



## AGENDA

### ZONING ADMINISTRATOR MEETING

Garden Grove Community Meeting Center  
11300 Stanford Avenue

Thursday, April 11, 2024

9:00 a.m.

**Members of the public who wish to comment on matters before the Zoning Administrator, in lieu of doing so in person, may submit comments by emailing [public-comment@ggcity.org](mailto:public-comment@ggcity.org) no later than 3:00 p.m. the day prior to the meeting. The comments will be provided to the Zoning Administrator as part of the meeting record.**

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Comments by the Public. Each speaker shall be limited to three (3) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

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

All revised or additional documents and writings related to any items on the agenda, which are distributed to the Zoning Administrator within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the Community Meeting Center at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Zoning Administrator 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.

1. PUBLIC HEARING ITEM(S):

a. [CONDITIONAL USE PERMIT NO. CUP-256-2024](#)

APPLICANT: Young Park  
LOCATION: 8100 Garden Grove Boulevard

REQUEST: A request for Conditional Use Permit approval to allow an existing adult day health care to expand and operate within two existing commercial buildings with a combined

building area of 13,530 square feet. Also, a request to revoke Conditional Use Permit Nos. CUP-188-2020 (REV. 2021) and CUP-208-2021, which previously governed the use of the property. The site is in the GGMU-1 (Garden Grove Boulevard Mixed Use 1) zone. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

b. [CONDITIONAL USE PERMIT NO. CUP-258-2024](#)

APPLICANT: Joseph Maggiore (Copper Belle, Inc.)

LOCATION: 12155 Valley View Street

REQUEST: A request for Conditional Use Permit approval to operate a new restaurant with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer & Wine, Eating Place) License. The site is in the PUD-104-73 (REV. 2018/REV. 2021) (Planned Unit Development) zone. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

2. [COMMENTS BY THE PUBLIC](#)

3. [ADJOURNMENT](#)

# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> 1.a.	<b>SITE LOCATION:</b> South side of Garden Grove Boulevard, between Beach Boulevard and Coast Street, at 8100 Garden Grove Boulevard, Building A and Building B
<b>HEARING DATE:</b> April 11, 2024	<b>GENERAL PLAN:</b> Residential/Commercial Mixed Use 1
<b>CASE NO.:</b> Conditional Use Permit No. CUP-256-2024	<b>ZONE:</b> GGMU-1 (Garden Grove Boulevard Mixed Use 1)
<b>APPLICANT:</b> Young Park	<b>CEQA DETERMINATION:</b> Exempt – Section 15301 - Existing Facilities
<b>PROPERTY OWNER:</b> Same as Applicant	<b>APN:</b> 096-282-05 & 096-282-09

## **REQUEST:**

A request for Conditional Use Permit approval to allow an existing adult day health care to expand and operate within two existing commercial buildings with a combined building area of 13,530 square feet. Also, a request to revoke Conditional Use Permit Nos. CUP-188-2020 (REV. 2021) and CUP-208-2021, which previously governed the use of the property.

## **BACKGROUND:**

The subject property is located on the south side of Garden Grove Boulevard, between Beach Boulevard and Coast Street, at 8100 Garden Grove Boulevard. The property is a 1.37-acre site comprised of two (2) parcels held under common ownership, developed with two (2) single-story buildings. The two (2) buildings, Building A and Building B, form a cohesive development toward the rear of the property with a parking area located in the front. Each building is 6,765 square feet in gross floor area, and faces the other across a landscaped courtyard. At the very rear of the property is an open space area improved with landscaping.

The subject property is zoned GGMU-1 (Garden Grove Boulevard Mixed Use 1), and has a General Plan Land Use Designation of Residential/Commercial Mixed Use 1. The site abuts a GGMU-1 zoned property to the west, GGMU-1 and R-3 (Multiple-Family Residential) zoned properties to the east, SR-22 (Garden Grove Freeway) and an R-3 zoned property to the south, and commercial uses in the City of Stanton, across Garden Grove Boulevard, to the north.

On January 6, 2005, the City approved Conditional Use Permit No. CUP-151-05, which allowed the operation of an adult day care facility, New Life Adult Day Health Care Center. The daycare operated out of both Building A and Building B. As a part

of the application for the daycare, multiple interior tenant improvements were made.

On April 22, 2010, the City approved Conditional Use Permit No. CUP-292-10, which allowed the operation of a new religious trade school on the site, Gospel Global University, in the building to the east (Building B), along with the previously approved adult day care facility in the building to the west (Building A).

The adult day care facility, operating in Building A, closed in September 2012. On May 21, 2015, the City approved Conditional Use Permit No. CUP-035-2015, to allow the joint operation of a culinary school with the religious trade school, both of which operated solely in Building B. In conjunction with the approval of Conditional Use Permit No. CUP-035-2015, Conditional Use Permit No. CUP-151-05, which allowed the operation of the adult daycare in Building A, was revoked. In 2019, the culinary school ceased operations, leaving half of Building B unoccupied.

On June 18, 2020, the City approved Conditional Use Permit No. CUP-188-2020 for the operation of a trade school, Sierra States University, in the entirety of Building B, with Building A remaining vacant. In conjunction with the approval, Conditional Use Permit No. CUP-035-2015, which allowed the joint operation of a culinary trade school and a religious trade school, was revoked.

On August 12, 2021, the City simultaneously approved Conditional Use Permit Nos. CUP-188-2020 (REV. 2021) and CUP-208-2021. The two Conditional Use Permits allowed for the operation of a new adult daycare facility, Garden Grove ADHC, in Building A and a portion of Building B, and reduced the square footage of Sierra States University within Building B. According to Business Tax and License records, Sierra States University closed permanently in January 2023.

The applicant is now requesting a new Conditional Use Permit to expand and operate the adult daycare facility, Garden Grove ADHC, into the entirety of Building A and Building B. Concurrently, the applicant is also requesting to revoke Conditional Use Permit Nos. CUP-188-2020 (REV. 2021) and CUP-208-2021, which previously governed the use of the property.

## **DISCUSSION:**

### Conditional Use Permit:

There are two (2) buildings on the subject site. The proposed adult daycare facility will occupy the entirety of both Building A and Building B, totaling approximately 13,530 square feet. Building A will feature offices, restrooms, a main programming room, a kitchen, and a therapy room. Building B will feature offices, restrooms, a gym, and two additional programming rooms. There is an additional active outdoor space to the south of the two buildings that features a walking path, a lawn space, and covered seating areas.

Garden Grove Adult Day Health Care (ADHC) will continue to operate as an ambulatory, out-patient care facility for adults diagnosed with dementia and other

cognitive conditions. The daycare operations occur from 8:00 a.m. to 4:00 p.m., Monday through Friday, and are closed Saturday and Sunday. Patrons at the facility will partake in various recreational activities, receive meals, counseling, and other personal care throughout the day. Therapists, social workers, nurses, and other professionals will oversee the various programs offered to the facility's clients. The stated goal for the proposed business is to provide a safe environment for low-income adults facing cognitive ailments to socialize, and receive care. In addition, the new business would network with local service providers to connect individuals to additional community resources.

For daycare facilities, the Municipal Code requires one (1) parking space per employee, plus one (1) parking space per six (6) patrons. The applicant has indicated that the proposed use will not exceed fifteen (15) employees, and 273 patrons on site at any one time. Based on the above Code standards, sixty-one (61) spaces are required for the proposed day care use.

The subject site provides a total of sixty-six (66) parking spaces. Therefore, according to the Municipal Code requirements, there is sufficient parking to accommodate the use. To help mitigate potential parking issues in the future, the conditions of approval for the subject project state that in the event there are any parking or traffic circulation issues caused by the subject business, the applicant shall prepare a parking/traffic mitigation plan to the satisfaction of the City.

#### 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 for the operation of an adult daycare center does not involve any physical expansion of the existing facilities. The subject request does not involve any new square footage, and the proposed construction involves only minor alterations to the interior of the existing buildings. Therefore, the proposed project is exempt from CEQA.

#### **RECOMMENDATION:**

Staff recommends that the Zoning Administrator take the following action:

1. Adopt Decision No. 1849-24, approving Conditional Use Permit No. CUP-256-2024, subject to the recommended conditions of approval.



MARIA PARRA  
Planning Services Manager



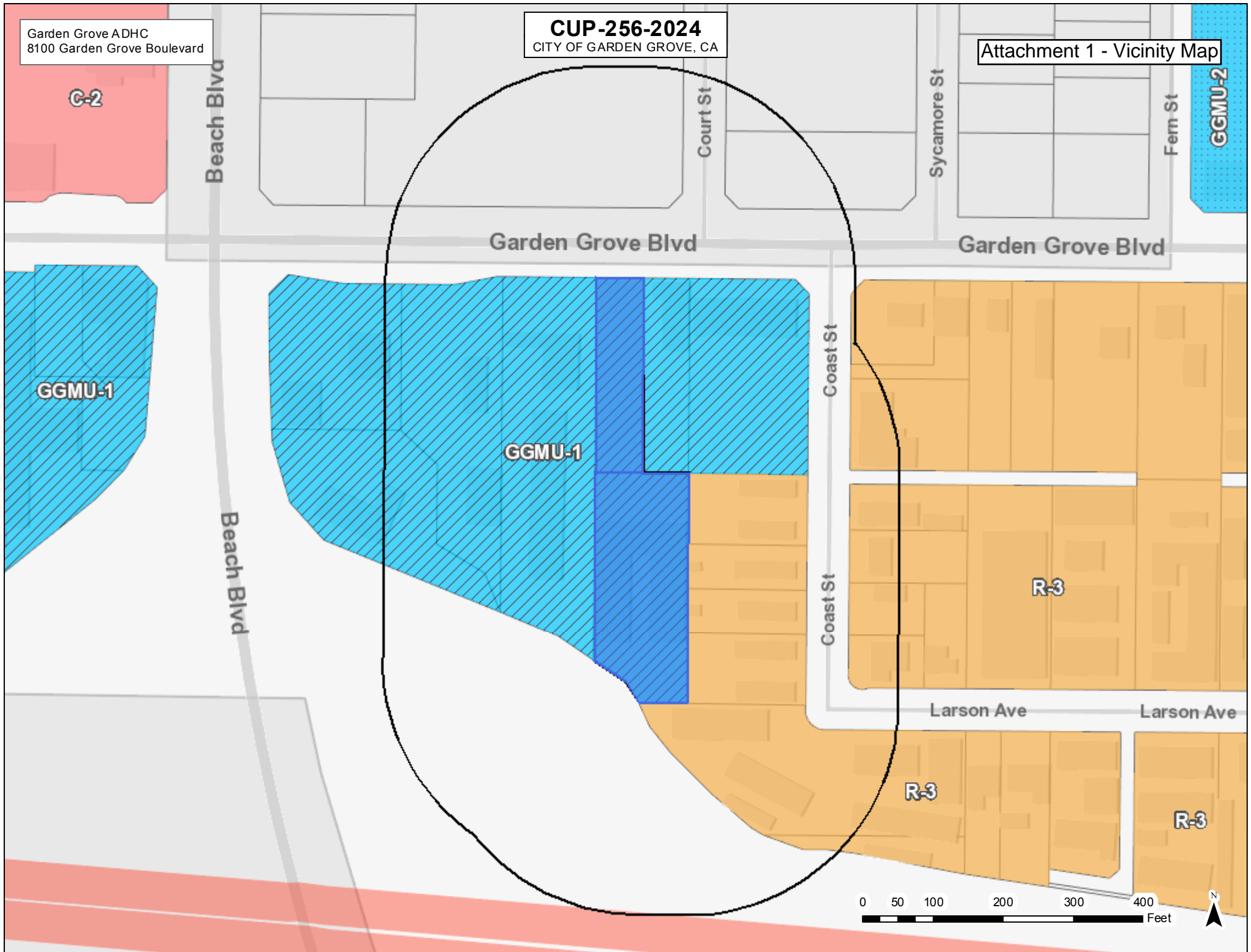
By: Priit Kaskla, AICP  
Associate Planner

Attachment 1: Radius Map  
Attachment 2: Plans

Garden Grove ADHC  
8100 Garden Grove Boulevard

**CUP-256-2024**  
CITY OF GARDEN GROVE, CA

Attachment 1 - Vicinity Map





HACE INC. 2621 Walnut Ave., Suite A  
Irvine, CA 92618  
Tel: 949.892.9732 E: hseo@hacenc.com



# OC LIFE, INC., ADULT DAY HEALTH CARE EXPANSION

8100 Garden Grove Blvd., Garden Grove, CA 92844

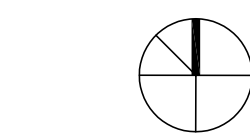
OC Life, Inc. Expansion  
8100 Garden Grove Blvd.,  
Garden Grove, CA 92844

Developed for OC Life, Inc.

Revision	Description	Date

Revision	Description	Date
	AGENCY SUBMITTAL SET	02/25/23

Key Plan N.T.S.



Date	Drawn By
Project Number	Checked By
202305.01	

Sheet Title

COVER

Sheet Number

A000







HACE INC. 2601 Walnut Ave., Suite A,
Irvine, CA 92618
1.949.892.9792 E: hase@haceinc.com



OC Life, Inc. Expansion
8100 Garden Grove Blvd.,
Garden Grove, CA 92644
Developed for OC Life, Inc.

1.0 GENERAL CONDITIONS

1.1 THE DRAWINGS SHOW GENERAL INFORMATION ONLY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING WORK IS 'BUILDABLE' AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS OR DISCREPANCIES REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK OR RELATED WORK IN QUESTION.
1.2 GENERAL CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY CONFLICTS PRIOR TO CONSTRUCTION THAT EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCT WORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCE FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.
1.3 THE PRESENCE OF THE ARCHITECT ON THE JOB SITE DOES NOT IMPLY THE CONCURRENCE OR APPROVAL OF WORK. THE GENERAL CONTRACTOR WILL CALL SPECIFIC ITEMS TO THE ATTENTION OF THE DESIGNER'S PROJECT MANAGER IF HE/SHE WISHES TO OBTAIN APPROVAL.
1.4 THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKMAN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR RUNNING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
1.5 PRIOR TO BEGINNING ANY WORK, THE GENERAL CONTRACTOR SHALL FURNISH A CONSTRUCTION SCHEDULE SHOWING THE CHRONOLOGICAL PHASES OF HIS WORK, AND ALL RELATED WORK FOR THAT OF THE PROJECT. THIS SCHEDULE SHALL INDICATE ALL ORDERING LEAD TIMES, LENGTH OF TIME FOR EACH PHASE (AS APPLICABLE), ITS START AND COMPLETION, WITH A PROJECTED COMPLETION DATE.
1.6 ALL WORK PERFORMED BY THE CONTRACTOR/SUBCONTRACTORS SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
1.7 WHERE THE CONTRACT, NOTES, OR DRAWINGS CALL FOR ANY WORK OF A MORE STRINGENT NATURE THAN THAT REQUIRED BY THE BUILDING CODE OR ANY OTHER DEPARTMENT HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MORE STRINGENT NATURE CALLED FOR BY THE CONTRACT, CONSTRUCTION NOTES OR DRAWINGS SHALL BE FURNISHED IN ALL CASES.
1.8 THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND REIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. SHALL REPLACE OR REPAIR AS DIRECTED ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WITHIN A PERIOD OF FIVE (5) BUSINESS DAYS FROM THE DATE OF SUBSTANTIAL COMPLETION, UNLESS OTHERWISE AGREED UPON IN WRITING BY OWNER.
1.9 THE CONTRACTOR/SUBCONTRACTORS SHALL OBTAIN AND PAY FOR ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF HIS WORK.
1.10 ALL DRAWINGS AND ALL CONSTRUCTION NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER, WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
1.11 THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COORDINATION AND SCHEDULING OF THE WORK EFFORT FOR ALL SUBCONTRACTORS, CRAFTSMEN AND TRADESMEN REQUIRED TO COMPLETE THE JOB.
1.12 THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY IF HE CANNOT COMPLY WITH ALL WORK CALLED FOR ON THESE DRAWINGS.
1.13 THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF DISCREPANCIES OR OMISSIONS IN THE DRAWINGS, THESE NOTES, AND FIELD CONDITIONS BEFORE COMMENCING ANY WORK AND REQUEST FOR CLARIFICATION.
1.14 BEFORE SUBMITTING A FINAL PRICING, ALL CONTRACTORS SHALL VISIT THE PREMISES, FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK AND THE DIFFICULTIES THAT ATTEND ITS EXECUTION.
1.15 THE SUBMISSION OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT, OR MATERIAL REQUIRED FOR DIFFICULTIES ENCOUNTERED, WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.
1.16 EACH CONTRACTOR AND SUBCONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AS IT RELATES TO THEIR WORK AND NOTIFY THE ARCHITECT/OWNER IF THERE ARE OBSTRUCTIONS, WORK CANNOT BE ACCOMPLISHED AS REFLECTED IN THE CONTRACT DOCUMENTS. CONTRACTOR / SUBCONTRACTORS SHALL OBTAIN CLARIFICATION / DIRECTIVE FROM THE ARCHITECT / OWNER PRIOR TO THE START OF ANY WORK.
1.17 THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS INVOLVED IN THIS PROJECT SHALL TAKE NOTE THAT ANY COST CAUSED BY DEFECTIVE OR ILL-TIMED WORK, AS A RESULT OF, BUT NOT LIMITED TO INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY THE PARTY RESPONSIBLE.
1.18 WITH SUBMISSION OF FINAL PRICING, THE GENERAL CONTRACTOR SHALL ALSO SUBMIT A LIST OF LONG LEAD TIME ITEMS THAT PREVENT COMPLETION OF THE PROJECT BY PROJECTED MOVE-IN DATE. WHERE SPECIAL ITEMS REQUIRE EXTENDED LEAD TIME PREVENTING INSTALLATION BY PROJECTED MOVE-IN DATE, CONTRACTOR IS TO PROPOSE AN AVAILABLE ALTERNATE FOR APPROVAL BY OWNER AND TENANT, AS WELL AS, TO PREPARE PRICING FOR POSSIBLE TEMPORARY ASSEMBLIES.
1.19 THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED, IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED, THAT WHICH SHALL BE FURNISHED AND INSTALLED AND CONNECTED WHERE SO REQUIRED.
1.20 WHERE THE TERMS "APPROVED EQUAL", "EQUAL TO", "ACCEPTABLE" OR THE OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF ARCHITECT.
1.21 THE GENERAL CONTRACTOR SHALL HAVE FIVE (5) WORKING DAYS FROM AWARD OF THE CONTRACT TO SUBMIT ANY "OR EQUAL" SUBSTITUTIONS FOR SPECIFIED PRODUCTS OR WORK FOR REVIEW BY ARCHITECT. HE SHALL INCLUDE CUT SHEETS WITH SPECIFICATIONS AND REASONS FOR SUBSTITUTION. ARCHITECT SHALL RESPOND IN FIVE (5) WORKING DAYS TO SUBMITAL. NO SUBSTITUTIONS SHALL BE ACCEPTED AFTER THE INITIAL TEN (10) DAY TIME LIMIT HAS PASSED.
1.22 ALL WOODWORK, BLOCKING, ETC., TO BE FIRE RETARDANT TREATED, AS REQUIRED BY CODE.
1.23 THE GENERAL CONTRACTOR SHALL EXERCISE STRICT DUST CONTAINMENT CONTROL OVER JOB TO PREVENT DIRT OR DUST FROM LEAVING THE JOBSITE.
1.24 THE GENERAL CONTRACTOR SHALL INCLUDE IN HIS ESTIMATE ALL COSTS (INCLUDING OVERTIME WORK) FOR REMOVAL, NEW INSTALLATION AND REINSTALLATION WORK FOR ALL REQUIRED WORK WITHIN THE CEILING PLENUM.
1.25 ALL EXISTING FIXTURES NOT BEING REMOVED SHALL BE REFINISHED WHERE REQUIRED. ALL LOOSE ITEMS TIGHTENED (LIGHT FIXTURES, EXIT SIGNS, ETC.) AND ALL MISSING PARTS REPLACED BY THE GENERAL CONTRACTOR TO ACHIEVE A FINISHED INSTALLATION AND APPEARANCE.
1.26 THE CONSTRUCTION NOTES AND/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN INTENT AND THE GENERAL TYPE OF CONSTRUCTION DESIRED, AND ARE INTENDED TO APPLY TO THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.
1.27 THE GENERAL CONTRACTOR SHALL MAINTAIN A COMPLETE, CURRENT AND APPROVED SET OF CONSTRUCTION DRAWINGS AND BUILDING PERMIT ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
1.28 THE GENERAL CONTRACTOR SHALL SEE THAT ALL SUBCONTRACTORS RECEIVE COMPLETE AND UPDATED SETS OF WORKING DRAWINGS AND ASSUME FULL RESPONSIBILITY FOR COORDINATION OF WORK.
1.29 THE GENERAL CONTRACTOR UPON AWARD OF THE CONTRACT FOR CONSTRUCTION, ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS, AND WORKMANSHIP OF THE WORK DESCRIBED IN THESE NOTES AND DRAWINGS.
1.30 ALL REQUIRED EXITS, WAYS OF APPROACH THERETO, AND WAYS OF TRAVEL FROM THE EXIT INTO THE STREET SHALL CONTINUOUSLY BE MAINTAINED FREE FROM ALL OBSTRUCTIONS AND IMPEDMENTS FOR UNOBSTRUCTED EGRESS IN THE CASE OF FIRE OR OTHER EMERGENCY.
1.31 DURING THE ENTIRE PERIOD OF DEMOLITION AND CONSTRUCTION, ALL EXISTING EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS SHALL BE CONTINUOUSLY MAINTAINED.
1.32 THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS AS REQUIRED BY FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AND THE FIRE AUTHORITY REGULATIONS.
1.33 THE GENERAL CONTRACTOR SHALL REPLACE ANY BROKEN OR CRACKED WINDOW GLAZING.

1.34 THE GENERAL CONTRACTOR SHALL VERIFY SIZE, ELECTRICAL REQUIREMENTS, LOCATION AND CHARACTERISTICS OF ALL WORK AND/OR EQUIPMENT SUPPLIED BY THE OWNER OR TENANT, WITH THE MANUFACTURER OR SUPPLIER PRIOR TO THE START OF RELATED WORK.
1.35 THE GENERAL CONTRACTOR SHALL SUBMIT ALL APPLICATIONS FOR PAYMENT TO THE OWNER FOR REVIEW AND APPROVAL.
1.36 CONTRACTOR DOES NOT MAINTAIN EXCLUSIVE ACCESS TO THE WORK AREA. CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT, CONSULTANTS, UTILITY WORKERS AND OTHER CONTRACTORS AS NEEDED TO ALLOW FOR THE PROGRESS OF WORK.
1.37 THE ARCHITECT HAS MADE EVERY EFFORT TO DESIGN THIS SPACE PLAN IN CONFORMANCE WITH CURRENT CALIFORNIA BUILDING CODES. HOWEVER, DUE TO THE UNPREDICTABILITY OF FINAL CODE INTERPRETATION BY INDIVIDUAL CITY AND COUNTY BUILDING DEPARTMENT OFFICIALS, THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CHANGES OR ADDITIONAL REQUIREMENTS TO THE WORKING DRAWINGS MADE BY THE BUILDING DEPARTMENT IN ORDER TO SECURE THE PERMIT OR ANY SUBSEQUENT FIELD CHANGES REQUIRED BY THE FIELD INSPECTOR DURING THE CONSTRUCTION PHASE.
1.38 THE DRAWINGS AND CONCEPTS SUBMITTED HERewith, U.O.N. ARE PROVIDED FOR USE REGARDING INTERIOR DESIGN, SPACE PLANNING AND COLOR SUGGESTIONS ONLY. STATEMENTS OF DESIGN AND INTENT CONTAINED HEREON DO NOT CONSIDER THE STRUCTURAL OR ENGINEERING SOUNDNESS OF ANY OF THE SUGGESTIONS OR IDEAS SUGGESTED.
1.39 ADDITIONALLY, U.O.N. THERE HAS BEEN NO STUDY DONE NOR ONE REQUESTED AS TO THE STRUCTURAL INTEGRITY OF THE BUILDING ITSELF OR PARTS THEREOF TO SUPPORT THE VARIOUS DESIGN ITEMS AND CONCEPTS SET FORTH. NO ENGINEERING SYSTEMS/DEVICES REFER TO BEING PERFORMED AND IT IS THE OBLIGATION OF THE PARTY RECEIVING THESE DRAWINGS TO HAVE ALL OF THE CONCEPTS REVIEWED REGARDING SUCH WORK AS IS NECESSARY TO ENSURE THE STRUCTURAL INTEGRITY AND ENGINEERING SOUNDNESS OF ANY OF THE CONCEPTS CONTAINED HEREIN.
1.40 CONTRACT CLOSE - CUT SHALL OCCUR ONLY AFTER THE ARCHITECT HAS ISSUED THE PUNCHLIST AND PUNCHLIST ITEMS HAVE BEEN CORRECTED BY THE CONTRACTOR.
1.41 GENERAL CONTRACTOR SHALL PROVIDE PROTECTION TO ALL EXISTING FINISHES IN THE ELEVATOR, LOBBY AND PUBLIC CORRIDORS AS WELL AS PROTECTIVE COVERINGS FOR CARPET, FURNISHINGS AND EXISTING FINISHES IN AREAS OF DEMOLITION AND CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGES CAUSED BY HIM OR HIS SUB-CONTRACTORS.
1.42 WHERE WORK OR EQUIPMENT IS INDICATED N.I.C., SUCH WORK AND/OR EQUIPMENT SHALL BE PROVIDED BY OTHERS. CONTRACTOR SHALL COORDINATE AND COOPERATE TO ENSURE SUCH INSTALLATION.
1.43 ALL WORK ON DRAWINGS SHALL BE PERFORMED IN COMPLIANCE WITH REQUIREMENTS OF THE LEASE WORK LETTER AND BUILDING STANDARD SPECIFICATIONS AND REGULATIONS WHETHER OR NOT LISTED ON DRAWINGS AND/OR INCLUDED HEREIN.

