



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL, PLANNING COMMISSION
CC: TOM HATCH, BARRY CURTIS, AND JENNIFER LE
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR
DATE: MAY 10, 2018
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

WKB

This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. Project descriptions have been kept brief for this notice. Please feel free to contact me by e-mail at willa.bouwens-killeen@costamesaca.gov if you have any questions or would like further details.

ZA-17-47

2698 NEWPORT BOULEVARD

A request to reuse an existing 3,160-square-foot building (Dick Church's Restaurant) to establish a coffee shop/restaurant with on-site coffee roasting and a 1,259-square-foot outdoor patio. The parking area is also proposed to be upgraded with new striping to provide 46 parking stalls and new landscaping.

Approved, subject to conditions.

Comments received: One.

152 Quiet Bay Lane
Costa Mesa, CA 92627
May 4, 2018

RE: Application # ZA-17-47
Lost Bean/Dick Church LLC
Zone C-1

TO WHOM IT MAY CONCERN:

Thank you for your notice regarding changing the use of Dick Church's restaurant at 2698 Newport Blvd. so that it is a coffee shop/restaurant with an outdoor patio.

I have lived in my current home for almost 28 years, and Dick Church's restaurant was already here when we moved to Quiet Bay Lane. Our home faces Elden Avenue, and is 1/3 of a block south of Mesa Drive. Dick Church's restaurant never posed a problem for us.

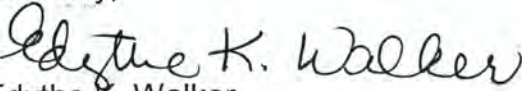
I am concerned that the proposed outdoor patio will bring noise to us, both in the early morning and at night. It may also bring more traffic, and thus car noise, as Dick Church's restaurant was not heavily patronized in the time we lived here. The notice we received does not specify the proposed hours of this new business.

I want this business to do well. At the same time, we need our rest. I respectfully request that there is no outdoor patio for this new business, in keeping with the old Dick Church restaurant. If there must be an outdoor patio, I then request that the business hours be restricted to 7 a.m. to 10 p.m., in order to lower the potential level of traffic noise and human voices/laughter for nearby residents.

The animal hospital near the Dick Church restaurant site had an expansion several years ago. They were very concerned about disturbing residents, and as a result, we have had no disturbance since their expansion. I am hopeful that the owners of the Lost Bean/Dick Church LLC may have the same consideration.

I thank you in advance for your attention to this matter.

Cordially,


Edythe K. Walker
Telephone: 949-631-5806

Received
City of Costa Mesa
Development Services Department

MAY 07 2018



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

May 10, 2018

Bodie Rasmussen
Lost Bean Dick Church's LLC
1231 La Loma
Santa Ana, CA 92705

**RE: ZONING APPLICATION ZA-17-47
MINOR CONDITIONAL USE PERMIT FOR ESTABLISHMENT OF A
RESTAURANT / COFFEE SHOP WITH AN OUTDOOR PATIO, ON-SITE
COFFEE ROASTING, AND THREE COMPACT STALLS
2698 NEWPORT BOULEVARD (LOST BEAN DICK CHURCH'S)**

Dear Mr. Rasmussen:

City staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on May 17, 2018, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Minoo Ashabi, at either minoo.ashabi@costamesaca.gov or 714.754.5610.

Sincerely,

~~WILLA BOUWENS-KILLEEN, AICP~~
Zoning Administrator

Attachments: Project Description and Analysis
 Findings
 Conditions of Approval and Code Requirements
 Business Description
 Approved Conceptual Plans

cc: Engineering
 Fire Prevention
 Building and Safety

PROJECT DESCRIPTION

The project site is located at the southwest corner of Newport Boulevard and Mesa Drive. The subject property is zoned C1 (Local Business District), and has a General Plan land use designation of General Commercial. Properties abutting the project site are zoned PDC (Planned Development Commercial) to the east and C1 to the south. The site is 160 feet from the closest residential uses, which are located to the east. Dick Church's restaurant, which offered family style dining, occupied the building for many decades and has recently been sold to the applicant. The site includes a one-story restaurant building and onsite parking on three sides.

Proposed is continuation/reuse of an existing restaurant with a small addition for a coffee shop with the following operating hours:

- Indoor dining and outdoor patio - 6:00 AM to 10:00 PM

The proposed use also includes on-site coffee roasting within the building. The applicant has indicated that the equipment used for roasting is a "Loring Smart Roaster" which is considered the state of the art machine similar to an afterburner, often required to clean the air from the roaster.

Minor conditional use permits are required for the provision of compact parking; the proposed coffee roasting; and provision of the outdoor dining patio. Hours of operation are limited due to the location of residentially-zoned property within 200-feet of this site.

The applicant has also received a license from the Department of Alcoholic Beverage Control in December of 2017 to serve beer and wine from 6:00 AM to 9:00 PM.

ANALYSIS

Restaurant and Expansion/Parking

The existing parking lot includes a row of spaces along Mesa Drive that encroach into the public right-of-way. With this request, the applicant was required to submit a revised parking plan with added landscaping and the relocation of all parking on private property. The new striping plan shows 43 of standard spaces and three compact parking, for a total of 46 parking spaces.

The required parking ratio for a restaurant is 10 and 12 spaces per 1,000 square feet of floor area resulting in a requirement of 47 spaces as shown below. The proposal includes three compact spaces, which are located in the front of the property. The compact parking is a result of reconfiguration of the parking lot and allows for better circulation.

Use	Square Footage	Code Required Parking	Provided Parking
Restaurant (indoor)	Coffee Annex for roasting (new) = 370 SF	10/1000 < 3,000 SF	
	Existing restaurant = <u>2,791 SF</u>	12/1000 > 3,000 SF	
	3,161 SF – Total		
Outdoor Patio	1,259 SF (new)		
Total	4,420 SF	47 spaces	46 spaces and one bike rack *

*Code permits the credit of one parking space when bike racks are provided.

