



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION

FROM: Kimberly Brandt, Community Development Director
Brenda Wisneski, Deputy Community Development Director

SUBJECT: Report of actions taken by the Zoning Administrator, and/or Planning Division staff for the week ending September 21, 2012

**COMMUNITY DEVELOPMENT DIRECTOR
OR PLANNING DIVISION STAFF ACTIONS**

Item 1: Starbucks Coffee Company Remodel – Staff Approval No. SA2012-014
(PA2012-105)
2801 E. Coast Highway

Action: Approved

Council District 6

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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COMMUNITY DEVELOPMENT DIRECTOR ACTION LETTER

APPLICATION: Staff Approval No. SA2012-014 (PA2012-105)
APPLICANT: Starbucks Coffee Company
LOCATION: 2801 E. Coast Highway
Starbucks Coffee Company Remodel
LEGAL DESCRIPTION Lot 1, Block F, Tract 323

On **September 19, 2012**, the Community Development Director approved Staff Approval No. SA2012-014. This approval is based on the findings and subject to the following conditions.

PROJECT SUMMARY

A staff approval for a determination of substantial conformance with Director's Use Permit No. UP69 and Outdoor Dining Permit No. OD76 to allow the renovation of an existing full service, small scale eating and drinking establishment (Starbucks). The proposed renovation will increase the area of the outdoor dining patio area by 332 square feet and decrease the interior gross floor area of the establishment by 332 square feet. Therefore, the size of the combined indoor and outdoor seatings areas will not increase. The establishment will be limited to 1,000 square feet of net public area, 21 interior seats, 12 outdoor dining patio seats, and would require nine on-site parking spaces during operating hours and five off-site parking spaces from the hours of 6:00 a.m. through 9:30 a.m., consistent with the original approvals.

ZONING DISTRICT/GENERAL PLAN

- **Zone:** CC (Commercial Corridor)
- **General Plan:** CC (Corridor Commercial)

BACKGROUND

Planning Director's Use Permit No. 69 and Outdoor Dining Permit No. OD76 were approved by the City Council on February 13, 2001 to allow the establishment of a full service, small-scale eating and drinking establishment with accessory outdoor dining.

Condition No. 3 of the Use Permit indicates that a maximum seating and/or stand-up counter space for no more than 21 customers shall be maintained at the establishment.

Condition No. 2 of the Outdoor Dining Permit indicates that the maximum seating for the outdoor dining patio is 12 seats.

Condition No. 6 of the Use Permit indicates the net public area is limited to 1,000 square feet in area (exclusive of condiment and display table areas).

Condition No. 7 of the Use Permit indicates the hours of operation are from 6:00 a.m. to 11:00 p.m. Monday through Thursday, and 6:00 a.m. to midnight, Friday through Sunday.

Condition No. 18 of the Use Permit requires nine on-site parking spaces and Condition No. 34 of the Use Permit requires supplemental off-site parking from 7:00 a.m. to 10:00 a.m. Five off-site parking spaces are currently available from 6:00 a.m. to 9:30a.m., on the adjacent property at 2823 East Coast Highway.

A full listing of the approved findings and conditions of approval under Planning Director's Use Permit No. UP69 and Accessory Outdoor Dining Permit No. OD76 is provided in Attachment Nos. CD 2 and 3.

PROPOSED CHANGES

The applicant requests a staff approval for a determination of substantial conformance to allow the renovation of an existing full service, small scale eating and drinking establishment (Starbucks). The proposed renovation would increase the area of the outdoor dining patio area and decrease the interior gross floor area of the establishment by 332 square feet, respectively. The exterior elevations of the establishment would be updated, including the addition of aluminum awnings above the outdoor patio areas. A fireplace with grouped seating areas would be included in the updated outdoor patio area.

The total net public area for the establishment would not increase, the interior would be smaller, and the outdoor dining patio area will be larger. The renovated establishment would include 1,174 square feet of net public area, which includes 724 square feet of interior net public area and 450 square feet of outdoor dining patio area. An area equal to 25 percent of the interior net public area (181 square feet) is excluded from the parking requirement as "net public area" for the establishment. Thus, the total parked net public area will not exceed 1,000 square feet in area (993 square feet), consistent with Condition No. 6 of Use Permit No. UP69. Refer to Attachment No. CD 4 for the applicant's description of the proposed scope of work.

Condition No. 18 of Use Permit No. 69 requires nine on-site parking spaces and Condition No. 34 of the Use Permit also requires supplemental off-site parking from 7:00 a.m. to 10:00 a.m. Five off-site parking spaces are currently available from 6:00 a.m. to 9:30a.m., on the adjacent property at 2823 East Coast Highway. A letter to the file prepared by the Planning Director dated November 16, 2001 authorized the use of the off-site parking spaces from 6:00 p.m. to 9:30 a.m. and identified that the review met the intent of the City Council approval, which was for supplemental off-street parking to be provided

through the implementation of an off-site parking agreement between Starbucks and a nearby business. A copy of the letter, parking management plan, and off-site parking agreement are attached as Attachment Nos. CD 5, 6, and 7.

The establishment would adhere to the original operational characteristics and conditions of approval with a maximum parked net public area of 1,000 square feet, 21 interior seats, 12 outdoor dining seats, and would provide the required parking. The establishment would maintain the existing operational characteristics and hours of operation from 6:00 a.m. and 11:00 p.m., Monday through Thursday; and 6:00 a.m. to midnight, Friday through Sunday.

FINDINGS

Pursuant to Section 20.54.070, the Community Development Director may authorize minor changes to an approved site plan, architecture, or the nature of the approved use, without a public hearing, and waive the requirement for a new use permit application. This staff approval is based on the following findings and facts in support of the findings. In this case, the Director determined the proposed changes:

Finding:

A. Are consistent with all applicable provisions of this Zoning Code.

Facts in Support of Finding:

1. Eating and drinking establishments are a permitted use in the CC (Commercial Corridor) zoning district, subject to approval of a use permit. The existing establishment received approval of Use Permit No. UP69 and Outdoor Dining Permit No. OD76 on February 13, 2001. The proposed changes are consistent with the operational characteristics and conditions approved by Use Permit No. UP69 and Outdoor Dining Permit No. OD76.
2. The proposed 332-square-foot reduction in gross floor area maintains the required setbacks and reduces the floor area ratio for the subject property. The new gross floor area of the building is 4,418 square feet, which results in a 0.65 FAR for the subject property.

Finding:

B. Do not involve a feature of the project that was a basis for or subject of findings or exemptions in a negative declaration or Environmental Impact Report for the project.

Facts in Support of Finding:

1. The previously approved project was determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, Existing Facilities, and were not subject to a negative declaration or Environment Impact Report.

2. The proposed project involves the renovation of the existing establishment and qualifies for a categorical exemption from CEQA under Class 2, Replacement or Reconstruction. The Class 2 exemption includes the replacement or reconstruction of a commercial structure with a new structure of substantially the same size, purpose, and capacity.

Finding:

- C. Do not involve a feature of the project that was specifically addressed or was the subject of a condition(s) of approval for the project or that was a specific consideration by the applicable review authority in the project approval.*

Facts in Support of Finding:

1. The proposed minor changes do not involve a feature that was specifically addressed in staff reports or minutes prepared for Use Permit No. UP69 or Outdoor Dining Permit No. OD76. Condition No. 6 of the Use Permit and Condition No. 2 of the Accessory Outdoor Dining Permit limit the size of the interior net public area and the outdoor dining patio. These conditions were intended to limit the size and operation of the business so that parking supply would be adequate for the level of demand. The proposed remodel will not increase the overall net public area but will instead swap a portion of the interior net public area for outdoor dining patio area. The renovation of the interior and exterior seating areas within the existing eating and drinking establishment do not result in a substantial change because the total net public area will not increase and additional off-street parking will not be required. The overall parked net public area will not exceed 1,000 square feet as required by the conditions of approval for Use Permit No. UP69.
2. Adequate off-street parking is provided (9 spaces on-site spaces and 5 off-site spaces from 6:00 a.m. to 9:30 a.m.), as required by Use Permit No. 69. A letter prepared by the City's Planning Director dated November 16, 2001 authorized the use of the off-site parking spaces from 6:00 p.m. to 9:30 a.m. and identified that the intent of the review met the intent of the City Council approval, which was for supplemental off-street parking to be provided through the implementation of an off-site parking agreement between Starbucks and a nearby business. On and off-site parking will continue to comply with the approved parking management program.
3. The proposed renovation will comply with the seating limits established by the conditions of approval for Use Permit No. UP69 and Outdoor Dining Permit OD76, which allow a maximum of 21 seats inside and 12 seats in the outdoor dining patio for a total of 33 seats. Twenty seats are proposed for the interior of the establishment and 12 seats are proposed for the outdoor dining patio for a total of 32 seats.

Finding:

- D. Do not result in an expansion or change in operational characteristics of the use.*

Facts in Support of Finding:

- The hours of operation are identified by Condition No. 7 of Use Permit No. UP69 and are from 6:00 a.m. and 11:00 p.m., Monday through Thursday; and 6:00 a.m. to 12:00 midnight, Friday through Sunday. The hours proposed by the applicant will remain the same under the remodeled establishment.
- The remodel of the establishment to reconfigure the interior and exterior seating areas is minor in nature and does not represent a substantial change in the operational characteristics of the existing eating and drinking establishment.
- The use of the space will remain an eating and drinking establishment, as reviewed and approved by Use Permit No. UP69 and Outdoor Dining Permit No. OD76.

DETERMINATION

This staff approval has been reviewed and the determination has been made that the proposed changes to the existing eating and drinking establishment are in substantial conformance with the original approval actions.

CONDITIONS OF APPROVAL

All previous findings and conditions of approval of Use Permit No. 69 and Outdoor Dining Permit No. OD76 shall remain in full force and effect as stated in Attachment Nos. CD 2 and CD 3, with the addition of the following conditions:

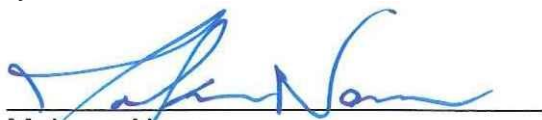
1. The development authorized by this staff approval shall be in substantial conformance with the approved project plans.
2. All previous conditions of approval of Use Permit 69 and Outdoor Dining Permit No. OD76 shall remain in force.
3. A building permit shall be obtained prior to commencement of the construction. A copy of this approval letter shall be incorporated into both the Building Division and field sets of plans prior to issuance of the building permits.
4. The overhang in the sidewalk area shall provide a minimum clearance of eight feet and shall be covered under a valid building permit per Council Policy L-6.
5. No other encroachments are permitted within the public right-of-way.
6. A pressure reducing backflow device shall be installed per city standard STD-520-L-A.
7. Fire Department approval is required for the outdoor fireplace. The proposed fireplace shall comply with:

- a. N.F.P.A 54 10.32 Outdoor Open Flame Decorative Appliances. Permanently fixed in place outdoor open flame decorative appliances shall be installed in accordance with 10.32.2 through 10.32.3.
 - b. N.F.P.A 54 10.32 Listed Units. Listed outdoor open flame decorative appliances shall be installed in accordance with the manufacturer's installation instructions.
 - c. N.F.P.A 54 10.32.2 Unlisted Units. Unlisted outdoor open flame decorative appliances shall be installed outdoors in accordance with the manufacturer's installation instructions and with clearances to combustible material of not less than 36 inches from all sides. In no case shall the appliance be located under overhead combustible construction.
 - d. In addition the fireplace shall be required to have a screen over the front opening.
8. 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 Starbucks Coffee Company Remodel including, but not limited to, the Staff Approval No. SA2012-014 (PA2012-105). 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.

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered. For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

On behalf of Kimberly Brandt, AICP, Community Development Director

By:



Makana Nova
Assistant Planner

KB/mkn

- Attachments:
- CD 1 Vicinity Map
 - CD 2 Findings and Conditions, Planning Director's Use Permit 69
 - CD 3 Findings and Conditions, Accessory Outdoor Dining Permit 76
 - CD 4 Applicant's Project Description
 - CD 5 City Parking Letter
 - CD 6 Parking Management Plan
 - CD 7 Off-Site Parking Agreement
 - CD 8 Site Photos
 - CD 9 Project Plans

Attachment No. CD 1

Vicinity Map

VICINITY MAP



Staff Approval No. SA2012-014
PA2012-105

2801 E. Coast Highway

Attachment No. CD 2

Findings and Conditions

Planning Director's Use Permit No. UP69

Findings and Conditions
Planning Director's Use Permit 69
Planning Commission approval 12/07/2000 and
City Council approval 02/13/2001

FINDINGS:

1. The Planning Department determined in this case, that the proposal would be detrimental to persons, property and improvements in the neighborhood, and that the outdoor dining permit as proposed would not be consistent with the legislative intent of Title 20 of the Newport Beach Municipal Code for the following reasons:
 - The increase in seating beyond 21 seats would increase current parking demand that would further hamper the effectiveness of the existing parking and traffic circulation system on-site and in the vicinity. Such impacts would cause increased vehicular traffic that would obstruct the entry driveways and extend into the public right-of-way on Goldenrod Avenue thereby creating unsafe and hazardous conditions.
 - The approval of an increase in the interior seating of the establishment is not compatible with the surrounding residential land uses since it would worsen traffic and circulation on Goldenrod Avenue and East Coast Highway.
2. The property is designated for "Retail and Service Commercial" use by the Land Use Element of the General Plan and Local Coastal Program. The proposed use is consistent with that designation.
3. This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Class 1 (Existing Facilities).
4. The proposed full-service, small-scale eating and drinking establishment is retail in nature, mainly serving persons residing or working in the neighborhood and is not necessarily a destination point. It is anticipated that the proposed use, based on its limited menu, will have parking demand characteristics similar to a general retail use.
5. The restaurant development standards as they pertain to walls, landscaping and lighting (exterior illumination) meet the purpose and intent of the development standards of the Municipal Code for restaurants (full-service, small scale eating and drinking establishment) and will not be achieved to any greater extent by strict compliance with those requirements if the Planning Director approves this application, for the following reasons:
 - The existing physical characteristics of the site are not proposed to be altered.
 - Walls would adversely impact existing traffic circulation on the subject property.
 - The same purpose or intent of the required walls surrounding the property to control noise can be achieved by the limitation on the hours of operation.
 - The change to the restaurant facility does not constitute a significant change to warrant an increase in landscape area. However, the recommended conditions of approval which require enhancement of the existing landscape areas will better meet the intent and purpose of this development standard.

- The existing parking lot lighting will not be altered; there have not been any past complaints related to lighting and the same result of intent or purpose is achieved by the existing light sources and the conditions of approval.
6. The approval of Planning Director's Use Permit No. 69 for a full-service small scale eating and drinking establishment will not, under the circumstances of this case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of the city for the following reasons:
- The proposed use is a continuation and expansion of the existing limited food service use that serves the neighboring residential and commercial uses and visiting tourists in the area.
 - The nearby commercial and residential uses will not be adversely affected by the proposed change in the operation since the hours of operation have been limited and the parking requirement based on available on site independently accessible parking spaces.
 - The use is a coffeehouse and food and beverage sales are limited to ready to eat food and beverages as defined by Title 20. The use does not prepare or food on-site and the use does not provide meal service of any kind. These operational characteristics limit potential impacts of the proposed use to the AM period. Conversion of the establishment to a café or restaurant where any food preparation occurs on-site or traditional meal service is provided either from a counter or table service would create additional impacts during lunch and dinner periods. Expanding the impacts of the use beyond the AM period with the addition of food preparation or meal service would be detrimental to persons living and working in the area.
7. The approval of that portion of the request of Planning Director's Use Permit No. 69 to allow the increase in the interior seating of the establishment will not, as modified under the circumstances of this case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of the City for the following reasons:
- The subject property is currently non-conforming with regard to parking which results in the property being under-parked for the uses that occupy the existing building. However, the non-conforming status will be eliminated by the increased tenant space size and additional parking spaces allocated to the subject facility. The limitation on the number of interior seats in the establishment is based on the number of parking spaces (9 spaces) available to the subject tenant space.
 - The off-street parking spaces in the common lot are for the benefit of the proposed establishment and the other uses on the subject property. The three tandem parking spaces allocated for the benefit of the subject facility are not utilized as required by the existing approval (Planning Director Use Permit No. 15) and are generally not available for patron or employee parking because the rear space is usually occupied blocking access.
 - The addition of interior seats will increase vehicular traffic and circulation on Goldenrod Avenue and East Coast Highway and can be minimized only by limiting the total number of seats of the facility.

CONDITIONS:

1. Development shall be in substantial conformance with the approved site plan and floor plan, except as noted in the following conditions.

2. The previous approval of Planning Director's Use Permit No. 15 shall become null and void upon the implementation of any portion of this use permit approval and cannot be reinstated.
3. Maximum seating and/or stand-up counter space for no more than 21 customers shall be maintained inside the subject eating and drinking establishment (and the outdoor dining subject to approval of a separate outdoor dining permit). Any increase in the number of seating and/or stand-up counter space for customers shall be subject to the approval of an amendment to this use permit. Seating shall not be added or relocated within the identified retail area.
4. The outdoor dining shall be installed and maintained in accordance with the separate review and approval of an accessory outdoor dining permit.
5. The applicant shall submit plans to the Building Department for the building permit that reflect the change in the establishment, including the number of authorized seats permitted for the facility, both interior and exterior. The applicant shall contact the City Code Enforcement Officer to schedule an inspection of the facility to verify compliance prior to final of the building permit or issuance of the Certificate of Occupancy.
6. The "net public area" shall be limited to a maximum of 1,000 square feet (exclusive of display and condiment table areas).
7. The hours of operation shall be limited to between the hours of 6:00 a.m. and 11:00 p.m., Monday through Thursday; and 6:00 a.m. to midnight, Friday through Sunday. Any increase in the hours of operation shall be subject to the approval of an amendment to this use permit and may be subject to approval of the Planning Commission.
8. The service of alcoholic beverages shall be prohibited unless the use permit is amended and approved by the Planning Commission.
9. The approval is only for the establishment of a restaurant type facility as defined by Title 20 of the Municipal Code, with the principal purpose of the sale or service of food and beverages.
10. The project shall be designed to eliminate light and glare spillage onto adjacent properties or uses. Prior to issuance of the certificate of occupancy or final of building permits, the applicant shall schedule an evening inspection by the Code Enforcement Division. The inspection will verify and confirm the control of light and glare and compliance with the limitation on the number of interior seats.
11. The area outside of the food establishment, including the common walkways, shall be maintained in a clean and orderly manner.
12. All mechanical equipment shall be screened from view of adjacent properties and adjacent public streets, and shall be sound attenuated in accordance with Chapter 10.26 of the Newport Beach Municipal Code, Community Noise Control.
13. Trash receptacles for patrons shall be conveniently located both inside and outside of the proposed facility, but not located on or within any public property

or right-of-way, unless otherwise approved by the Public Works Department or the General Services Department.

14. 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.
15. The operator of the food service use shall be responsible for the clean up of all on-site and off-site trash, garbage and litter generated by the use and shall submit a detailed plan for the policing of the surrounding vicinity for compliance with this condition.
16. All trash shall be stored within the building or within dumpsters stored in the trash enclosure (three walls and a gate), or otherwise screened from view of neighboring properties except when placed for pick-up by refuse collection agencies. The trash dumpsters shall have a top that shall remain closed at all times, except when being loaded or while being collected by the refuse collection agency.
17. The applicant shall maintain the trash dumpsters or receptacles so as to control odors. This may include the provision of fully self-contained dumpsters or may include periodic steam cleaning of the dumpsters, if deemed necessary by the Planning Department.
18. A minimum of 9 parking spaces shall be provided for the exclusive use of the subject facility and shall be designated by appropriate signage or pavement marking to the satisfaction of the City Traffic Engineer and the Planning Director. Prior to implementation of the increase in the number of seats, a parking management plan shall be approved by the Planning Director that depicts the method of compliance with the conditions of approval related to the parking issues. The parking management plan shall include the following items:
 - a. On-site posting of all available parking.
 - b. Posting of off-site parking areas in conjunction with all off-site parking agreements.
 - c. Methods of educating customers on the availability of parking.
 - d. Mandatory employee use of the on-site tandem spaces.
 - e. Use of on-site parking by other businesses.
19. The parking lot shall be maintained in its present configuration providing 19 on-site parking spaces and meet handicap accessibility requirements.
20. Employees shall park on-site at all times during regular business hours.
21. The project shall comply with State Disabled Access requirements.
22. No outside public address speakers or paging system shall be utilized in conjunction with this establishment.
23. Should this business 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 company.

24. No live entertainment or dancing shall be permitted in conjunction with the permitted use.
25. No temporary "sandwich" signs, balloons or similar temporary signs shall be permitted, either on-site or off-site, to advertise the food establishment, unless specifically permitted in accordance with the Sign Ordinance of the Municipal Code. Temporary signs shall be prohibited in the public right-of-way, unless otherwise approved by the Public Works Department in conjunction with the issuance of an encroachment permit or encroachment agreement.
26. Kitchen exhaust fans shall be installed in accordance with the Uniform Mechanical Code prior to the issuance of a Certificate of Occupancy for the subject business and approved by the Building Department. Issues with regard to the control of smoke and odor shall be directed to the South Coast Air Quality Management District.
27. The facility shall comply with the provisions of Chapter 14.30 of the Newport Beach Municipal Code for commercial kitchen grease disposal.
28. 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 an amendment to this use permit.
29. A covered wash-out area for refuse containers and kitchen equipment shall be provided and the area drain directly into the sewer system, unless otherwise approved by the Building Director and Public Works Director in conjunction with the approval of an alternative drainage plan.
30. The Planning Director or the Planning Commission may add to or modify conditions of approval to this use permit; or revoke this permit upon a determination that the operation which is the subject of this approval causes injury, or is detrimental to the health, safety, peace, morals, comfort, or general welfare of the community.
31. This approval shall expire unless exercised within 24 months from the end of the appeal period.
32. Food shall be limited to prepackaged and/or ready to eat food as defined by Title 20 of the Municipal Code. Prepackaged food is any processed food prepackaged to prevent any direct human contact with the food product upon distribution from the manufacturer. Ready-To-Eat food that is in a form that is edible without additional washing, cooking, or preparation by the food facility or the consumer and that is reasonably expected to be consumed in that form.
33. Traditional meal service either at a counter or table shall be prohibited. Beverages served in conjunction prepackaged or ready-to-eat food does not constitute a meal. Cooking or meal preparation facilities shall be prohibited.
34. Supplemental off-street parking shall be provided during the morning peak hours (7 a.m. to 10 a.m.) through an off-site parking agreement with a nearby commercial property owners or businesses. The agreement shall be approved by the Office of the City Attorney. The location of the off-site parking shall be approved by the Planning Director.

35. The applicant shall submit a status report regarding all off-site parking agreements to the Planning Department on an annual basis from the effective date of this permit.
36. This Use Permit shall be reviewed by the Planning Commission for compliance with the conditions of approval 6 months from its effective date.

Attachment No. CD 3

Findings and Conditions

Accessory Outdoor Dining Permit No. OD 76

Findings and Conditions
Accessory Outdoor Dining Permit 76
Planning Commission approval 12/07/2000 and
City Council approval 02/13/2001

FINDINGS

1. The Land Use Element of the General Plan and the Local Coastal Program designate the property for "Retail and Service Commercial" land use; and the proposed outdoor dining is accessory to an existing food service use, a permitted use within that designation.
2. This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Class 1 (Existing Facilities).
3. The approval of this application will not, under the circumstances of this case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of the city for the following reasons:
 - Since the use is accessory to and an extension of the existing food service use, subject to all the findings conditions of approval of Planning Director's Use Permit No. 69 and any subsequent amendments, and not an independent use
 - The proposed outdoor dining area is compatible with the surrounding land uses and its limited hours should prevent noise from adversely impacting the nearby residential uses since the proposal does not include any noise generating activities (i.e., entertainment).
 - The proposed accessory outdoor dining will not be located so as to result in a reduction of existing parking spaces.
 - The restrictions on the use of solid roof structures as applied to this approval are consistent with the intent and purpose of the accessory outdoor dining

CONDITIONS:

1. Development shall be in substantial conformance with the approved site plan and floor plan, except as noted in the following conditions.
2. The accessory outdoor dining shall be used in conjunction with the related adjacent food establishment and shall be limited to a maximum of 12 seats and 250 sq.ft. maximum (gross area), as proposed (25 percent of the indoor net public area of 1,000 sq.ft.), unless a use permit is obtained from the Planning Commission.
3. Prior to issuance of the building permit, the revised floor plan showing the configuration of the outdoor dining area and retention of the landscape planter shall be submitted for review by the Planning Director (the use of physical barriers to delineate the area shall be specifically defined and labeled).
4. The tables located between the building and the East Coast Highway right-of-way shall be permanently anchored to the ground or otherwise affixed to the building. No freestanding tables shall be permitted outside of the facility or the area enclosed by the planter or in the public right-of-way. The specific brand, type and model of table tops and seating shall be approved by the Planning Department prior to installation and any proposed changes to the type or model shall be approved prior to installation. The seating adjacent to the food use facility shall be limited to the area as delineated on the approved site plan only.

5. Prior to implementation of the outdoor dining use, the applicant shall provide a detailed landscape and irrigation plan to show changes and enhancement to the existing landscape planter areas at the front and rear of the subject property (as depicted on the approved site plan), to determine compliance with the landscape plan approved in conjunction with Site Plan Review No. 44.
6. The hours of operation of the outdoor dining area is limited to between the hours of 6:00 a.m. and 11:00 p.m., Monday through Thursday and 6:00 a.m. to midnight, Friday through Sunday. Any increase in the hours of operation shall be subject to the approval of an amendment to this application and an amendment to Planning Director's Use Permit No. 69.
7. The operator of the restaurant facility shall be responsible for the control of noise generated by the subject facility. The use of outside loudspeakers, paging system or sound system shall be prohibited in the outdoor dining area. The noise generated by the proposed use shall comply with the provisions of Chapter 10.26 of the Newport Beach Municipal Code. Chapter 10.26 provides, in part, that the sound shall be limited to no more than depicted below for the specified time periods:

Location	Between the hours of 7:00AM and 10:00PM		Between the hours of 7:00AM and 10:00PM	
	Interior	Exterior	Interior	Exterior
Residential Property	45dBA	55dBA	40dBA	50dBA
Residential Property located within 100 feet of a commercial property	45dBA	60dBA	45dBA	50dBA
Mixed Use Property	45dBA	60dBA	45dBA	50dBA
Commercial Property	N/A	65dBA	N/A	60dBA

8. The applicant shall retain a qualified engineer specializing in noise/acoustics to monitor the sound generated by the outdoor dining activity to insure compliance with these conditions, if required by the Planning Director.
9. The use of area heaters shall be approved by the Building Department and the Fire Department prior to installation or use. The use of propane heaters and the storage of propane containers on the premises is prohibited, unless otherwise approved by the Fire Department..
10. The operator of the food service use shall be responsible for the clean-up of all on-site and off-site trash, garbage and litter generated by the use. Additionally, the area outside of the food establishment, including the public sidewalks, shall be maintained in a clean and orderly manner and may be subject to providing periodic steam cleaning of the public sidewalks as required by the Public Works Department.
11. Trash receptacles for patrons shall be conveniently located outside of the related food service facility to serve the accessory outdoor dining area.
12. No outside paging system shall be utilized in conjunction with this outdoor dining establishment.

13. Alcoholic beverage service shall be prohibited in the outdoor dining areas, unless an amendment to the existing use permit and this outdoor dining permit is first approved in accordance with the provisions of the Newport Beach Municipal Code.
14. All applicable conditions of approval of Planning Director's Use Permit No. 69 shall apply and remain in force (copy attached).
15. Should problems arise with regard to noise associated with the outdoor dining areas, the Planning Department reserves the right to require the removal of all or a portion of the outdoor dining area seating in the areas which contribute to the noise problems or complaints.
16. Should this business 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 company.
17. The Planning Department may add to or modify conditions of approval to this outdoor dining permit, or revoke this approval upon a finding of failure to comply with the conditions set forth in Chapter 20.82 of the Municipal Code or other applicable conditions and regulations governing the food establishment. The Planning Director or the Planning Commission may also revoke this permit upon a determination that the operation which is the subject of this approval causes injury, or is detrimental to the health, safety, peace, morals, comfort, or general welfare of the community.
18. This approval shall expire unless exercised within 24 months from the end of the appeal period.

Attachment No. CD 4

Applicant's Project Description

Project Description
For
Starbucks Coffee Company
Corona del Mar, California
Staff Approval
August 9, 2012

Project Description

The existing Starbucks is located at 2801 East Coast Highway, and consists of 1,750 SF (gross). The project is located within an existing multi-tenant building, and governed by the CC (Commercial Corridor) Zoning District.

The proposed tenant improvement for the existing Starbucks consists of casework, furniture, minor equipment, new interior partition walls, addition of exterior fire pit, expansion of existing exterior patio, relocation of entry doors, and modified lighting.

Starbucks is proposing to relocate the existing exterior wall to increase the square footage of the patio area from 220 SF to 450 SF. The store enhancements will include the addition of an exterior fire pit, low concrete walls with built-in planters, proposed metal trellis along the patio façade, and relocating the front entrance and patio entrance doors. All exterior colors and materials to remain the same and/or match existing.

Allowable public area per the City of Newport Beach Use Permit No. 69, dated 12/7/00, is 1,000 SF plus 25% of indoor public area.

Proposed indoor public area is: 579 SF of Retail
145 SF of Seating
Total: 724 SF

Proposed outdoor public area is: 450 SF of Patio

Total allowable public area is $1,000 \text{ SF} + (25\%)(724 \text{ SF}) = 1,181 \text{ SF}$

Total proposed public area is $579 \text{ SF of Retail} + 145 \text{ SF of Seating} + 450 \text{ SF of Patio} = 1,174 \text{ SF}$, which is less than the allowable public area square footage.

There are nine existing parking stalls designated for Starbucks, with an additional proposed five stalls designated for Starbucks use from 7am - 10am, which are located on the adjacent tenant's, Francis-Orr Fine Stationery, parcel.

