



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

October 10, 2019
Agenda Item No. 2

SUBJECT: Sessions Fashion Island Alcohol Sales (PA2019-141)
▪ Minor Use Permit No. UP2019-040

SITE LOCATION: 101 Newport Center Drive

APPLICANT: Sessions Holdings Two, LLC

OWNER: Macy's West Stores, Inc.

PLANNER: Liane Schuller, Planning Consultant
949-644-3200, lschuller@newportbeachca.gov

ZONING DISTRICT/GENERAL PLAN

- **General Plan:** Regional Commercial (CR)
- **Zoning District:** North Newport Center Planned Community (PC-56)

PROJECT SUMMARY

The applicant proposes a minor use permit to allow a Type 41 (On-Sale Beer and Wine) Alcoholic Beverage Control (ABC) license for Sessions West Coast Deli, a food service, eating and drinking establishment located within the Fashion Island Shopping Center. No late hours (after 11:00 p.m.) are proposed as part of this application.

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. UP2019-040 (Attachment No. ZA 1).

DISCUSSION

- The proposed restaurant is located within the Fashion Island shopping center. The area immediately surrounding the project site is developed with retail commercial uses also within Fashion Island. Office uses are located across Newport Center Drive to the south.
- The Land Use Element of the General Plan designates the project site as Regional Commercial (CR), which is intended to provide retail, entertainment, service, and supporting uses that serve local and regional residents. The proposed restaurant with alcoholic beverage sales is a use that will serve local and regional residents consistent with the CR designation.
- The site is located in the Fashion Island Sub-Area of the PC-56 (North Newport Center Planned Community) Zoning District. Fashion Island is intended to be a regional retail and entertainment center and a day/evening destination with a wide variety of uses that will serve visitors, residents, and employees of the area. The restaurant with alcoholic beverage sales is a commercial use that will serve visitors, residents, and employees. Therefore, it is also consistent with the purposes of the North Newport Center Planned Community District for the Fashion Island Sub-Area.
- Eating and drinking establishments are permitted by right within the Fashion Island Sub-Area of the North Newport Center Planned Community Zoning District. Pursuant to the Planned Community Text, the sale of alcohol in conjunction with an eating and drinking establishment requires approval of a minor use permit.
- The subject property is located within Reporting District No. 39 (RD39). Crime statistics are generally higher in this district than in adjacent districts due to the higher concentration of commercial uses within North Newport Center. The Newport Beach Police Department (NBPD) is aware of these circumstances, has reviewed the application, and has provided recommended conditions of approval to help minimize alcohol-related impacts should the application be approved. The alcohol-related statistics for RD39 are incorporated into the factors considered in the draft Resolution (Attachment No. ZA 1). A NBPD memorandum is included as Attachment No. ZA 3.
- The proposed use has been reviewed and conditioned to ensure that the purpose and intent of Zoning Code Section 20.48.030 (Alcohol Sales) is maintained and that a healthy environment for residents and businesses is preserved. The proposed serving of alcohol is intended for the convenience of customers dining at the restaurant. Operational conditions of approval recommended by the NBPD relative to the sale of alcoholic beverages will help ensure compatibility with the surrounding uses and minimize alcohol-related impacts.
- The draft Resolution (Attachment No. ZA 1) also includes conditions to prohibit the restaurant from operating as a bar, tavern, or nightclub, thereby reducing potential negative impacts to surrounding uses. For example, food service from the regular

menu is required to be made available to patrons until closing, the hours of operation are limited to between 7 a.m. and 9 p.m., daily, and live entertainment, dancing and amplified sound are prohibited.

- The Fashion Island shopping center provides adequate required parking within the on-site surface parking lots and parking structures. The proposed restaurant will be replacing an existing restaurant, such that there should be no noticeable change in parking demand on-site as a result of this project.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment.

The Class 1 exemption includes the ongoing use of existing buildings where there is negligible or no expansion of use. The proposed project involves the addition of alcoholic beverages at a proposed restaurant within an existing commercial tenant space planned for such use.

PUBLIC NOTICE

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

APPEAL PERIOD:

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

Prepared by:


Liane Schuller
Planning Consultant

BMZ/lis

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Police Department Memorandum
	ZA 4	Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2019-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING MINOR USE PERMIT NO. UP2019-040 TO ALLOW THE SALE AND SERVICE OF ALCOHOLIC BEVERAGES WITH A TYPE 41 (ON-SALE BEER AND WINE) ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE LOCATED AT 101 NEWPORT CENTER DRIVE (PA2019-141)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Sessions Holdings Two, LLC (Applicant), with respect to property located at 101 Newport Center Drive and legally described as Lot Q of Tract No. 6015.
2. The Applicant requests approval of a minor use permit to allow a Type 41 (On-Sale Beer and Wine) Alcoholic Beverage Control (ABC) license for a food service, eating and drinking establishment (restaurant) located within the Fashion Island Shopping Center. The proposed hours of operation are from 7:00 a.m. to 9:00 p.m., daily. No late hours (after 11 p.m.) are proposed as part of this application.
3. The subject property is located within the Fashion Island Sub-Area of the PC-56 (North Newport Center Planned Community) Zoning District and the General Plan Land Use Element category is CR (Regional Commercial).
4. The subject property is not located within the coastal zone; therefore, a coastal development permit is not required.
5. A public hearing was held on October 10, 2019, in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the hearing was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project has been determined to be categorically exempt pursuant to Title 14 of the California Code of Regulations (Section 15301, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act) under Class 1 (Existing Facilities).
2. The Class 1 exemption includes the ongoing use of existing buildings where there is negligible or no expansion of use. The proposed project involves the addition of alcoholic

beverages at a proposed restaurant within an existing commercial tenant space planned for such use.

SECTION 3. REQUIRED FINDINGS.

In accordance with Newport Beach Municipal Code (NBMC) Section 20.48.030 (Alcohol Sales), the following findings and facts in support of such findings for a use permit 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 Finding

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

- i. *The crime rate in the reporting district and adjacent reporting districts as compared to other areas in the City.*
1. The proposed establishment is located within Reporting District (RD) No. 39, wherein the number of crimes is higher than adjacent Reporting Districts and the City overall; however, this may be attributable to a higher concentration of commercial land uses within a regional commercial shopping center, which has a minimal amount of residential uses. RD 44 is smaller in land area when compared to RD 39 yet it maintains a comparable number of crimes as it contains the entire commercial corridor along East Coast Highway within Corona del Mar. RD 43 and 47 have a significantly lower number of crime as they are primarily residential with few commercial uses.
 2. The highest volume crime in RD 39 is shoplifting and the highest volume arrests are drug-related offenses.
 3. The Newport Beach Police Department (NBPD) has reviewed the application and has provided operational conditions of approval to help minimize any potential detrimental impacts.
- ii. *The numbers of alcohol-related calls for service, crimes, or arrests in the reporting district and in adjacent reporting districts.*
1. Due to the high concentration of commercial land uses, the calls for service and number of arrests are greater than adjacent RDs 43 and 47, which are primarily residential, but are comparable to those of RD 44. The NBPD has reviewed the application and has provided operational conditions of approval to help minimize any potential impacts, which are incorporated in Exhibit "A."

- iii. *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.*
 - 1. Fashion Island does not abut sensitive land uses and is separated from other uses by parking lots, roadways and other commercial uses. Residential uses are permitted in the northern sections of the PC-56 (North Newport Center Planned Community) Zoning District within Blocks 500, 600, 800, and San Joaquin Plaza. The proposed use is not located in close proximity to these residential districts.
- iv. *The proximity to other establishments selling alcoholic beverages for either off-site or on-site consumption.*
 - 1. There are several other restaurants within the Fashion Island Shopping Center. These include tenants such as Fleming's Steak House, True Food Kitchen, Whole Foods, Cheesecake Factory, and P.F. Chang's. These restaurants have Type 41 (On-Sale Beer and Wine) or Type 47 (On-Sale General) Alcoholic Beverage Control (ABC) licenses and there is no evidence suggesting these uses have been detrimental to the neighborhood.
 - 2. The proposed hours of operation do not include late hours after 11 p.m. According to the NBPd, an adequate security plan is currently in place for Fashion Island. Conditions of approval are included to adequately manage alcohol service, which will occur only within the indoor dining area.
- v. *Whether or not the proposed amendment will resolve any current objectionable conditions.*
 - 1. The proposed restaurant is located within an existing commercial tenant space and is designed as a restaurant that includes on-site service and consumption of alcoholic beverages. There are no current objectionable conditions.
 - 2. The NBPd has reviewed the application and has provided operational conditions of approval to help minimize any potential detrimental impacts, which are included in Exhibit "A."

