



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

August 13, 2026
Agenda Item No. 5

SUBJECT: Sherman Library and Gardens (PA2026-0003)
▪ Minor Use Permit

SITE LOCATION: 2647 East Coast Highway

APPLICANT & OWNER: Nick Acevedo, on behalf of the Sherman Foundation

PLANNER: Oscar Orozco, Associate Planner
oorozco@newportbeachca.gov, 949-644-3219

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** Private Institutions (PI)
- **Zoning District:** Private Institutions (PI)
- **Coastal Land Use Plan Category:** Private Institutions – (PI-A) (0.0 - 0.30 FAR)
- **Coastal Zoning District:** Private Institutions (PI)

PROJECT SUMMARY

The Applicant is requesting a minor use permit to upgrade the Alcoholic Beverage Control (ABC) license from a Type 41 (On-Sale Beer and Wine) to a Type 47 (On-Sale General - Eating Place) ABC license for the existing restaurant at Sherman Library and Gardens. The hours of operation for the restaurant will remain unchanged from 9 a.m. to 10 p.m., Sunday through Wednesday and 9 a.m. to 11 p.m., Thursday through Saturday. No late-hour operations (after 11 p.m.) are proposed (Project).

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
- 3) Adopt Draft Zoning Administrator Resolution No. _ approving Minor Use Permit No. PA2026-0003 (Attachment No. ZA 1).

DISCUSSION

- The project site occupies an entire block within the Corona del Mar commercial corridor and is bounded by East Coast Highway, Dahlia Avenue, Third Avenue, and Fernleaf Avenue (Figure 1). The Sherman Library and Gardens (Sherman Gardens) was founded in 1966, and the existing cultural institution includes gardens displaying plants in lath and greenhouses, a restaurant (teahouse) with beer and wine service, educational services, a research library, and an art gallery.

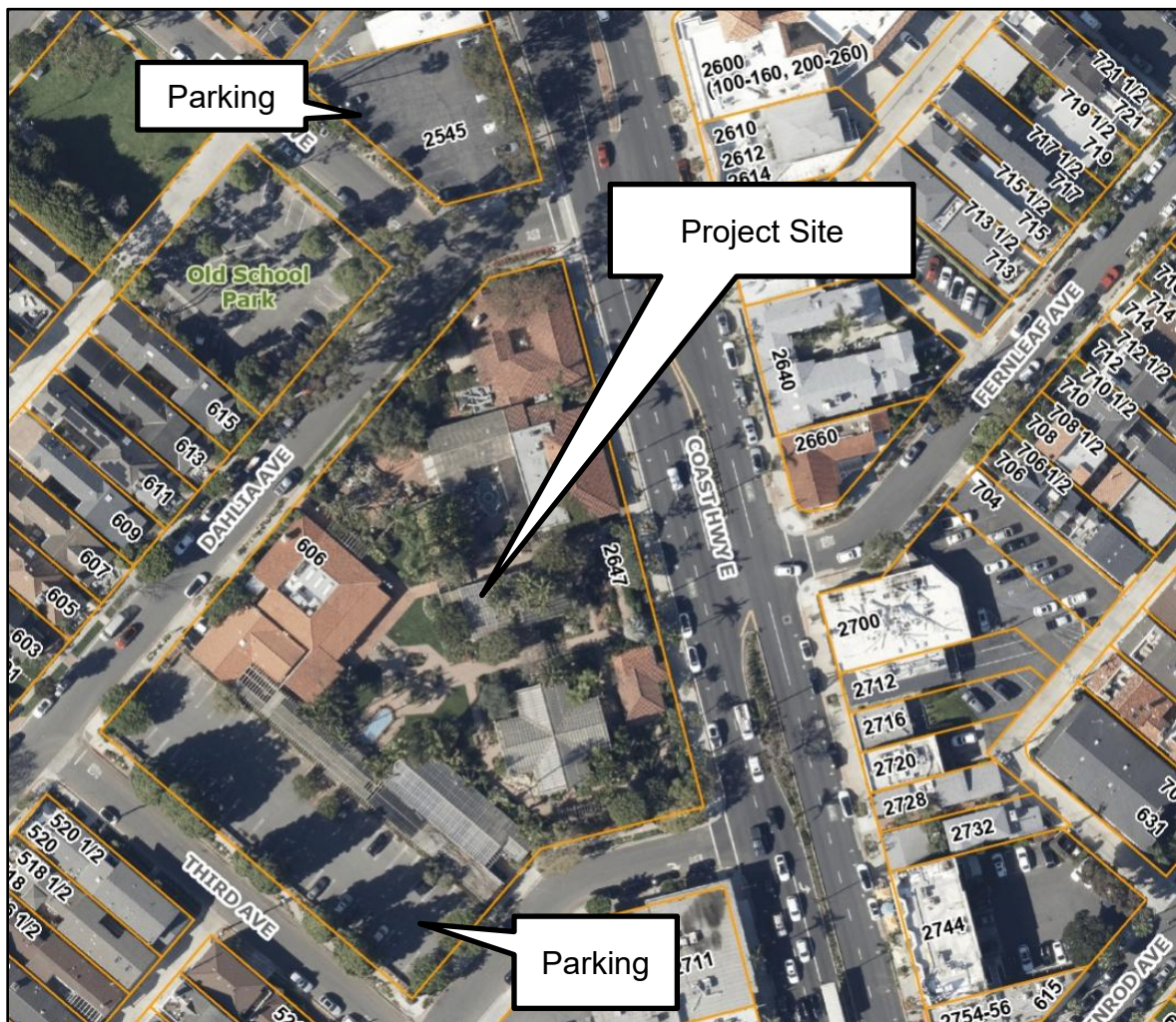


Figure 1: Oblique Image of the Project Site

- Initially approved by the Planning Commission in 1971 and amended in 1979 the existing cultural institution (Sherman Library and Gardens) operates under Conditional Use Permit No. 1549 (as amended). The permitted improvements included a research library, garden areas with lath and greenhouses, a teahouse, an art gallery, and associated parking. The approved amendment adjusted the

hours of the existing tea service and authorize the service of beer and wine with a Type 41 (On-Sale Beer & Wine – Eating Place) ABC license at the project site. The Project will not affect, nor will it supersede the existing Use Permits for the project site.

- Pursuant to Table 2-14 (Special Purpose Zoning District Permit Requirements) of Section 20.26.020 (Special Purpose Zoning Districts Land Uses and Permit Requirements) of the NBMC, eating and drinking establishments located in the PI Zoning District that are classified as Accessory (Open to the Public), *Food Service, No Late Hours*, require the approval of a minor use permit.
- The General Plan and Coastal Land Use Plan designate the site for Private Institutions (PI) use, which is intended to provide for privately owned facilities that serve the public, including places for religious assembly, private schools, health care, cultural institutions, museums, yacht clubs, congregate homes, and comparable facilities. The Project is consistent with the PI land use category as it is intended for privately owned facilities, such as a cultural institution that serve the public a service to visitors and residents within the immediate neighborhood and surrounding area.
- The project site is also located within the Private Institutions (PI) Zoning and Coastal Zoning Districts, which are intended to implement the PI General Plan and Coastal Land Use Plan land use categories. The Project is consistent with these designations and is an allowed use with the approval of a minor use permit.
- The project site is currently going through a renovation which includes minor improvements along East Coast Highway to improve visibility to the site and upgrade deteriorating infrastructure. It also includes a remodeled visitor center and offices, utility upgrades, accessibility and sustainability improvements, as well as the relocation of the existing restaurant to East Coast Highway from its current location along Dahlia. The relocation of the restaurant will allow for the central building (i.e. existing restaurant space) to be used, with no construction improvements, for educational programs benefiting the community. The renovation results in an overall net increase of approximately 414 square feet to accommodate accessibility improvements for the restrooms and improved utility capacity, the total gross area (interior and outdoor) of the restaurant would not increase as part of the project. The modifications have been designed to result in no change in the intensity or capacity of the use as a cultural institution.
- The Sherman Library and Gardens accessory restaurant encompasses a total area of 4,408 square feet and is designed as a garden restaurant with both indoor and outdoor dining components (Attachment ZA 4 and 5). Of the total restaurant area, 1,285 square feet is dedicated interior dining space, and 1,454 square feet is allocated to kitchen and back-of-house functions. The interior

dining area includes approximately 27 tables with roughly 66 seats, a seated bar area with 6 seats, built-in seating booths, and a “grab-and-go” service area. Accessible seating is provided throughout both levels of the restaurant.

- The accessory restaurant includes garden patio dining areas comprising 322 square feet of fully open outdoor dining space, as well as an additional 1,347 square feet of outdoor dining area where 60 percent of the space remains open to the air. These garden patios are located on both the ground level and the newly added second-story rooftop level. The second-floor outdoor dining area contains approximately 15 tables with 30 seats and a small, seated bar consisting of 4 seats. The rooftop patio is intended to function as an extension of the restaurant dining experience and is not designed or operated as a bar or entertainment venue. The hours of operation for the accessory restaurant are proposed to be from 9 a.m. to 10 p.m., Sunday through Wednesday and 9 a.m. to 11 p.m., Thursday through Saturday. No late-hour operations (after 11 p.m.) are proposed.
- Alcohol service for the restaurant and for the broader Sherman Library and Gardens cultural institution is included as part of the request to adjust the existing license to a Type 47 for the entire site. Alcohol service will be incidental to dining and event-related functions associated with the cultural uses on the property. Conditions of approval have been incorporated to ensure the restaurant maintains its intended dining use and does not transition into a bar, nightclub, or similar entertainment-oriented use. These conditions include limitations on the movement and reconfiguration of tables and chairs, restrictions on amplified sound and noise-generating activities, and continued compliance with occupancy limits and operational characteristics reviewed as part of this permit. These operational controls are intended to preserve the garden-restaurant character, maintain compatibility with the surrounding community, and support the cultural mission of the Sherman Library and Gardens. Implementing the project would not change the overall nature of the existing use nor would it result in an expansion or intensification of use.
- Accessory restaurants with incidental alcohol service are common within cultural institutions and the proposed change in alcohol license type is not anticipated to alter the operational characteristics of the use such that it becomes detrimental to the area.
- Cultural institutions require parking at a rate of 1 space per 300 square feet of gross floor area. With the 414-square-foot addition, a total of 73 parking spaces (21,864 sf/300 sf) are required and can be accommodated by the 74 off-street spaces provided. The project is for an alcohol license upgrade and will not result in an expansion or intensification of use. Therefore, no parking waivers are necessary to implement the project.

- Pursuant to Table 3-5 (Nonresidential Structures – Minimum Storage Areas Required) of Section 20.30.120 (Solid Waste and Recyclable Materials Storage) of the NBMC, structures with a GFA between 25,001 and 50,000 square feet require a 192-square-foot trash enclosure. The existing trash enclosure on the project site is approximately 208 square feet and complies with the minimum size requirement. Furthermore, the trash enclosure provides additional area to accommodate any additional waste generation common with restaurant uses.
- The draft resolution (Attachment ZA 1) includes all required facts in support of findings for alcohol sales, as well as operational conditions of approval as recommended by the Police Department (Attachment ZA 3) relative to the sale of alcoholic beverages. These conditions include the requirement to not allow the restaurant to operate as a bar, tavern, cocktail lounge, or night club and a closing hour of 11 p.m. The project has also been conditioned to not allow live entertainment or dancing. The operator is required to take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance within the facility, adjacent properties, or surrounding public areas, sidewalks, or parking lots of the restaurant, during business hours, if directly related to the patrons of the establishment. Based on the NBMC requirements and the proposed conditions of approval, project will not result in a detriment to the surrounding community.
- The project site is located within the Coastal Zone and meets all of the requirements of the Local Coastal Program. The project site is not located between the nearest public road and the sea or shoreline and approval of the Minor Use Permit will not affect public recreation, access or views. The Project does not result in an increase in parking intensity of the existing use; therefore, a coastal development permit (CDP) is not required for the Project.

ENVIRONMENTAL REVIEW

This Project has been determined to be categorically exempt under the requirements of the California Environmental Quality Act under Section 15301 under Class 1 (Existing Facilities). The Class 1 exemption includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. The Project is limited to an alcohol license upgrade. Therefore, the Class 1 exemption is applicable.

The exceptions to this categorical exemption under Section 15300.2 are not applicable. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

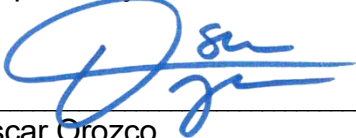
PUBLIC NOTICE

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

APPEAL PERIOD:

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

Prepared by:



Oscar Orozco
Associate Planner

JP/oo

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Applicant's Project Description Letter
	ZA 4	Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2026-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, APPROVING A MINOR USE PERMIT TO UPGRADE AN ALCOHOL BEVERAGE CONTROL (ABC) LICENSE FROM A TYPE 41 (ON-SALE BEER AND WINE – EATING PLACE) TO A TYPE 47 (ON-SALE GENERAL – EATING PLACE) ABC LICENSE AT AN EXISTING ACCESSORY RESTAURANT AT SHERMAN LIBRARY AND GARDENS LOCATED AT 2647 EAST COAST HIGHWAY (PA2026-0003)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Nick Acevedo, on Behalf of the Sherman Foundation (Applicant) concerning the property located at 2647 East Coast Highway, and legally described in “Exhibit A,” which is attached hereto and incorporated herein by reference (Property).
2. Initially approved by the Planning Commission in 1971 and amended in 1979 the existing cultural institution (Sherman Library and Gardens) operates under Conditional Use Permit No. 1549 (as amended). The permitted improvements included a research library, garden areas with lath and greenhouses, a teahouse, an art gallery, and associated parking. The approved amendment adjusted the hours of the existing tea service and authorize the service of beer and wine with a Type 41 (On-Sale Beer & Wine – Eating Place) ABC license at the property.
3. The Applicant requests approval of a minor use permit to upgrade the Alcoholic Beverage Control (ABC) license from a Type 41 (On-Sale Beer and Wine) Alcohol Beverage Control (ABC) license to a Type 47 (On-Sale General - Eating Place) ABC license for the existing accessory restaurant at Sherman Library and Gardens. The hours of operation for the restaurant will remain unchanged from 9 a.m. to 10 p.m., Sunday through Wednesday and 9 a.m. to 11 p.m., Thursday through Saturday. No late-hour operations (after 11 p.m.) are proposed (Project).
4. The Property is categorized as Private Institutions (PI) by the Land Use Element of the General Plan and is located within the Private Institutions (PI) Zoning District.
5. The Property is located within the coastal zone. The Coastal Land Use Plan category is Private Institutions – (PI-A) (0.0 - 0.30 FAR) and it is located within the Prive Institutions (PI) Coastal Zoning District. The Project does not require a coastal development permit (CDP), as the Project is limited to operational changes within an existing accessory restaurant and does not increase the intensity of the existing use and is therefore not considered development.

6. A public hearing was held on August 13, 2026, online via Zoom. A notice of time, place, and purpose of the hearing was given in accordance with the Newport Beach Municipal Code (NBMC). Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This Project is exempt from the California Environmental Quality Act (CEQA) under Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.
2. The Class 1 exemption authorizes minor alterations of existing structures involving negligible or no expansion of use. The Project is limited to an increase in the alcohol license of an existing accessory restaurant. Therefore, the Class 1 exemption is applicable.
3. The exceptions to this categorical exemption under Section 15300.2 are not applicable. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

SECTION 3. REQUIRED FINDINGS.

Alcohol Sales

In accordance with Section 20.48.030 (Alcohol Sales) of the NBMC, the following findings and facts in support of such findings are set forth:

Finding:

- A. *The use is consistent with the purpose and intent of Section 20.48.030 (Alcohol Sales of the Zoning Code.*

Facts in Support of Findings:

In finding that the proposed use is consistent with Section 20.48.030 of the NBMC, the following criteria must be considered:

1. *The crime rate in the reporting district and adjacent reporting districts as compared to other areas in the City.*
 - a. The Property is located in Reporting District 44 ("RD 44"). RD 44 encompasses the entirety of the neighborhood known as Corona del Mar and is abutted to the west by

RD 22, to the south by RD 45, to the east by RD 47 and RD 48, and to the north by RD 43 and RD 39.

- b. The Newport Beach Police Department (“NBPD”) is required to report offenses of criminal homicide, forcible rape, robbery, aggravated assault, burglary, larceny, theft, and motor vehicle theft (all Part I crimes), combined with all arrests for other crimes, both felonies and misdemeanors (except traffic citations) to ABC. These figures make up the “Crime Count.” RD 44’s Crime Count for 2025 is 334, which is 204% over the citywide crime count average of 110. RD 44 is considered a high crime area compared to other reporting districts. The area has a greater number of reported crimes by 20% compared to the average number of reported crimes within the City. Therefore, the area is found to have undue concentration. In comparison, neighboring RD 45 is 83% below the City-wide average, RD 39 (Fashion Island) is 393% above the City-wide average, and RD 47 is (35%) below the City-wide average. Therefore, RD 44 has a higher crime count than RD 45 and RD 47, and a lower crime count than RD 39.
 - c. The high crime count of RD 44 compared to the adjacent reporting districts is to be expected as the district includes all the properties within Corona del Mar’s commercial corridor and the Corona del Mar State Beach; whereas, the adjacent reporting districts are predominantly residential with the exception of RD 39.
 - d. The NBPD has reviewed the proposed use. Based on the location, operational characteristics, and closing hours, the NBPD has no objection to the Project, subject to appropriate conditions of approval, which are included in Exhibit “A” attached hereto and incorporated into this resolution by reference.
2. *The numbers of alcohol-related calls for service, crimes, or arrests in the reporting district and in adjacent reporting districts.*

- a. Crime and Alcohol-related data for 2025 reflects the following numbers of arrests:

Reporting District	Alcohol Related Arrests ¹	Total Arrests
RD 44	86	259
RD 39	80	358
RD 45	0	11
RD 47	12	39
Newport Beach	879	3,219
a) Alcohol Related Arrests include DUI (alcohol), public intoxications, and liquor law related arrests.		

- b. Due to the higher concentration of commercial land uses, RD 44 is reported to ABC as a high crime area as compared to other reporting districts in the City. The highest volume of crimes in this area is larceny and theft. The highest volume of arrests in the area are drug-related offenses. Driving under the influence (“DUI”), public intoxication, and liquor law violations make up 37% of all arrests in this reporting district. In comparison, the figure for neighboring RD 45 is 21%, for RD 39 is 20%, and for RD 47 is 31%. However, the area is a vibrant commercial corridor in proximity

to Corona del Mar State Beach which attracts many visitors and tourists. These commercial and public recreation areas result in a higher volume of alcohol and drug related calls for service, crimes, and arrests.

- c. The NBPB memorandum identified 18 dispatch events, one Group A reported crime, and no Group B reported crime to the Property in 2025. None of the reports resulted in an arrest, and none were related to alcohol. Therefore, the NBPB has no concerns with the proposed application with inclusion of the conditions of approval provided by the NBPB.
3. *The proximity of the establishment to residential zoning districts, day care centers, hospitals, park and recreation facilities, places of worship, schools, other similar uses, and any uses that attract minors.*
 - a. Although the Project abuts a residential district, the Property is located in the Commercial Corridor (CC) zoning district along East Coast Highway in Corona del Mar. Residential neighborhoods are located to the south and west of the Property. To the north and east of the Property, there are additional commercial uses. In addition, the accessory restaurant entrance is oriented towards East Coast Highway and does not face the residential neighborhood.
 - b. The Property is not in proximity to a daycare center, recreational facility, school, or similar uses that attract minors. The Property is located approximately 1,800 feet from Community Church Congregational along Heliotrope Avenue, approximately 630 feet from Bayside Park, and approximately 1,200 feet from the beach. Due to the proximity to these locations, the Project is not expected to negatively impact these areas where minors are present.
 - c. The proposed alcohol sales are not anticipated to alter the operational characteristics of the cultural institution where the accessory restaurant is located such that it becomes detrimental to the area. There are limited sensitive land uses in the vicinity, and the Project will be required to comply with the conditions of approval, including the proposed hours of operation between 11a.m. to 10 p.m. daily, and a restriction from operating as a bar, tavern, cocktail lounge or nightclub.
 4. *The proximity to other establishments selling alcoholic beverages for either off-site or on-site consumption.*
 - a. The Property is located in Census Tract 627.01, which has 13 active retail alcohol licenses and a population of approximately 2,667 residents. This represents a per capita ratio of one license for every 205 residents. Orange County has a per capita ratio of one license for every 557 residents. Because the Census Tract exceeds the ratio of on-sale retail licenses to population set by the County, the area is deemed to have an undue concentration of alcohol licenses.
 - b. There are several businesses within the Corona Del Mar corridor that sell alcohol as illustrated in Table 1 below:

Table 1: Active ABC Licenses along Corona Del Mar Corridor		
Business Name	Address	ABC License Type
Sugar Fish	2600 East Coast Highway	Type 47 (On-Sale General – Eating Place)
Bandera	3201 East Coast Highway	Type 47 (On-Sale General – Eating Place)
Bamboo Bistro	2600 East Coast Highway	Type 41 (On-Sale Beer & Wine – Eating Place)
Avilas El Ranchito	2515 East Coast Highway	Type 47 (On-Sale General – Eating Place)
Zinc Café & Bar	3222 East Coast Highway	Type 41 (On-Sale Beer & Wine – Eating Place)
Papa’s Liquor	3244 East Coast Highway	Type 21 (Off-Sale General)
The Quiet Woman	3224 East Coast Highway	Type 41 (On-Sale Beer & Wine – Eating Place)
Sota Sushi	3344 East Coast Highway	Type 47 (On-Sale General – Eating Place)
El Cholo	3520 East Coast Highway	Type 47 (On-Sale General – Eating Place)
Newport Wine & Spirits	3537 East Coast Highway	Type 21 (Off-Sale General)

While there is an oversaturation of alcohol licenses in this reporting district, the Property’s proximity to other establishments selling alcohol does not raise concern due to the limited characteristics of the proposed use. Condition of Approval No. 32 explicitly prohibits the establishment from operating as a bar, tavern, cocktail lounge, or nightclub as defined by the NBMC.

- c. Although the per capita ratio of on-sale alcohol licenses to residents is higher than the average in Orange County, and the Property is within proximity to other establishments selling alcoholic beverages for on-site and off-site consumption, the operational conditions of approval recommended by the NBPD and the requirement to maintain an operator’s license will ensure compatibility with the surrounding uses and minimize alcohol related impacts.
5. *Whether or not the proposed amendment will resolve any current objectionable conditions.*
- a. No objectionable conditions are presently occurring at the Property. The Property has historically been used for as a cultural institution and has included an accessory restaurant since 1971. There is no evidence that suggests the Project will create objectionable conditions with the proposed increase in alcohol license. The sale of alcohol will complement the existing food service and will provide a convenience to the customers.

- b. The Project has been reviewed by the NBPD who has provided conditions of approval related to alcohol service. The conditions of approval ensure that the purpose and intent of Section 20.48.030 (Alcohol Sales) of the NBMC is maintained and that a healthy environment for residents and businesses is preserved. The NBPD does not anticipate detrimental conditions given the proposed limited operational characteristics and conditions.
- c. As conditioned, the owners, managers, and employees selling alcohol are required to undergo and successfully complete a certified training program in responsible methods and skills for selling alcohol.
- d. The Project does not propose late hours (after 11 p.m.), live music, or dancing. Conditions of Approval Nos. 11 and 17 of this resolution continue to limit the hours of operation and prohibit live entertainment and dancing in the accessory restaurant.

Minor Use Permit

By Section 20.52.020(F) (Conditional Use Permits and Minor Use Permits – Findings and Decision) of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

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

Facts in Support of Finding:

1. The General Plan designates the Property as Private Institutions (PI) intended to provide for privately owned facilities that serve the public, including places for religious assembly, private schools, health care, cultural institutions, museums, yacht clubs, congregate homes, and comparable facilities. An accessory restaurant use located within a cultural institution is consistent with the PI designation, as it is intended to provide a service to visitors and residents within the immediate neighborhood and surrounding area. Restaurants are common in the vicinity along Coast Highway within Corona Del Mar and are complimentary to the surrounding commercial and residential uses.
2. Land Use Element Policy LU-3.4 (Buffering Residential Areas) requires that commercial uses adjoining residential neighborhoods should be designed to be compatible and minimize impacts to these uses. The hours of operation for the accessory restaurant are proposed to be from 9 a.m. to 10 p.m., Sunday through Wednesday and 9 a.m. to 11 p.m., Thursday through Saturday. Limiting the operations to no later hours (after 11 p.m., will ensure that noise impact to residents nearby are minimized.
3. The Property is not located within a Specific Plan area.

Finding:

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

Facts in Support of Finding:

1. Pursuant to Table 2-14 (Special Purpose Zoning District Permit Requirements) of Section 20.26.020 (Special Purpose Zoning Districts Land Uses and Permit Requirements) of the NBMC, eating and drinking establishments located in the PI Zoning District that are classified as Accessory (Open to the Public), *Food Service, No Late Hours*, require the approval of a minor use permit.
2. Section 20.48.090(A)(1) (Standards – All Eating and Drinking Establishments) of the NBMC states that all activities shall be conducted entirely within an enclosed structure, with the exception of checking patron's identification, valet parking activities, and outdoor dining. The accessory restaurant will continue to comply with these provisions based on the Project plans and conditions of approval.
3. Section 20.48.090(G)(3)(b) (Permit Requirements – Outdoor Dining) of the NBMC requires that the review authority consider the relationship of outdoor dining to sensitive noise receptors. The rooftop outdoor dining areas will close at 10:00 p.m., Sunday through Wednesday and at 11 p.m., Thursday through Saturday to minimize noise impacts to residents located nearby.
4. Pursuant to Newport Beach Municipal Code (NBMC) section 20.40.040 (Off-Street Parking Spaces Required), the parking requirements for Cultural institutions require parking at a rate of 1 space per 300 square feet of gross floor area. A total of 73 parking spaces (21,864 sf/300 sf) are required and can be accommodated by the 74 off-street spaces provided. The project is for an alcohol license upgrade and will not result in an expansion or intensification of use. Therefore, no parking waivers are necessary to implement the project.
5. Pursuant to Table 3-5 (Nonresidential Structures – Minimum Storage Areas Required) of Section 20.30.120 (Solid Waste and Recyclable Materials Storage) of the NBMC, structures with a GFA between 25,001 and 50,000 square feet require a 192-square-foot trash enclosure. The existing trash enclosure on the Property is approximately 208 square feet and complies with the minimum size requirement for the cultural institution. Furthermore, the trash enclosure provides additional area to accommodate any additional waste generation common with restaurant uses.
6. As conditioned, the project will comply with all NBMC standards for eating and drinking establishments.

Finding:

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

Facts in Support of Finding:

1. An accessory restaurant has operated at this location since 1971. The Project is compatible with the other commercial uses in the area and serves as an important visitor-serving use that benefits the area.
2. The surrounding area contains various business office, retail, and visitor serving commercial uses, including accessory restaurants and take-out eating establishments. The Project is compatible with the existing and permitted uses within the area.
3. The recommended operational conditions of approval will promote compatibility with the surrounding uses. The Applicant is required to maintain substantial conformance with the approved floor plan in conjunction with a Type 47 ABC license so that the accessory restaurant's primary use is an eating and drinking establishment and not a bar, cocktail lounge, or night club.
4. The accessory restaurant operation does not include live entertainment or dancing.

Finding:

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

Facts in Support of Finding:

1. The 1.97-acre property is developed with a cultural institution which includes a research library, gardens displaying plants in lath and greenhouses, a restaurant, an art gallery, and 74-space parking lot provided on-site and off-site across Dahlia to the North of the site. The design, size, location, and operating characteristics of the use are compatible with the surrounding development.
2. The project site is located along the Corona del Mar Corridor, occupying an entire block. It is bounded by East Coast Highway, Dahlia Avenue, Third Avenue, and Fernleaf Avenue. Adequate public and emergency vehicle access, public services, and utilities exist for the existing development. Access is provided via East Coast Highway, Dahlia Avenue, Third Avenue, and Fernleaf Avenue. All utilities presently exist in the vicinity.
3. The Public Works Department, Building Division, and Fire Prevention Division have reviewed the application and the project is required to comply with all applicable codes and regulations.

Finding:

- F. *Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, nor endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.*

Facts in Support of Finding:

1. The accessor restaurant will continue to serve both residents and visitors of the City. The requested Type 47 ABC license will allow the Applicant to provide additional menu options for its patrons.
2. A restaurant has operated on the Property since 1971, suggesting a restaurant use is compatible with the surrounding neighborhood. Additional beverage options are not likely to be detrimental to the harmonious and orderly growth of the City, endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood.
3. The Project includes conditions of approval to ensure that potential conflicts with the surrounding land uses are minimized to the greatest extent possible. Turning the music off at 10 p.m. for the outdoor dining will ensure the accessory restaurant will remain in compliance with Chapter 10.26 (Community Noise Control) of the NBMC.
4. The Project includes conditions of approval to ensure that potential conflicts with the surrounding land uses are minimized to the greatest extent possible. The limited hours of operation reduces impacts to surrounding land uses and sufficient parking is available in the parking lot to accommodate the accessory restaurant. The operator is required to take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance within the facility, adjacent properties, or surrounding public areas, sidewalks, or parking lots of the accessory restaurant, during business hours, if directly related to the patrons of the establishment. Based on the NBMC requirements and the proposed conditions of approval, the Project will not result in a detriment to the surrounding community.
5. Facts 4 and 5 in support of finding D is hereby incorporated by reference.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds this Project is categorically exempt from the California Environmental Quality Act under Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.

2. The Zoning Administrator of the City of Newport Beach hereby approves Minor Use Permit filed as PA2026-0003 subject to the conditions outlined in Exhibit A, which is attached hereto and incorporated by reference.
3. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal is filed with the Community Development Director in accordance with the provisions of Title 20 (Planning and Zoning), of the Newport Beach Municipal Code.

PASSED, APPROVED, AND ADOPTED THIS 13TH DAY OF AUGUST, 2026.

Liz Westmoreland, AICP, Zoning Administrator

Attachment(s): Exhibit A – Legal Description
 Exhibit B – Conditions of Approval

EXHIBIT "A"
Legal Description

EXHIBIT "A-1"
LEGAL DESCRIPTION

The following real property in the County of Orange, State of California:

Lot 1, Block 632 of Corona del Mar as shown on a Map recorded in Book 3, Pages 41 and 42 of Miscellaneous Maps, records of Orange County, California.

EXHIBIT "A-2"
LEGAL DESCRIPTION

The following real property in the County of Orange, State of California:

Lot 5 in Block 632 of Corona del Mar, in the City of Newport Beach, as per Map recorded in Book 3, Pages 41 and 42 of Miscellaneous Maps, in the office of the County Recorder of said County.

EXHIBIT "A-3"
LEGAL DESCRIPTION

The following real property in the County of Orange, State of California:

Lot 3 in Block 632 of Corona del Mar, in the City of Newport Beach, County of Orange, State of California, as per Map recorded in Book 3, Pages 41 and 42 of Miscellaneous Maps, in the office of the County Recorder of said County.

EXHIBIT "A-4"
LEGAL DESCRIPTION

The following real property in the County of Orange, State of California:

Lot 8, Block 632, Corona del Mar as shown on a Map recorded in Book 3, Pages 41 and 42 of Miscellaneous Maps, records of Orange County, California.

EXHIBIT "A-5"
LEGAL DESCRIPTION

The following real property in the County of Orange, State of California:

Lot Six in Block Six Hundred Thirty-two of Corona del Mar, in the City of Newport Beach, shown on a Map recorded in Book 3, Pages 41 and 42 of Miscellaneous Maps, records of Orange County, California.

EXHIBIT "A-6"
LEGAL DESCRIPTION

The following real property in the County of Orange, State of California:

Lot 4 in Block 632 of Corona del Mar, in the City of Newport Beach, as per map recorded in Book 3, Pages 41 and 42 of Miscellaneous Maps, in the office of the Recorder of said County.

EXHIBIT "A-7"
LEGAL DESCRIPTION

The following real property in the County of Orange, State of California:

Lot 2 in Block 632 of Corona del Mar, in the City of Newport Beach, as per Map recorded in Book 3, Pages 41 and 42 of Miscellaneous Maps, in the office of the Recorder of said County.