Proposed building signage to be submitted under separate permit.

Attachment No. CD 5

City Parking Letter



CITY OF NEWPORT BEACH
PLANNING DEPARTMENT
3300 NEWPORT BOULEVARD
NEWPORT BEACH, CA 92658
(949) 644-3200; FAX (949) 644-3229

November 16, 2001

Starbucks Coffee Company
Mr. A. J. Cool
17700 Newhope Street, Suite 200
Fountain Valley, CA 92708

Re: Planning Director's Use Permit 69 & Accessory Outdoor Dining Permit 76
2801 East Coast Highway, Corona del Mar, CA

Dear Mr. Cool:

Thank you for meeting with us last week regarding the documents required for the off-site parking agreement for the Starbucks' expansion project. Following our meeting, Jim Campbell and I met with Ms. Temple and Ms. Wood to discuss the intent of the City Council at its meeting on February 13, 2001.

The Planning Director has determined that the intent of City Council was for supplemental off-street parking to be provided through the implementation of an off-site parking agreement between Starbucks and a nearby business. Further, the peak morning hours were not specifically identified as being between the hours of 7:00 to 10:00 a.m. at the meeting. Thus, the Planning Director has authorized the supplemental off-street parking spaces to be provided between the hours of 6:00 and 9:30 a.m. Therefore, the document submitted for our review meets the intent of City Council and has been approved by the City Attorney.

With regard to the parking management plan, please provide the additional following information both in written and graphic plan format:

- A) *On-site posting of all available parking.* Item 1. Provide a site plan and elevation of the building indicating the location of the revised existing sign on the planter box wall, and a detail of the revised sign copy. Item 2. Indicate location of stenciled sign at front entrance on site plan and elevation, and provide detail of sign copy. Item 3. Indicate on site plan location of on-site parking spaces. Provide detail of sign copy and indicate on site plan location of placard signs.

- B) *Posting of off-site parking areas in conjunction with all off-site parking agreements.* Indicate location of off-site parking spaces on site plan. Provide detail of sign copy and indicate on site plan location of signs.
- C) *Methods of educating customers on the availability of parking.* In addition to the exterior signage regarding availability and location of on-site and off-site parking, signage shall be posted at service counter, which provides a schematic of the location of the available off-street parking. Provide detail of sign copy.
- D) *Mandatory employee use of the on-site tandem spaces.* Please provide copy of written policy issued by Starbucks to its employees.
- E) *Use of on-site parking by other businesses.* Provide copy of executed agreement for our files.

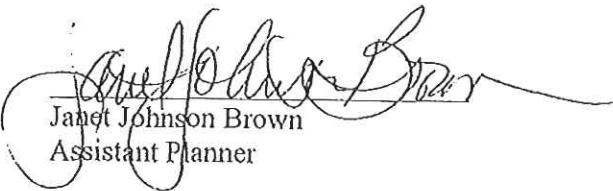
Please provide the above requested information and a copy of the executed parking agreement at your earliest convenience so that we may proceed with the project.

Thank you for your continued cooperation regarding this matter. Should you have any questions, please do not hesitate to contact me at (949) 644-3236.

Sincerely,

PATRICIA L. TEMPLE, Planning Director

By


Janet Johnson Brown
Assistant Planner

cc: Keith Glassman
Copy to files: OD 76 & PDUP 69

Attachment No. CD 6

Parking Management Plan



Starbucks Coffee Company
Southwest Zone Office
17700 Newhope Street, Suite 200
Fountain Valley, CA 92708
714/424-1900
Fax: 714/424-1919
Fax: 714/424-1920 Store Development

RECEIVED BY
PLANNING DEPARTMENT
CITY OF NEWPORT BEACH

OCT 12 2001
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

October 12, 2001

Patricia Temple
Planning Director
City of Newport Beach
P.O. Box 1768
Newport Beach, CA 92658-8915

Re: Planning Director's Use Permit 69 and Accessory Outdoor Permit 76
2801 East Coast Highway, Corona Del Mar, CA

Dear Ms. Temple;

Pursuant to Conditions #18 and #34 of the above approved permits, we are submitting a parking management plan and supplemental off-street parking agreement for review and approval by your office and the Office of the City Attorney.

Parking Management Plan:

- A) On-site posting of all available parking. 1. Currently there is a "Parking In Rear" sign painted on the planter box wall at the southwest corner of Goldenrod and East Coast Highway. During the remodel process we will add "under Building" to the existing sign. 2. We will stencil a sign near the front entrance indicating that parking is available under the building and in the off-site parking area from 6:00 to 9:30 am daily. 3. There will be placard signs over the six tandem spaces located under the building, reserving two spaces for the adjacent tenant(per the off-site agreement) from 9:30 am to 6:00 pm daily and reserving four spaces for Starbucks employee parking. Starbucks employees will utilize the on-site parking.
- B) Posting of off-site parking areas in conjunction with all off-site parking agreements. Currently there is one parking agreement with the adjacent property (Francis-Orr Stationers). There will be signs posted in the spaces available to Starbucks customers indicating the hours that the spaces may be used and warning of vehicle towing during other hours.
- C) Methods of educating customers on the availability of parking. Through the posting of signs both on-site and off-site customers will become aware of the available off-site and on-site parking.
- D) Mandatory employee use of the on-site tandem spaces. Starbucks will implement a policy of mandatory employee use of the on-site tandem spaces.
- E) Use of on-site parking by other business. There is currently a parking agreement between Starbucks and Francis-Orr Stationers for the use of two tandem spaces on-site during the hours of 9:30 am to 6:00 pm daily.

Ms. Patricia Temple
October 12, 2001
Page two

Parking Agreement:

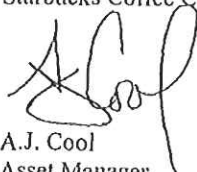
Please review and approve the attached parking agreement that will be signed once we receive approvals from your office. The parking agreement contains Exhibit A and Exhibit B which depict the locations of the on-site and off-site parking.

We look forward to receiving the necessary approvals from the City of Newport Beach that the above satisfies conditions #18 and #34 of the above referenced permits. I would appreciate a letter indicating the status of the approvals.

Please contact me with any questions or comments.

Sincerely,

Starbucks Coffee Company

A handwritten signature in black ink, appearing to read 'A.J. Cool', written over a horizontal line.

A.J. Cool
Asset Manager
X2345

Attachment No. CD 7

Off-Site Parking Agreement

PARKING LOT LEASE AND LICENSE AGREEMENT

THIS PARKING LOT LEASE AND LICENSE AGREEMENT ("Agreement") is made and entered into this ___ day of _____, 2001, between Danlea, Inc., a California corporation, doing business as Francis-Orr Stationers, ("Lessor") and Starbucks Corporation, a Washington corporation, ("Lessee"). Lessee is the tenant of retail premises located at 2801 E. Coast Highway, Corona Del Mar, California 92625, ("Retail Premises") under that certain Lease Agreement dated January 17, 1992, which lease, together with all amendments thereto, is referred to hereafter as the "Retail Lease". Landlord under the Retail Lease is Charles S. Mosesian ("Retail Premises Landlord"). Under the terms of the Retail Lease, the Retail Premises Landlord provides Lessee with nine (9) parking spaces located in the underground parking area of the Retail Premises.

WITNESSETH:

1. PARKING LOT PREMISES AND RETAIL PARKING PREMISES.

A. Lessor, as owner in fee, hereby leases and demises to Lessee, and Lessee takes and hires of and from Lessor on the terms and conditions set forth in this Agreement, five (5) parking spaces available only from 6 a.m. until 9:30 a.m. each day ("Parking Lot Premises") which are located at 2823 East Coast Highway in the City of Newport Beach, County of Orange, State of California, which Parking Lot Premises are located in the Lessor's parking lot behind Francis-Orr Stationers. The Parking Lot Premises are designated "parking lot" and marked with diagonal lines on the plot plan attached to this Agreement and incorporated into it as Exhibit A.

B. Lessee hereby grants to Lessor a license to use two (2) of the parking spaces located in the underground parking area of the Retail Premises available only from 9:30 a.m. until 6 p.m. each day (hereafter the "Licensed Parking Premises"). The Licensed Parking Premises are shown on the attached and incorporated Exhibit B.

C. The Lease is material consideration for the License and the License is material consideration for the Lease and the Lease and License are specifically conditioned one upon the other. Should either the Lease or the License terminate or be terminated (or be cancelled) for any reason whatsoever, the other shall also immediately terminate (or be cancelled).

INITIA


2. TERM.

The term of this Agreement shall be on a month-to-month basis, commencing on ^{December 1, 2001} ~~the date the last~~ party signs this Agreement ~~as shown on the signature page~~ and shall terminate upon either party's receipt of thirty (30) days prior written notice from the other party (the "Termination Notice"). The party terminating this Agreement shall also send a copy of the Termination Notice to the City of Newport Beach Planning Department, 3300 Newport Beach Blvd., Newport Beach, California 92663.

Dec. 7. 2001 11:58AM

LAW OFFICES OF RAYMOND H SIMMONS

No. 4217 P. 3/10

3. ACCEPTANCE OF PREMISES.

Lessee has examined the surface of the Parking Lot Premises and Lessor has examined the surface of the Licensed Parking Premises and each agrees to accept the surface in an "AS IS" condition.

4. RENT.

Lessee covenants and agrees to pay to Lessor on the first day of the term of this Agreement and throughout the term hereof, as rent for the Premises, Two Hundred and 00/100 Dollars (\$200.00) per month, payable in advance on the first day of each month throughout the term hereof. Rent for any period during the term of this Agreement less than one calendar month shall be prorated on a daily basis based on a three hundred sixty-five (365) day year.

5. USE.

A. It is a condition of this Agreement, and Lessee agrees, that during the term hereof the Parking Lot Premises shall be used by Lessee only for a parking lot for Lessee's customers, licensees, invitees and employees.

B. Lessor acknowledges and agrees that the Lessee shall have non-exclusive use of the Parking Lot Premises only from 6:00 a.m. to 9:30 a.m. daily ("Approved Hours").

C. Lessee shall provide a sign, which will include Lessor's logo (and Lessor warrants to Lessee that Lessor has lawful right to use such logo), inside the front door of Lessee's retail store premises that invites Lessee's customers to use the Parking Lot Premises for parking only during the Approved Hours. Lessee shall also provide a location within its premises for Lessor's business brochures (and Lessor indemnifies and agrees to hold Lessee harmless with respect to the content of such brochures). Lessee shall post signs on the Parking Lot Premises at Lessee's expense warning its customers that cars parked on the Parking Lot Premises after the Approved Hours will be subject to towing at the expense of the car's owner.

D. Lessee acknowledges and agrees that the Licensed Parking Premises as shown on Exhibit B shall be for the exclusive use of Lessor only from 9:30 a.m. to 6:00 p.m. daily and it is a condition of this Agreement, and Lessor agrees, that during the term hereof the Licensed Parking Premises shall be used by Lessor only for use of Lessor and Lessor's employees.

E. Neither party shall use the name of the other party as part of its business name.

F. Lessee shall not place or display any forms of advertising on the Parking Lot Premises without Lessor's prior written approval.

G. Lessee shall neither permit nor commit any waste or nuisance on the Parking Lot Premises and Lessor shall neither permit nor commit any waste or nuisance on the Licensed Parking Premises.

6. NO PARTNERSHIP.

Notwithstanding the agreements contained in this Agreement, it is expressly understood that the parties are not partners in the conduct of their business, it being expressly understood and agreed that the relationship between the parties is and shall at all times remain that of Lessor and Lessee and Licensor and Licensee.

7. INDEMNITY AND ASSUMPTION OF RISK.

A. Lessee shall and does hereby assume all risk of damage to property and for injuries or death to persons in or about the Parking Lot Premises resulting from Lessee's and Lessee's permitted users occupancy or use of the Parking Lot Premises, other than that resulting from Lessor's negligence or intentional wrongdoing, and Lessee does hereby defend and indemnify Lessor for and hold it exempt and harmless from or on account of any such damage, injury or death and all liability, costs and expenses (including attorneys' fees) therefor

B. Lessor shall and does hereby assume all risk of damage to property and for injuries or death to persons in or about the Licensed Parking Premises resulting from Lessor's occupancy or use of the Licensed Parking Premises, other than that resulting from Lessee's negligence or intentional wrongdoing, and Lessor does hereby defend and indemnify Lessee from and hold it exempt and harmless from or on account of any such damage, injury or death and all liability, costs and expenses (including attorneys' fees) therefor.

8. INSURANCE.

Lessee and Lessor shall both maintain, at their respective expense, during the term of this Agreement public liability and property damage insurance written by one or more responsible insurance companies which are authorized to do business in the State of California and Best rated A VIII or better insuring against liability for injury, including death, to persons and damage to property occurring in or upon the Premises. The minimum limits of liability of such insurance shall not be less than One Million Dollars (\$1,000,000.00) combined single limit for each occurrence. Lessor and Lessee hereby waive any rights each may have against the other on account of any loss or damage which may arise from any insured risk and the parties shall make commercially reasonable efforts to obtain from their respective insurance companies a waiver of any right of subrogation which the insurance company may have against the Lessor or the Lessee, as the case may be. Notwithstanding the requirements of any other sections of this Agreement, Lessee shall have the right, at its sole election, to self insure with respect to some or all of the required insurance coverage provided that Lessee shall have the right only as long as Lessee maintains a net worth in excess of Twenty Five Million Dollars (\$25,000,000.00). At Lessor's request, but no more than twice annually, Lessee will provide Lessor with reasonably satisfactory evidence establishing that Lessee has maintained its net worth in excess of Twenty Five Million Dollars (\$25,000,000.00).

9. REPAIRS AND MAINTENANCE.

Lessor shall maintain the Parking Lot Premises in reasonably good condition and repair. Lessor shall give Lessee advance notice before commencing any repairs, other than emergency repairs, which would close the Parking Lot Premises during the Approved Hours. Lessee shall give Lessor such advance notice regarding planned repairs to the Licensed Parking Premises by the Retail Premises Landlord.

10. DEFAULT.

A. If Lessee fails to perform any of the other terms, conditions, covenants or provisions herein contained on the part of Lessee to be kept and performed for a period of ten (10) days after written notice of demand for performance from Lessor, then in any such event, Lessor, besides such other rights and remedies as it may have at law or in equity, may recover from Lessee all damages it may incur by reason of such default or breach, may terminate this Agreement, and may recover possession of the Parking Lot Premises free and clear of all claims and demands of Lessee.

B. If Lessor fails to perform any of the terms, conditions, covenants or provisions herein contained on the part of Lessee to be kept and performed for a period of ten (10) days after written notice of demand for performance from Lessee, then in any such event, Lessee, besides such other rights and remedies as it may have at law or in equity, may recover from Lessor all damages it may incur by reason of such default or breach, may terminate this Agreement, and may recover possession of the Licensed Parking Premises free and clear of all claims and demands of Lessor.

11. SURRENDER OF POSSESSION.

Lessee expressly covenants and agrees that upon the termination of this Agreement, whether by the expiration of time or otherwise, it will immediately surrender and deliver the Parking Lot Premises to Lessor. Lessor expressly covenants and agrees that upon the termination of this Agreement, whether by the expiration of time or otherwise, it will immediately surrender and deliver the Licensed Parking Premises to Lessee.

12. ASSIGNMENT AND SUBLETTING.

A. Lessor may at any time transfer its interest in this Agreement and the underlying fee; whereupon Lessor shall be relieved of all liability under this Agreement arising after the date of transfer. Lessor or its successor in interest shall furnish to Lessee written notice of such transfer or a copy of the original instrument assigning Lessor's interest or a copy of any deed conveying Lessor's fee interest in the Parking Lot Premises. Such notice or instruments shall evidence the fact that such assignee or transferee has assumed all of Lessor's obligations hereunder, acquired sufficient title and insurance and state the address at which rent and notices hereunder shall be made.

B. It is a condition of this Agreement and Lessee agrees that it shall not assign this Agreement or any interest hereunder, or sublet the Parking Lot Premises or any part thereof, or license or permit any other party to occupy the same as concessionaire or otherwise without the Lessor's prior

written consent which consent shall not be unreasonably withheld; provided, however, Lessee may assign or sublet the Parking Lot Premises to Lessee's parent, affiliate or partnership companies or by merger, sale or transfer of stock, without Lessor's consent. Any other purported transfer without Lessor's written consent, shall be voidable by Lessor.

13. ATTORNEY'S FEES.

In the event either party brings or commences a legal action or proceeding to enforce or interpret any of the terms of this Agreement, the successful party in such action or proceeding shall then be entitled to receive and shall receive from the other party a reasonable sum as attorney's fees to be fixed by the court in such action or proceeding. In addition, the party obtaining a judgment against the other party as a result of such legal action or proceeding may recover from the other party any attorneys fees incurred in enforcing the judgment. This provision is severable from the other provisions of this Agreement and is intended to survive any judgment and not be deemed merged into it.

14. NOTICES.

Any notice or demand to be given hereunder shall be served by personal service, by reputable overnight delivery service, by facsimile with confirmation by first class mail, or by mailing same by certified or registered mail, postage prepaid and return receipt requested, at the following addresses:

If to Lessee: Starbucks Corporation
Property Management Department
2401 Utah Avenue South
Mailstop SRE-3
Seattle, WA 98134

With a copy to the Department of Law and Corporate Affairs, Mailstop SLA-1 at the address above.

If to Lessor: Harriett Malmon, President
Danlea, Inc. d/b/a
Francis-Orr Stationers
2823 East Coast Highway
Corona del Mar, CA 92625

Notice may be given to such other place as the parties hereto may in writing designate pursuant to the provisions of this Article. Notices delivered personally or sent by overnight courier, by facsimile with confirmation by first class mail shall be effective on the date received, while notices sent by certified or registered mail, shall be deemed to have been received and to be effective five (5) business days after deposit into the mail.

15. AMENDMENT AND MODIFICATION.

This Agreement may be modified or amended only by a writing, duly authorized and executed by both Lessor and Lessee. It may not be amended or modified by oral agreements or understandings between the parties or by any acts or conduct of the parties with reference thereto. This Agreement

contains the entire agreement of the parties hereto and supersedes all understandings and representations relating to this Agreement and existing prior to the date of execution hereof.

16. HAZARDOUS MATERIAL.

Lessee warrants and represents it shall not use the Parking Lot Premises for any activities involving, directly or indirectly, the use, generation, treatment, storage or disposal of any hazardous or toxic material, chemical, substance or waste. Lessor warrants and represents it has not (and is aware of no others who have) used the Parking Lot Premises for any activities involving, directly or indirectly, the use, generation, treatment, storage or disposal of any hazardous or toxic material, chemical, substance or waste. Lessor indemnifies and holds Lessee harmless from any and all costs, expenses, losses, actions, suits, claims, judgments, and any other liability whatsoever, including without limitation, attorneys' fees and costs, in connection with a breach of any federal, state or local environmental protection laws, regulations, rules or ordinances other than those of Lessee. Lessee indemnifies and holds Lessor harmless from any and all costs, expenses, losses, actions, suits, claims, judgments, and any other liability whatsoever, including without limitation, attorneys' fees and costs, in connection with Lessee's breach of any federal, state or local environmental protection laws, regulations, rules or ordinances.

17. PERMIT CONTINGENCY.

Lessee's obligations under this Agreement are conditioned on Lessee's obtaining no later than December 31, 2001 all leases, permits, and/or licenses (including but not limited to conditional use permits, building permits and variances) that are required by applicable laws to enable Lessee to legally (a) construct Lessee's planned improvements to the Retail Premises, in accordance with Lessee's plans and (b) to conduct its business from the Retail Premises.

18. MISCELLANEOUS.

- A. Time is of the essence of this Agreement.
- B. This Agreement shall bind and inure to the benefit of, as the case may be, the heirs, successors, representatives and permitted assigns of each of the parties hereto.
- C. The headings used in this Agreement have been included only for convenience and they do not limit, expand, modify or define the paragraphs following them.
- D. The waiver of any breach of any term, covenant or condition herein contained must be express and in writing and shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant or condition. The acceptance of rent hereunder by Lessor shall not be deemed to be a waiver of any preceding or continuing breach by Lessee of any term, covenant or condition of this Agreement, regardless of Lessor's knowledge of such preceding or continuing breach at the time of

acceptance of such rent. Any and all rights, remedies, and options given to a party in this Agreement shall be cumulative and in addition to and without waiver of or in derogation of any right or remedy given to it under any law now or hereafter in effect.

IN WITNESS WHEREOF the parties hereto have executed this Parking Lot Lease and License Agreement on the date first above written.

LESSOR:

DANLEA, INC., a California corporation doing
business as Francis-Orr Stationers,

By: *[Signature]*
(Signature)

Its: PRESIDENT

LESSEE:

STARBUCKS CORPORATION

By: *[Signature]*

NATHAN WEINBERGER
vp asset leasing & property mgt

Dec. 7. 2001 12:00PM

LAW OFFICES OF RAYMOND H SIMMONS

No. 4217 P. 9/10

EXHIBIT A

EAST COAST HIGHWAY

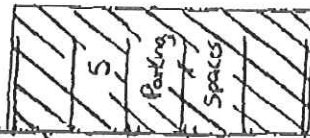
#2801 E. Coast Hwy
Parking (under Bldg)

Ramp To
Underground
Parking



#2823 E. Coast Hwy
FRANCIS-OER STATIONERS

Surface
Parking
Lot



ALLEY

Not to Scale

GOLDENROD AVENUE



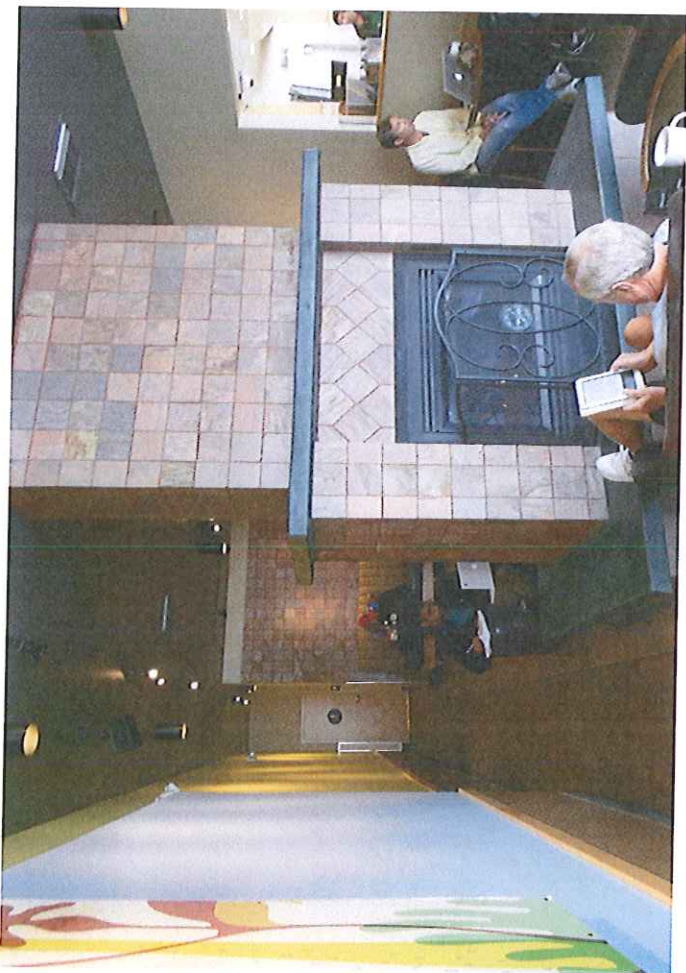
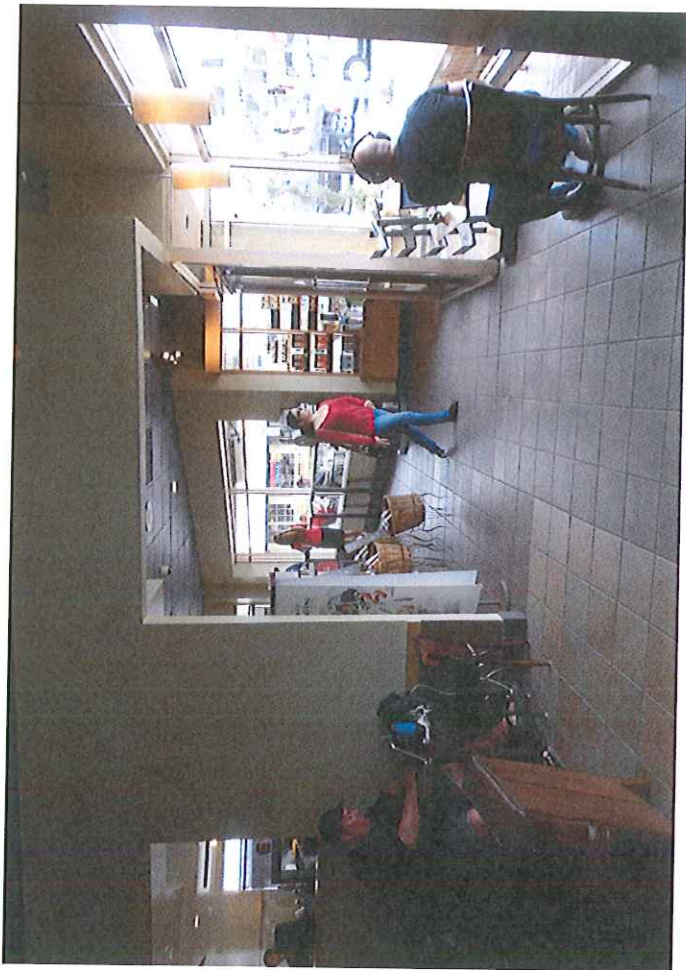
Not
A
PART

Attachment No. CD 8

Site Photos



PA2012-105 for SA2012-014
2801 E. Coast Highway
Starbucks Coffee Company-



Attachment No. CD 9

Project Plans

ABBREVIATIONS:

3PL ABS	THIRD PARTY LOGISTICS ACRYLONITRILE BUTADIENE STYRENE	HORZ HR	HORIZONTAL HOUR
AC ACC	AIR CONDITIONING ACCESSIBLE	HT HVAC	HEIGHT HEATING VENTILATING AIR CONDITIONING
ACT ADJ	ACOUSTICAL CEILING TILE ADJUSTABLE	HW ID	HOT WATER INSIDE DIAMETER
AFF AHJ	ABOVE FINISHED FLOOR AUTHORITIES HAVING	IF IG	INSIDE/INTERIOR FACE INDEPENDENT GROUND
ALUM AMP	ALUMINUM ALUMINUM	INSUL INFO	INSULATION INFORMATION
APPRO X	AMPERAGE APPROXIMATE	IW JC	INDIRECT WASTE JOB CAPTAIN
ARCH BD	ARCHITECTURAL BOARD	LL LL	LANDLORD LANDLORD
BLDG BLKG	BUILDING BLOCKING	MAX MC	MAXIMUM MECHANICAL CONTRACTOR
BOB BOH	BOTTOM OF BEAM BACK OF HOUSE	MDF MECH	MEDIUM DENSITY FIBREBOARD MECHANICAL
CAB CD	CABINET CONDENSATE DRAIN	MEP MC	MECHANICAL, ELECTRICAL AND PLUMBING
CKT CLG	CIRCUIT CEILING	MERCH MFG	MERCHANDISE UNIT MANUFACTURER
CLR CM	CLEAR/CLEARANCE CONSTRUCTION MANAGER	MIN MLDG	MINIMUM MOULDING
CMNT CMU	CEMENT CONCRETE MASONRY UNIT	MTL NAT	METAL NATURAL
CNTRS CO	CENTERS COMPANY	NIC NL	NOT IN CONTRACT NIGHT LIGHT
CTR CL	CENTER CENTER LINE	NSF NSF	NATIONAL SANITATION FOUNDATION
COL COMP	COLUMN COMPARTMENT	NTS OC	NOT TO SCALE ON CENTER
CONC CONT	CONCRETE CONTINUOUS	OD OF	OUTSIDE DIAMETER OUTSIDE FACE
CONST CT	CONSTRUCTION CERAMIC TILE	OFI OPNG	OWNER FURNISHED ITEM OPENING
CWF CWN	COLD WATER FILTERED COLD WATER NANO FILTERED	PC PERP	PLUMBING CONTRACTOR PERPENDICULAR
CWS CXFMR	COLD WATER SOFTENED CURRENT TRANSFORMER	PLAM PLCS	PLASTIC LAMINATE PLACES
DEG DIA	DEGREES DIAMETER	PLYWD PM	PLYWOOD PROJECT MANAGER
DIM DISP	DIMENSION DISPENSER	POC POS	POINT OF CONNECTION POINT OF SALE
DN DTL	DOWN DETAIL	PT QT	PAINT QUARRY TILE
DW DWG(S)	DISHWASHER DRAWING(S)	R RCM	RADIUS RENOVATIONS
EA EC	EACH ELECTRICAL CONTRACTOR	CONSTRUCTION MANAGER	CONSTRUCTION MANAGER
ELEC ELEV	ELECTRICAL ELEVATION	RECEPT REF	RECEPTACLE REFERENCE
EQ EQUIP	EQUAL EQUIPMENT	REFRIG REQ(D)	REFRIGERATOR REQUIRE(D)
EXIST EXP	EXISTING EXPOSED	REV RND	REVISED/REVISION ROUND
EXT FCO	EXTERIOR FLOOR CLEANOUT	RO SC	REVERSE OSMOSIS SOLID CORE
FF&E FI	FURNITURE, FIXTURES & EQUIPMENT	SF SHT	SQUARE FEET SHEET
FIN FIO	FUTURE INITIATIVES FINISHED	SHT MTL SIM	SHEET METAL SIMILAR
FLR FLEX	FURNISHED & INSTALLED BY OWNER FLOOR FOOT/FEET	SOL SPECS	SOLID SPECIFICATION(S)
FOG FOC	FIELD VERIFY FACE OF CABINET	SO SS	SQUARE STAINLESS STEEL
FOH FOIC	FACE OF GLAZING FRONT OF HOUSE FURNISHED BY OWNER	STG STRUCT	STORAGE STRUCTURAL
FOS FRP	FACE OF STUD FIBERGLASS REINFORCED PANEL	STL SUSP	STEEL SUSPENDED
FLR FT	FLOOR FOOT/FEET	SW T&G	SOFTENED WATER TONGUE AND GROOVE
FV GA	FIELD VERIFY GAUGE	TEL TEMP	TELEPHONE TEMPORARY
GALV GC	GALVANIZED GENERAL CONTRACTOR	TW TYP	TEMPERED WATER TYPICAL
GRND GWB	GROUND GYPSUM WALL BOARD	UC UON	UNDERCOUNTER UNLESS OTHERWISE NOTED
HD HDR	HOLLOW CORE HEAD	V VAL	VENT VALIDATION
HDWR HDWRD	HARDWARE HARDWOOD	VCT VDR	VINYL COMPOSITE TILE VENDOR DIRECT
HM	HOLLOW METAL	VERT VIF	VERTICAL VERIFY IN FIELD
		WD WH	WOOD WATER HEATER
		WVW XFMR	WHITE MAPLE VENEER TRANSFORMER

GENERAL NOTES:

- GENERAL CONTRACTOR SHALL VISIT THE SITE, REVIEW THE BUILDING SHELL DRAWINGS AS SUBMITTED BY THE LANDLORD OR STARBUCKS SITE SURVEYOR, AND BECOME THOROUGHLY FAMILIAR WITH THE SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION.
- GENERAL CONTRACTOR SHALL CONSULT WITH STARBUCKS CONSTRUCTION MANAGER TO RESOLVE ANY CHANGES, OMISSIONS, OR PLAN DISCREPANCIES PRIOR TO BIDDING OR CONSTRUCTION.
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE, AND FEDERAL CODES AND ORDINANCES.
- GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.
- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, INCLUDING CLEARANCES REQUIRED BY OTHER TRADES, AND NOTIFY STARBUCKS CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. ALL DIMENSIONS ARE TO THE FACE OF THE FINISHED SURFACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE TAKEN FROM DESIGNATED DATUM POINT. DO NOT SCALE DRAWINGS.
- GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING WALLS, FLOORS, CEILING, OR OTHER SURFACES IDENTIFIED TO REMAIN THAT MAY BECOME DAMAGED DURING THE COURSE OF THE WORK.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FOR FIRE PROTECTION, PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF SUCH SYSTEMS.
- GENERAL CONTRACTOR SHALL RETAIN ONE SET OF THE PLANS TO NOTE AND DOCUMENT ALL CHANGES DURING CONSTRUCTION. THIS SET SHALL BE A PART OF THE GENERAL CONTRACTOR'S "STORE CLOSE-OUT PACKAGE" AS DESCRIBED IN THE CONSTRUCTION MANAGEMENT AGREEMENT.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING DELIVERY OF MATERIALS FROM STARBUCKS CONTRACTED THIRD PARTY LOGISTICS (3PL) DISTRIBUTION SERVICES AND VENDOR DIRECT (VD) SHIPMENTS. REFER TO CONSTRUCTION MANAGEMENT AGREEMENT FOR METHODS AND LEAD TIMES.
- RESPONSIBILITY FOR SUPPLY AND DELIVERY OF MATERIALS AND EQUIPMENT IS IDENTIFIED IN THE DRAWING SCHEDULE SHEETS UNDER THE COLUMN LABELED "SHIP". ITEMS TO BE SUPPLIED BY THE GENERAL CONTRACTOR ARE LABELED "GC"; ITEMS TO BE SUPPLIED BY STARBUCKS VIA STARBUCKS CONTRACTED THIRD PARTY DISTRIBUTION SERVICES ARE LABELED "3PL", AND ITEMS SUPPLIED BY STARBUCKS AND SHIPPED DIRECTLY TO THE SITE FROM THE VENDOR ARE LABELED "VD".
- FOR THE PURPOSE OF THE DOCUMENTS, TO "INSTALL" SHALL MEAN TO PROVIDE ALL FASTENERS, MISCELLANEOUS HARDWARE, BLOCKING, ELECTRICAL CONNECTIONS, PLUMBING CONNECTIONS, AND OTHER ITEMS REQUIRED FOR A COMPLETE AND OPERATION INSTALLATION PER MANUFACTURER'S WRITTEN REQUIREMENTS.
- ALL ITEM SUBSTITUTIONS MUST BE APPROVED BY THE STARBUCKS DESIGN MANAGER.
- REFER TO ITEM CUTSHEETS FOR ADDITIONAL INFORMATION.

