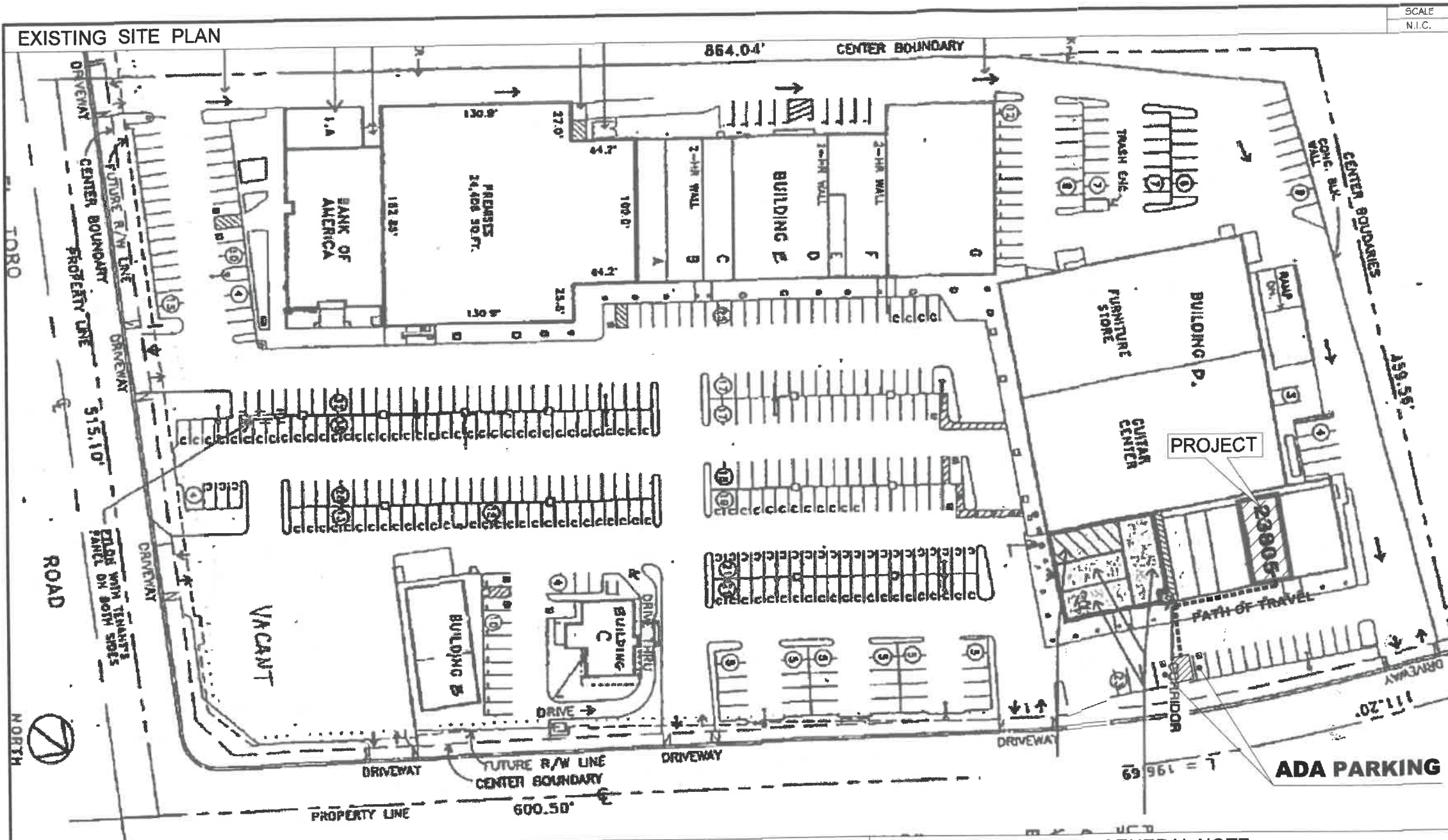


PC Attachment 3



SCALE
N.T.S.

VICINITY MAP

PROJECT LOCATION

SCALE
N.T.S.

REVISIONS

DATE	NO.

