

CITY OF STANTON STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA

PLANNING COMMISSION REGULAR MEETING

WEDNESDAY, APRIL 20, 2022 - 6:30 P.M. AGENDA

SAFETY ALERT - NOTICE REGARDING COVID-19

The health and well-being of our residents is the top priority for the City of Stanton and you are urged to take all appropriate health safety precautions given the health risks associated with COVID-19. The Planning Commission Meeting will be held in-person in the City Council Chambers located at 7800 Katella Avenue, Stanton, CA 90680.

ANY MEMBER OF THE PUBLIC WISHING TO PROVIDE PUBLIC COMMENT FOR ANY ITEM ON THE AGENDA MAY DO SO AS FOLLOWS:

- Attend in person and complete and submit a request to speak card to the Planning Commission Chair.
- E-mail your comments to <u>CommunityDevelopment@StantonCA.gov</u> with the subject line "PUBLIC COMMENT ITEM #" (insert the item number relevant to your comment) or "PUBLIC COMMENT NON-AGENDA ITEM" no later than 5:00 p.m. before the meeting (Wednesday, April 20, 2022). Comments received no later than 5:00 p.m. before the scheduled meeting will be compiled, provided to the Planning Commission, and made available to the public before the start of the meeting. Staff will not read e-mailed comments out loud during the meeting; however, the official record will include all e-mailed comments received until the close of the meeting.

Should you have any questions related to participation in the Planning Commission Meeting, please contact the Community Development Department at (714) 890-4243.

In compliance with the American Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Community Development Department at (714) 890-4243. Notification 48 hours prior to the Commission meeting will enable the City to make the reasonable arrangements to assure accessibility to this meeting.

1. CALL TO ORDER STANTON PLANNING COMMISSION REGULAR MEETING

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Chair Ash, Vice Chair Adams, Commissioner Marques, Commissioner Frazier

4. SPECIAL PRESENTATION

None.

5. APPROVAL OF MINUTES

- The Planning Commission approve minutes of Regular Meeting for January 19,
- The Planning Commission approve minutes of Regular Meeting for February 16, 2022.

6. PUBLIC COMMENTS

This is the time for members of the public to address the Planning Commission on any non-agendized matters within the subject matter jurisdiction of the Planning Commission.

- Each speaker will have a maximum of three (3) minutes,
- The Commission cannot discuss or take action on these items.
- All speakers must fill out a REQUEST TO SPEAK card and submit it to the Secretary of the Commission.
- The Chair will call speakers to the microphone. Please state your name, slowly and clearly, for the record.
- When three (3) minutes has expired, please return to your seat as you will not be permitted to have additional time for comments

7. **PUBLIC HEARINGS**

PUBLIC HEARING TO CONSIDER SITE PLAN AND DESIGN REVIEW NO. SPDR-7A. 809, MINOR VARIANCE NO. MV 21-01, TENTATIVE TRACT MAP NO. 19184 FOR THE DEVELOPMENT OF FOUR (4), DETACHED, SINGLE-FAMILY DWELLING UNITS LOCATED AT 8222 STARR STREET IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONE WITH A NORTH GATEWAY MIXED-USE (NGMX) OVERLAY.

RECOMMENDED ACTION

That the Planning Commission:

- Conduct a public hearing;
- Find the proposed project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 Class 3 (New Construction or Conversion of Small Structures); and
- Adopt Resolution No. 2533 approving Site Plan and Design Review No. SPDR-809, Minor Variance No. MV 21-01 and Tentative Tract Map No. 19184.
- 7B. PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT NO. C22-02 TO ALLOW THE ON SITE SALE OF BEER, WINE AND DISTILLED SPIRITS (TYPE 47 LICENSE LIQUOR LICENSE) IN CONJUNCTION WITH A BONA FIDE RESTAURANT LOCATED AT 12140 BEACH BOULEVARD IN THE COMMERCIAL GENERAL (CG) ZONE WITH A GENERAL MIXED-USE OVERLAY (GLMX) AND TO REVOKE CONDITIONAL USE PERMIT NO. C79-34 PREVIOUSLY APPROVED FOR THIS SAME ADDRESS.

RECOMMENDED ACTION

That the Planning Commission:

- Conduct a public hearing;
- Declare the project is Categorically Exempt per California Environmental Quality Act, Public Resource Code Section 15301, Class 1(a) (Existing Facilities); and
- Adopt Resolution No. 2550 to approve Conditional Use Permit No. C22-02 and revoke Conditional Use Permit No. C79-34.

8. <u>NEW BUSINESS</u>

None.

9. OLD BUSINESS

None.

10. PLANNING COMMISSION COMMENTS

At this time Commissioners may report on items not specifically described in the agenda which are of interest to the Commission <u>provided no discussion or action may be taken</u> except to provide staff direction to report back or to place the item on a future agenda.

11. DIRECTOR'S REPORT

12. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, the foregoing agenda was posted at the Post Office, Stanton family Resource Center and City Hall, not less than 72 hours prior to the meeting. Dated this 14th day of April 2022.

Jennifer A. Lilley, AICF

Community & Economic Development Director

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON REGULAR MEETING

WEDNESDAY, JANUARY 19, 2022, 6:30 P.M.

1. CALL TO ORDER STANTON PLANNING COMMISSION REGULAR MEETING

The members of the Planning Commission of the City of Stanton met in regular session in the City Council Chambers at 6:30 p.m., Chair Frazier presiding.

2. PLEDGE OF ALLEGIANCE

Led by Commissioner Norgaard

3. ROLL CALL

Present: Chair Frazier, Vice Chair Marques, Commissioner Ash, Commissioner Adams,

Commissioner Norgaard.

Absent: None.

Excused: None.

4. PLANNING COMMISSION REORGANIZATION

Community & Economic Development Director Lilley accepted nominations for Planning Commission Chair.

A motion was made to nominate Commissioner Ash.

Commission Ash accepted the nomination for Chair.

Motion/Second: Frazier/Adams

Motion passed unanimously by the following vote:

AYES: Frazier, Marques, Ash, Adams, Norgaard

NOES: None ABSTAIN: None ABSENT: None

A motion was made to nominate Commissioner Adams for Vice Chair.

Commissioner Adams accepted the nomination for Vice Chair.

Motion/Second: Ash/Frazier

Motion passed unanimously by the following vote:

AYES: Frazier, Marques, Ash, Adams, Norgaard

NOES: None ABSTAIN: None ABSENT: None

5. SPECIAL PRESENTATION

None.

6. <u>APPROVAL OF MINUTES</u>

None.

7. PUBLIC COMMENT

None.

8. PUBLIC HEARING

8A. GENERAL PLAN AMENDMENT NO. GPA 22-01: 6TH CYCLE HOUSING ELEMENT UPDATE FOR THE 2021-2029 PLANNING PERIOD AND COMMUNITY HEALTH AND SAFETY ELEMENT UPDATE

Director Lilley introduced Perry Banner, Principal Planner at De Novo Planning Group to present the item.

Mr. Banner presented the Final 6th Cycle Housing Element and Community Health and Safety Element update. provided an overview of what has happened with the project since the last presentation and the changes that were made to the housing element.

Vice Chair Adams asked how the City will move forward with the remaining RHNA units of cycle six.

Mr. Banner explained the potential sites have the potential to develop at least thirty units per acre so if even one of those sites was to go market rate or not develop residentially, there is capacity and staff will monitor progress over the planning period. He also noted there are plenty of marketing opportunities because of good channels of communication between City staff and developers.

Commissioner Marques asked what penalties are imposed if the City fails to meet one element but meets the others.

Mr. Banner explained the City is in a very good place and is not in jeopardy of falling short of the requirements.

Chair Ash noted this is a roadmap for the City to meet goals.

Commissioner Norgaard asked what years the numbers that are being compared relate to.

Mr. Banner acknowledged that the numbers are current and represent a snapshot in time.

Commissioner Norgaard asked how inflation and the increase in home values will affect this snapshot.

Mr. Banner acknowledged that those factors should be considered because home values will likely continue to rise.

A motion was made to adopt the Housing and Safety Element Update.

Motion/Second: Frazier/ Margues

Motion passed unanimously with the following vote:

AYES: Frazier, Marques, Ash, Adams, Norgaard

NOES: None ABSTAIN: None ABSENT: None

9. NEW BUSINESS

None.

10. OLD BUSINESS

None.

11. PLANNING COMMISSION COMMENTS

Commissioner Frazier thanked staff and the Commission for allowing him to serve as Chair for the last two years.

Commissioner Norgaard thanked staff and Commissioners.

Vice Chair Adams thanked staff.

Commissioner Marques noted how hard staff works and thanked Director Lilley and staff.

12. DIRECTOR'S REPORT

Director Lilley introduced Planning Manager, Maribeth Tinio.

Director Lilley thanked Chair Frazier for his leadership.

13. ADJOURNMENT

Commission adjourned at 7:26 p.m.

Jennifer A. Lilley, AICP Community & Economic Development Director

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON SPECIAL MEETING – STUDY SESSION REGULAR MEETING WEDNESDAY, FEBRUARY 16, 2022

1. CALL TO ORDER PLANNING COMMISSION SPECIAL STUDY SESSION

The members of the Planning Commission of the City of Stanton met in Special Study Session in the City Council Chambers at 5:31 p.m., Chair Ash presiding.

2. ROLL CALL

Present: Chair Ash, Vice Chair Adams, Commissioner Frazier, Commissioner Marques,

Commissioner Norgaard.

Absent: None.

Excused: None.

3. <u>PLANNING COMMISSION TRAINING TOPICS: UNDERSTANDING DENSITY AND DEVELOPMENT INTENSITY</u>

Community & Economic Development Director Jennifer Lilley provided a recap of the training materials and presentations provided to the Planning Commission. .

Commissioner Frazier noted the Commission should play close attention to the architectural features of the projects that are presented to the Planning Commission.

Director Lilley commended the Commission for paying attention to this type of detail.

Commissioner Marques thanked Director Lilley for explaining everything thoroughly.

Commissioner Norgaard asked for examples of tradeoffs that could push a project beyond affordability.

Director Lilley noted the two major factors are parking and open space. However, there are variations even with these two factors.

Commissioner Norgaard asked why there is not a lot of multi-level and underground parking in the City of Stanton.

Director Lilley explained multi-level and underground parking can be expensive for construction costs.

Commissioner Margues pointed out some developments with good parking solutions.

Chair Ash asked where the impact on traffic and infrastructure is considered.

Director Lilley explained studies provide information on these impacts and are presented to Commission.

4. ADJOURNMENT OF STANTON PLANNING COMMISSION SPECIAL - STUDY SESSION

The Study Session adjourned at 6:20 p.m.

5. CALL TO ORDER STANTON PLANNING COMMISSION REGULAR MEETING

The members of the Planning Commission of the City of Stanton met in regular session in the City Council Chambers at 6:30 p.m., Chair Ash presiding.

6. PLEDGE OF ALLEGIANCE

Led by Vice Chair Adams.

7. ROLL CALL

Present: Chair Ash, Vice Chair Adams, Commissioner Frazier, Commissioner Marques,

Commissioner Norgaard.

Absent: None.

Excused: None.

8. SPECIAL PRESENTATION AND AWARDS

None.

9. APPROVAL OF MINUTES

The Planning Commission approved minutes of Planning Commission Meeting for November 17, 2021.

Motion/Second: Frazier/Marques

Motion passed unanimously by the following vote:

AYES: Frazier, Margues, Ash, Adams, Norgaard

NOES: None ABSTAIN: None ABSENT: None

The Planning Commission approved minutes of Planning Commission Meeting for December 15, 2021.

Motion/Second: Norgaard/Adams

Motion passed (4-0) by the following vote:

AYES: Marques, Ash, Adams, Norgaard

NOES: None ABSTAIN: Frazier ABSENT: None

10. PUBLIC COMMENT

None.

11. PUBLIC HEARING

None.

12. NEW BUSINESS

None.

13. OLD BUSINESS

None.

14. PLANNING COMMISSION COMMENTS

Commissioner Marques thanked Director Lilley for the presentation. He asked about the location for future developments. Director Lilley stated staff would prepare project updates for the next meeting.

Commissioner Norgaard thanked Director Lilley

Chair Ash asked whether future meetings will be held in person and if masks will be required.

Director Lilley anticipates the Commission to go back to in-person meetings in March and the meetings would follow whatever the health and safety protocols are in place at that time.

15. <u>DIRECTOR'S REPORT</u>

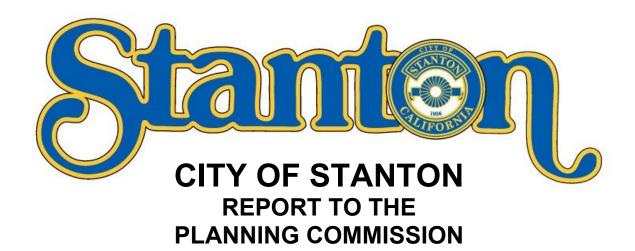
Director Lilley shared that the California League of Cities is taking place in the month of March.

16. <u>ADJOURNMENT</u>

Commission adjourned at 6:39 p.m.

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Jennifer A. Lilley, AICP Community & Economic Development Director



TO: Chair and Members of the Planning Commission

DATE: April 20, 2022

SUBJECT: PUBLIC HEARING TO CONSIDER SITE PLAN AND DESIGN REVIEW

NO. SPDR-809, MINOR VARIANCE NO. MV 21-01, TENTATIVE TRACT MAP NO. 19184 FOR THE DEVELOPMENT OF FOUR (4), DETACHED, SINGLE-FAMILY DWELLING UNITS LOCATED AT 8222 STARR STREET IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONE WITH A

NORTH GATEWAY MIXED-USE (NGMX) OVERLAY.

RECOMMENDED ACTION

That the Planning Commission:

- Conduct a public hearing;
- Find the proposed project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 Class 3 (New Construction or Conversion of Small Structures), and
- Adopt Resolution No. 2533 approving Site Plan and Design Review No. SPDR-809, Minor Variance No. MV 21-01 and Tentative Tract Map No. 19184.

BACKGROUND

The applicant, James Le is requesting to develop four, two-story, single-family detached dwelling units on a 0.41-acre site located at 8222 Starr Street (APN 126-282-14), highlighted in Figure 1 below. The subject property currently includes a single-family dwelling and accessory structures that are proposed to be demolished as part of this project.



The project is located in the Medium Density Residential (RM) zone with a North Gateway Mixed-Use (GLMX) Overlay and has a General Plan Land Use designation of North Gateway Mixed Use. Surrounding zoning and land uses are as follows:

Direction	Zoning	Existing Land Use
North	Medium Density Residential (RM) and Single-Family Residential (RL)	Single-Family Dwellings
South	High Density Residential (RH)	Faircrest Apartments-228 units
East	Single-Family Residential (RL)	Single-Family Dwellings
West	Medium Density Residential (RM)	Jacaranda Homeowners Association 18-unit condominium development

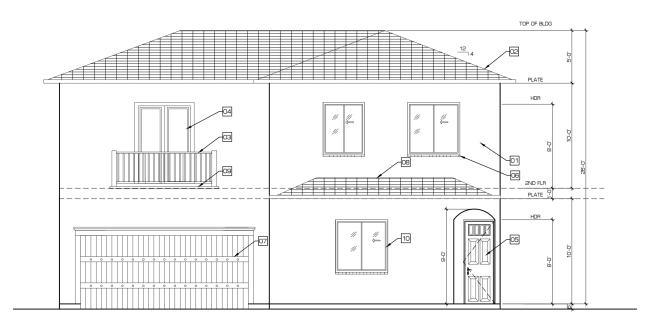
ANALYSIS/JUSTIFICATION

SITE PLAN AND DESIGN REVIEW - The Stanton Municipal Code (SMC) requires a Site Plan and Design Review permit for the construction of new dwellings. The project meets all the required development standards including the required front, side and rear yard setbacks, building height and as provided in the table below:

Standard	Required	Proposed
Setbacks: Front Side Rear (two-story)	20 ft. 10 ft. 20 ft.	20 ft. 10 ft. 77 ft.
Building Height	2 stories not to exceed 32 ft.	2 stories- 26 ft. 6 in.
Lot Coverage	Max. 50%	21.6%
Impervious Surface Coverage	Max. 60%	60%
Separation Distance	10 ft.	12 ft.
Parking	17 parking spaces (4 spaces per unit and one guest parking space)	17 parking spaces (Each unit has a two-car garage and two open parking spaces. One guest parking space is provided.)

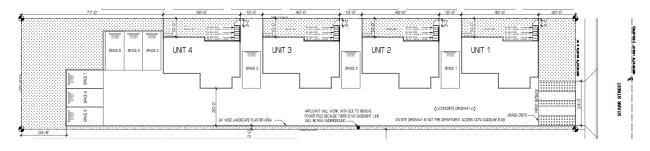
The project is comprised of four, 1,539 square foot, two-story units with attached 408 square foot, two-car garages. The first floor includes a living room, kitchen, half-bath, laundry closet and the two-car garage. The second floor includes three bedrooms, three full bathrooms and a library room. The proposed design is associated with Spanish style architecture. All four units are proposed to have similar paint colors, identical materials and architectural elements, including stucco walls, black iron balcony railing, windowsills with brick ledge details and wood garage doors.

Figure 2. Front Elevation



Access to the site is provided from a 24-foot-wide driveway entrance on Starr Street. A 20-foot interior drive aisle serves the proposed development. The project will include 7,610 square feet of landscape area consisting of groundcover, shrubs and trees. Additionally, a two-foot landscape buffer will be provided along the easterly property line. Common open space is provided at the rear of the property totaling 2,709 square feet. A minimum of 150 square feet of private open space is required for each unit and the project provides for 465 square feet per unit as indicated in Attachment D containing the Architectural and Landscape plans.

Figure 3. Site Plan



TENTATIVE TRACT MAP - The applicant is requesting approval of Tentative Tract Map No. 19184 to subdivide for condominium purposes to allow for individual ownership of the proposed four detached dwellings. The proposed Tentative Tract Map as provided in Attachment C has been reviewed by the City Engineer and is technically correct and conforms to the requirements of the Subdivision Map Act (Government Code section 66410 *et. seq.*) and the City's Subdivision Ordinance (Title 19 of the Stanton Municipal Code).

MINOR VARIANCE - The Zoning Code allows consideration of a Minor Variance to allow a reduction in the minimum required parcel width up to a maximum of 10 percent. In the Medium Density Residential zone, the required minimum lot width is 65 feet. The lot is 60 feet in width and this reduction of five feet, is within the allowed 10 percent allowance. The project meets all applicable development standards and provides for a development compatible with the surrounding neighborhood and the community as a whole. A Minor Variance does not require a public hearing, however, multiple applications for the same project shall be reviewed by the highest review authority designated for any of the applications. In this case, the Site Plan and Design Review and Tentative Tract Map require action from the Planning Commission providing the Minor Variance to be processed concurrently.

The project meets the intent and purpose of the Site Plan and Design Review, Tentative Tract Map and Minor Variance. The project provides for more housing opportunities and improves the character and condition of the neighborhood by redeveloping an underutilized property. The project offers increased private open space, quality landscaping and a development compatible with the neighborhood. Staff recommends the Planning Commission approve SPDR-809, MV 21-01 and TTM No. 19184 for the development of four, single-family dwelling units.

ENVIRONMENTAL IMPACT

The proposed project is Categorically Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3 (New Construction or Conversion of Small Structures). In urbanized areas, the exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units. The project qualifies for this exemption since it consists of four detached dwellings in an urbanized area.

PUBLIC NOTIFICATION

Notice of Public Hearing was mailed to all property owners within a five-hundred-foot radius of the subject property and made public through the agenda-posting process. To date, Staff has not received any comments or inquiries regarding the project.

Prepared by,

Approved by,

Estefany Franco

Associate Planner

Community and Economic Development Director

ATTACHMENTS

- A. PC Resolution No. 2533 Site Plan and Design Review No. SPDR-809, Minor Variance No. MV 21-01 and Tentative Tract Map No. 19184
- B. Vicinity Map
- C. Tentative Tract Map No. 19184
- D. Architectural and Landscape Plans

RESOLUTION NO. 2533

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON, CALIFORNIA, RECOMMENDING THE PLANNING COMMISSION APPROVE SITE PLAN AND DESIGN REVIEW NO. SPDR-809, MINOR VARIANCE NO. MV 21-01 AND TENTATIVE TRACT MAP NO. 19184 FOR THE DEVELOPMENT OF FOUR (4), DETACHED, SINGLE-FAMILY DWELLING UNITS LOCATED AT 8222 STARR STREET IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONE WITH A NORTH GATEWAY MIXED-USE OVERLAY (NGMX).

WHEREAS, on August 10, 2020, James Le, ("Applicant") filed applications for a Site Plan and Design Review No. SPDR-809 and Tentative Tract Map No. 19184, for the development of a 0.41-acre site ("Project Site"), located at 8222 Starr Street (APN: 126-282-14) for the development of four, detached, single-family dwelling units ("Project"); and

WHEREAS, on March 17, 2021, James Le, ("Applicant") filed applications for a Minor Variance MV 21-01 for the development of a 0.41-acre site ("Project Site"), located at 8222 Starr Street (APN: 126-282-14) for the development of four, detached, single-family dwelling units ("Project"); and

WHEREAS, on April 7, 2022, the City gave public notice of the Planning Commission meeting to conduct a public hearing to consider SPDR-809, MV 21-01 and Tentative Tract Map No. 19184, for the Project, by posting the public notice at three public places including Stanton City Hall, the Post Office, and the Stanton Community Services Center, noticing property owners within a 500-foot radius of the subject property, posting the notice on the City's webpage, and was made available through the agenda posting process; and

WHEREAS, Staff has reviewed the environmental form submitted by the Applicant in accordance with the City's procedures. Based upon the information received and staff's assessment of the information, staff recommends that the project be determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3 (New Construction or Conversion of Small Structures); and

WHEREAS, on April 20, 2022 the Planning Commission of the City of Stanton conducted a duly noticed public hearing concerning the request to approve SPDR-809, MV 21-01 and Tentative Tract Map No. 19184 for the development of a 0.41-acre site located at 8222 Starr Street (APN: 126-282-14) for the construction of four, detached, single-family dwelling units in the Medium Density Residential (RM) zone with a North Gateway Mixed-Use (NGMX) Overlay; and

WHEREAS, the Commission has carefully considered all pertinent testimony and information contained in the staff report prepared for this application as presented at the public hearing; and

WHEREAS, all legal prerequisites have occurred prior to the adoption of this resolution.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF STANTON DOES HEREBY FIND, RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1: The foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

SECTION 2: Based upon the Initial Study, the Planning Commission exercises its independent judgment and finds that the project, as conditioned hereby, is categorically exempt from environmental review under the California Environmental Quality Act (CEQA), Section 15303, Class 3 (New Construction or Conversion of Small Structures). Specifically, the project is four, single family, detached dwelling units on a 0.41-acre site and the exemptions apply to apartments, duplexes and similar structures designed for not more than six dwelling units. There are no unusual circumstances in respect to the proposed project for which staff would anticipate a significant effect on the environment and, therefore, the proposed project is categorically exempt from the provisions of CEQA.

SECTION 3: That in accordance with the requirements as set forth in Section 20.530.050 of the Stanton Municipal Code (SMC) for Site Plan and Design Review application, the proposed Project is:

A. Allowed within the subject zone.

The Project Site is located in the Medium Density Residential (RM) zone. Single-family detached subdivision development is allowed in the RM zone (SMC Section 20.210.020). Therefore, the Project is allowed within the subject zone.

B. Designed so that:

1. The Project will not be detrimental to the public health, safety, or general welfare, and not detrimental to adjacent property.

The Project includes the demolition of the existing, single-family dwelling on site. The new 4-unit residential development compliments residential uses in the vicinity and has been designed to meet the off-street parking requirements of the Stanton Municipal Code.

Architectural design and functional plan of the structures and related improvements are of high aesthetic quality and compatible with adjacent developments.

The Project is designed to complement and be consistent with the residential developments on Starr Street. The four units are proposed to have similar paint colors, identical materials and architectural elements, which include stucco walls, black iron balcony railing, windowsills with brick ledge details and wood garage doors. Landscaping will include a variety of trees, shrubs and groundcover including crepe myrtle trees, holly oak trees, bougainvillea vines, boxwood, and laurel fig.

3. Structures and related improvements are suitable for the proposed use of the property and provide adequate consideration of the existing and contemplated uses of land and orderly development in the general area of the subject site.

The maximum allowed density within the Medium Density Residential zone is 11 units per acre, the project is proposed at 9.68 dwelling units per acre. The proposed project meets all applicable development standards, and the site design ensures the improvements are consistent with the adjacent neighborhoods and complement development in this zone.

4. The project's site plan and design are consistent with the City's Design Standards and Guidelines, if any.

The City does not currently have adopted design guidelines. However, for the reasons set forth above, the Project's design is compatible with existing and recent residential development within the neighborhood.

- C. Designed to address the following criteria, as applicable:
 - 1. Compliant with the Zoning Code, Municipal Code Title 16 (Buildings and Construction), and all other applicable City regulations and policies.

The Project, as conditioned, is compliant with all applicable City regulations. The Projects meets the required setbacks, height, density and applicable development standards. The applicant has filed for a Minor Variance for the 60-feet lot width and qualifies for a 10 percent reduction in the required lot width of 65-feet.

2. Efficient site layout and design;

The Project will feature four, three-bedroom units with attached two car garages, nine open parking stalls, common open space in the rear of the property and private yards for each unit. All the buildings are within the height limitations for the zone. The property is rectangular shaped, and a 20-foot drive aisle is proposed for the development. As such, the Project will efficiently utilize the existing infill site.

3. Adequate yards, spaces, walls, and fences, parking, loading, and landscaping that fit within neighboring properties and developments;

The project will include 7,610 square feet of landscape area consisting of groundcover, shrubs and trees. Additionally, a two-foot landscape buffer will be provided along the easterly property line. Common open space is provided at the rear of the property totaling 2,709 square feet. Each unit has a 465 square foot private yard. The development provides for 17 off-street parking spaces in the form of four, two-car garages and nine, open parking stalls.

 Relationship to streets and highways that are adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed development; The proposal is for a residential development. The density and use of the property is consistent with the General Plan and Zoning and is not anticipated to exceed the design of the roadway network. The Project can be accommodated by the existing roadway network without any significant impact on the traffic on Starr Street and surrounding streets.

5. Compatible and appropriate scale to neighboring properties and developments; The proposed project will be compatible with existing residential developments in the area by maintaining appropriate height, mass, density and scale of the residential development. Additionally, landscape areas, appropriate setback conditions and overall site design were incorporated to ensure the development is compatible with residential development on Starr Street.

6. Efficient and safe public access (both pedestrian and vehicular) and parking;

The project has been designed to ensure safe and adequate vehicle and pedestrian access. One twenty-foot driveway will provide access from Starr Street. A safe and efficient street pattern offers access to the residential units, all garages serving the units and the open stall parking provided. Walkways are incorporated throughout the project providing safe access to each unit.

7. Appropriate and harmonious arrangement and relationship of proposed structures and signs to one another and to other development in the vicinity, based on good standards of design;

The Project is solely for residential development. The adjacent properties consist of multi-family residential development to the south and west and single-family residential development to the north and east. The Project proposes landscape buffers along the property lines to enhance the appearance of the property. The architectural style of the residential units is compatible with residential development within the City.

8. Appropriate relationship to land use and development of adjacent properties, including topographic and other physical characteristics of the land;

The construction and improvements at the Project site are consistent with the surrounding uses and complement the existing neighborhood single-family and multi-family residential uses. The topography of the land and adjacent areas is generally flat and will not be altered by the new development.

9. Proper site utilization and the establishment of a physical and architectural relationship to existing and proposed structures on the site;

The Spanish architectural style and finishes complement existing development in the vicinity. The Project provides Spanish style architectural features including the use of Capistrano s tile roofing, rustic black iron, and brick details around the windows. Additionally, the east facing elevations provide balconies with black iron railing.

10. Compatible architectural style with the character of the surrounding area, both to avoid repetition of identical design where not desired, and to ensure compatibility in design where desired;

The design features are architecturally compatible with developments within the neighborhood. The project utilizes stucco as the main façade material and includes architectural accents such as brick, wood and rustic black iron.

11. Harmonious relationship with existing and proposed developments and the avoidance of both excessive variety and monotonous repetition;

The project provides architectural features to avoid design repetition, including the use of architectural offset on facades facing the east with balconies and front entry porches.

12. Compatible in color, material, and composition of the exterior elevations to neighboring visible structures;

The proposed units feature a Spanish Style architecture compatible with the condominium development to the west. The project is compatible in color, material and composition of the exterior elevations to neighboring structures.

13. Appropriate exterior lighting that provides for public safety and is not of a nature that will constitute a hazard or nuisance to adjacent properties;

The development will incorporate exterior lighting, appropriate in scale for the project and the neighborhood. The lighting will provide for public safety and is directed away from adjacent properties and public streets to minimize glare.

14. Compatible in scale and aesthetic treatment of proposed structures with public areas;

The project site incorporates a variety of landscaping species, enhanced paving at driveway entrances, and landscaped and is compatible in scale to adjacent residential development.

15. Appropriate open space and use of water-efficient landscaping; and

Common open space is provided at the rear of the property totaling 2,709 square feet. Each unit has a 465 square foot private yard. The project will include 7,610 sq. ft. of landscape area consisting of groundcover, shrubs and trees which would meet the adopted Water Efficient Ordinance Guidelines as required by Stanton Municipal Code.

16. Consistent with the General Plan and any applicable Specific Plan;

The project site is not within a Specific Plan area. The proposed development is consistent with the City's General Plan, specifically:

 Goal LU-3.1: A range and balance of residential densities which are supported by adequate city services. Strategy LU-3.1.2: Encourage infill and mixed-use development within feasible development sites. The property is located within the Medium Density Residential zone which allows for detached, single-family residential development. The Project provides for four, detached, single-family units, the subdivision allows for the units to be sold separately, providing a more stable resident population. The proposed project offers infill development to serve the residential needs of the community while maintaining access to existing public services and utilities.

 Goal CD-1.1 Promote quality development and design that preserves and enhances a positive and unique image of Stanton, and fosters a sense of community pride. Strategy CD-1.1.2 Ensure that new development within the city contributes to the image of Stanton in a positive way and places a high standard of architecture and site design.

The proposed project offers a Spanish style architecture that would continue to enhance the positive image of Stanton and compatible with surrounding residential units in the neighborhood.

 Action RC-2.1.6(b) Encourage development of underutilized and vacant infill site where public services and infrastructure are available.
 The project will develop an underutilized lot and will complement the surrounding neighborhood. The infill development will redevelop this property.

surrounding neighborhood The infill development will redevelop this property while maintaining the appropriate use of public facilities, utilities land available infrastructure.

SECTION 4: That in accordance with the requirements as set forth in Section 20.555.050 of the Stanton Municipal Code for a Minor Variance:

1. There are special circumstances or conditions applicable to the subject property (e.g., location, shape, size, surroundings, topography, or other physical features, etc.) that do not apply generally to other properties in the vicinity under an identical zoning classification;

The Stanton Municipal Code requires that interior lots in the RM zone have a minimum lot width of 65-feet. The existing property was subdivided legally with a width of 60-feet. The lot is the only RM zoned property in the neighborhood with a nonconforming lot width. Other RM zoned lots on Starr Street have a lot width of 82-feet or greater.

Strict compliance with Zoning Code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity and under an identical zoning classification;

The project proposal has met all development standards with the exception of the required lot width. As the property width is smaller than the standard lots within the RM zone, the subject property has been deprived of the ability to construct dwelling units as allowed in the RM zone. A minor variance allows for a 10% reduction in lot width which the current site only requires a 9% reduction

- 3. Approving the Variance or Minor Variance would not constitute a grant of special privilege inconsistent with the limitations on other properties in the same vicinity and zone in which the subject property is situated; and
 - Approving the Minor Variance would not constitute a grant of special privilege instead it will allow the property owner to construct a development of similar density and size to those in the vicinity and zone.
- 4. The requested Variance or Minor Variance would not allow a use or activity that is not otherwise expressly authorized by the regulations governing the subject parcel. SMC Section 20.210.020 allows for single-family detached dwellings within the RM zone.

SECTION 5: That in accordance with the requirements as set forth in Section 19.10.100 and 19.10.110 of the Stanton Municipal Code for subdivisions:

A. The proposed map is consistent with the city's General Plan;

The proposed single-family, four-unit project is allowed within the RM zone with the approval of a Site Plan and Design Review. The development meets all applicable development standards and is requesting relief from the minimum lot width requirement through a Minor Variance.

B. The design and improvement of the proposed subdivision is consistent with the city's general plan;

The proposed development is consistent with the City's General Plan, specifically:

- Goal LU-3.1: A range and balance of residential densities which are supported by adequate city services. Strategy LU-3.1.2: Encourage infill and mixed-use development within feasible development sites.
- Goal CD-1.1 Promote quality development and design that preserves and enhances a positive and unique image of Stanton, and fosters a sense of community pride. Strategy CD-1.1.2 Ensure that new development within the city contributes to the image of Stanton in a positive way and places a high standard of architecture and site design.
- Action RC-2.1.6(b) Encourage development of underutilized and vacant infill site where public services and infrastructure are available.
- C. The site is physically suitable for the proposed type of development;
 - The 0.41-acre site is physically suitable to accommodate the proposed subdivision, residential units, street access, private and common open space areas.
- D. The requirements of the California Environmental Quality Act have been satisfied;

The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA), Section 15303, Class 3 (New Construction or Conversion of Small Structures). Specifically, the project is four single family detached dwelling units on a 0.41 acre site and the exemptions applies to apartments, duplexes and similar structures designed for not more than six dwelling units. There are no unusual circumstances in respect to the proposed project for which staff would anticipate a significant effect on the environment and, therefore, the proposed project is categorically exempt from the provisions of CEQA.

E. The site is physically suitable for the proposed density of development;

The development proposes a density of 9.68 units to the acre, which is within the allowed maximum of 11 units to the acre in the Medium Density Residential (RM) zone.

F. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat;

The proposed Project site is located in an urban area surrounded by residential developments. There are no naturally occurring habitats or associated flora and fauna located the project site that would be affected by the proposed project implementation. As a result, the site is not a suitable habitat for any species of concern by the United States Fish and Wildlife Service (USFWS) and no impacts are anticipated. There are no wetland or migratory bird nesting areas located within the project site.

G. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems;

The subdivision and development are designed to ensure that no public health concerns affect the surrounding sites.

H. The design of the subdivision and the proposed improvements will not conflict with easements of record or established by court judgment, acquired by the public at large, for access through or use of property within the proposed subdivision; or, if such easements exist, that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public;

The design of the proposed subdivision will not conflict with easements of record or established by court judgment, acquired by the public at-large, for access through or use of the property. Upon review of the project by the Engineering Department, there is no known conflict with any easements or rights-of-way.

 The design and improvement of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning regulations pursuant to Section 19.10.090; The proposed project meets all development standards and creates a development that aligns with the Goals, Strategies and Actions of the City of Stanton's General Plan. These include, but are not limited to, adding to the range of housing types in the area, supporting infill development and enhancing the image of the area and the City of Stanton.

SECTION 6: Based on the findings set forth above and subject to the conditions of approval set forth in Exhibit "A," attached hereto and incorporated herein, the Planning Commission hereby recommends that the City Council approve the following Project entitlements:

- 1. Site Plan and Design Review No. SPDR-809;
- 2. Minor Variance No. MV 21-01; and
- 3. Tentative Tract Map No. 19184.

ADOPTED, SIGNED, AND APPROVED by the Planning Commission of the City of Stanton at a meeting held on April 20, 2022, by the following vote, to wit:

AYES:	COMMISSIONERS:	
NOES:	COMMISSIONERS:	
ABSENT:	COMMISSIONERS:	
ABSTAIN:	COMMISSIONERS:	
		Elizabeth Ash, Chair Stanton Planning Commission
		Jennifer A. Lilley, AICP
		Planning Commission Secretary

EXHIBIT "A" SITE PLAN AND DESIGN REVIEW (SPDR)-809, MINOR VARIANCE 20-01 AND TENTATIVE TRACT MAP NO. 19184 8222 STARR STREET

CONDITIONS OF APPROVAL

- 1. The Applicant and property owner must sign and return a City-provided affidavit accepting these Conditions of Approval. The project Applicant and property owner shall have thirty (30) calendar days to return the signed affidavit to the Community and Economic Development Department. In addition, the Applicant shall record the Conditions of Approval in the Office of the County Recorder. Proof of recordation shall be provided prior to certificate of occupancy.
- 2. The Applicant shall indemnify, protect, defend, and hold the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof (collectively, the "Indemnified Parties") harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively "Actions"), brought against the Indemnified Parties, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the Project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. Applicant's obligation under this condition of approval shall extend to indemnifying and holding harmless the Indemnified Parties against any damages, fees, or costs awarded in connection with any Action challenging the Project. The City and the Applicant expressly agree that the City shall have the right to choose the legal counsel providing the City's defense, and that the Applicant shall reimburse, on a monthly basis, the City for any costs, fees, and expenses incurred by the City in the course of the defense. City shall promptly notify the Applicant of any Action brought, and the Applicant shall cooperate with the City in the defense of the Action. Applicant's obligation to fully indemnify the City shall survive the suspension, revocation, expiration or termination of any permit, entitlement, or approval issued by the City for or relating to the Project.

- 3. The proposed project will be constructed, developed, used, operated and permanently maintained in accordance with the terms of the application, plans, drawings submitted, and conditions imposed in this Resolution. Development shall occur in conformance with the plans, color and materials, attachments found in the staff report and the information presented to the Planning Commission, the conditions contained herein and all applicable City regulations. Any modifications shall require review and approval by the Community and Economic Development Director prior to the issuance of any building permit. Any significant modifications may require review and approval of the Planning Commission and/or City Council. All conditions must be completed prior to building final.
- **4.** The Applicant shall incorporate a copy of this Exhibit A Conditions of Approval, into the approved set of building plans prior to building permit issuance.
- **5.** A final landscape plan consistent with the conceptual plan provided to the Planning Commission and as conditioned, shall be submitted for the review and approval of the Community and Economic Development Director prior to issuance of grading permit.
 - a. The landscape plan shall include all plant materials, species and sizes, irrigation, open space improvements/furnishings and Water Efficient Ordinance requirements.
 - b. All trees shall have a minimum trunk height of 10-feet at the time of installation. All shrubs shall be a minimum of 15 gallon.
 - c. Upon final inspection, staff may require replacement and/or addition of landscaping material to ensure a high-quality planting and sufficient coverage and spread.
 - d. The common ownership shall maintain common area landscaping on-site at all times in accordance with the approved landscaping plan. Should any planting be damaged, diseased, or removed it shall be replaced in kind.
 - e. All landscaping shall be installed prior to building final and shall be maintained as depicted in the final approved landscape plan. Any modifications or changes are subject to review and approval of the Community and Economic Development Director.
- **6.** All exterior lighting shall be kept at a reasonable level of intensity and directed away from adjacent properties and public streets to minimize glare to be confirmed by the Community and Economic Development Director upon final inspection. A final lighting and photometric plan certified by a lighting engineer shall be approved by the Community and Economic Development Director or his/her designee prior to building permit issuance.

- 7. The applicant shall submit utility and mechanical equipment plans prior to submitting for design with any utility company, that address, among other things, the location, size, height, and screening technique for all utilities and mechanical equipment. All utilities and mechanical equipment related to the project whether located on site or in the public right-of-way shall be underground. Should the utility or mechanical equipment (e.g., Back flow devices, transformers, A/C units etc.) be unable to be placed underground, as reviewed and determined to be valid by the Community and Economic Development Director and Public Works Director, such equipment shall be located in the least impacting (visual, pedestrian impediment, vehicular obstruction, etc). location as affirmed by the Community and Economic Development Director. Additionally, all utility and mechanical equipment shall be adequately screened to the Community and Economic Development Director's satisfaction. Screening materials, techniques and locations shall be submitted for the review and approval of the Community and Economic Development Director prior to submittal of plans to any utility company and prior to the issuance of grading permits.
 - a. All screening shall be subject to Planning inspection and shall match or exceed the height of the equipment.
 - Any modification to the approved screening shall obtain prior approval of the Community and Economic Development Director prior to modification and/or installation.
- **8.** A will-serve letter from CR&R shall be submitted to the Planning Division prior to building permit issuance.
- **9.** All colors, materials and finishes must match the approved plans and materials board. Any changes are subject to review and approval by the Community and Economic Development Director. The final architectural set of plans shall depict all materials and finishes prior to building permit issuance.
- **10.** Declaration of Covenants, Conditions and Restrictions (CC&Rs), Articles of Incorporation and By-Laws for the common ownership shall be reviewed and approved by City Staff, recorded before the Final Map, and include the following requirements:
 - a. Require that all garage spaces shall be maintained for the parking of vehicles.
 - b. A disclosure identifying the enclosed garage spaces and open parking stalls assigned to each unit. This disclosure shall be signed by the owner prior to purchase of the unit indicating they understand there are no additional parking spaces available and that they are limited to parking vehicles within the garage and open parking stalls associated with the purchased unit. Additionally, the disclosure shall include the number of guest parking available within the

development and the policies and procedures for use of guest parking spaces which shall be signed by the owner prior to purchase of the unit indicating they understand the limitation and proper use of guest parking. This practice shall be upon original purchase and subsequent sale of each unit in the development.

- c. Dictate responsibilities between the common ownership and private property owners for the maintenance of structures, both interior and exterior of all buildings, plumbing, mechanical and electrical facilities.
- d. Dictate responsibilities between the common ownership and private property owners for the maintenance of the common and private open space areas.
- e. Prohibit the removal of the common and private open space areas and amenities as shown on the approved the Site Plan. Replacement, repair or substitutions can only be allowed with the prior approval of the City with similar or equivalent materials, features and fixtures. No reduction in the areas can be considered.
- f. Identify all exclusive use easement areas and dictate the responsibilities between the common ownership and private property owners.
- g. Include provisions addressing the use and maintenance of guest parking spaces, driveways, common open spaces, and restrictive open space. The parking provisions shall, among other things, establish all of the following:
 - i. Guest parking spaces are to be used by guests only and are not for use by residents.
 - ii. Long term parking of more than 72-hours is prohibited in guest parking spaces.
 - iii. Movement of a vehicle directly from one guest parking space to another shall not constitute a break in the 72-hour restriction.
 - iv. Prohibit parking and any type of obstruction of the required fire access lanes and drive aisle.
- h. Prohibit storage and overnight parking of recreational vehicles and/or oversized vehicles and/or trailers.
- i. Dictate responsibilities of maintenance for all BMPs installed on the site, as listed in the approved Water Quality Management Plan (WQMP), including requirements for vector control and include all WQMP conditions.
- j. Include the provision to restrict any amendment to provisions required by this entitlement package without first obtaining the review and approval of the City (Community and Economic Development Director, Planning Commission or City Council as appropriate).

- k. Include a provision identifying the City as an intended third-party beneficiary with the right, but not the obligation, to enforce the CC&Rs to ensure compliance with City entitlements.
- **11.** Parking is to be maintained and provided as identified in the approved plans. Any minor changes to the approved parking must be submitted for review and approved by the Community and Economic Development Director. Any significant changes to the approved parking may require review and approval by the Planning Commission.
- **12.** Within forty-eight (48) hours of the approval of this project, the applicant/Applicant shall deliver to the Community and Economic Development Department a check payable to the County Clerk-Recorder to enable the City to pay the County administrative fee necessary to file the Notice of Exemption.
- **13.** Prior to the start of any work, a grading plan for on-site improvements prepared by a California-licensed civil engineer shall be submitted to the Public Works Department and approved by the City Engineer. Plan check and inspection fees shall be paid in advance according to the City's fee schedule.
- **14.** Prior to the start of any off-site work, if any, an improvement plan for off-site improvements prepared by a California-licensed civil engineer shall be submitted to the Public Works Department and approved by the City Engineer. Plan check and inspection fees shall be paid in advance according to the City's fee schedule. Off-site improvement plans may be incorporated in the grading plan.
- **15.** Prior to the start of any work in the City's public right-of-way, if any, a separate encroachment permit shall be obtained from the Public Works Department. All work shall be done in accordance with Orange County Public Works Standard Plans or the Standard Plans for Public Works Construction.
- **16.** All required geotechnical testing services required for improvements in the public right-ofway, if any, will be based on time and materials, to be invoiced at the completion of the project. These fees are in addition to any other fees paid to the City. These fees must be paid in full prior to release of any bonds.
- **17.** Prior to the issuance of a grading permit or an encroachment permit, a bond or surety device shall be posted with the City in an amount and type sufficient to cover the cost of off-site and on-site work in an amount specified by the City Engineer.
- **18.** Prior to the issuance of a certificate of occupancy permit, a tract map for condominium purposes shall be map checked and approved by the City Engineer. Separate map check and review fees apply.
- **19.** Perimeter fencing shall be installed during construction that has green screen material or approved equal. The fence/screen material shall be properly maintained and be free of rips, tears, fraying, graffiti, and any other damage or vandalism.

