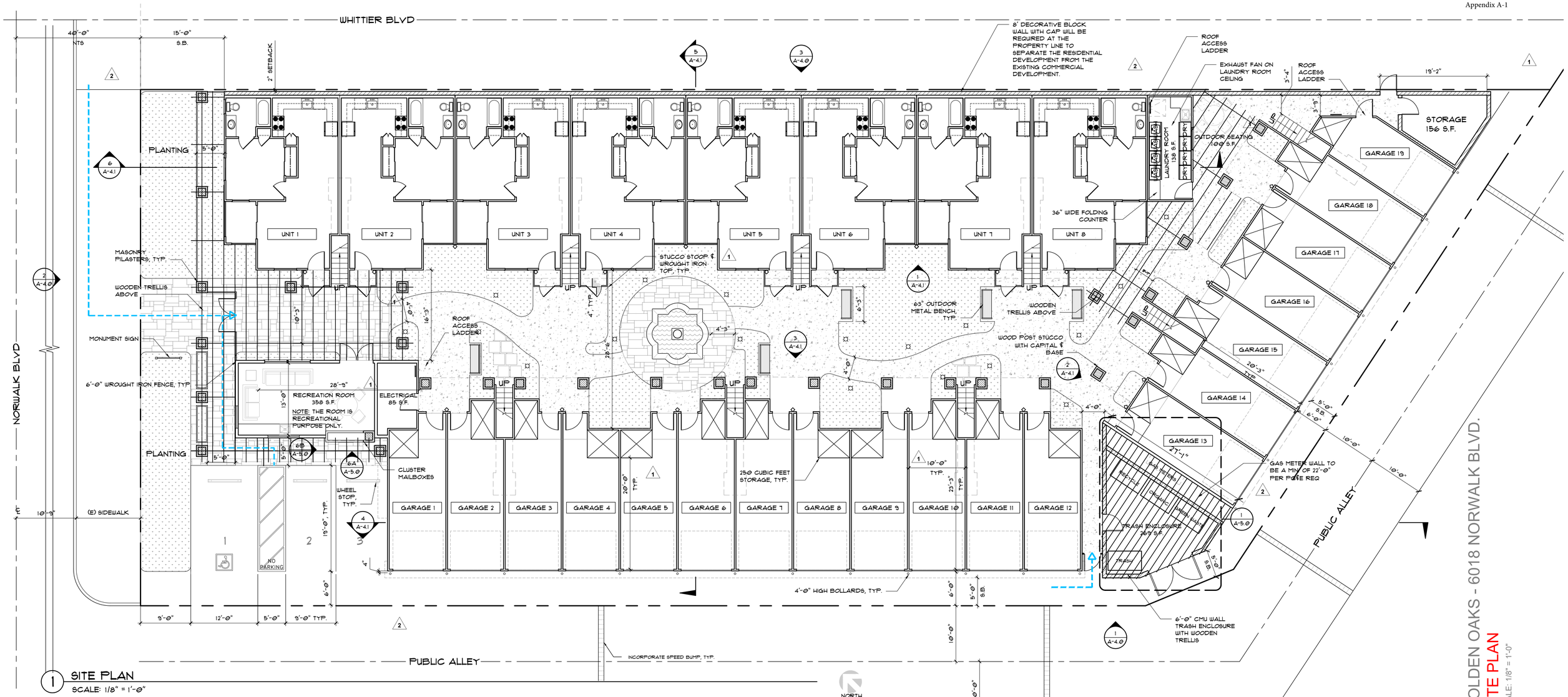


1 SITE PLAN
SCALE: 1/8" = 1'-0"

PROJECT TEAM

ARCHITECT:	PICKARD ARCHITECTS 13215 PENN ST. SUITE 300 WHITTIER, CA 90602 PHONE: (562) 945-8821 EMAIL: M.PIERANDOZZI@PICKARD.COM
STRUCTURAL ENGINEER:	BY ARCHITECT JOSE AGUILERA 13215 PENN ST. SUITE 300 WHITTIER, CA 90602 PHONE: (562) 945-8821 EXT. 4 EMAIL: J.AGUILERA@PICKARD.COM
OWNER:	SECURED PROPERTY MANAGEMENT 1915 NO. BATAVIS STREET ORANGE, CA 92865

PROJECT DESCRIPTION

PROJECT DESCRIPTION

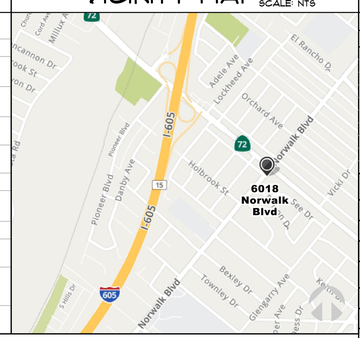
THIS PROJECT CONSISTS OF DEMOLISHING EXISTING RETAIL AND RESIDENTIAL BUILDINGS & REPLACING MEDITERRANEAN STYLE WITH (25) RESIDENTIAL UNITS AND (23) PARKING SPACES.

PROJ. SUMMARY

LOT DESCRIPTION:	
ASSESSOR PARCEL #:	8174-041-028
TYPE:	RESIDENTIAL
REGION / CLUSTER:	27 / 27627
ADDRESS:	6018 NORWALK BLVD. WHITTIER, CA
CONSTRUCTION TYPE:	VB
OCCUPANCY:	R-2.1
USE:	SENIOR COMMUNITY
NUMBER OF STORY(IES)	(2)
FIRE SPRNKLERS:	NO
ZONING:	EXISTING C-2, GENERAL PLAN ZONE CHANGE REQUEST TO C-O, COMMERCIAL OFFICE
AREA SUMMARY:	NET LOT AREA: 20,470 S.F. RESIDENTIAL: 16,019 S.F.

VICINITY MAP

SCALE: NTS



SHEET INDEX

△	SHEET #	SHEET TITLE
	ARCHITECTURAL	
	A-1.0	TITLE SHEET / SITE PLAN
1	A-1.1	(E) SITE PICTURES & DEMO PLAN
2	A-1.2	GREEN BUILDING STANDARD
3	A-1.3	GREEN BUILDING STANDARD
1	A-2.0	SECOND FLOOR & ROOF PLANS
	A-3.0	ENLARGED UNIT PLANS & CEILING PLANS
1	A-4.0	ELEVATIONS
	A-4.1	SECTIONS & COURTYARD ELEVATIONS
	A-5.0	DETAILS

UNIT AMOUNT

GROUND FLOOR	8
2ND FLOOR	17
TOTAL	**25**

PARKING

PARKING RATIO PER UNIT	0.75
GARAGE (UNIT X RATIO)	25X0.75 = 18.75 > 19
OUTDOOR GUEST PARKING	3
ADA	**22 X .02 < 1**
TOTAL	**22**

PARKING SCHEDULE PER WHITTIER MUNICIPAL CODE 18.48.020.

LEGEND

- LANDSCAPE
- DECORATIVE CONCRETE WALKWAY AND DRIVEWAY ENTRY
- COLORED SMOOTH CONCRETE WALKWAY
- BOLLARD LIGHT, KBA8 LED, 42" HIGH
- (E) ACCESSIBLE PATH OF TRAVEL FROM PARKING TO ENTRANCE. 5% MAX IN THE DIRECTION OF TRAVEL & 2% MAX CROSS SLOPE
- INDICATES ENTRANCE
- MERRIMACK WALL MOUNT, THE GREAT OUTDOORS, BLACK, 8761-66-L

CBC 11B94.3 REQUIRED ACCESSIBLE PARKING SPACES

ACCESSIBLE PARKING SPACES SHALL BE PROVIDED AT A MINIMUM RATE OF 2 PERCENT OF THE COVERED MULTIFAMILY DWELLING UNITS. AT LEAST ONE SPACE OF EACH TYPE OF PARKING FACILITY SHALL BE MADE ACCESSIBLE EVEN IF THE TOTAL NUMBER EXCEEDS 2 PERCENT.

RESIDENTIAL AREA CALCULATIONS:

NET LOT AREA:	20,470 SQ. FT.
LANDSCAPE AREA:	2,605 SQ. FT.
(8) TYP. GROUND FLOOR: UNIT TYPE 1A	4,624 SQ. FT.
(8) TYP. 2ND FLOOR: UNIT TYPE 2A	4,640 SQ. FT.
(6) TYP. 2ND FLOOR: UNIT TYPE 2B	3,606 SQ. FT.
(3) TYP. 2ND FLOOR: UNIT TYPE 2C	1,881 SQ. FT.
REC. ROOM AREA:	358 SQ. FT.
ELECTRICAL ROOM AREA:	60 SQ. FT.
LAUNDRY ROOM AREA:	138 SQ. FT.
(2) TRASH ENCLOSURE AREA:	220 SQ. FT.
STORAGE ROOM AREA:	37 SQ. FT.
TOTAL RESIDENTIAL AREA:	18,000 SQ. FT.

MAX. DWELLING UNIT CALCULATION:

TOTAL LAND AREA:	20,470 SQ. FT.
SENIOR CITIZEN HOUSING:	435 SQ. FT.
20,470 SQ. FT. / 435 SQ. FT.	47.06

PARKING CALCULATIONS:

(19) TOTAL GARAGE AREA: WITH 19 STORAGE UNITS	5,186 SQ. FT.

(4) OUTDOOR PARKING STALLS
(1) VAN ACCESSIBLE PARKING STALL

LANDSCAPING AREA CALCULATIONS:

TOTAL LANDSCAPE AREA:	2,434 SQ.FT.
NET LOT AREA:	20,470 SQ.FT.

TOTAL LANDSCAPE AREA/NET LOT AREA:
(2,434 SQ.FT./20,470 SQ.FT.) X 100
= 12% > 10%, OK.
COMPLIES PER WMC 18.24.040.J.2.

GOLDEN OAKS SENIOR LIVING

GOLDEN OAKS - 6018 NORWALK BLVD.
SITE PLAN
SCALE: 1/8" = 1'-0"

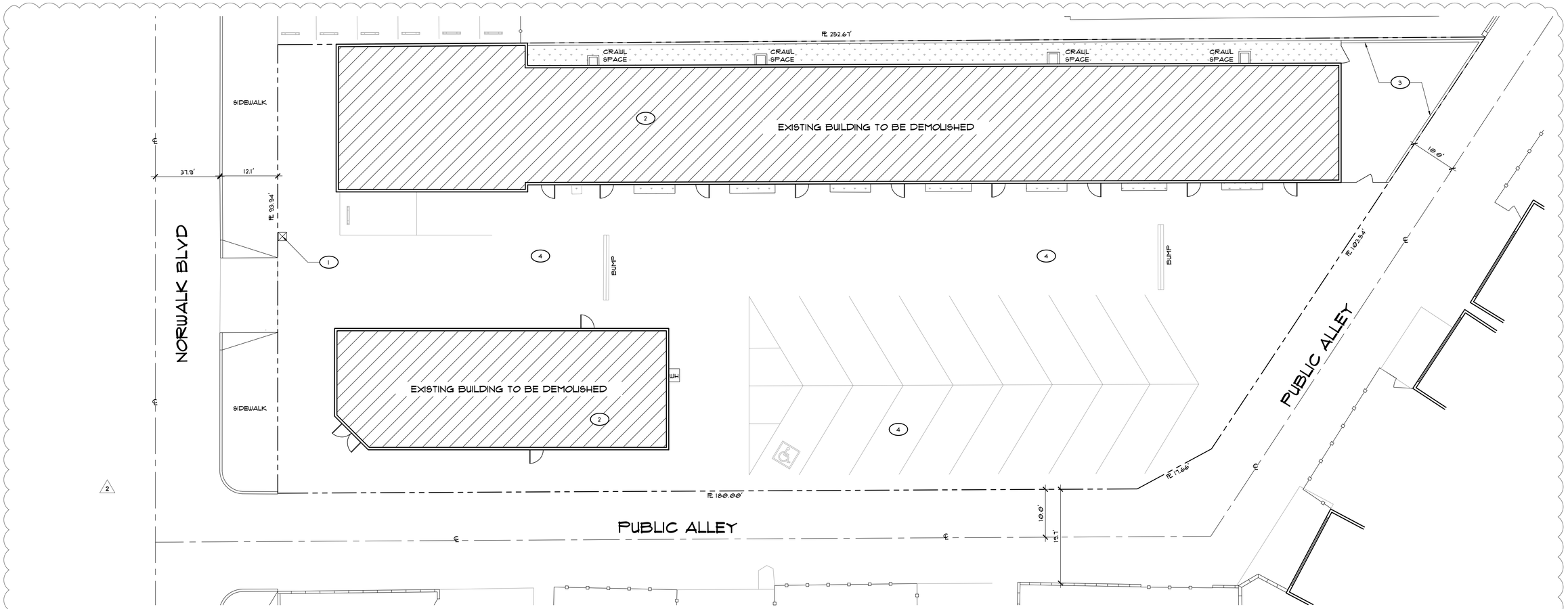
A-1.0

*THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HERE-IN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PICKARD ARCHITECTS, INC., AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PICKARD ARCHITECTS. THIS DOCUMENT IS NOT TO BE REPRODUCED AND/OR MODIFIED IN ANY WAY, NOR SHALL ANY REPRODUCTION OF THIS DOCUMENT BE MODIFIED WITHOUT THE PRIOR WRITTEN CONSENT OF PICKARD ARCHITECTS.

6018 NORWALK BLVD. WHITTIER, CA 90606

DECEMBER 29, 2022
2020012.00

PICKARD
ARCHITECTS
562 . 945 . 8821



1 DEMOLITION PLAN

SCALE: N.T.S.

KEYNOTES:

1. EXISTING COMMERCIAL SIGN TO BE DEMOLISHED
2. EXISTING BUILDING TO BE DEMOLISHED
3. EXISTING CMU WALL TO BE DEMOLISHED
4. REMOVE ALL EXISTING ASPHALT

LEGENDS:

EXISTING LANDSCAPE TO BE DEMOLISHED

SCOPE OF WORK

PROPERTY LINE

DEMOLITION: 1.5 MONTHS	AUGUST-SEPTEMBER 2022
CONSTRUCTION: 18 MONTHS	SEPTEMBER 2022-JANUARY 2024
COMPLETION: 19.5 MONTHS	JANUARY 2024

3 CONSTRUCTION SCHEDULE

SCALE: N.T.S.

GENERAL SITE DEMOLITION NOTES:

1. WHERE APPLICABLE, SAWCUT, BREAK & REMOVE EXISTING EXTERIOR CONCRETE SLABS, AND FLATWORK TO ACCOMMODATE NEW WORK.
2. ALL DEBRIS GENERATED BY DEMOLITION SHALL BE DISPOSED OFFSITE IN A LEGAL MANAGER AND IN ACCORD WITH THE RIVERSIDE COUNTY.
3. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQ'D BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
6. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE FOR GENERAL INFORMATION ONLY.
7. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND AT HIS EXPENSE.
8. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
9. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
10. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS & UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS, & STREETS.
11. CONTRACTOR TO PROVIDE TEMPORARY FENCING DURING DEMOLITION & CONSTRUCTION WITH CONTROLLED ENTRY. COORDINATE WITH EROSION CONTROL PLAN (SEE CIVIL DRAWINGS).
12. REMOVE EXISTING ON-SITE UTILITIES & COORDINATE METER REMOVAL WHERE APPROPRIATE (WATER/GAS).
13. BOX CULVERT. SPECIAL CARE TO BE TAKEN TO ENSURE THIS AREA IS FREE FROM ANY LOADS FROM EQUIPMENT OR MACHINERY WHICH MAY CAUSE DAMAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY REPAIRS IN THE EVENT OF A COLLAPSE.
14. ALL ITEMS IN PUBLIC RIGHT OF WAY TO BE PROTECTED IN PLACE, INCLUDING VALVE BOXES, SIGNAGE, TRAFFIC CONTROL SIGNALS & LANDSCAPE (WHERE OCCURS) U.N.O.

