



Note: Artist's conception; colors, materials, application, and landscape treatment may vary.



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647 N. Rancho Santiago Blvd

Orange, CA

**RANCHO
RIDGE, LLC.**

Rancho Ridge, LLC.
 Contact: Maile Green
 949.508.0340
 www.minx75@gmail.com



Hunsaker & Associates, Inc.
 Contact: Robert Glessner
 3 Hughes, Irvine. 92618
 949.583.1010 | www.hunsaker.com



DUDEK
 Contact: Kase Arkeder
 605 Third Street
 Encinitas, CA 92024
 760.942.5147 | www.dudek.com



WHA. Architects . Planners . Designers .
 Contact: Nick Manea
 680 Newport Center Drive, Suite 300, Newport Beach, CA 92660
 949.250.0607 | www.WHAinc.com



Studio PAD
 Contact: Peter Duarte
 23195 La Cadena Dr., Suite 103 Laguna Hills, CA 92653
 949.770.8530 | www.studio-pad.com

Submittal Log	
Formal City Submittal 1	05/03/2023
Formal City Submittal 2	06/14/2024
Formal City Submittal 3	09/05/2024
Formal City Submittal 4	04/18/2025
Formal City Submittal 5	06/30/2025
	11/24/2025 (Updated)

TENTATIVE TRACT MAP NO. 19279

FOR SINGLE FAMILY DWELLING RESIDENTIAL UNITS

"RANCHO RIDGE"

IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: THE SOUTHERLY 10.00 FEET OF THE NORTH HALF OF THE NORTH HALF AND THE SOUTH 5 ACRES OF THE NORTH HALF OF LOT 17, BLOCK B, OF THE LAND OF OCE AND BOND AS SHOWN ON A MAP RECORDED IN BOOK 3, PAGES 430 AND 431 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, EXCEPTING THEREFROM THE SOUTHERLY 210.00 FEET THEREOF, ALSO, EXCEPTING THEREFROM THE WESTERLY 25.00 FEET OF SAID SOUTHERLY 10.00 FEET.

LEGEND

①	LOT NUMBER	—	PROPOSED STORM DRAIN
—	SECTION FLAG	—	PROPOSED WATER QUALITY
—	EX. STREET LIGHT	—	PROPOSED DOMESTIC WATER
—	EX. FIRE HYDRANT	—	PROPOSED FIRE WATER
—	EX. POWER POLE	—	PROPOSED SEWER
—	NOT A PART	—	PROPOSED CURB
—	TOP OF SLOPE	—	FLOW LINE
—	TOE OF SLOPE	—	EASEMENT
—	DAYLIGHT LINE	—	PROPOSED FIRE HYDRANT
—	EXISTING CONTOUR	—	PROPOSED FIRE DEPARTMENT CONNECTION AND BLOWOFF
—	LOT LINE	—	PROPOSED CATCH BASIN
—	TRACT BOUNDARY	—	PROPOSED DRYWELL
—	PROPOSED RIGHT-OF-WAY	—	PROPOSED SEWER MANHOLE
—	EXISTING RIGHT-OF-WAY	—	PROPOSED SEWER CLEANOUT
—	EXISTING STREET	—	PROPOSED DOMESTIC WATER METER
—	MODIFIED LINE OF SIGHT	—	PROPOSED DOMESTIC WATER BACKFLOW
—		—	PROPOSED DOMESTIC WATER BLOWOFF

ABBREVIATIONS

AB	AGGREGATE BASE	FW	FIRE WATER
AC	ASPHALT CONCRETE	GB	GRADE BREAK
BC	BEGIN CURVE	INV	INVERT OF DRAIN
BCR	BEGIN CURVE RETURN	LAT	LATERAL
BDY	BOUNDARY	LL	LOT LINE
BF	BACKFLOW	LL	NOT TO SCALE
BO	BLOWOFF	NTS	NOT TO SCALE
BW	BACK OF WALK	OCSD	ORANGE COUNTY SANITATION DISTRICT
CB	CATCH BASIN	P=	PAV ELEVATION
C&G	CURB & GUTTER	PCC	POINT OF COMPOUND CURVATURE
CL	CENTERLINE	PKWY	PARKWAY
CMB	CRUSHED MISCELLANEOUS BASE	POC	POINT OF CONNECTION
CO	CLEANOUT	PROP	PROPOSED
COO	CITY OF ORANGE	PVC	POLYVINYL CHLORIDE
COO	CITY OF ORANGE	RPC	REINFORCED CONCRETE PIPE
DW	DOMESTIC WATER	RG	ROUGH GRADE
DWY	DRIVEWAY	RO	RIGHT OF WAY
EC	END CURVE	R/W	RIGHT OF WAY
ECR	END CURVE RETURN	RW	RECYCLED WATER
EP	EDGE OF PAVEMENT	SCE	SOUTHERN CALIFORNIA EDISON
ESMT	EASEMENT	SD	STORM DRAIN
EX	EXISTING	SCGC	SOUTHERN CALIFORNIA GAS COMPANY
FF=	FINISH FLOOR ELEVATION	SL	STREET LIGHT
FC	FINISH GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	STA	STATION
FL	FLOWLINE ELEV.	TR	TOP OF CURB
FS	FINISH SURFACE	TR	TRACT
		TYP	TYPICAL
		ULT	ULTIMATE
		WM	WATER METER

LOT SUMMARY

LOT	GROSS AREA (S.F.)	GROSS LOT SIZE (ACRES)
1	4,473	0.10
2	4,473	0.10
3	4,473	0.10
4	4,473	0.10
5	4,473	0.10
6	4,473	0.10
7	4,473	0.10
8	4,473	0.10
9	4,473	0.10
10	4,438	0.10
11	4,689	0.11
*A	1,985	0.05
*B	12,919	0.30
*C	19,039	0.44
TOTAL	83,332	1.91

*HOA MAINTAINED

UTILITY TABLE

FIRE WATER	284 LF
STORM DRAIN	525 LF
WATER QUALITY	163 LF
SANITARY SEWER (PRIVATE)	521 LF
SANITARY SEWER (OFF-SITE)	47 LF
DOMESTIC WATER (PRIVATE)	648 LF
DOMESTIC WATER (OFF-SITE)	460 LF

LAND USE SUMMARY

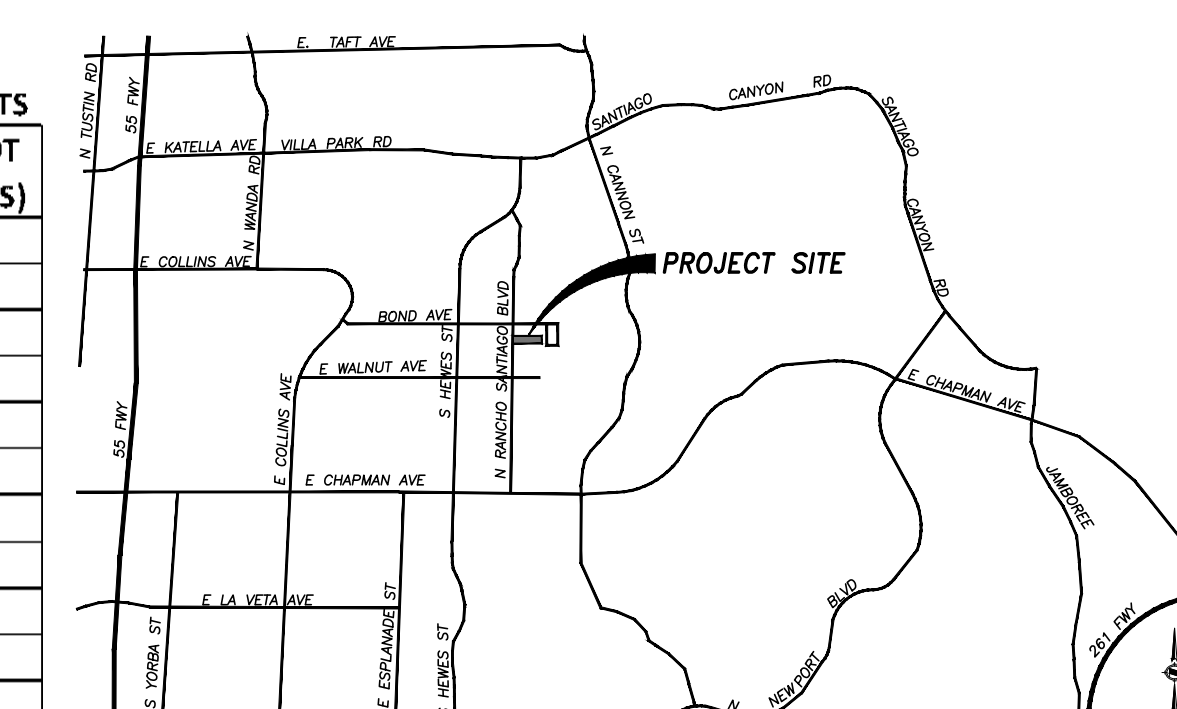
CATEGORY	ACREAGE
GROSS PROJECT AREA	2.02
36' RIGHT-OF-WAY DEDICATION	0.11
NET PROJECT AREA	1.91
COMMON AREA - LOT A	0.05
OS/PARK AREA - LOT B	0.30
ACCESS AND PUBLIC UTILITIES - LOT C	0.44
NET RESIDENTIAL AREA	0.78
DENSITY (11 DU/1.91 ACRES)	5.8 DU/AC

PARKING SUMMARY

REQUIRED PER PUD: 39 SPACES (3.5 SP./UNIT)
(22) 2 SP./UNIT
(17) 1.5 GUEST SP./UNIT
(1) SP. ALLOWED ON INDIVIDUAL LOT

PROVIDED: 39 SPACES (3.5 SP./UNIT)
(22) 2 SP./UNIT
(17) 1.5 GUEST SP./UNIT
(1) SP. ON DRIVEWAY

1. * PARKING STANDARDS IS BASED ON ZONING CODE TABLE 17.34.060 (A).



