



Placentia Planning Commission
Agenda

Regular Meeting
January 10, 2012
6:30 p.m.

Michael Ebenhoch
Chairman

Vic Tomazic
Vice Chairman

Frank Perez
Commissioner

Floyd Farano
Commissioner

Christine Schaefer
Commissioner

John Scull
Commissioner

Thomas Solomonson
Commissioner

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

Phone: (714) 993-8124
Fax: (714) 961-0283
Website: www.placentia.org

Procedures for Addressing the Commission

Any person who wishes to speak regarding an item on the agenda or on a subject within the Planning Commission's jurisdiction during the "Oral Communications" portion of the agenda should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing. Any person who wishes to speak on a Public Hearing item should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE the item is called.

The Commission encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of an entire group. To encourage all views, the Commission discourages clapping, booing or shouts of approval or disagreement from the audience.

PLEASE SILENCE CELL PHONES AND OTHER ELECTRONIC EQUIPMENT WHILE THE COMMISSION IS IN SESSION.

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City staff to make reasonable arrangements to ensure accessibility.
(28 CFR 35.102.35.104 ADA Title II)

Copies of all agenda materials are available for public review in the Office of the City Clerk, City Planning Division Counter, Placentia Library Reference Desk and the internet at www.placentia.org under the Planning Commission page. Persons who have questions concerning any agenda item may call the City Planning Division at (714) 993-8124 to make inquiry concerning the nature of the item described on the agenda.

In compliance California Government Code Section 54957.5, any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the City Clerk's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.

Study Sessions are open to the public and held in the City Council Chambers or City Hall Community Room.

**City of Placentia
City Council Chambers
401 E. Chapman Avenue
January 10, 2012**

REGULAR MEETING
6:30 p.m. – City Council Chambers

MEETING CALLED TO ORDER

ROLL CALL: Chairman Ebenhoch
Vice Chairman Tomazic
Commissioner Farano
Commissioner Schaefer
Commissioner Scull
Commissioner Perez
Commissioner Solomonson

PLEDGE OF ALLEGIANCE

MINUTES

None (December Minutes will be on the February Agenda for approval)

ORAL COMMUNICATIONS

At this time, the public is invited to address the Planning Commission concerning any items on the agenda, which are not public hearings, or other items under the jurisdiction of the Placentia Planning Commission

PUBLIC HEARINGS

1. **Applicant: Travis Companies, Inc; Mr. Karl Huy**
Location: 313 W. Orangethorpe Avenue

Use Permit (UP) 2011-17:

To permit the installation of two (2) 1000 gallon above-ground, horizontally mounted propane fuel tanks with two (2) associated fuel dispenser units, located along the west property line, in an area measuring ±328 square feet, at 313 W. Orangethorpe Avenue (Chevron Station) in the Community Commercial (C-2) District.

Recommended Actions:

Adopt Resolution No. R-2012-01 approving Use Permit (UP) 2011-17, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

2. **Applicant:** ORA Bradford Court 127 LLC: Mr. Sam Kashani
Location: 1500 Cherry Street

Development Plan Review (DPR) 2012-01:

To permit the construction of a +/- 1,791 square foot clubhouse/gym facility to be located on the first and second floor of a five car garage structure between Buildings 8 and 9 of Tract 16839, located at 1500 Cherry Street in the Specific Plan 7 (SP-7) District.

Recommended Action:

Adopt Resolution No. PC-2012-02 approving Development Plan Review (DPR 2012-01, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

NEW BUSINESS

None

DEVELOPMENT REPORT

Ethics Training: January 25, 2012. Two sessions – Session 1 is 3:30 p.m. to 5:30 p.m. and Session 2 is 6:30 p.m. to 8:30 p.m.

PLANNING COMMISSION REQUESTS

Commission members may make requests or ask questions of staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners ADJOURN to a Regular meeting on Tuesday, February 14, 2012 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

CERTIFICATION OF POSTING

I, Kenneth A. Domer, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the January 10, 2012 Regular meeting of the Planning Commission of the City of Placentia was posted on January 5, 2012.

ELECTRONIC COPY
SIGNATURES ON ORIGINALS WITH
PLANNING COMMISSION SECRETARY

Kenneth A. Domer



AGENDA ITEM NO.: 1	DATE: January 10, 2012	PUBLIC HEARING: Yes
APPLICATION: Use Permit (UP) 2011-17		
DESCRIPTION: To permit the installation of two (2) 1000 gallon above-ground, horizontally mounted propane fuel tanks with two (2) associated fuel dispenser units, located along the west property line, in an area measuring ±328 square feet, at 313 W. Orangethorpe Avenue (Chevron Station) in the Community Commercial (C-2) District.		
RELATED ITEMS: Use Permit 90/06; DPR 90/12		
APPLICANT: Travis Companies, Inc; Karl Huy		
PROPERTY OWNER: G&M Oil Company, 16868 A Street, Huntington Beach, CA		
LOCATION: 313 W. Orangethorpe Avenue		
CEQA DETERMINATION: Categorically Exempt, Class 3, Section 15303		
ZONING: C-2 - Community Commercial District	APN(S): 339-102-19	
GENERAL PLAN: Commercial	CITY COUNCIL ACTION REQUIRED: No	
PREPARED BY: Kenneth A. Domer, Assistant City Administrator		
REVIEWED BY: Monique B. Schwartz, Associate Planner		

REQUEST:

To permit the installation of two (2) 1000 gallon above-ground, horizontally mounted propane fuel tanks with two (2) associated fuel dispenser units, located along the west property line, in an area measuring ±328 square feet, at 313 W. Orangethorpe Avenue (Chevron Station) in the Community Commercial (C-2) District.

INTRODUCTION:

The purpose of the C-2 District is to provide for businesses which, through characteristics of their operation, including types of goods marketed and/or services offered, cater to residents of the entire city rather than to a neighborhood area.

Under the General Regulations Chapter, Placentia Municipal Code § 23.81.050 (6) requires that any business selling and/or manufacturing gasoline, alcohol, methane and similar fuels, obtain a use permit. The property currently has a use permit, UP 1990/06 to operate as a gas station. The introduction of two (2) propane dispensing units triggers a new use permit requirement in addition to the new units expanding the use of the property. The City recognizes that certain uses have special operational characteristics which have the potential to adversely affect adjoining businesses and or property owners and the City requires review of these types of businesses on an individual basis. A use permit is an application that is required to evaluate the potential impacts the proposed business and/or use may have on adjacent businesses and whether such use is detrimental to the health and welfare of the public.

According to the applicant’s Statement of Use, the operating hours for the current facility is seven (7) days a week, twenty-four hours a day. The proposed propane fuel improvements will be made available to provide fuel for local residents, businesses and the larger community.

Propane, or liquefied petroleum gas (LPG), is a clean-burning fossil fuel that can be used to power internal combustion engines. LPG-fueled vehicles can produce significantly lower amounts of some harmful emissions and the greenhouse gas carbon dioxide (CO₂). LPG is usually less expensive than gasoline, it can be used without degrading vehicle performance, and most LPG used in U.S. comes from domestic sources.

The site, which is on the west side of the property, will contain the two fuel tanks, an autogas dispenser, fuel management system (essentially how the fuel is paid for and tracked) and will be protected by twenty, seven (7) foot by 4 inch barrier posts sunk halfway and encased in a concrete footing. The barrier posts are set four (4) feet apart from each other entirely around the fuel facility.

RECOMMENDATION:

City Planning Division is recommending approval of Use Permit (UP) 2011-17, subject to the attached recommended Special Conditions of Approval and Standard Development Requirements.

DISCUSSION:

Subject Site and Surrounding Land Uses:

The current gas station is located in the Community Commercial (C-2) district on the northwest corner of Orangethorpe Avenue and Monroe Way. The proposed LPG tanks and dispensing unit is located on the west side of the property about 40 feet from the rear, westerly corner. Immediately north of the property is a manufacturing area served by Monroe Way, which is a cul-de-sac. To the east, across the street, is Tom’s Place Restaurant. On the other side of Orangethorpe is a two-story commercial building and behind that building is a residential area. Immediately to the west is State Highway 57 (57 Freeway).

	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Existing	Commercial/Retail	Commercial	C-2
Proposed	Commercial/Retail	Commercial	C-2
North	Manufacturing	Industrial	M
South	Commercial/Retail	Commercial	C-1
East	Commercial/Retail	Commercial	C-2
West	Freeway	N/A	

Operational Characteristics:

The applicant has provided a brief statement of use regarding the LPG facility. Since the current gas station is a 24/7 operation and the LPG system is fully automated, the same hours of operation will be in effect for the LPG station. As the use of LPG fuel is still relatively limited in personal automobiles, the users will primarily be commercial customers. The LPG facility is in such a manner

that on-site circulation remains fluid with access from either the rear or front of the property, with adequate turn-around and passing distance provided for vehicles.

Access/Off-Street Parking:

The subject site can be accessed via existing driveway approaches off of Orangethorpe Avenue and Monroe Way.

Pursuant to Section 23.78.030(2) of the Placentia Municipal Code, the C-2 District requires four (4) parking spaces per one thousand (1,000) square feet of gross floor area. The current building has a gross floor area of approximately 2,100 square feet requiring eight (8) parking spaces for the site. As common with gas stations, parking at the pump often provides temporary parking space for patrons utilizing the convenience store portion of the operation. As such, there are eight (8) temporary parking spaces available in addition to eight (8) permanent and one (1) handicapped parking stall. The LPG facility utilizes the space of three (3) former parking spaces.

Environmental Review

The proposed use is not expected to create a negative impact on the physical environment. It is City Staff's opinion that the use is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guideline § 15303 and City Environmental Guidelines.

Section 15303 allows for exemptions for small new construction projects which do not result in any changes in land use or density. The proposed project involves a minor alteration to an existing site involving appropriate safeguards for the equipment being installed, and will not result in an increase of more than 50 percent of the floor area, nor more than 2,500 square feet. As a result, City Staff recommends that the Planning Commission find that the use is categorically exempt from CEQA.

Actions:

Adopt Resolution No. PC-2012-01 approving Use Permit (UP) 2011-17, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

Prepared and submitted:

Reviewed and approved by:



Kenneth A. Domer
Assistant City Administrator

Dorine B. Schwartz
Associate Planner

Attachments:

Attachment A: Resolution No. PC-2012-01

Attachment B: Special Conditions of Approval and Standard Development Requirements

Exhibits:

- Exhibit 1: Vicinity Map
- Exhibit 2: Fuel Site Plan
- Exhibit 3: Statement of Use

ATTACHMENT A

RESOLUTION NO. PC-2012-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT N O. 2011-17 PERTAINING TO PROPERTY LOCATED AT 313 W. ORANGETHORPE AVENUE AND MAKING FINDINGS IN SUPPORT THEREOF.

A. Recitals.

(i) Mr. Karl Huy for Travis Companies, Inc (Applicant" hereinafter) and G&M Oil Company ("property owner") heretofore filed an application for approval of Use Permit No. 2011-17, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Use Permit request is referred to as the "Application".

(ii) On January 10, 2012, this Commission conducted a duly noticed public hearing, as required by law, and concluded said hearing prior to the adoption of this Resolution.

(iii) All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Placentia as follows:

1. The Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to this Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony and development plans, this Commission hereby specifically finds as follows:

a. The proposed use will not be: (A) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed use or within the city, or (B) injurious to the property or improvements within the neighborhood or within the city. Subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements, this use complies with all applicable code requirements and development standards of the "C-2" Community Commercial District.

Subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements, it is not anticipated that the

proposed installation and operation of a liquefied petroleum gas (LPG) or propane dispensing system will generate any negative impacts on the adjacent uses. All operations shall be conducted within the designated area with the equipment behind approved barrier posts, while maintaining an environment free from objectionable noise, odor, or other nuisances, subject to compliance with the attached Special Conditions of Approval and applicable Best Management Practices for spill prevention and intrusion into the City's stormwater system.

b. The proposed use is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is "Commercial", which provides for a variety of commercial uses. The proposed use is an additional fuel related service at a current station selling gasoline products and is compatible with surrounding land uses.

c. The proposed use, activity or improvements, subject to the attached Special Conditions of Approval and Standard Development Requirements, is consistent with the provisions of the Zoning Ordinance, or regulations applicable to the property. The proposed use is a conditionally permitted use in the "C-2"- Community Commercial District in the City of Placentia. Approval of the Use Permit for the additional LPG fuel dispensing equipment would be consistent with the zoning as the site can accommodate the proposed use, and since other similar commercial uses exist in the "C-2" - Community Commercial District.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of the Use Permit approval. Attachment "B" contains Special Conditions of Approval and Standard Development Requirements specific to Use Permit 2011-17 to ensure compliance with the Placentia Municipal Code.

3. Section 15303 of the CEQA Guidelines allows for exemptions for small new construction projects which do not result in any changes in land use or density. The proposed project involves a minor alteration to an existing site involving appropriate safeguards for the equipment being installed, and will not result in an increase of more than 50 percent of the floor area, nor more than 2,500 square feet. The Planning Commission specifically finds that the Application is Categorically Exempt under the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder (14 CCR § 15303) and Placentia Environmental Guidelines.

4. The Planning Commission hereby directs that, upon approval of Use Permit 2011-17, a Notice of Exemption be filed with the Orange County Clerk/Recorder.

5. Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves Use Permit 2011-17 as modified herein, and specifically subject to the conditions set forth in Attachment "B" attached hereto and by this reference incorporated herein.

6. The Secretary to the Planning Commission shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 10th day of January, 2012.

Chairman

I, Kenneth A. Domer, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 10th day of January, 2012, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 10th day of January, 2012, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAINED:	COMMISSION MEMBERS:

ATTEST:

Secretary to the Planning Commission

APPROVED AS TO FORM

ANDREW V. ARCZYNSKI,
CITY ATTORNEY

Attachment "B"
**Special Conditions of Approval and Standard Development Requirements for
Use Permit (UP) 2011-17**

SPECIAL CONDITIONS

If the above referenced application is approved, applicant and/or property owner shall comply with the Special Conditions listed below and the Standard Development Requirements attached.

ALL OF THE FOLLOWING SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE FULLY COMPLIED WITH FOR THE USE PERMIT TO CONTINUE IN GOOD STANDING.

CITY PLANNING DIVISION:

1. Use Permit (UP) 2011-17 is valid for a period of twelve (12) months from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall be terminated and shall be null and void, unless an extension is applied for and approved.
2. Use Permit (UP) 2011-17 shall expire and be of no further force or effect if the use is discontinued or abandoned for a period of one (1) year.
3. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation of said action by the City of Placentia Planning Commission.
4. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including, but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.
5. Prior to any changes in the days and hours of operation of G&M Oil Company Facility No. 115, the applicant shall obtain written approval from the Director of Development

Services or his/her designee. The following are the specified days and hours of operation: Seven days a week, twenty-four hours a day.

6. There shall be no additional modifications to the floor plan without approval from the Director of Development Services or his/her designee. Any additional changes to the approved floor plan, which has the effect of expanding or intensifying the present use, shall require a new Use Permit. Expanding is defined as adding more than 25% of the current floor area and intensifying is defined as adding three (3) or more dispensing units.
7. Prior to any modification of the floor plan that would affect parking as stipulated in the zoning code, the applicant shall obtain written approval from the Director of Development Services or his/her designee.
8. If at any time in the future, the Director of Development Services determines that a parking/circulation study is necessary to address parking and/or circulation issues relative to the use, the applicant and/or current business owner, shall be responsible for all costs associated with the preparation of detailed parking and/or circulation study prepared by a consultant selected by the City. The applicant and/or current business owner shall also be responsible for all of the implementation costs of any mitigation measures deemed appropriate by the City based upon the findings of this study.
9. No outside storage or displays shall be permitted at any time.
10. There shall be no deliveries to or from the premises before 6:00 a.m. or after 10:00 p.m. Monday through Friday, and Saturday and Sunday from 7:00 a.m. to 10:00 p.m., with the exception of fuel deliveries which shall be permitted starting at 5:00 a.m.
11. The rear exit door shall be kept closed at all times, except to permit employee ingress and egress, and in emergency situations.
12. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
13. All trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be done on a regular basis.
14. The applicant shall comply with all provisions of the Placentia Municipal Code, including Chapter 23.76, Noise Control.
15. Any temporary signs or permanent signs shall be reviewed and approved by the City prior to fabrication and installation.

16. The applicant/business owner shall maintain a valid City Business License at all times during operation of the business.
17. The Applicant shall comply with Best Management Practices for spill prevention and cleanup to prevent intrusion of materials into the City's stormwater program. Specific reference to IC17. *SPILL PREVENTION AND CLEANUP* Best Management Practices (BMPs) as found at www.ocwatersheds.com.
18. Per City policy and California Streets and Highway Code Section 5600, et. seq., the property owner shall maintain the adjacent sidewalk area, as defined by Placentia Municipal Code Section 14.04.020. Additionally, trees within the defined sidewalk area shall be maintained per Placentia Municipal Code Chapter 14.12.

CITY BUILDING DIVISION:

19. The applicant shall obtain approval for the aboveground petroleum storage tank installation from the Orange County Fire Authority to include applicable approvals and inspections from the Hazardous Material Disclosure Division.
20. All future tenant improvements shall require City Building Division review and approval, prior to any construction.
21. All contractors and subcontractors shall obtain a City Business license. Applicants (developer/contractor) shall request a standard subcontractor form from the City Building Division prior to building permit issuance. They shall complete and submit the form to the City Business License Division prior to releasing the Certificate of Occupancy.
22. Structural plans for the aboveground petroleum storage tank foundation and any secondary containment must be submitted to the Building Division and include structural calculations, detail dimensions, structural strength of concrete and steel rebar.

CITY POLICE DEPARTMENT:

23. The establishment shall remain in compliance with Placentia Police Department Standard Development Requirements for security.
24. The aboveground petroleum storage tank location shall be monitored on closed circuit television during operating hours and recordable surveillance system twenty-four (24) hours a day

ORANGE COUNTY FIRE AUTHORITY:

28. Applicant shall comply with all site development requirements specified by the Orange County Fire Authority (OCFA) and shall provide an OCFA stamped copy of the Fuel Site Plan showing service request number, fee codes and date of approval by OCFA.

