



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL AND PLANNING COMMISSION
CC: TOM HATCH, PETER NAGHAVI, AND CLAIRE FLYNN
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR
DATE: OCTOBER 4, 2012
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

Wf/K

This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. The decision(s) will become final unless a member of the Planning Commission or City Council requests a review of the decision(s) or an interested party files an appeal by 5:00 p.m. on October 11, 2012. Project descriptions have been kept brief for this notice. As a result, there may be details to the project or conditions of approval that would be of interest to you in deciding whether to request a review of a decision. Please feel free to contact me by e-mail at willa.bouwens-killeen@costamesaca.gov if you have any questions or would like further details.

ZA-12-24 2558 Fairway Drive

Minor Design Review to construct a two-story residence in the R1 zone with a deviation from the Residential Design Guidelines related to reduced side yard setbacks for the second floor (10 feet recommended, 7.7 feet proposed).

Approved, subject to conditions.

Comments received: One opposed.

ZA-12-26 223 East 17th Street

Minor conditional use permit to deviate from shared parking requirements for a full-service day spa (Hand and Stone Massage and Facial Spa) operating from 9:00 am to 10:00 pm with ten treatment rooms and a maximum of five to seven employees on premises at any one time.

Approved, subject to conditions.

Comments received: None.



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

October 4, 2012

Mr. Greg Ocasek
RSI Land Development LLC
620 Newport Center Drive, 12th Floor
Newport Beach, CA 92660

**RE: ZONING APPLICATION ZA-12-24
MINOR DESIGN REVIEW FOR A NEW TWO-STORY, SINGLE-FAMILY
RESIDENCE WITH AN ATTACHED TWO-CAR GARAGE
2558 FAIRWAY DRIVE, COSTA MESA**

Dear Mr. Ocasek:

City staff's review of Zoning Application ZA-12-24 for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval, code requirements, and special district requirements (attached). The decision will become final at 5 p.m. on October 11, 2012, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Raynald F. Pascua, at (714) 754-5245, or at ray.pascua@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description
Findings
Conditions of Approval, Code Requirements, and Special District
Requirements
Approved Conceptual Plans

cc: Engineering
Fire Protection Analyst
Building Safety Division

PROJECT DESCRIPTION

- The subject property is located at 2558 Fairway Drive, within a single-family residential neighborhood in the R1 Zone. The properties immediately abutting the subject property include a single story residence on the west and east side and a two-story residence on the south (rear) side.

The proposed project involves the following:

- Demolition of a one-story, 1,055 square-foot single-family residence with an attached 420 square-foot two-car garage.
- Construction of a new two-story, 2,401 square-foot, single-family residence with an attached 402 square-foot two-car garage.
- Proposal to deviate from the Residential Design Guidelines, specifically, to reduce the side yard setback for the second floor on the north side of the property from 10 feet (recommended) to 7.7 feet (proposed).

ANALYSIS:

A minor design review is required since the proposed second floor does not meet the recommended 10-foot average side yard setback on the north side of the property. City staff considers the proposed 2.3-foot reduction to be a minor deviation from the Residential Design Guidelines.

The Residential Design Guidelines were adopted to promote quality and compatible design by promoting design excellence. Consequently, standards such as the 10-foot average side setback for second floors are intended to promote design excellence. However, the Residential Design Guidelines also allow consideration to be given for designs that further promote design excellence without satisfying the specific criteria.

The proposed project contains many elements desired by the Residential Design Guidelines:

- Varied height and elevations achieved through the application of a covered porch along the front of the residence. The two story portion of the house is situated 26 feet from the front property line.
- Exterior materials such as wood and stacked stone veneer, decorative shutters, grid-style windows and horizontal band deemphasize the vertical dimension of the residence.
- Privacy impact on the adjacent neighbor is anticipated to be minimal. While there is one window proposed on the second floor along the north elevation, it serves the master bathroom and it is placed over the tub area. In addition, 24 inch-box canopy (Evergreen, Magnolia, Podocarpus) or upright trees (Tristania) will be installed on the side yard to provide additional privacy.

- The proposed two-story residence is designed with a gable roof. The gable roof on the second story slopes away from the side yards, which provides visual relief from the overall height of the structure.
- Four to five two-story residences exist on this street.

The current General Plan land use designation for the subject property is Low Density Residential, which allows a single dwelling on a minimum 6,000 square-foot lot. The proposed development is to construct one dwelling unit on an 8,231 (61' x 135') square-foot lot and is therefore, consistent with the General Plan land use designation.

FINDINGS

- A. The project substantially complies with Costa Mesa Municipal Code Section 13-29(g)(14) and meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features. Additionally, the proposed construction, including the deviation from the left side set back, is substantially compatible and harmonious with existing and/or anticipated development on surrounding properties. This includes site planning, landscaping, appearance, scale of structures, location of windows and any other applicable features relative to a compatible and attractive development. Privacy impacts upon the adjacent neighbor will be minimal since there is only one window proposed on the second floor along the north elevation for the master bathroom placed above the tub area.

Furthermore, the visual prominence associated with the construction of a two-story house or addition in a predominately single-story neighborhood has been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid unrelieved two-story walls. The exterior design of the proposed residence exhibits a Craftsman-style that incorporates the use of wood, stacked stone veneer, decorative shutters, grid-style windows and horizontal band to enhance the overall design of the house and add interest to the streetscape of the neighborhood. The proposed development would not negatively impact the surrounding properties or aesthetics of the neighborhood since the two-story structure includes a single-story garage and front porch and the two-story portion is situated 26 feet from the front property line. In addition, proposed 7.7-foot side yard setback is sufficient and allows for installation of additional trees for privacy. Currently, there are approximately four to five two-story residences in the immediate area.

- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
1. The proposed development and use is compatible and harmonious with uses both on-site as well as those on surrounding properties.

2. Safety and compatibility of the design of the buildings, parking areas, landscaping, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 3. The project is consistent with the General Plan designation because the proposed residence will not exceed the General Plan density for the site.
 4. The zoning application is for a project-specific case and does not establish a precedent for future development.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15303, Class 3, New Construction, of the CEQA Guidelines.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- Plng.
1. The conditions of approval, code provisions, and special district requirements of Zoning Application ZA-12-24 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 2. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 3. The subject property's ultimate finished grade level may not be filled/raised unless it is necessary to provide proper drainage, and in no case shall it be raised in excess of 36 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site stormwater flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall be continuously maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.

4. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, additional second story windows, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval for any modifications could result in the requirement of the applicant to (re)process the modification through a discretionary review process such as a design review, a variance, or in the requirement to modify the construction to reflect the approved plans.
5. Demolition permits for the existing structures shall be obtained and all work and inspections shall be completed prior to final building inspections. Applicant is notified that a written notice to the Air Quality Management District (AQMD) may be required ten (10) days prior to demolition.
6. Every effort shall be made to follow sustainable building (i.e., "green") practices in the construction of the residence. The applicant may contact the Building Safety Division at (714) 754-5273 for further information.
7. Landscape plans shall incorporate water-efficient landscape treatment. No artificial turf shall be permitted. In addition, 24 inch-box canopy (Evergreen, Magnolia, Podocarpus) or upright trees (Tristania) will be installed on the side yard in front of the second-story window to provide for additional privacy.
8. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
9. The project is subject to compliance with all applicable Federal, State, and local laws. A copy of the applicable Costa Mesa Municipal Code requirements has been forwarded to the Applicant and, where applicable, the Authorized Agent, for reference.
10. All on-site utility services shall be installed underground, or provisions made for future undergrounding, if it is impractical at this time.
11. Existing mature trees shall be retained wherever possible. Should it be necessary to remove existing trees, the applicant shall submit a written request and justification to the Planning Division. A report from a California-licensed arborist shall be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed and may be required on a 1:1 basis. This requirement shall be completed under the direction of the Planning Division.
12. Relocation or expansion of the second-story window along the north elevation, are expressly prohibited without prior written approval of the Zoning Administrator.
- Park. 13. The applicant shall plant one (1) 24" box Quercus Agrifolia on the public parkway.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng. 1. Approval of the zoning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by obtaining building permits for the authorized construction and initiates construction. If the applicant is unable to obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the zoning application.
2. Development shall comply with all requirements of Article 1, Chapter 5, and Article 9, Chapter 5 of Title 13 of the Costa Mesa Municipal Code relating to development standards for residential projects.
3. The paving under required covered parking spaces shall be Portland Cement Concrete (PCC).
4. All noise-generating construction activities shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
5. All on-site utility services shall be installed underground.
6. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation vault, wall cabinet, or wall box under the direction of the Planning Division.
7. The street address shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.
8. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
9. All landscaped areas shall be separated from paved vehicular areas by 6" high continuous Portland Cement Concrete curbing.
10. Any new mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division. Any roof-mounted equipment is prohibited.
- Bus. Lic. 11. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
- Bldg. 12. Applicant shall comply with the requirements of the 2010 California Building Code, 2010 California Residential Code, California Electrical

Code, California Mechanical Code, California Plumbing Code, California Green Building Standards Code and 2010 California Energy Code (or the applicable adopted California Building Code, California Residential Code California Electrical Code, California Mechanical Code California Plumbing Code, California Green Building Standards and California Energy Code (at the time of plan submittal) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.

13. Applicant shall submit a soils report for the project. Soils report recommendations shall be blueprinted (with hydrology) on both the architectural and grading plans.
14. Applicant shall submit grading, drainage plans and hydrology study for this project.
15. Applicant shall provide erosion control plans with the grading submittal.
16. On graded sites, the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches, plus 2 percent. 2010 California Residential Code section R403.1.7.3 2010 California Building Code CBC 1808.7.4.
17. Lot shall be graded to drain surface water away from foundation walls. The grade shall be a minimum of 6 inches within the first 10 feet – 2010 California Residential Code section R401.3 (see exception).
18. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5% for a minimum of 10 feet measured perpendicular to the face of the wall. CBC 1803.3.
- Eng. 19. At the time of development, submit for approval an off-site plan to the Engineering Division and grading plan to the Building Division that shows sewer, water, existing parkway improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered civil engineer or architect. Cross lot drainage shall not occur. Construction access approval shall be obtained prior to building or engineering permits being issued by the City of Costa Mesa. Pay off-site plan check fee per Section 13-29(2)(b) of the C.C.M.M.C. and an approved off-site plan shall be required prior to engineering permits being issued by the City of Costa Mesa.
20. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approach per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for all new driveway approaches.
21. Fulfill Drainage Ordinance Fee requirements prior to approval of plans.
22. For demolition, grading, or building permits involving projects with a valuation of \$10,000 or more, the contractor shall use a City-permitted hauler(s) to haul any debris or solid waste from the job site (refer to Section 8-83(h), Regulations, of Title 8 of the Costa Mesa Municipal Code). Use of a City-permitted hauler for such projects is the responsibility of the designated contractor. Non-compliance is subject to

an administrative penalty as follows: \$1,000 or 3% of the total project value, whichever is greater.

