ATTACHMENT 7

STIIIZY Paularino
675 PAULARINO AVENUE, STE. E
COSTA MESA, CA 92626

CONDITIONAL USE PERMIT SUBMITTAL PACKAGE

ABBREVIATIONS

@	AT
A.C.	ASPHALT CONCRETE
A/C	AIR CONDITIONING
AB	ANCHOR BOLT
ABC	AGGREGATE BASE COURSE
AC	ACOUSTICAL CEILING
A.D.	ACCESS DOOR
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
AGG	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR, ANCHORAGE
ANOD	ANODIZED
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
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL,CLK	CLOCK
CLG	CEILING, CHAIN LINK GATE
CLR	CLEAR(ANCE)
CMP	CORRUGATED METAL PIPE
CMTS	COMMENTS
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS OR CONTINUE
CORR	CORRIDOR, CORRUGATED
CPT	CARPET
CSK	COUNTERSINK
CT	CERAMIC TILE
CU FT	CUBIC FEET
CW	COLD WATER
D	DEPTH
DEMO	DEMOLISH, DEMOLITION
DF	DRINKING FOUNTAIN
DG	DECOMPOSED GRANITE
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DO	DITTO
DP	DAMPPROOFING
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
DWC	DRYWALL CHANNEL
(E)	EXISTING
E	EAST
EA	EACH
EDF	ELECTRIC 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
EWC	ELECTRICAL WATER COOLER
EXC	EXCAVATE()(ION)
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F	FARENHEIT
FA	FIRE ALARM
FAB	FABRICATE
FD	FLOOR DRAIN
FDN	FOUNDATION
FE(C)	FIRE EXTINGUISHER (CABINET)
FF	FINISH FLOOR
F.G.	FINISH GRADE
FHC	FIREHOSE CABINET
FHR	FIREHOSE RACK
FIN	FINISH(ED)
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 REINF PLASTIC
FT	FOOT, FEET
FTG	FOOTING
FUR	FURRE(DING)
FUT	FUTURE
GA	GAGE (GAUGE)
GALV	GALVANIZED
GC	GENERAL CONTRACT(OR)
GD	GRADE
GL	GLAZING
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
HT	HEIGHT
HB	HOSE BIBB
HC	HOLLOW CORE
HDBD	HARDBOARD
HD	HEAVY DUTY
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HOR	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HVAC	HEATING/VENTILATING/ AIR CONDITIONING
HW	HOT WATER
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCH(ES)
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
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LOW POINT
LTWT	LIGHTWEIGHT
LVR	LOUVER
MAS	MASONRY
MAX	MAXIMUM
MATL	MATERIAL
MB	MARKER BOARD
MED	MEDIUM
MECH	MECHANICAL
ME.MTL	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MOD	MODULAR
MOV	MOVABLE
MTD	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
OH	OVERHEAD, OPPOSITE HAND
OPG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
OS	OUTSIDE
P.PNT	PAINT(ED)
PAR	PARALLEL
PART	PARTITION
PART BD	PARTICLE BOARD
PC	PIECE
PCC	PRECAST CONCRETE
PCF	POUNDS PER CUBIC FOOT
PERF	PERFORATE(D)
PERIM	PERIMETER
PERP	PERPENDICULAR
PREFAB	PREFABRICATED
PJ	PANEL JOINT
PL	PLASTER, PLATE, PROPERTY LINE
PLBG	PLUMBING
PLAM	PLASTIC LAMINATE
PLF	POUNDS PER LINEAL FOOT
PNL	PANEL
PO	POWER OPERATED
POT	PATH OF TRAVEL
PR	PAIR
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT, PAINT
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
RELO	RELOCATION
REPL	REPLACE
RES	RESILIENT
REV	REVISION(S), REVISED
RF	RIGID FIBERGLASS
RFG	ROOFING
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
REQ'D	REQUIRED
RWL	RAINWATER LEADER
S	SEALED, SOUTH
(S)	SURFACE MOUNTED
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SD	STORM DRAIN
SDG	SIDING
SF	SQUARE FEET
SHT	SHEET
SHWR	SHOWER
SIM	SIMILAR
SM	SHEET METAL
SP	SOUNDPROOF
SPECS	SPECIFICATIONS
SPKR	SPEAKER
SPL	SPECIAL
SQ	SQUARE
SS	SERVICE SINK
SST	STAINLESS STEEL
ST	STREET
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUC	STRUCTURAL
SUSP	SUSPENDED
SV	SEAMLESS VINYL
SW	SWITCH
SWR	SEWER
SYM	SYMMETRY(ICAL)
T	THICKNESS
TD	TRENCH DRAIN
TB	TACKBOARD
T.B.R.	TO BE REMOVED
TEL	TELEPHONE
TEMP	TEMPERATURE, TEMPORARY
THK	THICK(NESS)
TO	TOP OF
TOC	TOP OF CONCRETE
TOL	TOILET
TOS	TOP OF STEEL
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TYP.	TYPICAL
U	URINAL
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORY
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/	WITH
W/O	WITHOUT
W/W	WALL TO WALL
WC	WATER CLOSET
WD	WOOD
WG	WIRE GLASS
WDW	WINDOW
WH	WALL HUNG, WATER HEATER
WM	WIRE MESH
WP	WATERPROOFING
WR	WATER REPELLENT
WS	WEATHERSTRIP
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD

SYMBOLS

CONSULTANTS

CLIENT:
NAME: SHRYNE PAULARINO LLC
ADDRESS: 675 PAULARINO AVE, STE 5-7
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:
JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, STE. 107
SAN CLEMENTE, CA 92672
PHONE: 949-248-4685
CARLOS ANDRADE, PROJECT COORDINATOR

PROJECT INFORMATION

LEGAL DESCRIPTION:
APN: 418-221-08
LOT: 1
PARCEL #: A
COUNTY MAP REF#: PARCEL MAP RECORDED IN BOOK 38, PAGE 3 OF PARCEL MAPS.
ZONES: C1 – LOCAL BUSINESS

1. BUILDING PERMIT INFORMATION

BUILDING ADDRESS:	675 PAULARINO AVENUE, STE. E COSTA MESA, CA 92626
BUILDING OWNER:	675 PAULARINO EMERALD, LLC EMAIL: jball@emeraldpg.com Phone: (310)755-5262
CONSTRUCTION TYPE:	TYPE V-B
OCCUPANCY:	M/B/S
SPRINKLER BUILDING:	NON-SPRINKLERED
NUMBER OF FLOORS:	1
TOTAL FLOOR AREA:	2,992 SQ. FT.

2. 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.

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

4. 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)

5. 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	1,947 SF/ 60 SF PER OCC	= 33 OCC.
STOCK/STORAGE/SHIPPING	451 SF/300 SF PER OCC	= 2 OCC.
HALLWAYS, TOILETS, ACC. USE	394 SF/ 0 SF PER OCC	= 0 OCC.
OFFICE/EMP. BREAK AREA	200 SF/ 100 SF PER OCC	= 2 OCC.
	37 TOTAL OCCUPANTS	

SHEET INDEX

SUBMITTAL SET

A-0	COVER SHEET/PROJECT INFORMATION
C-01	ALTA SURVEY (FOR REFERENCE ONLY)
L-01	PARTIAL LANDSCAPING PLAN
A-01	OVERALL SITE PLAN
A-0.2	EXISTING FLOOR PLAN
A-1.0	PROPOSED FLOOR PLAN
A-1.1	SECURITY PLAN
A-2.0	EXTERIOR ELEVATIONS

VICINITY MAP

OWNER
SHRYNE GROUP INC.

CONSULTANTS

REVISIONS

1	11/23/2021	REVISIONS TO PRELIMINARY APPLICATION SUBMITTAL
2	03/23/2022	PLANNING REVISIONS UNDER APPLICATION 21-33

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

DATE 11/19/2021

JOB NO.