An outdoor patio will face the east parking lot but will be separated from residential uses by the existing animal hospital and U-Haul facility. The patio is separated into two portions; a smaller area along the northwest side for the coffee house with the remainder separated by landscaping and planters for the use of, and accessible through, the restaurant. Since the site is within 200 feet of residentially-zoned property, the use is subject to requirement of Section 13-47 of the Zoning Code including a limitation on the hours of operation to between 6:00 AM to 11:00 PM and prohibition of truck deliveries between 8:00 PM and 7:00 AM.

As conditioned, truck deliveries and hours of operation of the patio will be consistent with the code requirements.

The proposed coffee roasting in conjunction with a food establishment and compact parking stalls is subject to approval of a Minor Conditional Use permit per Zoning Code Section 13-30. In addition, compact parking spaces are subject to approval of a Minor Conditional Use Permit per Zoning Code Section 13-94 up to a maximum of 10 percent of the required parking spaces. The proposal includes three parking spaces of the required 47 spaces or six percent.

General Plan Consistency

The General Plan land use designation for the site is General Commercial, which is intended to apply to large districts that contain a variety of businesses by providing a wide range of goods and services. Approval of the use allows continuation of a food use on this property, which will help ensure the long-term productivity and viability of the community's economic base consistent with Objective LU-6A of the City's 2015-2035 General Plan. As conditioned, the proposal will not generate parking impacts unusual for commercially-zoned properties. Therefore, the proposed use is consistent with the Zoning Code and the City's General Plan because, as proposed and with the included conditions of approval, the proposed restaurant/ coffee shop should not adversely impact surrounding uses.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
1. There is a compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood.
 2. Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation have been considered and are not impacted by the proposed use.
 3. The proposed restaurant/ coffee shop complies with any performance standards as described elsewhere in the Zoning Code, and as conditioned to operate as described in this staff report.
 4. The proposed use is consistent with the General Plan land use designation of General Commercial. The proposed use is permitted in the C1 zone and is consistent with the General Plan and Zoning Code. Specifically, the proposed use is consistent with Land Use Objective LU-6A in that the proposed continued use of a restaurant use on this property will help ensure the long-term productivity and viability of the community's economic base. Additionally, the use as proposed and conditioned should not impact parking or neighboring residential uses; therefore, the use is consistent with the both the City's Zoning Code and General Plan and should not adversely impact the surrounding uses.
 5. The zoning application is for a project-specific case and is not to be construed to be setting a precedent for future development.
- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:
1. The proposed use is compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area.
 2. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood because business activities, including the coffee roasting which is an ancillary use, and with the exception of the outdoor dining patio, will be conducted within the building (underroof), limiting noise impacts. As proposed, the outdoor patio will be closed from 10:00 PM to 6:00 AM, consistent with the Zoning Code requirement for food uses within 200 feet of residential zoned properties. The three compact parking spaces at the front are

due to the existing configuration of the driveway and a row of parking, which did not meet the current dimensional standards. The proposed parking layout will eliminate one of the two driveways on the frontage road and replace the non-conforming front parking spaces with compact stalls that meet the current requirements and provide adequate back up space. There are 43 standard size stalls to accommodate larger vehicles. Up to 10 percent compact stalls is permitted with a Minor Conditional Use Permit: The proposal includes 6 percent of the 47 required and provided parking spaces. The site provides a total of 46 spaces and a bike rack, which reduces the overall required parking spaces to 46.

3. Granting the minor conditional use permit will not allow a use, density or intensity that is not in accordance with the General Plan designation. The proposed restaurant use is permitted within the City's Land Use Matrix and the coffee roasting is an ancillary use and compatible under the property's General Commercial land use designation. The proposed coffee roasting equipment includes an air filtration system that will minimize odor.

- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Existing Facilities, of the CEQA Guidelines.
- D. The project is exempt from Chapter IX, Article 12, Transportation Demand Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- P1ng.
 1. The use shall be limited to the type of operation described in this staff report, which includes indoor restaurant dining and a coffee annex as well as an outdoor patio, with hours of operation from 6:00 AM to 10:00 PM. Any change in the operational characteristics including, but not limited to, hours of operation, indoor and outdoor dining, and type of services will require approval of an amendment to the minor conditional use permit, subject to Zoning Administrator approval.
 2. A copy of the conditions of approval for the minor conditional use permit shall be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
 3. The coffee roasting shall be conducted within the proposed area and limited to serving the on-site coffee needs. No warehousing or distribution is allowed. The coffee roasting machine shall be a Loring Smart Roaster or similar model which contains an after burner to limit odor impacts.
 4. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or operator shall institute whatever security and operational measures are necessary to comply with this requirement.

5. If parking shortages or other parking-related problems arise, the business operator shall institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to, reducing hours of operation and/or the outdoor patio area.
6. The applicant shall contact the Planning Division to arrange a Planning inspection of the site. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
7. Applicant shall defend, indemnify and hold harmless the City, its officials and employees, against all legal actions filed challenging City's approval of the applicant's project and/or challenging any related City actions supporting the approval. City shall have the right to select the attorney defending it, if it elects to do so.
8. If any section, division, sentence, clause, phrase or portion of this approval is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.
9. Prior to issuance of Certificate of Occupancy (C of O) the applicant shall provide a scaled and dimensioned digital site plan(s) for the project site, on wither a CD or thumb drive, to the Planning Division. All site plans shall include an accurate and precise drawing of all building footprints and property line locations for the entire project site. All buildings shall be annotated with its corresponding address and suites if applicable.
10. There shall be no sales of alcoholic beverages for off-site consumption.
11. At all times the premises is open for business, the sale and service of alcoholic beverages shall be made only in conjunction with the sale and service of food.
12. The restaurant shall remain a "bona fide eating place" as defined by section 23038 of the California Business and Professions Code.
13. All sales and service staff (within 90 days of hire) shall complete Responsible Beverage Service (RBS) training with a provider approved by the California Department of Alcoholic Beverage Control. A copy of the training certificates shall be kept on premises and presented to any authorized City official upon request.
14. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.