- 23. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.
- Fire 24. Provide smoke detectors per CRC.
- 25. Provide Residential Fire Sprinkler Systems per CRC.

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

- Sani. 1. It is recommended that the applicant contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.
- AQMD 2. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by the district.
- State 3. Applicant shall comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation.

RSI DEVELOPMENT LLC
620 NEWPORT CENTER DRIVE
12TH FLOOR
NEWPORT BEACH, CA 92660

Applicant Letter – Description of Project & MINOR DESIGN REVIEW APPLICATION

2558 FAIRWAY AVENUE
COSTA MESA, CA
8/23/2012

PROJECT DESCRIPTION

Legal Description: Lot 27 of Tract 1279 in the City of Costa Mesa, County of Orange
Assessor's Parcel No: 439-182-13
Zoning: R-1 – 6,000 SF Minimum
Lot Dimensions : 61' x 135' - 8,231 sf (gross)
Demolished Dwelling: One Single story wood frame home (1,055 sf)
& Accessory Structure: Attached wood frame garage (420 sf)

Proposed Project:

The Applicant proposes to construct a detached 2-story residence of approximately 2,401 sf with an attached 2-car garage in an existing residential property. No variances are requested. The Minor Design Review is based on one item: The project has a 7.67 ft average second story side yard setback on it's left side (the Guideline indicates a 10 ft average). The former residence will be demolished and will be surveyed for asbestos materials and lead based paint and demolished in accordance with the recommendations of report that will be submitted under separate demolition permit application.

Property:

Address: 2558 Fairway Drive
Proposed Lot Dimension: 61' x 135' – 8,231 sf (gross)
New Residence: 2,401 sf – 4 Bedroom, den, 3 Bath, 2-Car attached garage, Two-story wood frame construction in the Craftsman style elevation
Accessory Structure: None

Architectural Treatment:

With the varied range and styles of homes in the neighborhood, the Craftsman architectural style elevations will blend in nicely, featuring stack stone veneer, utilizing window surrounds, vertical siding gables, concrete flat roof materials and shutters which will be aesthetically pleasing and compatible. The front, side, and rear yard landscaping will be completed by homeowner after the home is completed. Side yard and return walls will be consistent block walls. The 20'-10" garage depth will accommodate full size automobiles and sport utility vehicles encouraging onsite enclosed parking.

Zoning Conformance (R-1):

Standard	Required	Proposed	Comment
Minimum Lot Area	6,000 SF	8,228 SF (existing gross)	Conforms to Code
Minimum Lot Width	50 ft	61 ft (existing)	Conforms to Code
Max Number of Stories & Building Height	2 stories/27 ft	2 stories/23.5 ft	Conforms to Code
Attics	No heating, cooling, outlets & windows (dormers only)	To Code	Conforms to Code
Maximum Density (gross ac)	1 dwelling unit per 6,000 SF	1 dwelling unit	Conforms to Code
Minimum Open Space	40% of total lot area	Total -69 %	Conforms to Code
Distance between Buildings	10 ft min	10ft min	Conforms to Code
Driveway Width	10 ft min	16.83 ft	Conforms to Code
Driveway Length	19 ft min	28 ft	Conforms to Code
Storage	Not Applicable	Not Applicable	Not Applicable
Mechanical equipment, excluding antennas & flush-mounted solar panels	Roof-top location is prohibited	To Code (no mechanical equipment on roof)	Conforms to Code
Front Setback	20 ft	20 ft	Conforms to Code
Side Setback (interior)	5 ft	5 ft- right 7.6 ft- left	Conforms to Code
Rear Setback	20 ft	64.9 ft	Conforms to Code
Rear Yard Coverage Maximum	25% of rear yard area	0%	Conforms to Code

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Max Number of Stories & Building Height	2 stories/27 ft	2 stories/23.5 ft	Conforms to Code
Attics	No heating, cooling, outlets & windows (dormers only)	To Code	Conforms to Code
Maximum Density (gross ac)	1 dwelling unit per 6,000 SF	1 dwelling unit	Conforms to Code
Minimum Open Space	40% of total lot area	Total -69 %	Conforms to Code
Distance between Buildings	10 ft min	10ft min	Conforms to Code
Driveway Width	10 ft min	16.83 ft	Conforms to Code
Driveway Length	19 ft min	28 ft	Conforms to Code
Storage	Not Applicable	Not Applicable	Not Applicable
Mechanical equipment, excluding antennas & flush-mounted solar panels	Roof-top location is prohibited	To Code (no mechanical equipment on roof)	Conforms to Code
Front Setback	20 ft	20 ft	Conforms to Code
Side Setback (interior)	5 ft	5 ft- right 7.6 ft- left	Conforms to Code
Rear Setback	20 ft	64.9 ft	Conforms to Code
Rear Yard Coverage Maximum	25% of rear yard area	0%	Conforms to Code

Zoning Conformance (R-1) -cont'd:

Standard	Required	Proposed	Comment
Projections Roof or Eaves Overhang Open Stairways Chimneys Fireplaces	2.5 ft in setback 2.5 ft in setback 2 ft above max ht 2 ft in setback	1 ft None None None	Conforms to Code
Parking (Off-Street) Garage Parking Spaces Open Parking Spaces Total Parking Spaces Auto Roll-up Door Location Covered/Park	2 Spaces 2 Spaces 4 Spaces Required w/remote Reasonable Distance	2 Spaces 2 Spaces 4 Spaces Provided Attached	Conforms to Code Conforms to Code Conforms to Code Conforms to Code Conforms to Code
Landscaping	Detailed landscape plan to be approved prior to building permits	Will follow requirement	
Fences & Walls	Must conform to City Standards	Will follow requirement	

Residential Guidelines Conformance (quantifiable items):

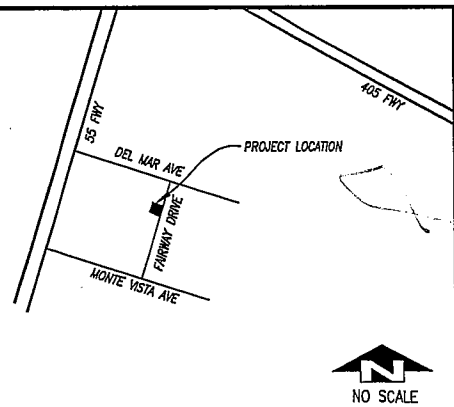
- 2nd Story to 1st Story Percentage - The first floor of the residence including the covered front porch and attached garage provides the second floor reduction coverage ratio of approximately 66% exceeding the 80% zoning requirement (without including the covered front porch, the ratio is 71%).
- 2nd Story Side Setback (interior side building elevation) – The guideline indicates a 10 foot average with no less than 5 feet. The proposed home has a 7.67 foot average along it's left interior property line.
- Maximum Building Height (also identified in Zoning Code) – The guideline indicates 27 feet. The proposed home has a building height of 23.5 feet.

Additional Aspects of the Proposed Project:

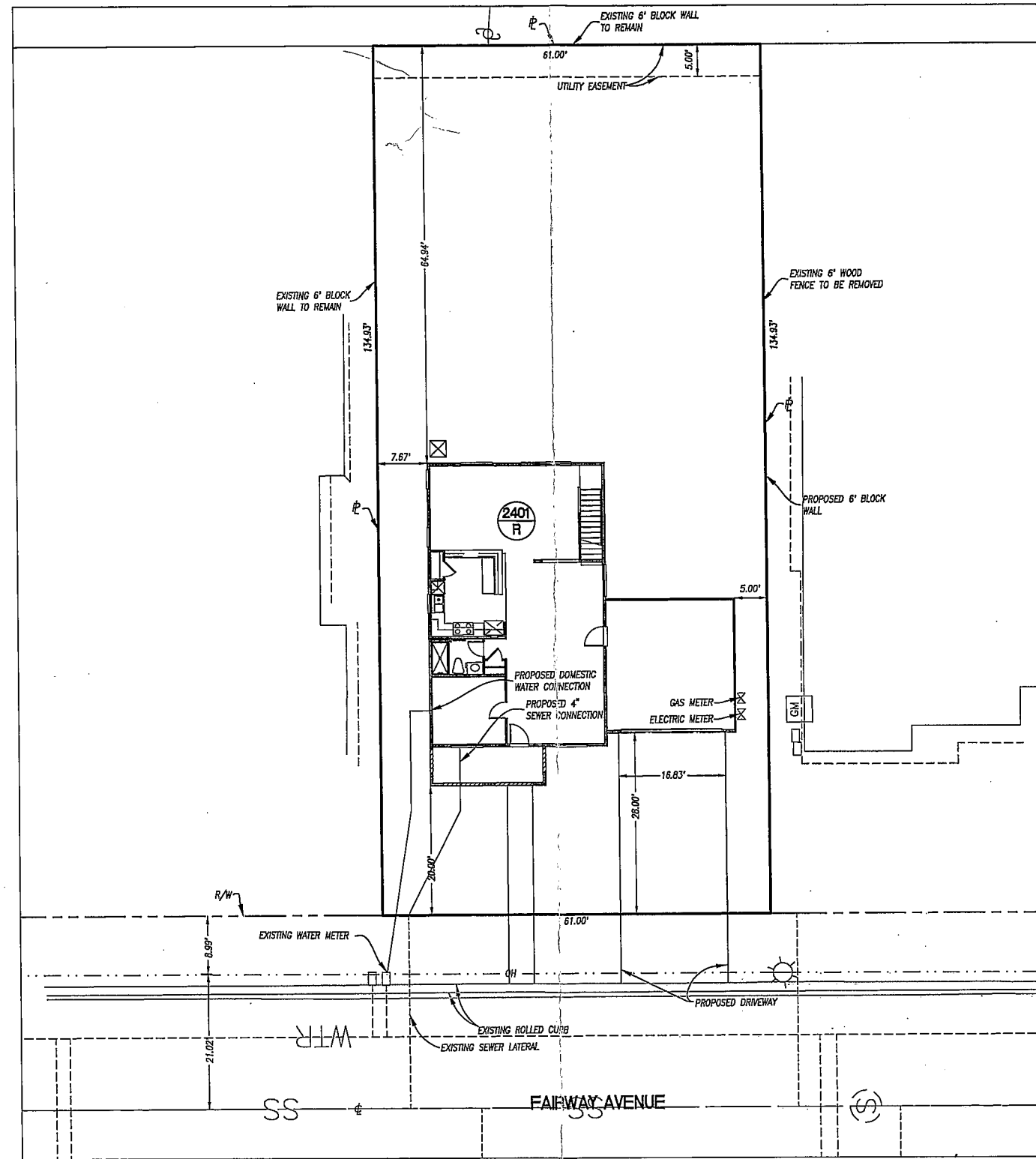
- A waste bin location screened from the street by side yard fencing with entry gate providing secure access to the side yard area.

