Project Address 11848 V.V.	Additional Submittals Required
Date Submitted	Electrical ☐ Plumbing ☐
Plans Examiner	Mechanical ☐ Other ☐
Description of Work NEW RES. CARE BLDG.	Agency Funded ☐ / Permit Issued By Date Permit Issued
Plan Check Number	Permit Number 45094

CONSTRUCTION NOTES

OFFSITE

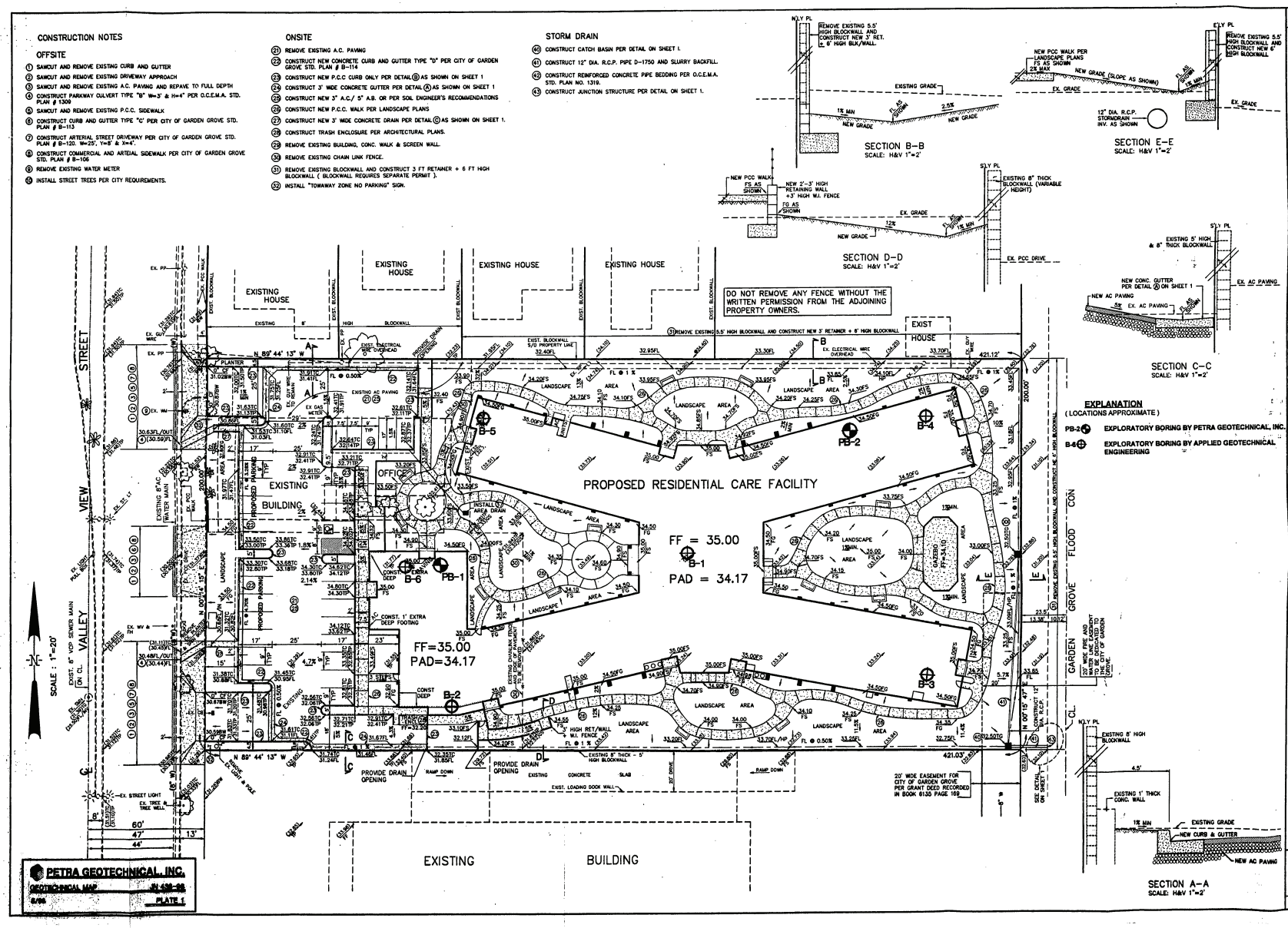
1. SAWCUT AND REMOVE EXISTING CURB AND GUTTER
2. SAWCUT AND REMOVE EXISTING DRIVEWAY APPROACH
3. SAWCUT AND REMOVE EXISTING A.C. PAVING AND REPAVE TO FULL DEPTH
4. CONSTRUCT PARKWAY CULVERT TYPE "B" W=3' & H=4" PER O.C.E.M.A. STD. PLAN # 1309
5. SAWCUT AND REMOVE EXISTING P.C.C. SIDEWALK
6. CONSTRUCT CURB AND GUTTER TYPE "C" PER CITY OF GARDEN GROVE STD. PLAN # B-113
7. CONSTRUCT ARTERIAL STREET DRIVEWAY PER CITY OF GARDEN GROVE STD. PLAN # B-120. W=25', Y=8' & X=4'.
8. CONSTRUCT COMMERCIAL AND ARTEIAL SIDEWALK PER CITY OF GARDEN GROVE STD. PLAN # B-106
9. REMOVE EXISTING WATER METER
10. INSTALL STREET TREES PER CITY REQUIREMENTS.

ONSITE

21. REMOVE EXISTING A.C. PAVING
22. CONSTRUCT NEW CONCRETE CURB AND GUTTER TYPE "D" PER CITY OF GARDEN GROVE STD. PLAN # B-114
23. CONSTRUCT NEW P.C.C CURB ONLY PER DETAIL (B) AS SHOWN ON SHEET 1
24. CONSTRUCT 3' WIDE CONCRETE GUTTER PER DETAIL (A) AS SHOWN ON SHEET 1
25. CONSTRUCT NEW 3" A.C./ 5" A.B. OR PER SOIL ENGINEER'S RECOMMENDATIONS
26. CONSTRUCT NEW P.C.C. WALK PER LANDSCAPE PLANS
27. CONSTRUCT NEW 3' WIDE CONCRETE DRAIN PER DETAIL (C) AS SHOWN ON SHEET 1.
28. CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
29. REMOVE EXISTING BUILDING, CONC. WALK & SCREEN WALL.
30. REMOVE EXISTING CHAIN LINK FENCE.
31. REMOVE EXISTING BLOCKWALL AND CONSTRUCT 3 FT RETAINER + 6 FT HIGH BLOCKWALL (BLOCKWALL REQUIRES SEPARATE PERMIT).
32. INSTALL "TOWAWAY ZONE NO PARKING" SIGN.

STORM DRAIN

40. CONSTRUCT CATCH BASIN PER DETAIL ON SHEET 1.
41. CONSTRUCT 12" DIA. R.C.P. PIPE D-1750 AND SLURRY BACKFILL.
42. CONSTRUCT REINFORCED CONCRETE PIPE BEDDING PER O.C.E.M.A. STD. PLAN NO. 1319.
43. CONSTRUCT JUNCTION STRUCTURE PER DETAIL ON SHEET 1.



PETRA GEOTECHNICAL, INC.
GEOTECHNICAL MAP JN 438-96
6/96 PLATE 1

NO.	DATE	REVISION	BY

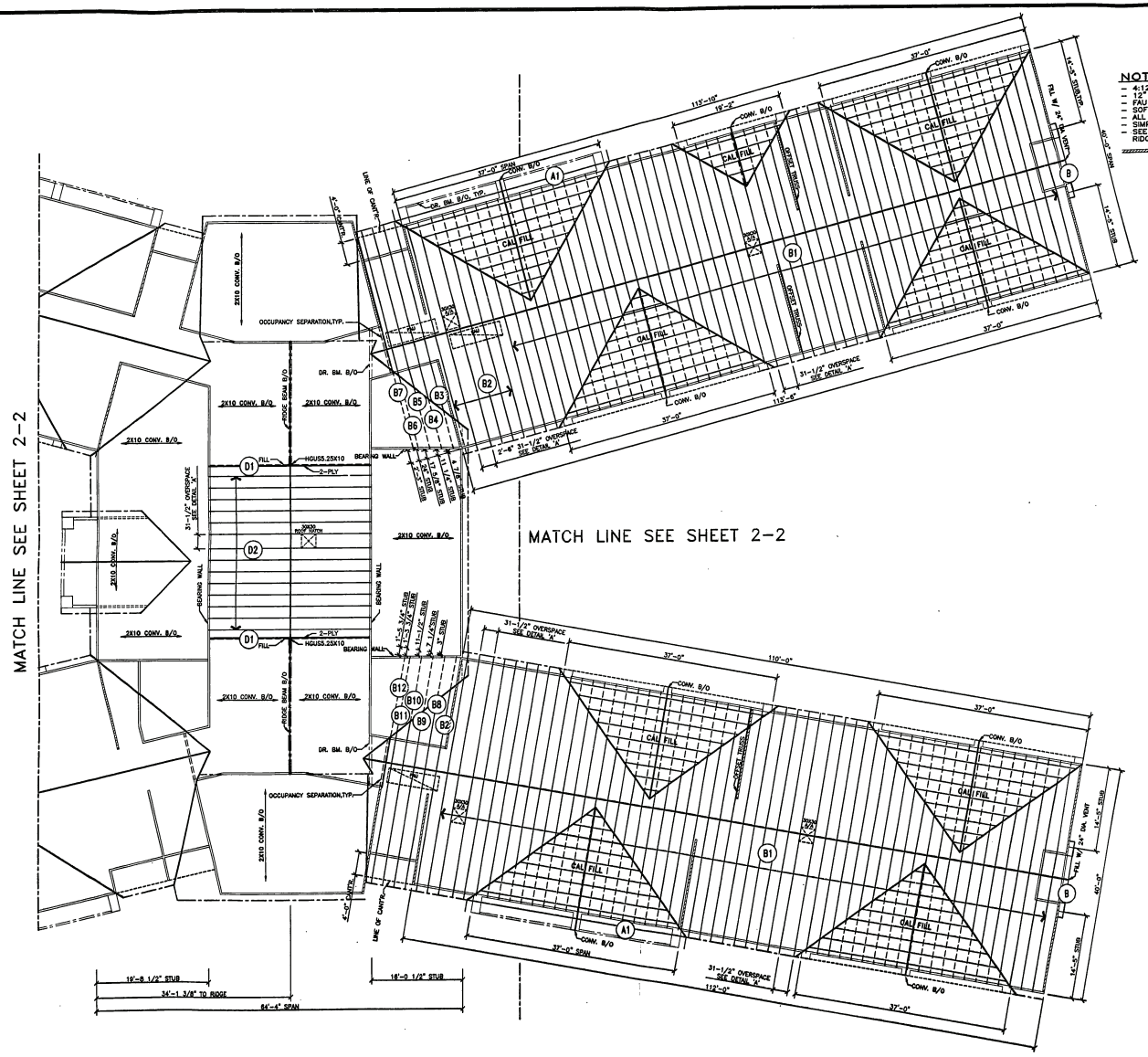
INDER ENGINEERING, INC.
1818 W CHAPMAN AVE. STE M
ORANGE, CA. 92868
PHONE (714) 634-8270
FAX (714) 634-1337

OWNER AND DEVELOPER
ISSAC NEECHES
5510 EAST COMMONWEALTH AVENUE
FULLERTON, CA. 92633
PHONE (714) 441-2635 FAX (714) 992-4826

GRADING PLAN ADDRESS
VALLEY VIEW GARDENS
11848 VALLEY VIEW ST.
GARDEN GROVE, CA.

SHEET 2 OF 2 SHEETS

96160002



NOTE:

- 4:12 ROOF PITCH
- 12" OVERHANG,TYP.
- FAU IS IN ATTIC
- SOFFFIT BELOW PLATE B/O
- ALL BEAMS B/O
- SIMPSON OR EQUAL HANGERS, B/O
- SEE ARCHITECTURAL PLANS FOR RIDGE AND SHEAR BLOCKING

INDICATES RAKE WALL TO ROOF SHEATHING,TYP.

C30503
Exp. 3-31-00
CIVIL
STATE OF CALIFORNIA

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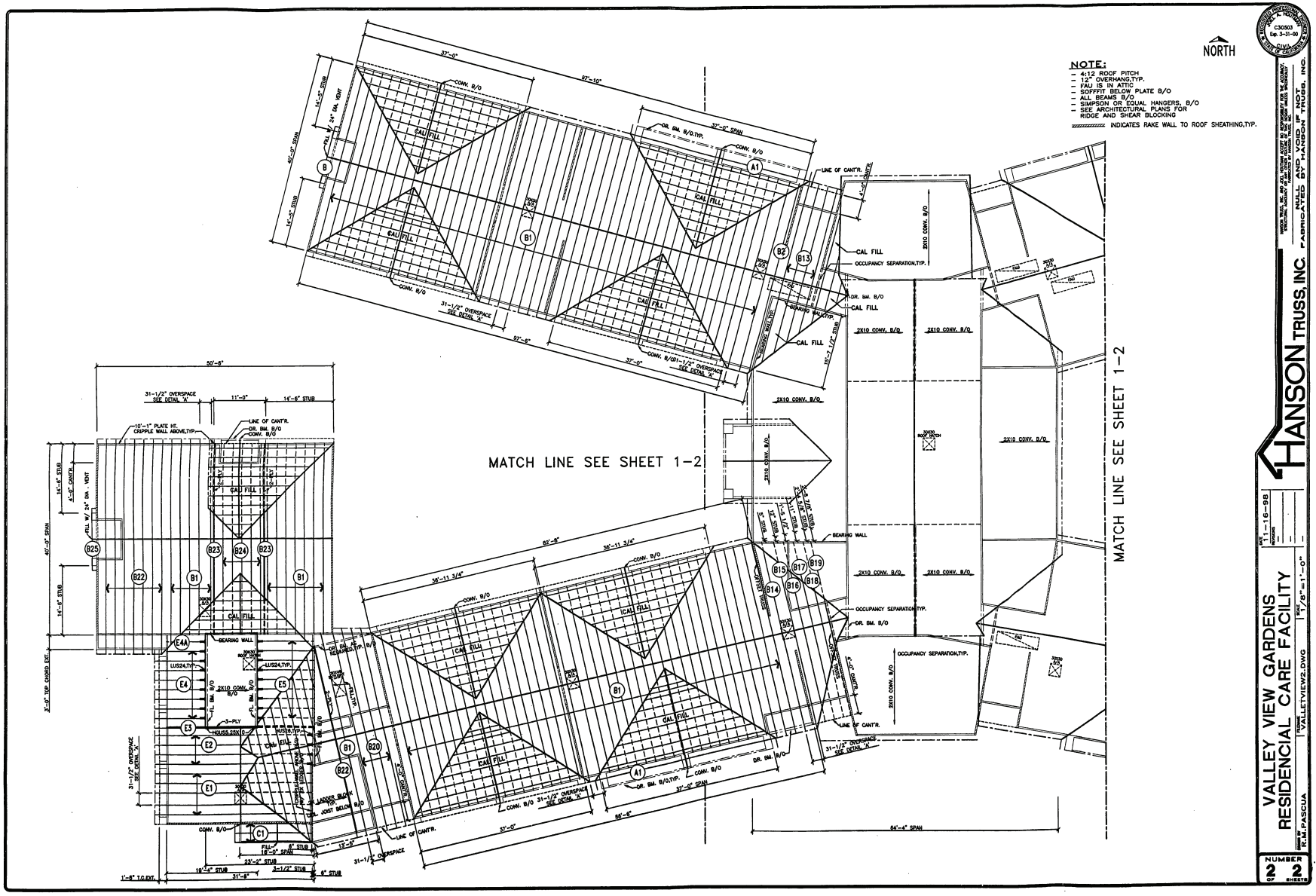
DATE 11-13-98
REVISIONS —
—
—

VALLEY VIEW GARDENS RESIDENCIAL CARE FACILITY

DRAWN R.M.PASCUA
FILENAME VALLETVIEW.DWG
SCALE 1/8"=1'-0"

NUMBER 1 OF 2 SHEETS



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C30503
Exp. 3-31-00
CIVIL
STATE OF CALIFORNIA

WOOD TRUSS, MF, MP, OR, TRUSSMF ASSIST IN SUPPORTING FOR THE ACCIDENTAL PERSONAL INJURY OR PROPERTY DAMAGE, IN THE NEGLIGENT INSTALLATION OF WOOD TRUSSES. SEE WOOD TRUSS "INSTALLATION SPECIFICATIONS" FOR MORE INFORMATION.

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HANSON TRUSS, INC.

VALLEY VIEW GARDENS RESIDENCIAL CARE FACILITY

DATE	11-16-98
REVISIONS	
DRAWN BY	R.M.PASCUA
FILE NAME	VALLETVIEW2.DWG
SCALE	1/8"=1'-0"

NUMBER 2 OF 2 SHEETS

VALLEY VIEW GARDENS

RESIDENTIAL CARE FOR THE FRAIL ELDERLY

11848 VALLEY VIEW STREET
GARDEN GROVE, CA.

GARDEN GROVE FIRE DEPARTMENT
DATE 10/26/98 BY
APPROVAL OF GRADED SUBGRADE TO FIELD INSPECTION

LAND USE APPROVED
BY
DATE 10-26-98
CP-197-97

Redevelopment Agency
P.O. Box 3070
Garden Grove
California 92840

PROJECT DESIGN TEAM

Landscape Architect:
Royal Oak Design
53 Hunter Pointe Rd.
Phillips Ranch, CA. 91766
(909) 622-2209

Structural Engineer:
A & A Consulting Engineering
2711 E. Coast Highway #203
Corona Del Mar, CA. 92625
(714) 675-4103

Mechanical, Plumbing & Electrical Engineers:
Absolute Engineering
53030 Mountain View
Pine Cove, CA. 924599
(909) 659-8541

Civil Engineer:
Inder Engineering
1818 W. Chapman Ave. Ste. M
Orange, CA. 92668
(714) 634-8270

Soils Engineer:
PETRA GEOTECHNICAL INC.
8000 LA CRESCENTA AVENUE
GLENDALE, CA. 91214
(818) 541-1291

Kitchen Designer:
Daniel Gerald Deddo
3600 Lime Street #118
Riverside, CA 92501
(909) 683-3216

OWNER:

Isaac Neches
1510 E. Commonwealth Ave.
Fullerton, CA. 92832
(714 441-2636

ARCHITECT:

BELAIR DESIGN
ARCHITECTURE+PLANNING
505 E. OHIO ST. ANAHEIM, CA 92805 (714) 774-5605

SHEET INDEX

C	COVER SHEET
GP1 of 2	GRADING PLAN (FOR INFORMATION ONLY)
A0.1	GENERAL REQUIREMENTS, FIRE SAFETY REQUIREMENTS, NOTES AND INFORMATION
A0.2	DOOR SCHEDULE, WINDOW SCHEDULE, FINISH SCHEDULE, ABBREVIATIONS
A0.3	HANDICAPPED ACCESSIBILITY REQUIREMENTS, INFORMATION AND DETAILS
A0.4	FIRE RATED ASSEMBLY DETAILS INFORMATION AND NOTES, SOUND ASSEMBLY NOTES AND DETAILS
A0.5	RESOLUTION NO. 5781
A1	SITE PLAN, NOTES AND PROJECT DATA
A2	FLOOR PLAN AND NOTES
A3	ROOF PLAN
A4	FLOOR PLAN, ROOF PLAN AND BUILDING SECTIONS
A5	BUILDING SECTIONS/EXTERIOR ELEVATIONS AND WALL SECTIONS
A6	EXTERIOR ELEVATIONS AND COLOR SCHEDULE
A7	ENLARGED PLANS, INTERIOR ELEVATIONS AND EQUIPMENT SCHEDULE
A8	SHADE STRUCTURE: FLOOR PLAN, ROOF PLAN, SECTIONS, ELEVATIONS AND DETAILS
D1	ARCHITECTURAL DETAILS
D2	ARCHITECTURAL DETAILS
S1	STRUCTURAL NOTES, INFORMATION AND TYPICAL DETAILS
S2	FOUNDATION PLAN AND NOTES
S3	ROOF FRAMING PLAN AND NOTES
S4	FOUNDATION PLAN AT KITCHEN/OFFICE AND NOTES
S5	ROOF FRAMING PLAN AT KITCHEN/OFFICE AND NOTES
S6	SHADE STRUCTURE FOUNDATION AND ROOF FRAMING PLAN
SD1	STRUCTURAL DETAILS
SD2	STRUCTURAL DETAILS
M1	HEATING VENTILATING AND AIR CONDITIONING UNIT SCHEDULE, EXHAUST FAN SCHEDULE, EVAPORATIVE COOLER SCHEDULE, NOTES AND INFORMATION
M2	MECHANICAL FLOOR PLAN AND NOTES
M3	MECHANICAL FLOOR PLAN AT OFFICE AND KITCHEN, AIR DISTRIBUTION SCHEDULE NOTES AND DETAILS
M4	T-24 ENERGY FORMS
P1	PLUMBING FIXTURE SCHEDULE, NOTES, DETAILS, AND INFORMATION
P2	PLUMBING SITE PLAN
P3	WASTE PLAN
P4	WATER AND GAS PLAN
P5	KITCHEN/OFFICE WASTE PLAN, KITCHEN/OFFICE WATER AND GAS PLAN AND ISOMETRICS
P6	WASTE ISOMETRICS
P7	WATER AND GAS ISOMETRICS
E1	T-24 ENERGY FORMS, ELECTRICAL NOTES AND SYMBOLS AND SCHEDULES
E2	ELECTRICAL SITE PLAN
E3	LIGHTING PLAN
E4	LIGHTING PLAN AT KITCHEN/OFFICE
E5	POWER PLAN
E6	POWER PLAN AT KITCHEN/OFFICE, SINGLE LINE DIAGRAMS AND NOTES
E7	POWER PLAN FOR MECHANICAL EQUIPMENT
E8	PANEL SCHEDULES
K1	FOOD SERVICES EQUIPMENT SCHEDULE AND NOTES
K2	FOOD SERVICE PLANS AND NOTES
K3	FOOD SERVICES ELECTRICAL PLANS AND NOTES
K4	FOOD SERVICE PLUMBING PLANS AND NOTES

DEFERRED SUBMITTALS

1. CONTRACTOR TO PROVIDE TRUSS CALCULATIONS AND SHOP DRAWINGS TO ENGINEER OF RECORD FOR REVIEW OF GENERAL CONFORMANCE AND STAMP OF APPROVAL. THEN THE DOCUMENTS ARE TO BE FORWARDED TO BUILDING OFFICIAL FOR REVIEW AND APPROVAL. TRUSSES ARE NOT TO BE INSTALLED UNTIL ALL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

"Each truss shall be legibly branded, marked or otherwise have permanently affixed thereto the following information located within 2 feet of the center of the span on the face of the bottom chord:
a) Identity of the company manufacturing the truss.
b) The design load.
c) The spacing of the trusses."

NOTE:

ALL BUILDING FOOTING TRENCHES SHOULD BE OBSERVED BY THE PROJECT GEOTECHNICAL CONSULTANT TO VERIFY EXCAVATION INTO COMPETENT BEARING SOILS AND APPROVED DEPTHS.

THE FOUNDATION EXCAVATIONS SHOULD BE OBSERVED PRIOR TO PLACEMENT OF FORMS, REINFORCEMENT AND CONCRETE.

REGISTERED ARCHITECT
No. C-19999
EXPIRES 10-31-99
STATE OF CALIFORNIA

REVISIONS

△	DATE	DESCRIPTION
△	8-7-98	BUILDING DEPARTMENT CORRECTIONS
△	9-7-98	BUILDING DEPARTMENT CORRECTIONS
△	10-7-98	PLANNING DEPARTMENT CORRECTIONS
△		
△		

Permit No. 45094

G6

B38490

DRAWN
PROGRESS
DATE
SCALE
SHEET
OF SHEETS

OCT 13 1998

GENERAL GRADING NOTES

1. ALL WORK SHALL CONFORM TO THE CITY OF GARDEN GROVE LATEST STANDARD PLANS AND SPECIFICATIONS, AS WELL AS THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, DATED JANUARY 1992.

2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND NOTIFY THE CITY OF GARDEN GROVE WATER DEPARTMENT AND ALL OTHER UTILITY COMPANIES A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION . IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL PHASES OF CONSTRUCTION WITH THE VARIOUS COMPANIES INVOLVED .

3. THE CONTRACTOR SHALL OBTAIN A SEPARATE PERMIT FOR ALL WORK WITHIN THE STREET RIGHT OF WAY .

4. DUST SHALL BE CONTROLLED BY WATERING .

5. SANITARY FACILITIES SHALL BE MAINTAINED ON SITE .

6. PRIOR TO THE POURING OF ANY FOUNDATION MATERIALS, THE PAD ELEVATION AND THE BUILDING CORNERS MUST BE VERIFIED IN WRITING TO THE BUILDING SECTION BY THE REGISTERED CIVIL ENGINEER OR THE LICENSED LAND SURVEYOR .

7. NO FILL SHALL BE PLACED UNTIL PREPARATION OF GROUND IS APPROVED BY THE BUILDING OFFICIAL AND THE SOILS ENGINEER .

8. FILLS SHALL BE COMPACTED THROUGHOUT TO 90% DENSITY AS DETERMINED BY A.S.T.M. D1557-78M (METHOD A) ; A.S.T.M. D1556 (SAND CONE) , AND/OR A.S.T.M. D2922, (NUCLEAR) ; SAND CONE METHOD MUST REPRESENT NO MORE THAN 20% OF TESTING; DRIVE TUBE TESTING IS NOT PERMITTED .

9. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL AND SHALL HAVE NOT LESS THAN 90% COMPACTION OUT TO THE FINISH SURFACE .

10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE THE UTILITIES OF EVERY NATURE WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE . THE CONTRACTOR SHALL BEAR TOTAL COST OF REPAIR OR REPLACEMENT OF SAID UTILITIES DAMAGED BY OPERATIONS

11. THE CONTRACTOR SHALL MAKE PROVISIONS TO HAVE ALL EXISTING ON-SITE SEWER, WATER, GAS, ELECTRIC, IRRIGATION OR TELEPHONE LINES REMOVED, ABANDONED, OR RELOCATED IF THEY ARE INTERFERING WITH THE PROPOSED CONSTRUCTION .

12. THE CONTRACTOR SHALL REMOVE, CAP, AND ABANDON ALL EXISTING ON-SITE WATER WELLS, CESSPOOLS, OR SEPTIC TANKS ENCOUNTERED DURING GRADING IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM PLUMBING CODE AND THE CITY MUNICIPAL CODE .

13. THE SOILS REPORT PREPARED BY APPLIED GEOTECHNICAL ENGINEERING, INC , DATED OCT. 21, 1996, AND ALL RECOMMENDATIONS CONTAINED THEREIN SHALL BE MADE A PART OF THESE PLANS. SOILS REPORTS AND TESTING SHALL BE DONE BY A CIVIL OR GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA .

14. ANY BROKEN OR DAMAGED IMPROVEMENTS ON ADJACENT PRIVATE PROPERTY OR PUBLIC RIGHT OF WAY SHALL BE REPLACED OR REPAIRED IN KIND AS DIRECTED BY THE CITY ENGINEER .

15. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION SHALL CONFORM TO THE DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT'S LATEST " PUBLIC CONVENIENCE AND TRAFFIC CONTROL SPECIFICATION " SHEET, AND THE " WATCH MANUAL " AS PUBLISHED BY THE APWA, AND THE REQUIREMENTS OF THE CITY ENGINEER .

16. ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED, RELOCATED, OR REMOVED TO THE SATISFACTION OF THE CITY ENGINEER .

17. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER PRIOR TO THE REMOVAL OF ALL TREES LYING PARTIALLY OR FULLY WITHIN EXISTING RIGHT OF WAY .

18. PRIOR TO THE IMPORTATION OF ANY SOIL MATERIAL TO THIS SITE, AN INVESTIGATION SHALL BE MADE AND A REPORT FILED WITH THE BUILDING OFFICIAL. USE OF THE SOIL WILL NOT BE PERMITTED IF IT IS DETERMINED BY THE TEST RESULTS THAT THE EXPANSION INDEX IS IN EXCESS OF TWENTY (20), AN "R" VALUE TEST SHALL ALSO BE PERFORMED ON IMPORT SOIL AND RESULTS SUBMITTED TO THE GRADING ENGINEER . IMPORT SOIL SHALL BE CLEAN AND FREE OF ANY DEBRIS . FAILURE TO CONFORM TO THESE REQUIREMENTS SHALL BE CAUSE FOR REMOVAL AND REPLACEMENT OF SAID SOIL .

19. STATEMENT OF QUANTITIES :

    CUT 4870 CUBIC YARDS

    FILL 6900 CUBIC YARDS (DOES NOT INCLUDE REMEDIAL GRADING)

    ALL EARTHWORK AND OTHER QUANTITIES ARE ESTIMATED FOR BONDING AND PLAN CHECK FEE PURPOSES ONLY -- NOT FOR BIDDING PURPOSES . THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE ACCURACY OF THE ESTIMATE .

20. WATER METER AND SERVICE TO BE INSTALLED BY CITY FORCES UPON PAYMENT OF APPLICABLE FEES .

21. PRIOR TO PLACEMENT OF PARKING LOT STRUCTURAL SECTION, DEVELOPER SHALL COMPACT SUBGRADE TO 90% MIN. RELATIVE COMPACTION . AGGREGATE BASE SHALL BE CLASS II 3/4" COMPACTED TO 95% RELATIVE COMPACTION. THE DEVELOPER'S GEOTECHNICAL ENGINEER SHALL SUBMIT COMPACTION TESTS TO THE CITY PER ASTM D1557-78T (METHOD D FOR AGGREGATE BASE). ASPHALT SHALL BE APWA TYPE III C3 WITH 6.0% AR ASPHALT OIL .

22. THE CONTRACTOR SHALL INSTALL AND MAINTAIN A SIX (6) FOOT HIGH CHAIN LINK FENCE TO SECURE THE PROJECT PERIMETER . THE FENCE SHALL BE REMOVED UPON CONSTRUCTION OF PERMANENT PERIMETER FENCING AND/OR COMPLETION OF THE PROJECT .

23. CONCRETE FORM ELEVATIONS FOR CURB AND DRAINAGE GUTTERS ARE TO BE VERIFIED AS ACCURATE BY A LICENSED SURVEYOR PRIOR TO CONCRETE POUR . ANY DEVIATIONS SHALL BE APPROVED BY THE INSPECTOR OR CORRECTED PRIOR TO PLACEMENT OF CONCRETE .

24. UPON BUILDING COMPLETION THE REGISTERED CIVIL ENGINEER OF RECORD SHALL VERIFY IN WRITING THAT THE PROJECT IS IN COMPLIANCE WITH THE LINES, GRADES AND ELEVATIONS ON THE APPROVED GRADING PLAN . IF THE BUILDING IS IN A FLOOD HAZARD AREA, THE CIVIL ENGINEER SHALL SUPPLY ADDITIONAL CERTIFICATIONS VERIFYING THAT THE LOWEST FINISH FLOOR ELEVATION(S) COMPLY WITH THE FEMA FLOOD HAZARD ELEVATIONS .

25. ALL CONCRETE FOR CURBS, GUTTERS, AND SIDEWALKS SHALL BE 2500 PSI AT 28 DAYS, CATCH BASINS AND TRUCK WELLS SHALL BE 3000 PSI AT 28 DAYS .

26. PROVIDE THE FOLLOWING SIGNING AND STRIPING. EACH PARKING SPACE RESERVED FOR PERSONS WITH PHYSICAL DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON A DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND WHEN IN THE PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM HEIGHT OF 80 INCHES FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE . SIGNS MAY BE CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 36 INCHES FROM THE PARKING SPACE FINISHED GRADE, GROUND OR SIDEWALK .

    AN ADDITIONAL SIGN SHALL ALSO BE POSTED , IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE . THE SIGN SHALL BE NOT LESS THAN 17 INCHES X 22 INCHES IN SIZE WITH LETTERING NOT LESS THAN 1 INCH IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING :

    "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED HANDICAPPED SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY DISABLED PERSONS MAY BE TOWED AWAY AT OWNER'S EXPENSE . TOWED VEHICLE MAY BE RECLAIMED BY TELEPHONING (714) 741-5710

    IN ADDITION TO THE ABOVE REQUIRED SIGNS, THE SURFACE OF EACH PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION OF EITHER OF THE FOLLOWING :

    A. OUTLINE THE STALL IN BLUE AND PROVIDE A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE (OR OTHER CONTRASTING COLOR)

    B. PROVIDE A 36 INCHES X 36 INCHES PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON A BLUE BACKGROUND . SYMBOL SHALL BE LOCATED SUCH THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN THE VEHICLE IS PARKED .

    ALL COMPACT PARKING STALLS SHALL BE INDIVIDUALLY STRIPED . ALL PARKING STALLS SHALL BE HAIR PIN STRIPED . ALL CURBS NOT ASSOCIATED WITH A PARKING STALL SHALL BE PAINTED RED .