STIIIZY - PAULARINO
CONDITIONAL USE PERMIT
675 PAULARINO AVENUE, STE-E
COSTA MESA, CA 92626

SHEET TITLE COVER SHEET

A-0

FILE NUMBER

ALTA/NSPS LAND TITLE SURVEY

675 PAULARINO AVENUE
COSTA MESA, CA 92626

FLOOD NOTE:

ZONE – SHADED "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06059C0261J, EFFECTIVE ON 12/3/2009

ZONE SHADED "X" DENOTES AREAS SUBJECT TO 0.2 PCT ANNUAL CHANCE FLOOD HAZARD.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

UTILITY NOTE:

THE UTILITIES SHOWN HEREON WERE BASED ON OBSERVED EVIDENCE ONLY. THE SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE. THE SUBJECT PROPERTY APPEARS TO CONTAIN THE NECESSARY UTILITIES TO PERFORM NORMAL OPERATION.

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
STANDARD	32
HANDICAP	2
TOTAL	34

LAND AREA:

26,400 SQUARE FEET
0.606 ACRES

BASIS OF BEARINGS:

THE BEARING OF N 89°49'10" W BEING THE CENTERLINE OF PAULARINO AVENUE AS SHOWN ON PARCEL MAP FILED IN BOOK 38, PAGE 3 OF PARCEL MAPS IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND:

(TYP)	–	TYPICAL
AC	–	ASPHALTIC CONCRETE
APN	–	ASSESSORS PARCEL NUMBER
C.L.	–	CENTER LINE
CONC	–	CONCRETE
E.	–	EAST
EB	–	ELECTRIC BOX
EC	–	ELECTRIC CABINET
ET	–	ELECTRIC TRANSFORMER
FD.	–	FOUND
GM	–	GAS METER
LP	–	LIGHT POLE
LT&T	–	LEAD TACK & TAG
L.S.	–	LICENSED SURVEYOR
N.	–	NORTH
N.E'LY	–	NORTHEASTERLY
P.L.	–	PROPERTY LINE
S.	–	SOUTH
SCO	–	SEWER CLEAN OUT
S.F.	–	SQUARE FEET
SV	–	SIGN
TE	–	TRASH ENCLOSURE
W.	–	WEST
W/	–	WITH
WM	–	WATER METER
WS	–	WATER SERVICE
WV	–	WATER VALVE
( )	–	RECORD DATA PER P.M.B. 38/3

N
W E
S
0 5 10 20 30
GRAPHIC SCALE: 1"=10'

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF COSTA MESA IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A OF PARCEL MAP RECORDED IN BOOK 38, PAGE 3 OF PARCEL MAPS, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF COSTA MESA, AS SET FORTH AND DESCRIBED BY THAT CERTAIN DOCUMENT RECORDED JULY 28, 1976 IN BOOK 11829, PAGE 884 OF OFFICIAL RECORDS.

APN: 418-221-08

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: FIDELITY NATIONAL TITLE COMPANY
4400 MACARTHUR BLVD., SUITE 200
NEWPORT BEACH, CA 92660
PHONE: (949) 622-5000

ORDER NO.: 002-30055172-A-TC1
TITLE OFFICER: TRENT CORNELL
DATED: MARCH 9, 2021
AMENDED: MARCH 16, 2021
AMENDMENT NO. A

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.
2. EASEMENT(S) FOR INGRESS, EGRESS, AND PIPELINES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED JANUARY 09, 1970, IN BOOK 9186, PAGE 709 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
3. EASEMENT(S) FOR INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 23, 1972, IN BOOK 10016, PAGE 91 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
4. EASEMENT(S) FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED NOVEMBER 18, 1975, IN BOOK 11571, PAGE 1808 OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
5. EASEMENT(S) FOR TEMPORARY CONSTRUCTION AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO COSTA MESA SANITARY DISTRICT, RECORDED DECEMBER 22, 1977, IN BOOK 12503, PAGE 1405 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

ITEMS #'S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

NOTE:

- THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
- THE INFORMATION, COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT. THIS SURVEY ACCURATELY REPRESENTS THE BOUNDARIES AND AREA OF THE PREMISES DENOTED ON THE TITLE ORDER REFERENCED HEREON AND IS THE SAME PROPERTY AS DESCRIBED THEREIN.
- AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED UNLESS OTHERWISE NOTED HEREON.
- NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF THE SURVEY UNLESS OTHERWISE NOTED HEREON.
- THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT ONLY.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IN NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
- JRN CIVIL ENGINEERS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
- AS OUTLINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA "THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED."

STATEMENT OF POSSIBLE ENCROACHMENTS:

NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.