DRY STORAGE REQUIREMENTS:

STORAGE SHELVING REQUIRED:
 * 32' LINEAR FEET, 18" DEEP.
 * 18"D X 3"W X TIERS HIGH
 * LOWEST SHELF MIN. 6" FROM FLOOR
 * UNITS MOUNTED A MIN. 1" FROM ALL WALL SURFACES.
 * MUST MEET ALL REQUIREMENTS OF THE ORANGE COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH.

STORAGE SHELVING MIN. PROVIDED:
 LOCATION OF STORAGE SHELVING: BACK OF HOUSE
 SIZE OF EACH UNIT: 36"W X 18"D
 NUMBER OF UNITS PROVIDED: 11 UNITS
 NUMBER OF LINEAR FEET PROVIDED: 33 LINEAR FEET

SITE INFORMATION / OCCUPANCY

PROJECT DESCRIPTION: COMMERCIAL TENANT IMPROVEMENT OF EXISTING STARBUCKS

ZONING: --

TYPE OF USE: RETAIL SALES AND SERVICES

TYPE OF OCCUPANCY: OCCUPANCY - B (UNDER 50 OCCUPANTS)

TYPE OF CONSTRUCTION: V-B

TOTAL SQUARE FEET: 1,550 S.F. (NET)
1,750 S.F. (GROSS)

NUMBER OF STORIES: 1

FIRE SPRINKLERS: NO

OCCUPANCY LOAD:

RETAIL:	520 SF/30	=	28
SEATING:	204 SF/15	=	14
BEVERAGE/PREP:	377 SF/200	=	2
WORKROOM/STORAGE:	307 SF/300	=	2
TOTAL:			36

PATIO SEATING: 450 SF/15 = 30

SEATING SUMMARY: (E) INDOOR SEATING = 17 SEATS / 11 TABLES
PROPOSED INDOOR SEATING = 20 SEATS / 3 TABLES
(E) OUTDOOR SEATING = 7 SEATS / 4 TABLES
PROPOSED OUTDOOR SEATING = 12 SEATS / 8 TABLES

NOTE: GROSS INTERIOR FLOOR AREA TO BE REMOVED: 332 SF

PLANNING DEPARTMENT AREA CALCULATIONS

INDOOR PUBLIC AREA
 RETAIL : 520 SF
 SEATING : 204 SF
 TOTAL : 724 SF

OUTDOOR PUBLIC AREA
 TOTAL : 450 SF

ALLOWABLE PUBLIC AREA PER USE PERMIT DATED 12-07-2000 IS 1,000 SF PLUS 25% OF INDOOR PUBLIC AREA.
 520 + 204 = 724
 25% OF 724 = 181

THEREFORE TOTAL ALLOWABLE PUBLIC AREA IS 1,000 + 181 = 1,181 SF

OUR PROJECT SHOWS TOTAL PUBLIC AREA IS 520 + 204 + 450 = 1,174

EXISTING GROSS FLOOR AREA OF BUILDING: 4,750 SF
 REDUCTION OF FLOOR AREA: 332 SF
 PROPOSED GROSS FLOOR AREA OF BUILDING: 4,418 SF
 PROPOSED FAR: 0.65

PROJECT CONTACTS:

MAILING ADDRESS: STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
MS STOP: S-SD10
SEATTLE, WA 98134
(206) 318-1575

DESIGN MANAGER: STARBUCKS COFFEE COMPANY
17700 NEWHOPE STREET, SUITE 200
FOUNTAIN VALLEY, CA 92708
CONTACT: ANTHONY PEAKS
(714) 424-1900 EXT 2275 PHONE
(714) 424-1920 FAX
APEAKS@STARBUCKS.COM

CONSTRUCTION MANAGER: STARBUCKS COFFEE COMPANY
17700 NEWHOPE STREET, SUITE 200
FOUNTAIN VALLEY, CA 92708
CONTACT: KRISTINE PODOSEK
(714) 424-1900 PHONE
(714) 424-1920 FAX
KPODOSEK@STARBUCKS.COM

LANDLORD: NEWPORT PROPERTIES
CONTACT: CHARLES MOSESIAN
27421 AVENUE 12
MADERA, CA 93637
(559) 674-9552 PHONE
(559) 674-3970 FAX

ARCHITECT OF RECORD: ARCHITECTS ORANGE
CONTACT: JEFF RABBITT
144 NORTH ORANGE STREET
ORANGE, CA 92666
(714) 639-9860 PHONE
(714) 639-5286 FAX
JEFF@ARCHITECTSORANGE.COM

PROJECT MANAGER: ARCHITECTS ORANGE
CONTACT: HIDE IWAGAMI
144 NORTH ORANGE STREET
ORANGE, CA 92666
(714) 639-9860 PHONE
(714) 639-5286 FAX
HIDEI@ARCHITECTSORANGE.COM

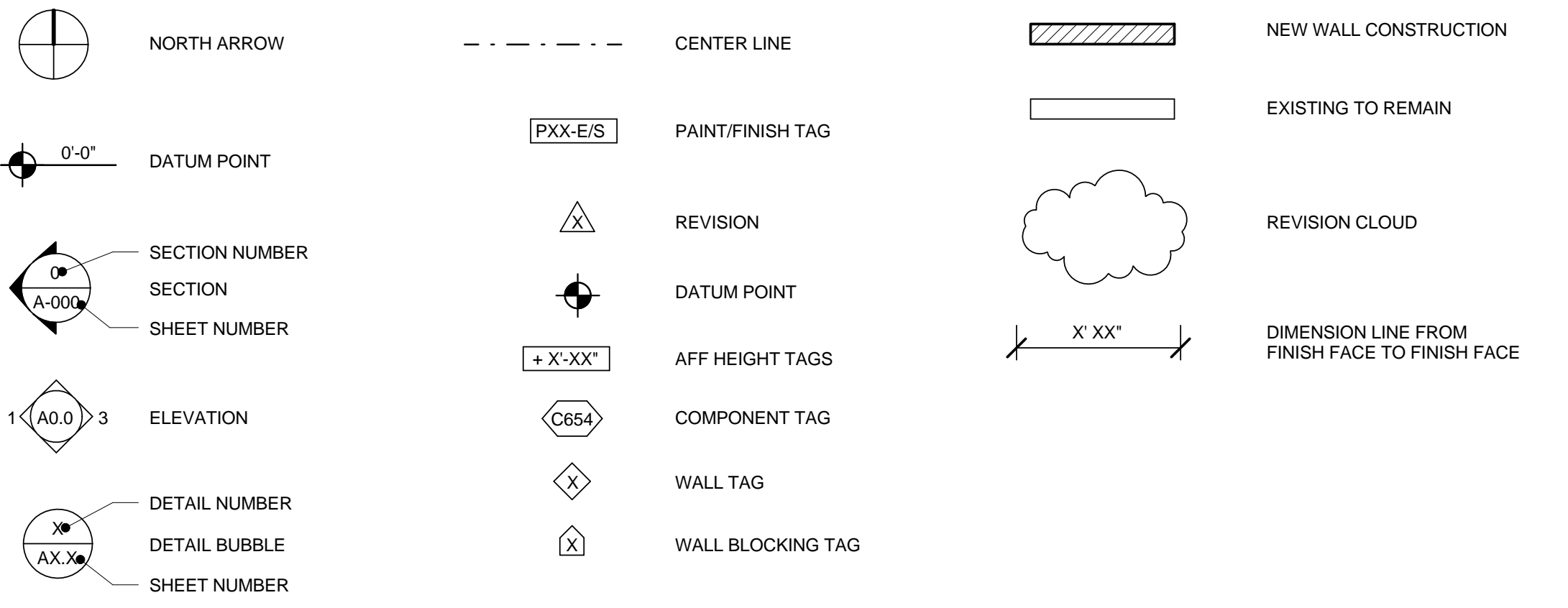
MEP CONSULTANT OF RECORD: WRIGHT ENGINEERS
CONTACT: JAXON MC CLOY
2 VENTURE, SUITE 200
IRVINE, CA 92618
(949) 477-4001 EXT. 2306 PHONE
(949) 477-4009 FAX
JMCCLOY@WRIGHTENGINEERS.COM

RESPONSIBILITY/ ABBREVIATIONS:

3V PROVIDED AND INSTALLED BY THIRD PARTY VENDOR
 EX EXISTING EQUIPMENT TO BE RELOCATED/INSTALLED BY GENERAL CONTRACTOR

FC PROVIDED BY STARBUCKS; INSTALLED BY FIXTURE CONTRACTOR
 GC PROVIDED AND INSTALLED BY GENERAL CONTRACTOR
 LC PROVIDED BY LICENSEE AND INSTALLED BY GENERAL CONTRACTOR
 SB PROVIDED BY STARBUCKS; INSTALLED BY GENERAL CONTRACTOR

LEGEND:



DEFERED AND SEPARATE SUBMITTALS

- PLANS FOR FIRE HYDRANTS, FIRE SPRINKLER SYSTEMS AND FIRE ALARM SYSTEMS WILL BE SUBMITTED UNDER SEPARATE PERMITS.
- CONTRACTOR TO SUBMIT TO THE FIRE DEPARTMENT THREE SETS OF FIRE SPRINKLER SHOP DRAWINGS FOR REVIEW AND APPROVAL.
- ALL BUILDING AND SITE SIGNAGE TO BE UNDER SEPARATE REVIEW AND APPROVAL.

CODE INFORMATION

- 2010 CALIFORNIA BUILDING CODE
 - 2008 NATIONAL ELECTRICAL CODE (2008 NEC)
 - 2010 CALIFORNIA ELECTRICAL CODE
 - 2008 CALIFORNIA ENERGY CODE
 - 2010 UNIFORM FIRE CODE
 - 2010 CALIFORNIA FIRE CODE
 - 2010 CALIFORNIA MECHANICAL CODE
 - 2010 CALIFORNIA PLUMBING CODE
 - 2010 CALIFORNIA UNIFORM ADMINISTRATIVE CODE
 - APPLICABLE ORDINANCES AND MUNICIPAL CODES OF THE CITY OF NEWPORT BEACH
 - APPLICABLE ORDINANCES OF THE COUNTY OF ORANGE ENVIRONMENTAL HEALTH SERVICES.
- NOTE:
 ALL NEW WORK TO COMPLY WITH CBC SECTION 3306 REGARDING PROTECTION OF PEDESTRIANS DURING CONSTRUCTION .
 ALL FINISHES SHALL COMPLY WITH CBC CHAPTER 8, TABLE 803.9

SCOPE OF WORK

REMODEL OF EXISTING STARBUCKS COFFEE TENANT IMPROVEMENT.

SCOPE IS LIMITED TO: REPLACE EXISTING CASEWORK; REPLACEMENT OF FURNITURE; MINOR EQUIPMENT CHANGES (REMOVALS/ADDITIONS); NEW INTERIOR PARTITION; ADDITION OF EXTERIOR FIREPLACE; EXPANDING OF EXISTING EXTERIOR PATIO; RELOCATION OF ENTRY DOORS; MODIFIED LIGHTING; NEW WARMING OVEN STATION; AND REVISED ELECTRICAL PANEL SCHEDULE TO MATCH ADDED EQUIPMENT.

THERE ARE NO CHANGES TO OCCUPANCY TYPE

INDEX OF SHEETS:

Rev	Date	By	Description
A	07-27-12		Plan Check Corrections
B	08-07-12		Client Revision
C	09-10-12		Client Revision
D	09-16-12		Plan Check Correction

GENERAL

- G-001 GENERAL INFORMATION
- G-002 COMPOSITE PLAN
- G-003 ACCESSIBILITY NOTES
- G-004 SITE PLAN AND SITE ACCESSIBILITY
- G-005 OCCUPANT LOAD ANALYSIS
- G-006 PUBLIC AREA DIMENSION PLAN
- G-007 PARKING PLAN
- G-008 OFF-SITE PARKING
- G-009 OFF-STREET PARKING

INTERIORS

- I-100 DEMOLITION FLOOR PLAN
- I-110 FLOOR PLAN
- I-111 PENETRATION PLAN
- I-112 FF AND E PLAN
- I-113 CASEWORK PLAN
- I-114 FLOOR FINISH PLAN
- I-117 WALL FINISH PLAN
- I-120 DEMOLITION REFLECTED CEILING PLAN
- I-121 REFLECTED CEILING PLAN
- I-122 REFLECTED CEILING DIMENSION PLAN
- I-200 PATIO PLAN
- I-201 EXTERIOR ELEVATION
- I-202 FIRE PIT DETAILS
- I-203 PATIO AND FIREPIT DETAILS
- I-204 FIRE PIT SPECS
- I-211 INTERIOR ELEVATIONS
- I-212 INTERIOR ELEVATIONS
- I-411 RESTROOM PLAN AND DETAILS
- I-500 FRONTLINE STATION
- I-501 BACKLINE STATION
- I-502 DETAILS
- I-503 CASEWORK DETAILS
- I-504 CONSTRUCTION DETAILS
- I-601 SCHEDULES

ENVELOPE FORMS

- ENV-001 ENVELOPE T24 FORMS
- ENV-002 ENVELOPE T24 FORMS

STRUCTURAL

- S-001 GENERAL STRUCTURAL NOTES
- S-101 FOUNDATION PLAN
- S-201 ROOF FRAMING PLAN
- S-401 FRAMING DETAILS

MECHANICAL

- M-001 MECHANICAL SPECIFICATIONS
- M-002 MECHANICAL SYMBOLS AND ABBREVIATIONS
- M-301 MECHANICAL FLOOR PLAN
- M-501 MECHANICAL DIAGRAMS

PLUMBING

- P-001 PLUMBING NOTES
- P-301 PLUMBING DIAGRAMS
- P-302 PLUMBING WASTE PLAN
- P-401 PLUMBING SUPPLY FLOOR PLAN

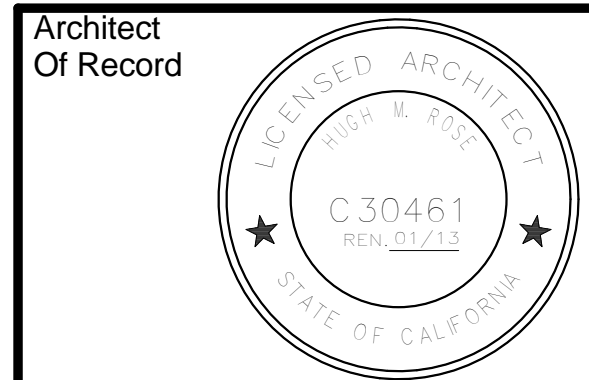
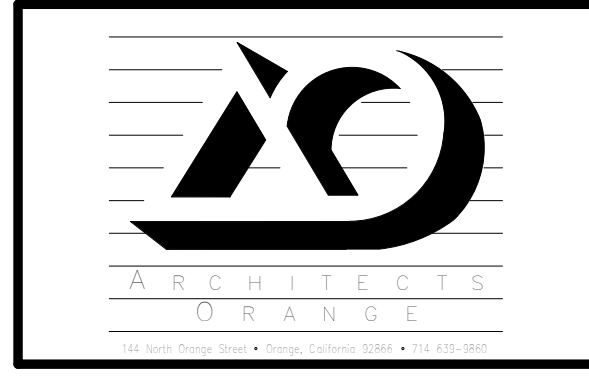
ELECTRICAL

- E-001 GENERAL ELECTRICAL NOTES AND LEGEND
- E-002 ELECTRICAL SPECIFICATIONS
- E-301 LIGHTING PLAN
- E-302 POWER AND SIGNAL FLOOR PLAN
- E-401 ELECTRICAL SINGLE LINE AND DETAILS
- E-501 ELECTRICAL PANEL SCHEDULES
- E-601 LIGHTING T24 DOCUMENTS
- E-602 LIGHTING T24 DOCUMENTS



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D	09-16-12		Plan Check Correction

3rd Plan Check Submittal 09-18-2012

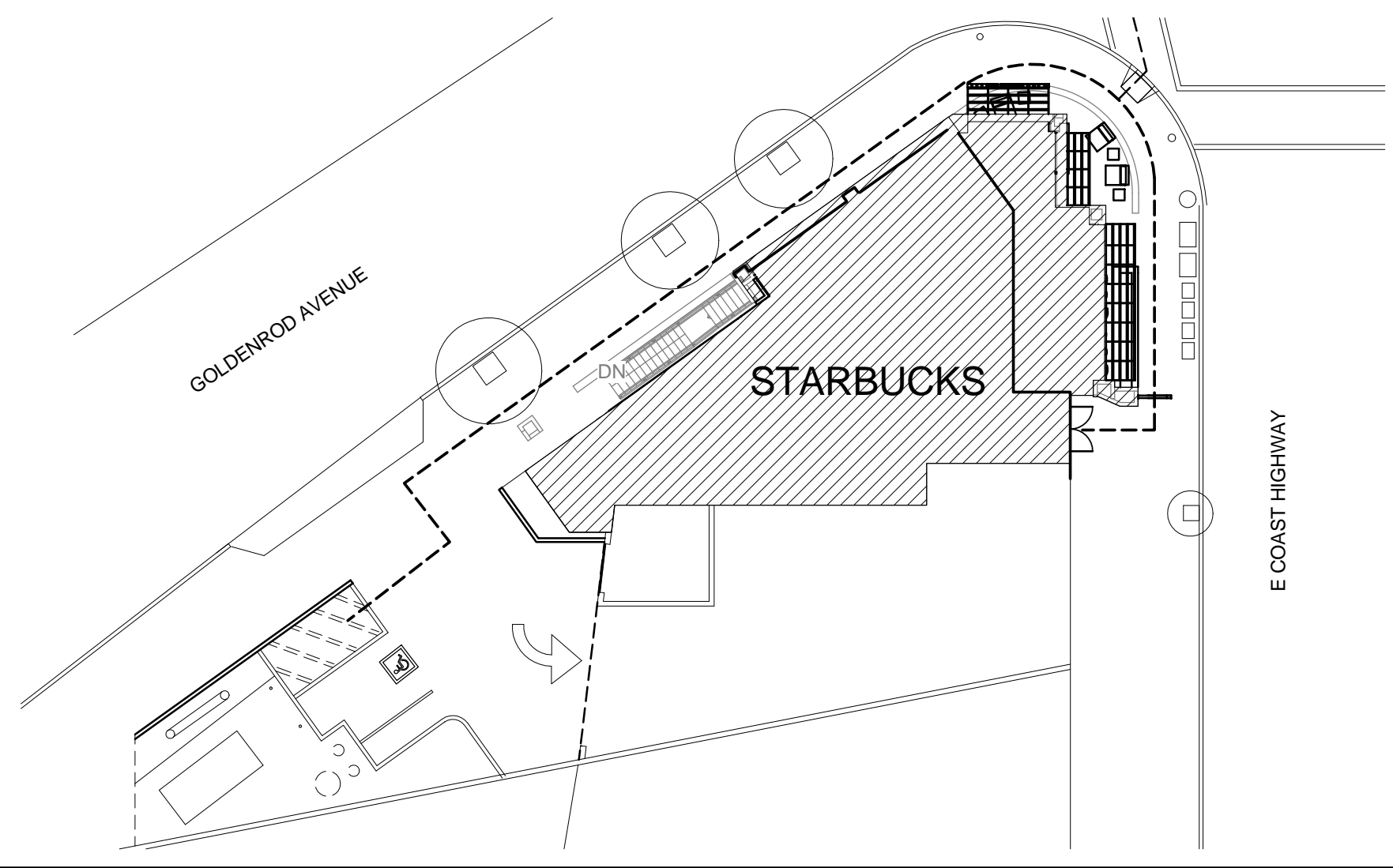
Project Name: **CORONA DEL MAR**
 Project Address: **2801 EAST COAST HWY
 CORONA DEL MAR, CA 92625
 ORANGE COUNTY**

Store #: 510
 Project #: 01522-028
 Concept: MCS
 Palette: HERITAGE
 Issue Date: 09-18-12
 Design Manager: A. PEAKS
 LEED AP: A. PEAKS
 Production Designer:
 Checked by:

AO NO: 2011-114
 AO PM: H.I.
 AO PS: J.R.

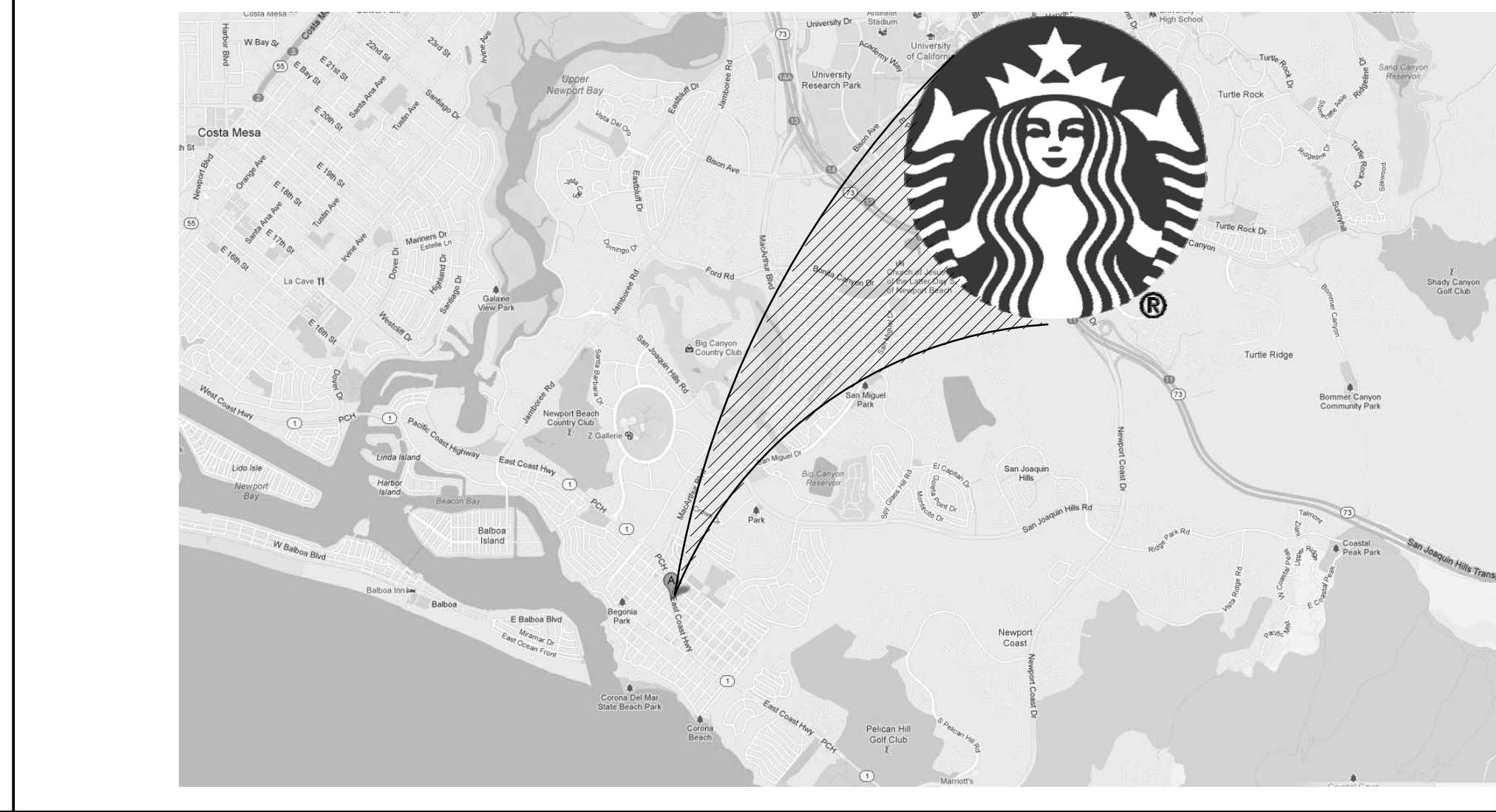
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 Scale: 1/4" = 1'-0"
 (Do Not Scale Drawings)

Sheet Number: **G-001**



SITE PLAN

1" = 20'-0" 2



VICINITY PLAN

12" = 1'-0" 5

COMPOSITE PLAN GENERAL NOTES

- A. EXISTING ACCESSIBILITY COMPLIANT PATH OF TRAVEL TO REMAIN.
- B. ALL THE ACCESSIBILITY COMPLIANT BATHROOM FIXTURES TO REMAIN.
- C. WHERE TWO EXITS OR EXIT ACCESS DOORWAYS ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL BE PLACED IN A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN EXIT DOORS OR EXIT ACCESS DOORWAYS, CBC 1015.2.1.
- D. ALL THRESHOLD AND FLOORING MATERIAL TRANSITIONS TO MEET ACCESSIBILITY REQUIREMENTS ON G-003.
- E. ALL DOORS TO PROVIDE 32" MIN. CLEAR OPENING WHEN OPENED TO 90 DEGREES, U.O.N.
- F. CONTRACTOR TO VERIFY EXISTING SITE ACCESSIBILITY COMPLIANCE W/2010 CBC.