27. ALL CURB RAMPS SHALL HAVE A GROOVED BORDER 12 INCHES WIDE, AT THE LEVEL SURFACE OF THE SIDEWALK ALONG THE TOP AND EACH SIDE APPROXIMATELY 3/4 INCHES ON CENTER. ALL CURB RAMPS CONSTRUCTED BETWEEN THE FACE OF THE CURB AND THE STREET SHALL HAVE A GROOVED BORDER AT THE LEVEL SURFACE OF THE SIDEWALK

28. OBJECTS PROJECTING FROM WALLS ((FOR EXAMPLE, TELEPHONES) WITH THEIR LEADING EDGES BETWEEN 27 INCHES AND 80 INCHES ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4 INCHES INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS OR AISLES, OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27 INCHES ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT. FREE-STANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12 INCHES MAXIMUM FROM 27 INCHES TO 80 INCHES ABOVE THE GROUND OR FINISHED FLOOR. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE. ANY OBSTRUCTION OVERHANGING A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80 INCHES ABOVE THE WALKING SURFACE AS MEASURED TO THE BOTTOM OF THE OBSTRUCTION. WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES OR OTHER CIRCULATION SPACES SHALL HAVE 80 INCHES MINIMUM CLEAR HEAD ROOM. ABRUPT CHANGES IN LEVEL, EXCEPT BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY, EXCEEDING 4 INCHES IN A VERTICAL DIMENSION, SUCH AS AT PLANTERS OR FOUNTAINS LOCATED IN OR ADJACENT TO WALKS, SIDEWALKS, OR OTHER PEDESTRIAN WAYS SHALL BE IDENTIFIED BY CURBS PROJECTING AT LEAST 6 INCHES HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE TO WARN THE BLIND OF A POTENTIAL DROP-OFF. WHEN A GUARDRAIL OR HANDRAIL IS PROVIDED, NO CURB IS REQUIRED WHEN A GUIDE RAIL IS PROVIDED CENTERED 3 INCHES PLUS OR MINUS ONE INCH ABOVE THE SURFACE OF THE WALK OR SIDEWALK. THE WALK IS 5 PERCENT OR LESS GRADIENT OR NO ADJACENT HAZARD EXITS.

29. ALL HANDICAP PARKING STALLS SHALL CONFORM TO THE DETAIL (S) SHOWN ON THE PLANS, THE TITLE 24 OF THE CALIFORNIA STATE BUILDING STANDARDS CODE AND CHAPTER 71 OF THE U.B.C.

30. DRAINAGE OF PAVED AREAS AND CONCRETE GUTTERS SHALL BE CHECKED BY FLOODING. ANY CONCRETE AREAS HOLDING WATER SHALL BE REMOVED AND REPLACED. ANY PAVEMENT AREAS HOLDING WATER SHALL BE REMOVED AND REPLACED OR GROUND TO A UNIFORM DEPTH OF 1" AND CAPPED TO THE SATISFACTION OF THE CITY ENGINEER.

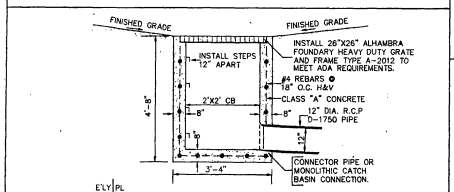
31. LANDSCAPE TREATMENT TO BE SHOWN ON GRADING PLAN INCLUDING IRRIGATION AND PLANTING.

32. IMPORT OF SOIL WHICH CONTAINS DEBRIS DELETERIOUS SUBSTANCES OF ANY KIND OR AMOUNT SHALL BE REMOVED FROM THE CONSTRUCTION SITE AND REPLACED WITH CLEAN BACKFILL TO THE CITY ENGINEERS SATISFACTION. ANY SOIL IMPORTED WHICH HAS AN EXPANSION INDEX IN EXCESS OF 20 SHALL BE REMOVED FROM THE CONSTRUCTION SITE AND REPLACED AS REQUIRED BY THE CITY ENGINEER.

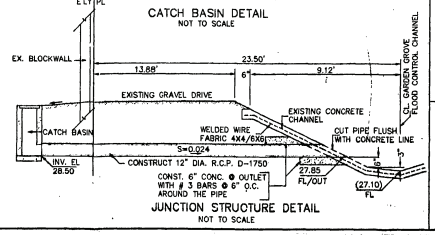
33. PRIOR TO ISSUANCE OF THE GRADING PERMIT A STORM WATER POLLUTION PREVENTION PLAN SHALL BE PREPARED BY A REGISTERED CIVIL ENGINEER AND SUBMITTED TO THE CITY. AFTER THE CITY APPROVES THE SWPPP ANY DEVIATIONS FROM THIS PLAN SHALL BE CAUSE FOR IMMEDIATE SUSPENSION OF ALL WORK ON THE DEVELOPMENT AND AS WELL AS SUSPENSION OF ALL PERMITS APPROVED TO DATE.

34. THE DEVELOPER SHALL SWEEP ALL STREETS IN THE AREAS OF THE CONSTRUCTION SITE ON A DAILY BASIS AS REQUIRED BY THE CITY ENGINEER. WASHING DOWN OF ANY STREET SHALL NOT BE PERMITTED UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER AFTER ALL DEBRIS AND SILT HAVE BEEN REMOVED. FAILURE TO COMPLY WITH THIS SECTION SHALL BE CAUSE FOR IMMEDIATE SUSPENSION OF ALL WORK ON THE DEVELOPMENT AS WILL AS SUSPENSION OF ALL PERMITS APPROVED TO DATE.

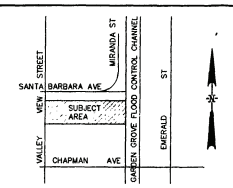
35. THE FINISH FLOOR GRADE SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISH GRADE OR TOP OF CURB GRADE ADJACENT TO THE BUILDING.



CATCH BASIN DETAIL
NOT TO SCALE

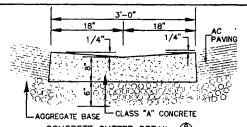


JUNCTION STRUCTURE DETAIL
NOT TO SCALE

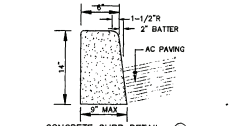


VICINITY MAP
NO SCALE

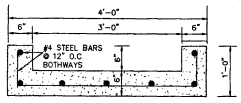
UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1-800-227-2600
CALL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG



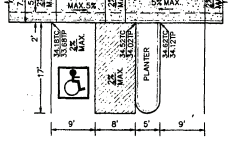
CONCRETE GUTTER DETAIL (A)
NO SCALE



CONCRETE CURB DETAIL (B)
NO SCALE



CONCRETE DRAIN DETAIL (C)
NO SCALE



HANDICAP RAMP DETAIL
NO SCALE

SOILS REPORT BY:

APPLIED GEOTECHNICAL ENGINEERING, INC.
14661 MYFORD ROAD, SUITE C
TUSTIN, CA. 92680
PHONE (714) 731-0887
FAX (714) 731-3372

LEGAL DESCRIPTION :

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 11 WEST, IN THE RANCHO LOS ALAMITOS, AS SHOWN ON A MAP NO. 2 ATTACHED TO FINAL DECREE OF PARTITION OF SAID RANCHO, A CERTIFIED COPY OF WHICH WAS RECORDED FEBRUARY 2, 1891 IN BOOK 14, PAGE 31 OF DEEDS, DESCRIBED AS FOLLOWS :

COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 27 WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 13 OF TRACT NO. 3629 , AS SHOWN ON A MAP RECORDED IN BOOK 125 , PAGES 11 TO 14 INCLUSIVE OF MISCELLANEOUS MAPS,RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE SOUTH 0° 14' 15" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 20 FEET , SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 80° 44' 13" EAST PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 13, A DISTANCE OF 461.11 FEET; THENCE SOUTH 00° 15' 47" WEST PARALLEL WITH THE WESTERLY LINE OF LOT A OF SAID TRACT NO. 3629, A DISTANCE OF 180.00 FEET; THENCE NORTH 89° 44' 13" WEST, 461.04 FEET TO THE WESTERLY LINE OF SAID SECTION 27; THENCE NORTH 00° 14' 15" EAST, 180.00 FEET TO THE TRUE POINT OF BEGINNING .

BENCH MARK GG-15-72 ELEVATION = 29.581

STANDARD G.G. CENTERLINE MONUMENT AT THE INTERSECTION OF CHAPMAN AVENUE AND VALLEY VIEW ST. , A HEXAGON BAR SET IN CONCRETE 1 FOOT BELOW THE SURFACE IN A CAPPED WELL .

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. AND TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS EMPLOYEES, AND AGENTS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT DISCREPANCIES IN PLANS AND/OR FIELD CONDITIONS IMMEDIATELY TO THE DESIGN ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT SO REPORTED AND RESOLVED.

HOLD HARMLESS AND INDEMNIFICATION CLAUSE

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT , INCLUDING SAFETY OF ALL PERSONS AND PROPERTY ; THAT THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED LIMITED TO NORMAL WORKING HOURS AND THAT CONTRACTOR SHALL DEFEND , INDEMNIFY AND HOLD THE OWNER ,THE CITY OF LOS ANGELES AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITIES REAL OR ALLEGED , IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER , THE CITY OF LOS ANGELES, OR THE DESIGN ENGINEER .

CONSTRUCTION NOTES AND QUANTITIES ESTIMATE

	OFFSITE		
1	SAWCUT AND REMOVE EXISTING CURB AND GUTTER	120	LF
2	SAWCUT AND REMOVE EXISTING DRIVEWAY APPROACH	830	SF
3	SAWCUT AND REMOVE EXISTING A.C. PAVING AND REPAVE TO FULL DEPTH	240	SF
4	CONSTRUCT PARKWAY CULVERT TYPE "B" W=3' & H=4" PER O.C.E.M.A. STD. PLAN # 1309	2	EA
5	SAWCUT AND REMOVE EXISTING P.C.C. SIDEWALK	1270	SF
6	CONSTRUCT CURB AND GUTTER TYPE "C" PER CITY OF GARDEN GROVE STD. PLAN # B-113	32	LF
7	CONSTRUCT ARTERIAL STREET DRIVEWAY PER CITY OF GARDEN GROVE STD. PLAN # B-120, W=25', Y=8' & X=4'	850	SF
8	CONSTRUCT COMMERCIAL AND ARTERIAL SIDEWALK PER CITY OF GARDEN GROVE STD. PLAN # B-106	980	SF
9	REMOVE EXISTING WATER METER	1	EA
10	INSTALL STREET TREES PER CITY REQUIREMENTS		EA
	ONSITE		
21	REMOVE EXISTING A.C. PAVING	22740	SF
22	CONSTRUCT NEW CONCRETE CURB AND GUTTER TYPE "D" PER CITY OF GARDEN GROVE STD. PLAN # B-114	270	LF
23	CONSTRUCT NEW P.C.C CURB ONLY PER DETAIL (B) AS SHOWN ON SHEET 1	540	LF
24	CONSTRUCT 3' WIDE CONCRETE GUTTER PER DETAIL (A) AS SHOWN ON SHEET 1	110	LF
25	CONSTRUCT NEW 3" A.C./ 5" A.B. OR PER SOIL ENGINEER'S RECOMMENDATIONS	12660	SF
26	CONSTRUCT NEW P.C.C. WALK PER LANDSCAPE PLANS	18650	SF
27	CONSTRUCT NEW 3' WIDE CONCRETE DRAIN PER DETAIL (C) AS SHOWN ON SHEET 1	25	LF
28	CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS	1	EA
29	REMOVE EXISTING BUILDING, CONC. WALK & SCREEN WALL		LS
30	REMOVE EXISTING CHAIN LINK FENCE	238	LF
31	REMOVE EXISTING BLOCKWALL AND CONSTRUCT 3 FT RETAINER + 6 FT HIGH BLOCKWALL (BLOCKWALL REQUIRES SEPARATE PERMIT)	490	LF
32	INSTALL "TOWAWAY ZONE NO PARKING" SIGN	2	EA
	STORM DRAIN		
40	CONSTRUCT CATCH BASIN PER DETAIL ON SHEET 1	2	EA
41	CONSTRUCT 12" DIA. R.C.P. D-1750 AND SLURRY BACKFILL.	135	LF
42	CONSTRUCT REINFORCED CONCRET PIPE BEDDING PER O.C.E.M.A. STD. PLAN NO 1319.		LS
43	CONSTRUCT JUNCTION STRUCTURE PER DETAIL ON SHEET 1	1	EA

PREPARED UNDER THE SUPERVISION OF:

INDER JIT CHAUHAN R.C.E. 28466 EXPIRES 03-31-2002 DATE

NO.	DATE	REVISION	BY

INDER ENGINEERING,INC.
1818 W CHAPMAN AVE SUITE M
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PHONE : (714) 634-8270
FAX : (714) 634-1337

OWNER AND DEVELOPER
ISAAC NEECHES
1510 EAST COMMONWEALTH AVENUE
FULLERTON, CA. 92631
PHONE (714) 441-2636 FAX (714) 992-4626

GRADING PLAN ADDRESS
VALLEY VIEW GARDENS
11848 VALLEY VIEW STREET
GARDEN GROVE, CA.

SHEET 1 OF 2 SHEETS

96160001

OCT 1 3 1999

CONSTRUCTION NOTES

OFFSITE

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7. CONSTRUCT ARTERIAL STREET DRIVEWAY PER CITY OF GARDEN GROVE STD. PLAN # B-120. W=25', Y=8' & X=4'.
8. CONSTRUCT COMMERCIAL AND ARTIAL SIDEWALK PER CITY OF GARDEN GROVE STD. PLAN # B-106
9. REMOVE EXISTING WATER METER
10. INSTALL STREET TREES PER CITY REQUIREMENTS.

ONSITE

21. REMOVE EXISTING A.C. PAVING
22. CONSTRUCT NEW CONCRETE CURB AND GUTTER TYPE "D" PER CITY OF GARDEN GROVE STD. PLAN # B-114
23. CONSTRUCT NEW P.C.C. CURB ONLY PER DETAIL (B) AS SHOWN ON SHEET 1
24. CONSTRUCT 3' WIDE CONCRETE GUTTER PER DETAIL (A) AS SHOWN ON SHEET 1
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28. CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
29. REMOVE EXISTING BUILDING, CONC. WALK & SCREEN WALL.
30. REMOVE EXISTING CHAIN LINK FENCE.
31. REMOVE EXISTING BLOCKWALL AND CONSTRUCT 3 FT RETAINER + 6 FT HIGH BLOCKWALL (BLOCKWALL REQUIRES SEPARATE PERMIT).
32. INSTALL "TOWAWAY ZONE NO PARKING" SIGN.

STORM DRAIN

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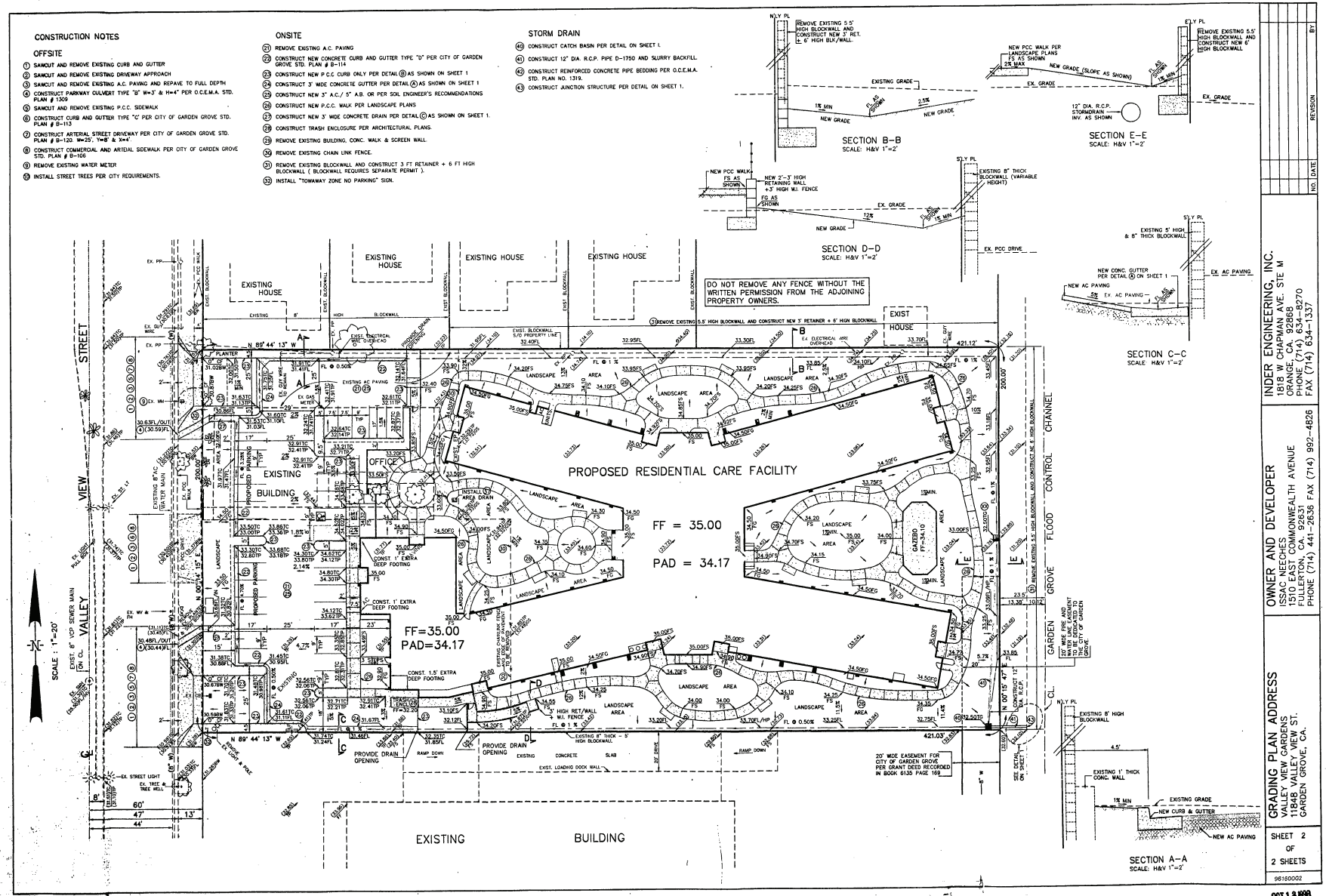
41. CONSTRUCT 12" DIA. R.C.P. PIPE D-1750 AND SLURRY BACKFILL.
42. CONSTRUCT REINFORCED CONCRETE PIPE BEDDING PER O.C.E.M.A. STD. PLAN NO. 1319.
43. CONSTRUCT JUNCTION STRUCTURE PER DETAIL ON SHEET 1.



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VALLEY VIEW GARDENS
11848 VALLEY VIEW ST.
GARDEN GROVE, CA.

SHEET 2 OF 2 SHEETS

96160002

OCT 1 3 1998

FIRE SAFETY

1. THE MAXIMUM FLAME SPREAD CLASSIFICATION OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS SHALL NOT EXCEED THAT AS SET FORTH IN TABLE NUMBER 8B OF THE UNIFORM BUILDING CODE. ANY DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR FLAME-PROOFED IN AN APPROVED MANNER.

MAXIMUM INTERIOR FINISH NUMERICAL CLASSIFICATION				
OCCUPANCY	VERTICAL EXITWAYS FLAME SPREAD	OTHER EXITWAYS FLAME SPREAD	ROOMS OR AREAS FLAME SPREAD	SMOKE DENSITY
A	I	II	III	LESS THAN 450
R2.1	I	II	III	
B			III	

2. OWNER IS TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING. TENANT TO PROVIDE ADDITIONAL FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT FIELD INSPECTION.

3. DRAFTSTOPS SHALL BE PROVIDED IN ATTICS, MANSARDS, OVERHANGS, FALSE FRONTS SET OUT FROM WALLS AND SIMILAR CONCEALED SPACES OF THE BUILDING SO THAT THE AREA BETWEEN DRAFTSTOPS DOES NOT EXCEED 3,000 SQUARE FEET AND THE GREATEST HORIZONTAL DISTANCE DOES NOT EXCEED 60 FEET, EXCEPT WHERE AUTOMATIC SPRINKLERS ARE PROVIDED, THEN THE AREA MAY INCREASE TO 9,000 SQUARE FEET AND THE GREATEST HORIZONTAL DIMENSION DOES NOT EXCEED 100 FEET.

4. ON-SITE PROTECTION FACILITIES (i.e., HYDRANTS, SPRINKLER SYSTEMS, ETC.) SHALL BE INSTALLED, TESTED AND ACCEPTED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY.

5. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE HYDRANT AND/OR SPRINKLER SYSTEM SHALL BE WITNESSED BY THE PROPER FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NO LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS.

△6. CONTRACTOR TO PROVIDE AN APPROVED FIRE SPRINKLER SYSTEM. SUBMIT PLANS FOR APPROVAL PRIOR TO INSTALLATION. THE FIRE SPRINKLER SYSTEM SHALL BE ~~CALCULATED AS PER PAMPHLET~~ NFPA 13-1994 - SYSTEM SHALL BE DESIGNED/INSTALLED PER UBC STANDARDS 9-1 19.1... SYSTEM SHALL BE SUPERVISED AS REQUIRED IN THE UNIFORM BUILDING CODE.

EXITING

1. EXITS SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.
2. ENTRY DOORS SHALL HAVE A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO DOORS, STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS". THE SIGN SHALL HAVE ONE INCH HIGH LETTERS ON A CONTRASTING BACKGROUND. THE LOCKING DEVICE SHALL BE OF A TYPE THAT WILL BE READILY DISTINGUISHABLE AS LOCKED.
3. EXITS SHALL OPEN ONTO A LANDING NO MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD.
4. PROVIDE EXIT SIGNS WITH 6 INCH HIGH LETTERS ON A CONTRASTING BACKGROUND, AS PER UNIFORM BUILDING CODE SECTION 3314.
5. PANIC HARDWARE SHALL BE PROVIDED ON EXIT DOORS SERVING ROOMS, CORRIDORS AND STAIRWAYS HANDLING AN OCCUPANT LOAD OF 50 OR MORE PEOPLE.
6. ALL EXITWAYS SHALL BE ILLUMINATED WITH A MINIMUM OF 1 FOOT CANDLE PER SQUARE FOOT, AS PER UNIFORM BUILDING CODE SECTION 3312(a).
7. A MINIMUM OF 44 INCH AISLES TO AN EXIT SHALL BE MAINTAINED TO A PUBLIC WAY.
8. EXIT DOORS SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.
9. WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH THE UNIFORM BUILDING CODE.

GENERAL NOTES

1. REFER TO 'S' SHEETS FOR STRUCTURAL INFORMATION AND PLANS.
2. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL PLANS FOR FURTHER INFORMATION.
3. REFER TO SHEET A0.2 FOR ROOM FINISH SCHEDULE.
4. REFER TO SHEET A0.2 FOR EQUIPMENT AND FIXTURE SCHEDULE.
5. ALL ELECTRIC SERVICE LOCATIONS SHALL BE VERIFIED BY SOUTHERN CALIFORNIA EDISON.
6. THIS PROJECT SHALL COMPLY WITH ALL FIRE PROTECTION CODES ADOPTED BY THE CITY OF NORWALK.
7. ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE COLOR COATED TO BLEND WITH ROOF COVERING AND SCREENED.
8. MAINTAIN THE CONSTRUCTION SITE IN A "WET-DOWN" CONDITION TO THE DEGREE NECESSARY TO PREVENT EXCESSIVE DUST.
9. ALL EXTERIOR DRAINS AND OTHER EXTERIOR DEVICES/TREATMENTS SHALL BE "COLOR COATED" TO BLEND WITH THE STRUCTURE.
10. CONTRACTOR SHALL VERIFY LOCATION AND SHALL PROVIDE AND PROTECT FOR UTILITIES WITHIN THE WORK AREA, WHETHER OR NOT INDICATED IN THE DRAWINGS. CONTRACTOR SHALL NOTIFY CITY IMMEDIATELY SHOULD SERVICE BE INTERRUPTED.
11. CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIALS, FALSE WORK, TEMPORARY STRUCTURES INCLUDING FOUNDATIONS AND DEBRIS OF EVERY NATURE RESULTING FROM HIS OPERATION, AND LEAVE THE SITE IN A NEAT ORDERLY CONDITION.
12. AN APPROVED NUMBER AND ADDRESS SYSTEM SHALL BE PLACED ON ALL BUILDINGS, SHOULD BE CLEARLY VISIBLE FROM DRIVES WITH CONTRASTING COLOR WITH BACKGROUND.
13. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY DURING CONSTRUCTION WORK TO PROTECT OTHER PORTIONS OF THE BUILDING FROM DAMAGE AND TO PROTECT, AS REQUIRED, OTHER TENANTS OR USERS FROM DISRUPTIONS OR DISTURBANCES.
14. PROVIDE PROTECTION OF PEDESTRIANS AND PUBLIC DURING CONSTRUCTION OR DEMOLITION PER CHAPTER 44, UBC BY BARRICADES AND/OR CANOPIES OR AS NECESSARY FOR PEDESTRIAN SAFETY. SHOW MINIMUM 6'-0" AWAY FROM CONSTRUCTION, OR ANY OTHER APPROVED PROTECTION MEANS AND DEVICES.
15. CONTRACTOR SHALL REPAIR TO THE SATISFACTION OF THE OWNER ALL SURFACES, FINISHES, MATERIALS ETC. DAMAGED DURING CONSTRUCTION.
16. ABBREVIATIONS ARE THOSE IN COMMON USE. ARCHITECT/ENGINEER WILL DEFINE ANY IN QUESTION.
17. WHETHER DEPUTY INSPECTOR IS REQUIRED OR NOT, THE CONTRACTOR MUST CALL FOR INSPECTION PRIOR TO GROUTING OF MASONRY WALLS.
18. PLASTERED SURFACES ON WALLS, CEILING AND ROOF SOFFITS EXPOSED TO THE WEATHER SHALL HAVE EXTERIOR LATH AND PLASTER CONFORMING TO (4706 AND 4708) RESPECTIVELY, UNLESS EXEMPTED BY (424). EXTERIOR PLASTER REINFORCED PER (4706-C) MAY BE APPLIED OVER GYPSUM LATH ON CEILINGS AND ROOF SOFFITS.
19. FOR EXTERIOR PLASTER FINISH APPLIED OVER WOOD BASE SHEATHING, USE ADDITIONAL TWO LAYERS OF GRADE D PAPER PER SECTION 4706(D).
20. PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED DURING CONSTRUCTION. THE SIZE, TYPE, QUANTITY AND LOCATION SHALL BE ACCORDING TO THE FIRE DEPARTMENT. SEC. 10.313(B).

ENERGY REQUIREMENTS

1. ALL MECHANICAL AND ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE STATE ENERGY STANDARDS, TITLE 24.
2. AIR LEAKAGE
   A. FIXED WINDOWS SHALL BE SEALED TO LIMIT AIR INFILTRATION.
   B. ALL EXTERIOR DOORS SHALL LIMIT AIR LEAKAGE AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION:
      1) PROVIDE SEAL OR ASTRAGAL AT HEAD, SILL AND JAMBS.
      2) DOORS MOUNTED ON THE INSIDE OR THE OUTSIDE OF THE EXTERIOR WALLS SHALL HAVE A MINIMUM 1 INCH LAP AT JAMBS.
      3) DOORS REQUIRING VERTICAL TRACKS OR GUIDES SHALL USE A CONTINUOUS MOUNTING ANGLE AND SHALL BE SEALED TO LIMIT AIR LEAKAGE.
   C. OPEN EXTERIOR JOINTS AROUND WINDOW OR DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOFS, BETWEEN WALL PANELS, AT PENETRATIONS OF UTILITIES THRU THE ENVELOPE, SHALL BE SEALED, CAULKED OR WEATHER STRIPPED TO LIMIT AIR LEAKAGE.
3. A "CERTIFICATE OF COMPLIANCE", SIGNED BY THE OWNER AND GENERAL CONTRACTOR, SHALL BE GIVEN TO THE BUILDING DEPARTMENT STATING THAT THE WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS AFFECTING NON-RESIDENTIAL ENERGY.
4. THESE PLANS CONFORM TO THE BUILDING ENVELOPE REQUIREMENTS FOR NON-RESIDENTIAL ENERGY.
5. ALL SWINGING DOORS AND WINDOWS, OPENING TO THE EXTERIOR OR TO THE UNCONDITIONED AREAS SUCH AS GARAGES, SHALL BE FULLY WEATHER STRIPPED, GASKETED OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION. ALL MANUFACTURED WINDOWS AND SLIDING GLASS DOORS SHALL MEET THE AIR INFILTRATION STANDARDS OF THE 1972 AMERICAN NATIONAL STANDARDS INSTITUTE, A.S.T.M. E283-73, WITH A PRESSURE DIFFERENTIAL OF 1.57 POUNDS PER SQUARE FOOT AND SHALL BE CERTIFIED AND LABELED.
6. INSULATION COMPLIANCE CARD SHALL BE POSTED AT A CONSPICUOUS LOCATION WITHIN THE BUILDING.

GENERAL REQUIREMENTS

1. THESE PLANS ARE THE PROPERTY OF BELAIR DESIGN, AND ARE NOT TO BE USED FOR ANY WORK OTHER THAN THE LOCATION SHOWN HEREON.
2. NO CHANGES ARE TO BE MADE ON THESE PLANS WITHOUT THE KNOWLEDGE OR CONSENT OF THE ARCHITECT/ENGINEER WHOSE SIGNATURE APPEARS HEREON.
3. DIMENSIONS AS INDICATED ARE THE DIMENSIONS TO BE USED FOR CONSTRUCTION. DO NOT SCALE THE PRINTS.
4. NO WORK OF ANY TYPE IS TO BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AGENCIES.
5. ALL THE A.S.T.M. DESIGNATIONS ARE TO BE THE LATEST REVISIONS.
6. REFERENCES TO ANY DETAIL OR DRAWINGS ARE FOR CONVENIENCE ONLY AND DO NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWING.
7. DIMENSIONS AND CONDITIONS AT THE JOB SITE SHALL BE VERIFIED BY ALL CONTRACTORS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE EXISTING SITE AND ALL THE CONDITIONS PRIOR TO SUBMITTING BIDS SINCE PROPOSALS MUST TAKE INTO CONSIDERATION ALL SUCH CONDITIONS AS THEY MAY AFFECT WORK. DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED BY THE ARCHITECT/ENGINEER PRIOR TO THE INSTALLATION OF ANY WORK. ALL DIMENSIONS ARE TO ROUGH FRAMING UNLESS OTHERWISE NOTED. DO NOT SCALE THE DRAWINGS. CONTRACTOR TO CHECK AND VERIFY SIZE AND LOCATION OF ELECTRICAL SERVICE AND PLUMBING RUNS WITH ELECTRICAL AND PLUMBING CONTRACTORS BEFORE CONSTRUCTION.
8. THIS PROJECT SHALL COMPLY WITH ALL PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA). IT IS THE RESPONSIBILITY OF ANY ONE SUPPLYING LABOR OR MATERIAL OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT, AND OWNER ANY DISCREPANCY OR CONFLICT BETWEEN THE REQUIREMENTS OF THE ACT AND THE DRAWINGS. THE ADA WHERE MORE RESTRICTIVE, SUPERSEDES CALIFORNIA LAW (T-24), INCLUDING ACCESSIBLE DESIGN REGULATIONS ESTABLISHED BY THE OFFICE OF THE STATE ARCHITECT.
9. ALL WORK, CONSTRUCTION, AND MATERIAL SHALL COMPLY WITH ALL PROVISIONS GOVERNING THE PLACE OF THE CONSTRUCTION. IT IS THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIAL OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND THE CITY ANY DISCREPANCY OR CONFLICT BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS. THE APPLICABLE CODES SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO:

   1994 UNIFORM BUILDING CODE
   1994 UNIFORM PLUMBING CODE
   1994 UNIFORM MECHANICAL CODE
   1993 NATIONAL ELECTRICAL CODE
   C.A.C. TITLES 24 AND 25
   A.D.A. AMERICANS WITH DISABILITIES ACT

10. SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL PORTIONS OF THE DRAWINGS, SPECIFICATIONS, ADDENDUM AND CHANGE ORDERS. THE ARCHITECT/ENGINEER IS NOT RESPONSIBLE FOR DETERMINING THE SCOPE OF EACH SUBCONTRACTORS WORK.
11. THE DRAWINGS ARE INTENDED TO BE A GUIDE TO MANUFACTURERS AND FABRICATORS OF EQUIPMENT. FOR THIS WORK IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN FIELD MEASUREMENTS TO INSURE THAT ALL ITEMS OR EQUIPMENT FIT AS INDICATED ON THE DRAWINGS. NOTWITHSTANDING ANY OMISSIONS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE ACTUAL CONSTRUCTION DETAILS AND TO FABRICATE ALL ITEMS SHOWN ON THE DRAWINGS IN ACCORDANCE WITH ACCEPTED GOOD PRACTICE. SHOULD CHANGES TO THE DESIGN BE REQUIRED OR SUGGESTED, THESE CHANGES ARE TO BE SUBMITTED TO THE CITY AND THE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
12. TYPICAL DETAILS AND NOTES SHALL APPLY UNLESS SHOWN OTHERWISE ON THE PLANS AND SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.
13. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION, AND/OR ADDENDUM.
14. AS A CONVENIENCE TO THE CONTRACTOR, THE ARCHITECT SHALL REVIEW REQUIRED SHOP DRAWINGS AS TO THEIR GENERAL CONFORMANCE TO THE DESIGN CONCEPT. THE CONTRACTOR SHALL BE RESPONSIBLE, NONETHELESS, FOR COMPLIANCE AND DIMENSIONS AND SHALL SUBMIT SHOP DRAWINGS, IF APPLICABLE, FOR THE FOLLOWING: (REBAR PLACING DRAWINGS ARE NOT REQUIRED).
    A. GLUED LAMINATED BEAMS AND PANELIZED ROOF FRAMING.
    B. STRUCTURAL STEEL AND TAPERED STEEL GIRDERS, INCLUDING ERECTION BRACING.
    C. PRECAST CONCRETE ELEMENTS, INCLUDING PICKUP POINTS, STRONGBACKS AND BRACING, ALL CERTIFIED BY A REGISTERED CIVIL OR STRUCTURAL ENGINEER.
    D. CONCRETE POURING SEQUENCE, SHORING DETAILS AND SPECIAL CONSTRUCTION TECHNIQUES (CERTIFICATION MAY BE REQUIRED).
    E. SUCH OTHER ITEMS AS MAY BE REQUIRED ON PLANS.
15. THE CONTRACTOR SHALL APPROVE THE SHOP DRAWINGS PRIOR TO SUBMITTING THEM TO THE ARCHITECT. FAILURE TO DO SO SHALL CAUSE THE DRAWINGS TO BE RETURNED TO THE CONTRACTOR UNAPPROVED AND THE ARCHITECT SHALL NOT BE HELD LIABLE FOR ANY DELAYS CAUSED BY THIS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND COMPLIANCE CERTIFICATES TO THE BUILDING DEPARTMENT WHEN REQUIRED.
16. OPTIONS, IF PROVIDED HEREIN, ARE FOR CONTRACTOR'S CONVENIENCE. HE SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY, SHALL COORDINATE ALL DETAILS, SHALL OBTAIN ALL REQUIRED APPROVALS AND PAY ALL COSTS INCIDENTAL THERETO.
17. COSTS OF ADDITIONAL DESIGN WORK NECESSITATED BY SELECTION OF AN OPTION OR DUE TO ERRORS OR OMISSIONS IN CONSTRUCTION, SHALL BE BORNE BY THE CONTRACTOR.
18. ALL DETAILS AS SHOWN ON THE DRAWINGS, SECTIONS AND ELEVATIONS SHALL APPLY TO ALL SIMILAR CONDITIONS WHETHER REFERENCED OR NOT. TYPICAL DETAILS AND NOTES SHALL APPLY UNLESS SHOWN OTHERWISE IN DRAWINGS.
19. LATERALLY BRACE ALL SUSPENDED EQUIPMENT AND CEILINGS IN CONFORMANCE WITH THE UNIFORM BUILDING CODE.
20. NO TRENCHES OR EXCAVATIONS 5'-0" OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND INTO WILL BE ALLOWED UNLESS THE NECESSARY PERMIT IS OBTAINED FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO ISSUANCE OF A BUILDING PERMIT.
21. PROVIDE PROTECTION OF PEDESTRIANS AND PUBLIC DURING CONSTRUCTION OR DEMOLITION PER CHAPTER 44, UBC BY BARRICADES AND/OR CANOPIES OR AS NECESSARY FOR PEDESTRIAN SAFETY. SHOW MINIMUM 6'-0" AWAY FROM CONSTRUCTION, OR ANY OTHER APPROVED PROTECTION MEANS AND DEVICES.