2647 Coast Highway E.

EXHIBIT "A" - 8

LEGAL DESCRIPTION

PARCEL 1: Lots 10, 12 and 14 in Block 632 of Corona del Mar, in the city of Newport Beach, county of Orange, state of California, as per map recorded in book 3 pages 41 and 42 of Miscellaneous Maps, in the office of the county recorder of said county.

EXCEPT that portion of said Lot 12 described as follows:

Beginning at the most easterly corner of said Lot 12; thence southwesterly 9.76 feet along the southeasterly line of said Lot 12; thence northerly to a point on the northeasterly line of said Lot 12 northwesterly 15.12 feet from the most easterly corner of said Lot 12; thence southeasterly 15.12 feet to the point of beginning.

ALSO EXCEPT that portion of said Lot 14 described as follows:

Beginning at the most southerly corner of said Lot 14; thence northwesterly 15.12 feet along the southwesterly line of said Lot 14; thence northerly to a point on the northeasterly line of said Lot 14 northwesterly 61.59 feet from the most easterly corner of said Lot 14; thence southeasterly 25.81 feet along said northeasterly line; thence southerly 45.58 feet to a point on the southeasterly line of said Lot 14; northeasterly 6.90 feet from the most southerly corner of said Lot 14; thence southwesterly 6.90 feet to the point of beginning.

PARCEL 2: That portion of that 14 foot alley in Block 632 of Corona del Mar, in the city of Newport Beach, county of Orange, state of California, as per map recorded in book 3 pages 41 and 42 of Miscellaneous Maps, in the office of the county recorder of said county, vacated for public use by Resolution No. 3235 of the city council of said Newport Beach, a certified copy of which was recorded September 15, 1945 in book 1328 page 380 of Official Records, and described as follows:

Beginning at the most southerly corner of Lot 3 in Block D of Tract No. 323, as per map recorded in book 14 pages 40 and 41 of Miscellaneous Maps, in the office of the county recorder of said county; thence northerly to a point on the southeasterly line of Lot 14 in said Block 632 of Corona del Mar, southwesterly 23.10 feet from the most easterly corner of said Lot 14; thence northeasterly along said southeasterly line to said most easterly corner of said Lot 14; thence northwesterly 35.78 feet along the northeasterly line of said Lot 14; thence northwesterly to the most westerly corner of Lot 3 in Block D of said Tract No. 323; thence southeasterly 71.46 feet along the southwesterly line of said Lot 3, to an angle point on the westerly line of said Lot 3; thence southwesterly 46.14 feet to the point of beginning.

PARCEL 3: Lots 1, 2 and 3 in Block D of Tract No. 323, in the city of Newport Beach, county of Orange, state of California, as per map recorded in book 14 pages 40 and 41 of Miscellaneous Maps, in the office of the county recorder of said county.

EXHIBIT "A" - 9

LEGAL DESCRIPTION

PARCEL 1: Lot 5, Block D, Tract 323 as shown on a Map recorded in Book 14, pages 40 and 41 of Miscellaneous Maps, records of Orange County, California. Excepting therefrom that portion of said lot described as follows:

Beginning at the southeasterly corner of Lot 5, in Block D; thence northerly along the Coast Boulevard Street line of said Lot, a distance of 50 feet to a point; thence westerly along a line parallel to the southerly line of Lot 5, Block D to a point of intersection with the rear line of Lot 5, Block D; thence southeasterly along said rear line of Lot 5, Block D to the point of intersection with the southerly line of Lot 5 in Block D; thence easterly 102.64 feet to the point of beginning.

PARCEL 2: A Right of Way for ingress and egress over and across the following described land:

The southwesterly 10 feet (measured at right angles) of the following: Beginning at the southeasterly corner of Lot 4 in Block D of Tract 323 as shown on a Map recorded in Book 14, pages 40 and 41 of Miscellaneous Maps, records of Orange County, California, running thence northwesterly along the northeasterly line of said Lot, 25 feet to the southeasterly corner of the land conveyed to Mrs. Minnie R. Baldwin by deed recorded February 11th, 1928 in Book 131, page 151 of Official Records; thence southwesterly along the southeasterly line of said land to a point in the most westerly boundary of said Lot 4, thence southwesterly to the most westerly corner of said Lot; thence southeasterly 20.55 feet to the most westerly corner of Lot 5 in said Block D; thence northeasterly along the boundary line between Lots 4 and 5 in said Block D, 158.50 feet to the point of beginning.

(The northeasterly line of said 10-foot right of way being parallel with the southwesterly line of the above described land)

EXHIBIT "A-10"
LEGAL DESCRIPTION

The following real property in the County of Orange, State of California:

That portion of Lot 5 in Block D of Tract No. 323, in the City of Newport Beach, County of Orange, State of California, as per map thereof recorded in Book 14, Pages 40 and 41 of Miscellaneous Maps, records of said Orange County, described as follows:

Beginning at the southeasterly corner of Lot 5 in Block D; thence northerly along the Coast Boulevard Street line of said Lot a distance of 50 feet to a point; thence westerly along a line parallel with the southerly line of Lot 5 in Block D to a point of intersection with the rear line of Lot 5 in Block D; thence southeasterly along said rear line of Lot 5 in Block D to the point of intersection with the southerly line of Lot 5 in Block D; thence easterly 102.64 feet to the point of beginning.

EXHIBIT "A-11"
LEGAL DESCRIPTION

The following real property in the County of Orange, State of California:

Lot 4 in Block D of Tract No. 323, as per Map recorded in Book 14, Pages 40 and 41 of Miscellaneous Maps, in the office of the County Recorder of said County.

EXCEPT therefrom the southeasterly 25 feet thereof.

Exhibit “B”**CONDITIONS OF APPROVAL**

(Project-specific conditions are in italics)

Planning Division

1. The Project shall be in substantial conformance with the approved site plan, floor plans, and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. The Project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
3. The Applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be caused the revocation of this MUP.
4. This MUP may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained are detrimental to the public health, welfare, or materially injurious to the Property or improvements in the vicinity or if the Property is operated or maintained to constitute a public nuisance.
5. Any change in operational characteristics, expansion in the area, or other modification to the approved plans shall require review by the Planning Division. An amendment to this MUP or the processing of a new MUP or Conditional Use Permit (CUP) may be required.
6. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 (Planning and Zoning) of the NBMC.
7. A copy of the Resolution, including conditions of approval Exhibit “A” shall be incorporated into the Building Division and field sets of plans before issuance of the building permits.
8. 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 Division.
9. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 (Community Noise Control) and other applicable noise control requirements of the NBMC. Pre-recorded music may be played in the tenant space, provided exterior noise levels comply with Chapter 10.26 (Community Noise Control) of the NBMC.

10. *An outdoor sound system shall be permitted within the outdoor dining areas for music played at a background level. Music on the outdoor dining patios shall be turned off at 10 p.m. daily. Sound shall adhere to Chapter 10.26 of the Newport Beach Municipal Code.*
11. *The hours of operation for the interior and outdoor patio of the Restaurant shall be limited from 9 a.m. to 10 p.m., Sunday through Wednesday and 9 a.m. to 11 p.m., Thursday through Saturday.*
12. *The outdoor dining shall be used only in conjunction with the related adjacent establishment. The outdoor dining patio shall be limited to 1,669 square feet in area.*
13. *The Restaurant and patio seats shall be configured in a dining room setting. The dining tables and chairs are not permitted to be moved to create standing areas for food and beverage service to patrons.*
14. *A Special Events Permit is required for any event or promotional activity outside the normal operational characteristics of the approved use, as conditioned, or that would attract large crowds, involve the sale of alcoholic beverages, include any form of on-site media broadcast, or any other activities as specified in the Newport Beach Municipal Code to require such permits.*
15. *The Restaurant and patio areas may be used for private parties provided that said use is not a promotional activity and/or does not require a City issued Special Event Permit.*
16. *Fences, walls, or similar barriers shall serve only to define the outdoor dining area and not constitute a permanent all-weather enclosure.*
17. *There shall be no live entertainment or dancing allowed within the restaurant and patio areas.*
18. *The installation of roof coverings shall not have the effect of creating a permanent enclosure. The use of umbrellas for shade purposes shall be permitted. The use of any other type of overhead covering shall be subject to review and approval by the Community Development Director and may require an amendment to this use permit.*
19. *All proposed signs shall be in conformance with any approved Comprehensive Sign Program for the Property and provisions of Chapter 20.42 (Sign Standards) of the NBMC.*
20. *Temporary “sandwich” signs shall not be permitted, either on-site or off-site, to advertise the restaurant facility. 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.*

21. All lighting shall conform to the standards of Section 20.30.070 (Outdoor Lighting). The Community Development Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.
22. The exterior of the business shall be maintained free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter debris and graffiti from the premises and on all abutting sidewalks within 20 feet of the premises.
23. All trash shall be stored within the building or within dumpsters stored in the trash enclosure (three walls and a self-latching gate) or otherwise screened from view of neighboring properties, except when placed for pick-up by refuse collection agencies. The trash enclosure shall have a decorative solid roof for aesthetic and screening purposes.
24. All trash shall be stored within the building, except when placed for pick-up by refuse collection agencies. The applicant shall ensure that the trash dumpsters and/or receptacles are maintained to control odors. This may include the provision of either fully self-contained dumpsters or periodic steam cleaning of the dumpsters, if deemed necessary by the Planning Division. Cleaning and maintenance of trash dumpsters shall be done in compliance with the provisions of Title 14, including all future amendments (including Water Quality related requirements).
25. Trash receptacles for patrons shall be conveniently located inside of the establishment. The exterior of the business shall be maintained free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter debris and graffiti from the premises and on all abutting sidewalks within 20 feet of the premises.
26. Storage outside of the building in the front or at the rear of the property shall be prohibited, with the exception of the trash container on pick-up days.
27. Should the Property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the current business owner, property owner or leasing agent.
28. 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 **Sherman Garden and Library MUP including, but not limited to, the Minor Use Permit filed as PA2026-0003**. 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.

Police Department

29. The Alcoholic Beverage Control License shall be limited to a Type 47 (On-Sale General) ABC License.
30. The applicant shall comply with all federal, state, and local laws, and all conditions of the Alcoholic Beverage License. Material violation of any of those laws or conditions in connection with the use is a violation and may be cause for revocation of the use permit.
31. All owners, managers and employees serving alcoholic beverages during tastings shall undergo and successfully complete a certified training program in responsible methods and skills for selling alcoholic beverages within 60 days of hire. This training must be updated every 3 years regardless of certificate expiration date. The certified program must meet the standards of the certifying/licensing body designated by the State of California. The establishment shall comply with the requirements of this section within 60 days of approval. Records of each owner's manager's and employee's successful completion of the required certified training program shall be maintained on the premises and shall be presented upon request by a representative of the City of Newport Beach.
32. Approval does not permit the premises to operate as a bar, tavern, cocktail lounge or nightclub as defined by the Newport Beach Municipal Code.
33. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee.
34. No games or contests requiring or involving the consumption of alcoholic beverages shall be allowed.
35. The exterior of the business shall be maintained free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter, 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.
36. Petitioner shall not share any profits or pay any percentage or commission to a promoter or any other person based upon monies collected as a door charge, cover charge, or any other form of admission charge, including minimum drink orders or the sale of drinks.
37. 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 Newport Beach Municipal Code to require such permits.

38. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The licensee shall at all times maintain records, which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. These records shall be kept no less frequently than on a quarterly basis and shall be made available to the Police Department on demand.
39. There shall be no exterior advertising or signs of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
40. Strict adherence to maximum occupancy limit is required.
41. The operator of the restaurant facility shall be responsible for the control of noise generated by the subject facility. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 and other applicable noise control requirements of the Newport Beach Municipal Code.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Minor Use Permit (PA2026-0003)

2647 East Coast Highway

Attachment No. ZA 3

Applicants Project Description Letter

Sherman Library Gardens Minor Use Permit Description / Justification

2647 East Coast Highway

Revision: April 3, 2026

In accordance with Chapter 20.52 of the Zoning Code Sherman Library and Gardens is seeking a minor use permit for modification and adjustment to existing liquor license for property 2647 East Coast Highway, Corona Del Mar. Project consists of Building 2 Restaurant Renovation of the Existing Gift Shop into a restaurant, including the addition of a second-story rooftop outdoor dining area, Community building with catering kitchen, as well as use of grounds for private/programmed events. This request is to adjust approved California liquor license to a Type 47 for entire site, not limited to individual building or area.

In accordance to Section 20.52.020 F the project and the operation is:

1. Consistent with the general plan and the current use of Cultural Institutions, refer to explanation below.

The Sherman Library and Gardens currently operates and will continue to operate as a well-established cultural destination in Newport Beach, providing educational programming, community events, and a publicly accessible green space within the city. Utilization of a Type 47 license supports these functions by providing hospitality services that are complementary to the institution's mission and programming including support of events, dining, and hosting of charitable promotion. Operations are conducted in a manner that respects the character of the surrounding area, encourage walkability. The facility has a long history of successfully hosting visitors, educational programs, and community gatherings without adverse impacts. As such, the use contributes positively to the cultural vitality and quality of life within the CDM Village in support of the zoning which will remain a Cultural institution.

2. The use is allowed per current zoning and is not changing the use from the current. The site is compliant with the applicable provisions of the Zoning Code and Municipal Code. Refer to proceeding documents and paragraphs below in support of the continued operation.

The Sherman Library and Gardens will continue to operate as a Cultural institution in compliance with all the Zoning and Municipal Code requirements. The request for a Type 47 license is to enhance the botanical garden or cultural institution experience, a Type 47 enables:

- Dining experiences, for long-term sustainable income that enhance the mission of Sherman. A license of similar type has been part of Sherman's amenities for many years, and consistent with other cultural institutions locally, regionally, and nationally
- Private events such as weddings, anniversary parties, memorials
- Public programs like garden parties, lectures, galas, donor dinners or seasonal festivals

This flexibility supports both regular visitor experiences and special fundraising events. Because spirits can be served (not just beer and wine), event pricing and revenue potential are higher, allowing for increased revenue to the gardens, supporting the overall mission and programming available to the community. Additionally, through the lease agreement with the operator, the inclusion of a Type 47 creates sustainable income as rental income to Sherman, a local non-profit. This allows for expanded community programs, engagements and increased mission impact.

COMMON FOR CULTURAL INSTITUTIONS

Many cultural institutions, Sherman included, hosts occasional fundraising events and/or revenue generating programming that are further supported by a Type 47. This is a commonly held license within Southern California Cultural institutions and not outside the norm for Cultural Institutions. The following institutions operate restaurants or catering programs where Type 47 licenses are either held independently or by the associated dining or catering operator.

1. The Huntington Library, Art Museum, and Botanical Gardens
2. Descanso Gardens
3. The Broad
4. Orange County Museum of Art (OCMA)
5. Los Angeles County Museum of Art (LACMA)
6. South Coast Botanic Garden
7. The Getty Center
8. The Getty Villa
9. San Diego Museum of Art
10. Museum of Contemporary Art (MOCA)
11. Gardens & Arboretums
12. Los Angeles County Arboretum & Botanic Garden
13. Santa Barbara Botanic Garden
14. The Arboretum of Los Angeles County

15. Walt Disney Concert Hall (LA Phil)
16. Segerstrom Center for the Arts

SIMPLICITY IN OPERATIONS

Currently when a Type 47 is obtained for temporary use, it creates additional organizational needs and complications that take away from the main mission purpose. By holding the Type 47, it will allow for operational simplicity. Without a Type 47 license, Sherman often has to rely on:

- Temporary alcohol permits
- Outside licensed caterers
- Beer-and-wine-only licenses

A Type 47 allows Sherman, with its operating partner, to operate consistently without needing event-by-event approvals, which simplifies logistics and reduces costs to the non-profit.

- 3. The design and characteristics of the facility are compliant with the applicable provisions of the zoning and municipal code, refer to proceeding documents in support and explanation further below.**

The design and characteristics of the facility are compliant with the applicable provisions of the zoning and municipal code. The site has long operated as a public-serving cultural institution that integrates gardens, educational programming, and visitor amenities, including food service. The inclusion of a Type 47 license is consistent with these existing functions and supports the institution's role as a community gathering place. As outlined in the preceding documents, the facility has been designed to accommodate hosting events, dining, and hospitality services and educational programming in a manner that complements the overall visitor experience while remaining compatible with surrounding uses.

- 4. The site is suitable for the design and operating characteristics of the facility and has been operating in this capacity to date, refer to proceeding documents in support and explanation further below.**

The site is suitable for the design and operating characteristics of the facility and has been operating in this capacity to date. The physical layout and design of the gardens support a dining or gathering experience with a Type 47 license. Dining areas are integrated within designated visitor spaces and are thoughtfully located to

complement the garden environment while maintaining clear circulation patterns for guests. Outdoor seating areas are clearly delineated as part of the dining or program experience, encouraging visitors to gather, dine, and engage with the landscape in a manner that aligns with the institution's mission of education, horticulture, and community connection. The gardens regularly host programs, lectures, exhibitions, and special events that bring the public together in a shared cultural setting. The availability of food and beverage service enhances these programs and encourages visitors to remain on site longer, supporting deeper engagement with the institution and its offerings. The facility has historically supported similar hospitality and event functions, demonstrating that the site is well suited for this type of operation.

5. Consistent with current operation and does not cause any detriment to the growth of the city or cause a hazard for public interest in the current neighborhood.

The proposed use is consistent with the existing operations of the institution and does not introduce new impacts that would be detrimental to the growth of the city, CDM Village, or the public interest of the direct surrounding neighborhood. For many years, the community, members and visitors have asked for this as an expanded offering with the garden setting. Block parties were performed in 2023 where neighbors within 300' of the garden as well as members and donors were invited to provide feedback on the amenities of Sherman. The expansion of the amenities to a Type 47 was a key takeaway from the surveys and feedback.

The project consists of:

- Lot Area: 86,101 SF, refer to G0.002
- Lot Width: approximately 344.98', refer to A1.002
- Lot Depth: Approximately 410', refer to A1.002
- Setbacks: Setbacks are existing and not modified.
- Gross Floor Area: 21,864 SF, refer to G0.002
- Floor Area Ratio: Allowed of 0.3 per zoning and project is at 0.25.
- Building / Lot Coverage: The building coverage is 21,864 SF
- Max Building Height: 35'-3", Refer to A1.003 and A1.005
- Landscaping %: 72%
- Paving Percentage: 10%
- Number of employees: 40
- Number of seats: Total 104, refer to A2.251-TI and A2.252-TI

- Dwelling Unit: 0, Not applicable
- Hours of Operation:
 - o 9am to 10pm, weeknights Sun to Wednesday,
 - o 9am to 11pm, Thursday, Friday and Saturday,
 - o No noise after 10pm.
- Use: Public Institution with conditional use for restaurant, no change
- The plot plan information can be found on the following sheets: A1.001, A1.002, A1.003,
- A1.004, A1.005, C1.01, C2.01, C3.01, C5.01
- The floor plans can be found on the following sheets: A2.111, A2.121, A2.211, A2.211-TI,
- A2.212, A2.212-TI, A2.221, A2.251-TI, A2.252-TI
- Elevations can be found on the following sheets: A3.101, A3.200, A3.201
- The landscape and irrigation information can be found on the following sheets: L1.01, L1.02,
- L2.01, L2.02, L4.01, L8.00, L8.01, L8.02, L9.01.
- The finish materials can be found on the following sheets: A0.401
- Photos of existing site found on the following sheets: G0.105 and G0.106

Attachment No. ZA 4

Project Plans



SHERMAN LIBRARY AND GARDENS

MINOR USE PERMIT SUBMISSION
1.9.2026

2647 East Coast Hwy, Corona Del Mar, CA 92625

GENSLER PROJECT NUMBER: 007.3778.000

OWNER



SHERMAN LIBRARY AND GARDENS
2647 East Coast Hwy, Corona Del Mar, CA
92625

ARCHITECT (DPRC)

Gensler

4675 MacArthur Court
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Newport Beach, CA 92660
United States

Tel 949.863.9434
Fax
949.553.1676

STRUCTURE ENGINEER



1501 Quail Street
Suite 150
Newport Beach CA 92660
USA

Tel 949.418.6722

CIVIL ENGINEER



701 N Parkcenter Drive
Santa Ana CA 92705
USA

Tel 714.560.8211

GEOTECH / SOIL ENGINEER



2600 MICHELSON DRIVE, SUITE 400 Tel 949.463.2551
IRVINE CA 92612
USA

LANDSCAPE ARCHITECT



LIFESCAPES
17461 Derian Ave Suite 202
Irvine CA 92614
USA

Tel 949.476.8888

MEP ENGINEER



3187 C Airway Ave Suite C
Costa Mesa CA 92626
USA

Tel 626.650.0350

LIGHTING DESIGNER



firstcircle
3187 C Airway Ave
Costa Mesa CA 92626
USA

Tel 949.681.0500

FOOD SERVICE



ENTERPRISES

291 W MacArthur Blvd Suite 126
Santa Ana, CA 92704

Tel 714.429.9914



EXISTING BUILDING ALONG PCH AND FERNLEAF



EXISTING BUILDING ALONG PCH



EXISTING BUILDING ALONG PCH AND DAHLIA



EXISTING BUILDING ALONG FERNLEAF



EXISTING BUILDING ALONG FERNLEAF



EXISTING BUILDING ALONG FERNLEAF



EXISTING BUILDING ALONG THIRD



EXISTING BUILDING ALONG THIRD



EXISTING BUILDING ALONG THIRD



EXISTING BUILDING ALONG DAHLIA AND PCH



EXISTING BUILDING ALONG DAHLIA



EXISTING BUILDING ALONG DAHLIA

SHERMAN LIBRARY AND GARDENS

2647 East Coast Hwy, Corona Del Mar, CA
92625

Gensler

4675 MacArthur Court
Suite 100
Newport Beach, CA 92660
United States
Tel 949.863.9434
Fax 949.583.1676

△ Date	Description
9/12/2025	PHASE 1 ISSUED FOR PERMIT
E 12/22/2025	PHASE 1 2ND PLAN CHECK CORRECTIONS

Seal / Signature



Project Name

Project Number

007.3778.000

Description

EXISTING BUILDING PHOTOGRAPHY

Scale

G0.105

© 2025 Gensler



EXISTING BUILDING ALONG PCH



EXISTING BUILDING ALONG PCH



EXISTING BUILDING ALONG PCH



EXISTING BUILDING ALONG PCH



EXISTING BUILDING ALONG PCH



EXISTING BUILDING ALONG PCH



EXISTING BUILDING ALONG DAHLIA



EXISTING WALL AND GATE ALONG DAHLIA



EXISTING WALL ALONG DAHLIA



EXISTING BUILDING ALONG DAHLIA

SHERMAN LIBRARY AND GARDENS

2647 East Coast Hwy, Corona Del Mar, CA
92625

Gensler

4675 MacArthur Court
Suite 100
Newport Beach, CA 92660
United States

Tel 949.863.9434
Fax 949.953.1676

△ Date	Description
9/12/2025	PHASE 1 ISSUED FOR PERMIT
E 12/22/2025	PHASE 1 2ND PLAN CHECK CORRECTIONS

Seal / Signature



Project Name

Project Number

007.3778.000

Description

EXISTING BUILDING PHOTOGRAPHY

Scale

G0.106

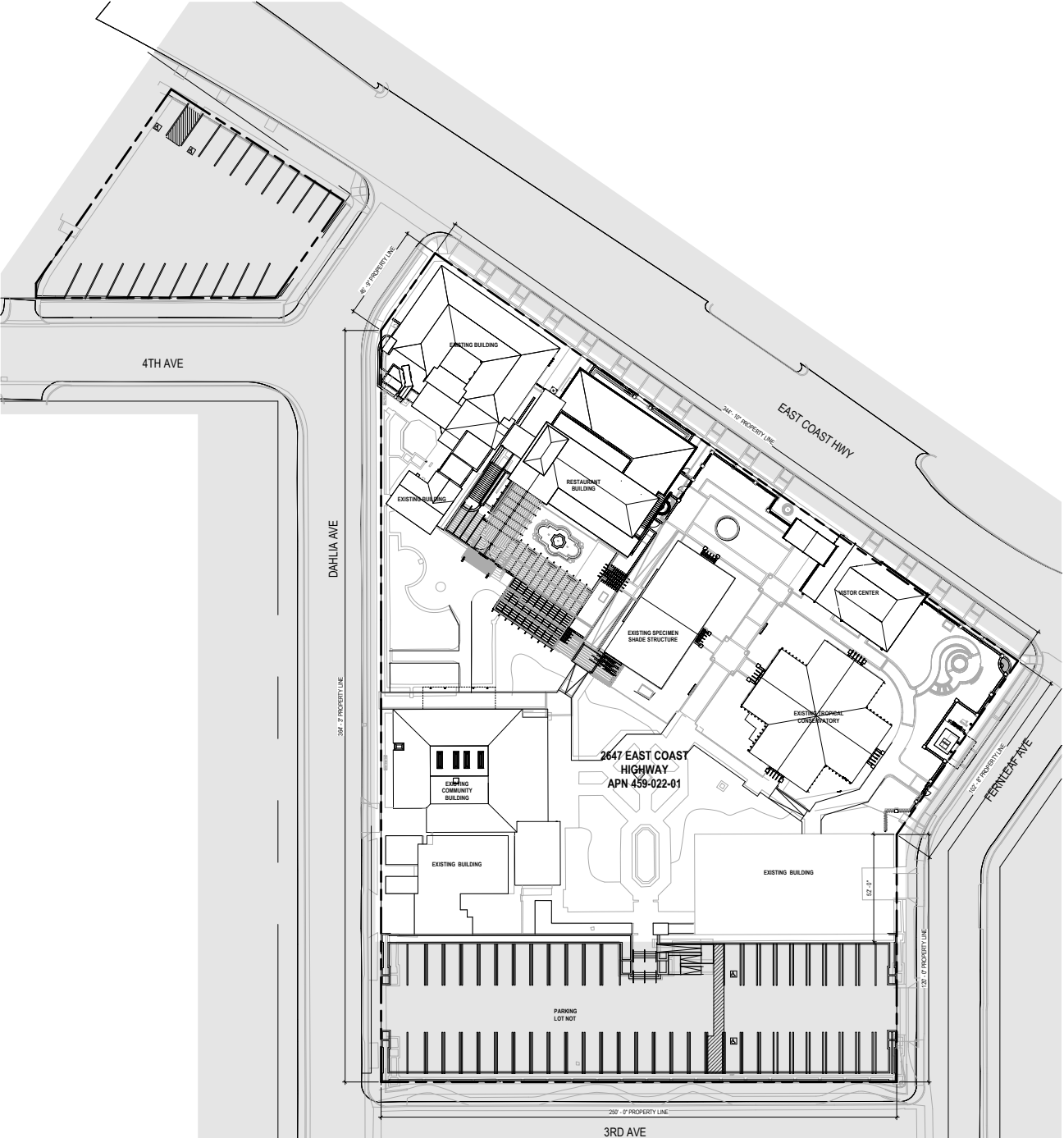
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SHERMAN
LIBRARY AND
GARDENS

2647 East Coast Hwy, Corona Del Mar, CA
92625

Gensler

4675 MacArthur Court
Suite 100
Newport Beach, CA 92660
United States
Tel 949.953.5434
Fax 949.953.1076



Date Description

Seal / Signature

Project Name

Project Number

007.3778.000

Description

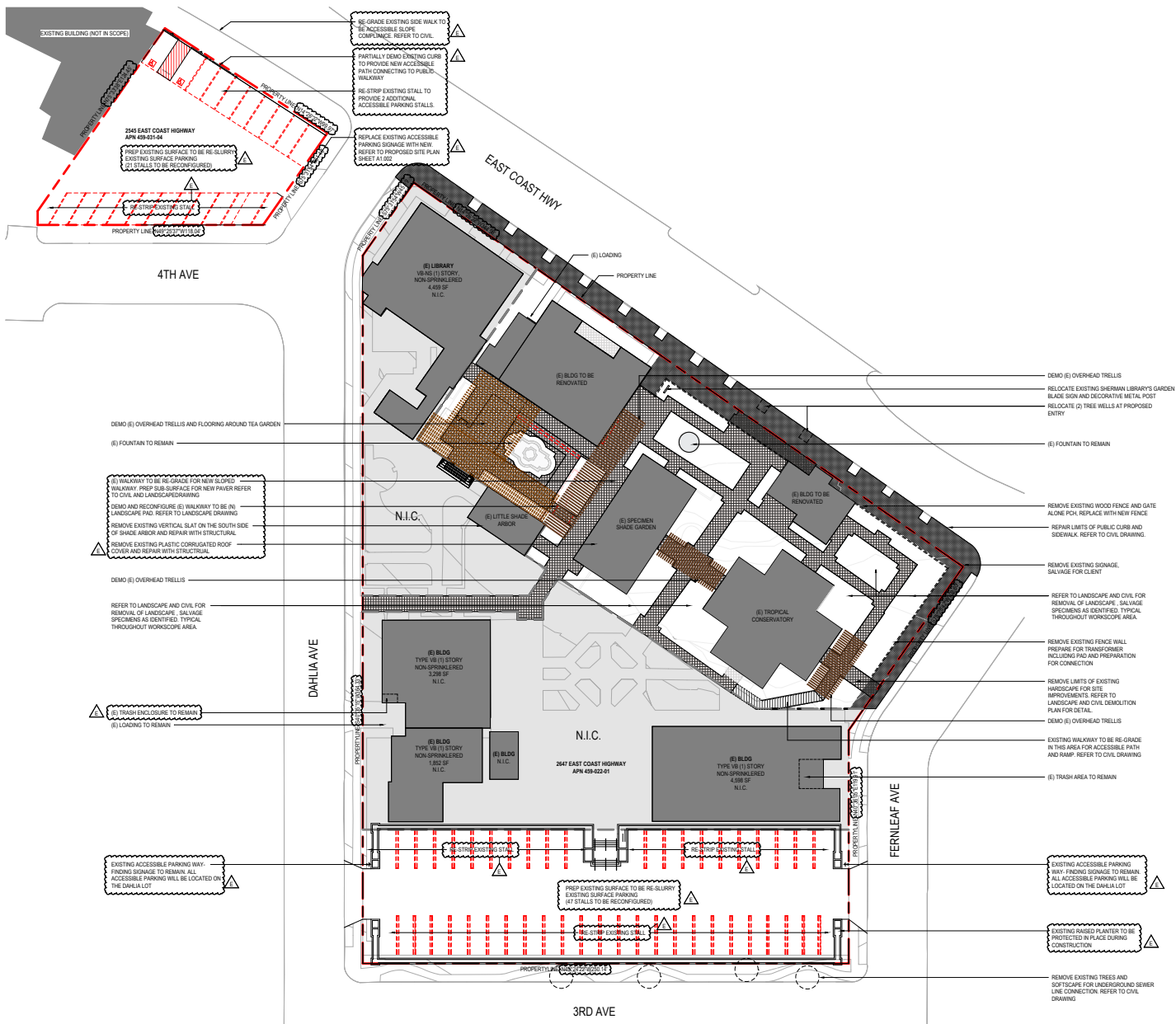
SITE PLAN PREMISE DRAWING

Scale

1" = 20'-0"

A1.04

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1 OVERALL SITE DEMOLITION PLAN
SCALE: 3/4" = 1'-0"

SHEET NOTES

1. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL VISIT THE SITE PRIOR TO SUBMITTING HIS PROPOSAL TO BECOME FAMILIAR WITH ALL EXISTING FIELD CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. THE DEMOLITION CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION MEASURES TO SAFEGUARD THE PUBLIC DURING CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES TO SAFEGUARD AGAINST THE INTERRUPTION OF SERVICES TO THE PUBLIC.
4. OWNER HAS FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS. ALL EXISTING PERSONAL PROPERTY TO BE REMOVED BY OTHERS PRIOR TO DEMOLITION. ALL REMAINING ITEMS ARE THE PROPERTY OF THE OWNER. GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER THE SALVAGE OF FURNITURE, FURNISHINGS, DOORS & MISCELLANEOUS EQUIPMENT.
5. WHILE AN ATTEMPT HAS BEEN MADE TO SHOW THE ITEMS TO BE REMOVED, IT IS THE RESPONSIBILITY OF THE VARIOUS CONTRACTORS TO CONDUCT ON-SITE EXAMINATIONS AND FAMILIARIZE THEMSELVES WITH THE ACTUAL SITE CONDITIONS. ADDITIONAL ITEMS, NOT SHOWN TO BE REMOVED, INTERFERING WITH THE COMPLETE REMOVAL OF THE EXISTING BUILDING, SHALL BE REMOVED WITHOUT ADDITIONAL COST TO THE OWNER.
6. CARE SHOULD BE EXERCISED IN THE REMOVAL OF WORK TO PREVENT THE RELEASE OF TOXIC SUBSTANCES. SHOULD TOXIC SUBSTANCES, SUCH AS ASBESTOS BE ENCOUNTERED, THE OWNER AND ARCHITECT SHALL BE NOTIFIED UPON AUTHORIZATION. THE DISPOSAL OF SAME SHALL CONFORM TO ALL GOVERNMENT CODES AND REGULATIONS. DISPOSAL SHALL BE DONE ONLY BY CONTRACTORS LICENSED FOR THIS WORK.
7. DURING DEMOLITION AND CONSTRUCTION OPERATIONS, PROVIDE ALL NECESSARY PROTECTION AND SAFE PASSAGE FOR THE PUBLIC, SUCH AS BUT NOT LIMITED TO: BARRICADES, TEMPORARY PARTITIONS, DIRT BARRIERS, SIGNS, ETC. ERECT AND MAINTAIN THESE BARRIERS TO THE SATISFACTION OF THE OWNER AND ARCHITECT AND ALL APPLICABLE RULES AND REGULATIONS.
8. CONTRACTOR SHALL TAKE PRECAUTIONS AS TO MINIMIZE DAMAGE TO ITEMS TO REMAIN, INCLUDING ALL UTILITIES. DURING DEMOLITION AND CONSTRUCTION OPERATIONS, ITEMS NOT SPECIFICALLY NOTED FOR REMOVAL THAT ARE DAMAGED, SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
9. COORDINATE CONSTRUCTION TRAFFIC, MOVEMENT OF CONSTRUCTION MATERIALS AND STORAGE OF REFUSE CONTAINERS WITH THE OWNER.
10. DEMOLISH ENTIRE BUILDING SLAB, STRUCTURE, UTILITIES, AND DISPOSAL AND RECYCLE OF ALL APPLICABLE ELEMENTS.
11. TEN DAYS PRIOR TO DEMOLITION, CONTRACTOR TO GIVE NOTIFICATION TO SCAGM AND RECEIVE ALL NECESSARY APPROVALS.
12. ALL ABATEMENT IS TO OCCUR IN ACCORDANCE TO SCAGM MEASURES. ASBESTOS REMOVAL CLEARANCE REPORT SHALL BE SUBMITTED UPON REMOVAL OF ALL HAZARDOUS ITEMS AND CLEARANCE OBTAINED.
13. ALL UTILITIES SHALL BE SAFF OFF AND CAPPED PRIOR TO THE START OF ANY DEMOLITION WORK.
14. CONSTRUCTION WASTE DISPOSAL AND RECYCLING IS TO BE IN ACCORDANCE TO CALIFORNIA GREEN BUILDING STANDARDS SECTION 4.408.
15. WORK HOURS ARE BETWEEN 7:00 AM AND 5:00 PM MONDAY THROUGH SATURDAY WITH NO WORK PERMITTED ON SUNDAY PER MIMC.
16. TRUCK HAUL ROUTES WILL REQUIRE APPROVAL BY CITY OF NEWPORT BEACH.

