COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
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CITY OF NEWPORT BEACH
ZONING ADMINISTRATOR STAFF REPORT
December 23, 2013
Agenda Item No. 2:

SUBJECT: Bari Studio Minor Use Permit - (PA2013-230)
2125 San Joaquin
- Minor Use Permit No. UP2013-026

APPLICANT: Bari Studio Newport Beach, Inc.

PLANNER: Benjamin M. Zdeba, Assistant Planner
(949) 644-3253, bzdeba@newportbeachca.gov

ZONING DISTRICT/GENERAL PLAN

- **Zone:** PC-46 (Block 500 Newport Center)
- **General Plan:** MU-H3 (Mixed-Use Horizontal)

PROJECT SUMMARY

A minor use permit to allow a 3,176-square-foot health and fitness facility in a vacant tenant space within a multi-tenant building. The facility would have a maximum of 24 patrons and three employees. Required parking is provided within two parking areas for the building at a rate of one parking space per 200 square feet of gross floor area. The proposed hours of operation are from 6:00 a.m. to 8:00 p.m., daily.

RECOMMENDATION

1) Conduct a public hearing; and

2) Adopt Draft Zoning Administrator Resolution No. ZA2013-___ approving Minor Use Permit No. UP2013-026 (Attachment No. ZA 1).

DISCUSSION

- The Block 500 Newport Center office site is developed with 10 multi-tenant office buildings which are occupied by general business offices, medical offices, and ancillary light commercial uses. Included is a large parking area that is shared by all

buildings and regulated by the Covenants, Conditions, and Restrictions placed on the development by the Irvine Company (Property Owner).

- Bari Studio will occupy a 3,176-gross-square-foot tenant space within a 12,929-gross-square-foot, multi-tenant building. Access to the office development is obtained through driveways along San Joaquin Hills Road, Avocado Avenue, San Nicolas Drive, and Santa Rosa Drive.

- The General Plan designates the sites Mixed-Use Horizontal (MU-H3). The MU-H3 land use category is intended to provide for the horizontal intermixing of regional commercial office, hotel, multi-family residential and ancillary commercial uses. The proposed health and fitness facility is an ancillary retail/service use consistent with this land use category.

- The subject property is located in the Block 500 Newport Center Planned Community (PC-46) Zoning District. A health and fitness facility is permitted as ancillary light commercial; however, a minor use permit is required when the gross floor area exceeds 2,000 square feet of gross floor area.

- The project is compatible with existing and allowed uses within the office development, which include offices, light general commercial, and medical/dental offices. Patrons of the health and fitness facility are expected from the surrounding businesses and residential neighborhoods.

- Sixteen parking spaces are required for the proposed use at the parking rate of one parking space per 200 square feet of gross floor area as identified in the Zoning Code. The proposed health and fitness facility creates an additional parking requirement of eight parking spaces compared to the parking standard for general office uses (2,938 net square feet/375 = 8 spaces). In total 51 parking spaces are required for the subject multi-tenant office building based on the existing tenant mixture.

- A surface parking lot containing 21 parking spaces is provided immediately adjacent to the multi-tenant office building and 29 parking spaces are delegated to the building by way of the nearby shared parking lot for a total of 50 parking spaces. In 2008, however, one parking space was lost due to Americans with Disabilities Act (ADA) upgrades triggered by a tenant improvement for a medical office. Pursuant to Section 20.40.110.A (Adjustments to Off-Street Parking Requirements), the Director may administratively reduce parking requirements due to a loss of parking spaces because of ADA requirements associated with tenant improvements. Prior to the ADA upgrade, 51 parking spaces existed to serve the building; therefore, the parking requirement of eight additional spaces can be accommodated. Refer to the attached parking memo and summary (Attachment Nos. ZA 4 and ZA 5).

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15301, of the State CEQA (California Environmental Quality Act) Guidelines - Class 1 (Existing Facilities). This exemption allows for the operation, repair, maintenance, and minor alteration of existing buildings. 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 application was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD:

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

Prepared by:

Benjamin M. Zdeba
Assistant Planner

GR/bmz

Attachments:

	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Applicant's Description and Justification
	ZA 4	Parking Memo
	ZA 5	Parking Summary
	ZA 6	Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2013-___

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING MINOR USE PERMIT NO. UP2013-026 FOR A LARGE-SCALE HEALTH AND FITNESS FACILITY (BARI STUDIO) LOCATED AT 2125 SAN JOAQUIN HILLS ROAD (PA2013-230)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Bari Studio Newport Beach, Inc., with respect to property located at 2125 San Joaquin Hills Road, and legally described as Parcel 1 of Resubdivision No. 259 requesting approval of a minor use permit.

2. The applicant proposes a minor use permit to allow a 3,176-square-foot health and fitness facility in a vacant tenant space within a multi-tenant office building. The facility would have a maximum of 24 patrons and three employees. Required parking is provided within two parking areas for the building at a rate of one parking space per 200 square feet of gross floor area. The proposed hours of operation are from 6:00 a.m. to 8:00 p.m., daily.

3. The subject property is located within the Block 500 Newport Center Planned Community (PC-46) Zoning District and the General Plan Land Use Element category is Mixed-Use Horizontal (MU-H3).

4. The subject property is not located within the coastal zone.

5. A public hearing was held on December 23, 2013, in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the 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. This project has been determined to be categorically exempt pursuant to the State CEQA (California Environmental Quality Act) Guidelines under Class 1 (Existing Facilities).

2. This exemption allows for the operation, repair, maintenance and minor alteration of existing buildings. The proposed business is located within an existing building where only minor interior alterations are required to accommodate the new use.

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SECTION 3. REQUIRED FINDINGS.

In accordance with Section 20.52.020.F (Findings and Decision) 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 Mixed-Use Horizontal (MU-H3). The MU-H3 designation is intended to provide for the horizontal intermixing of regional commercial office, hotel, multi-family residential and ancillary commercial uses. The proposed large-scale health and fitness facility use is consistent with the MU-H3 designation as an ancillary commercial use.

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 Block 500 Newport Center Planned Community (PC-46) Zoning District. The PC-46 Zoning District is intended to permit the location of a combination of business and professional office uses, and light general commercial activities engaged in the sale of products to the general public. The proposed health and fitness facility is consistent with land uses permitted by the PC-46 Zoning District.

2. The proposed use will comply with all applicable development and parking standards.

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. Light general commercial uses such as health and fitness facilities are commonly located within office developments as an ancillary use that provides a service to both employees of the surrounding businesses as well as residents in the surrounding neighborhoods. The establishment will be compatible with the land uses permitted within the surrounding vicinity.

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2. The proposed use will be located in a vacant tenant space within an existing multi-tenant office building.

3. The multi-tenant office building is adjacent to residential land uses located to the north within the Big Canyon Planned Community (PC-8) Zoning District; however, the project site is located along the eastern edge of the office development site, is oriented towards the parking lot away from the residential uses, and is separated from these uses by a roadway/parkway buffer.

4. The surrounding commercial uses along San Joaquin Hills Road and within Newport Center contain various business office, medical office and general commercial uses. The proposed health and fitness facility is compatible with the existing and permitted uses in the vicinity.

5. The hours of operation for the health and fitness facility will be from 6:00 a.m. to 8:00 p.m., daily.

<u>Finding</u>

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.

<u>Facts in Support of Finding</u>

1. Adequate circulation and code required parking are provided within the Block 500 Newport Center office site to accommodate the existing and proposed uses. The existing multi-tenant office building is 12,929 gross square feet and a total of 50 parking spaces are provided. The number of total parking required for the shopping center is 51; however, one parking space was lost in 2008 due to Americans with Disability Act (ADA) upgrades. Pursuant to Zoning Code Section 20.40.110.A (Adjustments to Off-Street Parking Requirements), the Director may reduce parking requirements when a parking lot is upgraded for ADA compliance.

2. Adequate public and emergency vehicle access, public services, and utilities are provided within the existing office development.

3. 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.

<u>Finding</u>

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

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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 project has been reviewed and includes conditions of approval to ensure that potential conflicts with the surrounding land uses are minimized to the greatest extent possible.

2. The proposed use and hours of operation are compatible with existing uses within the Block 500 Newport Center office site.

3. A health and fitness facility of this size is a common retail/service use that can be expected within and nearby office developments such as the Block 500 Newport Center office site.

4. The proposed health and fitness facility will serve the surrounding business community as well as residents of the adjacent neighborhoods. This will provide an economic opportunity for the property owner to update tenant mixture to best serve the quality of life for the surrounding business and residential community.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Minor Use Permit No. UP2013-026, 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 14 days after the adoption of this Resolution unless within such time an appeal is filed with the Community Development Director in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 23RD DAY OF DECEMBER, 2013.

_____
Brenda Wisneski, AICP, Zoning Administrator

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EXHIBIT "A"

CONDITIONS OF APPROVAL

1. Minor Use Permit No. UP2012-026 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 Minor Use Permit or revoke this Minor Use Permit upon a determination that the operation, which is the subject of this Minor Use Permit, causes injury, or is detrimental to the health, safety, peace, comfort, or general welfare of the community.

3. The project shall be in substantial conformance with the approved plot plan, floor plan, and elevations dated October 1, 2013.

4. Any change in operational characteristics, expansion in area, or other modification to the approved plans, shall require an amendment to this Minor Use Permit or the processing of a new use permit.

5. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the current business owner, property owner, or the leasing agent.

6. The project and all tenant improvements must comply with the most recent, City-adopted version of the California Building Code.

7. 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.

8. A Special Events Permit is required for any event or promotional activity outside the normal operational characteristics of this health and 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.

9. The use shall be limited to a maximum of three employees and 24 patrons at any time during the business hours 6:00 a.m. to 8:00 p.m., daily.

10. The doors and windows shall remain closed at all times that the facility is open for business.

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 do not exceed the provisions of Chapter 10.26 of the Newport Beach Municipal Code.

12. Prior to implementation of the proposed operation, the applicant shall install noise-abating material to both the interior walls and ceiling of the tenant space which abuts any

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neighboring tenant space that may be adversely impacted by daytime operations of the facility. The proposed material shall be reviewed and approved by both the Planning and Building Departments for installation requirements.

13. 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.

14. To the fullest extent permitted by law, applicant shall indemnify, defend, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Bari Studio Minor Use Permit including, but not limited to, Minor Use Permit No. UP2013-026 (PA2013-230). 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.

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Attachment No. ZA 2

Vicinity Map

VICINITY MAP

Minor Use Permit No. UP2013-026
PA2013-230

2125 San Joaquin Hills Road

Attachment No. ZA 3

Applicant's Description and Justification

Project is located at 2101 - 2131 San Joaquin Hills Road, Newport Beach California. The proposed project is located in MU-H3 (Mixed Use Horizontal) General Plan Land use, the zoning district is PC 46 on the Block 500 Newport Center. Proposed project will be housed in an existing commercial building with a total size of 12,929 gross square feet. There is no proposed enlargement to the existing building, as well as no change in egress. The dedicated address for the proposed space is 2125 San Joaquin Hills Road. This existing space consist of 3,176 gross square feet that will include a reception area, 2 exercise studios, bathrooms and changing facilities for male and female and a small private office. 2125 San Joaquin Hills Road will have access to 16 parking spaces as required by the Planning Department. The parking spaces includes 2 ADA compliant parking spaces as well as a ramp for access. The proposed use classifies us as a large fitness center over 2,000 square feet. The proposed use of the space will be a fitness center for group fitness classes as well as personal training. The maximum number of occupants per classroom will be 12 occupants, with a total of 24 patrons plus 3 employees. The hours of operation will be from 6 a.m. to 8 p.m. The operation of the large fitness establishment at 2125 San Joaquin Hills Rd. will not be detrimental to the harmonious and orderly growth of Newport Beach, nor endanger, jeopardize or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

Attachment No. ZA 4

Parking Memo

CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
100 CIVIC CENTER DRIVE
NEWPORT BEACH, CA 92660
(949) 644-3200

Memorandum

To: File No. PA2013-230 (UP2013-026)

From: Benjamin M. Zdeba, Assistant Planner on behalf of Kimberly Brandt, AICP, Community Development Director

Date: December 17, 2013

Re: ADA Compliance Parking Adjustment, 2101 – 2131 San Joaquin Hills Road

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The subject multi-tenant commercial building was constructed in 1969. All on-site parking complied with the parking requirements in effect at the time it was constructed.

