



CITY OF NEWPORT BEACH COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION ACTION REPORT

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION

FROM: Seimone Jurjis, Community Development Director

SUBJECT: Report of actions taken by the Zoning Administrator, and/or Planning Division staff for the week ending December 25, 2020.

COMMUNITY DEVELOPMENT DIRECTOR OR PLANNING DIVISION STAFF ACTIONS (Non-Hearing Items)

Item 1: Masters Building – Comprehensive Sign Program No. CS2019-012 (PA2019-215)
Site Address: 2711 East Coast Highway

Action: Approved

Council District 6

Item 2: Cold Stone Creamery – Staff Approval No. SA2020-007 (PA2020-332)
Site Address: 3134 Balboa Boulevard

Action: Approved

Council District 1

APPEAL PERIOD: An appeal or call for review 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
100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915
949-644-3200
www.newportbeachca.gov

ZONING ADMINISTRATOR ACTION LETTER

Subject: Masters Building (PA2019-215)
• Comprehensive Sign Program No. CS2019-012

Site Location 2711 East Coast Highway

Applicant The Masters Building, LLC

Legal Description Lot 1 in Block E, Tract No. 323

On **December 22, 2020**, the Zoning Administrator approved Comprehensive Sign Program No. CS2019-012. This approval is in accordance to the provisions of Chapter 20.42 (Sign Standards) of the Newport Beach Municipal Code (NBMC).

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** CC (Corridor Commercial)
- **Zoning District:** CC (Commercial Corridor)
- **Coastal Land Use Category:** CC-B (Corridor Commercial - 0.0 – 0.75 FAR)
- **Coastal Zoning District:** CC (Commercial Corridor)

SUMMARY

Pursuant to [Section 20.42.120 \(Comprehensive Sign Program\)](#) of the NBMC, a Comprehensive Sign Program is required whenever three or more separate tenant spaces are proposed for a single site, when signage is proposed at or above the second story of a multi-story building, or whenever the Director determines that a comprehensive sign program is necessary because of special project characteristics. The comprehensive sign program provides a means for the flexible application of sign regulations for projects that require multiple signs. The Zoning Administrator can approve deviations to total number, location, size and/or height of signs, provided the program will enhance the overall development consistent with the purpose of the Chapter 20.42 of the NBMC. The Zoning Administrator's authority is limited to a twenty (20) percent increase in sign height and an increase in maximum sign area of up to thirty (30) percent.

The Comprehensive Sign Program will allow the following deviations from the Zoning Code:

- a) The installation of both a tenant identification wall sign and tenant identification window signage, whereas the Zoning Code allows for only one building sign, per tenant, per frontage;
- b) The installation of two 15-square-foot business directory signs, whereas the Zoning Code allows one directory sign with a maximum size of 8 square feet.

Title 21 Local Coastal Program Implementation Plan regulates freestanding and roof signs. The proposed sign program includes wall, canopy, and window signs all attached to the existing building and are therefore exempt from the requirement of a coastal development permit (CDP) pursuant to NBMC Section 21.52.035.C.2., because they are minor accessory structures that do not involve a risk of adverse environmental effect, do not adversely affect public access, or involve an intensification in use of the site. The previously existing nonconforming roof sign has been removed.

This approval is based on the following findings and standards and subject to the following conditions.

FINDINGS AND STANDARDS FOR APPROVED SIGNS

Finding

- A. The project is exempt from environmental review under the requirements of the California Environmental Quality Act pursuant to Section 15311, Class 11 (Accessory Structures).*

Fact in Support of Finding:

1. Class 11 exempts minor structures accessory to existing commercial facilities, including signs. The proposed signs are incidental and accessory to the principal commercial use of the property and do not intensify or alter the use.

Standard

- B. The proposed sign program shall comply with the purpose and intent of this Chapter [Chapter 20.42], any adopted sign design guidelines, and the overall purpose and intent of this Section [Section 20.42.120 – Comprehensive Sign Program].*

Facts in Support of Standard

1. The proposed sign program complies with the purpose and intent of NBMC Chapter 20.42 (Sign Standards) because it provides the building tenants with adequate identification while guarding against the excessive or confusing proliferation of signs.
2. The proposed sign program preserves and enhances the community appearance by regulating the type, size, location, quantity, and illumination of signs through conditions of approval and conformance with approved plans.
3. The signs are designed to quickly identify building tenants using legible text that contrasts with the background it is placed upon. The design and materials will complement the design of the existing building. This is consistent with the Citywide Sign Design Guidelines.

4. The size and location of signs and the allowance for wall signs and window signs both will provide adequate identification to passing motorists on East Coast Highway and Fernleaf Avenue without dominating the façade on which they are located.

Standard

- C. The proposed signs shall enhance the overall development, be in harmony with, and relate visually to other signs included in the Comprehensive Sign Program, to the structures and/or developments they identify, and to surrounding development when applicable.*

Facts in Support of Standard

1. The site is developed with a two-story, multi-tenant commercial building and surface parking lot. Each tenant will be allowed signage to ensure adequate visual identification is provided. All building signs relate visually to each other and the building's design because they maintain consistency in design, materials, and color.
2. The subject property is at the corner of East Coast Highway and Fernleaf Avenue in the Corona del Mar neighborhood. Visitors can approach the building either on foot or in a vehicle. Granting an additional tenant business directory sign allows for a directory sign in the front of the building and one in the rear. This will assist patrons in locating their desired business, regardless of which method or direction they approach the building from. The slight increase in size for the business directory signs will provide ample area for all tenants to legibly be identified.
3. The existing building has multiple dedicated and shared access doors and hallways. The additional tenant identification signage will allow for more individual businesses to be identified from the exterior of the building.
4. The surrounding development along East Coast Highway is primarily commercial uses within multi-tenant buildings. The surrounding signage is eclectic and includes the use of many different sign types. The proposed sign program does not appear out of place and is harmonious with surrounding development and signage.

Standard

- D. The sign program shall address all signs, including permanent, temporary, and exempt signs.*

Fact in Support of Standard

1. The Comprehensive Sign Program addresses all project signage. Temporary and exempt signs not specifically addressed in the sign program shall be regulated by the provisions of Newport Beach Municipal Code Chapter 20.42 (Sign Standards).

Standard

- E. The sign program shall accommodate future revisions that may be required because of changes in use or tenants.*

Facts in Support of Standard

1. The Comprehensive Sign Program has been developed to be effective for commercial uses and allows flexibility for future changes in uses or tenants. Adequate tenant identification has been provided through the increase in number of tenant identification signs allowed.
2. It is not anticipated that future revisions to the Comprehensive Sign Program will be necessary to accommodate changes in tenants. However, the Community Development Director may approve minor revisions to the Comprehensive Sign Program if the intent of the original approval is not affected.

Standard

- F. The program shall comply with the standards of this Chapter [Chapter 20.42], except that deviations are allowed with regard to sign area, total number, location, and/or height of signs to the extent that the Comprehensive Sign Program will enhance the overall development and will more fully accomplish the purposes and intent of this Chapter [Chapter 20.42].*

Facts in Support of Standard

1. The Comprehensive Sign Program allows for deviations with regard to the number of signs. The total number of signs, including the allowance for both wall and window signs is reasonable, based upon the site's multiple frontages and the number of tenant spaces. Design guidelines have been incorporated into the sign program to provide sufficient business identification while promoting a clean, uncluttered visual appearance. The approval conforms to all other standards of Zoning Code Chapter 20.42.
2. Allowing the deviation from the requirement that limits directory signs to one per site is appropriate given the multiple directions patrons can access the building by. One tenant directory sign will be installed on the building wall visible from the primary frontage on East Coast Highway and a second directory sign will be installed on the rear building wall visible from the parking lot and Fernleaf Avenue.

Standard

G. The approval of a Comprehensive Sign Program shall not authorize the use of signs prohibited by this Chapter [Chapter 20.42].

Facts in Support of Standard

1. The Comprehensive Sign Program does not authorize the use of prohibited signs.
2. A legal, nonconforming, roof sign (while still visible in the visual simulations included in Attachment No. ZA 3 Project Plans) has been removed prior to the approval of this sign program. This sign program does not authorize any replacement of the aforementioned roof sign.

Standard

H. Review and approval of a Comprehensive Sign Program shall not consider the signs' proposed message content.

Fact in Support of Standard

1. The Comprehensive Sign Program contains no regulations affecting sign message content.

CONDITIONS OF APPROVAL

1. The development shall be in substantial conformance with the approved site plan, details, and elevations, except as noted in the following conditions.
2. Upon demolition or substantial structural and nonstructural changes to the exterior of the development on which this approval is based, this Comprehensive Sign Program shall be rendered nullified and a new Comprehensive Sign Program shall be obtained for the new or altered development in accordance with the Zoning Code in effect at the time the new development is approved.
3. All signs shall be maintained in accordance with Section 20.42.170 (Maintenance Requirements) of the Newport Beach Municipal Code. Temporary and exempt signs not specifically addressed in the program shall be regulated by the provisions of Chapter 20.42 of the Newport Beach Municipal Code.
4. Locations of the signs are limited to the designated areas and shall comply with the limitations specified in the Sign Program Matrix included in Attachment No. ZA 2.
5. In accordance with Municipal Code Section 20.42.120.F of the Zoning Code, the Community Development Director may approve minor revisions to the Sign Program if the intent of the original approval is not affected. This may include deviations on the tenant configurations, such as combining or dividing suites.

6. A building permit shall be obtained prior to commencement of the construction and/or installation of the signs.
7. Illuminated signs shall be regulated in accordance with the provisions of Section 20.42.070 of the Newport Beach Municipal Code. If, in the opinion of the Community Development Director, existing illumination creates an unacceptable negative impact on the surrounding land uses or sensitive habitat areas, the Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.
8. A copy of this letter, including conditions of approval and sign matrix, shall be incorporated into the City and field sets of plans prior to issuance of the building permits.
9. To the fullest extent permitted by law, the 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 **Masters Building Sign Program including, but not limited to Comprehensive Sign Program No CS2019-012 (PA2019-215)** and the determination that the project is exempt under the requirements of the California Environmental Quality Act. 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 the 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 or call for review 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.

Prepared by:



Joselyn Perez
Assistant Planner

Approved by:



Jaime Murillo
Zoning Administrator

Attachments: ZA No. 1 Vicinity Map
 ZA No. 2 Comprehensive Sign Program Matrix
 ZA No. 3 Project Plans

Attachment No. ZA 1

Vicinity Map

VICINITY MAP



Comprehensive Sign Program No. CS2019-012
PA2019-215

2711 East Coast Highway

Attachment No. ZA 2

Comprehensive Sign Program Matrix

The Masters Building
2711 East Coast Highway

Comprehensive Sign Program No. CS2019-012 (PA2019-215) Matrix

Sign Type		Frontage	Dimensions	Other Specifications
Tenant ID	Canopy Sign	Coast Highway	Maximum Number: 3 Maximum Sign Area: 11 sq. ft. per sign Maximum Letter/Logo Height: 12" Maximum Sign Width: 11' each sign	- One per tenant, centered above tenant space - Allowed only on Coast Highway frontage - Illumination not permitted
Tenant ID	Wall Sign	Fernleaf Avenue	Maximum Number: 2 Maximum Sign Area: 13 sq. ft. per sign Maximum Letter/Logo Height: 12" Maximum Sign Width: 13' each sign	- One per tenant, centered above tenant space - Allowed only on Fernleaf Avenue frontage - Non-illuminated flat cut acrylic or halo-illuminated channel letters
Tenant ID	Window Signs	Coast Highway and Fernleaf Avenue		- Window signs shall not exceed 20% maximum coverage of each window area - One sign per tenant - Not allowed on windows facing parking lot - Window signs on the second story shall be limited to placement within the bottom 50% of the window

Masters Building Sign Program (PA2019-215)
Attachment No. ZA 2

Tenant Directory	Wall Signs	Coast Highway and parking lot	Maximum Number: 2 Maximum Sign Area: 15 sq. ft. per sign Maximum Sign Height: 56" overall Maximum Sign Width: 38" overall	- One directory allowed on building wall facing Coast Highway and one allowed on building wall facing parking lot - Each directory sign may contain a maximum of 10 individual plaques identifying current tenants
Building Address	Wall Sign	Coast Highway	Maximum Number: 1 Maximum Sign Area: 5 sq. ft. Maximum Letter Height: 16" Maximum Sign Width: 48"	- One sign allowed on building wall facing Coast Highway

Notes/Requirements:

- a) Sign locations shall be as depicted on approved plans.
- b) Wall signs shall be constructed of individual channel letters and attached per mounting details depicted on approved plans.
- c) Requirements for all signs per Newport Beach Municipal Code (NBMC) Chapter 20.42 (Sign Standards), except as provided in this sign matrix.
- d) Sign Designs shall be consistent with Citywide Sign Design Guidelines Manual.
- e) Pursuant to NBMC Section 20.42.120(F), the Community Development Director may approve minor revisions to this approval if the intent of the original approval is not affected.

