recorded December 4, 1962, in Book 6348, page 302 of Official Records.

ALSO EXCEPTING THEREFROM all that certain land situated in the State of California, County of Orange, City of Costa Mesa, described as follows:

That portion of block O of Fairview as shown on a Map recorded in Book 25, pages 77 and 78 of Miscellaneous Records, records of Los Angeles County, California, together with that portion of the alley lying adjacent to and Easterly of Lots 5 through 11, inclusive of said Block O, as abandoned by order of the Board of Supervisors of Orange County, California, a certified copy of which was recorded June 20, 1962, in Book 1135, page 566 of Official Records, described as follows:

(Continued on next page)

BOOK 8577 PAGE 265

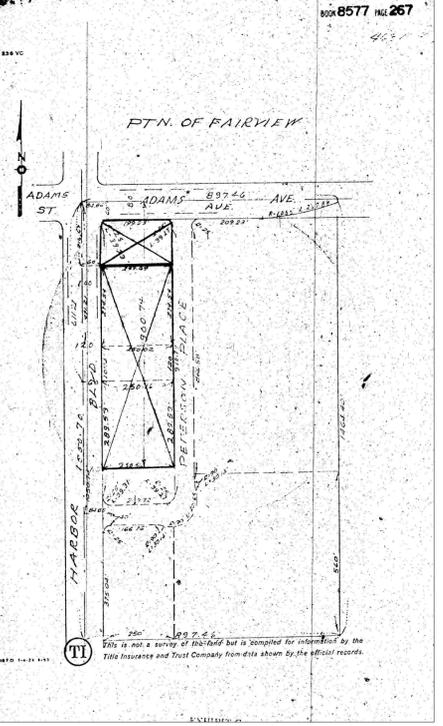
Commencing at the intersection of the center line of Harbor Boulevard formerly known as Fairview, and Adams Avenue, formerly known as Myrtle Avenue, as shown on said Map; thence South 0° 05' 40" West along said center line of Harbor Boulevard, 216.76 feet; thence East 60.00 feet to the true point of beginning; thence North 0° 05' 40" East parallel with said center line of Harbor Boulevard 131.71 feet to the beginning of a tangent curve concave Southwesterly having a radius of 25.00 feet; thence Northwesterly, Northwesterly and Easterly along said curve, through a central angle of 89° 54' 20" an arc distance of 39.23 feet to a line parallel with and distant Southerly 60.00 feet, measured at right angles from said center line of Adams Avenue; thence East along said parallel line, 199.23 feet to the beginning of a tangent curve concave Southwesterly having a radius of 25.00 feet; thence Easterly, Southeastery and Southerly along said curve through a central angle of 90° 00' 00" an arc distance of 39.27 feet; thence tangent to said curve, South 131.67 feet; thence West 249.45 feet to the true point of beginning.

BOOK 8577 PAGE 266

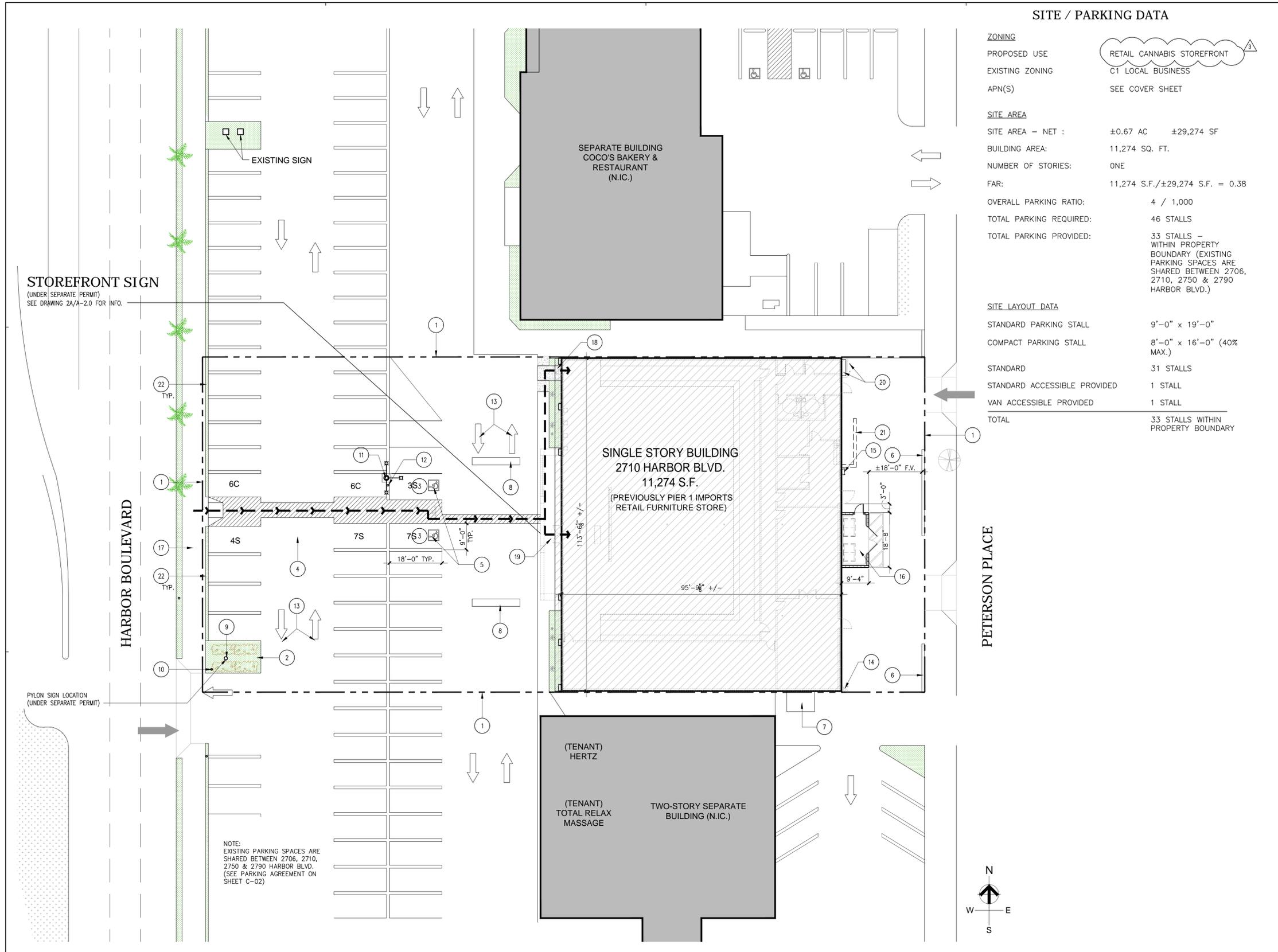
All that certain land situated in the State of California, County of Orange, City of Costa Mesa, described as follows:

That portion of block O of Fairview as shown on a Map recorded in Book 25, pages 77 and 78 of Miscellaneous Records, records of Los Angeles County, California, together with that portion of the alley lying adjacent to and Easterly of Lots 5 through 11, inclusive of said Block O, as abandoned by order of the Board of Supervisors of Orange County, California, a certified copy of which was recorded June 20, 1962 in Book 1135, page 566 of Official Records, described as follows:

Commencing at the intersection of the center line of Harbor Boulevard formerly known as Fairview, and Adams Avenue, formerly known as Myrtle Avenue, as shown on said Map; thence South 0° 05' 40" West along said center line of Harbor Boulevard, 216.76 feet; thence East 60.00 feet to the true point of beginning; thence North 0° 05' 40" East parallel with said center line of Harbor Boulevard 131.71 feet to the beginning of a tangent curve concave Southwesterly having a radius of 25.00 feet; thence Northwesterly, Northwesterly and Easterly along said curve, through a central angle of 89° 54' 20" an arc distance of 39.23 feet to a line parallel with and distant Southerly 60.00 feet, measured at right angles from said center line of Adams Avenue; thence East along said parallel line, 199.23 feet to the beginning of a tangent curve concave Southwesterly having a radius of 25.00 feet; thence Easterly, Southeastery and Southerly along said curve through a central angle of 90° 00' 00" an arc distance of 39.27 feet; thence tangent to said curve, South 131.67 feet; thence West 249.45 feet to the true point of beginning.



