

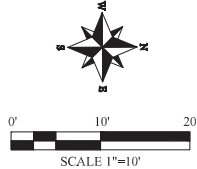


BOUNDARY NOTE: THIS IS NOT A BOUNDARY SURVEY. THE TOPOGRAPHIC FEATURES AS SHOWN ON THIS MAP MAY BE ADJUSTED TO THE PLAT UPON COMPLETION OF A BOUNDARY SURVEY.

EASEMENT NOTE: THE PLAT FOR THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT. UNPLOTTED EASEMENTS MAY EXIST ON THE SUBJECT PROPERTY.

SURVEYOR OR ENGINEER SHALL PERMANENTLY MONUMENT PROPERTY CORNERS OR OFFSETS BEFORE STARTING GRADING.

PARKING STALLS: LOTS 4 THROUGH 9  
 REGULAR: 56 STALLS  
 HANDICAP: 2 STALLS



**TOPOGRAPHICAL SURVEY**  
 ADDRESS: 1912 HARBOR BOULEVARD  
 COSTA MESA  
 CALIFORNIA

DRAWN BY: M.M.  
 CHECKED BY: M.M.  
 OWNER: KEITH SCHEINBERG  
 LEGAL DESCRIPTION:  
 LOT 4  
 TRACT NO. 809  
 M.M. 24/25  
 APN#: 419-205-13

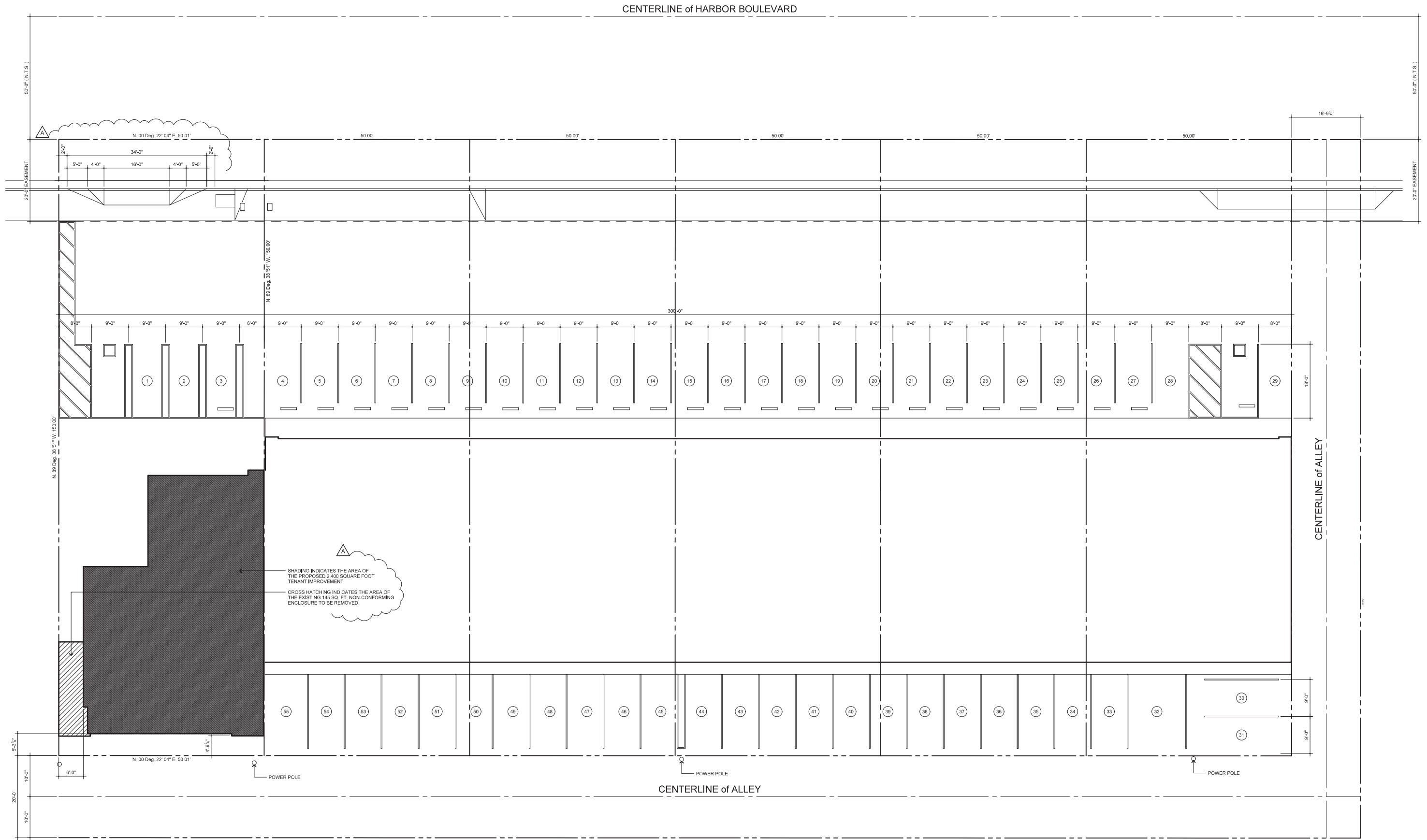
PURPOSE: REMODEL  
 BENCH MARK:  
 BENCH MARK #: 1E-100-74  
 DATUM: NAVD83  
 ELEVATION: 95.626  
 DESCRIPTION: DESCRIBED BY DCS 2001 - FOUND 3 3/4" DCS ALUMINUM BENCHMARK DISK STAMPED "1E-100-74", SET IN THE SOUTHERLY CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE EASTERLY CORNER OF THE INTERSECTION OF NEWPORT BOULEVARD AND BROADWAY, 77 FT. NORTHEASTERLY OF THE CENTERLINE OF BROADWAY AND 54 FT. SOUTHEASTERLY OF THE CENTER OF THE CENTER MEDIAN ALONG NEWPORT BOULEVARD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

