

GENERAL CONDITIONS

- The Contractor shall provide all items, articles, materials, operations or methods listed, mentioned or scheduled on the Drawings and/or herein, including all labor, materials, equipment and incidentals necessary and required for their completion.
 - The Contractor shall be solely responsible for all construction means, methods, techniques, sequences, procedures and for coordinating all portions of the work specified by the plans and specifications. Notify Designer and/or Owner of any errors, omissions, and necessary changes to the plans and specifications prior to submitting bid.
 - If the Contractor performs any work knowing it to be contrary to such laws, ordinances, rules and regulations, and without such notice to the Architect and/or Owner, Contractor shall assume all responsibility therefor and shall bear all costs attributable thereto. Contractor to notify Designer and/or Owner of any variances in the Contract Documents.
 - The Contractor warrants to the Owner and Designer that all materials and equipment furnished under this Contract will be new (unless otherwise specified), and that all work will be of good quality, free from faults and defects and in conformance with the Contract Documents. All Contractors shall individually warrant for one (1) year all materials and workmanship except as otherwise specified.
 - The Contractor shall review, approve and submit, with reasonable promptness and in such sequence as to cause no delay in the work or in the work of the Owner or of a separate contractor, all shop drawings, product data, and samples required by the Contract Documents.
 - No portion of the work requiring submission of a shop drawing, product data, or sample(s) shall be commenced until the submittal has been approved by the Architect and/or Owner.
 - The Contractor at all times shall keep the premises free from accumulation of waste materials or rubbish caused by his operations. At the completion of the work, he shall remove all his waste materials and rubbish from and about the Project as well as his tools, construction equipment, machinery and surplus materials.
 - The Contractor shall be responsible for all cutting, fitting or patching that may be required to complete the work or to make its several parts fit together properly.
 - This Project shall comply with Title 24 and 1994 UBC, UMC, UPC and 1993 NEC.
- B. INSULATION**
- Open exterior joints around window and door frames, between walls and foundations, between walls and roof, between wall panels, at penetrations of utilities through the envelope, shall be sealed, caulked, or weather stripped to limit air leakage and sound transmission.
- C. GLAZING**
- Provide safety glazing material in accordance with UBC, Section 2406.4, for all fixed or operable glass panels adjacent to a door where the nearest exposed edge of the glazing is within a 24" arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60" above the walking surface.
 - The opening in any portion of an interior corridor shall be protected by fixed glazing listed and labeled for a fire protection rating of at least 3/4 hour. UBC Sec 713.9
- D. FIRE PROTECTION**
- Penetrations of fire resistive walls, floor-ceilings and roof-ceilings shall be protected as required in UBC Sections 709 and 710.
 - Exit doorways shall not be less than 36" wide and 6'-8" in height.
 - Maintain 44" minimum clearances to required exits.
 - Doors opening into required one (1) hour fire resistive corridors shall be protected with a smoke or draft stop fire assembly having 20 minute rating.
 - Provide two separate circuits for exit signs conforming to code sections as follows: UBC Sec. 3313(b), Sec 3314 (d)
 - Provide two separate sources of power for exit signs conforming to code sections as follows: UBC Sec. 3314
 - Where indicated on plans, exit lighting and signs are to have minimum 6" letters on contrasting background. (Title 19, Chapter 33 UBD), (LASC 57.10)
 - Emergency lighting shall be provided giving a value of one footcandle at floor level. (Title 19, Chapter 33 UBD) Provide two (2) separate circuits under separate permit by Electrical Engineer. Provide battery back-up power.
 - Extend existing fire and life safety systems to new space.
 - Plans for all fixed fire protection equipment such as standpipes, sprinkler and fire alarm systems shall be submitted to the fire Marshall for approval prior to installation.
 - The installation of Automatic Fire Sprinkler Systems shall comply with the UBC Standard No. 3B-1.
 - Extend existing automatic sprinklers as required by the Plumbing division of Building and Safety.
 - Provide a minimum of one (1) 2A10BC classification fire extinguisher within 75 feet travel distance for each 6,000 square feet or portion thereof on each floor. (UFC Article 10, Division III, UFC Std 10-1 and CACT-19, Sec 3.29)
 - All fire alarm systems shall be installed in compliance with codes as follows: (CAC Part 3, T-24, Article 3-760 and UFC Article 14)
 - Interior finish shall comply with codes as follows: (UFC Appendix VI-C and UBC Chapter 8)
 - All decorative materials shall be maintained in a flame-retardant condition. (CACT-19, Sec 1.14, 3.08, 3.21 and UFC Sec 11.204, Sec 25.103, Sec 25.104)
 - Building occupant shall secure permits required by the Fire Department from the Fire Prevention Bureau prior to occupying this building. (Union Bank Bldg. 525 "B" St., Suite 805)
 - The construction, remodel, or demolition of a building shall comply with UFC Article 87.
 - Fire Dampers or doors shall be provided where air ducts penetrate fire rated walls or ceilings. All duct openings are limited in area to 100 sq. in. in 100 sq. ft. of ceiling. Access opening one (1) hour rated assembly to be approved by Building Department.
 - Fire damped assemblies, including sleeves and installation procedures, shall be approved by the building inspector prior to installation.
 - Provide draft stops for double or staggered studs and concealed spaces.
 - Draft stop suspended ceiling in wood frame floor construction every 1,000 s.f. (Sec 2516-9) in attics of combustible construction, every 3,000 s.f. (Sec 3205-b)

