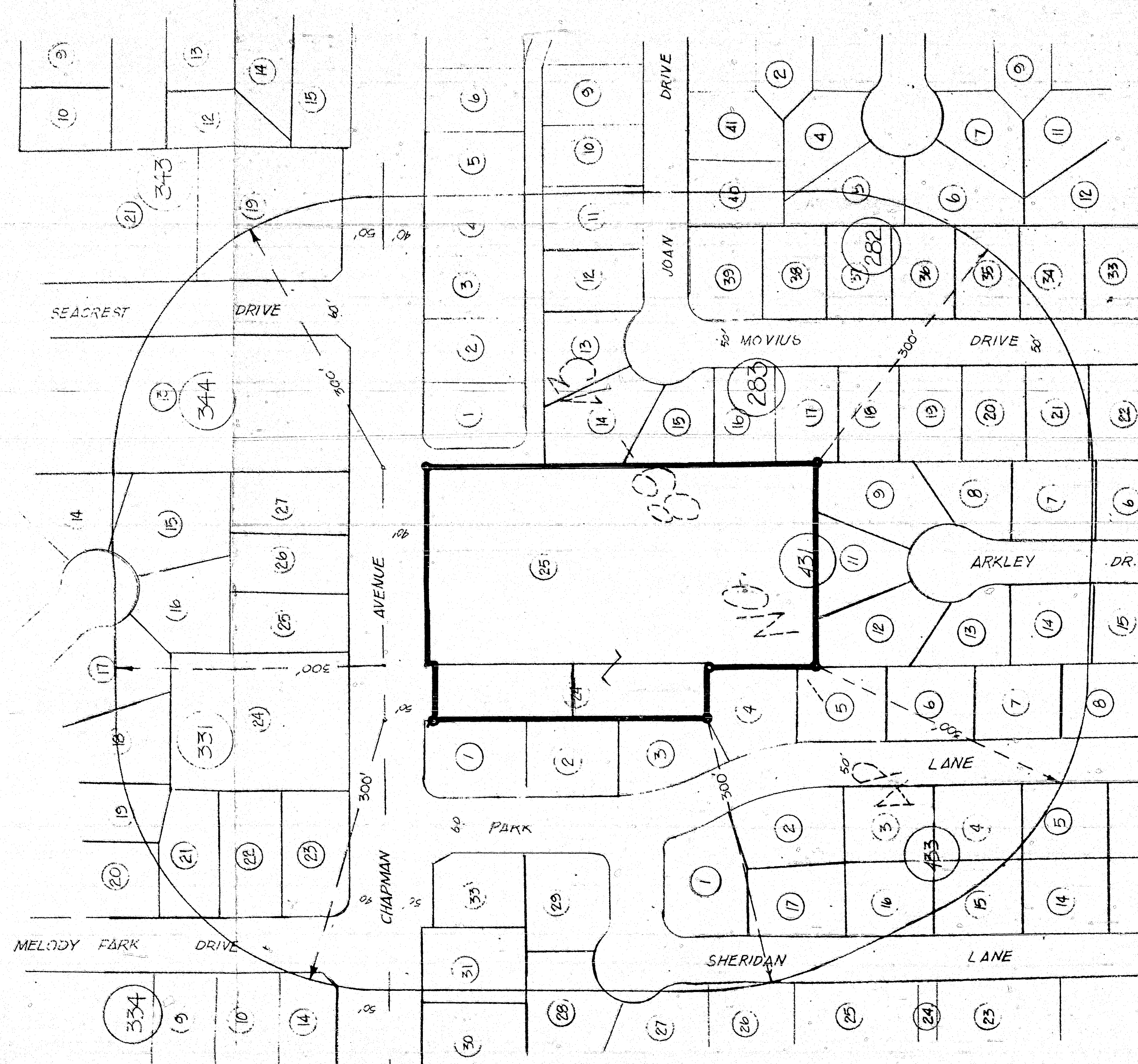


CUP-101-76





SCALE: 1"=100'  
**OFFICIAL COPY**

**VICINITY MAP**

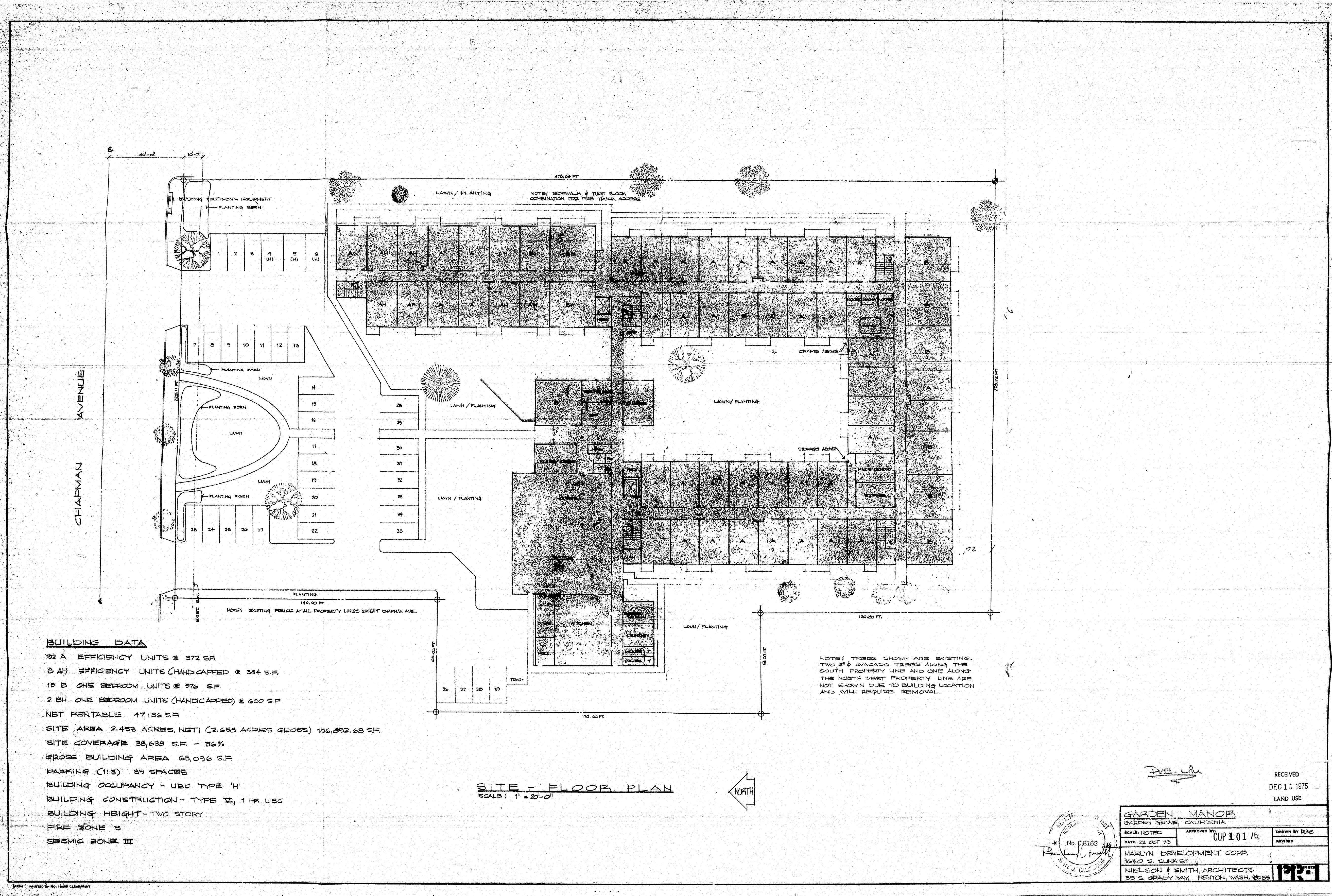
DESCRIPTION:  
 A PARCEL (A.P. NO. 99-431-25  
 AND A PORTION OF PARCEL A.P. NO. 99-431-24)

APPLICANT:  
 MARLYN DEVELOPMENT CORP.  
 307 NORTH EUCALYPTUS  
 ANAHEIM, CALIFORNIA 92801

PREPARED BY:  
 TRAY MERCADO & ASSOCIATES  
 216 C BROADHURST STREET, SUITE H.  
 SAN DIEGO, CALIFORNIA 92104  
 PHONE (714) 530-3041