- The existing split face block wall located on the left-side property boundary and the rear property line will remain in place. The wood fence on the southern side property boundary will be replaced with a new split face wall to match the existing walls on the side and rear boundaries.
- The new residence will comply or exceed 2010 CAL Green and Title 24 Energy requirements, providing exterior and plumbing walls 2" x 6" frame construction, R19 wall and floor insulation & R30 ceiling insulation, tank-less water heating, dual pane low E glass, fire sprinklers along with other features.
- Precision construction techniques unique to RSI eliminate or reduce 95% of new construction waste—exceeding 50% mandate of recyclable materials from this job site.
- Precision construction techniques unique to RSI substantially reduce build time, job site activities, noise and fugitive dust materials substantially reducing trips and carbon emissions associated with a similar job site and construction activities.
- Supervised abatement and permitted disposition of asbestos material and lead based paint under AQMD requirements has enhanced the local environment and reduced health hazards related to exposure to these materials.
- Contact information for Authorized Agent :
 - Greg Ocsek, Project Consultant
RSI Development LLC
620 Newport Center Drive, 12th FL
Newport Beach, CA 92660
(949) 720-1116

SITE PLAN 2558 FAIRWAY DRIVE CITY OF COSTA MESA COUNTY OF ORANGE STATE OF CALIFORNIA



VICINITY MAP



PROJECT DESCRIPTION

DESCRIPTION	SQUARE FEET
ONE 2-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE	
FIRST FLOOR	1,232 SF
SECOND FLOOR	1,169 SF
TOTAL LIVING AREA	2,401 SF
GARAGE (UNCONDITIONED SPACE)	402 SF

DEVELOPMENT STANDARDS

DESCRIPTION	PROVIDED
BUILDING SETBACKS:	
FRONT	20'
SIDE	5' MIN
REAR	64.94'
PARKING SPACES:	2 GARAGED 2 OPEN

AREA SUMMARY

DESCRIPTION	SQUARE FEET	ACRES	PERCENTAGE
GROSS LOT AREA	8,231 SF	0.189 AC	100%
OPEN SPACE AREA	5,677 SF	0.130 AC	68%
BUILDING AREA	1,779 SF	0.041 AC	22%
DRIVEWAY AND OPEN PARKING AREA	775 SF	0.018 AC	9%

GENERAL NOTES

- EXISTING LAND USE: ONE RESIDENTIAL DWELLING UNIT
- PROPOSED LAND USE: ONE RESIDENTIAL DWELLING UNIT
- EXISTING ADJACENT LAND USES:
NORTH EXISTING DRAINAGE CHANNEL
SOUTH IOWA STREET
EAST EXISTING RESIDENTIAL
WEST EXISTING RESIDENTIAL
- EXISTING ZONING: R-1 SINGLE UNIT RESIDENTIAL

LEGAL DESCRIPTION

LOT 27 OF TRACT 1279, APN 439-182-13

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING N27°35'10"W BETWEEN O.C.S. GRS POINTS 610361 AND 1015.

LEGEND OF ABBREVIATIONS AND SYMBOLS

- TC TOP OF CURB
- AC ASPHALT COMPOSITE
- FG FINISH GRADE
- EG EXISTING GRADE
- FS FINISH SURFACE
- FF FINISH FLOOR ELEV.
- PAD PAD ELEVATION
- DWY DRIVEWAY
- CONC CONCRETE
- DF DEEPEMED FOOTING
- TYP TYPICAL
- OFF GARAGE FINISH FLOOR
- GL GARAGE LIP

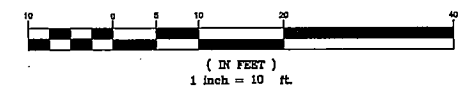
- STREET CENTER LINE
- LOT LINE
- RIGHT OF WAY
- EXISTING LOT LINE

Approval in Concept

SUBJECT TO CONDITIONS
CITY OF COSTA MESA
PLANNING DEPT.

BY YUBU for RP DATE 10-4-12

GRAPHIC SCALE

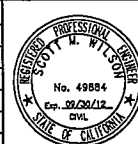


S:\10172_00\dwg\SPR0001_FAIRWAY.dwg 8/24/12

OWNER:
DANIEL R. WHITAKER
AND
MAUREEN A. WHITAKER
2558 FAIRWAY DRIVE
COSTA MESA, CA 92627

APPLICANT:
RSI CONSTRUCTION

MARK	DESCRIPTION	BY	APPR.	DATE
DESIGNED BY:	KDB	DRAWN BY:	KDB	
CHECKED BY:	SMW			



PREPARED UNDER SUPERVISION OF:
Scott N. Wilson
AUGUST 22, 2012
DATE

SCOTT N. WILSON
RCE NO. 49884 EXP. 9/30/12

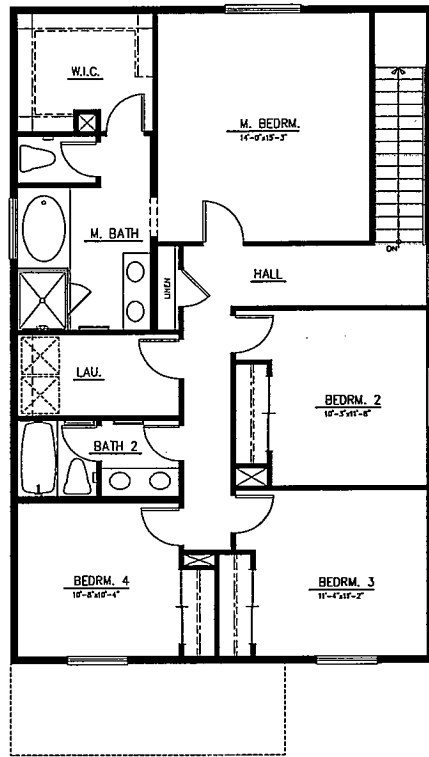
SCALE:
1"=10'

PREPARED BY: **WILSON MIKAMI CORPORATION**
3 PETERS CANYON SUITE 110 IRVINE, CA 92606
T: 949-679-0090 F: 949-679-0091

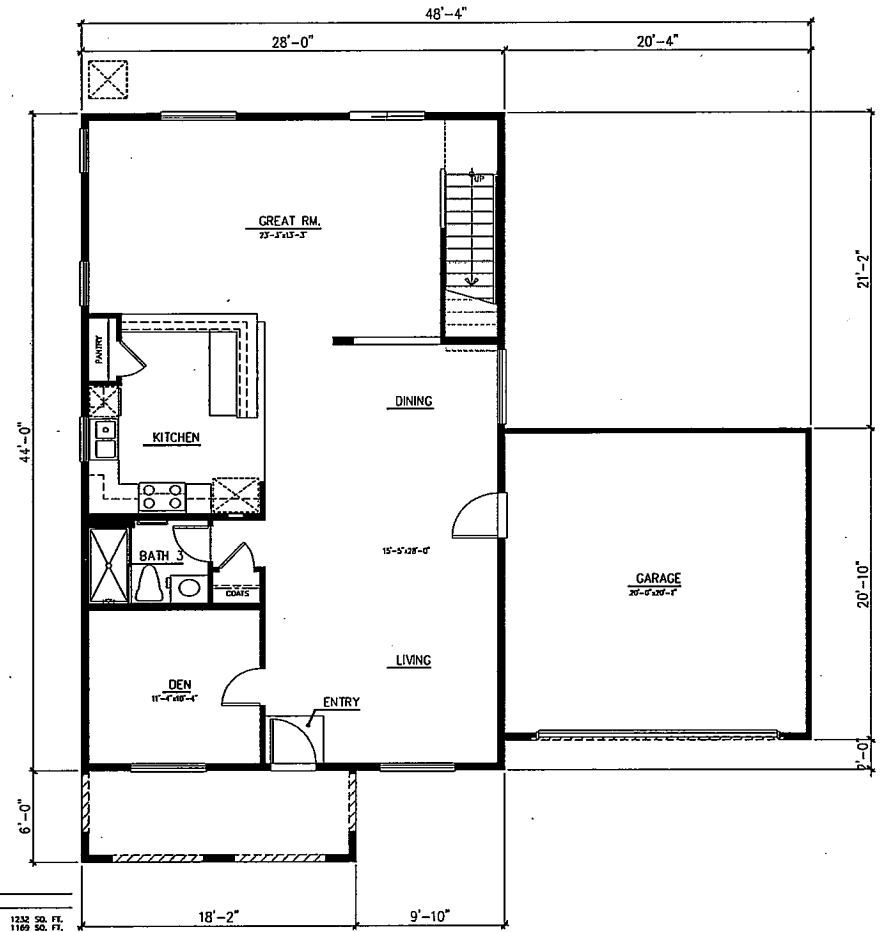
CITY OF COSTA MESA

SITE PLAN
2558 FAIRWAY DRIVE
COSTA MESA, CA

SHEET 1
OF 1
PROJECT NO.
107206



SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA TABULATION

CONDITIONS SHOWN	
FIRST FLOOR AREA	1232 SQ. FT.
SECOND FLOOR AREA	1169 SQ. FT.
TOTAL DWELLING	2401 SQ. FT.

