

PREPARED BY

MO+RE

DESIGN SOLUTIONS
14179 AMARGOSA RD. SITE C
VICTORVILLE, CA. 92392
WWW.MOREDESIGN.US

EMAIL CONTACT@MOREDESIGN.US
PH: (760) 596-7864

PROJECT DESIGNER:
RIGOBERTO AVAÑOS REYES

PROJECT ADDRESS:
2790 HARBOR BLVD.
COSTA MESA, CA 92626

PARCEL NO.: 141-361-21

PROPERTY INFO:

SIGNATURE:

GOVERNING

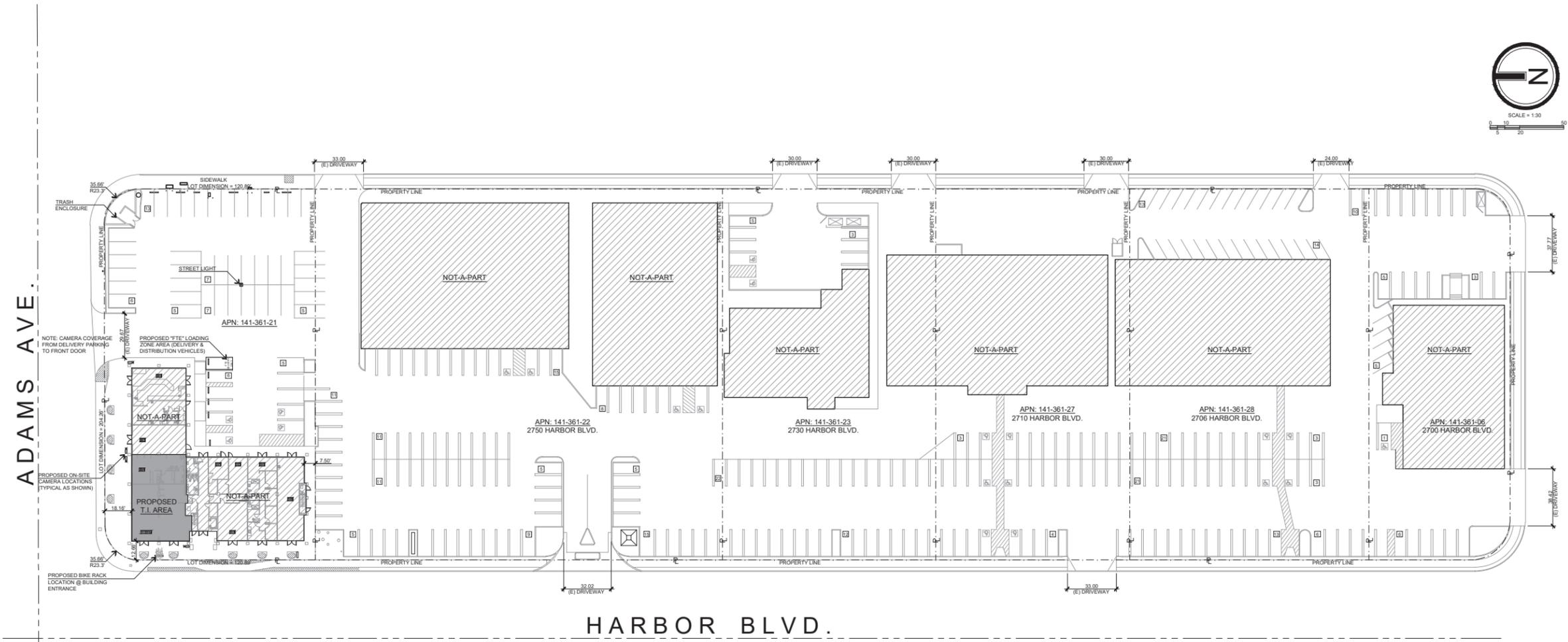
THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE WHICH ADOPTS THE 2019 CMC, 2019 CPC, 2019 CEC, 2019 CGC, 2019 CRC AND THE 2019 ENERGY STANDARDS AS WELL AS MUNICIPAL CODE ON WHICH THE PROJECTS IT'S DEVELOPED

No.	REVISION DATE

PROJECT: FROM THE EARTH - 2790 HARBOR BLVD.
CONTENT:
SITE PLAN & PROPERTY INFORMATION

THE USE OF THESE DESIGNS, DRAWINGS, SPECIFICATIONS, AND/OR STRUCTURAL CALCULATIONS IS RESTRICTED TO THE ORIGINAL PURPOSE AND SCOPE OF THE PROJECT AND THE ORIGINAL DESIGNER'S INTENT. ANY REUSE OR MODIFICATION OF THESE DESIGNS, DRAWINGS, SPECIFICATIONS, AND/OR STRUCTURAL CALCULATIONS WITHOUT THE WRITTEN PERMISSION OF MO+RE DESIGN SOLUTIONS ASSOCIATES IS PROHIBITED. ANY OTHER PUBLICATION BY ANY METHOD IS PROHIBITED EXCEPT WITH THE WRITTEN PERMISSION OF MO+RE DESIGN SOLUTIONS ASSOCIATES.

