

**CITY OF NEWPORT BEACH
PLANNING DEPARTMENT ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION
FROM: David Lepo, Planning Director
SUBJECT: Report of actions taken by the Zoning Administrator, Planning Director and/or Planning Department staff for the week ending July 10, 2009

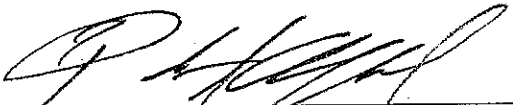
ACTIONS TAKEN BY THE PLANNING DIRECTOR OR PLANNING DEPARTMENT STAFF

Item 1: Maple Conservatory of Dance – Use Permit No. UP2009-022 (PA2009-082)
301 B Marine Avenue
A use permit for a personal improvement service pursuant to Chapter 20.15 of the Municipal Code. The application includes a 450-square-foot dance studio and a 260-square-foot retail area.

Approved – July 9, 2009

Council District 5

On behalf of David Lepo, Planning Director:



Patrick J. Alford, Planning Manager

APPEAL:

The applicant or any interested party may appeal the decision of the Planning Director, Zoning Administrator and department staff to the Planning Commission by a written request to the Planning Director within 14 days of the action date. A \$1,810.00 filing fee shall accompany any appeal filed. No building permits may be issued until the appeal period has expired.

c: David Lepo, Planning Director (*e-mail*)
Sharon Wood, Assistant City Manager (*e-mail*)
David Keely, Public Works Senior Civil Engineer (*e-mail*)
Code Enforcement Division (*e-mail*)



USE PERMIT ACTION LETTER

PLANNING DEPARTMENT
3300 NEWPORT BOULEVARD
NEWPORT BEACH, CA 92663
(949) 644-3200 FAX (949) 644-3229

Application No.	Use Permit No. UP2009-022 (PA2009-082)
Applicant	Maple Conservatory of Dance
Site Address	301 B Marine Avenue
Legal Description	Lot 35 and 36, Block 13, Tract Balboa Island Section 4

On July 9, 2009, the Planning Director approved the following: A use permit for a personal improvement service pursuant to Chapter 20.15 of the Municipal Code. The application includes a 450-square-foot dance studio and a 260-square-foot retail area. The property is located in the RSC-R (Retail Service Commercial – Residential Overlay Zone) District. The approval is based on the following findings and is based on the following conditions of approval.

FINDINGS

1. The City's Land Use Element of the General Plan designates the site as Mixed Use Water Related (MU-W2); and the Zoning Code designates the site as Retail Service Commercial Residential Overlay (RSC-R), which designates the site for commercial uses. Dance studios are a commercial use consistent with the General Plan and Zoning Code designations.
2. This project qualifies for a categorical exemption pursuant to Section 15301 of the California Environmental Quality Act (CEQA) under Class 1 (Minor Alteration of Existing Structures) of the Implementing Guidelines of the California Environmental Quality Act. This exemption allows for the operation, repair, maintenance and minor alteration of existing buildings. A dance studio will require a tenant improvement, which entails minor alterations to the existing building.
3. The proposed location of the dance studio operated under the conditions of this approval, is consistent with the General Plan and the purpose of the district in which the site is located, will not be detrimental to the public health, safety, peace, comfort, or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to the properties or

improvements in the vicinity or to the general welfare of the City, for the following reasons:

- a. The dance studio will be located within a shopping district designated to include such uses. The MU-W2 designation of the General Plan allows for service commercial uses.
- b. The subject property on Marine Avenue abuts residential land uses to the west and no residential uses are located on site. The project site is oriented toward Marine Avenue (to the east) where there is more commercial property, which will limit the effects on abutting residential development across the alley in the rear. The dance studio has been conditioned to regulate exterior noise levels to limit the impact on neighboring land uses.
- c. The existing site does not provide off-street parking. However, personal improvement services have the same parking requirement as retail per the Zoning Code and a retail use legally occupied the tenant space prior to the proposed personal improvement service. Therefore, based on the limited class size during the daytime hours, the legal nonconforming status of the parking demand will not be increased and no adverse impact on neighboring properties is anticipated.

