



PLANNING COMMISSION

AGENDA REPORT

VII.5

MEETING DATE: APRIL 11, 2011

ITEM NUMBER:

SUBJECT: ZONING APPLICATIONS ZA-10-55 FOR MINOR CONDITIONAL USE PERMIT FOR A FAST FOOD RESTAURANT WITH DRIVE THROUGH SERVICE (CHICK-FIL-A) AT 3181 HARBOR BLVD.

DATE: MARCH 23, 2011

FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, AIA SENIOR PLANNER
(714) 754-5610 (mashabi@ci.costa-mesa.ca.us)

DESCRIPTION

The applicant is requesting approval of a Chick-Fil-A restaurant in place of a demolished retail building located at 3181 Harbor Boulevard. The site is part of a master plan for the properties between Gisler Avenue and Date Place that are under a separate application. A variance from the landscape setback requirement on Cinnamon Avenue (15 feet required, 10 feet proposed) is proposed with the master plan application. Please refer to Planning Application PA-10-26 and TPM 10-135 staff report for more information.

APPLICANT

The applicant is Chris Gebhart on behalf of the owners of the property.

RECOMMENDATIONS

Approve ZA-10-55 for Minor Conditional Use Permit for a new 4,543 square-foot fast food restaurant with a drive-through lane (Chick-Fil-A) by adoption of Planning Commission resolution, subject to conditions.

MINOO ASHABI, AIA
Senior Planner

KHANH NGUYEN
Asst. Development Services Director

PLANNING APPLICATION SUMMARY FOR BOTH PROPERTIES

Location: 3181 Harbor Blvd. Applications: ZA-10-55

Request: Development of a new 4,543 square-foot fast food restaurant (Chick-Fil-A) with drive-through service

SUBJECT PROPERTIES:

SURROUNDING PROPERTIES:

Zone: <u>C1</u>	North: <u>Surrounding properties are</u>
General Plan: <u>GC</u>	South: <u>C1 Commercial</u>
Lot Dimensions: <u>217' x 205'</u>	East: <u>C1 Commercial</u>
Lot Area: <u>0.98 acres</u>	West: <u>C1 Commercial</u>
Existing Development: <u>Vacant parcel previously developed with Big-O Tires</u>	

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Code Requirement</u>	<u>Proposed/Provided</u>
-----------------------------	-------------------------	--------------------------

Lot Size:		
Lot Width	120 FT	217 FT
Lot Area	12,000 SF	0.98 acres
Floor Area Ratio		
	0.20	0.10
Building Height:		
	2 stories/ 30 feet	27 feet (max.)
Setback		
Front	20 FT	80 feet from Harbor 20 feet from cinnamon Ave.
Side	15 on one side and 0 on the other side	25 feet min.
Rear	N/A	N/A
Landscape		
Interior Landscaping	25 SF per stall – 25 x 58 = 1,450 SF	4,161 SF
Perimeter Landscaping	20 FT (Harbor Blvd.) 15 FT (Cinnamon Ave.)	20 Ft. 10 ft.*
Parking Rate: 10 spaces per 1,000 SF:		
Building Area	4,543 SF 3000/100 = 30 stalls 1,543/50 = 31	Stalls 58
TOTAL	61 stalls	58 stalls
Drive-through lane	160 FT in length	Over 160 FT in length
Driveway Width:	11 FT – drive through lane	11 FT
NA = Not Applicable or No Requirement		
*Variance request processed under PA-10-26		
CEQA Status	Exempt, Class 3 (New Construction)	
Final Action	Planning Commission	

BACKGROUND

Project Site

The property is the second parcel on the west side of Harbor Boulevard south of Gisler Avenue. The site is currently vacant and was previously developed with a commercial building including Big O Tires. There are two access points to the site on Harbor Blvd. and Cinnamon Avenue (Attachment 3).

Review by Planning Commission

Code identifies the Zoning Administrator as the final review authority for Minor Conditional Use Permits. However, in this case, these applications have been forwarded directly to the Planning Commission due to the high level of community interest in new drive-through restaurants on Harbor Boulevard.

ANALYSIS

Proposed Fast-food Restaurant with Drive-through Window

The applicant is requesting approval of a Minor Conditional Use Permit for a new 4,543 square-foot Chick-Fil-A fast food restaurant with drive-through service.

Chick-Fil-A is a family owned business. There are over 1,500 locations nationwide and 29 locations offer only drive-through service. The hours of operation are as follows:

- Monday through Thursday 6:00 a.m. to 10:00 p.m.
- Friday and Saturday 6:00 a.m. to 11:00 p.m.
- Sunday Closed

Staff Justifications for Approval

Staff recommends approval of the MCUP for the following reasons:

- Contemporary architecture is a positive complement to the Harbor Boulevard streetscape. The building is designed as a contemporary structure with integrated design elements consistent with the adjacent parcels of the master plan that will significantly enhance the Harbor Boulevard frontage (Attachment 4).
- Proposed parking complies with Code requirements. Code-required parking is calculated based on the total gross square footage of the buildings. Sixty one (61) parking spaces are required and 58 are provided on-site. The property is also part of the master plan that contains properties from Gisler Avenue to Date Place with a common drive access and common parking. A total of 210 parking spaces are provided throughout the development that is anticipated to provide adequate parking for various uses.