GENERAL DEMOLITION NOTES:

1. ALL EXISTING DUCTWORK SHALL BE REMOVED TO EXISTING PLENUM PEN'S-TYPICAL.
2. CEILING REMOVAL SHALL INCLUDE ALL WIRED, STRUTS, EDGE METAL, GRILLED, AND MISC RELATED ITEMS.
3. FLOORING REMOVAL SHALL INCLUDE REMOVAL OF ALL MASTIC, LATENCE, GLUE, THIN SET MORTOR AND RELATED ITEMS TO RESTORE CONCRETE FLOOR TO A CLEAN AND SMOOTH.
4. REMOVE, SAFE OFF & CAP ALL ELECTRICAL TO BE AFFECTED BY DEMOLITION BEFORE PROCEEDING WITH DEMOLITION & CONSTRUCTION.
5. SAFE OFF EXISTING PLUMBING TO PREVENT LEAKS OR FLOODING DURING DEMOLITION & CONSTRUCTION.
6. WHERE APPLICABLE, SAWCUT, BREAK & REMOVE EXISTING INTERIOR CONCRETE SLABS, AND FLATWORK TO ACCOMMODATE NEW WORK.
7. ALL DEBRIS GENERATED BY DEMOLITION SHALL BE DISPOSED OF OFFSITE IN A LEGAL MANNER & IN ACCORDANCE W/ CITY OF WHITTIER REQUIREMENTS FOR DISPOSAL OF SOLID WASTE. GC SHALL CHECK WITH CITY OF WHITTIER FOR ALL WASTE/RECYCLING REQUIREMENTS
8. ALL CEILING, FIXTURES, INTERIOR DOORS, LIGHT FIXTURES, ELECTRICAL DEVICES AND MISC. EQUIPMENT AND WALL MOUNTED ITEMS SHALL BE COMPLETELY REMOVED FROM ENTIRE TENANCY-TYPE
9. PEDESTRIAN SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY COUNTY OF LOS ANGELES BUILDING CODE CHAPTER 33.

2 (E) SITE PICTURES

SCALE: N.T.S.

NORTH

GOLDEN OAKS - 6018 NORWALK BLVD.

(E) SITE PICTURES & DEMOLITION PLAN

SCALE: 3/32" = 1'-0"

A-1.1

GOLDEN OAKS SENIOR LIVING

*THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HERE-IN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PICKARD ARCHITECTS, INC., AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PICKARD ARCHITECTS. THIS DOCUMENT IS NOT TO BE REPRODUCED AND/OR MODIFIED IN ANY WAY, NOR SHALL ANY REPRODUCTION OF THIS DOCUMENT BE MODIFIED WITHOUT THE PRIOR WRITTEN CONSENT OF PICKARD ARCHITECTS.

6018 NORWALK BLVD. WHITTIER, CA 90606

DECEMBER 29, 2022

2020012.00

PICKARD
ARCHITECTS
562.945.8821

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

AIA California

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN
SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no commercial power supply.
   1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:

1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.

DIVISION 4.2 ENERGY EFFICIENCY
4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION
4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations,* Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY
SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

GOLDEN OAKS SENIOR LIVING

*THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HERE-IN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PICKARD ARCHITECTS, INC., AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PICKARD ARCHITECTS. THIS DOCUMENT IS NOT TO BE REPRODUCED AND/OR MODIFIED IN ANY WAY, NOR SHALL ANY REPRODUCTION OF THIS DOCUMENT BE MODIFIED WITHOUT THE PRIOR WRITTEN CONSENT OF PICKARD ARCHITECTS.

6018 NORWALK BLVD. WHITTIER, CA 90606

DECEMBER 29, 2022
2020012.00

PICKARD
ARCHITECTS
562 . 945 . 8821

GOLDEN OAKS - 6018 NORWALK BLVD.
GREEN BUILDING STANDARD
SCALE: N.T.S

A-1.2

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

GOLDEN OAKS - 6018 NORWALK BLVD.
GREEN BUILDING STANDARD
SCALE: N.T.S

A-1.3

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

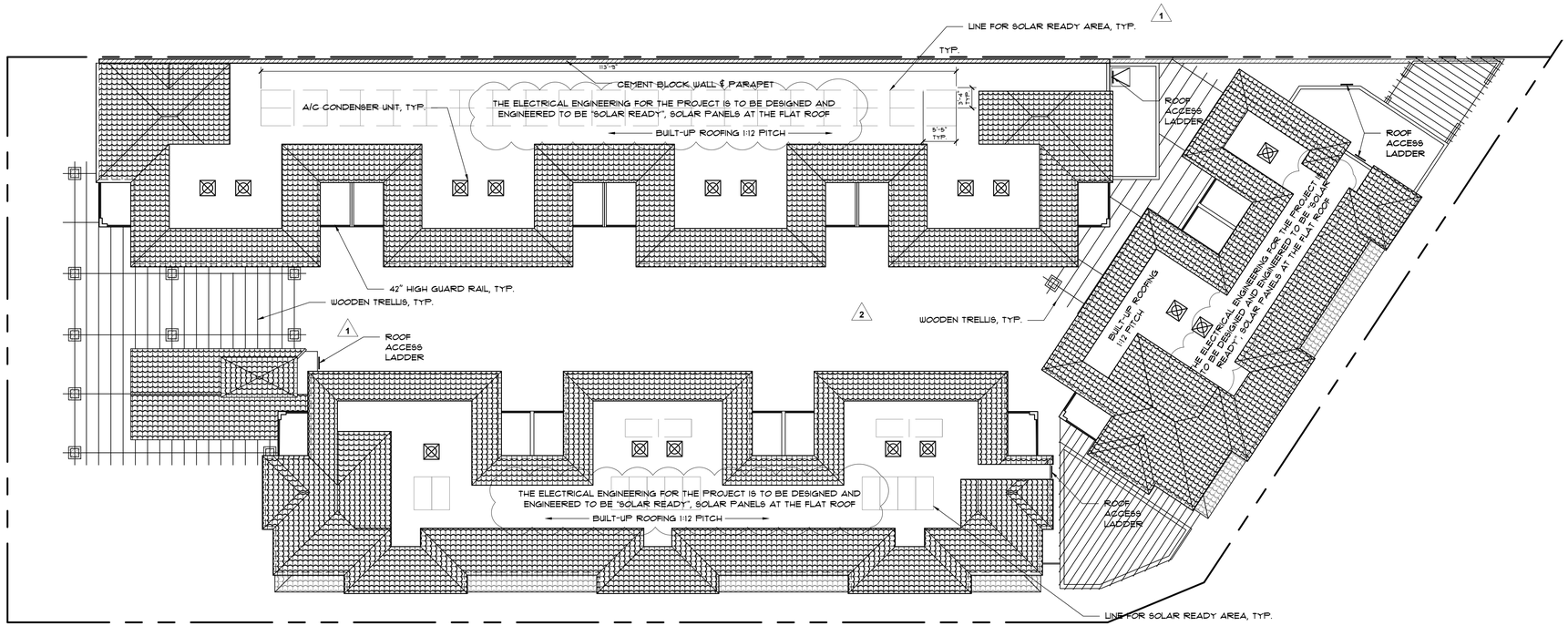
GOLDEN OAKS SENIOR LIVING

*THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HERE-IN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PICKARD ARCHITECTS, INC., AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PICKARD ARCHITECTS. THIS DOCUMENT IS NOT TO BE REPRODUCED AND/OR MODIFIED IN ANY WAY, NOR SHALL ANY REPRODUCTION OF THIS DOCUMENT BE MODIFIED WITHOUT THE PRIOR WRITTEN CONSENT OF PICKARD ARCHITECTS.

6018 NORWALK BLVD. WHITTIER, CA 90606

DECEMBER 29, 2022
2020012.00

PICKARD
ARCHITECTS
562.945.8821



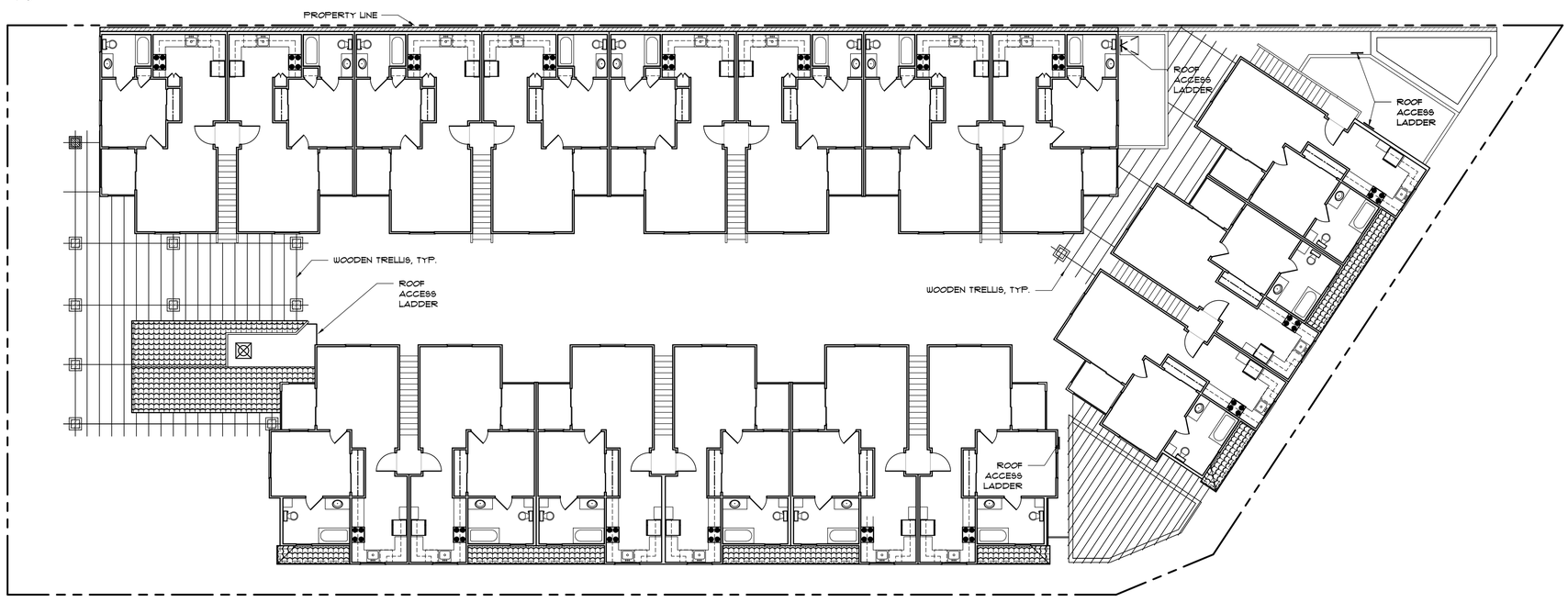
2 ROOF PLAN

SCALE: 3/32" = 1'-0"

LEGEND

SPANISH TILE ROOFING 5:12 PITCH

NORTH



1 SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

NORTH

GOLDEN OAKS SENIOR LIVING

*THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HERE-IN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PICKARD ARCHITECTS, INC., AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PICKARD ARCHITECTS. THIS DOCUMENT IS NOT TO BE REPRODUCED AND/OR MODIFIED IN ANY WAY, NOR SHALL ANY REPRODUCTION OF THIS DOCUMENT BE MODIFIED WITHOUT THE PRIOR WRITTEN CONSENT OF PICKARD ARCHITECTS.

6018 NORWALK BLVD. WHITTIER, CA 90606

DECEMBER 29, 2022

2020012.00

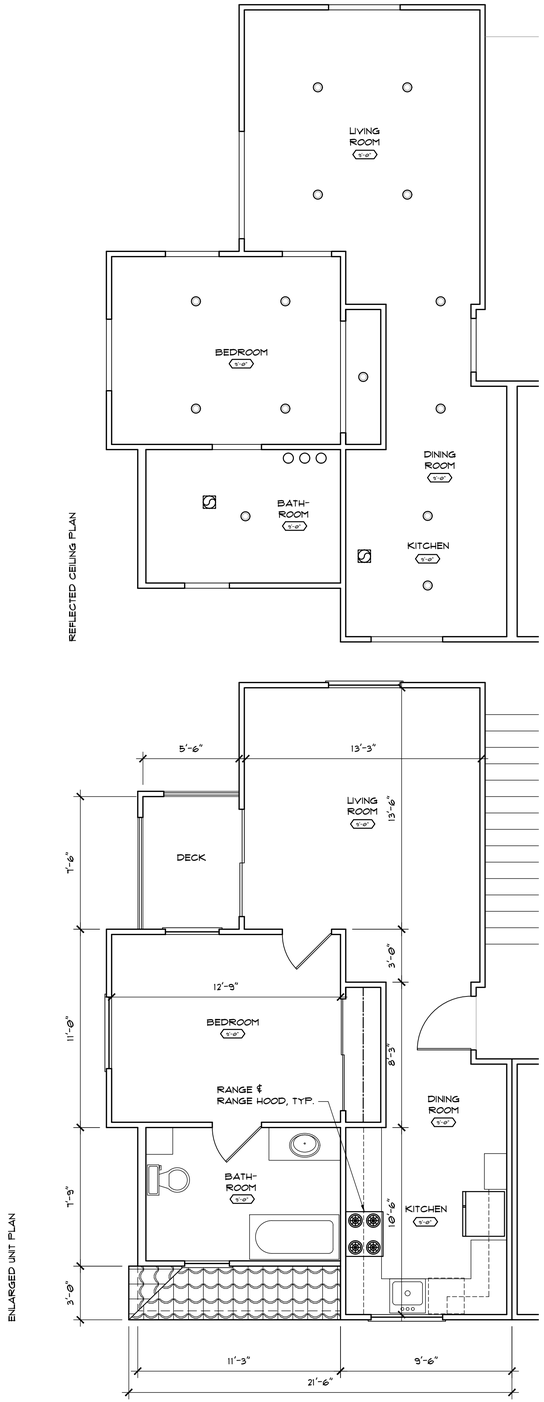
GOLDEN OAKS - 6018 NORWALK BLVD.

