



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: SEPTEMBER 13, 2004

VIII.3
ITEM NUMBER:

**SUBJECT: CONDITIONAL USE PERMIT PA-04-14
2801 AND 2831 BRISTOL STREET**

DATE: SEPTEMBER 2, 2004

**FOR FURTHER INFORMATION CONTACT: MEL LEE, ASSOCIATE PLANNER
(714) 754-5611**

PROJECT DESCRIPTION

The applicant is requesting a conditional use permit to allow a restaurant/bar/nightclub to serve alcoholic beverages for on-site consumption after 11 p.m. (12:00 midnight Sundays through Thursdays and 2:00 a.m. Fridays and Saturdays) and to allow live entertainment and dancing within 200 feet of a residential use, and to allow off-site parking at 2801 Bristol Street.

APPLICANT

The applicant is Stan Sax, representing the property owners, John Saunders and Doug Morehead (2831 Bristol St.) and Jason Golding (2801 Bristol St.).

RECOMMENDATION

Deny by adoption of Planning Commission resolution.



MEL LEE
Associate Planner



PERRY L. VALANTINE
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 2801 and 2831 Bristol St. Application: PA-04-14

Request: Conditional use permit to allow a restaurant/bar/nightclub to serve alcoholic beverages for on-site consumption after 11 p.m. (12:00 midnight Sundays through Thursdays and 2:00 a.m. Fridays and Saturdays) and to allow live entertainment and dancing within 200 feet of a residential use, and to allow off-site parking.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>CL</u>	North: <u>(Across Flood Channel) R3 (Apartments)</u>
General Plan: <u>General Commercial</u>	South: <u>CL (Office Building)</u>
Lot Dimensions: <u>Irregular</u>	East: <u>(Across Bristol St.) C1 (Commercial Uses)</u>
Lot Area: <u>1 Acre</u>	West: <u>CL (Nonconforming Apartments)</u>
Existing Development: <u>Vacant restaurant building and nonconforming 2-story apartment buildings</u>	

DEVELOPMENT STANDARD COMPARISON (EXISTING DEVELOPMENT)

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
-----------------------------	-------------------------	--------------------------

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Area	12,000 SQ. FT.	1 Acre
Parking:		
Standard	78	51
Compact	0	14*
Handicap	3	3
TOTAL:	81 Spaces	68 Spaces**
*The site is legal nonconforming. **The applicant is requesting a conditional use permit for off-site parking (discussed later in this report).		

CEQA Status: Exempt, Class I

Final Action: Planning Commission

BACKGROUND

On April 27, 1987, Planning Commission approved PA-87-82, a conditional use permit to allow a restaurant in an existing building within 200 feet of a residential use. The restaurant was formerly occupied by Arnie's Manhattan Deli, located towards the front of the property; the apartments are Bristol Bay Apartments, a legal nonconforming, 2-story, 30-unit apartment complex at the rear of the property. A conditional use permit (ZE-84-151) to allow live entertainment and dancing for a previous restaurant in the same building was denied by both Planning Commission and City Council in October 1984.

ANALYSIS

Extended Hours and Entertainment/Dancing

The applicant is requesting approval of a conditional use permit to reopen as "Hamburger Mary's Bar and Grille", a combination of restaurant, bar, and nightclub. Proposed hours of operation are 11 a.m. to 12:00 midnight, Sundays through Thursdays, and 11:00 a.m. to 2:00 a.m., Fridays and Saturdays. The restaurant/bar/nightclub is proposing to operate with a Type "47" (On-Sale General, Bona Fide Public Eating Place), State Alcoholic Beverage Control license. As indicated earlier, the proposed use is within 200 feet of the existing apartments (approximately 126 feet away from the existing building). Because the restaurant/bar/nightclub is proposed to be open past 11:00 p.m., as well as provide live entertainment and dancing, a conditional use permit is required. The proposed use consists of an indoor dining area with a centrally located sit-down bar, an outdoor patio dining area at the front of the building; and a dance floor, disk jockey area, and billiard table area at the rear of the building. An outdoor employee area is also proposed at the rear of the building.

Staff has several concerns with the applicant's request. The on-site parking area for the restaurant/bar/nightclub is between the existing restaurant building and the apartment building. The proposed use (after 11:00 p.m.) will have the operational characteristics of a nightclub, i.e., it will have an area containing a dance floor and disk jockey area. This area will be located at the rear of the building and will have a separate entry/exit from the main dining area, which means that noise impacts from music would be disruptive to the nearby residents when the rear door is open. This, coupled with the noise impacts from the patrons within the parking area, would not be compatible with the nearby residents, based upon the City's experience with similar establishments in close proximity to residential uses. Additionally, as noted by the Police Department in the attached memo, the proposed use could create an increase in calls for Police service for noise, loitering, and security problems. If the application were to be approved, staff has incorporated conditions of approval to help minimize adverse impacts on the nearby residents.