A **condition of approval** requires an interim parking plan to address a high surge of customers during the Grand Opening for 90 days. This condition ensures that employees are parked away from the main entrance and adequate parking is available to customers during peak hour traffic.

- Design of drive-through lane provides adequate vehicle queuing and circulation. The main entrance to the drive-through lane site is provided from Harbor Boulevard with a several vehicles queuing lane and an exit back on Harbor Boulevard.

A parking and traffic analysis was submitted with the master plan application that included the queuing analysis and parking study of other sites. The City's Transportation Services Division reviewed the submitted traffic analysis to ensure that traffic entering and exiting the site would not adversely impact the site or adjacent street circulation. The study concluded that a traffic signal is warranted on the Date Place and Harbor Boulevard intersection that will be required with the master plan of the site. The traffic analysis is provided with the staff report for PA-10-26, TPM-10-135.

- Deviation in front setback is justified by upgraded landscaping. The Zoning Code requires a minimum 15-foot front landscaping on Cinnamon Avenue. The applicant has requested a variance to allow the drive through lane to encroach into the landscape setback area. The main building is located more than twenty feet from the property line.

The applicant is proposing a total of twelve 15-gallon trees along Cinnamon Avenue frontage (Attachment 3). Given that this is across from a cemetery, the reduced setback will not be directly affecting residential uses and the proposed number of trees is over the code requirements.

A **condition of approval** requires the Developer to provide at a minimum six 24-inch box trees in the landscaped setback area along Cinnamon Avenue along the Chick-Fil-A site.

- Noise impacts to residential uses will be minimized. The site is located more than 500 feet from the nearest residence and there are other commercial buildings between the Chick-Fil-A and the residences; therefore, no noise impacts are anticipated to the residential community.

Illuminated Monument Sign

All properties affected by this master plan are more than 200 feet from residential uses; therefore, there are no limitations to the illumination of 25-foot high freestanding signs. As part of the master plan of the project, the developer is proposing three identical monument signs that are 15 feet in height and include a 36 square foot sign along Harbor Boulevard frontage. The signs are architecturally compatible with the buildings and complement the scale and massing of the buildings. The building and ground mounted signs are consistent with the City's sign code and included for informational purposes with the PA-10-26, TPM-10-135 application.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve ZA-10-55 to construct the new Chick Fil-A with the recommended conditions of approval as discussed in this report.
2. Deny ZA-10-55 to construct the new Chick Fil-A. The applicant could not submit a similar application for six months.

ENVIRONMENTAL DETERMINATION

If approved, the project would be exempt from the provisions of the California Environmental Quality Act under Section 15303 for New Construction.

CONCLUSION

Development of the fast food restaurant with drive-through service, as conditioned, will comply with the Zoning Code requirements. Therefore, staff recommends approval of the project and the Planned Signing Program.

- Attachments:
1. Planning Commission Resolutions
 2. Applicant's Request
 3. Location Map
 4. Submitted Plans

cc: Development Services Director
Deputy City Attorney
Assistant City Engineer
Transportation Svs. Manager
Fire Protection Analyst
Staff (4)
File (2)

Mr. William Lang
Commerce Realty
149 Palos Verdes Blvd., Suite E
Redondo Beach, CA 90277

File: 041111ZA1055	Date: 032511	Time: 2:00 p.m.
--------------------	--------------	-----------------

RESOLUTION NO. PC-10-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION ZA-10-55 FOR 3181 HARBOR BLVD.**

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

WHEREAS, an application was filed by Chris Gebhart on behalf of, owner of real property located at 3181 Harbor Blvd., requesting approval of a Minor Conditional Use Permit for a 4,543 square-foot restaurant with drive-through service;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 11, 2011;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **APPROVES** ZA-10-55 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Zoning Applications ZA-10-55 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B" as well as with compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 11th day of April, 2011.

Colin McCarthy, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS – APPROVAL (ZA-10-55)

A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:

1. The proposed use is compatible and harmonious with uses on surrounding properties.
2. Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
3. The project, as conditioned, is consistent with the General Plan.
4. The planning application is for a project-specific case and does not establish a precedent for future development.

B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed restaurant with drive-through service is substantially compatible with developments in the same general area. Granting the conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity of the project. Specifically, with the exception of the reduced setback along Cinnamon Avenue and shared parking considered with the master plan (PA-10-26), the proposed project satisfies all applicable development standards. The closest residential properties are more than 500 feet to the southwest and two commercial properties separate the residences from the proposed use. Additionally, no alcoholic beverages will be served or sold from this site. Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan land use designation for the property.

This design review includes site planning, building design landscaping, appearance, mass and scale of structures, roof forms and any other applicable design features. Substantial landscaping and the contemporary architecture will enhance the streetscape along Harbor Boulevard.

C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines; and the City environmental procedures, and has been found to be exempt from CEQA under Section 15303 for New Construction.

