



AGENDA

GARDEN GROVE PLANNING COMMISSION

OCTOBER 2, 2025 - 7:00 PM

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

Meeting Assistance: Any person requiring auxiliary aids and services, due to a disability, to address the Planning Commission, should contact the Community Development Department at (714) 741-5312 or email planning@ggcity.org 72 hours prior to the meeting to arrange for special accommodations. (Government Code §5494.3.2).

Agenda Item Descriptions: Agenda item descriptions are intended to give a brief and general description of the item. The Planning Commission may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

Documents/Writings: Any revised or additional documents/writings related to an item on the agenda distributed to all or a majority of the Planning Commission within 72 hours of a meeting, are made available for public inspection at the same time (1) in the Planning Services Division Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; and (2) at the Community Meeting Center at the time of the meeting.

Public Comments: Members of the public who attend the meeting in-person and would like to address the Planning Commission are requested to complete a yellow speaker card indicating their name and address, and identifying the subject matter they wish to address. This card should be given to the Recording Secretary before the meeting begins. General comments are made during "Oral Communications" and are limited to three (3) minutes and to matters the Planning Commission has jurisdiction over. Persons wishing to address the Planning Commission regarding a Public Hearing matter will be called to the podium at the time the matter is being considered. Members of the public who wish to comment on matters before the Commission, in lieu of doing so in person, may submit comments by emailing public-comment@ggcity.org no later than 3:00 p.m. the day of the meeting. The comments will be provided to the Commission as part of the meeting record.

PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.

REGULAR MEETING AGENDA

ROLL CALL: COMMISSIONERS ASHLAND, BEARD, CUEVA, FLANDERS, LARICCHIA,
LINDSAY, RAMIREZ

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES – [September 18, 2025](#)
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. [INTERPRETATION OF USE NO. IOU-007-2025](#)
[CONDITIONAL USE PERMIT NO. CUP-162-2025](#)

APPLICANT: MOONKYU LIM

LOCATION: WEST SIDE OF VALLEY VIEW STREET AND SOUTH OF LAMPSON AVENUE, AT 12491 VALLEY VIEW STREET

REQUEST: A request for Interpretation of Use approval to determine the compatibility between indoor playground facilities and the C-1 (Neighborhood Commercial) zone, and to allow indoor playground facilities in the C-1 zone subject to a Conditional Use Permit. Also, a request for a Conditional Use Permit to allow a new 10,132 square-foot indoor playground facility to operate within an existing inline multi-tenant shopping center. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

STAFF RECOMMENDATION: Approval of Interpretation of Use No. IOU-007-2025 and Conditional Use Permit No. CUP-162-2025 pursuant to the recommended Conditions of Approval.

C.2. [CONDITIONAL USE PERMIT NO. CUP-283-2025](#)

APPLICANT: HIEU NGUYEN

LOCATION: NORTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF GALWAY STREET, AT 9757 GARDEN GROVE BOULEVARD

REQUEST: A request for Conditional Use Permit approval to allow the operation of a new 1,449 square-foot "tattoo, general" business within an existing multi-tenant commercial shopping center. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. CUP-283-2025 pursuant to the recommended Conditions of Approval.

D. ITEM FOR CONSIDERATION

D.1. [ITEM FOR CONSIDERATION NO. IFC-002-2025](#)

APPLICANT: PHI VAN NGUYEN

LOCATION: WEST SIDE OF PINE, NORTH OF LAMPSON AVENUE, AT 12411 PINE STREET

REQUEST: A request for the Planning Commission to review and approve an Item for Consideration, a tree removal application for the address located at 12411 Pine Street, per the revised Tree Ordinance adopted by City Council on November 12, 2024.

STAFF RECOMMENDATION: Approval of Item for Consideration No. IFC-002-2025 for City Tree Replacement and Removal Application No. 605398.

- E. MATTERS FROM COMMISSIONERS
- F. MATTERS FROM STAFF
- G. ADJOURNMENT

GARDEN GROVE PLANNING COMMISSION
Community Meeting Center
11300 Stanford Avenue, Garden Grove, CA 92840

Meeting Minutes
Thursday, September 18, 2025

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Commissioner Ashland
Commissioner Beard
Commissioner Cueva
Commissioner Flanders
Commissioner Laricchia
Commissioner Lindsay
Commissioner Ramirez

Absent: Flanders

PLEDGE OF ALLEGIANCE: Led by Commissioner Lindsay.

ORAL COMMUNICATIONS – PUBLIC – None

August 21, 2025 MINUTES:

Action: Received and filed.

Motion: Lindsay Second: Cueva

Ayes: (5) Ashland, Beard, Cueva, Laricchia, Lindsay

Noes: (0)

Absent: (1) Flanders

Abstain: (1) Ramirez

PUBLIC HEARING – SITE PLAN NO. SP-162-2025

Applicant: WILLIAM JAGER

Date: September 18, 2025

Request: A request to construct a five-story, thirty-four (34) unit apartment building and associated site improvements on an approximately 0.50-acre lot. The proposal includes three (3) affordable units for "very-low-income" households and three (3) affordable units for "moderate-income" households. Inclusion of the six (6) affordable units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. In conjunction with

the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Action: Resolution No. 6123-25 was approved.

Motion: Lindsay Second: Ashland

Ayes: (5) Ashland, Beard, Cueva, Lindsay, Ramirez

Noes: (1) Laricchia

Absent: (1) Flanders

ITEM FOR CONSIDERATION - PRESENTATION ON THE CALIFORNIA ENVIRONMENTAL QUALITY ACT: Staff gave a presentation and discussion on the California Environmental Quality Act (CEQA).

Commissioner Lindsay mentioned concerns with AB 130 Infill Exemption and prior site uses. Staff stated that AB 130 projects must prepare a Phase 1 environmental assessment, and if potential hazard exist, a Preliminary Environmental Assessment, including soils testing, must be prepared. If results identify reasonable probability to cause harm, the soil must be remediated to the approval of the Department of Toxic Sustenance Control (DTSC) and the Orange County Health Department before pulling permits. AB 130 also requires Native Tribe notification.

MATTERS FROM COMMISSIONERS:

The new Planner, Christian Farmer, was introduced to the Planning Commission.

Commissioner Lindsay stated concerns about how Harbinger is transporting chassis across Knott Street. Staff stated that they will look into it.

Commissioner Laricchia requested an update on the project at 9th Street and Stanford Avenue, and mentioned the lots maintenance. Staff indicated that they will follow-up with code enforcement.

Commissioner Lindsay also requested project updates for the next meeting.

MATTERS FROM STAFF: Staff provided an update of the housing units permitted during the current RHNA cycle, and indicated that JADUs count towards RHNA. Staff gave a brief description of the upcoming items for the October 2, 2025 meeting.

ADJOURNMENT: At 8:07 p.m.

Carol Sebbo
Recording Secretary

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1	SITE LOCATION: West of Valley View Street, south of Lampson Avenue at 12491 Valley View Street
HEARING DATE: October 2, 2025	GENERAL PLAN: Residential/Commercial Mixed Use 2 (RC2)
CASE NOS.: Interpretation of Use No. IOU-007-2025 and Conditional Use Permit No. CUP-162-2025	ZONE: C-1 (Neighborhood Commercial)
APPLICANT: Kids Empire Valley View Garden Grove LLC	APN NO.: 217-061-04
PROPERTY OWNER: Moonkyu Lim	CEQA DETERMINATION: Exempt – Section 15301 “Existing Facilities” and Section 15303 “New Construction or Conversion of Small Structures”

REQUEST:

The applicant is requesting an Interpretation of Use approval to determine the compatibility between an indoor playground facility and the C-1 (Neighborhood Commercial) zone classification, and to allow an indoor playground facilities in the C-1 zone subject to a Conditional Use Permit. In conjunction with the Interpretation of Use request, the applicant is also requesting Conditional Use Permit approval to allow the operation of a new, 10,132 square foot, indoor playground facility.

DISCUSSION:

The applicant has requested to continue Interpretation of Use No. IOU-007-2025 and Conditional Use Permit No. CUP-162-2025 to a date uncertain. The applicant proposes to continue the item to reevaluate the proposed business operation. The item will be re-noticed and re-advertised once a hearing date has been selected.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Continue Interpretation of Use No. IOU-007-2025 and Conditional Use Permit No. CUP-162-2025 to a date uncertain.



Maria Parra
Planning Services Manager



By: Zachary Hernandez
Assistant Planner

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.2.	SITE LOCATION: North side of Garden Grove Boulevard, East of Galway Street, at 9757 Garden Grove Boulevard, Unit #3
HEARING DATE: October 2, 2025	GENERAL PLAN: RC3 (Residential/Commercial Mixed Use 3)
CASE NO.: Conditional Use Permit No. CUP-283-2025	ZONE: GGMU-3 (Garden Grove Boulevard Mixed Use 3)
APPLICANT: Hieu Nguyen	APN: 133-371-15
PROPERTY OWNER: Rajani Family Living Trust	CEQA DETERMINATION: Exempt – Section 15301 “Existing Facilities”

REQUEST:

A request for Conditional Use Permit approval to allow the operation of a new approximately 1,449 square-foot "Tattoo, General" business within an existing multi-tenant commercial shopping center.

BACKGROUND:

The subject site is improved with an existing multi-tenant commercial center, located on the north side of Garden Grove Boulevard, east of Galway Street. The subject property is zoned GGMU-3 (Garden Grove Boulevard Mixed Use 3) and has a General Plan Land Use Designation of RC3 (Residential/Commercial Mixed Use 3). The subject property is adjacent to GGMU-3 zoned properties to the north, east, and south, across Garden Grove Boulevard. To the west, the property is adjacent and GGMU-3 zoned properties, and R-1 (Single-Family Residential) zoned properties across Galway Street.

The site was historically developed with a bowling alley, Champion Lanes, which was demolished in 2003. Subsequently in 2003, the City approved the development of the site with an approximately 27,127 square-foot, two-story commercial retail center with underground parking. Revisions were approved in 2005 and 2006, reducing the development to approximately 10,750 square feet across two (2) one-story buildings, one along the western property line and one along the eastern property line, with surface parking between the buildings. The 2006 revision reflects the current improvements on-site. According to business license records, the subject commercial center currently includes a mix of uses, including professional offices, retail, and restaurants.

The specific tenant space under application is an approximately 1,449 square-foot space centrally located in the eastern building on the subject site. Most recently, the tenant space was occupied by a retail use. The applicant is now proposing to operate

CASE NO. CUP-283-2025

a new tattoo business, Recycle Tattoo, within the subject tenant space. Garden Grove Municipal Code (GGMC) Section 9.18.020.030 requires approval of a Conditional Use Permit to allow the operation of new tattoo businesses within the GGMU-3 zone.

DISCUSSION:

Recycle Tattoo, would operate as a "Tattoo, General" use, with services that include body and facial tattoos, body piercings, and incidental sales of merchandise. The floor plan would consist of a waiting area, a tattooing area, and a restroom. The tenant space includes an existing mezzanine area that would be used for storage. There are no proposed changes to the exterior of the building, parking lot, or other site improvements. According to GGMC standards, no additional parking would be required to accommodate the proposed tattoo use.

The business would operate between 10:00 a.m. and 11:00 p.m., seven (7) days a week. In the event problems arise concerning the operation of this business, the hours of operation may be reduced by order of the Police Department.

In 2025, the City approved Amendment No. A-042-2025(B), which, in part, revised the regulations applicable to tattoo businesses. Following the effectiveness of the Amendment, GGMC Section 9.18.020.030 was amended such that tattoo businesses are no longer required to have an entrance face a principal, major, or primary arterial street. Per that section, tattoo businesses must still maintain a minimum 1,000-foot distance from any other tattoo business. Recycle Tattoo would not be located within 1,000 feet of any such businesses. The next closest tattoo business is A Town Tattoo (12776 Brookhurst Street), approximately 1,700 linear feet away, as measured from parcel-to-parcel. Therefore, the proposed business meets the additional regulations applicable to "Tattoo, General" uses, as established in GGMC Section 9.18.020.030.

Tattoo establishments are also subject to all applicable operation regulations stipulated under GGMC Title 6, Chapter 38 (Tattooing Establishment and Operation Regulations). A Condition of Approval is proposed to ensure compliance with said regulations.

California Environmental Quality Act (CEQA):

CEQA's Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, and minor alterations of existing facilities, with negligible or no expansion of use (CEQA Guidelines §15301). The subject request would allow the operation of a new, approximately 1,449 square foot tattoo business within an existing commercial tenant space. No additional square footage would be added to the existing structure. Therefore, the proposed project is exempt from CEQA.

CASE NO. CUP-283-2025

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 6126-25 approving Conditional Use Permit No. CUP-283-2025, subject to the recommended Conditions of Approval.



Maria Parra
Planning Services Manager

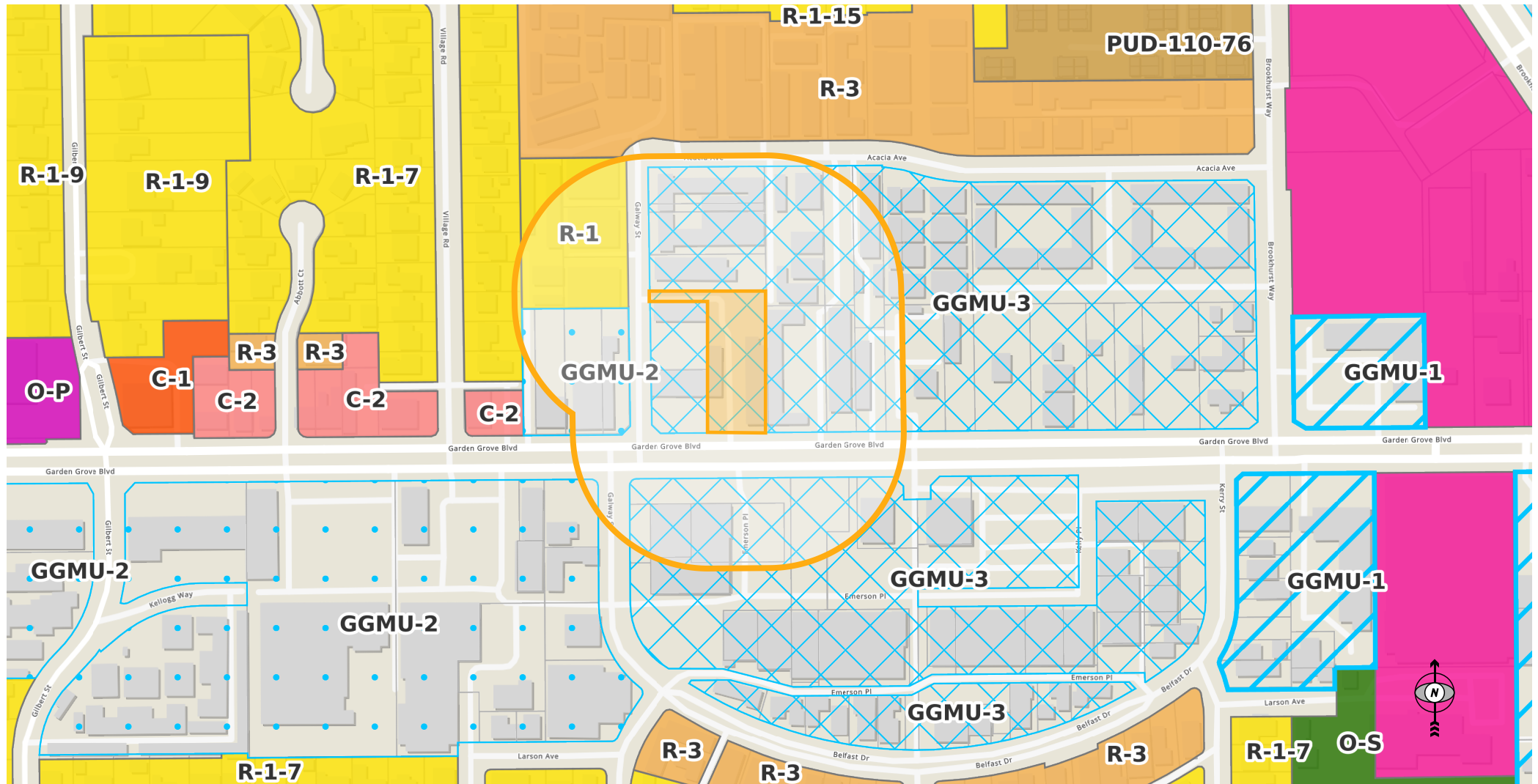


Priit Kaskla, AICP
Senior Planner

Attachment 1: Vicinity Map

Attachment 2: Project Plans

Attachment 3: Resolution No. 6126-25 with Exhibit "A" – Conditions of Approval



GENERAL NOTES FOR COMMERCIAL ACCESSIBILITY

ATTACHMENT 2
PLANS

THE FOLLOWING, APPLICABLE, GENERAL NOTES SHALL BE PROVIDED ON THE PLANS.

A. APPLICATION AND ADMINISTRATION

1. PUBLIC ACCOMMODATIONS SHALL MAINTAIN IN OPERABLE WORKING CONDITION THOSE FEATURES OF FACILITIES AND EQUIPMENT THAT ARE REQUIRED TO BE ACCESSIBLE TO AND USEABLE BY PERSONS WITH DISABILITIES. ISOLATED OR TEMPORARY INTERRUPTIONS IN SERVICE OR ACCESSIBILITY DUE TO MAINTENANCE OR REPAIRS SHALL BE PERMITTED.

§11B-108

B. BUILDING BLOCKS

FLOOR OR GROUND SURFACES

1. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT.

§11B-302.1

2. CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE ½ INCH MAXIMUM.

§11B-302.2, FIGURE 11B-302.2

CHANGES IN LEVEL

3. VERTICAL CHANGES IN LEVEL FOR FLOOR OR GROUND SURFACES MAY BE ¼ INCH HIGH MAXIMUM AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL GREATER THAN ¼ INCH AND NOT EXCEEDING ½ INCH IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

§11B-303, FIGURES 11B-303.2 & 11B-303.3

4. CHANGES IN LEVEL GREATER THAN ½ INCH IN HEIGHT SHALL BE RAMPED AND SHALL COMPLY WITH THE REQUIREMENTS OF 11B-405 RAMPS OR 11B-406 CURB RAMPS AS APPLICABLE.

§11B-303

5. ABRUPT CHANGES IN LEVEL EXCEEDING 4 INCHES IN A VERTICAL DIMENSION BETWEEN WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES OR FEATURES SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE OR BY GUARDS OR HANDRAILS WITH A GUIDE RAIL CENTERED 2 INCHES MINIMUM AND 4 INCHES MAXIMUM ABOVE THE SURFACE OF THE WALK OR SIDEWALK. THESE REQUIREMENTS DO NOT APPLY BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY.

§11B-303.5

TURNING SPACE

6. CIRCULAR TURNING SPACES SHALL BE A SPACE OF 60 INCHES DIAMETER MINIMUM AND MAY INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH 11B-306 KNEE AND TOE CLEARANCE.

§11B-304.3.1

7. T-SHAPED TURNING SPACES SHALL BE A T-SHAPED SPACE WITHIN A 60 INCH SQUARE MINIMUM WITH ARMS AND BASE 36 INCHES WIDE MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12 INCHES MINIMUM IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24 INCHES MINIMUM.

§11B-304.3.2, FIGURE 11B-304.3.2

KNEE AND TOE CLEARANCE

8. FOR LAVATORIES AND BUILT-IN DINING AND WORK SURFACES REQUIRED TO BE ACCESSIBLE, TOE CLEARANCE SHALL BE PROVIDED THAT IS 30 INCHES IN WIDTH AND 9 INCHES IN HEIGHT ABOVE THE FINISH FLOOR OR GROUND FOR A DEPTH OF 19 INCHES MINIMUM.

§11B-306.2.1

9. TOE CLEARANCE SHALL EXTEND 19 INCHES MAXIMUM UNDER LAVATORIES FOR TOILET AND BATHING FACILITIES AND 25 INCHES MAXIMUM UNDER OTHER ELEMENTS.

§11B-306.2.2

10. AT LAVATORIES IN TOILET AND BATHING FACILITIES, KNEE CLEARANCE SHALL BE PROVIDED THAT IS 30 INCHES IN WIDTH FOR A DEPTH OF 11 INCHES AT 9 INCHES ABOVE THE FINISH FLOOR OR GROUND AND FOR A DEPTH OF 8 INCHES AT 27 INCHES ABOVE THE FINISH FLOOR OR GROUND INCREASING TO 29 INCHES HIGH MINIMUM ABOVE THE FINISH FLOOR OR GROUND AT THE FRONT EDGE OF A COUNTER WITH A BUILT-IN LAVATORY OR AT THE FRONT EDGE OF A WALL-MOUNTED LAVATORY FIXTURE.

§11B-306.3.3, FIGURE 11B-306.3(C)

11. AT DINING AND WORK SURFACES REQUIRED TO BE ACCESSIBLE, KNEE CLEARANCE SHALL BE PROVIDED THAT IS 30 INCHES IN WIDTH AT 27 INCHES ABOVE THE FINISH FLOOR OR GROUND FOR A DEPTH OF AT LEAST 19 INCHES.

§11B-306.3

PROTRUDING OBJECTS

12. EXCEPT FOR HANDRAILS, OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES AND LESS THAN 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE NO MORE THAN 4 INCHES HORIZONTALLY INTO THE CIRCULATION PATH. HANDRAILS MAY PROTRUDE 4½ INCHES MAXIMUM.

§11B-307.2, FIGURE 11B-307.2

13. FREESTANDING OBJECTS MOUNTED ON POSTS OR PYLONS SHALL OVERHANG CIRCULATION PATHS NO MORE THAN 12 INCHES WHEN LOCATED FROM 27 TO 80 INCHES ABOVE THE FINISH FLOOR OR GROUND.

§11B-307.3, FIGURE 11B-307.3(A)

14. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH REQUIRED FOR ACCESSIBLE ROUTES.

§11B-307.5

15. LOWEST EDGE OF A SIGN OR OTHER OBSTRUCTION, WHEN MOUNTED BETWEEN POSTS OR PYLONS SEPARATED WITH A CLEAR DISTANCE GREATER THAN 12 INCHES, SHALL BE LESS THAN 27 INCHES OR MORE THAN 80 INCHES ABOVE THE FINISH FLOOR OR GROUND.

§11B-307.3, FIGURE 11B-307.3(B)

16. VERTICAL CLEARANCE SHALL BE AT LEAST 80 INCHES HIGH ON CIRCULATION PATHS EXCEPT AT DOOR CLOSERS AND DOOR STOPS, WHICH MAY BE 78 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

§11B-307.4

17. GUARDRAILS OR OTHER BARRIERS WITH A LEADING EDGE LOCATED 27 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE ON CIRCULATION PATHS IS LESS THAN 80 INCHES HIGH.

§11B-307.4, FIGURE 11B-307.4

18. WHERE A GUY SUPPORT IS USED WITHIN EITHER THE WIDTH OF A CIRCULATION PATH OR 24 INCHES MAXIMUM OUTSIDE OF A CIRCULATION PATH, A VERTICAL GUY BRACE, SIDEWALK GUY OR SIMILAR DEVICE SHALL BE USED TO PREVENT A HAZARD OR AN OVERHEAD OBSTRUCTION.

§11B-307.4.1, FIGURE 11B-307.4.1

REACH RANGES

19. ELECTRICAL CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF A ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES OR COOLING,

HEATING AND VENTILATING EQUIPMENT SHALL BE LOCATED WITHIN ALLOWABLE REACH RANGES. LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX.

§11B-308.1.1

20. ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED WITHIN ALLOWABLE REACH RANGES. LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX.

§11B-308.1.2

21. HIGH FORWARD REACH THAT IS UNOBSTRUCTED SHALL BE 48 INCHES MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

§11B-308.2.1, FIGURE 11B-308.2.1

22. HIGH FORWARD REACH SHALL BE 48 INCHES MAXIMUM WHERE THE REACH DEPTH IS 20 INCHES OR LESS AND 44 INCHES MAXIMUM WHERE THE REACH DEPTH EXCEEDS 20 INCHES. HIGH FORWARD REACH SHALL NOT EXCEED 25 INCHES IN DEPTH.

§11B-308.2.2, FIGURE 11B-308.2.2

23. HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM AND THE LOW SIDE REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR WHERE THE SIDE REACH IS UNOBSTRUCTED OR THE DEPTH OF ANY OBSTRUCTION DOES NOT EXCEED 10 INCHES.

§11B-308.3.1, FIGURE 11B-308.3.1

24. HIGH SIDE REACH SHALL BE 46 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND WHERE THE HIGH SIDE REACH IS OVER AN OBSTRUCTION MORE THAN 10 INCHES BUT NOT MORE THAN 24 INCHES IN DEPTH.

§11B-308.3.2, FIGURE 11B-308.3.2

25. OBSTRUCTIONS FOR HIGH SIDE REACH SHALL NOT EXCEED 34 INCHES IN HEIGHT AND 24 INCHES IN DEPTH.

§11B-308.3.2, FIGURE 11B-308.3.2

26. OBSTRUCTED HIGH SIDE REACH FOR THE TOP OF WASHING MACHINES AND CLOTHES DRYERS SHALL BE PERMITTED TO BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR.

§11B-308.3.2

27. OBSTRUCTED HIGH SIDE REACH FOR THE OPERABLE PARTS OF FUEL DISPENSERS SHALL BE PERMITTED TO BE 54 INCHES MAXIMUM MEASURED FROM THE SURFACE OF THE VEHICULAR WAY WHERE FUEL DISPENSERS ARE INSTALLED ON EXISTING CURBS.

§11B-308.3.2

OPERABLE PARTS

28. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

§11B-309.4

C. ACCESSIBLE ROUTES

DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE

1. DETECTABLE WARNING SURFACES SHALL BE YELLOW AND APPROXIMATE F5 33538 OF FEDERAL STANDARD 595C.

§11B-705.1.1.3.1

2. DETECTABLE WARNING SURFACES SHALL PROVIDE A 70 PERCENT MINIMUM VISUAL CONTRAST WITH ADJACENT WALKING SURFACES. CONTRAST IN PERCENT SHALL BE DETERMINED BY:

CONTRAST PERCENT = [(B1-B2)/B1] X 100 WHERE

B1 = LIGHT REFLECTANCE VALUE (LRV) OF THE LIGHTER AREA AND

B2 = LIGHT REFLECTANCE VALUE (LRV) OF THE DARKER AREA

§11B-705.1.1.3.2 (SEE EXCEPTION)

DOORS, DOORWAYS, AND GATES

3. DOORS, DOORWAYS, AND GATES PROVIDING USER PASSAGE SHALL BE PROVIDED IN ACCORDANCE WITH 11B-206.5 DOORS, DOORWAYS, AND GATES.

§11B-206.5

4. DOORS, DOORWAYS AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH 11B-404 DOORS, DOORWAYS, AND GATES.

§11B-404.1

5. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24 INCHES DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES AND 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES.

§11B-404.2.3

6. SWINGING DOORS AND GATES SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 11B-404.2.4.1.

§11B-404.2.4.1

7. DOORWAYS LESS THAN 36 INCHES WIDE WITHOUT DOORS OR GATES, SLIDING DOORS, OR FOLDING DOORS SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 11B-404.2.4.2.