(A)– NORTH AND NORTHEASTERLY END OF CONCRETE CURBS LIE 2.1' NORTH OF THE PROPERTY LINE.

(B)– EAST FACE BLOCK WALL LIES FROM 0.1' TO 0.2' EAST OF THE PROPERTY LINE.

(C)– SOUTH EDGE OVERHEAD LIGHTS LIE FROM 1.7' TO 1.8' SOUTH OF THE PROPERTY LINE.

SURVEYOR'S CERTIFICATE:

TO: 675 PAULARINO EMERALD, LLC AND FIDELITY NATIONAL 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(b1), 7(c), 8, 9, 13, 14, 16 and 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 27, 2021

DATE OF PLAT OR MAP: MARCH 31, 2021

JEFFERY L. MAYS L.S. NO. 6379
EXP:12/31/22

REGISTERED PROFESSIONAL LAND SURVEYOR JEFFERY L. MAYS No. 6379 STATE OF CALIFORNIA

REVISIONS

JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, STE. 107
SAN CLEMENTE, CALIFORNIA 92672
PHONE (949) 248-4685
FAX (949) 248-4687
PROJECT COORDINATOR: CARLOS ALDRADE (carlos@jrncivil.com)

ALTA/NSPS LAND TITLE SURVEY
675 PAULARINO AVENUE
COSTA MESA, CA 92626
ADDRESS:
CLIENT: EMERALD PROPERTY GROUP

SCALE: 1" = 10'
DATE: 3/31/2021
DRAWN BY: CA
CHKD. BY: JRN

SHEET 1 OF 1
FILE NO. 18051

FOR REFERENCE ONLY

OWNER
SHRYNE GROUP INC.

CONSULTANTS

REVISIONS
1 11/23/2021 REVISIONS TO PRELIMINARY APPLICATION SUBMITTAL

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

DATE 03/07/2022
JOB NO.

STIIZY - PAULARINO
CONDITIONAL USE PERMIT
675 PAULARINO AVENUE, STE-E
COSTA MESA, CA 92626

SHEET TITLE
ALTA SURVEY (FOR REFERENCE ONLY)
C-01
FILE NUMBER 1

OVERALL SITE PLAN

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

SITE / PARKING DATA

ZONING

PROPOSED USE	RETAIL CANNABIS STOREFRONT	
EXISTING ZONING	C1 LOCAL BUSINESS	
APN(S)	418-221-08	

SITE AREA

SITE AREA – NET :	±0.606 AC	±26,400 SF
BUILDING AREA:	8,060 SQ. FT.	
PROPOSED TENAT SPACE:	±2,992 SQ. FT.	
NUMBER OF STORIES:	ONE	
OVERALL PARKING RATIO:	4 / 1,000	
TOTAL PARKING REQUIRED:	32 STALLS	
TOTAL PARKING PROVIDED:	34 STALLS (EXISTING)	

SITE LAYOUT DATA

STANDARD PARKING STALL	9'-0" x 18'-0"
STANDARD STALLS	32 STALLS
STANDARD ACCESSIBLE PROVIDED	1 STALL
VAN ACCESSIBLE PROVIDED	1 STALL
BIKE RACK STORAGE CREDIT	1 STALL
TOTAL	35 STALLS

PROJECT INFORMATION

Site Area

Total Lot Gross Area = 26,400 SQ.FT. (see sheet C-01)
Building Gross = 8,060 s.f. gross (30.5% of total lot area).
Remaining lot area = 18,340 s.f. (69.5%)

LANDSCAPE AREA

Total Existing Landscaping Area = 1,972 s.f. (11% of surfaced lot area excluding building area)
Total Number of Tree's = 3 Existing; 3 New (1 tree for every six parking spaces @ 34 existing spaces = 6 trees).