CODE REQUIREMENTS

The following list of federal, state, and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng. 1. Approval of the zoning application is valid for two years from the effective date of this approval (May 17, 2018) and will expire at the end of that period (May 17, 2020) unless applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has

commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official; 2) a certificate of occupancy has been issued; or 3) the use has been established and a business license has been issued. A time extension can be requested no less than thirty (30) days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.

2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
3. Truck deliveries shall not occur anytime between the hours of 8:00 pm and 7:00 am.
4. Two sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
5. All new mechanical equipment shall be screened from view.
- Bldg. 6. Comply with the requirements of the following adopted codes: 2016 California Residential Code, 2016 California Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Green Building Standards Code and 2016 California Energy Code (or the applicable adopted, California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2016 California Building Code.
7. Prior to issuing the Building permit the conditions of approval shall be required to be incorporated on the approved Architectural plans.
- Fire 8. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time. Occupant loads for the open patio area and the enclosed building area shall be calculated and posted separately.
9. Prior to the issuance of a Building Permit, the City of Costa Mesa Fire Department shall review and approve the project design features to

assess compliance with the California Building Code and California Fire Code.

- Bus. Lic. 10. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
11. Business license shall be obtained prior to the initiation the business.

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

- Sani. 1. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements.
- AQMD 2. Prior to the Building Division (AQMD) issuing a demolition permit, contact South Coast Air Quality Management District located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909-396-2000
OR
Visit their web site:
<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>
The Building Division will not issue a demolition permit until an identification number is provided by AQMD.
- State 3. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

Application Letter

As a boutique organic coffee roaster, I would like to add a Loring Smart Roaster (coffee roaster) in conjunction with my existing restaurant (Dick Church's) and proposed coffee area.

Coffee roasters are permitted in similar areas within Costa Mesa/ Costa Mesa area (Portola Coffee Lab 3313 Hyland Ave. Kean Coffee 2043 Westcliff Drive. Wilson Coffee 1651 Placentia. Common Room 882 Production Place.) The primary differences between the roaster I am proposing and the roasters currently used in Costa Mesa are that the Loring Smart Roasters are the cleanest and most environmental friendly roasting options on the market. It is rated by the air quality control board as an afterburner, not a roaster. (An afterburner is the machinery that traditional roasters are often required to add to their roasters to clean the air coming from the roaster.)

We currently use an earlier version of a fluid bed roaster (similar to the Loring, but not rated as an afterburner nor as efficient) in our shop in Tustin (The Lost Bean 13011 Newport Ave Tustin 92780.) The version in our Tustin store is not as clean or environmentally friendly as the latest version from Loring. Our Tustin store is bordered by apartments, retail, and business complexes. My experience with the roaster in Tustin is that any smell of roasted coffee is mild, and is usually dissipated within 25-30 feet of leaving the roaster vent. There is no smoke or other exhaust associated with our current roaster, and the Loring is a cleaner version.

The roaster in Costa Mesa should not have any material impact on the surrounding neighbors, as it is likely they will not even be able to tell when we are roasting. (We are directly bordered by U-Haul, the 55 Freeway, The Santa Ana Country Club, and a Pet Clinic.)

Thank you for considering my proposal.

Bodie Rasmussen



7DESIGNS
+
Development

188 UNIT 'N'
TECHNOLOGY DRIVE
IRVINE, CA 92618
TEL: (949)679-3501
FAX: (949)679-3502

TITLE SHEET

LOST BEAN ANNEX
2698 NEWPORT BLVD.,
COSTA MESA, CA 92627

REVISIONS		
NO.	DATE	DESCRIPTION

JOB #
331-01

BUILDING TYPE

ISSUE DATED
08/23/17

SHEET NUMBER
T-1

10/17/17

SHEET INDEX

- T1: TITLE SHEET
- A-1 DIMENSIONAL FLOOR PLAN & ROOF PLAN
- A-2 EXTERIOR ELEVATIONS
- A-3 EXTERIOR ELEVATIONS & SECTIONS
- A-4 ADA PARKING DETAILS

LOST BEAN ANNEX

COSTA MESA, CALIFORNIA

PROJECT TEAM

CLIENT / TENANT:
THE LOST BEAN AND WINE LLC.
13011 NEWPORT AVE., SUITE 104
TUSTIN, CA 92780
TEL: 714-544-2584
CONTACT: BODIE RASMUSSEN

STRUCTURAL ENGINEER:
HTK STRUCTURAL ENGINEERS, LLP
14288 DANIELSON ST., STE. 200
POWAY, CA 92064
TEL: 858-679-8989
CONTACT: HELMAND KUSHKAKI, S.E.

ARCHITECT / DESIGNER:
7 DESIGNS+DEVELOPMENT
188 UNIT 'N'
TECHNOLOGY DRIVE
IRVINE, CA 92618
TEL: 949-215-7274
FAX: 949-215-7263
CONTACT: BARAY KARIM

ELECTRICAL ENGINEER:
PRO ENGINEERING CONSULTING, INC.
1120 SYCAMORE AVE., STE. 2A
VISTA, CA 92081
TEL: 760-586-4546
CONTACT: RAMIN PARSİ, P.E.

