

STEELCRAFT

GARDEN GROVE

12900 EUCLID STREET
GARDEN GROVE, CA 92840

A PROJECT FOR:
HOWARD CDM

PARKING SUMMARY

NAME	REQUIRED	PROVIDED
OUTDOOR SEATING (COVERED + UNCOVERED)	1 SPACE PER 100 SF (FIRST 500 SF EXEMPT)	55 SPACES
OFFICE / KITCHENS	1 SPACE PER 250 SF	12 SPACES
RETAIL	1 SPACE PER 200 SF	2 SPACES
TOTAL	69 SPACES	115 SPACES

NAME	REQUIRED	PROVIDED
OVERALL PARKING		115 SPACES
ACCESSIBLE PARKING (TABLE 11B-208.2)	5 SPACES	5 SPACES
ELECTRIC VEHICLE (TABLE 5.106.5.3.3)	7 SPACES	7 SPACES (1HIC)
CLEAN AIR VEHICLE	11 SPACES	11 SPACES

BICYCLE PARKING SUMMARY

NAME	REQUIRED	PROVIDED
LONG TERM 5% OF NEW VEHICULAR PARKING ADDED	4 SPACES	4 SPACES
SHORT TERM 5% OF NEW VEHICULAR PARKING ADDED	4 SPACES	4 SPACES
TOTAL	8 SPACES	8 SPACES

LANDSCAPE

NAME	REQUIRED	PROVIDED
PARKING AREA		50,487 SF
LANDSCAPING (5% OF PARKING AREA)	2,525 SF	9,228 SF
PARKING TREES (1 TREE PER 10 PARKING STALLS)	12 TREES	15 TREES

PROJECT SUMMARY

PROJECT DESCRIPTION		81,096 SF	1.86 ACRES
OVERALL SITE AREA		2 LEVELS	
STORIES ABOVE GRADE		0'-0"	
BUILDING SETBACKS	NORTH	MIN. 15'-0"	MAX. 20'-0"
	WEST	0'-0"	
	SOUTH	0'-0"	
	EAST	0'-0"	

ZONING SUMMARY		ALLOWED	PROPOSED
ZONING GENERAL PLAN DESIGNATION		CC_3	
MAXIMUM HEIGHT LIMIT		NONE	30'-0"
MINIMUM COMMERCIAL HEIGHT		18'-0"	18'-0"
FAR		0.5	0.1
GROSS BUILDING AREA		40,548 SF	9,532 SF
MINIMUM LOT COVERAGE		N/A	
MAXIMUM LOT COVERAGE		N/A	

BUILDING DESCRIPTION	
TYPE OF CONSTRUCTION	
TYPE VB	
ALLOWABLE BUILDING HEIGHT (CBC TABLES 504.3 AND 504.4)	
FULLY SPRINKLERED BUILDING WITH NFPA 13 SPRINKLER SYSTEM (SECTION 903.2.11.3)	
FIRE ALARM AND DETECTION SYSTEM (SECTION 907.2.2)	

OCCUPANT LOAD & EXIT ANALYSIS

NOTE: FLOOR AREA BASED ON CBC			
OCCUPANT LOADING, MAXIMUM FLOOR ALLOWANCES PER OCCUPANT (TABLE 1004.1.2)			
OCC. GROUP	USES	FLOOR AREA	
A-2	ASSEMBLY	15 GROSS SF / OCC.	
B	OFFICE	100 GROSS SF / OCC.	
S	STORAGE	200 GROSS SF / OCC.	

NAME	AREA	OCC. TYPE	LOAD FACTOR	OCC. LOAD
LEVEL 1				
OUTDOOR SEATING				
COVERED	4,252 SF	A-2	15	284
UNCOVERED	1,742 SF	A-2	15	117
COURTYARD	5,128 SF	A-2	15	342
GARDEN	1,588 SF	A-2	200	8
COMMERCIAL KITCHEN	2,720 SF	A-2	200	14
ARCADE	320 SF	A-2	15	22
OFFICE	112 SF	B	100	2
STORAGE	640 SF	S	300	3
RESTROOMS / JANITOR	528 SF	B	100	6
SUBTOTAL (ALL AREA)	17,030 SF			798
SUBTOTAL (BUILDING AREA)	8,572 SF			
LEVEL 2				
OUTDOOR SEATING				
COVERED	640 SF	A-2	15	43
OFFICE	320 SF	B	100	4
SUBTOTAL (ALL AREA)	960 SF			47
SUBTOTAL (BUILDING AREA)	960 SF			
TOTAL GROSS BUILDING AREA	9,532 SF			845