Minor Use Permit

In accordance with NBMC Section 20.52.020.F (Findings and Decision), the following findings and facts in support of such findings for a use permit 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 Land Use Element of the General Plan designates the project site as Regional Commercial (CR), which is intended to provide retail, entertainment, service, and supporting uses that serve local and regional residents. The proposed restaurant with alcoholic beverage sales will serve local and regional residents and is consistent with land uses in the CR land use designation.
2. The subject property is not a part of 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. The project is located in the Fashion Island Sub-Area of the PC-56 (North Newport Center Planned Community) Zoning District. Fashion Island is intended to be a regional retail and entertainment center that is a destination with a wide variety of uses that will serve visitors, residents, and employees of the area. The eating and drinking establishment with alcoholic beverage sales is a commercial use that serves visitors, residents, and employees in the area and, therefore, is consistent with the purposes of the North Newport Center Planned Community District.
2. Eating and drinking establishments are permitted uses within the Fashion Island Sub-Area of the North Newport Center Planned Community Zoning District. Pursuant to the Planned Community Text, the on-site sale of alcohol in conjunction with an eating and drinking establishment requires a minor use permit.

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. The Fashion Island Sub-Area permits a range of retail, dining, and commercial entertainment. The proposed use is compatible with surrounding permitted commercial uses in the vicinity and there are no sensitive land uses located nearby.
2. The on-site consumption of alcoholic beverages will be incidental to the eating and drinking establishment. The quarterly gross sales of alcoholic beverages will not exceed the gross sales of food during the same period, per the conditions of approval. Alcoholic beverage service will be under the supervision of employees who have completed a certified training program pursuant to Condition of Approval No. 15.

3. The restaurant will not operate with late hours after 11 p.m., which will help ensure that it does not operate as a bar, lounge, or nightclub. Pursuant to Condition of Approval No. 3, the restaurant's hours are limited to between 7 a.m. and 9 p.m.
4. The conditions of approval reflected in Exhibit "A" of this resolution ensure that potential conflicts with surrounding land uses are eliminated or minimized to the greatest extent possible.

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 Fashion Island shopping center provides adequate required parking within the on-site surface parking lots and parking structures. The proposed restaurant will be replacing an existing restaurant, such that there should be no noticeable change in parking demand on-site as a result of this project.
2. This site has been reviewed by the Fire Department to ensure adequate public and emergency vehicle access is provided. Utilities are provided with all applicable requirements.
3. The tenant space is designed and developed for a restaurant use.
4. Any improvements to the project site will comply with all Building, Public Works, and Fire Codes. All ordinances of the City and all conditions of approval will be complied with.

Finding

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

Facts in Support of Finding

1. The project has been reviewed and includes conditions of approval to help ensure that potential conflicts with the surrounding land uses are minimized to the greatest extent possible.
2. The restaurant with alcohol service will serve visitors and the surrounding business community. The proposed establishment will provide alcohol service as a public convenience to visitors and workers within the surrounding area.

3. Fashion Island management has historically provided efficient on-site security and cooperates with the NBPD.
4. The Applicant is required to obtain Health Department approval prior to opening for business, and comply with the California Building Code to ensure the safety and welfare of customers and employees within the establishment.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Minor Use Permit No. UP2019-040 (PA2019-141), subject to the conditions set forth in Exhibit "A" which is attached hereto and incorporated by reference.
2. This action shall become final and effective fourteen (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 10TH DAY OF OCTOBER, 2019.

James Campbell, Zoning Administrator

EXHIBIT "A"**CONDITIONS OF APPROVAL**

1. The development shall be in substantial conformance with the approved site plan, floor plans and building elevations stamped and dated with the date of this approval. (Except as modified by applicable conditions of approval.)
2. Alcohol service shall be limited to a Type 41 (On-Sale Beer and Wine) Alcoholic Beverage Control (ABC) License.
3. The regular business hours for the restaurant shall be restricted from 7 a.m. to 9 p.m., daily. The closing hour for all business operations shall be limited to 11:00 p.m. Any change to a later closing time shall require approval by the NBPD and an amendment to this Minor Use Permit.
4. Approval does not permit the premises to operate as a bar, tavern, cocktail lounge or nightclub as defined by the NBMC, unless the Zoning Administrator first approves an amended minor use permit. This Minor Use Permit shall be terminated if the operation is no longer maintained as a "bona fide public eating place" as defined by the California Department of Alcoholic Beverage Control.
5. Food service from the regular menu shall be made available to patrons until closing.
6. Alcohol may be served within the interior of the establishment. Alcoholic beverages served by the establishment shall only be consumed on the licensed premises and shall not be consumed on any adjacent property.
7. 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.
8. 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.
9. 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 NBPD on demand.
10. There shall be no on-site radio, television, video, film or other electronic media broadcasts, including recordings to be broadcasted at a later time, which include the service of alcoholic beverages, without first obtaining an approved special event permit issued by the City of Newport Beach.

11. There shall be no live entertainment or dancing on the premises.
12. No games or contests requiring or involving the consumption of Alcoholic beverages shall be allowed.
13. Strict adherence to maximum occupancy limits is required.
14. Any changes in operational characteristics, hours of operation, expansion in area, or modification to the floor plan, shall require an amendment to this Minor Use Permit, unless otherwise approved by the Planning Division. Any changes in the business operation will require the preparation of an individual security plan subject to the review and approval of the NBPD.
15. All persons, managers, and employees selling alcoholic beverages shall undergo and successfully complete a certified training program in responsible methods and skills for selling alcoholic beverages. The certified program must meet the standards of the California Coordinating Council on Responsible Beverage Service or other certifying/licensing body, which the State may designate. The establishment shall comply with the requirements of this section within 180 days of the issuance of the certificate of occupancy. Records of each person'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.
16. A Special Event Permit is required for any event or promotional activity outside the normal operational characteristics of this 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 NBMC to require such permits.
17. The operator shall take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in parking areas, sidewalks, and areas surrounding the alcoholic beverage outlet and adjacent properties, if directly related to the patrons of the subject alcoholic beverage outlet.
18. 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 NBMC Chapter 10.26 and other applicable noise control requirements.
19. 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.
20. The operator shall be responsible for the clean-up of all on-site and off-site trash, garbage and litter generated by the use.

21. 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 uses and properties.
22. 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 NBMC Title 14, including all future amendments (including Water Quality related requirements).
23. Storage outside of the building shall be prohibited.
24. All proposed signs shall be in conformance with the provisions of the PC-56 (North Newport Center Planned Community), NBMC Chapter 20.42 (Sign Standards), or an approved Comprehensive Sign Program for the project site.
25. 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 in connection with the use may be cause for revocation of this permit.
26. The Zoning Administrator may add to or modify conditions of approval to this Minor Use Permit, upon a determination that the operation which is the subject of this Minor Use Permit causes injury, or is detrimental to the health, safety, peace, morals, comfort, or general welfare of the community.
27. Should the business, subject to the Minor Use Permit conditioned herein, be sold or otherwise come under different ownership or a change in operators, any future owners, operators, or tenants shall be notified of the conditions of this approval by either the current business owner, property owner, or the leasing agent.
28. This Minor Use Permit shall expire unless exercised within twenty-four (24) months from the date of approval as specified in Section 20.54.060 (Time Limits and Extensions) of the Newport Beach Municipal Code.
29. The Applicant is required to obtain all applicable permits from the City's Building Division and Fire Department. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all applicable State Disabilities Access requirements. Approval from the Orange County Health Department is required prior to the issuance of a building permit.
30. 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 Sessions Fashion Island Alcohol Sales including, but not limited to, Minor Use Permit No. UP2019-040 (PA2019-141). 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.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Minor Use Permit No. UP2019-040
PA2019-141

101 Newport Center Drive

Attachment No. ZA 3

Police Department Memorandum



**NEWPORT BEACH POLICE DEPARTMENT
DETECTIVE DIVISION**

MEMORANDUM

TO: David Lee, Assistant Planner

FROM: Wendy Joe, Police Civilian Investigator

DATE: September 6, 2019

SUBJECT: Sessions Sandwiches Fashion Island
101 Newport Center Drive
PA2019-141

At your request, the Police Department has reviewed the project application for Sessions Sandwiches, located at 101 Newport Center Drive, Newport Beach. Per the project description, the applicant is seeking a Minor Use Permit to allow for a Type 41 (On-Sale Beer and Wine) Alcoholic Beverage License. There are no late hours proposed.

