



AGENDA

ZONING ADMINISTRATOR MEETING

Garden Grove Community Meeting Center
11300 Stanford Avenue

Thursday, September 14, 2023

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 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 Department of Community & Economic Development at (714) 741-5312 or email planning@ggcity.org 72 hours prior to the meeting to arrange for special accommodations. (Government Code §5494.3.2).

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-244-2023](#)

APPLICANT: Yoshiharu Global Co.
LOCATION: 9812 Chapman Avenue

REQUEST: Conditional Use Permit approval to operate a new restaurant, Yoshiharu Ramen, with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer & Wine, Public Eating Place) License. The site is in the NMU (Neighborhood Mixed Use) 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) pursuant to Section 15301 – Existing Facilities – of the State CEQA Guidelines.

b. [CONDITIONAL USE PERMIT NO. CUP-242-2023](#)

APPLICANT: The Hive on Main, Inc. (Elizabeth Dang)

LOCATION: 12865 Main Street

REQUEST: Conditional Use Permit approval to operate a new restaurant, The Hive, with a new original Alcoholic Beverage Control (ABC) Type "23" (Small Beer Manufacturer) License and limited live entertainment. Also, a request to revoke Conditional Use Permit No. CUP-223-2022, which previously allowed the operation of a restaurant with a State Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Eating Place) License. Upon approval and exercising of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-223-2022, shall be revoked and become null and void. The site is in the CC-2 (Civic Center Main Street) 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) pursuant to Section 15301 – Existing Facilities – of the State CEQA Guidelines.

c. [CONDITIONAL USE PERMIT NO. CUP-248-2023](#)

APPLICANT: Kyunghee Choi Park

LOCATION: 9836 & 9838 Garden Grove Boulevard

REQUEST: Conditional Use Permit approval to allow the expansion of a vocational beauty school, RT7 Beauty School, to a maximum capacity of five (5) instructors and sixty-five (65) students within a combined 5,245 square foot tenant space, at 9836 & 9838 Garden Grove Boulevard. Also, a request to revoke Conditional Use Permit No. CUP-234-2023, which previously allowed the operation of the vocational beauty school with three (3) instructors and thirty-six (36) students at 9836 Garden Grove Boulevard. Upon approval and exercising of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-234-2023, shall be revoked and become null and void. The site is in the GGMU-3 (Garden Grove Boulevard Mixed Use 3) 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) pursuant to Section 15301 – Existing Facilities – of the State CEQA Guidelines.

2. COMMENTS BY THE PUBLIC

3. ADJOURNMENT

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: 1.a.	SITE LOCATION: South side of Chapman Avenue, west of Brookhurst Street, at 9812 Chapman Avenue
HEARING DATE: September 14, 2023	GENERAL PLAN: Residential/Commercial Mixed Use 2 (RC2)
CASE NO.: Conditional Use Permit No.CUP-244-2023	ZONE: NMU (Neighborhood Mixed Use Zone)
APPLICANT: Yoshiharu Global Co. (Rep. Toby Nguyen)	CEQA DETERMINATION: Exempt – Section 15301 – Existing Facilities
PROPERTY OWNER: SVAP II Chapman, LLC	APN: 133-111-20

REQUEST:

The applicant is requesting approval of a Conditional Use Permit to allow a new restaurant, Yoshiharu Ramen, to operate with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Eating Place) License, within an existing vacant restaurant tenant space, located at 9812 Chapman Avenue.

BACKGROUND:

The subject site is approximately seven (7) acres and is improved with a multi-tenant commercial center, known as Pavilion Plaza West, comprised of one (1) 51,280 square-foot multi-tenant commercial building, one (1) 11,200 square-foot multi-tenant pad building, and one (1) 3,500 square-foot drive-thru restaurant. The subject tenant space is a 1,633 square foot restaurant located within a multi-tenant pad building, at 9812 Chapman Avenue. The subject shopping center is currently occupied by a variety of uses, including a grocery store, restaurants and retail businesses.

The subject property has a General Plan Land Use Designation of Residential/Commercial Mixed Use 2 (RC2), and is zoned NMU (Neighborhood Mixed Use Zone). The subject shopping center is adjacent to NMU zoned properties to the north, across Chapman Avenue, and NMU zoned properties to the south, west and east. Existing surrounding uses include various commercial uses.

According to Business Tax and License records, the subject tenant space has remained vacant since the respective multi-tenant pad building (and the commercial center itself) was developed in 2022. Yoshiharu Ramen obtained a business license within the City of Garden Grove in April, 2023, and obtained a building permit (Permit No. 23-0835) for minor tenant improvements for the subject tenant space in March

2023. The tenant space is currently under construction and awaiting final building inspection before opening for business.

The applicant is requesting Conditional Use Permit approval to operate the existing restaurant with a new original State ABC Type "41" (On-Sale, Beer and Wine, Eating Place) License. Garden Grove Municipal Code Section 9.18.060.030 requires approval of a Conditional Use Permit for the addition of a new original ABC License to a restaurant.

DISCUSSION:

The restaurant tenant space has a gross floor area of approximately 1,633 square feet and will be improved with a customer dining area comprised of thirty-two (32) seats and nine (9) tables, a service area, one (1) prep area, two (2) unisex restrooms, one (1) kitchen area, and one (1) walk-in cooler. Yoshiharu Ramen operates as a full-service restaurant, specializing in Asian ramen noodles. Beer and wine sales will be permitted only for on-site consumption. 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.

Yoshiharu Ramen's hours of operation are 11:30 a.m. to 9:00 p.m., seven (7) days a week. 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 this business, the hours of operation may be reduced by order of the Police Department.

The restaurant is located in a high-crime district, and in an area with an over-concentration of Alcoholic Beverage Control "on-sale" licenses. In order to approve the request, a Finding of Public Convenience or Necessity is required. A summary of the district and the Findings of Public Convenience or Necessity can be found in Decision No. 1843-23 for Conditional Use Permit No. CUP-244-2023.

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 request for the ABC License does not expand the use of the restaurant. The restaurant is a permitted use, and the addition of the ABC license does not involve the intensification or expansion of said use. Therefore, the proposed project is exempt from CEQA.

RECOMMENDATION:

Staff recommends that the Zoning Administrator take the following action:

1. Adopt Decision No. 1843-23, approving Conditional Use Permit No. CUP-244-2023, subject to the recommended Conditions of Approval.

MARIA PARRA
Planning Services Manager



By: Shehriyar Khan
Contract Planner

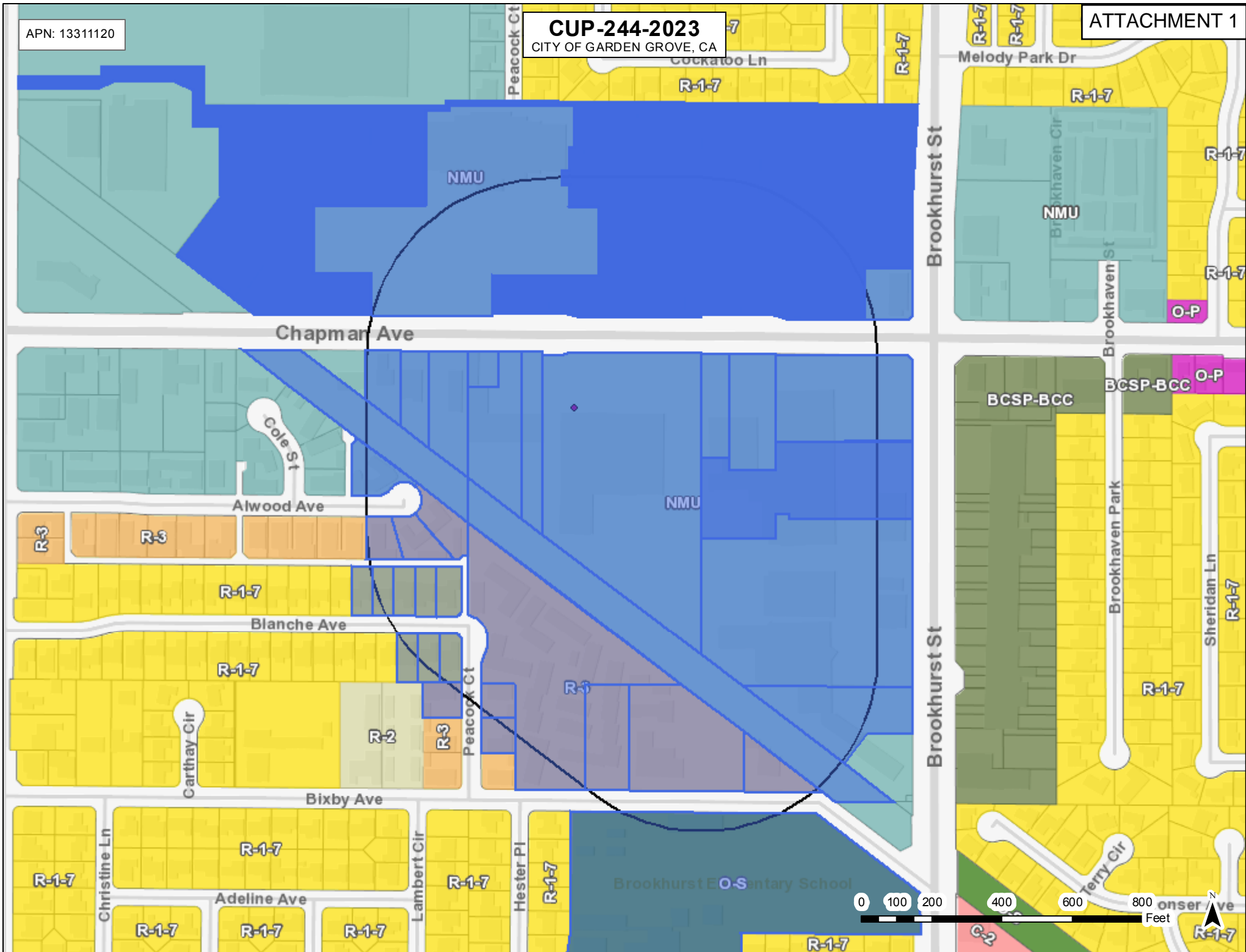
[Attachment 1](#) [Vicinity Map](#)
[Attachment 2](#) [Plans](#)

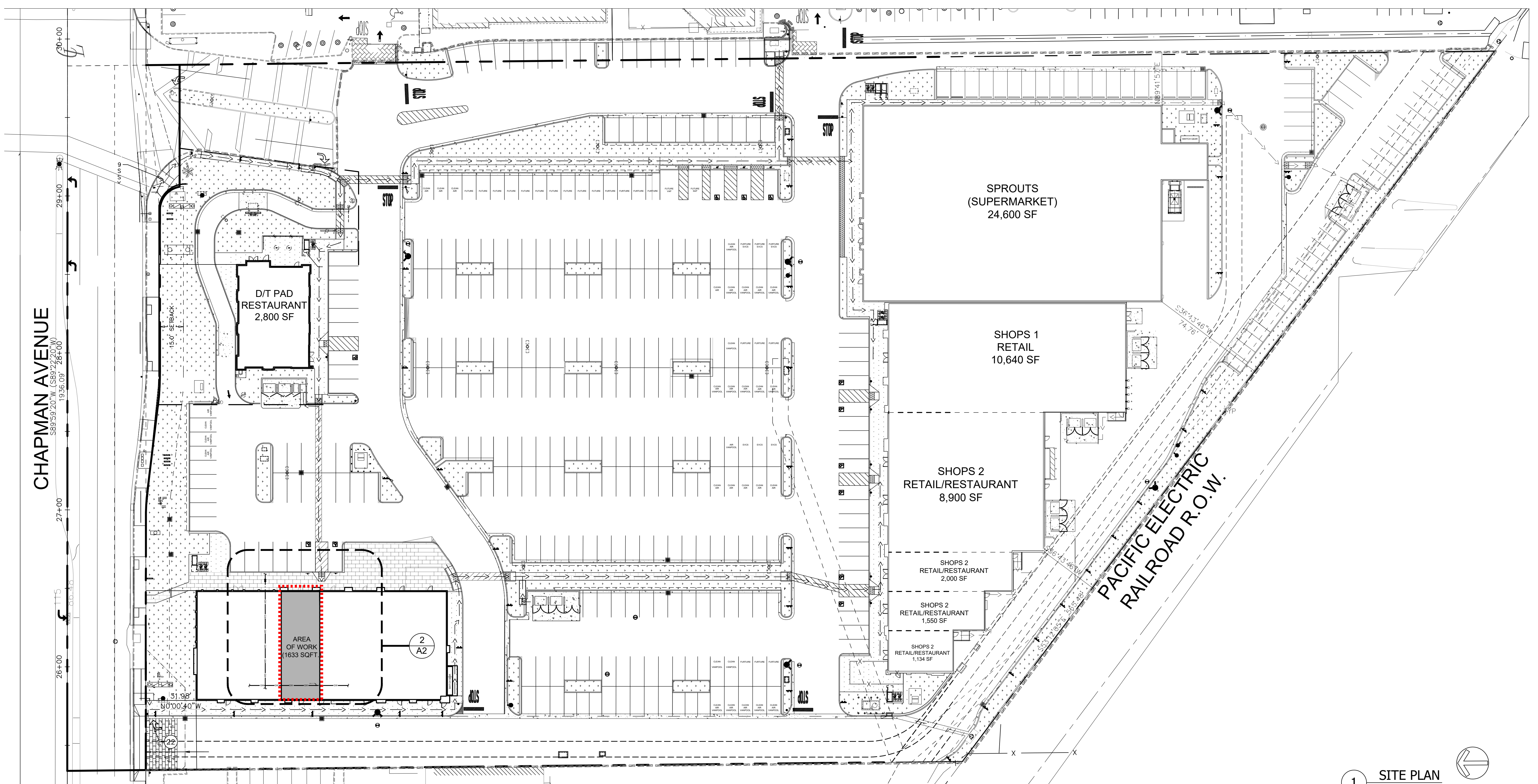
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CUP-244-2023

CITY OF GARDEN GROVE, CA

ATTACHMENT 1





1 SITE PLAN
Scale: 3/32" = 1'-0"
PROJECT NORTH

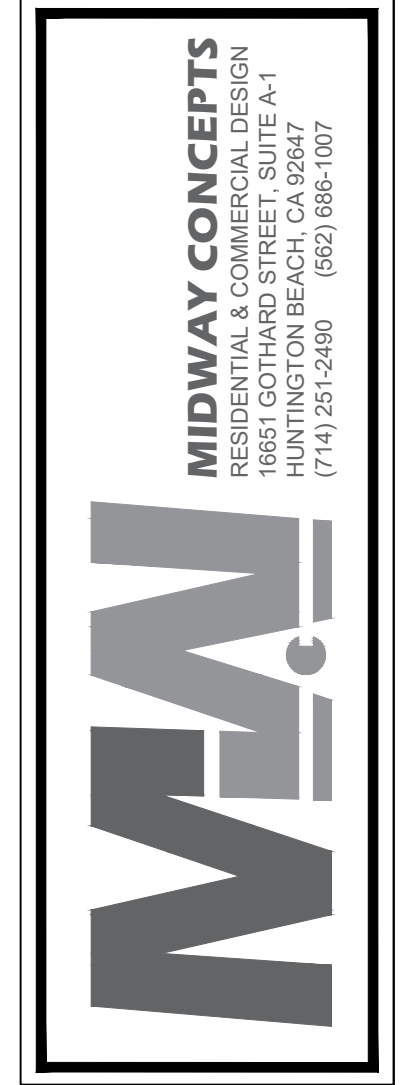
PARKING ANALYSIS
STALLS = 240 ACCESSIBLE PARKING = 13 VAN ACCESSIBLE REQ. = 1 CLEAN AIR/VAN/POOL/EV = 32
STANDARD EVCS = 26

PARKING ANALYSIS	
	EXISTING PROPERTY LINE
	ACCESSIBLE PATH OF TRAVEL MAXIMUM 2% CROSS SLOPE AND MAXIMUM 5% SLOPE IN THE DIRECTION OF TRAVEL. NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN.
	LOADING/UNLOADING AND ACCESSIBLE PEDESTRIAN WALKWAY (W/ 2% MAX. SLOPE) STRIPING
	GREASE WASTE LINE TO GREASE INTERCEPTOR

SYMBOLS LEGEND

NOTE: ALL SITE CONDITIONS SHOWN ARE EXISTING TO REMAIN EXCEPT THOSE NOTED IN THE KEYED NOTES BELOW.

CUP-244-2023



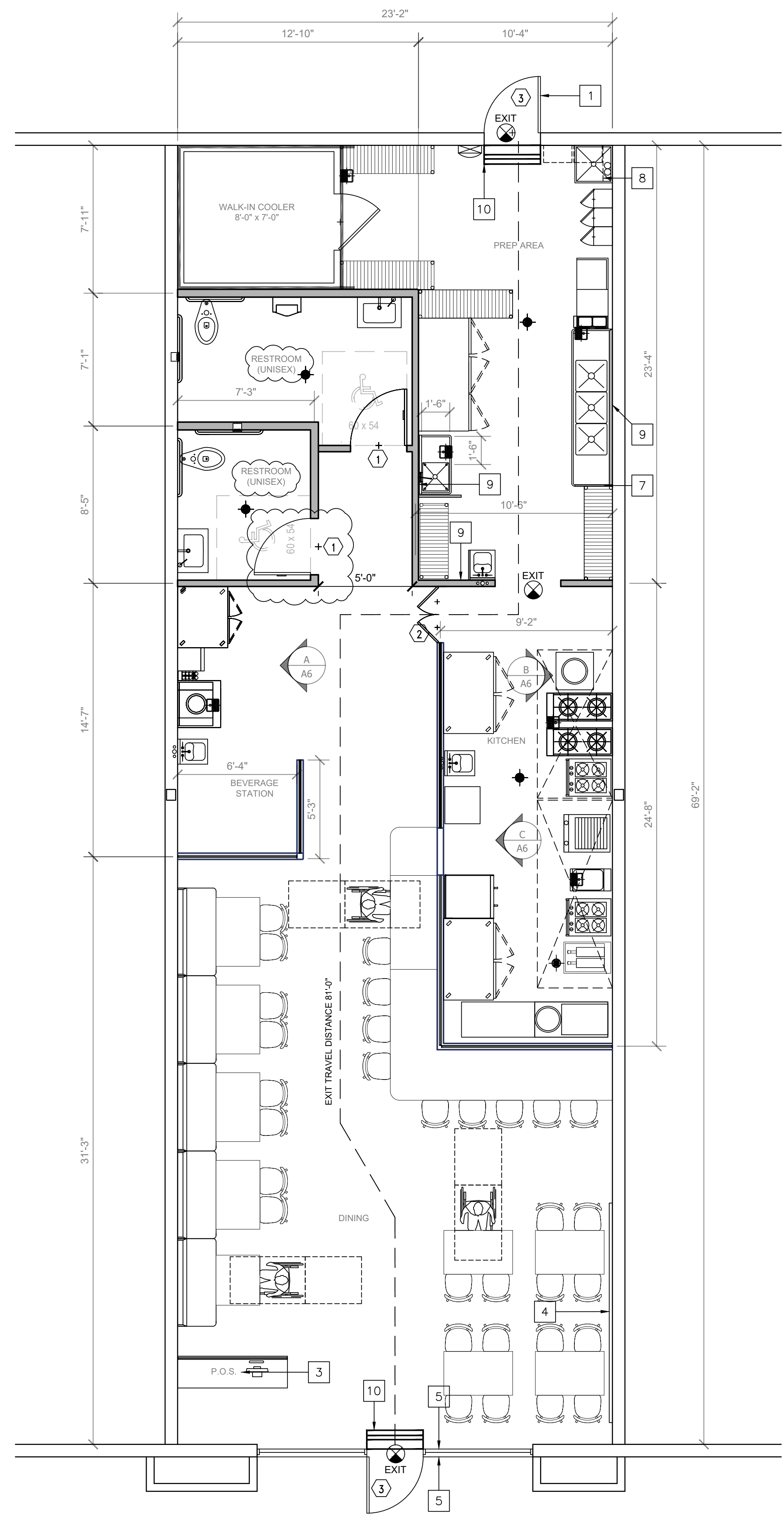
REV.	DESCRIPTION	DATE
A		

PROJECT:
YOSHIHARU RAMEN
9812 CHAPMAN AVE.
GARDEN GROVE, CA 92841

SHEET TITLE
SITE PLAN



DESIGNER
SIGNATURE
CONSULTANT
DATE
12-20-2022
JOB NO.
22-53
SHEET
A1
OF X SHEETS



- 1 NEW DOOR
- 2 NEW ELECTRICAL PANEL, SEE ELECTRICAL PLANS FOR MORE INFORMATION
- 3 CASHIER COUNTER, MAX HEIGHT: 34"
- 4 GRAPHIC PANEL, COORDINATION WITH OWNER
- 5 INSTALL INTERNATIONAL SYMBOL OF ACCESSIBILITY AT MAIN ENTRANCE DOORS PER CBC 11B-703.7.2.1, SEE DETAIL
- 6 PROVIDE TACTILE EXIT SIGN AT ALL GRADE LEVEL EXIT DOORS, SIGN TO READ "EXIT", SEE DETAIL
- 7 PROVIDE 6 INCH SPLASH GUARD BETWEEN SINK AND STORAGE RACK
- 8 MOP SINK: WITH CHEMICAL STORAGE SHELF ABOVE AND MOP RACK
- 9 (N) FRP WALL; ABOVE, BELOW, & BEHIND SINKS
- 10 DOOR ACTIVATED AIR CURTAIN, MINIMUM 750 FT PER MINUTE

EGRESS

PER CBC 1029.8
 TABLE 1014.3
 COMMON PATH OF TRAVEL W/ SPRINKLER SYSTEM
 OCCUPANCY >50 OCCUPANT LOAD
 A2 30'
 TABLE 1016.2
 EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER SYSTEM
 OCCUPANCY 250'
 A2 250'
 MAX. TRAVEL OF DISTANCE: 250'

OCCUPANT LOAD CALCULATIONS

DINING AREA:	(1/15)	650 S.F.	43 OCCUPANTS
BEVERAGE STATION:	(1/200)	84 S.F.	1 OCCUPANTS
KITCHEN:	(1/200)	475 S.F.	3 OCCUPANTS
TOTAL:			47 OCCUPANTS

DOOR SCHEDULE

DOOR #	MATERIAL	SIZE	N/E	TYPE	SPECIFICATION
1	WOOD	3'-0"x6'-8"x1 3/4"	NEW	SWING	(N) LEVER HANDLE
2	WOOD / FILM	3'-0"x3'-0"x1 3/4"	NEW	DBL SWING	(N) DOUBLE SPRING HINGES, WOOD INTERIOR FILM FINISH
3	ALUMINUM	3'-0"x6'-8"x1 3/4"	EXIST.	SWING	(E) PUSH & PULL; W/ PANIC HARDWARE

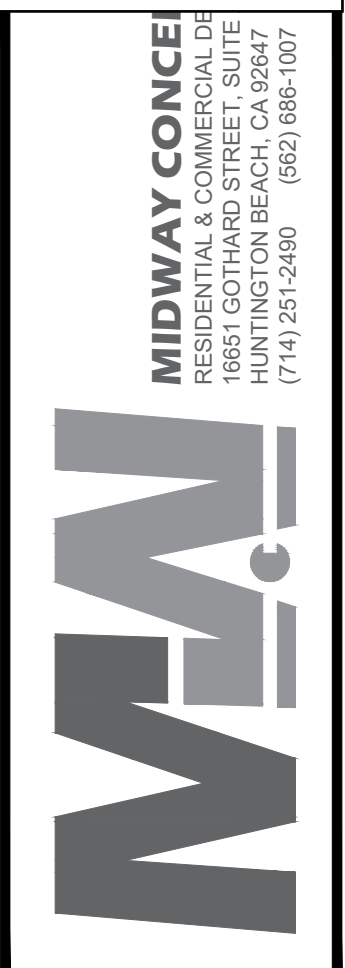
- 1) THE DOOR SHALL SWING TO THE FULLY OPEN POSITION WHEN AN OPENING FORCE NOT TO EXCEED 5 LBS. (INTERIOR AND EXTERIOR DOORS) AND 15 LBS (FIRE DOORS) IS APPLIED TO THE LATCH SIDE.
- 2) DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- 3) IN A3, B,F,M AND S OCCUPANCIES, KEY LOCKING HARDWARE MAY BE USED AT THE MAIN ENTRY DOORS, PROVIDED A SIGN IN CONTRASTING LETTERS OF 1 INCH OR MORE IS PROVIDED AT THE DOOR STATING, "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"
- 4) DOOR LANDINGS SHALL MEET THE CRITERIA FOR THRESHOLDS, SIZE, AND CLEARANCES SPECIFIED IN CBC 1010.1.5 THROUGH 1010.1.7

SYMBOL LEGEND

- (E) WALL TO REMAIN
- (E) WALLS TO BE DEMO
- (N) WALL
- PATH OF TRAVEL
- (E) 1 HOUR FIRE BARRIER WALL
- (N) ILLUMINATED EXIT SIGN W/ EMERGENCY LIGHTING HARDWIRED W/ 90 MIN. BACK UP BATTERY
- (N) ILLUMINATED DIRECTIONAL EXIT SIGN HARDWIRED W/ 90 MIN. BACK UP BATTERY
- THRESHOLD, NO MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY
- FLOOR DRAIN
- FLOOR SINK

2 PROPOSED FLOOR PLAN
 Scale: 1/4"=1'-0"

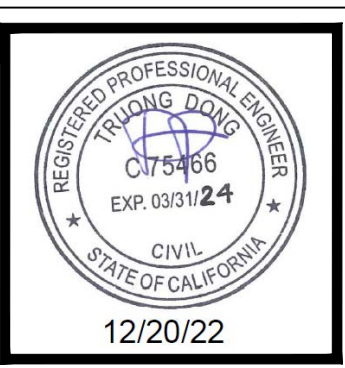
CUP-244-2023



REV.	DESCRIPTION	DATE
A		

PROJECT:
 YOSHICHI RAMEN
 9812 CHAPMAN AVE.
 GARDEN GROVE, CA 92841

SHEET TITLE
FLOOR PLAN



DESIGNER
 SIGNATURE
 CONSULTANT
 DATE 01-02-2023
 JOB NO. 22-53
 SHEET

A3
 OF X SHEETS

DECISION NO. 1843-23

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-244-2023, FOR PROPERTY LOCATED AT 9812 CHAPMAN AVENUE, ASSESSOR'S PARCEL NO. 133-111-20.

BE IT RESOLVED that the Zoning Administrator of the City of Garden Grove does hereby approve Conditional Use Permit No. CUP-244-2023, for property located on the south side of Chapman Avenue, west of Brookhurst Street, at 9812 Chapman Avenue, Assessor's Parcel No. 133-111-20, and hereby determines that public convenience or Necessity would be served by issuance of a State Alcoholic Beverage control (ABC) Type '41 (On-Sale, Beer and Wine, Eating Place) License at this location.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-244-2023, the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Yoshiharu Global Co., with the authorization of the property owner, SVAP II Chapman, LLC.
2. The applicant is requesting approval of a Conditional Use Permit to allow a new restaurant, Yoshiharu Ramen, located at 9812 Chapman Avenue, to operate with an 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 Pavilion Plaza West, comprised of one (1) 51,280 square-foot multi-tenant commercial building, one (1) 11,200 square-foot multi-tenant pad building, and one (1) 3,500 square-foot drive-thru restaurant. The proposed tenant will occupy a 1,633 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 September 14, 2023, 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 September 14, 2023, 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 seven (7) acres and is improved with a multi-tenant commercial center, known as Pavilion Plaza West, comprised of one (1) 51,280 square-foot multi-tenant commercial building, one (1) 11,200 square-foot multi-tenant pad building, and one (1) 3,500 square-foot drive-thru restaurant. The subject tenant space is a 1,633 square foot restaurant located at approximately the center of the multi-tenant pad building, at 9812 Chapman Avenue. The subject shopping center is currently occupied by a variety of uses, including a grocery store, restaurants and retail businesses.

The subject property has a General Plan Land Use Designation of Residential/Commercial Mixed Use 2, and is zoned NMU (Neighborhood Mixed Use Zone). The subject shopping center is adjacent to NMU zoned properties to the north, across Chapman Avenue, and NMU zoned properties to the south, west and east. Existing surrounding uses include various commercial uses.

According to Business Tax and License records, the subject tenant space has remained vacant since the respective multi-tenant pad building (and the commercial center itself) was developed in 2022. Yoshiharu Ramen obtained a business license within the City of Garden Grove in April, 2023, and obtained a building permit (Permit No. 23-0835) for tenant improvements for the subject tenant space in March, 2023. The tenant space is currently under construction and awaiting final inspection before opening

The applicant is requesting Conditional Use Permit approval to operate the existing restaurant with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Eating Place) License. Garden Grove Municipal Code Section 9.18.060.030 requires approval of a Conditional Use Permit for the addition of a new original ABC License to a restaurant.

Yoshiharu Ramen operates as a full-service restaurant, specializing in Asian ramen noodles. The City's standard hours of operation for ABC Type "41" restaurant establishments are from 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. Yoshiharu Ramen's hours of operation are 11:30 a.m. to 9:00 p.m., Monday through Sunday, seven (7) days a week. The Police Department is supportive of the restaurant's operating hours. In the event problems arise concerning the operation of this business, the hours of operation may be reduced by order of the Police Department.