6' HALF PORCH
ATTACHED GARAGE

2.28.48-4.2401 - CRAFTSMAN

Whitaker - 2558 Fairway Drive

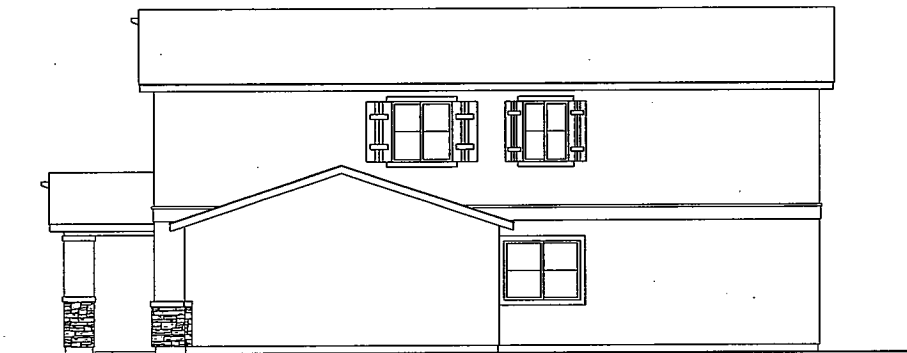
R.S.I. Development

Job #: 12043
Date: Jul 16, 2012
11x17 Scale: 1/8"=1'-0"
24x36 Scale: 1/4"=1'-0"

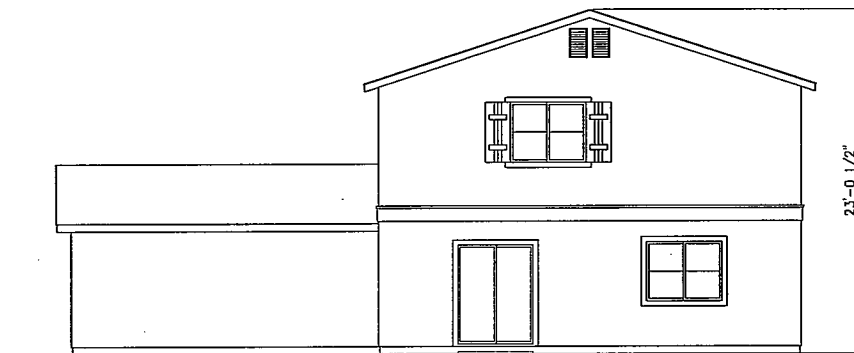
Kevin L. Crook Architect, Inc. I

1360 Reynolds Ave., Suite 110, Irvine, CA 92614
Phone: (949) 850-1587 Fax: (949) 850-1589
www.klccarch.com

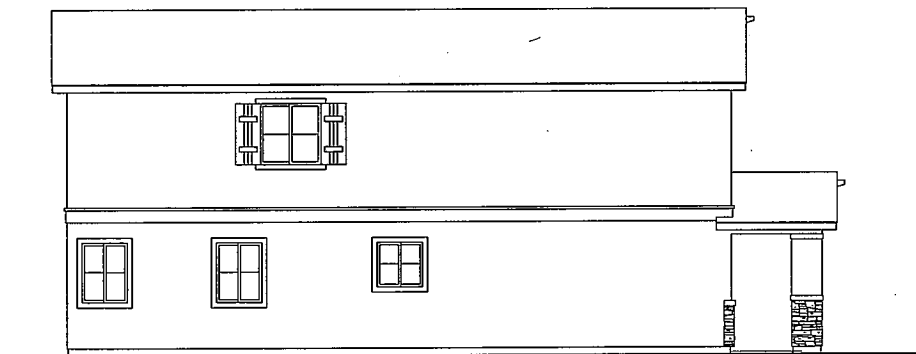
Kevin L. Crook Architect, Inc. is a registered professional architectural firm in the State of California. The firm is not responsible for the construction of the project. The architect's services are limited to the design and construction documents. The client is responsible for the construction of the project. The architect's office is located at 1360 Reynolds Ave., Suite 110, Irvine, CA 92614. Phone: (949) 850-1587 Fax: (949) 850-1589 www.klccarch.com



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



STONE 2
FRONT ELEVATION

4:12 GABLE MAIN - GABLE PORCH
6' HALF PORCH
ATTACHED GARAGE
2.28.48-4.2401 - CRAFTSMAN

Whitaker - 2558 Fairway Drive

R.S.I. Development

Job #: 12043
Date: Jul 16, 2012
11x17 Scale: 1/8"=1'-0"
24x36 Scale: 1/4"=1'-0"

Kevin L. Crook Architect, Inc. I

1360 Reynolds Ave., Suite 110, Irvine, CA 92614
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R:\Projects\2012\Whitaker\2558 Fairway Drive\2558 Fairway Drive.dwg

From: PASCUA, RAY
Sent: Wednesday, October 03, 2012 1:13 PM
To: LEE, MEL
Cc: BOUWENS-KILLEEN, WILLA
Subject: ZA-12-24

Hi Mel,

Please know that there was a gentleman who I spoke to this morning on the phone that expressed his opposition to ZA-12-24, which is a request to reduce the side yard setback from 10 feet to 7.7 feet. In short, Mr. Norman Dias at (949) 650-2593, feels that there is nothing inherent with the subject property that would preclude the applicant from complying with the prescribed side yard setback.

Should you have any questions about this, please let me know. I'll be glad to assist.

Thanks,

Ray

Raynald F. Pascua
Planning Consultant
City of Costa Mesa
77 Fair Drive, Costa Mesa, CA 92628
(714) 754-5692 Fax. (714) 754-4856
ray.pascua@costamesaca.gov



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

October 4, 2012

Niall Saunders
250 Newport Center Drive, #304
Newport Beach, CA 92660

**RE: ZONING APPLICATION ZA-12-26
MINOR CONDITIONAL USE PERMIT TO ALLOW A DEVIATION FROM
SHARED PARKING FOR A PROPOSED FULL-SERVICE DAY SPA (HAND
AND STONE MASSAGE AND FACIAL SPA)
223 E. 17TH STREET**

Dear Mr. Saunders:

Staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5 p.m. on October 11, 2012, unless appealed by an affected party including filing of the necessary application and payment of the appropriate fee, or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Mino Ashabi, at (714) 754-5611, or at mino.ashabi@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description/ Findings
Conditions of Approval, Code Requirements
Shared Parking Demand
Approved Conceptual Plans

cc: Engineering
Fire Protection Analyst
Building Safety Division

David Beser
2777 Alton Pkwy, #209
Irvine, CA 92606

PROJECT DESCRIPTION

- The tenant space is located in a commercial center at the southeast corner of 17th Street and Westminster. The center includes three parcels with reciprocal parking. The property is zoned Shopping Center District (C1-S) and has a General Plan land use designation of General Commercial (GC). The shopping center contains Panera Bread, Surfside, Sprouts, Rite Aide, and Staples; however, Staples is on a separate property and under different ownership. This request is independent from parking spaces available on the Staples site.
- The applicant requests approval of a minor conditional use permit (MCUP) to allow a reduction in the amount of required parking to support a proposed full-service massage and facial spa. Services include facials (microderm, etc.), waxing, and massage, with massage services being about 40 to 45 percent of the overall business.
- This application is to use 2,515 square-foot space tenant space with ten treatment rooms for facial and massage treatments. The proposed use consists of the following:

a) Hours of Operation:

Weekdays 9:00 a.m. to 10:00 p.m.
 Saturday 9:00 a.m. to 9:00 p.m.
 Sunday 9:00 a.m. to 6:00 p.m.

b) Most customers schedule their treatments between 11:00 a.m. and 8:00 p.m. and the treatments typically last about 1.5 hours. There will be 5 to 7 employees on premises at one time (including 5 technicians). The technicians keep a variety of schedules and typically about 5 of the rooms are used at one time.

Required parking

The required parking per City Code is as follows:

Tenant Space	Square Footage	Parking Ratio	Required Parking
Rite Aide	13,312	4/1000	53.24
Sprouts	14,136	4/1000	56.54
Surfside	11,699	4/1000	46.79
Panera Bread	3000	10/1000	30
	2,240	12/1000	26.88
Hand and Stone Spa	2,515	10/1000	25.15
<i>Total Retail/Service</i>	<i>46,902</i>		<i>238.6</i>
Surfside storage	2,616		
Sprouts total Mezzanine warehouse office front building)	1,870		
Sprouts Warehouse (rear building):	5,366		
<i>Total office/warehouse</i>	<i>9,852</i>	<i>1/1000</i>	<i>9.85</i>
Total SF	56,754		248

- For commercial centers with multiple tenants and common parking, the City has allowed use of a shared parking formula that projects the peak time for parking demand and a lower overall required parking based on shared use of the parking spaces among various tenants. Using the shared parking formula, the center's highest parking demand is 240 parking spaces during weekdays around 1:00 p.m. This results in a total shortfall of 18 parking spaces.
- Two hundred and twenty two (222) on-site parking spaces are provided for the property, which complies with the parking requirements for retail uses per Code. For the proposed use, Code requires 25 on-site parking spaces; 10 on-site parking spaces are allocated for this suite based on the City's retail parking requirements. As a result, the applicant is requesting approval of a minor conditional use permit to deviate from shared parking requirements.
- Staff does not anticipate any parking impacts because the nature of massage and facial business provides for a steady flow of patrons. Not all ten treatment rooms will be occupied at all times. There will a total of 5 to 7 employees on the premises at any given time. No parking conflicts are anticipated between the two uses with the higher parking demand (Hand and Stone Spa and Panera Bread) because the spa is separated from Panera Bread by two other large tenants (Surfside and Sprouts). Additionally, if parking shortages or other parking-related problems arise, the business operator will be required to institute whatever operational measures necessary to minimize or eliminate the problem, including, but not limited to reducing the number of classes.
- The use, as conditioned, is consistent with the Zoning Code and the City's General Plan because, with the proposed conditions, the proposed use should not adversely impact surrounding uses. Specifically, with the recommended conditions of approval, the use will be consistent with surrounding uses, as specified in Objective LU-1F.2 of the General Plan Land Use Element.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed use is compatible with developments in the same general area. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Granting the minor conditional use permit will not allow a use, density or intensity that is not in accordance with the general plan designation for the property. Specifically, the tenant space is allocated 10 parking spaces as a retail use. A maximum of 7 employees and an average of 5 customers will be in the space during the peak time for this business. No parking conflicts are anticipated between the two uses with the higher parking demand (Hand and Stone Spa and Panera Bread) because the spa is separated from Panera Bread by two other large tenants (Surfside and Sprouts). Additionally, if parking shortages or other parking-related problems arise, the business operator will be required to institute whatever operational measures necessary to minimize or eliminate the problem, including, but not limited to reducing the number of classes.
- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
1. The proposed use is compatible and harmonious with uses both on-site as well as those on surrounding properties. Spa services are typically