Attachment No. ZA 3

Project Plans

MASTERS BUILDING, LLC

2711 PACIFIC COAST HIGHWAY
APN: 459-171-12&13

MASTER SIGN PROGRAM

Corona Del Mar, Ca

LANDLORD

MASTERS BUILDING, LLC
8871 RESEARCH DR.
IRVINE, CA 92618

CONSULTANT

PACIFIC SIGN CENTER
24422 DEL PRADO #2
DANA POINT, CA 92629

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1. INTRODUCTION

The purpose of this Master Sign Program (MSP) is to establish sign design standards and general guidelines that assure consistency in quality necessary to balance maximum identification within an overall harmony of design for the building.

Conformance to these criteria will be strictly enforced. Any installed, non-conforming or unapproved signs shall be brought into conformance at the expense of the Tenant and/or his sign contractor.

2. APPROVAL PROCESS

Each tenant shall submit to the property manager for Landlord written approval. Three sets of copies of color sign plans indicating conformance to this MSP. The sign plan must include colored, scaled renderings of the proposed sign with dimensions. The tenant shall pay for all signs materials and installation of their signs. The tenant shall obtain all necessary city permits prior to installing their signs.

3. GENERAL REQUIREMENTS

1. All work to be performed by a professional sign company. Sign company must be in possession of a current contractor's license to perform such work, in addition to a current city business license. Sign company must maintain a minimum of \$2,000,000 insurance to be working on property.
2. All signs shall be reviewed and approved in writing by the Landlord/property manager for conformance with these criteria and overall design quality as well as Tenant's lease agreement. Approval of sign submittal based on aesthetics of a design shall remain the sole right of the Landlord.
3. City approval and permits: Upon approval by the Landlord, Tenant shall secure a sign permit from the City of Newport Beach by bringing three (3) copies of the proposed drawings (approved by the Landlord) to the Planning Department. All permits required by the City for signs and their installation must be obtained and paid for by the Tenant prior to installation.
4. All building signs shall be constructed and installed at Tenant's expense. Tenant is also responsible for the maintenance of building signs.
5. In the event a Tenant vacates his premises, Tenant shall be responsible for the removal of any wall and/or logo sign, with all holes being repaired and repainted to match the building exterior.
6. Tenant's sign contractor shall repair any damage to any work caused by the sign contractor's actions. Incomplete repairs are the ultimate responsibility of the Tenant.

GENERAL REQUIREMENTS (CONT.)

7. Window graphics including logos, hours of operation, telephone numbers, etc. are allowed with prior written approval by the landlord.
8. Signs not covered by these criteria are subject to prior review and approval of the Landlord and shall conform to the requirements of the City sign standards.
9. Sign manufacturers are to be fully licensed with the city and state and shall have full workers Compensation and general liability insurance.

4. TEMPORARY SIGNS/BANNERS

1. No banner may be hung without prior approval from management. All banner requests must be submitted to management in writing and must include all of the following items in order to be considered:
 - A scaled color rendering that clearly outlines and design aspects and dimensions of the banner being requested.
 - A picture and written description of the desired banner placement and location.
2. All banners must be professional in concept and presentation and may not exceed 24 sq. ft. OA, example 3'x8'.
3. The duration of time that a banner will be permitted to be displayed is subject to Landlord approval and adherence to limitations imposed by the City of Newport Beach.
4. Tenants must have a valid banner permit issued from the city.

5. SIGN RESTRICTIONS

PROHIBITED SIGNS

1. Signs constituting a Traffic Hazard: Prohibited are any sign that can affect the flow or safety of vehicular traffic.
3. Signs painted directly on a wall will not be permitted.
4. Advertising or promotional signs on parked vehicles are prohibited.
5. Light Bulb Strings: External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited.
6. The use of a permanent sale sign is prohibited.
7. Window signs in excess of 20% of total window area.
 - Window sign text to be permanent vinyl
8. Cabinet signs with flat or vacuum formed acrylic or lexan faces.

ABANDONMENT OF SIGNS

A sign is considered abandoned when its use is discontinued because the premises upon which it is located becomes vacated and unoccupied for a period of more than 20 days. The Landlord may, at his sole discretion and, at occupant's expense, replace or remove any abandoned sign.

6. APPROVED SIGNS

Major Tenant Canopy Signs

Tenant canopy signs are to be flat cut acrylic or aluminum copy with either white or brushed aluminum faces. Up-lighting will be provided on canopy and is not part of the sign scope. Specifications detailing Tenant signs can be found on page 7

Major Tenant Wall Signs

Tenant wall signs can be either halo illuminated channel letters or non illuminated flat cut copy. Additional details can be found on page 8.

Tenant ID Signs

The building will have one tenant identification sign located on the east facing elevation and another on the back (west facing elevation). These signs will have non illuminated changeable acrylic panel signs with a frame mounting system. Specifications detailing this sign can be found on page 7.

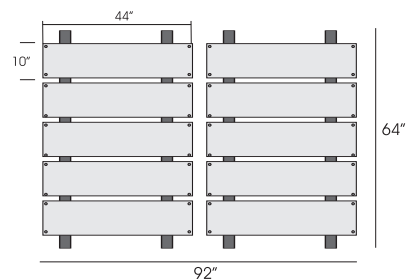
MASTERS BUILDING, LLC

2711 E. COAST HIGHWAY

MASTER SIGN PROGRAM

VICINITY MAP

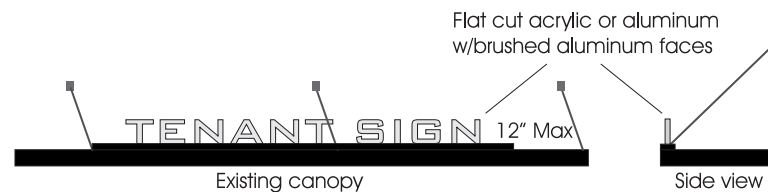




Tenant ID Sign
- Tenant plaques, frosted acrylic changeable 10"x44"
- Aluminum stand-offs

Total sign area: 41 sq. ft.

Total existing window graphics (25 sq. ft.)



Major Tenant Canopy Sign

- Up lighted, flat cut acrylic or aluminum copy, 1/2" thick
- Brushed aluminum or white faces only
- Mounted vertically on building canopy
- Copy/logo height not to exceed 12" high
- Sign width not to exceed 50% of store lease frontage
- Signs to be centered on tenant suite

Total sign area: 11 sq. ft. x 3 signs: 33 sq. ft.

MASTERS BUILDING, LLC

2711 E. COAST HIGHWAY

MASTER SIGN PROGRAM



13' Max width

Total existing window
graphics (25 sq. ft.)

Major Tenant Wall Sign

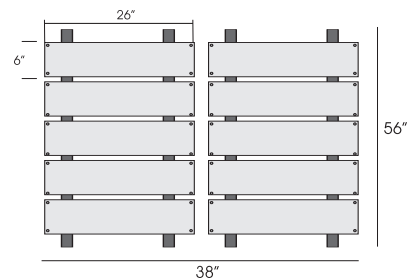
- Can be either halo illuminated channel letters or non illuminated flat cut acrylic or aluminum, 1/2" thick
- Brushed aluminum or white faces only
- Mounted vertically on building canopy or on wall as shown
- Copy/logo height not to exceed 12" high
- Sign not to exceed 13' wide
- Signs to be centered on tenant suite

Total sign area: 13 sq. ft. x 2 signs: 26 sq. ft.

MASTERS BUILDING, LLC

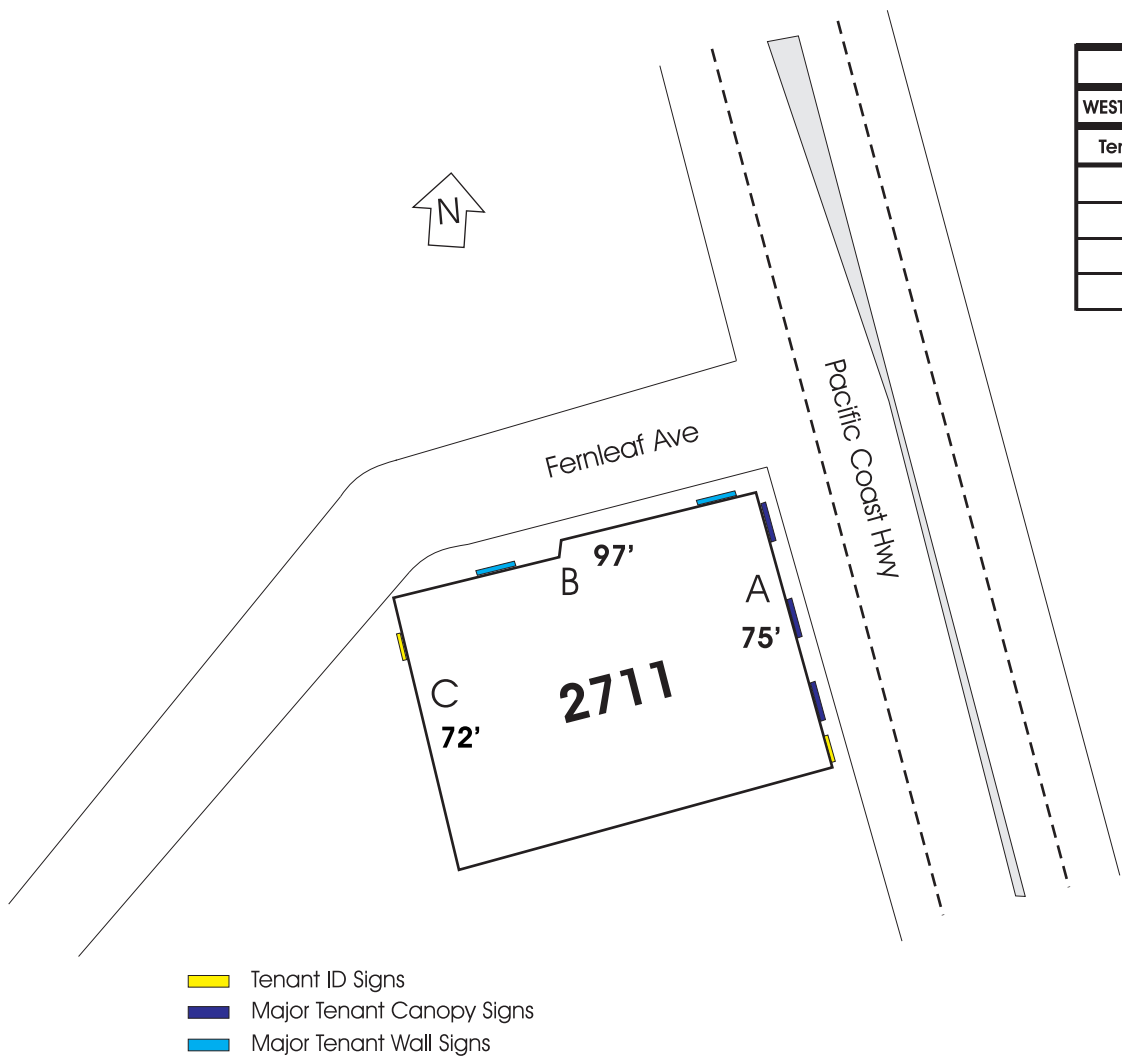
2711 E. COAST HIGHWAY

MASTER SIGN PROGRAM



Tenant ID Sign
- Tenant plaques, frosted acrylic changeable 6"x26"
- Aluminum stand-offs

Total sign area: 15 sq. ft.



MASTERS BUILDING				
WEST ELEVATION (C)	NORTH ELEVATION (B)	EAST ELEVATION (A)		Total Signage
Tenant ID Sign	Major Tenant ID	Major Tenant ID	Tenant ID Sign	115 Sq. Ft.
15	26	33	41	



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COMMUNITY DEVELOPMENT DIRECTOR
ACTION LETTER

Subject: Cold Stone Creamery (PA2020-332)
▪ Staff Approval No. SA2020-007

Site Location 3134 Balboa Boulevard

Applicant Jerry Stueve

Legal Description Parcel 1 of Parcel Map No. 2009-135, as per map filed in Book 371, Pages 4 through 6 of Parcel Maps, in the office of the County Recorder in the County of Orange

On **December 23, 2020**, the Community Development Director approved Staff Approval No. SA2020-007. This approval is based on the following findings and subject to the following conditions.