2.0 EXISTING CONDITIONS/DEMOLITION

2.1 THE DRAWINGS SHOW GENERAL INFORMATION ONLY. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO EXAMINE THE SITE TO DETERMINE THE EXACT EXISTING CONDITIONS AND CHARACTERISTICS OF THE WORK TO BE PERFORMED AND OPERATIONS REQUIRED.
2.2 THE FAILURE OR OMISSION OF THE GENERAL CONTRACTOR TO VISIT THE SITE AND ACQUAINT HIMSELF WITH THE EXISTING CONDITIONS SHALL IN NO WAY RELIEVE HIM FROM OBLIGATIONS WITH RESPECT TO THIS CONTRACT.
2.3 THE INFORMATION INDICATED IN THE DRAWINGS REPRESENTS THE BEST INFORMATION AVAILABLE FROM THE OWNER AS TO THE CHARACTER OF THE MATERIALS TO BE ENCOUNTERED AND THEIR LOCATIONS.
2.4 IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT THE OWNER ASSUMES NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE DRAWINGS OR THE INTERPRETATION THEREOF, AND THERE IS NO WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED, THAT THE CONDITIONS AND LOCATIONS INDICATED ARE REPRESENTATIVE OF THOSE EXISTING THROUGHOUT THE EXISTING STRUCTURE OR THAT UNFORESEEN DEVELOPMENTS MAY NOT OCCUR.
2.5 THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS INDICATED IN DRAWINGS OR AS OTHERWISE DIRECTED BY ARCHITECT.
2.6 THE GENERAL CONTRACTOR SHALL FURNISH WORK WITH A COMPLETE INVENTORY LIST OF ALL ITEMS THAT CAN BE REUSED AND/OR STORED IN BUILDING STOCK, AND OBTAIN DIRECTIVE REGARDING THEIR DISPOSITION.
2.7 THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK WITHIN THE REGULATIONS OF PROPERTY MANAGEMENT FOR DEMOLITION AND REMOVAL OF DEBRIS, INCLUDING AFTER HOURS WORK, AS MAY BE REQUIRED.
2.8 ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES, EXCEPT ITEMS TO BE REUSED OR RETURNED TO OWNER OR AS OTHERWISE NOTED.
2.9 THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS, BOTH FROM HIS OWN AND OTHER SUBCONTRACTOR EMPLOYEES, AND PROVIDE FOR ITS REMOVAL FROM THE SITE.
2.10 THE GENERAL CONTRACTOR SHALL REMOVE FROM PREMISES ALL CONDUITS, BOXES, PLATES, BRIDGES, OR ANY OTHER TELEPHONE AND/OR ELECTRICAL WIRING AND EQUIPMENT LEFT AFTER WALL DEMOLITION.
2.11 THE GENERAL CONTRACTOR SHALL PROVIDE A VSCOEN SEAL FROM FLOOR TO CEILING AT ALL INTERIORS TO PROTECT ADJACENT BUILDING PROPERTY WHILE DEMOLITION AND CONSTRUCTION ARE IN PROGRESS. THIS SEAL IS TO BE KEPT CLOSED AT ALL TIMES.
2.12 THE GENERAL CONTRACTOR SHALL CAP AND FLUSH OFF BEHIND FINISHED SURFACES ALL PROJECTING PLUMBING, FLOOR ELECTRICAL/TELEPHONE OUTLETS, AND ALL OTHER PROJECTING ITEMS WHICH ARE BEING DEMOLISHED.
2.13 CONTRACTOR SHALL INVENTORY AND MARK DAMAGED CONDITIONS AT PERIMETER WINDOW/FRAME BEFORE PROJECT COMMENCEMENT. DOCUMENT EXISTING DAMAGE WITH BUILDING MANAGEMENT AND THE ARCHITECT U.O.N. CONTRACTOR TO INCLUDE IN SCOPE TO REPAIR/PAINT AS REQUIRED.
2.14 AT ANY EXISTING PARTITION SCHEDULED TO BE SLAB TO SLAB, CONTRACTOR TO VERIFY CONDITIONS AND DETERMINE IF EXISTING WALL CAN BE MODIFIED, PROTECT AND PREPARE FOR MODIFICATION OR DEMOLISH AS NECESSARY. REFER TO STANDARD DETAIL.
2.15 AT WALLS SCHEDULED FOR NEW FINISH, CONTRACTOR TO VERIFY EXISTING WALL CONDITIONS AND PROVIDE APPROPRIATE DEMOLITION OR PREPARATION TO ACCOMMODATE NEW FINISH INSTALLATION. U.O.N. THIS IS SWEET CLEAN METHOD OF DEBRIS REMOVAL MUST BE IDENTIFIED BY THE CONTRACTOR AND APPROVED BY THE BUILDING OWNER.
2.16 UPON COMPLETION OF THE DEMOLITION WORK, THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL AREAS ARE LEFT BROOM CLEAN.
2.17 BACKGROUND DRAWINGS ARE BASED ON ORIGINAL CONSTRUCTION DOCUMENTS, NOT AS-BUILT DRAWINGS. PLEASE VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2.18 EXISTING CONDITIONS DAMAGED OR REMOVED AS A RESULT OF ALL WORK REQUIRED TO BE DONE UNDER THIS CONTRACT SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION AND FINISHED TO MATCH ADJACENT SURFACES.
2.19 PROTECT ALL AREAS NOT SCHEDULED FOR DEMOLITION/MODIFICATION. DEMOLITION CONTRACTORS ARE TO CONSULT CLOSELY WITH MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS, AS WELL AS THE OWNER'S TELEPHONE/CABLING/EQUIPMENT VENDOR PRIOR TO COMMENCEMENT OF DEMOLITION.
2.20 DUE TO THE POSSIBILITY OF DISCOVERING UNFORESEEN CONDITIONS DURING DEMOLITION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ALSO STUDY THE FULL INTENT OF REQUIRED DEMOLITION BY INCORPORATING A COMPLETE ANALYSIS OF THE PROPOSED NEW CONSTRUCTION.
2.21 EACH AREA OF DEMOLITION IS TO BE CLEAR OF DEBRIS AND IS TO BE SWEET CLEAN METHOD OF DEBRIS REMOVAL MUST BE IDENTIFIED BY THE CONTRACTOR AND APPROVED BY THE BUILDING OWNER.
2.22 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS FOR ACCURACY AND CONFIRMING THAT THE WORK CAN BE DONE AS SHOWN, BEFORE PROCEEDING WITH THE DEMOLITION. IF THERE ARE COORDINATION QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE DESIGNER BEFORE PROCEEDING WITH THE WORK IN QUESTION.
2.23 ALL PENETRATIONS MADE TO FLOOR SLABS DURING DEMOLITION/REMODEL OPERATIONS, OR EXISTING PENETRATIONS, SHALL BE FIRE RATED WITH U.L. APPROVED MATERIALS AND METHODS TO MAINTAIN EXISTING FIRE RATING. ALL EXISTING PENETRATIONS FOUND TO BE NON-COMFORMING SHALL ALSO BE FIRE-SAFE AS PART OF THIS PROJECT.
2.24 THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL CAREFULLY STUDY THE DRAWINGS AND COMPARE THEM TO THE EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO SUBMISSION OF BIDS TO GENERAL CONTRACTOR AND/OR TENANT. CHANGE ORDER REQUESTS FOR OBVIOUS EXISTING CONDITION, DISCREPANCIES WILL NOT BE

CONSIDERED BY TENANT NOR ARCHITECT.
REPAIR AND/OR REPLACE DAMAGE TO ANY PARTITIONS NOT DESIGNATED TO BE DEMOLISHED DURING DEMOLITION AND/OR CONSTRUCTION. ALL SURFACES THAT ARE SCHEDULED TO RECEIVE NEW FINISHES SHALL BE PREPARED ACCORDINGLY AND APPROPRIATELY. REFER ALSO TO FINISH PLAN FOR SCOPE.
GENERAL CONTRACTOR, SHALL IDENTIFY ALL OBJECTS PROTRUDING ABOVE SLAB/FINISH FLOOR. VERIFY USE/PURPOSE OF ANY SUCH DEVICES AND PROTECT ALL THAT ARE INTENDED TO REMAIN OR BE RE-USED AS PART OF THE FINAL REMODEL CONSTRUCTION. OTHERWISE, REMOVE, GRIND SMOOTH AND/OR CAP AS MECHANICAL, PLUMBING, AND ELECTRICAL REQUIREMENTS DOCUMENTS FOR COMPLETE COORDINATION.
CONTRACTOR TO ASSESS EXISTING CONDITION OF SUBSTRATE AT FLOORING DEMOLITION. PROVIDE ALL DEMOLITION REQUIRED. WHERE DEMOLITION CAUSES UNEVENNESS OR VOIDS IN THE FLOOR CONTRACTOR SHALL CLEAN, SCRAPE AND LEVEL THE FLOOR WITH THE EXISTING ADJACENT SURFACE. PREPARE SURFACE AS REQUIRED TO ACCEPT NEW FINISH AND IN A MANNER CONSISTENT WITH HIGH QUALITY WORKMANSHIP.
U.O.N. AT ANY ROOM WITH EXISTING VCT FLOORING SCHEDULED TO RECEIVE NEW FINISH, CONTRACTOR TO EVALUATE THE REMOVAL OF THE FLOORING. IF THE VCT FLOORING REMAINS, PREPARE EXISTING SURFACE AS REQUIRED PER MANUFACTURER RECOMMENDATIONS TO RECEIVE NEW FINISH. REFER TO FINISH PLAN FOR SCOPE.
ANY PROJECTING OR SURFACE MOUNTED ITEMS BEING ABANDONED (EXISTING DUCT WORK, PIPING, WALLING FIXTURES AND CONDUITS) OR SCHEDULED TO BE REMOVED OR EXISTING AT WALLS SCHEDULED TO BE DEMOLISHED SHALL BE DEMOLISHED BACK TO POINT OF ORIGIN. ANY OF SUCH ITEMS TO REMAIN SHALL BE REROUTED AND CONCEALED. SEE DESIGN/BUILD AND/OR ENGINEERED DOCUMENTS FOR EXTENT OF WORK. REFER TO BUILDING STANDARDS FOR GUIDELINES ON REMOVAL AND/OR DISPOSITION OF MECHANICAL AND ELECTRICAL SYSTEMS/DEVICES. REFER TO MECHANICAL/PLUMBING/ELECTRICAL PLANS FOR SPECIFIC DIRECTION. ALL MATERIAL DISMANTLED FROM EXISTING WORK SHALL BECOME THE PROPERTY OF THE OWNER AND SHALL BE STORED OR DISPOSED OF PER OWNER'S INSTRUCTIONS TO THE CONTRACTOR. ALL EQUIPMENT AND MATERIAL WHICH ARE IN OPERATING CONDITIONS WHEN REMOVED SHALL BE MAINTAINED AS SUCH AND RETURNED TO OWNER. IF DISMANTLED MATERIALS ARE TO BE REUSED COORDINATE WITH ARCHITECT TO RECEIVE CLARIFICATION OF REUSE BEFORE PROCEEDING WITH DEMOLITION WORK.
GENERAL CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS TO EXISTING HVAC SYSTEM AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. REFER TO MECHANICAL PLANS FOR PROVIDING PROPER ZONING AND INSTALLATION OF APPROPRIATE ZONE CONTROLS.
ADEQUATE CLEAN-UP PROTECTION AND REPLACEMENT OF ANY CEILING TILES REMOVED DURING THE COURSE OF UNDER FLOOR WORK MUST BE REPLACED BEFORE THE START OF BUSINESS MONDAY FOLLOWING ANY OVERNIGHT WORK PERFORMED IN ORDER THAT THE TENANT WILL NOT BE INCONVENIENCED IN THE NORMAL CONTINUATION OF HIS REGULAR BUSINESS HOURS.
GENERAL CONTRACTOR SHALL RECYCLE CONSTRUCTION WASTE MATERIAL PER CITY REQUIREMENTS.
SPRINKLERS, STROBE ALARMS, DETECTORS, NOT SHOWN ON PLAN, SHALL BE RELOCATED AS NECESSARY PER BUILDING STANDARD/STATE CODE.
CONTRACTOR TO COORDINATE MODIFICATIONS WITH BUILDING ENGINEERING/OWNER BEFORE DEMOLITION COMMENCEMENT.
U.O.N. CONTRACTOR TO TAKE ALL PRECAUTIONS TO PRESERVE AT MAXIMUM THE SUSPENDED CEILING ASSEMBLIES, DRYWALL, LIGHTING AND MECHANICAL FIXTURES. CONTRACTOR RESPONSIBLE FOR RENEW AND UNDERSTANDING OF WALL DEMOLITION/NEW WALL CONSTRUCTION AS RELATES TO CEILING SCOPE. REFER TO REFLECTED CEILING PLAN.
U.O.N. ALL CEILING TILE REMOVED FROM DEMOLITION THAT IS IN GOOD CONDITION SHOULD BE SALVAGED FOR REUSE/REINSTALLATION. AT CEILING AFFECTED BY CONSTRUCTION OF WALL LOCATIONS, CONTRACTOR TO EVALUATE TO REPAIR/OR TO REPLACE GRID/TILES.
AFTER CEILING REMOVAL, CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ITEMS IN PLENUM REQUIRING MODIFICATION OR RELOCATION. CONTRACTOR TO COORDINATE WITH BUILDING ENGINEER/OWNER FOR CLEANING OF PLENUM AT SUITE TO CLEAN ABANDONED CABLES. DO NOT AFFECT OR REMOVE ANY PLENUM CONDITIONS, FOR EXISTING LIFE SAFETY CABLE AT PREMISES WITHOUT AUTHORIZATION. DO NOT REMOVE ANY COMMUNICATION CABLES UTILIZED BY TENANT WITHOUT AUTHORIZATION.
CUTTING WORK SHALL BE DONE WITH MINIMUM DAMAGE TO SURROUNDING SURFACES TO BE RETAINED. VERIFY LOCATIONS OF ALL ABOVE CEILING BRACING NOTED.
ELECTRICAL CONTRACTOR ON DESIGN-BUILD BASIS IS RESPONSIBLE TO ASSESS ALL ELECTRICAL CONDITIONS AND DETERMINE QUANTITY OF CONTRACTOR RESPONSIBLE FOR FIELD VERIFICATION, REINSTALLATION AND/OR REPLACEMENT OF ELECTRICAL SYSTEMS. ELECTRICAL CONTRACTOR TO ASSESS ALL REQUIREMENTS FOR NEW SCOPE.
U.O.N. ELECTRICAL CONTRACTOR RESPONSIBLE TO INVENTORY QUANTITY OF LIGHT FIXTURES AND EXIT SIGNS. ELECTRICAL CONTRACTOR TO ASSESS REQUIREMENTS FOR NEW SCOPE AND DETERMINE QUANTITY OF CONTRACTOR RESPONSIBLE TO REMOVE/RELOCATE. REFER TO REFLECTED CEILING PLAN FOR REQUIREMENTS. VERIFY THAT LIGHT FIXTURES/EXIT SIGNS ARE FULLY FUNCTIONING, ARE IN GOOD CONDITION AND COMPLY WITH BUILDING STANDARD. U.O.N. ALL LIGHT FIXTURES/EXIT SIGNS SCHEDULED TO BE REMOVED SHOULD BE SAVED FOR RELOCATION.
U.O.N. CONTRACTOR TO REMOVE ANY DISCOLORED OR DAMAGED LIGHT FIXTURES LENS. PREPARE FOR REPLACE WITH NEW.
ANY LIGHT FIXTURE/EXIT SIGN THAT IS IN CONFLICT WITH A NEW WALL SHOULD BE REMOVED. SAVE FOR RELOCATION. REFER TO REFLECTED CEILING PLAN FOR SCOPE.
U.O.N. AT DEMO WALL LOCATIONS VERIFY USE OF EXISTING LIGHT SWITCH. BREAK SWITCH LEGS FOR NEW LIGHTING. CONFIGURATION, RELOCATE SWITCH OR PROVIDE NEW AS REQUIRED. CONTRACTOR TO ENSURE THAT ALL FIXTURES TO MAINTAIN CONTROL BY A SWITCH/MOTION SENSOR. REFER TO BUILDING STANDARDS.
U.O.N. EXISTING OUTLETS, RECEPTACLES/ ELECTRICAL PANELS, NOT SHOWN ON PLAN, ELECTRICAL SUBCONTRACTOR TO ASSESS REQUIREMENTS FOR DEMOLITION AND NEW IMPROVEMENTS. REFER TO POWER PLAN FOR REQUIREMENTS. CONTRACTOR TO INVENTORY QUANTITY FOR ACCURATE BID. IF A PROPOSED OUTLET IS WITHIN 12" OF AN EXISTING, A NEW DEVICE IS NOT REQUIRED.
U.O.N. REMOVE ANY EXISTING OUTLETS, ALARMS, SWITCHES, THERMOSTATS THAT ARE IN CONFLICT WITH NEW CONSTRUCTION (NEW PARTITIONS, NEW MILLWORK). CONTRACTOR TO COORDINATE RELOCATION AS NECESSARY.
U.O.N. ELECTRICAL/DATA OUTLETS AND CONDUITS EXISTING AT WALLS SCHEDULED TO BE DEMOLISHED, CONTRACTOR TO REMOVE DEVICES, CONDUITS, SAFE-OFF POWER, PULL LINES AND CLEAN PLENUM. CONTRACTOR TO INVENTORY QUANTITY.
U.O.N. ELECTRICAL PANEL IF EXISTING AT WALLS SCHEDULED TO BE DEMOLISHED, CONTRACTOR TO TAKE ALL CIRCUITS BACK TO BUILDING PANEL, OR PREPARE TO RE-ROUTE TO NEW PANEL LOCATION.
WHERE OCCURS CONTRACTOR SHOULD DETERMINE IF ELECTRICAL PANEL SHOULD BE RELOCATED AND ADVISE THE ARCHITECT TO COORDINATE NEW LOCATION AND PARTITION REQUIREMENTS.
AT ANY TELEPHONE BOARD EXISTING AT WALLS SCHEDULED TO BE DEMOLISHED, CONTRACTOR TO REMOVE BOARD, PULL LINES AND CLEAN PLENUM.
MECHANICAL CONTRACTOR TO FIELD VERIFY EXISTING MECHANICAL EQUIPMENT. VERIFY THAT ALL SYSTEMS ARE FULLY FUNCTIONING AND SAFE-OFF ANY ITEMS SCHEDULED FOR RE-INSTALLATION.
HVAC FIXTURES IN CONFLICT WITH NEW WALLS TO BE REMOVED. HVAC CONTRACTOR TO DETERMINE TO DEMO/RELOCATE AND ROUTING OF DUCTWORK AS REQUIRED.
AT DEMO WALL LOCATIONS, THERMOSTATS SHOULD BE TAKEN TO PLENUM BEFORE DEMOLITION AND SAVED FOR REUSE.
U.O.N. ALL HVAC GRILLES THAT ARE REMOVED SHOULD BE SALVAGED FOR REUSE/REINSTALLATION. ALL SUPPLIES AND RETURNS TO BE IN GOOD CONDITION. UNUSED FIXTURES TO BE RETURNED TO BUILDING OWNER.
MECHANICAL CONTRACTOR IS RESPONSIBLE FOR TERMINATING ANY THERMOSTATS DURING DEMOLITION. NOT DEMOLITION CONTRACTOR.
AT ANY GLAZING INSTALLATION, CONTRACTOR TO VERIFY GLASS THICKNESS TO BE APPROPRIATE FOR INSTALLATION AND FRAME TYPE. NOTIFY THE ARCHITECT IF MODIFICATIONS FROM SPECIFICATIONS ARE REQUIRED.
ALL "HOLD" DIMENSIONS MUST BE MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT UNLESS OTHERWISE NOTED.
ALL PARTITIONS SHOWN "ALIGN" ARE TO BE SMOOTH AND FLUSH WITH EXISTING CONSTRUCTION FOR ONE CONTINUOUS SURFACE. WHERE NEW

PARTITIONS ARE TO ALIGN WITH EXISTING PARTITIONS, REMOVE EXISTING CORNER BEADS(S), ALIGN, FLOAT FLUSH WITH NEW PARTITION.
AT ALL COLUMN FURRING, GENERAL CONTRACTOR SHALL ENSURE THAT FURRING IS KEPT TO MINIMUM POSSIBLE DIMENSIONS UNLESS OTHERWISE NOTED.
SIDE OF ALL DOORS SHALL BE 4" PERPENDICULAR FROM FINISH WALL, U.O.N.
REPAIR AND/OR REPLACE DAMAGE TO ANY PARTITIONS NOT DESIGNATED TO BE DEMOLISHED DURING DEMOLITION AND/OR CONSTRUCTION. ALL SURFACES THAT ARE SCHEDULED TO RECEIVE NEW FINISHES SHALL BE PREPARED ACCORDINGLY AND APPROPRIATELY. REFER ALSO TO FINISH PLAN FOR SCOPE.
GENERAL CONTRACTOR SHALL REMOVE ALL EXISTING AND REPLACE WITH NEW TO MATCH EXISTING TO THE SATISFACTION OF OWNER AND TENANT.
THE GENERAL CONTRACTOR SHALL INSPECT ALL EXISTING SURFACES TO REMAIN AFTER DEMOLITION OF EXISTING FINISHES (I.E. WALLCOVERING, WALL BASE, ETC.). IF SURFACE IS NOT SMOOTH AND FLUSH TO RECEIVE NEW FINISH, SUBCONTRACTOR SHALL SKIM COAT AND SAND SMOOTH.
IN ALL AREAS WHERE DEMOLITION CAUSES AN UNEVENNESS IN SLAB OR LIGHTWEIGHT CONCRETE, THE CONTRACTOR SHALL PATCH TO LEVEL AS REQUIRED TO RECEIVE NEW FLOORING FINISH.
ALL EXISTING OR NEW CONSTRUCTION WORK SHOWN ON DRAWINGS THAT IS DAMAGED AS A RESULT OF WORK FOR THIS PROJECT, SHALL BE PATCHED AS REQUIRED TO MATCH IMMEDIATE EXISTING ADJACENT AREAS IN MATERIALS, FIRE RATING, FINISH AND COLOR, UNLESS OTHERWISE NOTED. CONTRACTOR TO DOWEL/FILL/PATCH SLAB AFTER SAWCUTTING TO ENSURE SLAB STRUCTURAL INTEGRITY.
GENERAL CONTRACTOR SHALL PATCH ALL CRACKS, HOLES OR OTHER IMPERFECTIONS (PROJECTIONS SHALL BE REMOVED AND PATCHED) TO PROVIDE A CONTINUOUS SMOOTH FLOOR SURFACE.
THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT AFTER FLOOR PATCHING IS DONE AND RECEIVE THEIR REVIEW PRIOR TO INSTALLATION OF FINISHED FLOORING.

4.0 PARTITIONS

THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL PARTITIONS AS DESIGNATED ON ARCHITECT DRAWINGS.
THE GENERAL CONTRACTOR SHALL PROVIDE CHALK LINE MARKINGS ON THE FLOOR OF ALL PARTITIONS FOR ARCHITECT AND TENANT REVIEW PRIOR TO FRAMING. SITE MEETING TO REVIEW CHALK LINES SHALL BE SCHEDULED BY THE GENERAL CONTRACTOR THREE (3) DAYS IN ADVANCE OF THE MEETING.
ALL WALL DIMENSIONS ARE FINISHED FACE OF WALL TO FINISHED FACE OF WALL, UNLESS OTHERWISE NOTED. AT BUILDING PERIMETER, WALLS SHALL BE CENTERED ON MULLIONS, UNLESS OTHERWISE NOTED.
WALLS SHOWN ALIGNED WITH EXISTING PARTITIONS SHALL BE FLUSH AND SMOOTH WITH EXISTING PARTITIONS, UNLESS OTHERWISE NOTED.
THE GENERAL CONTRACTOR SHALL USE METAL CORNER BEADS AT ALL EXPOSED CORNERS AND EXPOSED ENDS IN PLASTER AND DRYWALL PARTITIONS.
ALL PARTITIONS SHALL BE ANCHORED FIRMLY AS PER MANUFACTURER'S SPECIFICATIONS AND AS REQUIRED BY STATE AND LOCAL CODES.
THE GENERAL CONTRACTOR SHALL CONSTRUCT RETURN AIR OPENINGS IN SLAB TO SLAB PARTITIONS ABOVE HUNG CEILING. SIZE OF OPENING TO MATCH AREA CALCULATION REQUIREMENTS AS SHOWN ON ENGINEERED DRAWINGS. ALL OPENINGS IN DEMISING AND SOUND ATTENUATED WALLS TO HAVE SOUND BOTS. OPENINGS IN FIRE RATED WALLS SHALL HAVE FIRE DAMPERS AS REQUIRED BY LOCAL BUILDING CODES. CONTRACTOR TO COORDINATE WITH ENGINEERING DRAWINGS AND INFORM ARCHITECT OF DISCREPANCIES PRIOR TO FINAL BIDDING.
THE GENERAL CONTRACTOR SHALL PROVIDE SUFFICIENT FRAMING FOR ALL WALL PENETRATIONS FOR DUCT WORK, RETURN AIR OPENINGS AND GRILL OPENINGS ABOVE AND BELOW SUSPENDED CEILING. THESE ARE TO BE COORDINATED WITH HVAC ENGINEERING DRAWINGS AND THE GENERAL CONTRACTOR'S MECHANICAL CONTRACTOR'S SHOP DRAWINGS. ALL OPENINGS SHALL BE PROPERLY SEALED FOR SOUNDPROOFING AND VIBRATION.
WHERE OPENINGS OCCUR IN EXISTING FIRE RATED FLOOR ASSEMBLY OR PARTITIONS, DUE TO EXISTING OR NEW CONDUIT RUNS, DUCTWORK, CABLES, PIPING, ETC., AND/OR WHERE EXISTING FIREPROOFING HAS BEEN REMOVED AS A RESULT OF EXISTING OR NEW CONSTRUCTION WORK, THE GENERAL CONTRACTOR SHALL CLOSE AND/OR PATCH AS REQUIRED ALL OPENINGS TO MATCH IMMEDIATE ADJACENT AREAS IN MATERIAL, FINISH AND FIRE RATING. ALL PENETRATIONS THROUGH FIRE RATED WALLS, FLOORS AND CEILING SHALL BE PROTECTED PER APPROVED "UL" METHODS.
ARCHITECT IS TO BE NOTIFIED OF ANY REQUIRED DEVIATION FROM CONSTRUCTION DIMENSIONS OR CLEARANCES AS DESIGNATED ON PLAN OR OTHERWISE SHOWN ON ARCHITECT DRAWINGS. BACKGROUND DRAWINGS ARE BASED ON ORIGINAL CONSTRUCTION DOCUMENTS, NOT AS-BUILT DRAWINGS. PLEASE VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
EXISTING CONDITIONS DAMAGED OR REMOVED AS A RESULT OF ALL WORK REQUIRED TO BE DONE UNDER THIS CONTRACT SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION AND FINISHED TO MATCH ADJACENT SURFACES.
PROVIDE SEPARATE CIRCUITS AND CONTROLS FOR ALL LIGHTING AND ELECTRICAL SYSTEMS SO THAT THERE IS NO CROSSOVER BETWEEN REMODEL AND EXISTING ADJACENT SUITES, OFFICES, CONF. ROOMS, ETC.
PROVIDE SEPARATE MECHANICAL CONTROLS, DUCT WORK AND MECHANICAL SYSTEMS SUCH THAT THEY ARE CONTROLLED INDEPENDENTLY FOR THIS REMODEL AND DO NOT CROSSOVER INTO EXISTING ADJACENT SUITES.
DRYWALL: PATCH WALLS TO REMAIN WHERE DAMAGED AND/OR WHERE DEVICES/WALLS HAVE BEEN REMOVED. MAINTAIN RATINGS.
DRYWALL FINISH: GENERAL CONTRACTOR TO PROVIDE LEVEL 4 QUALITY AT ALL WALLS AND LEVEL 5 FINISH AT CEILING/SOFFITS.
BACKING: PROVIDE 6" X 20 GA. BACKING IN WALL FOR CUSTOMER PROVIDED EQUIPMENT OR REQUIREMENTS: WALL MOUNTED MILLWORK, ETC. GENERAL CONTRACTOR TO COORDINATE LOCATIONS AND MOUNTING HEIGHT WITH CUSTOMER IN THE FIELD.
NOT USED.
CONTRACTOR TO ENSURE SLAB IS IN ADEQUATE CONDITION FOR INSTALLATION OF NEW FINISH. PREPARE FLOOR AS REQUIRED PER MANUFACTURER'S RECOMMENDATIONS. NOTICEABLE DEFECTS THROUGH NEW WORK SHALL RESULT IN REINSTALLATION OF FINISH TO SATISFACTION OF TENANT.
UNLESS OTHERWISE DIRECTED, CONTRACTOR TO INCLUDE IN THE SCOPE TO SKIM COAT AT ALL WALLS WHERE WALLCOVERING HAS BEEN REMOVED. WHERE WALLCOVERING DEMOLITION DAMAGES DRYWALL CONDITIONS BEYOND WHICH SKIMCOAT WILL REPAIR FOR SPECIFIED FINISH, REPAIR/REPLACE DRYWALL.
U.O.N. WHERE EXISTING BASE BUILDING CONSTRUCTION INTERFACES WITH NEW CONSTRUCTION, CONTRACTOR TO PATCH AND REPAIR EXISTING SURFACES. SURFACES SHALL BE RESTORED TO APPEAR AS NEW AND READY TO RECEIVE NEW FINISH. PATCH, FILL ALL GOUGES, HOLES, CRACKS AND DENTS FOR UNIFORM FINAL FINISH ON ALL EXISTING SURFACES.
U.O.N. CONTRACTOR TO PREP AND PUTTY COAT WALLS AT AREAS WHERE DEMO HAS OCCURRED OR WHERE PRIOR BASE INSTALLATION WILL RESULT IN VISIBLE ADHESIVE LINE WITH NEW BASE INSTALLATION. REFER TO FINISH PLAN FOR NEW REQUIREMENTS.
UNLESS OTHERWISE DIRECTED, WHERE ELECTRICAL AND COMMUNICATIONS OUTLETS HAVE BEEN REMOVED, CONTRACTOR TO PATCH AND REPAIR PARTITION TO MATCH EXISTING.
WHERE OCCURS CONTRACTOR SHOULD DETERMINE IF ELECTRICAL PANEL ELECTRICAL PANEL AT A NEW WALL COORDINATE WITH ELECTRICAL DESIGN/BUILD FURNISH FOR EXACT REQUIREMENTS. U.O.N. PROVIDE ADEQUATE FURRING TO ACCOMMODATE ANY RECESSED FIRE EXTINGUISHER. VERIFY SIZE TO PROVIDE ADEQUATE DEPTH.
AT ALL DOOR LOCATIONS, INVENTORY THE REQUIREMENTS. MODIFY OR ADD TO CONSTRUCTION AS REQUIRED TO ACCEPT BUILDING SYSTEMS AND TENANT STANDARD DOOR ASSEMBLY. REFER TO DOOR SCHEDULE FOR REQUIREMENTS.
AT ANY WALL LOCATION SCHEDULED TO ACCOMMODATE PLUMBING FIXTURE SUPPORT AND SUPPLY/WASTE, PROVIDE FULLY INSULATED PLUMBING PARTITION 3 5/8" METAL STUD WITH GREEN BOARD AND BACKING AS REQUIRED. IF THE PARTITION IS EXISTING, MODIFY AS REQUIRED. TOTAL WALL THICKNESS SHALL BE AS NECESSARY WHERE BACK TO BACK INSTALLATION OCCURS. COORDINATE WITH PLUMBING PLANS AND SPECIFICATIONS.
AT ALL DOOR LOCATIONS, INVENTORY THE REQUIREMENTS. MODIFY OR ADD TO CONSTRUCTION AS REQUIRED TO ACCEPT BUILDING SYSTEMS AND TENANT STANDARD DOOR ASSEMBLY. REFER TO DOOR SCHEDULE FOR REQUIREMENTS.
RECESSED LIGHTING FIXTURE NOT OVER 58 LBS. IN WEIGHT AND SUSPENDED AND PENDANT HUNG FIXTURES NOT OVER 20 LBS. IN WEIGHT. SHALL BE SUPPORTED AND ATTACHED DIRECTLY TO THE CEILING SYSTEM RUNNERS BY A POSITIVE ATTACHMENT SUCH AS SCREWS OR BOLTS.
AIR DIFFUSERS WHICH WEIGH NOT MORE THAN 20 LBS. AND WHICH RECEIVE NO TRIBUTARY LOADING FROM DUCT WORK MAY BE POSITIVELY ATTACHED TO AND SUPPORTED BY THE CEILING RUNNERS.
WHERE RECESSED LIGHTING ARE INTENDED TO BE IDENTICAL TO THOSE CURRENTLY ENFORCED BY C.B.C. CHAPTER 16, OTHER METHODS MAY BE USED PROVIDING THEY ARE SUBSTITUTED BY DESIGN CALCULATIONS USING THE LOADS SPECIFIED IN CHAPTER 16.
GENERAL INSTALLATION REQUIREMENTS: INSTALL CEILING UNDER THE SUPERVISION OF AN EXPERIENCED SUPERINTENDENT. CONSULT WITH AND COORDINATE INSTALLATION WITH OTHER TRADES. INSTALL ELECTRICAL WATER LEVEL TO A TOLERANCE OF 1/8" IN 12 FEET IN ANY DIRECTION. CONFORM TO REVIEWED SUBMITTALS.
PATTERN: UNLESS OTHERWISE INDICATED OR SPECIFIED, INSTALL CEILING IN