Off-Site Parking

When the restaurant was originally established as Arnie’s Manhattan Deli, the site provided adequate on-site parking per code. The applicant is proposing to add a 598 square foot outdoor dining patio at the front of the building, which would create a deficiency of 13 on-site parking spaces (81 spaces required; 68 spaces provided). The applicant is requesting a conditional use permit to allow the use of off-site parking spaces on the abutting property (2801 Bristol St.), which contains a two-story, 14,000 square foot office building. A summary of the required parking (based upon the City’s shared parking analysis) is provided in the following table:

# Spaces Required for 2801 and 2831 Bristol Street Based on Shared Parking Analysis	95 Spaces
# On-Site Spaces Provided for 2801 and 2831 Bristol Street	126 Spaces (58 for 2801 Bristol Street and 68 for 2831 Bristol Street)

As indicated in the above table, if both uses operate at the same time (i.e., during lunchtime on weekdays) there would be adequate parking to accommodate both uses. However, the applicant anticipates that the off-site parking would only be needed in the evening hours and on weekends, when the offices are closed. In either event, there appears to be adequate parking if the applicant’s request for the expanded patio area were to be approved.

Other Issues

The site is located on a former landfill. Prior to the issuance of building permits, the applicant is required to obtain approval from the County of Orange Solid Waste Local Enforcement Agency (LEA) for methane gas protection.

ALTERNATIVES

The Commission has the following alternatives:

1. Deny the applicant’s requests to remain open past 11:00 p.m., to allow live entertainment and dancing, and to allow off site parking. A restaurant could still be established at this location under the previously approved CUP, subject to closing by 11 p.m. and with no dancing and entertainment, and the applicant could not construct the patio, which increases the parking requirement for the site;
2. Approve the applicant’s requests to remain open past 11:00 p.m., to allow live entertainment and dancing, and to allow off site parking, subject to the recommended conditions of approval, which are designed to help minimize impacts to surrounding uses.

CONCLUSION

Approval of the request to remain open past 11:00 p.m. and for live entertainment and dancing could create adverse impacts on the nearby residents. Therefore, staff does not support the request. Staff does not anticipate any parking impacts based on the off-site parking on the abutting property if the patio were to be constructed. However, that applicant has indicated that they will not pursue the proposed use at this location if the extended hours, entertainment, and dancing are not approved.

Attachments: Applicant's Project Description and Justification
 Draft Planning Commission Resolution
 Exhibit "A" – Findings
 Exhibit "B" – Conditions of Approval (If Request is Approved)
 Location Map
 Plans/Photos
 Police Department Memo

cc: Deputy City Manager-Dev. Svs. Director
 Sr. Deputy City Attorney
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

Stan Sax
 955 Goldenrod Avenue
 Corona Del Mar, CA 92625

John Saunders and Doug Morehead
 1600 Dove St., Suite 480
 Newport Beach, CA 92660

Jason Golding
 Grassis Commercial LLC
 3535 E. Coast Highway, Suite 304
 Corona Del Mar, CA 92625

File: 091304PA0414Mel	Date: 082604	Time: 400p.m.
-----------------------	--------------	---------------

PLANNING DIVISION - CITY OF COSTA MESA

DESCRIPTION/JUSTIFICATION

Application #: PA 04-14

Environmental Determination: EXEMPT

Address: HAMBURGER MARY'S BAR & GRILL 2831 BRISTOL COSTA MESA 92626

1. Fully describe your request:

CONDITIONAL USE PERMIT: (SALE OF ALCOHOLIC BEVERAGES AFTER 11 P.M.; LIVE ENTERTAINMENT & DANCING) (2:00 A.M., FRI & SAT).

2. Justification

A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

Formerly a restaurant & bar "ARNIE'S MANHATTAN RESTAURANT". This will be the corporate RESTAURANT (FLAGSHIP) store for a NATIONAL (FRANCHISE) chain with 14 RESTAURANTS.

B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

3. This project is: (check where appropriate)

- In a flood zone. In the Redevelopment Area. Subject to future street widening. In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

- X Is not included in the publication indicated above. Is included in the publication indicated above.

Signature: [Handwritten Signature]

Date: 2 April 2004

PLANNING DIVISION - CITY OF COSTA MESA
DESCRIPTION/JUSTIFICATION

Application #: PA 04-14

Environmental Determination: Exempt

Address:

2831 BRISTOL COSTA MESA 92626

1. Fully describe your request:

Use of 10 PARKING SPACES AT NEXT DOOR COMMERCIAL building TO MEET City's Requirements. This would be during PEAK HOURS Friday or SATURDAY AFTER 6PM if SPECIAL event (entertainment) is scheduled. (Hamburger Mary's Bar & Grill would RARELY use ALL 71 PARKING SPACES included in this parcel)

2. Justification

A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

This building is (A) COMMERCIAL USE & IS NOT USED in the evening.

B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

3. This project is: (check where appropriate)

In a flood zone.

In the Redevelopment Area.

Subject to future street widening.

In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

Is not included in the publication indicated above.

Is included in the publication indicated above.

Signature



Date

7/7/04

**GRASSIS COMMERCIAL, LLC
3535 E. COAST HWY #304
CORONA DEL MAR, CA 92625
(949) 759-0725**

August 2, 2004

The City of Costa Mesa
Planning Department
Attn: Mel Lee
P.O. Box 1200
Costa Mesa, 92628-1200

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

AUG 03 2004

Re: Hamburger Mary's CUP Request #PA 04-14 at address 2831 Bristol Street

Dear Mel:

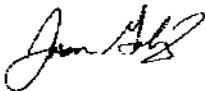
Thank you for taking the time to discuss the parking requirements needed for this CUP. Grassis Commercial would like to assist in this process by entering into an agreement with Hamburger Mary's to provide additional parking at our facility adjacent to the project at 2801 Bristol Street.