- **20.** Prior to the demolition of any existing on-site improvements, a demolition plan shall be submitted and approved by the City Engineer, and a grading permit shall be obtained in addition to any building permits required prior to demolition of any existing structures. The demolition plan shall include an erosion control plan.
- **21.**Grading and improvements shall be in accordance with the City's grading manual and grading code and to the satisfaction of the City Engineer. Any work outside of the project boundaries will require easements or right-of-way entry letters from adjacent property owners.
- **22.** The applicant and his/her contractor shall comply with all requirements of the Orange County Stormwater Program "Construction Runoff Guidance Manual" during the construction of the project. This document is available for downloading from www.h2oc.org.
- **23.** All structural pavement sections, including all new and reconstructed parking lots and drive aisles, shall be submitted to and approved by the City Engineer. The soils engineer shall submit pavement section recommendations based on "R" Value analysis of the subgrade soils, and approved City traffic indices.
- **24.** Handicap access ramps must be installed and/or retrofitted in accordance with current American Disabilities Act (ADA) standards throughout the project. Access ramps shall be provided at all intersections and driveways.
- 25. No construction materials or construction equipment shall be stored on public streets.
- **26.** Prior to the issuance of any building permit, the applicant shall pay sewer connection fees to the City for connection to the sanitary sewer system, if applicable.
- **27.** Grading and improvement plans shall be prepared and submitted to the City Engineer for approval. Final plans shall be 24" X 36", ink on mylar, with elevations to nearest 0.01 foot, and scaled at 1" = 10'. Off-site improvements may be shown on this plan. Grading plan check fees must be paid in advance.
- **28.** Prior to the issuance of a building permit, pad certification by the project civil engineer and project geotechnical engineer is required and a building pad compaction report must be submitted to and approved by the City Engineer. Separate review fees may apply.
- 29. Prior to the issuance of a grading permit, a hydrology and hydraulic study (including off-site areas affecting the development) shall be prepared by a California-licensed civil engineer and approved by the City Engineer. The report shall include detailed drainage studies indicating how the grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pad(s) to be safe from inundation from rainfall runoff which could be expected from all storms up to and including the theoretical 100-year flood. Methodology, criteria, and sizing of storm drain pipe and facilities shall adhere to the Orange County Hydrology Manual.

- **30.** The maintenance of any landscaping between the curb and the right-of-way line of any street abutting the parcel shall be the responsibility of the owner of that parcel, unless a recognized association or district has assumed responsibility for said maintenance.
- **31.**No above ground utility structures, cabinets, pipes, or valves shall be constructed within the public right-of-way.
- **32.** Prior to the issuance of a final certificate of occupancy, no aerial utilities shall exist within the property boundaries. All connections shall be undergrounded, which will require coordination with the applicable utility companies.
- **33.** Any above ground valve assemblies or back-flow devices shall be placed on private property and an easement dedicated to the water district.
- **34.** Water improvement plans shall be approved by Golden State Water Company and the City's Building Department. All facilities shall be constructed in accordance with the appropriate agency's specifications, with all incidental fees paid by the applicant. These facilities shall be dedicated to the water company by the applicant to the satisfaction of the City Engineer.
- **35.** Sewer improvement plans shall be approved by the City Engineer. All facilities shall be constructed in accordance with the City's specifications, with all incidental fees paid by the applicant.
- **36.** If any cuts are required in the pavement on Starr Street, the applicant shall restore the street per the City's standard trench detail except that the "T" cap shall consist of the full width paving of Starr Street from curb to curb.
- 37. Prior to the issuance of a grading permit, the applicant shall submit a final water quality management plan (WQMP) incorporating best management practices (BMPs) in conformance with the requirements of the MS4 Permit issued to the City by the Santa Ana Regional Water Quality Control Board. This Permit requires the project to be classified as a priority development project which requires source control BMPs to be proposed, installed, and implemented prior to the issuance of a certificate of occupancy. The applicant is advised there are additional plan check fees for the review of this document. Treatment control devices will not be permitted in the public right-of-way. The applicant/owner will be responsible for the costs of the construction or installation and maintenance of any BMPs. Construction of these BMPs shall be permitted under a grading plan and grading permit.
- **38.** All roof drains shall be routed to a landscaped area or an on-site structural treatment BMP prior to draining into the City storm drain system.
- **39.** Prior to the issuance of a grading permit, the applicant shall identify in the WQMP the parties responsible for the long-term maintenance and operation of the structural treatment control BMPs for the life of the project and a funding mechanism for operation and maintenance.

- **40.** Any newly constructed on-site or off-site storm drains shall be inspected by the County of Orange Underground Inspection Team if larger than 24" in diameter. The City will arrange for the inspection. There will be additional fees for this inspection.
- **41.** Prior to the issuance of a certificate of occupancy, all existing and proposed catch basin inlets on the site, if any, shall be fitted with trash capture devices on the State Water Resources Control Board's "Track 1" approved device list.
- **42.** Prior to the issuance of a certificate of occupancy permit, the applicant/owner shall furnish a recorded copy of the City's Water Quality Best Management Practices Implementation Agreement. The Agreement outlines post-construction maintenance requirements for on-site water quality related best management practices that will be required to be implemented by the owner, and all subsequent owners. The text of this Agreement shall not be modified except as determined by the City Manager, City Attorney, or City Engineer.
- **43.** Prior to the issuance of any precise grading permit, the applicant shall provide plans and supporting documentation for the review and approval of the City Engineer showing that areas requiring regular washing/cleaning (including dumpster areas) are isolated from the storm drain system. No discharge from such areas shall be allowed into the storm drains.
- **44.** Prior to the issuance of a grading permit, the applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the State of California incorporating Best Management Practices (BMP) in conformance with the requirements of NPDES, and shall obtain a Waste Discharge Identification Number (WDID) and provide the WDID to the City.
- **45.** Prior to the issuance of a grading permit, the applicant shall provide for review and approval by the City Engineer a trash and recycling plan detailing the expected trash, recyclable materials, and organic waste from the project. The applicant shall comply with the requirements of AB1826 and SB1383, mandatory commercial organics recycling (food waste), and AB341, mandatory commercial recycling.
- **46.** Prior to the issuance of a building permit, the applicant incorporate into the building plans a plan view showing three carts (solid waste, separated recycling, and organics carts) fit in each garage with two motor vehicles parked in each garage.
- **47.** The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority (OCFA) for review. Approval shall be obtained on each plan prior to the event specified. Prior to OCFA clearance of a Final Map or issuance of a precise grading permit or a building permit:
 - Fire master plan (service code PR145),

Prior to concealing interior construction, the applicant shall submit plans for the following:

- Underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)
- Fire sprinkler system (service codes PR400-PR465)

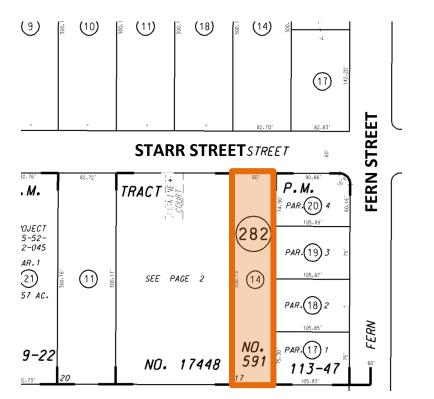
Specific submittal requirements may vary from those listed above depending on actual project conditions identified or present during design development, review, construction, inspection, or occupancy. Portions of the project that are deferred shall be subject to the codes, standards, and other applicable requirements in force on the date that the deferred plan is submitted to OCFA.

48. Lumber-drop Inspection: After installation of required fire access roadways and hydrants, the applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least five days in advance to schedule the lumber drop inspection.

8222 STARR STREET

(APN 126-282-14)

VICINITY MAP









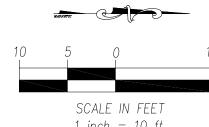
TENTATIVE TRACT MAP NO. 19184

FOR PLANNED RESIDENTIAL DEVELOPMENT PURPOSE

IN THE CITY OF STANTON, COUNTY OF ORANGE, STATE OF CALIFORNIA

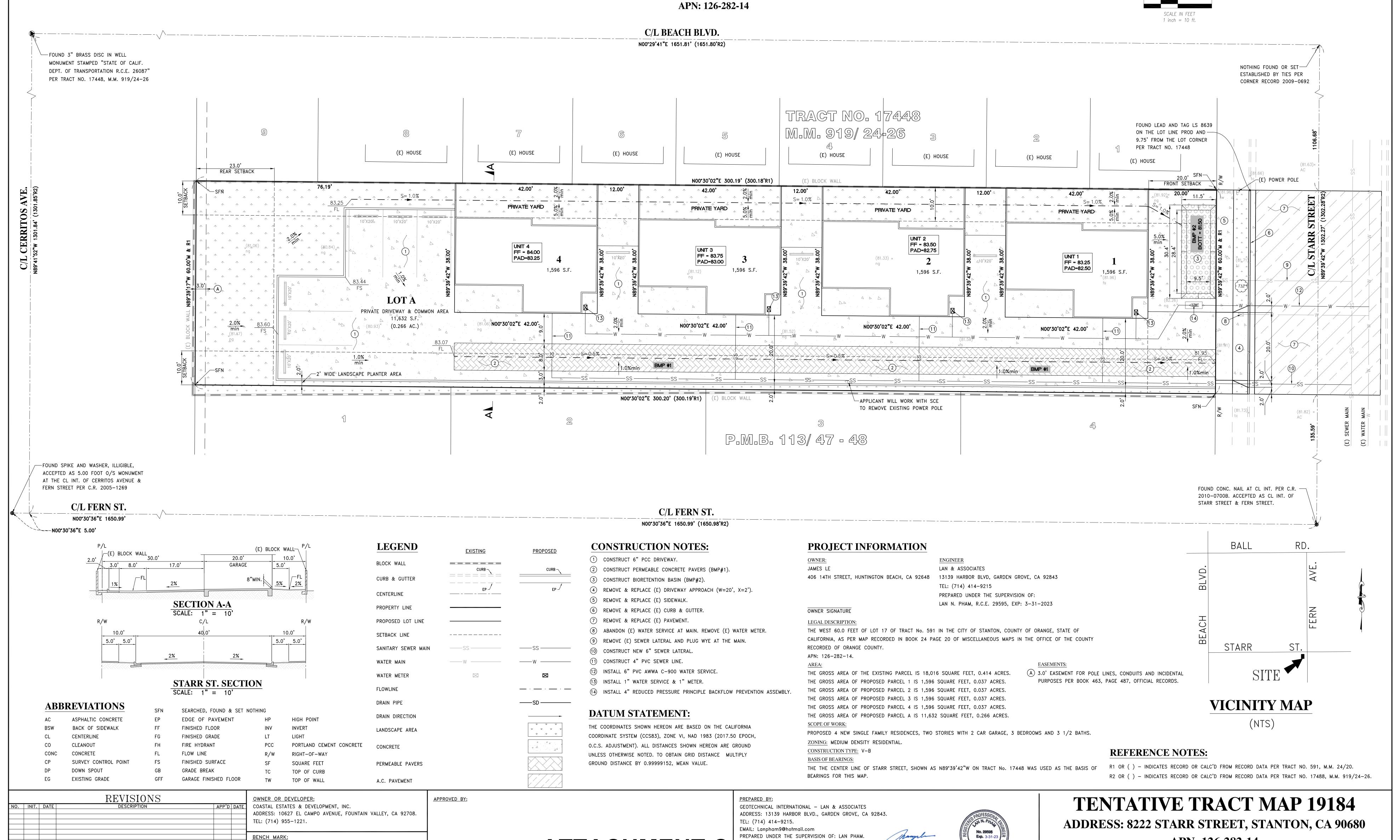
BEING SUBDIVISION OF THE WEST 60.0 FEET OF LOT 17 OF TRACT No. 591 IN THE CITY OF STANTON, COUNTY OF ORANGE, STATE OF CALIFORNIA,

AS PER MAP RECORDED IN BOOK 24 PAGE 20 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDED OF ORANGE COUNTY.



APN: 126-282-14

CITY OF STANTON



ATTACHMENT C

BENCH MARK:

CITY OF ANAHEIM BM 7A-06.

LOCATION: BALL ROAD & FERN. NAVD88: 75.24 FT

DESCRIPTION: BRASS CAP MKD C OF A BM, IN THE TOP OF CURB AT

PREPARED UNDER THE SUPERVISION OF: LAN PHAM.

EXP. DATE: 03/31/2023

R.C.E. No.: 29595



M	MATERIAL SCHEDULE									
NO.	ITEM	MATERIAL	COLOR							
01	WALLS	STUCCO BY OMEGA COLOR TEK	OMEGA WITH COLORS UNIT 1: 432 MILY QUARTZ UNIT 2: 35 CLOUD GRAY UNIT 3: 15 BIRCH WHITE UNIT 4: 432 MILY QUARTZ							
02	ROOFING	EAGLE LITE S TILES ROOFING	514 WALNUT BROWN / PROFILE : CAPISTRANO, LIGHTWEIGHT							
03	RAILINGS	IRON RAILINGS	RUSTIC BLACK							
04	EXT. DOORS	WOOD/STEEL	MAHOGANY / PAINT							
05	ENTRY DOOR	WOOD/ GLASS	CHESTNUT BROWN / NATURAL							
06	WINDOW SILL	ENDICOTT BRICK	DARK IRONSPOT							
07	GARAGE DOOR	STEEL	BROWN							
08	FLASHING	COPPER	NATURAL							
09	BALCONY CURB	COPPER	NATURAL							
10	WINDOW	JELD WEN / VINYL	NATURAL							
11	2ND FLOOR WES	BT SIDE WINDOW TO INCLUDE A FROS	ST TINT OR OTHER TREATMENT TO MEET THE 2019 TITLE 24 ENERGY CODE.							

DC	ORS SCH	EDU L	.E								
NO.	SIZE WIDTH X HEIGHT	DOOR MAT.	FRAME MAT.		HOLLOW CORE	INTERIOR	EXTERIOR	NEW / EXISTING	QUANTITY	REMARKS	SAFETY GLASS
(A)	2'-4"X6'-8"	WOOD	WOOD	X		X		NEW	8		
(B)	2'-6"X6'-8"	WOOD	WOOD	Х		X		NEW	3		
(C)	4'-06"X6'-8"	WOOD	WOOD	Х		X		NEW	2	SLIDING CLOSET (2 PANELS)	
	5'-0"X6'-8"	GLASS	VINYL		×		X	NEW	1	DOUBLE DOOR	Х
(E)	2'-6"X6'-8"	WOOD	WOOD	Х		X		NEW	1	FIRE RATED DOOR	
F	3,-0,Xe,-8,	WOOD	WOOD	Х			X	NEW	1	ENTRY DOOR	
G	16'-0"X7'-0"	METAL	METAL	Х			X	NEW	1	GARAGE DOOR	

W	INDOWS 9	SCHEDUL	E (U-F	ACTO	RS =	0.2	5 & SH	IGC = (D.25)	
NO.	SIZE WIDTH X HEIGHT	WINDOW MAT.	FRAME MAT.	SLIDING (SLD)	SINGLE HUNG (SH)	FIX	NEW / EXISTING	QUANTITY	REMARKS	SAFETY GLASS
1	3'-0"X2'-0"	GLASS	VINYL		Х		NEW	3	LOW-E OBSCURED TEMP GLASS	X
2	3'-0"X5'-0"	GLASS	VINYL		X		NEW	3	LOW-E	X
3	5'-0"X5'-0"	GLASS	VINYL	X			NEW	5	LOW-E	X
4	4'-0"X5'-0"	GLASS	VINYL	X			NEW	1	LOW-E	X
5	6'-0"X8'-0"	GLASS	VINYL	X			NEW	1	LOW-E	X
(6)	3'-0"X4'-0"	GLASS	VINYL		X		NEW	1	LOW-E	X

GENERAL DOOR & WINDOWS NOTES:

- 1. DOOR THRESHOLDS AND TRANSITIONS SHALL NOT
- EXCEED 1/2" IN HEIGHT

 2. ALL DOOR KNOBS SHALL BE LEVER TYPE AND ADA ACCESSIBLE
- 3. DOOR CLOSERS SHALL BE ADJUSTABLE AND SET TO COMPLY WITH ACCESSIBLE CRITERIA FOR OPENING TENSION AND CLOSING SPEEDS
- FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS.
- 5. FIRE RATE TYP. SELF-CLOSING, SELF-LATCHING, TIGHT-FITTING, SOLID WOOD 1 3/8" THICK DOOR OR A 20 MIN. RATE DOOR AT OPENINGS TO DWELLING/ CBC 406.1.4
- 6. ALL NEW WINDOWS (LOW E VINYL TYPE): U-FACTORS = 0.25 & SHGC = 0.25

4. WINDOW AND DOOR:

- 7. FROM FINISHED FLOOR TO WINDOW SILL OF NOT LESS THAN 24 INCHES. EMERGENCY EGRESS WINDOW SILL HEIGHT SHALL NOT EXCEED 44
- INCHES.

 8. ALL WOOD DOORS SHALL BE OF SOLID CORE
 CONSTRUCTION WITH A MINIMUM THICKNESS OF 1
 3/4 INCHES, OR WITH PANELS NOT LESS THAN 9/16
- INCH THICK.

 9. GLAZING IN EXTERIOR DOORS, OR WITHIN 40 INCHES OF ANY LOCKING MECHANISM, SHALL BE OF FULLY TEMPERED GLASS OR RATED BURGLARY RESISTANT
- GLAZING.

 10. THE NFRC TEMPORARY LABEL DISPLAYED ON
 WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL
 INSPECTION HAS BEEN COMPLETED

ATTACHMENT D

930 ROOSEVELT SUITE 303 IRVINE, CA 92620	TEL: 949-243-0982

LAKESHORE GARDEN PROJECT 8222 STARR ST., STANTON, CA 906

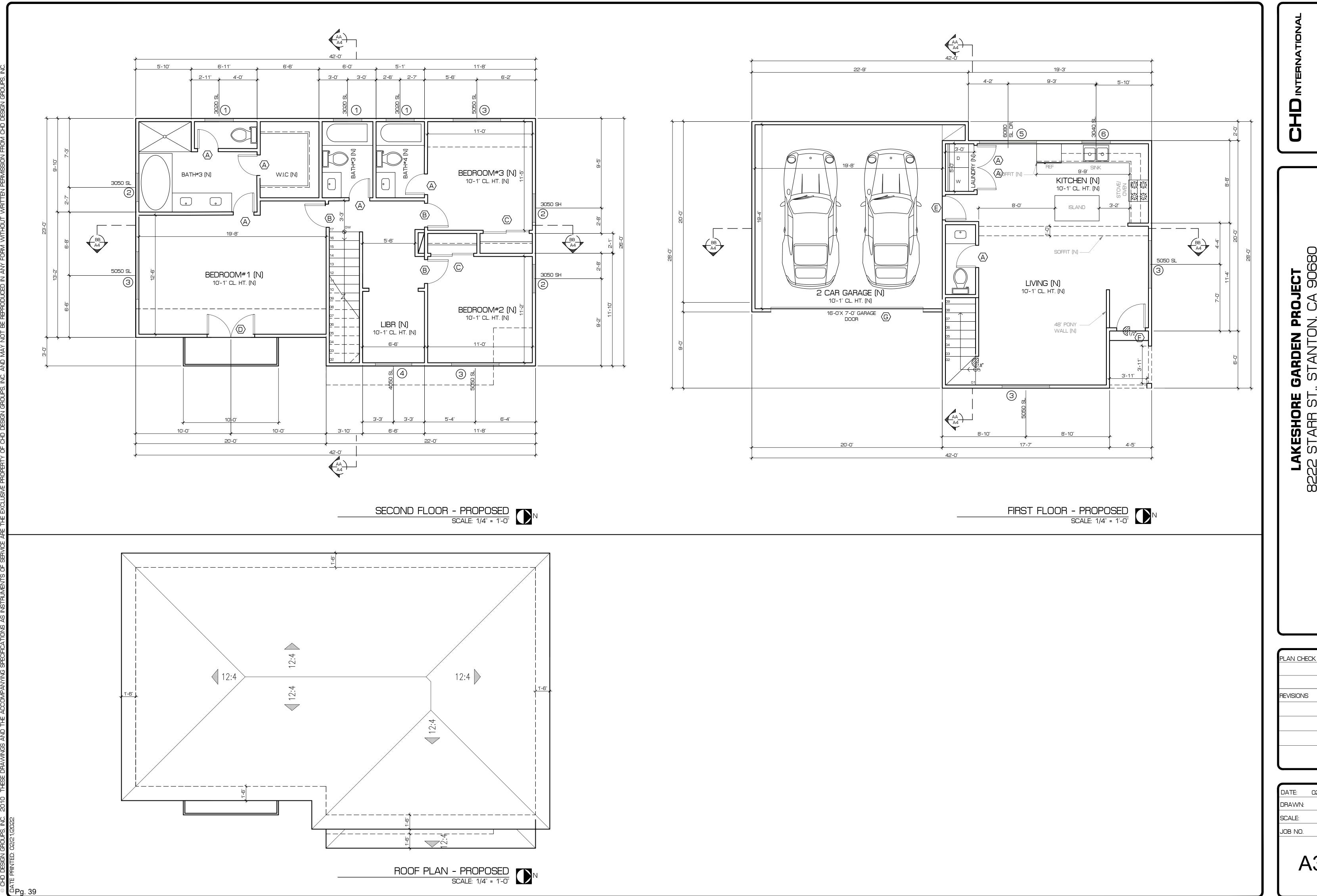
PLAN CHECK

REVISIONS

DATE: 02/21/2022
DRAWN:

SCALE: AS NOTE
JOB NO. C21027

A4



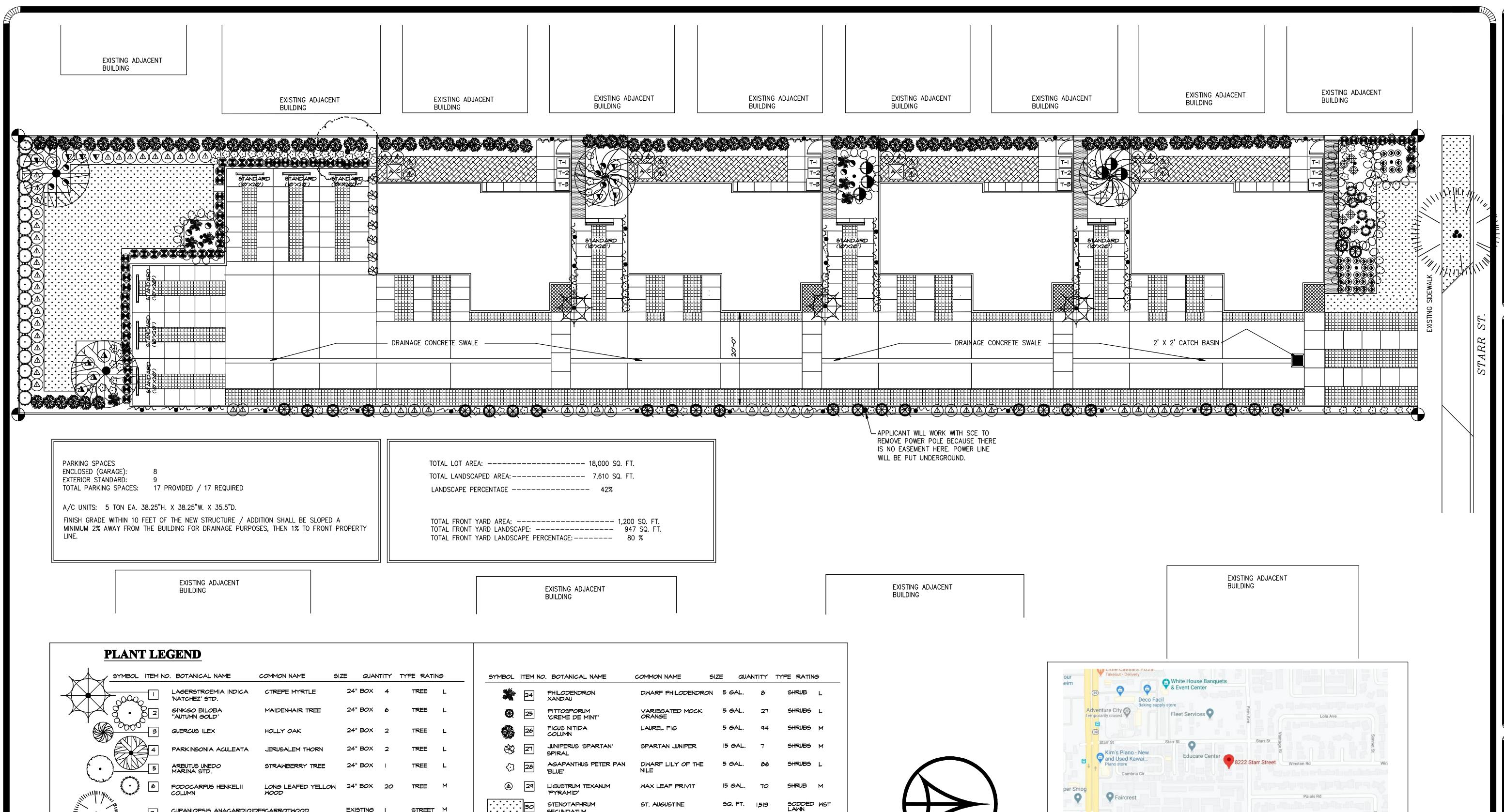
DATE: 02/21/2022

PROJECT IN, CA 906 GARDEN PR.; STANTON, LAKESHORE 22 STARR ST.

REVISIONS

02/21/2022 AS NOTE JOB NO.

PROPOSED SITE PLAN SCALE: 3/32" = 1'-0"



CU. YRD. 8.0

SQ. FT. 1,817

SQ. FT. 104

CU. YRD. 3

EXISTING |

5 GAL.

5 GAL.

CUPANIOPSIS ANACARDIOIDESCARROTWOOD

BOUGAINVILLEA

ROCK ROSE

MANZANITA BEARBERRY

DAYLILLY

DWARF KATIE RUELLIA

GLOSSY ABELIA

BEARD TONGUE

COFFEEBERRY

SALVIA

BOXWOOD

BREATH OF HEAVEN

BOUGAINVILLEA

BARBARA KARST

ARCTOSTAPHYLOS

'DESIFLORA HOWARD

HEMEROCALLIS HYBRID

RUELLIA BRITTONIANA

ABELIA GRANDIFLORA

RHAMNUS CALIFORNICA 'EVE CASE'

COLEONEMA PULCHRUM 'SUNSET GOLD'

'EDWARD GOUCHER'

PENSTEMON 'PINK'

BUXUS JAPONICA

STREET M

ESPALIER L

SHRUBS

SHRUBS L

SHRUB L

SHRUB L

SHRUB L

SHRUBS !

SHRUB

SHRUB L

SECUNDATUM

SMALL REDWOOD CHIPS

GRASS-CRETE WITH ARTIFICIAL GRASS

3" FINE MULCH IN ALL PLANTING AREAS

3" THICK DECOMPOSED GRANITE

TILED PORCHES: SEE ARCHITECTURAL PLANS

TRASH CAN DIMENSIONS:

64 GALLON - 31.75" X 24.25" X 41.75" IO"

64 GALLON - 31.75" X 24.25" X 41.75" 10"

96 GALLON - 35.75" × 29.75" × 43.25" 10"

Barrera Income Tax & Insurance Harry M Robert M. United States Postal Service Elementary S & more Continental Gardens Bank of America ATM (Drive-thru) GameFly USA '-Eleven **VICINITY MAP**



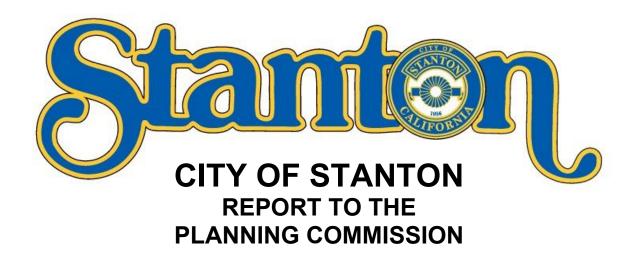
3-31-23 EXP. REVISIONS: 07 - 31 - 2020 10 - 09 - 2020 03 - 15 - 2021 04 - 22 - 2021

4 UNIT HOMES 8222 STARR STREET STANTON, CALIFORN

AND

LUNDGREN
ARREIELD PLACE

03 - 04 - 2022 **PLANTING PLAN** 7 - 22 - 2020 Scale 1" = 10' - 0" Drawn B.L. FILE NO. 3157



TO: Chair and Members of the Planning Commission

DATE: April 20, 2022

SUBJECT: PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT NO.

C22-02 TO ALLOW THE ON SITE SALE OF BEER, WINE AND DISTILLED SPIRITS (TYPE 47 LICENSE - LIQUOR LICENSE) IN CONJUNCTION WITH A BONA FIDE RESTAURANT LOCATED AT 12140 BEACH BOULEVARD IN THE COMMERCIAL GENERAL (CG) ZONE WITH A GENERAL MIXED-USE OVERLAY (GLMX) AND TO REVOKE CONDITIONAL USE PERMIT NO. C79-34 PREVIOUSLY

APPROVED FOR THIS SAME ADDRESS.

RECOMMENDED ACTION

Planning Commission of the City of Stanton hereby resolve as follows:

- Conduct a public hearing;
- Declare the project is Categorically Exempt per California Environmental Quality Act, Public Resource Code Section 15301, Class 1(a) (Existing Facilities); and
- Adopt Resolution No. 2550 to approve Conditional Use Permit No. C22-02 and revoke Conditional Use Permit No. C79-34.

BACKGROUND

The Applicant, Van Don, business owner of Raising Claw, submitted a Conditional Use Permit application requesting a Type 47 Alcohol License for the on-sale of beer, wine and distilled spirits in conjunction with a bona fide eating establishment. The subject property is 1.12 acres and is located east of Beach Boulevard and south of Park Plaza in the Park Plaza Shopping Center.



Figure 1. Location of site and surrounding land uses.

The site is zoned Commercial General with a General Mixed-Use overlay and has a General Plan Land Use designation of General Mixed-Use. Table 1 Summarizes the surrounding uses:

Table 1: Surrounding Land Use Designation

	Existing Land Use	Zoning
North	Commercial Center (banquet hall and health center)	Commercial General (CG)
South	Share My Coach (future Bigsby Townhomes)	Commercial General Zone (CG) with General Mixed-Use Overlay (GLMX)
East	Su Casa Apartments	High Density Residential (RH)
West	Beach Boulevard and Beach Creek Apartments	Across Beach Boulevard R-3 Multiple-Family Residential (City of Garden Grove)

ANALYSIS/JUSTIFICATION

Conditional Use Permit No. CUP 79-34 was approved on December 6, 1979 to allow the sale of beer and wine in conjunction with the restaurant use. The new restaurant Raising Claw proposes to upgrade the license to include distilled spirits. Various restaurants have

operated over the years with the most recent being Seol Ak San, a Korean BBQ restaurant. The business license for Seol Ak San expired on December 31, 2020. Raising Claw proposes to operate a new restaurant within the existing 4,250 square foot tenant space offering a variety of seafood served family style. Restaurant hours are proposed from 2:00 p.m. to 10:00 p.m. seven days a week. The dining area includes 15 tables and will accommodate approximately 88 patrons and a bar area that can accommodate approximately 9 patrons.

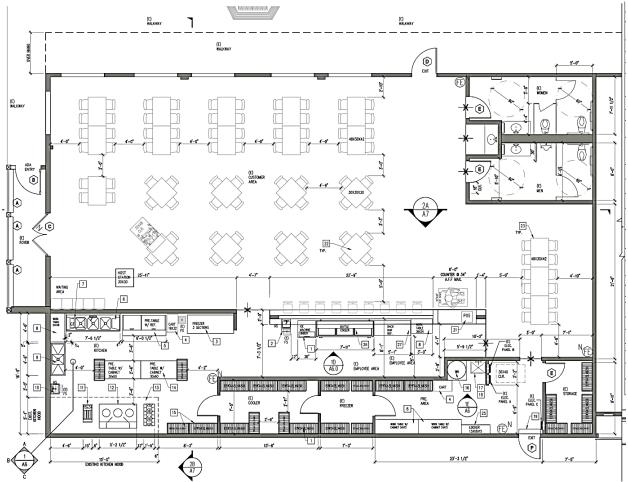


Figure 2. Floor Plan

The Zoning Code requires that a Conditional Use Permit be obtained for a bona fide public eating place whose predominant function is the service of food and where on-site sales of alcoholic beverages are incidental or secondary. Raising Claw will operate as a bona-fide eating place and no entertainment is proposed as part of the use. The application is required to operate in compliance with all Alcohol Beverage Control (ABC) requirements. Condition 5 has been added to tie this approval to an active, compliant ABC license. Further, a Conditional Use Permit is required for any change in the type of existing Alcohol Beverage Control license such as in this case of an upgrade from sale of beer and wine to sale of spirits.

The subject site is within Census Tract No. 881.04 and has a population of 4,924 residents. As a result of the population level, the Department of Alcohol Beverage Control determines six (6) on-sale licenses as the concentration limit for this Census Tract. Table 2 summarizes the existing on-sale license located within the census tract.

Table 2: Existing Alcohol License Types within the Census Tract

No.	Business Name	Address	License Type
1	Crystal Restaurant and	12100 Beach Blvd	Type 41 On-Sale Beer
	Banquet		and Wine-Eating Place
2	Fiesta Mexican Gril	12115 Beach Blvd	Type 41 On-Sale Beer
			and Wine-Eating Place
3	Mitsuyoshi Restaurant	12033 Beach Blvd	Type 41 On-Sale Beer
			and Wine-Eating Place
4	Lucky Johns	12435 Beach Blvd	Type 48 On-Sale
			General Public
			Premise

Raising Claw is requesting a Type 47 license for the on-sale of beer, wine and distilled spirits. The approval of Conditional Use Permit No. C22-02 would result in a total of five (5) on-sale licenses within the limit allowed by ABC.

Staff is recommending the Commission revoke CUP 79-34 to maintain the same number of licenses in the Census Tract and to provide a clear and consistent record for the approved uses at this location. Condition 14 has been added to clarify further that CUP No. C22-02 supersedes CUP No. C79-34 in its entirety.

Overall, the proposed restaurant use is anticipated to compliment the uses in the center, operate similarly to the previous restaurant and utilize the parking, circulation and access currently serving the commercial shopping center.

ENVIRONMENTAL IMPACT

In accordance with the requirements of the California Environmental Quality Act (CEQA) this project has been determined to be Categorically Exempt under Section 15301, Class 1(a) (Existing Facilities).

PUBLIC NOTIFICATION

Notice of Public Hearing was mailed to all property owners within a five-hundred-foot radius of the subject property and made public through the agenda-posting process.

Prepared by,

Approved by,

Esterany Franco

Associate Planner

Jennifer A. Lilley, AICP

Community and Economic Development Director

ATTACHMENTS

- PC Resolution No. 2550 A.
- Vicinity Map CUP 79-34 B.
- C.
- Photos D.
- E. Plans
- F. **Project Narrative**
- Restaurant Menu G.

RESOLUTION NO. 2550

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON APPROVING CONDITIONAL USE PERMIT NO. C22-02 TO ALLOW THE ON SITE SALE OF BEER, WINE AND DISTILLED SPIRITS IN CONJUNCTION WITH A BONA FIDE RESTAURANT LOCATED AT 12140 BEACH BOULEVARD IN THE COMMERCIAL GENERAL (CG) ZONE WITH A GENERAL MIXED-USE OVERLAY (GLMX) AND TO REVOKE CONDITIONAL USE PERMIT NO. C79-34 PREVIOUSLY APPROVED FOR THIS SAME ADDRESS.

THE PLANNING COMMISSION OF THE CITY OF STANTON HEREBY RESOLVE AS FOLLOWS:

WHEREAS, on February 14, 2022, the applicant Van Don submitted an application for a Conditional Use Permit No. C22-02 for the on-sale of beer, wine and distilled spirits in conjunction with a bona fide restaurant, Raising Claw, at 12140 Beach Boulevard; and

WHEREAS, the Planning Commission has carefully considered all pertinent testimony and information contained in the Staff report prepared for this application and as presented at the public hearing; and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act (CEQA) the project is Categorically Exempt and meets the requirements of Section 15301, Class 1(a) (Existing Facilities) of the CEQA Guidelines in that the proposed use would be located within an existing tenant space, with no physical expansion; and

WHEREAS, on April 20, 2022, the Planning Commission of the City of Stanton conducted a duly noticed public hearing to consider a request to allow the on-site sale of beer, wine and distilled spirits in conjunction with a bona fide restaurant located at 12140 Beach Boulevard in the Commercial General (CG) zone with a General Mixed-Use overlay and to revoke Conditional Use Permit No. C79-34 previously approved for this same address; and

WHEREAS, all legal prerequisites have occurred prior to adoption of this Resolution.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF STANTON DOES HEREBY FIND:

SECTION 1: The Planning Commission hereby finds that all facts, findings and conclusions set forth above in this Resolution are true and correct.

SECTION 2: The Planning Commission of the City of Stanton determines that in accordance with the California Environmental Quality Act (CEQA), the project is Categorically Exempt from CEQA under Section 15301 Class 1(a) (Existing Facilities) This section pertains to existing facilities that involve negligible or no expansion beyond what currently exists at the time of environmental determination. The project proposed use would be located within an existing tenant space, with no physical expansion.

SECTION 3: That in accordance with the findings as set forth in Section 20.400.030.G of the Stanton Municipal Code:

1. The proposed use will not be detrimental to surrounding properties and neighborhoods including ensuring that the use does not contribute to loitering, public drunkenness, noise, obstructing pedestrian and vehicular traffic, parking, crime, interference with pedestrian corridors used by children, defacement and damage to structures.

The consumption of alcohol is incidental to the primary use of a bona-fide restaurant. The proposed use consists of a bona-fide restaurant, including the incidental sale and consumption of beer, wine and distilled spirits. The sales of food will be provided at all times when the business is operating. Live entertainment is not associated with the business and all operations will take place within the restaurant. The volume of traffic generated by this business is similar to that of the previous restaurant use and other commercial uses permitted and approved in this zone. The addition of full alcohol sales does not have a significant effect on increasing daily trips to the site. The proposed business has the same parking requirement as the previous restaurant, other permitted uses in this zone and in this development. The addition of beer, wine and distilled spirit sales is incidental to a restaurant use and does not require an increase in the number of parking spaces already provided on the site. The use and circulation associated with the request will not interfere with any pedestrian corridors used by children as the site is located along a major thoroughfare and within an established commercial shopping center. As such, the use is not expected to be detrimental to surrounding properties.

2. The proposed use will not adversely impact the suitability of adjacent commercially zoned properties for commercial uses.

The property is zoned Commercial General and has a General Plan land use designation of General Mixed-Use. The proposed use is consistent with existing commercial activities in the vicinity. The proposed business will operate in an existing multi-tenant commercial building located within the Park Plaza Shopping Center. The proposed use is compatible with the other commercial uses within the shopping center and is consistent with the uses anticipated by the zoning for this property and the established development pattern for this neighborhood. The use will compliment other uses in the center and is not anticipated to create a nuisance for the adjacent businesses or surrounding neighborhoods.

3. The proposed use will not adversely affect the welfare of residents in the area or result in an undue concentration in the neighborhood of establishments dispensing alcoholic beverages, including beer, and wine. For purposes of this subparagraph, the "undue concentration" shall be defined in Business and Professions Code Section 23958.4.

The proposed use will operate entirely within an existing commercial building and establish tenant space. No live entertainment or outdoor dining is proposed as part of the business. The project approved with the conditions contained herein is not anticipated to impact any adjacent residential neighborhoods. The approval of C22-02 provides for a total of five (5) on-sale licenses within this census tract which is within the limit allowed by the Department of Alcohol Beverage Control (ABC).

4. Notwithstanding Subparagraph 3 above, the review authority may approve Conditional Use Permit despite an undue concentration of establishment dispensing alcoholic beverages, as defined in Business and Professions Code 23958.4, if the review authority first finds that the public convenience and necessity would be severed by the issuance of the Conditional Use Permit and the use otherwise meets the findings of this Subsection.

The subject application does not need to make a finding of public convenience and necessity since the number of licenses in the census tract is not increasing. The California State Department of Alcohol Beverage Control (ABC) established the number of on-sale and off-sale license within a given census tract and if the number of licenses exceeds the amount set by ABC, the Planning Commission is required to make a finding of public convenience and necessity. In this case, the applicant is requesting to upgrade an existing Type 41 beer and wine license for a Type 47. The approval includes the revocation of the previous Conditional Use Permit.

SECTION 4: That in accordance with the findings as set forth in Sections 20.550.060

1. The proposed use is consistent with the General Plan and any applicable specific plan.

The land use is appropriate and consistent with the goals, policies and objectives set forth in the General Plan and Commercial zoning designation. Adding alcohol sales to a restaurant use is permitted and encouraged by the Zoning Code and provisions have been established to ensure this land use is compatible with adjacent businesses. The project meets Economic Development Goal ED-2.2 of the General Plan by promoting economic revitalization along major arterials such as Beach Boulevard.

2. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of the zoning code and the municipal code.

The proposal to allow for the on-site sale of beer, wine and distilled spirits in conjunction with a bona fide restaurant is permitted within the Commercial General Zone subject to the approval of a Conditional Use Permit. Section 20.400.030 of the Stanton Municipal Code provides specific findings related to alcohol sales and the use as proposed is compliant with these provisions. The hours of operation, proposed business plan, and location is appropriate and compliant with the provisions of the zoning code for the uses proposed.

3. The design, location, size and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity.

The restaurant is surrounded by commercial and retail uses. Parking is provided in an existing surface lot and shared by all tenants in the center and is determined to be adequate for the size and business operation proposed with this use. The restaurant will operate entirely within the existing building footprint and is expected to compliment the characteristics of uses found in the center in hours of operation, service offerings and options for patrons. The use as proposed and with the conditions provided is expected to be compatible with adjacent uses and the neighboring properties and is not anticipated to have any negative impacts.

4. The site is physically suitable in terms of: a. its design, location, shape, size and operating characteristics of the proposed use; b. the provision of public and emergency vehicle access; c. public protection services; d. the provision of utilities; and e. served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate.

The site will not be altered in any way. The proposed use is located within an existing shopping center with access from two existing driveways, one on Beach Boulevard and one on Park Plaza. The proposed business will operate entirely within an established building, designed for the previous restaurant use. Parking is provided on site and the operating characteristic of this use is similar in nature and complimentary to those in the center. The shopping center and this specific tenant space are served by City services including public utilities, health, fire and police service. The use will be conducted within the existing tenant space and is not increasing the square footage of the building. As such, the site is physically suitable for the use as proposed.

5. The site's suitability ensures that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially detrimental to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

The site is suitable for the proposed use. The site was previously used as a restaurant and the proposal does not include a request to increase square footage. The business will operate within the existing tenant space and will serve patron starting at 2:00 p.m. until 10:00 p.m. seven days a week. The site and operations are suitable for the center and are not expected to adversely affect the public convenience, health, interest, safety, or welfare.

6. The applicant agrees in writing to comply with any and all of the conditions imposed by the review authority in the approval of the Conditional Use Permit.

If the project is approved, the applicant agrees to comply with the conditions imposed by the Planning Commission in the approval of the Conditional Use Permit. Additionally, a condition has been added to require all conditions of approval to be posted on site and shared with staff and management to ensure continuity and consistency in carrying out all measures to operate in full compliance at all times.

SECTION 5: That in accordance with the findings as set forth in Section 20.630.050 of the Stanton Municipal Code:

 Circumstances under which the permit or approval was granted have been changed by the applicant to an extent that one or more of the findings that justified the original approval can no longer be made, and the public health, safety, and welfare require the modification or revocation;

Conditional Use Permit No. CUP 79-34 was approved on December 6, 1979 to allow the sale of beer and wine in conjunction with the restaurant use. The new restaurant

proposes to add distilled spirits and is requesting approval of a new Conditional Use Permit C22-02. CUP 79-34 is revoked to maintain the same number of licenses in the Census Tract and to provide a clear and consistent record for the approved uses at 12140 Beach Boulevard.

SECTION 6: That based upon the above findings, the Planning Commission hereby approves Conditional Use Permit C22-02 for the sale of beer, wine and distilled spirits in conjunction with a bona fide restaurant located at 12140 Beach Boulevard in the Commercial General zone with a General Mixed-Use overlay, subject to the following conditions:

- 1. The proposed use will be constructed, developed, used, operated, and maintained in accordance with the terms of the application, plans, drawing, and conditions imposed in this Resolution of approval.
- 2. The Applicant(s)/Owner(s) shall agree and consent in writing within 30 days acceptance of the conditions of approval as adopted by the Planning Commission. In addition, the Applicant shall record the Conditions of Approval in the Office of the County Recorder. Proof of recordation shall be provided to the Planning Division prior to Certificate of Occupancy.
- 3. The Applicant shall indemnify, protect, defend, and hold the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof (collectively, the "Indemnified Parties") harmless from any and all claims, demands, lawsuits, writs of mandamus, and proceedings (whether legal, equitable, actions and declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively "Actions"), brought against the Indemnified Parties, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the Project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. Applicant's obligation under this condition of approval shall extend to indemnifying and holding harmless the Indemnified Parties against any damages. fees, or costs awarded in connection with any Action challenging the Project. The City and the Applicant expressly agree that the City shall have the right to choose the legal counsel providing the City's defense, and that the Applicant shall reimburse, on a monthly basis, the City for any costs, fees, and expenses incurred by the City in the course of the defense. City shall promptly notify the Applicant of any Action brought, and the Applicant shall cooperate with the City in the defense of the Action. Applicant's obligation to fully indemnify the City shall survive the

suspension, revocation, expiration or termination of any permit, entitlement, or approval issued by the City for or relating to the Project.