Statistical Data and Public Convenience or Necessity

Business and Professions Code §23958.4 finds "undue concentration" for an applicant premises in two ways: 20% higher crime with an alcohol nexus in a Reporting District as compared to the City-wide average, or an over saturation of alcohol licenses in a census tract compared to the county. When undue concentration is found to exist, a judgment on "public convenience or necessity" (PCN) is required. However, there is no definitive or uniform guideline defining the application of PCN. The final determination of PCN for a Type 41 license falls to the Department of Alcoholic Beverage Control (ABC).

Attached is a summary report compiled by Newport Beach Police Department (NBPD) Crime Analyst, Kristi Kondo, which provides detailed statistical information related to alcohol establishments and crime in and around the applicant's proposed place of business at 101 Newport Center Drive.

Crime Statistics:

The Police Department divides the City into areas referred to as Reporting Districts. This allows the Police Department to compile statistical data, as well as better communicate officer locations while policing. The proposed applicant location is within Reporting District (RD) 39 encompasses Fashion Island. The RD is square in shape, bordered by Jamboree on the west, San Joaquin on the north, MacArthur to the east, and Coast Hwy to the south.

Per Business and Professions Code §23958.4, the Police Department 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 the Department of Alcoholic Beverage Control

(ABC). These figures make up the "Crime Count" which is indicated on the attached statistical data form.

RD 39 is reported to ABC as a high crime area as compared to other reporting districts in the City. The RD's Crime Count is 491, 253% over the City-wide crime count average of 149. Since this area has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the City, the area is found to have undue concentration. In comparison, neighboring RD 43 is 70% lower than the City-wide average, RD 44 is 141% higher, and RD 47 is 46% lower. Of 38 reporting districts in Newport Beach, we reported 12 to ABC as high crime areas.

20% of the arrests in RD 39 were for public intoxication, DUI, or liquor law violations. In comparison, that figure is 33% for RD 43, 23% for RD 44, and 21% for RD 47.

The highest volume crime in RD 39 is shoplifting and the highest volume arrests are drug-related offenses.

Alcohol License Statistics:

The applicant premise is located within census tract 630.08. This census tract has an approximate population of 857 residents with 41 active retail alcohol licenses. That is a per capita ratio of 1 license for every 21 residents. Per the Business and Professions code, we must compare this per capita ratio to Orange County's on-sale per capita ratio of 1 license for every 507 residents. Since the area's ratio exceeds the ratio of retail licenses to population in the county, the area is deemed to have an undue concentration of alcohol licenses.

Discussion and Recommendations

Reporting District 39 predominantly serves Newport Beach as an entertainment district and tourist destination with a low resident population. The Police Department has no objection to this project and recommends the following conditions of approval:

1. The establishment must close at 9:00 p.m., daily.
2. 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 may be cause for revocation of the use permit.
3. Approval does not permit the premises to operate as a bar, tavern, cocktail lounge or nightclub as defined by the Newport Beach Municipal Code.
4. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee.
5. No games or contests requiring or involving the consumption of alcoholic beverages shall be allowed.
6. There shall be no live entertainment or dancing allowed on the premises.
7. Food service from the regular menu shall be made available to patrons until closing.

8. 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.
9. 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.
10. 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.
11. All persons selling alcoholic beverages shall undergo and successfully complete a certified training program in responsible beverage service within 60 days of hire or within 60 days of approval of the use permit. This training must be updated at least every 3 years. The certified program must meet the standards of the Department of Alcoholic Beverage Control. Records of each owner, manager and employee's successful completion of the required certified training program shall be maintained on the premises and be presented upon request by a representative of the City of Newport Beach
12. Strict adherence to maximum occupancy limits is required.
13. 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.

If you have any questions as to the content of this memorandum, please contact Investigator Wendy Joe at (949)644-3705 or wjoe@nbpd.org.

Wendy Joe
Police Civilian Investigator, Special Investigations Unit

Randy Parker
Detective Sergeant, Special Investigations Unit

Attachment No. ZA 4

Project Plans

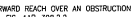
FLUSH BOLTS OR SURFACE BOLTS ARE NOT
(CBC 1008.1.8.4)

CH ACCESSIBLE DOOR NOT TO EXCEED 5
AND INTERIOR DOORS. EFFORT TO OPERATE
CREASED TO MIN. ALLOWABLE BY THE
RATIVE AUTHORITY. NOT TO EXCEED 15
(2.5)

RS TO BE ADJUSTED SO THAT FROM OPEN
AT LEAST 1/2 SECOND TO MOVE
FROM LATCH TO LANDING EDGE OF DOOR.

15. PERMITTED SET OF DOCUMENTS ON SITE FOR THE DURATION OF THE PROJECT.
16. DURING DEMOLITION GC TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT AND OWNER OF ANY EXISTING CONDITIONS THAT WILL ALTER DESIGN INTENT OR REQUIRE ADDITIONAL SCOPE OF WORK.
17. ANY EXISTING ABANDONED WIRE, SWITCHPLATE, SPEAKERS, ETC. WITHIN THE SCOPE AREA IS TO BE REMOVED. CONFORM W/OWNER.
18. ANY EXISTING FIRE ALARM EQUIPMENT, FIRE HOSE CABINETS, FIRE EXTINGUISHERS, ETC. OR EXISTING PARTITIONS TO REMAIN ARE TO BE PRESERVED & PROTECTED DURING DEMOLITION.
19. ALL CODE COMPLIANCE FOR ENTIRE PROJECT MUST BE THE RESPONSIBILITY OF THE G.C.
20. DESIGNER WILL REVIEW ALL MILLWORK SUBMITTALS FOR COMMENCEMENT OF WORK.

TS



FORWARD REACH

REQUIRED KNEE CLEARANCE

**REQUIRED KNEE CLEARANCE**

ADA ACCESSIBILITY NOTES

3



SD DESIGN STUDIO, LLC
WWW.SDDDESIGNSTUDIO.COM
RUSH CREATIVE STUDIO
WWW.RUSHCREATIVESTUDIO.COM

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Num	Description	Date

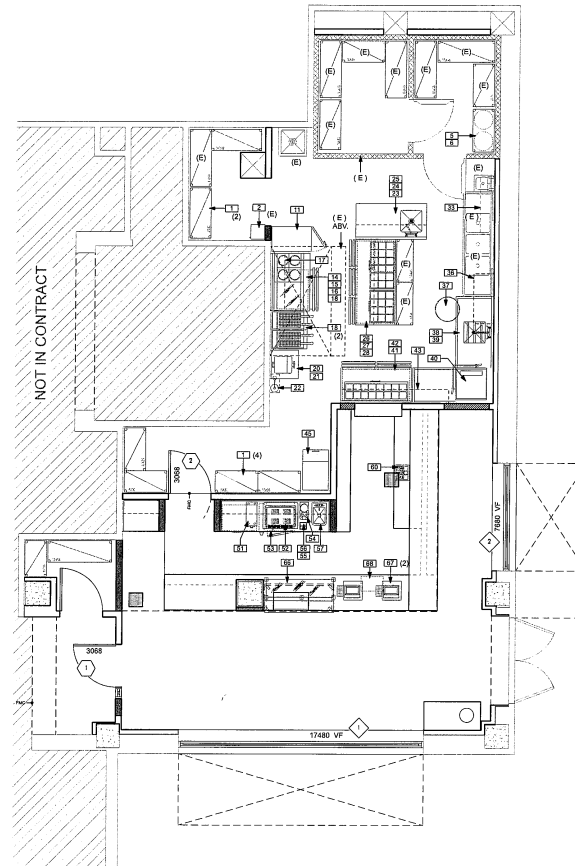
DATE: 8/22/19
SCALE: AS NOTED
SDS & RUSH CS PROJECT NUMBER: 1906