CONDITIONS

1. Use Permit No. UP2009-022 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.91.050 of the Newport Beach Municipal Code, or an extension is otherwise granted.
2. The Planning Director 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 stamped approved on July 9, 2009.
4. The hours of operation are 8:00 a.m to 10:00 p.m., daily.
5. Class size shall be limited to no more fifteen persons (combination of participants and instructors). There shall be fifteen minutes provided between the end of one class and the start of the next class. Based on occupancy and use, sanitation facilities shall be provided in accordance with the provisions of the Building Code;

and may require the provision of separate sex restrooms, unless otherwise approved by the Building Department.

6. 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.
7. A Special Events Permit is required for any event or promotional activity outside the normal operational characteristics of this dance studio 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.
8. 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 periods unless the ambient noise level is higher:

Location	Between the hours of 7:00AM and 10:00PM		Between the hours of 10:00PM and 7:00AM	
	Interior	Exterior	Interior	Exterior
Residential Property	45dBA	55dBA	40dBA	50dBA
Residential Property located within 100 feet of a commercial property	45dBA	60dBA	45dBA	50dBA
Mixed Use Property	45dBA	60dBA	45dBA	50dBA
Commercial Property	N/A	65dBA	N/A	60dBA

9. The doors and windows shall remain closed at all times that the facility is open for business, music is provided, or noise is generated by the activities of the facility.
10. Prior to issuance of building permits, the applicant shall submit to the Planning Department an additional copy of the approved final 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 use permit and shall highlight the approved elements such that they are readily discernible from other elements of the plans.

APPEAL PERIOD

The applicant or any interested party may appeal the decision of the Planning Director to the Planning Commission by a written request to the Planning Department within 14 days of the action date. A \$1,810.00 filing fee shall accompany any appeal filed. For additional information on filing an appeal, contact the Planning Department at 949 644-3200.

On behalf of David Lepo, Planning Director

By: James Campbell for Jim Campbell
James Campbell, Principal Planner

JWC/rwb

Attachments: Appendix
Vicinity Map
Letter from applicant describing use
Project Plans

APPENDIX

Off-Street Parking

The commercial center in which the project is proposed provides no on-site parking spaces. There are varying types of retail/commercial uses that occupy the multi-tenant building and their varying hours of peak demand.

The subject property is nonconforming due to deficient off-street parking; however, the nonconforming status is not intensified by the proposed use. Pursuant to Section 20.62.050 (Nonconforming Structures and Uses – Nonconforming Parking) of the Municipal Code, nonconforming uses in nonresidential districts may be continued or changed to a use requiring the same or less on-site parking. The previous retail sales use would require five parking spaces based upon the retail use parking ratio of one parking space per 250 feet of gross floor area required per Chapter 20.66 (Off-street Parking and Loading Regulations) of the Municipal Code. The gross floor area of the subject suite is approximately 1,100 square feet. The proposed use, with limited hours of operation and class size, will not require more parking than the previous retail sales use required. Given the nature of the use and its location, alternate modes of transportation, including walking and carpooling, will likely ensure that actual parking demand will not exceed prior parking demand.

The Zoning Ordinance does not establish a specific off-street parking requirement for private instructional facilities or health and fitness clubs. However, the Planning Commission has required, when instruction is provided on a one-on-one basis, one parking space for each student plus one parking space for each instructor and employee; and when classes are provided, one parking space for each 3 persons attending class, including instructors. Applying the latter standard to the proposed facility would result in a requirement of 5 off-street parking spaces and allow a maximum occupancy of 15 persons (any combination of participants and instructors) during the daytime use. This requirement cannot be satisfied since there is no available on site parking for the commercial uses. Therefore the non-conforming status of the commercial parking will remain unchanged with the introduction of the proposed use.

Therefore, staff has conditioned the facility to limit the class session's size to a maximum of a total of 15 persons (participants and instructors).

Hours of Operation

The applicant has indicated that the hours of operation are 10:00 a.m. to 8:00 p.m. daily. The latest sessions are finished by 8:00 p.m. Staff has recommended an opening hour of 8 am and a closing hour of 10:00 p.m. for the facility that should adequately address the current and future needs of the facility.