- 4. The hours of operation shall be limited to 2:00 p.m.- 10:00 p.m., seven days a week.
- 5. Beer, Wine and distilled spirits service and consumption is allowed only with the service of a full menu of food options and only upon approval by the California State Department of Alcoholic Beverage Control (ABC) and shall be subject to ABC requirements. The Applicant(s)/Owner(s) are responsible for supervising and controlling the activities of their customers. The Applicant(s)/Owner(s) shall ensure no disorderly behavior occurs in these areas and that drinks are not taken outside of the premises. The inability of the Applicant(s)/Owner(s) to perform in this manner shall be cause for review and revocation of this Conditional Use Permit.
- 6. All conditions of approval shall be posted on site and shared with staff and management to ensure continuity and consistency in carrying out all measures to operate in full compliance at all times.
- 7. No signs, banners, reader boards or other advertising or displays are allowed without the review and approval of the City.
- 8. Applicant(s)/Owner(s) of premises where alcoholic beverages are sold or served shall post signs in compliance with Stanton Municipal Code Section 9.54.030 (B)(C)(D) Duty to Post Signs below:

Any person, firm or entity who owns, operates, manages, leases or rents a premises offering wine, beer, distilled spirits, malt liquors or other alcoholic beverages for sale, or who dispenses such beverages for consideration to the public, shall cause signs to be posted in compliance with the following:

- A. For alcoholic beverages intended for consumption off the premises where sold or distributed at least one notice or sign shall be placed in the retail establishment so as to assure that it is readable and likely to be read either at the retail point of sale or each point of display. Signs or notices placed at the point of display shall be placed no more than ten feet from any display of any alcoholic beverage container in a manner associating the sign or notice with the display.
- B. For alcoholic beverages provided for consumption on the premises at tables served by food or beverage persons at least one notice or sign shall be placed so as to assure that it is readable and likely to be read by the public being served on the premises, or a notice or sign shall be conspicuously displayed at each of the tables.
- C. For alcohol sold or distributed through over the counter service at least one notice or sign shall be placed in the retail establishment so that it is readable and likely to be read from all counter locations available to the public.

D. Any sign required to be posted or displayed pursuant to the section shall bear the following warning message:

WARNING: Drinking Distilled Spirits, Beer, Coolers, Wine and Other Alcoholic Beverages May Increase Cancer Risk, and, During Pregnancy Can Cause Birth Defects.

- 9. The Planning Commission may set this permit for a public hearing at any time to consider modifications of any conditions or revocation of the permit if non-compliance and/or nuisances occurs.
- 10. At no time shall the number of persons within the subject unit be greater than the occupancy allowed by the Building Division and Orange County Fire Authority.
- 11. Approval of this Conditional Use Permit does not include Live entertainment, defined as public entertainment, including, but not limited to, any act, play, burlesque, show, revue, scene, song, dance, instrumental music, karaoke, disc jockey, or motion picture. Any proposal for live entertainment in the future shall receive review and approval by the Planning Division.
- 12. Graffiti on the property shall be removed at the property owner's expense within 24 hours Per Section 9.48.040(A) Removal of graffiti.
- 13. In accordance with policies adopted by the City, the Applicant(s)/Owner(s) shall be responsible for any cost incurred as a result of local law enforcement or code enforcement investigation/inspections that result in a finding of violation of any applicable laws and/or conditions of approval.
- 14. The approval of this request and the conditions herein supersede CUP 79-34 and its conditions.
- 15. The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified. Prior to issuance of a building permit:
 - architectural (service codes PR200-PR285)
 - hood and duct extinguishing system (service code PR335)

Specific submittal requirements may vary from those listed above depending on actual project conditions identified or present during design development, review, construction, inspection, or occupancy. Portions of the project that are deferred shall be subject to the codes, standards, and other applicable requirements in force on the date that the deferred plan is submitted to OCFA.

SECTION 7: That based upon the above findings, the Planning Commission hereby APPROVES Conditional Use Permit No. C22-02.

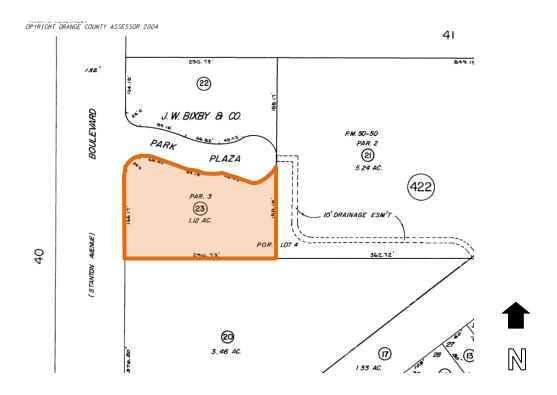
ADOPTED, SIGNED AND APPROVED by the Planning Commission of the City of Stanton at a regular meeting held on April 20, 2022, by the following vote, to wit:

AYES:	COMMISSIONERS:	
NOES:	COMMISSIONERS:	
ABSENT:	COMMISSIONERS:	
ABSTAIN:	COMMISSIONERS:	
		Elizabeth Ash, Chair Stanton Planning Commission
		Jennifer A. Lilley, AICP Planning Commission Secretary

12140 BEACH BOULEVARD

(APN 131-422-23)

VICINITY MAP





RESOLUTION NO. 601 1 3 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON, APPROVING CONDITIONAL 4 USE PERMIT C- 79-34 5 THE PLANNING COMMISSION, of the City of Stanton, County of Orange, State of California, does hereby resolve as follows: 8 SECTION 1: The Planning Commission does hereby find and determine that an application was duly filed by: C&F ENTERPRISES 10 with respect to the rear property described as follows: 11 12128-12132 Beach Boulevard 12 and requesting a Conditional Use Permit permitting .13 the on-premise sale of beer and wine in conjunction with a 14 bonafide eating establishment known as Shakey's Pizza, to be 15 located in a new shopping center (Park Plaza). and further finds that a public hearing was set for 16 December 5, 1979 , at 7:30 P.M., in the Stanton City Council 17 Chambers, 7800 Katella Avenue, Stanton, and a notice of the date, 18 time, place and prupose of aforesaid hearing was duly given; that 19 a hearing was duly held at aforementioned time and place. 20 SECTION 2: 21 The Planning Commission further finds and determines that facts exist as required in Chapter 20.80.060 of 22 THE STANTON MUNICIPAL CODE, justifying the granting of a Conditio-23 nal Use Permit subject to the attached conditions. (See Attach-24 ment). 25 26 SECTION 3: Based on the aforementioned findings the Commission hereby grants with respect to the property described 27 28 in Section 1 above, a Conditional Use Permit subject to the

ATTACHMENT C

attached conditions.

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SECTION 4: The permit hereby allowed is conditional upon the privileges being utilized within six (6) months after the effective date thereof, and if they are not utilized or construction work is not begun within said time, and carried on diligently in accordance with conditions imposed by the Commission, this authorization shall become VOID, and any privilege, permit or Conditional Use granted hereby sh all be deemed to have lapsed.

SECTION 5: It is further determined by the Planning Commission of the City of Stanton, that the following mandated findings as cited in Section 20.80.060 have been addressed sufficiently:

- (1) THAT THE SITE FOR THE PROPOSED USE IS ADEQUATE IN SIZE, SHAPE, LOCATION, AND TOPOGRAPHY TO ACCOMMODATE SAID USE, AND ALL YARDS, SPACES, WALLS, AND FENCES, PARKING, LOADING, AND LANDSCAPING ARE ADFQUATE TO PROPERLY ADJUST SUCH USE WITH THE LAND AND USES IN THE VICINITY:
 - The site for the proposed usage consists of approximately 3800 square feet and is adequate in size and shape for the propsed usage.
- (2) THAT THE SITE FOR THE PROPOSED USE RELATES TO STREETS AND HIGHWAYS ADEQUATE IN WIDTH AND PAVEMENT TYPE TO CARRY THE QUANTITY AND KIND OF TRAFFIC GENERATED BY THE PROPOSED USE: The site is located within a shopping center on the southeast corner of the intersection of Beach Blvd. and Park Plaza. Beach Blvd. is designated as a major arterial and is adequate to carry the traffic generated by the proposed use.
- (3) THAT THE PROPOSED USE WILL HAVE NO ADVERSE EFFECT UPON ABUTTING PROPERTY FROM THE PERMITTED USE THEREOF NOR WILL CONFLICT WITH THE COMPREHENSIVE GENERAL PLAN:

the proposed use is in conformance with the zoning ordinance and the general plan, and will not generate any adversity.

TUNAL USE PERMIT This action shall become final and SECTION 6: effective ten (10) days after the date of the adoption of this Resolution, unless during that time a written appeal is taken to the Stanton City Council. SECTION 7: The Secretary shall certify to the adoption of this Resolution and shall transmit certified copies to the applicant and the Stanton City Clerk. ADOPTED AND APPROVED this 5th day of December 19 **79** . Planning Commission I, ROY E. BRUCKNER, certify that the foregoing is a true and correct copy of a Resolution adopted by the Planning Commission of the City of Stanton, at a regular meeting thereof, held on the 5th day of December 1979, by the following vote to wit: Commissioners: Miles, Mount, Rell, Dotson and Aspinall AYES: None NOES: ABSENT: None ABSTAIN: None ecretary/City Planner Stanton City Planning Commission

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CONDITIONS OF APPROVAL:

- 1. That all requirements of the Director of Community Development be met.
- 2. That all requirements of the Planning Division be met, including, but not limited to the following:
 - a. That all applicable requirements of the Stanton Municipal Code be met.
 - b. That all the conditions of approval shall be consented to in writing by the appoicant and all owners of interest and lien holders.
 - c. That approval of this application is for the use and operation of the requested use only, and any future proposed uses or modifications to be incorporated with, or on the same property must make proper independent application through the City of Stanton.
 - d. All necessary permits and licenses be obtained from the following: 1) The City of Stanton; and 2) The State of California Alchoholic Beverage Control Board.
 - e. All serving of alcoholic beverages shall be in conjunction with the serving of food.
 - f. This permit shall be NULL and VOID should the premises cease operation as a bonafide eating establishment.
- 3. The permit hereby allowed is conditional upon the privileges granted herein being utilized within 180 days after the effective date hereof, and should the privileges authorized hereby fail to be executed or utilized or where some form of construction has not commenced within such 180 days and is not diligently prosecuted to completion, this authority shall become NULL and VOID.
- 4. That all requirements of the Building Division be met, including but not limited to the following:
 - a. The consumption of beer and wine on the premises will require a urinal in the mens restroom and an additional water closet in the womens rest room.
 - b. Plans submitted shall be first approved by the Orange County Health Department before review is made by the Building Division.
 - c. All electrical work shall be done by a state and City Licensed electrician.
 - d. All plumbing work shall be done by a state and City Licensed plumber.

- 5. That all requirements of the City Engineer be met.
- 6. That all requirements of the Fire Department be met.
- 7. That all requirements of the Police Department be met, including, but not limited to the following:
 - a. All exterior lights to have non-breakable tamperproof lens cover.
 - b. Install a burglar alarm.
 - c. Dead bolt locks for use during closing hours.
 - d. No outside storage sheds.





ATTACHMENT D



2. ALL DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. ALL TRADES SHOULD FIELD VERIFY ALL MEASUREMENTS AND BRING ANY DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE ENGINEER ON RECORD BEFORE THE COMMENCEMENT OF THE JOB.

4. DIMENSIONS TAKE PRECEDENCE OVER SCALE.

5. ALL WORK SHALL COMPLY WITH THE APPLICABLE GOVERNING CODES AS WELL AS ORDINANCES AND POLICIES ADOPTED BY THE CITY AND OR COUNTY/DISTRICT TO WHICH THE JOB BELONGS.

6. PLUMBING, ELECTRICAL, MECHANICAL CONTRACTORS MUST SUBMIT ALL NECESSARY DRAWINGS TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO COMMENCEMENT OF THEIR WORK.

7. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS INCLUDING THOSE FOR DESIGN-BUILD SYSTEMS (ELECTRICAL, PLUMBING, ETC.) ALL OF WHICH SHALL COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS.

8. GENERAL CONTRACTOR TO COORDINATE WORK BETWEEN ALL TRADES TO FINISH THE JOB SMOOTHLY AND IN TIMELY MANNER.

9. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES.

11. CONTRACTOR TO REPAIR ANY DAMAGE TO EXISTING TO REMAIN CONDITIONS AT THEIR OWN COST.

12. ALL DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COMPLY WITH ALL GOVERNING CODES, LAWS AND ORDERS AS WELL AS ORDINANCES AND POLICIES ADOPTED BY THE CITY AND OR COUNTY/DISTRICT TO WHICH THE JOB BELONGS.

13. ANY ALTERATIONS OR DEVIATIONS FROM THE DRAWINGS SHALL BE SUBMITTED IN WRITING TO THE ENGINEER ON RECORD FOR APPROVAL BEFORE THE COMMENCEMENT OF WORK.

14. CONTRACTOR TO NOTIFY IN WRITING THE ENGINEER ON RECORD OF ANY UNFORESEEN SIGHT CONDITIONS THAT MIGHT CALL FOR AN ALTERNATE METHOD OF CONSTRUCTION. NO CHANGES TO OR DEVIATION FROM THE DRAWINGS SIGNED BY THE ENGINEER ON RECORD CAN BE MADE WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER ON RECORD.

16. CONTRACTOR TO IMMEDIATELY INFORM THE OWNER OR THE ENGINEER ON RECORD OF ANY DISCOVERED UNFORESEEN FIELD CONDITIONS.

17. NEW CONSTRUCTION SHALL NOT COME IN CONTACT WITH OR BEAR ON ANY

18. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL PHASES AND CONDITONS OF CONSTRUCTION.

19. CONTRACTOR IS FULLY RESPONSIBLE TO COMPLY WITH ALL GOVERNING APPLICABLE CODES:

2019 CA BUILDING CODE (CBC) 2019 CA MECHANICAL CODE (CMC)

2019 CA ELECTRICAL CODE (CEC)

2019 CA GREEN BUILDING STANDARDS (CGBSC)

2019 CA ENERGY EFFICIENCY STANDARDS (CEES)

20. CONTRACTOR IS FULLY RESPONSIBLE TO COMPLY WITH ALL SAFETY MEASURES DURING CONSTRUCTION.

21. ALL SURFACES EXPOSED TO WEATHER SHALL HAVE WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING. EXTERIOR OPENINGS SHALL BE FLASHED TO MAKE THEM WEATHER PROOF.

22. CONTRACTOR SHALL FIELD VERIFY ALL ROUGH OPENINGS BEFORE ORDERING WINDOWS AND DOORS.

24. SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY AND RESCUE OPENING WHICH OPENS DIRECTLY INTO A PUBLIC STREET, ALLEY, YARO OR COURT. THE SILL HEIGHT ON SUCH OPENING SHALL NOT EXCEED 44* ABOVE THE FLOOR. ESCAPE AND EMERGENCY OPENING SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. MINIMUM NET CLEAR WIDTH SHALL BE 20"

25. 2X6 FRAMING SHOULD BE USED AT ALL PLUMBING WALLS AND ANY BEARING WALLS CONTAINING PIPES 1-1/4" WETHER OR NOT MENTIONED ON THE PLANS.

26. CONTRACTOR SHALL INSTALL FIRE BLOCKS AND DRAFT STOPS WHEREVER NEEDED.

27. HANDRAILS SHALL BE 36" ABOVE TREAD. GUARDRAILS SHALL BE 42" ABOVE FINISHED FLOOR. INTERMEDIATE PICKETS SHALL NOT PERMIT THE PASSAGE OF A 4" SPHERE.

28. ATTIC VENTILATION OPENING SHALL BE COVERED WITH CORROSION RESISTANCE METAL MESH.

29. MAXIMUM FLOW RATE STANDARDS:
WATER CLOSET, NOT TO EXCEED 1.28 G/FLUSH.
SINGLE SHOWER HEAD, NOT TO EXCEED 1.8 G AT 80 PSI.
RESIDENTIAL FAUCETS, NOT TO EXCEED 1.2 G AT 50 PSI MIN. 0.8 G AT 20 PSI.
KITCHEN FAUCETS NOT TO EXCEED 1.8 G AT 60 PSI.

30. MECHANICAL VENTILATION FOR BATHROOMS SHALL PROVIDE AT LEAST 5 AIR CHANGES PER HOUR.

31. CONTRACTOR SHALL KEEP AN AS-BUILD RECORD REFLECTING ALL CHANGES, ALTERATIONS AND DEVIATION FROM ORIGINAL CONSTRUCTION DOCUMENTS AND RETURN TO THE ENGINEER ON RECORD AFTER THE COMPLETION OF ALL WORKS.

32. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER RESISTANT EXTERIOR WALL ENVELOPE IN ACCORDANCE WITH R703.

33. EXTERIOR LATH: PROVIDE TWO LAYER OF GRADE D PAPER OVER ALL WOOD BASE SHEATING (R703.6.3)

TENANT IMPROVEMENT PROPOSED RAISING CLAWN RESTAURANT 4,250 S.F.

LOCATION: 12140 BEACH BLVD. STANTON, CA 90680

ALL DRAWINGS, SPECIFICATIONS AND OTHER WORK PRODUCT OF THE ENGINEER FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE FOR THIS PROJECT ONLY AND SHALL REMAIN THE PROPERTY OF THE FINDINGER WHETHER THE PROJECT IS COMPLETED OR NOT, REUSE OF ANY OF THE INSTRUMENTS OF SERVICE OF THE ENGINEER BY THE OWNER ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER SHALL BE AT THE OWNER'S RISK AND THE OWNER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, AND EXPENSES INCLUDING ATTORNEYS' FEES ARISING OUT OF SUCH UNAUTHORIZED REUSE OF THE ENGINEER'S INSTRUMENTS OF SERVICE BY THE OWNER OR BY OTHERS ACTING

2. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE

3. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO 2019 CBC BASED ON IBC 2016.

4. THE ENGINEER HAS NOT CONSIDERED VIBRATION EFFECTS OF MECHANICAL FOUIPMENT.

5. THE ENGINEER HAS NOT DESIGNED CONCRETE SLAB ON GRADE.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE PROSECUTION OF THIS WORK.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUYS DURING CONSTRUCTION. SAFETY AND BRACING REQUIREMENTS SHALL BE IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.

8. IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN ITEMS

9. WHERE CONSTRUCTION MATERIALS ARE TEMPORARILY STORED ON ROOF FLOOR FRAMING, THEY SHALL BE DISTRIBUTED SO THAT THE LOADS DO NO EXCEED THE DESIGN LOAD.

10. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT NOIGATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION MISTS TO THE SITE BY FIELD REPRESENTATIVES OF THE ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR IT, ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTIONS SORT SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTIONS SERVICES MUCH AGE EXPRINENCED BY CHAPTER THESE DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES, WHICH ARE FURINISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER, WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED PRIOR TO, DURING, OR AFTER COMPLETION OF CONSTRUCTION ARE PERFORMED SIGLEY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWNINGS AND SECRIFICATIONS, BUT THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUCTION.

 SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING: SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED. SIZE AND LOCATION OF INTERIOR AND EXTERIOR NON-BEARING PARTITIONS. SIZE AND LOCATION OF INLECTION TO THE COURSE, FLOOR PRAINTIONS, SIZE AND LOCATION OF ALL CONCRETE CURBS, FLOOR PRAINTIS, SLOPE, DEPRESSED AREAS, CHANGES IN LEVEL, CHAWFERS, GROOVES, INSERTS, ETC. SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN. FLOOR AND ROOF FINISHES. STAIR FRAMING AND DETAILS (EXCEPT AS SHOWN).
DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.

12. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR THE

(EXCEPT AS SHOWN OR NOTED). ELECTRIC CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS. CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES. SIZE AND, LOCATION OF MACHINE OR EQUIPMENT BASE ANCHOR BOLTS FOR MOT

13. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK 13. CONTRACTOR STALL INVESTIGATE SHE DURING LEARING AND EARTHNO OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

14. OPENINGS, POCKETS, ETC. LARGER THAN 6 INCHES SHALL NOT BE PLACED IN CONCRETE SLABS, DECK BEAMS, JOISTS, COLUMNS, WALLS ETC., UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DEMANNES, DOTTY THE ENINNEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC. LARGER THAN 6 INCHES NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED

15. DESIGN, MATERIALS, EQUIPMENT, AND PRODUCTS OTHER THAN THOSE INDICATED ON THE DRAWNIGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, ENGINEER, AND THE APPLICABLE GOVERNING CODE AUTHORITY.

16. ALL RETAINING WALLS SHALL BE ADEQUATELY SHORED DURING BACK

17. STRUCTURAL OBSERVATIONS PERFORMED BY ARCHITECT/ENGINEER DURING CONSTRUCTION ARE NOT THE CONTINUOUS AND SPECIAL INSPECTION SERVICES AND DO NOT HAVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED THE BULDING INSPECTOR OR THE DEPUTY INSPECTOR. OBSERVATIONS ALSO DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSIDERED AS SUPERVISION OF CONSTRUCTION.

18. APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OF FAILURE TO COMPLY WITH THE PLANS OR SPECIFICATIONS. ANY DETAIL WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE ENGINEER FOR INTERPRETATION OR CLARIFICATION.

LEGAL DESCRIPTION:

APN: ZONING TYPE OF CONSTRUCTION: FLOOD ZONE:

A/C: AIR CONDITIONER
ACI: AMERICAN CONCRETE INSTITUTE
ADA: AMERICANS WITH DISABILITIES ACT OF 1992
A.F.F.: ABOVE FINISHED FLOOR

A.F.G.: ABOVE FINISHED GRADE
ALE: AMERICAN INSTITUTE OF ARCHITECTS OR
AMERICAN INSTITUTE OF CARCHITECTS OR
AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AIS: AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AIS: AMERICAN AND STEEL INSTITUTE
ASSE: AMERICAN AUTOMAL STANDARDS INSTITUTE
ASSE: AMERICAN SOCIETY OF CIVIL ENGINEERS
ASME: AMERICAN SOCIETY OF MECHANICAL ENGINEERS
ASTE: AMERICAN SOCIETY FOR TESTING AND
AMERICAN SOCIETY FOR TESTING AND

AND: AMERICAN ME CAUGE
B.O.F.: BOTTOM OF FOOTING
B.O.M.: BILL OF MAREFIAL
BOT: BOTTOM
B.O.W.: BOTTOM OF WALL
BP: BILLE PRINT (OR B/P)
BRZ: BRONZE
BY: BUTTERFLY VALVE
CAD: CADMILM OR COMPUTER-AIDED DRAFTING

CBORE: COUNTERBORE
C.C.: CENTER TO CENTER
C.D.: CONSTRUCTION DOCUMEN

C.F.M.: CUBIC FEET PER MINUTE CFS: CUBIC FEET PER SECOND C.I.: CAST IRON CL: CLOSET CL: CENTER LINE

CLG.: CELLING
CMU: CONCRETE MASONRY UNIT
C.O.: CLEANOUT
CONT.: CONTROLOUS
CREEK, CORROSION, RESISTANT S'

CONT.: CONTINUOUS
CRES: CORROSION-RESISTANT STEEL
CSINK: COUNTERSINK
CU. FT.: CUBIC FEET
CU. YD: CUBIC YARD
D.S.: DOWNSPOUT
DIAL: DIAMETER
DIM.: DIMENSION

DN: DOWN
DP: DAMP-PROFING, DEW POINT, OR
DISTRIBUTION PANEL
DWG: DRAWNG
EA: EACH
ED: EDGE DISTANCE
E.F: EXHAUST FAN
EC; ECHAUST FAN
EC; ECUALY
EXC: EXCAVATE
EW: EACH WAY
EXT: EXTERIOR
EXTERIOR
EXTERIOR
EXTERIOR
EXTERIOR

FIRE ALARM CONTROL PANEL

FAO: FINISH ALL OVER F.C.O.: FLOOR CLEANOUT F.D.: FLOOR DRAIN

FIN.: FINISH
F.F.L.: FINISHED FLOOR LEVEL

ABBREVIATIONS

MATERIALS

TENANT:

SCOPE OF WORK:

RAISING CLAWN, 12140 BEACH BLVD. STANTON, CA 90680 CONTACT: MRS. VAN DON CELL: 714.269.6233

TENANT IMPROVEMENT: 4,250 S.F. RAISING CLAWN RESTAURANT

FL: FLOOR LEVEL

GPM: GALLONS PER MINUTE

G.T.: GLAZED TILE

H.W.: HOT WATER

W: IN ACCORDANCE WITH ID: INNER DIAMETER
IE: INVERT ELEVATION

LANDLORD:

NOTE:

FL: FLOOR LEVEL
FRPP: RIFEPROOF
FS: FAR SIDE
FTC: FITTING
GALV: GALVANIZED
G.C.: GENERAL CONTRACTOR
G.F.CL. OR G.F.L: GROUND-FAULT CIRCUIT—

HDCP: HANDICAPPED (BETTER IF REFERRED TO

HOPE: HIGH-DENSITY POLYETHYLENE
HRS: HOT ROLLED STEEL
HY: HIGH VOLTAGE
H.V.A.C.: HEATING, VENTILATION, AND AIR
COMPITIONING

IN: INCH
INSUL: INSULATION
ISO: INTERNATIONAL ORGANIZATION FOR
STANDARDS
INT: INTERTOR
INV: INVERT
J-BOX: JUNCTION BOX

LDD: LIMITED DIMENSION DRAWING LFT.: LINEAR FEET LH: LEFT HAND

LTG.: LIGHTING
L.V.L.: LAMINATED VENEER LUMBER

L.V.L.: LAMINATED VENER LUMBER
MH: MANIOLE
MAS: MASONRY
MAX: MAXUMUM
MBW: MEASUREMENT BETWEEN WIRES
MT.: MATERIAL
MFG: MANUFACTURING
MIN: MINIMUM

MIN.: MINIMUM
MOW: MEASUREMENT OVER WIRES
NEC: NATIONAL ELECTRICAL CODE
N.I.C.: NOT IN CONTRACT

NOM: NOMINAL
N.T.S.: NOT TO SCALE
OAL: OVERALL LENGTH
O.C.: ON CENTER
O.D.: OUTSIDE DIAMETER
OPPOS: OPENING OR ROUGH OPENING

PCC: PORTLAND CEMENT CONCRETE
PCS: PIECES

LL: LIVE LOAD
LM: LIST OF MATERIALS
LT.: LIGHT

CALIFORNIA PROPERTIES
COMMERCIAL MANAGEMENT INC.
- HAMID EGHRARI
18743 Pioneer Blvd Suite 202 Artesia, CA 90701 C: 562-860-1442

CONSTRUCTION WORK HOURS ARE

7:00 AM - 8:00 PM MON - FRIDAY 9:00 AM - 8:00 PM SATURDAY

NO WORKS ALLOWED ON SUNDAY & LEGAL HOLIDAYS

PL: PROPERTY LINE (OR PARTS LIST)
PLYMD: PLYWOOD
P.S.F.: POUNDS PER SQUARE FOOT
P.S.L: POUNDS PER SQUARE INCH
PTD: PAINTED
PVC: POLYWNYL CHIORIDE
OTY: QUANTITY
D. PAINTED
P. PAINTED
P. PAINTED
P. PAINTED

RD: ROOF DRAIN, ROUND, OR RECEPTACLE

RD: ROOF DRAIN, ROUND, O DISTRIBUTION PANEL R.D.L.: ROOF DRAIN LEADER REBAR: REINFORCING BAR REQD: REQUIRED RH: RIGHT HANDE R.O.: ROUGH OPENING

R.O.W.: RIGHT OF WAY REINF.: REINFORCED

BEN PHAN 11541 EUZABETH ST. GARDEN GROVE, 92840 CELL: 714.251.4537

ENGINEER

PL.: PLASTER

ARC. DESIGNER

LOCATION MAP ALL WORKS TO COMPLY WITH THE:

2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA MECHANICAL CODE (CMC)

T L AREA : 4 250 S.F.

* OCCUPANCY GROUP

* TYPE OF CONSTRUCTION (TABLE 503): VB - NO SPRINKLER

. FXIT ACCESS TRAVEL DISTANCE (Table 1017.2): Required 200' Provided: 90.25' SEE EXIT DISTANCE CALS, SHEET A5.0

* DEAD - END CORRIDOR MAX LIMIT-

. LIFE SAFETY OCCUPANT LOAD (CBC TABLE 1004.1.2):

REINF: REINFORCED
SAM: SANTISATIVE
SC: SHARP CORRECTOR
SCCT: SECTION
SHIT: SHEATHING
SPECS: SPECIFICATIONS
SO, FIT: SQUARE FEET
SO, IN: SOURCE FEET
SS: STRAILES STEET
SET STRAILES STEETSCREW,
SERVICE SINK, OR SLOP SIME * NUMBER OF EXITS (TABLE 1006.2.1)

SETSCREW, SOIL STACK.

SERVICE SINK, OR SLOP SINK

STD.: STEAL
S.Y.: SQUARE YARD
T&B: TOP AND BOTTOM
T&B: TOROUE AND GROOVE
T.O.: TOP OF
T.O.B: TOP OF BEAM
T.O.C: TOP OF CURB OR TOP OF CONCRETE
T.O.F: TOP OF FOOTING
T.O.J.: TOP OF JOIST
T.O.M: TOP OF MASCONRY
T.O.W: TOP OF WALL
TTC: TELEPHONE TERMINAL CLOSET
UNE: WOLTAGE
VAL: VQLTAGE
VLF.: VERFY IN FIELD
W.F.: VERFY IN FIELD
W.C:: WATER CLOSET (TOLET) W.C.: WATER CLOSET (TOILET)
WD.: WOOD

W.I.C.: WALK-IN CLOSET WL: WATER LEVEL

WT.: WEIGHT WTR. HTR.: WATER HEATER

Ø ACCESSORY SPACE (ZERO OCCUPANCY)

TACTILE "EXIT STAIR DOWN"

GENERAL SYMBOLS DETAIL CALL-OUT

ELEVATION, DETAIL CALL-OUT

SECTION, DETAIL CALL-OUT ₩ULT. ELEVATION CALL-OUT

HC SIGNAGE

TACTILE "EXIT ROUTE" SIGN

OCCUPANT LOAD DENOTES DESIGNATED EXIT PATH - - - TRAVEL DISTANCE DIAGONAL DISTANCE

OOO OOO OOO COMMON PATH OF TRAVEL

2019 CALIFORNIA ELECTRICAL CODE (CCC)
2019 CALIFORNIA ELECTRICAL CODE (CCC)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
2019 CALIFORNIA CREEN BUILDING STANDARDS (CEES)
C117 OF STANDARDS (CEES)
C117 OF STANDARDS (CEES)

A-2

. COMMON PATH MAX LIMIT:

TOTAL SAFETY OCCUPANT LOAD: 147 PERSONS -SEE OCCUPANT LOAD CALS 1/A50

3 EXITS

FIRE DEPARMENT NOTES:

ALL WORK SHALL COMPLY WITH NFPA 1-2021 EDITION, NFPA 101 LIFE SAFETY CODE 2021 EDITION AND THE CALIFORNIA FIRE PREVENTION CODE 2021 EDITION

ALL STRUCTURES UNDERGOING CONSTRUCTION OPERATIONS SHALL COMPLY WITH NFPA 241

SHEET INDEX

A1.0 COVER SHEET
A2.0 EXISTING SITE PLAN ACCESSIBLE ENTRANCE FROM PUBLIC SIDEWALK & NEAREST ACCESSIBLE PARKING
A3.0 EXISTING FLOOR PLAN W/ DEMOLITION. ENLARGE HANDICAP PARKING
A4.0 CONS. FLOOR PLAN. EQUIPMENT FINISH DOOR & WINDOW SCHEDULE
A5.0 EXIT PLAN. OCCUPANCY LOAD CALS. MENU
A6.0 ALL PLUMBING ELEVATIONS. ENLARGE & ELEVATIONS @ MEN & WOMEN RESTROOM
A7.0 EXISTING A NEW WEST ELEVATION. SECTIONS
A8.0 EXISTING REFLECTED CEILING PLAN W/ DEMOLITION
A9.0 - A14.0 EQUIPMENT DETAILS

MECHANICAL NOTES
MECHANICAL SCHEDULES FLECTRICAL SPECIFICATION

SCALE:

N/A

ATTACHMENT E

- JOB LOCATION

BLVD. 90680 9.6233 318al@y 4CH CA 269. VAN DON 12140 BEAC STANTON, C CELL: 714.2 EMAIL: vando 4,250 S.F. AWN RESTAL

NG CLA PROP RAISIN



BEN PHAN 11541 ELIZABETH ST. GARDEN GROVE, 92840 CELL: 714.251.4537 EMAIL:benphanconsultant@

PROJECT NO: 21-7070 DRAWN BY : D.N CHECKED BY: D.N

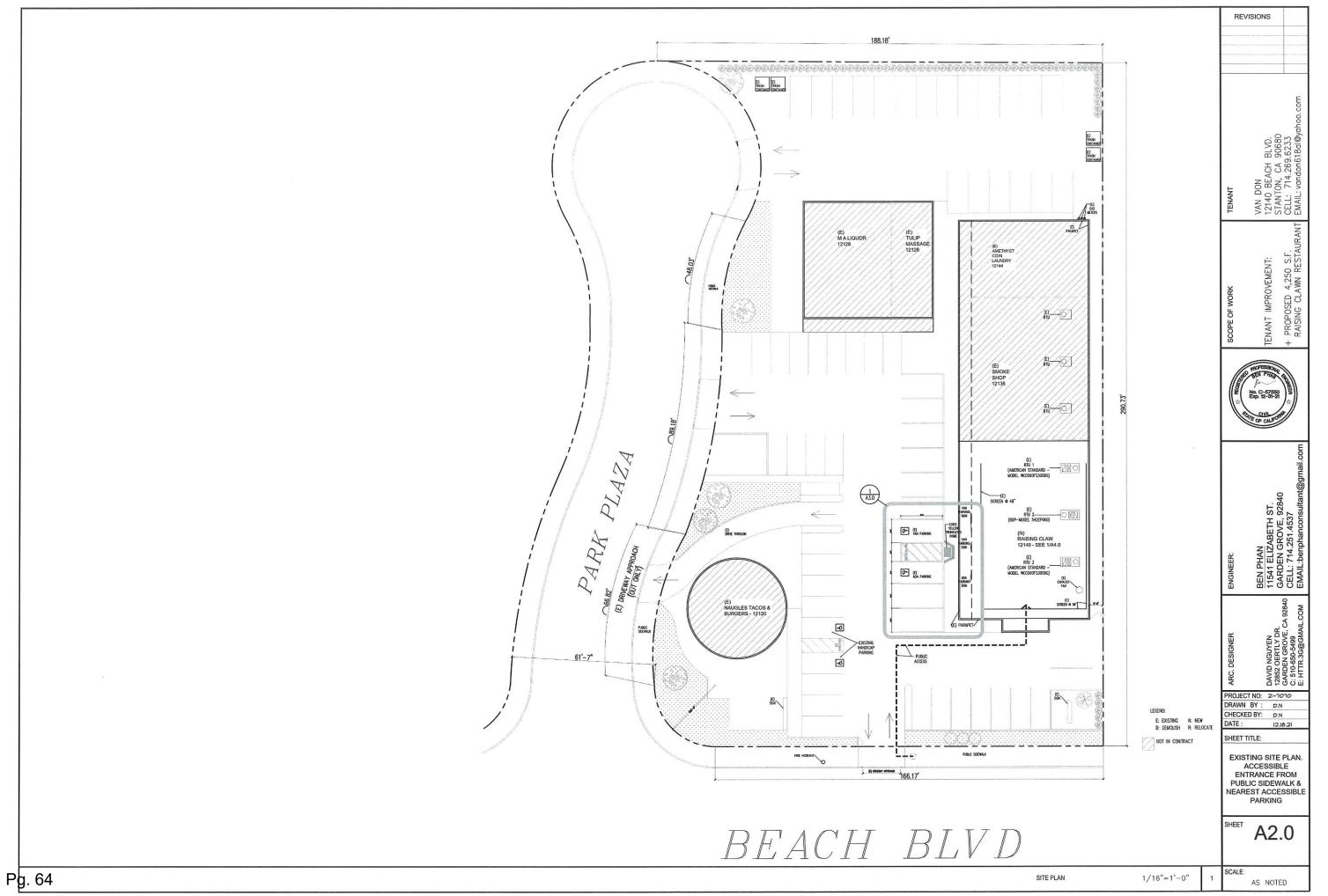
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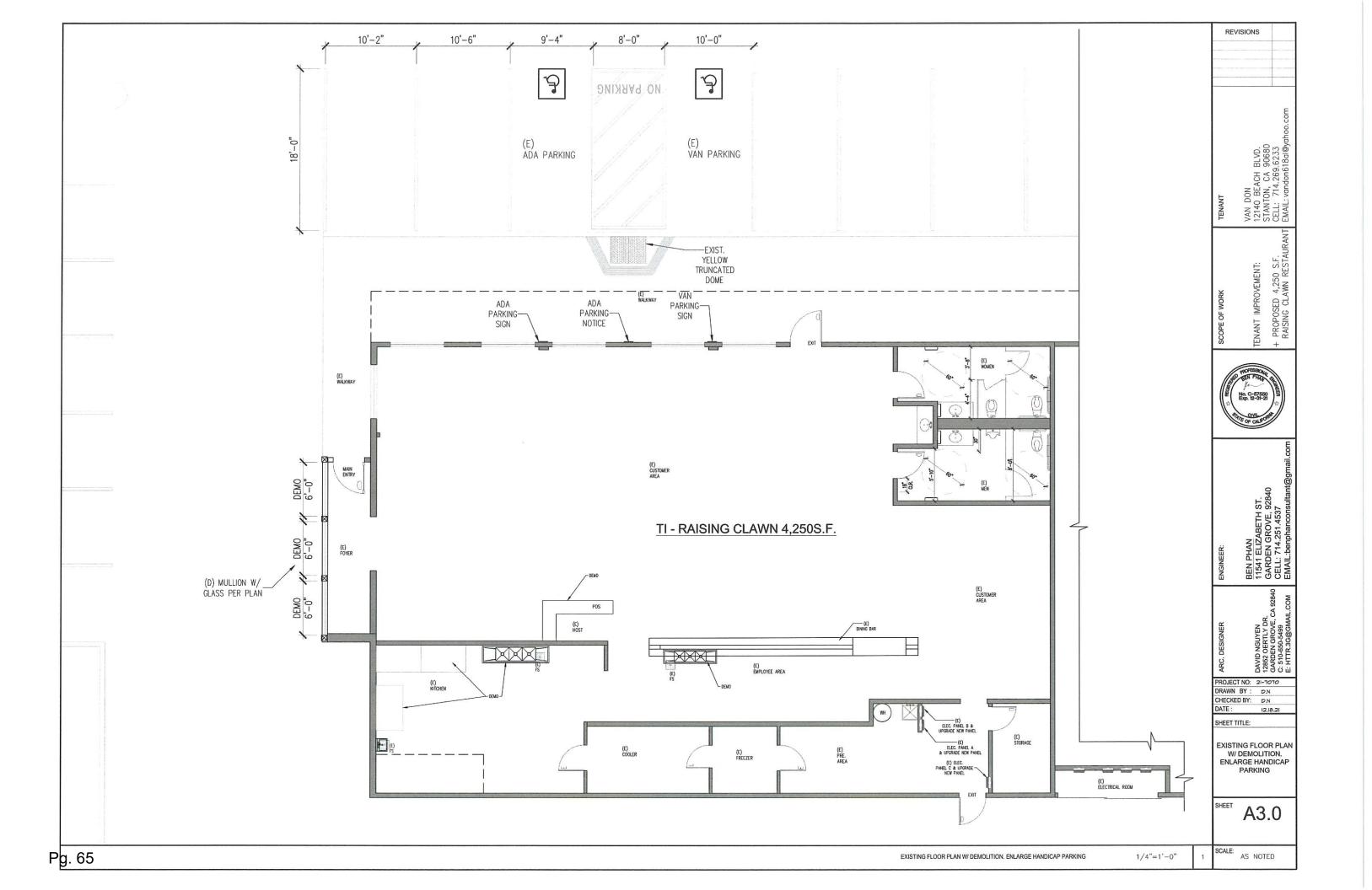
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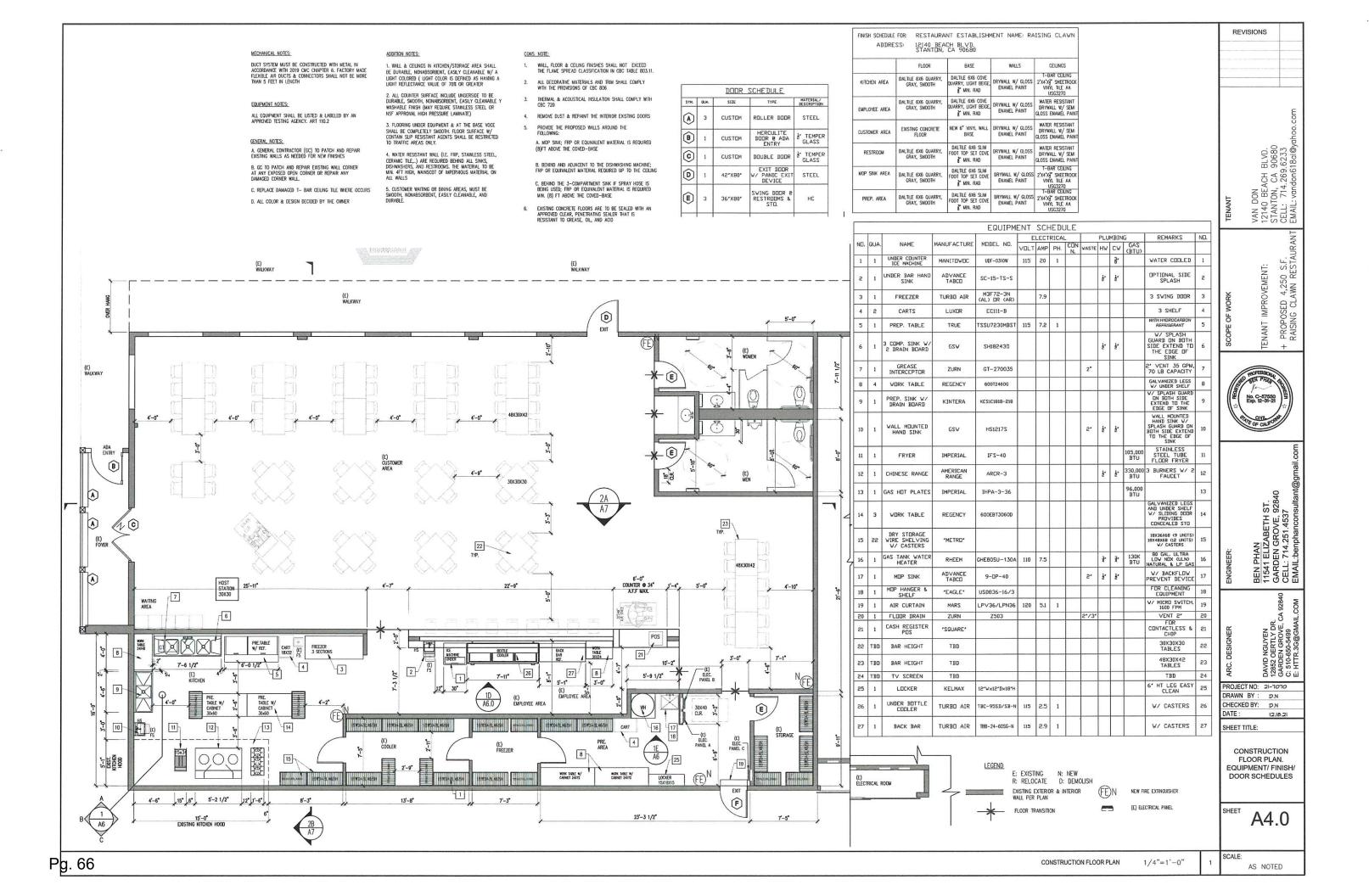
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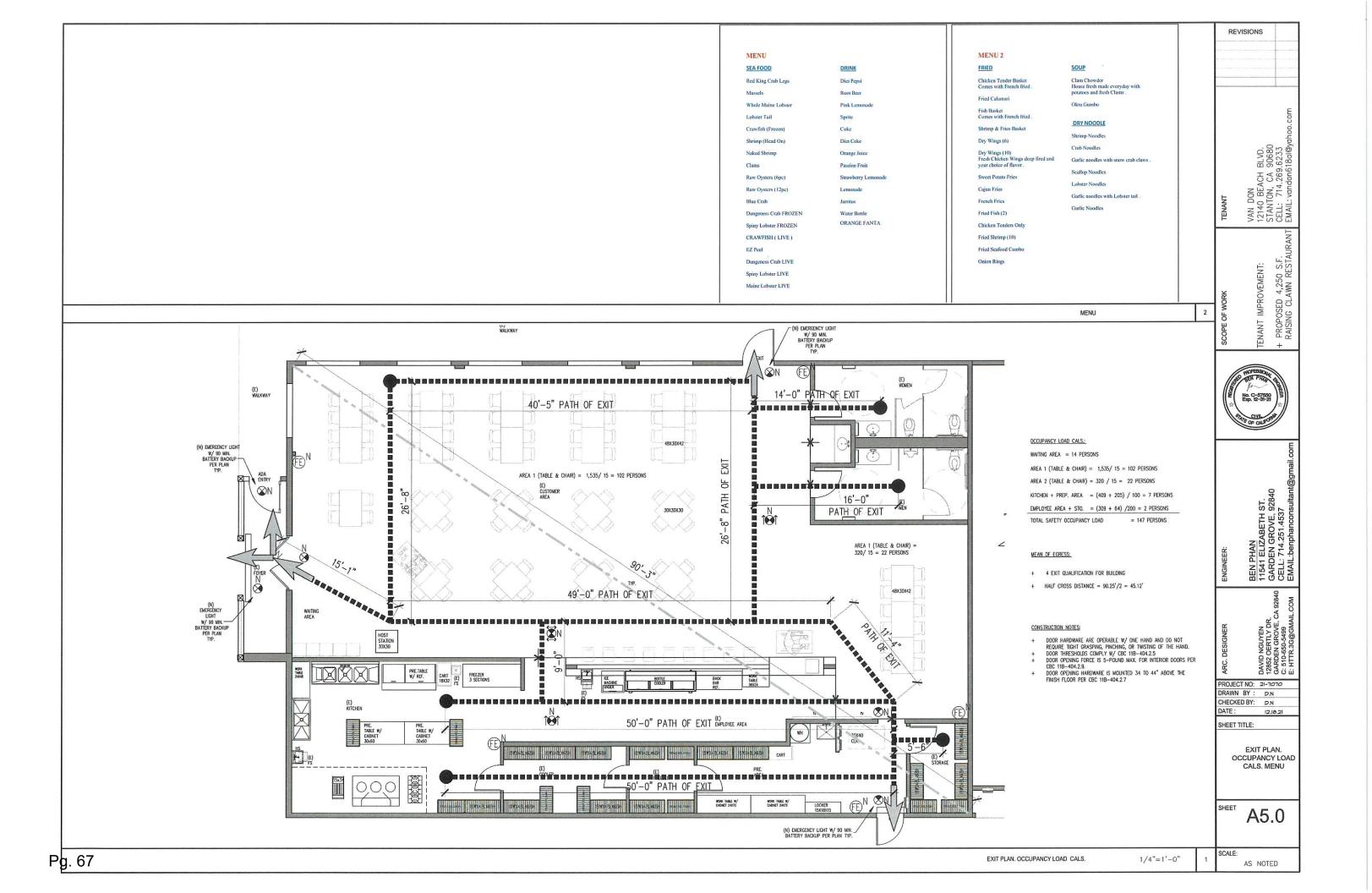
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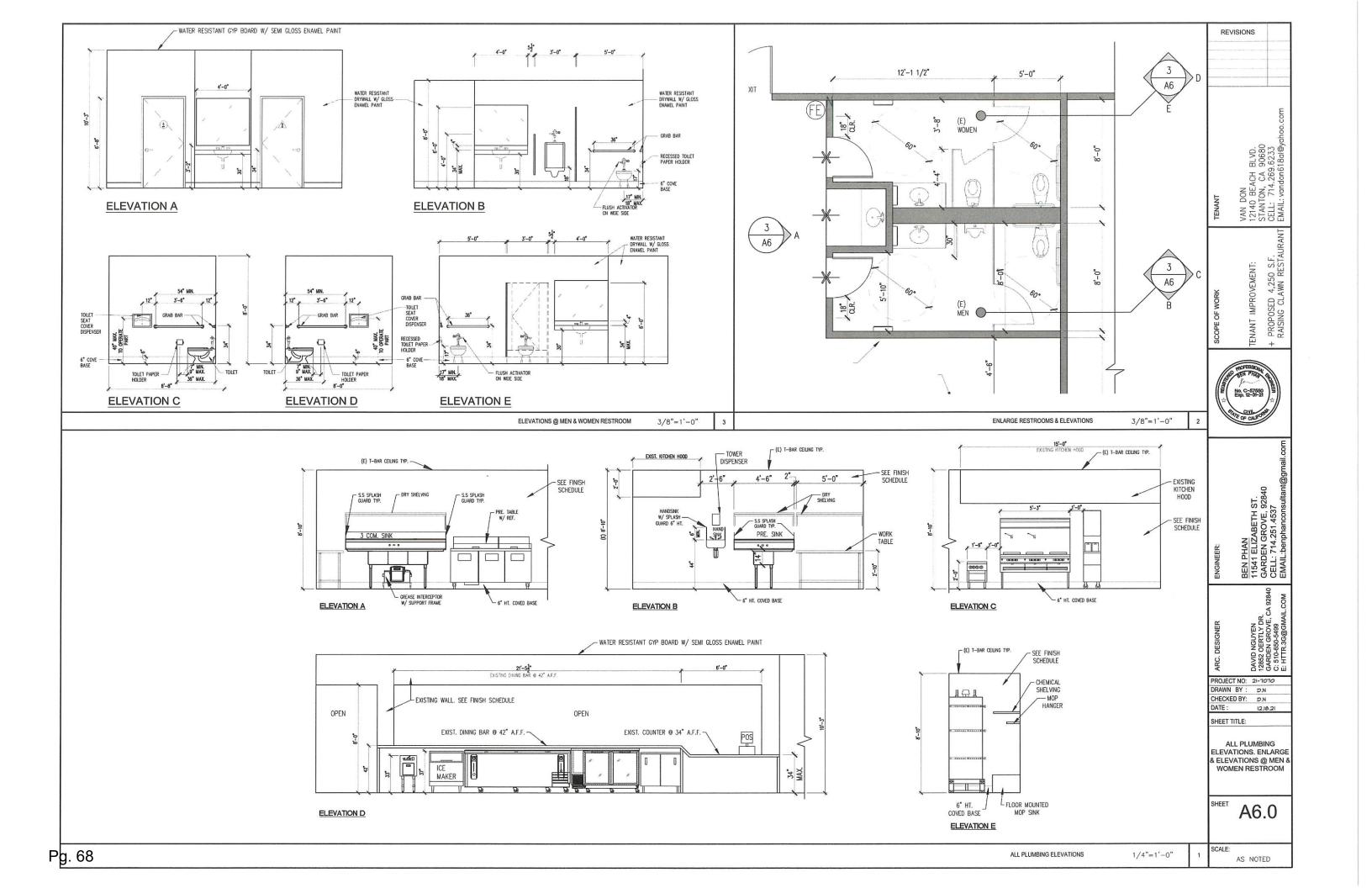
Pg. 63