PLUMBING CALCULATION

NOTE: FLOOR AREA BASED ON CBC				
OCCUPANT LOADING, MAXIMUM FLOOR ALLOWANCES PER OCCUPANT (TABLE 422.1 + TABLE A)				

NAME	AREA	OCC. TYPE	LOAD FACTOR	OCC. LOAD
LEVEL 1				
OUTDOOR SEATING				
COVERED	4,252 SF	A-2	30	142
UNCOVERED	1,742 SF	A-2	30	58
COURTYARD	5,128 SF	A-2	30	171
GARDEN	1,588 SF	A-2	200	8
COMMERCIAL KITCHEN	2,720 SF	A-2	200	14
ARCADE	320 SF	A-2	30	11
OFFICE	112 SF	B	200	1
LEVEL 1 SUBTOTALS				405
LEVEL 2				
OUTDOOR SEATING				
COVERED	640 SF	A-2	30	22
OFFICE	320 SF	B	200	2
LEVEL 2 SUBTOTALS				24
TOTAL PLUMBING OCCUPANT LOAD				429
215 MEN / 215 WOMEN				
A-2 (TABLE 422.1)	WATER CLOSETS	URINALS	LABORATORIES	
MEN (215 OCCUPANTS)	3	2	3	
WOMEN (215 OCCUPANTS)	6		3	
JANITOR SINK			1	

DIRECTORY

OWNER / DEVELOPER	PLANNING SERVICES DIVISION
HOWARD CDM	CITY OF GARDEN GROVE
3750 LONG BEACH BLVD, SUITE 200	11222 ACACIA PARKWAY
LONG BEACH, CA 90807	GARDEN GROVE, CA 92840
ATTN: STEVEN D. PHILLIPS	ATTN: MONICA L. COVARRUBIAS
E-MAIL: SPHILLIPS@HOWARDCDM.COM	E-MAIL: MONICA@CIGI.GARDEN-GROVE.CA.US
TEL: (562) 304-1401	TEL: (714) 741-5788
FAX:	FAX:

ARCHITECT OF RECORD	BUILDING SERVICES DIVISION
STUDIO ONE ELEVEN	CITY OF GARDEN GROVE
245 EAST 3RD STREET	11222 ACACIA PARKWAY
LONG BEACH, CA 90802	GARDEN GROVE, CA 92840
ATTN: TOBIN WHITE	ATTN:
E-MAIL: TOBIN.WHITE@STUDIO-111.COM	E-MAIL: BUILDING@CIGI.GARDEN-GROVE.CA.US
TEL: (562) 901-1500	TEL: (714) 741-5307
FAX: (562) 901-1501	FAX:

PUBLIC WORKS DEPARTMENT	CITY OF GARDEN GROVE
11222 ACACIA PARKWAY	GARDEN GROVE, CA 92840
ATTN:	E-MAIL:
E-MAIL:	TEL: (714) 741-5000
FAX:	FAX:

ORANGE COUNTY FIRE DEPT.	ORANGE COUNTY FIRE AUTHORITY
1 FIRE AUTHORITY ROAD	IRVINE, CA 92602
ATTN:	E-MAIL:
E-MAIL:	TEL:
FAX:	FAX:

LEGAL DESCRIPTION

ASSESSOR 09016437
PARCEL 1 AS SHOWN ON A MAP RECORDED IN BOOK 126, PAGES 18 AND 19 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA

RELEVANT CODES

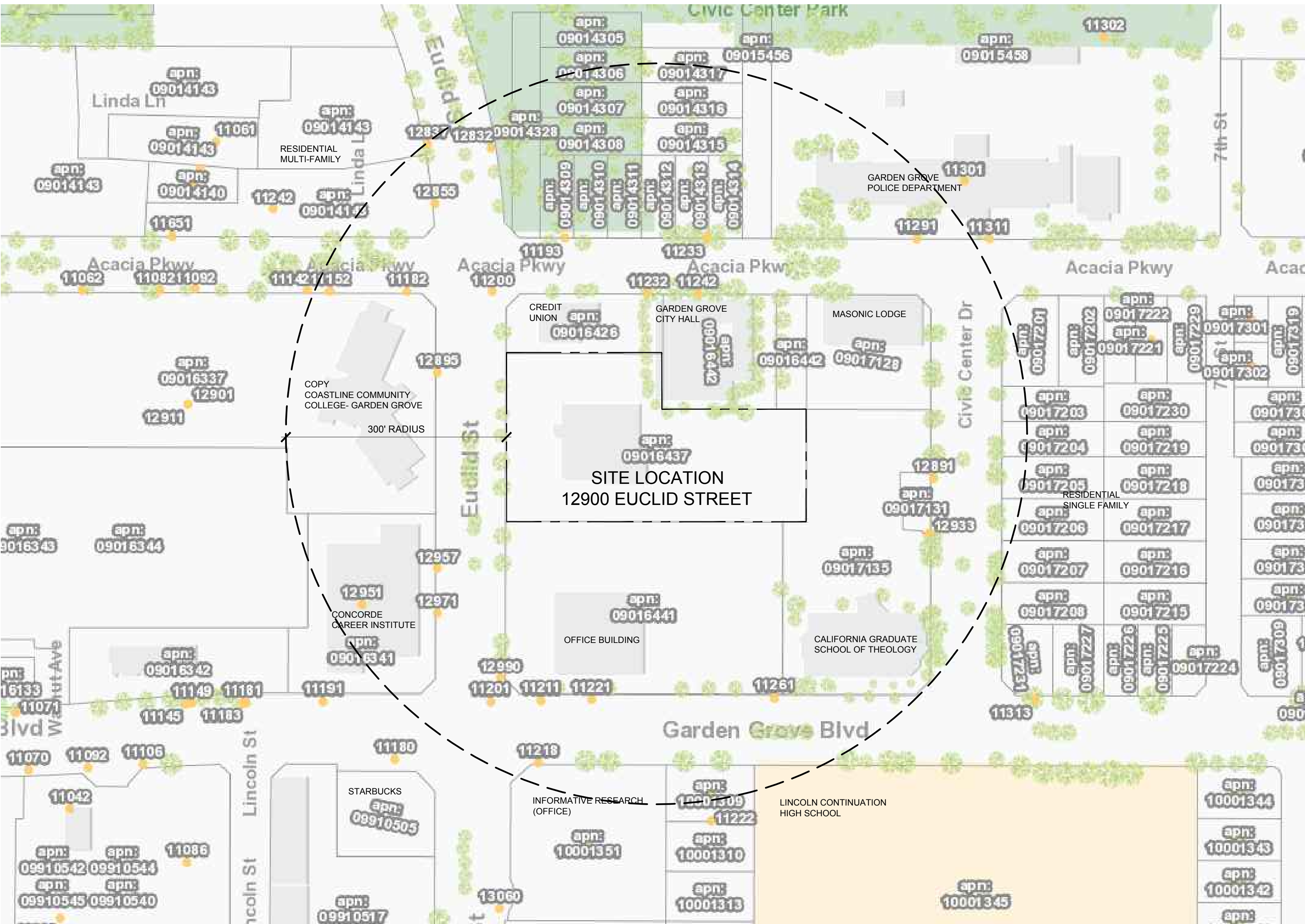
CALIFORNIA BUILDING CODE (CBC) 2016
CALIFORNIA PLUMBING CODE (CPC) 2016
CALIFORNIA MECHANICAL CODE (CMC) 2016
CALIFORNIA ELECTRICAL CODE (CEC) 2016
CALIFORNIA FIRE CODE (CFC) 2016
CALIFORNIA ENERGY CODE 2016
CALIFORNIA GREEN BUILDING STANDARDS CODE 2016
NATIONAL FIRE PROTECTION ASSOCIATION STANDARD (NFPA 13 AND 17)

DEFERRED SUBMITTALS

SEPARATE APPLICATION, PLAN CHECK, AND PERMITS ARE REQUIRED FOR THE FOLLOWING:	
- GRADING	- FENCES
- SHORING	- BLOCK WALLS
- MECHANICAL	- LIGHT STANDARDS
- PLUMBING	- PEDESTRIAN PROTECTION
- ELECTRICAL	- SCREEN WALL FOR PROPOSED EQUIPMENT
- FIRE SPRINKLER AND FIRE ALARM SYSTEM	- PARAPET ON ROOF
- OFFSITE IMPROVEMENTS	- TRANSFORMER
- SIGNAGE	
- STAIRWAYS / STAIRWAY FRAMING	
- AWNING / CANOPY	
- LIGHT GAUGE METAL FRAMING	
- TRASH ENCLOSURE	

NOTE: ALL DEFERRED SUBMITTAL ITEMS SHALL HAVE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE ARCHITECT AND/OR ENGINEER OF RECORD SHALL LIST THE DEFERRED SUBMITTAL ITEMS ON THE PLANS. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND PROVIDE A NOTATION ON PLANS AND/OR CALCULATIONS INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE GENERAL CONTRACTOR SHALL THEN SUBMIT TO BUILDING AND SAFETY DIVISION FOR REVIEW AND ADDITIONAL PLAN CHECK AND PERMIT FEES SHALL APPLY.