§11B-404.2.4.2

8. MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18 INCHES OF THE LATCH SIDE AN INTERIOR DOORWAY, OR WITHIN 24 INCHES OF THE LATCH SIDE OF AN EXTERIOR DOORWAY, PROJECTS MORE THAN 8 INCHES BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE.

§11B-404.2.4.3

9. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE ½ INCH HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH 11B-302 FLOOR OR GROUND SURFACES AND 11B-303 CHANGES IN LEVEL.

§11B-404.2.5

10. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH 11B-309.4 OPERATION. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USEABLE FROM BOTH SIDES.

§11B-404.2.7

11. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:

§11B-404.2.9

a. INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAXIMUM.

b. SLIDING OR FOLDING DOORS: 5 POUNDS MAXIMUM.

c. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.

d. EXTERIOR HINGED DOORS: 5 POUNDS MAXIMUM.

12. SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.

§11B-404.2.10

RAMPS

13. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 (8.33%).

§11B-405.2

14. CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48 (2.083%).

§11B-405.3

15. FLOOR OR GROUND SURFACES OF RAMP RUNS SHALL COMPLY WITH 11B-302 FLOOR OR GROUND SURFACES. CHANGES IN LEVEL OTHER THAN THE RUNNING SLOPE AND CROSS SLOPE ARE NOT PERMITTED ON RAMP RUNS.

§11B-405.4

16. THE CLEAR WIDTH OF A RAMP RUN SHALL BE 48 INCHES MINIMUM.

§11B-405.5

17. THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES MAXIMUM.

§11B-405.6

18. RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP RUN.

§11B-405.7

19. LANDINGS SHALL COMPLY WITH 11B-302 FLOOR OR GROUND SURFACES. CHANGES IN LEVEL ARE NOT PERMITTED.

§11B-405.7.1

20. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.

§11B-405.7.2

21. TOP LANDINGS SHALL BE 60 INCHES WIDE MINIMUM.

§11B-405.7.2.1

22. THE LANDING CLEAR LENGTH SHALL BE 60 INCHES LONG MINIMUM.

§11B-405.7.3

23. BOTTOM LANDINGS SHALL EXTEND 72 INCHES MINIMUM IN THE DIRECTION OF RAMP RUN.

§11B-405.7.3.1

24. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60 INCHES MINIMUM BY 72 INCHES MINIMUM IN THE DIRECTION OF DOWNWARD TRAVEL FROM THE UPPER RAMP RUN.

§11B-405.7.4

25. WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY 11B-404.2.4 AND 11B-404.3.2 SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA. DOORS, WHEN FULLY OPEN, SHALL NOT REDUCE THE REQUIRED RAMP LANDING WIDTH BY MORE THAN 3 INCHES. DOORS, IN ANY POSITION, SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42 INCHES.

§11B-405.7.5

26. RAMP RUNS SHALL HAVE COMPLIANT HANDRAILS PER 11B-505 HANDRAILS.

§11B-405.8

27. EDGE PROTECTION COMPLYING WITH 11B-405.9.2 CURB OR BARRIER SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS.

§11B-405.9 (SEE EXCEPTIONS)

28. A CURB, 2 INCHES HIGH MINIMUM, OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4 INCH DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4 INCHES OF THE FINISH FLOOR OR GROUND SURFACE. TO PREVENT WHEEL ENTRAPMENT, THE CURB OR BARRIER SHALL PROVIDE A CONTINUOUS AND UNINTERRUPTED BARRIER ALONG THE LENGTH OF THE SUBJECT.

§11B-405.9.2

29. LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.

§11B-405.10

HANDRAILS

30. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.

§11B-505.2

31. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS AND RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS.

§11B-505.3

32. TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES MINIMUM AND 38 INCHES MAXIMUM VERTICALLY ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES.

§11B-505.4

33. CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACES AND ADJACENT SURFACES SHALL BE 1½ INCHES MINIMUM. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS 3 INCHES MAXIMUM DEEP AND 18 INCHES MINIMUM CLEAR ABOVE THE TOP OF THE HANDRAIL.

§11B-505.5

HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL NOT BE OBSTRUCTED FOR MORE THAN 20 PERCENT OF THEIR LENGTH. WHERE PROVIDED, HORIZONTAL PROJECTIONS SHALL OCCUR 1½ INCHES MINIMUM BELOW THE BOTTOM OF THE HANDRAIL-GRIPPING SURFACE.

§11B-505.6

35. HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1¼ INCHES MINIMUM AND 2 INCHES MAXIMUM.

§11B-505.7.1

36. HANDRAIL GRIPPING SURFACES WITH A NON-CIRCULAR CROSS SECTION SHALL HAVE A PERIMETER DIMENSION OF 4 INCHES MINIMUM AND 6¼ INCHES MAXIMUM, AND A CROSS-SECTION DIMENSION OF 2¼ INCHES MAXIMUM.

§11B-505.7.2

37. HANDRAIL GRIPPING SURFACES SHALL EXTEND BEYOND AND IN THE SAME DIRECTION OF STAIR FLIGHTS AND RAMP RUNS IN ACCORDANCE WITH SECTION 11B-505.10 HANDRAIL EXTENSIONS.

§11B-505.10

38. RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.

§11B-505.10.1

39. AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

§11B-505.10.2

40. AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. THE HORIZONTAL EXTENSION OF A HANDRAIL SHALL BE 12 INCHES LONG MINIMUM AND A HEIGHT EQUAL TO THAT OF THE SLOPING PORTION OF THE HANDRAIL AS MEASURED ABOVE THE STAIR NOSINGS. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

§11B-505.10.3

STAIRWAYS

41. A STAIR IS DEFINED AS A CHANGE IN ELEVATION, CONSISTING OF ONE OR MORE RISERS.

§11B-202

42. ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTHS. RISERS SHALL BE 4 INCHES HIGH MINIMUM AND 7 INCHES HIGH MAXIMUM. TREADS SHALL BE 11 INCHES DEEP MINIMUM. CURVED STAIRWAYS WITH WINDER TREADS ARE PERMITTED AT STAIRS WHICH ARE NOT PART OF A REQUIRED MEANS OF EGRESS.

(SEE EXCEPTION) §11B-504.2

43. OPEN RISERS ARE NOT PERMITTED.

§11B-504.3 (SEE EXCEPTIONS)

44. INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND LOWER TREAD MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. EXTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. THE STRIPE SHALL BE A MINIMUM OF 2 INCHES WIDE TO A MAXIMUM OF 4 INCHES WIDE PLACED PARALLEL TO, AND NOT MORE THAN 1 INCH FROM, THE NOSE OF THE STEP OR UPPER APPROACH. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STEP OR UPPER APPROACH AND SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIPE SHALL BE ACCEPTABLE. GROOVES SHALL NOT BE USED TO SATISFY THIS REQUIREMENT.

§11B-504.4.1

45. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE ½ INCH MAXIMUM. NOSINGS THAT PROJECT BEYOND RISERS SHALL HAVE THE UNDERSIDE OF THE LEADING EDGE CURVED OR BEVELED. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREAD AT AN ANGLE OF 30 DEGREES MAXIMUM FROM VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL EXTEND 1¼ INCHES MAXIMUM OVER THE TREAD BELOW.

§11B-504.5 (SEE EXCEPTION FOR EXISTING BUILDINGS)

46. STAIRS SHALL HAVE HANDRAILS COMPLYING WITH SECTION 11B-505 HANDRAILS.

§11B-504.6

47. STAIR TREADS AND LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.

§11B-504.7

48. FLOOR IDENTIFICATION SIGNS REQUIRED BY CHAPTER 10, SECTION 1022.9 COMPLYING WITH SECTIONS 11B-703.1 SIGNS GENERAL, 11B-703.2 RAISED CHARACTERS, 11B-703.3 BRAILLE AND 11B-703.5 VISUAL CHARACTERS SHALL BE LOCATED AT THE LANDING OF EACH FLOOR LEVEL, PLACED ADJACENT TO THE DOOR ON THE LATCH SIDE, IN ALL ENCLOSED STAIRWAYS IN BUILDINGS TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL. AT THE EXIT DISCHARGE LEVEL, THE SIGN SHALL INCLUDE A RAISED FIVE POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE THE SAME AS THE HEIGHT OF THE RAISED CHARACTERS.

§11B-504.8

CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS

49. PERPENDICULAR RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 (8.33%).

§11B-406.2.1

50. FOR PERPENDICULAR RAMPS, WHERE PROVIDED, CURB RAMP FLARES SHALL NOT BE STEEPER THAN 1:10.

§11B-406.2, FIGURE 11B-406.2.2

51. THE RUNNING SLOPE OF THE CURB RAMP SEGMENTS SHALL BE IN-LINE WITH THE DIRECTION OF SIDEWALK TRAVEL. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 (8.33%).

§11B-406.3.1, FIGURE 11B-406.3.2

52. A TURNING SPACE 48 INCHES MINIMUM BY 48 INCHES MINIMUM SHALL BE PROVIDED AT THE BOTTOM OF THE CURB RAMP. THE SLOPE OF THE TURNING SPACE IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM (2.083%).

§11B-406.3.2

53. BLENDED TRANSITION RAMPS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:20 (5%).

§11B-406.4.1

54. CURB RAMPS AND THE FLARED SIDES OF CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES, OR PARKING ACCESS AISLES. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.

§11B-406.5.1

55. THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITIONS, AND TURNING SPACES SHALL BE 48 INCHES MINIMUM.

§11B-406.5.2

56. LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMPS AND BLENDED TRANSITIONS (PARALLEL CURB RAMPS SHALL NOT BE REQUIRED TO COMPLY). THE LANDING CLEAR LENGTH SHALL BE 48 INCHES MINIMUM. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING ANY FLARED SIDES, OR THE BLENDED TRANSITION LEADING TO THE LANDING. THE SLOPE OF THE LANDING IN ALL DIRECTIONS SHALL BE 1:48 (2.083%) MAXIMUM.

§11B-406.5.3

57. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.

§11B-406.5.6

58. THE CROSS SLOPE OF CURB RAMPS AND BLENDED TRANSITIONS SHALL BE 1:48 (2.083%) MAXIMUM.

§11B-406.5.7

59. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO AND WITHIN 24 INCHES OF THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20 (5%). THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL.

§11B-406.5.8

60. THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE A CLEAR SPACE 48 INCHES MINIMUM OUTSIDE ACTIVE TRAFFIC LANES OF THE ROADWAY. DIAGONAL CURB RAMPS PROVIDED AT MARKED CROSSINGS SHALL PROVIDE THE 48 INCHES MINIMUM CLEAR SPACE WITHIN THE MARKINGS.

§11B-406.5.9

61. CURB RAMPS AND BLENDED TRANSITIONS SHALL HAVE DETECTABLE WARNINGS COMPLYING WITH 11B-705 DETECTABLE WARNINGS.

§11B-406.5.12

62. RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES. THE CLEAR WIDTH OF THE ACCESSIBLE ROUTE AT ISLANDS SHALL BE 60 INCHES WIDE MINIMUM. WHERE CURB RAMPS ARE PROVIDED, THEY SHALL COMPLY WITH 11B-406 CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS. LANDINGS COMPLYING WITH 11B-406.5.3 LANDINGS AND THE ACCESSIBLE ROUTE SHALL BE PERMITTED TO OVERLAP. ISLANDS SHALL HAVE DETECTABLE WARNINGS COMPLYING WITH 11B-705 DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE.

§11B-406.6, FIGURE 11B-406.6

D. GENERAL SITE AND BUILDING ELEMENTS

1. WHERE PARKING SPACES ARE PROVIDED, ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN NUMBER AND KIND REQUIRED PER SECTION 11B-208 PARKING SPACES.

§11B-208.1

2. WHERE PASSENGER LOADING ZONES, DROP-OFF ZONES, AND/OR BUS STOPS ARE PROVIDED, ACCESSIBLE PASSENGER LOADING ZONES, DROP-OFF ZONES, AND/OR BUS STOPS ARE REQUIRED.

3. WHERE ELECTRIC VEHICLE CHARGING STATIONS (EVCS) ARE PROVIDED, THEY SHALL COMPLY WITH SECTION 11B-812 AS REQUIRED BY SECTION 11B-228.3.

4. EVCS COMPLYING WITH SECTION 11B-812 THAT SERVE A PARTICULAR BUILDING OR FACILITY SHALL BE LOCATED ON AN ACCESSIBLE ROUTE TO AN ENTRANCE COMPLYING WITH SECTION 11B-206.4. WHERE EVCS DO NOT SERVE A PARTICULAR BUILDING OR FACILITY,

EVCS COMPLYING WITH SECTION 11B-812 SHALL BE LOCATED ON AN ACCESSIBLE ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE EV CHARGING FACILITY.

E. PLUMBING FIXTURES AND FACILITIES

DRINKING FOUNTAINS

1. DRINKING FOUNTAINS SHALL COMPLY WITH SECTIONS 11B-307 PROTRUDING OBJECTS AND 11B-602 GENERAL REQUIREMENTS.

§11B-602.1

2. UNITS SHALL HAVE A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-305 CLEAR FLOOR OR GROUND SPACE POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT. KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 KNEE AND TOE CLEARANCE SHALL BE PROVIDED.

§11B-602.2

3. SPOUT OUTLETS SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

§11B-602.4

4. THE SPOUT SHALL BE LOCATED 15 INCHES MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMBERS.

§11B-602.5

5. THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES HIGH MINIMUM AND SHALL BE LOCATED 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 3 INCHES FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM. WHERE SPOUTS ARE LOCATED BETWEEN 3 INCHES AND 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM.

§11B-602.6

6. SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES MINIMUM AND 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

§11B-602.7

7. WALL AND POST-MOUNTED CANTILEVERED DRINKING FOUNTAINS SHALL BE 18 INCHES MINIMUM AND 19 INCHES MAXIMUM IN DEPTH.

§11B-602.8

8. ALL DRINKING FOUNTAINS SHALL EITHER BE LOCATED COMPLETELY WITHIN ALCOVES, POSITIONED COMPLETELY BETWEEN WING WALLS, OR OTHERWISE POSITIONED SO AS NOT TO ENCROACH INTO PEDESTRIAN WAYS. THE PROTECTED AREA WITHIN SUCH A DRINKING FOUNTAIN IS LOCATED SHALL BE 32 INCHES WIDE MINIMUM AND 18 INCHES DEEP MINIMUM, AND SHALL COMPLY WITH SECTION 11B-305.7 MANEUVERING CLEARANCE. WHEN USED, WING WALLS OR BARRIERS SHALL PROTECT HORIZONTALLY AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6 INCHES VERTICALLY FROM THE FLOOR OR GROUND SURFACE.

§11B-602.9

TOILET AND BATHING ROOM CLEARANCES

9. DOORS TO UNISEX TOILET ROOMS AND UNISEX BATHING ROOMS SHALL HAVE PRIVACY LATCHES.

§11B-213.2.1

10. MIRRORS LOCATED ABOVE THE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITHIN THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. MIRRORS NOT LOCATED ABOVE THE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

§11B-603.3

11. COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN SECTION 11B-308. SHELVES SHALL BE LOCATED 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR. MEDICINE CABINETS SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR.

§11B-603.4

12. WHERE TOWEL OR SANITARY NAPKIN DISPENSERS, WASTE RECEPTACLES, OR OTHER ACCESSORIES ARE PROVIDED IN TOILET FACILITIES, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE. ALL OPERABLE PARTS, INCLUDING COIN SLOTS, SHALL BE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR. BABY CHANGING STATIONS ARE NOT REQUIRED TO COMPLY WITH SECTION 11B-603.5 (SEE EXCEPTION) §11B-603.5

WATER CLOSETS AND TOILET COMPARTMENTS

13. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 11B-309.4 OPERATION EXCEPT THEY SHALL BE LOCATED 44 INCHES MAXIMUM ABOVE THE FLOOR. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING WITH SECTION 11B-604.8.2 AMBULATORY ACCESSIBLE COMPARTMENTS.

§11B-604.6

14. TOILET PAPER DISPENSERS SHALL COMPLY WITH SECTION 11B-309.4 OPERATION AND SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE BELOW THE GRAB BAR, 19 INCHES MINIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND THE GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROL DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.

§11B-604.7

15. SANITARY NAPKIN DISPOSAL UNITS, IF PROVIDED, SHALL COMPLY WITH SECTION 11B-309.4 AND SHALL BE WALL MOUNTED AND LOCATED ON THE SIDEWALL BETWEEN THE REAR WALL OF THE TOILET AND THE TOILET PAPER DISPENSER, ADJACENT TO THE TOILET PAPER DISPENSER. THE DISPOSAL UNIT SHALL BE LOCATED BELOW THE GRAB BAR WITH THE OPENING OF THE DISPOSAL UNIT 19 INCHES MINIMUM (483 MM) ABOVE THE FINISH FLOOR.

§11B-604.7.2

16. URINALS SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. URINALS SHALL BE 13½ INCHES DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE.

§11B-605.2

17. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 11B-309 OPERABLE PARTS EXCEPT THAT THE FLUSH CONTROL SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 44 INCHES ABOVE THE FINISH FLOOR.

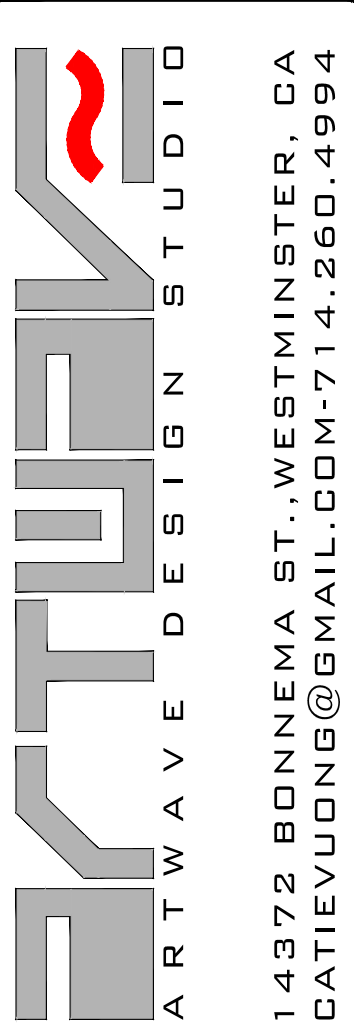
§11B-605.4

18. FOR LAVATORIES AND SINKS, A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305 CLEAR FLOOR OR GROUND SURFACES, POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 KNEE AND TOE CLEARANCE SHALL BE PROVIDED.

§11B-606.2

19. LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

§11B-606.3



VANILLA SHELL
TATTOO SHOP

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1

ATTACHMENT 2 PLANS

Y N/A RESPON.
PARTY

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklist(s) contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 et seq. for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)

301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant Improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD Department of Housing and Community Development
BSC California Building Standards Commission
DSA-SS Division of the State Architect, Structural Safety
OSHDP Office of Statewide Health Planning and Development
LR Low Rise
HR High Rise
AA Additions and Alterations
N New

CHAPTER 5 NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

5.101.1 SCOPE

The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

The following terms are defined in Chapter 2 (and are included here for reference)

CUTOFF LUMINAIRES: Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

LOW-EMITTING AND FUEL EFFICIENT VEHICLES.

Eligible vehicles are limited to the following:

- Zero emission vehicle (ZEV), including neighborhood electric vehicles (NEV), partial zero emission vehicle (PZEV), advanced technology PZEV (AT ZEV) or CNG fueled (original equipment manufacturer only) regulated under Health and Safety Code section 43800 and CCR, Title 13, Sections 1961 and 1962.
- High-efficiency vehicles, regulated by U.S. EPA, bearing High-Occupancy Vehicle (HOV) car pool lane stickers issued by the Department of Motor Vehicles.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it exists on July 1, 2000), and is certified to zero-emission vehicle standards.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

Note: Source: Vehicle Code, Division 1, Section 668

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

- Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
 - Scheduling construction activity during dry weather, when possible.
 - Preservation of natural features, vegetation, soil, and buffers around surface waters.
 - Drainage swales or lined ditches to control stormwater flow.
 - Mulching or hydroseeding to stabilize disturbed soils.
 - Erosion control to protect slopes.
 - Protection of storm drain inlets (gravel bags or catch basin inserts).
 - Perimeter sediment control (perimeter silt fence, fiber rolls).
 - Sediment trap or sediment basin to retain sediment on site.
 - Stabilized construction exits.
 - Wind erosion control.
 - Other soil loss BMPs acceptable to the enforcing agency.
- Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
 - Dewatering activities.
 - Material handling and waste management.
 - Building materials stockpile management.
 - Management of washout areas (concrete, paints, stucco, etc.).
 - Control of vehicle/equipment fueling to contractor's staging area.
 - Vehicle and equipment cleaning performed off site.
 - Spill prevention and control.
 - Other housekeeping BMPs acceptable to the enforcing agency.

Y N/A RESPON.
PARTY

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/construction/stormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor bicycle traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

- Covered, lockable enclosures with permanently anchored racks for bicycles;
- Lockable bicycle rooms with permanently anchored racks; or
- Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

- Covered, lockable enclosures with permanently anchored racks for bicycles;
- Lockable bicycle rooms with permanently anchored racks; or
- Lockable, permanently anchored bicycle lockers.

5.106.5.2 DESIGNATED PARKING FOR CLEAN AIR VEHICLES. In new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as follows:

TABLE 5.106.5.2 - PARKING	
TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
25-50	3
51-75	6
76-100	8
101-150	11
151-200	16
201 AND OVER	AT LEAST 8% OF TOTAL

5.106.5.2.1 - Parking stall marking. Paint, in the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: CLEAN AIR / VAN POOL / EV

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces.

5.106.5.3 Electric vehicle (EV) charging. [N] Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE). When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.3.1 Single charging space requirements. [N] When only a single charging space is required per Table 5.106.5.3.3, a raceway is required to be installed at the time of construction and shall be installed in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

- The type and location of the EVSE.
- A listed raceway capable of accommodating a 208/240-volt dedicated branch circuit.
- The raceway shall not be less than trade size 1".
- The raceway shall originate at a service panel or a subpanel serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and listed suitable cabinet, box, enclosure or equivalent.
- The service panel or subpanel shall have sufficient capacity to accommodate a minimum 40-ampere dedicated branch circuit for the future installation of the EVSE.

5.106.5.3.2 Multiple charging space requirements. [N] When multiple charging spaces are required per Table 5.106.5.3.3, raceway(s) is/are required to be installed at the time of construction and shall be installed in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

- The type and location of the EVSE.
- The raceway(s) shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and into listed suitable cabinet(s), box(es), enclosure(s) or equivalent.
- Plan design shall be based upon 40-ampere minimum branch circuits.
- Electrical calculations shall substantiate the design of the electrical system, to include the rating of equipment and any on-site distribution transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated ampereage.
- The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.

5.106.5.3.3 EV charging space calculations. [N] Table 5.106.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE.
Exceptions: On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure is not feasible based upon one or more of the following conditions:

Y N/A RESPON.
PARTY

- Where there is insufficient electrical supply.
- Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

TABLE 5.106.5.3.3	
TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 AND OVER	6% of total ¹

- Calculation for spaces shall be rounded up to the nearest whole number.

5.106.5.3.4 [N] Identification. The service panel or subpanel(s) circuit directory shall identify the reserved overcurrent protective device space(s) for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

5.106.5.3.5 [N] Future charging spaces qualify as designated parking as described in Section 5.106.5.2 Designated parking for clean air vehicles.

Y N/A RESPON.
PARTY

5.106.8 LIGHT POLLUTION REDUCTION. [N] Outdoor lighting systems shall be designed and installed to comply with the following:

- The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
- Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
- Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
- Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

- Luminaires that qualify as exceptions in Section 140.7 of the California Energy Code.
- Emergency lighting.
- Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
- Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.

Note: [N]

- See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
- Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, California Energy Code Tables 130.2-A and 130.2-B.
- Refer to the California Building Code for requirements for additions and alterations.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS. 2

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING:					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting -	N/A	U0	U0	U0	U0
For all other outdoor lighting, including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING - (G)					
Luminaire greater than 2 MH from property line	N/A	G1	G2	G3	G4
Luminaire front hemisphere is 1-2 MH from property line	N/A	G0	G1	G1	G2
Luminaire front hemisphere is 0.5-1 MH from property line	N/A	G0	G0	G1	G1
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. If the nearest property line is less than or equal to two mounting heights from the back hemisphere of the luminaire distribution, the applicable reduced Backlight rating shall be met.

4. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet U-value limits for "all other outdoor lighting".

5. If the nearest property line is less than or equal to two mounting heights from the front hemisphere of the luminaire distribution, the applicable reduced Glare rating shall be met.

Y N/A RESPON.
PARTY

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

- Swales.
 - Water collection and disposal systems.
 - French drains.
 - Water retention gardens.
 - Other water measures which keep surface water away from buildings and aid in groundwater recharge.
- Exception:** Additions and alterations not altering the drainage path.

Y N/A RESPON.
PARTY

YES
NOT APPLICABLE
RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: The surface parking area covered by solar photovoltaic shade structures, or shade structures, with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculations.

5.106.12.2 Landscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions: Walks, hardscape areas covered by solar photovoltaic shade structures, and hardscape areas covered by shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope [BSC-CG]. California Energy Code [DSA-SS]. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 (and are included here for reference)

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which are two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWLEO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWLEO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWLEO, or adopt a local ordinance at least as effective as the MWLEO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. A meter installed subordinate to a site meter. Usually used to measure water intended for one purpose, such as landscape irrigation. For the purposes of CALGreen, a dedicated meter may be considered a submeter.

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWLEO).

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

- For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
- Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
 - Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
 - Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
 - Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals.

5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads

ATTACHMENT 2

PLANS

Y/N/A	RESPON. PARTY	YES NOT APPLICABLE RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)
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SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu the amount of heat required to melt a ton (2,000 pounds) of ice at 32° Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardwood, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCSJ). One or more spaces intended for charging electric vehicles

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and

equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hydrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec. 82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O₃/g ROG).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, gauge

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a)

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

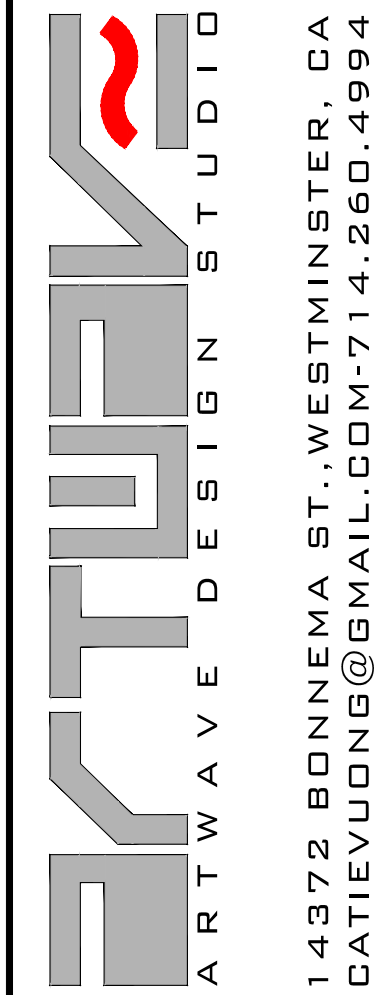
5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.