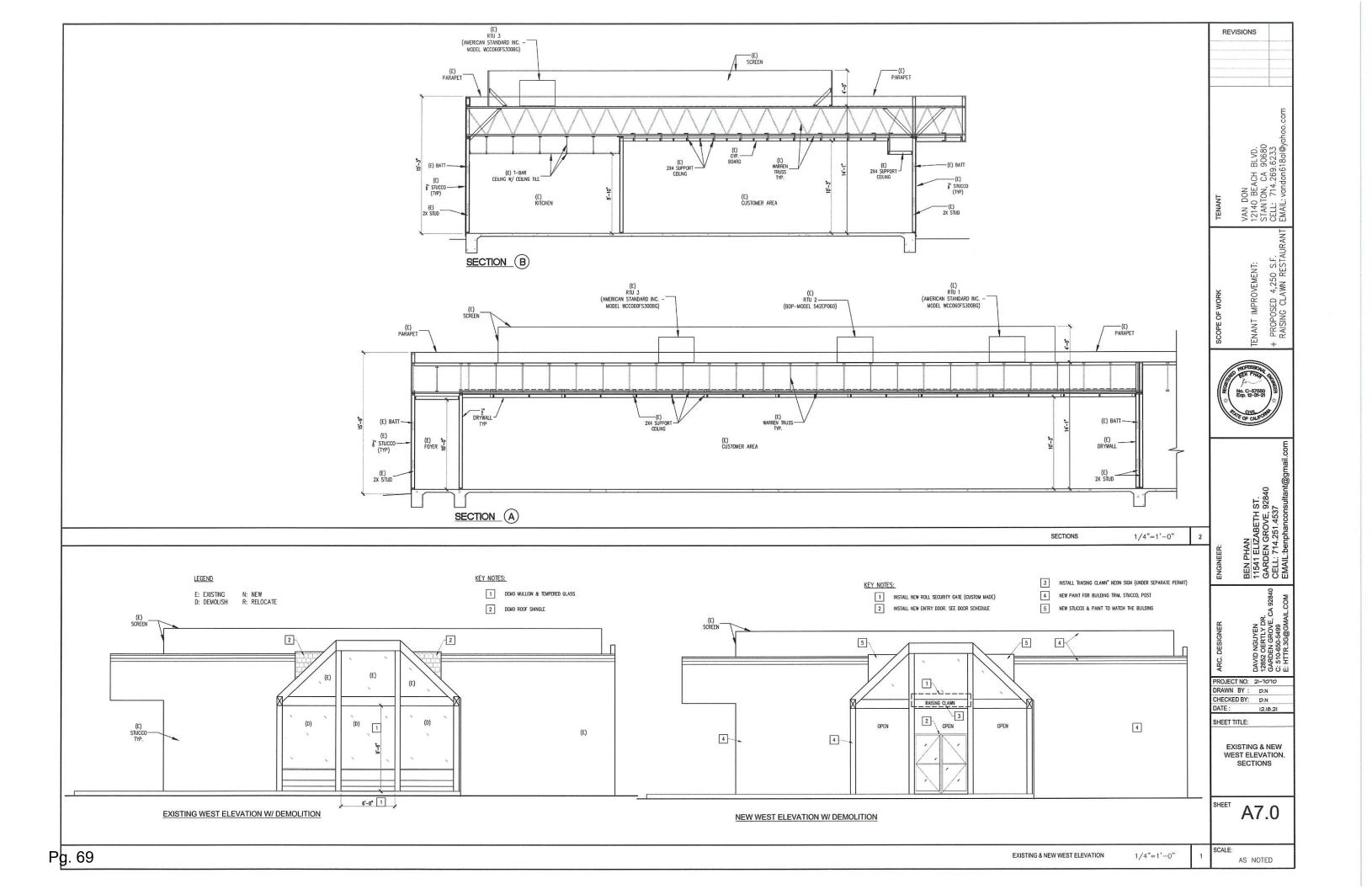


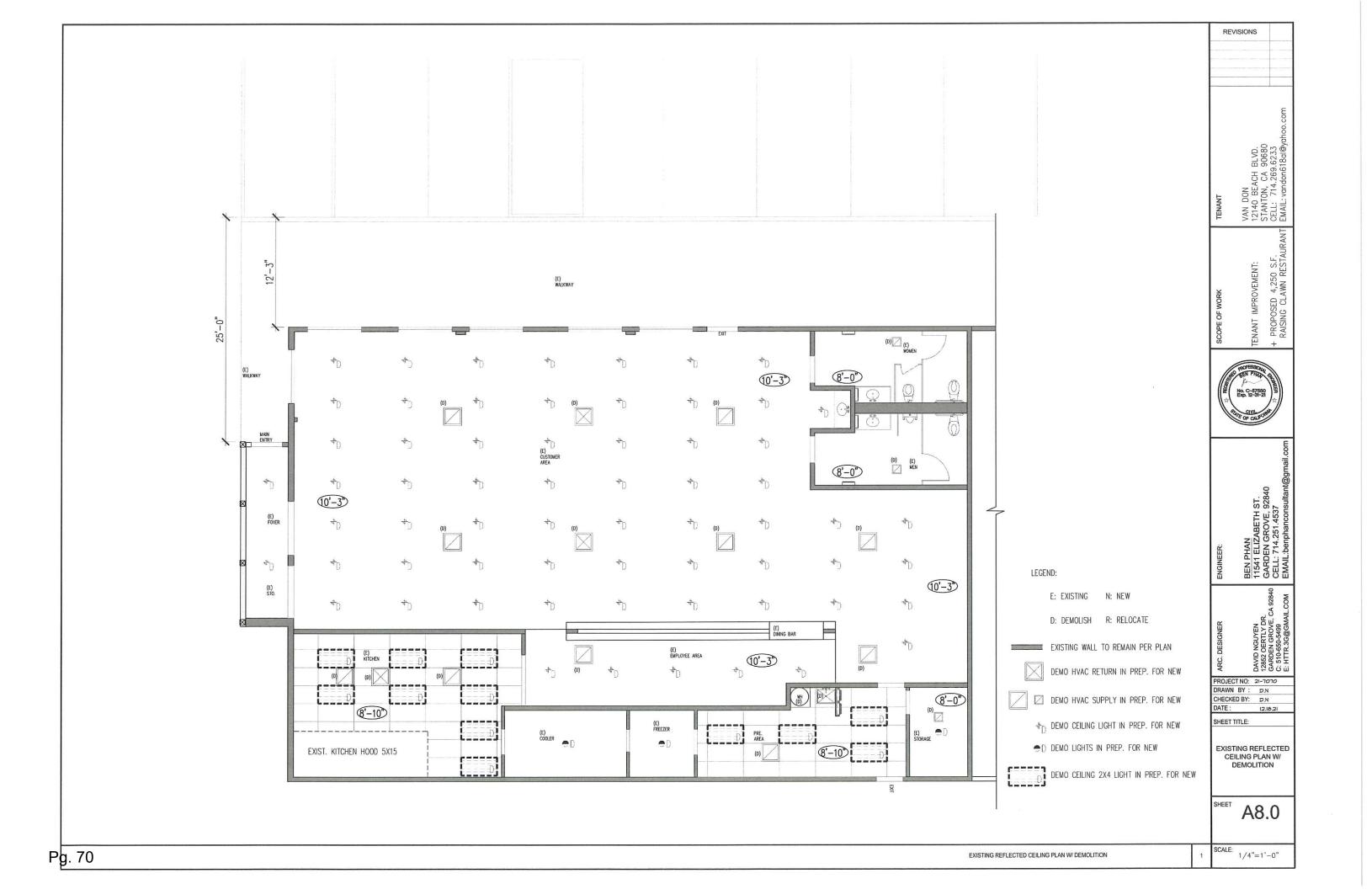














Order No DBRD Side + Length (Inch) Ga Bowl Size (Inch) Overall Size (Inch) Weight Ibs/ea SE10143D L.8.R 12 18 14 10 10 21 54-3/6 41 48 SE15153D L.8.R 15 18 15 15 12 21 75-3/6 45 70 SE16203D18 L.8.R 18 18 20 16 12 26 96-3/6 45 84 SE16183DD L.8.R 24 18 20 16 12 26 96-3/6 45 91 SE18183D20 L.8.R 20 18 18 18 18 42 44 94-3/6 45 91 SE18183D2A L.8.R 24 18 18 18 14 24 94-3/6 45 91 SE18183D2A L.8.R 24 18 18 18 14 24 94-3/6 45 93

* DBRD: Drain Board

GSW.

"* SE10141D Working Height is 41", Overall size is 54-3/8"

76

___ FEATURES & BENEFITS =__ Stainless steel cabinet co. Super Deluxe (SD) models boast a sta Adjustable, heavy duty, PE (polyethylene) Rugged built-in removable bottle cap opener · Huge capacity cooler cabinet requires only * Refrigerator holds 33°F - 38°F for the best in Sliding Door CU/FT. Capacity # of Dividers HP AMPS Weight (ths.) Lx D'x H[†] TBC-95SD-N 3 30.3 38/55.8 Cases! 6 1/3 2.5 444 95 x 261/2 x 331/4 TBC-95SB-N 3 30.3 38/55.8 Cases! 6 1/3 2.5 442 95 x 261/2 x 331/4

4184 E. Conant St.
Long Beach, CA 90808
Tel. 310-900-1000
Fax. 310-900-1077

: Available

Available W/H

TBC-95SB-N

Approval:

Qty:

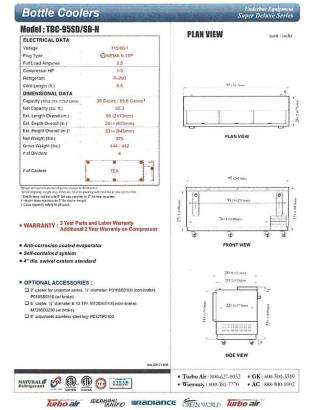
Super Delaxe Series

Model: TBC-95SD/SB-N

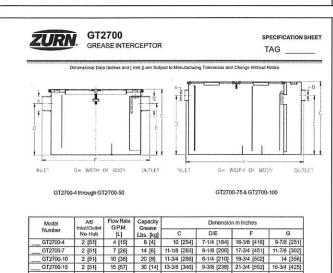
TUPO AIP

Bottle Coolers

TBC-95SD-N







Model Number	Inlet/Outlet				Dimensio	n in Inches	
	No-Hub	[L]	Lbs. [kg]	С	D/E	F	G
GT2700-4	2 [51]	4 [15]	8 [4]	10 [254]	7-1/4 [184]	16-3/8 [416]	9-7/8 [251]
GT2700-7	2 [51]	7 [26]	14 [6]	11-1/8 [283]	8-1/8 [206]	17-3/4 [451]	11-7/8 [302]
GT2700-10	2 [51]	10 [38]	20 [9]	11-3/4 [298]	8-1/4 [210]	19-3/4 [502]	14 [356]
GT2700-15	2 [51]	15 [57]	30 [14]	13-3/8 [340]	9-3/8 [238]	21-3/4 [552]	16-3/4 [425]
GT2700-20	3 [76]	20 [76]	40 [18]	15 [381]	11-3/4 [298]	24-5/8 [625]	17-1/4 [438]
GT2700-25	3 [76]	25 [94]	50 [23]	17 [432]	12-7/16 [316]	26-5/8 [676]	19-7/8 [505]
GT2700-35	4 [102]	35 [132]	70 [32]	18-3/4 [476]	14-3/16 [360]	28-1/2 [724]	22-1/2 [572]
GT2700-50	4 [102]	50 [189]	100 [45]	21-1/2 [546]	16 [406]	30-3/8 [772]	24-1/2 [622]
GT2700-75	4 [102]	75 [283]	150 [68]	22-3/4 [587]	18-1/2 [470]	40-1/4 [1022]	28-5/8 [727]
GT2700-100	4 [102]	100 [379]	200 [91]	27 [685]	23 [584]	44 [1118]	33-5/8 [854]

Recommended for removing and retaining grease from wastewater in kitchen and restaurant areas where food is prepared.

Grease trap is corrosion-resistant coated fabricated steel with no-hub connections, flow diffusing baffle, integral trap, and



1

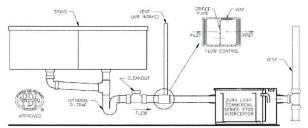
www.GSW-USA.com

Sizes 20 G.P.M. - 50 G.P.M.

Zurn Industries, LLC | Light Commercial Plumbing Products 1601 Pimburgh Avenue, Erie, PA. U.S.A. 16502 Ph. 855-663-9676, Fax 614-454-7929 In Canada | Zurn Industries Limited 3544 Nashun Drive, Mississauga, Ontario L4V 1L2 Ph. 905-405-8372, Fax 905-405-1292



GT2700 Grease Interceptor Installation & Cleaning Instructions



Zurn Light Commercial Series Grease Interceptors #2700 consist of a interceptor rated at () gpm and a properly sized flow control fitting.

INSTALLATION

- 1. Zurn Light Commercial Grease Interceptors should be installed as close as possible to the fixture being served. Always install where there is easy access for cover removal and cleaning.
- 2. A flow control must be installed as close as possible to the underside of the fixture. The flow control must be installed with the vent or (air intake) on the downstream side of the orifice plate. The vent connection is positioned to the top of the flow control fitting and piped upward higher than source of water, or to building vent
- 3. It is recommended that a cleanout tee be installed before the flow control to access the flow control orifice and clear debris.
- 4. The cleanout plug should be installed over the outlet of the interceptor. 5. The interceptor is to be installed using no-hub
- Outlet piping should be connected to the sanitary drain, and pipe size should be equal to or larger than the inlet piping. Outlet pipe should also be vented so the interceptor is not siphoned.
- 7 Solid waste should not go into an intercentor. Food grinder waste and other solids should be captured in the sink or by a solids interceptor before reaching the grease interceptor.

Form # JS2 Date: 3/13/09 C.N. No. 99791 Rev. F Page 1 of 2
ZURN LIGHT COMMERCIAL PLUMBING PRODUCTS + 2640 South Work Street + Falconer, NY 14733
Phone: 1-800/906-5060 + Fax: 716/685-3126 + World Wide Web: www.zurn.com



GT2700 Grease Interceptor Installation & Cleaning Instructions

MAINTENANCE

General Considerations

To obtain optimum operating efficiency of a properly sized and installed PDI certified grease interceptor, a regular schedule of maintenance <u>must</u> be adhered to.

All grease interceptors must be cleaned regularly. The frequency of grease removal is dependent upon the capacity of the interceptor and the quantity of grease in waste water. Check interceptor daily until a grease level of 2" to 3" has been obtained (cleaning level). When the grease removal interval has been determined for a specific installation, regular cleaning every, interful greater retrivations are determined of a specific installation, regular cleaning at that interval is necessary to maintain the rated efficiency of the interceptor. After the accumulated grease and waste material has been removed, the interceptor should be thoroughly checked to make certain the inlet, outlet, and air relief ports are clear of obstructions.

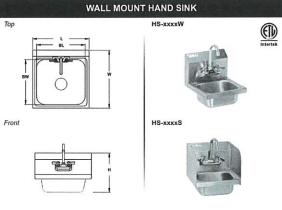
Please follow the steps below when cleaning.

- Remove the center 3/8" Allen bolt lift handle assembly.
- Clean out remaining grease
- Run water into interceptor to flush. Clean out "outlet" chamber by removing cleanout plug and spraying water down inside. Inspect cover gasket and replace as needed. Replace cover and secure the 3/8" Allen bolt lift handle assembly.

Form # JS2 Date: 3/13/09 C.N. No. 99791 Rev. F Page 2 of 2 JGHT COMMERCIAL PLUMBING PRODUCTS + 2640 South Work Street + Falconer, N Phone: 1-800/905-5060 + Fax: 716/665-3126 + World Wide Web: www.zurn.com



Item No.: Order No.:__ QTY:___



Description

HS-xxxxS series welded with splash guard (7-3/4" H)
 Faucet & strainer included

Order No.	WxLxH(in)	BW	BL	BD	G. W. (lbs)	Q.y.
HS-0810W	12-1/4 x 12 x 12-3/4	8	10	5	8	1
HS-0810S	12-1/4 x 12 x 12-3/4	8	10	5	11	1
HS-1217W	17-7/8 x 12-1/2 x 13-3/8	12-1/2	9-3/4	7-3/4	10	1
HS-1217S	17-7/8 x 12-1/2 x 13-3/8	12-1/2	9-3/4	7-3/4	14	1
HS-1615W	15-1/4 x 15-3/4 x 14-3/8	9-3/4	12-1/2	6-5/8	12	1
HS-1615S	15-1/4 x 15-3/4 x 14-3/8	9-3/4	12-1/2	6-5/8	15	1
HS-2017W	17-1/2 x 20-1/2 x 14-3/4	12-3/4	17-3/4	7	13	1
HS-2017S	17-1/2 x 20-1/2 x 14-3/4	12-3/4	17-3/4	7	17	1

GSW 4177 Rowland Ave. #B, El Mante, CA 91731 Tel: 1-809-897-5999, 1-526-291-5599 Fax: 1-855-499-3088, 1-626-286-0166 GSW-USA.com

BLVD. 90680 9.6233 318al@yo

REVISIONS

ACH 1 CA 2 269.1

4,250 S.F. AWN RESTA IMPROVEMENT: OSED NG CL/

No. C-57550 Exp. 12-31-21

BEN PHAN 11541 ELIZABETH ST. GARDEN GROVE, 92840 CELL: 714.251.4537 EMAIL:benphanconsultant@

O NGUYEN OERTLY DR. DEN GROVE, C

PROJECT NO: 21-7061 DRAWN BY : D.N CHECKED BY: D.N 12.06.21

SHEET TITLE:

EQUIPMENT DETAILS

SHEET

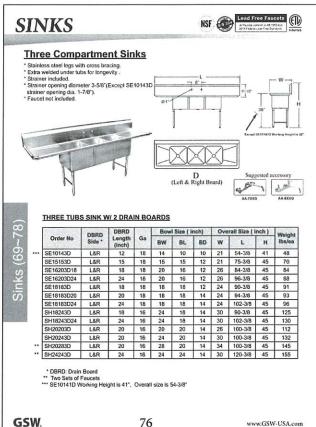
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Pg. 71

SCALE:

N.T.S.

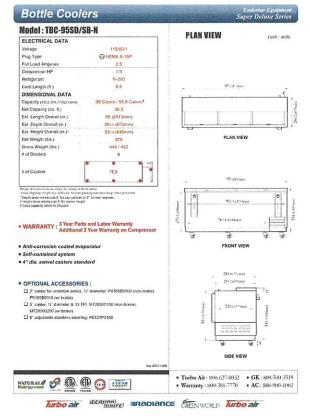
FOLIPMENT DETAILS

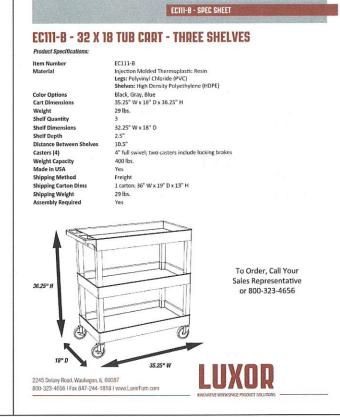




GT2700

Grease Interceptor Installation & Cleaning Instructions

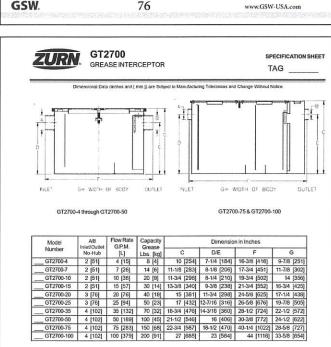






Item No.:

Order No.:_







S Sizes 20 G.P.M. - 50 G.P.M.

Zurn Industries, LLC | Light Commercial Plumbing Products 1601 Pitmburgh Avenue, Erie. PA. U.S.A. 16502 Ph. 855-663-9076, Fax 814-454-7929 Rev. C Date: 2/15/2018 C.N. No. 139638 Prod. | Dwg. No. GT2700 In Canada | Zurn Industries Limited 1544 Noshua Drive, Mississauga, Ontario L4V 1L2 Ph. 905-405-8272, Fax 905-405-1292

INSTALLATION 1. Zurn Light Commercial Grease Interceptors

() gpm and a properly sized flow control fitting.

COMMERCIAL

should be installed as close as possible to the fixture being served. Always install where there is easy access for cover removal and cleaning. 2. A flow control must be installed as close as possible to the underside of the fixture. The flow control must be installed with the vent or (air intake) on the downstream side of the orifice plate. The vent connection is positioned to the top of the flow control fitting and piped upward higher than source of water, or to building vent

3. It is recommended that a cleanout tee be installed before the flow control to access the flow control orifice and clear debris. 4. The cleanout plug should be installed over the outlet of the interceptor. 5. The interceptor is to be installed using no-hub

 Outlet piping should be connected to the sanitary drain, and pipe size should be equal to or larger than the inlet piping. Outlet pipe should also be vented so the interceptor is not siphoned.

7 Solid waste should not go into an intercentor. Food grinder waste and other solids should be captured in the sink or by a solids interceptor before reaching the grease interceptor.

Form# JS2 Date: 3/13/09 C.N. No. 99791 Rev. F Page 1 of 2 LIGHT COMMERCIAL PLUMBING PRODUCTS • 2640 South Work Street • Felconer, NY 14733
Phone: 1-800/905-5060 • Fax: 716/665-3126 • World Wide Web: www.zurn.com

Zurn Light Commercial Series Grease Interceptors #2700 consist of a interceptor rated at



GT2700 Grease Interceptor Installation & Cleaning Instructions

MAINTENANCE

General Considerations

To obtain optimum operating efficiency of a properly sized and installed PDI certified grease interceptor, a regular schedule of maintenance \underline{must} be adhered to.

Cleaning

All grease interceptors must be cleaned regularly. The frequency of grease removal is dependent upon the capacity of the interceptor and the quantity of grease in waste water. Check interceptor daily until a grease level of 2" to 3" has been obtained (cleaning level). When the grease removal interval has been determined for a specific installation, regular cleaning at that interval is necessary to maintain the rated efficiency of the interceptor. After the accumulated grease and waste material has been removed, the interceptor should be thoroughly checked to make certain the inlet, outlet, and air relief ports are clear of obstructions.

Please follow the steps below when cleaning.

- Remove the center 3/8" Allen bolt lift handle assembly.
- Clean out remaining grease
- Run water into interceptor to flush. Clean out "outlet" chamber by removing cleanout plug and spraying water down inside.

Date: 3/13/09 C.N. No. 99791 Rev. F Page 2 of 2

IGHT COMMERCIAL PLUMBING PRODUCTS • 2640 South Work Street • Falconer, N Phone: 1-800/906-5050 • Fax: 716/665-3126 • World Wide Web: www.zum.com

- Replace cover and secure the 3/8" Allen bolt lift handle assembly.



Description:

Order No.	WxLxH(in)	BW	BL	BD	G. W. (lbs)	Qty.
HS-0810W	12-1/4 x 12 x 12-3/4	8	10	5	8	1
HS-0810S	12-1/4 x 12 x 12-3/4	8	10	5	11	1
HS-1217W	17-7/8 x 12-1/2 x 13-3/8	12-1/2	9-3/4	7-3/4	10	1
HS-1217S	17-7/8 x 12-1/2 x 13-3/8	12-1/2	9-3/4	7-3/4	14	1
HS-1615W	15-1/4 x 15-3/4 x 14-3/8	9-3/4	12-1/2	6-5/8	12	1
HS-1615S	15-1/4 x 15-3/4 x 14-3/8	9-3/4	12-1/2	6-5/8	15	1
HS-2017W	17-1/2 x 20-1/2 x 14-3/4	12-3/4	17-3/4	7	13	1
HS-2017S	17-1/2 x 20-1/2 x 14-3/4	12-3/4	17-3/4	7	17	1

HS-xxxxS series welded with splash guard (7-3/4" H)
 Faucet & strainer included

器GSW

Order No.	WxLXH(in)	BW	HL	HD	G. W. (IDS)	Uzy.	
HS-0810W	12-1/4 x 12 x 12-3/4	8	10	5	8	1	
HS-0810S	12-1/4 x 12 x 12-3/4	8	10	5	11	1	
HS-1217W	17-7/8 x 12-1/2 x 13-3/8	12-1/2	9-3/4	7-3/4	10	1	
HS-1217S	17-7/8 x 12-1/2 x 13-3/8	12-1/2	9-3/4	7-3/4	14	1	
HS-1615W	15-1/4 x 15-3/4 x 14-3/8	9-3/4	12-1/2	6-5/8	12	1	
HS-1615S	15-1/4 x 15-3/4 x 14-3/8	9-3/4	12-1/2	6-5/8	15	1	
HS-2017W	17-1/2 x 20-1/2 x 14-3/4	12-3/4	17-3/4	7	13	1	
HS-2017S	17-1/2 x 20-1/2 x 14-3/4	12-3/4	17-3/4	7	17	1	

GSW 4177 Rowland Ave. #B. El Monte, CA 91731 Tel: 1-800-897-5999, 1-526-291-5599 Fax: 1-855-499-3088, 1-626-286-0156 GSW-USA com

REVISIONS

BLVD. 90680 3.6233 318al@y CA CA 269 Jon6 DON DON TON, 714.2

4,250 S.F AWN REST,

OSED IG CL/ TENANT PROP RAISIN

No. C-57550 Exp. 12-31-21

ABETH ST. ROVE, 92840 251.4537

BEN PHAN 11541 ELIZA GARDEN GF CELL: 714.29 EMAIL:benpt

OERTLY DR. EN GROVE, (DAVID N 12852 OE GARDEN C: 510-65 E: HTTR.

PROJECT NO: 21-7061 DRAWN BY : D.N CHECKED BY: D.N 12.06.21

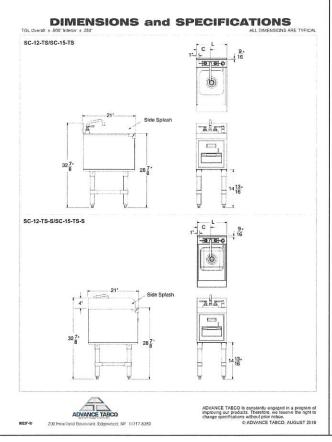
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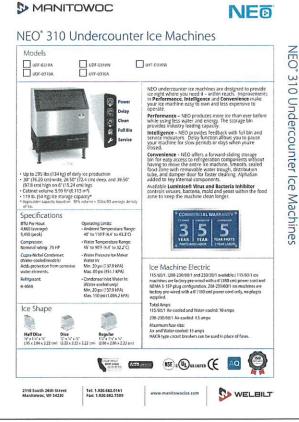
EQUIPMENT DETAILS

SHEET A10.0

SCALE: Pg. 72 FOLIPMENT DETAILS

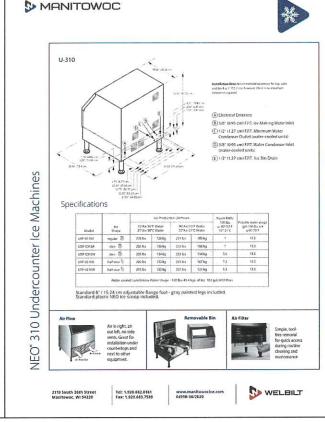


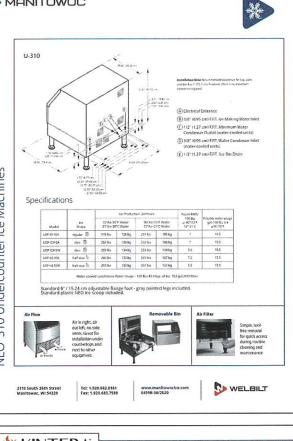


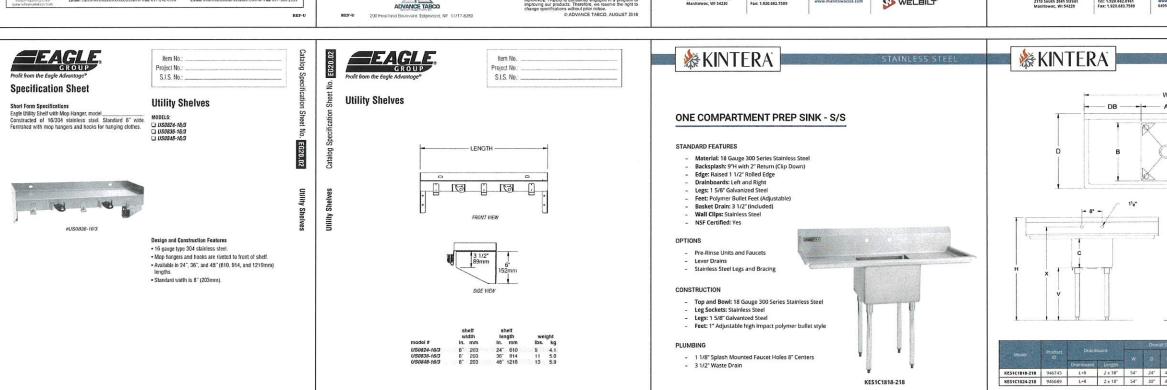


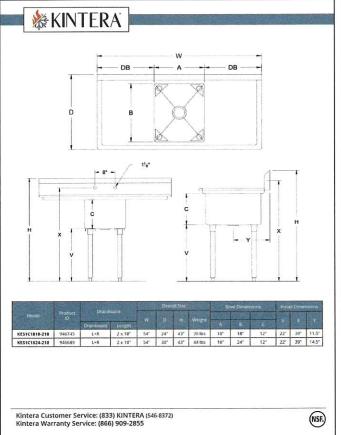
Kintera Customer Service: (833) KINTERA (546-8372)

Kintera Warranty Service: (866) 909-2855









BEN PHAN 11541 ELIZABETH ST. GARDEN GROVE, 92840 CELL: 714.251.4537 EMAIL:benphanconsultant@ PROJECT NO: 21-7061 DRAWN BY : D.N CHECKED BY: D.N ATE: 12.06.21 SHEET TITLE: FOLIPMENT DETAILS SHEET A11.0

REVISIONS

BLVD. 90680 9.6233 518al@yc

CA S

VAN DON 12140 BEA(STANTON, (CELL: 714.2 EMAIL: vand

4,250 S.F. AWN RESTA

OSED IG CL/

PROP(RAISIN

TENANT

No. C-57550 Exp. 12-31-21

Pg. 73

EAGLE GROUP 100 Industrial Boulevard, Clayton, DE 19938-8903 USA Phone: 302-653-3000 • Fax: 302-653-2065 www.eaglegrp.com

stom configuration or fabrication needs, contact our SpecFAB* Division

Spec sheets available for viewing, printing or downloading from our online literature library at www.eaglegrp.com

Foodservice Division: Phone 800-441-8440 MHC/Retail Display Divisions: Phone 800-637-5100

A AUTO QUOTES

EAGLE GROUP 100 Industrial Boulevard, Clayton, DE 19938-8903 USA Phone: 302-653-3000 • Fax: 302-653-2065

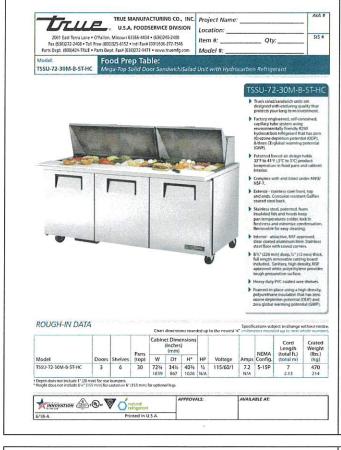
Spec sheets available for viewing, printing or downloading from our online literature library at www.eaglegro.com

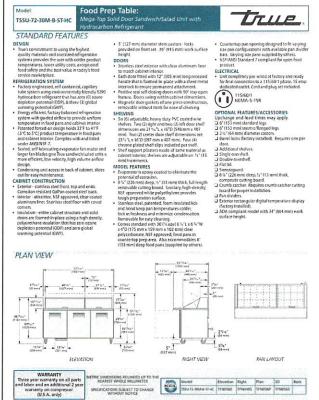
www.eaglegrp.com

EQUIPMENT DETAILS

SCALE:

N.T.S.





TRUE MANUFACTURING CO., INC.

5" Heavy-Duty Swivel Stem Caster

5" Heavy-Duty Swivel Stem Casters

Adjustable Plastic Bullet Foot

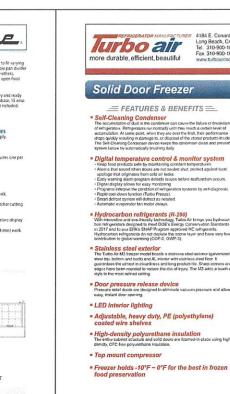
ACCESSORIES

600CASTER6

600CASTERHD4

600CASTERHD6

600PABF



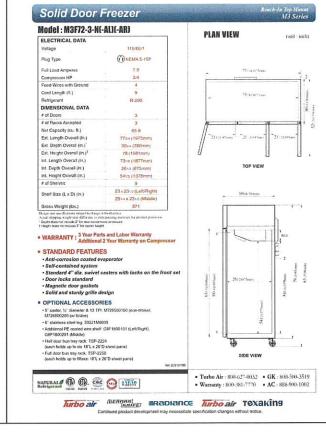
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BULLET FEET

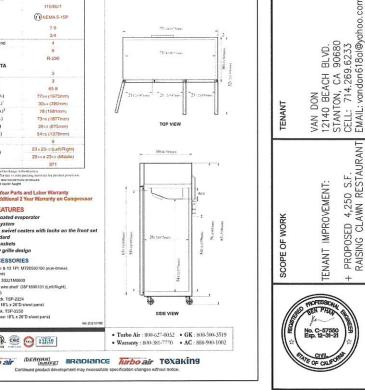


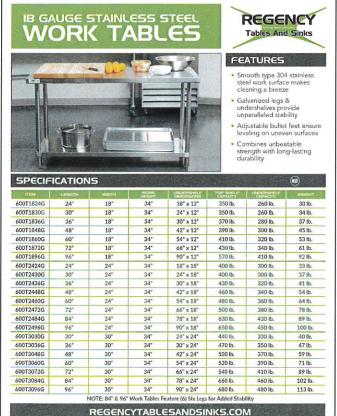


NATURAL () (). COC () 2 MAN Swing Door CUAFT. Shelves HP AMPS Weight (the start) M3F72-3-N(-AL)(-AR) 3 65.8 9 3/4 7.9 571 773/4 x 303/4 x 78



METRO'













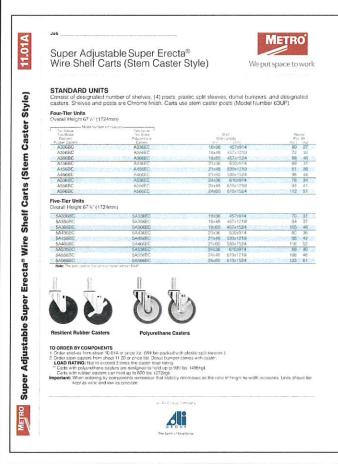
METRO BEN PHAN 11541 ELIZABETH ST. GARDEN GROVE, 92840 CELL: 714.251.4537 EMAIL:benphanconsultant@ Erecta DAVID NGUYEN 12852 OERTLY DR. GARDEN GROVE, C C: 510-650-5499 E: HTTR.3G@GMAII Shelf Carts (Stem PROJECT NO: 21-7061 DRAWN BY : D.N Caster CHECKED BY: א.ע 12.06.21 SHEET TITLE: Style) EQUIPMENT A12.0

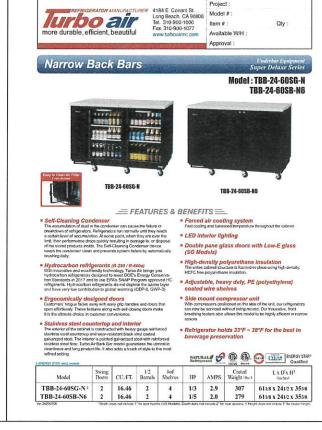
REVISIONS

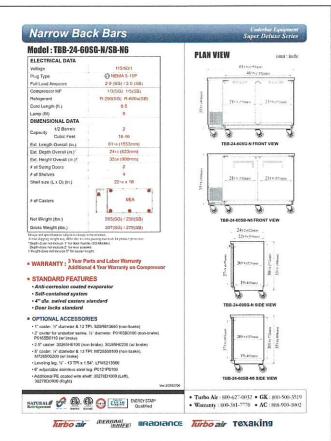
4,250 S.F

SED G CL/

SCALE:











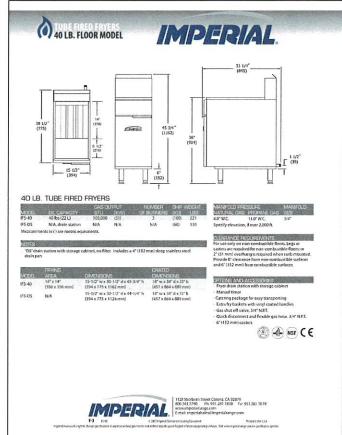


REVISIONS

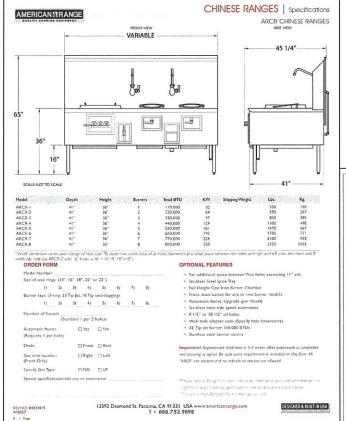
BLVD. 90680 9.6233 518al@y

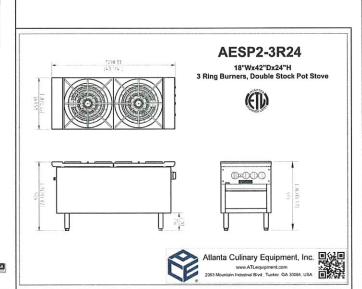
ACH CA : .269.

VAN DON 12140 BEAC STANTON, C CELL: 714.2 EMAIL: vando









BEN PHAN 11541 ELIZABETH ST. GARDEN GROVE, 92840 CELL: 714.251.4537 EMAIL:benphanconsultant@ DAVID NGUYEN 12852 OERTLY DR. GARDEN GROVE, C C: 510-650-5499 E: HTTR.3G@GMAII PROJECT NO: 21-7061 DRAWN BY : D.N CHECKED BY: D,N DATE: 12.06.21 SHEET TITLE: EQUIPMENT DETAILS SHEET

A13.0

N.T.S.

