



CITY OF CAMPBELL
Community Development Department

April 26, 2019

NOTICE OF CONDITIONAL USE AUTHORIZATION

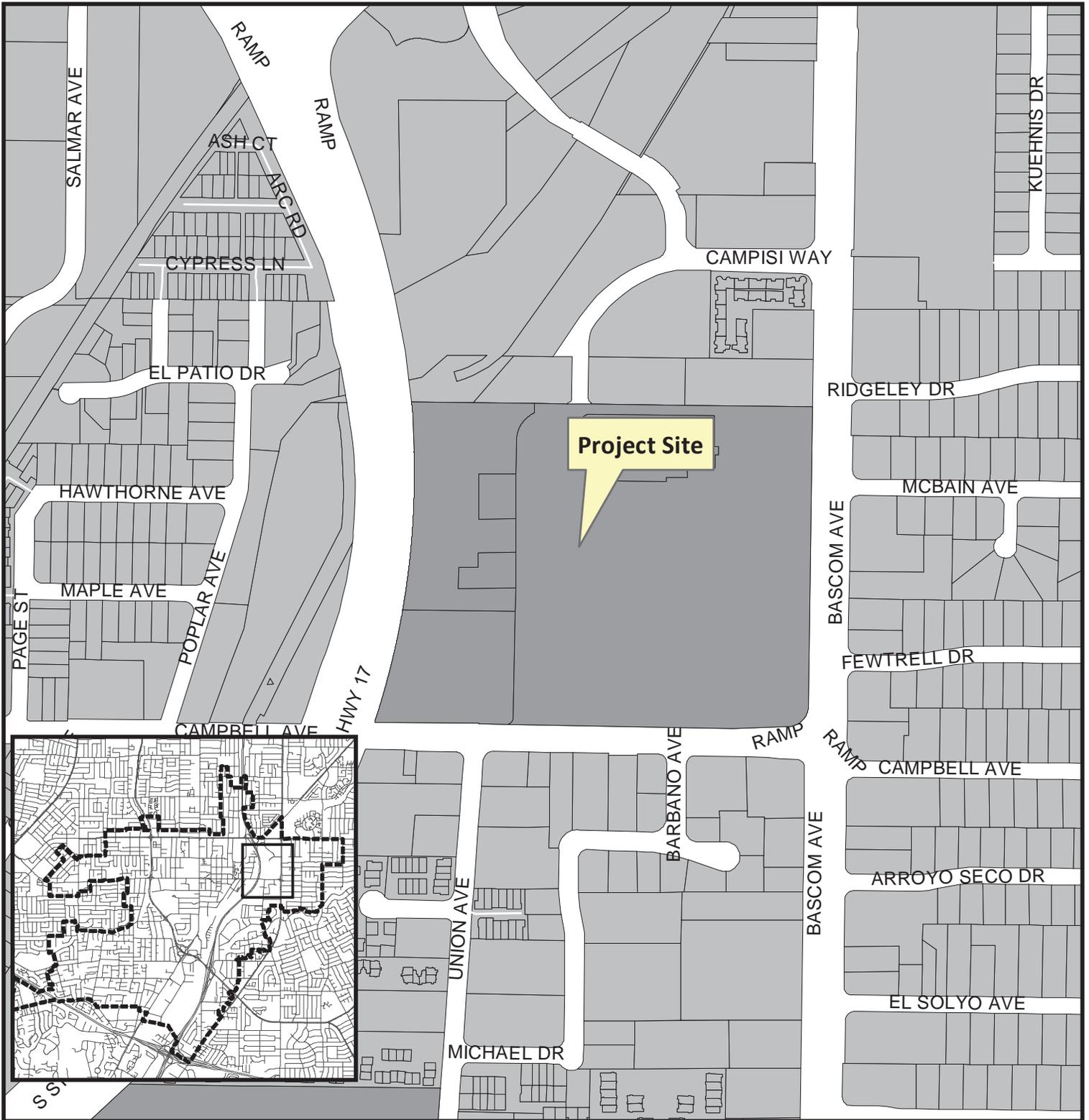
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for a Conditional Use Authorization pursuant to the Pruneyard Master Use Permit for the following project proposal:

File No.:	PLN2019-76
Applicant:	Row House
Project Address:	1875 S. Bascom Ave., Ste. 570B
Property Owner:	CFEP Pruneyard, LLC
Zoning District:	C-2-O (General Commercial / Overlay District)
General Plan:	General Commercial
Project Description:	Proposed fitness (rowing) studio in a 1,930 square-foot upstairs tenant space within the Pruneyard Shopping Center.