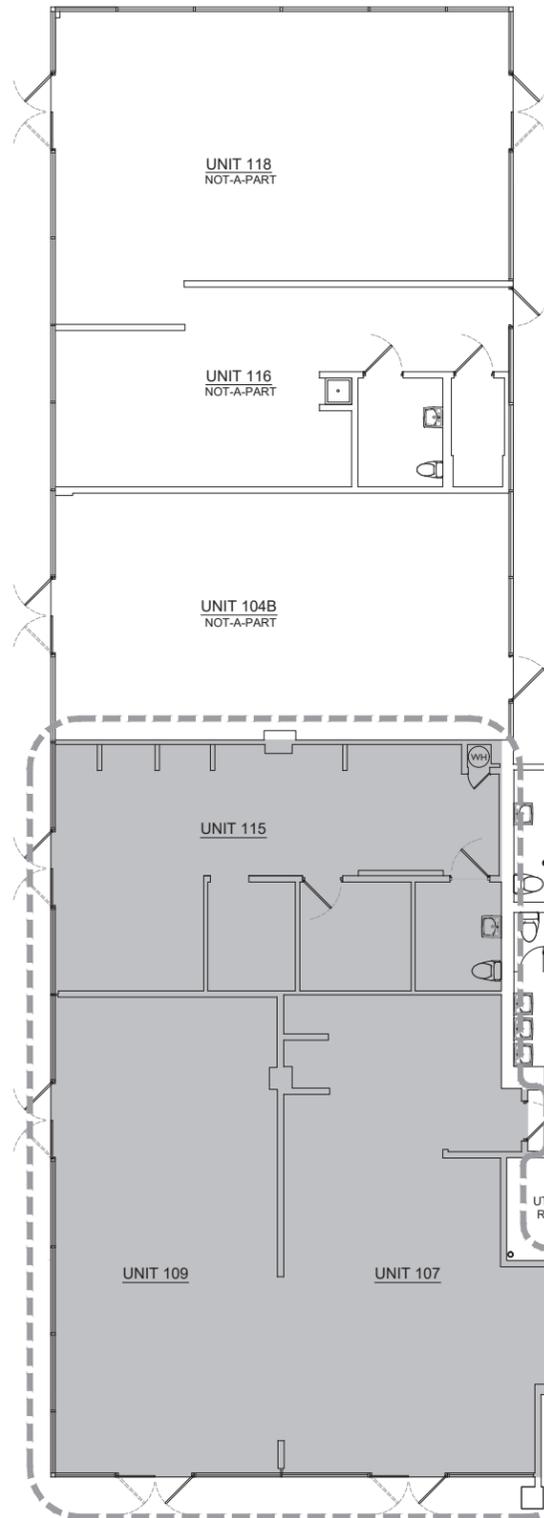
PROJECT NO: 202X-CXXX	SHEET:
DATE: 05-11-2023	A-0
DRAFTER: DANIEL RENE MONTANEZ	
PG. NO. 1 OF	
SCALE: 1:30	