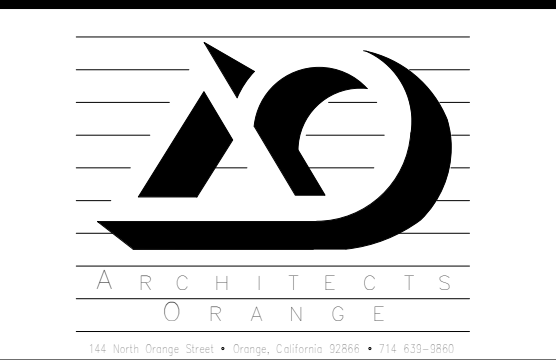
ACCESSIBILITY KEYNOTES

- 1 LEVEL LANDING THRESHOLD - SEE 6/G-003
- 2 BARRIER-FREE PATH OF TRAVEL - 44" MIN.
- 3 30"x48" CLEAR FOR WHEELCHAIR ACCESS
- 4 MIN. WIDTH 32" CLEARANCE WHEN DOOR IS OPEN 90 DEGREES PER 2010 CBC 1008.1.1
- 5 60" DIAMETER CLEAR FOR WHEELCHAIR ACCESS
- 6 POS. HANDOFF PLANES & CONDIMENT COUNTERTOPS ARE 2'-10" AFF FOR WHEELCHAIR ACCESSIBILITY
- 7 NEW ACCESSIBLE RESTROOM, SEE SHEET G-003 FOR MOUNTING HEIGHTS
- 8 NEW TACTILE SIGNAGE - REFER TO 11 & 16 /G-003
- 9 NEW STOREFRONT DOORS, REFER TO 1, 2, & 20 / G-003
- 10 GC TO POST SIGN THAT READS "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".
- 11 AIR CURTAIN
- 12 NEW PANIC HARDWARE
- 13 GC TO POST INTERNATIONAL ACCESSIBILITY SIGNAGE PER DETAIL 2/G-003
- 14 36" x 36" MOP SINK TO CLEAN FLOOR MATS AND TRASH BIN GO TO APPLY FBR FROM TOP OF WALL BASE TO CEILING ON ALL SIDES (MIN. 6 FEET VERTICAL)
- 15 NEW EXIT SIGN / EMERGENCY LIGHT



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Architect
 Of Record

 C30461
 REN. 01/13
 STATE OF CALIFORNIA

Revision Schedule				
Rev	Date	By	Description	
A	07-27-12		Plan Check Corrections	
D	09-16-12		Plan Check Correction	

3rd Plan Check
 Submittal 09-18-2012

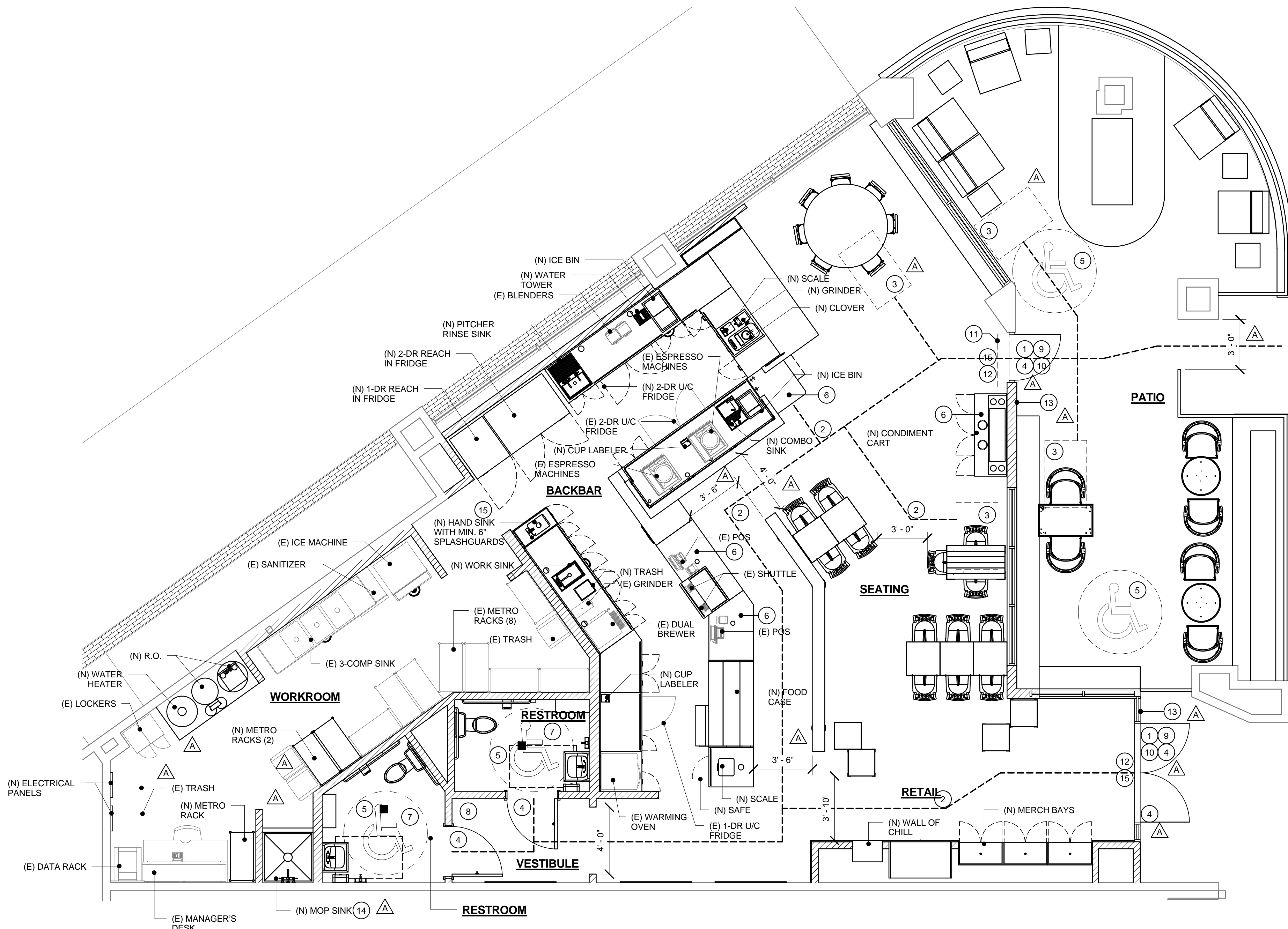
Project Name:
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 Project Address:
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 CORONA DEL MAR, CA 92625
 ORANGE COUNTY

Store #: 510
 Project #: 01522-028
 Concept: MCS
 Palette: HERITAGE
 Issue Date: 09-18-12
 Design Manager: A. PEAKS
 LEED AP:
 Production Designer:
 Checked by:
 AO NO: Checker
 AO PM: Designer
 AO PS: Approver

Sheet Title:
COMPOSITE PLAN

Scale: As indicated
 (Do Not Scale Drawings)

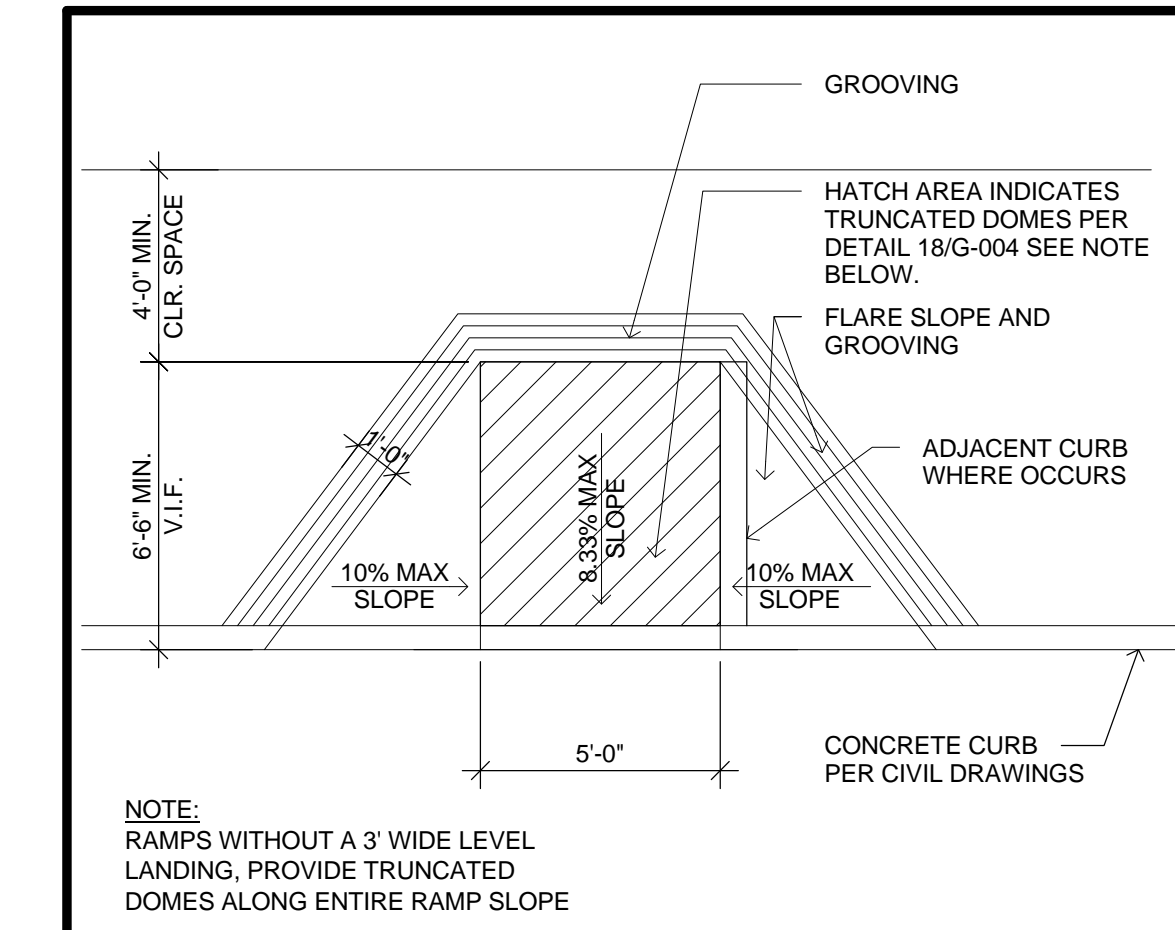
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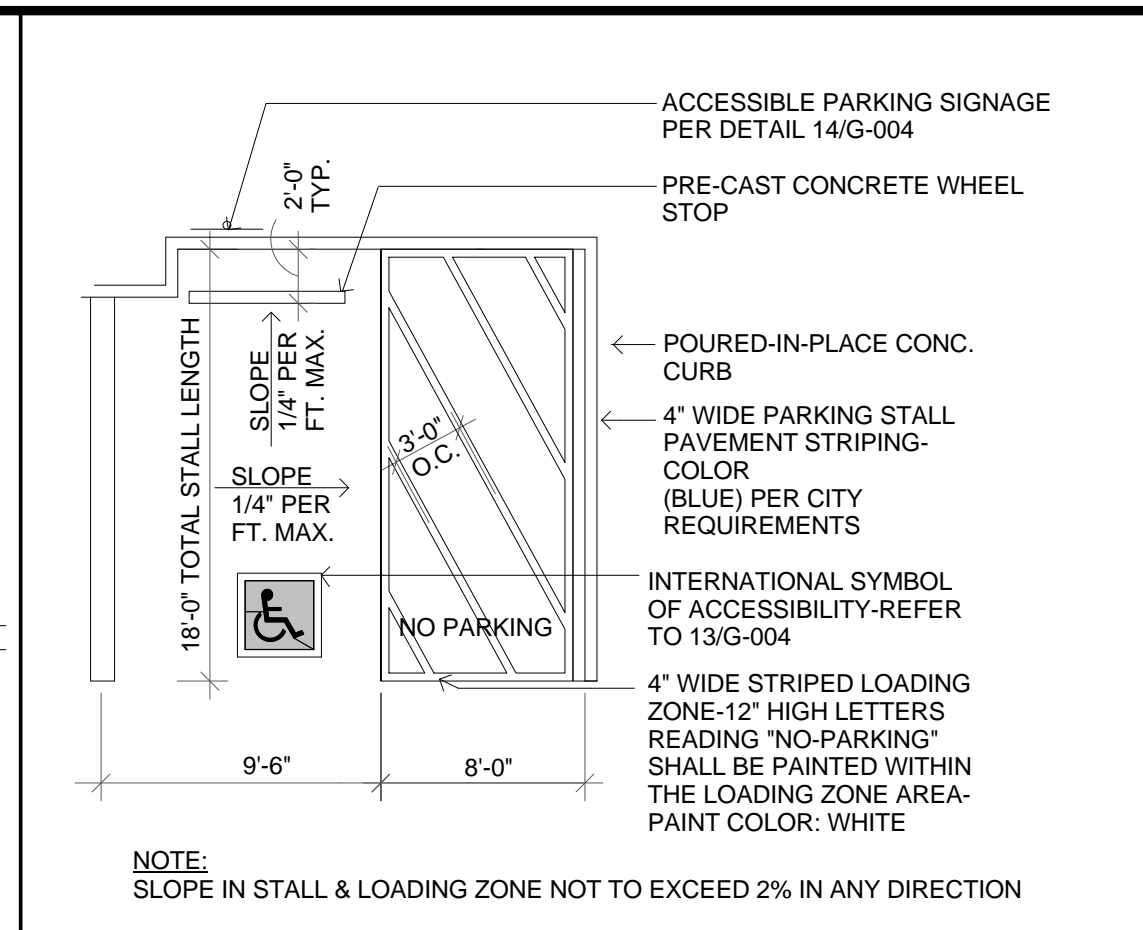
COMPOSITE PLAN

1/4" = 1'-0" 1

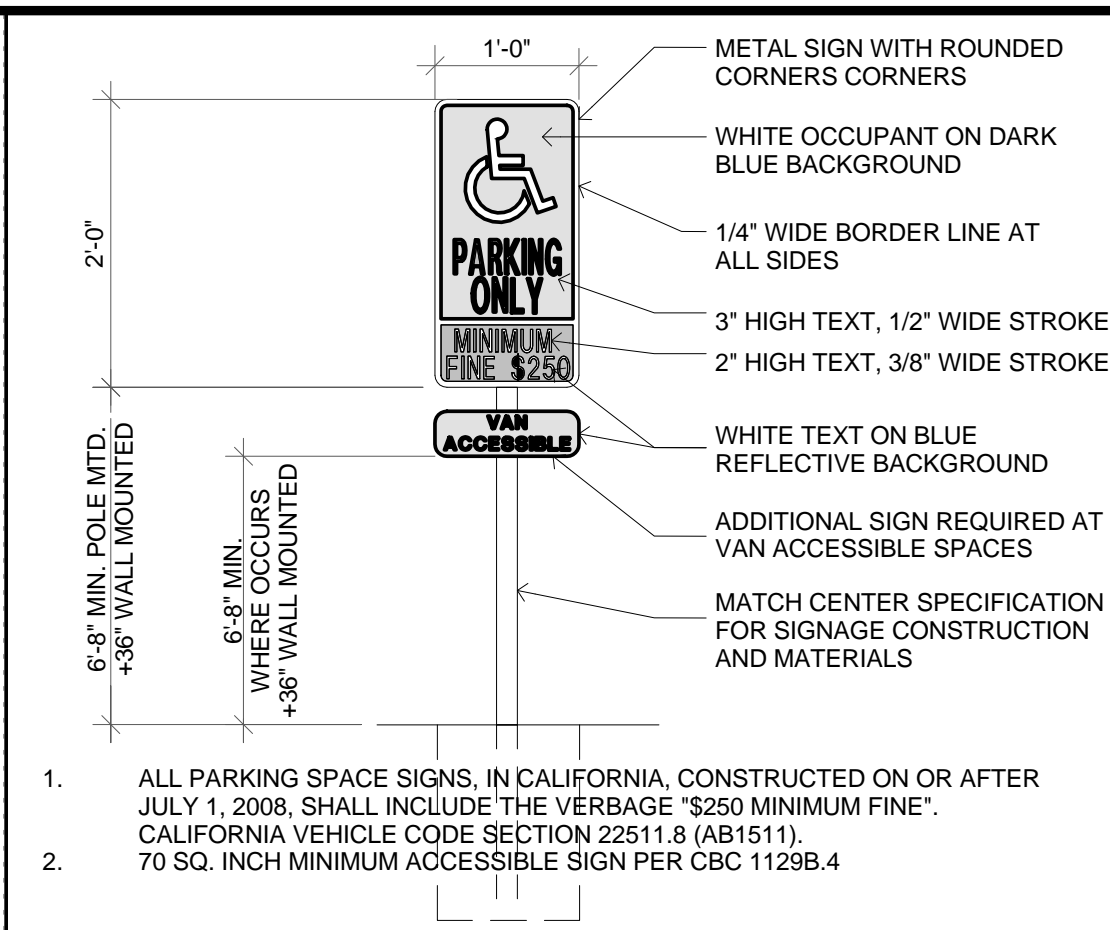
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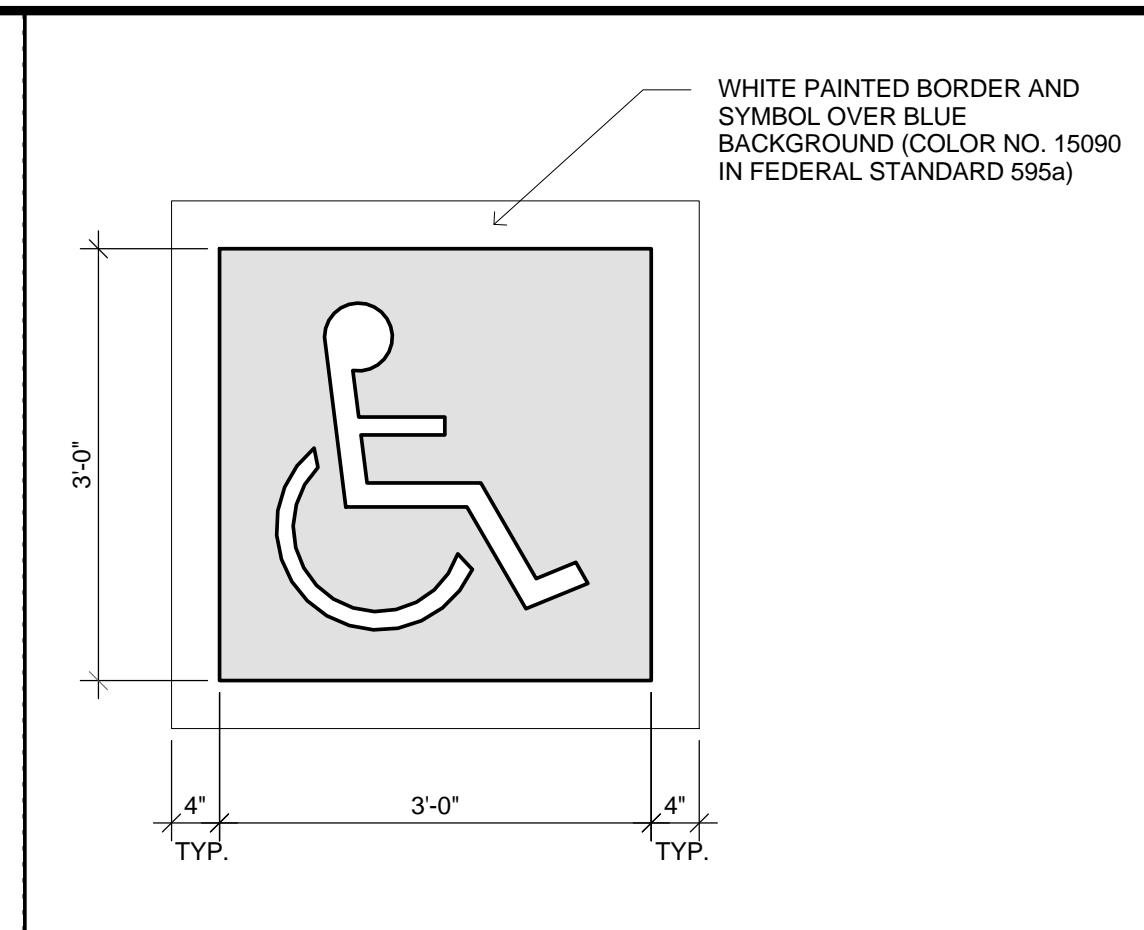
CURB RAMP 1/4" = 1'-0" 16



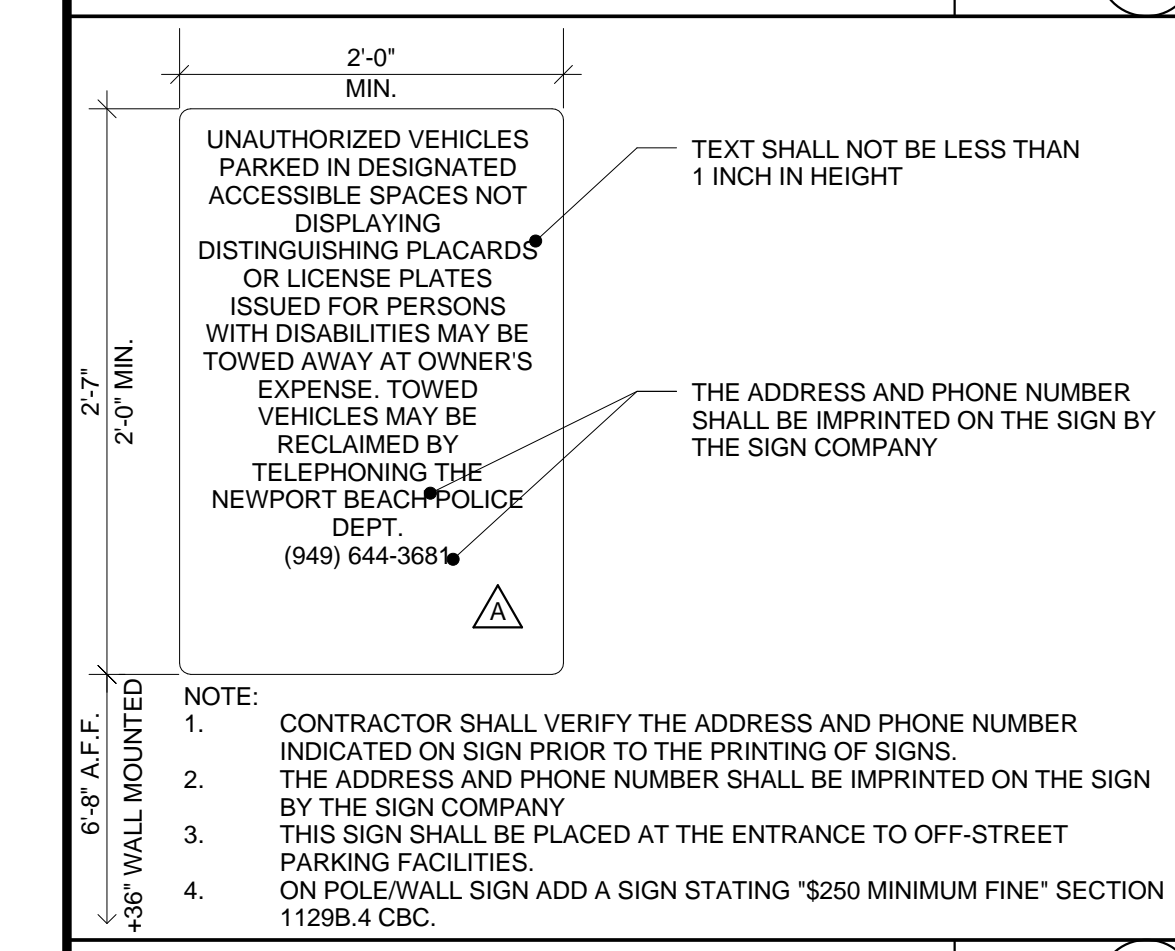
ACCESSIBLE PARKING 1/8" = 1'-0" 15



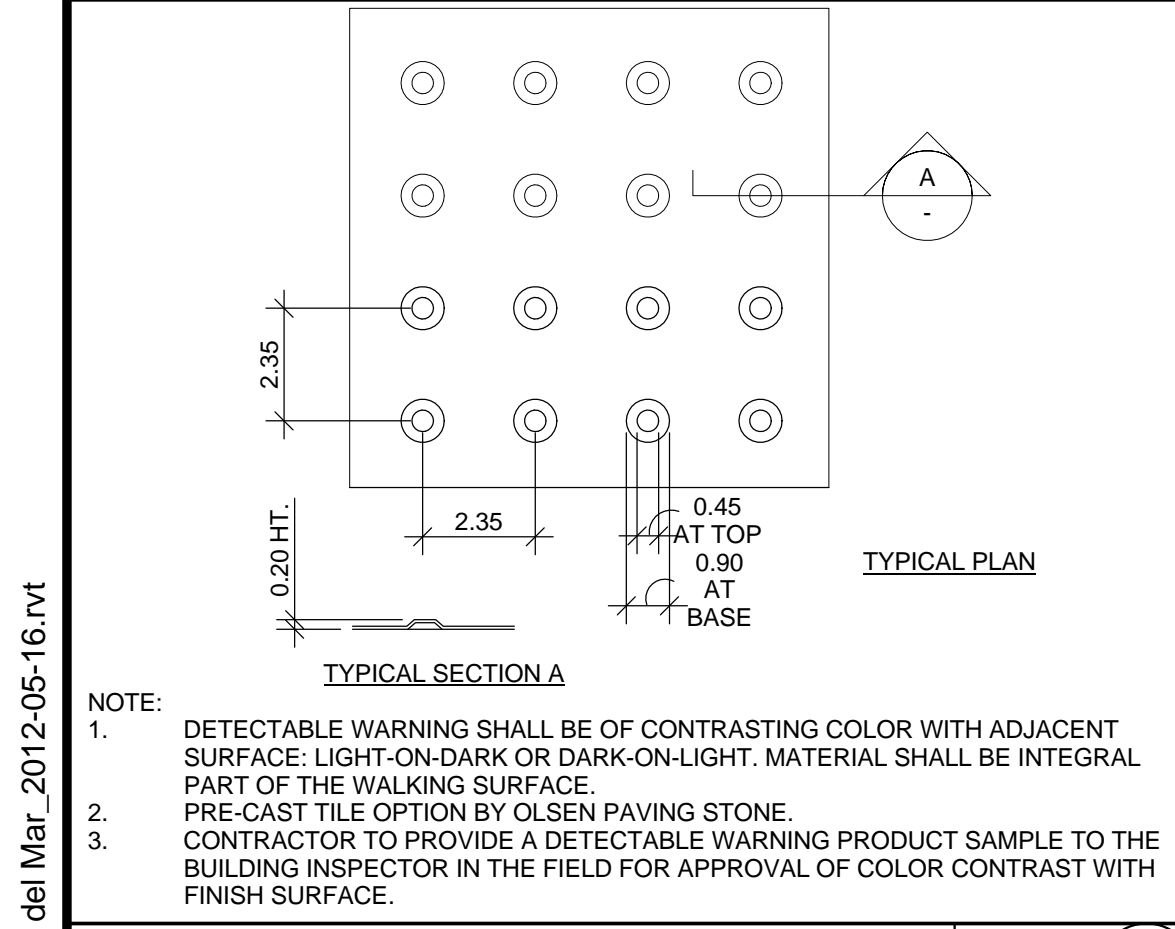
ACCESSIBLE PARKING SIGN 3/4" = 1'-0" 14



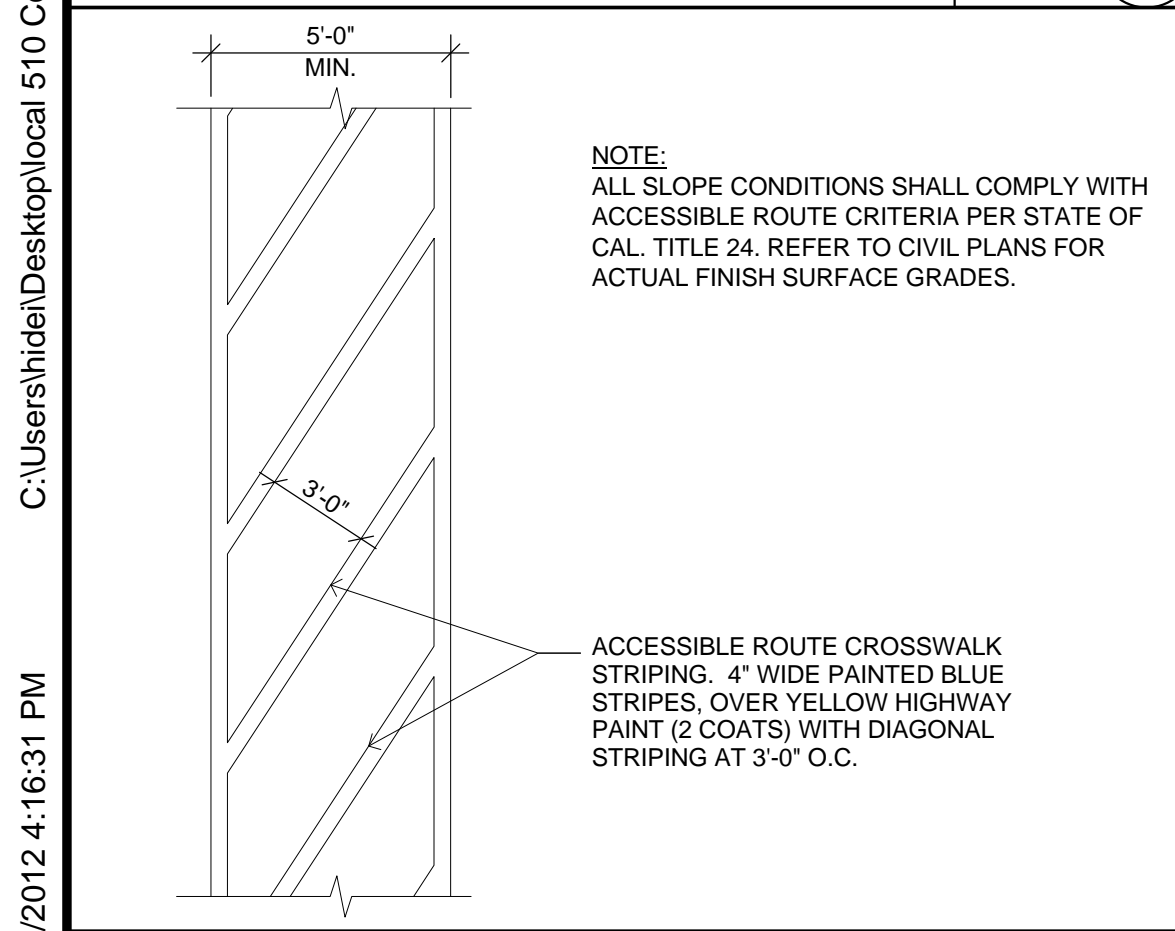
ACCESSIBLE SYMBOL 3/4" = 1'-0" 13



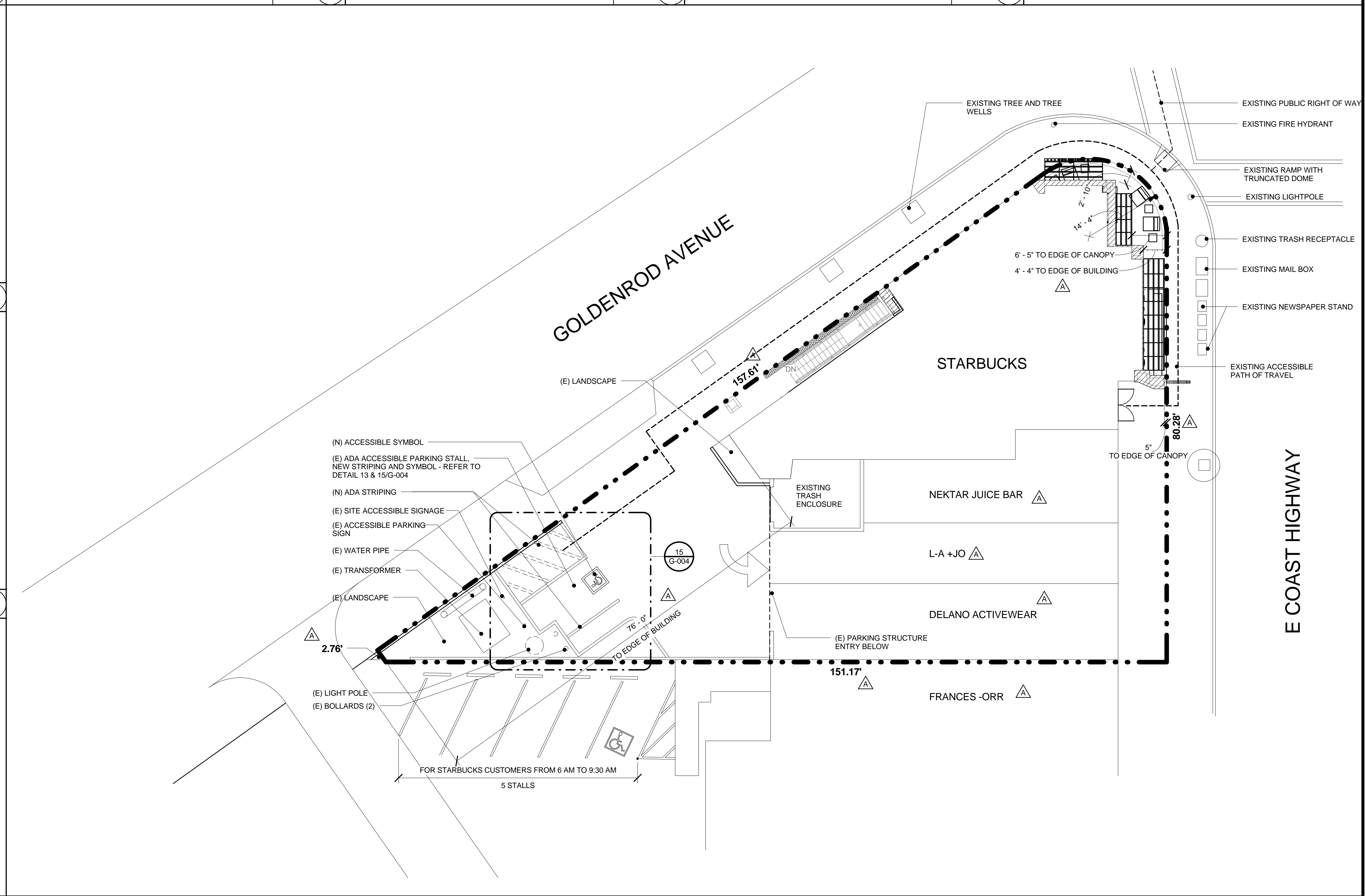
SITE ACCESSIBILITY SIGNAGE 1" = 1'-0" 19



