

GOVERNING

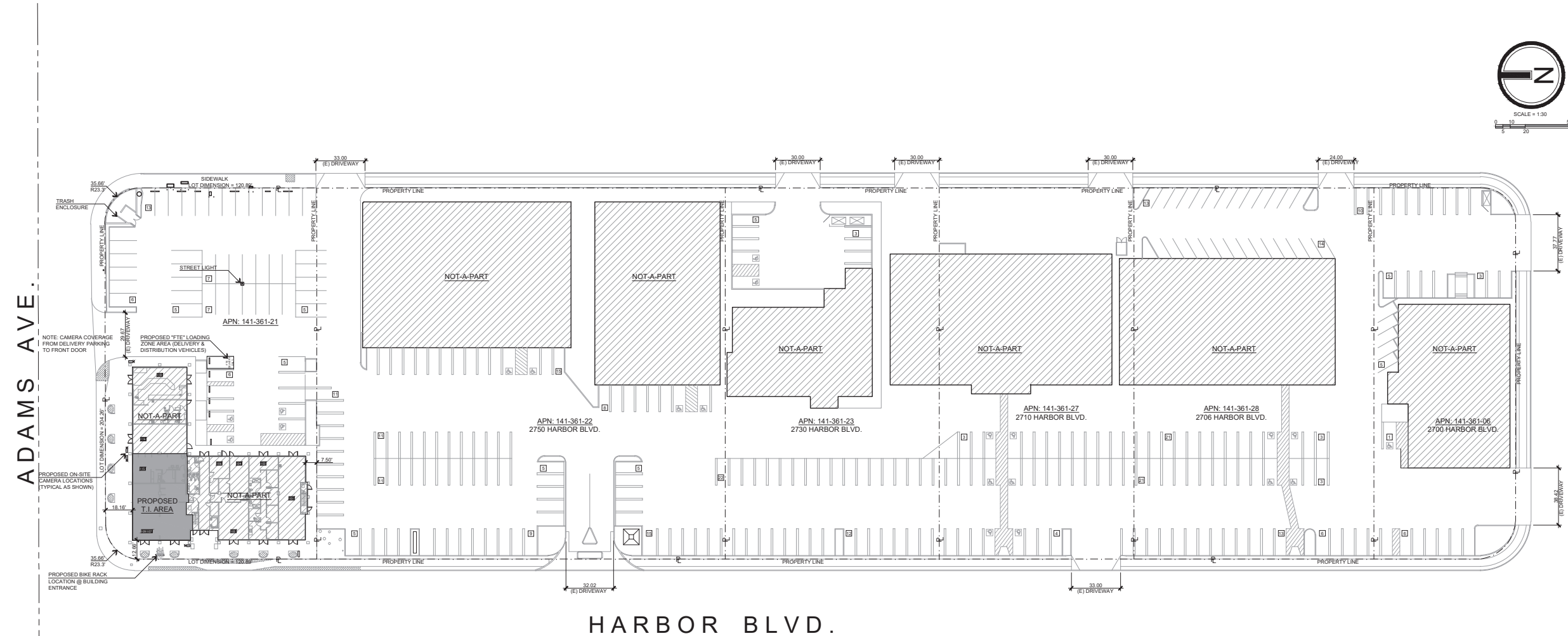
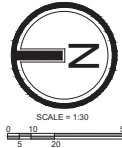
THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE WHICH ADOPTS THE 2019 CMC, 2019 CPC, 2019 CEC, 2019 CGC, 2019 CRC AND THE 2019 ENERGY STANDARDS AS WELL AS MUNICIPAL CODE ON WHICH THE PROJECTS IT'S DEVELOPED

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 FOR WHICH THEY WERE PREPARED. ANY REUSE, MODIFICATION, OR ALTERATION OF THESE DESIGNS, DRAWINGS, SPECIFICATIONS, AND/OR STRUCTURAL CALCULATIONS WITHOUT THE WRITTEN PERMISSION OF MO+RE DESIGN SOLUTIONS ASSOCIATES, INC. IS PROHIBITED. ANY REUSE, MODIFICATION, OR ALTERATION OF THESE DESIGNS, DRAWINGS, SPECIFICATIONS, AND/OR STRUCTURAL CALCULATIONS WITHOUT THE WRITTEN PERMISSION OF MO+RE DESIGN SOLUTIONS ASSOCIATES, INC. IS PROHIBITED.