GENERAL NOTES

- Interior wall and ceiling finishes shall not exceed point flame spread of 200. Separate interior wall and ceiling finishes in exit corridors shall not exceed and point flame spread of 75.
 - Wall finishes shall conform to Division 42 of the Building Codes. Smoke density = 450 Flame Spread III, 200 (if using vinyl or wood paneling)
- E. RAMPS**
- The slope of a ramp shall not exceed 1" in 12".
 - The top landings on a ramp must be at least 60" in depth.
 - If a door swings onto a top landing, the landing depth shall not be less than 42" plus the width of the door.
- F. SANITARY FACILITIES**
- All passageways leading to sanitary facilities shall have a clear unobstructed opening width of minimum 32".
 - A level and clear area for a minimum of 60" in the direction of the door swing as measured at right angles to the plane of the door in its closed position, and 44" where the door swings away from the level and clear area.
 - Doorways leading to sanitary facilities will have symbols on the doorways identifying men's and women's facilities (Men's - an equilateral triangle, 1/4" thick with edges 1/2" long and a vertex pointing upward. Women's - a circle, 1/4" thick and 12" in diameter). Existing raised letter identifying men's and women's facilities may be considered equivalent.
 - Multiple accommodation toilet facilities shall have:
 - Clear space measures from the floor to 27" above the floor, within the sanitary facility room, of sufficient size to inscribe a circle with a diameter not less than 60" or a clear space 56" by 63" in size. Doors other than the door to the handicapped toilet compartment in any position may encroach into this space by not more than 12".
 - A toilet located in a compartment shall provide a 26" wide clear space from a 32" wide clear space from a 48" long clear space in front of the toilet if the compartment has an end opening door (facing the toilet). A 60" minimum length clear space shall be provided in a compartment with the door located at the side. Grab bars shall not project more than 3" into the clear spaces as specified above.
 - A toilet compartment shall be equipped with a door that has an automatic closing device, and shall have a clear unobstructed opening width of 32" when located at the end and 34" when located at the side with a door positioned at an angle of 90 degrees from its closed position. Except for door opening width and door swings, a clear unobstructed access not less than 44" shall be provided to toilet compartments designed for use by the handicapped and the space immediately in front of a toilet compartment shall not be less than 48" as measured at right angles to compartment door in its closed position.
 - Grab bars located on each side, or one side and the back of the toilet stall shall be securely attached 33" above and parallel to the floor. Grab bars at the side shall be at least 42" long with the front end positioned 24" in front of the stool and grab bars at the back shall be not less than 36" long.
 - The diameter or width of the gripping surfaces of a grab bar shall be 1-1/2" or the shape shall provide an equivalent gripping surface. If the grab bars are mounted adjacent to a wall, the space between the wall and the grab bar shall be 1-1/2".
 - A clear space 30" by 48" shall be provided in front of a lavatory to allow a forward approach. Such clear floor space shall extend or overlap an accessible route and shall extend into knee and toe space underneath the lavatory.
 - Where urinals are provided, at least on shall have a clear floor space of 30" by 48" in front of the urinal to allow forward approach.
 - The height of accessible toilets shall be a minimum of 17" and a maximum of 19" as measured to the top of the toilet seat. Flush controls shall be operable by an oscillating handle with a maximum operating force of 3 lbs. or by a remote low voltage button. The handle or button shall be located so they are operable without requiring excessive body movement.
 - Where urinals are provided, at least one elongated rim at a maximum of 17" above the floor is required.
 - Flush controls shall be hand operated and shall be mounted no more than 44" above the floor.
 - Lavatories shall be mounted with a clearance of at least 29" from the floor to the bottom of the apron with knee clearance under the front lip extending a minimum of 30" in width with 8" minimum depth at the top. Toe clearance shall be a minimum of 17" deep from the front of the lavatory.
 - Hot water and drain pipes under lavatories shall be insulated or otherwise covered. There shall be no sharp or abrasive surfaces under lavatories.
 - Faucet controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbs. Lever operated, push type and electronically controlled are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.
 - Doorways leading to sanitary facilities shall be identified per Sec. 115b.5 as follows:
 - Signage shall be located on the wall adjacent to the latch outside of the doorways leading to the sanitary facilities, per Sec 1117b.5.9, Title 24.