SECOND FLOOR & ROOF PLANS

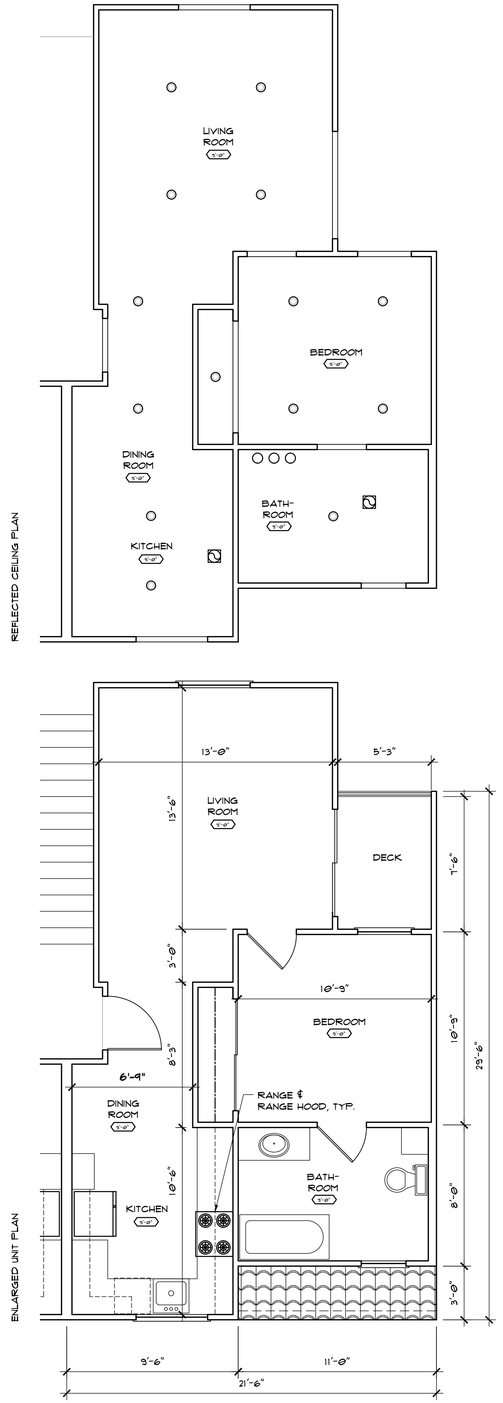
SCALE: 3/32" = 1'-0"

A-2.0

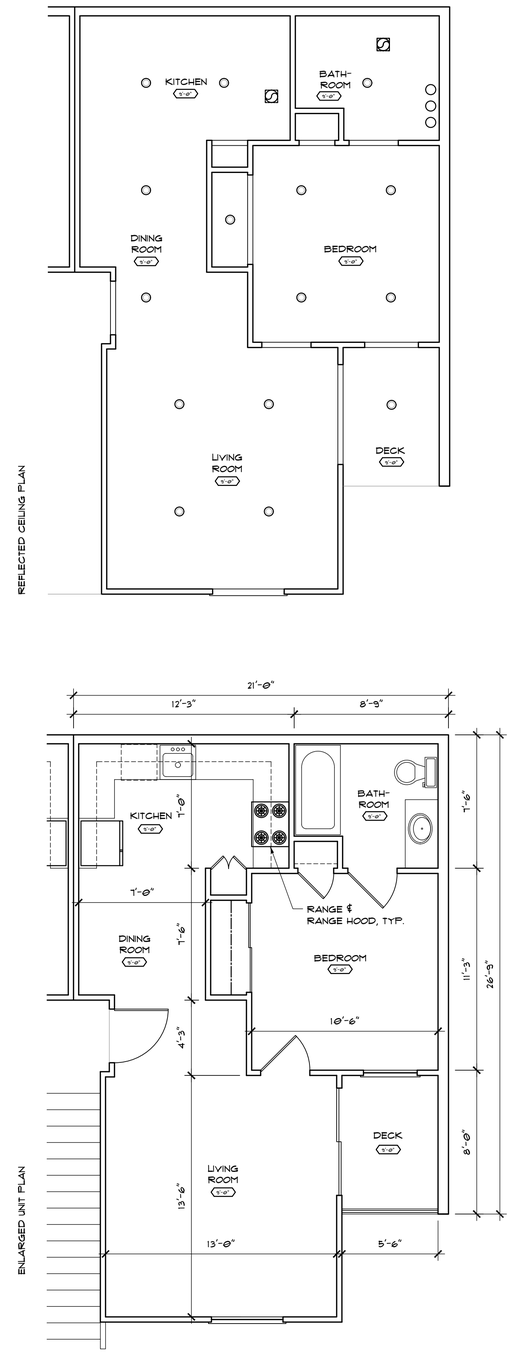
PICKARD ARCHITECTS
562 . 945 . 8821



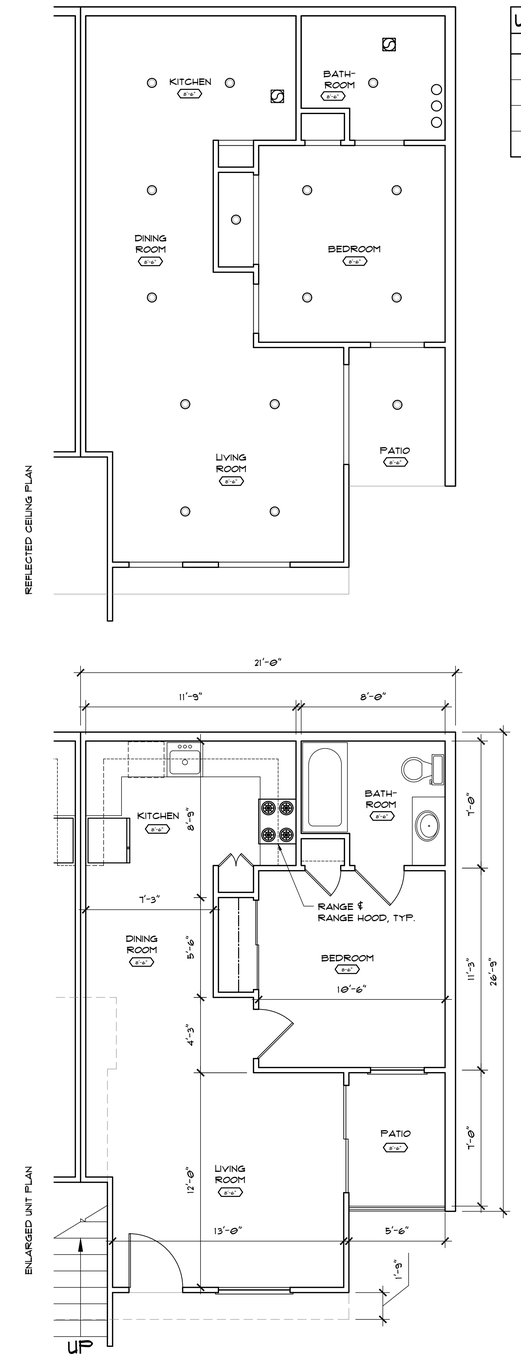
4 ENLARGED UNIT & REFLECTED CEILING PLAN 2C
SCALE: 1/4" = 1'-0"



3 ENLARGED UNIT & REFLECTED CEILING PLAN 2B
SCALE: 1/4" = 1'-0"



2 ENLARGED UNIT & REFLECTED CEILING PLAN 2A
SCALE: 1/4" = 1'-0"



1 ENLARGED UNIT & REFLECTED CEILING PLAN 1A
SCALE: 1/4" = 1'-0"

UNIT AREA	
UNIT TYPE	SQ FT
TYPE 1A	578 SQ FT
TYPE 2A	579 SQ FT
TYPE 2B	601 SQ FT
TYPE 2C	627 SQ FT

GOLDEN OAKS - 6018 NORWALK BLVD.
ENLARGED UNIT PLANS / REFLECTED CEILING PLANS
SCALE: 1/4" = 1'-0"

A-3.0

GOLDEN OAKS SENIOR LIVING

*THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HERE-IN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PICKARD ARCHITECTS, INC., AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PICKARD ARCHITECTS. THIS DOCUMENT IS NOT TO BE REPRODUCED AND/OR MODIFIED IN ANY WAY, NOR SHALL ANY REPRODUCTION OF THIS DOCUMENT BE MODIFIED WITHOUT THE PRIOR WRITTEN CONSENT OF PICKARD ARCHITECTS.

6018 NORWALK BLVD. WHITTIER, CA 90606

DECEMBER 29, 2022
2020012.00

PICKARD
ARCHITECTS
562 . 945 . 8821

PROPOSED ARCHITECTURAL STYLE :
THE PROJECT WILL BE MEDITERRANEAN IN STYLE. THE STYLE WILL BE INCORPORATED THROUGH ARCHITECTURAL FEATURES SUCH AS A TOWER, PITCHED ROOFS, WOOD TRELLISES, SHUTTERS, WROUGHT IRON FENCING AND SECURITY BARS. MATERIAL FINISHES INCLUDING SMOOTH STUCCO AND STONE WILL LEND TO THE PROPOSED MEDITERRANEAN STYLE.

2

NOTE: IN ACCORDANCE WITH THE WHITTIER MUNICIPAL CODE 18.24.040C, THE BUILDING SHALL NOT EXCEED 40'

UNIT SUMMARY

UNIT TYPE	UNIT AREA	TOTAL UNITS	BLDG AREA @ GROUND FLOOR	BLDG AREA @ 2ND FLOOR	TOTAL BLDG AREA
1A	578 SQ. FT.	8	4,624 SQ. FT.	-	4,624 SQ. FT.
2A	580 SQ. FT.	8	-	4,640 SQ. FT.	4,640 SQ. FT.
2B	601 SQ. FT.	6	-	3,606 SQ. FT.	3,606 SQ. FT.
2C	627 SQ. FT.	3	-	1,881 SQ. FT.	1,881 SQ. FT.
				TOTAL	14,751 SQ. FT.

PARKING SUMMARY

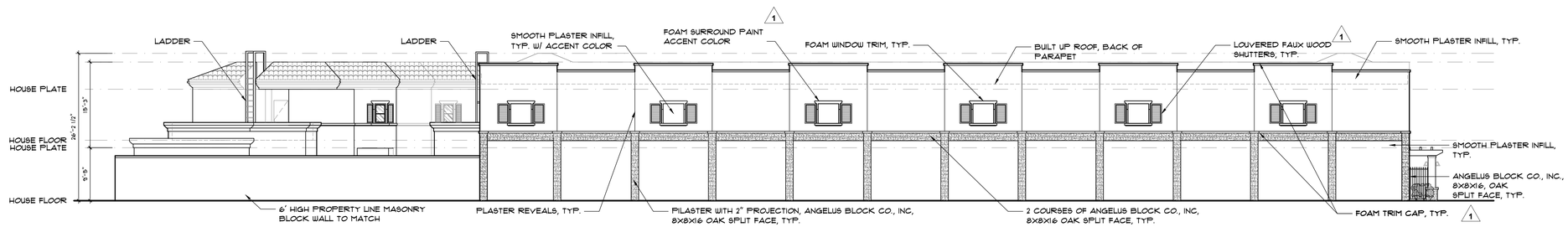
USE	UNITS	PARKING RATIO	MIN. PARKING REQUIRED	PROVIDED ENCLOSED PARKING	PROVIDED OPEN PARKING
RESIDENTIAL	25	0.75 / UNIT	19	19	4

OPEN SPACE CALCULATION:

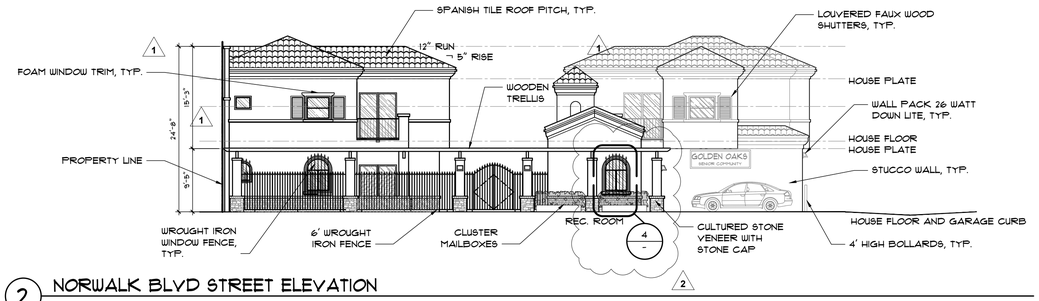
OPEN SPACE REQUIRED:	3,750 SQ. FT.
DWELLING UNITS:	25 UNITS
OPEN SPACE FACTOR:	150 SQ. FT. / 1 UNIT
MIN. SPACE OPEN SPACE: 150 SQ. FT. / 1 UNIT X 25 UNITS =	3,750 SQ. FT.
OPEN SPACE PROVIDED:	10,084 SQ. FT.
BALCONIES @ GROUND FLOOR 40 SQ. FT. X 8 UNITS =	320 SQ. FT.
BALCONIES @ 2ND FLOOR 40 SQ. FT. X 17 UNITS =	680 SQ. FT.
LANDSCAPE AREA	2,434 SQ. FT.
SOUTH DRIVEWAY	2,685 SQ. FT.
NORWALK ENTRANCE	526 SQ. FT.
COURTYARD	3,439 SQ .FT.

FLOOR AREA RATIO:

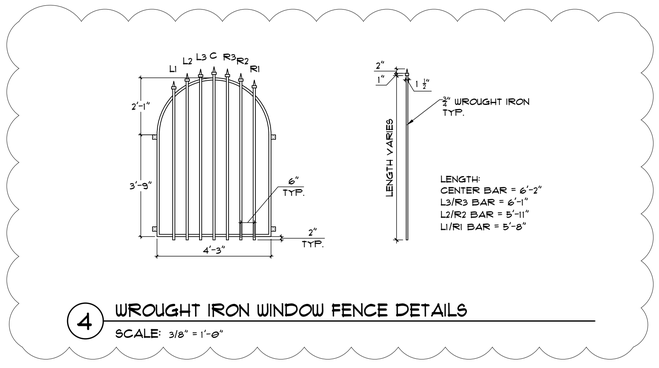
LOT AREA:	20,410 SQ. FT.
RESIDENTIAL:	14,751 SQ. FT.
RECREATIONAL:	358 SQ. FT.
LAUNDRY:	138 SQ. FT.
FLOOR AREA RATIO 15,247 / 20,410 =	0.7
C-O ZONE F.A.R.	0.5 TO 2.0
	0.5 < 0.7 < 2.0 OK



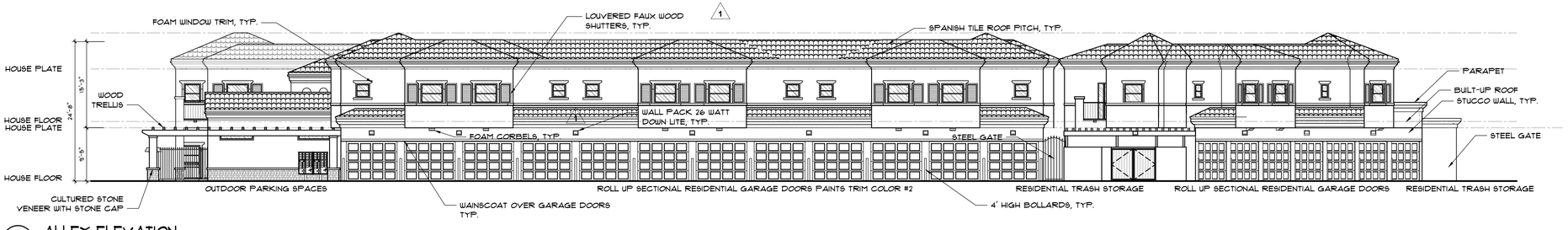
3 NORTH ELEVATION FACING COMMERCIAL
SCALE: 3/32" = 1'-0"



2 NORWALK BLVD STREET ELEVATION
SCALE: 3/32" = 1'-0"



4 WROUGHT IRON WINDOW FENCE DETAILS
SCALE: 3/8" = 1'-0"



1 ALLEY ELEVATION
SCALE: 3/32" = 1'-0"

GOLDEN OAKS - 6018 NORWALK BLVD.
ELEVATIONS
SCALE: 3/32" = 1'-0"

A-4.0

GOLDEN OAKS SENIOR LIVING

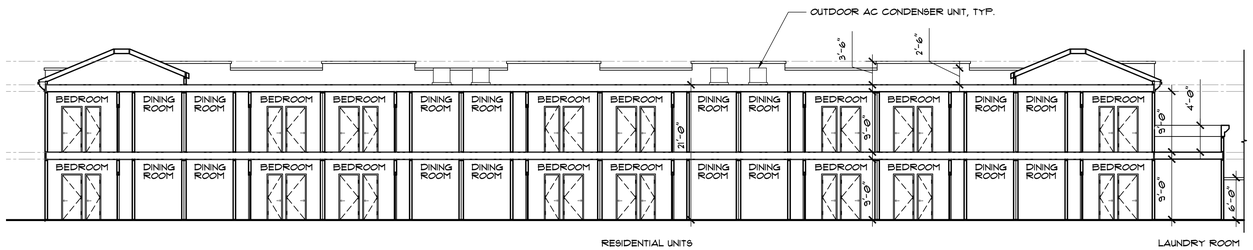
*THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HERE-IN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PICKARD ARCHITECTS, INC., AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PICKARD ARCHITECTS. THIS DOCUMENT IS NOT TO BE REPRODUCED AND/OR MODIFIED IN ANY WAY, NOR SHALL ANY REPRODUCTION OF THIS DOCUMENT BE MODIFIED WITHOUT THE PRIOR WRITTEN CONSENT OF PICKARD ARCHITECTS.