In 2008, a medical office tenant improvement, authorized under building permit number X2008-0457, required an upgrade to the site in order to comply with the Americans with Disabilities Act (ADA) standards. Due to this upgrade, one parking space was replaced by an accessible offloading area resulting in a total of 21 parking spaces being located on site.

Pursuant to Zoning Code Section 20.40.110.A (Adjustments to Off-Street Parking Requirements), the Director may administratively reduce parking requirements due to a loss of parking spaces because of ADA requirements associated with tenant improvements. In this case, the Director is recognizing the preexisting total of 22 parking spaces to serve the multi-tenant commercial building with the additional required parking space reduced due to the upgrade.

Attachment No. ZA 5

Parking Summary

Block 500 Newport Center (2101 - 2131 San Joaquin Hills Road)
Parking Summary
12/23/2013

Address	Tenant	Use	Gross Area	Net Area	Ratio	Required
2105	Newport Dental Center	Medical	1,458	1,350	1/250 Gross	5.83
2111	Ortho Sport	Medical	2,051	1,898	1/250 Gross	8.20
2121	Hair Clinic	Medical	1,565	1,448	1/250 Gross	6.26
2131	Cambridge Foot & Ankle	Medical	1,061	982	1/250 Gross	4.24
2115	Power Fitness	Health/Fitness Facility[1]	1,998	1,849	1/250 Gross	7.99
2101	Brentwood Management	Business Office	981	908	1/375 Net	2.42
2125	Proposed Bari Studio	Health/Fitness Facility	3,176	2,938	1/200 Gross	15.88

Total Required **51**

Total Available[2] **50**

[1]Small-Scale Health and Fitness Facilities are less than 2,000 square feet in area and are required one parking space per 250 gross square feet.

[2]Parking lot was reduced by one parking space with plan check number 0442-2008 for a tenant improvement to 2121 San Joaquin Hills Road.

Attachment No. ZA 6

Project Plans

TENANT IMPROVEMENT DRAWINGS

2125 SAN JOAQUIN HILLS ROAD

NEWPORT BEACH, CALIFORNIA 92660

GENERAL NOTES

1. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS PERTAINING TO LABOR AND MATERIALS.
2. THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES (C27-127-C27-128)
3. NO WORK TO BE DONE BEYOND THE BUILDING LINES WITHOUT APPROVAL OF THE DEPARTMENT OF HIGHWAYS.
4. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND ARCHITECTS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS SHOWN BY THESE DRAWINGS.
5. ALL CONSTRUCTION, DIMENSIONS AND DETAILS SHALL CONCUR WITH AND BE DETERMINED FROM THESE DRAWINGS ONLY.
6. ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE, AND TO CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (A.C.T., A.I.S.S. ETC) WHERE APPLICABLE. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW.
7. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUENTLY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKNESS, COLLAPSE, DISTORTIONS AND OFF-ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
8. WHERE PIPES, WIRES, CONDUITS, DUCTS, ETC., PIERCE FIRE PROTECTION OD INDIVIDUALLY ENCASED STRUCTURAL MEMBEERS, SUCH PENETRATION SHALL NOT EXCEED 2 PERCENT OF ANY FACE SUCH PROTECTION, AND SHALL BE CLOSED OFF WITH CLOSE FITTING METAL ESCUTCHEONS OR PLATES (C27-324)
9. CEILINGS THAT CONTRIBUTE TO THE REQUIRED FIRE RESISTANCE RATING OF A FLOOR OR ROOF ASSEMBLY SHALL BE CONTINOUS BETWEEN FIRE DIVISIONS, FIRE SEPERATIONS OR VERTICAL PARTITIONS HAVING THE SAME FIRE RESISTANCE RATING AS THE CEILING. CONCEALED SPACE ABOVE SUCH CEILING, UNLESS SPRINKLERED, SHALL BE FIRESTOPPED INTO AREAS NOT EXCEEDING 3,000 SQ.FT. ACCESS TO SUCH SPACE MAY BE THROUGH ONE OR MORE OPENINGS NOT EXCEEDING 9 SQ. FT. AND PROTECTED BY SELF-CLOSING OPENING PROTECTIVE. (C27-327)
10. FIRESTOPPING: CONCEALED SPACES WITHIN PARTITONS, WALLS, FLOORS, ROOFS, STAIRS, FURRING PIPE SPACES, COLUMN ENCLOSURES, ETC. SHALL BE FIRESTOPPED (EXCEPTED WHERE CONCEALED SPACED IS SPRINKLERED OR IS CONSTRUCTED AS A SHAFT) AS FOLLOWS:
    A. CONSTRUCTION GROUP 1: WITH NON-COMBUSTIBLE MATERIAL.
    B. NON-COMBUSTIBLE FIRESTOPPING MAY BE MASONRY SET IN MORTAR, CONCRETE MORTAR OR PLASTER ON NON-COMBUSTIBLE LATH, PLASTER BOARD AT LEAST 3/8" THICK, SHEET METAL OF AT LEAST 0.002" THICK SOLID WEB METAL STRUCTURAL MEMBERS, ¼" MINIMUM CEMENT BOARD OF EQUIVALENT MATERIALS, MINERAL, SLAG, OR ROCKWOOL WHEN COMPACTED INTO CONFINED SPACES. (C27-345).
11. INTERIOR FINISH: MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH THE SURFACE FLAME-SPREAD RATING OBTAINED AS PRESCRIBED IN ASTM E-84-1961 "STANDARD METHOD OF TEST FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS" AS PER C27-345.
12. ALL EXITS SHALL BE KEPT READILT ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
13. ALL INTERIOR TOILETS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH SECTION C27-759 OF THE BUILDING CODE.
14. INTERIOR REQUIRED STAIR SHALL BE ENCLOSED WITH 1 HOUR FIRE RATING IN ACCORDANCE WITH NEW YORK CITY BUILDING CODE-TABLE 3-4.
15. ALL VENT DUCT SHAFTS SHALL BE ENCLOSED WITH 1 HOUR ENCLOSURE. NO DUCT VENTS TO PASS THROUGH STAIR ENCLOSURES. ¾ HOUR AUTOMATIC SELF-CLOSING FIRE DAMPERS TO BE INSTALLED IN VENT DUCTS WHEN THEY PIERCE PUBLIC CORRIDORS.
16. WOOD REQUIRED TO BE FIREPROOFED SHALL BE TESTED IN ACCORDANCE WITH REFERENCED STANDARDS RS 5-3 AND RS 5-4.
17. TOILET ROOM SIDE PARTITIONS SHALL BE 5/8" WATER RESISTANT GYPSUM WALLBOARD.
18. FINISHED FLOORING IN ALL EXITS SHALL BE OF NON-COMBUSTIBLE MATERIAL. (C27-351)
19. REMOVE ALL EXISTING WALLS, PARTITIONS, DOORS, FLOORING, CEILINGS, FIXTURES, ETC. AS SHOWN ON DRAWINGS OR AS REQUIRED TO INSTALL NEW WORK.
20. WHERE EXISTING BEARING WALLS, BEAMS OR ANY OTHER STRUCTURAL SUPPORT OF THE EXISTING BUILDING IS BEING REMOVED. CONTRACTOR SHALL DO AL NECESSARY SHORING, NEEDLING, UNDERPINNING, ETC. AS REQUIRED TO MAINTAIN THE SAFETY OF THE STRUCTURE, THE WORKERS, AND THE GENERAL PUBLIC.
21. ALL NEW STEEL RESTING ON MASONRY SHALL HAVE THREE COURSES OF BRICK UNDER SAME AND BEARING PLATES UNDER STEEL.
22. ALL STRUCTURAL STEEL FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST ASTM SPECIFICATIONS FOR A-36 AND A-50 STEEL.
23. NEW MASONRY SHALL BE LAID UP IN TYPE M OR S PORTLAND CEMENT MORTAR, 1:3 MIX WITH NOT MORE THAN 1 LIME BY VOLUME, AS PER RS 10-46, ASTM C270, 1964.
24. BRICK SHALL BE ANCHORED TO BLOCK WITH TRUSS-TYPE GALVANIZED METAL ANCHORS EVERY 160 SQUARE INCHES.
25. ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER AND SHALL CONFORM TO ALL CODE REQUIREMENTS.
26. ALL FIXTURES SHALL BE PROPERLY VENTED AND SHALL HAVE SHUT-OFF VALVES AT EACH FIXTURE WITH WATER SUPPLY IN COPPER PIPES.
27. ALL SOIL, WASTE AND VENT LINES IN FLOOR 2" AND LARGER, SHALL BE E.H.C.I, AND SHALL HAVE CLEAN OUTS AT THE BASE OF ALL LINES. VENTS SHALL PROJECT THROUGH THE ROOF, 4"-0".
28. ALL SERVICE EQUIPMENT SHALL BE MEA APPROVED AND AN EQUIPMENT USE PERMIT SHALL BE OBTAINED BY THE INSTALLATION CONTRACTOR FOR ALL SUCH EQUIPMENT.

METAL STUDS AND JOISTS NOTES:

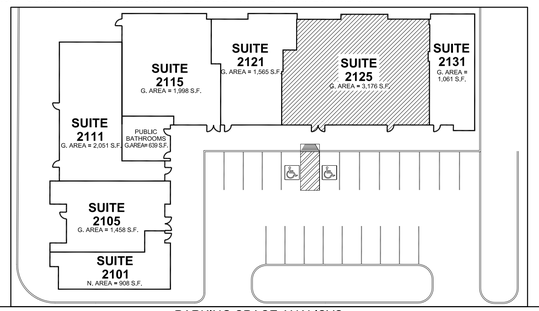
1. STUDS AND/OR JOISTS AND ACCESSORIES SHALL BE OF THE TYPE, SIZE, GAUGE AND SPACING SHOWN ON THE DRAWINGS.
3. STUDS SHALL BE DESIGNED IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE (AISI) "SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS", LATEST EDITION.
4. STUDS AND RUNNERS SHALL BE FORMED FROM CORROSION-RESISTANT STEEL, CORRESPONDING TO THE REQUIREMENTS OF ASTM A446, WITH A MINIMUM YIELD STRENGTH OF 40 KSI.

METAL STUDS AND JOISTS NOTES:

5. PRIOR TO FABRICATION OF FRAMING, THE CONTRACTOR SHALL SUBMIT FABRICATION AND ERECTION DRAWINGS TO THE ARCHITECT TO OBTAIN APPROVAL. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK.
6. FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENTS TO PERPENDICULAR MEMBERS, OR AS REQUIRED, FOR AN ANGULAR FIT AGAINST ABUTTING MEMBERS.
7. FASTENING OF COMPONENTS SHALL BE WITH SELF-DRILLING SCREW OR WELDING. SCREWS OR WELDS SHALL BE OF SUFFICIENT SIZE TO INSURE THE STRENGTH OF THE CONNECTION. WIRE TYING OF COMPONENTS SHALL NOT BE PERMITTED. ALL WELDS SHALL BE TOUCHED UP WITH A ZINC-RICH PAINT.
8. RUNNERS SHALL BE SECURELY ANCHORED TO THE SUPPORTING STRUCTURE AS SHOWN ON THE DRAWINGS. ABUTTING LENGTHS OF RUNNER SHALL EACH BE SECURELY ANCHORED TO A COMMON STRUCTURAL ELEMENT, BUTT-WELDED OR SPLICED.
9. STUDS SHALL BE PLUMBED, ALIGNED AND SECURELY ATTACHED TO FLANGES OF BOTH UPPER AND LOWER RUNNERS.
10. JACK STUDS OR CRIPPLES SHALL BE INSTALLED BELOW WINDOW SILL, ABOVE WINDOW AND DOOR HEADS, AND ELSEWHERE TO FURNISH SUPPORTS, AND SHALL BE SECURELY ATTACHED TO CONNECTING MEMBERS.
11. LATERAL BRACING SHALL BE PROVIDED BY USE OF HORIZONTAL STRAPS OR COLD-ROLLED CHANNELS.
12. JOISTS SHALL BE LOCATED DIRECTLY OVER BEARING STUDS OR A LOAD DISTRIBUTION MEMBER SHALL BE PROVIDED AT THE TOP OF THE BEARING WALL.
13. WEB STIFFENERS SHALL BE PROVIDED AT REACTION POINTS AND AT POINTS OF CONCENTRATED LOADS WHERE INDICATED ON THE DRAWINGS.