PROJECT SUMMARY

ADDRESS: 23805 ROCKFIELD BLVD, LAKE FOREST, CA 92630

APN: G17-053-111

PROPERTY TYPE: COMMERCIAL

ZONING: MU 43

CONSTRUCTION TYPE: V-B (NO FIRE SPRINKLER)

OCCUPANCY GROUP: B

STORIES: ONE

BUILDING AREA: 42,161 SF

LEASED AREA: 1,436 SF

PARKING: 377

OCCUPANCY LOAD: 15

BUSINESS TYPE: MESSAGE

SCOPE OF WORK: INTERIOR REMODEL

SCOPE OF WORK

TENANT IMPROVEMENT MESSAGE STORE

- ADD NON-BEARING INTERIOR WALLS.
- ADD ADA RESTROOM.
- ELECTRICAL ADD OUTLET AND WALL LIGHTING TO THE NEW MESSAGE ROOM. ADD WASHER / DRYER POWER.
- (E) CEILING LIGHTING AND HVAC TO REMAIN NOT CHANGE.
- PLUMBING ADD WASHING MACHINE AND ADA RESTROOM WATER LINE AND WASTE.
- NO NEW MECHANICAL WORK.
- NO INCREASE AREA AND EXISTING STRUCTURE NOT CHANGE.

CODE STANDARD

2022 CALIFORNIA BUILDING CODE (CBC)

2022 CALIFORNIA MECHANICAL CODE (CMC)

2022 CALIFORNIA ELECTRICAL CODE (CEC)

2022 CALIFORNIA PLUMBING CODE (CPC)

2022 LOS ANGELES COUNTY FIRE CODE (CFC)

2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEEES)

2022 CALIFORNIA GREEN BUILDING STANDARDS (CGBSC)

2022 CALIFORNIA ENERGY CODE

DIRECTORY

OWNER:

ICS Property Group

Brian McMillan

Address: 4312 La Cadena Circle

Yorba Linda, CA 92686

Tel: (714) 900-1600

Email: icspropertygroup@gmail.com

Tenant:

Chun Zhang

Address: 134 Trellis Ln,

Inyue, CA 92620

Tel: (541) 974-4795

Email: wrlamuldi@gmail.com

APPLICANT:

ANG CONSTRUCTION & DESIGN

Vincent Jiang

Address: 2088 S Atlantic Blvd STE 386

Monterey Park, CA 91754

Tel: (626) 879-6566

Email: ANGdesign26@gmail.com

SHEET INDEX

A-1	COVER SHEET & SITE PLAN
A-2	FLOOR PLAN
A-3	CEILING PLAN
A-4	ADA DETAILS

DATE: 06/10/2024

SCALE: AS SHOWN

DRAWN: V.J.

JOB #: 24C0601

SHEET: 1

A-1

OF 4 SHEETS

ABBREVIATIONS

A.F.F.	- ABOVE FINISH FLOOR	MISC.	- MISCELLANEOUS
C.I.	- CONTROL JOINT	MET.	- METAL
CONC.	- CONCRETE	NEW	- NEW
DET.	- DETAIL	NG	- NOT TO SCALE
DIA	- DIAMETER	N.T.S.	- NOT TO SCALE
DM	- DIMENSION	O.C.	- ON CENTER
(E)	- EXISTING	P.L.	- PROPERTY LINE
EQ.	- EQUAL	REQ.	- REQUIRED
F.F.	- FINISH FLOOR	S.F.	- SQUARE FEET
F.G.	- FINISH GRADE	SM	- SIMILAR
FIN.	- FINISH	SQ.	- SQUARE
FLR	- FLOOR	TYP.	- TYPICAL
FOU	- FOOTING	U.O.N.	- UNLESS OTHERWISE NOTED
FTC	- FOOTING	V.L.F.	- VERIFY IN FIELD
G.P.	- GYP-SUM BOARD	W.D.	- WOOD
INSUL.	- INSULATION	W/D	- WASH AND DRY
MECH.	- MECHANICAL		
MFR	- MANUFACTURER		
MIN.	- MINIMUM		

SYMBOLS

ELEVATION NUM
DRAWING NO. BE

KEY NOTE

NORTH ARROW

NORTH

ACCESSIBILITY NOTE:

- PROVIDE AND SHOW CLEAR LOCATION OF NEW/EXISTING DETECTABLE WARNING(S) AT PLATFORM EDGES, CURB RAMPS, ISLANDS OR CUR-THROUGH, BLENDED TRANSITIONS, ETC. COMPLYING WITH SECTION 11B-705 ON PLAN. [CBC 11B-247.1.2.1]
- DETECTABLE WARNING SURFACES SHALL BE YELLOW CONFORMING TO FS 33538 OF FEDERAL STANDARD 595C. [CBC, SEC. 11B-705.1.1.3]
- DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE SURFACE. [CBC, SEC. 11B-705.1.1.3]
- ONLY APPROVED DSA-AC DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE INSTALLED AS PROVIDED IN THE CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 1, CHAPTER 5, ARTICLE 2, 3 AND 4. [CBC, SEC. 11B-705.3]
- TRUNCATED DOMES TO COMPLY WITH SECTION 11B-705.1

- DOME SIZE PER SECTION 11B-705.1.1.2
- DOME SPACING PER SECTION 11B-705.1.1.2
- COLOR AND CONTRAST PER SECTION 11B-705.1.1.3

CLASSIFICATION OCCUPANCY LOAD (CBC TABLE 1004.1.2)

TYPE OF USE	OCCUPANCY	FLOOR AREA	LOAD FACTOR	OCCUPANTS
MESSAGE	B	1,436 SF	1/100 SF	14.36
Total		1,436 SF		15
TOTAL OCCUPANCY OCCUPANCY LOAD = 15		TOTAL < 50		

GENERAL NOTE

- ALL CONSTRUCTION AND DETAILS SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE LOCAL BUILDING CODE AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS.
- TOP RANK BUILDERS AND ALL SUB-CONTRACTORS SHALL CAREFULLY AND THOROUGHLY EXAMINE THE PROJECT SITE, FIELD VERIFY ALL CONDITIONS, GRADES, ELEVATIONS AND DIMENSIONS OF THE VARIOUS FEATURES OF THE PROJECT SITE AND SHALL COMPARE THE DRAWINGS WITH THE EXISTING SITE CONDITIONS. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE CONTRACTOR IN WRITING, BEFORE BEGINNING WORK.
- GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL REVIEW AND THOROUGHLY EXAMINE AND FAMILIARIZE THEMSELVES WITH ALL ELEMENTS AND CONDITIONS IN THE CONTRACT DRAWINGS AND SPECIFICATIONS. TOP RANK BUILDERS AND ALL SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON THE DRAWINGS. ANY DISCREPANCIES AND/OR CONDITIONS NEEDING CLARIFICATION SHALL BE REPORTED IMMEDIATELY TO TOP RANK BUILDERS, IN WRITING, BEFORE BEGINNING WORK.
- ALL CONSTRUCTION, FABRICATION AND INSTALLATIONS SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF THE I.R.C., I.F.C., U.M.C., U.P.C., N.E.C., I.E.C.C. & ANY FEDERAL, STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES OF THE GOVERNING AGENCY HAVING JURISDICTION OVER THE PROJECT. SUCH APPLICABLE CODES, ETC. ARE THOSE WHICH ARE IN EFFECT AT THE TIME THE PERMIT APPLICATION FOR THE PROJECT IS RECORDED.
- THE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE VARIOUS DRAWINGS, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION.
- Contractor to stake out all works as shown on plans, confirm existing conditions and property line locations, and verify compliance with setbacks and clearances required by code.
- No part of the structure shall be overloaded beyond its safe carrying capacity by the placing of materials, equipment, tools, machinery or any other item.
- Contractor shall provide all walls, terraces, walks and drives as shown on plans and also provide any expansion joints, curbs, etc. that may be required for durable construction.
- EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT. EXIT DOOR WALL SHALL BE NOT LESS THAN 36" IN WIDTH & NOT LESS THAN 6'-8" IN HEIGHT.
- ALL SINK SHALL PROVIDE A LEVER TYPE CONTROL FAUCET, MAX. 51bf. TO OPERATE
- THE RANGE HOOD FILTER WASHWATER WILL BE DISCHARGED THROUGH THE GREASE INTERCEPTOR OR CLEANING OF THE FILTERS WILL BE DONE OFF SITE BY A SERVICE COMPANY.
- THE MEAN OF EGRESS TRAVEL SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL.
- PORTABLE FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIRE DEPARTMENT FIELD INSPECTOR IN ACCORDANCE WITH FIRE CODE 906.1

First Sub.