DEFERRED SUBMITTAL DOCUMENTS SHALL BE LISTED ON THE PLANS AND SHALL HAVE PRIOR APPROVAL OF THE BUILDING OFFICIAL. NOTE ON PLANS: REQUIRE MIN. 60 DAYS FOR ALL DEFERRED SUBMITTALS PRIOR TO CONSTRUCTION.





GARDEN GROVE, CA 92840

Project Number: 17-071

THE PLAN

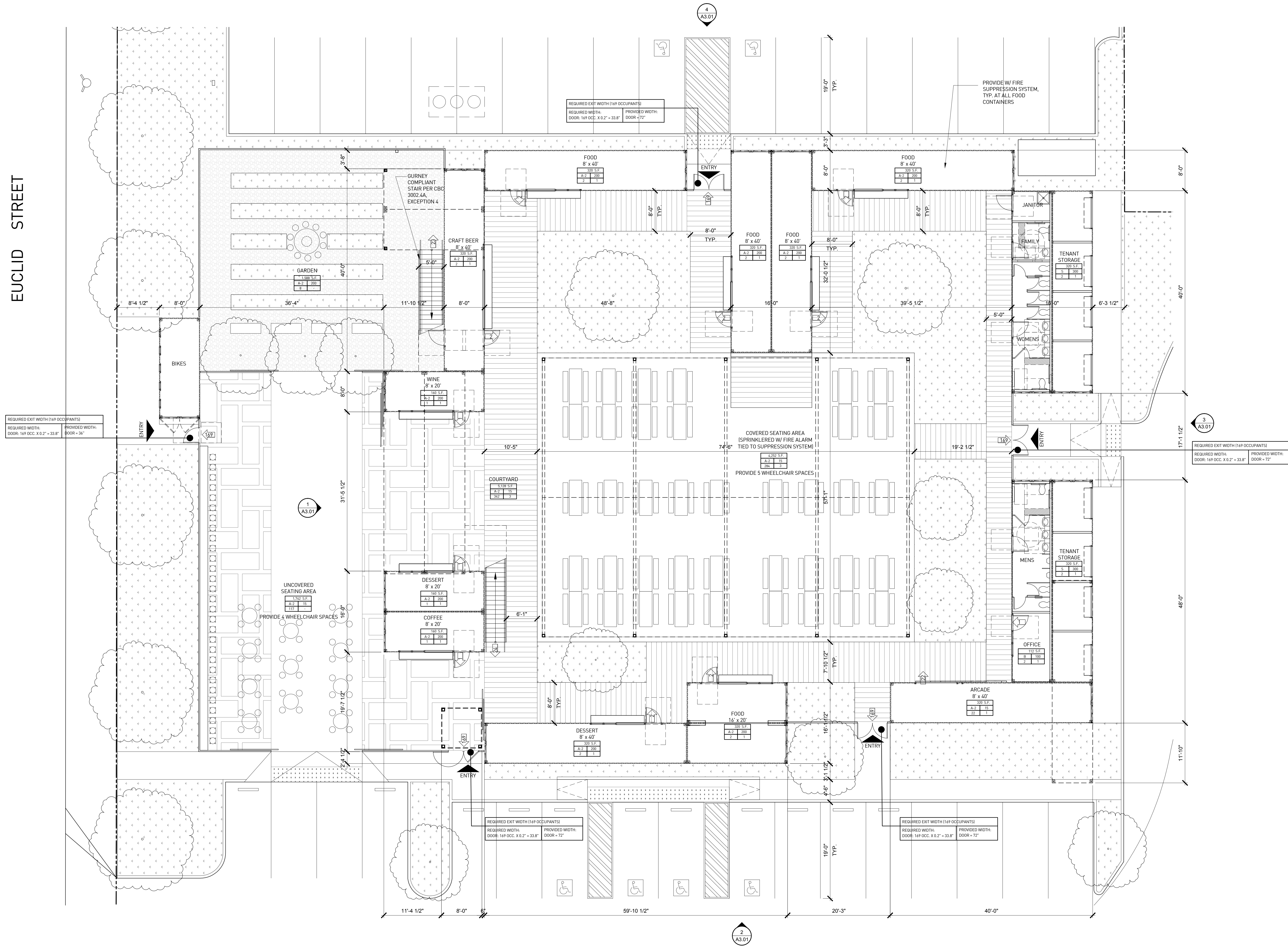
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Revisions		
No.	Issue	Date
1	CU SUBMITTAL	10-09-2017
2	CU RESUBMITTAL	10-26-2017
3		
4		
5		
6		
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8		
9		
10		