H. TELEPHONE AND ELECTRIC

- All work to be performed by Electrical Contractors shall be in accordance with all applicable local building codes and ordinances and shall be performed by licensed electricians.
 - Electrical Contractors shall be responsible for adequate power and wiring and for all distribution facilities to the demised premises, including but not limited to panels, switches, breakers, etc. to meet all specified requirements.
 - The Electrical Contractor shall perform all shopping, cutting and drilling of partitions and floors as necessary for the proper installation of all electrical work.
 - All high and low voltage wiring to be installed in properly sized, rigid conduit as required by state and local codes.
 - Outlets to be installed at locations shown by dimensions on telephone and electrical plan.
 - Outlets indicated as back to back to be installed staggered (unless otherwise noted).
 - All high and low voltage wiring to run concealed in walls, columns, floor and above hung ceiling except as noted.
 - Electrical Contractor to refer to equipment on furniture plan when applicable for description of equipment which will receive separate circuiting of special outlets and field survey of tenant's existing equipment for working and electrical requirements for said equipment.
 - Electrical Contractor to coordinate all work with other trades, including HVAC ceiling installation and mechanical equipment. HVAC Contractor will direct this contractor as to adequate power and cable requirements of various HVAC equipment. All wiring of equipment and controls is to be performed by Electrical Contractor.
 - Directional exit signs to be installed to satisfy requirements of local building and fire codes. Illuminated exit signs to be on 24-hour circuit or approved equal.
 - All telephone work is to be coordinated with telephone company representative.
 - All telephone and electrical telephone outlets for telephone equipment, conduit signs and locations to be verified and approved by tenant's telephone company.
 - Ceiling Contractor shall coordinate with Electrical Contractor to verify that adequate depth is provided above ceiling to accommodate recessed lighting fixtures. Before proceeding with work, Architect shall be notified of any obstructions that would interfere with lighting layout.
 - For fixture locations and specifications refer to reflected ceiling plan.
 - All incandescent fixtures shall be:
 - Installed in dead center of ceiling tile unless otherwise shown or noted.
 - Circuited to accept 150 watt lamps, even though lesser wattage lamps may be specified, unless otherwise noted.
 - Light fixtures in fire rated corridor ceilings are to be fire proofed per local codes.
 - Where one (1) switch only is indicated on plan, contractor shall provide additional switches as required in accordance with code and best trade practice. Such switches shall be in locations as indicated on plan and grouped in gang plates.
 - Electrical Contractor (Engineer) shall provide night lighting by assigning selected fixtures to a 24 hour (emergency) circuit, or as indicated on plans.
- K. DOORS AND HARDWARE**
- All primary entrances to buildings shall be made accessible to the handicapped.
 - Hand activated door opening hardware shall be mounted between 30" and 44" above the floor. Latching and locking doors that are hand activated and which are in a path of travel shall be operable with a single effort by lever type hardware, by panic bars, push-pull devices and other hardware designed to provide passage without requiring the ability to grasp the opening hardware. Locked exit doors shall operate as above in egress direction.
 - WIDTH AND HEIGHT: Every required exit doorway shall be of a size as to permit the installation of a door not less than 36" in width and not less than 8'-0" in height. When installed, exit doorways shall be capable of opening at least 90 degrees and shall be so mounted that the clear width of the doorway is not less than 32".
 - Maximum effort to operate doors shall not exceed 8.5 pounds for exterior doors and five pounds for interior doors, such as for push effort being applied at right angles to hinged doors. Compacting devices or automatic door operators may be utilized to meet the clear width and height requirements. When required, the maximum effort to operate the door may be increased not to exceed 15 pounds.
 - CONSTRUCTION: The bottom 10-inches of all doors except automatic and sliding shall have a smooth, non-slippery surface to allow the door to be opened by a wheel chair. Locking devices on doors shall be of the handle type. Where narrow frame doors are used, a 10 inch high smooth panel shall be installed on the push side of the door, which will allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.
 - For hinged doors, the opening width shall be measured with the door positioned at an angle of 90 degrees from its closed position. At least one door shall meet this opening width requirement. Revolving doors shall not be used on a required entrance for the physically handicapped.
 - Thresholds shall not exceed 1/2-inch in height.
 - There shall be a level clear area on each side of an exit or passage door. Provide sixty-inch clear in the direction of the door swing and 44-inches on the side swing. Measurements are to be at right angles to the closed doors.
 - The width of the required level area on the side into which the door swings shall extend 24-inches past the strike edge for exterior doors and 15-inches past the strike edge for interior doors.
 - The space between two consecutive door openings in a vestibule serving other than a required exit stairway shall provide a minimum clear width of 48-inches from the door opening into the vestibule when the door is open from an interior door opening into a vestibule shall swing in the same direction or they both shall swing away from the vestibule.
 - Exit doors to be operable from inside without use of a key or a key or any special knowledge or effort.
 - All required exit doorways shall have a minimum 32-inch clear opening with the door at 90 degrees to the closed position.
- L. FINISHES**
- Provide gypsum wallboard, installed per manufacturer's specifications. Tops, walls and ceilings. Provide M/R gypsum wallboard in toilet and other wet areas.
 - Gypsum wallboard to be US Gypsum "Sheetrock" or equal. One hour rated walls or ceilings to be 5/8" Frieze gypsum panels. All other walls and ceilings to be 1/2" or 5/8" Sheetrock gypsum panels M/R water resistant gypsum panels.
 - Nails to be specifically recommended by gypsum wallboard mfr.
 - Metal trim to be #200A or #200B or equal.
 - Finish to be US Gypsum "Smooth" finish, or as shown on finish schedule.
 - All changes in finish flooring materials occurring at doorways shall be at the centerline of the doorway unless otherwise noted. All other material transitions shall be accomplished smoothly, to the satisfaction of Architect.
 - Floor covering in closets or storage areas which are ancillary to a room shall match the floor covering in that room unless otherwise noted.
 - Architect is not responsible for any finishes other than those specified on our finish plan(s).
 - Float areas where floor is not level or true. Prepare to receive new floor covering.
 - The General Contractor shall coordinate the efforts of all floor covering contractors in order to meet specified completion date(s).
 - Carpet to be installed by direct glue method unless otherwise noted. Power stretch all carpets laid over pad.
 - Where carpeting meets tile, provide "Mercer" vinyl commercial carpet reducer or approved equal unless otherwise noted.
 - Wall finishes shall comply to local building code requirements as required for all fire rated areas.
 - Wall surfaces shall be prepared for paint and all paint applied in accordance with manufacturer's specification for particular surfaces. Provide minimum two (2) coats over primer as required. Repair or touch up areas where necessary before completion.
 - Wall surfaces receiving vinyl wall covering shall receive one (1) coat of oil based primer.
 - Seams must be butted straight. All materials must be left clean without unglued edges or air bubbles. Cut edges must be concealed by hardware, electrical plates, etc.
 - Wall Covering Contractor to coordinate all wall covering application in or on cabinet work with cabinet contractor.
 - Architect is not responsible for any finish materials used but not specified by our contract documents. All materials used are to be the best of their respective types.

ABBREVIATIONS

ACOUS	ACOUSTIC ABOVE FINISHED FLOOR	GB	GRAB BAR GLASSLINE TO CENTERLINE
AFF	BEAM	GC	GYPSPUM HOLLOW CORE HARDWARE
BM	CERAMIC CENTERLINE	GYP	GYPSPUM HOLLOW CORE HARDWARE
CAB	CERAMIC CENTERLINE	HC	HOLLOW CORE HARDWARE
CER	CERAMIC CENTERLINE	HGT	HEIGHT
CL	CENTERLINE	ID	INSIDE DIMENSION
CLG	CALKING	INSUL	INSULATION
CLKG	CALKING	JAN	JANITOR
CLOSET	CLOSET	JOINT	JOINT
CLR	CLEAR	LAM	LAMINATE
COL	COLUMN	MTD	MOUNTED
C.O.M.	CENTERLINE OF MULLION	MUL	MULLION
CONC	CONCRETE	N.I.C.	NOT IN CONTRACT
CONT	CORRIDOR	NOT TO SCALE	NOT TO SCALE
CORR	CORRIDOR	N.T.S.	OVERALL
CNTR	COUNTER	O.A.	OUTSIDE DIMENSION
CTR	CENTER	O.F.O.I.	OWNER FURNISHED, OWNER INSTALLED
DBL	DOUBLE	OWNER FURNISHED, CONTRACTOR INSTALLED	CONTRACTOR INSTALLED
DF	DISPENSER	P.WOOD	PLYWOOD
DISP	DISPENSER	P.T.D.	PAPER TOWEL DISPENSER
DWR	DRAWER	PTN	PARTITION
DS	DOWNSPOUT	QT	QUARTRY TILE
EJ	EXPANSION JOINT	R.D.	ROOF DRAIN
ELEC	ELECTRICAL	R.O.	ROOF OPENING
ELEV.	ELEVATOR	S.C.	SOLID CORE
ENCL	ENCLOSURE	SHR	SHOWER
EP	ELECTRIC PANEL	S.S.S.	STAINLESS STEEL SINK
EQPT	EQUIPMENT	STD	STANDARD
EXIST	EXISTING	STOR	STORAGE
EXPO	EXPOSED	SUSP	SUSPENDED
FA	FIRE ALARM	TB	TOWEL BAR
FD	FLOOR DRAIN	T.B.S.	TO BE SPECIFIED
FDN	FOUNDATION	TEL	TELEPHONE
FE	FRIE EXTINGUISHER	T.P.D.	TOILET PAPER DISPENSER
FLUOR	FLUORESCENT	TW	TOP OF WALL
FND	FEMININE NAPKIN DISPENSER	U.O.N.	UNLESS OTHERWISE NOTED
FNW	FEMININE NAPKIN WASTE	UR	URINAL
F.O.C.	FACE OF COLUMN	V.A.F.	VERIFY IN FIELD
F.O.F.	FACE OF FINISH	WC	WATER CLOSET
F.O.M.	FACE OF MULLION	W/	WITH
F.O.S.	FACE OF STUD	W/O	WITHOUT
F.O.W.	FACE OF WALL	WP	WATERPROOF
FPRF	FIREPROOF		
FTC	FOOTING		
FURR	FURRING		
GA	GAUGE		