ACCESSIBILITY STANDARDS

IDENTIFICATION SYMBOLS
(for sanitary facilities)

DOOR MOUNTED SIGNAGE

- A. (Men's) - Equilateral triangle 1/4" thick with edges 12" long and a vertex pointing upward. 11B-703.7.2.6.1
B. (Women's) - 12" diameter circle 1/4" thick with 1/4" thick triangle superimposed within circle. 11B-703.7.2.6.2
C. (Unisex) 42" diameter circle 1/4" thick with 1/4" thick triangle superimposed within circle. 11B-703.7.2.6.3
D. The characters and background of the sign is eggshell, matte, or other non-gloss finish and the color and contrast of the sign distinctively contrasts with the color and contrast of the door. 11B-703.5.1
E. Signs are centered on the door 60" max from the floor. 11B-703.4
F. The International symbol of accessibility is installed on the wall adjacent to the latch side of the door. The border dimension of this pictogram shall be a minimum of 6" in height. 11B-703.6.1
G. Verbal description as to restroom usage (i.e. Men's Restroom, etc.), is placed directly below the symbol of accessibility. 11B-703.7.2
H. The characters and background of the sign is eggshell, matte, or other non-gloss finish and the color and contrast of the sign distinctively contrasts with the color and contrast of the wall. 11B-703.7.1
I. Signs are centered on the wall 60" from the floor. 11B-218
J. Letters and numerals are raised 1/32" pre sans-serif uppercase characters and are accompanied by (Grade 2) Braille. Characters are minimum 5/8" high and a maximum of 8" high. 11B-216
K. Mounting locations allows a person to approach within 3" of the signage without encountering protruding objects or standing within the swing of a door. 11B-216

SINGLE ACCOMMODATION TOILETS

- A. Except at doors, the minimum clear width of an accessible route in facility shall be 36" 11B-604
B. Entry door has privacy latch (push button-lever release) 11B-604
C. Sufficient space for wheelchair measuring 30" x 48" to enter room and permit the door to close is provided. 11B-604
D. A clear space of sufficient size to inscribe a 60" diameter circle is provided within the sanitary facility room. 11B-604
E. 60" space is clear of objects from the floor to a height of 27". 11B-604

- F. No door shall encroache into required 60" clear space for more than 12" 11B-604
G. Min. 60" wide and 48" deep clear floor space is provided in front of the water closet 11B-604
H. The centerline of the water closet fixture shall be 18" from the side wall or partition 11B-604
I. Provide a Min. 28" wide clear floor space if water closet is adjacent to a fixture or a Min. 32" wide clear floor space if the water closet is adjacent to a wall or partition. 11B-604
J. The height of accessible water closets shall be 17" - 19" measured to the top of a Max 2" high toilet seat. 11B-604
K. Controls for the flush valve shall be mounted on the wide side of toilet area. 11B-604
L. 44" max. from floor to flush valve. 11B-604
M. 5 lb. max. force to operate flush valve. 11B-604
N. Walls within compartments shall be smooth, hard and non-absorbent to 48" in height, and are not adversely affected by moisture. 11B-604
O. Floor surfaces of toilet room are smooth, hard and non-absorbent extending upward a minimum of 5" onto walls. 11B-604
P. Side grab bar is a minimum 42" long and extends 24" beyond the front of the water closet. 11B-604
Q. The forward end of the side grab bar is located a minimum of 54" from the back wall. 11B-604
R. Side grab bar begins a maximum of 12" from the rear wall. 11B-604
S. Rear grab bar is a minimum 36" long. 11B-604
T. Rear grab bar begins a maximum of 6" from the corner of the wall on the toilet side. 11B-604
U. Diameter of grab bar(s) is 1-1/4" - 1-1/2". 11B-604
V. Clearance between the grab bar(s) and wall is 1-1/2". 11B-604
W. Grab bars are mounted at 33" to center of bar above and parallel to floor. (For tank type toilets, 36" may be allowed if tank obstructs placement of bar). 11B-604
X. Bars are smooth with a min. radius of 1/8". 11B-604
Y. Min. structural strength of grab bar(s) will support a 250 lb. point load. 11B-604
Z. Grab bars do not rotate within their fittings. 11B-604
AA. Surface of wall adjacent to grab bar(s) is free of sharp or abrasive elements. 11B-604
BB. Toilet paper dispenser is located on the wall within 12" of the front edge of the toilet seat. 11B-604
CC. 19" minimum height from floor to centerline of toilet paper dispenser. (location below grab bar suggested) 11B-604
DD. Toilet paper dispenser allows continuous paper flow and does not control delivery. 11B-604