- provided in commercial centers.
- 2.. Safety and compatibility of the design of the buildings, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 3. The use is consistent with the General Plan designation because the project will not exceed the allowable General Plan intensity for the site. Specifically, with the recommended conditions of approval, the use will be consistent with surrounding uses, as specified in Objective LU-1F.2 of the General Plan Land Use Element.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Class 1, Existing Facilities, of the CEQA Guidelines.
- D. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

CONDITIONS OF APPROVAL

- Plng. 1. The use shall be limited to the type of operation as described in the staff report and the attached applicant's description letter. The business operation shall be limited to the following:
- Maximum of five to seven employees on premises at one time
 - Maximum of ten treatments rooms
 - Retail products and various personal services (i.e., facial, waxing and massage services) shall constitute approximately 50 percent of the business with massage services constituting the approximately remaining 50 percent of the business.
2. If parking shortages or other parking-related problems arise, the business operator shall institute whatever operational measures necessary to minimize or eliminate the problem, including, but not limited to reducing the number of treatment rooms or types of services.
 3. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever security and operational measures are necessary to comply with this requirement.
 4. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to commencement of the business. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.

CODE REQUIREMENTS

The following list of federal, state, and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng. 1. Approval of the zoning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) obtains building permits for the authorized construction and initiates construction; and/or 2) obtains a business license and/or legally establishes the business. If the applicant is unable to establish the use/obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the zoning application.
2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
3. Use shall comply with all requirements of Articles 3 and 9, Chapter V, Title 13 of the Costa Mesa Municipal Code relating to industrial development standards.
- Bldg. 4. Comply with the requirements of the 2010 California Building Code, 2010 California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards Code and 2010 California Energy Code (or the applicable adopted California Building Code, California Residential Code California Electrical Code, California Mechanical Code California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
- Bus. 5. All contractors and subcontractors must have valid business licenses to do
Lic. business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
6. Business license(s) shall be obtained prior to the initiation the business.
- Eng. 7. For demolition, grading, or building permits involving projects with a valuation of \$10,000 or more, the contractor shall use a City-permitted hauler(s) to haul any debris or solid waste from the job site (refer to Section 8-83(h), Regulations, of Title 8 of the Costa Mesa Municipal Code). Use of a City-permitted hauler for such projects is the responsibility of the designated contractor. Non-compliance is subject to an administrative penalty as follows: \$1,000 or 3% of the total project value, whichever is greater.

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

- Sani. 1. It is recommended that the applicant contact the Costa Mesa Sanitary District at 949.645.8400 for current district requirements.
- AQMD 2. Applicant shall contact the Air Quality Management District 800.288.7664 for potential additional conditions of development or for additional permits required by the district.

SHARED PARKING DEMAND
MIXED USE DEVELOPMENT

USE	Office <100,000 (Sq. Ft.)	Office >100,000 (Sq. Ft.)	Banks (Sq. Ft.)	Medical Office (Sq. Ft.)	Retail (Sq. Ft.)	Restaurant >3K (Sq. Ft.)	Theaters and Cinemas (seats)	Guest Rooms (units)	1st 3K (Sq. Ft.)	Resturant/Lounge >3K (Sq. Ft.)	Hotel/Motel >3K (Sq. Ft.)	Conference/Convention >3K (Sq. Ft.)	Bachelor (units)	1 bedroom (units)	2 bedroom (units)	3+ Bedroom (units)	Guest (total units)	Total Parking Demand by Hour		
PEAK DEMA	0.00	0.00	0.00	2515.00	48999.00	3000.00	2240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	267.97	
WEEKDAY																				
6:00 AM	0.00	0.00	0.00	0.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45
7:00 AM	0.00	0.00	0.00	3.02	15.68	0.60	0.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.84
8:00 AM	0.00	0.00	0.00	9.51	33.32	1.50	1.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.67
9:00 AM	0.00	0.00	0.00	14.03	78.40	3.00	2.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	98.12
10:00 AM	0.00	0.00	0.00	15.09	127.40	6.00	5.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	153.86
11:00 AM	0.00	0.00	0.00	15.09	162.68	9.00	8.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	194.83
NOON	0.00	0.00	0.00	13.58	180.32	15.00	13.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	222.34
1:00 PM	0.00	0.00	0.00	13.58	186.20	21.00	18.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	239.59
2:00 PM	0.00	0.00	0.00	14.64	180.32	18.00	16.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	229.08
3:00 PM	0.00	0.00	0.00	14.03	176.40	18.00	16.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	224.56
4:00 PM	0.00	0.00	0.00	11.62	162.68	15.00	13.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	202.74
5:00 PM	0.00	0.00	0.00	7.09	147.00	21.00	18.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	193.91
6:00 PM	0.00	0.00	0.00	3.47	152.88	27.00	24.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	207.54
7:00 PM	0.00	0.00	0.00	1.06	166.60	30.00	26.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	224.53
8:00 PM	0.00	0.00	0.00	1.06	162.68	30.00	26.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	220.61
9:00 PM	0.00	0.00	0.00	0.45	113.68	30.00	26.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	171.01
10:00 PM	0.00	0.00	0.00	0.45	58.80	27.00	24.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.44
11:00 PM	0.00	0.00	0.00	0.00	23.52	21.00	18.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.34
MIDNIGHT	0.00	0.00	0.00	0.00	0.00	15.00	13.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.44

MAXIMUM WEEKDAY DEMAND 239.59

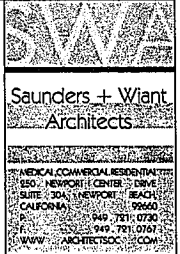
WEEKEND	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	NOON	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	MIDNIGHT	
6:00 AM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7:00 AM	0.00	0.00	0.00	0.45	5.88	0.60	0.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.47
8:00 AM	0.00	0.00	0.00	1.51	19.60	1.80	1.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.82
9:00 AM	0.00	0.00	0.00	1.96	58.80	2.40	2.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	64.17
10:00 AM	0.00	0.00	0.00	1.96	88.20	3.00	2.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	94.71
11:00 AM	0.00	0.00	0.00	2.57	143.08	3.00	2.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	151.33
NOON	0.00	0.00	0.00	2.57	166.60	9.00	8.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	186.23
1:00 PM	0.00	0.00	0.00	1.96	186.20	13.50	12.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	213.75
2:00 PM	0.00	0.00	0.00	1.51	196.00	13.50	12.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	222.65
3:00 PM	0.00	0.00	0.00	1.06	176.40	13.50	12.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.05
4:00 PM	0.00	0.00	0.00	0.45	147.00	18.00	16.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	181.38
5:00 PM	0.00	0.00	0.00	0.45	127.40	27.00	24.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	172.09
6:00 PM	0.00	0.00	0.00	0.45	117.60	28.50	25.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	179.04
7:00 PM	0.00	0.00	0.00	0.45	107.80	30.00	26.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	165.13
8:00 PM	0.00	0.00	0.00	0.00	78.40	30.00	26.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	135.28
9:00 PM	0.00	0.00	0.00	0.00	74.48	28.50	25.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.00
10:00 PM	0.00	0.00	0.00	0.00	25.48	21.00	18.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	128.31
11:00 PM	0.00	0.00	0.00	0.00	0.00	15.00	13.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	73.83
MIDNIGHT	0.00	0.00	0.00	0.00	0.00	21.00	18.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39.82

MAXIMUM WEEKEND DEMAND 223.10

REQUIRED PARKING 239.59

Hand & Stone Massage Spa

RETAIL TENANT IMPROVEMENT PROJECT



ABBREVIATIONS

AB Anchor Bolt	GA Gauge	PLYWD Plywood
AFB Above Finished Floor	GALV Galvanized	PNL Panel
AGG Aggregate	GC General Contractor	PR Post
ALT Alternative	GFRG Glass Fiber Reinforced Concrete	PSF Pounds per Square Foot
ALUM Aluminum	GL Glass	PSI Pounds per Square Inch
ANOD Anodized	GMMU Glass Mesh Marlar Unit	PT Post Tensioned
ARCH Architect	GYP Gypsum	QT Quarry Tile
ASPH Asphalt		QTY Quantity
BD Board		
BIF Bitumen	HB Hose Bib	R Radius
BLDG Building	HC Hollow Core	RA Return Air
BLK Block	HDCP Handicapped	RD Roof Drain
BLKG Blocking	HDWR Hardware	RE Refer/ Reference
BM Beam	HMI Hollow Metal	REF. Reflected
B M Benchmark	HORIE Horizontal	REIN Reinforcing
BOT Bottom	HR Hour	REQ'D Required
BTWN Between	HT Height	RET Retaining
BUR Built-up Roofing	HTG Heating	REV Revision
	HVAC Heating Vent & Air Conditioning	RF Roof
CHAN Channel		RHS Right Hand Side
CI Cast Iron	ID Inside Diameter	RM Room
CLG Ceiling	INSUL Insulation	RO Rough Opening
CMU Concrete Masonry Unit	INT Interior	
COL Column	INV Invert	SB Splash Block
CONST Construction	JAN Janitor	SC Solid Core
CONT Continuous	JST Joint	SD Storm Drain
CONTR Contractor	JNT Joint	SECT Section
CPI Carpet	LAM Laminated	SIM Similar
CS Countersunk	LAV Lavatory	SIFG Sheathing
CT Ceramic Tile	LHS Left Hand Side	SPECS Specifications
	LIVE Live Load	SS Stainless Steel
	LWT Lightweight	STD Standard
DBL Double	MATL Material	STL Steel
DET Detail	MAX Maximum	STRUC Structural
DIFF Diffuser	MECH Mechanical	SUSP Suspended
DIM Dimension	MANUF Manufacturer	
DN Down	MDF Medium Density Fiberboard	T & G Tongue and Groove
DPM Damp-Proof Membrane	MH Manhole	TEL Telephone
DR Door	MIN Minimum	TEMP Tempered
DS Downspout	MISC Miscellaneous	TJ Tooled Joint
DWG Drawing	MTL Metal	TCC Top of Concrete
E Existing	N North	TOM Top of Masonry
EA Each	NC Not in Contract	TOS Top of Steel
ELEV Elevation	NOM Nominal	TOW Top of Wall
ELEC Electrical	NTS Not To Scale	T-STAT Thermostat
EMER Emergency	NR Non-rated	TRANSF Transformer
EMIL Expanded Metal Lath		TYP Typical
EQ Equal	OC On Center	U/S Underside
EQUIP Equipment	OD Overflow Drain/ Outside Diameter	VT Vinyl Tile
EXP Expansion	OPNG Opening	VB Vapor Barrier
EXT Exterior	OPP Opposite	VERT Vertical
	OSB Oriented Strand Board	VIF Verify in Field
FAI Fresh Air Inlet	OVHD Overhead	VWC Vinyl Wall Covering
FD Floor Drain		
FDN Foundation	PC Precast Concrete	
FN Finish(ed)	PI Plate	
FLR Floor	PLAM Plastic Laminated	
FLUOR Fluorescent		
FO Finished opening		
FOF Face of Finish		
FOS Face of Stud		
FTG Footing		
FR Fire Resistant		