REGULAR PATTERN, JOINT LINES PARALLEL TO WALLS. INSTALL ACOUSTICAL UNITS SYMMETRICALLY ABOUT CENTER LINES OF EACH ROOM OR SPACE, AVOIDING NARROW UNITS (LESS THAN HALF A TILE) AT WALLS.
FRAMING FOR LIGHTING AND MECHANICAL FIXTURES: OBTAIN NECESSARY DATA FROM OTHER TRADES AND PROVIDE ADDITIONAL HANGER WIRES AND FRAMING IN SUSPENDED GRIDS AS REQUIRED TO SUPPORT LIGHTING AND MECHANICAL FIXTURES.
CROSS TEES TO COMPLETE THE GRID. INSTALL MAIN TEES ALONG ALL THE EDGES OF MECHANICAL AND LIGHTING FIXTURES. LOCK SUSPENSION PARTS IN PLACE TO FORM A GRID CAPABLE OF WITHSTANDING A LATERAL FORCE OF 100 POUNDS MINIMUM IN TENSION AND COMPRESSION IN BOTH TENSION AND COMPRESSION. INSTALL ACOUSTICAL UNITS WITH TIGHT FLUSH JOINTS NOT SUPPORTED ON TEES. PROVIDE MOLDS AT VERTICAL SURFACE AND AT PENETRATIONS.
EXPPOSED GRID: SPACE THE MAIN TEES AT MAXIMUM 48" CENTERS AND INSTALL CROSS TEES TO COMPLETE THE GRID. INSTALL MAIN TEES ALONG SUSPENSION PARTS IN PLACE TO FORM A GRID CAPABLE OF RESISTING A LATERAL FORCE OF 100 POUNDS MINIMUM IN BOTH TENSION AND COMPRESSION. INSTALL ACOUSTICAL UNITS WITH TIGHT FLUSH JOINTS, ALL JOINT LINES STRAIGHT AND ALIGNED. CUT UNITS TO FIT TIGHTLY AROUND CEILING PENETRATIONS, AND ACCURATELY SCRIBE TO WALLS. INSTALL ACOUSTICAL UNITS WITH EDGES BEARING ON TEES, ALL EDGES SECURED WITH HOLD-DOWN CLIPS. JOINTS TIGHTLY BUTTED AND MITERED.
CEILING OFFSETS: PROVIDE TRIMS WHERE SHOWN OR NECESSARY TO PROPERLY FINISH AT OFFSETS OR CEILING BREAKS, TYPES AS INDICATED, DIRECTED AND REVIEWED.
REPAIR, CLEANING AND COMPLETION: REMOVE AND REPLACE ALL DISCOLORED, BROKEN OR DAMAGED MATERIALS. COMPLETED CEILING SHALL PRESENT A SMOOTH LEVEL SURFACE FREE OF EDGE OR CORNER OFFSETS, COPPING, SCRATCHES, GOUGES, OR OTHER DEFECTS. CLEAN EXPOSED SURFACE AND REMOVE FOREIGN MATTER. ALL CEILING LOCATIONS AFFECTED BY DEMOLITION/NEW CONSTRUCTION SHALL BE PATCHED AND REPAIRED FOR A CONTINUOUS APPEARANCE.
SLACK WIRES FOR LIGHT FIXTURES TO BE INSTALLED AT OPPOSITE CORNERS OF EACH FIXTURE. CEILING CONTRACTOR TO INSTALL ARCHITECTURAL REFLECTED CEILING PLAN TAKES PRECEDENCE OVER ELECTRICAL LIGHTING PLANS FOR LOCATION OF LIGHT FIXTURES, SWITCH AND EXIT SIGNAGE.
U.O.N. CONTRACTOR IN INCLUDE IN SCOPE ANY COMMON AREA CORRIDOR AFFECTED BY DEMOLITION / NEW CONSTRUCTION. RELOCATE EXISTING CONDITIONS AT CEILING. PROVIDE NEW CEILING ASSEMBLY WITH REQUIRED LIGHTING TO MATCH EXISTING. MODIFY HVAC SUPPLY AND RETURN, SMOKE/FIRE DAMPERS AND SPRINKLERS AS NECESSARY.
IF ANY NEW OR RELOCATED FIXTURES ARE SHOWN AT A LOCATION THAT REQUIRES CUTTING A MAIN RUNNER, ADVISE ARCHITECT FOR SPECIFICATION OF REVISED LOCATION BEFORE GRID MODIFICATION AND LIGHTING POSITIONING.
CONTRACTOR IS RESPONSIBLE FOR FIRE/LIFE SAFETY ON A DESIGN-BUILD BASIS. CONTRACTOR TO FIELD VERIFY AND EVALUATE EXISTING CONDITIONS AT THE SPACE TO ACCOMMODATE NEW REQUIREMENTS AND PROVIDE ADEQUATE LIFE SAFETY COVERAGE AS REQUIRED FOR CODE. FIRE/LIFE SAFETY CONTRACTOR RESPONSIBLE TO PROVIDE DESIGN/BUILD PLANS AND OBTAIN THEIR OWN PERMIT.
SPRINKLERS, SPEAKER/STROBE DEVICES/FIRE ALARMS ARE NOT SHOWN ON THIS PLAN. CONTRACTOR RESPONSIBLE FOR VERIFICATION, INVENTORY OF EXISTING FIRE/SAFETY DEVICES AVAILABLE FOR RELOCATION.

CONTRACTOR TO PROVIDE AND INSTALL LATERAL AND SEISMIC SUPPORT FOR ALL SUSPENDED CEILING AND CEILING RELATED ELEMENTS AS WELL AS ALL SUSPENDED CEILING CODES. SUSPENDED CEILING, ACOUSTIC OR GYPSUM BOARD EXCEEDING 144 SQUARE FEET IN NET AREA SHALL HAVE COMPRESSION STRUTS. STRUT SHALL CONSIST OF 3/8" METAL STUD ATTACHED TO UNDERSIDE OF ROOF STRUCTURE TO CEILING GRID/CARRIING CHANNEL. SPACE STRUT AT 12'-FEET ON CENTER IN BOTH DIRECTIONS AND 48" FROM WALLS.
CEILING MOUNTED HVAC HARDWARE IS TO BE LOCATED MINIMUM 18" HORIZONTALLY AWAY FROM WALLS, SHELVING, FILES, OR UPPER CABINET UNITS AS INDICATED ON PLANS.
MATERIAL DESIGN AND WORKMANSHIP SHALL COMPLY WITH REQUIREMENTS FOR A DIRECT HUNG CEILING OF A.S.T.M. C-635, A.S.T.M. C 636 AND PROVISIONS AND EXCEPTIONS SPECIFIED.
ALL SUSPENSION WIRES SHALL BE MINIMUM 12GA. GALVANIZED IRON WIRES. SUSPENSION WIRES SHALL NOT HANG MORE THAN 1-1/2" IN 6'-0" OUT OF PLUMB UNLESS COUNTER SLOPING WIRES ARE PROVIDED.
CROSS RUNNERS OVER 12" LONG AND ALL MAIN RUNNERS NOT CONNECTED TO WALLS MUST BE INTERCONNECTED NEAR THE FREE END WITH 16GA. WIRE OR A METAL STRUT SECURELY ATTACHED TO PREVENT SPREADING.
ALL CEILING WIRE, NON-SUPPORTED DUCT AND PIPES MUST BE SEPARATED BY MINIMUM 1" CLEARANCE FROM CEILING.
ALL LIGHT FIXTURES SHALL BE ATTACHED TO THE CEILING GRID IN SUCH A MANNER SO AS TO RESIST A HORIZONTAL FORCE EQUAL TO THE WEIGHT OF THE FIXTURES.
WHERE THE CEILING LOADS DO NOT EXCEED 5 POUNDS PER SQUARE FOOT AND WHERE PARTITIONS ARE NOT CONNECTED TO THE CEILING SYSTEM, THE FOLLOWING BRACING METHOD MAY BE EMPLOYED.
A. LATERAL SUPPORT FOR SUSPENDED CEILING MUST BE PROVIDED (C.B.C. CHAPTER 16) WHERE CEILING LOADS ARE LESS THAN 5 PSF AND NOT SUPPORTING INTERIOR PARTITIONS, CEILING BRACING SHALL BE PROVIDED BY FOUR NO. 12GA. WIRES SECURED TO THE MAIN RUNNER WITHIN 2" OF THE CROSS RUNNER INTERSECTION AND SPACED 90 DEGREES FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING. THESE HORIZONTAL RESTRAINTS POINTS SHALL BE PLACED 12'-FEET O.C. IN BOTH DIRECTIONS WITH THE FIRST POINT WITHIN 4'-FEET FROM EACH WALL. ATTACHMENT OF THE RESTRAINT WIRES TO THE STRUCTURE SHALL BE ADEQUATE FOR THE LOAD IMPOSED.
B. ALLOWANCE SHALL BE MADE FOR LATERAL MOVEMENT OF THE SYSTEM MAIN RUNNERS AND CROSS RUNNERS. MAIN RUNNERS MAY BE ATTACHED AT TWO ADJACENT WALLS WITH CLEARANCE BETWEEN THE WALL AND THE RUNNERS MAINTAINED AT THE OTHER TWO WALLS.
C. VERTICAL SUPPORT SHALL BE PROVIDED AS REQUIRED IN C.B.C. WITH THE ADDED REQUIREMENTS THAT DISCONTINUOUS ENDS OF CROSS RUNNERS AND MAIN RUNNERS BE FULLY SUPPORTED WITHIN 8" OF SUCH ENDS AS THIS MAY OCCUR WHERE THE CEILING IS DISRUPTED BY A WALL.
D. LIGHTING FIXTURES AND AIR DIFFUSERS SHALL BE SUPPORTED DIRECTLY BY WIRES TO THE STRUCTURE ABOVE.
EXCEPTION: RECESSED LIGHTING FIXTURE NOT OVER 58 LBS. IN WEIGHT AND SUSPENDED AND PENDANT HUNG FIXTURES NOT OVER 20 LBS. IN WEIGHT, SHALL BE SUPPORTED AND ATTACHED DIRECTLY TO THE CEILING SYSTEM RUNNERS BY A POSITIVE ATTACHMENT SUCH AS SCREWS OR BOLTS.
AIR DIFFUSERS WHICH WEIGH NOT MORE THAN 20 LBS. AND WHICH RECEIVE NO TRIBUTARY LOADING FROM DUCT WORK MAY BE POSITIVELY ATTACHED TO AND SUPPORTED BY THE CEILING RUNNERS.
WHERE RECESSED LIGHTING ARE INTENDED TO BE IDENTICAL TO THOSE CURRENTLY ENFORCED BY C.B.C. CHAPTER 16, OTHER METHODS MAY BE USED PROVIDING THEY ARE SUBSTITUTED BY DESIGN CALCULATIONS USING THE LOADS SPECIFIED IN CHAPTER 16.
GENERAL INSTALLATION REQUIREMENTS: INSTALL CEILING UNDER THE SUPERVISION OF AN EXPERIENCED SUPERINTENDENT. CONSULT WITH AND COORDINATE INSTALLATION WITH OTHER TRADES. INSTALL ELECTRICAL WATER LEVEL TO A TOLERANCE OF 1/8" IN 12 FEET IN ANY DIRECTION. CONFORM TO REVIEWED SUBMITTALS.
PATTERN: UNLESS OTHERWISE INDICATED OR SPECIFIED, INSTALL CEILING IN

Table with 4 columns: Date, Description, Quantity, Unit. Includes rows for materials like Drywall, Gypsum Board, etc.

Key Plan N.T.S.

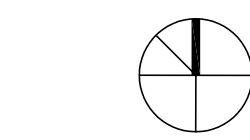


Table with 2 columns: Project Number, Checked By. Project Number: 202305.01

SPECIFICATIONS



OC Life, Inc. Expansion  
8100 Garden Grove Blvd.,  
Garden Grove, CA 92844

Table with 10 columns: Title, Date, Revision, Description, Drawn By, Date, Checked By, Date, Project Number, Date. Includes fields for Revision, Description, Drawn By, Date, Checked By, Date, Project Number, Date.

Key Plan N.T.S.

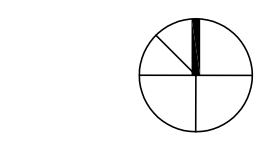


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SPECIFICATIONS

6.0 LIGHTING, POWER AND COMMUNICATIONS

- 6.1 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL LIGHTING FIXTURES AND ELECTRICAL WORK AS SHOWN OR IMPLIED ON ALL DRAWINGS AND NOTES.
6.2 THE CONTRACTOR SHALL COORDINATE HIS WORK WITH MANUFACTURER'S SPECIFICATIONS.
6.3 THE WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, PUBLIC UTILITIES COMPANY, TELEPHONE COMPANY, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
6.4 UNLESS OTHERWISE NOTED, ALL NEW MATERIALS REQUIRED SHALL CONFORM WITH THE STANDARDS OF THE UNDERWRITERS LABORATORIES, INC., WHERE SUCH STANDARDS HAVE BEEN ESTABLISHED FOR THE PARTICULAR TYPE OF MATERIAL OR FIXTURE IN QUESTION.
6.5 PROPOSALS SHALL BE BASED UPON FURNISHING AND INSTALLING EXISTING LIGHTING FIXTURES AND REMOVING AND REINSTALLING EXISTING LIGHTING FIXTURES (INCLUDING NEW LAMPING) OF TYPES AND MANUFACTURERS AS INDICATED ON REFLECTED CEILING PLAN, AND/OR TO "MATCH EXISTING" WHERE NOTED.
6.6 THE GENERAL AND ELECTRICAL CONTRACTORS SHALL CHECK ALL CEILING HEIGHTS AND CEILING PLENUM CONDITIONS FOR CLEARANCE OF DUCTWORK, LIGHTING AND OTHER OBSTRUCTIONS TO ASSURE THE FINISHED CEILING HEIGHT SHOWN ON DRAWINGS IS ACHIEVABLE AND CONTINUOUS. ANY DISCREPANCIES SHALL BE BROUGHT TO ARCHITECT'S ATTENTION PRIOR TO FINAL PRICING.
6.7 ALL RECESSED FIXTURES SHALL BE SET FLUSH INTO CEILING.
6.8 THE ELECTRICAL CONTRACTOR SHALL SUBMIT CUTS OF ALL NON-BUILDING STANDARD FIXTURES AS SHOWN IN THE DRAWINGS, FOR REVIEW BY THE ARCHITECT AND ELECTRICAL ENGINEER.
6.9 THE ELECTRICAL SUBCONTRACTOR SHALL COORDINATE ANY ELECTRICAL OR LIGHTING INSTALLATION INTO CABINETWORK WITH CABINET SUBCONTRACTOR AS REQUIRED.
6.10 THE ELECTRICAL SUBCONTRACTOR SHALL COORDINATE ANY TELEPHONE / DATA / SECURITY AND AUDIO-VISUAL REQUIREMENTS WITH THE TENANT'S VENDORS AS REQUIRED.
6.11 THE ELECTRICAL SUBCONTRACTOR SHALL PROVIDE ALL TEMPORARY LIGHTING AND ELECTRICAL SERVICE FOR ALL TRADES AS REQUIRED.
6.12 WHERE MORE THAN ONE SWITCH OCCURS IN THE SAME LOCATION, THEY SHALL BE INSTALLED IN GANG TYPE BOX UNDER ONE COVER PLATE.
6.13 ALL ELECTRICAL, DATA/TELEPHONE RECEPTACLES AND LIGHT FIXTURES SHALL BE LOCATED WHERE DIMENSIONED ON PLANS. ALL FURNITURE FEEDS/J-BOXES TO BE LOCATED PER DIMENSIONS PROVIDED BY TENANT'S FURNITURE VENDOR.
6.14 ALL NEW OUTLETS ON COLUMNS WILL BE CENTERED ON FACE, UNLESS OTHERWISE NOTED.
6.15 UNLESS OTHERWISE NOTED, ALL TELEPHONE, DATA AND POWER OUTLETS SHALL BE INSTALLED VERTICALLY AT 18" ABOVE FINISH FLOOR TO CENTER OF BOX. (MINIMUM 15" FROM BOTTOM OF BOX)
6.16 UNLESS OTHERWISE NOTED, ALL THERMOSTATS AND CONTROL DEVICES SHALL BE A MINIMUM OF 48" ABOVE FINISH FLOOR TO THE TOP OF THE BOX. THERMOSTATS AND LIGHTING CONTROLS OCCURRING WITHIN THE SAME ROOM SHALL BE LOCATED PER TYPICAL INSTALLATION ELEVATION IN DRAWINGS.
6.17 UNLESS OTHERWISE NOTED, ALL SLIDE BY SIDE OUTLETS SHALL BE NO MORE THAN 6" ON CENTER, APART.
6.18 PROVIDE NEW BLANK COVER PLATES FOR EXISTING OUTLETS NOT BEING USED WHEN NOTED. COVER PLATES TO MATCH BUILDING STANDARD, AND/OR TO MATCHING EXISTING, UNLESS OTHERWISE NOTED.
6.19 OUTLETS AT BACK TO BACK LOCATIONS ARE TO BE STAGGERED.
6.20 ALL LAMPS SHALL BE IDENTICAL FROM THE SAME MANUFACTURER. CONTRACTOR SHALL REPLACE ALL NON-CONFORMING LAMPS.
6.21 ALL OUTLETS OCCURRING ON MILLWORK OR OTHER FINISH PANELS SHALL BE INSTALLED FLUSH WITH FACE OF MILLWORK OR FINISH PANEL.
6.22 UNLESS OTHERWISE NOTED, VOICE/DATA OUTLETS SHALL CONSIST OF A 2-GANG BOX WITH A PULL STRING AND 3/4" CONDUIT, STUBBED 6" ABOVE CEILING.
6.23 U.N.O. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND EVALUATION OF EXISTING ELECTRICAL SYSTEMS INCLUDING VOICE/DATA, POWER, SECURITY AND ELECTRICAL.
6.24 U.N.O. EXISTING OUTLETS ARE NOT SHOWN ON PLAN. PROVIDE REQUIRED OUTLETS PER PLAN AND RE-USE ANY EXISTING OUTLETS WHERE POSSIBLE. PROVIDE NEW DEVICE AND COVER PLATE AS REQUIRED TO MATCH BUILDING STANDARD. ALL DATA/POWER SHOWN GROUPED ARE TO REMAIN WITHIN 4" OF ONE ANOTHER. HEIGHT OF ANY EXISTING OUTLETS TO REMAIN. NEW ARE TO MATCH BUILDING STANDARD AND COMPLY WITH CURRENT CODE.
6.25 COMMUNICATIONS, DATA, SECURITY, CABLING, AND EQUIPMENT: N.L.C. BY TENANT'S VENDOR. ALL CABLING TO BE PLENUM RATED WHEN LOCATED IN RETURN AIR PLENUM.
6.26 FIRE LIFE SAFETY SYSTEM. MODIFY EXISTING SYSTEM TO PROVIDE FULL FIRE LIFE SAFETY SYSTEM TO MEET TENANT'S REQUIREMENTS. GENERAL CONTRACTOR TO COORDINATE DRAWINGS AND INSTALLATION WITHIN THIS SCOPE OF WORK. SEE ELECTRICAL.
6.27 FURNITURE, N.L.C.: (BY CUSTOMER) FURNITURE CONSULTANT TO PROVIDE REQUIREMENTS. AT WORKSTATIONS WITH PANELS PROVIDE J-BOX FEED, AT WORKSTATIONS WITHOUT PANELS PROVIDE POWER/DATA AT NEAREST WALL/COLUMN.
6.28 GEL OUTLETS: ALL OUTLETS WITHIN 6"-0" OF SINK TO BE GROUND FAULT INTERRUPTED.
6.29 OUTLETS: PROVIDE BUILDING STANDARD OUTLETS/DEVICES AND COVER CONTRACTOR IS RESPONSIBLE FOR MARKING ALL POWER AND SIGNAL LOCATIONS ON SLAB AND HAVING THEM REVIEWED BY THE ARCHITECT.
6.30 ALL DIMENSIONS ARE TO THE CENTERLINE OF OUTLET, PAIR OR GROUPING OF OUTLETS, UNLESS OTHERWISE NOTED.
6.32 WALL MOUNTED TELEPHONE OUTLETS AT +48" A.F.F. AND SHALL BE INSTALLED VERTICALLY.
6.33 PRIOR TO FINAL HOOK-UP THE CONTRACTOR SHALL REQUEST THE ARCHITECT. TO REVIEW LOCATIONS OF ELECTRICAL FIXTURES FOR POSSIBLE ADJUSTMENTS (WITHIN 24-INCHES ONE DIRECTION AND 48-INCHES THE OTHER DIRECTION).
6.34 FOR APPLIANCES SUBMIT MANUFACTURER'S LITERATURE INCLUDING FULL PRODUCT DESCRIPTIONS, ILLUSTRATIONS, SPECIFICATIONS AND LINE DRAWINGS SHOWING CLEARANCES AND ROUGH-IN INFORMATION.
6.35 ALL TELEPHONE WORK SHALL BE COORDINATED BY THE GENERAL CONTRACTOR WITH TENANT'S CONSULTANT AND TELEPHONE COMPANY. ELECTRICAL CONTRACTOR TO PROVIDE 1" CONDUIT AT ALL BACK TO BACK WALL MOUNTED TELEPHONE OUTLETS. ELECTRICAL CONTRACTOR TO OBTAIN ALL ADDITIONAL TELEPHONE CONDUIT REQUIREMENTS FROM THE TENANT'S TELEPHONE CONSULTANT.
6.36 ELECTRICAL CONTRACTOR TO INSTALL CONDUIT WHEN SPECIFIED FOR AV, NETWORKING AND COMMUNICATIONS EQUIPMENT. CONDUIT SHALL BE ROUTED AT LEAST 6" FROM ALL A/C CONDUIT, 24" FROM LIGHT FIXTURES, 72" FROM ELEVATOR SHAFTS AND ELECTRICAL ROOMS OR ANY DEVICE WHICH MAY CAUSE INTERFERENCE WITH DATA TRANSMISSION OR RECEPTION. PROVIDE BOXES, WIRING DEVICES, END PLATES, RINGS, CONDUIT AND WIRING TO J-BOXES AND ALL HOLD OPEN DOORS.
6.38 PROVIDE TRANSFORMERS WHEN NECESSARY FOR LOW VOLTAGE LIGHTING, BUSTY LIGHTS OR OTHER SPECIAL ITEMS. VERIFY LOCATION WITH THE ARCHITECT.
6.39 ELECTRICAL CONTRACTOR TO CALCULATE VOLTAGE REQUIREMENTS NECESSARY TO SIZE SWITCHES AND PLAN CIRCUIT LOADS.
6.40 ELECTRICAL CONTRACTOR SHALL SUBMIT ALL NECESSARY DRAWINGS, CATALOG CUTS, ETC., FOR ARCHITECT REVIEW. SUBSTITUTIONS SHALL NOT BE MADE UNLESS ARCHITECT CONCURRENCE IS RECEIVED AND SHOP DRAWINGS ARE SUBMITTED FOR REVIEW. REFER TO BUILDING STANDARDS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS. CONTRACTOR TO VERIFY LEAD TIME FOR ALL LIGHT FIXTURES SPECIFIED BEFORE CONSTRUCTION.
6.41 THE ARCHITECTURAL REFLECTED CEILING PLANS SHALL BE USED TO DETERMINE THE LOCATION, QUANTITY, EXTENT, AND TYPE OF LIGHT FIXTURES. ANY CONFLICTS BETWEEN DRAWINGS SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND DESIGN/BUILD ENGINEERS DURING THE PRICING PERIOD. ALL CONFLICTS ARISING DURING THE CONSTRUCTION SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT.
6.42 ALL SWITCHES SHOWN SHALL BE 42" ABOVE FINISH FLOOR, UNLESS OTHERWISE NOTED ON PLAN. ALL HEIGHTS ARE GIVEN FROM TOP OF ROUGH FLOOR TO CENTERLINE OF COVER PLATES, MOUNTED VERTICALLY LENGTHWISE. U.N.O. ALL GANGED SWITCHES SHALL BE COVERED WITH A ONE-PIECE COVER PLATE COLOR TO BE BUILDING STANDARD. IF IMPROVEMENT IS REUSING EXISTING DEVICES, NEW DEVICE AND COVER PLATE SHALL MATCH EXISTING. CONTRACTOR SHALL VERIFY.
6.43 REFER TO ELECTRICAL DESIGN/BUILD DRAWINGS FOR LOCATION OF EXT LIGHTS AND OTHER LIFE SAFETY EQUIPMENT. VERIFY LOCATION WITH THE ARCHITECT POWER FOR EXIT LIGHTS AND EMERGENCY LIGHTING MUST