SYMBOLS

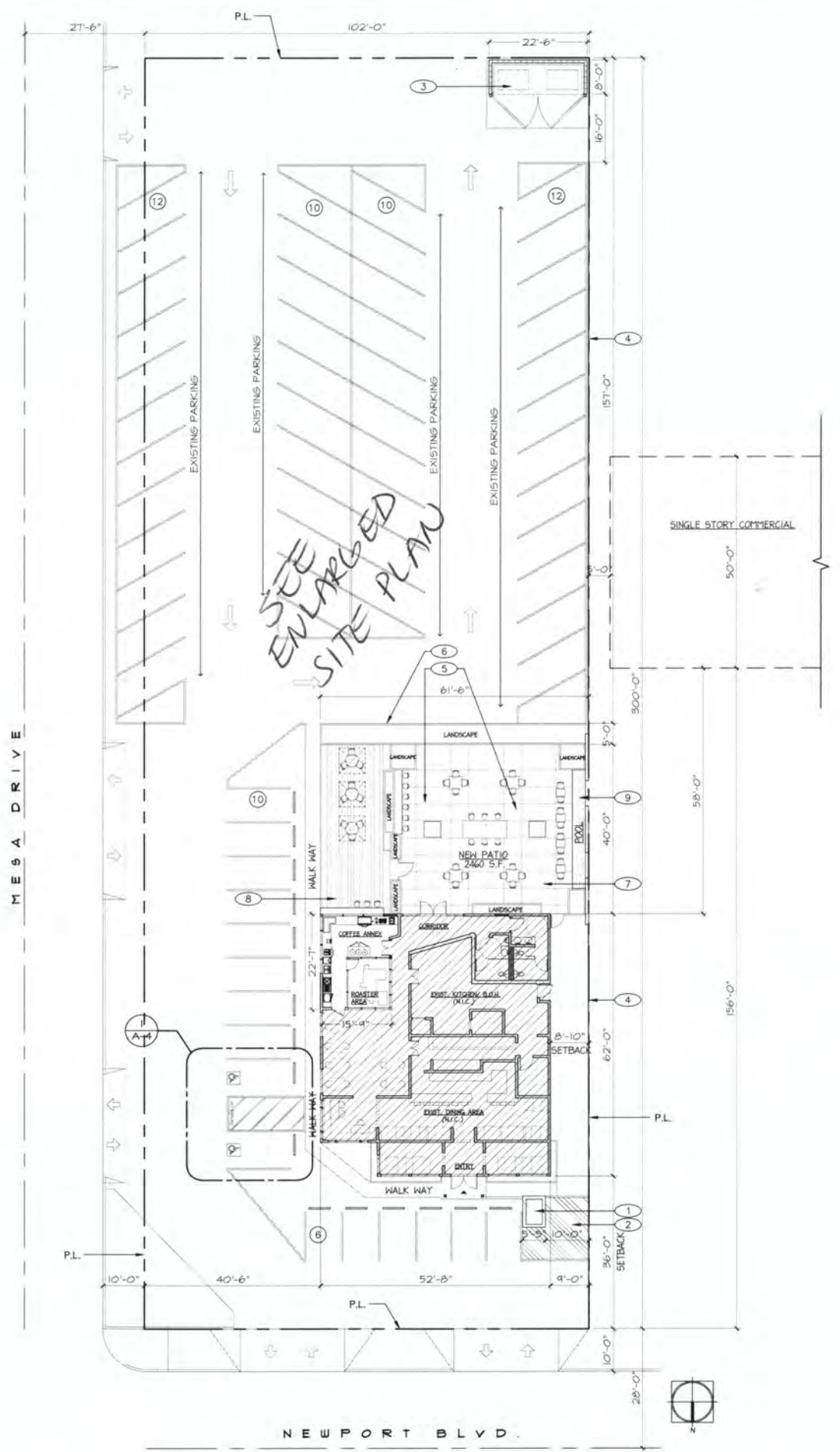
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- INT. ELEV. SHEET
- CEILING HEIGHT
- BLDG. SECTION LETTER
- BLDG. SECTION SHEET
- DETAIL NUMBER
- DIRECTION OF DETAIL
- DETAIL SHEET
- EQUIPMENT ITEM NO.
- REVISION NUMBER
- SYMBOL INDICATES ADA ACCESSIBILITY REQUIREMENT HAVE BEEN APPLIED
- DOOR NUMBER
- WINDOW NUMBER
- EXTERNAL WALL FINISH NUMBER
- SHEAR WALL TYPE
- KEYNOTE
- EQUIPMENT NUMBER
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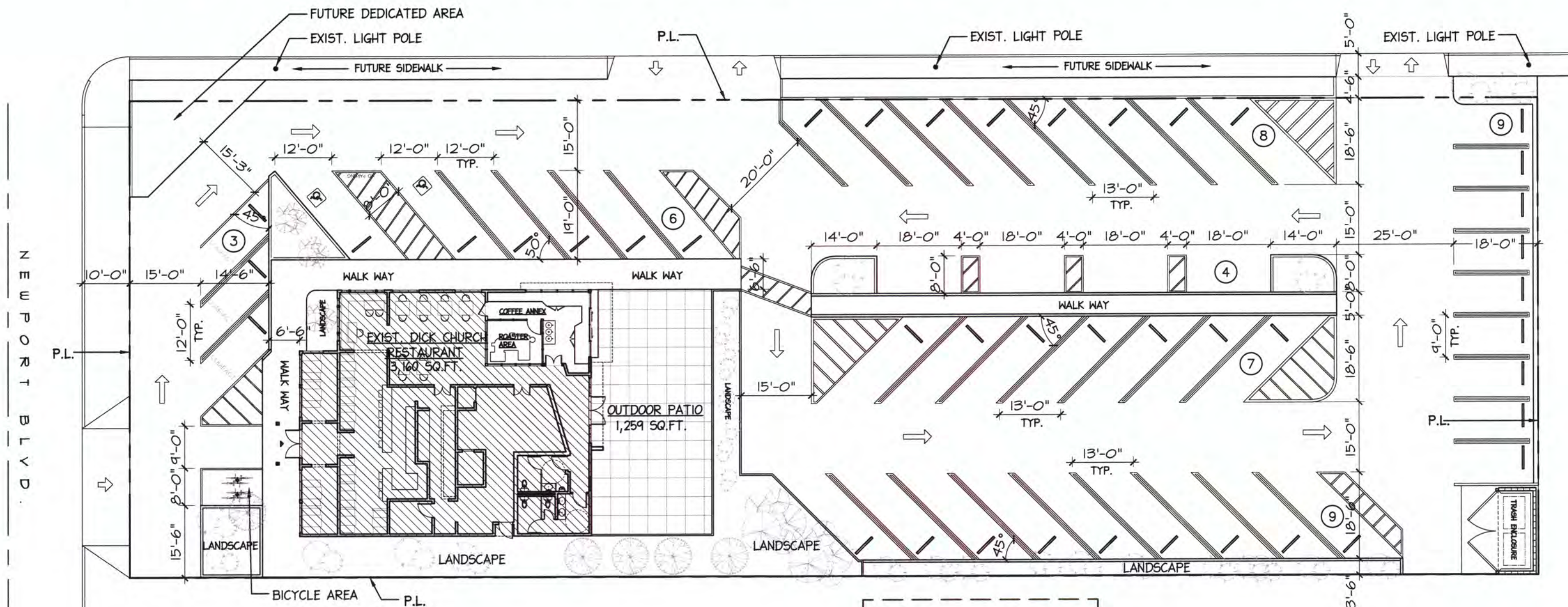
SITE PLAN KEY NOTES