DINING, BANQUET AND BAR FACILITIES

- A. At least 5%, but not less than one of the seating spaces in each functional area is accessible as follows. 11B-226.2
Min. 30" x 48" clear floor space is provided. 11B-305
One full-unobstructed side of the clear floor space adjoins or overlaps an accessible route or another wheelchair clear floor space. 11B-305
Knee space at tables is at least 27" high, 30" wide, 19" deep. 11B-306
Height of tables between 28"-34" from the floor or ground. 11B-308
B. Access to accessible seating space(s) is provided by main aisles a min. of 36" in width. 11B-306
C. Equivalent services and dcor are provided at accessible seating space(s) for the public. 11B-208

Counters

- D. Counters that exceed 34" in height, where food or drink is served, have a minimum 60" long portion that has the following:
Top Counter is between 28"-34" above the finish floor. 11B-604
Knee clearance a min. 27" high, 30" wide and 19" deep. 11B-603
Clear floor space a min. of 30" x 48". 11B-604
Clear floor space adjoins an accessible route. 11B-604
Food Service Lines/Aisles
I. Minimum clear width of 36" is provided. (42" preferred). 11B-604
J. Tray slides are mounted a max. of 34" above floor. 11B-604

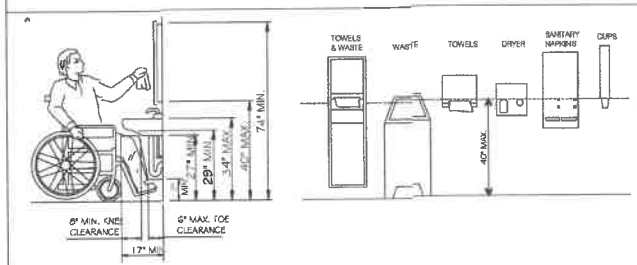


Fig. 2

- NOTES:
PROVIDED A FLOOR CLEAR SPACE 18"x16" IN FRONT OF SIDE WALL MOUNTED BRAILLE SIDE SIGN (2016 CBC 11B-703.4.2). PICTOGRAMS SHALL BE 6" HEIGHT AND SHALL CONTRAST WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD. (2016 CBC 11B-703.6).

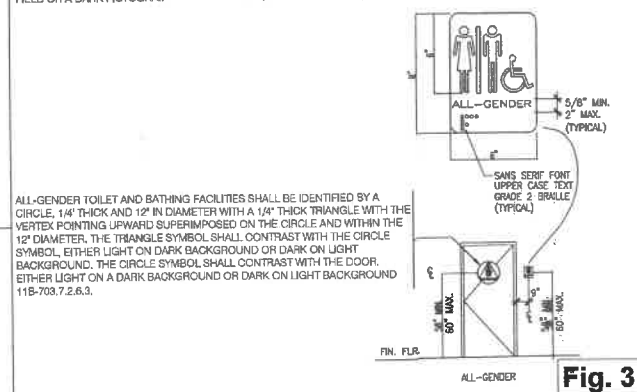


Fig. 3

- NOTES:
1. HEIGHT OF WATER CLOSET SEAT SHALL BE 17" TO 19" ABOVE FLOOR. CBC 11B 604.4.
2. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 11B-509 EXCEPT THEY SHALL BE LOCATED 44 INCHES MAXIMUM ABOVE THE FLOOR. FLUSH CONTROL SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING WITH SECTION CBC 11B 605.8.2. CBC 11B 604.6.
3. TOILET PAPER DISPENSER SHALL COMPLY WITH SECTION 11B 509.4, AND SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE BELOW THE GRAB BAR, 19 INCHES MINIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW. CBC 11B-604.7.