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** Neighborhood Commercial (CN)
- **Zoning District:** Commercial Neighborhood (CN)
- **Coastal Land Use Plan Category:** Neighborhood Commercial (CN) – (0.0 to 0.30 FAR)
- **Coastal Zoning District:** Commercial Neighborhood (CN)

PROJECT SUMMARY

The applicant proposes a take-out service, limited eating and drinking establishment (ice cream shop) with six seats to occupy a suite currently used a dry-cleaning store.

BACKGROUND

The project site is located in an existing shopping center (The Landing), which is bounded by Newport Boulevard and West Balboa Boulevard, between 30th Street and 32nd Street. The shopping center includes a mix of commercial uses, including a grocery store, various eating and drinking establishments, retail, and service uses. The shopping center includes a 236-space, on-site surface parking lot that serves all the uses within the center.

The existing shopping center was originally developed in 1960. In 2010, the shopping center went through an extensive remodel and expansion. It was also renamed “The Landing.” The project received multiple entitlements including a parking waiver and use permits for eating and drinking establishments.

On May 25, 2011, Minor Use Permit No. UP2011-015 (PA2011-090) was approved by the Zoning Administrator, which authorized a take-out, limited eating and drinking establishment (an ice cream shop) to operate in Suite 3109. The Use Permit restricted the ice cream shop to a maximum of six seats and hours of operation between 7:00 a.m. and 11:00 p.m., daily. Subsequent to this approval and operation of the ice cream shop, a poke café occupied the suite and operated under Minor Use Permit No. UP2011-015.

On October 22, 2020, Conditional Use Permit No. UP2019-035 and Coastal Development Permit No. CD2020-001 (PA2019-160) were approved by the Planning Commission, which authorized an existing restaurant at Suite 3107 to expand into Suite 3109, which had become a vacant suite. All factors including parking for that expanded restaurant were addressed by the approved Use Permit and Coastal Development Permit. However, Minor Use Permit No. UP2011-015 for the original eating and drinking establishment in Suite 3109 was not revoked as part of the approval for the restaurant expansion. While the use has ceased, the privileges granted remain because the Use Permit was not revoked by the City.

PROPOSED CHANGES

The applicant proposes to utilize Minor Use Permit No. UP2011-015 to operate a new ice cream shop. The ice cream shop is located within the same parcel, but in a different suite. All conditions of approval from the use permit will apply to the new establishment. The use permit does not authorize alcohol sales or late hours past 11 p.m. and this authorization will not expand any privileges.

FINDINGS

Pursuant to Newport Beach Municipal Code 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, or refer the requested change to the Zoning Administrator, without a public hearing, and waive the requirement for a new use permit application. The approval and waiver of a new use permit application is based on the following findings and facts in support of the findings.

Finding:

A. The changes are consistent with all applicable provisions of this Zoning Code.

Facts in Support of Finding:

1. The site is designated as Neighborhood Commercial (CN) by the General Plan and Neighborhood Commercial (CN) (0.0 – 0.30 FAR) by the Coastal Land Use Plan. It is located within the Commercial Neighborhood (CN) Zoning District and Coastal Zoning District. The CN designation is intended to provide for a limited range of retail and service uses developed in one or more distinct centers oriented to primarily serve the needs of and maintain compatibility with residential uses in the immediate area. The proposed project is a new ice cream shop within an existing commercial suite which

was previously used as a dry cleaner store. Minor Use Permit No. UP2011-015 analyzed an ice cream shop within the same shopping center and found the use to be complementary to the surrounding commercial and residential uses.

2. The Take-Out Service, Limited Eating and Drinking Establishment classification is permitted upon the approval of a minor use permit, if within 500 feet of a residential use within the CN Zoning District. An active use permit (UP2011-015) was approved in 2011 for an identical use in a different suite, within the same parcel. All facts in support of findings are applicable to the proposed ice cream shop.
3. Per Newport Beach Municipal Code Section 20.40.040 (Off-Street Parking Spaces Required), Take-Out Service, Limited Eating and Drinking Establishments have a parking requirement of one space per 250 gross square feet. Since Personal Services, General has an identical parking requirement, the replacement of the existing dry-cleaning store with the proposed ice cream shop does not require any additional parking pursuant to the Municipal Code and as a result, it will not change or negatively impact on-site parking supply.
4. The proposed ice cream shop is similar to previously approved uses within the shopping center. With no late hours proposed, the ice cream shop is compatible with other land uses permitted within the surrounding neighborhood.

Finding:

- B. The changes 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 Minor Use Permit was determined to be categorically exempt from the requirements of the California Environmental Quality Act under Class 1 (Existing Facilities), which exempts minor alterations to existing facilities involving negligible expansion of use beyond that existing at the time of the lead agency's determination. The proposed ice cream shop replaces a dry-cleaning store and will be located within an existing development with only minor alterations consisting of interior tenant improvements and a sign necessary to accommodate the use.
2. The location of the use in Suite 3109 was not material to the original approval and relocating the same use within the existing shopping center to Suite 3134 does not change the facts upon which the original use permit was issued.

Finding:

- C. The changes 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 ice cream shop will operate within all of existing conditions of approval for Minor Use Permit No. UP2011-015, including the maximum number of seats and hours of operation.
2. The ice cream shop does not propose live entertainment or the sale of alcohol, which are both prohibited by Minor Use Permit No. UP2011-015.
3. The ice cream shop is required to obtain all necessary permits from the Building and Fire Departments and must comply with all applicable codes. Additionally, approval from the Orange County Health Department is required prior to the issuance of a building permit.

Finding:

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

Fact in Support of Finding:

1. The proposed operation of the ice cream shop at Suite 3134 is consistent with the previously approved ice cream shop at Suite 3109. The proposed ice cream shop will have limited seating and no late hours consistent with the take out service limited use description.

CONDITIONS

All previous conditions of approval of Minor Use Permit No. UP2011-015 (PA2011-090) shall remain in full force and effect as stated in the attached Zoning Administrator Action Letter (Attachment No. CD 2).

APPEAL PERIOD: An appeal or call for review 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.

Prepared by:



David S. Lee, Associate Planner

MS/dl

Attachments: CD 1 Vicinity Map
CD 2 Minor Use Permit No. UP2011-015 (PA2011-090)
CD 3 Project Plans

Attachment No. CD 1

Vicinity Map

VICINITY MAP

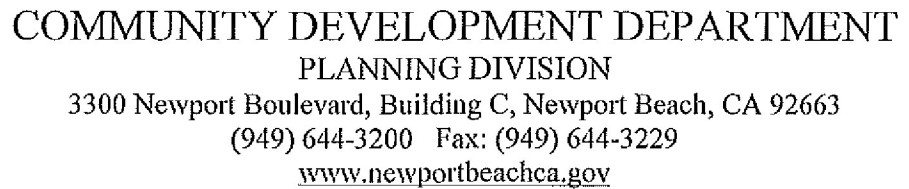


Staff Approval No. SA2020-007
PA2020-332

3134 Balboa Boulevard

Attachment No. CD 2

Minor Use Permit No. UP2011-015



NOTICE OF ZONING ADMINISTRATOR ACTION

May 27, 2011

TP Designs
Attn: Tuan Pham
9966 Debiois Avenue
Fountain Valley, CA 92708

**Application No. Minor Use Permit No. UP2011-015
(PA2011-090)**

Site Address 3109 Newport Boulevard
Whimsical Italian Gelato

On May 25, 2011, the Zoning Administrator approved the above referenced application based on the findings and conditions in the attached action letter.

By: Melinda Whelan
Melinda Whelan, Assistant Planner

PA: msw

APPEAL PERIOD: Modification Permit applications do not become effective until 14 days after the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code. Tentative Parcel Map, Condominium Conversion, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code. For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

cc:
property owner
Catellus Newport
Attn: Sean Whiskman
66 Franklin Street, Suite 200
Oakland, CA 94624



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

3300 Newport Boulevard, Building C, Newport Beach, CA 92663
(949) 644-3200 Fax: (949) 644-3229
www.newportbeachca.gov

ZONING ADMINISTRATOR ACTION LETTER

Application No. Minor Use Permit No. UP2011-015
(PA2011-090)

Applicant TP Designs

Site Address 3109 Newport Boulevard
Whimsical Italian Gelato

Legal Description Lots E, F, and H on Parcel Map, as per map filed in book 32, page 41 of Parcel Maps, in the office of the County Recorder in the County of Orange, together with that portion of Lake Avenue shown as Parcel "G" on said Parcel Map, vacated and abandoned by Resolution No. 1012 of the City Council of Newport Beach, recorded May 15, 1981 as Instrument No. 40308 in book 14079, page 939 of official records in the office of said County Recorder, also together with a portion of Section 28, Township 6 south, range 10 west, San Bernardino Meridian, as per Parcel Nos. 1, 2, and 3 of the official plat filed in the district land office August 4, 1980

On May 25, 2011, the Zoning Administrator approved the following: a minor use permit to allow the operation of a take-out service, limited eating and drinking establishment with six seats to occupy an existing retail space. The hours of operation are 7:00 a.m. to 11:00 p.m., daily. Alcohol sales is not permitted. The property is located in the CN (Commercial Neighborhood) District. The Zoning Administrator's approval is based on the following findings and subject to the following condition(s).

FINDINGS

1. **Finding:** This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines under Section 15301 Class 1 (Existing Structures).

Facts in Support of Finding:

- Class 1 exempts the repair, maintenance, or minor alteration of existing structures. The proposed project includes a change of the tenant and interior alterations to a suite within an existing retail building.

2. **Finding:** The use is consistent with the General Plan and any applicable specific plan.

Facts in support of finding:

- The General Plan land use designation for this site is CN (Neighborhood Commercial). The CN designation is intended to provide for a limited range of retail and service uses developed in one or more distinct centers oriented to serve the needs of and maintain compatibility with residential uses in the immediate area. An eating and drinking establishment in the form of an Italian gelato shop is a consistent use within this land use designation. These uses can be expected to be found in this area and similar locations and are complementary to the surrounding commercial and residential uses.
- The establishment is similar to previous approved uses within the shopping center. With no late hours the take-out service, limited eating and drinking establishment is compatible with the land uses permitted within the surrounding neighborhood.
- The subject property is not part of a specific plan area.

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

Facts in support of finding:

- The Take-Out Service, Limited, Eating and Drinking Establishment classification is permitted upon the approval of a minor use permit if within 500 feet of a residential use within the CN Zoning District.
- The proposed Take-Out Service, Limited Eating and Drinking Establishment is provided sufficient parking consistent with Landing Shopping Center parking management program approved through Use Permit No. UP2010-002.
- The site is located in the CN (Commercial Neighborhood) Zoning District. The CN Zoning District is intended to provide for areas appropriate for a limited range of retail and service uses developed in one or more distinct centers oriented to serve primarily the needs of and maintain compatibility with residential uses in the immediate area. The proposed take-out service, limited eating and drinking establishment is consistent with land uses permitted by the CN Zoning District and meets all applicable use and development standards of the Zoning Code.
- The proposed Take-Out Service, Limited Eating and Drinking Establishment is anticipated to attract walk-up traffic due to its proximity to the residential properties surrounding the shopping center.

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

Facts in support of finding:

- The project will occupy an existing retail space in the recently renovated Landing Shopping Center.
- The proposed project is a Take-Out Service, Limited Eating and Drinking Establishment with six seats, sales for primarily off-site consumption, no late hours, and no alcohol service.

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

Facts in support of finding:

- The proposed Take-Out Service, Limited Eating and Drinking Establishment will be located within an existing retail space of the recently renovated Landing Shopping Center. The renovated center is designed to provide uses such as the gelato shop. The limited hours of operation and the no late hours ensure that the operating characteristics are physically suitable for the neighborhood.
 - Adequate public and emergency vehicle access, public services, and utilities are provided within the renovated shopping center with access provided from Newport Boulevard, 32nd Street and Balboa Boulevard.
 - The tenant improvements to the project site will comply with all Building, Public Works, and Fire Codes. All ordinances of the City and all conditions of approval will be complied with.
 - The limited menu and restriction on seating makes the proposed use unlikely to cause adverse impacts to traffic or the parking demand of the surrounding commercial uses.
6. **Finding:** Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, a safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

Facts in support of finding:

- Trash receptacles will be conveniently located within the space for patron use.