VANILLA SHELL
TATTOO SHOP

Design by: CATIE VUONG
Drawn by: CV, TV, NV, NP
Scale: AS SHOWN
Date: 2.22.2022
Job Number: AW22-0202

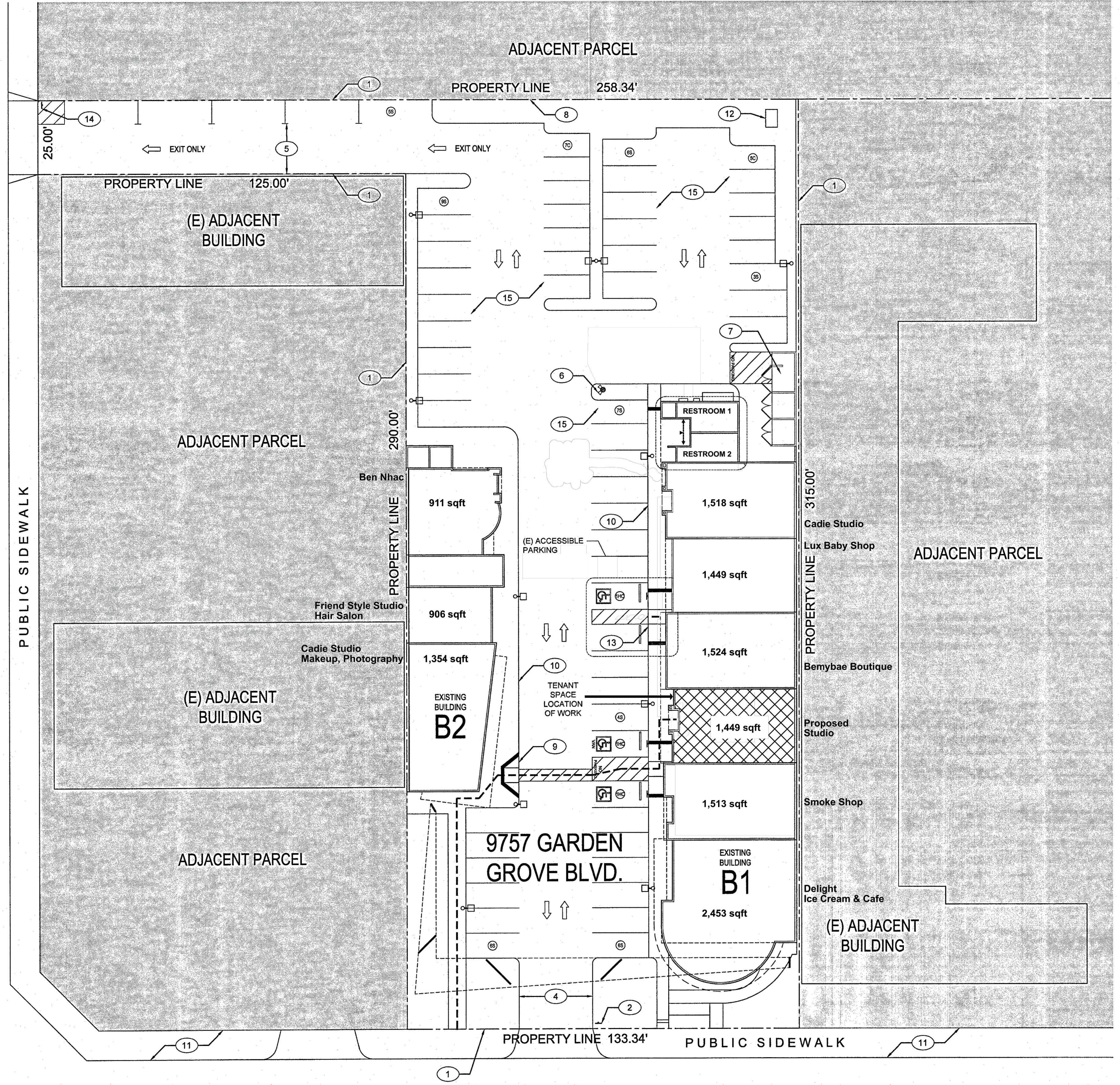
Sheet:

CV1.3

CAL GREEN

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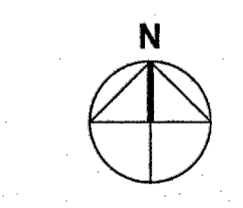
GALWAY STREET



GARDEN GROVE BOULEVARD

SITE PLAN IS FOR REFERENCE ONLY.
FIELD VERIFY ACTUAL SITE CONDITIONS.

REFERENCE SITE PLAN



SCALE
1" = 20'-0" 17

NOTES - SITE PLAN

NOTES - SITE PLAN

SCALE 1

1. DISABLE ACCESS PATH OF TRAVEL TO PUBLIC WAY & DISABLE ACCESS PARKING SHALL COMPLY WITH CURRENT APPLICABLE CODES

2. LANDLORD TO PROVIDE DISABLE ACCESS COMPLIANCE & MAINTENANCE OF ALL EXISTING BUILDING COMMON AREA RESTROOMS, ACCESSIBLE PARKING AND PATH OF TRAVEL UPTO TENANT SPACE ENTRANCES/ EXITS IN COMPLIANCE W/ THE CURRENT CODE

NOTE:
1. (E) = EXISTING; (D) = DEMOLISH; (N) = NEW; (R) = RELOCATE

SITE INFORMATION
APN: 133-371-15
ZONING: GGMU-3
LOT AREA: 45,406 sqft
BUILDING AREA: 9,906 sqft
TENANT AREA: 1,449 sqft
TOTAL PARKING: 61
SHARED RESTROOM: 2

----- DISABLE ACCESS PATH OF TRAVEL FROM PUBLIC SIDEWALK AND DISABLE ACCESS PARKING STALL TO BUILDING ENTRANCE.

LEGEND - SITE PLAN

- SCALE 6
- (E) PROPERTY LINE.
 - (E) ADA PUBLIC PARKING LOT ENTRANCE SIGN.
 - VAN ACCESSIBLE HANDICAP PARKING STALL & STANDARD ACCESSIBLE HANDICAP PARKING STALL. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL COMPLY WITH SECTION 11B-302. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED. SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED. REPAIR GROUND SURFACE SLOPES AND RESTRIPE ACCESSIBLE PARKING STALLS.
 - (E) DRIVEWAY ENTRANCE.
 - (E) DRIVEWAY EXIT ONLY.
 - (E) PUBLIC FIRE HYDRANT (F.H.).
 - (E) TRASH ENCLOSURE.
 - (E) BOUNDARY WALL.
 - (E) CURB RAMP.
 - (E) CONCRETE WALK.
 - (E) PUBLIC SIDEWALK.
 - (E) ELECTRICAL TRANSFORMER.
 - (E) CONCRETE CURB RAMP WITH 1:12 MAX. RUNNING SLOPE, 1:48 MAX. CROSS SLOPE, 12" BAND GROOVES AT TOP OF RAMP.
 - (E) "NO ENTRY" SIGN.
 - (E) S=STANDARD AND C=COMPACT PARKING STALLS.

KEYNOTES - SITE PLAN

- SCALE 11
- ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CBC DIVISION 4.
 - ALL ENTRANCE AND EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES.
 - ALL WALKS AND SIDEWALKS SHALL BE 48" MIN. IN WIDTH.
 - THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 (5% GRADIENT). THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48. (CBC SEC. 11B-403.3)
 - ALL WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60"x60" AT DOOR OR GATE THAT SWINGS TOWARD THE WALK, AND NOT LESS THAN 48" WIDE BY 44" DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK.
 - THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY.
 - LEVEL AREA OF WALKS SHALL EXTEND 24 INCHES TO THE SIDE OF STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK.
 - PROVIDE AN INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ALL ACCESSIBLE BUILDING ENTRANCES. (CBC SEC. 1117B.5.8.1.2 & 1127B.3)
 - TACTILE SIGNS SHALL BE PROVIDED AT LOCATIONS AS REQUIRED PER CBC 1011.3.

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VANILLA SHELL
TATTOO SHOP
9757 Garden Grove Blvd, Garden Grove, CA 92844

Design by:
CATIE VUONG

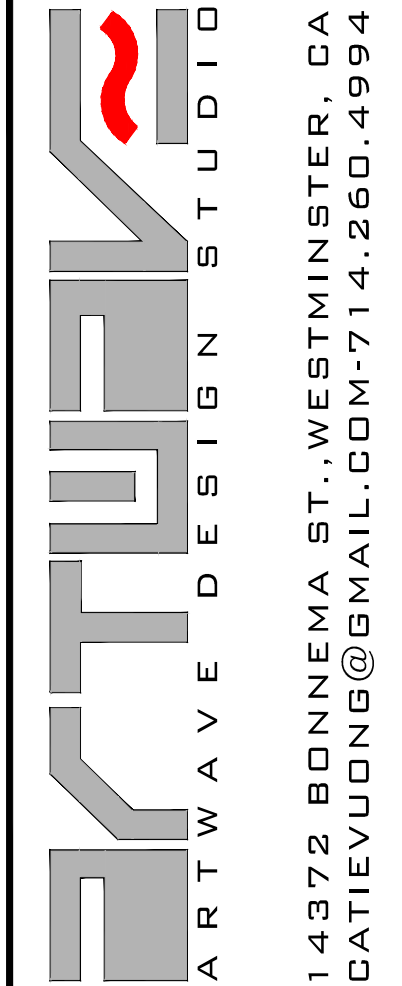
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Date:
2.22.2022

Job Number:
AW22-0202

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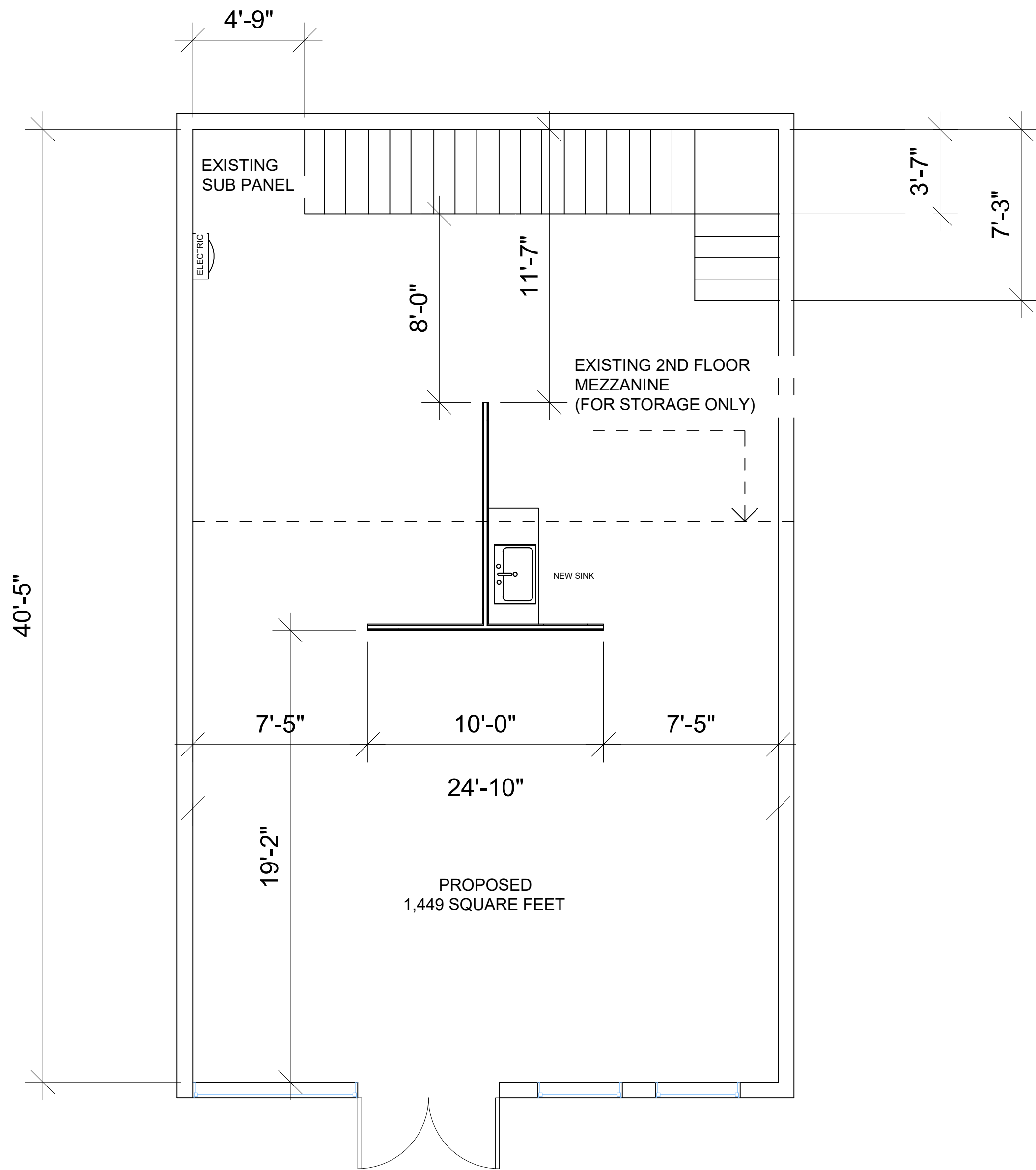
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Sheet:
A.2
EXISTING/DEMO PLAN



PROPOSED FLOOR PLAN

NOTES:

LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. THE EXTERIOR LANDING OR FLOOR SHALL NOT BE MORE THAN 7 3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LOWER LANDING OR FLOOR. R311.3.1

STONE TILE
DOOR JAMB BEYOND
DOOR, PER SCHEDULE
MAX 1/2" HIGH STONE THRESHOLD, UBC-11339.2.4
2:1 SLOPE
CERAMIC TILE
THINSET

STONE THRESHOLD
SCALE: 6"=1'-0"

5/8" TYPE 'X' GYP. BD. EACH SIDE OVER METAL STUD. SEE STUD. TABLE FOR SIZE AND SPACING.
FIXED GLASS.
DOOR FRAME PER SCHEDULE
DOOR PER SCHEDULE
INSULATION WHERE OCCURS
SEE FLOOR PLAN

INTEGRAL DOOR & WINDOW JAMB
SCALE: 3"= 1'-0"

INSULATION WHERE OCCURS
5/8" TYPE 'X' GYP. BD. EACH SIDE OVER METAL STUD. SEE STUD. TABLE FOR SIZE AND SPACING.
METAL TRACK
3-5/8" METAL STUD NESTED IN METAL TRACK
ALUMINUM WINDOW FRAME
FIXED GLASS.

WINDOW HEAD (JAMB & SILL SIM)
SCALE: 3"= 1'-0"

ROUGH OPENING
DOOR DIM. SEE SCHEDULE
5/8" TYPE 'X' GYP. BD. EACH SIDE OVER METAL STUD. SEE STUD. TABLE FOR SIZE AND SPACING
INSULATION WHERE OCCURS
METAL TRACK
3-5/8" METAL STUD NESTED IN METAL TRACK
DOOR FRAME PER SCHEDULE
DOOR PER SCHEDULE

DOOR HEAD (JAMB SIM.)
SCALE: 3"= 1'-0"

DOOR SCHEDULE

DOOR NO.	UNIT	DOOR TYPE	DOOR			FRAME		U-FACT.	SHGC	REMARKS	
			SIZE			MATERIAL	FINISH				
			WIDTH	HEIGHT	THICK						
001	I	EXTERIOR DOOR	3'-6"	8'-0"	1-3/4"	METAL	BLACK	METAIL			PUSH PULL HANDLE AND PANIC HARDWARE NOTES: ALL EXTERIOR DOORS SHALL BE WELL FITTED AND SELF CLOSING TO EFFECTIVELY PREVENT THE ENTRANCE OF FLIES, RODENTS, AND VERMIN.

NOTE:

- FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS. ALL GLAZING TO BE DUAL GLAZE
- HARDWARE COMPLYING WITH EXISTING AND DISABLED ACCESSIBILITY REQUIREMENTS.
- T: TEMP GLASS TYP.
- EMERGENCY EGRESS WINDOW.

DOOR AND WINDOW NOTES

ATTACHMENT 2
PLANS

1. ALL DOORS & WINDOWS SHALL BE WEATHER TIED & PROVIDED WITH PROPER SCREEN-METAL. DOORS & WINDOWS SHALL BE IN COMPLIANCE WITH ANSI, STD. A1.3 OR A1.342.

2. GLAZING & INSULATION SHALL CONFORM TO THE STATE ENERGY INSUL. STANDARD.

3. RELOCATED OR REPLACED GLAZING MUST CONFORM TO THE CURRENT ENERGY REGULATIONS. [150.1(C)3]

4. EXTERIOR DOOR SHALL BE SOLID CORE DOOR OR TEMPERED GLASS W/DEAD BOLT PER SECURITY EXTERIOR DOOR SHALL BE SOLID CORE DOOR OR TEMPERED GLASS W/DEAD BOLT PER SECURITY ORDINANCE.

5. DOOR TO GARAGE SHALL BE SOLID WOOD DOOR W/CLOSER AND WEATHER STRIPPING. 1" MAX DROP PER SECTION.

6. ALL GLAZING IN HAZARDOUS LOCATIONS AS DEFINED IN UBC.

7. ALL NEW DOORS & WINDOWS MUST COMPLY WITH BUILDING DEPARTMENT SECURITY STANDARD.

8. ALL NEW WINDOWS MATCHING EXISTING WINDOW STYLE.

9. DOORS BETWEEN THE GARAGE AND PRIVATE RESIDENCE SHALL BE SELF-CLOSING AND SELF-LATCHING.

10. PROVIDE THE MINIMUM 1-3/8 INCH SOLID-CORE WOOD DOOR, A SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1-3/8 INCH THICK, OR A 20-MINUTE FIRE RATED DOOR BETWEEN THE GARAGE AND RESIDENCE UNLESS BOTH ARE PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM.

11. LANDINGS AT DOOR SHALL HAVE A LENGTH MEASURED IN DIRECTION OF TRAVEL OF NOT LESS THAN 36 INCHES.

12. WINDOWS SHALL BE TEMPERED GLASS, OR MUTI-LAYERED GLASS PANELS, OR GLASS BLOCK, OR WINDOW SYSTEMS HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. GLAZING FRAMES MADE OF VINYL SHALL HAVE WELDED CORNERS, AND METAL REINFORCEMENT IN THE INTERLOCK AREA. PER APPROVED MANUFACTURER (COUNTY ARE CODE APPENDIX II-A526.2.1)

13. ALL EXTERIOR DOORS SHALL BE APPROVED IGNITION RESISTANT CONSTRUCTION, SOLID-CORE WOOD NOT LESS THAN 1-3/8" THICK, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. (COUNTY FIRE CODE APPENDIX II-A 526.3.4)

14. MAXIMUM EFFORT TO OPERATE DOOR SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND INTERIOR DOORS, SUCH PULL OR PUSH EFFORT APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLACE OF SLIDING OR FOLDING DOOR. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.

DOOR HARDWARE

HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (864 MM) MINIMUM AND 44 INCHES (1118 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

EXCEPTIONS:

- EXISTING LOCKS SHALL BE PERMITTED IN ANY LOCATION AT EXISTING GLAZED DOORS WITHOUT STILES, EXISTING OVERHEAD ROLLING DOORS OR GRILLES, AND SIMILAR EXISTING DOORS OR GRILLES THAT ARE DESIGNED WITH LOCKS THAT ARE ACTIVATED ONLY AT THE TOP OR BOTTOM RAIL.
- ACCESS GATES IN BARRIER WALLS AND FENCES PROTECTING POOLS, SPAS, AND HOT TUBS SHALL BE PERMITTED TO HAVE OPERABLE PARTS OF THE RELEASE OF LATCH ON SELF-LATCHING DEVICES AT 54 INCHES (1372 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND PROVIDED THE SELF-LATCHING DEVICES ARE NOT ALSO SELF-LOCKING DEVICES AND OPERATED BY MEANS OF A KEY, ELECTRONIC OPENER, OR INTEGRAL COMBINATION LOCK.

VANILLA SHELL
TATTOO SHOP

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Job Number:
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Sheet:
A.3
DOOR SCHEDULE

ATTITUDE

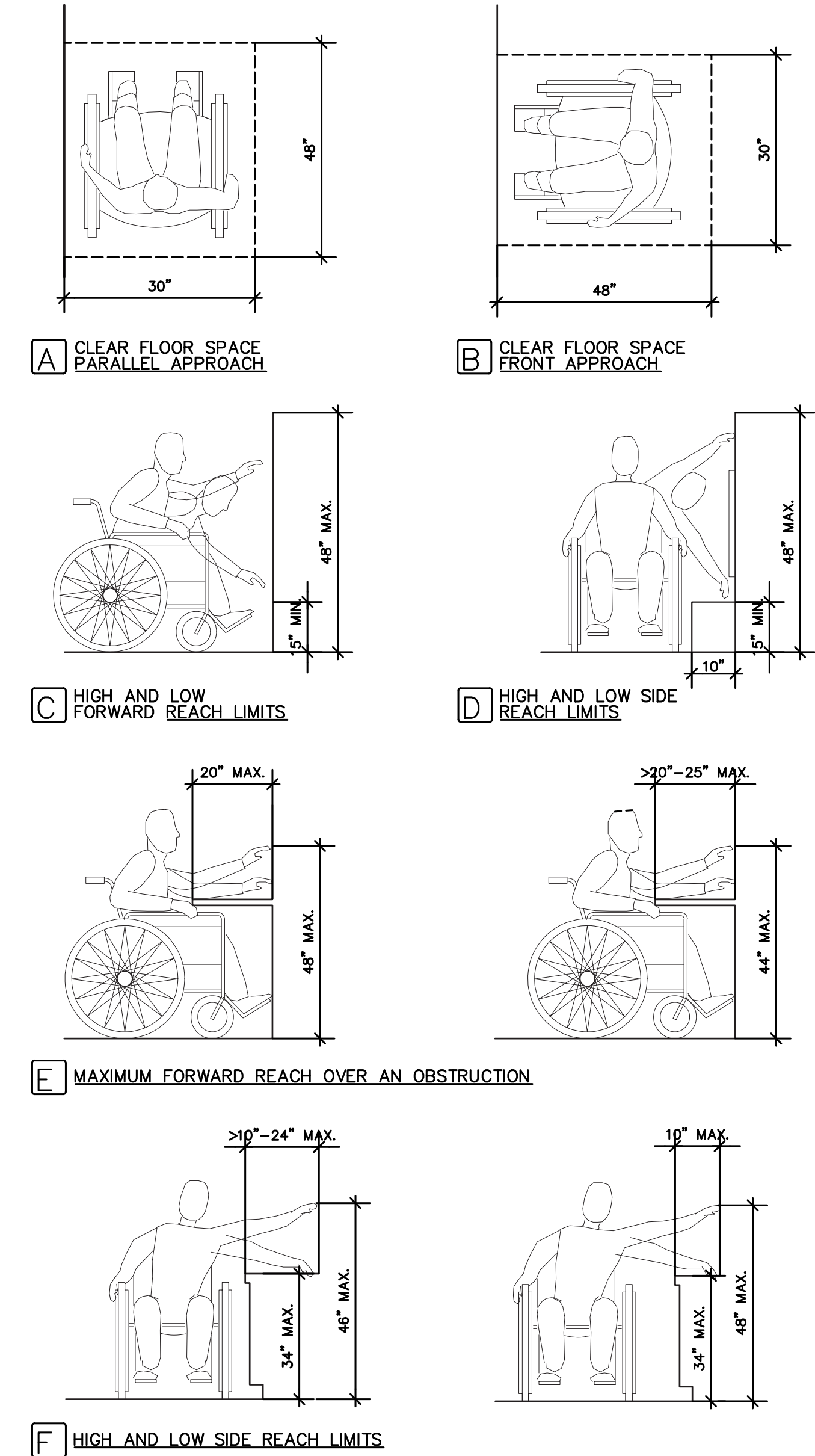
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REGISTERED PROFESSIONAL ENGINEER
JASON J. JASPER
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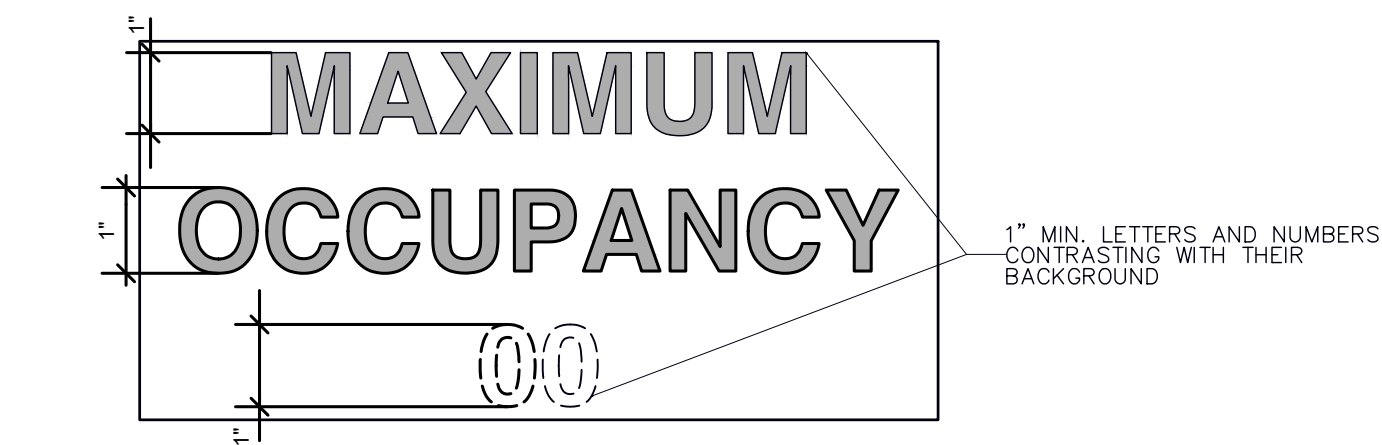
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- NOTE:
- REACH REQUIREMENTS SHALL COMPLY WITH CBC 2016 §11B-308

ACCESSIBILTY REACH REQ.

