



COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915  
(949) 644-3200 Fax: (949) 644-3229  
[www.newportbeachca.gov](http://www.newportbeachca.gov)

**CITY OF NEWPORT BEACH  
ZONING ADMINISTRATOR STAFF REPORT**

July 10, 2014

Agenda Item No. 3:

**SUBJECT:** The Waffle Affair MUP - (PA2014-099)  
1064 Bayside Drive  
▪ Minor Use Permit No. UP2014-022

**APPLICANT:** Irvine Company

**PLANNER:** Benjamin M. Zdeba, Assistant Planner  
(949) 644-3253, bzdeba@newportbeachca.gov

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**ZONING DISTRICT/GENERAL PLAN**

- **Zone:** CN (Commercial Neighborhood)
- **General Plan:** CN (Neighborhood Commercial)

**PROJECT SUMMARY**

A minor use permit to allow the operation of a new food service eating and drinking establishment within an existing commercial shopping center. No late hours (after 11:00 p.m.) or alcohol service is requested as part of the application.

**RECOMMENDATION**

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. ZA2014-\_\_\_ approving Minor Use Permit No. UP2014-022 (Attachment No. ZA 1).

**DISCUSSION**

- The subject tenant space is located within the Bayside Shopping Center. Adjacent uses include multi-family residential communities to the north and south, single-family residential properties to the east across Jamboree Road, and the Bayside Restaurant to the west.

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- The proposed project includes a Food Service, Eating and Drinking Establishment use which requires a minor use permit when proposed within 500 feet of a residential zoning district. In this case, the nearest residential zoning district is approximately 100 feet directly north of the project site (PC-12, Promontory Point).
- The proposed project will be located in a vacant tenant space formerly occupied by a retail bakery (Java Bakery Café) in the multi-tenant building of the shopping center. Access to the center is obtained through three separate driveways along Bayside Drive. The shopping center is developed with approximately 56,000 square feet of gross building area comprised of one large multi-tenant building and one smaller pad building. Existing uses within the shopping center include retail sales, personal services, restaurants, and a bank. The nearly 5-acre site is also developed with a 267-space parking area.
- The General Plan designates this site as Neighborhood Commercial (CN) and the Zoning Code designates the site as Commercial Neighborhood (CN). The CN designation is intended to provide for a limited range of retail and service uses developed in one or more distinct centers oriented to primarily serve the needs of and maintain compatibility with residential uses in the immediate area. The proposed project is consistent with this land use designation as it will provide an additional service within the Bayside Shopping Center to the nearby residential communities. The operation has also been conditioned to help ensure it maintains compatibility with both commercial and residential uses in the immediate area.
- The proposed project will improve the 1,316-square-foot vacant tenant space with a 330-square-foot net public area with seating for up to 20 patrons as well as a kitchen, storage area, and restroom facilities.
- The requested hours of operation are between 7:00 a.m. and 6:00 p.m., Monday through Thursday, 7:00 a.m. and 8:00 p.m., Friday and Saturday, and 8:00 a.m. and 5:00 p.m. on Sunday. Staff recommends allowing the establishment to operate between 7:00 a.m. and 10:00 p.m., daily to allow for greater flexibility.
- The Bayside Shopping Center utilizes a shopping center parking requirement consistent with Zoning Code Section 20.40.050 (Parking Requirements for Shopping Centers). Under this section, the shopping center may be parked at a rate of one parking space per every 200 square feet of gross floor area on the condition that it is less than 100,000 square feet in gross building area and has a limited amount of eating and drinking establishment uses (15% of the gross floor area). The change of use from a retail bakery (Java Bakery Café) to a food service, eating and drinking establishment use will not necessitate any additional parking space requirements as the eating and drinking establishment uses will comprise 11% of the gross floor area.
- Staff believes the project is compatible with existing and allowed uses within the shopping center and surrounding area and that findings for approval can be made.

**ENVIRONMENTAL REVIEW**

The project is categorically exempt under Section 15301, of the State CEQA (California Environmental Quality Act) Guidelines - Class 1 (Existing Facilities). This exemption includes the ongoing use of existing buildings where there is negligible or no expansion of use. The proposed project involves interior improvements to an existing tenant space formerly occupied by retail bakery to a food service, eating and drinking establishment which is a negligible expansion of use.

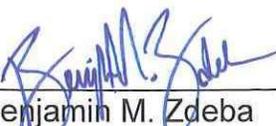
**PUBLIC NOTICE**

Notice of this application was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways), including the applicant, and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

**APPEAL PERIOD**

An appeal may be filed with the Director of Community Development within 14 days following the date of action. For additional information on filing an appeal, contact the Planning Division at (949) 644-3200.

Prepared by:

  
\_\_\_\_\_  
Benjamin M. Zdeba  
Assistant Planner

GR/bmz

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|--------------|------|---|
| Attachments: | ZA 1 | Draft Resolution                                  |
|              | ZA 2 | Vicinity Map                                      |
|              | ZA 3 | Applicant's Project Description and Justification |
|              | ZA 4 | Project Plans                                     |

# **Attachment No. ZA 1**

Draft Resolution

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**RESOLUTION NO. ZA2014-\_\_\_\_**

**A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING MINOR USE PERMIT NO. UP2014-022 FOR A FOOD SERVICE, EATING AND DRINKING ESTABLISHMENT USE LOCATED AT 1064 BAYSIDE DRIVE (PA2014-099)**

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

**SECTION 1. STATEMENT OF FACTS.**

1. An application was filed by the Irvine Company, with respect to property located at 1040 Bayside Drive, and legally described as Parcel 1 of Lot Line Adjustment No. LLA 98-06 requesting approval of a minor use permit.
2. The applicant proposes a minor use permit to allow the operation of a new food service, eating and drinking establishment use within an existing commercial shopping center. No late hours (after 11:00 p.m.) or alcohol service is requested as part of the application.
3. The subject property is located within the Commercial Neighborhood (CN) Zoning District and the General Plan Land Use Element category is Neighborhood Commercial (CN).
4. The subject property is located within the coastal zone. The Coastal Land Use Plan category is Neighborhood Commercial (CN).
5. A public hearing was held on July 10, 2014, in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

**SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.**

1. This project has been determined to be categorically exempt pursuant to Title 14 of the California Code of Regulations (Section 15315, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act) under Class 1 (Existing Facilities). The Class 1 exemption includes the ongoing use of existing buildings where there is negligible or no expansion of use.
2. The proposed project involves interior improvements to an existing retail bakery tenant space to establish a food service, eating and drinking establishment use and no expansion of gross floor area. Therefore, the project qualifies for a categorical exemption under Class 1.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 20.52.020.F (Findings and Decision) of the Newport Beach Municipal Code (NBMC), the following findings and facts in support of the Minor Use Permit are set forth:

Finding:

A. *The use is consistent with the General Plan and any applicable specific plan.*

Facts in Support of Finding:

1. The General Plan Land Use designation for this site is CN (Neighborhood Commercial). The CN designation is intended to provide for a limited range of retail and service uses developed in one or more distinct centers oriented to primarily serve the needs of and maintain compatibility with residential uses in the immediate area. The proposed project is consistent with this land use designation as it will provide an additional service within the Bayside Shopping Center to the nearby residential communities. The operation has also been conditioned to help ensure it maintains compatibility with both commercial and residential uses in the immediate area.
2. The subject property is not part of a specific plan area.

Finding:

B. *The use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code.*

Facts in Support of Finding:

1. The site is located in the Commercial Neighborhood (CN) Zoning District. This designation is intended to provide for areas appropriate for a limited range of retail and service uses developed in one or more distinct centers oriented to serve primarily the needs of and maintain compatibility with residential uses in the immediate area. The proposed food service, eating and drinking establishment use will provide a service to the neighboring residential areas.
2. Within Section 20.20.020 (Commercial Zoning Districts Land Uses and Permit Requirements) of the Zoning Code, the CN District allows food service, eating and drinking establishment uses subject to the approval of a minor use permit when proposed within 500 feet of a residential zoning district.
3. The Bayside Shopping Center utilizes a shopping center parking requirement consistent with Zoning Code Section (20.40.050 Parking Requirements for Shopping Centers). Under this section, the shopping center may be parked at a rate of one parking space per every 200 square feet of gross floor area on the condition that it is less than 100,000 square feet in gross building area and has a limited amount of eating and drinking establishment uses (15% of the gross floor area). The change of

use from a retail bakery (Java Bakery Café) to a food service, eating and drinking establishment use will not necessitate any additional parking space requirements as the eating and drinking establishment uses will comprise 11% of the gross floor area.

Finding:

*C. The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity.*

Facts in Support of Finding:

1. The food service, eating and drinking establishment use will occupy an existing 1,316-square-foot tenant space within the Bayside Shopping Center. The space will be improved with a small-scale kitchen and related storage areas, a restroom, and a dining area with seating for up to 20 patrons.
2. The project is located within the Bayside Shopping Center. Nearby uses include residential, personal services, retail sales, eating and drinking establishments, and a bank. The operational characteristics of the project are conditioned to help ensure the use is compatible with the residential and other commercial uses in the vicinity.
3. As conditioned, the allowed hours of operation are 7:00 a.m. to 10:00 p.m., daily, thereby limiting the likelihood of late night/early morning land use conflicts with nearby residences and businesses.

Finding:

*D. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities.*

Facts in Support of Finding:

1. The Bayside Shopping Center is approximately five acres and is developed with approximately 56,000 square feet comprised of one large multi-tenant building, one smaller pad building, and a parking lot area. The existing buildings and parking lot have functioned satisfactorily with the current configuration which allows vehicular access from three separate driveways along Bayside Drive.
2. Adequate public and emergency vehicle access, public services, and utilities are provided within the existing property and the proposed project will not negatively affect emergency access.

Finding:

*E. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to*

*the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.*

Facts in Support of Finding:

1. The use will serve the surrounding commercial and residential community, as well as visitors to the area.
2. The operation has been conditioned with limited hours of operation to help minimize any potential detriment to the area.

SECTION 4. DECISION.

**NOW, THEREFORE, BE IT RESOLVED:**

1. The Zoning Administrator of the City of Newport Beach hereby approves Minor Use Permit No. UP2014-022, subject to the conditions set forth in Exhibit "A", which is attached hereto and incorporated by reference.
2. This action shall become final and effective 14 days after the adoption of this Resolution unless within such time an appeal is filed with the Community Development Director in accordance with the provisions of Title 20 (Planning and Zoning), of the Newport Beach Municipal Code.

**PASSED, APPROVED AND ADOPTED THIS 10<sup>TH</sup> DAY OF JULY, 2014.**

**EXHIBIT "A"**

**CONDITIONS OF APPROVAL**

**Planning Division**

1. The development shall be in substantial conformance with the approved site plan, floor plans and building elevations stamped and dated with the date of this approval. (Except as modified by applicable conditions of approval.)
2. All proposed signs shall be in conformance with the approved Comprehensive Sign Program for the project site and provisions of Chapter 20.42 (Signs) of the Newport Beach Municipal Code.
3. Minor Use Permit No. UP2014-022 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.54.060 of the Newport Beach Municipal Code, unless an extension is otherwise granted.
4. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
5. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Use Permit.
6. This Minor Use Permit may be modified or revoked by the Zoning Administrator if it is determined that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
7. The hours of operation for the establishment shall be limited to between the hours of 7:00 a.m. and 10:00 p.m., daily.
8. A maximum number of 20 seats may be provided inside the establishment.
9. No alcohol sales or service shall be permitted unless an amendment to this Use Permit is obtained.
10. Any change in operational characteristics, expansion in area, or other modification to the approved plans, may require an amendment to this Minor Use Permit or the processing of a new use permit.
11. A copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
12. Prior to issuance of building permits, the applicant shall submit to the Planning Division an additional copy of the approved architectural plans for inclusion in the Minor Use

Permit file. The plans shall be identical to those approved by all City departments for building permit issuance. The approved copy shall include architectural sheets only and shall be reduced in size to 11 inches by 17 inches. The plans shall accurately depict the elements approved by this Minor Use Permit and shall highlight the approved elements such that they are readily discernible from other elements of the plans.

13. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the current business owner, property owner or the leasing agent.
14. Construction activities shall comply with Section 10.28.040 of the Newport Beach Municipal Code, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday and 8:00 a.m. and 6:00 p.m. on Saturday. Noise-generating construction activities are not allowed on Sundays or Holidays.
15. No outside paging system shall be utilized in conjunction with this establishment.
16. All trash shall be stored within the building or within dumpsters stored in the trash enclosure (three walls and a self-latching gate) or otherwise screened from view of neighboring properties, except when placed for pick-up by refuse collection agencies. The trash enclosure shall have a decorative solid roof for aesthetic and screening purposes.
17. The exterior of the business shall be maintained free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter debris and graffiti from the premises and on all abutting sidewalks within 20 feet of the premises.
18. The applicant shall ensure that the trash dumpsters and/or receptacles are maintained to control odors. This may include the provision of either fully self-contained dumpsters or periodic steam cleaning of the dumpsters, if deemed necessary by the Planning Division. Cleaning and maintenance of trash dumpsters shall be done in compliance with the provisions of Title 14, including all future amendments (including Water Quality related requirements).
19. Deliveries and refuse collection for the facility shall be prohibited between the hours of 10:00 p.m. and 8:00 a.m., daily, unless otherwise approved by the Director of Community Development, and may require an amendment to this Minor Use Permit.
20. Storage outside of the building in the front or at the rear of the property shall be prohibited, with the exception of the required trash container enclosure.
21. A Special Events Permit is required for any event or promotional activity outside the normal operational characteristics of the approved use, as conditioned, or that would attract large crowds, involve the sale of alcoholic beverages, include any form of on-site media broadcast, or any other activities as specified in the Newport Beach Municipal Code to require such permits.

22. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the The Waffle Affair MUP including, but not limited to, the Minor Use Permit No. UP2014-022 (PA2014-099). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

**Building Division**

23. The applicant is required to obtain all applicable permits from the City's Building Division and Fire Department. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all applicable State Disabilities Access requirements. Approval from the Orange County Health Department is required prior to the issuance of a building permit.
24. Pursuant to Section 422.2 of the California Plumbing Code, separate toilet facilities shall be provided for each sex.

**Fire Department**

25. A type I hood protected with an approved automatic fire-extinguishing system will be required for cooking of products which produce grease laden vapors.

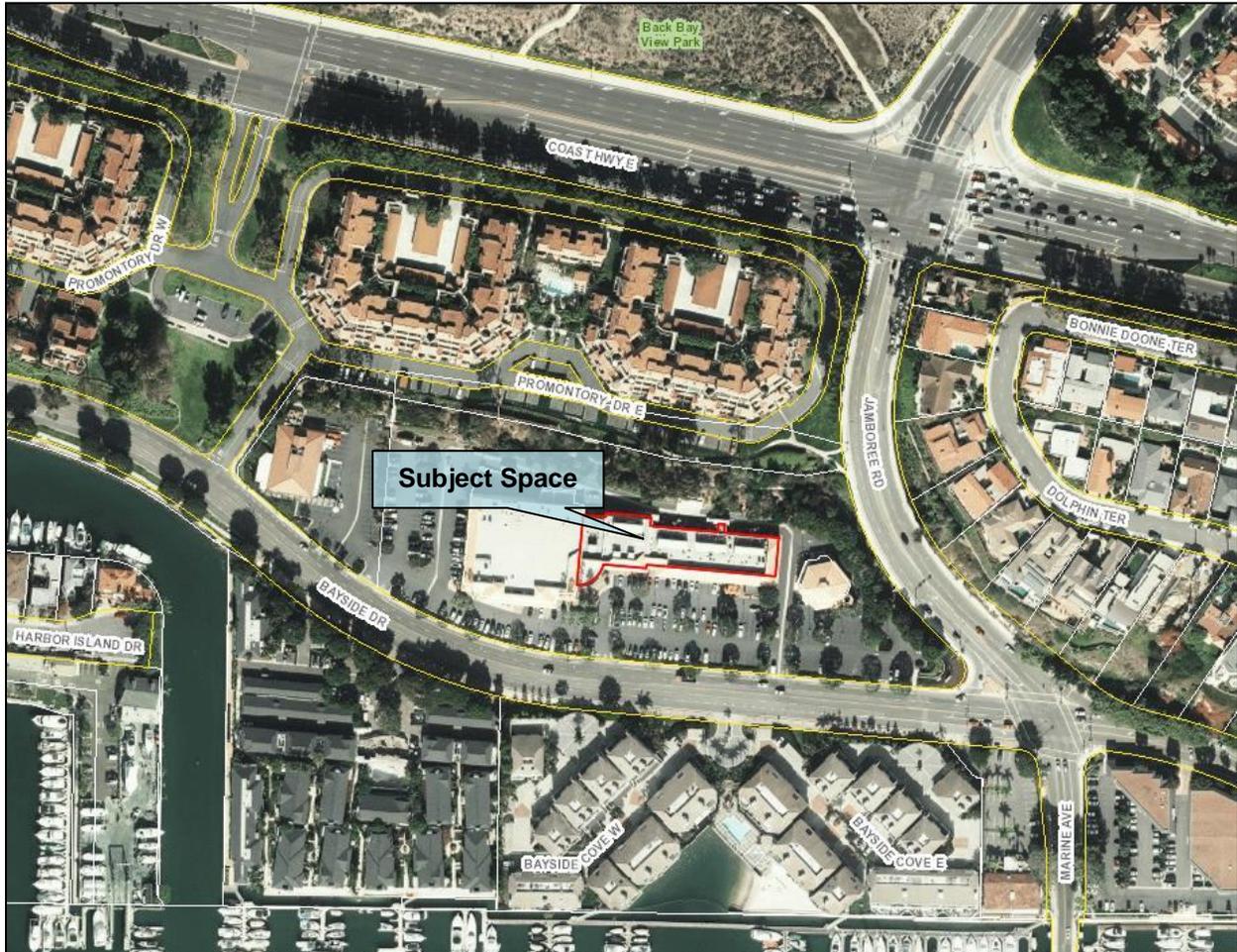
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# **Attachment No. ZA 2**

Vicinity Map

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# VICINITY MAP



Minor Use Permit No. UP2014-022  
PA2014-099

**1064 Bayside Drive**

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# **Attachment No. ZA 3**

Applicant's Project Description and  
Justification

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# CAA PLANNING

May 30 2014

Ms. Brenda Wisneski  
Deputy Community Development Director  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

Subject: Minor Use Permit Application, 1064 Bayside Drive, Bayside Shopping Center

Dear Ms. Wisneski:

On behalf of Irvine Company, CAA Planning, Inc. (CAA) submits the enclosed Minor Use Permit application to allow a food service establishment within 500 feet of a residential zoning district, doing business as Waffle Affair, to be located at 1064 Bayside Drive within the Bayside Shopping Center (Center).

## Background

The space located at 1064 Bayside Drive is one of the inline spaces within the Center with an existing floor area of 1,320 square feet. The previous tenant was Java Bakery Cafe, a retail establishment selling coffee and pre-packaged baked goods with no indoor seating. The parking requirement for the Java Bakery Cafe was 7 spaces per the Zoning Code requirements for shopping centers (Section 20.40.050) which is 1 space/200 square feet of gross floor area.

## Proposed Project

Waffle Affair proposes to prepare and offer for sale waffles and specialty coffee drinks for consumption onsite or takeout. The establishment will provide seating for 20 patrons and will have 4 employees on site. The hours of operation for the establishment are Monday-Thursday 7am-6pm, Friday-Saturday 7am-8pm, and Sun 8am-5pm. The improvements at the site will be limited to tenant improvements inside the space, with no increase in floor area.

The Center is parked using the shopping center criteria of 1 space per 250 square feet of gross floor area for the Pavilions and 1 space per 200 square feet of gross floor area for the balance of the Center provided that the amount of floor area for the food service establishments does not exceed 15%. The existing floor area for the Center is 55,941 square feet and maximum floor for food service establishments is 8,392 square feet (15% of 55,941). The only food service establishment of record at the Center is the Sapori Restaurant which has a floor area 3,311 square feet (UP3335). The Sapori Restaurant recently received Zoning Administrator approval to expand to a floor area of 4,687 square feet (UP 2013-014). The approval of the proposed Waffle



Ms. Brenda Wisneski  
May 30, 2014  
Page 2 of 2

Affair project will increase the food service establishment floor area by 1,320 square feet resulting in a total of 6,007 square feet and well within the maximum total of 8,392 square feet of allowable food service establishments for the Center. As detailed above, there is no change to the floor area and therefore, the required parking for the establishment will remain at 7 spaces.

We believe that the Zoning Administrator will be able to make the appropriate findings for approval Waffle Affair. If you have any questions or concerns, please do not hesitate to contact me at 949-581-2888.

Sincerely,

CAA PLANNING, INC.

A handwritten signature in blue ink, reading "Shawna L. Schaffner", is positioned above the typed name and title.

Shawna L. Schaffner  
Chief Executive Officer

Attachments: Minor Use Permit Application w/Application Fee  
Authorization Letter  
Findings  
Tenant Improvement Plans – 3 standard sets, 4 reduced sets, and CD-R  
Public Noticing Materials

c: Ms. Paulette Alexander, Irvine Company Retail Properties

## Findings – Minor Use Permit

In accordance with Section 20.52.020.F of the Newport Beach Municipal Code, the following findings and facts in support of the findings for a use permit are set forth:

### Finding

*A. The use is consistent with the General Plan and any applicable specific plan*

### Facts in Support of Finding

- A1. The proposed project is a food service establishment located in the Bayside Shopping Center, which is designed and operated as a neighborhood-serving shopping center.
- A2. The General Plan land use designation for the site is CN (Neighborhood Commercial), which is intended to provide for a limited range of retail and service uses developed in one or more distinct centers oriented to primarily serve the needs of and maintain compatibility with residential uses in the immediate area.
- A3. The proposed food service establishment is consistent with the General Plan Neighborhood Commercial land use designation, as it is intended to serve a limited range of food and beverage projects primarily to the residents of the adjacent neighborhoods.
- A4. The subject property is not part of a specific plan area.

### Finding

*B. The use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code.*

### Facts in Support of Finding

- B1. The site is located within the Commercial Neighborhood (CN) Zoning District. This district is intended to provide for areas appropriate for a limited range of retail and service uses developed in one or more distinct centers oriented to serve primarily the needs of and maintain compatibility with residential uses in the immediate area. The proposed food service establishment is consistent with the land uses permitted within this zoning district.
- B2. Section 20.40.050 (Parking Requirements for Shopping Centers) establishes off-street parking standards for shopping center developments and allows up to 15 percent of the total gross floor area to be food service uses. The existing shopping center is approximately 55,941 square feet with the Pavilions grocery store occupying 29,440 square feet of that area. Since the Pavilions tenant space is over 10,000 square feet in area, a retail parking requirement of one space for each two hundred and fifty (250) square feet of gross floor area is used with the remaining square footage being parked at one space for each two hundred (200) square feet of gross floor area. The addition of the proposed food service establishment will not exceed the allowable floor area for food service uses within this shopping center and sufficient parking exists for the shopping center development.

## Findings – Minor Use Permit

### Finding

*C. The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity.*

### Facts in Support of Finding

- C1. The proposed project involves interior alterations to a vacant retail tenant space within the Bayside Shopping Center to a food service establishment which is a typical use in a neighborhood shopping center and is compatible with the surrounding uses.
- C2. The proposed food service, eating and drinking establishment will provide seating for 20 customers. The operational characteristics of the use are that of a food service, eating and drinking establishment, which is a typical use in neighborhood shopping centers.
- C3. The hours of operation for the establishment are Monday-Thursday 7am-6pm, Friday-Saturday 7am-8pm, and Sun 8am-5pm. These hours will be compatible with the other uses in the shopping center and are not considered to be late by definition of the Zoning Code.
- C4. The proposed establishment will be located within a shopping center in a nonresidential zoning district. Although it is located less than 500 feet of a residential district directly to the northeast (within approximately 100 feet upslope), it is not facing the residential properties and is separated from them by a block wall, landscaped area, and parking lot. The separation provides screening and protection from view and any noise generated by the establishment. Trash and litter control around the subject property will be provided.

### Finding

*D. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g. fire and medical) access and public services and utilities.*

### Facts in Support of Finding

- D1. The existing building and parking lot within the Bayside Shopping Center function satisfactorily with the current configuration. The proposed project, which includes interior alterations to convert a vacant retail tenant space to a food service establishment, will not negatively affect emergency access. The design, size, location, and operating characteristics of the use are compatible with the existing uses within the shopping center and the surrounding area.
- D2. Adequate public and emergency vehicle access, public services, and utilities are provided within the Bayside Shopping Center and the surrounding area.

## Findings – Minor Use Permit

### Finding

*E. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the city, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working the neighborhood of the proposed use.*

### Facts in Support of Finding

- E1. The operator will take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in parking areas, sidewalks, and areas surrounding the subject property and adjacent properties during business hours, if directly related to the patrons of the establishment.
  