**BEACH CITY SURVEYING**

MIKE MIEDEMA  
 L.S. 8421  
 EXPIRATION DATE: 12/31/2024

MIKE MIEDEMA  
 No. 8421  
 LICENSED LAND SURVEYOR  
 STATE OF CALIFORNIA

JOB #: SAME AS ADDRESS  
 DATE: 8/5/2024  
 PAGE 1 OF 1  
 SHEET: SURVEY



CENTERLINE of HARBOR BOULEVARD

CENTERLINE of ALLEY

CENTERLINE of ALLEY

SHADING INDICATES THE AREA OF THE PROPOSED 2,400 SQUARE FOOT TENANT IMPROVEMENT.

CROSS HATCHING INDICATES THE AREA OF THE EXISTING 145 SQ. FT. NON-CONFORMING ENCLOSURE TO BE REMOVED.

**R. A. JEHEBER**  
RESIDENTIAL DESIGN, INC.  
410 32nd Street, Suite 202  
Newport Beach, California 92663  
949.723.4393 (rajeheber@gmail.com)

REVISIONS

1	12/5/2024	1	12/5/2024
---	-----------	---	-----------

SHEET TITLE

**SITE PLAN**

CONDITIONAL USE PERMIT PCUP-24-0011

**GREEN MART**  
PROJECT ADDRESS:  
1912 HARBOR BOULEVARD  
COSTA MESA, CALIFORNIA

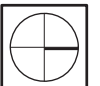
12/5/2024 4:20 PM

12/5/2024 4:20 PM