Exhibit 1
Vicinity Map
Use Permit 2011-17 – 313 W. Orangethorpe Avenue

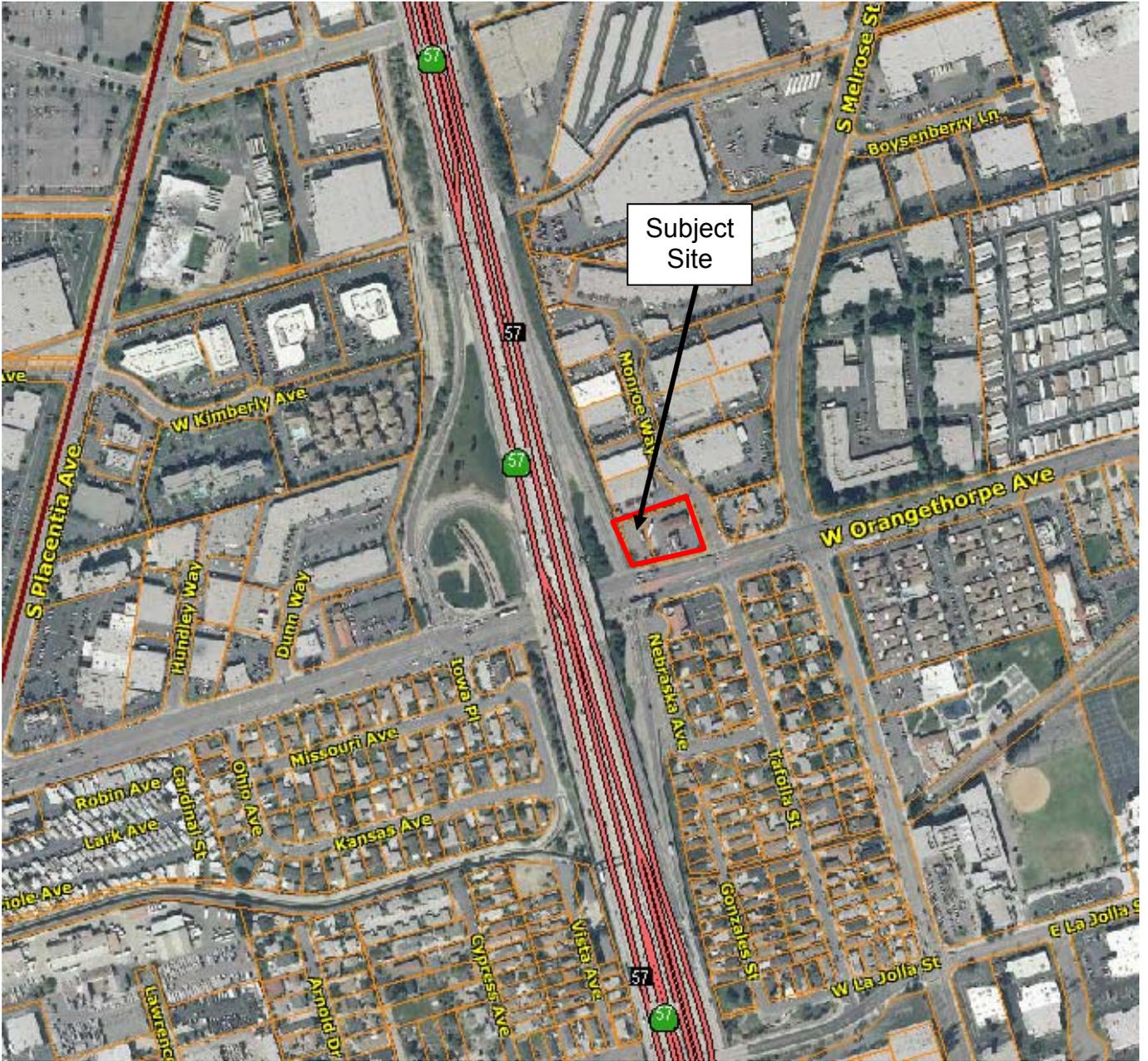
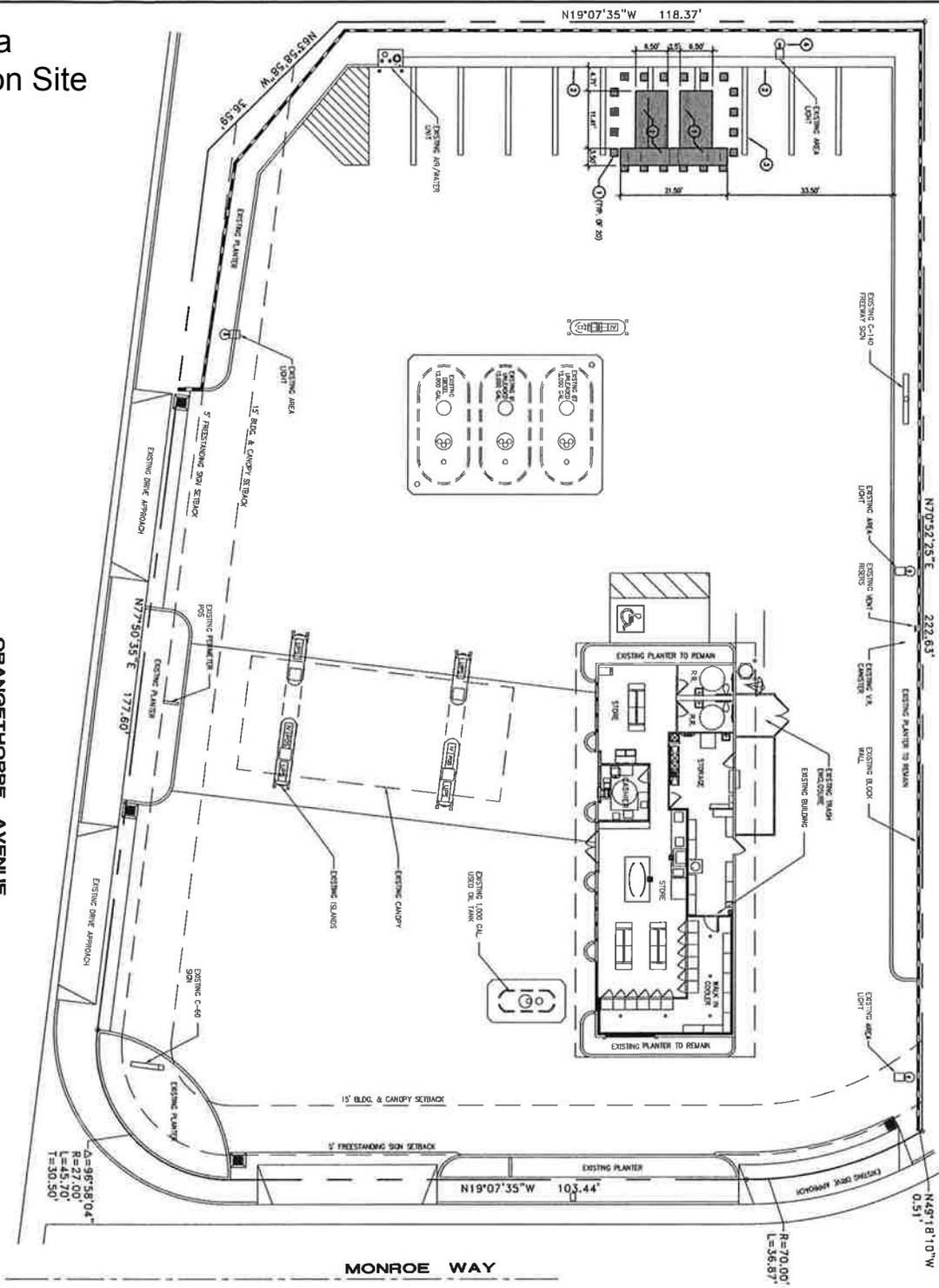


Exhibit 2a Demolition Site Plan

DEMOLITION SITE PLAN
SCALE: 1" = 10'-0"



ORANGETHORPE AVENUE



KEY NOTES:

- 1 REMOVE AND DEMONSTRATE EXISTING ANNUAL PLANTING.
- 2 PROTECT IN PLACE EXISTING CONCRETE CURB.
- 3 PROTECT IN PLACE EXISTING ANNUAL STEEL STRUCTURE.
- 4 PROTECT IN PLACE EXISTING ANNUAL LIGHT FIXTURES.

FS1.1
10/4/2011

DEMOLITION SITE PLAN
G&M OIL COMPANY FACILITY No.: 115
313 W. ORANGETHORPE AVENUE
PLACENTIA, CALIFORNIA 92870

NO.	REVISION	DATE

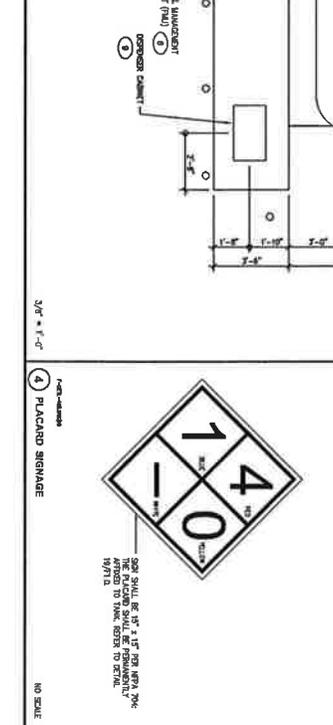
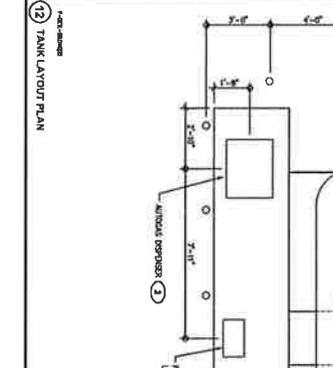
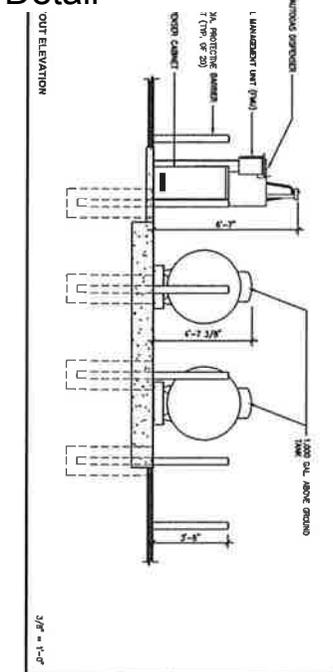
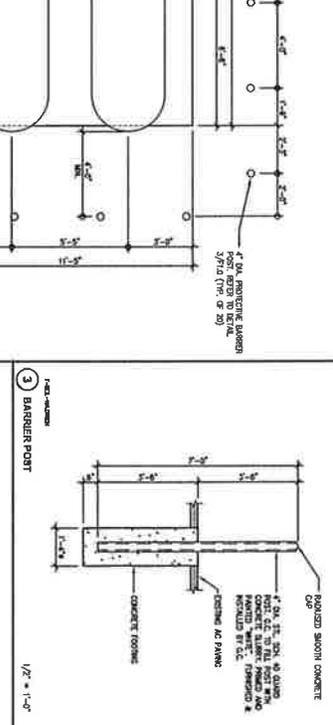
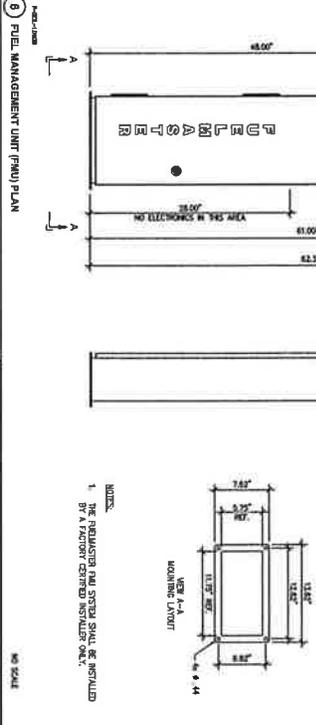
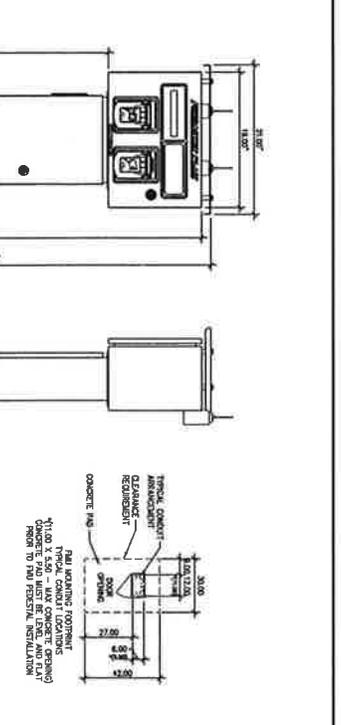
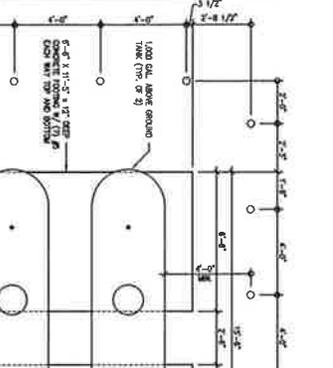
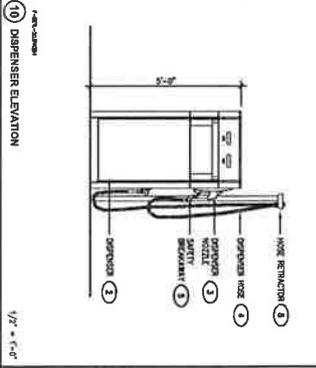
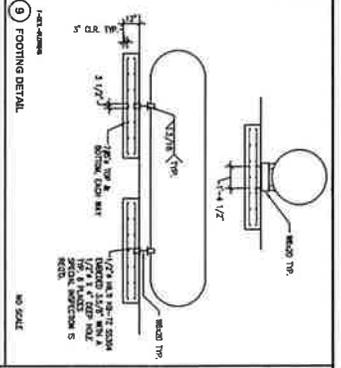
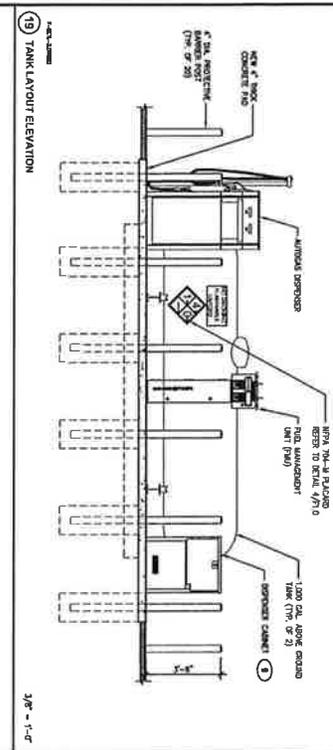
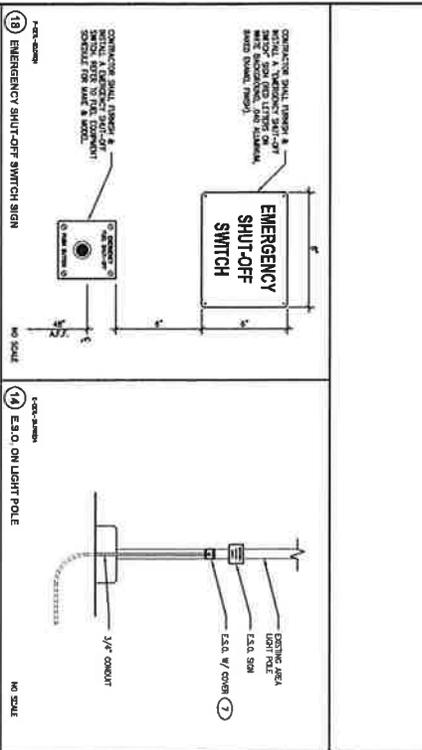
Travis Companies, Inc.
18866 A Street
Hawthorne, CA 90230
Tel: (714) 962-6200 Fax: (714) 962-6201
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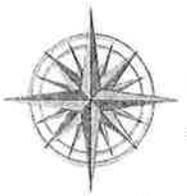
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G&M Oil Company, Inc.
18866 A Street
Hawthorne, CA 90230
Tel: (714) 962-6200 Fax: (714) 962-6201

12
DRAWN BY: A.A.
DATE: 11/11/11
SCALE: AS SHOWN
PROJECT NO.: 115
SHEET NO.: 12

Exhibit 2c Equipment Detail

ITEM	DESCRIPTION	QTY.	MANUFACTURER	MODEL NUMBER	FURN. DET.
1	1000 GALLON VERTICAL TANK	2	TRAVIS COMPANIES, LLC	420" x 12'-0" x 12'6"	C.C.
2	EMERGENCY SHUT-OFF SWITCH	1	ELMENDORF, USA	ES-O-2000 SERIES	C.C.
3	DISPENSER	1	LEE CASTALDO	CS23	C.C.
4	FILE MANAGEMENT SYSTEM	1	FILE MANAGEMENT SYSTEM	FILE-MANAGER	C.C.
5	EMERGENCY SHUT-OFF SWITCH	1	ELMENDORF, USA	ES-O-2000 SERIES	C.C.
6	DISPENSER	1	LEE CASTALDO	CS23	C.C.
7	FILE MANAGEMENT SYSTEM	1	FILE MANAGEMENT SYSTEM	FILE-MANAGER	C.C.
8	EMERGENCY SHUT-OFF SWITCH	1	ELMENDORF, USA	ES-O-2000 SERIES	C.C.
9	DISPENSER	1	LEE CASTALDO	CS23	C.C.
10	FILE MANAGEMENT SYSTEM	1	FILE MANAGEMENT SYSTEM	FILE-MANAGER	C.C.
11	EMERGENCY SHUT-OFF SWITCH	1	ELMENDORF, USA	ES-O-2000 SERIES	C.C.
12	DISPENSER	1	LEE CASTALDO	CS23	C.C.
13	FILE MANAGEMENT SYSTEM	1	FILE MANAGEMENT SYSTEM	FILE-MANAGER	C.C.
14	EMERGENCY SHUT-OFF SWITCH	1	ELMENDORF, USA	ES-O-2000 SERIES	C.C.
15	DISPENSER	1	LEE CASTALDO	CS23	C.C.
16	FILE MANAGEMENT SYSTEM	1	FILE MANAGEMENT SYSTEM	FILE-MANAGER	C.C.
17	EMERGENCY SHUT-OFF SWITCH	1	ELMENDORF, USA	ES-O-2000 SERIES	C.C.
18	DISPENSER	1	LEE CASTALDO	CS23	C.C.
19	FILE MANAGEMENT SYSTEM	1	FILE MANAGEMENT SYSTEM	FILE-MANAGER	C.C.
20	EMERGENCY SHUT-OFF SWITCH	1	ELMENDORF, USA	ES-O-2000 SERIES	C.C.
21	DISPENSER	1	LEE CASTALDO	CS23	C.C.
22	FILE MANAGEMENT SYSTEM	1	FILE MANAGEMENT SYSTEM	FILE-MANAGER	C.C.