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



EXISTING OVERALL SITE PLAN

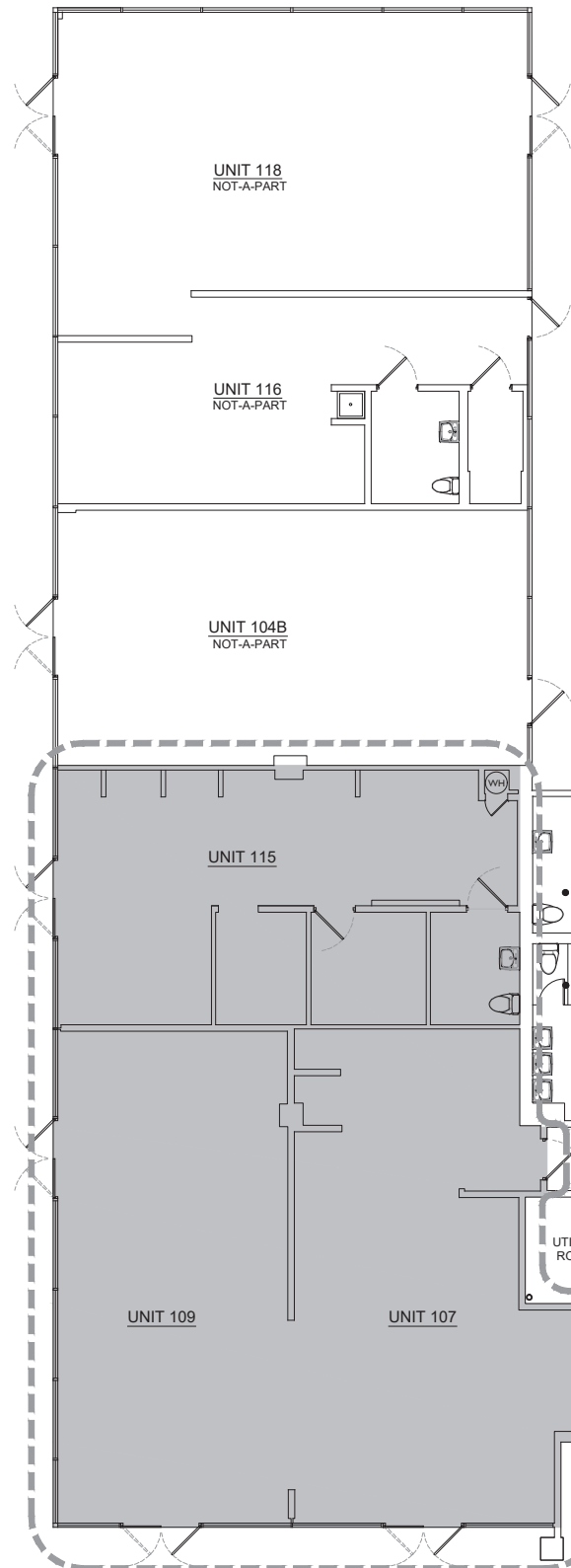
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CLIENT INFORMATION:

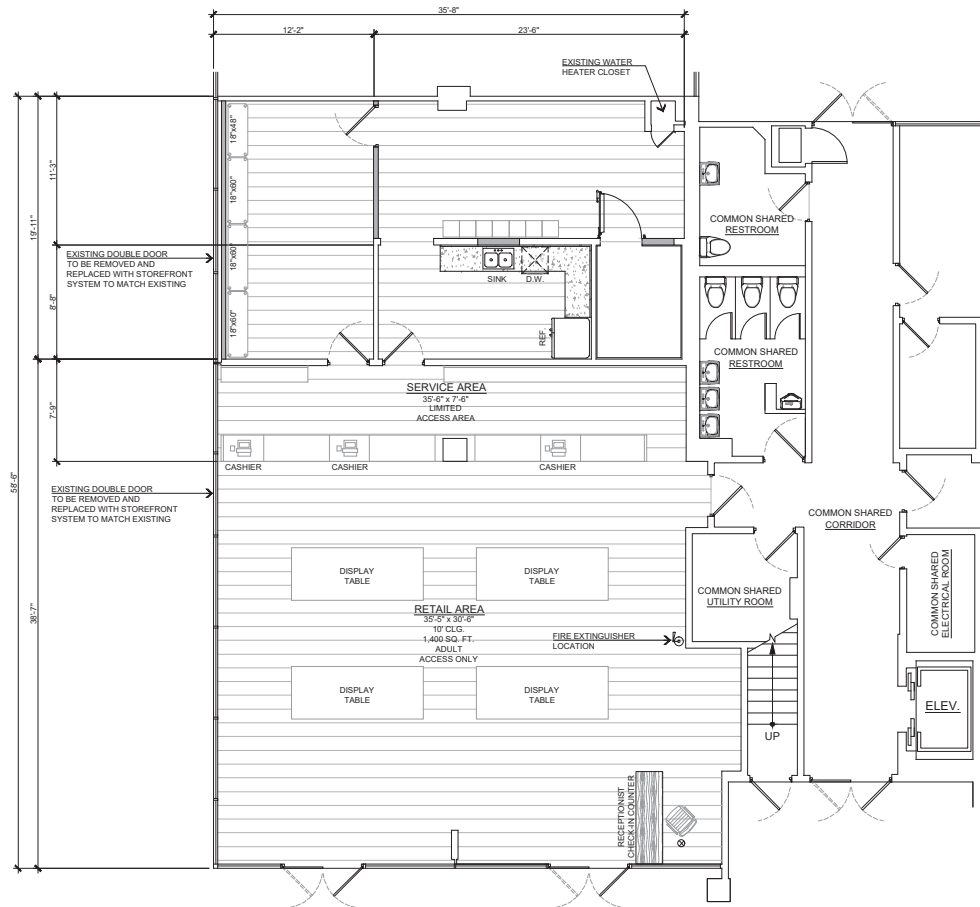
DAN ZAHARONI
FROM THE EARTH
10250 CONSTELLATION BLVD., #2300A
LOS ANGELES, CA 90067
PH: (310) 617-6718
EMAIL: DANZ@ZAHARONI.COM

SITE INFORMATION - APN: 141-361-21

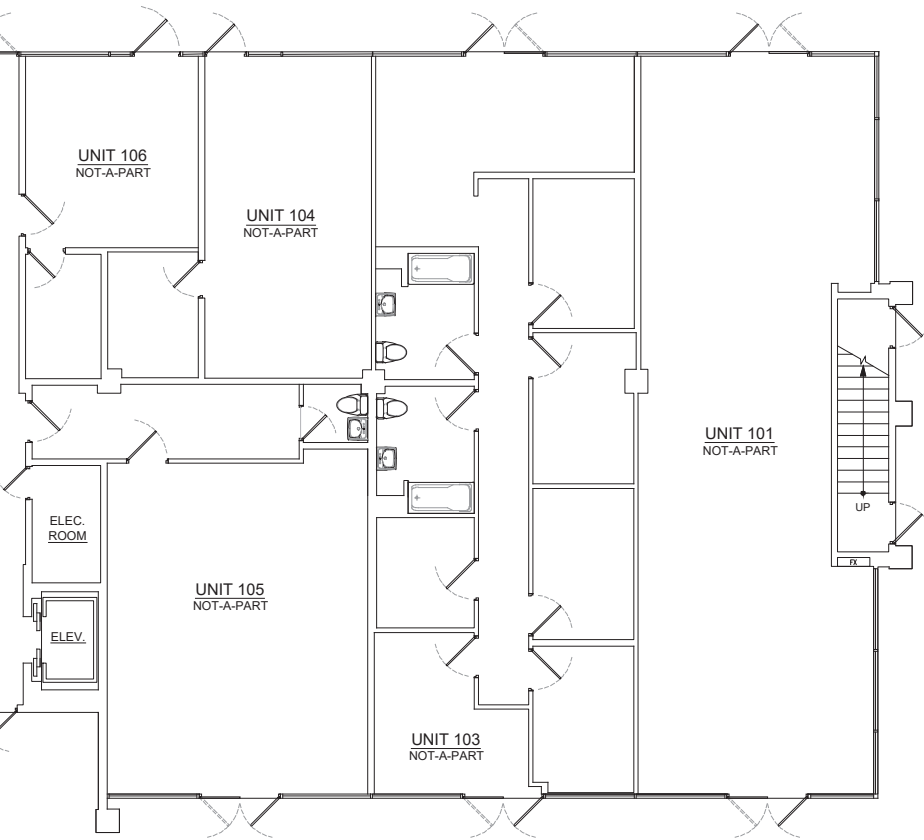
ZONING DESIGNATION = C1
FLOOR AREA RATIO = 0.63
SQ. FT. OF LANDSCAPE AREA = 1,245 SQ. FT.
SQ. FT. OF LOT = 39,204 SQ. FT.
SQ. FT. OF TOTAL BUILDING = 24,603 SQ. FT.
SQ. FT. OF UNITS #107, 109, 115 = 2,188 SQ. FT.
NUMBER OF ON-SITE PARKING STALLS = 49 STALLS
EXISTING BUILDING HEIGHT = ± 52'-0"
EXISTING 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