Our property is a commercial office building with 4 per 1000 parking. With the current use designated as general office, parking in the evening and weekend is not a necessity. Our lot is essentially empty at the times HMI would need the added capacity suitably meeting the needs of the City.

The agreement between Grassis Commercial and HMI is in draft format and will allow for the use of our parking lot as needed to accommodate additional cars during peak hours (evenings and weekends). In the event the parties involved have a need to alter the parking agreement by demand of either Owner or the City, a remediation period such as 30 or 60 days will allow for corrective action so as to satisfy the continuing requirements of the CUP without disruption. Compensation for the use of the parking lot will be on a monthly basis between the parties.

Please don't hesitate to contact either Grassis Commercial or Hamburger Mary's should you need further clarification. As a property owner in the area with an interest in seeing this welcome addition to the neighborhood succeed we appreciate your consideration and that of the City.

Very truly yours,



Jason Golding

Cc: Stan Sax
Dave Wensley

RESOLUTION NO. PC-04-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF COSTA MESA DENYING CONDITIONAL USE PERMIT PA-04-
14**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES
AS FOLLOWS:

WHEREAS, an application was filed by Stan Sax, authorized agent for John Saunders, Doug Morehead, and Jason Golding, with respect to the real property located at 2801 and 2831 Bristol Street, requesting approval of a conditional use permit to allow a restaurant to have sale and service of alcoholic beverages for on-site consumption after 11 p.m. (12:00 midnight Sundays through Thursdays and 2:00 a.m. Fridays and Saturdays) and to allow live entertainment and dancing within 200 feet of a residential use, and to allow off-site parking; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on September 13, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **DENIES** Conditional Use Permit PA-04-14 with respect to the property described above.

PASSED AND ADOPTED this 13th day of September, 2004.

Chair, Costa Mesa
Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Kimberly Brandt, acting secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on September 13, 2004, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Acting Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The proposed use does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
- The use is not compatible and harmonious with the residential use at the rear of the same property.
- B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed use is not compatible with developments in the same general area. Granting the conditional use permit for the use will be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, the proposed use, a combination of restaurant, bar, and nightclub, is approximately 126 feet away from an existing apartment building. The on-site parking area for the restaurant/bar/nightclub is between the existing restaurant building and the apartment building. The proposed use (after 11:00 p.m.) will have the operational characteristics of a nightclub, i.e., it will have an area containing a dance floor and disk jockey area. This area will be located at the rear of the building and will have a separate entry/exit from the main dining area, which means that noise impacts from music would be disruptive to the nearby residents when the rear door is open. This, coupled with the noise impacts from the patrons within the parking area, would not be compatible with the nearby residents, based upon the City's experience with similar establishments in close proximity to residential uses. Additionally, the proposed use could create an increase in calls for Police service for noise, loitering, and security problems.
- C. The request for off-site parking does comply with Costa Mesa Municipal Code Section 13-29(g)(2) in that the deviation will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, there would be adequate parking if the restaurant/bar/nightclub and the abutting office development operate at the same time (i.e., during lunchtime on weekdays). However, the applicant has indicated that they will not pursue the proposed use if the extended hours, entertainment, and dancing are not approved.
- D. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- E. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"**CONDITIONS OF APPROVAL (If Request Is Approved)**

- Plng.
1. The conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.
 2. A copy of the conditions of approval shall be kept on premises and presented to any authorized city official upon request. Applicant shall notify new business/property owners of conditions of approval upon transfer of business or ownership of land.
 3. Construction, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m. and 7 p.m., on Saturday, Sunday, and Federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
 4. The use shall be limited to the type of operation described in the staff report. Any change in the operational characteristics including, but not limited to, hours of operation, sale of alcoholic beverages or provision of live entertainment and/or dancing, will require approval of an amendment to the conditional use permit, subject to Planning Commission approval.
 5. The licensee shall not employ or use the services of any full-or part-time active or reserve peace officer currently employed by the City of Costa Mesa or any contiguous agency for security purposes.
 6. Live entertainment, amplified music and/or dancing may only be permitted subject to City issuance of a public entertainment permit. Contact Code Enforcement at (714) 754-5623 for application information.
 7. A maximum of three (3) pool tables and three (3) video games shall be permitted unless the applicant applies for, and is granted, a minor conditional use permit.
 8. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the

responsibility of management to ensure that this limit is not exceeded at any time. Occupant loads for the open patio area and the enclosed building area shall be calculated and posted separately.