D. 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 (ZA-10-55 for 3181 Harbor Blvd.)

- Plng.
1. The applicant shall install six 24-inch box trees within the landscaped setback area along Cinnamon Avenue.
 2. Prior to the grand opening of the restaurant, the applicant shall submit an interim parking plan to the Planning Division for review and approval to ensure that adequate employee parking is available on-site or on at an authorized site through an agreement with an adjacent property owner. In addition, the plan shall indicate that employees shall be available to minimize any impacts to circulation on the adjacent streets and surrounding properties. This interim plan shall be in place for a minimum of 60 days during the "Grand Opening" and may be extended for an additional 30 days to meet customer demands as deemed appropriate by the Development Services Director. The interim plan shall be approved prior to issuance of certificate of occupancy.
 3. After the Grand Opening period when the interim parking plan is no longer in place, employees of the fast food restaurant shall park on-site. Employee parking shall occur in any of the parking stalls on the property. Employee parking on the public streets shall be considered a violation of the terms of approval of the minor conditional use permit.
 4. The applicant shall control litter originating from the site (i.e. paper/plastic goods, food items, drink containers, etc.) on a daily basis. On-site trash receptacles visible from the public right-of-way shall be emptied and litter be removed on a regular basis.
 5. The conditions of approval for ZA-10-55 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 6. The subject property's ultimate finished grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties. Applicant is advised that recordation of a drainage easement across the private street may be required to fulfill this requirement.

7. Prior to issuance of grading or building permits, the applicant shall obtain approval of a hydrology and drainage study showing the method of disposal of storm water.
8. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
9. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process such as a minor design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
10. The restaurant shall be limited to the operations 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 entertainment, will require approval of an amendment to the minor conditional use permit.
11. Any amendment to the conditions of approval shall be subject to the City's standard public notice procedures and be reviewed and approved by the Zoning Administrator.
12. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted.
13. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened upon view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
14. The approval of ZA-10-55 is contingent upon approval of a variance from the landscape setback requirement on Cinnamon Ave under a separate application.
- Bldg. 15. Provide a plan to the County of Orange Health Dept. for review and approval.
- Eng. 16. 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.
17. Comply with previous conditions and current code requirements for application PA-10-26 and Parcel Map 2010-135.

RESOLUTION NO. PC-10-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA DENYING ZONING APPLICATION ZA-
10-55 for 3181 HARBOR BLVD.**

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

WHEREAS, an application was filed by Chris Gebhart on behalf of, owner of real property located at 3181 Harbor Blvd., requesting approval of a Minor Conditional Use Permit for a 4,543 square-foot restaurant with drive-through service;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 11, 2011;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A, the Planning Commission hereby **DENIES** Zoning Application ZA-10-17 with respect to the property described above.

PASSED AND ADOPTED this 11th day of April, 2011.

Colin McCarthy, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS – DENIAL (ZA-10-55)

- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
 - 2. The project is not compatible and harmonious with uses on surrounding properties.
 - 3. The project is not consistent with the General Plan.
 - 4. The planning application is for a project-specific case and does not establish a precedent for future development.

- B. Granting the minor conditional use permit will be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

- C. The Costa Mesa Planning Commission has denied Planning Application ZA-10-55. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a), CEQA does not apply to this project because it has been rejected and will not be carried out.

- D. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

OPERATIONS STATEMENT

Proposed Chick-fil-A Harbor Mesa Retail Center

Chick-fil-A Company Profile

Chick-fil-A is a 'quick service' restaurant with drive thru service, specializing in chicken sandwiches, nuggets and tenders with assorted side dishes and soft drinks. An indoor play area is provided for children (within the base building footprint). Alcohol is not served.

Chick-fil-A is an Atlanta based, family owned, privately held corporation – last year sales topped \$3 billion. Chick-fil-A opened its first brand restaurant in 1967, its first drive-thru concept in 1986 and currently has over 1,400 stores, with 36 restaurants open and operating in California.

Truett Cathy, the company's founder, opened his first restaurant, The Dwarf House, in Hapeville, GA in 1946. In 1984 he started selling his "Original Chicken Sandwich." He remains a respected business and community leader at 89 years old and is still active as Chairman and Chief Executive Officer. His eldest son, Dan Cathy, is the Company's President and Chief Operating Officer.

Chick-fil-A was named "Best Drive Thru in America" by QSR magazine (Quick Serve Restaurant) once again last year. They are consistently recognized as best drive-thru for their speed of service, quality of service and accuracy of the orders.

Chick-fil-A is very active in local events and charities in communities in which they are located. Each location is run by an "owner/operator" whose sole job is to run and operate that location's business.

Chick-fil-A is a family friendly restaurant and prides itself in its "Second Mile Service." Raving fans are located throughout the United States!