The restaurant is located in a high-crime district, and in an area with an over-concentration of Alcoholic Beverage Control "On-Sale" Licenses. A summary of the district is as follows:

- The subject site is located in Crime Reporting District No. 93.
- The crime count for the District is 114.
- 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 39% above the Citywide average; therefore, it is considered a high-crime area.
- The subject site is located in Alcoholic Beverage Control Census Report District No. 882.03.
- ABC Census Reporting District No. 882.03 allows for six (6) on-sale licenses within the District. Currently, there are twelve (12) on-sale licenses in the District. The approval of this CUP will add a new ABC Type "41" (On-Sale, Beer and Wine, Eating Place) License. The approval of this Conditional Use Permit will increase the number of on-sale ABC Licenses in the District by one (1), and the total number of on-sale licenses in the District will be thirteen (13).

PUBLIC CONVENIENCE OR NECESSITY:

A finding for public convenience or necessity would have to be made in order to approve an establishment that is requesting a new original Alcoholic Beverage Control license that is located within a district with a high crime rate and/or in an area with an over-concentration of ABC licenses. California Business and Professions Code Section 23817.5 prohibits the ABC from issuing new alcoholic licenses in areas of over-concentration. Business and Professions Code Section 23958 states:

The department further shall deny an application for a license if issuance of that license would tend to create a law enforcement problem, or if issuance would result in or add to an undue concentration of licenses, except as provided in Section 23958.4.

Business and Professions Code Section 23958.4 provides the following exception:

(b) Notwithstanding Section 23958, the department may issue a license as follows:

(2) With respect to any other license, if the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within ninety (90) days of notification of a completed application that public convenience or necessity would be served by the issuance. The 90-day period shall commence upon receipt by the local

governing body of (A) notification by the department of an application for licensure, or (B) a completed application according to local requirements, if any, whichever is later.

Although the subject site is located in an area considered to be in a high-crime district and in an area with an over-concentration of "On-Sale" ABC licenses, a finding for public convenience or necessity is warranted given the potential community benefit through the operation of the restaurant with an ABC Type "41" (On-Sale, Beer and Wine, Eating Place) License. The addition of the new ABC Type "41" License would provide and maintain an amenity that enhances the customer dining experience and maintains the intent of being a business serving the local community. The use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding 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.

Furthermore, the establishment shall provide an assortment of foods normally offered in restaurants, and the kitchen shall be open and preparing food during all hours that the establishment is open. At all times the establishment is open, the sale of alcohol shall be incidental to the sale of food; and the quarterly gross sales of alcoholic beverages shall not exceed 35% of the total gross sale of food during the same period. Lastly, no live entertainment, (karaoke, one-man band, solo performer, live music, etc.) shall be permitted on the premises.

Therefore, the City of Garden Grove hereby determines and approves a Finding of Public Convenience or Necessity for Conditional Use Permit No. CUP-244-2023.

FINDINGS AND REASONS:

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

The subject property has a General Plan Land Use Designation of Residential/Commercial Mixed Use 2 (RC2), and is zoned NMU (Neighborhood Mixed Use). The RC2 designation is intended to provide a mix of residential and commercial uses mostly around older underutilized, multi-tenant commercial developments. In particular, 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 subject restaurant is located on Chapman Avenue, in an area developed with existing restaurant, 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 Uses compatible with one another. The request is to serve alcohol at a new restaurant. The location of the restaurant is within an existing multi-tenant commercial center, with a variety of commercial uses. Directly adjacent to the subject use are similar restaurant and retail uses. Sale 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, Yoshiharu Ramen. 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 Yoshiharu Ramen 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, Sprouts Farmers Market, Ulta Beauty, Habit Burger Grill, Chuze Fitness and CVS Pharmacy. 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 Pavilion Plaza West, and the Chapman Avenue commercial 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 enhance the dining experience at a new restaurant, Yoshiharu Ramen. Approval of the Conditional Use Permit would provide the restaurant with additional resources 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 addition of an ABC License to the

restaurant. Standard Conditions of Approval for ABC Type "41" (On-Sale, Beer and Wine, Eating Place) licensed establishments have been incorporated, which in part, address hours of operation, loitering, on-site security, the sale of alcoholic beverages for off-site consumption, parking lot lighting, and graffiti abatement. The Police Department has reviewed the request and is supportive of the proposal.

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 Conditions of Approval will minimize potential impacts to the adjoining area. Hours of operation will be limited to 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). Limitations on the hours of alcohol sales can limit any impacts on the surrounding area.

The use will not unreasonably interfere with the use, enjoyment, or valuation of other property located within the vicinity of the site, provided the Conditions of Approval are adhered to for the life of the project. By operating as a full service restaurant, with ancillary beer and wine sales for on-site consumption only, the use will be compatible with the surrounding uses.

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.

The site, with the existing site improvements, is of adequate size to accommodate the proposed use within the surrounding area. No modifications are required to any of the existing site development features on site, which includes any buildings, yards, walls, fences, parking and loading facilities, and landscaping.

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 south side of Chapman Avenue, which is classified as a Primary Arterial Roadway with a 100'-0" ultimate right-of-way

and is improved with curbs, gutters, and sidewalks. The commercial center is adequately accessed by five (5) driveways along Chapman Avenue. On-site circulation is adequate to serve all the uses in the commercial center. The site is also sufficiently served by the public service facilities required, such as public utilities: gas, electric, water, and sewer facilities. As a part of this request, no changes are proposed for the design and function of the subject restaurant or shopping center. 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-244-2023.

Dated: September 14, 2023

DAVID DENT
ZONING ADMINISTRATOR

EXHIBIT "A"

Conditional Use Permit No. CUP-244-2023

9812 Chapman Avenue

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, Yoshiharu Global Co., 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 1,633 square foot restaurant with an Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Eating Place) License as identified on the floor plan attached to these Conditions of Approval. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply. 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 the premises is prohibited. Consumption of alcoholic beverages shall not occur anywhere outside of the establishment at any time.
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 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.
 29. There shall be no raised platform, stage or dance floor allowed on the premises at any time.
 30. There shall be no amusement devices permitted on the premises at any time.
 31. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.08.070.
 32. There shall be no deliveries to or from the premises before 7:00 a.m. and after 10:00 p.m., seven (7) days a week.

33. 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.

Conditional Use Permit No. CUP-244-2023
Conditions of Approval

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-244-2023 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-244-2023 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-244-2023. 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-244-2023 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. Restaurant shall be operated in accordance with Ordinance No. 6 of 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 must be of appropriate size and number in order to accommodate three (3) separate recycling containers according to the State recycling regulations AB 939, AB 341, AB 1826, and SB 1383.

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: 1.b.	SITE LOCATION: Southwest corner of Acacia Parkway and Main Street, at 12865 Main Street
HEARING DATE: September 14, 2023	GENERAL PLAN: CC (Civic Center Mixed Use)
CASE NO.: Conditional Use Permit No. CUP-242-2023	ZONE: CC-2 (Civic Center Main Street)
APPLICANT: The Hive on Main Street (Elizabeth Dang)	CEQA DETERMINATION: Exempt – Section 15301 – Existing Facilities
PROPERTY OWNER: Same as Owner	APN: 089-213-34

REQUEST:

A request to operate a new restaurant, The Hive, with a new original State Alcoholic Beverage Control Type "23" (Small Beer Manufacturer) License, which allows for on- and off-sales of beer and wine, and limited live entertainment, located at 12865 Main Street. Also, a request to revoke Conditional Use Permit No. CUP-223-2022, which previously allowed the operation of a restaurant with a State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Eating Place) License.

BACKGROUND:

The subject site is improved with an existing 18,200 square foot, two-story mixed-use building on a 10,647 square foot lot, located on the southwest corner of Acacia Parkway and Main Street, at 12865 Main Street. The subject building currently features residential units on the second floor, and commercial uses on the ground floor. The building is located on the historic Main Street, which consists of a mix of residential, restaurant, retail, personal service, and office uses. The subject property is zoned CC-2 (Civic Center Main Street) and has a General Plan Land Use Designation of CC (Civic Center Mixed Use).

The Hive is a new dining concept proposed on the first floor of the subject building, within suites 100, 101, 102, 104, and 106. The restaurant will serve a variety of food and drink in different areas throughout the first floor, all as one restaurant operation. This includes a tapas-style service, sandwich counter, juice bar, tea room, and the proposed microbrewery. The restaurant has been conditioned to operate as a singular business entity and under a single business license. The restaurant will occupy approximately 8,200 square feet of the first floor of the subject building, except for the existing medical office (Suite #105), which is to remain, and does not feature access into the restaurant.

In 2022, Conditional Use Permit No. CUP-223-2022 was approved, allowing the subject location to operate under a State Alcoholic Beverage Control (ABC) Type

"41" (On-Sale, Beer and Wine, Eating Place) License, and to provide limited live entertainment. Also in 2022, Director Review No. DR-062-2022 was approved, allowing The Hive to also provide an outside seating area in the public right-of-way along Main Street. The outside seating area does not allow for the sale or consumption of alcohol.

The applicant for the restaurant is now requesting Conditional Use Permit approval to operate with a new original State Alcoholic Beverage Control (ABC) Type "23" (Small Beer Manufacturer) License, and to provide limited live entertainment. ABC Type "23" Licenses are considered "non-retail" licenses for the manufacturing of beer, but also allows for on- and off-sales of beer and wine. The applicant is also requesting to revoke Conditional Use Permit No. CUP-223-2022, which previously governed the tenant space. Garden Grove Municipal Code Section 9.18.060.030 requires a Conditional Use Permit for a change in ABC License type for a restaurant. Upon approval and exercising of Conditional Use Permit No. CUP-242-2023, for the new original ABC Type "23" (Small Beer Manufacturer) License, CUP-223-2022 shall be revoked, and become null and void.

DISCUSSION:

The Hive is a unique restaurant concept with multiple rooms serving an array of different cuisines. ABC Type "23" Licenses allow for the sale of beer and wine, as well as small productions of beer, with or without the service of food, for on- and off-site consumption. Beer and wine sales will be permitted for on-site consumption in Suites #101, #102, and #104, as identified in the floor plan (approximately 1,400 square feet, 1,300 square feet, and 1,200 square feet, respectively). The service of beer and wine is intended to complement meals, and enhance the dine-in experience of the various food service areas. With a Type "23" License, beer manufactured on-site is also available to be sold to-go. Any alcoholic beverages sold for consumption off-site must be packaged in sealed containers.

Suite #101 will serve as a tea room. Afternoon tea, finger sandwiches, pastries, and other lighter foods will be served alongside champagne. The outdoor patio adjacent to the tea room will not be used for the service of alcohol. Suite #102 will function as a brewery area. A small amount of beer, as authorized under the ABC Type "23" (Small Beer Manufacturer) License will be brewed on-site. Suite #104 in the atrium, will serve tapas-style meals, with accompanying beer and wine. The dining area will be located in the central atrium portion of the building, but will be delineated from other areas in the building via decorative planters, railings, and gates. The floor plan associated with CUP-242-2023 delineates the permitted alcohol service and consumption areas.

As of this writing, tenant improvement plans for the installation of brewing equipment for the brewery area in Suite #102 have been submitted to the City for plan check review. Permits have been issued, and tenant improvements are under construction in Suite #104. The permits call for the installation of a new kitchen, food prep area, a dry storage area, and dining area in the atrium. In Suite #106, permits have been issued and finalized for the installation of kitchen equipment for the juice bar. Permits for the sandwich bar have been issued, and the permit

finalized. Separate tenant improvement plans are under plan check review for the outdoor seating area. Additional plans will need to be submitted for the interior tenant improvements related to the tea room. No additional parking is required for the new restaurant.

Suites #100 and #106 will function as a sandwich counter, and a juice bar, respectively. These two spaces also feature access to outside seating along Main Street, considered under Director Review No. DR-062-2022. Neither shall serve alcohol, and the sale and consumption of alcohol is prohibited in the outside seating area. Furthermore, these areas shall remain separated from the portions of the restaurant serving alcohol. The double doors leading into the atrium of the building shall remain closed, and signage shall be placed to prohibit the consumption of alcohol outside of the permitted areas. The project has been conditioned as such.

In addition to the proposed service of alcohol, the restaurant is proposing limited live entertainment, in the form of a solo pianist. The intent of the solo performer is to add ambiance to the restaurant's dining experience in the atrium. The piano will be situated adjacent to the dining area, in the building's central atrium. No stage or other raised platform is allowed. The double doors that lead into the atrium area of the building will remain closed, to limit noise reaching the exterior of the building. Hours for the pianist are between 6:00 p.m. to 10:00 p.m., seven (7) days a week, and also between 10:00 a.m. to 2:00 p.m. Saturday and Sunday. The restaurant will comply with Municipal Code Section 9.18.030.150 for "Restaurant with Limited Entertainment," and has been conditioned as such.

The Hive's hours of operation will be 10:00 a.m. to 10:00 p.m., seven (7) days a week. These hours are consistent with the City's standard operating 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. In the event problems arise concerning the operation of this business, the hours of operation may be reduced by order of the Police Department.

ABC Type "23" Licenses are considered non-retail licenses, and are therefore not subject to zoning requirements of Section 23790 of the California Business and Professions Code. A Finding of Public Convenience or Necessity is not required. The Community Development Department and the Police Department have reviewed the request and are supporting the proposal. All recommended conditions of approval for an ABC Type "23" License, with limited live entertainment, will apply.

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 ABC License does not expand the use of restaurant. The restaurant is a permitted use, and the addition of the ABC license does not involve the intensification or expansion of said use. Therefore, the proposed project is exempt from CEQA.

RECOMMENDATION:

Staff recommends that the Zoning Administrator take the following action:

1. Adopt Decision No. 1844-23, approving Conditional Use Permit No. CUP-242-2023, subject to the recommended conditions of approval.



MARIA PARRA
Planning Services Manager



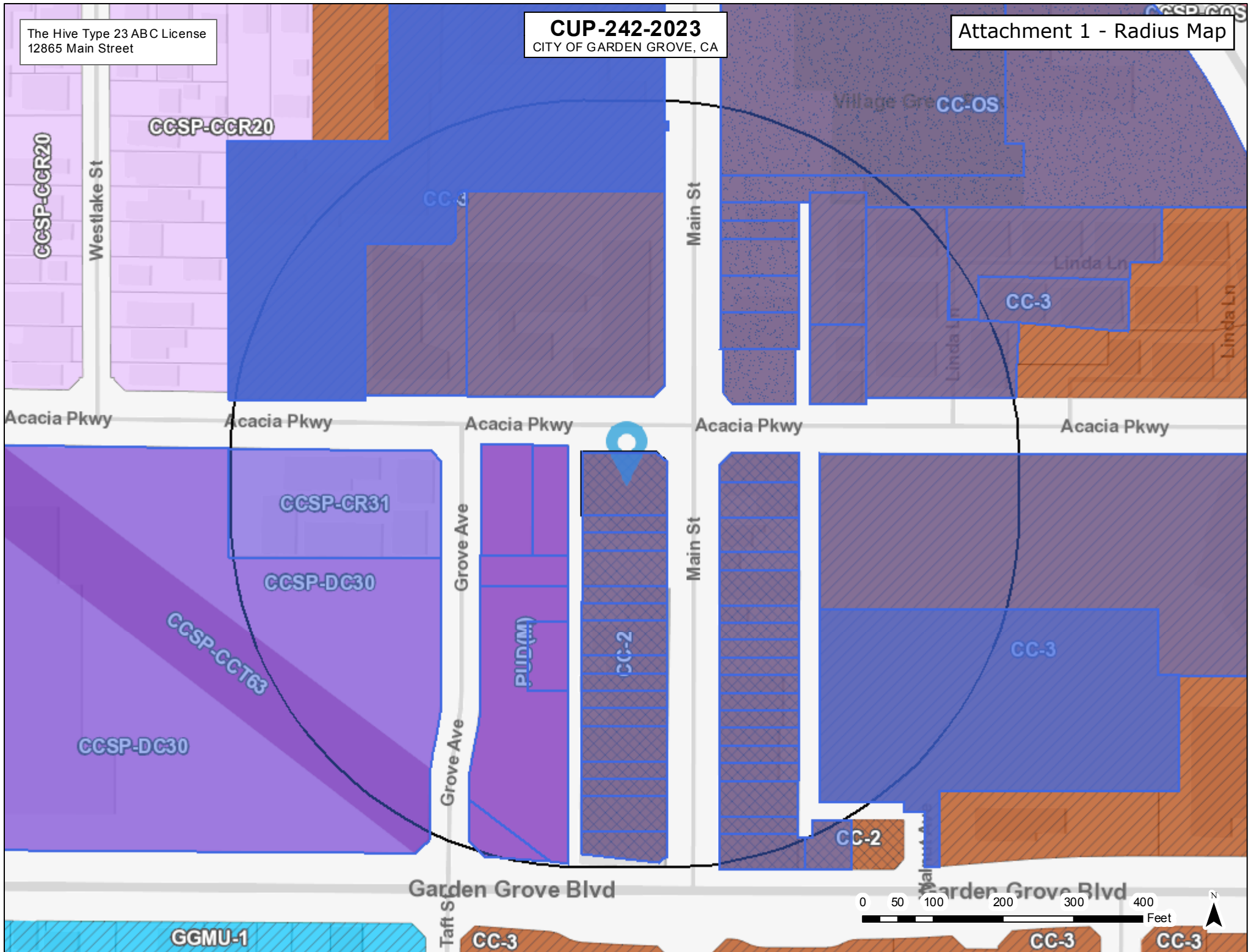
By: Priit Kaskla, AICP
Associate Planner

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

The Hive Type 23 ABC License
12865 Main Street

CUP-242-2023
CITY OF GARDEN GROVE, CA

Attachment 1 - Radius Map





CONSULTANT:

2 APARTMENT UNITS
 12865 MAIN ST., SUITE 205 & 206
 GARDEN GROVE, CA 92843

12865 MAIN ST.,
 GARDEN GROVE, CA 92843

COMMERCIAL PROJECT FOR:

SITE PLAN

DRAWING TITLE:

PLAN CHECK	DATE

REVISIONS	DATE
△	
△	
△	

DRAWN BY: HA NGUYEN

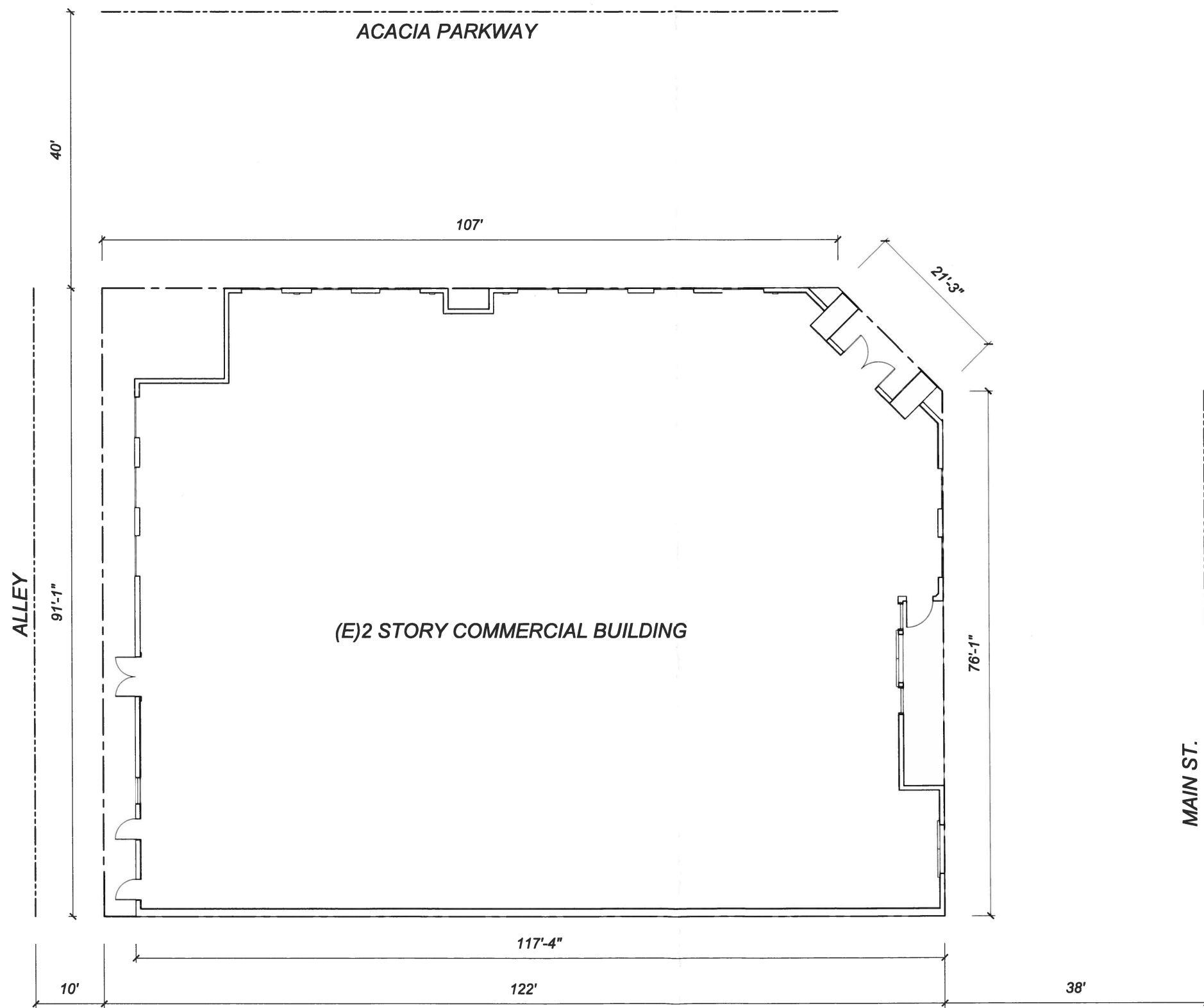
SCALE: AS NOTED

DATE: 11-23-2021

PROJECT NO. 11222021

SHEET NO. 02 OF 10 SHEETS

TS1



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

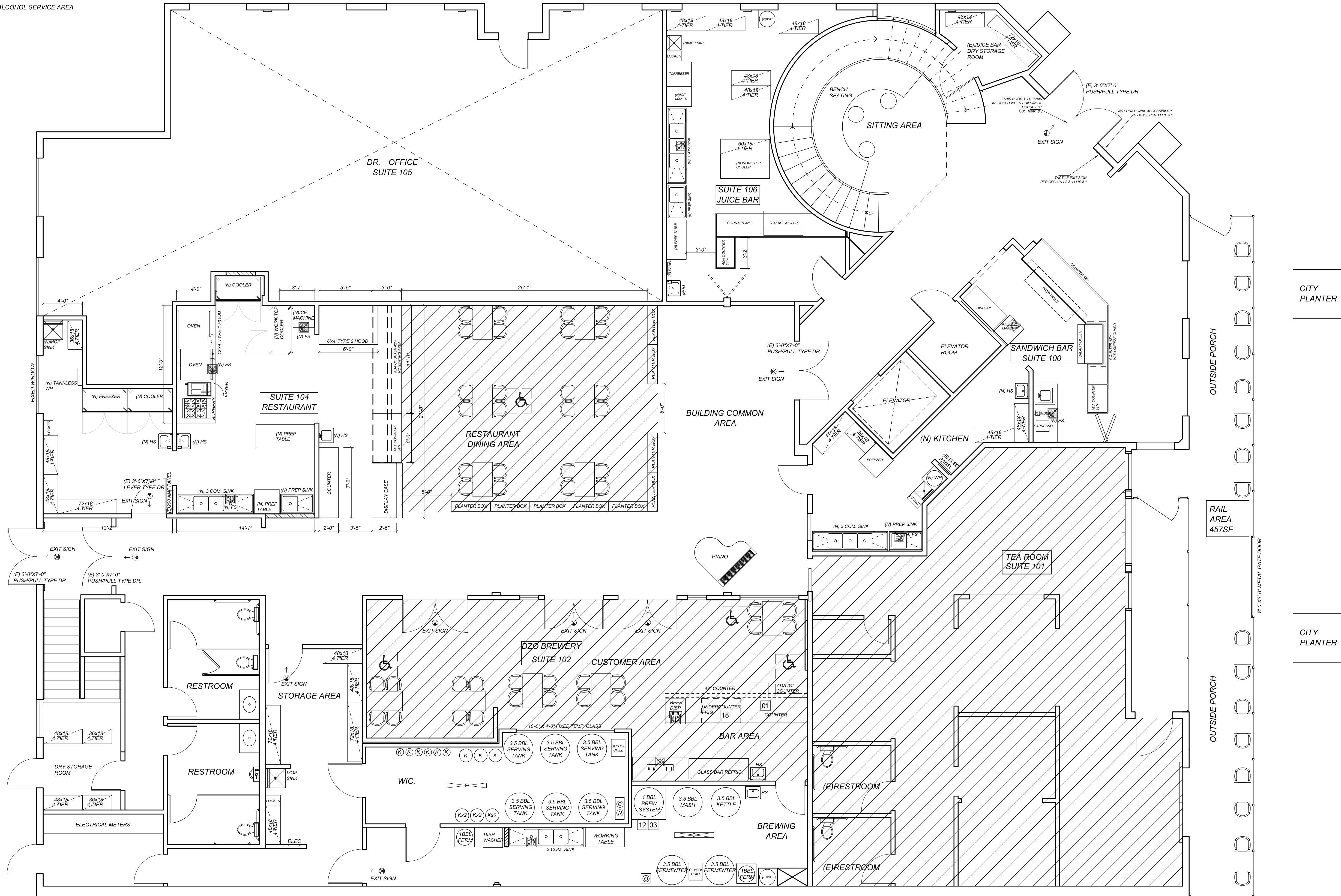


ACACIA PARKWAY

CURB

LEGEND

ALCOHOL SERVICE AREA



(N) 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

ALLEY

MAIN ST.



CONSULTANT:

CHEZ LIZ
12865 MAIN ST. SUITE 100,
GARDEN GROVE, CA 92843

12865 MAIN ST. SUITE 100,
GARDEN GROVE, CA 92843

COMMERCIAL PROJECT FOR:

OVERALL FLOOR PLAN

DRAWING TITLE:

PLAN CHECK _____ DATE _____

REVISIONS: _____ DATE _____

- 1
- 2
- 3

DRAWN BY: HA NGUYEN

SCALE: AS NOTED

DATE: 03-02-2022

PROJECT NO: 03022022

SHEET NO. 01 OF 01 SHEETS

A1

DECISION NO. 1844-23

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-242-2023 AND REVOKING CONDITIONAL USE PERMIT NO. CUP-223-2022 FOR PROPERTY AT 12865 MAIN STREET, ASSESSOR'S PARCEL NO. 089-213-34.

BE IT RESOLVED that the Zoning Administrator of the City of Garden Grove does hereby approve Conditional Use Permit No. CUP-242-2023 and revoke Conditional Use Permit No. CUP-223-2022 for property located on the southwest corner of Main Street and Acacia Parkway, at 12865 Main Street, Assessor's Parcel No. 089-213-34.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-242-2023, the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Elizabeth Dang of The Hive on Main Street.
2. The applicant is requesting approval of a Conditional Use Permit to allow a new restaurant, The Hive on Main Street, to operate with an original State Alcoholic Beverage Control (ABC) Type "23" (Small Beer Manufacturer) License. Also, a request to revoke Conditional Use Permit No. CUP-223-2022, which previously allowed the operation of a restaurant with a 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 property has a General Plan Land Use designation of CC (Civic Center Mixed Use), and is zoned CC-2 (Civic Center Main Street). The subject property is currently improved with a mixed-use 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 September 14, 2023, 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 September 14, 2023, 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 improved with an existing 18,200 square foot, two-story mixed-use building on a 10,647 square foot lot, located on the southwest corner of Acacia Parkway and Main Street, at 12865 Main Street. The subject building currently features residential units on the second floor, and commercial uses on the ground floor. The building is located on the historic Main Street, which consists of a mix of residential, restaurant, retail, personal service, and office uses. The subject property is zoned CC-2 (Civic Center Main Street) and has a General Plan Land Use Designation of CC (Civic Center Mixed Use).

The restaurant will serve a variety of food and drink in different rooms, all as one restaurant operation. Included in the plans are a tapas-style eatery, a sandwich counter, a juice bar, a tea room, and a brewery. The restaurant has been conditioned to operate as a singular business entity and under a single business license. The restaurant will occupy Suites #100, 101, 102, 104, and Suite #106.

In August 2022, the restaurant was approved under Conditional Use Permit No. CUP-223-2022 to operate under a State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Eating Place) License. Garden Grove Municipal Code Section 9.18.060.030 requires a Conditional Use Permit for a change in ABC License type. Conditional Use Permit No. CUP-223-2022 will be revoked as a part of the subject request. Beer and wine sales under a new original State Alcoholic Beverage Control (ABC) Type "23" (Small Beer Manufacturer) License will be permitted for on-site consumption in Suites #101, #102, and #104 (approximately 1,400 square feet, 1,300 square feet, and 1,200 square feet, respectively). A Type "23" License also allows for off-sales of beer manufactured on-site. The outside dining area, approved under Director Review No. DR-062-2022, will not allow for the sale or consumption of alcohol.