9. There shall be no room or designated area reserved for the exclusive use of designated persons or "private club members."
10. The business shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever security and operational measures are necessary to comply with this requirement.
11. There shall be no sales of alcoholic beverages for off-site consumption.
12. At all times the premises is open for business, the sale and service of alcoholic beverages shall be made only in conjunction with the sale and service of food.
13. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food and meals during the same time period. The applicant shall at all times maintain records which reflect separately the gross sales of food and gross sales of alcoholic beverages of the business. The records shall be kept no less frequently than on a quarterly basis and shall be made available to the Development Services Director or his designee on demand.
14. The restaurant shall remain a "bona fide public eating place" as defined by Section 23038 of the California Business and Professions Code.
15. The parking lot shall be posted with signs directing customers and employees to use consideration when entering their cars and leaving the parking lot.
16. Applicant shall secure the premises with appropriate security lighting and employee scrutiny of adjacent areas over which applicant has control, to prevent trash, graffiti, and loitering. Applicant shall further provide adequate lighting above the entrances to the premises sufficient in intensity to make visible the identity and actions of all persons entering and leaving the premises.
17. The applicant shall maintain free of litter of all areas of the premises over which applicant has control.
18. Any graffiti painted or marked upon the premises shall be removed or painted over within 48 hours of being applied.
19. All operational conditions and restrictions shall be complied with, regardless of operating hours, 24 hours a day, seven days a week.
20. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to occupancy. This inspection

is to confirm that the conditions of approval and code requirements have been satisfied.

21. The application will be reviewed annually by Planning Staff. Any problems or violations of the conditions of approval may require the application to be referred to the Planning Commission for modification or revocation.
22. Hours of operation shall be limited to 11 a.m. to 12:00 midnight Sundays through Thursdays, and 11:00 a.m. to 2:00 a.m., Fridays and Saturdays.
23. The conditions of approval and ordinance or code provisions of PA-04-14 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
24. Music shall not be audible beyond the area under the control of the licensee.
25. The applicant shall repair and/or upgrade the property features (site paving, parking lot striping, fencing, lights, etc.) and the site shall be maintained in accordance with Code Section 20-7 (Property Maintenance Standards).
26. Existing mature vegetation shall be retained wherever possible. Should it be necessary to remove existing vegetation, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed, and shall be replaced on a 1-to-1 basis. This condition shall be completed under the direction of the Planning Division.
27. Prior to the issuance of building permits, the applicant shall obtain approval from the County of Orange Solid Waste Local Enforcement Agency (LEA) at (714) 667-3600 for methane gas protection.
- Trans. 28. Post "Right Turn Only" sign for exiting traffic at existing driveway.
- Eng. 29. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public right-of-way by sweeping or sprinkling.

**CITY OF COSTA MESA
INTER OFFICE MEMORANDUM**

April 27, 2004

TO: Lt. Schuler
Planning

FROM: Sue Hupp
Crime Prevention Specialist

RE: PA-04-14, 2831 Bristol Street

Calls For Service

At this time we are denying the request to serve alcohol after 11:00 p.m. and the request for an entertainment/dancing permit. In the past, at other establishments, we have seen an increase in calls for service regarding noise, loitering, music, fights, etc. This comes from the residences that are within 200' of a restaurant/bar that stays open after 11:00 p.m.

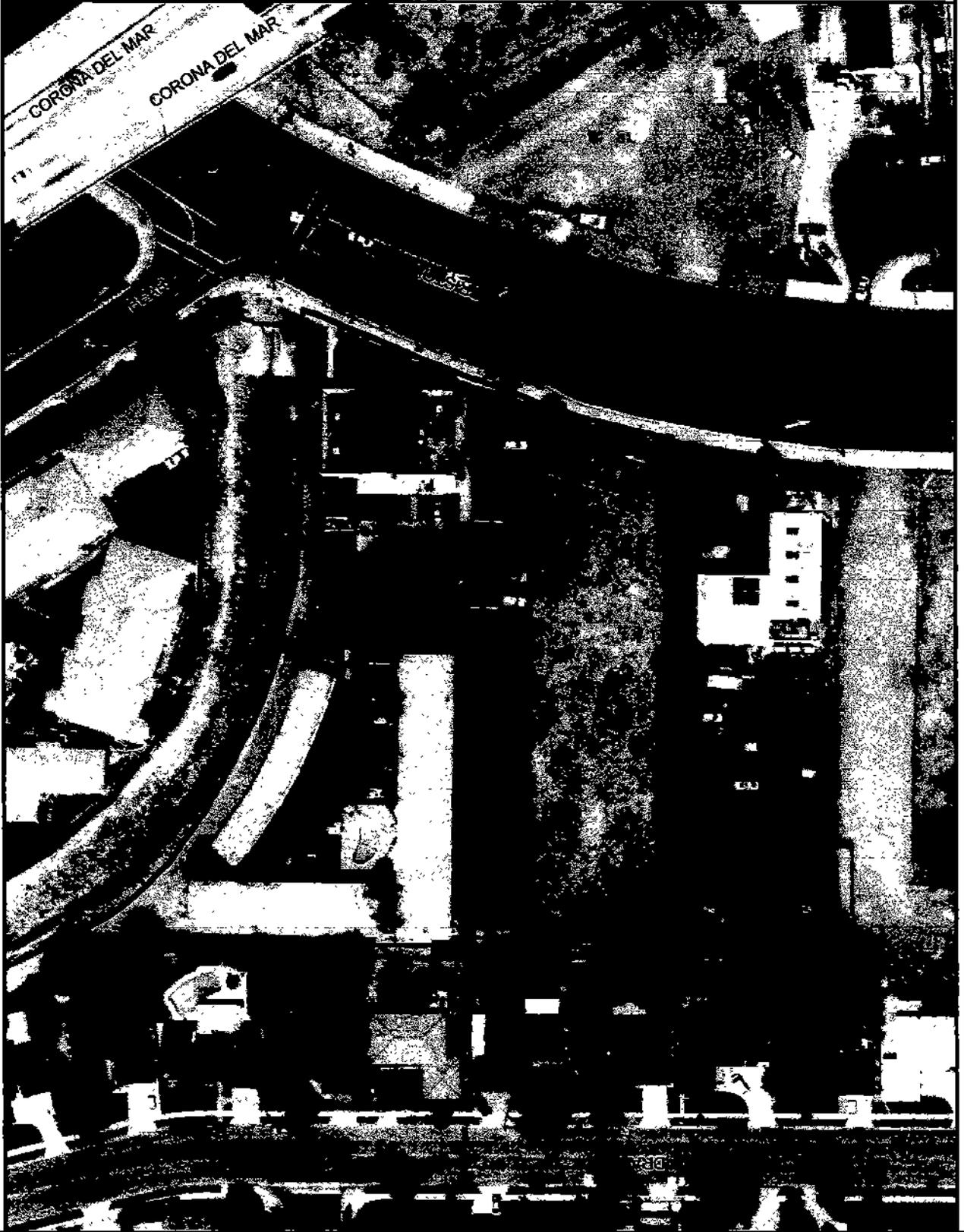
Due to the likelihood of loitering in the parking lot and possible lack of sufficient parking for the patrons, we also have a concern regarding the use of one driveway for the bar and apartment complex and the parking lot not being completely separate from adjoining properties.