REVISIONS	BY
△ BLDG DEPT	9/24/99

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PROJECT:
VALLEY VIEW GARDENS
RESIDENTIAL CARE FACILITY
FOR THE FRAIL ELDERLY
11848 VALLEY VIEW ST.
GARDEN GROVE, CA.

LICENSED ARCHITECT ★ SCOTT R. BELAIR ★ No. C-19699 ★ REN. 10-31-99 ★ STATE OF CALIFORNIA

DRAWN BY:
CHECKED BY:
APPROVED BY:
DATE:
SCALE:
JOB NO: 98-108
SHEET: A0.1

OCT 1 3 1999

SYMBOLS

ARCHITECTURAL

- DETAIL NUMBER / SHEET NUMBER OF DETAIL
- SECTION LETTER / SHEET NUMBER OF SECTION
- REVISION REFERENCE
- FLOOR HEIGHT CHANGE
- SPECIAL STUD SIZE OR SPACING (REFER TO PLANS)

ELECTRICAL

- DUPLEX OUTLET 120V.
- DUPLEX OUTLET BELOW COUNTER
- SINGLE FLR. OUTLET RECESSED WITH COVER - 120V.
- SINGLE OUTLET - 220V. VERIFY HEIGHT
- DUPLEX OUTLET 120V. 1/2 CONTROLLED BY SWITCH
- SINGLE OUTLET - 120V. GARAGE DR. OPENER
- DUPLEX OUTLET 120V. WATERPROOF (W.P.) OR GROUND FAULT CIRCUIT INTERRUPTER G.F.I.
- WALL MOUNTED INCANDESCENT FIXTURE (HGT. NOTED)
- SURFACE MOUNTED INCANDESCENT CEILING FIXTURE
- HANGING INCANDESCENT CEILING FIXTURE
- RECESSED INCANDESCENT CEILING FIXTURE
- HARDWIRE EXIT SIGN W/ BATTERY BACK-UP
- HARDWIRED EXIT SIGN @ FLOOR LEVEL W/ BATTERY BACK-UP
- RECESSED COMBINATION HEAT LIGHT & FAN
- FLORESCENT LIGHT FIXTURE SINGLE OR DOUBLE TUBE NOTED
- FLORESCENT LIGHT FIXTURE CONCEALED BY LUMINOUS LENS
- JUNCTION BOX IN CEILING
- JUNCTION BOX IN WALL (HGT. NOTED)
- SMOKE DETECTOR HARDWIRED W/ BATTERY BACK-UP
- DBL. POLE SWITCH @ +48"
- THREE WAY SWITCH @ +48"
- WATERPROOF SWITCH
- SWITCH W/PILOT LIGHT
- TELEPHONE OUTLET @ +12"
- T.V. ANTENNA OUTLET @ +12"
- SWITCH W/DIMMER CONTROL
- DOOR CHIME PUSH BUTTON
- DOOR CHIMES

PLUMBING/MECHANICAL

- HOSE BIBB @ +12" ABOVE FLOOR
- RETURN AIR GRILL
- SUPPLY AIR REGISTER @ WALL
- SUPPLY AIR REGISTER @ CEILING
- LOG LIGHTER W/ REMOVABLE KEY
- FUEL GAS (STUB OUT)
- THERMOSTAT +60"
- WATER STUB (3/8" COPPER) FOR ICE MAKER, IF OCCURS AT REF.
- EXHAUST FAN PROVIDE 5 AIR CHANGES PER HOUR
- INTERCOM
- CENTRAL VACUUM

ROOM FINISH SCHEDULE

ROOM	Floor Mat	Base Mat	Base Hgt	Walls Mat	Walls Fin	Ceiling Mat	Ceiling Fin	Ceiling Hgt	REMARKS
RESIDENCE RM	D	F	6"	J		J	2	9'0	
CORRIDOR			6"				2	9'0	
ACTIVITY RM.?			6"				2	VARIES	
OFFICES	↓		6"				1	9'0	
RECEPTION	B		6"				2	9'0	
LOBBY	D	↓	6"				1	10'0	
DINING RM.	B	N	6"	↓			2	15' VARIES	
BA. 1 THRU 40	B	N	6"	J/M			3	9'0	
LAUNDRY		F	6"	J			3	9'0	
PRIVATE BA.?		N	6"	J/M			3	9'0	
BEAUTY SHOP		F	6"	J			3	9'0	
STORAGE	↓	N	6"	J			2	9'0	
JANITORS	E	E	6"	J/M			2	9'0	
MAINTENANCE	D	N	6"	J			1	9'0	
LOUNGE	↓	N	6"	J			1	9'0	
FOOD PREP	E	E	6"	J		↓	3	9'0	
KITCHEN	SEE	'K'	SHTS	FOR	INFO	J		9'0	
OFFICE 101-104	D	F	6"	J	2	J	2	10'0	
ADMIN STOR.	B	F	6"	J	2	J	2	10'0	
ADMIN BA.?	B	N	6"	J/M	3	J	3	10'0	

EQUIPMENT & FIXTURES SCHEDULE

1		18	
2		19	
3		20	
4		21	
5		22	
6		23	
7		24	
8		25	
9		26	
10		27	
11		28	
12		29	
13		30	
14		31	
15		32	
16		33	
17		34	

WINDOW SCHEDULE

NO	SIZE	TYPE	MATERIAL	DIV LT.	REMARKS
A	6050	SLIDING	ALUMINUM	✓	(8)
B	3080	FIXED	WOOD	✓	(5)(8)
C	6080	FIXED	WOOD	✓	(8)
D	4050	FIXED	ALUMINUM	✓	(8)
E	8080	FIXED	WOOD	✓	(8)
F	12060	FX-TRANSOM	WOOD	✓	(8)
G	4669	SKYLIGHT	ALUMINUM	–	SELF FLASHING
H	4040			–	SELF FLASHING
J	3046			–	SELF FLASHING
K	2040	↓		–	SELF FLASHING
L	6030	CLERESTORY	ALUMINUM	–	
M					
N					
P					
Q					
R					
S					
T					
U					
V					
W					
X					
Y					
Z					
AA					
BB					
CC					

REMARKS

(1). UNDERCUT 1" FOR CARPET.
(2). BY-PASS SLIDING TYPE.
(3). PAIR OF DOORS.
(4). WEATHERSTRIP AND THRESHOLD.
(5). FULL TEMPERED GLASS.
(6). PANIC HARDWARE.
(7). METAL FRAME
(8). DIVIDED LITES
(9). SELF CLOSER
(10). ELECTROMAGNETIC HOLD OPEN DEVICE WITH AUTOMATIC CLOSER, ACTIVATED BY FIRE ALARM, AUTOMATIC SPRINKLER SYSTEM AND SMOKE DETECTORS
(11). 100 SQ. IN. LOUVERS TOP & BOTTOM
(12). FIXED GLASS TRANSOM ABOVE
(13). 60 MINUTE FIRE RESISTIVE RATING WITH SMOKE AND DRAFT CONTROL SEALS
(14). 45 MINUTE FIRE RESISTIVE RATING WITH SMOKE AND DRAFT CONTROL SEALS
(15). 20 MINUTE FIRE RESISTIVE RATING WITH SMOKE AND DRAFT CONTROL SEALS
(16). PRIVACY LOCKS PER OWNER
(17). 10" HIGH KICK PALTE
(18). (3) DOORS
(19). AIR CURTAIN

NOTES:

1. SEE ENERGY CONSERVATION STANDARDS AND REQUIREMENTS SHEET A0. & A0. FOR FURTHER INFORMATION.
2. SEE EXITING REQUIREMENTS AND NOTES SHEET A0.1 FOR FURTHER INFORMATION

FINISH LEGEND

MATERIALS	FINISHES
A. MASONRY TILE	1. FLAT WALL PAINT
B. SHEET VINYL	2. SEMI-GLOSS ENAMEL
C. WOOD	3. HIGH-GLOSS ENAMEL
D. CARPET	4. STAIN
E. CERAMIC QUARRY TILE	5. STAIN & FARNISH
F. TOP-SET VINYL	6. ACOUSTIC TEXTURE
G. MARBLE	7. WALLPAPER (N.I.C.)
H. 1/2" GYPSUM WALLBD. (STD)	8. PRE-FINISHED
J. 5/8" GYPSUM WALLBD. ('X')	9. ORANGE PEEL TEXTURE
K. 1/2" GYPSUM WALLBD. ('X')	10. MACHINE FINISH TEXTURE
L. WOOD SIDING/PANELING	
M. MASONRY	
N. SHEET VINYL COVED BASE +7"	
O. EXPOSED WOOD FRAMING	

DOOR SCHEDULE

NO	SIZE	THK	TYPE	MATERIAL	REMARKS
1	6080	1 3/4"	FRENCH	WOOD	(1)(3)(4)(5)(8)(9)
2	6068	1 3/4	FRENCH	WOOD	( )(3)(4)(5)(6)(8)(9)
3	7068	1 3/4"	S.C.	METAL	(3)(6)(9)(10)(13)
4	6068	1 3/4	SL. PATIO	WOOD	(4)(5)(8)
5	6068	1 3/4"	S.C.	WOOD	(1)(3)
6	3068	1 3/4"	FRENCH	WOOD	(1)(5)(7)
7	4068	1 3/4"	SC	WOOD	(1)(7)(15)
8	3068	1 3/4"	S.C.	WOOD	(7)(9)(15)( )( )
9	3068	1 3/4"	SC	WOOD	(1)(7)
10	3068	1 3/4"	SC	WOOD	(7)(9)(15)
11	1068	1 3/4"	SC	WOOD	(7)(9)(15)(10)
12	3068	1 3/4"	SC	METAL	(7)(9)(13)
13	2668	1 3/4"	SC	METAL	(4)(7)(11)(16)
14	9068	1 3/4"	SC	METAL	(2)(7)(11)(16)(18)
15	3068	1 3/4"	SC	WOOD	(1)(7)(17)
16	3068	1 3/4"	HC	METAL	(7)(16)
17	3068	1 3/4	SC	METAL	(4)(7)(9)(16)(19)
18	3068	1 3/4"	SC	METAL	(4)(7)(9)(16)
19	6068	1 3/4"	FRENCH	WOOD	(3)(4)(5)(8)(9)
20					

ABBREVIATIONS

AIR CONDITIONING	A/C.	LAMINATED PLASTIC	LAM.PLAS.
ABOVE FINISH FLR.	A.F.F.	LOUVER	LOUV.
ALTERNATE	ALT.	LUMINOUS	LUM.
ALUMINUM	ALUM.		
ANCHOR BOLT	A.B.	MACHINE BOLT	M.B.
ANGLE	L.	MANUFACTURER	MFGR.
APPROVED	APPR'D.	MATERIAL	MATL.
ASPHALTIC CONCRETE	A.C.	MAXIMUM	MAX.
AUTOMATIC	AUTO.	MEDICINE CABINET	M.C.
AVERAGE	AVG.	METAL	MTL.
		MINIMUM	MIN.
BEAM	BM.		
BEARING	BRG.	NATURAL GRADE	N.G.
BETWEEN	BET.	NOT IN CONTRACT	N.I.C.
BOTTOM	BOT.	NOT TO SCALE	N.T.S.
BOUNDARY NAILING	B.N.	NUMBER	NO. OR #
BUILDING	BLDG.	OBSCURE	OBS.
		OPPOSITE	OPP.
CABINET	CAB.	ON CENTER	O.C. or O/C.
CANTILEVER	CANT.	OVER	O/
CASED OPENING	C.O.	OVERALL	O.A.
CEILING	CLG.	OVERHANG	O.H.
CEILING JOISTS	C.J.		
CEMENT	CEM.		
CENTER LINE	C.L.	PAIR	PR.
CERAMIC TILE	CER.TILE.	PENNY	d
CHAMFER	CHAM.	PLATE	PL.
CHANGE	CHG.	PLYWOOD	PLY'WD.
CLEAR	CLR.	PROPERTY LINE	P.L.
COLUMN	COL.	POUNDS PER SQ.INCH	P.S.I.
COMBINATION	COMB.	PRESSURE TREATED	P.T.
COMPACTED	COMP.		
COMPOSITION	COMPO.	RADIUS	RAD.
CONCRETE BLOCK	CONC.BLK.	RAFTER JOIST	R.J.
CONSTRUCTION GRADE	CONST.GR.	REFRIGERATOR	REFRIG.
CONTINUOUS	CONT.	REQUIRED	REQ'D.
COLD WATER	C.W.	RESAWN	R/S
CULTURED MARBLE	CULT.MAR.	RETURN AIR GRILLE	R.A.G.
		REVISION	REV.
DEPTH	DP.	REDWOOD	RWD.
DETAIL	DTL.	RISER	R.
DIAMETER	DIA.	ROOF DRAIN	R.D.
DOUGLAS FIR	D.F.	ROOF RAFTER	R.R.
DOUBLE	DBL.	ROOM	RM.
DOUBLE POLE/SINGE SHELF	D.P.S.S.	ROUGH SAWN	RO/S
DOOR	DR.	ROUGH OPENING	R.O.
DOWN	DN.		
DOWNSPOUT	D.S.		
DRAWER	DWR.	SYNTHETIC	SYN.
		SELECT STRUCTURAL	S.S.
EACH	EA.	SELF CLOSING	S.C.
ELEVATION	ELEV.	SINGLE POLE & SINGLE SHELF	S.P.S.S.
EQUAL	EQ.	SHUT OFF VALVE	S.O.V.
EXHAUST	EXH.	SIMILAR	SIM.
EXPANSION JOINT	EXP.JT.	SLOPING CEILING	SLP'G.CLG.
EXPOSED	EXP.	SPLASH	SPL.
EXTERIOR	EXT.	SHEATHING	SHT'G.
EXCETERA	ETC.	SMOOTH FOUR SIDES	S4S
		STEEL	STL.
FACE OF MASONRY	F.O.M.	SUPPLY AIR DUCT	S.A.D.
FACE OF STUD	F.O.S.		
FIELD NAILING	F.N.	TEMPERED GLASS	TEMP.GL.
FINISH	FIN.	THERMOSTAT	THERM.
FINISH FLOOR	F.F.	THICK	THK.
FINISH GRADE	FIN.GR.	TOP OF CURB	T.O.C.
FIXED GLASS	F.G.	TREAD	T.
FLASHING	FLSH'G.	TUB/SHOWER	T/S
FLOOR	FLR.	TYPICAL	TYP.
FLOOR DRAIN	F.D.	TYPICAL EDGE NAILING	T.E.N.
FLOOR JOIST	F.J.	TONGUE & GROOVE	T&G
FLORESCENT	FLOR.		
FLUSH	FL.	UNLESS NOTED OTHERWISE	U.N.O.
FOOTING	FTG.	VENT THRU ROOF	V.T.R.
FORCED AIR UNIT	F.A.U.	VINYL ASBESTOS TILE	V.A.T.
FROM	F/	VERTICAL	VERT.
FUEL GAS	F.G.		
		WATERPROOFING	W.P.
GAGE	GA.	WIDTH	W.
GALVANIZED IRON	G.I.	WINDOW	WIND.
GARAGE DOOR OPENER	G.D.O.	WITH	W/
GLUE LAMINATED BEAM	G.L.B.	WITHOUT	W/O
		WOOD	WD.
HEADER	HDR.	WROUGHT IRON	W.I.
HEIGHT	HGT.	WARDROBE	WARD.
HEATER	HTR.	WATER CLOSET	W/C.
HORIZONTAL	HORIZ.	WELDED WIRE MESH	W.W.M.
HOSE BIBB	HB.		
INFORMATION	INFO.		
INSULATION	INSUL.		
INTERIOR	INT.		

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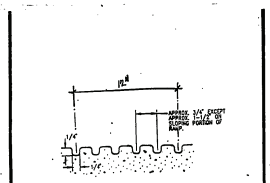

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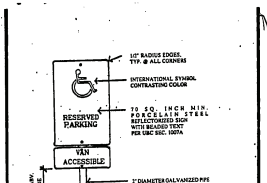

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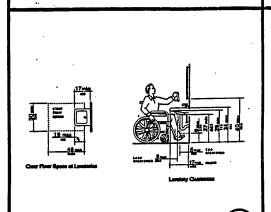

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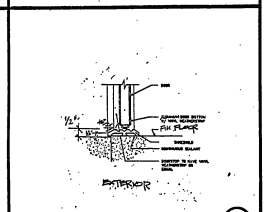

DOOR THRESHOLDS

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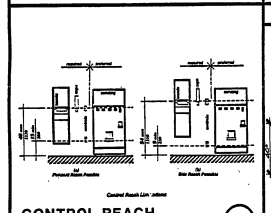

CONTROL REACH LIMITATIONS

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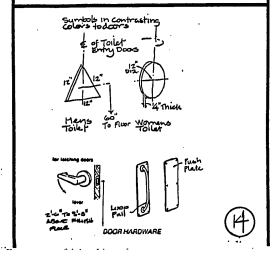

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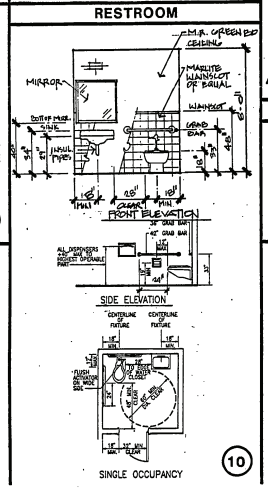
RESTROOM



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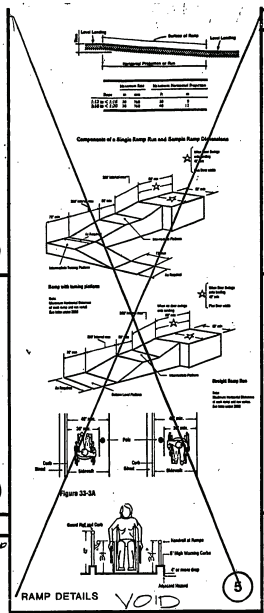
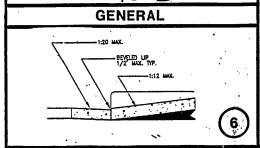


RAMP DETAILS

5

GENERAL



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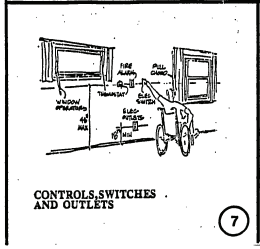
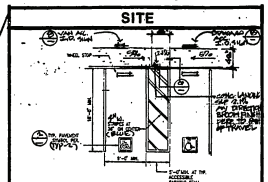


CONTROLS, SWITCHES AND OUTLETS

7

SITE



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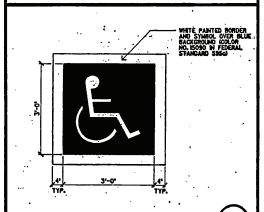
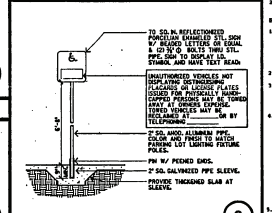


HANDICAP SYMBOL

2



HANDICAP SIGN

3

4

ACCESSIBILITY REQUIREMENTS

WALKS AND SIDEWALKS

1. Walks are 48 inches wide and have a continuous common surface, not interrupted by steps or by abrupt changes in level exceeding 1/2" vertical or 1/2 inch with 1:2 slope. Changes greater than 1/2 inch comply with requirements for curb ramps.
2. Walks with slopes greater than 5 percent comply with ramp requirements.
3. Walks with slopes 5 percent and less have a 5 feet long landing every 600 feet.
4. Gratings have a 1/2 inch maximum opening in the direction of travel.
5. A 60 inch by 60 inch level landing is provided on the side of the door that swings towards the walk along with a landing 48 inches wide by 64 inches long on the side of the door that swings away from the walk. The walk extends 24 inches to the side of the strike edge of the door that swings toward the walk.

WARNING

1. A warning curb is provided where abrupt changes of 4 inches or more occur between the sidewalk and adjacent areas such as planters, etc., except between a walk and an adjacent driveway or street.
2. Warning curbs are 4 inches above the walk surface.
3. Warning curbs are not provided when handrails or guardrails are provided with a guide rail located 3 inches above the surface of the walk.
4. Overhanging obstructions are a minimum clear distance of 80 inches above the walking surface.
5. Edges of boarding platforms have an 18 inch contrasting border.

DOORS

1. All primary entrances to buildings and facilities are accessible to physically handicapped.
2. Hand activated door opening hardware is mounted 30 inches to 44 inches above the floor and operable with a single effort by lever type hardware, panic bars, push-pull activating bars or other hardware that does not require grasping.
3. Maximum effort to operate doors does not exceed 8.5 pounds for exterior doors and 5 pounds for interior doors. Fire doors can have a maximum force to operate of 15 pounds.
4. The bottom 10 inches of all doors, except sliding and automatic doors, have a smooth uninterrupted surface.
5. All required exit doors are a minimum of 3 feet wide by 6 feet, 8 inches high with the door being capable of opening at least 90 degrees to the closed position and have a clear minimum opening of 32 inches.
6. Where a pair of doors is called out for, one door must meet the minimum width requirements.
7. Maximum height of threshold is 1/2 inch. Maximum vertical change at edge is 1/4 inch with a maximum bevel of 23-1/2 degrees.
8. In vestibules, a minimum of 48 inches clear depth between the open door and the second closed door is provided and includes both doors swinging in the same direction or away from the space between the doors.
9. For door landings, the floor adjacent to a doorway is level and clear for a minimum depth of 60 inches in the direction the door swings and 44 inches if swinging away. The floor extends beyond the strike edge 24 inches for exterior doors and 18 inches for interior doors.

FLOORS

1. The floor of a given story is a common level throughout or is connected by pedestrian ramps, passenger elevators or special access lifts.
2. The surface of the floors are slip-resistant.

SIGNS AND IDENTIFICATION

1. All building entrances that are accessible to and usable by physically handicapped persons are identified with a sign of standard size and with additional directional signs, as required, visible to persons approaching pedestrian ways. The International Symbol of Accessibility is the standard used to identify facilities that are accessible to and usable by physically disabled persons.
2. The symbol consists of a white figure on a blue background.
3. Contrasted Grade 2 Braille is used where Braille symbols are specifically required in other portions of these standards. Dots are 1/10 inch on centers in each cell with 2/10 inch between cells. Dots are raised a minimum of 1/30 inch above the background.
4. a. Letters and numbers on signs have a width to height ratio of between 3:5 and 1:1 and a stroke width to height ratio between 1:5 and 1:10.
   b. Characters and symbols contrast with their background, either light characters on a dark background or dark characters on a light background.
5. When raised or recessed characters or symbols are used, they conform to the following:
   1) Letters and numbers on signs are raised or recessed 1/32 inch minimum and are sans-serif characters.
   2) Raised characters or symbols are a minimum of 5/8 inch high. Recessed characters or symbols are a 1/4 inch minimum stroke width.
6. Buildings that have been remodeled to provide specific sanitary facilities for public use that conform to these building standards have this information posted in the building lobby, preferably as a part of the building directory.

CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS

1. A minimum space of 30 inches by 48 inches is provided to accommodate a wheelchair for forward or parallel approach. Areas under projecting objects may be used when enough base space is available.
2. The maximum forward reach permitted is 48 inches. A maximum reach of 44 inches is permitted when reach is over an obstruction between 20 inches and 25 inches wide.
3. The maximum high side reach is 54 inches and the maximum low side reach is to either 15 inches from the floor when the clear floor space allows for a parallel approach.
4. When the forward approach into alcove exceeds 24 inches, a 36 inch wide clearance is provided.
5. When the parallel approach into alcove exceeds 15 inches, a 48 inch long clearance is provided.

PROTRUDING OBJECTS

1. Objects projecting from walls with leading edges between 27 inches and 80 inches above the finished floor protrude no more than 4 inches into walks, halls, corridors, and do not reduce the clear width of an accessible route or maneuvering space.
2. Objects projecting from wall with protruding edges at or below 27 inches above the finished floor may protrude any amount.
3. Free standing objects mounted on posts between 27 inches and 80 inches above the finished floor project a maximum of 12 inches.
4. Minimum 80 inches headroom clearance in corridors, halls, and etc.

OWNER:
MR. DOLLAR PROPERTIES
ATTN: RICHARD WEBER
1555 PLACENTIA AVE.
FULLERTON, CA. 92631
(714) 526-1000

BELAIR DESIGN
ARCHITECTS • ENGINEERS • PLANNERS
PORTLAND, OREGON 97205
(503) 226-1285

PROJECT:
VALLEY VIEW GARDENS
VALLEY VIEW & BALLEY
FOR THE PAUL ALEX FAMILY
1520 VALLEY VIEW RD.
LAKE OSWEGO, OR.

DRAWN BY:
CHECKED BY:
APPROVED BY:
DATE:
SCALE: 1/8" = 1'-0"
JOB NO. 98-108
SHEET: A0.4
OCT 1 0 1986

REVISIONS | BY

SOUND ASSEMBLY NOTES

1. A non-hardening and resilient strip of tube caulking should be utilized under the floor plates of the party walls to effect an airtight seal.

2. After the drywall is installed on the party wall, but before taping, the perimeter of the party wall should be visually checked or physically probed to locate openings at the interfaces between the party wall and the exterior walls, roof, and ceiling. Any openings should be sealed with a quality acoustic latex caulking such as Ohmes Acoustic Sealant or Lowry Fib caulk, or equivalent, prior to sanding and taping.

3. Any openings in the rear or sides of electrical boxes mounted on the party wall should be sealed with duct seal or electrical box sealing pad (Sheetrock Brand Acoustical Sealant) or equivalent material. Electrical boxes on opposite sides of the party wall should have at least one stud bay between them.

4. Wall telephone or other sound producing equipment, like bells, door chimes, or intercoms should not be mounted on party walls.

5. Insulation used in sound control assemblies may be fiberglass or mineral wool, but the material should have at least one open face to provide proper acoustical absorption and have a rating of not less than R-11.

6. Drywall should be installed behind all tubs or showers which are mounted on party walls. The cavity behind the rear surface of these fixtures should be packed with fiberglass or mineral wool insulation to reduce the transmission of sound of falling water.

7. No solid connections should be made between the two sides of the wall through the R-11 insulation layer.

8. ELECTRIC REQUIREMENTS:
An outlet box is defined as a box used for receptacles, switches, surface-mounted lighting fixtures, junction points, telephones, thermostats, television sets, etc. No box dimension shall exceed 8".

a) Only outlet boxes and a ceiling exhaust fan in the bathroom will be permitted in walls and ceilings of rated construction. All other equipment and devices which include recessed fixtures, panel boards, heaters, kitchen exhaust fan, sound producing equipment bells, intercoms, etc., shall be placed in the hallway, stairways, attics, and ceilings unless prior approval has been obtained from the Structural Research Engineer.

b) Outlet boxes may be installed in the rated walls or ceilings as follows:

1) Boxes which penetrate the wall in one area or occupancy shall not be installed on the same stud or in the same space between studs containing a box that penetrates into another area or occupancy, i.e. not in the same bay.

2) There shall be one solid stud between outlet boxes.

3) A solid fire blocking will be considered a solid stud in order to place one box above the other in the same bay.

c) Outlet boxes shall have a depth not more than 1-1/2 inches, so as to allow the required 2 inch uncompressed insulation to be installed in a standard 2"x4" wall. On walls of deeper dimensions, boxes of greater depths may be permitted.

d) Conduits or raceways (shbouts) may penetrate the rated walls or ceilings, provided the conduit is covered at the penetration point with a permanently resilient sealant.

e) The requirements for outlet boxes installed for television, telephone and thermostats (electric and pneumatic) shall be the same as for receptacles or switches. Plaster rings, open back boxes or mounting plates shall not be permitted.

f) 1. Where metallic raceway material (rigid metal conduit or EMT) is installed in the conduit is installed in exist floor-ceiling assemblies, it shall be isolated from the floor joist with a resilient material at the points of support. At the point where the raceway passes through the floor joist, the raceway material may be rubber, carpet padding, etc.

2) When rigid metallic raceway is installed in the ceiling space, the space shall have a minimum of 2" of mineral insulation below. Care should be taken during installation of the raceway to allow for this 2" of noncompressed insulation below.

An approved permanent and resilient acoustical sealant shall be provided along the joint between the floor and the separation wall.

All penetrations into the sound rated partitions or floor-ceiling assemblies will be sealed with approved permanent resilient sealant.

The following general precautions are designed to reduce plumbing noise transference between units and provide more flexibility in construction with the use of common plumbing hardware and installation techniques.

1. All hot and cold water supply lines should be isolated from framing members with 1/2 inch thick rubber of felt, carpet or equivalent soft material at all points of attachment. Commercial products like Piano Pipe Insulators (1/4 thick felt bonded to an aluminum strip) or a minimum contact material like the Acoustic Plumb Insulators manufactured by Specialty Products Company are very effective.

2. The cavity surrounding the pipes should be filled with open-faced fiberglass (or mineral wool), or sprayed with an adhesive cellulose product like Celtex or Wonderon. Sprayed-on cellulose insulation is potentially effective in quieting the noise from plumbing because it acts both as a damping material and acoustical absorber.

3. Openings in the drywall around a fixture feed line should be cut oversize to accommodate a 1/4 inch bead of caulking around the feed line. Thereby isolating the pipe from the wall and sealing the opening in the drywall.

4. Combustion air kitchen and bathroom exhaust ducts within sound separation assemblies shall be wrapped with Type "C" insulation.

FIRE ASSEMBLY NOTES

1. Stud bearing at 1hr. wall must be continuous behind vinesets, cabinets, shower, etc.

2. Seal top and bottom plates and sideline penetrations of 1hr. wall with elastic caulking. (W.W. BEAD OF ACRYLIC LATEX CAULK)

3. Electrical outlets should be separated horizontally by 24" at least two stud spaces in the opposite wall surface with a minimum of one stud between the two outlets. Outlets on opposite sides of a wall should be separated by the sum of the depth of the wall should be sealed with approved non-hardening, resilient sealant. (USE BEAD OF SEALANT - LOCATED BY GC)

4. Where plumbing penetrates the wall surface, the section passing through the wall surface and the finance component attached shall be cast iron.

5. No combined vents, direct vents, combustion vents or heating vents are permitted in the rated assembly

6. Wiring penetrating this system in attic area must be in metal sleeves.

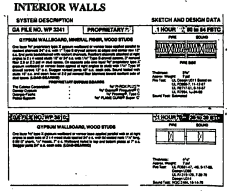
7. All penetrations of assemblies for piping, electrical service, recessed cabinets, heaters, outlet or heating, ventilation or exhaust ducts shall be sealed linear, insulated or treated to maintain sound control.