SCALE: Pg. 75 EQUIPMENT DETAILS



REVISIONS



TRITON™ – The Most Intelligent, High-Efficiency Commercial Gas Water Heater in the Market

to replace any water heater SS EXCLUSIVE FEATURES

SS EXCLUSIVE FEATURES
LeokGuard — An inclusive level
detection and provention system with
ance shut of these insits water leokage
outside the turk
Integrated BMS Connectivity Via
BACnet (MMTP) — Buth in BACnet
or case) connected to balding
management systems (BMS)
Track usage tracks and manage
nearity and water consumption
through the Prison EcoNet app

Warranty — 5 Year insted turk

SS AND SU FEATURES



drange
Built to Last
Tiple Pass Heat Exchanger Correlated with previous ASMEgrade stell to minimize rust and
maintain themselves and
maintain themselves and
maintain themselves and
selves and the stellar of the
Self-edustring, non-sentinel power
anodes provide systematic monitoring
of encole health and remaining Re
Tensory Efficient Triton SU

Rheem Triton Rheem Triton
80 and 100-Gallon Gapacities
130,000-399,900 BTU/n
Sealed Combustion System
Up to 98% Thermal Efficiency
Ultra Low NOx
Natural and LP Gas

Triton SS

Water Commercial Gas
Triton Water Heaters

of ancide health and remaining Be Energy Efficient

- Full Modulation - Maximizes energy savings by optimizing BTU input for specific valide realing demand

- Scheduling Capability - Adjust to healt valide only during posi-cial participation of the control of the optimized by during posi-needs it most needs It meet

Pilus

Althrade certified up to 8,909 feet
above see level

%-In-thit gas connection

%-In-thit gas connection

CSA/ASME Intent IAP valve

Meets 14 rigal NiOx requirements

SCACAME Plant 14 Rid 2 compliant

NISF Rated

Meets Massachusetts specifications

Maximum temperature setting 1655**

Warranty - SU Mode's 3-Vear limited tank, SS Modet 5-Vear limited tank

BASE MODELS: SU = SMART BO-GALLON

OHEBOSU-150(A)

GHEBOSU-160(A)

GHEBOSU-200(A)

GHEBOSU-300(A) A» ASME Option

PREMIUM MODELS: SS = SMART AUTO SHUTOFF VALVE TAUTO SHUTOFF 100-GALLON GHE100SS-130(A) GHE100SS-160(A) GHE100SS-200(A) GHE100SS-200(A) GHE100SS-300(A) GHE100SS-400(A)

Electrical Requirements: 110 Volt. 50 / 60 Hertz, 7.5 Max Breaker Amp Draw

MODEL NUMBER	INPUT (BTU/H) NAT. & LP	THERMAL EFFICIENCY	UNITS	40°F (22°C)	(28°C)	(33.C	(39°C)	60°F (45°C)	90°F / (50°C)	100°F /	(61°C)	120°F/ (07°C)	130°F / (75°C)	(78°C)
GHEBOSU/SS-130(A)	130 000	98%	GPH	382	306	255	216	191	170	153	139	127	118	109
CHEROSOLES-130M	130,000	9676	LPH	1448	1160	966	826	724	644	580	527	481	447	413
GHE808U/SS-160(A)	160.000	97%	GPH	465	372	310	266	233	207	186	169	155	143	133
GHEBUSU/SS-16U(A)	160,000	9776	LPH	1700	3305	1173	1007	682	784	704	540	587	541	503
GHEBOSU/SS-200(A)	199,900	95%	GPH	576	461	3B4	329	269	256	230	209	192	177	165
GHEBUSU/SS-2000A	199,900	95%	LPH	2180	1745	1454	1245	1090	696	871	791	727	670	525
GHEROSU/SS-300(A)	300,000		GPH	855	684	570	485	427	350	342	311	285	263	244
GHEBUSU SS-300(A)	300,000	95%	LPH	3237	2549	2158	1847	1615	1438	1295	1177	1079	956	924
	130.000	are-	GPH	382	306	255	218	191	170	153	139	127	118	100
GHE100SU/SS-130(A)	130,000	97%	LPH	1446	1158	965	825	723	634	579	526	451	447	413
GHE100SU/SS-160/A)	160,000	97%	GPH	470	376	314	269	235	209	168	171	157	145	134
GHE 1005U/SS-160(A)	160,000	9796	LPH	1779	1423	1159	1018	890	791	712	647	594	549	507
GHE100SU/SS-200/A)		97%	GPH	582	465	388	332	291	259	233	212	194	179	166
GHE1005U/SS-200(A)	199,000	97%	LPH	2203	1760	1469	1257	1102	950	852	803	746	678	628
			GPH	727	582	485	415	364	323	291	264	242	224	208
GHE1005U/SS-250(A)	250,000	96%	LPH	2752	2203	1835	1575	1378	1223	1102	999	916	848	787
			GPH	873	698	582	499	436	358	349	317	291	269	249
CHE100SU/SS-300(A)	300,000	96%	LPH	3305	2642	2203	1889	1650	1469	1321	1200	1102	1018	943
CHE100SU/SS-400(A)		1	GPH	1139	912	760	651	570	506	456	414	380	351	326
GHE1005U/SS-400(A)	392,900	95%	LPH	4312	3452	2877	2464	2158	1915	1726	1567	1438	1329	1234

MODEL NUMBER	INPUT (BTU/H) NAT. & LP	GAL	LITERS	TEMP. RISE	UNITS	MIN.	10 MINL	15 MIN.	20 MIN.	MIN.	45 MIN.	60 MIN.	120 MIN.	180 MIN.	MIN TO RECOVER CONTENT
GHEBOSU/SS-130/A)	130 000	An.	501	100°F	GPH	69	81	94	107	132	171	209	362	515	31
GUEROSONSS- ISONA	130,000	- 50	202	56°C	LPH	560	308	357	495	501	646	791	1369	1946	31
GHEBOSU/SS-160(A)	160,000	80	303	100°F	GPH	72	87	103	118	149	196	242	428	615	28
QUEB030:33-100M	160,000	50	300	56°C	LPH	271	329	388	447	564	741	917	1622	2326	20
GHFROSILISS-200A)	199 900	BO	303	100°F	GPH	75	94	114	133	171	229	285	517	747	21
QUEBROO 20-500M	120,000	- 00	303	56°C	LPH	285	357	430	503	648	866	1084	1956	2827	
GHEBOSU/SS-300(A)	300.000	80	303	100°F	GPH	84	113	141	170	227	312	398	740	1081	14
CHEBIOO:33-300/4	300,000	80	20	56°C	LPH	350	423	535	643	859	1182	1506	2800	4094	
GHF100SU/SS-130(A)	130 000	100	579	100°F	GPH	83	95	108	121	145	185	223	376	529	- 39
antinophiss-isua)	130,000	100	319	56°C	LPH	313	361	410	45B	554	699	844	1422	2001	39
GHE100SU/SS-160(A)	160 000	100	379	100°F	GPH	86	101	117	133	164	211	258	446	634	- 33
GHE 100201222-100(A)	160/000	100	3/9	56°C	LPH	324	784	443	502	521	799	977	1669	2401	33
GHE (COS) (/SS-200)A)	199.900	100	279	100°F	GPH	89	109	128	148	185	245	303	535	763	26
GHE10030:33-200(A)	129,000	100	2/9	56°C	LPH	338	412	485	559	705	925	1146	2027	2908	20
GHF100SU/SS-250(A)	250 000	100	379	100°F	GPH	94	118	143	167	215	255	361	652	943	21
GHE 10030/33-200[4]	250.000	100	3,9	56°C	LPH	357	449	540	632	815	1091	1366	2467	3569	21
GHF1EDSU/SS-300(A)	300,000	100	370	100°F	GPH	99	128	157	186	245	332	419	768	1117	18
ONE 16030/33-300(4)	344,000	100	3/9	56°C	LPH	375	485	595	705	926	1256	1586	2908	4229	18
GHE 100SU/SS-400(A)	399 905	100	279	100°F	GPH	108	146	184	222	295	412	526	982	1437	13
GUE (6000,22-40004)	300,900	100	2/9	56°C	LPH	402	553	696	840	1125	1559	1290	3715	5441	13

VENTING OPTIONS

POWER DIRECT VENT MODEL NUMBER GHEBOSU/SS-160(A) GHEBOSU/SS-200(A) GHE100SU/SS-250(A) GHE100SU/SS-300(A)

OWER VENT				MAX. VENT LE	NGTH (Eq. FL)				
				PIPE DI	METER				
MODEL NUMBER	2" (5 cm)	3. 6	8 cm)	4" (1	(D cm)	6° (15 cm)		
MODEL NUMBER	INLET	OUTLET	INLET	OUTLET	INLET	OUTLET	INLET	OUTLET	
GHE805U/SS-130(A)	-	35	-	135	-	185	-	×	
GHEBOSU/SS-160(A)	-	35	-	135	-	185	-	x	
GHEBOSU/SS-200(A)	-	35		135	-	165	-	x	
GHE80SU/SS-300(A)		x	-	135	-	145		120	
GHE100SU/SS-130(A)		35	-	135	-	185	-	x	
GHE1005U/SS-160(A)		35		135		185		×	
GHE100SU/SS-200(A)		35	-	135	-	185	-	×	
GHE100SU/SS-250(A)	-	×		135	-	185	-	120	
GHE100SU/SS-300(A)		х		135	-	185	120	120	
CUESCODILIER (DO-4)						+00	400	475	

For each 80° elbow, reduce pipe length by the (3) feet. For each 80° elbow, reduce pipe length by two and a half (2.5) feet. Natic West pipe ask should not be maked for venting these units. Use same diameter pipe for all venting of the unit. 3° Concentric & 90° ft. in, 75° A. out. 4° Concentric & 90° ft. in, 75° A. out. 4° Concentric or 180° ft. in, 135° ft. out. 8° Concentric or matural to venting details.

					(ming	The res	Gegree of a	constant.							
DIMENSIONA	L INF	ORM	MIOITA	NS (Sho	wn in En	glish and	Metric)								
MODEL NUMBER	UNITS	A	В	С	D	E	F	G	н	1	VENT	COM	NECTION OUTLET	TOP	APPR SHP.
SHEROSLI-SS-130(A)	Inches Age	67-7:0 1724	57.43 1459	26-3/8	331	12-1/2	1577	10-5/8	1617	70-1/16	2.3.2	2° NPT	2°	1.5 NOT	60
CHESCSU/SS-160(A)	Inches	67-7/6 1/24	57.43	76-3/B	13	12-1/2	1517	10-5/8	63-54	70-1/16	2.5.4	2" NET	2°	15 NPT	fu
GHEROSLI/SS-2000AI	Inches	67-7/8	57,43	26-3/6	13	12-1/2	60-1/2	10-5/8	63-5-8	70-1/16	2'.3'.4'	3°	2° NPT	1.5° NP7	650
GHEROSUSS-300W	htts Inches	1724 67-7:6	1459 57,43	26-3/8	13	318 12-1/2	1537 60-142	10-5/8		13-1/16	3" 4", 5"	27	2° NPT	1.5"	-
GHE1000 LTS-19VA	Notes	1724	1459 66-3:1	20-5/5	12	318 12-1/2	1507 69.80	10-59	72-3/1	1700	21,31,41	27	2"	1.5"	779
	Ltu Inches	1906	1596 56-3/4	26-3/8	331	12-1/2	62.60	10-5/8	1647 72-34	1969 77-1/2		1877	NPT 5"	NPT 1.5"	- 1
GHE10001/55-160/A	uu	1958	1898 88-3/4	863 26-3/8	331	318	1773	270	1547 72-34	1969	2".5".4"	14PT	NPT 2"	NPT	725
CHETOSUAS-300A	MU	1958	1696	662	331	318	1773	270	1547	1969	2", 3" 4"	1877	NPT	NPT	ns
GHE1000U-SS-250(A)	Att	77 1956	1696	26-5-8	331	12-1/2	1779	10-5/6	72-3-4	1969	3',4',6'	191	16PT	1,5° HPT	775
CHE HOOGUAG-300AL	Victies MM	77 1956	1605 1606	26-3/9	13	12-1/2 315	69 80 1773	10-5/6	72-5/4 1547	77-1/2 1960	3',4',6'	NPT	2" NPT	1.5° NPT	775
GHE1003U/SS-ICO/A	tiches	77 1956	86-3/4 1696	26-3/8	13	12-1/2 319	1773	10-5/8	72-3/4	77-1/2	3", 4", 6"	2º MET	2" WPT	1.5°	715
MODEL NUMBER GRENGSU-95-130		AP19356 - 23° OF 3° PP FLEX PIPE PIPE DIAMETER 3°					-	FRONT	_						
MODEL NUMBER		AP1935	AP19355 - 50' OF 3' PP FLEX PIPE AP19356 - 23' OF 3' PP FLEX PIPE PIPE DIAMETER 3'			1	dia 6	O in-)	7	
GHENGSU-95-130			6		-			-	с-	-			BAC	SK.	
CHEROSLUSS 160															
CHC600U90-200	Ai		6												
	A) A)		6	ю				n li			A	н			
GHENOSURS-200 GHENOSURS-300 GHE1000URS-130 GHE1000URS-130	A) A) (A)		6	10 10			B -	-5	- ·	7	_	н			,
GHENOSUSS 300 GHENOSUSS 300 GHENOSUSS 130 GHENOSUSS 150 GHENOSUSS 150 GHENOSUSS 200	A) (A) (A) (A) (A)		6 6	0 0 0 0			В.		E-*:	7		H	.,		-
GHENOSU/SS-200 GHENOSU/SS-300 GHENOSU/SS-130 GHE 1003U/SS-150 GHE 1003U/SS-200	AL AL AL AL AL AL AL AL AL AL AL AL AL A		6 6	00 00 00 00 00			В.	- C	8			H		,	-
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GETATURES ON GETAT	All	Model only Model aga gapa GPH of 150 peratures the in-sacrific feation and perature and annel. 5	ations ations ations at 100 at a 100 at a 100 at a 100 at a 100 at and it and and and it and and and it and and and it and and and and it and	Signature of the state of the s	erature in with a minier Go ting gas emand, ince free a facto oliof valv design wo side ront and	ETU/n ise and lacenum is if		The contability to giving us bak defe tailure. 3 system til tailure (Stavater & a The contability of the need for Standard Vegot to sallowing the need to sallowing the need water he was the need to sallowing the need water he need to sallowing the need to sallow the need to	perform ier acvar action sy 3.] Integrative ability S. model energy userol shall and con- control si the user if any a idard pov- pipe into water a total me sater (s) s	1.) Heal need not stem give attent care in auto Leal y to autor tonly). 4, stage rep have into 8 rem hall have to conne accessori wer vent, a for a tot need to say the saymum shall be on the saymum shall be	tegrated 4.3 th elects on the of any is ting users on the Guard A metosity tur J. The syste torts via opt sorts via opt torts an integrat oct to a Bus	3° Color tank as assues. 2° color tank as assue as as assue as assue as	rid contible. 2.) Integral d notice of a contible of a contible of the same of the use yellern was a contible of the suffer. be suffer. 1.0 ft. 3.4 contible of 185 contibl	ustion system to a transition of cartastic very giving a swern of a ability to model of er to corning to corning to corning to the corning to the cartain of 2°, 3°, it. For For 6° adhainst 1° g matern	th the system, k sens repnic 1 the of a or resonant of a or resonant of a or resonant will be of
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SHEET A14.0

PROJECT NO: 21-7061

EQUIPMENT DETAILS

12.06.21

DRAWN BY: D.N CHECKED BY: D.N

SHEET TITLE:

Pg. 76

EQUIPMENT DETAILS

SCALE:

N.T.S.



TING TEMPERATURE RANGE BETWEEN 55 DEGREES AND 105 DEGREES FAHRENHEIT; (3) GAS PIPING; (4) COLD DOMESTIC WATER PIPING (5) DRAINS, VENTS, AND WASTE PIPING

EACH HVAC SYSTEM SHALL BE PROVIDED WITH AT LEAST ONE AUTOMATIC TEMPERATURE CONTROL DEVICE FOR THE REGULATION OF TEMPERATURE THESE AUTOMATIC TEMPERATURE CONTROL DEVICES SHALL BE CAPABLE OF BEING SET TO MAINTAIN SPACE TEMPERATURE SET POINTS FROM 55 BEGRIERE F TO 36 DEGREES F, SHALL BE CAPABLE OF CPERATING THE

EXCEPT AS ALLOWED, THESE CONTROLS SHALL BE ADJUSTABLE TO PROVIDE A DEAD BAND OF 5 DEGREES F BETWEEN FULL HEATING AND FULL COOLING. CONTROLS SHALL HAVE THE CAPABILITY OF TERMINATING ALL HEATING AT A TEMPERATURE NO MORE THAN 70 DEGREES F AND OF TERMINATING ALL COOLING AT A TEMPERATURE NOT LESS THAN 78 DEGREES F.

SHEET INDEX

M001	MECHANICAL SCHEDULES	
M002	MECHANICAL DETAILS	
M100	MECHANICAL PLAN	
TMOO	TITLE 24	
TM01	TITLE 24	

SCOPE OF WORK

COMMERCIAL TENANT IMPROVEMENT. THE MECHANICAL SCOPE OF WORK INCLUDES TO RE-USE THREE(3) EXISTING ROOFTOP UNITS, DUCTWORKS AND AIR DEVICES THROUGHOUT THE SPACE.

MECHANICAL CODE

2019 CMC 2019 BUILDING ENERGY EFFICIENCY STANDARDS

SYMBOLS AND ABBREVIATIONS

Ø

1

(S)

DAAA

-1-

-P>

CO2

0

MAXIMUM 1" W.G. STATIC POSITIVE AND NEGAT

26/.022

26/ 022

DUCT DIAMETER (INCHES)

LESS THAN 12

OTNOTES:

31-38

CFM

ESP

FD

FLA

SD SD

SP

U.T.R.

SUPPLY AIR PLENUM CROSS-SECTION

RETURN AIR PLENUM CROSS-SECTION

RETURN AIR GRILLE

EXHAUST AIR GRILLE SIDE WALL SUPPLY REGISTER

SIDE WALL RETURN GRILLE

EXHAUST AIR ROOF MOUNTED EXHAUST FAN

FIRE DAMPER

FULL LOAD AMPERES HERTZ

OUTSIDE SUPPLY AIR

RETURN AIR

SUPPLY AIR

TYPICAL

VOLT

POC NEW DUCT

DUCT GAUGE SELECTIONS

MINIMUM THICKNESS GALVANIZED IRON (U.S. GAUGE/INCHES)

HEATING AND AIR CONDITIONING UNITS NOT EXCEEDING 2000 CFN OR ONE IN WATER GAUGE (MIG) POSITIVE OR NEGATIVE PRESSURE DUCT FITTINGS SHALL WATER CAUGE TO THE CONTROL OF THE C

SMOKE DETECTOR

STATIC PRESSURE

UNDERCUT DOOR

UP THRU ROOF

VENT THRU ROO

MECHANICAL EQUIPMENT TAG

CO2 SENSOR

NOTE:

LEGEND, SYMBOLS AND RELATED ABBREVIATIONS.

ALUMINUM (INCHES)

ROOM SENSOR CUBIC FEET PER MINUTE

EXTERNAL STATIC PRESSURE

THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TRANSPORTATION AND SERVICES NECESSARY FOR COMPLETION OF THE VORK. ALL MATERIALS AND WORK SHALL COMPLY WITH APPLICABLE ODES AND GOVERNING REGULATIONS AND MEET THE APPROVAL OF THE

THE CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES

CONTROL LOW VOLTAGE WIRING BY MECHANICAL CONTRACTOR AND CONDUIT BY ELECTRICAL CONTRACTOR.

G.C. TO VERIFY CURRENT ELECTRICAL POWER CONDITION IN FIELD BEFORE PURCHASING ANY MECHANICAL EQUIPMENT.

CONTRACTOR TO VERIFY MECHANICAL HEATING EQUIPMENT TO BE CONFORM TO LOCAL EPA STANDARD BEFORE PURCHASING EQUIPMENT.

ACCURATE AS-BUILT DRAWINGS SHALL BE MADE DURING CONSTRUCTION AND SUBMITTED FOR APPROVAL UPON COMPLETION OF INSTALLATION.

THE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR FOR SIZE AND LOCATION OF DUCTWORK ROOF OPENINGS AND WITH ELECTRICA CONTRACTOR FOR ELECTRICAL REQUIREMENTS OF ALL MECHANICAL EQUIPMENT AND ARCHITECTURAL DRAWINGS FOR AIR DISTRIBUTION

IMEDIATELY REPAIR ALL DAMAGED AND DEFECTIVE WORK TO THE PPROVAL OF THE ARCHITECT AT NO ADDITIONAL COST TO THE OWN

THESE DRAWINGS ARE DIAGRAMMATIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH ALL OTHER TRADES. THIS INCLUDES COORDINATING THE LOCATION AND SIZE OF ALL OPENING LOCATIONS OF EQUIPMENT PADS AND CHANGES OF ELEVATIONS OF DUCTWORK, PIPING AND OTHER EQUIPMENT

ANY MATERIAL ARTICLE OR PIECE OF FOLLIPMENT OTHER THAN THAT ANY MATERIAL, ARTICLE OR PIECE OF EQUIPMENT OTHER THAN THAT INDICATED SHALL NOT BE USED UNLESS APPROVED IN WRITING BY THE ENGINEER AND ANY CHANGES IN MECHANICAL, ELECTRICAL ANDIOR OTHER SYSTEMS REQUIRED DUE TO SUCH SUBSTITUTION SHALL BE THE RESPONSIBILITY OF THE HVAC CONTRACTOR; AND AT NO ADDITIONAL COS

LOCATIONS AND SIZES OF ALL EXISTING EQUIPMENT AND INFORM THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES.

COORDINATE ENTIRE INSTALLATION OF THE H.V.A.C. SYSTEM WITH THE WORK OF ALL OTHER TRADES PRIOR TO ANY FABRICATION OR INSTALLATION. PROVIDE ALL FITTINGS, OFFSETS, AND TRANSITIONS AS REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.

CONTRACTOR SHALL SUBMIT A COMPLETE BALANCE REPORT FOR APPROVAL, SYSTEMS AIR BALANCE SHALL BE PERFORMED BY AN INDEPENDENT AIR BALANCE CONSULTANT. A CERTIFIED ASSC OR NESB. THE REPORT SHALL INCLUDE THE FOLLOWING:

a. AIR QUANTITIES AT EACH REGISTER.

AIR QUANTITIES AT EACH REGISTER.
 STATIC PRESSURE READINGS AT INLET AND DISCHARGE OF EACH AIR HANDLING SYSTEM AND AT INLET OF EACH EXHAUST AIR SYSTEM

c. COOLING AND HEATING SUPPLY AND RETURN AIR TEMPERATURES

WARRANTIES; 1-YEAR WARRANTY FOR EQUIPMENT, 5-YEAR COMPRE REFER TO CONSTRUCTION CONTRACT FOR OTHER APPLICABLE

ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL FITTINGS, TRANSITIONS, DAMPERS, VALVES AND OTHER DEVICES REQUIR FOR A COMPLETE WORKABLE INSTALLATION.

ALL HVAC AND FAN UNITS SHOWN ON THE PLAN IS RECOMMENDED. FINAL MAKE AND MODEL OF THE UNITS WILL BE DETERMINED BY THE OWNER/MECHANICAL CONTRACTOR WITH AN APPROVAL FROM THE MECHANICAL ENGINEER.

TOTAL SYSTEM BALANCE (6TH EDITION).

PROVIDE FILTER FOR AIR CONDITIONING AND/OR AIR SIDE UNITS AS REQUIRED PER ASHRAE AND MECHANICAL CODE.

CONDENSATE PIPING SHALL BE SIZED IN ACCORDANCE WITH MECHAL CODE.

CONDENSATE WASTE SHALL CONNECT INDIRECTLY TO THE DRAINAGE SYSTEM THROUGH AN AIR GAP OR AIR BREAK TO PROPERLY TRAPPED. VENTED RECEPTORS, DRY WELLS, OR THE TAILPIECE OF A PLUMBING FIXTURE.

WHERE CONDENSATE WASTE FROM AIR CONDITIONING COILS DISCHARGE WHERE CONDERSALE WAS IF FROM AIR COUNTINGHING COLLS DISCHARGE
BY DIRECT CONNECTION TO A LAVATORY TAILPIECE OR TO AN APPROVED
ACCESSIBLE INLET ON A BATHTUB OVERFLOW, THE CONNECTION SHALL B
LOCATED IN AN AREA CONTROLLED BY THE SAME PERSON CONTROLLING
THE RID CONDITIONS OF BRIDE

THE REFRIGERATION EQUIPMENT REFRIGERANT SERVICE PORTS LOCATE OUTDOORS SHALL BE FITTED WITH LOCKING TYPE TAMPER RESISTANT CAPS OR SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS BY A MEAN ACCEPTABLE TO THE ENFORCING AGENCY.

THE AIR-CONDITIONED SPACE.

THE HEATING AND COOLING DUCT SYSTEM IS SIZED IN ACCORDANCE WITH

G.C. TO VERIFY SUFFICIENCY OF DUCT SPACE BEFORE PURCHASING ANY MECHANICAL EQUIPMENT.

D. DUCTWORK SHALL BE INSULATED OR LINED AS NOTED ON DRAWINGS. ALL DUCTWORK EXPOSED ON ROOF SHALL BE INTERNALLY LINED UNLESS OTHERWISE INDICATED OR SPECIFIED. ALL DUCT SIZES ARE SHEET METAL SIZES. ALL DUCT JOINTS SHALL BE SEALED PER SPECIFICATIONS.

REQUIRED IF FLEXIBLE CONNECTION IS EXPOSED TO WEATHER

ALL LINED DUCT DIMENSIONS ARE NET CLEAR DIMENSION AFTER LINING HAS BEEN INSTALLED.

DUCTS SHALL BE SUPPORTED WITH 1" WIDE 16-GALIGE HANGER STRAPS LOUGH DE MINE SE SUPPORTED WITH IT WIDE 16-GAUGE HANGER STRAPS AND SHALL BE SPACED AT NO MORE THAN 7-0" ON CENTERS AND SHALL BE SECURED TO STRUCTURAL MEMBER. EXPOSED DUCTWORK ON ROOF SHALL BE SUPPORTED BY GALVANIZED STEEL ANGLE & SHALL BE PER LOCAL CODE.

HVAC GENERAL NOTES

ROUND AND RECTANGULAR DUCTWORK ARE INTERCHANGEABLE IF CROSSECTION AREAS ARE EQUIVALENT. CONTRACTOR IS TO VERIFY THE EXACT CEILING SPACE AND INTERCHANGE THE DUCT SIZE TO FIT THE CEILING SPACE WITHOUT ADDITIONAL FEE CHARGE.

ALL FACTORY-FABRICATED DUCT SYSTEMS SHALL COMPLY WITH UL 181 FOR DUCTS AND CLOSURE SYSTEMS, INCLUDING COLLARS, CONNECTIONS, AND SPLICES, AND BE LABELED AS COMPLYING WITH UIL CONDENSATE DRAIN PIPING AND FINAL CONNECTION TO UNIT BY PLUMBING CONTRACTOR.

INSTALL VOLUME CONTROL DAMPERS AT EACH SUPPLY DIFFUSER TO AFFORD COMPLETE CONTROL OF THE AIR FLOW IN THE VARIOUS DUCT SYSTEMS, INSTALL SPLITTER DAMPER AT DUCT TAKEOFFS AND DAMPER AS REQUIRED.

AUTOMATIC FIRE DAMPER REQUIREMENTS ARE AS FOLLOWS:

a. PROVIDE AUTOMATIC FIRE DAMPERS AT ALL PENETRATIONS OF FIRE-RATED CELINGS AND WALLS THROUGHOUT. CONTRACTOR SHALL COORDINATE WITH FIRE-RATED CELING AREAS AND WALLS AS INDICATED ON ARCHITECTURAL DRAWNINGS. THIS NOTE SHALL TAKE PRECEDENCE OVER ANY OMESIONE ON THE DRAWNINGS. SEPECHPICATIONS.

b. LICATION OF PIRE-RATED CELINGS AND WALLS ARE AS INDICATED ON THE ARCHITECTURAL DRAWNINGS.

COORDINATE THE LOCATION OF ALL CEILING DIFFUSERS, REGISTERS AND GRILLES WITH THE ARCHITECTURAL REFLECTED CEILING PLAN. ELECTRICAL LIGHTING LAYOUT AND ARCHITECTURAL ROOM ELEVATIONS.

ALL CEILING DIFFUSERS ARE 4-WAY UNLESS OTHERWISE NOTED. PROVIDE BACK-DRAFT DAMPER FOR ALL EXHAUST AIR DUCT UNLESS OTHERWISE NOTED PER CODE.

EXHAUST TERMINATION SHALL BE MINIMUM 10"-0" AWAY OR 3"-0" ABOVE FROM ANY FRESH AIR INTAKE, OPERABLE WINDOWS, DOORS AND 10"-0"

PROVIDE ALL FRESH AIR INTAKES AND EXHAUST OUTLETS WITH HOOD, 1/2 GALVANIZED MESH SCREENS AND OUTSIDE AIR BACK-DRAFT DAMPERS.

ALL HVAC UNITS OR SYSTEMS SERVING A COMMON AIR SPACE MUST BE ALL HVAC UNITS OR SYSTEMS SERVING A COMMON AIR SYACE MUST BE MITERCONNECTION TO SHITT DOWN IMMEDIATELY UPON ALARM CONDITION MITERCONNECTION TO SHITT DOWN IMMEDIATELY UPON ALARM CONDITION SMOKE DETECTORS IN LIEU OF DUCT DETECTORS) WITHOUT INTERFERENCE FROM EMS OR ANY OTHER SYSTEMS. ALL CONTROL RELAYS USED FOR SHUT DOWN MUST BE APPROVED BY STATE OR LOCAL JURISDICTION FOR RELEASING SERVICE.

REDWOOD SLEEPER OR PLATFORM FOR ROOF MOUNTED UNIT, DUC PENETRATION, CUTTING AND PATCHING BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED ON PLAN.

42" MINIMUM GUARDS TO BE PROVIDED WHEN ROOF MOUNTED OR ROOF ACCESS EQUIPMENT THAT REQUIRE SERVICE ARE LOCATED WITHIN TO A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDG OR OPEN SIDE IS LOCATED MORE THAN 30° ABOVE THE ROOF SURFACE

CA TITLE 24 NOTES

ADIMINISTRATIVE REQUIREMENTS:

THE PERSON WITH OVERALL RESPONSIBILITY FOR CONSTRUCTION OR THE PERSON RESPONSIBLE FOR THE INSTALLATION OF REGULATED FEATURES, MATERIALS, COMPONENTS, OR MANUFACTURED DEVICES SHALL POST, OR MAKE AVAILABLE WITH THE BUILDING PERMIT(S) ISSUED FOR THE BUILDING PERMIT(S) ISSUED FOR THE BUILDING PERMIT(S) ISSUED FOR THE BUILDING THE REQUIRED INSTALLATION CERTIFICATE(S) FOR FEATURES, MATERIALS COMPONENTS, OR MANUFACTURED DEVICES REGULATED BY THE APPLIANCE EFFICIENCY REGULATIONS OR PART 6. SUCH INSTALLATION

COMPONENTS, OR MANUFACTURED DEVICES RESULTATED BY THE
APPLIANCE EFFICIENCY REGULATIONS OR PART 6. SUCH INSTALLATION
CERTIFICATE(S) SHALL BE MADE AVAILABLE TO THE ENFORCEMENT
CARROCY FOR ALL APPROPHIATE INSPECTIONS. THESE CERTIFICATES SHALL
ACT. IDENTIFY FEATURES. MATERIALS. COMPONENTS, OR
MANUFACTURED DEVICES REQUIRED TO VERNIFY COMPLIANCE
WITH THE APPLIANCE EFFICIENCY REGULATIONS AND PART 6.
A. 2. INCLUDE A STATEMENT INDICATING THAT THE PACTURES,
MATERIALS, COMPONENTS, OR MANUFACTURED DEVICES
OF ANY AND THE REQUIREMENTS FOR SUCH FEATURES.
MATERIALS, COMPONENTS, OR MANUFACTURED DEVICES
(MATERIALS, COMPONENTS, OR MANUFACTURED DEVICES
(MERCH IN THE PLAN AND SECRIFICATIONS APPERIORS OF YEAR

MATERIALS, COMPONENTS, OR MANUFACTURED DEVICES GUIVEN IN THE PLANS AND SPECIFICATIONS APPROVED BY THE LOCAL ENFORCEMENT AGENCY. STATE THE NUMBER OF THE BUILDING PERMIT UNDER WHICH THE CONSTRUCTION OR INSTALLATION WAS PERFORMED.

WITHIN 90 DAYS AFTER ISSUANCE OF CERTIFICATE OF OCCUPANCY RECORD DRAWINGS SHALL BE PROVIDED TO THE OWNER, IF A BUILDING DESION FEATURE, MATERIAL, COMPONENT OR MANUFACTURED DEVICE IS CHANGED BEFORE FINAL CONSTRUCTION AND INSTALLATION, SUCH THAT THE BUILDING MAY NO LONGER COMPLY WITH PART 6. THE BUILDING MOST BE BROUGHT INTO COMPLIANCE, AND SO INDICATED ON AMENDED AND CERTIFICATE OF COMPLIANCE(S) THAT SHALL BE SUBMITTED IN APPROVAL.

THE BUILDER SHALL PROVIDE THE BUILDING OWNER OR THE PERSON RESPONSIBLE FOR BUILDING MAINTENANCE (IN CASE OF MULTI-TENAI CENTRALLY OPERATED BUILDINGS) AT OCCUPANCY THE FOLLOWING:

C.2. MAINTENANCE INFORMATION: REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL MAY BE LIMITED TO IDENTIFYING THE OPERATION AND MAINTENANCE MANUALS.

C.3. VENTILATION INFORMATION: A DESCRIPTION OF THE QUANTITIES OF OUTDOOR AND RECIRCULATED AIR THAT THE VENTILATION SYSTEMS ARE DESIGNED TO PROVIDE TO EACH

ANDATORY MEASURES:

ALL HVAC EQUIPMENT SHALL BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION TO COMPLY WITH LOCAL EFFICIENCY STANDARDS.

JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFLITRATION.

ALL MECHANICAL VENTILATION AND SPACE-CONDITIONING SYSTEMS SHAL BE DESIGNED WITH DUCTWORK, DAMPERS, AND CONTROLS WHICH ALLOW: OUTSIDE AIR RATES TO BE OPERATED AT THE LARGER OF (1) THE MINIMUM LEVELS SPECIFIED IN SECTION 120.1(c)3 OR (2) THE RATE REQUIRED FOR LEVELS SPECIFIED IN SECTION 120.1(G)D OR (2) THE RATE REQUIRED FOR AN KEEP TO REMOVE THAT ARE REQUIRED FOR AN EXEMPT OR COVERED PROCESS, FOR CONTROL OF ODORS, OR FOR THE REMOVAL OF CONTAMINANTS WITHIN THE SPACE. MEASURED OUTSIDE AIR RATES OF

THE THERMOSTATIC CONTROLS FOR HVAC SYSTEMS SHALL BE CAPABLE OF BEING SET LOCALY OR REMOTELY BY TO CONTROL COMPORT HEATING DOWN TO 55 °F OR LOWER AND COLUNION UP TO 65 °F OR HIGHER. THE HIERMOSTATIC CONTROLS SHALL BE CAPABLE OF PROVIDING A DEAD BAND RANGE OF AT LEAST 5 °F WITHIN WHICH HEATING AND COLUNG ENERGY TO THE ZONE IS SHUT OFF OR REDUCE TO A MINISHIM.

AIR DISTRIBUTION SYSTEM DUCTS AND PLENUMS, INCLUDING, BUT NOT ALLED LEVEL OF R-4.2 (R-8 IN UNCONDITIONED SPACE), UNLESS DUCT

EACH SPACE-CONDITIONING SYSTEM SHALL BE INSTALLED WITH CONTROLS (1) CAPABLE OF AUTOMATICALLY SHUTTING OFF THE SYSTEM DURING PERIODS OF NON-USE AND SHALL HAVE (6) 4-HF TIMER OR; (6) OCCUPANCY SENSORS OR; (C) AUTO TIME SWITCH CONTROLS AND ACCESSIBLE MANUAL OVERRIDE FOR UP TO 4-HRS. (2) AUTOMATICALHY RESTART AND TEMPORARILY OPERATE THE SYSTEM TO MARNIAN SETBACK THERMOSTAT SETPOINTS FOR MECHANICAL HEARTING AND COLUNG. (3) MULTIPURPOSE. CLASSROOMS CONFERENCE. CONVENTION, AUDITORIUM AND MEETING CENTER ROOMS OF CREATINS MIZE VINICID ON THAVE PROCESSES OR CENTER ROOMS OF CERTAIN SIZE WHICH DO NOT HAVE PROCESSES ON OPERATIONS THAT GENERATE DUSTS, FUNES, VAPORS OR GASSES SHALL BE EQUIPPED WITH OCCUPANT SENSOR(S) TO ACCOMPLISH THE FOLLOWING DURING UNOCCUPIED PERIODS (A JULTOMATICALLY SETUP TH OPERATING COCLING TEMPERATURE SET POINT BY 2°F OR MORE AND OPERATING COOLING TEMPERATURE SET FOINT BY 2"F OR MORE AND SETBACK THE OPERATING HEATING TEMPERATURE SET FOINT BY 3"F OR MORE AND, (8) AUTOMATICALLY RESET THE MINIMUM REQUIRED VENTILATION RATE WITH AN OCCUPANT SENSOR VENTILATION CONTROL DEVICE ACCORDING TO SECTION 120.1(5); (4) HOTEL AND MOTEL GUEST GOOMS SHALL HAVE CAPTIVE CARD KEY CONTROLS, OCCUPANCY SENSING CONTROLS, OR AUTOMATIC CONTROLS SUCH THAT, NO LONGER THAN 30 MINUTES AFTER THE GUEST ROOM HAS BEEN VACATED, SETPORTS ARE SETUP AT LEAST 4.5"F (4.5"C) IN COOLING MODE AND SET-DOWN AT LEAST 3.5"F (3.5"C) IN HEATING MODE.

CA GREEN BUILDING NOTES

5:504.1 TEMPORARY VENTILATION. IF THE HYAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MERY OF 8, BASED ON ASHRAE 502.1-999, OR AN AVERAGE EFFICIENCY OF 3:09 BASED ON ASHRAE 521-1992. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY, APPLIES TO ADDITIONS OR AI TERATION.

5.594.3 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. AT THE TIME OF ROUGH INSTALLATION AND DURING STORAGE ON THE CONSTRUCTION SITE AND UNITLE IRNAL STARTU OF THE HEATING, CODUING AND VEHICATION OF GOLPHERM, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERE WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE SENORICHY AD DEBOT OF DUST. WERE AND DEBOT.

5:504.5.3 IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH AIR FILTRATION MEDIA FOR OUTSID

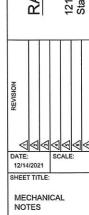
5.506.1 FOR MECHANICALLY OR NATURALLY VENTILATED SPACES IN BUILDING MEET THE MINIMUM REQUIREMENTS OF SECTION 120.1 OF THE CALIFORNIA ENERGY CODE AND CHAPTER OF CCR. TITLE 8, OR THE APPLICABLE LOCAL CODE, WHICHEVER IS MORE STRINGENT.

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TYPE			AIR DEV	ICE SCHEE	ULE	
MARK	FACE SIZE	TYPE	MOUNTING TYPE	DIRECTION	MANUF.	NOTES
S-1	24X24	SUPPLY	SURFACE/ LAY-IN	4-WAY	TITUS (OR EQUIV.)	1,2,3,4
S-2	12X12	SUPPLY	SURFACE/ LAY-IN	4-WAY	TITUS (OR EQUIV.)	1,2,3,4
R-1	24X24	RETURN	SURFACE/ LAY-IN	1-WAY	TITUS (OR EQUIV.)	1,2,3

NOTES:

1. PROVIDE NECESSARY MOUNTING HARDWARE AND ACCESSORIES AS REQUIRED.

2. ALL AIR DEVICES SHALL HAVE MANUFACTURER-APPLIED STANDARD WHITE FINISH HUNESS HOTED OTHERWISE. REFER TO ARCHITECTURAL DRAWINGS FOR RCP COORDINATION.

3. AIR DEVICE SHALL BE OF STELL CONSTRUCTION.

4. AIR DEVICE SHALL BE OF STELL CONSTRUCTION.

5. AIR DEVICE SHALL BE INSTALLED COMPLETE WITH MANUFACTURER AVAILABLE MOUNTED SELVATION BACKING IS NOT MANUFACTURER AVAILABLE MOUNTED SELVATION BACKING IS NOT MANUFACTURER AVAILABLE MOUNTER AVAILABLE MOUNTED SELVATION BACKING IS NOT MANUFACTURER AVAILABLE MANUFACTURER AVAILABLE MANUFACTURER AVAILABLE MOUNTED SELVATION BACKING IS NOT MANUFACTURER AVAILABLE MANUFACTURER AVAILABLE MOUNTED SELVATION BACKING IS NOT MANUFACTURER AVAILABLE MOUNTED SELVATION BACKING IS NOT MANUFACTURER.

				FAN	SCH	EDL	JLE				
EQ MARK	EQUIP.	CFM	SP. (W.G.)	RPM	HP	FLA	MOTOR (ELEC)	SONES (DB)	WT (LBS)	MANUFACTURER & MODEL NO.	REMARKS
EF- 1	RESTROOM EXH FAN	214	0.1*	٠	127W	0.1	120/1	1.8	23.0	BROAN L200	1,2
REMARKS:											
1	EQUIVALENT ACCEPT	ABLE.				HUNCHNOON					OMBIL: ACARDAN
2	ELECTRICALLY INTER	LOCKED	VITH LIGHT	SWITCH	WITH MAN	UAL OV	ER-RIDE SV	WITCH.			