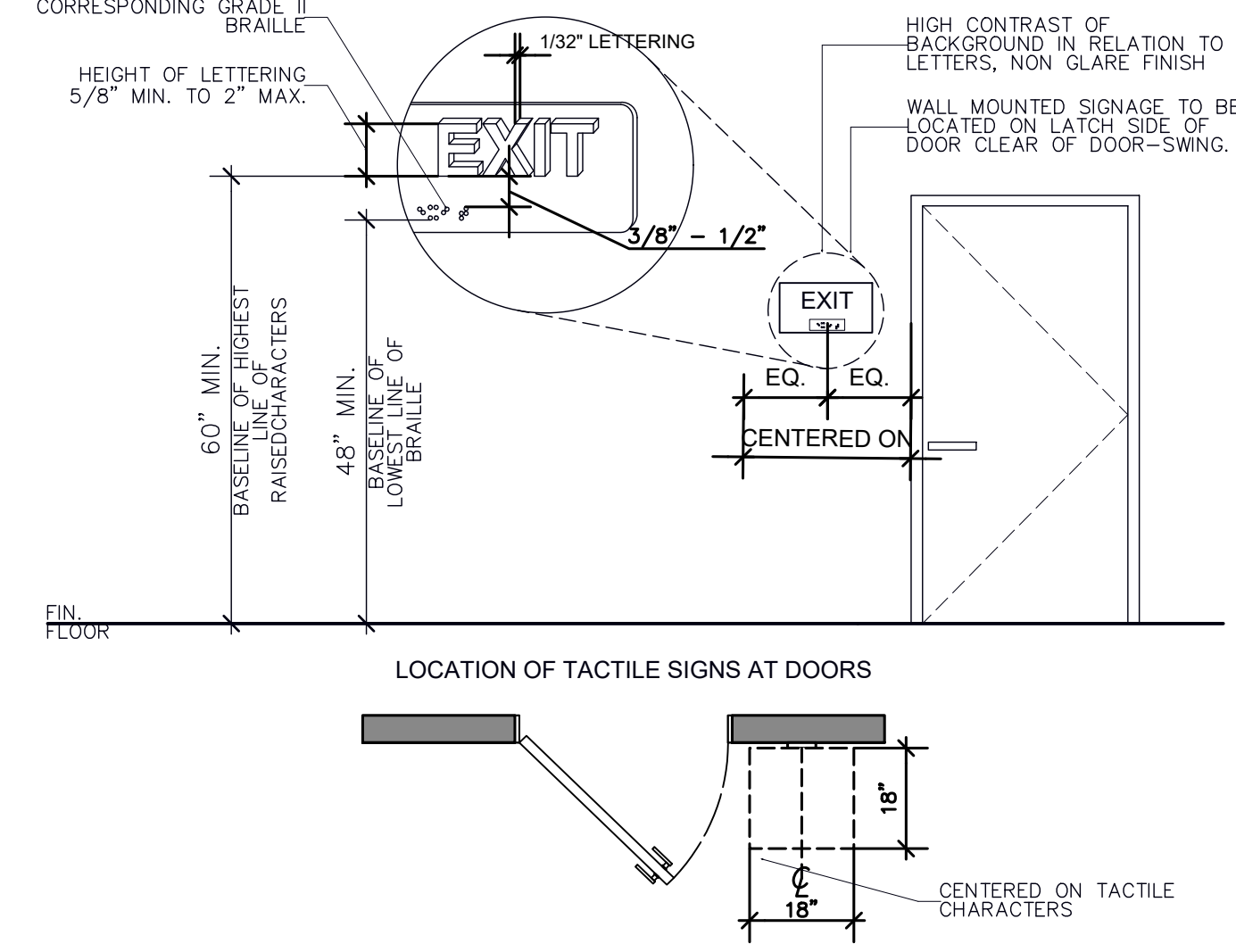
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- NOTE:
- OCCUPANT LOAD SIGN, WITH MINIMUM ONE INCH LETTERS AND NUMBERS CONTRASTING WITH THEIR BACKGROUND, SHALL BE POSTED IN A CONSPICUOUS LOCATION NEAR THE MAIN EXIT PER CBC 1004.3 AND TITLE 19 3.30. WHERE MULTIPLE SEATING CONFIGURATIONS OR USES ARE ANTICIPATED, SEATING DIAGRAMS AND THEIR RESPECTIVE OCCUPANT LOADS MAY ALSO BE REQUIRED TO BE POSTED.
 - POSTING OF OCCUPANCY LOAD. POSTED SIGN SHALL BE AN APPROVED LEGIBLE PERMANENT SIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT

OCCUPANCY SIGNAGE

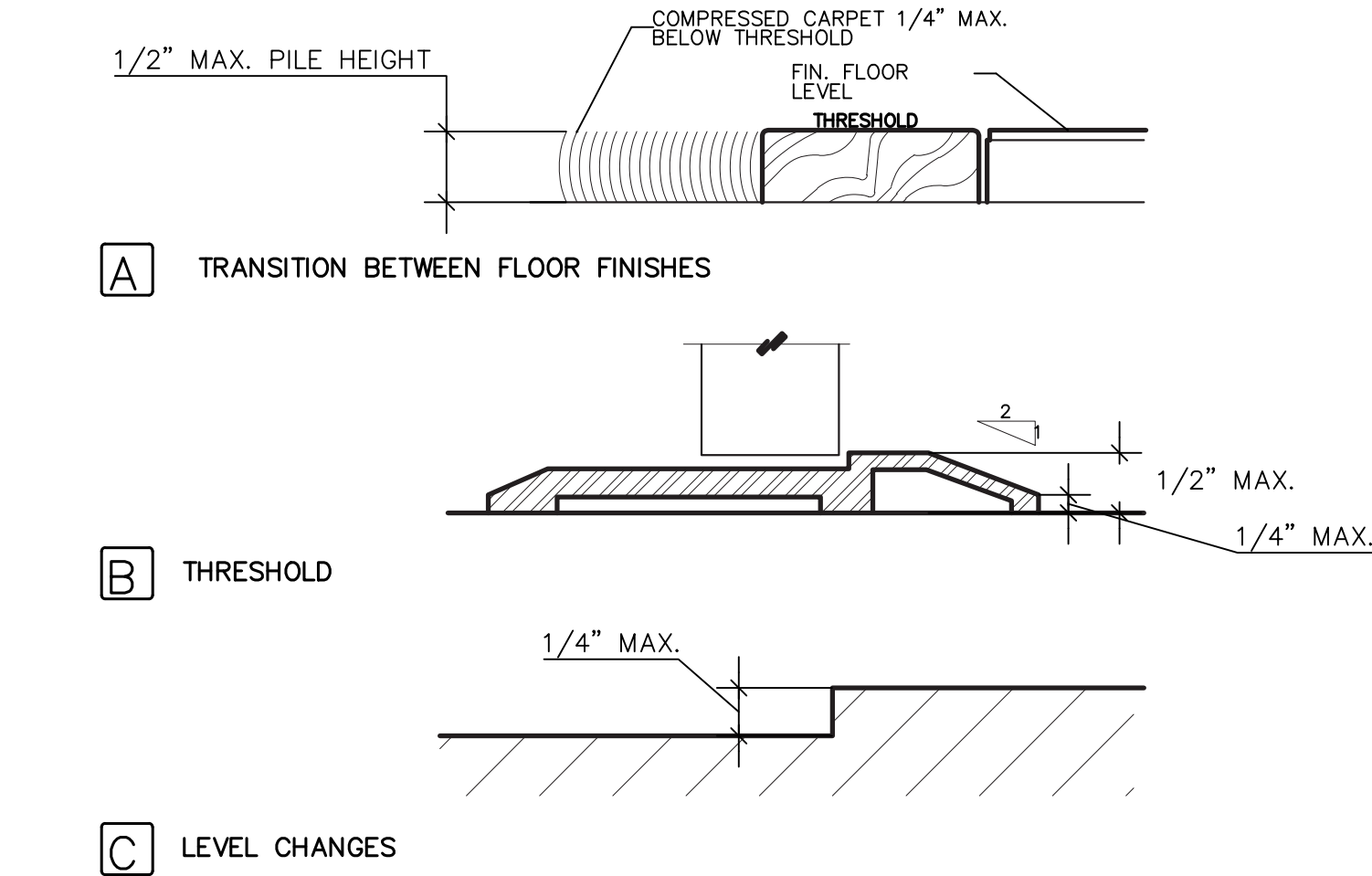
N.T.S.



- NOTE:
- CASE. CHARACTERS SHALL BE UPPERCASE.
 - STYLE. CHARACTERS SHALL BE SANS SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.
 - CHARACTER PROPORTIONS. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I".
 - CHARACTER HEIGHT. CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8 INCH (15.9 MM) MINIMUM AND 2 INCHES (51 MM) MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I".
 - STROKE THICKNESS. STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 15 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER.
 - CHARACTER SPACING. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT RAISED CHARACTERS WITHIN A MESSAGE, EXCLUDING WORD SPACES, WHERE CHARACTERS HAVE RECTANGULAR CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/8 INCH (3.2 MM) MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM, WHERE CHARACTERS HAVE OTHER CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/16 INCH (1.6 MM) MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE BASE OF THE CROSS SECTIONS, AND 1/8 INCH (3.2 MM) MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE TOP OF THE CROSS SECTIONS. CHARACTERS SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/8 INCH (9.5 MM) MINIMUM.
 - LINE SPACING. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE RAISED CHARACTER HEIGHT.
 - FORMAT. TEXT SHALL BE IN A HORIZONTAL FORMAT.
 - BRAILLE. BRAILLE SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH SECTIONS 11B-703.3 AND 11B-703.4.
 - DIMENSIONS AND CAPITALIZATION. BRAILLE DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE AND SHALL COMPLY WITH TABLE 11B-703.3.1. THE INDICATION OF AN UPPERCASE LETTER OR LETTERS SHALL ONLY BE USED BEFORE THE FIRST WORD OF SENTENCES, PROPER NOUNS AND NAMES, INDIVIDUAL LETTERS OF THE ALPHABET, INITIALS, AND ACRONYMS.
 - MOUNTING HEIGHT: A TACTILE SIGN SHALL BE LOCATED 48" MINIMUM TO THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60" MAXIMUM TO THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS ABOVE THE FINISH FLOOR OR GROUND SURFACE.
 - MOUNTING LOCATION: A TACTILE SIGN SHALL BE LOCATED ON THE APPROACH SIDE, AS ONE ENTERS OR EXITS ROOMS OR SPACE, AND BE REACHED WITHIN 0" OF THE SIGN PER CBC SECTION AND FIGURE 11B-703.4 AS FOLLOWS:
A CLEAR FLOOR SPACE OF 18" X 18" MINIMUM, CENTERED ON THE TACTILE CHARACTERS, SHALL BE PROVIDED BEYOND THE ARC OF ANY DOOR SWINGS BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.
ON THE WALL AT THE LATCH SIDE OF A SINGLE DOOR;
ON THE INACTIVE LEAF OF A DOUBLE DOOR WITH ONE ACTIVE LEAF;
ON THE WALL AT THE RIGHT SIDE OF A DOUBLE DOOR WITH TWO ACTIVE LEAFS;
ON THE NEAREST ADJACENT WALL WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR NO SPACE AT THE RIGHT SIDE OF A DOUBLE DOOR WITH TWO ACTIVE LEAFS.
 - VISUAL CHARACTERS SHALL COMPLY WITH CBC SECTION 11B-703.5.
 - PICTOGRAMS SHALL COMPLY WITH CBC SECTION 11B-703.6.
 - SYMBOL OF ACCESSIBILITY SHALL COMPLY WITH CBC SECTION 11B-703.7.

TACTILE EXIT SIGN

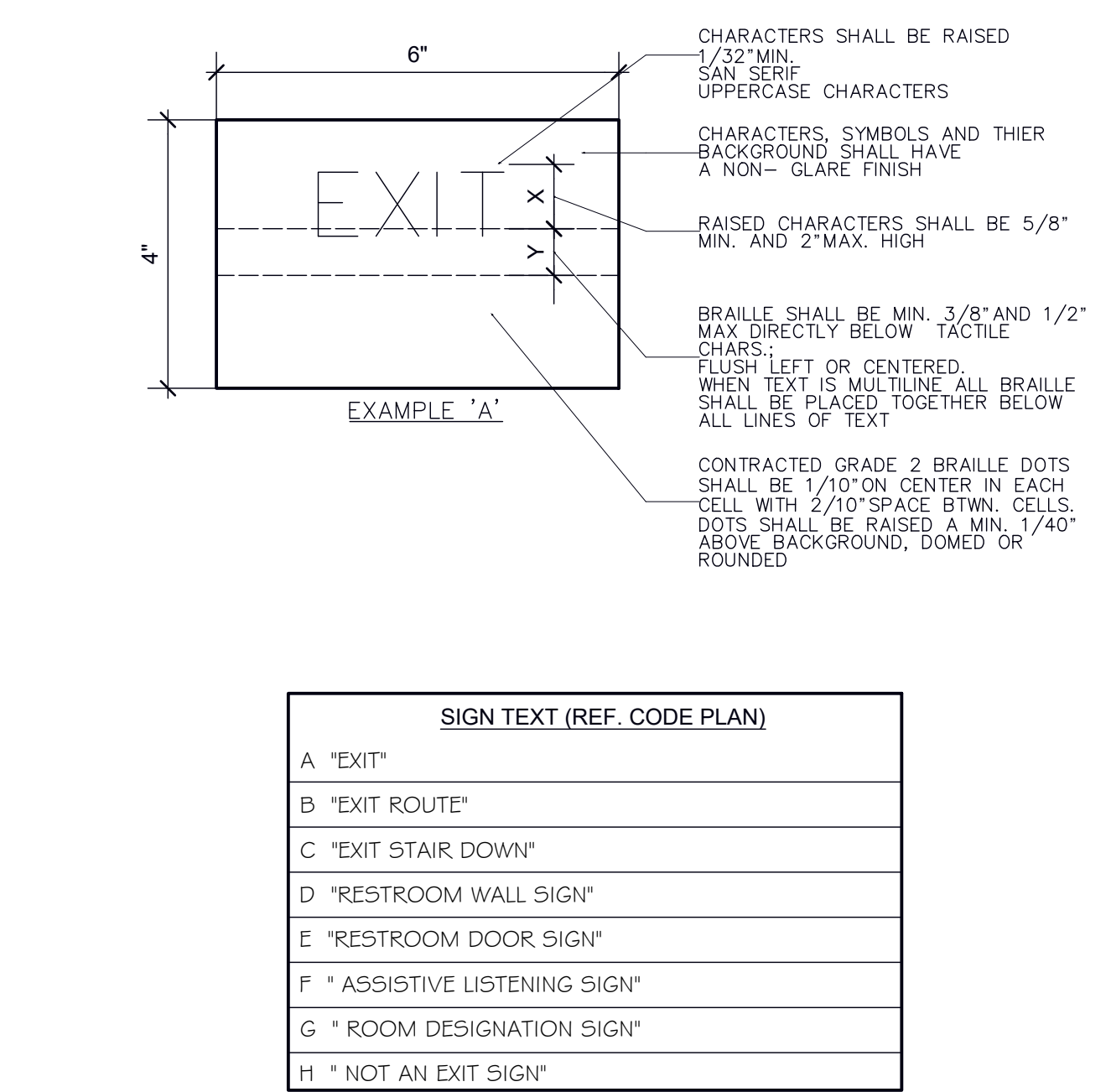
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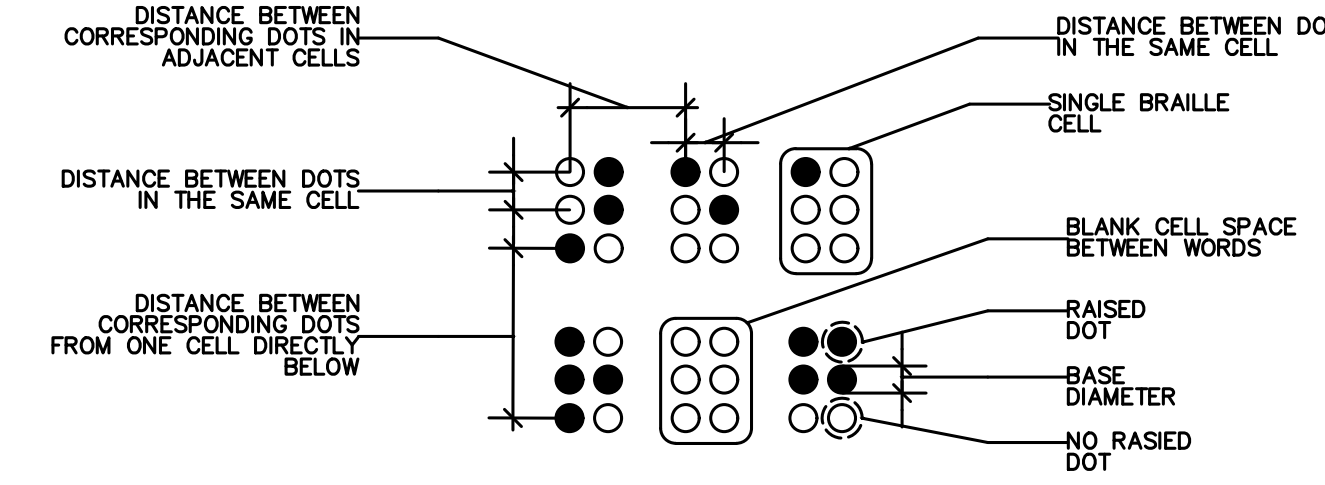
- NOTE:
- 1/2" MAXIMUM TOTAL HEIGHT WITH 1/4" MAXIMUM VERTICAL CHANGE AT EDGE.
 - 1 : 2 SLOPED BEVEL REQUIRED IF LEVEL CHANGE IS OVER 1/4" VERTICAL LEVEL CHANGE.
 - 1/4" MAXIMUM VERTICAL LEVEL CHANGE.
 - TRANSITIONS SHALL COMPLY WITH CBC 2016 § 11B-302, 11B-303, & 11B-404.2.5

FLOOR TRANSATION & THRESHOLD

N.T.S.

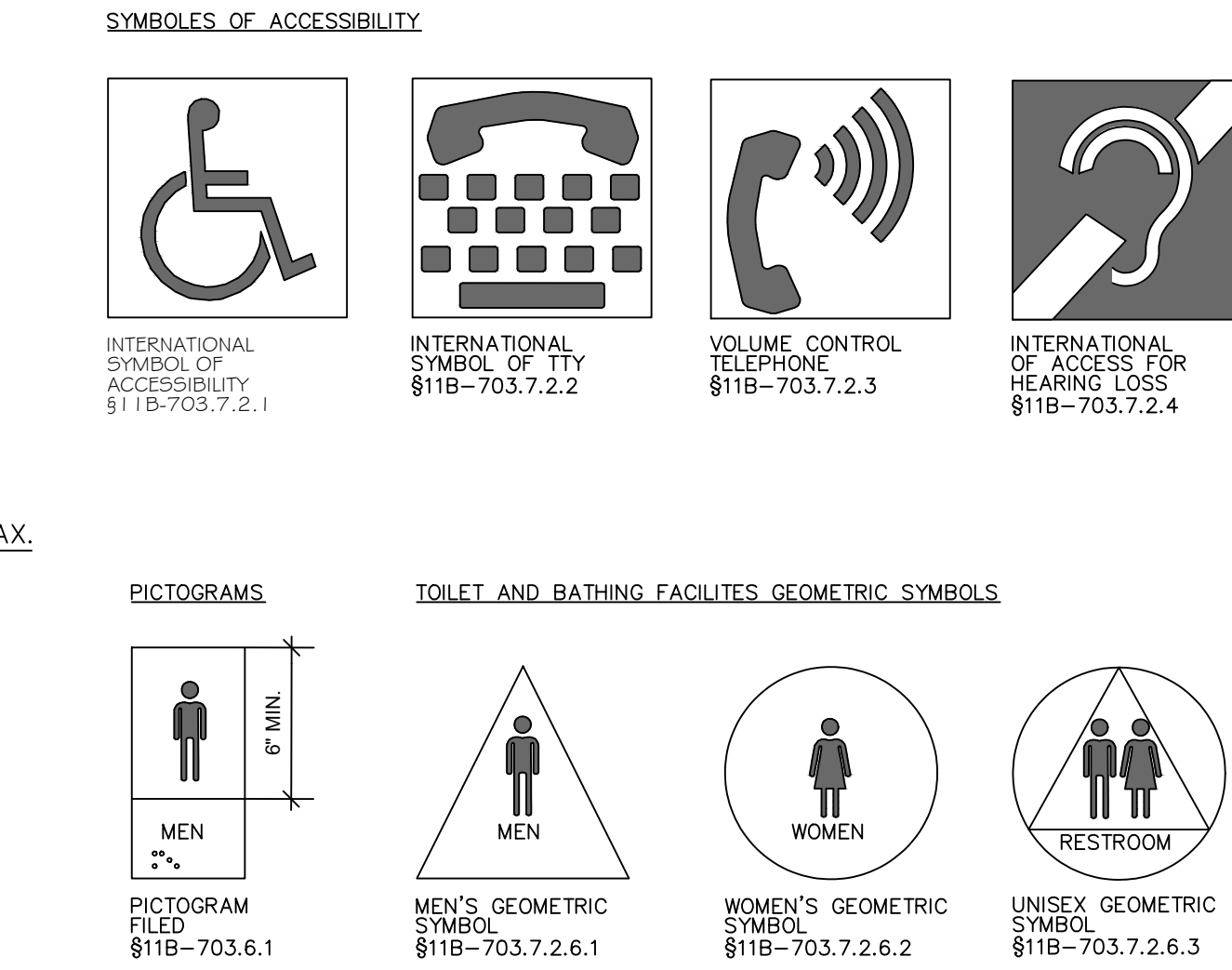


MEASUREMENT RANGE	MIN. IN INCHES MAX. IN INCHES
DOT BASE DIAMETER	.059 (1.5 MM) TO .063 (1.6 MM)
DISTANCE BETWEEN TWO DOTS IN THE SAME CELL	.100 (2.5 MM)
DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS	.300 (7.6 MM)
DOT HEIGHT	.025 (0.6 MM) TO .037 (0.9 MM)
DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL DIRECTLY BELOW	.0395 (10 MM) TO .400 (10.2 MM)
1. MEASURED CENTER TO CENTER	



TACTILE SIGNAGE & BRAILLE

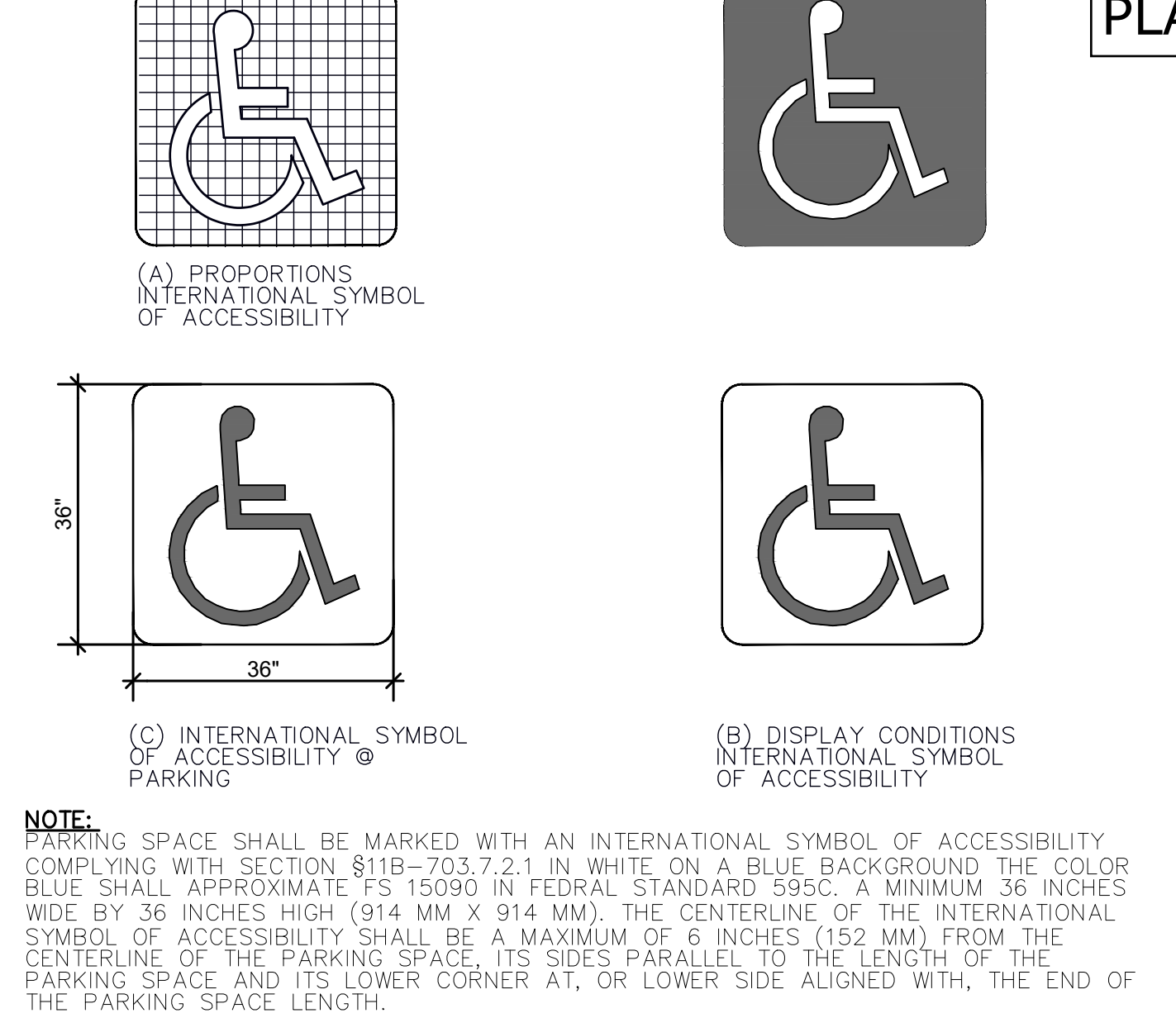
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- NOTE:
- SIGNS SHALL COMPLY WITH CBC 2016 §11B-703