8. ALL THROUGH PENETRATIONS OF FIRE RESISTIVE BEARING WALLS SHALL BE SEALED REQUIRING PROTECTION OF OPENINGS SHALL HAVE APPROVED FIRE STOP W/F+T RATING PER UBC STANDARD 7-1

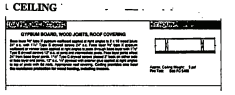
9. ALL HIGH-SENSE PENETRATIONS W. RE FIRE RESISTIVE WALLS SHALL HAVE SEALED PROTECTION W/ CAULKING, FIRE UL OUTLET BOXES (NO BACKBOXES W/ SOLID 2x FIRE TRIM) (NO SOLID W/ NO 4" WALLS) PROVIDE 1HR PROTECTION

FIRE ASSEMBLY DETAILS

INTERIOR WALLS



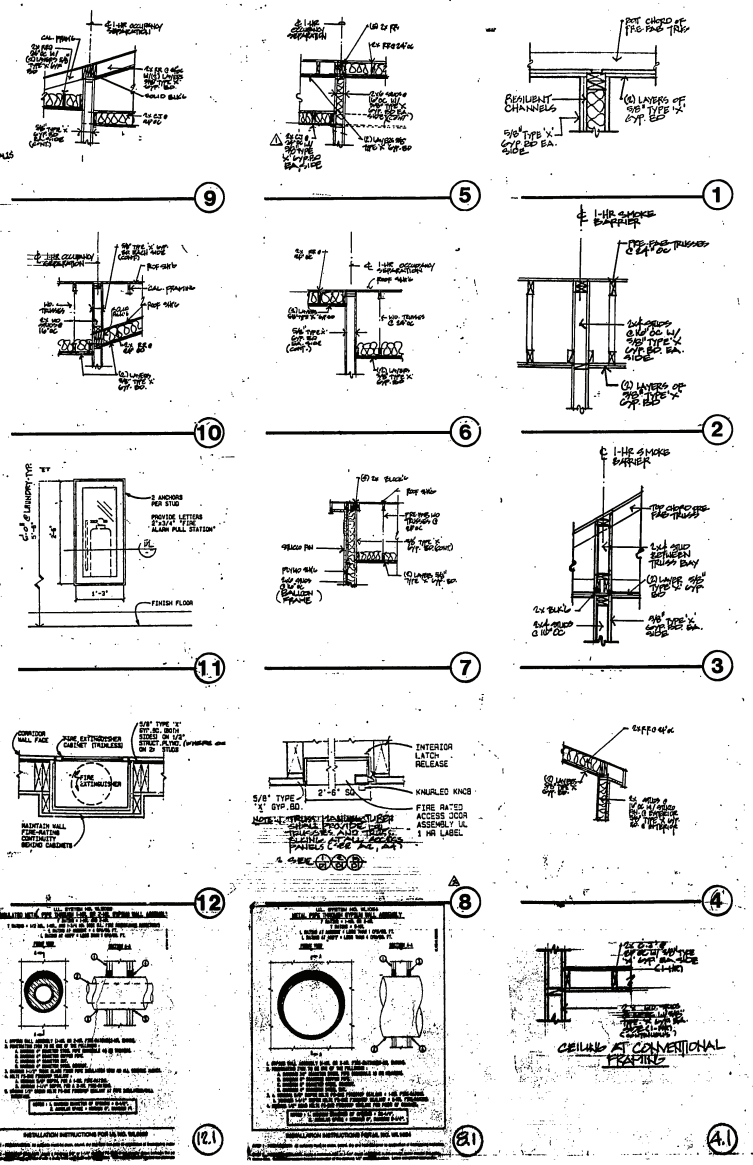
CEILING



EXTERIOR WALLS

TABLE NO. 7-B—RATED FIRE-RESISTIVE PERIODS FOR VARIOUS WALLS AND PARTITIONS—Continued

MATERIAL	STUD SIZE	DESCRIPTION	MINIMUM THICKNESS (inches)			
			1/2	3/4	1	1 1/2
	2x4/5	2" x 4" wood studs 16" on centers with 1/2" gypsum wallboard nailed to one side and 3/4" gypsum wallboard nailed to the other side. Joints on each side staggered. Cavity filled with 2" mineral wool and 2 2" for brown coat, lip surface, cement to sand				Typical



OWNER:
MR. ISAAC NECHES
2318 E. COMMONWEALTH AVE.
ALHAMBRA, CA. 91803
(714) 401-4404

BELAIR DESIGN

PROJECT:
VALLEY VIEW GARDENS
SEC. 1 & 2 TRACT 31317
NOS. 1280 BRAZIL ELEVATE
1280 VALLEY VIEW, ETC.
LOS ANGELES, CA.

DRAWN BY:
CHECKED BY:
APPROVED BY:
DATE:
SCALE:
JOB NO. 90-108
SHEET
A0.3

LICENSED ARCHITECT
ISAAC N. BELAIR
No. C-19697
REGISTERED PROFESSIONAL ARCHITECT
STATE OF CALIFORNIA

RESOLUTION NO 4787

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE ADOPTING A NEGATIVE DECLARATION AND APPROVING SITE PLAN NO SP-197-97, VARIANCE NO V-210-97, AND CONDITIONAL USE PERMIT NO CUP-351-97, FOR LAND LOCATED ON THE EAST SIDE OF VALLEY VIEW NORTH OF CHAPMAN AVENUE, AT 11848 VALLEY VIEW STREET, PARCEL NO 130-352-18, AND INCLUDING AN ADJACENT ALLEY EASEMENT

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on September 3, 1997, does hereby adopt a Negative Declaration, finds a de minimis impact on fish and wildlife resources, and approve Site Plan No. SP-197-97, Variance No. V-210-97, Conditional Use Permit No CUP-351-97

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-174-96, Variance No V-210-97, and Conditional Use Permit No. CUP-351-97 the Planning Commission of the City of Garden Grove does hereby report as follows

1. The subject case was initiated by Isaac Neches.

2. The applicant is requesting approval of a Site Plan, Variance, and Conditional Use Permit, in order to develop a 1.9 acre site with a 26,000 square foot, 72 bed, Residential Care Facility and deviate from the number of required parking for this development. A Zone Change Amendment and Development Agreement are also proposed.

3. The proposed project will not have a significant adverse effect on the environment, therefore, the City of Garden Grove has prepared a Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act Further, the Planning Commission finds a de minimis impact in relation to fish and game

4. The property has a General Plan Land Use designation of Light Commercial and is zoned C-2 (Community Commercial). The front portion of the site is improved with a small, one story office building and the rear portion of the site is vacant.

5 Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.

6. Report submitted by City staff was reviewed.

7. Pursuant to a legal notice, a public hearing was held on September 3, 1997, and all interested persons were given an opportunity to be heard

8. The Planning Commission gave due and careful consideration to the matter during its meeting of September 3, 1997, and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9 24.030, are as follows:

FACTS.

The applicant is proposing to develop 1.9 acres of land with a Residential Care Facility.

The applicant has also submitted in conjunction with this Site Plan application:

A Conditional Use Permit application (CUP-351-97) in order to allow the proposed use.

A Variance (V-210-97) in order to allow the proposed development to deviate from the number of required parking spaces.

A Zone Change Amendment (A-178-97) in order to change the property's current zoning classification from C-2 (Community Commercial) to C-1 (Neighborhood Commercial) in order to accommodate the intended use of the property.

A Development Agreement, which is being processed in compliance with Government Code Section 65864

FINDINGS AND REASONS:

SITE PLAN:

1. The Site Plan complies with the spirit and intent of the provisions, conditions and requirements of Title 9 and the General Plan.

   The project's design, architectural facades, and landscaping will bring the site into compliance with the requirements of Title 9 and the goal and objectives of the General Plan.

2. The project will not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation, and points of vehicular and pedestrian access.

   According to the parking and traffic study, the project provides adequate off-street parking, for the proposed use. The drive aisles and maneuvering areas are adequate for vehicle access. Adequate pedestrian access is provided within the project. The project is required to provide new driveway approaches, repair public sidewalks, and provide a new parking area with landscaping and parking lot striping in order to facilitate the overall circulation.

3. The project will not adversely affect essential public facilities such as streets and alleys, utilities and drainage channels

   The Site Plan has been reviewed by the various City departments to insure that adequate public facilities are provided through the conditions of approval for the project.

4. The project will not adversely impact the Public Services Department's ability to perform its required function.

   The Site Plan has been reviewed by the Public Services Department. Issues raised by the proposed project have been addressed in the project design and the conditions of approval.

5. The project is compatible with the physical, functional and visual quality of the neighboring uses and desirable neighborhood characteristics.

   The conditions of approval for the Site Plan, Variance, and Conditional Use Permit, will help to insure that there is a reasonable degree of compatibility between the proposed project and surrounding uses.

CONDITIONAL USE PERMIT

1. The use is consistent with the General Plan and Redevelopment Plan. The use is conditionally permitted use in the C-1 (Neighborhood Commercial) zone, and complies with all applicable code provisions.

2. The proposed use will not adversely affect the health, peace comfort or welfare of persons residing or working in the surrounding area provided the conditions of approval are adhered to for the life of the project.

3. The residential care facility will not unreasonably interfere with the use, enjoyment or valuation of property of other persons located within the vicinity of the site provided the conditions of approval are adhered to for the life of the project. The use will be compatible with the surrounding area.

4. The residential care facility will not jeopardize, endanger or otherwise constitute a menace to public health, safety or general welfare. The conditions of approval for the uses will ensure the public, health, safety, and welfare.

5. The Conditional Use Permit approval will not adversely affect the use and enjoyment of adjacent properties. If the applicant operates this use in compliance with the conditions of approval, there should be no impact on the adjoining properties.

VARIANCE

1. Finding:
There are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to other property or classes of use in the same vicinity or zone.

Reason:
The intended use of the property is for a residential care facility. The applicant has submitted a traffic analysis regarding the proposed use. It was found through this analysis that the site plan provides a sufficient amount of parking for the intended use, and the intended use will not generate a substantial amount of traffic or parking demand for the site.

2. Finding:
The Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone but which is denied to the property in question.

Reason:
The intended use of the property is similar other uses in close proximity to this site. These similar facilities provide less than the required number of parking as required by Title 9. In addition, the traffic analysis prepared for this project used a similar facility to the one being proposed in order to evaluate parking and traffic impacts. The report's conclusion indicates that the proposed site plan provides a sufficient number of parking spaces.

3. Finding:
The granting of such Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located.

Reason:
The Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone where the property is located because the project will comply with all applicable regulations to insure the safety of the building occupants, vehicular and pedestrian circulation, and surrounding property owners.

4. Finding:
The granting of such Variance will not adversely affect the comprehensive General Plan.

Reason
Granting of the Variance will not adversely affect the City's General Plan. The project complies with the implementation strategies of the goals and policies as stated in the Land Use, Circulation, and Community Design Elements of the General Plan, which encourages providing sufficient access and parking for land uses throughout the City and reduce the amount of paved surface. Minimizing the amount of paved area, other goals are met in the form of an enhanced appearance along the Valley View corridor by providing landscaping along the site's street frontage and around the periphery of the parking area

INCORPORATION OF FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Commission incorporates herein by this reference, the facts and reasons set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan, Variance, and Conditional Use Permit, do possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9 24 030.

2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following Conditions of Approval shall apply to Site Plan No. SP-197-97, Variance No. V-210-97, and Conditional Use Permit No CUP-351-97:

A. All below-listed conditions of approval are required to be recorded. Recordation of said conditions is the responsibility of the applicant, and proof of such recordation is required prior to issuance of building permits. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval by the Planning Commission.

B. Approval of this Site Plan shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the Garden Grove Municipal Code shall apply

C. All modifications shall be submitted to the Planning Commission. If other than minor changes are made in the proposed development, a new Site Plan application shall be filed, which reflects the revisions made

D. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the City's Planning Division. Lighting adjacent to residential properties shall be restricted to low decorative type wall-mounted lights, or a ground lighting system. Lighting shall be provided throughout the parking area and the drive areas located in front of the facility at a minimum of two foot-candles of light on the parking area during regular evening visiting hours, and one foot-candle for non-visiting hours. Lighting in the parking areas shall be directed, positioned, or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences.

E. The developer shall submit detailed plans for the construction of the residential care facility, showing the proposed location of utilities and mechanical equipment, to the Community Development Department, Planning Division for review and approval prior to Building Division Plan Check. The project shall also be subject to the following:

   1. For the construction of the residential care facility, above-ground utility equipment (e.g., electrical, gas, telephone) shall not be located in the street setbacks and shall be screened to the satisfaction of the Community Development Department, Planning Division

   2. For the construction of the new building, no roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Planning Division prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.

   3. For the construction of the new building, all ground- or wall-mounted mechanical equipment shall be screened from view from any place on or off the site.

F. The following provisions of the Public Works, Engineering Division shall be complied with, including, but not limited to, the following:

   1. The developer shall remove all unused driveways surrounding the subject site and replace with per City standards, curb, gutter and sidewalk.

   2. Any required right-of way necessary to construct adjacent street(s) to their ultimate shall be dedicated to the City. All deficient improvements in the public right-of-way from the street center line to property line shall be constructed. Replace damaged improvements as required

   3. The developer shall submit grading, water and sewer, and approved utility plans and are to be prepared by a registered Civil Engineer In addition, separate plans shall be submitted for construction in the public right-of-way and shall be prepared by a registered Civil Engineer.

   4. Provide Hydrology and Hydraulic calculations to size parkway culvert(s) or storm drain(s) per OCEMA Standards Parkway culverts to be constructed per OCEMA Standard Plan 1309 (type B).

   5. All on-site improvements to be removed prior to start of construction (e.g. the existing office building and existing asphalt parking area).

   6. Driveway approaches shall be constructed in conformance with Garden Grove Standard Plan B-120 (flared driveway approaches). Reconstruction of on-site curbs adjacent to driveways are also required. Separate street permit required prior to start of work. Construction of a flared driveway approach on arterial streets provides a safer entry into the property without disrupting traffic flow because drivers are not required to swing wide or slow to a stop to enter the driveway.

   7. Bonds shall be posted to secure all work within the public right-of-way and all public improvements.

   8. Any new or required block walls and/or retaining walls and trash enclosures shall be shown on the grading plans Block walls shall be developed to a height of six (6) feet minimum, unless otherwise specified, as measured from highest on-site, or adjacent property finished grade. The block walls abutting at the southeast corner of the site shall incorporate an emergency access gate, including a knox-box key system, subject to the approval of the Public Works and Fire Departments

   9. If development requires existing street trees to be removed, trees are to be replaced with 15 gallon size trees at another location in the public right-of-way. The new location and the type of tree are to be specified by the City Engineer

   10. The alley along the north and east property lines may require resolvement of any easement reservations for utility companies through a quitclaim action.

   11 Site drainage shall be directed to Valley View Street and City flood control channel.

   12 Water and fire protection services shall be taken from Valley View Street.

   13 The building's finish floor elevation shall be a minimum of twelve (12") inches above the highest top of curb on Valley View Street or the adjacent flood channel, whichever is higher.

   14. A lot line adjustment is required in connection with the acquisition of the alley and shall be recorded prior to issuance of building permits.

   15. Reciprocal access easement agreement, including designating the specific location of an emergency vehicle access easement, shall be recorded with the property immediately to the south of the subject site. This easement shall be approved and by the City and recorded prior to issuance of building permits. The specific emergency access easement is for the purpose of allowing emergency vehicles to access the subject property's rear portion, that area which is closest to the flood control channel.

G. The following provisions of the Public Works' Traffic Engineering Division shall be complied with:

   1. All entrances to the property shall be posted with a sign indicating that unauthorized vehicles will be removed at the owner's expense. The signs shall be of the size, type, and location specified in the California Vehicle Code and Garden Grove Municipal Code.

   2. Handicap parking stalls shall be marked and signed in accordance with C.V.C. 22511.8(a). The handicap parking spaces shall be dispersed and location shall be approved by City (Title 24, Sec. 3107A.a) All parking stalls shall be standard size (9 feet x 19 feet) minimum and hairpin striped. All curbs not associated with a parking stall shall be painted red to prohibit parking.

   3. Paint curbs red where required by City's Traffic Engineer.

H. The following provisions of the Garden Grove Sanitary District shall be met:

   1 The applicant shall be responsible for sewer line installation and connection into the Garden Grove Sanitary District sewer line system. A sewer plan is required and shall be prepared by a state registered civil engineer.

   2. Payment of fees shall be in accordance with the Garden Grove Sanitation District and County Sanitation District adopted rates.

I. The following provisions of the Garden Grove Fire Department shall be met:

   1. Address numbers shall be a minimum of 12 inches in height in order to be visible from the street (in contrasting colors)

   2. The building shall be fire sprinklered per the Uniform Building Code Sprinkler shall be central station monitored Fire extinguishers shall be provided and the number of fire extinguishers and their location shall be determined by the Garden Grove Fire Department.

   3 On-site fire hydrants shall be required. The number and placement shall be determined by the Garden Grove Fire Dept. Paths of travel for emergency vehicles in order to access the site and hydrants shall be provided prior to delivery of any combustible material on-site. This includes access from the parcel immediately to the south of the subject property.

   4. Fire lanes shall be posted and marked per the California Vehicle Code and the location to be determined by the Garden Grove Fire Dept.

   5 Knox box shall be required and approved by Garden Grove Fire Dept.

J. The building plans, site plans and all new construction shall comply with the current editions of the U.B.C, U.P.C, U.M.C., and N.E.C. as amended by the City of Garden Grove and State of California handicap access, energy conservation and sound transmission control requirements. It is recommended that the developer obtain a copy of the above-amended code sections before completing the final design.

K. The following provisions of the Garden Grove Public Services' Water Services Division shall be met:

   1. All new improvements and new modifications shall be borne by the developer. Installation to be performed by the City upon payment of applicable fees, unless otherwise noted. Fire Services and larger water services (3" inches and larger) shall be installed by the contractor/developer per City standards.

   2. The installation of a backflow prevention device may be required on water lateral. Requirements are based upon an evaluation by the City's cross connection specialist and building usage. New backflow prevention device shall be installed per City standards and inspected by City cross connection specialist prior to receiving water services. Device to be tested immediately after installation and once a year by a certified backflow device tester

   3. Water meters and Fire services shall be located within the City right-of-way or within dedicated waterline easement. Fire services and large water services (3" inches and larger) to be installed by the contractor/developer possessing a class C-34 License, per City water service standards and inspected by a Public Works Department inspector.

L. The developer shall submit a complete landscape plan governing the entire development. Said plan shall include type, size, location and quantity of all plant material. It shall include irrigation plans and staking and planting specifications. The landscape plan is also subject to the following:

   1. A complete, permanent, automatic remote control irrigation system shall be provided for all on-site landscaped areas shown on the plan. The sprinklers shall be of low flow/precipitation sprinkler heads for water conservation.

   2. The plan shall provide a mixture of a minimum of seven percent (7%) of the trees at 36-inch box, fifteen percent (15%) of the trees at 24-inch box and sixty percent (60%) of the trees at 15-gallon, the remaining five percent (5%) may be of any size. These trees shall be incorporated into the landscaped frontages of all streets. Trees in the parking area shall be a minimum of 15-gallon in size.

   3. The developer shall be responsible for installation and maintenance of all landscaping on the property. Said responsibility shall extend to within the public right-of-way.

   4. Trees planted within ten feet (10') of any public right of way shall be planted in a root barrier shield. All landscaping along street frontages adjacent to driveways shall be of the low height variety to ensure safe sight clearance. Final tree location shall be approved by the Community Development Department, Planning Division.

   5. Mounding and berming shall be incorporated into all street frontage landscape areas.

M. No new exterior piping, plumbing, or mechanical duct work shall be permitted on any exterior facade and/or visible from any public right-of-way or adjoining property

N. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Section 8.47.010 referred to as the County Noise Ordinance as adopted:

   1. Monday through Saturday - not before 7 a.m. and not after 8 p.m. (of the same day).

   2. Sunday and Federal Holidays may work same hours but subject to noise restrictions as stipulated in section 8.47.010 of the Municipal Code.

O. The developer shall enter into a maintenance agreement with the City of Garden Grove to ensure proper maintenance and upkeep of the property

P. The developer shall enter into a binding Development Agreement with the City of Garden Grove. This includes the payment of a Development Impact Mitigation Fee in accordance with City Council Resolution.

Q. All driveway approaches shall be treated with decorative stamped concrete or interlocking pavers or other enhanced treatment. Color, pattern, and material shall be approved by Community Development Department, Planning Division and shown on the final site plan and the grading plan.

R. All signs shall comply with the Municipal Code and the signs shall be submitted as a sign program for the entire site, including height, size, color and locations of all signs approved. All signs require a separate permit, shall be installed in accordance with the provision of the sign ordinance, and shall be approved by the Community Development Department, Planning Division prior to installation

S. Prior to the issuance of any permits, Amendment No. A-178-97 shall be in effect.

T. The applicant shall apply for a review of this Conditional Use Permit in three (3) years from date of this resolution's approval and conditions may be added and/or modified at that time.

U. The maximum number of adult clients shall not exceed that allowed by the Uniform Fire and Building Codes adopted by the City of Garden Grove. Any requests for additional adult clients shall be approved by the Community Development Department, and Fire Department.

V. Litter shall be removed daily from the premises. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris

W. A copy of the resolution approving Site Plan No SP-197-97, Conditional Use Permit No. CUP-351-97, and Variance No V-210-97, shall be kept on the premises at all times.

X. The parking lot area on the subject site shall comply with all requirements of the City of Garden Grove and State of California regarding parking accessibility of the physically handicapped.

Y. Graffiti shall be removed from the premises and all parking lots under the control of the applicant within 120 hours of application.

Z. The use of amplification system shall not be permitted within the north side yard area of the building.

AA. The facility including the parking lot, landscaped areas, walkways, and paved surfaces shall be well-maintained at all times.

BB. During construction the developer shall comply the following measures to contain fugitive dust as required by the General Plan EIR:

   1. Adherence to SCAQMD Rule 403, Fugitive Dust, as revised, which includes dust minimization measures such as daily watering of soils, application of non-toxic soils stabilizers, replacement of ground cover in disturbed areas as soon as possible, suspension of excavating and grading operations when wind speeds (or instantaneous gusts) exceed 25 miles per hour, and maintenance of a minimum two feet of freeboard on all trucks hauling dirt, sand, soil or other loose material.

   2. Sweeping of streets near construction area.

   3. Rinsing of wheels on construction vehicles prior to leaving construction area.

   4. Paving of all construction access roads at least 100 feet onto the site from the main access points.

   5. Use of electricity from power poles rather than temporary diesel or gasoline powered generators.

   6. Use of methanol, natural gas, propane or butane-powered on-site mobile equipment rather than diesel or gasoline powered equipment.

CC During construction if paleontological or archaeological resources are found all attempts will be made to preserve in place or leave in an undisturbed state in compliance with CEQA

ADOPTED this 3rd day of September 1997

/s/ EDWARD HESKETT
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California held on September 3, 1997, by the following votes

AYES COMMISSIONERS HESKETT, BUTTERFIELD, HUTCHINSON, ROSEN SCHILD, WILKINS
NOES COMMISSIONERS NONE
ABSENT COMMISSIONERS FREZE

/s/ PRISCILLA STIERSTORFER
SECRETARY

PLEASE NOTE Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094 6)

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is September 24 1997

REVISIONS	BY
PLANNING DEPT	

OWNER:
MR. ISAAC NECHES
1510 E. COMMONWEALTH AVE.
FULLERTON, CA. 92831
(714) 441-2636

BELAIR DESIGN
ARCHITECTURE•PLANNING
805 S. OHIO ST. ANAHEIM, CA 92805 (714) 774-5605

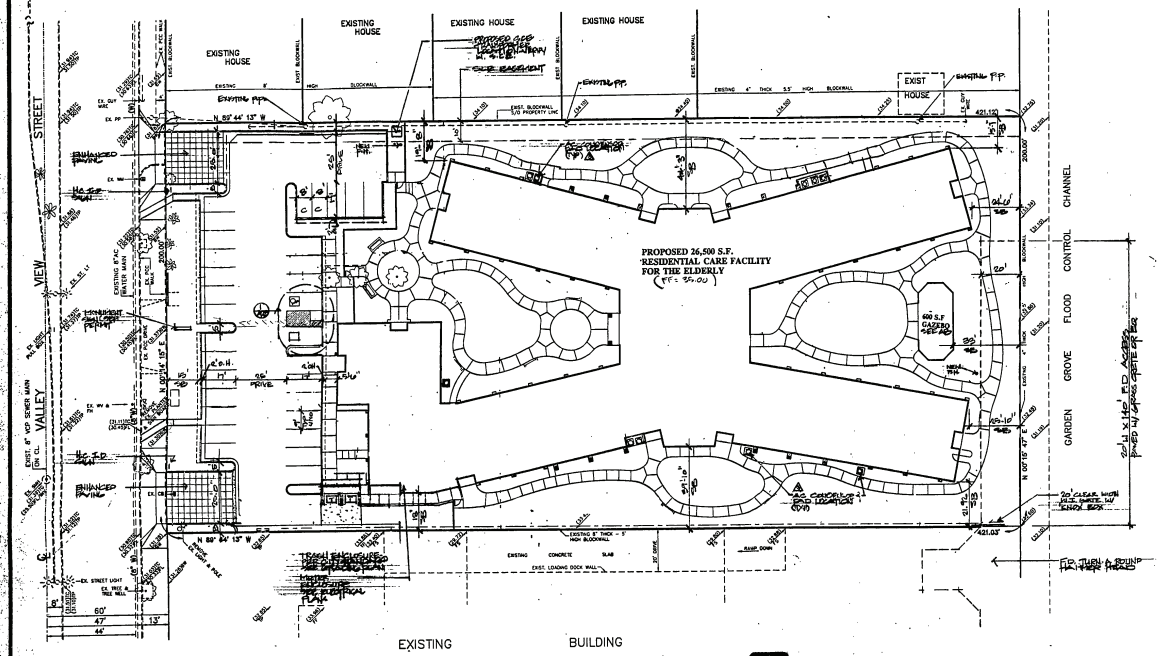
PROJECT:
VALLEY VIEW GARDENS
RESIDENTIAL CARE FACILITY
FOR THE FRAIL ELDERLY
11848 VALLEY VIEW ST.
GARDEN GROVE, CA.

LICENSED ARCHITECT SCOTT R. BELAIR No. C-19699 REN. 10-31-99 STATE OF CALIFORNIA

DRAWN
CHECKED
DATE
SCALE
JOB NO. 98-108
SHEET A0.5
OF SHEETS

OCT 1 3 1998

PRINTED ON CLEARPRINT



SITE PLAN

PROJECT DATA

DESCRIPTION

REMOVE EXISTING 4,640 S.F., SINGLE STORY MEDICAL OFFICE BUILDING

PROVIDE 26,500 S.F. SINGLE STORY RESIDENTIAL CARE FACILITY FOR THE ELDERLY (72 BEDS).

C.U.P. #551-97
VARIANCE #V-218-97

ADDRESS

11848 VALLEY VIEW STREET
GARDEN GROVE, CA.

ZONE:	C1
LOT AREA:	84,200 S.F. (1.9 ACRES)
PARKING AREA:	16,180 S.F.
LANDSCAPE AREA:	41,520 S.F.
BUILDING AREA:	26,500 S.F.
SITE COVERAGE:	31%
CONSTRUCTION TYPE:	V 1-HR., SPRINKLERED
OCCUPANCY:	R-2.1 / A3 / B
BUILDING HEIGHT:	+22'-0" ABOVE GRADE

BUILDING SQUARE FOOTGRAPES

OFFICE AREA (B OCCUPANCY)	= 3,400 S.F.	
DINING ROOM/ACTIVITY ROOMS (A3 OCCUPANCY)	= 4,100 S.F.	
RESIDENTIAL CARE AREA AND SUPPORT SPACES (R-2.1 OCCUPANCY)	= 19,000 S.F. 26,500 S.F.	

ALLOWABLE AREA

3,400 S.F./42,000 S.F. + 4,100 S.F./31,500 S.F.
+ 19,000 S.F./31,500 S.F. = .81 < 1.0

PARKING TABULATIONS

PARKING REQUIRED

OFFICE AREA: 1,400 S.F. X 1/250 S.F.	= 6 SPACES
RESIDENTIAL CARE AREA .3 x 72 BEDS	= 30 SPACES
TOTAL PARKING REQUIRED	= 36 SPACES

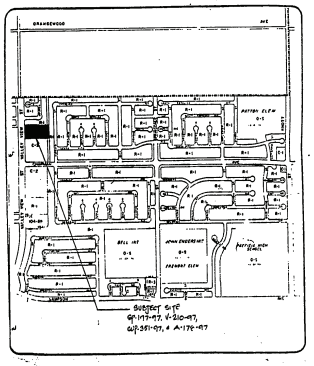
PARKING PROVIDED

COMPACT SPACES (7.5' X 15')	= 3 SPACES (10%)
VAN ACCESSIBLE SPACE (17' X 19')	= 1 SPACE (3%)
STANDARD SPACES (9' X 19')	= 27 SPACES
TOTAL PARKING PROVIDED	= 31 SPACES

LANDSCAPE AREA TABULATIONS

REQUIRED AT PARKING AREA 16,180 S.F. @ 10 %	= 1,618 S.F.
PROVIDED AT PARKING AREA	= 2,944 S.F. (18%)

VICINITY MAP



SITE PLAN NOTES:

1. REFER TO SHEET A0.1 FOR GENERAL NOTES, REQUIREMENTS & NOTATIONS.
2. REFER TO A0.3 FOR HANDICAPPED ACCESSIBILITY REQUIREMENTS.
3. REFER TO GRADING PLAN FOR DIMENSIONAL, ROUGH & FINISH GRADES.
4. REFER TO LANDSCAPE PLANS FOR PLANTING, IRRIGATION, HARDSCAPE, AND TYPICAL DETAILS.
5. THIS PROJECT SHALL COMPLY WITH ALL FIRE PROTECTION CODES AND REQUIREMENTS ADOPTED BY THE STATE OF CALIFORNIA, COUNTY OF ORANGE AND CITY OF GARDEN GROVE.
7. PROVIDE PROTECTIVE CONCRETE CURBING FOR ALL PLANTERS ADJACENT TO AREAS INTENDED FOR VEHICLE PARKING OR TRAVEL (MINIMUM 6" WIDE BY 6" HIGH).
9. ALL ELECTRICAL SERVICE LOCATIONS SHALL BE VERIFIED BY SOUTHERN CALIFORNIA EDISON.
10. ALL SITE LIGHTING TO BE PLACED SO AS TO CONFINE DIRECT ILLUMINATION TO SUBJECT PROPERTY.
11. AN APPROVED NUMBER AND ADDRESS SYSTEM (12" TALL LETTERS) SHALL BE PLACED ON ALL BUILDINGS, AND SHOULD BE CLEARLY VISIBLE FROM DRIVE WITH CONTRASTING COLOR BACKGROUND. (U.B.C. SEC. 513)
12. HOSE BIBBS AND LAWN SPRINKLER SYSTEMS SHALL HAVE APPROVED BACK FLOW PREVENTION DEVICES.
13. ALL EXTERIOR WALKS SHALL HAVE NON-SLIP SURFACES. BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL.
14. MAINTAIN THE CONSTRUCTION SITE IN A "WET DOWN" CONDITION TO THE DEGREE NECESSARY TO PREVENT EXCESSIVE DUST.
15. EACH PARKING SPACE FOR THE DISABLED SHALL BE IDENTIFIED BY A PERMANENT REFLECTORIZED SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. REFER TO 1A3/A0.3 FOR INFORMATION.
16. POST A SIGN IN A CONSPICUOUS PLACE AT ENTRANCE TO THE OFF-STREET PARKING FACILITY, NOT LESS THAN 17 INCHES BY 22 INCHES IN SIZE WITH LETTERING NOT LESS THAN ONE INCH IN HEIGHT. REFER TO 3/A0.3 FOR INFORMATION.
17. PROVIDE AND MAINTAIN A "WANDERGUARD" ALARM SYSTEM AT ALL PERIMETER MAN GATES.
18. ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO CONSTRUCTION.
19. PROVIDE AN APPROVED KNOX BOX AT VEHICULAR ACCESS GATE.
20. POST A SIGN AT ENTRANCE TO PARKING LOT: UNAUTHORIZED VEHICLES WILL BE TOWED AT OWNERS EXPENSE

△21. THIS PROJECT IS NOT WITHIN A 'NOISE CRITICAL AREA' PER GENERAL PLAN.