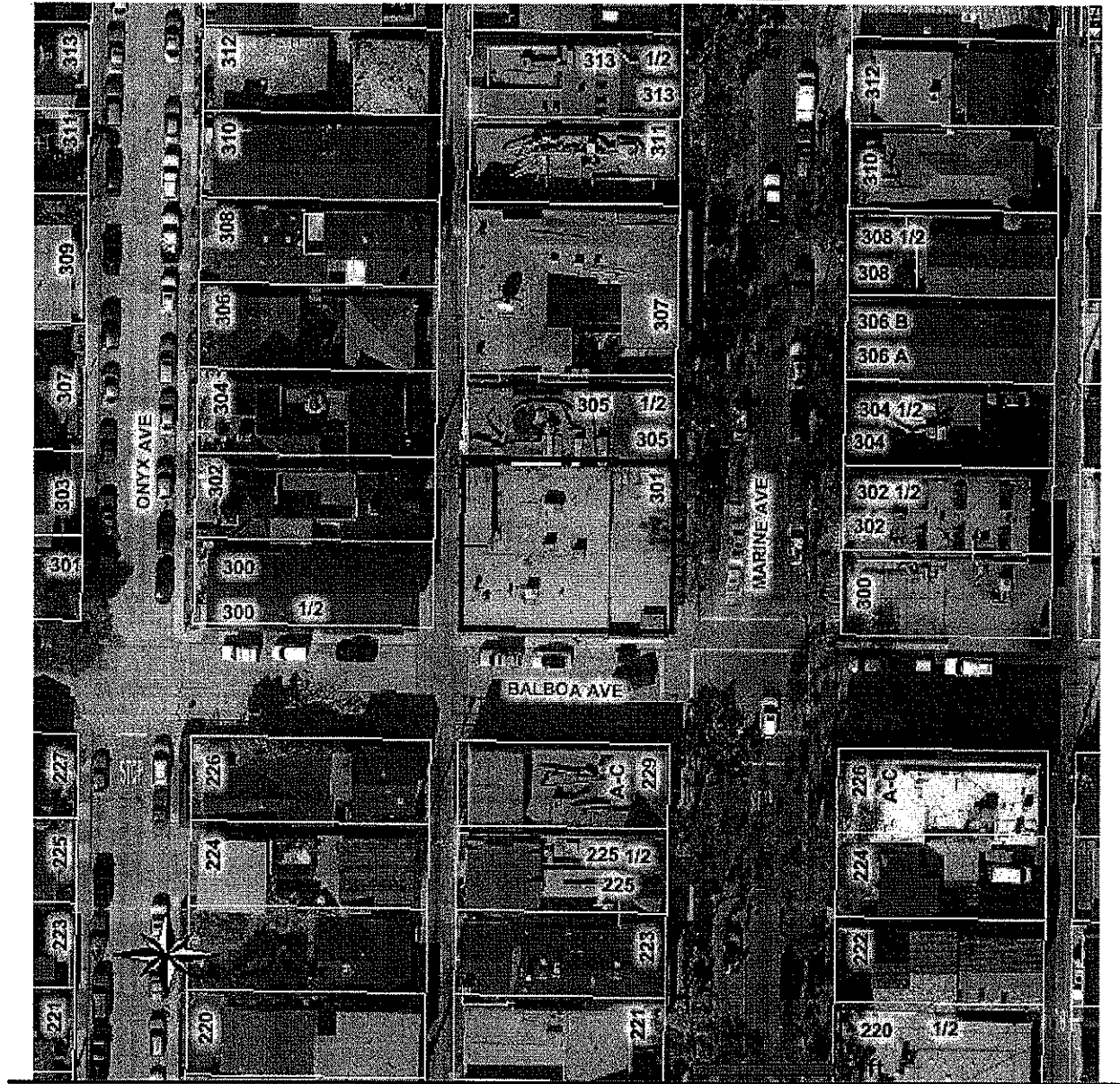
Noise Concerns

The early sessions have the greatest potential to create adverse noise impacts with neighboring or nearby residential uses. In order to prevent potential noise problems, staff has recommended that the doors of the facility remain closed at all times. This is especially critical during the early morning sessions. The applicant has indicated that music is generally utilized during regular sessions, but that the volume will be limited. Staff believes that the noise issues are adequately addressed by the recommended conditions of approval that include strict compliance with the Noise Ordinance of the Municipal Code and restricted hours of operation. Should noise complaints occur, Conditions of Approval-Standard Requirement No. 2 allows the Planning Director or the Planning Commission to add or modify conditions of approval to address any problem.