TRUNCATED DOMES 3" = 1'-0" 18



H.C. ACCESS ROUTE 1/4" = 1'-0" 17

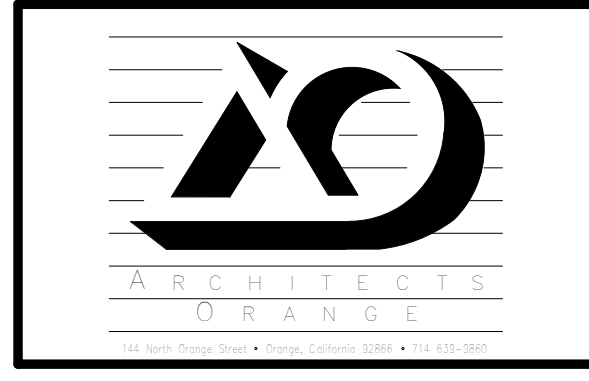


ENLARGED SITE PLAN 3/32" = 1'-0" 1



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C 30461
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Palette: HERITAGE
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Design Manager: A. PEAKS
LEED AP: [blank]
Production Designer: [blank]
Checked by: [blank]

Sheet Title: SITE PLAN AND SITE ACCESSIBILITY
Scale: (Do Not Scale Drawing)

Sheet Number: G-004

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PLANNING DEPARTMENT AREA CALCULATIONS

INDOOR PUBLIC AREA
 RETAIL : 579 SF
 SEATING : 145 SF
 TOTAL : 724 SF

OUTDOOR PUBLIC AREA
 TOTAL : 450 SF

ALLOWABLE PUBLIC AREA PER USE PERMIT DATED 12-07-2000
 IS 1,000 SF PLUS 25% OF INDOOR PUBLIC AREA.

579 + 145 = 724
 25% OF 724 = 181

THEREFORE TOTAL ALLOWABLE PUBLIC AREA
 IS 1,000 + 181 = 1,181 SF

OUR PROJECT SHOWS TOTAL PUBLIC AREA
 IS 579 + 145 + 450 = 1,174

TOTAL SQUARE FEET:
 INTERIOR: 1,550 SF (NET FLOOR AREA)
 1,750 SF (GROSS LEASABLE SQ. FT)
 1,174 SF (NET PUBLIC AREA)

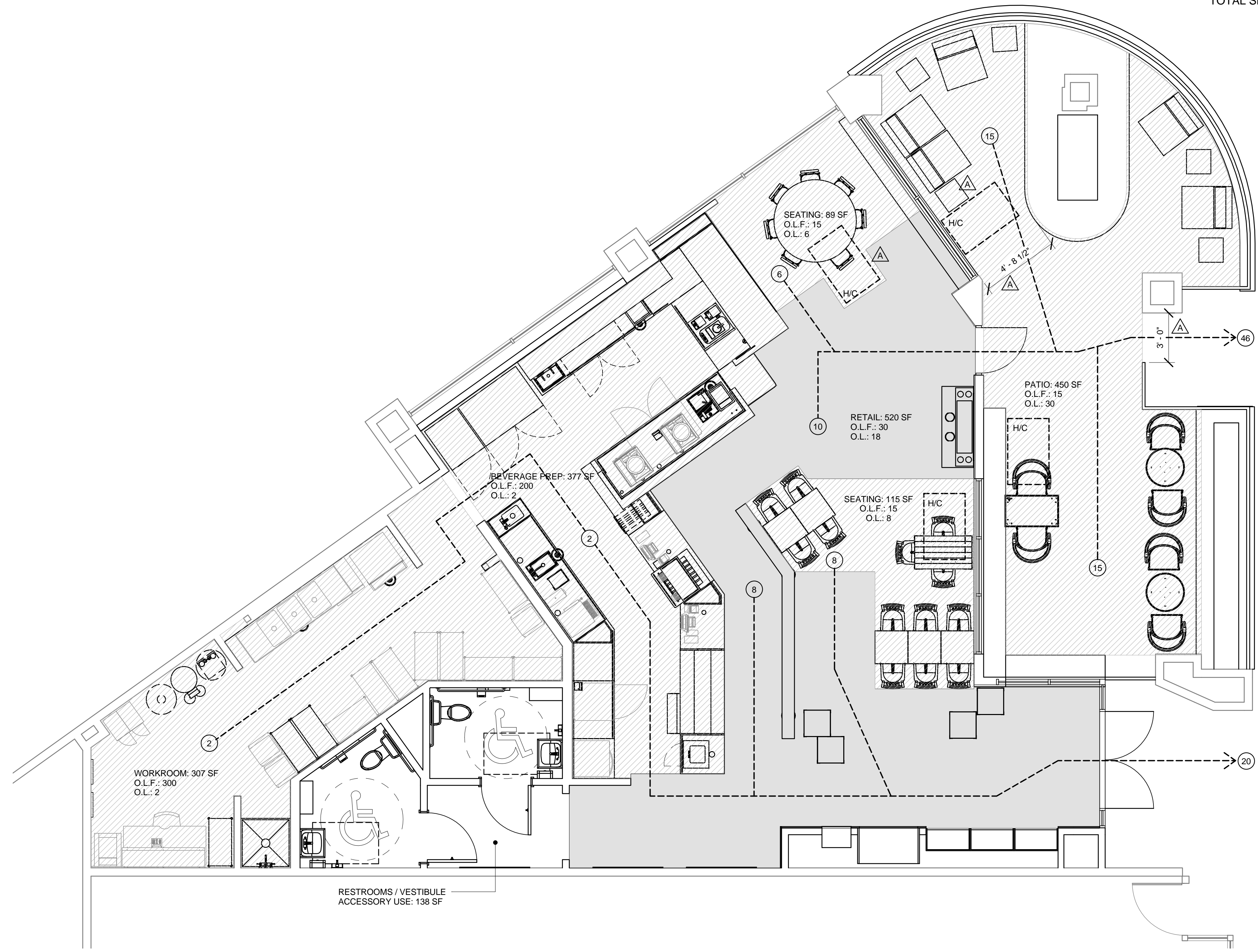
PATIO: 450 SF (SEATING)

OCCUPANCY LOAD:
 INTERIOR: 18 (RETAIL)
 14 (SEATING)
 2 (BEVERAGE PREP)
 2 (WORKROOM)

TOTAL: 36

PATIO: 30

INDOOR SEATS: 20
 OUTDOOR SEATS: 12
 TOTAL SEATS: 32

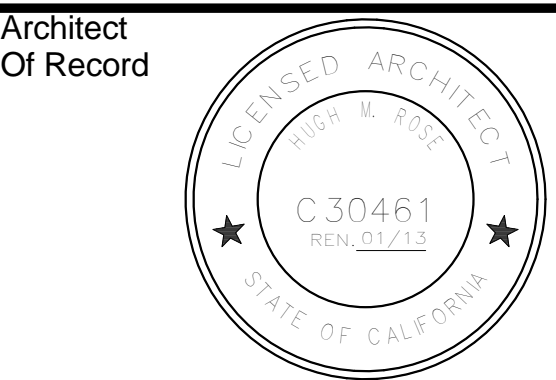


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Sheet Title:
OCCUPANT LOAD ANALYSIS
 Scale: 1/4" = 1'-0"
 (Do Not Scale Drawings)

Sheet Number:
G-005

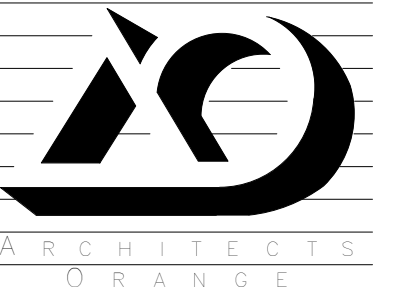
OCCUPANT LOAD ANALYSIS

1/4" = 1'-0" 1

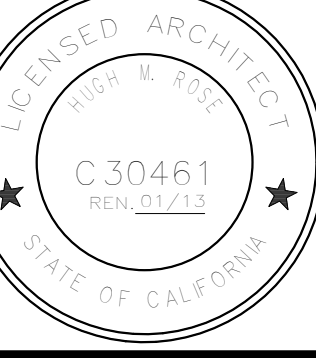


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Revision Schedule

Rev	Date	By	Description
A	07-27-12		Plan Check Corrections

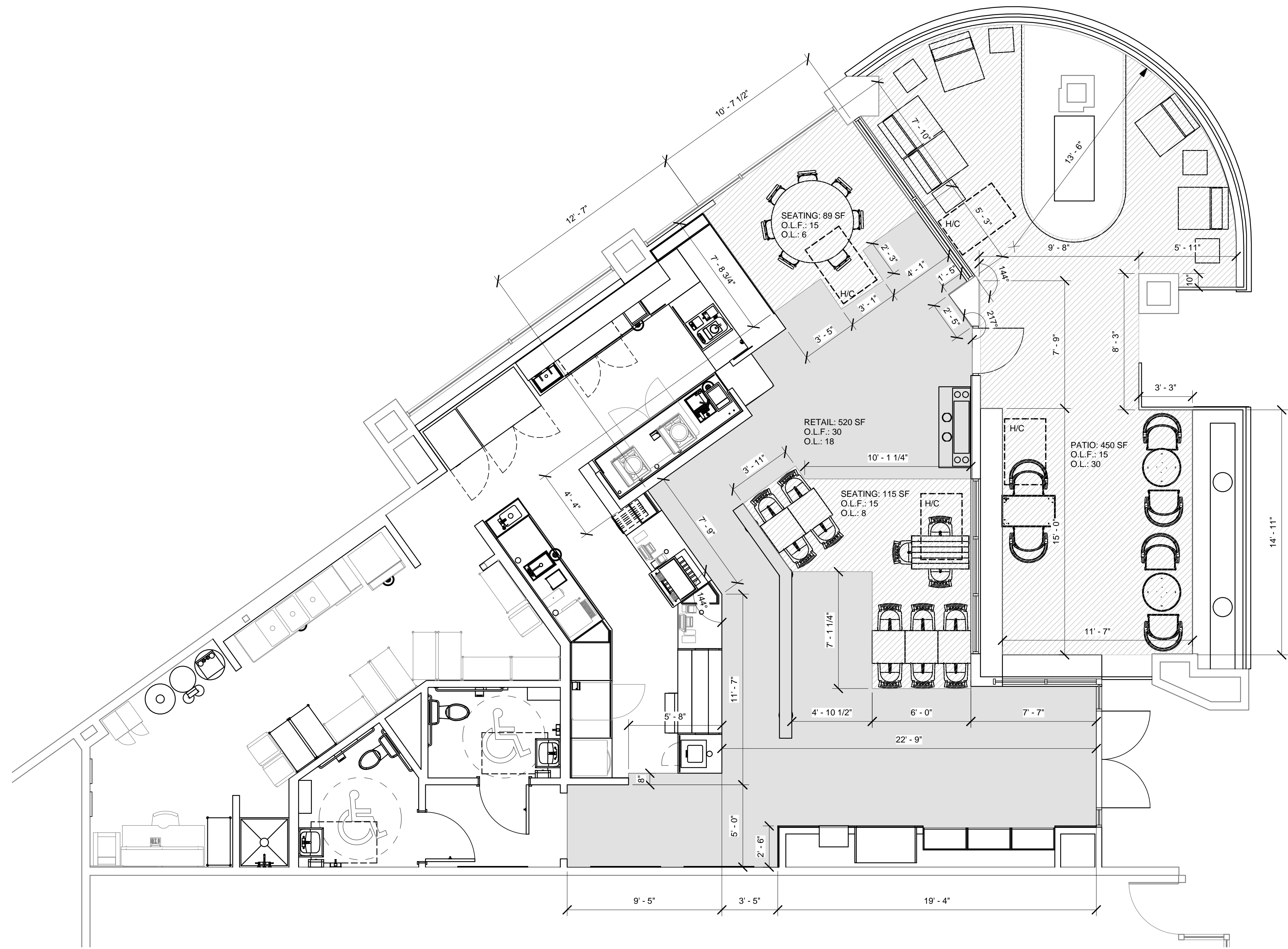
3rd Plan Check
Submittal 09-18-2012

Project Name:
CORONA DEL MAR
 Project Address:
2801 EAST COAST HWY
CORONA DEL MAR, CA 92625
ORANGE COUNTY

Store #: 510
 Project #: 01522-028
 Concept: MCS
 Palette: HERITAGE
 Issue Date: 09-18-12
 Design Manager: A. PEAKS
 LEED AP:
 Production Designer:
 Checked by:
 AO NO: Checker
 AO PM: Designer
 AO PS: Approver

Sheet Title:
PUBLIC AREA DIMENSION PLAN
 Scale: 1/4" = 1'-0"
 (Do Not Scale Drawings)

Sheet Number:
G-006

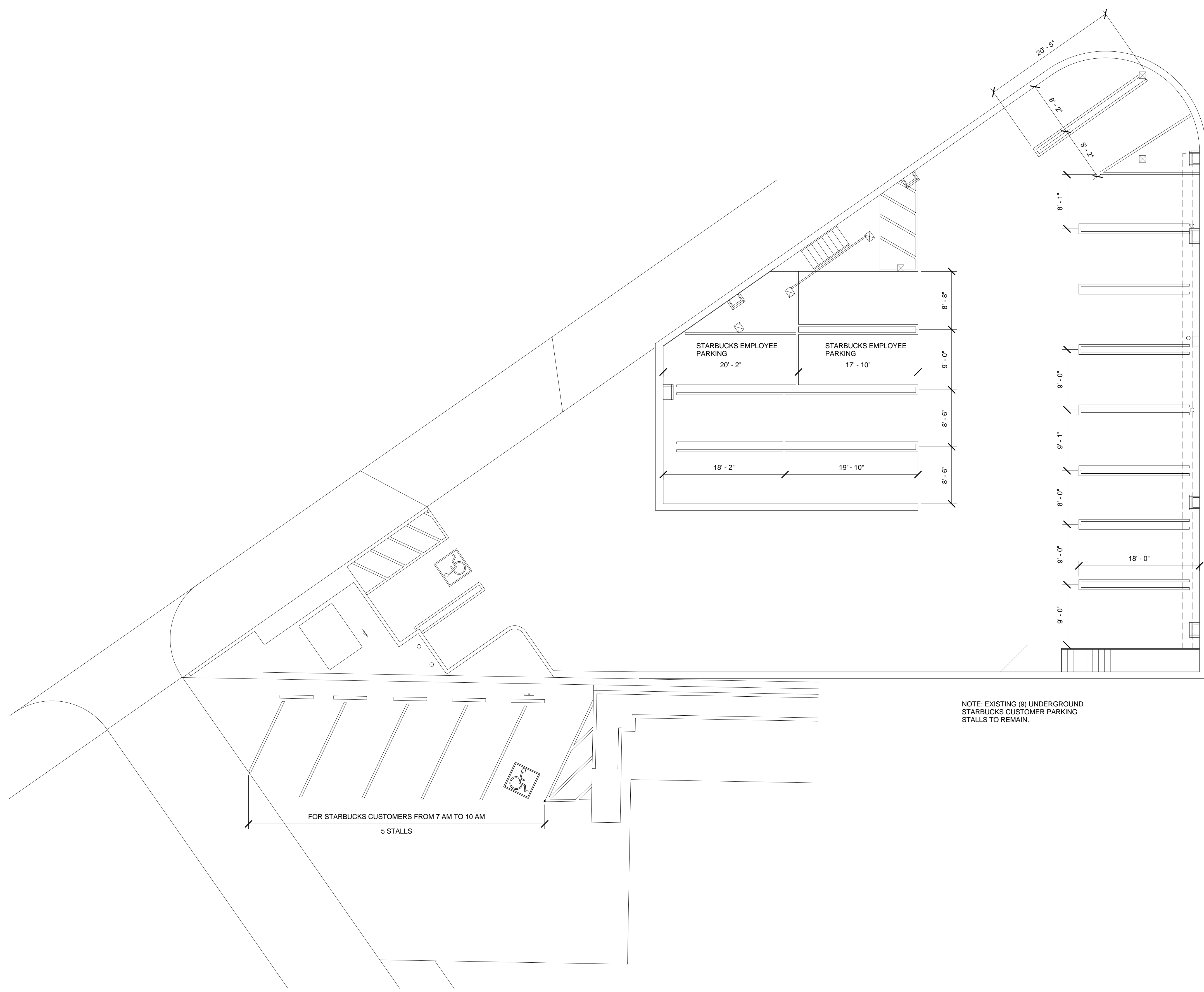


PUBLIC AREA DIMENSION PLAN

1/4" = 1'-0" 1

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PARKING PLAN

1/8" = 1'-0" 1



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LICENSED ARCHITECT
JAMES W. FORD
C30461
REN. 01/13
STATE OF CALIFORNIA

Revision Schedule				
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A	07-27-12		Plan Check Corrections	

3rd Plan Check
Submittal 09-18-2012

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CORONA DEL MAR

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2801 EAST COAST HWY
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ORANGE COUNTY

Store #: 510
Project #: 01522-028
Concept: MCS
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Issue Date: 09-18-12
Design Manager: A. PEAKS
LEED AP:
Production Designer:
Checked by:

AO NO: Checker
AO PM: Designer
AO PS: Approver

Sheet Title:
PARKING PLAN

Scale: 1/8" = 1'-0"
(Do Not Scale Drawings)

Sheet Number:
G-007

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DEMOLITION FLOOR PLAN KEYNOTES

- 1 DEMOLISH EXISTING COUNTERTOPS AND BASECABINETS BELOW. SALVAGE ALL COUNTERTOP EQUIPMENT AND UNDERCOUNTER FRIDGES UNO
- 2 DEMOLISH EXISTING CAFE FLOOR FINISHES (SALES/CAFE/VESTIBULE)
- 3 DEMOLISH ALL EXISTING FURNITURE
- 4 DEMOLISH HARDING PACKAGE, CHAIR RAIL, WALL BASE AND ARTWORK
- 5 DEMOLISH EXISTING WALL
- 6 DEMOLISH EXISTING BACKBAR / WORKROOM FLOOR TILE
- 7 DEMOLISH EXISTING CONDIMENT CART
- 8 DEMOLISH EXISTING MERCHANDISE BAYS
- 9 DEMOLISH EXISTING ELECTRICAL PANELS
- 10 DEMOLISH EXISTING BACKBAR WALL TILE, MENU BOARDS, UPPER CUBBIES AND UNDER COUNTER TASK LIGHTING
- 11 DEMOLISH ALL EXISTING BATHROOM FINISHES AND FIXTURES
- 12 DEMOLISH EXISTING PATIO FURNITURE
- 13 DEMOLISH EXISTING SAFE
- 14 DEMOLISH EXISTING FOODCASE
- 15 DEMOLISH ALL EXISTING BACKBAR / WORKROOM FLOOR SINKS
- 16 DEMOLISH EXISTING DOOR AND FRAME
- 17 DEMOLISH EXISTING FREEZER
- 18 DEMOLISH EXISTING COLUMN - REFER TO STRUCTURAL DRAWINGS FOR MORE INFO
- 19 DEMOLISH EXISTING BENCHES
- 20 DEMOLISH EXISTING SIT-HERE BAR
- 21 DEMOLISH EXISTING FIREPLACE. CAP EXISTING GAS LINE
- 22 DEMOLISH EXISTING STOREFRONT
- 23 DEMOLISH EXISTING R/O SYSTEM
- 24 DEMOLISH EXISTING WATER HEATER AND MOP SINK
- 25 DEMOLISH EXISTING SCALE
- 26 DEMOLISH EXISTING 1-DR U/C FRIDGE
- 27 DEMOLISH EXISTING DISC LOGO
- 28 EXISTING DEMISING WALL TO REMAIN
- 29 EXISTING EXTERIOR COLUMN ENCLOSURE TO REMAIN TO LOCATE EXISTING DRAIN PIPE.
- 30 DEMOLISH EXTERIOR BRICK PAVING TO SIDE WALK
- 31 EXISTING EXTERIOR LOW WALL TO REMAIN
- 32 DEMOLISH EXISTING BRICK ON LOW WALLS
- 33 DEMOLISH EXISTING FLOOR SINK
- 34 DEMOLISH EXISTING CONCRETE TOPPING TO STRUCTURAL SLAB. GC TO LOCATE EXISTING DRAIN PIPE.
- 35 EXISTING FLOOR AREA TO BE DEMOLISHED (332 SF)
- 36 EXISTING COLUMN TO REMAIN

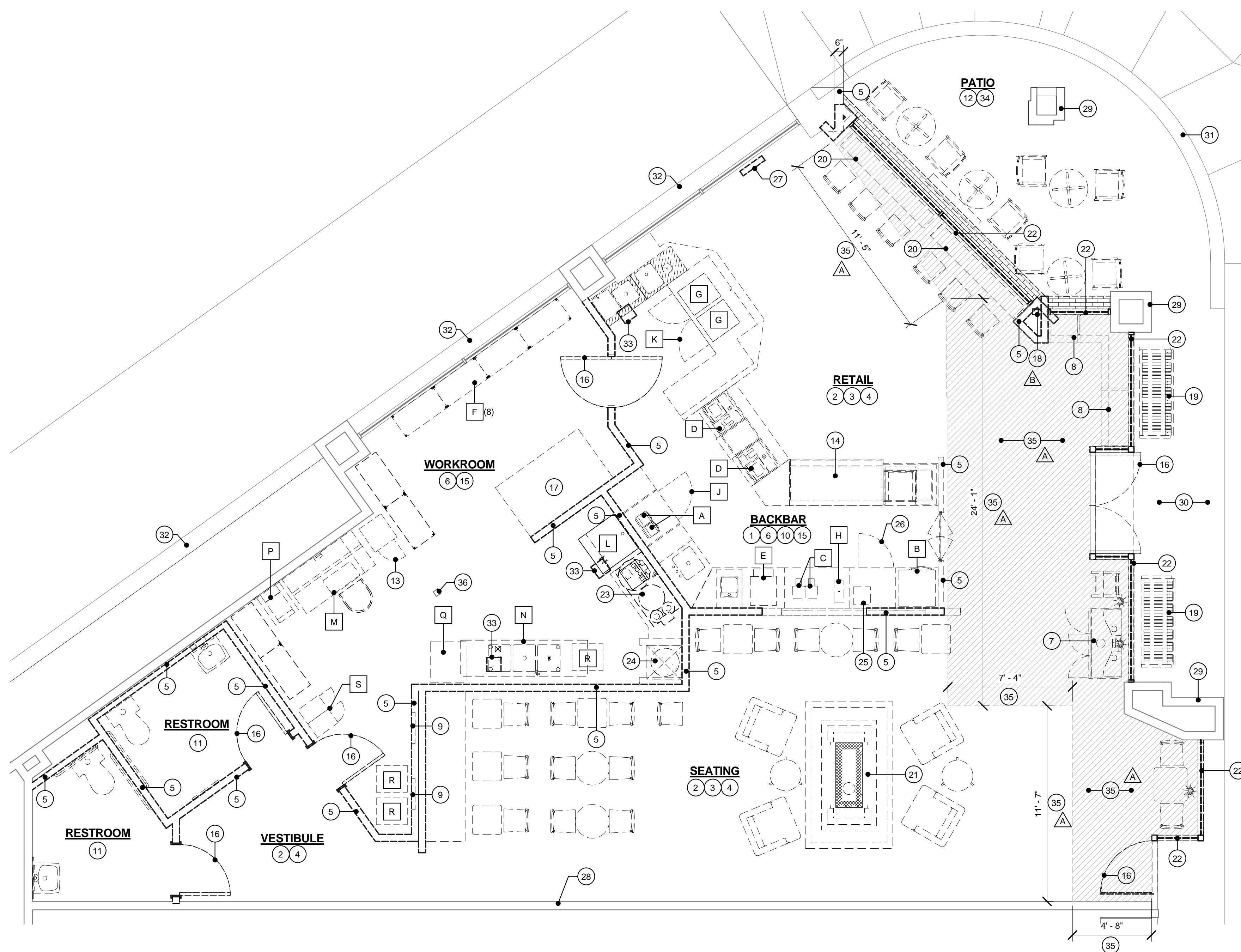
EXISTING ITEMS TO PRESERVE

- A BLENDERS (2)
- B WARMING OVEN
- C COFFEE SHUTTLES & WARMERS (2)
- D POS EQUIPMENT & PHONE
- E DOUBLE BREWER
- F METRO RACKS (8)
- G ESPRESSO MACHINES (2)
- H DITTING GRINDER
- J 1-DR UNDERCOUNTER FRIDGE (1)
- K 2-DR UNDER COUNTER FRIDGE (1)
- L ICE MACHINE
- M MANAGER'S DESK AND CHAIR
- N 3-COMP SINK
- P DATA RACK
- Q SANITIZER
- R TRASH BIN
- S LOCKERS

ALL ITEMS LISTED TO BE PRESERVED SHALL BE RELOCATED TO A NEW LOCATION PER FF&E PLAN (SHEET I-111)

DEMOLITION FLOOR NOTES

- A. IF DURING DEMOLITION CONDITIONS ARE REVEALED THAT MAY JEOPARDIZE INTEGRITY OF STARBUCKS OR PRECLUDE FOLLOWING DESIGN INTENT, GC TO NOTIFY STARBUCKS CM IMMEDIATELY.
- B. GC RESPONSIBLE FOR SITE INVESTIGATION PRIOR TO DEMOLITION TO REVEAL FULL SCOPE OF WORK.
- C. EXISTING WALLS TO REMAIN. PATCH AND REPAIR AS REQUIRED TO PROVIDE A SMOOTH, PAINT READY FINISH.
- D. DEMOLISH EXISTING WALLS AND DOORS AS NECESSARY.
- E. DEMOLISH FLOOR FINISHES AS NECESSARY. REPAIR OR REPLACE SUB-FLOOR AS REQUIRED TO PROVIDE AN EVEN WALKING SURFACE/FINISH FLOOR CONDITION.
- F. DEMOLISH EXISTING GYPSUM WALL BOARD, CEILING TILE, GRID AND/OR OTHER CEILING FINISH AS NECESSARY TO PROVIDE FOR NEW CEILING READY CONDITION.
- G. DEMOLISH EXISTING WALL FINISHES AS NECESSARY.
- H. REMOVE EXISTING LIGHT FIXTURES, AUXILIARY EQUIPMENT/FIXTURES AND POWER LINES AS NECESSARY.
- I. REMOVE EXISTING PLUMBING FIXTURES AS NECESSARY. CAP LINES AS NECESSARY FOR THOSE NOT BEING RE-USED.
- J. REMOVE EXTRANEOUS EQUIPMENT AS INDICATED.
- K. GENERAL CONTRACTOR TO NOTIFY ARCHITECT OF SIZE OF EXISTING RESTROOM AND 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.
- L. DEMOLISH EXISTING ARTWORK, INCLUDING VINYL WALL COVERING AND MURAL GRAPHICS (UNO), PATCH AND REPAIR AS REQUIRED TO PROVIDE A SMOOTH, PAINT READY FINISH.
- M. DEMOLISH ALL EXISTING CHAIR RAIL AND WAINSCOT WALL COVERING THROUGHOUT ENTIRE RETAIL AREA.
- N. DEMOLISH EXISTING CASEWORK ITEMS AS INDICATED.
- P. DEMOLISH ALL INTERIOR FURNITURE (UNO).
- Q. 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.
- R. PATCH AND REPAIR ANY SURFACES DISTURBED BY DEMOLITION OPERATIONS TO MATCH SURROUNDING (UNO) AND IN ACCORDANCE WITH LOCAL REQUIREMENTS OF NEW CONSTRUCTION.
- S. PROTECT WALLS, FLOORS AND OTHER EXISTING FINISHES THAT ARE TO REMAIN AND ARE EXPOSED DURING SELECTIVE DEMOLITION.
- T. 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.
- U. PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS RESULTING FROM SELECTIVE DEMOLITION ACTIVITIES.
- V. CONDUCT DEMOLITION OPERATION AND REMOVE DEBRIS TO ENSURE MINIMAL INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER OCCUPIED AND USED FACILITIES.
- W. EXISTING UTILITIES TO REMAIN IN SERVICE AND SHALL BE PROTECTED AGAINST ANY DAMAGE DURING SELECTIVE DEMOLITIONS.
- X. REMOVE & TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
- Y. 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.
- Z. ANY EXISTING FINISHED SURFACES TO REMAIN THAT ARE AFFECTED BY SELECTIVE DEMOLITION SHALL BE PATCHED AND REPAIRED TO MATCH EXISTING ADJACENT SURFACES UNLESS CONCEALED BY NEW CONSTRUCTION.
- AA. GC TO VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO DEMOLITION.
- BB. REMOVE ALL ABANDONED CONDUIT AND WIRING BACK TO EXISTING PANELS
- CC. CONTRACTOR SHALL PROVIDE SHORING PRIOR TO WALL DEMOLITION AND/OR WHERE REQUIRED.