Operations

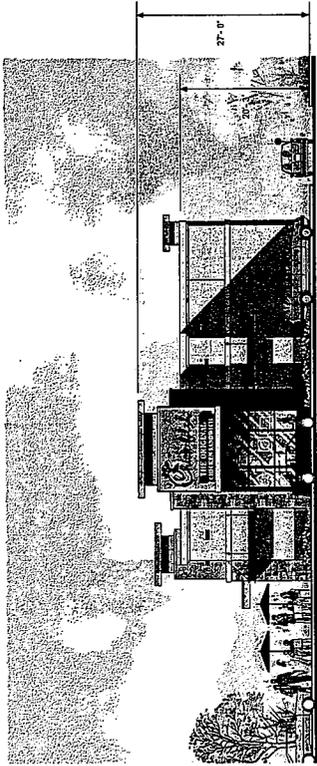
Store Hours:

Monday thru Thursday:	6 a.m. to 10 p.m.
Friday & Saturday:	6 a.m. to 11 p.m.
Sunday:	Closed

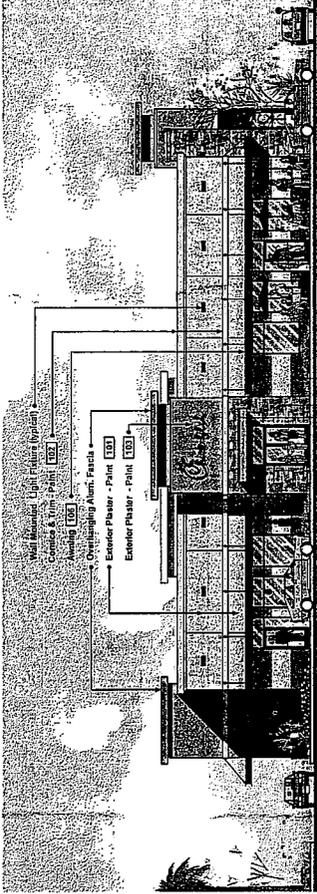
Employees: Approximately 15 employees per shift

Vicinity Map
ZA-10-55 (Chick-Fil-A)
3181 Harbor Blvd.

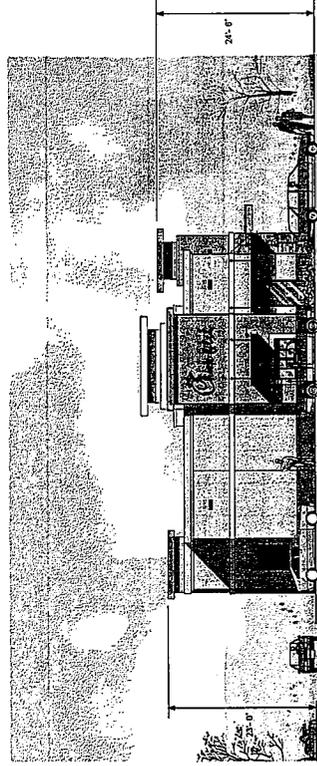




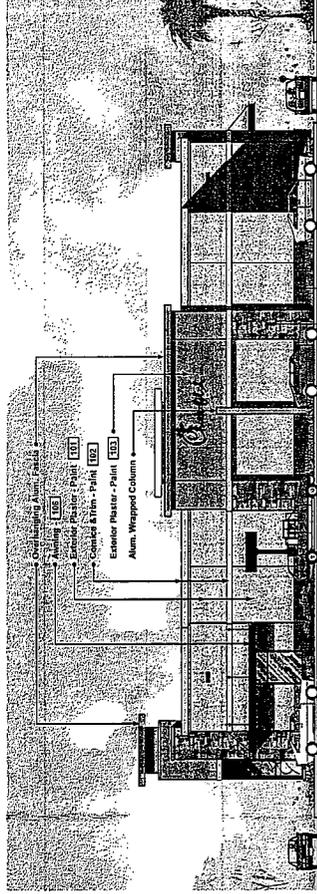
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

Notes:
 All roof top mechanical equipment shall be located in equipment well and screened from view by parapet walls.

COLOR AND MATERIAL LEGEND

- [501] Paint - Sherwin Williams - #SW9142 "Academy"
- [502] Paint - Sherwin Williams - #SW9140 "Moderate White"
- [503] Paint - Sherwin Williams - #SW9109 "Lattice"
- [504] Paint - Sherwin Williams - #SW9243 "Rockwood Clay"
- [505] Metal Awning - Steel C-Channel - Color "Dapp Red"



C · R · H · O
 Architects · Interior Planning
 105 South "C" Street Suite 200
 Truckee, California 92780
 714.837.1541
 FAX 714.837.1540