FINISH PLAN /
REFLECTED
CEILING /
LIGHTING PLAN

A3

MATERIAL FINISH SCHEDULE									
LOCATION	FINISH NAME	ITEM	MANUFACTURER	MATERIAL NUMBER	MATERIAL NAME	FINISH	COLOR	NOTES	
FLOOR	FL-1	CONCRETE SLAB	SUPERSTEEL ECO-SLAB	70306	SEMI-TRANSPARENT CONCRETE STAIN WATER BASED CONCRETE			FEINTER (SL)	
	FL-1	CONCRETE SLOPE	SUPERSTEEL	DARK-GRATE PFC 109	24 HOUR CURE EPOXY SOLID CLEAR POLYURETHANE COATING				
	FL-1	QUARRY TILE	DAWILE	17088P	4" X 8" QUARRY TILES	ABRASIVE	VENETIAN GRAY		
BASE	BS-1	WOOD BASE			1" X 3" PAINTING WOOD BASE	SEMI-GLOSS	BRIGHT WHITE		
	BS-2	QUARRY BASE			4" X 8" QUARRY TILE	ABRASIVE	VENETIAN GRAY		
	BS-1	WALL PAINT	SHAW-WILLIAMS	SW 7000	ALABASTER	EGG-SHELL	SEE HANDBOOK		
WALLS	WT-2	WALL PAINT	SHAW-WILLIAMS	SW 6887	BLACK MANTO	EGG-SHELL	SEE HANDBOOK		
	WT-2	WALL PAINT	SHAW-WILLIAMS	SW 6887	STAINED WALLPAPER	135 GRM	SEE HANDBOOK		
	WT-1	WALL CEMENT	IBO	780					
CEILING	CE-1	CEILING PAINT	SHAW-WILLIAMS	SW 7000	STAINED WALLPAPER	135 GRM	SEE HANDBOOK		
	CE-1	WOOD SLATS	DAWILE	17088P	4" X 8" QUARRY TILES	ABRASIVE	VENETIAN GRAY		
	CE-1	WOOD SLATS	DAWILE	17088P	4" X 8" QUARRY TILES	ABRASIVE	VENETIAN GRAY		
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MILLWORK	ML-1	WOOD SLATS	DAWILE						