11170 AMARCOA RD. STE C
VICTORVILLE, CA 92382
WWW.MOREDESIGN.US

EMAIL: CONTACT@MOREDESIGN.US
PH: (760) 595-7864

PROJECT DESIGNER:
RIGOBERTO AVILAOS REYES

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

PARCEL NO.: 141-361-21

PROPERTY INFO:

SIGNATURE:

GOVERNING

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No. REVISION DATE

PROJECT: FTE - COSTA MESA RETAIL

CONTENT:

PROPOSED PREMISES DIAGRAM - RETAIL

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PROJECT NO:
202X-CXXX

DATE:

DRAFTER:
DANIEL RENE MONTANEZ

PG. NO.
2 / 2

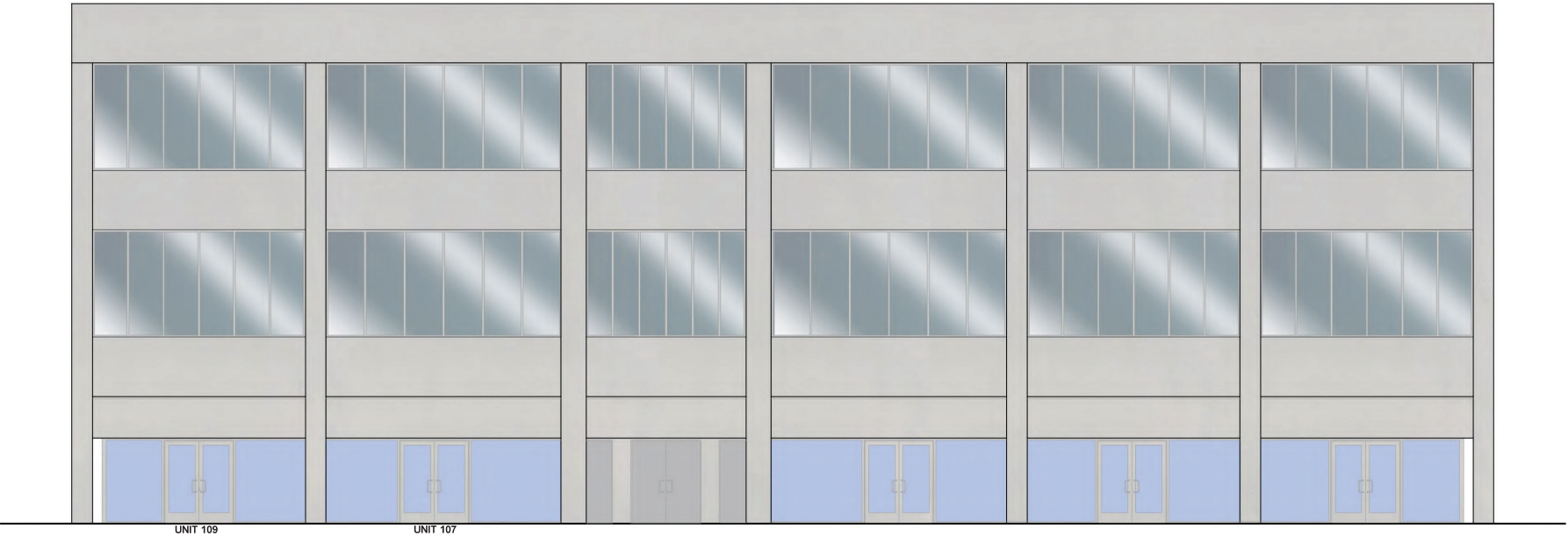
SCALE:
3/16" = 1'-0"

SHEET:
A-1

[illegible]



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



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

PREPARED BY

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PROPERTY INFO:

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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 DOCUMENT REMAINS WITH MORE DESIGN SOLUTIONS. NO PART OF THIS DOCUMENT MAY 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 MORE DESIGN SOLUTIONS ASSOCIATES.

PROJECT NO:
202X-CXXX

DATE:
04 - 12 - 2023

DRAFTER:
DANIEL RENE MONTANEZ

PG. NO.
4 OF

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

SHEET:

A-3