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Date	Description
9/12/2025	PHASE 1 ISSUED FOR PERMIT
8/15/2025	PHASE 1 1ST PLAN CHECK CORRECTIONS
8/12/2025	PHASE 1 2ND PLAN CHECK CORRECTIONS

Seal / Signature



Project Name

Project Number

007.3778.000

Description

EXISTING SITE PLAN

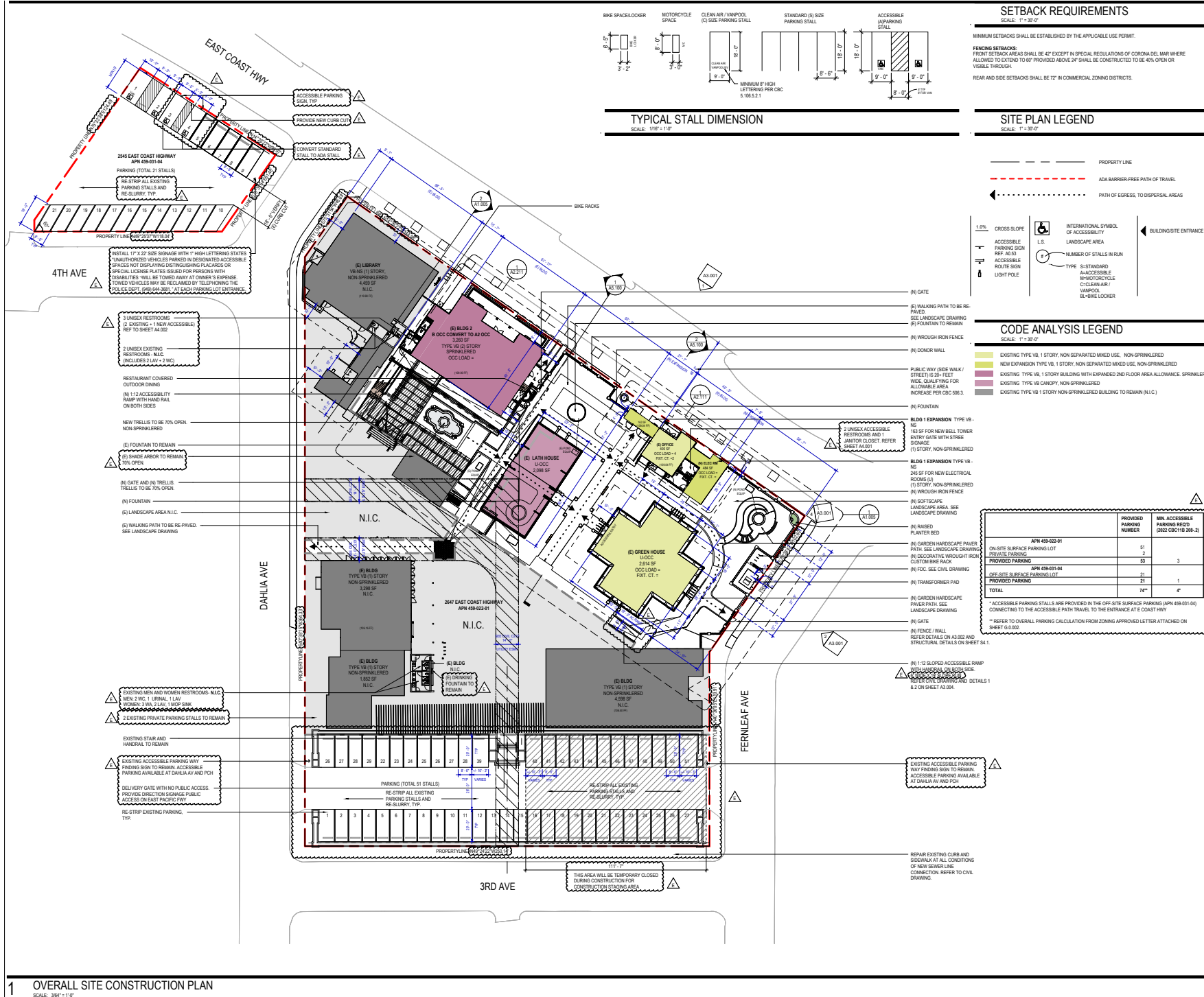
Scale

As indicated

A1.001

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49



1 OVERALL SITE CONSTRUCTION PLAN
SCALE: 3/8" = 1'-0"

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SETBACK REQUIREMENTS

SCALE: 1" = 30'-0"

MINIMUM SETBACKS SHALL BE ESTABLISHED BY THE APPLICABLE USE PERMIT.

FENCING SETBACKS:
FRONT SETBACK AREAS SHALL BE 42' EXCEPT IN SPECIAL REGULATIONS OF CORONA DEL MAR WHERE ALLOWED TO EXTEND TO 60' PROVIDED ABOVE 24" SHALL BE CONSTRUCTED TO BE 40% OPEN OR VISIBLE THROUGH.

REAR AND SIDE SETBACKS SHALL BE 72' IN COMMERCIAL ZONING DISTRICTS.

TYPICAL STALL DIMENSION

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

BIKE SPACER/LOCKER
MOTORCYCLE SPACE
CLEAN AIR / VANPOOL
(C) SIZE PARKING STALL
STANDARD (S) SIZE PARKING STALL
ACCESSIBLE (A) PARKING STALL

SITE PLAN LEGEND

SCALE: 1" = 30'-0"

PROPERTY LINE
ADA BARRIER-FREE PATH OF TRAVEL
PATH OF EGRESS, TO DISPERSAL AREAS

1.0% CROSS SLOPE
ACCESSIBLE PARKING SIGN REF. A3.53
ACCESSIBLE ROUTE SIGN
LIGHT POLE

INTERNATIONAL SYMBOL OF ACCESSIBILITY
LANDSCAPE AREA
NUMBER OF STALLS IN RUN
TYPE: S-STANDARD
A-ACCESSIBLE
B-MOTORCYCLE
C-CLEAN AIR / VANPOOL
D-BIKE LOCKER

BUILDING/SITE ENTRANCE

CODE ANALYSIS LEGEND

SCALE: 1" = 30'-0"

EXISTING TYPE VB, 1 STORY, NON SEPARATED MIXED USE, NON-SPRINKLERED
NEW EXPANSION TYPE VB, 1 STORY, NON SEPARATED MIXED USE, NON-SPRINKLERED
EXISTING TYPE VB, 1 STORY BUILDING WITH EXPANDED 2ND FLOOR AREA ALLOWANCE, SPRINKLERED
EXISTING TYPE VB CANOPY, NON-SPRINKLERED
EXISTING TYPE VB 1 STORY NON-SPRINKLERED BUILDING TO REMAIN (N.I.C.)

APN	PROVIDED PARKING NUMBER	MIN. ACCESSIBLE PARKING REQ'D (DRC CDS 11B 266.2)
APN 49-022-01	51	3
ON-SITE SURFACE PARKING LOT	51	3
PROVIDE PARKING	53	3
APN 49-031-04	21	1
OFF-SITE SURFACE PARKING LOT	21	1
PROVIDED PARKING	74	4
TOTAL	74	4

* ACCESSIBLE PARKING STALLS ARE PROVIDED IN THE OFF-SITE SURFACE PARKING (APN 49-031-04) CONNECTING TO THE ACCESSIBLE PATH TRAVEL TO THE ENTRANCE AT E COAST HWY

REFER TO OVERALL PARKING CALCULATION FROM ZONING APPROVED LETTER ATTACHED ON SHEET 0.0.02.

APR 12/2025 PHASE 1 ISSUED FOR PERMIT
B 9/15/2025 PHASE 1 1ST PLAN CHECK CORRECTIONS
E 12/22/2025 PHASE 1 2ND PLAN CHECK CORRECTIONS

Scale / Signature

Project Name

Project Number
007.3778.000

Description
PROPOSED SITE PLAN

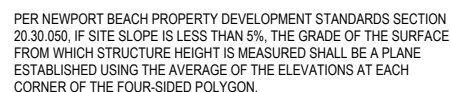
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$$\text{AVERAGE GRADE PLANE} = (111.00 + 107.47 + 99.00 + 98.90) / 4$$
$$= 104.09$$

MAX HEIGHT (SLOPED ROOF) PER ZONING = 37'-0" FROM AVERAGE GRADE PLANE OF 104.09
= 141.09

MAX HEIGHT (FLAT ROOF) PER ZONING = 32'-0" FROM AVERAGE GRADE PLANE OF 104.09
= 136.09

SITE SLOPE = (111.00-98.90)/460'
= **2.63%** (<5%)

1 AVERAGE GRADE PLANE CALCULATION

Date	Description
5/12/2025	PHASE 1 ISSUED FOR PERMIT
E 12/22/2025	PHASE 1 2ND PLAN CHECK CORRECTIONS

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Project Name

Project Number
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Description
AVERAGE GRADE SITE DIAGRAM

Scale
3/64" = 1'-0"

A1.003

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Date	Description
9/10/2023	SD ENTITLEMENT SUBMISSION
12/22/2025	PHASE 1 2ND PLAN CHECK CORRECTIONS

Seal / Signature



Project Name

Project Number

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AREA DIAGRAMS

Scale
NOT TO SCALE

A1.004

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AREA DIAGRAM - EXISTING SITE PLAN

	EXISTING	PROPOSED
A BUILDING		
Level 1 Administration	932	0
Retail	0	581
Support	0	658
Sub Total	932	1,239
B Building		
Level 1 Retail	2632	0
Level 1 Restaurant	0	2632
Level 1 Support	628	628
Level 2 Restaurant	0	107
Level 2 Support	0	0
Sub Total	3,260	3,367
C Building		
Level 1 Support	2301	821
Administration	0	1480
Sub Total	2,301	2,301
D Building		
Level 1 Restaurant	1664	0
Support	1237	1237
Education	0	1664
Sub Total	2,901	2,901
E BUILDING		
Level 1 Cultural Institution	4438	4438
Sub Total	4438	4438
G BUILDINGS		
G1	3150	3150
G2	4468	4468
Sub Total	7,618	7,618
Overall Total	21,450	21,864
FAR allowable	25,850	

AREA TABLE - EXISTING / PROPOSED

AREA DIAGRAM - PROPOSED SITE PLAN

2545 EAST COAST HIGHWAY
APN 459-031-04

2647 EAST COAST HIGHWAY
APN 459-022-01

FLOOR AREA NARRATIVE

THE PROPOSED PROJECT CONSISTS OF LIMITED IMPROVEMENTS TO TWO EXISTING BUILDINGS ON THE SITE, WHILE ALL OTHER EXISTING BUILDINGS' FOOTPRINT REMAIN UNCHANGED.

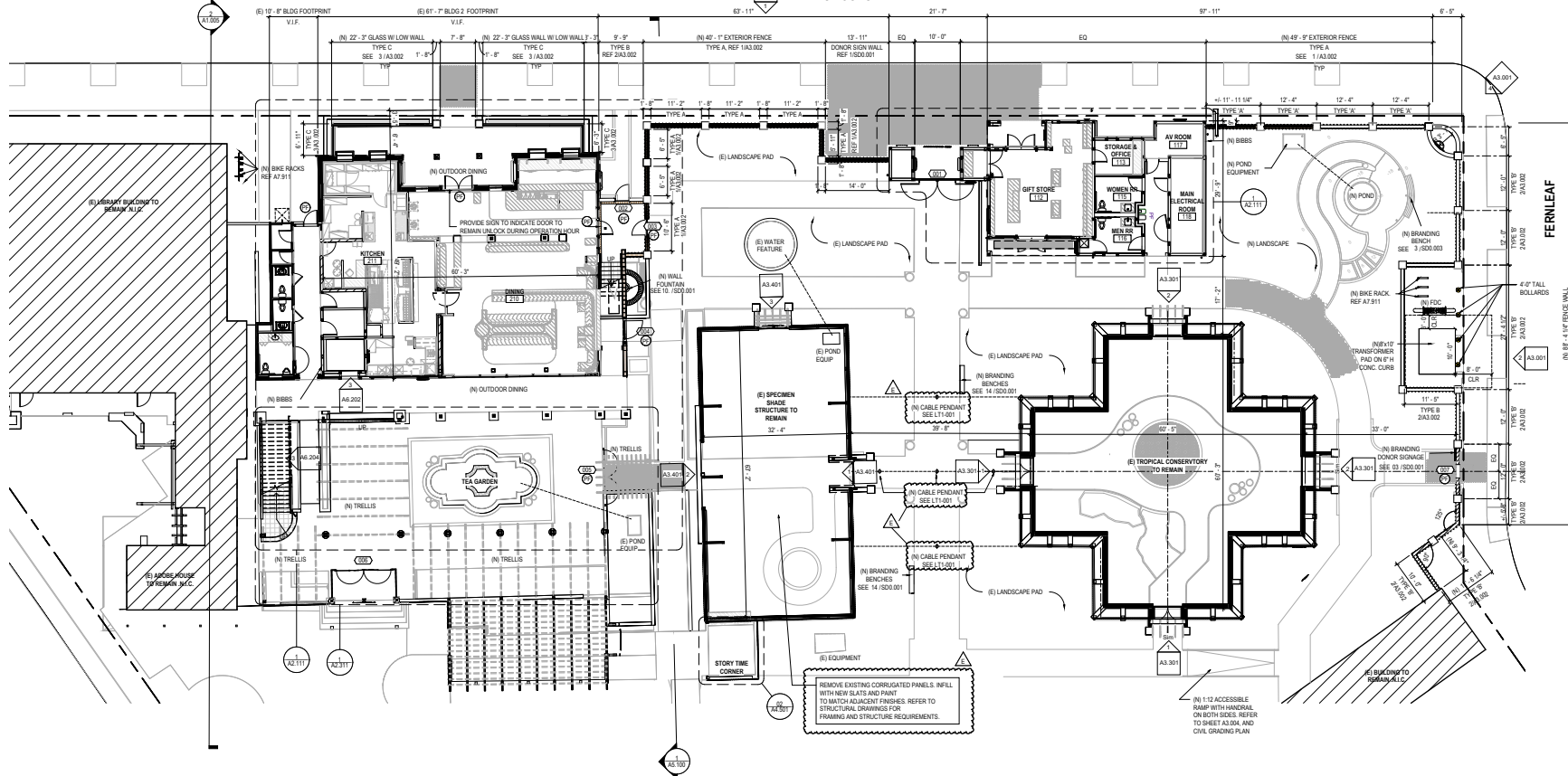
BUILDING A IS AN EXISTING OFFICE BUILDING THAT WILL BE CONVERTED TO A VISITOR CENTER. AS PART OF THIS SCOPE, A SMALL BUILDING ADDITION OF 307 SQUARE FEET IS PROPOSED TO ACCOMMODATE THE MAIN ELECTRICAL ROOM. THIS RESULTS IN AN INCREASE IN BUILDING A'S FLOOR AREA FROM 932 SQUARE FEET EXISTING TO 1,239 SQUARE FEET PROPOSED.

BUILDING B IS AN EXISTING ONE-STORY RETAIL BUILDING THAT WILL BE CONVERTED TO A RESTAURANT. A TWO-STORY ROOFTOP DINING AREA IS PROPOSED ABOVE THE EXISTING STRUCTURE, RESULTING IN A NET INCREASE OF 37 SQUARE FEET FOR ENCLOSED BCH AREA AND UTILITY ROOM THAT SERVICE THE ROOFTOP DINING AREA. THE ROOFTOP DINING AREA IS DESIGNED TO BE MORE THAN 65 PERCENT OPEN ON THREE SIDES, CONSISTENT WITH ZONING REQUIREMENTS. THE TOTAL FLOOR AREA OF BUILDING B INCREASES FROM 3,260 SQUARE FEET EXISTING TO 3,367 SQUARE FEET PROPOSED.

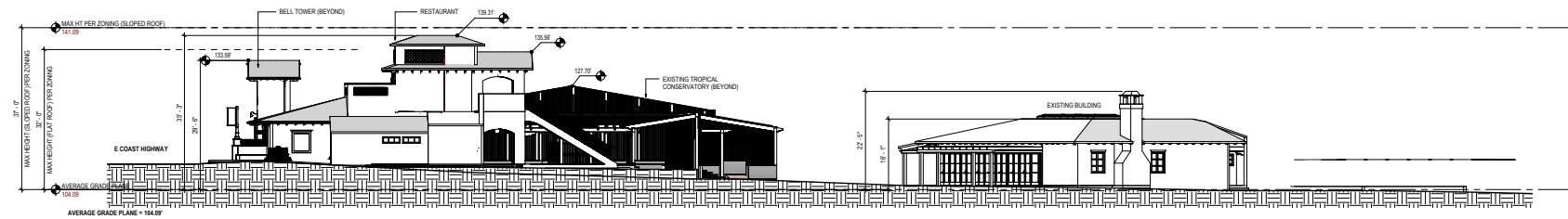
ALL OTHER BUILDINGS ON THE SITE, INCLUDING THE LIBRARY (BUILDING E), COMMUNITY CENTER (BUILDING D), OFFICE BUILDING (BUILDING C), AND GREENHOUSE STRUCTURES (BUILDINGS G1 AND G2), WILL REMAIN AS-IS, WITH NO CHANGES TO BUILDING FOOTPRINT OR FLOOR AREA.

OVERALL, THE EXISTING TOTAL FLOOR AREA ON THE SITE IS 21,450 SQUARE FEET. THE PROPOSED TOTAL FLOOR AREA IS 21,864 SQUARE FEET, REPRESENTING A NET INCREASE OF 414 SQUARE FEET. THE PROPOSED DEVELOPMENT REMAINS WELL BELOW THE ALLOWABLE FLOOR AREA OF 25,850 SQUARE FEET AND THEREFORE CONFORMS TO THE APPROVED ZONING CLEARANCE LETTER AND APPLICABLE FAR REQUIREMENTS.

EAST COAST HWY



1 ENLARGED SITE PLAN
SCALE: 1" = 10' 0"



2 OVERALL SITE SECTION - NORTH / SOUTH
SCALE: 3/32" = 1' 0"

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9/12/2025	PHASE 1 ISSUED FOR PERMIT
8/15/2025	PHASE 1 1ST PLAN CHECK CORRECTIONS
12/22/2025	PHASE 1 2ND PLAN CHECK CORRECTIONS

Seal / Signature



Project Name

Project Number

007.3778.000

Description
ENLARGED PROPOSED SITE PLAN & SITE SECTIONS

Scale
As indicated

A1.005

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Architectural Drafting
Interior Design
Landscape Architecture

AutoCAD
Revit
SketchUp
Enscape
Lumion

Date	Description
9/12/2025	ISSUED FOR PERMIT
8/15/2025	1ST PLAN CHECK CORRECTIONS
8/12/2025	2ND PLAN CHECK CORRECTIONS

Seal / Signature



Project Name

Project Number

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Description

EXISTING CONDITION

Scale

C2.01

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LEGEND

33	EXISTING CONTOURS	WM	WATER METER
---	CENTERLINE	FF	FINISH FLOOR
---	RIGHT OF WAY	GF	GARAGE FINISH FLOOR
---	PROPERTY LINE	CL	CENTER LINE
---	CITY EASEMENT LINE	E	PROPERTY LINE
---	EXISTING CURB	R/W	RIGHT-OF-WAY
---	EDGE LINE / GRADE BREAK	PA	PLANTED AREA
---	EXISTING SANITARY SEWER	PP	POWER POLE
---	EXISTING STORM DRAIN	FS	FINISHED SURFACE
---	EXISTING WATER	TC	TOP OF CURB
---		TO	TOP OF GRADE
---		SS	SANITARY SEWER
---		SD	STORM DRAIN
---		DW	DOMESTIC WATER
---		RW	RECLAIMED WATER
---		DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
---		PH	FIRE HYDRANT
---		ST	STREET LIGHT
---		EV	ELECTRIC VEHICLE
---		CAV	CLEAN AIR VEHICLE
---		(C)	EXISTING
---		(P)	PROPOSED
---		OV	EXISTING FIRE HYDRANT

TITLE REPORT:

TITLE COMPANY: FIDELITY NATIONAL TITLE COMPANY
COMMITMENT NO.: 987-3010025-MAM
COMMITMENT DATE: MARCH 18, 2022
TITLE OFFICER: ANDREW MARGO (MAR/RV)
EMAIL:

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NEWPORT BEACH IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
ALL OF LOT 4 AND THE SOUTHEASTERLY 25.00 FEET OF LOT 3 (MEASURED ALONG THE NORTHEASTERLY LINE OF LOT 3) IN BLOCK "C", TRACT NO. 470, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 28 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 499-031-04

PARCEL 2:
LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK 632 OF THE CORONA DEL MAR TRACT, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGES 41 AND 42 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:
LOT 4 IN BLOCK D OF TRACT NO. 323, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 AND 41 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING THEREFROM THE SOUTHEASTERLY 25 FEET THEREOF.

PARCEL 4:
THE NORTHEASTERLY 25 FEET OF LOT 4 IN BLOCK D OF TRACT NO. 323, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGES 40 AND 41 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5:
THAT PORTION OF LOT 5 IN BLOCK D OF TRACT NO. 323, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGES 40 AND 41 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 5 IN BLOCK D:

THENCE NORTHERLY ALONG THE COAST BOULEVARD STREET LINE OF SAID LOT A DISTANCE OF 90 FEET TO A POINT;

THENCE WESTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF LOT 5 IN BLOCK D TO A POINT OF INTERSECTION WITH THE REAR LINE OF LOT 5 IN BLOCK D;

THENCE SOUTHEASTERLY ALONG SAID REAR LINE OF LOT 5 IN BLOCK D TO THE POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF LOT 5 IN BLOCK D;

THENCE EASTERLY 102.64 FEET TO THE POINT OF BEGINNING.

PARCEL 6:
LOT 5 IN BLOCK D OF TRACT NO. 323, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGES 40 AND 41 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 5 IN BLOCK D:

THENCE NORTHERLY ALONG THE COAST BOULEVARD STREET LINE OF SAID LOT A DISTANCE OF 90 FEET TO A POINT;

THENCE WESTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF LOT 5 IN BLOCK D TO A POINT OF INTERSECTION WITH THE REAR LINE OF LOT 5 IN BLOCK D;

THENCE SOUTHEASTERLY ALONG SAID REAR LINE OF LOT 5 IN BLOCK D TO THE POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF LOT 5 IN BLOCK D;

THENCE EASTERLY 102.64 FEET TO THE POINT OF BEGINNING.

PARCEL 7:
LOTS 1, 2 AND THE ALLEY AS SHOWN ON A PARCEL MAP, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 OF PARCEL MAPS, PAGE 30, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 8:
THAT PORTION OF THE ALLEY AS VACATED BY RESOLUTION NO. 7433, RECORDED JUNE 1, 1971, AS INSTRUMENT NO. 790, IN BOOK 969, PAGE 568 OF OFFICIAL RECORDS.

APN: 499-022-01

NOTE:

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



DATE: 9/12/25

Michael Furlong, P.E.
LICENSE EXPIRES: 12/31/25

SITE EASEMENTS:

INDICATES PLOTTABLE EASEMENTS SHOWN HEREON, NUMBERED ACCORDING TO THE ABOVE REFERENCED PRELIMINARY TITLE REPORT.

1 EASEMENT IN FAVOR OF THE STATE OF CALIFORNIA FOR HIGHWAY PURPOSES RECORDED JUNE 11, 1938 IN BOOK 946, PAGE 183 OF OFFICIAL RECORDS (AFFECTS: PARCELS 1, AS DESCRIBED THEREIN)

2 EASEMENT FOR ROAD, PIPE LINES, ELECTRIC RAILROAD, OR ANY OTHER FORM OF RAIL TRANSPORTATION AND FOR TELEPHONE AND TELEGRAPH LINES RECORDED DECEMBER 12, 1911 IN BOOK 204, PAGE 16 OF DEEDS

THE EFFECT OF THOSE CERTAIN CORPORATION QUITCLAIM DEEDS RECORDED APRIL 8, 1957, IN BOOK 388, PAGE 352 AND JANUARY 7, 1963, IN BOOK 638, PAGE 396, BOTH OF OFFICIAL RECORDS (LOCATION OF EASEMENT CANNOT BE DETERMINED)

3 EASEMENT IN FAVOR OF THE CITY OF NEWPORT BEACH, A MUNICIPAL CORPORATION FOR SEWER LINE, INGRESS/EGRESS PURPOSES RECORDED SEPTEMBER 15, 1946 IN BOOK 1360, PAGE 21, O.R. (AFFECTS: PARCELS 4 AND 5, AS DESCRIBED THEREIN)

4 EASEMENT IN FAVOR OF THE CITY OF NEWPORT BEACH, A MUNICIPAL CORPORATION, FOR SEWER LINE, INGRESS/EGRESS PURPOSES RECORDED SEPTEMBER 15, 1946 IN BOOK 1360, PAGE 22, O.R. (AFFECTS: PARCELS 2 AND 3, AS DESCRIBED THEREIN)

5 THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT TO PRESERVE A PUBLIC EASEMENT IN THE ALLEY AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED SEPTEMBER 15, 1946, IN BOOK 1358, PAGE 380, O.R. (AFFECTS: LOT 1 OF PARCEL 6)

6 EASEMENT IN FAVOR OF THE CITY OF NEWPORT BEACH, A MUNICIPAL CORPORATION FOR ALLEY AND PUBLIC UTILITY AND INCIDENTAL PURPOSES RECORDED APRIL 8, 1956 IN BOOK 789, PAGE 591, O.R. (AFFECTS: THE ALLEY IN PARCEL 6, AS DESCRIBED THEREIN)

7 THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT TO PRESERVE A PUBLIC EASEMENT IN THE ALLEY AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED MAY 11, 1966, AS INSTRUMENT NO. 738, IN BOOK 7928, PAGE 197, O.R. (AFFECTS: LOT 1 OF PARCEL 6)

8 EASEMENT DEDICATED ON OR AS OFFERED FOR AN ALLEY AND INCIDENTAL PURPOSES DEDICATED ON PARCEL MAPS RECORDED AUGUST 9, 1996 IN BOOK 3, PAGE 30, O.R. (AFFECTS: AS SHOWN ON SAID MAP)

9 EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR PUBLIC UTILITIES RECORDED FEBRUARY 10, 1970 IN BOOK 9212, PAGE 907, O.R. (AFFECTS: LOT 1 OF PARCEL 6, AS DESCRIBED THEREIN)

10 THE RIGHTS TO PRESERVE A PUBLIC EASEMENT IN THE ALLEY AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED JUNE 1, 1971, IN BOOK 969, PAGE 568, O.R.