Project Number: 17-071

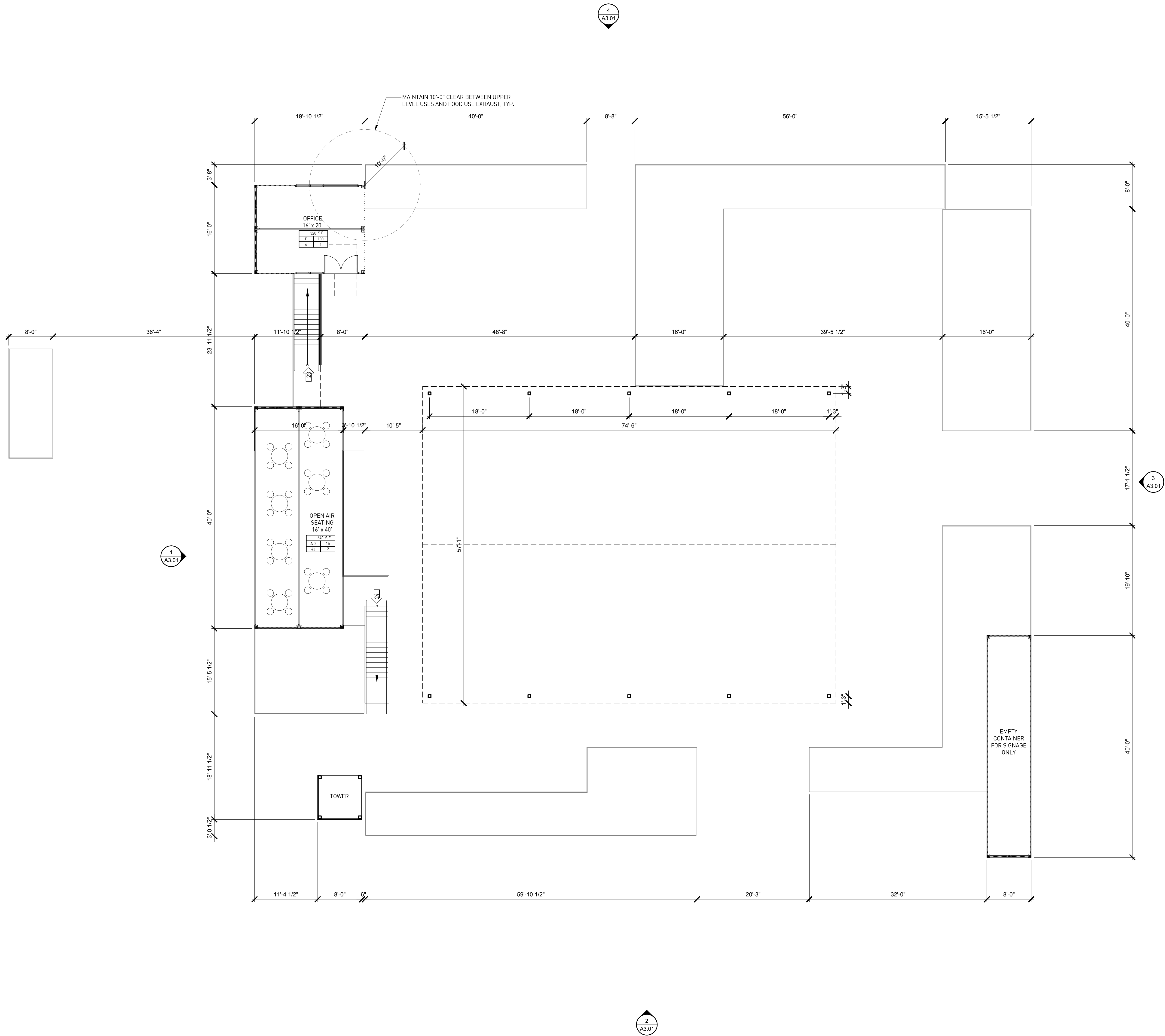
FLOORPLAN
LEVEL 1

A1.01



FLOORPLAN LEVEL 1

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**STEEL CRAFT
GARDEN GROVE**
12900 EUCLID STREET
GARDEN GROVE, CA 92840