October 26, 2011

Mrs. Monique Schwatz
Department of Development Services
401 East Chapman Avenue
Placentia, California 92870

RE: STATEMENT OF USE – PROPOSED PROPANE FUEL INSTALLATIONS – G&M OIL #115 – 313 ORANGETHORPE AVENUE, PLACENTIA, CALIFORNIA.

Dear Mrs. Schwatz:

Pursuant to the requirements of the City's Use Permit Submittal guidelines this letter provides for the Statement of Use for the proposed propane fuel installations and improvements at the above referenced project site.

1. Operation Description: This property is an existing fuel center/gasoline station. No changes to the operation are proposed. The project calls for the installation of propane fuel improvements to be able to provide propane fuel to the local residents, businesses and community.
2. Facts: N/A
3. Days of Operation: 7 days a week, 24 hours a day
4. Number of Employees: This is an existing project site. The proposed propane fuel improvements will not result in any new or additional employees. The existing operation is conducted with between 1 to 2 employees per shift. There are 3 shifts daily.
5. Number of Vehicles: N/A.
6. Machines and Equipment: This is an existing fuel center. Existing equipment includes fuel tanks and dispensers. The proposed propane fuel improvements will include two (2) above ground 1000 gallon propane tanks, a propane fuel dispensers, a 5hp motor and several protective bollards.


Signature: _____


Date: _____



Placentia Planning Commission Agenda Staff Report

AGENDA ITEM NO.: 2	DATE: January 10, 2012	PUBLIC HEARING: Yes
APPLICATION(S): Development Plan Review (DPR) 2012-01		
DESCRIPTION: To permit the construction of a +/- 1,791 square foot clubhouse/gym facility to be located on the second floor of a proposed five car garage structure between Buildings 8 and 9 of Tract 16839, located at 1500 Cherry Street in the Specific Plan 7 (SP-7) District.		
RELATED APPLICATIONS: None		
APPLICANT: ORA Bradford Court 127 LLC: Sam Kashani		
PROPERTY OWNER: ORA Bradford Court 127 LLC		
LOCATION: 1500 Cherry Street		
CEQA DETERMINATION: Categorically Exempt: Class 3, Section 15303		
ZONING: Specific Plan (SP-7)	APN(S): 341-343-11, 341-354-03 to 14	
GENERAL PLAN: Specific Plan	CITY COUNCIL ACTION REQUIRED: No	
PREPARED BY: Monique B. Schwartz, Associate Planner		
REVIEWED BY: Kenneth A. Domer, Assistant City Administrator, Development Services		

REQUEST:

To permit the construction of a +/- 1,791 square foot clubhouse/gym facility to be located on the first and second floor of a five car garage structure between Buildings 8 and 9 of Tract 16839, located at 1500 Cherry Street in the Specific Plan 7 (SP-7) District.

BACKGROUND:

On March 17, 2007, the Planning Commission approved three (3) related development applications for the creation of a single lot subdivision on a 5.09 net acre site for the construction of 125 attached residential condominium units, consisting of nine (9) three story structures and related on and off site improvements. The City Council consequently approved Tentative Tract Map 16839 for this project on April 17, 2007.

Provided below are brief descriptions for each of the approved applications:

Tentative Tract Map (TTM) 16839:

A request to create a single lot subdivision for the development of a residential complex, which includes 125 attached residential units.

Variance (VAR) 07/01:

A request to deviate from the development standards set forth in Section 23.81.100(2) of the Placentia Municipal Code, to allow for the construction of a eighteen (18) foot high solid block sound wall along the entire length of the south property line of the proposed

residential development. Additionally, this sound wall is provided along a segment of the west (adjacent to Building 1) and east (adjacent to Building 4) property lines located closest to Orangethorpe Avenue

Development Plan Review (DPR) 07/01:

To permit the construction of one hundred twenty-five (125) attached residential dwelling units within nine (9) three story buildings on a +/- 5.09 net acre site and related on and off-site improvements.

Due to changes in the economy in the State of California at the time of project approval, the applicant could not begin construction on this project until July of 2011. This project has been under construction since and is near completion of Phase I and Phase II, which totals 80 attached units. The applicant has not yet received building permits for the last phase of construction (Phase III: 45 units), which will include the proposed clubhouse/gym facility on the first and second floor of a five (5) car garage, located between Buildings 8 and 9. The applicant believes that the construction of the clubhouse/gym facility will enhance the marketability of this residential project to the public, and will provide an additional common recreational amenity that will appeal to their new residents.

RECOMMENDATION:

City Planning Division is recommending approval of Development Plan Review 2012-01, subject to the attached recommended Special Conditions of Approval and Standard Development Requirements.

INTRODUCTION:

The subject site, 1500 Cherry Street is located north of Orangethorpe Avenue, west of Van Buren Street and on the south side of Cherry Street.

Subject Site and Surrounding Land Uses:

	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Existing	Construction of 125 attached residential condominium units consisting of 9 buildings with on and off-site improvements.	"Specific Plan"	"SP-7"
Proposed	New +/- 1,791 square foot clubhouse/gym facility to be located on the second floor of a proposed five car garage between Buildings 8 and 9.	"Specific Plan"	"SP-7"
North	High Density Residential/Cherry Street	"Specific Plan"	"SP-7"

South	Orangethorpe Avenue/BNSF Railroad	"Specific Plan"	"SP-7"
East	"Crown Villas" – 24 Unit Attached Condominium Complex	"Specific Plan"	"SP-7"
West	Vacant Parcel with Active Oil Wells(X15, X16)"/"Archstone"- 416 Unit Apartment Complex/Existing Oil Wells (X2, X3)	"Specific Plan"	"SP-7"

Within the Specific Plan 7 (SP-7) District, there are four (4) different types of residential land use areas with corresponding development standards. They are Low Density Residential (LDR), Medium Density Residential (MDR), Medium High Residential (MHR) and High Density Residential (HDR). The subject property is located within the High Density Residential (HDR) area and project compliance with the development standards associated with this designation are shown in the table below.

Development Standards in the SP-7 District (High Density Residential):

	Required	Proposed	Notes
Density	Twenty-Five (25) Dwelling Units/Acre (Maximum Permitted)	One hundred twenty-five (125) Dwelling Units	Maximum Number of Dwelling Units Permitted Based On +/- 221,720 sq. ft.= 127 units
Building Site Area	24,000 Square Feet	221,720.4 sq. ft. (5.09 net acres)	Complies With Requirement
Lot Width	100 Feet	970.92 L.F.	Complies With Requirement
Height	35 Feet	Height of buildings with living units: 35 Feet Height of clubhouse/gym: < 28 Feet	Complies With Requirement Complies With Requirement
Lot Coverage:			
Building Coverage:	100%	+/- 166,599 sq.ft. = 75% (w/clubhouse/gym facility)	Complies with Requirement
Required Open Space (per dwelling unit)	400 sq. ft. open space/unit = 50,000 sq. ft.	55,321 sq. ft. (w/clubhouse/gym facility)	Complies with Requirement
Common Recreation Areas:	Minimum of three (3) amenities	Tot Lot, pool, spa, shade covered picnic benches, clubhouse/gym facility	Complies with Requirement
Building Setbacks	Front: 15 Feet (Public Street)	15 L.F. minimum provided along Cherry Street	Complies With Requirement

	Side: 5 Feet	10-68 L.F.	Complies With Requirement
	Rear: 10 Feet	17 L.F.	Complies With Requirement
Parking	Two (2) Spaces/Dwelling Unit with Two (2) Or More Bedrooms; One (1) In a Garage Or Carport	125 garage spaces 125 open spaces	Complies With Requirement
	Fifteen (15) Percent Of The Total Number Of Spaces For Guest Parking = 38 Spaces	Thirty eight (38) spaces with addition of new clubhouse/gym facility	Complies With Requirement

Density:

Pursuant to Section 23.107.060(4) of the Placentia Municipal Code, the maximum density permitted in the “SP-7” Specific Plan 7 District is twenty-five (25) dwelling units per acre. In order to meet all of the SP-7 District development requirements including setbacks, circulation, open space, building space and parking, one hundred twenty-five (125) dwelling units were proposed and approved. The addition of the clubhouse/gym facility will not impact the density of this site because no living units will be added.

Coverage:

As per the submittal site plan, the lot coverage, “land area covered by dwelling units, garages, open parking areas, private streets, drives and oil well exclusive use areas is 75% of the site area, which is approximately 166,399 square feet. There is approximately 55,321 square feet of open space on this project, meeting the lot coverage requirements in the SP-7 District. Even with the elimination of one open guest parking space (+/- 200 square feet) for the construction of the new clubhouse/gym, lot coverage will not be affected by this project.

Common Recreation Area:

The Specific Plan 7 District requires a common recreation area that contains a minimum of three (3) amenities for a high density residential project, which they have satisfied under their original project proposal approved in 2007. The finished project will have the following amenities available to each residential ownership unit: A fenced-in swimming pool recreation area with a spa and two shade structures over picnic table seating areas. In addition, the applicant has also provided a tot lot with playground equipment, adjacent to the primary entrance of the project site off of Cherry Street, and the proposed new clubhouse/gym facility to be constructed on the second floor of a five car garage structure between buildings 8 and 9, thus providing more amenities than required by the Placentia Municipal Code.

Floor Plan:

The first floor of the proposed clubhouse/gym facility consists of a small lobby entrance that leads to either a stairway or elevator to the upper floor. The second floor has a large open gym workout area, one office, two (2) restroom facilities and a storage room. The total square footage of the first and second floors is +/- 1,791 square feet.

Architecture:

Architecturally, the submittal building elevation plans indicate that the new clubhouse and gym facility building will display the same contemporary style as the buildings with living units. Exterior finishes include: painted textured stucco and concrete "S" roof tile. Architectural features include: a painted wrought iron decorative railing over a tower window, windows trimmed with stucco covered foam trim and sectional garage doors.

The exterior color scheme features an earth tone palette. These finishes, materials and colors are consistent with the existing project and color palettes in the surrounding areas.

Access and Interior Circulation:

The main entrance to the proposed development is at a curved driveway approach at the terminus of Cherry Street. A secondary ingress/egress point east of the curved driveway approach is also provided along Cherry Street. These entrances/exits will not be gated and will provide the primary ingress/egress to the project site. There will be a 25 foot wide interior drive isle that will provide access to the nine (9) residential structures, on-site parking and recreational facilities. There are two (2), twenty-five (25) foot wide gated emergency vehicle access points that are located along Orangethorpe Avenue; one at the southwest corner and one at the southeast corner of the development. An ingress/egress gate is also located at the western boundary of the project site to allow for access to an off-site oil well.

The addition of the clubhouse/gym facility will not impact interior circulation as the primary use of the facility will be by the project residents and not open to the public.

Off-Street Parking:

Pursuant to Section 23.107.110 of the Placentia Municipal Code (P.M.C.), the SP-7 (HDR) District requires: "2 spaces per unit with 2 or more bedrooms; 1 in a garage or carport. 15% of the total number of spaces for guest parking."

The required amount of on-site parking is 288 spaces. The applicant has provided 125 enclosed garage spaces, 125 open spaces and 39 guest spaces for a total of 289 parking spaces. One (1) open guest parking space has been eliminated in order to accommodate the new clubhouse/gym facility leaving a total of 38 guest spaces. The total number of parking spaces provided by the applicant is 288 which still meets the parking requirements of the Placentia Municipal Code.

CEQA for Development Plan Review (DPR) 2012-01:

The proposed use is not expected to create a negative impact on the physical environment. It is City Staff's opinion that the use is categorically exempt pursuant to the California Environmental Quality Act (CEQA) of 1970, as amended, the Guidelines promulgated thereunder (§ 15303) and City Environmental Guidelines.

Exemptions for small new construction projects which do not result in any changes in land use or density per § 15303. The proposed project involves a minor alteration to an existing site involving a negligible expansion of use beyond that presently existing, and will not result in an increase of more than 50 percent of the floor area, nor more than 2,500 square feet. As a result, City Staff recommends that the Planning Commission find that the use is categorically exempt pursuant to CEQA.

ACTION:

Adopt Resolution No. PC-2012-02 approving Development Plan Review 2012-01, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

Prepared and submitted by:

Review and approved by:

Monique B. Schwartz
Associate Planner

ELECTRONIC COPY
SIGNATURES ON ORIGINALS WITH
PLANNING COMMISSION SECRETARY

Kenneth A. Domer
Assistant City Administrator

Attachments:

- Attachment "A" Resolution PC-2012-02
- Attachment "B" Special Conditions of Approval and Standard Development Requirements for Development Plan Review (DPR) 2012-01
- Attachment "C" Placentia Police Department Standard Development Requirements
- Attachment "D" Orange County Fire Authority (OCFA) site development requirements
- Attachment "E" Residential And Industrial / Commercial Standard Development Requirements

Exhibits:

- Exhibit 1 Vicinity Map
- Exhibit 2 Site Plan
- Exhibit 3 Floor Plan
- Exhibit 4 Building Elevations

ATTACHMENT A

RESOLUTION NO. PC-2012-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING DEVELOPMENT PLAN REVIEW (DPR) 2012-01 PERTAINING TO PROPERTY LOCATED AT 1500 CHERRY STREET AND MAKING FINDINGS IN SUPPORT THEREOF.

A. Recitals.

(i) Sam Kashani of ORA Bradford Court 127 LLC, applicant and ORA Bradford Court 127 LLC, owner of the property located at 1500 Cherry Street ("Applicant" hereinafter) heretofore filed an application for approval of Development Plan Review (DPR) 2012-01, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Use Permit request is referred to as the "Application".

(ii) On January 10, 2012, this Commission conducted a duly noticed public hearing, as required by law, and concluded said hearing prior to the adoption of this Resolution.

(iii) All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Placentia as follows:

1. The Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to this Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony and development plans, this Commission hereby specifically finds as follows:

a. The proposed project will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the city, or (2) injurious to the property or improvements within the neighborhood or within the city. Subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements (Attachments "B, C, D and E"), this development complies with all applicable code requirements and development standards of the "SP-7" Specific Plan 7 District

and Title 22, Building Codes and Regulations of the Placentia Municipal Code.

b. The proposed use is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is "Specific Plan", and the proposed use does not involve any change in the land use of the subject site. The proposed project involves the construction of a +/- 1,791 square foot clubhouse/gym facility to be used by the project residents, which is a development type that is consistent with this designation.

c. The proposed project as presented in the staff report and accompanying plans complies with all requirements of Chapter 23.75, Development Plan Review and Chapter 23.107, Specific Plan 7 (SP-7) District of the Placentia Municipal Code. City Staff carefully examined the proposed development against the applicable development regulations prescribed in Title 23 (Zoning Ordinance), and determined it to be in substantial compliance. The proposed Development includes Special Conditions of Approval and Standard Development Requirements to ensure full compliance with applicable code requirements.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of this development approval. Attachments "B, C, D and E" contain Special Conditions of Approval and Standard Development Requirements specific to this development application in order to provide assurances that the proposed construction of a clubhouse/gym and five car garage structure and other related on and off-site improvements are in compliance with applicable requirements of the Placentia Municipal Code.

3. The Planning Commission specifically finds that the Application is Categorically Exempt pursuant to Class 3, Section 15303 of the California Environmental Quality Act and City Environmental Guidelines. This exemption is for small new construction projects which do not result in any changes in land use or density per § 15303. The proposed project involves a minor alteration to an existing site involving a negligible expansion of use beyond that presently existing, and will not result in an increase of more than 50 percent of the floor area, nor more than 2,500 square feet. As a result, City Staff recommends that the Planning Commission find that the use is categorically exempt pursuant to CEQA.

4. The Planning Commission hereby directs that, upon approval of Development Plan Review (DPR) 2012-01, a Notice of Exemption be filed with the Orange County Clerk/Recorder.

5. Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves Development Plan Review (DPR) 2012-01 as modified herein, and specifically subject to the conditions set forth in Attachments "B, C, D and E" attached hereto and by this reference incorporated herein.

6. The Secretary to the Planning Commission shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 10th day of January 2012.

Chairman

I, Kenneth A. Domer, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 10th day of January, 2012, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 10th day of January, 2012, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAINED:	COMMISSION MEMBERS:

ATTEST:

Secretary to the Planning Commission

APPROVED AS TO FORM

ANDREW V. ARCZYNSKI,
CITY ATTORNEY

Attachment B
Special Conditions of Approval and Standard Development Requirements for
Development Plan Review (DPR) 2012-01

SPECIAL CONDITIONS

If the above referenced application is approved, applicant and/or property owner shall comply with the Special Conditions of Approval listed below and the Standard Development Requirements attached.

ALL OF THE FOLLOWING CONDITIONS OF APPROVAL OF DEVELOPMENT PLAN REVIEW (DPR) 2011-01 SHALL BE FULLY COMPLIED WITH PRIOR TO THE FINAL INSPECTION FOR USE AND OCCUPANCY OF THE PREMISES.

CITY PLANNING DIVISION:

1. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation or amendment of said action by the City of Placentia Planning Commission.
2. Development Plan Review (DPR) 2012-01 shall expire two (2) years from the date of final approval, if not implemented. An application may be made to the Director of Development Services for a one (1) year extension. No more than one (1) extension shall be permitted.
3. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.
4. All roof mounted equipment and appurtenances shall be screened as an integral part of the architectural design, subject to the review and approval of the Director of Development Services and the Chief Building Official.