There are additional conditions that ensure trash receptacle and dumpster maintenance.

- The proposed Take-Out Service, Limited Eating and Drinking Establishment is considered to be similar in intensity to a retail establishment and will attract walk-up patrons from the surrounding retail uses and nearby residents.
- Pursuant to Chapter 20.70 (Definitions) of the Municipal Code, "Late Hour Operations" are defined as facilities that provide service after 11:00 p.m. any day of the week. The proposed project will be open from 7:00 a.m. to 11:00 p.m., daily which will minimize any potential noise impacts on nearby residential uses.
- The conditions imposed will reduce any possible detriment to the community by ensuring continued consistency with the intent and purpose of Section 20.48.090 (Eating and Drinking Establishments) of the Municipal Code.

Conditions

(Project specific conditions are listed in italics)

1. *The development shall be in substantial conformance with the approved site plan and floor plan, dated April 5, 2011, except as noted in the following conditions.*
2. This approval was based on the particulars of the individual case and does not in of itself or in combination with other approvals in the vicinity or Citywide constitute a precedent for future approvals or decisions.
3. A copy of this approval letter shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
4. Prior to the issuance of a building permit, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Department.
5. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
6. The applicant is required to obtain all applicable permits from the City Building Division and Fire Department. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all applicable State Disabilities Access requirements. Approval from the Orange County Health Department is required prior to the issuance of a building permit.
7. The applicant shall comply with federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Minor Use Permit.

8. This Minor Use Permit may be modified or revoked by the Zoning Administrator should they determine that the proposed use or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
9. Any change in operational characteristics, expansion in area, or other modification to the approved plans, shall require an amendment to this use permit or the processing of a new use permit.
10. *Any addition of seats and/or stand-up counter space for customers shall be subject to the approval of an amendment to this use permit. Any patron seating or stand-up counter located outside of the facility on the subject property or on public property (including sidewalks, streets) is prohibited.*
11. *The number of seats shall be limited to a total of six (6).*
12. A covered wash-out area (36 inches wide by 36 inches deep by 6 feet high) for refuse containers and kitchen equipment shall be provided and shall drain directly into the sewer system, unless otherwise approved by the Building Director, Planning Division, and Public Works Director in conjunction with the approval of an alternative drainage plan. The washout area shall be specifically shown on the construction drawings submitted for building permits.
13. The facility shall be designed to meet exiting and fire protection requirements as specified by the California Building Code and shall be subject to review and approval by the Building Division.
14. The project shall comply with State Disabled Access requirements.
15. Public sanitation facilities shall be available to the general public (patrons) during regular business hours of the operation, unless otherwise approved by the Building Division.
16. *The hours of operation are limited to between the hours of 7:00 a.m. to 11:00 p.m., seven days a week; and any increase in the hours of operation shall be subject to the approval of an amendment to this use permit.*
17. Live entertainment and dancing shall be prohibited as a part of the regular operation, unless an amendment to this use permit or other required application is first approved in accordance with the provisions of the Municipal Code.
18. No outside paging or sound system shall be utilized in conjunction with this food service establishment.

19. Construction activities shall comply with Section 10.28.040 of the Municipal Code, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday and 8:00 a.m. and 6:00 p.m. on Saturday. Noise-generating construction activities are not allowed on Sundays or Holidays.
20. On-sale alcoholic beverage service is not permitted. The establishment of on-sale alcoholic beverage service shall require the approval of an amendment to this Minor Use Permit, approval by the Police Department, and the approval from the State Department of Alcoholic Beverage Control.
21. 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 Municipal Code, Community Noise Control.
22. The operator of the facility shall be responsible for the control of noise generated by the subject facility including, but not limited to, noise generated by patrons, food service operations, and mechanical equipment. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 and other applicable noise control requirements of the Municipal Code.
23. The exterior of the establishment shall be maintained free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter, and debris from the premises and on all abutting sidewalks within 20 feet of the premises. Graffiti shall be removed within 48 hours of written notice from the City.
24. Trash receptacles for patrons shall be conveniently located both inside and outside of the proposed facility; however, they shall not be located on or within any public property or right-of-way.
25. 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.
26. All trash shall be stored within the building or within public dumpsters provided for the convenience of businesses in the area, 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 which shall remain closed at all times, except when being loaded or while being collected by the refuse collection agency. Pick-up of trash from the dumpsters shall occur at least once daily, or more as deemed necessary by the Planning Department.
27. The applicant shall maintain the trash dumpsters or receptacles so as to control odors which 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. Trash generated by the establishment shall be adequately contained in sealed plastic bags to control odors prior to placement in the trash dumpster. Cleaning and maintenance of trash dumpsters shall be done in compliance with the provisions of

Title 14, including all future amendments (including Water Quality related requirements).

28. Deliveries and refuse collection for the facility shall prohibited between the hours of 10:00 p.m. and 8:00 a.m., daily, unless otherwise approved by the Planning Director, and may require an amendment to this Minor Use Permit.
29. Storage outside of the building shall be prohibited.
30. All signs and displays must conform to the City Municipal Code requirements.
31. No temporary "sandwich" signs, balloons or similar temporary signs shall be permitted, either on-site or off-site, to advertise the proposed eating and drinking establishment, unless specifically permitted in accordance with the Sign Ordinance of the Municipal Code.
32. 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.
33. A Special Event Permit is required for any event or promotional activity outside the normal operational characteristics of this restaurant business that would attract large crowds, involve the sale of alcoholic beverages, include any form of on-site media broadcast, or any other activities as specified in the Municipal Code to require such permits.
34. The facility shall comply with the provisions of Chapter 14.30 of the Municipal Code for commercial kitchen grease disposal, as determined by the Building department and the Utilities Department. A grease interceptor shall be provided on-site.
35. *Prior to any modifications to the ceiling that require the existing fire sprinklers to be altered, revised plans shall be submitted to the Fire Department.*
36. *A 2A10BC fire extinguisher shall be provided on-site and mounted on the wall and located in an accessible area.*
37. Should the business, subject to the Minor Use Permit conditioned herein, be sold or otherwise come under different ownership or a change in operators, any future owners, operators, or tenants shall be notified of the conditions of this approval by either the current business owner, property owner, or the leasing agent.
38. Minor Use Permit No. UP2011-015 shall expire unless exercised within 24 months from the end of the appeal period as specified in Section 20.91.050 of the Newport Beach Municipal Code.
39. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers,

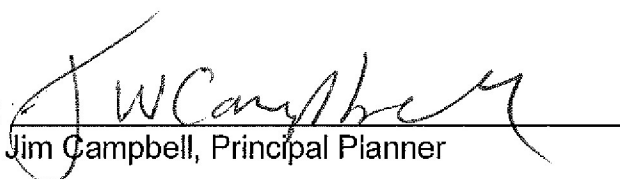
employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the **Whimsical Italian Gelato** including, but not limited to, the **Minor Use Permit No. UP2011-015 (PA2011-090)**. 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.

PUBLIC NOTICE

Notice of this application was mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days prior to the decision date, consistent with the provisions of the Municipal Code.

APPEAL PERIOD: Modification Permit applications do not become effective until 14 days after the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code. For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

On behalf of Patrick Alford, Zoning Administrator

By: 
Jim Campbell, Principal Planner

PA/msw

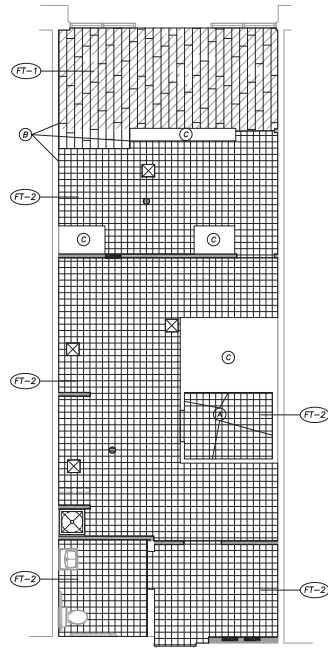
Attachments: Vicinity Map

Attachment No. CD 3

Project Plans

Material	Color	Manufacturer	Mfr Series / Size	Misc.
FLOOR TILE #1 (FT-1)	'FARMHOUSE XT'	DALTILE	SADLEBROOK XT 6"x36"	INSTALL AT 1/3 PATTERN
FLOOR TILE GROUT *	'EARTH' #105	CUSTOM BUILDING PRODUCTS	MATCHING 15" WIDE BASE CUT FROM 6"x36"	DISCARD CENTER STRIP
		3/16" GROUT SPACE		
FLOOR TILE #2 (FT-2)	'ASHEN GRAY'	DALTILE	QUARRY TILE 6"x6" (SMOOTH)	STRAIGHT LAY
FLOOR TILE GROUT *	'NATURAL GRAY' #59	CUSTOM BUILDING PRODUCTS	MATCHING 3/8" RADIUS COVE BASE 6"x6"	
		1/8" GROUT SPACE		

* ALL GROUT JOINTS TO BE SEALED.



NOTES:

1. FLOOR SURFACES SHALL BE SLIP-RESISTANT. RECOMMENDED WET FRICTION COEFFICIENT FACTOR OF DCOF 0.42

(A) PRE-FAB WALK-IN REFRIGERATOR TO HAVE TILE COVE BASE.

(B) PROVIDE TILE BASE TO MATCH FLOOR TILE

③ CONCRETE FLOOR (UNDER FIXED CABINETS,
BULKHEAD WALL, FREEZER)



SCALE : 1/4" = 1'-0"

1 NEW LAV & TOILET, INSTALLED PER HANDICAP CLEARANCES, REFER TO DETAIL (A-23)

2 ELECTRICAL PANEL PER ELECTRICAL DWG'S.

3 MOP SINK & WATER HEATER - REFER TO PLUMBING DWG.

4 FLOOR SINK - REFER TO PLUMBING DWG.

5 NOT USED

6 MOUNT FROST TOP 2 3/4" FROM SERVICE SIDE OF COUNTERTOP.

7 "TIMELY" CASED OPENING FRAME 5'-0" x 7'-0" (BLACK) w/ REFRAINATOR DOOR w/ 15" x 20" WINDOW x +49" WITH GASKETS - REFER TO DETAIL (A-25)

8 26 GA. GALVANIZED CLOSURE PANEL FROM TOP OF FREEZER / REFRIGERATOR TO BOTTOM OF CEILING. ATTACH WITH ALUG SCREWS @ 6" O.C. TO NEW METAL STUDS @ 16" O.C.

9 SHELVING PER EQUIPMENT PLANS & INTERIOR ELEVATIONS. PROVIDE 5/8" PLYWOOD BACKING AS REQUIRED.

10 NEW THERMOSTAT - PER MECHANICAL DWG'S.

11 PROVIDE 2" DIA. HOLE IN COUNTERTOP w/ PLASTIC GROMMET PLATE FOR EQUIPMENT CORD TO OUTLET BELOW, 2" CLR. @ BACK WALL TO HOLE EDGE.

12 PROVIDE SPLASH GUARDS AT SINK PER HEALTH DEPARTMENT REQUIREMENTS (MATCH COUNTER FINISH IF APPROVED BY HEALTH DEPARTMENT).

13 AIR CURTAIN - REFER TO ELECTRICAL DWG'S.

14 NOT USED.

15 VERIFY DIPPING CABINET WIDTH. PROVIDE ADDITIONAL 4" CLEARANCE REQUIRED FOR MOVING WHEELED EQUIPMENT FOR CLEANING.

16 NOTE: ALL OPERABLE WINDOWS, VENT OPENINGS OR OTHER SIMILAR OPENINGS SHALL BE PROVIDED WITH TIGHT FITTING SCREENS OF MIN. 16 MESH TO THE INCH.