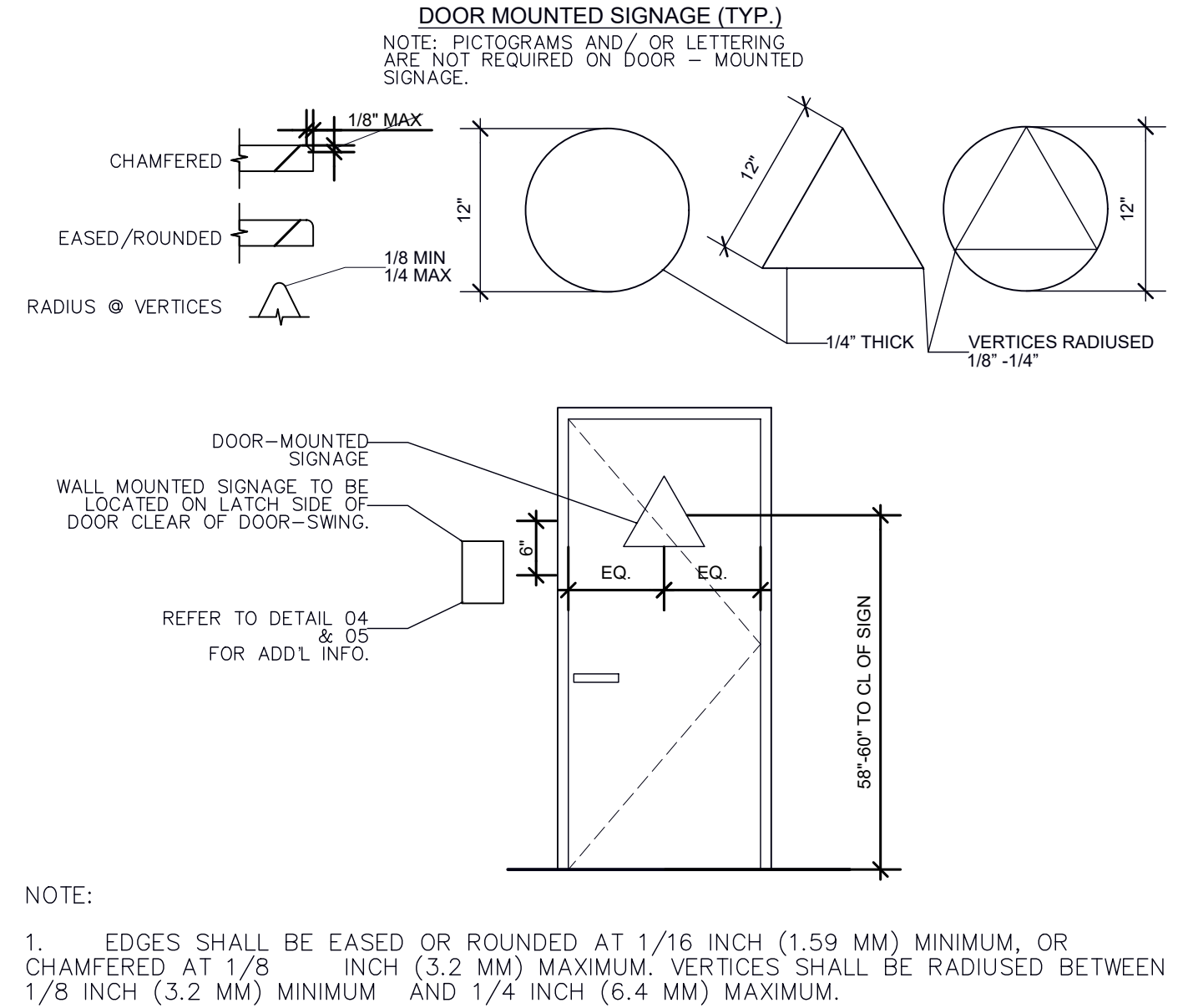
SIGNS & PICTOGRAMS

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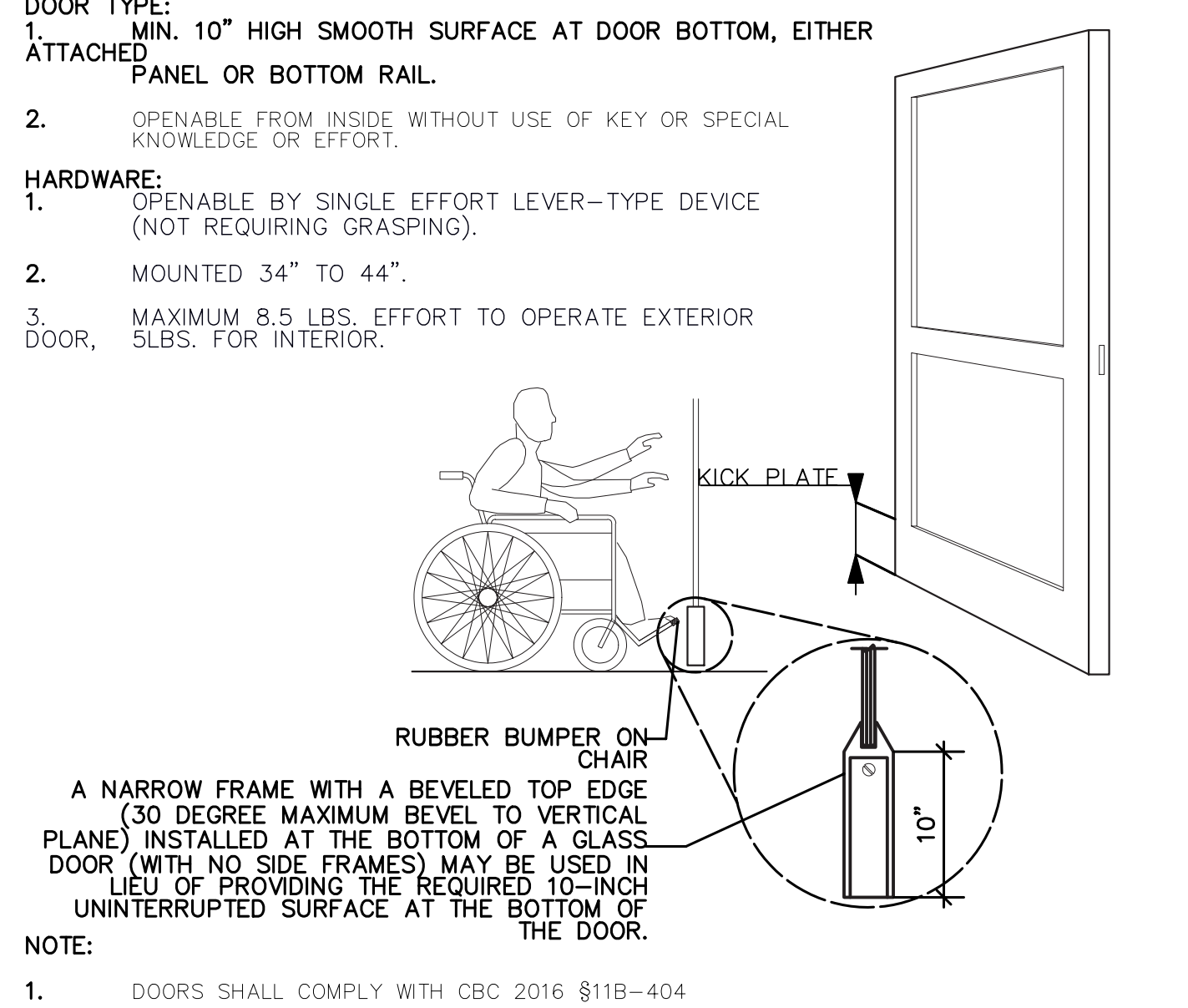
ACCESSIBILITY SYMBOL

N.T.S.



RESTROOM SIGNAGE

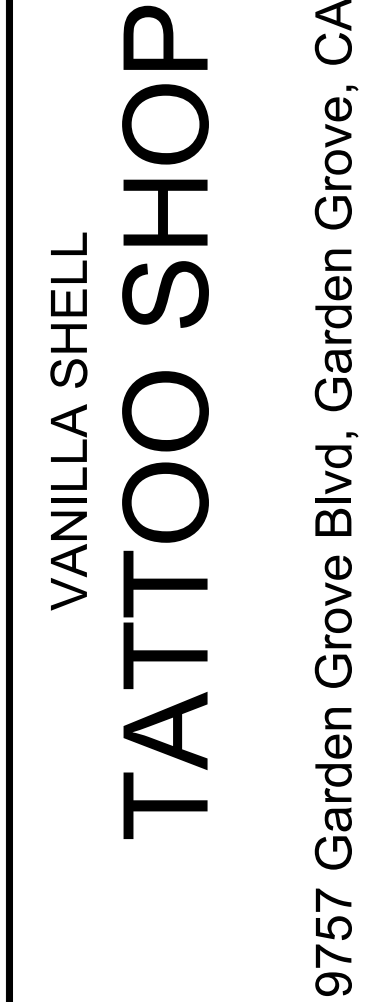
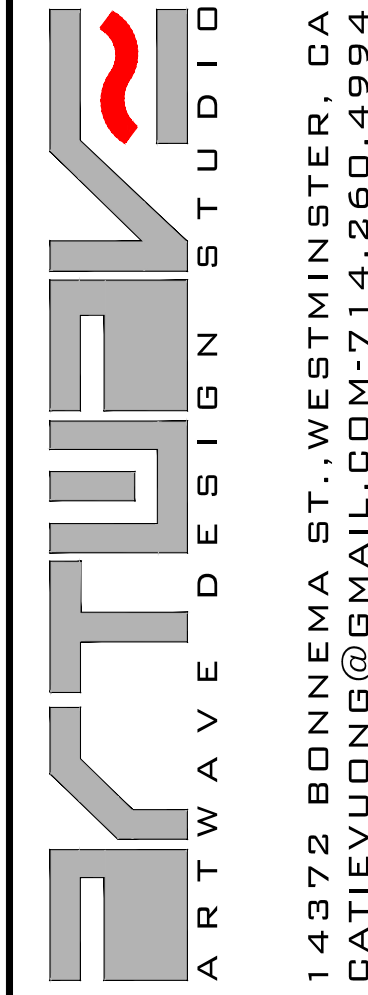
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DOOR DETAIL

NO SCALE

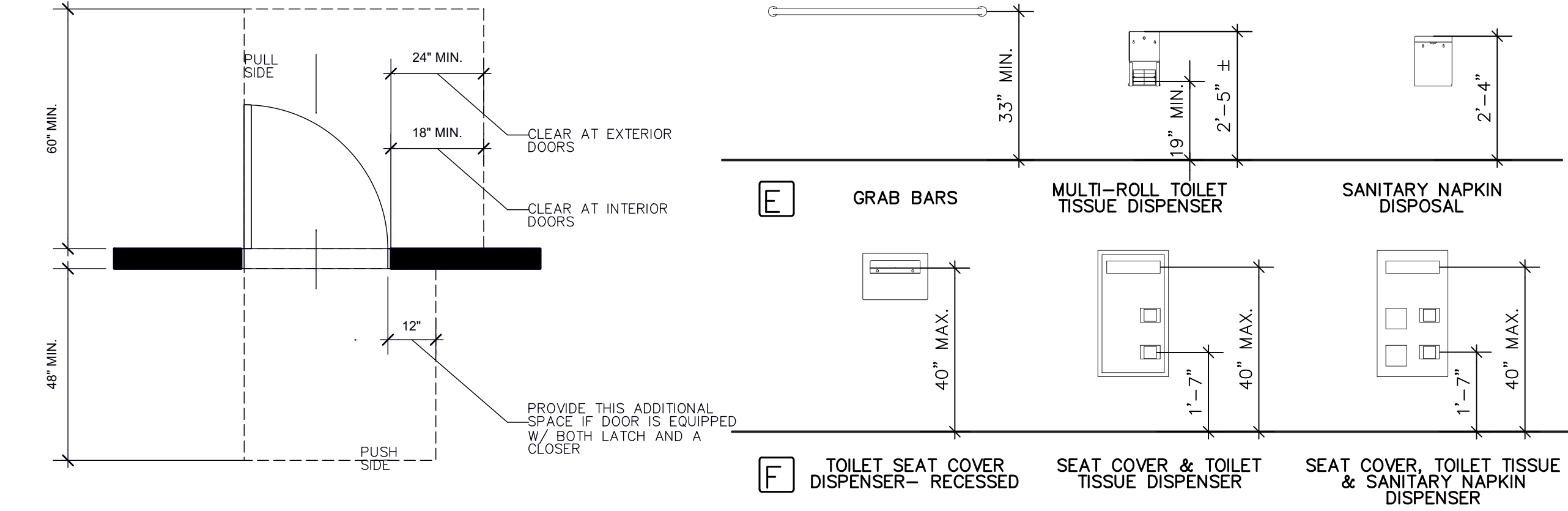
ATTACHMENT 2
PLANS



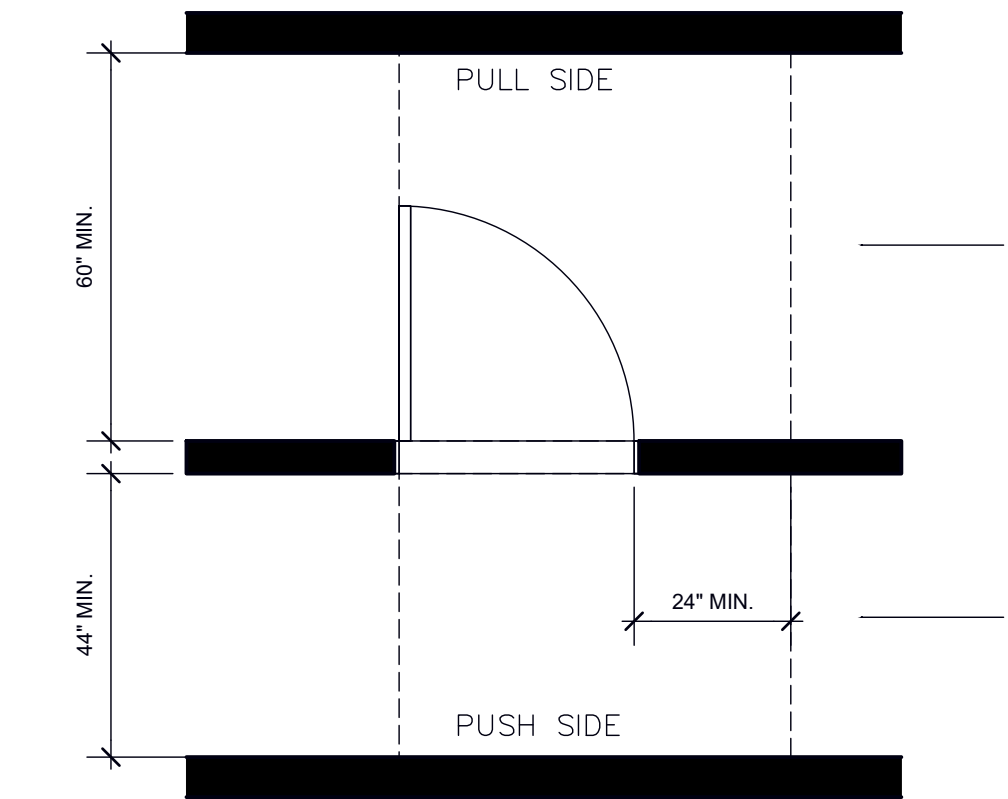
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Sheet: A.4 ADA DETAILS

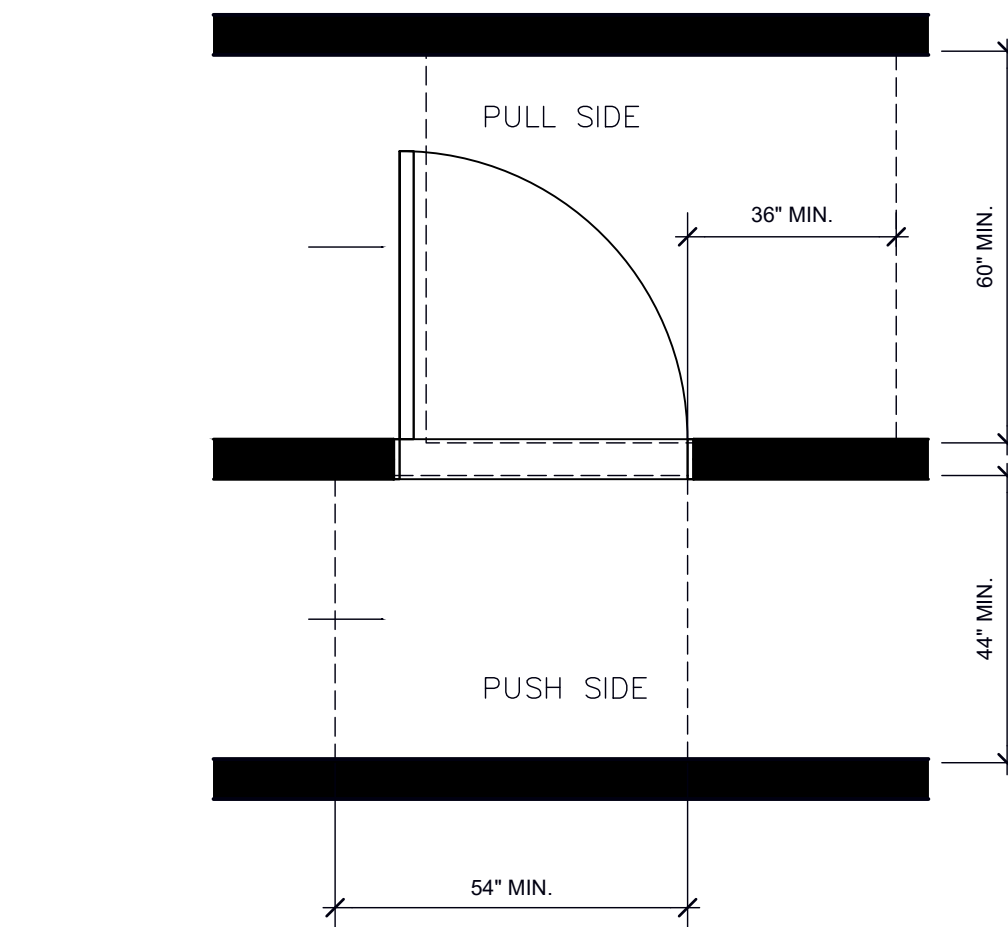
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A FRONT APPROACH



B HINGE APPROACH



C LATCH APPROACH

CLEARANCE REQUIRMENTS

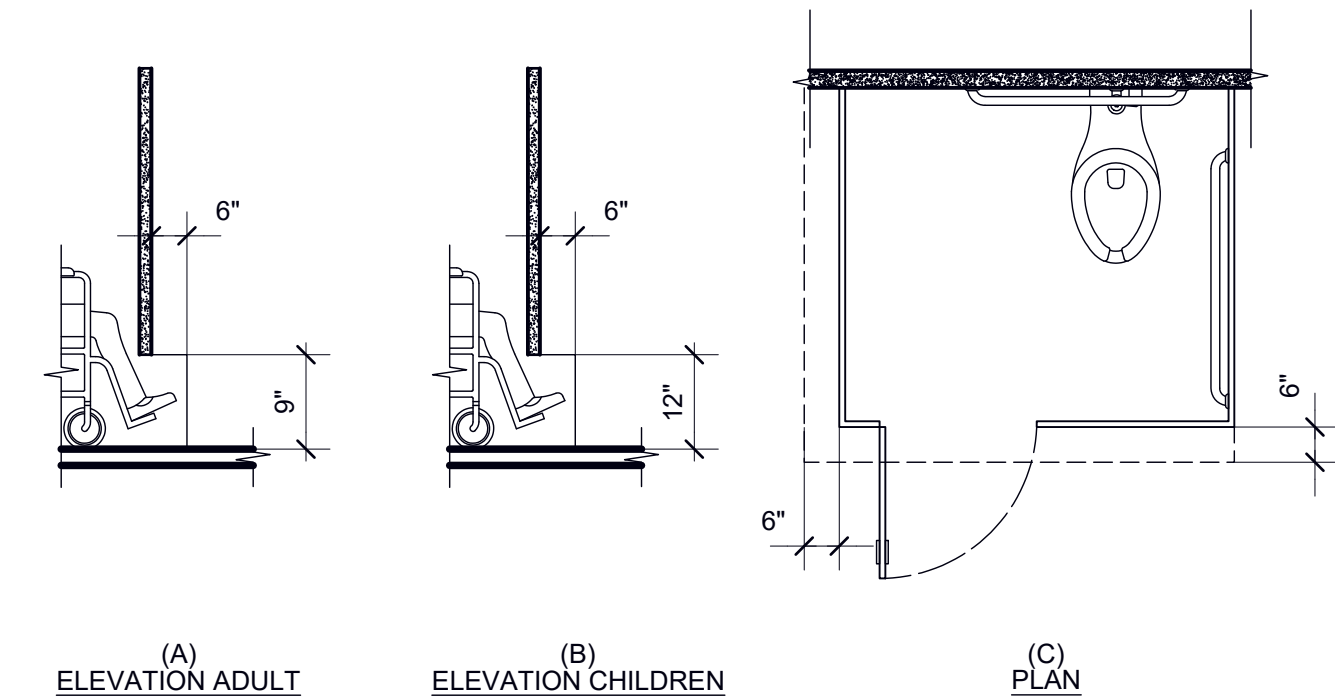
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TOE CLEARANCE

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RESTROOM FIX. MOUNTING HEIGHTS

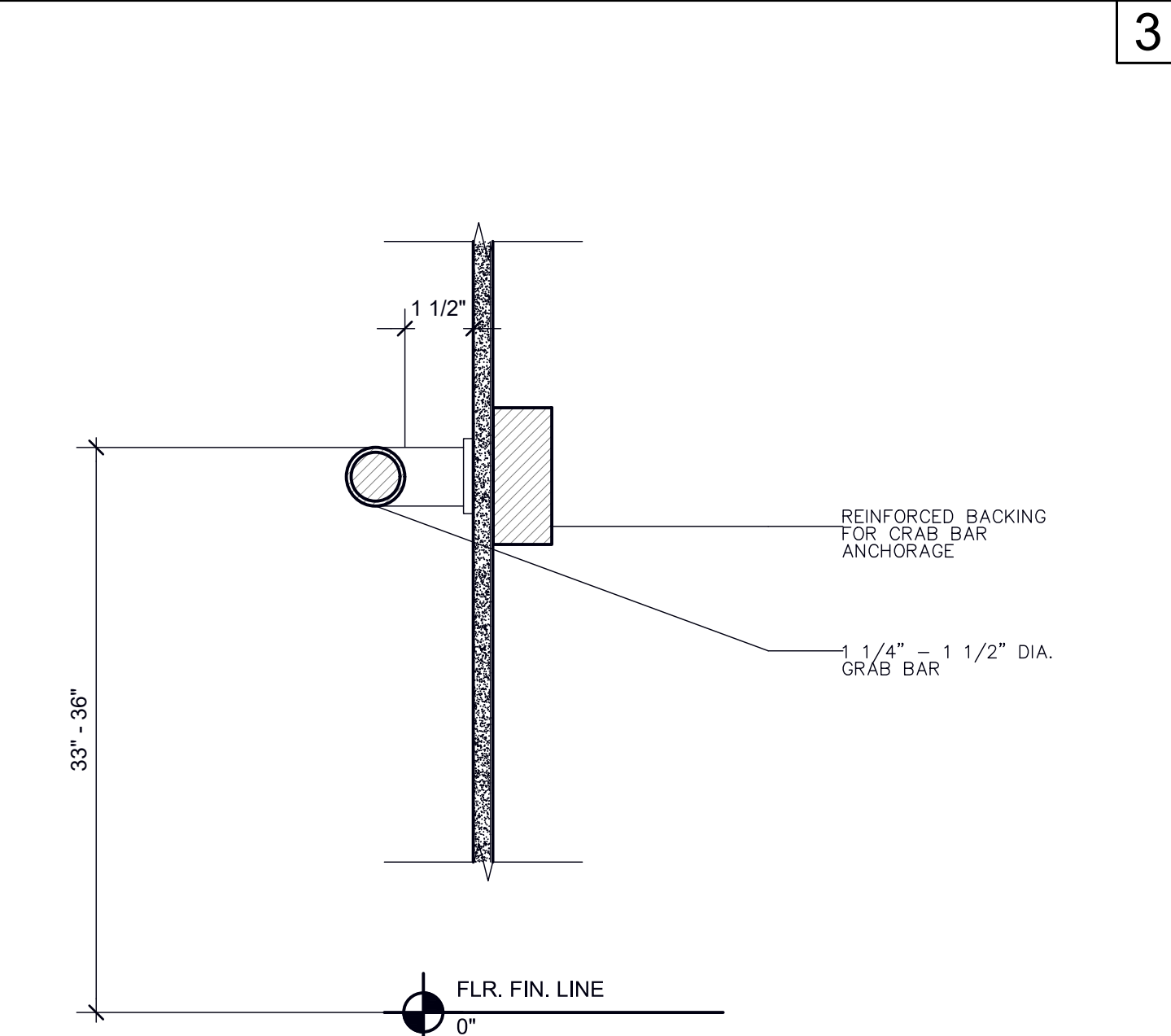
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NOTE:
1. WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE. AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 INCHES (229 MM) MINIMUM ABOVE THE FINISH FLOOR AND 6 INCHES (152 MM) DEEP MINIMUM BEYOND THE COMPARTMENT-SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS. PARTITION COMPONENTS AT TOE CLEARANCES SHALL BE SMOOTH WITHOUT SHARP EDGES OR ABRASIVE SURFACES.
2. COMPARTMENTS FOR CHILDREN'S USE SHALL PROVIDE A TOE CLEARANCE OF 12 INCHES (305 MM) MINIMUM ABOVE THE FINISH FLOOR. EXCEPTION: TOE CLEARANCE AT THE SIDE PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 66 INCHES (1676 MM) WIDE.

GRAB BAR MOUNTING

N.T.S.