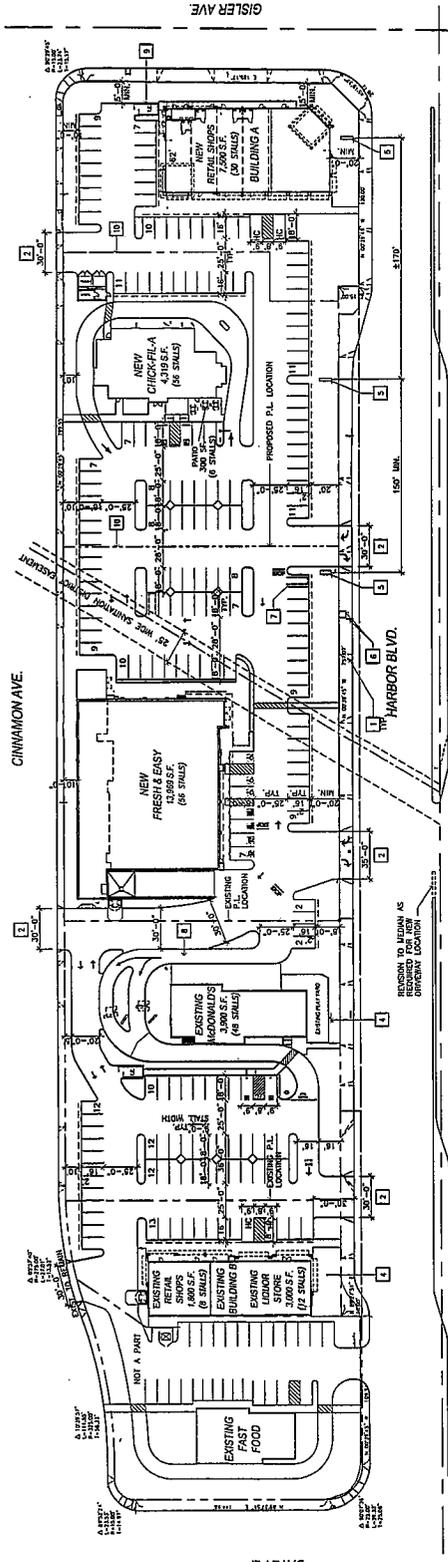
Chick-fil-e

PRELIMINARY ELEVATIONS
 Costa Mesa, California

File Name: 091326E-ALL 4-6-10

15

2-A-10-55/File



DATE PL.

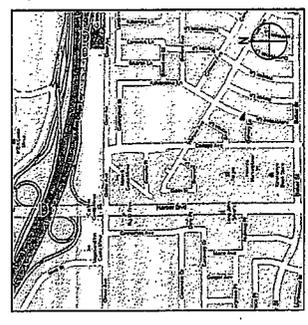
- NOTES:
- EXISTING DRIVEWAY LOCATIONS TO BE REMOVED & REPLACED BY NEW DRIVEWAY LOCATIONS PER CITY STANDARDS - SEE PRELIMINARY GRADING PLAN.
 - NEW PLANTER BARRIERS IN DOUBLE PARKING ROWS 5'-0" CLEAR.
 - EXISTING MONUMENT SIGN.
 - NEW MONUMENT SIGN.
 - EXISTING BUS STOP SIGN + BENCH.
 - NEW CHART CORRAL (PER FRESH + EASY).
 - NEW RECONFIGURED DRIVE-THRU LINES @ MCDONALD'S.
 - NEW TRASH ENCLOSURE PER CITY STANDARDS.
 - NEW PROPERTY LINE (PER NEW PARCEL MAP).

SUMMARY

NEW BUILDING A RETAIL SNACKS PARKING REQUIRED @ 1/250 SF	7,600 SF 30 STALLS	3,900 SF 30 STALLS
NEW CHICK-FIL-A/FAST FOOD BUILDING PATIO TOTAL	4,318 SF 300 SF 4,618 SF	4,318 SF 88 STALLS 4,600 SF
PARKING REQUIRED TOTAL NEW FRESH + EASY/MARKET PARKING REQUIRED @ 1/250 SF	30 STALLS 33 STALLS 63 STALLS 13,600 SF 55 STALLS	25,899 SF 8,219 SF 34,118 SF 217 STALLS 211 STALLS
EXISTING MCDONALD'S/FAST FOOD PARKING REQUIRED 1ST 3,000 SF @ 1/100 SF ADD'L SF @ 1/250 SF TOTAL	4,600 SF 48 STALLS	4,600 SF 25 STALLS
EXISTING BUILDING B/RETAIL SNACKS PARKING REQUIRED @ 1/250 SF	4,600 SF 18 STALLS	4,600 SF 18 STALLS
TOTAL BUILDING SF RETAIL FOOD FOOD/PATIO TOTAL	25,899 SF 8,219 SF 34,118 SF	25,899 SF 8,219 SF 34,118 SF
TOTAL PARKING REQUIRED	217 STALLS	211 STALLS
TOTAL PARKING PROVIDED		

BUILDING ADDRESSES:
 NEW BUILDING A:
 NEW CHICK-FIL-A:
 NEW FRESH + EASY:
 EXISTING BUILDING B:
 EXISTING BUILDING B:

3141 HARBOR BLVD.
 3135 HARBOR BLVD.



VICINITY MAP

SP

2008.007 05-15-10



1" = 40'
 0' 40' 80' 120'

HARBOR MESA RETAIL COSTA MESA, CA

ARCHITECTS ORANGE
 144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-9860

FOR REFERENCE ONLY



© 2008 ARCHITECTS ORANGE
 THIS PLAN IS A PRELIMINARY DESIGN
 AND IS NOT TO BE USED FOR CONSTRUCTION
 WITHOUT THE WRITTEN APPROVAL OF ARCHITECTS ORANGE