<b>PARKING AGREEMENT</b>		NO SCALE	1
OWNER <b>SHRYNE GROUP INC.</b>	CONSULTANTS	REVISIONS	DATE 01/07/2022
		<ul style="list-style-type: none"> <li>10/29/2021 DOOR RELOCATION, SITE CHANGES &amp; ADDED CAMERAS</li> <li>01/07/2022 PLANNING DIVISION COMMENTS</li> <li>03/28/2022 PLANNING DIVISION 2ND SUBMITTAL COMMENTS</li> </ul>	SHEET TITLE PARKING AGREEMENT <b>C-02</b> FILE NUMBER
<b>OSHIMA</b> OSHIMA STUDIO, INC. 10927 Downey Ave., Suite D Downey, CA 90241 Phone: 562.861.3883 Oshimastudio@gmail.com		<b>STIIZY - COSTA MESA</b> <b>CONDITIONAL USE PERMIT</b> <b>2710 HARBOR BLVD.</b> <b>COSTA MESA, CA 92626</b>	



**SITE / PARKING DATA**

<b>ZONING</b>	RETAIL CANNABIS STOREFRONT
<b>PROPOSED USE</b>	CT LOCAL BUSINESS
<b>EXISTING ZONING</b>	SEE COVER SHEET
<b>APN(S)</b>	SEE COVER SHEET
<b>SITE AREA</b>	
<b>SITE AREA - NET :</b>	±0.67 AC ±29,274 SF
<b>BUILDING AREA:</b>	11,274 SQ. FT.
<b>NUMBER OF STORIES:</b>	ONE
<b>FAR:</b>	11,274 S.F./±29,274 S.F. = 0.38
<b>OVERALL PARKING RATIO:</b>	4 / 1,000
<b>TOTAL PARKING REQUIRED:</b>	46 STALLS
<b>TOTAL PARKING PROVIDED:</b>	33 STALLS - WITHIN PROPERTY BOUNDARY (EXISTING PARKING SPACES ARE SHARED BETWEEN 2706, 2710, 2750 & 2790 HARBOR BLVD.)
<b>SITE LAYOUT DATA</b>	
<b>STANDARD PARKING STALL</b>	9'-0" x 19'-0"
<b>COMPACT PARKING STALL</b>	8'-0" x 16'-0" (40% MAX.)
<b>STANDARD</b>	31 STALLS
<b>STANDARD ACCESSIBLE PROVIDED</b>	1 STALL
<b>VAN ACCESSIBLE PROVIDED</b>	1 STALL
<b>TOTAL</b>	33 STALLS WITHIN PROPERTY BOUNDARY

**SITE KEYNOTES**

- 1 EXISTING PROPERTY LINE (BOUNDARY).
- 2 EXISTING PLANTER / LANDSCAPED AREA.
- 3 EXISTING ACCESSIBLE PARKING STALLS.
- 4 EXISTING ACCESSIBLE PATH OF TRAVEL STRIPING.
- 5 EXISTING PAINTED DISABLED SYMBOL.
- 6 EXISTING MASONRY LOW WALL.
- 7 EXISTING CHAINLINK TRASH ENCLOSURE.
- 8 EXISTING SPEED BUMP TO REMAIN.
- 9 EXISTING TENANT POLE SIGN.
- 10 EXISTING "RIGHT TURN ONLY" TRAFFIC SIGN.
- 11 EXISTING SITE LIGHTING.
- 12 EXISTING ACCESSIBLE PARKING SIGN.
- 13 EXISTING PAINTED ARROW DIRECTIONAL PAVING SIGN
- 14 EXISTING GAS METER & BOLLARDS TO REMAIN.
- 15 EXISTING WALL MOUNTED ROOF ACCESS LADDER.
- 16 NEW TRASH ENCLOSURE & GATES, 1/A-3.0 TYP.
- 17 EXISTING CONCRETE SIDEWALK TYP.
- 18 EXISTING TENANT SIDE EXIT TYP.
- 19 MAIN BUILDING ENTRANCE TYP.
- 20 EXISTING ELECTRICAL METER AND PROTECTIVE BOLLARDS
- 21 EXISTING MASONRY LOW WALL & FOOTINGS TO BE DEMOLISHED COMPLETE.
- 22 ALL EXISTING DEAD FOLIAGE ALONG THE LANDSCAPED AREA FRONTING HARBOR BOULEVARD SHALL BE REPLACED WITH NEW LANDSCAPING MATCHING EXISTING TYP.

**SITE LEGEND**

- EXISTING ADJACENT PROPERTY STRUCTURES TO REMAIN TYP.
- EXISTING LANDSCAPED AREA & IRRIGATION SYSTEM TO REMAIN TYP.
- FUTURE TENANT OCCUPIED BUILDING
- (C) PROPERTY LINE TYP.
- EXISTING SITE LIGHTING TO REMAIN TYP.
- EXISTING BARRIER FREE ACCESSIBLE PATH OF TRAVEL:  
- 5 FT. CLEAR WIDTH, MIN.  
- 1:20 MAX. SLOPE WITHOUT RAILINGS; PROVIDE INTERMEDIATE LANDING PER EACH 400 FT. RUN  
- 1:12 MAX. SLOPE WITH RAILINGS  
- 2% MAX. CROSS SLOPE  
- 1/4" MAX. GRADE DIFFERENTIAL  
- PROVIDE PAINTED STRIPING OR CONTRASTING MATERIALS / TEXTURES WHERE INDICATED
- EXISTING TREES TYP.
- ENTRANCE TO SITE

**OVERALL SITE PLAN**

SCALE: 1/16"=1'-0" 1

OWNER  
**SHRYNE GROUP INC.**

CONSULTANTS

REVISIONS

10/29/2021	DOOR RELOCATION, SITE CHANGES & ADDED CAMERAS
01/07/2022	PLANNING DIVISION COMMENTS
03/28/2022	PLANNING DIVISION 2ND SUBMITTAL COMMENTS

**OSHIMA** OSHIMA STUDIO, INC.  
10927 Downey Ave., Suite D  
Downey, CA 90241  
Phone: 562.861.3883  
Oshimastudio@gmail.com