DATE: OCT. 13, 1975 CASE NO. 10176





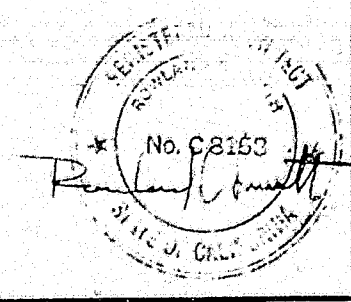
**BUILDING DATA**

- 02 A EFFICIENCY UNITS @ 372 S.F.
- 04 AH EFFICIENCY UNITS (HANDICAPPED) @ 334 S.F.
- 10 B ONE BEDROOM UNITS @ 976 S.F.
- 2 BH ONE BEDROOM UNITS (HANDICAPPED) @ 600 S.F.
- NET RENTABLE 47,136 S.F.
- SITE AREA 2.453 ACRES NET (2.453 ACRES GROSS) 106,952.65 S.F.
- SITE COVERAGE 38,638 S.F. - 36%
- GROSS BUILDING AREA 63,096 S.F.
- PARKING (1:1.5) 85 SPACES
- BUILDING OCCUPANCY - UBC TYPE 'H'
- BUILDING CONSTRUCTION - TYPE II, 1 HR. UBC
- BUILDING HEIGHT - TWO STORY
- FIRE ZONE '3'
- SEISMIC ZONE II

**SITE - FLOOR PLAN**  
SCALE: 1" = 20'-0"



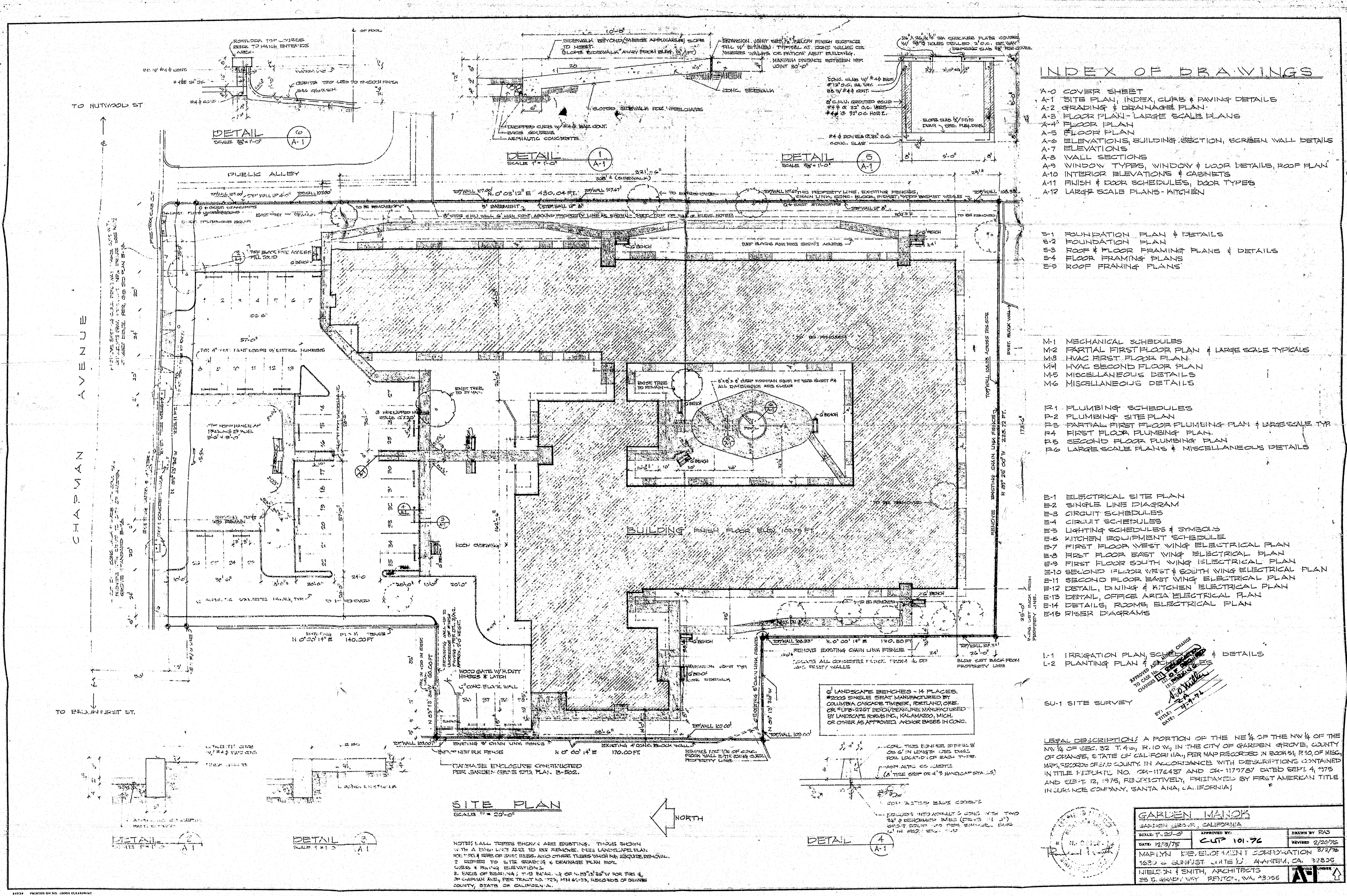
NOTES: TREES SHOWN ARE EXISTING. TWO 6" AVOCADO TREES ALONG THE SOUTH PROPERTY LINE AND ONE ALONG THE NORTH WEST PROPERTY LINE ARE NOT E-COWN DUE TO BUILDING LOCATION AND WILL REQUIRE REMOVAL.