- E2. The proposed food service establishment will help provide an economic opportunity for the property owner to provide additional services to the residents and visitors in the surrounding area

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# **Attachment No. ZA 4**

Project Plans

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ABBREVIATIONS

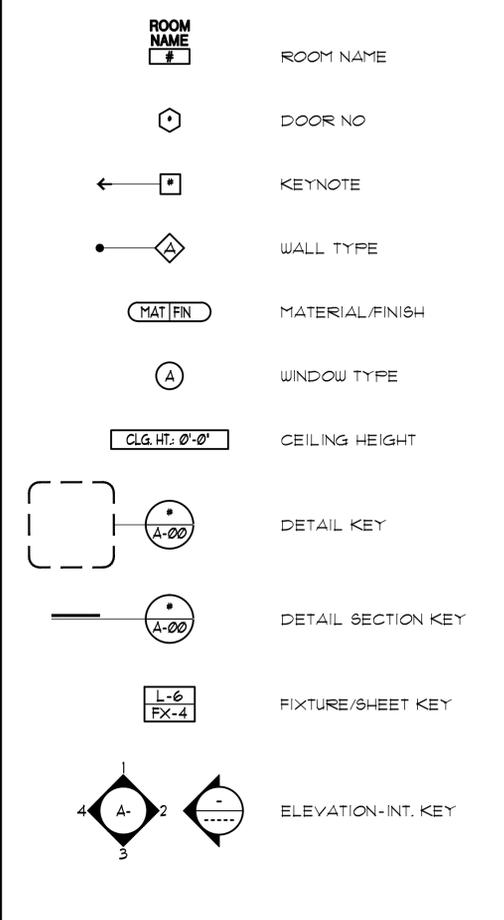
SYMBOLS

CODES & BUILDING INFORMATION

PROJECT INFORMATION

SHEET INDEX

Table of abbreviations for construction terms, including AC (Acoustic), ADD (Addendum), and others.



PROJECT CONTACT LIST

Table listing contact information for Owner/Tenant, Landlord, Building/Planning/Fire, and Architect.

HEALTH DEPARTMENT

Contact information for Orange County Environmental Health & Food Safety.

IRVINE COMPANY PROPRIETARY SUB-CONTRACTORS

Information regarding roofing consultants and warranty roof contractors.

Information regarding structural consultants and lock smiths.

Table detailing building codes and information, including building code, plumbing code, electrical code, and fire code.

OCCUPANT LOAD TABULATION

Table showing occupant load calculations for different areas like Loose Seating Area, Kitchen, and Restroom.

GENERAL NOTES

- List of general notes regarding document ownership, contractor responsibilities, and compliance with codes.

Project description and deferred submittal information, including project address and notes on submittal requirements.

IRVINE COMPANY REQUIREMENTS

- List of specific requirements for the project, such as barricade removal, insulation, and equipment installation.

Introduction section detailing the cover sheet, project data, and general notes.

Specifications section listing various specifications for the project.

Architectural section listing architectural drawings and details.

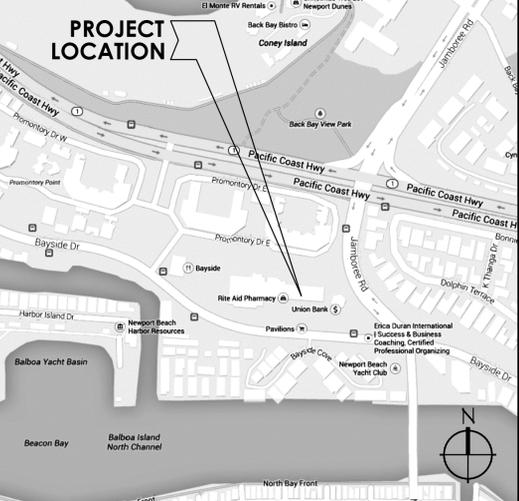
Plumbing section listing plumbing schedules, notes, and specifications.

Electrical section listing electrical schedules, notes, and specifications.

Mechanical section listing mechanical schedules, notes, and specifications.

Kitchen section listing kitchen equipment and details.

VICINITY PLAN



Right margin containing the Steven Langford Architects logo, contact information, project title 'BAYSIDE CENTER', and sheet title 'T-2'.





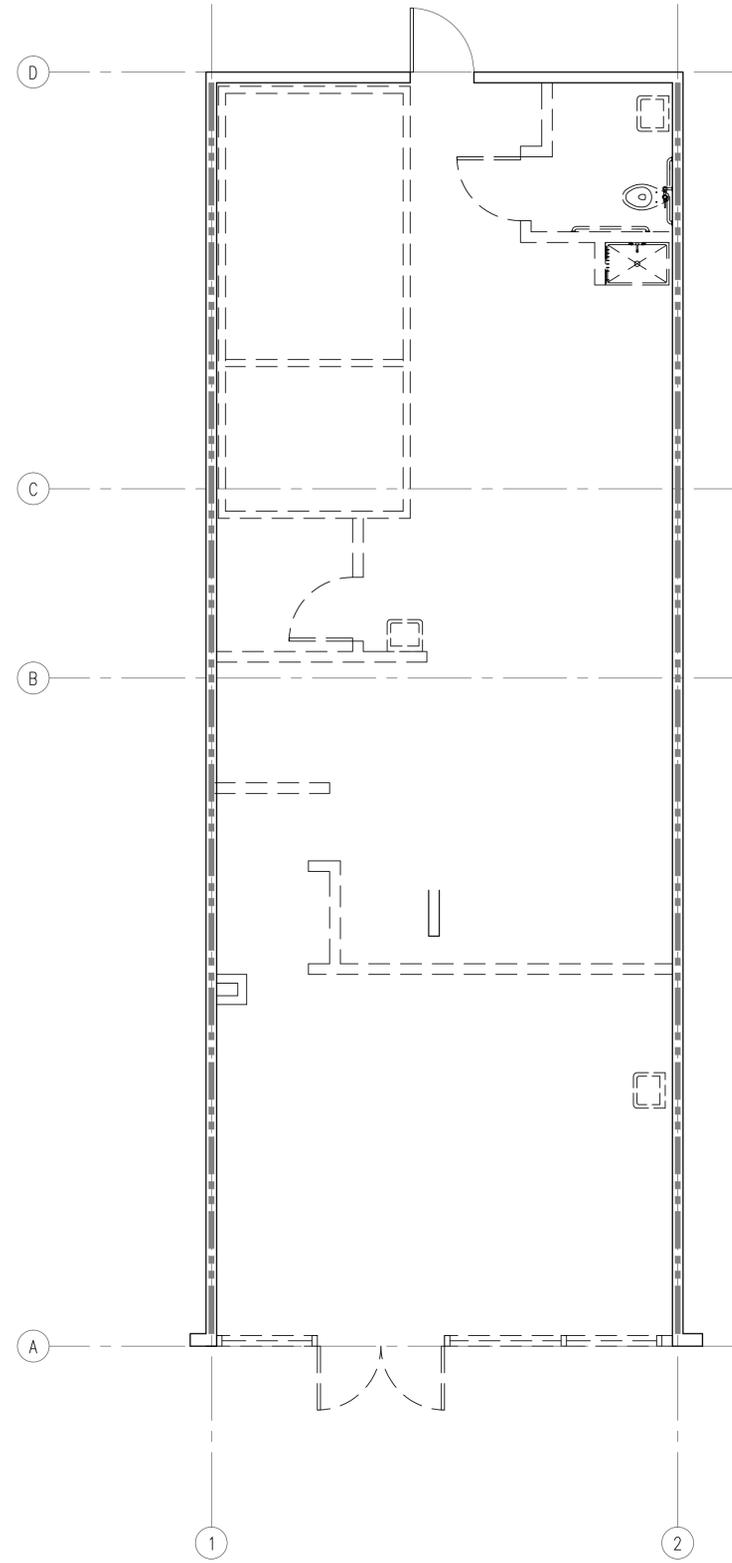












**DEMO PLAN**  
SCALE: 1/4" = 1"



**GENERAL NOTES**

1. G.C. RESPONSIBLE FOR SITE INVESTIGATION PRIOR TO DEMOLITION TO REVEAL FULL SCOPE OF WORK.
2. PROTECT WALLS, FLOORS AND OTHER EXISTING FINISHES THAT ARE TO REMAIN AND ARE EXPOSED DURING SELECTIVE DEMOLITION. ANY EXISTING FINISHED SURFACES TO REMAIN THAT ARE AFFECTED BY SELECTIVE DEMOLITION SHALL BE PATCHED AND REPAIRED TO MATCH EXISTING ADJACENT SURFACES (UNO) & UNLESS CONCEALED BY NEW CONSTRUCTION.
3. DEMOLISH FLOOR FINISHES AS NECESSARY. REPAIR OR REPLACE SUB-FLOOR AS REQUIRED TO PROVIDE AN EVEN WALKING SURFACE / FINISH FLOOR CONDITION.
4. DEMOLISH EXISTING GYPSUM WALL BOARD, CEILING TILE, GRID AND / OR OTHER CEILING FINISH AS NECESSARY TO PROVIDE FOR NEW CEILING READY CONDITION.
5. DEMOLISH EXISTING WALL FINISHES AS NECESSARY.
6. REMOVE EXISTING LIGHT FIXTURES, AUXILIARY EQUIPMENT/FIXTURES AND POWER LINES AS NECESSARY.
7. REMOVE EXISTING PLUMBING FIXTURES AS NECESSARY. CAP LINES AS NECESSARY FOR THOSE NOT BEING RE-USED.
8. REMOVE EXTRANEOUS EQUIPMENT AS INDICATED.
9. G.C. TO NOTIFY ARCHITECT OF SIZE OF EXISTING RESTROOM, LOCATION AND CONDITION OF FIXTURES PRIOR TO DEMOLITION OR CONSTRUCTION. PLUMBING FIXTURES TO BE RE-USED ARE TO BE REMOVED AND PROPERLY STORED FOR RE-INSTALLATION.
10. DEMOLISH ALL EXISTING CHAIR RAIL AND WAINSCOT WALL COVERING THROUGHOUT ENTIRE RETAIL AREA.
11. DEMOLISH ALL EXISTING CASEWORK ITEMS.
12. DEMOLISH ALL INTERIOR FURNITURE.
13. DEMOLITION TO MEAN REMOVAL AND OFFSITE LEGAL DISPOSAL OF DEMOLISHED MATERIALS. REMAINING SURFACES TO BE RESTORED TO ACCEPTABLE CONDITION IN ACCORDANCE WITH REQUIREMENTS OF NEW CONSTRUCTION.
14. SURVEY THE CONDITION OF THE BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE ON ANY PORTION OF THE STRUCTURE DURING SELECTIVE DEMOLITION.
15. PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS RESULTING FROM SELECTIVE DEMOLITION ACTIVITIES.
16. CONDUCT DEMOLITION OPERATION AND REMOVE DEBRIS TO ENSURE MINIMAL INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER OCCUPIED AND USED FACILITIES.
17. EXISTING UTILITIES TO REMAIN IN SERVICE AND SHALL BE PROTECTED AGAINST ANY DAMAGE DURING SELECTIVE DEMOLITIONS.
18. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES OR AREAS.
19. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIAL TO ACCUMULATE ON SITE. TRANSPORT DEMOLISHED MATERIALS OFF OWNERS PROPERTY AND LEGALLY DISPOSE OF THEM.
20. G.C. TO VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO DEMOLITION.
21. REMOVE ALL ABANDONED CONDUIT AND WIRING BACK TO EXISTING PANELS.
22. CONTRACTOR SHALL PROVIDE SHORING PRIOR TO WALL DEMOLITION AND / OR WHERE REQUIRED.