5. Prior to the submittal of working drawings, five (5) site plans shall be submitted for the review and certification of the Director of Development Services and shall include the following information:
 - a. All Special Conditions of Approval and Standard Development Requirements of Development Plan Review (DPR) 2012-01.
 - b. Include any project revisions on the site plan. Additionally, include separate sheets with approved Special Conditions of Approval, Standard Development Requirements.
 - c. Full site plan notes, details and dimensions.
 - d. Location of transformers, meters and other aboveground appurtenances.
6. All proposed sign(s) shall be reviewed and approved by the City Building and Planning Divisions. Separate building permit(s), issued by the City Building and Planning Divisions shall be issued prior to fabrication and installation.
7. Roofing materials shall comply with the City's Roofing Policy on file with the City Building Division.
8. Applicant/builder shall comply with all applicable Water Quality Management Plan (WQMP) requirements and Best Management Practices (BMPs) to control pollutant run-off from the subject site during construction.
9. Prior to final release of the buildings for occupancy:
 - a. All Special Conditions of Approval and Standard Development Requirements shall have been completed and final inspections approved.
 - b. Landscape and irrigation plans shall be approved and on file with the City Building Division and all landscape materials established and irrigation system properly functioning.
10. Complete project Landscape and irrigation plans shall comply with the provisions of Chapter 23.77, Xeriscape of the Placentia Municipal Code.
11. During grading and construction, site shall be regularly sprinkled with water to minimize fugitive dust emissions. Also, compliance shall be required with the permitted working hours as specified in Section 23.81.170, Grading, construction and maintenance of real property of the Placentia Municipal Code. Signs shall be posted at all construction entrances to the project site indicating the permitted working days and hours.

12. Compliance shall be required with the City's Noise Control Ordinance, Chapter 23.76 of the Placentia Municipal Code.
13. Applicant/builder shall submit a separate utility plan for each of the following services: cable, telephone and electrical. The utility plan shall indicate the precise location of where these services will be placed underground within the subject site, as well as the point of connection at the proposed commercial building and the public right-of-way. The separate utility plan shall be submitted to the City prior to the issuance of building permits.
14. Prior to the submittal of the utility plans to the City, the plans shall be reviewed and approved by the utility companies. Evidence of approvals shall be in the form of a signed and dated approval stamp and/or approval letter.
15. Prior to the release of the structure for occupancy, all Special Conditions of Approval and Standard Development Requirements shall have been completed and final inspections approved.
16. The applicant/business owner shall be responsible for maintaining the property, including the landscaped areas, walkways, and all paved surfaces, free from graffiti, debris and litter at all times. Graffiti shall be removed by the applicant/business owner within 48 hours of defacement and/or upon notification by the City.
17. All landscaping adjacent to Orangethorpe Avenue on the exterior of the property as required by DPR 07/01 shall be installed prior to issuance of building permits for improvements approved by DPR 2012-01.

CITY BUILDING DIVISION:

18. Building plans and structural calculations shall be prepared by a licensed California architect or engineer.
19. Prior to issuance of building permits, applicant shall submit plans to the Orange County Fire Authority (O.C.F.A.) for review and compliance with all of their conditions.
20. Grading plans shall be prepared by a registered, licensed California civil engineer and shall be approved by the City Engineering Division prior to the issuance of any building permits.
21. Title 24 energy calculations and structural calculations shall be prepared by a licensed California engineer.
22. Developer/Applicant shall submit an updated Site Plan and obtain Certified Site Plan approval prior to submittal of building plans.

23. Building permit plan check fees shall be paid prior to submittal of any building plans.
24. All contractors and subcontractors shall obtain a City business license. Developer/Applicant shall request a standard subcontractor form from the City Building Division prior to the issuance of any building permits. This standard form shall be completed and submitted to the City Business License Division prior to release of a Certificate of Occupancy.

CITY ENGINEERING DIVISION:

25. Access in the driveway aisles shall be maintained and open to internal circulation at all times.
26. All utility and cable runs shall be placed underground.
27. Per City policy and California Streets and Highway Code Section 5600, et. seq., the property owner, homeowner's association and/or successor property owners as a group, shall maintain the adjacent sidewalk area, as defined by Placentia Municipal Code Section 14.04.020. Additionally, trees within the defined adjacent sidewalk area shall be maintained per Placentia Municipal Code Chapter 14.12.

CITY POLICE DEPARTMENT:

28. Developer/Applicant shall comply with Placentia Police Department standard development requirements for security (See Attachment C)

ORANGE COUNTY FIRE AUTHORITY:

29. Developer/Applicant shall comply with all site development requirements specified by the Orange County Fire Authority (OCFA) and provide City with applicable proof of OCFA necessary approvals. (See Attachment D)

Attachment "C"
Placentia Police Department Standard Development Requirements

PLACENTIA POLICE DEPARTMENT

APPLICATION: Development Plan Review 2012-01

COMMERCIAL & INDUSTRIAL SECURITY STANDARD DEVELOPMENT REQUIREMENTS

*The following standards shall be **required** for all commercial/industrial developments when applicable. No modifications shall be made without the approval of the Chief of Police.*

EXTERIOR DOORS

Sliding Doors:

Sliding glass doors shall be of tempered glass with locking bolt that grips door and frame together and prevents the door from being pried in an upward direction. The strike area shall be reinforced to prevent prying and disengagement of the locking bolt. Anti-lift out device(s) shall be installed in the upper channel above the moving panel to prevent raising and removal from the tract while in the closed position.

Other Doors:

Wood doors and aluminum stile doors shall be used only as front entry doors. *ALL OTHER DOORS SHALL BE METAL.*

Wood doors shall be of solid core construction with the minimum thickness of one and three-fourths (1 $\frac{3}{4}$) inches. Wood panel doors with panels less than one (1) inch thick shall be covered on the inside with a minimum sixteen (16) U.S. gauge sheet steel, or its equivalent, which is to be attached with screws on minimum six (6) inch centers.

Metal doors shall be of a minimum sixteen (16) U.S. gauge and have sufficient reinforcement to maintain the designed thickness of the door when any locking device is installed. Such reinforcement shall restrict collapsing of the door around any locking device. Metal jambs shall be used.

Doors with glass panels and/or glass within thirty-six (36) inches of locking mechanism shall be fully tempered glass or rated burglary resistant material.

Door stops on wooden jambs for in-swinging door shall be of one piece construction with the jamb. Jambs for all doors shall be constructed or protected so as to prevent violation of the strike.

All swinging exterior wood and steel doors shall be equipped as follows:

Single doors: equipped with "single unit" containing door knob and single cylinder deadbolt. (Single turn of the knob also retracts the locked deadbolt.) Deadbolt must have one (1) inch throw and exterior case hardened, rotating steel cylinder guard.

Or:

Equipped with single or double cylinder deadbolt in which no other device is located in the area where door hardware is usually installed.

If double cylinder deadbolt is used, the inside key operated lock must simultaneously operate an indicator stating that the assembly is "locked" or "opened."

(Exterior Doors, Continued...)

In either case, a sign must also be displayed above the front door indicating that the front door is to remain "unlocked" during business hours. Letter size to be minimum one (1) inch in size on contrasting background.

Aluminum stile, single door: equipped with a double cylinder, minimum one and one-half (1½) inch upswing or one (1) inch slide deadbolt and exterior case hardened, rotating steel cylinder guard and minimum of five (5) pin tumblers. The inside key-operated lock must simultaneously operate an indicator stating that the assembly is "locked" or "open." A sign must also be displayed above the door indicating that the door is to remain "unlocked" during business hours. Letter size to be minimum of one (1) inch in height on contrasting background.

The inactive leaf of all double door(s) shall be equipped with metal flush bolts having a minimum embedment of five-eighths (5/8) inch into the head and threshold of the door frame.

The strike plate for deadbolts on all wood framed doors shall be constructed of minimum sixteen (16) U.S. gauge steel, bronze, or brass and secured to the jamb by minimum of two screws, which must penetrate at least two (2) inches into solid backing beyond the surface to which the strike is attached.

Strike area for metal or aluminum framed doors must be constructed or protected to prevent violation of strike area.

Hinges for out-swinging doors shall be equipped with non-removable hinge pins or a mechanical interlock to prevent removal of the door from the exterior by removing the hinge pins.

Panic hardware, whenever required by the Uniform Building Code or Title 19, California Administrative Code, shall be installed as follows:

- (1) Panic hardware shall contain a minimum of two (2) locking points on each door; or
- (2) On single doors, panic hardware may have one locking point which is not to be located at either the top or bottom rails of the door frame. The door shall have an astragal constructed of steel .125 thick which shall be attached with non-removable bolts to the outside of the door. The astragal shall extend a minimum of six (6) inches vertically above and below the latch of the panic hardware. The astragal shall be a minimum of two (2) inches wide and extend a minimum of one (1) inch beyond the edge of the door to which it is attached.
- (3) Double doors containing panic hardware shall have an astragal attached to the doors at their meeting point which will close the opening between them, but not interfere with the operation of either door.

Deadbolt locks shall not be used on doors that are required to have panic hardware.

Overhead or sliding doors shall be secured on the inside by minimum one-half (1/2) inch slide bolt(s) protruding at least one (1) inch into the door frame at floor; or secured on outside by a case hardened or minimum ten (10) gauge steel construction slide bolt using a padlock having a hardened steel shackle locking both at heel and toe with a minimum five (5) pin tumbler operation. Locking bar or bolt to extend through the receiving guide minimum of one (1) inch.

Doors exceeding ten (10) feet in width shall have two locking points on opposite sides.

WINDOWS

No louvered windows shall be used.

Windows and/or transoms having a pane exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches shall be protected in the following manner:

- (1) Fully tempered glass or burglary resistant material*; or
- (2) Inside or outside iron bars of at least one-half (1/2) inch round or one by one-quarter (1 x 1/4) inch flat steel material, spaced not more than five (5) inches apart and securely fastened with non-removable bolts; or
- (3) Inside or outside iron or steel grills of at least twelve (12) gauge material with not more than a two (2) inch mesh and securely fastened with non-removable bolt.

The protective bars or grills shall be able to be opened if such windows are required to be opened by the Uniform Building Code.

ROOF OPENINGS

Skylights shall be fully tempered glass or rated burglary resistant material*; or

- (1) Protected by iron bars at least one-half (1/2) inch round material spaced not more than five (5) inches apart; or
- (2) Steel grill at least twelve (12) gauge material of two (2) inch mesh (maximum) securely mounted under the skylight.

Ventilator skylights with side openings exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches shall be protected as in (1) or (2) above.

Air ducts or vents exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches on roof or exterior walls shall be covered by iron or steel bars of at least one-half (1/2) inch material spaced not more than five (5) inches apart; or steel grills of at least twelve (12) gauge material of two (2) inch mesh (maximum) securely mounted.

HATCHWAYS

Hatchways on the roof, if not of metal construction, shall be covered on the inside with sixteen (16) gauge sheet metal, or its equivalent, and secured from the inside with a slide bar or slide bolt. Outside hinges shall be equipped with non-removable hinge pins.

LADDERS

Ladders leading to the roof shall do so from the interior of the building.

BURGLARY RESISTANT MATERIAL

- (1) Products intended for use shall be permanently labeled as such.
- (2) Materials used shall meet UL 972 Standards for Safety Burglary Resistant Glazing Materials.
- (3) Only materials approved by ICBO shall be used.

ADDRESS

The address number shall be mounted near the front entry of each building or other conspicuous location and be no less than six (6) inches high. They shall be mounted on a contrasting background and easily visible from the street or walkway. If rear-vehicular access, the same numbers, no less than six (6) inches high shall be displayed on the rear of the building.

Numerals of the street address shall be displayed on the uppermost roof, in luminous paint or other material capable of being read from the air. Minimum numeral size shall be twenty-four (24) inches. The building designation, if within a complex (such as "A" or "B" etc) shall accompany displayed street address.

EXTERIOR LIGHTING

Exterior lighting of an intensity of at least twenty-five hundredths (.25) foot-candles shall be provided adjacent to doors and windows. Exterior bulbs shall be protected by polycarbonate or other weather and vandal resistant globe or cover. Light(s) shall be operated during hours of darkness through either photovoltaic sensors or appropriate timers.

Parking lots for use by the general public and/or employees shall be provided with exterior lighting of an intensity of at least one (1) foot-candle of light on the parking surface and operated from dusk until at least one-half (1/2) hour after the termination of business.

Attachment "D"
Orange County Fire Authority (OCFA) Special Conditions of Approval

Attachment "E"
Residential And Industrial / Commercial Standard Development Requirements

**RESIDENTIAL AND INDUSTRIAL / COMMERCIAL
STANDARD DEVELOPMENT REQUIREMENTS
DPR 2012-01**

THE FOLLOWING SHALL APPLY IF CHECKED

BUILDING DIVISION

Compliance required with the latest

- 2010 California Building Code
- 2010 California Plumbing and Mechanical Code
- 2010 California Electrical Code
- License Ordinance (Sub-Contractor List)
- Flood Plain Management Regulations
- State of California Energy Conservation Standards
- Handicap Requirements

ENGINEERING DIVISION

STREETS

Dedications

- Street Rights-of-Way
- Vehicular access rights to arterial highways

Improvements

- Grading, paving, curb and gutter, sidewalks, medians on arterial highways, storm drains

Miscellaneous

- Installation of survey monuments
- Street Naming Committee to approve all street names
- Treewells, planters, storm drains, sewer lines
- No easements to be granted to any agency or individual prior to issuance of building permits except to the City of Placentia
- Sidewalk / Utility
- Vehicle Access (emergency)
- Project address shall be provided prior to issuance of any City permits

UTILITIES

- Undergrounding**
- Existing overhead facilities
- Proposed utilities
- Pipelines**
- Relocation or removal of existing pipelines
- Provide**
- Sewer mains and laterals
- Approved conduit for cable television
- Ornamental street lights
- Services**
- Water service by City approved agency
- Sewer service by City approved agency
- Annexation to Placentia Street Lighting District

MEDIANS

- Arterial Highway Medians** (where required)
- Construct one-half of median, including landscaping or pay for one-half cost of construction and installation

MAINTENANCE DIVISION

- Provide**
- Street trees, fifteen (15) gallon or larger size at maximum ft. o.c.
- Species
- Sprinkler system
- Sprinkler Controller (type and number of stations)

PLANNING DIVISION

- Expiration**
- Expires two (2) years from the date of approval unless used or an extension is requested and approved
- Garage**
- Electric garage door openers required where driveways are less than twenty (20) feet in length
- Roof-Mounted Equipment or Appurtenances**
- Completely screened from public view
- Mailboxes**
- Approved by the Postmaster

Sales Office

- Copies of the current Placentia Zoning and General Plan Land Use maps displayed at all times

O.C. SANITATION DISTRICT

Permit

- Required of industrial and commercial users for discharge of waste water directly or indirectly to the District's sewerage facilities

O.C. FIRE PROTECTION AUTHORITY

HYDRANT

- Provide the following hydrants:
Number Size Capacity
- All hydrants, valves, and mains installed and operable prior to construction with combustible materials

MISCELLANEOUS

Parking

- Permitted only in approved spaces for private drives. Signs provided noting prohibition of parking in unauthorized areas

Trash Storage Areas

- Approved one (1) hour fire separation or sprinklers for those connected to or immediately adjacent to any structure

Fire Alarm System

- Local alarm and evacuation system installed and maintained

Decorative Grills or Bars

- Provided with breakaway devices

PERMITS

Permits necessary for the following prior to installation and / or use

- 1. Underground storage tanks for flammable liquids
- 2. Flammable liquids dispensing equipment
- 3. Operation using flammable or toxic liquids
- 4. Storage of more than six (6) gallons of Class I or Class II flammable liquids

FEES - CHARGES - DEPOSITS

Fees, charges, and deposits shall be paid prior to issuance of grading and / or building permits.