Fence

The fence on the north side of the property (along the parking lot) needs to be repaired or a new fence constructed.

PA-04-14

2801 AND 2831 BRISTOL ST.

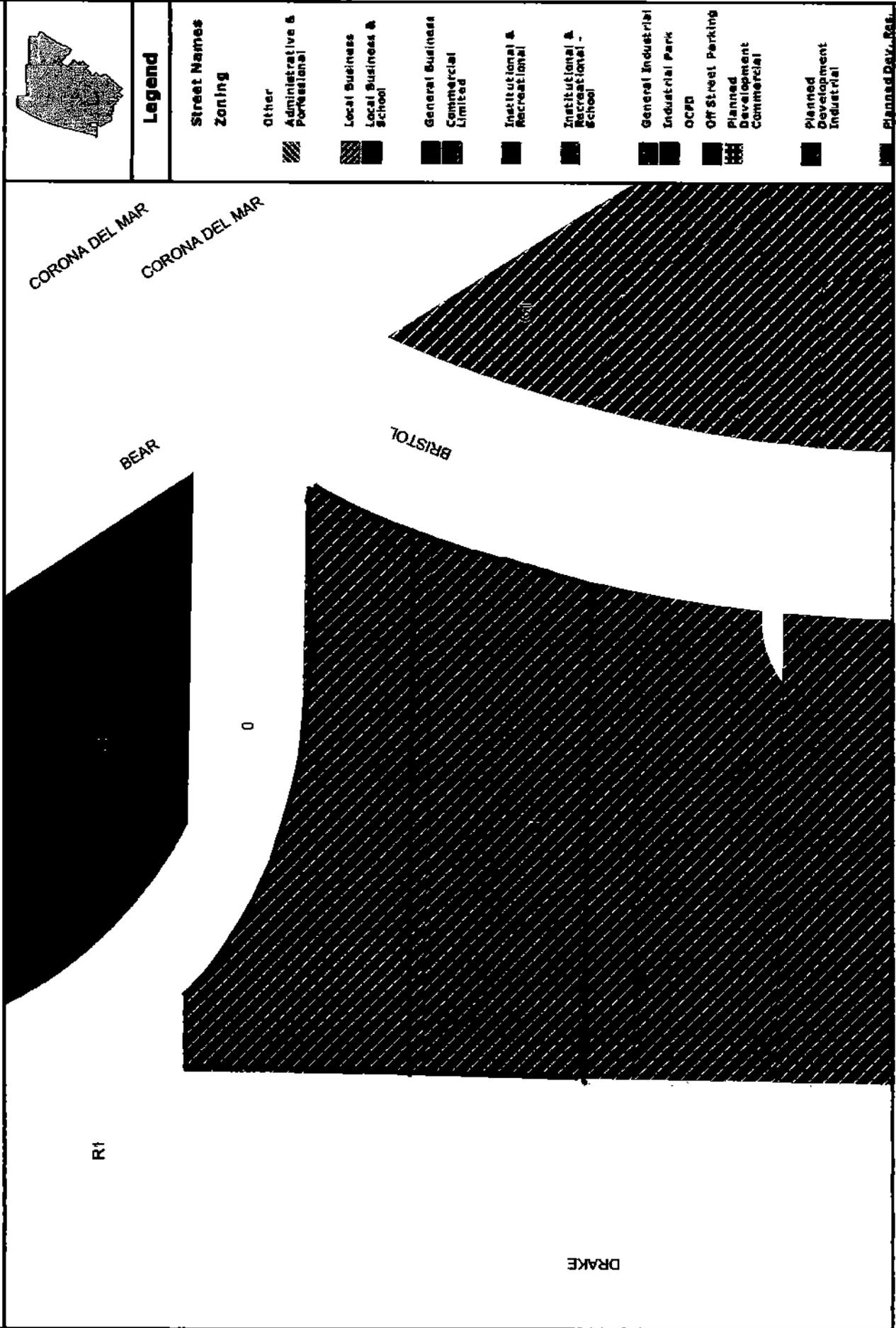


Legend

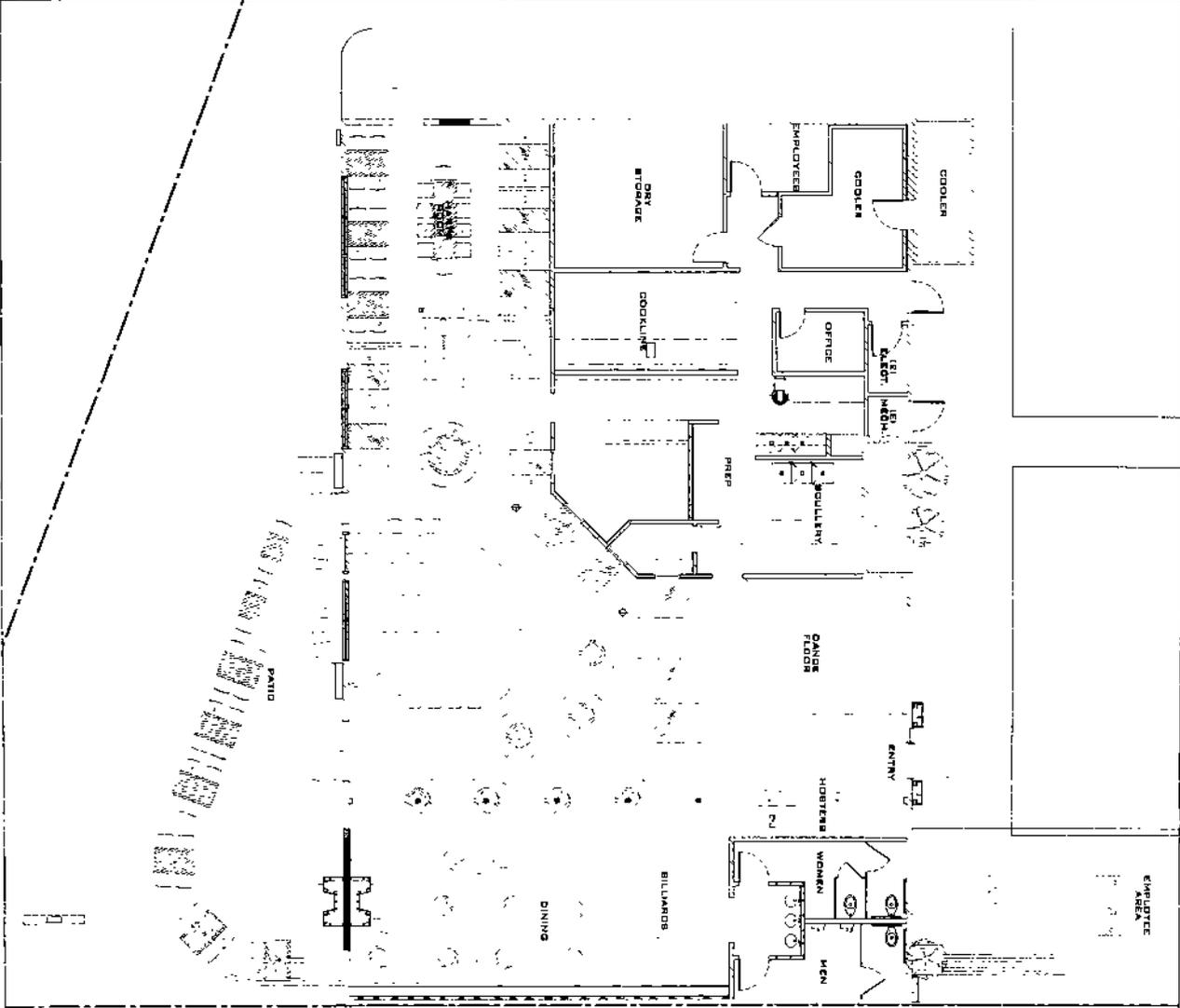
Street Names
Ortho
Photography

ZONING/LOCATION MAP

PA-04-14