DATE  
01/07/2022

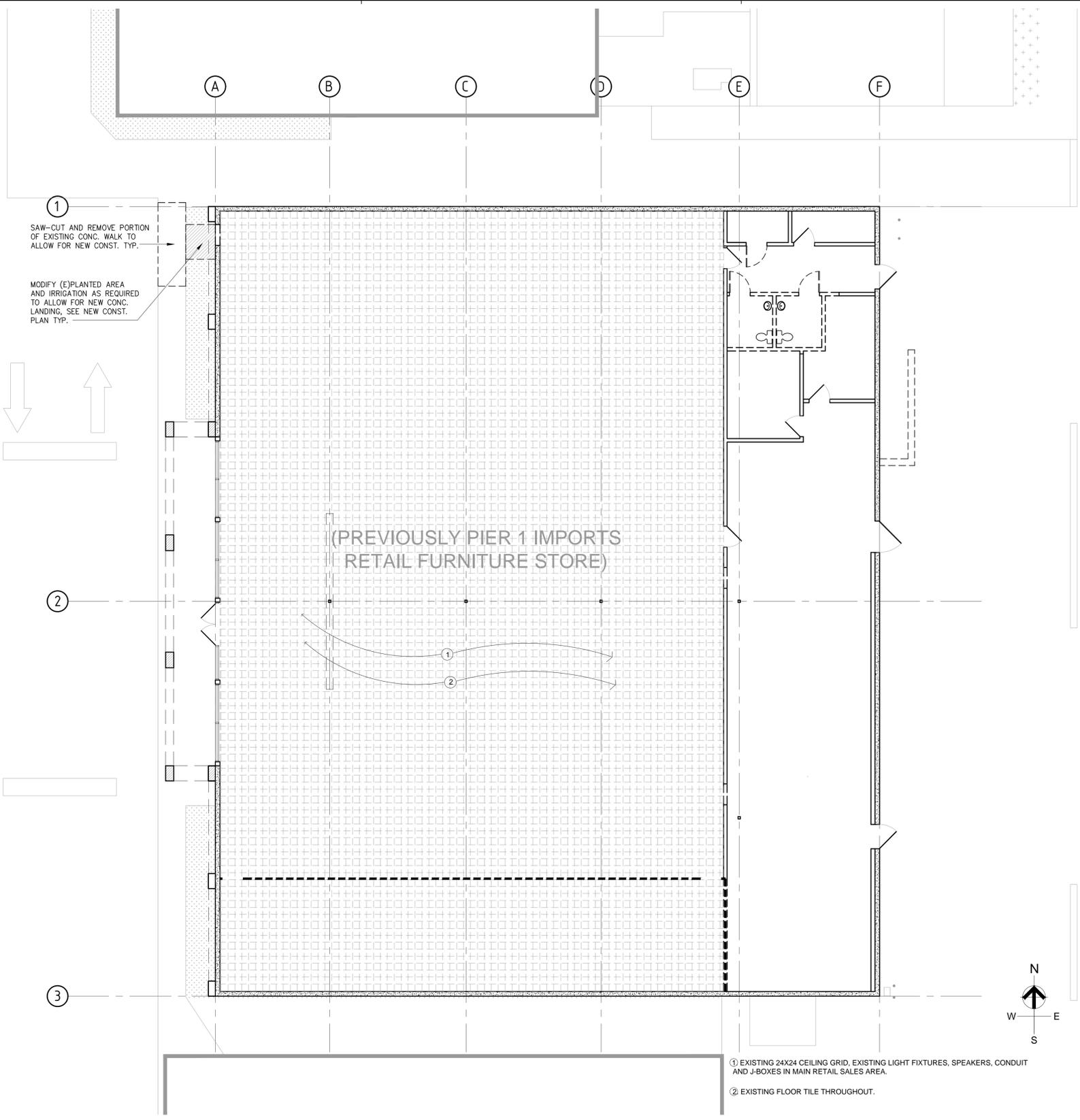
JOB NO.

**STIIIZY - COSTA MESA**  
**CONDITIONAL USE PERMIT**  
**2710 HARBOR BLVD.**  
**COSTA MESA, CA 92626**

SHEET TITLE  
OVERALL SITE PLAN

**A-0.1**

FILE NUMBER



CONSTRUCTION LEGEND	
	EXISTING WALL CONSTRUCTION / INTERIOR PARTITION TO REMAIN
	NEW GYP. BOARD PARTITION
	NEW 1-HR FIRE RATED GYP. BOARD PARTITION
	EXISTING CONSTRUCTION TO BE REMOVED
	NEW INTERIOR PLUMBING PARTITION
	NOT USED
	PARTITION TYPE SHEET NUMBER
	DOOR TYPE
	FIRE EXTINGUISHER (AS REQ'D. BY CITY.)

- CONSTRUCTION PLAN GENERAL NOTES**
- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS & INDICATED DIMENSIONS.
  - CONTRACTOR TO NOTIFY ARCHITECT WITH ANY DISCREPANCIES IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - ALL LOAD BEARING CONDITIONS DISCOVERED IN FIELD TO BE COMMUNICATED TO ARCHITECT AND STRUCTURAL ENGINEER BEFORE DEMOLITION OF SUCH MEMBER OR CONDITION.
  - ALL DIMENSIONS ARE FROM CENTER OF STUD TO CENTER OF STUD UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE DIMENSIONS WITH MILLWORK CONTRACTOR.
  - IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY WALL AND CEILING CONDITIONS IN FIELD.
  - IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL LEFTOVER WIRING AT THE CEILING FROM THE PREVIOUS DEMOLITION IS CAPPED, DISCONNECTED OR PLUG PRIOR TO START NEW CEILING INSTALLATION.
  - G.C. TO CHECK FOR ANY EXISTING LEAKS FROM ABOVE AND COMMUNICATE FINDINGS TO OWNER AND ARCHITECT PRIOR TO START OF NEW CEILING INSTALLATION.
  - ANY NON-ILLUMINATED, AND/OR ILLUMINATED SIGNAGE CANNOT BE PLACED AT THE STOREFRONT SYSTEM. SIGNAGE MUST BE INSTALLED AT LEAST 3'-0" OFF THE INSIDE OF THE STOREFRONT SYSTEM.

- FINISH NOTES:**
- ELECTRICAL COVER PLATES, DIFFUSERS, GRILLES, AND ALL OTHER DEVICES:
    - A. AT CEMENT BOARD, CMU, BRICK, WALL PAPER LOCATION TO BE US26D/GALVANIZED W/ GRAY RECEPTACLES
    - B. AT PAINTED WALL GYP. BD. LOCATIONS - WHITE RECEPTACLES PAINTED TO MATCH ADJACENT WALL.

**EXISTING FLOOR PLAN**

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



OWNER	CONSULTANTS	REVISIONS
		<ul style="list-style-type: none"> <li>10/29/2021 DOOR RELOCATION, SITE CHANGES &amp; ADDED CAMERAS</li> <li>01/07/2022 PLANNING DIVISION COMMENTS</li> <li>03/28/2022 PLANNING DIVISION 2ND SUBMITTAL COMMENTS</li> </ul>

REVISIONS
<ul style="list-style-type: none"> <li>10/29/2021 DOOR RELOCATION, SITE CHANGES &amp; ADDED CAMERAS</li> <li>01/07/2022 PLANNING DIVISION COMMENTS</li> <li>03/28/2022 PLANNING DIVISION 2ND SUBMITTAL COMMENTS</li> </ul>