- 1 EXISTING TREE TO REMAIN
- 2 LOADING ZONE
- 3 NEW TRASH ENCLOSURE
- 4 7'-0" HIGH MESH SCREEN FENCE
- 5 NEW TREES
- 6 NEW PLANTER BOX
- 7 NEW CONC. FINISH PATIO AREA
- 8 NEW WOOD FINISH PATIO AREA
- 9 NEW WATER FEATURE

- EXIST. DICK CHURCH'S RESTAURANT TO REMAIN (NOT IN CONTRACT)
- NEW 360 S.F. COFFEE ANNEX ADDITION WITHIN RESTAURANT

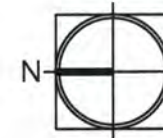
VICINITY MAP





SITE SUMMARY :

LOT AREA :	30,600 S.F. (0.72 ACRE)
EXIST. RESTAURANT :	3,160 S.F. (0.103 ACRE)
NEW PATIO AREA :	1,259 S.F.
TOTAL PARKING REQUIRED :	46 STALLS + 1 BICYCLE
TOTAL PROVIDED PARKING :	46 STALLS (43 STANDARD + 3 COMPACT) + 1 BICYCLE



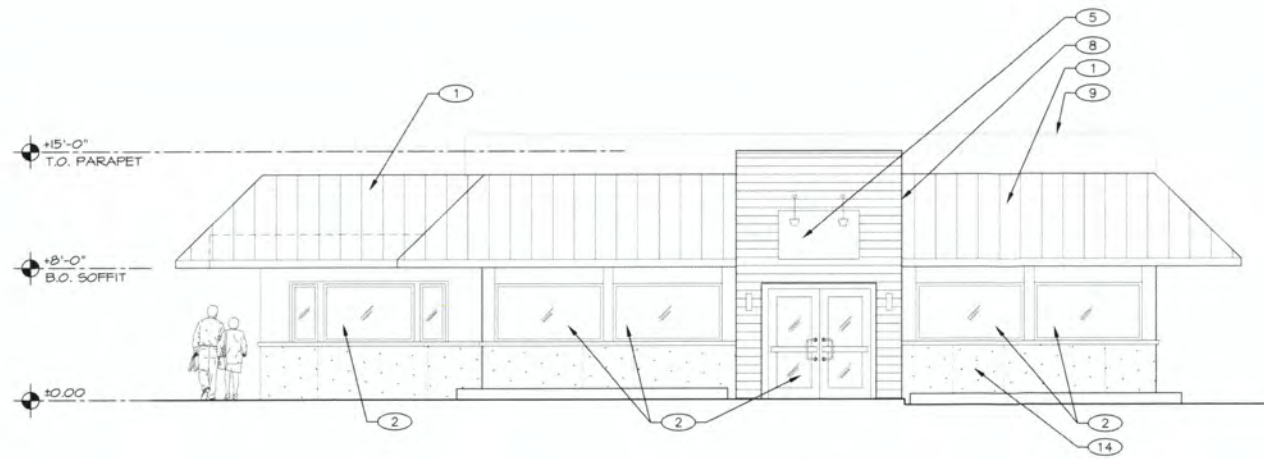
PARKING AND SITE STUDY

DICK CHURCH'S - ANNEX , COSTA MESA

SCALE : 1"=20'-0"

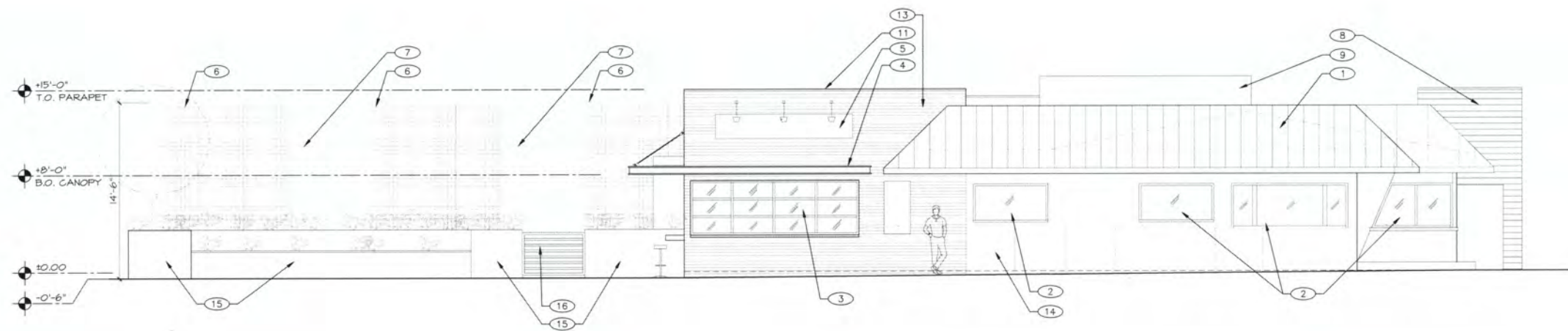
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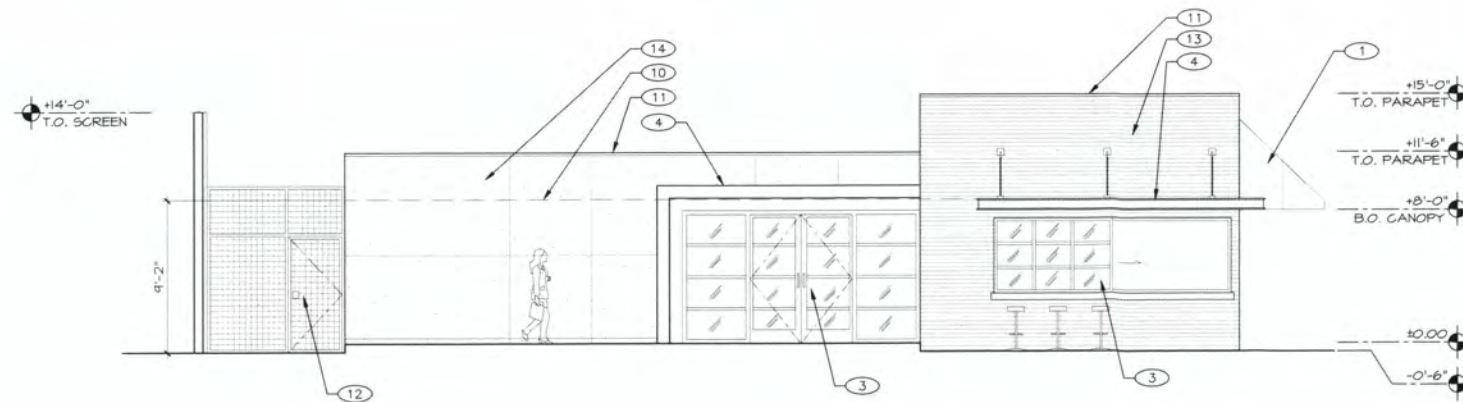
NORTH ELEVATION