- CONFORM TO CURRENT C.B.C. REQUIREMENTS SECTION 1013. PROVIDE TWO SOURCES OF POWER IF THERE ARE 50 OR MORE OCCUPANTS.
6.44 CONTRACTOR RESPONSIBLE TO VERIFY THAT EXIT SIGNS AND EGRESS LIGHT FIXTURES ARE TO BE ORCUATED TO AN EMERGENCY PANEL OR TO BE SELF CONTAINED BATTERY BACK-UP. VERY BUILDING STANDARDS. LOCATION FOR EXITS SIGNS SHALL BE PROVIDED BY THE ARCHITECT. LOCATION FOR EGRESS LIGHT FIXTURE SHALL BE PROVIDED BY ELECTRICAL CONTRACTOR.
6.45 THE GENERAL CONTRACTOR AND ELECTRICIAN ARE RESPONSIBLE FOR FINAL CONNECTION AND INSTALLATION OF ELECTRICAL COMPONENTS FOR SYSTEMS FURNITURE.
6.46 AT ANY EXISTING SPACE THAT IS DIVDED INTO A TWO SEPARATE SUITES, CONTRACTOR TO SPLIT ELECTRICAL SYSTEMS AS REQUIRED, SO EACH SUITE OPERATES INDEPENDENTLY.
6.47 CONTRACTOR RESPONSIBLE FOR BUILDING STANDARD EXIT SIGNS INVENTORY. VERIFY NUMBER AND CONDITION AVAILABLE FOR RELOCATION. REFER TO REFLECTED CEILING PLAN FOR REQUIREMENTS.
6.48 CONTRACTOR RESPONSIBLE TO COORDINATE WITH BUILDING ENGINEER/OWNER TO REWORK OR TO PROVIDE NEW LIGHTING CONTROL SYSTEM FOR DAY-LIGHTING CONTROL AND AFTER HOUR CONTROL OF LIGHT FIXTURES. CONTRACTOR TO ENSURE COMPLIANCE WITH TITLE 24.
6.49 CONTRACTOR TO ENSURE THAT ALL FIXTURES SCHEDULED TO REMAIN OR NEW MAINTAIN CONTROL BY EXISTING/NEW SWITCHING OR MOTION SENSOR. REFER TO BUILDING STANDARDS.
6.50 U.N.O. ALL RECESSED LIGHT FIXTURES TO BE CENTERED WITHIN TILE, BOTH DIRECTIONS.

7.0 HVAC

- 7.1 THE GENERAL CONTRACTOR SHALL NOTIFY THE MECHANICAL ENGINEER FOR REVIEW OF MECHANICAL WORK PRIOR TO INSPECTION AND CLOSING-UP CEILING.
7.2 THE HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD SUPERVISION OF ALL THEIR WORK DURING INSTALLATION AND SHALL INSPECT ALL SYSTEMS FOR PROPER OPERATIONS AT COMPLETION OF JOB.
7.3 SHOP DRAWINGS OF ALL HVAC EQUIPMENT, REGISTERS, INCLUDING ACCESS PANELS IF REQUIRED, SHALL BE SUBMITTED TO ARCHITECT AND MECHANICAL ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH FABRICATION AND/OR INSTALLATION OR RELOCATION.
7.4 INSTALLATION SHALL BE COORDINATED WITH ALL TRADES AS REQUIRED FOR PROPER ASSEMBLY. CEILING DEFLECTORS ARE TO BE RELOCATED TO ACCOMMODATE NEW LIGHT FIXTURE PATTERNS.
7.5 INTERIOR SPACES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH APPLICABLE CODES.
7.6 THE HVAC ENGINEER SHALL PROVIDE NECESSARY ENGINEERING DRAWINGS AND CALCULATIONS TO REWORK ALL EXISTING EQUIPMENT AND TO DETERMINE ALL NEW EQUIPMENT TO MEET THE TENANT'S REQUIREMENT. THERMOSTATS, SUPPLY AND RETURN AIR GRILLE LOCATIONS NOT SHOWN ON THIS PLAN. IF THE SCOPE OF WORK IS "DUCTWORK-ONLY", OR IF NEW UNITS, MECHANICAL DESIGN/BUILD ENGINEER IS RESPONSIBLE TO PROVIDE PLANS REFLECTING EXISTING AND/OR NEW LAYOUT OF HVAC DUCTWORK, SUPPLY AND RETURN AIR GRILLES.
7.8 HVAC ENGINEER TO PROVIDE ALL NECESSARY TITLE 24 REPORTS REQUIRED TO OBTAIN PERMIT.
7.9 FOR ANY EXHAUST SYSTEM REQUIRED AT THE SPACE, CONTRACTOR TO COORDINATE WITH BUILDING ENGINEER/OWNER FOR DUCTWORK CONFIGURATION.
7.10 AT ANY SPACE THAT IS DIVDED INTO TWO SEPARATE SUITES, CONTRACTOR TO SPLIT MECHANICAL SYSTEMS AS REQUIRED, SO EACH SUITE OPERATES INDEPENDENTLY. PROVIDE INDEPENDENT CONTROL, VERIFY THAT ALL DUCTWORK, SUPPLIES, RETURNS AND THERMOSTATS ARE SPLIT PROPERLY. RELOCATE EXISTING AS NECESSARY. PROVIDE PROPER ZONING AND INSTALL APPROPRIATE ZONE CONTROLS.
7.11 FOR ANY EXHAUST SYSTEM REQUIRED AT THE SPACE, CONTRACTOR TO COORDINATE WITH BUILDING ENGINEER/OWNER FOR DUCTWORK CONFIGURATION.
7.12 FOR DETAILS OF BUILDING STANDARD DUCTWORK AIR CONDITIONING, DUCT WORK, AIR SUPPLY DIFFUSERS, AIR RETURN GRILLES, THERMOSTATS, SMOKE DETECTORS, ETC., SEE ORIGINAL BUILDING MECHANICAL DRAWINGS AND SPECIFICATIONS AND COORDINATE WITH BUILDING ENGINEER/OWNER.
7.13 SEE MECHANICAL ENGINEER'S DRAWINGS FOR THERMOSTAT LOCATIONS. GENERAL CONTRACTOR SHALL NOT INSTALL THERMOSTATS WITHOUT APPROVAL OF LOCATIONS FROM THE ARCHITECT. MOUNT ALL THERMOSTATS 42" A.F.F. NEXT TO LIGHT SWITCH. (U.N.O.).

8.0 PLUMBING

- 8.1 THE PLUMBING SUBCONTRACTOR SHALL DATA AND INSTALL ALL PLUMBING ROUGH-INS, FIXTURES AND ACCESSORIES AS SHOWN OR IMPLIED ON CONSTRUCTION DRAWINGS, AND PER CODE.
8.2 THE PLUMBING SUBCONTRACTOR SHALL SUBMIT CUTS OF ALL NEW FIXTURES, FITTINGS AND ACCESSORIES TO ARCHITECT AND PLUMBING ENGINEER FOR REVIEW PRIOR TO PLACING ORDER.
8.3 THE PLUMBING SUBCONTRACTOR SHALL COORDINATE HIS WORK WITH MANUFACTURER'S SPECIFICATIONS AND WITH ALL OF THE OTHER TRADES. FURNISH ALL VALVES AS INDICATED ON THE DRAWINGS, OR AS MAY BE REQUIRED FOR THE PROPER CONTROL OF THE VARIOUS APPARATUS AND PIPELINES INSTALLED UNDER THIS SECTION SO THAT ANY FIXTURE LINES OR PIECE OF APPARATUS MAY BE CUT OFF FOR REPAIR WITHOUT INTERFERENCE OR INTERRUPTION OF THE SERVICE TO THE REST OF THE BUILDING.
8.5 BEFORE BEING COVERED UP OR BUILT-IN, PIPING SHALL BE TESTED AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.
8.6 HOT WATER AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE COVERED.

9.0 CABINET WORK

- 9.1 REFERENCE FINISH PLANS AND DETAILS FOR MILLWORK FINISH AND MATERIAL QUALITY SPECIFICATIONS TO MEET OR EXCEED AW STANDARDS.
9.2 THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF THE CABINET SUBCONTRACTOR.
9.3 ALL "INSTALLED" CABINERY SHALL COMPLY WITH ALL LOCAL APPLICABLE BUILDING CODES, REGULATIONS, ORDINANCES AND ADA.
9.4 ALL "INSTALLED" CABINETS SHALL BE SCRIBED TO WALL OR CEILING.
9.5 THE CABINET CONTRACTOR SHALL SUBMIT THREE (3) SETS OF SHOP DRAWINGS AND FINISH SAMPLES TO THE ARCHITECT, AS REQUESTED IN THE DRAWINGS AND SPECIFICATIONS, FOR REVIEW.
9.6 THE CABINET CONTRACTOR SHALL CHECK AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. ALL DISCREPANCIES BETWEEN THE ARCHITECT AND EXISTING CONDITIONS ARE TO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO THE COMMENCEMENT OF WORK.
9.7 ALL FINISHED WORK SHALL, AS FAR AS PRACTICAL, BE ASSEMBLED AND FINISHED IN THE SHOP AND DELIVERED TO THE BUILDING READY TO ERECT IN PLACE.
9.8 ALL THE WORK SHALL BE FABRICATED, ASSEMBLED, FINISHED AND ERECTED TO MEET WC "STANDARD" GRADE FOR PLASTIC LAMINATE AND "PREMIUM" GRADE FOR ALL WOOD.
9.9 WHERE FILES ARE SHOWN AS BEING SET INTO CABINETWORK, THE CABINET CONTRACTOR SHALL SET AND BOLT ALL FILES TOGETHER.
9.10 ALL MILLWORK SHOP DRAWINGS ARE TO CALL OUT ALL MATERIALS AND FINISHES. ALL JOINTS, CORNERS, EDGES ARE TO BE DETAILED IN INDIVIDUAL DETAILS. ALL DIMENSIONS CRITICAL, OR OTHERWISE ARE TO BE CALLED OUT ON THE SHOP DRAWINGS. ARCHITECT WILL NOT REVIEW DRAWINGS, WHICH ARE INCOMPLETE OR SHOW MINIMAL REQUIRED DETAILING AND INFORMATION.
9.11 FILE DRAWERS REQUIRED ARE TO BE COMPLETE WITH FILE HANGERS TO ACCOMMODATE LEGAL AND LETTER SIZE FILE OPTIONS. DRAWER DEPTH TO BE ADJUSTED TO ALLOW FOR ADEQUATE CLEARANCE OF FILE FOLDER TABS.
9.12 SPECIFIED GROMMETS TO BE FIELD DRILLED AS REQUIRED TO ACCESS ELECTRICAL OUTLETS. SEE ELEVATIONS FOR LOCATION AND QUANTITY. GROMMETS TO BE LOCATED AT BACK OF SURFACE, CLOSE TO WALL. TYPICAL SIZE TO BE 3"- TYPICAL. PULLS TO BE AS SPECIFIED ON ELEVATIONS. COLOR TO BE AS SPECIFIED ON ELEVATIONS. AND FINISH SPECIFICATIONS.
9.14 U.N.O., BASE OF MILLWORK IS TO BE FINISHED WITH MATERIAL TO MATCH CABINERY. PLASTIC LAMINATE OVER 3/4" PLYWOOD FRAMING. U.N.O.
9.15 HINGES ARE TO BE "SOSS" CONCEALED HINGES GS OVERLAY 1006 (OR EQUAL).
9.16 COORDINATION OF MILLWORK, STONE, OR OTHER SPECIALTIES CONTRACTORS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

- 11.7 MILLWORK CONTRACTOR TO PROVIDE ALL NECESSARY CUT- OUTS FOR PLUMBING, ELECTRICAL AND ALL OTHER REQUIRED COORDINATION WITH OTHER TRADES. WHERE ELECTRICAL WORK IS SPECIFIED, ALL LAMPS, FIXTURES, OUTLET, SWITCHES, PLUG MOLDS, ETC. ARE TO BE PROVIDED BY CABINET CONTRACTOR OR COORDINATED WITH ELECTRICAL CONTRACTOR.
9.18 FULLY CONCEALED CABINET INTERIORS TO BE "MELAMINE"; WHITE AT PLASTIC LAMINATE AND BLACK AT WOOD VENEER CABINETS, UNLESS OTHERWISE NOTED.
9.19 COMPLETION OF WORK WILL INCLUDE CLEAN-UP AND REMOVAL OF ALL EXTRANEIOUS ARTICLES AND DEBRIS GENERATED BY WORK. ALL MILLWORK TO BE CHECKED FOR PROPER MECHANICAL OPERATION.
9.20 ALL MILLWORK TO BE ATTACHED TO WALLS OR STRUCTURE AS REQUIRED FOR STABLE INSTALLATION.
9.21 CONTRACTOR TO SUBMIT ALL SHOP DRAWINGS, FINISH, DOOR AND HARDWARE SCHEDULES, SAMPLES AND CUT SHEETS FOR APPROVAL PRIOR TO START OF WORK.
9.22 ALL PAINTED WOOD SURFACES TO BE PROPERLY SEALED, SANDED AND SHOP PRIMED TO RECEIVE FINISH COAT.
9.23 MILLWORK CONTRACTOR TO SUBMIT WOOD, PAINT AND/OR STAIN SAMPLES AND FINISHES FOR APPROVAL BY H.I.E.A. PRIOR TO FABRICATION. WOOD SPECIES SPECIFIED SHALL BE SUBMITTED WITH SPECIFIED FINISH.
9.24 ALL PLASTIC LAMINATE SHEETS ARE TO BE PROPERLY BACKED TO PREVENT WARPAGE OF THE SUBSTRATE.
9.25 ALL WOOD VENEER AND PLASTIC LAMINATE PANELS OR SHELVES ARE TO HAVE GRAIN RUNNING PER ELEVATIONS. ALL EXPOSED EDGES TO BE BANDED WITH MATCHING MATERIAL.
9.26 GENERAL CONTRACTOR TO PROVIDE AND INSTALL WALL BACKING. 16 GA. GALV. MET 4" WIDE COVERING MINIMUM THREE STUDS AND SOREDED TO STUDS FOR ALL MILLWORK, TOILET ACCESSORIES, HANGING WALL EQUIPMENT, ETC. VERIFY LOCATIONS WITH MILLWORK CONTRACTOR.
9.27 ALL DRAWERS ARE TO BE FULL DEPTH COMPLETE WITH FULL EXTENSION DRAWER SLIDES RATED 50 LBS. WITH ROLLING BALLS, STEEL ROLLERS AND SELF-LUBRICATING BEARINGS.
9.28 FOR ADJUSTABLE SHELVING PROVIDE EUROPEAN STYLE, 5MM HOLES, 32MM ON CENTER WITH 5MM SHELF PINS, UNLESS NOTED OTHERWISE.

10.0 DOORS, FRAMES, AND HARDWARE

- 10.1 THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL REQUIRED DOOR AND FRAME ASSEMBLIES AS SHOWN ON THE DRAWINGS, UNLESS OTHERWISE NOTED.
10.2 DETAILED DOOR AND HARDWARE SCHEDULES AND CUT SHEETS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW. FABRICATION OF MATERIAL SHALL NOT BE COMMENCED UNTIL SUCH REVIEW HAS BEEN COMPLETE AND RETURNED.
10.3 ALL EXISTING/ RELOCATED AND NEW DOOR ASSEMBLIES SHALL MEET ALL CURRENT TITLE 24 AND ADA ACCESSIBILITY REQUIREMENTS. MODIFY AND PROVIDE NEW AS NECESSARY FOR COMPLETE ASSEMBLY.
10.4 GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE COMPLIANCE WITH LOCAL APPLICABLE CODES WITH RESPECT TO FIRE RATING OF DOORS, FRAMES, AND RELATED HARDWARE. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN CODES AND SPECIFICATIONS.
10.5 GENERAL CONTRACTOR TO PROVIDE AND INSTALL ALL DOORS, FRAMES AND RELATED HARDWARE, UNLESS NOTED OTHERWISE.
10.6 CONTRACTOR RESPONSIBLE FOR DOOR INVENTORY; REUSE MAXIMUM NUMBER OF DOORS PRIOR TO ORDERING NEW DOOR ASSEMBLIES. CONTRACTOR TO VERIFY QUANTITY OF DOOR AVAILABLE FOR REUSE. RELOCATE DOOR ASSEMBLIES WHERE POSSIBLE. TOUCH UP EXISTING DOORS FOR BEST POSSIBLE APPEARANCE WHERE APPLIES. IF RELOCATED DOORS ARE NOT AVAILABLE, ORDER NEW PER TYPE LISTED. REVIEW BUILDING STOCK FOR AVAILABILITY.
10.7 WHEN APPLICABLE, GENERAL CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING KEYING CONTROL TO VERIFY THE BUILDING KEYWAY SYSTEM AND COORDINATE REQUIREMENTS WITH BUILDING OWNER AND TENANT. ALL LOCKSETS ARE TO BE KEYPED SEPARATELY WITH MASTER KEY PROVIDED, UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR SHALL SUBMIT A DETAILED KEYING SCHEDULE AND FURNISH HARDWARE SAMPLES AT THE REQUEST OF THE ARCHITECT.
10.8 AT ANY FIRE RATED DOORS REQUIRED TO HAVE ACCESS CONTROL, OR MAGNETIC HOLD OPEN DEVICES COORDINATE INSTALLATION WITH FIRE ALARM AND SMOKE DETECTION SYSTEMS INTERFACE WIRING REQUIREMENTS.
10.9 AT ANY DOORS REQUIRED TO HAVE ACCESS CONTROL, COORDINATE WITH TENANT SECURITY VENDOR AND ELECTRICIAN FOR SECURITY ACCESSORIES. DOORS WITH SECURITY SYSTEM SHALL HAVE BUILDING STANDARD LEVER AND ELECTRIC COMPONENTS COMPATIBLE WITH BUILDING. PROVIDE KEY OVERRIDE FOR BUILDING ENGINEER/OWNER ACCESS.
10.10 AT EXISTING DOOR ASSEMBLIES MODIFY OR PROVIDE NEW AS REQUIRED. CONTRACTOR TO VERIFY FRAME SIZE REQUIRED DUE TO STUD SIZE REQUIREMENT, AS NOTED IN PARTITION PLAN.
10.11 PROVIDE DOOR, FRAME AND HARDWARE SUBMITTALS FOR REVIEW BEFORE ORDER PLACEMENT. PROVIDE STAIN SUBMITTAL ON SPECIFIED WOOD SPECIES FOR APPROVAL.
10.12 ALL EXISTING DOOR ASSEMBLIES TO BE VERIFIED. PROVIDE MISSING OR COMPLIANT HARDWARE AS REQUIRED. REFER TO DOOR SCHEDULE.
10.13 U.N.O. AT NEW DOOR ASSEMBLIES: ALL FRAMES TO MATCH EXISTING.
10.14 U.N.O. SELF-CLOSING DEVICES TO BE BUILDING STANDARD.
10.15 ALL EXISTING DOORS COMPLY WITH RATING REQUIREMENTS, 20 MINUTE ON RATED CORRIDOR, AND LEVER HARDWARE, U.N.O. ALL DOORS MEET OR EXCEED MIN. SIZE REQUIREMENT OF 3'-0" X 6'-0".
10.16 MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR AND INTERIOR DOORS.
10.17 ALL DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
10.18 ALL DOORS TO RECEIVE APPROPRIATE BUILDING STANDARD DOOR STOPS. ALL FLOOR-MOUNTED STOPS ARE TO BE INSTALLED AFTER THE INSTALLATION OF THE FINISHED FLOOR MATERIAL.
10.19 THE GENERAL CONTRACTOR SHALL UNDERCUT DOORS AS REQUIRED TO CLEAR FLOORING MATERIAL BY 1/4". ALL RATED DOORS, IF ANY, SHALL BE ORDERED SO AS TO CLEAR FLOORING MATERIAL BY 1/4".
10.20 PROVIDE PAIR OF DOORS WITH APPLICABLE ASTRAGALS, AUTOMATIC FLUSH DOORS, AND FRAMES THAT ARE PART OF 20-MINUTE FIRE ASSEMBLY SHALL HAVE SELF CLOSERS OR AUTOMATIC CLOSERS WITH SMOKE DETECTORS AND SMOKE SEALS.

11.0 GENERAL FINISHES

- 11.1 ALTERNATES TO SPECIFIED FINISHES SHALL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT.
11.2 ALL FLOOR AND WALL FINISHES SUPPLIED AND INSTALLED BY CONTRACTOR UNLESS NOTED OTHERWISE.
11.3 CONTRACTOR TO PROVIDE MAINTENANCE SPECIFICATIONS AND RECOMMENDATIONS, AND MATERIAL AND LABOR WARRANTIES TO TENANT/OWNER AT PROJECT COMPLETION.
11.4 ALL SUBSTRATES SHALL BE CLEANED AND PREPARED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO INCLUDE ALL NECESSARY TESTING (MOISTURE, MOLD, ASBESTOS ETC.) AS REQUIRED INSTALL NEW FINISHES PER MANUFACTURERS RECOMMENDATIONS AND MAINTAIN PRODUCT WARRANTIES.
11.5 THE INTERIOR FINISHES SHALL COMPLY WITH 2016 CBC CHAPTERS 803.1, 804.1, AND TABLE 803.11. ALL DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME RETARDANT CONDITION. THE MAXIMUM FLAME SPREAD CLASS OF ALL FINISH MATERIALS SPECIFIED FOR INTERIOR WALLS AND CEILINGS DOES NOT EXCEED THAT SET FORTH IN TABLE 803.11. FLOOR AND WALL COVERING IN CLOSET SHALL BE THE SAME AS THAT OF THE SPACE INTO WHICH THE CLOSET DOORS OPEN, UNLESS OTHERWISE NOTED.
11.7 REFER TO BUILDING STANDARDS FOR ADDITIONAL INFORMATION.

12.0 WALL FINISHES

- 12.1 WALLS SHALL INCLUDE SURFACES FROM FLOOR TO CEILING, INCLUDING PLASTER, FASCIA, AND ALL VERTICAL SURFACES NOT INCLUDED IN CEILING, UNLESS OTHERWISE NOTED.
12.2 WALLCOVERING SUBCONTRACTOR TO REVIEW PERTINENT WALL PATCHING NOTES IN "SECTION 3.01, PATCHING AND CUTTING" ON THIS SHEET, AND ENSURE SURFACES ARE PROPERLY PREPARED PRIOR TO COMMENCING WORK.
12.3 11.3. THE GENERAL CONTRACTOR SHALL SUBMIT THREE SAMPLES (12"x12") OF EACH FINISH FOR REVIEW BY ARCHITECT. THIS INCLUDES, BUT IS NOT LIMITED TO ALL PAINT, WALLCOVERINGS, ETC.
12.4 ALL WALLS AND CEILINGS SHALL BE PROPERLY PREPARED, PATCHED, SANDED, ETC. UNEVENNESS IN EXISTING PARTITIONS SHALL BE SANDED OR CHIPPED AWAY AND SURFACES PATCHED TO INSURE A PERFECTLY EVEN

- SURFACE. PROVIDE A LEVEL 4 FINISH AND PROVIDE LEVEL 5 FINISH ONLY WHERE INDICATED ON PLAN.
12.5 ALL OPEN PORES IN WOOD SHELVING AND PAINTED DOORS SHALL BE FILLED AND SHALL RECEIVE PRIMER, SANDING AND TWO FULL COATS OF SEMI-GLOSS ENAMEL. FREE OF BRUSH MARKS, U.O.N.
12.6 THE CONTRACTOR SHALL REMOVE ALL ELECTRICAL SWITCH PLATES AND OUTLET PLATES, SURFACE HARDWARE, ETC., PRIOR TO PAINTING, PROTECTING AND REPLACING SAME WHEN PAINTING HAS BEEN COMPLETED. HE SHALL REMOVE ALL PAINT FROM WHERE IT HAS SPLILED, BE SPASHED OR SPATTERED ON SURFACES, INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, DIFFUSERS, REGISTERS, ETC.
12.7 EXISTING LOOSE PAINT SHALL BE REMOVED AND THE SURFACE SANDED SMOOTH TO RECEIVE NEW FINISH.
12.8 THE CONTRACTOR SHALL USE ALL LATEX BASE PAINT IN COLORS AND FINISHES SELECTED BY ARCHITECT. PRIOR TO APPLICATION OF PAINT ALL SURFACES ARE TO BE PROPERLY PREPARED, TAPED, AND TEXTURED, AS REQUIRED FOR SMOOTH SURFACE. ALL SURFACES TO RECEIVE ONE (1) PRIMER COAT AND TWO (2) FINISH COATS OF PAINT IN COLOR SELECTED BY ARCHITECT. USE APPROPRIATE COLOR OF PRIMER TO AVOID "READ" THROUGH AT NEW WALL FINISH LOCATIONS.
12.9 ALL PAINTING JOBS HAVE TO INCLUDE REPAINTING WINDOW MULLIONS AND DOOR FRAMES AS NEEDED WHERE SPECIFIED, TYP.
12.10 U.N.O. ALL TELEPHONE BACKBOARD OR ELECTRICAL PANELS TO BE PAINTED. U.N.O. COLOR TO MATCH WALL COLOR. PAINT ALL ACCESS PLATES, PANEL BOXES, ETC. TO MATCH ADJACENT PAINTED SURFACE, UNLESS OTHER WISE IS NOTED.
12.11 THE GENERAL CONTRACTOR SHALL INSTALL WALLCOVERINGS AS PER MANUFACTURER'S INSTALLATION SPECIFICATIONS, WHERE DESIGNATED. ALL WALLCOVERINGS SHALL BE SMOOTH, WITH NO WRINKLES, BUBBLES OR LOOSE EDGES, ALL PASTE AND BRUSH MARKS SHALL BE THOROUGHLY REMOVED. WALLCOVERING ADJOINING WOOD OR METAL TRIM SHALL BE CUT STRAIGHT AND SQUARE. CONTRACTOR TO TEST HANG (3) PANELS OF ALL TYPES OF COVERINGS FOR REVIEW AND APPROVAL BY THE ARCHITECT PRIOR TO FULL INSTALLATION.
12.12 AT ANY WALLCOVERING INSTALLATION SCHEDULED TO MATCH ADJACENT EXISTING CONDITIONS, CONTRACTOR RESPONSIBLE FOR ADEQUATE PRODUCT INSTALLATION SO THAT CONSISTENT WALLCOVERING SHADING EXTENDS FROM CORNER TO CORNER.
12.13 U.N.O. IF NEW DOORS ARE NOT PRE-FINISHED, COORDINATE WITH DOOR CONTRACTOR AND PROVIDE SPECIFIED FINISH AT ALL DOORS.
12.14 U.N.O. ANY RELOCATED DOORS TO BE TOUCHED-UP, U.N.O. DOORS TO BE FINISHED AS SPECIFIED FOR "BEST POSSIBLE APPEARANCE".
12.15 THE CONTRACTOR SHALL EXAMINE ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF WORK BY ALL TRADES (INCLUDING TELEPHONE, INSTALLATION, FLOORING, ETC.) AND COMPLETE ALL NECESSARY "TOUCH-UP" PAINTING AND/OR PATCHING PRIOR TO SCHEDULING A PUNCHWALK.
12.16 REFER TO MILLWORK ELEVATIONS FOR PLASTIC LAMINATE, WOOD VENEER ETC.FINISH LOCATIONS.
12.17 IT IS THE INTENT OF THE DRAWINGS THAT ALL EXPOSED SURFACES RECEIVE FINISHES UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. ALL SURFACES WHICH DO NOT HAVE A SPECIFIC FINISH NOTED, OR ARE NOTED TO REMAIN UNFINISHED, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND FINISHED PER ARCHITECT'S INSTRUCTIONS.
12.18 PROVIDE CLASS "C" FLAME SPREAD AND SMOKE DENSITY FOR WALL AND CEILING FINISHES IN ACCORDANCE WITH CBC TABLE 803.5.