**SYMBOL LEGEND**

- EXISTING WALL TO REMAIN.
- EXISTING 1 HOUR RATED DEMISING WALL. - G.C. TO MAINTAIN AND PROTECT FIRE SEPARATION.
- EXISTING TO BE REMOVED



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18022 COWAN, SUITE 285  
IRVINE, CA 92614  
PH: 949.833.9066  
FAX: 949.833.9159  
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**PROJECT**  
**BAYSIDE CENTER**  
1064 BAYSIDE DRIVE  
NEWPORT BEACH, CA 92660



**ISSUE DATES**

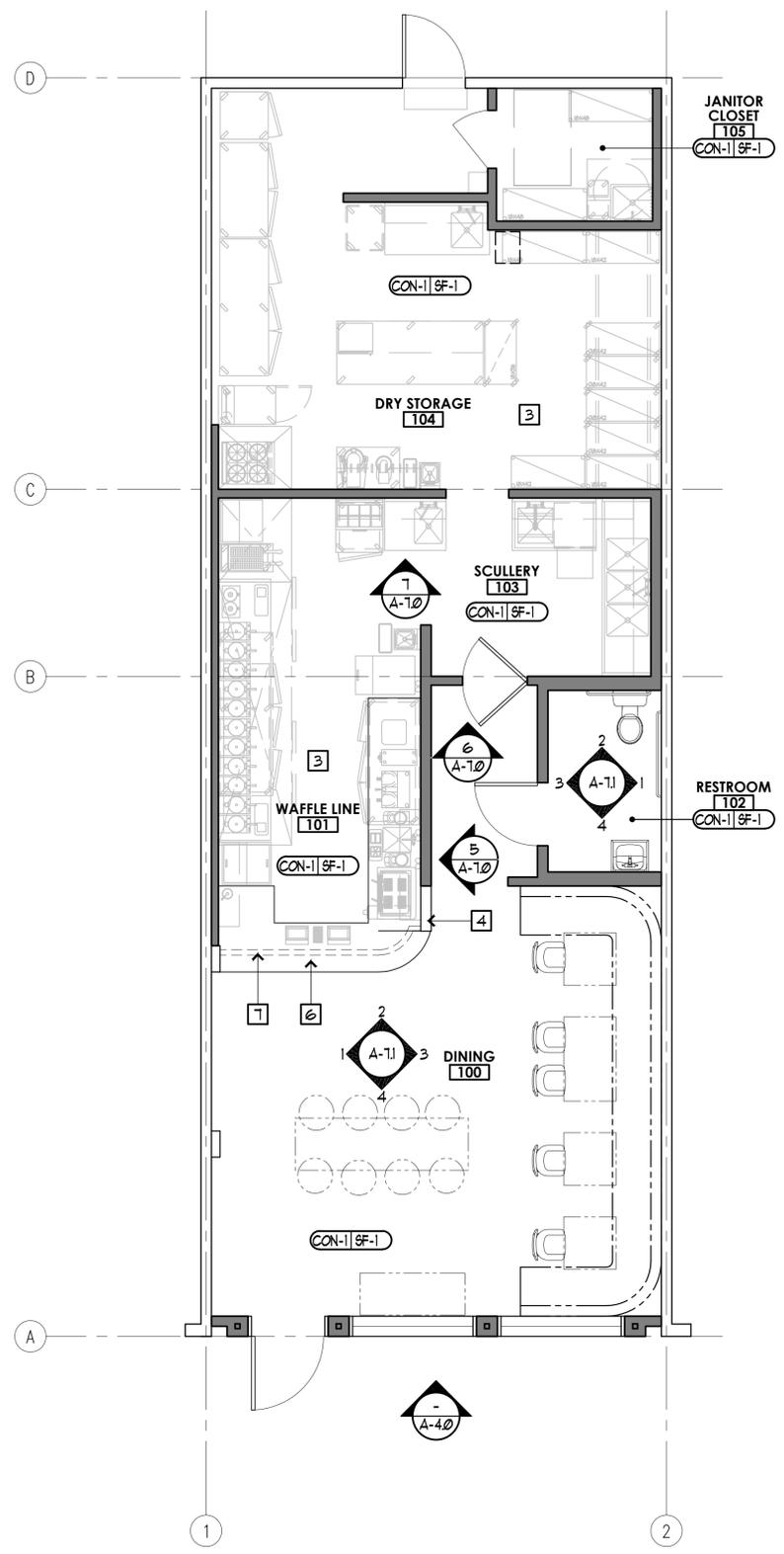
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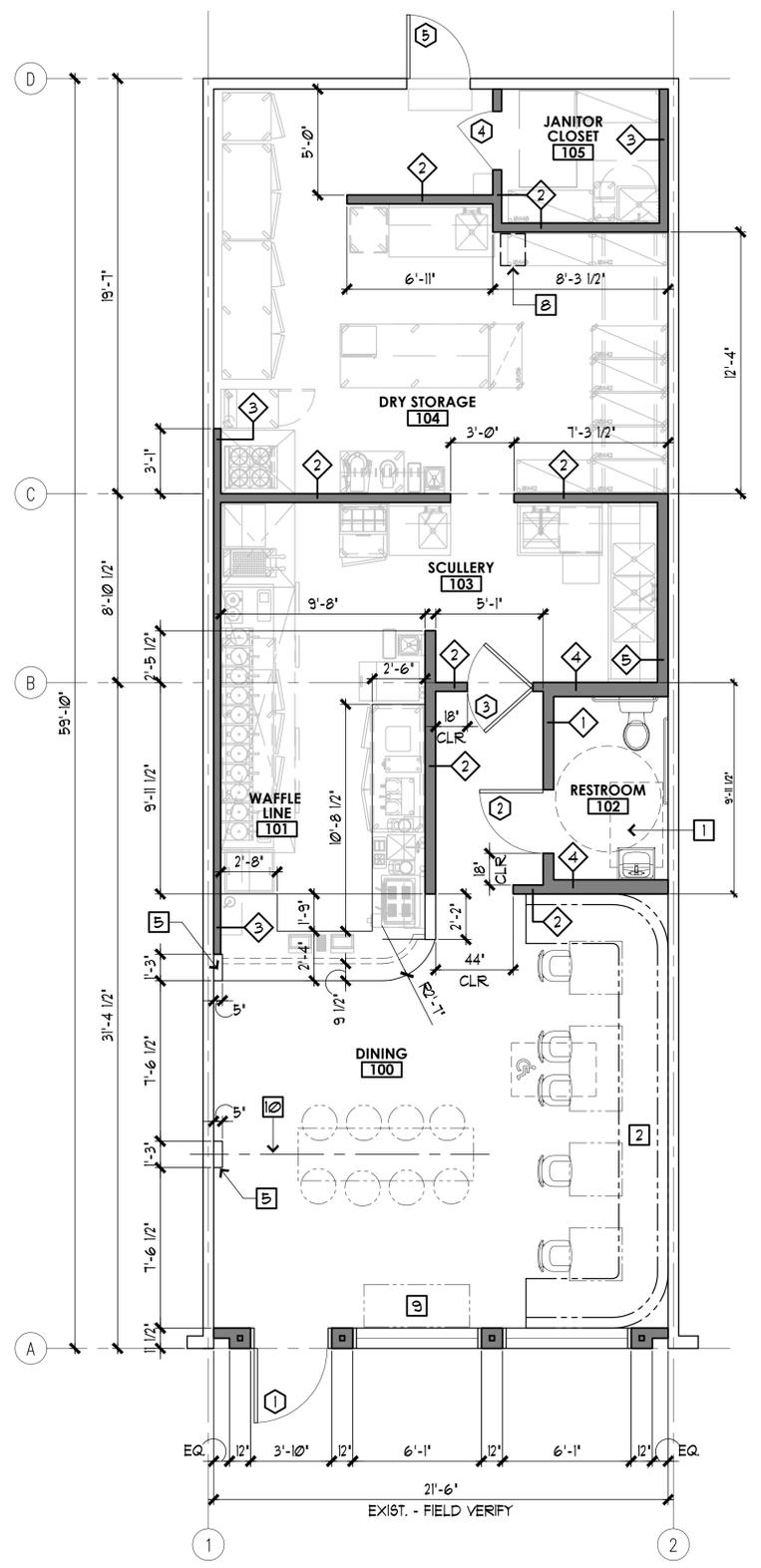
PROJECT No. **13-025**  
DATE

**SHEET TITLE**  
**DEMO PLAN**

**D-1**



**FINISH FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
PROJECT NORTH



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
PROJECT NORTH

**GENERAL NOTES**

1. ALL ITEMS ARE NEW UNLESS NOTED AS EXISTING.
2. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WHICH WILL REMAIN AND NOTIFY ARCHITECT WITH ANY DISCREPANCIES THEREOF.
3. SEE SHEETS A-2.0, A-4.0, A-7.0 & A-7.1 FOR ROOM FINISHES.
3. SEE SHEETS A-6.0 FOR MATERIAL FINISH SCHEDULE & MATERIAL INDEX.
4. REFER TO SHEET F-1 FOR CUSTOM FIXTURE INFORMATION.
5. ALL FIRE EXTINGUISHER LOCATIONS PER FIRE DEPARTMENT.
6. G.C. SHALL CROSS REFERENCE DIMENSIONS SHOWN ON THIS PLAN AGAINST FOOD SERVICE EQUIPMENT PLANS.
7. PROVIDE WALL BACKING AND BRACING AT WALL MOUNTED PLUMBING FIXTURES, EQUIPMENT & CUSTOM FIXTURES. REFER TO PLUMBING PLANS, 'K' SHEETS & 'F' SHEETS.
8. ALL DOORS INSTALLED OVER TILE NEED TO BE 3/4" HIGHER.
9. RESTROOM FLOOR TILE & COVE BASE THROUGHOUT SHALL BE SMOOTH FINISH. ALL COVE BASE TILE SHALL HAVE MIN. 3/8" RADIUS & EXTEND AT LEAST 4" UP THE WALL.
10. ALL WALLS AND CEILINGS AT FOOD OR UTENSIL AREAS SHALL BE SMOOTH, WASHABLE, AND LIGHT-COLORED (MINIMUM 10% LIGHT REFLECTANCE VALUE).

**KEY NOTES**

- 1 REFER TO SHEET T-4 FOR RESTROOM ACCESSIBILITY REQUIREMENTS.
- 2 CUSTOM BOOTH SEATING, REFER TO SHEET F-1.
- 3 REFER TO FOOD SERVICE DRAWINGS SHEET K-6 FOR KITCHEN ELEVATIONS.
- 4 LOW WALL W/ 20GA 3-5/8" MTL. STUD FRAME. REFER TO INTERIOR ELEVATIONS.
- 5 PILASTER WITH WOOD FINISH. REFER TO INTERIOR ELEVATIONS. SEE DETAIL 19/A-8.0
- 6 POS COUNTER WITH STONE TOP. REFER TO INTERIOR ELEVATIONS.
- 7 POS COUNTER LOW WALL BELOW. REFER TO INTERIOR ELEVATIONS.
- 8 FLOOR SAFE (BF62200) WWW.SAFEANDVAULT.COM. VERIFY LOCATION WITH OWNER.
- 9 CUSTOM COFFEE CONDIMENT CART, REFER TO SHEET F-1.
- 10 CENTER COMMUNITY TABLE WITH ADJACENT PILASTER.

**SYMBOL LEGEND**

- 1 KEYNOTE
- 6 DOOR NO - SEE DOOR SCHEDULE SHEET A-6.0
- A WALL TYPE - SEE WALL LEGEND
- 30"x48" WHEELCHAIR SPACE

**WALL LEGEND**

- NOTE: REFER TO SHEET A-6.0 & INTERIOR ELEVATIONS FOR WALL FINISH INFORMATION.
- 1 **FULL HEIGHT INTERIOR WALL**  
20 GA. 3 5/8" MTL. STUDS @ 16" O.C. WITH 5/8" GUB ON BOTH SIDES TO UNDERSIDE OF ROOF DECK ABOVE. USE WR. GUB ON KITCHEN SIDE & 5/8" BACKER BD. WHERE TILE OCCURS. SEE DETAIL 2/A-8.0
  - 2 **PARTIAL HEIGHT INTERIOR WALL**  
20 GA. 3 5/8" MTL. STUDS @ 16" O.C. WITH 5/8" GUB ON BOTH SIDES TO MIN. 6" ABOVE CEILING. PROVIDE 45 DEGREE MTL. STUD BRACING @ 48" O.C. ABOVE CLG. LINE TO STRUCTURE ABOVE. SEE DETAIL 9/A-8.0
  - 3 **PARTIAL HEIGHT INTERIOR WALL**  
20 GA. 3 5/8" MTL. STUDS @ 16" O.C. W/ 5/8" GUB ON ONE SIDE TO MIN. 6" ABOVE CLG. USE WR. GUB ON KITCHEN SIDE AND 5/8" BACKER BOARD WHERE TILE OCCURS.
  - 4 **FULL HEIGHT INTERIOR WALL**  
20 GA. 6" MTL. STUDS @ 16" O.C. WITH 5/8" GUB ON BOTH SIDES TO UNDERSIDE OF ROOF DECK ABOVE. USE WR. GUB ON KITCHEN SIDE & 5/8" BACKER BD. WHERE TILE OCCURS. SEE DETAIL 2/A-8.0
  - 5 **PARTIAL HEIGHT INTERIOR WALL**  
20 GA. 6" MTL. STUDS @ 16" O.C. WITH 5/8" GUB ON ONE SIDE TO MIN. 6" ABOVE CLG. USE WR. GUB ON KITCHEN SIDE AND 5/8" BACKER BOARD WHERE TILE OCCURS.