GENERAL PLUMBING NOTES

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH B.O.C.A., NFPA, STATE CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.
2. ALL WORK SHALL CONFORM TO THE BUILDING STANDARDS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MEET WITH BUILDING CONTRUCTION MANAGER IN ORDER TO BECOME TOTALLY FAMILIAR WITH BUILDING CONSTRUCTION RULES. THERE SHALL BE NO DEVIATION FROM THE BUILDING STANDARDS WITHOUT PRIOR WRITTEN APPROVAL FROM THE CONSTRUCTION MANAGER.
3. CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS, INSPECTION AND FEES, ETC.
4. WATER LINES-TYPE L COPPER ASTM B-88 ABOVE GRADE,
5. TEST: ONE HOUR AT 150 PSI FOR DOMESTIC WATER. SOIL & WASTE FILL TO ROOF & BE GAS & WATER, TIGHT FOR 24 HOURS.
6. WASTE & VENT - 3" AND LARGER. SERVICE WEIGHTS C1 ASTM A74, CISP 301-684.
7. WASTE & VENT - 2 1/2" AND SMALLER. GALVANIZED STEEL PIPE WITH GALVANIZED THREADED FITTING AS PER CODE.
8. EXPOSED WATER AND WASTE PIPING CONNECTIONS TO PLUMBING FIXTURES SHALL BE CHROME- PLATED AS PER CODE.
9. PROVIDE SHOCK ABSORBERS PER CODE ON WATER SUPPLY TO FIXTURES WITH QUICK CLOSING VALVES.
10. VENT LINES TO SLOPE UP TO VTR.
11. WASTE PIPING TO SLOPE IN THE DIRECTION OF FLOW AS PER CODE.
12. INSULATION: H & CW 1" ARMAFLEX FR. FOAM INSULATION.
13. INSULATING UNIONS SHALL BE PROVIDED AT JUNCTIONS OF DISSIMILAR METALS
14. UNIONS-GROUND JOINT BRASS SEAT.
15. CONTRACTOR COORDINATE PLUMBING AND FIRE PROTECTION PIPING WITH WITH OTHER TRADES PIPING APPROXIMATE, MAKE CHANGES TO AVOID CONFLICT.
16. WHEN WATER PRESSURE TO PLUMBING FIXTURES EXCEEDS 80 PSI PROVIDE PRESSURE REDUCING VALVE.
17. PROVIDE FIRE & SMOKE STOPPING FOR ALL PLUMBING AND FIRE PROTECTION PIPING PASSING THROUGH RATED WALLS OR SMOKE PARTITIONS.
18. PROVIDE CLEAN-OUTS AT ALL WASTE PIPE CHANGE OF DIRECTIONS. PROVIDE ACCESS DOORS, 12x12, AT ALL CLEAN-OUTS. ACCESS DOORS TO BE FIRE RATED TO SUIT THE WALL/SHAFT CONSTRUCTION.
19. CORDINATE ALL FIXTURES AND APPLIANCE WITH THE ARCHITECT AND CM.



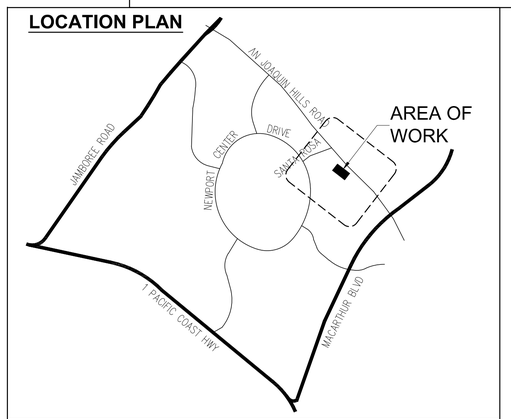
PARKING SPACE ANALISYS

SUITE	NAME	USE	GROSS AREA	NET AREA	RATIO	REQUIRED P.S.
2101	BRENTWOOD MANAGEMENT	OFFICE	981 S.F.	908 S.F.	NET / 375 = 2.42	2
2105	NEWPORT DENTAL CENTER	MEDICAL	1,458 S.F.	1,350 S.F.	GROSS / 250 = 5.83	6
2111	ORTHO SPORT	MEDICAL	2,051 S.F.	1,898 S.F.	GROSS / 250 = 8.20	8
2115	POWER FITNESS	HEALTH / FITNESS	1,998 S.F.	1,849 S.F.	GROSS / 250 = 7.99	8
2121	HAIR CLINIC	MEDICAL	1,565 S.F.	1,448 S.F.	GROSS / 250 = 6.26	6
2125	BARI STUDIO	HEALTH / FITNESS	3,176 S.F.	2,938 S.F.	GROSS / 200 = 15.88	16
2131	CAMBRIDGE FOOT & ANKLE	MEDICAL	1,061 S.F.	982 S.F.	GROSS / 250 = 4.24	4
	PUBLIC BATHROOM & PUBLIC STAIRS	N/A	639 S.F.	592 S.F.		
	TOTALS		**12,929 S.F.**	**11,965 S.F.**		**50**

TOTAL NUMBER OF REQUIRED PARKING SPACES = 50
TOTAL AVAILABLE PARKING SPACES = 21 (ON -SITE) + 29 (GENERAL AREA) = 50 = 50 ; O.K.

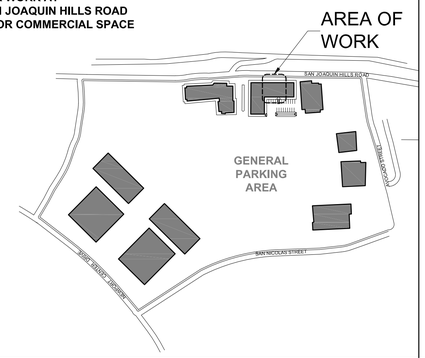
PARKING STALL ANALYSIS

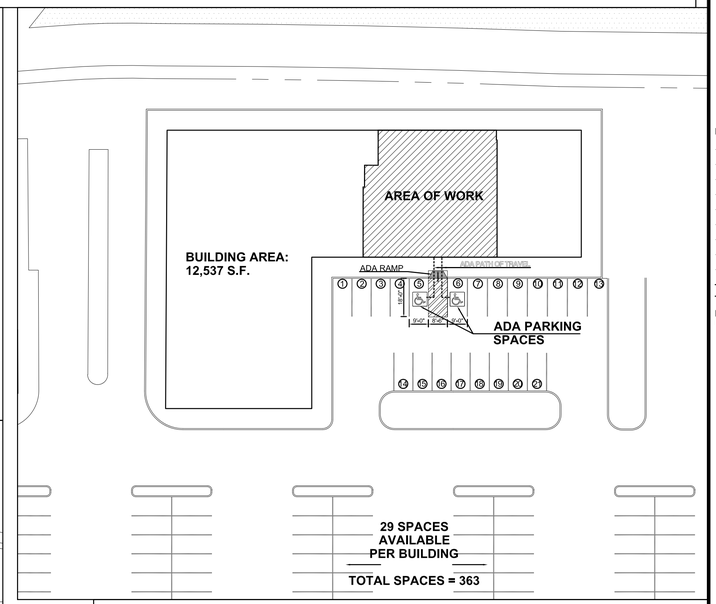
LOCATION PLAN



BLOCK PLAN

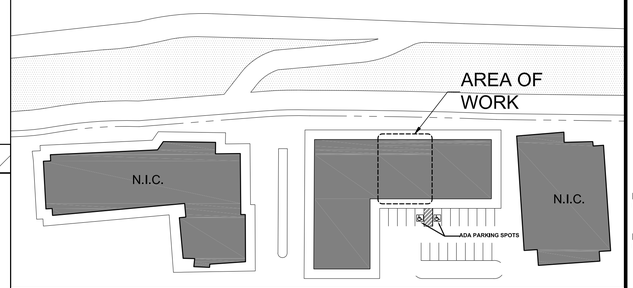
AREA OR WORK AT
2125 SAN JOAQUIN HILLS ROAD
1ST FLOOR COMMERCIAL SPACE

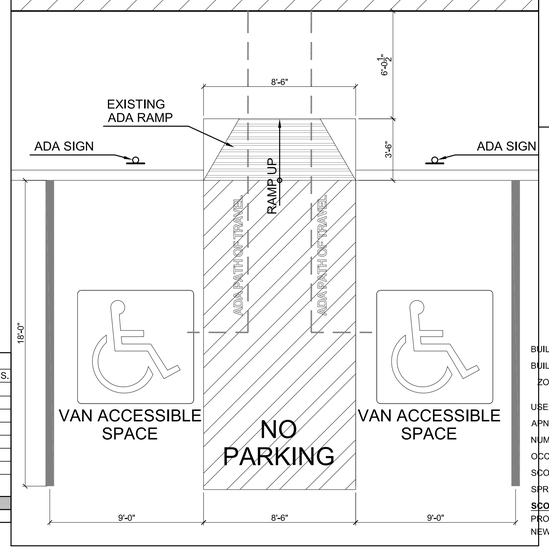




SITE PLAN

AREA OR WORK AT
2125 SAN JOAQUIN HILLS ROAD
1ST FLOOR COMMERCIAL SPACE





ADA PARKING STALL

DRAWING LIST

ARCHITECTURAL

T-001	TITLE SHEET
A-100	1ST FLOOR PROPOSED PLAN
A-101	BATHROOM DETAIL PLAN
A-102	EXERCISE STUDIO DETAIL PLAN
A-103	VARIOUS DETAILS
A-104	INTERIOR ELEVATIONS
A-200	REFLECTED CEILING PLAN

PROJECT INFORMATION

BUILDING ADDRESS: 2125 SAN JOAQUIN HILLS ROAD
BUILDING TYPE: V-B
ZONING: PC-46 BLOCK 500 NEWPORT BEACH CENTER
USE: MU-H3, MIXED USE HORIZONTAL
APN NUMBER: 442 081 03
NUMBER OF STORIES: 1
OCCUPANCY GROUP: B, BUSINESS
SCOPE OF WORK SQUARE FOOTAGE: 2,984 S.F.
SPRINKLERS: NO
SCOPE OF WORK: INTERIOR TENANT IMPROVEMENT PROJECT, NEW PLUMBING FIXTURES, NEW ELECTRICAL, NEW PARTITIONS AND NEW FLOORING AS INDICATED.

THERE IS NO PROPOSED CHANGE OF USE, EGRESS OR OCCUPANCY UNDER THIS APPLICATION.