Restroom Facilities

The proposed facility provides a single unisex restroom for patrons. However, the Building Department may require additional restroom facilities based on the use or occupancy and may require the addition of separate sex sanitation facilities for patrons, as required by the Newport Beach Municipal Code and in compliance with the provisions of the Health Code (Orange County).

VICINITY MAP



Use Permit No. UP2009-022
PA2009-082

301 B Marine Avenue

(Revised 07-10-09) July 9, 2009
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maple youth ballet

1824 Kaiser Avenue Irvine, California 92614
T: (949) 660-9930 F: (949) 660 9932

Kathy R. Crade, Director
Charles A. Maple, Director

December 3, 2008

Planning Department
City of Newport Beach

To Whom It May Concern:

We have entered into a lease for the property located at 301 B Marine Ave, Balboa Island, California. Subsequently, we have been issued a Business License to conduct business in the City of Newport Beach. Our license number is BT30025868.

It is our intent to use the above location as a 1-room dance studio primarily for young children between the ages of 2 and 7 years. Although, we currently own and operate a highly reputable ballet training conservatory located in the City of Irvine, it is our desire to serve young children, interested in the art of dance, in a uniquely intimate and child friendly space. We feel that the property located at 301 B Marine Ave would be an ideal location. In addition, we feel that our business is complementary to the already existing businesses on Marine Avenue. Although we have not yet started, we have met many of the business owners and residents in the neighborhood who seem very happy about our future plans! There is a real feeling of community and hospitality on the island.

We realize that Marine Avenue has a shortage of parking spaces and ordinarily this might even be a concern for us as business owners. However, we do not envision having many individuals at this location at any one time. We also believe that many of our customers already live in the neighborhood and would walk to our establishment. To preserve the integrity of our instruction, we intend to keep our class sizes very limited. Please visit our website www.mapleconservatory.com for information about our current business in Irvine. It will provide you with a better understanding about the quality of our instruction and how it differs from your average dance studio.

Prior to doing all of the above, we investigated the City of Newport Beach zoning regulations and found that by your definition our business would be classified as an Artists' Studio under General Service Uses.

Under the City of Newport Beach Definitions Chapter 20.84 we found that the following applies to our business located at the Marine Ave address.

Studio-Art, Dance, Martial Arts, Music etc (Land Use). A small scale instructional facility that typically accommodates one student or a group of students at a time, in no more than one instructional space. Examples of these small-scale facilities include: instruction and training in the arts, martial arts, gymnastics, etc.; photography and the

processing of photographs produced only users of the studio facilities; production studios for individual filmmakers, musicians, painters, sculptors, photographers and other artists. Larger facilities are included under the definition of "Schools-Public and Private." These uses may also include accessory retail sales of products related to the services provided.

In compliance with the above definition, it is our intent to operate "a small scale instructional facility that accommodates a small group of students at a time in no more than one instructional space."

In order for us to move forward, we will need to do some minor construction to create a space that will meet our needs. We hope that you will grant us the necessary permission to go forward with our plans.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kathy Grade".