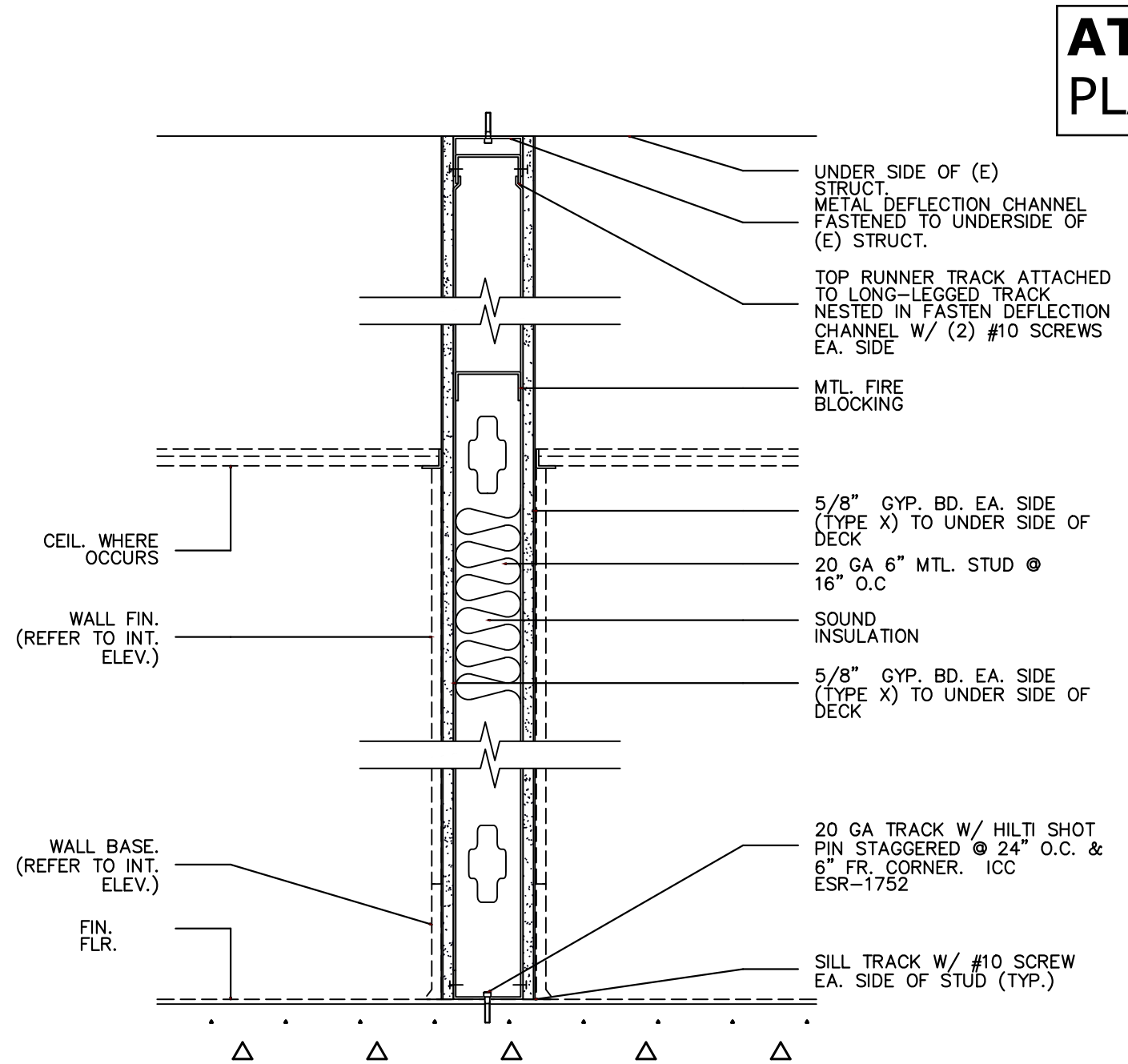
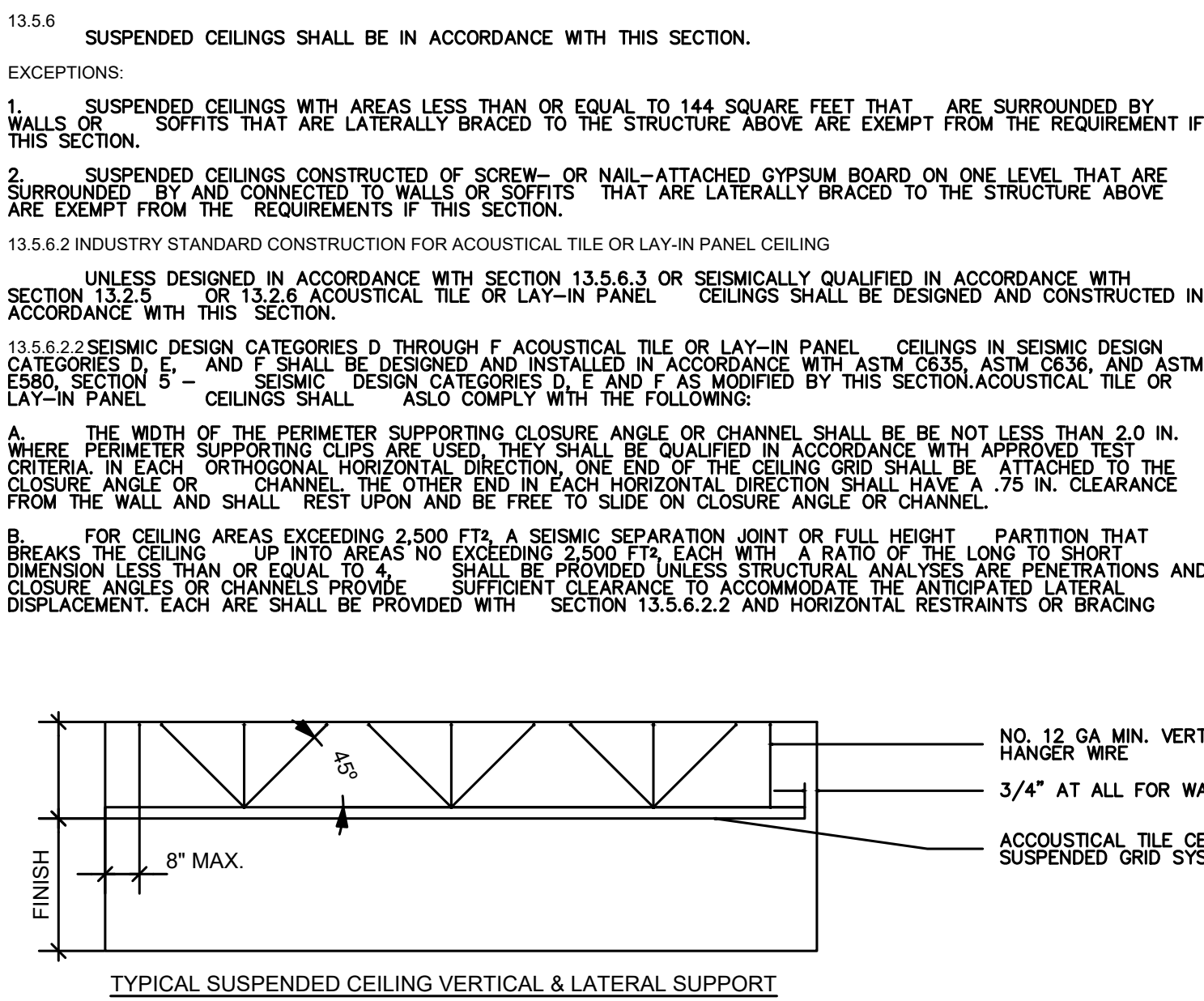
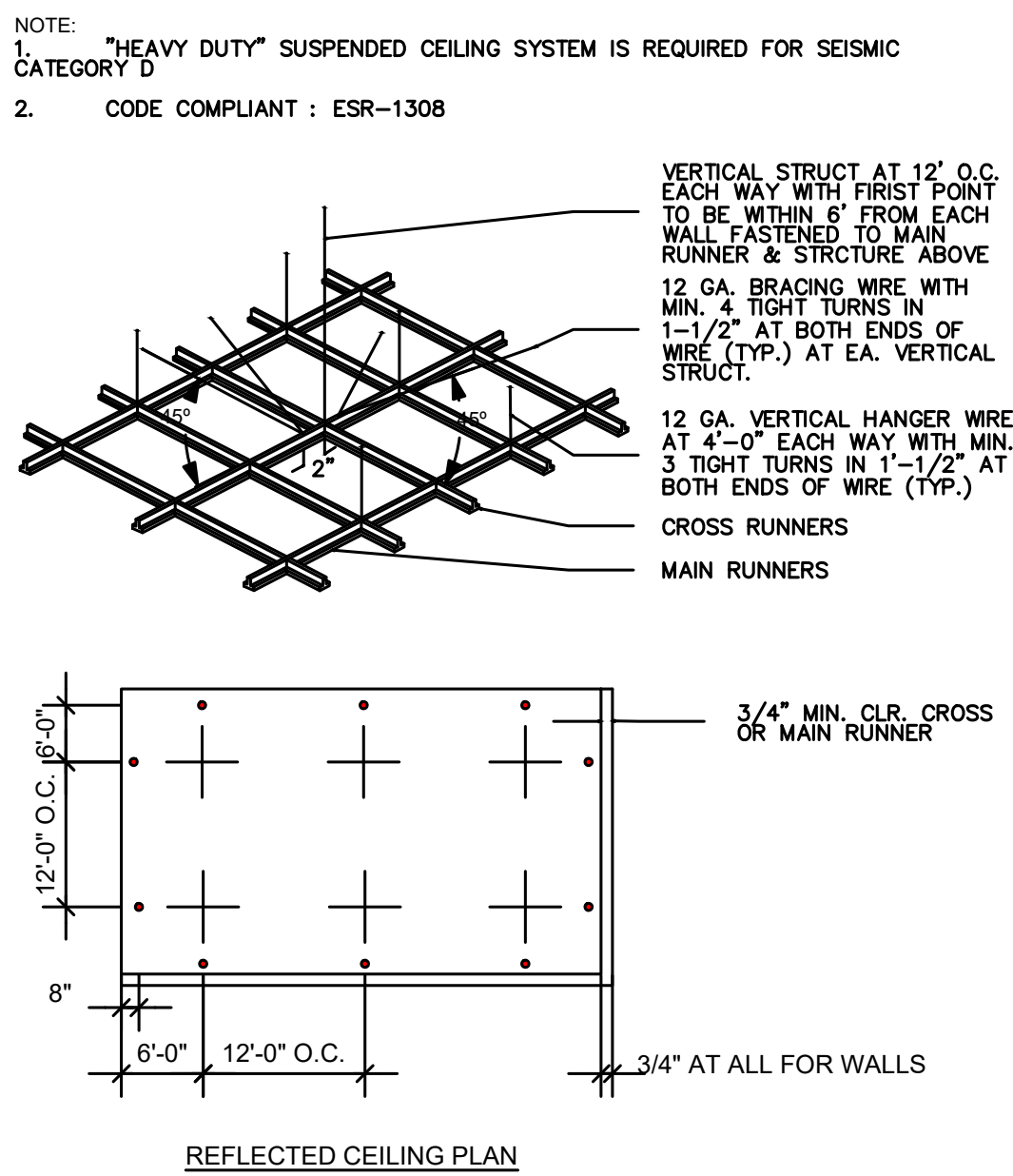
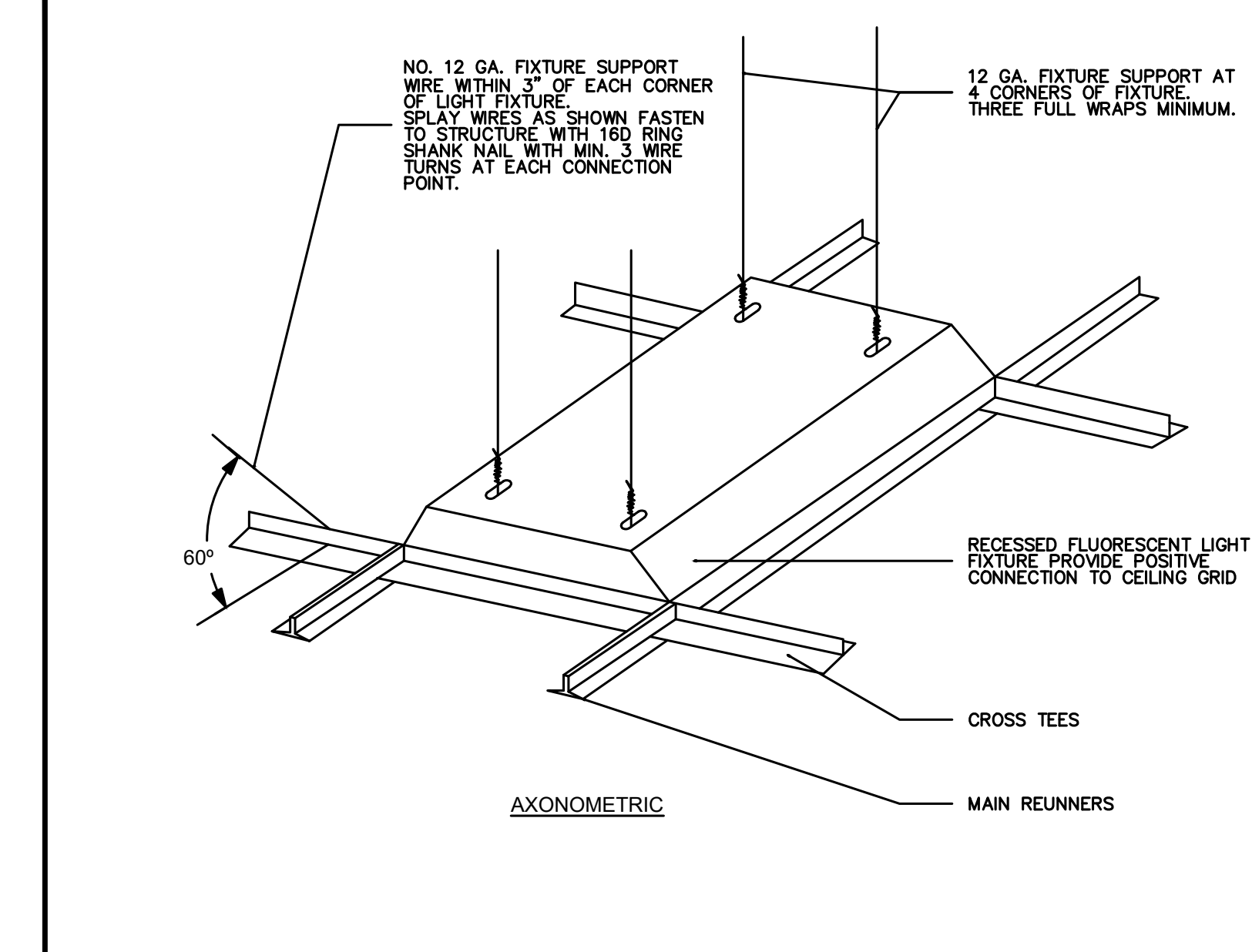
TOE CLEARANCE

N.T.S.

GRAB BAR MOUNTING

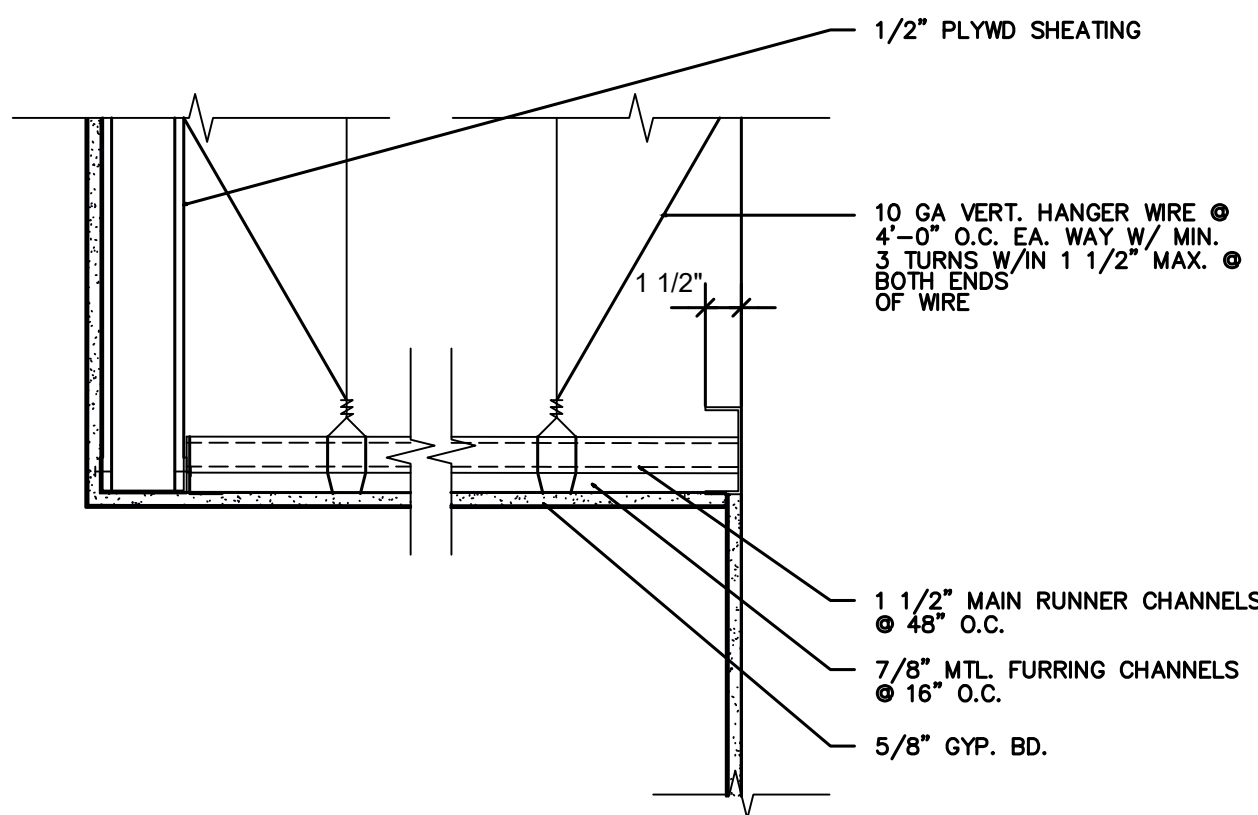
N.T.S.

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SUSPENDED T-BAR CEILING & LIGHTNING FIXTURE

NO SCALE



SUSPENDED CEILING DETAIL

NO SCALE

MEMBER DEPTH:
(EXAMPLE: 6" = 600 X 1/100 INCHES)
ALL MEMEBER DEPTHS ARE TAKEN IN 1/100 INCHES. FOR ALL "T" SECTIONS MEMBER DEPTH IS THE INSIDE DIMENSION.

STYLE:
(EXAMPLE: STUD OR JOIST SECTION = S)
THE FOUR ALPHA CHARACTERS UTILIZED BY THE DESIGNATOR SYSTEM ARE:

FLANGE WIDTH:
(EXAMPLE: 1 5/8" = 1.625" ~ 162 X 1/100 INCHES) ALL FLANGE WIDTHS ARE TAKEN IN 1/100 INCHES.

MATERIAL THICKNESS:
(EXAMPLE: 0.054 IN. = 54 MILS; 1 MIL = 1/1000 IN.) MATERIAL THICKNESS IS THE MINIMUM BASE METAL THICKNESS IN MILS. MINIMUM BASE METAL THICKNESS REPRESENTS 95% OF THE DESIGN THICKNESS.

S = STUD OR JOIST, T = TRACK, U = CHANNEL, F = FURRING

(S) STUD MEMBER	SPACING (IN.) O.C.	5 PSF L/240
250S125-18	12"	11'-11"
250S125-18	16"	11'-3"
250S125-18	24"	10'-7"
250S125-33	12"	13'-11"
250S125-33	16"	12'-10"
250S125-33	24"	11'-7"
250S125-43	12"	15'-9"
250S125-43	16"	14'-9"
250S125-43	24"	13'-6"

362S125-18	12"	15'-4"
362S125-18	16"	14'-4"
362S125-18	24"	13'-5"
362S125-33	12"	17'-10"
362S125-33	16"	16'-5"
362S125-33	24"	14'-9"
362S125-43	12"	19'-7"
362S125-43	16"	18'-0"
362S125-43	24"	16'-3"
362S125-54 (50 KSI)	12"	21'-2"
362S125-54 (50 KSI)	16"	19'-7"
362S125-54 (50 KSI)	24"	17'-8"
362S125-68 (50 KSI)	12"	21'-10"
362S125-68 (50 KSI)	16"	20'-0"
362S125-68 (50 KSI)	24"	17'-8"
400S125-18	12"	16'-5"
400S125-18	16"	15'-4"
400S125-18	24"	14'-2"
400S125-33	12"	19'-11"
400S125-33	16"	18'-4"
400S125-33	24"	16'-5"

NOTE: ALL STUD INFORMATION IS BASED ON STEEL STUD MANUFACTURERRS ASSOCIATION (SSMA) ICC#ER-4943P

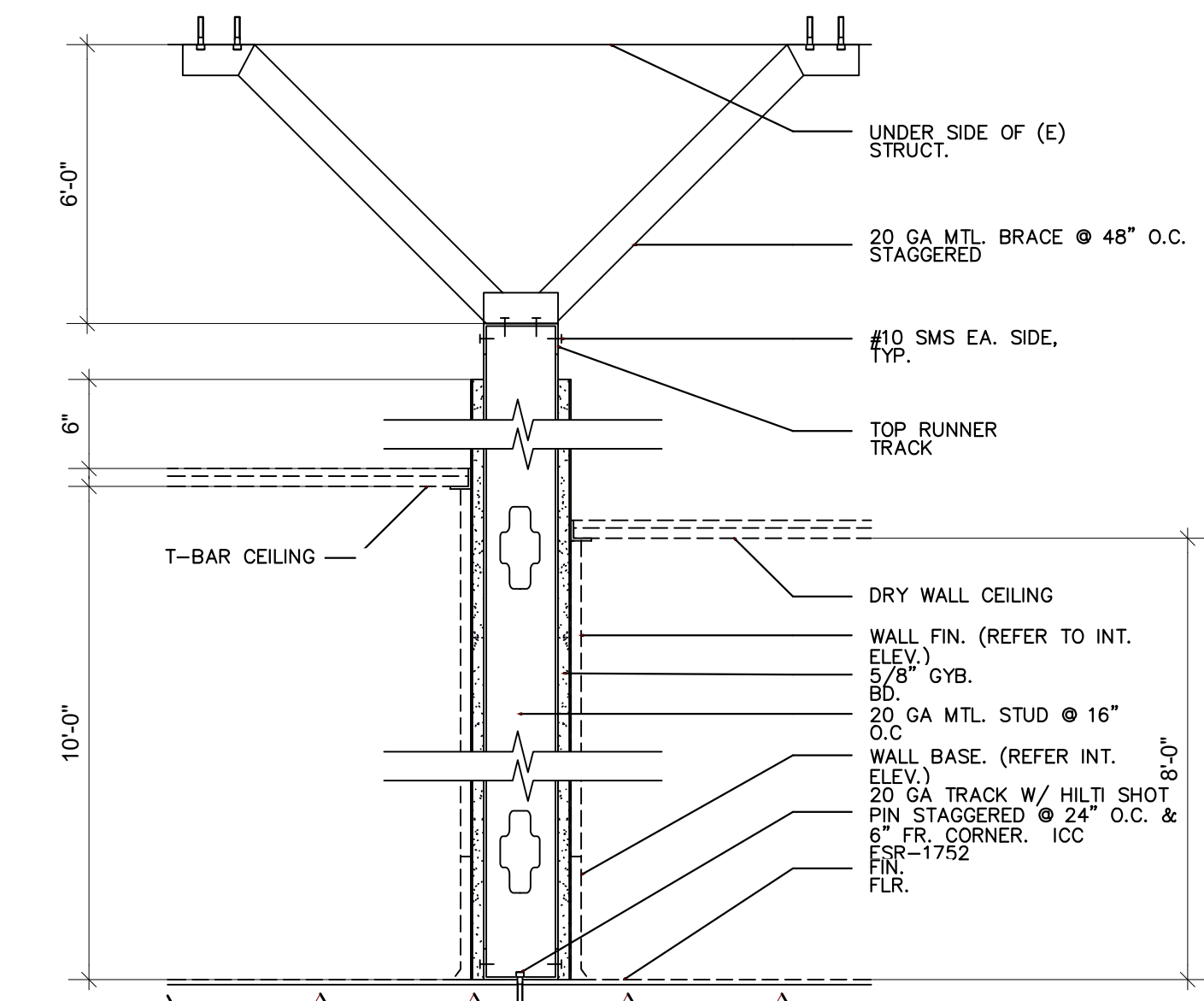
LIMITING WALL HEIGHT TABLE L/240

NO SCALE

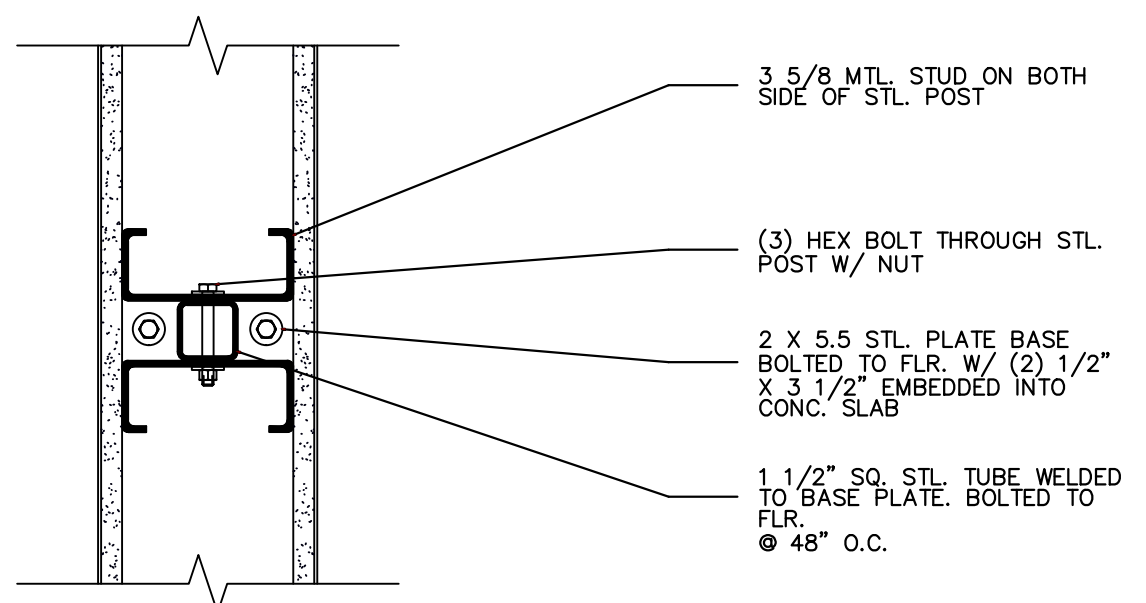
(S) STUD MEMBER	SPACING (IN.) O.C.	5 PSF L/240
400S125-43	12"	21'-2"
400S125-43	16"	19'-5"
400S125-43	24"	17'-2"
400S125-54 (50 KSI)	12"	22'-11"
400S125-54 (50 KSI)	16"	21'-1"
400S125-54 (50 KSI)	24"	18'-10"
400S125-68 (50 KSI)	12"	25'-0"
400S125-68 (50 KSI)	16"	23'-1"
400S125-68 (50 KSI)	24"	20'-9"
600S125-18	12"	22'-1"
600S125-18	16"	19'-9"
600S125-18	24"	16'-9"
600S125-33	12"	26'-9"
600S125-33	16"	24'-6"
600S125-33	24"	21'-7"
600S125-43	12"	30'-7"
600S125-43	16"	28'-3"
600S125-43	24"	25'-7"
600S125-54 (50 KSI)	12"	32'-6"
600S125-54 (50 KSI)	16"	30'-0"
600S125-54 (50 KSI)	24"	27'-0"
600S125-68 (50 KSI)	12"	34'-8"
600S125-68 (50 KSI)	16"	32'-0"
600S125-68 (50 KSI)	24"	28'-9"
800S125-43	12"	37'-6"
800S125-43	16"	34'-4"
800S125-43	24"	30'-6"
800S125-54 (50 KSI)	12"	40'-0"
800S125-54 (50 KSI)	16"	36'-8"
800S125-54 (50 KSI)	24"	32'-6"
800S125-68 (50 KSI)	12"	43'-4"
800S125-68 (50 KSI)	16"	39'-9"
800S125-68 (50 KSI)	24"	35'-5"

1HR DEMISING WALL

NO SCALE



NON-LOAD BEARING WALL



SQ. STL. TUBE DETAIL

NO SCALE

ATTACHMENT 2 PLANS

ATTACHMENT 2
ART WAVE DESIGN STUDIO
14372 BONNEMA ST., WESTMINSTER, CA
CATIEVUONG@GMAIL.COM-714.260.4994



VANILLA SHELL
TATTOO SHOP

9757 Garden Grove Blvd, Garden Grove, CA 92844

Design by:
CATIE VUONG

Drawn by:
CV, TV, NV, NP

Scale:
AS SHOWN

Date:
2.22.2022

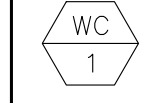
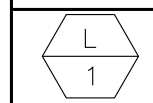
Job Number:
AW22-0202

Sheet:

A.6
WALL DETAILS

1ST SUBMITTAL: 2.22.2022

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FIXTURE SCHEDULE						
ITEM	FIXTURE	ROUGH-IN CONNECTIONS				DESCRIPTION (SEE APPROVED) MAXIMUM OPERATING PRESSURE FOR FLUSH VALVE SHALL NOT EXCEED 20 PSI.
		WASTE	VENT	HOT WATER	COLD WATER	
	(ADA) WATER CLOSER	3"	2"	-	1.25"	A/S OR EQUAL WATER CLOSET, ELONGATED BOWL, COMMERCIAL HEAVY DUTY FRONT OPEN SEAT, HARDWIRED AC POWERED SENSOR OPERATED FLUSHMETER VALVE WITH MANUAL OVERRIDE BUTTON, FLOOR MOUNTED, WHITE VITREOUS CHINA, FAUCET, FURNISH WITH W/120VAC TRANSFER AND CONVERTER, AND ACCESSORIES. ADA COMPLIANCE.
	(ADA) LAVATORY	2"	1.5"	1/2"	1/2"	A/S OR EQUAL COMMERCIAL TYPE LAVATORY, ELECTRONIC HAND WRED SENSOR AT 0.2 GALLONS PER CYCLE, VANDAL RESISTANT, COUNTER MOUNTED, WHITE VITREOUS CHINA, FAUCET, FURNISH WITH W/120VAC TRANSFER AND CONVERTER, AND ACCESSORIES. INCLUDE THERMOSTATIC MIXING (TEMPERING) VALVE AT SET AT 110F.
	URINAL (ADA)	2"	1.5"	-	1.25"	A/S OR EQUAL URINAL, WALL HUNG, TOP SPUD INLET, OUTLET FLANGE AND RUBBER GASKET, FAST ACTION, WASHOUT FLUSH ACTION, HARDWIRED AC POWERED SENSOR OPERATED FLUSH VALVE, MANUAL OVERRIDE BUTTON, WALL HANGER AND STRAINER, 0.125 GPF INTEGRAL TMAX, RAP. MOUNTED AT ADA HEIGHT & COMPLIANCE. MOUNT AT 12" AFF. MAX PRESSURE DROP ALLOWED IS 20 PSI

NOTES:

- PLUMBING CONTRACTOR SHALL PROVIDE GRID DRAIN, P-TRAP AND VALVE STOPS FOR ALL SINKS & LAYS
- PLUMBING CONTRACTOR SHALL COORDINATE WITH G.C. TO PROVIDE BLOCKING FOR PROPER URINAL SUPPORT
- PLUMBING CONTRACTOR SHALL COORDINATE WITH G.C. TO PROVIDE INTERIOR BLOCKING ON W/W BUILDING FOR WALL CLAMP
- PLUMBING CONTRACTOR SHALL SPECIFY BURY DEPTH WHEN ORDERING
- PLUMBING CONTRACTOR SHALL SPECIFY CONNECTION MATERIAL/TYPE WHEN ORDERING
- PLUMBING CONTRACTOR SHALL COORDINATE WITH G.C. TO PROVIDE BLOCKING FOR PROPER SINK SUPPORT
- PLUMBING CONTRACTOR SHALL SPECIFY CONNECTION MATERIAL/TYPE WHEN ORDERING
- TESTING AND ADJUSTING OF NEW SYSTEMS INSTALLED TO SERVE ADDITION OR ALTERNATION SUBJECT TO SECTION 5.701.1 SHALL BE REQUIRED.