C.R.H.O.
 5200 Burlington Rd.
 Alhambra, Georgia
 30349-2986

Revisions:	Mark	Date	By

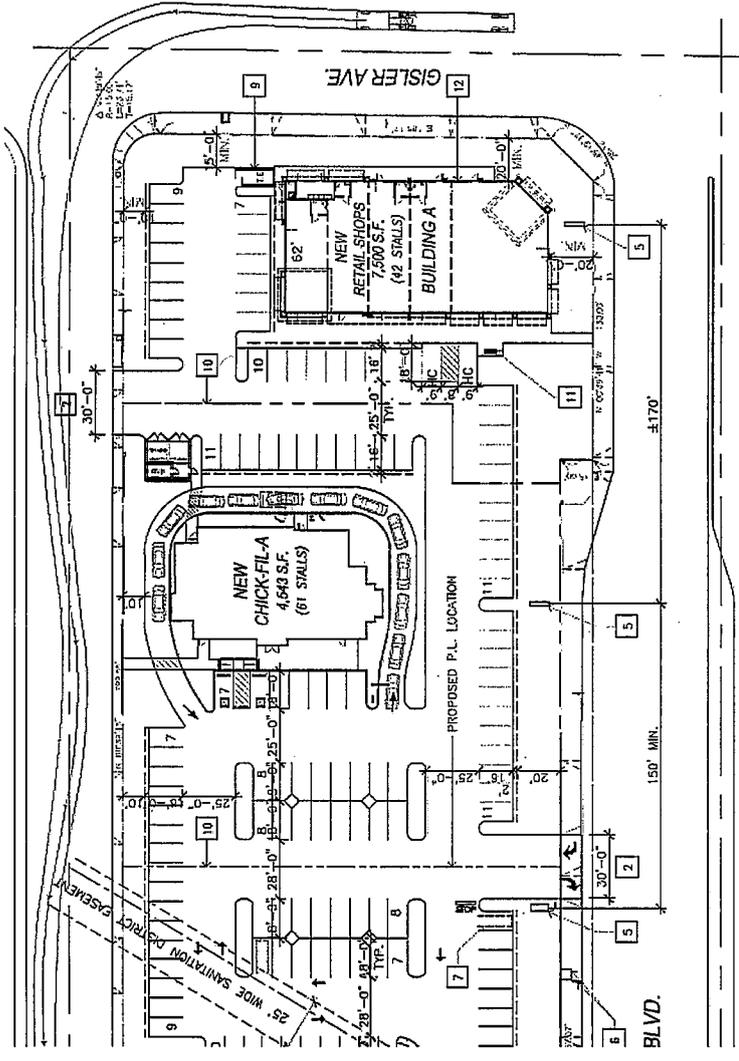
C.R.H.O.
 Architect/Engine/Planner
 115 South E Street 200
 Los Angeles, California 90012
 TEL: 323-333-3333
 FAX: 323-333-3333

STAGE
 FSU 5088A CA
 COSTA MESA, CA

ISSUED FOR
**PRELIMINARY
 SITE PLAN**

DATE: 11-20-09
 JOB NO: 09-235
 STORE: 9/2/10
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SHEET

SP-1

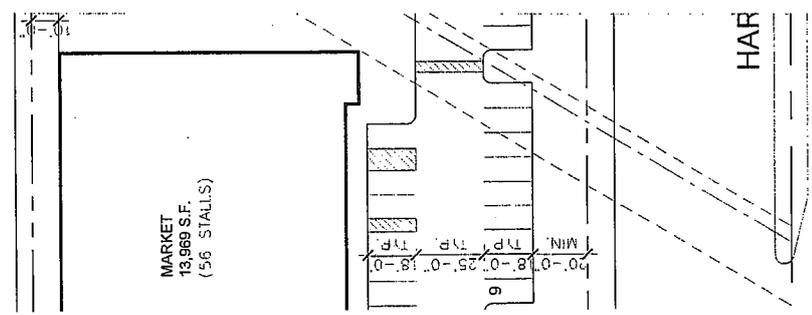


17



PRELIMINARY SITE PLAN
 54 PARKING SPACES
 17-25-09

CINNAMON /





C.R.H.O.
 5200 Bufington Rd.
 Atlanta Georgia,
 30348-2998

Revisions:

Mark	Date	By

Steel

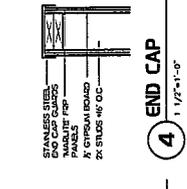
C.R.H.O.
 Architects/Engineers/Planners
 115 South Tenth Street
 Tallahassee, Florida 32309
 Tel: 904-224-2100
 Fax: 904-224-2101

Client:
FSU SUBA CA
 COSTA MESA, CA

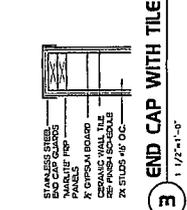
Project:
PRELIMINARY FLOOR PLAN

Sheet:
4
 Issue Date: 11-2009
 Job No: 09-235
 Scale: 1/8"=1'-0"
 Date: 9/8/10
 Drawn By: [Signature]
 Checked By: [Signature]
 Sheet

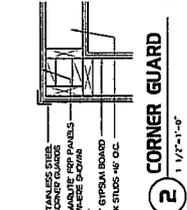
A-11



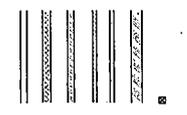
1 CORNER GUARD
 1 1/2" x 1'-0"