BUILDING

- County sewer
- Building permit and plan check
- Recreation / park in-lieu
- Curb identification
- General and sub-contractor's business license fees

ENGINEERING

Fees and Charges

- Storm drain acreage
- Sewer acreage
- Engineering plan check and inspection
- Final subdivision map check
- Street name and traffic control sign
- Arterial street soil test
- Thoroughfare acreage
- Mission bell street lights
- Arterial highway median construction
- Arterial highway median landscaping
- Traffic Impact

Deposit

- Street tree maintenance
- Pre-acceptance street cleaning
- Street light advance maintenance and energy
- Grading Bond

PLANNING

- Landscape plan check

PLANS

ENGINEERING

Submit five (5) copies of the following to the City Engineer prior to issuance of building permits

- Grading plan and Drainage Plan
- Street improvement plan
- Sewer plan
- Storm drain plan
- Preliminary composite utility / plot plan
- Tract map
- Parcel map
- Landscape plan for sight distance clearance

Provide

- City Engineer with “as-built” construction plans for the above items

MAINTENANCE

Approval by the Maintenance Division of the following prior to the issuance of building permits

- Landscape Plans

Provide Maintenance Division Superintendent with “as-built” originals of irrigation systems for

- Street trees
- Planters
- Landscaped medians
- Sprinkler Controller (type and number of stations)

PLANNING DIVISION

Applicable to all development or significant redevelopment greater than 5,000 square feet:

- Prior to issuance of building permits, submit a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that shall be used on site to control predictable pollutant run-off.
- Prior to recordation of a map for subdivision of land and if determined applicable by City / EMA official(s), submit a WQMP that identifies the application and incorporation of those routine structural and non-structural BMPs outlined in the countrywide NPDES Drainage Area Management Plan Appendix detailing implementation of BMPs not dependent on specific land uses for approval of the City and EMA official(s)

- Prior to issuance of grading or grubbing and clearing or surface mining or paving permits, obtain coverage under the NPDES Statewide Industrial Storm water Permit for General Construction Activities from the State Water Resources Control Board. Evidence that this has been obtained shall be submitted to City / EMA official(s)

C.C. & R.'s

- Provide***
Planning Division with three (3) copies of C.C. & R.'s prior to approval of the final map
- Record***
C.C. & R.'s prior to or simultaneously with the recordation of the final tract or parcel map

Exhibit 1
Vicinity Map
Development Plan Review 2012-01 – 1500 Cherry Street



SLAB EDGE PLAN - GENERAL NOTES

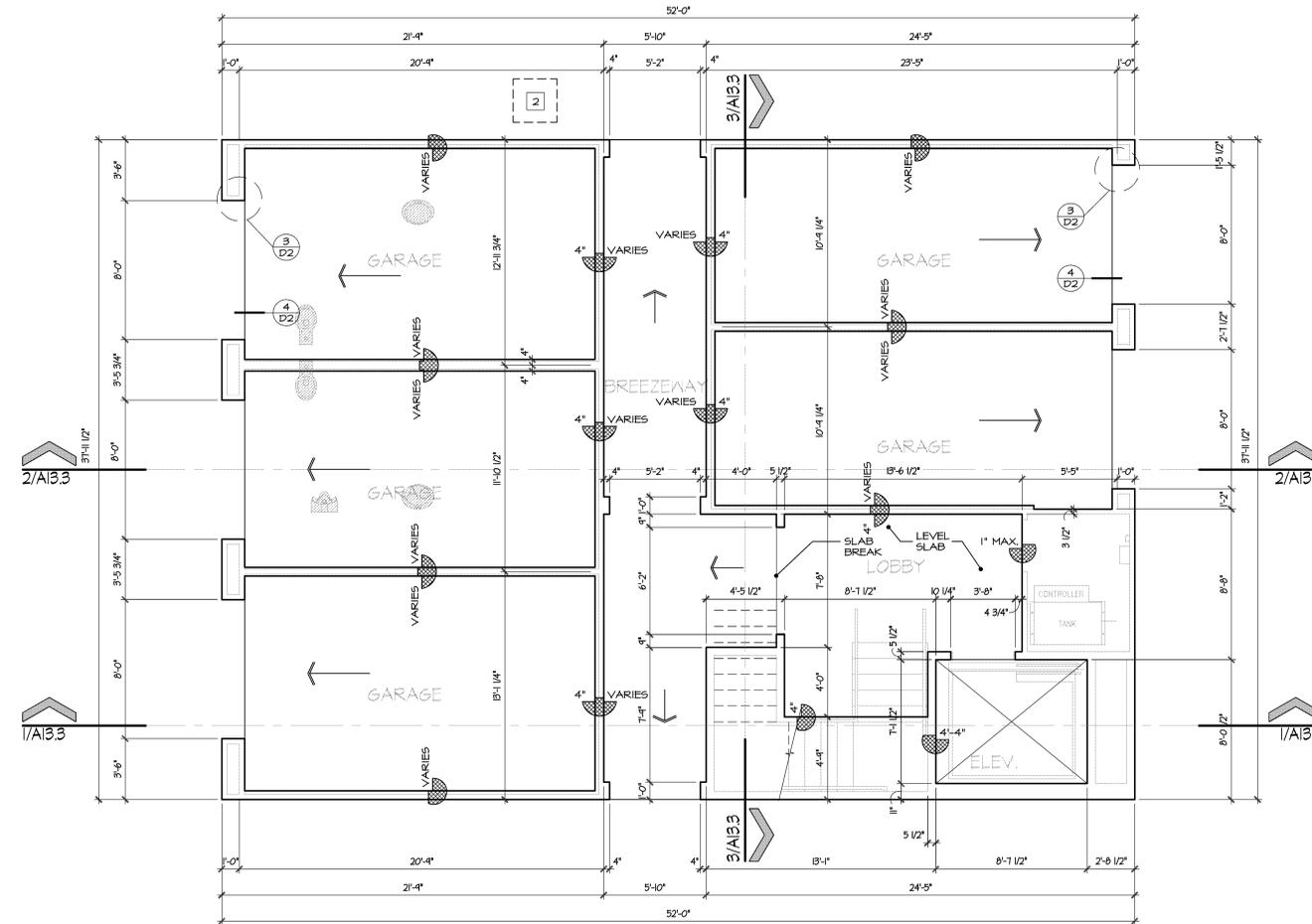
1. THIS PLAN IS FOR DIMENSIONAL INFORMATION ONLY. REFER TO STRUCTURAL DRAWINGS FOR ALL ADDITIONAL REQUIREMENTS. ANY DISCREPANCY DISCOVERED BETWEEN THIS PLAN AND THE DRAWINGS PREPARED BY THE STRUCTURAL ENGINEER, SHALL BE BROUGHT TO THE ARCHITECTS' IMMEDIATE ATTENTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN AND VERIFY THAT ALL ITEMS SHOWN ON THIS DRAWING COMPLY WITH THE DESIGN AND ENGINEERING AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
2. ALL REINFORCING STEEL, ANCHOR BOLTS, DOVELLS, AND OTHER INSERTS, SHALL BE SECURED INTO POSITION AND INSPECTED BY THE LOCAL BUILDING OFFICIAL PRIOR TO THE PLACING OF ANY CONCRETE.
3. VERIFY LOCATION OF HOLDDOWNS, ANCHOR BOLTS, AND OTHER INSERTS, WITH THE FRAMING CONTRACTOR TO ASSURE PROPER AND ACCURATE PLACEMENT AND INSTALLATION.
4. ALL EXTERIOR CONCRETE (PATIO, PORCH, WALKWAY, STAIR, DRIVEWAY, ETC.) SHALL BE PROVIDED WITH A SLIP - RESISTANT FINISH AND PROPER DRAINAGE SLOPE. SPECIFIC SITE REQUIREMENTS SHALL BE PROVIDED BY THE CIVIL ENGINEER AND/OR LANDSCAPE ARCHITECT.

SLAB EDGE PLAN - KEYNOTES

-  **SYMBOL OF REFERENCES**
1. CONCRETE SIDEWALK. REFER TO CIVIL PLANS.
 2. PAD FOR AIR CONDITIONING CONDENSER UNIT. REFER TO CONDENSER MANUFACTURER FOR PAD SIZE REQUIREMENTS. (AG PAD TO BE PROVIDED BY HVAC CONTRACTOR)

SLAB EDGE PLAN - SYMBOLS LEGEND

-  DIRECTIONAL ARROW INDICATING CONCRETE DRAINAGE. SLOPE OF 1/4" PER FOOT (MINIMUM), UNO.
-  CONCRETE SLAB ELEVATION CHANGE. (HEIGHT AS NOTED).
-  CROSSHATCHED FIXTURES INDICATE LOCATION OF SECOND AND THIRD FLOOR PLUMBING.



SLAB EDGE PLAN

Union Place
CLUB HOUSE
Placentia, California
ORA Bradford Court 127, LLC

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REVISIONS			
NO.	DATE	NO.	DATE



PROJECT NUMBER

27015

SHEET TITLE

CLUB HOUSE

SLAB EDGE PLAN

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

SHEET NUMBER

A13.1
(ALL WOOD)

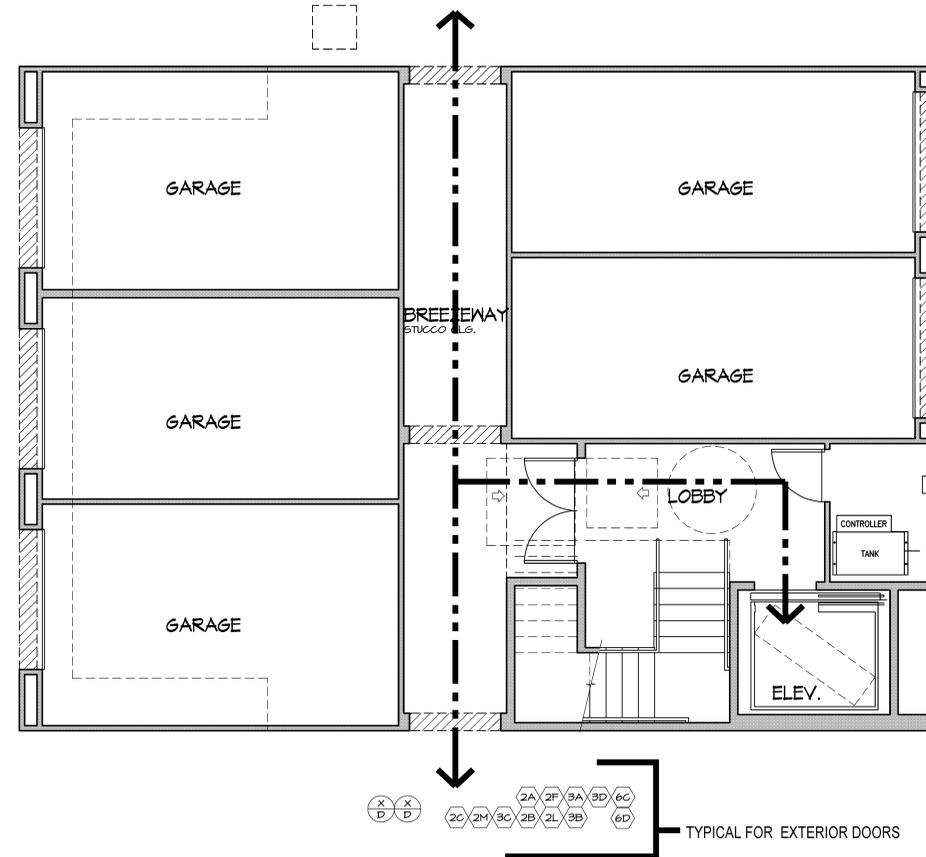
NOT FOR CONSTRUCTION

ACCESSIBLE FLOOR PLAN - LEGEND

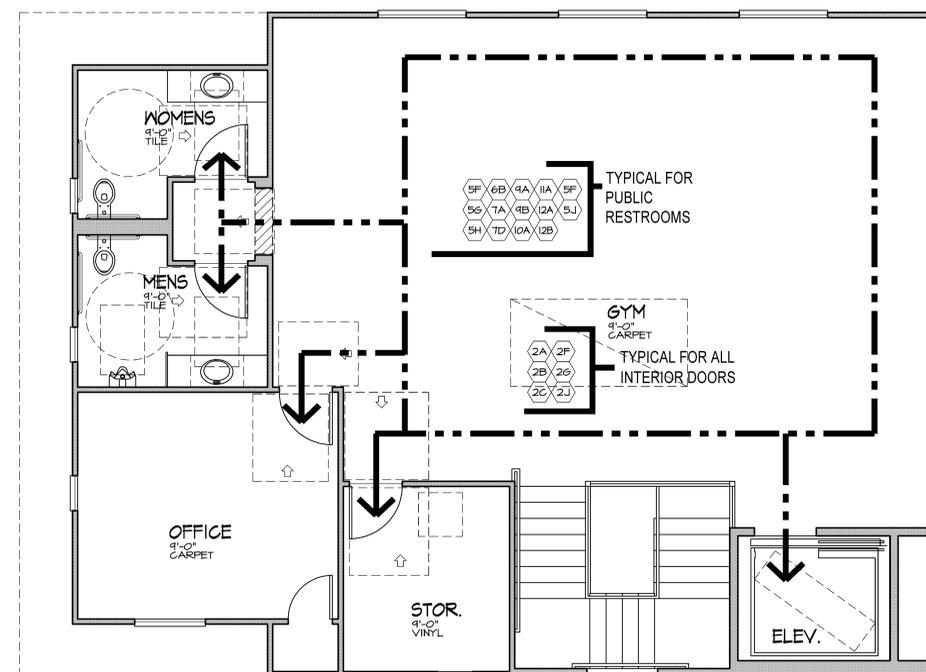
---> INDICATES ACCESSIBLE PATH OF TRAVEL

FLOOR PLAN - KEYNOTES

- 1. SYMBOL OF REFERENCES**
- 1. GENERAL**
- 1A. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT MINIMUM MANEUVERING CLEARANCES ARE MAINTAINED AS PER GRAPHIC AND WRITTEN INFORMATION PROVIDED WITHIN.
- 2. DOORS**
- 2A. NET CLEAR OPENING WIDTH OF SWINGING DOORS SHALL BE PER CBC 1132A.3 #2.
- 2B. DOOR LOCK, LATCH AND/OR HARDWARE PER CBC 1132A.6 THRU 1132A.10.
- 2C. THE BOTTOM OF ALL DOORS, WITH THE EXCEPTION OF AUTOMATIC AND SLIDING DOORS, SHALL BE PER CBC 1132A.4.
- 2D. DOOR SIGNAL DEVICE ACTIVATING MECHANISM SHALL BE PER CBC 1132A.10.
- 2E. ALL EXIT ACCESS DOORWAYS AND DOORWAYS FROM UNOCCUPIED AREAS TO A CORRIDOR SHALL BE PER CBC 1008.4.3.2.1.
- 2F. THE LEVEL FLOOR OR LANDING OF AN EXIT DOOR SHALL BE PER CBC 1126A.3.1.
- 2G. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL BE PER CBC 1126A.3.2.
- 2H. FRONT DOOR APPROACH SHALL BE PER CBC 1126A.3.2.1.
- 2J. MAXIMUM EFFORT TO OPERATE DOORS SHALL BE PER CBC 1132A.6.
- 2K. DWELLING UNIT ENTRY DOOR MANEUVERING CLEARANCE SHALL BE PER CBC 1132A.5.1 & 1126A.3.2.1 #2.
- 2L. LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL BE PER CBC 1132A.5.2.
- 2M. LEVEL AREA ON THE SIDE OPPOSITE TO WHICH THE DOOR SWINGS SHALL BE PER CBC 1132A.5.2 & 1126A.3.2.1 #2.
- 2N. SWINGING DOORS SHALL BE PER CBC 1132A.3 AND 1132A.3 #2. 34-INCH DOOR ACCEPTABLE.
- 3. FLOOR / LANDING LEVELS & THRESHOLDS**
- 3A. THRESHOLDS AND CHANGES IN LEVEL SHALL BE PER CBC 1131A.1 & 1132A.4.1 #1.
- 3B. EXTERIOR LANDINGS SHALL BE OF IMPERVIOUS CONSTRUCTION AND SHALL BE PER CBC 1132A.4 #1 & 2.
- 3C. THRESHOLDS AT PRIMARY ENTRY DOORS AND REQUIRED EXIT DOORS SHALL BE PER CBC 1132A.4.1.
- 3D. ANY CHANGE IN LEVEL, OR THRESHOLD WHEN PERMITTED, SHALL BE PER CBC 1132A.4.1 & 1132A.4.1 #2.
- 4. N/A**
- 5. BATHROOM**
- 5A. SHOWERS SIZES SHALL BE PER CBC 1134A.6 #1.
- 5B. SHOWER CLEAR FLOOR SPACE SHALL BE PER CBC 1134A.6 #2.
- 5C. THRESHOLDS AT SHOWERS SHALL BE PER CBC 1134A.6 #4.
- 5D. BATHUB AND SHOWER ENCLOSURES SHALL BE PER CBC 1134A.5 #5 & 1134A.6 #6.
- 5E. WATER CLOSETS SHALL BE PER CBC 1134A.7 #1 & EXCEPTION.
- 5F. WATER CLOSET SEAT SHALL BE PER CBC 1134A.7 #3.
- 5G. LAVATORIES AND VANITIES SHALL BE PER CBC 1134A.9 #1.
- 5H. CLEAR MANEUVERING SPACE SHALL BE PER CBC 1134A.9 #2.
- 5J. URINALS SHALL BE PER CBC 1115B.4.2.
- 6. FIXTURE CONTROLS & DOOR HARDWARE**
- 6A. N/A.
- 6B. WATER CLOSET CONTROLS SHALL BE PER CBC 1134A.7 #4.
- 6C. MAXIMUM CLOSER EFFORT TO OPERATE DOORS SHALL BE PER CBC 1132A.6.
- 6D. EXIT DOORS MAY BE PROVIDED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN SHALL BE PER CBC 1132A.1 & 1009.1.5.
- 7. GRAB BAR REINFORCEMENT & BACKING**
- 7A. ALL GRAB BAR REINFORCEMENT SHALL BE PER CBC 1134A.5 #2.
- 7B. N/A.
- 7C. PROVISIONS FOR INSTALLATION OF FLOOR MOUNTED GRAB BARS SHALL BE PER CBC 1134A.7 #2.
- 7D. GRAB BAR REINFORCEMENT, FOR WATER CLOSETS PLACED ADJACENT TO A SIDE WALL, SHALL BE PER CBC 1134A.7 #2.
- 7E. BATHUB GRAB BAR REINFORCEMENT SHALL BE PER CBC 1134A.5 #2.
- 8. BASE CABINETS & COUNTERTOPS**
- 8A. BASE CABINETS UNDER LAVATORIES SHALL BE PER CBC 1134A.9 #3.
- 8B. N/A.
- 8C. BASE CABINETS UNDER LAVATORIES ARE ALLOWED FOR A PARALLEL APPROACH. THE CABINET DESIGN SHALL BE PER CBC 1134A.9 #3.
- 8D. STONE, CULTURED STONE AND TILED COUNTERTOPS MAY BE USED WITHOUT MEETING THE REPOSITIONABLE REQUIREMENT PER CBC 1133A.4.1.4 EXCEPTION 1.
- 9. KNEE & TOE SPACE**
- 9A. KNEE SPACE WIDTH SHALL BE PER CBC 1134A.8 #4.1.
- 9B. KNEE SPACE HEIGHT SHALL BE PER CBC 1134A.8 #4.2.
- 9C. TOE SPACE WIDTH SHALL BE PER CBC 1134A.8 #4.4.
- 9D. TOE SPACE DEPTH AND HEIGHT SHALL BE PER CBC 1134A.8 #4.4.
- 10. PLUMBING PROTECTION**
- 10A. HOT WATER AND DRAIN PIPES EXPOSED UNDER LAVATORIES SHALL BE PER CBC 1134A.9 #6.
- 11. MIRRORS & TOWEL FIXTURES**
- 11A. MIRRORS AND TOWEL FIXTURES SHALL BE MOUNTED PER CBC 1134A.9 #8.
- 12. RECEPTACLES, SWITCHES & CONTROL HEIGHTS**
- 12A. ELECTRICAL RECEPTACLE OUTLETS, CONTROLS, OR SWITCHES MOUNTING HEIGHT SHALL BE PER CBC 1136A.1.
- 12B. REACH OVER AN OBSTRUCTION SHALL BE PER CBC 1136A.1.
- 13. STAIRS**
- 13A. N/A.
- 13B. N/A.
- 13C. THE TOP OF HANDRAILS SHALL BE PER CBC 1122A.5.2.1 AND CBC 1122A.5.2.2.
- 13D. HANDRAILS SHALL EXTENSION SHALL BE PER CBC 1122A.5.2.3.
- 13E. HANDRAILS PROJECTING FROM A WALL SHALL BE PER CBC 1122A.5.2.4.
- 13F. HANDRAIL HAND GRIP SHALL BE PER CBC 1122A.5.2.5.
- 14. PUBLIC ELEVATORS**
- 14A. SIZE OF CAB SHALL BE PER CBC 1124A.3.
- 14B. CAR INSIDE SHALL BE PER CBC 1124A.3.2.
- 14C. CAR CONTROLS SHALL BE PER CBC 1124A.3.3.
- 14D. HALL CALL BUTTONS SHALL BE PER 1124A.4.
- 14E. MINIMUM LUMINATION SHALL BE PER CBC 1124A.5.
- 14F. HALL LANTERN SHALL BE PER CBC 1124A.6.
- 14G. DOOR DELAY SHALL BE PER 1124A.7.
- 14H. DOOR JAMB MARKINGS SHALL BE PER 1124A.8.
- 14J. DOOR PROTECTION AND REOPENING DEVICES SHALL BE PER CBC 1124A.4.
- 14K. OPERATION AND LEVELING SHALL BE PER CBC 1124A.10.
- 15. SIGNAGE**
- 15A. ACCESSIBLE ENTRANCE SIGNAGE PER CBC 1117B.5.
- 15B. NON-ACCESSIBLE EXIT / ACCESS SIGNAGE.