VICINITY MAP

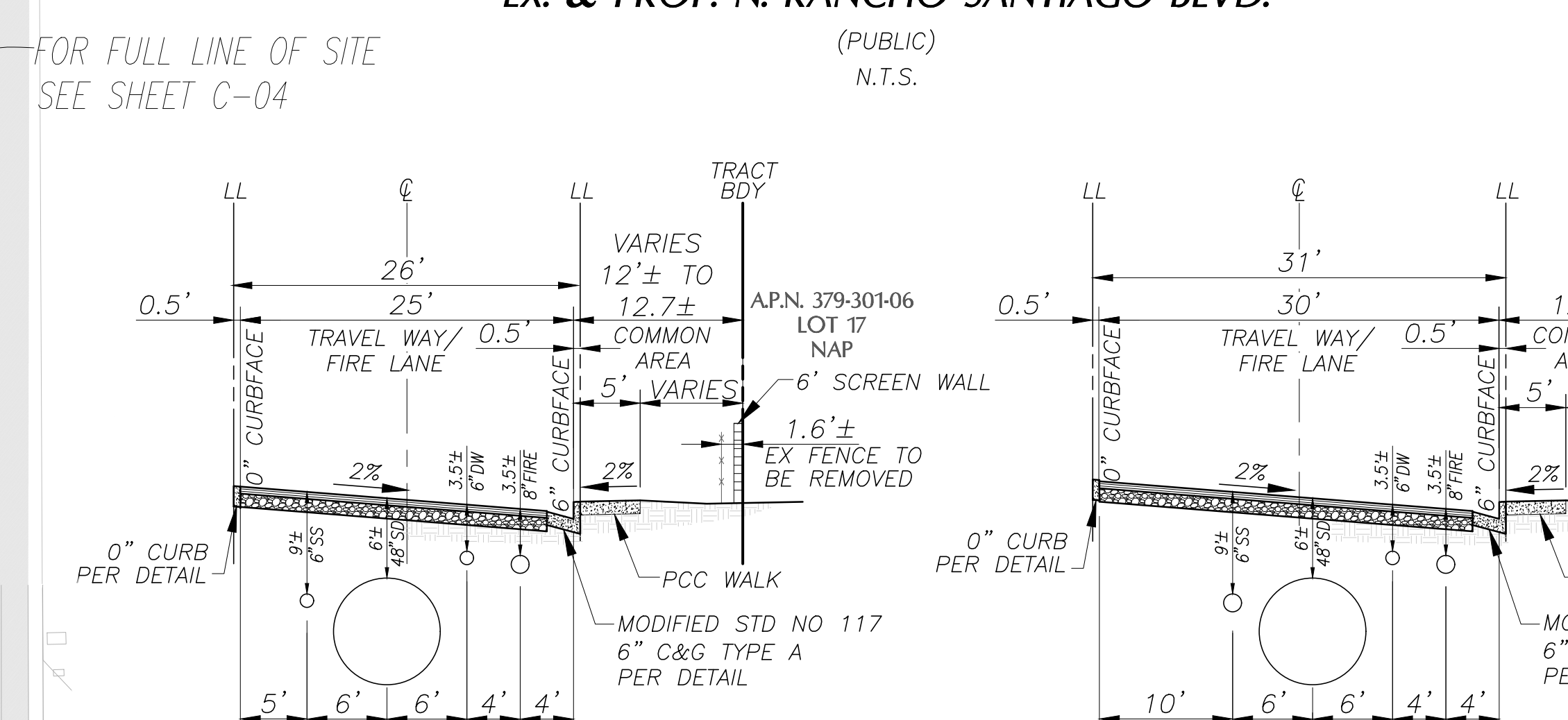
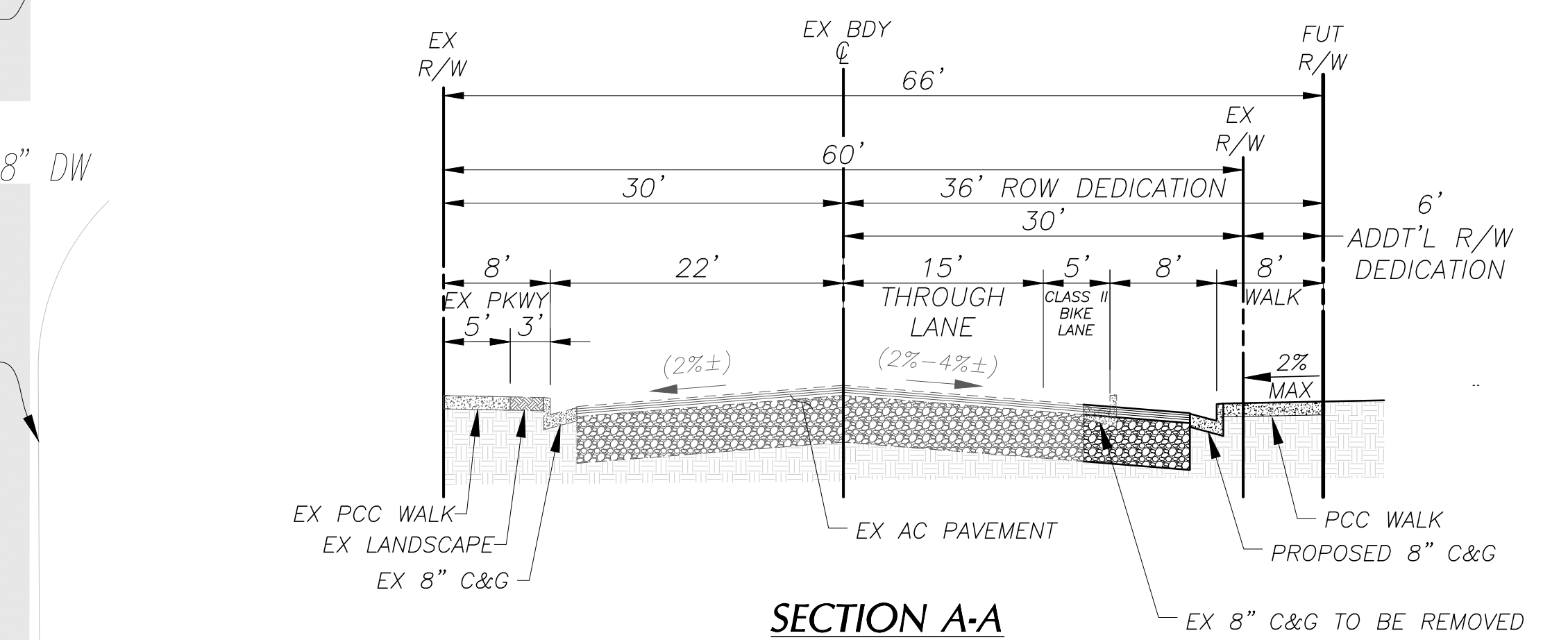
N.T.S.