17 NOTE: EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

18 COOLER / FREEZER INSTALLERS TO LEAVE MIN. 1" AIRSPACE CLEARANCE BETWEEN COOLER AND WALLS.

19 RAISED EMPLOYEE STORAGE LOCKER ON 6" HIGH ROUND STANDING STEEL LEGS.

20 CLEANING SUPPLIES CABINET ABOVE. PROVIDE 5/8" PLYWOOD BACKING AS REQUIRED.

21 PROVIDING 32 LINE FEET OF 4 TIER (128 LINEAR FT. TOTAL SHELVES) x 18" DEEP SHELVING.

22 ONE PIECE GLASS TOP BETWEEN VERTICAL SNEEZE GUARD.

23 VERTICAL SUPPORT TO EXTEND 36" ON SIDE ADJACENT TO SWING GATE.

24 AFFIX AN INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ENTRANCE - REFER TO DETAIL (A-24)

25 TACTILE "EXIT" SIGN PER ADA REQUIREMENTS. REFER TO DETAIL (A-25)

26 HANDICAP ACCESSIBLE THRESHOLD - REFER DETAIL (A-25)

27 CUSTOM ACCESSIBLE 2'-10" HIGH FOLD-DOWN COUNTER 12" x 36" AT SWING GATE.

28 SAW-CUT SLAB REPAIR: #3 DOWEL BARS @ 18" O.C. IN EXISTING SLAB EDGE WITH NEW 4" THICK CONCRETE (5,000 PSI) POUR BACK SLAB w/ #3 BARS @ 18" O.C. EACH WAY (TIE TO DOWEL BARS IN SLAB EDGE) OVER 15 MIL VAPOR BARRIER OVER COMPACT FILL.

29 FRONT CABINET SEE (A-26)

30 REAR CABINET SEE (A-26)

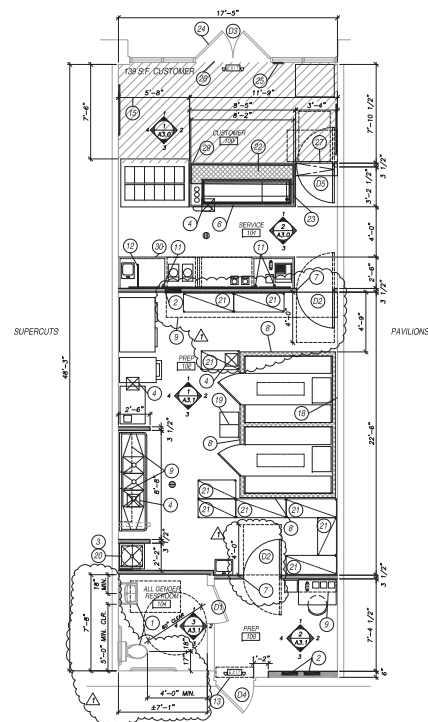
NOTE: ALL DIMENSIONS ARE TO FACE OF STUD - TYP.
(UNO) VERIFY ALL DIMENSIONS IN FIELD PRIOR TO
STARTING CONSTRUCTION. NOTIFY ARCHITECT OF ANY
DISCREPANCY IMMEDIATELY.

EXISTING FULL HEIGHT SHELL WALLS

NEW 3 5/8" (U.N.O.) x 20 GA. (362S137-33)
'C' TYPE METAL STUDS @ 16" O.C. w/ 5/8"
TYPE X GYPSUM BOARD - BOTH SIDES TYP. -
REFER TO WALL SECTION 10/A4.0 ("WR"-TYPE
X GYPSUM BOARD AT ALL WET WALL
LOCATIONS, MIN. 48" HIGH IN RESTROOM).

REFRIGERATOR PRE-FAB WALL PANELS FIELD
VERIFY EXACT DIMENSIONS w/ MFG. CONTRACTOR
TO COORDINATE INTERIOR PRE-FAB SHELVING w/
OWNER.

F



Door Types * * FINISH ALL EXPOSED DOOR EDGES (TYP.)

- (D1) EXISTING RESTROOM DOOR: 3'-0" x 7'-0" x 1 3/4" THK. w/ PAINT DOOR FRAME BLACK. ALL HARDWARE PER ADA - SEE DOOR NOTES.
- (D2) NEW ELIASO SC-50-1 3'-0" x 7'-0" w/ X 20" (TEMPERED) WINDOW & SEALS SEE SCHEDULE OF FURNITURE, FIXTURE, EQUIPMENT. DOUBLE ACTING DOOR WITHOUT LATCH/LOCKS.
- (D3) EXISTING 6'-0" x 7'-0" STOREFRONT (PAIR) DOORS. PROVIDE SIGN STATING THAT "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED". CLOSER, THRESHOLD PER DETAIL 21/AA.0
- (D4) EXISTING 3'-0" x 6'-8" DELIVERY DOOR TO REMAIN - RE-PANT INTERIOR
- (D5) NEW ELIASO SC-50-1 3'-0" x 2'-0" DOUBLE ACTING DOOR WITHOUT LATCH/LOCKS

Door Hardware Notes

ALL GENDER NEW PRIVACY SET: LEVER TYPE, SINGLE
RESTROOM ACTION, CLOSER, HANDICAP SIGNAGE PER
DOOR: D1 DETAIL 6/A4.0 & 1" UNDERCUT

SERVICE & BY MFR. (NO LATCH OR LOCKS)

CUSTOMER
DOOR: D3

EXISTING KEY LOCKING HARDWARE AND
NEW SIGN WITH CONTRASTING LETTERS OF
1 INCH OR MORE ABOVE DOOR READING
"THIS DOOR TO REMAIN UNLOCKED WHEN
THIS SPACE IS OCCUPIED", HANDICAP
SIGNAGE PER DETAIL 6/A4.0; EXISTING
CLOSERS, WEATHERSEALS & THRESHOLD
PER DETAIL 21/A4.0

PREP DELIVERY EXISTING LOCKSET, LEVEL TYPE, THRESHOLD
DOOR: D4 & CLOSER

SERVICE GATE: BY MFR. (NO LATCH OR LOCKS)
D5



1	11-30-20 PLAN CHECK
2	
3	
4	
5	
6	
7	

These drawings are the property and copyright of Fredrick Robert Associates, Inc. and shall not be used for any other work except by written agreement with:



Fredrick Robert Associates, Inc.
Architecture and Planning
8000 Santa Monica - Suite 207, Brent, CA 90521
(714) 664-0055
www.FRA-INC.com

Consultant:



Sheet Title:
Floor Plan & Flooring Plan

Dyno Plot Scale:

Drawn:

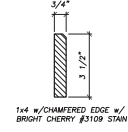
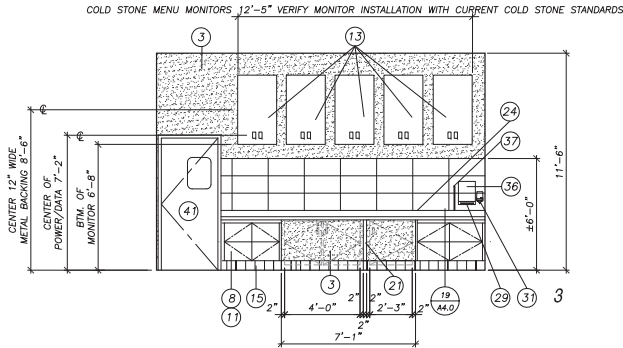
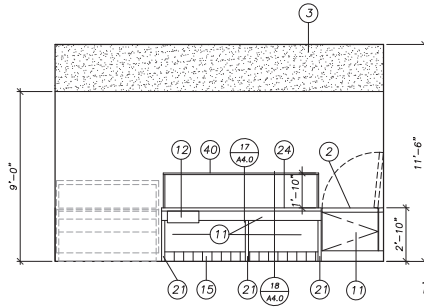
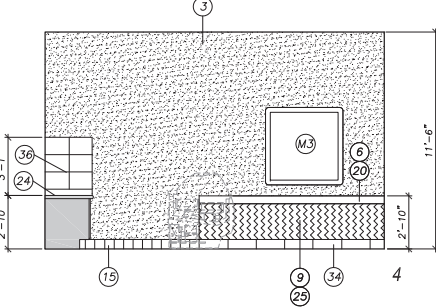
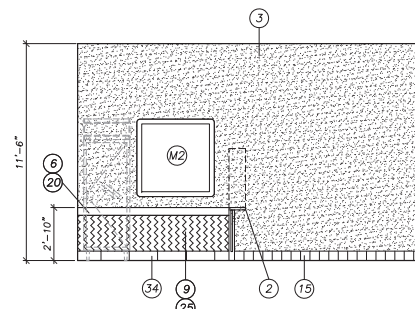
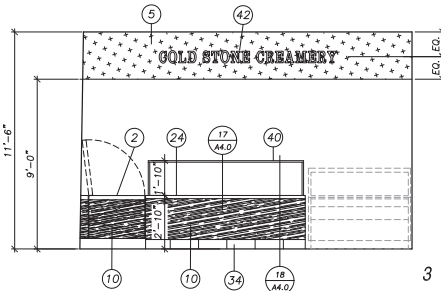
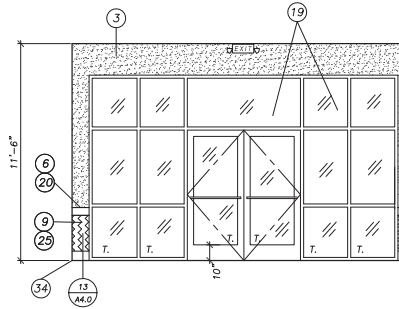
10/26
Eloosmo:

Project No. 30798

Sheet No. _____

A2.0

SCALE : 1/4" = 1'-0"



Wainscot Molding Detail NOT TO SCALE

Interior Finishes and Notes	Revisions
NOTE: ALL INTERIOR FINISHES MUST COMPLY WITH CBC 803.5 FOR MAXIMUM FLAME SPREAD CLASS AND SMOKE DEVELOPED. CLASS A: FLAME SPREAD 0-25, SMOKE DEVELOPED 0-450 CLASS B: FLAME SPREAD 26-75, SMOKE DEVELOPED 0-450 CLASS C: FLAME SPREAD 76-200, SMOKE DEVELOPED 0-450 SEE DETAIL 4/A-4.0 FOR MOUNTING REQUIREMENTS OF RESTROOM ACCESSORIES 1 SEE SHEET A2.0 FOR FLOOR TILE LAYOUT & SPECIFICATIONS. 2 CUSTOM FOLD DOWN ACCESSIBLE COUNTER 12" X 36" AT SWING GATE. 3 PAINT # P-1: "SHERWIN WILLIAMS" INTERIOR EGG SHELL LATEX "CHINA DOLL" #7517 4 NOT USED. 5 VINYL WALLCOVERING KOROSOL CUSTOM COVERING: PATTERN: CUSTOM: COLOR: RED WALLPAPER APPLIED TO GYPSUM BOARD (SOFFIT FACE) ORDER/CONTACT: COLD STONE CREAMERY LOGISTICS DEPARTMENT. CONTRACTOR/INSTALLER TO VERIFY QUANTITY ON EQUIPMENT ESTIMATE. PREPARE WALL PER MANUFACTURERS SPECIFICATIONS (PROFESSIONAL P-35 HEAVY DUTY PRIMER - PRIOR TO APPLICATION OF WALLPAPER). NOTE: WALLPAPER MUST BE WASHABLE FABRIC BACKED VINYL WALLCOVERING WITH HEALTH DEPT. APPROVAL. 6 STAIN: SHERWIN WILLIAMS - 2 COATS OF OIL STAIN #3109. BRIGHT CHERRY. TOPCOAT WITH SATIN POLYURETHANE VARNISH. 7 WALL FINISH: STANDARD FIBERGLASS-REINFORCED PLASTIC PANEL (F.R.P.) SYSTEM. COLOR: WHITE MARBLE. FIBERGLASS #100, 10" OR 12" PANELS. FLAME SPREAD RATING: <200 OR EQUAL. REFER TO 22/A4.0 8 PLASTIC LAMINATE #1: WILSONART MATTE, "PAMPAS" #4166-60 - REAR CABINET EXTERIOR. 9 PLASTIC LAMINATE #2: WILSONART, "MILD CHERRY" #7054-60, WANSNOT. PROVIDE 3/4"x3/4" WOOD TRIM AT ALL OUTSIDE CORNERS. 10 PLASTIC LAMINATE #3: WILSONART SOFT GRAIN, "OLD MILL OAK" #7036-12 - CABINET FACE (CUSTOMER STOCK) 11 PLASTIC LAMINATE #4: WILSONART MATTE, "DESIGNER WHITE" #0354-60 - INTERIOR CABINETS, SAFE PLATFORM, ELASON DOOR 12 NSF APPROVED MOUNT DIPPERWELL ON PLASTIC BLOCKING 20"x8"x2" THICK. SEE DETAIL 30/A4.0 13 DIGITAL MENU MONITORS (5) PER 'COLD STONE CREAMERY' STANDARDS. 14 NOT USED. 15 6" x 6" x 3/8" RADIUS COVE QUARRY TILE BASE - SEE FLOOR FINISH PLAN SHT. A2.0 16 26 GA. GALVANIZED CLOSURE PANEL FROM TOP OF FREEZER/ REFRIGERATOR TO CEILING - TYP. ATTACH W/ GALV. SCREWS @ 6" O.C. OVER 20 GA. METAL STUDS @ 16" O.C. 17 NSF APPROVED SPLIT WIRE RACK @ WALL (VERIFY EXACT LOCATION) - PROVIDE 5/8" PLYWOOD BACKING - TYP. 18 EMPLOYEE STORAGE LOCKERS ON 6" HIGH ROUND STAINLESS STEEL LEGS 19 CLEAN EXISTING STOREFRONT WINDOWS & GLASS DOORS 20 CONTINUOUS BIRCH WANSNOT MOLDING 1"x4" w/ CHAMFERED TOP EDGE (SEE DETAIL A) w/ BRIGHT CHERRY STAIN - SHERWIN WILLIAMS #3109 - CAULK TOP EDGE W/ DAP DYNAFLEX 230 PREMIUM ELASTOMERIC LATEX SEALANT (COLOR - BROWN). 21 PROVIDE 2" DIAMETER STAINLESS STEEL POST. 22 NOT USED. 23 CLEANING SUPPLY CABINET. 24 FRONT COUNTERTOP: LG HAUSLYS, HI MAC'S CLASSIC "VANILLA SUGAR" #GT 913, THICKNESS: 2-3CM w/ PENCIL ROUND LIP. 25 PROVIDE 1/4" MARINE PLYWOOD BACKING FOR WANSNOT LAMINATE. OFFSET LAMINATE SEAMS 12" WITH BACKING SEAMS. WOOD TRIM AT SEAMS IS NOT ACCEPTABLE. (USE CEMENTIOUS BACKING BOARD AT TILE BASE) 26 EXPOSED GYPSUM BOARD - TAPED AND SANDED AT WALLS BEHIND COOLER AND FREEZER ONLY 27 TOILET SEAT DISPENSER - BOBRICK B-221 OR EQUAL. 28 SEMI RECESSED TOILET PAPER DISPENSER - BOBRICK #B-3888 OR EQUAL. 29 PAPER TOWEL DISPENSER - BOBRICK B-262 OR EQUAL. 30 36" & 42" LONG STAINLESS STEEL GRAB BARS - BOBRICK B-6106 OR EQUAL. 31 HAND SOAP DISPENSER - BOBRICK B-153 OR EQUAL. 32 MIRROR - BOBRICK B-165 24"x36" OR EQUAL. 33 AIR CURTAIN 34 CERAMIC TILE BASE TO MATCH ADJACENT FLOOR TILE 6" X 15" WITH CUSTOM PROLINE PROFLOOR SQUARE EDGE PROFILE AT EXPOSED TILE EDGE. 35 PREFABRICATED METAL WALK-IN FREEZER/ COOLER. 36 BACK WALL OF SERVICE LINE TO HAVE TILE TO +6'-0" AFF - DALTILE COMPOSITION "PROVIDENTIAL GLOSS" 12"x24" STACKED w/ CUSTOM BUILDING PRODUCTS "ALABASTER" #333 1/16" GROUT AND CP06 JOLLY TRIM. 37 WALL MOUNTED SPASH GUARD 12" HIGH ABOVE HAND SINK (NSF APPROVED). 38 NOT USED 39 ELECTRICAL PANELS - REFER TO ELECTRICAL DWG'S 40 SNEEZE GUARD - SEE DETAIL 17/A4.0 41 ELASON STAINLESS STEEL DOOR - REFER TO DOOR SCHEDULE 42 8" HIGH BRUSHED ALUMINUM LETTERS 43 FREE STANDING DESK W/ ROUND STAINLESS STEEL LEGS 6" HIGH	Revisions 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43