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Oshimastudio@gmail.com

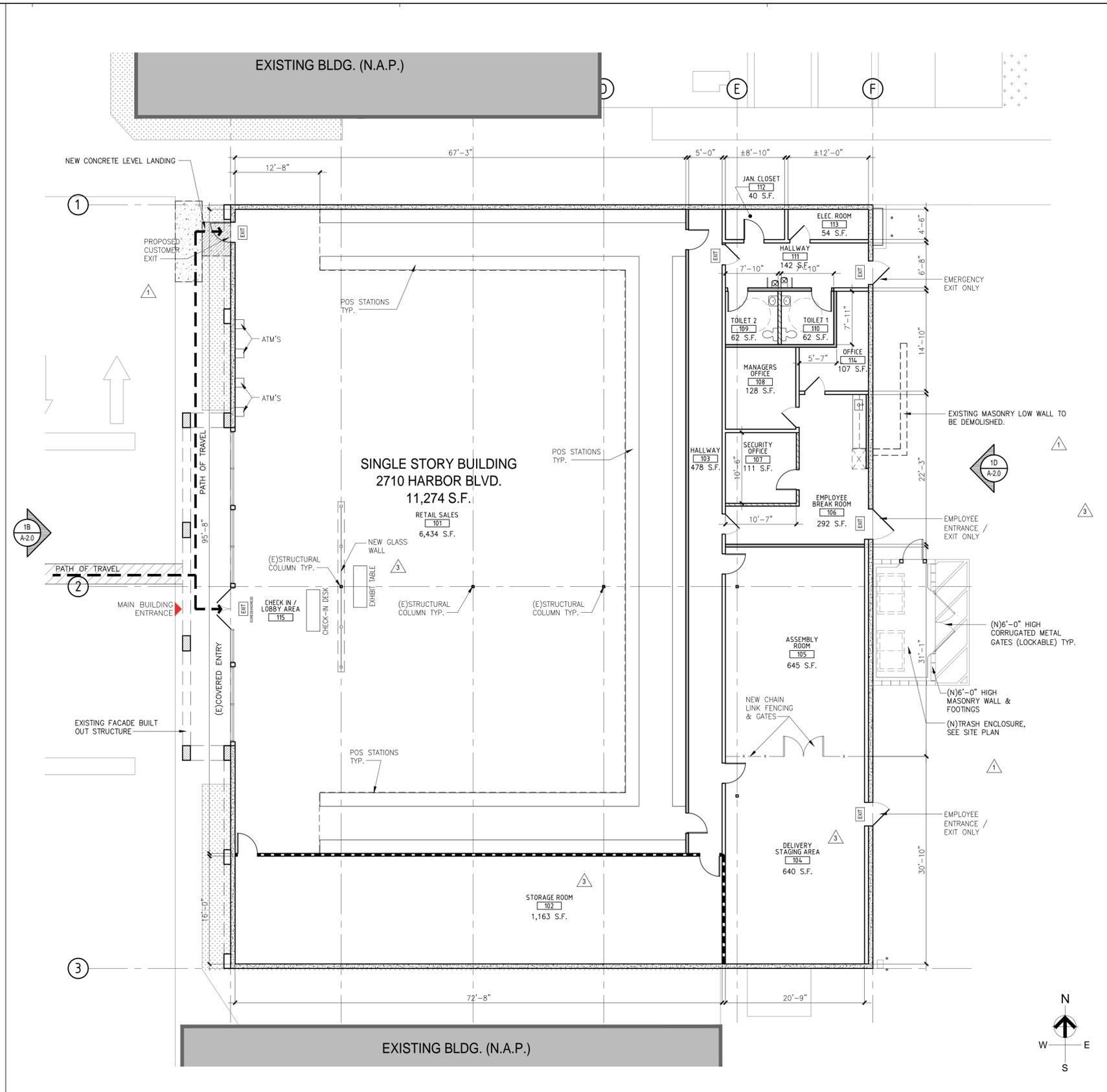
DATE	JOB NO.
01/07/2022	

**STIIIZY - COSTA MESA**  
**CONDITIONAL USE PERMIT**  
**2710 HARBOR BLVD.**  
**COSTA MESA, CA 92626**

SHEET TITLE  
EXISTING FLOOR PLAN

**A-0.2**

FILE NUMBER



**FLOOR PLAN LEGEND**

	ELEVATION SYMBOL W/ SHEET NUMBER ELEVATION NUMBER
	EXIT SYMBOL, ILLUMINATED EXIT SIGN W/ BACK-UP POWER.
	ROOM NAME ROOM NUMBER SPACE SQUARE FOOTAGE # S.F.
	MODULAR STOREFRONT
	ACCESSIBLE PATH OF TRAVEL
	EXISTING EXTERIOR CONCRETE WALL TO REMAIN.
	EXISTING INTERIOR STUD WALL CONST. AND FINISHES TO REMAIN.
	NEW INTERIOR METAL STUD WALL AND FINISHES TO MATCH EXISTING TYP.
	NEW INTERIOR METAL STUD WALL (PLUMBING CHASE) AND NEW FINISHES TYP.

**PROPOSED OVERALL FLOOR PLAN**

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



OWNER

CONSULTANTS

REVISIONS

△	10/29/2021	DOOR RELOCATION, SITE CHANGES & ADDED CAMERAS
△	01/07/2022	PLANNING DIVISION COMMENTS
△	03/28/2022	PLANNING DIVISION 2ND SUBMITTAL COMMENTS
△		
△		

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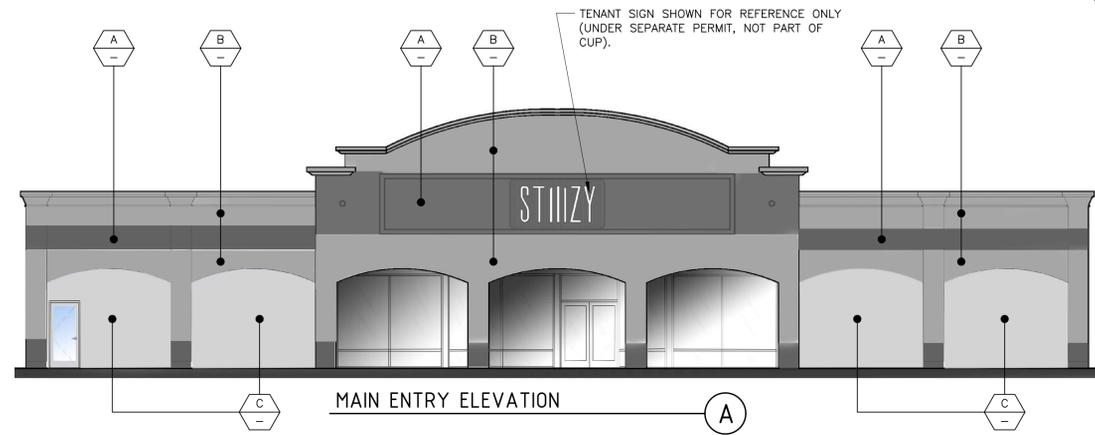
JOB NO.