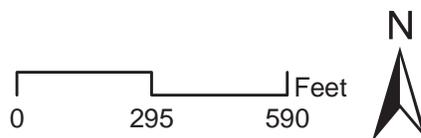
This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on April 26, 2019 and ends on May 6, 2019. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **May 6, 2019**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$750 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Daniel Fama, Senior Planner, in the Community Development Department, at (408) 866-2193 or by email daniel.fama@cityofcampbell.com.

Project Location Map



Project Location: 1875 S. Bascom Ave., Ste. 570 B
Application Type: Conditional Use Authorization
Planning File No.: PLN2019-76
Description: Fitness Studio



Community Development Department
Planning Division

Written Statement – Row House

The project is a 2,000 square foot exercise studio called Row House with 26 rowing machines that will be housed in a suite of the existing shopping center building at The Pruneyard. The studio offers 45-minute exercise classes throughout the day, in addition to selling a small amount of fitness apparel. The location in the shopping center will be on the second floor above the former El Burro Restaurant space. Noise generated by the studio would be minimal.

The permit should be granted because this amenity will be a complimentary use within The Pruneyard. It will not only benefit the shopping center customers, but also the employees of the shopping center, the office buildings and patrons of the hotel. There is no other comparable facility currently available at The Pruneyard.

The hours of operation would be as follows:

- Monday through Friday 6:00 AM to 8:00 PM and
- Saturday and Sunday 8:00 AM to 1:00 PM.

The approximate number of employees would be 12.

W HOUSE

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CAMPBELL, CA 95008

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CONSULTANT

ROW HOUSE
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TITLE SHEET, PROJECT INFORMATION
AND GENERAL NOTES

STREET TITLE
LOCATION
STAMP

REVISIONS
2019-03-26 PLAN CHECK CORRECTIONS
DATE
2019.04.09
PROJECT NUMBER
43110
SHEET NUMBER
T1.1

ABBREVIATIONS

(NOT ALL ABBREVIATIONS MAY BE USED IN THIS DOCUMENT)