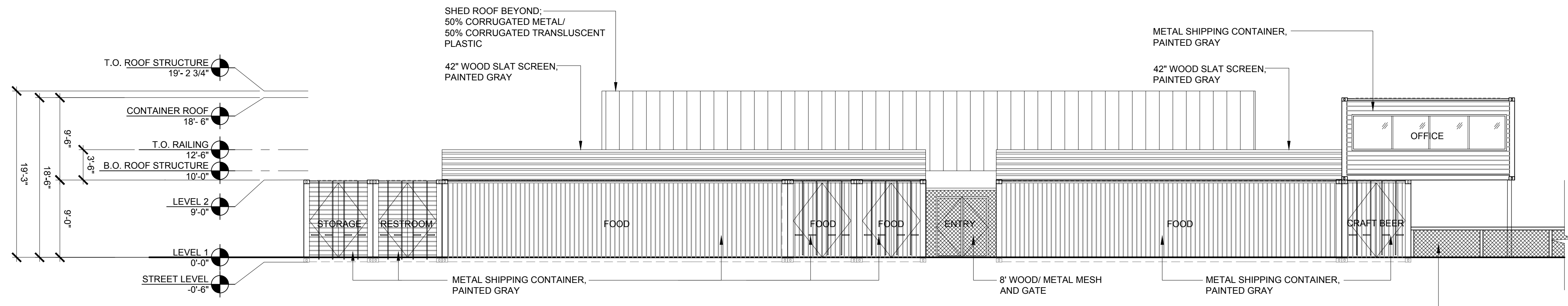
No.	Issue	Date
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△	CU RESUBMITTAL	10-26-2017
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Project Number: 17-071

**FLOORPLAN
LEVEL 2**

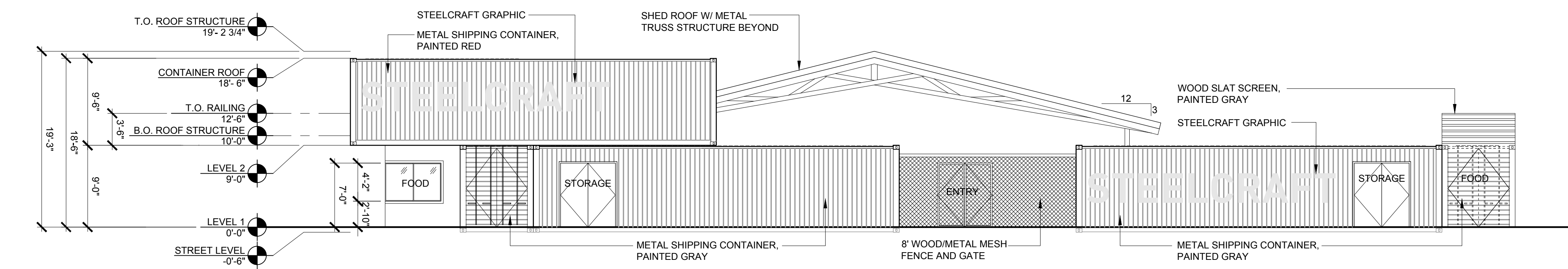
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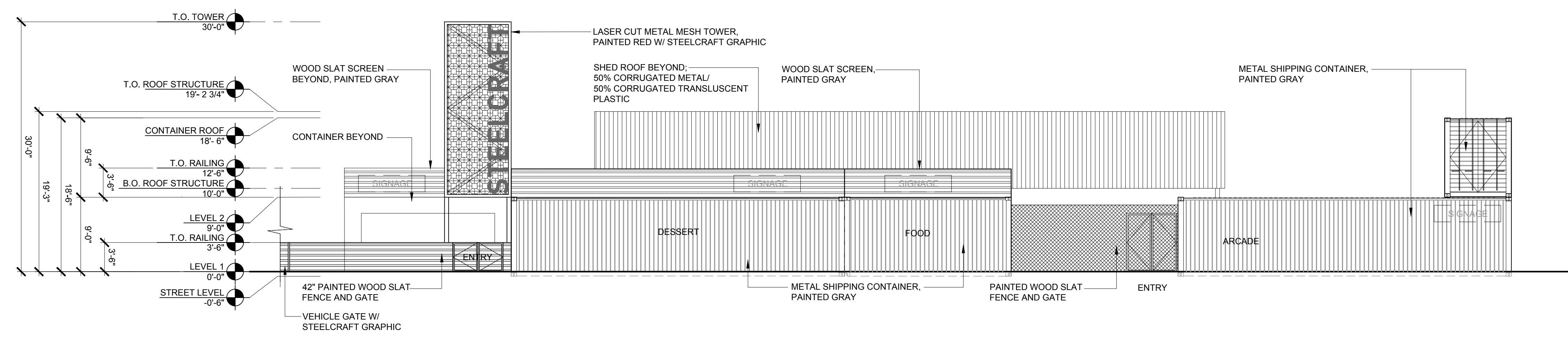
NORTH ELEVATION
1/8" = 1'-0"