DEMOLITION PLAN

1/4" = 1'-0" 1

ALL ITEMS NOTED AS TO BE PRESERVED AND/OR RELOCATED MUST HANDLED WITH CARE DURING DEMOLITION.

GC RESPONSIBLE TO VERIFY EXISTING SLAB CONDITIONS PRIOR TO ANY SAWCUT OR TRENCH WORK

LEGEND

- [Hatched Box] MATERIAL TO BE DEMOLISHED
- [Solid Line Box] EXISTING WALL TO REMAIN

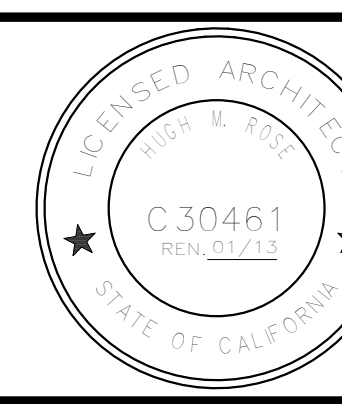


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B	08-07-12		Client Revision	

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Submittal 09-18-2012**

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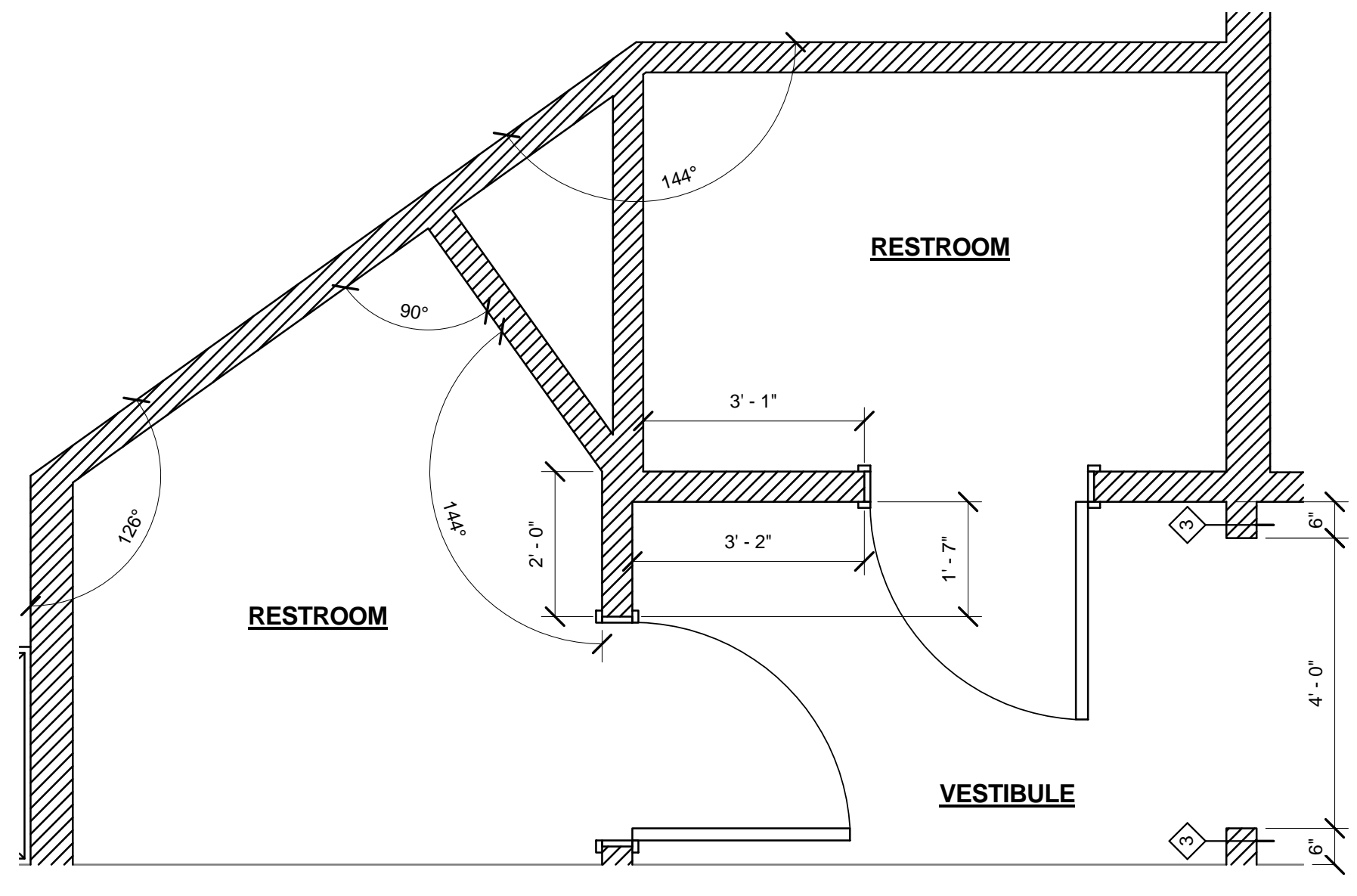
Store #: 510
Project #: 01522-028
Concept: MCS
Palette: HERITAGE
Issue Date: 09-18-12
Design Manager: A. PEAKS
LEED AP
Production Designer:
Checked by:

AO NO: Checker
AO PM: Designer
AO PS: Approver

Sheet Title:
**DEMOLITION
FLOOR PLAN**

Scale: 1/4" = 1'-0"
(Do Not Scale Drawings)

Sheet Number:
I-100



WALL BLOCKING KEY					
SYMBOL	ITEM	WEIGHT	HEIGHT AFF	APPROX WIDTH	REMARKS
A	UPPER STORAGE SHELVES AT BACKBAR	300 LBS	6'-1" TO 7'-10"	EXTENT OF UPPER SHELVES	GC TO PROVIDE BLOCKING AS REQUIRED FOR UPPER SHELVES AT BACKBAR
B	CONVENIENCE SHELF IN R.R.	300 LBS	SEE ELEVATION	PER MANUFACTURER	GC TO PROVIDE BLOCKING PER MANUFACTURER'S WRITTEN REQUIREMENTS
C	R.R. HAND SINK	200 LBS	3'-0" TO 3'-4"	2'-6" BEHIND SINK	GC TO PROVIDE BLOCKING PER MANUFACTURER'S WRITTEN REQUIREMENTS
D	WIRE SHELF ABOVE 3-COMP SINK	200 LBS	5'-8" TO 6'-0"	8'-0" CENTERED ABOVE 3-COMP SINK	GC TO PROVIDE BLOCKING PER MANUFACTURER'S WRITTEN REQUIREMENTS
E	SHELVES AND DATA RACK AT MANAGER'S DESK	300 LBS	1/2" ACX PLYWOOD	7'-0" CENTERED ABOVE MANAGER'S DESK / DATA RACK	GC TO PROVIDE BLOCKING PER MANUFACTURER'S WRITTEN REQUIREMENTS
F	R.R. GRAB BARS	200 LBS	2'-6" TO 3'-0"	5'-0" AROUND WC	GC TO PROVIDE BLOCKING PER MANUFACTURER'S WRITTEN REQUIREMENTS

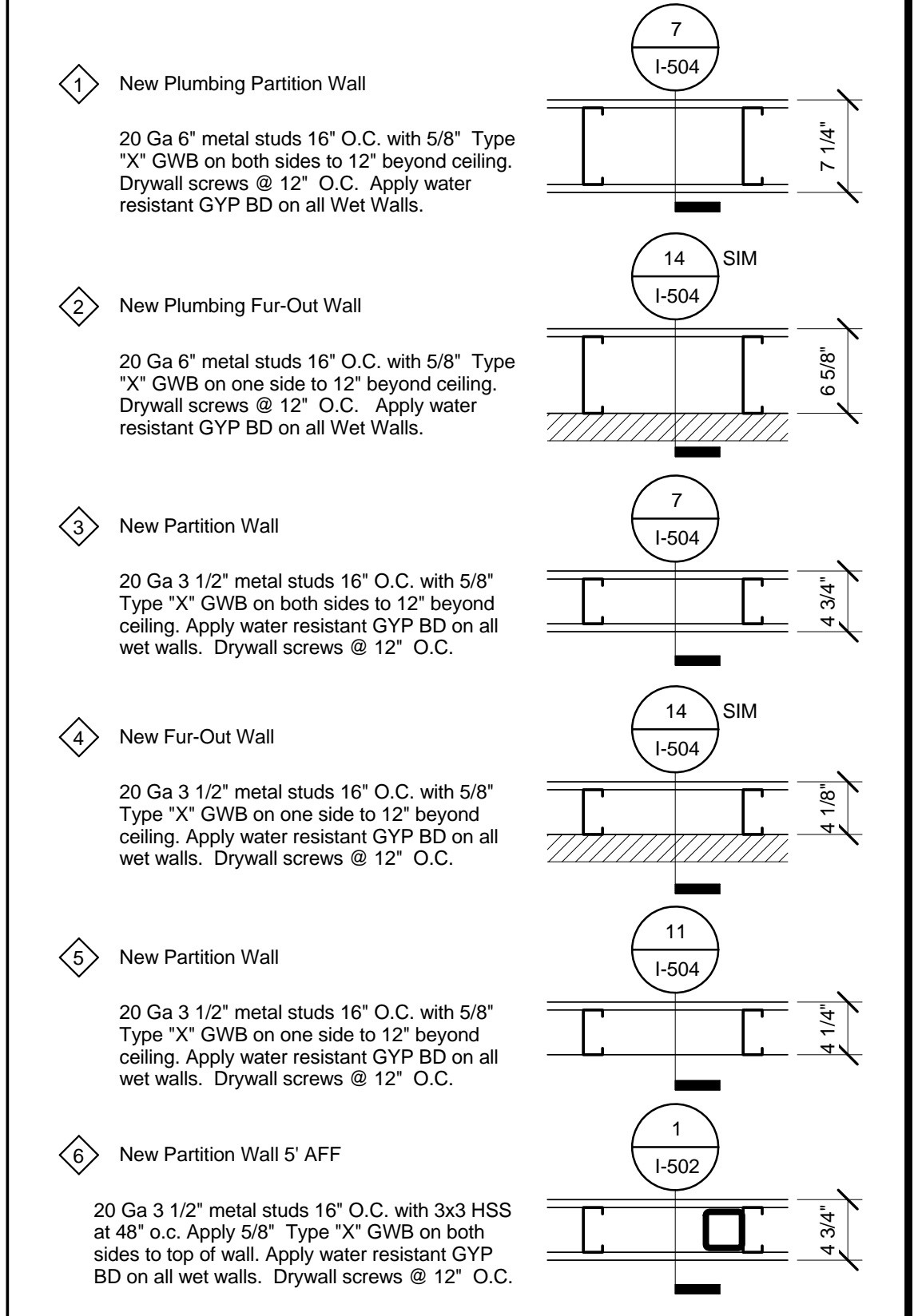
FLOOR PLAN NOTES

- A. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY STARBUCKS CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ALL DIMENSIONS TO BE TAKEN FROM DESIGNATED DATUM POINT.
 - B. IF EXISTING EXTERIOR ENTRANCE THRESHOLD EXCEEDS REQUIRED AMERICANS WITH DISABILITY ACT (ADA) MAXIMUM HEIGHT OF 1/2" (10MM), REMOVE AND REPLACE WITH ACCESSIBLE THRESHOLD. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS TO BE BEVELED WITH A SLOPE NO GREATER THAN 1:12.
 - C. GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING, OR EQUIVALENT TO SUPPORT ANY WALL ATTACHMENT AND/OR SIGNAGE.
 - D. ALL DOORS TO PROVIDE 32" (800MM) MINIMUM CLEAR OPENING WHEN OPENED TO 90 DEGREE POSITION UNLESS OTHERWISE NOTED.
 - E. VERIFY ALL EXISTING DOORS, HARDWARE AND FRAMES MEET STARBUCKS AND/OR CODE REQUIREMENTS.
 - F. VERIFY SPECIFIED DOOR(S) WILL ACCEPT FALCON LOCK CORE(S). FALCON LOCK CORE SUPPLY IS BY STARBUCKS. COORDINATE ORDER & DELIVERY FROM LOCKNET (800-837-4307) PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS. FALCON LOCK CORE(S) FINISH TO MATCH LOCKSET FINISH. FALCON LOCK CORE(S) TO BE INSTALLED ON THE DAY OF TURNOVER.
 - G. PATCH AND REPAIR WALLS AS NECESSARY TO PROVIDE A FINISHED READY SURFACE.
 - H. REFER TO SHEET I-601 FOR DOOR TYPES, DETAILS AND SCHEDULE.
 - I. LANDLORD TO PROVIDE DOOR HARDWARE PER STARBUCKS SPECIFICATIONS.
 - J. GC TO PROVIDE WATER RESISTANT GYP. BD. AT RESTROOM AND BACKBAR WALLS.
- GC RESPONSIBLE TO VERIFY EXISTING SLAB CONDITIONS PRIOR TO ANY SAWCUT OR TRENCH WORK.
- ALL DIMENSIONS ARE TO FINISH FACE OF WALLS AND/OR CENTER OF FLOOR SINK AND ELECTRICAL STUB-OUTS

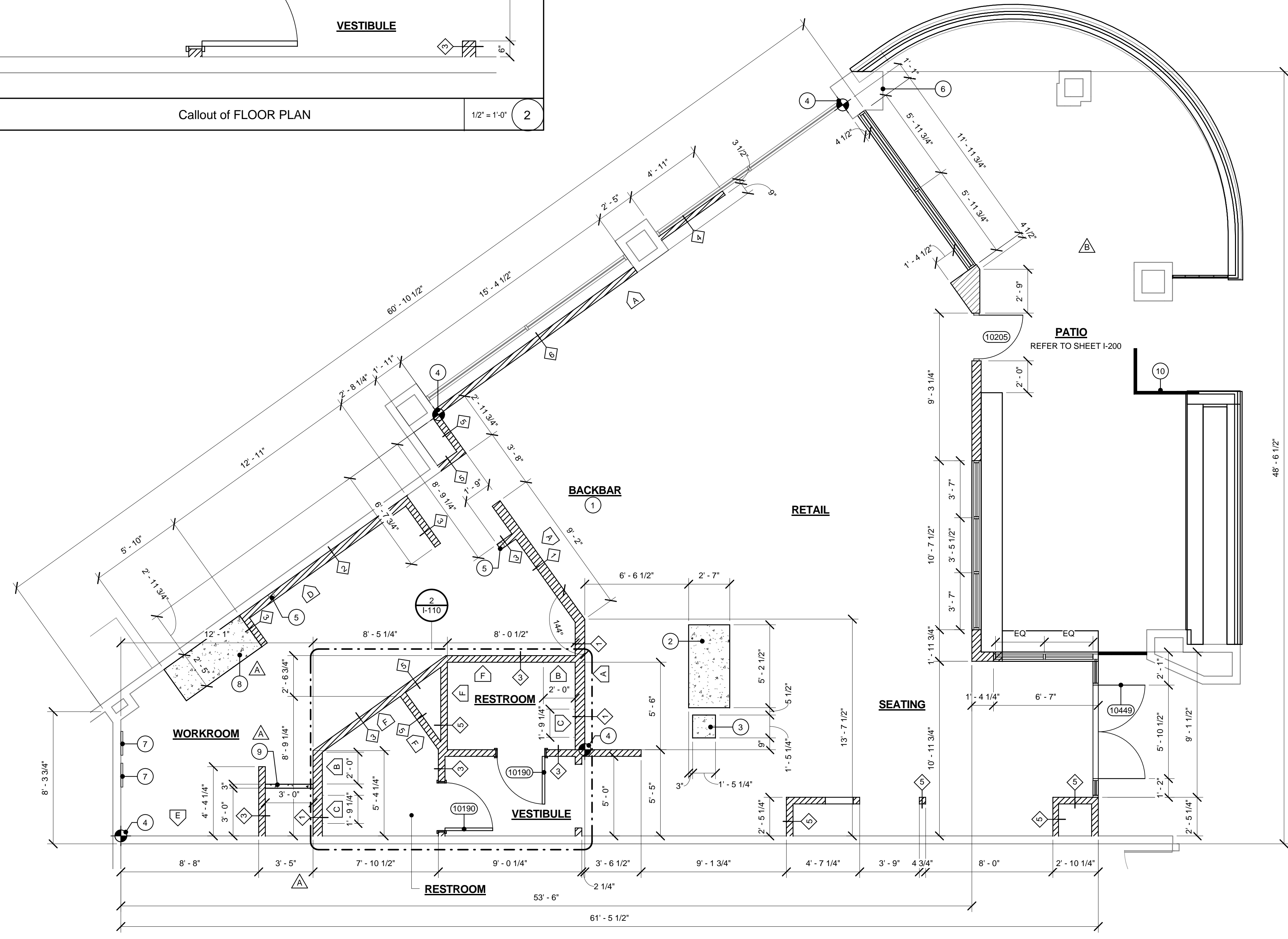
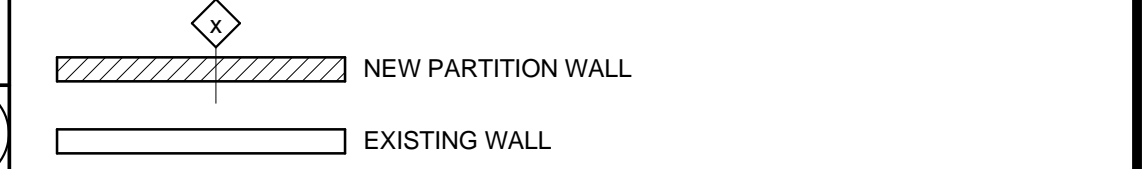
FLOOR PLAN KEY NOTES

- 1 PROVIDE FIRE TREATED 2X6 OR 2X8 WOOD STUD BLOCKING AS REQUIRED TO SUPPORT ANY WALL ATTACHMENTS. REFER TO WALL BLOCKING KEY.
- 2 GC TO PROVIDE AND INSTALL 6" CONCRETE CURB AT FOOD CASE, CURB NOT TO EXCEED FOOTPRINT OF CASE.
- 3 GC TO PROVIDE AND INSTALL 6" CONCRETE CURB AT SAFE TO BE FLUSH WITH SAFE CABINET, NOT TOE KICK. CURB TO RECEIVE TILE BASE.
- 4 DIMENSION DATUM POINT
- 5 EXISTING COLUMN TO REMAIN
- 6 GC TO BUILD NEW PLASTER WALL TO MATCH ADJACENT WALL
- 7 NEW ELECTRICAL PANEL. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION
- 8 NEW 6" CONCRETE CURB AT RO SYSTEM / WATER HEATER
- 9 NEW 10" CONCRETE CURB AT MOP SINK
- 10 NEW PATIO RAILING

WALL TYPE LEGEND

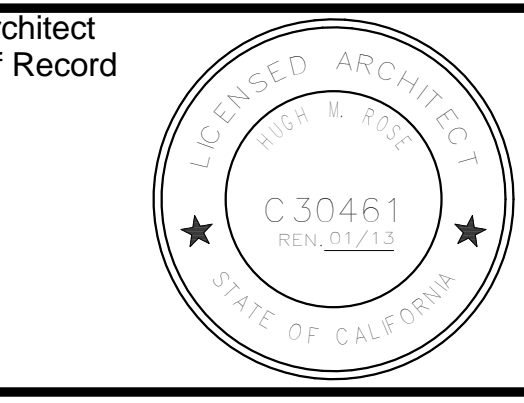


WALL LEGEND



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Store #: 510
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Issue Date: 09-18-12
Design Manager: A. PEAKS
LEED AP
Production Designer:
Checked by:

Sheet Title:
FLOOR PLAN

Scale: As indicated
(Do Not Scale Drawings)

Sheet Number:
I-110



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 STATE OF CALIFORNIA

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Rev	Date	By	Description	
B	08-07-12		Client Revision	
D	09-16-12		Plan Check Correction	

3rd Plan Check
 Submittal 09-18-2012

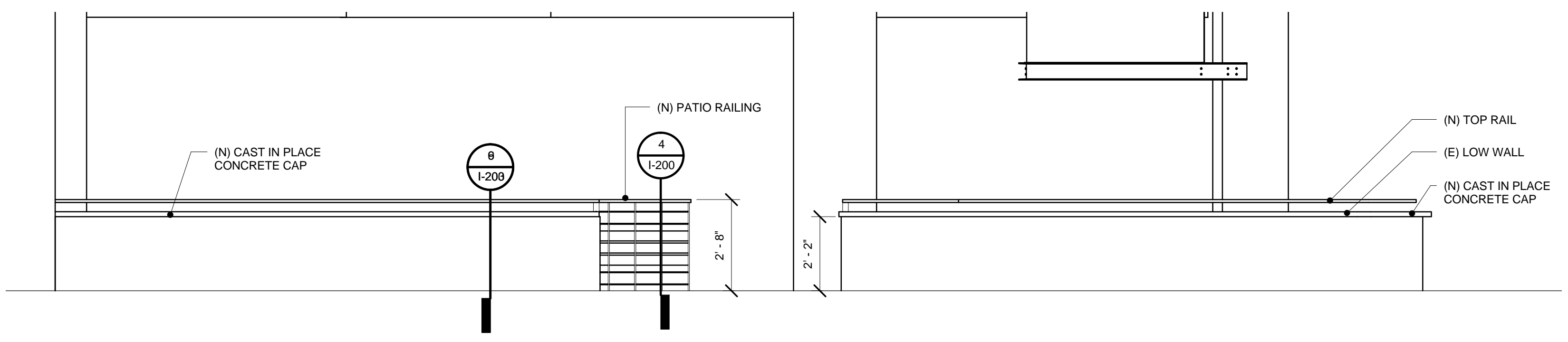
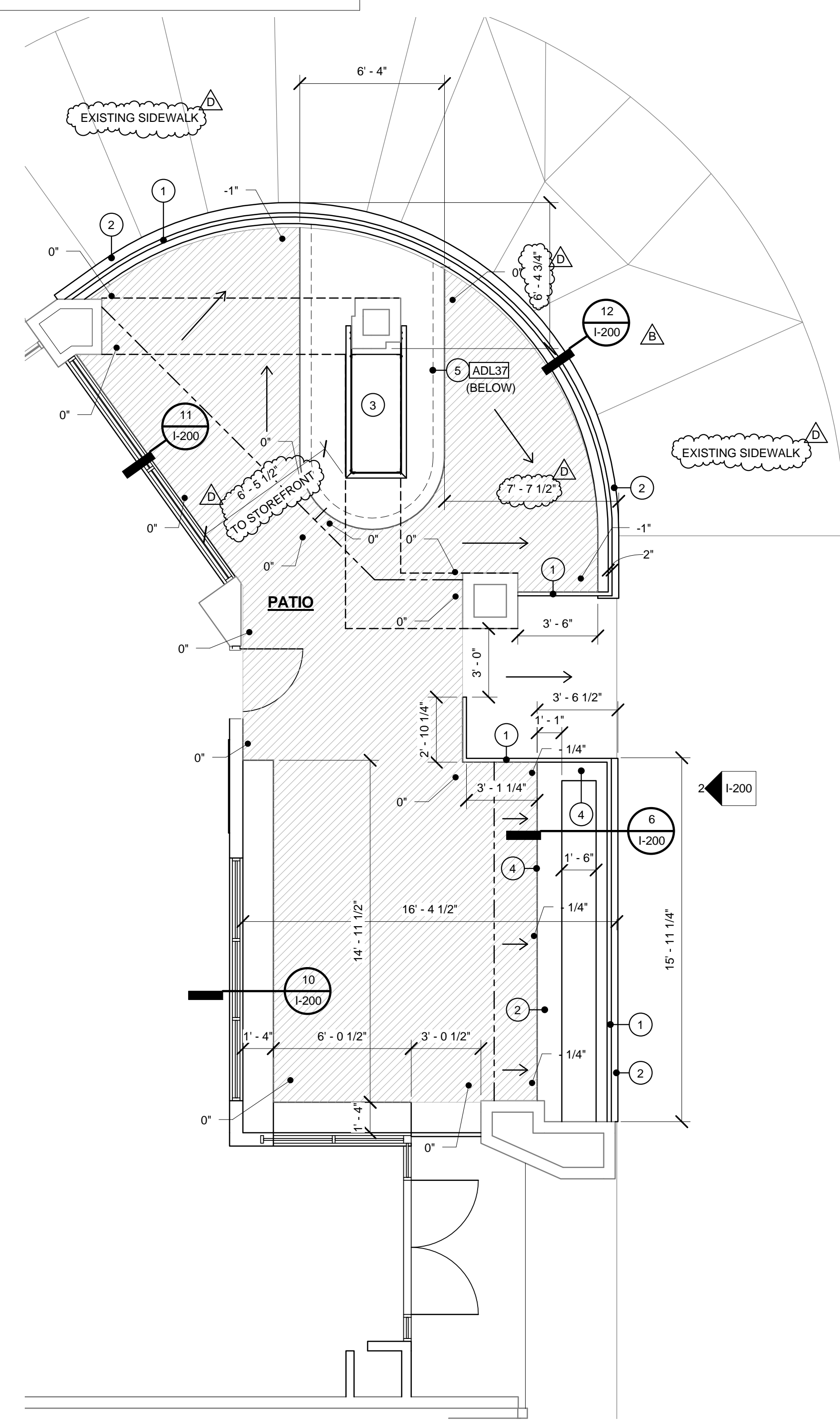
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 Design Manager: A. PEAKS
 LEED AP: [blank]
 Production Designer: [blank]
 Checked by: [blank]

Sheet Title:
PATIO PLAN
 Scale: As indicated
 (Do Not Scale Drawings)
 Sheet Number:
I-200