GENERAL NOTES

- ALL WORK SHALL BE PER STATE, FEDERAL & LOCAL CODES, ORDINANCES, ETC. INCL. THE 2010 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24) WHICH ADOPTS THE 2010 CBC, CMC, AND CPC AND THE 2010 CEC.
- ALL WORK SHALL BE PER 2010 CALIFORNIA ENERGY EFFICIENCY STANDARDS AS ADOPTED BY THE CITY.
- EACH SUB-CONTRACTOR SHALL VISIT THE SITE, VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES FOUND. DO NOT SCALE DRAWINGS.
- CONSTRUCTION, DEMOLITION AND REMODEL SHALL COMPLY WITH C.F.C. SECTION 203. CONTRACTOR SHALL PATCH & REPAIR NEIGHBORING FINISHES IF DAMAGED DURING DEMOLITION OR CONSTRUCTION.
- THE CONTRACTOR SHALL DISPOSE OF ALL DEMOLITION AND CONSTRUCTION DEBRIS OFF SITE AND IN AN APPROVED MANNER, ACCORDING TO STATE AND CITY CODES.
- ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. NO DEADBOLTS, SLIDING BOLTS, ETC. PROVIDE SELF-RELEASING LOCKING DEVICES ON EXIT DOORS. EXIT DOORS SHALL SWING OPEN IN DIRECTION OF EXIT TRAVEL.
- WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK TO BE DONE, DETAILS SHALL BE SAME AS FOR OTHER SIMILAR WORK.
- FIRE EXTINGUISHERS SHALL BE PROVIDED PER C.F.C. SECTION 906. EXTINGUISHERS TO BE TYPE 2A 10BC WITH CURRENT STATE FIRE MARSHAL SERVICE TAG, MOUNTED IN VISIBLE LOCATIONS, NOT MORE THAN 75' WALKING DISTANCE FROM ANY POINT IN THE SPACE. UNITS TO BE INSTALLED IN SEMI-RECESSED WALL CABINETS.
- ALL POWER ACTUATED PINS/ANCHORS SHALL BE "RAMSEY" #2330 AT 32" O.C. FOR INTERIOR, NON-LOAD BEARING PARTITIONS PER ICC ESR-1799.
- WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC TABLE 803.5.
- IF REQUESTED BY INSPECTOR, CONTRACTOR TO POST OCCUPANT LOAD SIGN COMPLYING WITH C.F.C. SEC. 1003 AND C.B.C. SEC. 1004.3. POST IN WAITING AREA.
- ENSURE ALL EXIT AISLEWAYS AND CORRIDORS ARE MAINTAINED AT 36" MINIMUM CLEAR WIDTH IN OFFICE AREA.
- ENSURE ALL FINISHES ARE MAINTAINED IN FIRE RETARDANT CONDITION. ALL NEW FINISHES SHALL BE PER CHAPTER 8 (TABLE 803.5) OF THE CBC, CLASS III, FLAME SPREAD INDEX 200 MAX. (INCLUDES CARPETS, ETC.)
- IF REQUESTED A STATEMENT IN WRITING SHALL BE GIVEN TO THE BUILDING OFFICIAL, STATING THAT THE ARCHITECT / ENGINEER SITE OBSERVATION AND SITE VISITS HAVE BEEN MADE AND WHETHER OR NOT ANY OBSERVED DEFICIENCIES HAVE BEEN CORRECTED TO CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS.
- GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS.
- PROTECT IN PLACE ALL EXISTING FINISHES WHICH ARE TO REMAIN. REPAIR OR REPLACE ANY SUCH FINISHES DAMAGED DURING CONSTRUCTION.
- REFER TO SPECIFICATIONS ON SHEET A-5 FOR ADDITIONAL STANDARDS AND REQUIREMENTS.
- NO HAZARDOUS MATERIALS WILL BE STORED ON SITE OR EXCEED QUANTITIES LISTED IN CBC TABLE 307.1(1) AND 307.1(2).
- EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH AND SHALL CLEARLY INDICATE THE DIRECTION OF TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET (30480 MM) FROM THE NEAREST VISIBLE SIGN. ALL SIGNS SHALL BE ILLUMINATED AND CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. (CBC 1011.1, 1011.5)
- CONSTRUCTION SHALL BE SUPERVISED AS REQUIRED BY TENANT/LANDLORD LEASE REQUIREMENTS. WHERE REQUIRED BY THESE DOCUMENTS, PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342 PART 1, TITLE 24, CCR; CLASS 3.

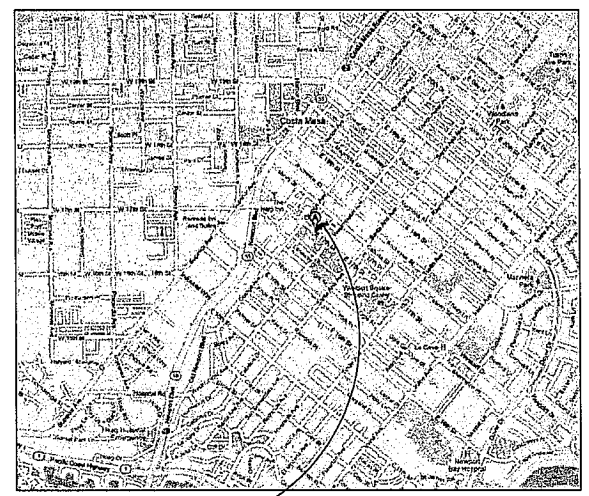
APPLICABLE CODES

- 2010 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
- 2010 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
- 2010 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
- 2010 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
- 2010 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
- 2010 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.

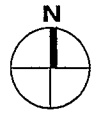
SHEET INDEX

A-0.0	COVER SHEET
A-0.1	SITE PLAN (FOR REFERENCE ONLY)
A-1.0	FLOOR PLAN

SITE LOCATION MAP



THE SITE
EXISTING BLDG.



KEY PLAN

FOR EXISTING SITE ACCESSIBILITY CONFORMANCE & ACTUAL SITE CONDITIONS, SEE SHEET A-0.1
 FOR SITE ACCESSIBILITY CONFORMANCE DETAILS, SEE SHEET A-7.0

DEMOLITION NOTES

- CARRY OUT ALL DEMOLITION WORK INDICATED IN ACCORDANCE WITH STATE AND LOCAL CODES.
- REMOVE ALL DEBRIS FROM SITE AS WORK PROCEEDS AND DISPOSE OF AS PER CODE AND THE BUILDING MANAGEMENT REQUIREMENTS. INFORM ARCHITECT IMMEDIATELY IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED.
- PROVIDE TEMPORARY BARRICADES AND PROTECT EXISTING FINISHES IN PLACE.

FIRE DEPT. NOTES

- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CFC SECTION 203.
- AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10B:C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR. (CFC 906, CFC TABLE 906.3(1))
- COMPLETE PLANS AND SPECIFICATIONS FOR FIRE-EXTINGUISHING SYSTEMS, INCLUDING AUTOMATIC SPRINKLERS AND WET AND DRY STANDPIPES AND OTHER FIRE-PROTECTION SYSTEMS AND APPURTENANCES THERETO SHALL BE SUBMITTED TO FIRE AND LIFE SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. (CFC 907.1)
- ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS AND WATER-FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY MONITORED WHERE THE NUMBER OF SPRINKLERS IS 100 OR MORE. (CBC 903.3, CFC 903.3)

PROJECT DIRECTORY

TENANT:
 DAVID BESER
 HAND & STONE SPA
 223 E. 17TH STREET,
 COSTA MESA, CA 92627
 (949) 689 5084

ARCHITECT:
 SAUNDERS + WIANT ARCHITECTS
 250 NEWPORT CENTER DR. STE. 304,
 NEWPORT BEACH, CA. 92660
 (949) 721 0730

MECHANICAL/ELECTRICAL/PLUMBING:
 ABSOLUTE CONSULTING ENGINEERS
 3839 BIRCH STREET
 NEWPORT BEACH, CA 92660
 (949) 852 0000

NOTE:
 1. THIS FACILITY NOT REQUIRED TO MEET OSHPD-3 REQUIREMENTS.

PROJECT DATA

PROJECT TITLE / ADDRESS:
 HAND & STONE SPA
 223 E. 17TH STREET,
 COSTA MESA, CA 92627

PROJECT DESCRIPTION: INTERIOR RETAIL TENANT IMPROVEMENT IN EXISTING OFFICE BUILDING; 1ST FLOOR OF A 1 STOREY BLDG.

BASE BLDG. CONSTRUCTION TYPE:
 BUILDING TYPE V-B (SPRINKLERED)
 EXISTING BLDG. HT. APPROX. 25'-0"

OCCUPANCY:
 M (RETAIL)

OCCUPANCY LOAD:
 RETAIL: 26 (1 PER 100 SQ. FT.)

FLOOR AREA OF SUITE:
 MEDICAL OFFICE: 2515 S.F.

(FLOOR AREA OF BUILDING: 51754 S.F.)