2 END CAP WITH TILE
 1 1/2" x 1'-0"

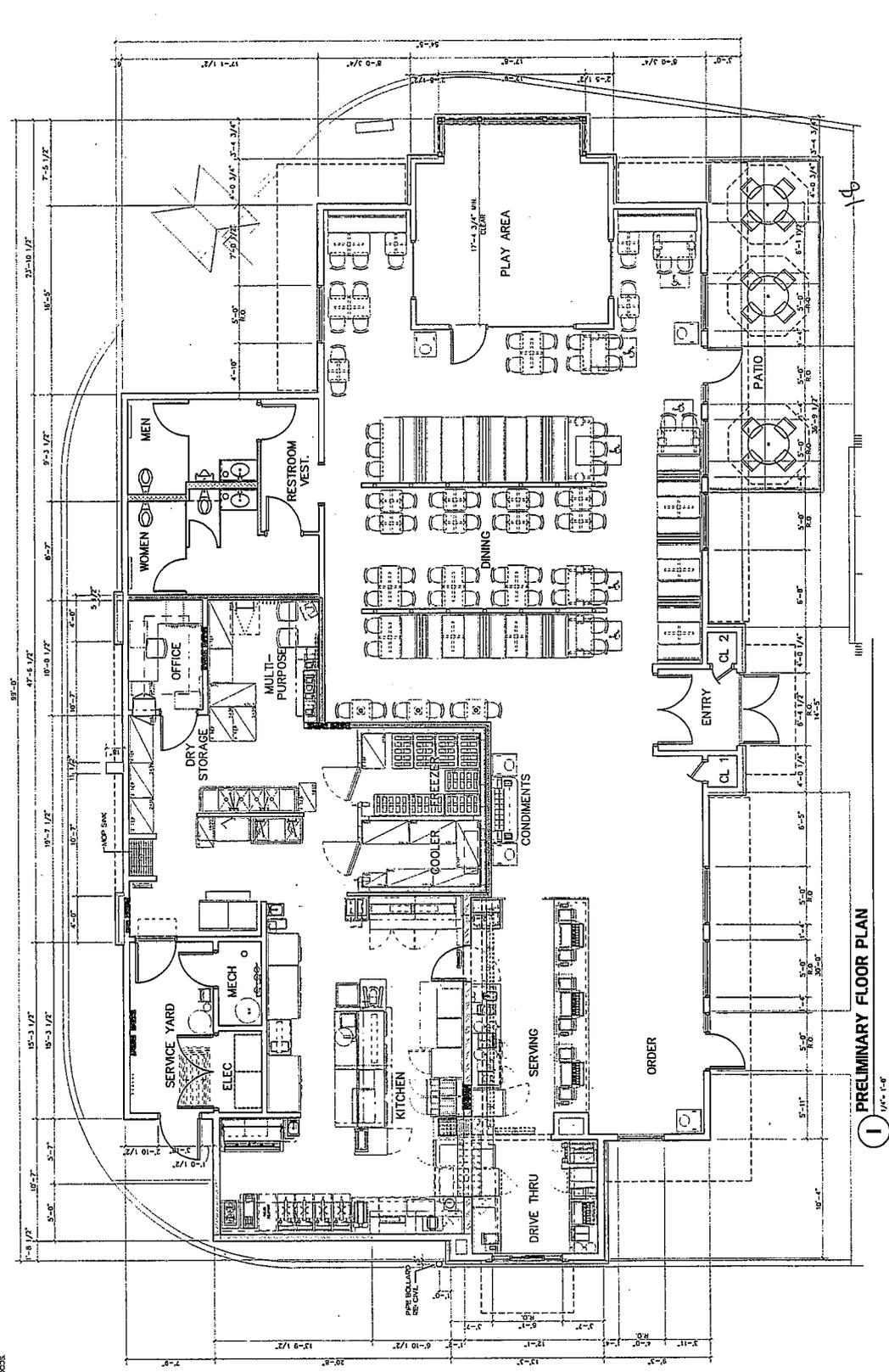


3 END CAP
 1 1/2" x 1'-0"



LEGEND:

- 1. 2x4 WOOD STUD WALL
- 2. 2x4 WOOD STUD WALL
- 3. 2x4 WOOD STUD WALL
- 4. 2x4 WOOD STUD WALL
- 5. 2x4 WOOD STUD WALL
- 6. 2x4 WOOD STUD WALL
- 7. 2x4 WOOD STUD WALL
- 8. 2x4 WOOD STUD WALL
- 9. 2x4 WOOD STUD WALL
- 10. 2x4 WOOD STUD WALL
- 11. 2x4 WOOD STUD WALL
- 12. 2x4 WOOD STUD WALL
- 13. 2x4 WOOD STUD WALL
- 14. 2x4 WOOD STUD WALL
- 15. 2x4 WOOD STUD WALL
- 16. 2x4 WOOD STUD WALL
- 17. 2x4 WOOD STUD WALL
- 18. 2x4 WOOD STUD WALL
- 19. 2x4 WOOD STUD WALL
- 20. 2x4 WOOD STUD WALL
- 21. 2x4 WOOD STUD WALL
- 22. 2x4 WOOD STUD WALL
- 23. 2x4 WOOD STUD WALL
- 24. 2x4 WOOD STUD WALL
- 25. 2x4 WOOD STUD WALL
- 26. 2x4 WOOD STUD WALL
- 27. 2x4 WOOD STUD WALL
- 28. 2x4 WOOD STUD WALL
- 29. 2x4 WOOD STUD WALL
- 30. 2x4 WOOD STUD WALL
- 31. 2x4 WOOD STUD WALL
- 32. 2x4 WOOD STUD WALL
- 33. 2x4 WOOD STUD WALL
- 34. 2x4 WOOD STUD WALL
- 35. 2x4 WOOD STUD WALL
- 36. 2x4 WOOD STUD WALL
- 37. 2x4 WOOD STUD WALL
- 38. 2x4 WOOD STUD WALL
- 39. 2x4 WOOD STUD WALL
- 40. 2x4 WOOD STUD WALL
- 41. 2x4 WOOD STUD WALL
- 42. 2x4 WOOD STUD WALL
- 43. 2x4 WOOD STUD WALL
- 44. 2x4 WOOD STUD WALL
- 45. 2x4 WOOD STUD WALL
- 46. 2x4 WOOD STUD WALL
- 47. 2x4 WOOD STUD WALL
- 48. 2x4 WOOD STUD WALL
- 49. 2x4 WOOD STUD WALL
- 50. 2x4 WOOD STUD WALL
- 51. 2x4 WOOD STUD WALL
- 52. 2x4 WOOD STUD WALL
- 53. 2x4 WOOD STUD WALL
- 54. 2x4 WOOD STUD WALL
- 55. 2x4 WOOD STUD WALL
- 56. 2x4 WOOD STUD WALL
- 57. 2x4 WOOD STUD WALL
- 58. 2x4 WOOD STUD WALL
- 59. 2x4 WOOD STUD WALL
- 60. 2x4 WOOD STUD WALL
- 61. 2x4 WOOD STUD WALL
- 62. 2x4 WOOD STUD WALL
- 63. 2x4 WOOD STUD WALL
- 64. 2x4 WOOD STUD WALL
- 65. 2x4 WOOD STUD WALL
- 66. 2x4 WOOD STUD WALL
- 67. 2x4 WOOD STUD WALL
- 68. 2x4 WOOD STUD WALL
- 69. 2x4 WOOD STUD WALL
- 70. 2x4 WOOD STUD WALL
- 71. 2x4 WOOD STUD WALL
- 72. 2x4 WOOD STUD WALL
- 73. 2x4 WOOD STUD WALL
- 74. 2x4 WOOD STUD WALL
- 75. 2x4 WOOD STUD WALL
- 76. 2x4 WOOD STUD WALL
- 77. 2x4 WOOD STUD WALL
- 78. 2x4 WOOD STUD WALL
- 79. 2x4 WOOD STUD WALL
- 80. 2x4 WOOD STUD WALL
- 81. 2x4 WOOD STUD WALL
- 82. 2x4 WOOD STUD WALL
- 83. 2x4 WOOD STUD WALL
- 84. 2x4 WOOD STUD WALL
- 85. 2x4 WOOD STUD WALL
- 86. 2x4 WOOD STUD WALL
- 87. 2x4 WOOD STUD WALL
- 88. 2x4 WOOD STUD WALL
- 89. 2x4 WOOD STUD WALL
- 90. 2x4 WOOD STUD WALL
- 91. 2x4 WOOD STUD WALL
- 92. 2x4 WOOD STUD WALL
- 93. 2x4 WOOD STUD WALL
- 94. 2x4 WOOD STUD WALL
- 95. 2x4 WOOD STUD WALL
- 96. 2x4 WOOD STUD WALL
- 97. 2x4 WOOD STUD WALL
- 98. 2x4 WOOD STUD WALL
- 99. 2x4 WOOD STUD WALL
- 100. 2x4 WOOD STUD WALL



5. GENERAL NOTES:

1. DIMENSIONS SHOWN FROM THE FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
2. ALL INTERIOR WALLS ARE 2x4 WOOD STUD UNLESS OTHERWISE NOTED.
3. FLOOR OR CEILING FINISHES ARE TO BE DETERMINED BY THE OWNER.
4. CONTROLLED CLIMATE SYSTEMS SHALL BE DETERMINED BY THE OWNER.
5. LOCATIONS OF TENSILE WALLS SHALL BE DETERMINED BY THE OWNER.
6. SEALS AND GASKETS SHALL BE AS SPECIFIED BY THE OWNER.
7. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
8. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
9. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
10. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
11. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
12. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
13. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
14. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
15. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
16. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
17. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
18. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
19. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
20. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
21. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
22. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
23. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
24. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
25. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
26. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
27. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
28. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
29. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
30. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
31. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
32. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
33. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
34. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
35. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
36. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
37. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
38. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
39. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
40. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
41. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
42. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
43. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
44. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
45. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
46. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
47. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
48. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
49. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
50. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
51. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
52. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
53. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
54. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
55. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
56. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
57. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
58. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
59. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
60. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
61. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
62. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
63. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
64. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
65. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
66. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
67. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
68. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
69. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
70. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
71. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
72. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
73. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
74. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
75. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
76. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
77. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
78. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
79. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
80. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
81. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
82. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
83. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
84. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
85. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
86. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
87. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
88. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
89. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
90. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
91. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
92. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
93. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
94. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
95. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
96. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
97. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
98. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
99. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.
100. ALL PARTS AND MATERIALS SHALL BE AS SPECIFIED BY THE OWNER.