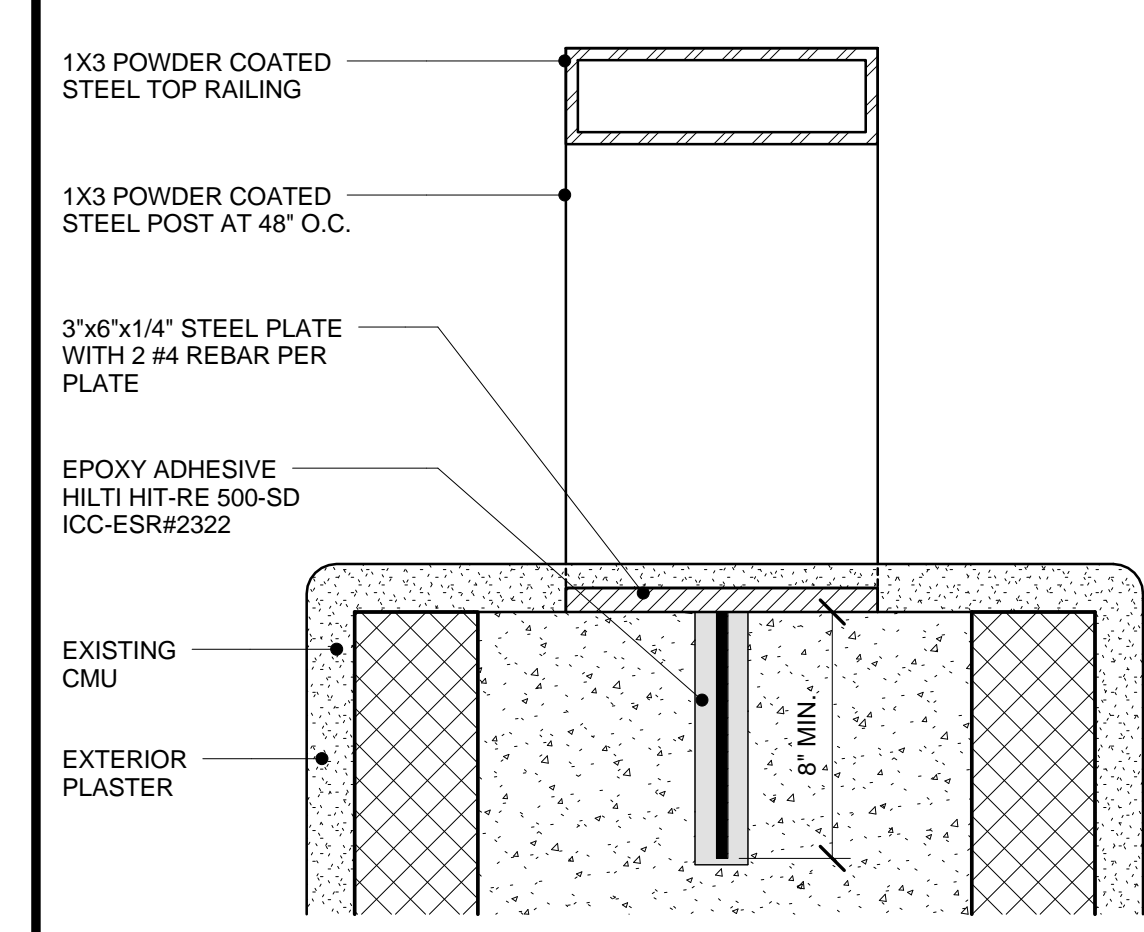
PATIO PLAN KEY NOTES

- 1 NEW CUSTOM RAILING
- 2 NEW TOP CAP ON LOW WALL
- 3 NEW OUTDOOR FIRE PIT WITH HOOD
- 4 NEW PLANTER LOW WALL
- 5 NEW LED RIBBON LIGHTS BELOW



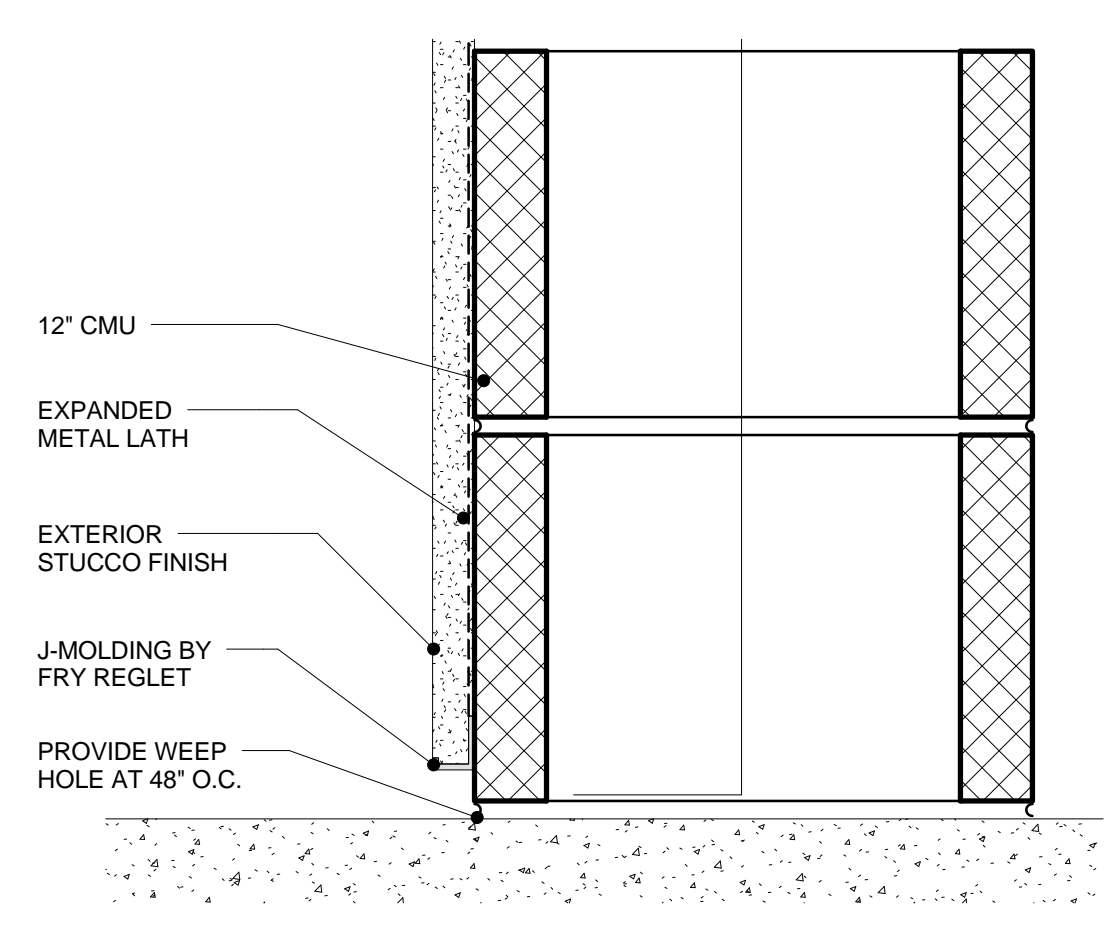
WEST PATIO ELEVATION

3/8" = 1'-0" 2



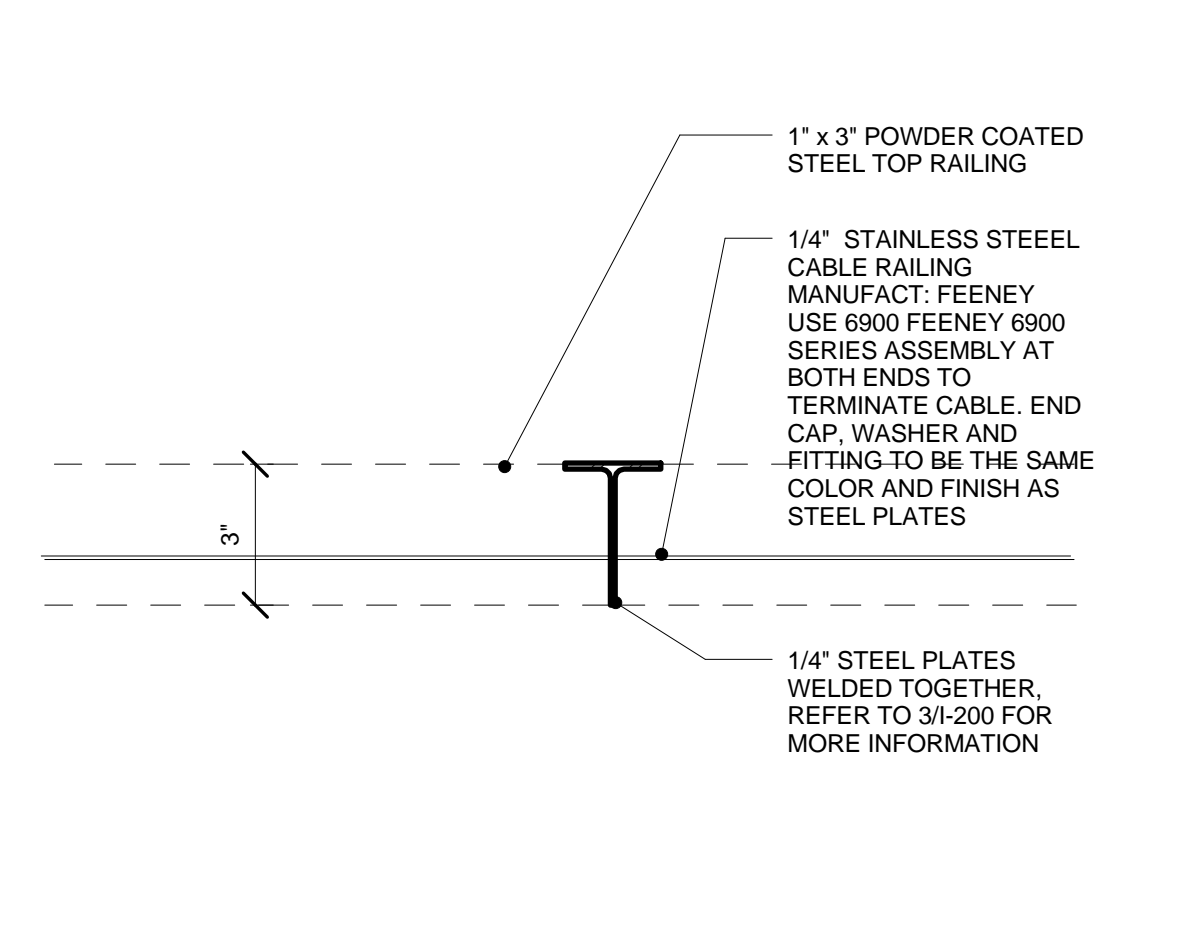
LOW WALL RAILING

6" = 1'-0" 12



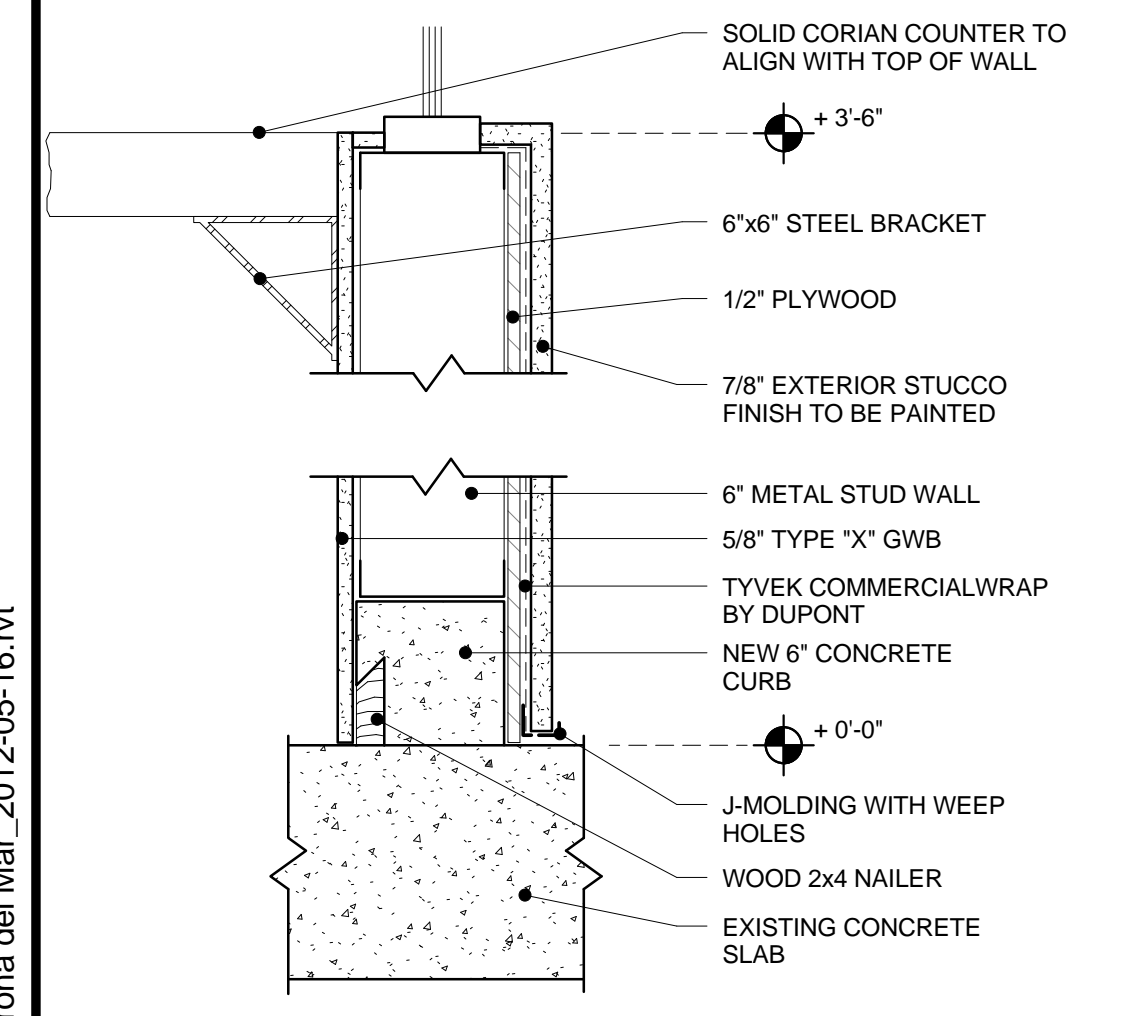
LOW WALL DETAIL

3" = 1'-0" 9



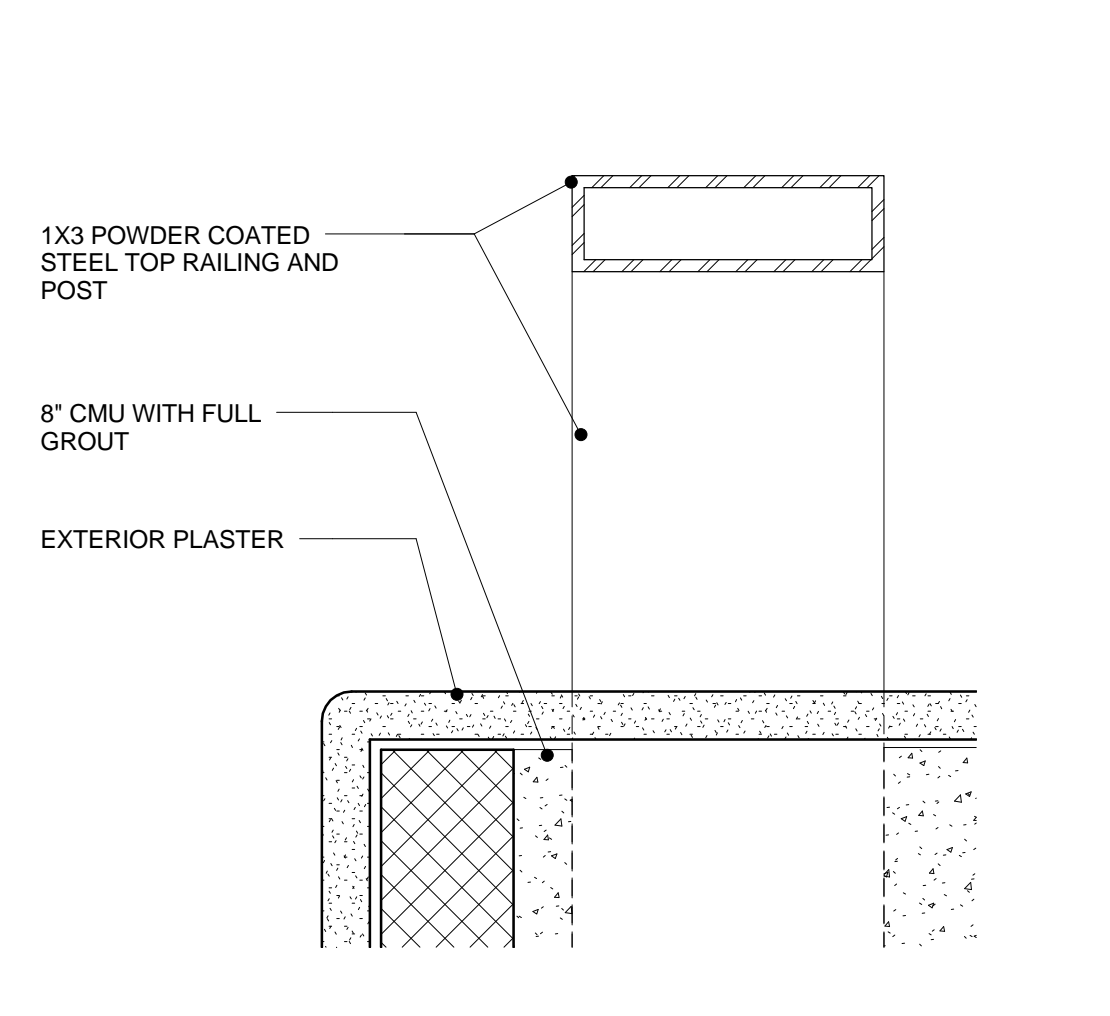
PATIO RAILING

3" = 1'-0" 5



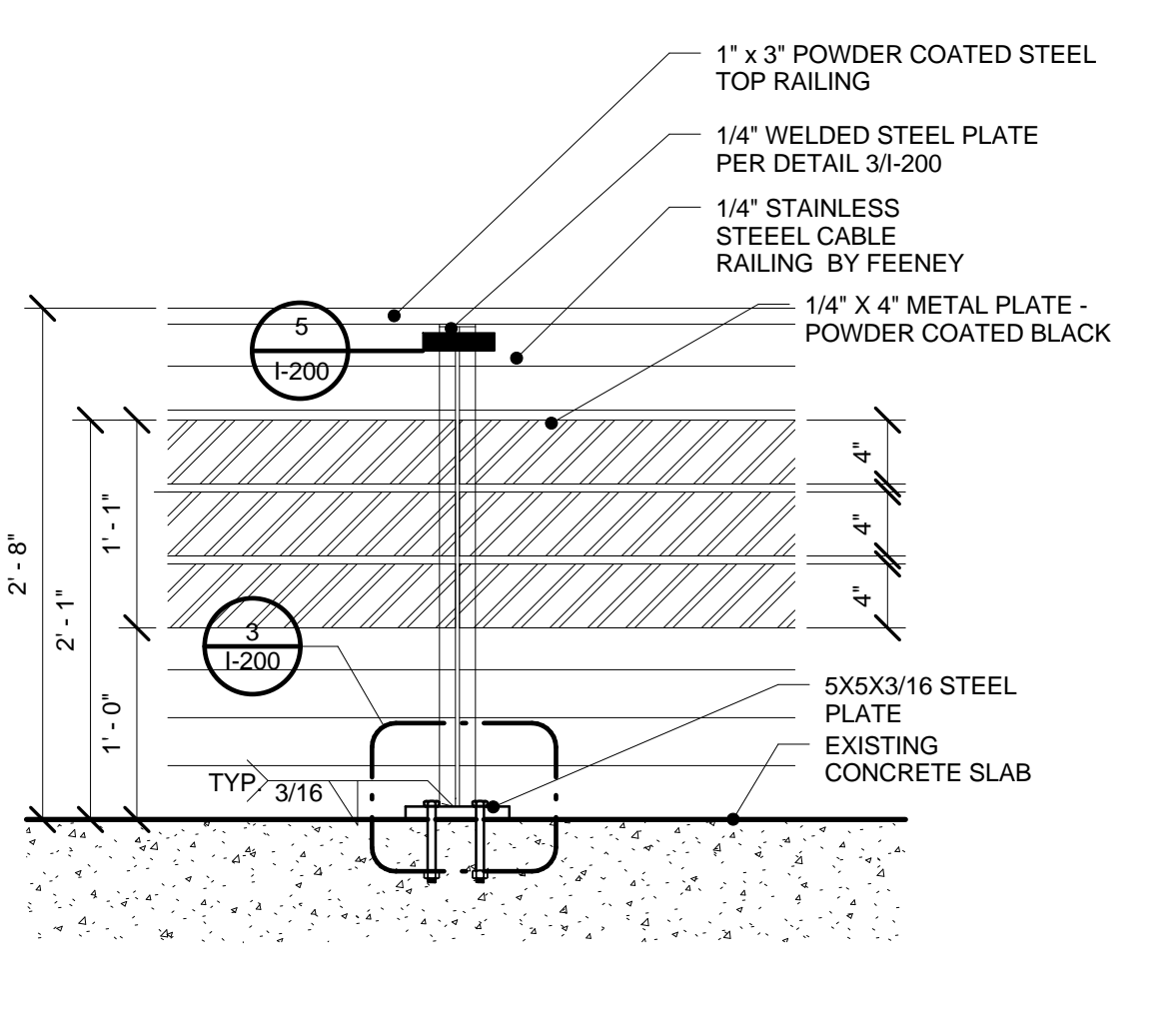
TYP. STOREFRONT WALL

1 1/2" = 1'-0" 11



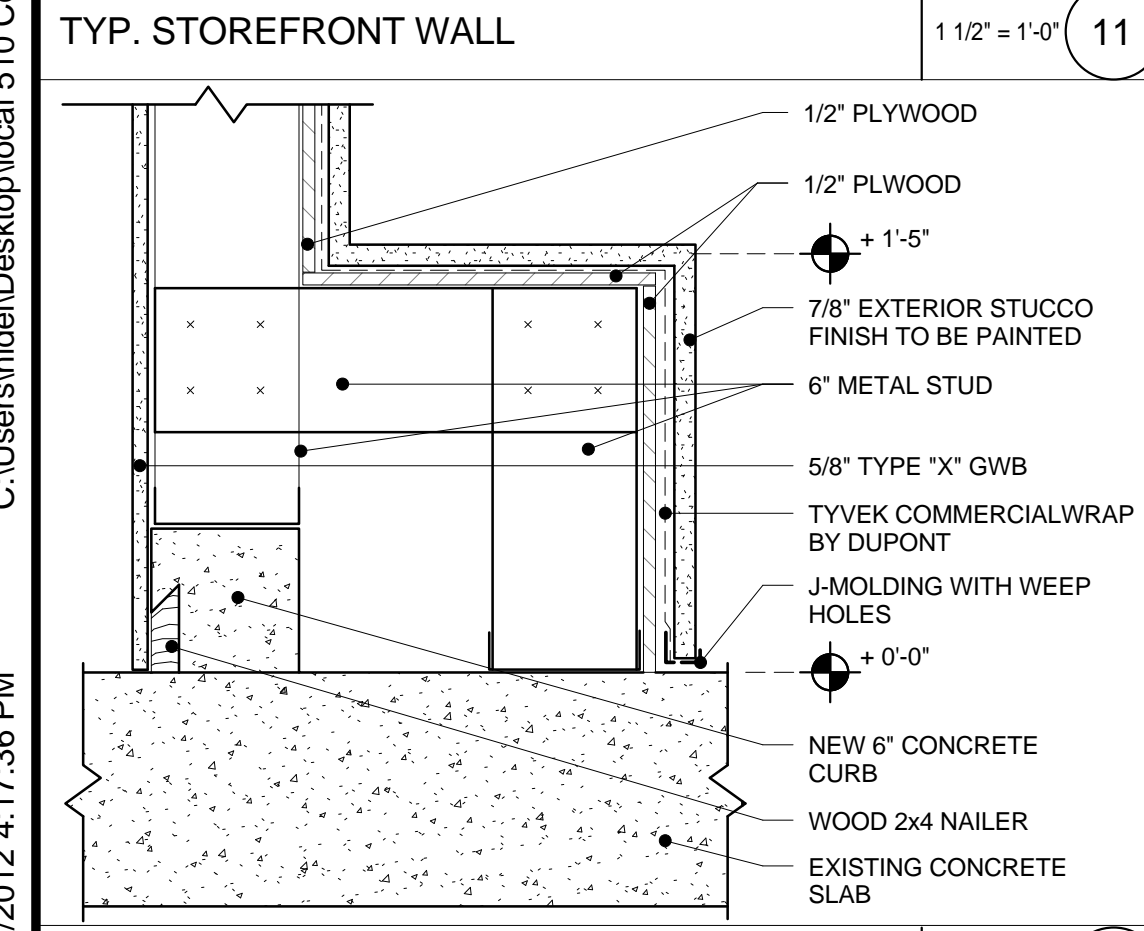
PRECAST CONCRETE CAP WITH RAILING

6" = 1'-0" 8



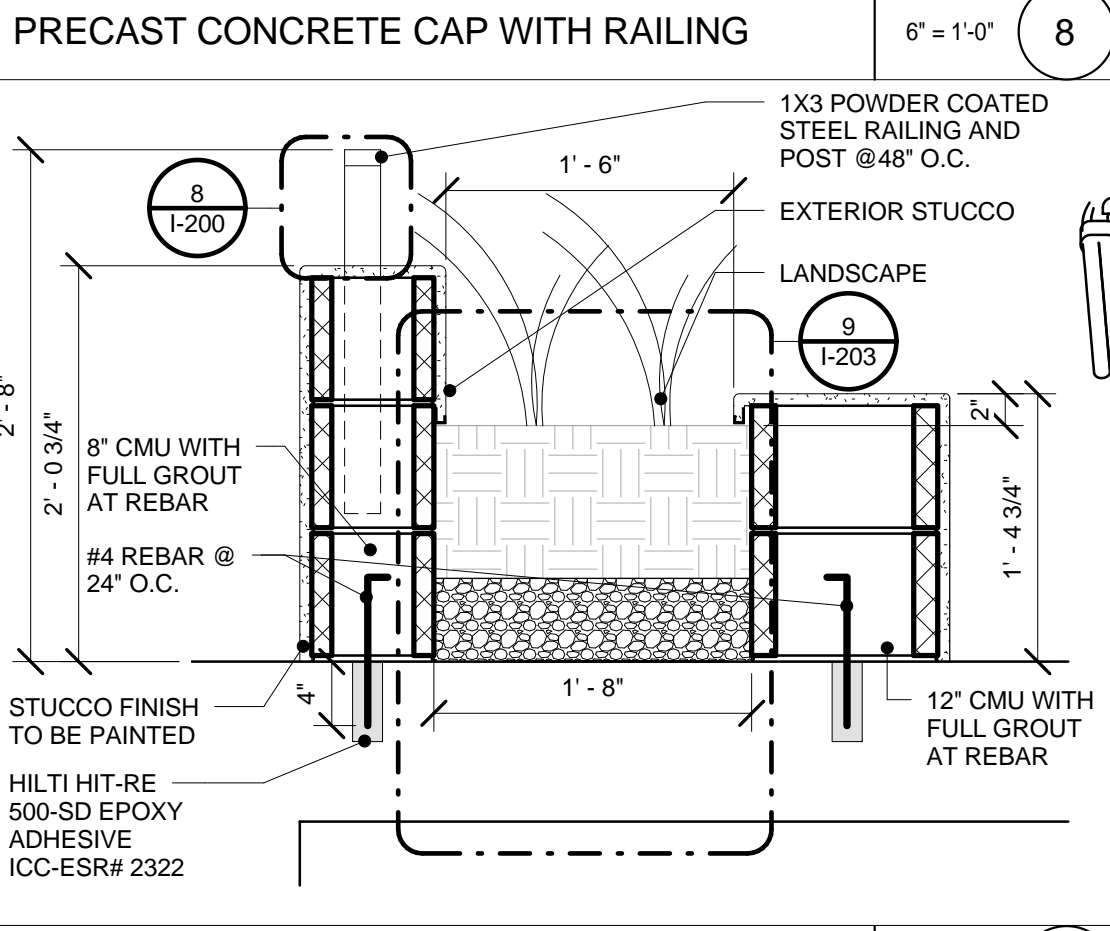
PATIO RAILING ELEVATION

1" = 1'-0" 4



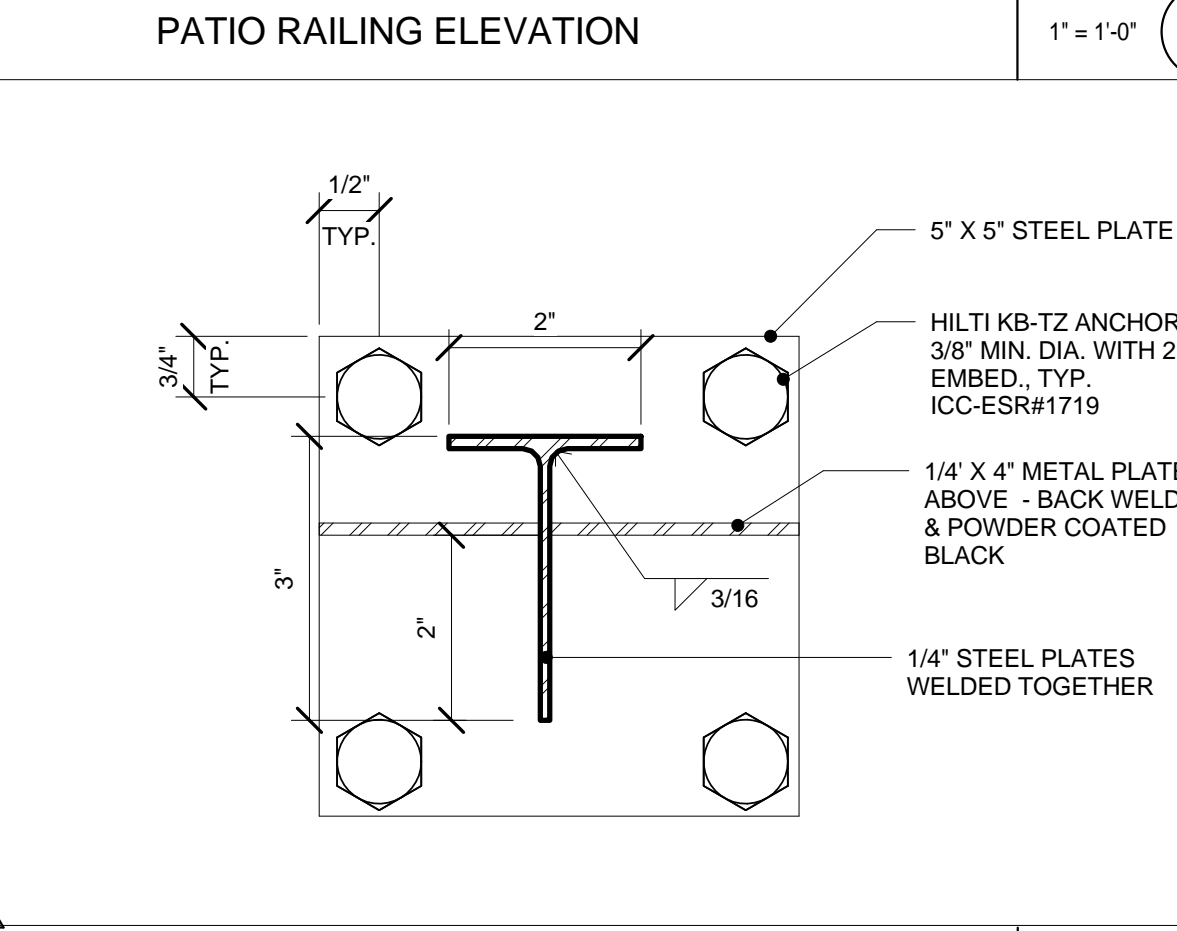
PATIO WALL

1 1/2" = 1'-0" 10



CONCRETE LOW WALL WITH PLANTER

1" = 1'-0" 6



PATIO RAILING BASE

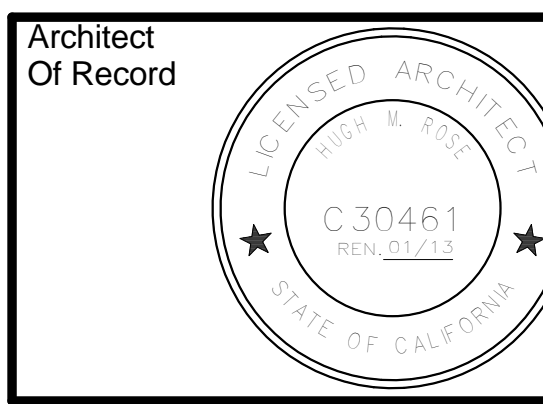
6" = 1'-0" 3

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C	09-10-12		Client Revision	

3rd Plan Check Submittal 09-18-2012

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Sheet Title: **EXTERIOR ELEVATION**