THE EFFECT OF THAT CERTAIN QUITCLAIM DEED FROM SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, RECORDED OCTOBER 20, 1971 IN BOOK 9863, PAGE 319, O.R. (AFFECTS: PARCEL 7)

11 EASEMENT IN FAVOR OF THE CITY OF NEWPORT BEACH, A MUNICIPAL CORPORATION, FOR PUBLIC UTILITY PURPOSES RECORDED JUNE 1, 1971 IN BOOK 969, PAGE 568, O.R. (AFFECTS: PARCEL 7, AS DESCRIBED THEREIN)

PREPARED UNDER THE SUPERVISION OF:

DAVID W. SLON, P.E.
K.C.E. 82595
DATE: 12/22/25

EAST COAST HIGHWAY

N 14°26'22" W 394.94'

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8/15/2025 1ST PLAN CHECK CORRECTIONS
8/19/2025 2ND PLAN CHECK CORRECTIONS

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Project Name

Project Number

007.3778.000

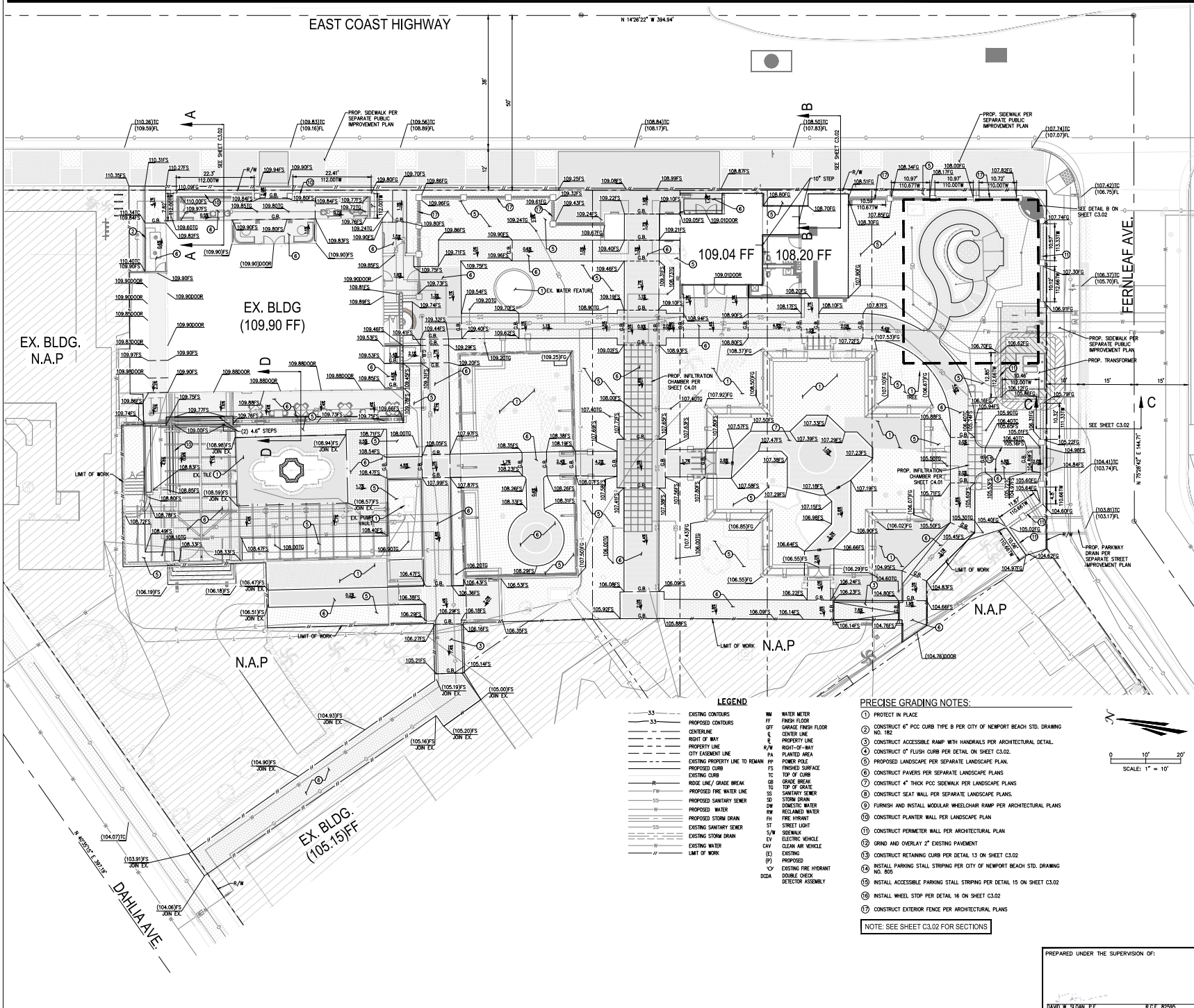
Description

PRECISE GRADING PLAN

Scale

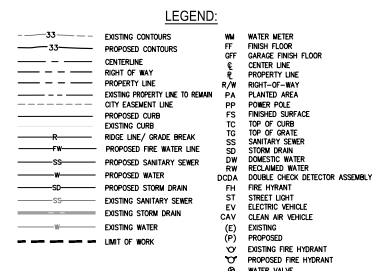
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SEWER NOTES:

- SEWER MAINS
- 52 PROVIDE CONNECTION TO BUILDING REFER TO PLUMBING PLANS FOR CONTINUATION.
 - 53 FURNISH AND INSTALL 4" PVC SD-35 SOWER, SINKING AND TRENCH RESURFACING PER CITY OF NEWPORT BEACH STD. DWS. 106-B.
 - 54 FURNISH AND INSTALL 6" PVC SD-35 SOWER, SINKING AND TRENCH RESURFACING PER CITY OF NEWPORT BEACH STD. DWS. 106-B.
 - 55 CONNECT TO EXISTING 8" SOWER MAIN AND SINKER SOWER CLEANOUT PER DETAIL 34 ON SHEET C5.02
 - 56 INSTALL SOWER CLEANOUT PER DETAIL 34 ON SHEET C5.02
 - 57 CAP PROPOSED SOWER LINE FOR FUTURE USE
 - 58 FINISH AND INSTALL SCHER QB-250 GREASE INTERCEPTOR PER DETAIL 36 ON SHEET C5.02
 - 59 FURNISH AND INSTALL 4" PVC SD-35 SOWER, SINKING AND TRENCH RESURFACING PER CITY OF NEWPORT BEACH STD. DWS. 106-B.

WATER NOTES

- 71) FURNISH WATER POINT OF CONNECTION TO BUILDING. REFER TO PLUMBING PLANS FOR CONTINUATION.
- 72) IRRIGATION POINT OF CONNECTION. REFER TO IRRIGATION PLANS FOR CONTINUATION.
- 73) FURNISH AND INSTALL 2" PVC SCH 40 PVC DOMESTIC WATER LINE TRENCHING PER CITY OF NEWPORT BEACH STD. DING. 106-B
- 74) FURNISH AND INSTALL 2" WILKINS 8750L3 REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTOR OR APPROVED EQUAL WITH GAGE PER CITY OF NEWPORT BEACH STD DING. 519-A
- 75) INSTALL 2" METER AND SERVICE PER CITY OF NEWPORT BEACH STD 503
- 76) FURNISH AND INSTALL 1" WILKINS 8750L3 REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTOR OR APPROVED EQUAL WITH GAGE PER CITY OF NEWPORT BEACH STD DING. 519-A
- 77) INSTALL 1" METER AND SERVICE PER CITY OF NEWPORT BEACH STD 502

NOTE:

FIRE UNDERGROUND IS FOR REFERENCE ONLY. A LICENSED C-16 CONTRACTOR SHALL
SUBMIT THE PLANS FOR REVIEW AND APPROVAL.

Seal / Signature



Project Name

Project Number	007.3778.000
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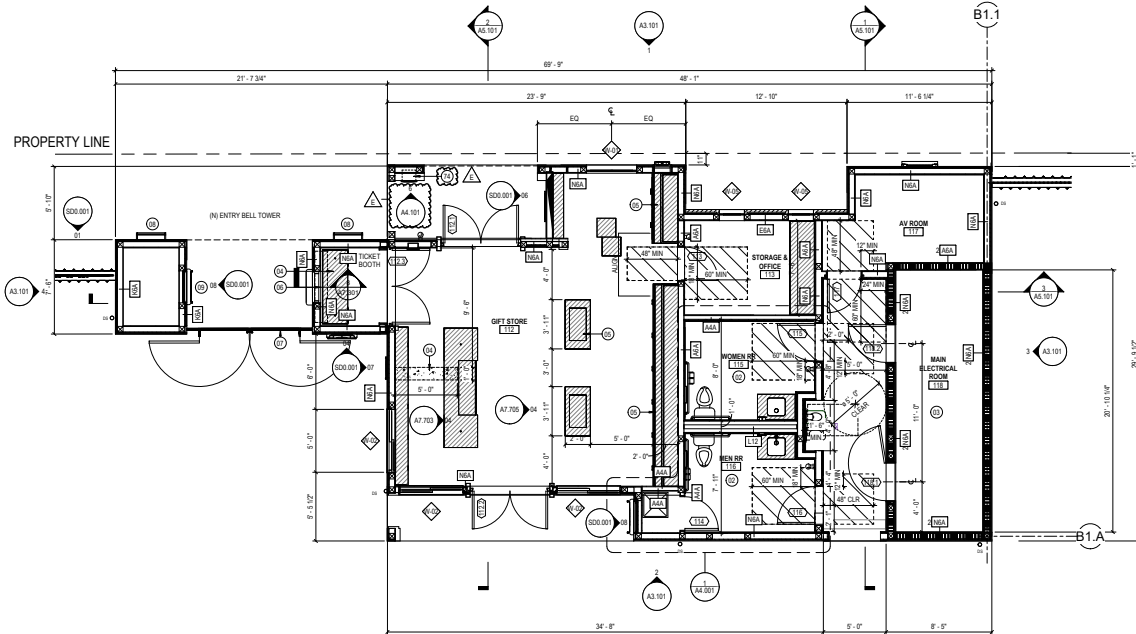
Description	UTILITY PLAN
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Scale

C5.01

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57



SHEET NOTES

- 01 UPGRADE EXISTING RESTROOM TO MEET THE ADA CODE STANDARD. REFER TO ENLARGED PLAN.
- 02 PROVIDE 3/4" THK. PLYWOOD BACKING FOR WALL MOUNT PANEL. COORDINATE WITH ELECTRICAL ENGINEER DRAWING FOR BACKING LOCATION AND HEIGHT.
- 03 PROVIDE POWER AND DATA FOR RECEPTION DESK AND TICKET BOOTH THROUGH UNDERGROUND CONDUIT CONNECTION. NEW CASEWORK THROUGHOUT. REFER TO ELEVATION AND MILLWORK DETAIL. TYPICAL.
- 04 PROVIDE NEW OVERHEAD OPERABLE ROLL UP DOOR ABOVE TICKET COUNTER.
- 05 NEW WINDOYT EQUIVALENT GATE. REFER TO ELEVATION AND MILLWORK DETAIL. TYPICAL.
- 06 NEW WALL BANNER RECEPTION DECK.
- 07 NEW DONOR PLAQUE DECORATIVE RECESSED.
- 08 RECESSED WALL BOX. GAMING CLASSIFIED. FACEPLATE COLUMN INSERT MAIL BOX ANTIQUE BRONZE FINISH. GC TO COORDINATE ROUGH JOINTS.

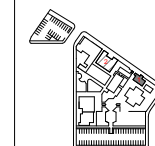
LEGEND

- COLUMN GRID REFERENCE NUMBER
- COLUMN GRID LINES AND REFERENCE NUMBER TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW PARTITION
- 1 HR. RATED PARTITION
- FULLY RECESSED FIRE EXTINGUISHER CABINET MODEL # 7057-0V-6
- MILLWORK
- MILLWORK ABOVE
- REVISION CLOUD
- OPTIC AREA REVISED
- ROOM NAME
- ROOM NUMBER
- SHEETNOTE REFERENCE
- WALL TYPE REFERENCE. REFER TO SHEET A3.101 A3.102
- FIRE RATING
- DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
- ALIGN WITH ESTABLISHED / ADJACENT SURFACES

GENERAL NOTES

- A REFER TO 00.005 FOR GENERAL NOTES, 00.011 GRAPHIC SYMBOLS AND ABBREVIATIONS.
- B REFER TO 00.005 FOR ALL SCHEDULED FINISHES. REFER TO A2.800 FOR ALL TYPICAL SITE WALL ELEVATIONS.
- C OBTAIN APPROVAL FROM ARCHITECT PRIOR TO MODIFYING OR ADJUSTING EXISTING BUILDING SYSTEMS, ARCHITECTURAL ELEMENTS, OR FIELD CONDITIONS NOT NOTED ON THE CONSTRUCTION DOCUMENTS REQUIRED TO FIT PLANS.
- D DIMENSIONS NOTED "CLEAR" OR "CLR" MUST ALLOW FOR THICKNESS OF ALL WALL FINISHES. BE ACCURATELY MAINTAINED AND SHALL NOT VARY MORE THAN 1/8" WITHOUT WRITTEN APPROVAL FROM ARCHITECT.
- E DIMENSIONS MARKED +/- MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 1/8" INCHES FROM INDICATED DIMENSIONS. NOTIFY ARCHITECTS OF ANY DIMENSION EXCEEDING TOLERANCE & OBTAIN WRITTEN APPROVAL FROM ARCHITECT BEFORE PROCEEDING.
- F "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
- G PREP SLAB AND SURFACES AS REQUIRED FOR SPECIFIED FINISH. PAVERS TO BE PROVIDED THROUGHOUT EXTERIOR WALKWAY. REFER TO CIVIL AND LANDSCAPE.
- H DOOR JAMB LOCATIONS SHALL BE TYP. 4" FROM ADJ. WALL.
- I PATCH AND REPAIR SURFACES DAMAGED AS A RESULT OF WORK PERFORMED ON THIS PROJECT. PATCH & REPAIR EXIST SURFACES AS REQ'D TO RECEIVE NEW FINISH.
- J PROVIDE BLOCKING AS REQ'D AT ALL LOCATIONS INCLUDING, BUT NOT LIMITED TO: GRAB BARS, OVERHEAD CABINETS, SHELVE, SIGNAGE, TOILET ROOM ACCESSORIES, WALL MOUNTED EQUIPMENT, SIGNAGE ETC.

KEY PLAN



SHERMAN LIBRARY AND GARDENS

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Date	Description
9/12/2025	PHASE 1 ISSUED FOR PERMIT
9/15/2025	PHASE 1 1ST PLAN CHECK CORRECTIONS
9/26/2025	PHASE 1 PRICING ADDENDUM #1
10/22/2025	PHASE 1 2ND PLAN CHECK CORRECTIONS

Seal / Signature



Project Name

Project Number

007.3778.000

Description

BUILDING 1 - CONSTRUCTION PLAN - LEVEL 1

Scale

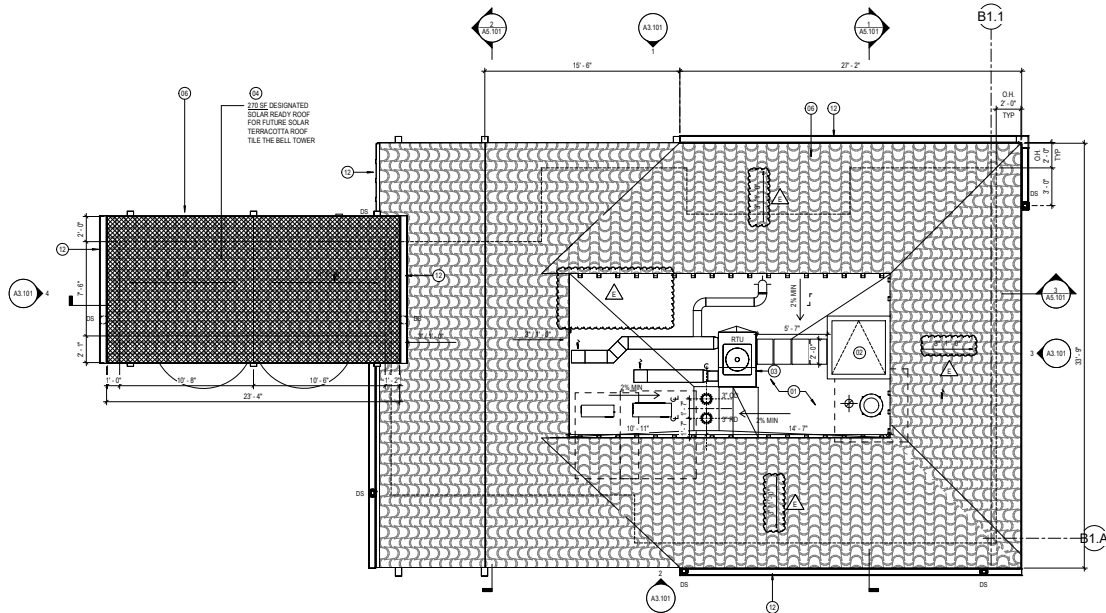
1/4" = 1'-0"

A2.111

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1 BUILDING 1 - CONSTRUCTION PLAN - LEVEL 01

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



SHEET NOTES

- NEW EQUIPMENT ROOF PAD. PROVIDE MIN 2% SLOPE TOWARD ROOF DRAIN AND OVERSLOW DRAIN ROOF DECK ASSEMBLY CONSIST WATER PROOFING SYSTEM OVER STRUCTURAL ROOF SHEATHING, 2" MIN TAPERED RIGID INSULATION, 1/2" HIGH DENSITY PICKED COVERED BOARD, AND 80 MIL TPO ROOFING MEMBRANE. REFER TO DETAIL 307.001.
- NEW LOCKABLE ROOF HATCH ACCESS.
- PROVIDE EQUIPMENT CURB AT NEW RTU. GC TO COORDINATE CURB SIZE WITH MECHANICAL ROOF EQUIPMENT PLAN.
- PROVIDE CONDUIT STUB UP TO THE ROOF FOR FUTURE SOLAR PANEL.
- NEW ROOF HATCH ACCESS (SEE FINISH SCHEDULE ON SHEET A6.101).
- 2" MIN ROUNDED COPPER GUTTER WITH FINISH EDGE.

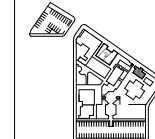
GENERAL NOTES

- REFER TO 00.000 FOR GENERAL NOTES. 00.011 GRAPHIC SYMBOLS AND ABBREVIATIONS.
- REFER TO 09.000 FOR ALL SCHEDULED FINISHES. REFER TO A2.000 FOR ALL TYPICAL SITE WALL ELEVATIONS.
- OBTAIN APPROVAL FROM ARCHITECT PRIOR TO MODIFYING OR ADJUSTING EXISTING BUILDING SYSTEMS, ARCHITECTURAL ELEMENTS, OR FIELD CONDITIONS NOT NOTED ON THE CONSTRUCTION DOCUMENTS REQUIRED TO FIT PLANE.
- DIMENSIONS NOTED "CLEAR" OR "TYP" MUST ALLOW FOR THICKNESS OF ALL WALL FINISHES, BE ACCURATELY MAINTAINED AND SHALL NOT VARY MORE THAN 1/8" WITHOUT WRITTEN APPROVAL FROM ARCHITECT.
- DIMENSIONS MARKED "+/-" MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSIONS. NOTIFY ARCHITECTS OF ANY DIMENSION EXCEEDING TOLERANCE & OBTAIN WRITTEN APPROVAL FROM ARCHITECT BEFORE PROCEEDING.
- "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
- PREP SLAB AND SURFACES AS REQUIRED FOR SPECIFIED FINISH. FLOWERS TO BE PROVIDED THROUGHOUT EXTERIOR WALKWAY. REFER TO CIVIL AND LANDSCAPE.
- DOOR JAMB LOCATIONS SHALL BE TYP. 4" FROM ADJ. WALL.
- PATCH AND REPAIR SURFACES DAMAGED AS A RESULT OF WORK PERFORMED ON THIS PROJECT. PATCH & REPAIR EXIST SURFACES AS REQD TO RECEIVE NEW FINISH.
- PROVIDE BLOODING AS REQD AT ALL LOCATIONS INCLUDING, BUT NOT LIMITED TO, GRAB BARS, CHAIRHEAD CABINETS, SHAVING, SIGNAGE, TOILET ROOM ACCESSORIES, WALL MOUNTED EQUIPMENT, SIGNAGE, ETC.

ROOF ASSEMBLY & CLASSIFICATION NOTE:

- BASED ON THE PROPOSED BUILDING BEING CLASSIFIED AS TYPE VB CONSTRUCTION, A CLASS C ROOF ASSEMBLY IS REQUIRED PER TABLE 1005.4 OF THE CBC. CLASS C ROOF ASSEMBLIES ARE DEFINED BY SECTION 1005.4 OF THE CBC AND SHALL BE COMPOSED OF MATERIALS THAT MEET THE REQUIREMENTS FOR LIGHT FIRE-TEST EXPOSURE. ALL ROOF ASSEMBLIES AND COVERINGS SHALL BE TESTED IN ACCORDANCE WITH ASTM E 188 OR UL 790 AND SHALL BE LISTED AND IDENTIFIED AS CLASS C BY AN APPROVED TESTING AGENCY.
- REFER TO ROOF DETAILS ON SHEET A7.001 FOR ROOF ASSEMBLY. ROOF TILE IS 1200.
- INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

KEY PLAN



SHERMAN LIBRARY AND GARDENS

2647 East Coast Hwy, Corona Del Mar, CA 92625

Gensler

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Fax 949.953.1070

Date	Description
9/12/2025	PHASE 1 ISSUED FOR PERMIT
9/15/2025	PHASE 1 1ST PLAN CHECK CORRECTIONS
12/22/2025	PHASE 1 2ND PLAN CHECK CORRECTIONS

Seal / Signature



Project Name

Project Number

007.3778.000

Description

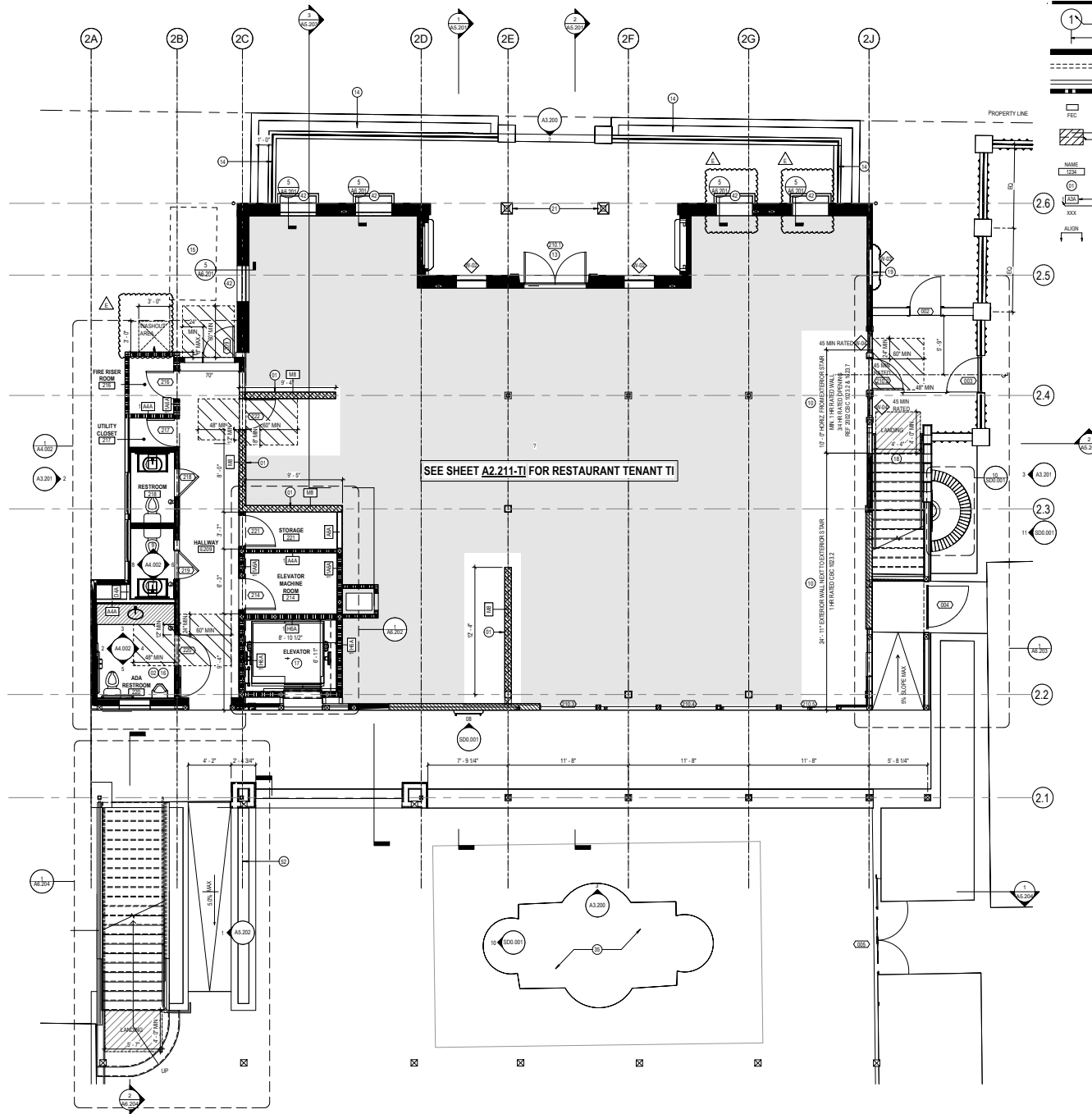
BUILDING 1 - ROOF PLAN

Scale

1/4" = 1'-0"

A2.121

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LEGEND

1. COLUMN GRID REFERENCE NUMBER
2. COLUMN GRID LINES AND REFERENCE NUMBER
3. EXISTING CONSTRUCTION TO REMAIN
4. EXISTING CONSTRUCTION TO BE DEMOLISHED
5. NEW PARTITION
6. 1 HR. RATED PARTITION
7. FULLY RECESSED FIRE EXTINGUISHER CABINET MODEL # 700-0V-6
8. MILWORK
9. MILWORK ABOVE
10. REVISION CLOUD
11. DEPICTING AREA REVISY FROM NAME ROOM NUMBER
12. SHEETNOTE REFERENCE
13. WALL TYPE REFERENCE TO SHEET A2.100-A-100
14. FIRE RATING
15. DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
16. ALIGN WITH ESTABLISHED / ADJACENT SURFACES

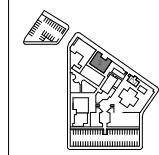
SHEET NOTES

01. STRUCTURAL CMU BEARING WALL. REFER TO STRUCTURAL DRAWING.
02. UPGRADING EXISTING RESTROOM TO MEET THE ADA CODE STANDARD. REFER TO ENLARGED PLAN.
03. EXISTING WALL ADJACENT AND WITHIN 16 FEET HORIZONTALLY FROM EXISTING STAIR TO BE 1 HOUR FIRE RATED. A. REMAIN. B. USE FOR WOOD FRAME WALL WITH 2X6 STUDS, 5/8" OPENING PLASTER AND 1" STUCCO FINISH. OPENING SHALL BE PROTECTED BY OPENING PROTECTIVES AND HAVE A FIRE PROTECTION RATING OF 30 MINUTES. C. 102.1 & C. 102.2.
04. EXISTING WOOD DOOR TO BE PROTECTED AND REUSE.
05. NEW LOW WALL WITH GLASS PANEL ON TOP. REFER TO ELEVATION.
06. UNDERGROUND GREASE INTERCEPTOR. COORDINATE WITH PLUMBING ENGINEER. DRAWING FOR SIZE AND CONNECTION.
07. REPLACE PLUMBING FIXTURE WITH NEW FIXTURE IN THE MEN'S RESTROOM. REFER TO ENLARGED PLAN.
08. NEW ELEVATOR SCHNITZER MODEL 3000.
09. NEW OUTDOOR ENTRY STAIR WITH WROUGHT IRON HANDRAIL AND GUARDRAIL.
10. GRAB AND GO WINDOW STEEL SLIDING WINDOW WITH INSULATED GLASS.
21. EXISTING WOOD COLUMN TO REMAIN AND TO BE REFINED.
22. AREA TO REMAIN PROTECTED DURING CONSTRUCTION.
23. REMOVE EXISTING WINDOW IN ITS ENTIRETY. PREPARE OPENING TO RECEIVE NEW FRAMING. INFILL WITH FRAMING AND SHEATHING TO MATCH ADJACENT WALL CONSTRUCTION. PROVIDE WEATHER BARRIER, INSULATION, AND EXTERIOR/INTERIOR FINISHES TO MATCH ADJACENT CONDITIONS.
24. PROVIDE RAISED PLANTER PER LANDSCAPE DRAWINGS. ADJACENT ACCESSIBLE WALKWAY TO BE CONSTRUCTED WITH A CONSISTENT 1:20 (5%) SLOPE MAXIMUM TO MEET ADA ACCESSIBILITY REQUIREMENTS. ENSURE SMOOTH TRANSITION BETWEEN WALK AND ADJACENT SURFACES. WALKWAY TO HAVE A FIRM, STABLE, AND SLIP-RESISTANT SURFACE. COORDINATE FINAL GRADES AND EDGE CONDITIONS WITH CIVIL AND LANDSCAPE PLANS.

GENERAL NOTES

- REFER TO G1000 FOR GENERAL NOTES (G1011 GRAPHIC SYMBOLS AND ABBREVIATIONS).
- REFER TO G1000 FOR ALL SCHEDULED FINISHES. REFER TO A2.100 FOR ALL TYPICAL SITE WALL ELEVATIONS.
- OBTAIN APPROVAL FROM ARCHITECT PRIOR TO MODIFYING OR ADJUSTING EXISTING BUILDING SYSTEMS, ARCHITECTURAL ELEMENTS, OR FIELD CONDITIONS NOT NOTED ON THE CONSTRUCTION DOCUMENTS REQUIRED TO FIT PLANS.
- DIMENSIONS NOTED "TYPICAL" OR "TYP" MUST ALLOW FOR THICKNESS OF ALL WALL FINISHES. BE ACCURATELY MAINTAINED AND SHALL NOT VARY MORE THAN 1/8" WITHOUT WRITTEN APPROVAL FROM ARCHITECT.
- DIMENSIONS MARKED "MEAN" A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSIONS. NOTIFY ARCHITECTS OF ANY DIMENSION EXCEEDING TOLERANCE & OBTAIN WRITTEN APPROVAL FROM ARCHITECT BEFORE PROCEEDING.
- "ALSO" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
- PREP SLAB AND SURFACES AS REQUIRED FOR SPECIFIED FINISH. FINISHES TO BE PROVIDED THROUGHOUT EXTERIOR WALKWAY. REFER TO CIVIL AND LANDSCAPE.
- DOOR JAMB LOCATIONS SHALL BE TYP. 4" FROM ADJ. WALL.
- PATCH AND REPAIR SURFACES DAMAGED AS A RESULT OF WORK PERFORMED ON THIS PROJECT. PATCH & REPAIR EXIST SURFACES AS REQ'D TO RECEIVE NEW FINISH.
- PROVIDE BLOCKING AS REQ'D AT ALL LOCATIONS INCLUDING, BUT NOT LIMITED TO: GRAB BARS, OVERHEAD CABINETS, SHELVEING, SINKS, TOILET ROOM ACCESSORIES, WALL MOUNTED EQUIPMENT, SIGNAGE ETC.