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18022 COWAN, SUITE 285  
IRVINE, CA 92614  
PH: 949.833.9066  
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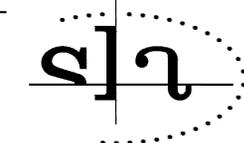
**SHEET TITLE**  
FLOOR PLAN & FINISH FLOOR PLAN

**A-1.0**









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▲	4/01/14	PLAN CHECK CORRECTIONS

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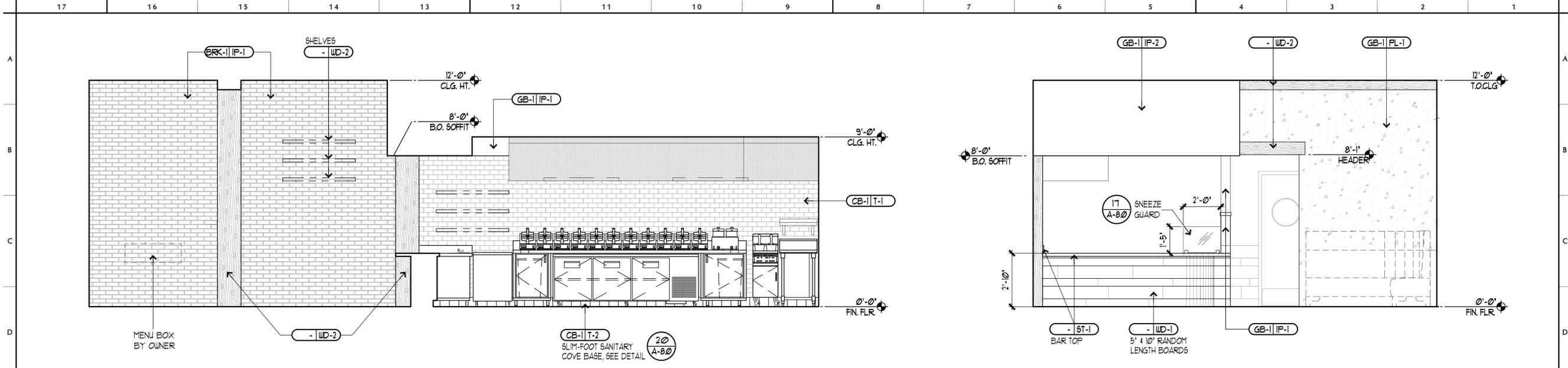
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SHEET TITLE

INTERIOR ELEVATIONS

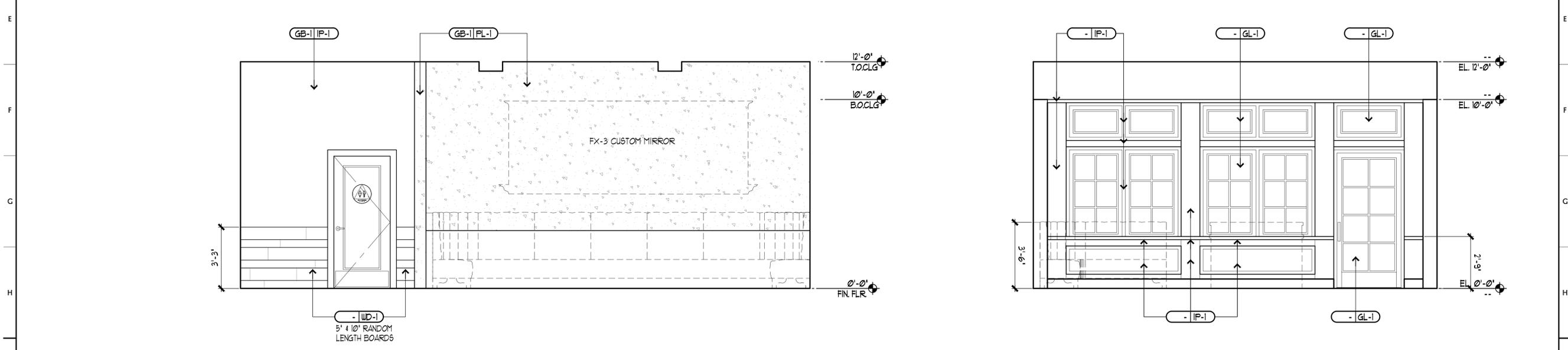
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SHEET OF 43



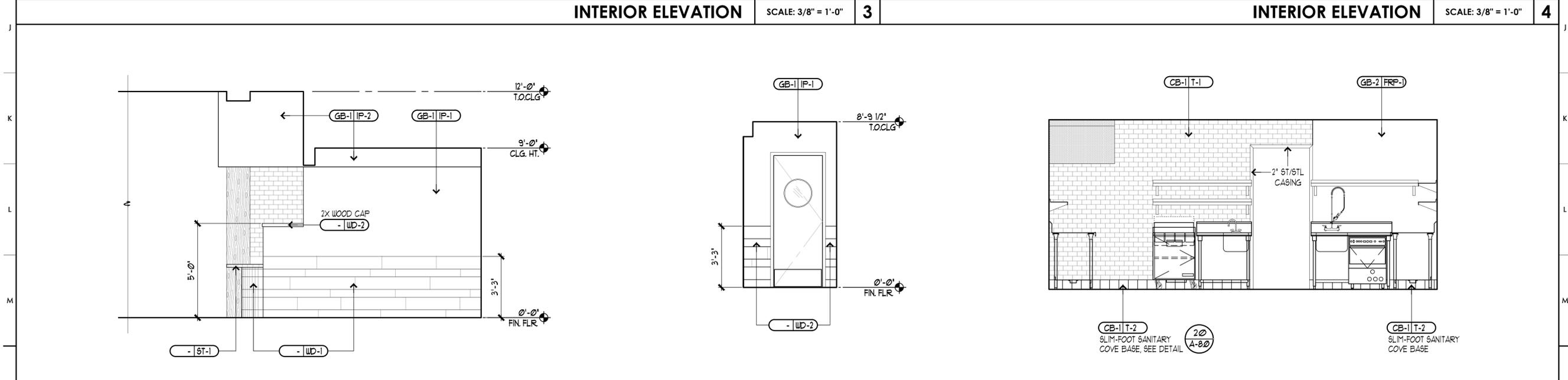
INTERIOR ELEVATION SCALE: 3/8" = 1'-0" 1

INTERIOR ELEVATION SCALE: 3/8" = 1'-0" 2



INTERIOR ELEVATION SCALE: 3/8" = 1'-0" 3

INTERIOR ELEVATION SCALE: 3/8" = 1'-0" 4

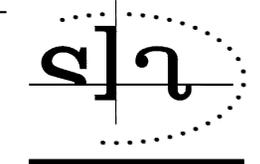


INTERIOR ELEVATION SCALE: 3/8" = 1'-0" 5

INTERIOR ELEVATION SCALE: 3/8" = 1'-0" 6

INTERIOR ELEVATION SCALE: 3/8" = 1'-0" 7





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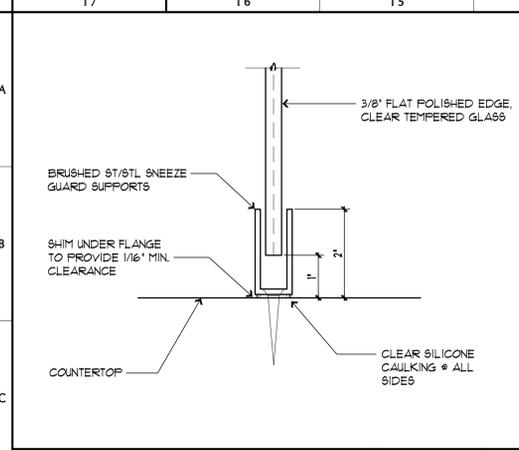
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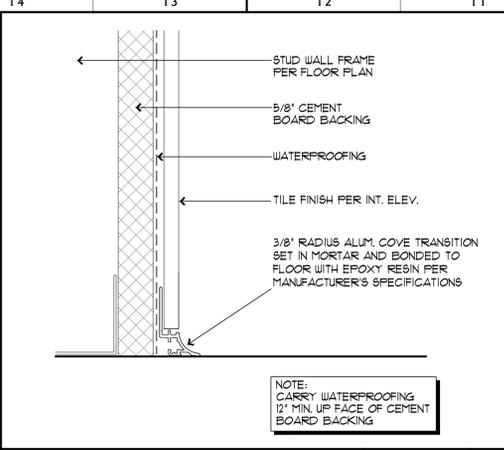
**INTERIOR DETAILS**

**A-8.0**

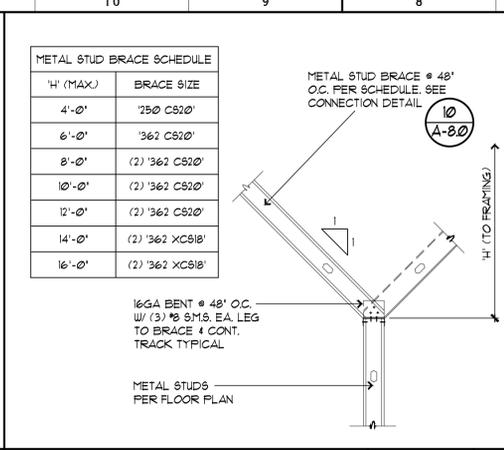
SHEET OF 45



**SNEEZE GUARD DETAIL** SCALE: 3" = 1'-0" **17**

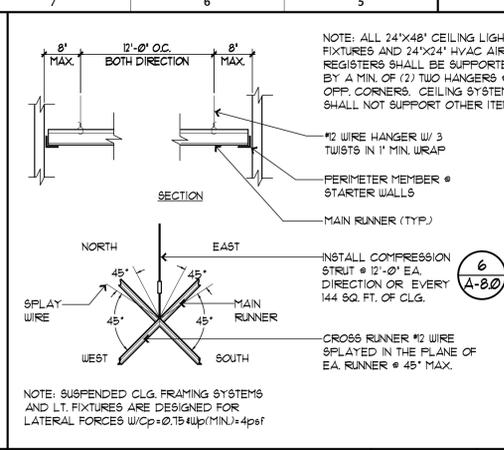


**COVE TRANSITION** SCALE: N.T.S. **13**

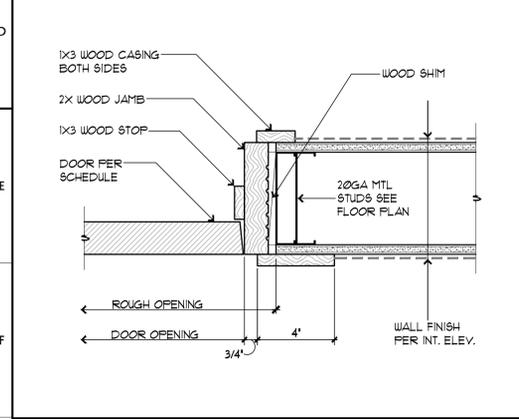


**WALL BRACING** SCALE: N.T.S. **9**

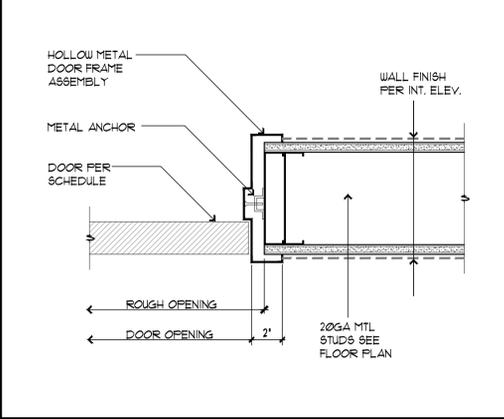
H' (MAX)	BRACE SIZE
4'-0"	120 C820
6'-0"	1362 C820
8'-0"	(2) 1362 C820
10'-0"	(2) 1362 C820
12'-0"	(2) 1362 C820
14'-0"	(2) 1362 XC810
16'-0"	(2) 1362 XC810



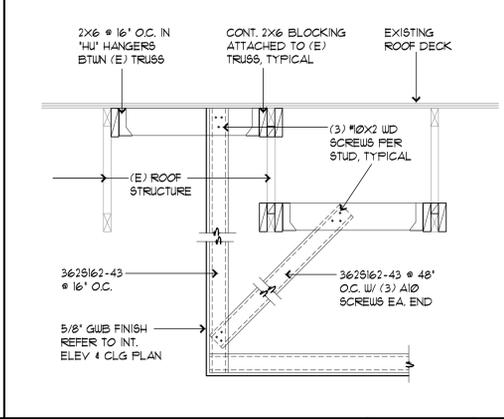
**SUSPENDED T-BAR CLG.** SCALE: N.T.S. **5**



