



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

3300 Newport Boulevard, Building C, Newport Beach, CA 92663

(949) 644-3200 Fax: (949) 644-3229

www.newportbeachca.gov

CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

March 14, 2012

Agenda Item 1

SUBJECT: Crossfit Fly Minor Use Permit - (PA2011-119)
3767 Birch Street
▪ Minor Use Permit No. UP2011-021

APPLICANT: Crossfit Fly

PLANNER: Makana Nova, Assistant Planner
(949) 644-3249, mnova@newportbeachca.gov

ZONING DISTRICT/GENERAL PLAN

- **Zone:** OA (Office Airport)
- **General Plan:** AO (Airport Office and Supporting Uses)

PROJECT SUMMARY

A minor use permit to allow a new 5,000-square-foot health/fitness facility. The health/fitness facility would accommodate patrons for personal training by appointment. The proposed operating hours are from 5:30 a.m. to 8:30 p.m., Monday through Saturday. A minimum of 25 parking spaces are required to accommodate the proposed use.

RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. _ approving Minor Use Permit No. UP2011-021 No. (Attachment No. ZA 1).

DISCUSSION

- The subject property is bounded to the southeast by Birch Street. The area in the vicinity of the project site is developed with commercial retail and office uses that support nearby John Wayne Airport.

- Crossfit Fly will occupy a 5,000-square-foot tenant space at the rear portion of the existing Newport Car Wash located at the northwest end of the subject property. Access to the property is obtained from Birch Street. The area of the subject property is 47,294 square feet (approximately 1.1 acres). The property is developed with one primary building and a surface parking lot with 61 parking spaces including tandem parking.
- The General Plan designates this site AO (Airport Office and Supporting Uses). The AO land use category is intended to provide for areas appropriate for the development of properties adjoining the John Wayne Airport for uses that support or benefit from airport operations. These may include corporate and professional offices; automobile sales, rental, and service; aviation sales and service; hotels; and accessory retail, restaurant, and service uses. The proposed health/fitness facility is consistent with these land use designations. The health/fitness facility is a retail use that is complementary to the surrounding commercial uses.
- The site is located in the OA (Office Airport) Zoning District. The proposed health/fitness facility requires the approval of a minor use permit because the gross floor area exceeds 2,000 square feet in area. The project is compatible with existing and allowed uses surrounding the John Wayne Airport area.
- The existing surface parking lot will be restriped for improved circulation with 50 parking spaces to accommodate both the health and fitness facility and the existing car wash and automobile repair facility.
- Nine tandem parking spaces for the existing car wash and automobile repair facility were permitted through Use Permit No. UP3457, approved by the Planning Commission on October 8, 1992. Per the use permit, off-street parking for the car wash and automobile repair facility was analyzed at a rate of five parking spaces per service bay. As a result of the proposed reduction in the floor area and number of service bays, a total of 25 parking spaces will be required for the car wash and automobile repair facility through Staff Approval No. SA2011-015 (PA2011-120), which is being processed concurrently. Restriping of the parking lot will reduce the number of tandem parking spaces from nine to five parking spaces in the surface lot.
- The parking requirement for large health/fitness facilities that are greater than 2,000 square feet in gross floor area is one parking space per 200 square feet of gross floor area. Thus, the parking requirement for the proposed 5,000-square-foot facility is 25 parking spaces.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 1, of the California Environmental Quality Act (CEQA) Guidelines – “Existing Facilities”). The Class 1 exemption includes

the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. The proposed business is located within an existing building where only minor interior alterations are required to accommodate the new use.

PUBLIC NOTICE

Notice of this hearing was published in the Daily Pilot, mailed to property owners within 300 feet (excluding intervening rights-of-way and waterways) of the property and posted at the site a minimum of 10 days in advance of this hearing consistent with the Municipal Code. Additionally, the item appeared upon the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD

An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code. For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

Prepared by:



Makana Nova, Assistant Planner

BW/mkn

- Attachments:
- ZA 1 Draft Resolution
 - ZA 2 Vicinity Map
 - ZA 3 Applicant's Project Description
 - ZA 4 Site Photos
 - ZA 5 Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2012-####

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING MINOR USE PERMIT NO. UP2011-021 FOR A HEALTH/FITNESS FACILITY LOCATED AT 3767 BIRCH STREET (PA2011-119)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Crossfit Fly, with respect to property located at 3767 Birch Street, and legally described as Lot 55 and the southwesterly half of Lot 54, Tract 3201 also described as Parcel 1 of Resubdivision No. 983 on Parcel Map, as per map filed in book 282, pages 14 and 15 of Parcel Maps, in the office of the County Recorder in the County of Orange, requesting approval of a minor use permit.
2. The applicant requests a minor use permit to allow a new, 5,000-square-foot health/fitness facility. The health/fitness facility would accommodate patrons for personal training by appointment. The proposed operating hours are from 5:30 a.m. to 8:30 p.m., Monday through Saturday. Twenty five parking spaces are provided to accommodate the proposed use.
3. The subject property is located within the OA (Office Airport) Zoning District and the General Plan Land Use Element category is AO (Airport Office and Supporting Uses).
4. The subject property is not located within the coastal zone.
5. A public hearing was held on March 14, 2012 in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting 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 meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. The project is categorically exempt under Section 1, of the California Environmental Quality Act (CEQA) Guidelines – Existing Facilities). The Class 1 exemption includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use.
2. The proposed business is located within an existing building where only minor interior alterations are required to accommodate the new use.

SECTION 3. REQUIRED FINDINGS.

Minor Use Permit

In accordance with Section 20.52.020.F of the Newport Beach Municipal Code, the following findings and facts in support of the findings for a use permit are set forth:

Finding

A. *The use is consistent with the General Plan and any applicable specific plan:*

Facts in Support of Finding

1. The General Plan land use designation for this site is AO (Airport Office). The AO designation is intended to provide for areas appropriate for the development of properties adjoining the John Wayne Airport for uses that support or benefit from airport operations. These may include corporate and professional offices; automobile sales, rental, and service; aviation sales and service; hotels; and accessory retail, restaurant, and service uses. The health/fitness facility is a retail use that is complementary to the surrounding commercial uses and is consistent with these land use designations.
2. The subject property is not part of a specific plan area.