In addition to the service of alcohol, the restaurant is proposing limited live entertainment in the form of a solo pianist. The piano will be situated adjacent to the dining area in the building's central atrium. No stage or other raised platform is allowed. The double doors that lead into the atrium area of the building will remain closed, to limit any noise reaching the exterior of the building. Hours for the pianist are between 6:00 p.m. to 10:00 p.m., seven (7) days a week, and between 10:00 a.m. to 2:00 p.m. Saturday and Sunday. The restaurant will comply with Municipal Code Section 9.18.030.150 for "Restaurant with Limited Entertainment."

The Hive's hours of operation will be 10:00 a.m. to 10:00 p.m., seven (7) days a week. These hours are consistent with the City's standard operating 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. In the event problems arise concerning the operation of this business, the hours of operation may be reduced by order of the Police Department.

ABC Type "23" Licenses are considered non-retail licenses, and are therefore not subject to zoning requirements of Section 23790 of the California Business and Professions Code. A Finding of Public Convenience or Necessity is not required. Nonetheless, the restaurant is located in a high-crime district which is summarized as follows:

- The subject site is located in Crime Reporting District No. 114.
- The crime count for the District is 181.
- 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 158% above the Citywide average; therefore, it is considered a high-crime area.

FINDINGS AND REASONS:

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

The subject property has a General Plan Land Use designation of Civic Center Mixed Use (CC), and is zoned Civic Center Main Street (CC-2). The Civic Center Mixed Use designation is intended to provide for a mix of civic, institutional, commercial, higher density residential, and open space uses. The Civic Center Main Street zone is established to preserve and enhance buildings and structures of historic and cultural significance, and incidental uses that advance and preserve the Main Street character and charm. In particular, 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 subject restaurant is located on Main Street, in an area already developed with restaurant, retail, and other commercial services. The subject restaurant, with the proposed brewing and service of alcohol, and limited live entertainment, can further enhance the commercial district.

Goal LU-4 Uses compatible with one another. The proposed use is a restaurant with the incidental service of alcohol, and limited live entertainment. The location of the restaurant is in a previously developed commercial building, with a variety of uses. Directly adjacent to the subject use are retail, restaurant, and personal service uses along Main Street. Restaurant 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.

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 core. The proposed Conditional Use Permit would allow for the service of alcohol and limited live entertainment at a new restaurant, The Hive on Main. The service of alcohol, and the proposed entertainment, 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 major corridors and in centers to meet the community's needs. The subject request for a Conditional Use Permit allowing the brewing and service of alcohol, and limited live entertainment, at The Hive would add a new use to Main Street, a major commercial area in the City. The area surrounding the subject restaurant already features a wide variety of commercial uses. With the subject request, the proposed use will further enhance the variety of uses in the area. By providing a variety of commercial uses, Main Street can become more resilient to any future community 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 enhance the dining experience at a new restaurant, The Hive. The Hive is a new restaurant concept, providing a variety of dining experiences. Should the Conditional Use Permit be approved, the City is providing new businesses all the resources they need 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 addition of an ABC License and limited live entertainment to the restaurant, and are therefore 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 conditions of approval can minimize potential impacts to the adjoining area. Hours of

operation will be limited to between 10:00 a.m. to 10:00 p.m., seven days a week (7). These hours are consistent with the City's standard operating 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 hours for the limited live entertainment will be even more restrictive, between 6:00 p.m. to 10:00 p.m., seven (7) days a week, in addition to 10:00 a.m. to 2:00 p.m. on Saturday and Sunday. The restaurant features double doors that lead into the atrium area of the building, which will remain closed, to limit noise reaching the exterior of the building. Limitations on the hours of alcohol sales and live entertainment can limit any impacts on the surrounding area.

The use will not unreasonably interfere with the use, enjoyment, or valuation of other property located within the vicinity of the site, provided the conditions of approval are adhered to for the life of the project. By operating as a full service restaurant, with ancillary beer and wine sales for on-site consumption, and off-sale of beer manufactured on-site, and limited live entertainment, the business will be compatible with the surrounding uses.

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.

The site, with the existing site improvements and modifications, is of adequate size to accommodate the proposed use within the surrounding area. As a part of this request, no changes are proposed to the exterior of the building, including site design features such as yards, walls, fences, parking, loading facilities, and landscaping. The proposed restaurant space is currently undergoing interior tenant improvements to accommodate said restaurant use. Once the permitted modifications are complete, the space will be 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 site is located at the southwest corner of Main Street and Acacia Parkway. The site is also sufficiently served by the public service facilities required, such as public utilities: gas, electric, water, and sewer facilities. As a part of this request, no changes are proposed to the exterior of the building, or the overall function of the building. All proposed work resulting from the subject request will be limited to interior tenant improvements. 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-242-2023.

Dated: September 14, 2023

DAVID DENT
ZONING ADMINISTRATOR

EXHIBIT "A"

Conditional Use Permit No. CUP-242-2023

12865 Main Street
(Suite Nos. 101, 102, and 104,)

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, The Hive on Main (Elizabeth Dang), 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 an approximately 8,200 square-foot restaurant, within suites 101, 102, and 104, with an Alcoholic Beverage Control Type "23" (Small Beer Manufacturer) License, with limited live entertainment in the form of a solo performer, as identified on the floor plan attached to these Conditions of Approval. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply. Modifications, which do not change the intent of the project, may be approved by the Community Development Director.

Conditional Use Permit No. CUP-242-2023
Conditions of Approval

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 hours of operation shall be applicable to the entire premises. 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 and service of alcohol shall cease thirty (30) minutes prior to the required closing time.
12. 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.

13. 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.
14. No payment (entrance fee/cover charge) shall be charged to gain access to the business at any time.
15. No "B-girl" or "hostess" activity (as defined in Penal Code Section 303) shall occur within the establishment at any time.
16. 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.
17. No employee or agent shall solicit or accept any alcoholic or nonalcoholic beverage from any customer while in the business.
18. 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.
19. In the event that an Alcoholic Beverage Control (ABC) License is suspended for any period of time and/or the applicant is fined for any ABC violation as a result of disciplinary action, the Conditional Use Permit may be presented to the Hearing Body for review or further consideration.
20. 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).
21. Entertainment shall be limited to the following operating requirements:
 - a. Live entertainment shall be allowed between the hours of 2:00 p.m. and 10:00 p.m., seven (7) days a week, and between 10:00 a.m. and 2:00 p.m. on Saturday and Sunday.

- b. Live entertainment shall be limited to an amplified instrumentalist with a solo performer.
- c. Live entertainment is only allowed in the interior atrium portion of the building in accordance with Garden Grove Municipal Code Section 9.18.030.150. Sound emitted from the premises shall not be audible outside of the establishment, including in the outdoor dining area. The front doors, and the intermediary double-doors leading to the interior atrium of the restaurant shall remain closed during performances.
- d. All entertainment shall comply with the City's adopted Noise Ordinance.
- e. When the live entertainment is not occurring, amplified background music emitted from a jukebox or other amplified stereo system may be permitted to enhance the dining experience.
- f. No dancing, nightclub or D.J. (disc jockey) shall be permitted.
- g. There shall be no raised platform, stage or dance floor allowed on the premises at any time. The applicant shall take appropriate measures necessary to ensure customers shall not be allowed to stand for the purpose of hearing and/or viewing the entertainment.
- h. At all times that the business is operating, the dining tables and chairs shall remain in place to accommodate dining within the restaurant area. At no time shall the restaurant's dining area be converted into a dance floor, nightclub area or other entertainment area by removing or reconfiguring the dining tables and chairs.
- i. Live entertainment is intended to be incidental to the primary activity of dining within the restaurant, and shall not be utilized as a primary use or as an attraction to draw customers to the establishment.
- j. All live entertainment at the establishment is the sole responsibility of the owner/operator of the establishment. The owner/operator of the establishment shall be solely responsible for all bookings and contractual arrangements for any type of live entertainment allowed.
- k. The owner/operator shall not lease space, enter into any agreements with promoters or otherwise allow the facility to be used by promoters for the purpose of promotional events such as live bands, flier events,

promoter parties, exotics dancers, multiple person bands or any other type of similar entertainment.

Community Development Department

22. The interior of the restaurant is permitted to serve alcohol in the interior dining area, brewery area, and tea room only, Suites #101, #102, and #104, respectively. Alcohol shall not be served, or consumed, in the outdoor dining area adjacent to the tea room, or in the outdoor dining area that is subject to Director Review No. DR-062-2022. The intermediary double-doors leading to the interior atrium of the restaurant shall remain closed, and a prominent, permanent sign stating "NO ALCOHOL BEYOND THIS POINT" shall be posted in a place that is clearly visible to patrons.
23. The restaurant shall operate as a single business entity, under one business name, and one operator. Only one business license shall be issued for the premises. Sub-leases or tenants shall not be permitted.
24. 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.
25. 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.
26. There shall be no amusement devices permitted on the premises at any time.
27. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.08.070.
28. There shall be no deliveries to or from the premises before 7:00 a.m. and after 10:00 p.m., seven days a week.
29. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.
30. 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.

31. 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.
32. 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.
33. 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.
34. 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 Department, Planning Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
35. 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.
36. There shall be no outdoor activities conducted on the premises, with the exception of the outdoor dining area permitted under Director Review No. DR-062-2022, without approval of a Special Event Permit or Community Event Permit.
37. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
38. 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.
39. 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.
 40. A copy of the decision and the conditions of approval for Conditional Use Permit No. CUP-242-2023 shall be kept on the premises at all times.
 41. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-242-2023 and his/her agreement with all conditions of the approval.
 42. 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.
 43. 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.
 44. 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-242-2023. 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.

45. 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-242-2023 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.
46. 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.
47. 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.

Environmental Services

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

Orange County Fire Authority

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

Engineering Division

51. The applicant shall be subject to Traffic Mitigation Fees, In-Lieu Park Fees Drainage Facilities Fees, Water Assessment Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, 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.

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: 1.c.	SITE LOCATION: South side of Garden Grove Boulevard, between Kerry and Galway Streets, at 9836 and 9838 Garden Grove Boulevard
HEARING DATE: September 14, 2023	GENERAL PLAN: RC3 (Residential/Commercial Mixed Use 3)
CASE NO.: Conditional Use Permit No. CUP-248-2023	ZONE: GGMU-3 (Garden Grove Boulevard Mixed Use 3)
APPLICANT: Kyunghee Choi Park	CEQA DETERMINATION: Exempt – Section 15301 - Existing Facilities
PROPERTY OWNER: Hwa Sook Junn	APN: 098-062-24, 098-062-39

REQUEST:

A request for a Conditional Use Permit to allow the expansion of a vocational beauty school, RT7 Beauty School, to a maximum capacity of five (5) instructors and sixty-five (65) students within a combined 5,245 square-foot tenant space, at 9836 and 9838 Garden Grove Boulevard. Also, a request to revoke Conditional Use Permit No. CUP-234-2023, which previously allowed the operation of the vocational beauty school with three (3) instructors and thirty-six (36) students at 9836 Garden Grove Boulevard.

BACKGROUND:

The subject tenant space is an approximately 5,245 square-foot combined tenant space within an existing shopping center, Hanmi Plaza, located on the south side of Garden Grove Boulevard, between Kerry Street and Galway Street, at 9836 and 9838 Garden Grove Boulevard. The subject shopping center is currently occupied by a variety of uses, including retail, restaurants, a supermarket, offices, and personal service businesses.

The subject property has a General Plan Land Use Designation of RC3 (Residential/Commercial Mixed Use 3), and is zoned GGMU-3 (Garden Grove Boulevard Mixed Use 3). The property is adjacent to GGMU-3 zoned properties to the north, south, east, and west.

The specific tenant space under application is an approximately 5,245 square-foot tenant space, through the proposed combination of 9836 and 9838 Garden Grove Boulevard, on the southern side of the shopping center. RT7 Beauty Salon was originally approved under Conditional Use Permit No. CUP-234-2023 to operate as a cosmetology school with three (3) instructors and thirty-six (36) students within the 3,081 square-foot tenant space at 9836 Garden Grove Boulevard. Tenant improvement permits has been issued for the change in use, and construction is

underway. According to Business Tax records, the 2,164 square-foot tenant space at 9838 Garden Grove Boulevard has been occupied by a retail bookstore since 2006. The applicant for the subject beauty school has now leased said space at 9838 Garden Grove Boulevard for the purposes of expanding the school.

The applicant for the beauty school is now requesting Conditional Use Permit approval to expand and operate the school across both 9836 and 9838 Garden Grove Boulevard. The larger tenant space would allow for a maximum of five (5) instructors and sixty-five (65) students, as compared to thirty-six (36) students and three (3) instructors approved under Conditional Use Permit No. CUP-234-2023.

Garden Grove Municipal Code Section 9.18.020.030 requires a Conditional Use Permit for the operation of a "Trade or Business School," which would include vocational beauty schools. Furthermore, the Conditions of Approval for Conditional Use Permit No. CUP-234-2023 requires new land use entitlements for any modifications to the business that are not deemed minor changes. This includes expansions. Upon approval and exercising of Conditional Use Permit No. CUP-248-2023 for the expanded school, CUP-234-2023 shall be revoked, and become null and void.

DISCUSSION:

The RT7 Beauty School has a total floor area of 5,245 square feet, across the two combined tenant spaces. With half of the tenant space previously being used for the school (9836 Garden Grove Boulevard), the interior improvements are minimal, and only related to creation of lobby, office, and training areas in the former bookstore space (9838 Garden Grove Boulevard). The school's new, expanded floor plan consists of a lobby, hair washing and cutting area, a classroom for hair care, two (2) areas for skin care training, a flexible training room, ancillary offices, restrooms, a utility room, and storage rooms.

Students will receive training in hair, skin, and nail care. No body massage, or other physical manipulation of the body will occur at the business. The school will serve only as an educational and training institution, as licensed by the Bureau of Private Postsecondary Education and Board of Barbering and Cosmetology, but will not be a licensing entity. The school will provide a certificate of completion for each student at the conclusion of their course. The school will not directly issue licenses to students once they have completed their courses. Rather, upon completion of their courses, the students will have the requisite training to take the State of California's licensing exams for their respective specializations.

RT7 Beauty School will operate from 9:30 a.m. to 9:30 p.m., Monday through Saturday, and closed Sunday. Classes will be held in three sessions throughout the day. Morning sessions will be held from 9:30 a.m. to 12:00 p.m., afternoon sessions from 1:00 p.m. to 5:30 p.m., and the evening sessions from 5:30 p.m. to 9:30 p.m.

The Municipal Code establishes minimum parking requirements for trade schools based on either the square footage of instructional (i.e., classroom space) and office space within the tenant space, or on the number of students and instructors

(based on maximum occupancy allowable by building code). The proposed school will provide parking based on the number of students and instructors: one (1) parking space per employee, plus one (1) parking space per three (3) students. Based on the design of the tenant space, and availability of work stations, the maximum capacity of the beauty school will be limited to sixty-five (65) students, and five (5) instructors at any one time. In total, the proposed use would require a minimum of twenty-seven (27) parking spaces.

The current use of 9836 Garden Grove Boulevard, as a vocational school, based on the number of students and instructors requires fifteen (15) parking spaces. The current use of 9838 Garden Grove Boulevard, as a retail use, is parked at a ratio of one (1) parking space per 200 square feet. Based on the 2,164 square-foot size, the bookstore use required eleven (11) parking spaces. Combined, the existing uses require a minimum of twenty-six (26) parking spaces.

The proposed use requires one (1) parking space more than what is currently provided. To accommodate the use, two (2) additional parking spaces will be striped in the rear of the building. By striping two (2) additional spaces, the site will provide twenty-eight (28) parking spaces. Therefore, the parking on-site (28 spaces) is sufficient to accommodate the expanded beauty school (27 spaces).

The proposed cosmetology school will provide new educational opportunities to the community, and will be a compatible use with the existing uses located in the shopping center, provided that the school operates in compliance with the conditions of approval. The Community Development Department has reviewed the request and is supporting the proposal. All appropriate conditions of approval for a "Business, Trade School" will apply.

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 new beauty school does not physically expand or intensify the existing development. The beauty school is a conditionally permitted use. Upon approval and exercise of the CUP, the proposed business would be in compliance with the Municipal Code. Therefore, the proposed project is exempt from CEQA.

RECOMMENDATION:

Staff recommends that the Zoning Administrator take the following action:

1. Adopt Decision No. 1845-23, approving Conditional Use Permit No. CUP-248-2023, subject to the recommended conditions of approval.



MARIA PARRA
Planning Services Manager



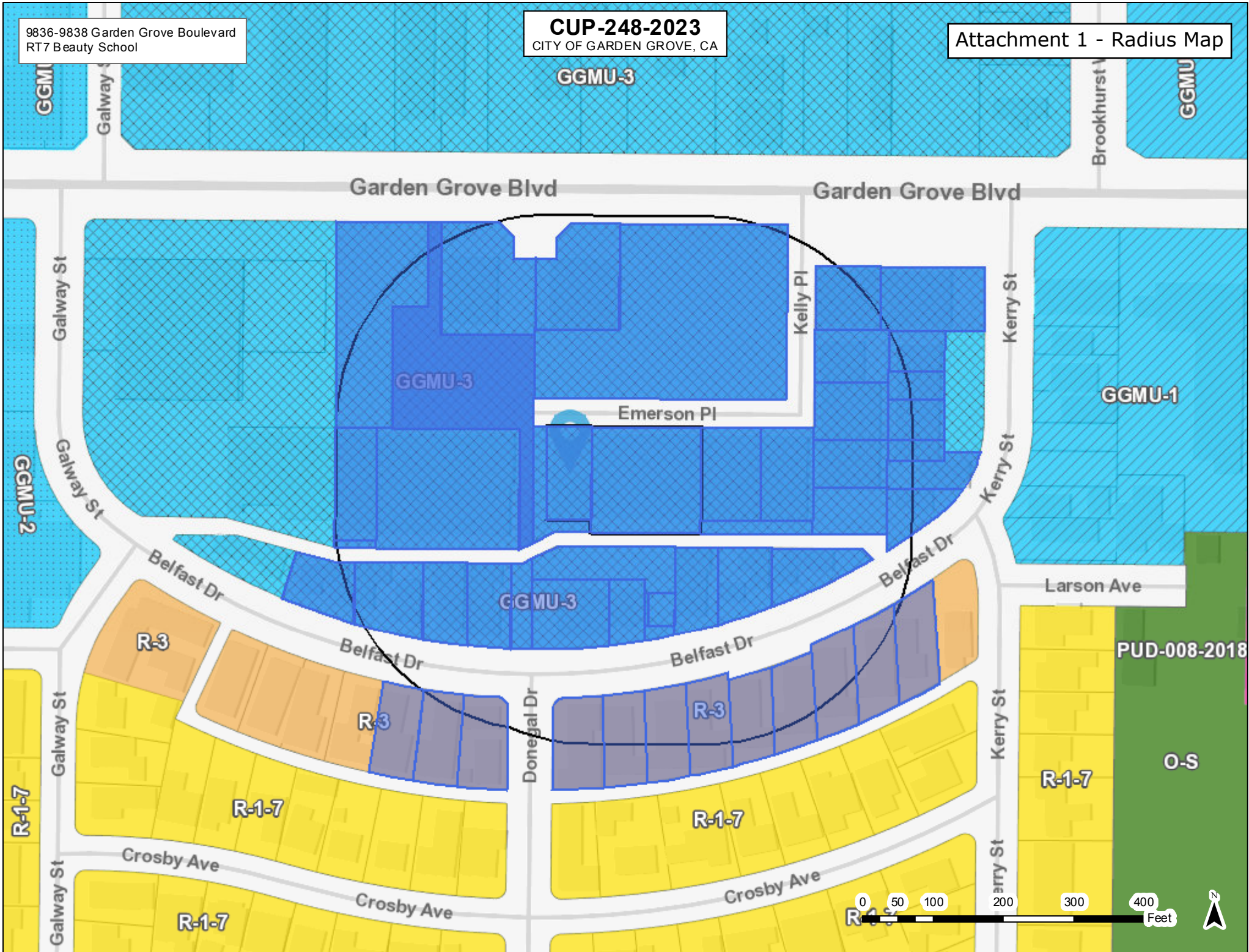
By: Priit Kaskla, AICP
Associate Planner

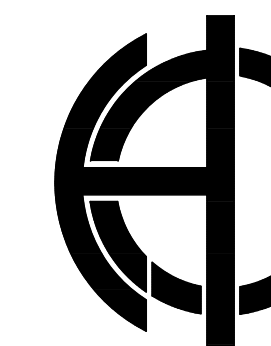
[Attachment 1: Radius Map](#)
[Attachment 2: Plans](#)

9836-9838 Garden Grove Boulevard
RT7 Beauty School

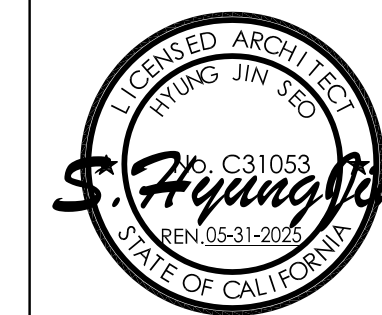
CUP-248-2023
CITY OF GARDEN GROVE, CA

Attachment 1 - Radius Map





HACE INC. 2621 Walnut Ave., Suite A
Lodi, CA 92780
1549.892.9732 E.hseol@hacenc.com



CUP MODIFICATION FOR RT7 BEAUTY ACADEMY

9836 Garden Grove Blvd., Garden Grove, CA 92844

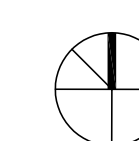
RT7 Beauty College Expansion
9836 & 9838 Garden Grove Blvd
Garden Grove, CA 92844

Developed for Linda Choi

Revision	Description	Date

Revision	Description	Date
	AGENCY SUBMITTAL SET	02/28/23

Key Plan N.T.S.



Date	Drawn By
Project Number	Checked By
202207.03	

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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 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 CONTRACTOR'S 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 RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIALS AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. HE 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 SHALL BE 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 BETWEEN 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, AND 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. THIS SHALL INCLUDE CUT SHEETS WITH SPECIFICATIONS AND REASONS FOR SUBSTITUTION. ARCHITECT SHALL RESPOND IN FIVE (5) WORKING DAYS TO SUBMITTAL. 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 (LOCKS, FIXTURES, EXT. GUNS, 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 THE PROJECT.
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 CORRECTIONS TO THE 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 PERMITS, AND CONCEPTS CONTAINED HEREIN 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 OR STRUCTURAL INVESTIGATION HAS BEEN 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 FRAMING. SITE MEETING TO REVIEW CHALK LINES SHALL BE SCHEDULED BY THE GENERAL CONTRACTOR CLOSE -OUT 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 RESTROOMS AS WELL AS ALL OTHER 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 THE WORK IS COMPLETED.
1.43 ALL WORK ON DRAWINGS SHALL BE PERFORMED IN COMPLIANCE WITH REQUIREMENTS OF THE LEASE WORK LETTER OR 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 CHARACTER AND EXTENT 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 ON 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 OWNER 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 REMOVE 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 SUBCONTRACTORS 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 REMOVE ALL WORK FROM FLOOR TO CEILING AT ALL INTERFACES 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 STANDARDS, AND ALL OTHER PROJECTING ITEMS WHICH ARE BEING ABANDONED. 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 IS TO 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 TO INCLUDE REMOVING LOOSE OR DEFECTIVE WALL MATERIAL AND ANY WALLCOVERING EXISTING ON A WALL SCHEDULED TO RECEIVE A NEW FINISH. REFER TO FINISH PLAN FOR SCOPE.
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.
2.20 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.
2.21 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.
2.22 EACH AREA OF DEMOLITION IS TO BE CLEAR OF DEBRIS AND IS TO BE CLEAN. METHOD OF DEBRIS REMOVAL MUST BE IDENTIFIED BY THE CONTRACTOR AND APPROVED BY THE BUILDING OWNER.
2.23 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.
2.24 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-CONFORMING SHALL ALSO BE FIRE-SAFE AS PART OF THIS PROJECT.
2.25 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 CONDITIONS, DISCREPANCIES WILL NOT BE CONSIDERED BY TENANT NOR ARCHITECT.
2.26 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.
2.27 GENERAL CONTRACTOR SHALL FIELD-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 DESIGN-BUILD DOCUMENTS FOR COMPLETE COORDINATION.
2.28 CONTRACTOR TO ASSIST EXISTING CONDITION OF SUBSTRATE AT FLOORING DEMOLITION. PROVIDE ALL DEMOLITION REQUIRED. WHERE DEMOLITION CAUSES UNEVENNESS OR Voids IN THE FLOOR CONTRACTOR SHALL CLEAN, SCORE 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.
3.6 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.
3.7 CONTRACTOR TO DEMOL/FLUSH/PATCH SLAB AFTER SAWCUTTING TO ENSURE SLAB STRUCTURAL INTEGRITY.
3.8 THE GENERAL CONTRACTOR SHALL PATCH ALL CRACKS, HOLES OR OTHER IMPERFECTIONS (PROJECTIONS SHALL BE REMOVED AND PATCHED) TO PROVIDE A CONTINUOUS SMOOTH FLOOR SURFACE.
3.9 THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT AFTER FLOOR PATCHING IS DONE AND RECEIVE THEIR REVIEW PRIOR TO INSTALLATION OF FINISHED FLOORING.
4.0 PARTITIONS
4.1 THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL PARTITIONS AS DESIGNATED ON ARCHITECT DRAWINGS.
4.2 THE GENERAL CONTRACTOR SHALL PROVIDE CHALK LINE MARKINGS ON THE FLOOR OF ALL PARTITIONS FOR ARCHITECT AND TENANT REVIEW PRIOR TO FRAMING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR 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.
4.3 THE GENERAL CONTRACTOR SHALL REMOVE, REPAIR AND/OR REPLACE ANY AND ALL CEILING TILES THAT ARE DISCOLORED OR DAMAGED OR IN ORDER TO FACILITATE PLENUM SYSTEM INSTALLATIONS. INTENT IS TO ALLOW FOR CONSISTENT COLOR AND DIRECTION IN DEFINED AREAS AS NECESSARY.
4.4 SPRINKLER/LIFE SAFETY DEVICES TO BE BUILT INTO CEILING. ALL EXISTING SPRINKLER IN DRYWALL CEILING AREAS SHALL HAVE CONCEALED HEAD ASSEMBLIES. COLOR OF TRIM SHALL MATCH ADJACENT CEILING.
4.5 BACKGROUND DRAWINGS ARE BASED ON ORIGINAL CONSTRUCTION DOCUMENTS, NOT AS-BUILT. VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
4.6 OPENINGS IN DEMISING AND SOUND ATTENUATED WALLS TO HAVE SOUND BOOTS. 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.
4.7 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 VIBRATIONS SHALL BE PROPERLY SEALED FOR SOUNDPROOFING AND OPERATIONS.
4.8 WHERE OPENINGS OCCUR IN EXISTING FIRE RATED FLOOR ASSEMBLY OR PARTITIONS, DUE TO EXISTING OR NEW CONDUIT RUNS, ELECTRICAL 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.
4.9 ARCHITECT TO BE NOTIFIED OF ANY REQUIRED EVIATION FROM CONSTRUCTION DIMENSIONS OR CLEARANCES AS DESIGNATED ON PLAN OR OF ANY APPARENT CONSTRUCTION CONFLICTS. BACKGROUND DRAWINGS ARE BASED ON ORIGINAL CONSTRUCTION DOCUMENTS, NOT AS-BUILT DRAWINGS. PLEASE VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
4.10 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.
4.11 CONTRACTOR TO PROVIDE AND INSTALL LATERAL AND SEISMIC SUPPORT FOR ALL SUSPENDED CEILING SYSTEMS. SUSPENDED CEILING SYSTEMS REQUIRED BY APPLICABLE LOCAL CODES. SUSPENDED CEILING, ACUSTIC OR GYPSUM BOARD EXCEEDING 144 SQUARE FEET IN NET AREA SHALL HAVE COMPRESSION STRUTS. STRUT SHALL CONSIST OF 3/8" METAL STUDS ATTACHED TO UNDERSIDE OF ROOF STRUCTURE TO CEILING GRID/CARRYING CHANNEL. SPACE STRUT AT 12"-FEET ON CENTER IN BOTH DIRECTIONS AND 48" FROM WALLS.
4.12 CEILING MOUNTED HVAC HANGWARE IS TO BE LOCATED MINIMUM 18" FROM PARTITION AND PENETRATION. WALLS, SHELVING, FILES, OR UPPER CABINET ARE AS INDICATED ON PLANS.
4.21 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.
4.22 ALL SUSPENSION WIRES SHALL BE MINIMUM 12GA. GALVANIZED IRON WIRES. SUSPENSION WIRES SHALL NOT HANG MORE THAN 1/4" IN 6'-0" OUT OF PLUMB UNLESS COUNTER SLOPING WIRES ARE PROVIDED.
4.23 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.
4.24 ALL CEILING WIRE, NON-SUPPORTED DUCT AND PIPES MUST BE SEPARATED BY MINIM 6".
4.25 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.
4.26 WHERE THE CEILING LOADS DO NOT EXCEED 5 POUNDS PER SQUARE FOOT SUCH 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 SPANNED 90 DEGREES FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING. THESE HORIZONTAL RESTRAINTS 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.
4.27 ADEQUATE SUPPORT SHALL BE MADE FOR LATERAL MOVEMENT OF THE SYSTEM. MAIN RUNNERS AND CROSS RUNNERS MAY BE ATTACHED AT TWO ADJACENT WALLS WITH CLEARANCE BETWEEN THE WALL AND THE RUNNERS MAINTAINED AT THE OTHER TWO WALLS.
4.28 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 VERTICALLY SUPPORTED WITHIN 8" OF EACH END AS THIS MAY OCCUR WHERE THE CEILING IS DISRUPTED BY A WALL.
4.29 LIGHTING FIXTURES AND AIR DIFFUSERS SHALL BE SUPPORTED DIRECTLY BY WIRES TO THE STRUCTURE ABOVE.
4.30 EXCEPTION: RECESSED LIGHTING FIXTURE NOT OVER 58 LBS. IN WEIGHT AND SUSPENDED AND PENDANT HUNG FIXTURES NOT OVER 20 LBS. IN WEIGHT, MAY BE SUPPORTED AND ATTACHED DIRECTLY TO THE CEILING SYSTEM RUNNERS BY A POSITIVE ATTACHMENT SUCH AS SCREWS OR BOLTS.
4.31 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.
4.32 THE ABOVE REQUIREMENTS ARE INTENDED TO BE IDENTICAL TO THOSE CURRENTLY ENFORCED BY C.B.C. CHAPTER 16. OTHER METHODS MAY BE USED PROVIDED THEY ARE SUBSTANTIATED BY DESIGN CALCULATIONS USING THE LOADS SPECIFIED IN CHAPTER 16.
4.33 GENERAL INSTALLATION REQUIREMENTS: INSTALL CEILING UNDER THE SUPERVISION OF EXPERIENCED INSTALLATION CONSULTANT WITH AND COORDINATE INSTALLATION WITH OTHER TRADES. INSTALL CEILING WATER LEVEL WITHIN A TOLERANCE OF 1/8" IN 12 FEET IN ANY DIRECTION. CONFORM TO REVIEWED SUBMITTALS.
4.34 PATTERN: UNLESS OTHERWISE INDICATED OR SPECIFIED, INSTALL CEILING IN REGULAR PATTERN. JOINT LINES PARALLEL TO WALLS. INSTALL ACUSTICAL UNITS SYMMETRICALLY ABOUT CENTER LINES OF EACH ROOM OR SPACE, AVOIDING NARROW UNITS (LESS THAN HALF A TILE) AT WALLS.
4.35 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.
4.36 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. INSTALL ACUSTICAL UNITS WITH TIGHT FLUSH JOINTS NOT SUPPORTED ON TEES. PROVIDE MOLDINGS AS REQUIRED TO CONCEAL JOINTS AND GAPS.
4.37 EXPOSED 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 ACUSTICAL 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

3.0 PATCHING & CUTTING

- 3.1 THE GENERAL CONTRACTOR SHALL DO ALL CUTTING, FITTING AND PATCHING WORK THAT MAY BE REQUIRED. MAKE ALL PARTS COME TOGETHER PROPERLY, AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER CONTRACTORS WHERE SHOWN, OR REASONABLY IMPLIED BY THE DRAWINGS AND NOTES.
3.2 THE GENERAL CONTRACTOR SHALL PROVIDE ALL FLOOR CUT-OUTS AND PATCHING REQUIRED FOR THE INSTALLATION OF ALL WORK.
3.3 THE GENERAL CONTRACTOR SHALL SURVEY ALL EXISTING FINISHED SURFACES TO REMAIN FOR CHIPS, CRACKS, HOLES, AND OTHER DAMAGE. THESE DEFECTIVE SURFACES SHALL BE REPAIRED, OR IF BEYOND REPAIRING, THEN THE GENERAL CONTRACTOR SHALL REMOVE ALL EXISTING AND REPLACE WITH NEW TO MATCH EXISTING TO THE SATISFACTION OF OWNER AND TENANT.