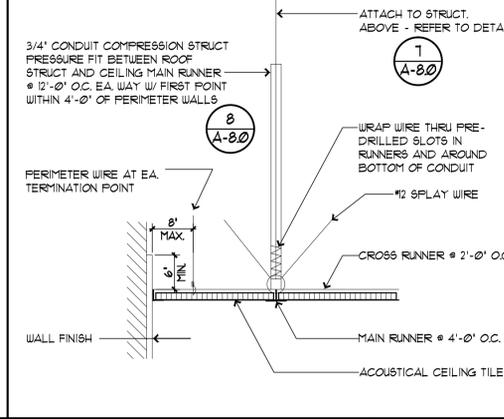
**INTERIOR DOOR JAMB** SCALE: N.T.S. **18**



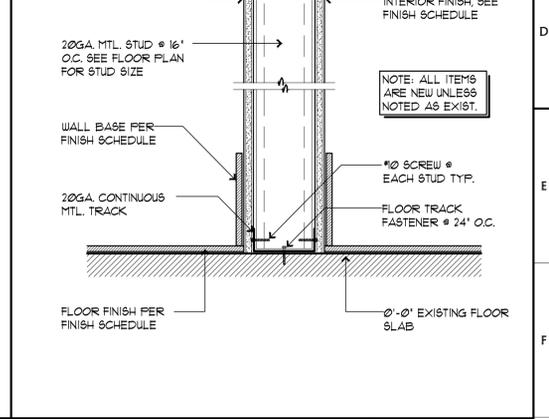
**INTERIOR DOOR JAMB** SCALE: N.T.S. **14**



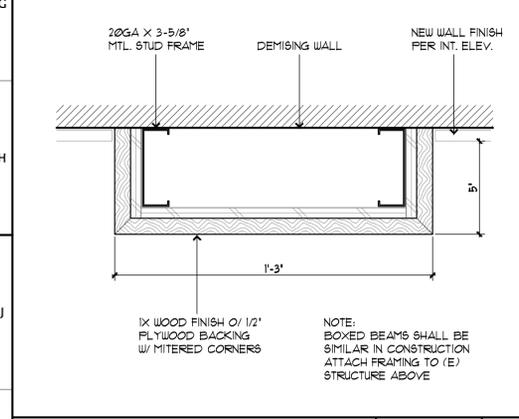
**SUSPENDED SOFFIT** SCALE: 1/2" = 1'-0" **10**



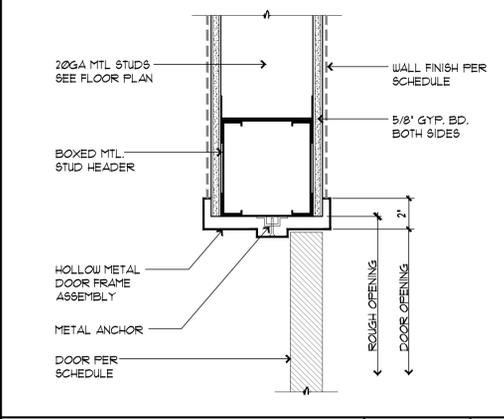
**COMPRESSION STRUT** SCALE: N.T.S. **6**



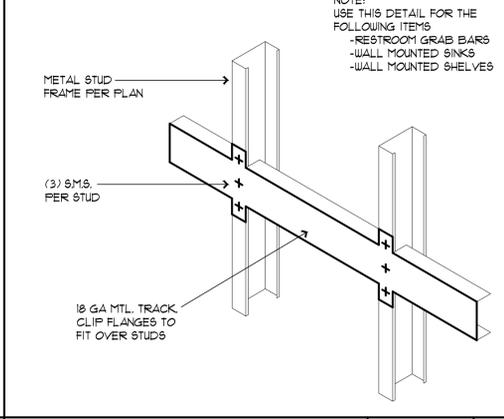
**FULL HEIGHT WALL** SCALE: N.T.S. **2**



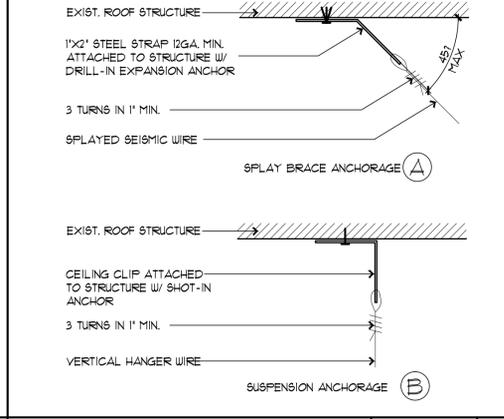
**PILASTER DETAIL** SCALE: N.T.S. **19**



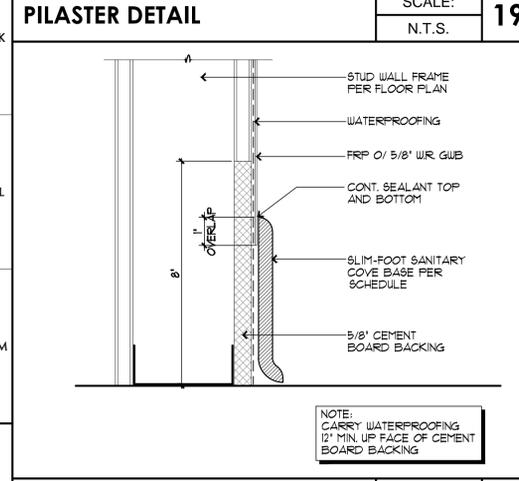
**INTERIOR DOOR HEAD** SCALE: N.T.S. **15**



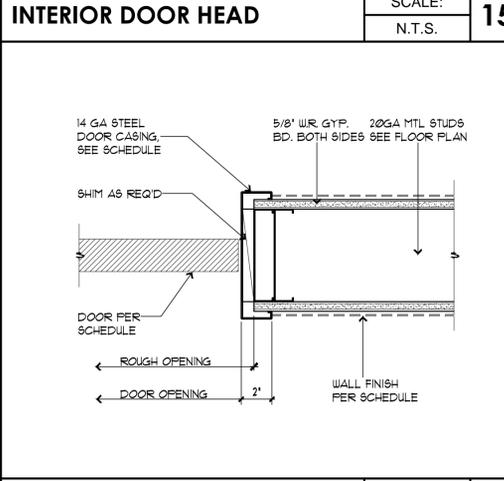
**WALL BLOCKING** SCALE: N.T.S. **11**



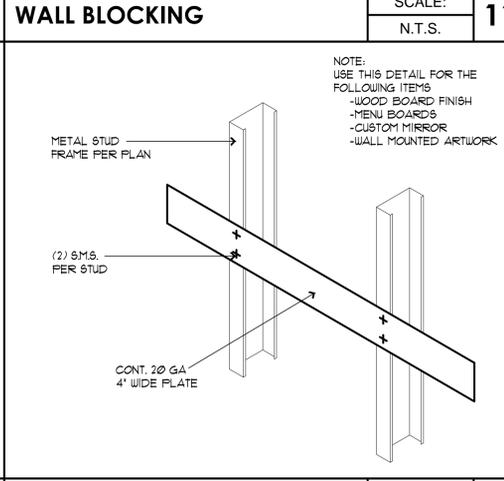
**WIRE SUSPENSION ANCHOR** SCALE: N.T.S. **7**



**SLIM-FOOT COVE BASE** SCALE: N.T.S. **20**



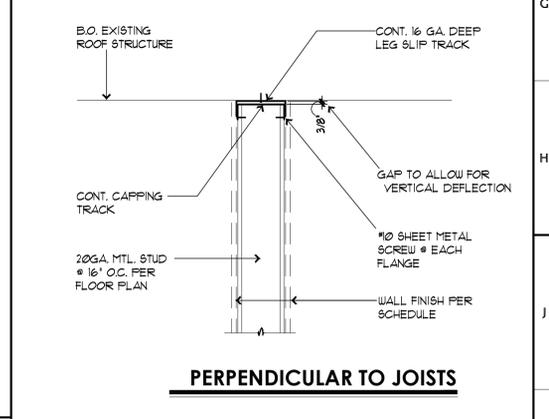
**INTERIOR DOOR JAMB** SCALE: N.T.S. **16**



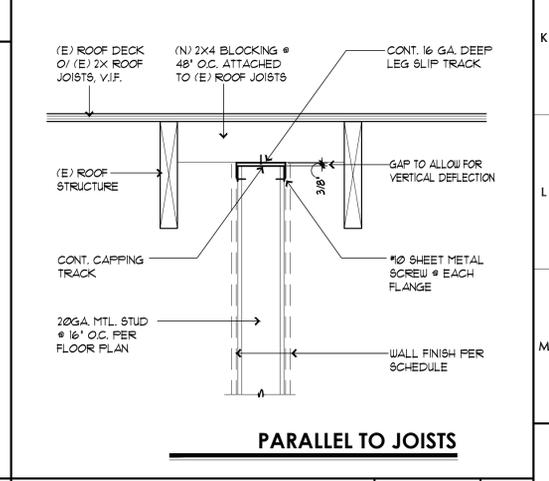
**WALL BLOCKING** SCALE: N.T.S. **12**

ELECTRIC METALLIC TUBING (EMT)		
SIZE (DIAMETER)	HEIGHT (H' MAX)	
1/2"	4'-0"	200
3/4"	5'-2"	200
1"	6'-5"	200
1 1/4"	8'-6"	200
1 1/2"	9'-10"	200
2"	12'-1"	200
2 1/2"	16'-6"	200
3"	20'-2"	200
4"	26'-0"	200

**VERT. COMPRESSION STRUT** SCALE: N.T.S. **8**

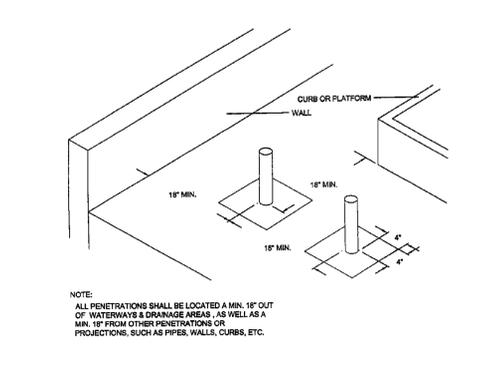
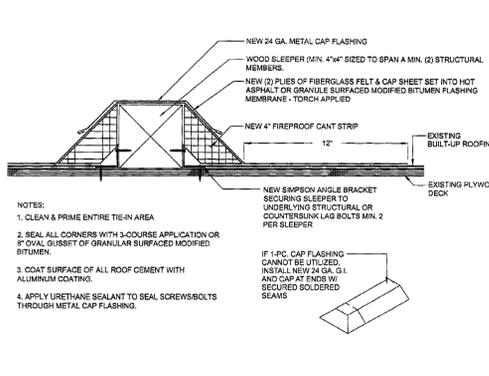
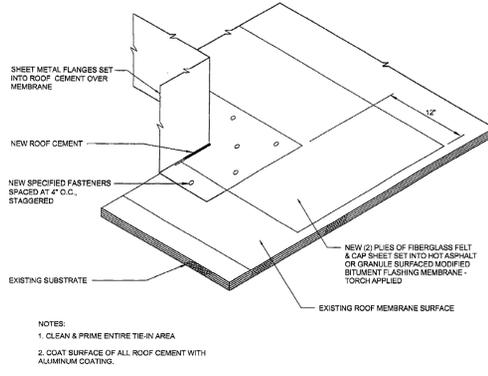
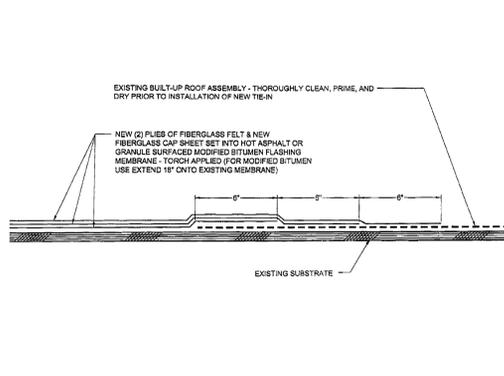
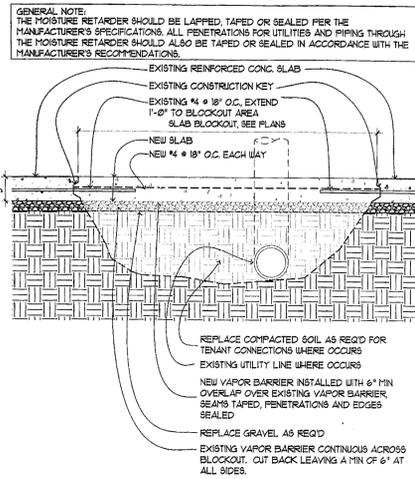