NOTES

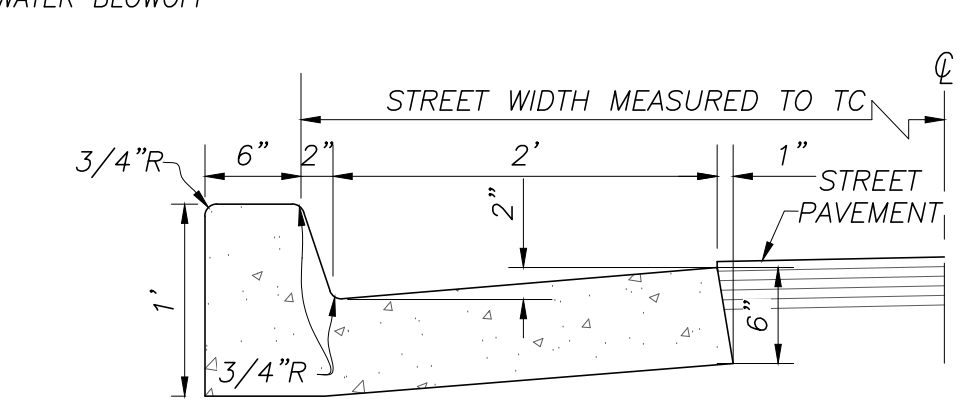
- EXISTING GENERAL PLAN LAND USE DESIGNATION: LDR-LOW DENSITY RESIDENTIAL
- PROPOSED GENERAL PLAN LAND USE DESIGNATION: LDR-LOW DENSITY RESIDENTIAL
- EXISTING ZONING: R-1-10
- PROPOSED ZONING: R-1-10/PUD
- ASSESSOR PARCEL NUMBER: 379-301-05
- UTILITY/SERVICE PROVIDERS:
GAS - SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC - SOUTHERN CALIFORNIA EDISON
CABLE TELEVISION/INTERNET - COX COMMUNICATION
PHONE - AT&T
WATER - CITY OF ORANGE
SEWER - CITY OF ORANGE
STORM DRAIN - PRIVATE SD (HOA)
TRASH - CRBR
FIRE - CITY OF ORANGE FIRE DEPARTMENT
POLICE - CITY OF ORANGE POLICE DEPARTMENT
- THE PROPERTY IS LOCATED WITHIN ORANGE UNIFIED SCHOOL DISTRICT.
- THE PROPOSED SITE DEVELOPMENT AREA IS LOCATED WITHIN ZONE X.
- ALL PROPOSED IMPROVEMENTS SHALL COMPLY WITH CITY OF ORANGE STANDARD PLANS AND SPECIFICATIONS OR AS SPECIFIED ON THIS TENTATIVE MAP.
- PROPOSED GRADING AND DRAINAGE SHALL COMPLY WITH GRADING AND EXCAVATION CODE OF THE CITY OF ORANGE MUNICIPAL CODE.
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- PROJECT IS A PROPOSED PLANNED UNIT DEVELOPMENT (PUD).
- ALL BACKFLOW DEVICES WILL BE CITY APPROVED.

EASEMENT NOTES

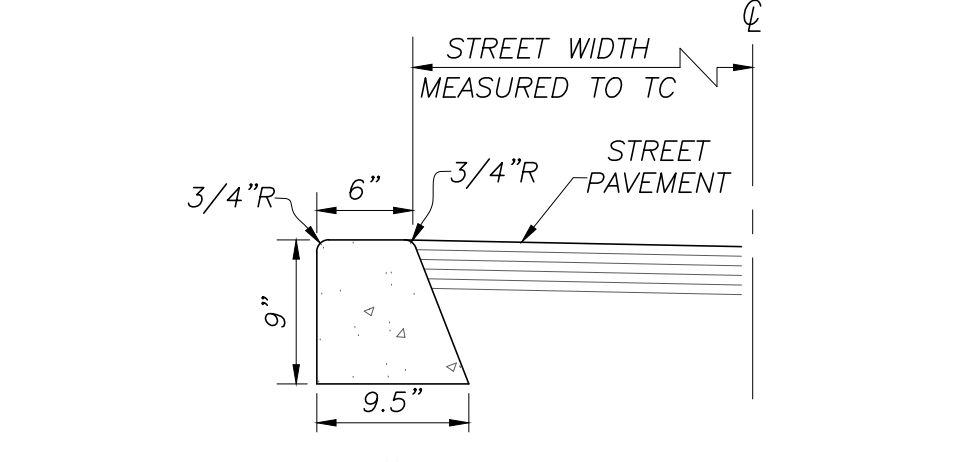
- (A) INDICATES A PROPOSED EASEMENT FOR EMERGENCY ACCESS AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES DEDICATED TO THE CITY OF ORANGE
- (B) INDICATES A PROPOSED EASEMENT FOR HOMEOWNERS ASSOCIATION COMMON AREA, INCLUDING ROADWAY, PEDESTRIAN ACCESS, LANDSCAPING MAINTENANCE, AND UTILITIES MAINTENANCE, DEDICATED TO THE CITY OF ORANGE



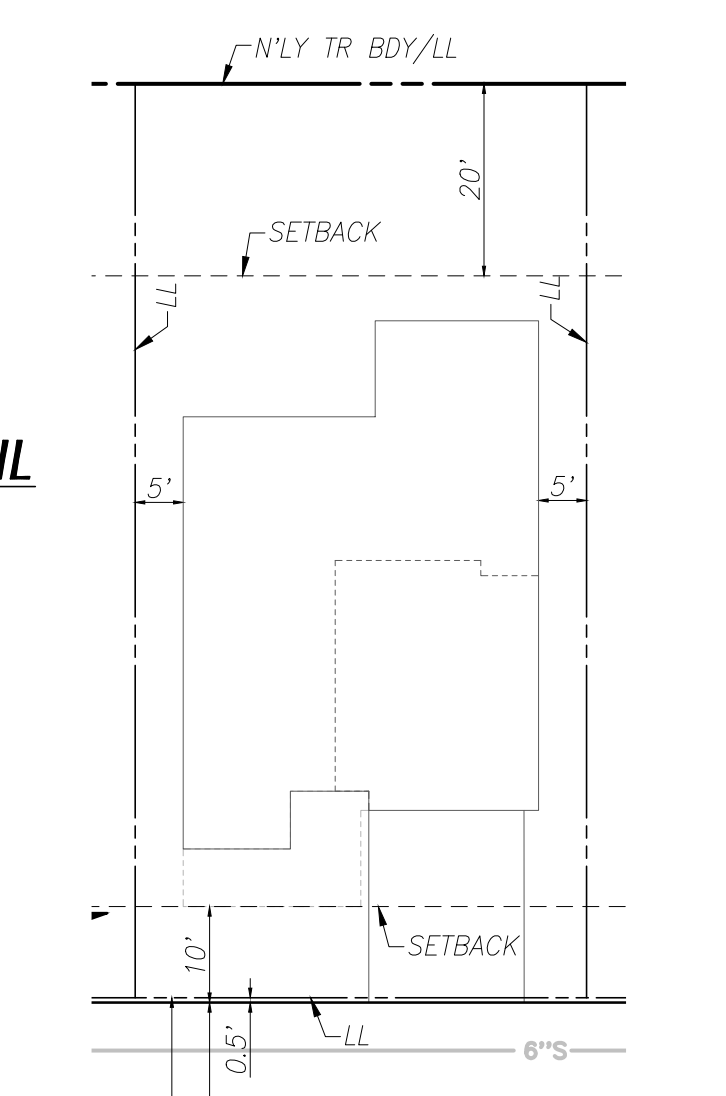
TYPICAL SECTIONS



MODIFIED 6" CURB AND GUTTER DETAIL
STANDARD PLAN NO. 117 TYPE A
N.T.S.



0" CURB DETAIL
N.T.S.



TYPICAL LOT DETAIL
N.T.S.

NOTES:
1. ALL CURBS AND GUTTERS SHALL BE PORTLAND CEMENT CONCRETE CLASS 520-C-2500.
2. WEAKENED PLANE JOINTS TO BE CONSTRUCTED AT 12' INTERVALS EXCEPT THROUGH DRIVEWAY, PURSUANT TO SECTION 303-5.4.3 OF THE GREENBOOK

DETAILS

TYPICAL LOT DETAIL

E. BOND AVE.
E. BOND AVE. CL
POC JOIN EX 8" DW
EX C&G
EX C&G
FOR FULL LINE OF SITE SEE SHEET C-04
RANCHO SANTIAGO BLVD
EX ST. CL
C&G PER COO STD 117 TYPE A
EX R/W
ULT R/W 6' DEDICATION AREA
EXISTING DRIVEWAY & APRON TO BE REMOVED
EX. SW
21'±
EXISTING R/W
BIKE LANE
EX FH
STOP STREET LIGHT
DRIVEWAY PER COO STD 116A
EX R/W
ULT R/W
DEDICATION AREA
10' (UNRECORDED) SCE EASEMENT
FOR FULL LINE OF SITE SEE SHEET C-04
2' MAX RET WALL
8' PARKING/BIKE LANE

OFF-SITE STREET IMPROVEMENTS:
EX 8" WATER MAIN TO BE ABANDONED IN PLACE AND REPLACED WITH 12" WATER MAIN

REMOVE EX TREE TRUNK

EX FENCE FROM ADJACENT PROPERTY TO BE REMOVED (TYP)

STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

DOUGLAS L. STALEY DATE 12/11/2025



NO.	DATE	REVISIONS	APPROVED	CHECKED BY:	AO

DRAWN BY: DP
DESIGNED BY: AO
CHECKED BY: AO

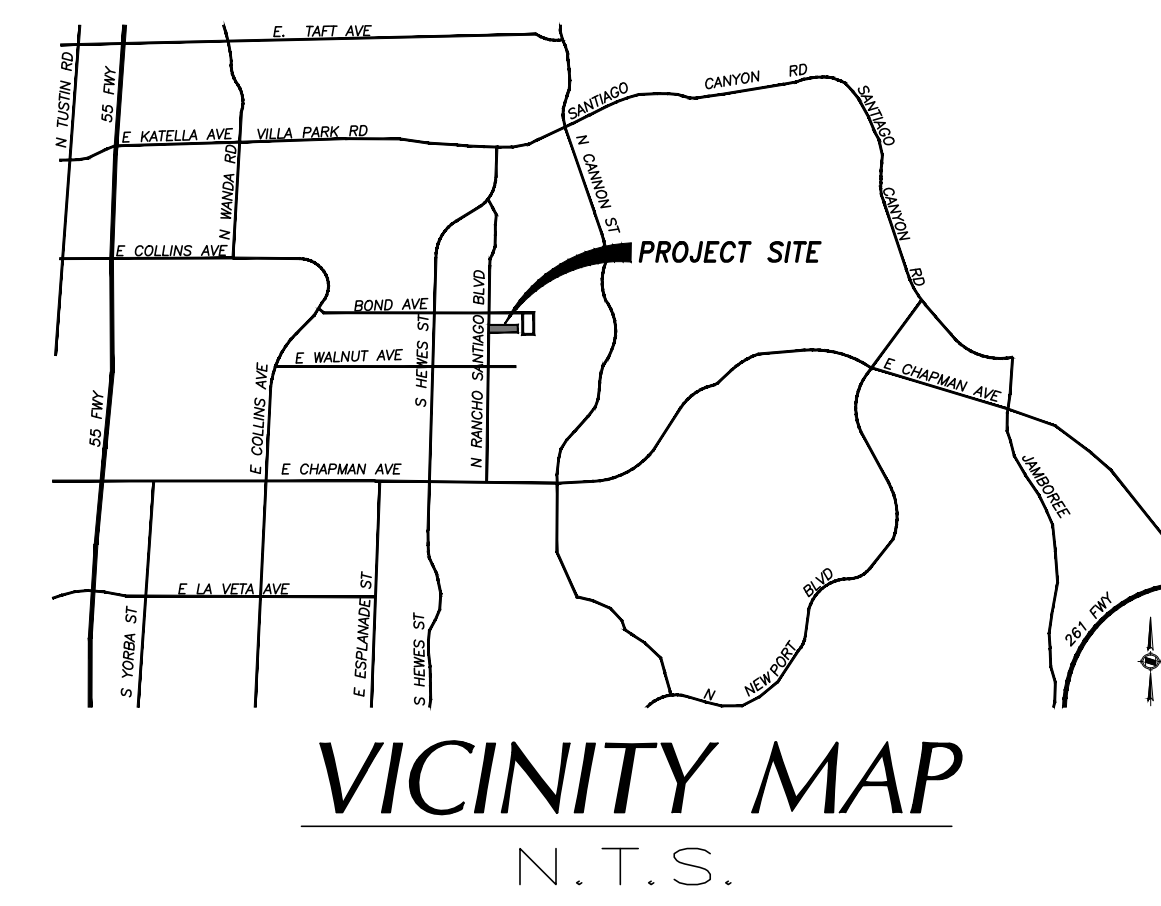
PREPARED FOR:
RANCHO RIDGE LLC
11625 WANDER LANE
DALLAS, TX 75230
TEL: 949-508-0940
FAX: 949-382-7801

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
157 Technology Drive Irvine, CA 92618 (949) 583-1010

TENTATIVE TRACT NO. 19279
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TTM 0052-23

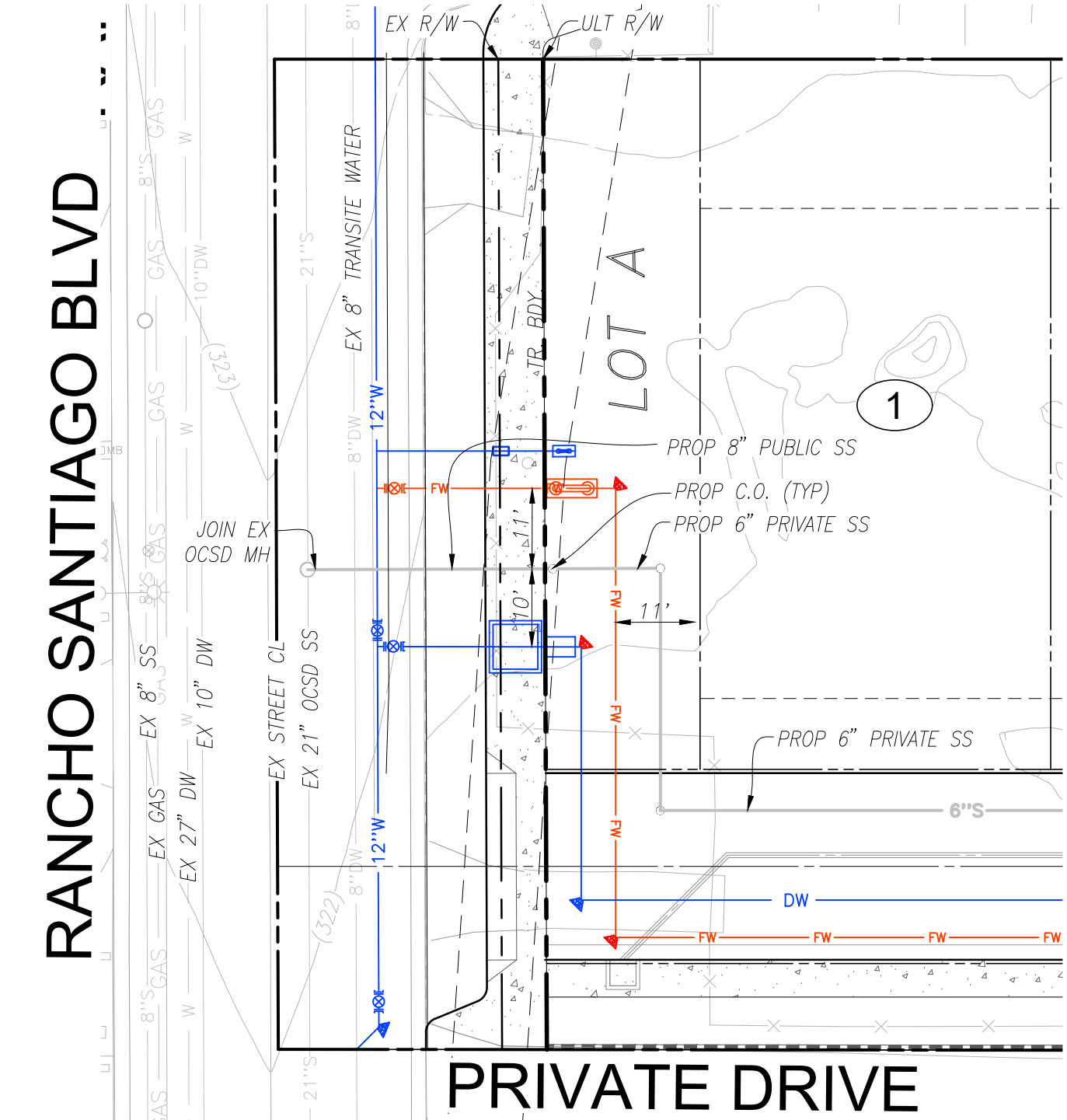
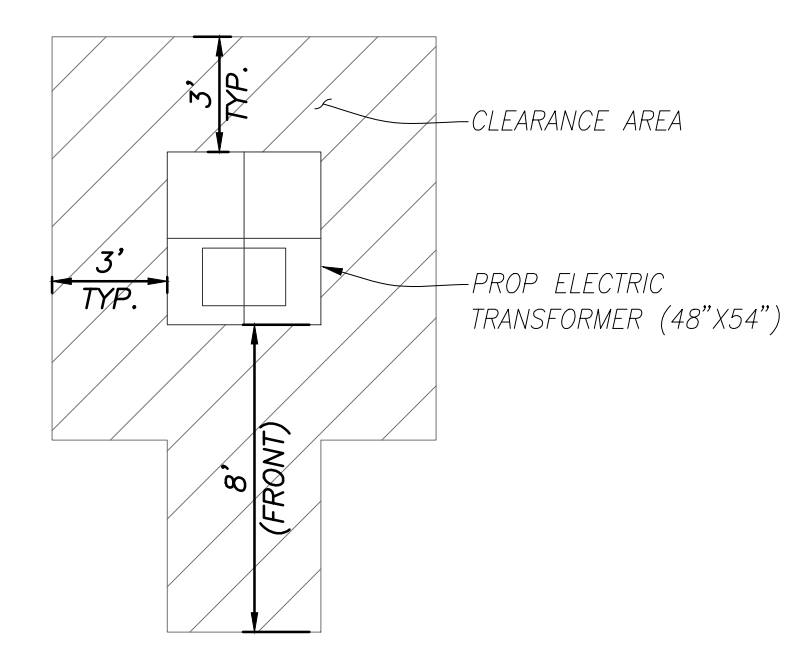
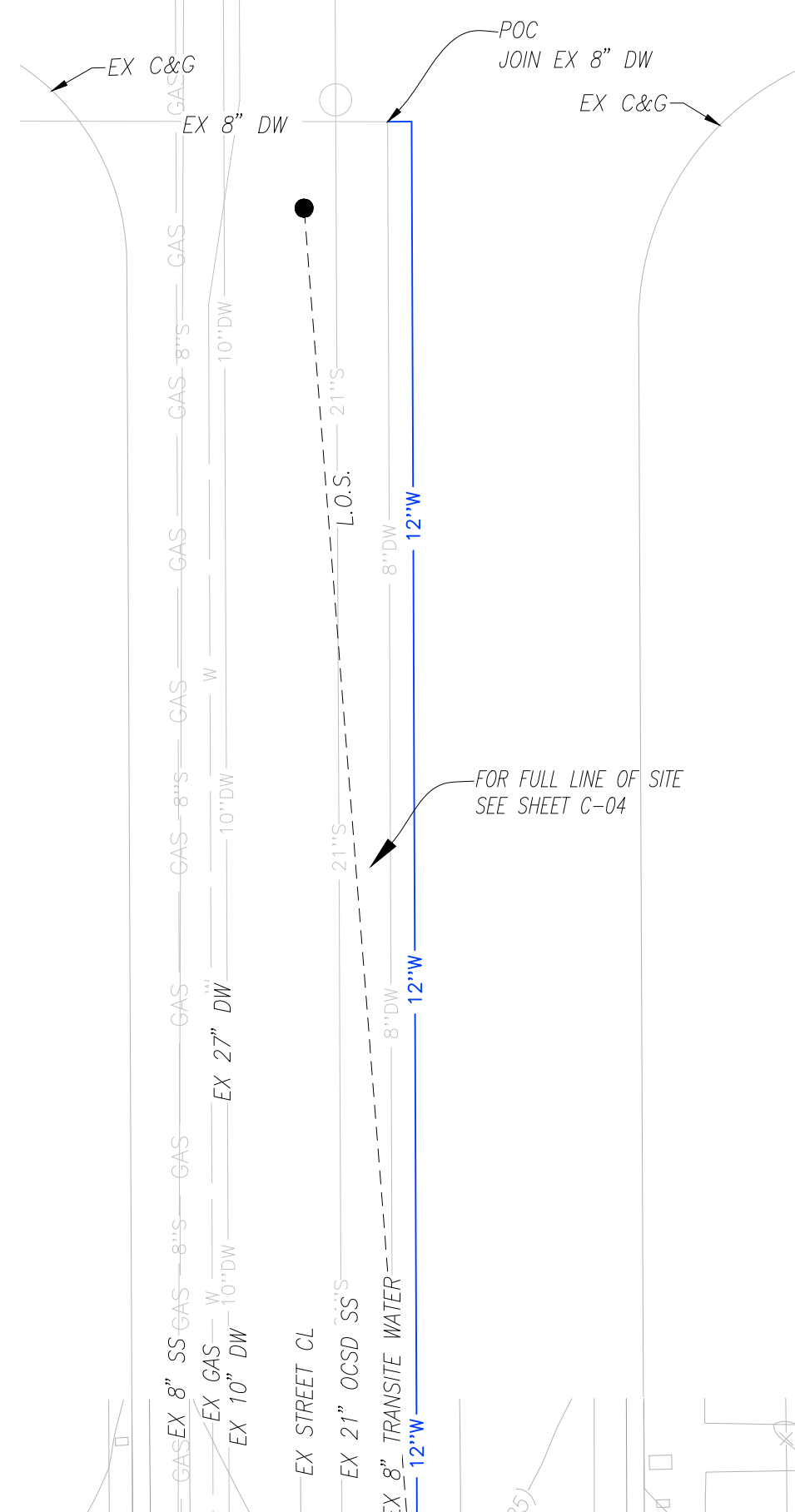
SHEET
1 OF 4
C-01