KEY PLAN



SHERMAN LIBRARY AND GARDENS

2647 East Coast Hwy, Corona Del Mar, CA 92625

Gensler

4675 MacArthur Court
Suite 100
Newport Beach, CA 92660
United States

Date	Description
9/12/2025	PHASE 1 ISSUED FOR PERMIT
9/15/2025	PHASE 1 1ST PLAN CHECK CORRECTIONS
12/22/2025	PHASE 1 2ND PLAN CHECK CORRECTIONS

KEY PLAN



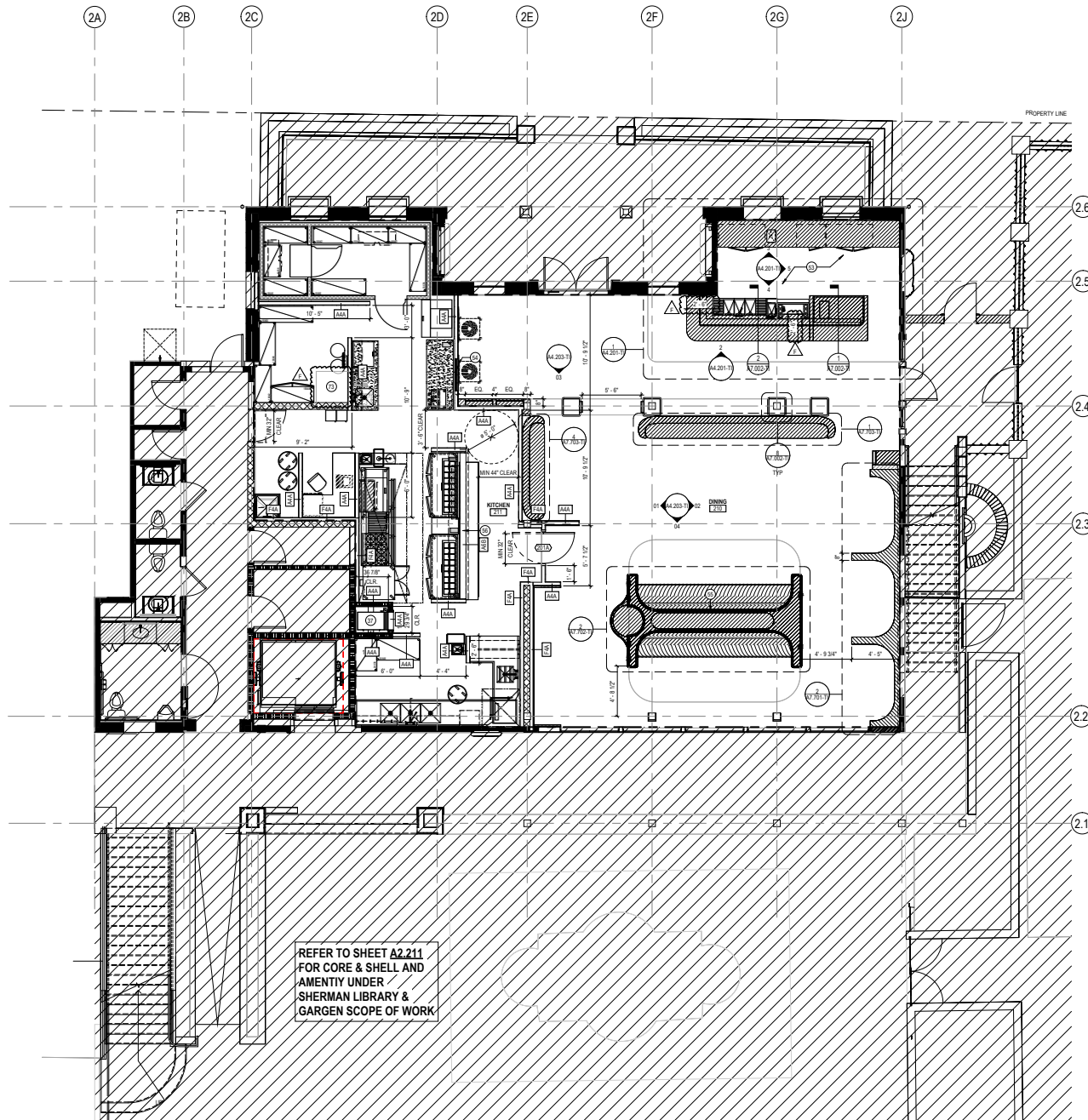
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BUILDING 2 - CONSTRUCTION PLAN - LEVEL 01

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

60



SHEET NOTES

- 37 DRAINWATER TO BE PROVIDED AND INSTALLED BY RESTAURANT OPERATOR. SHAWT OPENING TO BE COORDINATED WITH LANDLORD'S CORE & SHELL DESIGN UNIT SPEC. (1) ELEVATOR INNOVATIONS COMMERCIAL 125 INTELLI-LIFT CPO SYSTEM. GC TO COORDINATE POWER REQUIREMENTS AND SHAWT OPENING DIMENSIONS WITH MANUFACTURER AND ELECTRICAL ENGINEER. REFER TO KITCHEN EQUIPMENT DRAWINGS FOR BAR EQUIPMENT LAYOUT AND COORDINATE ALL UTILITY CONNECTIONS AS REQUIRED. VERIFY FINAL EQUIPMENT LOCATIONS WITH FOOD SERVICE CONSULTANT PRIOR TO CONSTRUCTION.
- 38 PROVIDE VIEWING WINDOW AT KITCHEN WALL WINDOW TO HAVE CLEAR TEMPERED SAFETY GLASS AND BE FLUSH MOUNTED WITH FINISHED SURFACES. COORDINATE BILL HEIGHT AND LOCATION WITH ADJACENT MILLWORK AND EQUIPMENT. VERIFY FINAL SIZE AND PLACEMENT WITH OWNER PRIOR TO FABRICATION.
- 39 BUILT-IN BANQUETTE SEATING WITH INTEGRATED RAISED PLANTER BACK PLANTER TO BE FULLY LINED AND SEALED FOR MOISTURE PROTECTION. COORDINATE ALL DIMENSIONS, MATERIALS, AND INSTALLATION REQUIREMENTS WITH MILLWORK FABRICATOR PRIOR TO CONSTRUCTION.
- 39 COORDINATE WALL HEIGHT AND LOCATION WITH FOOD SERVICE DRAWINGS TO ALLOW WITH EQUIPMENT REQUIREMENTS. PROVIDE POPE WALL SUPPORT AS REQUIRED FOR STRUCTURAL STABILITY. VERIFY ALL DIMENSIONS AND CLEARANCES PRIOR TO CONSTRUCTION.
- 40 1" THICK 3" WIDE 30' LENGTH CONCRETE CORE

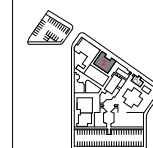
LEGEND

- 1 CIRCULAR GRID REFERENCE NUMBER
- 2 CIRCULAR GRID LINES AND REFERENCE NUMBER
- 3 EXISTING CONSTRUCTION TO REMAIN
- 4 EXISTING CONSTRUCTION TO BE REMOVED
- 5 NEW PARTITION
- 6 1 HR. RATED PARTITION
- 7 FULLY RECESSED FIRE EXTINGUISHER CABINET MODEL # 7007-DV-6
- 8 MILLWORK
- 9 MILLWORK ABOVE
- 10 REVISION CLOUD DEPICTING AREA REVISED
- 11 ROOM NAME
- 12 ROOM NUMBER
- 13 SHEETNOTE REFERENCE
- 14 WALL TYPE REFERENCE. REFER TO SHEET A1.000 & A1.001
- 15 FINE PAVING
- 16 DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
- 17 ALIGN WITH ESTABLISHED / ADJACENT SURFACES

GENERAL NOTES

- A REFER TO 00.000 FOR GENERAL NOTES. GO.011 GRAPHIC SYMBOLS AND ABBREVIATIONS.
- B REFER TO 00.000 FOR ALL SCHEDULED FINISHES. REFER TO A2.800 FOR ALL TYPICAL SITE WALL ELEVATIONS.
- C OBTAIN APPROVAL FROM ARCHITECT PRIOR TO MODIFYING OR ADJUSTING EXISTING BUILDING SYSTEMS, ARCHITECTURAL ELEMENTS, OR FIELD CONDITIONS NOT NOTED ON THE CONSTRUCTION DOCUMENTS REQUIRED TO FIT PLANS.
- D DIMENSIONS NOTED "CLEAR" OR "CLR" MUST ALLOW FOR THICKNESS OF ALL WALL FINISHES. BE ACCURATELY MAINTAINED AND SHALL NOT VARY MORE THAN 1/8" WITHOUT WRITTEN APPROVAL FROM ARCHITECT.
- E DIMENSIONS MARKED "+/-" MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 1/8" INCHES FROM INDICATED DIMENSIONS. NOTIFY ARCHITECTS OF ANY DIMENSION EXCEEDING TOLERANCE & OBTAIN WRITTEN APPROVAL FROM ARCHITECT BEFORE PROCEEDING.
- F "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
- G PREP SLAB AND SURFACES AS REQUIRED FOR SPECIFIED FINISH. PAVERS TO BE PROVIDED THROUGHOUT EXTERIOR WALKWAY. REFER TO CIVIL AND LANDSCAPE.
- H DOOR JAMB LOCATIONS SHALL BE TYP. 4" FROM ADJ. WALL.
- I PATCH AND REPAIR SURFACES DAMAGED AS A RESULT OF WORK PERFORMED ON THIS PROJECT. PATCH & REPAIR EXIST SURFACES AS REQ'D TO RECEIVE NEW FINISH.
- J PROVIDE BLOCKING AS REQ'D AT ALL LOCATIONS INCLUDING, BUT NOT LIMITED TO: GRAB BARS, OVERHEAD CABINETS, SHELVING, SIGNAGE, TOILET ROOM ACCESSORIES, WALL MOUNTED EQUIPMENT, SIGNAGE, ETC.

KEY PLAN



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United States

Tel 949.803.9424
Fax 949.553.1676

Date	Description
9/12/2025	PHASE 1 ISSUED FOR PERMIT
A 6/25/2025	RESTAURANT TI PRICING
B 9/15/2025	PHASE 1 1ST PLAN CHECK CORRECTIONS
C 9/15/2025	RESTAURANT TI 1ST HD SUBMISSION
E 12/22/2025	PHASE 1 2ND PLAN CHECK CORRECTIONS
F 11/19/2025	RESTAURANT TI 2ND HD SUBMISSION

Seal / Signature



Project Name

Project Number

007.3778.000

Description

BUILDING 2 - CONSTRUCTION PLAN - LEVEL 1 - RESTAURANT TI

Scale

1/4" = 1'-0"

A2.211-TI

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1 BUILDING 2 - CONSTRUCTION PLAN - LEVEL 02

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

LEGEND

- 1 COLUMN GRID REFERENCE NUMBER
- 2 COLUMN GRID LINES AND REFERENCE NUMBER
- 3 EXISTING CONSTRUCTION TO REMAIN
- 4 EXISTING CONSTRUCTION TO BE DEMOLISHED
- 5 NEW PARTITION
- 6 1 HR. RATED PARTITION
- 7 FULLY RECESSED FIRE EXTINGUISHER CABINET MODEL # 7007/01/6
- 8 MILLWORK
- 9 MILLWORK ABOVE REVISION CLOUD
- 10 ROOM NAME
- 11 ROOM NUMBER
- 12 SHEET REFERENCE
- 13 WALL TYPE: REFER TO SHEET 02.08.4.1.001
- 14 FIRE RATING
- 15 DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
- 16 ALIGN
- 17 ALIGN WITH ESTABLISHED / ADJACENT SURFACES

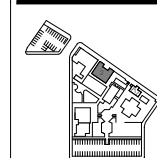
GENERAL NOTES

- REFER TO 00.005 FOR GENERAL NOTES, 00.011 GRAPHIC SYMBOLS AND ABBREVIATIONS
- REFER TO 00.000 FOR ALL SCHEDULED FINISHES
- OBTAIN APPROVAL FROM ARCHITECT PRIOR TO MODIFYING OR ADJUSTING EXISTING BUILDING SYSTEMS, ARCHITECTURAL ELEMENTS, OR FIELD CONDITIONS NOT NOTED ON THE CONSTRUCTION DOCUMENTS REQUIRED TO 101 PLANS
- DIMENSIONS NOTED "CL" OR "CL" MUST ALLOW FOR THICKNESS OF ALL WALL FINISHES. BE ACCURATELY MAINTAINED AND SHALL NOT VARY MORE THAN 1/8" WITHOUT WRITTEN APPROVAL FROM ARCHITECT
- DIMENSIONS MARKED "M" MEANS TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION. NOTIFY ARCHITECTS OF ANY DIMENSION EXCEEDING TOLERANCE & OBTAIN WRITTEN APPROVAL FROM ARCHITECT BEFORE PROCEEDING
- "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE
- PREP SLAB AND SURFACES AS REQUIRED FOR SPECIFIED FINISHES TO BE PROVIDED THROUGHOUT EXTERIOR WALKWAY. REFER TO CIVIL AND LANDSCAPE
- DOOR JAMB LOCATIONS SHALL BE TYPE "F" FROM ADJ. WALL
- PATCH AND REPAIR SURFACES DAMAGED AS A RESULT OF WORK PERFORMED ON THIS PROJECT. PATCH & REPAIR EXIST SURFACES AS REQ'D TO RECEIVE NEW FINISH
- PROVIDE BLOCKING AS REQ'D AT ALL LOCATIONS INCLUDING, BUT NOT LIMITED TO: DRINKING OVERHEAD CANNISTRY, SHELVING, SIGNAGE, TOILET ROOM ACCESSORIES, WALL MOUNTED EQUIPMENT, SIGNAGE ETC.

SHEET NOTES

- NEW ELEVATOR SCHWENDEL MODEL 1000
- NEW ROOF TOP EQUIPMENT PAD
- ROOF GUTTER
- DOWNDRAUGHT CONNECTING TO LANDSCAPE
- DUMBUWATER TO BE PROVIDED AND INSTALLED BY RESTAURANT OPERATOR. SHWT OPENING TO BE COORDINATED WITH LANDSCAPE CORE & SHELL DESIGN. UNIT SPEC: G1 (ELEVATOR INNOVATIONS) COMMERCIAL, 10 INTELLEPT 2.0 DRYSTEN GO TO COORDINATE POWER REQUIREMENTS AND SHWT OPENING DIMENSIONS WITH MANUFACTURER AND ELECTRICAL ENGINEER
- PROVIDE VERTICAL STEEL LADDER TO ROOF/HATCH HATCH AS SHOWN, GO TO PROVIDE BLOCKING AND COORDINATE ATTACHMENT TO STRUCTURE
- LOW WALL WITH TERRACOTTA STAINED TILE INSERT
- ALL SURFACES WITHIN 6" OF THE GREASE EXHAUST FAN DISCHARGE (REF 2.1) SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS IN COMPLIANCE WITH CMC SECTION 410.9.1. EXISTING COMBUSTIBLE FRAMING (INCLUDING RIDGE BEAM) WITHIN THIS ZONE SHALL BE PROTECTED WITH 8" TYPE X GLASS-MAT SHEATHING (E.G., DENGLOSSER) AND FINISHED WITH A WEATHER-RESISTIVE BARRIER AND 3 COAT CEMENT PLASTER TO PROVIDE A NON-COMBUSTIBLE SURFACE. COORDINATE FRAMING, SHEATHING, AND FINISH ASSEMBLY WITH STRUCTURAL AND ARCHITECTURAL DETAILS. REFER TO MECHANICAL ROOF PLAN FOR GREASE EXHAUST FAN LOCATION AND CLEARANCE ZONE
- PROVIDE NEW PARAPET WALL AT EXISTING ROOF RIDGE TO ENCLOSE ROOF WELL. INTERIOR FACE TO BE NON-COMBUSTIBLE. INSTALL 8" TYPE X GLASS-MAT SHEATHING OVER WOOD FRAMING, WITH WIRE AND 3-COAT CEMENT PLASTER TO MATCH EXISTING WALL FINISH. GO TO PROVIDE TEMPORARY SHADING AS REQUIRED TO SUPPORT EXISTING STRUCTURE DURING CONSTRUCTION. COORDINATE WITH STRUCTURAL AND MECHANICAL PLANS
- PROVIDE NEW LOW WALL BETWEEN ROOF WELL AND OUTDOOR DINING AREA. CONTRACT WITH WOOD OR METAL STUD FRAMING, SHEATHED WITH 8" EXTERIOR RATED SHEATHING AND FINISHED WITH WIRE AND 3-COAT CEMENT PLASTER TO MATCH ADJACENT WALLS. PROVIDE TEMPORARY SHADING AS REQUIRED TO SUPPORT EXISTING STRUCTURE DURING CONSTRUCTION. COORDINATE WITH STRUCTURAL AND MECHANICAL PLANS
- SLOPE ROOF SURFACE TO DRAIN WATER TO TRENCH DRAIN AND ASSOCIATED ROOF DRAIN AND OVERFLOW DRAIN. COORDINATE DRAIN LOCATIONS, INVERT ELEVATIONS, AND DRAINAGE PATHS WITH PLUMBING PLANS. CONFIRM ROOF DRAIN AND OVERFLOW DRAIN TYPES, CONNECTIONS, AND LOCATIONS WITH PLUMBING ENGINEER
- PLASTER LOW WALL WITH GLASS PANEL ABOVE. CONTRACT WALL WITH METAL OR WOOD STUD FRAMING, 8" EXTERIOR SHEATHING, WIRE, AND 3-COAT CEMENT PLASTER FINISH TO MATCH ADJACENT WALLS. PROVIDE SMOOTH FINISH CAP IN PRECAST OR STONE. SLOPED TO DRAIN. INSTALL GLASS PANEL SYSTEM SECURELY ON TOP OF WALL. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR GLASS PANEL TO VERIFY SECURING METHOD AND ATTACHMENT DETAILS. PROVIDE NEW EXTERIOR STAIR AND HANDRAIL. REFER TO STRUCTURAL FRAMING AND ARCHITECTURAL PLANS FOR DETAILS. HANDRAIL TO COMPLY WITH CODE REQUIREMENTS FOR HEIGHT AND CLEARANCES
- PROVIDE ALL NEW TILE ROOF. NEW SELF ADHERING ROOFING MEMBRANE. PATCH AND REPAIR EXISTING RLYWOOD SUPPORT AS REQUIRED
- PROVIDE LOW WALL WITH MINIMUM HEIGHT OF 7'-6" WALL TO HAVE EXTERIOR SHEATHING, WIRE, AND 3-COAT CEMENT PLASTER FINISH TO MATCH ADJACENT WALLS
- ADJUSTED OUT WALL IN FRONT OF ELEVATOR SHWT TO AVOID PENETRATING RATED SHWT ASSEMBLY. PROVIDE RECESSED NICHES IN WALL FOR FUTURE DONOR SIGNAGE OR DECORATIVE TILE INSTALLATION. COORDINATE NICHES SIZE, LOCATION, AND WALL BACKING PER SIGNAGE PACKAGE. FINAL DESIGN AND INSTALLATION TO BE PROVIDED UNDER SEPARATE SIGNAGE PACKAGE
- PROVIDE NICHE FOR ICE MAKER. COORDINATE NICHE DIMENSIONS, CLEARANCES, AND UTILITY LOCATIONS WITH FINAL EQUIPMENT SPECIFICATIONS AND FOOD SERVICE CONSULTANT. VERIFY WIDTH, DEPTH AND HEIGHT REQUIREMENTS PRIOR TO FRAMING
- ROOF DRAIN AND OVERFLOW DRAIN. REFER TO PLUMBING PLAN FOR DRAIN CONNECTION AND SIZING. ALL DRAIN TO BE INTEGRATED WITH ROOF SYSTEM
- KITCHEN TRAFFIC DOOR TO BE FURNISHED AND INSTALLED BY TENANT. ROUGH OPENING TO BE PROVIDED BY CORE & SHELL GO DURING CORE & SHELL CONSTRUCTION. COORDINATE FINAL OPENING SIZE AND LOCATION WITH TENANT'S DOOR MANUFACTURER
- BUILT-UP CROCKET TO BE SLOPED MIN 1/4" PER FOOT. CROCKET TO BE FRAMED WITH ROOF STRUCTURE AND DRAINAGE FLOW. VERIFY HEIGHT AND CONFIGURATION IN FIELD TO ENSURE POSITIVE DRAINAGE TO ROOF DRAIN AND OVER FLOW DRAIN. TERMINATE UNDER WATER PROOFING MEMBRANE
- DECORATIVE WROUGHT IRON GUARDRAIL. MINIMUM HEIGHT TO BE 42" ABOVE FINISHED WALKING SURFACE WITH VERTICAL BALUSTER / RAIL SPACED LESS THAN 4 INCHES OPENING IN BETWEEN. FIELD VERIFY FINAL DESIGN WITH OWNER. ALL GUARDRAILS TO COMPLY WITH CBC DRAINAGE AND OPENING LIMITATIONS
- SCULPER THROUGH PARAPET WALL. SUPPER TO BE COPPER SHEET METAL WITH FLANGED EDGE. FULLY INTEGRATED INTO ROOF AND WATERPROOFING

KEY PLAN



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Date	Description
9/12/2025	PHASE 1 ISSUED FOR PERMIT
9/15/2025	PHASE 1 1ST PLAN CHECK CORRECTIONS
9/22/2025	PHASE 1 2ND PLAN CHECK CORRECTIONS

Seal / Signature



Project Name

Project Number

007.3778.000

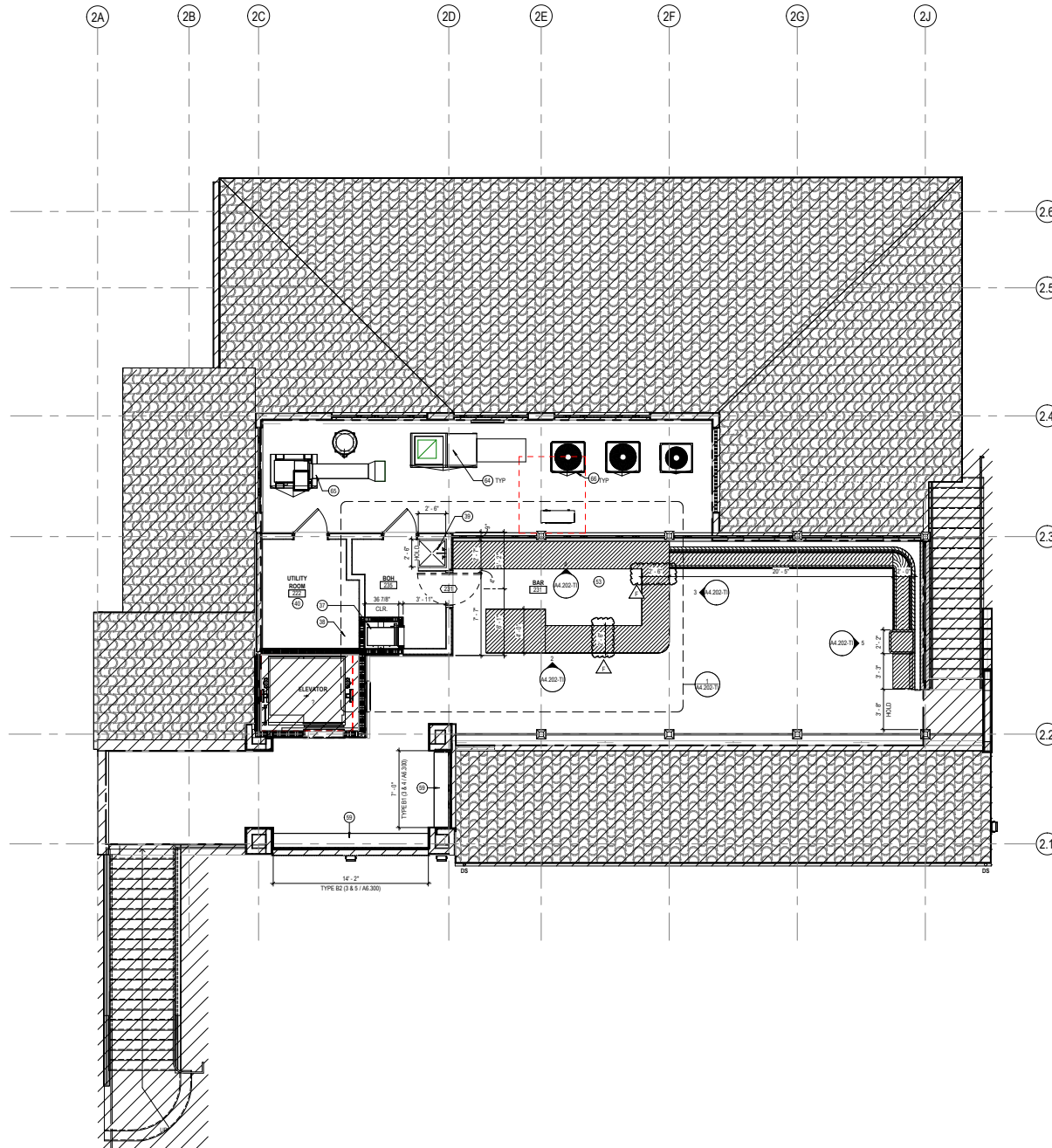
Description
BUILDING 2 - CONSTRUCTION PLAN - LEVEL 2

Scale

1/4" = 1'-0"

A2.212

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SHEET NOTES

- 37 DUMPWATER TO BE PROVIDED AND INSTALLED BY RESTAURANT OPERATOR. SHAFT OPENING TO BE COORDINATED WITH LANDLORD'S CORE & SHELL DESIGN. UNIT SPEC IS ELEVATOR RINGS (NATIONS) COMMERCIAL 125 INTEL-LIFT COLD SYSTEM. GC TO COORDINATE POWER REQUIREMENTS AND SHAFT OPENING DIMENSIONS WITH MANUFACTURER AND ELECTRICAL ENGINEER.
- 38 PROVIDE VERTICAL STEEL LADDER TO ROOF/HATCH HATCH AS SHOWN. GC TO PROVIDE BLOCKING AND COORDINATE ATTACHMENT TO STRUCTURE.
- 39 PROVIDE MOP SINK PER PLUMBING FIXTURE SCHEDULE ON PLUMBING DRAWINGS.
- 40 PROVIDE 3/4" PLYWOOD BACKING FOR PANEL MOUNTING. COORDINATE LOCATION WITH ELECTRICAL DRAWINGS.
- 41 REFER TO KITCHEN EQUIPMENT DRAWINGS FOR BAR EQUIPMENT LAYOUT AND COORDINATE ALL UTILITY CONNECTIONS AS REQUIRED. VERIFY FINAL EQUIPMENT LOCATIONS WITH FOOD SERVICE CONSULTANT PRIOR TO CONSTRUCTION.
- 42 PROVIDE 12" DEEP DRINK RAIL AT DESIGNATED LOCATIONS PER PLAN. MOUNT AT 48" TO 54" SUPPORT AND EDGE CONNECTIONS TO ADJACENT WALL OR GUARDRAIL CONSTRUCTION. VERIFY FINISHES AND MATERIALS PRIOR TO FABRICATION.
- 43 PROVIDE ROOF CURBS FOR ALL RTUS AND EXHAUST FANS. COORDINATE SIZE AND LOCATION WITH MECHANICAL. FLASH AND TYP. SUPPORT ALL PENETRATIONS PER ROOFING REQUIREMENTS. SEE STRUCTURAL FOR UNDERDECK SUPPORT.
- 44 GREASE EXHAUST SYSTEM PER MECHANICAL DRAWINGS. ALL MATERIALS AROUND GREASE EXHAUST DUCTS AND PENETRATIONS SHALL BE NON-COMBUSTIBLE OR COMPLY WITH FIRE-RESISTANT RATING REQUIREMENTS AS PER CBC AND NFPA. COORDINATE WITH STRUCTURAL AND MECHANICAL FOR DUCT ROUTING AND SUPPORT.
- 45 ROOF CRACKS AT ALL EQUIPMENT CURBS TO DIRECT WATER FLOW AWAY FROM PENETRATIONS. COORDINATE SIZE AND SLOPE WITH EQUIPMENT CURBS.

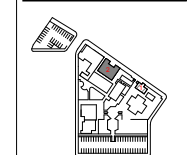
LEGEND

- COLUMN GRID REFERENCE NUMBER
- COLUMN GRID LINES AND REFERENCE NUMBER
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW PARTITION
- 1 HR. RATED PARTITION
- FULLY RECESSED FIRE EXTINGUISHER CABINET MODEL # 700-218
- MILLWORK MILLWORK ABOVE
- REVERSIBLE CLOUD (DUPLICATING AREA ELEVATED) ROOM NAME ROOM NUMBER
- SHEET REFERENCE (REFER TO SHEET A100 A101 A102) FIRE RATING
- DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
- ALIGN WITH ESTABLISHED / ADJACENT SURFACES

GENERAL NOTES

- A REFER TO 00.005 FOR GENERAL NOTES, 00.011 GRAPHIC SYMBOLS AND ABBREVIATIONS.
- B REFER TO 00.005 FOR ALL SCHEDULED FINISHES. REFER TO A2.100 FOR ALL TYPICAL SITE WALL ELEVATIONS.
- C OBTAIN APPROVAL FROM ARCHITECT PRIOR TO MODIFYING OR ADJUSTING EXISTING BUILDING SYSTEMS, ARCHITECTURAL ELEMENTS, OR FIELD CONDITIONS NOT NOTED ON THE CONSTRUCTION DOCUMENTS REQUIRED TO FIT PLANS.
- D DIMENSIONS NOTED "CLEAR" OR "CLR" MUST ALLOW FOR THICKNESS OF ALL WALL FINISHES. BE ACCURATELY MAINTAINED AND SHALL NOT VARY MORE THAN 1/8" WITHOUT WRITTEN APPROVAL FROM ARCHITECT.
- E DIMENSIONS MARKED "+/-" MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 1/8" INCHES FROM INDICATED DIMENSIONS. NOTIFY ARCHITECT OF ANY DIMENSION EXCEEDING TOLERANCE & OBTAIN WRITTEN APPROVAL FROM ARCHITECT BEFORE PROCEEDING.
- F "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
- G FRESH SLAB AND SURFACES AS REQUIRED FOR SPECIFIED FINISH. PAVERS TO BE PROVIDED THROUGHOUT EXTERIOR WALKWAY. REFER TO CIVIL AND LANDSCAPE.
- H DOOR JAMB LOCATIONS SHALL BE TYP. # FROM ADJ. WALL.
- I PATCH AND REPAIR SURFACES DAMAGED AS A RESULT OF WORK PERFORMED ON THIS PROJECT. PATCH & REPAIR EXIST SURFACES AS REQ'D TO RECEIVE NEW FINISH.
- J PROVIDE BLOCKING AS REQ'D AT ALL LOCATIONS INCLUDING, BUT NOT LIMITED TO, GRAB BARS, OVERHEAD CABINETRY, SHELVING, SIGNAGE, TOILET ROOM ACCESSORIES, WALL MOUNTED EQUIPMENT, SIGNAGE, ETC.

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Date	Description
9/12/2025	PHASE 1 ISSUED FOR PERMIT
8/25/2025	RESTAURANT TI PRICING
8/15/2025	PHASE 1 1ST PLAN CHECK CORRECTIONS
8/10/2025	RESTAURANT TI 1ST HD SUBMISSION
12/22/2025	PHASE 1 2ND PLAN CHECK CORRECTIONS
11/19/2025	RESTAURANT TI 2ND HD SUBMISSION

Seal / Signature



Project Name

Project Number

007.3778.000

Description

BUILDING 2 - CONSTRUCTION PLAN - LEVEL 2 - RESTAURANT TI

Scale

1/4" = 1'-0"

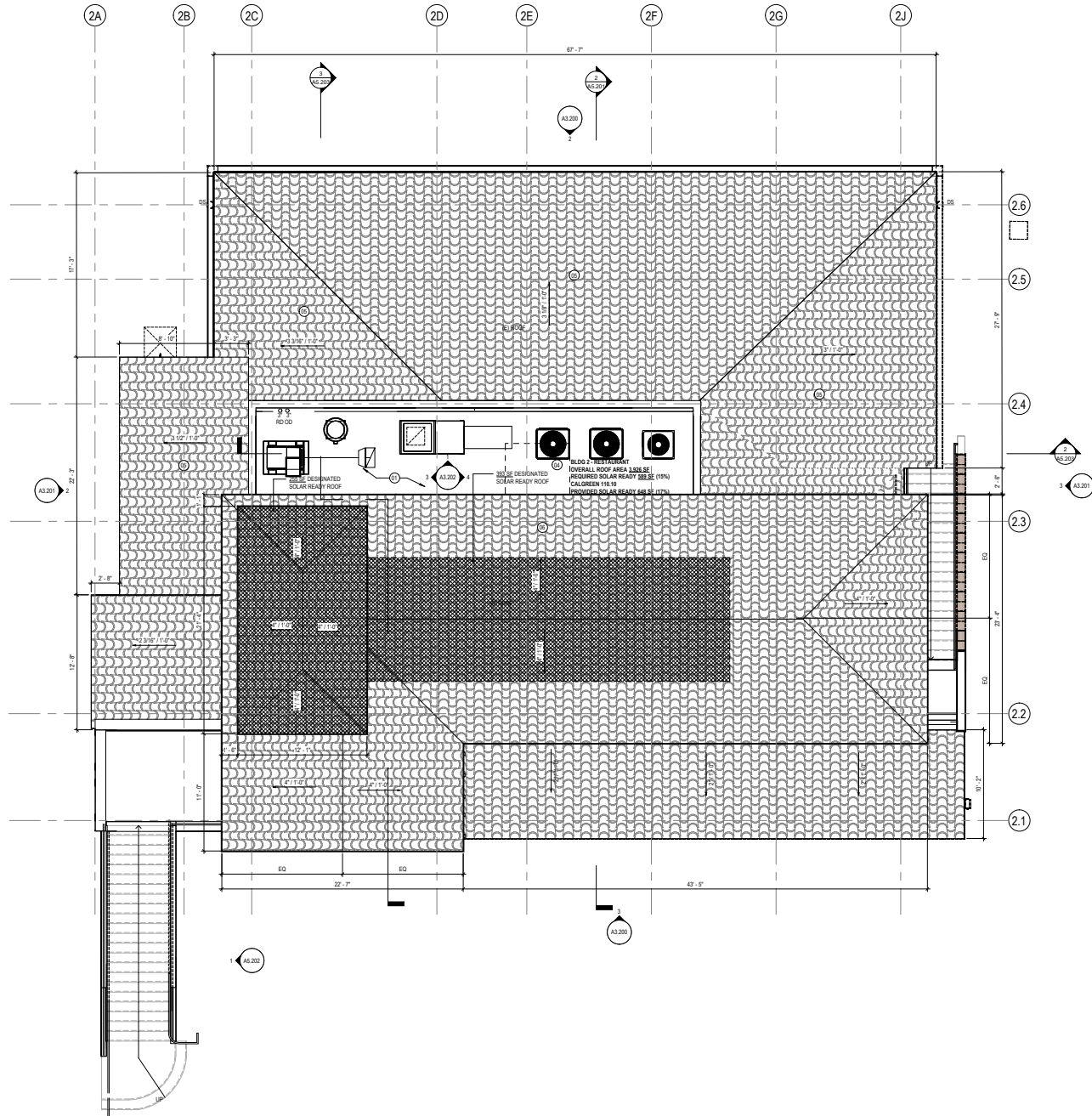
A2.212-TI

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1 BUILDING 2 - TI CONSTRUCTION PLAN - LEVEL 02

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

63



SHEET NOTES

- NEW EQUIPMENT ROOF PAD. PROVIDE MIN 2% SLOPE TOWARD ROOF DRAIN AND OVERLAP DRAIN ROOF DECK ASSEMBLY. CONSIDER WATER PROOFING SYSTEM OVER STRUCTURAL ROOF SHEATHING. 2" MIN TAPERED RIGID INSULATION, 1/2" HIGH DENSITY POLYETHYLENE COVERED BOARD, AND 80 MIL TPO ROOFING MEMBRANE. REFER TO DETAIL 317.401.
- PROVIDE CONDUIT STUB UP TO THE ROOF FOR FUTURE SOLAR PANELS.
- NEW 1/2\"/>

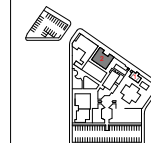
GENERAL NOTES

- REFER TO GEMS FOR GENERAL NOTES, GD11 GRAPHIC SYMBOLS AND ABBREVIATIONS.
- REFER TO GEMBS FOR ALL SCHEDULED FINISHES. REFER TO A2.800 FOR ALL TYPICAL SITE WALL ELEVATIONS.
- OBTAIN APPROVAL FROM ARCHITECT PRIOR TO MODIFYING OR ADJUSTING EXISTING BUILDING SYSTEMS, ARCHITECTURAL ELEMENTS, OR FIELD CONDITIONS NOT NOTED ON THE CONSTRUCTION DOCUMENTS REQUIRED TO FIT PLANS.
- DIMENSIONS NOTED "CLEAR" OR "CLIP" MUST ALLOW FOR THICKNESS OF ALL WALL FINISHES. BE ACCURATELY MAINTAINED AND SHALL NOT VARY MORE THAN 1/8\"/>
- DIMENSIONS MARKED "H" MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSIONS. NOTIFY ARCHITECTS OF ANY DIMENSION EXCEEDING TOLERANCE & OBTAIN WRITTEN APPROVAL FROM ARCHITECT BEFORE PROCEEDING.
- "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
- PREP SLAB AND SURFACES AS REQUIRED FOR SPECIFIED FINISH. FINISHES TO BE PROVIDED THROUGHOUT EXTERIOR WALKWAY. REFER TO CIVIL AND LANDSCAPE.
- DOOR JAMB LOCATIONS SHALL BE TYP. 4\"/>
- PATCH AND REPAIR SURFACES DAMAGED AS A RESULT OF WORK PERFORMED ON THIS PROJECT. PATCH OR REPAIR EXIST SURFACES AS REQD TO RECEIVE NEW FINISH.
- PROVIDE BLOCKING AS REQD AT ALL LOCATIONS INCLUDING, BUT NOT LIMITED TO: SHAM JAMBS, OVERHEAD CABINETS, SHELVING, SIGNAGE, TOILET ROOM ACCESSORIES, WALL MOUNTED EQUIPMENT, SIGNAGE ETC.