Customer - 100

Service - 101

Project: **COLD STONE**
3124 Balboa Blvd.
Newport Beach, California 92660

Consultant: **Fredrick Robert Associates, Inc.**
774 664-0000 www.FRA.com

Sheet Title: **Interior Elevations**

Dwg Plot Scale: 1"=1'

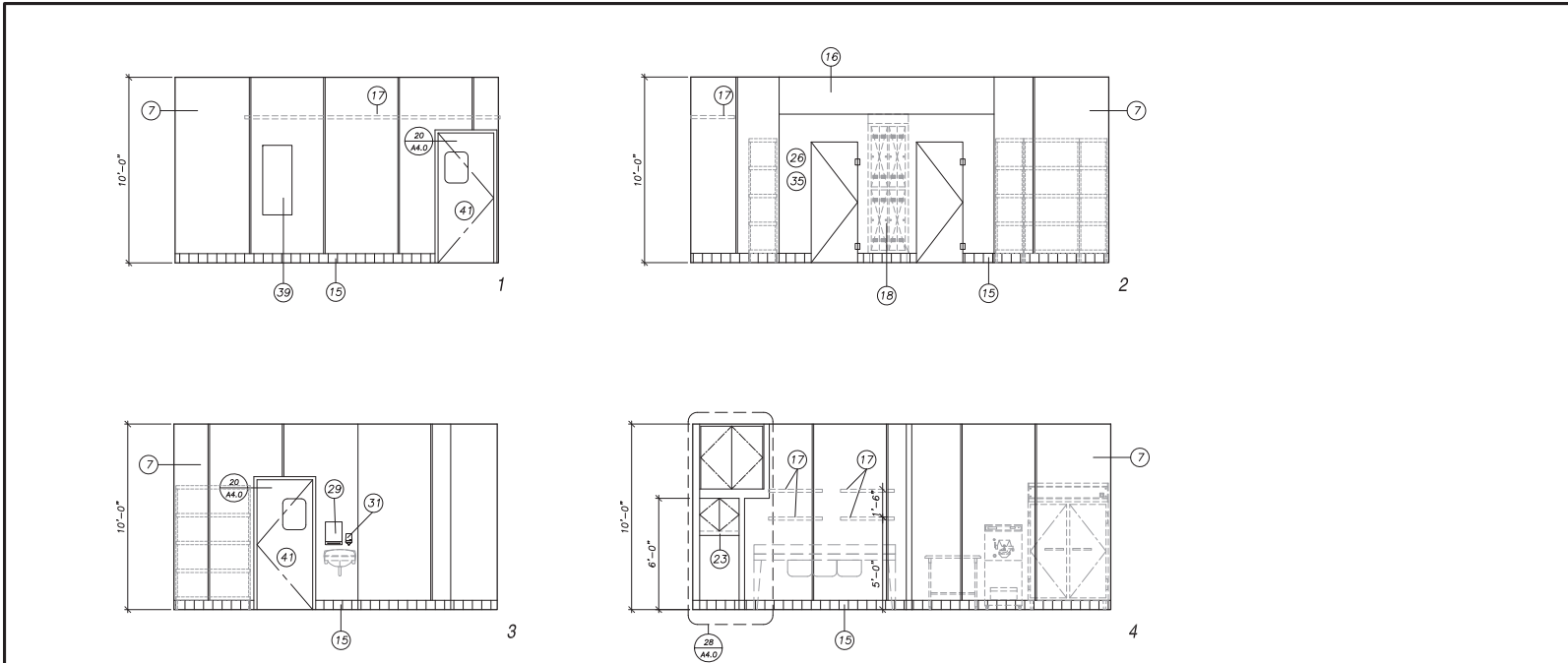
Drawn: 10/26/20

Date: 10/26/20

Filename: 20798

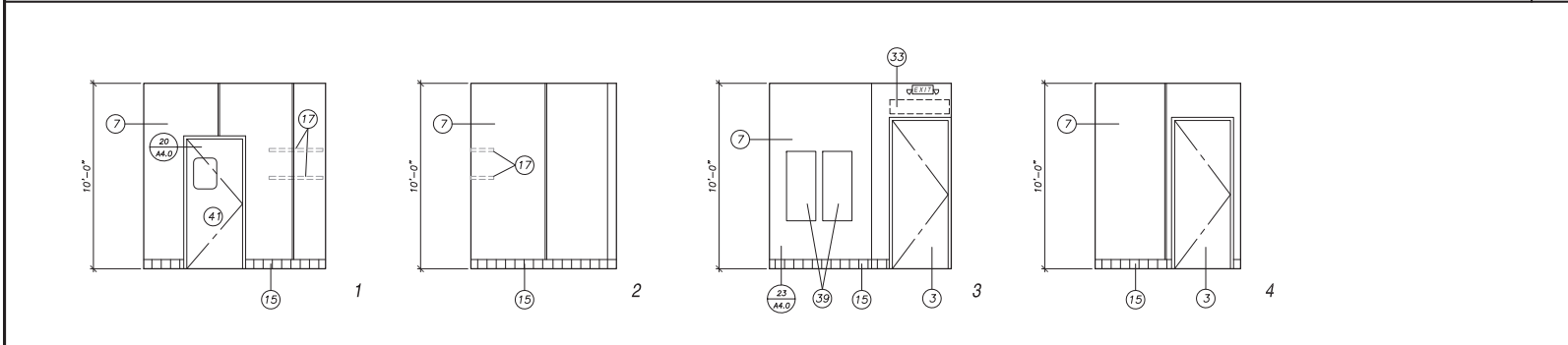
Project No: 20798

Sheet No: **A3.0**



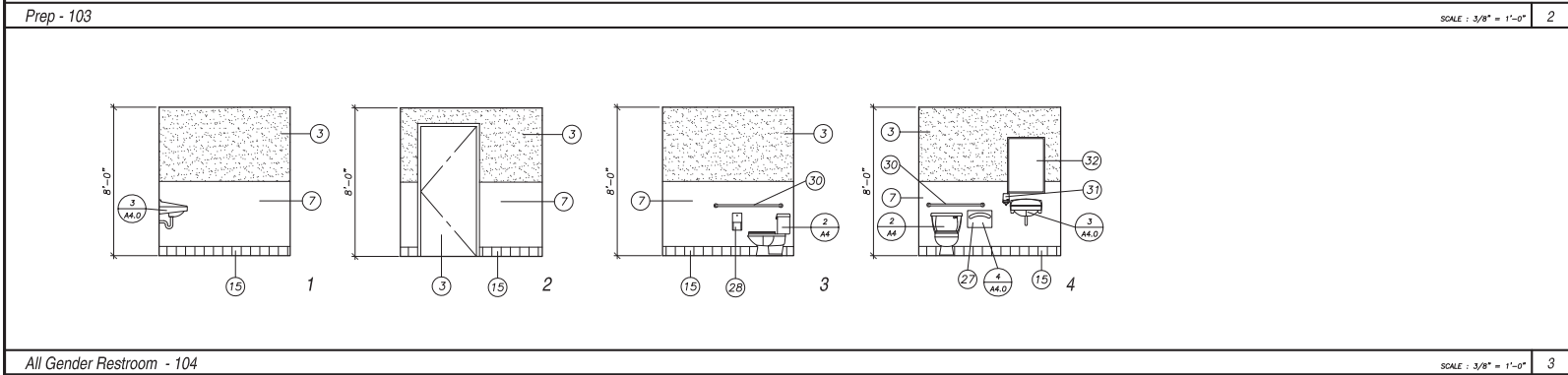
Prep - 102

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



Prep - 103

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



All Gender Restroom - 104

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

Interior Finishes and Notes

- NOTE: ALL INTERIOR FINISHES MUST COMPLY WITH CBC 803.5 FOR MAXIMUM FLAME SPREAD CLASS AND SMOKE DEVELOPED.
- CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450
CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 450-950
CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 950-450
- SEE DETAIL 4/A-4.0 FOR MOUNTING REQUIREMENTS OF RESTROOM ACCESSORIES
- 1 SEE SHEET A2.0 FOR FLOOR TILE LAYOUT & SPECIFICATIONS.
- 2 CUSTOM FOLD DOWN ACCESSIBLE COUNTER 12" X 36" AT SWING GATE.
- 3 PAINT # P-1: "SHERWIN WILLIAMS" INTERIOR EGG SHELL LATEX "CHINA DOLL" #7517
- 4 NOT USED.
- 5 VINYL WALLCOVERING KOROSOL CUSTOM COVERING: PATTERN: CUSTOM; COLOR: RED WALLPAPER APPLIED TO GYPSUM BOARD (SOFFIT FACE) ORDER/CONTACT: COLD STONE CREAMERY LOGISTICS DEPARTMENT. CONTRACTOR/INSTALLER TO VERIFY QUANTITY ON EQUIPMENT ESTIMATE. PREPARE WALL PER MANUFACTURERS SPECIFICATIONS (PROFESSIONAL R-15 HEAVY DUTY PRIMER - PRIOR TO APPLICATION OF WALLPAPER). NOTE: WALLPAPER MUST BE WASHABLE FABRIC BACKED VINYL WALLCOVERING WITH HEALTH DEPT. APPROVAL.
- 6 STAIN: SHERWIN WILLIAMS - 2 COATS OF OIL STAIN #3109 BRIGHT CHERRY. TOPCOAT WITH SATIN POLYURETHANE VARNISH.
- 7 WALL FINISH: STANDARD FIBERGLASS-REINFORCED PLASTIC PANEL (F.R.P.) SYSTEM COLOR: WHITE MARBLE PEBBLED, #100, 10" OR 12" PANELS, FLAME SPREAD RATING: <200 OR EQUAL. REFER TO 22/A4.0
- 8 PLASTIC LAMINATE #1: WILSONART MATTE, "PAMPAS" #4166-60 - REAR CABINET EXTERIOR.
- 9 PLASTIC LAMINATE #2: WILSONART, "MILD CHERRY" #7054-60, WANSWORTH: PROVIDE 3/4"x3/4" WOOD TRIM AT ALL OUTSIDE CORNERS.
- 10 PLASTIC LAMINATE #3: WILSONART SOFT GRAIN, "OLD MILL OAK" #7873K-12 - CABINET FACE (CUSTOMER SIDE) HORIZONTAL.
- 11 PLASTIC LAMINATE #4: WILSONART MATTE, "DESIGNER WHITE" #0554-60 - INTERIOR CABINETS, SINK PLATFORM, ELAXON DOOR
- 12 NSF APPROVED MOUNT DIPPERWELL ON PLASTIC BLOCKING 20"x8"x2" THICK. SEE DETAIL 30/A4.0
- 13 DIGITAL MENU MONITORS (5) PER "COLD STONE CREAMERY" STANDARDS.
- 14 NOT USED.
- 15 6" x 6" x 3/8" RADIUS COVE QUARRY TILE BASE - SEE FLOOR FINISH PLAN SHT. A2.0
- 16 26 GA. GALVANIZED CLOSURE PANEL FROM TOP OF FREEZER/ REFRIGERATOR TO CEILING - TYP. ATTACH w/ GALV. SCREWS @ 6" O.C. OVER 20 GA. METAL STUDS @ 16" O.C.