- 4. 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.
3.5 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.
3.6 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.
3.7 CONTRACTOR TO DEMOL/FLUSH/PATCH SLAB AFTER SAWCUTTING TO ENSURE SLAB STRUCTURAL INTEGRITY.
3.8 THE GENERAL CONTRACTOR SHALL PATCH ALL CRACKS, HOLES OR OTHER IMPERFECTIONS (PROJECTIONS SHALL BE REMOVED AND PATCHED) TO PROVIDE A CONTINUOUS SMOOTH FLOOR SURFACE.
3.9 THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT AFTER FLOOR PATCHING IS DONE AND RECEIVE THEIR REVIEW PRIOR TO INSTALLATION OF FINISHED FLOORING.
4.0 PARTITIONS
4.1 THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL PARTITIONS AS DESIGNATED ON ARCHITECT DRAWINGS.
4.2 THE GENERAL CONTRACTOR SHALL PROVIDE CHALK LINE MARKINGS ON THE FLOOR OF ALL PARTITIONS FOR ARCHITECT AND TENANT REVIEW PRIOR TO FRAMING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR 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.
4.3 THE GENERAL CONTRACTOR SHALL REMOVE, REPAIR AND/OR REPLACE ANY AND ALL CEILING TILES THAT ARE DISCOLORED OR DAMAGED OR IN ORDER TO FACILITATE PLENUM SYSTEM INSTALLATIONS. INTENT IS TO ALLOW FOR CONSISTENT COLOR AND DIRECTION IN DEFINED AREAS AS NECESSARY.
4.4 SPRINKLER/LIFE SAFETY DEVICES TO BE BUILT INTO CEILING. ALL EXISTING SPRINKLER IN DRYWALL CEILING AREAS SHALL HAVE CONCEALED HEAD ASSEMBLIES. COLOR OF TRIM SHALL MATCH ADJACENT CEILING.
4.5 BACKGROUND DRAWINGS ARE BASED ON ORIGINAL CONSTRUCTION DOCUMENTS, NOT AS-BUILT. VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
4.6 OPENINGS IN DEMISING AND SOUND ATTENUATED WALLS TO HAVE SOUND BOOTS. 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.
4.7 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 VIBRATIONS SHALL BE PROPERLY SEALED FOR SOUNDPROOFING AND OPERATIONS.
4.8 WHERE OPENINGS OCCUR IN EXISTING FIRE RATED FLOOR ASSEMBLY OR PARTITIONS, DUE TO EXISTING OR NEW CONDUIT RUNS, ELECTRICAL 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.
4.9 ARCHITECT TO BE NOTIFIED OF ANY REQUIRED EVIATION FROM CONSTRUCTION DIMENSIONS OR CLEARANCES AS DESIGNATED ON PLAN OR OF ANY APPARENT CONSTRUCTION CONFLICTS. BACKGROUND DRAWINGS ARE BASED ON ORIGINAL CONSTRUCTION DOCUMENTS, NOT AS-BUILT DRAWINGS. PLEASE VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
4.10 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.
4.11 CONTRACTOR TO PROVIDE AND INSTALL LATERAL AND SEISMIC SUPPORT FOR ALL SUSPENDED CEILING SYSTEMS. SUSPENDED CEILING SYSTEMS REQUIRED BY APPLICABLE LOCAL CODES. SUSPENDED CEILING, ACUSTIC OR GYPSUM BOARD EXCEEDING 144 SQUARE FEET IN NET AREA SHALL HAVE COMPRESSION STRUTS. STRUT SHALL CONSIST OF 3/8" METAL STUDS ATTACHED TO UNDERSIDE OF ROOF STRUCTURE TO CEILING GRID/CARRYING CHANNEL. SPACE STRUT AT 12"-FEET ON CENTER IN BOTH DIRECTIONS AND 48" FROM WALLS.
4.12 CEILING MOUNTED HVAC HANGWARE IS TO BE LOCATED MINIMUM 18" FROM PARTITION AND PENETRATION. WALLS, SHELVING, FILES, OR UPPER CABINET ARE AS INDICATED ON PLANS.
4.22 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.
4.23 ALL SUSPENSION WIRES SHALL BE MINIMUM 12GA. GALVANIZED IRON WIRES. SUSPENSION WIRES SHALL NOT HANG MORE THAN 1/4" IN 6'-0" OUT OF PLUMB UNLESS COUNTER SLOPING WIRES ARE PROVIDED.
4.24 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.
4.25 ALL CEILING WIRE, NON-SUPPORTED DUCT AND PIPES MUST BE SEPARATED BY MINIM 6".
4.26 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.
4.27 WHERE THE CEILING LOADS DO NOT EXCEED 5 POUNDS PER SQUARE FOOT SUCH 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 SPANNED 90 DEGREES FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING. THESE HORIZONTAL RESTRAINTS 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.
4.28 ADEQUATE SUPPORT SHALL BE MADE FOR LATERAL MOVEMENT OF THE SYSTEM. MAIN RUNNERS AND CROSS RUNNERS MAY BE ATTACHED AT TWO ADJACENT WALLS WITH CLEARANCE BETWEEN THE WALL AND THE RUNNERS MAINTAINED AT THE OTHER TWO WALLS.
4.29 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 VERTICALLY SUPPORTED WITHIN 8" OF EACH END AS THIS MAY OCCUR WHERE THE CEILING IS DISRUPTED BY A WALL.
4.30 LIGHTING FIXTURES AND AIR DIFFUSERS SHALL BE SUPPORTED DIRECTLY BY WIRES TO THE STRUCTURE ABOVE.
4.31 EXCEPTION: RECESSED LIGHTING FIXTURE NOT OVER 58 LBS. IN WEIGHT AND SUSPENDED AND PENDANT HUNG FIXTURES NOT OVER 20 LBS. IN WEIGHT, MAY BE SUPPORTED AND ATTACHED DIRECTLY TO THE CEILING SYSTEM RUNNERS BY A POSITIVE ATTACHMENT SUCH AS SCREWS OR BOLTS.
4.32 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.
4.33 THE ABOVE REQUIREMENTS ARE INTENDED TO BE IDENTICAL TO THOSE CURRENTLY ENFORCED BY C.B.C. CHAPTER 16. OTHER METHODS MAY BE USED PROVIDED THEY ARE SUBSTANTIATED BY DESIGN CALCULATIONS USING THE LOADS SPECIFIED IN CHAPTER 16.
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4.35 PATTERN: UNLESS OTHERWISE INDICATED OR SPECIFIED, INSTALL CEILING IN REGULAR PATTERN. JOINT LINES PARALLEL TO WALLS. INSTALL ACUSTICAL UNITS SYMMETRICALLY ABOUT CENTER LINES OF EACH ROOM OR SPACE, AVOIDING NARROW UNITS (LESS THAN HALF A TILE) AT WALLS.
4.36 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.
4.37 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. INSTALL ACUSTICAL UNITS WITH TIGHT FLUSH JOINTS NOT SUPPORTED ON TEES. PROVIDE MOLDINGS AS REQUIRED TO CONCEAL JOINTS AND GAPS.
4.38 EXPOSED 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 ACUSTICAL 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

5.0 CEILING

- 5.1 THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL NEW SUSPENDED ACUSTICAL TILE AND GRID SYSTEM IN AREAS DESIGNED ON REFLECTED CEILING PLAN AND FASIOS AS ANY BREAK IN THE CEILING HEIGHTS SHALL BE AS SHOWN ON DRAWINGS AND SHALL BE FORMED OF GYPSUM WALLBOARD ON METAL FRAMING.

- 5.2 SUSPENDED CEILING HEIGHTS SHALL BE AS SHOWN ON DRAWINGS AND DETAILS. ANY DEVIATION FROM HEIGHTS SHOWN BASED UPON EXISTING FIELD CONDITIONS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO START OF WORK IN QUESTION, OR RELATED WORK. ENSURE CLEARANCES TO EXISTING CEILING, DUCTS, AND EQUIPMENT TO MAINTAIN THE SPECIFIED FINISH CEILING HEIGHT AS NOTED ON THE DRAWINGS.
5.4 THE CEILING SUBCONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH OTHER SUBCONTRACTORS AND TENANT'S VENDORS AND/OR PREPARE COMPOSITE SHOP DRAWINGS WHENEVER THEIR RESPECTIVE WORK IS CONTIGUOUS.
5.5 THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL CEILING ACCESS PANELS IN GYPSUM BOARD CEILING AS REQUIRED FOR MECHANICAL, ELECTRICAL AND PLUMBING ACCESS PER LOCAL CODES, WHETHER INDICATED ON DRAWINGS OR NOT. COORDINATE LOCATIONS SIZE AND TYPE WITH ARCHITECT PRIOR TO INSTALLATION.
5.6 PRIOR TO CLOSING UP ANY CEILING, ALL PLENUM SYSTEMS (HVAC, PLUMBING, ELECTRICAL, ETC.) SHALL BE INSPECTED AND, IF NECESSARY, TESTED BY CONTRACTOR'S ENGINEERS, TO INSURE THEIR PROPER INSTALLATION AND FUNCTION. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ITEMS IN PLENUM REQUIRING MODIFICATION AND RELLOCATION DUE TO NEW REQUIREMENTS.
5.7 ALL DOWNLIGHTS, WALL WASHERS, SPRINKLER HEADS, SPEAKERS, SENSORS, AND OTHER CEILING-MOUNTED FIXTURES SHALL BE CENTERED ON THE 2'X2' MOLDING GRID. ALL CEILING TILE SCORE LINES AND ALL CEILING TILE SCORE LINES SHALL ALIGN IN STRAIGHT LINE, UNLESS OTHERWISE NOTED.
5.8 CEILING IN CLOSETS SHALL BE OF THE SAME HEIGHTS AND CONSTRUCTION AS THAT OF ADJOINING SPACE, EXCEPT AS OTHERWISE NOTED.
5.9 THE GENERAL CONTRACTOR SHALL PROVIDE CUT-OUTS AND OTHER SPECIAL PROVISIONS IN ACUSTICAL WORK AS REQUIRED FOR LIGHTING FIXTURES, REGISTERS, AND DIFFUSERS AND OTHER INSERTED ITEMS.
5.11 THE GENERAL CONTRACTOR SHALL REMOVE, REPAIR AND/OR REPLACE ANY AND ALL CEILING TILES THAT ARE DISCOLORED OR DAMAGED OR IN ORDER TO FACILITATE PLENUM SYSTEM INSTALLATIONS. INTENT IS TO ALLOW FOR CONSISTENT COLOR AND DIRECTION IN DEFINED AREAS AS NECESSARY.
5.12 SPRINKLER/LIFE SAFETY DEVICES TO BE BUILT INTO CEILING. ALL EXISTING SPRINKLER IN DRYWALL CEILING AREAS SHALL HAVE CONCEALED HEAD ASSEMBLIES. COLOR OF TRIM SHALL MATCH ADJACENT CEILING.
5.13 BACKGROUND DRAWINGS ARE BASED ON ORIGINAL CONSTRUCTION DOCUMENTS, NOT AS-BUILT. VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
5.14 OPENINGS IN DEMISING AND SOUND ATTENUATED WALLS TO HAVE SOUND BOOTS. 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.
5.15 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 VIBRATIONS SHALL BE PROPERLY SEALED FOR SOUNDPROOFING AND OPERATIONS.
5.16 WHERE OPENINGS OCCUR IN EXISTING FIRE RATED FLOOR ASSEMBLY OR PARTITIONS, DUE TO EXISTING OR NEW CONDUIT RUNS, ELECTRICAL 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.
5.17 ARCHITECT TO BE NOTIFIED OF ANY REQUIRED EVIATION FROM CONSTRUCTION DIMENSIONS OR CLEARANCES AS DESIGNATED ON PLAN OR OF ANY APPARENT CONSTRUCTION CONFLICTS. BACKGROUND DRAWINGS ARE BASED ON ORIGINAL CONSTRUCTION DOCUMENTS, NOT AS-BUILT DRAWINGS. PLEASE VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
5.18 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.
5.19 CONTRACTOR TO PROVIDE AND INSTALL LATERAL AND SEISMIC SUPPORT FOR ALL SUSPENDED CEILING SYSTEMS. SUSPENDED CEILING SYSTEMS REQUIRED BY APPLICABLE LOCAL CODES. SUSPENDED CEILING, ACUSTIC OR GYPSUM BOARD EXCEEDING 144 SQUARE FEET IN NET AREA SHALL HAVE COMPRESSION STRUTS. STRUT SHALL CONSIST OF 3/8" METAL STUDS ATTACHED TO UNDERSIDE OF ROOF STRUCTURE TO CEILING GRID/CARRYING CHANNEL. SPACE STRUT AT 12"-FEET ON CENTER IN BOTH DIRECTIONS AND 48" FROM WALLS.
5.21 CEILING MOUNTED HVAC HANGWARE IS TO BE LOCATED MINIMUM 18" FROM PARTITION AND PENETRATION. WALLS, SHELVING, FILES, OR UPPER CABINET ARE AS INDICATED ON PLANS.
5.22 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.
5.23 ALL SUSPENSION WIRES SHALL BE MINIMUM 12GA. GALVANIZED IRON WIRES. SUSPENSION WIRES SHALL NOT HANG MORE THAN 1/4" IN 6'-0" OUT OF PLUMB UNLESS COUNTER SLOPING WIRES ARE PROVIDED.
5.24 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.
5.25 ALL CEILING WIRE, NON-SUPPORTED DUCT AND PIPES MUST BE SEPARATED BY MINIM 6".
5.26 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.
5.27 WHERE THE CEILING LOADS DO NOT EXCEED 5 POUNDS PER SQUARE FOOT SUCH 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 SPANNED 90 DEGREES FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING. THESE HORIZONTAL RESTRAINTS 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.
5.28 ADEQUATE SUPPORT SHALL BE MADE FOR LATERAL MOVEMENT OF THE SYSTEM. MAIN RUNNERS AND CROSS RUNNERS MAY BE ATTACHED AT TWO ADJACENT WALLS WITH CLEARANCE BETWEEN THE WALL AND THE RUNNERS MAINTAINED AT THE OTHER TWO WALLS.
5.29 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 VERTICALLY SUPPORTED WITHIN 8" OF EACH END

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 NEW 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 PLANS 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 CEILINGS.
- 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 CONTROLS 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 MAXIMUM 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 SIDE 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. (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 GFI 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.
- 6.31 WALL MOUNT TELEPHONE OUTLETS AT +48" A.F.F. AND SHALL BE INSTALLED VERTICALLY.
- 6.32 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).
- 6.33 FOR APPLIANCES SUBMIT MANUFACTURER'S LITERATURE INCLUDING FULL PRODUCT DESCRIPTIONS, ILLUSTRATIONS, SPECIFICATIONS AND LINE DRAWINGS SHOWING CLEARANCES AND ROUGH-IN INFORMATION.
- 6.34 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.
- 6.35 ELECTRICAL CONTRACTOR TO INSTALL CONDUIT WHEN SPECIFIED FOR AV, NETWORKING AND COMMUNICATIONS EQUIPMENT SHALL BE ROUTED AT LEAST 6" FROM ALL 1/2" 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, PLATES, CONDUIT AND WIRING TO MATCH EXISTING AND ALL HOLD OPEN DOORS.
- 6.36 PROVIDE TRANSFORMERS WHEN NECESSARY FOR LOW VOLTAGE LIGHTING, BUSHY LIGHTS OR OTHER SPECIAL ITEMS. VERIFY LOCATION WITH THE ARCHITECT.
- 6.37 ELECTRICAL CONTRACTOR TO CALCULATE VOLTAGE REQUIREMENTS NECESSARY TO SIZE SWITCHES AND PLAN CIRCUIT LOADS.
- 6.38 ELECTRICAL CONTRACTOR SHALL SUBMIT ALL NECESSARY DRAWINGS, CATALOG CUTS, ETC., FOR ARCHITECT REVIEW. SUBSTITUTIONS SHALL NOT BE MADE UNLESS ARCHITECT CONCURS 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.
- 6.39 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.
- 6.40 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 PLATE. COLOR TO BE BUILDING STANDARD. IF IMPROVEMENT IS REUSING EXISTING DEVICES, NEW DEVICE AND COVER PLATE SHALL MATCH EXISTING. CONTRACTOR SHALL VERIFY.
- 6.41 REFER TO ELECTRICAL DESIGN/BUILD DRAWINGS FOR LOCATION OF EXIT 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 SECTIONS 1012 AND 1013. PROVIDE TWO SOURCES OF POWER IF THERE ARE 50 OR MORE OCCUPANTS.
- 6.42 CONTRACTOR RESPONSIBLE TO VERIFY THAT EXIT SIGNS AND EGRESS LIGHT

- 6.45 FIXTURES ARE TO BE CIRCUITED TO AN EMERGENCY PANEL, OR TO BE SELF CONTAINED BATTERY BACK-UP. VERIFY BUILDING STANDARDS. LOCATION FOR EXITS SIGNS SHALL BE PROVIDED BY THE ARCHITECT. LOCATION FOR EGRESS LIGHT FIXTURE SHALL BE PROVIDED BY ELECTRICAL CONTRACTOR. CONTRACTOR AND ELECTRICIAN ARE RESPONSIBLE FOR FINAL CONNECTION AND INSTALLATION OF ELECTRICAL COMPONENTS FOR SYSTEMS FURNITURE.
- 6.46 AT ANY EXISTING SPACE THAT IS DIVIDED 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 REMARK OR TO PROVIDE NEW LIGHTING CONTROL SYSTEM FOR DAY-LIGHTING CONTROLS 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 PROBLEMS 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 DIFFUSERS 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.
- 7.7 HVAC ENGINEER TO PROVIDE ALL NECESSARY TITLE 24 REPORTS REQUIRED TO OBTAIN PERMIT.
- 7.8 FOR ANY EXHAUST SYSTEM REQUIRED AT THE SPACE, CONTRACTOR TO COORDINATE WITH BUILDING ENGINEER/OWNER FOR DUCTWORK CONFIGURATION.
- 7.9 AT ANY SPACE THAT IS DIVIDED 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.
- 7.10 FOR ANY EXHAUST SYSTEM REQUIRED AT THE SPACE, CONTRACTOR TO COORDINATE WITH BUILDING ENGINEER/OWNER FOR DUCTWORK CONFIGURATION.
- 7.11 FOR DETAILS OF BUILDING STANDARD CIRCUITING 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.
- 7.12 SEE MECHANICAL ENGINEER'S DRAWINGS FOR THERMOSTAT LOCATIONS.
- 7.13 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 SUPPLY AND INSTALL ALL PLUMBING ROUGH-IN, 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.
- 8.4 FURNISH ALL VALVES AS INDICATED ON THE DRAWINGS, OR AS MAY BE REQUIRED FOR THE PROPER CONTROL OF THE VARIOUS APPARATUS AND PIPING INSTALLED UNDER THIS SECTION SO THAT ANY FUTURE 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" CABINETRY SHALL COMPLY WITH ALL LOCAL APPLICABLE BUILDING CODES, REGULATIONS, ORDINANCES AND ADA.
- 9.4 ALL "INSTALLED" CABINETS SHALL BE SORBED 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 WIC "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 MINOR REWORKING 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.
- 9.13 SEE VARIOUS ELEVATIONS FOR MISCELLANEOUS HARDWARE AND FINISH SPECIFICATIONS.
- 9.14 U.N.O., BASE OF MILLWORK IS TO BE FINISHED WITH MATERIAL TO MATCH CABINETRY. PLASTIC LAMINATE OVER 3/4" PLYWOOD FRAMING, U.N.O. HINGES ARE TO BE "SOSS" CONCEALED HINGES GS OVERLAY 1006 (OR EQUAL).
- 9.15 COORDINATION OF MILLWORK, STONE, OR OTHER SPECIALTIES CONTRACTORS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 9.16 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, PLUS MODS, ETC. ARE TO BE PROVIDED BY CABINET CONTRACTOR OR COORDINATED WITH ELECTRICAL CONTRACTOR.
- 9.17 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 EXTRANEOUS 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, PAINT AND/OR STAIN SAMPLES.
- 9.23 MILLWORK CONTRACTOR TO SUBMIT SHOP DRAWINGS AND FINISHES FOR APPROVAL BY H.H.O.A. PRIOR TO FABRICATION. WOOD SPECIES SPECIFIED SHALL BE SUBMITTED WITH SPECIFIED FINISH. ALL PLASTIC LAMINATE SHEETS ARE TO BE PROPERLY BACKED TO PREVENT WARPAGE OF THE SUBSTRATE.
- 9.24 ALL WOOD VENEER AND PLASTIC LAMINATE PANELS OR SHELVES ARE TO HAVE GRAN GRANING PER ELEVATIONS. ALL EXPOSED EDGES TO BE Banded WITH MATCHING MATERIAL.
- 9.25 GENERAL CONTRACTOR TO PROVIDE AND INSTALL WALL BACKING. 16 GA. GALV. MET 4"- WIDE COVERING MINIMUM THREE STUDS AND SCREWED TO STUDS FOR ALL MILLWORK, TOILET ENCLOSURES, HANGING WALL EQUIPMENT, ETC. VERIFY LOCATIONS WITH MILLWORK CONTRACTOR.
- 9.26 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.
- 9.27 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 FROM DEMOLITION, 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 CONTRACTOR TO VERIFY THE BUILDING KEYWAY SYSTEM AND COORDINATE REQUIREMENTS WITH BUILDING OWNER AND TENANT. ALL LOCKETS ARE TO BE KEYS SEPARATELY WITH MASTER KEY PROVIDED, UNLESS OTHERWISE NOTED. 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 INTERFERE REQUIREMENTS. 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 AT EXISTING DOOR ASSEMBLIES MODIFY OR PROVIDE NEW AS REQUIRED.
- 10.9 CONTRACTOR TO VERIFY FRAME SIZE REQUIRED DUE TO STUD SIZE REQUIREMENT, AS NOTED IN PARTITION PLAN.
- 10.10 PROVIDE DOOR, FRAME AND HARDWARE SUBMITTALS FOR REVIEW BEFORE ORDER PLACEMENT. PROVIDE STAIN SUBMITTAL ON SPECIFIED WOOD SPECIES FOR APPROVAL.
- 10.11 ALL EXISTING DOOR ASSEMBLIES TO BE VERIFIED. PROVIDE MISSING OR COMPLIANT HARDWARE AS REQUIRED. REFER TO DOOR SCHEDULE.
- 10.12 U.N.O. AT NEW DOOR ASSEMBLIES: ALL FRAMES TO MATCH EXISTING.
- 10.13 U.N.O. SELF-CLOSING DEVICES TO BUILDING STANDARD.
- 10.14 ALL EXISTING DOORS COMPLY WITH BUILDING 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".
- 10.15 MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR AND INTERIOR DOORS.
- 10.16 DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- 10.17 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.
- 10.18 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 3/4".
- 10.19 PROVIDE PAIR OF DOORS WITH APPLICABLE ASTRAGALS, AUTOMATIC FLUSH BOLTS, SELF-CLOSERS AND COORDINATORS.
- 10.20 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 MANUFACTURER'S RECOMMENDATIONS AND MAINTAIN PRODUCT WARRANTIES.
- 11.5 THE INTERIOR FINISHES SHALL COMPLY WITH **2013 CBC CHAPTERS 803.1, 804.1, AND TABLE 803.9**. ALL DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME RETARDANT CONDITION. THE MAXIMUM FLAME SPREAD CLASS OF ALL FINISH MATERIALS SPECIFIED INTERIOR WALLS AND CEILINGS DOES NOT EXCEED THAT SET FORTH IN **TABLE 803.9**.
- 11.6 FLOOR AND WALL COVERING IN CLOSETS 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, FASOAS, 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 PREPPED 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 CEILING SHALL BE PROPERLY PREPARED, PATCHED, SANDED, ETC. UNEVENNESS IN EXISTING PARTS 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 PRIME, SANDING AND TWO FULL COATS OF SEMI-GLOSS ENAMEL, FREE OF BRUSH MARKS, U.N.O.
- 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 SPILLED, SPLASHED 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 A 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 BIDS HAVE TO INCLUDE REPAIRING 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 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 SHAIDING 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 EVERY FLOOR.
- 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 PUNCHLIST.
- 12.16 REFER TO MILLWORK ELEVATIONS FOR PLASTIC LAMINATE, WOOD VENEER LOCATIONS.
- 12.17 IT IS THE INTENT OF THE DRAWINGS THAT ALL EXPOSED SURFACES RECEIVE FINISHES UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. ANY 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 PREPPED PRIOR TO COMMENCING WORK.
- 13.2 CONTRACTOR RESPONSIBLE FOR ORDERING NEW PER TYPE LISTED. REVIEW BUILDING STOCK FOR AVAILABILITY.
- 13.3 WHEN APPLICABLE, GENERAL CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING KEYING CONTRACTOR TO VERIFY THE BUILDING KEYWAY SYSTEM AND COORDINATE REQUIREMENTS WITH BUILDING OWNER AND TENANT. ALL LOCKETS ARE TO BE KEYS SEPARATELY WITH MASTER KEY PROVIDED, UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR SHALL SUBMIT A DETAILED KEYING SCHEDULE AND FURNISH HARDWARE SAMPLES AT THE REQUEST OF THE ARCHITECT.
- 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 PIECE CARPETED AREAS AND COVE RESILIENT BASE IN LOOP PIECE 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 SCRAPS, 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 WAUX, 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 CAULKED 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 FLOOR AND WALL FINISHES TO BE STAINLESS STEEL SCHLUTER STRIP. REFER TO FINISH LEGEND FOR SPECIFICATION.
- 13.14 U.N.O. AT TRANSITION BETWEEN DIRECT GUE CARPET AND CARPET OVER PAD, FLOAT FLOOR AS REQUIRED TO PROVIDE A SMOOTH AND EVEN TRANSITION. FLOOR FLOAT TO BE UNDETECTABLE.
- 13.15 U.N.O. AT ANY VOT 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 VOT FLOORING SCHEDULED TO REMAIN IS TO BE STRIPPED, CLEANED, SEALED/POLISHED AND BUFFED PER MANUFACTURER'S 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 REPAIR. FLOORING TO RECEIVE NEW FINISH. NOTICEABLE DEFECTS THOUGH 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 CONTINUOUSLY ROLLED GOODS, U.N.O.
- 13.23 WHERE WOOD BASE EXISTS IN OLDWORK 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 PREPPED 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 INOPERABLE OR DAMAGED CONDITIONS SHALL BE REPAIRED OR REPLACED.
- 14.2 ALL EXISTING WINDOW COVERINGS SHALL BE PROTECTED DURING CONSTRUCTION.
- 14.3 PROVIDE NEW BUILDING STANDARD WINDOW COVERINGS AT ALL EXTERIOR WINDOWS IN FIRST GENERATION SPACES.