Kathy Grade

Director, Maple Conservatory of Dance
Executive Director Maple Youth Ballet

GENERAL NOTES

1. GENERAL NOTES AND WORKMANSHIP IN COMPLIANCE WITH THE DRAWINGS, SPECIFICATIONS AND THE 2007 CALIFORNIA BUILDING CODE.
2. GENERAL NOTES AND TYPICAL DETAILS APPLY IN ADDITION TO ALL OTHER NOTES AND DETAILS CALLED OUT ON THE DRAWINGS.
3. WHERE DISCREPANCIES BETWEEN GENERAL NOTES AND DRAWINGS OCCUR, DRAWING TAKE PRECEDENCE.
4. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION, WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT AND USE SIMILAR DETAILS OF CONSTRUCTION SUBJECT TO REVIEW BY STRUCTURAL ENGINEER.
5. ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS ARE CONSIDERED A PART OF THE STRUCTURAL DRAWINGS AND ARE TO BE USED TO DEFINE CONFIGURATIONS, DIMENSIONS, MATERIALS, CONNECTIONS, LOCATION OF MEMBERS, ELEVATIONS, LOCATION OF OPENINGS, ETC.
6. BRACE FRING AND DETS COMPLYING WITH THE ENGINEERED CONNECTIONS SPECIFIED BY LSA (SEE SPECIFICATIONS BY LSA INTERNATIONAL SOURCE APPLICATION TO 400.07), ICB EVALUATION SERVICE, INC., REPORT PFC 5366.
7. EARLY ATTACH MECHANICAL AND ELECTRICAL EQUIPMENT TO THE STRUCTURE, ISOLATORS, FASTENERS AND ANY OTHER ELEMENT PROVIDING STABILITY FOR EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE DRAWINGS AND BE CAPABLE OF TRANSMITTING LOADS RESULTING FROM THE EVENT LESS THAN A LATERAL LOAD EQUIVALENT TO AT LEAST 1.5 TIMES THE WEIGHT OF THE EQUIPMENT. SUSPENDED EQUIPMENT TO BE PROVIDED WITH APPROVED LATERAL OR SWAY BRACING.
8. COORDINATE THE WORK OF ALL TRADES AND CHECK ALL DIMENSIONS, BRING DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT (STRUCTURAL ENGINEER) TO BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
9. CONDITIONS SHOWN OR NOTED AS EXISTING ARE BASED ON BEST INFORMATION CURRENTLY AVAILABLE AT THE TIME OF THE DRAWINGS. NO WARRANTY IS IMPLIED AS TO THE ACCURACY OF SAME. THE CONTRACTOR SHALL BE FIELD VERIFIED. SHOULD CONDITIONS BECOME APPARENT WHICH DIFFER FROM THE CONDITIONS SHOWN HEREIN, THEY SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT AND THE STRUCTURAL ENGINEER.
10. CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS OTHERWISE SPECIFIED AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. PROVIDE MEANS, METHODS, SEQUENCES AND PROCEDURES AS REQUIRED TO CONSTRUCT THE STRUCTURE IN ACCORDANCE WITH COMPLIANCE WITH NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. ANY DEVIATION MUST BE APPROVED BY THE GOVERNING CODE AUTHORITY PRIOR TO ERECTION.
11. ERECTION PROCEDURES SHALL COMPLY WITH OSHA REGULATIONS. ANY DEVIATION MUST BE APPROVED BY OSHA PRIOR TO ERECTION.
12. PROVIDE FOR ALL EXCAVATION PROCEDURES INCLUDING PROTECTIVE MEASURES TO MAINTAIN ADJACENT UTILITY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
13. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE STRUCTURAL ENGINEER DO NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES, OR INSPECTIONS OF THE MEANS, METHODS, SEQUENCES AND PROCEDURES OF CONSTRUCTION. THE STRUCTURAL ENGINEER DURING CONSTRUCTION ARE Distinguished FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE PROVIDED BY THE STRUCTURAL ENGINEER ARE PERFORMED SOLELY FOR THE PURPOSES OF INSURING IN QUALITY CONTROL AND IN ACHIEVING COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS. SUPPORT SERVICES, WHETHER OF ANY NATURE, PROVIDED BY THE CONTRACTOR PRIOR TO, DURING OR AFTER COMPLETION OF CONSTRUCTION, DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND ARE NOT TO BE CONSIDERED AS SUPERVISION OF CONSTRUCTION.
14. SEPARATE PERMIT(S) IS/ARE REQUIRED FOR ACCESSORY BUILDING, SWIMMING POOL, RETRAINING WALL, DEMOLITION, PATIO COVERS AND FENCES. (CBC 106.1)

GENERAL NOTES--CONT.