EQUIPMENT SCHEDULE													
EQUIPMENT				PLUMBING				ELECTRICAL					
ITEM NO.	QUANTITY	DESCRIPTION	MAKE & MODEL	COLD WATER	HOT WATER	WASTE	GAS - BTU	REMARKS	VOLTS	AMPS	PHASE	HOSE POWER	REMARKS
K01	1 SET	EXISTING AND NEW 18" DEEP FIVE TIER DRY STORAGE SHELVING UNITS	PERLUCK 4504					EXISTING TO REMAIN					
K02	1 SET	EXISTING RELOCATED EMPLOYEE LOCKERS						EXISTING TO REMAIN					
K03	1 SET	EXISTING HOT SINK STATION						EXISTING TO REMAIN					
K04	1 SET	EXISTING WALK-IN COOLER / FREEZER						EXISTING TO REMAIN					
K05	1	(FOR REFERENCE ONLY) NEW GLYCOL BEER DISPENSING SYSTEM	PERLUCK 4504					EXISTING TO REMAIN	120	15.1	1	1/2	FLEX CONDUIT CONNECTION AT J-BOX
K06	1	NEW TWO TIER BEER KEG RACK	KELMAX / EPS KRC-42					EXISTING TO REMAIN					
K07	1 SET	EXISTING COOLER SHELVING UNITS						EXISTING TO REMAIN					
K08	1	EXISTING EVAPORATIVE COIL AND COMPRESSOR FOR COOLER COMPARTMENT						EXISTING TO REMAIN					
K09	1 SET	EXISTING EVAPORATIVE COIL AND COMPRESSOR FOR FREEZER COMPARTMENT						EXISTING TO REMAIN					
K10	1 SET	EXISTING FREEZER STORAGE SHELVING UNITS						EXISTING TO REMAIN					
K11	1	ELECTRIC VENTLESS OVEN, RIGHT HINGED	ALTO SHAAM VRC-14					EXISTING TO REMAIN	208	33.0	3		WITH NEMA 5-3P CORD AND FUSE BOX 40 AMP CIR. EXISTING MECHANICAL AND ELECTRICAL TO REMAIN. FLEX CONDUIT CONNECTION TO J-BOX.
K12	1	EXISTING STAINLESS STEEL TYPE T EXHAUST HOOD						EXISTING TO REMAIN	208	24.0	3		WITH NEMA 5-3P CORD AND FUSE BOX 40 AMP CIR. EXISTING MECHANICAL AND ELECTRICAL TO REMAIN. FLEX CONDUIT CONNECTION TO J-BOX.
K13	1	EXISTING EXHAUST FAN AND MAKE-UP AIR SYSTEM						EXISTING TO REMAIN	208	24.0	3		WITH NEMA 5-3P CORD AND FUSE BOX 40 AMP CIR. EXISTING MECHANICAL AND ELECTRICAL TO REMAIN. FLEX CONDUIT CONNECTION TO J-BOX.
K14	1	NEW 24" ELECTRIC HOT TOP RANGE	IMPERIAL RANGE RFA-24-16					EXISTING TO REMAIN	208	24.0	3		WITH NEMA 5-3P CORD AND FUSE BOX 40 AMP CIR. EXISTING MECHANICAL AND ELECTRICAL TO REMAIN. FLEX CONDUIT CONNECTION TO J-BOX.
K15	1	NEW 24" ELECTRIC COUNTERTOP GRIDDLE	IMPERIAL RANGE ITS-24-16					EXISTING TO REMAIN	208	24.0	3		WITH NEMA 5-3P CORD AND FUSE BOX 40 AMP CIR. EXISTING MECHANICAL AND ELECTRICAL TO REMAIN. FLEX CONDUIT CONNECTION TO J-BOX.
K16	1	NEW 48" 5/6 TWO DRAINER REFRIGERATED BASE WITH CASTERS	TRUE TFC-48					EXISTING TO REMAIN	120	5.4	1	1/2	WITH NEMA 5-3P CORD AND FUSE BOX 40 AMP CIR. EXISTING MECHANICAL AND ELECTRICAL TO REMAIN. FLEX CONDUIT CONNECTION TO J-BOX.
K17	1	NEW STAINLESS STEEL TUBULAR MALL SHELF	ADVANCE TABCO DT-48-48					EXISTING TO REMAIN	208	43.0	3		48.0 AMPS PER FRYER. FLEX CONDUIT CONNECTION.
K18	2	NEW 45 LB. ELECTRIC FRYERS	IMPERIAL RANGE FRC-45					EXISTING TO REMAIN	208	43.0	3		48.0 AMPS PER FRYER. FLEX CONDUIT CONNECTION.
K19	1 SET	EXISTING STAINLESS STEEL REPLACE AS NEEDED	CUSTOM STAINLESS STEEL SEE DETAIL 10-11					EXISTING TO REMAIN					
K20	1	NEW STAINLESS STEEL STAND AT PANINI GRILL	CUSTOM STAINLESS STEEL					EXISTING TO REMAIN					
K21	1	COUNTERTOP PANINI GRILL	STAR / HOLMAN VRC-14					EXISTING TO REMAIN	208	10.1	1		WITH NEMA 5-3P CORD AND FUSE BOX 40 AMP CIR. EXISTING MECHANICAL AND ELECTRICAL TO REMAIN. FLEX CONDUIT CONNECTION TO J-BOX.
K22	1	NEW ANSI FIRE PROTECTION SYSTEM TO REPLACE EXISTING SYSTEM	ANSEL R604X					EXISTING TO REMAIN	120	4.0	1		RECONNECT TO SHUNT TRIP AT ELECTRICAL PANEL.
K23	1	NEW TWO TIER STAINLESS STEEL TABLE MOUNT SHELVES	ADVANCE TABCO					EXISTING TO REMAIN					
K24	1	NEW STAINLESS STEEL WORKTABLE WITH 16"X30"X12" BUILT-IN SINK LOCATION PER PLAN	ADVANCE TABCO VRS-30S / TA-16					EXISTING TO REMAIN					
K25	1	NEW SPLASH MOUNT FAUCET	FISHER					EXISTING TO REMAIN					
K26	1	NEW SHELF MOUNT MICROWAVE OVEN	AMANA ACP R6400TS					EXISTING TO REMAIN	120	10.0	1		WITH NEMA 5-3P CORD AND FUSE BOX 40 AMP CIR. EXISTING MECHANICAL AND ELECTRICAL TO REMAIN. FLEX CONDUIT CONNECTION TO J-BOX.
K27	1	NEW 18" 5/6 DECATOP SANDWICH TABLE WITH SIX CHAMBERS AND CASTERS	CONTINENTAL FOODSERVICE					EXISTING TO REMAIN	120	6.1	1	1/2	WITH NEMA 5-3P CORD AND FUSE BOX 40 AMP CIR. EXISTING MECHANICAL AND ELECTRICAL TO REMAIN. FLEX CONDUIT CONNECTION TO J-BOX.
K28	1 SET	NEW TWO TIER STAINLESS STEEL TABLE MOUNT SHELVES	ADVANCE TABCO					EXISTING TO REMAIN					
K29	-	OPEN NUMBER						EXISTING TO REMAIN					
K30	-	OPEN NUMBER						EXISTING TO REMAIN					
K31	-	OPEN NUMBER						EXISTING TO REMAIN					
K32	1 SET	EXISTING SLIGHTLY RELOCATED STAINLESS STEEL HAND SINK WITH SHAMP AND PAPER TOWEL DISPENSERS						EXISTING TO REMAIN					
K33	1	EXISTING WIRE MALL SHELF						EXISTING TO REMAIN					
K34	1	EXISTING SLIGHTLY RELOCATED THREE COMPARTMENT SINK						EXISTING TO REMAIN					
K35	1	EXISTING PRE-RINSE UNIT WITH ADD-ON FAUCET						EXISTING TO REMAIN					
K36	1	NEW STAINLESS STEEL SLANT RACK SHELF	ADVANCE TABCO DT-6R-12					EXISTING TO REMAIN					
K37	1	EXISTING 32 GALLON BRUTE TRASH CAN						EXISTING TO REMAIN					
K38	1	NEW SPLASH MOUNT PRE-RINSE UNIT	FISHER					EXISTING TO REMAIN					
K39	1	NEW STAINLESS STEEL SOLID DISHWASHER 14" PRE-RINSE SINK AND DRAIN PANEL 8" SOAP BARSET	ADVANCE TABCO DT-14-14					EXISTING TO REMAIN					
K40	1	NEW LOW TEMP CORNER DISHWASHER	ECOLAB OR EQUAL					EXISTING TO REMAIN	120	18.0	1		INDIRECT WASTE WITH 1" AIR GAP AT 3" O.D. SINK. RE-USE EXIST. WATER LINES.
K41	1	NEW 60" 5/6 DECATOP SANDWICH TABLE WITH FOUR CHAMBERS AND CASTERS	CONTINENTAL FOODSERVICE					EXISTING TO REMAIN	120	9.8	1	1/2	WITH NEMA 5-3P CORD AND FUSE BOX 40 AMP CIR. EXISTING MECHANICAL AND ELECTRICAL TO REMAIN. FLEX CONDUIT CONNECTION TO J-BOX.
K42	2	NEW STAINLESS STEEL PASS THRU SHELF	CUSTOM STAINLESS STEEL SEE EQUIP. ELEVATIONS					EXISTING TO REMAIN					
K43	2	NEW STAINLESS STEEL MALL SHELVES	ADVANCE TABCO RS-12-24 / RS-12-60					EXISTING TO REMAIN					
K44	2	EXIST / RELOCATED 14" DEEP FIVE TIER WIRE SHELVING UNITS						EXISTING TO REMAIN					
K45	1 SET	EXISTING SELF-CONTAINED ICE MACHINE AND ICE BIN						EXISTING TO REMAIN					
K46	2	EXISTING ELECTRICAL PANELS						EXISTING TO REMAIN					
K47	1	NEW MALL CALL/TO GO ORDER COUNTER	CUSTOM MILLWORK SEE ARCHITECTURAL DWGS					EXISTING TO REMAIN	120	6.0	1		CONVENIENCE OUTLET
K48	2	NEW DECORATIVE MALL SHELVES	CUSTOM MILLWORK SEE ARCHITECTURAL DWGS					EXISTING TO REMAIN					
K49	2	NEW DECORATIVE MALL SHELVES	CUSTOM MILLWORK SEE ARCHITECTURAL DWGS					EXISTING TO REMAIN					
K50	1	NEW STAINLESS STEEL BEVERAGE COUNTER	CUSTOM STAINLESS STEEL SEE EQUIP. ELEVATIONS					EXISTING TO REMAIN	120	6.0	1		CONVENIENCE OUTLET
K51	1	(FOR REFERENCE ONLY) NEW SINGLE BREW COFFEE MACHINE AND SATELLITE SER. GRAP BARSET	BUNN TRISTAR DOCK BUNN TRISTAR DOCK					EXISTING TO REMAIN	120	17.5	1		WITH NEMA 5-3P CORD AND FUSE BOX 40 AMP CIR. EXISTING MECHANICAL AND ELECTRICAL TO REMAIN. FLEX CONDUIT CONNECTION TO J-BOX.
K52	1	(FOR REFERENCE ONLY) NEW TWO GROUP ESPRESSO MACHINE	LA MARZOCCO LINEA2-EE					EXISTING TO REMAIN	208	22.0	1		WITH NEMA 6-30P CORD AND FUSE BOX 40 AMP CIR. EXISTING MECHANICAL AND ELECTRICAL TO REMAIN. FLEX CONDUIT CONNECTION TO J-BOX.
K53	1	NEW 24" SELF-CONTAINED UNDER COUNTER REFRIG. BASE	TRUE TFC-24					EXISTING TO REMAIN	120	2.0	1	1/2	WITH NEMA 5-3P CORD AND FUSE BOX 40 AMP CIR. EXISTING MECHANICAL AND ELECTRICAL TO REMAIN. FLEX CONDUIT CONNECTION TO J-BOX.
K54	1	(FOR REFERENCE ONLY) ESPRESSO GRINDER	LA MARZOCCO					EXISTING TO REMAIN	120	9.0	1		WITH NEMA 5-3P CORD AND FUSE BOX 40 AMP CIR. EXISTING MECHANICAL AND ELECTRICAL TO REMAIN. FLEX CONDUIT CONNECTION TO J-BOX.
K55	1	NEW STAINLESS STEEL KNOCK BOX	EROME C-54					EXISTING TO REMAIN					
K56	1	NEW UNDER COUNTER TRASH CAN	RUBBERMAID 1000000000					EXISTING TO REMAIN					
K57	1	NEW STAINLESS STEEL DROP-IN HAND SINK 14" SPLASH GUARD, SOAP AND PAPER TOWEL DISPENSERS	ADVANCE TABCO TFS-12					EXISTING TO REMAIN	120	6.0	1		CONVENIENCE OUTLET
K58	1	NEW BACK BAR COUNTER	CUSTOM MILLWORK SEE ARCHITECTURAL DWGS					EXISTING TO REMAIN					
K59	1	NEW STAINLESS STEEL FRONT UNDER BAR COUNTER	CUSTOM STAINLESS STEEL					EXISTING TO REMAIN					
K60	1 SET	NEW BEER TOWER AND DRAIN PAN AS SELECTED BY OWNER	PERLUCK 4200-41					EXISTING TO REMAIN	120	6.0	1		(A) CONVENIENCE OUTLETS (2) PER EACH SIDE
K61	1	NEW FRONT DINING COUNTER, 42" HEIGHT	CUSTOM MILLWORK SEE ARCHITECTURAL DWGS					EXISTING TO REMAIN					
K62	-	OPEN NUMBER						EXISTING TO REMAIN					
K63	-	OPEN NUMBER						EXISTING TO REMAIN					
K64	-	OPEN NUMBER						EXISTING TO REMAIN					
K65	1	NEW ADA DINING COUNTER, 34" HEIGHT	CUSTOM MILLWORK SEE ARCHITECTURAL DWGS					EXISTING TO REMAIN					
K66	1	NEW 5/6 UNDER COUNTER REFRIGERATED GRAB-N-GO CASE	STRUCTURAL CONCEPTS					EXISTING TO REMAIN	120	12.0	1	1/2	WITH NEMA 5-3P CORD AND FUSE BOX 40 AMP CIR. EXISTING MECHANICAL AND ELECTRICAL TO REMAIN. FLEX CONDUIT CONNECTION TO J-BOX.
K67	2	NEW CASH REGISTERS	OWNER PROVIDED					EXISTING TO REMAIN	120	4.0	1		REG. DEDICATED OUTLETS AND CIRCUITS
K68	1	NEW STAINLESS STEEL UNDER COUNTER MOUNTED ICE BIN	DELFIELD 240					EXISTING TO REMAIN					
K69	-	OPEN NUMBER						EXISTING TO REMAIN					
K70	-	OPEN NUMBER						EXISTING TO REMAIN					
K71	-	OPEN NUMBER						EXISTING TO REMAIN					
K72	-	OPEN NUMBER						EXISTING TO REMAIN					