A.B.	ANCHOR BOLT	L	ANGLE
ABV.	ABOVE	LAM.	LAMINATED
ACM	ASPHALTIC CONCRETE	LAV.	LAVATORY
A.C.P.	ALUM. COMPOSITE METAL PANEL	LB(S)	LB(S) OR POUND(S)
A.F.F.	ACUSTIC CEILING PANEL	LC	LONG
A.F.F.	ABOVE FINISH FLOOR	L.F.	LINEAR FOOT
ALUM.	ALUMINUM	LT.	LIGHT
A.O.T.	ABRASIVE QUARRY TILE	MATL.	MATERIAL
ARCH.	ARCHITECT OF RECORD	MAX./MIN.	MAXIMUM / MINIMUM
ARCH.	ARCHITECTURAL	M.B.	MACHINE BOLT
BD.	BOARD	MEZ.	MEZZANINE
BLDG.	BUILDING	MISC.	MISCELLANEOUS
BLKG.	BLOCKING	M.O.	MASONRY OPENING
B.O.C.	BOUNDARY NAIL	M.P.S.	MODULAR PANELBOARD
BM	BEAM	MTD.	MOUNTED
B.C.	BOTTOM OF CEILING	M.S.B.	MAIN SWITCH BOARD
B.O.J.	BOTTOM OF JOIST	N.C.	NOT IN CONTRACT
B.U.R.	BUILT UP ROOFING	MTL.	METAL
BOTT. or (B)	BOTTOM	NI	NEW
CND.	CONDUIT	NA OR NA	NOT APPLICABLE
C.L. or (C)	CENTER LINE	N.A.	NAT. ELEC. MFR. ASSOC.
CAB.	CABINET	N.E.M.A.	N.E.M.A. #
C.B.	CEMENTITIOUS BACKER BOARD	N.O.	NUMBER
C.D.	CORE DRILL	NOM.	NOMINAL
CER.	CERAMIC	N.T.S.	NOT TO SCALE
C.G.	CORNER GUARD	O.C.	ON CENTER
C.J.	CONTROL JOINT (COLD JOINT)	O.F.C.I.	OWNER FURNISHED
CLG.	CEILING	OFD.	CONTRACTOR INSTALLED
CLG.	CALLING	O.F.O.I.	OWNER FURNISHED
CLS.	CLEAR	OFD.	OWNER INSTALLED
C.M.U.	CONCRETE MASONRY UNIT	O.D.	OPENING
COL.	COLUMN	OPNS.	OPENING
CONC.	CONCRETE	O.S.H.A.	OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION
CONC.	CONNECTION	P.A.R.T.N.	PARTITION
CONSTR.	CONSTRUCTION	P.L.A.M.	PLATE LAMINATE OR PARALLAM (BEAM)
CONSTR. JT.	CONSTRUCTION JOINT	PL	PLATE
CONT.	CONTINUED	P.L.	PROPERTY LINE
CONTR.	CONTRACTOR	PLAS.	PLASTER
COMP.	COMPACTED / COMPACTION	PLGB.	PLUMBING
CERAMIC TILE		P.W.O.D.	PLYWOOD
DBL.	DOUBLE	P.O.C.	POINT OF CONNECTION
DEG. or °	DEGREE	PR	PAIR
DET.	DETAIL	PSF	POUNDS PER SQ. FOOT
DET.	DETAIL	PSI	POUNDS PER SQ. INCH
DIAM. or Ø	DIAMETER	P.T.	PRESSURE TREATED
DIAG.	DIAGONAL	Q.T.	QUARRY TILE
DM.	DIMENSION	RAD. OR (R)	RADIUS
DS.	DOWNSPOUT	RCF	REFLECTED CEILING PLAN
DWD(S)	(DRAWING(S))	R.D.	ROOF DRAIN
(E)	EXISTING	REF.	REFERENCE
(EA)	EACH	REF.	REFERENCE
E.C.	ELECTRICAL CONTRACTOR	REF.	REFERENCE
E.G.	EDGE GRAIN	REF.	REFERENCE
E.E.C.	ELECTRICAL	REF.	REFERENCE
ELEV.	ELEVATION	REF.	REFERENCE
E.N.	EDGE NAIL	REF.	REFERENCE
E.O.C.	EDGE OF COUNTER / EQUIPMENT	REV.	REINFORCEMENT
EQ. or F.	EQUAL	R.T.U.	REMOTE TERMINAL UNIT
ER	EXISTING RELOCATED	RM(S).	ROOM(S)
EXP.	EXPANSION	S.C.	SOLID CORE
EXT.	EXTERIOR	SCHED.	SCHEDULE
FACT.	FACTORY	SHT.	SHEATHING
F.D.	FLOOR DRAIN	SIML.	SIMILAR
FN.	FOUNDATION	SM	SHEET METAL
F.E.	FIRE EXTINGUISHER	SM	SHEET METAL SCREW
F.F.	FINISHED FLOOR	SPEC(S)	SPECIFICATIONS
F.F.L.	FINISHED FLOOR LEVEL	SG	SQUARE
F.F. & E.	FURNITURE, FIXTURES & EQUIPMENT	SG. IN. / FT.	SQUARE INCH / FOOT
F.G.	FLOOR GLASS	S.S.	STAINLESS STEEL
F.L.	FLOOR	S.T.S.M.S.	SELF TAPPING
FL.	FLOOR FINISH	S.M.S.	SHEET METAL SCREWS
F.O.F.	FACE OF FINISH	STD.	STANDARD
F.O.M.	FACE OF MASONRY	STL.	STEEL
F.O.S.	FACE OF STUD	STOR.	STORAGE
F.P.	FIRE RETARDANT	STRUC.	STRUCTURAL
F.P.R.	FIBERGLASS REINFORCED PANEL	SUSP.	SUSPENDED
FT.	FOOTING	T.M.	TEMPERATURE
F.T.F.	FOOT / FEET	TEMP. OR T	TEMPERATURE
F.V.	FIELD VEILING	THK.	THICKNESS
GA.	GALVEY (GAGE)	THK. & GROOVE	THICKNESS & GROOVE
G.B.	GRAB BAR	T.N.	TOE NAIL
G.W.B.	GYPSSUM WALLBOARD	T.O.C.	TOP OF CURB
GENL. CONTRACTOR	GENERAL CONTRACTOR	T.O.F.	TOP OF FOOTING
GALV.	GALVANIZED	T.O.P.	TOP OF PARTLET
GL.	GALVANIZED IRON	T.O.P.	TOP OF PLATE
GLB.	GLOSS LAMINATED BEAM	T.O.P.	TOP OF STUD
H.C.	HOSE BIBB	T.O.P.	TOP OF WALL
H.C.	HOLLOW CORE	T.O.P.	TOP OF SLEIGHTING
H.D.	HUB DRAIN	TYP.	TYPICAL
HDR.	HEAD	U.N.O.	UNLESS NOTED OTHERWISE
H.D.W.	HARDWARE	U.L.	UNDERWRITERS LABORATORY
H.M.	HANGER	VERT. OR (V)	VERTICAL
HGT. or HT.	HEIGHT	VERT. IN FIELD	VERTICAL IN FIELD
H.M.	HOLLOW METAL	V.T.R.	VENT THROUGH ROOF
HORIZ. or H	HORIZONTAL	V.V.C.	VINYL WALL COVERING
H.S.B.	HIGH STRENGTH BOLT	W.I.V.	WITH W/IV
INS.	INSULATION	W.C.	WOOD CLOSET
INS.	INSULATION	W.C.	WOOD CLOSET
INSUL.	INSULATION	WH	WATER HEATER
INT.	INTERIOR	W.I.R.	WATER RESISTANT
INT.	INVERTED	WT.	WEIGHT
JT. OR JNT.	JOINT	W.F.	WELDED WIRE FABRIC
JST.	JOIST	W.M.	WELDED WIRE MESH