CONCEPTUAL UTILITY PLAN FOR SINGLE FAMILY DWELLING RESIDENTIAL UNITS "RANCHO RIDGE"



E. BOND AVE.

E. BOND AVE. CENTERLINE



LEGEND

①	LOT NUMBER	---	FLOW LINE
A A	SECTION FLAG	---	EASEMENT
⊗	EX STREET LIGHT	---	PROPOSED STORM DRAIN
⊗	EX FIRE HYDRANT	---	PROPOSED WATER QUALITY
⊗	EX POWER POLE	---	PROPOSED DOMESTIC WATER
⊗	NOT A PART	---	PROPOSED FIRE WATER
⊗	TOP OF SLOPE	---	PROPOSED SEWER
⊗	TOE OF SLOPE	---	PROPOSED FIRE HYDRANT
---	DAYLIGHT LINE	---	PROPOSED FIRE DEPARTMENT CONNECTION AND BLOWOFF
---	EXISTING CONTOUR	---	PROPOSED CATCH BASIN
---	LOT LINE	---	PROPOSED DRYWELL
---	TR BDY	---	PROPOSED SEWER MANHOLE
---	PROPOSED RIGHT OF WAY	---	PROPOSED SEWER CLEANOUT
---	EXISTING RIGHT OF WAY	---	PROPOSED DOMESTIC WATER METER
---	PROPOSED CURB	---	PROPOSED DOMESTIC WATER BACKFLOW
---	FIRE ACCESS TURNAROUND	---	PROPOSED DOMESTIC WATER BLOWOFF
---	EXISTING STREET	---	
---	MODIFIED LINE OF SIGHT	---	

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BCR	BEGIN CURVE
BCR	BEGIN CURVE RETURN
BDY	BOUNDARY
BF	BACKFLOW
BO	BLOWOFF
BO	BACK OF WALK
CB	CATCH BASIN
C&G	CURB & GUTTER
CL	CENTERLINE
CMB	CRUSHED MISCELLANEOUS BASE
CO	CLEANOUT
COO	CITY OF ORANGE
DW	DOMESTIC WATER
DWY	DRIVEWAY
EC	END CURVE
ECR	END CURVE RETURN
EPR	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE ELEV.
FS	FINISH SURFACE
FW	FIRE WATER
GB	GRADE BREAK
INV.	INVERT OF DRAIN
LAT	LATERAL
LL	LOT LINE
NTS	NOT TO SCALE
OCSD	ORANGE COUNTY SANITATION DISTRICT
P	PAD ELEVATION
P=C	POINT OF COMPOUND CURVATURE
PKWY	PARWAY
POC	POINT OF CONNECTION
PROP	PROPOSED
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RG	ROUGH GRADE
R/W	RIGHT OF WAY
RW	RECYCLED WATER
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN
SCGC	SOUTHERN CALIFORNIA GAS COMPANY
SS	SANITARY SEWER
STA	STATION
TC	TOP OF CURB
TR	TRACT
TYP	TYPICAL
ULT	ULTIMATE
WM	WATER METER