DRAWING INDEX

CS	Cover Sheet
ARCHITECTURAL	
A31	Plot Plan
A1	Floor Plan
A2	Exterior Elevations
A3	Exterior Elevations

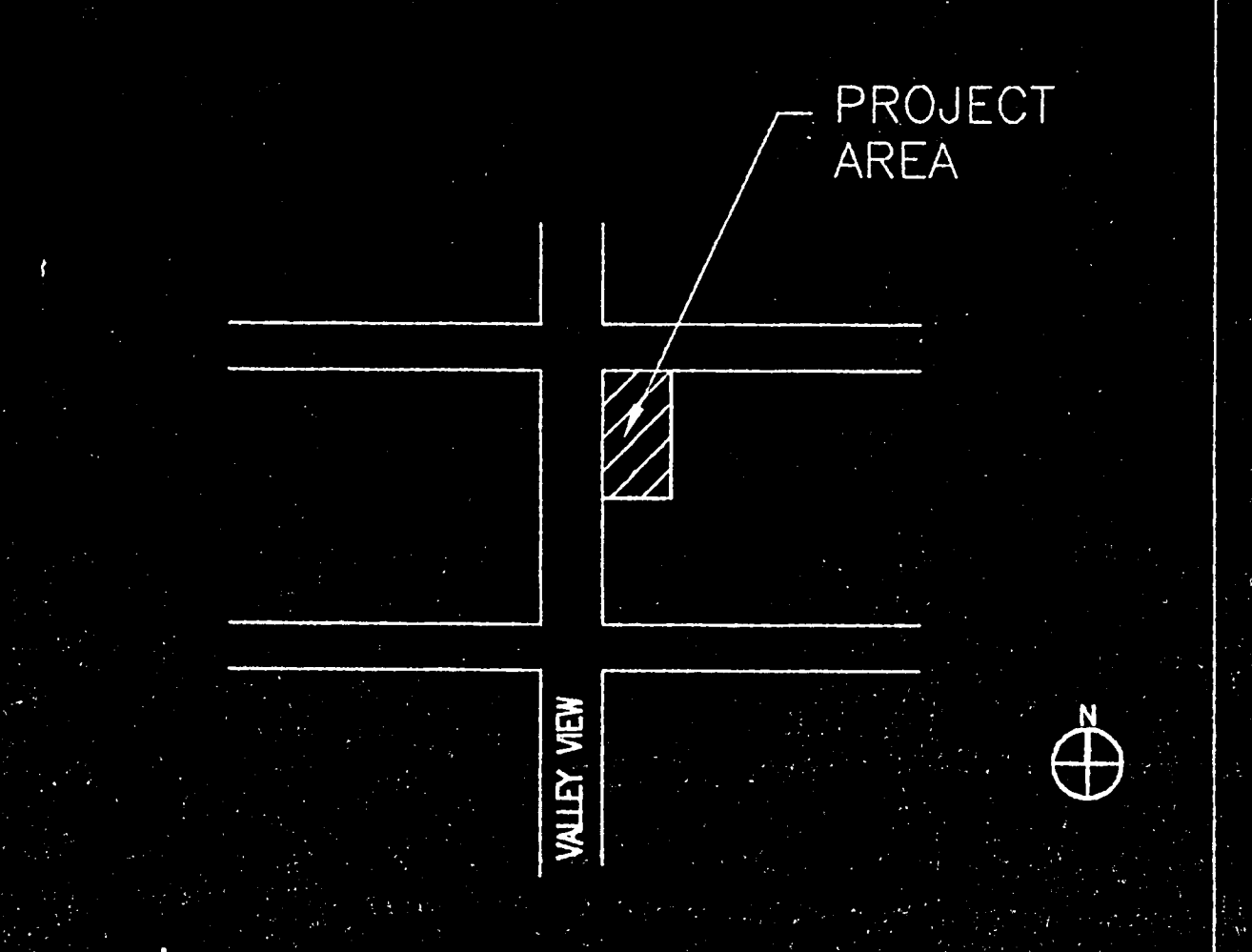
PROJECT TEAM

ARCHITECT	CROSS ARCHITECTS 12760 High Bluff Dr. San Diego, California 92130 Tel: (619) 509-2600 Fax: (619) 509-4785 Contact: David Cross
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PROJECT DATA

PROJECT ADDRESS:	12062 VALLEY VIEW SUITE 108 GARDEN GROVE, CA
CONSTRUCTION TYPE:	V-N
SPRINKLED:	NO
OCCUPANCY:	B (OFFICE)
ZONE:	-
BLDG. AREA:	FIRST FLOOR 34,528 SF SECOND FLOOR 34,257 SF TOTAL BLDG. AREA: 68,785 SF
EXISTING BLDG. HT.:	2 STORY
PROJECT DESCRIPTION:	2,530 SF. TENANT IMPROVEMENT
EXISTING USE:	OFFICE
PROPOSED USE:	MEDICAL COLLEGE
BUILDING OWNER:	PACIFICA ENTERPRISES 12780 HIGH BLUFF DR. #160 SAN DIEGO, CA. 92130
LEGAL DESCRIPTION:	-
AP.N.:	-
CODES OF DESIGN:	1994 UBC 1994 UPC T-24(PART 2, C.C.R.) 1994 UPC 1993 NEC 1994 UMC

VICINITY MAP



MEDICAL CAREER COLLEGE, INC.
12062 VALLEY VIEW, STE. 108
GARDEN GROVE, CA.