FIRST FLOOR PLAN
ACCESSIBILITY PLAN



SECOND FLOOR PLAN
ACCESSIBILITY PLAN

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PROJECT NUMBER
27015

SHEET TITLE
CLUB HOUSE
ACCESSIBILITY PLANS

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

SHEET NUMBER
A13.6
(ALL WOOD)

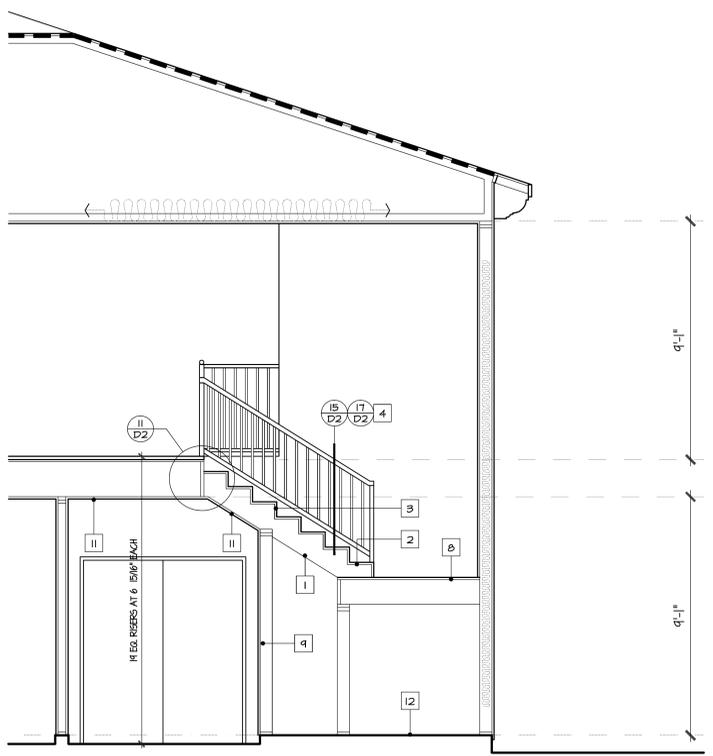
NOT FOR CONSTRUCTION

STAIRWAY DETAILS - GENERAL NOTES

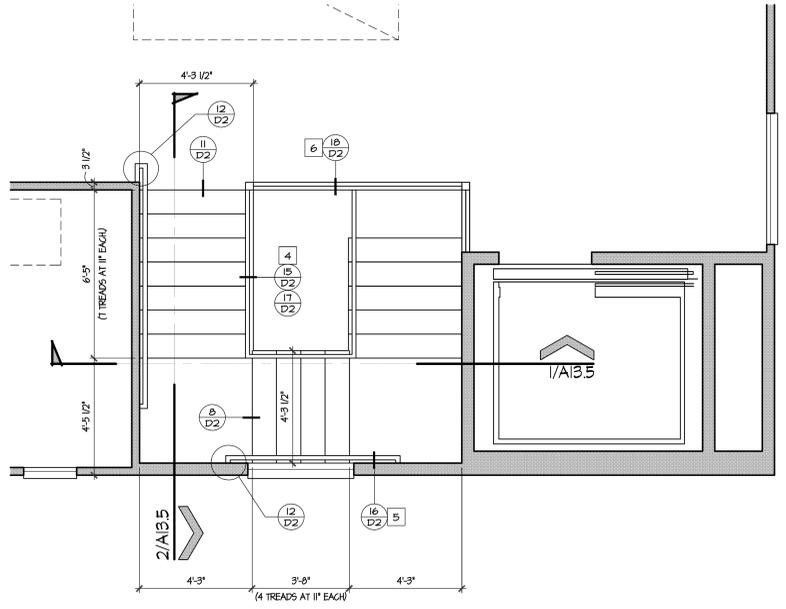
- REFER TO STRUCTURAL PLANS FOR ANY AND ALL INFORMATION REGARDING THE FRAMING AND FOUNDATION DESIGN AND DETAILS. THESE SECTIONS ARE MERELY AN ARCHITECTURAL REPRESENTATION OF THE STRUCTURE, WHICH DISPLAYS ROOM RELATIONSHIPS, VOLUME, BUILDING PROFILE, ETC.
- STAIR SECTIONS MAY VARY AT 'OPTIONAL CONDITIONS' AS WELL AS ALTERNATE ELEVATIONS AND OPTION CONDITIONS. REFER TO APPLICABLE DRAWINGS.
- GENERAL.** EVERY STAIRWAY HAVING TWO OR MORE RISERS SERVING ANY BUILDING OR PORTION THEREOF SHALL COMPLY WITH THE REQUIREMENTS OF CALIFORNIA BUILDING CODE (CURRENT EDITION), SECTIONS 1009, 1012 AND 1013.
- WIDTH.** THE MINIMUM STAIRWAY WIDTH SHALL NOT BE LESS THAN 36 INCHES WHEN SERVING AN OCCUPANT LOAD OF 50 OR LESS. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 4 INCHES FROM EACH SIDE OF A STAIRWAY. STRINGERS AND OTHER PROJECTIONS SUCH AS TRIM AND SIMILAR DECORATIVE FEATURES MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 1 1/2 INCHES ON EACH SIDE.
- RISE AND RUN.** THE RISE OF STEPS AND STAIRS SHALL NOT BE MORE THAN 7 INCHES. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. THE RUN OF STEPS AND STAIRS SHALL NOT BE LESS THAN 11 INCHES. STAIR TREADS SHALL BE OF UNIFORM SIZE AND SHAPE. EXCEPT THE LARGEST TREAD RUN WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.
- HEADROOM.** STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF NOT LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUED ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDINGS.
- LANDINGS.** THERE SHALL BE A FLOOR OR A LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY OR STAIR RUN. SHORT LANDINGS SHALL HAVE A DIMENSION MEASURED IN THE DIRECTION OF TRAVEL NOT LESS THAN THE WIDTH OF THE STAIRWAY. SUCH DIMENSION NEED NOT EXCEED 48 INCHES WHEN THE STAIR HAS A STRAIGHT RUN.
- HANDRAILS.** STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE, AND EVERY STAIRWAY REQUIRED TO BE MORE THAN 36 INCHES IN WIDTH SHALL BE PROVIDED WITH NOT LESS THAN ONE INTERMEDIATE HANDRAIL FOR EACH 50 INCHES OF REQUIRED WIDTH. INTERMEDIATE HANDRAILS SHALL BE SPACED APPROXIMATELY EQUALLY ACROSS WITH THE ENTIRE WIDTH OF THE STAIRWAY.
EXCEPTIONS:
1. STAIRWAYS LESS THAN 44 INCHES IN WIDTH OR STAIRWAYS SERVING ONE INDIVIDUAL DWELLING UNIT IN GROUP R-2 OR R-3 OCCUPANCIES OR A GROUP R-3 CONGREGATE RESIDENCE NEED NOT HAVE HANDRAILS.
2. STAIRWAYS HAVING FEWER THAN 4 RISERS AND SERVING ONE INDIVIDUAL DWELLING UNIT IN GROUP R-2 OR R-3, OR A GROUP R-3 CONGREGATE RESIDENCE NEED NOT HAVE HANDRAILS.
THE TOP OF HANDRAILS AND HANDRAIL EXTENSIONS SHALL BE PLACED NOT LESS THAN 34 INCHES NOR MORE THAN 38 INCHES ABOVE THE NOSING OF TREADS AND LANDINGS. HANDRAILS SHALL BE CONTINUED THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS OR BENDS. HANDRAILS MAY HAVE STAIRING OR VOGUE REELS WITHIN THE FIRST TREAD ON STAIRWAYS IN GROUP R-3 OCCUPANCIES AND WITHIN DWELLING UNITS OF GROUP R-2 OCCUPANCIES. THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER OF AT LEAST 4.575 INCHES AND NOT GREATER THAN 6.144" WITH A MAXIMUM CROSS-SECTIONAL DIMENSION OF 2.144". THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.
- GUARDRAILS.** GUARDRAILS SHALL FORM A PROTECTIVE BARRIER NOT LESS THAN 42 INCHES HIGH, MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TREAD, ADJACENT WALKING SURFACE OR ADJACENT SEATING.
EXCEPTION 1. FOR OCCUPANCIES IN GROUP R-3, AND WITHIN INDIVIDUAL DWELLING UNITS IN OCCUPANCIES IN GROUP R-2, GUARDRAILS ABOVE TOP RAIL ALSO SERVES AS A HANDRAIL. GUARDRAILS SHALL HAVE A HEIGHT NOT LESS THAN 34" HIGH AND NOT MORE THAN 38" MEASURED VERTICALLY FROM THE LEADING EDGE OF THE STAIR TREAD NOSING.
OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS (BALUSTERS) OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH SIZE THAT A SPHERE 6 INCHES IN DIAMETER CANNOT PASS THROUGH.
- INTERIOR STAIRWAY CONSTRUCTION.** THE WALLS AND SOFFITS WITHIN ENCLOSED USEABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE.
EXCEPTION. SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD.

STAIRWAY DETAILS - KEYNOTES

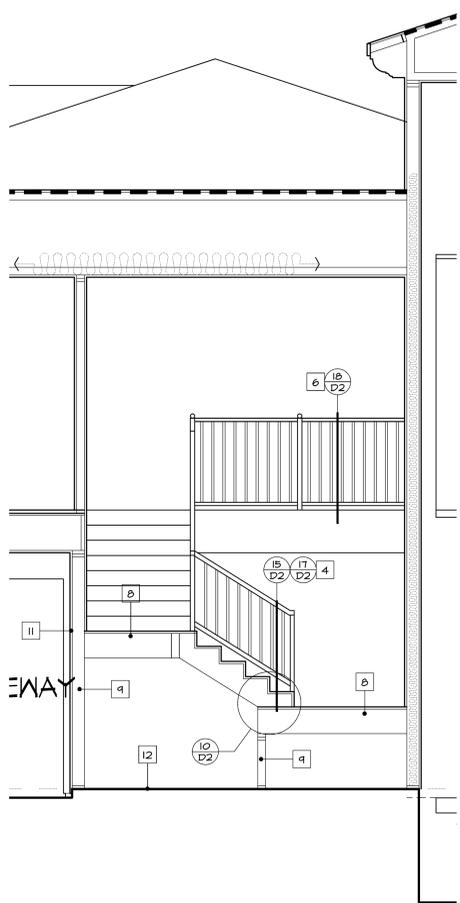
- SYMBOL OF REFERENCES
- STAIR STRINGER.
 - STAIR TREAD.
 - STAIR RISER.
 - HANDRAIL (TOP INTERMEDIATE RAILS - 'BALUSTERS').
 - HANDRAIL (WALL-MOUNTED).
 - GUARDRAIL.
 - 5/8" TYPE "X" GYPSUM BOARD AT WALLS AND CEILING AT UNDERSIDE OF ENCLOSED USEABLE SPACE UNDER STAIRS.
 - 2X FRAMING AT LANDINGS.
 - 2X STUD WALL FRAMING.
 - 2X SOFFIT FRAMING.
 - TYPICAL EXTERIOR FINISH.
 - CONCRETE SLAB FOUNDATION.



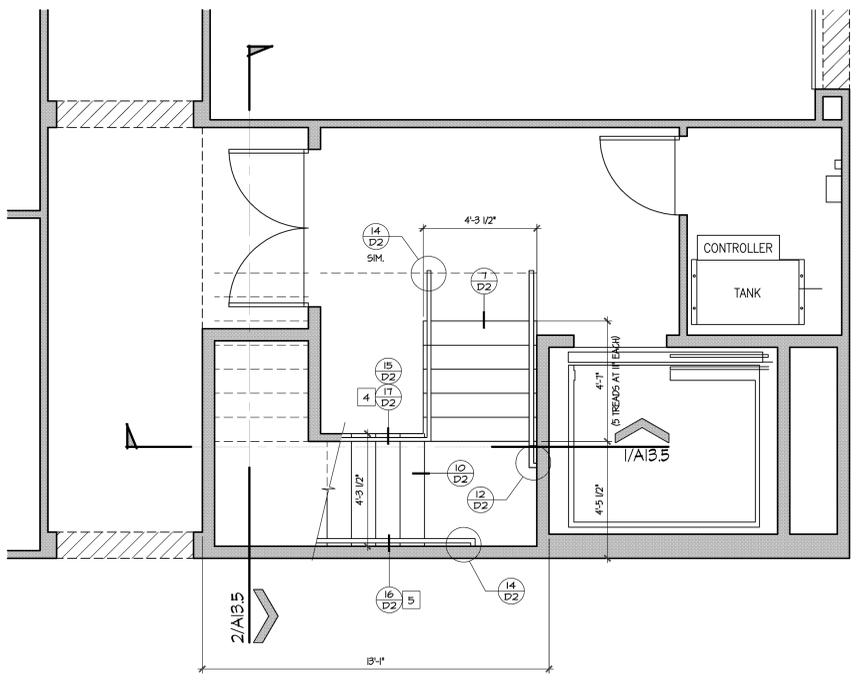
② STAIR SECTION



② SECOND FLOOR PLAN



① STAIR SECTION



① FIRST FLOOR PLAN

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PROJECT NUMBER

27015

SHEET TITLE

CLUB HOUSE

STAIR PLANS AND SECTIONS

SCALE: 3/8" = 1'-0"

SHEET NUMBER

A13.5 (ALL WOOD)

NOT FOR CONSTRUCTION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

EXTERIOR ELEVATION - GENERAL NOTES

- REFER TO FLOOR PLAN SHEETS FOR DOOR AND WINDOW DESIGNATIONS.
- WINDOW HEADER HEIGHTS SHALL BE 8'-0" A.F.F. (FIRST AND SECOND FLOORS), UNLESS ALL FOAM TRIM ILLUSTRATED ON EXTERIOR ELEVATIONS SHALL BE "MODIFIED EXPANDED POLYSTYRENE FOAM BOARD" AND MEET THE SPECIFICATIONS SET FORTH IN I.C.B.O. RESEARCH REPORT NO. 9414.

EXTERIOR ELEVATION - KEYNOTES

THE FOLLOWING KEYNOTES DO NOT REPRESENT ALL OF THE MATERIALS BEING INSTALLED IN THIS PROJECT. REFER TO EXTERIOR ELEVATIONS AND OPTION CONDITIONS FOR SPECIFIC MATERIALS.

SYMBOL OF REFERENCES

1. EXTERIOR FINISHES

- 1A ROOFING MATERIAL. REFER TO ROOF PLAN.
- 1B EXTERIOR PLASTER (STUCCO), 1/2" MINIMUM THICKNESS, (3-COAT) PORTLAND CEMENT OR PAPER BACKED METAL LATH PER CURRENT C.I.C. SECTION 2202. PROVIDE (2) LAYERS GRADE "D" BUILDING PAPER WHEN APPLIED OVER WOOD SHEATHING AT STUD FRAMED CONDITIONS.
- 1C N/A
- 1D STUCCO OVER HIGH RIBB METAL LATH AT SOFFIT/CEILING.
- 1E STUCCO SILL, SLOPE TO DRAIN.
- 1F STUCCO OVER FOAM TRIM.
- 1G STUCCO OVER FOAM LEAVE.
- 1H POLYURETHANE FOAM TRIM "PAINTED FINISH"

2. METALS

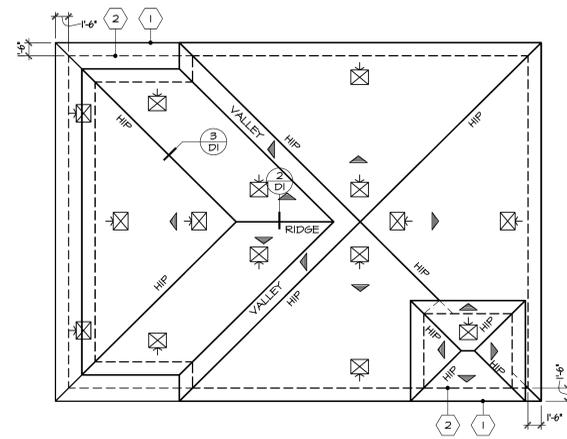
- 2A 26 GAUGE (MIN) GALV. FLASHING AT ROOF-TO-HALL.
- 2B 26 GAUGE (MIN) GALV. KEEP SCREED.
- 2C 1/4" X 8" METAL COMBUSTION AIR VENT.
- 2D HEAVYWEIGHT IRON WINDOW GRILL.
- 2E 26 GA. 6:1 CRICKET.

3. MASONRY & CONCRETE

- 3A CONCRETE STOOP. REFER TO SLAB EDGE PLAN FOR SIZE.