19



SEATING COUNT

Area	Count
Bar	12
Billiards	1
Dining	150
Hostess	2
Men	2
Women	2
Waitress	2
Other	0
Total	169

PROJECT: 1
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 10/20/00
 PROJECT NUMBER: AD2.0

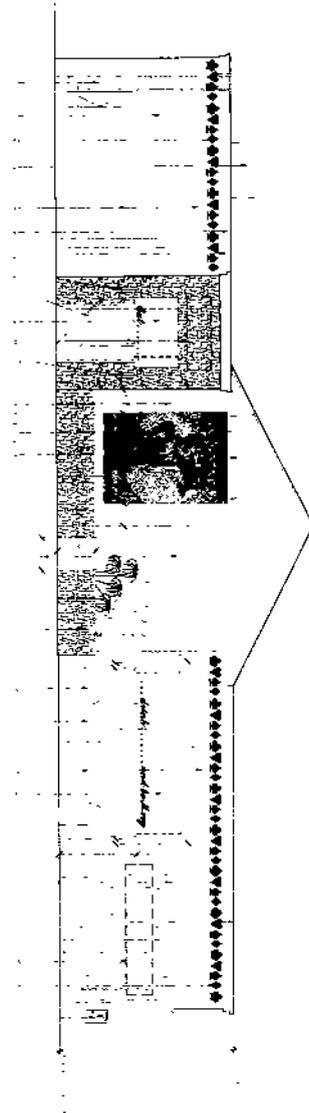
HAMBURGER MARY'S
 2831 BRISTOL STREET
 COSTA MESA, CA 92626