GENERAL NOTES

- ALL CONTRACTORS AND SUBCONTRACTORS WILL THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE CONSTRUCTION DOCUMENTS AND WILL VERIFY EXISTING SITE AND CONDITIONS PRIOR TO SUBMITTING A BID. ALL SUBCONTRACTORS WILL PROVIDE ALL LABOR, SUPERVISION, AND MATERIALS OF EVERY TYPE WHICH MAY BE NECESSARY FOR A SUCCESSFUL COMPLETION. ALL WORK TO BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER ACCORDING TO THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS.
- IF/AC PLUMBING AND ELECTRICAL DRAWINGS ARE INCLUDED IN AND NOT SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS, IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK THE ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF THEIR WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL AND OTHER DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BY THE CONTRACTOR FOR WRITTEN AND GRAPHIC CLARIFICATION.
- THE CONTRACTOR SHALL FOCUS SPECIAL ATTENTION ON A FIELD REVIEW OF THE EXISTING SITE IN WRITING PRIOR TO CONSTRUCTION. ANY CONDITIONS THAT ARE FOUND TO BE INCONSISTENT WITH THESE DOCUMENTS OR WHERE THE INTENT IS IN DOUBT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO BID SUBMITTAL. CONTRACTOR SHALL NOT RELY UPON ORAL COMMUNICATIONS; ALL COMMUNICATIONS MUST BE IN WRITING OR GRAPHIC FORMAT.
- REVISIONS TO WORK OR PLANS MUST BE APPROVED BY THE CITY AND / OR LOCAL JURISDICTION'S INSPECTION SERVICES PRIOR TO IMPLEMENTATION. ANY ADDITIONS OR CHANGES TO WORK MUST BE AUTHORIZED IN WRITING BY THE ARCHITECT AND OWNER. NO ALTERATIONS WILL BE MADE ON THIS PROJECT EXCEPT UPON WRITTEN ORDER BY USING PRE-DETERMINED ARCHITECT SUPPLEMENTAL INSTRUCTIONS. CHANGE ORDER OR CONSTRUCTION CHANGE DIRECTIVES.
- CONTRACTOR IS RESPONSIBLE FOR THE MORE COSTLY AND TIME CONSUMING RESOLUTION ON ALL CONFLICTING INFORMATION PRESENTED ON THE PLANS, OR BETWEEN THE EXISTING CONDITIONS AND THE PLANS.
- IF A CONFLICT OCCURS BETWEEN THE DESIGN DRAWINGS AND SPECIFICATIONS, PROMPTLY NOTIFY THE ARCHITECT IN WRITING. AT THAT POINT, A WRITTEN INTERPRETATION WILL BE MADE BY THE ARCHITECT AND SAID WRITTEN DECISION SHALL BE CONSIDERED CONCLUSIVE FOR THIS PROJECT.
- THIS ARCHITECT WILL NOT HAVE CONTROL OF, AND WILL NOT BE RESPONSIBLE FOR, CONSTRUCTION METHODS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THIS PROJECT OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK ON THIS WORK. THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT AND OR CONSTRUCTION DOCUMENTS.
- ALL CONTRACTORS WILL PROVIDE ADEQUATE BRACING AND / OR SHORING TO INSURE STRUCTURAL STABILITY OF THE BUILDING AND ALL RELATED BUILDING COMPONENTS, I.E., STRUCTURAL WALLS, INTERIOR WALL ASSEMBLIES, ETC. DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
- WORK WILL BE COORDINATED WITH ALL TRADES IN ORDER TO AVOID INTERFERENCE AND AVOID OMISSIONS.
- UNLESS NOTED OTHERWISE, ALL MATERIALS USED WILL BE NEW AND BEAR U.L. LABELS WHERE REQUIRED AND MEET APPROPRIATE I.E.M.A. OR OTHER INDUSTRY STANDARDS.