4. UTILITIES

- 4A BUILDING ADDRESS NUMBER. VERIFY LOCATION AND QUANTITY WITH FIRE DEPT. REQUIREMENTS.

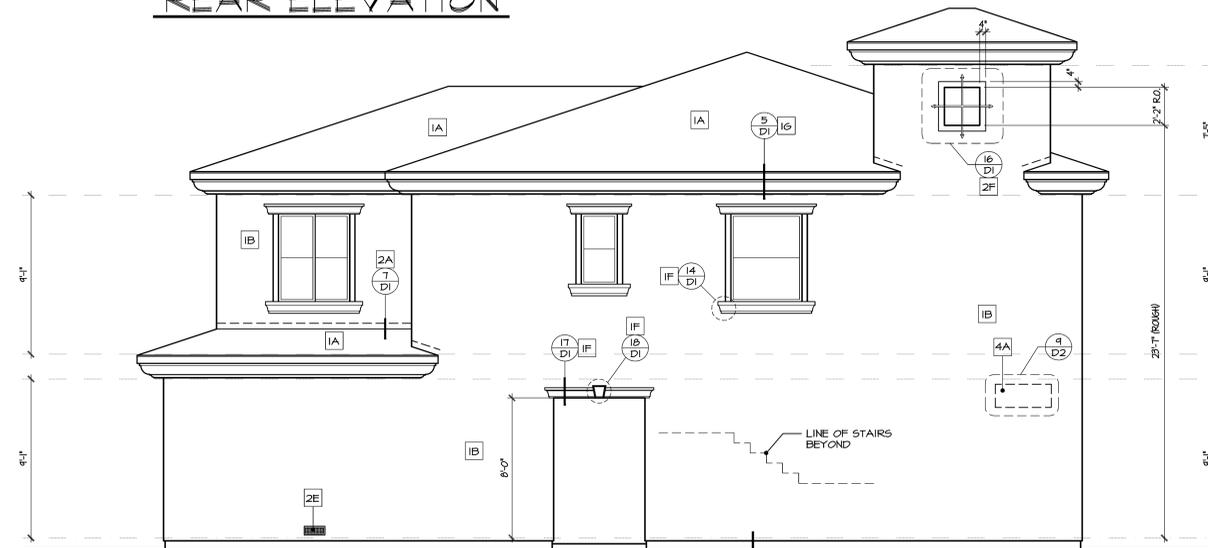


ROOF PLAN ROOF PITCH: 4:12
ROOF TILE PROFILE: "FLAT"
SCALE: 1/8" = 1'-0"

ATTIC VENTILATION REQUIREMENTS			
VENT "NET FREE AREAS" ARE BASED ON "OHASINS, INC. (U.N.O.) IF A DIFFERENT MANUFACTURER AND / OR STYLE IS SELECTED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST QUANTITIES AND MAY VARY DESIGN AND/OR LOCATIONS AS LONG AS MINIMUM CODE REQUIREMENTS ARE MET.			
ATTIC AREA	AREA 1	AREA 2	AREA 3
REQUIRED VENTILATING AREA (SQ. IN.) (AREA/ 3000 X 144)	1704 SQ. FT.	180 SQ. FT.	85 SQ. FT.
REQUIRED VENTILATING AREA (SQ. IN.) (AREA/ 3000 X 144)	821 SQ. IN.	81 SQ. IN.	41 SQ. IN.
MUST PROVIDE VAPOR RETARDER INSTALLED ON WARM SIDE OF ATTIC INSULATION AS PER THE CALIFORNIA BUILDING CODE (CURRENT EDITION) SECTION 1203.2 (EXCEPTION).			
PROVIDED VENTILATING AREA (NET FREE AREA)			
UPPER PORTION OF ATTIC			
CLOAKED VENT - "OHASINS" MODEL NO. "F-50048" (18.75 SQ. IN. EACH)	942.5 SQ. IN.	117.5 SQ. IN.	48.75 SQ. IN.
LOWER PORTION OF ATTIC			
CLOAKED VENT - "OHASINS" MODEL NO. "F-50048" (18.75 SQ. IN. EACH)	942.5 SQ. IN.	0 SQ. IN.	0 SQ. IN.
TOTAL VENTILATION PROVIDED -	1185 SQ. IN.	117.5 SQ. IN.	48.75 SQ. IN.
NOTE - OPENINGS FOR VENTILATION SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH OPENINGS A MINIMUM 1/8" INCH AND SHALL NOT EXCEED 1/4" INCH IN DIMENSION.			
NOTE - ATTIC VENTILATION LOCATIONS ARE MERELY SUGGESTIONS. CONTRACTOR MAY VARY DESIGN AND/OR LOCATIONS AS LONG AS MINIMUM CODE REQUIREMENTS ARE MET.			



REAR ELEVATION



FRONT ELEVATION

ROOF PLAN - GENERAL NOTES

- ROOF MATERIAL - CONCRETE ROOFING TILE BY "TANLE ROOFING PRODUCTS" (ICC ESR-1002) OF MINIMUM TWO (2) LAYERS GRADE "D" 30# FELT, INSTALL PER MANUFACTURER'S SPECIFICATIONS. ROOF TILE NOT TO EXCEED 10 LBS. PER SQUARE FOOT.
- ROOF TILE NAILING SHALL BE AS PER THE MANUFACTURER'S SPECIFICATIONS w/ THE FOLLOWING MINIMUM REQUIREMENTS:
 - A. II GA. CORROSION RESISTANT NAILS WITH MINIMUM 3/4" PENETRATION INTO SHEATHING PER C.I.C. TABLE 1203.1.1.
 - B. HEADS OF ALL TILE SHALL BE NAILED.
 - C. THE NOSES OF ALL LEAVE COURSE TILES SHALL BE FASTENED WITH APPROVED CLIPS.
 - D. ALL TILES SHALL BE NAILED WITH TWO (2) NAILS.
 - E. THE NOSES OF ALL RIDGE, HIP AND RAKE TILES SHALL BE SET IN A BEAD OF APPROVED ROOFERS MASTIC.
- PROVIDE MINIMUM 26 GA. GALV. METAL FLASHING AT ALL VALLEYS AND ROOF-TO-HALL CONDITIONS.
- PROVIDE MINIMUM 26 GA. GALV. METAL SADDLE AT GABLE ENDS (AS REQ'D).
- PROVIDE RAIN GUTTERS, DIVERSERS AND DOWN SPOUTS AS REQUIRED.
- ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. BLOCKING AND BRIDGING SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/200 OF THE AREA OF THE SPACE VENTILATED WITH 50 PERCENT OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

ROOF PLAN - KEYNOTES

SYMBOL OF REFERENCES

- 1 EDGE OF ROOF.
- 2 EDGE OF BUILDING BELOW.

ROOF PLAN - SYMBOLS NOTES

- INDICATES DIRECTION OF ROOF PITCH.
- INDICATES HALF-ROUND LOUVERED DORMER VENT. "CONSTRUCTION METALS, INC.", ONTARIO, CA. ACCESSORIES MODEL NO. 1804 ROOF VENT # 100 SJ. VENTILATING AREA EACH OR APPROVED EQUIVALENT, TO BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.



Union Place
CLUB HOUSE
Placentia, California
ORA Bradford Court 127, LLC

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PROJECT NUMBER
27015

SHEET TITLE
CLUB HOUSE

EXTERIOR ELEVATIONS AND ROOF PLAN

SCALE: 1/4" = 1'-0" (U.N.O.)

SHEET NUMBER
A13.4
(ALL WOOD)

NOT FOR CONSTRUCTION

BUILDING SECTION - GENERAL NOTES

- REFER TO STRUCTURAL PLANS FOR ANY AND ALL INFORMATION REGARDING THE FRAMING AND FOUNDATION DESIGN AND DETAILS. THE BUILDING SECTIONS ARE MERELY AN ARCHITECTURAL REPRESENTATION OF THE STRUCTURE. PRIOR DISPLAYS ROOM RELATIONSHIPS, VOLUME, BUILDING PROFILE, ETC.
- BUILDING SECTIONS MAY VARY AT "OPTIONAL CONDITIONS" AS WELL AS ALTERNATE ELEVATIONS AND OPTION CONDITIONS. REFER TO APPLICABLE DRAWINGS.

BUILDING SECTION - KEYNOTES

□ SYMBOL OF REFERENCE NOTES

1. ROOF/ATTIC ASSEMBLIES

- 1A ROOF MATERIAL. REFER TO ROOF PLAN NOTES.
- 1B ROOF SHEATHING.
- 1C DESIGNED WOOD ROOF TRUSSES.

2. WALL ASSEMBLIES

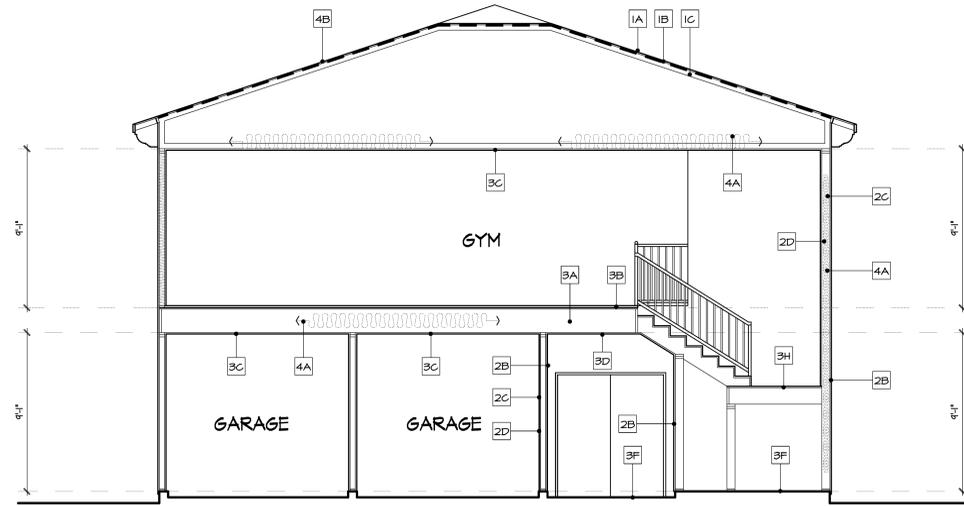
- 2A N/A
- 2B EXTERIOR PLASTER (STUCCO).
- 2C 2 X STUD WALL FRAMING.
- 2D GYPSUM HALLEBOARD (TYPE "X" WHERE REQUIRED).

3. FLOOR/CEILING ASSEMBLIES

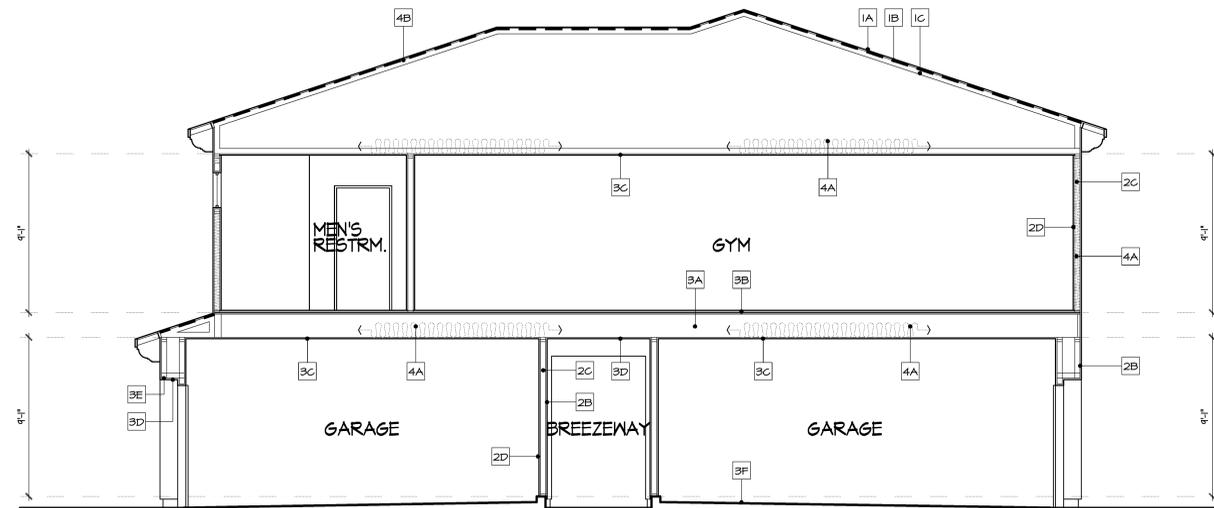
- 3A TYP. FLOOR SYSTEM.
- 3B 1 1/2" LIGHT WEIGHT CONCRETE OVER TYP. FLOOR SHEATHING
- 3C GYPSUM HALLEBOARD TYPE "X"
- 3D STUCCO OVER HIGH-RIBBED METAL LATH AT SOFFIT.
- 3E 2 X SOFFIT FRAMING. REFER TO SOFFIT PLAN.
- 3F CONCRETE SLAB FOUNDATION.
- 3G RAILING. REFER TO DETAILS.

4. UTILITIES

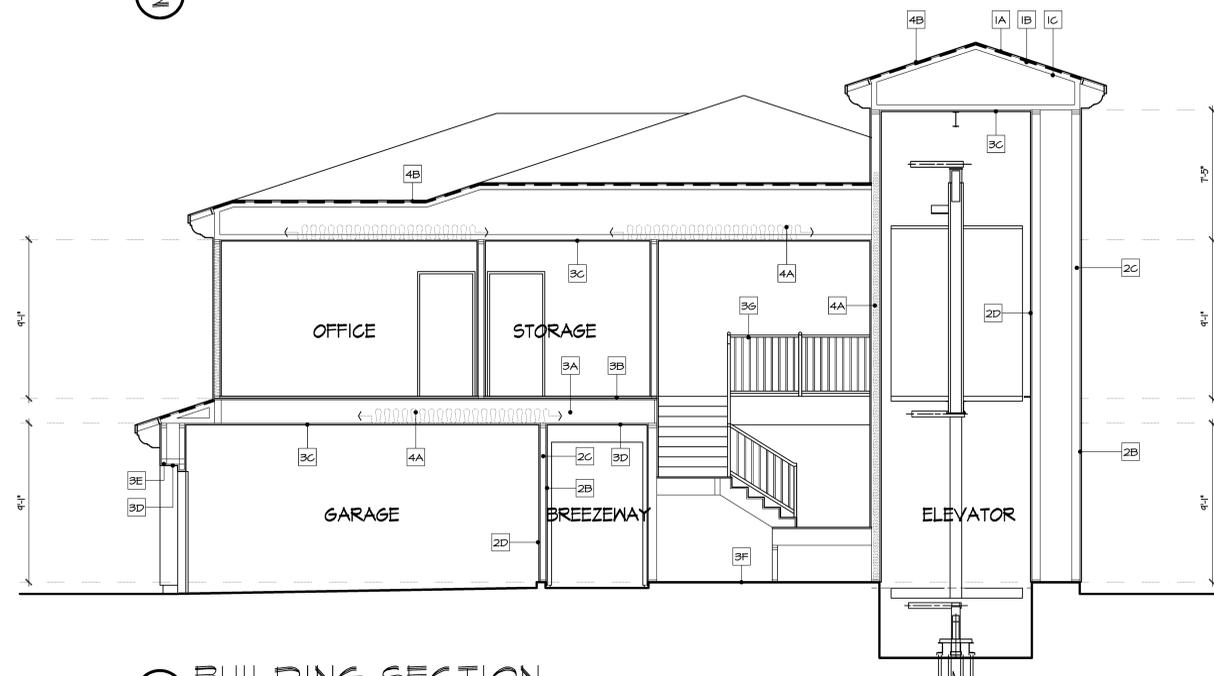
- 4A INSULATION PER ENERGY REQUIREMENTS (TITLE 24).
- 4B RADIANT BARRIER - - - - -



③ BUILDING SECTION



② BUILDING SECTION



① BUILDING SECTION

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PROJECT NUMBER

27015

SHEET TITLE

CLUB HOUSE

BUILDING SECTIONS

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

SHEET NUMBER

A13.3
(ALL WOOD)