NOTE: LAVATORIES/SINKS SHALL BE EQUIPPED WITH THERMOSTATIC MIXING VALVE AND SET AT 110F
INSTALL THERMOSTATIC PER MANUFACTURER'S GUIDELINES.
PLUMBING FIXTURES (WATER CLOSETS AND URINAL) AND FITTINGS (FAUCETS AND SHOWER HEADS) SHALL MEET THE STANDARDS REFERENCED IN TABLE 5.303.2.20F DIVISION 5.3 OF THE 2019 GREEN CODE.
PIPING BELOW LAVATORIES SHALL BE WRAPPED & INSULATED PER CBC AND ADA GUIDELINES

PIPE SCHEDULE		
SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS		
SERVICE	LOCATION	MATERIAL
DOMESTIC WATER	COLD WATER	TYPE "L" COPPER TUBING W/ WROUGHT COPPER SWEAT FITTINGS
	HOT WATER	SAME AS ABOVE W/ 1" THICK MANVILLE MICRO-LOCK INSULATION
SANITARY WASTE	ABOVE FLOOR	NO-HUB CAST IRON W/ "TYLER" WIDE BODY S.S. COUPLINGS ABS IF CITY ALLOWED
	BELOW FLOOR	NO-HUB CAST IRON W/ "TYLER" WIDE BODY S.S. COUPLINGS ABS IF CITY ALLOWED
SANITARY VENT	CONCEALED	NO-HUB CAST IRON W/ "TYLER" 2-BAND S.S. COUPLINGS ABS IF CITY ALLOWED
	EXPOSED	NO-HUB CAST IRON W/ "TYLER" 2-BAND S.S. COUPLINGS ABS IF CITY ALLOWED
INDIRECT WASTE	CONCEALED	TYPE "L" COPPER TUBING W/ WROUGHT COPPER SWEAT FITTINGS
	EXPOSED	SAME AS ABOVE W/ 1" THICK MANVILLE MICRO-LOCK INSULATION
GAS	CONCEALED	SCHEDULE 40 BLACK STEEL W/ BANDED MALLEABLE IRON FITTINGS
	EXPOSED	SCHEDULE 40 GALVANIZED STEEL W/ BANDED MALLEABLE IRON FITTINGS
CONDENSATE DRAIN	CONCEALED	SAME AS EXPOSED W/ 1" THICK MANVILLE MICRO-LOCK INSULATION
	EXPOSED	TYPE "L" COPPER TUBING W/ WROUGHT COPPER SWEAT FITTINGS

FIELD CONDITIONS

DESIGN DRAWINGS ARE SCHEMATIC. THIS CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OR AWARD OF CONTRACT TO INSPECT EXISTING FIELD CONDITIONS. THIS CONTRACT SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR FIELD MODIFICATIONS DUE TO EXISTING CONDITIONS.

THE CONTRACTOR SHALL CONTACT THE ARCHITECT, ENGINEER OR OWNER PRIOR TO BIDDING FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN AND INCLUDE IN HIS BID ALL COSTS TO MEET THE DESIGN INTENT. CLARIFICATIONS MADE BY THE ARCHITECT, ENGINEER OR OWNER AFTER BIDDING WILL BE FINAL AND SHALL BE IMPLEMENTED AT CONTRACTOR'S COST.

BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BIDS THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH GOVERNING CODES. THE PLANS AND SPECIFICATIONS NOT WITHSTANDING, THE CONTRACTOR SHALL ALERT ARCHITECT, ENGINEER OR OWNER OF ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND THE CONTRACTOR SHALL ALERT DESIGN INTENT.

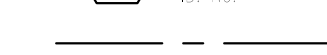
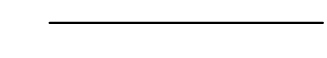
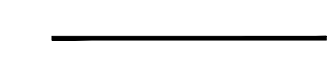
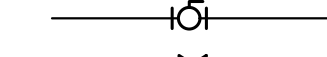
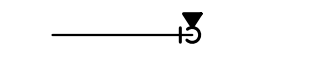
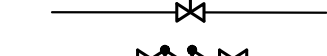
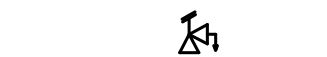
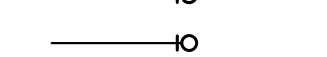
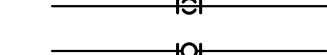
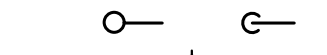
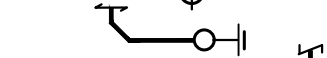
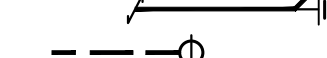
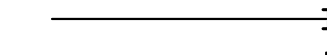
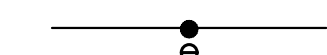
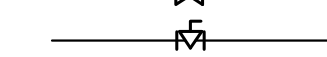
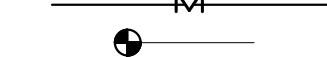
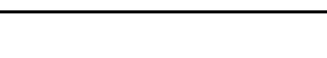
CLEAN OUT SIZES	
PIPE SIZE	SIZE OF CLEANOUT
1.5"	1.5"
2"	1.5"
2.5"	2.5"
3"	2.5"
4" & UP	3.5"

GENERAL NOTES

- BEFORE COMMENCEMENT OF WORK, IT IS THE RESPONSIBILITY OF THIS CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS, INVERT ELEVATIONS, UPSTREAM MANHOLE IE AND CHARACTERISTICS OF ALL EXISTING UTILITY LINES. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. DO NOT START ANY WORK WITHOUT ALL THE ABOVE ITEMS PERFORMED & VERIFIED.
- EXACT LOCATIONS AND MOUNTING HEIGHTS OF PLUMBING FIXTURES SHALL BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR HANDICAP FIXTURE LOCATIONS AND MOUNTING HEIGHTS. INSULATE ALL EXPOSED HOT WATER AND DRAIN PIPING BELOW HANDICAP LAVATORIES AND SINKS WITH TRUEBRO NO. 102W & 105W INSULATION KIT AND OFFSET P-TRAP TO WALL. ALL WATER CLOSET FLUSHING LEVERS SHALL BE TO THE WIDE SIDE OF STALL.
- TRAPS FOR ALL LAVATORIES AND SINKS SHALL TRAP STRAIGHT BACK TO WALL WITH ALL REQUIRED OFFSETS HAPPENING WITHIN THE WALL.
- ALL PLUMBING WORK SHALL BE INSTALLED SO AS TO AVOID INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING.
- THE CONTRACTOR SHALL INSTALL DRAIN, WATER, SEWER, GAS AND STORM DRAIN ENTIRE SYSTEMS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXACT IE AND LOCATION OF EXISTING SEWER PRIOR TO STARTING ANY WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. ALL UTILITY LINES SHALL BE FIELD VERIFIED PRIOR TO STARTING WORK.
- ALL CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. THE CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT, CABINETS, ETC., AND THE ARCHITECT PRIOR TO ANY INSTALLATION.
- ALL PRESSURIZED WATER PIPING BELOW FLOOR SHALL BE TYPE "L" SOFT ANNEALED COPPER TUBING WITH NO FITTINGS BELOW SLAB.
- EACH PLUMBING VENT SHALL TERMINATE NOT LESS THAN 10 FT. FROM OR AT LEAST 3' ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT.
- ALL VALVES, UNIONS, ETC. TO BE SAME SIZE AS PIPE UNLESS OTHERWISE INDICATED ON DRAWINGS.
- UNIONS SHALL BE PROVIDED AND INSTALLED AFTER EACH SCREW-TYPE VALVE AND PRIOR TO EQUIPMENT CONNECTIONS.
- ALL WORK AND MATERIAL SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE LOCAL CODES AS ADOPTED AND AMENDED BY THE INSPECTING AUTHORITY. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
- BEFORE FABRICATION OR INSTALLATION THIS CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT AND EQUIPMENT PROVIDED UNDER ANOTHER SECTION OF SPECIFICATIONS. EXACT ROUGH-IN LOCATIONS AND REQUIREMENTS SHALL BE COORDINATED IN FIELD.
- ALL POINTS OF CONNECTION SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR PRIOR TO BID.
- ALL WASTE PIPING SHALL SLOPE AT 2% .
- ALL VALVES, TRAP PRIMER, WATER HAMMER ARRESTERS OR OTHER EQUIPMENT SHOWN IN WALLS OR ABOVE NON-ACCESSIBLE CEILINGS SHALL BE INSTALLED BEHIND AN ACCESS PANEL.
- PROVIDE ESCUTCHEON PLATES TO COVER PIPING PENETRATIONS THRU CEILING OVERHEAD & WALLS.
- VENT PIPING SHALL BE GRADED FOR PROPER VENTILATION, AND TO ALLOW FOR FREEING ITSELF QUICKLY OF CONDENSATION OF WATER.
- ALL PIPING SHALL BE VIBRATION INSULATED SO AS TO PREVENT METAL TO METAL CONTACT BETWEEN PIPING AND BUILDING STRUCTURE.
- THIS CONTRACTOR SHALL PROVIDE ACCESS DOORS TO ALL CONCEALED VALVES, TRAP PRIMERS, CLEANOUTS, INSPECTION OPENING, WHA & ETC.
- CONTRACTOR MUST CONTACT UNDERGROUND ALERT PRIOR TO ANY DIGGING IN THE GROUND.
- ALL PIPING AND CONDENSATE PIPING SHALL BE INSULATED. REFER TO THE SPECIFICATIONS FOR ALL REQUIREMENTS.
- THE CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL UNDERGROUND PIPING WITH THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
- PIPING THROUGH FIRE RATED WALLS SHALL BE PER U.L. FIRE RESISTANCE SYSTEM NO. M1001. SEE ARCHITECTURAL PLANS FOR ALL WALL LOCATIONS.
- EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN 6" IN HEIGHT ABOVE THE FLOOD LEVEL RIM OF THE FIXTURE BEFORE BEING CONNECTED TO ANY OTHER VENT. PLUMBING VENT SHALL TERMINATE NOT LESS THAN TEN FEET FROM OR AT LEAST THREE FEET ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT.
- NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHOD SET IN SECTIONS OF THE PLUMBING CODE.
- INSTALL WATER HAMMER ARRESTERS AT ALL QUICK CLOSING VALVES, CLOTHES WASHERS AND DISHWASHERS BEHIND ACCESS PANEL.
- THIS CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH GAS COMPANY FOR NEW GAS DEMANDS, METER LOCATION AND TYPE OF PRESSURE AVAILABLE. COORDINATE WITH TENANT FOR PRESSURE REQUIRED AT EACH APPLIANCE, OBTAIN EXISTING WATER & SEWER LOCATION AT JOB SITE AND CITY OR COUNTY OFFICE. ALL WORK SHALL BE PREPARED PRIOR TO STARTING ANY WORK AT SITE.

- SEISMIC BRACING AND ANCHORAGE REQUIREMENTS ARE AS FOLLOWS:
 - THE SEISMIC BRACING AND ANCHORAGE OF PIPING AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING SYSTEMS" PUBLISHED BY SMACNA AND APPROVED BY LOCAL AUTHORITY.
- ALL PLUMBING FIXTURES AND EQUIPMENT SHALL BE CERTIFIED BY THE LOCAL STATE ENERGY COMMISSION TO COMPLY WITH EFFICIENCY STANDARDS.
- ALL PIPING INTO STEM WALLS AND FOOTINGS SHALL BE DOUBLE HALF LAP WRAPPED WITH 1/8" THICK "ARMOFLEX" INSULATION. THE CONTRACTOR SHALL ALSO PROVIDE BLOCKED OUT AREAS IN STEM WALL AND FOOTING. ALL PIPING SHALL AVOID THE LOWER 8" OF THE FOOTING.
- ALL BRACING & SUPPORT OF PIPING SHALL BE INSTALLED IN ACCORDANCE WITH SMACNA GUIDELINES & CPC AS APPROVED BY LOCAL AUTHORITY.
- ALL PIPING PENETRATIONS OF CONC. WALLS OR FLOORS SHALL BE MADE WITH SLEEVES 2" LARGER THAN O.D. OF PIPE ON ALL SIDES. COORDINATE EXACT LOCATION OF PENETRATION WITH STRUCTURAL IN FIELD. SLEEVES IN OR THROUGH FIRE RATED WALLS/FLOORS SHALL BE UL FIRE RESISTANCE SYSTEM NO. M1001. SEE ARCHITECTURAL PLANS FOR ALL LOCATIONS OF RATED WALLS.
- CONTRACTION AND EXPANSION: INSTALL ALL WORK IN SUCH A MANNER THAT ITS CONTRACTION AND EXPANSION WILL NOT DO ANY DAMAGE TO PIPES, THE CONNECTED EQUIPMENT, OR THE BUILDING. INSTALL OFFSETS, SWING JOINTS, EXPANSION JOINTS, SEISMIC JOINTS, ANCHORS, ETC., AS REQUIRED TO PREVENT EXCESSIVE STRAINS IN THE PIPE WORK. ALL SUPPORTS SHALL BE INSTALLED TO PERMIT THE MATERIALS TO CONTRACT AND EXPAND FREELY WITHOUT PUTTING ANY STAIN OR STRESS ON ANY PART OF THE SYSTEM. PROVIDE ANCHORS AS NECESSARY.
- GAS PIPING SHALL BE SUPPORTED AND SLOPED PER CPC.
- EACH PLUMBING FIXTURE SHALL BE INDEPENDENTLY VALVES PER CODE.
- DRAINAGE PIPING SERVING FIXTURES WHICH HAVE FLOOD WATER RISKS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE SEWER SERVING SUCH DRAINAGE PIPING SHALL BE PROTECTED FROM BACK FLOW OF SEWAGE BY INSTALLING AN APPROVED TYPE BACK WATER VALVE. THIS CONTRACTOR SHALL FIELD VERIFY PRIOR TO INSTALLING ANY NEW WORK. REROUTE OR REARRANGE WASTE LINES AS REQUIRED.
- THE CONTRACTOR SHALL SUBMIT ONE COMPLETE SET OF AS-BUILT DRAWINGS IN AUTO CAD 2000 FORMAT TO THE OWNER. THESE DRAWINGS SHALL BE IN REPRODUCIBLE PAPER, STAMPED AND SIGNED BY A MECHANICAL ENGINEER. AN AUTO CAD FILE OF THE COMPLETE JOB SHALL ALSO BE GIVEN TO THE OWNER.
- THIS CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLAN CHECK, PERMIT AND OTHER REQUIRED FEES.
- WHERE BRACING DETAILS ARE NOT SHOWN ON THE DRAWINGS OR IN THE GUIDELINES, THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT, MECHANICAL ENGINEER AND THE CITY.
- ALL SEWER, GAS, WATER, WASTE & VENT PIPING SHALL BE PROPERLY TESTED TO THE SATISFACTION OF THE ARCHITECT AND LOCAL BUILDING INSPECTOR.
- CONNECTION BETWEEN INCOMPATIBLE MATERIALS ABOVE GRADE AND INSIDE BUILDINGS SHALL BE MAKE WITH TWO DIELECTRIC UNIONS SEPARATED BY A TWELVE INCH (12") SECTION OF RED BRASS PIPE.
- IT IS THE RESPONSIBILITY OF THIS CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM BUILDING OWNER OR LANDLORD REGARDING WALL/ROOF PENETRATION OF ANY PIPING OR FLUE VENT. ALL WORK TO BE DONE UNDER THIS CONTRACT SHALL BE APPROVED BY THE LANDLORD OR ARCHITECT PRIOR TO STARTING OR FABRICATING ANY WORK.
- INSTALL APPROVED TEMPERATURE MIXING VALVES AT PLUMBING FIXTURES THAT REQUIRE 110F WATER.
- THIS CONTRACTOR SHALL FIELD VERIFY EXISTING SEWER AND WATER LOCATION PRIOR TO STARTING ANY WORK. VERIFY EXISTING INVERT ELEVATION OF SEWER. DO NOT START ANY WORK UNTIL ALL FIELD INFORMATION IS OBTAIN AND VERIFIED. PREPARE A COMPLETE SET OF SHOP DRAWINGS AND OBTAIN APPROVAL FROM THE ARCHITECT PRIOR TO STARTING ANY WORK.
- ALL REQUIRED CLEANOUTS SHALL BE INSTALLED AS PER SECTION 707.0 & 719.0 OF THE PLUMBING CODE.
- EACH HORIZONTAL VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN 8 INCHES IN HEIGHT ABOVE THE FLOOD LEVEL RIM OF THE FIXTURE BEFORE BEING CONNECTED TO ANY OTHER VENT.
- INDIRECT WASTE PIPING FROM FOOD HANDLING FIXTURES OR EQUIPMENT SHALL BE SEPARATELY PIPED BY MEANS OF A AIR GAP TO THE INDIRECT WASTE RECEPTOR AND SHALL NOT BE COMBINED WITH ANY OTHER INDIRECT WASTE PIPING.
- NEW OR REPAIRED POTABLE WATER SYSTEM'S SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHOD SET IN SECTION 608.9 OF THE PLUMBING CODE.
- EACH PLUMBING VENT SHALL TERMINATE NOT LESS THAN 10 FT. OR 3 FEET ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT.
- NO MORE THAN 1/3 OF THE TOTAL PERMITTED LENGTH PER TABLE 703.2, OF ANY MINIMUM SIZED VENT SHALL BE INSTALLED IN A HORIZONTAL POSITION.

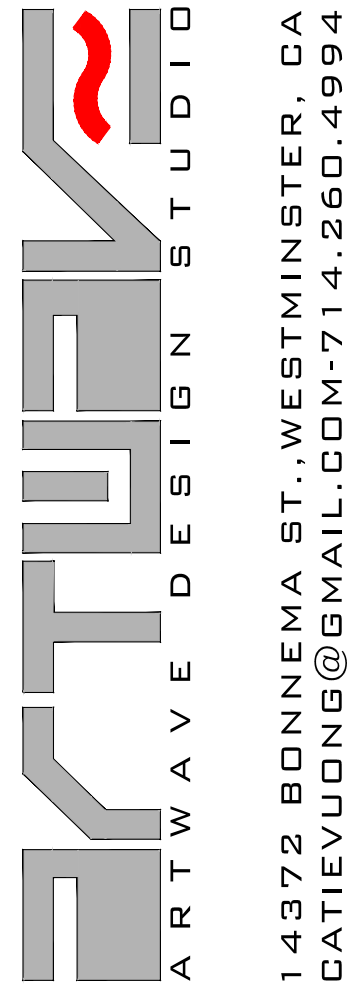
PLUMBING LEGEND AND SYMBOLS

SYMBOL	ABBREVIATION	DESCRIPTION
		DETAIL REFERENCE
		FIXTURE IDENTIFICATION
		EQUIPMENT REFERENCE
	CW	COLD WATER
	HW	HOT WATER
	HW R	HOT WATER RETURN
	-	POP-OFF DRAIN LINE OR HIDDEN WATER LINE
	S or W	SOIL or WASTE BELOW GRADE (or FLOOR)
	S or W	SOIL or WASTE ABOVE GRADE (or FLOOR)
	V	PLUMBING VENT
	COND	CONDENSATE DRAIN
	G	GAS LOW PRESSURE
	AS	AUTOMATIC FIRE SPRINKLER
	BV	BALL VALVE
	SOV	SHUT OFF VALVE
	SOV or GC	SHUT OFF VALVE OR GAS COCK ON RISER
	CS	CIRCUIT SETTER
	CV	SWING CHECK VALVE
	PRV	PRESSURE REDUCING VALVE
	RBPFP	REDUCED PRESSURE BACKFLOW PREVENTER
	PTR	PRESSURE-TEMPERATURE RELIEF VALVE
	DN	PIPE DOWN
	UP	PIPE UP
	DN	TEE DOWN
	UP	TEE UP
		PIPE RISER & PIPE DROP (UP AND DOWN)
	FCO	FLOOR CLEANOUT
	WCO	WALL CLEANOUT
	CO	CLEANOUT PLUG
	COTG	YARD CLEANOUT or CLEANOUT TO GRADE
		CAP ON END OF PIPE
	HB	HOSE BIBB WITH VACUUM BREAKER
	WHA & TP	WATER HAMMER ARRESTOR & TRAP PRIMER
	GR	GAS REGULATOR
	GC	GAS COCK (or GAS STOP)
	GS	GAS SOLENOID
	P.O.C.	POINT OF CONNECTION
	P.O.D.	POINT OF DEMOLITION
	AP	ACCESS PANEL
	AGA	AMERICAN GAS ASSOCIATION
	CONN	CONNECTION
	CONT	CONTINUATION
	(E)	EXISTING
	(N)	NEW
	DN	DOWN
	ADA	AMERICAN DISABILITY ACT
	IE	INVERT ELEVATION
	(TYP)	TYPICAL
	VTR	VENT THROUGH ROOF
	W/	WITH
	FU	PLUMBING FIXTURE UNIT
	CWM	CLOTHES WASHING MACHINE

COORDINATION NOTES

ALL SUBCONTRACTORS MUST REVIEW THE COMPLETE SET OF PLANS, INCLUDING SPECIFICATIONS. THE DRAWINGS TO BE REVIEWED ARE FOR ALL CONSTRUCTION DISCIPLINES: ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, LANDSCAPE AND CIVIL DRAWING. UPON SPACE COORDINATION AND STRUCTURAL SUPPORTS AND LOCATION. PRIOR TO COMMENCING WORK OF ANY AND ALL POTENTIAL CONFLICTS, CONTRACTORS SHALL FIELD VERIFY ALL CONDITIONS, INCLUDING LOCATION OF EXISTING WATER, GAS, WASTE/SEWER LINES & ELEVATION. CONTRACTORS MUST NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK.

ATTACHMENT 2
PLANS



VANILLA SHELL
TATTOO SHOP

9757 Garden Grove Blvd, Garden Grove, CA 92844

Design by:
CATIE VUONG

Drawn by:
CV, TV, NV, NP

Scale:
AS SHOWN

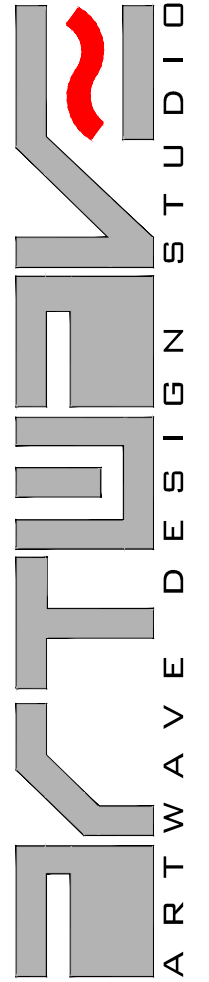
Date:
2.22.2022

Job Number:
AW22-0202

Sheet:
P1

E:\Project\AW\TI-Tattoo Shop\1-DRAWINGS\TI-Tattoo Shop_Plumb.dwg March 10, 2025 - 7:30am DELL

ATTACHMENT 2
PLANS



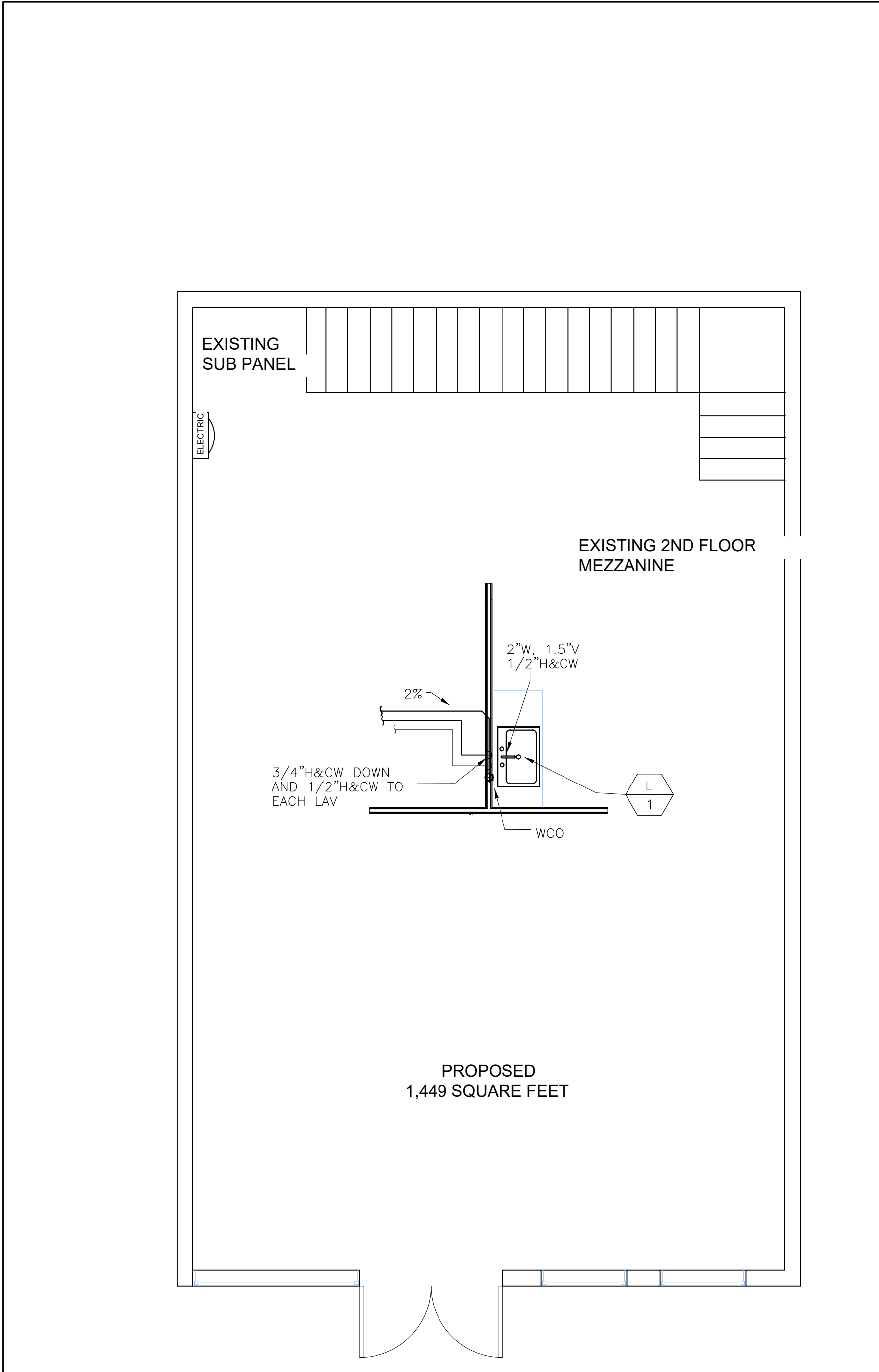
ART WAVE DESIGN STUDIO
14372 BONNEMA ST., WESTMINSTER, CA
CATIEVUONG@GMAIL.COM-714.260.4994

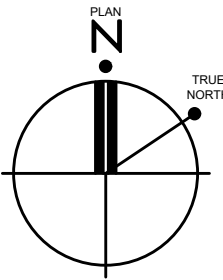


VANILLA SHELL
TATTOO SHOP
9757 Garden Grove Blvd, Garden Grove, CA 92844

Design by: CATIE VUONG
Drawn by: CV, TV, NV, NP
Scale: AS SHOWN
Date: 2.22.2022
Job Number: AW22-0202

Sheet
P2





PROPOSED RESTROOM
SCALE: 1/8"=1'0"

RESOLUTION NO. 6126-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-283-2025 FOR A PROPERTY ON THE NORTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF GALWAY STREET, AT 9757 GARDEN GROVE BOULEVARD, UNIT #3, ASSESSOR'S PARCEL 133-371-15.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on October 2, 2025, does hereby approve Conditional Use Permit No. CUP-283-2025 for the property located on the north side of Garden Grove Boulevard, east of Galway Street, at 9757 Garden Grove Boulevard, Unit #3, Assessor's Parcel No. 133-371-15, subject to the Conditions of Approval attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-283-2025, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Hieu Nguyen, the applicant, with the authorization of the property owner, Rajani Family Living Trust.
2. The applicant is requesting Conditional Use Permit approval to allow the operation of a new approximately 1,449 square-foot "Tattoo, General" business within an existing commercial center.
3. The Planning Commission hereby determines that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines (14 Cal. Code Regs., Section 15301).
4. The property has a General Plan Land Use Designation of Residential/Commercial Mixed Use 3 (RC3) and is zoned Garden Grove Boulevard Mixed Use 3 (GGMU-3). The subject site is improved with an existing multi-tenant commercial center consisting of two (2) buildings and associated site improvements.
5. Existing land use, zoning, and General Plan designation of property within 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 October 2, 2025, 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 on October 2, 2025.