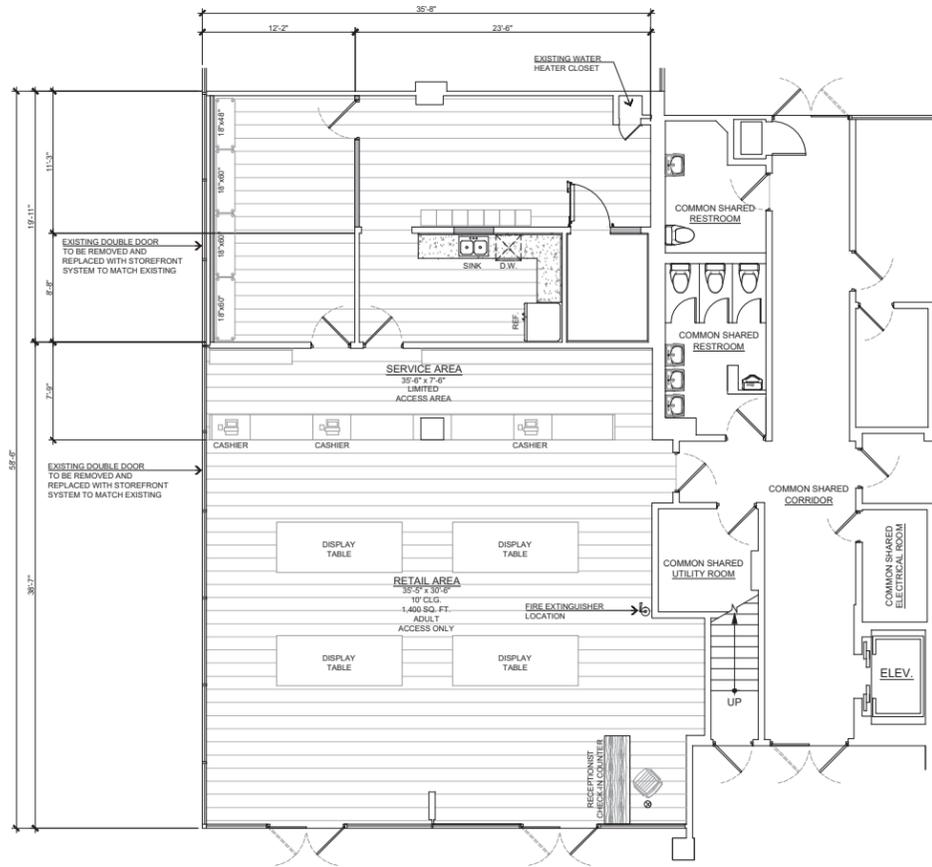
EXISTING OVERALL SITE PLAN
SCALE = 1:30

CLIENT INFORMATION:
DAN ZAHARONI
FROM THE EARTH
10250 CONSTELLATION BLVD., #2300A
LOS ANGELES, CA 90067
PH: (310) 617-6719
EMAIL: DANZ@ZAHARONI.COM