Finding

B. *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 site is located in the OA (Office-Airport) Zoning District. The OA designation is intended to provide for areas appropriate for the development of properties adjoining the John Wayne Airport for uses that support or benefit from airport operations. These may include corporate and professional offices; automobile sales, rental, and service; aviation sales and service; hotels; and accessory retail, restaurant, and service uses. The proposed health/fitness facility, is consistent with these land use designations. The health/fitness facility is a retail use that is consistent with land uses permitted by the OA Zoning District.
2. The subject property provides sufficient parking to accommodate the reduced size of the existing car wash and the proposed health/fitness facility.
3. A total of 25 off-street parking spaces are required and provided for the health/fitness facility at a rate of one parking space per 200 square feet of gross floor area.

Finding

- C. *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 operating hours are 5:30 a.m. to 8:30 a.m., Monday through Saturday.
2. The health/fitness facility consists of 5,000 square feet. The floor plan provides an open floor area for exercise with a reception area, accessory office, and unisex restroom. The tenant space is designed to accommodate small group coaching classes of 10 to 15 patrons per day with one instructor.
3. The project site is located within an existing commercial building and the tenant space is designed and developed with an open floor plan to accommodate a variety of health and fitness techniques. The design, size, location, and operating characteristics of the use are compatible with the adjacent car wash and surrounding uses.
4. The subject property is not located within close proximity of residential uses and the proposed health/fitness facility is compatible with allowed uses in the OA Zoning District.

Finding

- D. *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. Adequate circulation is provided on the subject property and 25 parking spaces are provided for the health/fitness facility.
2. The applicant is required to provide fire extinguishers within the building, post the maximum occupant load and equipment plan on-site, and provide ADA accessible parking and restrooms to ensure the tenant space is physically suitable for patrons.
3. Adequate public and emergency vehicle access, public services, and utilities are provided to the subject property. Any additional utilities upgrades will be required at plan check and have been included in the conditions of approval.
4. The tenant 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

- E. *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, a safety, or general welfare of persons residing or working in the neighborhood of the proposed use.*

Facts in Support of Finding

1. The proposed establishment will provide health and fitness services as a convenience to the surrounding neighborhood. This will revitalize the project site and provide an economic opportunity for the property owner to add an additional commercial tenant, which best serves the quality of life for the surrounding community.
2. A total of 50 parking spaces will be provided in the surface parking lot. Adequate parking is provided on-site to accommodate both the proposed use and the existing car wash and vehicle service facility.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Minor Use Permit No. UP2011-021, 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 days after the adoption of this Resolution unless within such time an appeal is filed with the Community Development Department in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 14TH DAY OF MARCH, 2012.

By: _____
Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

PLANNING

Planning Department Conditions

1. Use Permit No. UP2011-021 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.54.060 of the Newport Beach Municipal Code, or an extension is otherwise granted.
2. The Zoning Administrator may add to or modify conditions of approval to this Use Permit or revoke this Use Permit upon a determination that the operation, which is the subject of this Use Permit, causes injury, or is detrimental to the health, safety, peace, comfort, or general welfare of the community.
3. The project shall be in substantial conformance with the approved plot plan, floor plan and elevations.
4. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use will be cause for revocation of this Permit.
5. The use shall be limited to a maximum of 25 instructors and students at any time during the operating hours of 5:30 a.m. to 8:30 p.m., Monday through Saturday.
6. A total of 25 parking spaces shall be provided on-site and identified for the health/fitness facility (based on one parking space per 200 square feet).
7. All trash shall be stored within the building or within dumpsters stored in a trash enclosure (three walls and a self-latching gate) or otherwise screened from view of neighboring properties, except when placed for pick-up by refuse collection agencies. The trash enclosure shall have a decorative solid roof for aesthetic and screening purposes. The trash dumpsters shall have a top, which shall remain closed at all times, except when being loaded or while being collected by the refuse collection agency [Condition also identified in Staff Approval No. SA2011-015 (PA2011-120)].
8. Refuse storage facilities on the subject property shall be upgraded to meet the requirements specified by Title 20 by providing self-locking gates. The size, design and location of trash enclosures shall be subject to the review and approval of the Public Works Department and Planning Division prior to issuance of a building permit for new construction. The enclosure shall be located on a four inch concrete pad screened by a six foot high decorative concrete block wall that is compatible with the architectural design of the buildings. The enclosures shall incorporate a cover of decorative beams or other roofing material to provide security and visual screening from above [Condition also identified in Staff Approval No. SA2011-015 (PA2011-120)].

9. The applicant shall ensure that the trash dumpsters and/or receptacles are maintained to control odors. This may include the provision of either fully self-contained dumpsters or periodic steam cleaning of the dumpsters, if deemed necessary by the Planning Division. Cleaning and maintenance of trash dumpsters shall be done in compliance with the provisions of Title 14, including all future amendments (including Water Quality related requirements).
10. A Special Events Permit is required for any event or promotional activity outside the normal operational characteristics of this health/fitness facility that would attract large crowds, include any form of on-site media broadcast, or any other activities as specified in the Newport Beach Municipal Code to require such permits.
11. The operator of the facility shall be responsible for the control of noise generated on the subject facility. Pre-recorded music may be played in the tenant space, provided exterior noise levels outlined below are not exceeded. The noise generated by the proposed use shall comply with the provisions of Chapter 10.26 of the Newport Beach Municipal Code. The maximum noise shall be limited to no more than depicted below for the specified time period unless the ambient noise level is higher:

	Between the hours of 7:00AM and 10:00PM		Between the hours of 10:00PM and 7:00AM	
Location	Interior	Exterior	Interior	Exterior
Commercial Property	N/A	65dBA	N/A	60dBA

12. Prior to issuance of building permits, the applicant shall submit to the Planning Department an additional copy of the approved architectural plans for inclusion in the use permit file. The plans shall be identical to those approved by all City departments for building permit issuance. The approved copy shall include architectural sheets only and shall be reduced in size to 11-inches by 17-inches. The plans shall accurately depict the elements approved by this Planning Director's Use Permit and shall highlight the approved elements such that they are readily discernible from other elements of the plans.
13. 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 relating (directly or indirectly) to City's approval of the **Crossfit Fly Minor Use Permit** including, but not limited to, **Minor Use Permit No. UP2011-021 (PA2011-119)**. 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.