4



EAST ELEVATION
1/8" = 1'-0"

3

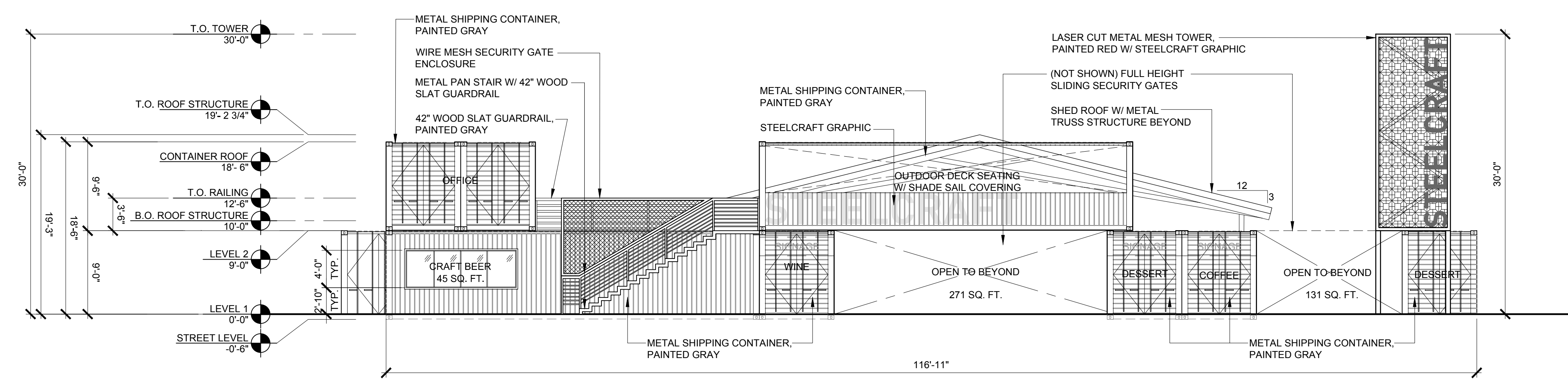


SOUTH ELEVATION
1/8" = 1'-0"

2

GLAZING/OPEN FACADE REQUIREMENT		
BUILDING FACADE LENGTH	BUILDING HEIGHT	AREA
116'-11"	9'	1110.75 S.F.
40% OF FACADE AREA	REQUIRED	PROVIDED
	444.25 S.F.	447 S.F.