6018 NORWALK BLVD. WHITTIER, CA 90606

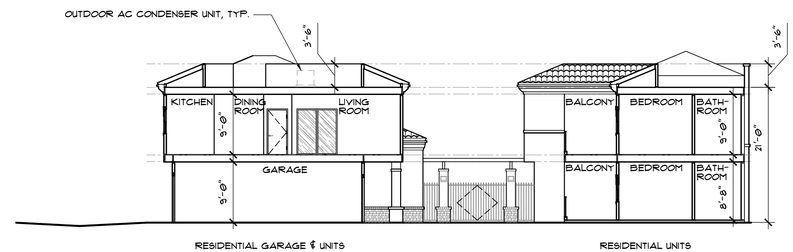
DECEMBER 29, 2022
2020012.00

PICKARD
ARCHITECTS
562.945.8821

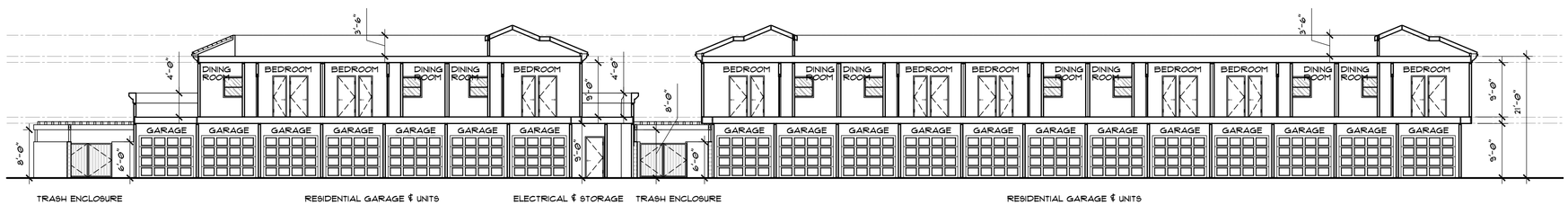
NOTE:
IN ACCORDANCE WITH THE WHITTIER MUNICIPAL CODE 18.24.040C, THE BUILDING SHALL NOT EXCEED 40'



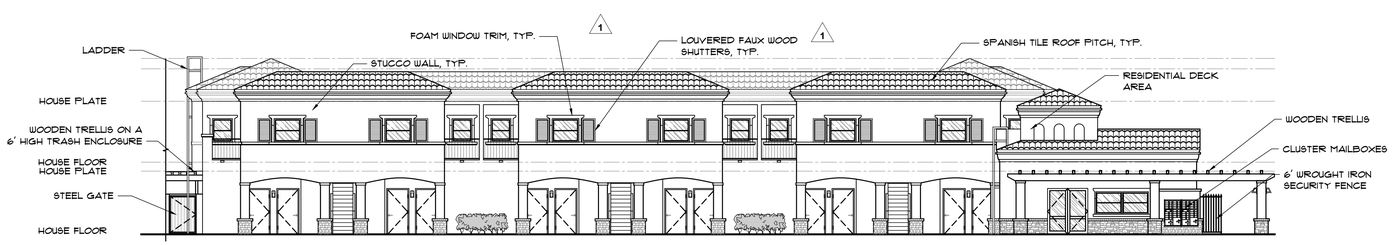
6 SECTION CC
SCALE: 3/32" = 1'-0"



5 SECTION BB
SCALE: 3/32" = 1'-0"

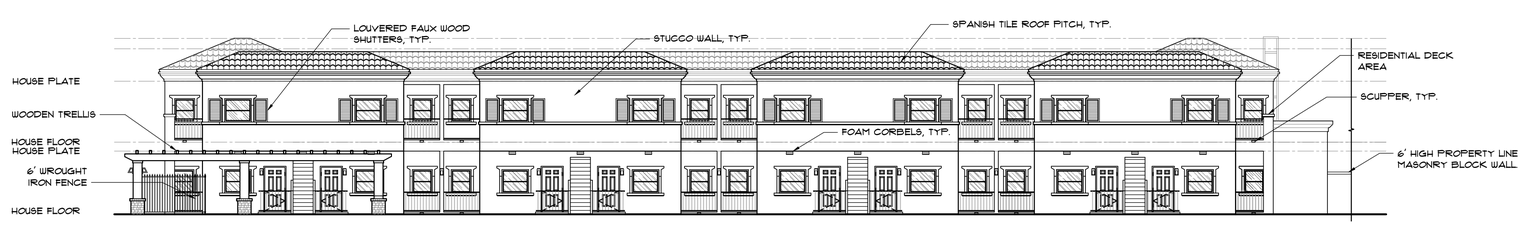


4 SECTION AA
SCALE: 3/32" = 1'-0"



3 NORTH COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"

2 WEST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"



1 SOUTH COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"

GOLDEN OAKS - 6018 NORWALK BLVD.
SECTIONS / COURTYARD ELEVATIONS
SCALE: 3/32" = 1'-0"

A-4.1

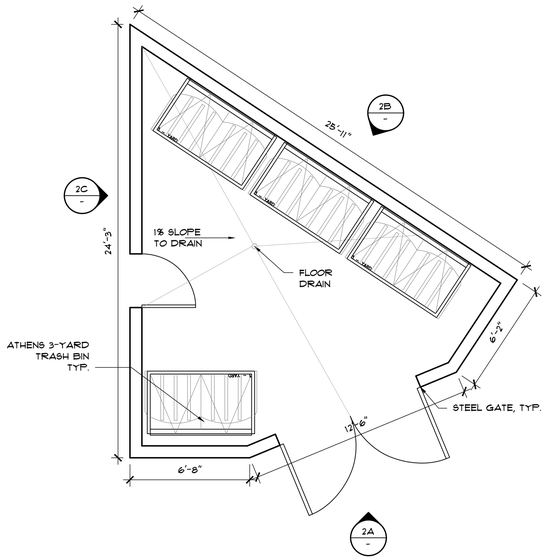
GOLDEN OAKS SENIOR LIVING

*THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HERE-IN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PICKARD ARCHITECTS, INC., AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PICKARD ARCHITECTS. THIS DOCUMENT IS NOT TO BE REPRODUCED AND/OR MODIFIED IN ANY WAY, NOR SHALL ANY REPRODUCTION OF THIS DOCUMENT BE MODIFIED WITHOUT THE PRIOR WRITTEN CONSENT OF PICKARD ARCHITECTS.

6018 NORWALK BLVD. WHITTIER, CA 90606

DECEMBER 29, 2022
2020012.00

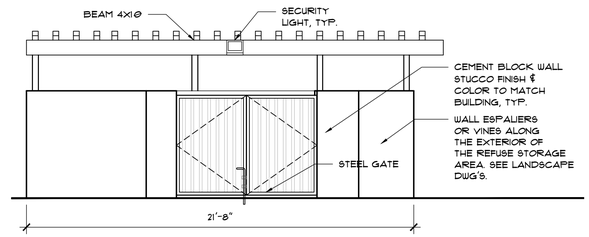
PICKARD
ARCHITECTS
562.945.8821



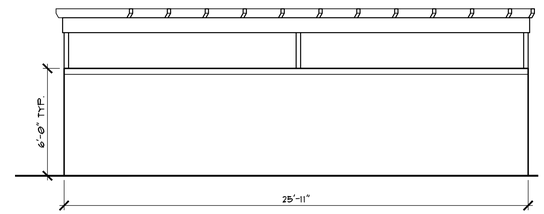
1 ENLARGED TRASH ENCLOSURE 1

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

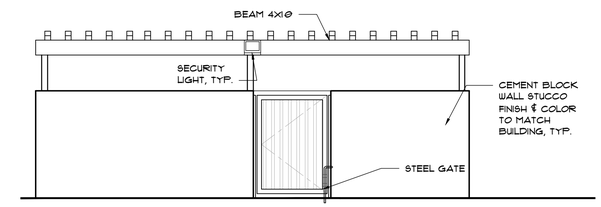
NORTH



- 2A: SOUTH TRASH ENCLR 1 ELEV -



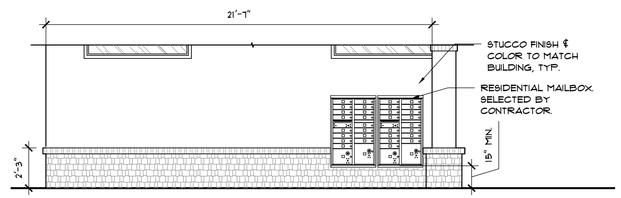
- 2B: NORTH TRASH ENCLR 1 ELEV -



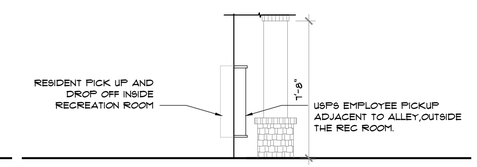
- 2C: WEST TRASH ENCLR 1 ELEV -

2 TRASH ENCLOSURE 2 ELEVATIONS

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



- 6A:SOUTH MAILBOX ELEV -



- 6B: WEST MAILBOX ELEV -

4 MAILBOX ELEVATIONS

SCALE: 1/4" = 1'

2

RECEPTACLES:	
REQUIRED	PROVIDED:
TRASH: 3 CY	3 CY
RECYCLE: 2 CY	3 CY
GREEN WASTE: 0.6 CY	3 CY
FOOD/ORGANIC WASTE: 0.6 CY	3 CY

5 RECEPTACLE REQUIREMENTS

SCALE: N.T.S.

GOLDEN OAKS - 6018 NORWALK BLVD.

DETAILS

SCALE: 3/32" = 1'-0"

A-5.0

GOLDEN OAKS SENIOR LIVING

*THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HERE-IN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PICKARD ARCHITECTS, INC., AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PICKARD ARCHITECTS. THIS DOCUMENT IS NOT TO BE REPRODUCED AND/OR MODIFIED IN ANY WAY, NOR SHALL ANY REPRODUCTION OF THIS DOCUMENT BE MODIFIED WITHOUT THE PRIOR WRITTEN CONSENT OF PICKARD ARCHITECTS.

6018 NORWALK BLVD. WHITTIER, CA 90606

DECEMBER 29, 2022

2020012.00

PICKARD
ARCHITECTS
562 . 945 . 8821

CITY OF WHITTIER
DEPARTMENT OF PUBLIC WORKS

GRADING AND DRAINAGE PLAN
6018 NORWALK BOULEVARD, WHITTIER, CALIFORNIA, 90606.

GENERAL NOTES:

1. GENERAL GRADING NOTES: ALL WORK SHALL BE DONE UNDER THE DIRECTION OF A REGISTERED CIVIL ENGINEER. DURING AND UPON COMPLETION OF THE WORK, A CERTIFICATE SIGNED BY A REGISTERED CIVIL ENGINEER SHALL BE FILED WITH THE CITY ENGINEER CERTIFYING THAT ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THIS PERMIT AND THE WHITTIER MUNICIPAL CODE. INCLUDED WITH THIS CERTIFICATE SHALL BE A MAP SHOWING THE ELEVATIONS OF THE LOTS AND SLOPES OF ALL BANKS, AS CONSTRUCTED.
2. DURING ALL GRADING OPERATIONS, ADEQUATE PROTECTION SHALL BE PROVIDED FOR ADJOINING PROPERTY OR PROPERTY LOCATED AT LOWER ELEVATIONS WHERE EROSION MAY CAUSE DAMAGE OR NUISANCE. PROTECTION SHALL ALSO BE PROVIDED FOR ADJOINING PUBLIC WAYS. A DESILTING BASIN SHALL BE MAINTAINED ON THE PROPERTY AT ALL TIMES TO RETAIN ALL DIRT AND SILT WITHIN THE PROPOSED DEVELOPMENT BOUNDARIES. THE APPLICANT SHALL SUBMIT A PLAN IN WRITING SPECIFYING THE MANNER IN WHICH PROTECTION WILL BE PROVIDED FOR THE ADJOINING PROPERTIES.
3. A COMPREHENSIVE GENERAL LIABILITY INSURANCE CERTIFICATE SHALL BE PRESENTED TO THE CITY ENGINEER SHOWING SAME TO BE IN EFFECT FOR NOT LESS THAN $500,000 COMBINED SINGLE LIMIT OCCURRENCE. THE APPLICANT SHALL FURNISH THE CITY WITH A CERTIFICATE CONTAINING A THIRTY (30) DAY CANCELLATION NOTICE CLAUSE AND SHALL NAME THE CITY AS ADDITIONAL INSURED.
4. A SURETY BOND OR CASH DEPOSIT IN THE SUM OF $ N/A SHALL BE PROVIDED TO THE CITY ENGINEER GUARANTEEING THE COMPLETION OF THE EXCAVATION WORK SHOWN ON THE GRADING PLAN AND IN THE MANNER THE COMPLETION OF THE EXCAVATION WORK SHOWN ON THE GRADING PLAN AND IN THE MANNER SPECIFIED IN THE GRADING PERMIT. THE FOLLOWING WORK SHALL BE COVERED BY THIS BOND:
   a. THE COMPLETION OF THE EXCAVATION WORK AS SHOWN ON THE GRADING PLAN AND IN THE MANNER SPECIFIED IN THE GRADING PERMIT AND UNDER THE CONDITIONS SET FOR THE APPROVAL OF THE DEVELOPMENT.
   b. INSTALLATION OF PAVED DRAINS AS SHOWN ON THE APPROVED GRADING PLAN.
   c. CONSTRUCTION OF DRAINAGE PIPES, CONDUITS, AND DRAINAGE STRUCTURES AS SHOWN ON THE APPROVED GRADING PLAN AND AS REQUIRED BY THE GRADING PERMIT.
   d. THE PROTECTION OF ALL SLOPES IMMEDIATELY UPON COMPLETION WITH SEEDING OR OTHER FORMS OF APPROVED EROSION CONTROL DEVICE.
   e. THE IMPROVEMENT OF ALL STREETS AS REQUIRED BY THE TENTATIVE APPROVAL OF THE DEVELOPMENT.
5. THE GRANTING OF THIS PERMIT SHALL NOT BE CONSTRUED TO AUTHORIZE APPLICANT TO DO GRADING WORK OUTSIDE THE BOUNDARIES OF THE PROPERTY OWNED BY THE APPLICANT. EVIDENCE OF PERMISSION TO WORK ON ADJOINING PROPERTIES SHALL BE SUBMITTED IN WRITING TO THE CITY ENGINEER BEFORE DOING ANY WORK ON SUCH PROPERTY.
6. NO WORK SHALL BE DONE BETWEEN THE HOURS OF 6:00 P.M. AND 7:00 A.M. OR ON SUNDAYS.
7. ALL RETAINING WALLS SHALL BE CONSTRUCTED UNDER PERMIT FROM THE CITY OF WHITTIER BUILDING DEPARTMENT.
8. ALL DRIVEWAY APRONS SHALL BE APPROVED BY THE TRAFFIC ENGINEER AND CONSTRUCTED UNDER PERMIT FROM THE CITY OF WHITTIER PUBLIC WORKS DEPARTMENT.
9. DUST SHALL BE CONTROLLED BY SPRINKLING AS REQUIRED BY THE CITY ENGINEER.
10. BEFORE EXPORTING ANY DIRT FROM THE SITE, A PERMIT SHALL BE OBTAINED FROM THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF WHITTIER.
11. ADDITIONAL CONDITIONS MAY BE IMPOSED FROM TIME TO TIME BY THE CITY ENGINEER TO ALLEVIATE TRAFFIC AND NUISANCE CONDITIONS.
12. CUT SLOPES: THE MAXIMUM ALLOWABLE STEEPNESS OF CUT SLOPES IS 2:1. STEEPER SLOPES MAY BE PERMITTED BY THE CITY ENGINEER ONLY AFTER INVESTIGATION AND RECOMMENDATION BY A SOILS ENGINEER OR GEOLOGIST THAT THE PROPOSED STEEPER SLOPE WILL BE STABLE AND NOT CREATE HAZARD. AN APPROVED DRAINAGE DITCH SHALL BE CONSTRUCTED ACROSS THE TOP OF ALL CUT SLOPES.
13. FILL SLOPES: THE ALLOWABLE SLOPE FOR FILL BANKS IS 2:1 MAXIMUM.
14. COMPACTION OF FILLS:
   a. ALL FILLS SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY OF THE SOIL AND CERTIFICATES FROM AN ACCREDITED LABORATORY OR CIVIL ENGINEER SHOWING THE DEGREE OF COMPACTION SHALL BE PROVIDED TO THE CITY ENGINEER AND BUILDING SUPERINTENDENT, TOGETHER WITH A TABULATION OF THE PERCENT COMPACTION OBTAINED IN THEIR VARIOUS TESTS AND A PLAN SHOWING THE LOCATION OF THE TESTS.
   b. COMPACTION MAY BE REDUCED TO A MINIMUM OF 85% WITHIN THE OUTER EIGHT INCHES OF FILL SLOPE SURFACES, WHEN COMPACTIVE EFFORT SIMILAR TO GRID ROLLING IS USED ON THE SURFACE, OR
   c. COMPACTION MAY BE LESS THAN 90% IF THE FILL IS NOT INTENDED TO SUPPORT STRUCTURES AND COMPACTION IS NOT OTHERWISE REQUIRED FOR SAFETY. PRIOR APPROVAL WILL BE REQUIRED FROM THE CITY ENGINEER FOR COMPACTION OF LESS THAN 90%
   d. SLOPE SURFACES MAY BE SCARIFIED OR TOP SOIL ADDED, PROVIDED SUCH LOOSE MATERIALS ARE NOT OVER THREE INCHES THICK.
15. DRAINAGE FROM ALL LOTS SHALL BE CARRIED TO THE CURB LINE IN A MANNER THAT WILL PREVENT DAMAGE TO THE PROPOSED IMPROVEMENTS.
16. COMPACTION METHODS:
   a. THE SPACE OVER WHICH FILLS ARE TO BE MADE SHALL FIRST BE CLEARED OF ALL TRASH, BRUSH, TREES, STUMPS, TIMBER, OR DEBRIS AND SHALL BE SCARIFIED.
   b. WHEN AN EXISTING FILL IS TO BE WIDENED OR A NEW FILL IS TO BE MADE, THE NEW MATERIAL SHALL BE BONDED TO THE OLD BY PLOWING DEEP LONGITUDINAL FURROWS.
   c. ALL FILLING SHALL BE DONE WITH GOOD SOUND EARTH OR GRAVEL, AND NO OIL CAKE, MACADAM, BITUMINOUS PAVEMENT, CONCRETE OR OTHER LUMPY MATERIAL SHALL BE USED IN THE FULL UNLESS THE SAME IS SCATTERED AND THE LUMPS DO NOT EXCEED FOUR (4) INCHES IN DIAMETER AND ARE NOT PLACED WITHIN ONE (1) FOOT OF SUB-GRADE.
   d. SLOPE BENCHING (5 FEET MINIMUM WIDTH) SHALL BE REQUIRED WHERE FILLS ARE PLACED ON A NATURAL GRADE EXCEEDING FIVE (5) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL.
17. A ROUGH GRADING INSPECTION CERTIFICATE ALONG WITH THE COMPACTION REPORT STAMPED & SIGNED BY THE SOILS ENGINEER MUST BE APPROVED BEFORE A BUILDING PERMIT IS ISSUED.

PROPERTY OWNER:

SECURED PROPERTY MANAGEMENT

1975 NO. BATAVIA STREET
ORANGE, CALIFORNIA, 92865.

ARCHITECT:

PICKARD ARCHTECTS
MR. DAVID PICKARD

13215 PENN STREET SUITE 300
WHITTIER, CALIFORNIA, 90602

T: 562-945-8821
T: 562-652-2072
E: R.ARROYO@PICKARD.COM

STRUCTURAL ENGINEER: BY ARCHITECT

MR. JOSE AGUILERA

13215 PENN STREET SUITE 300
WHITTIER, CALIFORNIA, 90602

T: 562-945-8821 EXT.4
E: J.AGUILERA@PICKARD.COM

ADDITIONAL GENERAL NOTES:

1. ALL WORK SHALL CONFORM SUBSTANTIALLY TO THE ATTACHED GRADING PLAN, EXCEPT AS MODIFIED BY THE APPROVED STREET IMPROVEMENT PLANS FOR STREETS WITHIN AND ADJACENT TO TRACT NO. N/A, AND SHALL BE DONE IN ACCORDANCE WITH ALL THE PROVISIONS OF THE WHITTIER MUNICIPAL CODE. THE REPORTS OF _____, COVERING THIS PROPERTY ARE HEREBY MADE A PART OF THIS PERMIT AND ALL RECOMMENDATIONS CONTAINED THEREIN SHALL BE ADHERED TO.
2. GRADING WITHIN THE STREETS SHOWN ON THE TENTATIVE MAP OF TRACT NO. N/A SHALL CONFORM TO THE APPROVED STREET PLANS AND THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
3. DRAINAGE CHANNELS, CONDUITS AND APPURTENANT STRUCTURES SHALL BE CONSTRUCTED TO CARRY DRAINAGE IN ACCORDANCE WITH THE ATTACHED GRADING PLANS, STREET IMPROVEMENT PLANS AND APPROVED STORM DRAIN PLANS FOR TRACT NO. N/A.
4. BERM PERIPHERY OF ALL LEVELED AREAS (18" MINIMUM).
5. PAD DRAINAGE: A 2% SLOPE, AWAY FROM THE UPPER EDGES OF SLOPES AND TOWARDS THE STREET OR APPROVED DRAINAGE DEVICE, WILL BE REQUIRED ON ALL BUILDING PADS. THIS REQUIRED SLOPE, PLUS SUBSTANTIAL BERMS AT THE TOP OF THE CUT OR FILL SLOPES, SHALL BE PROVIDED AT ROUGH GRADING STAGE.
6. TERRACE DRAINS: DRAINAGE BENCHES AND TERRACE DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM BUILDING CODE, CHAPTER 70, SECTION 7012 AND LA COUNTY GRADING CODE.
7. LEVELED AREAS SHALL HAVE A MINIMUM GRADES FOR DRAINAGE OF 2% ON FILL AND 1% ON CUT.
8. NO STREET TREES ARE TO BE REMOVED WITHOUT THE APPROVAL OF THE PERMIT FROM THE CITY OF WHITTIER PARKS DEPARTMENT.
9. DRAINAGE CHANNELS TO BE 3" PORTLAND CEMENT CONCRETE; OR 2" MINIMUM GUNITE REINFORCED WITH 2"x 2" SPACING, 14 X 14 GAUGE WIRE MESH AND 2"x 4" FORM ON EACH SIDE.
10. SAID WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

    COMMENCE GRADING
    GRADING COMPLETE, INCLUDING PAVED BENCHES AND PLANTING
    STORM DRAINS COMPLETE
    SEWERS INSTALLED
    CURBS AND UTILITIES
    PAVEMENT COMPLETE
11. NO WALLS OR PERMANENT STRUCTURES ARE TO BE CONSTRUCTED WITHIN EXISTING EASEMENTS.

ENGINEERING CONSTRUCTION NOTES:

1. ALL GRADING SHALL CONFORM TO THE CITY OF WHITTIER GRADING ORDINANCE AND THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC).
2. AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE REGIONAL NOTIFICATION CENTER UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA (U.S.A.) AT 811 TO OBTAIN AN INQUIRY IDENTIFICATION NUMBER AND TO REQUEST THE UTILITY OWNERS TO MARK OR OTHERWISE INDICATE THE LOCATION OF THEIR SUBSURFACE FACILITIES. THE CONTRACTOR SHALL DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES, INCLUDING ALL SERVICE CONNECTIONS, WHICH HAVE BEEN MARKED BY THE RESPECTIVE OWNERS AND WHICH MAY AFFECT OR BE AFFECTED BY ITS OPERATIONS. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL UTILITIES AND ALL STRUCTURES FOUND AT THE SITE.
3. THROUGHOUT ALL PHASES OF CONSTRUCTION, INCLUDING SUSPENSION OF WORK, UNTIL FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL KEEP THE WORK SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. THE CONTRACTOR SHALL ALSO ABATE DUST NUISANCE BY CLEANING, SWEEPING AND SPRINKLING WITH WATER AND USING DUST FENCES OR OTHER METHODS AS DIRECTED BY THE CITY THROUGHOUT THE CONSTRUCTION OPERATION.
4. ALL DAMAGE CAUSED TO PUBLIC STREETS, INCLUDING HAUL ROUTES, ALLEYS, SIDEWALKS, CURBS OR STREET FURNISHINGS, OR TO PRIVATE PROPERTY SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE ENGINEER'S SATISFACTION.
5. THE CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING SURVEY MONUMENTATION DURING GRADING AND ALL SUBSEQUENT CONSTRUCTION. CONTRACTOR SHALL GIVE THE ENGINEER ADEQUATE NOTICE, BEFORE DISTURBING SAID MONUMENTS, SO THE ENGINEER CAN REPLACE OR RELOCATE ANY EXISTING SURVEY MONUMENTATION.
6. THE EARTHWORK QUANTITIES SHOWN ON THE COVER SHEET ARE FOR PUBLIC WORK REQUIREMENTS ONLY AND SHALL NOT BE USED BY THE CONTRACTOR FOR BIDDING PURPOSES. NO SHRINKAGE OR SUBSIDENCE HAS BEEN CONSIDERED IN THE QUANTITIES.
7. ALL TRUCKS THAT WILL HAUL EXCAVATED OR GRADED MATERIAL OFF-SITE SHALL COMPLY WITH STATE VEHICLE CODE SECTION 23114, WITH SPECIAL ATTENTION TO SECTIONS 23114(B)(F). (E)(2) AND (E)(4) AS AMENDED, REGARDING THE PREVENTION OF SUCH MATERIAL SPILLING ONTO PUBLIC STREETS AND ROADS.

STORMWATER/NPDES NOTES:

1. DURING THE TERM OF THIS PERMIT, THE CONTRACTOR, THEIR EMPLOYEES, AND SUBCONTRACTORS SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS) TO PREVENT POLLUTION TO LOCAL WATERWAYS. SEDIMENTS, CONSTRUCTION DEBRIS, PAINT, TRASH, CONCRETE TRUCK WASH WATER AND OTHER CHEMICAL WASTE FROM CONSTRUCTION SITES LEFT ON THE GROUND AND STREETS UNPROTECTED, OR WASHED IN STORM DRAINS, CAUSES POLLUTION IN LOCAL WATERWAYS VIA THE STORM DRAIN SYSTEM, AND IS AGAINST CITY ORDINANCE AND STATE LAW. THE BMPS IMPLEMENTED SHALL BE CONSISTENT WITH CITY ORDINANCE NO. 8.36, THE APPROVED STORM WATER POLLUTION PREVENTION PLAN/URBAN RUNOFF MITIGATION PLAN, AND THE EROSION CONTROL PLAN FOR THE PROJECT, WHICH SHALL BE ON SITE AT ALL TIMES. FAILURE TO IMPLEMENT APPROPRIATE BMPS SHALL RESULT IN PROJECT DELAYS THROUGH CITY-ISSUED STOP WORK NOTICES AND/OR FINES LEVIED AGAINST THE CONTRACTOR. FOR INFORMATION, PLEASE CONTACT THE PUBLIC WORKS DEPARTMENT AT (562) 464-3510.
2. STORM DAMAGE PREVENTION MEASURES OR PREVENTION DEVICES REQUIRED BY THE CITY SHALL BE INSTALLED BY OCTOBER 1 OR AS GRADING PROGRESSES AND MAINTAINED UNTIL APRIL 15 OF THE SUCCEEDING YEAR OR UNLESS EARLY REMOVAL IS AGREED TO BY THE STORMWATER MANAGER.
3. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND EROSION CONTROL MEASURES TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO OCTOBER 1. THE EROSION CONTROL DEVICES SHOWN ON SAID PLAN MUST BE INSTALLED BY NO LATER THAN OCTOBER 1, AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15 OF THE FOLLOWING YEAR.

REQUIRED PERMITS:

1. A COPY OF THE GRADING PERMIT AND THE APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES. ANY MODIFICATIONS OF OR CHANGES IN APPROVED GRADING PLANS MUST BE APPROVED BY THE CITY PRIOR TO THE START OF WORK.
2. A STATE NOTICE OF INTENT (NOI) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES DURING CONSTRUCTION OPERATIONS FORSITES DISTURBING 1 ACRE OR MORE OF LAND.
3. THE RETAINING WALL DETAILS SHOWN ON THE PLANS SHALL BE CONSTRUCTED BY SEPARATE BUILDING PERMIT.

NOTE TO CONTRACTOR:

THE EXISTENCE OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES, PIPELINES, AND THE LIKE, AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES OR FACILITIES, SHOWN OR NOT SHOWN.

NOTICE OF INTENT

THE LAND OWNERS MUST FILE A NOTICE OF INTENT (N.O.I.) WITH THE STATE WATER RESOURCES CONTROL BOARD WHEN THE GRADING CONSTRUCTION ACTIVITY RESULTS IN LAND DISTURBANCE OF ONE ACRES OR MORE.

WDID NO. N/A

EARTHWORK QUANTITIES

CUT= 600 CU. YDS.
FILL= 5 CU. YDS.
EXPORT= 595 CU. YDS.
IMPORT= 0 CU. YDS.

DESIGNATED SITE FOR IMPORT/EXPORT:

-

LEGAL DESCRIPTION:

PORTION OF LOT 126 OF TRACT NO. 12444, AS PER MAP BOOK 256, PAGES 38-39, RECORDED IN THE LOS ANGELES RECORDER'S OFFICE.

BASIS OF BEARINGS:

THE CENTERLINE OF NORWALK BOULEVARD HAVING A BEARING OF N39°43'40"E AS SHOWN ON TRACT NO. 12444, MAP BOOK 256, PAGES 38-39, RECORDED IN THE COUNTY OF LOS ANGELES RECORDER'S OFFICE.