15.0 AED - DEFIBRILLATORS

- 15.1 ALL ASPECTS SHALL MEET CURRENT SAN DIEGO MUNICIPAL CODE REQUIREMENTS.
- 15.2 AUTOMATIC EXTERNAL DEFIBRILLATORS (AED'S) SHALL BE DESIGNED AND LOCATED UNDER THE NEAREST AVAILABLE PERMIT. AED'S SHALL BE INSTALLED AND MET THE REQUIREMENTS BELOW PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 15.3 AED'S ARE REQUIRED IN NEW BUILDINGS AND TENANT SPACES IN SHELL BUILDINGS WHEN THE OCCUPANT LOAD WITHIN THE BUILDING OR THE OCCUPANT LOAD WITHIN AN OCCUPANCY OR TENANT SPACES EXCEEDS THE OCCUPANT LOADS IN TABLE 145-3910 OF THE MUNICIPAL CODE. (SET. 145.3910(A)).
- 15.4 AED'S SHALL BE CONSPICUOUSLY PLACED AND READILY ACCESSIBLE IN THE EVENT OF AN EMERGENCY. AED'S SHALL BE MOUNTED SUCH THAT THE TOP OF THE AED IS NO MORE THAN (5) FEET ABOVE FLOOR LEVEL WHEN REQUIRE TO BE LOCATED ON THE FLOOR LEVEL OF THE BUILDING PURSUANT TO SECTION 145.3910 AND TABLE 145-3910, ONE AED SHALL BE PLACED AT THE MAIN ENTRANCE OF EVERY FLOOR REQUIRED TO HAVE ONE OR MORE AEDS. (SEC.145.3915 (B) 1)
- 15.6 WHEN NOT REQUIRED ON EVERY FLOOR OF A BUILDING PURSUANT TO SECTION 145.3910 AND TABLE 145-3910, AEDS SHALL BE LOCATED SUCH THAT THE LENGTH OF VERTICAL TRAVEL BETWEEN ANY TWO ON ANY TWO FLOORS SHALL NOT EXCEED 450 FEET (SEE 145.3915 (C) 2).
- 15.7 THE BUILDING OWNER SHALL REGISTER AED(S), AT THE TIME IT IS ACQUIRED, WITH THE CITY OF SAN DIEGO FIRE-RESCUE DEPARTMENT AND SHALL IDENTIFY THE EXISTENCE OF AED, LOCATION AND TYPE OF AED. PRIOR TO FINISH OCCUPANCY THE BUILDING OWNER SHALL PROVIDE TO THE SATISFACTION OF THE FIRE-RESCUE DEPARTMENT WRITTEN VALIDATION AND PRESCRIPTION FOR USE OF THE AED(S) IS SECURED BY TRAINED INDIVIDUALS FROM A PRESCRIBING PHYSICIAN.
- 15.9 TRAINED EMPLOYEES SHALL BE MADE AVAILABLE WITHIN THE BUILDING TO RESPOND TO THE EXISTENCE OF AED, LOCATION AND TYPE OF AED. THE BUILDING OWNER SHALL BE RESPONSIBLE FOR REPORTING TO THE FIRE-RESCUE DEPARTMENT, THE TENANT'S ANNUAL RECEIPT OF AN AMERICAN HEART ASSOCIATION OR AMERICAN RED CROSS APPROVED BROCHURE ON THE PROPER USE OF AN AED ALSO POSTED NEXT TO ALL AED'S AND TENANT NOTIFICATION OF ALL AED'S IN THE BUILDING.

16.0 CLEANING

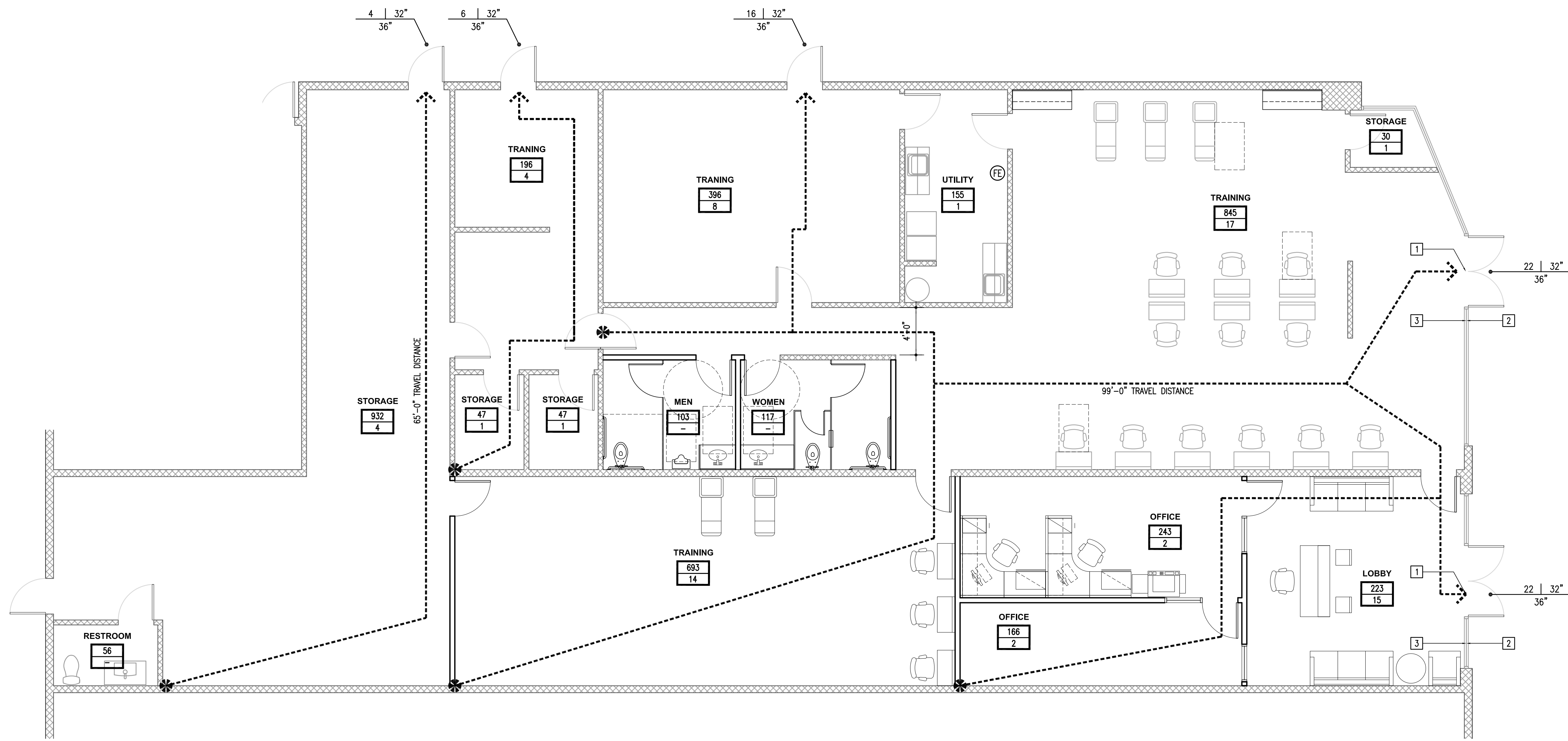
- 16.1 THE "EXISTING TO REMAIN", "EXISTING TO BE RELOCATED" OR "NEW" ITEMS INSTALLED BY THE GENERAL CONTRACTOR, IN ADDITION TO BEING AMPLY PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION, SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF OWNER AND TENANT PRIOR TO BEING TURNED OVER TO THE TENANT.

17.0 SUBMITTAL PROCEDURES

- 17.1 GENERAL CONTRACTOR SHALL SUBMIT ALL REQUESTED FABRICATION SHOP DRAWINGS, SAMPLES AND FUTURE CUTS TO ARCHITECT FOR REVIEW. THREE (3) SETS OF REPRODUCIBLE PAPER COPIES SHALL BE PROVIDED. ALL DRAWINGS AND CUT SHEETS SIGNED "REVIEWED" 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 RETURN 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 SUBCONTRACTOR ANY SUBMITTALS NOT MEETING THE REQUIREMENTS OF THE CONTRACT. CONTRACTOR SHALL MAINTAIN AN UP-TO-DATE SUBMITTAL LOG, AND DISTRIBUTE THE LOG WEEKLY.
- 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 THE CONTRACTOR PRIOR TO SUBMISSION.
- 17.7 THE ARCHITECT IS NOT RESPONSIBLE FOR DELAYS CAUSED BY REJECTION 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 BY THE CONTRACTOR 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 SUBSTITUTION 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



03 EGRESS PLAN

REF. SCALE : 3/16" = 1'-0"

PLUMBING FIXTURE CALCULATION

PLUMBING OCCUPANT LOAD CALCULATION (PER CPC TABLE A):

ROOM	AREA	O.L.F.	O.L.
LOBBY	223	30	8
TRAINING	2,039 S.F.	50	41
OFFICE	409 S.F.	150	3
STORAGE	1,056 S.F.	4,000	1
UTILITY	155 S.F.	4,000	1
RESTROOM	276 S.F.	NONE	-
CIRCULATION	1,087 S.F.	NONE	-
TOTAL	5,245 S.F.		54

TOTAL REQUIRED	OCC. LOAD	WC'S	URINALS	LAV'S	SERVICE SINK	DF'S
54	27 M 27 F	1	1	1	1	*1
TOTAL PROVIDED	54 27 M 27 F	1	1	1	1	*1

WATER STATION TO BE PROVIDED PER CBC 415.2 DRINKING FOUNTAIN ALIMENTATIVES

OCCUPANCY CALCULATION

OCCUPANT LOAD CALCULATION (PER CBC TABLE 1004.1.2):

ROOM	OCCUPANT LOAD
B (EMPLOYEE)	5
B (STUDENT)	65
TOTAL	70

PARKING ANALYSIS

REQUIRED	OCCUPANT LOAD	PARKING STALLS
B (EMPLOYEES)	5	5
B (STUDENT)	65	22 (69/3)
TOTAL		27
PROVIDED: EXISTING		
STANDARD ACCESSIBLE		28 STALLS 1 STALLS (VAN)
TOTAL		29 STALLS

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.

KEYNOTE

- 1 PROVIDE SIGNAGE READING "THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" ON HEADER FRAME OF THE DOOR.
- 2 ACCESSIBLE ENTRANCE SIGN SEE 10 A931
- 3 TACTILE EXIT SIGN. SEE 11 A931

(FE) SEMI-RECESSED FIRE EXTINGUISHER - UL RATING 4A:60BC SEE 11/A901



RT7 Beauty College Expansion
9836 & 9838 Garden Grove Blvd
Garden Grove, CA 92844
Developed for Linda Chai

Date	Description
02/20/23	PROJECT SUBMITTAL SET

Date	Drawn By
20220703	

Project Number	Checked By
20220703	

Sheet Number

CODE ANALYSIS

A003



01 ACCESSIBLE PATH OF TRAVEL

KEYNOTES

- 1 NEW STANDARD PARKING STALL WITH WHEEL STOP

LEGEND

- ACCESSIBLE PATH OF TRAVEL (P.O.T.)**
 *PATH OF TRAVEL (P.O.T.) 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. (P.O.T.) SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (1133B.8.2) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (1133B.8.6). CONTRACTOR TO VERIFY THAT ALL BARRIERS IN THE PATH OF TRAVEL HAVE BEEN REMOVED OR WILL BE REMOVED UNDER THIS PROJECT, AND PATH OF TRAVEL COMPLIES WITH CBC 1133B.

Revision	Description	Date

Key Plan N.T.S.

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202207.03	
Sheet Title	

ACCESSIBLE PATH OF TRAVEL



50 ft. 25 ft. 0



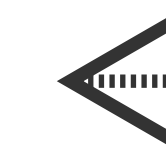
01 SITE PLAN (FOR REFERENCE ONLY)

SCALE: 1/32"=1'-0"

KEYNOTES

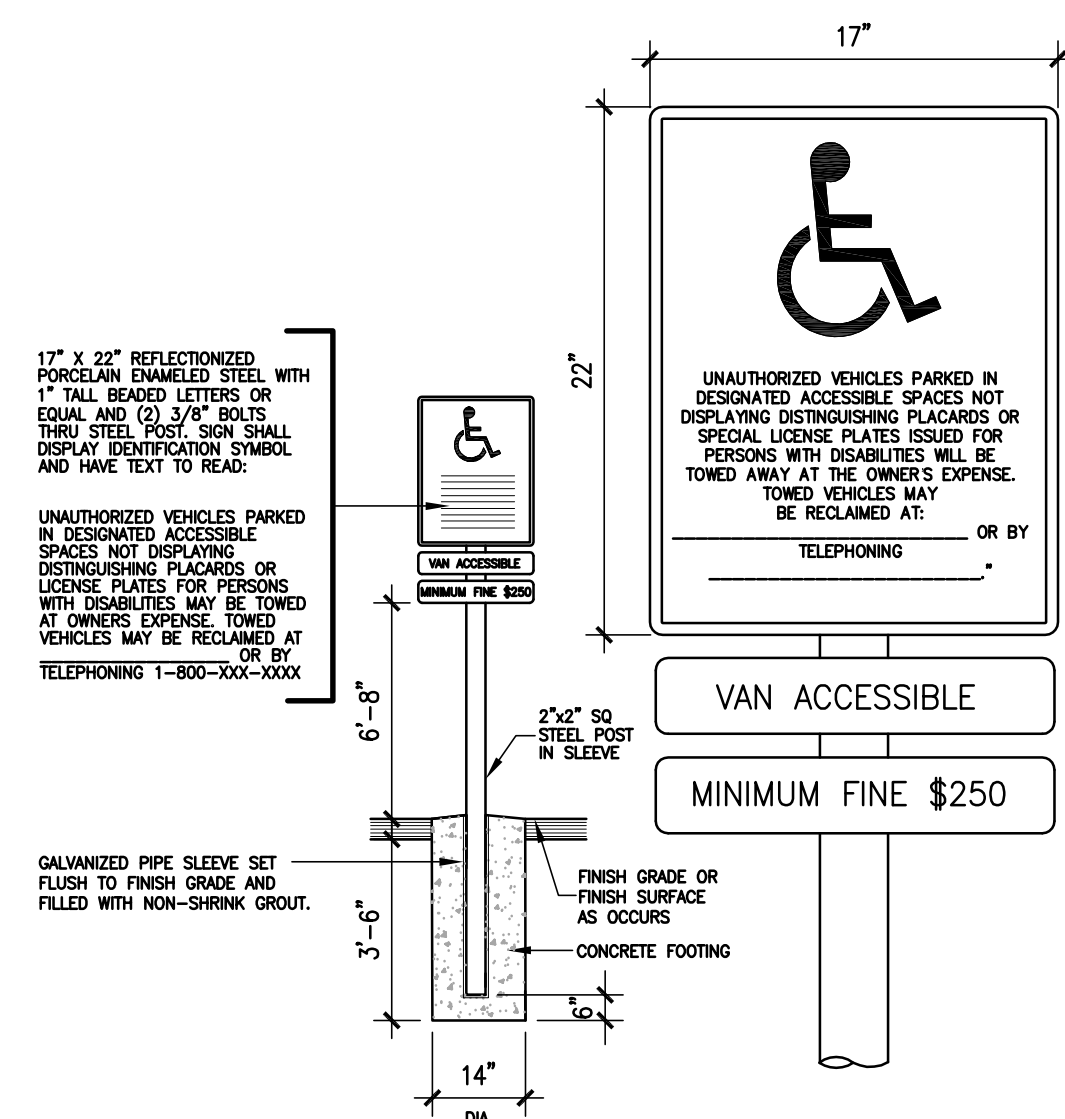
- 1 EXISTING TWO WAY TRAFFIC AISLE AND PARKING TO REMAIN
- 2 EXISTING ACCESSIBLE PARKING STALL PER 09
- 3 NEW STANDARD PARKING STALL WITH WHEEL STOP

LEGEND



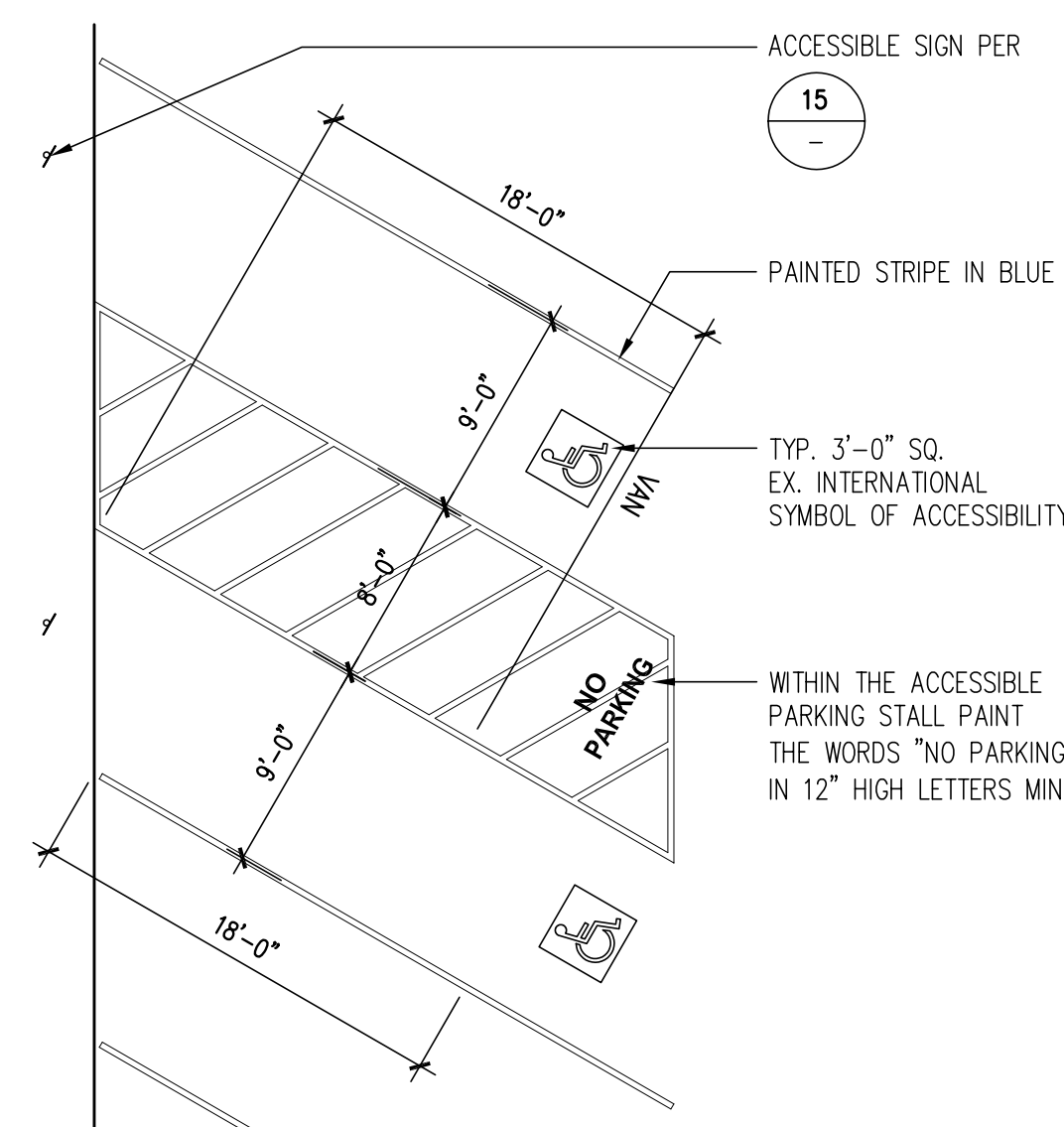
ACCESSIBLE PATH OF TRAVEL (P.O.T.)

"PATH OF TRAVEL (P.O.T.) 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. (P.O.T) SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (1133B.8.2) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (1133B.8.6). CONTRACTOR TO VERIFY THAT ALL BARRIERS IN THE PATH OF TRAVEL HAVE BEEN REMOVED OR WILL BE REMOVED UNDER THIS PROJECT, AND PATH OF TRAVEL COMPLIES WITH CBC 1133B.



15 ACCESSIBLE PARKING SIGN AT ENTRANCE

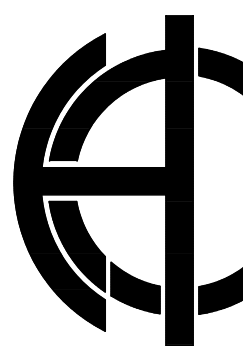
REF. SCALE: 1/12"=1'-0"



09 ACCESSIBLE PARKING STALL

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

NOTE: SURFACE SLOPE OF PARKING SPACES AND ACCESS AISLE SHALL NOT EXCEED 2% IN ANY DIRECTION.



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Elkerton, CA 92833
1549.892.932, E.hseol@haceinc.com



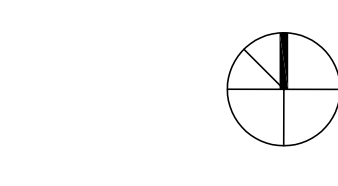
RT7 Beauty College
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Garden Grove, CA 92844

Developed for Linda Chai

Revision	Description	Date

Revision	Description	Date

Key Plan N.T.S.

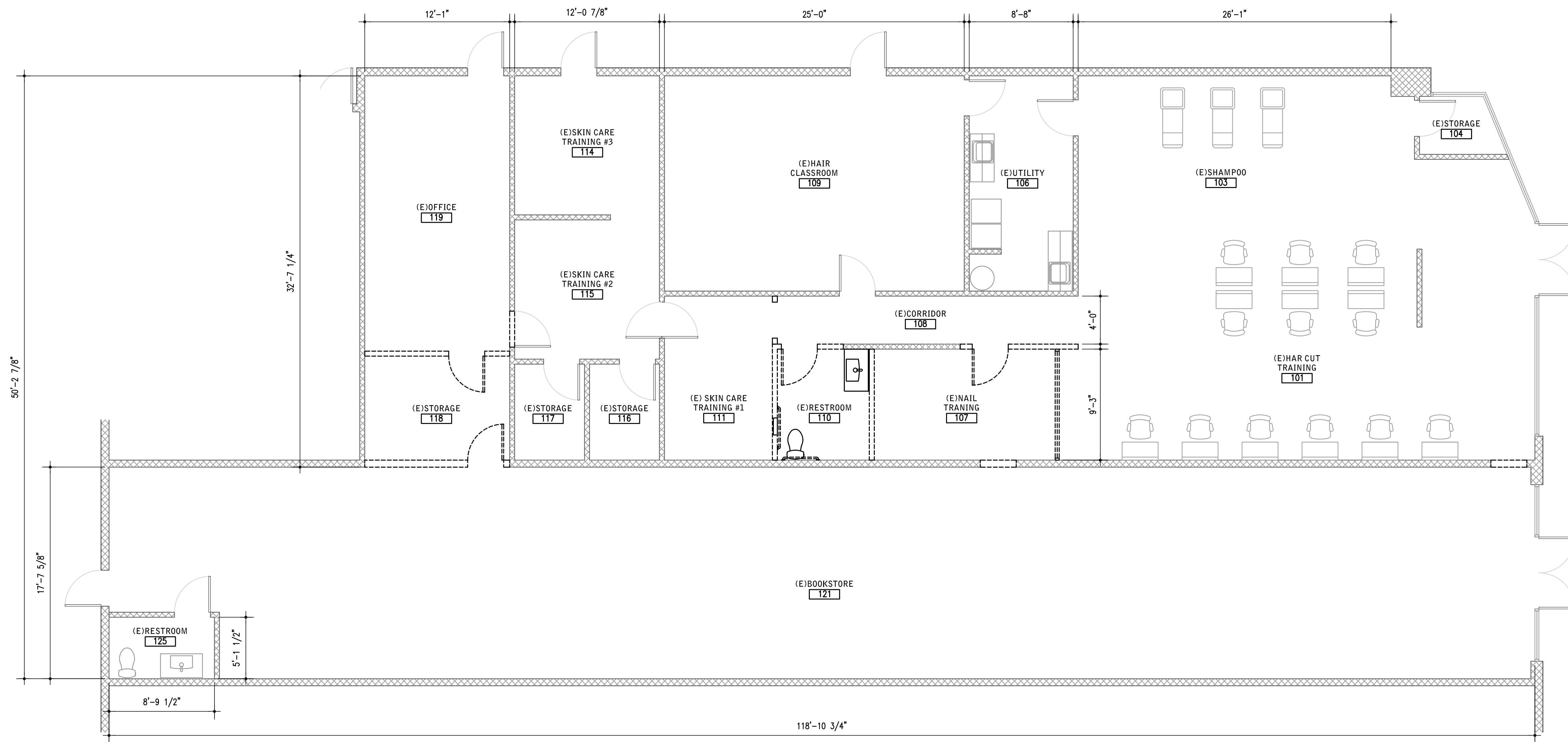


Date	Drawn By
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202207.03	
Sheet Title	

SITE PLAN

Sheet Number

A101



03 EXISTING FLOOR PLAN

REF. SCALE : 3/16" = 1'-0"

LEGEND

- EXISTING WALL, POWER & COMMUNICATION OUTLET, AND SWITCH TO REMAIN
- EXISTING FRAME GLASS TO REMAIN
- EXISTING HALF WALL

KEYNOTES

- 1 NOT USED
- 2

The intent of this drawing is to describe in general the demolition areas affected by the project construction. It is not intended as a detailed description of existing items or elements to be removed. The Contractor should visit the site and review any available Record Documents to become familiar with the existing conditions and include the removal of all items necessary for the proper execution and completion of the work. The Contract Documents are complementary, and what is required by one shall be binding as if required by all to the extent that it is reasonably inferable from them as being necessary to produce the intended results.

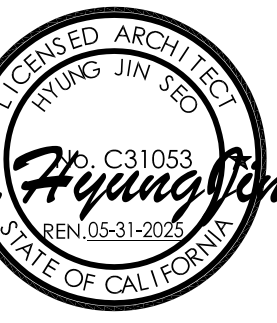
Protect existing adjacent buildings and utilities in place and/or as indicated. Cap all utilities at appropriate points. All existing electrical / telephone / catv utilities shall be removed as indicated or back to the point where the specific utility system enters the work area. Coordinate demolition of all utilities with the Campus and/or Architect. All utilities connected to existing buildings to remain shall continue to be operational during the demolition process.

GENERAL NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, LIGHTING, POWER, AND COMMUNICATIONS NECESSARY TO ACCOMPLISH THE DEMOLITION WORK AS DESCRIBED ON THE DRAWINGS
2. THE CONTRACTOR SHALL CLEAN ALL ADJACENT SPACES AND IMPROVEMENTS OF ALL DEBRIS CAUSED BY DEMOLITION OPERATIONS AS DIRECTED BY OWNER AND OR THE ARCHITECT.
3. THE CONTRACTOR SHALL DISPOSE OF REMOVED AND DEMOLISHED ITEMS INCLUDING TRASH AND DEBRIS OFF THE OWNER'S PREMISES IN A LEGAL FASHION, LEAVING THE PREMISES IN A BROOM-CLEAN CONDITION.
4. THE CONTRACTOR SHALL ACCOMPLISH ALL DEMOLITION WORK IN ACCORDANCE WITH ALL GOVERNMENTAL REQUIREMENTS, SUPPLYING ADEQUATE PROTECTION AROUND ALL OPENINGS, PROVIDING ALL BARRICADES AND SAFEGUARDS AT ALL HOLES, SHIRT OPENINGS, ETC., TO PREVENT INJURY TO WORKMEN AND OTHERS HAVING BUSINESS WITHIN AND ABOUT THE PREMISES. ALSO PROVIDE ALL SAFEGUARDS AS REQUIRED BY THE BUILDING CODE, OSHA, OR OTHER DEPARTMENTS HAVING JURISDICTION. TAKE FULL RESPONSIBILITY FOR ALL SAFETY PRECAUTIONS AND METHODS.
5. ALL CONSTRUCTION MATERIALS TO BE RECYCLED TO THE MAXIMUM FEASIBLE EXTENT. ALL RECYCLABLE CONSTRUCTION MATERIALS ARE TO BE TAKEN TO AN APPROVED TRANSFER STATION.
6. MAINTAIN CONNECTIONS TO EXISTING SITE LIGHTING AND PARKING LOT LIGHTING DURING CONSTRUCTION.
7. CONTRACTOR TO STORE SALVAGED MATERIALS ON SITE IN A PROTECTED AREA AND IS RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF DEVICE FOR REUSE.
8. DEMOLITION SHALL INCLUDE ALL EXISTING CEILINGS, AND CEILING ELECTRICAL AND MECHANICAL FIXTURES, UNLESS NOTED OTHERWISE.
9. PRIOR TO WORK, CONTRACTOR SHALL FIELD VERIFY IF THERE IS ANY STRUCTURAL WALL AND FIRE RATED WALL THAT ARE TO BE REMOVED AND NOTIFY ARCHITECT.
10. CONTRACTOR SHALL THOROUGHLY INVESTIGATE STRUCTURE AND PROVIDE SHORING PRIOR TO DEMOLITION AS NECESSARY.