3/16"=1'-0" 1



EAST ELEVATION

3/16"=1'-0" 2



SOUTH ELEVATION

3/16"=1'-0" 3

KEY NOTES

- 1 NEW STANDING SEAM ROOF SYSTEM
- 2 EXIST. DOOR/ WINDOW SYSTEM TO REMAIN & PAINTED
- 3 NEW DOOR/ WINDOW SYSTEM
- 4 NEW METAL CANOPY
- 5 NEW SIGN W/ GOOSE NECK LIGHTS
- 6 NEW LANDSCAPE GREEN WALL SCREEN
- 7 NEW WATER FEATURE
- 8 NEW ENTRY WALL SYSTEM O/ EXIST. WOOD POSTS & PITCHED ROOF
- 9 EXIST. ROOFTOP WALL ENCLOSING MECH. EQUIPMENTS
- 10 LINE OF EXIST. PARAPET
- 11 NEW EXTENDED PARAPET
- 12 NEW LANDSCAPE METAL SCREEN DOOR
- 13 NEW CORRUGATED METAL FINISH
- 14 NEW SMOOTH FINISH EXTERIOR CEMENT PLASTER
- 15 NEW PLANTER BOX
- 16 NEW GATE



7DESIGNS
+
Development

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FAX: (949)679-3502

EXTERIOR ELEVATIONS
LOST BEAN ANNEX
2698 NEWPORT BLVD.
COSTA MESA, CA 92621

REVISIONS		
NO.	DATE	DESCRIPTION

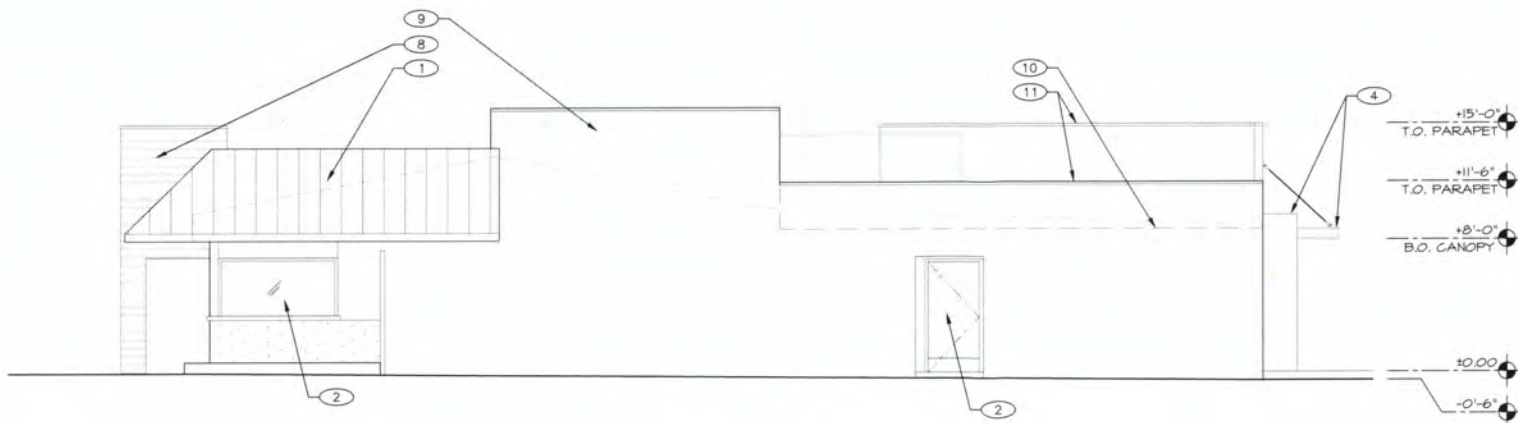
JOB #
331-01

BUILDING TYPE

ISSUE DATED
08/23/17

SHEET NUMBER
A-2

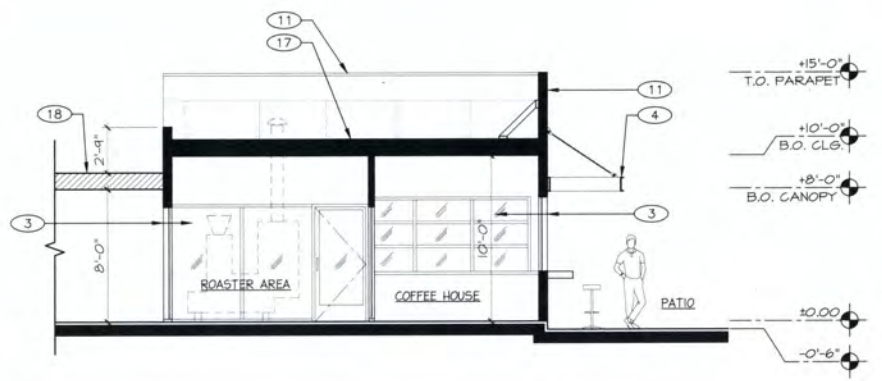
10/17/17



WEST ELEVATION

3/16"=1'-0"