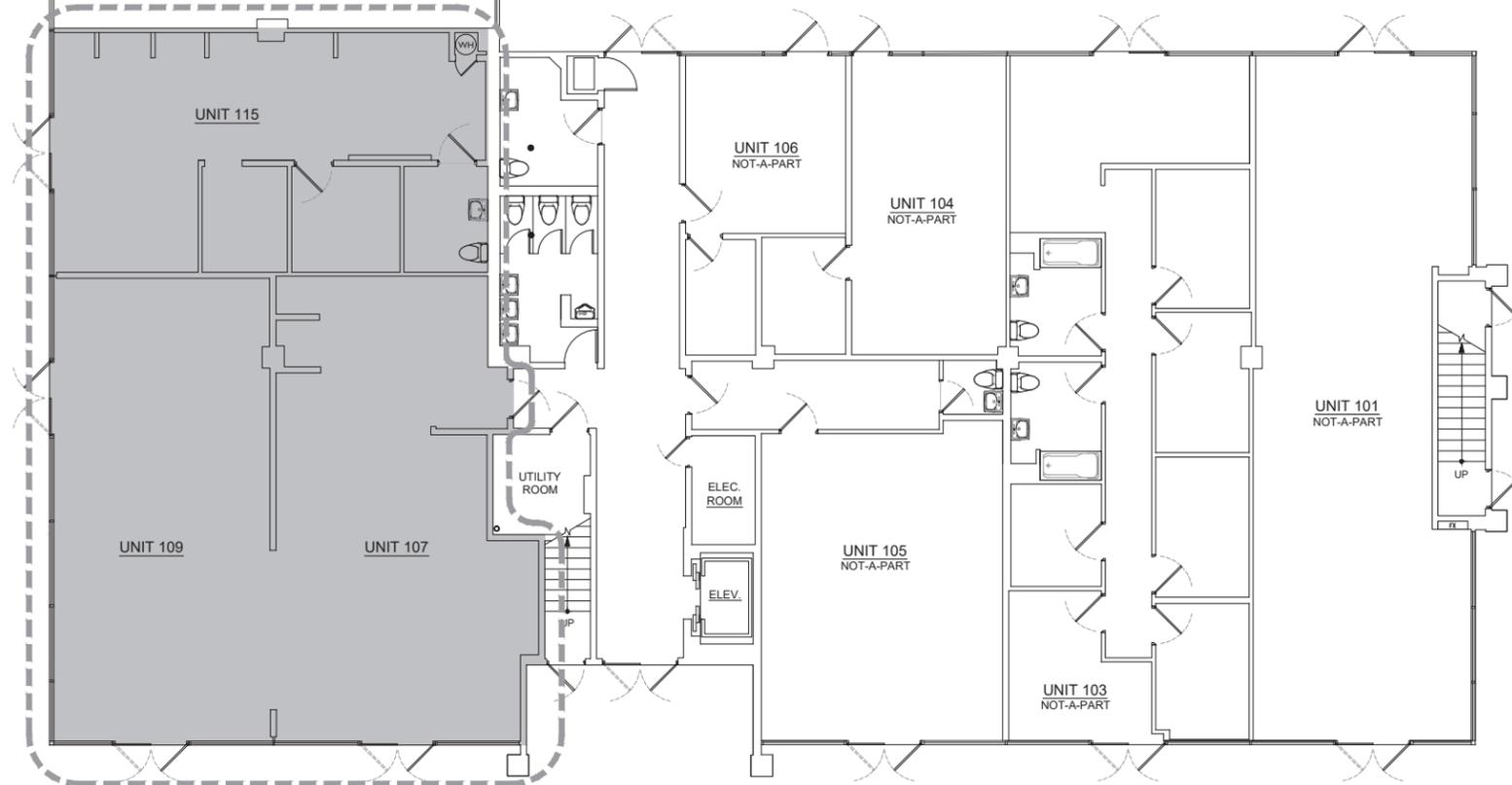
SITE INFORMATION - APN: 141-361-21
ZONING DESIGNATION = C1
FLOOR AREA RATIO = 0.63
SQ. FT. OF LANDSCAPE AREA = 1,245 SQ. FT.
SQ. FT. OF LOT = 39,204 SQ. FT.
SQ. FT. OF TOTAL BUILDING = 24,603 SQ. FT.
SQ. FT. OF UNITS #107, 109, 115 = 2,188 SQ. FT.
NUMBER OF ON-SITE PARKING STALLS = 49 STALLS
EXISTING BUILDING HEIGHT = ± 52'-0"
EXISTING LOT DIMENSIONS = 142' x 249.34'
DISTANCE BETWEEN BLDG. & HARBOR P.L. = 12.66'
DISTANCE BETWEEN BLDG. & ADAMS P.L. = 18.16'
DISTANCE BETWEEN BLDG. & INTERIOR P.L. = 7.5'



EXISTING FLOOR PLAN
SCALE: 3/16" = 1'-0"



PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"



PREPARED BY
MO+RE
DESIGN SOLUTIONS
14179 AMARGOSA RD. STE C
VICTORVILLE, CA 92392
WWW.MOREDESIGN.US
EMAIL CONTACT@MOREDESIGN.US
PH: (760) 596-7864

PROJECT DESIGNER:
RIGOBERTO AVILLOS REYES

PROJECT ADDRESS:
2790 HARBOR BLVD.
COSTA MESA, CA 92626
PARCEL NO.: 141-361-21

PROPERTY INFO:

SIGNATURE:

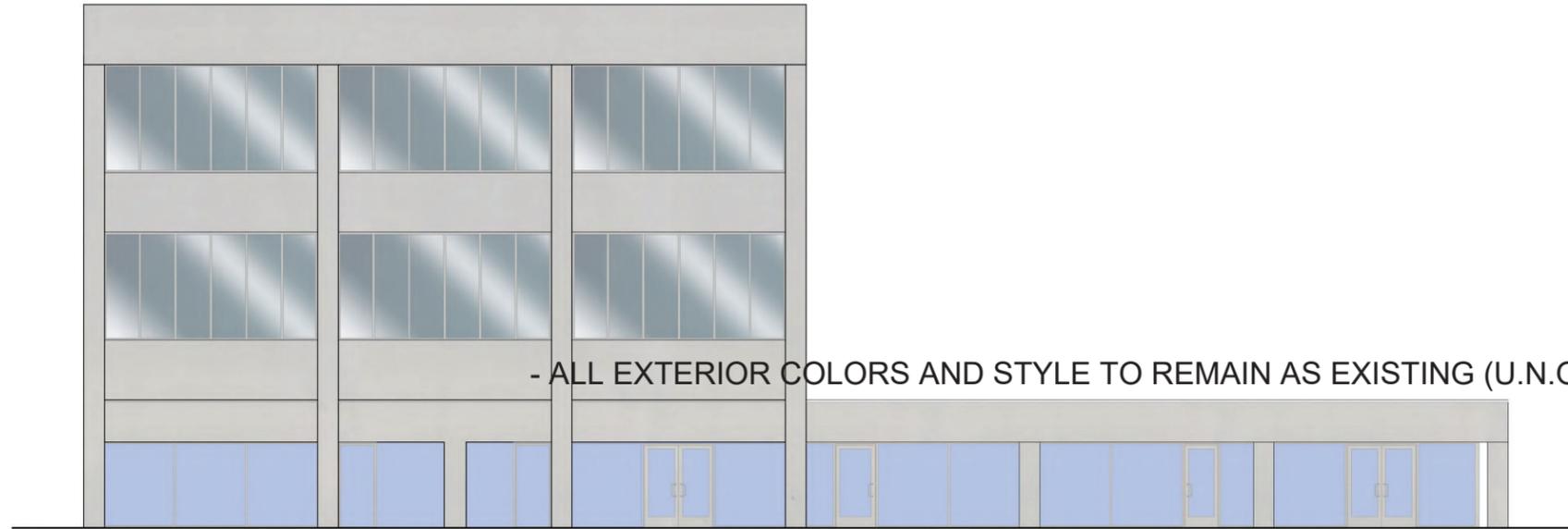
GOVERNING
THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE WHICH ADOPTS THE 2019 CMIC, 2019 CPC, 2019 CEC, 2019 CGC, 2019 CRC AND THE 2019 ENERGY STANDARDS AS WELL AS MUNICIPAL CODE ON WHICH THE PROJECTS IT'S DEVELOPED

No.	REVISION DATE

PROJECT: FTE - COSTA MESA RETAIL
CONTENT:
PROPOSED PREMISES DIAGRAM - RETAIL

THE USE OF THESE DESIGNS, DRAWINGS, SPECIFICATIONS, AND/OR STRUCTURAL CALCULATIONS IS RESTRICTED TO THE ORIGINAL PURPOSE AND INTENT OF THE PROJECT AND SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF MO+RE DESIGN SOLUTIONS ASSOCIATES. REUSE OR OTHER PUBLICATION BY ANY METHOD IS PROHIBITED EXCEPT WITH THE WRITTEN PERMISSION OF MO+RE DESIGN SOLUTIONS ASSOCIATES.

PROJECT NO: 202X-CXXX	SHEET:
DATE:	A-1
DRAFTER: DANIEL RENE MONTANEZ	
PG. NO: 2/2	
SCALE: 3/16" = 1'-0"	



RIGHT ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"



FRONT ELEVATION - WEST
SCALE: 3/16" = 1'-0"

PREPARED BY

MO+REI

DESIGN SOLUTIONS
14178 AMARGOSA RD. STE C
VICTORVILLE, CA 92382
WWW.MOREDESIGN.US
EMAIL: CONTACT@MOREDESIGN.US
PH: (760) 596-7864

PROJECT DESIGNER:
RIGOBERTO AVALOS REYES

PROJECT ADDRESS:
2780 HARBOR BLVD.
COSTA MESA, CA 92626

PARCEL NO.: 141-361-21

PROPERTY INFO:

SIGNATURE:

GOVERNING

THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE WHICH ADOPTS THE 2019 CMC, 2019 CPC, 2019 CEC, 2019 CGC, 2019 CRC AND THE 2019 ENERGY STANDARDS AS WELL AS MUNICIPAL CODE ON WHICH THE PROJECTS IT'S DEVELOPED

No.	REVISION DATE

PROJECT: FTE - COSTA MESA RETAIL

CONTENT:
COLORED ELEVATIONS

THE USE OF THESE DESIGNS, DRAWINGS, SPECIFICATIONS, AND/OR STRUCTURAL CALCULATIONS IS RESTRICTED TO THE ORIGINAL PURPOSE FOR WHICH THEY WERE PREPARED AND FURNISHED TO THE HOLDER. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. OWNERSHIP OF THIS DRAWING AND ALL RIGHTS THEREIN ARE RESERVED. NO PART OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MO+REI DESIGN SOLUTIONS ASSOCIATES.

PROJECT NO: 202X-CXXX	SHEET:
DATE: 04-12-2023	A-3
DRAFTER: DANIEL RENE MONTANEZ	
PG. NO. 4 OF	
SCALE: 1/8" = 1'-0"	