ROOF ASSEMBLY & CLASSIFICATION NOTE:

- BASED ON THE PROPOSED BUILDING BEING CLASSIFIED AS TYPE VB CONSTRUCTION, A CLASS C ROOF ASSEMBLY IS REQUIRED. PER TABLE 1005.4 OF THE CBC AND SHALL BE COMPOSED OF MATERIALS THAT MEET THE REQUIREMENTS FOR LIGHT FIRE-TEST EXPOSURE. ALL ROOF ASSEMBLIES AND COVERINGS SHALL BE TESTED IN ACCORDANCE WITH ASTM E159 OR UL 790 AND SHALL BE LISTED AND IDENTIFIED AS CLASS C BY AN APPROVED TESTING AGENCY.
- REFER TO ROOF DETAILS ON SHEET A2.801 FOR ROOF ASSEMBLY - ROOF TILE E.L.D.M.
- INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

KEY PLAN



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Date	Description
9/12/2025	PHASE 1 100% FOR PERMIT
9/15/2025	PHASE 1 1ST PLAN CHECK CORRECTIONS
12/22/2025	PHASE 1 2ND PLAN CHECK CORRECTIONS

Seal / Signature



Project Name

Project Number

007.3778.000

Description

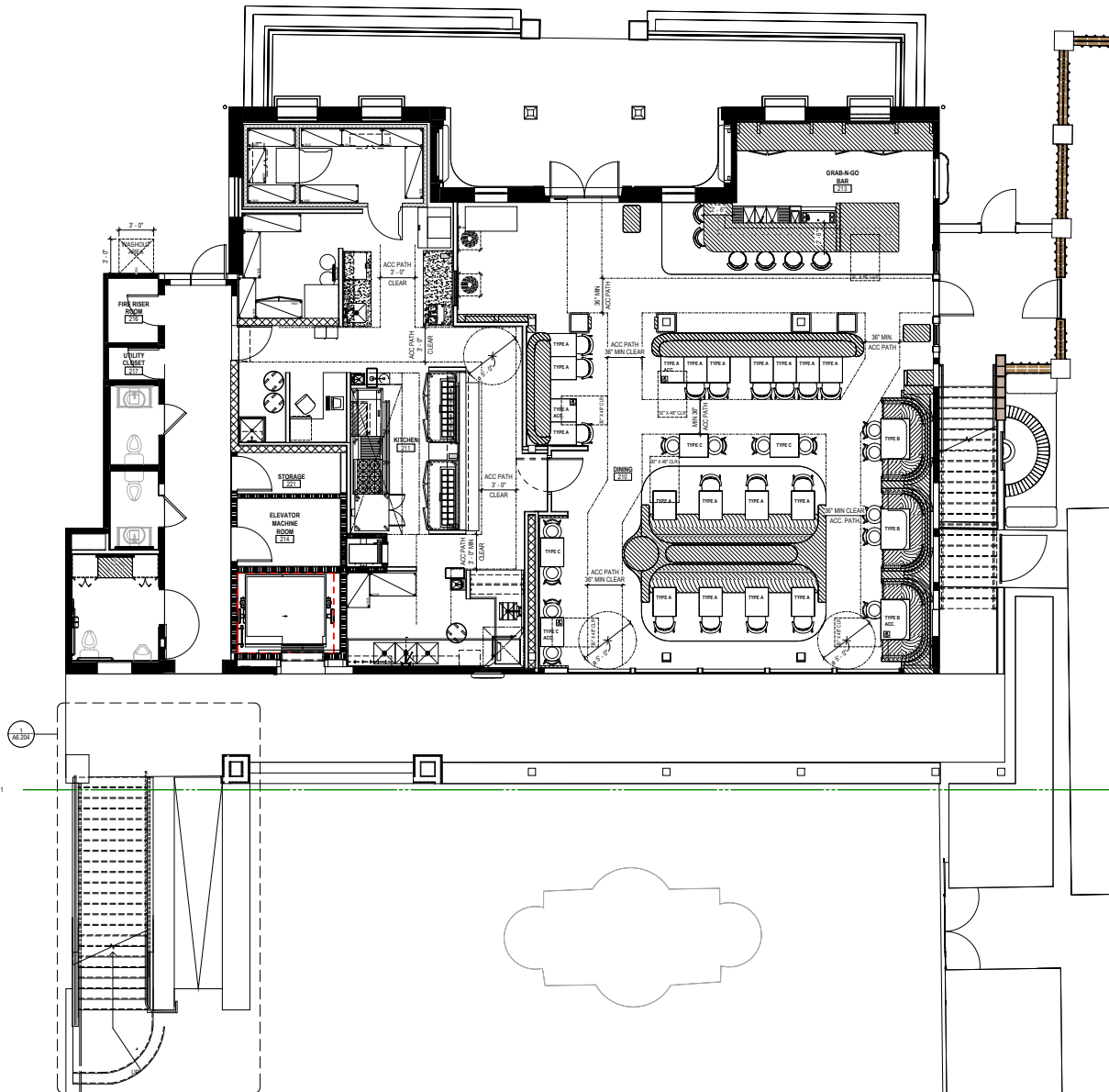
BUILDING 2 - ROOF PLAN

Scale

1/4\"/>

A2.221

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TYPE A - BANQUETTE
 15 TABLES 2 SEATER EACH
 TOTAL SEAT COUNT = 30
 REQUIRED MIN IN ACCESSIBLE = 2
 PROVIDED ACCESSIBLE TABLE = 2

TYPE B - BARBOOTH
 3 TABLES 2 SEATER EACH
 TOTAL SEAT COUNT = 6
 REQUIRED MIN IN ACCESSIBLE = 1
 PROVIDED ACCESSIBLE TABLE = 1

TYPE C - FREE STANDING DINING TABLE
 4 TABLES 2 SEATER EACH
 TOTAL SEAT COUNT = 8
 REQUIRED MIN IN ACCESSIBLE = 1
 PROVIDED ACCESSIBLE TABLE = 1

PROPOSED SEAT COUNT: 70
PROPOSED TABLE COUNT: 26
NET PUBLIC AREA: 1450 sq ft

SHEET NOTES

GENERAL NOTES

A. REFER TO SHEET 00.008 FOR ACCESSIBLE TABLE HEIGHTS AND CLEARANCES

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Date	Description
9/12/2025	PHASE 1 ISSUED FOR PERMIT
9/15/2025	PHASE 1 1ST PLAN CHECK CORRECTIONS
9/18/2025	RESTAURANT TI 1ST HD SUBMISSION
10/20/2025	PHASE 1 2ND PLAN CHECK CORRECTIONS
11/19/2025	RESTAURANT TI 2ND HD SUBMISSION

Seal / Signature



Project Name

Project Number

007.3778.000

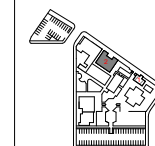
Description
 BUILDING 2 - FURNITURE PLAN - LEVEL 1 - RESTAURANT TI

Scale
 1/4" = 1'-0"

A2.251-TI

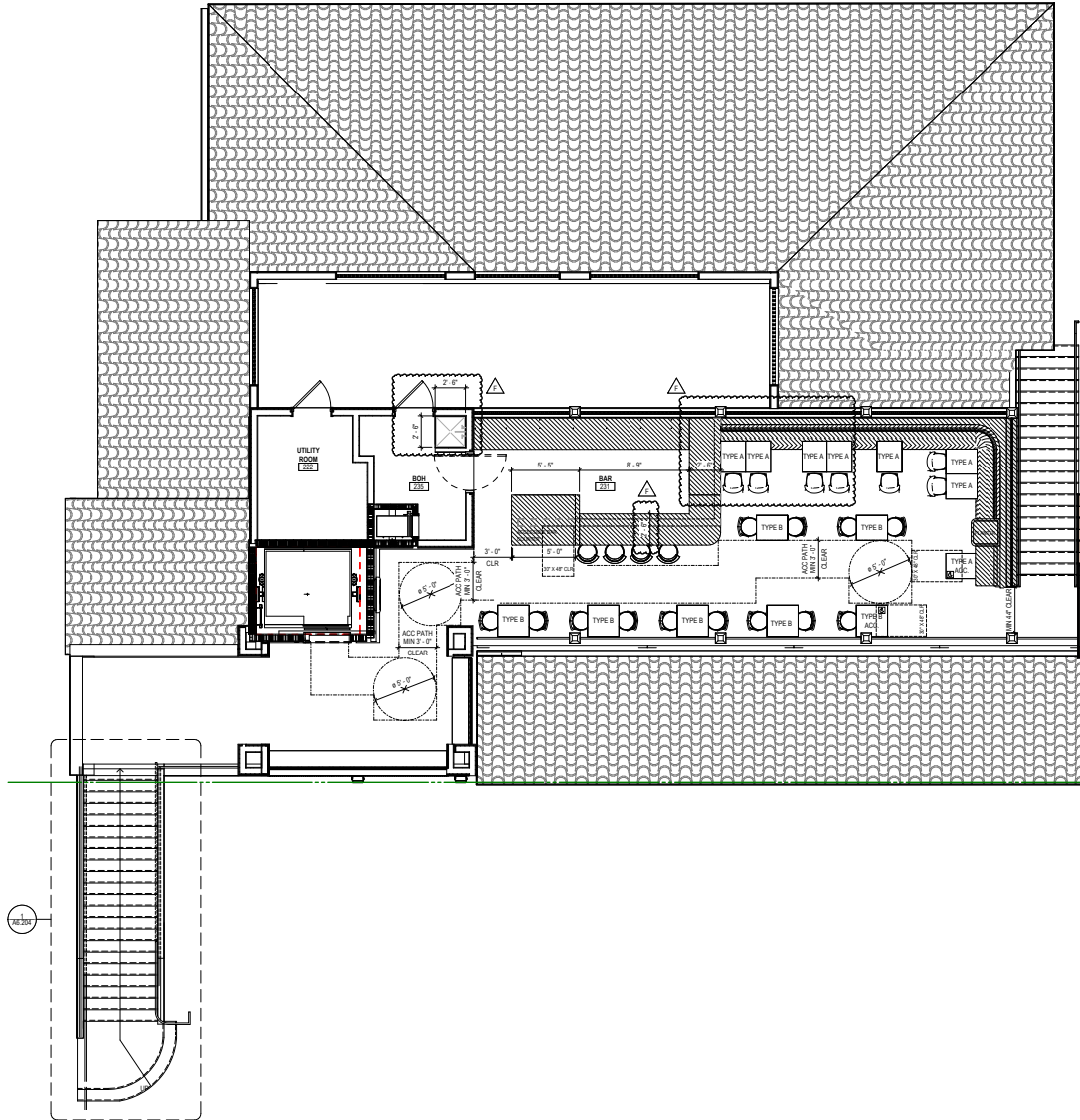
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KEY PLAN



1 BUILDING 2 - TI FURNITURE PLAN - LEVEL 01
 SCALE: 1/4" = 1'-0"

(FOR REFERENCE ONLY)



TYPE A - BANQUETTE
9 TABLES 2 SEATER EACH
TOTAL SEAT COUNT = 18
REGO MIN 5% ACCESSIBLE = 1
PROVIDED ACCESSIBLE TABLE = 1

TYPE C - FREE STANDING DINING TABLE
7 TABLES 2 SEATER EACH
TOTAL SEAT COUNT = 14
REGO MIN 5% ACCESSIBLE = 1
PROVIDED ACCESSIBLE TABLE = 1

PROPOSED SEAT COUNT: 34
PROPOSED TABLE COUNT: 15
NET PUBLIC AREA: 760 sq ft

SHEET NOTES

GENERAL NOTES

A. REFER TO SHEET GR.008 FOR ACCESSIBLE
TABLE HEIGHTS AND CLEARANCES

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Date	Description
9/12/2025	PHASE 1 ISSUED FOR PERMIT
9/15/2025	PHASE 1 1ST PLAN CHECK CORRECTIONS
9/18/2025	RESTAURANT TI 1ST HD SUBMISSION
10/22/2025	PHASE 1 2ND PLAN CHECK CORRECTIONS
11/19/2025	RESTAURANT TI 2ND HD SUBMISSION

Seal / Signature



Project Name

Project Number

007.3778.000

Description

BUILDING 2 - FURNITURE PLAN -
LEVEL 2 - RESTAURANT TI

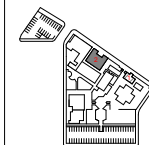
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A2.252-TI

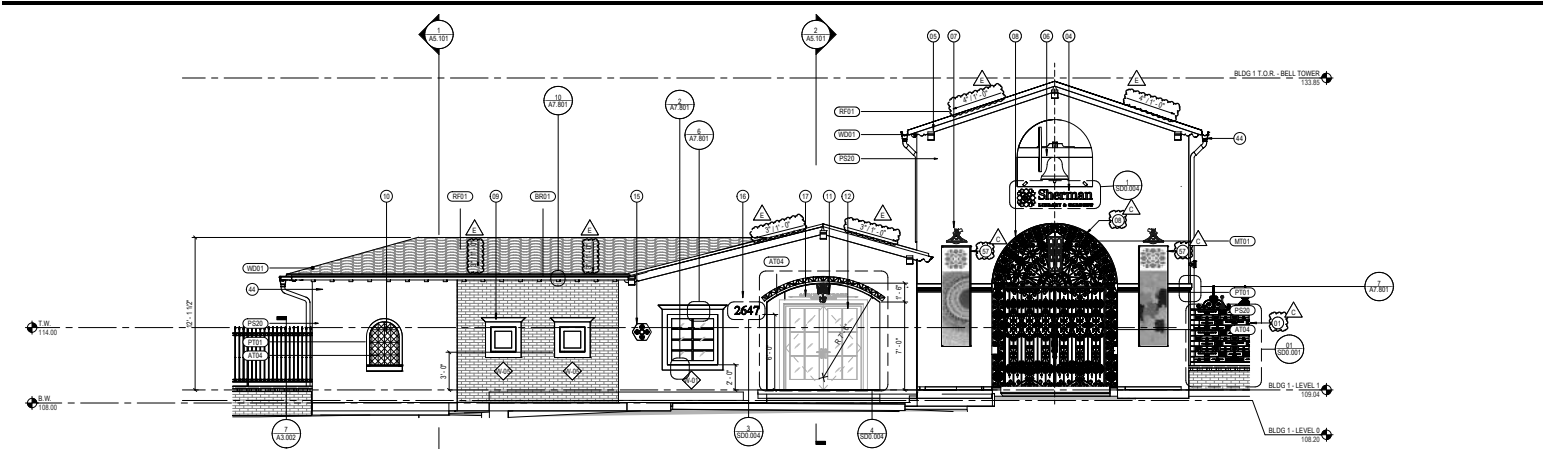
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KEY PLAN

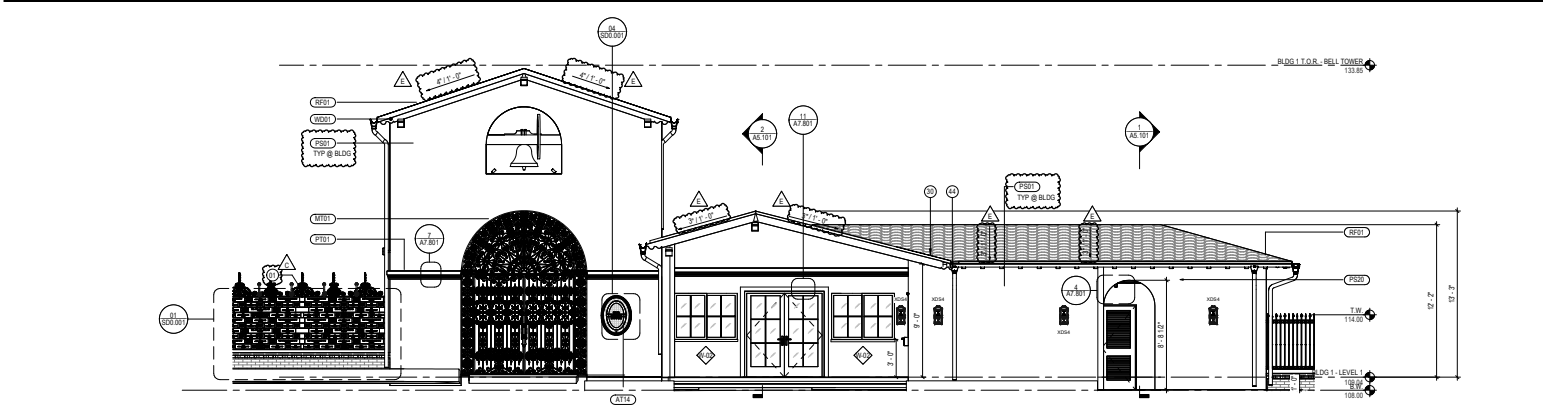


1 BUILDING 2 - TI FURNITURE PLAN - LEVEL 02
SCALE: 1/4" = 1'-0"

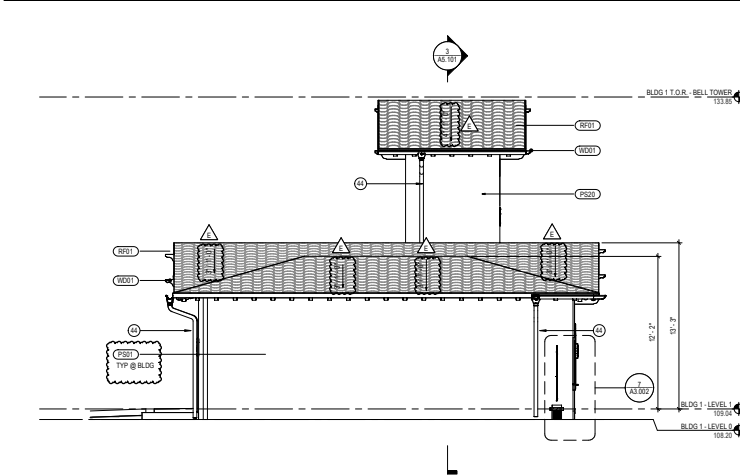
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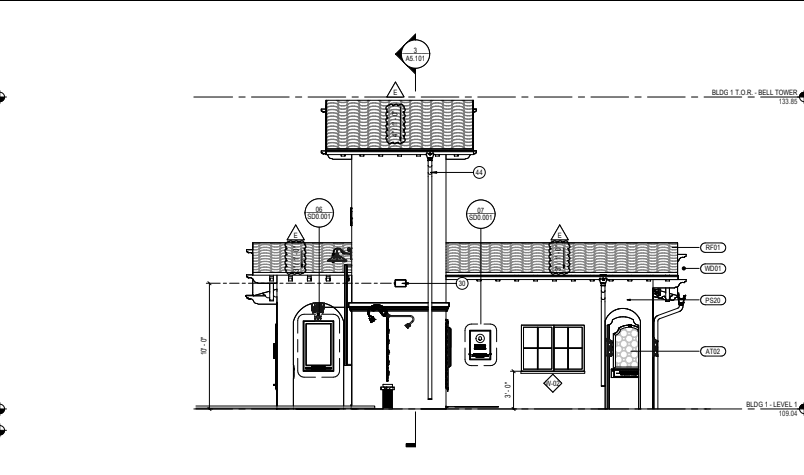
1 BUILDING 1 - EXTERIOR ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



2 BUILDING 1 - EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



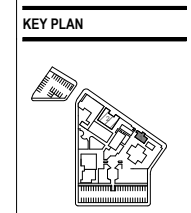
3 BUILDING 1 - EXTERIOR ELEVATION - EAST
SCALE: 1/4" = 1'-0"



4 BUILDING 1 - EXTERIOR ELEVATION - WEST
SCALE: 1/4" = 1'-0"

- SHEET NOTES**
- 01 PROPOSED DONOR MURAL WALL ELEMENT. WROUGHT METALWORK AND CUSTOM GLASS DONOR BRICKS PROVIDED BY OWNER. GC INSTALL LED.
 - 05 WOOD RAFTER AND CORBEL STAIN TO MATCH EXISTING.
 - 06 EXISTING HISTORICAL BELL PROVIDED BY OWNER. GC TO RESTORE BELL TO FULLY OPERATIONAL. REPAIR, REFINISH, CLEAN AND INSTALL. REFER TO DETAIL 3500.04.
 - 08 DECORATIVE WROUGHT IRON GATE AND ASSOCIATED HARDWARE. DIMENSIONS PROVIDED. GC INSTALL.
 - 09 NEW WINDOW REFER WINDOW TAG AND SCHEDULE. TYP.
 - 10 FAUX WINDOW WITH PAINTED TILE INFILL.
 - 11 DECORATIVE WROUGHT IRON PENDANT LIGHT FIXTURE.
 - 12 STEEL DOOR WITH INSULATED GLASS PANELS.
 - 13 FLUSH DECORATIVE WROUGHT IRON WORK, MURAL ELEMENT.
 - 16 WROUGHT IRON BUILDING NUMBER SITE ADDRESS. SIGNAL. SEE DETAIL 3500.04.
 - 17 VESTIBULE CENTER DONOR SIGNAGE CENTERED ABOVE THE DOOR.
 - 30 SURFACE MOUNTED SPEAKER 8" MIN. 8" IF A.F.F. REFER TO A.W. DRAWING. GC TO PROVIDE POWER AND LOW VOLTAGE CONDUIT FROM AN ROOM.
 - 44 CORNER ROOF CUTTING AS INDICATED ON ROOF PLAN. COORDINATE AND INSTALL DOWNSPOUTS PER ROOF PLAN REQUIREMENTS. COORDINATE WITH OWNER AND ARCHITECT FOR SPASH BLOCK.
 - 45 TO PROVIDE AND INSTALL CUSTOM SIGNAGE. TOP & BOTTOM WALL MOUNTED MURAL ELEMENT. SUPPORTS, MURAL ELEMENT, SIGN NOT PART OF SIGNAGE AND IS GRAPHIC ONLY.

- GENERAL NOTES**
- A REFER TO 02000 FOR GENERAL NOTES 02011 GRAPHIC SYMBOLS AND ABBREVIATIONS.
 - B REFER TO A01 FOR ALL SCHEDULED FINISHES. REFER TO A0101 AND A0102 FOR ALL TYPICAL SITE WALL ELEVATIONS.
 - C OBTAIN APPROVAL FROM ARCHITECT PRIOR TO MODIFYING OR ADJUSTING EXISTING BUILDING SYSTEMS, ARCHITECTURAL ELEMENTS, OR FIELD CONDITIONS NOT NOTED ON THE CONSTRUCTION DOCUMENTS REQUIRED TO FIT PLANS.
 - D DIMENSIONS NOTED "CLEAR" OR "YOLR" MUST ALLOW FOR THICKNESS OF ALL WALL FINISHES. BE ACCURATELY MAINTAINED AND SHALL NOT VARY MORE THAN 1/8" WITHOUT WRITTEN APPROVAL FROM ARCHITECT.
 - E DIMENSIONS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 1/8" FROM INDICATED DIMENSIONS. NOTIFY ARCHITECTS OF ANY DIMENSION EXCEEDING TOLERANCE & OBTAIN WRITTEN APPROVAL FROM ARCHITECT BEFORE PROCEEDING.
 - F "LOC" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
 - G FINISH SLAB AND SURFACES AS REQUIRED FOR SPECIFIED FINISH PAVERS TO BE PROVIDED THROUGHOUT EXTERIOR WALKWAY. REFER TO CIVIL AND LANDSCAPE.
 - H DOOR JAMB LOCATIONS SHALL BE TYP. 4" FROM ADJ. WALL.
 - I PATCH AND REPAIR SURFACES DAMAGED AS A RESULT OF WORK PERFORMED ON THIS PROJECT. PATCH & REPAIR EXIST SURFACES AS REQ'D TO RECEIVE NEW FINISH.
 - J PROVIDE BLOCKING AS REQ'D AT ALL LOCATIONS INCLUDING, BUT NOT LIMITED TO GRAB BARS, OVERHEAD CABINETS, SHELVE, SIGNAGE, TOILET ROOM ACCESSORIES, WALL MOUNTED EQUIPMENT, SIGNAGE, ETC.
 - K ALL PAINT FINISH LOCATIONS TO BE THREE COAT SYSTEMS: (1) COAT PRIMER, (2) COAT FINISH, (3) COAT FINISH. REFER TO FINISH SPECIFICATIONS AND COORDINATE WITH ARCHITECT FOR LEVEL 3.
 - L PROVIDE LEVEL 4 FINISH AT ALL NEW GYP RD SURFACES. UON. REFER TO FINISH SPECIFICATIONS AND COORDINATE WITH ARCHITECT FOR LEVEL 3.
 - M ALL FINISHES SHALL COMPLY WITH CALIF. STATE FIRE MARSHAL LISTING OR OTHER ACCEPTANCE CRITERIA FOR FLAME SPREAD AND SMOKE DEVELOPED INDEX. CFC 804.
 - N ALL EXTERIOR SIGNAGE TO BE ORDERED SEPARATE PERMIT. GC AND SIGNAGE VENDOR TO SUBMIT SIGNAGE DRAWING TO PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.



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Date	Description
9/12/2025	PHASE 1 ISSUED FOR PERMIT
9/15/2025	PHASE 1 1ST PLAN CHECK CORRECTIONS
9/26/2025	PHASE 1 PRICING ADDENDUM #1
10/22/2025	PHASE 1 2ND PLAN CHECK CORRECTIONS

Seal / Signature

Project Name

Project Number
007.3778.000

Description
BUILDING ELEVATION - BUILDING 1

Scale
1/4" = 1'-0"

A3.101

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Newport Beach, CA 92660
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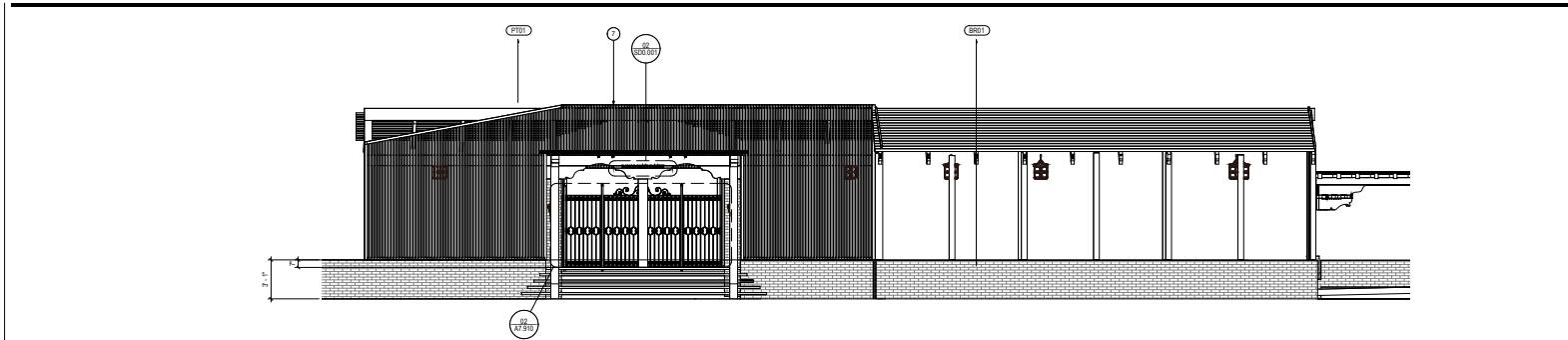
△	Date	Description
	5/12/2025	PHASE 1 ISSUED FOR PERMIT
B	9/15/2025	PHASE 1 1ST PLAN CHECK CORRECTIONS
E	12/22/2025	PHASE 1 2ND PLAN CHECK CORRECTIONS

A3.200

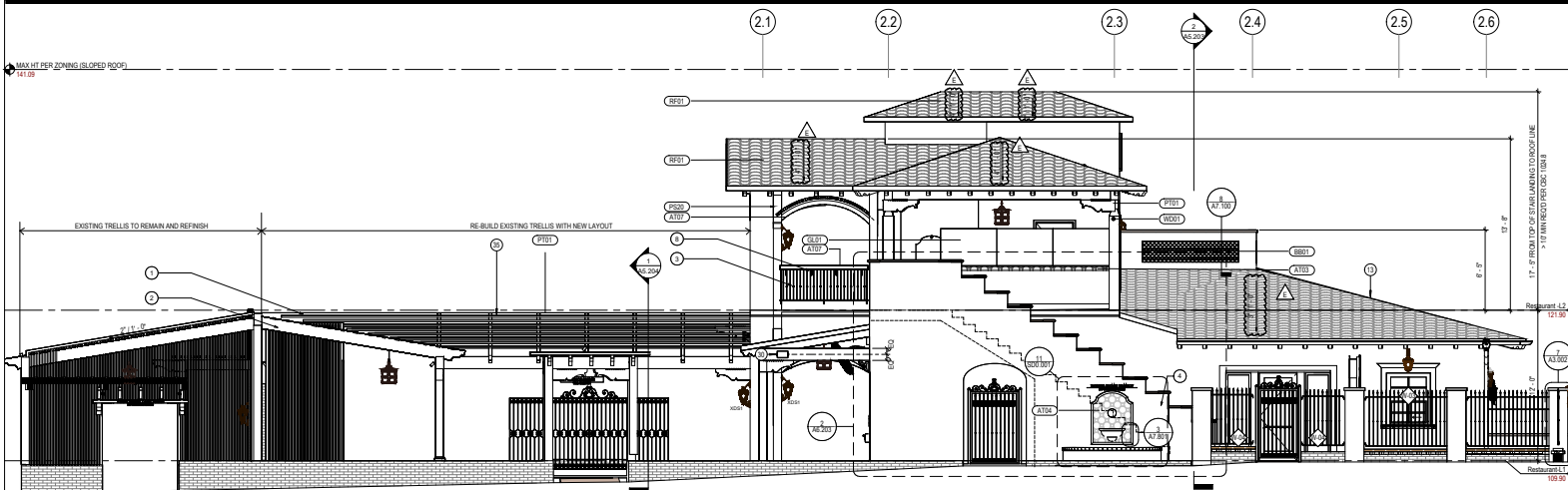
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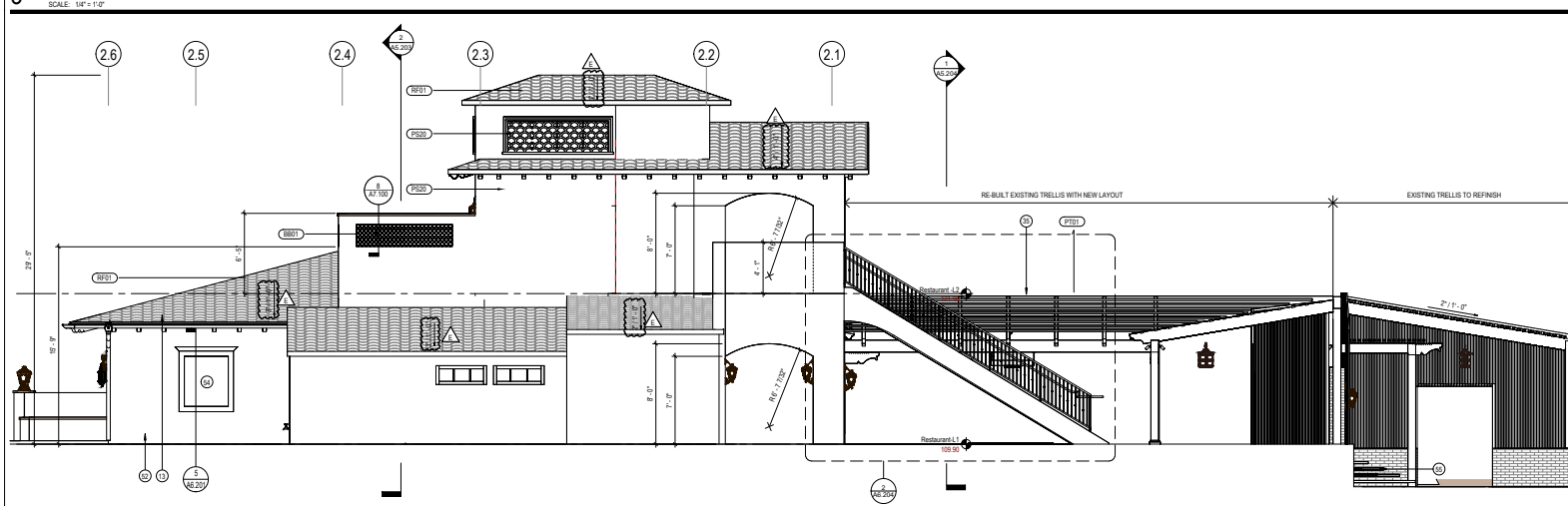
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1 TEA GARDEN ENTRY
SCALE: 1/4" = 1'-0"



3 BUILDING 2 - EXTERIOR ELEVATION - EAST
SCALE: 1/4" = 1'-0"



2 BUILDING 2 - EXTERIOR ELEVATION - WEST
SCALE: 1/4" = 1'-0"

SHEET NOTES

- 13 NEW ROOF TILES AND NEW WATER PROOFING. PATCH AND REPAIR ALL EXISTING PLYWOOD IF ROTTEN OR DAMAGED.
- 34 SURFACE MOUNTED SPEAKER @ MIN. 9'-0" A.F.F. REFER TO AN DRAWING. GC TO PROVIDE POWER AND LOW VOLTAGE CONDUIT FROM AV ROOM.
- 35 REBUILD EXISTING TEA GARDEN WOOD TRELLIS SYSTEM TO MATCH ORIGINAL LAYOUT AND AESTHETIC NEW TRELLIS TO BE 100% OPEN ON TOP. REFER TO STRUCTURAL DRAWINGS FOR FRAMING, SUPPORTS, AND CONNECTION DETAILS. COORDINATE MATERIALS, FINISHES, AND FASTENERS FOR EXTERIOR USE. COLOR TO MATCH EXISTING. VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO FABRICATION.
- 52 PATCH AND REPAIR EXISTING PLASTER FINISH TO MATCH NEW FINISH.
- 54 INFILL EXISTING WINDOW OPENING. AND PROVIDE PLASTER WALL MATCH WITH ADJACENT WALL FINISH.
- 55 EXISTING STAIR TO REMAIN.