GARDEN MANOR GARDEN GROVES, CALIFORNIA		
SCALE NOTED	APPROVED BY: CUP 101 / b	DRAWN BY: JAC
DATE: 22 OCT 75		REVISED
MARLYN DEVELOPMENT CORP. 12820 S. CLAYBANK		
NIELSON & SMITH ARCHITECTS 35 S. GRADY WAY, RENTON, WASH. 98056		

RECEIVED  
DEC 15 1975  
LAND USE





**INDEX OF DRAWINGS**

- A-0 COVER SHEET
- A-1 SITE PLAN, INDEX, CLIPS & PAVING DETAILS
- A-2 GRADING & DRAINAGE PLAN
- A-3 FLOOR PLAN - LARGE SCALE PLANS
- A-4 FLOOR PLAN
- A-5 FLOOR PLAN
- A-6 ELEVATIONS, BUILDING SECTION, SCREEN WALL DETAILS
- A-7 ELEVATIONS
- A-8 WALL SECTIONS
- A-9 WINDOW TYPES, WINDOW & DOOR DETAILS, ROOF PLAN
- A-10 INTERIOR ELEVATIONS & CABINETS
- A-11 FINISH & DOOR SCHEDULES, DOOR TYPES
- A-12 LARGE SCALE PLANS - KITCHEN
  
- S-1 FOUNDATION PLAN & DETAILS
- S-2 FOUNDATION PLAN
- S-3 ROOF & FLOOR FRAMING PLANS & DETAILS
- S-4 FLOOR FRAMING PLANS
- S-5 ROOF FRAMING PLANS
  
- M-1 MECHANICAL SCHEDULES
- M-2 PARTIAL FIRST FLOOR PLAN & LARGE SCALE TYPICALS
- M-3 HVAC FIRST FLOOR PLAN
- M-4 HVAC SECOND FLOOR PLAN
- M-5 MISCELLANEOUS DETAILS
- M-6 MISCELLANEOUS DETAILS
  
- P-1 PLUMBING SCHEDULES
- P-2 PLUMBING SITE PLAN
- P-3 PARTIAL FIRST FLOOR PLUMBING PLAN & LARGE SCALE TYPICALS
- P-4 FIRST FLOOR PLUMBING PLAN
- P-5 SECOND FLOOR PLUMBING PLAN
- P-6 LARGE SCALE PLANS & MISCELLANEOUS DETAILS
  
- E-1 ELECTRICAL SITE PLAN
- E-2 SINGLE LINE DIAGRAM
- E-3 CIRCUIT SCHEDULES
- E-4 CIRCUIT SCHEDULES
- E-5 LIGHTING SCHEDULES & SYMBOLS
- E-6 KITCHEN EQUIPMENT SCHEDULE
- E-7 FIRST FLOOR WEST WING ELECTRICAL PLAN
- E-8 FIRST FLOOR EAST WING ELECTRICAL PLAN
- E-9 FIRST FLOOR SOUTH WING ELECTRICAL PLAN
- E-10 SECOND FLOOR WEST & SOUTH WING ELECTRICAL PLAN
- E-11 SECOND FLOOR EAST WING ELECTRICAL PLAN
- E-12 DETAIL, DINING & KITCHEN ELECTRICAL PLAN
- E-13 DETAIL, OFFICE AREA ELECTRICAL PLAN
- E-14 DETAIL, ROOMS, ELECTRICAL PLAN
- E-15 RISER DIAGRAMS
  