REVISIONS:

PROJECT NAME:
MEDICAL CAREER COLLEGE
12062 VALLEY VIEW STE. 108
GARDEN GROVE, CA



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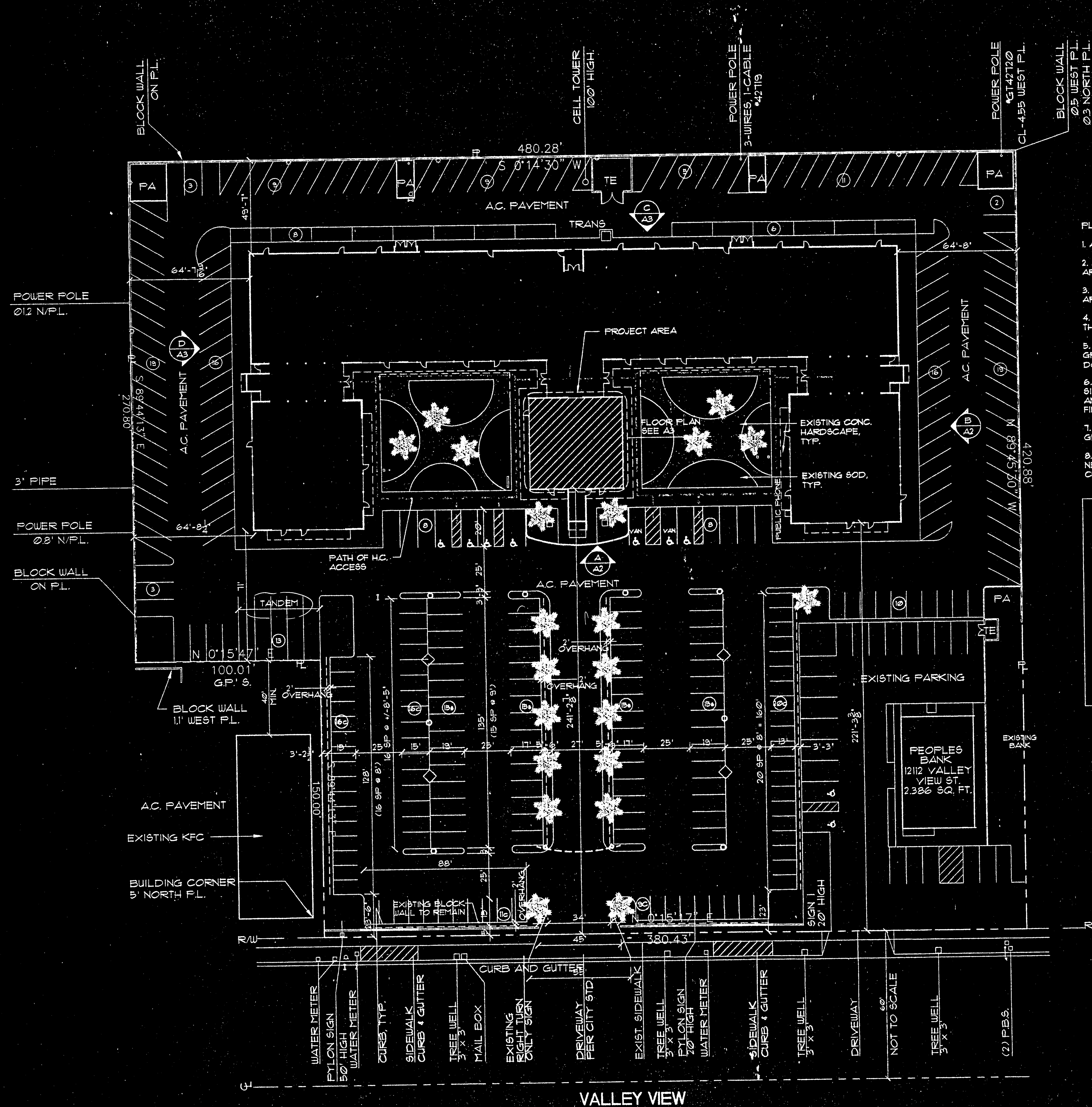


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COVER SHEET

DATE	6-10-99
SCALE	AS NOTED
DRAWN:	
JOB NO.	779
FILE NAME:	779CS
SHEET	CS 779

CUP-467-99



- PLAN CHECK NOTES:
1. ALL SIDEWALKS ARE LESS THAN 1:20 RISE
 2. ALL EXISTING SIDEWALKS AND PEDESTRIAN WAYS ARE FREE OF GRATINGS.
 3. EXISTING WALK AND SIDEWALK CROSS SLOPES ARE LESS THAN 1/4" PER FOOT.
 4. NEW HANDICAP PARKING STALLS SHALL BE LESS THAN 1/4" PER FOOT SLOPE IN ANY DIRECTION.
 5. CONTRACTOR TO GRIND ANY CRACKS IN SIDEWALK GREATER THAN 1/4" VERT. SO THAT CHANGE IN LEVEL DOES NOT EXCEED 1/2"H
 6. CONTRACTOR TO FIELD VERIFY THAT EXISTING SIDEWALK SURFACES ARE LESS THAN 6% SLOPE AND AS SLIP RESISTANT AS A MEDIUM SALTED FINISH
 7. EXISTING WALKS DO NOT HAVE A CONTINUOUS GRADIENT GREATER THAN 400'
 8. THIS PROJECT DOES NOT ABUT A STREET CORNER. NEARBY EXISTING STREET CORNERS HAVE EXISTING CURB RAMP.

PROJECT DATA

NET LOT AREA	187,150 SF
EXISTING BUILDING AREA	
1ST FLOOR	34,528 SF
2ND FLOOR	34,251 SF
TOTAL	68,785 SF
EXISTING PARKING SPACES	
HANDICAP	7 SP 2%
STANDARD	202 SP 72%
COMPACT	12 SP 26%
TOTAL	281 SP
	(4,1/1000 SF)