SEATING PLAN

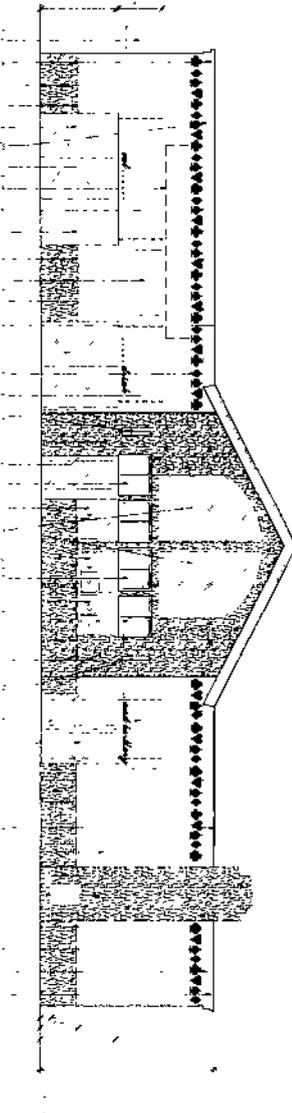
ENTERDESIGN GROUP

10/20/00

2 WEST ELEVATION



1 EAST ELEVATION



2/2

EXTERIOR ELEVATION NOTES

1. ALL EXTERIOR SURFACES TO BE PAINTED AS NOTED.

2. ALL PAINTS TO BE OF QUALITY BRANDS AND TO BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

3. ALL PAINTS TO BE APPLIED IN TWO COATS.

4. ALL PAINTS TO BE APPLIED TO CLEAN, DRY SURFACES.

5. ALL PAINTS TO BE APPLIED AT A TEMPERATURE OF 50°F TO 90°F.

6. ALL PAINTS TO BE APPLIED AT A HUMIDITY OF 40% TO 70%.

7. ALL PAINTS TO BE APPLIED AT A WIND SPEED OF 10 MPH OR LESS.

8. ALL PAINTS TO BE APPLIED AT A RELATIVE HUMIDITY OF 40% TO 70%.

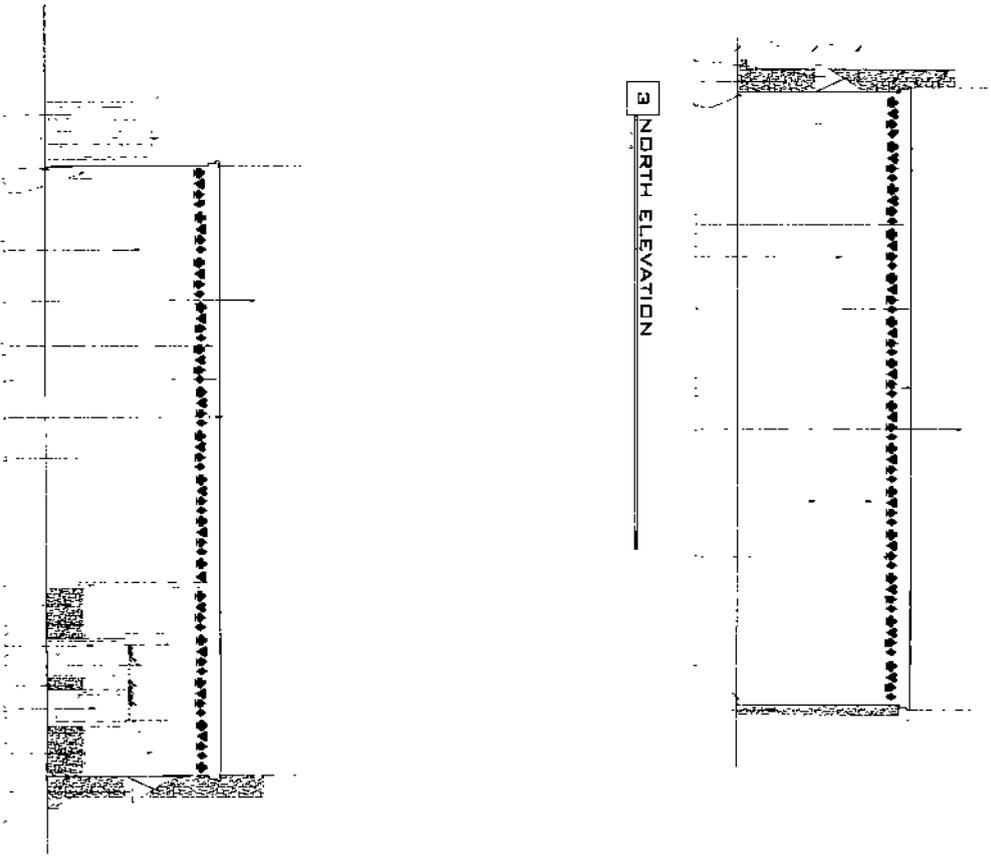
9. ALL PAINTS TO BE APPLIED AT A DRY WEATHER FORECAST.