- LAYOUT ALL PARTITIONS AND CABINETS BEFORE BEGINNING CONSTRUCTION TO PREVENT ERRORS BY DISCREPANCY. ALL DRYWALL PARTITIONS AND CABINETS WILL BE INSTALLED AS NOTED ON THE DRAWINGS. IF APPLICABLE, GENERAL CONTRACTOR MUST OBTAIN RESOLUTION FROM ARCHITECT FOR ANY DISCREPANCIES PRIOR TO CONSTRUCTION OF WALL PARTITIONS AND CABINETS.
- EACH SUBCONTRACTOR WILL AMEND AND MAKE GOOD AT THEIR OWN COST, ANY DEFECTS OR OTHER FAILURES IN THEIR WORKMANSHIP AND/OR THEIR SUPPLIED MATERIALS.
- VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO ORDERING, CUTTING AND / OR INSTALLING MATERIAL, PRODUCT OR EQUIPMENT. IN THE EVENT OF ANY DISCREPANCIES, CONTACT THE ARCHITECT FOR WRITTEN AND / OR GRAPHIC DIRECTION PRIOR TO PROCEEDING WITH THAT WORK.
- CONTRACTOR SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS OR INFORMATION, CONTRACTOR SHALL NOTIFY THE ARCHITECT. FIGURED AND CALCULATED DIMENSION TAKE PRECEDENCE OVER SCALED MEASUREMENTS. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TYPICALLY TAKES PRECEDENCE OVER SMALLER SCALE DRAWINGS. VERIFY WITH ARCHITECT. ALL PLAN DETAILS AND WALL SECTIONS ASSUMED TO BE TYPICAL CONDITIONS UNLESS DETAILED OR NOTED OTHERWISE.
- PROVIDE SUFFICIENT BLOCKING IN STUD WALLS TO SUPPORT ALL ITEMS OR EQUIPMENT SHOWN OR SPECIFIED TO BE ATTACHED TO THE WALLS. PROVIDE ADDITIONAL STRUCTURAL SUPPORT (ANGLES, CHANNELS, ETC.) WITHIN WALLS WHERE THE HEIGHT OF ATTACHED ITEMS OR EQUIPMENT IS TOO GREAT TO BE SUPPORTED BY METAL STUDS. PROVIDE BLOCKING FOR OWNER FURNISHED OR INSTALLED ITEMS.
- WEATHER CONDITIONS: CONTRACTORS WILL PROTECT ALL PARTS OF THEIR WORK FROM WEATHER DAMAGE DUE TO FROST, RAIN, HAIL, ETC. AND WILL MAKE GOOD TO THE SATISFACTION OF THE ARCHITECT ANY PORTION OF THE WORK WHICH MAY BE BECOME DAMAGED.
- SAFETY: EACH CONTRACTOR WILL ABIDE BY LOCAL AREA STANDARDS AND RELATED O.S.H.A. STANDARDS FOR THE PROTECTION AND SAFETY FOR THEIR EMPLOYEES ON SITE. THIS ARCHITECT WILL BE RESPONSIBLE FOR THE PROVISION AND GENERAL CONTRACTOR AND RELATED AWARDED TRADES ON THIS PROJECT FOR ACCIDENTS OR INJURIES CAUSED OR ACCRUED ON THIS PROPERTY DURING THE PROJECT ACTUAL / POSE CONSTRUCTION PHASES OF THIS PROJECT.
- CONTRACTORS WILL BE RESPONSIBLE FOR REMOVAL AND ACCOUNT FOR QUANTITY OF DEBRIS ACCUMULATED BY EACH TRADE. HOWEVER, EACH TRADE WILL KEEP THE JOB SITE CLEAN AND SAFE AT ALL TIMES, ALONG WITH A BROOM / VACUUM FINISH AT THE END OF EACH WORKING DAY.
- TRANSITION OF DIFFERENT FLOORING MATERIALS AT DOORWAYS SHALL BE FLUSH AND OCCUR AT CENTER OF DOORS TYPICAL.
- PAINT ALL WALL SURFACES, DOOR FRAMES, WINDOW FRAMES, BULKHEADS AND CEILINGS IN ROOMS WHERE INDICATED ON ROOM FINISH SCHEDULE. PAINT BEHIND ALL MOVABLE ITEMS INCLUDING BUT NOT LIMITED TO WALLS AND RELOCATE ITEMS. ALL NEW PAINTING SHALL INCLUDE (1) ONE COAT PRIMER AND (2) TWO COATS OF FINISH (UNLESS NOTED OTHERWISE).
- ALL WEATHER - EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF.