SHEET INDEX:

C1 GENERAL GRADING NOTES
C2 TOPOGRAPHIC SURVEY MAP
C3 PRELIMINARY GRADING & DRAINAGE PLAN
C4 PRELIMINARY GRADING CROSS SECTIONS
C5 PRELIMINARY LID (LOW IMPACT DEVELOPMENT) PLAN
C6 PRELIMINARY SEWER & WATER PLAN

VICINITY MAP
N.T.S

CRF PROJECT #20-118

"WORK IN PROGRESS ~ FOR REVIEW PURPOSES ONLY"

REFERENCE PLANS	APPROVED
	KYLE CASON — DATE INTERIM CITY ENGINEER
BENCHMARK	**COMMUNITY DEVELOPMENT**
DESIGNATION: SY6627 BASE: B ELEVATION: 179.466 FT. QUAD: 2013.	REVIEWED BY ____ IN ACCORDANCE WITH CITY POLICES AND CONDITIONS CONDITIONS OF APPROVAL. SIGNATURE — DATE TITLE
VERTICAL DATUM	**PUBLIC WORKS**
DATUM: NAVD 88	REVIEWED BY ____ IN ACCORDANCE WITH CITY POLICES AND CONDITIONS CONDITIONS OF APPROVAL. SIGNATURE — DATE TITLE

DIG ALERT
DIAL TOLL FREE 811
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

CRF ENGINEERING.
CESAR R. RAMIREZ, P.E.

6782 STANTON AVENUE, SUITE A
BUENA PARK, CALIFORNIA, 90621.

P: 714-522-2266

REGISTERED PROFESSIONAL ENGINEER — CESAR R. RAMIREZ — No.78100 — CIVIL — STATE OF CALIFORNIA

07/01/2022
SIGNATURE DATE
CIVIL ENGINEER

BYER GEOTECHNICAL
RAFFI S. BABAYAN, M.S., P.E.

1461 E. CHEVY CHASE DRIVE, SUITE 200
GLENDALE, CALIFORNIA, 91206.

T: 818-549-9959
T: 818-903-8296
E: RBABAYAN@BYERGEO.COM

SIGNATURE DATE
SOILS ENGINEER

I HEREBY CERTIFY THAT THE WORK SHOWN HEREON, MARKED AS "AS-BUILT", HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCE SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK.

SIGNATURE DATE
AS-BUILT DRAWING

MARK	DATE	DESCRIPTION	BY	CHKD.	APPROVED

REVISIONS

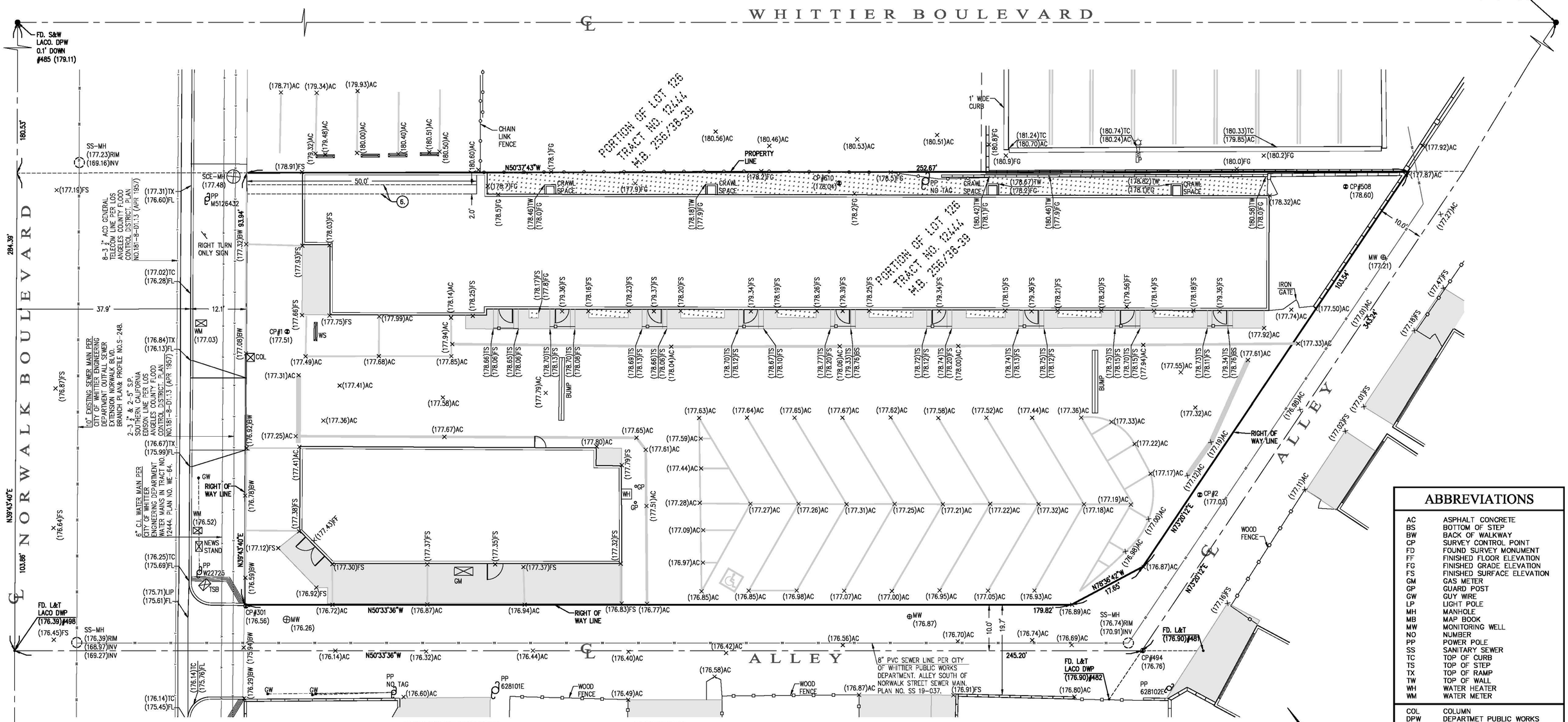
CITY OF WHITTIER DEPARTMENT
OF PUBLIC WORKS
PRELIMINARY
GENERAL GRADING NOTES

6018 NORWALK BOULEVARD
WHITTIER, CALIFORNIA, 90606.
APN: 8174-041-028

SHEET: C1 OF 6

GRADING PERMIT
NO. XXX

PREPARED FOR: PICKARD ARCHTECTS MR. DAVID PICKARD
13215 PENN STREET SUITE 300, WHITTIER, CALIFORNIA, 90602
T:562-945-8821; T: 562-652-2072; E: R.ARROYO@PICKARD.COM



ABBREVIATIONS

AC	ASPHALT CONCRETE
BS	BOTTOM OF STEP
BW	BACK OF WALKWAY
CP	SURVEY CONTROL POINT
FD	FOUND SURVEY MONUMENT
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE ELEVATION
FS	FINISHED SURFACE ELEVATION
GM	GAS METER
GP	GUARD POST
GW	GUY WIRE
LP	LIGHT POLE
MH	MANHOLE
MB	MAP BOOK
MW	MONITORING WELL
NO	NUMBER
PP	POWER POLE
SS	SANITARY SEWER
TC	TOP OF CURB
TS	TOP OF STEP
TX	TOP OF RAMP
TW	TOP OF WALL
WH	WATER HEATER
WM	WATER METER
COL	COLUMN
DPW	DEPARTMET PUBLIC WORKS
LACO	LOS ANGELES COUNTY
L&T	LEAD AND TAG
RSB	RECORD OF SURVEY BOOK
SCE	SOUTHERN CALIFORNIA EDISON
TSB	TRAFFIC SIGNAL BOX

FEATURES LEGEND

- EXISTING UTILITY AS NOTED
- EXISTING TREE
- SURVEY CONTROL POINT
- FOUND SURVEY MONUMENT

LINE LEGEND

- STREET CENTERLINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- EXISTING LOT
- WOOD FENCE
- CHAIN LINK FENCE

CIVIL ENGINEER'S NOTE:

- RECORD OF SURVEY MAP FILED FOR THIS PROPERTY AS RECORD OF SURVEY NO. 24661, R.S.B. 330/53.

LEGAL DESCRIPTION PER TITLE REPORT:

LOT 126 OF TRACT NO. 12444, IN THE CITY OF WHITTIER, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 256 PAGE 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THAT PORTION OF SAID LOT 126 LYING NORTHEASTERLY OF A LINE PARALLEL WITH AND DISTANT SOUTHWESTERLY 130.50 FEET FROM, MEASURED AT RIGHT ANGLES TO, THAT CERTAIN COURSE, AND ITS NORTHWESTERLY PROLONGATION, IN THE NORTHEASTERLY LINE OF SAID LOT 126 HAVING A SEARING OF SOUTH 50° 37' EAST AND A LENGTH OF 322.81 FEET.

APN: 8174-041-028

EASEMENTS:

(6) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION.
PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES.
RECORDING DATE: MARCH 14, 1946.
RECORDING NO: IN BOOK 22894, PAGE 213, OF OFFICIAL RECORDS.
AFFECTS: A PORTION OF SAID LAND AS DESCRIBED THEREIN.

CRF PROJECT #20-118

"WORK IN PROGRESS ~ FOR REVIEW PURPOSES ONLY"

REFERENCE PLANS	APPROVED
	KYLE CASON, INTERIM CITY ENGINEER — DATE
BENCHMARK	**COMMUNITY DEVELOPMENT**
DESIGNATION: SY6627 BASE: B ELEVATION: 179.466 FT. QUAD: 2013.	REVIEWED BY ____ IN ACCORDANCE WITH CITY POLICIES AND CONDITIONS CONDITIONS OF APPROVAL. SIGNATURE — DATE TITLE
VERTICAL DATUM	**PUBLIC WORKS**
DATUM: NAVD 88	REVIEWED BY ____ IN ACCORDANCE WITH CITY POLICIES AND CONDITIONS CONDITIONS OF APPROVAL. SIGNATURE — DATE TITLE

10' 0' 10' 20'
SCALE: 1"=10'

DIG ALERT
DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

CITY OF WHITTIER DEPARTMENT OF PUBLIC WORKS

TOPOGRAPHIC SURVEY MAP

6018 NORWALK BOULEVARD
WHITTIER, CALIFORNIA, 90606.
APN: 8174-041-028

SHEET: C2 OF 6

GRADING PERMIT NO. XXX

PREPARED FOR: PICKARD ARCHITECTS MR. DAVID PICKARD
13215 PENN STREET SUITE 300, WHITTIER, CALIFORNIA, 90602
T:562-945-8821; T:562-652-2072; E:R.ARROYO@PICKARD.COM

CRF ENGINEERING.
CESAR R. RAMIREZ, P.E.
6782 STANTON AVENUE, SUITE A
BUENA PARK, CALIFORNIA, 90621.
P: 714-522-2266
REGISTERED PROFESSIONAL ENGINEER — CESAR R. RAMIREZ — No.78100 — CIVIL — STATE OF CALIFORNIA
07/01/2022
SIGNATURE DATE
CIVIL ENGINEER

BYER GEOTECHNICAL
RAFFI S. BABAYAN, M.S., P.E.
1461 E. CHEVY CHASE DRIVE, SUITE 200
GLENDALE, CALIFORNIA, 91206.
T: 818-549-9959
T: 818-903-8296
E: RBABAYAN@BYERGEO.COM
SIGNATURE DATE
SOILS ENGINEER

I HEREBY CERTIFY THAT THE WORK SHOWN HEREON, MARKED AS "AS-BUILT", HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCE SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK.

SIGNATURE DATE
AS-BUILT DRAWING

MARK	DATE	DESCRIPTION	BY	CHKD.	APPROVED

REVISIONS

DESIGN ABBREVIATIONS

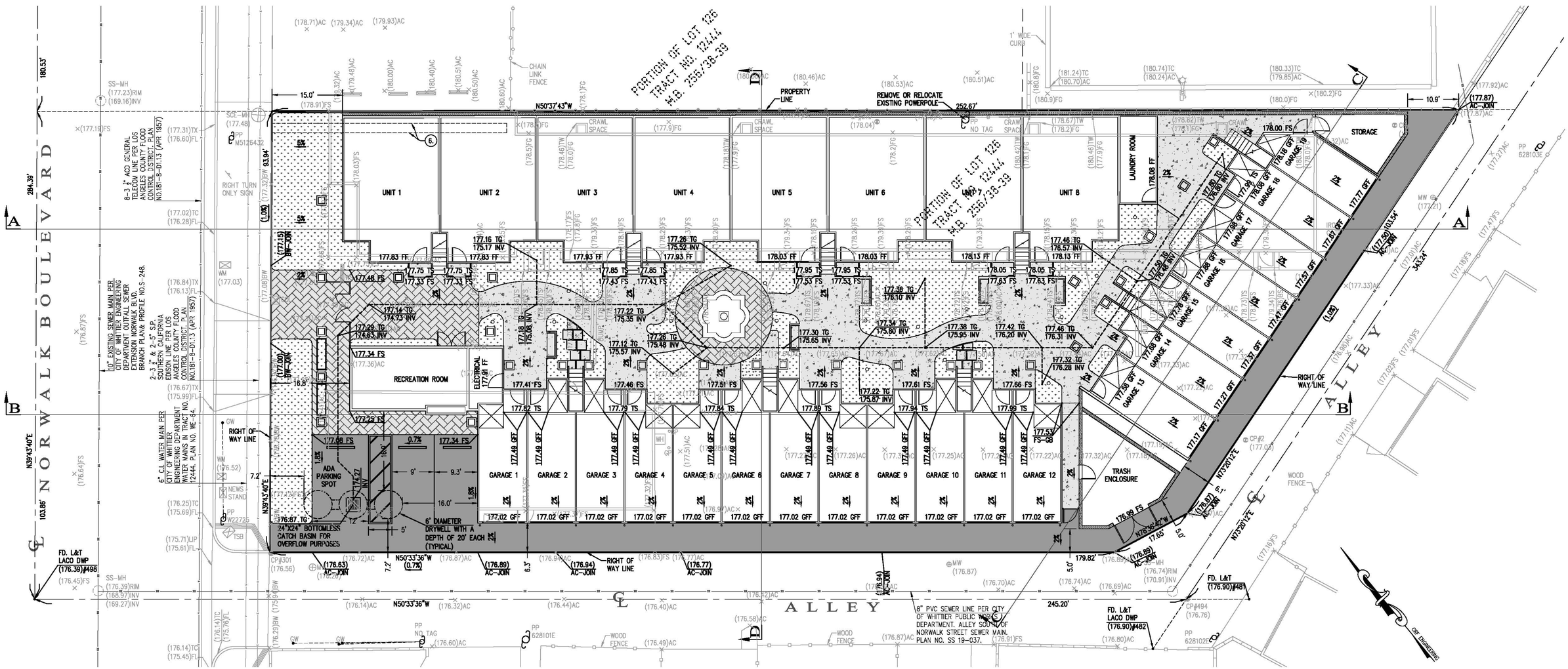
AC	ASPHALT CONCRETE
BW	BACK OF WALKWAY
FF	FINISHED FLOOR ELEVATION
FS	FINISHED SURFACE ELEVATION
TC	TOP OF GRATE ELEVATION
TS	TOP OF STEP
ADA	AMERICANS WITH DISABILITIES ACT
GFF	GARAGE FINISHED FLOOR
INV	PIPE INVERT ELEVATION