- I-1 IRRIGATION PLAN, SCHEDULES & DETAILS
- I-2 PLANTING PLAN & DETAILS
  
- S-11 SITE SURVEY

APPROVED BY:  
 [Signature]  
 DATE: 12/17/75

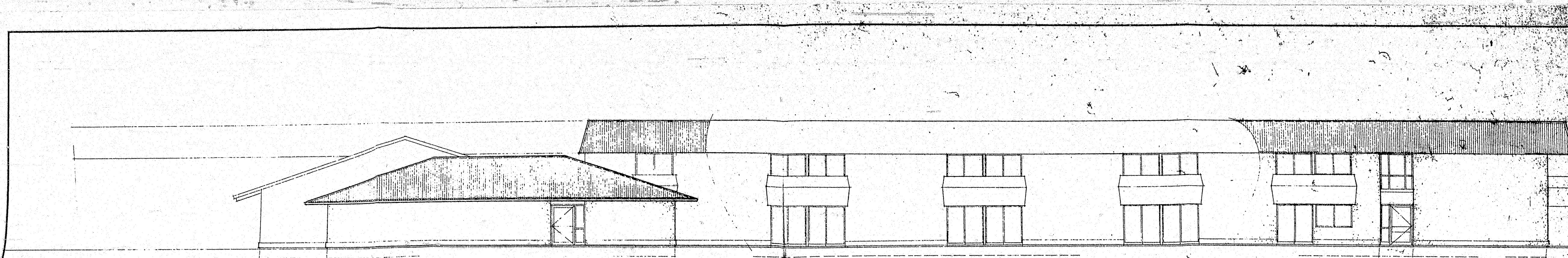
**LEGAL DESCRIPTION:** A PORTION OF THE NE 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SEC. 32, T. 4 N., R. 10 W., IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 51, PAGE 110, OF MISC. MAPS, RECORDS OF SAID COUNTY, IN ACCORDANCE WITH DESCRIPTIONS CONTAINED IN TITLE DEEDS NO. 24-1176487 AND 24-117787 DATED 6/21/75 AND 6/21/75, RESPECTIVELY, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, (SANTA ANA, CALIFORNIA)

<b>GARDEN MANOR</b>	
GARDEN MANOR, CALIFORNIA	
DATE: 12/17/75	APPROVED BY: [Signature]
SCALE: 1/8" = 1'-0"	DRAWN BY: RAS
MAP/PLAN DEVELOPMENT CORPORATION 6/17/75	REVISION: 2/22/76
1620 S. SHERMAN AVE. SUITE 11, ANAHEIM, CA 92805	
JULES H. SMITH, ARCHITECTS	
25 S. GRAND, WYOMING, WYOMING 82056	

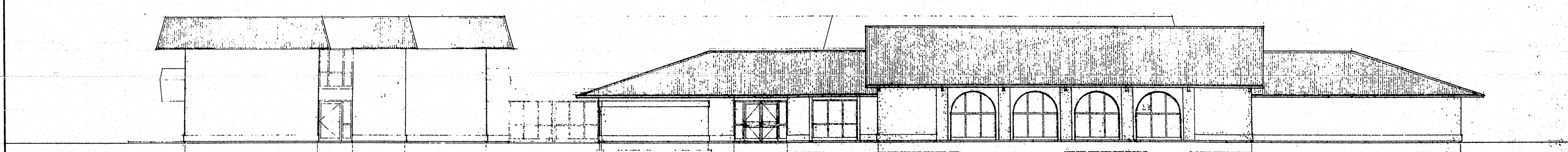
**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

NOTES: 1. ALL TYPINGS SHOW 4 ASS. EXISTING. THINGS SHOWN WITH A DASH LINE ARE TO BE REMOVED. SEE LANDSCAPE PLAN FOR 1" & 2" DIA. OF JUNE TREES. ALSO OTHER TREES WHICH MAY BE REMOVED. 2. REFER TO SITE GRADING & DRAINAGE PLAN FOR GROUND & FINISH ELEVATIONS. 3. BASIS OF FINISHING: 1.75' FINISH OF 4" DIA. FOR TIES & 3" CHAPMAN AVE. PER TRACT NO. 723, 114-6-73, RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.