SYMBOL LEGEND

ELEVATION IDENTIFICATION
ELEVATION DESIGNATION
SHEET REFERENCE NO.

PARTIAL SECTION IDENTIFICATION
SECTION DESIGNATION
SHEET REFERENCE NO.

INTERIOR ELEVATION IDENTIFICATION
ELEVATION DESIGNATION
DETAIL DESIGNATION
SHEET REFERENCE NO.

GRID LINE IDENTIFICATION
GRID LINE
FACE OF STUD
FACE OF MASONRY
CENTER LINE OF COLUMN

CEILING IDENTIFICATION
ACT → MATERIAL DESIGNATION
HEIGHT REFERENCE
NOTE

ROOM IDENTIFICATION
LOBBY → ROOM NAME
MATERIAL FINISH
WALL BASE FINISH

ENLARGED DETAIL IDENTIFICATION
DETAIL DESIGNATION
SHEET REFERENCE NO.

SECTION DETAIL IDENTIFICATION
DETAIL DESIGNATION
SHEET REFERENCE NO.

ELEVATION REFERENCE IDENTIFICATION
SECTION / ELEVATION / FLOOR DATUM

PROJECT REFERENCE
NORTH ARROW

PROJECT SYMBOL IDENTIFICATION
DIAMETER
WINDOW NUMBER
MATERIAL NAME / FINISH NAME
WALL TYPE
FIXTURE / EQUIPMENT TYPE
GRAPHIC NAME
(CONSULT)

PROJECT ANNOTATION IDENTIFICATION
REVISION / ADDENDUM NUMBER
KEYNOTE NUMBER

DEFERRED SUBMITTAL

- (N) EXTERIOR WALL MOUNTED BUILDING SIGNAGE
- (N) INTERIOR LED GRAPHIC SIGNAGE
- (N) FIRE SPRINKLER
- (N) FIRE ALARM

PROJECT TEAM

TENANT
ROW HOUSE
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PHONE: (612) 460-7064
EMAIL: Greg.Stenmetz@dunhameng.com

PROJECT INFORMATION

PROPOSED USE
PROPOSED TENANT IMPROVEMENT FOR AN INDOOR EXERCISE STUDIO, FORMERLY APPAREL RETAIL (GROUP B OCCUPANCY)

CURRENT CODES

BUILDING CODE	2016 CALIFORNIA BUILDING CODE (CBC) LOCAL CODE OF ORDINANCES
PLUMBING CODE	2016 CALIFORNIA PLUMBING CODE (CPC)
MECHANICAL CODE	2016 CALIFORNIA MECHANICAL CODE (CMC)
ELECTRICAL CODE	2016 CALIFORNIA ELECTRICAL CODE (CEC)
ENERGY CODE	2016 CALIFORNIA ENERGY CODE
FIRE / LIFE SAFETY CODE	2016 CALIFORNIA FIRE CODE (CFC)
CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 19: TITLE 24, CAC, CBC, CEC, CMC, CPC, CFC 2016 EDITION	