Building

14. A total of two disabled parking spaces, including one van accessible parking space shall be provided for both uses on-site [Condition also identified in Staff Approval No. SA2011-015 (PA2011-120)].
15. A unisex handicap accessible restroom shall be provided within the tenant space.
16. A floor plan shall be posted within the health/fitness facility that includes an equipment layout and maximum occupant load. The occupant load shall not exceed 49 in order to comply with the B Occupancy classification.
17. Truncated domes shall be provided at the vehicular cross path.
18. The project and all tenant improvements must comply with the most recent, City-adopted version of the California Building Code.

Fire Department

19. Fire extinguishers shall be located within 75 feet of travel distances from all portions of the building. C.F.C. Sec. 906.1.

Public Works

20. The drive aisle shall be clear at all times to accommodate vehicle circulation.
21. The stalls assigned for the fitness facility shall be marked on-site.
22. The dead end drive aisle shall be accompanied by a dedicated turnaround space and a 5-foot minimum drive aisle extension/hammerhead.
23. The van accessible parking stall shall provide an 8-foot wide accessible aisle.
24. The parking layout shall comply with City Standard STD-805-L-A and STD-805-L-B.
25. Wheel stops shall be installed at Parking Space Nos. 37 and 38 to ensure parked vehicles do not encroach into Parking Space No. 36 as designated on the approved plans.

Utilities

26. The existing single check valve on the fire service shall be upgraded to a double check detector assembly unless otherwise approved by the Public Works Department.

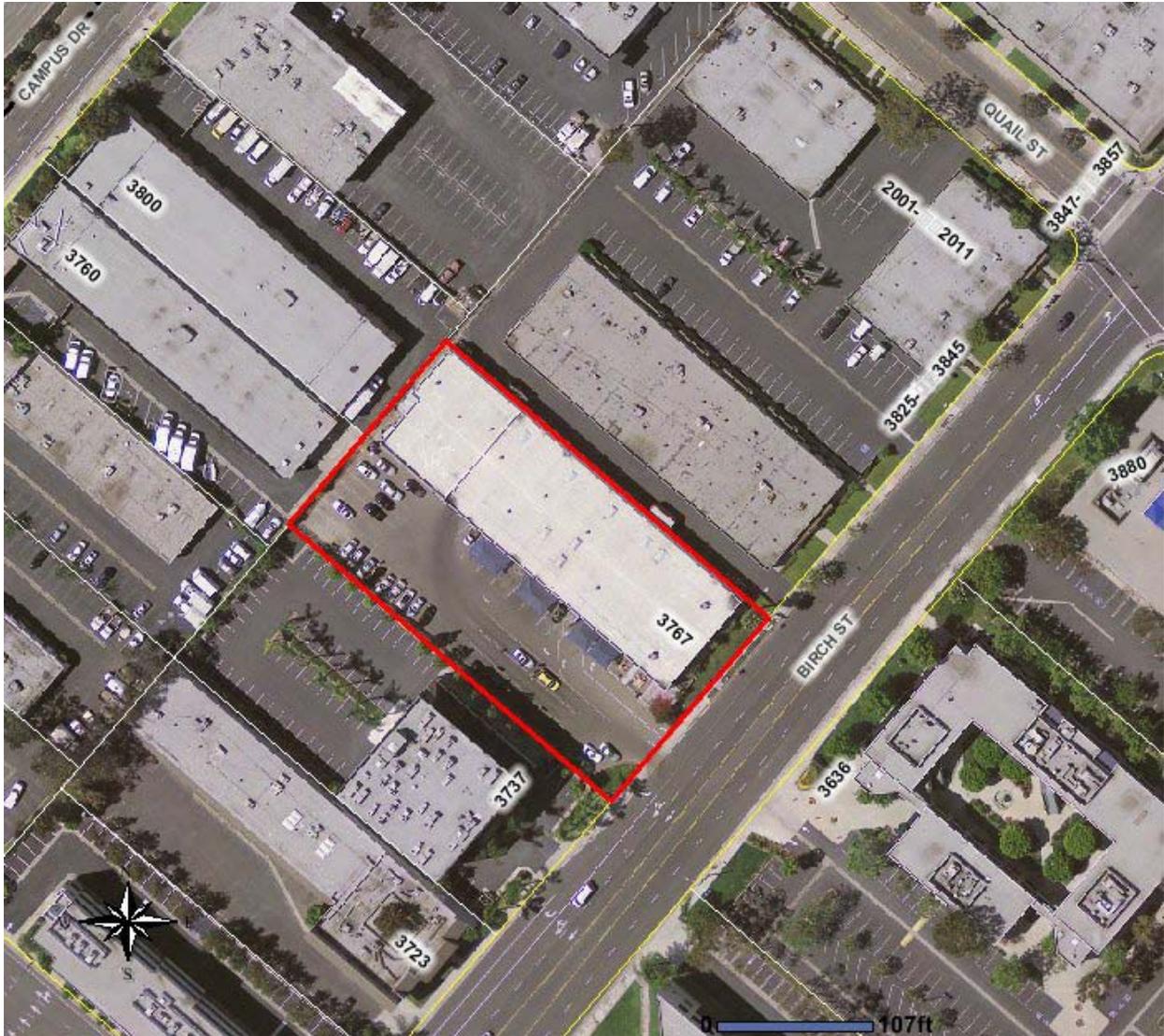
27. All new and existing domestic water service shall be protected by a reduced pressure device per City Standard SDT-520-L-A unless otherwise approved by the Public Works Department.
28. All new and existing sewer laterals shall have a cleanout installed per City Standard STD-406-L.