EXITS REQUIRED: 1
 EXITS PROVIDED: 1

ACCESSIBILITY COMPLIANCE NOTES

GENERAL ACCESSIBILITY (CBC ACCESSIBILITY STANDARDS SHALL TAKE PRECEDENCE)
 1. ACCESSIBLE SIGNAGE SHALL BE PROVIDED AT ALL NEW TOILET FACILITIES. SEE SIGNAGE SCHEDULE. SIGNS TO HAVE RAISED LETTERS PLUS BRILLE, AND ARE TO BE INSTALLED AT 60" AFF, ADJACENT TO LATCH SIDE OF DOOR.

DOORS

- ALL NEW DOORS SHALL COMPLY WITH CBC SEC 1133B.2. DOOR HARDWARE SHALL BE LEVER OR PUSH TYPE, MOUNTED 34" TO 48" ABOVE THE FLOOR, PER CBC SEC. 1008.1.8. ALL DOORS SHALL BE 3'-0" WIDE MIN.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. SUCH PUSH OR PULL EFFORT SHALL BE APPLIED AT RIGHT ANGLES TO HINGED DOORS. AT REQUIRED FIRE DOORS, MAX. OPERATING EFFORT MAY BE INCREASED TO 15 LBS.
- PER C.B.C. SEC. 1133B.2.4. REGARDLESS OF THE OCCUPANT LOAD, THERE SHALL BE A LEVEL FLOOR OR LANDING ON EACH SIDE OF THE DOOR. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OR THE DOORWAY.
- THE LOWER 10" OF ALL DOORS SHALL BE SMOOTH AND UNINTERRUPTED TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. NARROW FRAME DOORS MAY USE A 10" HIGH SMOOTH PANEL ON THE PUSH SIDE OF THE DOOR.

SANITARY FACILITIES

- 2 NEW ACCESSIBLE MALE AND FEMALE RESTROOMS ARE PROVIDED IN THIS SUITE.
- WATER-CLOSET / FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND DO NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
- LAVATORIES SHALL COMPLY WITH THE FOLLOWING:
 a) A MINIMUM OF 30" x 48" CLEAR SPACE IS PROVIDED IN FRONT OF THE LAVATORY.
 b) THE CLEAR SPACE BENEATH LAVATORIES IS A MINIMUM OF 29" HIGH x 30" WIDE x 8" DEEP AT THE TOP AND 9" HIGH x 30" WIDE x 17" DEEP AT THE BOTTOM. THE MAXIMUM HEIGHT OF THE BASIN / COUNTER TOP IS 34" HEIGHT MAX.
 c) ALL HOT WATER AND DRAIN PIPES UNDER THE LAVATORY ARE INSULATED.
 d) FAUCET CONTROLS HAVE AN OPERATING FORCE OF NOT GREATER THAN 5 POUNDS.
- FLOORS ARE SUP-RESISTANT.
- GRAB BARS ARE PROVIDED. FASTENERS AND MOUNTING SUPPORT ARE ABLE TO WITHSTAND 250 POUNDS POINT LOAD BEARING SHEAR AND TORSION.
- DOORS TO THE TOILET ROOMS ARE IDENTIFIED BY A 12" X 1/4" THICK SIGN WITH ETCHED UNISEX SYMBOL: 12" DIAMETER CIRCULAR WITH EQUALITERAL TRIANGLE VERTEX POINTING UP.

SITE ACCESS

- THE BUILDING AND SITE ARE EXISTING AND HAVE BEEN MADE ACCESSIBLE
- PRIMARY ENTRANCES TO THE BUILDING ARE ON AN ACCESSIBLE ROUTE. GROUND SURFACES ALONG THIS ROUTE, INCLUDING CURB RAMPS ARE NEW.
- ACCESSIBLE PARKING SPACES, INCLUDING VAN SPACES ARE PROVIDED, LOCATED ON SITE AT THE PARKING LOT SERVING THIS BUILDING. ACCESSIBLE SPACES COMPLY IN REGARD TO QUANTITY, SPACE, STRIPING AND SIGNAGE, WITH NEW CURB RAMPS.
- PROVIDE TEXT "MIN. FINE \$250.00" ON SIGNS AT STALLS (MIN. 1" HIGH LETTERS AND A PERMANENT PART OF THE SIGN). ENSURE SIGN MIN. 6'-8" A.F.F.
- ACCESS AISLES SHALL BE PAINTED PER 1129B.3.1
- STRIPING: PERIMETER TO BE BLUE COLOR (105090) PER FED. STD. 595B AND CROSSHATCHING TO BE WHITE.
- DOORS ALONG PEDESTRIAN PATH OF TRAVEL ARE REQUIRED TO MEET ALL REQUIREMENTS FOR EXITS DOORS, AS FOLLOWS:
 A. 36"-48" LEAF WIDTH
 B. WHERE PANIC HARDWARE IS USED, MOUNT ABOVE 36" A.F.F. OR SHOW MIN. 32" CLEAR WIDTH WHEN GATE IS OPEN 90 DEGREES.
 C. MAX. 5LB. OPERATING PRESSURE
 D. BOTTOM 10" OF DOORS TO BE SMOOTH FROM SIDE TO SIDE
 E. LEVER OR ACCESSIBLE PULL FROM FULL SIDE OF DOOR
 F. REQUIRED MANEUVERING CLEARANCES PER FIG. 11B-26A
 G. MIN. HEADROOM 6'-8"
 H. NO CANE BOLTS OR PADLOCKS ON DOORS WITH PANIC HARDWARE

Hand & Stone Spa
 Interior Retail Tenant Improvement
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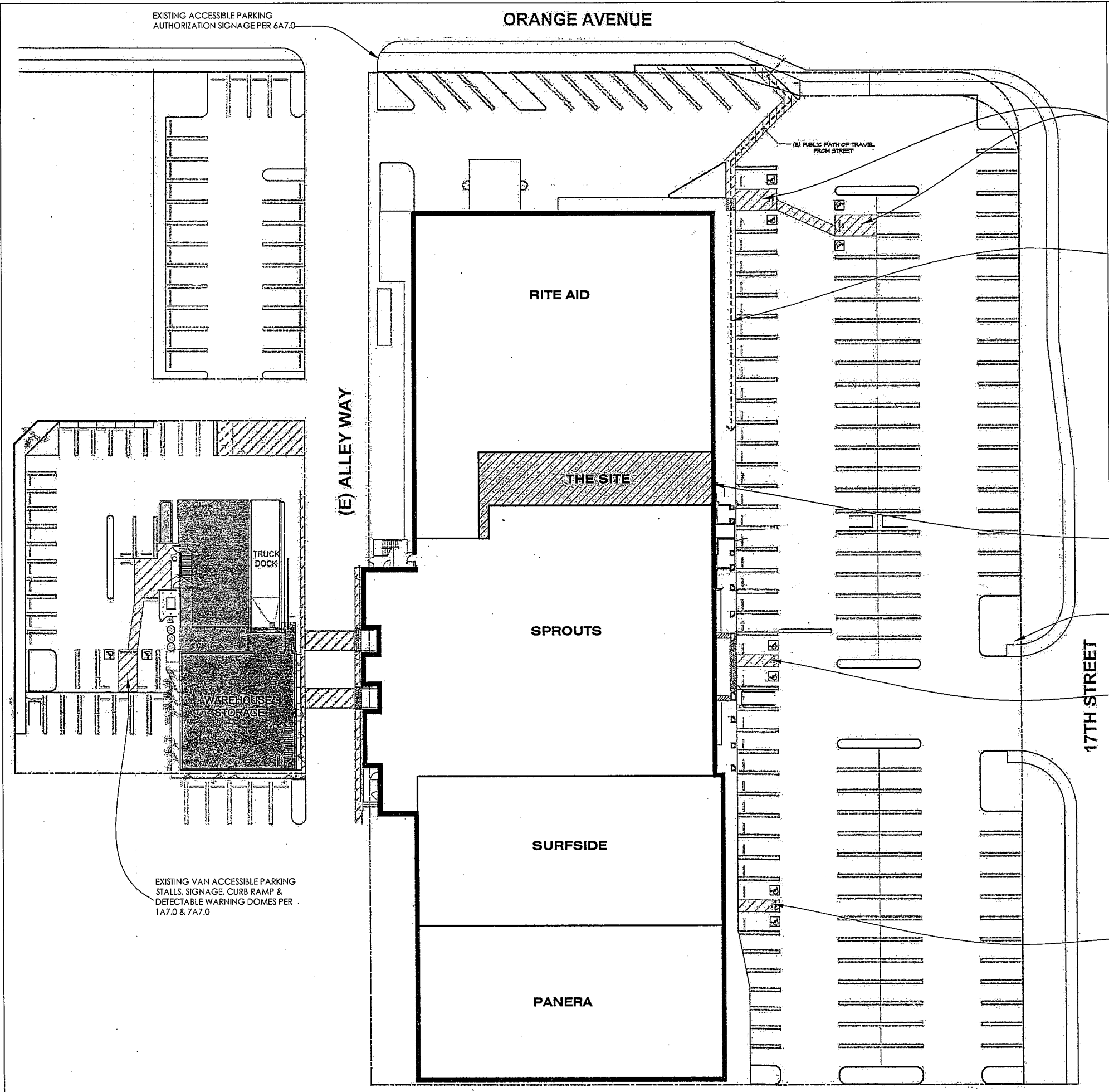
COVER SHEET

PROJECT NO. 1210
 DATE: 8/10/12
 REVISIONS:

PERMIT NO.

SHEET NO.

A-0.0



EXISTING VAN ACCESSIBLE PARKING STALLS, SIGNAGE, CURB RAMP & DETECTABLE WARNING DOMES PER 1A7.0 & 7A7.0

EXISTING ACCESSIBLE PATH OF TRAVEL LESS THAN 2% SLOPE/CROSS-SLOPE

EXISTING INTERNATIONAL SYMBOL OF ACCESSIBILITY ADJ. TO DOOR - EXIST. ENTRY DOOR HAS 10" KICKPLATE AND LEVER HARDWARE

EXISTING ACCESSIBLE PARKING AUTHORIZATION SIGNAGE PER 6A7.0

EXISTING ACCESSIBLE PARKING STALLS, SIGNAGE, CURB RAMP & DETECTABLE WARNING DOMES PER 1A7.0 & 7A7.0

EXISTING ACCESSIBLE PARKING STALLS, SIGNAGE, CURB RAMP & DETECTABLE WARNING DOMES PER 1A7.0 & 7A7.0

PARKING ANALYSIS:

Retail/Restaurant:

Panera Bread:	5,240 sf
Surfside:	11,699 sf
Sprouts:	14,136 sf
Hand and Stone:	2,515 sf (former Jewelry Mart)
Rite Aid:	13,312
Total Retail:	46,902

Office and Warehouse:

Surfside Mezzanine:	2,616 sf
Sprouts Mezzanine (front building):	1,870 sf
Sprouts Warehouse (rear building):	5,366 sf
Total Office and Warehouse:	9,852 sf

Parking Count is 221 spaces plus 1 space we receive credit for per side letter with City (land for Santa Ana and 17th right turn lane we deeded to the City resulting in loss of 1 space = 222 total spaces for the shopping center.