**STIIIZY - COSTA MESA  
CONDITIONAL USE PERMIT  
2710 HARBOR BLVD.  
COSTA MESA, CA 92626**

SHEET TITLE  
PROPOSED FLOOR PLAN

**A-1.0**

FILE NUMBER



MAIN ENTRY ELEVATION

A

COLORS

A PAINT  
COLOR: BLACK TIE DE 6357  
BY: DUNN EDWARDS

B PAINT  
COLOR: SILVER LINED DE 6353  
BY: DUNN EDWARDS

C PAINT  
COLOR: COLD WIND DE 6351  
BY: DUNN EDWARDS



REAR ELEVATION

B

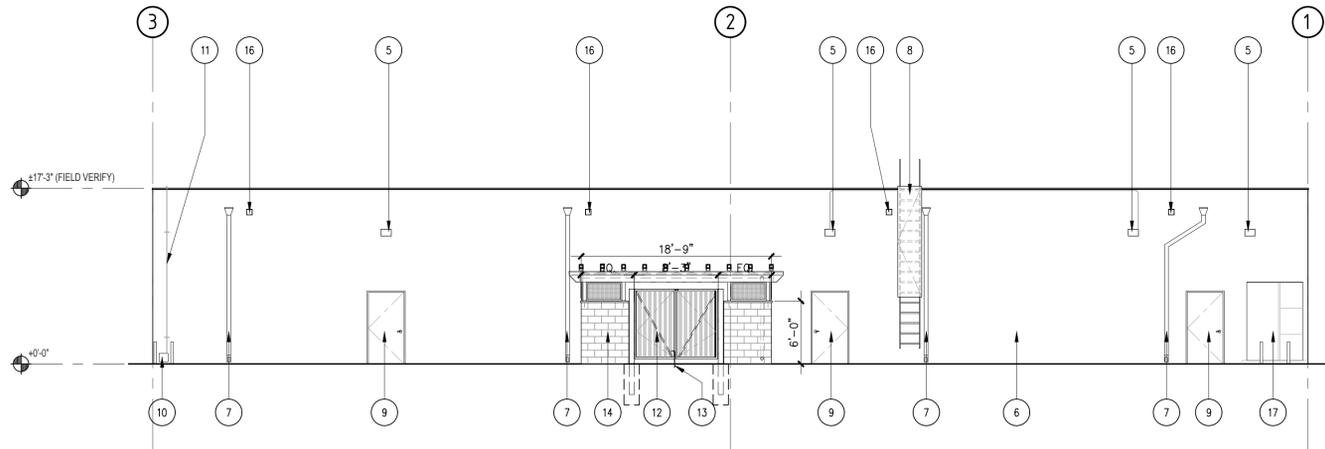
COLOR SELECTIONS

NOT TO SCALE

2

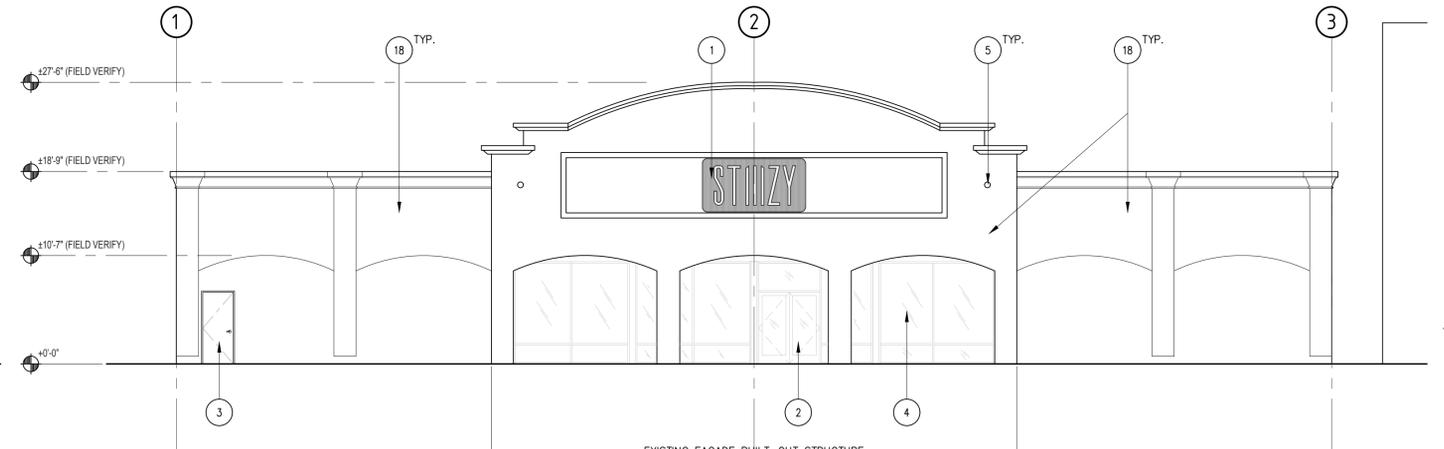
EXTERIOR ELEVATION & PARTIAL PLAN KEYNOTES

- 1 PROPOSED NEW TENANT SIGN LOCATION (SHOWN FOR REFERENCE ONLY, UNDER SEPARATE PERMIT, NOT PART OF CUP).
- 2 BUILDINGS MAIN ENTRY.
- 3 CUSTOMER EMERGENCY EXIT.
- 4 EXISTING STOREFRONT SYSTEM TO REMAIN.
- 5 EXISTING SURFACE MOUNTED LIGHT FIXTURE TO REMAIN TYP.
- 6 EXISTING MASONRY LOW WALL.
- 7 EXISTING SURFACE MOUNTED GUTTER & DOWNSPOUT TYP.
- 8 EXISTING ROOF ACCESS LADDER TO REMAIN
- 9 EXISTING DOOR, FRAME & HARDWARE TO REMAIN.
- 10 EXISTING GAS METER LOCATION & BOLLARDS TO REMAIN.
- 11 EXISTING SURFACE MOUNTED GAS LINE UP TO ROOF.
- 12 NEW STEEL DECK GATES TACK WELDED TO STL. ANGLE FRAME (PAINTED).
- 13 HEAVY DUTY CANE BOLT TYP.
- 14 8 X 8 X 16 CONC. BLOCK WALL (PAINTED) TYP.
- 15 2 X 10 X 16 SOLID CONC. WALL CAP OVER MORTAR SETTING BED TYP.
- 16 EXISTING ROOF OVERFLOW SCUPPER TYP.
- 17 EXISTING ELECTRICAL SERVICE / METER & BOLLARDS TO REMAIN TYP.
- 18 EXISTING CEMENT PLASTER FINISH (PAINTED) TYP.



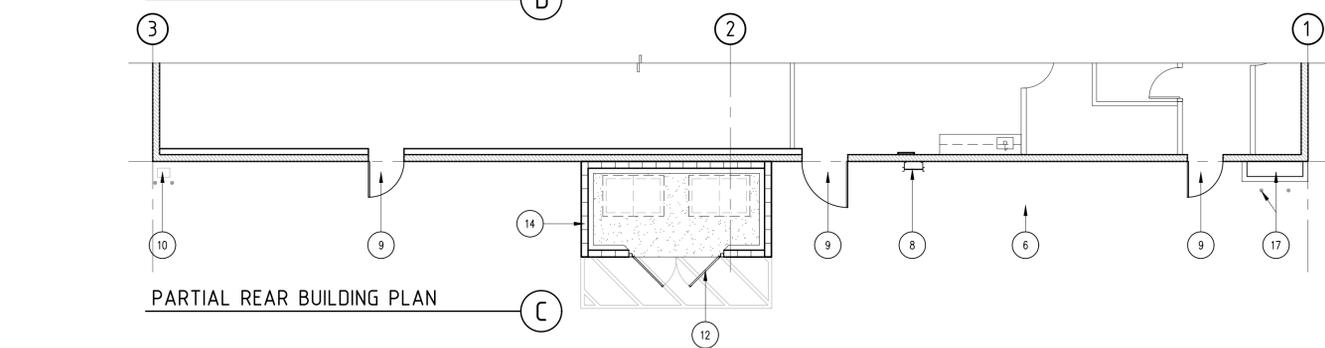
OVERALL EAST EXTERIOR ELEVATION

D



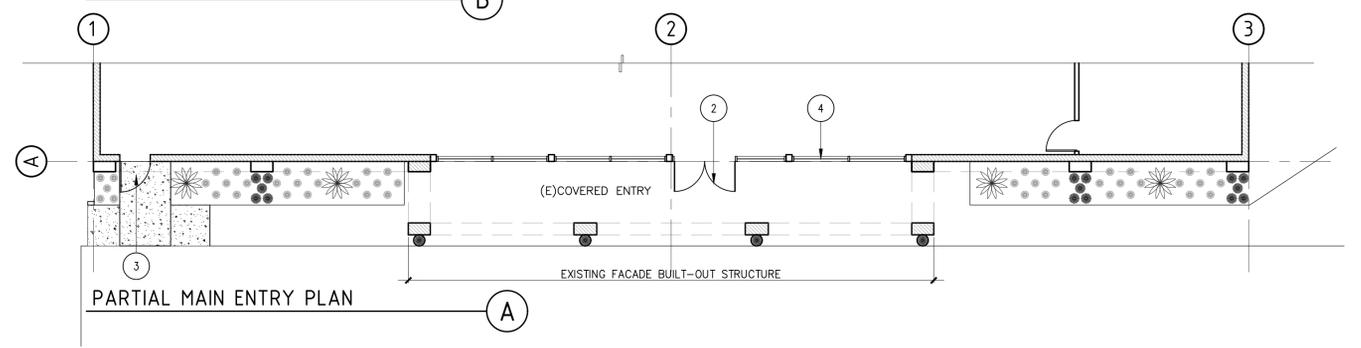
OVERALL WEST EXTERIOR ELEVATION

B



PARTIAL REAR BUILDING PLAN

C



PARTIAL MAIN ENTRY PLAN

A

EXTERIOR ELEVATIONS

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

1

OWNER  
**SHRYNE GROUP INC.**

CONSULTANTS

REVISIONS

- 10/29/2021 DOOR RELOCATION, SITE CHANGES & ADDED CAMERAS
- 01/07/2022 PLANNING DIVISION COMMENTS
- 03/28/2022 PLANNING DIVISION 2ND SUBMITTAL COMMENTS