NOTE: SEE ELEVATION TAGS ON PLAN FOR ELEVATION LOCATION; EXTERIOR FENCE OMITTED FOR CLARITY



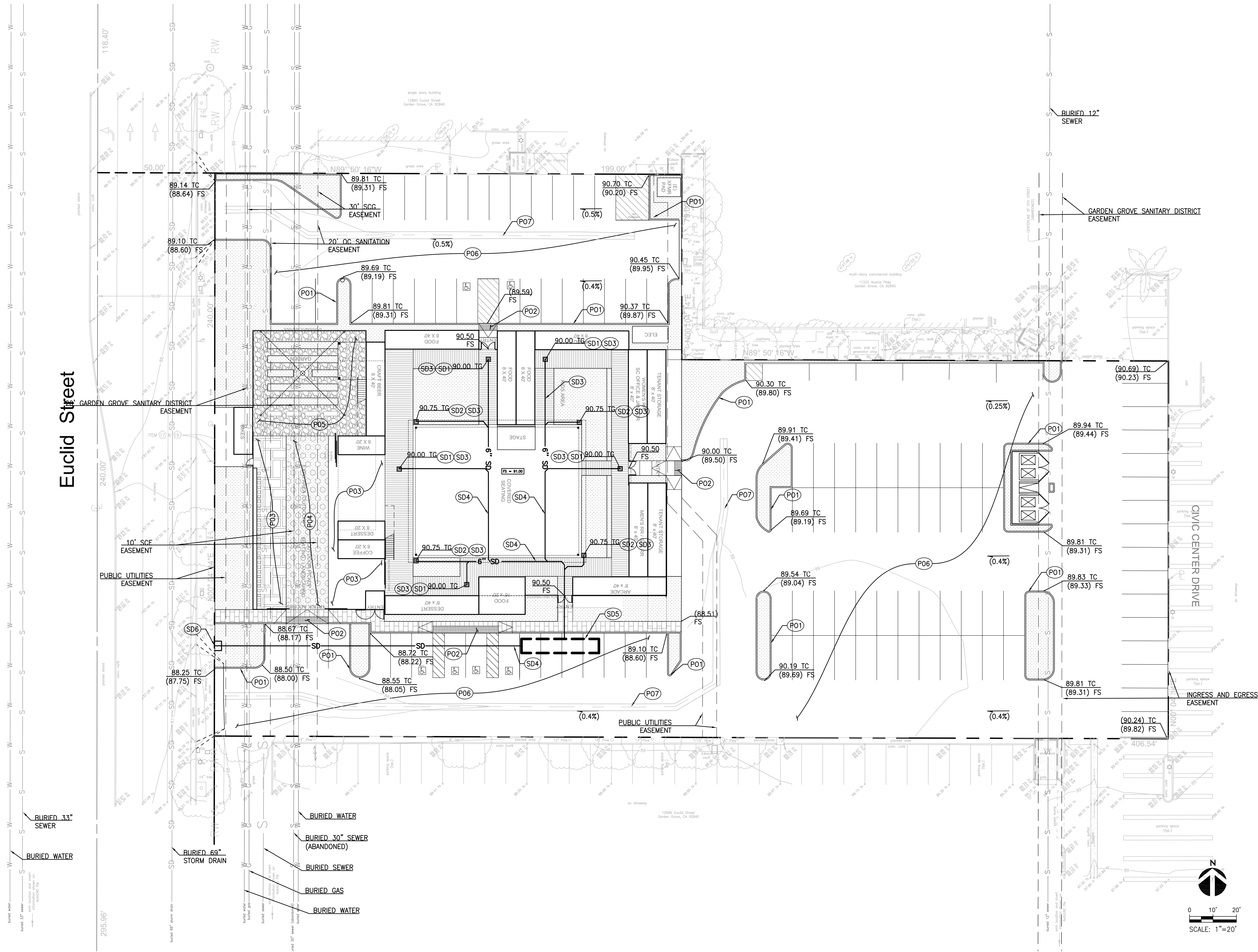
WEST ELEVATION
1/8" = 1'-0"

1

No.	Issue	Date
CU SUBMITTAL		10-09-2017
CU RESUBMITTAL		10-26-2017

Project Number: 17-071

**BUILDING
ELEVATIONS**



STORM DRAIN NOTES

- SD1 12"x12" CATCH BASIN BELOW DECK.
- SD2 12"x12" CATCH BASIN.
- SD3 12" CATCH BASIN FILTER BY NDS OR APPROVED EQUIVALENT.
- SD4 6" PVC STORM DRAIN PIPE.
- SD5 PROPOSED 33"x6' INFILTRATION TRENCH.
- SD6 INSTALL 3-4" CURB DRAINS PER STD. PLAN SPPWC 150-3.

PAVING AND CONSTRUCTION NOTES

- P01 CONSTRUCT NEW CURB.
- P02 CONSTRUCT NEW CURB RAMP.
- P03 CONCRETE PAVERS ON DECOMPOSED GRANITE.
- P04 GRASSCRETE.
- P05 PEA GRAVEL.
- P06 EXISTING ASPHALT CONCRETE TO REMAIN.
- P07 EXISTING CONCRETE GUTTER TO REMAIN.

WQMP SUMMARY	
	QUANTITIES
TOTAL SITE AREA (S.F.)	81,000
TOTAL DISTURBED AREA (S.F.)	23,000
TOTAL UNDISTURBED AREA (S.F.)	58,000
% IMPERVIOUS AREA	53
% PERVIOUS AREA	47
DESIGN CAPTURE VOLUME REQ'D (C.F.)	846
PROPOSED INFILTRATION TRENCH CAPACITY (C.F.)	860

LEGEND

- GRASSCRETE
- PLANTING
- PEA GRAVEL
- CONCRETE PAVERS ON DECOMPOSED GRANITE
- BRICK/STONE WALKWAY
- DECKING