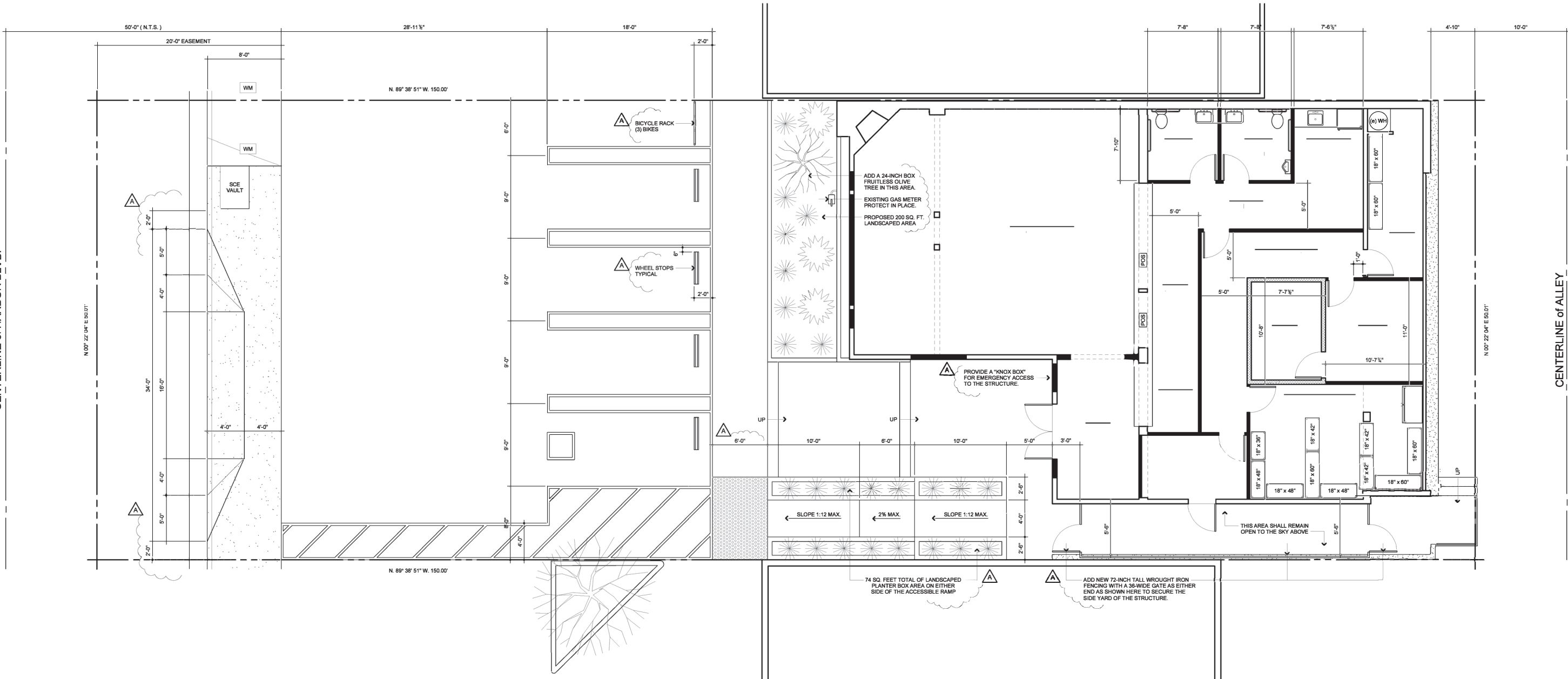
REVISIONS

1	12/5/2024	1	12/5/2024
---	-----------	---	-----------

**SP.1**



CENTERLINE of HARBOR BLVD.



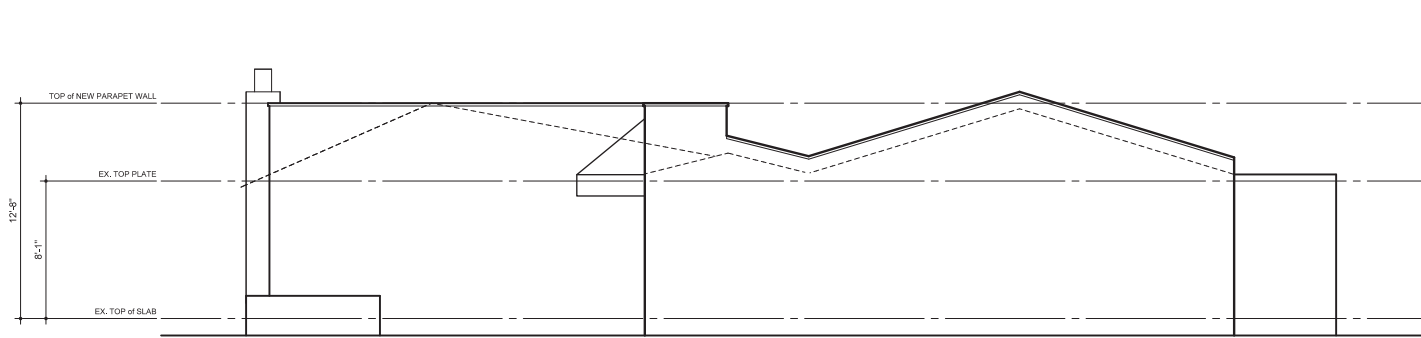
THESE DOCUMENTS ARE THE SOLE PROPERTY OF R.A. JEHEBER. NO PART OF THESE DOCUMENTS SHALL BE REPRODUCED, COPIED, EITHER WHOLLY OR PARTIALLY, WITHOUT THE WRITTEN PERMISSION OF R.A. JEHEBER. THESE DOCUMENTS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF R.A. JEHEBER. ANY SUCH USE IS AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO R.A. JEHEBER. THESE DOCUMENTS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF R.A. JEHEBER. ANY SUCH USE IS AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO R.A. JEHEBER.

SHEET TITLE  
**PROPOSED FLOOR PLAN**

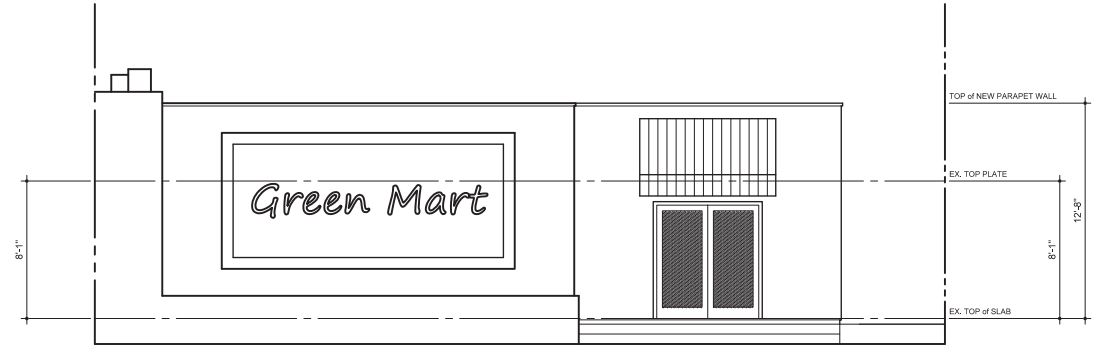
CONDITIONAL USE PERMIT PCLUP-24-0011  
**GREEN MART**  
PROJECT ADDRESS:  
1912 HARBOR BOULEVARD  
COSTA MESA, CALIFORNIA