14. SAFETY GLAZING OR TEMPERED GLASS IS REQUIRED IN HAZARDOUS AREAS. EACH LIGHT OF SAFETY GLAZING, THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:
 - A. GLAZING IN INGRESS & EGRESS DOORS EXCEPT JALOUSIES.
 - B. GLAZING IN FIXED & SLIDING PANELS OF SLIDING DOOR ASSEMBLIES.
 - C. GLAZING IN DOORS & ENCLOSURES OF BATHING SHOWERS OR TUBS.
 - D. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE REARST EXPOSED EDGE OF THE DOOR.
 - E. GLAZING IN WALLS ENCLING STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE.
15. GLAZING IN WARDROBE DOORS SHALL BE SAFETY GLAZING OR LAMINATED GLASS.
16. ALL BRANCH CIRCUITS THAT SUPPLY 120V, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY ARC-FULT CIRCUIT INTERRUPTERS(S).
17. PROVIDE GROUND FAULT CIRCUIT INTERRUPTER(S) PROTECTION TO ALL BATHING AND 70 AMPERE RECEPTACLES INSTALLED OUTDOORS, IN GARAGES, PORCHES, PATIOS, BALCONIES, AND TERRACES, EXCEPT SINGLE OUTLET RECEPTACLES IN GARAGES UTILIZED FOR A FINED OR STATIONARY APPLIANCE.
18. PROVIDE BATHROOMS WITH A MINIMUM OF (1) TO AMPERE GROUND RECEPTACLE OUTLET. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM.
19. BATHROOM, GARAGE, LAUNDRY & UTILITY ROOMS PERMANENTLY INSTALLED LIGHTING MUST BE HIGH-EFFICACY OR BE PROVIDED W/ MANUAL-OCCUPANCY SENSOR. THE HIGH & LOW EFFICACY LIGHTING SHALL BE CONTROLLED FROM SEPARATE SWITCHES.
20. ALL INTERIOR ROOMS PERMANENTLY INSTALLED LIGHTING MUST BE HIGH-EFFICACY OR BE PROVIDED W/ MANUAL-OCCUPANCY SENSOR OR INCHUCK. THE HIGH & LOW EFFICACY LIGHTING SHALL BE CONTROLLED FROM SEPARATE SWITCHES.

PLUMBING NOTES

1. WASTE AND VENT PIPING ABOVE AND BELOW GRADE - PER 2007 UPC.
2. DOMESTIC WATER PIPING, BOTH WITH WROUGHT COPPER FITTINGS, UNDERGROUND - TYPE "K" HARD DRAWN COPPER, ABOVEGROUND - TYPE "L" HARD DRAWN COPPER, INSPECTED, TESTED AND APPROVED BY AUTHORITIES HAVING JURISDICTION.
3. COORDINATE ALL WORK WITH OTHER TRADES TO AVOID INTERFERENCE.
4. CONTRACTOR TO FIELD VERIFY TYPE OF EXISTING CONDENSE "S" S-LR CONSTRUCTION (POST-TENSION, REBAR, WELDED WIRE FABRIC) PRIOR TO ANY CUTTING OF THE SLAB.
5. ALL PLUMBING WORK SHALL BE INSTALLED SO AS TO AVOID INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING.
6. ALL PENETRATIONS OF ONE RATED SURFACE SHALL BE MADE WITH A NON-COMBUSTIBLE MATERIAL HAVING A FIRE RATING EQUAL TO THE MATERIAL PENETRATED AND SHALL BE COMPLETELY FIRE STOPPED.
7. EXACT LOCATION AND MOUNTING HEIGHTS OF PLUMBING FIXTURES SHALL BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS.
8. ALL VALVES, UNIONS, ETC., SHALL BE SAME SIZE AS INDICATED UNLESS OTHERWISE INDICATED ON DRAWINGS.
9. UNIONS SHALL BE PROVIDED AND INSTALLED PRIOR TO THE INSTALLATION OF THE METALLIC ISOLATION UNIONS ON ALL CONNECTIONS BETWEEN DISSIMILAR METALS.
10. ALL SANITARY PIPING SHALL HAVE MINIMUM SLOPE OF TWO PERCENT.
11. ALL PLUMBING COMPONENTS, FIXTURES, PIPING AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH UNIFORM PLUMBING CODE APPLICABLE CODES AND MANUFACTURERS RECOMMENDATIONS.
12. ALL PLUMBING EQUIPMENT SHALL BE APPROVED BY THE CALIFORNIA ENERGY COMMISSION TITLE 24.
13. MAXIMUM FIXTURE FLOW RATES PER CALIFORNIA ENERGY COMMISSION:
 - A. WATERCLOSETS: 1.6 GPM
 - B. URINALS: 1.0 GPM
 - C. LAUNDRY FAUCETS: 2.2 GPM
 - D. SINK FAUCETS: 2.5 GPM