GENERAL NOTES

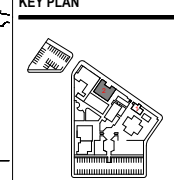
- A REFER TO 00.005 FOR GENERAL NOTES 00.011 GRAPHIC SYMBOLS AND ABBREVIATIONS.
- B REFER TO AD 405 FOR ALL SCHEDULED FINISHES. REFER TO 02.001 AND 02.002 FOR ALL TYPICAL SITE WALL ELEVATIONS.
- C OBTAIN APPROVAL FROM ARCHITECT PRIOR TO MODIFYING OR ADJUSTING EXISTING BUILDING SYSTEMS, ARCHITECTURAL ELEMENTS, OR FIELD CONDITIONS NOT NOTED ON THE CONSTRUCTION DOCUMENTS REQUIRED TO FIT PLANS.
- D DIMENSIONS NOTED "CLEAR" OR "C/L" MUST ALLOW FOR THICKNESS OF ALL WALL FINISHES. BE ACCURATELY MAINTAINED AND SHALL NOT VARY MORE THAN 1/8" WITHOUT WRITTEN APPROVAL FROM ARCHITECT.
- E DIMENSIONS MARKED "+/-" MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSIONS. NOTIFY ARCHITECTS OF ANY DIMENSION EXCEEDING TOLERANCE & OBTAIN WRITTEN APPROVAL FROM ARCHITECT BEFORE PROCEEDING.
- F "ALONG" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
- G PREP SLAB AND SURFACES AS REQUIRED FOR SPECIFIED FINISH. PAVERS TO BE PROVIDED THROUGHOUT EXTERIOR WALKWAY. REFER TO CIVIL AND LANDSCAPE.
- H DOOR JAMB LOCATIONS SHALL BE TYP. 4" FROM ADJ. WALL.
- I PATCH AND REPAIR SURFACES DAMAGED AS A RESULT OF WORK PERFORMED ON THIS PROJECT. PATCH & REPAIR EXIST. SURFACES AS REQ'D TO RECEIVE NEW FINISH.
- J PROVIDE ELEVATION AS REQ'D AT ALL LOCATIONS INCLUDING, BUT NOT LIMITED TO: GRAB BARS, OVERHEAD CANNETRY, HANGING, SIGNAGE, TOILET ROOM ACCESSORIES, WALL MOUNTED EQUIPMENT, SIGNAGE, ETC.
- K ALL PAINT FINISH LOCATIONS TO BE THREE COAT SYSTEMS: (1) COAT PRIMER, (2) COATS FINISH.
- L PROVIDE ELEV. & FINISH AT ALL NEW OPENED SURFACES. UON. REFER TO FINISH SPECIFICATIONS AND COORDINATE WITH ARCHITECT FOR LEVEL 5 WALL FINISH LOCATIONS.
- M ALL FINISHES SHALL COMPLY WITH CALIFORNIA STATE FIRE MARSHAL LISTINGS OR OTHER ACCEPTANCE CRITERIA FOR FLAME SPREAD AND SMOKE DEVELOPMENT RATING.
- N ALL EXTERIOR SIGNAGE TO BE UNDER SEPARATE PERMIT. GC AND SIGNAGE VENDOR TO SUBMIT SIGNAGE DRAWING TO PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.

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KEY PLAN



Seal / Signature

Project Name

Project Number
007.3778.000

Description
BUILDING ELEVATION - BUILDING 2

Scale
1/4" = 1'-0"

A3.201

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EXTERIOR FINISH SCHEDULE

 BB01 BREEZE BLOCK PRODUCT NAME: BREEZE BLOCK MANUFACTURER: TERRA AMANCO SUPPLIER: CLAY IMPORTS SIZE: 11.125" X 4.5" X 2.125" JOINT WIDTH: 5" FINISHED BY: GC LOCATION: BLDG 3 NOTES: GC TO PROVIDE MOCK-UP OVER GROUT DETAIL FOR ARCHITECT REVIEW AND APPROVAL.	 TF01 STAR TREAD SPECIFICATION SECTION: 09 30 00 ITEM: STAR TREAD WITH TREAD GROOVE MANUFACTURER: CONCEPT STUDIO PRODUCT NAME: 12X12 STAR TREAD CONCRETE TILE COLOR NAME: COTTO DARK SIZE: 12"x12" THICKNESS: 3/4" FINISHED BY: OWNER INSTALLED BY: GC LOCATION: BLDG 3 STAIRS NOTES: MUST INCLUDE INTEGRATED CONTRASTING TYPIC GROOVES AT EACH TREAD GC TO PROVIDE DRY LAY OF MATERIALS ONSITE FOR DISCUSS OWNER APPROVAL	 FIELD PAVER TF15 ACCENT TILE SPECIFICATION SECTION: 09 30 00 ITEM: TERRA COTTA MANUFACTURER: CONCEPT STUDIO PRODUCT NAME: ARTILLO ARABESQUE PATTERN 11A CONCRETE TILE COLOR: CREME FRACHE (NOTE: CUSTOM MIX OF COLORS TO BE APPROVED BY CLIENT & ARCHITECT PRIOR TO PROCUREMENT) (USE: COTTO DARK, DESERT, GOLD NO BONE OR EARL GREY) FINISH: VITRAGE FINISHED BY: OWNER (INCLUSIVE OF BORDER) INSTALLED BY: GC (INCLUSIVE OF BORDER) NOTES: PROVIDE ORGO 4" X 8" FLAT TOP AND CHAMFER BORDER TILE, COLOR: TERRACOTTA GC TO PROVIDE DRY LAY OF MATERIALS ONSITE FOR DISCUSS OWNER APPROVAL	 FIELD PAVER TF16 ACCENT PAVER SPECIFICATION SECTION: 09 30 00 ITEM: TERRA COTTA MANUFACTURER: CONCEPT STUDIO PRODUCT NAME: ARTILLO HEX COLOR: TERRACOTTA FINISH: STANDARD SIZE: 6" X 6" EDGES: FLAT TOP (PT. 1) NO CHAMFER FINISHED BY: OWNER (INCLUSIVE OF BORDER) INSTALLED BY: GC (INCLUSIVE OF BORDER) NOTES: PROVIDE ORGO 4" X 8" FLAT TOP AND CHAMFER BORDER TILE, COLOR: TERRACOTTA GC TO PROVIDE DRY LAY OF MATERIALS ONSITE FOR DISCUSS OWNER APPROVAL	 AT11 PAINTED CERAMIC TILE SPECIFICATION SECTION: 09 30 00 MANUFACTURER: TERRA Y FUEGO PRODUCT NAME: VALLE TALAVERA PRODUCT NUMBER: 10371-2 MATERIAL: CERAMIC SIZE: 4.25" X 4.25" FINISHED BY: OWNER INSTALLED BY: GC LOCATION: CENTRAL GARDEN BENCHES NOTES: SUPPLIED BY CONCEPT STUDIO GC TO PROVIDE DRY LAY OF MATERIALS ONSITE FOR DISCUSS OWNER APPROVAL	 AT08A PAINTED CERAMIC TILE SPECIFICATION SECTION: 09 30 00 ITEM: ACCENT SPANISH TILE MANUFACTURER: TERRA Y FUEGO PRODUCT NAME: CAPITOLA 2 SANTA BARBARA CERAMIC TILE PRODUCT NUMBER: 3062 MATERIAL: CERAMIC SIZE: 4.25" X 4.25" FINISHED BY: OWNER INSTALLED BY: GC LOCATION: BLDG 3 STAIR NOTES: MATCH ARCHITECT'S SAMPLE. SUPPLIED BY CONCEPT STUDIO GC TO PROVIDE DRY LAY OF MATERIALS ONSITE FOR DISCUSS OWNER APPROVAL	 AT01 PAINTED CERAMIC TILE SPECIFICATION SECTION: 09 30 00 MANUFACTURER: TERRA Y FUEGO PRODUCT NAME: POLEN TALAVERA PRODUCT NUMBER: 10353-2 MATERIAL: CERAMIC SIZE: 2"x2" FINISHED BY: OWNER INSTALLED BY: GC LOCATION: BLDG 1 NOTES: DONOR TILE MAY BE CUSTOM BY CONCEPT STUDIO, INC. GC TO PROVIDE DRY LAY OF MATERIALS ONSITE FOR DISCUSS OWNER APPROVAL
 GL01 GLAZING SPECIFICATION SECTION: 08 00 00 MANUFACTURER: CLEAR GLAZING LOW E TEMPERED GLASS LOCATION: BLDG 1 & BLDG 2 NOTES: REFER TO WINDOW SCHEDULE	 FIELD PAVER TF10 CONCRETE PAVER SPECIFICATION SECTION: 09 30 00 ITEM: TERRA COTTA MANUFACTURER: CONCEPT STUDIO PRODUCT NAME: ARTILLO COTTO DARK COLOR: COTTO DARK SIZE: 4" X 8" POCKET SET FINISHED BY: OWNER (INCLUSIVE OF BORDER) INSTALLED BY: GC (INCLUSIVE OF BORDER) NOTES: BORDER: PROVIDE ORGO 4" X 8" FLAT TOP (NO CHAMFER) BORDER TILE, COLOR: TERRACOTTA FINISH: SHOTBLAST GC TO PROVIDE DRY LAY OF MATERIALS ONSITE FOR DISCUSS OWNER APPROVAL	 FIELD PAVER TF16 ACCENT PAVER SPECIFICATION SECTION: 09 30 00 ITEM: TERRA COTTA MANUFACTURER: CONCEPT STUDIO PRODUCT NAME: ARTILLO HEX COLOR: TERRACOTTA FINISH: STANDARD SIZE: 6" X 6" EDGES: FLAT TOP (PT. 1) NO CHAMFER FINISHED BY: OWNER (INCLUSIVE OF BORDER) INSTALLED BY: GC (INCLUSIVE OF BORDER) NOTES: PROVIDE ORGO 4" X 8" FLAT TOP AND CHAMFER BORDER TILE, COLOR: TERRACOTTA GC TO PROVIDE DRY LAY OF MATERIALS ONSITE FOR DISCUSS OWNER APPROVAL	 FIELD PAVER TF17 DONOR FLEXIBLE PAVER SPECIFICATION SECTION: 09 30 00 ITEM: DONOR FLEXIBLE PAVER MANUFACTURER: ORCO COLOR NAME: TERRACOTTA FINISH: STANDARD EDGES: FLAT TOP (PT. 1) NO CHAMFER FINISHED BY: OWNER INSTALLED BY: GC LOCATION: TICKET BOOTH NOTES: DONOR TILE MAY BE CUSTOM BY CONCEPT STUDIO, INC. GC TO PROVIDE DRY LAY OF MATERIALS ONSITE FOR DISCUSS OWNER APPROVAL	 AT12 PAINTED CERAMIC TILE SPECIFICATION SECTION: 09 30 00 MANUFACTURER: TERRA Y FUEGO PRODUCT NAME: SANTA Y FUEGO PRODUCT NAME: GREEN BELLEVILLE TALAVERA CERAMIC TILE PRODUCT NUMBER: 10064 MATERIAL: CERAMIC SIZE: 4.25" X 4.25" FINISHED BY: OWNER INSTALLED BY: GC LOCATION: BAR NOTES: SUPPLIED BY CONCEPT STUDIO GC TO PROVIDE DRY LAY OF MATERIALS ONSITE FOR DISCUSS OWNER APPROVAL	 AT08B PAINTED CERAMIC TILE SPECIFICATION SECTION: 09 30 00 MANUFACTURER: TERRA Y FUEGO PRODUCT NAME: SANTA Y FUEGO PRODUCT NAME: SANTA BARBARA CERAMIC TILE PRODUCT NUMBER: 2047 COLOR: BROWN MATERIAL: CERAMIC SIZE: 4.25" X 4.25" FINISHED BY: OWNER INSTALLED BY: GC LOCATION: BLDG 3 STAIR NOTES: SUPPLIED BY CONCEPT STUDIO GC TO PROVIDE DRY LAY OF MATERIALS ONSITE FOR DISCUSS OWNER APPROVAL	 AT02 PAINTED CERAMIC TILE SPECIFICATION SECTION: 09 30 00 MANUFACTURER: TERRA Y FUEGO PRODUCT NAME: GREEN BELLEVILLE TALAVERA CERAMIC TILE PRODUCT NUMBER: 10468-2 MATERIAL: CERAMIC SIZE: 2"x2" FINISHED BY: OWNER INSTALLED BY: GC LOCATION: BLDG 1 NOTES: DONOR TILE MAY BE CUSTOM BY CONCEPT STUDIO, INC. GC TO PROVIDE DRY LAY OF MATERIALS ONSITE FOR DISCUSS OWNER APPROVAL
GL02 SEEDED CLEAR GLASS SPECIFICATION SECTION: 08 00 00 NOTES: MATCH WITH ARCHITECT'S SAMPLE	 FIELD PAVER TF11 CONCRETE PAVER SPECIFICATION SECTION: 09 30 00 ITEM: TERRA COTTA MANUFACTURER: CONCEPT STUDIO PRODUCT NAME: ARTILLO OCTAGON SET CONCRETE TILE COLOR: COTTO DARK SOURCE: ARTO 2X2 INSERT, SAME COLOR AND FINISH WITH OCTAGON PAVER SIZE: 8" X 8" OCTAGON & 2" X 2" INSERT FINISHED BY: OWNER (INCLUSIVE OF BORDER) INSTALLED BY: GC (INCLUSIVE OF BORDER) LOCATION: BLD 3 FLOOR NOTES: BORDER: PROVIDE ORGO 4" X 8" FLAT TOP (NO CHAMFER) BORDER TILE, COLOR: TERRACOTTA FINISH: SHOTBLAST GC TO PROVIDE DRY LAY OF MATERIALS ONSITE FOR DISCUSS OWNER APPROVAL	 FIELD PAVER TF12 CONCRETE PAVER W/ ACCENT TILE SPECIFICATION SECTION: 09 30 00 ITEM: CONCRETE PAVER MANUFACTURER: CONCEPT STUDIO PRODUCT NAME: ARTILLO OCTAGON SET CONCRETE TILE COLOR: COTTO DARK SIZE: 8" X 8" OCTAGON & 2" X 2" ACCENT INSET FINISHED BY: OWNER (INCLUSIVE OF BORDER) INSTALLED BY: GC (INCLUSIVE OF BORDER) LOCATION: BLDG 1 PROVIDE ATBA ACCENT SPANISH TILE INSERT AT CORNERS, BLDG 2 ALL TF11 NOTES: BORDER: PROVIDE ORGO 4" X 8" FLAT TOP (NO CHAMFER) BORDER TILE, COLOR: TERRACOTTA FINISH: SHOTBLAST GC TO PROVIDE DRY LAY OF MATERIALS ONSITE FOR DISCUSS OWNER APPROVAL	 FIELD PAVER BR01 SLUMP BLOCK SPECIFICATION SECTION: 04 22 00 ITEM: CONCRETE PAVING COLOR: COTTO DARK SIZE: 48X12 SINGLE WYTHE FINISH TREATMENT: PAINTED TO MATCH BUILDING PLASTER FINISHED BY: OWNER INSTALLED BY: GC LOCATION: OUTDOOR PLANTER, LOW WALL NOTES: OVERGRADED & PAINTED BY GC	 AT13 PAINTED CERAMIC TILE SPECIFICATION SECTION: 09 30 00 MANUFACTURER: TERRA Y FUEGO PRODUCT NAME: LACANDU TALAVERA CERAMIC TILE PRODUCT NUMBER: 10306-3 MATERIAL: CERAMIC SIZE: 3" X 3" FINISHED BY: OWNER INSTALLED BY: GC NOTES: DONOR TILE MAY BE CUSTOM BY CONCEPT STUDIO, INC. GC TO PROVIDE DRY LAY OF MATERIALS ONSITE FOR DISCUSS OWNER APPROVAL	 AT08C PAINTED CERAMIC TILE SPECIFICATION SECTION: 09 30 00 MANUFACTURER: TERRA Y FUEGO PRODUCT NAME: PONTI LOAN 2 SANTA BARBARA CERAMIC TILE PRODUCT NUMBER: 3096 COLOR: BROWN MATERIAL: CERAMIC SIZE: 4.25" X 4.25" FINISHED BY: OWNER INSTALLED BY: GC LOCATION: BLDG 2 STAIR NOTES: SUPPLIED BY CONCEPT STUDIO GC TO PROVIDE DRY LAY OF MATERIALS ONSITE FOR DISCUSS OWNER APPROVAL	 AT03 PAINTED CERAMIC TILE SPECIFICATION SECTION: 09 30 00 MANUFACTURER: TERRA Y FUEGO PRODUCT NAME: MALIBU 4 SANTA BARBARA CERAMIC TILE PRODUCT NUMBER: 3014-2 MATERIAL: CERAMIC SIZE: 2"x2" FINISHED BY: OWNER INSTALLED BY: GC LOCATION: FENCING NOTES: SUPPLIED BY CONCEPT STUDIO GC TO PROVIDE DRY LAY OF MATERIALS ONSITE FOR DISCUSS OWNER APPROVAL
GL03 AMBER GLASS SPECIFICATION SECTION: 08 00 00 NOTES: MATCH WITH ARCHITECT'S SAMPLE	 FIELD PAVER TF12 CONCRETE PAVER W/ ACCENT TILE SPECIFICATION SECTION: 09 30 00 ITEM: CONCRETE PAVER MANUFACTURER: CONCEPT STUDIO PRODUCT NAME: ARTILLO OCTAGON SET CONCRETE TILE COLOR: COTTO DARK SIZE: 8" X 8" OCTAGON & 2" X 2" ACCENT INSET FINISHED BY: OWNER (INCLUSIVE OF BORDER) INSTALLED BY: GC (INCLUSIVE OF BORDER) LOCATION: BLDG 1 PROVIDE ATBA ACCENT SPANISH TILE INSERT AT CORNERS, BLDG 2 ALL TF11 NOTES: BORDER: PROVIDE ORGO 4" X 8" FLAT TOP (NO CHAMFER) BORDER TILE, COLOR: TERRACOTTA FINISH: SHOTBLAST GC TO PROVIDE DRY LAY OF MATERIALS ONSITE FOR DISCUSS OWNER APPROVAL	 FIELD PAVER TF13 CONNECTION WALK PAVER SPECIFICATION SECTION: 09 30 00 ITEM: CONCRETE PAVER MANUFACTURER: ORCO PRODUCT NAME: MEGA HEX COLOR: BURN FINISH: BURNISHED SIZE: 16" X 16" EDGES: NO CHAMFER / FT FINISHED BY: OWNER (INCLUSIVE OF BORDER) INSTALLED BY: GC (INCLUSIVE OF BORDER) NOTES: BORDER: PROVIDE ORGO 4" X 8" FLAT TOP (NO CHAMFER) BORDER TILE, COLOR: TERRACOTTA FINISH: SHOTBLAST	 FIELD PAVER BR02 DECORATIVE RED TOPPER SPECIFICATION SECTION: 04 22 00 ITEM: CONCRETE PAVING COLOR NAME: RED SIZE: 3.5" X 2.5" X 4" X 5" DOUBLE WYTHE FINISHED BY: GC INSTALLED BY: GC LOCATION: FENCE WALL TOPPER	 PS01 PORTLAND CEMENT PLASTER SPECIFICATION SECTION: 09 20 00 MANUFACTURER: REDLAND CLAY COLOR NAME: WHITE COLOR NUMBER: 201 1063295 GLOSS: NA LOCATION: BLDG 1 & 2 INTERIOR & EXTERIOR WALL NOTES: SMOOTH COAT, BASE 10	 AT08D PAINTED CERAMIC TILE SPECIFICATION SECTION: 09 30 00 ITEM: CUSTOM HAND PAINTED TILE MATERIAL: CERAMIC FINISHED BY: OWNER INSTALLED BY: GC LOCATION: TICKET BOOTH NOTES: DONOR TILE MAY BE CUSTOM BY CONCEPT STUDIO, INC.	 AT04 PAINTED CERAMIC TILE SPECIFICATION SECTION: 09 30 00 MANUFACTURER: TERRA Y FUEGO PRODUCT NAME: TALAVERA PRODUCT NUMBER: 1011 TRIANGLE COLOR: VERDE HOJA MATERIAL: CERAMIC SIZE: 4.25" X 4.25" X 6" FINISHED BY: OWNER INSTALLED BY: GC LOCATION: BLDG 3 STAIR NOTES: SUPPLIED BY CONCEPT STUDIO GC TO PROVIDE DRY LAY OF MATERIALS ONSITE FOR DISCUSS OWNER APPROVAL
BR03(E) EXISTING SALVAGED BRICKS INSTALLED BY: GC LOCATION: BENCH TOPS, FENCE TOPS, CIRCULAR FOUNTAIN TOP NOTES: EXISTING SALVAGED BRICKS TO BE RELOCATED AND REUSED ON SITE.	 FIELD PAVER TF14 SIDEWALK PAVER (OVER CONCRETE) SPECIFICATION SECTION: 09 30 00 ITEM: CONCRETE PAVER MANUFACTURER: ORCO PRODUCT NAME: MEGA HEX COLOR: BURN FINISH: BURNISHED SIZE: 16" X 16" EDGES: NO CHAMFER / FT FINISHED BY: OWNER (INCLUSIVE OF BORDER) INSTALLED BY: GC (INCLUSIVE OF BORDER) NOTES: BORDER: PROVIDE ORGO 4" X 8" FLAT TOP (NO CHAMFER) BORDER TILE, COLOR: TERRACOTTA FINISH: SHOTBLAST	 FIELD PAVER TF14 SIDEWALK PAVER (OVER CONCRETE) SPECIFICATION SECTION: 09 30 00 ITEM: SIDEWALK PAVING COLOR: COTTO SUPPLIER: ORCO FINISH: BURNISHED SHOTBLAST SIZE: 12" X 12" EDGES: NO CHAMFER / FT FINISHED BY: OWNER INSTALLED BY: GC NOTES: PROVIDE ORGO 4" X 8" FLAT TOP AND CHAMFER BORDER TILE, COLOR: TERRACOTTA FINISH: SHOTBLAST	 WD01 EAVES SPECIFICATION SECTION: 06 40 13 ITEM: WESTERN RED CEDAR WOOD EAVES COLOR: MATCH EXISTING GRADE AND COLOR: MATCH EXISTING LOCATION: BLDG 1 & BLDG 2 NOTES: GC TO PROVIDE MOCK UP FOR OWNER / ARCHITECT'S REVIEW AND APPROVAL	 PT01 PAINT SPECIFICATION SECTION: 09 01 13 MANUFACTURER: SHERWIN WILLIAMS COLOR NAME: FILTED WOOL COLOR NUMBER: 200 R111	 AT08E PAINTED CERAMIC TILE SPECIFICATION SECTION: 09 30 00 MANUFACTURER: TERRA Y FUEGO PRODUCT NAME: OLIVE MIRA SANTA BARBARA CERAMIC TILE PRODUCT NUMBER: 2018 MATERIAL: CERAMIC SIZE: 4.25" X 4.25" FINISHED BY: OWNER INSTALLED BY: GC LOCATION: BLDG 3 STAIR NOTES: SUPPLIED BY CONCEPT STUDIO GC TO PROVIDE DRY LAY OF MATERIALS ONSITE FOR DISCUSS OWNER APPROVAL	 AT05 PAINTED CERAMIC TILE SPECIFICATION SECTION: 09 30 00 MANUFACTURER: TERRA Y FUEGO PRODUCT NAME: GUADALAJARA TALAVERA MEXICAN TILE PRODUCT NUMBER: 1013-2 MATERIAL: CERAMIC SIZE: 2" X 2" FINISHED BY: OWNER INSTALLED BY: GC LOCATION: BLDG 3 FRONT NOTES: DONOR TILE MAY BE CUSTOM BY CONCEPT STUDIO, INC. GC TO PROVIDE DRY LAY OF MATERIALS ONSITE FOR DISCUSS OWNER APPROVAL
CO01 SEALED CONCRETE SPECIFICATION SECTION: 03 33 00 MANUFACTURER: 3M CONCRETE MANUFACTURERS COLOR NAME: GREY COLOR NUMBER: 1647 NOTES: CLASS A AGGREGATE EXPOSURE, CLASS 2 POLISH FINISH	 FIELD PAVER TF14 SIDEWALK PAVER (OVER CONCRETE) SPECIFICATION SECTION: 09 30 00 ITEM: SIDEWALK PAVING COLOR: COTTO SUPPLIER: ORCO FINISH: BURNISHED SHOTBLAST SIZE: 12" X 12" EDGES: NO CHAMFER / FT FINISHED BY: OWNER INSTALLED BY: GC NOTES: PROVIDE ORGO 4" X 8" FLAT TOP AND CHAMFER BORDER TILE, COLOR: TERRACOTTA FINISH: SHOTBLAST	 FIELD PAVER TF14 SIDEWALK PAVER (OVER CONCRETE) SPECIFICATION SECTION: 09 30 00 ITEM: SIDEWALK PAVING COLOR: COTTO SUPPLIER: ORCO FINISH: BURNISHED SHOTBLAST SIZE: 12" X 12" EDGES: NO CHAMFER / FT FINISHED BY: OWNER INSTALLED BY: GC NOTES: PROVIDE ORGO 4" X 8" FLAT TOP AND CHAMFER BORDER TILE, COLOR: TERRACOTTA FINISH: SHOTBLAST	 WD01 EAVES SPECIFICATION SECTION: 06 40 13 ITEM: WESTERN RED CEDAR WOOD EAVES COLOR: MATCH EXISTING GRADE AND COLOR: MATCH EXISTING LOCATION: BLDG 1 & BLDG 2 NOTES: GC TO PROVIDE MOCK UP FOR OWNER / ARCHITECT'S REVIEW AND APPROVAL	 PT01 PAINT SPECIFICATION SECTION: 09 01 13 MANUFACTURER: SHERWIN WILLIAMS COLOR NAME: FILTED WOOL COLOR NUMBER: 200 R111	 AT09 PAINTED CERAMIC TILE SPECIFICATION SECTION: 09 30 00 MANUFACTURER: TERRA Y FUEGO PRODUCT NAME: POLANCO TALAVERA CERAMIC TILE PRODUCT NUMBER: 10445-3 MATERIAL: CERAMIC SIZE: 2" X 2" FINISHED BY: OWNER INSTALLED BY: GC LOCATION: BLDG 3 PATIO NOTES: DONOR TILE MAY BE CUSTOM BY CONCEPT STUDIO, INC. GC TO PROVIDE DRY LAY OF MATERIALS ONSITE FOR DISCUSS OWNER APPROVAL	 AT06 PAINTED CERAMIC TILE SPECIFICATION SECTION: 09 30 00 MANUFACTURER: TERRA Y FUEGO PRODUCT NAME: POLANCO TALAVERA CERAMIC TILE PRODUCT NUMBER: 10445-3 MATERIAL: CERAMIC SIZE: 2" X 2" FINISHED BY: OWNER INSTALLED BY: GC LOCATION: BLDG 3 FRONT NOTES: DONOR TILE MAY BE CUSTOM BY CONCEPT STUDIO, INC. GC TO PROVIDE DRY LAY OF MATERIALS ONSITE FOR DISCUSS OWNER APPROVAL
TF25 COBBLE STONES SPECIFICATION SECTION: 05 22 00 MANUFACTURER: COMBIL STONE LAYOUT: 4" DEEP MIN. WITH WEED BARRIER FINISHED BY: GC INSTALLED BY: GC LOCATION: AT UTILITY GARDEN NOTES: REFER TO LANDSCAPE ARCH DINGS	 FIELD PAVER TF14 SIDEWALK PAVER (OVER CONCRETE) SPECIFICATION SECTION: 09 30 00 ITEM: SIDEWALK PAVING COLOR: COTTO SUPPLIER: ORCO FINISH: BURNISHED SHOTBLAST SIZE: 12" X 12" EDGES: NO CHAMFER / FT FINISHED BY: OWNER INSTALLED BY: GC NOTES: PROVIDE ORGO 4" X 8" FLAT TOP AND CHAMFER BORDER TILE, COLOR: TERRACOTTA FINISH: SHOTBLAST	 FIELD PAVER TF14 SIDEWALK PAVER (OVER CONCRETE) SPECIFICATION SECTION: 09 30 00 ITEM: SIDEWALK PAVING COLOR: COTTO SUPPLIER: ORCO FINISH: BURNISHED SHOTBLAST SIZE: 12" X 12" EDGES: NO CHAMFER / FT FINISHED BY: OWNER INSTALLED BY: GC NOTES: PROVIDE ORGO 4" X 8" FLAT TOP AND CHAMFER BORDER TILE, COLOR: TERRACOTTA FINISH: SHOTBLAST	 MT01 ORNAMENTAL METALS SPECIFICATION SECTION: 05 70 00 MANUFACTURER: KING METALS COLOR: DURALUX TIGERCOAT 380000 COLOR NAME: STATUARY BRONZE FINISH: FLAME SPRAY METALIZING 90/10 ZINC SIMILAR TO GALVANIZING WITH TOP DURALUX TIGERCOAT POWDERCOAT FINISH FINISHED BY: GC INSTALLED BY: GC CONTACT: ADAM KIM MEMORIAL, 723-819-0154 LOCATION: GUARDRAIL, GATE, FENCE	 RF01 CLAY ROOF TILE SPECIFICATION SECTION: 07 32 13 MANUFACTURER: REDLAND CLAY COLOR NAME: CAVE ANTIQUA COLOR NUMBER: 043 FINISHED BY: OWNER INSTALLED BY: GC NOTES: ROOF TILE TO MATCH WITH EXISTING, FL ENDS WITH MORTAR	 AT10 PAINTED CERAMIC TILE SPECIFICATION SECTION: 09 30 00 MANUFACTURER: TERRA Y FUEGO PRODUCT NAME: TALAVERA MEXICAN TRIANGLE TILE PRODUCT NUMBER: 10812 TRIANGLE COLOR: BURN MATERIAL: CERAMIC SIZE: 4.25" X 4.25" X 6" FINISHED BY: OWNER INSTALLED BY: GC LOCATION: BLDG 3 ELEVATOR NOTES: DONOR TILE MAY BE CUSTOM BY CONCEPT STUDIO, INC. GC TO PROVIDE DRY LAY OF MATERIALS ONSITE FOR DISCUSS OWNER APPROVAL	 AT07 PAINTED CERAMIC TILE SPECIFICATION SECTION: 09 30 00 MANUFACTURER: TERRA Y FUEGO PRODUCT NAME: TALAVERA MEXICAN TRIANGLE TILE PRODUCT NUMBER: 10812 TRIANGLE COLOR: BURN MATERIAL: CERAMIC SIZE: 4.25" X 4.25" X 6" FINISHED BY: OWNER INSTALLED BY: GC LOCATION: BLDG 2 2ND FLOOR NOTES: SUPPLIED BY CONCEPT STUDIO GC TO PROVIDE DRY LAY OF MATERIALS ONSITE FOR DISCUSS OWNER APPROVAL