Scale: 1/4" = 1'-0"
 (Do Not Scale Drawings)

Sheet Number: **I-201**

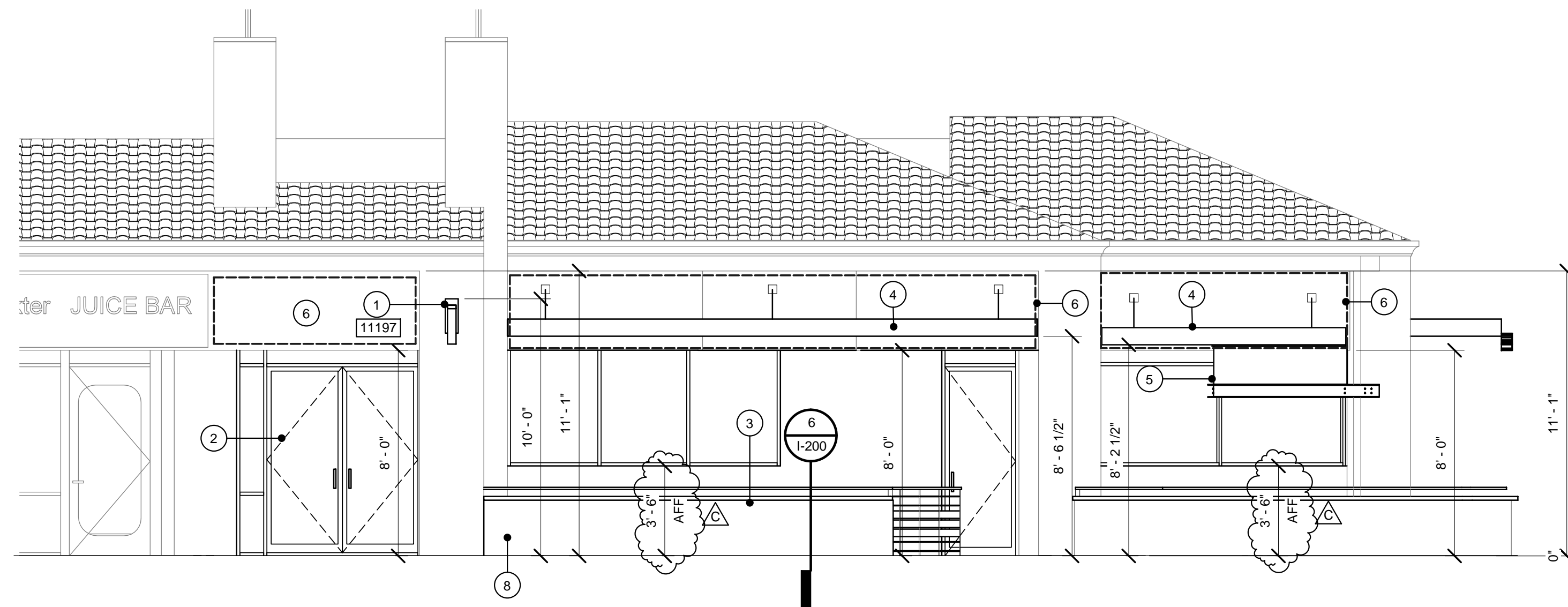
EXTERIOR ELEVATIONS GENERAL NOTES

- A. STARBUCKS CONTRACTS DIRECTLY WITH THE SIGNAGE CONTRACTOR TO PERMIT, SUPPLY, AND INSTALL SIGNAGE. SIGNAGE CONTRACTOR TO VERIFY SIGNAGE COMPLIANCE WITH THE LOCAL CODES AND OBTAIN PERMIT AND LANDLORD APPROVAL.
- B. GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OFF INSTALLATION. STARBUCKS CONSTRUCTION MANAGER TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.
- C. GENERAL CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS, AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.
- D. GENERAL CONTRACTOR TO WOOD STUD BLOCKING (FIRE RATED AS REQUIRED OR EQUIVALENT) TO SUPPORT SIGNAGE.
- E. SIGNAGE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE WITH LANDLORD AND PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION TO STARBUCKS DESIGN MANAGER FOR APPROVAL.
- F. SIGNAGE CONTRACTOR TO INSTALL SIGNAGE IN COMPLIANCE WITH LOCAL CODES AND OBTAIN PERMIT AND LANDLORD APPROVAL.
- G. SIGNAGE CONTRACTOR TO SUPPLY SHOP DRAWINGS TO STARBUCKS CONSTRUCTION MANAGER AND TO THE GENERAL CONTRACTOR AS NEEDED. GC TO NOTIFY STARBUCKS CM IMMEDIATELY IF SHOP DRAWINGS OR INSTALLATION IS IN DISCREPANCY WITH STARBUCKS ARCHITECTURAL DRAWINGS.
- H. GC TO CLEAN, PATCH, AND REPAIR EXISTING EXTERIOR AS REQUIRED.
- I. REFER TO SHEETS I-601 AND I-602 FOR SCHEDULES.

EXTERIOR ELEVATION KEYNOTES

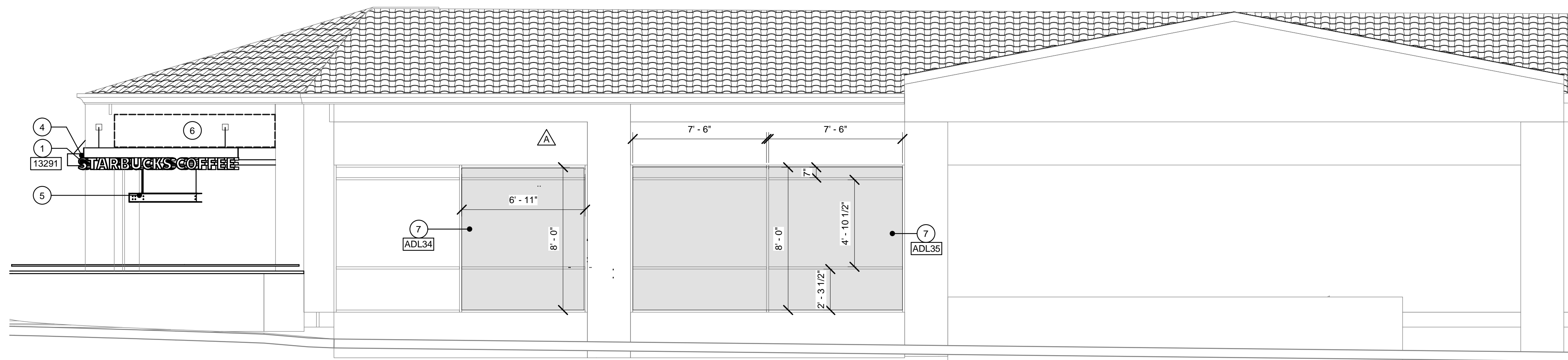
- 1 NEW SIGNAGE UNDER SEPERATE PERMIT
- 2 RELOCATE ENTRANCE DOOR - REFER TO FLOOR PLAN ALL NEW STOREFRONT PIECES TO MATCH EXISTING
- 3 NEW PLANTER WITH NEW RAILING, SEE SHEET I-200 FOR MORE INFORMATION
- 4 NEW AWNINGS DONE BY OTHERS
- 5 NEW FIREPIT WITH CUSTOM HOOD, SEE SHEET I-203 FOR MORE INFORMATION
- 6 DEMOLISH EXISTING SIGNAGE BOARD AND BOX FRAME.
- 7 NEW 2ND SKIN WINDOW SIGNAGE (3 BAYS) TO BE COORDINATED AND APPROVED BY NEWPORT BEACH PLANNING DEPARTMENT
- 8 NEW PLASTER TO MATCH EXISTING / ADJACENT FINISH AND COLOR

- SIGNAGE CONTRACTOR TO EXPEDITE SIGNAGE UNDER SEPERATE PERMIT.
- SIGNAGE CONTRACTOR TO VERIFY COMPLIANCE WITH LOCAL CODES. NOTIFY STARBUCKS DESIGN MANAGER CONTACT IF CHANGES ARE REQUIRED. PROVIDE SHOP DRAWINGS FOR ALL SIGNAGE PRIOR TO FABRICATION
- SIGNAGE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE WITH LANDLORD AND PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION TO STARBUCKS DESIGN MANAGER FOR APPROVAL.
- GC TO PROVIDE AND INSTALL 2X6 OR 2X8 BLOCKING AS REQUIRED TO SUPPORT SIGNAGE. GC TO COORDINATE WITH LANDLORD'S EXTERIOR SCOPE OF WORK.



EAST ELEVATION

1/4" = 1'-0" 2



WEST ELEVATION

1/4" = 1'-0" 1



Starbucks Coffee Company
 2401 Utah Avenue South
 Seattle, Washington 98134
 (206) 318-1575

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Architect
 Of Record
 LICENSED ARCHITECT
 C30461
 REN. 01/13
 STATE OF CALIFORNIA

Rev	Date	By	Description
D	09-16-12		Plan Check Correction

3rd Plan Check
 Submittal 09-18-2012

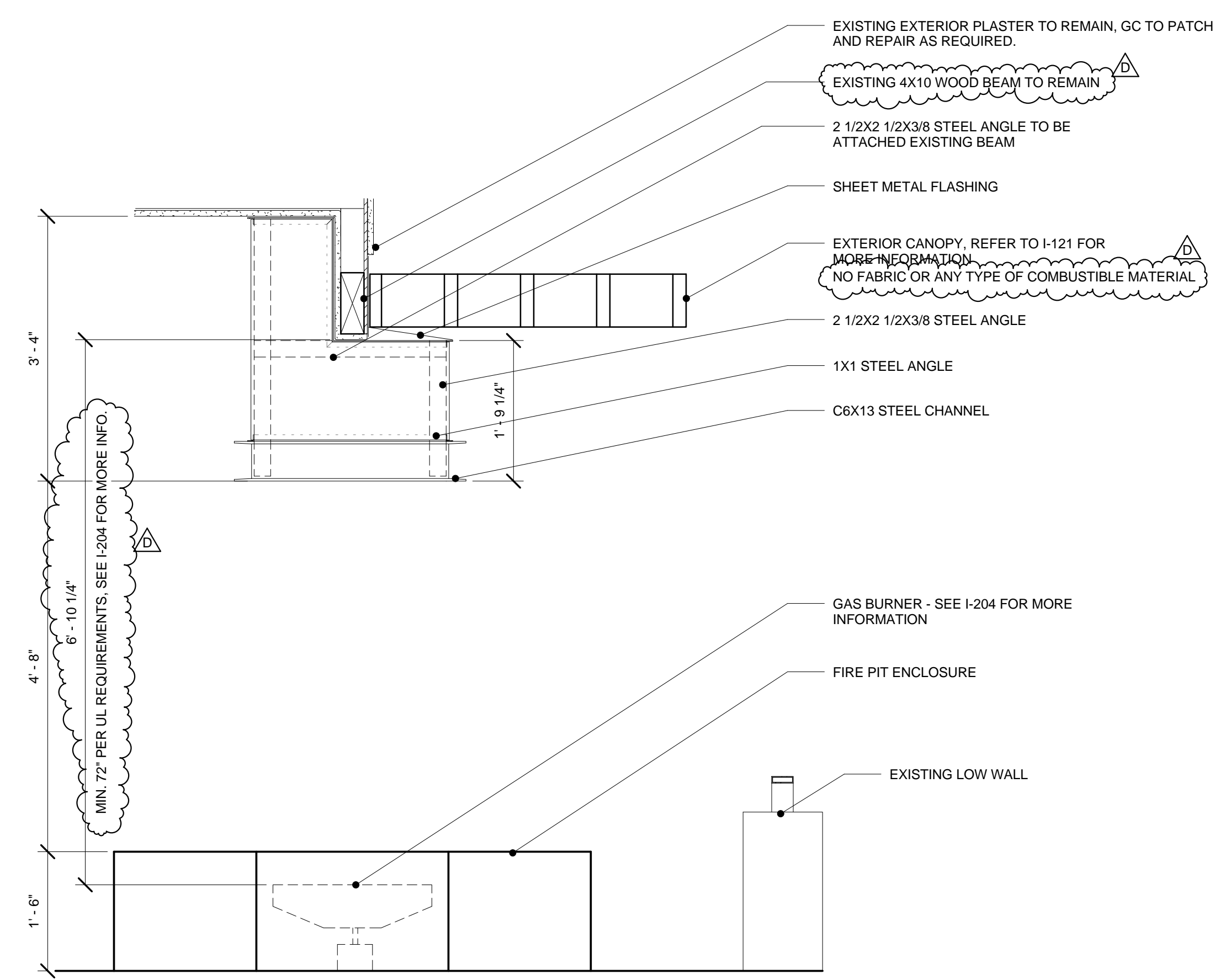
Project Name:
CORONA DEL MAR
 Project Address:
 2801 EAST COAST HWY
 CORONA DEL MAR, CA 92625
 ORANGE COUNTY

Store #: 510
 Project #: 01522-028
 Concept: MCS
 Palette: HERITAGE
 Issue Date: 09-18-12
 Design Manager: A. PEAKS
 LEED AP:
 Production Designer:
 Checked by:

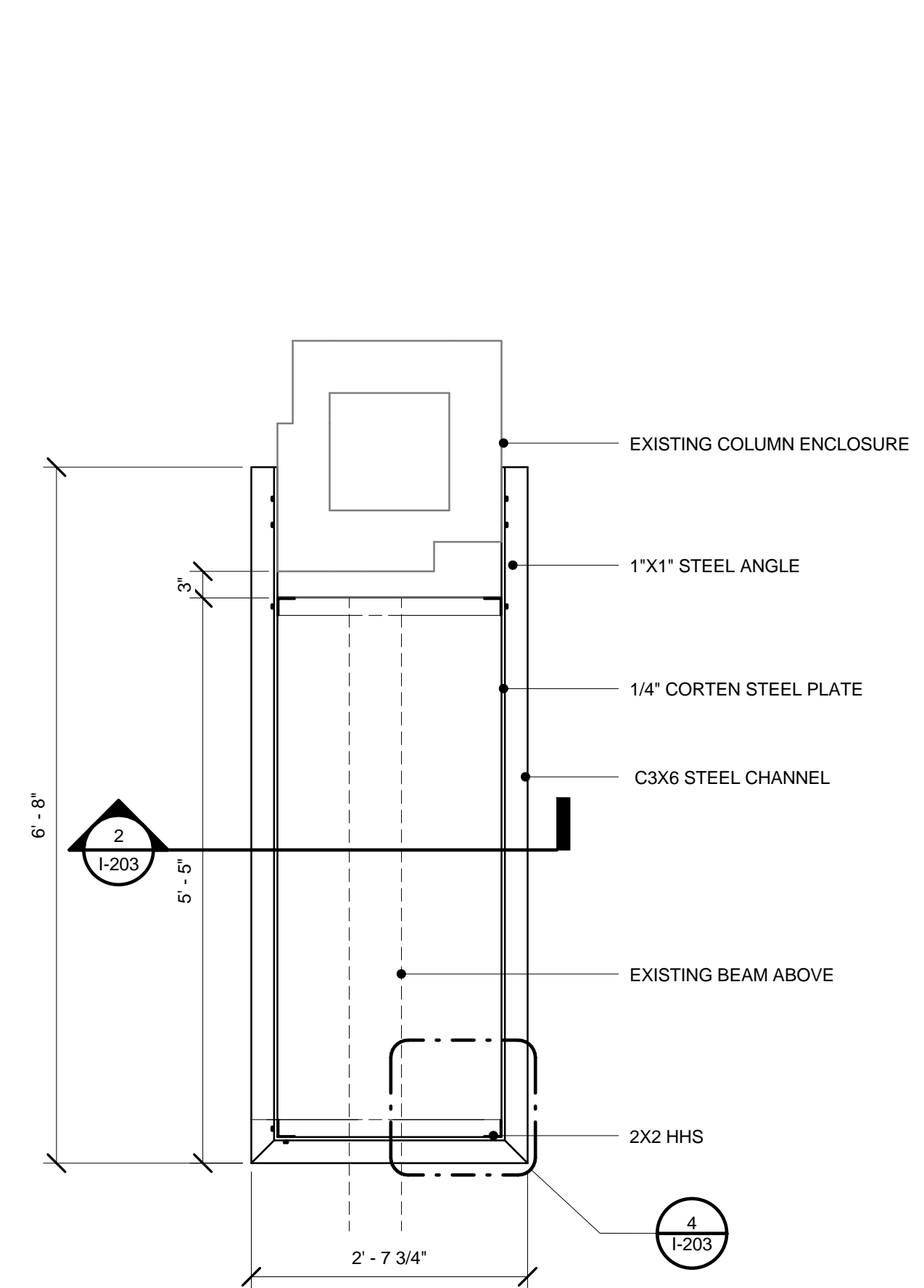
Sheet Title:
FIRE PIT DETAILS

Scale: 3/4" = 1'-0"
 (Do Not Scale Drawings)

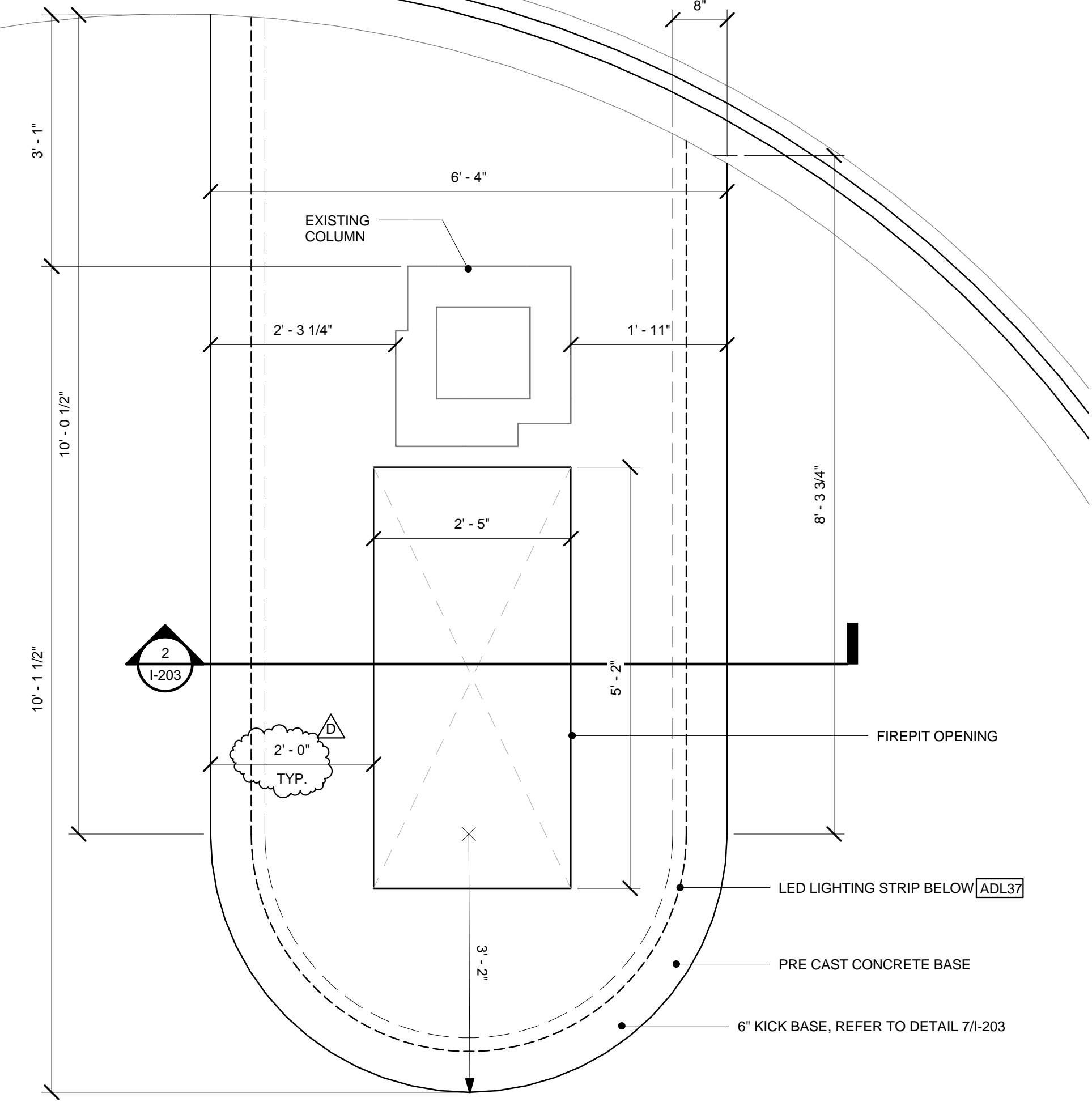
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I-202



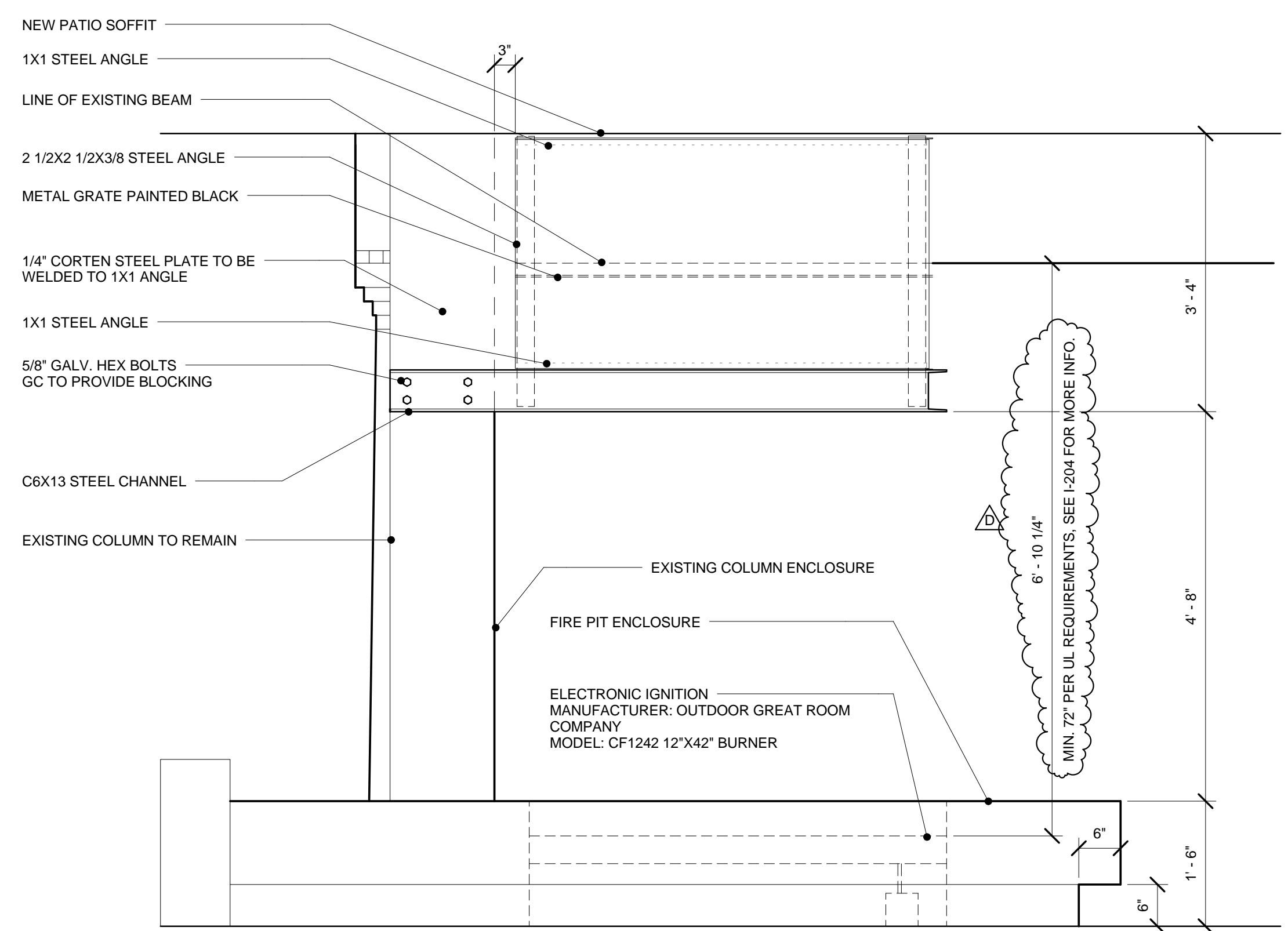
HOOD ELEVATION 3/4" = 1'-0" 2



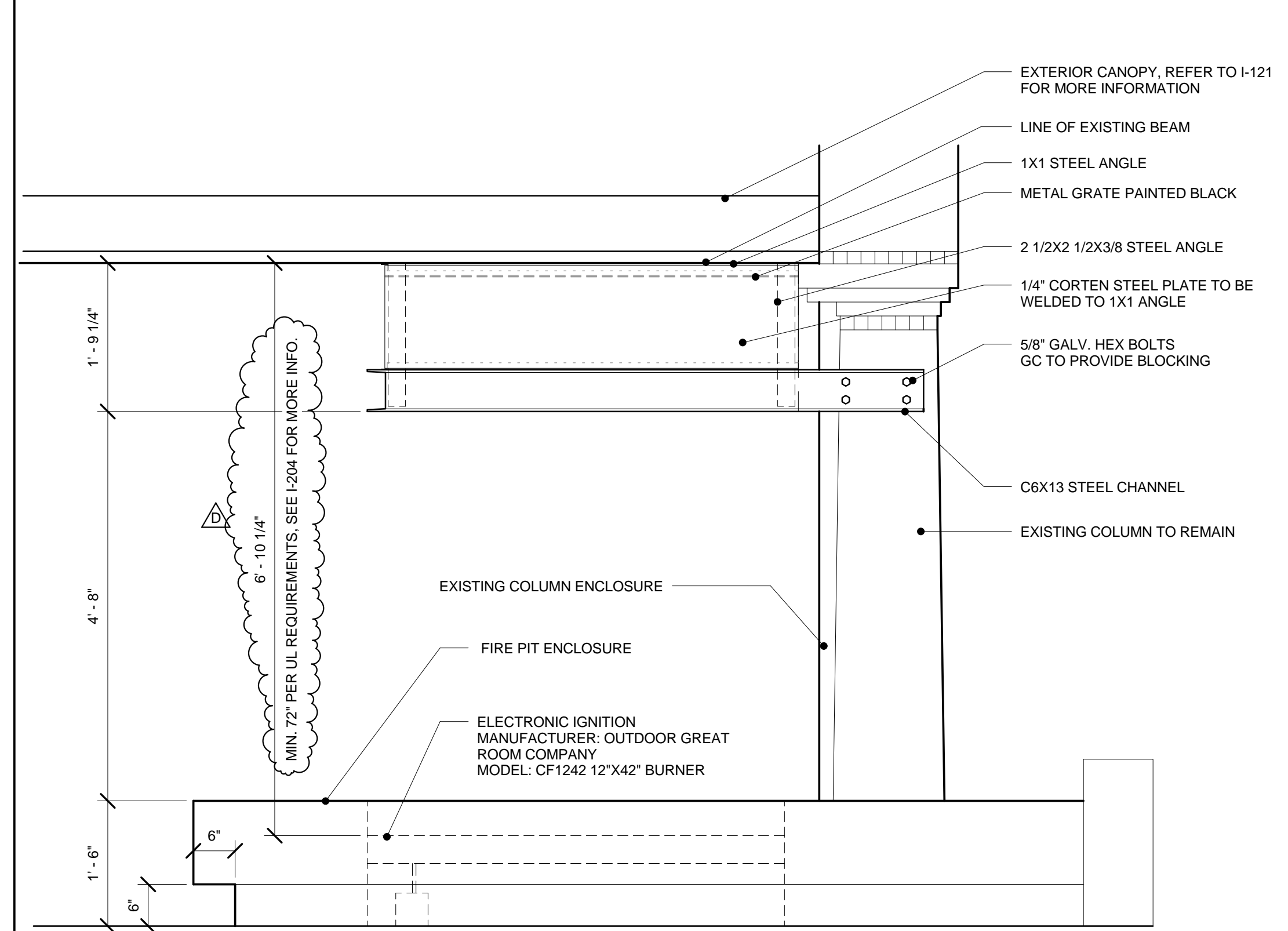
PRECAST CONCRETE BASE 3/4" = 1'-0" 4



HOOD ELEVATION 1 3/4" = 1'-0" 1



HOOD ELEVATION 2 3/4" = 1'-0" 3



HOOD ELEVATION 1 3/4" = 1'-0" 1

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