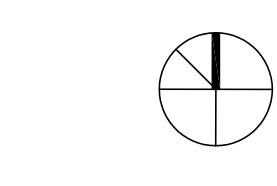
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 Developed for Linda Chai

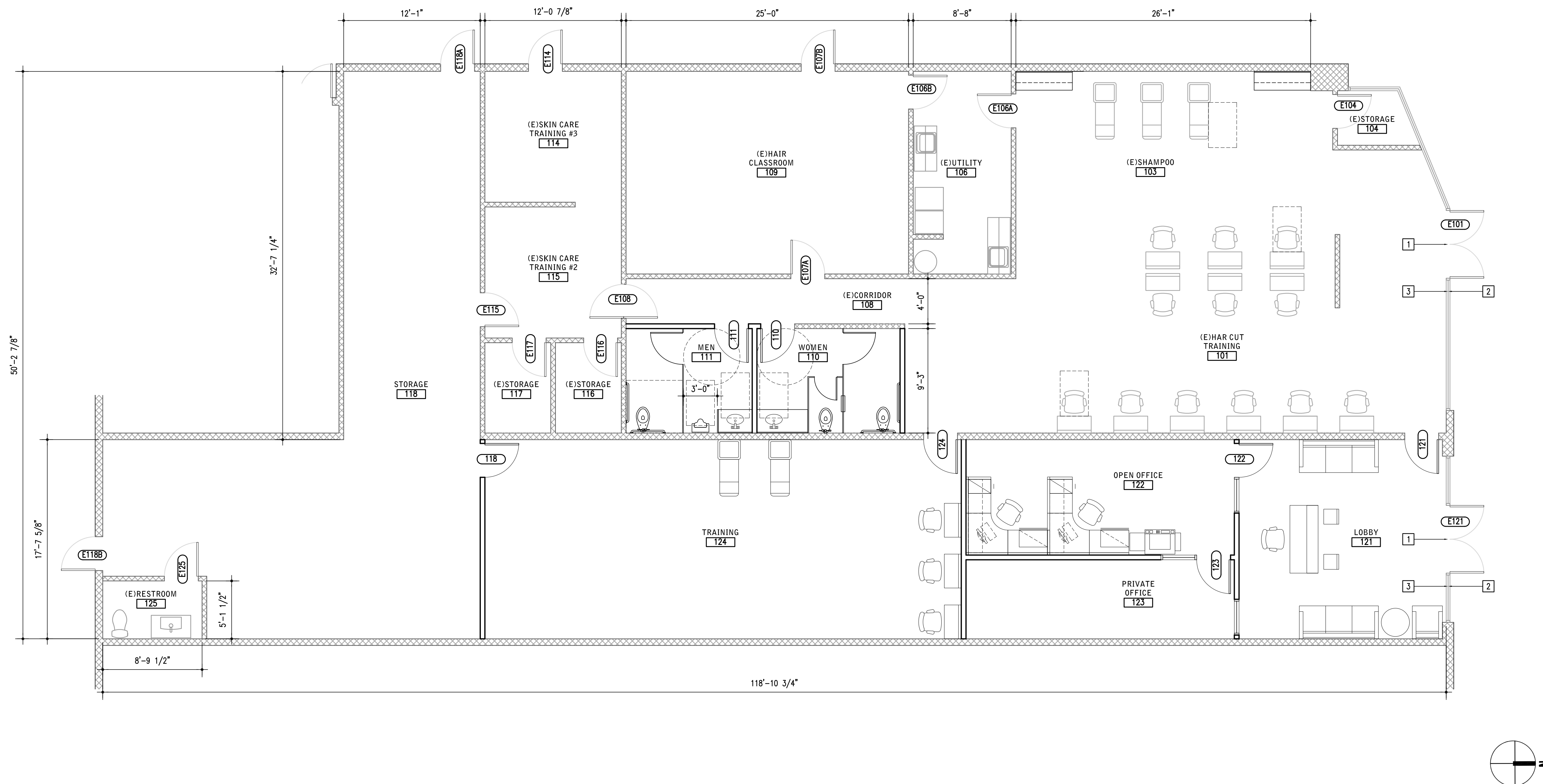
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Date	Drawn By
Project Number	Checked By
202207.03	
Sheet Title	

EXISTING FLOOR PLAN



03 PROPOSED FLOOR PLAN

REF. SCALE : 3/16" = 1'-0"

KEYNOTES

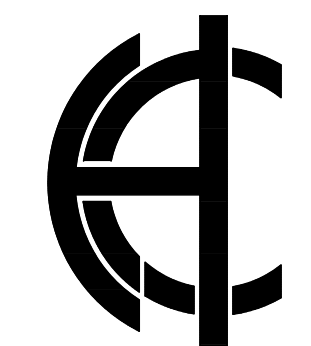
- 1 PROVIDE SIGNAGE READING "THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" ON HEADER FRAME OF THE DOOR.
- 2 ACCESSIBLE ENTRANCE SIGN SEE 10 A931
- 3 TACTILE EXIT SIGN. SEE 11 A931

LEGEND

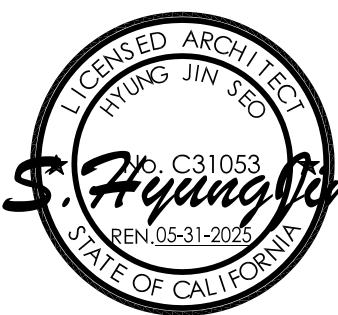
- DOOR NUMBER, SEE DOOR SCHEDULE
- EXISTING FRAME GLASS WALL PARTITION/WINDOW
- EXISTING WALL
- EXISTING HALF WALL
- ALIGN
- NEW INTERIOR PARTITION, SEE A901 - WALL TYPE A, U.O.N.
- NEW INTERIOR HALF WALL PARTITION, SEE 12/A901
- FULL HEIGHT DEMISING WALL PER 02 OR 04/A901
- WALL TYPE, SEE A901
- A 2-A/10B/C FIRE EXTINGUISHER, SEE 13/A901
- 30"x48" CLEAR FLOOR SPACE

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH U.O.N.
2. INSTALL METAL CORNER BEADS AT ALL EXPOSED WALLBOARD EDGES, INSTALL CASING BEADS WHEREVER WALLBOARD, PLASTER, ETC. ABUTS DISSIMILAR FINISH MATERIAL AND PROVIDE SEALANT AS REQUIRED.
3. USE CEMENTATIONS BACKER BOARDS AT ALL WALL TILE, AND USG AQUA-TOUGH AT ALL LOCATIONS WHERE MOISTURE WILL BE PRESENT.
4. PROVIDE EXTRA STUDS AS REQUIRED TO MOUNT ELECTRICAL OR MECHANICAL CONTROLS. INSURE STUDS REMAIN PLUMB. CRIMP OR SCREW ATTACHED TO RUNNERS AS REQUIRED.
5. ALL INTERIOR GLASS SHALL BE TEMPERED. ALL EXPOSED EDGES SHALL BE POLISHED.
6. G.C. TO VERIFY CONDITIONS AND NOTIFY ARCHITECTS OF ANY CONFLICTS.
7. ALL ADJACENT RECEPTACLES AND OUTLETS TO BE AT 6" ON CENTER, U.O.N.
8. ALL ELECTRICAL OUTLETS NEAR SINKS ARE TO BE G.F.I. TYPE.
9. BEFORE STARTING ANY WORK, CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS. IF THERE ARE EXISTING BUILDING OBSTRUCTIONS AND CEILING FIXTURES, LEVEL CHANGES, SOFFITS, ETC., CANNOT BE INSTALLED WHERE INDICATED, OR IF THERE ARE ANY CONFLICTS OR DISCREPANCIES CONTRACTOR SHALL NOTIFY THE OWNER AND SHALL OBTAIN CLARIFICATION FROM THE OWNER IN WRITING BEFORE PROCEEDING WITH ANY PART OF THE CEILING WORK OR RELATED WORK.
10. LOCATE ALL LIGHT FIXTURES, SPEAKERS, ACCESS PANELS, SPRINKLER HEADS, LIFE-SAFETY DEVICES, ETC., IN STRAIGHT LINES AND IN CENTER OF CEILING TILES U.O.N.
11. SEE 14/A901 VAPOR BARRIER REPAIR AT SLAB ON GRADE SAWCUT.
12. SEE 15/A931 FOR TOILET FIXTURE AND ACCESSORIES MOUNTING HEIGHTS.



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RT7 Beauty College Expansion
9836 & 9838 Garden Grove Blvd
Garden Grove, CA 92844

Developed for Linda Chai

Revision	Description	Date

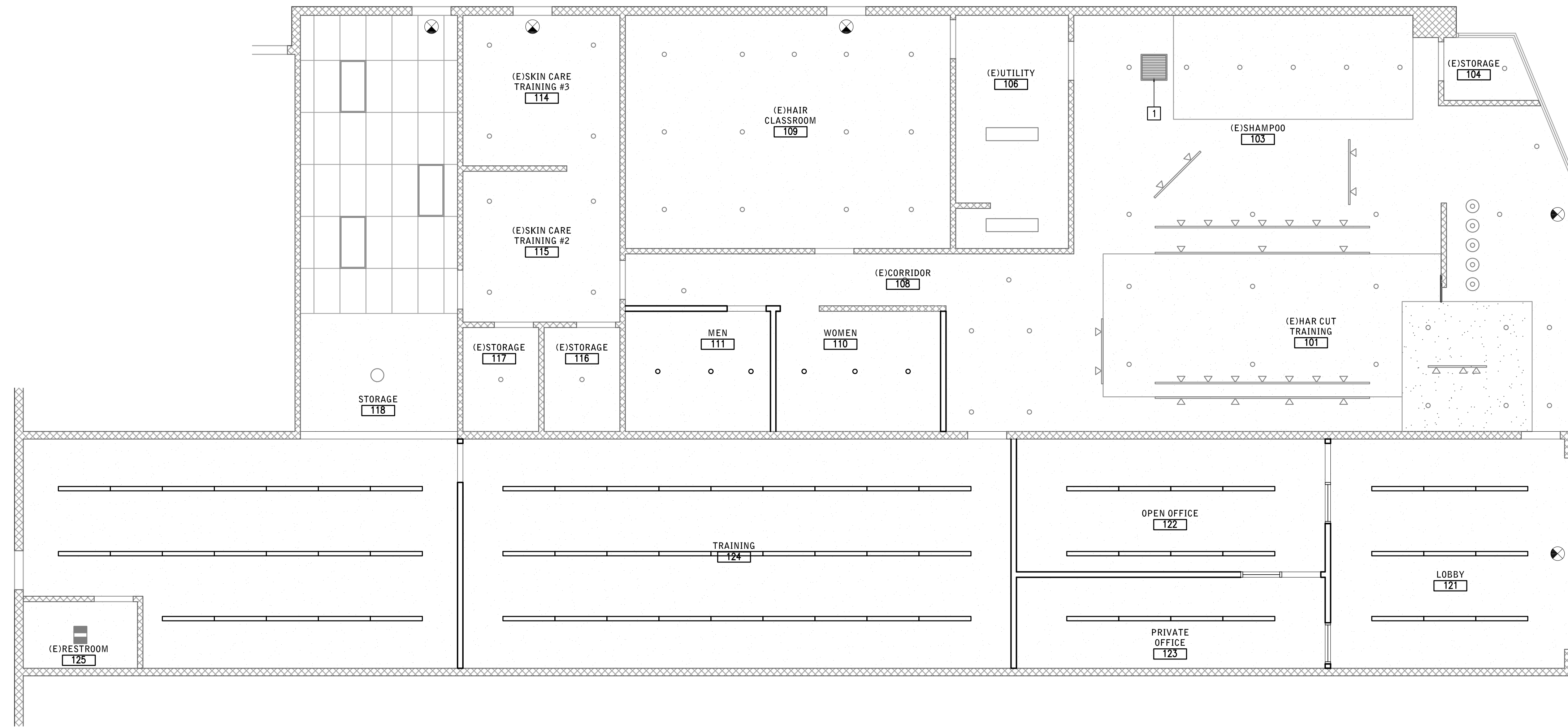
Key Plan N.T.S.

Date	Drawn By
Project Number	Checked By
202207.03	
Sheet Title	

PROPOSED FLOOR PLAN

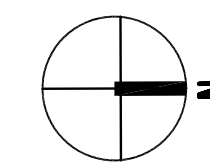
Sheet Number

A201



03 EXISTING REFLECTED CEILING PLAN (FOR REFERENCE ONLY)

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



KEYNOTES

- 1 EXISTING 3,000 CFM MECHANICAL EXHAUST
- 2
- 3

X'-X" CEILING HEIGHT. EXISTING CEILING HEIGHT TO REMAIN U.N.O.

LEGEND

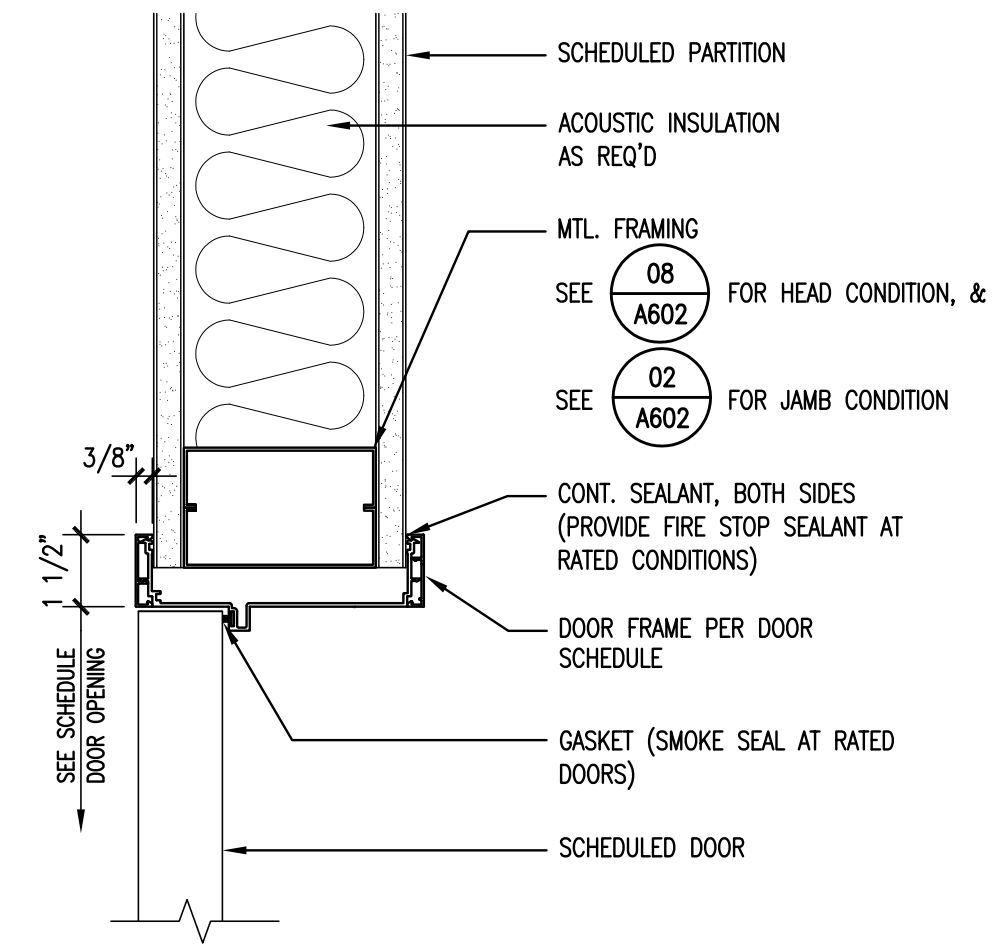
- EXISTING ILLUMINATED EXIT SIGN, EDGE LIT, RED
- EXISTING ILLUMINATED DIRECTIONAL EXIT SIGN, EDGE LIT, RED
- EXISTING FRAMED HARDLID CEILING, PAINT TO MATCH WALL.
- EXISTING 24"x48" SUSPENDED CEILING GRID
- EXISTING 2'x4' LED RECESSED LIGHT FIXTURE TO REMAIN
- EXISTING 1'x4' LED RECESSED LIGHT FIXTURE TO REMAIN
- EXISTING LED DOWNLIGHT FIXTURE TO REMAIN
- EXISTING LED SUSPENDED LIGHT FIXTURE TO REMAIN
- EXISTING LED SURFACE LIGHT FIXTURE TO REMAIN
- EXISTING LED TRACK LIGHT FIXTURE TO REMAIN
- NEW LED RECESSED LINEAR LIGHT FIXTURE
- NEW LED DOWNLIGHT FIXTURE

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH U.O.N.
2. INSTALL METAL CORNER BEADS AT ALL EXPOSED WALLBOARD EDGES, INSTALL CASING BEADS WHEREVER WALLBOARD, PLASTER, ETC. ABUTS DISSIMILAR FINISH MATERIAL AND PROVIDE SEALANT AS REQUIRED.
3. USE CEMENTATIONS BACKER BOARDS AT ALL WALL TILE, AND USG AQUA-TOUGH AT ALL LOCATIONS WHERE MOISTURE WILL BE PRESENT.
4. PROVIDE EXTRA STUDS AS REQUIRED TO MOUNT ELECTRICAL OR MECHANICAL CONTROLS. INSURE STUDS REMAIN PLUMB. CRIMP OR SCREW ATTACHED TO RUNNERS AS REQUIRED.
5. ALL INTERIOR GLASS SHALL BE TEMPERED. ALL EXPOSED EDGES SHALL BE POLISHED.
6. G.C. TO VERIFY CONDITIONS AND NOTIFY ARCHITECTS OF ANY CONFLICTS.
7. ALL ADJACENT RECEPTACLES AND OUTLETS TO BE AT 6" ON CENTER, U.O.N.
8. ALL ELECTRICAL OUTLETS NEAR SINKS ARE TO BE G.F.I. TYPE.
9. BEFORE STARTING ANY WORK, CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS. IF THERE ARE EXISTING BUILDING OBSTRUCTIONS AND CEILING FIXTURES, LEVEL CHANGES, SOFFITS, ETC., CANNOT BE INSTALLED WHERE INDICATED, OR IF THERE ARE ANY CONFLICTS OR DISCREPANCIES CONTRACTOR SHALL NOTIFY THE OWNER AND SHALL OBTAIN CLARIFICATION FROM THE OWNER IN WRITING BEFORE PROCEEDING WITH ANY PART OF THE CEILING WORK OR RELATED WORK.
10. LOCATE ALL LIGHT FIXTURES, SPEAKERS, ACCESS PANELS, SPRINKLER HEADS, LIFE-SAFETY DEVICES, ETC., IN STRAIGHT LINES AND IN CENTER OF CEILING TILES U.O.N.

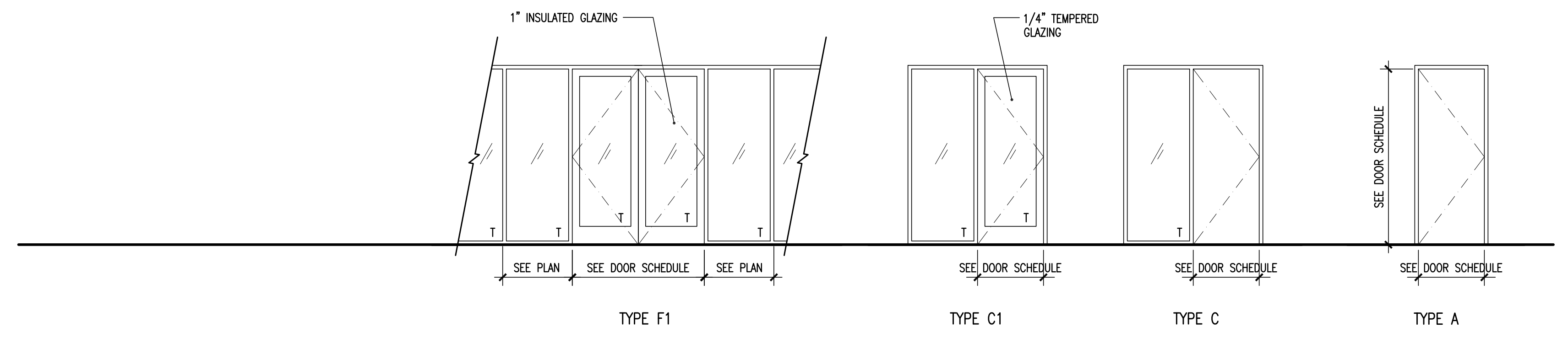
Revision	Description	Date

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Project Number	Checked By
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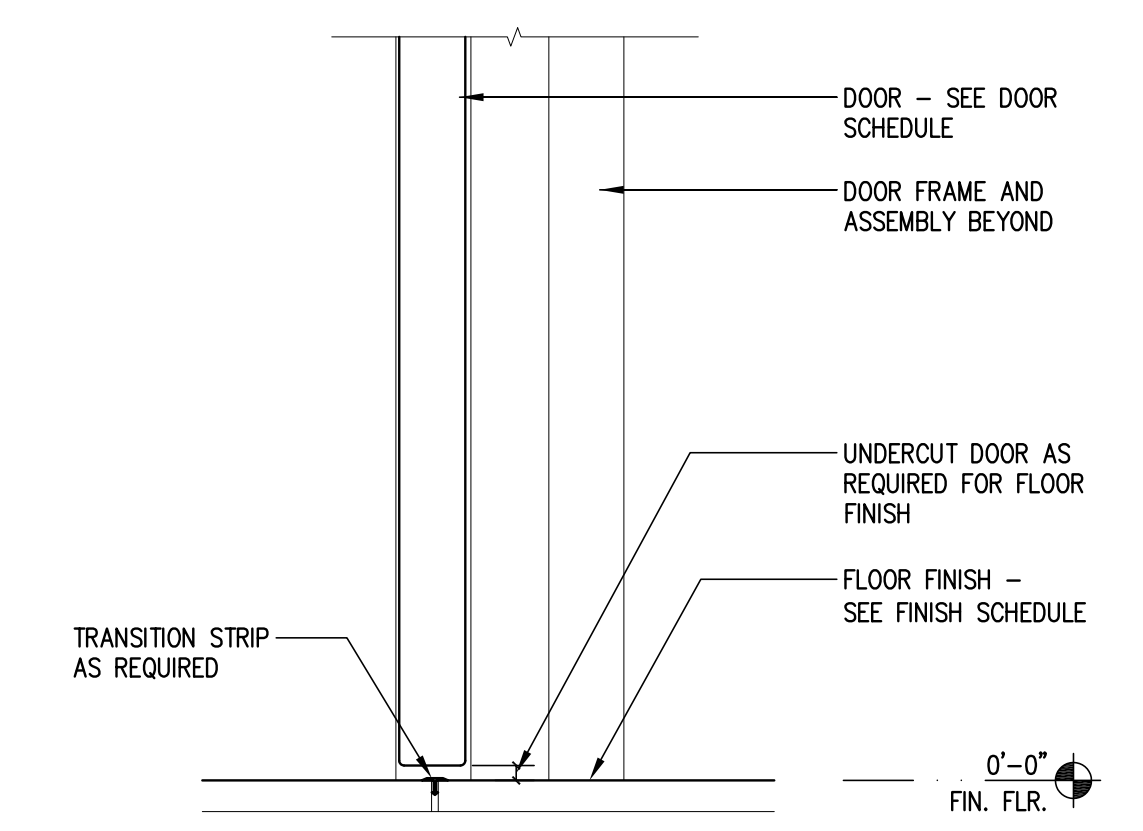


10 TYP. INTERIOR DOOR HEAD/JAMB
REF. SCALE: 3"=1'-0"

ASSEMBLY NO.	TYPE	DOOR			FRAME		DETAILS				FIRE RATING	HARDWARE SET	REMARKS	
		SIZE			MATERIAL	FINISH	JAMB	JAMB	HEAD	SILL				
		WIDTH	HEIGHT	THICK										
E101	F1	6'-0"	7'-0"	1 1/2"	GL	P	AL	P	-	-	-	-	-	EXISTING TO REMAIN WITH LEVER TYPE DOOR HANDLE
E104	A	3'-0"	7'-0"	1 1/2"	SC	P	AL	P	-	-	-	-	-	EXISTING TO REMAIN WITH LEVER TYPE DOOR HANDLE
E106A	A	3'-0"	7'-0"	1 1/2"	SC	P	AL	P	-	-	-	-	-	EXISTING TO REMAIN WITH LEVER TYPE DOOR HANDLE
E106B	A	3'-0"	7'-0"	1 1/2"	SC	P	AL	P	-	-	-	-	-	EXISTING TO REMAIN WITH LEVER TYPE DOOR HANDLE
E107A	A	3'-0"	7'-0"	1 1/2"	SC	P	AL	P	-	-	-	-	-	EXISTING TO REMAIN WITH LEVER TYPE DOOR HANDLE
E107B	A	3'-0"	7'-0"	1 1/2"	SC	P	AL	P	-	-	-	-	-	EXISTING TO REMAIN WITH LEVER TYPE DOOR HANDLE
E108	A	3'-0"	7'-0"	1 1/2"	SC	P	AL	P	-	-	-	-	-	NO CLOSER AND NO LATCH
110	A	3'-0"	7'-0"	1 1/2"	SC	P	AL	P	10	10	10	12	-	A TIGHT FIT
111	A	3'-0"	7'-0"	1 1/2"	SC	P	AL	P	10	10	10	12	-	A TIGHT FIT
E114	A	3'-0"	7'-0"	1 1/2"	SC	P	AL	P	-	-	-	-	-	EXISTING TO REMAIN WITH LEVER TYPE DOOR HANDLE
E115	A	3'-0"	7'-0"	1 1/2"	SC	P	AL	P	-	-	-	-	-	EXISTING TO REMAIN WITH LEVER TYPE DOOR HANDLE
E116	A	3'-0"	7'-0"	1 1/2"	SC	P	AL	P	-	-	-	-	-	EXISTING TO REMAIN WITH LEVER TYPE DOOR HANDLE
E117	A	3'-0"	7'-0"	1 1/2"	SC	P	AL	P	-	-	-	-	-	EXISTING TO REMAIN WITH LEVER TYPE DOOR HANDLE
E118A	A	3'-0"	7'-0"	1 1/2"	SC	P	AL	P	-	-	-	-	-	EXISTING TO REMAIN WITH LEVER TYPE DOOR HANDLE
E118B	A	3'-0"	7'-0"	1 1/2"	SC	P	AL	P	-	-	-	-	-	EXISTING TO REMAIN WITH LEVER TYPE DOOR HANDLE
119	A	3'-0"	7'-0"	1 1/2"	SC	P	AL	P	10	10	10	12	-	E
E121	F1	6'-0"	7'-0"	1 1/2"	GL	P	AL	P	-	-	-	-	-	EXISTING TO REMAIN WITH LEVER TYPE DOOR HANDLE
122	A	3'-0"	7'-0"	1 1/2"	SC	P	AL	P	10	10	10	12	-	E
123	A	3'-0"	7'-0"	1 1/2"	SC	P	AL	P	10	10	10	12	-	E
124	A	3'-0"	7'-0"	1 1/2"	SC	P	AL	P	10	10	10	12	-	E
E125	F1	6'-0"	7'-0"	1 1/2"	GL	P	AL	P	-	-	-	-	-	EXISTING TO REMAIN WITH LEVER TYPE DOOR HANDLE



02 DOOR TYPES
REF. SCALE: 1/4"=1'-0"



12 INT. THRESHOLD
REF. SCALE: 3"=1'-0"

- DOOR FRAME:**
ALPHA ALUMINUM
CLR ANODIZED ALUM W/BLK VINYL SEALS OR SILICONE AS REQUIRED.
- DOOR SCHEDULE ABBREVIATIONS:**
SC SOLID CORE WOOD
AL ALUMINUM
HM HOLLOW METAL
P PAINT
WN WOOD VENEER
CLR. CLEAR ANODIZED
- NOTE:**
1. ALL DOOR SIZES ARE JAMB (FRAME) OPENING SIZE
2. ALL UNDERCUT DOORS FOR VARYING CARPET THICKNESS RUBBER FLOORING ETC. SHALL BE VERIFIED AND PROPERLY COORDINATED
3. COORDINATE ALL DOOR AND DOOR DETAILS TO PROVIDE ADEQUATE CLEARANCE AND FRAME REINFORCEMENT FOR HARDWARE TYPES. (REFER TO SPECS FOR HARDWARE MOUNTING TYPES).
4. TYPICAL DOOR BEVEL TO BE 1/8" IN 2" U.N.O. BY HARDWARE TEMPLATE REQUIREMENTS.
5. ADJUST DOOR FRAME OPENING SIZES AS NECESSARY TO REFLECT VARIATIONS IN THE EXISTING STRUCTURAL SLAB AND VARYING THICKNESSES OF THE FLOOR FINISHES.
6. ALL DOOR HARDWARE SHALL BE LEVER TYPE U.N.O.
7. ALL PAINTED DOORS SHALL MATCH COLOR AND SHEEN OF ADJACENT WALL
8. ALL WOOD VENEER DOORS SHALL HAVE BEECH VENEER UNSTEAMED
9. FOR TYPICAL DOOR CLEARANCE, SEE DETAIL 9/-
10. FOR SWITCH AND DEVICE ALIGNMENT, SEE DETAIL 10/-
11. FOR INTERIOR FLOOR TRANSITION, SEE DETAIL 8/-