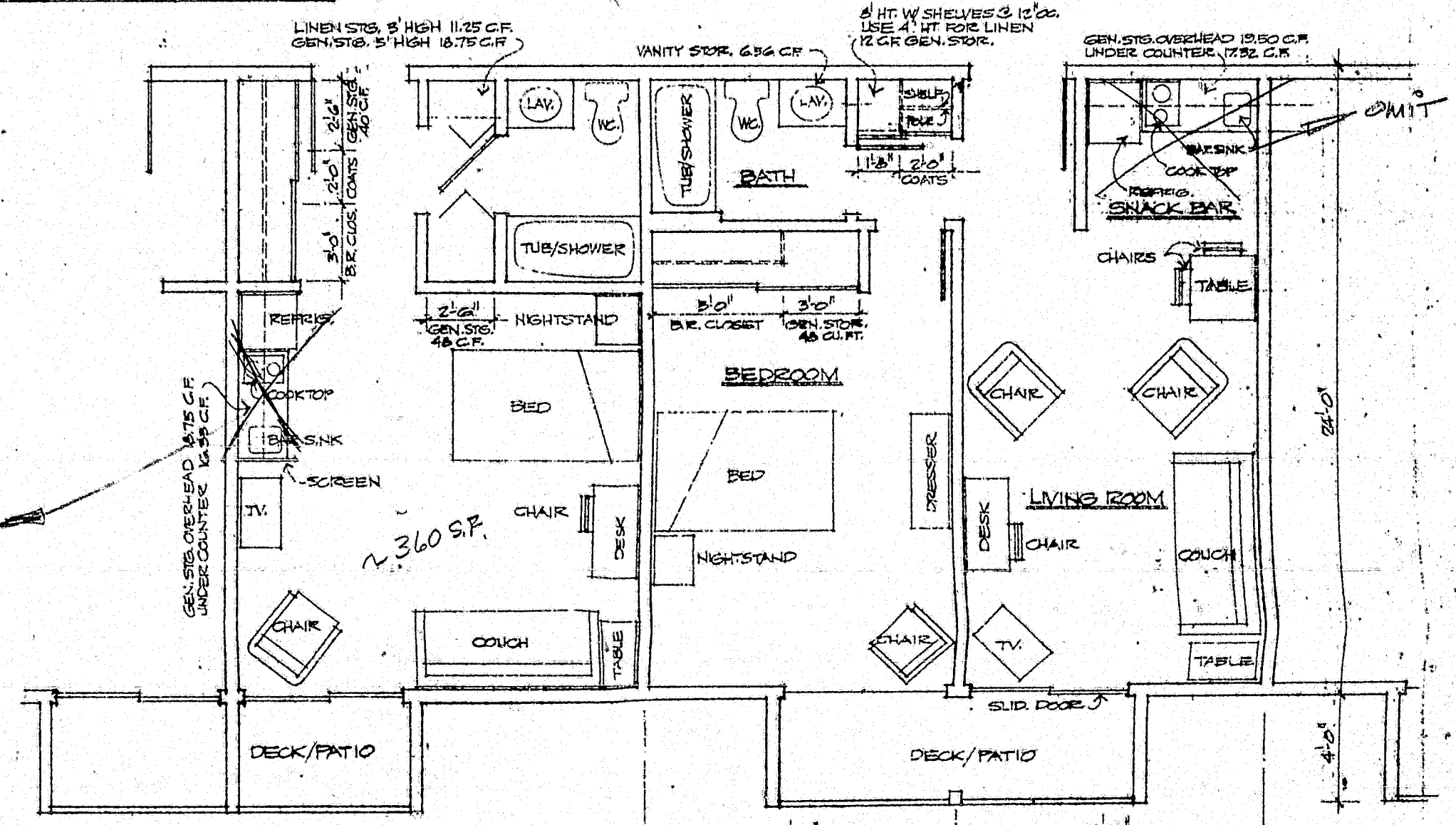