SITE KEYNOTES

1. EXISTING PROPERTY LINE.
2. EXISTING PLANTER / LANDSCAPED AREA.
3. EXISTING ACCESSIBLE PARKING STALLS.
4. EXISTING ACCESSIBLE PATH OF TRAVEL STRIPING.
5. EXISTING PAINTED DISABLED SYMBOL.
6. ELECTRICAL COMPANY TRANSFORMER.
7. EXISTING TRASH ENCLOSURE.
8. EXISTING POWER POLE.
9. EXISTING 7-ELEVEN TENANT SIGN.
10. EXISTING WATER METER.
11. EXISTING SITE LIGHTING.
12. EXISTING ACCESSIBLE PARKING SIGN (MOUNTED ON WALL).
13. .
14. EXISTING GAS METER & BOLLARDS TO REMAIN.
15. EXISTING WALL MOUNTED ROOF ACCESS LADDER.
16. NOT USED.
17. EXISTING CONCRETE SIDEWALK TYP.
18. EXISTING WHEEL STOPS TYP.
19. MAIN TENANT ENTRANCE TYP.
20. EXISTING ELECTRICAL METER.
21. NEW BIKE RACK LOCATION TYP., 2/A-1.0 FOR INFO.

SITE LEGEND

- EXISTING ADJACENT PROPERTY STRUCTURES TO REMAIN TYP.
- EXISTING LANDSCAPED AREA & IRRIGATION SYSTEM TO REMAIN TYP,
- FUTURE TENANT OCCUPIED SPACE
- (E)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(S) TO SITE

OWNER: SHRYNE GROUP INC.

CONSULTANTS

REVISIONS

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

DATE 03/07/2022

JOB NO.

STIIIZY - PAULARINO
CONDITIONAL USE PERMIT
675 PAULARINO AVENUE, STE-E
COSTA MESA, CA 92626

SHEET TITLE: OVERALL SITE PLAN

A-01

FILE NUMBER

EXISTING FLOOR PLAN

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

CONSTRUCTION LEGEND

	EXISTING EXTERIOR WOOD STUD WALL CONSTRUCTION TO REMAIN
	NEW GYP. BOARD PARTITION (SEE SHEET A-1.0 TYP.)
N/A	NEW 1-HR FIRE RATED GYP. BOARD PARTITION
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	EXISTING NON-BEARING WOOD FRAMED INTERIOR CONSTRUCTION TO REMAIN
	ADJACENT SUITE / TENANT (NOT A PART)
C-1 / 2H	PARTITION TYPE / SHEET NUMBER
203B	DOOR TYPE
F.E.	FIRE EXTINGUISHER (AS REQ'D. BY CITY.)

CONSTRUCTION PLAN GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS & INDICATED DIMENSIONS.

2. CONTRACTOR TO NOTIFY ARCHITECT WITH ANY DISCREPANCIES IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL LOAD BEARING CONDITIONS DISCOVERED IN FIELD TO BE COMMUNICATED TO ARCHITECT AND STRUCTURAL ENGINEER BEFORE DEMOLITION OF SUCH MEMBER OR CONDITION.

4. ALL DIMENSIONS ARE FROM CENTER OF STUD TO CENTER OF STUD UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE DIMENSIONS WITH MILLWORK CONTRACTOR.

5. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY WALL AND CEILING CONDITIONS IN FIELD.

6. IT IS THE GENERAL CONSTRACTOR'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.

7. G.C. TO CHECK FOR ANY EXISTING LEAKS FROM ABOVE AND COMMUNICATE FINDINGS TO OWNER AND ARCHITECT PRIOR TO START OF NEW CEILING INSTALLATION.

8. 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:

1. 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.

OWNER

SHRYNE GROUP INC.

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SHEET TITLE
EXISTING FLOOR PLAN

A-0.2

FILE NUMBER 1

MANUFACTURER:
'GROUND CONTROL SYSTEMS'

MODEL:
VARSITY BIKE DOCK – DV215

MATERIALS & FEATURES:
(2)–BICYCLES SECURED
"BLACK" INJECTION MOLDED URETHANE SMART GUARDS
STEEL LOCKING LOOPS
WHEEL POCKETS
PC/ABS INJECTION MOLDED CAP

FINISH:
POWDER COAT "BLACK" OVER HOT DIPPED GALVANIZED TYP.

MOUNTING:
SURFACE MOUNT WITH WAK–215 (WEDGE ANCHOR KIT, WITH NYLON SUPPORT BLOCK AND (2)–3/8" DIA. x 5" S.S. A.B.), ONE (1) SET PER BIKE RACK.