DRAFT

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Minor Use Permit No. UP2011-021
PA2011-119

3767 Birch Street

Attachment No. ZA 3

Applicant's Project Description

Project Description and Justification – Revised per Notice of Incomplete Filing dated 7-5-11

1. The OA (Office Airport) designation is intended to provide for the development of properties adjoining the John Wayne Airport for uses that support or benefit from airport operations. These may include professional offices, aviation retail, automobile rental, sales, and service, hotels, and ancillary retail, restaurant, and service uses. The proposed health/fitness facility (large) will be a service use that will be accessory and compatible to the other uses in the vicinity.
2. A health/fitness facility (large) is permitted in the OA (Office Airport) Zoning District with the acquisition of a minor use permit.
3. The proposed occupant is a personal training fitness facility offering one-on-one and small group coaching which includes conditioning such as ply metrics and jump rope, bodyweight exercises such as push-ups and sit-ups as well as free weight training with equipment such as dumbbells and kettle bells. Traditional fitness "equipment" and machines are not utilized. All services provided will be by appointment only. Appointments will be made during the hours of 5:30am to 8:30pm, Monday through Saturday.
4. The designated portion of 3767 Birch Street for the proposed occupant is the western most 5,000sf. This area will work well for the business as the floor plan is open and accessible to plenty of fresh air with the large rollup door. Required parking for the use can be accommodated and is more than enough for practical operation.
5. The business is well suited to share a building with the car wash as clients will often use both services simultaneously. As with other uses in the vicinity, airport noise and noise from the carwash are of no consequence to the operation of the business.
6. The health/fitness facility will initially serve approximately 10-15 patrons per day.

RECEIVED BY
PLANNING DEPARTMENT

AUG 24 2011

CITY OF NEWPORT BEACH

Jill Baker
CrossFit Fly
20292 Orchid Street
Newport Beach, CA 92660

December 15, 2011

Seimone Jurjis
Chief Building Official
City of Newport Beach
3300 Newport Blvd.
Newport Beach, CA 92663

RE: Minor Use Permit No. UP2011-021 (PA2011-119), CrossFit Fly, 3767 Birch Street

Dear Mr. Jurjis:

Please allow this letter to accompany our "Request for Modification" application (attached).

CrossFit Fly is a personal training facility offering one-on-one and small group classes which include instruction on conditioning, Olympic weightlifting, and kettlebell technique. The nature of the skills that we teach requires a very low coach to client ratio. To maintain this control, all of our sessions are provided by appointment only. We do not offer any "drop in" training.

Our small group classes will sell out at 10 clients, with one coach. This personalized structure is a core value to our business, and the philosophy by which we will operate initially and throughout our projected growth. When our business is running at the maximum projection, two small group classes may run simultaneously. In this scenario, there could be up to 22 people in the facility at one time.

In consideration of the way that our business operates, we respectfully request;

- a. Confirmation of our occupancy as "B", per CBC 304.1 "training and skill development", and
- b. An exception per CBC 1004.1.1 to use a design occupant load of no more than 49, as described above.

Sincerely,

Jill Baker
CrossFit Fly

Attachment No. ZA 4

Site Photos



3767 Birch Street-Newport Car Wash



3767 Birch Street-Newport Car Wash



3767 Birch Street-Newport Car Wash



3767 Birch Street-Newport Car Wash



3767 Birch Street-Newport Car Wash



3767 Birch Street-Crossfit Fly Parking Area and Building



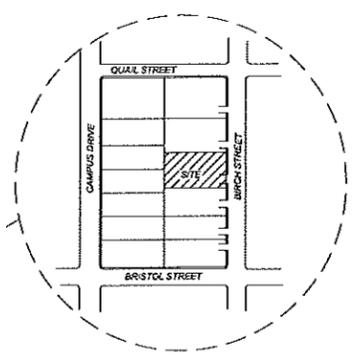
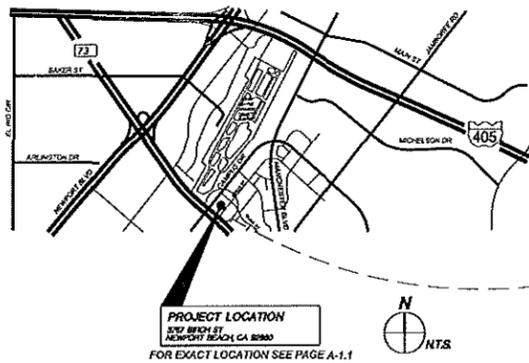
3767 Birch Street-Crossfit Fly Parking Area



3767 Birch Street-Crossfit Fly Parking Area

Attachment No. ZA 5

Project Plans



TENANT IMPROVEMENT CROSS FIT FLY

3767 BIRCH ST,
NEWPORT BEACH, CA
92660
APN 427-151-10

GROUP 190 ARCHITECTS
6271 VAREL AVE "B"
WOODLAND HILLS,
CA 91367
PH: 818 905 8314

THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE SOLE PROPERTY OF GROUP 190 ARCHITECTS AND SHALL BE KEPT IN CONFIDENTIALITY BY THE CONTRACTOR AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

REVISIONS:

N°	DATE	REV. DESCRIPTION

VICINITY MAP

CITY OF NEWPORT BEACH
BUILDING DEPARTMENT
3330 NEWPORT BLVD.
P.O. BOX 1763, NEWPORT BEACH, CA 92658
(414) 844-3273

DOCUMENTATION OF UNREASONABLE HARDSHIP

1. Job Address: 3767 BIRCH STREET
2. Property Owner: HOGAN FAMILY LIMITED PARTNERSHIP
3. Applicant: JILL BAKER

4. Total cost of construction contemplated: \$3,000

5. Description of proposed work: INTERIOR REMODEL - PARKING STALLS STRIPPING

6. Description of hardship: UNREASONABLE HARDSHIP

7. Description of proposed relief: UNREASONABLE HARDSHIP

8. Description of proposed relief: UNREASONABLE HARDSHIP

9. Description of proposed relief: UNREASONABLE HARDSHIP

10. Description of proposed relief: UNREASONABLE HARDSHIP

11. Description of proposed relief: UNREASONABLE HARDSHIP

12. Description of proposed relief: UNREASONABLE HARDSHIP

13. Description of proposed relief: UNREASONABLE HARDSHIP

14. Description of proposed relief: UNREASONABLE HARDSHIP

15. Description of proposed relief: UNREASONABLE HARDSHIP

16. Description of proposed relief: UNREASONABLE HARDSHIP

17. Description of proposed relief: UNREASONABLE HARDSHIP

18. Description of proposed relief: UNREASONABLE HARDSHIP

19. Description of proposed relief: UNREASONABLE HARDSHIP

20. Description of proposed relief: UNREASONABLE HARDSHIP

21. Description of proposed relief: UNREASONABLE HARDSHIP

22. Description of proposed relief: UNREASONABLE HARDSHIP

23. Description of proposed relief: UNREASONABLE HARDSHIP

24. Description of proposed relief: UNREASONABLE HARDSHIP

25. Description of proposed relief: UNREASONABLE HARDSHIP

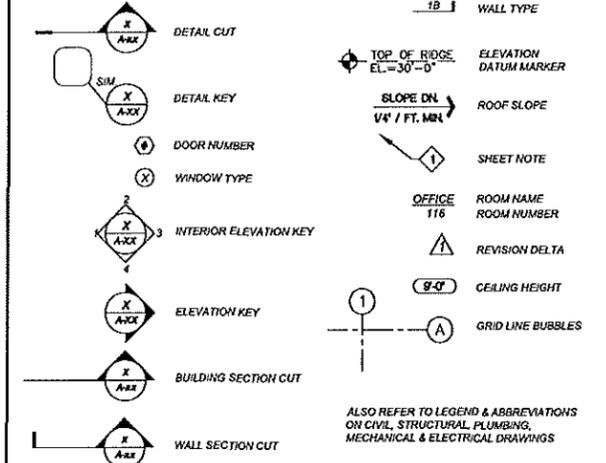
26. Description of proposed relief: UNREASONABLE HARDSHIP

27. Description of proposed relief: UNREASONABLE HARDSHIP

28. Description of proposed relief: UNREASONABLE HARDSHIP

29. Description of proposed relief: UNREASONABLE HARDSHIP

30. Description of proposed relief: UNREASONABLE HARDSHIP



LEGEND

Symbol	Description	Symbol	Description
X	DETAIL CUT	1	GRID LINE BUBBLES
XXX	DETAIL KEY	1	GRID LINE BUBBLES
1	DOOR NUMBER	1	GRID LINE BUBBLES
1	WINDOW TYPE	1	GRID LINE BUBBLES
X	INTERIOR ELEVATION KEY	1	GRID LINE BUBBLES
X	ELEVATION KEY	1	GRID LINE BUBBLES
X	BUILDING SECTION CUT	1	GRID LINE BUBBLES
X	WALL SECTION CUT	1	GRID LINE BUBBLES

ABBREVIATIONS

Abbreviation	Description	Abbreviation	Description
%	Percent	EXIST.	Existing
L	Angle	EXPO.	Exposed
C.L.	Centerline	EXP.	Expansion
D.	Diameter or Round	F.G.	Finish Grade
#	Pound or Number	F.A.	Fire Alarm
(E)	Existing	F.B.	Flat Bar
A.F.F.	Above Finish Floor	F.D.	Floor Drain
A.B.	Anchor Bolt	FDN.	Foundation
ABV.	Above	F.E.	Fire Extinguisher
A/C	Air Condition	F.E.C.	Fire Extinguisher Cab
A.D.	Area Drain	F.H.C.	Fire Hose Cabinet
ALUM.	Aluminum	FFRF.	Fireproof
APPROX.	Approximate	FL.	Floor
ASPH.	Asphalt	FLASH.	Flashing
BD.	Board	FLUOR.	Fluorescent
BLUM.	Blumious	F.O.C.	Face of Concrete
B.L.D.G.	Building	F.O.	Finish Opening
BLK.	Block	F.O.M.	Face of Masonry
BLKG.	Blocking	F.O.S.	Face of Stud
BM.	Beam	FT.	Foot or Feet
BOT.	Bottom	FTG.	Footing
CB.	Catch Basin	FURR.	Furring
CEM.	Cement	FUT.	FUTURE
CER.	Ceramic	GALV.	Galvanized
C.I.	Cast Iron	G.B.	Grab Bar
C.G.	Corner Guard	GL.	Glass
CLG.	Ceiling	GND.	Ground
CL.O.C.	Center Line of Ceiling	GR.	Grade
CLR.	Clear	GYP.	Gypsum
CO.	Cases Opening	H.B.	Hose Bibb
COL.	Column	H.C.	Hollow Core
CONC.	Concrete	HDWD.	Hardwood
CONT.	Continuous	HDWE.	Hardwear
CONN.	Connection	H.M.	Hollow Metal
CRK.	Crack	HORIZ.	Horizontal
CTR.	Center	HR.	Hour
C.T.	Ceramic Tile	HST.	Height
COW.	Center of Wall	INSUL.	Insulation
DBL.	Double	INT.	Interior
D.F.	Drinking Fountain	I.D.	Inside Dimension
DET.	Detail	JT.	Joint
DIA.	Diameter	JAN.	Janitor
DIM.	Dimension	LAB.	Laboratory
DN.	Down	LAM.	Laminate
D.O.	Door or Opening	LAV.	Lavatory
DR.	Door	LT.	Light
DWR.	Drawer	MAX.	Maximum
DS.	Downspout	MDP.	Medium Density
DWG.	Drawing	FRWDRD.	Forward
EA.	Each	MEMB.	Membrane
EJ.	Expansion Joint	MET.	Metal
EL.	Elevation	MFR.	Manufacturer
EMER.	Emergency	MIN.	Minimum
ENCL.	Enclosure	MISC.	Miscellaneous
EP.	Electrical Panelboard	MUL.	Mulch
EQ.	Equal		
EQPT.	Equipment		
ETR.	Existing to remain		