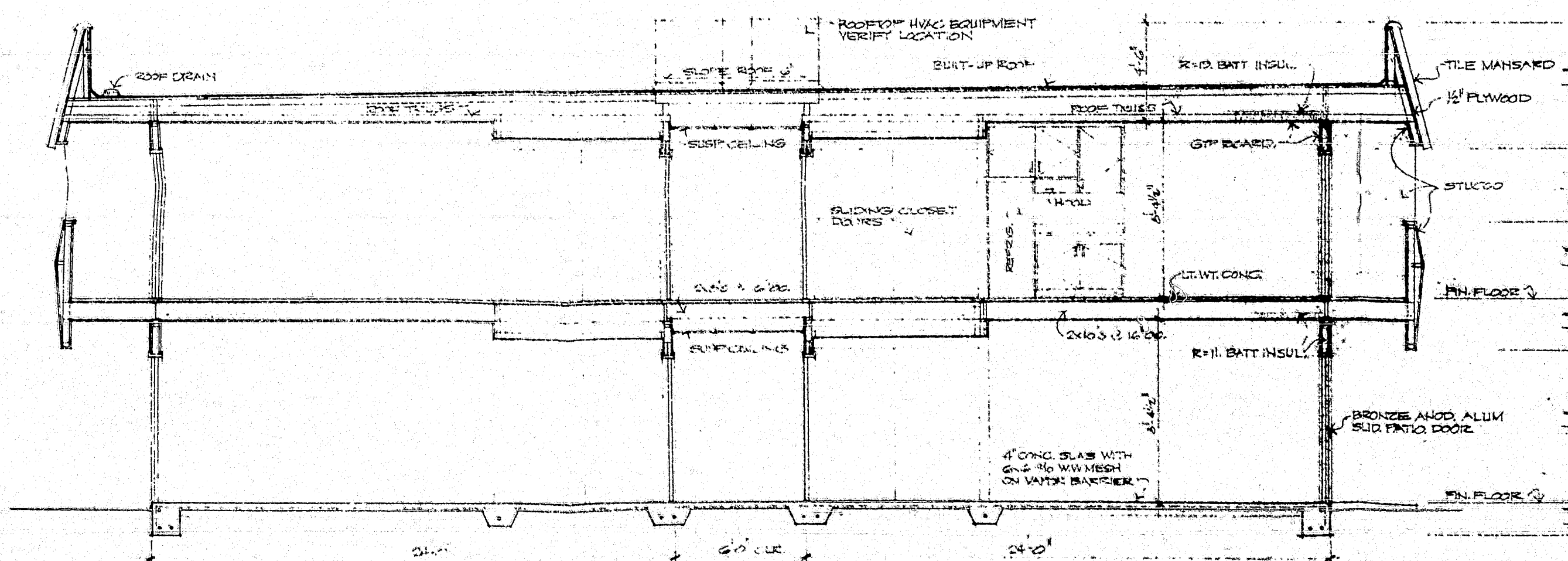