NOTES

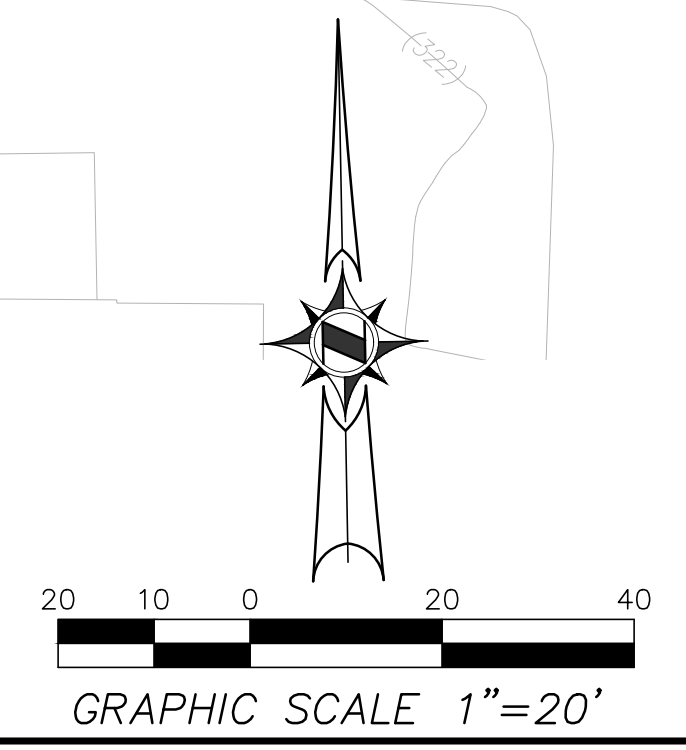
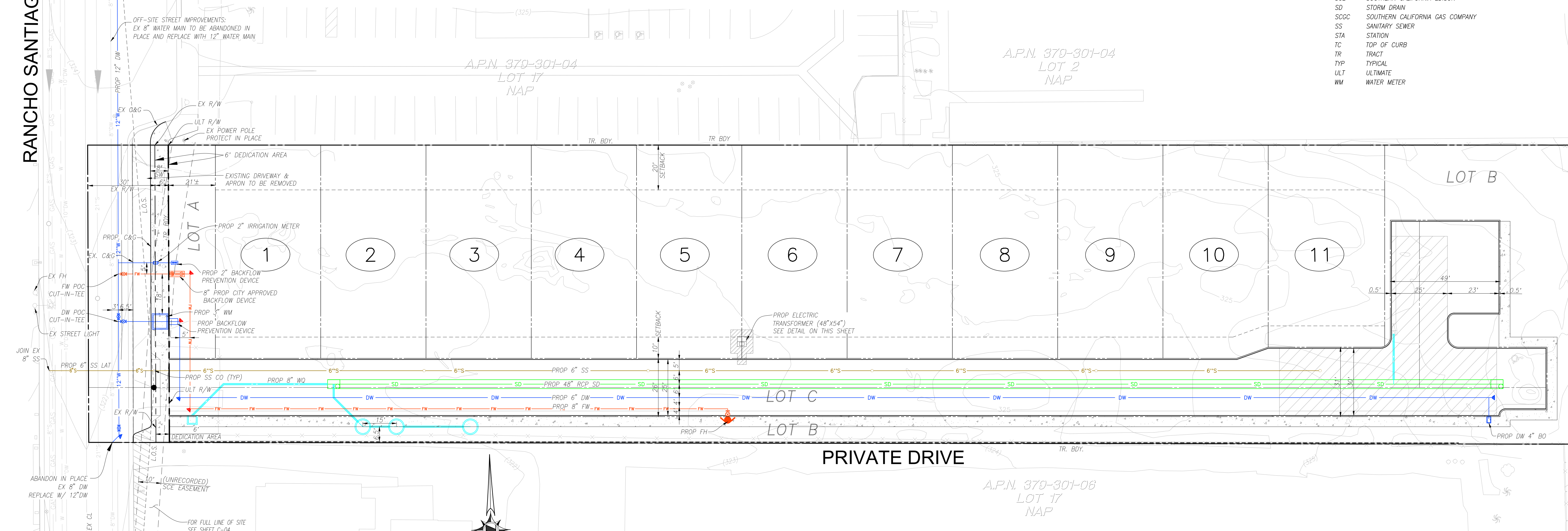
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RANCHO SANTIAGO BLVD

RANCHO SANTIAGO BLVD

PRIVATE DRIVE

PRIVATE DRIVE



NO.	DATE	REVISIONS	APPROVED

DRAWN BY:	DP
DESIGNED BY:	AO
CHECKED BY:	AO

PREPARED FOR:
RANCHO RIDGE LLC
11625 WANDER LANE
DALLAS, TX 75230
TEL: 949-508-0940
FAX: 949-382-7801

PREPARED BY:
HUNSAKER & ASSOCIATES
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TENTATIVE TRACT NO. 19279
RANCHO RIDGE
647 N. RANCHO SANTIAGO BOULEVARD
CONCEPTUAL UTILITY PLAN
TTM 0052-23

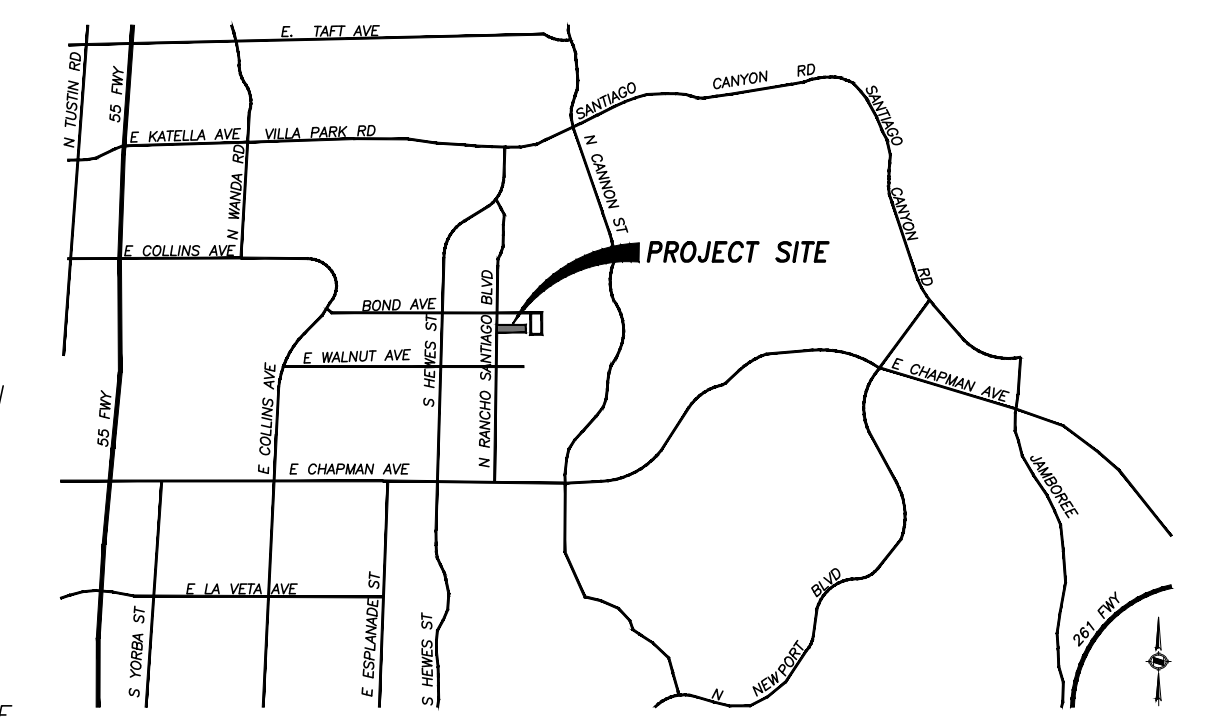
SHEET
2 OF 4
C-02

PRELIMINARY GRADING PLAN FOR SINGLE FAMILY DWELLING RESIDENTIAL UNITS "RANCHO RIDGE"

E. BOND AVE.

ABBREVIATIONS

AB	AGGREGATE BASE	FW	FIRE WATER
AC	ASPHALT CONCRETE	GB	GRADE BREAK
BC	BEGIN CURVE	INV	INVERT OF DRAIN
BCR	BEGIN CURVE RETURN	LAT	LATERAL
BDY	BOUNDARY	LL	LOT LINE
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FL	FLOWLINE ELEV.	TR	TRACT
FS	FINISH SURFACE	TYP	TYPICAL
		ULT	ULTIMATE
		WM	WATER METER



VICINITY MAP
N.T.S.