LEGEND

- LANDSCAPE AREAS
- CONCRETE AREAS
- ASPHALT AREAS
- DECORATIVE PAVER AREAS
- NEW WALL AREAS
- 8" PVC PIPE @ 1% MIN. SLOPE
- XX.XX SURFACE SLOPE

CIVIL ENGINEER'S NOTES:

- EXISTING POWER POLE AND EASEMENT LOCATION TO BE RESOLVED BY THE OWNER PRIOR TO APPROVAL OF ANY FINAL GRADING PLANS.
- COORDINATE IN WRITING WITH ADJACENT NEIGHBOR PRIOR TO REMOVING PROPERTY PERIMETER WALL.
- SEE SHEET 5 FOR ROOF DOWNSPOUT LOCATION



CRF PROJECT #20-118

"WORK IN PROGRESS ~ FOR REVIEW PURPOSES ONLY"

SCALE: 1"=10'

DIG ALERT
DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REFERENCE PLANS	APPROVED
	KYLE CASON — DATE INTERIM CITY ENGINEER
BENCHMARK	**COMMUNITY DEVELOPMENT**
DESIGNATION: SY6627 BASE: B ELEVATION: 179.466 FT. QUAD: 2013.	REVIEWED BY IN ACCORDANCE WITH CITY POLICIES AND CONDITIONS CONDITIONS OF APPROVAL. SIGNATURE — DATE TITLE
VERTICAL DATUM	**PUBLIC WORKS**
DATUM: NAVD 88	REVIEWED BY IN ACCORDANCE WITH CITY POLICIES AND CONDITIONS CONDITIONS OF APPROVAL. SIGNATURE — DATE TITLE

CITY OF WHITTIER DEPARTMENT OF PUBLIC WORKS
PRELIMINARY GRADING & DRAINAGE PLAN

6018 NORWALK BOULEVARD
WHITTIER, CALIFORNIA, 90606.
APN: 8174-041-028

SHEET: C3 OF 6

GRADING PERMIT NO. XXX

PREPARED FOR: PICKARD ARCHTECTS MR. DAVID PICKARD
13215 PENN STREET SUITE 300, WHITTIER, CALIFORNIA, 90602
T: 562-945-8821; T: 562-652-2072; E: R.ARROYO@PICKARD.COM

CRF ENGINEERING.
CESAR R. RAMIREZ, P.E.
6782 STANTON AVENUE, SUITE A
BUENA PARK, CALIFORNIA, 90621.
P: 714-522-2266
REGISTERED PROFESSIONAL ENGINEER — CESAR R. RAMIREZ — No.78100 — CIVIL — STATE OF CALIFORNIA
07/01/2022
SIGNATURE — DATE
CIVIL ENGINEER

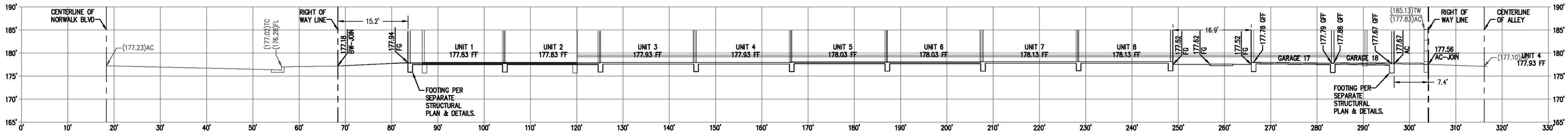
BYER GEOTECHNICAL
RAFFI S. BABAYAN, M.S., P.E.
1461 E. CHEVY CHASE DRIVE, SUITE 200
GLENDALE, CALIFORNIA, 91206.
T: 818-549-9959
T: 818-903-8296
E: RBABAYAN@BYERGEO.COM
SIGNATURE — DATE
SOILS ENGINEER

I HEREBY CERTIFY THAT THE WORK SHOWN HEREON, MARKED AS "AS-BUILT", HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCE SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK.

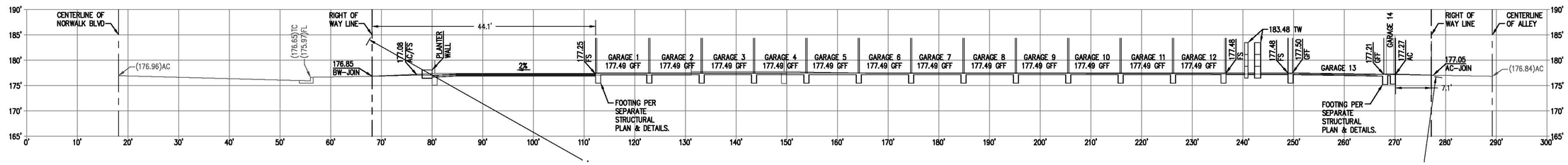
SIGNATURE — DATE
AS-BUILT DRAWING

MARK	DATE	DESCRIPTION	BY	CHKD.	APPROVED

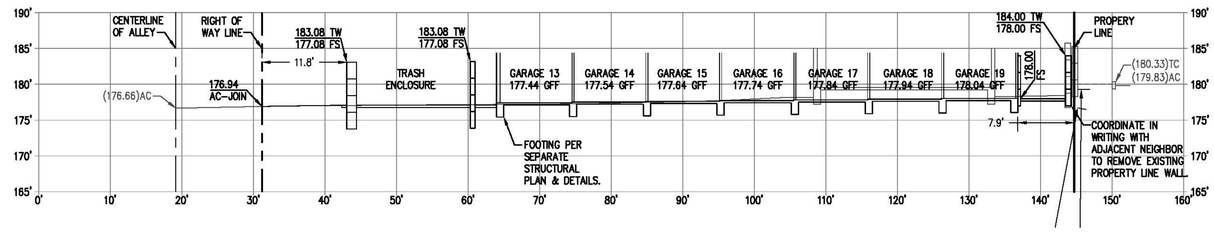
REVISIONS



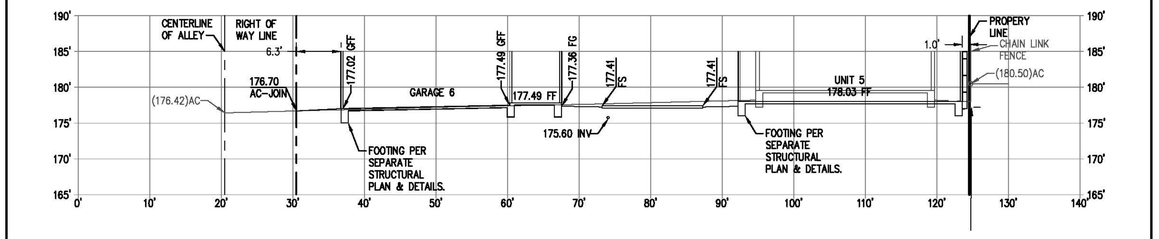
SECTION A-A	
HORIZONTAL	SCALE: 1" = 10'
VERTICAL	SCALE: 1" = 10'



SECTION B-B	
HORIZONTAL	SCALE: 1" = 10'
VERTICAL	SCALE: 1" = 10'



SECTION C-C	
HORIZONTAL	SCALE: 1" = 10'
VERTICAL	SCALE: 1" = 10'



SECTION D-D	
HORIZONTAL	SCALE: 1" = 10'
VERTICAL	SCALE: 1" = 10'

CRF PROJECT #20-118

"WORK IN PROGRESS ~ FOR REVIEW PURPOSES ONLY"

CRF ENGINEERING.
CESAR R. RAMIREZ, P.E.

6782 STANTON AVENUE, SUITE A
BUENA PARK, CALIFORNIA, 90621.

P: 714-522-2266

REGISTERED PROFESSIONAL ENGINEER CESAR R. RAMIREZ No.78100 CIVIL STATE OF CALIFORNIA

07/01/2022
SIGNATURE DATE
CIVIL ENGINEER

BYER GEOTECHNICAL.
RAFFI S. BABAYAN, M.S., P.E.

1461 E. CHEVY CHASE DRIVE, SUITE 200
GLENDALE, CALIFORNIA, 91206.

T: 818-549-9959
T: 818-903-8296
E: RBABAYAN@BYERGEO.COM

SIGNATURE DATE
SOILS ENGINEER

I HEREBY CERTIFY THAT THE WORK SHOWN HEREON, MARKED AS 'AS-BUILT', HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCE SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK.

SIGNATURE DATE
AS-BUILT DRAWING

MARK	DATE	DESCRIPTION	BY	CHKD.	APPROVED

REVISIONS

REFERENCE PLANS	APPROVED
	KYLE CASON INTERIM CITY ENGINEER — DATE

BENCHMARK
DESIGNATION: SY6627
BASE: B
ELEVATION: 179.466 FT.
QUAD: 2013.

VERTICAL DATUM
DATUM: NAVD 88

COMMUNITY DEVELOPMENT
REVIEWED BY
IN ACCORDANCE WITH CITY POLICIES AND CONDITIONS CONDITIONS OF APPROVAL.
SIGNATURE DATE
TITLE

PUBLIC WORKS
REVIEWED BY
IN ACCORDANCE WITH CITY POLICIES AND CONDITIONS CONDITIONS OF APPROVAL.
SIGNATURE DATE
TITLE

DIG ALERT
DIAL TOLL FREE 811
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
OF SOUTHERN CALIFORNIA

CITY OF WHITTIER DEPARTMENT
OF PUBLIC WORKS

PRELIMINARY
GRADING CROSS SECTIONS

6018 NORWALK BOULEVARD
WHITTIER, CALIFORNIA, 90606.
APN: 8174-041-028

PREPARED FOR: PICKARD ARCHTECTS MR. DAVID PICKARD
13215 PENN STREET SUITE 300, WHITTIER, CALIFORNIA, 90602
T:562-945-8821; T: 562-652-2072; E:R.ARROYO@PICKARD.COM

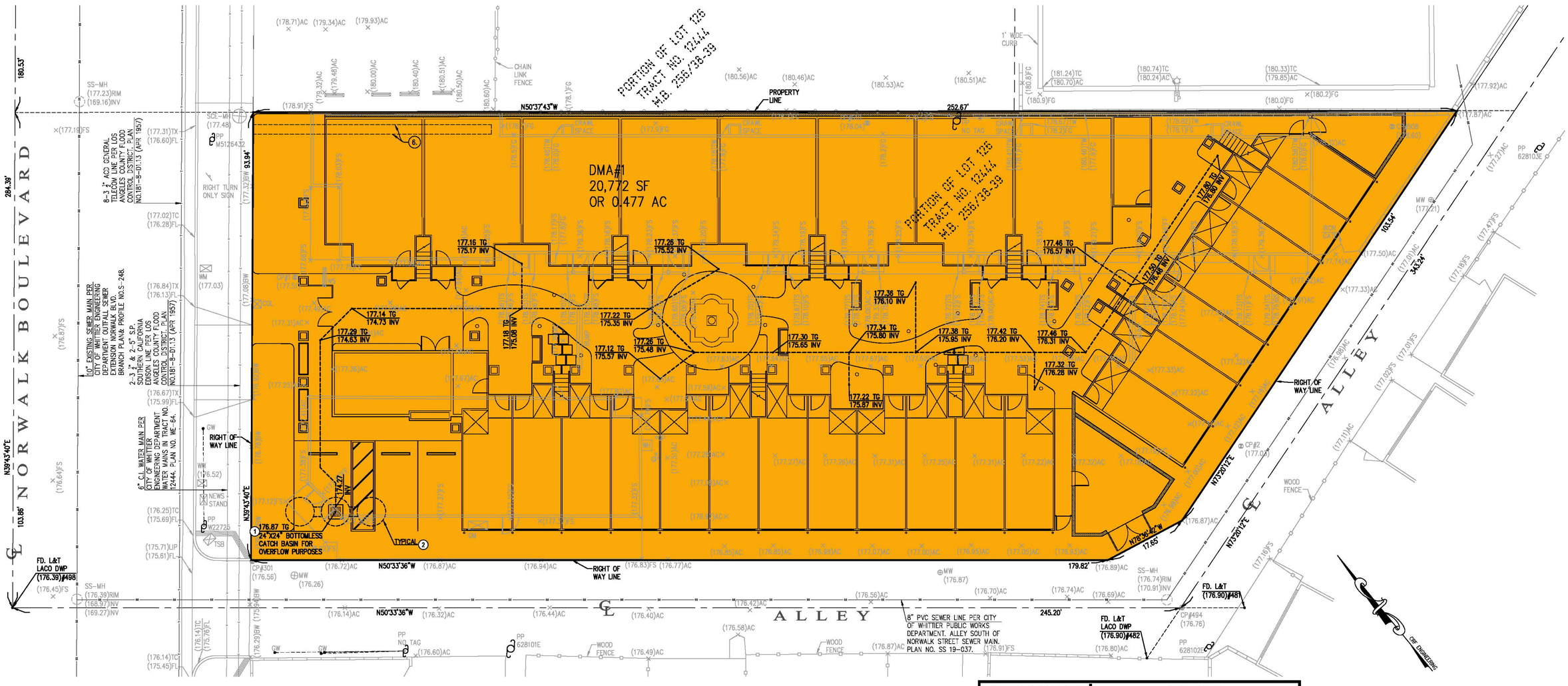
SHEET: C4 OF 6

GRADING PERMIT
NO. XXX

TOTAL AREA OF WORK =	20,772 SF OR 0.477 AC
EXISTING CONDITIONS	
IMPERVIOUS AREA =	19,936 SF
PERVIOUS AREA =	836 SF
PROPOSED CONDITIONS	
IMPERVIOUS AREA =	18,169 SF
PERVIOUS AREA =	2,603 SF

CONSTRUCTION NOTES & QUANTITIES

1 INSTALL 6' DIAMETER DRY WELL (RET-4) WITH A DEPTH OF 40'.	3 EA.
2 INSTALL 24"X24" OLDCASTLE FLOGARD CATCH BASIN INSERT FILTER MODEL NO. FGP-24F.	1 EA.