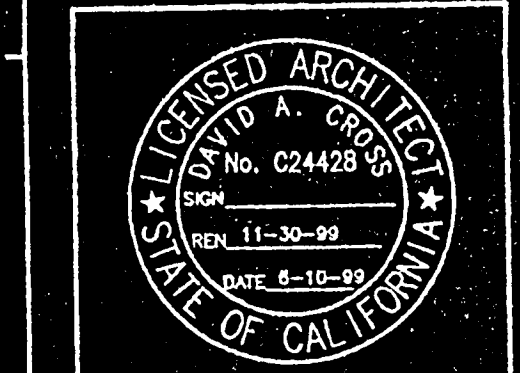
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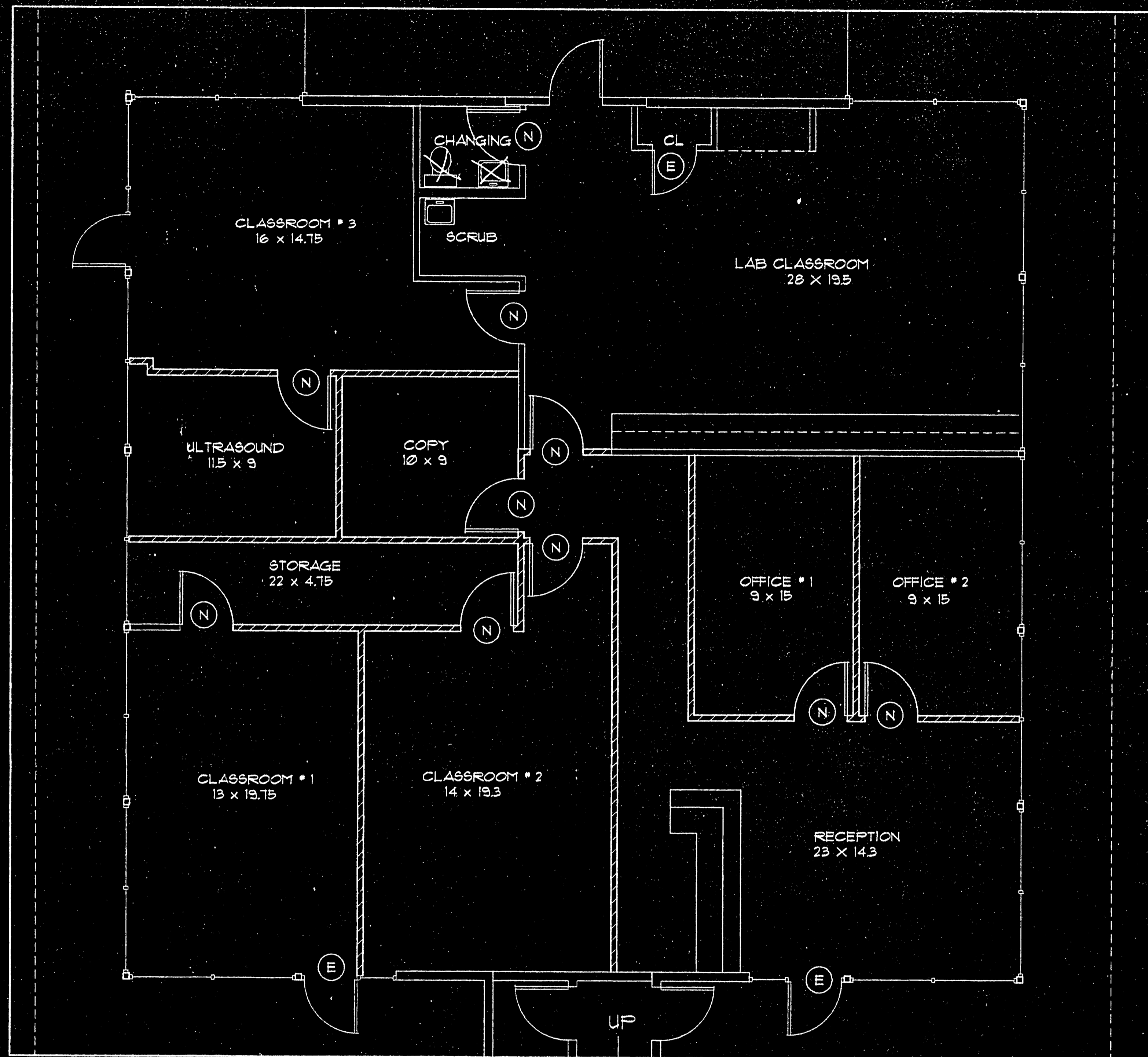
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SUBJECT TITLE: **PLOT PLAN**

DATE:	6-10-99
SCALE:	
DRAWN:	
JOB NO.:	779
FILE NAME:	779AS1
SHEET:	AS1 779



FLOOR PLAN
1/4" = 1'
2530 SF

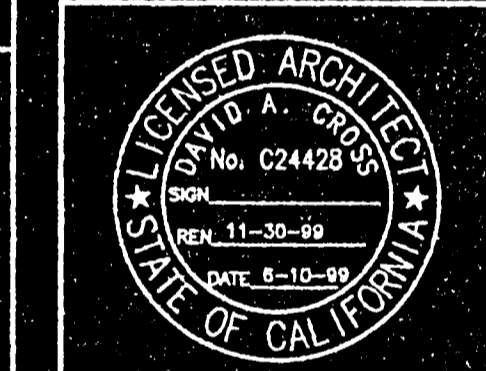
CVP. 467. 99

REVISIONS:

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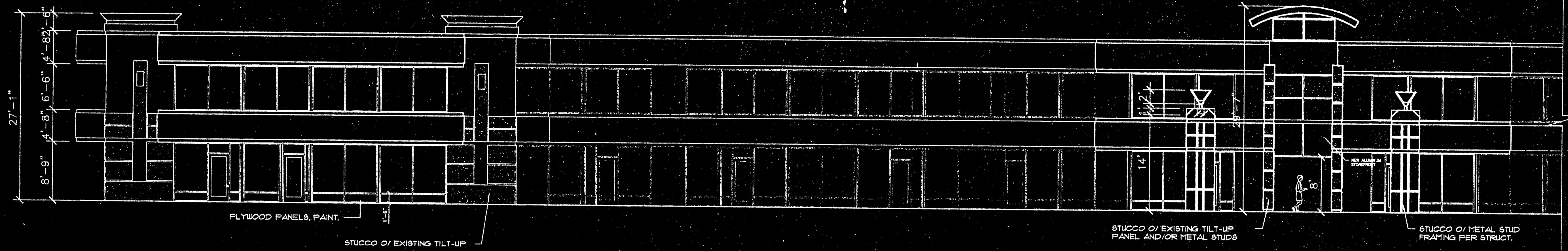