- 17 NSF APPROVED SPLIT WIRE RACK @ WALL (VERIFY EXACT LOCATION) - PROVIDE 5/8" PLYWOOD BACKING - TYP.
- 18 EMPLOYEE STORAGE LOCKERS ON 6" HIGH ROUND STAINLESS STEEL LEGS
- 19 CLEAN EXISTING STOREFRONT WINDOWS & GLASS DOORS
- 20 CONTINUOUS BIRCH WANSWORTH MOLDING 1"x4" w/ CHAMFERED TOP EDGE (SEE DETAIL A) w/ BRIGHT CHERRY STAIN - SHERWIN WILLIAMS #3109 - CAULK TOP EDGE w/ DAP DYNAFLEX 230 PREMIUM ELASTOMERIC LATEX SEALANT (COLOR - BROWN).
- 21 PROVIDE 2" DIAMETER STAINLESS STEEL POST.
- 22 NOT USED.
- 23 CLEANING SUPPLY CABINET.
- 24 FRONT COUNTERTOP: LG HAUSIYS, H MACS CLASSIC "VANILLA SUGAR" #GT 913, THICKNESS: 2-3CM w/ PENCIL ROUND LIP.
- 25 PROVIDE 1/4" MARINE PLYWOOD BACKING FOR WANSWORTH LAMINATE. OFFSET LAMINATE SEAMS 12" WITH BACKING SEAMS; WOOD TRIM AT SEAMS IS NOT ACCEPTABLE. (USE CEMENTIOUS BACKING BOARD AT TILE BASE)
- 26 EXPOSED GYPSUM BOARD - TAPED AND SANDED AT WALLS BEHIND COOLER AND FREEZER ONLY
- 27 TOILET SEAT DISPENSER - BOBBICK B-221 OR EQUAL.
- 28 SEMI RECESSED TOILET PAPER DISPENSER - BOBBICK #B-3888 OR EQUAL.
- 29 PAPER TOWEL DISPENSER - BOBBICK B-262 OR EQUAL.
- 30 36" & 42" LONG STAINLESS STEEL GRAB BARS - BOBBICK B-6106 OR EQUAL.
- 31 HAND SOAP DISPENSER - BOBBICK B-153 OR EQUAL.
- 32 MIRROR - BOBBICK B-165 24"x36" OR EQUAL.
- 33 AIR CURTAIN
- 34 CERAMIC TILE BASE TO MATCH ADJACENT FLOOR TILE 6" X 15" WITH CUSTOM PROLINE PROFOR SQUARE EDGE PROFILE AT EXPOSED TILE EDGE.
- 35 PREFABRICATED METAL WALK-IN FREEZER/ COOLER.
- 36 BACK WALL OF SERVICE LINE TO HAVE TILE TO 48" @ 0" AFF - DA/TILE COMPOSITION "PROVIDENTIAL GLOSS" 12"x24" STACKED w/ CUSTOM BUILDING PRODUCTS "ALABASTER" #333 1/16" GROUT AND CP06 JOLLY TRIM.
- 37 WALL MOUNTED SPASH GUARD 12" HIGH ABOVE HAND SINK (NOT APPROVED).
- 38 NOT USED.
- 39 ELECTRICAL PANELS - REFER TO ELECTRICAL DWG'S
- 40 SNEEZE GUARD - SEE DETAIL 17/A4.0
- 41 ELAXON STAINLESS STEEL DOOR - REFER TO DOOR SCHEDULE
- 42 8" HIGH BRUSHED ALUMINUM LETTERS
- 43 FREE STANDING DESK w/ ROUND STAINLESS STEEL LEGS 6" HIGH

NATIONAL PRICING:

SHERWIN WILLIAMS NATIONAL ACCOUNT# 3216-7228-2 REP: MICHAEL KONCLJA AT MICHAEL@KONCLJA.SHERWIN.COM
WILSONART NATIONAL REP: SHELIA SEMLER
SEMELERS@WILSONART.COM
EMSER TILE NATIONAL REP: KATHY SLAZAR URIAS (480)320-0525
DAL-TILE NATIONAL REP: DENISE BOWSER (480)241-3195

Revisions

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Frederick Robert Associates, Inc.
Architect
774 664-0000
www.fra.com

903 East Street, Suite 100, San Jose, CA 95128



Consultant:
Project: COLD STONE CREAMERY

3134 Balboa Blvd.
Newport Beach, California 92660

Sheet Title: Interior Elevations

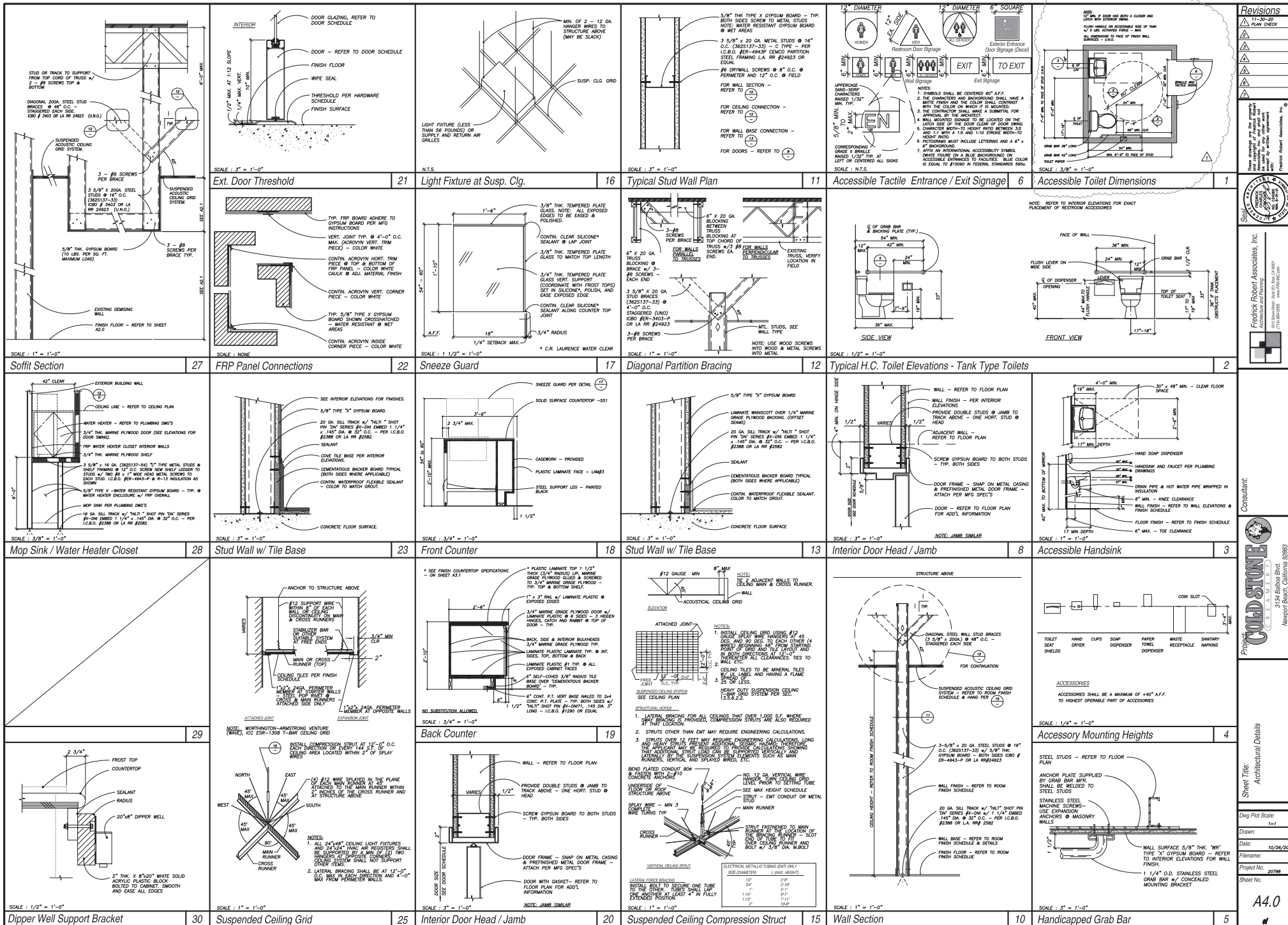
Dwg Plot Scale: 1"=1'

Date: 10/26/20

Project No: 20788

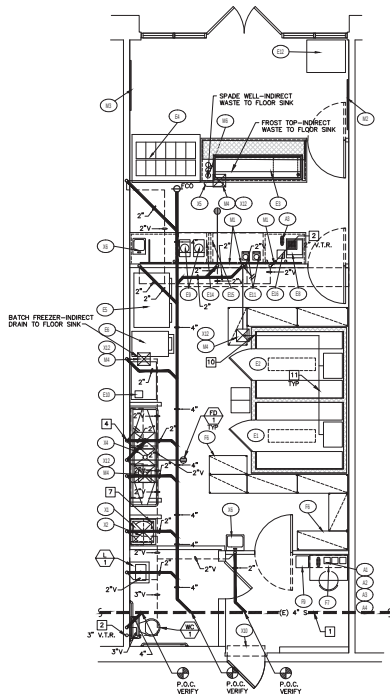
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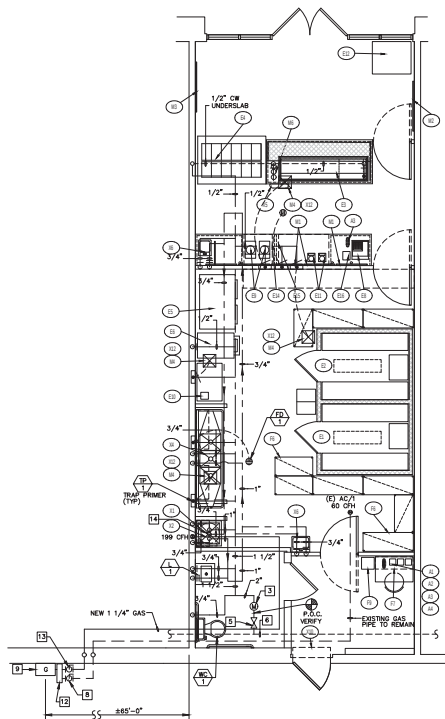
**Schedule of Furniture, Fixtures, Equipment,
Miscellaneous and Additional Items**