10. ALL PAINTS TO BE APPLIED AT A DRY WEATHER FORECAST.

PAINT LEGEND

1	PRIMER
2	PRIMER
3	PRIMER
4	PRIMER
5	PRIMER
6	PRIMER
7	PRIMER
8	PRIMER
9	PRIMER
10	PRIMER

<p>PROJECT: HAMBURGER MARY'S 2831 BRISTOL STREET COSTA MESA, CA 92626</p>		<p>HAMBURGER MARY'S 2831 BRISTOL STREET COSTA MESA, CA 92626</p>	<p>EXTERIOR ELEVATIONS</p>	<p>BY MERKEL-WOLFE INC. 1000 S. GARDEN STREET, SUITE 100 COSTA MESA, CALIFORNIA 92626 (714) 440-1111</p>
---	--	---	-----------------------------------	--



3 NORTH ELEVATION

4 SOUTH ELEVATION

3/7

EXTERIOR ELEVATION NOTES

1. ALL MATERIALS TO BE SUPPLIED BY THE CONTRACTOR.
 2. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 3. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 4. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING SPECIFICATIONS.
 5. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE.
 6. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL MECHANICAL CODE.
 7. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLUMBING CODE.
 8. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
 9. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SAFETY COUNCIL (NSC) CODES.
 10. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF ARCHITECTS (NAAB) CODES.
 11. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF BUILDERS (NAB) CODES.
 12. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOME BUILDERS (NAHB) CODES.
 13. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF REALTORS (NAR) CODES.
 14. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS (NAHO) CODES.
 15. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS (NAHOA) CODES.
 16. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF AMERICA (NAHOAA) CODES.
 17. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF CALIFORNIA (NAHOAC) CODES.
 18. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF FLORIDA (NAHOAF) CODES.
 19. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF GEORGIA (NAHOAG) CODES.
 20. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF ILLINOIS (NAHOAI) CODES.
 21. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF INDIANA (NAHOAI) CODES.
 22. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF IOWA (NAHOAI) CODES.
 23. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF KANSAS (NAHOAK) CODES.
 24. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF KENTUCKY (NAHOAK) CODES.
 25. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF LOUISIANA (NAHOAL) CODES.
 26. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF MARYLAND (NAHOAM) CODES.
 27. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF MASSACHUSETTS (NAHOAM) CODES.
 28. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF MICHIGAN (NAHOAM) CODES.
 29. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF MINNESOTA (NAHOAM) CODES.
 30. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF MISSISSIPPI (NAHOAM) CODES.
 31. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF MISSOURI (NAHOAM) CODES.
 32. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF MONTANA (NAHOAM) CODES.
 33. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF NEBRASKA (NAHOAM) CODES.
 34. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF NEVADA (NAHOAM) CODES.
 35. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF NEW HAMPSHIRE (NAHOAM) CODES.
 36. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF NEW JERSEY (NAHOAM) CODES.
 37. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF NEW YORK (NAHOAM) CODES.
 38. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF NORTH CAROLINA (NAHOAM) CODES.
 39. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF NORTH DAKOTA (NAHOAM) CODES.
 40. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF OHIO (NAHOAM) CODES.
 41. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF OKLAHOMA (NAHOAM) CODES.
 42. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF OREGON (NAHOAM) CODES.
 43. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF PENNSYLVANIA (NAHOAM) CODES.
 44. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF RHODE ISLAND (NAHOAM) CODES.
 45. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF SOUTH CAROLINA (NAHOAM) CODES.
 46. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF SOUTH DAKOTA (NAHOAM) CODES.
 47. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF TENNESSEE (NAHOAM) CODES.
 48. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF TEXAS (NAHOAM) CODES.
 49. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF UTAH (NAHOAM) CODES.
 50. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF VERMONT (NAHOAM) CODES.
 51. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF VIRGINIA (NAHOAM) CODES.
 52. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF WASHINGTON (NAHOAM) CODES.
 53. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF WEST VIRGINIA (NAHOAM) CODES.
 54. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF WISCONSIN (NAHOAM) CODES.
 55. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS ASSOCIATIONS OF WYOMING (NAHOAM) CODES.

PAINT LEGEND

○	PRIMER
○	EXTERIOR PAINT
○	INTERIOR PAINT
○	WOOD FINISH
○	GLASS FINISH
○	METAL FINISH

<p>SCALE: 1/8" = 1'-0" DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NUMBER: ADS.1</p>		<p>HAMBURGER MARY'S 2831 BRUNTON STREET COSTA MESA, CA 92626</p>	<p>EXTERIOR ELEVATIONS</p>	<p>THE BERMAN ARCHITECTS, INC. 1000 AVENUE OF THE STARS SUITE 1000 COSTA MESA, CA 92626 (714) 440-1111</p>	<p>ENTER DESIGN 1000 AVENUE OF THE STARS SUITE 1000 COSTA MESA, CA 92626 (714) 440-1111</p>
---	--	---	-----------------------------------	---	--