Designer
Sherry, C. ABIL Design
10000 Harbor Blvd
Van Nuys, CA 91411
818-708-1111

PROPOSED TENANT IMPROVEMENT FOR:
MAPLE CONSERVATORY OF DANCE
301 MARINE AVE. UNIT B
BALBOA ISLAND, CA

GENERAL NOTES

REVISIONS
6 -

DATE: 5/15/09

JOB No.: BALBOA
SHEET

T-2

Designer
Steven C. High Design
10000 BALBOA ISLAND, CA 90264
Tel: 310.441.0077
sthigh@earthlink.net

PROPOSED TENANT IMPROVEMENT FOR:
MAPLE CONSERVATORY OF DANCE
301 MARINE AVE, UNIT 'B'
BALBOA ISLAND, CA

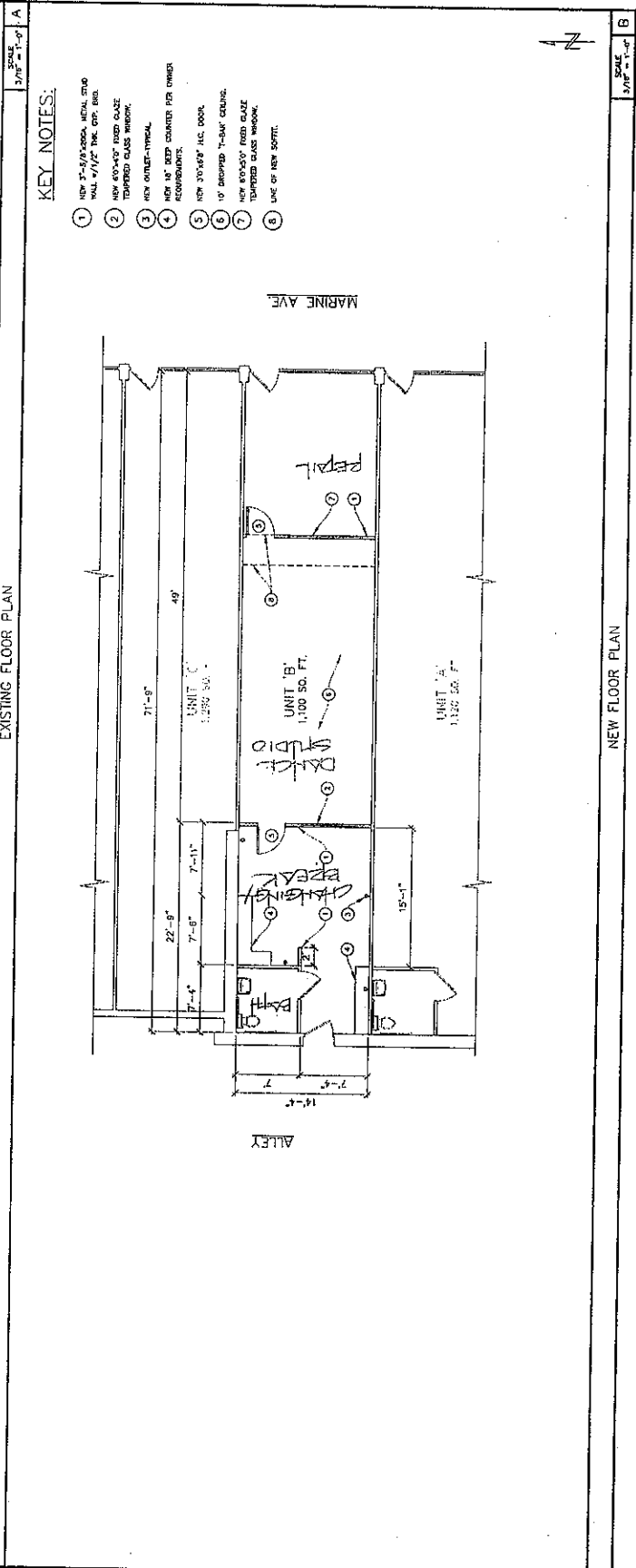
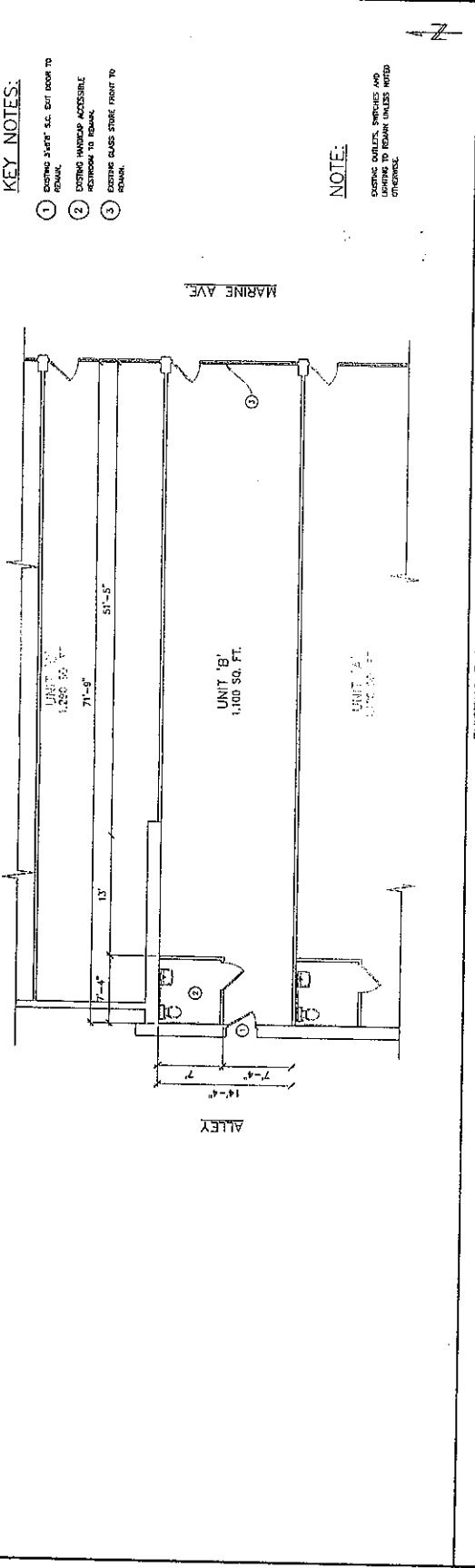
EXISTING & NEW FLOOR PLANS