13.0 FLOOR COVERING

- 13.1 FLOORING SUBCONTRACTOR TO REVIEW PERTINENT FLOOR PATCHING NOTES IN "SECTION 3.01, PATCHING & CUTTING" ON THIS SHEET, AND ENSURE SURFACES ARE PROPERLY PREPARED PRIOR TO COMMENCING WORK.
13.2 FLOOR PREPARATION IS THE RESPONSIBILITY OF THE FLOOR SUBCONTRACTOR. CONTRACTOR SHALL FILL, SAND, AND LEVEL AS REQUIRED PRIOR TO INSTALLING FINISH MATERIAL. ALL SELF LEVELING COMPOUNDS USED SHALL BE GENUINE/US.
13.3 ALL NEW FLOORING IS TO BE INSTALLED AND INSTALLED BY GENERAL CONTRACTOR AND SHALL BE AS SPECIFIED ON CONSTRUCTION DOCUMENTS, UNLESS OTHERWISE NOTED.
13.4 TILE SHALL BE LAID IN SQUARE PATTERN WITH COURSES PARALLEL TO WALLS, UNLESS OTHERWISE INDICATED ON DRAWINGS. THE TILE SHALL BE SECURELY CEMENTED AND SHALL BE LAID WITH TIGHT JOINTS. THE ADHESIVE USED FOR CEMENTING TILE SHALL BE APPLIED FAR ENOUGH IN ADVANCE OF THE SETTING TO PERMIT THE ADHESIVE TO REACH ITS INITIAL SET, BUT NOT ITS FINAL SET. ALL STONE AND TILE FLOORING SHALL BE INSTALLED OVER CRACKED ISOLATION/WATERPROOFING MEMBRANE PER CTI STANDARDS. CONTRACTOR TO TEST SLAB FOR MOISTURE PRIOR TO INSTALLATION OF RESILIENT FLOORING, AND INSTALL PER MANUFACTURER'S INSTRUCTIONS.
13.5 SPACES BEING SURFACED SHALL BE CLOSED TO TRAFFIC AND OTHER WORK DURING THE LAYING OF FLOORING. STONE FLOORS SHALL BE COVERED AFTER INSTALLATION FOR PROTECTION.
13.6 ALL MASONRY WALLS AND DRYWALL PARTITIONS SHALL HAVE SPECIFIED STRAIGHT RESILIENT BASE IN CUT PILE CARPETED AREAS AND CURVE RESILIENT BASE IN LOOP PILE CARPET AND RESILIENT AREAS, UNLESS OTHERWISE NOTED.
13.7 UPON COMPLETION, ALL WORK SHALL BE CLEANED BY THE CONTRACTOR, REMOVING ALL SPOTS OF ADHESIVE AND SURFACE STAINS AND ALL SCRAPES, CARTONS AND CONTAINERS SHALL BE REMOVED FROM THE BUILDING.
13.8 WHEN SPECIFICALLY DIRECTED, AFTER CLEANING, THE GENERAL CONTRACTOR SHALL GIVE RESILIENT TILE FLOOR TWO (2) APPLICATIONS OF AN APPROVED NON-SLIP WAX, WHICH IS TO BE THOROUGHLY MACHINE BUFFED AND LEFT IN CONDITION SATISFACTORY TO OWNER. STONE/TILE & GROUT TO BE SEALED AS REQUIRED PER MANUFACTURER'S RECOMMENDATIONS AND BASE TO BE CALKED WITH CLEAR SILICONE.
13.9 THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE PROTECTION FOR ALL FLOORING WORK FOR THE DURATION OF THE CONTRACT, AND REMOVE ALL PROTECTION PRIOR TO PUNCHLIST. ONLY OWNER APPROVED CARPET PROTECTION SHALL BE USED, ENSURING NO RESIDUE WILL REMAIN UPON REMOVAL.
13.10 STONE, WOOD AND TILE FLOORING CONTRACTORS TO SUBMIT ACTUAL DIMENSIONED LAYOUT PLAN FOR ARCHITECT'S REVIEW PRIOR TO INSTALLATION.
13.11 CONTRACTOR TO ENSURE THAT EXISTING CONCRETE FLOOR SLAB TO BE EVEN AND THAT SURFACE VARYING NO MORE THAN 1/4" IN 10'-0". FLOAT FLOOR AS NECESSARY. EACH SIDE OF THE DOOR SHALL BE LEVEL 5'-0" X 5'-0".
13.12 AT ALL CARPET TO VCT TRANSITIONS, PROVIDE RUBBER TRANSITION STRIP TO MATCH RUBBER BASE. ENSURE NO "TRIPPING HAZARDS." REFER TO FINISH LEGEND FOR SPEC.
13.13 ALL STONE TO CARPET TRANSITIONS TO BE STAINLESS STEEL SCHLUTER STRIP. REFER TO FINISH LEGEND FOR SPECIFICATION.
13.14 U.N.O. AT TRANSITION BETWEEN DIRECT GLUE CARPET AND CARPET OVER PAD, FLOAT FLOOR AS REQUIRED TO PROVIDE A SMOOTH AND EVEN TRANSITION FLOOR FLOOR TO BE UNDETECTABLE.
13.15 U.N.O. AT ANY VCT INSTALLATION, A FULL TILE SHOULD BE INSTALLED AT CENTERLINE OF A DOOR OPENING.
13.16 WHEN NEW FLOOR FINISH IS SCHEDULED TO BE INSTALLED AT ROOMS WITH KITCHEN CABINETS, NEW FLOORING TO BE INSTALLED BELOW SINK CABINET.
13.17 U.N.O. ANY VCT FLOORING SCHEDULED TO REMAIN IS TO BE STRIPPED, CLEANED, SEALED/POLISHED AND BUFFED PER MANUFACTURERS RECOMMENDATIONS.
13.18 CONTRACTOR TO COORDINATE WITH CARPET VENDOR TO ENSURE THAT EXISTING FLOOR HAS BEEN PREPARED PER MANUFACTURER'S RECOMMENDATIONS AND THE LATEST GUIDELINES OF THE CARPET AND RUG INSTITUTE PRIOR TO FULL INSTALLATION. IF SUBSTRATE IS DAMAGED, CONTRACTOR TO QUALIFY BEST METHOD TO PREPARE FLOORING TO RECEIVE NEW FINISH. NOTICEABLE DEFECTS THROUGH NEW WORK, SHALL RESULT REINSTALLATION OF FINISH TO SATISFACTION OF END USER.
13.19 ALL CARPET TO BE FROM SAME DYE LOT. SUBMIT A SEAMING DIAGRAM TO ARCHITECT FOR REVIEW & APPROVAL BEFORE ORDER PLACEMENT.
13.20 CARPET CONTRACTOR TO PROVIDE SEAMING DIAGRAM AND THREE (3) 12 X 12 SAMPLES TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION OF ALL SPECIFIED FLOOR COVERINGS AND BASE MATERIALS.
13.21 U.N.O. AT ANY OCCUPIED SPACE SCHEDULED TO RECEIVE NEW FLOOR FINISH, CONTRACTOR SHALL BE RESPONSIBLE TO MOVE EXISTING FURNITURE TO INSTALL NEW CARPET. COORDINATE WITH BUILDING MANAGEMENT/CONSTRUCTION MANAGER/OWNER FOR AFTER-HOURS SCHEDULE.
13.22 AT ANY BASE INSTALLATION TO MATCH EXISTING, BASE TO BE CONSISTENT FOR COLOR AND SEAMLESS APPEARANCE. ALL RUBBER/VINYL BASE IS TO

- BE CONTINUOUS ROLLED GOODS, U.N.O.
13.23 WHERE WOOD BASE EXISTS IN OFFICES AND NEW FINISHES TO BE INSTALLED, WOOD BASE SHOULD BE REMOVED AND REINSTALLED. CONTRACTOR TO INCLUDE IN THE BID TO PROVIDE A NEW BASE SUPPLEMENTED TO MATCH EXISTING CONDITIONS IF REQUIRED.
13.24 CONTRACTOR TO COORDINATE ALL FLOORING CONTRACTORS INVOLVED TO ASSURE FLUSH INSTALLATION OF VARYING FLOOR MATERIALS USED. ALL TRANSITION METHODS TO BE APPROVED BY ARCHITECT.
13.25 ALL FLOOR SURFACES TO BE PREPARED AS REQUIRED BY MANUFACTURER'S INSTRUCTIONS.
13.26 FLOOR COVERING MATERIALS SHALL COMPLY WITH ASTM E 648, AND HAVING A SMOKE DENSITY RATING OF LESS THAN 450 PER ASTM E 84. CBC 804.4.1.

14.0 WINDOW COVERINGS

- 14.1 ALL WINDOW COVERINGS SHALL BE INSPECTED BY THE CONTRACTOR AND ALL INSPEERABLE OR DAMAGED CONDITIONS SHALL BE REPAIRED OR REPLACED.
14.2 ALL EXISTING WINDOW COVERINGS SHALL BE PROTECTED DURING CONSTRUCTION PERIOD.
13.3 PROVIDE NEW BUILDING STANDARD WINDOW COVERINGS AT ALL EXTERIOR WINDOWS IN FIRST GENERATION SPACES.

15.0 NOT USED

16.0 CLEANING

- 16.1 THE "EXISTING TO REMAIN", "EXISTING TO BE RELOCATED" OR "NEW" ITEMS INSTALLED BY THE GENERAL CONTRACTOR, IN ADDITION TO BEING AMPLY PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF OWNER AND TENANT PRIOR TO BEING TURNED OVER TO THE TENANT.

17.0 SUBMITTAL PROCEDURES

- 17.1 GENERAL CONTRACTOR SHALL SUBMIT ALL REQUESTED FABRICATION SHOP DRAWINGS AND DATA. VERIFY FIELD MEASUREMENTS, APPLY REVIEW STAMP AND THREE (3) SETS OF REPROducible PAPER COPIES SHALL BE PROVIDED. ALL SHOP DRAWINGS AND CUT SHEETS SHOWN "REVISED" SHALL SUPERSIDE ORIGINAL DRAWINGS IN DESIGN APPEARANCE ONLY. SUBCONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS IN THEIR DRAWINGS.
17.2 GENERAL CONTRACTOR SHALL REVIEW SUBCONTRACTOR'S SUBMITTED DRAWINGS AND DATA, VERIFY FIELD MEASUREMENTS, APPLY REVIEW STAMP AND SUBMIT TO ARCHITECT PROMPTLY.
17.3 GENERAL CONTRACTOR SHALL INDICATE ON REVIEW STAMP THAT THE CONTRACTOR HAS REVIEWED SUBCONTRACTOR'S SUBMITTAL FOR CONFORMANCE TO THE SPECIFIED PRODUCT.
17.4 GENERAL CONTRACTOR SHALL DISAPPROVE AND RETURN TO THE CONTRACTOR'S REVIEW STAMP AND/OR NOT THOROUGHLY REVIEWED BY CONTRACTOR PRIOR TO SUBMITTAL.
17.5 THE ARCHITECT WILL REVIEW, AND EITHER ACCEPT OR REJECT, WITH REASONABLE PROMPTNESS AND AS OUTLINED IN THE ACCEPTED SUBMITTAL SCHEDULE, DATA AND DRAWINGS SUBMITTED BY THE CONTRACTOR. THE ARCHITECT WILL REVIEW SUBMITTALS FOR CONFORMANCE WITH THE INTENT OF THE DESIGN, AND FOR COMPLIANCE WITH SPECIFIC AND RELEVANT REQUIREMENTS OF THE CONTRACT DOCUMENTS.
17.6 THE ARCHITECT WILL REJECT AND RETURN TO THE CONTRACTOR, SHOP DRAWINGS AND PRODUCT LITERATURE SUBMITTED WITHOUT THE CONTRACTOR'S REVIEW STAMP AND/OR NOT THOROUGHLY REVIEWED BY CONTRACTOR PRIOR TO SUBMITTAL.
17.7 THE ARCHITECT IS NOT RESPONSIBLE FOR DELAYS CAUSED BY REACTION OF SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR.
17.8 REVIEW WILL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS.
17.9 REVIEW OF SUBMITTALS BY THE ARCHITECT SHALL NOT BE CONSTRUED AS AUTHORIZING CHANGES IN THE CONTRACT SUM OR CONTRACT TIME, NOR SHALL IT BE CONSTRUED AS RELIEVING THE CONTRACTOR OF HIS RESPONSIBILITY FOR COORDINATION OF WORK WITH OTHER TRADES, OR INTERPRETED AS APPROVING QUANTITIES AND DIMENSIONS.
17.10 THE ARCHITECT'S REVIEW OF SUBMITTALS OR DATA SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM CONTRACT DRAWINGS OR SPECIFICATIONS UNLESS THE CONTRACTOR HAS CALLED THE ARCHITECT'S AND OWNER'S ATTENTION TO SUCH DEVIATIONS AND SECURED WRITTEN ACCEPTANCE, NOR SHALL IT RELIEVE HIM OF RESPONSIBILITY FOR ERRORS IN SHOP DRAWINGS OR OTHER DATA.

18.0 SUBSTITUION PROCEDURES

- 18.1 THE GENERAL CONTRACTOR SHALL SUBMIT HIS WRITTEN REQUEST FOR A PROPOSED SUBSTITUTION AND ALL DATA SUBSTANTIATING HIS REQUEST. THE GENERAL CONTRACTOR SHALL INCLUDE SAMPLES OF THE PROPOSED SUBSTITUTION WITH HIS REQUEST.
18.2 IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SUBMIT COMPLETE INFORMATION TO THE ARCHITECT SO THAT PROPER EVALUATION CAN BE MADE. THE BURDEN OF PROOF OF EQUIVALENCY OF THE SUBSTITUTION ITEM SHALL BE ON THE GENERAL CONTRACTOR. ACCEPTANCE OF SUCH SUBSTITUTIONS IS ENTIRELY AT THE DISCRETION OF THE ARCHITECT AND THE BUILDING OWNER. ALL MATERIALS AND/OR ITEMS OF MANUFACTURER, WHICH THE GENERAL CONTRACTOR PROPOSES TO SUBSTITUTE FOR THOSE SPECIFIED MUST BE REVIEWED BY THE ARCHITECT BEFORE THEY MAY BE ORDERED. SUBSTITUTIONS SHALL BE SUBMITTED PRIOR TO CONSTRUCTION.
18.3 NO SUBSTITUTION WILL BE REVIEWED FOR ANY MATERIALS AND/OR ITEM OF MANUFACTURER CALLED FOR IN THE CONSTRUCTION DOCUMENTS WHICH IS NOT OF EQUAL QUALITY AND PERFORMANCE AND WHICH DOES NOT POSSESS EQUIVALENT DESIGN AND/OR COLOR CHARACTERISTICS TO THOSE OF SPECIFIED MATERIAL OR ITEM.
18.4 IF IN THE OPINION OF THE ARCHITECT, BUILDING OWNER OR END USER, THE PROPOSED SUBSTITUTION IS NOT EQUIVALENT OR BETTER IN EVERY RESPECT TO THAT SO INDICATED OR SPECIFIED, OR WAS NOT SUBMITTED FOR REVIEW IN THE MANNER OUTLINED ABOVE, THE GENERAL CONTRACTOR SHALL FURNISH THE SPECIFIED MATERIALS. THESE MATERIALS SHALL BE SUPPLIED AT NO ADDITIONAL COST TO THE BUILDING OWNER/END USER.



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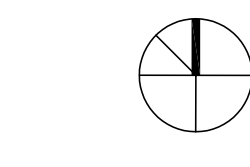


OC Life, Inc. Expansion  
8100 Garden Grove Blvd.,  
Garden Grove, CA 92844  
Developed for OC Life, Inc.

Date	Description

Date	Description
02/20/23 <td>AGENCY SUBMITTAL/REV SET </td>	AGENCY SUBMITTAL/REV SET

Key Plan N.T.S.



Date	Drawn By
Project Number	Checked By
202305.01	
Sheet Title	

EXITING PLAN

Sheet Number

A003

OCCUPANCY CALCULATION

OCCUPANT LOAD CALCULATION (PER CBC TABLE 1004.1.2):

EAST WING			
AREA	O.L.F.	O.L.	
NURSING ROOM	293 S.F.	100	3
SOCIAL WORKER ROOM	373 S.F.	100	4
THERAPY ROOM	583 S.F.	35	17
DAY HEALTH CARE #2	975 S.F.	35	28
DAY HEALTH CARE #3	3,339 S.F.	35	99
OFFICE	136 S.F.	100	2
RESTROOM	577 S.F.	NONE	-
CIRCULATION	373 S.F.	NONE	-
<b>TOTAL</b>	<b>6,765 S.F.</b>		<b>153</b>

WEST WING			
AREA	O.L.F.	O.L.	
NURSING ROOM	386 S.F.	100	4
SOCIAL WORKER ROOM	250 S.F.	100	3
THERAPY ROOM	1,204 S.F.	35	35
DAY HEALTH CARE #1	3,194 S.F.	35	92
OFFICE	314 S.F.	100	4
KITCHEN	531 S.F.	200	3
MECH	47 S.F.	300	1
RESTROOM	507 S.F.	NONE	-
CIRCULATION	332 S.F.	NONE	-
<b>TOTAL</b>	<b>6,765 S.F.</b>		<b>142</b>

PARKING ANALYSIS

PARKING SPACE CALCULATION (PER CITY OF GARDEN GROVE MUNICIPAL CODE 9.16.040.150) REQUIRED:

	OCCUPANT LOAD	PARKING STALLS
B (EMPLOYEES)	15	15
B (ADULT)	280	47 (273/6)
<b>TOTAL</b>	<b>295</b>	<b>62</b>

PROVIDED: EXISTING

	STANDARD	COMPACT	ACCESSIBLE VAN	52 STALLS
				10 STALLS
				3 STALLS
				1 STALLS
<b>TOTAL</b>				<b>66 STALLS</b>

PLUMBING FIXTURE CALCULATION

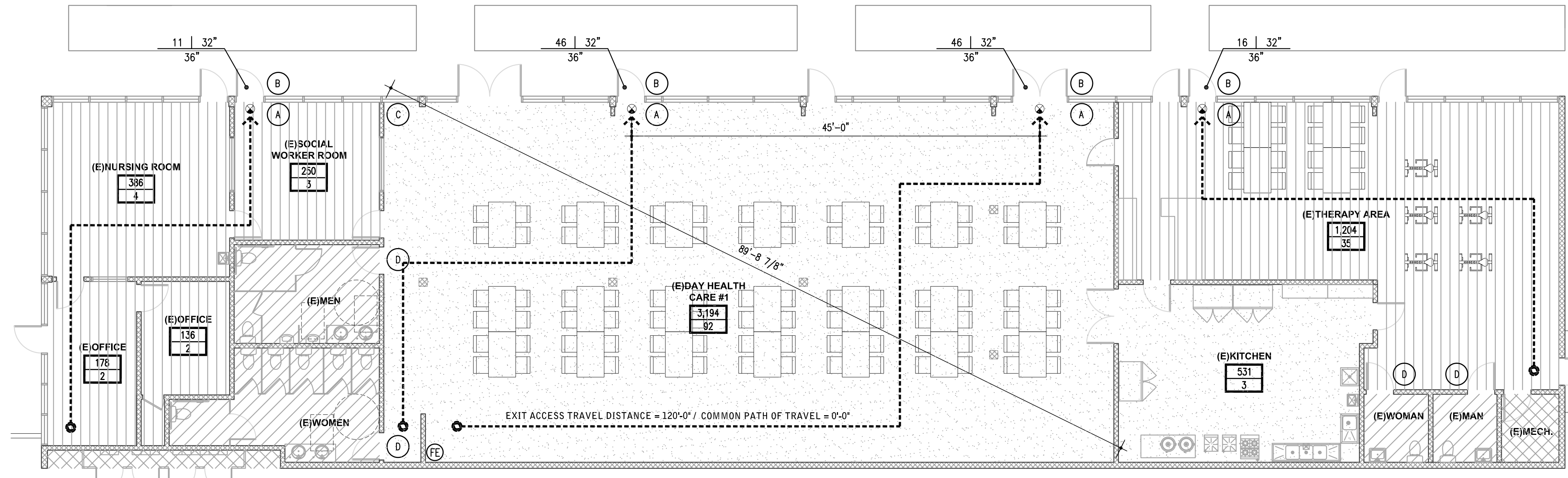
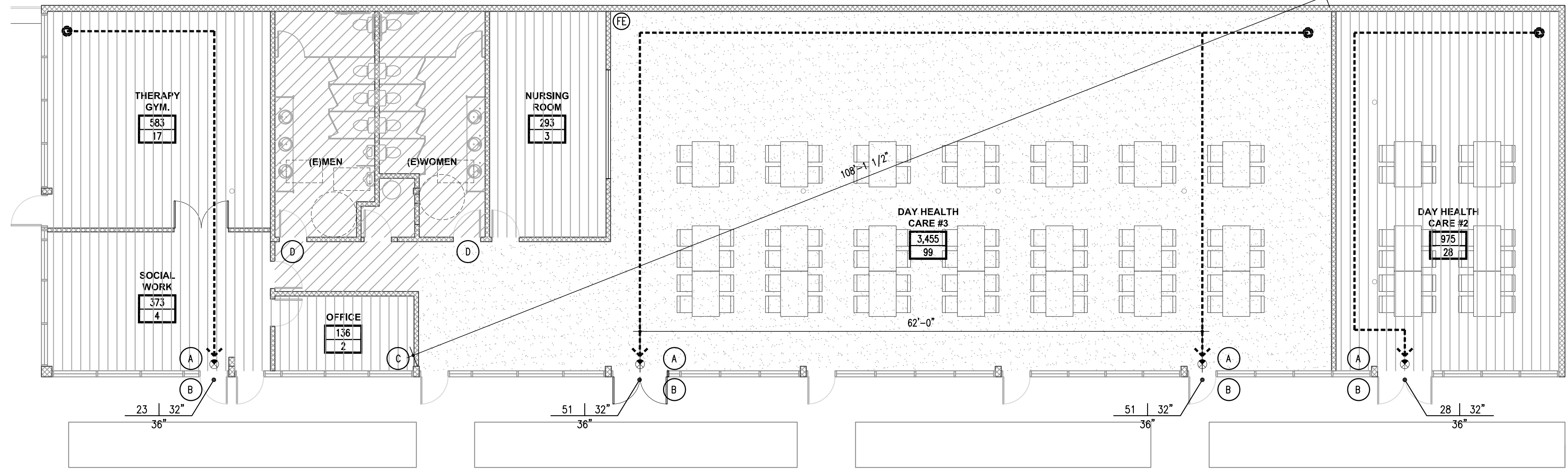
PLUMBING OCCUPANT LOAD CALCULATION (PER CPC TABLE A):

AREA	O.L.F.	O.L.	
DAY CARE	9,411 S.F.	35	269
OFFICE	1,752 S.F.	150	12
KITCHEN	531 S.F.	50	11
MECH	47 S.F.	500	1
RESTROOM	1,084 S.F.	NONE	-
CIRCULATION	705 S.F.	NONE	-
<b>TOTAL</b>	<b>13,530 S.F.</b>		<b>293</b>

REQUIRED FIXTURES (2019 CPC, TABLE 422.1)

	OCC. LOAD	WC'S	URINALS	LAV'S	DF'S
TOTAL REQUIRED	293	147 M 147 F	5 6	- 4	*2
TOTAL PROVIDED	293	147 M 147 F	6 11	4 7	*2

\*WATER STATION TO BE PROVIDED PER CBC 415.2 DRINKING FOUNTAIN ALIMENTATIVES



01 FIRST FLOOR PLAN

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

KEYNOTE

1 NOT USED

- (X) SIGNAGE TYPE, SEE A931
- (E) CEILING MOUNTED (E)EXIT SIGN - DARK SIDE DENOTES FACE BATTERY POWERED ILLUMINATED

LEGEND

- OCCUPANT LOAD LEGEND PER CBC TABLE 1004.1.1
- B OCCUPANCY
- I-4 OCCUPANCY
- S-1 OCCUPANCY
- CIRCULATION/UNOCCUPIABLE SPACE
- (FE) SEMI-RECESSED FIRE EXTINGUISHER - UL RATING 4A:60BC SEE 11/A901
- XXX-XX- AREA (S.F.)
- NUMBER OF OCCUPANTS
- OCCUPANT LOAD SERVED BY THE EXIT
- 249 | 74.85" - REQUIRED EXIT WIDTH PER CBC TABLE 1005.1
- 72" - ACTUAL WIDTH PROVIDED

GENERAL NOTES

1. MAINTAIN 2% MAXIMUM CROSS SLOPE AT ACCESSIBLE PATH OF TRAVEL.
2. MAINTAIN 5% MAXIMUM DIRECTION OF TRAVEL AT ACCESSIBLE PATH OF TRAVEL.