SMART GUARD:
PARK A BIKE (STANDARD)

SPACE USE RECOMMENDATIONS
FRONT OF RACK TO WALL SETBACK: MINIMUM 18" PERPENDICULAR TO CENTER BASE PLATE (MINIMUM 16" DIAGONAL 30 DEGREES)

RACKS PARALLEL TO A SIDE WALL: MINIMUM 24" FROM CENTER BASE PLATE

DISTANCE BETWEEN RACKS: MINIMUM 32" CENTER TO CENTER RECOMMENDED 38–1/2" PERPENDICULAR (44 1/2" AT DIAGONAL 30 DEGREES).

STREET SETBACKS: PARALLEL TO STREET MINIMUM: 45" FROM CURB

PERPENDICULAR TO STREET MINIMUM: 38" FROM CURB WHERE VEHICLE PARKING IS PRESENT. 18" WHERE VEHICLE PARKING IS NOT PERMITTED.

SHORT TEM BIKE PARKING

SCALE: 3/4"=1'–0" | 2

FLOOR PLAN LEGEND

- ELEVATION SYMBOL W/ SHEET NUMBER ELEVATION NUMBER
- EXIT — EXIT SYMBOL, ILLUMINATED EXIT SIGN W/ EMERGENCY BACK–UP POWER.
- ROOM NAME / # / # S.F. — ROOM NAME, ROOM NUMBER, SPACE SQUARE FOOTAGE
- MODULAR STOREFRONT (UNDER SEPARATE PERMIT)
- ACCESSIBLE PATH OF TRAVEL
- EXISTING EXTERIOR WOOD STUD WALL TO REMAIN.
- EXISTING INTERIOR WOOD STUD WALL TO REMAIN.
- NEW INTERIOR WOOD STUD WALL AND FINISHES TO MATCH EXISTING TYP.
- NEW INTERIOR WOOD STUD WALL (PLUMBING CHASE) AND NEW FINISHES TYP.
- ADJACENT SUITE / TENANT (NOT A PART)

NOTE:
SEE OVERALL SITE PLAN ON SHEET A–0.1 FOR PROPERTY LINE LOCATION AND ADDITIONAL INFORMATION TYP.

PROPOSED FLOOR PLAN

SCALE: 1/8"=1'–0" | 1

OWNER
SHRYNE GROUP INC.

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SHEET TITLE
PROPOSED FLOOR PLAN

A-1.0

FILE NUMBER

TENANT SIGN (SHOWN FOR REFERENCE ONLY, UNDER SEPARATE PERMIT – N.A.P.) NOT TO SCALE **2**

EXTERIOR ELEVATION & PARTIAL PLAN KEYNOTES

1. PROPOSED NEW TENANT SIGN LOCATION (SHOWN FOR REFERENCE ONLY, UNDER SEPARATE PERMIT, NOT A PART OF CUP).
2. BUILDINGS MAIN ENTRY.
3. CUSTOMER EMERGENCY EXIT.
4. EXISTING CLAY TILE ROOF OVERHANG TO BE DEMOLISHED.
5. EXISTING SURFACE MOUNTED LIGHT FIXTURE TO REMAIN TYP.
6. EXISTING TENANT SIGN TO BE DEMOLISHED TYP.
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. EXISTING TRASH ENCLOSURE.
13. .
14. .
15. .
16. EXISTING ROOF OVERFLOW SCUPPER TYP.
17. EXISTING ELECTRICAL SERVICE / METER & BOLLARDS TO REMAIN TYP.
18. EXISTING CEMENT PLASTER FINISH (PAINTED) TYP.
19. EXISTING MASONRY VENEER TO BE REMOVED (UNDER SEPARATE PERMIT) TYP.

PARTIAL PROPOSED NORTH EXTERIOR ELEVATION D

PARTIAL EXISTING NORTH EXTERIOR ELEVATION B

OVERALL WEST ELEVATION E

PARTIAL MAIN ENTRY PLAN C

PARTIAL EXISTING MAIN ENTRY PLAN A

S E W N

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

OWNER: SHRYNE GROUP INC.

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SHEET TITLE EXTERIOR ELEVATIONS

A-2.0

FILE NUMBER

STIIIZY
EAST WEST
HAIR

EAST WEST
HAIR
STUDZY