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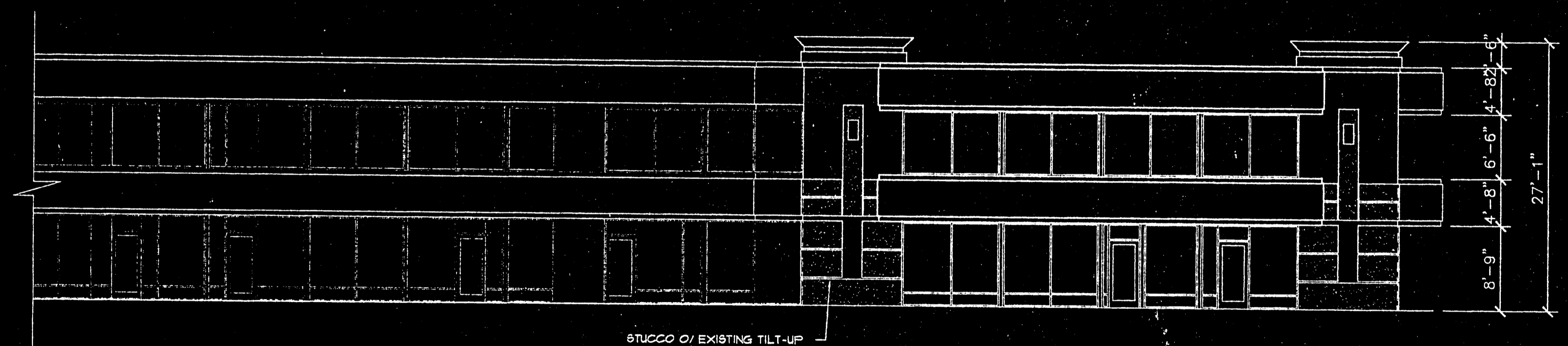
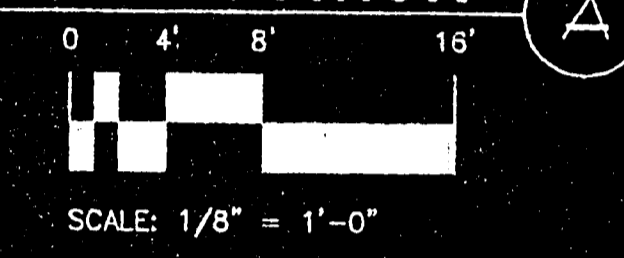
FLOOR PLAN

DATE:	6-10-99
SCALE:	AS NOTED
DRAWN:	
JOB NO.:	779
FILE NAME:	779A1
SHEET:	

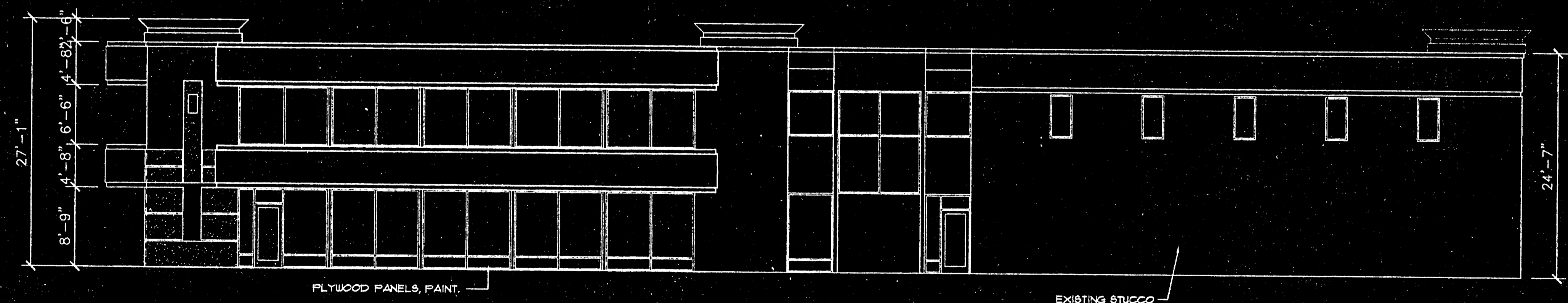
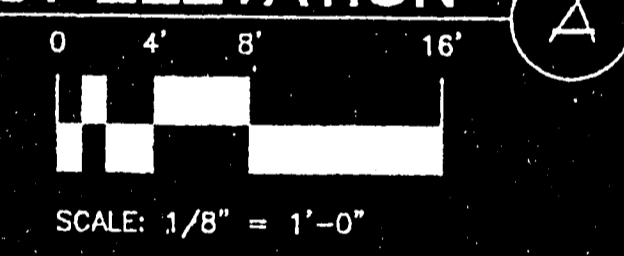
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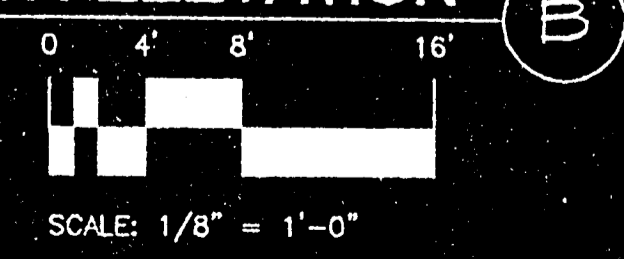
PARTIAL WEST ELEVATION



PARTIAL WEST ELEVATION



SOUTH ELEVATION



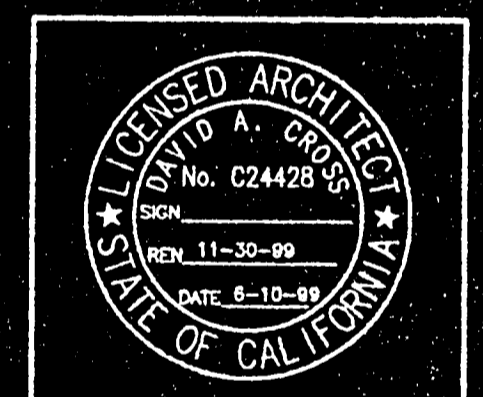
REVISIONS:

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 NOT FOR CONSTRUCTION
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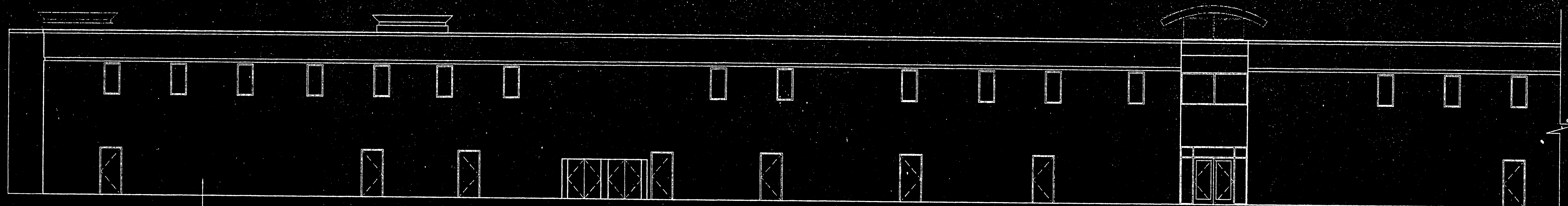
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WEST ELEVATION
 SOUTH ELEVATION