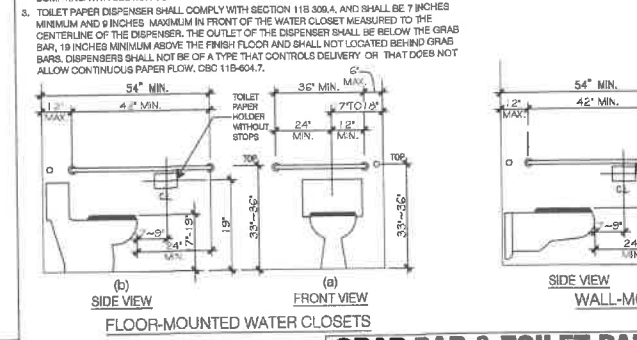


Fig. 4

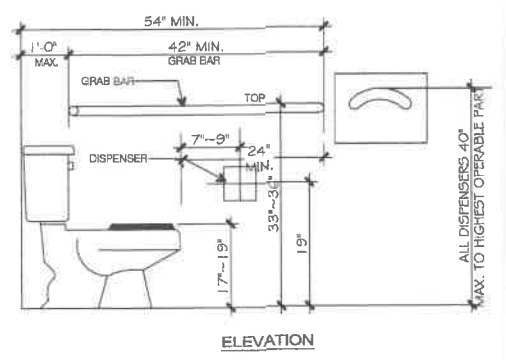


Fig. 5

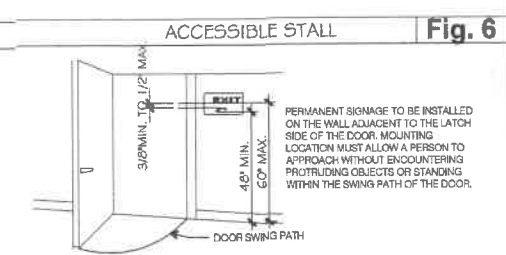


Fig. 6

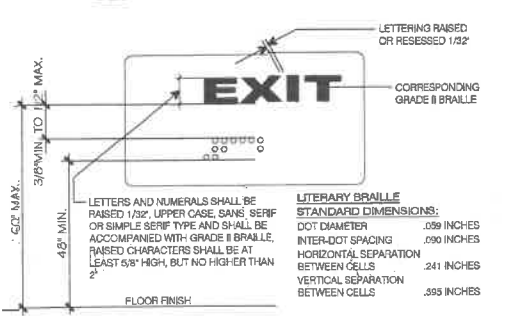


Fig. 7

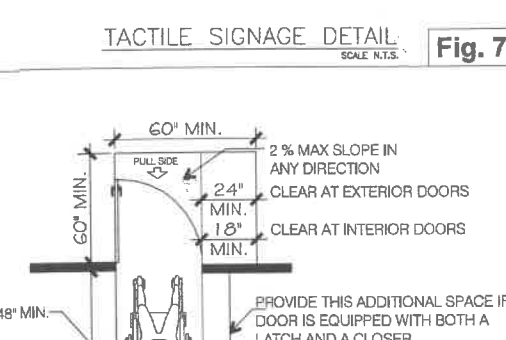


Fig. 8

ENTRANCES & EXITS, DOORS

1. All entrances and exterior ground-floor exit doors to buildings and facilities shall be made accessible to persons with disabilities. 11B-206.5
2. Exit doors shall be readily operable from the egress side without the use of a key or special knowledge or effort. 11B-206.5
3. Hand-activated door opening hardware shall be centered between 30 inches and 44 inches above the floor. Latching and locking doors that are hand activated and which are in a path of travel shall be operable with a single effort by lever-type hardware, panic bars, push-pull activating bars, or other hardware designed to provide passage. Locked exit doors shall operate as above in egress direction. 11B-206.5
4. Every required exit doorway shall be of a size as to permit the installation of a door not less than 3 feet in width and not less than 6 feet 8 inches in height. When installed in exit doorways, exit doors shall be capable of opening at least 90 degrees and shall be so mounted that the clear width of the exit way is not less than 32 inches measured between the face of the door and the opposite stop. 11B-206.5
5. The floor or landing shall not be more than 1/2 inch lower than the threshold of the doorway. 11B-405.7
6. The level area shall have a length in the direction of door swing of at least 60 inches and the length opposite the direction of door swing of 48 inches as measured at right angles to the plane of the door in its closed position. 11B-405.7
7. The width of the level area on the side to which the door swing shall extend 24 inches past the strike edge of the door for exterior doors and 18 inches past the strike edge for interior doors. 11B-405.7
8. Maximum effort to operate doors shall not exceed 5 pounds for exterior and interior doors, such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet the above standards. When fire doors are required, the max. effort to operate the door may be increased to the min. allowable by the appropriate administrative authority, not to exceed 15 pounds. 11B-404.2.9
9. The bottom 10 inches of all doors except automatic and sliding doors shall have a smooth, uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. 11B-404.2.10
10. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. CBC 11B-404.2.8.
11. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. CBC 308.4
12. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE 34" MINIMUM AND 44" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND, WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. CBC 11B-404.2.7