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 9.32.030, are as follows:

FACTS:

The subject site is improved with an existing multi-tenant commercial center, located on the north side of Garden Grove Boulevard, east of Galway Street. The subject property is zoned GGMU-3 (Garden Grove Boulevard Mixed Use 3) and has a General Plan Land Use Designation of RC3 (Residential/Commercial Mixed Use 3). The subject property is adjacent to GGMU-3 zoned properties to the north, east, and south, across Garden Grove Boulevard. To the west, the property is adjacent to GGMU-3 zoned properties, and R-1 (Single-Family Residential) zoned properties across Galway Street.

In 2003, the City approved the development of the site with a commercial retail center. Revisions were approved in 2005 and 2006, reducing the development to the current improvements on-site. According to business license records, the subject commercial center currently includes a mix of uses, including professional offices, retail, and restaurants.

The specific tenant space under application is an approximately 1,449 square-foot space. Most recently, the tenant space was occupied by a retail use. The applicant is now proposing to operate a new tattoo business, Recycle Tattoo, within the subject tenant space.

The proposed business would operate as a "Tattoo, General" use, with services that include body and facial tattoos, body piercings, and incidental sales of merchandise. Proposed improvements are limited to the interior of the building, with no proposed changes to the parking lot, or other site improvements. According to Municipal Code standards, no additional parking would be required to accommodate the proposed tattoo use.

The proposed business would operate between 10:00 a.m. and 11:00 p.m., seven (7) days a week. In the event problems arise concerning the operation of this business, the hours of operation may be reduced by order of the Police Department.

The proposed business meets the additional regulations applicable to "Tattoo, General" uses, as established in Garden Grove Municipal Code Section 9.18.020.030. Tattoo establishments are also subject to all applicable operation regulations stipulated under Title 6 of the Municipal Code, Chapter 38 (Tattooing Establishment and Operation Regulations).

FINDINGS AND REASONS:**CONDITIONAL USE PERMIT**

1. The proposed use will be consistent with the City's adopted General Plan and redevelopment plan.

The property has a General Plan Land Use designation of RC3 (Residential/Commercial Mixed Use 3), and is zoned GGMU-3 (Garden Grove Boulevard Mixed Use 3). The RC3 designation is intended to provide for a mix of residential and commercial uses across interspersed taller nodes, commercial centers, and lower height mixed-use development along Garden Grove Boulevard. The purpose of the GGMU-3 zone is to provide for commercial and residential uses to be developed as integrated developments either on a single development site or as complementary uses within a district. The proposed use would meet the intent of the RC3 General Plan Land Use Designation and GGMU-3 zone. Further, the proposed Project is consistent with several General Plan goals, policies, and implementation programs, including specifically:

Goal LU-1 The City of Garden Grove is a well-planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision.

The subject site was redeveloped in 2006, and has been used by a variety of commercial retail uses since. Most recently, the subject tenant space was occupied by a retail use. The proposed use would fill an otherwise vacant tenant space, and help serve the anticipated growth of the community. The project complies with the requirements of the Municipal Code for "Tattoo, General" uses. Therefore, the proposed use contributes to its surroundings, and can help the City meet the needs of the growing community.

Policy LU-1.4 Encourage a wide variety of retail and commercial services, such as restaurants and cultural arts / entertainment, in appropriate locations.

The subject request for a Conditional Use Permit would allow for the establishment of a new tattoo business. This would increase the variety of office, retail, service, and restaurant uses within the subject commercial center, and in the immediate neighborhood. With the subject request, the proposed use would further enhance the variety of commercial and personal services already in the area.

Policy LU-2.1 Protect residential areas from the effects of potentially incompatible uses. Where new commercial or industrial development is allowed adjacent to residentially zoned districts, maintain standards for circulation, noise, setbacks, buffer areas, landscaping, and architecture which ensure compatibility between the uses.

The existing development shares a property line with GGMU-3 (Garden Grove Boulevard Mixed Use 3) zoned multiple-family residential properties to the north and east. To the west, across Galway Street, the commercial center is adjacent to multiple-family residential uses in the R-1 (Single-Family Residential) zone. The subject commercial buildings are separated from the nearest residential properties by setbacks of over eighty feet (80'-0"). Landscaped setback areas, drive aisles, parking areas, trash enclosures, and other equipment would provide separation from the proposed tattoo use to the nearest residential units. These separations help increase compatibility between uses.

Policy LU-2.4 Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.

The site is located within a neighborhood that has a mix of different uses and development patterns, including residential, retail, restaurant, office, and personal service uses. Tattoo uses are compatible with these adjacent uses. The proposed tattoo use would not change the existing character of the commercial center, or the surrounding neighborhood because the proposed tattoo parlor would be located within an existing commercial building. Furthermore, provided the conditions of approval are adhered to for the life of the project, the use would be compatible with other adjacent uses.

Goal LU-4 Uses compatible with one another.

"General, Tattoo" uses are conditionally permitted uses in the GGMU-3 zone. The proposed tattoo parlor would be located within an existing commercial building. The business would be similar to nearby businesses, including restaurants, retail, and office, and other personal service uses. Additionally, the proposed tattoo use would be more than 1,000 feet from the next closest tattoo business, consistent with GGMC Section 9.18.020.030. Provided the Conditions of Approval are adhered to for the life of the project, the use would be compatible with other adjacent uses, and would be harmonious with the persons who work and live in the area.

Goal LU-5 Economically viable, vital, and attractive commercial centers throughout the City that serve the needs of the community.

The proposed tattoo business could enhance the vitality of the City's commercial centers. The proposed Conditional Use Permit would allow for the establishment of a new tattoo facility in an otherwise vacant tenant space. This would increase the variety of office, retail, service, and restaurant uses within the subject commercial center. The proposed use could enrich the community by providing a new service for residents in an otherwise vacant tenant space.

Policy LU-6.2 Encourage a mix of retail shops and services along the major corridors and in centers that better meet the community's needs.

The subject site is located on the north side of Garden Grove Boulevard, a primary arterial. The subject request for a Conditional Use Permit would allow for the establishment of a new tattoo business. With the subject request, the proposed use would further enhance the variety of commercial and personal services already in the area. By approving the subject request, the commercial facilities located along Garden Grove Boulevard would provide a variety of commercial services to meet the community's needs.

Goal ED-2 The City must attract new businesses, while supporting and assisting those already located with Garden Grove.

The proposed Conditional Use Permit would allow for a new tattoo business to establish within the City. In attracting a new tattoo business to the City, the tattoo use would provide additional capacity and services to City residents. Should the Conditional Use Permit be approved, the City would be providing a business the opportunities they need to be successful.

Policy SAF-1.2 Provide regular opportunities for communications between the Police Department and community members.

The Garden Grove Police Department has reviewed all relevant information pertaining to the proposed Conditional Use Permit. The intent of their review is to reduce potential crime-related activities, and to promote the safe operation of the proposed use. No concerns were raised by the Police Department regarding the proposal. Therefore, the Police Department is supportive of the proposal.

2. The requested use at the location proposed will not: adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area, or unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

The proposed tattoo use would not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area. Nor would the project interfere with the use, enjoyment, or valuation of the nearby properties, or constitute a menace to public health, safety, or general welfare. The proposed tattoo business would operate between 10:00 a.m. and 11:00 p.m., seven (7) days a week. In addition, the proposed tattoo parlor is not located within 1,000 feet of an existing tattoo business. The proposed Conditions of Approval would help ensure the use does not adversely affect the adjacent neighborhood. In the event problems arise concerning the operation of this facility, the hours of operation may be reduced by order of the Police Department.

3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title or as is otherwise required in order to integrate such use with the uses in the surrounding area.

There are no proposed alterations to the overall function of the site, with changes only proposed to the interior of the tenant space. The existing building has previously been developed as a part of an integrated commercial center. There have not been any issues regarding the site's landscaping, walls, parking, or other development features. According to Municipal Code standards, no additional parking would be required to accommodate the proposed tattoo parlor.

4. The site, with the existing site improvements and modifications, is of adequate size to accommodate the proposed use and to ensure it is integrated with the other uses in the surrounding area. The Public Works Department has reviewed the plans and all appropriate conditions of approval to minimize adverse impacts to surrounding areas have been incorporated.

The subject site is located on the north side of Garden Grove Boulevard, east of Galway Street. The site is adequately served by driveway approaches on Garden Grove Boulevard, and Galway Street. The site is also adequately served by the public service facilities required, such as: gas, electric, water, and sewer facilities. As a part of this request, only interior improvements are proposed. Therefore, the site would continue to be adequately served by all existing highways, streets, and other public and private service facilities.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN THE STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. Conditional Use Permit No. CUP-283-2025 does possess characteristics that would justify the request in accordance with Municipal Code Section 9.32.030.
2. In order to fulfill the purpose and intent of the Municipal Code, and thereby promote the health, safety, and general welfare, the attached Conditions of Approval (Exhibit "A"), shall apply to Conditional Use Permit No. CUP-283-2025.

EXHIBIT "A"

Conditional Use Permit No. CUP-283-2025

9757 Garden Grove Boulevard, Unit #3

CONDITIONS OF APPROVAL

General Conditions

1. The applicant and each owner of the property shall execute, and the applicant shall record a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required within thirty (30) days of the approval.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Hieu Nguyen, the current property owner, Rajani Family Living Trust, the future owner(s) and tenants(s) of the property, and each of their respective successors and assigns. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Except for minor modifications authorized to be approved by the Community Development Director pursuant to Condition No. 4, any changes of the Conditions of Approval require approval by the appropriate City hearing body.
3. Conditional Use Permit No. CUP-283-2025 authorizes the operation of a new "Tattoo, General" business, as depicted on the plans submitted by the applicant and made part of the record of the October 2, 2025, Planning Commission proceedings, subject to these Conditions of Approval. Approval of this Conditional Use Permit 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 City of Garden Grove Municipal Code shall apply.
4. The approved plans are an integral part of the decision approving this Conditional Use Permit. Minor modifications to the approved plans and/or these Conditions of Approval may be approved by the Community Development Director, in his or her discretion. Proposed modifications to the approved project and/or these Conditions of Approval that would result in the intensification of the project, or create impacts that have not been previously addressed and which are determined by the Community Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.

Conditional Use Permit No. CUP-283-2025

Conditions of Approval

5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Police Department

6. There shall be no gaming tables or gaming machines, as outlined in City Code Sections 8.20.010 and 8.20.050, on the premises at any time.
7. Hours of operation shall be permitted from 10:00 a.m. to 11:00 p.m., seven (7) days a week. In the event a particular tattoo design is taking longer to apply after the business closes to the public at 11:00 p.m., the tattoo artist, the customer, and a single guest may remain in the business until 12:00 a.m. The City of Garden Grove reserves the right to reduce hours of operation, by order of the Chief of the Police Department, in the event problems arise concerning the operation of this business.
8. In the event security-related problems occur, and at the request of the Police Department, the permittee, at its own expense, shall provide a California licensed, uniformed security guard(s) on the premises during such hours as requested by the Police Department.
9. No alcoholic beverages shall be consumed on the premises with the exception of a closed, special event that has written approval by the Chief of the Police Department, or his or her designee.
10. There shall be no enclosed booths on the premises at any time. Walls and/or partitions exceeding thirty-six (36) inches in height, which partially enclose or separate booths shall be of a clear and transparent material. No item shall be placed in the area of the booths that would limit or decrease the visibility of the interior of the business from any location within the business.
11. Any violations or noncompliance with the conditions of approval may result in the issuance of an Administrative Citation up to \$1,000 pursuant to GGMC 1.22.010(a).

Building and Safety Division

12. All work shall comply with the latest edition of the California (CA) Building Standards Code (CBC) at time of permit application.
13. The proposed hand sink shall comply with the accessibility requirements of CBC Chapter 11B.

Engineering Division

14. To the extent applicable, the applicant shall be subject to all applicable fees, including Traffic Mitigation Fees, duly adopted and identified in Chapter 9.44 of the Garden Grove Municipal Code. The amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.

Orange County Fire Authority

15. The applicant shall comply with all applicable Orange County Fire Authority (OCFA) requirements, including, but not limited to, the Fire Master Plan.

Water Services Division

16. Any water service installations two inches (0'-2") and smaller may be installed by the City of Garden Grove at owner's/developer's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services three inches (0'-3") and larger shall be installed by the applicant's contractor per City Standards.
17. Water meters shall be located within the City right-of-way or within a dedicated waterline easement. Fire services and large water services three inches (0'-3") and larger, shall be installed by a contractor with a Class A or C-34 license, per City water standards, and inspected by an approved Public Works inspection.
18. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross-connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.
19. It shall be the responsibility of the applicant to abandon any existing private water well(s) per Orange County Health Department requirements. Abandonment(s) shall be inspected by Orange County Health Department inspector after permits have been obtained.

20. A composite utility site plan shall be included in the building plan set, which shall be submitted to both the Engineering Division and Water Services Division for review and approval.
21. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
22. If required, fire service shall have an above-ground backflow device with a double-check valve assembly. The device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to the Public Works Department, Water Services Division. The device shall be on private property, and is the responsibility of the property owner. The above-ground assembly shall be screened from public view as required by GGMC Section 9.12.040.10.G.
23. If needed, the applicant shall install new sewer lateral with clean-out connecting to the existing private sewer system on-site. It is the responsibility of the applicant to install an appropriately sized sewer lateral.
24. The applicant shall abandon any existing unused sewer lateral(s) on the property owner's side in accordance with the California Plumbing Code.

Community Development Department

25. As a result of the open nature of the proposed floor plan, persons present in the tattoo station area of the business will generally be able to observe the application of tattoos to customers of the tattoo station area. Accordingly, in those instances where the application of a tattoo requires or results in the exposure of body parts that would normally be considered private in nature, such as the female breast, the pubic area, or the buttocks, the applicant shall ensure that the customer to whom the tattoo is being applied is screened from view of other non-employees present in the establishment.
26. The tattoo establishment is subject to, and will operate in compliance with, all applicable operation regulations as stipulated under Title 6 of the Municipal Code, Chapter 38 (Tattooing Establishment and Operation Regulations).
27. No outside storage or displays shall be permitted at any time.
28. A prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches

Conditional Use Permit No. CUP-283-2025

Conditions of Approval

high with black letters on a white background. The sign shall be displayed near or at the entrance, and shall also be visible to the public.

29. No live entertainment, i.e., dancing, karaoke, live music, sport bar or disc-jockey entertainment, etc., including amplified music, shall be permitted on the premises. There shall be no raised platform, stage or dance floor allowed on the premises at any time.
30. There shall be no amusement devices permitted on the premises at any time.
31. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.16.020.070.
32. There shall be no deliveries to or from the premises before 7:00 a.m. and after 10:00 p.m., seven (7) days a week.
33. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the applicant/property owner. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
34. All trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be at least three (3) times a week.
35. The applicant/property owner shall abate all graffiti vandalism within the premises. The applicant/property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant/property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
36. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
37. No roof-mounted mechanical equipment, including exhaust vents, shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community Development Department, Planning Services Division. Said screening shall block visibility of any

Conditional Use Permit No. CUP-283-2025
Conditions of Approval

roof-mounted mechanical equipment from view of public streets and surrounding properties.

38. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to and approved by the Community Development Department, Planning Services Division. No advertising material shall be placed thereon.
39. There shall be no outdoor activities conducted on the premises without approval of a Special Event Permit or Community Event Permit.
40. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
41. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort. Any opaque material applied to the store front, such as window tint, shall count toward the maximum window coverage area.
42. Any modifications to existing signs or the installation of new signs shall require approval by the Community Development Department, Planning Services Division prior to issuance of a building permit.
43. The applicant/property owner shall submit signed letters acknowledging receipt of the decision approving Conditional Use Permit No. CUP-283-2025, and his/her agreement with all conditions of approval within 30-days from the date of this approval.
44. A copy of the resolution approving Conditional Use Permit No. CUP-283-2025, including the conditions of approval, shall be kept on the premises at all times.
45. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Conditional Use Permit No. CUP-283-2025. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including but not limited to any award of attorney fees to a party challenging such project

Conditional Use Permit No. CUP-283-2025
Conditions of Approval

approval. The City shall retain the right to select its counsel of choice in any action referred to herein.

46. In accordance with Garden Grove Municipal Code Sections 9.32.160, the rights granted pursuant to Conditional Use Permit No. CUP-283-2025 shall be valid for a period of two (2) years. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of the Municipal Code, the rights conferred by Conditional Use Permit No. CUP-283-2025 shall become null and void if the subject development and construction necessary and incidental thereto is not commenced within two (2) years of the expiration of the appeal period, and thereafter diligently advanced until completion of the project. In the event construction of the project is commenced, but not diligently advanced until completion, the rights granted pursuant to Conditional Use Permit No. CUP-283-2025 shall expire if the building permits for the project expire.
47. If deemed necessary by the Community Development Director, the Conditional Use Permit may be reviewed at any time, in order to determine if the business is operating in compliance.

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: D.1.	SITE LOCATION: West side of Pine Street, north of Lampson Avenue at 12411 Pine Street
HEARING DATE: October 2, 2025	GENERAL PLAN: N/A
CASE NO.: Item for Consideration No. ICF-002-2025	ZONE: N/A
APPLICANT: Phi Van Nguyen	CEQA DETERMINATION: Exempt
PROPERTY OWNER: Phi Van Nguyen	APN: 090-083-11

REQUEST:

For the Planning Commission to review and approve Item for Consideration No. ICF-002-2025, a tree removal application for the address located at 12411 Pine Street, per the revised Tree Ordinance adopted by City Council on November 12, 2024.

BACKGROUND:

On November 12, 2024, City Council amended provisions of Chapter 11.32 of the Garden Grove Municipal Code pertaining to the removal and replacement of City trees. The former tree ordinance permitted the removal and replacement of City trees deemed undesirable by property owners pursuant to a resident petition process where a majority of neighbors needed to consent to the removal and replacement application.

The new ordinance revised various sections of Chapter 11.32 pertaining to the application by property owners to remove City trees on or adjacent to their properties. The revisions remove the requirement for majority neighbor consent and will generally require that property owners wishing to remove City Trees on or near their properties do the following: (1) agree to pay for the City's cost to remove the tree by a licensed contractor, (2) agree to replace the tree(s) with City-approved tree(s) or pay a fee to enable the City to replace the tree(s) elsewhere in the City. It should be noted that tree removal requests are not required to include a reason or statement for the removal.

Additionally, applications for removal and replacement of City trees will be reviewed and approved by the City Manager or designee in the case of one tree, and by the Planning Commission in the case of more than one tree. Decisions of the City Manager or designee will be appealable to the Administrative Board of Appeals while decisions of the Planning Commission will be final.

DISCUSSION:

On August 26, 2025, the Public Works Department received a tree removal request application from the property owner at 12411 Pine Street to remove two (2) parkway trees located adjacent to their property. The applicant has completed the application (attached), and if the Planning Commission approves it, the applicant will replace the trees with a City-approved Oklahoma Redbud tree. The applicant has further agreed to care for the establishment of the newly planted tree.

California Environmental Quality Act (CEQA):

The removal and/or replacement of street trees is exempt from review under CEQA under a Class 1 Exemption (Existing Facilities), 14 CCR § 15301(c).

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Approve Item for Consideration No. IFC-002-2025, for City Tree Replacement and Removal Application No. 605398, for the removal and replacement of two (2) city trees located at 12411 Pine Street, per revised Chapter 11.32 of the Municipal Code pertaining to City Trees.



Maria Parra
Planning Services Manager

By: Ana V. Neal
Principal Administrative Analyst

Attachment 1: [Application](#)
Attachment 2: [Resolution No. 6127-25](#)



City of Garden Grove Public Works Department

City Tree Replacement & Removal Application Form

13802 Newhope Street, Garden Grove, CA 92843
(714) 741-5375

Application must be completed and signed by property owner only.

Section 1 – Applicant Information

Name: PHI VAN NGUYEN

Phone Number: 714 - 534 - 0248

Email Address: KHANHLE10HOTMAIL.COM

Mailing Address: 12881 ALAMITOS WAY, GARDEN GROVE, CA 92841

Section 2 – Property Information

Address Adjacent to City Tree(s): 12411 PINE ST. GARDEN GROVE, CA 92841

Number of Tree(s) Requested for Removal: 2

Location/Description of Tree(s): FRONT YARD

Section 3 – Request Type

☐ Single Tree – Submit to Public Works Department, Trees Maintenance Section

☐ Multiple Trees – Submit to Planning Commission

Section 4 – Applicant Cost Commitment (Select One)

☒ Option A1:

- I agree to replace the tree(s) at/near this location with a City-approved tree.
- I will care for the establishment of the newly planted tree(s)
- City Approved Tree Selected: OKLAHOMA REDBUD (Refer to bottom list)

☐ Option A2:

- I decline to replace the tree(s).
- I will pay a \$250 per tree mitigation fee for the City to plant tree(s) elsewhere.

CITY-APPROVED TREE SELECTION

Oklahoma Redbud ✓

Eastern Redbud – Forest Pansy

Raywood Ash

Pink Trumpet

Palo Verde (Native)

Desert Willow (Native)

Strawberry Tree

Eastern Redbud

Gold Medallion Tree

Australian Willow

Sweet Bay Laurel

Coast Live Oak (Native)

Chitalpa

Western Redbud (Native) *Currently Unavailable*

Section 5 – Acknowledgements *(Please initial)*

PN I understand that the removal and mitigation costs are my responsibility.

PN I will submit all required documents with this application.

PN I will deposit the total payment before removal work begins.

PN I acknowledge that all work will be performed by City contract and standards.

PN I acknowledge that all work may take 30 to 60 calendar days from receipt of payment and depending on contractor availability.

Section 6 – Signature and Date

Property Owner Signature: *Shwan Geyer*

Date: 08/20/2021

For City Use Only

Date Received: _____

Reviewed By: ☐ Public Works – Trees Maintenance ☐ Planning Commission

Formal Quote Provided: \$ _____

Mitigation Fee (if applicable): \$ _____

Application Status: ☐ Approved ☐ Denied

Appeal Submitted (if applicable): ☐ Yes ☐ No – Date: _____

Final Determination: _____

Authorized City Representative: _____

Date: _____

RESOLUTION NO. 6127-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING ITEM FOR CONSIDERATION NO. IFC-002-2025, AN APPLICATION FOR REMOVAL AND REPLACEMENT OF CITY TREES PURSUANT TO GGMC SECTION 11.32.060.

WHEREAS, Chapter 11.32 of the Garden Grove Municipal Code (GGMC) requires the protection of City trees planted on public property, including the public right-of-way, and authorizes the Planning Commission to approve applications for removal of trees subject to replacement or payment of a fee in compliance with Chapter 11.32; and,

WHEREAS, Phi Van Nguyen, the property owner of the property located at 12411 Pine Street, submitted an application to remove two trees located on the sidewalk adjacent to his property (Application No. 605398); and

WHEREAS, the applicant has agreed to replace the subject trees with a City-approved Oklahoma Redbud tree, and has further agreed to care for its establishment in compliance with Section 11.32.060 of the GGMC; and

WHEREAS, the removal of street trees is exempted from review under the California Environmental Quality Act, California Public Resources Code Section 21000 *et seq.* ("CEQA") pursuant to a Class 1, Existing Facilities Exemption, Code of California Regulations Title 14, Section 15301(c); and

WHEREAS, the Planning Commission of the City of Garden Grove on October 2, 2025, considered all oral and written testimony presented regarding the tree removal application.

NOW, THEREFORE, BE IT RESOLVED, FOUND, AND DETERMINED that the Planning Commission of the City of Garden Grove, in regular session assembled on October 2, 2025, does hereby approve Item for Consideration No. IFC-002-2025, a City Tree Replacement & Removal Application No. 605398 filed by Phi Van Nguyen for removal of two trees located in the sidewalk adjacent to 12411 Pine Street, subject to the replacement with and care for the establishment of an Oklahoma Redbud tree as required under Section 11.32.060(A)(2) of the GGMC.