△22. THE AMOUNT OF HAZARDOUS MATERIALS USED AND OR STORED WILL NOT EXCEED THE QUANTITIES LISTED IN UBC TABLES 1-D & 2-E

LAND USE APPROVED
BY: [illegible]
DATE: 10-26-98
SP-17-97

PREVISIONS:
△ 1 [illegible]
△ 2 [illegible]
△ 3 [illegible]

OWNER:
MR. ISAAC NECHES
1218 S. COMMONWEALTH AVE.
LOS ANGELES, CA. 90021
(213) 443-3836

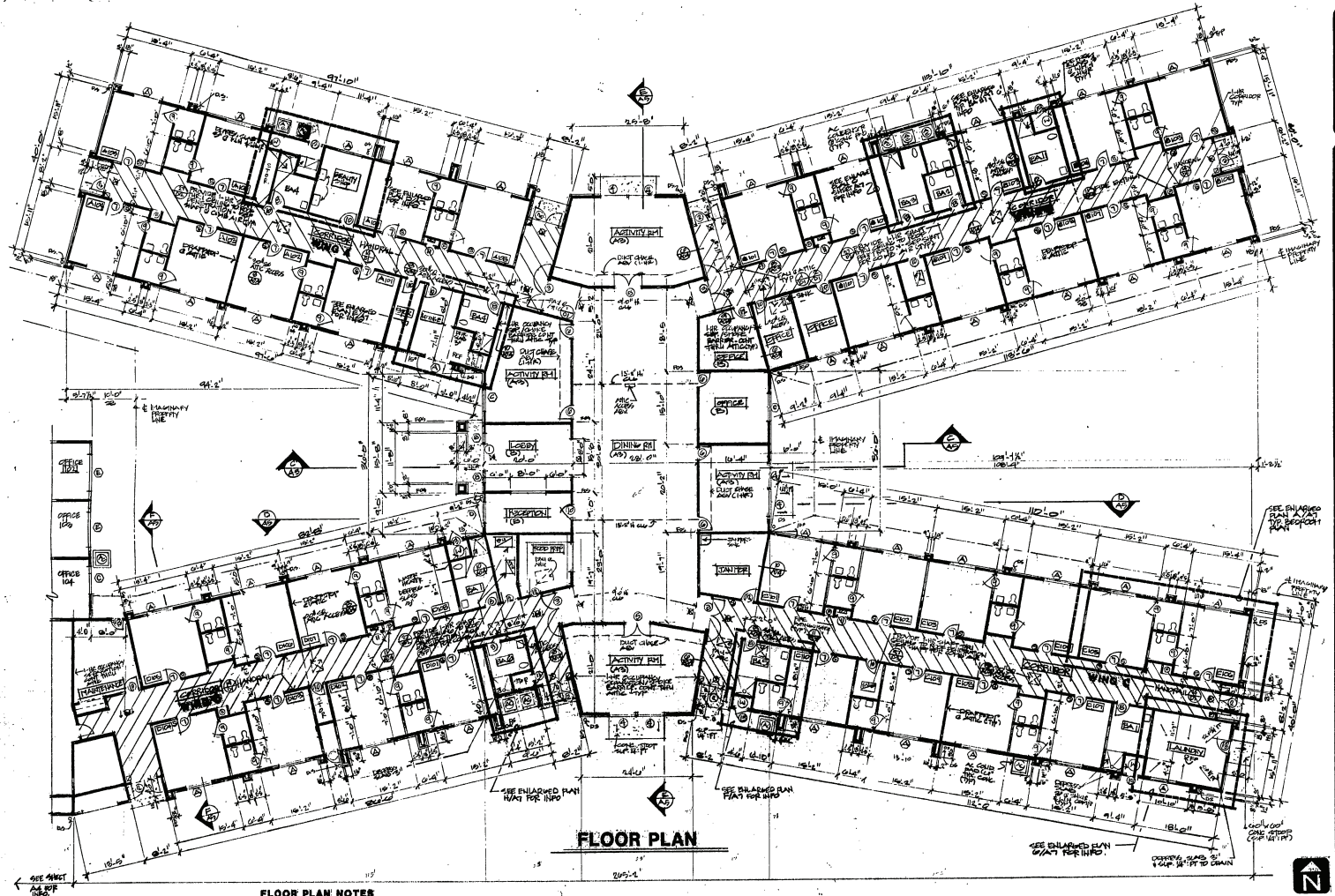
BELAIR DESIGN
ARCHITECTURE · PLANNING
[illegible]

PROJECT:
VALLEY VIEW GARDENS
RESIDENTIAL CARE FACILITY
11848 VALLEY VIEW AVE.
GARDEN GROVE, CA.

LICENSED ARCHITECT
No. C-15609
STATE OF CALIFORNIA

DRAWN
CHECKED
DATE
SCALE 1" = 20'-0"
JOB NO. 98-108
SHEET
A1
OF SHEETS

OCT 1 3 1998



FLOOR PLAN

FLOOR PLAN NOTES

1. REFER TO SHEET A1.1 FOR GENERAL NOTES/GENERAL AND NOTES, FINISH SCHEDULE, MATERIALS SCHEDULE AND NOTES.
2. REFER TO A1.2 FOR DIMENSIONS/ACCESSIBILITY REQUIREMENTS, REFER TO SHEET A1.3 FOR DETAILS.
3. REFER TO A6.1 FOR T-24 ENERGY CALCULATIONS. FINISH AND INSULATION.
4. REFER TO A6.2 FOR FIRE ALARM/SPRINKLER, SMOKE WALL ACCESSIBILITY, REFER TO A6.3 FOR DETAILS.
5. REFER TO 'S' SERIES FOR STRUCTURAL PLANS AND NOTES.
6. REFER TO 'M', 'E', AND 'P' SERIES FOR MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
7. REFER TO 'P' SERIES FOR SITE/UTILITY PLANS.

8. WALL CONSTRUCTION:

EXTERIOR WALLS: 2 X 6 NO. STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD ON INTERIOR SIDE, 5/8" TYPE "X" GYP. BD. ON EXTERIOR. (1-HR.)

CORRIDOR WALLS: 2 X 6 NO. STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD ON EACH SIDE. (1-HR.)

ROOM WALLS: 2 X 4 NO. STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD ON EACH SIDE. (1-HR.)

PARTY WALLS: 2 X 6 NO. STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD ON EACH SIDE. (1-HR.)

SHAFT WALLS: 2 X 4 NO. STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD ON EACH SIDE. (1-HR.)

9. PROVIDE SMOKE DETECTORS PER UBC 1003.1 Sub-Sec 1.1.
10. PROVIDE 1-HR. WALL AT ELEVATOR, STAIR, MECHANICAL, TRASH, LAUNDRY, ETC.
11. PROVIDE 1-HR. CEILING AT ELEVATOR, STAIR, MECHANICAL, TRASH, LAUNDRY, ETC.
12. PROVIDE APPROVED, NON SMOKE OF INSULATION (U.B.C. 1003 SMOKE ALARM).
13. PLASTERBOARD SUPPORTED BY WALLS, CEILING AND WALL SURFACE REQUIRED TO BE SUPPORTED FULLY WITH NOTHING LESS THAN 2 X 4 FRAMING, 2 X 6 FRAMING AT 16" O.C. (U.B.C. 1003.1.1) AND FULL SUPPORTED BY WALLS, CEILING AND WALL SURFACE REQUIRED TO BE SUPPORTED FULLY WITH NOTHING LESS OF THICKNESS AND SUPPORTS.
14. FOR BUILDING PLANS, FINISH SCHEDULE FOR WALL AND CEILING, AND ACCESSIBILITY REQUIREMENTS OF SHEET A-1.2 REFER TO SHEET A-1.1.
15. WALL SURFACE CONSTRUCTION SUPPORTING SHELF, 2" X 4" SUPPORT PLACED ON EDGE AND FULLY SUPPORTED BY WALL STUDS FOR SHELF OF SUPPORT (U.B.C. 1003.1.1).
16. USE OF CONCRETE IN CONTACT WITH EARTH OR WITHIN 6" OF EARTH (U.B.C. 1003.1.1) SHALL BE PROTECTED BY AN AIR LAYER OR FILM OF WATERPROOFING MATERIAL.
17. CONSTRUCTION AND FIRE ASSIST. PROVIDED IN WALL, CEILING AND FLOOR SURFACES TO PREVENT FIRE SPREAD. (U.B.C. 1003.1.1) PROVIDE FIRE STOPS AT ALL PIPE AND DUCT PENETRATIONS.
18. CONSTRUCTION AND FIRE ASSIST. PROVIDED IN WALL, CEILING AND FLOOR SURFACES TO PREVENT FIRE SPREAD. (U.B.C. 1003.1.1)
19. INSULATION BATTS AND 1-HR. BARRIER FOR SOUND ATTENUATION (U.B.C. 1003.1.1) AND SOUND REQUIREMENTS. (U.B.C. 1003.1.1)
20. CONSTRUCTION AND SUPPORT REQUIRED IN SHAFT OF 2 HR. (U.B.C. 1003.1.1) AND 1-HR REQUIRED. (U.B.C. 1003.1.1)
21. THE FOLLOWING AND EXCEPTION FOR SHAFT VENTILATION OR EXHAUST COOLING EQUIPMENT, FIRE DAMPER NOT REQUIRED:
   A. EXHAUST EQUIPMENT PROVIDED WITH 1/2" SHEET OF SOLID CONSTRUCTION, EXCEPTIONS FOR FIRE DAMPER NOT REQUIRED AND NOT REQUIRED. (U.B.C. 1003.1.1)
   B. EXHAUST EQUIPMENT PROVIDED WITH 1/2" SHEET OF SOLID CONSTRUCTION, EXCEPTIONS FOR FIRE DAMPER NOT REQUIRED AND NOT REQUIRED. (U.B.C. 1003.1.1)
22. PROVIDE EXHAUSTED FROM SHAFT OF 1/2" SHEET OF SOLID CONSTRUCTION, EXCEPTIONS FOR FIRE DAMPER NOT REQUIRED. (U.B.C. 1003.1.1)
23. PROVIDE FIRE DAMPER WITH A DISTANCE OF 5' AWAY FROM THE TERMINAL FIRE DAMPER SHAFT OF SHAFT (U.B.C. 1003.1.1).
24. PROVIDE 1-HR 1-HR FIRE STOP FOR EXHAUSTED (U.B.C. 1003.1.1)
25. PROVIDE FIRE DAMPER FOR SHAFT (U.B.C. 1003.1.1)
26. 1-1/2 HOUR CORRIDOR - INTERIOR WALLS.
   1-1/2 HOUR CORRIDOR - EXTERIOR WALLS.
   1-1/2 HOUR CORRIDOR - INTERIOR WALLS.
27. ALL FIRE PROTECTION TO BE PROVIDED WITH INTERIOR SHEETING.
28. PROVIDE FIRE DAMPER PER U-16 SHEET INSTALLATION.
29. PROVIDE DAMPER PER U-16 SHEET INSTALLATION. (U.B.C. 1003.1.1)
30. SHEETING SHALL BE PROVIDED WITH ALL FIRE DAMPER PER U-16 SHEET INSTALLATION. (U.B.C. 1003.1.1)
31. ALL FIRE DAMPER SHALL BE PROVIDED WITH ALL FIRE DAMPER PER U-16 SHEET INSTALLATION. (U.B.C. 1003.1.1)
32. ALL PROVIDE AN APPROVED FIRE ALARM SYSTEM AUTOMATIC AND MANUAL PULL STATIONS THROUGHOUT FACILITY - MONITORED

OWNER:
MR. ISAAC MORRISS
1000 BEVERLY HILLS BLVD
BAKERSFIELD, CA. 93305
(805) 325-7000

BEL AIR DESIGN

DESIGNED:
VAN DER WAY ARCHITECTS
1000 BEVERLY HILLS BLVD
BAKERSFIELD, CA. 93305
(805) 325-7000

REGISTERED ARCHITECT
C-15609
STATE OF CALIFORNIA

1/8"=1'-0"
10-10-08

A2

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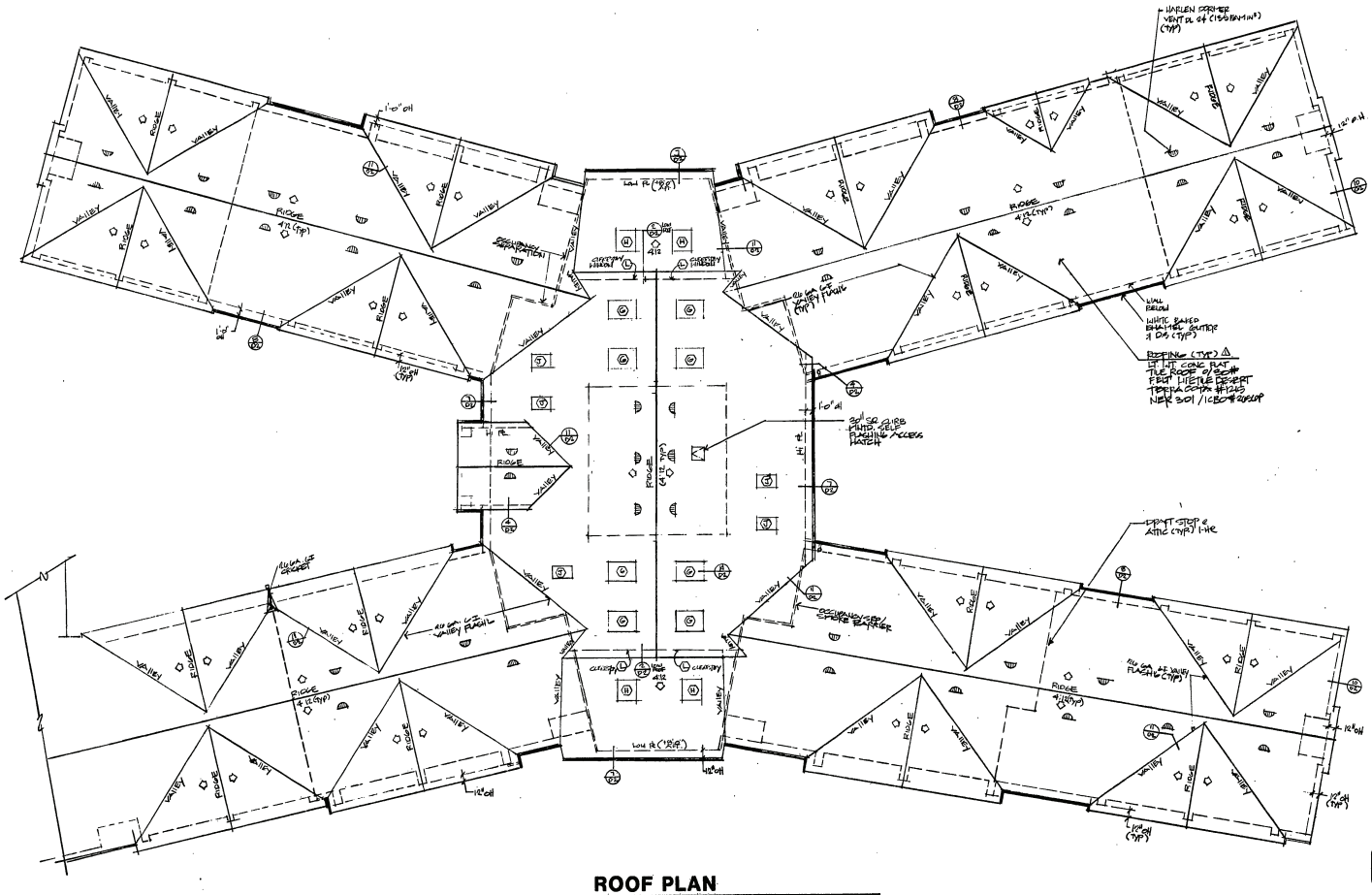


ROOF PLAN

REVISIONS	
△	DATE

OWNER:
MR. ISAAC NICKERS
1000 SOUTH BEACH BLVD AVE.
FULLERTON, CA. 92833
(714) 441-3000

BELAIR DESIGN

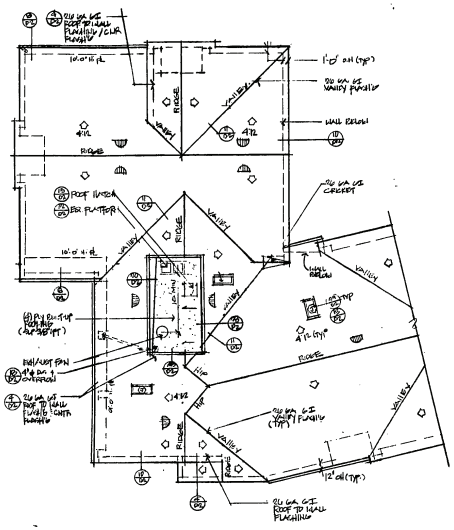
PROJECT:
VALLEY VIEW CANYONS
VALLEY VIEW & BEACH
FULLERTON, CA.

LICENSED ARCHITECT
JOHN E. BELAIR
No. C-10969
REGIS. EXPIRES
STATE OF CALIFORNIA

1/8" = 1'-0"
98-108

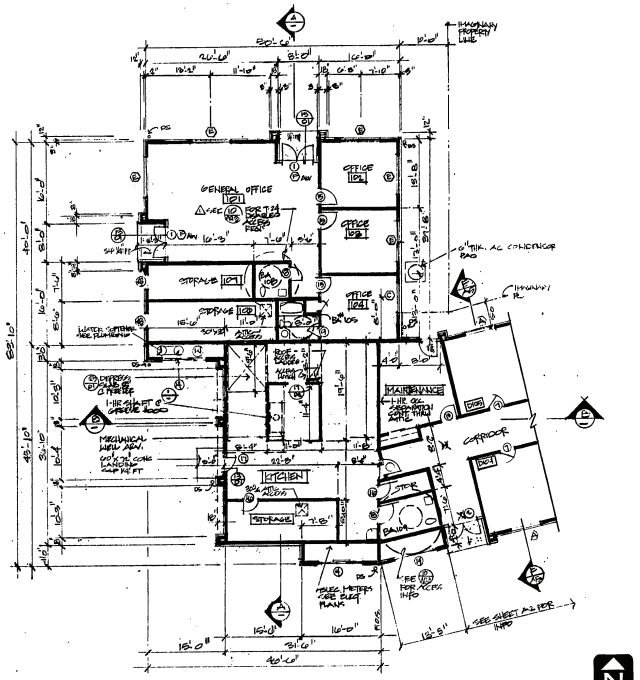
A3

OCT. 2 3 1998



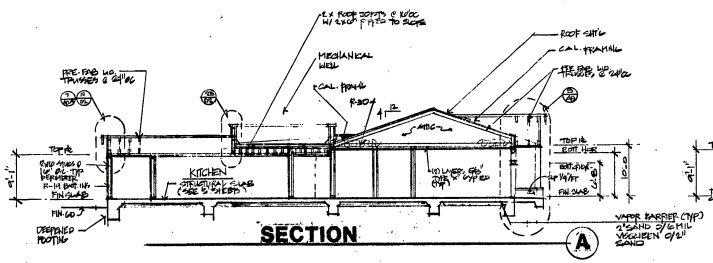
ROOF PLAN

SEE SHEET A3 FOR INFORMATION

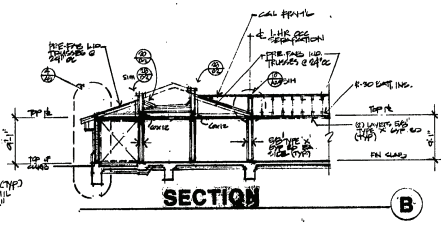


FLOOR PLAN

1. SEE A2 FOR FURTHER INFORMATION
2. SEE L1 SHEET FOR COMMERCIAL KITCHEN INFORMATION
3. SEE 10/A0.9 FOR DISABLED ACCESS REQUIREMENTS FOR RESTROOMS.
4. BATHS & OFFICE AREA TO BE SOLE USE OF OWNER OF BUILDING.



SECTION A



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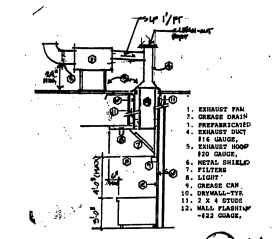


1. EXHAUST FAN
2. GREASE DRAIN
3. PERFORATED
4. EXHAUST DUCT 316 GAUGE.
5. EXHAUST HOOD 20 GAUGE.
6. METAL SHIELD
7. FILTERS
8. LIGHT
9. GREASE CAN
10. DRYWALL-TYP.
11. 2 X 4 STUDS
12. WALL FLASHING #22 GAUGE.

1

REVISIONS

APPROVED: MR. EDWARD MOLDER 1 WINSTON CIRCLE WINSTON, CALIFORNIA

BELAIR DESIGN

DRAWN: WALTER VON GARGAN 1 WINSTON CIRCLE WINSTON, CALIFORNIA

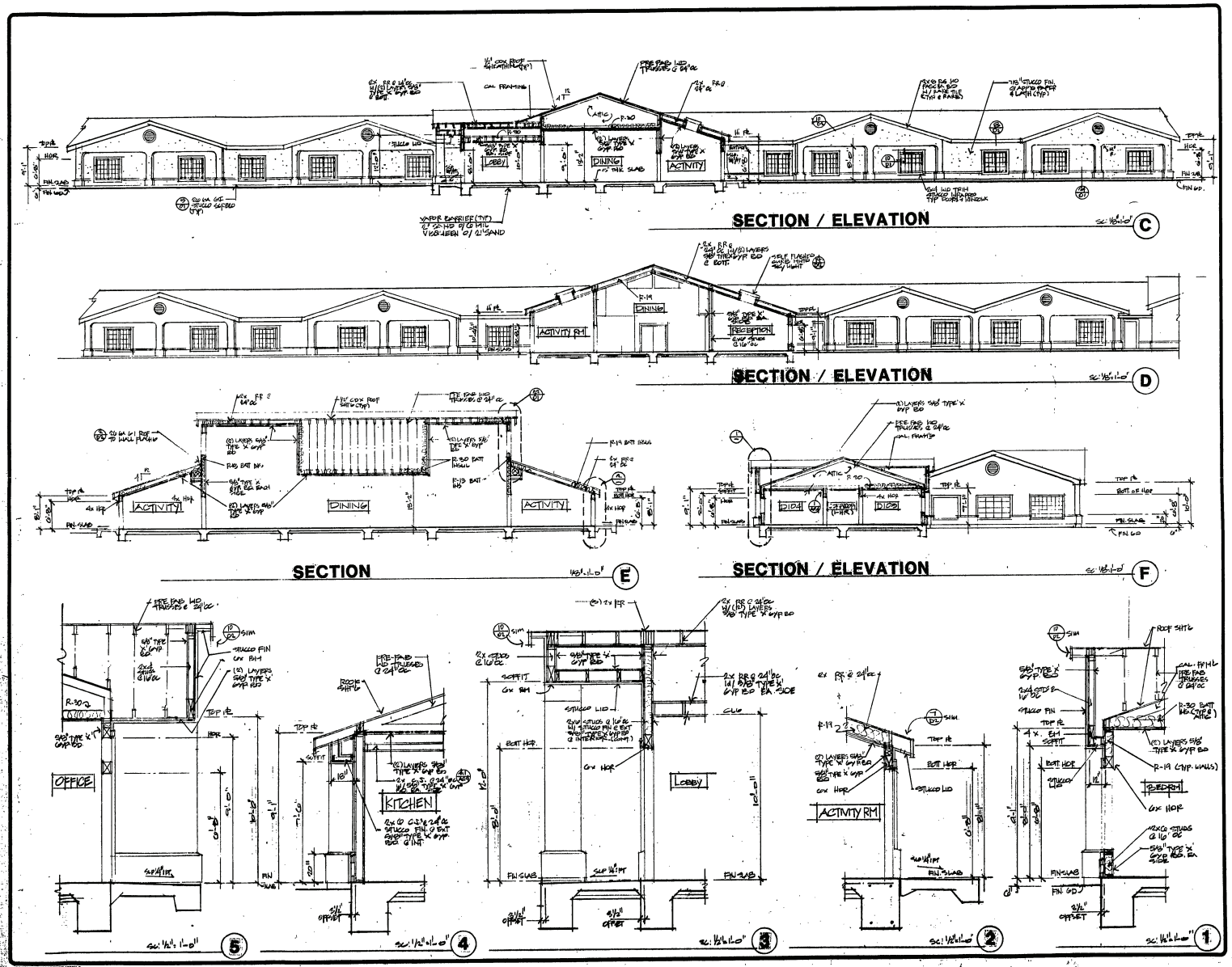
REGISTERED ARCHITECT WALTER VON GARGAN 26 JUNE 1989 STATE OF CALIFORNIA

SCALE: 1/8"=1'-0"

JOB: 98-108

A4

OCT 13 1998



REVISIONS	BY

OWNER:
MR. ISAAC MICHELS
1515 E. COMMONWEALTH AVE.
FULLERTON, CA. 92631
(714) 441-3016

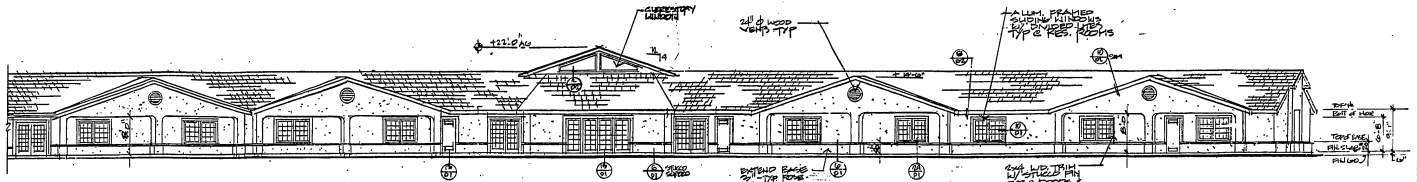
BELAIR DESIGN
ARCHITECTURE & PLANNING
(714) 771-4400

PROJECT:
FULLERTON CARE CLINIC
FULLERTON CARE FACILITY
1516, 1518 & 1520 E. BRIGHT
FULLERTON, CALIFORNIA 92631

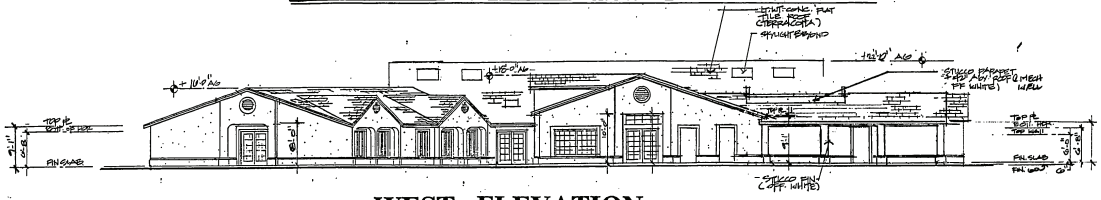
REGISTERED ARCHITECT
BRUCE A. BELAIR
No. C-10609
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	4S-106
SHEET	A5
OF	SHEETS

OCT 1 3 1998



SOUTH ELEVATION



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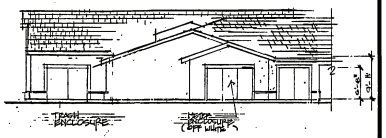

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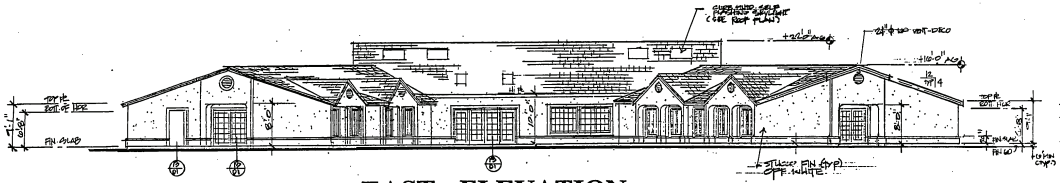

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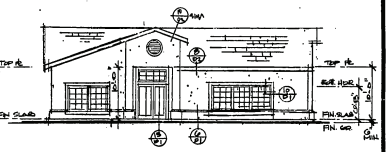

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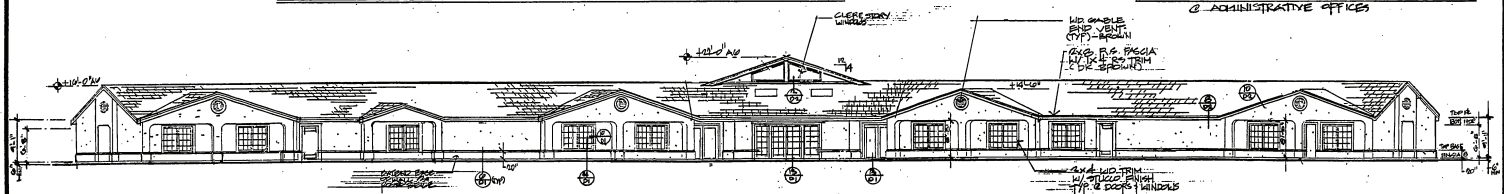

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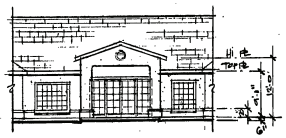

WEST ELEVATION

@ RESIDENCE LOBBY

LAND USE APPROVED
BY: RH
DATE: 10-26-98
SP-197-97

REVISIONS	BY

OWNER:
MR. ISAAC NICCHES
BETTER ACCOMMODATE
1175 E. CHAMPIONSHIP CIRCLE AVE.
ONTARIO, CA 91761
(714) 481-5256

BELAIR DESIGN
ARCHITECTURE · PLANNING
(714) 734-9000
ONTARIO, CA 91764
BELAIR DESIGN

PROJECT:
VALLEY VIEW GARDENS
RESIDENTIAL CARE FACILITY
FOR THE MEAD, LIMITED
CHINO VALLEY VIEW, INC.
CHINO, SAN BERNARDINO CO., CA.

LICENSED ARCHITECT
BELAIR
No. C-19669
EXP. 10-31-98
STATE OF CALIFORNIA

DRAWN
CHECKED
DATE
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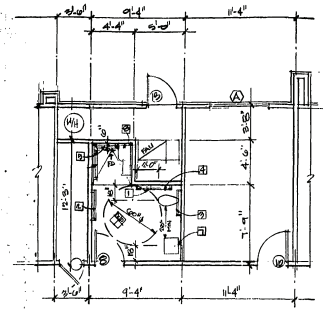
JOB: 98-108
SHEET: A8
OF
SHEETS

OCT 13 1998

PRINTED ON CLEARPRINT 1000H-2



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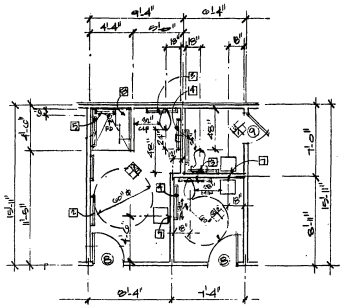

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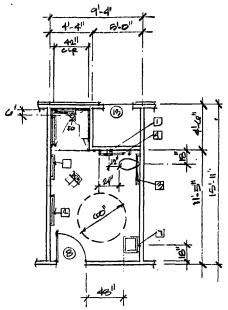

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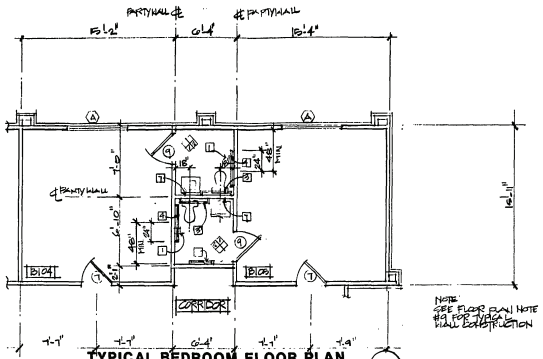

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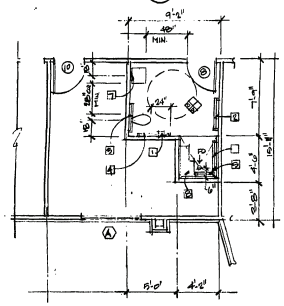

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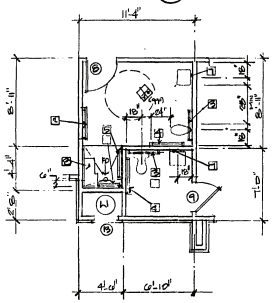

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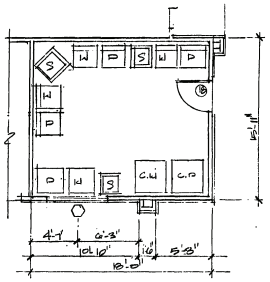

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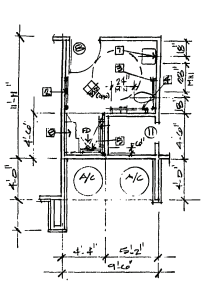

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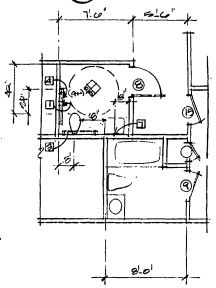

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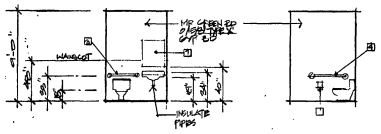

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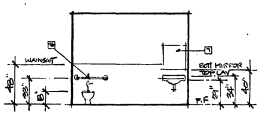

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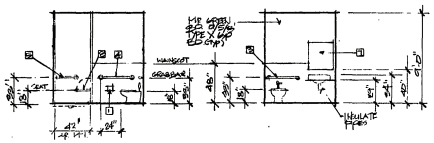

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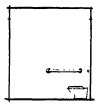

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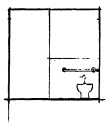


(7)

EQUIPMENT AND FIXTURE LEGEND

	DESCRIPTION	
1	"Bobrick" B-4699.	Surface Mounted Stainless Steel Single Roll Toilet Tissue Dispenser with Tumbler Lock.
2	"Bobrick" B-5806 x 36"	1-1/4" Diameter Stainless Steel Grab Bar. (+48" A.F.F.)
3	"Bobrick" B-5806 x 36"	1-1/4" Diameter Stainless Steel Grab Bar. (+33" A.F.F.)
4	"Bobrick" B-5806 x 42"	1-1/4" Diameter Stainless Steel Grab Bar. (+33" A.F.F.)
5	"Bobrick" B-58616	Stainless Steel 'Shower' Grab Bar. (+33"- +36" A.F.F.)
6	"Bobrick" B-973	Stainless Steel Surface Mounted Soap Dish
7	"Bobrick" B-165 x 24" (M.D.L. #2430)	1/4" Float Plate Glass Mirror with 1/3" Channell Frame.
8	"Bobrick" B-5181	Folding Shower Seat. Stainless Steel with Solid Phenolic Slats (+18" A.F.F.)
9	"Bobrick" B-224 x 36"	Stainless Steel Shelf with Mop and Broom Holders and rag Hooks
10	"Bobrick B-530 x 30"	1" Diameter Stainless Steel "towel" Bar (+48" A.F.F.)
11		
12		
13		
14		

Notes:
1. Install Equipment Per Manufacturers Specifications
2. Coordinate Installation of Equipment with Other Trades.
3. Caulk and Seal All Mounting Hardware
4. Rated Fire Assemblies to be Continous Behind all Equipment, Fixtures and Furnishings.