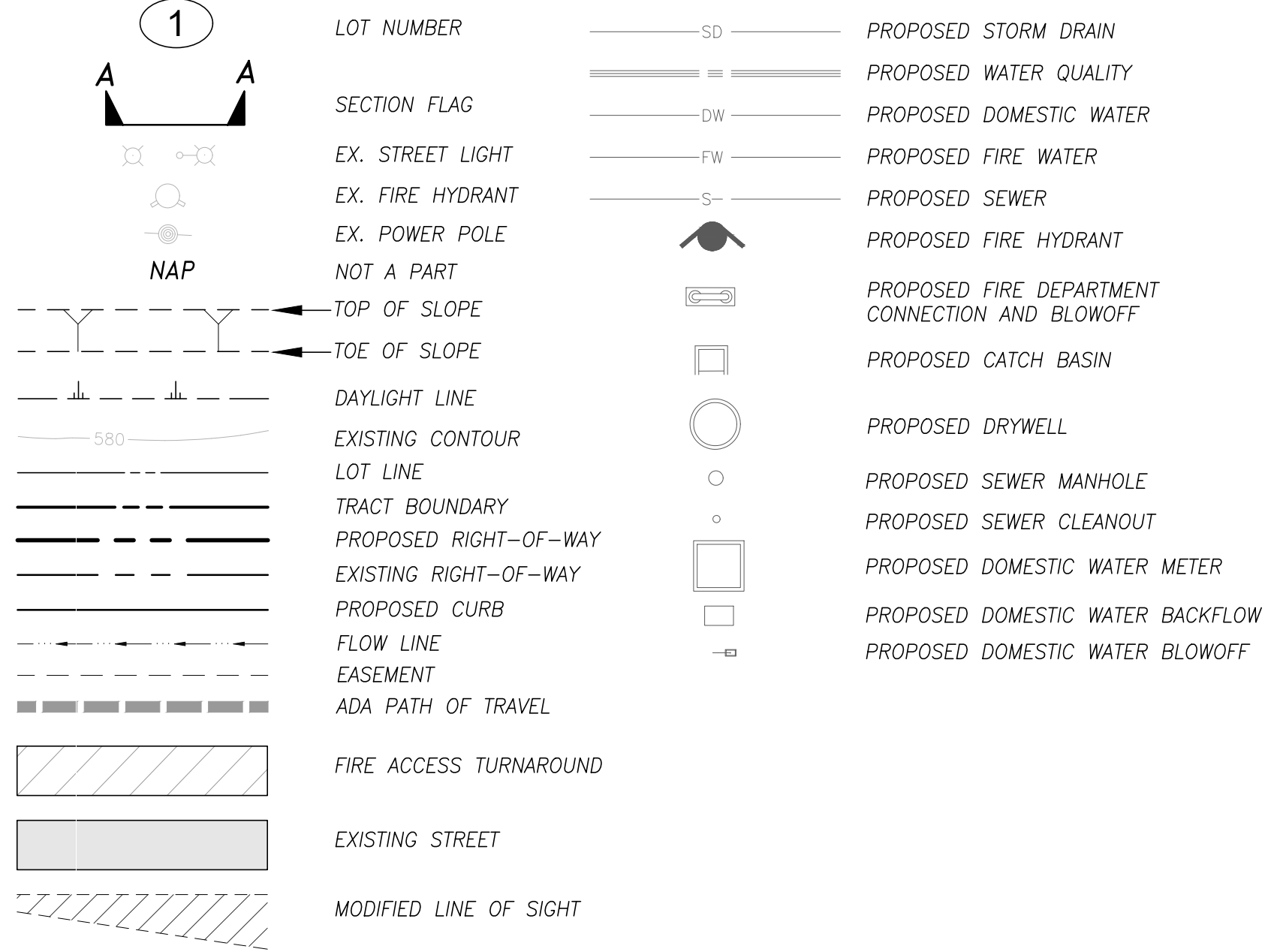
NOTES

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- PROPOSED GENERAL PLAN LAND USE DESIGNATION: LDR-LOW DENSITY RESIDENTIAL
- EXISTING ZONING: R-1-10
- PROPOSED ZONING: R-1-6/PUD
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 - GAS - SOUTHERN CALIFORNIA GAS COMPANY
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 - PHONE - AT&T
 - WATER - CITY OF ORANGE
 - SEWER - CITY OF ORANGE
 - STORM DRAIN - PRIVATE SD (HOA)
 - TRASH - CR&R
 - FIRE - CITY OF ORANGE FIRE DEPARTMENT
 - POLICE - CITY OF ORANGE POLICE DEPARTMENT
 - SCHOOL DISTRICT - THE PROPERTY IS LOCATED WITHIN ORANGE UNIFIED SCHOOL DISTRICT.
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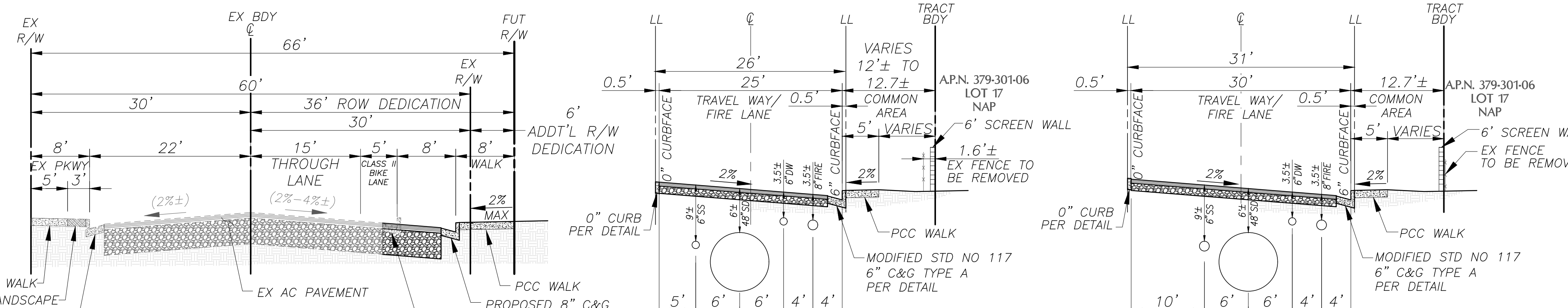
EARTHWORK

RAW VOLUME	CUT	FILL
	753 CYS	1,538 CYS
ESTIMATED EARTHWORK QUANTITIES		785 CYS

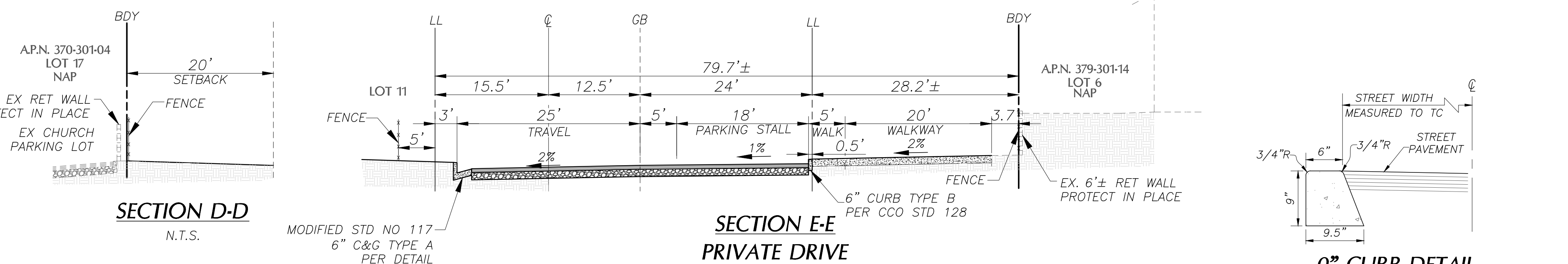
LEGEND



- NOTES:
- ALL CURBS AND GUTTERS SHALL BE PORTLAND CEMENT CONCRETE CLASS 5000-2500.
 - WEAKENED PLANE JOINTS TO BE CONSTRUCTED AT 12' INTERVALS EXCEPT THROUGH DRIVEWAY, PURSUANT TO SECTION 303-5.4.3 OF THE GREENBOOK



SECTION A-A EX. & PROP. N. RANCHO SANTIAGO BLVD. (PUBLIC) N.T.S.
SECTION B-B PRIVATE DRIVE N.T.S.
SECTION C-C PRIVATE DRIVE N.T.S.

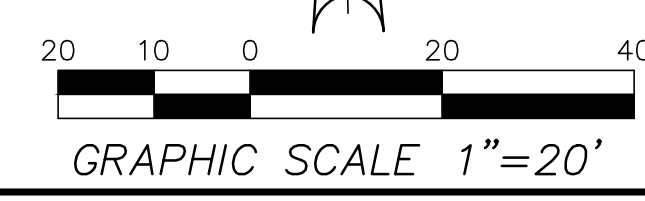
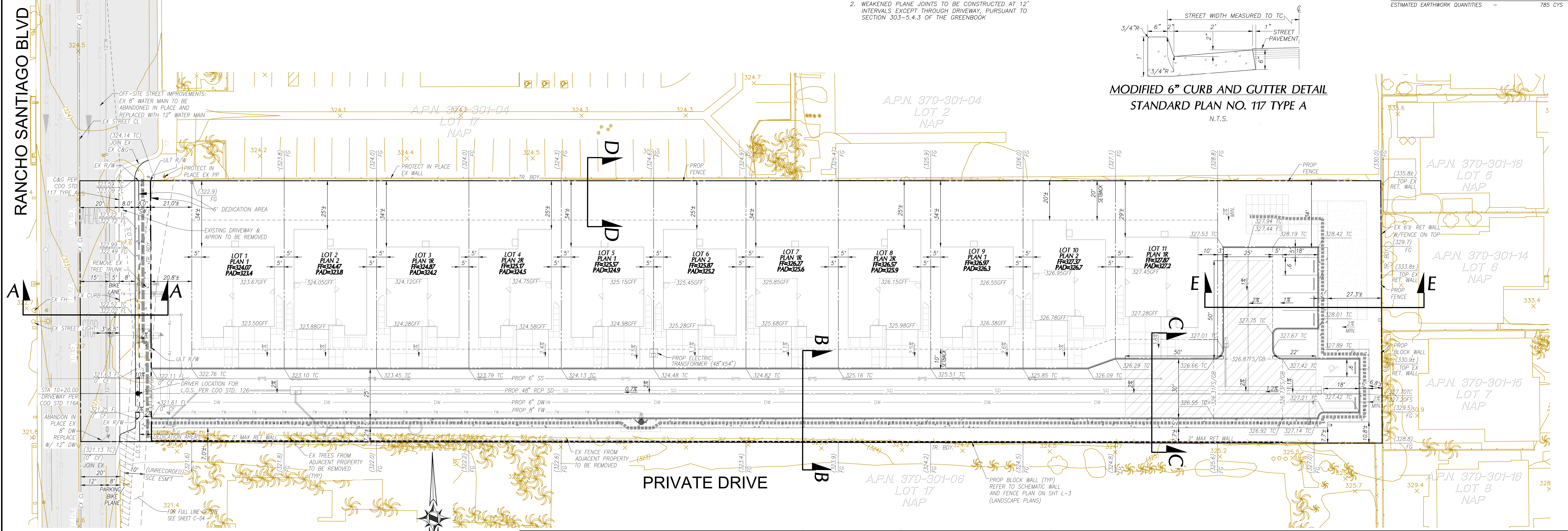


SECTION D-D N.T.S.
SECTION E-E PRIVATE DRIVE N.T.S.