CRF PROJECT #20-118

"WORK IN PROGRESS ~ FOR REVIEW PURPOSES ONLY"

REFERENCE PLANS	APPROVED
	KYLE CASON INTERIM CITY ENGINEER — DATE

BENCHMARK	COMMUNITY DEVELOPMENT
DESIGNATION: SY6627 BASE: B ELEVATION: 179.466 FT. QUAD: 2013.	REVIEWED BY IN ACCORDANCE WITH CITY POLICIES AND CONDITIONS CONDITIONS OF APPROVAL. SIGNATURE — DATE TITLE
VERTICAL DATUM	**PUBLIC WORKS**
DATUM: NAVD 88	REVIEWED BY IN ACCORDANCE WITH CITY POLICIES AND CONDITIONS CONDITIONS OF APPROVAL. SIGNATURE — DATE TITLE

10' 0' 10' 20'
SCALE: 1"=10'

DIG ALERT
DIAL TOLL FREE 811
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
OF SOUTHERN CALIFORNIA

CRF ENGINEERING.
CESAR R. RAMIREZ, P.E.
6782 STANTON AVENUE, SUITE A
BUENA PARK, CALIFORNIA, 90621.
P: 714-522-2266
REGISTERED PROFESSIONAL ENGINEER — CESAR R. RAMIREZ — No.78100 — CIVIL — STATE OF CALIFORNIA
07/01/2022
SIGNATURE — DATE
CIVIL ENGINEER

BYER GEOTECHNICAL
RAFFI S. BABAYAN, M.S., P.E.
1461 E. CHEVY CHASE DRIVE, SUITE 200
GLENDALE, CALIFORNIA, 91206.
T: 818-549-9959
T: 818-903-8296
E: RBABAYAN@BYERGEO.COM
SIGNATURE — DATE
SOILS ENGINEER

I HEREBY CERTIFY THAT THE WORK SHOWN HEREON, MARKED AS 'AS-BUILT', HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCE SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK.
SIGNATURE — DATE
AS-BUILT DRAWING

MARK	DATE	DESCRIPTION	BY	CHKD.	APPROVED

REVISIONS

CITY OF WHITTIER DEPARTMENT
OF PUBLIC WORKS
PRELIMINARY
LID (LOW IMPACT DEVELOPMENT) PLAN

6018 NORWALK BOULEVARD
WHITTIER, CALIFORNIA, 90606.
APN: 8174-041-028

SHEET: C5 OF 6

PREPARED FOR: PICKARD ARCHITECTS MR. DAVID PICKARD
13215 PENN STREET SUITE 300, WHITTIER, CALIFORNIA, 90602
T:562-945-8821; T:562-652-2072; E:R.ARROYO@PICKARD.COM

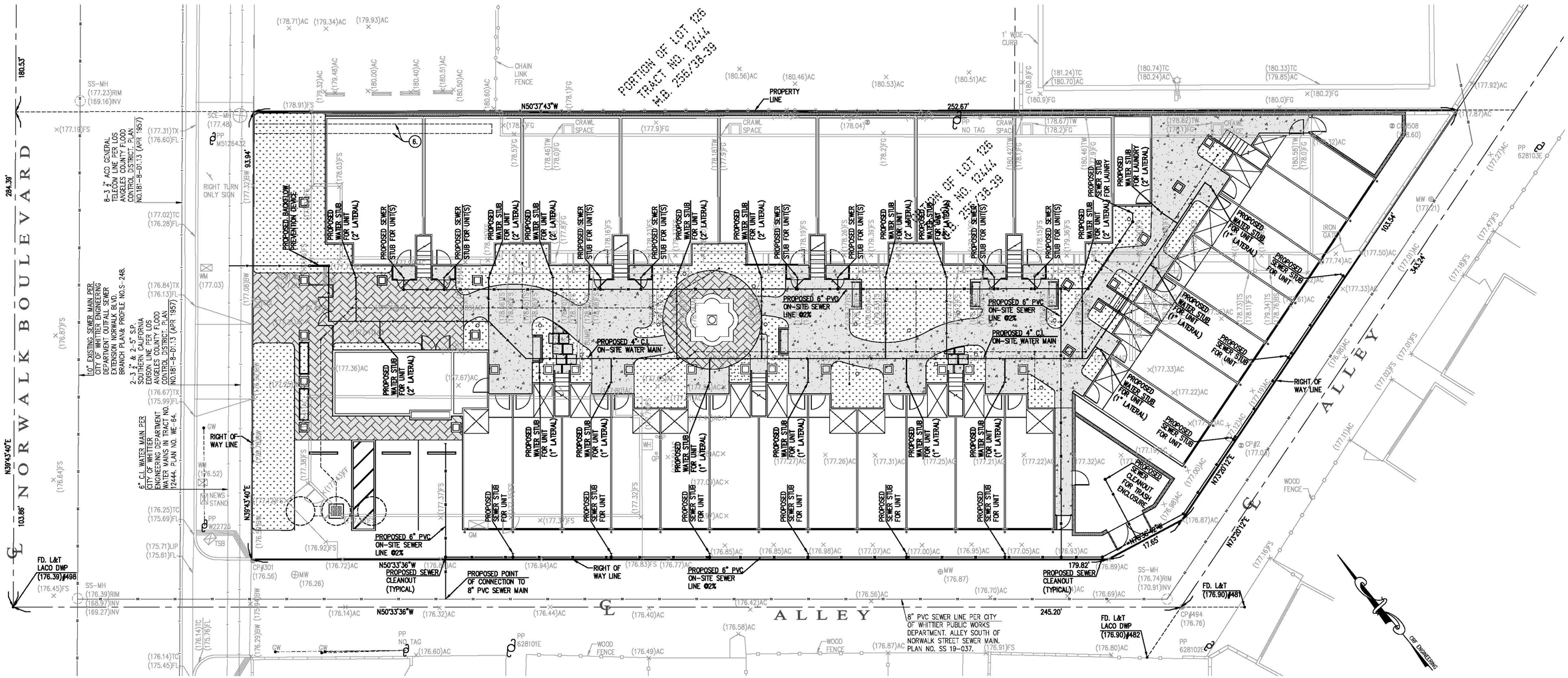
GRADING PERMIT
NO. XXX

LEGEND

- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- PROPOSED WATER MAIN/LATERALS
- PROPOSED SANITARY SEWER MAIN/LATERALS

CIVIL ENGINEER'S NOTE:

- EXISTING UTILITY LINES PLOTTED PER PLANS AS CALLED OUT FOR EACH LINE SHOWN HEREON AND ON THE TOPOGRAPHIC SURVEY MAP.



CRF PROJECT #20-118

"WORK IN PROGRESS ~ FOR REVIEW PURPOSES ONLY"

REFERENCE PLANS	APPROVED
	KYLE CASON, INTERIM CITY ENGINEER — DATE
BENCHMARK	**COMMUNITY DEVELOPMENT**
DESIGNATION: SY6627 BASE: B ELEVATION: 179.466 FT. QUAD: 2013.	REVIEWED BY ____ IN ACCORDANCE WITH CITY POLICIES AND CONDITIONS CONDITIONS OF APPROVAL. SIGNATURE — DATE TITLE
VERTICAL DATUM	**PUBLIC WORKS**
DATUM: NAVD 88	REVIEWED BY ____ IN ACCORDANCE WITH CITY POLICIES AND CONDITIONS CONDITIONS OF APPROVAL. SIGNATURE — DATE TITLE

10' 0' 10' 20'
SCALE: 1"=10'

DIG ALERT
DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

CITY OF WHITTIER DEPARTMENT OF PUBLIC WORKS
PRELIMINARY SEWER & WATER PLAN

6018 NORWALK BOULEVARD
WHITTIER, CALIFORNIA, 90606.
APN: 8174-041-028

SHEET: C6 OF 6

GRADING PERMIT NO. XXX

PREPARED FOR: PICKARD ARCHTECTS MR. DAVID PICKARD
13215 PENN STREET SUITE 300, WHITTIER, CALIFORNIA, 90602
T:562-945-8821; T:562-552-2072; E:R.ARROYO@PICKARD.COM

CRF ENGINEERING.
CESAR R. RAMIREZ, P.E.
6782 STANTON AVENUE, SUITE A
BUENA PARK, CALIFORNIA, 90621.
P: 714-522-2266
REGISTERED PROFESSIONAL ENGINEER — CESAR R. RAMIREZ — No.78100 — CIVIL — STATE OF CALIFORNIA
07/01/2022
SIGNATURE DATE
CIVIL ENGINEER

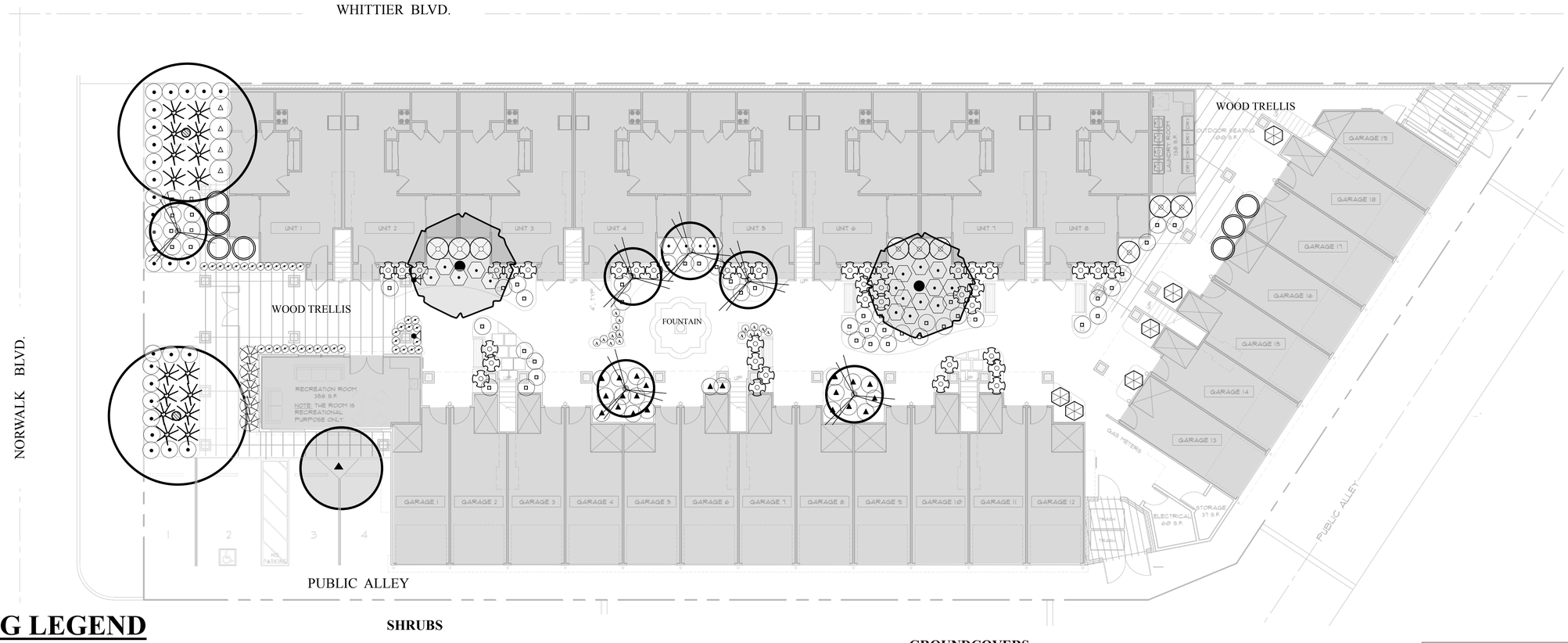
BYER GEOTECHNICAL
RAFFI S. BABAYAN, M.S., P.E.
1461 E. CHEVY CHASE DRIVE, SUITE 200
GLENDALE, CALIFORNIA, 91206.
T: 818-549-9959
T: 818-903-8296
E: RBABAYAN@BYERGEO.COM
SIGNATURE DATE
SOILS ENGINEER

I HEREBY CERTIFY THAT THE WORK SHOWN HEREON, MARKED AS 'AS-BUILT', HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCE SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK.

SIGNATURE DATE
AS-BUILT DRAWING

MARK	DATE	DESCRIPTION	BY	CHKD.	APPROVED

REVISIONS



PLANTING LEGEND

SYMBOL/ PLANT NO.	Common Name/ *Botanical Name* DESCRIPTION	QTY.	UNIT	WUCOLS– REGION 3
TREES				
T1	Pink Tabebuia *Tabebuia ipe*	1	24 " Box	MED
T2	Swanhill Olive *Olea euruopaea hybrid 'Swan Hill" (fruitless)*	2	24 " Box	LOW
T3	California Live Oak *Quercus agrifolia*	2	24 " Box	LOW
T4	Callistemon 'Cane's Hybrid' (Cane's Bot- *Callistemon 'Cane's Hybrid'*	6	24 " Box	LOW
SHRUBS				
1	Dwarf Coast Rosemary *Westringia fruticosa Grey Box ['WES04'] PP25,675*	28	5 Gal	LOW
2	Silver Streak Flax Lily *Dianella tasmanica 'Silver Streak'*	5	5 Gal	MED
3	Silver Edge Lavender *Lavandula intermedia 'Silver Edge'*	39	5 Gal	LOW
4	*Shark Bay Aniseed Boronia* *Boronia crenulata 'Shark Bay'*	4	5 Gal.	MED
SHRUBS				
5	Variegated Fiesta Hawthorne *Rhaphiolepis indica 'Fiesta' PP21*	6	5 Gal.	LOW
6	Evening Glow Mirror Plant *Coprosma 'Evening Glow'*	23	5 Gal.	LOW
7	Coastal Gem Grevillea *Grevillea lanigera 'Coastal Gem"*	39	5 Gal.	LOW
8	Dwarf Yeddo Hawthorne *Rhaphiolepis umbellata 'Minor'*	9	5 Gal.	LOW
9	Deer Grass *Muhlembergia rigens*	16	5 Gal.	LOW
10	Kaliedescope Abelia *Abelia 'Kaliedescope'*	21	5 Gal.	MED
11	Autumn Sage *Salvia greggii*	19	5 Gal.	LOW
12	Fuchsia-flowered gooseberry *Ries speciosum*	6	5 Gal.	LOW
VINES				
V1	Violet Trumpet Vine *Clytostoma callistegioides*	2	5 Gal.	MED

GROUNDCOVERS

G1 — 3" Depth of Shredded "Gorilla Hair" Mulch throughout entire planting area

A — . Achillea 'Moonshine' (Fern Leaf Yarrow) . One Gallon size; plant at 18" on center triangular spacing. LOW

IRRIGATION NOTES:

A water conserving irrigation system with a smart controller; new valves and mainlines will be installed along with low-flow spray or dripline emission devices. The new irrigation system will comply with city water efficiency ordinances.

PROJECT SITE CALCULATIONS

TOTAL LOT AREA: 20,410 SF

RESIDENTIAL LANDSCAPE AREA: 2,414SF

LANDSCAPE %: 11.8%

REFER TO THE ARCHITECURAL SITE PLAN AND ARCHITECTURAL PLANS FOR FURTHER INFORMATION

GRAPHIC SCALE

15 5 0 10 20

1" = 10'-0"

GOLDEN OAKS SENIOR LIVING

6018 NORWALK BOULEVARD, WHITTIER, CA 90606

PRELIMINARY REVIEW APPLICATION NO. PRA2O-0004

THOMAS A. BIHR

10448 PORTADADR. WHITTIER CA

LANDSCAPE ARCHITECT 4115

PRELIMINARY LANDSCAPE PLAN PL1

SCALE: 1" = 10'0" 1-26-22 SHEET 1 OF 3

T1 Tabebuia

T3 California Live Oak

T4 Callistemon 'Cane's Hybrid' (Cane's Bottlebrush)

1 Dwarf Coast Rosemary

T2 Swanhill Ave.

V1 Violet Trumpet Vine

2 Silverstreak Lily

GOLDEN OAKS SENIOR LIVING
6018 NORWALK BOULEVARD, WHITTIER, CA 90606
PRELIMINARY REVIEW APPLICATION NO. PRA2O-0004

THOMAS A. BIHR
10448 PORTADADR. WHITTIER CA
LANDSCAPE ARCHITECT 4115

PRELIMINARY PLANT MATERIALS PL2
1-26-22 SHEET 2 OF 3

3 Lavender

6. Evening Glow Coprosma

9 Deer Grass

2 Westringia

7 Coastal Gem Grevillea

10 Kaleidescope Abelia

5 Fiesta India Hawthorne

8 Dwarf Yaupon Holly

11 Autumn Sage

© Robert Perry

12 Fuchsia flowered gooseberry

GOLDEN OAKS SENIOR LIVING
6018 NORWALK BOULEVARD, WHITTIER, CA 90606
PRELIMINARY REVIEW APPLICATION NO. PRA2O-0004

THOMAS A. BIHR
10448 PORTADADR. WHITTIER CA
LANDSCAPE ARCHITECT 4115

PRELIMINARY PLANT MATERIALS PL3
1-26-22 SHEET 3 OF 3