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Date	Description
9/12/2025	PHASE 1 ISSUED FOR PERMIT
8/15/2025	PHASE 1 SET PLAN CHECK CORRECTIONS
8/08/2025	PHASE 1 PRICING ADDENDUM #1
6/22/2025	PHASE 1 2ND PLAN CHECK CORRECTIONS
11/19/2025	RESTAURANT 11 2ND HD SUBMISSION

Seal / Signature

PROJECT ARCHITECT

NICHOLAS JAMES MCINTOSH

NO. C-20468
ISSN: 3-31-2025

Project Name

Project Number

007.3778.000

Description

FINISH SCHEDULE

Scale

A0.401

70

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Fax 949.553.1676



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OWNER



Sherman
ENGINEERING & ARCHITECTURE
2847 E COAST HIGHWAY
CORONA DEL MAR, CA 92626
949.673.1281

SEAL: LICENSED PROFESSIONAL ENGINEER, STATE OF CALIFORNIA, NO. 41466, SHERMAN, E. A. (with handwritten signature)

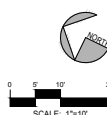
Seal / Signature	
Project Name	MAIN GARDEN ON SITE
Project Number	22092
Description	CONSTRUCTION NOTES & LEGENDS
Scale	NA

L1.01

NOTES: 1. ALL STONE, PAVERS AND CONCRETE SHALL BE SEALED WITH A MATTE FINISH PENETRATING SEALER THAT DOES NOT ALTER COLOR OR FINISH. ALL PAVING WITH SEALER SHALL MEET A N.S.I. AND A.D.A. MINIMUM COEFFICIENT OF FRICTION STANDARDS FOR VEHICULAR AND PEDESTRIAN USE AS REQUIRED. ALL PAVING SHALL MEET A.D.A. STANDARDS. 2. CONTRACTOR SHALL PROVIDE (1) ONE SAMPLE OF EACH OF THE FOLLOWING SPECIFIED ITEMS TO OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. TO VERIFY GENERAL DESIGN CONFORMANCE. PRIOR TO MOCK-UP CONSTRUCTIONS: • CONCRETE/PRE-CAST CONCRETE/STONE PAVERS & SITE ELEMENTS (6" X 6" SAMPLE) • STONE • TILE • WOOD (REAL AND ARTIFICIAL) • GROUT-SANDED AND UNSANDED (1/2" X 1/2" X 6" SAMPLE EACH) • POLYMERIC SAND FOR PAVERS • PAINT • METAL • GLASS AGGREGATES SAMPLES SHALL REPRESENT FINAL INSTALLED FINISHES WITH SEALER AS NOTED IN FINISH SCHEDULE 3. CONTRACTOR SHALL PROVIDE AND INSTALL MOCK-UPS OF AREAS INDICATED IN THE PAVING PLANS OR COMPLIED TO PROVIDE A DEMONSTRATION OF THE VARIOUS PAVING CONDITIONS TO VERIFY GENERAL DESIGN CONFORMANCE BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. MOCK-UPS SHALL REPRESENT FINAL INSTALLED FINISHES WITH SEALERS (AS NOTED) & EXPANSION JOINTS (SEALED) WHERE APPLICABLE. LOCATION OF CONSTRUCTION OF MOCK-UPS PER OWNER'S REPRESENTATIVE. MINIMUM MOCK-UP SIZE SHALL BE 4' X 4' UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE. 4. REFER TO DETAIL JOINT DETAIL FOR TYPICAL JOINT REQUIREMENTS. 5. ALL GROUT TO BE SEALED WITH MATTE FINISH PENETRATING SEALER - TWO (2) COATS. 6. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF ALL STONE, TILE & PRE-CAST CONCRETE PAVING REPRESENTING STONE SIZES, PATTERNS AND LAYOUT TO OWNER'S REPRESENTATIVE & LANDSCAPE ARCHITECT. TO VERIFY GENERAL DESIGN CONFORMANCE. PRIOR TO PROCUREMENT. 7. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF ALL CUSTOM PRE-CAST CONCRETE, STONE, & METAL ELEMENTS TO OWNER'S REPRESENTATIVE LANDSCAPE ARCHITECT. TO VERIFY GENERAL DESIGN CONFORMANCE. PRIOR TO FABRICATION. 8. STONE INSTALLED ON CONCRETE SUB-SLAB TO HAVE GROUT JOINT WIDTH PER MANUFACTURER. 9. CONTRACTOR SHALL ACCOUNT FOR SUFFICIENT LEAD TIME WHEN ORDERING ALL LANDSCAPE MATERIALS & FINISHES SPECIFIED. ALL MATERIAL AVAILABILITY TO BE CONFIRMED A MINIMUM OF 10 WEEKS PRIOR TO REQUIRED DELIVERY TO THE CONSTRUCTION SITE. 10. INSTALL ALL PAVERS SHALL BE INSTALLED PER ICPI RECOMMENDATIONS (ICPI.ORG). 11. ALL STEPS SHALL HAVE CONTRASTING TREAD INDICATOR MARKINGS. 12. ALL PAVING AND FINISHES WITHIN THE APPROVED HEAVY EQUIPMENT ACCESS PATH SHALL BE REINFORCED/SET TO ACCOMMODATE THIS EQUIPMENT.	PAVERS SAND SET IN REFLECTION FOUNTAIN ONLY PAVER EDGE TO BE MORTAR SET TO CONTAIN THE PAVER FIELD THIS AREA INTENDED FOR FUTURE DONOR PAVER OPPORTUNITY
	NOTE: EACH PAVING TYPE WILL BE OWNER PROVIDED. GC INSTALLED. REFER TO ARCHITECT'S DRAWINGS. SHEET A0.401 & A0.401-TI, FOR FINISHES.

Seed / Signature	
Project Name	
MAIN GARDEN ON SITE	
Project Number	
22092	
Description	
FINISH SCHEDULE	
Scale	
NA	

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A TREE
TREE



B TREE
TREE



B TREE
TREE



C BUTIA CAPITATA
JELLY PALM



D TREE
TREE



ESS TREE
TREE



FSS TREE
TREE



GSS TREE
TREE



HSS TREE
TREE



ISS TREE
TREE



JSS TREE
TREE



AQP TREE
TREE



BQP TREE
TREE



ATC TREE
TREE



BTC TREE
TREE



CTC TREE
TREE



DTC TREE
TREE



ETC TREE
TREE



FTC TREE
TREE



GTC TREE
TREE



HTC TREE
TREE



ITC TREE
TREE



JTC TREE
TREE



X1 DRACAENA DRACO
DRAGON TREE



X2 DRACAENA DRACO
DRAGON TREE



X3 DRACAENA DRACO
DRAGON TREE



X4 DRACAENA DRACO
DRAGON TREE

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Alhambra, CA 91801
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Contract



Date	Description
03/03/2025	90% CONSTRUCTION DOCUMENTS
03/28/2025	75% CONSTRUCTION DOCUMENTS
05/12/2025	PERMIT DOCUMENTS
08/15/2025	1ST PLAN CHECK CORRECTIONS
12/22/2025	PHASE 1 2ND PLAN CHECK CORRECTIONS

Seal / Signature

Project Name

MAIN GARDEN
ON SITE

Project Number

22092

Description

SALVAGE TREE IMAGES

Scale

NA

L2.02

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407.527.2201



Date	Description
03/03/2025	90% CONSTRUCTION DOCUMENTS
03/26/2025	75% CONSTRUCTION DOCUMENTS
05/12/2025	PERMIT DOCUMENTS
08/16/2025	1ST PLAN CHECK CORRECTIONS
09/26/2025	1ST PRICING ADDENDUM #1
12/22/2025	PHASE 1 2ND PLAN CHECK CORRECTIONS

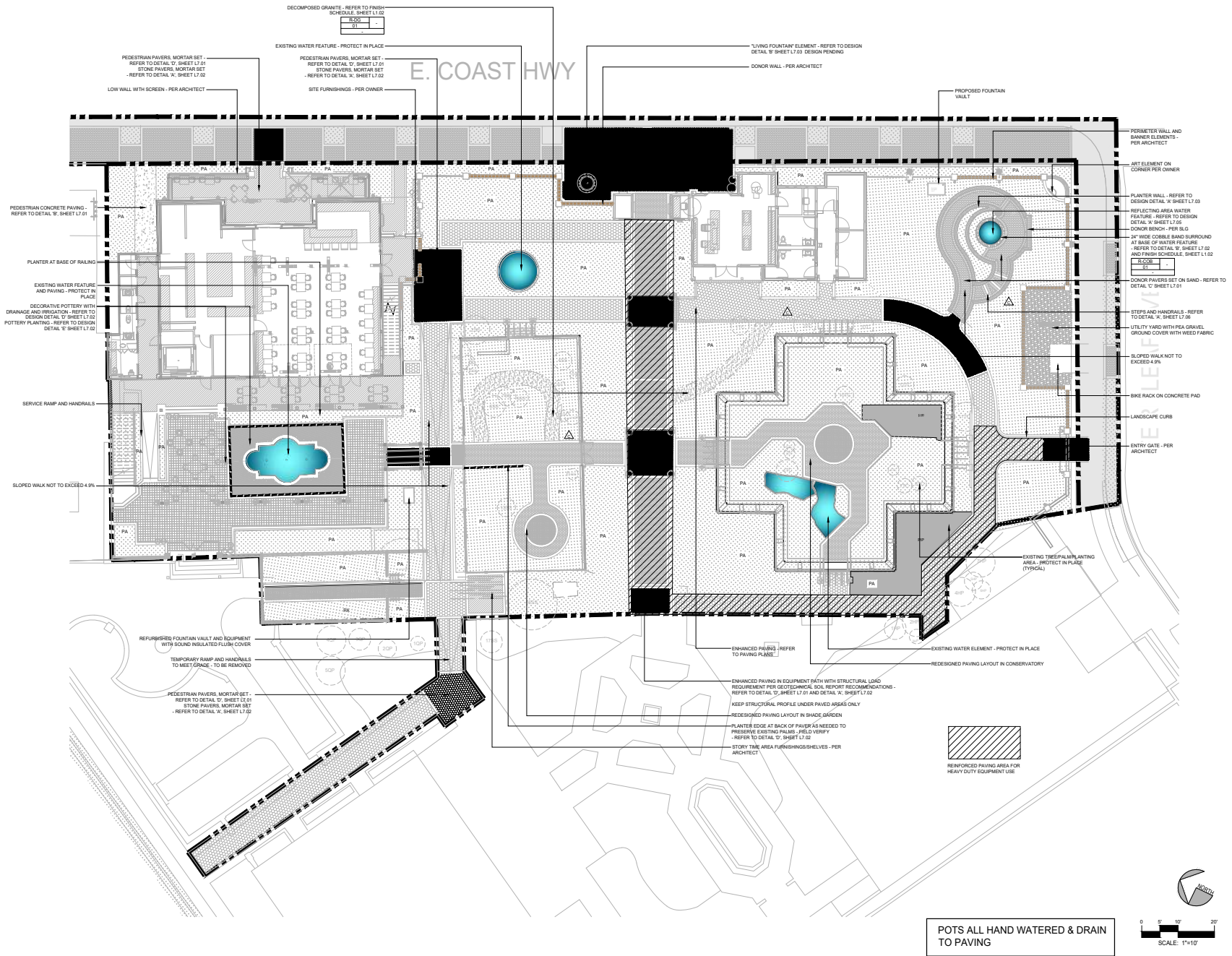
Seal / Signature

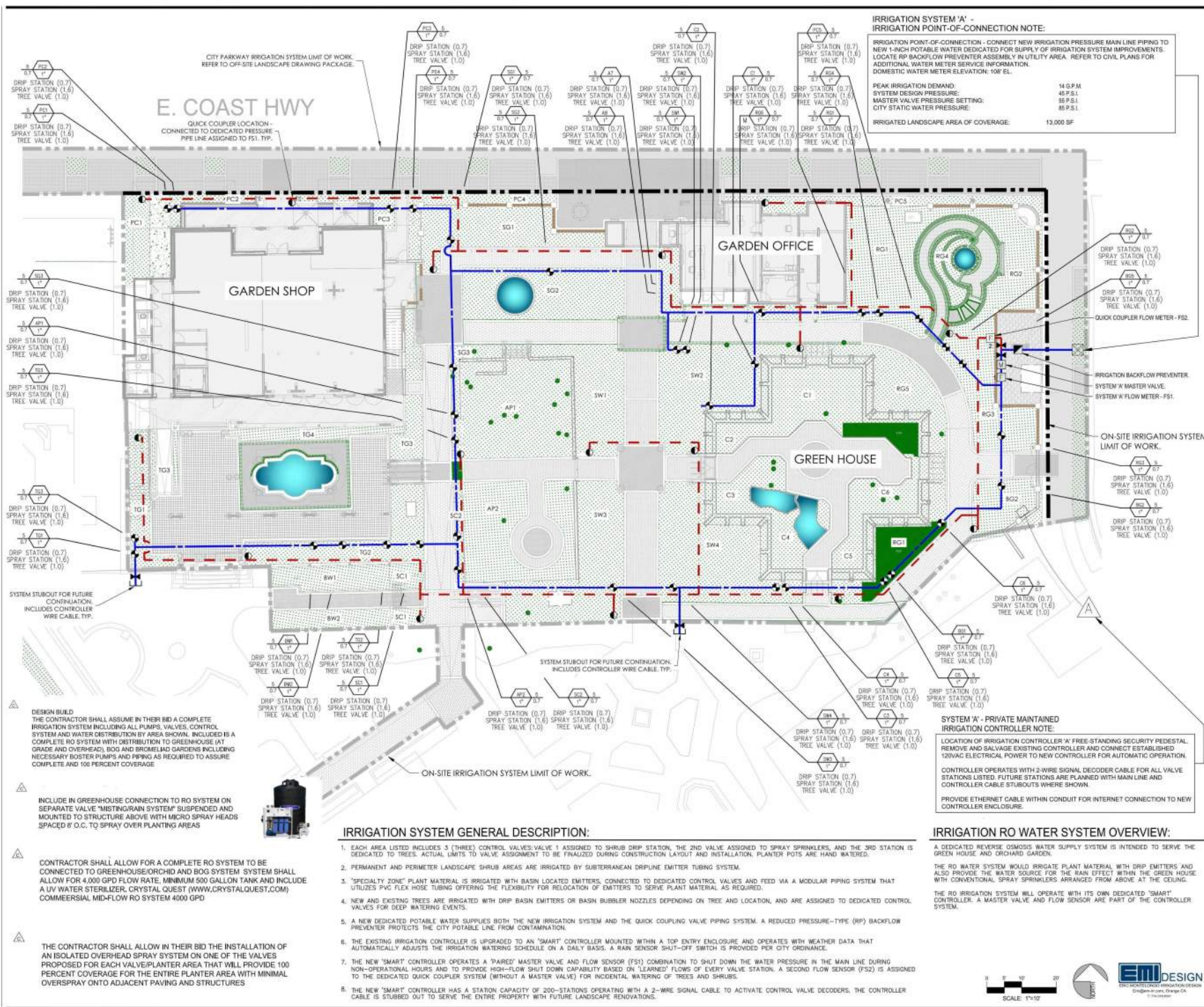
Project Name
**MAIN GARDEN
ON SITE**
Project Number
22092
Description
GENERAL ARRANGEMENT

Scale
1"=10'

L4.01

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Sherman LIBRARY & GARDENS

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CORONA DEL MAR, CA 92625
92625-2001

DATA

Date	Description
10/01/2008	80% CONSTRUCTION DOCUMENTS
03/08/2009	75% CONSTRUCTION DOCUMENTS
09/12/2009	PERMIT DOCUMENTS
01/15/2010	10% PLAN CHECK CORRECTIONS
03/05/2010	75% PLAN CHECK CORRECTIONS
03/05/2010	75% PLAN CHECK CORRECTIONS
03/05/2010	75% PLAN CHECK CORRECTIONS

Scale

1" = 10'

Project Name

MAIN GARDEN

On Site

Project Number

22092

Description

IRRIGATION PLAN

Scale

1" = 10'

L8.01

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IRRIGATION SCHEDULING DATA:

THE FOLLOWING, BASED ON HISTORICAL DATA, IS FOR REFERENCE ONLY. PERFORMANCE VALUES ARE ACCURATE FOR CONTROLLER PROGRAMMING. ACTUAL WATERING TIMES MUST BE ADJUSTED FOR SOIL TYPE, EXPOSURE, MATURITY OF PLANT MATERIAL AND SEASONAL WEATHER CONDITIONS.

SYSTEM DATA REFERENCE INFORMATION:

SYSTEM DESIGN RATE OF APPLICATION:	1.5"/WEEK (PEAK)
HISTORIC SEASONAL ETo:	45.4" /YR
PEAK MONTHLY ETo (JULY):	5.3" /MO.
PEAK DAY ETo (JULY) REQUIREMENT:	0.18" /DAY
PEAK WEEK ETo (JULY) REQUIREMENT:	1.20" /WK
PER DAY ETo (1 WEEK OF TIME WITHIN 6 DAYS OF JULY):	0.20" /DAY
IRRIGATION SYSTEM EFFICIENCY RATING (E) - DRIPLINE:	0.81 (81%)
IRRIGATION SYSTEM EFFICIENCY RATING (E) - TREE DRIP BASIN:	0.81 (81%)
IRRIGATION SYSTEM EFFICIENCY RATING (E) - TREE BASIN BUBBLER:	0.75 (75%)

IRRIGATION PRECIPITATION RATE - DRIPLINE:	0.6" /HR.
IRRIGATION PRECIPITATION RATE - TREE DRIP BASIN:	0.7" /HR.
IRRIGATION PRECIPITATION RATE - TREE BASIN BUBBLER:	1.0" /HR.
- SHRUB WATER-USE PLANT FACTOR - 0.2 (LOW):	
- SHRUB WATER-USE PLANT FACTOR - 0.4 (MODERATE):	
- TREE WATER-USE PLANT FACTOR - 0.2 (LOW):	
- TREE WATER-USE PLANT FACTOR - 0.3 (LOW):	
- TREE WATER-USE PLANT FACTOR - 0.5 (MODERATE):	

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF):

LANDSCAPE COEFFICIENT - LOW SHRUB DRIPLINE [PLANT WATER-USE/E (2/81)]:	0.25
LANDSCAPE COEFFICIENT - MOD SHRUB DRIPLINE [PLANT WATER-USE/E (4/81)]:	0.50
LANDSCAPE COEFFICIENT - LOW TREE DRIP BASIN [PLANT WATER-USE/E (2/81)]:	0.25
LANDSCAPE COEFFICIENT - LOW TREE BASIN BUBBLER [PLANT WATER-USE/E (3/75)]:	0.53
LANDSCAPE COEFFICIENT - MOD TREE BASIN BUBBLER [PLANT WATER-USE/E (5/75)]:	0.67

ADJUSTED LOW SHRUB DRIPLINE PEAK (JULY) WEEK ETo:	0.04"/DAY	0.30"/WK
ADJUSTED MOD SHRUB DRIPLINE PEAK (JULY) WEEK ETo:	0.09"/DAY	0.60"/WK
ADJUSTED LOW TREE DRIP BASIN PEAK (JULY) WEEK ETo:	0.04"/DAY	0.30"/WK
ADJUSTED LOW TREE BASIN BUBBLER PEAK (JULY) WEEK ETo:	0.09"/DAY	0.64"/WK
ADJUSTED MOD TREE BASIN BUBBLER PEAK (JULY) WEEK ETo:	0.11"/DAY	0.80"/WK

PEAK CONTROLLER SCHEDULING - PER WEEK TIMES (JULY):

LOW SHRUB DRIPLINE SYSTEM RUN TIME @ 0.6 PRECIP RATE:	30 MINUTES/WEEK
MOD SHRUB DRIPLINE SYSTEM RUN TIME @ 0.6 PRECIP RATE:	60 MINUTES/WEEK
LOW TREE DRIP BASIN SYSTEM RUN TIME @ 0.6 PRECIP RATE:	36 MINUTES/WEEK
LOW TREE BASIN BUBBLER SYSTEM RUN TIME @ 1.0 PRECIP RATE:	39 MINUTES/WEEK
MOD TREE BASIN BUBBLER SYSTEM RUN TIME @ 1.0 PRECIP RATE:	48 MINUTES/WEEK

AS A GENERAL RULE OF THUMB, WINTER IRRIGATION TIMES ARE APPROXIMATELY 50% OF PEAK SUMMER TIMES. SPRING AND FALL GENERALLY REDUCE TO ABOUT 75% OF PEAK SUMMER SCHEDULE. REFER TO MONTHLY WEATHER DATA BELOW.

ETo REPLACEMENT VALUES FOR NEWPORT BEACH, CA:

JAN.	FEB.	MAR.	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.	TOTAL YEAR
2.6	2.5	3.5	4.2	5.0	4.7	5.3	5.3	4.5	3.3	2.5	2.0	= 45.4 IN.

DAILY ETo VALUES:

JAN.	FEB.	MAR.	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
.083	.089	.109	.140	.158	.153	.167	.167	.150	.106	.083	.065

MONTHLY PERCENTAGE (OF TOTAL YEAR):

JAN.	FEB.	MAR.	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
5.8	5.6	7.6	9.4	10.9	10.2	11.6	11.6	10.0	7.3	5.6	4.5 (100%)

MONTHLY PERCENTAGE (OF PEAK JULY):

JAN.	FEB.	MAR.	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
50	48	65	81	94	88	100	100	87	63	48	38

WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ETo):

HYDROZONE LISTING	PLANT FACTOR (PF)	IRRIGATION METHOD ³	IRRIGATION EFFICIENCY (IE) ²	ETAF (PF/IE)	LANDSCAPE AREA (S.F.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU) ¹
45.4 Inches Per Year ETAF: 0.45							
Regular Landscape Areas							
Low Shrub - Drip	0.2	D	0.81	0.25	0	0	0
Mod Shrub - Drip	0.4	D	0.81	0.49	13,000	6,420	180,703
Low Trees - (0 ea) Bubbler	0.3	B	0.75	0.40	0	0	0
Existing Trees* (0 ea) Drip	0.2	DT	0.81	0.25	0	0	0
Pool and Spa	1	O	1	1.00	0	0	0
Gravel Mulch Areas	n/a	n/a	n/a	0.00	2,000	0	0
				Totals	15,000	6,420	
				(A)	(B)		
Special Landscape Areas							
				1	0	0	0
				1	0	0	0
				1	0	0	0
				1	0	0	0
				Total	(C)	(D)	
						ETWU Total	180,703
						Maximum Allowed Water Allowance (MAWA)⁴	189,999

Notes:

- * Trees are assigned 25 SF per each tree as an irrigated 'overlap' area with the designated project landscape area (shrub ground area).

¹ Hydrozone #/Planting Description

Examples:

- 1) Very Low Water Use Plant Material
- 2) Low Water Use Plant Material
- 3) Moderate Water Use Plant Material
- 4) High Water Use Turf

² Irrigation Method

Examples:

- D = Drip
- DT = Drip Tree
- B = Bubbler
- R = Rotor
- S = Sprinkler
- O = Other (hand watered)

³ Irrigation Efficiency

Examples:

- D = 0.81
- DT = 0.81
- B = 0.75
- R = 0.75
- S = 0.71

⁴ ETWU (Annual Gallons Required) =

Water Conversion: 0.62

ETo x 0.62 x ETAF x Area

Conversion factor to convert acres from inches/acre per year to gallons/SF per year

⁵ MAWA (Annual Gallons Allowed) =

(ETo) [0.62] x [(ETAF x LA) + (1-ETAF x SLA)]

45.4"/Year = Regional ETo for Newport Beach, CA

ETAF = 0.45 for Commercial Landscapes

LA = 13,00 SF (Regular Landscape Area)

Non-irrigated Landscape Gravel Areas = 2,000 SF

Tree Canopy (Overlap) Area = 0 SF

SLA = 0 SF (Special landscape Area)

REGULAR LANDSCAPE AREAS		
Total ETAF x Area	(B)	6,420
Total Area	(A)	15,000
Sitewide ETAF	B / A	0.43

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential Areas, and 0.45 or below for non-residential areas.

ALL LANDSCAPE AREAS		
Total ETAF x Area	(B+D)	6,420
Total Area	(A+C)	15,000
Sitewide ETAF	(B+D) / (A+C)	0.43

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Owner



Δ Date Description

03/03/2025	95% CONSTRUCTION DOCUMENTS
03/28/2025	75% CONSTRUCTION DOCUMENTS
05/12/2025	PERMIT DOCUMENTS
08/15/2025	1ST PLAN CHECK CORRECTIONS
E	PHASE 1 2ND PLAN CHECK CORRECTIONS

Seal / Signature

Project Name

MAIN GARDEN

ON SITE

Project Number

22092

Description

IRRIGATION

WATER USE DATA

Scale

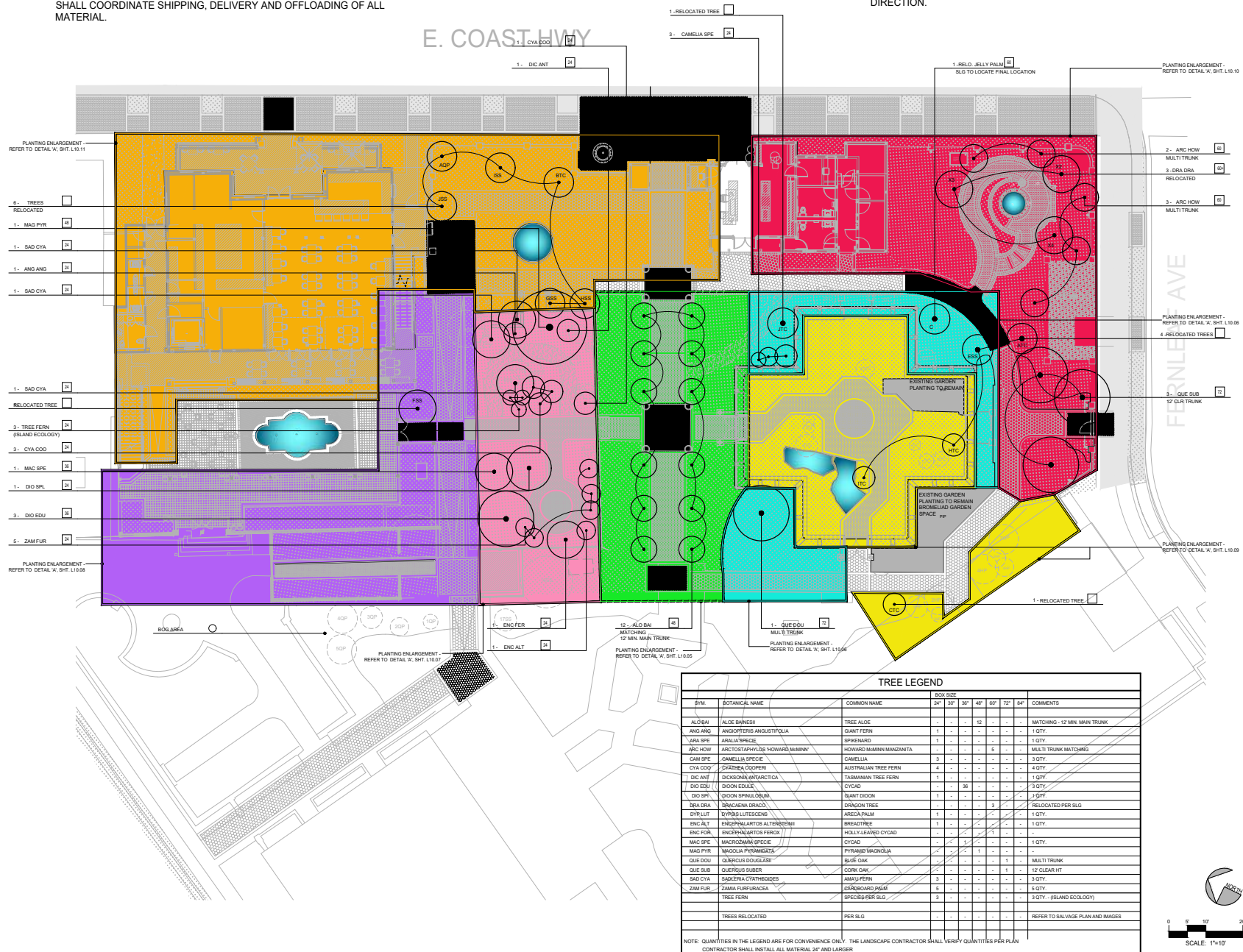
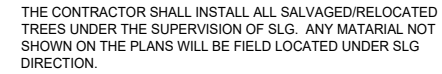
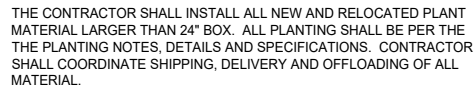
NONE

L8.02

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949.673.2261



Date	Description
02/03/2025	50 % CONSTRUCTION DOCUMENTS
03/28/2025	75 % CONSTRUCTION DOCUMENTS
05/12/2025	PERMIT DOCUMENTS
B 09/15/2025	1ST PLAN CHECK CORRECTIONS
C 09/26/2025	TB: PRICING ADDENDUM #1
E 12/22/2025	PHASE 1 2ND PLAN CHECK CORRECTIONS

Seal / Signature

Project Name _____

MAIN GARDEN
ON SITE

Project Number
22092

22052	
Description	

PLANTING PLAN TREES

Scale _____

 $1'' = 10'$

L9.01

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