EQ MARK	EQUIP	CFM	SP. (W.G.)	RPM	HP	FLA	MOTOR (ELEC)	SONES (DB)	WT (LBS)	MANUFACTURER & MODEL NO.	REMARKS
KEF - 1	KITCHEN HOOD EXH FAN	6000		27			-			EXISTING	1,2
MAU- 1	KITCHEN MAKE-UP AIR	6000			0.00					EXISTING	2
REMARKS:											
1	KITCHEN HOOD EXHAL	JST FAN; I	HOOD CON	TRUCTIO	N: 430SS.						
2	INTERLOCK EXHAUST SYSTEMS ARE ELECTR							D EMERGE	NCY SHL	T-OFF. EXHAUST & MA	AKE-UP AIR

		PAC	KAGE	D ROO	FTO	P UN	IIT S	CH	ED	ULE				
EQ MARK	MAKE & MODEL	NOMINAL TONS	COOLING CAPACITY (BTUH)	HEATING GAPACITY (BTUH)	SUPPL	SUPPLY FAN		OWER	SUPF	PLY	WEIGHT (LBS.)	UNIT DIMENSIONS (IN.)		
	(EQUIV. ACCEPTABLE)				CFM	HP	VOLT	РН	HZ	MCA/ MOCP		н	w	D
RTU- 1	EXISTING	5			2,000					-		13		
RTU- 2	EXISTING	5	8		2,000	- 1			9		1123			
RTU - 3	EXISTING	5	=1		2,000					-		-8		
NOTES:								_						
1	CONTRACTOR TO	VERIFY CO	NDITIONS O	F EXISTING U	INITS IN F	FIELD.								
2	THERMOSTATS	NSTALLED A	T 48*AFF W/	REMOTE SEN	ISORS.									
3	PROVIDE STAND											FURNIS	H AND FIE	LD
4	EXTEND CONDE	SATE DRAI	N DIRECTLY	TO A LOCAL O	CODE API	PROVED	RECEP	TOR.						
5	PROVIDE REMOT SERVED.	E ALARM IN	DICATORS FO	OR THE SUPP	LY AIR S	MOKE D	ETECTO	ORS CI	EARL	Y LABELI	D AS TO F	UNCTIO	AND UN	IT
6	DUCT SMOKE DE KEYED REMOTE ALL DUCT DETEC THE FIRE ALARM	TEST SWITC	HES WITH LE	D LIGHT IND	SHALL R	ARE TO	BE PRO	VIDED	ON TH	E WALL	AT NO GRE	ATER TH	IAN 6 FEE	TFOR

		V	ENTILATION	SCHEDULE			
Room	AREA		OSA REQUIRED		E	KHAUST REQUIRED	
	AREA(S.F.)	RATE(CFM/SF)	REQUIRED CFM	PROVIDED CFM	RATE(CFM/SF)	REQUIRED CFM	PROVIDED CFN
PRE-AREA	205	0.15	30.75	50	0.00	0	0
CUSTOMER AREA	2557	0.5	1278.5	1300	0.00	0	0
KITCHEN	409	0.15	61.35	6000	0.70	286.3	6000
RESTROOM	255	0	0	0	70/WC, URL	280	428
WALK-IN COOLER/FREEZER	157	0	0	0	0.00	0	0
STORAGE	64	0	0	0	0.00	0	0

STO	RAGE 6	4 0	0	0	0.00
	Al	IR BALANCE SCHED	ULE CALCULATATIO	ON	TEATHER TO SERVICE
UNIT	OUTSIDE AIR	RETURN AIR	SUPPLY AIR	EXHAUST AIR	PRESSURE
RTU-1	450	1550	2000		450
RTU-2	500	1500	2000		500
RTU-3	650	1350	2000		650
EF-1				428	-428
MAU-1	6000		6000	Charles Commission	6000
KEF-1				6000	-6000
TOTAL	7600	4400	12000	6428	1172

TYPE I HOOD MINIMUM AIRFLOW CALCULA	TION
COOKING APPLIANCE:	HEAVY DUTY
TYPE OF HOOD:	WALL-MOUNTED
AIRFLOW(cubic foot per minute per linear foot of hood):	400
HOOD LENGTH:	15
MIN. AIRFLOW	6000

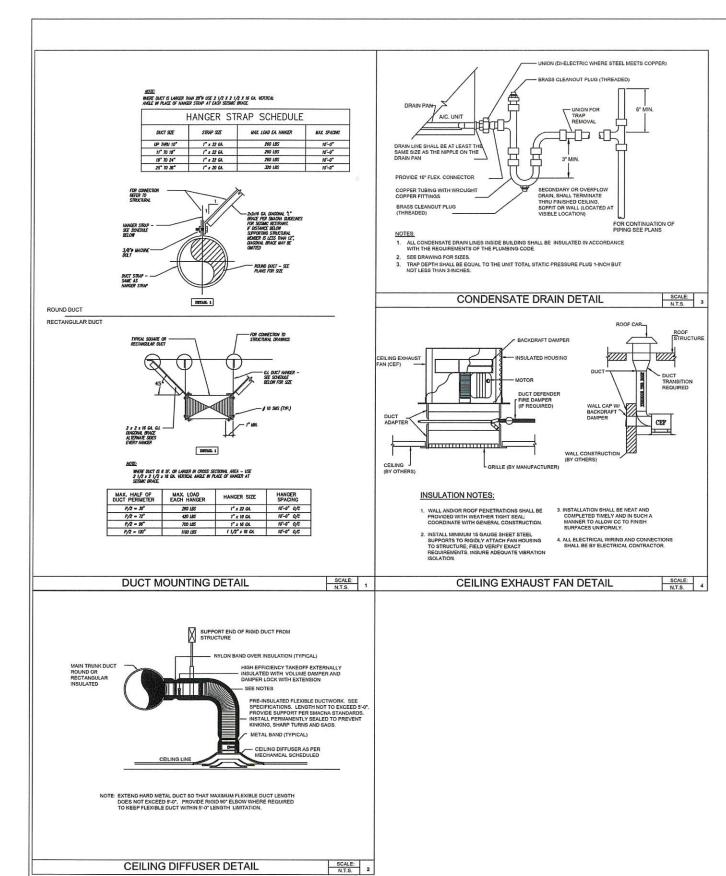
Engineering - 6520 Bake Pl	Engineering - Consulting 16520 Bake Pkwy, Suite 100, Irvine, CA Phone (949) 336-6636 dkang@cdieng.com
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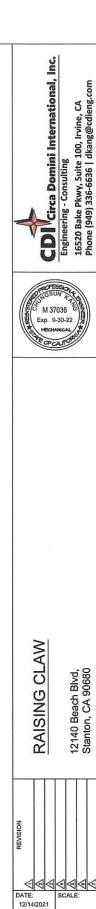
RAISING CLAW 12140 Beach Blvd, Stanton, CA 90680

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M001

MECHANICAL SCHEDULES

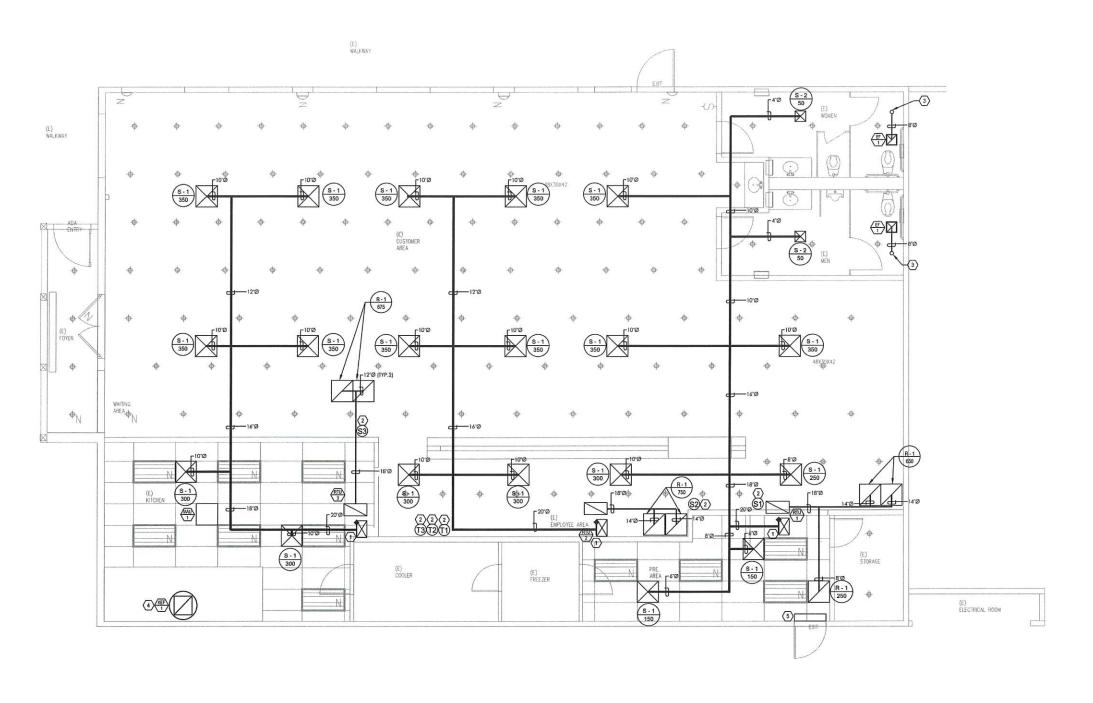




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M002

MECHANICAL DETAILS



CDI Circa Domini International, Inc. Engineering - Consulting 16520 Bake Pkwy, Suite 100, Irvine, CA Phone (949) 336-6636 | dkang@cdieng.com M 37036 6 2

KEYED PLAN NOTES:

RAISING CLAW 12140 Beach Blvd, Stanton, CA 90680 DATE: SCALE: 12/14/2021 1/4" = 1'-0"

GENERAL NOTES:

IF DRAWINGS ARE INCORRECT FROM THE ACTUAL SITE CONDITION, CONTRACTOR SHALL NOTIFY ENGINEER(S) AND PROVIDE INFORMATION REFLECTING ACTUAL CONDITIONS

SHEET TITLE: MECHANICAL PLAN

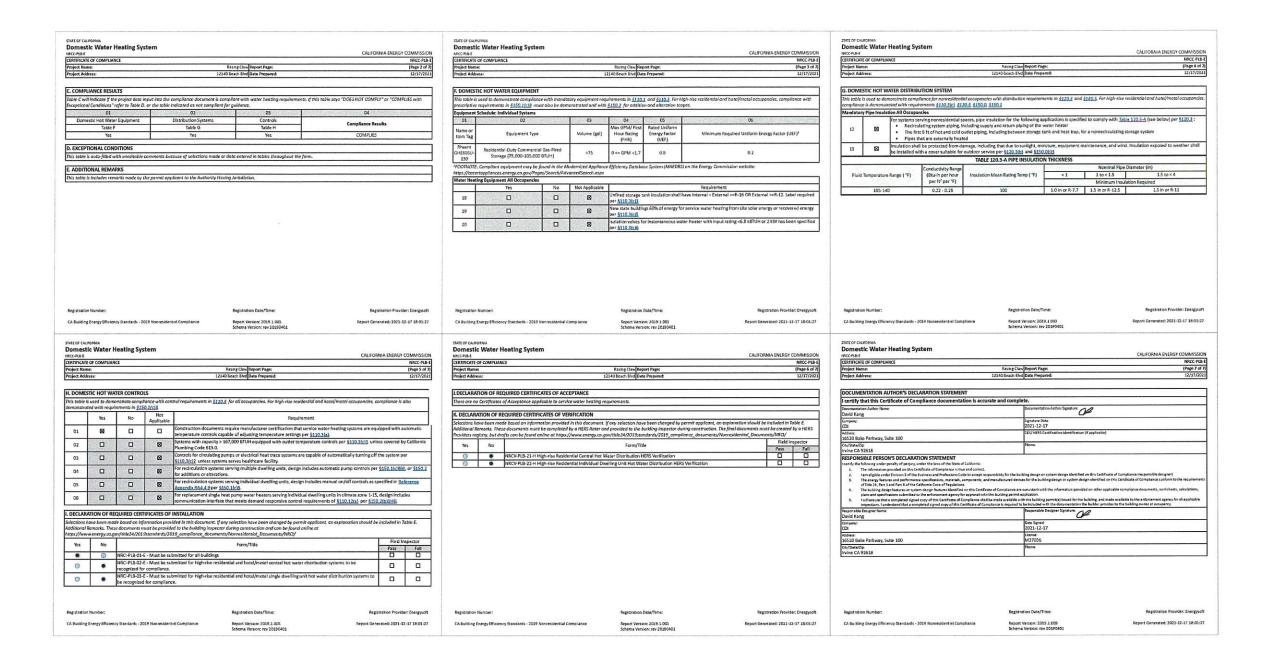
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STATE OF CALIFORNIA	rtome							Maghanical Customs			STATE OF CALIFORNIA		
Mechanical Syst						CALIFORNI	A ENERGY COMMISSION	Mechanical Systems		CALIFORNIA ENERGY COMMISSION	Mechanical Systems		CALIFORNIA ENERGY COMMISSIO
CERTIFICATE OF COMPLIA		les mestanies (meta		consofthe name	andication and an de		NRCC-MCH-E	CERTIFICATE OF COMPLIANCE	Rasing Claw Report Page:	NRCC-MCH-E (Page 2 of 8)	CERTIFICATE OF COMPLIANCE Project Name:	Resing Claw Report Page:	NRCC-MCH- (Page 3 of 1
path outlined in 5140.4	d to demonstrate compliance f 2.4, or <u>\$141.0(b)2</u> for alteratio		ns that are within the s	cope of the permit	t application and are de	emonstrating compilance	using the prescriptive	Project Name: Project Address:	12140 Beach Blvd Date Prepared:	12/17/2021	Project Name: Project Address:	12140 Seach Blvd Date Prepared:	12/17/202
Project Name:			Rasing Claw Re 12140 Beach Blvd Di	eport Page:			(Page 1 of 8)						
Project Address:			12140 Beach BNO DI	ate Prepared:			12/17/2021	C. COMPLIANCE RESULTS			I. SYSTEM CONTROLS		
A. GENERAL INFORM								Table C will indicate if the project data input into the compliance document NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D.	is compliant with mechanical requirements. This table is not	editable by the user. If this table says *DOES	This table is used to demonstrate compliance with mandatory controls in §1 space conditioning systems.	10.2 and 6120.2 and prescriptive controls in 6140.4	(f) and (n) or requirements in §141.0(b)2E for altered
01 Project Location (c	(city)	Star	nton	04 Total Condition		43.5	3647	01 02 03 04	or the table indicated as not compilant for guidance.	05 09	01 02 03 04	05 06 07	7 08 09
02 Climate Zone	Mark Section			05 Total Uncondi		100	0	Sustam	1 <u> </u>	1 00 00	Conditioned	Inclation	Cont. No.
03 Occupancy Types \ Office (B)	s Within Project:	Retail (M)			Habitable Above Grade) sted Warehouse (5))	1	Summary AND Summary AND Controls	AND Ventilation AND Terminal Box AND Distribution	AND Cooling Towers	System Floor Area Floor Area	Shut-Off Zone Demand R	
☐ Hotel/ Motel Gues	est Rooms (R-1)	School (E)		Healthcare Fa				5110.1 5140.4(c) 5140.4(c) 5120.2	5120.1 Controls 5120.3 5140.4(d) 5140.4(l)	6110-2(e)2 Compliance Results	Zoning Being Served 9110.7(a) & (ft²) 5120.2(a) or 5141	O(b)2E 5120,2(e) 5120,2(e) 5110,12 and	6120.2(b) 6140.4(f) 6140.4(n)
☐ High-Rise Resident	ntial (R-2/R-3)	Relocatable Class		Cther (write i		5	re Table J	5140.4 5140.4(f) 5140.4(f)	The state of the s			1 71 101-6	r 6110.12 NA: Single NA: No operable window
								(See Table F) (See Table G) (See Table H) (See Table II			HVAC System 1 Single zone <= 25,000 ft ² Setback	Switch 25k ft ² OR Tstat pe	ALT IE
B. PROJECT SCOPE								AND AND AND Yes Mandatory Measures Compile	AND Yes AND AND	AND COMPLIES COMPLIES	FOOTNOTES: Gravity gas wall heaters, gravity floor heaters, gravity room h	eaters, non-central electric heaters, fireplaces or deco	orative gas appliances, wood staves are not required to
5140,4, or 5141,0/bl2 1	echanical systems or componer 2 for alterations.	nts that are within ti	he scope of the permit	application and are	e demonstrating compli	lance using the prescript	ve path outlined in	Mandatory Measures Compila	nce (see table Q for Details)	COMPLES	*Notes: Controls with a * require a note in the space below explaining how a	compliance is achieved. EX: system 1: SA Temp Reset.	Exempt because zones compliant with 6140.4(d):
	01		02			03		D. EXCEPTIONAL CONDITIONS			EXCEPTION 1 to \$140.4(f)		
	Air System(s)		Wet System Co	mponents		Dry System Compo	nents	This table is auto-filled with uneditable comments because of selections ma	ide or data entered in tables throughout the form.		J. VENTILATION AND INDOOR AIR QUALITY		
☐ Heating Air			Water Economizer			Air Economizer		E. ADDITIONAL REMARKS			This table is used to demonstrate compliance with mandatory ventilation rea	ovirements in \$120.1 and \$120.2(e)36 for all papers	idential high-rise residential and hatel/matel
☐ Cooling Air			Pumps			Electric Resistance Heat		This table includes remarks made by the permit applicant to the Authority is	tarian trabilitation		accupancies. For alterations, only ventialtion systems being altered within the	he scope of the permit application need to be docume	
	Mechanical Controls cal Controls (existing to remain		System Piping			Fan Systems		inis table includes remarks made by the permit approant to the Abinority i	naving Jurisdiction.		outdoor ventilation rates and airflows may be shown on the plans or the cal	culations can be presented in a spreadsheet.	
or new)	can control (existing to remain		Cooling Towers			Ductwork (existing to re-	nain, altered or new)	F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)			01 Check the box if the project is showing ventilat Check this box if the project included Nonresid		etions instead of completing this table.
			Chillers			Ventilation		This section does not apply to this project.			02 Check this box if the project included new or all		
			Boilers			Zonal Systems/ Terminal	Boxes	G. PUMPS			03 Check the box if the project is using natural ver		to meet required ventilation rates per §120.1(c)2.
								This section does not apply to this project.			Nonresidential and Hotel/ Motel Ventilation Systems		
								instruction apply to the project.			04 05	06	07
								H. FAN SYSTEMS & AIR ECONOMIZERS			System Design OA CF	M System Design	Air Filtration per 5120.1(c) and 5141.0(b)2
								This section does not apply to this project.			System Name HVAC System 1 Airflow ¹	1385 Transfer Air CFM 0	Provided per 6120,1(c) (NR and Hotel/Motel))
1											08 09 10 11	12 13 14 15	
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CA Building Forms (**	icency Standards - 2019 Nonreside	rotial Compliance		ion: 2019.1.003			ed: 2021-12-17 18:01:27		Report Version: 2019.1.003	Report Generated: 2021-12-17 18:01:27	CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance	Report Version: 2019.1.003	Report Generated: 2021-12-17 18:01:27
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Mechanical Syste	tems					CALIFORNI	ENERGY COMMISSION	Mechanical Systems		CALIFORNIA ENERGY COMMISSION	Mechanical Systems		CALIFORNIA ENERGY COMMISSIO
CERTIFICATE OF COMPLIA	IANCE					_ =====================================	NRCC-MCH-E	CERTIFICATE OF COMPLIANCE		NRCC-MCH-E	CERTIFICATE OF COMPLIANCE		NRCC-MCH
Project Name:			Rasing Claw Re	port Page:			(Page 4 of 8)	Project Name:	Rasing Claw Report Page:	(Page 5 of 8)	Project Name:	Resing Claw Report Page:	(Page 6 of 1
Project Address:			12140 Beach Blvd Da	te Prepared:			12/17/2021	Project Address:	12140 Beach Blvd Date Prepared:	12/17/2021	Project Address:	12140 Beach Blvd Date Prepared:	12/17/202
J. VENTILATION AND	D INDOOR AIR QUALITY							J. VENTILATION AND INDOOR AIR QUALITY			O. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE		
Space Name	Mechanical Ventile	stion Required per 5		Exh. V	Vent per <u>§120,1(c)4</u>	DCV or Sensor Con	rols per 6120 1/d/3	Air filtration requirements apply to the following three system types per § ventilation systems providing outside oir to occupiable space; supply side of	<u>L20.1(c)1A</u> : space conditioning systems utilizing ducts to supple balanced ventilation systems including heat recovery and en-	nly air to occupiable space; supply-only eray recovery ventilation systems providina	Selections have been made based on information provided in previous table. These documents must be provided to the building inspector during construc	s of this document. If any selection needs to be chang tion and can be found online at	ed, please explain why in Table E Additional Remarks.
ot item Tag	Occupancy Type ⁴		Shower # of Re	In OA Required	Provided per Design		d 6120.1(e)3 6	outside air to occupiable space.	,	,	https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents	ments/Nonresidential_Documents/NRCA/	
The second secon				CFM Min CFM	CFM			³ Uniform Mechanical Code may have more stringent ventilation requireme	nts; the most stringent code requirement takes precedence.		Yes No Form/Title	S	ystems To Be Field Verified Field Inspector
		33				DCV	NA: Not required per	4 See Standards Tables 120.1-A and 120.1-B.			NRCA-MCH-02-A - Outdoor Air must be submitted for all	newly installed HVAC units. Note:	Pass Fail
Prep Area	All others	205		30.8 0	0		5120.1(d)3 NA: Not required	For lecture halls with fixed seating, the expected number of occupants sha			MCH-02-A can be performed in conjunction with MCH-0		
						Occ Sensor	space type	* §120.2(e)3 requires systems serving rooms that are required by §130.1(c) Examples of spaces which require lighting occupancy sensors include offices	to have righting occupancy sensing controls to also have acc 250ft ² or smaller multipurpose rooms less than 1,000 ft ² , clc	upancy sensing zone controls for ventilation. ssraoms, conference rooms, restraoms, aisles	applicable) since testing activities overlap.	16,500	
		53				DCV	NA: Not required per	and open areas in warehouses, library book stack aisles, corridors, stairwell:	s, parking garages, and loading and unloading zones, unless o	excepted by §130.1(c).	NRCA-MCH-03-A - Constant Volume Single Zone HVAC Ni move to "Yes'. If Constant Volume Single Zone HVAC Syst	OTE: This form does not automatically	0 0
Customer Re	Restaurant Dining Rooms	2557	1	278.5 0	0		5120.1(d)3	K. TERMINAL BOX CONTROLS			applicant should move this form to "Yes".	and the included in the stepe, period	
Area						Occ Sensor	NA: Not required space type	This section does not apply to this project.			NRCA-MCH-04-A - Air Distribution Duct Leakage		
		100	5000			200	NA: Not required per	ins section does not apply to tris project.		J,	○ NRCA-MCH-05-A - Air Economizer Controls	2000	
Kitchen	Kitchen (cooking)	409		61.4 286.3	0	DCV	5120.1(d)3	L. DISTRIBUTION (DUCTWORK and PIPING)			NRCA-MCH-06-A Demand Control Ventilation Systems m		
	manufacturing)	100				Occ Sensor	NA: Not required	This section does not apply to this project.			 required to employ demand controlled ventilation (refer ventilation flow rates based on maintaining interior carb 	on dioxide (CO ₂) concentration	
		- 100		-		7040000	space type NA: Not required per				setpoints.		
Restroom	Toilet, public	255		0 0		DCV	5120.1(d)3	M. COOLING TOWERS			NRCA-MCH-07-A Supply Fan Variable Flow Controls		0 0
Hestroom	ioliet, public	255		" "	U	Occ Sensor	NA: Not required	This section does not apply to this project.			NRCA-MCH-08-A Valve Leakage Test	9200	
			-				space type	N. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION		1	NRCA-MCH-09-A Supply Water Temperature Reset Contr NRCA-MCH-10-A Hydronic System Variable Flow Control		
		100		1 1		DCV	NA: Not required per 5120,1(d)3	Selections have been made based on information provided in previous table	s of this document. If any selection needs to be changed, plea	ase explain why in Table E Additional Remarks.	NRCA-MCH-10-A Hydronic System variable How Controls NRCA-MCH-11-A Automatic Demand Shed Controls		0 0
Walk-in	Warehouse	157		0 0	0	Occ Sensor	NA: Not required	These documents must be provided to the building inspector during constru			NRCA-MCH-12-A FDD for Packaged Direct Expansion Uni	ts Control of the Con	0 0
		193				Occ sersor	space type	https://www.energy.ca.gov/title24/2019standards/2019_compliance_docu		Field Inspector	NRCA-MCH-13-A Automatic FDD for Air Handling Units a		CONTROL OF
				1 1		DCV	NA: Not required per 6120.1(d)3	Yes No	Form/Title	Pass Fail	NRCA-MCH-14-A Distributed Energy Storage DX AC Syste		
Storage	All others	64		0 0	0		NA: Not required	NRCI-MCH-01-E - Must be submitted for all build	ings		not automatically move to "Yes". If Distributed Energy Sy scope permit applicant should move this form to 'Yes".	stem DX AC Systems are included in teh	0 0
		100				Occ Sensor	space type			 	people permit oppressite a local more this form to her i		
	ystem Required Min OA CFM			1385 18	Ventilation for this	s System Complies?	Yes						
1 FOOTNOTES: System O	CFM should include both mech	hanical and natural v	rentilation for the zone;	/system									
Registration Number:			Registration	Data (There)		Paraleter	ion Provider: Energysoft	Registration Number:	Registration Date/Time:	Registration Provider: Energysoft	Registration Number:	Registration Date/Time:	Registration Provider: Energysof
									Registration Date/Times			102 102 VC 10 10 CONTACTOR	
CA Building Energy Effice	pency Standards - 2019 Nonreside	ntiel Compliance		ion: 2019.1.003 sion: rev 20200601		Report General	ed: 2021-12-17 18:01:27	CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance	Report Version: 2019.1.003 Schema Version: rev 20200601	Report Generated: 2021-12-17 18:01:27	CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance	Report Version: 2019.1.008 Schema Version: rev 20200601	Report Generaled: 2021-12-17 18:01:2
			200-100								<u> </u>		
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Mechanical Syste	tems					CALIFORNIA	ENERGY COMMISSION	Mechanical Systems		CALIFORNIA ENERGY COMMISSION	Domestic Water Heating System		CALIFORNIA ENERGY COMMISSIO
CERTIFICATE OF COMPLIA	IANCE					CALIFORNIA	NRCC-MCH-E	CERTIFICATE OF COMPLIANCE		NRCC-MCH-E	CERTIFICATE OF COMPLIANCE	The second secon	NRCC-PLB
Project Name:			Resing Claw Rep	port Page:			(Page 7 of 6)	Project Name:	Rasing Claw Report Page:	(Page 8 of 되	This document is used to demonstrate compliance for nonresidential occupa	ncies with requirements in <u>5110 1</u> , <u>5110.3</u> , <u>5120.3</u> a	nd <u>6140.5</u> , and with requirements in <u>6141.0</u> for
Project Address:			12140 Beach Blvd Dat	te Prepared:			12/17/2021	Project Address:	12140 Beach Blvd Date Prepared:	12/17/2021	additions and alterations, for domestic water heating scopes using the presc requirements in \$110.1, \$110.3, \$120.3, \$150.0 and \$150.1(c)8, and with re	criptive path, For high-rise residential and hatel/mote	d accupancies compliance is demonstrated with
											Project Name:	Rasing Claw Report Page:	[Page 1 of
								DOCUMENTATION AUTHOR'S DECLARATION STATEMENT				12140 Beach Blvd Date Prepared:	12/17/200
	F REQUIRED CERTIFICATES C				THE RESERVE TO SHARE THE PARTY OF THE PARTY			I certify that this Certificate of Compliance documentation is accura			A. GENERAL INFORMATION		
NRC	CA-MCH-15-A Thermal Energy	Storage (TES) System	n Acceptance NOTE: Th	his form does not				Documentation Author Name: David Kang	Documentation Author Signature			02 Climate Zone	
NRC auto	CA-MCH-15-A Thermal Energy tomatically move to "Yes". If Ci ternal melt, Ice Harvester, Brin	Storage (TES) System hilled water Storage, e, loe-Slurry, Eutecti	Ice-on-Coil Internal Mi Salt, Clathrate Hydrate	elt, Ice-on-Coil Slurry (CHS),									
NRC. suto	ICA-MCH-15-A Thermal Energy tomatically move to "Yes". If Ci ternal melt, Ice Harvester, Brin yogenic or Encapsulated (Ice Ba	Storage (TES) System hilled water Storage, e, loe-Slurry, Eutecti	Ice-on-Coil Internal Mi Salt, Clathrate Hydrate	elt, Ice-on-Coil Slurry (CHS),				Company:	Signature Date:		01 Project Location (city) Stanton 03 Occupancy Types Within Project (select all that apply):	OZ Calinde zone	
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NRC. auto Exterior Cryo move NRC. NRC. NRC.	CA-MCH-15-A Thermal Energy tomatically move to "Yes". If Cit ternal melt, Ice Harvester, Brin yogenic or Encapsulated (Ice Bove this form to 'Yes", ICA-MCH-16-A Supply Air Temp ICA-MCH-17-A Condenser Wat ICA-MCH-18-A Energy Manage.	Storage (TES) System hilled water Storage, e, Ice-Slurry, Eutecti all) Systems are Inclu- perature Reset Contr er Temperature Rese ment Control System	Ice-on-Coil Internal Me Salt, Clathrate Hydrate ided in the scope, perm ols et Controls	elt, Ice-on-Coll Slurry (CHS),				Address 16520 Bake Parkway, Suite 100 Ctyl/State/Zip:			03 Occupancy Types Within Project (select all that apply): Nonresidential High-Rise Residential Hot State Building Healthcare Facility Oth	el/Motel	I
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Engineering - Consulting
16520 Bake Pkwy, Suite 100, Irvine, CA
Phone (949) 336-6636 | dkang@cdieng.com



RAISING CLAW 12140 Beach Blvd, Stanton, CA 90680 DATE: SCALE: 12/14/2021 MECHANICAL TITLE 24 TM00



CDI Circa Domini International, Inc.
Engineering - Consulting
16520 Bake Pkwy, Suite 100, Irvine, CA
Phone (949) 336-6636 | dkang@cdieng.com

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12140 Beach Blvd, Stanton, CA 90680

DATE: 12/14/2021
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DIVISION 16 - ELECTRICA

BASIC ELECTRICAL REQUIREMENTS

A. NOTE

- DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND ALL OTHER SPECIFICATION SECTIONS, APPLY TO THIS AND THE OTHER SECTIONS OF DIVISION 16.
- THE CONTRACTOR FOR THIS DIVISION OF WORK IS REQUIRED TO READ THE SPECIFICATIONS AND REVIEW DRAWNESS FOR ALL DIVISIONS OF WORK AND IS RESPONSIBLE FOR THE COORDINATION OF THIS WORK AND THE WORK OF HIS SUBCONTRACTORS WITH ALL DIVISIONS OF WORK. IT IS THIS CONTRACTORS RESPONSIBILITY TO PROVIDE HIS SUBCONTRACTORS WITH A COMPLETE SET OF BID DOCUMENTS.
- 4. THIS CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTAL OF BID TO DETERMINE CONDITIONS AFFECTING THE WORK. ANY TIEMS WHICH ARE NOT COVERED IN THE BID DOCUMENTS OR ANY PROPOSED SUBSTITUTIONS SHALL BE LISTED SEPARATELY AND QUALIFIED IN THE CONTRACTORS BID. SUBMITTAL OF BID SHALL SERVE AS EVOIDED OF KNOWLEDGE OF EXISTING CONDITIONS AND ANY MODIFICATIONS WHICH ARE REQUIRED TO MEET THE INTENT OF THE DRIVINGS AND SPECIFICATIONS. FAILURE TO VISIT THE SITE DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY IN PERFORMANCE OF HIS WORK.

B. GENERAL REQUIREMENTS

- THIS CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, TOOLS, TRANSPORTATION INCIDENTALS AND DETAILS NECESSARY TO PROVIDE A COMPLETE ELECTRICAL SYSTEM AS SHOWN ON THE DRAWINGS, CALLED FOR IN THE SPECIFICATIONS. AND AS REQUIRED BY JOB CONDITIONS. ALL WORK NOT SPECIFICALLY NOTED AS BEING BY THE LANDLORD OR ARCHITECTS SHALL BE PROVIDED BY THIS CONTRACTOR. CLOSELY COORDINATE THE ENTIRE INSTALLATION WITH THE LANDLORD AND ARCHITECTS, AS REQUIRED.
- CALLED FOR IN ONE SHALL BE FURNISHED AND INSTALLED EVEN THOUGH NOT SPECIFICALLY MENTIONED IN DOI ANY MATERIAL OR LABOR WHICH IS NETHER SHOWN ON THE DRAWINGS NOR CALLED FOR IN THE SPECIFICATIONS BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK, AND WHICH IS USUALLY INCLUDED IN WORK OF BUT AD CHARACTER, WALL IS ELEMBRISHED AND INSTALL IF A SHART OF THE CANTEST OF
- WHERE THE DRAWINGS OR SPECIFICATIONS CALL FOR ITEMS WHICH EXCEED CODES OR THE LANDLORD'S TENANT CRITERIA. THE CONTRACTOR IS RESPONSIBLE FOR PURNISHING AND INSTALLING THE SYSTEM WITH THE MORE STRINGBATH REQUIREMENTS AS DESIGNED AND DESCRIBED ON THESE DRAWINGS, UNLESS SPECIFICALLY NOTED.
- ALL WORK IN THIS SECTION SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATING, SERVICING, MAINTAINING, AND REPAIRING. THIS CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUFFICIENT SERVICE ACCESS TO ALL EQUIPMENT
- 5. ALL WORK SHALL BE PERFORMED IN A NEAT PROFESSIONAL MANNER USING GOOD CONSTRUCTION PRACTICES.
- UNLESS SPECIFICALLY NOTED OTHERWISE, MATERIALS, PRODUCTS, AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW, UNDERWRITERS LABORATORIES LISTED AND LASTED AND JAZZED IN COMPONENTY WITH REQUIREMENTS OF STATE AND LOCAL CODES, WINCHES IS MORE STRINGENT.
- THIS CONTRACTOR SHALL DO ALL CUTTING, CHASING AND CHANNELING REQUIRED FOR ANY WORK UNDER THIS DIVISION, CUTTING SHALL HAVE PRIOR APPROVAL BY THE ARCHITECTS AND THE LANDLORD. ALL PATCHING SHALL BE BY G. A. AND SHALL MARCH THE SURROUNDING SURFACES.
- THE ELECTRICAL CONTRACTOR SHALL MAKE ALL FINAL ELECTRICAL CONNECTIONS AS REQUIRED FOR A COMPLETE AND OPERATING SYSTEM.

- . THIS CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY WIRING AND RELATED GROUND FAULT INTERRUPTION PROTECTION FOR LIGHT AND POWER FOR ALL CONTRACTORS AND SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY WIRING.
- THE GENERAL CONTRACTOR SETS UP ALL ELECTRICAL UTILITIES IN THE NAME OF THE TENANT, TENANT PAYS FOR ALL UTILITIES THROUGHOUT CONSTRUCTION.

D. CODES

ALL WORK SHALL CONFORM TO THE LANDLORD'S CRITERIA, THE STATE'S, COUNTY'S, CITY'S AND LOCAL CODES AND ORDINANCES, SAFETY AND HEALTH CODES, NFFA CODES, ENERGY CODES AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS. THIS CONTRACTOR SHALL INDUIRE INTO AND COMPTY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. THIS CONTRACTOR SHALL INCLIDE ANY CHANGES REQUIRED BY CODES IN THE BIO AND IF THE BOT INTERVINED FOR AN SEPARATE LINE ITEM. THE BID, AFTER CONTRACT IS AWARDED, CHANGE ORDERS FOR INCREASED COSTS DUE BE ACCEPTED BY OWNER, UNLESS ALLOWANCES HAVE PREVIOUSLY BEEN AGREED UPON

E. LICENSES, PERMITS, INSPECTIONS & FEES

- THIS CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS, INSPECTIONS, AND FEES REQUIRED OR RELATED TO HIS WORK.
- FURNISH TO ARCHITECTS ALL CERTIFICATES OF INSPECTION AND FINAL INSPECTION APPROVAL AT COMPLETION OF PROJECT.

F. TRADE NAMES, MANUFACTURERS AND SHOP DRAWINGS

- WHERE TRADE NAMES AND MANUFACTURERS ARE USED ON THE DRAWINGS OR IN THE SPECIFICATIONS, THE EXACT EQUIPMENT SHALL BE USED AS A MINIMUM FOR THE BASE BID. MANUFACTURERS CONSIDERED AS AN EQUAL. OR BETTER IN ALL ASPECTS TO THAT SPECIFIED WILL BE SUBJECT TO APPROVAL IN WRITING BY ARCHITECTS/ENGINEERS THROUGH SHOP DRAWING SUBMITTAL PROCESS FOR ACCEPTANCE PRIOR TO NSTALLATION. THE USE OF ANY UNANTHORIZED EQUIPMENT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- 2. GENERAL CONTRACTOR SHALL SUBMIT ONLY SUBSTITUTION REQUESTS TO ARCHITECTS/ENGINEERS FOR APPROVAL SUBMISSIONS SHALL BE MADE EARLY ENDUGH IN PROJECT TO ALLOW FOUR (4) WORKING DAYS FOR ARCHITECTS/ENGINEERS REVIEW WITHOUT CAUSING DELYS OR CONFLICTS TO THE JOBS PROGRESS. SUBMITIALS SHALL BEAT THE STAWN FANDOR THE SIGHARDINE OF THE GENERAL CONTRACTOR AND THE SUB-CONTRACTOR SHOWING THAT HE HAS REVEWED AND CONFIRMED THAT THE SUBMITIALS ARE IN CONFORMANCE WITH THE CONTRACT DRAWNINGS AND SPECIFICATIONS OR RIDICATE WHERE EXCEPTIONS HAVE

G. GUARANTEE

1. THE EQUIPMENT MANUFACTURER SHALL PROVIDE A 12 MONTH GUARANTEE TO TENANT FROM THE DATE OF ACCEPTANCE THIS CONTRACTOR SHALL WARRANTY THE INSTALLATION OF THIS EQUIPMENT AND WILL BE RESPONSIBLE FOR MY DAMAGE AND/OR MALFUNCTION CAUSED BY THE INSTALLATION. THIS CONTRACTOR SHALL NOT BEAR ADDITIONAL WARRANTIES ESPOND A COMPLETE WORKING SYSTEM.

H. RECORD DRAWINGS

- THIS CONTRACTOR SHALL MAINTAIN ONE SET OF DRAWINGS ON THE JOB SITE UPDATED WEEKLY TO RECORD ALL DEVIATIONS FROM CONTRACT DRAWINGS, SUCH AS:
- b. REVISIONS, ADDENDUMS, AND CHANGE ORDERS.
- c. SIGNIFICANT DEVIATIONS MADE NECESSARY BY FIELD CONDITIONS, APPROVED EQUIPMENT SUBSTITUTIONS, AND CONTRACTOR'S COORDINATION WITH OTHER TRADES.
- 2. AT COMPLETION OF THE PROJECT AND BEFORE FINAL APPROVAL THIS CONTRACTOR SHALL MAKE ANY FINAL AT CORRECTION OF THE PROJECT AND SERVINE THIRAL PHYROUGH, THIS CONTINUED ON THE THEORY THE ACCURACY OF EACH PRINT BY SIGNATURE THEREOR, FALLURE TO KEEP THESE RECORDS WILL ALLOW TENANTARCHITECTS TO DIRECT THE GENERAL CONTRACTOR TO PROVIDE THESE RECORDS AT HIS EXPENSE PRIOR TO FINAL PAYMENT.

I. DRAWINGS (PLANS, SPECIFICATIONS, AND DETAILS) ARE DIAGRAMMATIC AND INDICATE THE GENERAL LOCATION AND INTENT OF THE ELECTRICAL SYSTEMS, WHERE DRAWINGS, EXISTING SITE CONDITIONS, SPECIFICATIONS OR OTHER TRADES CONFLICT OR ARE UNCLEAR, ADVISE THE GENERAL CONTRACTOR IN WRITING, PRIOR TO SUBMITTAL OF BID. THE GENERAL CONTRACTOR IS RESPONSIBLE TO ADVISE PROJECT MAMAGER, IN WRITING, OF VARIATIONS TO CONTRACT DOCUMENTS PRIOR TO SUBMISSION OF BID. OTHERWISE, TENANTIARCHITECTS INTERPRETATION OF CONTRACT DOCUMENTS OR CONDITIONS SHALL BE FINAL WITH NO ADDITIONAL

J. PHASING REQUIREMENTS

THIS CONTRACTOR IS TO INCLUDE IN HIS BID ALL NECESSARY SERVICE REQUIRED TO KEEP THE OPERATING PHASE
OF THE STORE'S ELECTRICAL SERVICE IN OPERATION. CONTRACTOR MUST SOCHEDULE IN WRITING WITH
TENANTIAGNITECTS AND THE LANDLORG ONE WEEK PRIOR TO ANY SHUT DOWN OF THE ELECTRICAL SYSTEM.

THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE DEMOLITION OF EXISTING WORK AND
THE DEMOLITION PROVIDED BY THE GENERAL CONTRACTOR. COORDINATE WITH THE GENERAL CONTRACTOR ANY
EXISTING GOLUMENT REQUIRED TO BE LEFT INTACT.

ELECTRICAL SPECIFICATIONS (AS APPLICABLE)

. THIS CONTRACTOR SHALL INCLUDE, AND WILL BE HELD RESPONSIBLE FOR, THE REMOVAL OF ALL EXISTING ELECTRICAL EQUIPMENT. CONDUITS, ETC. NOT TO BE REUSED ON THIS PROJECT, UNISES SPECIFICALLY NOTED OTHERWISE, CONTRACTOR MUST VERIFY WITH THE LANDLORD ALL PRESUMED ABANDONED EQUIPMENT PRIOR TO REMOVAL. ALL EXTRACEOUS TIEMS IN THIS EPACE OR ON THE ROP ON APPLICABLE TO THE NEW WORK MUST BE REMOVED AND ROOFWALLFLOOP PATCHEDEPARRED TO MACHE WISITING STRUCTURE. EXISTING ABANDONED CONDUIT OR COUPMENT IN THE FLOOR, EMBEDDED IN CONCRETE OR OTHERWISE INACCESSIBLE ARE TO BE CUT OF FAILS BLACE BELOW OR WITHIN FLOOR OF WALL LEVEL. WHEN THEY ARE NOT DE REFUEDED IN THIS PROJECT. IF REQUIRED BY ARROUND AND APPLICATION OF CONTRACT OF DEFINITION OF ORIGIN. CONFIRM THE EXTENT OF DEMOLITION FROM TO BE AND NOLDOW.

L SLEEVES

- THIS CONTRACTOR SHALL PROVIDE SLEEVES TO PROTECT EQUIPMENT OR FAGILITIES IN THE INSTALLATION. EACH SLEEVE SHALL EXTEND THROUGH IT'S RESPECTIVE FLOOR, WALL OR PARTITION AND SHALL BE CUT FLUSH WITH EACH SURFACE EXCEPT SLEEVES THAY TENETRATE THE FLOOR, WHICH SHALL EXTEND 2" AROVE THE FLOOR
- ALL SLEEVES AND OPENINGS THROUGH FIRE RATED WALLS AND/OR FLOORS SHALL BE FIRE SEALED WITH SILICATE, SILICONE 'RTV' FOAM, "3M" FIRE RATED SEALANTS OR EQUAL, SO AS TO RETAIN THEIR FIRE RATIN
- SLEEVES IN BEARING AND MASONRY WALLS, FLOORS, AND PARTITIONS SHALL BE STANDARD WEIGHT STEEL PIPE FINISHED WITH SMOOTH EDGES, FOR OTHER THAN MASONRY PARTITIONS, THROUGH SUSPENDED CEILINGS, OR FOR CONCEALED VERTICAL PIPING, SLEEVES SHALL BE NO. 2U J.S., GALVANIZED STEEL MINISTED STEEL STANDARD STA

M. HANGERS

- HANGERS SHALL INCLUDE ALL MISCELLANEOUS STEEL SUCH AS ANGLE IRON, BANDS, C-CLAMPS WITH RETAINING CLIPS, CHANNELS, HANGER RODS, ETC., NECESSARY FOR THE INSTALLATION OF WORK.
- HANGERS SHALL BE FASTENED TO BUILDING STEEL, CONCRETE, OR MASONRY, BUT NOT TO PIPING. HANGING FROM METAL DECK IS NOT PERMITTED. HANGERS MUST BE ATTACHED TO UPPER CHORD OF BAR JOIST. WHERE INTERFERENCES OCCUR. AND IN GROBER TO SUPPORTS UNDER THE PIPING, THE CONTRACTOR MUST INSTALL TRAPEZE TYPE HANGERS OR SUPPORTS WHICH SHALL BE LOCATED WHERE THEY DO NOT INTERFERE WITH ACCESS TO FIRE DAMPERS, VALVES, AND OTHER EQUIPMENT. HANGER TYPES AND INSTALLATION METHODS ARE ALSO SUBJECT TO LANDLORD GRITERIA.
- 3. HANGERS AND PIPING OF DISSIMILAR METALS SHALL BE DIELECTRICALLY SEPARATED

N. FINAL ELECTRICAL INSPECTIONS

ASIDE FROM NORMAL INTERIM INSPECTIONS OF WORK IN PLACE, TENANT/ARCHITECTS MAY HAVE AN INDEPENDENT ELECTRICAL CONTRACTOR INSPECT THE FINISHED ELECTRICAL INSTALLATION UPON COMPLETION FOR OMPLIANCE WITH THE PLANS, SPECIFICATIONS AND CODES, THE INSTALLING CONTRACTOR WILL BE RESPO 0 BRING ALL ITEMS REPORTED BY THE INDEPENDENT ELECTRICAL CONTRACTOR UP TO PLAN RECURSORY REQUIREMENTS.

END OF SECTION 16000

SECTION 16050

BASIC ELECTRICAL MATERIAL AND METHODS

A. CONTRACTOR NOTES

- THIS CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, TOOLS, TRANSPORTATION, AND FACILITIES NECESSARY FOR, REASONABLY IMPLIED AND INCIDENTAL TO, THE FURNISHING, INSTAURION, COMPLETION AND TESTING OF ALL THE WORK FOR THE LECETRICAL SYSTEMS AS SHOWN ON THE DRAWINGS, CALLED FOR IN THE SPECIFICATIONS, AND AS REQUIRED BY JOB CONDITIONS, TO INCLUDE, BUT NOT BE LIMITED TO
- a. A COMPLETE ELECTRICAL DISTRIBUTION SYSTEM INCLUDING THE INSTALLATION OF SAFETY AND DISCO A COMPLETE ELECTRICAL DISTRIBUTION SYSTEM INCLUDING THE INSTALLATION OF SAFETY AND DISCONDER SWITCHES, MOTOR STATERS AND LIGHTING. IT IS THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO INCLUDE IN HIS BID FOR PROVIDING SERVICE EQUIPMENT INCESSABRY FOR TIEN TO LANDLORD'S DISTRIBUTION EQUIPMENT OR TO OBTAIN SERVICE FROM LOCAL UTILITY COMPANY. REFER TO ELECTRICAL RESPONSIBILITY SCHEDULE AND ELECTRICAL POWER RISER DIAGRAM FOR ADDITIONAL INFORMATION.
- b. CONTRACTOR MUST ALSO INCLUDE IN BID ALL NECESSARY MATERIALS REQUIRED TO COMPLETE THE SYSTEM INCLUDING, BUT NOT LIMITED TO, FEEDERS, BRANCH CIRCUITS, JUNCTION BOXES, OUTLET BOXES, WIRING DEVICES, COVER PLATES, CONDUITS, ETC.
- c. METERING AND CURRENT TRANSFORMERS AS REQUIRED BY DRAWINGS, UTILITY COMPANY, AND/OR LAND/ORD
- d. THE WIRING OF MECHANICAL EQUIPMENT AS OUTLINED ON THE BID SET DRAWINGS AND IN THE SPECIFICATIONS. WORK SHALL INCLUDE WIRING OF ALL STARTERS, DISCONNECTS, AND POWER WIRING OF MECHANICAL EQUIPMENT EXCEPT AS SPECIFICALLY NOTED OTHERWISE. ALL LOW VOLTAGE (24 VOLT) EMS TEMPERATURE CONTROL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR UNLESS NOTED SPECIFICALLY ON DRAWING.
- INSTALLATION OF LIGHT FIXTURES AND LAMPS AS SHOWN ON THE DRAWINGS INCLUDING ALL DEVICES, EQUIPMENT, ETC. REQUIRED FOR MOUNTING.
- A COMPLETE CONDUIT SYSTEM FOR TELEPHONE/DATA INCLUDING BRANCH CONDUITS, OUTLET BOXES, PULL WIRES, GROUND CONDUCTORS, COVER PLATES, ETC. OR AS SPECIFICALLY NOTED OTHERWISE ON THE
- g. A COMPLETE EMERGENCY AND EXIT LIGHTING SYSTEM AS SHOWN ON THE DRAWINGS
- h. TEMPORARY SERVICE AS INDICATED IN THE SPECIFICATIONS, INCLUDING ITS REMOVAL.
- I. FINAL CONNECTIONS TO ALL SIGNS, CORNICE LIGHTING, CASE LIGHTING, ETC. AS SHOWN ON DRAWINGS
- IF INDICATED ON DRAWINGS, INSTALLATION AND WIRING OF SPEAKERS, AMPLIFIERS, CONDUIT AND FINAL CONNECTIONS FOR SOUND SYSTEM AS SHOWN.
- k. SMOKE/FIRE ALARM WIRING, DEVICES AND CONDUIT, AS SHOWN OR DESCRIBED ON DRAWINGS OR AS NECESSARY TO MEET LANDLORD, STATE, LOCAL, INSURANCE AND FIRE DEPARTMENT REQUIREMENTS.
- INSTALLATION OF CONDUITS STUBBED TO ABOVE CEILING FOR HVAC. ALSO, ANY ADDITIONAL CONDUIT FOR HVAC CONTROL EQUIPMENT WHERE PLENUM RATED CABLES ARE NOT PERMITTED.
- n. AS-BUILTS, PANEL DESCRIPTION AND CIRCUIT BREAKER SPECIFIC LABELING
- 2. THE FOLLOWING ITEMS OF ELECTRICAL CONSTRUCTION ARE NOT INCLUDED IN THIS CONTRACT:
- a. TELEPHONE INSTRUMENTS AND WIRING UNLESS NOTED OTHERWISE.
- b. DATA CABLE WIRING UNLESS NOTED OTHERWISE.
- BEFORE STATING WORK, THIS CONTRACTOR SHALL EXAMINE THE ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL AND FLUMBING PLANS, SHOP DRAWINGS AND SPECIFICATIONS TO SEQUENCE. COORDINATE, AND INTEGRATE THE VARIOUS ELEMENTS OF THE ELECTRICAL SYSTEM, MATERIALS AND EQUIPMENT WITH OTHER CONTRACTORS TO AVOID INTERFERENCES AND CONFRONTATION.