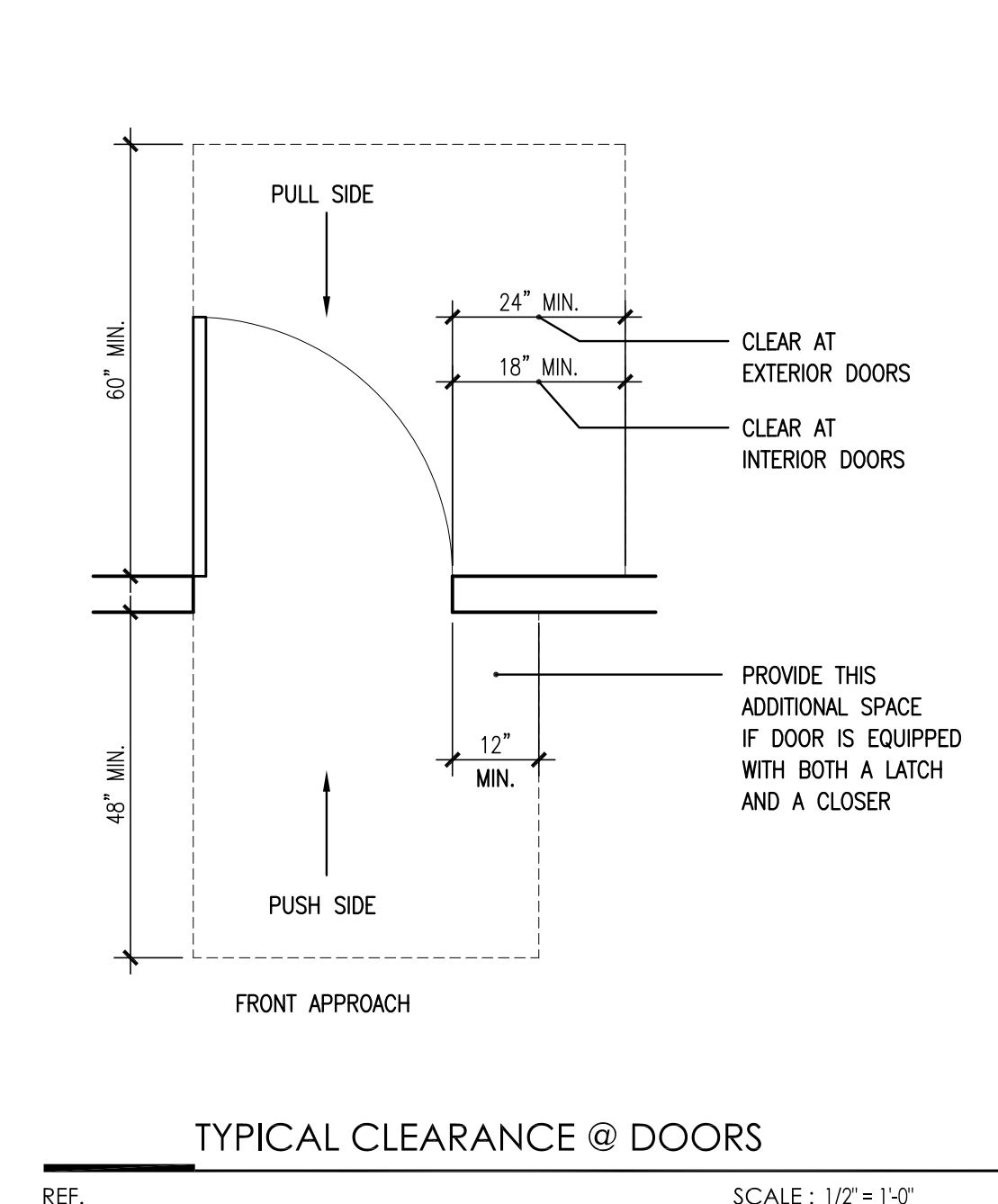
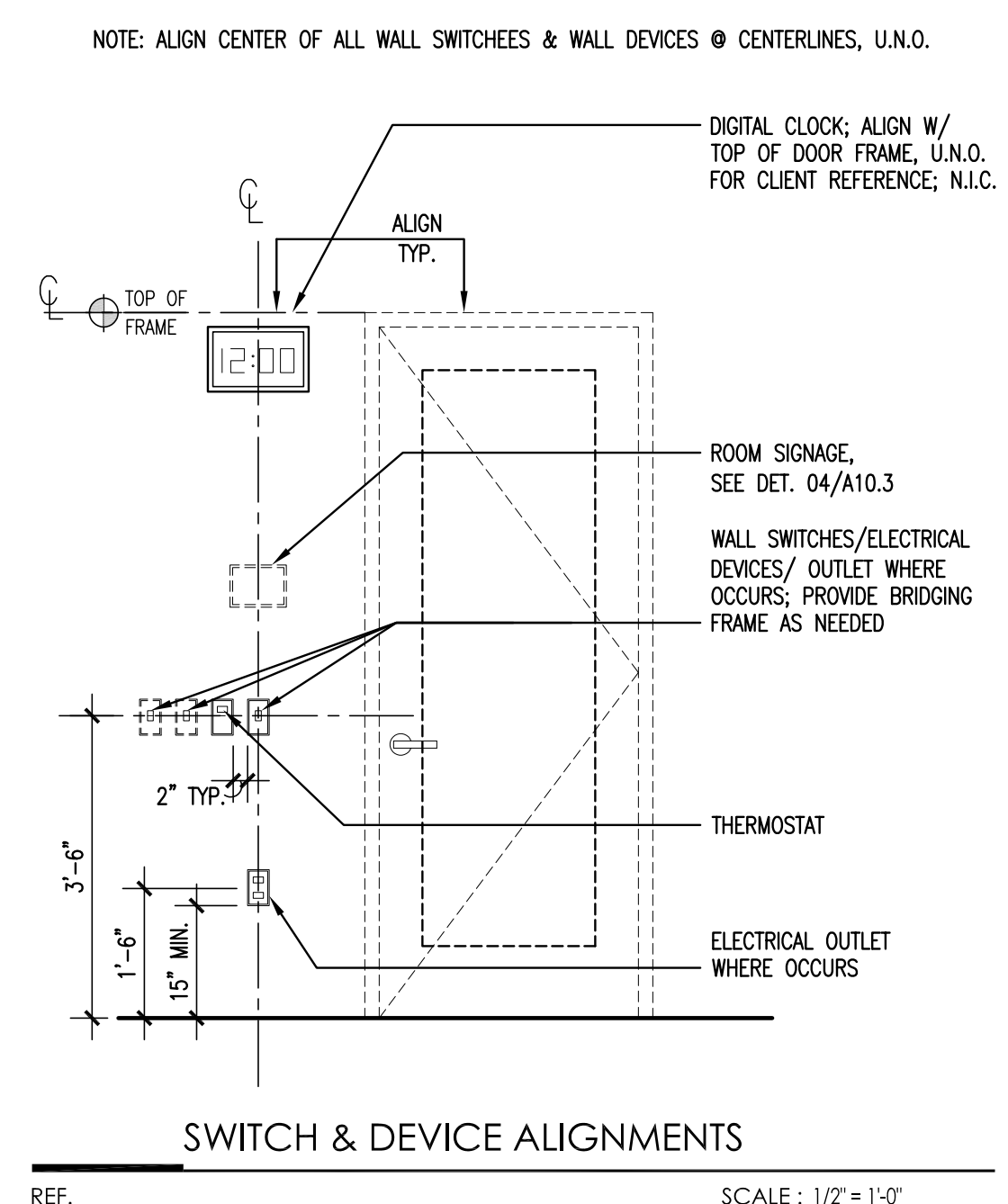
01 DOOR NOTES
REF.

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 (CYLINDRICAL) SPARTA PASSAGE (ND10S SPARTA) X 626 STOPS: TRIMCO 1211 X 626	
B	INTERIOR PAIR PASSAGE: DOUBLE DOOR INTERIOR SCHLAGE "ND" SERIES. SPARTA PASSAGE (ND10S 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"	
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-986L 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 MORTISE 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-24VOL-DC-FSE WITH SCHLAGE WORKING TRIM AND CYLINDER. HINGES: (4) PR. HAGER BB1279 (4 1/2" X 4 1/2") 626 STOPS: 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: 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: 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.

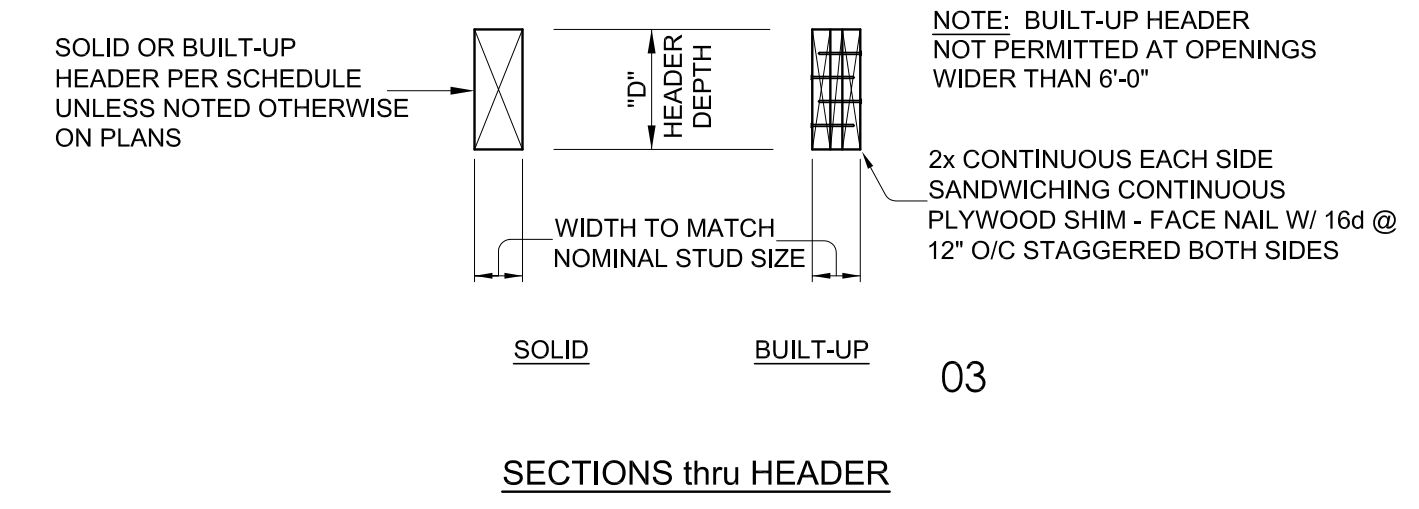
HARDWARE SCHEDULE
REF. 14 SCALE: NO SCALE



WALL OPENING SCHEDULE

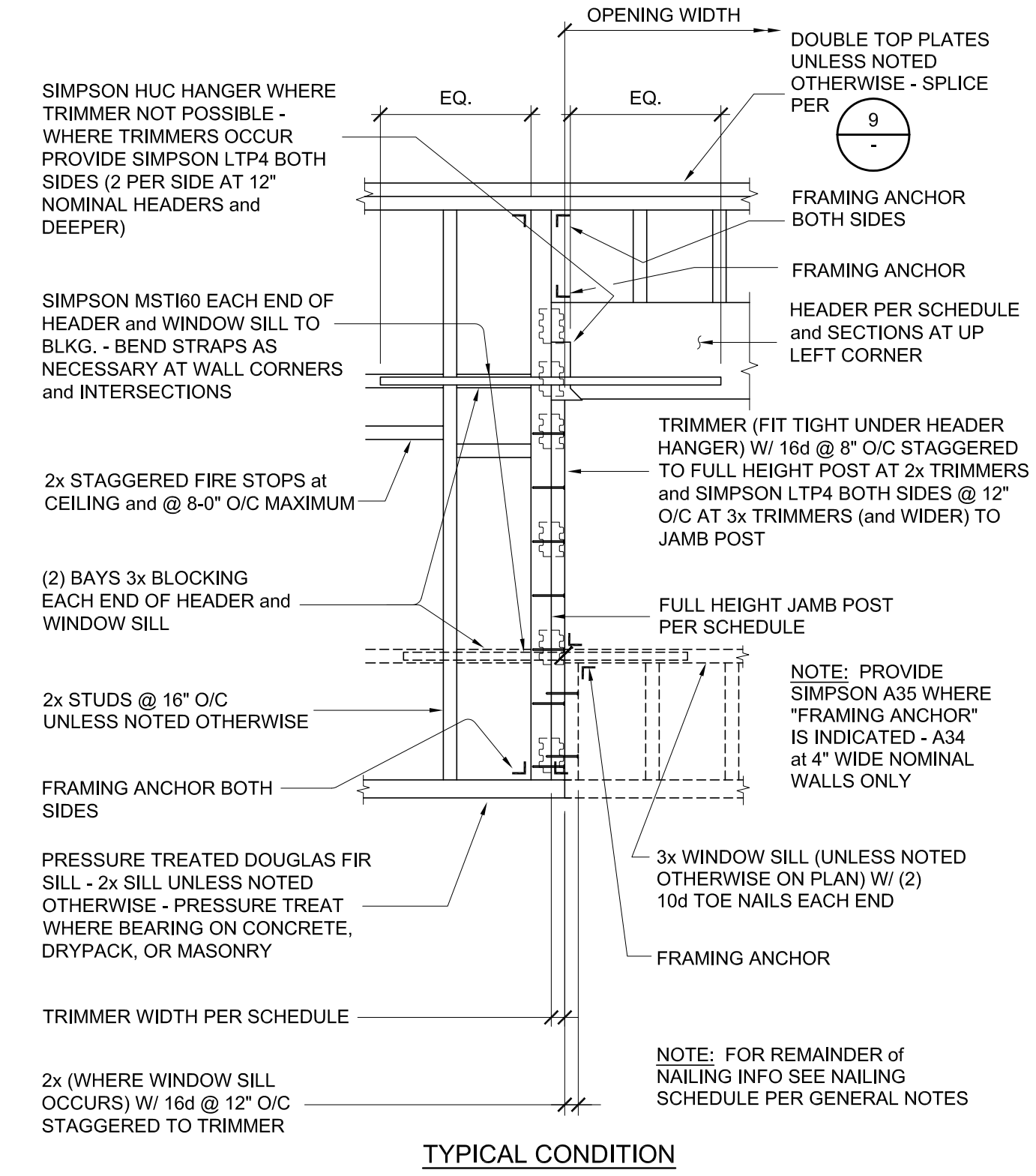
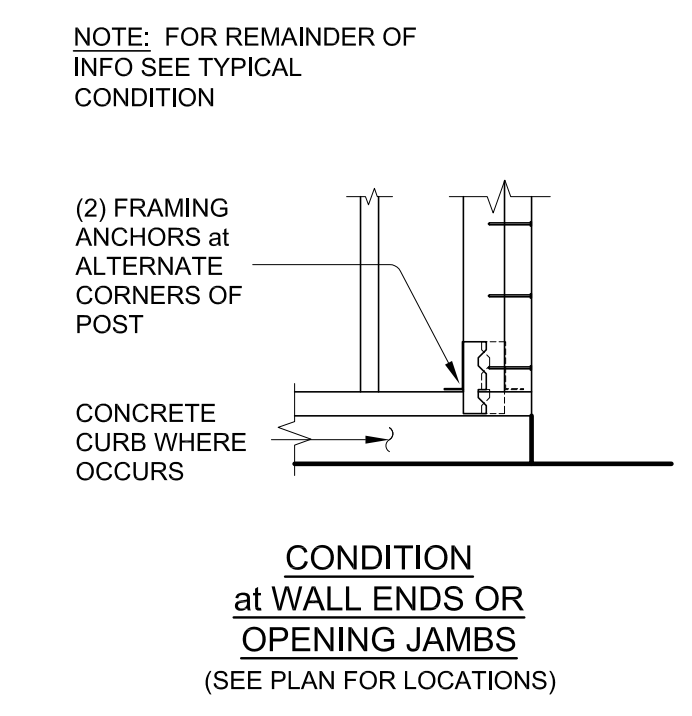
MAXIMUM OPENING WIDTH	HEADER - MINIMUM NOMINAL HEADER DEPTH "D"		JAMB POST		TRIMMER WIDTH
	LOAD BEARING WALL AND/OR SHEAR WALL	NON-LOAD BEARING WALL	LOAD BEARING WALL AND/OR SHEAR WALL	NON-LOAD BEARING WALL	
2'-0"	6"	4"	(2) 2X	(2) 2x	2x
4'-0"	6"	4"	4x	(2) 2x	2x
6'-0"	8"	6"	4x	(2) 2x	2x
8'-0"	10"	8"	6x	(3) 2x	3x
10'-0"	12"	10"	6x	(3) 2x	3x
12'-0"	14"	12"	6x	6x	3x

NOTE: ALL PERIMETER WALLS ARE TO BE CONSIDERED LOAD BEARING WALLS AND/OR SHEAR WALLS.

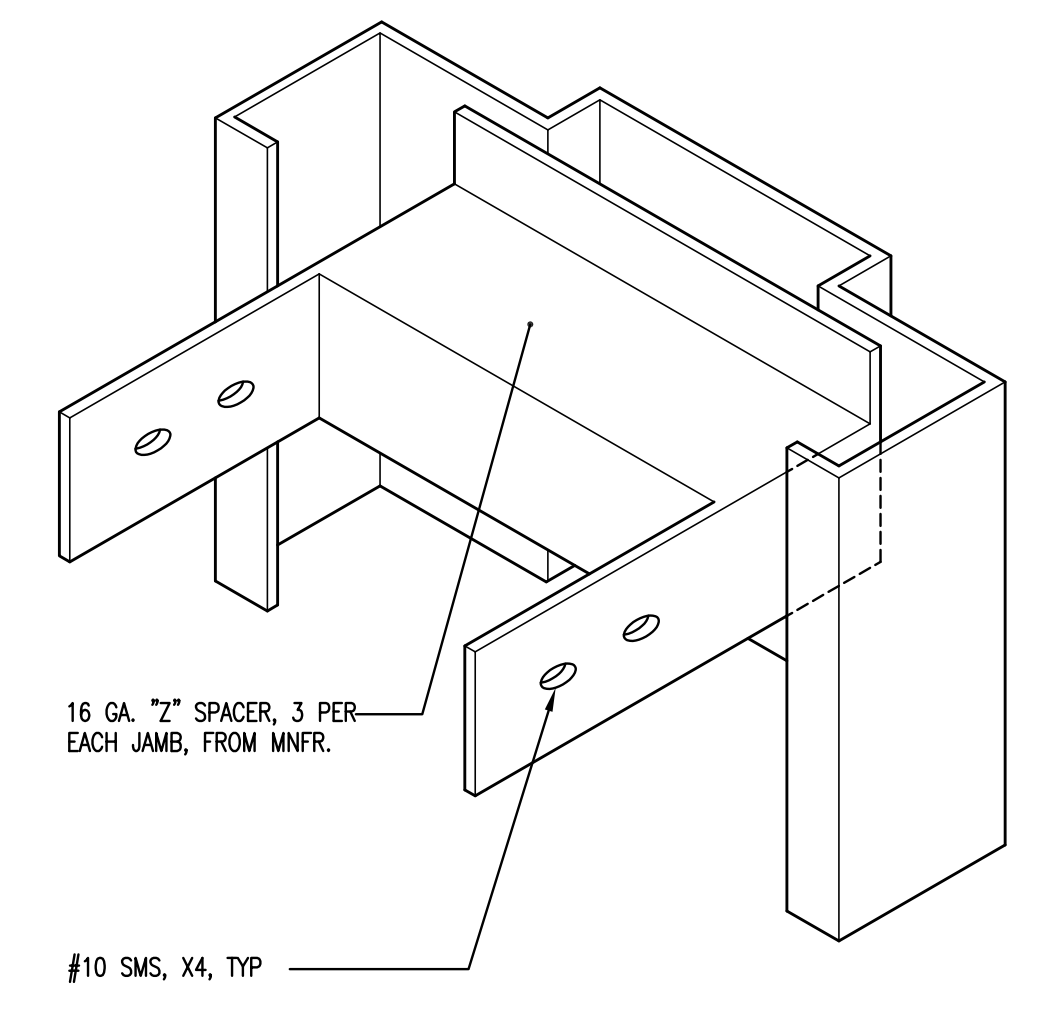


NOTE: INSTALL 1x6 DIAGONAL LET-IN BRACE @ 25° O/C and AT EACH END IN ALL WALLS NOT PLYWOOD SHEATHED. MAX. SLOPE OF DIAGONAL WITH HORIZONTAL SHALL BE ONE VERTICAL TO ONE HORIZONTAL. DO NOT OVERCUT STUDS AT NOTCHES. DO NOT SPLICE 1x6's. NAIL TO EA. STUD, SILL PLATE and TOP PLATE W/ (2) 8d FACE NAILS.

07 TYPICAL WOOD STUD WALL CONSTRUCTION at OPENINGS and WALL ENDS
REF. SCALE: NONE



03 TYPICAL FRAME ANCHOR
REF. SCALE: 3" = 1'-0"

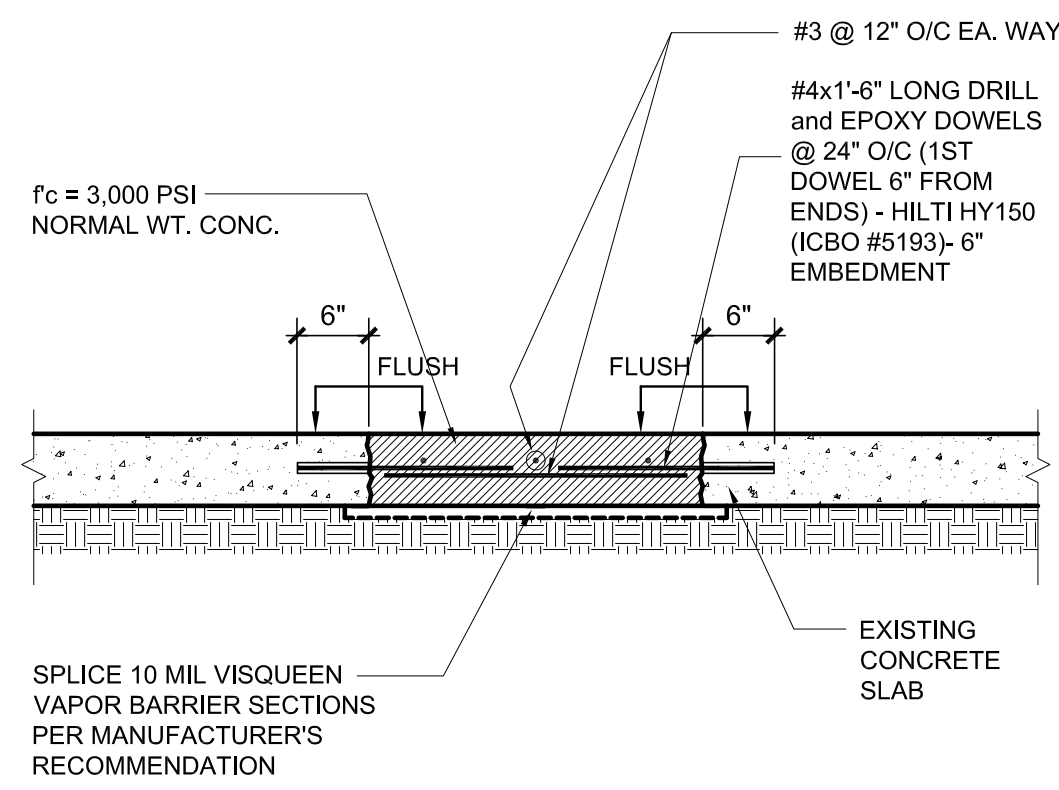


R17 Beauty College Expansion
9836 & 9838 Garden Grove Blvd
Garden Grove, CA 92844
Developed for Linda Choi

Date	
Revision	Description
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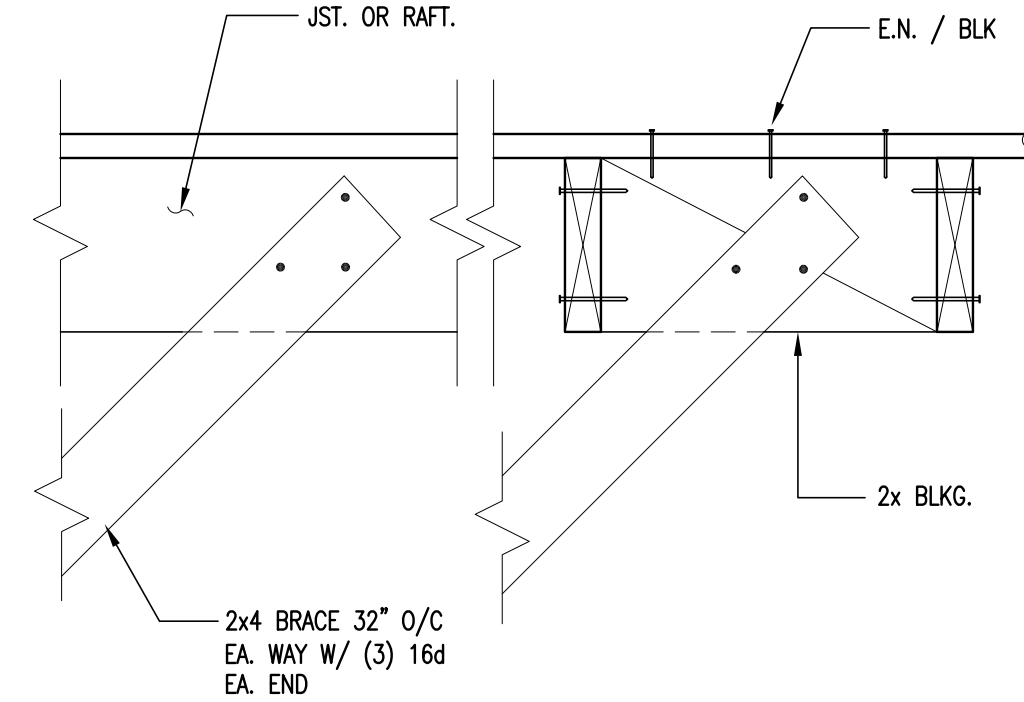
03 TYPICAL FRAME ANCHOR
REF. SCALE: 3" = 1'-0"



NOTES: VAPOR BARRIER REPAIR TO BE USED ONLY WHERE BARRIER HAS BEEN CUT IN SLAB. ALL VAPOR BARRIER MEMBRANE REPAIRS SHALL BE MADE WITH THE SAME MATERIALS AS ORIGINAL MEMBRANE WITH TAPE AND OTHER ACCESSORIES PROVIDED BY THE MEMBRANE MANUFACTURER. NO OTHER MATERIALS MAY BE USED.