NO.	DATE	REVISIONS
1	12/5/2024	CLIP PLAN CHECK

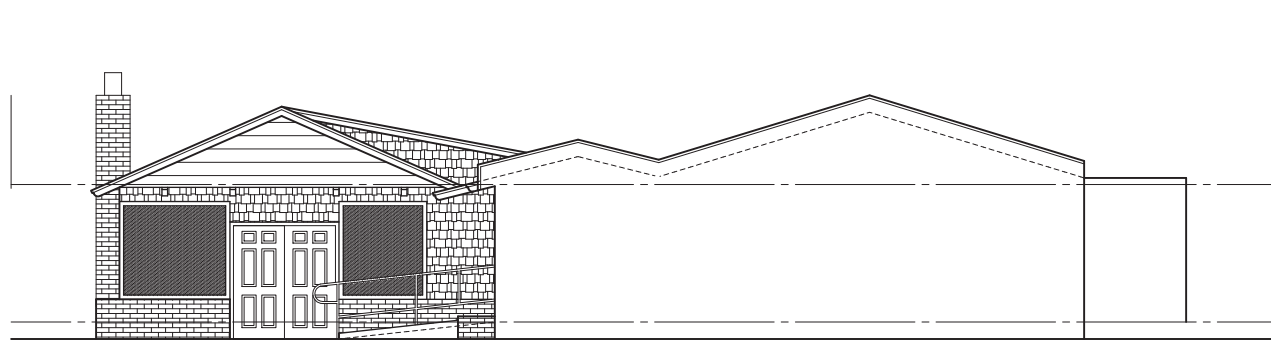
**A1.1**



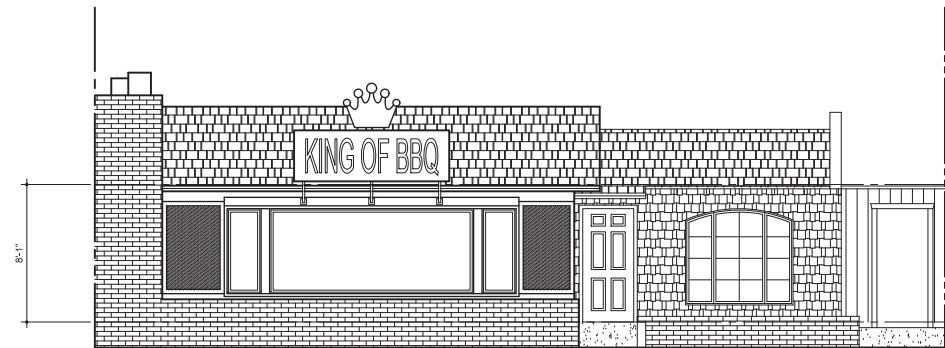
PROPOSED RIGHT SIDE Scale: 1/4" = 1'-0"



PROPOSED FRONT Scale: 1/4" = 1'-0"



EXISTING RIGHT SIDE Scale: 1/4" = 1'-0"



EXISTING FRONT Scale: 1/4" = 1'-0"

**R. A. JEHEBER**  
 RESIDENTIAL DESIGN, INC.  
 410 32nd Street, Suite 202  
 Newport Beach, California 92663  
 949.723.4393 (rajeheber@gmail.com)

THIS DOCUMENT AND THE ELEVATIONS HEREON ARE THE PROPERTY OF R. A. JEHEBER RESIDENTIAL DESIGN, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF R. A. JEHEBER RESIDENTIAL DESIGN, INC. IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE USER SHALL INDEMNIFY AND HOLD HARMLESS R. A. JEHEBER RESIDENTIAL DESIGN, INC. FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT.

SHEET TITLE  
**EXTERIOR ELEVATIONS**

CONDITIONAL USE PERMIT PCUP-24-0011  
**GREEN MART**  
 PROJECT ADDRESS:  
 1912 HARBOR BOULEVARD  
 COSTA MESA, CALIFORNIA

Print Date & Time	12/5/2024 4:20 PM
Printed By	2024-11
REVISIONS	
△ CUP PLAN CHECK	12/5/2024

**A4.0**