GENERAL NOTES

- THE WORK SHALL CONFORM TO THE APPLICABLE BLDG. CODE AND OTHER ORDINANCES, CODES AND REGULATIONS LISTED IN THE SPECIFICATIONS OR ON THE DRAWINGS, AND REQUIRED BY LOCAL BUILDING AUTHORITIES. THE GOVERNING CODES, RULES AND REGULATIONS ARE COLLECTIVELY REFERRED TO AS "THE CODE". THE CONTRACTOR SHALL REPORT ANY INCONSISTENCIES, CONFLICTS OR OMISSIONS HE MAY DISCOVER TO THE ARCHITECT FOR INTERPRETATION PRIOR TO PERFORMING THE WORK.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION AS NECESSARY AND REQUIRED BY GOVERNING CITY AGENCIES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE WORK OF ALL OWNERS SUB-CONTRACTORS AND SHALL PERFORM SUCH MISCELLANEOUS WORK AS MAY BE NECESSARY FOR THEM TO COMPLETE THEIR WORK.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE AND REPORT ANY AND ALL DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO THE ARCHITECT PRIOR TO FINALIZING BIDS OR COMMENCEMENT OF ANY CONSTRUCTION.
- ALL REQUIRED PERMITS MUST BE OBTAINED FROM THE FIRE DEPARTMENT PRIOR TO START OF CONSTRUCTION.
- PROVIDE AND INSTALL FIRE EXTINGUISHERS AS APPROVED AND REQUIRED BY THE FIRE MARSHALL. LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE FIRE MARSHALL.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND VERIFY GOVERNING AUTHORITIES' REQUIREMENTS FOR CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS FOR INSPECTIONS AND/OR TESTS, UNLESS NOTED OTHERWISE.
- DO NOT SCALE THESE DRAWINGS. SHOULD ANY DIMENSIONAL DISCREPANCIES BE ENCOUNTERED, CLARIFICATIONS SHALL BE OBTAINED FROM THE ARCHITECT.
- UNLESS OTHERWISE NOTED ON THESE DRAWINGS OR IN THE SPECIFICATIONS AS BEING N.I.C. OR EXISTING, ALL ITEMS, MATERIALS, ETC., AND THE INSTALLATION OF SAME ARE A PART OF THE CONTRACT DEFINED BY THESE DRAWINGS AND SPECIFICATIONS.
- ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXIT DOORS TO THE BUILDING AND ITS FACILITIES SHALL BE ACCESSIBLE AND FUNCTIONAL TO PERSONS WITH DISABILITIES.
- ALL RAMPS SHALL HAVE A NON-SLIP FINISH.
- PROVIDE EXIT SIGNS AT ALL LEGAL EXITS AS REQUIRED BY CODE. EXIT SIGNS SHALL BE ILLUMINATED AND READ "EXIT" IN 8 INCH HIGH LETTERS AND SHALL BE ON SEPARATE CIRCUIT AND INDEPENDENTLY CONTROLLED. REFER TO ELECTRICAL DRAWINGS.
- DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE FIELD DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK OF THE CONTRACT AT NO ADDITIONAL COST.
- ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALL DIMENSIONS ARE TO FACE OF CONC. BLOCK OR TO FACE OF STUD, UNLESS OTHERWISE NOTED.
- THE CLIENT, ARCHITECT, CONSULTANTS AND ALL INSPECTORS FROM PERTINENT AGENCIES SHALL BE PERMITTED ACCESS TO THE JOB SITE AT ALL TIMES DURING NORMAL WORKING HOURS.
- PROVIDE VENTILATION FOR ALL ELECTRICAL AND TELEPHONE EQUIPMENT ROOMS.
- MECHANICAL VENTILATION SHALL SUPPLY A MINIMUM 5 CFM OF OUTSIDE AIR, EXCEPT IN TOILET ROOMS WHERE FIVE (5) AIR CHANGES PER HOUR SHALL BE PROVIDED. SYSTEM MUST PROVIDE A TOTAL CIRCULATION OF NOT LESS THAN 18 CUBIC FEET PER MINUTE PER SQUARE FOOT OF FLOOR AREA OF THE BUILDING. REFER TO MECHANICAL DRAWINGS.
- UNLESS SPECIFICALLY LOCATED, DOORS SHALL BE CENTERED IN WALL OR LOCATED WITH DOOR JAMB 6" FROM CENTERLINE OF NEAREST WALL OR 4" FROM THE FACE OF NEAREST OBSTRUCTION.
- THE CONTRACTOR SHALL VERIFY LOCATION AND SIZE OF ALL FLOOR, ROOF, AND WALL OPENINGS WITH ALL APPLICABLE DRAWINGS.
- KEEP PIPING AS CLOSE TO WALLS AND AS HIGH TO UNDERSIDE OF ROOF FRAMING AS POSSIBLE.
- WHERE LARGER STUDS OR FURRING ARE REQUIRED TO COVER DUCTS, PIPING CONDUIT, ETC., THE LARGER STUD OR FURRING SHALL EXTEND THE FULL LENGTH OF THE SURFACE INVOLVED AND SHALL BE INCLUDED AS PART OF THE WORK OF THE CONTRACT AT NO ADDITIONAL COST.