- THIS CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUITS SERVING ALL EQUIPMENT, INCLUDING BUT NOT LIMITED TO, LIGHTING, RECEPTACLES, HEATING, AIR CONDITIONING, PLUMBING EQUIPMENT, TELEPHONE, DATA, SPEAKERS, SECURITY, PAGET, TRAFFIC COUNTING SYSTEM AND ELECTRICAL EQUIPMENT.
- ALL CONDUITS SHALL BE GALVANIZED IMC OR EMT UNLESS OTHERWISE SPECIFIED IN SPECIFICATIONS OR ON DRAWNINGS, ALL CONDUIT IS TO BE UL LABELED EMT CONNECTORS SHALL BE STEEL COMPRESSION OR SET SCREW TYPE. CONDUIT UNDER SLAS ON GRADE SHALL BE RIGIO STEEL, OR SCHEDULE 40 PVC WITH RIGIO STEEL BY HERE PERMITTED BY LANDLORD OR CODE.
- a. MAIN FEEDER CONDUIT 2" OR LARGER FOR ALL APPLICATIONS.
- 1/2" FOR INDIVIDUAL LIGHTING FIXTURE CONNECTIONS OR TO INDIVIDUAL LIGHT SWITCHES (IF ACCEPTABLE BY THE LANDLORD AND LOCAL CODE OFFICIALS) AND 3/4" FOR ALL OTHER LOCATIONS.

- c. IF HVAC CONTROL WIRING IS REQUIRED TO BE RUN IN CONDUIT, IT SHALL BE A MINIMUM OF 34*, UNLESS NOTED OTHERWISE ON DRAWINGS.
- d. ALL INJUNDER FLOOR CONDUIT SHALL BE OF MINIMUM 3/4" SIZE.
- 4. SUPPORT ALL CONDUIT, INCLUDING SEISMIC AND SWAY BRACING, IN ACCORDANCE WITH THE NEC AND LOCAL
- GENERALLY, ALL CONDUIT SHALL BE CONCEALED EXCEPT FOR UNFINISHED AREAS, SUCH AS EQUIPMENT ROOMS. EXPOSED CONDUIT SHALL BE ALLOWED ONLY AS NOTED ON PLAN AND AS A SPROVED BY PROJECT MANAGER. PAINTING OF CONDUITS, NOTED ON DRAWINGS OR SPECIFICATIONS WILL BE BY GENERAL CONTRACTOR.
- 6 FLEXIBLE METAL CONDUIT OR MC TYPE CABLE:
- a. FLEXIBLE CONDUIT OR MC TYPE CABLE SHALL BE USED FOR THE FOLLOWING APPLICATIONS ONLY:
- 1 FINAL CONNECTIONS TO MOTORS 2. FINAL CONNECTIONS INTO AND OUT OF THE TRANSFORMER.
- 3 FINAL CONNECTIONS TO VIBRATING FOURMENT.
- 4. INTER-CONNECTIONS BETWEEN ALL LIGHT FIXTURES AND HOMERUNS TO PANELS WHERE CODE ALLOWS. 5. FINAL CONNECTIONS WHERE RIGID CONDUIT IN NOT PRACTICAL. 6. IN WALLS (FOR LIGHT SWITCHES AND 120 VOLT POWER RECEPTACLES AND HVAC CONTROL EQUIPMENT)
- b. FLEXIBLE METAL CONDUIT OR MG TYPE CABLE MUST BE THE SAME SIZE AS THE IMC OR BAT CONDUIT TO WHICH IT IS CONNECTED. BOTH THE FLEXIBLE MUSTAL CONDUIT AND ITS FITTINGS ARE TO BE LISTED FOR GROUNDING. A GREEN GROUNDING CONDUCTOR SHALL BE INSTALLED. ALL CONNECTORS ARE TO BE OF A
- THE USE OF ROMEX, BX, ETC. IS PERMITTED ONLY IN RESIDENTIAL CONSTRUCTION NOT HIGHER THAN THREE STORIES.
- d. CONNECTION TO ANY OUTDOOR EQUIPMENT MUST BE WEATHERPROOF.
- 7. PROVIDE PULL-WIRE IN ALL EMPTY CONDUITS EXCEPT AS NOTED OTHERWISE ON DRAWINGS.
- B. HOME RUNS AND MAIN CONDUIT RUNS ARE TO BE HELD TIGHT TO STRUCTURE ABOVE OR AS REQUIRED TO ALLOW PROPER SERVICE ACCESS AND OTHER TRADES WORK. CONDUIT MUST BE TRAPEZED TO ALLOW 3 FEET MINIMUM CLEAPANCE ABOVE CELING.
- 9. ALL CONDUITS MUST BE SIZED PER NEC AND LOCAL CODES.
- 10. ALL SENSORMATIC WIRING MUST BE PLACED IN CONDUIT (PVC PIPE NOT PERMITTED).

- . ALL OUTLET BOXES SHALL BE GALVANIZED PRESSED STEEL OF THE STANDARD KNOCKOUT TYPE. NO ROUND OUTLET BOXES SHALL BE PERMITTED UNLESS INDICATED AND FOR LIGHTING THAT REQUIRE SUCH CONFIGURATION, CONCEALED BOXES SHALL NOT BE LESS THAN 4" SOUARE, AND 11? DEEP, WITH PLASTER RINGS.
- ALL KNOCKOUT BOXES, UPON WHICH LIGHTING FIXTURES ARE TO BE INSTALLED, SHALL BE EQUIPPED WITH 3/8" FIXTURE STUDS.
- 3. EXTERIOR BOXES SHALL BE CAST RUST-RESISTING METAL WITH GASKETED COVERS.
- 4. INSTALL BOXES RIGIDLY FROM BUILDING STRUCTURE AND SUPPORT INDEPENDENTLY OF THE CONDUIT SYSTEM. ALSO PROVIDE SUITABLE BOX EXTENSIONS TO EXTEND BOXES TO FINISHED FACES OF FLOORS, CEILINOS, WALLS ETC. ALL OUTLET BOXES TO BE PROVIDED WITH CADDY "OUTLOW-MOUTH BOX SUPPORT" TO MINIMIZE THE DEFLECTION THAT OCCURS WHEN PLUGGINGUNPLUGGING INTO THESE DEVICES.
- UNLESS OTHERWISE NOTED ON DRAWINGS OR OTHERWISE REQUIRED BY THE NATIONAL ELECTRICAL CODE, HANDICAP CODES OR LOCAL CODES, OUTLET HEIGHTS SHALL BE AS FOLLOWS:
- a. SWITCH HEIGHT 48° FROM FINISHED FLOOR TO TOP OF OUTLET.
- b. CONVENIENCE OUTLETS:
- MOUNTED ON WALL NO MORE THAN 46-INCHES, MEASURED FROM TO TOP OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING AND, NO LESS THAN 15-INCHES, MEASURED FROM THE BOTTOM OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING, TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM UNLESS OTHERWISE INDICATED OR HORSOTATILLY MOUNTED IN BASEBOARD BENEATH CABINETS, AS SHOWN ON DRAWINGS, OR AS REQUIRED BY LOCAL CODES, SEE DRAWINGS.
- c. TELEPHONE OUTLETS SHALL BE LOCATED AS NOTED ON DRAWINGS.

JUNCTION AND PULL BOXES

- THE PLANS INDICATE ONLY SCHEMATIC ROUTINGS FOR CONDUIT RUNS. THIS CONTRACTOR SHALL FURNISH AND INSTALL ADDITIONAL BOXES WHERE REQUIRED BY FIELD CONDITIONS OR BY CODE.
- 2. BOXES AND COVERS SHALL BE GALVANIZED STEEL OF CODE GAUGE SIZE.
- INSTALL BOXES RIGIDLY SUPPORTED FROM THE BUILDING STRUCTURE AND SUPPORTED INDEPENDENT OF THE CONDUIT SYSTEM.
- ARRANGE CIRCUITS TO AVOID THE USE OF JUNCITION BOXES IN INACCESSIBLE LOCATIONS. THE USE OF JUNCITION BOXES ABOVE DRYWALL CEILINGS SHOULD BE LIMITED TO LOCATIONS NEAR ACCESS FRAMES USED FOR DIFFUSERS AND RETURN AR ORDILES OR ACCESS PANELS AS LOCATED ON PLANS.
- 5. JUNCTION AND PULL BOXES MUST BE LABELED WITH CIRCUIT NUMBER IDENTIFICATION AND SYSTEM TYPE ON

- CONDUCTORS FOR FEEDERS AND BRANCH CIRCUITS SHALL BE COPPER AND THE AWG SIZE AND TYPE AS SHOWN ON DRAWINGS. MINIMUM WIRE SIZE #12. THE CONDUCTORS SHALL BE 600 VOLT INSULATION, TYPE THIY, THWN OR
- MINIMUM WIRE SIZE 20 AMP BRANCH CIRCUIT SHALL BE AWG LISTED SIZE PER DISTANCE SHOWN BELOW. DISTANCE SHALL BE MEASURED FROM THE PANELBOARD CIRCUIT BREAKER TO THE FURTHEST OUTLET.
- a. #12 LESS THAN 100 FEET
 - b. #10 BETWEEN 100-150 FEET c. #8 BETWEEN 150 - 250 FEET
 - d. #6 OVER 250 FEET
- ON ALL 20 AMP BRANCH CIRCUITS, CONDUCTORS LARGER THAN #10 AWG SHALL BE REDUCED TO #10 AWG WITHIN 10 FEET OF PANEL BOARD AND DEVICE IN JUNCTION BOXES ON RATED TERMINAL STRIPS.
- CONDUCTORS MAY BE STRANDED FOR SIZES #10 AWG AND LARGER. CONDUCTORS SIZE #12 SHALL BE SOLID (NOT STRANDED).
- ALUMINUM CONDUCTORS ARE NOT PERMITTED, EXCEPT AT SERVICE ENTRANCE, WHERE REQUIRED BY LANDLORD. CONDUCTOR CONNECTION MUST BE PER MANUFACTURER'S REQUIREMENTS. CONTRACTOR MUST OBTAIN WRITTEN PERMISSION FROM GENERAL CONTRACTOR MOD PROJECT MANAGER WHEN USED.
- 6. ALL WIRING SHALL BE IN CONDUIT, UNLESS SPECIFICALLY NOTED OTHERWISE (IE. LOW VOLTAGE PLENUM RATED THE USE OF SHARED NEUTRALS IS REQUIRED FOR LIGHTING CIRCUITS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND LOCAL CODES, ALL OTHER EQUIPMENT REQUIRING A NEUTRAL CONDUCTOR SHALL HAVE A DEDICATED FULL SIZE NEUTRAL.
- B. THE USE OF ROMEX, BX, ETC. IS PERMITTED ONLY IN RESIDENTIAL CONSTRUCTION NOT HIGHER THAN THREE STORIES.
- 9. WIRE CONNECTORS SHALL BE EQUAL TO "SCOTCH LOCK" FOR #8 AWG WIRE AND SMALLER AND EQUAL TO T & B "LOCKTIGHT" FOR #6 AWG AND LARGER.
- 10. ALL WIRING TO BE COLOR-CODED AS FOLLOWS.

120/208 VOLT SYSTEM NEUTRAL - WHITE PHASE A OR L1 - BLACK PHASE B OR L2 - RED PHASE C OR L3 - BLUE GROUND - GREEN 277/480 VOLT SYSTEM NEUTRAL - GRAY PHASE A OR L1 - YELLOW PHASE B OR L2 - ORANGE PHASE C OR L3 - BROWN GROUND - GREEN WITH YELLOW TRACER DOUBLE DUPLEX RECEPTACLE AT + 15" FOR WALL MOUNTED U.O.N. GROUND FAULT INTERRUPTING DUPLEX RECEPTACLE ⊖ 10 🗑 Q. 1Q. DUPLEX RECEPTACLE WITH USB 2.0 PORT SPECIAL RECEPTACLE. SEE EQUIPMENT PLANINSTALLATION MANUAL FOR SPECS AND DETAILS. **回回** COMBINATION TELEPHONE, DATA AND CABLE OUTLET AT +18" U O O PROVIDE 1/2"C.O. STUBBED TO ACCESSIBLE CEILING SPACE TELEPHONE OUTLET; CATSE CABLE. RJ11 TERMINATION MOUNTED AT +18* PROVIDE 1/2*C.O. STUBBED TO ACCESSIBLE CEILING SPACE DATA OUTLET; CATSE CABLE, RJ45 TERMINATION MOUNTED AT +18" U.O.N. PROVIDE 1/2"C.O. STUBBED TO ACCESSIBLE CEILING SPACE CABLE OUTLET: RG-6 COAXIAL CABLE, MOUNTED AT +18" U.O.N PROVIDE 1/2°C.O. STUBBED TO ACCESSIBLE CEILING SPACE
LIGHTING FIXTURE WITH 90 MIN. EMER. BATTERY PACK OR ON SEE LIGHT FIXTURE SCHEDULE FOR DETAILS AND SPECS ___ CONDUIT STUB OUT 3/4" MINIMUM - SEE PLANS FOR NOTES HOMERUN TO PANEL "A". CIRCUITS #1 ELECTRICAL PANEL. REFER TO PANEL SCHEDULE FOR DETAILS. DENOTES EQUIPMENT #1, SEE EQUIPMENT SCHEDULE FOR THE DETAILS AND EXACT SPECIFICATIONS (1) INDICATES PLAN NOTE NUMBER "1", SEE PLAN DENOTES MECHANICAL EQUIPMENT #1 SEE MECHANICAL DRAWINGS FOR THE DETAILS AND SPECIFICATIONS. \$ SINGLE POLE SWITCH AT 48" U.O.N. \$3 \$., MANUAL MOTOR STARTER 回 回3 THREE-WAY DIMMER SWITCH AT +48" U.O.N. OCCUPANCY AUTOMATIC WALL SWITCH SENSOR WITH SINGLE LEVEL SWITCHING AT +48" U.O.N./MANUFACTURER TO BE DETERMINED ᅋ VACANCY AUTOMATIC WALL SWITCH SENSOR WITH SINGLE LEVE SWITCHING AT +48" U.O.N./MANUFACTURER TO BE DETERMINED vs OCCUPANCY SENSOR SINGLE POLE SWITCH WITH DIMMER CONTROL FEATURE AT +45° U.O.N./MANUFACTURER TO BE DETERMINED ost CEILING MOUNTED OCCUPANCY SENSOR MANUFACTURER TO BE DETERMINED 03 CEILING MOUNTED VACANCY SENSOR MANUFACTURER TO BE DETERMINED (vs) CEILING MOUNTED DAYLIGHT SENSOR MANUFACTURER TO BE DETERMINED 0 HARD WIRED, WITH BATTERY BACKUP, SMOKE DETECTOR/CARBON MONOXIDE DETECTOR/MULTI-PURPOSE CARBON MONIXIDE & SMOKE DETECTOR. NON-FUSED/FUSED SWITCH, SIZE AS SHOWN IN THE PLAN 마마 N MOTOR OUTLET - IDENTIFICATION TIME CLOCK WITH MANUAL BY-PASS SWITCH SEE LIGHTING CONTROL DIAGRAM FOR DETAILS GAS SOLENOID-SEE PLUMBING PLAN FOR EXACT LOCATION S CL CURRENT LIMITER FOR TRACK LIGHTING FIXTURE. 1A RATED U.O.N. ABBREVIATION FOR NEW / EXISTING. EXISTING TO REMAIN U.O.N. (N) / (E) YMBOL LIST SHOW IN FOR GENERAL REFERENCE ONLY. A PRESENCE OF A SYMBOL DOES NOT IMPLY ITS USE ON THIS PROJECT. EFER TO DRAWING FOR SPECIFIC SYMBOLS USED. SHEET INDEX

ELECTRICAL SYMBOLS LIST

CLG. WALL FLR.

☐ ID DUPLEX RECEPTACLE AT +15" FOR WALL MOUNTED U.O.N.

ELECTRICAL SPECIFICATION E001 SINGLE LINE DIAGRAM/ SCHEDULES E200 POWER PLAN TITLE 24

SCOPE OF WORK

G RESTAURANT SUITE TENANT IMPROVEMENT. THE ELECTRICAL SCOPE OF WORK INCLUDES TO PROVIDE SHTING AND POWER CONNECTION THROUGHOUT THE SPACE. EXISTING MAIN SERVICE FEEDER FROM

12/13/2021 HEET TITLE: FLECTRICAL SPECIFICATION

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	LIGHTING FIXTURE SCHEDULE	1		
TYPE	DESCRIPTION	LAMP	VOLT	WATT
L1	4" LED RECESSED LIGHT AIR TIGHT IC, RATED STEEL CAN, DIMMABLE SUNCO LIGHTING OR APPROVED EQUAL	LED	120	15
L2	2X4 RECESSED LED CPANL, LENS SHAPE FLAT 3,500 K, DIMMABLE LITHONIA 2GTL4 SERIES OR APPROVED EQUAL	LED	120	40
L3	DECORATIVE LED WALL MOUNTED LIGHT, DIMMABLE MANUFACTURER TBD	LED	120	30
EE	LIGHT FIXTURE WITH 90 MINUTES EMERGENCY BATTERY PACK VERIFY WITH MANUFACTURER FOR OPTION/INVERTER IF NOT AVAILABLE	-	120	-
х	LED EXIT SIGN WITH 90 MINUTES BATTERY PACK LITHINIA EXR LED M6 OR EQUIVALENT		120	3

NOTES:

1. FIXING BAR LED MOUNT EXCONMENT

NOTES:

1. FIXING BARLA HAVE MIN. OF 10 YEARIS MANUFACTURER WARRANTY ON ALL COMPONENTS.

1. FIXING SHALL HAVE APPROPRIATE ULL LABEL (I.E. DAMP OR WET) AS REQUIRED BY CODES AND ORDINANCES.

2. FIXING BE SHALL INCLIDE ALL ACCESSORISE FOR INSTALLATION ACCORDING TO MANUFACTURER'S SHOP DRAWINGS.

AND AS REQUIRED BY CODES AND LOCAL ORDINANCES.

3. PRIOR TO ORDERING ANY LIGHTING EQUIPMENT. THE CONTRACT OR SHALL COORDINATE ALL FIXINGE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS AND CEILING CAVITY DEPTHS.

3. ALL LAMPS SHALL SE PROVIDED AND INSTALLED ACCORDING TO THE ATTACHED FIXING SCHEDULE AND SPECIFICATIONS. ENSURE COMPATIBILITY SETWEEN FIXITIRE, LAMP(S) AND BALLAST(S).

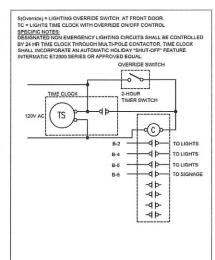
6. CONTRACTOR SHALL SERPINY FORTURE CULLAGES AND CEILING TIME CONTROL SHALL SH

OF DIMMING COMPATIBILITY.

11. LIGHTING FIXTURE MANUFACTURER & MODEL IS FOR REFERENCE ONLY, FIXTURE SHALL BE SELECTED BY ARCHITECT POWER AND QUALITY SHALL BE SPECIFICATION GRADE.

EMERGENCY EXIT ILLUMINATION NOTES:

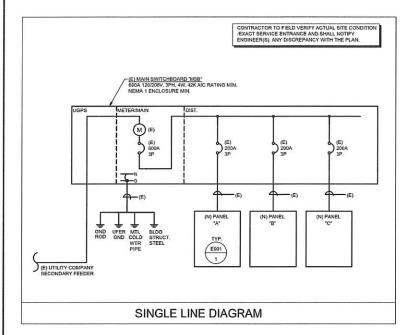
- FIXTURES WITH 90 MIN. EMERGENCY BATTERY BACKUP SHALL BE WIRED AHEAD OF ANY LOCAL IN COMPLIANCE WITH NEC ARTICLE 700.
- EMERGENCY LIGHTING UNITS SHALL BE EQUIPPED WITH FACTORY INSTALLED INTEGRAL TEST SWITCHES.
- ILLUMINATION LEVELS IN THE ENTIRE EXIT ACCESS SHALL HAVE AVERAGE MINNIMUM OF 1FT CANDLE, ILLUMINATION LEVELS AT ANY ONE POINT SHALL BE AT LEAST 0.1FT CANDLE AND MAX TO MIN UNIFORM RATIO OF 40 PER CFC1008.3.6.
- THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE SATTENES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. CBC 1003.4.1.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-ATIE CENERATIOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH CHAPTER 27.
- EXIT AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL; PATH OF CERESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGN TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL; INTERVENING MEANS OF EGRESS DOORS WITH EXITS SHALL BE MARKED BY EXIT SIGNS, CBC 1013.1.
- THE BOTTOM OF THE SIGN SHALL NOT BE LESS THAN 6 INCHES OR MORE THAN 8 INCHES ABOVE THE FLOOR LEVEL AND SHALL INDICATE THE PATH OF EXIT TRAVEL. FOR EXIT AND EXIT ACCESS DOORS, THE SIGN SHALL BE ON THE DOOR OR ADJACENT TO THE DOOR WITH THE CLOSEST EDGE OF THE SIGN OR MARKER WITHIN 8 INCHES OF THE DOOR FRAME.
- TACTILE EXIT SIGNS SHALL BE PROVIDED WITH APPROPRIATE WORDS AT EXIT DOORS LEADING TO ENCLOSED EXIT STAIRWAYS AND EXIT DOORS LEADING TO OUTSIDE. CBC 1013.4.

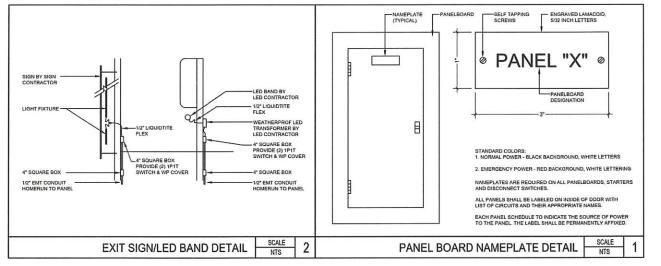


LIGHTING CONTROL DIAGRAM

			C	ONNECTED)	NEC DEMA	ND	REMARKS
LOAD NAME	V	Ø	HP	KVA	AMPS	KVA	AMPS	
TOTAL (600A)	208	3		103.98	288.61	116.00	321.99	
PANEL "A"	208	3		42.29	117.39	46.40	128.80	
PANEL "B"	208	3		26.16	72.61	28.87	80.14	
PANEL "C"	208	3		35.53	98,61	38.23	106.11	
25% OF THE LARGEST MOTOR					7	2.50	6.94	

			LENGTH OF	RUN		
	25'	50'	100'	150'	200	AMP LOAD
COPPER	14	12	10	8	6	15 AMP
COPPER	12	12	a	6	4	20AMP
COPPER	10	10	6	4	4	30 AMP
COPPER	1	1	1	2/0	4/0	100 AMP
ALUMINUM	1/0	1/0	2/0	4/0	300	100 AMP
COPPER	3/0	3/0	3/0	300	500	200 AMP
ALUMINUM	250	250	300	600	900	200 AMP





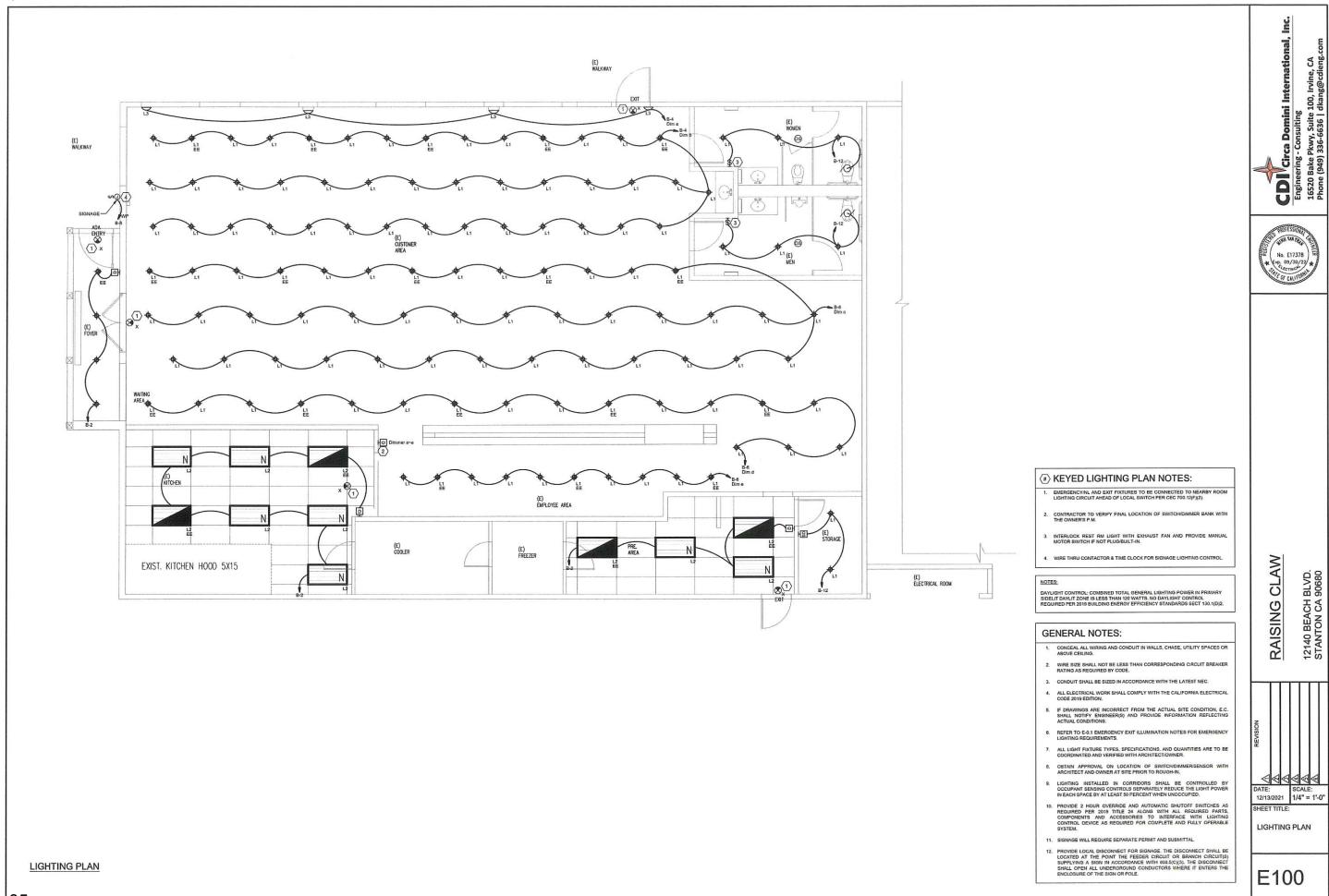
				23				"A'					
VOLTS:120/208V		IASE: 3							3: 10000/				MAN: LUGS ONLY
MOUNTING: FLUSHED		RE: 4		,					ATED MI		,		BUSSING: 200A
LOAD		A-VA	B-VA	C-VA	BKR	CT	CT	BKR	A-VA	B-VA	C-VA	•	LOAD
DISHWASHER	C	1500		808888	20/1	1	2	2011	700	83333	1922	C	UNKNOWN CONTILOAD
FAN REAR DOOR	17	100000	500	633433	20/1	3	4	281	326	1200		C	FOOD VARMER
DISPOSAL	N			1000	20/2	5	6	201	9818	188888	720	3	CONV PLUG
	N	1000			-	7	8	20/1	1500	100000	1000	ĸ	COFFEE MAKER
COMPRESSOR	1.1		1500		20/3	9	10	20/1	460	800	2000	N	WATER GOOLER
	1.5			1500	+	11	12	20/1	39213		400	N	NAKEUPTABLE
	1.5	1500	888 W.	988	-	13		20/3	1200		V-20	Κ	KITCHEN MIXER
SALAD BAR	e.i		500		20/1	15	16		400	1200	2,522	K	k
FAN/FOOD STORAGE	N	ASSES.		400	20/1	17	18	-	12243	188888	1200	ĸ	
FOOD STORAGE LITES	L	200			40/1	19	20	202	1500	10000	0.666	'n.	ICE MAKER
FREEZER	14		1500		20/2	21	22		1995	1500	2583	ţ,	
riano.	N	2000	80080	1500	-	23	24	20/1	F2010	33333		П	SPARE
PEPSIMACHINE	N	400	888	300	20/1	25	26	20/2	1300	33000	23.28	€	UNKNOWN CONTILOAD
FOOD WARNER	C.	383848	1800	24.85%	20/2	27	28		SEC. 33	1300	(2)(2)(1)	Ċ.	4.5
A STATE OF THE STA	0	14888	800.50	1800	-	29	30	20/1	12235		960	N	FREEZER, 3
UNKNOWN CONTILOAD	C	1200		2233	20/2	31	32	30/1	2300		33334	N	ICE MACHINE, 1
h-acid	0	233300	1200	910000	1-4	33	34	20/1	1983 F.S.	300	0.3350	N	BOTTLE COOLER, 26
UNKNOWN CONTILOAD	0		2000	1200	20/2	35	36	20/1	F223 (SS	1000000	360	N	BACK BAR, 27
	C	1200	333 S			37	38	20/1	600	100000	33333	N	POS, 21
AIR CURTAIN, 19	C	DESCRIPTION	600	30000	20/1	39	40	20/1	CESASS	700	0000000	С	TV, 24
TV, 24	С	14:33:5	3333	350	20/1	41	42	20/1	22513	100000	200	С	WATER HEATER, 16
PHASE TOTALS:		16100	14600	11590	42290) =T(JATC	CONNE	CTED LO	AD, VA (I	OR DEM	AN	D LOAD SEE BELOW)
PHASE AMPERES:	\neg	134.1	121.6	96.5	1000000								
DEMAND LOAD CALCULATION:	_									NOTES:	:		
L=LIGHTING LOADS:			1.25	X	200)	=	250	VA	- EMPT	Y LOAD: S	PA	ACE
C=CONTINUOUS LOADS, OTHER:			1.25	X	16250)	=	20313	3 VA	- SHAD	ED GRAY	TE	XT EXISTING CIRCUITS TO BE REWIRE
M=MOTOR LOADS (INCL LGST):			1.00	X	4500)	=	4500) VA	46.00000			
LARGEST, VA:			0.25	×)	=	(VA C	1			
R=RECEPTACLES: 1ST 10K:			1.00	X	720)	=	720	VA	1			
BALANCE:			0.50	х	()	=	(VA C	1			
K=KITCHEN LOADS: QTY.		0	1.00	x	5100)	=	5100	VA C	1			
N=NONCONTINUOUS LOADS, OTHER:			1.00	X	15520)	=	15520	VA				
(P=PANEL INCL. IN ABOVE)		TOTA	LNEC	DEMAN	DLOAD)	=	4840	VA =	1288	AMPERE	S	

					PAN	۱E	L	B.					
VOLTS:120/208V	PH	ASE: 3			SHORT	CIRC	CUIT	RATING	3: 10000/	4			MAN: LUGS ONLY
MOUNTING: FLUSHED	W	RE: 4			ENCLO	SUR	E: NE	EMA 1 R	ATED MI	N.			BUSSING: 200A
LOAD	1	A-VA	B-VA	C-VA	BKR	CT	CT	BKR	A-VA	B-VA	C-VA		LOAD
GAME ROOM PLUGS	R	1080	6200	22000a	20/1	1	2	20/1	500	33333		L	LIGHTS ROOMS
GAME ROOM PLUGS	R	2000	900	2000	20/1	3	4	20/1	20089	750	2233	L	LIGHTS CUSTOMERS 1
GAME ROOM PLUGS	R	4/4/6	3000	540	20/1	5	6	20/1	V. 1	100	1020	L	LIGHTS CUSTOMERS 2
SPARE	П		0.000	0000	20.1	7	8	20/1	1200	100000	SW. (2)	L	SIGNAGE
CONV. RECEPT	R		720	200	2011	9	10	20/1	100000	1100		C	BBQ H000 #3
EVAP COOLER	13			800	20/1	11	12	20/1	200000	30.00	120	L	RESTROOMLIGHTS
ALARM	N	200		77.55	20.1	13	14	20/1	800	3333		N	LOUNGE HEAD
SPARE	Т	00000		8888	20/1	15	16	20/1	88888	1100		C	88Q H000 #4
SPARE	Т	0000	72000		20/1	17	18	20/1	2000000	200000	1100	C	EBQ HOOD #2
	Т		77770	200.200	20/1	19	20	20/1	500	00000	(0.000)	0	UNKNOWN CONTILOAD
SALAD BAR	N	9000	600	0.000	20/1	21	22	20.1	20000	700		0	UNKNOWN CONTI LOAD
BBQ HOOD #1	0			1100	201	23	24	201	P/A333	0.000	656	C	UNKNOWN CONT. LOAD
UNKNOWN NON-CONT. LCAD	31	1000	7777	3333	201	25	26	2071	1000		200	ū	LINKNOWN CONT. LOAD
TIME CLOCK	N	77777	200	33333	20/1	27	28	20/2	30000	1000	88338	N	DOUGH MIXER
CUSTOMER AREA RECEPT, 1	R	9000		540	20/1	29	30	-	100000	S-150	1000	N	
CUSTOMER AREA RECEPT, 2	R	720		33333	20/1	31	32	20/1	360	2200		R	EMPLOYEE AREA RECEPT. 1
CUSTOMER AREA RECEPT. 3	R	333400	720	2000	20/1	33	34	20/1	30000	720	300000	R	EMPLOYEE AREA RECEPT. 2
CUSTOMER AREA RECEPT. 4	R	00000	(1)(A)	540	20/1	35	36	20/1	488800	020	720	R	EMPLOYEE AREA RECEPT. 3
CUSTOMER AREA RECEPT. 5	R	540	1000	20000	20/1	37	38	20/1	540	200		R	EMPLOYEE AREA RECEPT. 4
RESTROOMRECEPT.	R	888 X	360	// A	20/1	39	40	20/1	20000	360		R	EMPLOYEE AREA RECEPT. 5
			77770			41	42	20/1	3333	3800	360	R	PRE. AREA RECEPT.
PHASE TOTALS:	otence	8440	9230	8490	26160	=TO	TAL	CONNE	CTED LO	DAD, VA (F	OR DEN	AA.	D LOAD SEE BELOW)
PHASE AMPERES:		70.3	76.9	70.7	077000								SWEET BESTER SE
*DEMAND LOAD CALCULATION:										NOTES			
L=LIGHTING LOADS:			1.25	×	3590		=	4488	3 VA	- EMPT	LOAD:	SP	ACE
C=CONTINUOUS LOADS, OTHER:			1.25	x	7250	- 5	=	9063	3 VA	SHADE	ED GRAY	TE	XT EXISTING CIRCUITS TO BE REWIRE
M=MOTOR LOADS (INCL LGST):			1.00	x	800		=	800	D VA				
LARGEST, VA			0.25	x	0		=	(AV C	1			
R=RECEPTACLES: 1ST 10K:			1.00	×	9720		=	9720	O VA	1			
BALANCE:			0.50	x	0		=	(O VA	1			
K=KITCHEN LOADS: QTY:		0	1.00	X	0		=) VA	1			
N=NONCONTINUOUS LOADS, OTHER			100	X	4800		_	4800					
(P=PANEL, INCL. IN ABOVE)		TOTA		DEMAN			_		VA =	80.1	AMPER	FS	

				PAN								
	PHASE: 3							: 10000/				MAIN: LUGS ONLY
	WRE: 4							ATED MI				BUSSING: 200A
LOAD	· A-VA	B-VA	C-VA	BKR	CT	CT	BKR	A-VA	B-VA	C-VA		LOAD
RTUA	M 360.	688	268.050	45/3	1	2	45/3	3603	3000	33333	6.1	RTU-3
	M 3232	3503		-	3	4		28.83	3603	3333	N	
	M CORRECT	223	3603	N INTERNA	5	6		100000	\$1450	3603	51	
RTU-2	M 3600	833/88	18 Sept -	45/3	7	8	20-2	500	100000		61	KEF-1
	U 2222	3603	86328	-	9	10	-	3341	800	10000	1,5	
	u Jestini.	2000	3803	See Private	11	12	20:2	9989	2000	750	1,1	MAD-1
		200	263765	Sensoni	13	14	-	750	398	0.00	1,1	
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	100020		23343		21	22		11199		100000	T	
	201931	28855			23	24		133311	3/11/11		Г	
		333531	\$140 ES		25	26			1333	10000	Г	
	18/3/60		2000		27	28		1111111		333333		
	K255	1.80			29	30		111111				
		198654			31	32			2000	9.50		
	19385		200000		33	34		1111111		88338		
	195	156			35	36		183111	10000		Г	
		3353	270 X		37	38			10000	1333		
	\$55621		138.84		39	40		18411		30.00	Т	
	1665	888			41			27,077	100000			
PHASE TOTALS:	12359	11609	11559	35527	=TC	TAL	CONNE	CTED LO) AV, CAC	FOR DE	MAN	ID LOAD SEE BELOW)
PHASE AMPERES:	102.9	96.7	96.3									
DEMAND LOAD CALCULATION:		-							NOTES		Т	
L=LIGHTING LOADS:		1.25	X	0		=	C	VA	- EMPT	Y LOAD:	SP	ACE
C=CONTINUOUS LOADS, OTHER:		1.25	×	0		=	C	VA	SHAD	ED GRAY	18	XT EXISTING CIRCUITS TO BE REWIRE
M=MOTOR LOADS (INCL LGST):		1.00	X	35527		=	35527	VA				
LARGEST, VA		0.25	x	10808		=	2702	. VA				
R=RECEPTACLES: 1ST 10K:		1.00	×	0		=	(VA				
BALANCE:		0.50	X	0		=	0	VA	1			
K=KITCHEN LOADS: QTY:	0	1.00	×	0		=	(VA				
N=NONCONTINUOUS LOADS, OTHER:		1.00	x	0		=		VA				
(P=PANEL, INCL. IN ABOVE)	TO	AL N.E.C	DEMAN	DLOAD		=	38229	VA =	106.1	AMPER	ES	

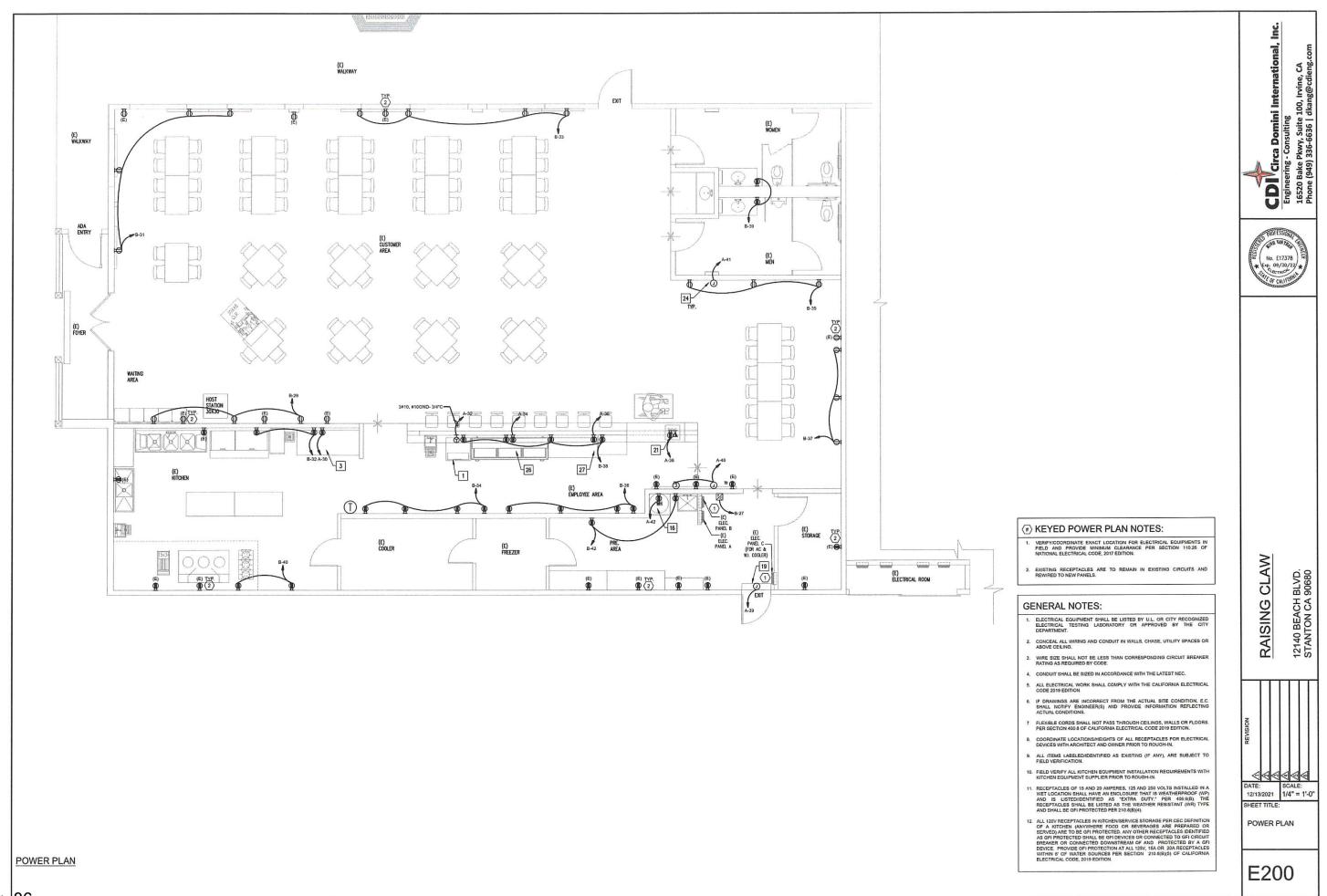
CDI Circa Domini International, In Engineering - Consulting 16520 Bake Pkwy, Suite 100, Irvine, CA Phone (949) 336-6636 | dkang@cdieng.com No. E17378