LEGEND

- ACCESSIBLE ROUTE AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE ROUTE SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (11B-307) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (11B-307). CONTRACTOR TO VERIFY THAT ALL BARRIERS IN ACCESSIBLE ROUTE HAVE BEEN REMOVED OR WILL BE REMOVED UNDER THIS PROJECT, AND ACCESSIBLE ROUTE COMPLIES WITH CBC 11B-206.









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TYPE	DESCRIPTION	NOTES
A	INTERIOR PASSAGE: SINGLE DOOR INTERIOR SCHLAGE "ND" SERIES. HINGES: (2) PR. HAGER 1279 (4 1/2" X 4 1/2") 626 SPARTA PASSAGE (ND10S SPARTA) X 626 (CYLINDRICAL) STOPS: TRIMCO 1211 X 626	
B	INTERIOR PAIR PASSAGE: DOUBLE DOOR INTERIOR SCHLAGE "ND" SERIES. SPARTA PASSAGE (ND10S SPARTA) (CYLINDRICAL) HINGES: (4) PR. HAGER (4 1/2" X 4 1/2") 626 STOPS: (2) TRIMCO 1211 X 626 ASTRAGAL: PEMKO 355CV 108"	
E	INTERIOR LOCKSET: SINGLE DOOR INTERIOR SCHLAGE "ND" SERIES SPARTA OFFICE LOCKSET (ND53PD SPARTA) X 626 (CYLINDRICAL) HINGES: (2) PR. HAGER 1279 (4 1/2" X 4 1/2") 626 STOPS: TRIMCO 1211 X 626	
F	INTERIOR PAIR LOCKSET: DOUBLE DOOR INTERIOR SCHLAGE "ND" SERIES SPARTA OFFICE LOCKSET (ND53PD SPARTA) X 626 (CYLINDRICAL) HINGES: (4) PR. HAGER (4 1/2" X 4 1/2") 626 STOPS: (2) TRIMCO 1211 X 626 ASTRAGAL: PEMKO 355CV 108"	
J	INTERIOR PRIVACY LOCKSET/CLOSER: SINGLE DOOR INTERIOR SCHLAGE "L" SERIES PRIVACY LOCKSET L9496P WITH 17A LEVER 626 HINGES: (2) PR. HAGER 1279 (4 1/2" X 4 1/2") 626 STOPS: TRIMCO 1211 X 626 CLOSER: LCN 1461 FC	DOOR STOP AND KICK PLATE
K	INTERIOR PANIC HARDWARE: VON DUPRIN EXIT DEVICE 98L- 996L X 17 626 @ 36" REF. HINGES: (2) PR. HAGER 1279 (4 1/2" X 4 1/2") 626 CYLINDER: SCH 20-022 626 CLOSER: LCN 1461-S-CUSH-FC	INSTALL AT BUILDING STD. PSWO SOLID CORE DOOR(S) WHERE NOTED.
N	INTERIOR LOCKSET/CLOSER: SINGLE DOOR INTERIOR SCHLAGE "ND" SERIES SPARTA OFFICE LOCKSET (ND53PD SPARTA) 626 (CYLINDRICAL) HINGES: (2) PR. HAGER 1279 (4 1/2" X 4 1/2") 626 STOPS: TRIMCO 1211 X 626 CLOSER: LCN 1461 FC	
O	INTERIOR PASSAGE LATCHSET/CLOSER: SINGLE DOOR INTERIOR SCHLAGE "ND" SERIES SPARTA PASSAGE (ND10S SPARTA) 626 (CYLINDRICAL) HINGES: (2) PR. HAGER BB 1279 (4 1/2" X 4 1/2") 626 STOPS: TRIMCO 1211 X 626 CLOSER: LCN 1461 FC	
Q	SUITE ENTRY/ CARD ACCESS: SINGLE DOOR PREFIT FOR "L" SERIES MORITSE ELECTRIC LOCKSET AND ELECTRIC HINGE BY OTHERS. HINGES: (2) PR. HAGER BB1279 (4 1/2" X 4 1/2") 626 STOPS: TRIMCO 1211 X 626 CLOSER: LCN 1461 FC SEALS: PEMKO HSS2000	BLANK EXISTING LOCK PREPS AND PREP EXISTING DOOR FOR NEW HARDWARE G.C. TO PREDRILL DOORS FOR ELECTRIFIED HARDWARE BY SECURITY VENDOR
R	SUITE ENTRY/ CARD ACCESS: PAIR DOOR PREFIT FOR ACCURATE "RX8859ELEC-2AVOL-DC-FSE WITH SCHLAGE WORKING TRIM AND CYLINDER. HINGES: (4) PR. HAGER BB1279 (4 1/2" X 4 1/2") 626 STOPS: (2) TRIMCO 1211 X 626 CLOSER: LCN 1461 FC ASTRAGAL: PEMKO 355CV 108" SEALS: PEMKO HSS2000	MANUAL FLUSH BOLTS DCI 780-F W/EXT. ROD DUST PROOF STRIKE, TRIMCO 3910 X 626.
S	SUITE ENTRY GLASS DOOR/ PANIC/CARD READER: FRAMELESS 1/2" TEMPERED SINGLE GLASS WITH FULL TOP AND BOTTOM RAILS. COLOR TO MATCH EXISTING. PANIC: EG100-A ROUND BAR ADJUSTIBLE OVERHEAD CONCEALED CLOSER	INCLUDE THRESHOLD AND DOOR SEAL PROVIDE SCHLAGE KEY CYLINDER TO MATCH KEY WAY PANIC AND CARD READER MUST COMPLY WITH CBC 1008.1.9.8
T	SUITE ENTRY PAIR GLASS DOOR/PANIC/CARD READER: FRAMELESS 1/2" TEMPERED PAIR GLASS WITH FULL TOP AND BOTTOM RAILS. COLOR TO MATCH EXISTING. PANIC: EG100-A ROUND BAR ADJUSTIBLE OVERHEAD CONCEALED CLOSER	INCLUDE THRESHOLD AND DOOR SEAL PROVIDE SCHLAGE KEY CYLINDER TO MATCH KEY WAY PANIC AND CARD READER MUST COMPLY WITH CBC 1008.1.9.8
U	INTERIOR PAIR PASSAGE/ CLOSER: DOUBLE DOOR INTERIOR SCHLAGE "ND" SERIES. SPARTA PASSAGE (ND10S SPARTA) (CYLINDRICAL) HINGES: (4) PR. HAGER (4 1/2" X 4 1/2") 626 STOPS: (2) TRIMCO 1211 X 626 CLOSER: LCN 1461 FC ASTRAGAL: PEMKO 355CV 108"	
V	EXTERIOR PANIC/ CLOSER: 1/2" TEMPERED SINGLE GLASS WITH FULL TOP AND BOTTOM RAILS. PANIC: VON DUPRIN 98/99 SERIES CLOSER: LCN 1461 FC	
W	SUITE ENTRY GLASS DOOR: FRAMELESS 1/2" TEMPERED SINGLE GLASS WITH FULL TOP AND BOTTOM RAILS. CLOSER: ADJUSTIBLE OVERHEAD CONCEALED CLOSER	MANUAL FLUSH BOLTS DCI 780-F W/EXT. ROD DUST PROOF STRIKE, TRIMCO 3910 X 626.
X	EXTERIOR LOCKSET/ CLOSER: SINGLE DOOR EXTERIOR SCHLAGE "L" SERIES PRIVACY LOCKSET L9453P WITH 17A LEVER 626 HINGES: (2) PR. HAGER 1279 (4 1/2" X 4 1/2") 626 STOPS: TRIMCO 1211 X 626 CLOSER: LCN 1461 FC	MANUAL FLUSH BOLTS DCI 780-F INCLUDE THRESHOLD AND DOOR SEAL PROVIDE SCHLAGE KEY CYLINDER TO MATCH KEYWAY
Y	EXTERIOR LOCKSET/ CLOSER: DOUBLE DOOR EXTERIOR SCHLAGE "L" SERIES PRIVACY LOCKSET L9453P WITH 17A LEVER 626 HINGES: (4) PR. HAGER (4 1/2" X 4 1/2") 626 STOPS: (2) TRIMCO 1211 X 626 CLOSER: LCN 1461 FC ASTRAGAL: PEMKO 355CV 108"	MANUAL FLUSH BOLTS DCI 780-F INCLUDE THRESHOLD AND DOOR SEAL PROVIDE SCHLAGE KEY CYLINDER TO MATCH KEYWAY

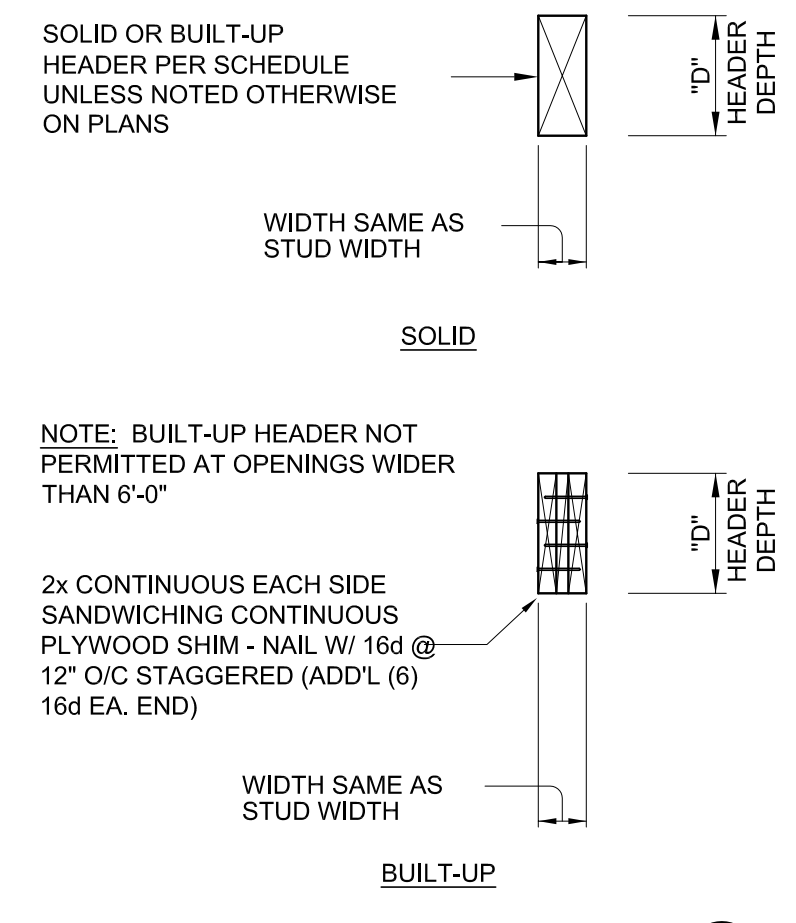
**HARDWARE NOTES:**  
 a. THE FORCE FOR PUSHING OR PULLING TO OPEN INTERIOR SWINGING DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS.  
 b. FOR OTHER SWINGING DOORS THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15 POUND FORCE.  
 c. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30 POUND FORCE.  
 d. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15 POUND FORCE.

**SECURITY NOTES:**  
 1. ALL DOORS WITH SECURITY ACCESS NEED TO BE IDENTIFIED BY OWNER & HARDWARE REQUIREMENTS COORDINATED WITH G.C.  
 2. OWNER'S APPROVAL OF SECURITY DEVICE TYPE AND COLOR IS REQUIRED PRIOR TO INSTALLATION.  
 3. WHERE PANIC HARDWARE IS PLACED ON OPPOSITE SIDE OF CARD READER, HARDWARE MUST COMPLY WITH CBC CODE 1008.1.9.8.  
 4. FURNISH GRAND MASTER KEY TO OWNER.  
 5. ALL NEW EXTERIOR HM DOOR TO HAVE THRESHOLD, RUBBER SEAL AROUND DOOR FRAME, AND DOOR BOTTOM SWEEP.

**HARDWARE SCHEDULE**

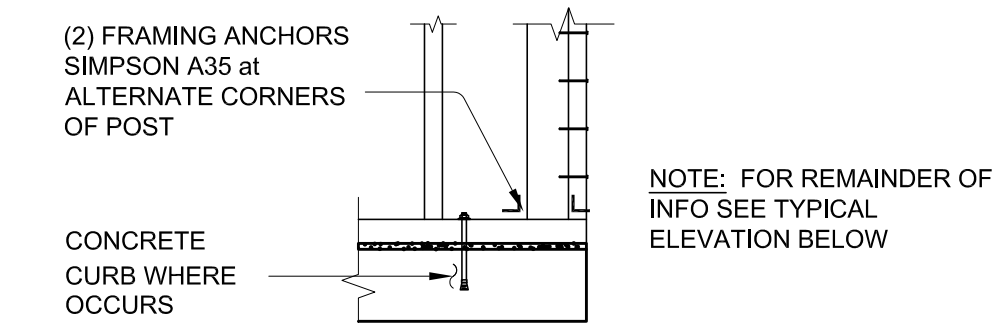
REF. 14 SCALE: NO SCALE

HEADER SCHEDULE		
MAXIMUM OPENING WIDTH	MINIMUM NOMINAL HEADER DEPTH "D"	
	EXTERIOR WALLS INTERIOR BRG WALLS	INTERIOR NON-BRG WALLS
4'-0"	8"	4"
6'-0"	12"	6"
8'-0"	14"	8"
10'-0"	5 1/4 x 11 7/8" PSL	10"
12'-0"	5 1/4 x 14" PSL	12"

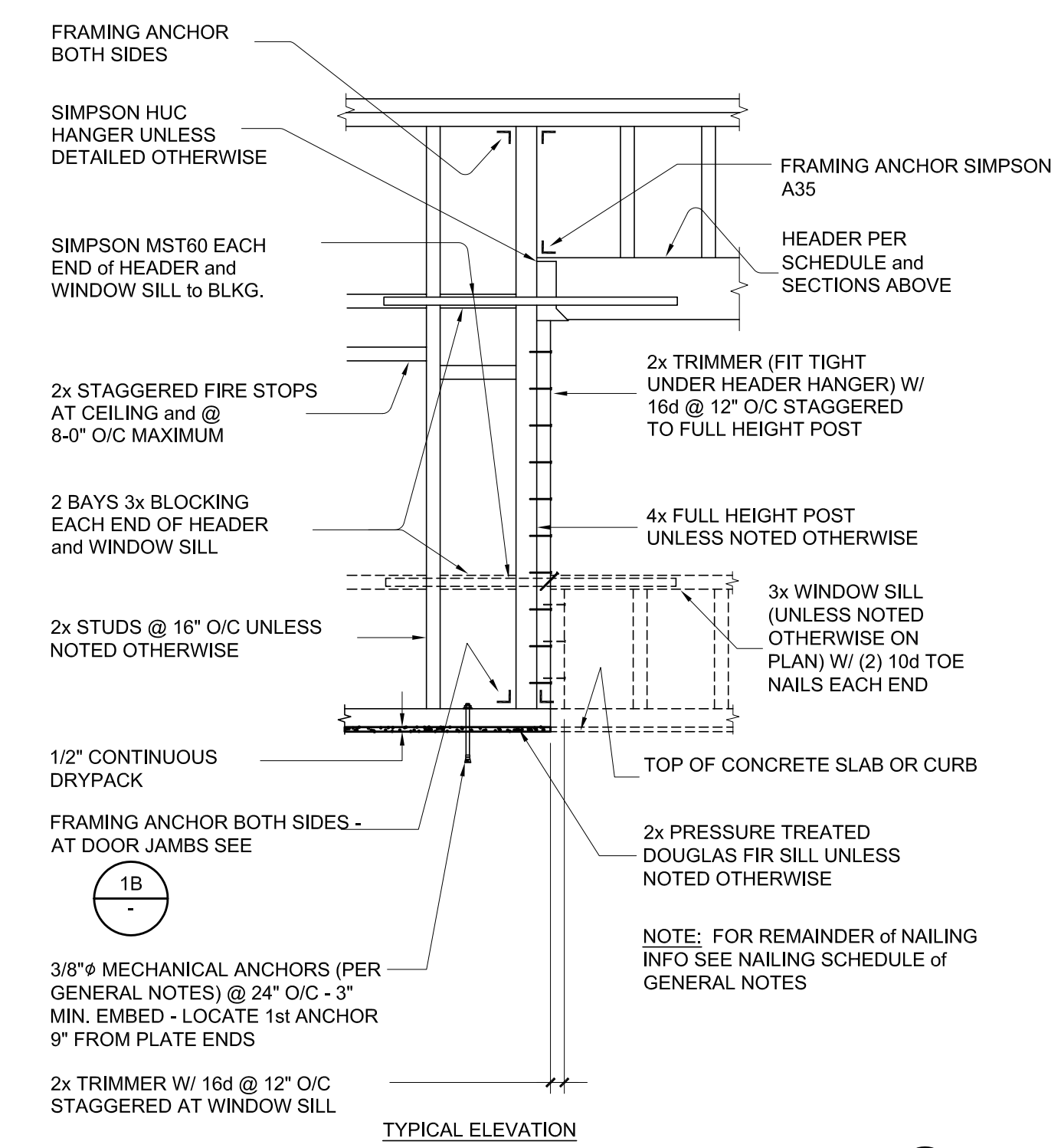


**01 TYP. OPENINGS**

REF. SCALE: 3/4" = 1'-0"

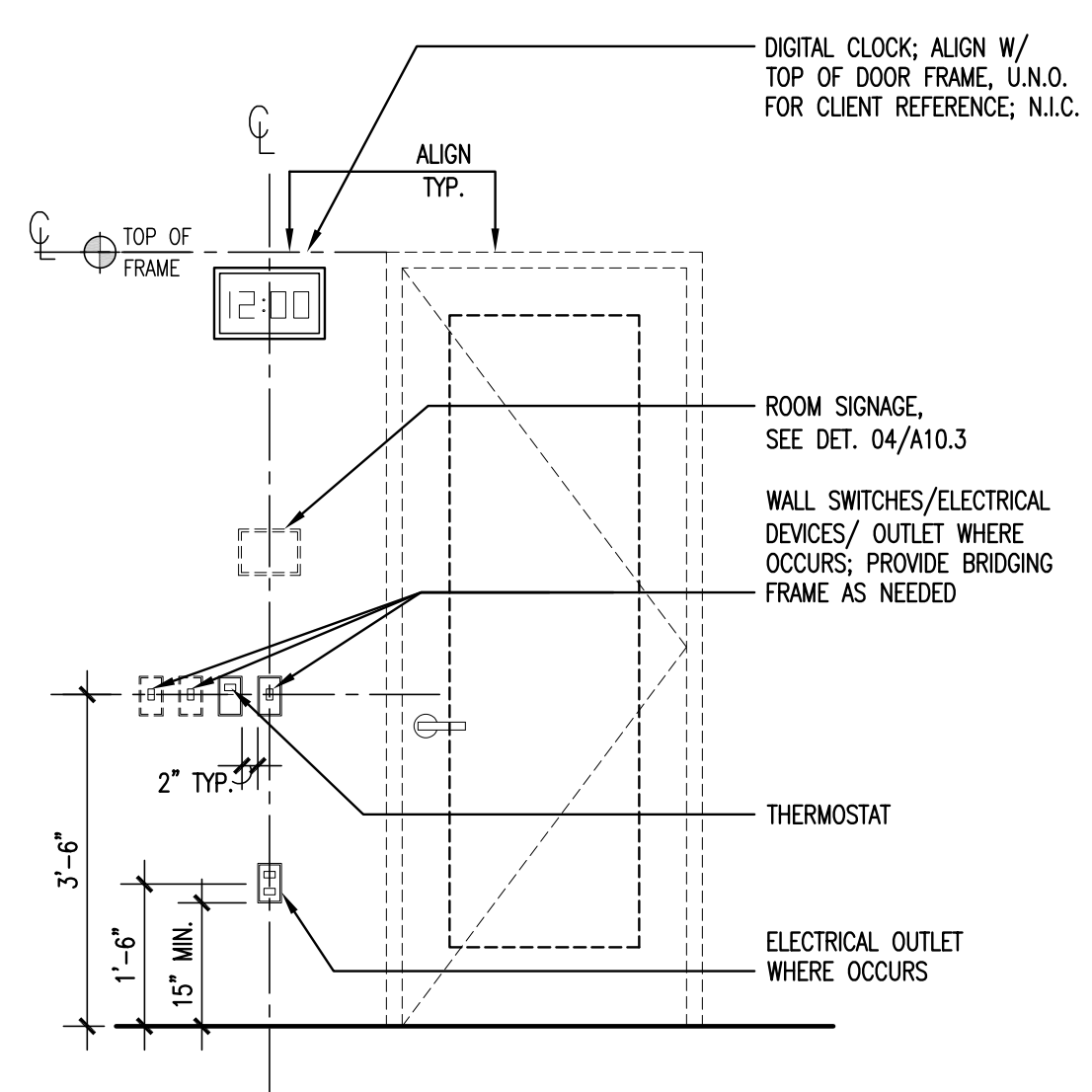


NOTE: PROVIDE SIMPSON A35 WHERE "FRAMING ANCHOR" IS INDICATED - A34 at 4" WIDE NOMINAL WALLS ONLY  
 FRAMING ANCHOR BOTH SIDES  
 SIMPSON HUC HANGER UNLESS DETAILED OTHERWISE  
 SIMPSON MST60 EACH END OF HEADER and WINDOW SILL to BLKG.  
 2x STAGGERED FIRE STOPS AT CEILING and @ 8'-0" O/C MAXIMUM  
 2 BAYS 3x BLOCKING EACH END OF HEADER and WINDOW SILL  
 1/2" CONTINUOUS DRYPACK  
 FRAMING ANCHOR BOTH SIDES AT DOOR JAMBS SEE (1B)  
 3/8" MECHANICAL ANCHORS (PER GENERAL NOTES) @ 24" O/C - 3" MIN. EMBED - LOCATE 1st ANCHOR 9" FROM PLATE ENDS  
 2x TRIMMER W/ 16d @ 12" O/C STAGGERED AT WINDOW SILL

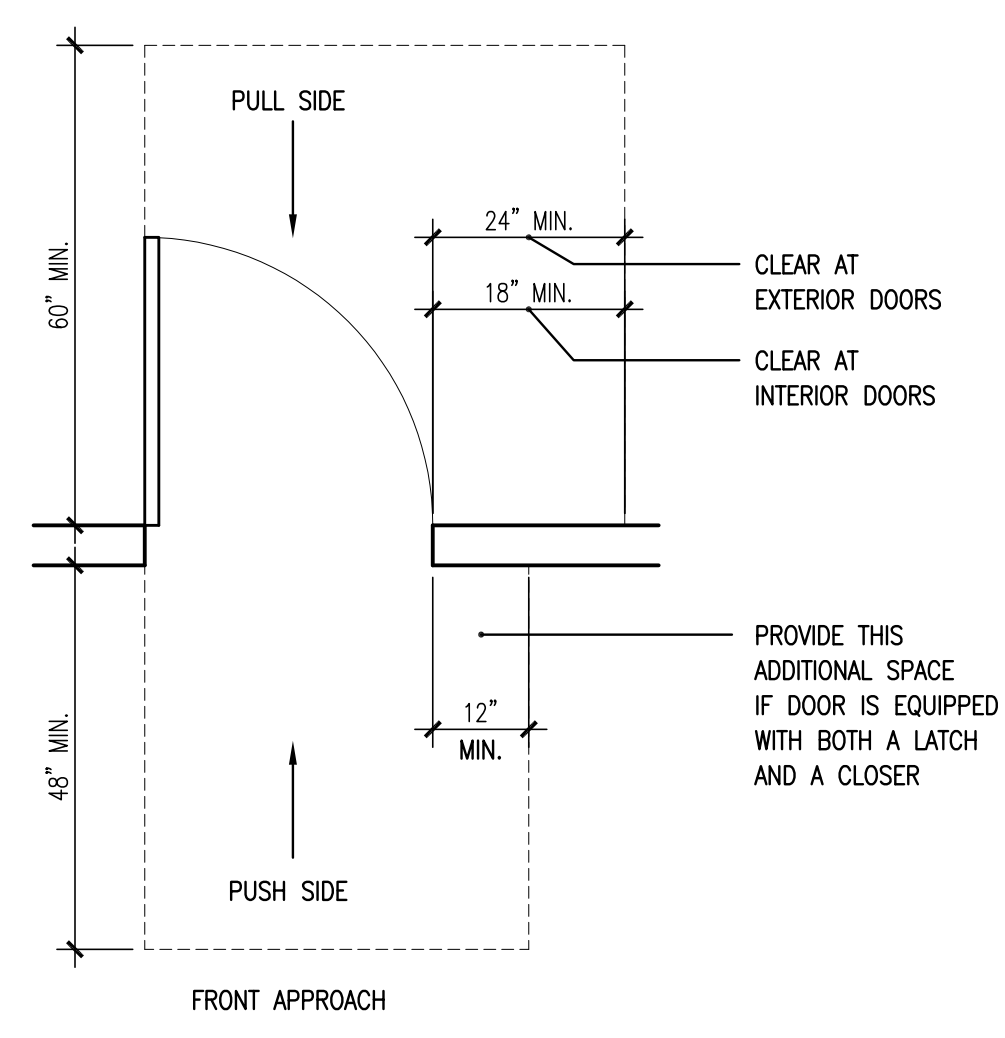


**TYPICAL WALL ELEVATION AT OPENINGS and WALL ENDS (1A)**

NOTE: ALIGN CENTER OF ALL WALL SWITCHES & WALL DEVICES @ CENTERLINES, U.N.O.



**15 SWITCH & DEVICE ALIGNMENTS**  
 REF. SCALE: 1/2" = 1'-0"



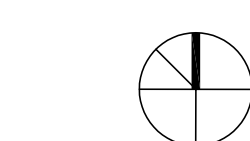
**12 TYPICAL CLEARANCE @ DOORS**  
 REF. SCALE: 1/2" = 1'-0"

OC Life, Inc. Expansion  
 8100 Garden Grove Blvd.,  
 Garden Grove, CA 92844  
 Developed for OC Life, Inc.

Date	
Revision	Description

Date	02/20/23
Revision	Description
PROJECT NUMBER	202305.01

Key Plan N.T.S.



Date	Drawn By
Project Number	Checked By
202305.01	

Sheet Title

**DETAILS**

Sheet Number





DECISION NO. 1849-24

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-256-2024.