GENERAL NOTES

LOT # 55 AND S.W. 1/2 OF LOT # 54 OF TRACT # 3201 AS SHOWN IN ASSESSORS MAP BOOK 427 PAGE 15, COUNTY OF ORANGE, ASSESSORS PARCEL # 427-151-10

LEGAL DESCRIPTION

ARCHITECT: JOHN FRIEDMAN GROUP 190 ARCHITECTS 6271 VAREL AVE, SUITE B WOODLAND HILLS, CA 91367 TEL: 818-905-8314 Fax: 818-905-8999 John@group190.com

ELECTRICAL: OWNER: HOGAN FAMILY LIMITED PARTNERSHIP 16703 SIR WILLIAM DRIVE SPRING, TEXAS 77379 PH (281) 813-9952 CONTACT: RICHARD HOGAN

PLUMBING: DEVELOPER: JILL BAKER TEL: 545 413 2564

GENERAL NOTES

- SUSPENDED GYPSUM BOARD CEILINGS, IF USED, SHALL REQUIRE 8 GAUGE WIRE FOR THE SUPPORTS.
- MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS SHALL EACH PROVIDE TO THE BUILDING OFFICIAL PRIOR TO FINAL INSPECTION, A COMPLETED TITLE 24 ENERGY COMPLIANCE FORM IC-2 (INSTALLATION CERTIFICATE FOR MANUFACTURED DEVICES) WHICH IS SIGNED BY THE INSTALLER AND GENERAL CONTRACTOR FOR MANUFACTURED DEVICES GOVERNED BY TITLE 24, BUILDING ENERGY EFFICIENT STANDARDS.
- INSULATION CONTRACTOR(S) SHALL PROVIDE TO THE BUILDING OFFICIAL PRIOR TO FINAL INSPECTION, A COMPLETED TITLE 24 ENERGY COMPLIANCE FORM IC-1 (INSULATION CERTIFICATE) SIGNED BY THE INSTALLER(S) AND GENERAL CONTRACTOR FOR INSULATING MATERIAL OF ENVELOPE GOVERNED BY TITLE 24, BUILDING ENERGY EFFICIENT STANDARDS.
- ALL APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE. REFRIGERATORS, STAND-UP RACKS, ETC. OVER 5 FEET IN HEIGHT SHALL BE SECURED IF ONE OF THE FOLLOWING APPLY: (2336-0 & B, 2338-0, T-230)
 - EXCEEDS HEIGHT TO WIDTH RATIO OF 1-1/2 : 1.
 - CENTER OF GRAVITY IS LOCATED ABOVE MIDHEIGHT.
- EXIT DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1/2 RICH BELOW THE THRESHOLD.
- ALL WATER CLOSETS ARE TO BE OF THE LOW WATER CONSUMPTION.
- GLASS DOORS, ADJACENT PANELS, AND ALL GLAZED OPENINGS WITHIN 18 INCHES OF ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD.
- NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING, WHICH WILL EXCEED THE QUANTITIES LISTED IN UBC TABLES 3-0 AND 3-6.

SEPARATE PERMITS

ARCHITECTURAL DRAWINGS	ELECTRICAL DRAWINGS
T-1	TITLE SHEET & GENERAL NOTES
T-2	NOTES
T-3	ACCESSIBILITY NOTES
A-1.1	SITE PLAN
A-1.2	SITE DETAILS
A-1.3	(2) PARKING LAYOUT
A-2.1	FLOOR PLAN/REFLECTED CEILING PLAN
A-4.1	ENLARGED RESTROOMS PLAN & IE
D-1.0	DETAILS

SHEET INDEX

PROJECT: CROSS FIT FLY
OWNER/DEVELOPER: HOGAN FAMILY LIMITED PARTNERSHIP 16703 SIR WILLIAM DRIVE SPRING, TEXAS 77379 PH (281) 813-9952 CONTACT: RICHARD HOGAN
PROJECT ADDRESS: 3767 BIRCH ST, NEWPORT BEACH, CA 92660 APN 427-151-10
BUILDING AREA: 21,000 SQ.FT.
STATUS: INTERIOR REMODEL - PARKING STALLS STRIPPING
OCCUPANCY: V-B
CONSTRUCTION TYPE: TYPE B
SCOPE OF PROJECT: 5,000 SQ.FT.
PROJECT DESCRIPTION: NEW INTERIOR PARTITIONS, NEW RESTROOM, NEW FINISHES AT PROJECT AFFECTED AREA. SOME SITE WORK