ACCESSIBILITY
THESE PLANS ARE INTENDED TO COMPLY WITH ALL OF THE PROVISIONS SET FORTH BY CHAPTER 11B OF THE 2016 CBC

CODE COMPLIANCE

OCCUPANCY GROUP	B
CONSTRUCTION TYPE	V-B EXISTING FIRE SPRINKLERED (NON-SEPARATED PER FARLE 508.4)

LEGAL DESCRIPTION
ASSESSOR PARCEL NUMBER: 288.04.025

BUILDING SUMMARY

TENANT IMPROVEMENT AREA	1,772 S.F. (NO NEW S.F. ADDED)
TENANT GROSS LEASEABLE AREA	1,930 S.F.
TOTAL BUILDING HEIGHT	± 42'-0" (EXISTING TWO STOREY)

PARKING SUMMARY
SITE AND PARKING (EXISTING TO REMAIN UNCHANGED)

SHEET INDEX

	REVISIONS				
	1	2	3	4	5
T1.1	TITLE SHEET, PROJECT INFORMATION AND GENERAL NOTES				
T1.2	GENERAL CONSTRUCTION NOTES				
T1.3	ADA STANDARDS - ACCESSIBLE DESIGN PLAN				
T2.1	LIFE SAFETY PLAN				
AS1.1	EXISTING SITE PLAN (FOR REFERENCE ONLY)				
A1.1	FLOOR PLAN & EQUIPMENT PLAN				
A1.2	AUDIO AND VISUAL PLAN				
A2.1	REFLECTED CEILING PLAN				
A2.2	REFLECTED CEILING & MISC. DETAILS				
A3.1	ROOF PLAN				
A5.1	ENLARGED RESTROOM PLAN, TYP. MOUNTING HEIGHT & DETAILS				
A6.2	INTERIOR ELEVATIONS				
A7.1	WALL AND MISCELLANEOUS DETAILS				
A8.1	FLOOR SCHEDULE AND HARDWARE NOTES & DETAILS				
A8.2	ROOM FINISH PLAN, SCHEDULE & LEGEND AND GRAPHIC KEYS				
A8.3	GRAPHIC KEYS (FOR REFERENCE ONLY)				
A8.4	MILLWORK DETAILS (FOR REFERENCE ONLY)				
M1.0	NOTES				
M2.0	MECHANICAL SPECIFICATIONS				
M3.0	MECHANICAL SCHEDULES				
M4.0	MECHANICAL DETAILS				
M5.0	MECHANICAL PLAN				
M6.0	MECHANICAL ROOF PLAN				
M7.0	MECHANICAL ENERGY FORMS				
M7.1	MECHANICAL ENERGY FORMS				
P1.0	PLUMBING SPECIFICATIONS / NOTES				
P2.0	PLUMBING SCHEDULES AND DETAILS				
P3.0	PLUMBING DOMESTIC WATER PLAN				
P4.0	PLUMBING WASTE AND VENT PLAN, ISOMETRIC DIAGRAMS				
E1.0	GENERAL NOTES, SYMBOLS LIST, FIXTURE SCHED, ABBREV. KEY PLAN				
E2.0	FLOOR PLAN - LIGHTING				
E3.0	FLOOR PLAN - POWER & SYSTEMS				
E4.0	RISER DIAGRAM & PANEL SCHEDULE				
E5.0	SPECIFICATIONS				
E6.0	TITLE 24 FORMS				
E6.1	TITLE 24 FORMS				
E6.2	TITLE 24 FORMS				