BE IT RESOLVED that the Zoning Administrator of the City of Garden Grove does hereby approve Conditional Use Permit No. CUP-256-2024, for a property located on the south side of Garden Grove Boulevard, between Beach Boulevard and Coast Street, at 8100 Garden Grove Boulevard, Building A and Building B, Assessor's Parcel Nos. 096-282-05 and 096-282-09.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-256-2024, the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Young Park.
2. The applicant is requesting approval of a Conditional Use Permit to allow an existing adult day health care to expand and operate within two existing commercial buildings with a combined building area of 13,530 square feet. Also, a request to revoke Conditional Use Permit Nos. CUP-188-2020 (REV. 2021) and CUP-208-2021, which previously governed the use of the property.
3. Pursuant to the California Environmental Quality Act ("CEQA"), the Zoning Administrator hereby determines that the proposed project is categorically exempt from the 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 1, and is zoned GGMU-1 (Garden Grove Boulevard Mixed Use 1). The property is a 1.37-acre site that is comprised of two (2) parcels held under common ownership, and developed with two single-story commercial buildings.
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 April 11, 2024, and all interested persons were given an opportunity to be heard.
8. The Zoning Administrator gave due and careful consideration to the matter during its meeting of April 11, 2024 and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Zoning Administrator, as required under Municipal Code Section 9.32.030 (Conditional Use Permits), are as follows:

FACTS:

The subject property is located on the south side of Garden Grove Boulevard, between Beach Boulevard and Coast Street, at 8100 Garden Grove Boulevard. The subject property is zoned GGMU-1 (Garden Grove Boulevard Mixed Use 1), and has a General Plan Land Use Designation of Residential/Commercial Mixed Use 1. The site abuts a GGMU-1 zoned property to the west, GGMU-1 and R-3 (Multiple-Family Residential) zoned properties to the east, SR-22 (Garden Grove Freeway) and an R-3 zoned property to the south, and commercial uses in the City of Stanton, across Garden Grove Boulevard, to the north.

The property is a 1.37-acre site comprised of two (2) parcels held under common ownership, developed with two (2) single-story buildings, Building A and Building B. The two (2) buildings form a cohesive development toward the rear of the property with a parking area located in the front. Each building is 6,765 square feet in gross floor area, and faces the other across a landscaped courtyard. At the very rear of the property is an open space area improved with landscaping.

On January 6, 2005, the City approved Conditional Use Permit No. CUP-151-05, which allowed the operation of an adult daycare facility, New Life Adult Day Health Care Center, in both Building A and Building B.

On April 22, 2010, the City approved Conditional Use Permit No. CUP-292-10, which allowed the operation of a new religious trade school in Building B. The adult daycare facility continued to operate in Building A, before eventually closing in September 2012.

On May 21, 2015, the City approved Conditional Use Permit No. CUP-035-2015, to allow the joint operation of a new culinary trade school with the previously approved religious trade school in Building B. In conjunction with the approval of Conditional Use Permit No. CUP-035-2015, Conditional Use Permit No. CUP-151-05, allowing the operation of the adult daycare in Building A, was revoked. In 2019, the culinary school ceased operations, leaving half of Building B unoccupied.

On June 18, 2020, the City approved Conditional Use Permit No. CUP-188-2020 for the operation of a trade school, Sierra States University, in the entirety of Building B, with Building A to remain vacant. In conjunction with the approval, Conditional Use Permit No. CUP-035-2015, allowing the joint operation of a culinary trade school and a religious trade school, was revoked.

On August 12, 2021, the City simultaneously approved Conditional Use Permit Nos. CUP-188-2020 (REV. 2021) and CUP-208-2021. The two Conditional Use Permits

allowed for the operation of a new adult daycare facility, Garden Grove ADHC, in Building A, and a portion of Building B, and reduced the square footage of Sierra States University within Building B. According to Business Tax and License records, Sierra States University closed permanently in January 2023.

The applicant is now requesting a new Conditional Use Permit to expand and operate the adult daycare facility, Garden Grove ADHC, in both Buildings A and B. Concurrently, the applicant is also requesting to revoke Conditional Use Permit Nos. CUP-188-2020 (REV. 2021) and CUP-208-2021, which previously governed the use of the property.

The expanded daycare use will continue to operate from 8:00 a.m. to 4:00 p.m., Monday through Friday, and closed Saturday and Sunday. The daycare use will be a total of 13,530 square feet, occupying the entirety of Buildings A and B. The use is conditioned for a maximum of fifteen (15) employees, and 273 patrons on-site at any one time. Patrons at the facility will partake in various recreational activities, receive meals, counseling, and other personal care throughout the day. The southern landscape area will be used as an outdoor garden area for the facility's programming. Municipal Code standards require sixty-one (61) parking spaces for the adult daycare. The site provides sixty-six (66) parking spaces.

#### FINDINGS AND REASONS:

1. That 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 RC1 (Residential/Commercial Mixed Use 1), and is zoned GGMU-1 (Garden Grove Boulevard Mixed Use 1). The RC1 designation is intended to provide for a mix of higher density residential and commercial uses. The purpose of the GGMU-1 zone is to create and maintain a vibrant boulevard that is both a regional destination, and a place where people can work and live. Daycare facilities, including adult daycare, are conditionally permitted uses in the GGMU-1 zone. As a commercial use with a wide service area, the daycare use serves both a local and regional need. The proposed expansion of the existing use helps create a more economically viable commercial corridor along Garden Grove Boulevard. Further, the proposed Project is consistent with several General Plan goals, policies, and implementation programs, including specifically:

*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 subject property features a landscaped area at the southern end of the property. This area will be used*

as a garden and outdoor space as a part of the daily programming for the proposed adult day health center. To the south and east of this outdoor area are multiple-family residential uses. Landscaped setback areas, carports, and drive aisles provide separation from the adult day health center to the residential units. These separations help maintain compatibility between the two uses.

*Policy LU-2.4 Assure that the type and intensity of land use are consistent with those of the immediate neighborhood.* Adjacent to the property are a variety of hotel, residential, religious center, retail, restaurant, and personal service businesses. Adult daycare uses are compatible with these other uses. Furthermore, provided the conditions of approval are adhered to for the life of the project, the use will be compatible with other adjacent uses.

*Goal LU-4 Uses compatible with one another.* The proposed use is an adult day health center. The subject business was approved at this location in 2021. The same business owners are now intending to expand the daycare to occupy the adjacent tenant spaces existing on the property. Adjacent to the property are a variety of motel, residential, religious center, retail, restaurant, and personal service businesses. Adult daycare uses are compatible with these other uses. Furthermore, provided the conditions of approval are adhered to for the life of the project, the use will be compatible with other adjacent uses.

*Goal LU-5 Economically viable, vital, and attractive commercial centers throughout the City that serve the needs of the community.* Day care centers, and adult day health centers more specifically, can enhance the vitality of the City's commercial centers. The proposed Conditional Use Permit would allow for the expansion of an existing adult day health center. An enlarged facility can enrich the community by providing additional services for the elderly, and those in need of such daycare.

*Goal LU-6.2 Encourage a mix of retail and commercial services along major corridors and in centers to meet the community's needs.* The subject site is located on the south side of Garden Grove Boulevard, a major corridor. The subject request for a Conditional Use Permit would allow for the expansion of an existing adult daycare facility. With the subject request, the proposed use will further enhance the variety of commercial services already in the area. By approving the subject request, the commercial corridor along Garden Grove Boulevard, east of Beach 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 will allow for the expansion of an existing adult day health center. The Conditional Use Permit would allow for the existing business to grow, and

provide additional capacity and services to its patrons. Should the Conditional Use Permit be approved, the City is providing a business the opportunities they need to be successful.

2. That 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 expanded daycare use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. Nor will 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 use will expand an existing care resource to better serve the community. With the expansion, the business will continue to operate as an ambulatory, out-patient care facility for adults diagnosed with dementia and other cognitive conditions. Therapists, social workers, nurses, and other professionals will be employed to oversee the various programs offered to the facility's clients. In addition, the center will continue to network with local service providers to connect individuals to additional community resources.

The conditions of approval intend to reduce potential impacts to the adjoining area. Provided the conditions of approval are adhered to for the life of the project, the use will be harmonious with the persons who work and live in the area, and will minimize any potential impacts to public health, safety, or welfare.

3. That 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 site, and minimal changes proposed to the interior of the buildings. The existing development has previously been home to an adult daycare center, which integrated well into the surrounding community. There have not been any issues regarding the site's landscaping, walls, parking, or other development features. Provided the proposed use operates per the conditions of approval, then the site, with the existing site improvements, is adequate to accommodate the proposed use within the surrounding area.

4. That the proposed site is adequately served: by highways or streets or sufficient width and improved as necessary to carry the kind and quantity of

traffic such as to be generated, and by other public or private service facilities as required.

The site is adequately served by Garden Grove Boulevard with a single main driveway providing both ingress and egress. The site's location is near major thoroughfares, including Beach Boulevard, and SR-22 (Garden Grove Freeway). 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, no changes are proposed for the design and function of the subject development. Therefore, the site will continue to be adequately served by all existing highways, streets, and other public and private service facilities.

INCORPORATION OF FACTS AND REASONS SET FORTH IN THE STAFF REPORT

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

BE IT FURTHER RESOLVED that the Zoning Administrator does conclude:

1. The Conditional Use Permit does possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030 (Conditional Use Permits).
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following Conditions of Approval, attached as Exhibit "A", shall apply to Conditional Use Permit No. CUP-256-2024.

Dated: April 11, 2024

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DAVID DENT  
ZONING ADMINISTRATOR

## **EXHIBIT "A"**

### **Conditional Use Permit No. CUP-256-2024**

8100 Garden Grove Boulevard, Building A and Building B

#### **CONDITIONS OF APPROVAL**

##### **General Conditions**

1. Each owner of the property shall execute, and the applicant shall record, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, on both parcels comprising the property within 30 days of approval. This Conditional Use Permit runs with the land and is binding upon the property owner, his/her/its heirs, assigns, and successors in interest.
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 the project applicant, the owner(s) and tenant(s) of the property, and each of their respective successors and assigns, including all subsequent purchasers and/or tenants. The applicant and subsequent owner/operators of such business shall adhere to the conditions of approval for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval by the applicable City hearing body, except as otherwise provided herein.
3. Conditional Use Permit No. CUP-256-2024 only authorizes the operation of an adult daycare facility, on a property located at 8100 Garden Grove Boulevard, in Building A and Building B, as depicted on the plans submitted by the applicant and made part of the record of the March 28, 2024, Zoning Administrator proceedings. 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 site plan and floor plan are an integral part of the decision approving this Conditional Use Permit. There shall be no additional changes in the design of the site plan and floor plan without the approval of the city. Minor modifications to the approved site plan, floor plan, and/or these Conditions of Approval, which do not materially change the scope or intensity of the project, and which do not result in impacts that have not previously been addressed, may be approved by the Community Development Department Director, at his or her discretion. Proposed modifications to the project, the approved site plan or floor plan, or Conditions of Approval determined by the Community Development

Department 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.

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

**Orange County Fire Authority**

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

**Water Services Division**

7. If applicable, new water service installations two inches (0'-2") and smaller shall be installed by the City of Garden Grove at owner's/developer's expense, unless otherwise approved. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and water services three inches (0'-3") and larger shall be installed by the contractor per City Standards.
8. If applicable, water meters shall be located within the City right-of-way. 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 standards and inspected by an approved Public Works inspection.
9. If applicable, 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. The owner shall have RPPD device tested once a year thereafter by a certified backflow device tester, and the test results shall be submitted to the Public Works Department, Water Services Division. The property owner must open a water account upon installation of RPPD device.
10. There shall be no structures or utilities built on, or crossing, water or sewer main easements.



Conditional Use Permit No. CUP-256-2024  
Conditions of Approval

11. If applicable, any new or existing water valve, located within a new concrete driveway or sidewalk shall, be reconstructed per City Standard B-753.
12. The City shall determine if existing water services(s) is/are usable, and meets current City standards. Any existing meter and service located within new driveway(s) shall be relocated at owner's expense.
13. If applicable, fire-service shall have above-ground backflow device with a double-check valve assembly per City standard B-773. The device shall be tested immediately after installation, and once a year thereafter by a certified backflow device tester, with 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 the Planning Services Division.
14. If applicable, water meters and boxes shall be installed by City forces upon payment of applicable fees, and after new water systems (including water services) pass all bacteriological and pressure tests.
15. No permanent structures, trees, or deep-rooted plants shall be placed over sewer main or water main.
16. The location and number of fire hydrants shall be as required by the Water Services Division, and the Orange County Fire Authority.
17. If applicable, commercial food use of any type shall require the installation of an approved grease interceptor prior to obtaining a business license. A plumbing plan for the grease interceptor shall be routed to Environmental Services for review. Any existing units shall be evaluated for adequate capacity.
18. If applicable, a properly sized grease interceptor shall be installed on the sewer lateral and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. The grease interceptor shall be located outside of the building, and accessible for routine maintenance. The owner shall maintain comprehensive grease interceptor maintenance records, and shall make them available to the City of Garden Grove upon request.

19. If applicable, the owner shall install a new sewer lateral with clean out connecting to the existing eight-inch (0'-8") sewer main crossing the property. Any laterals within the ten-foot (10'-0") sewer easement shall be a minimum six-inch (0'-6") diameter, extra strength VCP, with wedgelock joints.
20. The contractor shall abandon any existing unused sewer lateral(s) at the easement boundary on the property owner's side. The sewer pipe shall be capped with an expansion sewer plug and encased in concrete. Only one sewer lateral per lot is allowed.

**Building and Safety Division**

21. The appropriate building permit(s) shall be obtained for any proposed construction, and the permit shall be finalized prior to occupancy of the tenant space.

**Engineering Division**

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

**Police Department**

23. 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.
24. There shall be no customers or patrons in or about the premises when the establishment is closed.
25. 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).

**Community Development Department**

26. The hours of operation for the adult daycare shall be permitted from 8:00 a.m. to 4:00 p.m., Monday through Friday.

27. The adult daycare shall maintain a maximum of fifteen (15) employees at any one time, and a maximum capacity of 273 patrons at any one time as allowed by the State license for the program.
28. No outside storage or displays shall be permitted at any time.
29. 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 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.
30. 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.
31. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.
32. 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 once per week, however, if additional pick-ups are needed to accommodate the uses on the site, the property owner shall increase the number of pick-ups as required.
33. There shall be no uses or activities of an adult-oriented nature permitted on the premises as outlined in City Code Section 9.08.070.
34. Litter shall be removed daily from the premises, including adjacent public sidewalks and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
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 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 roof-mounted mechanical equipment from view of public streets and surrounding properties.
38. The applicant shall be responsible for providing adequate parking area lighting in compliance with City regulations. Lighting in the parking area shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate adjacent properties.
39. 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.
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.
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. In order to minimize any potential impacts to neighboring properties, the applicant shall implement best practices to manage on-site circulation during times for drop-off and pick-up of patrons including, but not limited to, delineated areas for drop-off and pick-up, established times for drop-off and pick-up windows, and dissemination of drop-off and pick-up instructions to patrons.
44. The applicant shall devise and implement a plan in the event the site cannot accommodate the parking demand for the on-site uses, at any given time, which causes a nuisance, hindrance, and/or problem with both on-site and/or off-site parking and circulation. The applicant shall submit a plan to

manage parking issues for review and approval by the Community Development Department. The plan may include, but not be limited to: reducing the hours of operation; staggering operating times; instituting an off-site parking arrangement; having on-site parking control personnel; and/or other alternatives that may be deemed applicable to the situation. If the City deems such action is necessary to address parking and circulation problems, such action shall be required within thirty (30) days of written notice. Failure to take appropriate action may result in the City restricting the overall use of the facility or revoking Conditional Use Permit No. CUP-256-2024.

45. A copy of the decision and the conditions of approval for Conditional Use Permit No. CUP-256-2024 shall be kept on the premises at all times.
46. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-256-2024 and his/her agreement with all conditions of the approval.
47. If deemed necessary by the Community Development Director, the Conditional Use Permit may be reviewed within one year from the date of this approval, and every three (3) years thereafter, in order to determine if the business is operating in compliance.
48. 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-256-2024. 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 approval. The City shall retain the right to select its counsel of choice in any action referred to herein.
49. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the use authorized by this approval of Conditional Use Permit No. CUP-256-2024 shall become null and void if the subject use or construction necessary and incidental thereto is not

commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.

50. The Conditional Use Permit may be called for review by City staff, the City Council, or Planning Commission, if noise or other complaints are filed and verified as valid by the Code Enforcement office or other City department concerning the violation of approved conditions, the Garden Grove Municipal Code, or any other applicable provisions of law.

# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> 1.B	<b>SITE LOCATION:</b> West side of Valley View Street, between Chapman Avenue and Belgrave Avenue, at 12155 Valley View Street
<b>HEARING DATE:</b> April 11, 2024	<b>GENERAL PLAN:</b> Light Commercial
<b>CASE NO.:</b> Conditional Use Permit No. CUP-258-2024	<b>ZONE:</b> PUD-104-73 (REV. 2018/REV. 2021)
<b>APPLICANT:</b> Joseph Maggiore on behalf of Copper Belle Inc.	<b>CEQA DETERMINATION:</b> Exempt – Section 15301 – Existing Facilities
<b>PROPERTY OWNER:</b> Valley View Cinema Center LLC	<b>APN:</b> 224-202-17

**REQUEST:**

The applicant is requesting approval of a Conditional Use Permit to allow a new restaurant to operate with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Eating Place) License, located at 12155 Valley View Street.

**BACKGROUND:**

The subject site is approximately 2.1 acres and is currently improved with an existing commercial center, known as the West Grove Center, located at 12155 Valley View Street, west of Valley View Street, between Chapman Avenue and Belgrave Avenue. The subject commercial center is currently occupied by a variety of uses, including a bowling alley, a movie theater, a carwash, and restaurants. Vehicular access to the site is via one (1) shared driveway off of Valley View Street.

The subject site has a General Plan Land Use designation of Light Commercial, and is zoned PUD-104-73 (REV. 2018/REV. 2021). The subject site is adjacent to PUD-104-73 (REV. 2018/REV. 2021) zoned properties to the north, PUD-104-73 zoned properties to the west, R-3 (Multiple-Family Residential) and R-1 (Single-Family Residential) zoned properties to the south, and C-2 (Community Commercial) zoned properties across Valley View Street to the east. Surrounding properties to the west and south include residential uses, and commercial uses, such as retail, restaurants, financial institutions, and a religious facility to the east.

In March 2021, the City of Garden Grove approved a request to redevelop the subject site by repurposing a portion of the bowling alley building with commercial retail and restaurant uses, include a new anchor tenant, and in-line restaurant tenants.

CASE NO. CUP-258-2024

According to Business Tax records West Grove Pizza took ownership of the subject tenant space in August 2023. The subject tenant space is approximately 1,091 square feet in size. The applicant obtained a building permit (Permit No. 2024-00152) for minor tenant improvements for the subject space in January 2024. The tenant space is currently under construction, to repurpose the space into a restaurant.

The applicant is requesting Conditional Use Permit approval to allow a new restaurant, West Grove Pizza, to operate with a new original State ABC Type "41" (On-Sale, Beer and Wine, Eating Place) License. Garden Grove Municipal Code Section 9.16.020.080.B requires the approval of a Conditional Use Permit when there is an application for a new original ABC license.

### **DISCUSSION:**

The restaurant tenant space has a gross floor area of approximately 1,091 square feet and will be improved with a cashier counter area, a customer dining area comprised of sixteen (16) seats, three (3) booths and two (2) tables, a kitchen and prep area, and two (2) unisex restrooms. West Grove Pizza will operate as a quick-service restaurant specializing in Artisanal New York style pizza and homemade Italian Gelato ice cream. The service of beer and wine is intended to complement meals, and enhance the dine-in experience. Sales of alcohol will be incidental to the service of food. At no time shall the quarterly sales of alcohol exceed 35% of the quarterly sales of food.

The restaurant will operate Sunday to Thursday from 11:00 a.m. to 9:30 p.m. and Friday to Saturday from 11:00 a.m. to 10:00 p.m. These hours are consistent with the City's standard hours of operation for ABC Type "41" restaurant establishments (8:00 a.m. to 11:00 p.m., Sunday through Thursday, and 8:00 a.m. to 12:30 a.m., Friday and Saturday). In the event problems arise concerning the operation of the business, the hours of operation may be reduced by order of the Chief of the Police Department.

The subject property is located in a low-crime district, and in an area with a low-concentration of Alcoholic Beverage Control "on-sale" licenses. A finding for public convenience or necessity is not required for this request since the restaurant is not located in a district with a high-crime rate or in an area with an undue concentration of ABC licenses.

Approval of this Conditional Use Permit will establish conditions of approval to regulate the operation of the restaurant to minimize potential impacts to the community due to the sale of alcohol.

The Community Development Department and the Police Department have reviewed the request and are supporting the proposal. All standard conditions of approval for an ABC Type "41" License will apply.



**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 site is an existing tenant space. In addition, a restaurant with alcohol sales is conditionally permitted in the PUD-104-73 (REV. 2018/REV. 2021) zone and the addition of the ABC license does not involve the intensification or expansion of said use. Provided the conditions of approval are adhered to for the life of the project, the use will be compatible with other adjacent uses. Therefore, the proposed project is exempt from CEQA.

**RECOMMENDATION:**

Staff recommends that the Zoning Administrator take the following action:

1. Adopt Decision No. 1850-24, approving Conditional Use Permit No. CUP-258-2024, subject to the recommended Conditions of Approval.



Maria Parra  
Planning Services Manager



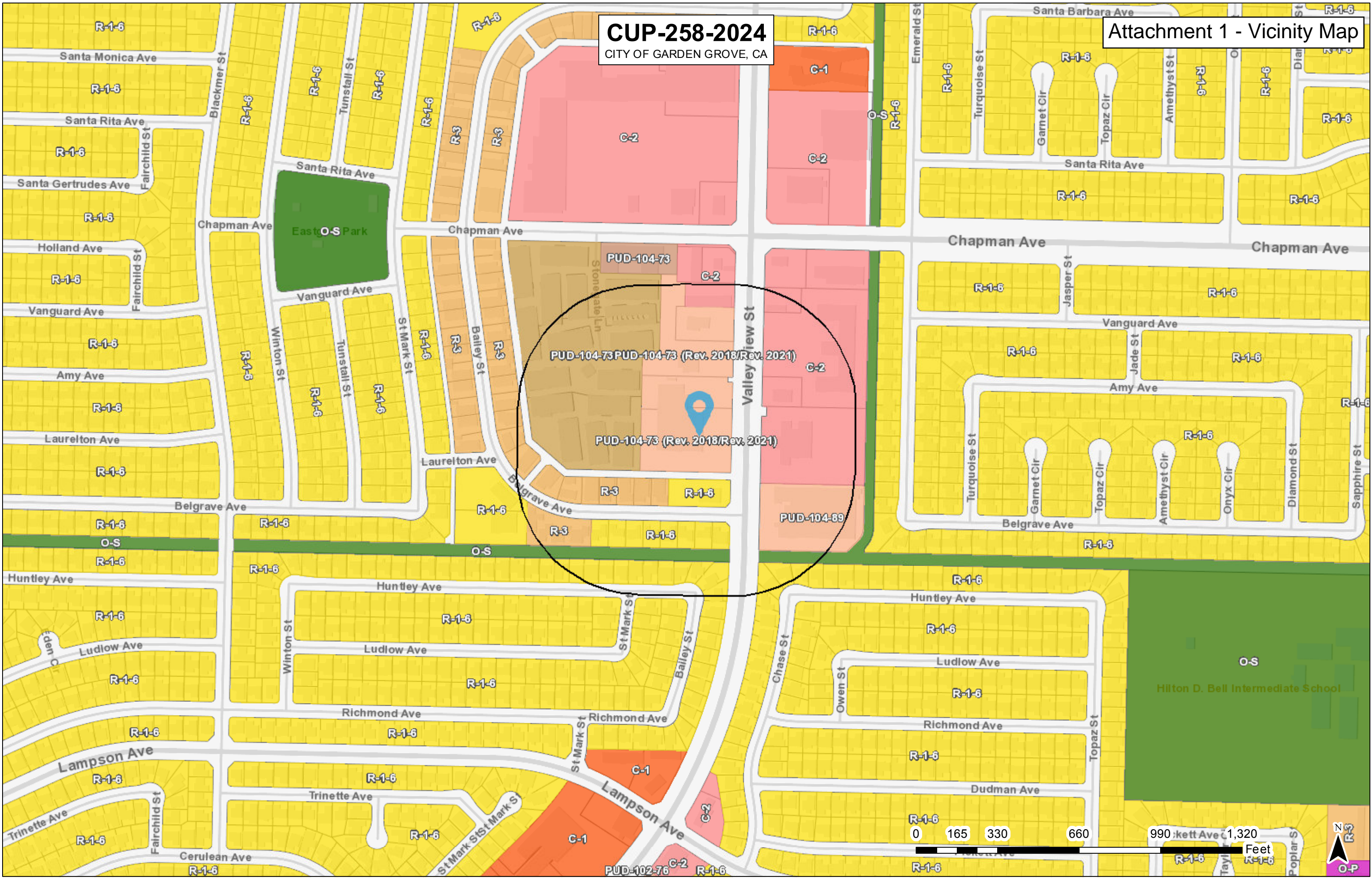
By: Kaneca Pompey  
Contract Planner

[Attachment 1:](#)      [Vicinity Map](#)  
[Attachment 2:](#)      [Plans](#)