DATE:	6-10-99
SCALE:	AS NOTED
DRAWN:	
JOB NO.:	779
FILE NAME:	779A2
SHEET:	

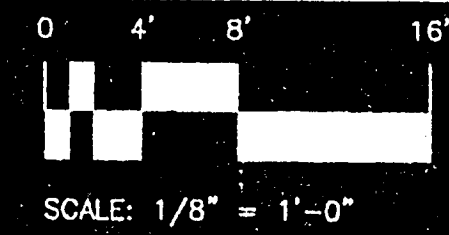
A2 779

CUP 467.99

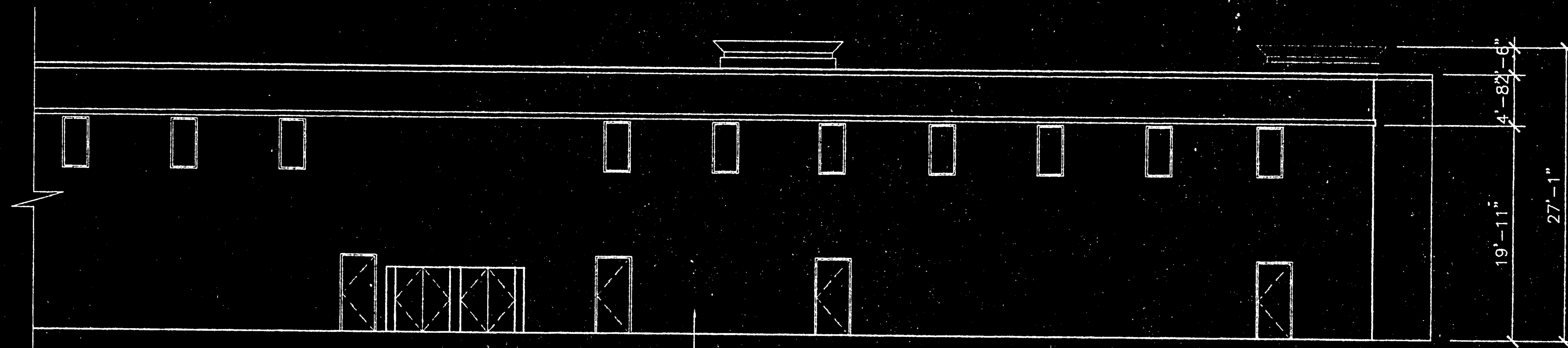


EXISTING STUCCO TO REMAIN

PARTIAL EAST ELEVATION

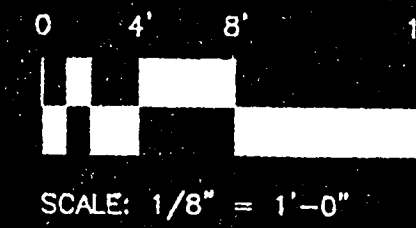


(C)

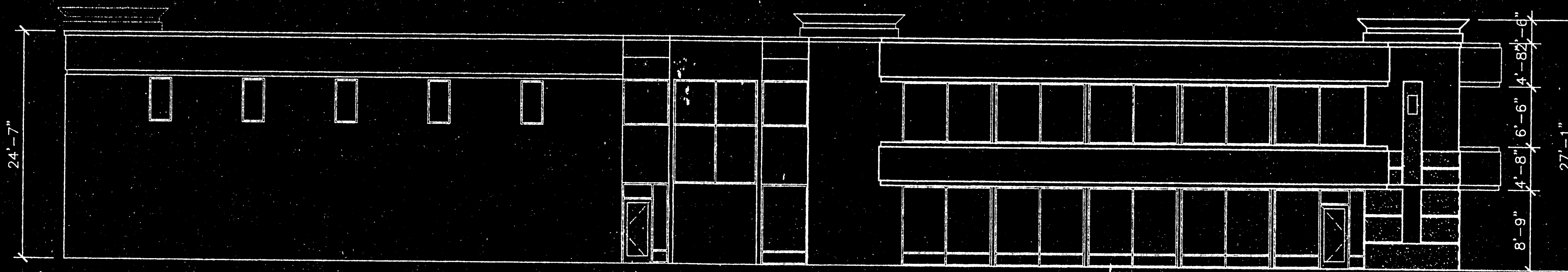


EXISTING STUCCO TO REMAIN

PARTIAL EAST ELEVATION

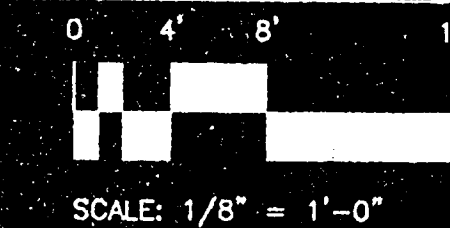


(C)



PLYWOOD PANELS, PAINT.

NORTH ELEVATION



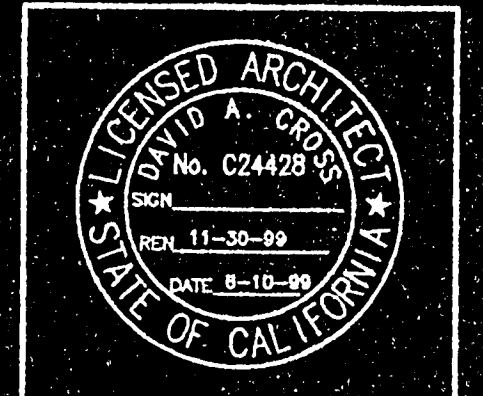
(D)

REVISIONS:

PROJECT NAME: **MEDICAL CAREER COLLEGE**
12062 VALLEY VIEW STE. GARDEN GROVE, CA
 NOT FOR CONSTRUCTION
 THESE PLANS HAVE BEEN SEALED PRIOR TO BUILDING PERMIT, AND ARE SUBJECT TO CHANGE.

CA
CROSS ARCHITECTS

ARCHITECTURE
 PLANNING
 INTERIOR DESIGN
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SHEET TITLE:
EAST ELEVATION
NORTH ELEVATION

DATE:	6-10-99
SCALE:	AS NOTED
DRAWN:	
JOB NO.:	779
FILE NAME:	779A3
SHEET:	

CWP.467.99

A3 **779**