REVISIONS
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2 -
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6 -
7 -
8 -

DATE: 5/13/08

JOB No. BALB00A
SHEET

A-1



Designer
Steven C. Ash Design
10000 S. 10th Street
Suite 100
Tampa, FL 33613
(813) 988-1000

PROPOSED TENANT IMPROVEMENT FOR:
MAPLE CONSERVATORY OF DANCE
301 MARINE AVENUE, UNIT B
BALBOA ISLAND, FLA

**FRAMING
DETAILS**

REVISIONS
0 =

DATE: 5/15/09

JOB NO.: BALBOA
SHEET
A-2

<p>2x12 TOP FLANGE 2x12 BOTTOM FLANGE C-CORNER TRACK</p>	<p>1</p>	<p>2x12 TOP FLANGE 2x12 BOTTOM FLANGE L-HEADER 2x12 WALL STUD</p>	<p>2</p>	<p>2x12 WALL STUD BRIDGING MEMBER</p>	<p>3</p>	<p>2x12 WALL STUD 2x12 CORNER HEADER</p>	<p>4</p>	<p>2x12 WALL STUD 2x12 INTERSECTION HEADER</p>	<p>5</p>	<p>2x12 WALL STUD 2x12 NON-STRUCT. HEADER</p>	<p>6</p>	<p>2x12 WALL STUD 2x12 INTERSECTION HEADER</p>	<p>7</p>	<p>2x12 WALL STUD 2x12 INTERSECTION HEADER</p>	<p>8</p>	<p>NOT USED</p>	<p>NOT USED</p>	<p>NOT USED</p>	<p>NOT USED</p>	<p>NOT USED</p>
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