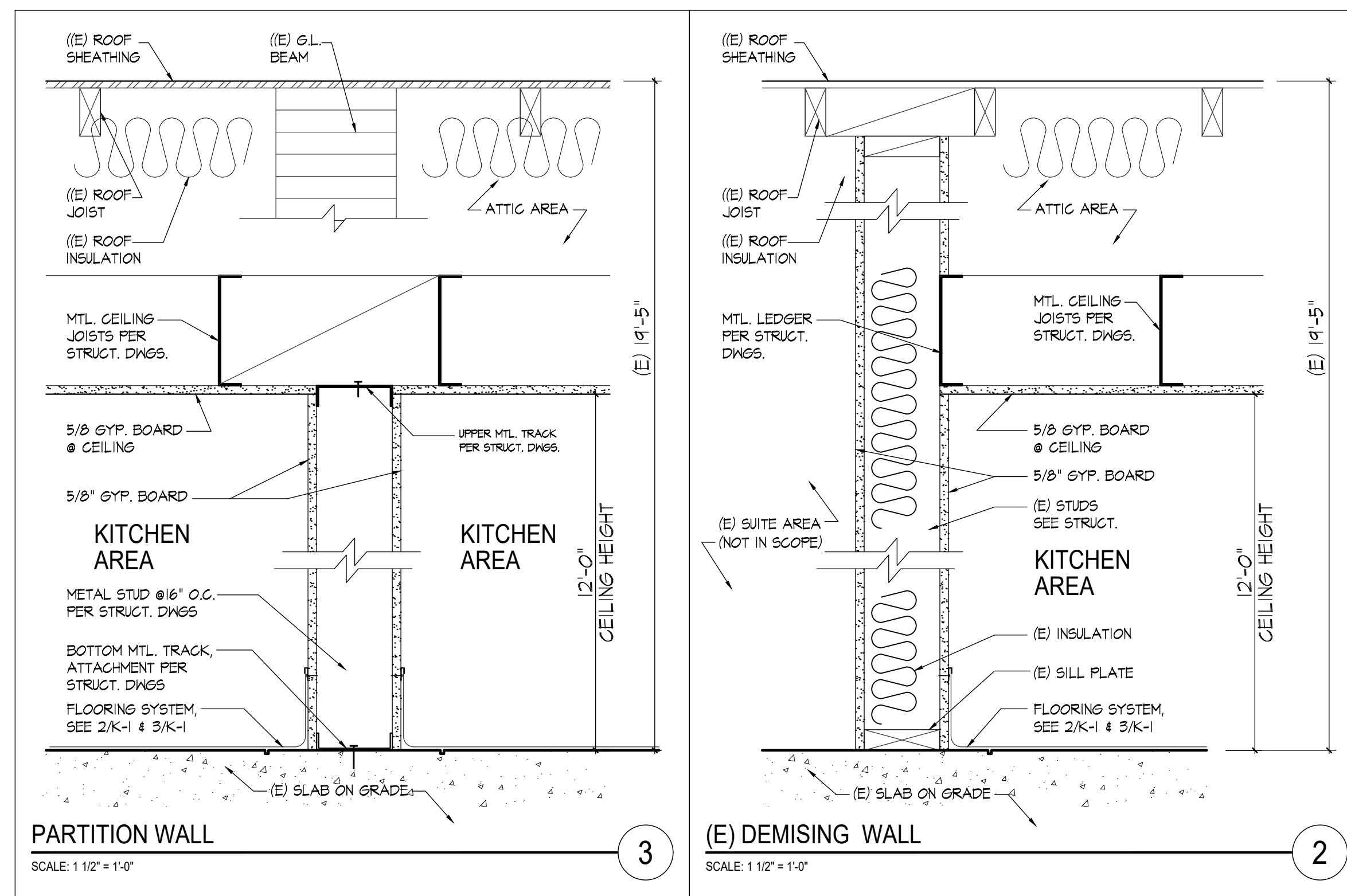
# CUP-258-2024

CITY OF GARDEN GROVE, CA

# Attachment 1 - Vicinity Map

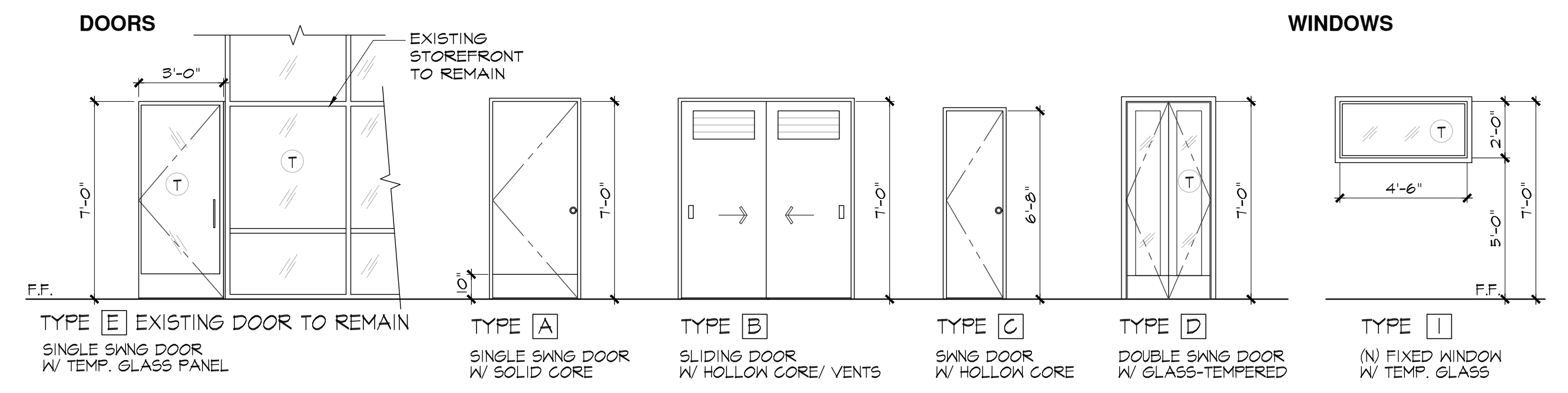






DOOR SCHEDULE				
#	DIMENSION	TYPE	HARDWARE	DESCRIPTION
1	3'-0\"/>			

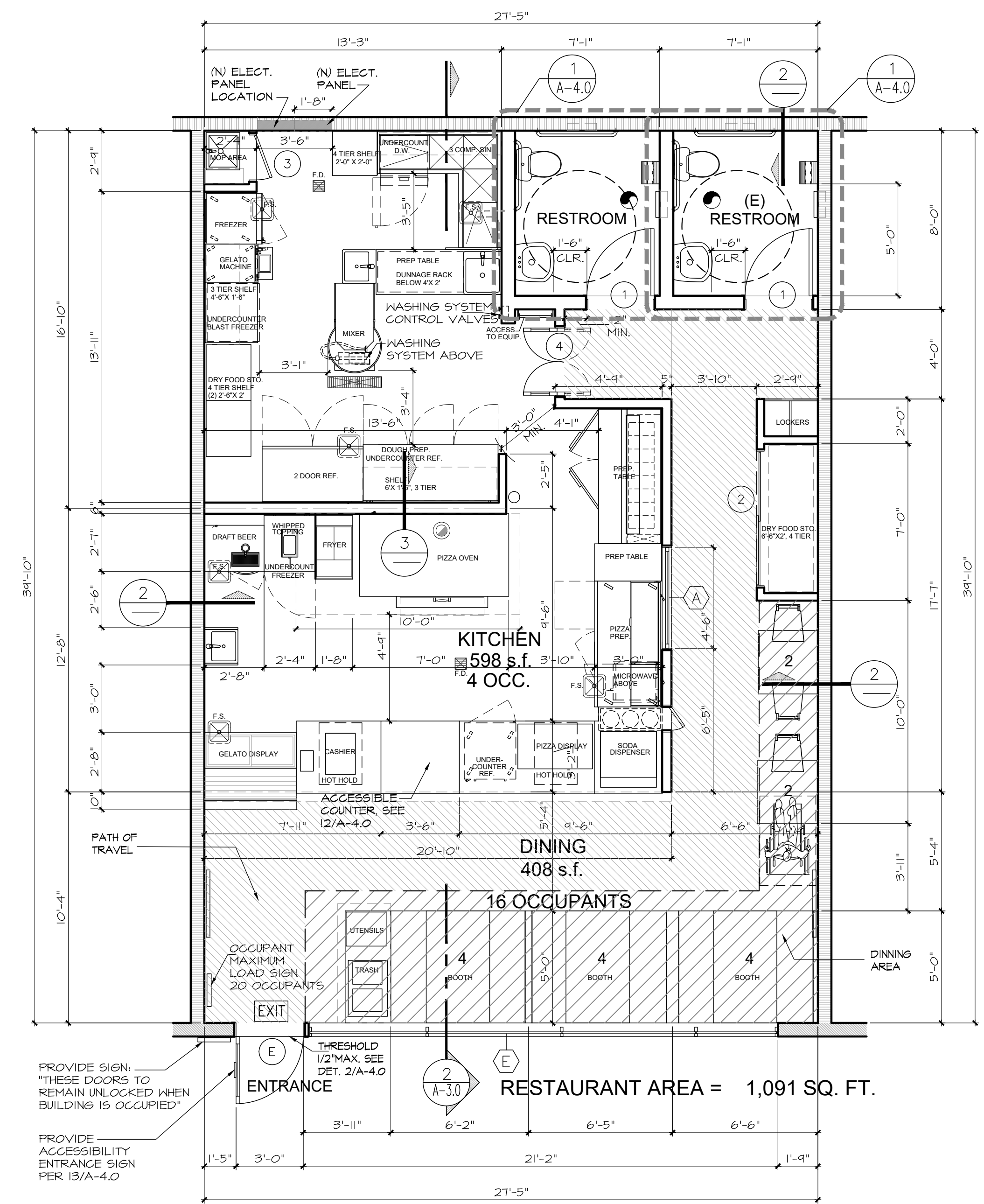
WINDOW SCHEDULE				
#	DIMENSION	TYPE	DESCRIPTION	
1	(N) 4'-6\"/>			



REVISIONS			
No	DATE	REVISIONS	APP

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF J.M. KIVOTOS ARCHITECTS INC. AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

DEVELOPER:



LEGEND - DINING AREA		
	PATH OF TRAVEL	234 SQ FT
	DINING AREA	169 SQ FT
		TOTAL DINING AREA
		408 SQ FT

LEGEND	
	INTERIOR NON-RATED PARTITION WALL
	(E) 1-HR F.R EXTERIOR WALL
	1-HR F.R DEMISE WALL (FIRE PARTITION) SEE DETAIL 2/A-2.0 SHT.
	WINDOW MARK, SEE WINDOW SCHEDULE @ A-B.0 SHT.
	DOOR MARK, SEE DOOR SCHDL. @ A-B.0 SHT.
	MECHANICAL EXHAUST FAN VENTILATION CAPABLE OF 50 CFM. EXHAUSTED DIRECTLY TO THE OUTSIDE EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT & EXHAUST FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE MUST BE CONTROLLED BY A HUMIDISTAT.
	EXIT FIRE EXIT SIGN

NOTE: SEE ELECTRICAL DRAWINGS FOR ELECTRICAL FIXTURES

CONSULTANT:

**J.M. KIVOTOS ARCHITECTS INC.**  
 1023 N. HOLLYWOOD WAY, SUITE 200  
 BURBANK, CA 91505  
 PH #: 818-861-7712  
 E-MAIL: juan@kmpae.com

PROJECT DESCRIPTION  
**RESTAURANT TENANT IMPROVEMENT**  
 PROJECT NAME  
**WEST GROVE PIZZA**  
 OWNERS NAME  
**JOE MAGGIORE**  
 JOB ADDRESS  
**12155 VALLEY VIEW ST. UNIT 102 GARDEN GROVE, CA 92845**



DRAWN BY **P.C.** DATE **04-25-23**  
 DESIGN BY **J.K.** DATE **04-25-23**  
 SCALE: **1/4" = 1'-0"**  
 JOB NUMBER **23-23014**  
 SHEET TITLE **FLOOR PLAN**

DECISION NO. 1850-24

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-258-2024, FOR A PROPERTY LOCATED AT 12155 VALLEY VIEW STREET, ASSESSOR'S PARCEL NO. 224-202-17.

BE IT RESOLVED that the Zoning Administrator of the City of Garden Grove does hereby approve Conditional Use Permit No. CUP-258-2024, for the property located West of Valley View Street, between Chapman Avenue and Belgrave Avenue, at 12155 Valley View Street, Assessor's Parcel No. 224-202-17.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-258-2024, the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Joseph Maggiore on behalf of Copper Belle Inc., with authorization of the property owner, Valley View Cinema Center, LLC.
2. The applicant is requesting approval of a Conditional Use Permit to allow a new restaurant to operate with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Eating Place) License.
3. Pursuant to the California Environmental Quality Act ("CEQA"), the Zoning Administrator hereby determines that the proposed project is categorically exempt from the CEQA pursuant to Section 15301, Existing Facilities, of the CEQA Guidelines (14 Cal. Code Regs., Section §15301).
4. The site is improved with a multi-tenant commercial center, known as the West Grove Center. The proposed tenant will occupy a 1,091 square-foot tenant space within the multi-tenant pad building.
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 April 11, 2024 and all interested persons were given an opportunity to be heard.
8. The Zoning Administrator gave due and careful consideration to the matter during its meeting of April 11, 2024; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Zoning Administrator, as required under Municipal Code Section 9.32.030 (Conditional Use Permits), are as follows:

FACTS:

The subject site is approximately 2.1 acres and is improved with a multi-tenant commercial center, known as the West Grove Center, located at 12155 Valley View Street, west of Valley View Street, between Chapman Avenue and Belgrave Avenue. The site has a General Plan Land Use designation of Light Commercial, and is zoned PUD-104-73 (REV. 2018/ REV. 2021). The subject site is adjacent to PUD-104-73 (REV. 2018/REV. 2021) zoned properties to the north, PUD-104-73 zoned properties to the west, R-3 (Multiple-Family Residential) and R-1 (Single-Family Residential) zoned properties to the south, and C-2 (Community Commercial) zoned properties across Valley View Street to the east. Surrounding properties to the west and south include residential uses, and commercial uses, such as retail, restaurants, financial institutions, and a religious facility to the east.

In March 2021, the City of Garden Grove approved a request to redevelop the subject site by repurposing a portion of the bowling alley building with commercial retail and restaurant uses, including a new anchor tenant and in-line restaurant tenants.

According to Business Tax records West Grove Pizza took ownership of the subject tenant space in August 2023. The subject tenant space is approximately 1,091 square feet in size. The applicant obtained a building permit (Permit No. 2024-00152) for minor tenant improvements for the subject space in January 2024. The tenant space is currently under construction to repurpose the space into a restaurant.

West Grove Pizza will operate as a quick-service restaurant specializing in Artisanal New York style pizza and homemade Italian Gelato ice cream. The service of beer and wine is intended to complement meals, and enhance the dine-in experience. Sales of alcohol will be incidental to the service of food. At no time shall the quarterly sales of alcohol exceed 35% of the quarterly sales of food.

The restaurant will operate Sunday to Thursday from 11:00 a.m. to 9:30 p.m. and Friday to Saturday from 11:00 a.m. to 10:00 p.m. These hours are consistent with the City's standard hours of operation for ABC Type "41" restaurant establishments (8:00 a.m. to 11:00 p.m., Sunday through Thursday, and 8:00 a.m. to 12:30 a.m., Friday and Saturday). In the event problems arise concerning the operation of the business, the hours of operation may be reduced by order of the Chief of the Police Department.

The applicant is requesting Conditional Use Permit approval to allow a new restaurant to operate with a new original State ABC Type "41" (On-Sale, Beer and Wine, Eating Place) License. Garden Grove Municipal Code Section 9.16.020.080.B requires the approval of a Conditional Use Permit when there is an application for a new original ABC license.

The subject restaurant is located in a low-crime district, and in an area with a low-concentration of Alcoholic Beverage Control (ABC) On-Sale Licenses. A summary of the district is as follows:

- The subject site is located in Crime Reporting District No. 13.
- The crime count for the District is 41.
- Average crime count per district in the City is 70.
- A District is considered high when it exceeds the Citywide average by 20%.
- The subject District has a crime count of 70% below the Citywide average; therefore, it is considered a low-crime area.
- The subject site is located in Alcoholic Beverage Control Census Report District No. 1100.01.
- ABC Census Reporting District No. 1100.01 allows for five (5) "on-sale" licenses within the District. Currently, there are currently (3) "on-sale" licenses in the District. Therefore, the total number of "on-sale" licenses in District 1100.01 will increase to four (4).

A finding for public convenience or necessity is not required for this request since the restaurant is not located in a district with a high-crime rate or in an area with an undue concentration of ABC licenses.

The Community Development Department and the Police Department have reviewed the request and are supporting the proposal. All standard Conditions of approval for a Type "41" License will apply.

#### FINDINGS AND REASONS:

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

The subject site has a General Plan Land Use Designation of Light Commercial, and is zoned PUD-104-73 (REV. 2018/REV. 2021). The Light Commercial designation is intended to allow a range of commercial activities that serve local residential neighborhoods and the larger community. Retail sales of alcohol beverages are conditionally permitted in the PUD-104-73 (REV. 2018/REV. 2021) zone. This approval will allow the new restaurant to operate with an ABC Type "41" (On-Sale, Beer and Wine, Eating Place) License. Provided that the Conditions of Approval are complied with, the use will be consistent with the General Plan. Additionally, the subject proposal is consistent with the following General Plan Goals, Policies, and Implementation Measures:

*Policy LU-1.4 - Encourage a wide variety of retail and commercial services, such as restaurants and cultural arts / entertainment, in appropriate locations.* The proposed restaurant is located in an area already developed with retail and other commercial services. The addition of alcohol sales to the restaurant will add an additional amenity to the restaurant that enhances the customer dining experience and maintains the intent of being a business serving the local community.

*Goal LU-4 - The City seeks to develop uses that are compatible with one another.* The request is to serve alcohol at a new restaurant. The location of the restaurant is within an existing commercial center, with a variety of commercial uses. Directly adjacent to the subject use are similar restaurant uses. Sales of alcohol uses are compatible with these uses, and other lighter commercial uses. Furthermore, provided the Conditions of Approval are adhered to for the life of the project, the use will be compatible with other commercial uses, and will 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.* Restaurant uses, in a variety of different cuisines and services, can enhance the vitality of the City's commercial centers. The proposed Conditional Use Permit would allow for the service of alcohol at a new restaurant, West Grove Pizza. The service of alcohol is intended to enhance the dining experience at the restaurant. This enhances the community by providing another unique dining opportunity.

*Policy LU-6.2 - Encourage a mix of retail and commercial services along the major corridors and in centers to meet the community's needs.* The subject request for a Conditional Use Permit to allow the service of alcohol at West Grove Pizza would add an additional amenity to the new restaurant that enhances the customer dining experience and maintains the intent of being a business serving the local community, while also contributing to the mix of retail, personal, and commercial services along a major commercial corridor. The area surrounding the subject restaurant features a wide variety of existing commercial uses, including but not limited to, Valley View Lanes, restaurants, financial institutions, and a religious facility. With the subject request, the proposed use will further enhance the variety of uses in the area. By providing a vast variety of commercial uses, the West Grove Center, and the Valley View Street corridor can become more resilient to any future demands.

*Goal ED-2 - The City must attract new businesses, while supporting and assisting those already located within Garden Grove.* The proposed Conditional Use Permit is intended to provide additional amenities to the new restaurant. Should the Conditional Use Permit be approved, the City is providing to new businesses all of the resources needed to be successful.

*SAF-IMP-2C - Involve law enforcement agencies in the design and planning phases of ABC licensed establishments to reduce design elements that conceal or encourage criminal activity.* The Garden Grove Police Department has reviewed all relevant data pertaining to the proposed Conditional Use Permit. The intent of their review is to reduce the number of alcohol-related crimes, and promote the safe operation of the restaurant. No concerns were raised by the Police Department regarding the new ABC Type "41" (On-Sale, Beer and



Wine, Eating Place) License. The Police Department has reviewed the proposal and is supportive of the Conditional Use Permit request.

2. That 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 use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The proposed restaurant with alcohol sales will be consistent and compatible with the existing uses in the area. The proposed use complies with the intent of the PUD-104-73 (REV. 2018/REV. 2021) zone, by providing a small-scale restaurant, oriented to the neighborhood level. The proposed restaurant will operate Sunday to Thursday 11:00 a.m. to 9:30 p.m. and Friday to Saturday 11:00 a.m. to 10:00 p.m. These hours are consistent with the City's standard hours of operation for ABC Type "41" restaurant establishments (8:00 a.m. to 11:00 p.m., Sunday through Thursday, and 8:00 a.m. to 12:30 a.m., Friday and Saturday). The conditions of approval will minimize potential impacts to the adjoining area. Provided the conditions of approval are adhered to for the life of the project, the use will not interfere with the use, enjoyment, and peace of the properties located within the vicinity of the subject site.

The use will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare. The Police Department has reviewed the proposal, and all appropriate conditions of approval have been incorporated. The conditions of approval will seek to ensure public health, safety and welfare.

3. That 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.

All site improvements are existing. No change to the structure is included in the proposal. The site, with the existing site improvements, is of adequate size to accommodate the proposed use within the surrounding area.

4. That the proposed site is adequately served: by highways or streets or sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and by other public or private service facilities as required.

The subject site is located on the west side of Valley View Street between Chapman Avenue and Belgrave Avenue, which are fully developed streets that provide adequate traffic circulation and driveway access to public parking areas. The site is sufficiently served by the public service facilities required, such as public utilities: gas, electric, water, and sewer facilities. The request involves the approval of a new ABC license for the restaurant, no changes are proposed for the design of the subject restaurant or commercial center. Therefore, the site will continue to adequately be served by all existing public utilities, highways, and streets and it is not anticipated to result in a significant increase in traffic or to cause additional burdens on service facilities.

INCORPORATION OF FACTS AND REASONS SET FORTH IN THE STAFF REPORT

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

BE IT FURTHER RESOLVED that the Zoning Administrator does conclude:

1. The Conditional Use Permit does possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030 (Conditional Use Permits).
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following Conditions of Approval, attached as Exhibit "A", shall apply to Conditional Use Permit No. CUP-258-2024.

Dated: April 11, 2024

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David Dent  
ZONING ADMINISTRATOR

**EXHIBIT "A"**  
**Conditional Use Permit No. CUP-258-2024**

12155 Valley View Street  
(APN: 224-202-17)

**CONDITIONS OF APPROVAL**

**General Conditions**

1. Each owner of the property shall execute, and the applicant shall record against the property, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, within 30 days of approval. This Conditional Use Permit runs with the land and is binding upon the property owner, his/her/its heirs, assigns, and successors in interest.
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, Joseph Maggiore for Copper Belle Inc., the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. The applicant and subsequent owner/operators of such business shall adhere to the conditions of approval for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval by the applicable City hearing body, except as otherwise provided herein.
3. 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. This Conditional Use Permit only authorizes the operation of a 1,091 square foot restaurant with an Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Eating Place) License as identified and depicted on the plans submitted by the applicant and made part of the record of the April 11, 2024 Zoning Administrator proceedings. 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. Modifications, which do not change the intent of the project, may be approved by the Community Development Director.

5. Minor modifications to the approved site plan, floor plan, and/or these Conditions of Approval may be approved by the Community Development Director, in his or her discretion. Proposed modifications to the approved floor plan, site plan, or 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.
6. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

**Police Department**

7. 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.
8. Hours of operation shall be permitted only between the hours of 8:00 a.m. to 11:00 p.m., Sunday through Thursday, and 8:00 a.m. to 12:30 a.m. Friday and Saturday. 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 due to noise, disturbances or other problems that may be resolved by modifying the hours of operation.
9. There shall be no customers or patrons in or about the premises when the establishment is closed.
10. In the event security problems occur, and at the request of the Police Department, the permittee, at his own expense, shall provide a California licensed, uniformed security guard(s) on the premises during such hours as requested by the Police Department.
11. The sale of alcoholic beverages for consumption off of the premises is prohibited. Consumption of alcoholic beverages shall not occur anywhere on the site or within the premises.
12. The sale or service of alcohol shall cease thirty (30) minutes prior to the required closing time.
13. 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.

14. The applicant shall maintain a level of lighting in the establishment sufficient to ensure that individuals inside the restaurant can be clearly seen and identified by an observer at all times. Low-level lighting that does not enable an observer to clearly see and identify individuals inside the restaurant is prohibited.
15. No payment (entrance fee/cover charge) shall be charged to gain access to the business at any time.
16. No "B-girl" or "hostess" activity (as defined in Penal Code Section 303) shall occur within the establishment at any time.
17. No employee or agent shall, be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the establishment, nor shall the business provide or permit, or make available either gratuitous or for compensation, male or female persons who act as escorts, companions, or guests of and for the customers.
18. No employee or agent shall solicit or accept any alcoholic or nonalcoholic beverage from any customer while in the business.
19. The business shall show proof to the Police Department that all members of the business staff have completed the LEAD training (Licensee Education on Alcohol and Drugs) through Alcoholic Beverage Control (ABC) or an ABC approved "Responsible Beverage Service (RBS) Training" program.
20. In the event that the Alcoholic Beverage Control (ABC) License is suspended for any period of time and/or fined for any ABC violation as a result of disciplinary action, the Conditional Use Permit shall be presented to the Planning Commission for review or further consideration.
21. Any violations or noncompliance with the conditions of approval may result in the issuance of an Administrative Citation of up to \$1,000 pursuant to GGMC 1.22.010 (a).

### **Community Development Department**

22. The establishment shall be operated as a "Bona Fide Eating Place" as defined by Alcoholic Beverage Control (ABC) License. The restaurant shall contain sufficient space and equipment to accommodate a full restaurant kitchen,

- and the kitchen shall be open and preparing food during all hours the establishment is open. The establishment shall provide an assortment of foods normally offered in restaurants. The service of only appetizers, sandwiches and/or salads shall not be deemed in compliance with this requirement.
23. At all times when the establishment is open for business, the sale of alcoholic beverages shall be incidental to the sale of food. The quarterly gross sales of alcoholic beverages shall not exceed 35% of the quarterly gross sales of food.
  24. Food service shall be provided during all hours the restaurant is open, and shall also be available at all times when alcoholic beverages are being served.
  25. The applicant shall, upon request, provide the City of Garden Grove with an audited report of sales ratio of food to alcoholic beverages.
  26. No outdoor storage or display shall be permitted outside of the building, including, but not limited to, storage and display of merchandise, cardboard, pallets, or boxes.
  27. 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 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.
  28. There shall be no amusement devices permitted on the premises at any time.
  29. There shall be no live entertainment, dancing, karaoke, or disc jockey (DJ) entertainment permitted on the premises at any time. Amplified background music emitted from a jukebox or other amplified stereo system may be permitted to enhance the dining experience, but the sound emitted from the premises shall not be audible outside of the establishment.
  30. There shall be no raised platform, stage or dance floor allowed 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 9.08.070.
  32. There shall be no deliveries to or from the premises between the hours of 10:00 p.m. and 7:00 a.m., seven (7) days a week.

33. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.
34. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
35. 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.
36. The applicant/property owner shall maintain all existing landscaped areas in a neat and healthy condition. Landscaping maintenance shall include pruning or removal of overgrown weeds and vegetation.
37. 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.
38. 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.
39. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community Development Department, Planning Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
40. The applicant shall be responsible for providing adequate parking area lighting in compliance with City regulations. Lighting in the parking area shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate adjacent properties.

41. 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 Division. No advertising material shall be placed thereon.
42. There shall be no outdoor activities conducted on the premises without approval of a Special Event Permit or Community Event Permit.
43. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
44. 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. No signs advertising alcoholic beverages shall be placed on the windows. Any opaque material applied to the store front, such as window tint, shall count toward the maximum window coverage area.
45. 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.
46. A copy of the decision and the conditions of approval for Conditional Use Permit No. CUP-258-2024 shall be kept on the premises at all times.
47. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-258-2024 and his/her agreement with all conditions of the approval.
48. The Conditional Use Permit may be called for review by City staff, the City Council, or Planning Commission, if noise or other complaints are filed and verified as valid by the Code Enforcement office or other City department concerning the violation of approved conditions, the Garden Grove Municipal Code, or any other applicable provisions of law.
49. If deemed necessary by the Community Development Director, the Conditional Use Permit may be reviewed within one year from the date of this approval, and every three (3) years thereafter, in order to determine if the business is operating in compliance.
50. 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-258-2024. 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 approval. The City shall retain the right to select its counsel of choice in any action referred to herein.

51. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the use authorized by this approval of Conditional Use Permit No. CUP-258-2024 shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
52. The applicant is advised that if the use of the establishment ceases to operate for more than 90 days, then the existing Conditional Use Permit will become null and void and the new applicant shall be required to apply for a new Conditional Use Permit subject to the approval by the Community Development Department, Planning Services Division. In the event the use(s) authorized by the CUP cease and the property owner no longer desires to continue such use(s) on the property, property owner may voluntarily terminate the CUP and all rights and obligations thereunder by executing and recording a request for voluntary revocation and termination of the CUP in a form acceptable to the City.
53. No alcoholic beverages shall be sold until all conditions of approval have been met, as determined by the Planning Services Division, and the State Alcoholic Beverage Control Board (ABC) has approved the release of the ABC License.

**Orange County Fire Authority**

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

**Public Works Environmental Services Division**

55. The restaurant shall be operated in accordance with Ordinance No. 6 of the Garden Grove Sanitary District Code of Regulations.

56. The applicant shall install a Grease Control Device per the requirements of the Environmental Services Division, if such a device is not already installed.
57. Trash enclosure areas shall be of appropriate size and number in order to accommodate three (3) separate recycling containers according to the State recycling regulations of Assembly Bill (AB) 939, AB 341, AB 1826, and Senate Bill (SB) 1383.