DATE: 04/13/11
SCALE:
DRAWN BY: SS
CHECKED BY: PT
JOB #:
SHEET NAME: TITLE SHEET & GENERAL NOTES
SHEET NUMBER: T-1

ARCHITECT'S STAMP

PROJECT'S NAME & ADDRESS

CROSS FIT FLY
3767 BIRCH ST, NEWPORT BEACH
CA 92660

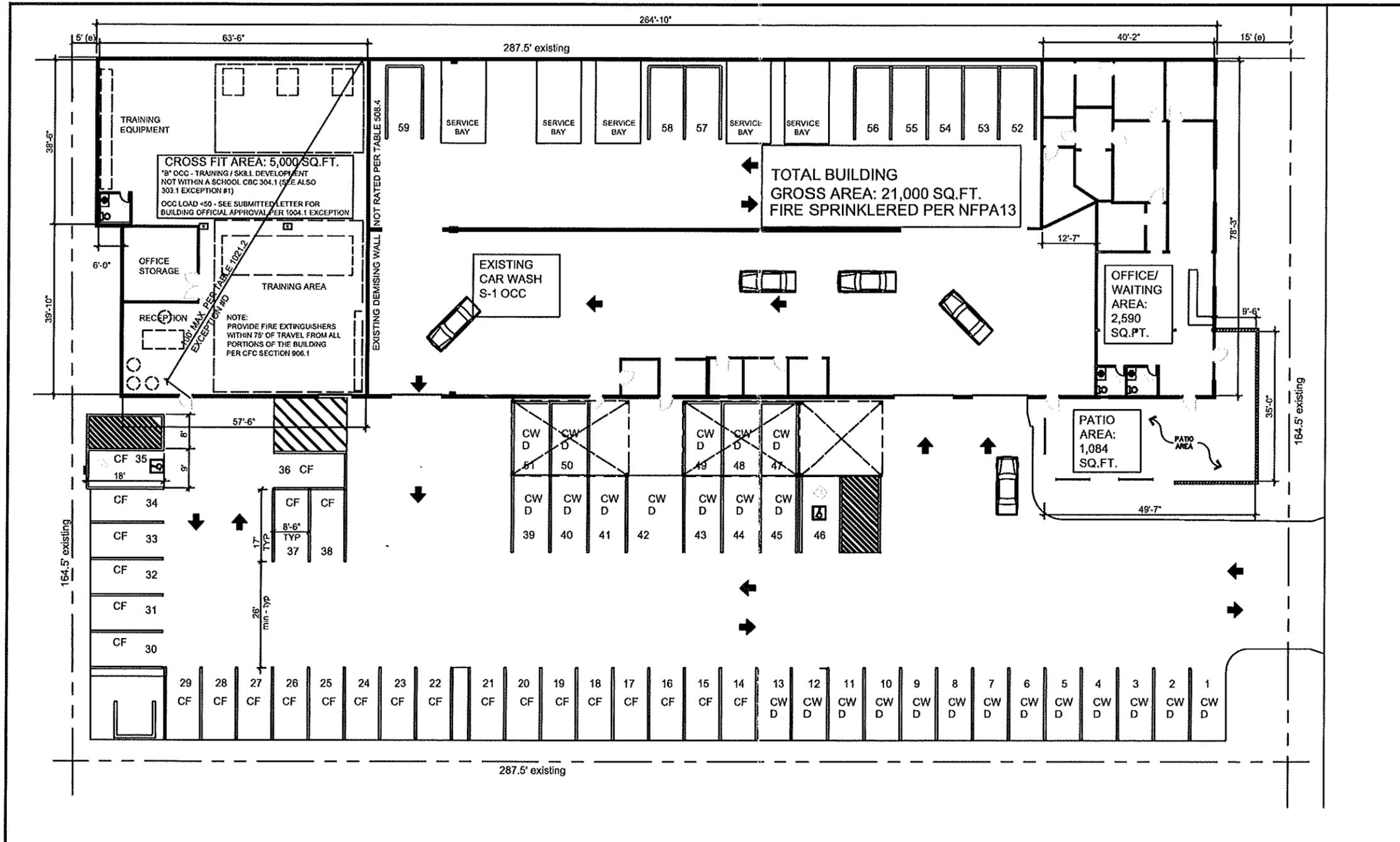
UNREASONABLE HARDSHIP EXCEPTION
(FOR REFERENCE ONLY)

ABBREVIATIONS

CONSULTANT DIRECTORY

PROJECT SUMMARY

08-29-11



HARDHAT INC

6885 ALTON PARKWAY
SUITE 100
IRVINE, CA 92618
949-746-0221

REVISIONS:

N° DATE REV. DESCRIPTION

N°	DATE	REV.	DESCRIPTION

ARCHITECT'S STAMP

PROJECT'S NAME & ADDRESS

CROSS FIT FLY
3767 BIRCH ST., NEWPORT BEACH
CA 92660

RECEIVED BY
COMMUNITY
FEB 03 2012

DEVELOPMENT
CITY OF NEWPORT BEACH

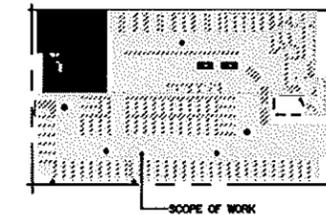
SITE PLAN WITH NEW PARKING LAYOUT SCALE: 3/32" = 1'-0" 2

PROJECT: CROSS FIT FLY
OWNER/DEVELOPER: HOGAN FAMILY LIMITED PARTNERSHIP
15703 EIR WELLSIA DRIVE
SPRING, TEXAS 77379
PH (281) 813-9252
CONTACT: RICHARD HOGAN
JILL BAKER TEL: 514-413-2564
PROJECT ADDRESS: 3767 BIRCH ST.
NEWPORT BEACH, CA
92660
APN 421-151-10
BUILDING AREA: 21,000 SQ. FT.
STATUS: INTERIOR REMODEL. PARKING STALLS STRIPPING
OCCUPANCY: V-8
CONSTRUCTION TYPE: TYPE B

CODE DATA: 2007 CALIFORNIA BUILDING CODE (CBC)
(PART 2 OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS)
2007 CALIFORNIA MECHANICAL CODE (CMC)
(PART 4 OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS)
2007 CALIFORNIA PLUMBING CODE (CPC)
(PART 3 OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS)
2007 CALIFORNIA ELECTRICAL CODE (CEC)
(PART 3 OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS)
2007 UNIFORM ADMINISTRATIVE CODE
2007 CALIFORNIA FIRE CODE
2008 ENERGY CODE
CITY ORDINANCES

CROSSFIT FLY:
5,000 SF FITNESS FACILITY - 1 / 200 sf = 25 required
NEWPORT CARWASH/SERVICE:
6 SERVICE BAYS X 6 SPACES PER BAY = 25 required
OFFICE/WAITING AREA: 6 required
HANDICAPPED SPACES:
2
TOTAL STALLS REQUIRED = 57
TOTAL STALLS PROVIDED = 59
57 STANDARD
2 ACCESSIBLE

--- PROPERTY LINE
NEW SINGLE ACCOMMODATION ADA COMPLIANT RESTROOM
EXISTING ADA COMPLIANT RESTROOMS
ADA VAN PARKING STALL AND SQUARE PER CBC
(E) TRASH ENCLOSURE
(C) LANDSCAPE BUFFER
NEW STRIPPING AS SHOWN



DATE: 01/18/12
SCALE: AS NOTED
DRAWN BY: [blank]
CHECKED BY: [blank]
JOB #: [blank]
SHEET NAME: SITE PLAN
SHEET NUMBER: A-1.1

PARKING TABULATION 4

SITE PLAN KEYNOTES 3

KEY PLAN NTS 1