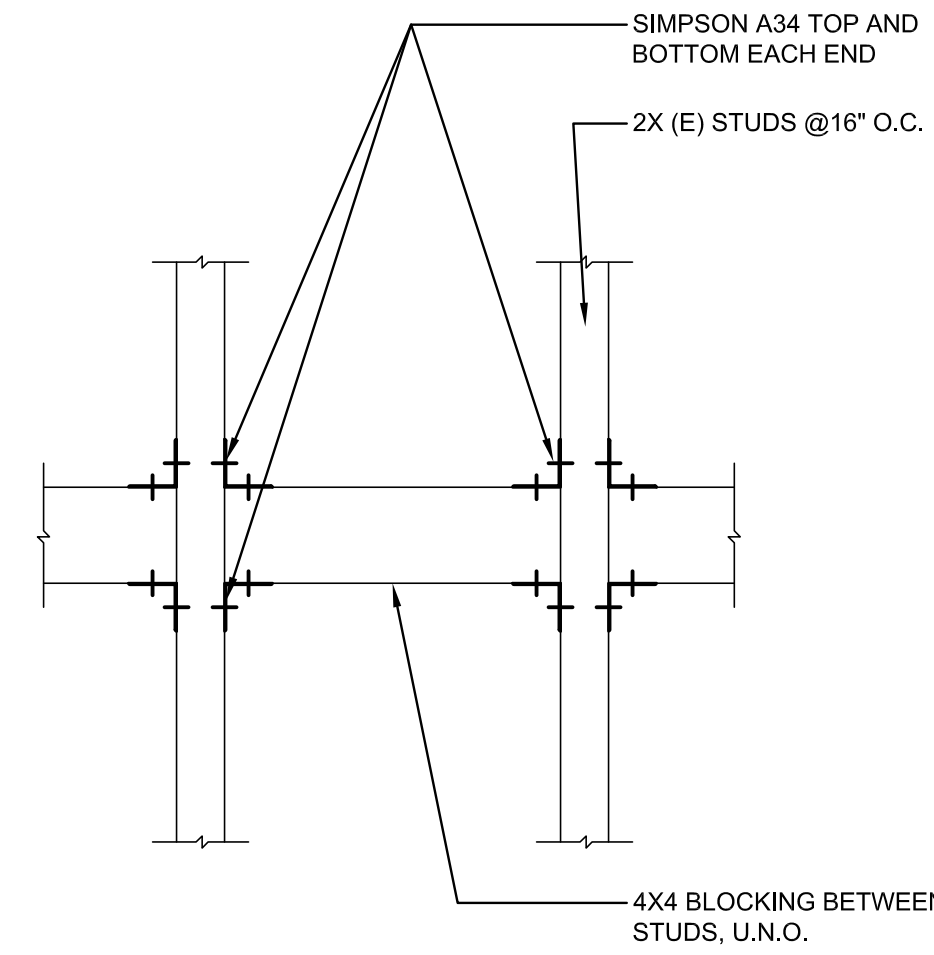
13 INFILL CONCRETE SLAB

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



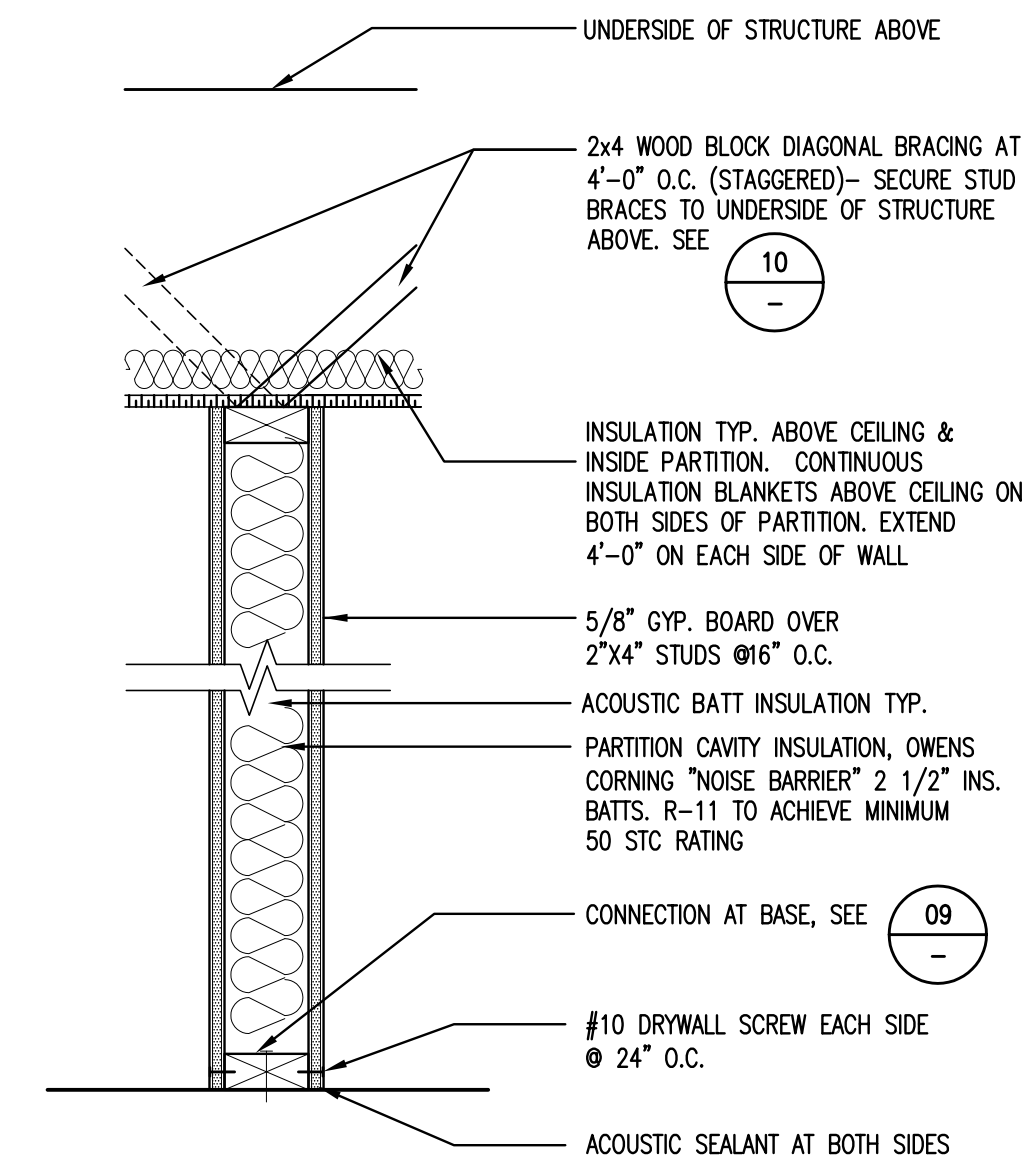
10 TYP. KICKER DETAIL

REF. SCALE: 1 1/2" = 1'-0"



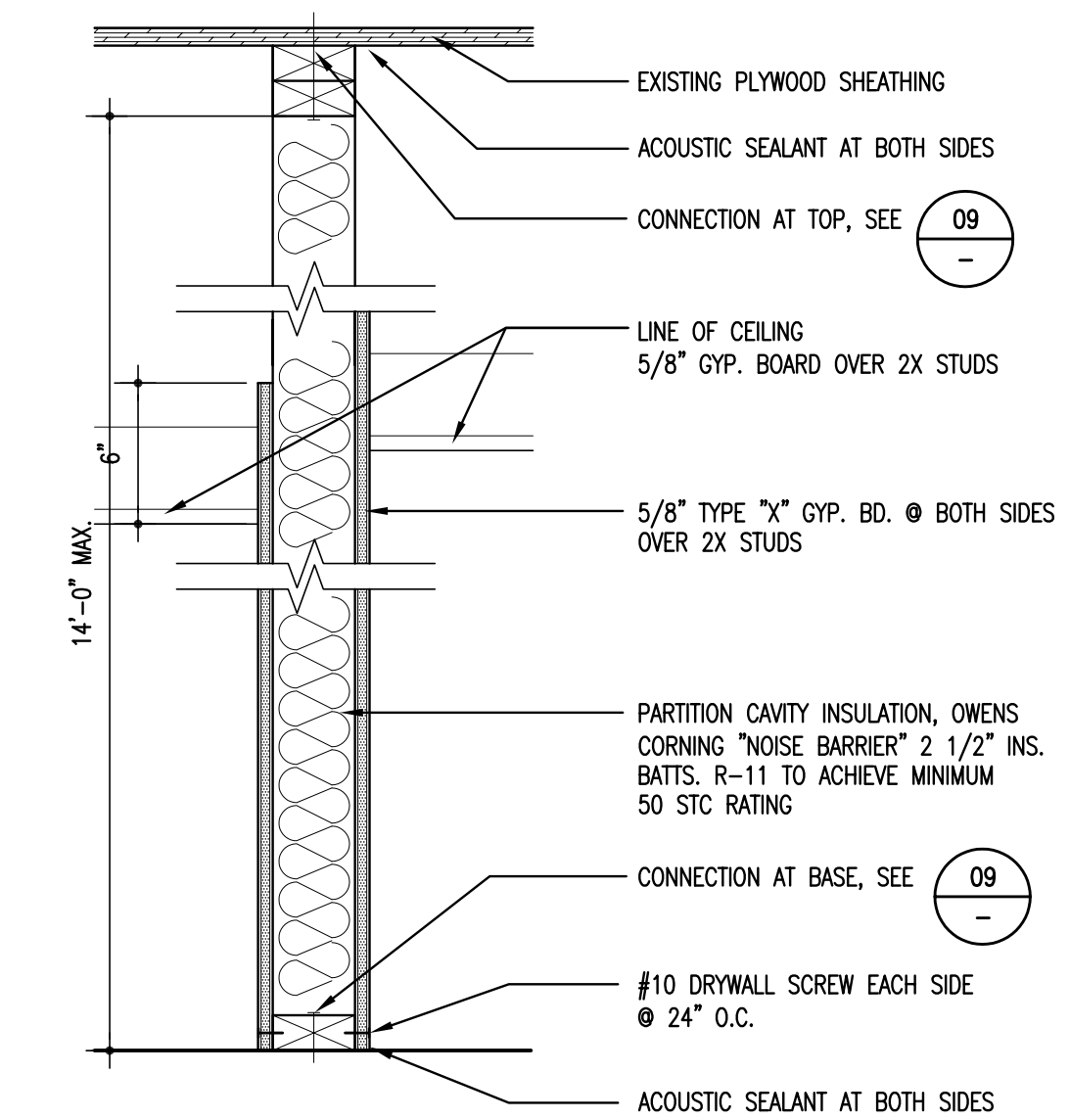
07 WOOD STUD BACKING

REF. SCALE: 1 1/2" = 1'-0"



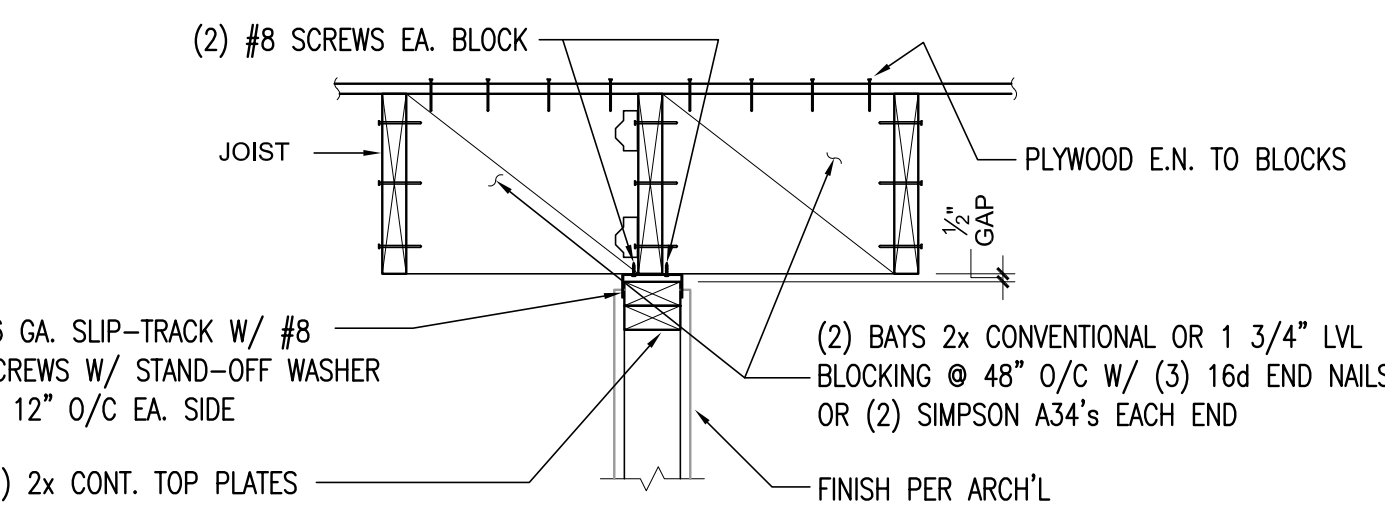
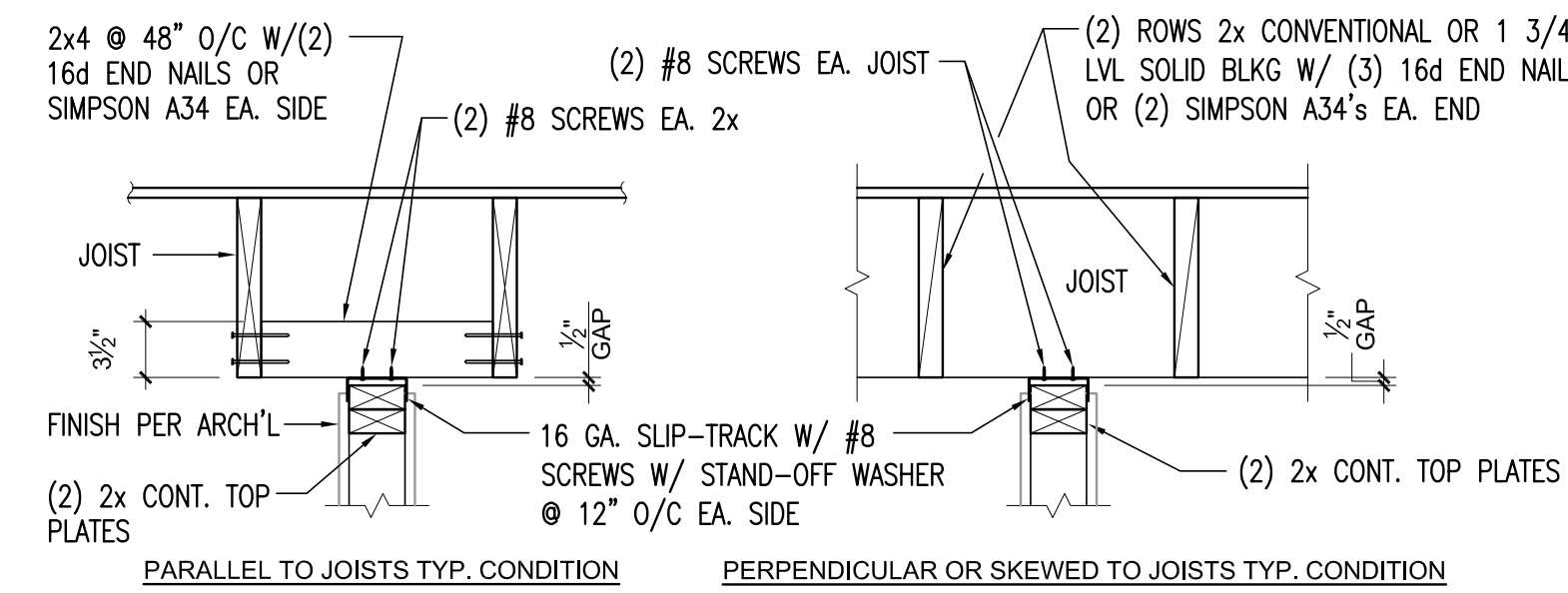
04 WALL TYPE "B"

REF. SCALE: 1 1/2" = 1'-0"



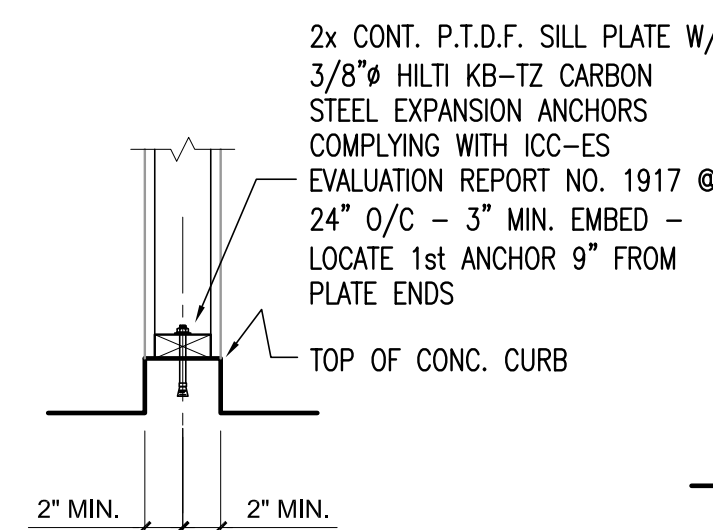
01 WALL TYPE "A"

REF. SCALE: 1 1/2" = 1'-0"



SCHEDULE	
MAX. STUD HEIGHT	STUD SIZE and SPACING
16'-0"	2x4 @ 16" O/C
25'-0"	2x6 @ 16" O/C
34'-0"	2x8 @ 16" O/C

NOTES:
 1. SEE SCHEDULE BELOW FOR NON-FRAME PARTITION MINIMUM STUD SIZES.
 2. STUD SIZES INDICATED ON SCHEDULE ARE MINIMUM DESIGN SIZES - PROVIDE WIDER 2x STUDS OF SAME SPACING IF ARCHITECTURAL CONSTRAINTS REQUIRE WIDER WALLS.



09 WOOD STUD TOP SLIP CONNECTION AND BASE CONDITION

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

ATTACHMENT NOTE:
 1. NAILS
 NAIL FOR ATTACHING GYPSUM BOARD TO WOOD FRAMING SHALL BE GNB-54 OR COOLER TYPE LOCATED 3/8" MIN. TO 1/2" MAX. FROM EDGES AND ENDS OF BOARD. NAILS SHALL BE A MAX. OF 7" O.C. ON CEILINGS AND A MAX. OF 8" O.C. ON WALLS.
 2. SCREWS
 DRYWALL SCREWS FOR ATTACHING GYPSUM BOARD TO WOOD FRAMING SHALL BE 1 1/4", TYPE W SPACED NOT TO EXCEED 12" O.C. ON CEILINGS, 16" O.C. ON SIDEWALLS WHERE STUDS ARE 16" O.C. AND 12" ON SIDEWALLS WHERE STUDS ARE SPACED 24" O.C. SCREWS FOR ATTACHING GYPSUM BOARD TO GYPSUM BOARD SHALL BE TYPE G SPACED AS REQUIRED.
 3. STAPLES
 BASE LAYER GYPSUM BOARD MAY BE APPLIED WITH POWERDRIVEN STAPLES SPACED 7" ON CEILINGS; 8" O.C. ON SIDEWALLS. STAPLES SHALL BE STANDARD 16 GAUGE GALVANIZED WIRE STAPLES WITH 7/16" WIDE CROWN WITH LEGS HAVING DIVERGENT LEGS SHALL BE NOT LESS THAN 1" LONG FOR 3/8" BASE BOARD, 1 1/8" LONG FOR 1/2" BASE BOARD OR 1 1/4" LONG FOR 5/8" BASE BOARD.
 4. CORNERBEADS
 CORNERBEAD SHALL BE NAILED WITH GYPSUM BOARD NAILS SPACED NO GREATER THAN 9" APART ON EACH FLANGE OF THE BEAD WITH THE NAILS OPPOSITE. IN LIEU OF NAILING, CORNERBEAD MAY BE CRIMP APPLIED 6" O.C. WITH A SPECIAL TOOL.
 5. ADHESIVE APPLICATION TO FRAMING APPLY GYPSUM BOARD ADHESIVE TO THE WOOD FRAMING WITH A CAULKING GUN.

03 FRAMING NOTES

REF. SCALE: NTS



HACE INC. 2601 Walnut Ave., Suite A
 Dublin, CA 92028
 1.949.892.9732 E.hseol@hacenc.com



RT7 Beauty College Expansion
 9836 & 9838 Garden Grove Blvd
 Garden Grove, CA 92844

Developed for Linda Choi

Date	Revision	Description
02/20/23 <td></td> <td></td>		

Key Plan N.T.S.

Date	Drawn By

DETAILS

Sheet Number

A901

DECISION NO. 1845-23

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-248-2023 AND REVOKING CONDITIONAL USE PERMIT NO. CUP-234-2023 FOR PROPERTY LOCATED AT 9836 AND 9838 GARDEN GROVE BOULEVARD, ASSESSOR'S PARCEL NOS. 098-062-24 AND 098-062-39.

BE IT RESOLVED that the Zoning Administrator of the City of Garden Grove does hereby approve Conditional Use Permit No. CUP-248-2023 and revoke Conditional Use Permit No. CUP-234-2023 for a property located on the south side of Garden Grove Boulevard, between Kerry Street and Galway Street, at 9836 and 9838 Garden Grove Boulevard, Assessor's Parcel Nos. 098-062-24 and 098-062-39.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-248-2023, the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Kyunghye Choi Park for RT7 Beauty School, with authorization of the property owner, Hwa Sook Junn.
2. The applicant is requesting approval of a Conditional Use Permit to allow the expansion of a vocational beauty school, RT7 Beauty School, to a maximum capacity of five (5) instructors and sixty-five (65) students within a combined 5,245 square-foot tenant space, at 9836 and 9838 Garden Grove Boulevard. Also, a request to revoke Conditional Use Permit No. CUP-234-2023, which previously allowed the operation of the vocational beauty school with three (3) instructors and thirty-six (36) students at 9836 Garden Grove Boulevard.
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 subject property has a General Plan Land Use Designation of RC3 (Residential/Commercial Mixed Use 3), and is zoned GGMU-3 (Garden Grove Boulevard Mixed Use 3). The subject property is currently improved with a multi-tenant shopping center.
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 September 14, 2023, 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 September 14, 2023 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 developed with a multi-tenant commercial center, Hanmi Plaza, located on the south side of Garden Grove Boulevard, between Kerry Street and Galway Street, at 9836 and 9838 Garden Grove Boulevard. The subject property has a General Plan Land Use Designation of RC3 (Residential/Commercial Mixed Use 3), and is zoned GGMU-3 (Garden Grove Boulevard Mixed Use 3). The property is adjacent to GGMU-3 zoned properties to the north, south, east, and west.

The RT7 Beauty School has a combined floor area of 5,245 square feet, between the existing trade school (9836 Garden Grove Boulevard) and bookstore (9838 Garden Grove Boulevard). The school's proposed expanded floor plan consists of a lobby, hair washing and cutting area, a classroom for hair care, two (2) areas for skin care training, a flexible training room, ancillary offices, restrooms, a utility room, and storage rooms.

Students will receive training in hair, skin, and nail care. No body massage, or other physical manipulation of the body will occur at the business. RT7 Beauty School will operate from 9:30 a.m. to 9:30 p.m. Monday to Saturday, and closed Sunday. Classes will be held in multiple sessions throughout the day. The morning session will be held from 9:30 a.m. to 12:00 p.m., afternoon sessions from 1:00 p.m. to 5:30 p.m., and the evening sessions from 5:30 p.m. to 9:30 p.m.

The Community Development Department has reviewed the request and are supporting the proposal. All appropriate conditions of approval for a "Business, Trade School" 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 property has a General Plan Land Use designation of RC3 (Residential/Commercial Mixed Use 3), and is zoned GGMU-3 (Garden Grove Boulevard Mixed Use 3). The Residential/Commercial Mixed Use 3 designation is intended to provide a mix of residential and commercial uses. The GGMU-3 zone is intended to integrate developments either on a single development site or as complementary uses within a district, such as commercial uses that provide goods and services for adjacent or integrated residential units. In

particular, 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 subject beauty school is located along Garden Grove Boulevard, in an area already developed with a variety of commercial businesses. The expanded use can further enhance the commercial district along Garden Grove Boulevard. Particularly, the school can better serve the local clientele in the nearby residential neighborhoods, as well as visitors from further destinations.

Goal LU-4 *Uses compatible with one another.* The proposed use is a vocational beauty school with training in hair, nail, and skin care. The subject beauty school was approved in 2023. The same business owners are now intending to expand the beauty school to occupy the adjoining tenant space. Directly adjacent to the subject use are retail, restaurant, and other personal service uses. Business and trade school uses are compatible with these other 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.

Goal LU-5 *Economically viable, vital, and attractive commercial centers throughout the City that serve the needs of the community.* Business and trade schools, and beauty schools more specifically, can enhance the vitality of the City's commercial centers. The proposed Conditional Use Permit would allow for the expansion of a new beauty school. An enlarged beauty school can enrich the community by providing a unique opportunity for vocational education and training.

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 tenant space is located in a shopping center 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 vocational beauty school. With the subject request, the proposed use will further enhance the variety of commercial uses already in the area. By approving the subject request, the shopping center, and the commercial district centered along Garden Grove Boulevard, would provide an even greater 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 within Garden Grove.* The proposed Conditional Use Permit will allow for the expansion of a new beauty and cosmetology school. The Conditional Use Permit would allow for the business to grow, and provide greater instructional services. Should the Conditional Use Permit be

approved, the City is providing a business all 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 use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The subject tenant space at 9836 Garden Grove Boulevard is undergoing tenant improvements to convert the space into a beauty school. The same business is requesting to expand their facility into the adjoining tenant space at 9838 Garden Grove Boulevard. Other than a few minor interior alterations, the existing space will remain largely unchanged.

The use will not unreasonably interfere with the use, enjoyment, or valuation of other property located within the vicinity of the site, provided the conditions of approval are adhered to for the life of the project. By operating as a beauty school, with limitations on class sizes, the use will be compatible with the surrounding uses.

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.

The subject shopping center site, with the existing site improvements and modifications, is of adequate size to accommodate the proposed use within the surrounding area. No modifications are required to any of the existing site development features on site. This includes any buildings, yards, walls, fences, parking and loading facilities, and landscaping. The subject tenant spaces have most recently been occupied by a beauty school and a bookstore. Having previously been used for commercial retail and service type uses, the combined tenant space will be of adequate size to accommodate the proposed expanded beauty school use.

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 south side of Garden Grove Boulevard, between Kerry Street and Galway Street. The commercial center is adequately

accessed by three (3) driveways along Garden Grove Boulevard, three (3) driveways along Galway Street, and two (2) driveways along Kerry Street. On-site circulation is adequate to serve all the uses in the commercial center. The site is also sufficiently served by the public service facilities required, such as public utilities: gas, electric, water, and sewer facilities. As a part of this request, no exterior changes are proposed for the design and function of the subject tenant spaces, or shopping center. 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-248-2023.

Dated: September 14, 2023

DAVID DENT
ZONING ADMINISTRATOR

EXHIBIT "A"
Conditional Use Permit No. CUP-248-2023

9836 and 9838 Garden Grove Boulevard

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, Kyunghee Choi Park, 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 an approximately 5,245 square-foot cosmetology vocational trade school, as identified on the floor plan attached to these Conditions of Approval. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply. 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.

Orange County Fire Authority

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

Community Development Department

8. The cosmetology school shall operate from 9:30 a.m. to 9:30 p.m., Monday through Saturday. In the event that problems arise concerning the operation of this business, such as parking problems, and changing the hours of operation will reduce these problems, the school shall change the hours of operation as prescribed by the City.
9. The maximum number of students allowed on the premises at any one time shall be limited to sixty-five (65) students, and the maximum number of employees/instructors allowed shall be limited to five (5) employees. In the event the school proposes to increase the number of students and/or employees/instructors, the operator shall demonstrate, to the satisfaction of the Community Development Director, that the proposed increase will not impact the current parking and circulation demands of the retail center, and that all necessary building improvements shall be properly obtained. If additional floor area, including new classrooms and/or training areas is required in order to accommodate the proposed increase to the number of students and/or instructors, a new Conditional Use Permit shall be obtained.
10. The applicant shall stripe two (2) new parking spaces within the existing parking lot to the rear of the tenant space, as shown on the plans approved under Conditional Use Permit No. CUP-248-2023.
11. In the event the site cannot accommodate the parking demand, due to impacts generated by any use on the property, at any given time, which causes a nuisance, hindrance, and/or problem with either on-site and off-site parking and circulation, as determined by the Community Development

Director in his/her reasonable discretion, the applicant shall devise and implement a plan approved by the City to relieve the situation.

- a. Upon written request by the City, the applicant shall submit a plan to manage parking issues for review and approval by the Community Development Department. The plan may include, but is not be limited to: reducing the hours of operation, instituting an off-site parking arrangement; having on-site parking control personnel; and/or others actions that may be deemed applicable to the situation.
 - b. If the Community Development Director deems such action is necessary to address parking and circulation problems, such action shall be implemented within 30 days of written notice. Failure to take appropriate action shall be deemed a violation of these Conditions of Approval and may result in the City restricting the overall use of the establishment.
12. The school shall only provide cosmetology, manicurist, barber, and esthetician courses. The school, and all programs and course instruction, shall be State-approved by the California Department of Consumer Affairs, Board of Barbering and Cosmetology, and/or the Bureau of Private Postsecondary Education, and all instructors shall have the proper licensing and certifications. Massage is not permitted.
 13. The cosmetology school shall be fully licensed by the State prior to operating, and prior to the issuance of a business license.
 14. All student practice sessions shall be conducted under the supervision of the instructor at all times.
 15. 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.
 16. 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.
 17. 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.

18. The property owner shall provide sufficient trash bins to accommodate the use. Trash pickup shall be at least one time a week. Should the need arise, trash pickup shall increase, in order to handle the amount of trash generated by all uses on site.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. There shall be no outdoor activities conducted on the premises without approval of a Special Event Permit or Community Event Permit.
25. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).

Conditional Use Permit No. CUP-248-2023
Conditions of Approval

26. 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.
27. 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.
28. A copy of the decision and the conditions of approval for Conditional Use Permit No. CUP-248-2023 shall be kept on the premises at all times.
29. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-248-2023 and his/her agreement with all conditions of the approval.
30. 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.
31. 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.
32. 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-248-2023. 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.

33. 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.
34. 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-248-2023 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.

Building and Safety Division

35. The project shall comply with the latest California Building Standards Code at the time of permit application.
36. An exterior accessible path-of-travel from the public sidewalk to the building entrance shall be provided, and shall comply with the circulation path requirements of CBC Section 11B-205.
37. All rooms/spaces within the building shall be on an accessible route.
38. Occupancy separations shall be provided between units per CBC Table 508.4.
39. The project shall comply with the accessibility requirements of CBC Chapter 11B.

Water Division

40. If applicable, new water service installations 0'-2" and smaller, shall be installed by the City of Garden Grove at owner's/developer's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services 0'-3" and larger, shall be installed by developer/owner's contractor per City Standards.

41. Water meters shall be located within the City right-of-way or within dedicated waterline easement. Fire services and large water services 0'-3" and larger, shall be installed by contractor with Class A or C-34 license, per City water standards and inspected by approved Public Works inspection.
42. If any new fire service connections or additions / modification to the existing fire sprinkler system are being proposed, fire service is required to have above-ground backflow device with a double-check valve assembly (DCDA) per City standard B-773. Existing single-check in the vault shall be removed; vault shall be removed. A right-of-way permit is required and contractor shall have a Class A / C-34 license. New DCDA shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. 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. Contact Water Engineering for additional requirements for plan submittal at (714) 741-5346.