OWNER:
MR. ISAAC HOCKERS
2318 S. COMMONWEALTH AVE.
LOS ANGELES, CA. 90057
(213) 383-5634

BELAIR DESIGN
ARCHITECTURE • INTERIORS
2000 WILSHIRE BLVD. SUITE 1000
LOS ANGELES, CA. 90057
(213) 483-3000

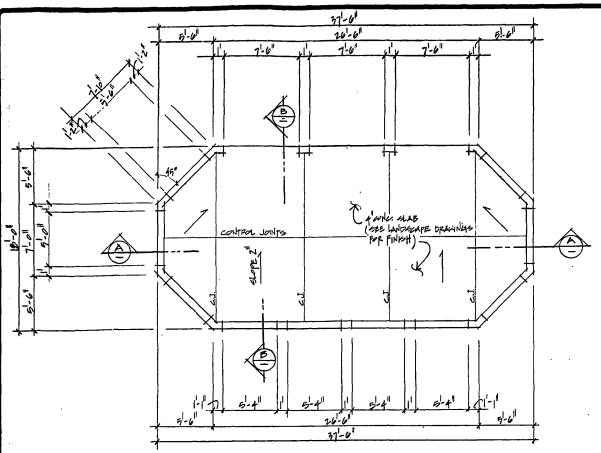
PROJECT:
WALTER VIEW GARDENS
Rehabilitation Project
Section 8 Housing
Rehabilitation Loan
Los Angeles, CA.

REGISTERED ARCHITECT
JOHN A. BELAIR
No. 3 7 5 6 9
STATE OF CALIFORNIA

1/4" = 1'-0"
08-100

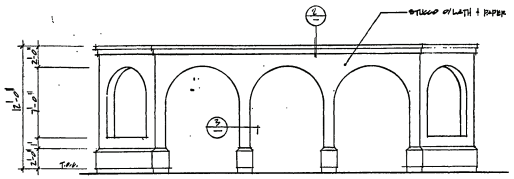
A7

OCT 2 8 1988



FLOOR PLAN

NORTH



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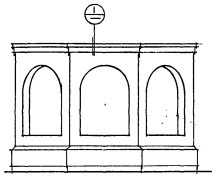

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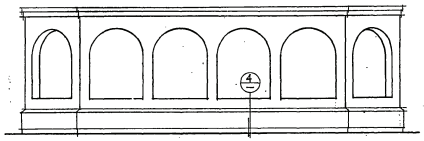

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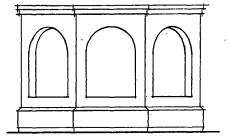

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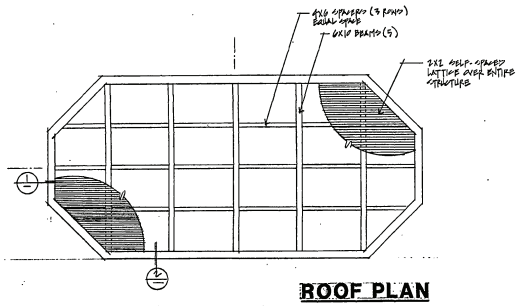

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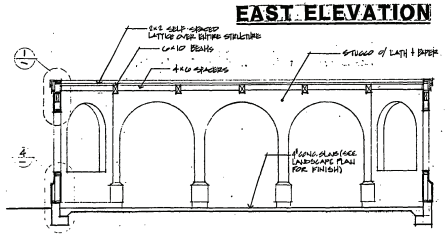

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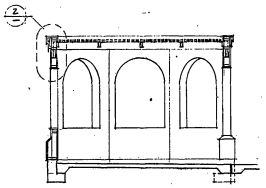

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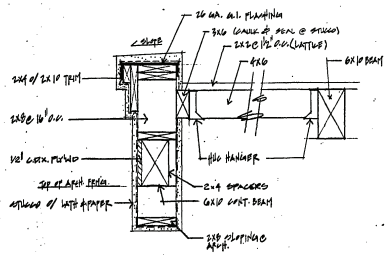

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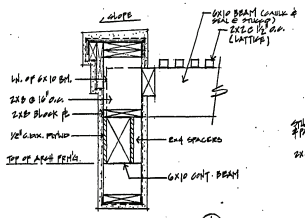

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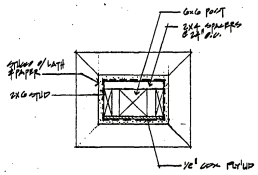

PLAN VIEW

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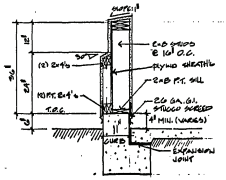


4

REGISTERED ARCHITECT
STEVEN A. BELAIR
No. 10,000
STATE OF CALIFORNIA

SHADE STRUCTURE

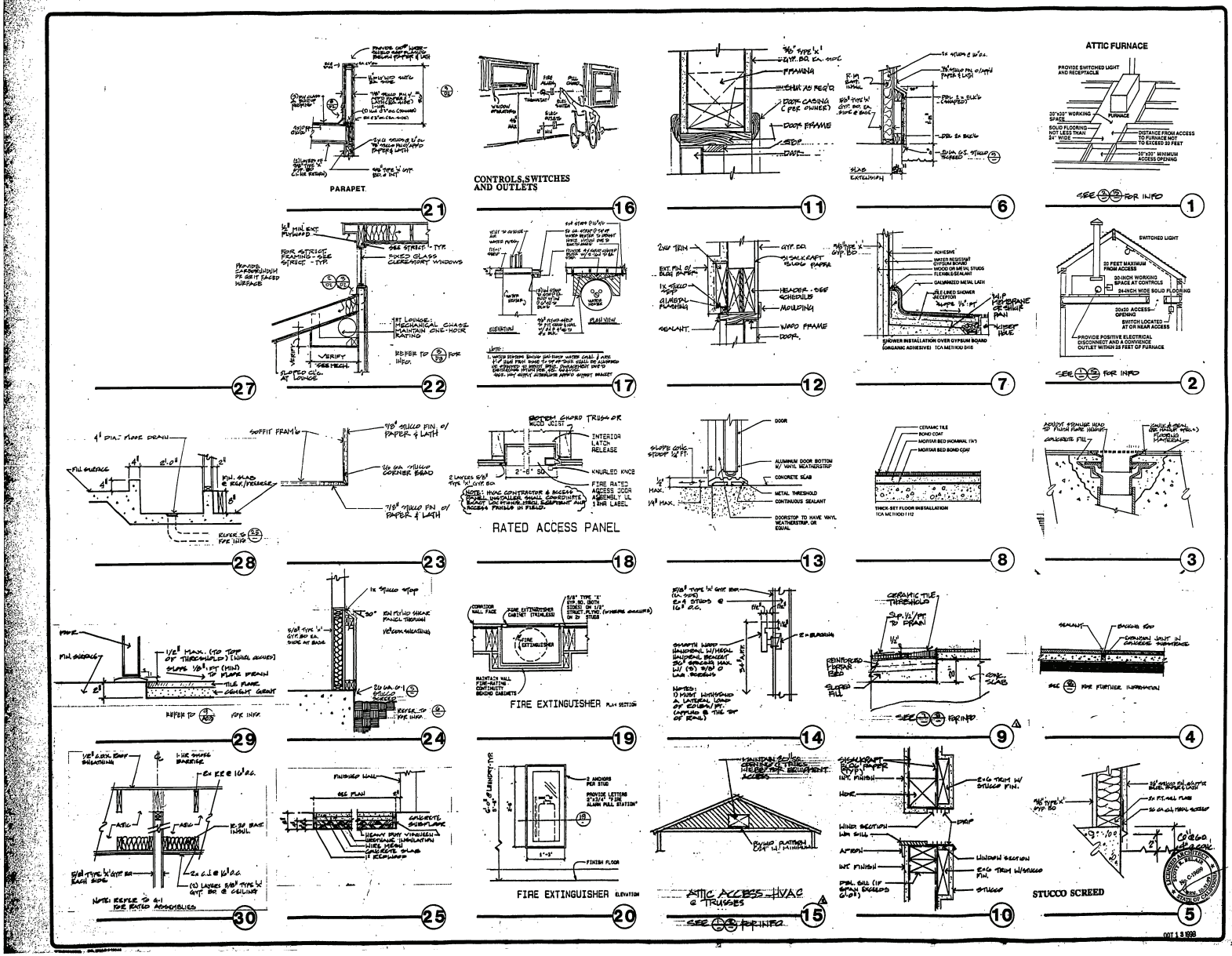
PROJECT:
VALLEY VIEW GARDENS
NW. VIEW PARK & MERRILL
1360 VALLEY VIEW DR.
LA HABRA HEIGHTS, CA. 90631

OWNER:
MR. ISAAC NICKERS
1360 VALLEY VIEW DR.
LA HABRA HEIGHTS, CA. 90631
(714) 441-3636

BELAIR DESIGN
ARCHITECTURE · PLANNING
(714) 779-8400
ANAHEIM, CA 92805
MR. BELAIR

REVISIONS

DATE: 3/4/91
SCALE: 1/4"=1'-0"
DRAWN: 8-28
SHEET: A8



REVISIONS
1 BLDG. DEPT
2 PLANN. DEPT

OWNER:
MR. ISAAC NICKERS
1234 N. CORONADO/PALATIN AVE.
SUN VALLEY, CA. 91331
(818) 681-1234

BELAIR DESIGN

PROJECT:
VALLEY VIEW GARDENS
RESIDENTIAL CARE FACILITY
1234 N. CORONADO AVE.
1234 VALLEY VIEW RD.
GARDEN GROVE, CA.

DRAWN
CHECKED
DATE
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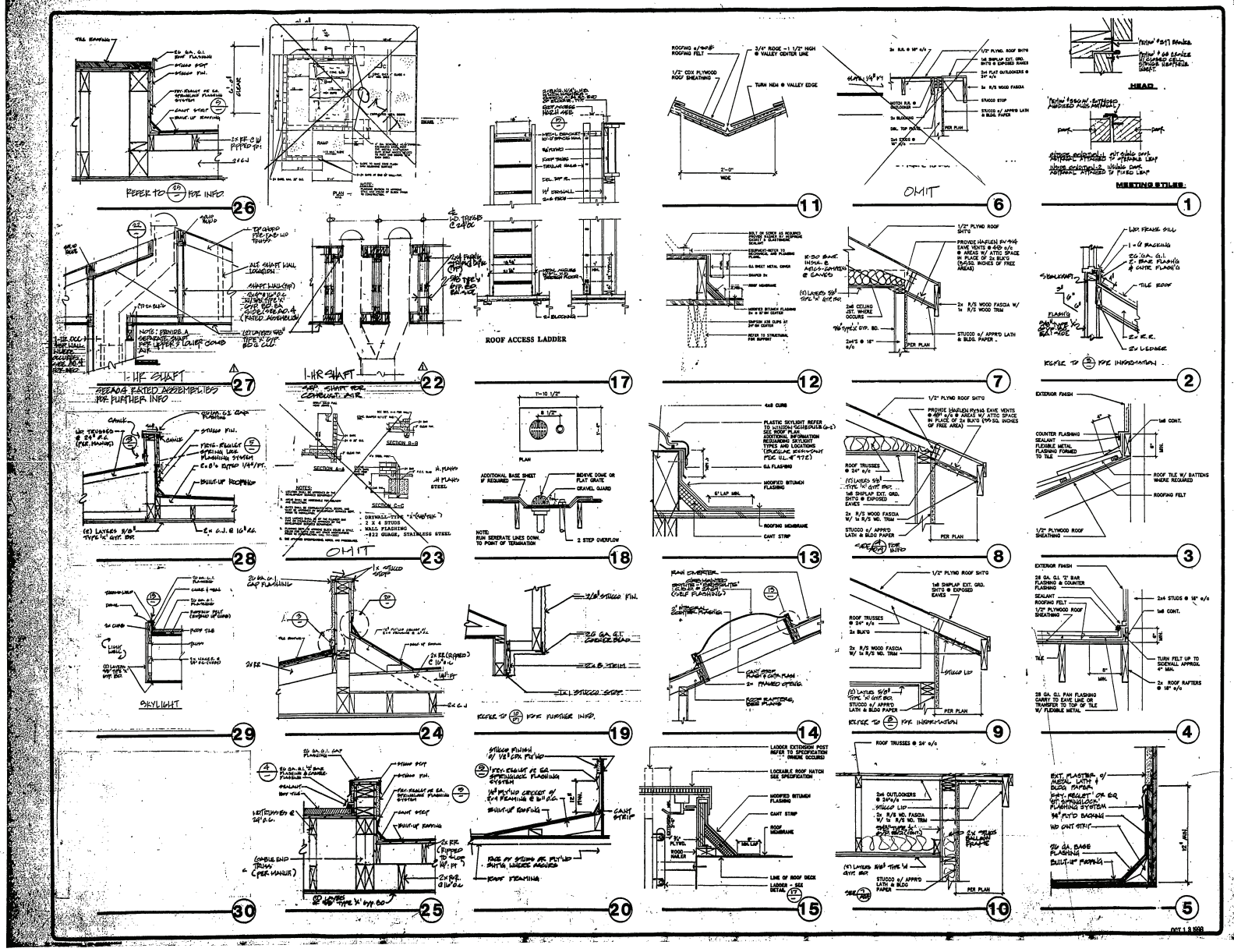
SHEET

LICENSED ARCHITECT
BELAIR DESIGN
No. C-12000
STATE OF CALIFORNIA



OWNER:
MR. ISAAC HICKSES
1300 VALLEY VIEW DRIVE
FULLERTON, CA. 92631
(714) 441-0826

BELAIR DESIGN
ARCHITECTURE · PLANNING
(714) 774-8000
2018 CHASE
FULLERTON, CALIFORNIA 92633

PROJECT:
VALLEY VIEW GARDENS
1300 VALLEY VIEW DRIVE
FULLERTON, CALIFORNIA

REVISIONS

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DATE	
SCALE	
JOB NO.	98-108
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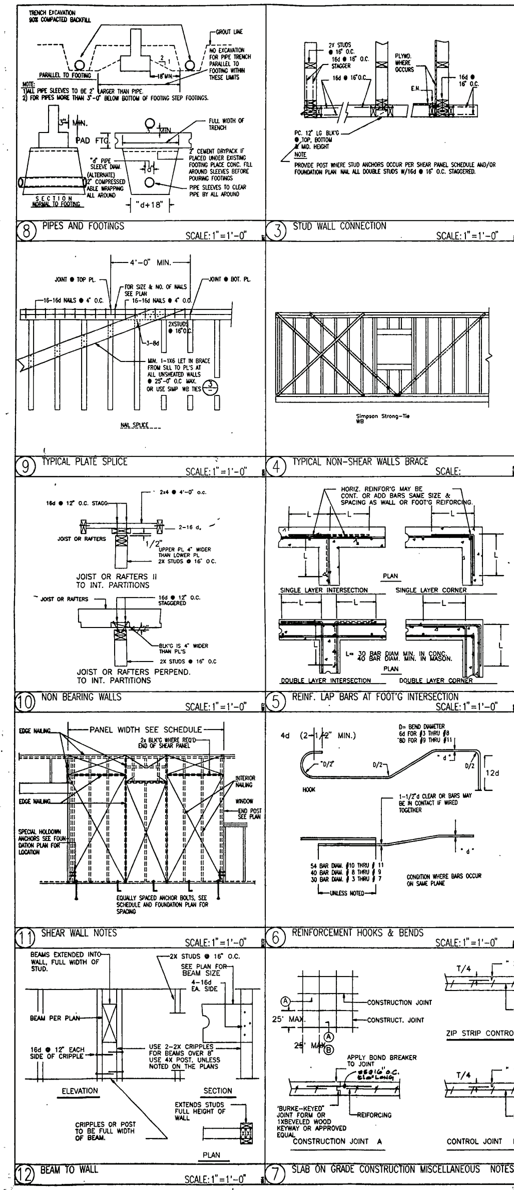
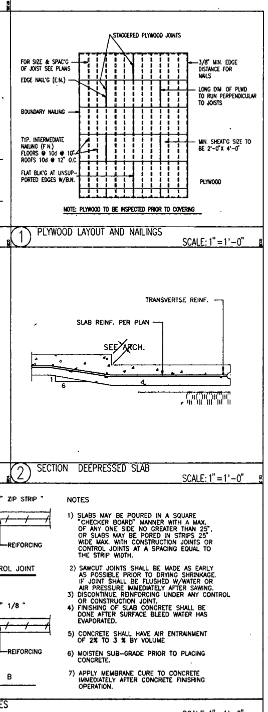




NOTES

1) SLABS MAY BE POURED IN A SQUARE "CHECKER BOARD" MANNER WITH A MAX. OF ANY ONE SIDE NO GREATER THAN 25', OR SLABS MAY BE PORED IN STRIPS 25' WIDE MAX. WITH CONSTRUCTION JOINTS OR CONTROL JOINTS AT A SPACING EQUAL TO THE STRIP WIDTH.

2) SAWCUT JOINTS SHALL BE MADE AS EARLY AS POSSIBLE PRIOR TO DRYING SHRINKAGE. IF JOINT SHALL BE FLUSHED W/WATER OR AIR PRESSURE IMMEDIATELY AFTER SAWING.

3) DISCONTINUE REINFORCING UNDER ANY CONTROL OR CONSTRUCTION JOINT.

4) FINISHING OF SLAB CONCRETE SHALL BE DONE AFTER SURFACE BLEED WATER HAS EVAPORATED.

5) CONCRETE SHALL HAVE AIR ENTRAINMENT OF 2% TO 3 % BY VOLUME

6) MOISTEN SUB-GRADE PRIOR TO PLACING CONCRETE.

7) APPLY MEMBRANE CURE TO CONCRETE IMMEDIATELY AFTER CONCRETE FINISHING OPERATION.

SCALE: 1"=1'-0"

GLUED LAMINATED LUMBER

1) Structural glued laminated lumber shall be fabricated in accordance with AITC 117 and Product Standard PS 56-73 specifications.

2) Moisture content shall be between 7 and 12 percent.

3) Shop drawings shall be submitted for Engineer's review,and upon completion of fabrication but prior erection, the manufacturer shall supply the Engineer and the building department copies of the AITC certificate of inspection.

4) Glu-lams shall be of industrial appearance and the ends shall be sealed unless noted otherwise.

5) For camber, see plans.

6) All laminations shall be 1-1/2" thick. Lamination combinations shall meet requirements of PS 76-73 and shall provide allowable design values as follows;

Fb.........2400..........psi compression

Ft.........2400..........psi tension

Fc.........650..........psi parallel

Fc.........650..........psi perpendicular

Fv.........165..........psi horizontal

E.........1.8E6..........psi

All members shall have stress characteristics of 24F-V4 for simple spans and 24F-V8 at cantilever spans.

7) Adhesives shall meet the requirements for dry condition of service for interior and use and Wet Condition of Service for exterior beams except as noted.

8) Provide temporary bracing, bridging and support until roof and floor diaphragms are securely nailed in place.

SPECIAL INSPECTION

1) Special inspection by a Deputy Registered Inspector approved by the Building Department shall be provided for the following:

A. All concrete work, including rebar placement, for concrete strengths greater than 2,000 PSI.

B. All field welding including welding of rebar.

C. High-strength bolting, A325-F only.

D. Shop welding if not done by an approved fabrication.

CONCRETE BLOCK MASONRY

1) Block shall be hollow concrete units conforming to ASTM C-90, Grade N.

2) Walls below grade shall be grouted solid.

3) All cells containing reinforcing bars and shall bond beams and lintels shall be grouted solid.

4) Cement shall be as called for in concrete notes.

5) Mortar shall conform to UBC table 24A, type S,with a compressive strength of 1800 psi at 28 days.

6) Grout shall conform to requirements of UBC for Coarse Grout with a compressive strength of 2000 psi at 28 days.

7) Reinforcing bars shall be as indicated in Reinforcing Steel Notes.

8) Provide a minimum of 1-1/2" grout between main reinforcing bars and masonry.

9) Cells shall be in vertical alignment. Wall bars are to be set to align with cores containing dowels from footings.

10) Maximum grout pour height for low lift construction shall be four feet.

11) High lift grouted construction may be used if in conformance with UBC and project specification.

12) Use care to prevent mortar and grout spillage on the face of masonry. Clean such spillage immediately. Repair any damages or interstices between block, and remove all stains at completion of work.

13)All isolated bolts embedded in masonry shall be grouted solidly in place with not less than 2" of grout surrounding each bolt.

14) Refer to Architectural drawings for surface texture,laying pattern, height of units and joint type.

15) All concrete block shall be: Light___Medium___Heavy___Weight.

STRUCTURAL LUMBER

1) All structural lumber shall be Douglas Fir Coast Region,identification as required by PS 20-70 with a grade mark of a lumber Grading Agency approved by the Board of Review of the American Lumber Standards Committee.

2) Framing members shall be as follow except as noted:

Horizontal membes:
Sub-purlins(stiffners)....................DF NO. 2
Joists and beams....................DF NO. 1
Vertical members
Posts and columns....................DF NO. 1
Studs....................DF NO. 2

3) Sill plates in contact with concrete or masonry shall be pressure treated Douglas Fir.

4) Framing anchors, hangers, straps, column caps and bases and holdowns shown are as manufactured by Simpson Co.,Brea, CA. Designations shown on drawings are from the latest Simpson catalogue.

5) Plywood shall conform to standards in PS 1-74 or PS 1-83. All panels are to be identified with a grade mark of an approved testing and grading agency. Exterior glue shall be used. Nailing of plywood shall be approved prior to covering plywood.

6) All walls not solidly sheathed or containing shear panels shall have a 1x6 diagonal let-in, or approved steel X brace, at the ends and at not more than 25 inches on center. Brace shall extend from bottom of lowest plate to top of upper plate.

7) All stud partitions or walls over ten feet in height shall have 2X bridging, same width as studs,preferably at midheight but not to exceed 8 ft. vertical interval.

8) Do not notch joists, rafters or beams except where shown on the details. Holes through sills,plates, studs and double plates in walls shall not exceed 1/3 of the plate width. Use bored holes located in center of member or use metal strap on near side. No holes permitted in studs, sill plates or top plates of shear wall without express approval.

9) Bolts in wood shall be not less than 7 bolt diameters from ends, and 4 bolt diameters from edges unless noted. Bolts, heads and nuts bearing on wood shall have metal washers. See schedule. Bolt holes in wood shall be drilled 1/32 to 1/16 diameter larger than nominal bolt diameter.

NAILING SCHEDULE

1) All nailing shall be common wire nails conforming to the latest edition of the UBC. Where automatic nailing is used, nail heads shall not penetrate sheating. Connections listed are minimum permissible. Details govern over schedule.

a) Joist to sill or girder, toe nails each side......2-10d

b) Bridging to joist or rafter, toe nail each end.....3- 8d

c) Subfloor sheathing at all bearings

1x6 or less, face nail....................2- 8d
1x8 or wider, face nail....................3- 8d
2x bind and face nail....................2-16d

d) Sole plate to joist or blocking, face nail..16d @ 6" o.c.

e) Top plate to stud, toe nail....................2-16d

f) Stud to sole plate, toe nail....................4- 8d

g) Double studs, face nail....................16d @ 24" o.c.

h) Double top plates, face nail....................16d @ 16" o.c.

i) Top plates, laps and intersections, face nail..........2-16d

j) Continuous header, 2 pieces along each edge 16d @ 16" o.c.

k) Ceiling joists or rafters to all bearings, toe nail.3-16d

l) Continuous header to stud, toe nail....................4- 8d

m) Ceiling joists, laps over partitions, face nail.....3-16d

n) Ceiling joist to parallel rafter, face nail..........3-16d

o) 1" brace to each stud and plate, face nail..........2- 8d

p) Built up corner studs....................16d @ 18" o.c.

q) Joists or rafter to sides of studs up to 8" depth... 3-16d

r) Ceiling strips 1"x4" to underside of joists, each bearing one slant and straight....................2- 8d

s) 2"x3" to underside of joists, each beating one slant and straight....................2-16d
use stronghold, annulary grooved at gypsum board and plaster ceilings. Strips supporting plaster ceilings shall be wired in place in addition to nailing.

t) Built up beams 2x10 and less in depth (staggered) top and bottom....................20d @ 32" o.c.
at ends....................2-20d
2x12 and larger(staggered)....................1/2" bolts @ 24" o.c.

CONCRETE

1) All poured-in-place concrete shall have an ultimate compressive strength as given, at 28 days, and an air-dried density as follow:

Location	f'c min.(psi)	density max.(pcf)
Footings, grade beams, pile caps..........	4000 P.S.I.	150 P.C.F.
Slabs on grade..........	4000 P.S.I.	150 P.C.F.
Lightweight structural concrete..........		
Beams, columns and walls..........		
Precast concrete walls..........		

2) Unless otherwise noted,concrete shall be proportioned and produced to have a slump of 4 in. or less if consolidation is to be by vibration, and 5 in. if consolidation is by other acceptable methods. Slump shall be for in-place concrete and shall be determined by the ' Test for Slump of Portland Cement Concrete,' ASTM C-153. One inch tolerance is acceptable.

3) Cement shall be Type V and conform to ASTM C-150. Only tested cement shall be used.

4) Aggregate shall conform to ASTM C-33. Maximum size shall be 1 in. Unless otherwise noted. Use 3/4" in. maximum aggregate for slabs on grade.

5) Concrete form tolerances shall be within the standards set by the American Concrete Institute.

6) Location of all construction joints not specifically indicated on the drawings shall be approved by the Engineer prior the placing reinforcing steel. Control joints shall divide the floor into areas of 600 sq. ft. maximum. Locate joints under permanent partitions, where possible.All joints shall have an intentionally roughened surface.

7) All reinforcing steel, anchor bolts, dowels and other inserts shall be secured in position and inspected by the local building department inspector prior to the pouring of any concrete.

8) Pipe or ducts shall not be placed in structural concrete unless specifically detailed. Refer to Architectural, Mechanical, Plumbing and electrical drawings for locations.

9) All conduit in concrete walls shall be wired to the wall reinforcing.

10) Concrete floor slab shall not vary more than 1/8" in ten feet.

11) No admixtures(e.g.,Calcium Chlorine) may be added to any concrete without the approval of the Engineer.

12) All concrete shall conform to the " Specifications for Structural Concrete for Buildings," ACI 301; latest revision.

13) All exposed corners of concrete shall be chamfered 3/4" UNO.

REINFORCING STEEL

1) All reinforcing steel shall be new deformed bars conforming to ASTM A615 Grade 60 (U.N.O.) No. 2 and No. 3 ties and stirrups shall conform to ASTM a615 Grade 40.

2) All mesh shall conform to ASTM A 185 and shall have a minimum side and end lap of 1 1/2 mesh or 9", whichever is greater.

3) All detailing, fabrication and erection of reinforcing steel shall conform to the ACI Manual of Standard Practice for Detailing Reinforced Concrete Structures, ACI 315.

4) Unless shown otherwise, reinforcing bars in continuous concrete beams and spandrels shall have top bars spliced at the midspan and bottom bars spliced over the supports.

5) Dowels from footings into walls and columns shall be the same size,spacing and numbers as the vertical reinforcing called out in the walls and columns.

6) Reinforcing shall have minimum concrete cover as follows: (unless specifically detailed.)

7) Walls and columns
Unformed surfaces exposed to earth....................3"
Formed surface exposed to weather or earth
No. 5 bars and smaller....................1-1/2"
No. 6 bars and larger....................2"
Formed surfaces not exposed to weather or earth
No. 11 bars and smaller....................1"
No. 14 and No. 18 bars....................1-1/2"
Bush hammered surfaces....................2"

Beams
Surface poured against earth....................3"
Formed surfaces....................2"

Slabs
Surfaces poured directly on earth....................2"
All other surfaces....................3/4"

Columns
Interior....................1-1/2"

STRUCTURAL STEEL

1) All structural steel work shall be designed, fabricated and erected to AISC specifications and standard practices for buildings.

2) Structural steel plates and shapes shall conform to ASTM A-36.

3) Structural steel pipe shall conform to ASTM A-53,grade"B".

4) Structural steel tube shall conform to ASTM A-500,grade "B".

5) Paint one coat of rust inhibitive paint, and two coats in exposed areas.

6) A licensed fabricator approved by the building department shall furnish shop drawings for approval by Engineer prior to fabrication of structural steel members. Holes for bolts and/or rivets shall not be cut with a torch.

7) Bolt holes for steel connections shall be 1/16" larger in diameter than anchor bolts.

8) All connections not detailed on plans shall be detailed by steel fabricator and shall be submitted on shop drawings for approval by Engineer.

9) Bolts shall be ASTM A-307, U.N.O.

GENERAL NOTES:

1) General Contractor shall visit the building site and shall verify all conditions and dimensions prior to starting any work. Contractor shall be responsible for coordination of all work and materials, including those furnished by subcontractors. Engineer and owner's representative shall be notified immediately of any discrepancies.

2) All construction shall be in accordance with the current Uniform Building Code and all local requirements. All ASTM, ACI and AITC designations shall be amended to most recent date, unless otherwise noted.

3) Contractor, at his own expense, shall engage properly qualified persons to determine field layout of the building and its elements

4) Contractor shall take all measures necessary to protect the structure during construction. Such measures shall include, but not limited to, bracing and shoring for loads due to construction equipment, construction loads, etc. Bracing shall not be removed until the element supported is capable of supporting its design loading.

5) Construction materials shall be spread out if placed on framed floors and roofs. Loads shall not exceed design loading for supporting members.

6) The structural drawings represent the finished structure. They do not indicate the method of construction. Observation visits to the site by the Engineer shall not include observation of safety methods or bracing or support.

7) General details on this sheet shall be used where applicable unless otherwise noted. In no case shall working dimensions be scaled from plans, sections or details on the Structural drawings. Notes and details on the drawings shall take precedence over general notes and details. All work not detailed or noted shall be constructed the same as other, similar work shown in the details.

8) Refer to Architectural drawings for size and location of all door and window openings, non-bearing partitions, concrete curbs, floor drains, depressed areas, level changes,chamfers, grooves, inserts, molds, ornaments, clips, dropped slabs; all finishes and floor and roof openings not detailed .

9) See Mechanical, Plumbing and Electrical drawings for pipe runs,sleeves, hangers, trenches wall and slab openings,electrical conduit runs and boxes, outlets, equipment boses, and anchor bolts for motors and equipment.

10) All omissions or conflicts between various elements of the working drawings and/or specifications shall be brought to the attention of Engineer before proceeding with any work so involved.

FOUNDATIONS

1) Foundation design is based on the Soil Investigation Report prepared by. PETRA Geotechnical Inc.

Project No. JN-430-98 Dated 8-20-98
The Contractor shall be responsible for all requirements therein and maintain a copy on the job site at all times.

2) Allowable soil bearing pressure: 2000 PSF.

3) The Soils Engineer shall certify to the owner, the Engineer and the Building Department that the earthwork is in conformance with the report and the soil is adequate for the safe bearing specified.

4) Soils Engineer shall inspect excavations and submit approval before any concrete footings are placed. Footings shall be poured against firm undisturbed natural soil or engineered, compacted fill, free of organic, and placed under controlled compaction.

5) Fill at ramp walls and retaining walls shall be of clean, non-expansive material, free of organic, and placed under controlled compaction.

6) Roof and area of runoff and area drainage shall be directed away from building. Adequate drainage behind all retaining walls shall be provided away from the building.

7) Minimum slab reinforcement and pad requirements shall conform to the Soils Engineer's recommendations unless otherwise noted.

8) During site clearing and site earthwork operations contractor shall determine if any fill, excavation or buried foundations, debris or structures are on site. If any such are found, Structural Engineer is to be notified immediately.

DESIGN LOADS

Location		Dead Load psf)	Live Load Psf)
Roof	4/12 SLOPE	18	16
Roof	FLAT	12	20

WELDING

1) Welding shall be either the shielded or submerged arc process, and shall be performed by certified welders qualified in accordance with the Qualification Procedure of A.W.S.

2) Shop welding shall be performed by an approved licensed fabricator.

3) Welding of reinforcing bars shall be performed by welders specifically certified for reinforcing steel and qualified according to A.W.S. D 1.4.

4) Welding of reinforcing bars shall be done using low Hydrogen Electrodes prior to welding, the Carbon Equivalent (C.E.) shall be determined. Reinforcing whose C.E. cannot be determined shall be welded. Preheat temperatures shall conform with Table 5.2 A.W.S. 1.4., and shall be verified with temperature sticks.

5) Welding of structural steel shall be in accordance with A.W.S. D 1.1. Filler material shall be 5.1 or 5.2,E 60xx or E 70xx.

6) All welds shown as full penetration(F.P.) shall be fully detailed on the shop drawings.