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COSTA MESA, CA 92626**

SHEET TITLE  
EXTERIOR ELEVATIONS

**A-2.0**

FILE NUMBER

**GROUND COVER**



CARISSA MACROCARPA  
'GREEN CARPET'

NOTE:  
PLANT THE NEW LANDSCAPING WITH AT  
LEAST 70-PERCENT GROUNDCOVERS AND  
THE REMAINING CAN BE MULCH OR  
COMPOST.

**LANDSCAPE LEGEND**



1  
AGAVE AMERICANA



2  
AGAVE PUMILA

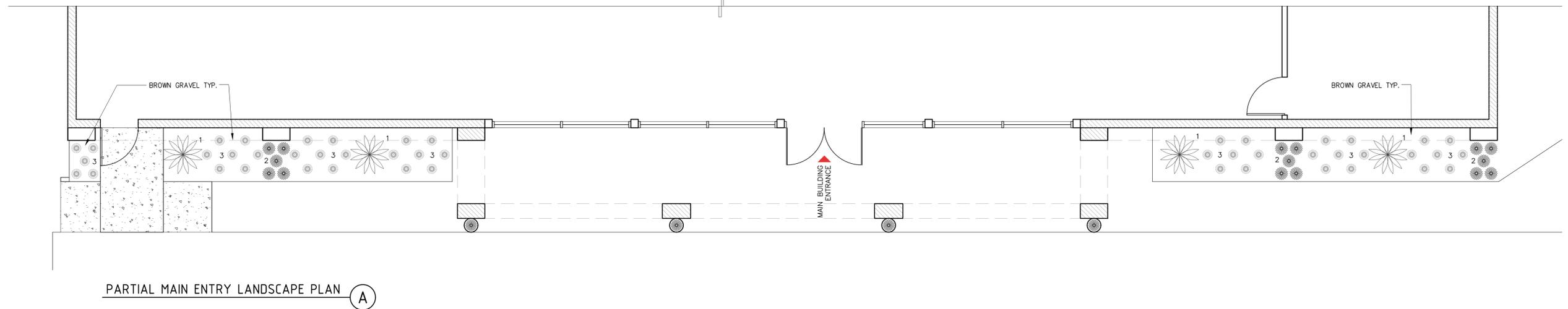


3  
GOLDEN BALL CACTUS(PARUDI LENING HAUSII)

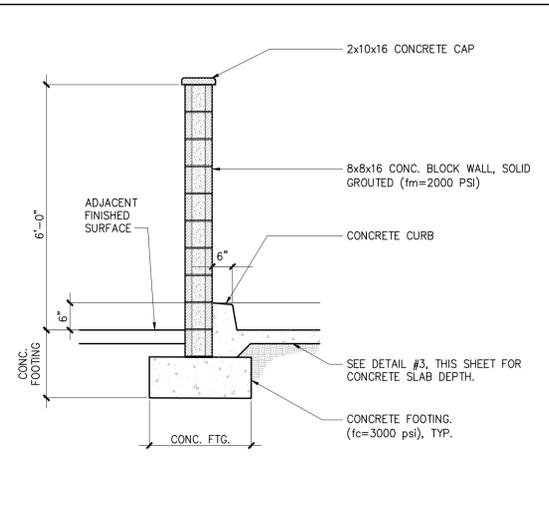
**PLANTING LEGEND:**

	GOLDEN BALL CACTUS	AGAVE AMERICANA	AGAVE PUMILA
QUANTITY	47	4	15
SIZE PLANTED	4" DIAMETER	36" WIDE X 36" HIGH	4" DIAMETER
SIZE FULL-GROWN (GROWTH TERM)	10" DIAMETER (10 YEARS)	6' X 10' (30 - 100 YEARS)	18" DIAMETER (8 - 10 YEARS)

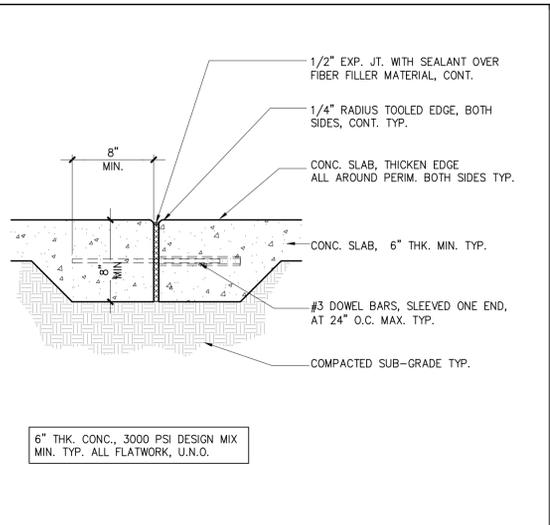
\*TOTAL LANDSCAPE AREA: ±217 S.F.



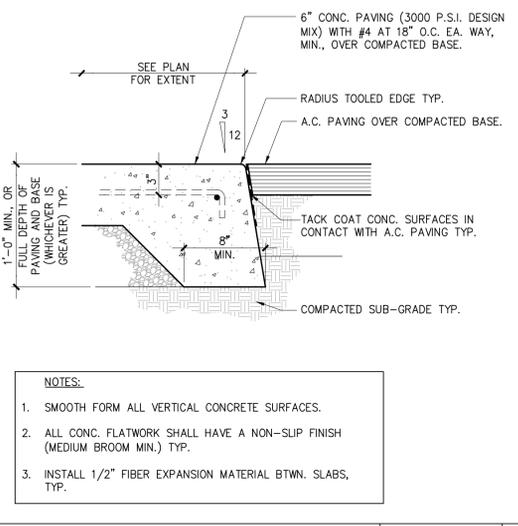
<b>PARTIAL ENTRY LANDSCAPING PLAN</b>		SCALE: 1/4"=1'-0" <b>1</b>				
OWNER 	CONSULTANTS 	REVISIONS ▲ 10/29/2021 DOOR RELOCATION, SITE CHANGES & ADDED CAMERAS ▲ _____ ▲ _____ ▲ _____	OSHIMA STUDIO, INC. 10927 Downey Ave., Suite D Downey, CA 90241 Phone: 562.861.3883 Oshimastudio@gmail.com	DATE 01/07/2022  JOB NO.	<b>STIIIZY - COSTA MESA</b> <b>CONDITIONAL USE PERMIT</b> <b>2710 HARBOR BLVD.</b> <b>COSTA MESA, CA 92626</b>	SHEET TITLE PARTIAL LANDSCAPING PLAN  <b>A-2.1</b> FILE NUMBER