1



SECTION A-A

3/16"=1'-0"

2

KEY NOTES

- ① NEW STANDING SEAM ROOF SYSTEM
- ② EXIST. DOOR/ WINDOW SYSTEM TO REMAIN & PAINTED
- ③ NEW DOOR/ WINDOW SYSTEM
- ④ NEW METAL CANOPY
- ⑤ NEW SIGN W/ GOOSE NECK LIGHTS
- ⑥ NEW LANDSCAPE GREEN WALL SCREEN
- ⑦ NEW WATER FEATURE
- ⑧ NEW ENTRY WALL SYSTEM O/ EXIST. WOOD POSTS & PITCHED ROOF
- ⑨ EXIST. ROOFTOP WALL ENCLOSING MECH. EQUIPMENTS
- ⑩ LINE OF EXIST. PARAPET
- ⑪ NEW EXTENDED PARAPET
- ⑫ NEW LANDSCAPE METAL SCREEN DOOR
- ⑬ NEW CORRUGATED METAL FINISH
- ⑭ NEW SMOOTH FINISH EXTERIOR CEMENT PLASTER
- ⑮ NEW PLANTER BOX
- ⑯ NEW GATE
- ⑰ NEW BUILT-UP ROOF SYSTEM
- ⑱ EXIST. BUILT-UP ROOF SYSTEM

7DESIGNS
Development

188 UNIT "N"
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TEL: (949)679-3501
FAX: (949)679-3502

EXTERIOR ELEVATIONS & SECTIONS

LOST BEAN ANNEX
26918 NEWPORT BLVD.,
COSTA MESA, CA 92621

REVISIONS		
NO.	DATE	DESCRIPTION

JOB #
331-01

BUILDING TYPE

ISSUE DATED
08/23/17

SHEET NUMBER
A-3

3

10/17/17

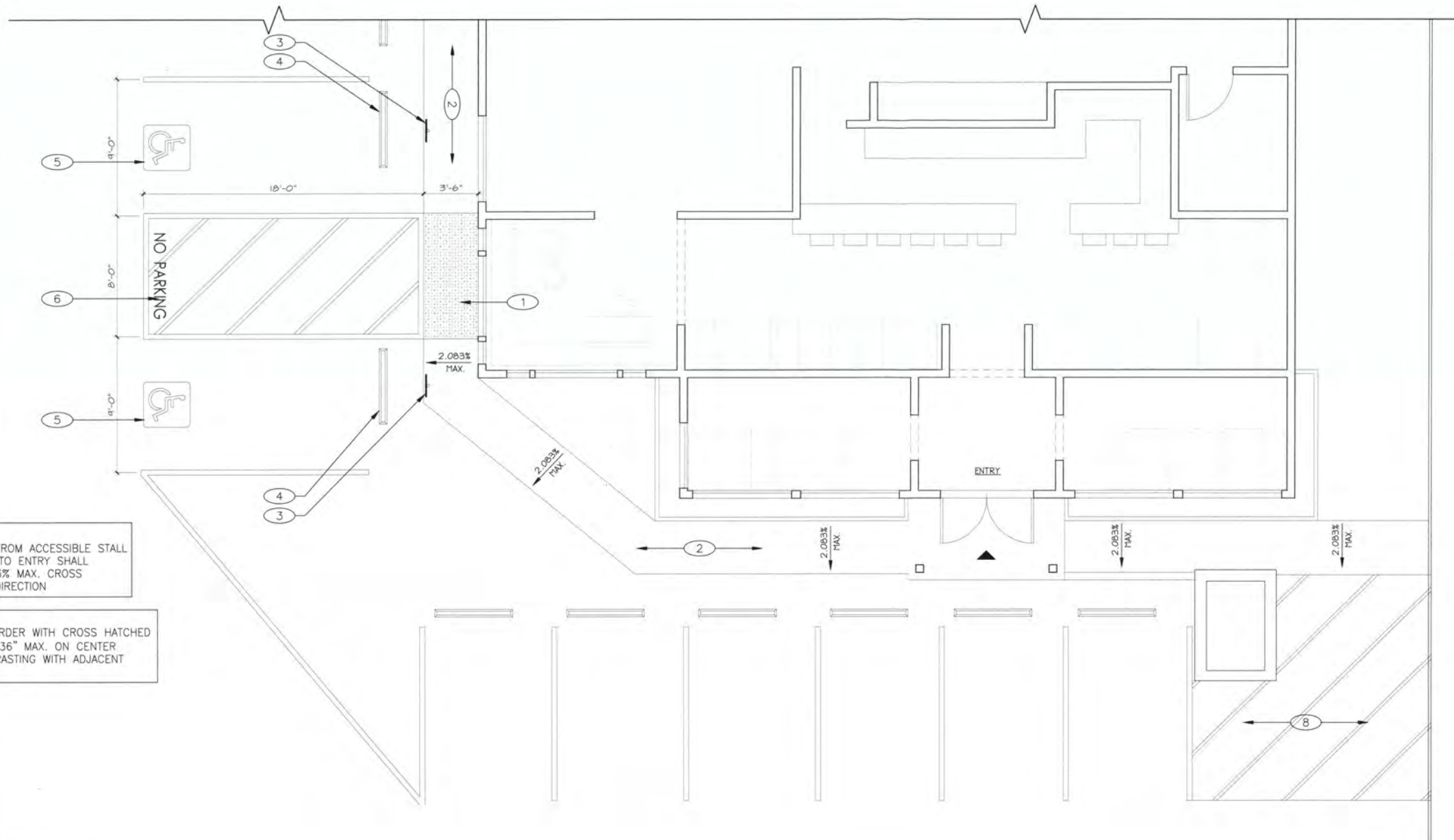


7DESIGNS + Development

188 UNIT 'N'
TECHNOLOGY DRIVE
IRVINE, CA 92618
TEL: (949) 679-3501
FAX: (949) 679-3502

KEY NOTES

- 1 NEW 36"X12" YELLOW TRUNCATED SURFACE
- 2 EXIST. CONC. WALKWAY
- 3 ADA SIGNAGE
- 4 WHEEL STOP
- 5 ACCESSIBLE SIGN PER C.B.C. 2016
- 6 12" HIGH WHITE LETTER PAVEMENT SYMBOL PER C.B.C. 2016
- 7 EXIST. CONC. CURB TO REMAIN
- 8 LOADING ZONE