EQUIPMENT PLAN

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

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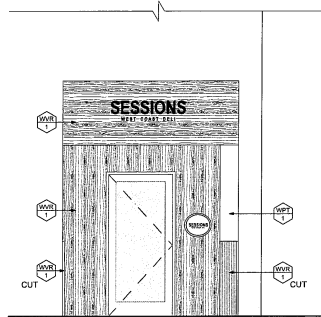
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DATE: 8/22/19 SCALE: AS NOTED

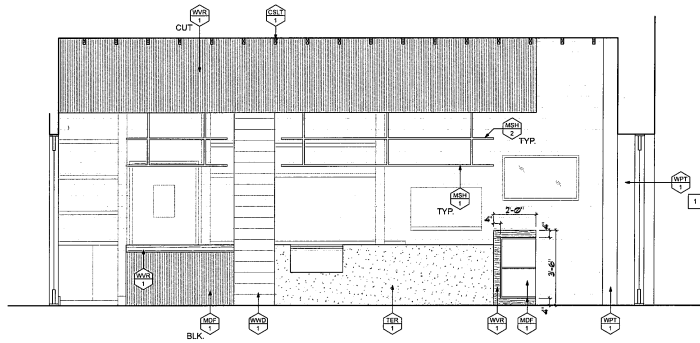
SDS & RUSH CS PROJECT NUMBER: 1906

EQUIPMENT PLAN /
EQUIPMENT
SCHEDULE

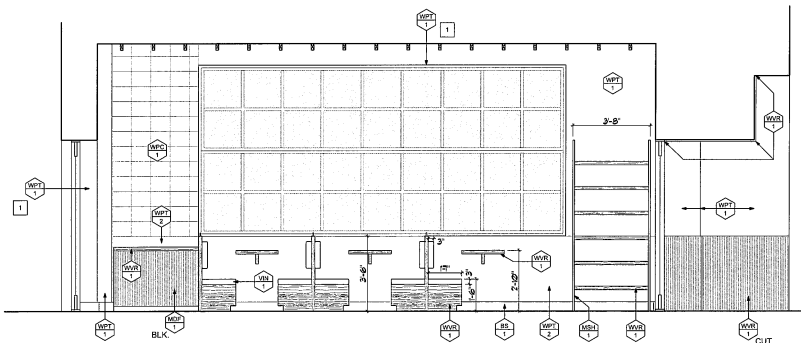
A4



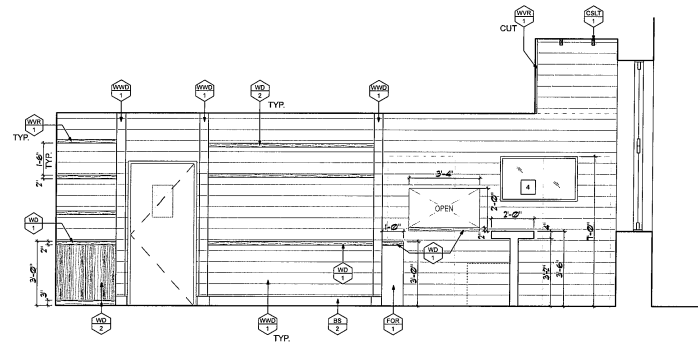
1 ENTRANCE FROM MACY'S
SCALE: 3/8"=1'-0"



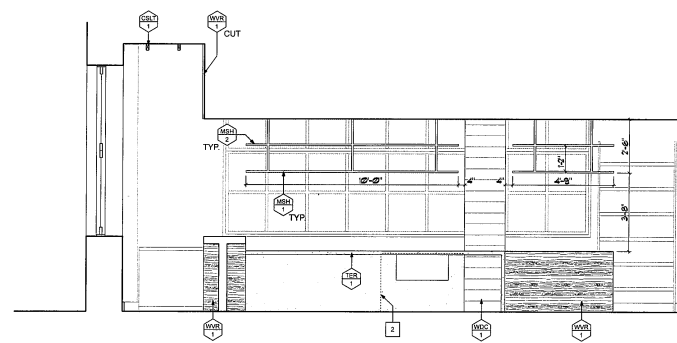
2 DINING AREA - SERVICE COUNTER
SCALE: 3/8"=1'-0"



3 DINING AREA - BOOTH WALL
SCALE: 3/8"=1'-0"



4 BEHIND COUNTER - SERVICE AREA
SCALE: 3/8"=1'-0"



5 BEHIND COUNTER - SERVICE AREA
SCALE: 3/8"=1'-0"

LOCATION	ITEM	MANUFACTURER	MODEL NUMBER	MODEL NAME	FINISH	COLOR	NOTES
FLOOR	FL-1	CONCRETE STAIN	TRUCK	30M TRANSPARENT CONCRETE STAIN W/ WAX BASED CONCRETE		POWDER GRAY	
	FL-2	CONCRETE SEALER	CHALKWAX PFC-100	1 GALLON QUART 40% SOLIDS POLYURETHANE COATED			
	FL-3	QUARRY TILE	DAI-TILE	12" X 18" QUARRY TILE	ABRASSIVE	BRIGHT WHITE	
BASE	BS-1	WOOD BASE	DAI-TILE	1" X 3" BY PAINTED WOOD BASE	ABRASSIVE	SEMI-GLOSS	
	BS-2	QUARRY BASE	DAI-TILE	1" X 3" QUARRY TILE	ABRASSIVE	ABRASSIVE	
WALLS	WP-1	WALL PAINT	INTERMARK WALLS	SW 7008	ALUMINUM	EGG-SHELL	SEE MANUFACTURER
	WP-2	WALL PAINT	INTERMARK WALLS	SW 9001	BLACK ANGLE	EGG-SHELL	SEE MANUFACTURER
	WP-3	WALL PAPER	CUSTOM		100 GSM		GRAPHIC DESIGNER TO CREATE FINAL ART WORK
	WP-4	WALL COVERING	TED			REARLIT FRONT	
	WP-5	BACKLASH VERTICAL SIGN	TED			PAINTED	REFER TO WP-1 SPECS
CEILING	CP-1	CEILING PAINT	INTERMARK WALLS	SW 7008	EXTRA WHITE	SEMI-GLOSS	SEE MANUFACTURER
	CP-2	WOOD SLATS	CUSTOM	4IN		STAINED AND SEAL	VENGEUR TO MATCH WALL
	CP-3	WOOD SLATS	CUSTOM	4IN		WHITE OAK	
	CP-4	PINE SOLID WOOD	CUSTOM			PAINTED AND SEAL	REFER TO WP-1 SPECS
	CP-5	BLAT COMPOSITE	TED	WOOD PLASTIC COMPOSITE SLATS		WHITE OAK	OUTDOOR WEATHER RESISTANT OIL
	CP-6	RECONSTRUCTED WOOD VENEER	HI DAK 995	MONTENARY	WHITE	WHITE OAK	
	CP-7	MAP	CUSTOM	30" MAP		WHITE	REFER TO WP-1 SPECS
	CP-8	LAMINATE	FORMICA	EST		WHITE	GRAPHITE
	CP-9	TERAZZO	CONCRETE COLLABORATIVE	VENETIAN TERAZZO SLAB		PAINTED	ALUMINUM LAMINATE MAP
	CP-10	GLASS	CUSTOM	1/2" CLEAR TEMPERED		GLASS	
	CP-11	WALL	CHALKWAX	PL-40			POSTURAL
	CP-12	COTTON STRAP	SWP	EL-901	1 1/2" HEAVY WEIGHT COTTON WEBBING		WHITE
	CP-13	METAL SHIELDS	CUSTOM		1" X 1" 304 SS	SEMI-GLOSS	BLACK POWDER COATED
	CP-14	EXPANDED METAL	RECHARTER	204	Expanded Stainless Steel, Type 304 SS 18" Federal, 80% Open Area	SEMI-GLOSS	BLACK POWDER COATED