CLAW BLVD. 90680 12140 BEACH E STANTON CAS RAISING 12/13/2021 N.T.S. SINGLE LINE DIAGRAM/ SCHEDULES E001



PLOT DATE: 12/17/2021 9:43:28 AM

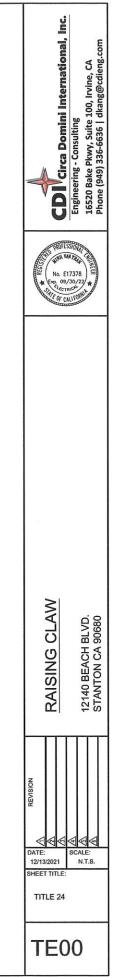
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		OVEMENT BLVD. STANTON	CA 90680			port Page: te Prepared:	Site (Cor	WE WAR	37737	Page 1 12/13/
A. GENERAL IN 01 Project Local	ation (city)	100	57/	ANTON		Conditioned Floo		Total Control	3,9	84
02 Climate Zor 03 Occupancy		roject (select all t	that apply):	8		Unconditioned Fi ories (Habitable)		
Office Parking G	orage	Retail High-Rise Re	sidential	Warehouse Relocatable		l/Motel thcare	School ✓ Other (w	rite in):	Suppo RESTAURA	ort Areas NT
B. PROJECT SCO	OPE				mit ano France	vi ore des			Dres celes	noth evelor-di
§140.6 or §141.0 calculation meth	(b)2 for alterati	ons. WARNING:	Changing the Ci	akulation Method	rnvit application an i in this table will re	esuit in the delet	ion of data p	eviously inpu	t. If you nee	d to change the
		e of Work			Conditioned 02	Spaces 03		Unc 04	onditioned	Spaces 05
My New Lightin		of (check all tha	it apply):		culation Method rea Category	Area (Calculation	Method	Area (ft²
Altered Ligh				Add Fo	oken Garago Con-	otete Was Meet	04	Rem	ove Patking	
		To	ital Area of Wor	k (ft²)	Add Atteres Limb	top System		Remov	e Last Altere	id System
C. COMPLIANC										
	s: If any cell on I			FLY" or "COMPLIES §140.6(b) (Watts)	with Exceptional		to Table D. f hting Power		(Watts)	Compliance Res
Lighting in conditioned and unconditioned	01	02	03	04	05	06	07 Adjustme	nts	08	09
spaces must not be combined for	Building	Area Category §140.6(c)2	Area Category Additional §140.6(c)2G	Tailored 5140.6(c)3	Total Allowed	≥ Total Designed	PAF Cont Credits	= (V	Adjusted Vatts)	05 Must be ≥0
compliance per §140,6[b]1.	3140'0[0]1		(+)	(+)	(Watts)	(Watts)	5140.6(a	Adju	cludes stments	5140,6
Conditioned:	(See Table I)	(See Table I) 3,204.6	(See Table J)	(See Table K)		(See Table F ≥ 2,330	(See Table		,330	COMPLIES
Unconditioned: Table Continued						2		1-188		
CA Building Energy	Efficiency Standa	irds - 2019 Nonresi	idential Compliani	ce: http://www.ene	may cau pov/title24/2	Q19standards				January 2
STATE OF CALIFORNIA										
Indoor Light	ing							CA.	LIFORNIA ENER	GY COMMISSION
Project Name:	TENANT IMPRO	OVEMENT		/ASSISTANTIAS	Rep	port Page:				NRCC-I Page 4
Project Address:					Commence of the Commence of th	te Prepared:	Piseria		M7 (8 - 5)	12/13/
	: Complete the	table far each an	ea complying us	ing the Complete	ORY METHODS Building or Areo C	ategory Method	s per §140.6	b). Indicate if	additional i	ighting power
Conditioned Space	ces	stments per §140	0.6(a) are being			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
0		-	Complete Build	02 ling or Area Categ	neu .	03 Allowed	04 Area	05 Allowed		06 onal Allowances ,
Area De	scription		Primary	Function Area	MY	Density (W/ft ²)	(ft²)	(Watts)	Area Cate	Adjustment gory PAF
			Dining (Low Vision)	CONTRACTOR OF THE	0.8	3,280	2,624	_ E	8
RESTA					-	0.95	410	389.5		1 110
RESTA KITC RESTA	CHEN		Kitchen, Fo	od Preparation stroom	0	0.95 0.65 TOTAL:	410 294 3,984	389.5 191.1 3,204.6 Roset	See Tab	les J or P for deta
J. ADDITIONAL This Section Does K. TAILORED M	HEN ROOM LIGHTING ALL Hat Apply ETHOD GENER		Kitchen, Fo Res	od Preparation stroom	YING LIGHTING	0.65 TOTAL:	294	191.1	See Tab	les J or P for deta
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STATEOF CASSONNA Indoor Lighting			Indoor Lightin	g							OMMISSION (III)
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Project Address: 12140 BEACH BLVD. STANTON CA 90680 Date Prepared:		12/13/2021	Project Address: 12	140 BEACH BLVD, STANTON CA 90680	1 1/2/2017		Date Prepared:				12/13/202
Controls Compliance (See Table H for Details) COMPLIES w	with Evenntion	nal Conditions									
	Not Applicabl		G. MODULAR LIGI								9
E CAULTON OF THE CONTRACTOR OF		manufacture and the same of	This Section Does No	ot Apply							
D. EXCEPTIONAL CONDITIONS		- 6	H INDOOR LIGHT	ING CONTROLS (Not Including PAFs)							E
This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.				Please include lighting controls for conditi	ned and uncondit	inned snares in a	his table. When a	n nation baying	a * is selected ti	ne nates section	n of this table
Table H Indoor Lighting Controls Permit Applicant Notes:			must be completed.	The lighting controls section of the Comp	liance Summary To	able on the first p	age will show "Do	DES NOT COMPL	r" if the notes a	re left blank.	7
RESTAURANT: Primary/Skylight Daylighting: Exempt because less than 120 watts of general lighting: EXCEPTION 1 to §130.1(d)2 KITCHEN: Primary/Skylight Daylighting: Exempt because less than 120 watts of general lighting: EXCEPTION 1 to §130.1(d)2			Building Level Contr								
RESTROOM: Primary/Skylight Daylighting: Exempt because less than 120 watts of general lightling: EXCEPTION 1 to \$130.1(d)2				01				Off Controls			03 Seld Inspector
Selections made in Table T have been changed by the permit applicant. See Table E. Additional Remarks for permit applicant's explanation.				Mandatory Demand Response 5110.12(c)				Off Controls			ass Fail
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E. ADDITIONAL REMARKS		9 2	Area Level Controb								
E. ADDITIONAL REMARKS This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.			04	05	06	07	08	09	10	11	12
This take allowes remained make by the period oppressing to the rounding rounds of the		0.5	Area Description	Complete Building or Area Category	Area Controls	Multi-Level Controls	Shut-Off Controls	Primary/Skyll Daylighting	t Secondary Devilenting	Interlocked	Field Inspector
		\$6.5 H	rea bescription	Primary Function Area	5130.1(a)	5130.1(b)	5130.1(c)	5130.1(d)	5140.6(d)	5140.6(a)1	Pass Fall
F. INDOOR LIGHTING FIXTURE SCHEDULE		2	RESTAURANT	Dining (Low Vision)	Manual ON/	Dimmer	Auto	- Exampt*	- Exempt*		D D
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Item Tag Complete Luminaire Description (Track) Fixture & Color Change ¹ Iuminaire ² determined Iuminaires 5140.6(a)3 Des	ign wates	Pass Fail	*NOTES: Controls w	ith a * require a note in the space below	explaining how co	mpliance is achie	wed.			13	
	1,770	O + O	EX: Conference 1: Pr	imary/Skylight Daylighting: Exempt beca	ise less than 120 v	vatts of general i	lighting;		Plan Sheet Show	ving Daylit Zon	es:
L2 ZX4 RECESSED LED 40 Mfr. Spec* 11	440		EXCEPTION 1 to §13			100	10.11	COTTON A FICT	0.61.419		
L3 DECORATIVE LED WALL-MOUNTED 30 Mfr. Spec 4	120 2.330		RESTAURANT KITCHEN	Primary/Skylight Daylighting: Exempt Primary/Skylight Daylighting: Exempt							A CONTRACTOR OF THE PARTY OF TH
Total Designed Watts CONDITIONED SPACES:	2,330	There are a livery	RESTROOM	Primary/Skylight Daylighting: Exempt	because less than	120 watts of gen	eral lighting: EXC	EPTION 1 to \$130	0.1(d)2		
makes this adjustment, the permit applicant should enter full rated wattage in column 05. Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per \$130.0(c) Wattage used must be the ma.	ximum rated j	for the									
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·	PLUMBING	LEGEND
SYMBOL	ABBR.	DESCRIPTION
GW	- GW	GREASE WASTE BELOW FLOOR
	- S OR W	SOIL OR WASTE BELOW FLOOR
	- v	VENT
	- CW	DOMESTIC COLD WATER
	- HW	DOMESTIC HOT WATER
HWR	- HWR	DOMESTIC HOT WATER RETURN
GA5	- G	LOW PRESSURE GAS
co	- CD	PRIMARY CONDENSATE DRAIN
X53	- XSS	EXISTING WASTE/SANITARY SEWER
-xgw	- XGW	EXISTING GREASE WASTE
xc:w	- xcw	EXISTING COLD WATER
xg	- xg	EXISTING GAS
XHW	- XHW	EXISTING HOT WATER
-FW-FW-	- FW	FILTERED WATER
ζν-	TEP	TEMPERATURE & PRESSURE
	wco	WALL CLEANOUT
<u>—ф—</u>	FCO	FLOOR CLEANOUT
	sov	SHUT-OFF VALVE
7	C.V.	CHECK VALVE
\X	PRV	PRESSURE REDUCING VALVE
——×—	BLV	BALANCING VALVE
——\\$I——	GSOV	AUTOMATIC GAS SHUT-OFF VALVE
-	SOC	SHUT-OFF COCK (GAS)
12/1	TMV	TEMPERATURE MIXING VALVE
0	VTR	VENT TO ROOF
e	POC	POINT OF CONNECTION
0	CP	RECIRCULATION PUMP
-+	CW	COLD WATER STUB-IN/HOSE BIBB
-#	HW	HOT WATER STUB-IN
	(N)	NEW
	(E)	EXISTING
	(R)	RELOCATED, EXISTING
	ABV	ABOVE
	BEL	BELOW
	CFH	CUBIC FEET PER HOUR
	DN	DOWN
	FF	FINISHED FLOOR ELEVATION
	FLR	FLOOR
	IE	INVERT ELEVATION
	NTS	NOT TO SCALE
	W	WITH

PIPE MATERIAL SCHEDULE INSIDE POLITICISE DOMESTIC WATER SANITARY WASTE SANITARY INDIRECT WASTE NATURAL GAS

-: ABS/PVC VENT TERMINATIONS UP THROUGH THE ROOF EXPOSED TO SUNLIGHT ARE REQUIRED TO BE PROTECTED BY WATER BASED SYNTHETIC LATEX PAINTS.

SHEET INDEX								
 P000	PLUMBING NOTES & SCHEDULES							
P001	PLUMBING DETAILS							
P100	WASTE & VENT PLAN							
P200	WATER & GAS PLAN							

SCOPE OF WORK

EXISTING COMMERCIAL SUITE TENANT IMPROVEMENT. THE PLUMBING SCOPE OF WORK INCLUDES TO PROVIDE NEW PLUMBING FIXTURES AND CONNECTIONS THROUGHOUT THE SPACE, INSTALL NEW WATER HEATER AND NEW GREASE TRAP BELOW 3-COMPARTMENT SI

PLUMBING SPECIFICATION

- 1. CLEANOUTS
 PROVIDE CLEANOUTS WITH BRASS SCREW PLUG AT ALL CHANGES OF DIRECTION
 TO PERMIT ROUTING OF ALL SEWERS, ALL CLEAN OUTS SHALL BE INSTALLED
 WHERE READILY ACCESSIBLE THE CONTRACTOR SHALL CORDINATE ALL CLEAN
 OUT LOCATIONS OF EQUIPMENT, CABINETS, ETC., WITH THE ARCHITECT PRIOR
- :. VALVES EVERY PLUMBING FIXTURE SHALL BE INDEPENDENTLY VALVED.
- ALL SEWERS AND WATER PIPING SHALL BE PROPERLY TESTED TO THE SATISFACTION OF THE ARCHITECT AND THE LOCAL BUILDING INSPECTOR
- EXCAVATION AND BACK FILLING TRENCHES SHALL BE BACK FILLED AND SETTLED BY PUDDLING NO PIPE SHALL BE LESS THAN 12" BELOW FINISH GRADE.
- PIPING SUPPORTS
 ALL PIPING TO BE SUPPORTED WITH HANGERS AND BRACKETS WHICH PROVIDE ISOLATION FROM FRAMING. CONTACT BETWEEN PIPE AND SUPPORT TO BE LINED WITH PLASTIC OR FELT.

ENERGY CONSERVATION STANDARDS

DOMESTIC HOT WATER SHALL BE INSULATED. HOT WATER PIPING WILL HAVE A MINIMUM INSULATION FOR THE FOLLOWING PIPE SIZES:

PIPE SIZE IN DIAMETER	INSULATION THICKNESS
1/2*	1/2"
3/4"	1*
1"-1-1/2"	1-1/2"
2º OR GREATER	2*

- TIME CLOCKS TO BE INSTALLED TO CONTROL ANY HOT WATER CIRCULATING PUMPS.
- SINKS AND LAVATORY FAUCETS TO BE CERTIFIED BY STATE FOR ENERGY APPLIANCE STANDARD COMPLIANCE.
- 4. LAVATORIES IN RESTROOMS OF PUBLIC FACILITIES SHALL BE FOLIPPED WIT LAVATORIES IN RESI MOONS OF PUBLIC FACILITIES SPAILE BE EQUIPED WITH OUTLET DEVICES THAT LIMIT THE FLOW OF HOT WATER TO A MAXIMUM OF 0.5 GPM OR WITH SELF-CLOSING FAUCETS THAT LIMIT DELIVERY TO A MAXIMUM OF 0.2 GALLONS OF HOT WATER FOR RECIRCULATING SYSTEMS, AND SHALL BE EQUIPPED WITH DEVICES THAT LIMIT THE OUTLET TEMPERATURE TO A

CA GREEN BUILDING NOTES

5.303.2 PLUMBING FIXTURES SHALL MEET THE MAXIMUM FLOW RATE VALUES SHOWN IN TABLE 5.303.2.3. 5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL

5.303.3.1 WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATER SENSE SPECIFICATION FOR TANK-TYPE TOLETS.

TE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

5.303.3.2 URINALS. THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH.

5.303.6 PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS. REFERENCED IN TABLE 1401.1 OF THE CALIFORNIA PLUMBING CODE AND IN CHAPTER 6 OF THIS CODE.

MAXIMUM FLUSH VOLUMES AND FLOW RATES:
WATER CLOSETS: 1.28 GALLON PER FLUSH(BLOWOUT TYPE EXEMPT)
0.15 GALLON PER FLUSH(FLOOR MOUNTED)
0.5 GALLON PER FLUSH(FLOOR MOUNTED)

COMPLY WITH THE FOLLOWING:

- LAVATORY: 0.5 GALLON PER MINUTE
 0.2 GALLON PER CYCLE(SELF-CLOSING)
 KITCHEN FAUCETS: 1.8 GALLON PER MINUTE @ 60 PSI
- CONNECTION BETWEEN INCOMPATIBLE MATERIALS ABOVE GRADE AND INSIDE BUILDING SHALL BE MADE WITH TWO (2) DIELECTRIC UNIONS SEPARATED BY A TWELVE INCH (12") SECTION OF RED BRASS PIPE.
 - 14. ALL FLOOR AND WALL PENETRATIONS MUST BE SEALED WATERTIGHT AND VERMIN

NOTIFY THE MECHANICAL ENGINEER OF CONSTRUCTION RESTRAINTS WHICH MAKE VARIATIONS FROM THE PLANS NECESSARY.

b. COMPLETE ALL WORK INCLUDING THE VARIATIONS WITHOUT CHARGING EXTRAS TO THE BID CONTRACT, COMPLETION OF WORK MEANS THE JOB IS WORKING AND MEETS ALL CITY, COLUNT AND UNIFORM MECHANICAL, PLUMBING AND BUILDING CODE REQUIREMENTS.

THESE DRAWINGS DO NOT INCLUDE ALL NECESSARY SAFETY REQUIREMENTS. CONTRACTOR TO COMPLY TO THE SAFETY REQUIREMENTS SET FORTH BY THE LOCAL AUTHORITIES HAVING JURISDICTION. THESE DRAWINGS ARE FOR BIDDING PURPOSES ONLY. THEY ARE ESSENTIALLY DIAGRAMMATIC TO THE EXTENT THAT MANY OFFSETS, BONDS, UNIONS, SPECIFIC

THE PLUMBING CONTRACTOR SHALL PROVIDE THE WATER, SEWER AND STORM DRAIN SYSTEMS AND CONNECT TO EACH DESIGNATED POINT OF CONNECTIONS 5'-0' OUTSIDE OF THE BUILDING, ALL SEWER SYSTEM SHALL MEET THE REQUIRED INVERT ELEVATION SHOWN ON THE CIVIL DRAWINGS. PIPING BEYOND THIS POINT IS SPECIFIED UNDER MOTHERS SECTION OF THE SPECIFICATION AND SHALL BE AS

. THE OWNER SHALL MAKE ALL ARRANGEMENTS WITH UTILITY COMPANIES FOR SERVICE AND CONNECTION AND SHALL MAKE APPLICATION FOR SERVICE AND FERMITS AND SHALL PAY ALL FEES AND CHARGES INCLUDING THE COST OF VAULTS AND METERS.

ALL PLUMBING WORK SHALL BE INSTALLED SO AS TO AVOID INTERFERENCE WITH ELECTRICAL EQUIPMENT, MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING, SKYLIGHT, ETC.

THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL CEILING ACCESS PANELS WITH THE ARCHITECTURAL REFLECTED CEILING PLAN AND ELECTRICAL

10. COORDINATE ALL LOCATIONS, SIZES AND ELEVATIONS OF ALL SLEEVES THROUGH WALLS, BEAMS, SLABS AND FOOTING WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS, ALL PIPES SLEEVING THROUGH FOOTINGS SHALL HAVE A SLEEVE DIAMETER OF TWO PIPE SIZES OVER THE PIPE PASSING THROUGH THE FOOTING.

CONTRACTOR MUST NOT CUT, RELOCATE, COMPROMISE, DAMAGE OR OTHERWISE ALTER THE ROOF STRUCTURE. THE JOISTS WHICH OCCUR THROUGHOUT ALL THE MECH. BAY AREAS LIKE WISE MUST NOT BE ALTERED.

12. BEFORE FABRICATION OR INSTALLATION, THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT AND EQUIPMENT PROVIDED UNDER ANOTHER SECTION OF SPECIFICATIONS. EXACT ROUGHIN LOCATIONS AND REQUIREMENTS SHALL BE COORDINATED IN FIELD.

- ALL EXTERIOR GAS COCKS, WATER SHUTGIF VALVES ANDIOR SEWER CLEAN OUTS BELOW GROUND SHALL BE INSTALLED IN YARD BOXES WITH THE COVERS CONSPICUOUSLY MARKED "GAS", "WATER", AND "SEWER" RESPECTIVELY.
- 17. SEE ARCHITECTURAL DRAWINGS FOR HANDICAP FIXTURE LOCATIONS AND MOUNTING HEIGHTS. INSULATE ALL EXPOSED HOT WATER AND DRAIN PIPING BELOW HANDICAR LAVATORIES AND SINKS WITH INSULATING TARE AND OFFSET P-TRAP AGAINST WALL ALL FLUSH VALVES FOR HANDICAP SHALL BE LOCATED ON HANDICAP WHEEL
- 18. ALL WASTE, SOIL AND VENT PIPING SHALL SLOPE AT 2% UNLESS OTHERWISE
- ALL VALVES, TRAP PRIMERS, WATER HAMMER ARRESTORS OR OTHER EQUIPMENT SHOWN IN WALLS OR ABOVE NON-ACCESSIBLE CEILINGS SHALL BE INSTALLED BEHIND AN ACCESS PANEL
- 20. PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BASE BID. HE SHALL FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS AND FUTURE WORK TO BE DONE. HE SHALL INCLUDE ALL HIS SITE INFORMATION AND CONDITIONS WITHIN HIS BASE BID. HE SHALL BE RESPONSIBLE FOR COMPLETE AND FULLY FUNCTIONING PLUMBING SYSTEMS.
- 21. PLUMBING CONTRACTOR SHALL COORDINATE COMPLETE PLUMBING INSTALLATION AND REQUIREMENTS PRIOR TO BASE BID WITH ALL LOCAL DISTRICTS AND GOVERNING AUTHORITIES. INCLUDE ALL FINDINGS WITHIN THE BASE BID.
- 22. PROVIDE RECIRCULATION PUMP FOR HOT WATER WHEN THE HOT WATER PIPE IS
- 23. PROVIDE TRAP SEAL PRIMER FOR FLOOR DRAIN SUBJECT TO INFREQUENT USE.
- 24. ALL PLUMBING, AND GAS LINES SHALL BE CONCEALED WITHIN THE BUILDING STRUCTURE TO AS GREAT EXTENT AS POSSIBLE. ALL EXPOSED CONDUITS, PLUMBING. FIC. SHALL BE INSTALLED AT LEAST 6" OFF FLOOR AND 3/4" FROM WALLS USING STANDOFF BRACKETS.
- 25. PLUMBING OR PIPING CANNOT BE INSTALLED ACROSS ANY AISLE WAY, TRAFFIC AREA OR DOOR OPENING.
- MULTIPLE RUNS OR CLUSTERS OF PIPELINES SHALL BE FURRED IN OR ENCASED IN AN APPROVED SEALED ENCLOSURE.
- 27. ALL LIQUID WASTE SHALL BE DRAINED BY MEANS OF INDIRECT WASTE PIPES INTO A FLOOR SINK, ARE TO BE INSTALLED FLUSH WITH THE FINISHED FLOOR SURFACE AND HAVE SUITABLE EASILY REMOVABLE SAFETY COVER GRATES.
- 29. APPROVED BACKFLOW PREVENTION DEVICES SHALL BE PROPERLY INSTALLED UPSTREAM OF ANY POTENTIAL HAZARD BETWEEN THE POTABLE WATER SUPPLY AND A SOURCE OF CONTAMINATION. HOSES SHALL NOT BE ATTACHED TO A FAUCET OR HOSE BIBB UNLESS AN APPROVED BACKFLOW PREVENTER IS PROVIDED.
- 30. ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.
- 32. EACH VENT SHALL TERMINATE NOT LESS THAN 10 FEET FROM, OR AT LEAST 3 FEET FROM, OR NOT LESS THAN 3 FEET ABOVE, ANY OPENABLE WINDOW, DOOR, OPENING AIR NITAKE, OR VENT SHAFT, OR NOT LESS THAN 3 FEET IN EVERY DIRECTION FROM ANY LOT LINE.

PLUMBING FIXTURE UNITS **GENERAL NOTES** NO. OF WATER FIXTURE FIXTURE BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS, ELEVATIONS AND CHARACTERISTICS OF ALL UTILITIES AND FIPING, AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. FIXTURES FU PER CW HW FIXTURE FU FU PER FIXTUR WASTE FL THE PLUMBING SYSTEM DESIGN, INSTALLATION AND MATERIALS SHALL CONFORM TO THE 2019 CPC AND AUTHORITIES HAVING JURISDICTION. IN CASE OF CONFLICTS WITH CODES, DRAWINGS, OR SPECIFICATIONS, THE MOST STRINGENT SHALL PREVAIL. (E) WATER CLOSET(F.V.) (E) LAVATORY THE DRAWINGS WERE PREPARED WITH THE BEST STRUCTURAL AND ARCHITECTURAL INFORMATION AVAILABLE. IT IS UNDERSTOOD THAT EQUIPMENT LOCATIONS AND ROLUTINS OF PIPMON MAY VARY FROM THAT SHOWN ON THE PLANS AS CONSTRUCTION PROCEEDS. IT IS THE CONTRACTORS RESPONSIBILITY TO: MOP SINK/SERVICE SINK

PREP SINK

LOOR DRAIN

	WATER CAL	CULAT	IONS		
	STREET PRESSURE:	60	PSI MIN.	(V.I.F.)	
	- 1000000000000000000000000000000000000	70	PSI MAX.	(V.I.F.)	
	METER SIZE:	(E) 1	INCH	(V.I.F.)	
		45	GPM FLO	w	
	MATERIAL:		COPPER	TYPE L	
	MAX. VEL. (CW):	8	FPS		
	MAX. VEL. (HW):	5	FPS		
				COLD	WATER
1	METER LOSS (PSI)			7	PSI
2	15' PRESSURE HEAD LOSS (PSI)			6.5	PSI
3	RESIDUAL PRESSURE REQUIRED	(PSI)		25	PSI
4	PRESSURE REGULATING VALVE (PSI)		0	PSI
5	BACKFLOW PREVENTER (PSI)			0	PSI
6	TOTAL LOSSES (PSI)			38.5	PSI
7	MINIMUM WATER PRESSURE (PS	51}		60	PSI
R	PRESSURE AVAILABLE FOR FRICT	TION (PS	1)	21.5	PSI

8 PRE	SSURE AVAI	LABLE FOI	R FRICTIO	N (PSI)	21.5 P	SI
9 ACT	UAL LENGT	H OF SYST	EM (FT)		190 F	T
10 DEV	ELOPED LET	VGTH (130	% OF ITEN	19) (FT)	247 F	Т
	RAGE PRESS EM B/ITEM			FT)	8.7 F	SI/1
PIPE	CW SYSTEM		CW SYSTEM HW SY		STEM	
SIZE	TANK FU	F.V. FU	GPM	FU	GPM	
1/2"	3	0	3	3	3	
3/4"	10	0	8	8	7	
1"	24	0	17	16	12	
1-1/4"	54	13	30	28	19	
1-1/2"	103	35	44	46	27	
2"	254	132	76	119	48	

	CONNECTED O	AS LOAD SCHE	DULE	
MARK	ITEM	INPUT CFH	QTY.	SUBTOTAL CFH
wн	WATER HEATER	130	1	130
	W	ATER HEATING LOA	D (CFH):	130
RANGE	CHINESE RANGE	330	1	330
FRYER	FRYER	105	1	105
PLATE	HOT PLATE	96	1	96
	cc	OKING LOAD (CFH)	:	531
	TOTAL DEV. LENGTH =	170 FEET	TOTAL CFH:	661

_	CONNECTED GAS N	NOTES	
1	GAS PIPING SIZED FOR THE TOTAL CONNECTED	LOAD	170 FT. FROM
	METER TO FARTHEST CONNECTION, WITH 0.65	PECIFIC GRAVITY,	
	0.5" PRESSURE LOSS IS MIN. PIPE SIZE OF	2 INCHES.	
2	GAS PIPING SHALL BE THREADED UNLESS OTHE	RWISE REQUIRED E	BY CODE.
3	GAS PIPING SHALL BE TESTED IN ACCORDANCE	WITH CPC SEC. 12	13.3.
4	GAS BURNING EQUIP. SHALL BE INSTALLED PER	R NFPA #58 AND NF	PA #96.

		SIZE (INCH	ES)	Т	LOAD(GPM)
FIXTURES	L	w	н	COMPARTMENTS	
3-COMP SINK	24	18	14	3	78.5
FLOOR DRAIN (QTY. 1)					2.0
Maximum Discharge:					80.5
	2-minutes	Drainage Per	riod		30.2
Drainage Load:					30.2

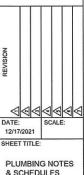
ITEM	EQUIPMENT	QTY.	GPH	SUB TOTAL
	HAND SINK & LAV	5	5	25
	3 COMP	1	42	42
3	MOPSINK	1	15	15
4	PREP SINK	1	10	10
			TOTAL GPH:	92
	UTPUT = TOTAL GPH X 8.3	A V DECDEE DIEE /	THERMAL FE	5
BTU/HR C			TOTAL GPH:	92
BTU/HR C				F. 92 60
BTU/HR C		C	TOTAL GPH:	92
BTU/HR C		C Ti	TOTAL GPH: DEGREE RISE:	92 60

MARK	ITEM	HW	cw	VENT	WASTE	DESCRIPTION
HS-1	HAND SINK	1/2*	1/2*	2*	INDIR.	ADVANCE TABCO SC-15-TS UNDER BAR HAND SINK. 4" O.C. SPLASH MOUNTED GOOSENECK FAUCET, EQUIVALENT FIXTURE ACCEPTABLE.
HS-2	HAND SINK	1/2"	1/2*	2*	INDIR.	GSW HS1217S WALL MOUNTED HAND SINK. INSTALL WITH SPLASH GUARD ON BOTH SIDE EXTEND TO EDGE OF SINK.
MOP	MOP SINK	1/2*	1/2*	2*	2*	ADVANCE TABCO 9-OP-40 FLOOR MOP SINK , INSTALL WITH INTEGRAL VACUUM BREAKER SPOUT.
3 COMP	3 COMPARTMENT SINK	1/2*	1/2*	-	INDIR.	GSW SH18243D 3-COMPARTMENT SINK WITH 2 DRAIN BOARDS. INSTALL WITH SPLASH GUARD ON BOTH SIDE EXTEND TO EDGE OF SINK.
PREP	PREP SINK	1/2*	1/2*	-	INDIR.	KINTERA SINGLE COMPARTMENT PREP SINK WITH 2 DRAIN BOARDS, INSTALL WITH SPLASH GUARD ON BOTH SIDE EXTEND TO EDGE OF SINK. EQUIVALENT FIXTURE ACCEPTABLE.
FCO	FLOOR CLEANOUT	-	-	-	LINE SIZE	ZURN Z1400-B FLOOR CLEANOUT EQUIVALENT FIXTURE ACCEPTABLE.
FD	FLOOR DRAIN	-	-	2*	2"/3"	ZURN Z503 FLOOR DRAIN, 3° FOR WASTE AND VENT COMBINATION WASTE PIPE EQUIVALENT FIXTURE ACCEPTABLE.
WH	WATER HEATER	3/4*	3/4"	-	-	RHEEM GHE80SU-130A GAS TANK WATER HEATER, 80 GALLONS, 130,000 BTUH INPUT. INSTALL 3" CONCENTRIC VENT TO ROOF PER MANUFACTURER'S INSTRUCTIONS. EQUIVALENT ACCEPTABLE.
GT	GREASE TRAP	-		2*	r	ZURN GT-270035 GREASE INTERCEPTOR. 35 GPM, 70 LB CAPACITY. EQUIVALEN ACCEPTABLE. INSTALL RECESSED AND FLUSH TO FINISH FLOOR PER MANUFACTURER'S INSTRUCTIONS.
ICE	ICE MACHINE	_	3/8*	_	INDIR.	MANITOWOC UDF-0310W ICE MACHINE. INDIRECT DRAIN TO FLOOR SINK BELOW EQUIVALENT FIXTURE ACCEPTABLE.

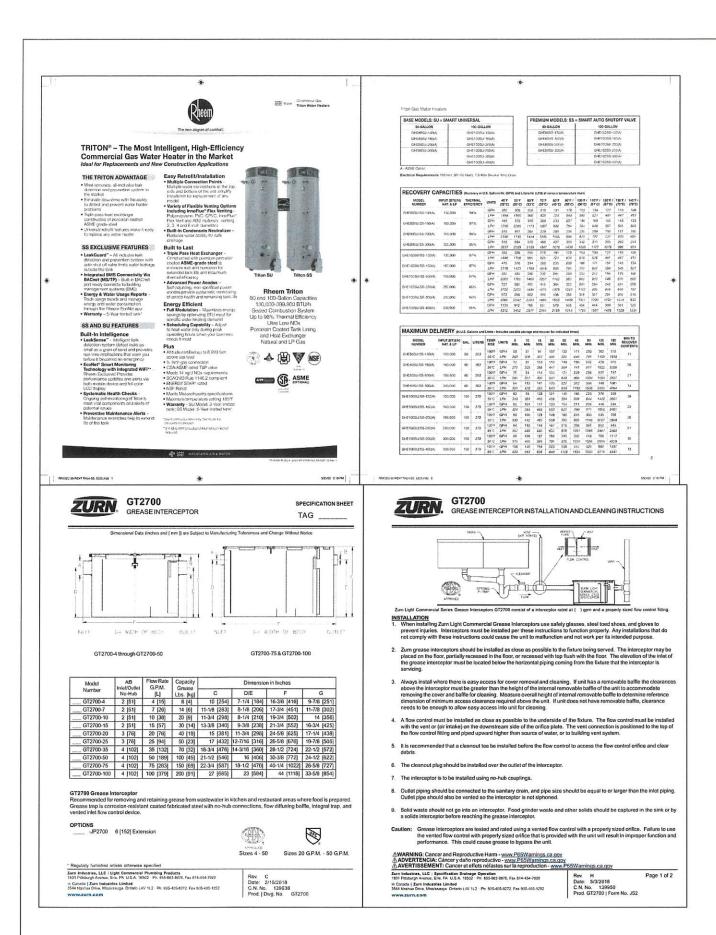
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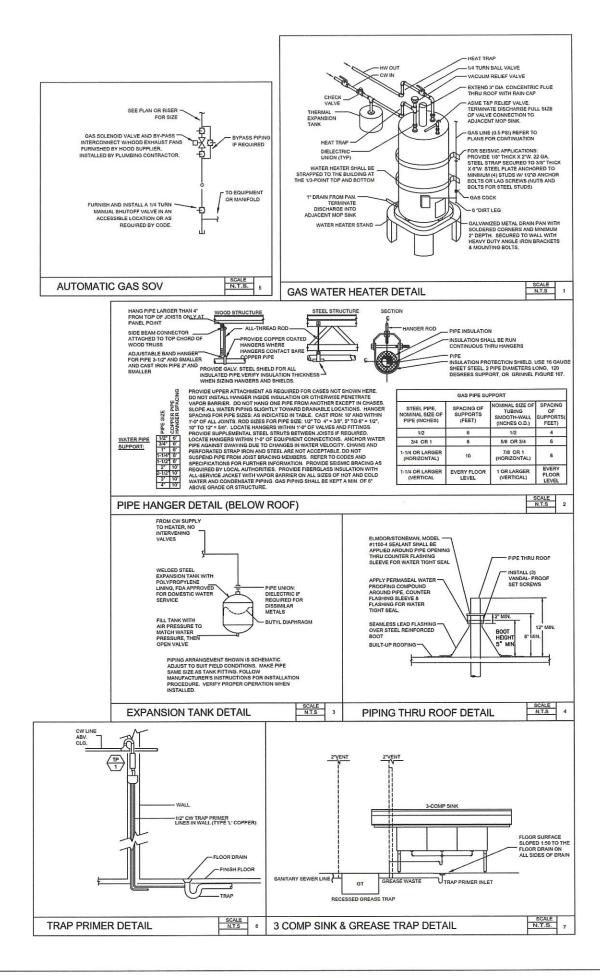


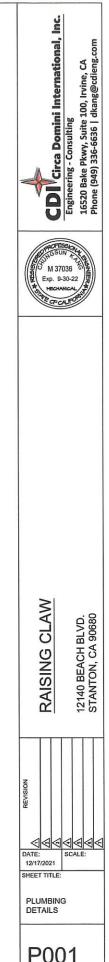
CLAW BLVD. 90680 12140 BEACH E STANTON, CA RAISING

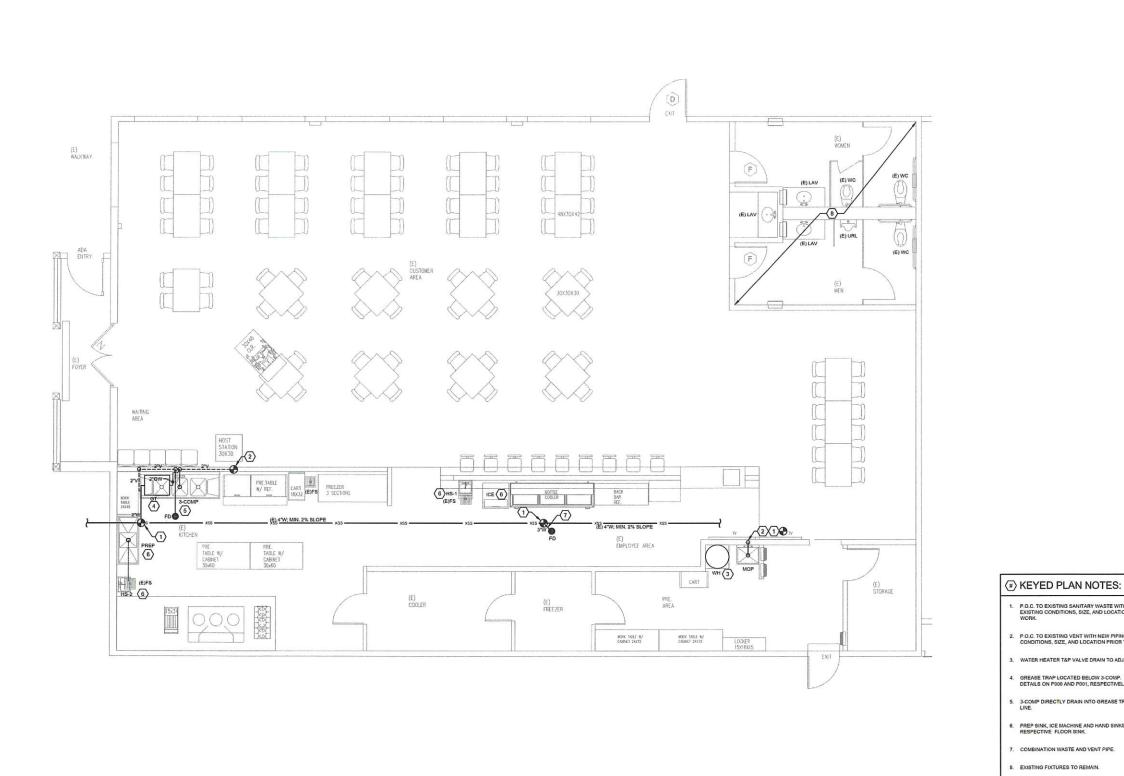


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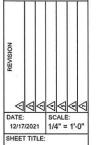


CDI Circa Domini International, Inc.
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RAISING CLAW

12140 BEACH BLVD. STANTON, CA 90680



PREP SINK, ICE MACHINE AND HAND SINKS INDIRECTLY DRAIN TO RESPECTIVE FLOOR SINK.

8. EXISTING FIXTURES TO REMAIN.

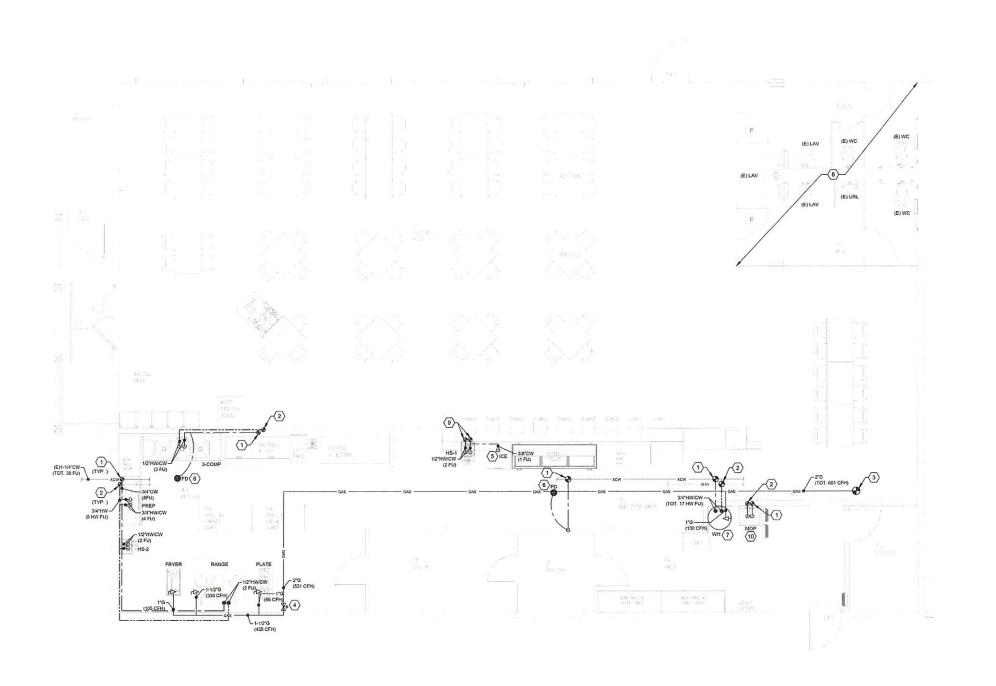
GENERAL NOTES:

IF DRAWINGS ARE INCORRECT FROM THE ACTUAL SITE CONDITION, CONTRACTOR SHALL NOTIFY ENGINEER(S) AND PROVIDE INFORMATI REFLECTING ACTUAL CONDITIONS.

WATER HEATER T&P VALVE DRAIN TO ADJACENT MOP SINK

P100

WASTE & VENT PLAN



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- P.O.C. TO EXISTING CW LINE WITH NEW PIPING. FIELD VERIFY ALL EXISTING STATE OF THIS WORK.

 CONDITIONS SIZE AND LOCATIONS PRIOR TO START OF THIS WORK.
- P.O.C. TO EXISTING HW LINE WITH NEW PIPING. FIELD VERIFY ALL EXIS CONDITIONS SIZE AND LOCATIONS PRIOR TO START OF THIS WORK.
- P.O.C. TO EXISTING 2" GAS LINE WITH NEW PIPING. FIELD VERIFY ALL
 EXISTING CONDITIONS SIZE AND LOCATIONS PRIOR TO START OF THIS
- AUTOMATIC GAS SHUT OFF VALVE INTERLOCK WITH HOOD SUPPRESSION SYSTEM, WITH ACCESS PANEL.
- INSTALL ICE MACHINE WITH BACKFLOW PREVEN
- PROVIDE 1/2* TRAP PRIMER FOR FLOOR DR

KEYED PLAN NOTES:

- INSTALL NEW INSTALL NEW GAS TARK TYPE WATER HEARTH WITH NEW PIPING, FIELD VERIEY LOCATION AND SIZE BEFORE START OF WORK, S PLUMBING SCHEDULES AND DETAILS ON POOD AND POOT, RESPECTIVELY
- B. EXISTING FIXTURES TO REMAIL
- 9. P.O.C TO EXISTING CW/HW PIPING IN LOW WALL
- 10. INSTALL MOP SINK W/ VACUUM BREAKE

GENERAL NOTES:

- IF DRAWINGS ARE INCORRECT FROM THE ACTUAL SITE CONDITION, CONTRACTOR SHALL NOTIFY ENGINEERIS) AND PROVIDE INFORMATION REFLECTING ACTUAL CONDITIONS.
- EXISTING.

RAISING CLAW

12140 BEACH BLVD. STANTON, CA 90680

ODATE: SCALE: 12/17/2021 1/4" = 1'-0"

SHEET TITLE:
WATER & GAS
PLAN

P200

WATER & GAS PLAN



6149 Bluffwood Drive • Riverside, CA 92506 • Cell 951-533-2934

City of Stanton Planning Department Stanton City Hall 7800 City Hall Stanton, CA 90680

February 5, 2022

Raising Claw Condition Use Permit Request and Project Narrative

Ms. Van Don is proposing to open a new Raising Claw restaurant at 12140 Beach Boulevard, which is located at the southeast corner of Park Plaza and Beach Boulevard.

This will be the third Raising Claw restaurant. The other two existing restaurants are located at 1019 N. Magnolia St, Ste B in Anaheim, and 13265 Harbor Blvd in Garden Grove. The company's website is as follows: https://www.raisingclaw.com

The restaurant serves seafood in a variety of ways, and is intended to served "family style", via a large serving for the table to be shared by the table.

The conditional use permit request is for City approval for full alcohol service (ABC license type 47) for the enjoyment of the dining patrons.

The restaurant will be open from 2pm to 10pm, 7 days a week.

It should be noted that no exterior modifications to the existing structure are being proposed. Signage will be proposed under a separate permit.

Should you have any questions, please contact me at:

Keith Gardner Keefer Consulting 6149 Bluffwood Drive Riverside, CA 92506 (951) 533 2934 keefergard@gmail.com





RAISING CLAW



THE BOILING HOUSE

SEA SOMETHING YOU LIKE?

(Seasonal) MAINE LOBSTER (Seasonal) **CRAWFISH** SPINY LOBSTER (Seasonal) SHRIMP HEAD ON

(Seasonal) RIDGEBACK SHRIMP LOBSTER TAIL

SPOT PRAWN SHRIMP (Seasonal) **BLUE CRAB** (Seasonal)

EZ PEELED SHRIMP **DUNGENESS CRAB** NAKED SHRIMP SNOW CRAB LEG

CLAM KING CRAB LEG MUSSELS OYSTER RAW ? GRILLED?

BOILED EGG 1.75 WHAT'S YOUR FLAVOR?

1.50 CORN GARLIC BUTTER NON POTATOES (3) 2.50

LEMON PEPPER SPICE SAUSAGE (1 LINK) 6.25 RASIN'STYLE MILD

STEAMED RICE 2.75 RAISIN 'CAJUN SPICE **EXTRA JUICY** 5.00

WILL BE ADDED TO SEAFOOD BAG OR BUCKET ONLY

RAISIN' FAMILY

RAISIN' BOWL MKP

1 Snow Crab cluster, 1 Lb Shrimp head on, 1 Lb Mussels. Comes with 1 boiled egg , 1 corn and potaoes .

THE BUCKET

Any four pounds of Crawfish, Shrimp head on, Clam and Mussels. Come with 1 corn, 1 potatoes and 1 link sausage.

DELUXE BUCKET MKP

1.5 Lbs Snow Crab OR 1.2 Lbs Lobster tail . Any four pounds from The Bucket. Come with 1 corn, 2 potatoes and 1 link sausage.

HOUSE BUCKET

1.5 Lbs Snow Crab , 1 Maine Lobster . Any three pounds from The Bucket. Comes with 2 corn, 3 potatoes and 2 link sausage.

RAISIN' CRAVE

1 King Crab Leg , 1 Snow Crab cluster , 2 Lobster Tails . Any two pounds from The Bucket . Comes with 2 corn , 3 potatoes and 2 link sausage.

**UPGADE:

EZ PEELED SHRIMP + 2.00

NAKED SHRIMP + 2.00

ADD SEA - SHELLER 2.95