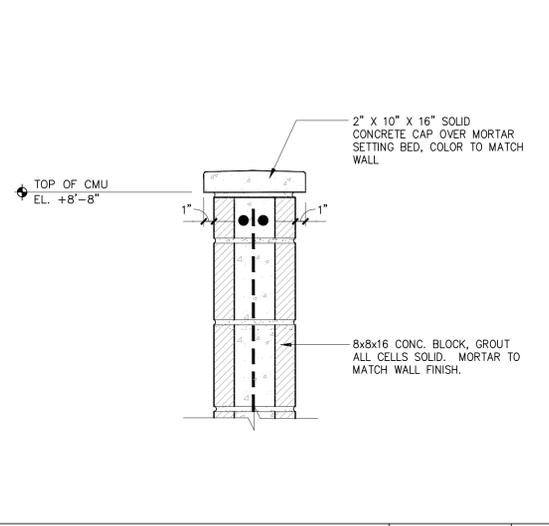
**TYP. WALL SECTION** SCALE: 1/2"=1'-0" **7**



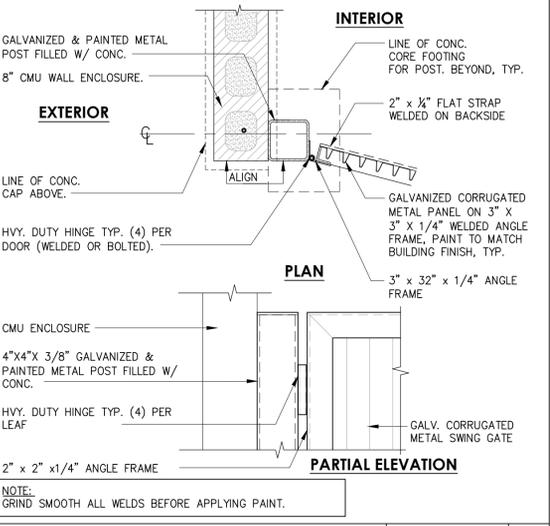
**EXPANSION JOINT** SCALE: 1 1/2"=1'-0" **4**



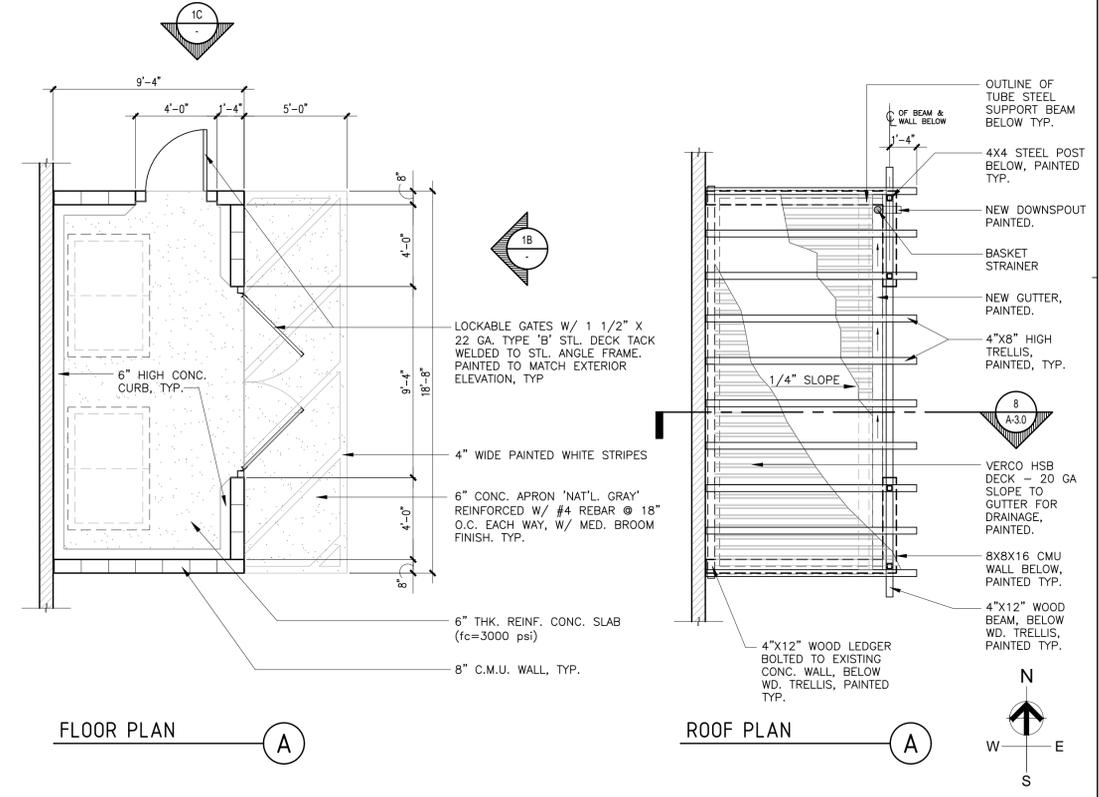
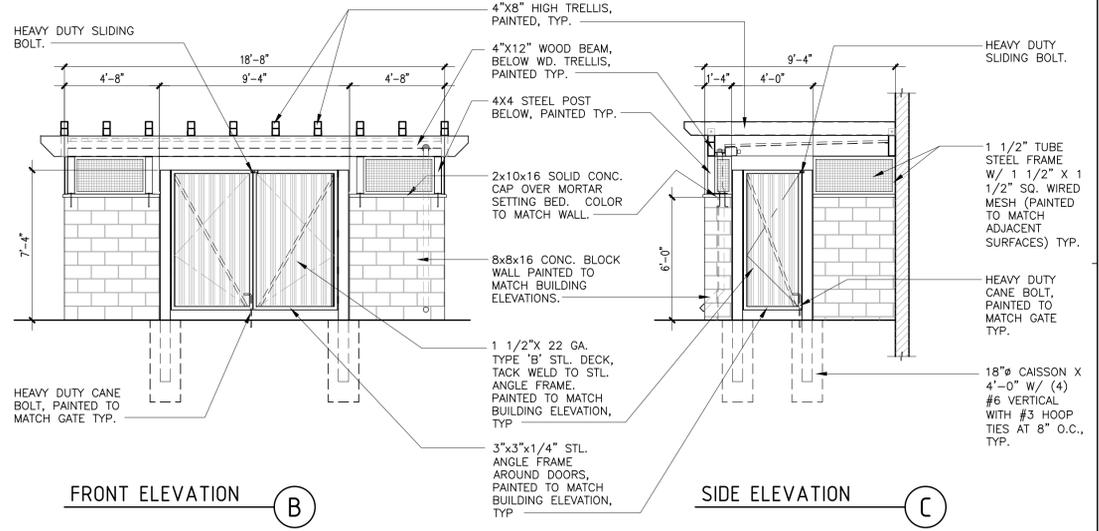
**CONC. TO A.C. PAVING** SCALE: 1 1/2"=1'-0" **9**



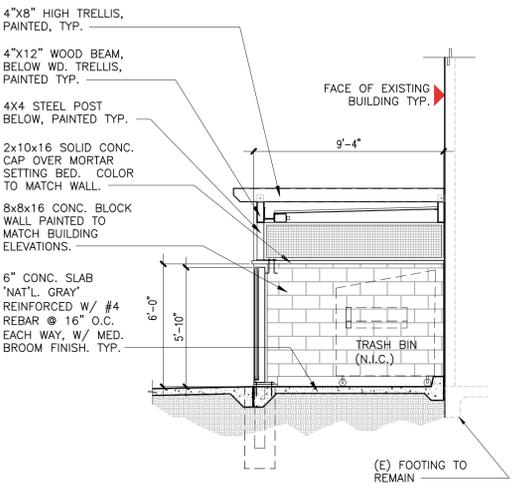
**WALL CAP SECTION** SCALE: 1 1/2"=1'-0" **6**