REGISTERED PROFESSIONAL ENGINEER No. C009870 Exp. 3-31-2000 CIVIL STATE OF CALIFORNIA

OCT 1 3 1998

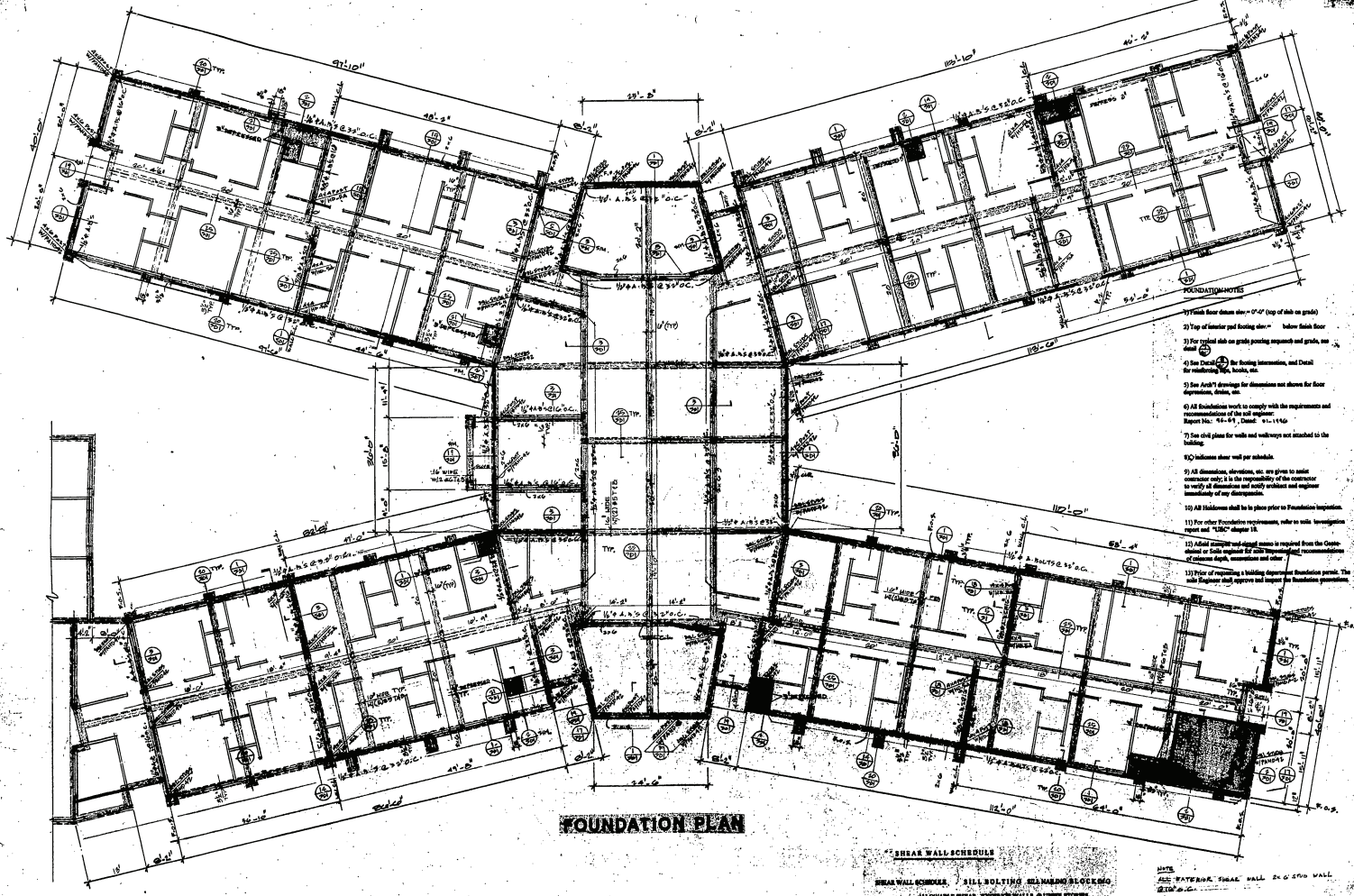
VALLEY VIEW GARDENS
RESIDENTIAL CARE FACILITY
11848 VALLEY VIEW STREET
GARDEN GROVE, CA

[redacted]

GENERAL NOTES
MISC. STRUCTURAL DETAILS
SCALE 1/4"=1'-0"

S-1

-12-98



FOUNDATION PLAN

FOUNDATION NOTES

1) Finish floor datum elev.= 0'-0" (top of slab on grade)

2) Top of interior pad footing elev.= below finish floor

3) For typical slab on grade pouring sequence and grade, see detail

4) See Detail for footing intersection, and Detail for reinforcing, hooks, etc.

5) See Arch't drawings for dimensions not shown for floor depressions, drains, etc.

6) All foundations work to comply with the requirements and recommendations of the soil engineer:
Report No.: 94-69 , Dated: 01-1994

7) See civil plans for walks and walkways not attached to the building.

8)○ indicates shear wall per schedule.

9) All dimensions, elevations, etc. are given to assist contractor only; it is the responsibility of the contractor to verify all dimensions and notify architect and engineer immediately of any discrepancies.

10) All Holidowns shall be in place prior to Foundation inspection.

11) For other Foundation requirements, refer to soils investigation report and "UBC" chapter 18.

12) Affidavit stamped and signed memo is required from the Geotechnical or Soils engineer for soil bearing and recommendations of minimum depth, excavations and other

13) Prior of requesting a building department foundation permit. The soils Engineer shall approve and inspect the foundation preparation.

SHEAR WALL SCHEDULE

SHEAR WALL SCHEDULE SILL BOLTING SILL NAILING BLOCKING

SHR. TRANSFER ALLOWABLE SHEAR EXTERIOR WALLS @ UPPER STORIES

1) 5/8" plywood sheat. II or sdx 384 pf 12" @ 24" o.c. 16d @ 3" o.c. 3-16d
dog. wild nails @ 6" o.c. @
edges & 12" o.c. Ex(Tab. 23E.1) 1528 pf 12" @ 16" o.c. 16d @ 3" o.c. 3-16d

2) 5/8" plywood Sheat. II or std. 384 pf 12" @ 24" o.c. 16d @ 3" o.c. 3-16d
dog. wild nails @ 6" o.c. @
edges & 12" o.c. Ex(Tab. 23E.1) 1768 pf 12" @ 16" o.c. 16d @ 3" o.c. A-35 @ 12" o.c.

3) 1/2" plywood sheat. II or std. 450 pf 12" @ 16" o.c. 16d @ 3" o.c. A-35 @ 12" o.c.
dog. wild nails @ 7" o.c. @ edges
& 12" o.c. Ex(Tab. 23E.1) 590 pf 12" @ 16" o.c. 3-16d @ 3" o.c. A-35 @ 12" o.c.

NOTES:
1) ALL SIDES OF SHEAR WALL WITH PLYWOOD ON BOTH SIDES SHALL BE 3 IN. NOMINAL (IN SILL PLATE, TOP PLATES AND INSITUD AT 48" O.C.) AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" O.C.

2) 1 DIAMETER SILL BOLTING OR NAILING WHERE SHEAR WALL SHEATING IS TO BE APPLIED TO BOTH SIDES.

3) MINIMUM NAIL PENETRATION ON PLYWOOD SHEAR WALL IS 1 IN.

NOTE
ALL EXTERIOR SHEAR WALL 2x 6" STUD WALL @16" o.c.

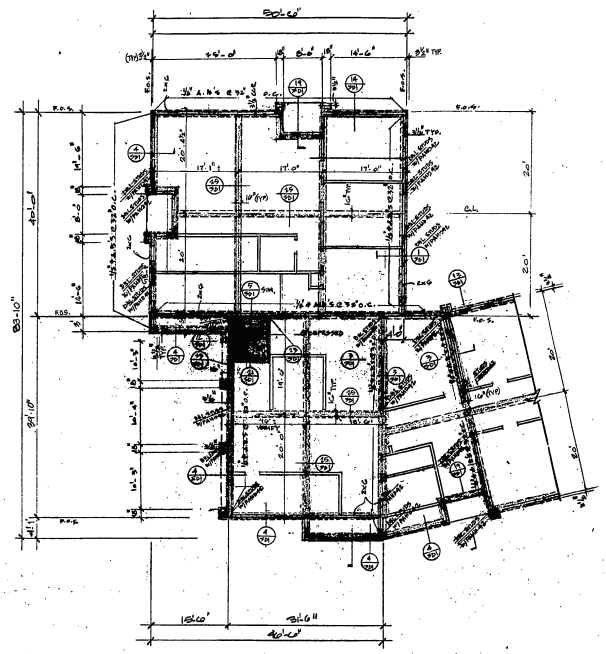
REGISTERED PROFESSIONAL ENGINEER
DAN ALVARADO
No. R20883
Exp. 3-31-96
STATE OF CALIFORNIA

OWNER:
MR. ISAAC NECIES
STE. E, COMMONWEALTH AVE.
FULLERTON, CA.
(714) 441-3206

BELAIR DESIGN
ARCHITECTURE, INC.
1000 N. HARBOR BLVD. FULLERTON, CA. 92832 (714) 526-3000
AIA LICENSE

PROJECT:
VALLEY VIEW GARDENS
RESIDENTIAL CARE FACILITY
NEC VALLEY VIEW & ST.
LA PALMA AVE. CA.

DATE
SCALE
JOB NO
SHEET



FOUNDATION PLAN

SHEAR WALL SCHEDULE

SHEAR WALL SCHEDULE	SILL BOLTING	SILL NAILING	BLOCKING
ALLOWABLE SHEAR	EXTERIOR WALLS		

SHR. TRANSFER

◇ 3/8" plywood struct. II or std. 264 pf 1/2" @ 32" o.c. 16 d @ 6" o.c. 3-16 d
stag. w/8d nails @ 6" o.c. @
edges & 12" o.c. Ea(Tab. 23k.1)*528 pf 1/2" @ 16" o.c. 16 d @ 3" o.c. 3-16 d

◇ 3/8" plywood Struct. II or std. 384 pf 1/2" @ 24" o.c. 16 d @ 4" o.c. 3-16 d
stag. w/8d nails @ 4" o.c. @
edges & 12" o.c. Ea(Tab. 23k.1)*768 pf 5/8" @ 16" o.c. 16 d @ 3" o.c. A-35 @ 8" o.c

◇ 1/2" plywood struct. II or std. 480 pf 5/8" @ 16" o.c. 16 d @ 3" o.c. A-35 @ 12" o.c
stag. w/8d nails @ 3" o.c @ edges
& 12" o.c. Ea(Tab. 23k.1) *960 pf 3/4" @ 16" o.c. 2-16 d @ 3" o.c A-35 @ 6" o.c

NOTES:

1) ALL EDGES OF SHEAR WALL WITH PLYWOOD ON BOTH SIDES SHALL BE 3 IN. NOMINAL(3X SILL PLATES, TOP PLATES AND NOTED AT 48" O.C.) AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" O.C.

2) * DESIGNATES SILL BOLTING OR NAILING WHERE SHEAR WALL SHEATING IS TO BE APPLIED TO BOTH SIDES.

3) MINIMUM NAIL PENETRATION ON PLYWOOD SHEAR WALL IS 1 1/2".

FOUNDATION NOTES

1) Finish floor datum elev.= 0'-0" (top of slab on grade)

2) Top of interior pad footing elev.=1'-4" below finish floor

3) For typical slab on grade pouring sequence and grade, see detail (S/1)

4) See Detail (S/2) for footing transversion, and Detail for reinforcing bars, hooks, etc.

5) See Arch't drawings for dimensions not shown for floor depressions, drains, etc.

6) All foundations work to comply with the requirements and recommendations of the soil engineer:
Report No.: , Dated:

7) See civil plans for walls and walkways not attached to the building.

8) Indicates shear wall per schedule.

9) All dimensions, elevations, etc. are given to assist contractor only; it is the responsibility of the contractor to verify all dimensions and notify architect and engineer immediately of any discrepancies.

10) All thickness shall be in place prior to Foundation inspection.

11) For other Foundation requirements, refer to soils investigation report and "UBC" chapter 18. ASF. :

12) Adobe stamped and signed memo is required from the Geotechnical or Soils engineer for soils inspection and recommendations of minimum depth, reinforcement and other .

13) Prior of requesting a building department foundation permit. The soils Engineer shall approve and inspect the foundation excavation.

14. PROVIDE RODS @ ALL HOLD DOWNS.

REGISTERED PROFESSIONAL ENGINEER
DAVID ALLAN
No. C036370
Exp. 3-31-
STATE OF CALIFORNIA

OCT 1 3 2000

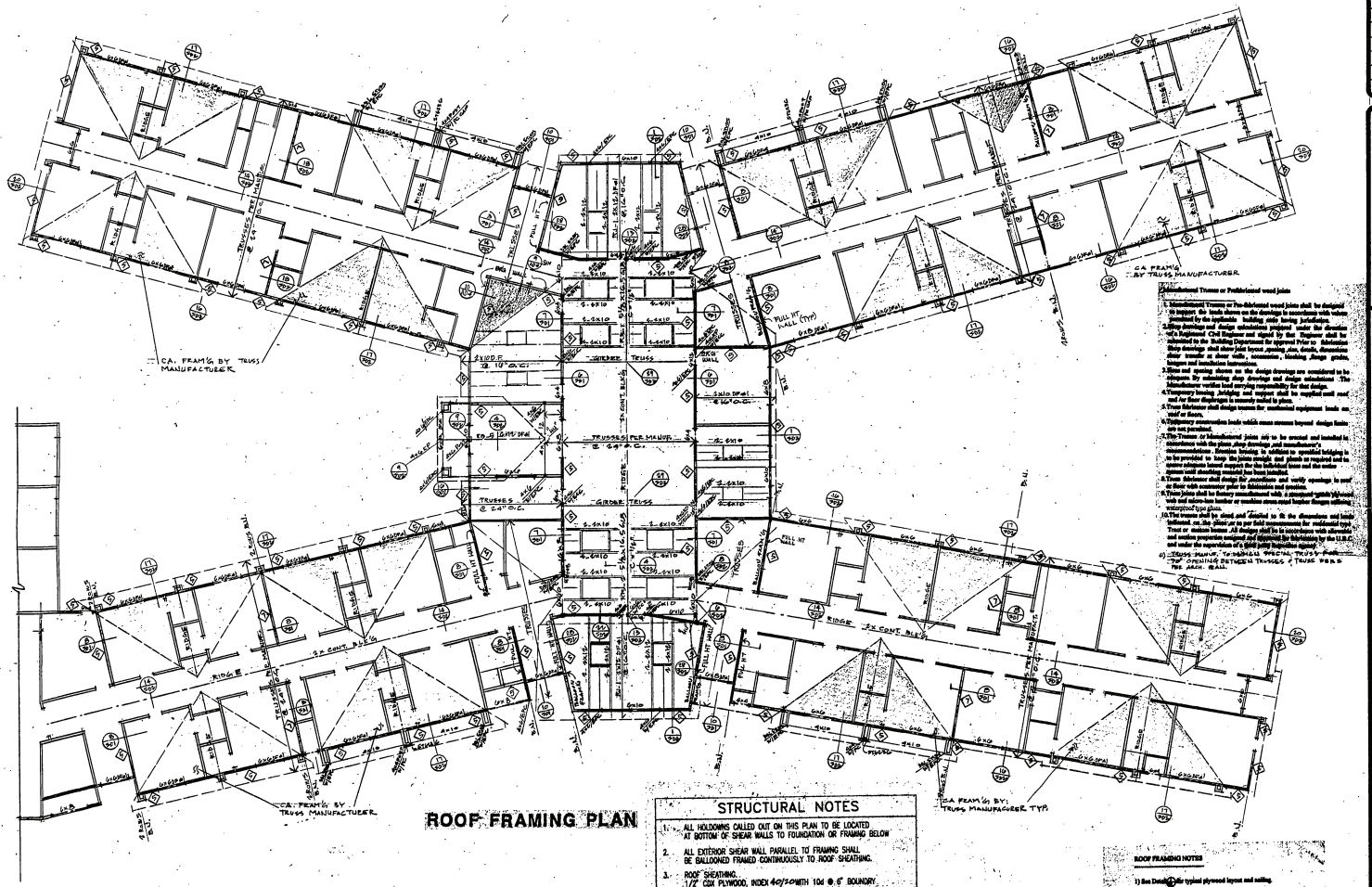
REVISIONS

OWNER:
MR. ISAAC NECHES
1135 E. COMMONWEALTH AVE.
FULLERTON, CA. 92831
PH# 441-3656

BELAIR DESIGN

PROJECT:
VALLEY VIEW GARDENS
VESTING TENTATIVE MAP
FOR THE PALM SUBDIVISION
1 MILE SOUTH OF I-10
LA PUENTE, CA.

DATE
SCALE
JOB NO.



ROOF FRAMING PLAN

STRUCTURAL NOTES

1. ALL HOLDOWNS CALLED OUT ON THIS PLAN TO BE LOCATED AT BOTTOM OF SHEAR WALLS TO FOUNDATION OR FRAMING BELOW
2. ALL EXTERIOR SHEAR WALL PARALLEL TO FRAMING SHALL BE BALLOONED FRAMED CONTINUOUSLY TO ROOF SHEATHING.
3. ROOF SHEATHING. 1/2" CDX PLYWOOD, INDEX 40/20 WITH 10d @ 6" BOUNDRY AND AT EDGE, FIELD 10d @ 12".
4. SEE 1/S-1 FOR TYPICAL SHEATHING INSTALLATION.
5. SEE 2/S1 1/S1 FOR TYPICAL WALL INSTALLATION.
6. PROVIDE AN/LUGHAN/ANADALLA WITH SHOP DRAWINGS OF ALL STRUCTURAL STEEL REQUIRED.
7. SPLICE ALL EXTERIOR DOUBLE PLATES W/ 16 - 16d NAILS EACH SIDE OF SPLICE AS PER DETAIL 4/S1
8. ALL FRAMING HARDWARE TO BE - "SIMPSON-STRONG-TIE"
9. SEE SIMPSON CATALOG FOR NAILING SCHEDUAL. NO DEVIATION ALLOWED.

ROOF FRAMING NOTES

1) See Detail 4/S1 for typical plywood layout and nailing.

2) All mechanical equipment on the roo shall be supported at the areas indicated. Verify all locations and configurations of mechanical units and equipment with the mechanical contractor and the architectural plans prior to roof framing.

3) See architectural drawings for roof and parapet heights, roof drain locations and any additional inflows

4) All dimensions, elevations, etc. are given to assist contractor only, it is the responsibility of the contractor to verify all dimensions and notify architect and engineer immediately of any discrepancies.

5) T.O.S. is top of plywood sheating.

6) The truss manufacturer will submit shop drawings and calculations to be reviewed and approved by the architect/engineer of record and the building department prior to installation.

7) Design: L1/=15 psf
Flat roof D1/=15 psf LL=20 psf
Sloped roof D1/=15 psf

REGISTERED PROFESSIONAL ENGINEER
No. C028870
Exp. 6-30-10
STATE OF CALIFORNIA

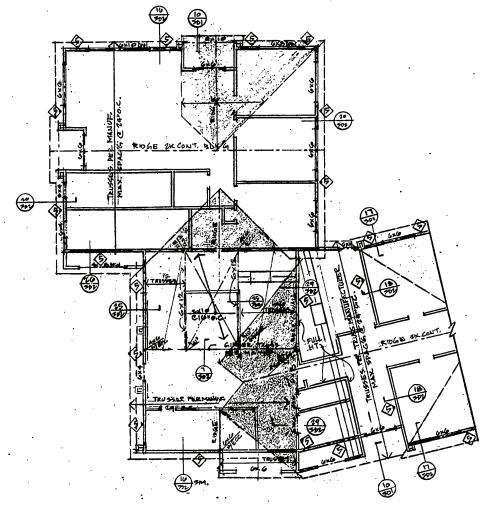
OCT 1 3 2009

OWNER:
MR. ISAAC NECITES
1100 N. MAIN STREET AVE.
HILLSBORO, CA. 92631
(714) 441-5526

BELAIR DESIGN
ARCHITECTURE DRAFTING
BELCHOIR
ORTHANG

PROJECT:
VALLEY VIEW GARDENS
RESIDENTIAL CARE FACILITY
NEW CONSTRUCTION
7500 VALLEY VIEW ST.
BUENA PARK, CA.

DATE
SCALE
JOB NO
SHEET


RIDGE ON CONT. ROOF
TRUSS PLANE PARALLEL TO GRIDS
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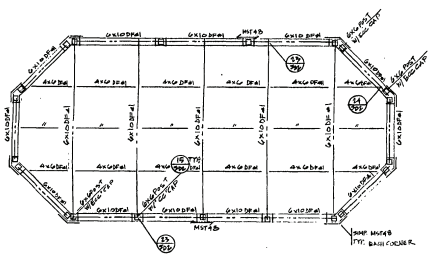
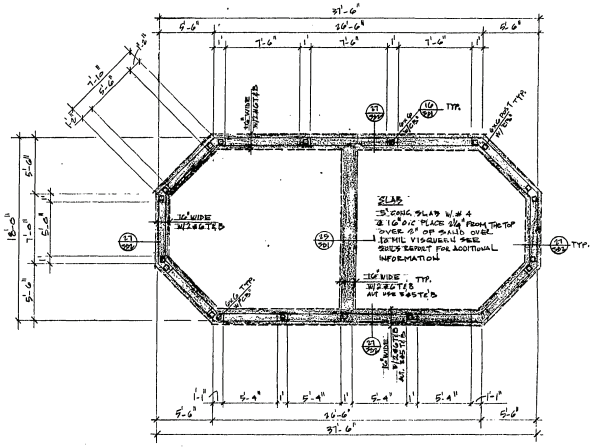


ROOF FRAMING PLAN



FOUNDATION PLAN

NOTES:
SEE SHEET S0.1 & S3.2 FOR TYPICAL DETAILS & SHEETS S-1 & S-4 FOR NOTES

REGISTERED PROFESSIONAL ENGINEER
DAVID ALMOND
No. 0C0870
Exp. 3-31-
CIVIL
STATE OF CALIFORNIA

REVISIONS	BY

OWNER:
MR. ISAAC HOCKERS
ATTN: CONTACT
ADDRESS
CITY, STATE AVE.
PHONE

BELAIR DESIGN
ARCHITECTURE & DESIGN
[redacted]

PROJECT:
VALLEY VIEW GARDENS
ISAAC HOCKERS RESIDENCE
FOR MR. ISAAC HOCKERS
ADDRESS
CITY, STATE
[redacted]

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
[redacted]
OF SHEETS

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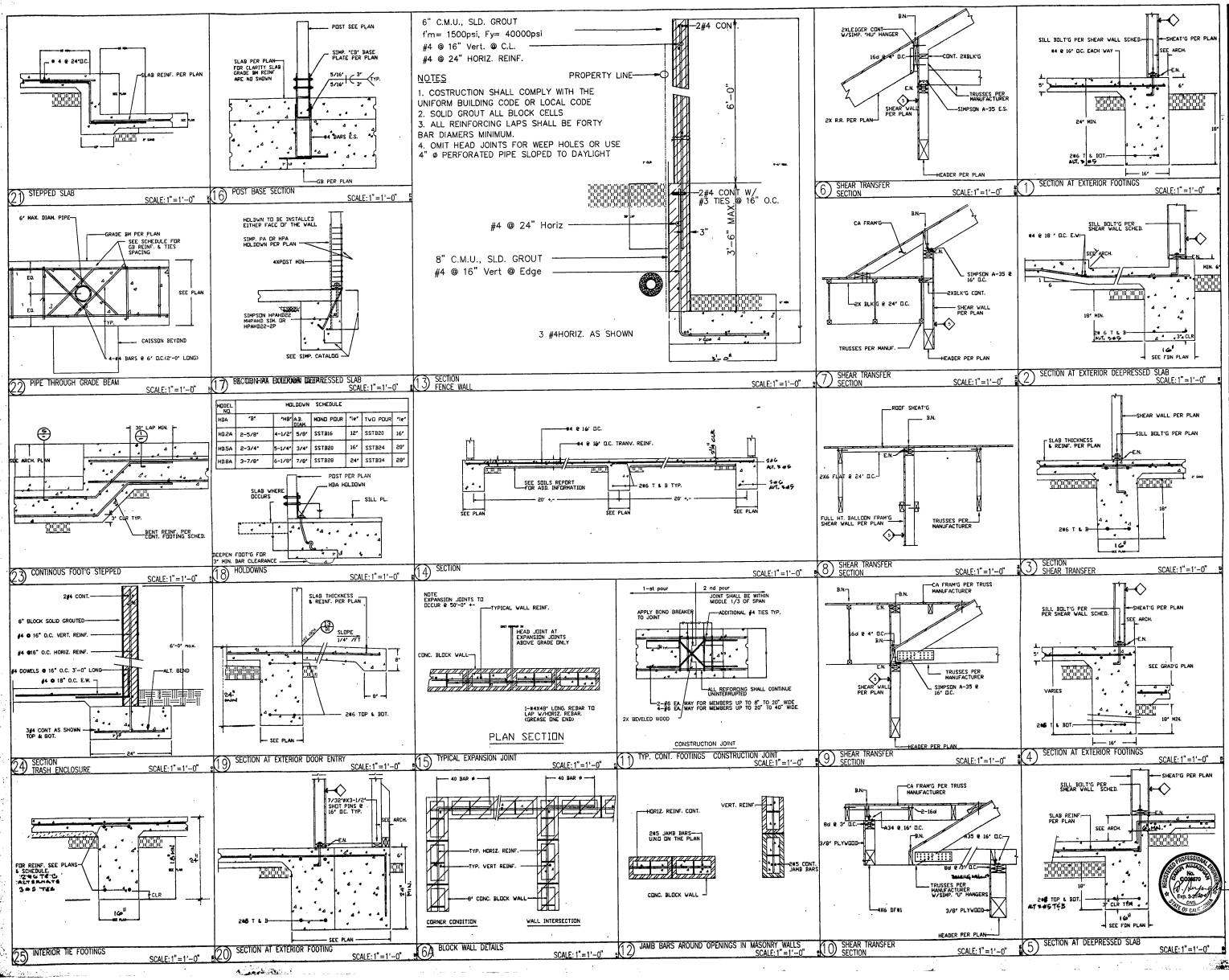
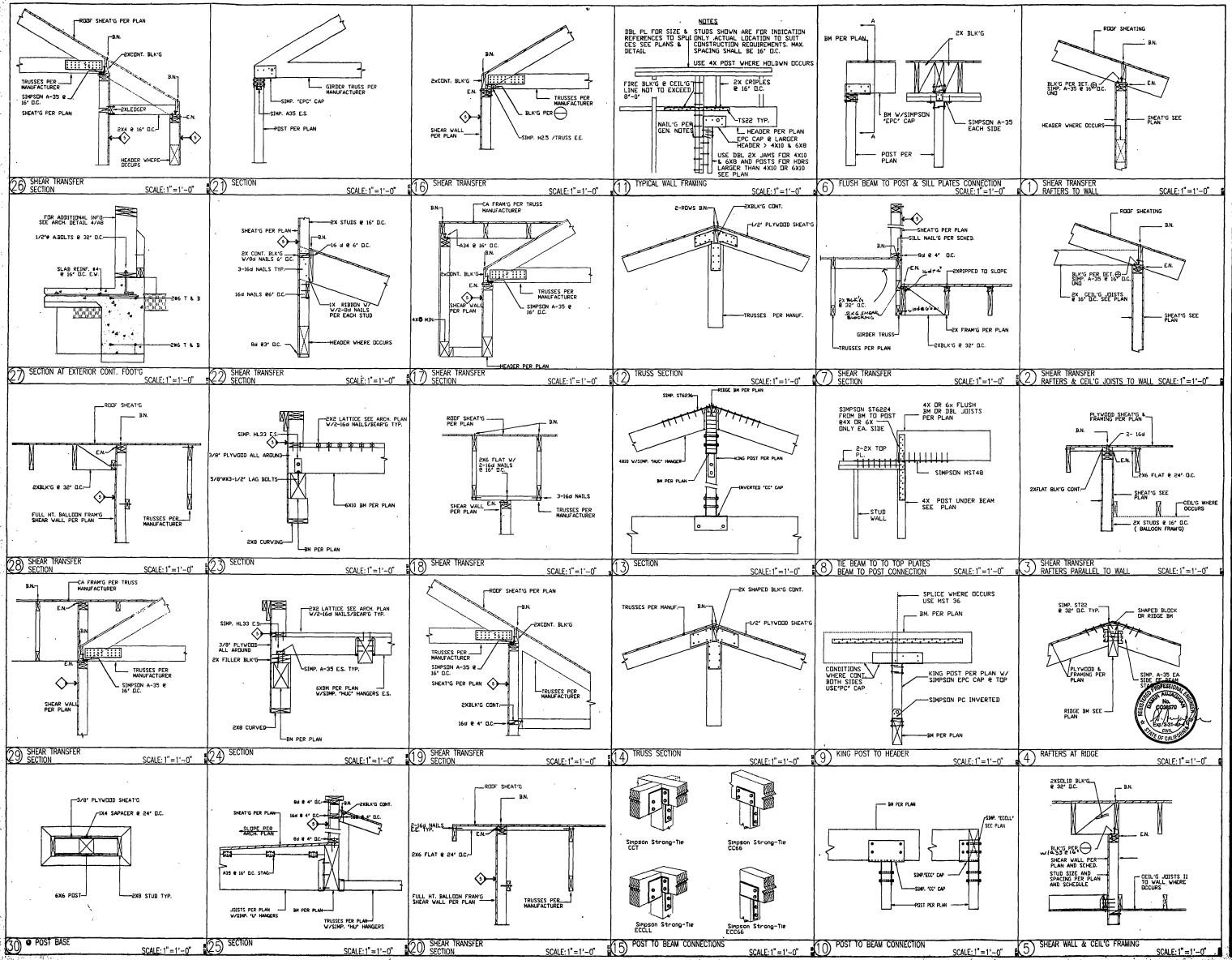

21 STEPPED SLAB SCALE:1"=1'-0"
16 POST BASE SECTION SCALE:1"=1'-0"
6" C.M.U., SLD. GROUT
f'm= 1500psi, Fy= 40000psi
#4 @ 16" Vert. @ C.L.
#4 @ 24" HORIZ. REINF.
NOTES
1. COSTRUCTION SHALL COMPLY WITH THE UNIFORM BUILDING CODE OR LOCAL CODE
2. SOLID GROUT ALL BLOCK CELLS
3. ALL REINFORCING LAPS SHALL BE FORTY BAR DIAMERS MINIMUM.
4. OMIT HEAD JOINTS FOR WEEP HOLES OR USE 4" ø PERFORATED PIPE SLOPED TO DAYLIGHT
PROPERTY LINE
#4 @ 24" Horiz
8" C.M.U., SLD. GROUT
#4 @ 16" Vert @ Edge
3 #4HORIZ. AS SHOWN
6 SHEAR TRANSFER SECTION SCALE:1"=1'-0"
1 SECTION AT EXTERIOR FOOTINGS SCALE:1"=1'-0"
22 PIPE THROUGH GRADE BEAM SCALE:1"=1'-0"
17 SECTION AT EXTERIOR DEPRESSED SLAB SCALE:1"=1'-0"
13 SECTION FENCE WALL SCALE:1"=1'-0"
7 SHEAR TRANSFER SECTION SCALE:1"=1'-0"
2 SECTION AT EXTERIOR DEPRESSED SLAB SCALE:1"=1'-0"
23 CONTINOUS FOOT'G STEPPED SCALE:1"=1'-0"
18 HOLDOWNS SCALE:1"=1'-0"
14 SECTION SCALE:1"=1'-0"
8 SHEAR TRANSFER SECTION SCALE:1"=1'-0"
3 SECTION SHEAR TRANSFER SCALE:1"=1'-0"
24 SECTION TRASH ENCLOSURE SCALE:1"=1'-0"
19 SECTION AT EXTERIOR DOOR ENTRY SCALE:1"=1'-0"
15 TYPICAL EXPANSION JOINT SCALE:1"=1'-0"
11 TYP. CONT. FOOTINGS CONSTRUCTION JOINT SCALE:1"=1'-0"
9 SHEAR TRANSFER SECTION SCALE:1"=1'-0"
4 SECTION AT EXTERIOR FOOTINGS SCALE:1"=1'-0"
25 INTERIOR TIE FOOTINGS SCALE:1"=1'-0"
20 SECTION AT EXTERIOR FOOTING SCALE:1"=1'-0"
6A BLOCK WALL DETAILS SCALE:1"=1'-0"
12 JAMB BARS AROUND OPENINGS IN MASONRY WALLS SCALE:1"=1'-0"
10 SHEAR TRANSFER SECTION SCALE:1"=1'-0"
5 SECTION AT DEEPRESSED SLAB SCALE:1"=1'-0"
PLAN SECTION
CORNER CONDITION
WALL INTERSECTION
CONSTRUCTION JOINT
HOLDOWN SCHEDULE
MODEL NO. | HDA | HDA2A | HDA3A | HDA4A
"2" | "HS" A.S. DIAM. | MONO POUR | "16" | TWO POUR | "16"
HS2A | 2-5/8" | 4-1/2" | 5/8" | SST816 | 12" | SST820 | 16"
HS3A | 2-3/4" | 5-1/4" | 3/4" | SST820 | 16" | SST824 | 20"
HS4A | 3-7/8" | 6-1/8" | 7/8" | SST820 | 24" | SST834 | 28"
SEE SOILS REPORT FOR ADD. INFORMATION
SEE PLAN
SEE ARCH. PLAN
SEE SIMP. CATALOG
SEE FDN PLAN
SEE STRUCT. PLAN
SEE ARCH.
VALLEY VIEW GARDENS
RESIDENTIAL CARE FACILITY
11848 VALLEY VIEW STREET
GARDEN GROVE, CA
MISC. FOUNDATION DETAILS
SCALE: M-07
SD-1
6-30-96
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA



VALLEY VIEW GARDENS
RESIDENTIAL CARE FACILITY
10600 VALLEY VIEW STREET
GARDEN GROVE, CA

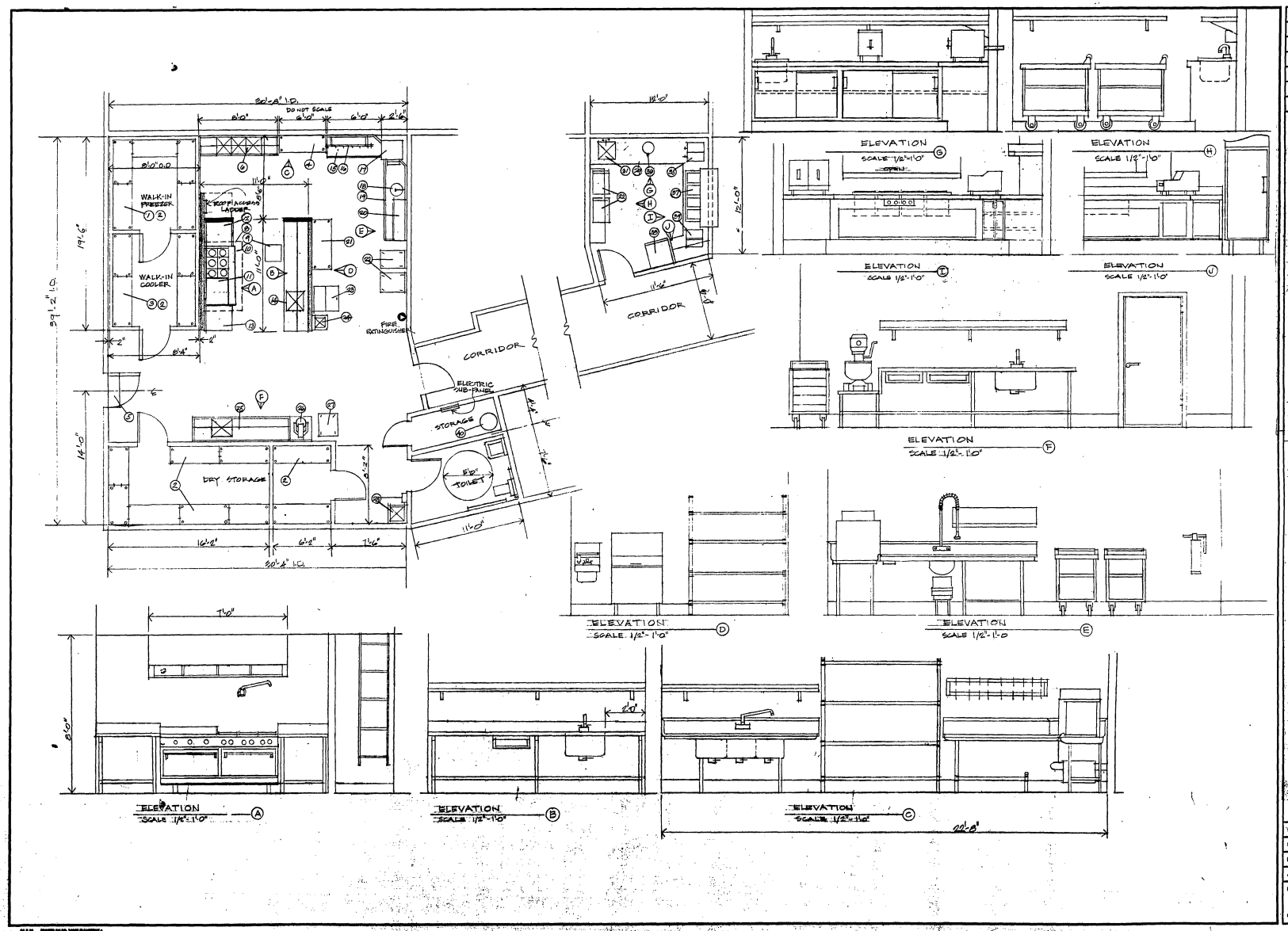
9-10-98 REVISED SKS REPORT

MISC. STRUCTURAL DETAILS

SCALE:1"=1'-0"

SD-2

6-30-98



REVISIONS	BY

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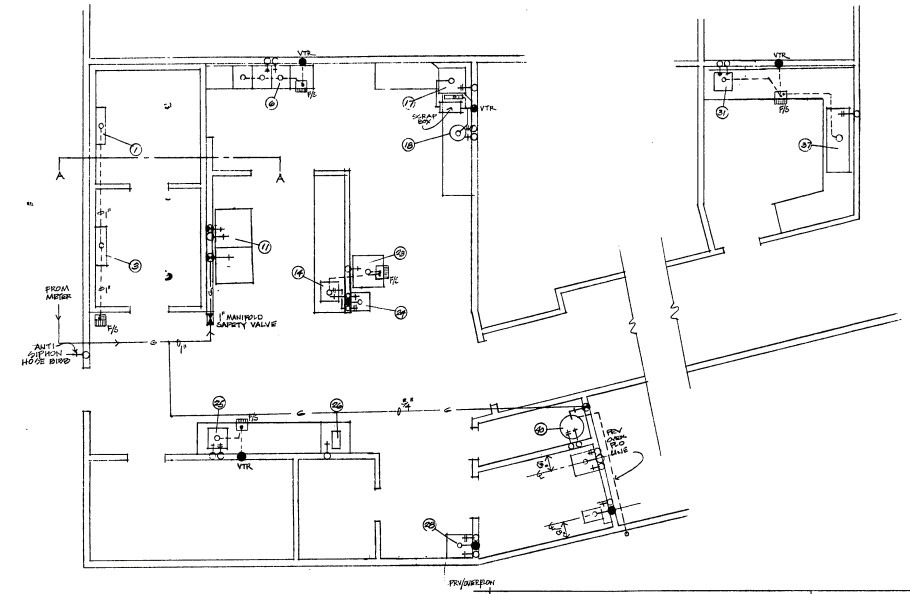


FIRE PROTECTION EQUIPMENT REQUIREMENT

Special Fire Suppression Systems for cooking hood, must be approved and checked by local Fire Department prior to installation.

Fire Dampers must be installed where air ducts penetrate fire rated walls or ceilings, U.B.C. title 19-CH-43

FIRE PROTECTION EQUIPMENT to be installed in accordance with local Municipal Code as follows:

1. Provide portable fire extinguishers in kitchen with rating not less than 40 B.C.
2. Provide portable fire extinguishers, rated not less than 2A within each 75 ft. of dining area.
3. Provide other fire extinguishers as required by field inspector, in accordance with local Municipal Code.

EXIT REQUIREMENTS: Every exit door shall be openable without use of keys or special locking devices. Panic type door openers shall be approved. (Title 19-CH-33 U.B.C. and local Mun. Code)

INTERIOR DIRECTIONAL SIGNS (Fire Exits, etc.) Specifications shall be minimum 6" x 3/4" body lettering on contrasting background. U.B.C. (Title 19-CH-33 and local Mun. Code)

EXIT NOTICE SIGN to state "THIS DOOR TO REMAIN OPEN DURING WORKING HOURS" in letters not less than 1" high, on a contrasting color background.

ROOM CAPACITY SIGNS to be posted as provided by U.B.C. Title 19 and local Mun. Code. Shall be 1" high numbers on contrasting colored background and posted at a location approved by local fire department. < MAX. OCCUPANCY _____>

T.V. ANTENNAS OR OTHER ROOF OBSTRUCTIONS shall be minimum 7'0" above roof in roof slope is less than 30 degrees, per Local code. Roof covering to be fire retardant. (Title 19-CH-32- U.B.C.)

PUBLIC ACCESS DOORS to be 3'0"x6'8" with lever handle hardware. Thresholds not to exceed 1/2" in height, openable outward.

EXIT CORRIDORS, walls and ceiling finishes shall meet Class II flamespread rating.

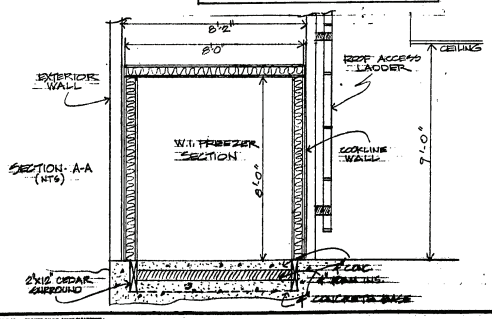
INTERIOR WALL FINISHES. Shall meet Class III flamespread rating.

FLAMMABLE FLOOR COVERINGS. shall meet minimum floor finishes requirements in table IV-A of the Uniform Fire Code.

ALL DECORATIVE MATERIALS SHALL BE INHERENTLY FLAME RETARDANT OR TREATED WITH A FLAME RETARDANT MATERIAL IN ACCORDANCE WITH CAC-T-11.

PLUMBING LEGEND

- COLD WATER SUPPLY SHUTOFF VALVE
- HOT WATER SUPPLY SHUTOFF VALVE
- VTR SOLID WASTE CONNECTION VENT TO ROOF
- FLOOR SINK INDIRECT WASTE VENT TO ROOF
- FLOOR DRAIN VENT TO ROOF (Trap Primer Required)
- GAS SUPPLY SHUTOFF COCK (Gas Regulator as Required)
- FIRE SUPPRESSANT SYSTEM MANIFOLD SAFETY VALVE
- ABOVE GRADE LINES TO FLOOR SINK



PLUMBING NOTES

1. PLUMBING CONTRACTOR SHALL CAREFULLY EXAMINE ALL FOOD SERVICE EQUIPMENT SPECIFICATIONS AND PLANS TO FULLY UNDERSTAND THE EXTENT OF HIS WORK REQUIRED. HE SHALL REVOLVE ANY DISCREPANCIES ON THE PLANS OR SPECIFICATIONS BEFORE COMMENCING WORK.
2. PLUMBING CONTRACTOR SHALL SEE THAT HIS PHASE OF WORK MEETS AND IS INSTALLED IN ACCORDANCE WITH STANDARDS REQUIRED BY ALL STATE, FEDERAL LAWS (INCLUDING HEALTH CODES) AND BY ALL LOCAL OR MUNICIPAL CODES.
3. PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL INDIVIDUAL SHUTOFF VALVES ON ALL WATER AND GAS LINES.
4. PLUMBING CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO EQUIPMENT INCLUDING ALL WATER LINES, GAS LINES, SEWERS AND INDIRECT WASTE LINES, COMMUNICATION LINES, ETC.
5. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL TRAPS, VALVES, STOPS, COCKS, WATER HAMMER ARRESTORS, HOSE BIBS AND FITTINGS AS PER LOCAL CODES AND REGULATIONS.
6. PLUMBING CONTRACTOR SHALL PROVIDE DRAIN LINES FROM ALL ICE STORAGE BINS AND REFRIGERATOR UNITS TO FLOOR SINKS.
7. PLUMBING CONTRACTOR SHALL INSTALL ALL VENTS AND FLUE OUTLETS A MINIMUM OF 10'-0" FROM ANY FRESH AIR INTAKE.
8. PLUMBING CONTRACTOR SHALL INSTALL ALL LINES TO AVOID INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL MEMBERS.
9. ALL FLOOR SINKS SHALL BE FLUSH WITH FINISHED FLOOR AND PROVIDED WITH BASKET REMOVABLE COVERS.
10. PLUMBING CONTRACTOR SHALL INSTALL AUTOMATIC SHUTOFF VALVE IN GAS LINE FOR FIRE PROTECTION SYSTEM. VALVE SHALL BE PROVIDED BY FOOD SERVICE CONTRACTOR.

NOTICE TO PLUMBING CONTRACTOR

THESE PLANS ARE PROVIDED TO GUIDE YOU IN LOCATING DRAINS, FLOOR SINKS AND WATER SUPPLY AND DRAIN WASTE CONNECTIONS. ALSO CONDUITING LINES AND SOCKS.

CONTRACTOR SHOULD REFER TO MECHANICAL DRAWINGS DEALING FOR DIMENSIONS OF EQUIPMENT AND WATER SUPPLY DISTRIBUTION LAYOUT IF REQUIRED BY ENGINEER AND SAFETY DEPARTMENT.

SEE MECHANICAL SPECIFICATIONS SHEETS FOR HEIGHTS AND SIZES. ALSO PROVIDE PROPER GAS SIZING IN ACCORDANCE WITH STD REQUIREMENTS, SEEM ON DRAWINGS.

GENERAL NOTES

1. SINGLE SERVICE SOAP AND TOWEL DISPENSERS SHALL BE LOCATED ABOVE ALL HAND SINKS.
2. ALL RESTROOMS, DRESSING ROOMS AND STORAGE ROOMS SHALL BE ADEQUATELY VENTILATED.
3. SELF CLOSING DOORS SHALL BE PROVIDED ON ALL RESTROOMS, DRESSING ROOMS AND DELIVERY ROOMS.
4. ALL EATING UTENSILS SHALL BE ;
   - ○ SINGLE SERVICE DISPOSABLE TYPE.
   - ○ MULTIUSE TYPE.
5. ALL REFRIGERATORS AND FREEZERS SHALL BE EQUIPPED WITH THERMOMETERS.
6. ALL EQUIPMENT SHALL BE EQUIPPED WITH 6" HIGH ROUND METAL LEGS OR SHALL SET ON A 4" HIGH CONCRETE CURB WITH 3/8" MINIMUM RADIUS COVED BASE.
7. 10' - 0" CANDLE OF LIGHT SHALL BE PROVIDED IN ALL FOOD PREPARATION AREAS.
8. 4'-0" CANDLE OF LIGHT SHALL BE PROVIDED IN ALL STORAGE ROOMS, TOILET ROOMS, DRESSING ROOMS AND OVER GLASS WASHING SINKS.
9. IN BAR AREAS, LIGHT FIXTURES SHALL BE PROTECTED AGAINST BREAKAGE THOUGH THE USE OF PLASTIC SHIELDS, SLEEVES OR OTHER APPROVED DEVICES.

CONSTRUCTION NOTES .

ALL ELECTRICAL, PLUMBING, REFRIGERATION, CURB AND VENTILATION REQUIREMENTS AND CONNECTIONS SHOWN ARE FOR FIXTURES AND EQUIPMENT SHOWN ON FLOOR PLAN ONLY. FOR ADDITIONAL BUILDING REQUIREMENTS, SEE ARCHITECT'S DRAWINGS.

ALL CONSTRUCTION SHALL CONFORM WITH THE REQUIREMENTS OF THE LOCAL BUILDING CODE AND ALL OTHER CODES AND ORDINANCES HAVING JURISDICTION.

GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO STARTING WORK. ANY DISCREPANCIES AND / OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE FOOD SERVICE CONTRACTOR AT THAT TIME.

GENERAL CONTRACTOR SHALL PROVIDE NECESSARY CORE DRILLINGS, SLEEVES, AND CONDUITS FOR REFRIGERATION, BEVERAGE, AND SODA GAS LINES. CONDUITS SHALL BE ROUND, NON-METALLIC OF DIAMETER INDICATED. MINIMUM BENDING RADIUS 24" ; NO FACTORY " L " S " - PERMITTED.

GENERAL CONTRACTOR SHALL PROVIDED PROPER BACKING FOR ALL WALL MOUNTED EQUIPMENT AND SHELVING.

GENERAL CONTRACTOR SHALL PROVIDE SHAFTS FOR EXHAUST AND MAKE-UP AIR DUCTS. SHAFTS SHALL MEET ALL APPLICABLE CODES ; ROOF PENETRATIONS SHALL HAVE 6" HIGH CURB, FLASHED AND SEALED.

GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ROOF JACKS FOR REFRIGERATION LINES PENETRATION THROUGH ROOF.

ALL WALLS AND CEILINGS BEHIND AND ABOVE COOKING EQUIPMENT SHALL BE FIRE RATED IN ACCORDANCE WITH APPLICABLE CODES.

REVISIONS	BY

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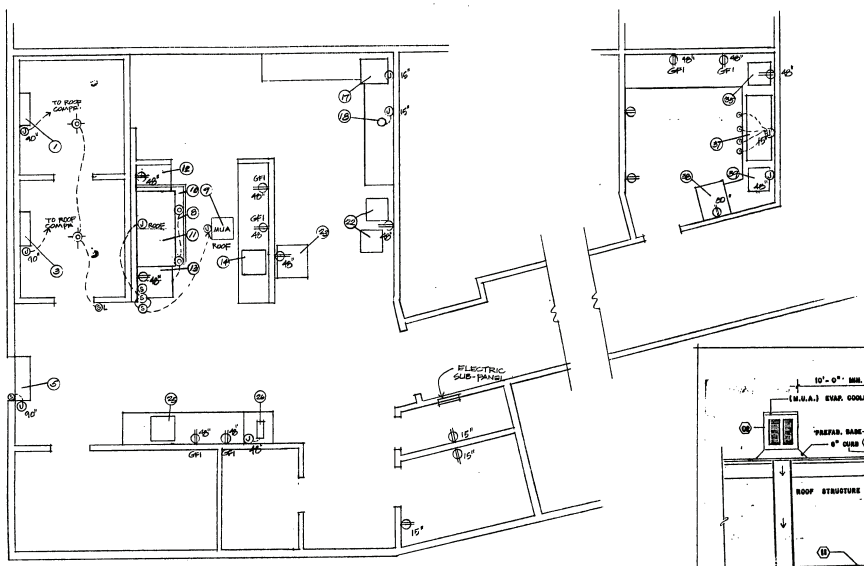

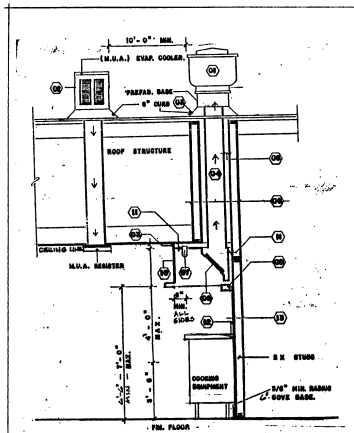

EXHAUST HOOD NOTES

01 EXHAUST VENTILATOR
02 MAKE-UP AIR (EVAPORATOR COOLER)
03 ROOF CURB FLASHING
04 GALV. EXHAUST DUCT, 18 GA. ALL WELDED
05 MIN. 3" AIRSPACE BETWEEN DUCT AND SHAFT
06 1 HR. FIRERATED SHAFT, 5/8" GYP. BD. LINED
07 VAPOR PROOF LIGHT
08 REMOVABLE BAFFLE TYPE GREASE FILTERS
09 REMOVABLE GREASE RECEPTOR
10 EXHAUST HOOD, 22 GA. STAINLESS STEEL
11 MIN. 3" AIRSPACE AT HOOD TO WALL,CEILING
12 22 GA. SST. WALL FLASHING
13 1 HOUR FIRERATED WALL AT COOKLINE

GENERAL NOTES

1. TERMINATE EXHAUST MINIMUM OF 10'-0" FROM ANY AIR INTAKE
2. PROVIDE MIN. OF 100% MAKE-UPAIR REPLACEMENT IN KITCHEN
3. HOOD & DUCTWORK TO BE A MINIMUM OF 3" FROM BACK, SIDES, CEILING & FIRERATED SHAFT
4. PROVIDE ACCESS TO ROOF CLEANOUTS & VENT ASSEMBLIES
5. PROVIDE ELECTRICAL INTERLOCK SWITCH BETWEEN EXHAUST BLOWER & MAKE-UP AIR UNIT
6. ALL WALLS & CEILINGS BEHIND & ABOVE COOKING HOOD SHALL BE 1 HOUR RATED
7. ROOF PENETRATION SHALL HAVE A 6" HIGH CURB, PROPERLY FLASHED AND WATERPROOF SEALED
8. FIRE SUPPRESSION SYSTEM FOR HOOD MUST BE APPROVED BY LOCAL FIRE DEPARTMENT PRIOR TO INSTALLATION
9. PROVIDE APPROVED FIRE EXTINGUISHERS IN KITCHEN WITH RATING NOT LESS THAN 40 BC

HOOD SPECIFICATIONS

Q=100 A CLASS I

HOOD SIZE 4'-0" X 7'-0" CFM RATING 2500 NO. OF FILTERS 4
FILTER SIZE 20" X 20" DUCT SIZE 16" X 18" NO. OF DUCTS 1
SHAFT SIZE 20" X 20" NO. OF SHAFTS 1 NO. OF MOTORS 1
BLOWER MFG. & MODEL NO. L&L FSF-18 HP 1 VOLTS 120 PH 1

MIN. VELOCITY: 1500 FPM
MAX.VELOCITY: 2500 FPM

MAKE-UP AIR SPECIFICATIONS

CFM RATING 2500 DUCT SIZE 20" x 20" NO.OF UNITS 1
MOTOR RATING 3/4 HP 120 VOLTS 1 PH, BLOWER SIZE

NOTE: TEMPERED AIR (NOT LESS THAN 80%) IS REQUIRED IF CFM IS IN EXCESS OF 2500 CFM

TYPICAL EXHAUST HOOD SECTION

ELECTRICAL LEGEND

- 120 VOLT SINGLE PHASE DUPLEX OUTLET Height as Shown
- 120 VOLT SINGLE PHASE OUTLET (Dedicated Circuit) Height as Shown
- 220-240 VOLT SINGLE PHASE JUNCTION BOX Height as Shown
- 208-230 VOLT THREE PHASE JUNCTION BOX Height as Shown
- L 120 VOLT SIGNAL LITE SWITCH (Walk-in Cooler/Freezer Units)
- MAGNETIC INTERLOCK SWITCH (Cooking Hood/Make-up Air Safety)
- 100 WATT VAPORPROOF LIGHT (Shatterproof Safety Glass Cover)

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OCT 1 8 1999

EQUIPMENT SCHEDULE & MECHANICAL REQUIREMENTS

No	Qty	DESCRIPTION	MFG'R & MODEL	Size	REMARKS	ELEC. VOLT	AMP	KW	HP	PH	Conn	ELEC. REMARKS	WATER HOT	WATER COLD	WATER HT	WASTE SIZE	WASTE HT	GAS SIZE	GAS BTU/m	PLUMB. REMARKS
1	1	[illegible]	BY OWNER	8'x7'		240	20.0		1/2	1	R/C									
2	1-LOT	[illegible] SHELVING	METRO 5 TIER [illegible]	—																
3	1	WALK-IN [illegible]	BY OWNER	8'x9'		240	16.0		1	1	R/C									
4	1	[illegible] METRO DISH STORAGE	METRO 4 TIER	72"																
5	1	[illegible] AIR CURTAIN	MARS [illegible]	36"		120	13.8		3/4	1	R/C	DOOR LEVER SWITCH								
6	1	3 COMP. SST SCULLERY SINK	BY OWNER	96"	w/96" [illegible]								1/2	1/2	16"	1 1/2	F/S			
7																				
8	1	FIRE SUPPRESSION SYSTEM	[illegible]	—	NFPA													1"		MAN. SAFETY VALVE
9	1	MAKE-UP AIR UNIT	BY OWNER	[illegible]		120	9.8		1/2	1	R/C	MAGNETIC INTERLOCK SWITCH								
10	1	[illegible] HOOD & BLOWER	BY OWNER - [illegible]	7'0"	2800 CFM	240	16.0		1	1	R/C									
11	1	[illegible] GRIDDLE [illegible]	IMPERIAL IR636	72"	30" CONVECTION OVEN	120	13.8		3/4	1	R/C							3/4	195.0	
12	1	SST FILL TABLE		24"																
13	1	SST FILL TABLE	BY OWNER	24"																
14	1	SST PREP TABLE W/24" SINK	BY OWNER	11'0"	W/11'0" SST OVERSHELF								1/2	1/2	16"	1 1/2	F/S			[illegible]
15	1	[illegible] WORKTABLE	BY OWNER	6'0"																
16	1	WALL MTD POT RACK	BY OWNER	6'0"	DBL TIER															
17	1	LOW TEMP DISHWASHER	PURVEYOR	[illegible]									1/2"		16"	1 1/2	TO SCRAP BOX - INDIRECT WASTE			
18	1	PRE-[illegible] DISP. [illegible]	[illegible] 1-HP	—		240			1	1	R/C		1/2"	1/2	16"	1 1/2	12"			
19	1	SST [illegible] SIDE DISHTABLE	BY OWNER	5'0"																
20	1	SST [illegible]	BY OWNER	45"																
21	1	[illegible] DISH SHELVING UNIT	METRO - 4 TIER	24"x60"																
22	1-LOT	[illegible] TRAY [illegible]	BEVLES	18"x[illegible]"																
23	1	MINI-ICE CUBE MAKER & ICE BIN	SCOTSMAN 450 LB.	20"		120	9.8		1	1	F/C			1/2	48"	1"	F/S			
24	1	HAND SINK/SOAP, TOWEL DISP.	BY CONTRACTOR	15"									1/2	1/2	16"	1 1/2				
25	1	SST PREP TABLE W/24" SINK [illegible]	"	12'0"									1/2	1/2	16"	1 1/2	F/S			
26	1	TABLE MODEL 20 QT. MIXER	HEBREL-P-20	18"		120	9.8		1/2	1	F/C									
27	1	PORTABLE TRAY RACK	METRO	18"x3[illegible]"																
28	1	MOP TROUGH W/ MOP RACK/CHEM. TG	[illegible]	24"x24"								ANTI-SIPHON FILL [illegible]	1/2"	1/2	36"	1 1/2	IN-FLOOR DRAIN			
29	1	SST [illegible]	BY OWNER W/OVERSHELF	20 L/F	TOTAL W/18' O'SHELF															
30				—																
31	1	SST DROP-IN HANDSINK W/SOAP/TOWEL DISP.	BY OWNER	15"									1/2"	1/2	16"	1 1/2	F/S			
32																				
33																				
34	1																			
35	1	COFFEE BREWER	BY PURVEYOR	24"		240		3.0		1				1/4"		1/4"	F/S			CONDENSATE DRAIN
36	1	TEA DISPENSER	BY PURVEYOR	12"																
37	1	4-POT HOT FOOD DISPENSER 12"x20"	[illegible] - DUKE	54"	Z-ROP-11	240		2.8		3	R/C		1/2"	FILLER	36"	1"	F/S			
38	1	SINGLE DOOR REACH-IN REFRIG.	CONTINENTAL	25"		120	9.8		1/2	1	F/C		SELF CONTAINED CONDENSATE EVAPORATOR							
39	1	AUTOMATIC TOASTER	SAVORY RT-2VS	18"		240		1.0		1	R/C									
40	1	WATER HEATER	BY CONTRACTOR	20"									3/4	3/4	68"	3/4	PRV	3/4	145.0	

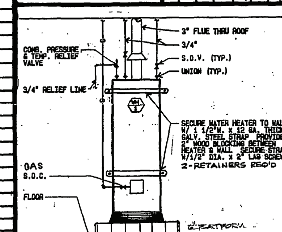
V.V. [illegible]

[illegible] 3490 [illegible]

F/C EXTENSION CORD TO RECEPTACLE **R/C** SOLID CONNECTION TO JUNCTION BOX **F/S** FLOOR SINK DRAIN **F/D** FLOOR DRAIN

ROOM FINISH SCHEDULE

AREA	FLOOR: CONCRETE SEALED approved	QUARRY TILE, 6" COVED BASE	CERAMIC TILE/COVED BASE 6"	ACRYLIC SEALED, 6" BASE ceramic	EPOXY COATED 6" BASE ceramic	VINYL SHEETING, 6" BASE roll-up	CARPETING		WALLS: DRYWALL PAINTED	2 Coats LT. COLOR ENAMEL	Fiberglas Reinforced PANELLING	CERAMIC TILE Wainscot	DECORATIVE WALLCOVERING	PREFINISHED PANELLING		CEILINGS: 2x4 Acoustic T-Bar Suspension	2x2 Acoustic T-Bar Suspension	Approved Armstrong 838 or equal	VinylROCK GYPSUM BOARD TILE	DRYWALL PAINTED 2 COATS	DECORATIVE WALLCOVERING	Fiberglas Reinforced Panelling	
KITCHEN		O									O									O			
DISHWASHING		O									O									O			
DRY STORAGE		O							O	O										O			
WALK-IN COOLER		O													O								O
JANITOR ROOM		O									O									O			
EMPLOYEE DRSG RM		O							O	O										O			
TOILET ROOMS		O							O	O	O	48" HIGH								O			
OFFICE									O	O										O			
CORRIDORS									O	O										O			
SERVING COUNTER																							
DINING ROOM																							



WATER HEATER SIESMIC DETAILS

ENVIRONMENTAL HEALTH DEPARTMENT WATER HEATER BTU REQUIREMENTS

		GPH
SST SCULLERY SINK 3 COMPARTMENT		50
SST PREP SINK	2	20
MOP SINK OR MOP TROUGH (In Floor Unit)		15
HAND SINK or LAVY	3	15
SST BAR SINK ___ COMPARTMENT		—
DISHWASHER (Undercounter or W/Dishtable Assembly)		118
PRERINSER SPRAY ASSEMBLY		
POT FILLER (Above Range as Shown, Hot Water only)		—
MISCELLANEOUS		—
	TOTAL GPH	218
218 X 8.33 =	1816	
1816 X 60 =	108,960	
108,960 ÷ .75 =	145,280	
	TOTAL BTU'S REQUIRED	145,280

PLUMBING MATERIALS

WATER	ABOVE GRADE COPPER-L	✓
	BELOW GRADE COPPER-K	✓
SEWER	CAST IRON	✓
	ABS PLASTIC	
GAS	BLACK STEEL SCHEDULE 40	✓

HANDICAPPED ACCESS REQUIREMENTS

California State Accessibility Standards, Title 24 CAC

Interpretive Manual

1. Interior and exterior door thresholds shall be a maximum of ½" above adjacent floor. Exposed edges shall be leveled or sloped to a maximum of 45 with maximum of 1/4" change in vertical elevation. Sec.3304(i-1)
2. Latching and locking doors that are hand operated and are in the path of travel shall be operable with a single effort by lever type hardware only. Panic bars or other hardware should be operated without the ability to grasp hardware. Sec.3303(i-2)
3. Exit doors shall be operable from the inside without the use of a key, special knowledge or effort. In Group B occupancies, key locking hardware may be used on the main exit if a sign is posted at door stating "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" Sec.3304(c)
4. All primary entrances to buildings and facilities shall be made accessible to the physically handicapped.
5. Entrance to restaurant shall be identified as handicapped, shall be identified with symbol as shown.
6. Confirm disabled access exists within the path of travel from the parking space to the primary entrance of the restaurant.
7. The street address and/or unit designation shall be provided for all new buildings and tenant improvements in such a position as to be plainly visible and legible from street. Sec.513 UBC
8. The bottom 10" of all doors except automatic and sliding shall have a smooth uninterrupted surface. Sec 3304(1,2)1
9. The maximum effort required to operate exit doors is 8.5 lbs. for exterior doors; 5 lbs. for interior doors; and 15 lbs. for fire doors. Sec. 3304(1.2)1
10. Show location of sign posting maximum occpancy load in all assembly rooms when occupancy load exceeds 50 or more UBC Sec.3302(c)
11. Disabled access parking spaces shall conform to the following:
    a. 9'0"x18'-0" space with striped 5'-0" wide loading and unloading area on the passenger side, double handicapped spaces may utilize the same 5'-0" space.
    b. 1/4":1'-0" maximum slope in parking area.
    c. Spaces shall be identified with the International Symbol of Accessibility on a reflectorized sign posted at 80"+ minimum or affixed to a wall 36"+ minimum.
    d. At each entrance to the parking area or at each handicapped accessible space post a sign 17"x22" minimum stating that unauthorized vehicles parking in designated handicapped spaces may be towed away.
    e. Surface of space shall be be marked with outline of wheelchair with occupant symbol a minimum of 36"x36"
12. Toilet rooms shall be identified with proper male-female signs posted at 60" from floor. Sec 511(a.6) or CBC Sec.3105A(b)1.D.
13. Landings at doorways leading to disabled accessible sanitary facilities shall have a level area with 60" clear depth in the direction of door swing and 44" clear depth in the direction of opposite of door swing. CBC Sec.2105A(b)1 C(ii)
14. Where sanitary facilities are located on accessible levels, they shall be disabled accessible. CBC Sec.3103(a)
15. Disabled accessible lavatories shall be mounted with the rim or counter surface within 34" of the floor. CBC.Sec.1504(a)
16. The water closet fixture shall be located in a compartment which provides a clear space of not less than 36" wide by 48" long in front of the water closet. A space not less than 32" must be provided at the side of the water closet away from the wall.
17. Water closet seat height shall be between 17" to 19" measured from the top of seat to floor. Sec.511 UBC
18. Flush valves shall be mounted on the wide side of closet away from wall and not more than 44" from floor. Title 24 Sec 1502
19. Lavatory shall have a clear space of 30"x 48" in front and shall be installed a minimum of 29" from floor to bottom of apron. Exposed hot water and trap arms shall be insulated from public and/or handicapped.
20. Grab bars should be mounted between 33" and 36" from floor at side and back parallel to floor. Side grab bars should be 42" long and with the front end positioned 24" from front of water closet stool. Grab bars at back should be at least 24" long in open rooms installations and 36" long where water closet is installed in a stall. Grab bars shall be no less than 1-1/4" nor more than 1-1/2" in diameter with an 1-1/2" clearance between the grab bar and adjacent surface.
21. Faucet controls shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate the controls shall not exceed 5 lbs. Lever operated push type and electronically controlled mechanisms are accepable. Sec.1504 CPC

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