PARKING TALLY:

REGULAR SPACES:	207
ACCESSIBLE SPACES	
REQD. PER CBC 11B-6): 7	
ACCESSIBLE SPACES:	4
VAN ACCESSIBLE SPACES	
REQD. PER CBC 1129B.3.2): 2	
VAN ACCESSIBLE SPACES(1 REQD. PER :	6
CART CORRALS:	4
TOTAL SPACES (+1 CREDIT SPACE):	222

SAUNDERS + WIAINT
Architects

150 NEWPORT CENTER DRIVE
SUITE 300 NEWPORT BEACH
CALIFORNIA 92660
949.781.0730
949.781.0161
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Hand & Stone Spa
Interior Retail Tenant Improvement
223 E. 17TH STREET, COSTA MESA, CA. 92627

SITE PLAN
(FOR REFERENCE ONLY)

PROJECT NO. 1210
DATE: 8/10/12
REVISIONS:

PERMIT NO.

SHEET NO.

A-0.1

FLOOR PLAN KEYNOTES (SEE ALSO ACCESSIBILITY DETAILS ON A8.0)

1. METAL STUD INTERIOR WALL - SEE WALL LEGEND THIS SHEET
2. WALL HUNG WATER FEATURE @ 58" HT. - PROVIDE ANHORIZING, WATER/ELEC/POWER/ETC.
3. WALL MOUNTED SIGNAGE PROVIDED BY OWNER.
4. CUSTOM CABINETS W/ PLASTIC LAMINATE COUNTERTOPS - TYP.
5. ACCESSIBLE PULL-OUT RECEPTION COUNTER (36" LENGTH) AT 30" HT. AFF. W/ MAIN COUNTER ABOVE AT 42" HT. AFF.
6. FLOOR DRAIN (TYP.) SLOPE CONC. TO DRAIN. 1/8"/FT. SEE PLUMBING
7. NEW SERVICE SINK W/ WALL-MOUNTED HOP RACK
8. ACCESSIBLE SINK AND COUNTER - SEE PLUMBING SCHEDULE AND SINK DETAIL
9. COORDINATE INSTALLATION OF OWNER-SUPPLIED EQUIPMENT / FRIDGE, ETC.
10. NEW SEMI-RECESSED FIRE EXTINGUISHER CABINET - INCL. 15-LBS TYPE 2-A-10B-C DRY CHEMICAL FIRE EXTINGUISHER.
11. EXISTING ADJOINING OCCUPANCY / BUILDING WALL TO REMAIN UNDISTURBED
12. EXIT / ENTRANCE: PROVIDE SIGN W/ INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE ADJACENT TO DOOR
13. COORDINATE INSTALLATION OF CABINERY AND OWNER'S EQUIPMENT (VERIFY MOUNTING HT. W/ OWNER) W/ POWER & CABLE OUTLETS. WHERE WALL ATTACHMENTS, PROVIDE BACKING AS REQ'D.
14. PROVIDE R-13 SOUND INSULATION TO WALLS AND CEILING.
15. 50 GAL. ELECTR. WATER HEATER ON HUBBARD ENTERPRISES, HOLDRIE #50-SWHP-WM WALL MOUNTED PLATFORM, ANCHORED TO WALL @ 9'-0" HT. WATER HEATER & PLATFORM TO BE MOUNTED BELOW EXIST. ROOF ASSEMBLY (6'-8" CLR. HT.).
16. COAT AND HAT RACK MOUNTED BEHIND EA. DOOR @ ALL TREATMENT ROOMS. SEE OWNER FOR SPEC.
17. NUMBERED PLATES @ EA. TREATMENT ROOM, WTD. @ 54" HT. SEE OWNER FOR SPECS.

18. VINYL HOURS & SIGNAGE STICKER. SEE OWNER FOR SPECS.
19. WASHER & GAS DRYER. PROVIDE WASHER BOX/DRAIN/ELEC/GAS CONNECTIONS AS REQ'D.
20. ELECTRICAL PANEL LOCATION
21. NEW ACCESSIBLE MALE AND FEMALE RESTROOMS. SEE ELEVATIONS.
22. ADD 1 LAYER 5/8" TYP. X GYP. BD. (OR EQUIV.) & GREEN GLUE ACOUSTICAL GLUE (OR EQUIV.) IN TREATMENT ROOMS AT EXISTING PERIMETER WALLS NEAR ADJACENT TENANTS.

GENERAL NOTES INTERIOR FINISH NOTES

1. READ WITH FINISH SCHEDULE & SPECIFICATIONS. INTERIOR FINISHES SHALL COMPLY WITH CBC CHPTR. 8 AND TABLE 803.5.
2. PROVIDE CABINERY SHOP DRAWINGS; TO BE REVIEWED BY ARCHITECT BEFORE STARTING WORK. ALL CABINETS WILL BE EUROPEAN BOX STYLE, BLUM HINGES, FULL EXTENSION GUIDES, PLASTIC LAMINATE. ALL INTERIORS TO BE KORTIRON LINED. INSTALL DOORS, 6" SQ. PULLS (BRUSHED ALUM.) AND LATCHES AS REQUIRED.
3. VERIFY MATERIALS AND COLORS FOR ALL CABINET FINISHES. INSTALL SOLID SURFACING AND PLASTIC LAMINATE COUNTERTOP MATERIALS AS NOTED ON COLOR / FINISH SCHEDULE. PROVIDE SAMPLES FOR REVIEW PRIOR TO FABRICATION.
4. PAINT ALL GYPSUM BOARD WALLS AND CEILINGS. PAINT ALL EXTERIOR STUCCO WALLS.
5. INSTALL CARPET (AND BASE) IN AREAS / ROOMS AS NOTED ON PLAN. INSTALL GLUE-DOWN CARPET PER FINISH SCHEDULE. CARPET AND INSTALLATION SHALL COMPLY W/ CBC SECTION 1124B.3.
6. INSTALL VINYL & TILE FLOORING WITH INTEGRAL COVERED BASE IN ROOMS AS NOTED ON FINISH SCHEDULE.
7. PROVIDE BULLNOSE CORNER BEAD AT ALL VERT. GYP. BD. WALL CORNERS AND SQUARE CORNER BEAD AT ALL HORIZONTAL GYP. BD. CORNERS. PROVIDE 48" PVC CORNER PROTECTION AT LOCATIONS AS NOTED.
8. PROVIDE TRANSITION STRIPS BETWEEN FLOORING OF DIFFERENT TYPES.
9. PROVIDE ROLLER BLINDS AT ALL EXTERIOR WINDOWS - SEE SPECS

WALL LEGEND

- EXIST. TENANT WALL TO REMAIN. PATCH/REPAIR & REPLACE INSULATION WHERE REQ'D.
- NEW INT. WALL TO MIN. 4" ABOVE SUSP. CLG. 5/8" TYPE 'X' GYP. BD. EA. SIDE 3 3/4" GA. METAL STUDS @ 16" O.C. W/ SOUND INSULATION BATS FULL HT. (BRACE TOP OF WALL TO STRUCTURE AT MIN. 48" O.C.)

GENERAL NOTES GENERAL CONSTRUCTION NOTES

1. DO NOT SCALE FROM PLANS. FIELD VERIFY ALL DIMENSIONS & REPORT ANY DISCREPANCIES TO ARCHITECT AT ONCE. REFER TO SHEET A-1.1 FOR ALL DIMENSIONS.
2. ALL DIMENSIONS ARE TO CENTERLINE OF STUD OF WALLS UNLESS NOTED OTHERWISE. END DIMENSIONS ARE TO FINISHED INTERIOR FACE OF EXISTING PERIMETER WALLS.
3. INSTALL DOUBLE STUDS AT JAMBS FOR ALL INTERIOR DOORS.
4. PROVIDE WATER RESISTANT GYPSUM BOARD AT WALLS W/ PLUMBING FIXTURES.
5. PROVIDE 5/8" GMMU (CEMENT BOARD) OVER 2-LAYER #15 FELT AT ALL WALLS SCHEDULED FOR TILED FINISH
6. REFER TO ENGINEER'S DRAWINGS FOR COORDINATION WITH MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS AS REQUIRED.
7. PLACE ALL ELECTRICAL & PHONE OUTLETS @ 15" A.F.F. TO CENTER OF COVER PLATE UNLESS AT FIXED CABINERY OR AS SPECIFIED OTHERWISE. COORDINATE ELECTRICAL OUTLETS WITH CABINETS, INCLUDING THOSE ABOVE COUNTER TOPS
8. OWNER TO SUPPLY AND INSTALL ALL TELEPHONE AND DATA JACKS AND WIRING.
9. PROVIDE/POST AN OCCUPANT LOAD SIGN IN ENTRY AS PER CBC 1004.3.

SIGNAGE - READ W/ SIGN SCHEDULE ON A4.0 & DETAIL 9A7.0.

- EXIT ROUTE
- ACCESSIBLE RESTROOM - MENS
- ACCESSIBLE RESTROOM - WOMENS

Saunders + Wiant Architects
 ARCHITECTS
 1750 NEVADAVILLE CENTER DRIVE
 SUITE 104 NEWPORT BEACH, CALIFORNIA 92660
 P: 949.781.0785 F: 949.781.0767
 WWW.SAUNDERS+W.IANT.COM



Hand & Stone Spa
 Interior Retail Tenant Improvement
 223 E. 17TH STREET, COSTA MESA, CA. 92627

FLOOR PLAN

PROJECT NO. 1210
 DATE: 8/10/12
 REVISIONS:

PERMIT NO.

SHEET NO.

A-1.0

FLOOR PLAN
 1/4" = 1'-0"