WALKS & SIDEWALKS

1. Walks and sidewalks shall have a continuous common surface, not interrupted by steps or by abrupt changes in level exceeding 1/2", and shall be a minimum of 48" in width. 11B-403
2. When the slope in the direction of travel of any walk exceeds 1 unit vertical to 20 unit horizontal, it shall comply with the provisions of Section 1133B.5. 11B-403
3. Walk and sidewalk surface cross slopes shall not exceed 1/4" per foot. 11B-403

ACCESSIBLE PARKING REQUIRED

1. Accessible parking spaces shall be located as near as practical to a primary entrance and shall be sized as follows in 11B-502 (below & following pages).
2. Where single spaces are provided, they shall be 14 feet wide and lined to provide a 9-foot parking area and a 5-foot loading and unloading access aisle on the passenger side of the vehicle. 11B-502

VAN SPACE

1. In every 6 accessible spaces, but not less than 1, shall be served by an access aisle 96 inches wide min. placed on the side opposite the driver's side when the vehicle is going forward in to the parking space and shall be designated van accessible as required by 11B-208 All such spaces may be grouped on 1 level of parking structure. 11B-502

PARKING SIGN

1. The sign shall not be smaller than 70 square inches in area and, when in path of travel, shall be posted at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade and shall be unobscured by a parked vehicle. 11B-208
2. Signs may also be centered on the wall at the interior end of the parking space at a minimum 36 inches wide 36 inches high from the parking space finished grade, ground 11B-208
3. Spaces complying with 1129B.3 item 2 shall have an additional sign stating "Van-Accessible" mounted below the symbol of accessibility. 11B-208
4. The sign shall not be less than 17" x 22" in size with lettering not less than 1-inch in height, clearly and conspicuously states the following: "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plate issued for persons with disabilities will be towed away at owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning _____"

ELECTRICAL

1. All new and relocated electrical switches and controls/mounting heights/disabled access: Controls and switches intended to be used by occupants of the room or area are to be located:
3.1 No more than 48-inches, measured from the top of the outlet box, and
3.2 No more than 15-inches, measured from the bottom of the outlet box, to the level of the finished floor or working platform. 11B-308
2. All new and relocated electrical receptacle outlets/mounting heights/disabled access: Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles are to be located:
4.1 No more than 48-inches, measured from the top of the receptacle outlet box or receptacle housing, and
4.2 No more than 15-inches, measured from the bottom of the receptacle outlet box or receptacle housing, to the level of the finished floor or working platform. 11B-308

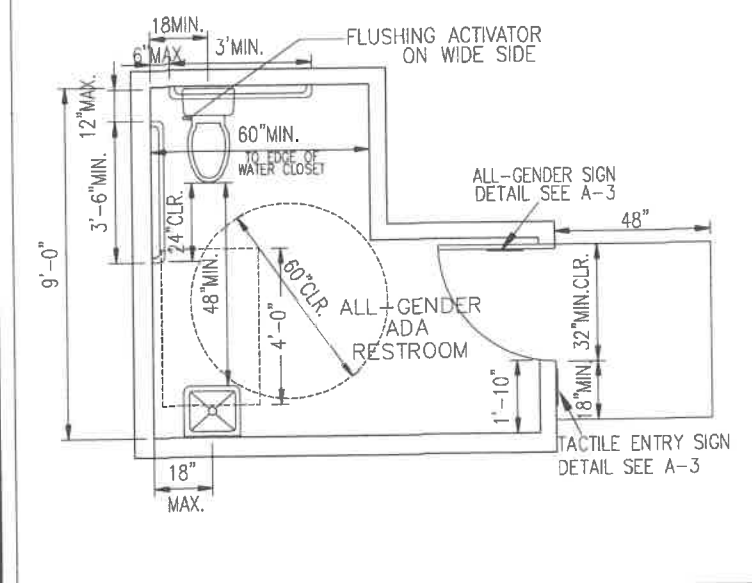


Fig. 1

ENLARGE ACCESSIBLE RESTROOM PLAN
SCALE : N.T.S.

GRAB BAR & TOILET PAPER LOC.
SCALE : N.T.S.

Fig. 5