WEST ELEVATION



NORTH ELEVATION



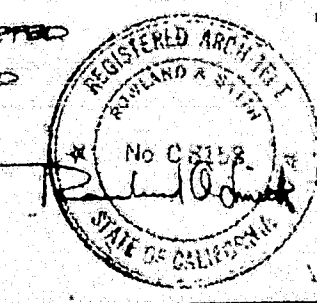
TYP. STUDIO UNIT

SCALE 1/4" = 1'-0"  
 NOTE: TOTAL GENERAL STORAGE 141.83 CU FT

TYP. ONE BEDROOM UNIT

SCALE 1/4" = 1'-0"  
 NOTE: TOTAL GENERAL STORAGE 103.36 CU FT IN UNIT  
 156 CU FT (MIN) CENTRAL GEN. STOR.

LIVING UNITS ARE HANDICAPPED  
 ACCORDING TO THE 1990 ADA  
 TYPICAL UNITS BUT MODIFIED  
 TO MEET ANSI A117.1-1991  
 STANDARDS.

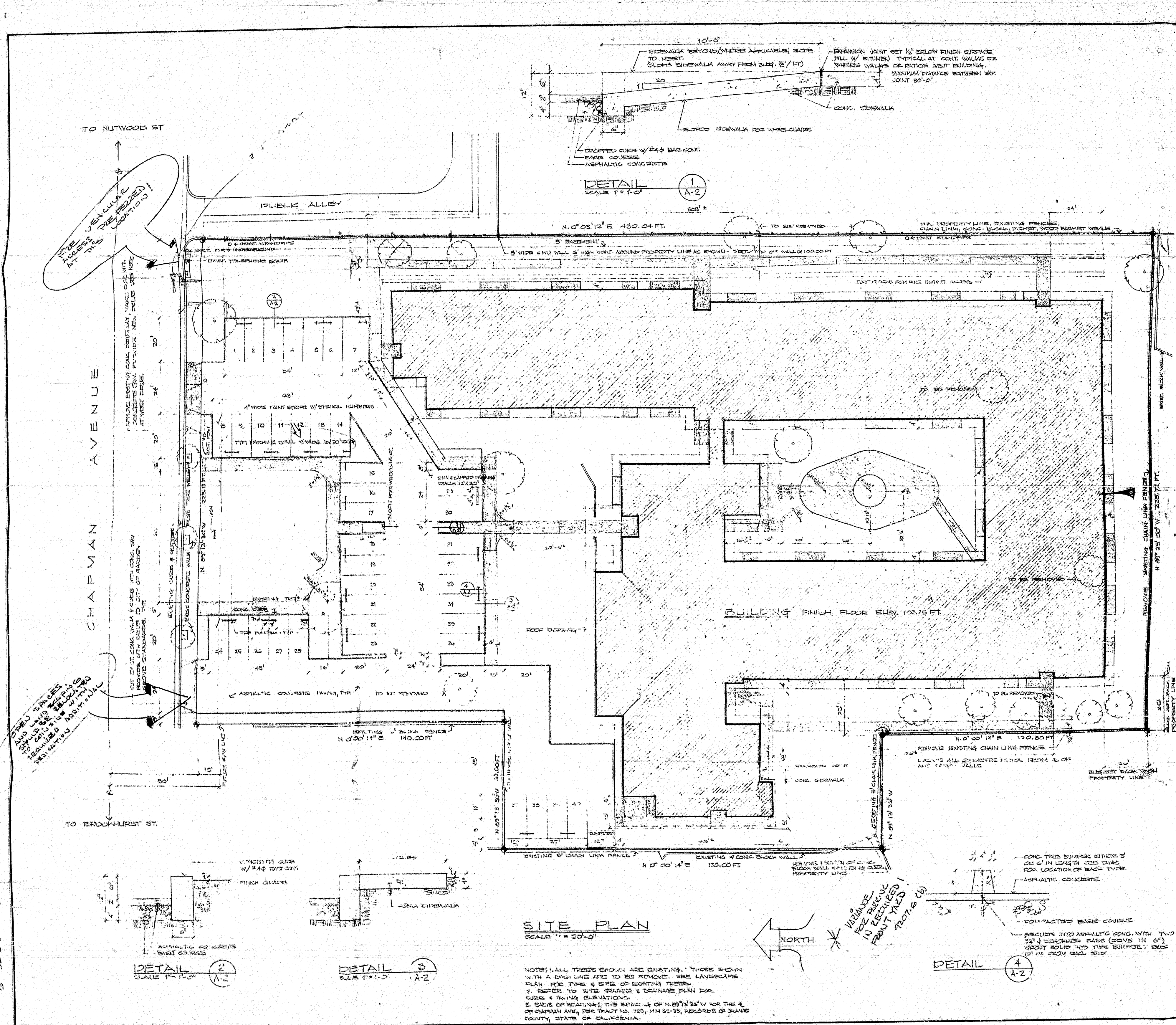


<b>GARDEN MANOR</b>		GARDEN GROVE, CA	
CHAPMAN AVENUE			
MEAL NOTED	DATE: 11 DEC 78	NO. C 5118	DATE: 11 DEC 78
DEAN RAY AND GARY OELRICH 1430 S. SUNKIST SUITE 0... ANAHEIM, CALIF. 92805			
NIELSON & SMITH, ARCHITECTS 3550 GRADY WAY, RENTON, WA 98055			

OFFICIAL COPY

PR-2





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- A-11 FINISH & DOOR SCHEDULES, DOOR TYPES
- A-12 LARGE SCALE PLANS, KITCHEN EQUIPMENT SCHEDULE

\* WILL BUILDING BE SPARKLE-PROOF - YES -

CL 102-76

**OFFICIAL COPY**

**LEGAL DESCRIPTION:** A PORTION OF THE NE 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SEC. 22 T. 49, R. 10 W., IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 91, P. 10 OF NSO, MAPS, RECORDS OF SUIVE COUNTY, IN ACCORDANCE WITH DESCRIPTIONS CONTAINED IN TITLE PLATS, NO. OK-1176437 AND OK-1177287 DATED SEPT. 4, 1975 AND SEPT. 12, 1975, RESPECTIVELY, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, SANTA ANA, CALIFORNIA.

<b>GARDEN MANOR</b>	
GARDEN GROVE, CALIFORNIA	
SCALE: 1" = 20'-0"	DATE: CUP 101/76
APPROVED BY:	DRAWN BY:
MARLYN DEVELOPMENT CORPORATION	1630 S. SLACK ST. ANAHEIM, CA 92805
WILSON & SMITH, ARCHITECTS	
25 S. GRADY WAY, PENTON, VA 22056	