FURNITURE														KNAUF CORPORATE STANDARDS** INDICATES ITEM TO BE PURCHASED THROUGH COLD STONE CREAMERY CORPORATE STANDARDS PROGRAM.														* VERIFY REMOTE ROOF LOCATION WITH LANDLORD PRIOR TO CONSTRUCTION VERIFY REMOTE PROVIDE COMPLETE INSTALLATION INCLUDING REFRIGERANT.													
ITEM	QUANTITY	DESCRIPTION	MAKE /MODEL	VOLTAGE /PHASE	MOTOR POWER	KVA/HP/VA	CONNECTION	COLD WATER	HOT WATER	DIRECT WASTE	INDIRECT WASTE	GAS CONNECTION	1000 BTU/12 HOUR	EQUIPMENT MUST REMAIN TO FLOOR WITH 1" MIN. AIR GAP	EQUIPMENT DIRECT CONNECTED TO BACKFLOW PREVENTION DEVICE																										
F1	1	TRASH RECEPTACLE	MODEL 415 DT, BLACK 15GAL. (NOT SHOWN)																																						
F2	1	FRONT SERVICE COUNTER / DISPLAY	FNN																																						
F3	2	BACK COUNTER	FNN																																						
F4	1	SINKETS GUARD	CUSTOM																																						
F5	0	STAINLESS STEEL TABLE w/ WHEELS	TABCO M5243-1A25 (NOT SHOWN)																																						
F6	10	WIRE RACK	SEE PLAN FOR SIZE (DEPTH x LENGTH OVER NUMBER OF TIERS)																																						
F7	6	SPLIT WIRE WALL SHELVES	36" LONG X 12" DEEP (DEPT x HEALTH DEPARTMENT APPROVED)																																						
F8	1	STAINLESS STEEL TABLE w/ WHEELS	TABCO M5243-1A25																																						
F9	1	SAFE	CORPORATE SAFE 2200																																						
F10	1	SPLIT WIRE WALL SHELVES	PLAN LENGTH X 12" DEEP (DEPT x HEALTH DEPARTMENT APPROVED)																																						
F11	1	LOT LIGHTING FIXTURE PACKAGE	COLD STONE CORPORATE STANDARDS** (NOT SHOWN)																																						
F12	1	CLEANING SUPPLIES CABINET	HEALTH DEPARTMENT APPROVED																																						
F13	0	TABLE	DARRISON - PAT - REFER TO PLAN FOR SIZE																																						
F14	1	SPLASH GUARD	HEALTH DEPARTMENT APPROVED																																						



Waste & Vent Plan

1 SCALE: 1/4"=1'-0"



Water and Gas Piping Plan

2 SCALE: 1/4"=1'-0"

HOT WATER HEATER SIZING CALCULATION

FIXTURES CONNECTED TO WATER HEATER		CALCULATION:	
1- 18"x18" 3 COMPARTMENT SINK	42 GPH	GPH x RISE x 8.33 LB/GAL WATER	
1- ONE JANITORIAL (MOP) SINK	15 GPH	THERMAL EFFICIENCY	
1- HAND LAUNDRY @ 5 GPH	5 GPH		
2- HAND SINKS @ 5 GPH	10 GPH		
		72 x 80' x 8.33 LB/GAL WATER	
			75
		BTU INPUT REQUIRED= 63,975 BTU	
		199,000 BTU INPUT PROVIDED > 63,975 BTU REQUIRED	
TOTAL	72 GPH		

GAS LOAD (EXISTING PIPE)

EQUIP QTY	DESCRIPTION	GAS	BTU/H
1	18" HVAC UNIT	1.000	60,000
	TOTAL		60,000

NOTE:
 1. DEVELOPED LENGTH = 110' (TABLE 1216.1(1) CPC)
 2. TOTAL GAS LOAD = 60,000 BTU
 3. INLET PRESSURE LESS THAN 2 PSI
 4. PRESSURE DROP U.S. N. W.C.
 5. SPECIFIC GRAVITY 0.60

GAS LOAD (NEW PIPE)

EQUIP QTY	DESCRIPTION	GAS	BTU/H
1	18" HVAC UNIT	1.000	60,000
1	WATER HEATER	1.000	199,000
	TOTAL		259,000

NOTE:
 1. DEVELOPED LENGTH = 110' (TABLE 1216.1(1) CPC)
 2. TOTAL GAS LOAD = 199,000 BTU
 3. INLET PRESSURE LESS THAN 2 PSI
 4. PRESSURE DROP U.S. N. W.C.
 5. SPECIFIC GRAVITY 0.60

KEYNOTES:

- EXISTING 4" MAIN SEWER LINE. VERIFY EXACT LOCATION, TIE IN AND SIZE IN FIELD.
- WENT TO ROOF, MAINTAIN MIN 10 FT FROM FRESH AIR INTAKES.
- WATER METER WITH REMOTE READ OUT. PROVIDE REMOTE READ OUT IN ACCESSIBLE LOCATION.
- 3-COMPARTMENT SINK DIRECT CONNECTION TO SEWER PIPE WITH FLOOR DRAIN CONNECTION UPSTREAM OF 3-COMPARTMENT SINK.
- WATER SHUT OFF VALVE. VERIFY EXACT LOCATION AND SIZE IN FIELD.
- EXISTING MAIN 2" COLD WATER LINE. VERIFY EXACT LOCATION AND SIZE IN FIELD.
- TAP RELIEF VALVE PIPE FROM WATER HEATER TO MOP SINK.
- EXISTING GAS EARTHQUAKE SHUT OFF VALVE.
- EXISTING GAS METER
- SEAL TIGHT ALL PENETRATIONS THRU COLLAR AND FREEZER WALLS.
- DRAIN FROM WALK-IN COOLER AND FREEZER TO FLOOR SINK.
- NEW MULTIPORT GAS MANIFOLD
- NEW GAS EARTHQUAKE SHUT OFF VALVE.
- PROVIDE SHUT OFF VALVES FOR COLD WATER INLET, HOT WATER SUPPLY AND RETURN PIPES AT WATER HEATER.

NOTES:

- VERIFY WITH OWNER'S KITCHEN PROVIDED FOR PLUMBING ROUGH-IN LOCATIONS FOR EQUIPMENT SCHEDULE SEE K1.0
 (1) REFERS TO KITCHEN EQUIPMENT NO.
- PROVIDE TRAP PRIMER FOR ALL FLOOR SINKS AND FLOOR DRAINS.
- FIELD VERIFY ALL CONDITIONS BEFORE BEGIN ANY DISCONNECTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- THERMAL MIXING VALVE AT ALL HAND SINK AND LAUNDRY AT ALL TOILET PROVIDE BRACKY POINT OF USE THERMOSTATIC MIXING VALVE.
- ONLY HED SINK IS ALLOWED DIRECT OTHERS ARE ALL DIRECT
- ALL REQUIRED CLEANSITS SHALL BE INSTALLED AS PER SECTION 702.0 & 719.0 OF THE CALIFORNIA PLUMBING CODE.
- NEW OR REMOVED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHOD SET IN SECTION 609.0 OF THE CALIFORNIA PLUMBING CODE.
- PROVIDE INDIVIDUAL WATER FILTER AT ICE MAKER AND BEVERAGE DISPENSER. VERIFY EXACT MODEL WITH BEVERAGE EQUIPMENT MANUFACTURER AND KITCHEN CONSULTANT.
- ALL DIRECT CONNECT APPLIANCES SHALL BE INDIVIDUALLY PROTECTED AGAINST BACKFLOW. "CARBONATOR" TYPE SODA DISPENSERS ARE CONSIDERED TO BE "NON HAZARDOUS" APPLIANCES AND SHALL BE PROTECTED BY REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTERS. BTU: WATTS - 880
- VERIFY ALL EXISTING CONDITION, LOCATION, AND CONNECTIONS IN FIELD.
- REMOVE ALL EXISTING PIPES, EQUIPMENT, ETC. THAT ARE NOT BEING REUSED. DO NOT JUST ABANDON.
- VERIFY EXISTING SEPTIC TANK AND LEACH FIELD ARE CAPABLE OF HANDLING NEW AND EXISTING DRAIN LOAD. SEPTIC TANK AND LEACH FIELD ARE NOT IN SCOPE OF WORK.
- VERIFY WITH OWNER FOR ALL EXISTING PIPES, EQUIPMENT, ETC. THAT ARE BEING REUSED, MAINTAIN ALL EXISTING CONNECTIONS FOR PIPES, EQUIPMENT, ETC. THAT ARE BEING REUSED.

SPECIAL NOTE:

CONTRACTOR TO CONFIRM SANITARY SEWER P.O.C. AND COLD WATER P.O.C. PRIOR TO CONSTRUCTION START.

ANCHORAGE OF WATER HEATERS

- "WATER HEATER HAVING NON-RIGID WATER CONNECTIONS AND OVER FOUR FEET IN HEIGHT FROM THE BASE TO THE TOP OF THE TANK CASE SHALL BE ANCHORED TO STRUTTED MOTION.
- OUTSIDE SURFACES OF THE WATER HEATER SHALL BE ANCHORED BY INSTALLING A BAND FITTING TIGHTLY AROUND THE WATER HEATER JACKET IN THE AREA LOCATED WITHIN UPPER AND LOWER THIRD OF THE WATER HEATER HEIGHTS. BANDING MATERIAL, ALLOWED PERFORATED BANDING METAL AT LEAST 1/2 INCH WIDE (COMMONLY KNOWN AS PLUMBER'S TAPE) OR INSTEAD OF WIRE ENCODING WATER HEATER AND POSITIONED ATTACHED TO BUILDING FRAME. MINIMUM POSITIVE ATTACHMENT WILL BE ACCEPTED AS USE OF LUG BOLTS OR SCREWS WHICH PENETRATE WOOD MATERIAL AT LEAST ONE INCH. THROUGH EFFECTIVE BANDING (QUALITY IS NOT ACCEPTABLE). NOTE: THIS REQUIREMENT WILL APPLY TO ALL WATER HEATERS IN OUR CITY DUE TO USE OF COPPER TUBE IN ALL WATER PIPING WHICH IS INTERPRETED TO CONSTITUTE NON-RIGID PIPING.

To All Contractors:

Required note for bidding and installation:
 All contractors (general contractor as well as all sub-contractors) bidding and awarded to construct this facility are responsible to verify all equipment described and installed and located at the site. The equipment utility (gas, water, sewer, vent, electrical, building mechanical systems, duct connections, exhaust connections, security, fire alarm, phone, etc.) connections must be verified before bidding. These information are not limited to public of connection, location, type of connection, number of connections, and coordination with other trades. The contractor must be responsible for verifying the equipment specification and verify all of the information and documentation. The equipment will include all equipment purchased or furnished or installed by any one.
 All utility connections and their locations must be verified and marked on the site. The contractor must verify all of the information and documentation. The equipment will include all equipment purchased or furnished or installed by any one.
 The contractor is responsible to request for verification of all facility/utility requirements as well as the equipment/utility requirements. The contractor must verify all of the information and documentation. The equipment will include all equipment purchased or furnished or installed by any one.
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NOTE:

ALL FIXTURES AND APPLIANCES ARE TO BE LISTED AND LABELED BY AN APPROVED TESTING AGENCY (CPC SEC. 401.1)

Revisions

NO.	DESCRIPTION
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Three drawings on the Project: Plumbing Plans, Water and Gas Piping Plan, and Waste & Vent Plan. All drawings are to be submitted to the City of San Diego for review and approval. The City of San Diego is not responsible for the accuracy of the information provided by the contractor. The contractor is responsible for the accuracy of the information provided by the contractor.



Fredrick Robert Associates, Inc.
 3330 San Diego Blvd., Suite 100, San Diego, CA 92121
 (619) 594-1000 Fax: (619) 594-1001
 www.fredrickrobert.com

Absolute Consulting Engineers
 3330 San Diego Blvd., Suite 100, San Diego, CA 92121
 (619) 594-1000 Fax: (619) 594-1001
 www.absoluteconsulting.com

COLDSTONE
 3330 San Diego Blvd., Suite 100, San Diego, CA 92121
 (619) 594-1000 Fax: (619) 594-1001
 www.coldstone.com

Project: Plumbing Plans
Sheet Title: Plumbing Plans
Dwg Plot Scale: 1"=1'
Drawn: RA
Date: 10/23/2020
Filename: PLS
Project No.: 20798
Sheet No.:

NOTE:
 ALL FIXTURES AND APPLIANCES ARE TO BE LISTED AND LABELED BY AN APPROVED TESTING AGENCY (CPC SEC. 401.1)

P2.0