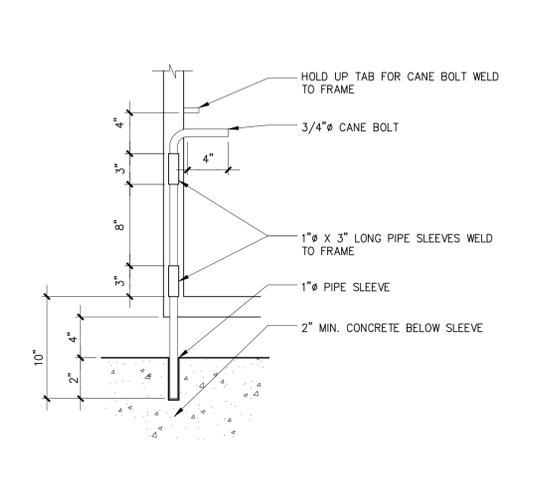
**TRASH GATE DETAILS** SCALE: 1/2"=1'-0" **3**



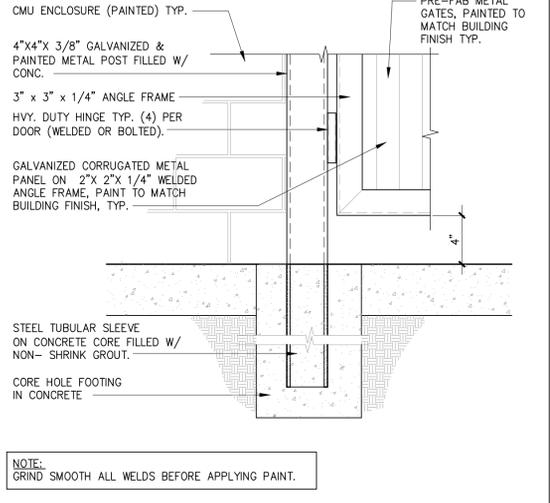
**TRASH ENCLOSURE PLAN & ELEVATION** SCALE: 1/4"=1'-0" **1**



**TRASH ENCLOSURE SECTION** SCALE: 1/4"=1'-0" **8**



**CANE BOLT DETAIL** SCALE: 1 1/2"=1'-0" **5**



**TRASH GATE POST FOOTING** SCALE: 1/2"=1'-0" **2**

OWNER: SHRYNE GROUP INC.

CONSULTANTS:

REVISIONS:

10/29/2021	DOOR RELOCATION, SITE CHANGES & ADDED CAMERAS
01/07/2022	PLANNING DIVISION COMMENTS
03/28/2022	PLANNING DIVISION 2ND SUBMITTAL COMMENTS

OSHIRA

OSHIRA STUDIO, INC.

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Downey, CA 90241  
Phone: 562.861.3883  
Oshimastudio@gmail.com

DATE: 01/07/2022

JOB NO.:

STIIIZY - COSTA MESA  
CONDITIONAL USE PERMIT  
2710 HARBOR BLVD.  
COSTA MESA, CA 92626

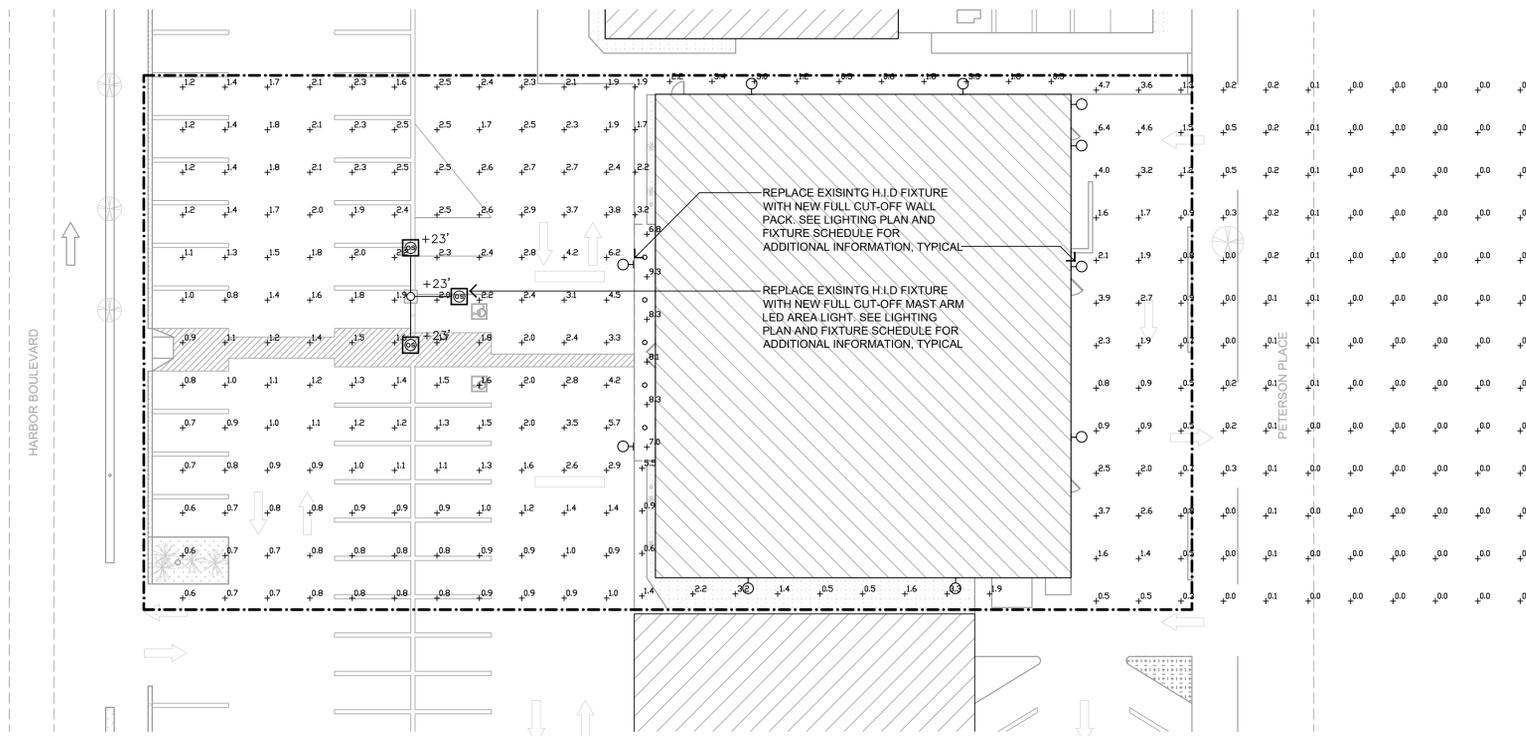
FILE NUMBER: A-3.0



**PARKING AREA  
FULL CUT-OFF  
RETROFIT HEAD**



**WALL MOUNTED  
FULL CUT-OFF  
REPLACEMENT FIXTURE**



**1 SITE PHOTOMETRIC PLAN**  
SCALE: 1" = 20'-0"

OWNER

CONSULTANTS

REVISIONS



△	_____
△	_____
△	_____
△	_____
△	_____



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DATE  
10/29/21

JOB NO.  
21069

STIIZY – COSTA MESA  
2710 HARBOR BLVD  
COSTA MESA, CA

SHEET TITLE  
SITE PHOTOMETRIC PLAN

**EP1.0**

FILE NUMBER



STIIZY



STIIZY