NOT FOR CONSTRUCTION

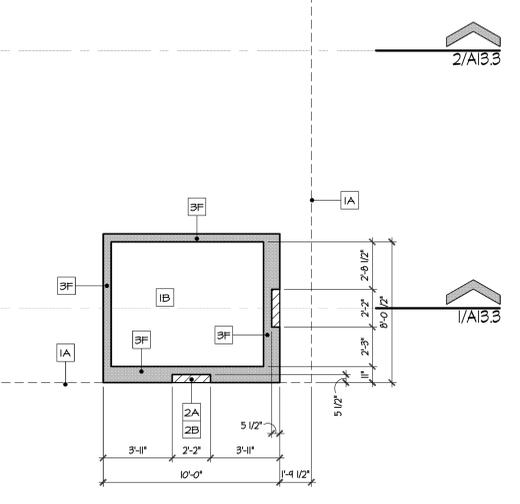
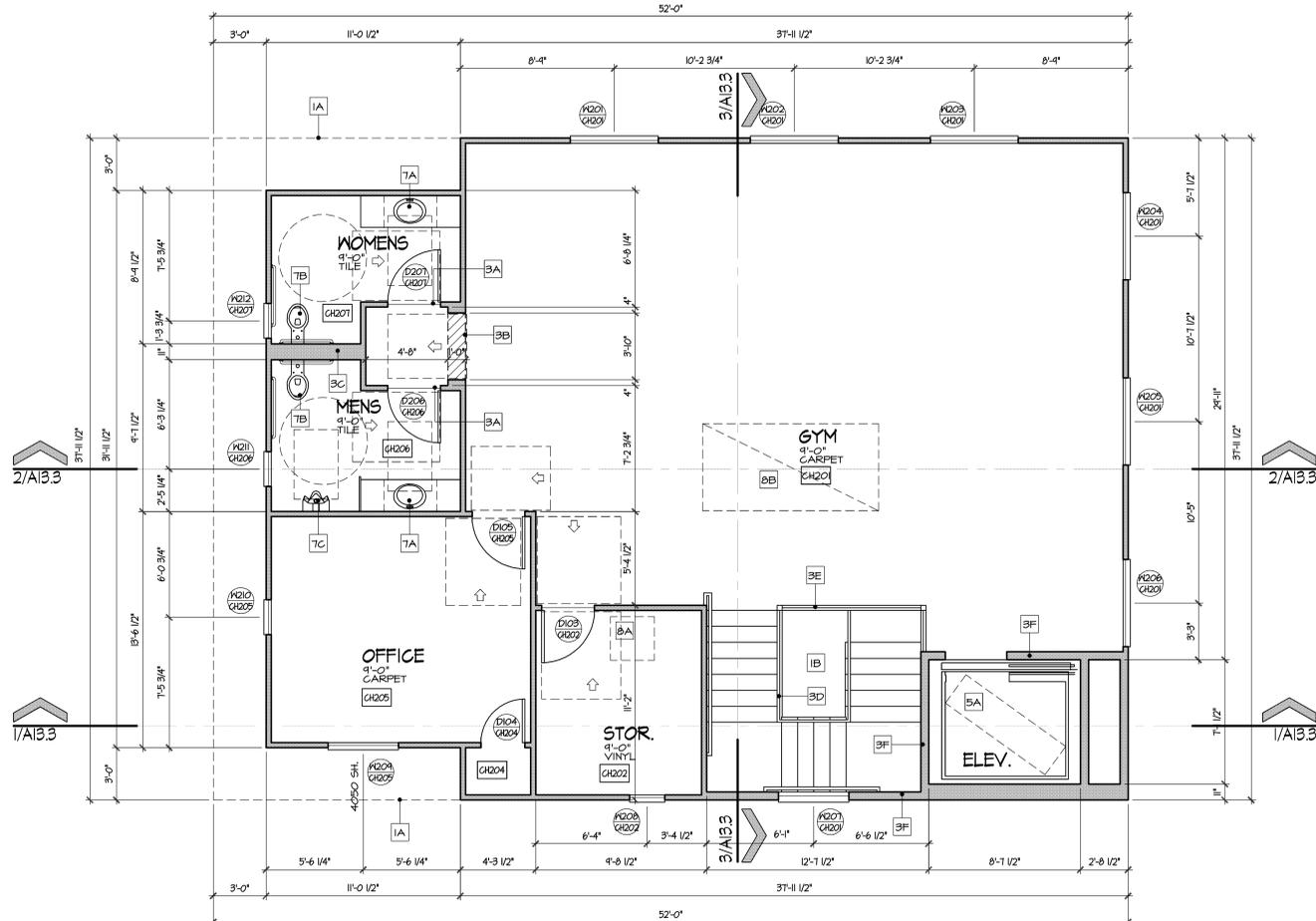
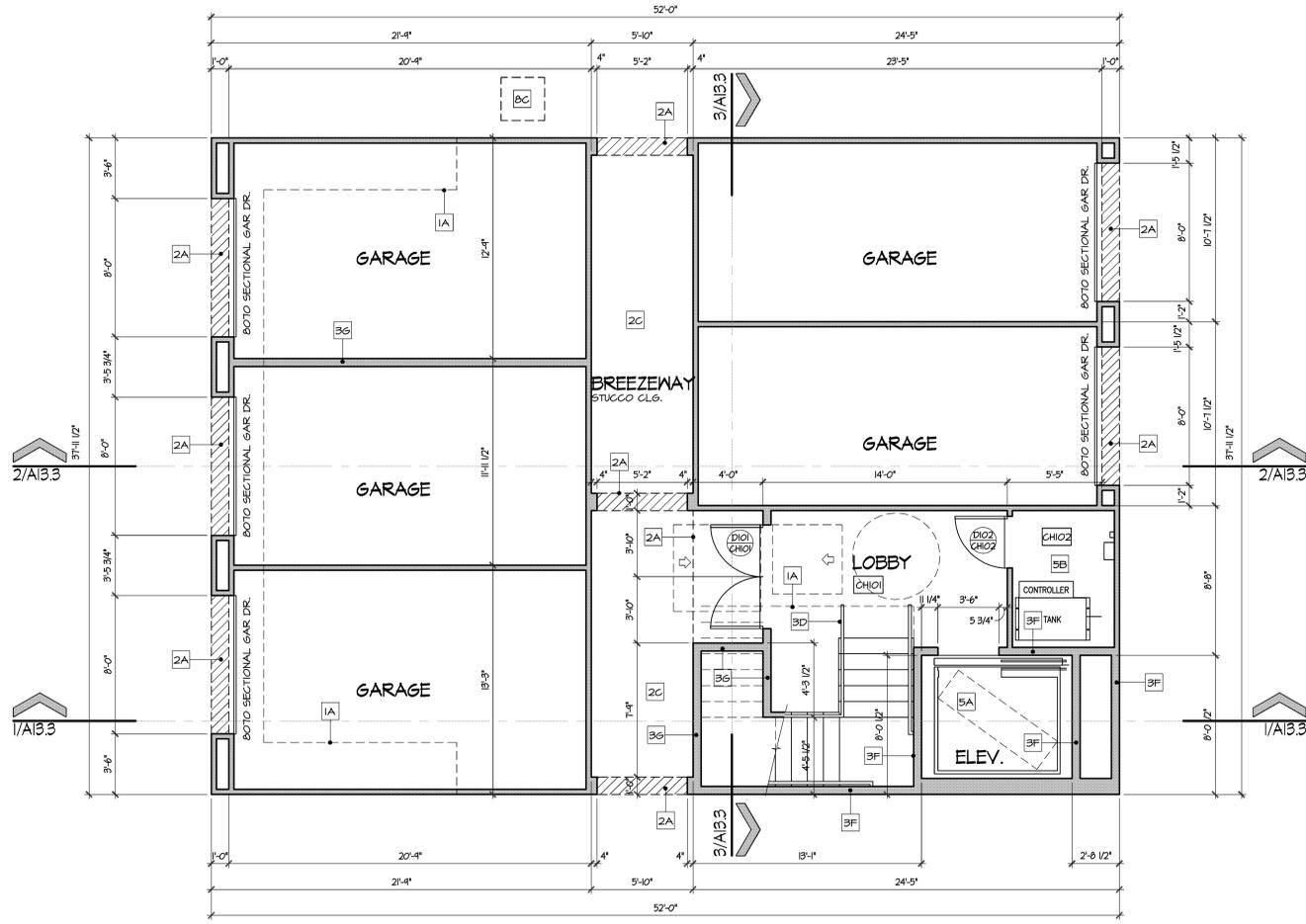
FLOOR PLAN - GENERAL NOTES

- INDICATES TEMPERED GLASS LOCATION AS PER C.B.C SECTION 2406.
- ▲ INDICATES DESIGNATED EGRESS WINDOWS/DOORS AS PER SPECIFICATIONS OF "PACIFIC WINDOW CORPORATION". IF ALTERNATE WINDOW MANUF. IS TO BE USED, THE BUILDER IS TO VERIFY THAT WINDOW(S) COMPLY TO MINIMUM EGRESS REQUIREMENTS OF C.B.C SECTION 1026.

1. FOR ACCESSIBILITY REQUIREMENTS SEE SHEET A13.6.

FLOOR PLAN - KEYNOTES

- 1. SPATIAL**
- 1A LINE OF FLOOR / HALL (ABOVE OR BELOW).
 - 1B OPEN TO BELOW.
- 2. EXTERIORS**
(REFER TO EXTERIOR ELEVATIONS)
- 2A LINE OF EXTERIOR SOFFIT.
 - 2B STUCCO-SILL SLOPE ONE INCH PER FOOT (MIN).
 - 2C CONCRETE SIDEWALK. REFER TO CIVIL PLANS.
- 3. INTERIORS**
- 3A LINE OF FLOOR - MATERIAL CHANGE.
 - 3B LINE OF SOFFIT ABOVE. REFER TO UTILITY / SOFFIT PLANS.
 - 3C DOUBLE 2 X 6 STUD HALL FRAMING. PROVIDE SOUND ATTENUATION INSULATION.
 - 3D STAIR RAILING 42" HIGH MIN. UNLESS TOP RAIL IS USED AS A HANDRAIL (34" HIGH MIN, 36" MAX, ABOVE STAIR TREAD NOSING). OPEN HANDRAILS SHALL HAVE INTERMEDIATE RAILS (BALUSTERS) OR AN ORNAMENTAL PATTERN SUCH THAT A 4" HIGH DIAMETER SPHERE CANNOT PASS THROUGH. ALTERNATE - WALL MOUNTED RAILING (34" HIGH MIN, 36" MAX) ABOVE STAIR TREAD NOSING). REFER TO DETAILS.
 - 3E GUARDRAIL (42" HIGH MIN) ATOP GARETHALL AT 0" AFF. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS (BALUSTERS) OR AN ORNAMENTAL PATTERN SUCH THAT A 4" HIGH DIAMETER SPHERE CANNOT PASS THROUGH. REFER TO DETAILS.
 - 3F 2 X 6 BALLON FRAMED STUD WALL.
 - 3G 2 X 6 FRAMED STUD WALL.
- 4. OPENINGS**
- 4A NA.
- 5. APPLIANCES**
(VERIFY ALL CLEAR OPENING REQUIREMENTS)
- 5A COMMERCIAL ELEVATOR - OTIS "HOLED HYDRAULIC", SIDE OPENING, 3500 LBS CAPACITY.
 - 5B COMMERCIAL ELEVATOR MECHANICAL ROOM.
- 7. PLUMBING**
- 7A ACCESSIBLE LAVATORY.
 - 7B ACCESSIBLE WATER CLOSET.
 - 7C ACCESSIBLE URINAL. REFER TO ADA SHEETS FOR MINIMUM CLEARANCE REQUIREMENTS.
- 8. MECHANICAL**
(VERIFY LOCATIONS AND SIZES WITH HVAC CONTRACTOR)
- 8A AN ATTIC IN WHICH AN APPLIANCE IS INSTALLED SHALL BE ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE AND NOT LESS THAN 22" X 30" AS PER CALIFORNIA MECHANICAL CODE (CURRENT EDITION, SECTION 904.1). VERIFY SIZE WITH HVAC CONTRACTOR. PROVIDE 1 3/4" THICK, TIGHT-FITTING, SELF-CLOSING, 1 HR. RATED DOOR WITH SMOKE SEAL.
 - 8B FORCED AIR UNITS IN ATTIC. REFER TO ELECTRICAL PLANS BY OTHERS.
 - 8C AIR CONDITIONING CONDENSER UNIT SET ON CONCRETE PAD TO BE PROVIDED BY HVAC CONTRACTOR. (VERIFY LOCATION)



AREA TABULATION

CLUB HOUSE	
CONDITIONED SPACE	
FIRST FLOOR	224 SQ. FT.
SECOND FLOOR	1367 SQ. FT.
TOTAL	1,591 SQ. FT.
UNCONDITIONED SPACE	
GARAGES	1262 SQ. FT.
ELEVATOR MECH.	34 SQ. FT.
BREEZEWAY	252 SQ. FT.

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PROJECT NUMBER
27015

SHEET TITLE
CLUB HOUSE
FLOOR PLANS

SCALE: 1/4" = 1'-0"
SHEET NUMBER
A13.2
(ALL WOOD)

NOT FOR CONSTRUCTION

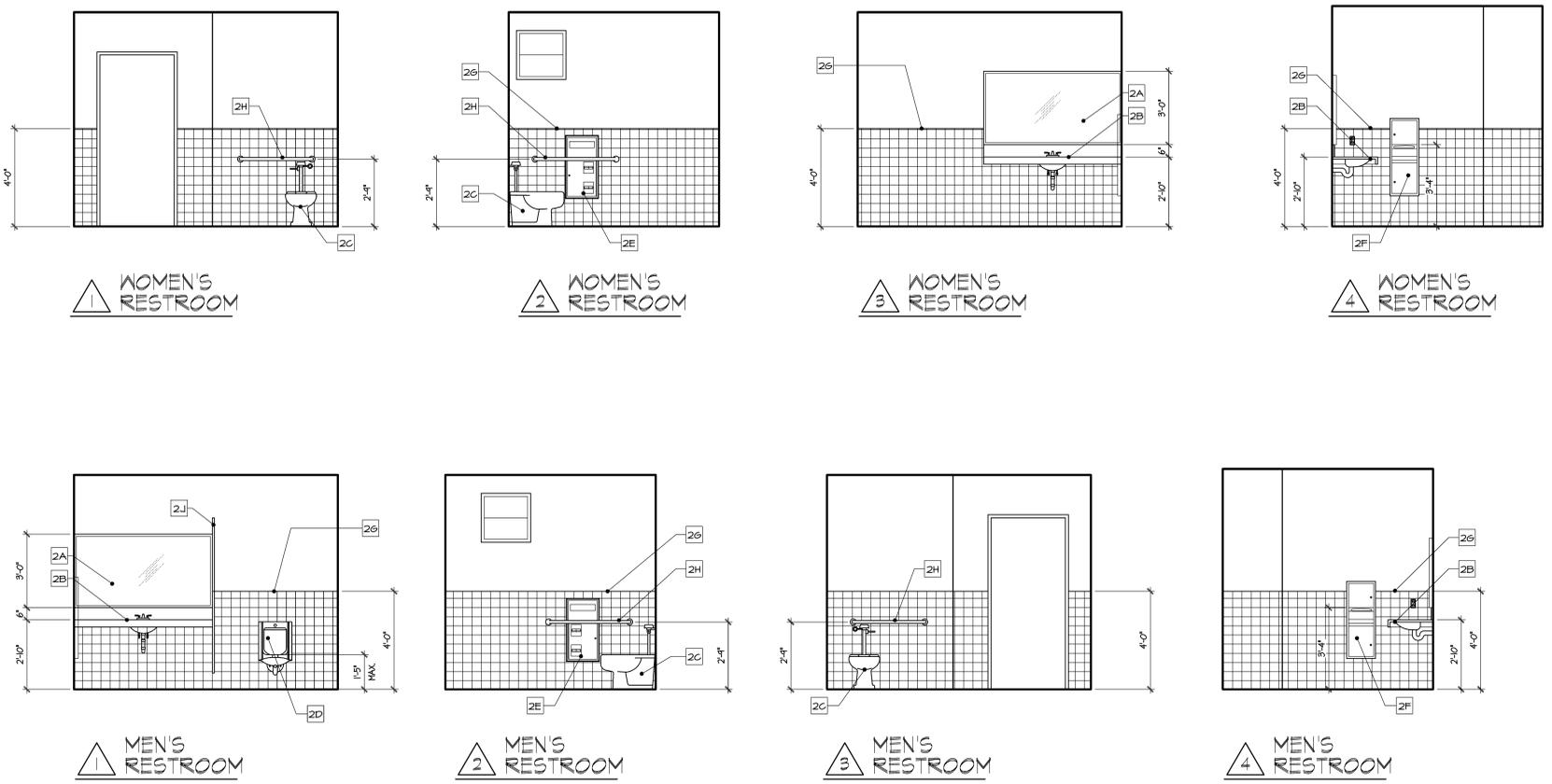
INTERIOR ELEVATION - KEYNOTES

THESE INTERIOR ELEVATIONS ARE FOR REFERENCE PURPOSES ONLY. REFER TO INFORMATION FROM CLIENT FOR DETAILED SPECIFICATIONS.
REFER TO FLOOR PLAN(S) FOR ADDITIONAL INFORMATION.
INSTALL ALL EQUIPMENT AND FIXTURES PER MANUFACTURER'S SPECIFICATIONS.
FOR RESIDENTIAL INTERIOR ELEVATIONS, REFER TO DRAWINGS FROM 'NOVA STUDIO'. REFER TO INFORMATION FROM CLIENT FOR DETAILED SPECIFICATIONS.

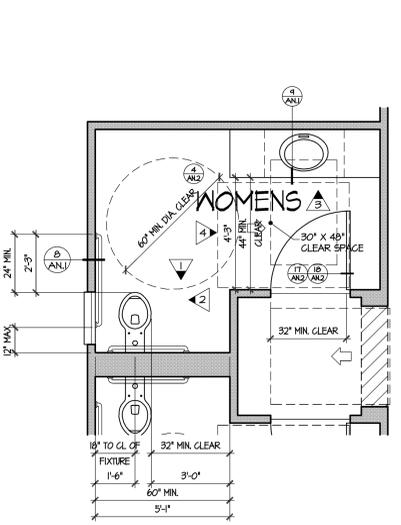
SYMBOL OF REFERENCES

2 RESTROOMS

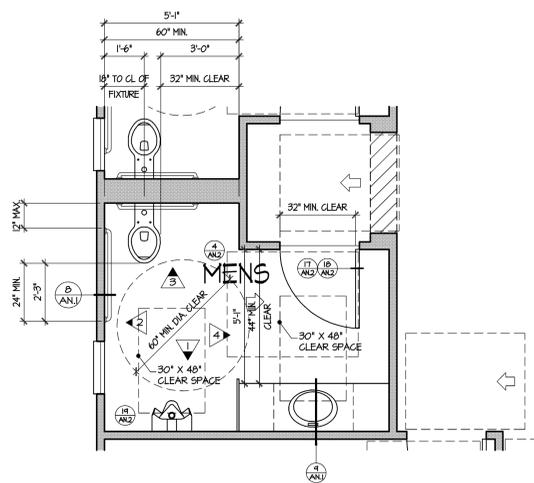
- 2A MIRROR (SECURELY FASTEN TO WALL)
- 2B HALL MOUNTED TOP & LAVATORY.
- 2C WATER CLOSET.
- 2D URINAL (CONTROLS) TO BE MAX 44" ABOVE FLOOR)
- 2E SEAT COVER DISPENSER AND TOILET TISSUE DISPENSER.
- 2F PAPER TOWEL DISPENSER AND WASTE RECEPTACLE.
- 2G CERAMIC TILE MANSHOT.
- 2H GRAB BAR.
- 2J PARTITION.



INTERIOR ELEVATIONS



2 RESTROOM PLAN
WOMEN'S - CH207



1 RESTROOM PLAN
MEN'S - CH206

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REVISIONS			
NO.	DATE	NO.	DATE



PROJECT NUMBER

27015

SHEET TITLE

CLUB HOUSE

INTERIOR ELEVATIONS

SCALE: 3/8" = 1'-0"

SHEET NUMBER

A13.7
(ALL WOOD)

NOT FOR CONSTRUCTION