KEYNOTES

- ALL SIDES OF WINDOW OPENINGS
- UNDER COUNTER REFRIGERATOR - VERIFY HW SPEC SHEETS FOR DIMENSIONS OF COUNTER OPENINGS
- (S) WALL TILE TO BE REMOVED, PATCH & REPAIR STUCCO FINISH
- (H) 48" WALL MOUNTED TV / SAMSUNG - MODEL 77
-

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Num	Description	Date

DATE: 8/21/19 SCALE: AS NOTED
SDS & RUSH CS PROJECT NUMBER: 1906

INTERIOR ELEVATIONS

A5

MATERIAL FINISH SCHEDULE									
LOCATION	FINISH CODE	ITEM	MANUFACTURER	NAME / VENDOR	NAME / NAME	FINISH	COLOR	NOTES	
FLOOR	ST-1	CONCRETE STAIN	BURGESS EGO STAIN	10106	SEMI TRANSPARENT CONCRETE STAIN WATER BASED CONCENTRATED		POWDER (D)		
	SL-1	CONCRETE SEALER	DAUPHINE	DUPH-105 P.F.C.	1	10% SOLUBLE POLYURETHANE POLYMER COATING			
	SL-1	GRANITE TILE	ITEM#307	P.F.C. SURVEY TILE					
	BS-1	WOOD BASE				1	10% FINISHED WOOD BASE	SEMI-GLOSS	ASHEN GRAY
BASE	BS-2	GRANITE BASE				1	P.F.C. SURVEY TILE	SEMI-GLOSS	ASHEN GRAY
	WS-1	WALL PAINT	SHERRIN WALLS	SW 100	ALUMINUM	EGGSHELL	EGG SHELL	SEMI-MATTE	
	WS-2	WALL PAINT	SHERRIN WALLS	SW 100	BLACK MDCO	EGGSHELL	EGG SHELL	SEMI-MATTE	
	WS-3	WALL PAINT	SHERRIN WALLS	SW 100	BLACK MDCO	EGGSHELL	EGG SHELL	SEMI-MATTE	
WALL	WS-4	WALL PAINT	SHERRIN WALLS	SW 100	BLACK MDCO	EGGSHELL	EGG SHELL	SEMI-MATTE	
	WS-5	WALL PAINT	SHERRIN WALLS	SW 100	BLACK MDCO	EGGSHELL	EGG SHELL	SEMI-MATTE	
	WS-6	WALL PAINT	SHERRIN WALLS	SW 100	BLACK MDCO	EGGSHELL	EGG SHELL	SEMI-MATTE	
	WS-7	WALL PAINT	SHERRIN WALLS	SW 100	BLACK MDCO	EGGSHELL	EGG SHELL	SEMI-MATTE	
CEILING	CE-1	CEILING PAINT	SHERRIN WALLS	SW 100	BLACK MDCO	EGGSHELL	EGG SHELL	SEMI-MATTE	
	CE-2	CEILING PAINT	SHERRIN WALLS	SW 100	BLACK MDCO	EGGSHELL	EGG SHELL	SEMI-MATTE	
	CE-3	CEILING PAINT	SHERRIN WALLS	SW 100	BLACK MDCO	EGGSHELL	EGG SHELL	SEMI-MATTE	
	CE-4	CEILING PAINT	SHERRIN WALLS	SW 100	BLACK MDCO	EGGSHELL	EGG SHELL	SEMI-MATTE	
MILLWORK	MD-1	DOOR	SHERRIN WALLS	SW 100	BLACK MDCO	EGGSHELL	EGG SHELL	SEMI-MATTE	
	MD-2	DOOR	SHERRIN WALLS	SW 100	BLACK MDCO	EGGSHELL	EGG SHELL	SEMI-MATTE	
	MD-3	DOOR	SHERRIN WALLS	SW 100	BLACK MDCO	EGGSHELL	EGG SHELL	SEMI-MATTE	
	MD-4	DOOR	SHERRIN WALLS	SW 100	BLACK MDCO	EGGSHELL	EGG SHELL	SEMI-MATTE	
MATERIAL	MT-1	MATERIAL	SHERRIN WALLS	SW 100	BLACK MDCO	EGGSHELL	EGG SHELL	SEMI-MATTE	
	MT-2	MATERIAL	SHERRIN WALLS	SW 100	BLACK MDCO	EGGSHELL	EGG SHELL	SEMI-MATTE	
	MT-3	MATERIAL	SHERRIN WALLS	SW 100	BLACK MDCO	EGGSHELL	EGG SHELL	SEMI-MATTE	
	MT-4	MATERIAL	SHERRIN WALLS	SW 100	BLACK MDCO	EGGSHELL	EGG SHELL	SEMI-MATTE	

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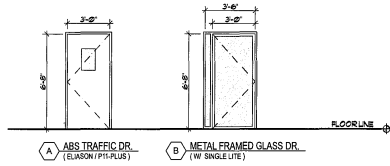
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1999-01-29	1999-01-29	1999-01-29
1999-01-30	1999-01-30	1999-01-30
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DATE: 8/21/19 SCALE: AS NOTED

SDDS & RUSH CS PROJECT NUMBER
1906

INTERIOR ELEVATIONS

A6



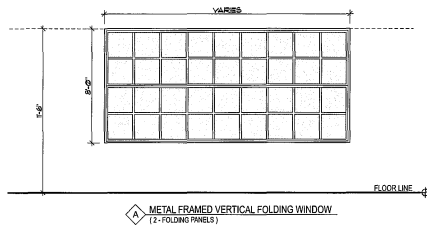
DOOR SCHEDULE							
NO.	SIZE	TYPE	HDWL GROUP	FINISH	DETAILS		NOTES
					HEAD	JAMB	
1	3608	B	FACTORY	FACTORY	---	---	---
2	3088	A	2	FACTORY	---	---	TEMPERED

HARDWARE GROUPS:

1. LATCH
2. LATCH WITH PRIVACY LOCK

DOOR NOTES:

1. VERIFY ALL SIZES & STYLES W/ SD DESIGN STUDIO

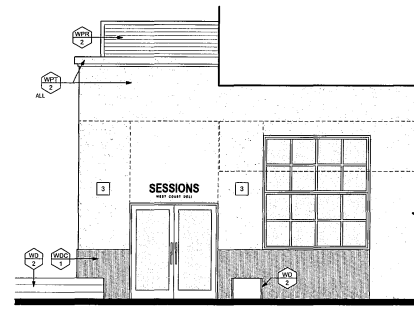


WINDOW SCHEDULE							
NO.	SIZE	TYPE	MATERIAL	FINISH		SWING	NOTES
				INTERIOR	EXTERIOR		
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2	7680	A	FACTORY	FACTORY	FACTORY	---	---

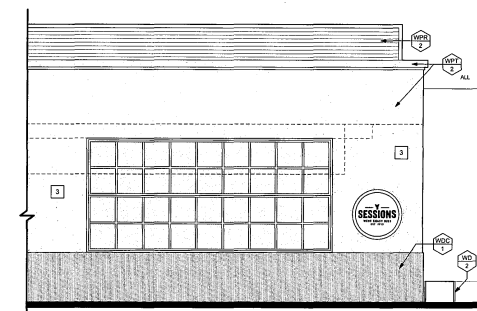
WINDOW NOTES:

1. ALL GLAZING TO BE DUAL PANE LOW-E.
2. VERIFY ALL SIZES & STYLES W/ SD DESIGN STUDIO

MATERIAL FINISH SCHEDULE									
LOCATION	NAME	ITEM	MANUFACTURER	MANU. NUMBER	MANU. NAME	FINISH	COLOR	NOTES	
FLOOR	STN-1	CONCRETE STAIN	SUPERFLO ECO-STAIN	7510G	SEMI-TRANSPARENT CONCRETE STAIN WATER BASED CONCENTRATED	---	POWDER (S)		
	STN-1	CONCRETE SEALER	SUPERFLO	DURO-GLAZE PFC-100	4 HOUR CLEAR 10% SOLID CLEAR POLYURETHANE COATING	---	POWDER (S)		
	ST-1	QUARRY TILE	DAVITA	PT0300P	12" X 12" QUARRY TILE	ABRUSIVE	ABUSCH GRAY		
BASE	BS-1	WOOD BASE	---	---	1" X 3.5" PAINTED WOOD BASE	SEMI-GLOSS	BRIGHT WHITE		
	BS-2	QUARRY TILE	DAVITA	---	12" X 12" QUARRY TILE	ABRUSIVE	ABUSCH GRAY		
	WPT-1	WALL PAINT	SHERRIN WILLIAMS	SW 708	ALUMINUM	SEMI-GLOSS	EGGSHELL		
WALL	WPT-2	WALL PAINT	SHERRIN WILLIAMS	SW 708	BLACK WOOD	EGGSHELL	SEMI-GLOSS		
	WPT-3	WALLPAPER	---	---	STANDARD WALLPAPER	---	---		
	WPT-4	WALL CERAMIC	---	---	---	---	---		
CEILING	WPT-5	WALLPAPER	SHERRIN WILLIAMS	SW 708	EXTRA WHITE	SEMI-GLOSS	EGGSHELL		
	WPT-6	WALL CERAMIC	---	---	---	---	---		
	WPT-7	WALL CERAMIC	---	---	---	---	---		
WALL	WPT-8	WALL CERAMIC	---	---	---	---	---		
	WPT-9	WALL CERAMIC	---	---	---	---	---		
	WPT-10	WALL CERAMIC	---	---	---	---	---		
WALL	WPT-11	WALL CERAMIC	---	---	---	---	---		
	WPT-12	WALL CERAMIC	---	---	---	---	---		
	WPT-13	WALL CERAMIC	---	---	---	---	---		
WALL	WPT-14	WALL CERAMIC	---	---	---	---	---		
	WPT-15	WALL CERAMIC	---	---	---	---	---		
	WPT-16	WALL CERAMIC	---	---	---	---	---		
WALL	WPT-17	WALL CERAMIC	---	---	---	---	---		
	WPT-18	WALL CERAMIC	---	---	---	---	---		
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WALL	WPT-26	WALL CERAMIC	---	---	---	---	---		
	WPT-27	WALL CERAMIC	---	---	---	---	---		
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WALL	WPT-41	WALL CERAMIC	---	---	---	---	---		
	WPT-42	WALL CERAMIC	---	---	---	---	---		
	WPT-43	WALL CERAMIC	---	---	---	---	---		
WALL	WPT-44	WALL CERAMIC	---	---	---	---	---		
	WPT-45	WALL CERAMIC	---	---	---	---	---		
	WPT-46	WALL CERAMIC	---	---	---	---	---		
WALL	WPT-47	WALL CERAMIC	---	---	---	---	---		
	WPT-48	WALL CERAMIC	---	---	---	---	---		
	WPT-49	WALL CERAMIC	---	---	---	---	---		
WALL	WPT-50	WALL CERAMIC	---	---	---	---	---		
	WPT-51	WALL CERAMIC	---	---	---	---	---		
	WPT-52	WALL CERAMIC	---	---	---	---	---		
WALL	WPT-53	WALL CERAMIC	---	---	---	---	---		
	WPT-54	WALL CERAMIC	---	---	---	---	---		
	WPT-55	WALL CERAMIC	---	---	---	---	---		
WALL	WPT-56	WALL CERAMIC	---	---	---	---	---		
	WPT-57	WALL CERAMIC	---	---	---	---	---		
	WPT-58	WALL CERAMIC	---	---	---	---	---		
WALL	WPT-59	WALL CERAMIC	---	---	---	---	---		
	WPT-60	WALL CERAMIC	---	---	---	---	---		
	WPT-61	WALL CERAMIC	---	---	---	---	---		
WALL	WPT-62	WALL CERAMIC	---	---	---	---	---		
	WPT-63	WALL CERAMIC	---	---	---	---	---		
	WPT-64	WALL CERAMIC	---	---	---	---	---		
WALL	WPT-65	WALL CERAMIC	---	---	---	---	---		
	WPT-66	WALL CERAMIC	---	---	---	---	---		
	WPT-67	WALL CERAMIC	---	---	---	---	---		
WALL	WPT-68	WALL CERAMIC	---	---	---	---	---		
	WPT-69	WALL CERAMIC	---	---	---	---	---		
	WPT-70	WALL CERAMIC	---	---	---	---	---		
WALL	WPT-71	WALL CERAMIC	---	---	---	---	---		
	WPT-72	WALL CERAMIC	---	---	---	---	---		
	WPT-73	WALL CERAMIC	---	---	---	---	---		
WALL	WPT-74	WALL CERAMIC	---	---	---	---	---		
	WPT-75	WALL CERAMIC	---	---	---	---	---		
	WPT-76	WALL CERAMIC	---	---	---	---	---		
WALL	WPT-77	WALL CERAMIC	---	---	---	---	---		
	WPT-78	WALL CERAMIC	---	---	---	---	---		
	WPT-79	WALL CERAMIC	---	---	---	---	---		
WALL	WPT-80	WALL CERAMIC	---	---	---	---	---		
	WPT-81	WALL CERAMIC	---	---	---	---	---		
	WPT-82	WALL CERAMIC	---	---	---	---	---		
WALL	WPT-83	WALL CERAMIC	---	---	---	---	---		
	WPT-84	WALL CERAMIC	---	---	---	---	---		
	WPT-85	WALL CERAMIC	---	---	---	---	---		
WALL	WPT-86	WALL CERAMIC	---	---	---	---	---		
	WPT-87	WALL CERAMIC	---	---	---	---	---		
	WPT-88	WALL CERAMIC	---	---	---	---	---		
WALL	WPT-89	WALL CERAMIC	---	---	---	---	---		
	WPT-90	WALL CERAMIC	---	---	---	---	---		
	WPT-91	WALL CERAMIC	---	---	---	---	---		
WALL	WPT-92	WALL CERAMIC	---	---	---	---	---		
	WPT-93	WALL CERAMIC	---	---	---	---	---		
	WPT-94	WALL CERAMIC	---	---	---	---	---		
WALL	WPT-95	WALL CERAMIC	---	---	---	---	---		
	WPT-96	WALL CERAMIC	---	---	---	---	---		
	WPT-97	WALL CERAMIC	---	---	---	---	---		
WALL	WPT-98	WALL CERAMIC	---	---	---	---	---		
	WPT-99	WALL CERAMIC	---	---	---	---	---		
	WPT-100	WALL CERAMIC	---	---	---	---	---		



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



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

- KEYNOTES**
1. ALL SIDES OF WINDOW OPENING
 2. UNDER COUNTER REFRIGERATOR - VERIFY W/ SPEC SHEETS FOR DIMENSIONS OF COUNTER OPENINGS
 3. (E) WALL TILE TO BE REMOVED, PATCH & REPAIR STUCCO / PAINT
 4. (N) 48" WALL MOUNTED TV / SAMSUNG - MODEL 77
 5. (S) 48" WALL MOUNTED TV / SAMSUNG - MODEL 77

SESSIONS WEST
COAST DELI
AT FASHION ISLAND
(MACY'S)

INTERIOR REMODEL T.I.

401 NEWPORT CENTER DR.
SUITE 101 X, FASHION ISLAND
NEWPORT BEACH, CA 92660



SD DESIGN STUDIO LLC
WWW.SDDSIGNSTUDIO.COM
RUSH CREATIVE STUDIO
WWW.RUSHCREATIVESTUDIO.COM

S
DD
-S



Num	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE: 8/21/19 SCALE: AS NOTED
SDS & RUSH CS PROJECT NUMBER: 1906

EXTERIOR
ELEVATIONS /
DOOR & WINDOW
SCHEDULE

A7