SYMBOLS AND MATERIALS

- NEW DRYWALL PARTITION
- NEW 2HR RATED DRYWALL PARTITION
- CONCRETE
- BRICK
- CONCRETE BLOCK
- INDICATES PARTITION TYPE
- INDICATES WATER RESISTANT GYPSUM BOARD
- TOP LETTER DENOTES DETAIL NUMBER
- BOTTOM NUMBER DENOTES DRAWING NUMBER
- TOP DENOTES DOOR TYPE (SEE DOOR SCHEDULE)
- BOTTOM DENOTES HARDWARE (SEE SPECIFICATIONS)
- EXIT & EMERGENCY LIGHT
- SD/CD — SMOKE / CARBON MONOXIDE DETECTOR

DESIGNER:
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1	10/01/2013	REISSUED FOR PRICING
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REVISIONS/ISSUED

PROJECT NAME:
B A R I S T U D I O
2125 SAN JOAQUIN HILLS RD.
NEWPORT BEACH CA. 92660

RELATED NEW BUILDING/ALTERATION REFERENCE NO.:

DOB BSCAN STICKER:

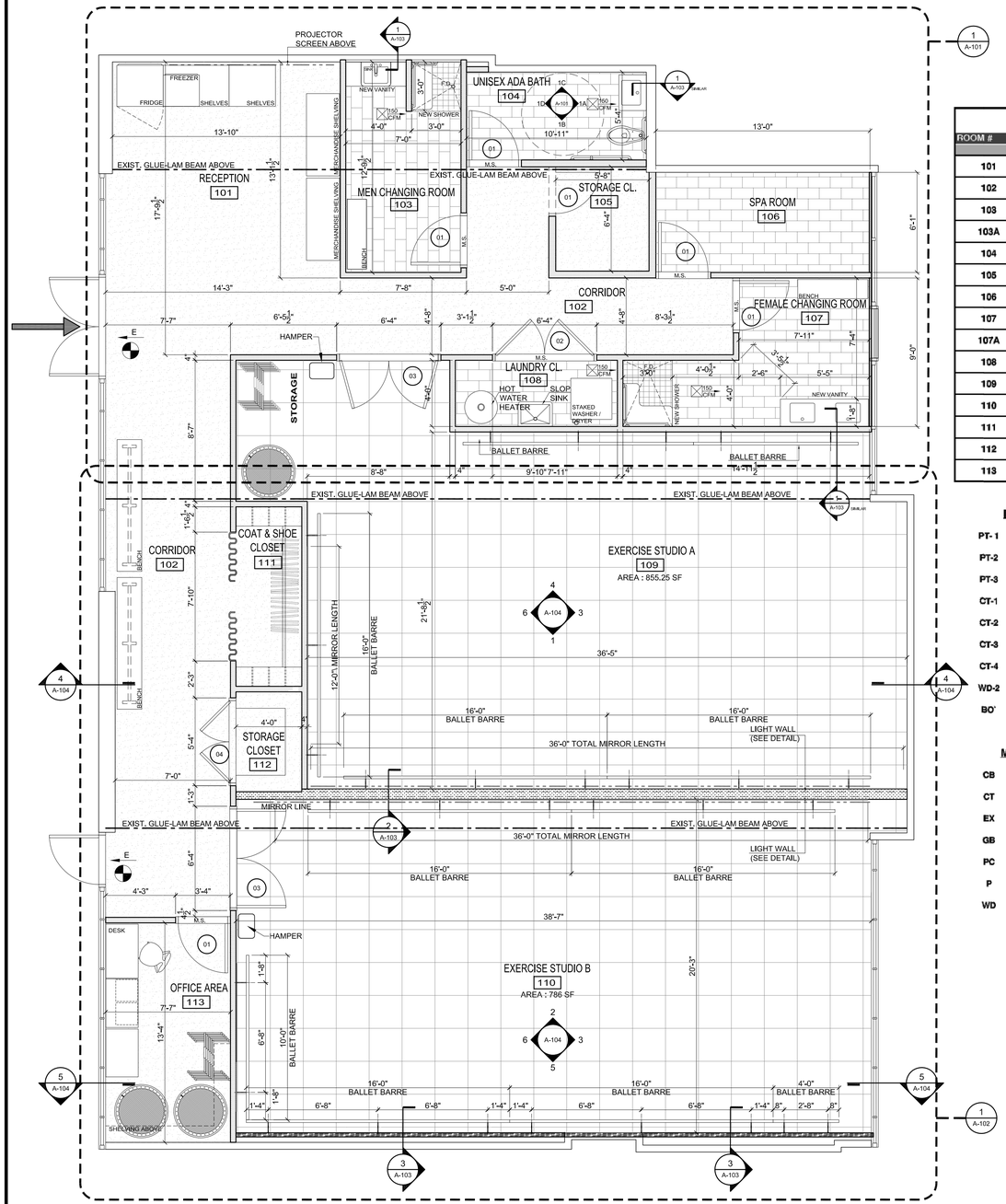
DOB EMPLOYEE STAMPS AND SIGNATURES:

DRAWING TITLE:
TITTLE SHEET

DRAWING NO.:
T-001.00

SEAL & SIGNATURE:

DATE: 07/01/2013
PROJECT NO.:
DRAWN BY.: EK
SCALE: AS NOTED
SHEET:



PROPOSED 1ST FLOOR PLAN

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

APPROX. GROSS AREA: 2.984 S.F.

INTERIOR FINISH SCHEDULE

ROOM #	ROOM NAME	AREA	FLOOR			BASE			WALLS			CEILING				REMARKS
			MAT'L	FINISH	COLOR	MAT'L	FINISH	COLOR	MAT'L	FINISH	COLOR	MAT'L	FINISH	COLOR	HEIGHT	
101	Reception	185 s.f.	PC	AS	BO	WD	PG	PT-1	GB	PS	TBD	GB	PS	TBD	EXISTING	REPAIR FOR LEVEL 5 FINISH CEILING
102	Corridor	462 s.f.	PC	AS	BO	WD	PG	PT-1	GB	PS	TBD	GB	PS	TBD	EXISTING	REPAIR FOR LEVEL 5 FINISH CEILING
103	Men Changing Room	79.5 s.f.	CT	--	CT-1	CT	N/A	CT-1	GB	PS / WP	TBD	GB	PS	TBD	10'-0"	WALL PAPER ONE WALL, NEW DROP CEILING
103A	Male Shower	9 s.f.	CT	--	CT-3	N/A	N/A	N/A	CT	N/A	CT-4	CB	PG	TBD	8'-0"	NEW DROP CEILING, WET AREA
104	Unisex ADA Bath	58.25 s.f.	CT	--	CT-1	CT	N/A	CT-1	CT	N/A	TBD	GB	PS	TBD	10'-0"	NEW DROP CEILING
105	Storage Room	36 s.f.	EX.	N/A	N/A	WD	PG	PT-1	EX.	N/A	N/A	GB	PS	TBD	10'-0"	NEW DROP CEILING
106	Spa Room	79 s.f.	CT	--	CT-1	CT	N/A	CT-1	GB	PS / WP	TBD	GB	PS	TBD	10'-0"	NEW DROP CEILING
107	Female Changing Room	88 s.f.	CT	--	CT-1	CT	N/A	CT-1	GB	PS / WP	TBD	GB	PS	TBD	10'-0"	WALL PAPER ONE WALL
107A	Female Shower	9 s.f.	CT	--	CT-3	N/A	N/A	N/A	CT	N/A	CT-4	CB	PG	TBD	8'-0"	NEW DROP CEILING, WET AREA
108	Laundry Closet	40 s.f.	CT	--	CT-2	CT	N/A	CT-2	GB	PS	TBD	GB	PS	TBD	10'-0"	NEW DROP CEILING
109	Exercise Studio A	855.25 s.f.	WD-2	FF	BMB	WD	PG	PT-1	GB	PS	TBD	GB	PS	TBD	EXISTING	REPAIR FOR LEVEL 5 FINISH CEILING
110	Exercise Studio B	786 s.f.	WD-2	FF	BMB	WD	PG	PT-1	GB	PS	TBD	GB	PS	TBD	EXISTING	REPAIR FOR LEVEL 5 FINISH CEILING
111	Coat & Shoe Closet	44 s.f.	PC	AS	BO	WD	PG	PT-1	GB	PS	TBD	GB	PS	TBD	10'-0"	NEW DROP CEILING
112	Storage Closet	24.5 s.f.	PC	AS	BO	WD	PG	PT-1	GB	PS	TBD	GB	PS	TBD	10'-0"	NEW DROP CEILING
113	Office Area	101.5 s.f.	PC	AS	BO	WD	PG	PT-1	GB	PS	TBD	GB	PS	TBD	EXISTING	REPAIR FOR LEVEL 5 FINISH CEILING

INTERIOR FINISHES

PT- 1	BENJAMINE MOORE PAINT COLOR WHITE WATER (2120-60)
PT-2	BENJAMINE MOORE PAINT COLOR TBD
PT-3	BENJAMINE MOORE PAINT COLOR TBD
CT-1	CERAMIC TILE -1 SALERNO PORCELAIN TILE - HAMPTON WOOD SERIES; WALNUT 6" X 24"
CT-2	CERAMIC TILE -2 KASKA PORCELAIN TILE - EURO SERIES; BIANCO 6" X 24"
CT-3	CERAMIC TILE -3 SOLISTONE RIVER ROCK; 12" X 12" GRAY NATURAL STONE
CT-4	CERAMIC TILE -4 KESIR MOSAIC TILE - MARBLE SERIES; TURKISH CARRARA WHITE POLISHED
WD-2	ZENTERRA BAMBOO FITNES FLOORING; 5" X 76" PLANKS
BO'	BLACK ONYX ACID STAIN, FABCRETE LLC

MATERIALS LEGEND

CB	CONCRETE BOARD
CT	CERAMIC TILE
EX	EXISTING MATERIAL TO REMAIN
GB	GYPSUM BOARD
PC	POLISHED CONCRETE
P	PAINT
WD	WOOD-PAINT GRADE

FINISH CALLOUT LEGEND

AS	ACID STAIN
FF	FACTORY FINISH
PS	PAINT SATIN FINISH
PG	PAINT SEMI-GLOSS FINISH
SL	CLEAR SEALER
N/A	NON AVAILABLE
WP	WALLPAPER
TBD	TO BE DETERMINED

FLOORING LEYEND

CERAMIC TILE	250 S.F.
POLISHED CONCRETE FLOORING	750 S.F.
DANCE FLOORING	1,620 S.F.
SHOWER FLOORING	20 S.F.

DOOR AND FRAME SCHEDULE

MARK	DOOR SIZE WD	DOOR SIZE HGT	DOOR SIZE THK	DOOR MATL	DOOR GLAZING	FRAME MATL	FRAME EL	FIRE RATING LABEL	NOTES
01	3'-0"	7'-0"	1-3/4"	WOOD	NO	STEEL	--	NO	SOLID CORE DOOR
02	6'-0"	7'-0"	1-3/4"	WOOD	NO	STEEL	--	NO	SOLID CORE DOOR
03	6'-0"	7'-0"	1/2"	GLASS	N/A	FRAMELESS	--	NO	DOUBLE FULL GLASS FRAMELESS DOOR W/ PIVOT HINGES
04	5'-0"	7'-0"	1-3/4"	WOOD	NO	STEEL	--	NO	SOLID CORE DOOR

SCOPE OF WORK

- PROVIDE NEW ROUGH FRAMING FOR GYPSUM BOARD PARTITIONS AS INDICATED.
- PROVIDE PLYWOOD SUBFLOORING FOR HARDWOOD FLOORING AT CORRIDOR, RECEPTION, COAT & SHOE CLOSET, STORAGE CLOSET AND OFFICE AREA.
- PROVIDE ENGINEERING IF REQUIRED FOR ALL PLUMBING FIXTURES INDICATED ON DRAWINGS.
- PROVIDE NEW PLUMBING ROUGHING FOR ALL FIXTURES INDICATED ON DRAWINGS.
- PROVIDE INSTALLATION OF ALL CERAMIC TILE AT WET AREAS, HARDWOOD FLOORING AT CORRIDOR, RECEPTION, COAT & SHOE CLOSET, STORAGE CLOSET AND OFFICE AREA, PROVIDE INSTALLATION OF EXERCISE STUDIO AREAS.
- PROVIDE NEW HVAC DUCTWORK INTO EXISTING HVAC UNIT.
- PROVIDE ALL ELECTRICAL CONDUIT, SWITCHES, OUTLETS AND PREPARATION FOR ALL LIGHTING FIXTURES.
- INSTALL ALL PLUMBING FIXTURES AS INDICATED ON DRAWINGS.
- INSTALL ALL VENTILATION FANS ON BATHROOM, CHANGING ROOMS AND LAUNDRY CLOSET.
- INSTALL ALL HARDWOOD FLOORING ON CORRIDOR, CLOSETS AND RECEPTION AND BAMBOO FLOORING AT EXERCISE STUDIOS AS INDICATED ON DRAWINGS.
- INSTALL DOORS AS INDICATED ON DRAWINGS. DOORS WILL BE WOOD SOLID CORE. GLASS DOORS TO BE INSTALLED BY FABRICATOR.
- PROVIDE LEVEL 5 FINISHES FOR ALL PARTITIONS.
- PROVIDE SOUND INSULATION AS INDICATED ON DRAWINGS FOR SOUTH WALL AND PORTION OF CEILING.
- PROVIDE INSTALLATION OF ALL MIRRORS IN EXERCISE STUDIOS.
- PROVIDE MIRROR DETAILS IN BATHROOM AND CHANGING ROOM AS INDICATED ON DRAWINGS.
- PROVIDE LIGHT WALL DETAIL AS INDICATED ON DRAWINGS.
- PROVIDE NEW DROP CEILING WITH DETAILS AS INDICATED ON DRAWINGS.
- INSTALL SHELVING ON COAT CLOSET, LAUNDRY ROOM AND STORAGE CLOSETS.
- NEW PAINT THROUGHOUT.
- NEW WALL PAPER INSTALLATION ON SELECTED CHANGING ROOMS AND BATHROOM WALLS.