**NON-BEARING WALL** SCALE: N.T.S. **4**



**NON-BEARING WALL** SCALE: N.T.S. **4**





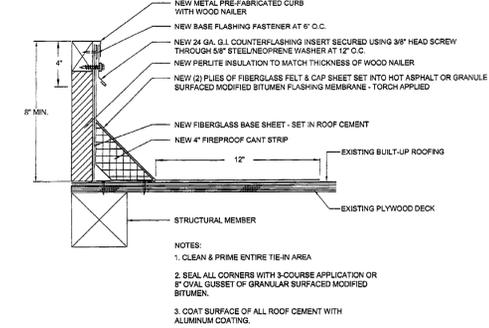
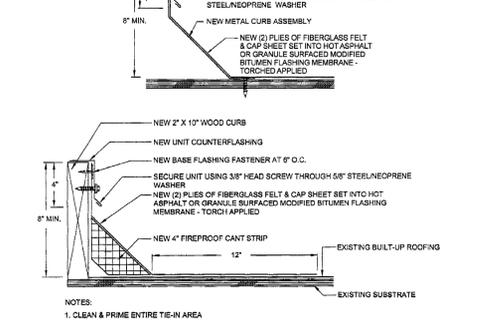
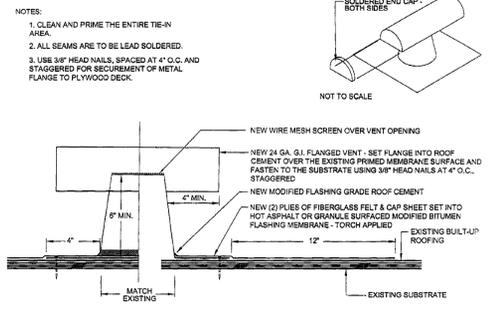
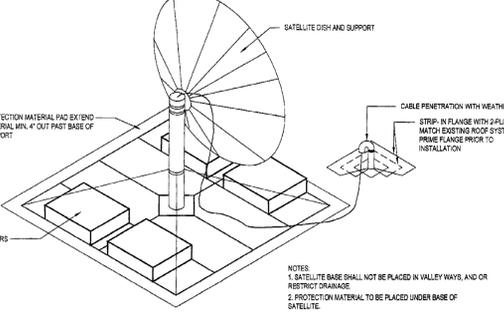
**TIE-IN TO EXIST. ROOF DETAIL** 13  
NOT TO SCALE

**TYPICAL FLANGED UNIT** 9  
NOT TO SCALE

**FLASHED SLEEPER** 5  
NOT TO SCALE

**PENETRATION SPACING** 1  
NOT TO SCALE

**SLAB BLOCK INFILL** 17  
NOT TO SCALE

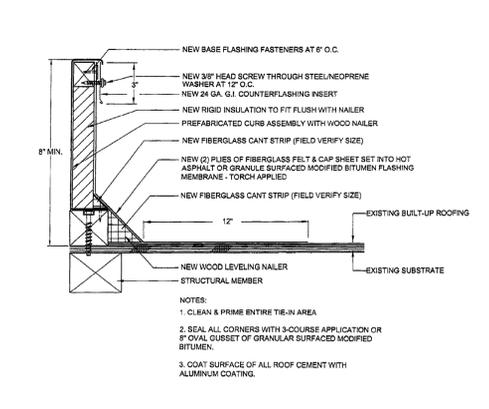
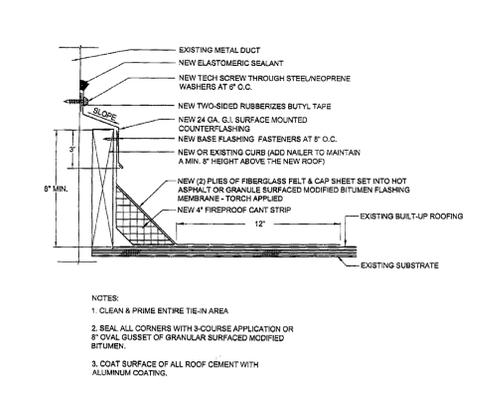
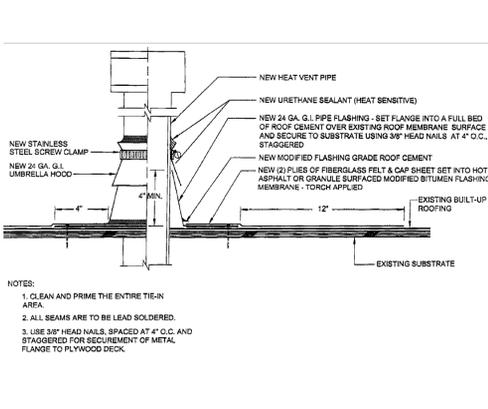
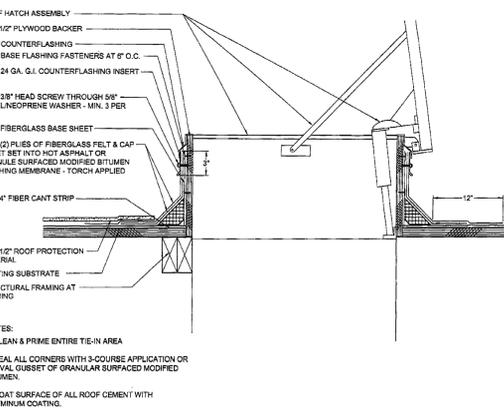
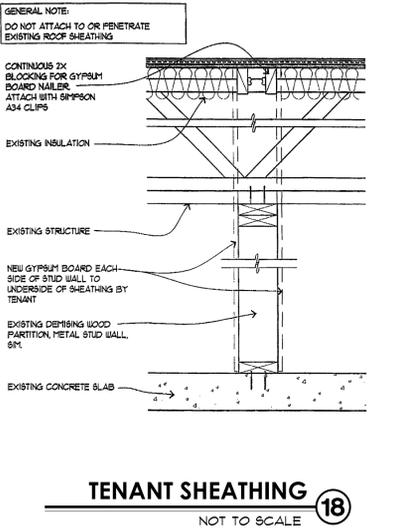


**SATELLITE DISH SUPPORT** 14  
NOT TO SCALE

**FLANGED VENT** 10  
NOT TO SCALE

**TYPICAL CURB** 6  
NOT TO SCALE

**PREFABRICATED CURB** 2  
NOT TO SCALE

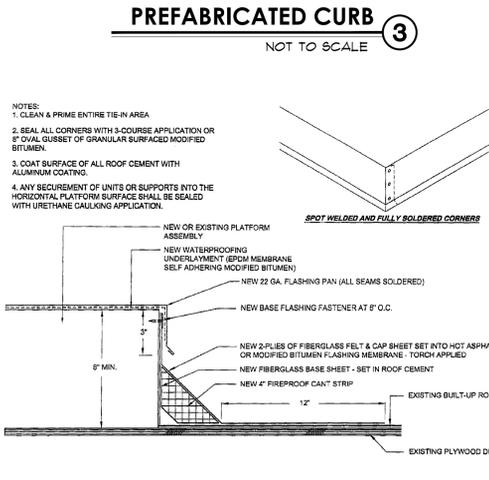
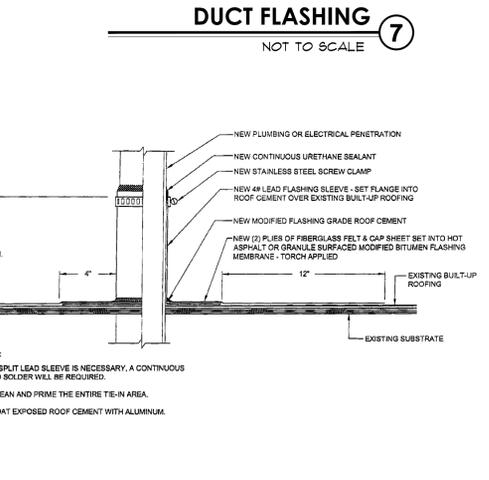
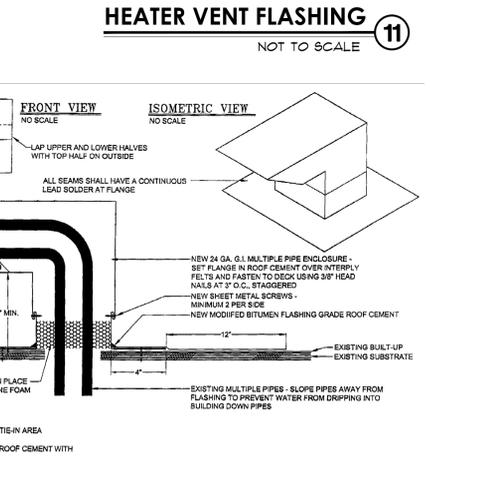
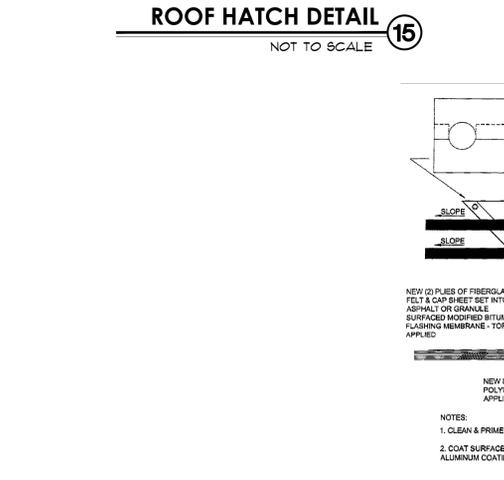
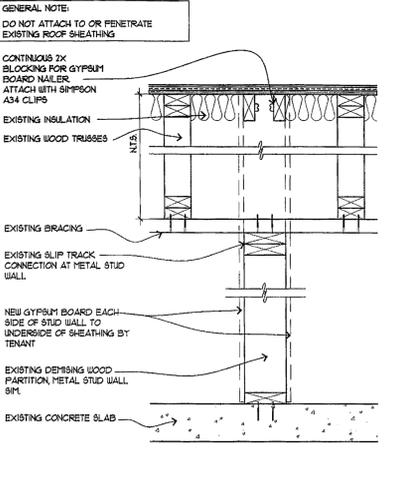


**ROOF HATCH DETAIL** 15  
NOT TO SCALE

**HEATER VENT FLASHING** 11  
NOT TO SCALE

**DUCT FLASHING** 7  
NOT TO SCALE

**PREFABRICATED CURB** 3  
NOT TO SCALE



**ROOF HATCH DETAIL** 15  
NOT TO SCALE

**HEATER VENT FLASHING** 11  
NOT TO SCALE

**DUCT FLASHING** 7  
NOT TO SCALE

**PREFABRICATED CURB** 3  
NOT TO SCALE

**TENANT SHEATHING** 19  
NOT TO SCALE

**ROOF HATCH DETAIL** 15  
NOT TO SCALE

**HEATER VENT FLASHING** 11  
NOT TO SCALE

**DUCT FLASHING** 7  
NOT TO SCALE

**PREFABRICATED CURB** 3  
NOT TO SCALE

**STEVEN LANGFORD ARCHITECTS INC.**  
18022 COWAN, SUITE 285 IRVINE, CA 92614  
PH: 949.833.9066  
FAX: 949.833.9159  
ARCHITECTURE • INTERIORS • DESIGN