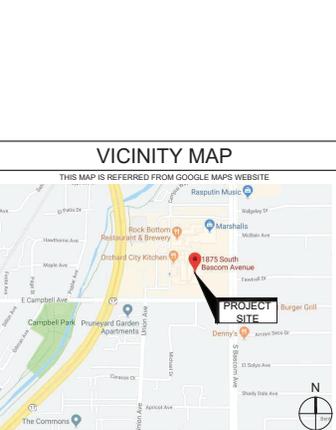
DESCRIPTIVE SUMMARY OF WORK

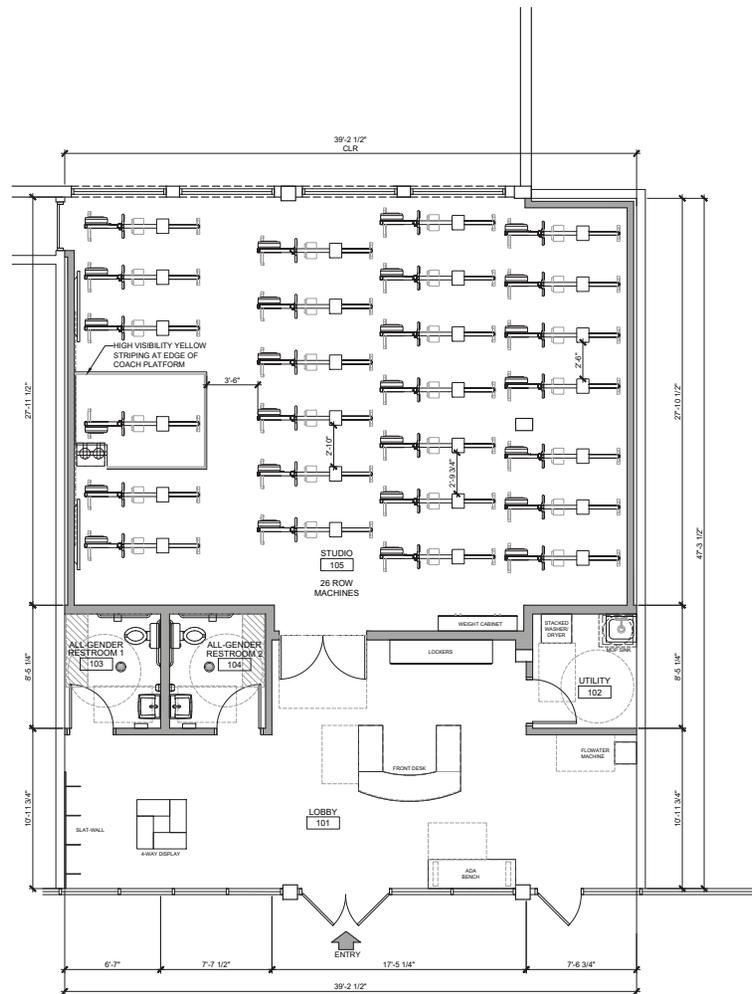
THE WORK INCLUDES ALL LABOR, MATERIALS, AND EQUIPMENT TO BUILD, FINISH, AND PROVIDE TENANT IMPROVEMENT FOR A PROPOSED EXERCISE STUDIO.

THE WORK SHALL INCLUDE ALL ITEMS REQUIRED AS SHOWN ON THE DRAWINGS. ALL MECHANICAL, EQUIPMENT AND SYSTEMS, ALL ELECTRICAL SYSTEMS, AND EQUIPMENT ARE TO BE INCLUDED FOR A COMPLETE OPERATING SYSTEM WITH COORDINATION AND INSTALLATION INCLUDED.

INTERIOR:
NEW INTERIOR PARTITIONS/DOORS/CEILING FLOOR TILES.
NEW LIGHTING FIXTURES/OUTLETS AND SWITCHES.
NEW PAINT/ GRAPHIC SIGNAGE.
NEW EQUIPMENT.

VICINITY MAP





APPROVED
 APPROVED AS NOTED
 REVISE AND RESUBMIT
 REJECTED

CHECKING IS ONLY FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. ANY ACTION SHOWN IS SUBJECT TO THE REQUIREMENTS OF PLANS AND SPECIFICATIONS. IN ADDITION TO UNFORESEEN LOCAL JURISDICTION REQUIREMENTS OR NEW UPDATED CODE AMENDMENTS AND ADDITIONAL REVISIONS PER ENGINEERING REQUIREMENTS.

THIS DESIGN CONCEPT IS TO BE APPROVED BY CLIENT OR CLIENT REPRESENTATIVE.

BY: _____

DATE: _____

PROPOSED NEW FLOOR PLAN

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

N

ROW HOUSE

17877 VON KARMAN AVE.
IRVINE, CA 92614
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