****THIS IS NOT AN ALL ENCOMPASSING LIST OF REQUIRED ITEMS, THIS IS ONLY A GUIDE FOR CONTRACTOR PRICING.**

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WOODLAB

DESIGN & FABRICATION

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REVISIONS/ISSUED

PROJECT NAME:

B A R I S T U D I O
2125 SAN JOAQUIN HILLS RD.
NEWPORT BEACH CA. 92660

RELATED NEW BUILDING/ALTERATION REFERENCE NO.:

DOB BSCAN STICKER:

DOB EMPLOYEE STAMPS AND SIGNATURES:

DRAWING TITLE:

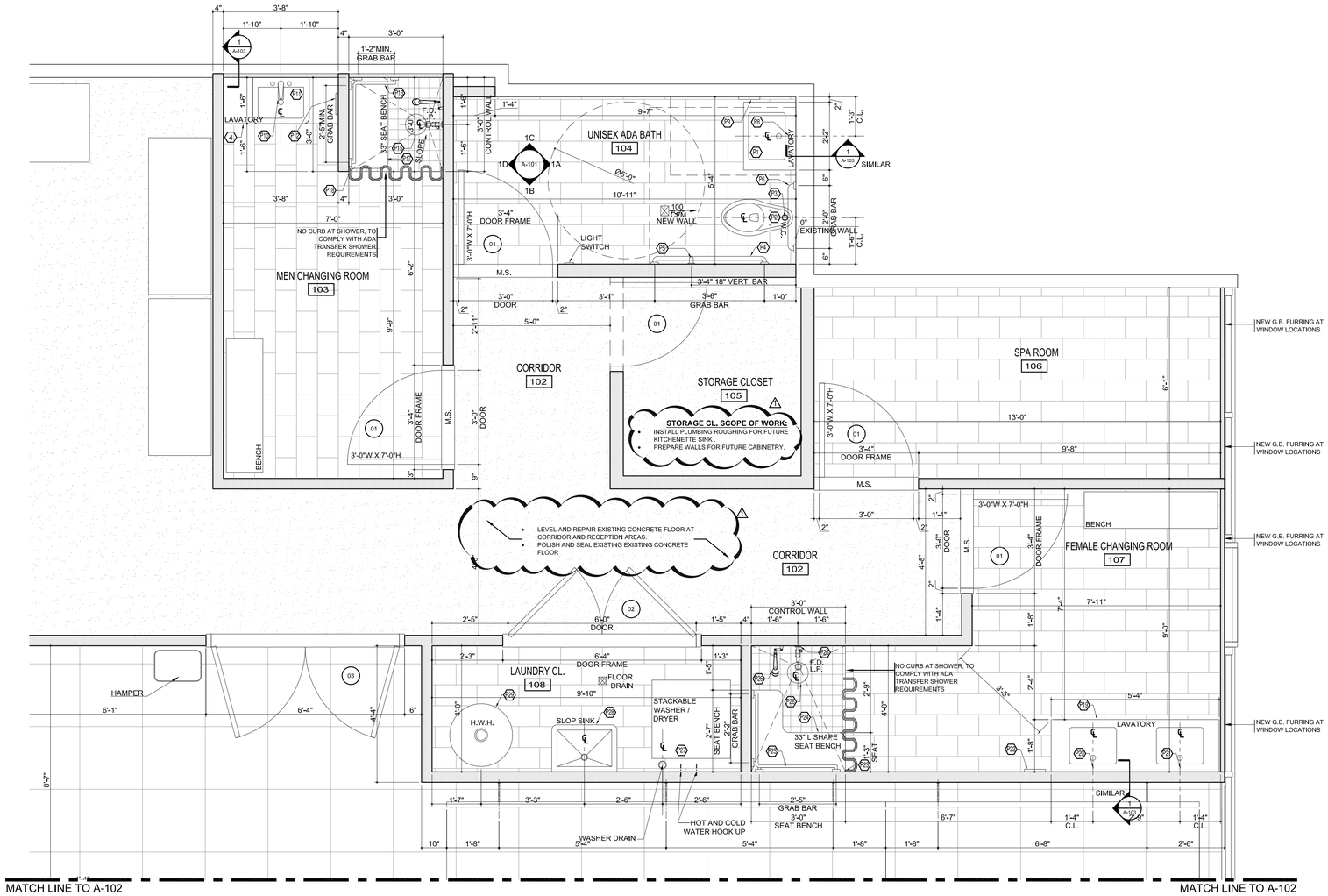
1ST FLOOR PROPOSED PLAN

DRAWING NO.:

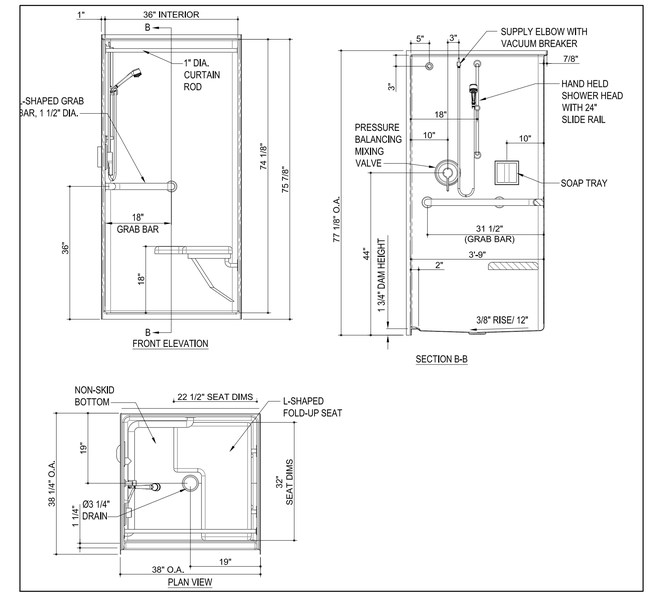
A-100.00

SEAL & SIGNATURE:

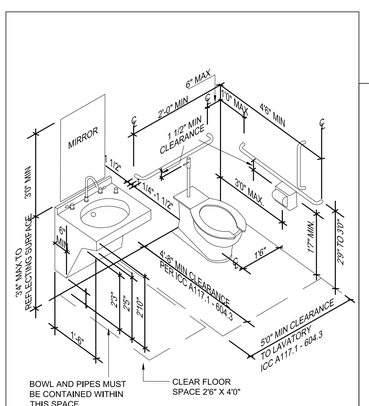
DATE: 07/01/2013
PROJECT NO.:
DRAWN BY.: EK
SCALE: AS NOTED
SHEET:



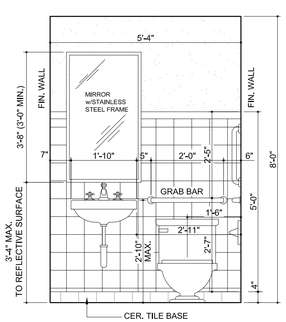
1 BATHROOMS DETAIL PLAN
SCALE: 1/2" = 1'-0"



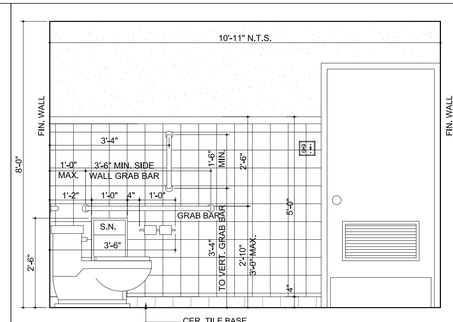
SHOWER DETAILS
SCALE: 1/2" = 1'-0"



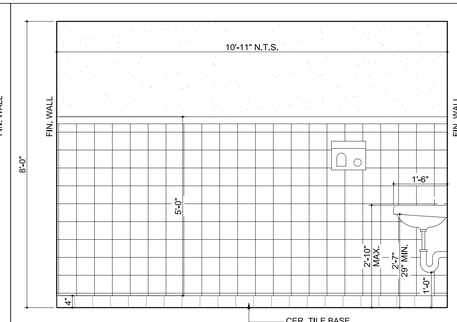
2 ACCESSIBLE FIXTURES AND ACCESSORIES
TYPICAL LOCATIONS PER ICC A117.1
NOT TO SCALE



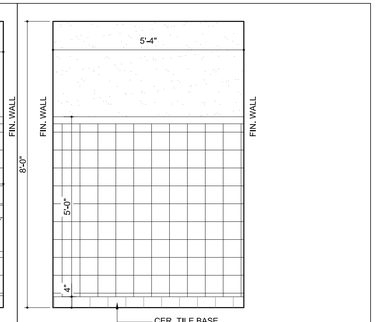
1A ACCESSIBLE BATHROOM ELEVATION 'A'
TYPICAL
SCALE 1/2"=1'-0"



1B ACCESSIBLE BATHROOM ELEVATION 'B'
TYPICAL
SCALE 1/2"=1'-0"



1C ACCESSIBLE BATHROOM ELEVATION 'C'
TYPICAL
SCALE 1/2"=1'-0"



1D ACCESSIBLE BATHROOM ELEVATION 'D'
TYPICAL
SCALE 1/2"=1'-0"

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B A R I S T U D I O
2125 SAN JOAQUIN HILLS RD.
NEWPORT BEACH CA. 92660

RELATED NEW BUILDING/ALTERATION REFERENCE NO.:

DOB BSCAN STICKER:

DOB EMPLOYEE STAMPS AND SIGNATURES:

DRAWING TITLE:
BATHROOM DETAIL PLAN

DRAWING NO.:
A-101.00

SEAL & SIGNATURE:

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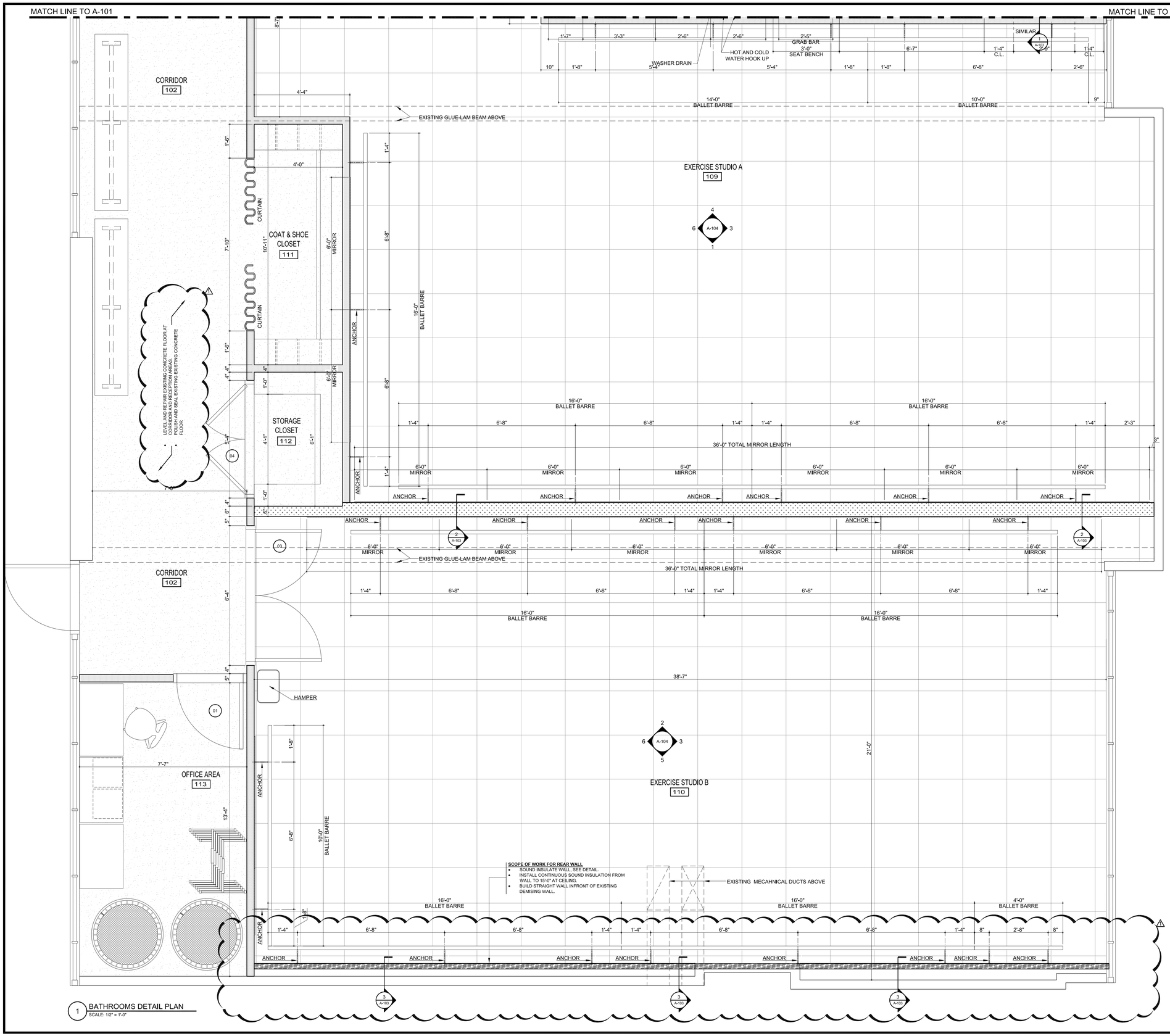
PROJECT NO.:
DRAWN BY: EK
SCALE: AS NOTED
SHEET:



1 BATHROOMS DETAIL PLAN
SCALE: 1/2" = 1'-0"

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2125 SAN JOAQUIN HILLS RD.
NEWPORT BEACH CA. 92660

RELATED NEW BUILDING/ALTERATION REFERENCE NO.:

DOB BSCAN STICKER:

DOB EMPLOYEE STAMPS AND SIGNATURES:

DRAWING TITLE:
EXERCISE STUDIO DETAIL PLAN

DRAWING NO.:
A-102.00

SEAL & SIGNATURE:

DATE: 07/01/2013
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SCALE: AS NOTED
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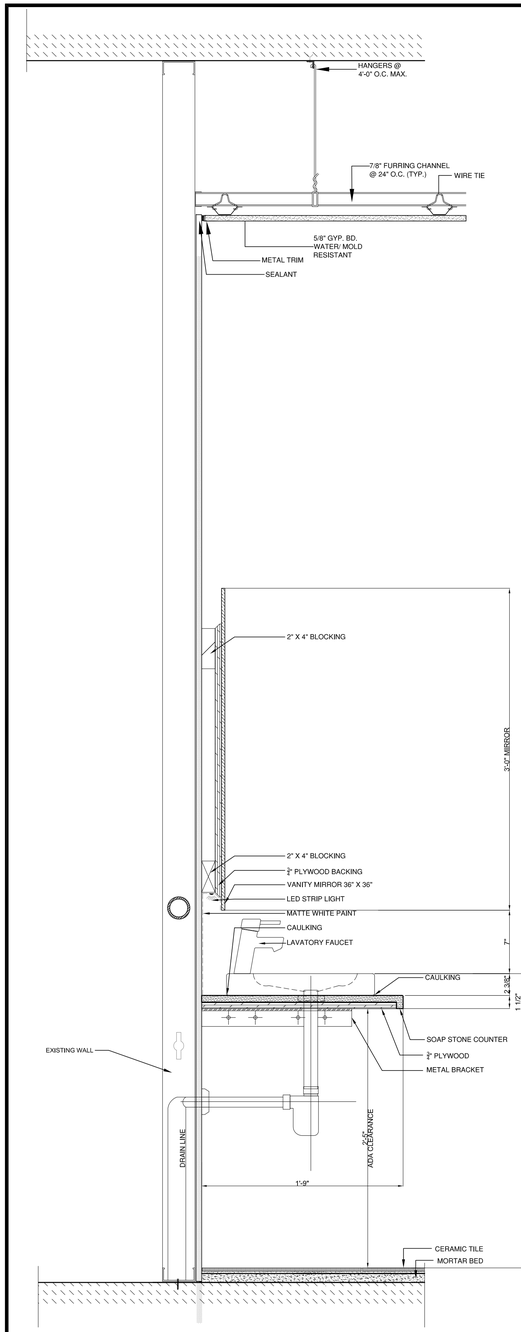
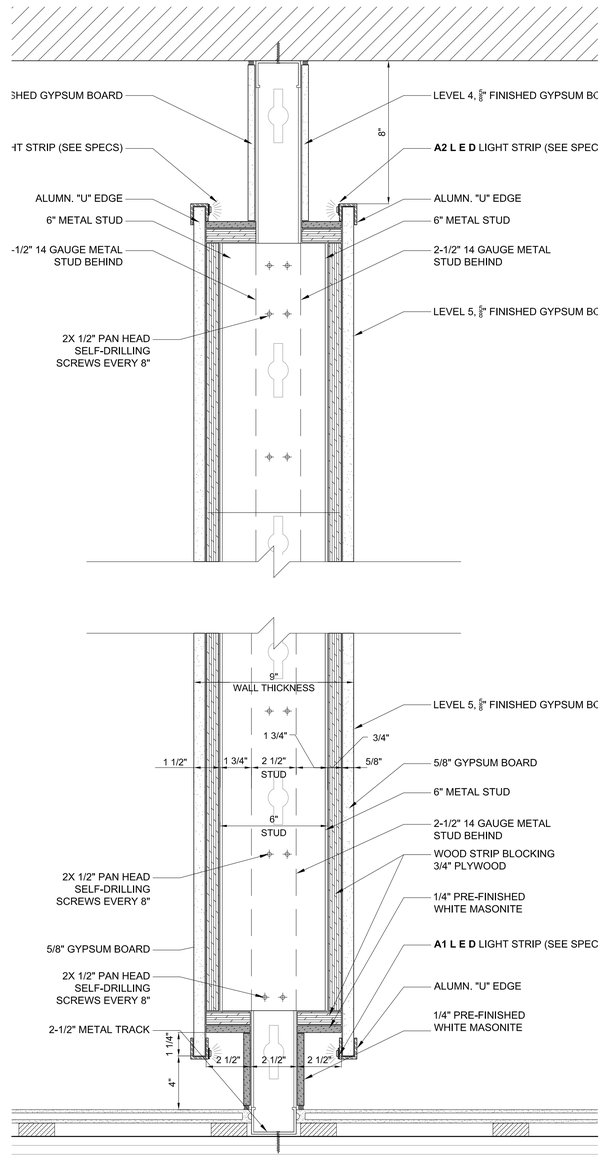
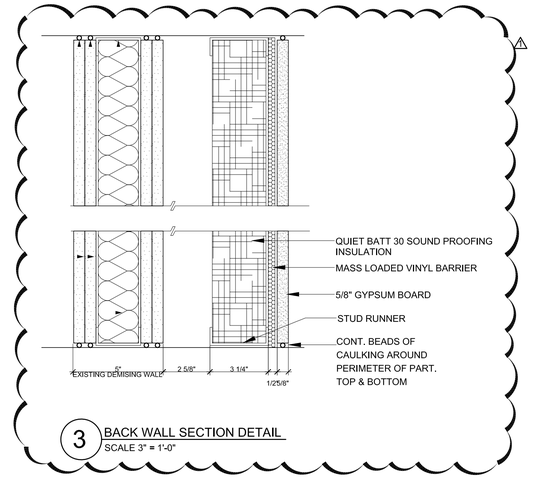


1 SECTION DETAIL @ VANITY SINK
SCALE 12" = 1'-0"



2 LIGHT WALL DETAIL
SCALE 3" = 1'-0"



3 BACK WALL SECTION DETAIL
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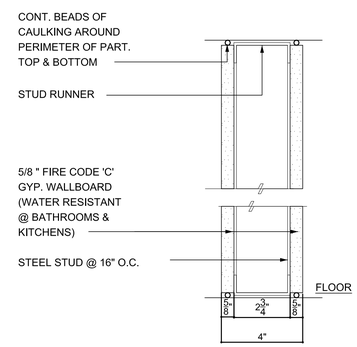
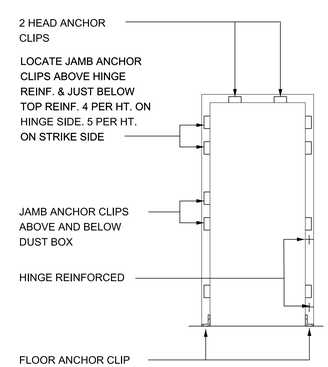
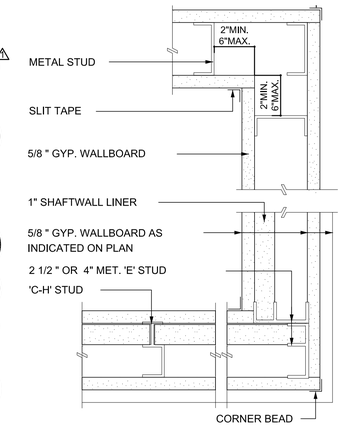


4 DETAIL AT TYPICAL PARTITION
SCALE 3" = 1'-0"



ELEVATION
5 LOCATION OF DOOR BUCK ANCHORY
SCALE 3" = 1'-0"



6 TYP. DRYWALL PARTITION @ CORNERS
SCALE 3" = 1'-0"

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Rev.	Date	ISSUE
1	10/01/2013	REISSUED FOR PRICING
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REVISIONS/ISSUED

PROJECT NAME:
B A R I S T U D I O
2125 SAN JOAQUIN HILLS RD.
NEWPORT BEACH CA. 92660

RELATED NEW BUILDING/ALTERATION REFERENCE NO.:

DOB BSCAN STICKER:

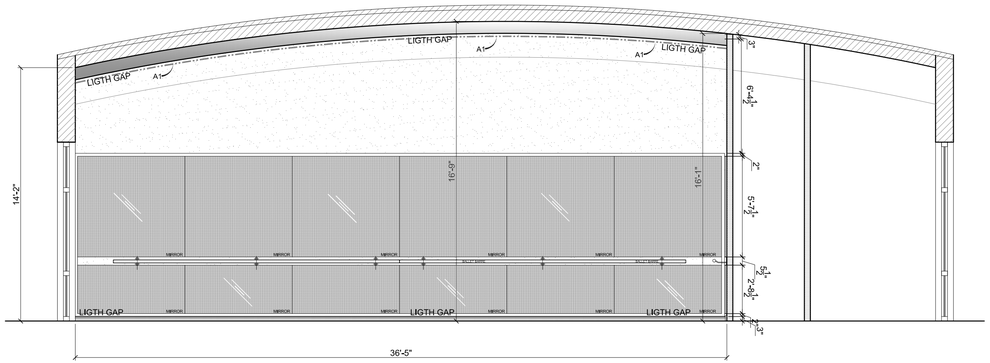
DOB EMPLOYEE STAMPS AND SIGNATURES:

DRAWING TITLE:
VARIOUS DETAILS

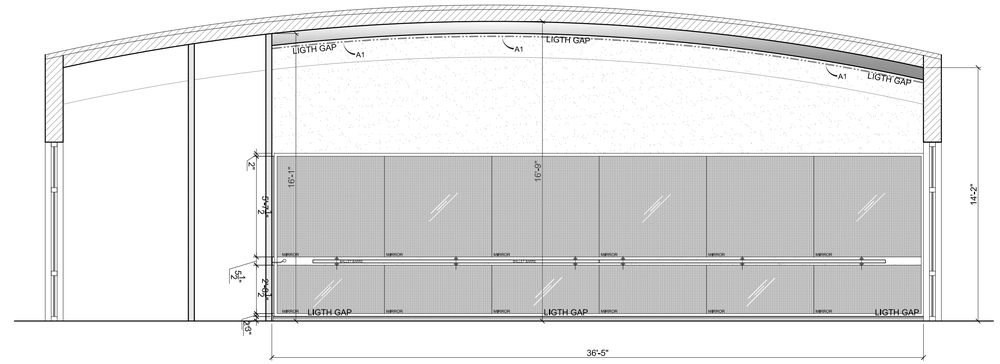
DRAWING NO.:
A-103.00

SEAL & SIGNATURE:

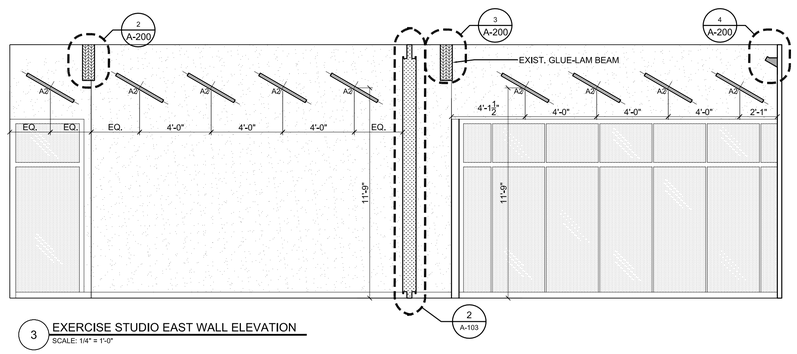
DATE: 07/01/2013
PROJECT NO.:
DRAWN BY.: EK
SCALE: AS NOTED
SHEET:



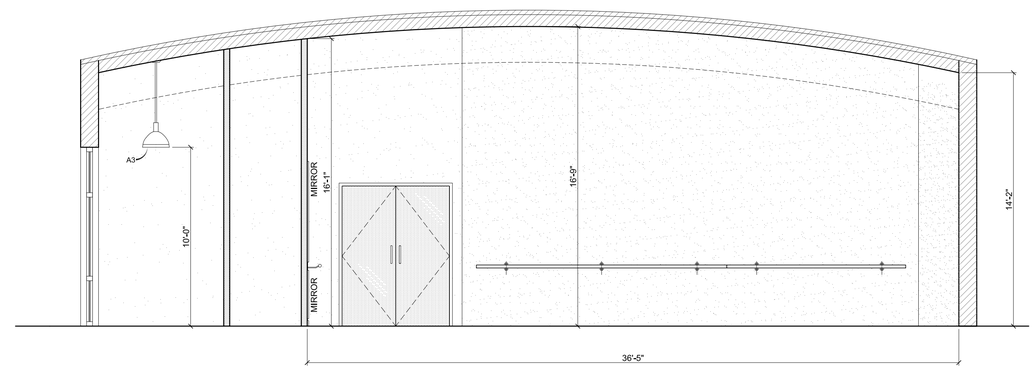
1 EXERCISE STUDIO A LIGHT WALL ELEVATION
SCALE: 1/4" = 1'-0"



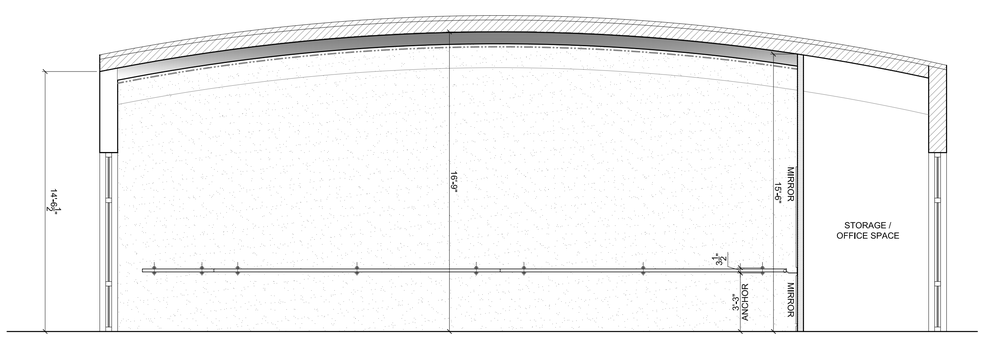
2 EXERCISE STUDIO B LIGHT WALL ELEVATION
SCALE: 1/4" = 1'-0"



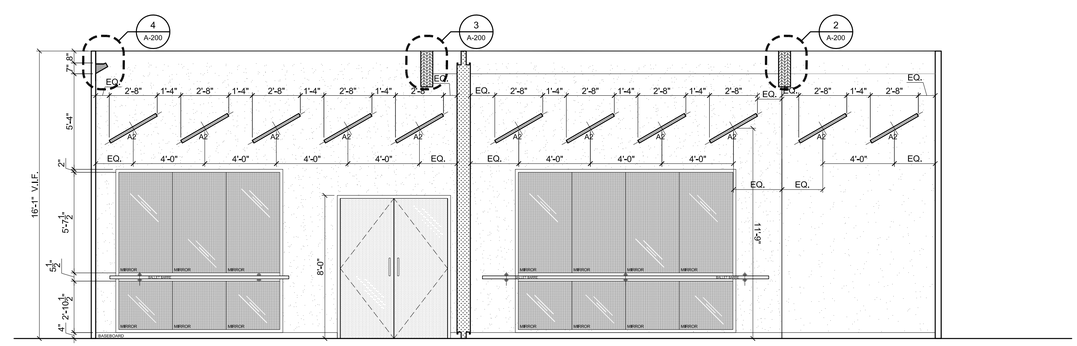
3 EXERCISE STUDIO EAST WALL ELEVATION
SCALE: 1/4" = 1'-0"



4 EXERCISE STUDIO A NORTH WALL ELEVATION
SCALE: 1/4" = 1'-0"



5 EXERCISE STUDIO B SOUTH WALL ELEVATION
SCALE: 1/4" = 1'-0"



6 EXERCISE STUDIO WEST WALL ELEVATION
SCALE: 1/4" = 1'-0"

DESIGNER:

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DESIGN & FABRICATION

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REVISIONS/ISSUED

PROJECT NAME:

B A R I S T U D I O
2125 SAN JOAQUIN HILLS RD.
NEWPORT BEACH CA. 92660

RELATED NEW BUILDING/ALTERATION REFERENCE NO.:

DOB BSCAN STICKER:

DOB EMPLOYEE STAMPS AND SIGNATURES:

DRAWING TITLE:

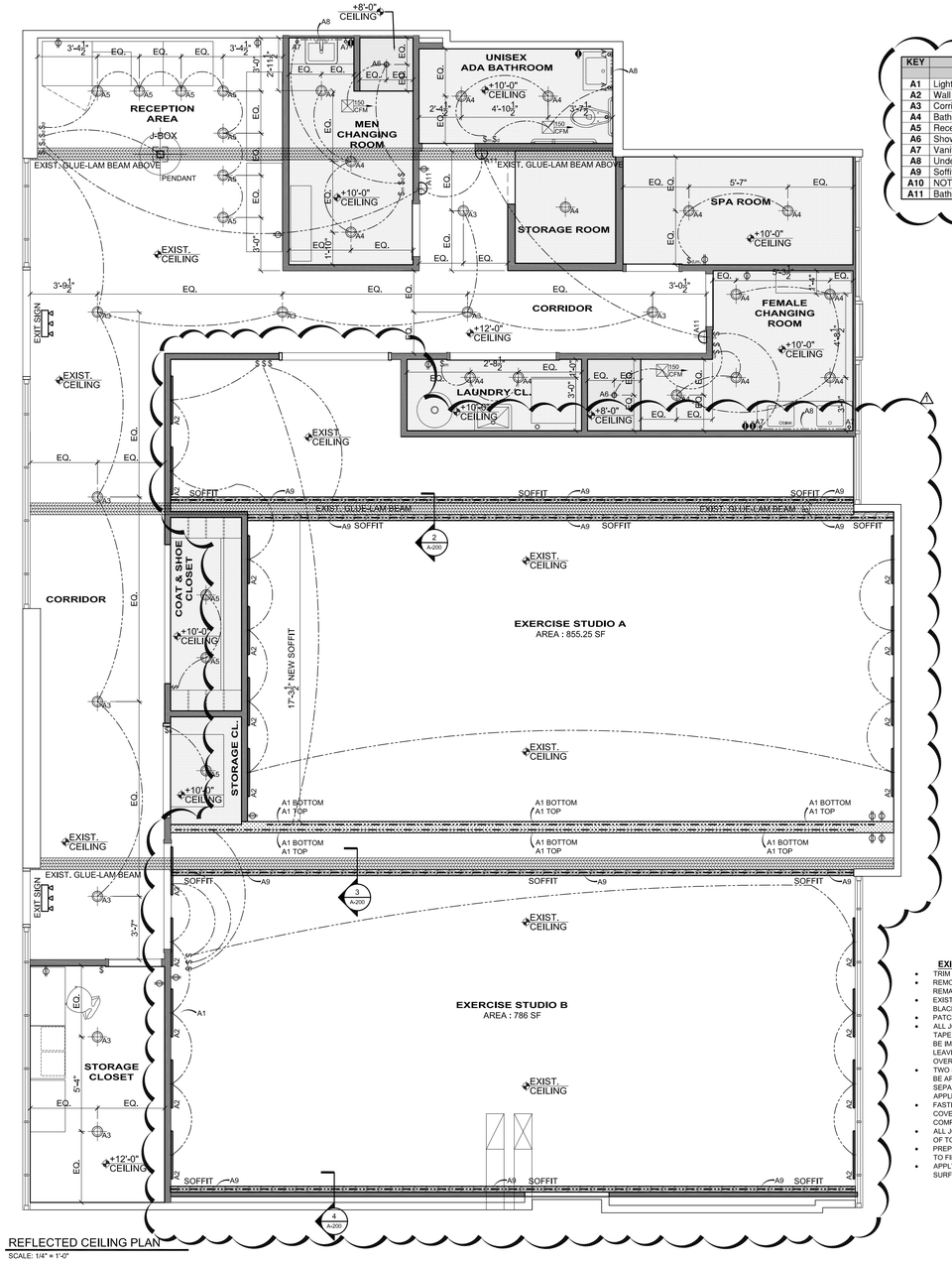
INTERIOR ELEVATIONS

DRAWING NO.:

A-104.00

SEAL & SIGNATURE:

DATE: 07/01/2013
PROJECT NO.:
DRAWN BY.: EK
SCALE: AS NOTED
SHEET:



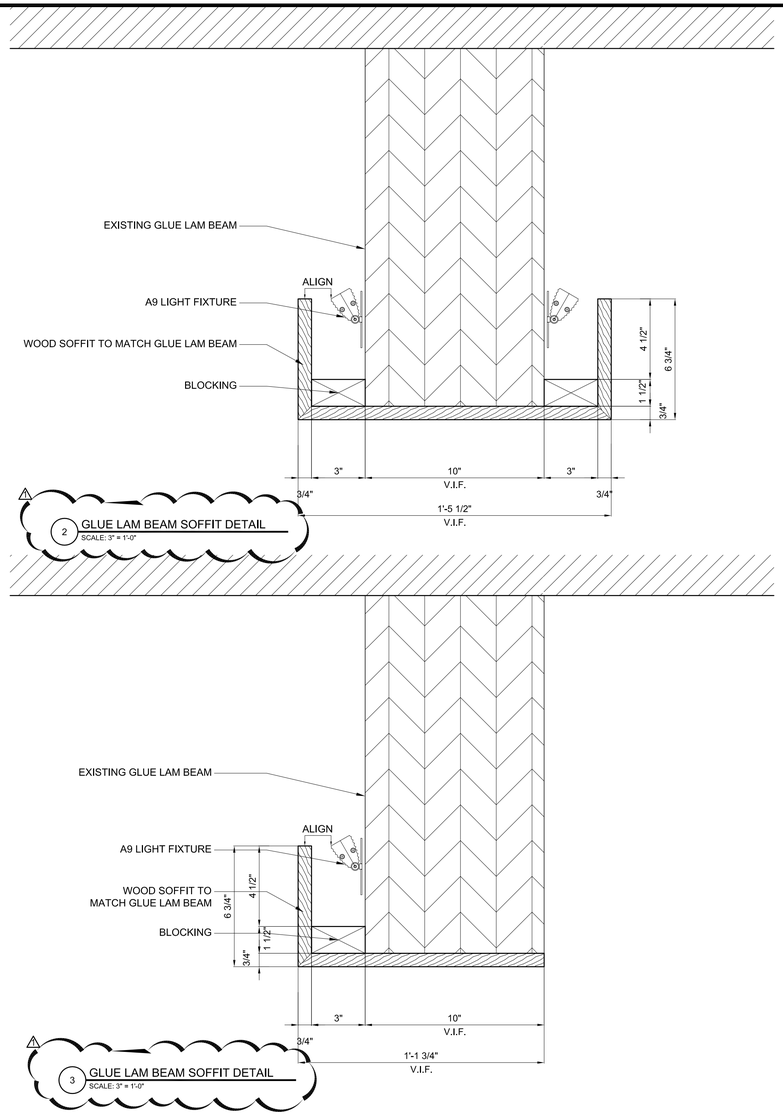
REFLECTED CEILING PLAN

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

KEY	LOCATION	NO. OF FIXTURES	TYPE OF FIXTURE
A1	Light Wall LED Strip	147 Lft.	Warm White LED Strip
A2	Wall Flourescent Light	20 units	double T5 fixture, remote ballast
A3	Corridor Pendant light	10 units	20" industrial pendant light- CFL
A4	Bathroom Recessed LED Light	15 units	5" 600 Lumen Recessed
A5	Recessed LED Light	7 units	8" CFL Recessed
A6	Shower Recessed Halogen Light	2 units	3" LED Recessed
A7	Vanity Mirror Light	6 units	Linear Incandescent
A8	Under Vanity Cabinet Light	2 Lft. + 2.5 Lft. + 4.6	Warm White LED Strip Wet Area
A9	Soffit LED Strip	150 Lft.	RGB LED Strip
A10	NOT IN USE	N/A	N/A
A11	Bathroom Wall Sconces	3 units	Halogen Glo-Ball

EXISTING CEILING SCOPE OF WORK:

- TRIM AND REMOVE OLD EXISTING PLUMBING.
- REMOVE ALL OLD CEILING HANGERS AND ANY REMAINING ITEMS.
- EXISTING PLUMBING TO REMAIN TO BE PAINTED BLACK.
- PATCH AND REPAIR EXISTING GYPSUM BOARD.
- ALL JOINTS AND INTERIOR ANGLES SHALL HAVE TAPE EMBEDDED IN JOINT COMPOUND AND SHALL BE IMMEDIATELY WIPED WITH A JOINT KNIFE LEAVING A THIN COATING OF JOINT COMPOUND OVER ALL JOINTS AND INTERIOR ANGLES.
- TWO SEPARATE COATS OF JOINT COMPOUND SHALL BE APPLIED OVER ALL FLAT JOINTS AND ONE SEPARATE COAT OF JOINT COMPOUND SHALL BE APPLIED OVER INTERIOR ANGLES.
- FASTENER HEADS AND ACCESSORIES SHALL BE COVERED WITH THREE SEPARATE COATS OF JOINT COMPOUND.
- ALL JOINT COMPOUND SHALL BE SMOOTH AND FREE OF TOOL MARKS AND RIDGES.
- PREPARE ALL CEILING AREAS WITH A PRIMER PRIOR TO FINAL FINISH.
- APPLY 2 COATS OF FLAT PAINT AS A FINISH SURFACE.

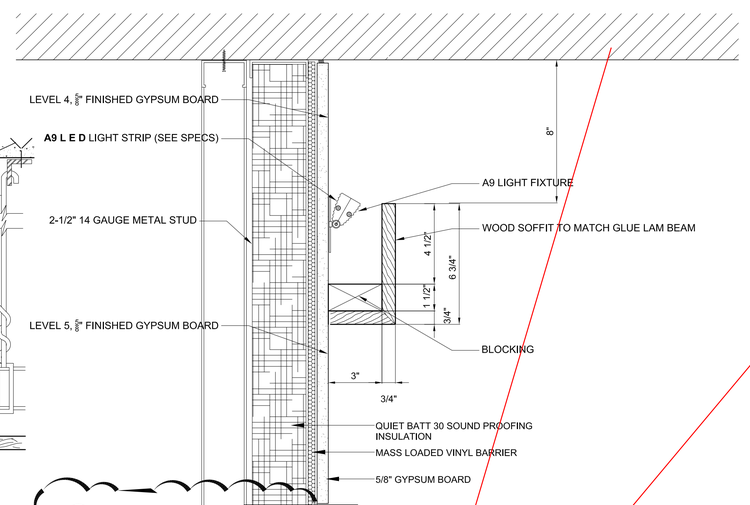


2 GLUE LAM BEAM SOFFIT DETAIL

SCALE: 3" = 1'-0"

3 GLUE LAM BEAM SOFFIT DETAIL

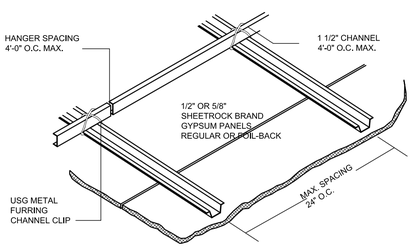
SCALE: 3" = 1'-0"



4 BACK WALL SOFFIT DETAIL

SCALE: 3" = 1'-0"

USG METAL FURRING CHANNEL



REFLECTED CEILING DETAILS

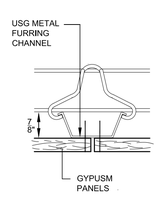
SCALE: N.T.S.

LIMITING SPAN - METAL FURRING MEMBERS

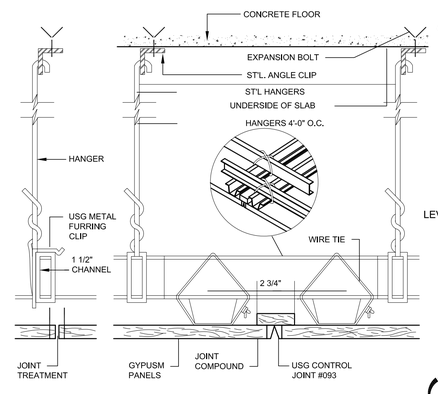
TYPE FURRING MEMBER	MEMBER SPACING (IN. O.C.)	SINGLE LAYER PANELS (2.5 PSF MAX.)		DOUBLE LAYER PANELS (5.0 PSF MAX.)	
		1-SPAN	3-SPAN	1-SPAN	3-SPAN
DWC-25	16	5'-9"	7'-1"	4'-7"	5'-8"
	24	5'-0"	6'-2"	4'-0"	4'-11"
DWC-20	16	6'-11"	8'-6"	5'-5"	6'-9"
	24	6'-0"	7'-5"	4'-9"	5'-11"
158ST STUD	16	7'-2"	8'-10"	5'-8"	7'-0"
	24	6'-3"	7'-9"	5'-0"	6'-2"

(1) FOR BEAMS, JOISTS, PURLINS, SUB-PURLINS; NOT INCLUDING 1 1/2" COLD ROLLED CHANNEL SUPPORT SPACED 4'-0" MAX.

(2) LIMITING SPANS FOR 1/2" AND 5/8" THICK PANELS. MAX. L/240 DEFLECTION AND UNIFORM LOAD SHOWN. INVESTIGATE CONCENTRATED LOADS SUCH AS LIGHT FIXTURES AND EXHAUST FANS SEPARATELY.



GRILLAGE SUSPENSION



CONTROL JOINT

DESIGNER:

WOODLAB

DESIGN & FABRICATION

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REVISIONS/ISSUED

PROJECT NAME:

B A R I S T U D I O
2125 SAN JOAQUIN HILLS RD.
NEWPORT BEACH CA. 92660

RELATED NEW BUILDING/ALTERATION REFERENCE NO.:

DOB BSCAN STICKER:

DOB EMPLOYEE STAMPS AND SIGNATURES:

DRAWING TITLE:

1ST FLOOR REFLECTED CEILING PLAN

DRAWING NO.:

A-200.00

SEAL & SIGNATURE:

DATE: 07/01/2013
PROJECT NO.:
DRAWN BY: EK
SCALE: AS NOTED
SHEET:

increase of sign area of 20.7X and 16.3X. While I would agree that the existing entry signs (apparently added without a modification permit and in violation of PC-56) seem small and out of scale with the building, the proposed increase seems excessive to me.

6. Condition of Approval #2 seems a less precisely worded version of Condition #12. I would suggest deleting #2.

Item 2. Bari Studio Minor Use Permit (PA2013-230)

1. Facts in Support of Finding C.3 says the project "*is oriented towards the parking lot away from the residential uses.*" The orientation of the project plans provided in Attachment ZA 6 is difficult to follow, and the statement may be correct with respect to the entry areas (which I think are shown to the left) but I have the impression that Exercise Studios A & B are designed to have windows (on the right) looking out over San Joaquin Hills Road towards Big Canyon. It is unclear if they are large enough to be readily visible from there.

2. Facts in Support of Finding D.1, at the end of the fourth line, refers to the overall project area as a "shopping center." My impression is it is not a shopping center.

3. Facts in Support of Finding D.1 concludes by saying "*the Director **may** reduce parking requirements when a parking lot is upgraded for ADA compliance*." Has the Director in fact done that? Or does Attachment ZA 4 mean the Director has delegated the authority to make this decision to an Assistant Planner?

4. Regarding Condition of Approval #9, which limits the use "*to a maximum of three employees and 24 patrons*," I have no personal familiarity with fitness centers, but my understanding is that patrons often work out with "personal trainers." Is this ratio of 3 employees to 24 patrons adequate? Or are trainers not regarded as employees? If not, are trainers counted towards the 24 patrons allowed?

5. One might also note that Condition 9 could be read to say there is no limit on the number of occupants outside the hours stated. I would suggest rephrasing it to say: "9. *The use shall be limited to the business hours of 6:00 a.m. to 8:00 p.m. with a maximum of three employees and 24 patrons at any time*."

6. In Condition 11, to clarify the concern about noise outside the unit, it might be preferable: "*The operator of the facility shall be responsible for the control of noise generated* ~~***on***~~ ***by*** *the subject* ~~***facility***~~ ***use***. …"

7. The suite numbers shown on the first sheet of the "Tenant Improvement Drawings" in Attachment ZA 6, and repeated in the "Parking Summary" on handwritten page 20, differ substantially from the tenant addresses shown on the City's GIS map (including not only a different arrangement of the numbers within the building, but a "2115" where the GIS shows "2123"). Do the GIS designations need to be corrected?