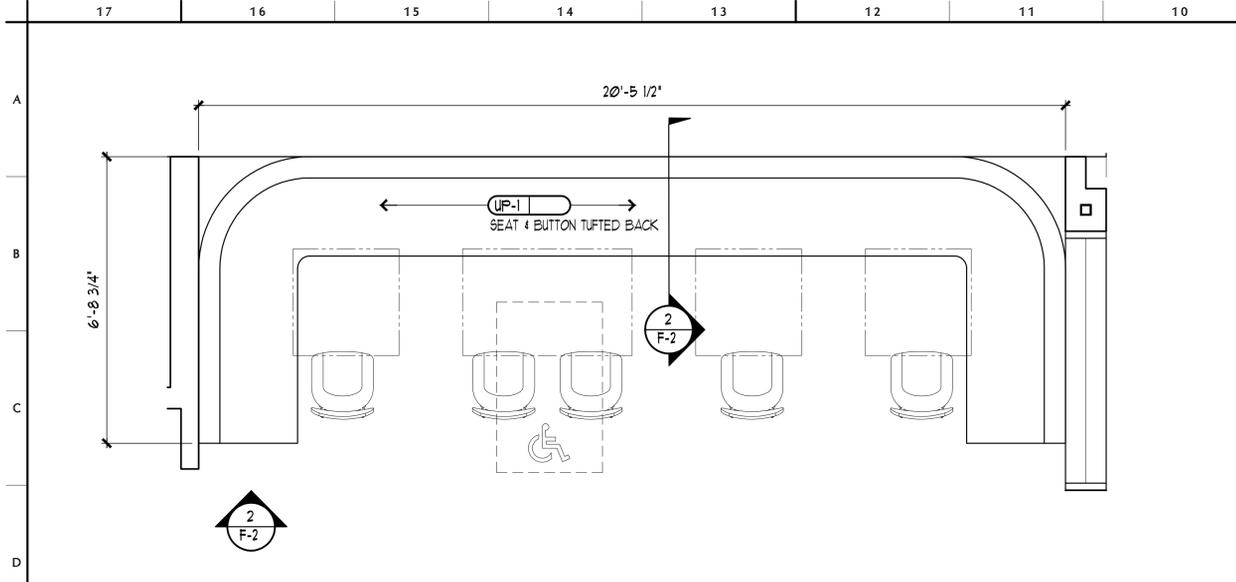
**PROJECT**  
BAYSIDE CENTER  
100-4 BAYSIDE DRIVE  
NEWPORT BEACH, CA 92660

**ISSUE DATES**

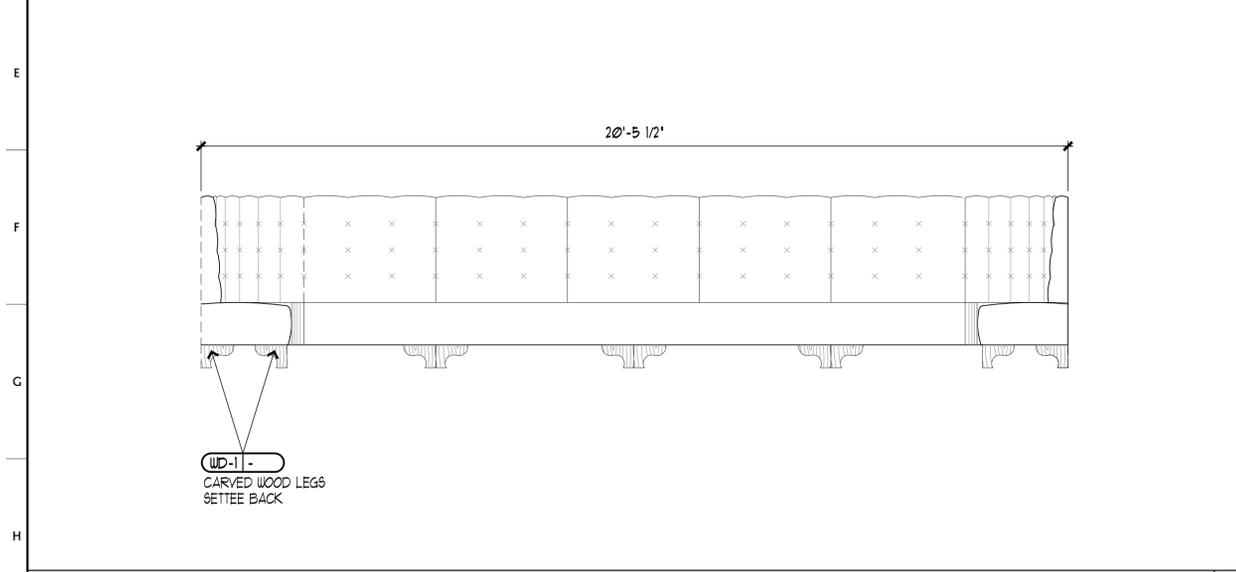
No.	DATE	DESCRIPTION
3/8/14		IST CITY SUBMITTAL

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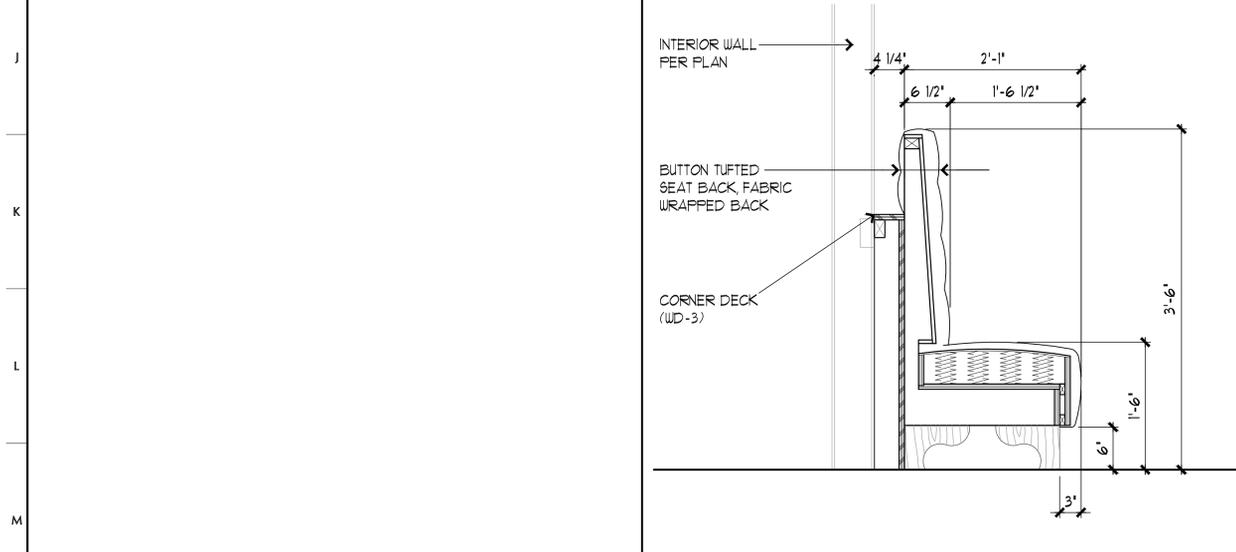
PROJECT NO. 13-025  
DATE SHEET TITLE  
**ROOF DETAILS**  
A-8.2



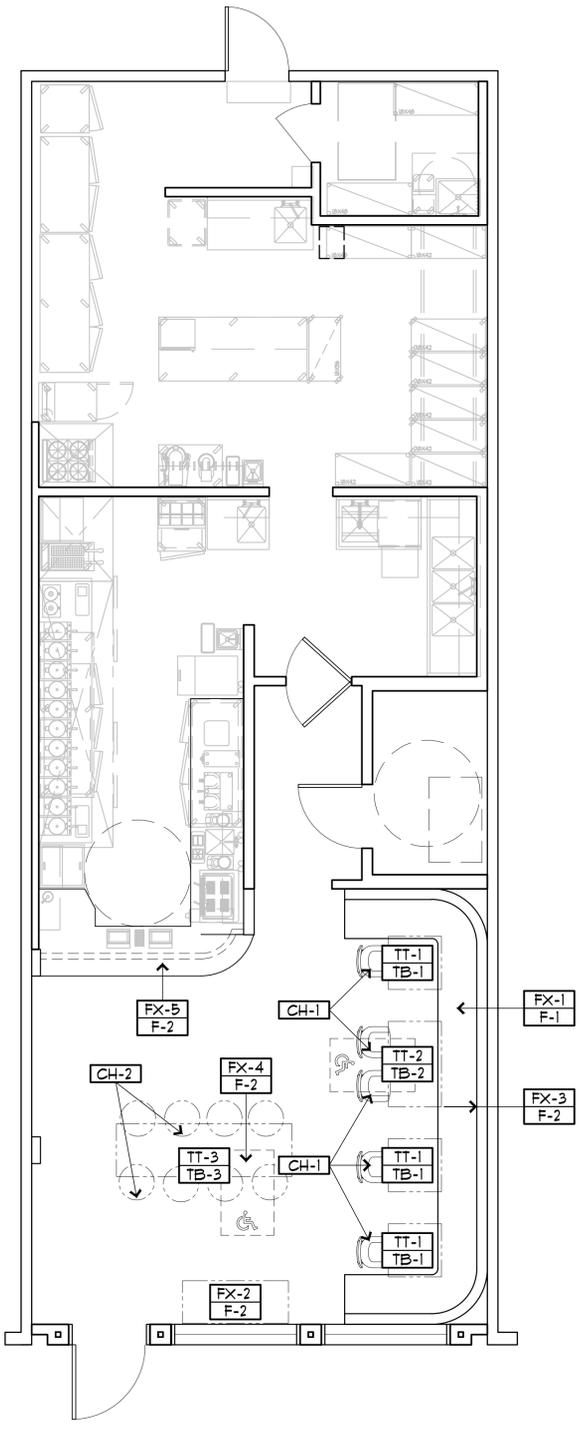
**FX-1: CUSTOM SETTEE** SCALE: 1/2"=1'-0"



**FX-1: CUSTOM SETTEE** SCALE: 1/2"=1'-0"



**FX-1 TUFTED SETTEE** SCALE: 1"=1'-0"



**OVERALL FIXTURE PLAN** SCALE: 1/4" = 1'-0"

**SYMBOL LEGEND**

- FX-1 ← FIXTURE NUMBER
- IF-2 ← DETAIL NO. / SHEET NO.
- TT-1 ← TABLE NO.
- TB-1 ← TABLE BASE NO.
- CH- ← CHAIR TYPE
- FURN- ← FURNITURE BY OWNER
- 30'x48' WHEELCHAIR ACCESSIBLE SPACE

**MILLWORK FIXTURE SCHEDULE**

- FX-1 CUSTOM CURVED SETTEE
- FX-2 CUSTOM CONDIMENT STAND
- FX-3 CUSTOM MIRROR
- FX-4 CUSTOM COMMUNITY TABLE
- FX-5 CUSTOM POS COUNTER

**CHAIRS**

- CH-1 DINING CHAIRS  
MFR: DESIGNFORM FURNISHINGS  
PRODUCT: NELSON CHAIR  
METAL FINISH: No. 5 White (Matte)  
SEAT: M-004 OAK ORIGINAL (WHITE WASHED)  
SEAT HEIGHT: 18.5"  
LOCATION: DINING ROOM THROUGHOUT  
CONTACT: BURKE SCHECHTEL  
PHONE: 1888.922.4460  
E-MAIL: BURKE@GLOBALSOURCEINDUSTRIES.COM
- CH-2 COMMUNITY TABLE STOOLS  
BY: OWNER

**TABLES**

- TT-1 FREESTANDING 2 TOP
- TT-2 ADA FREESTANDING 4 TOP
- TT-3 CUSTOM COMMUNITY TABLE - SEE SHEET F-1

**TABLE BASE**

- TB-1 2 TOP FREESTANDING PATIO TABL
- TB-2 2 FRONG FREESTANDING BASES FOR ADA 4 TOP
- TB-3 2x 4' POST CORE DRILLED TT # 42' AFF

NOTE: ALL TO BE POWDER COATED BLACK WRINKLE FINISH

**TABLE DATA**

**INTERIOR DINING TABLE COUNT:**  
**LOOSE TABLES:**  
 2 TOP X (3)  
 4 TOP X (1)  
 8 TOP X (1)  
 TOTAL: (5) LOOSE TABLES

**SEATING COUNT (FIXED & LOOSE):**  
 DINING = 16 SEATS  
 TOTAL ACTUAL SEATS = 16 SEATS

**ACCESSIBILITY**

5) WHEELCHAIR SPACE FOR EACH 20 SEATS PER 2010 CBC 104B.5(4)  
 DINING = 16 SEATS / 20 = 8 PROVIDED: 1

% OF FIXED SEATING TO BE ACCESSIBLE PER 2010 CBC 104B.5(4)  
 DINING N/A



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 ARCHITECTURE • INTERIORS • DESIGN

**PROJECT**  
**BAYSIDE CENTER**  
 100-4 BAYSIDE DRIVE  
 NEWPORT BEACH, CA 92660



ISSUE DATES		
No.	DATE	DESCRIPTION
	3/18/14	1ST CITY SUBMITTAL
▲	4/10/14	PLAN CHECK CORRECTIONS

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PROJECT No. **13-025**  
 DATE

**SHEET TITLE**  
**OVERALL FIXTURE PLAN**

**F-1**  
 SHEET OF 48