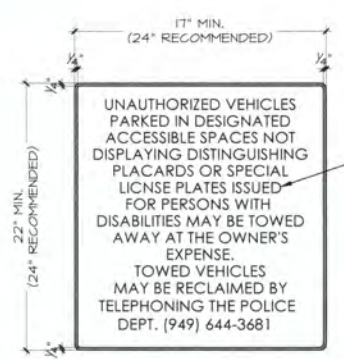


NOTE:
PATH OF TRAVEL FROM ACCESSIBLE STALL & LOADING ZONE TO ENTRY SHALL NOT EXCEED 2.083% MAX. CROSS SLOPE IN EVERY DIRECTION

NOTE:
PAINTED BLUE BORDER WITH CROSS HATCHED LINES WITHIN AND 36" MAX. ON CENTER IN A COLOR CONTRASTING WITH ADJACENT STALL SURFACE

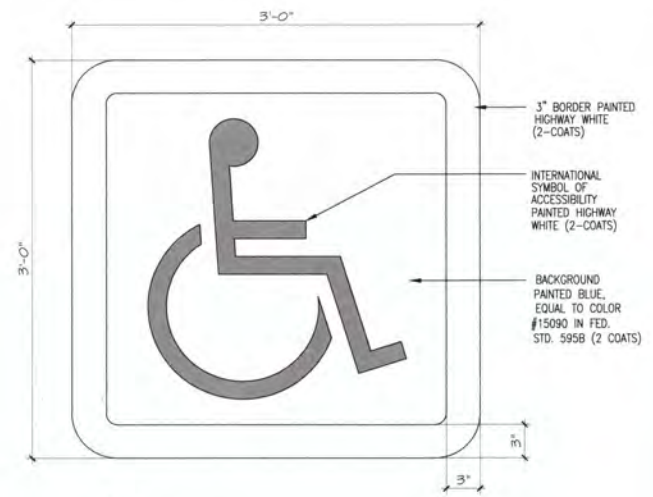
ADA PARKING DETAILS

1/4"=1'-0" 1



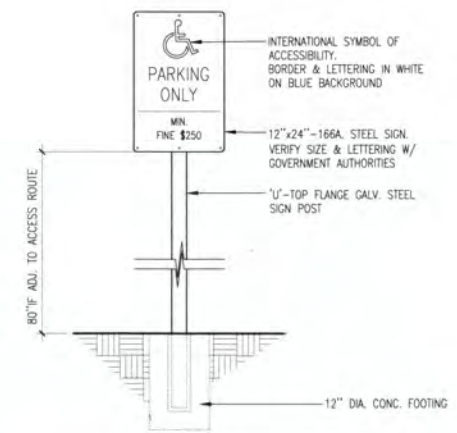
NOTES:
POST SIGN IN CONSPICUOUS PLACE AT THE ENTRANCE TO OFF-STREET PARKING AREA/S.
ALL INFORMATION SHOWN TO BE PART OF PERMANENT FABRICATION OF SIGN

UNAUTHORIZED VEHICLE SIGNAGE 1-1/2"=1'-0" 5

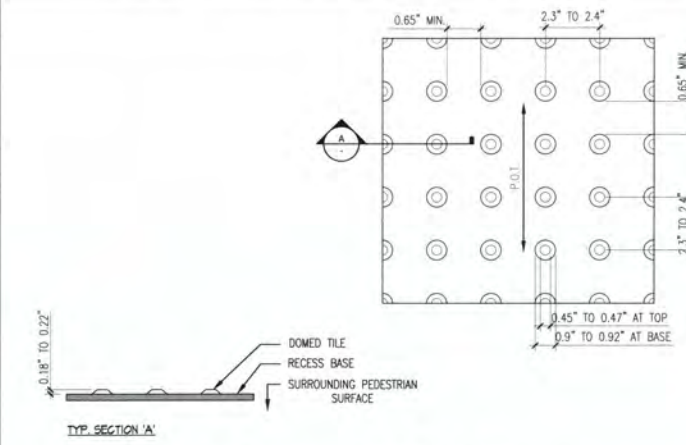


NOTES:
SYMBOL SHALL BE LOCATED SUCH THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE STALL

ACCESSIBLE PARKING STALL SIGNAGE 1-1/2"=1'-0" 4



ADA PARKING STALL SIGNAGE 1"=1'-0" 3



TYP. SECTION 'A-A'
- THE COLOR SHALL BE YELLOW CONFORMING TO FEDERAL COLOR NO. 33538
- CONTRACTOR TO PROVIDE A DETECTABLE WARNING PRODUCT SAMPLE TO THE BUILDING INSPECTOR FOR APPROVAL OF COLOR CONTRAST WITH FINISH SURFACE.
- CONTRACTOR TO PROVIDE 5 YEAR MANUFACTURER'S PRODUCT WARRANTY THAT DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF SECTIONS "11B-705.1.1.3" & "11B-705.1.1.3.2" & "11B-705.1.1.4"

IN-LINE TRUNCATED DOMES 3"=1'-0" 2

ADA PARKING DETAILS
LOST BEAN ANNEX
2698 NEWPORT BLVD.,
COSTA MESA, CA 92627

REVISIONS		
NO.	DATE	DESCRIPTION

JOB # 331-01

BUILDING TYPE

ISSUE DATED 08/23/17

SHEET NUMBER A-4

10/17/17