0" CURB DETAIL N.T.S.

MODIFIED 6" CURB AND GUTTER DETAIL
STANDARD PLAN NO. 117 TYPE A
N.T.S.



NO.	DATE	REVISIONS	APPROVED	CHECKED BY:
				AO

DRAWN BY: DP
DESIGNED BY: AO
CHECKED BY: AO

PREPARED FOR:
RANCHO RIDGE LLC
11625 WANDER LANE
DALLAS, TX 75230
TEL: 949-508-0940
FAX: 949-382-7801

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
157 Technology Drive Irvine, CA 92618 (949) 583-1010

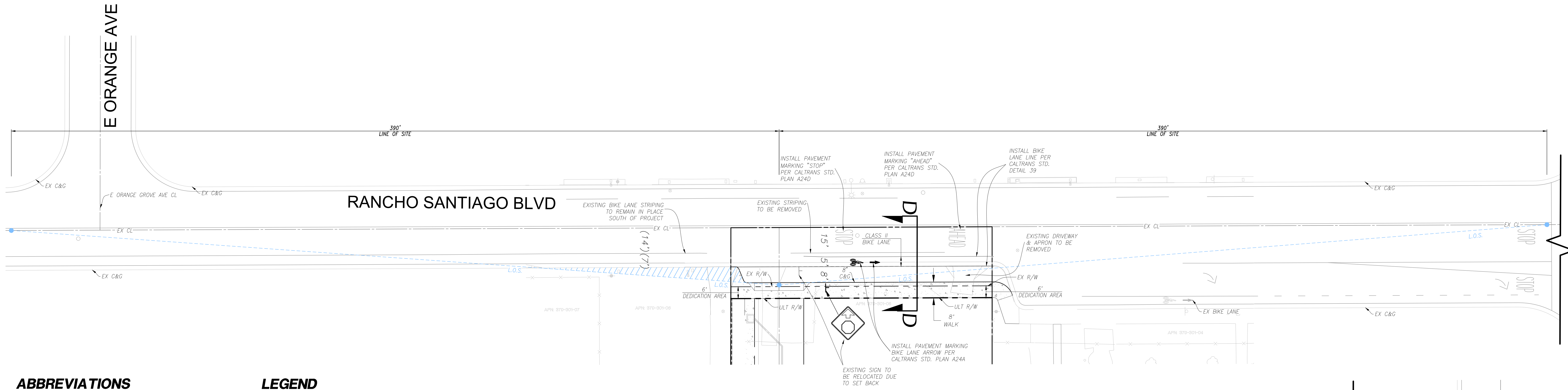
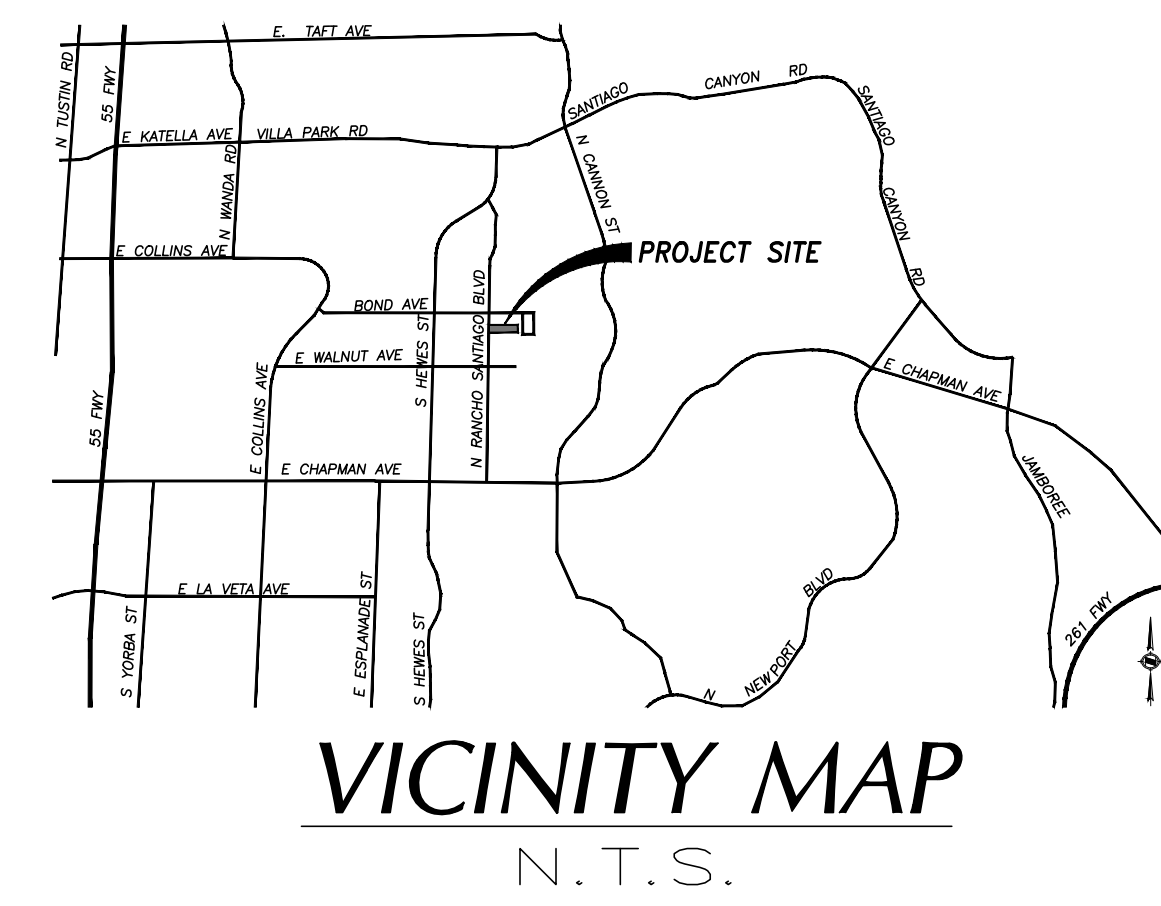
TENTATIVE TRACT NO. 19279
RANCHO RIDGE
647 N. RANCHO SANTIAGO BOULEVARD
PRELIMINARY GRADING PLAN
TTM 0052-23

SHEET
3 OF 4
C-03

CONCEPTUAL STRIPING AND SIGNAGE DETAIL

FOR SINGLE FAMILY DWELLING RESIDENTIAL UNITS

"RANCHO RIDGE"



ABBREVIATIONS

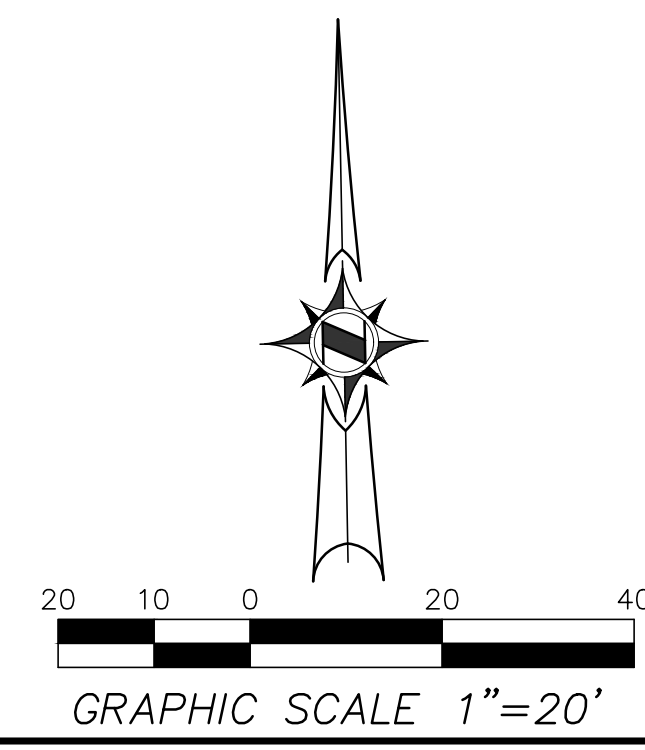
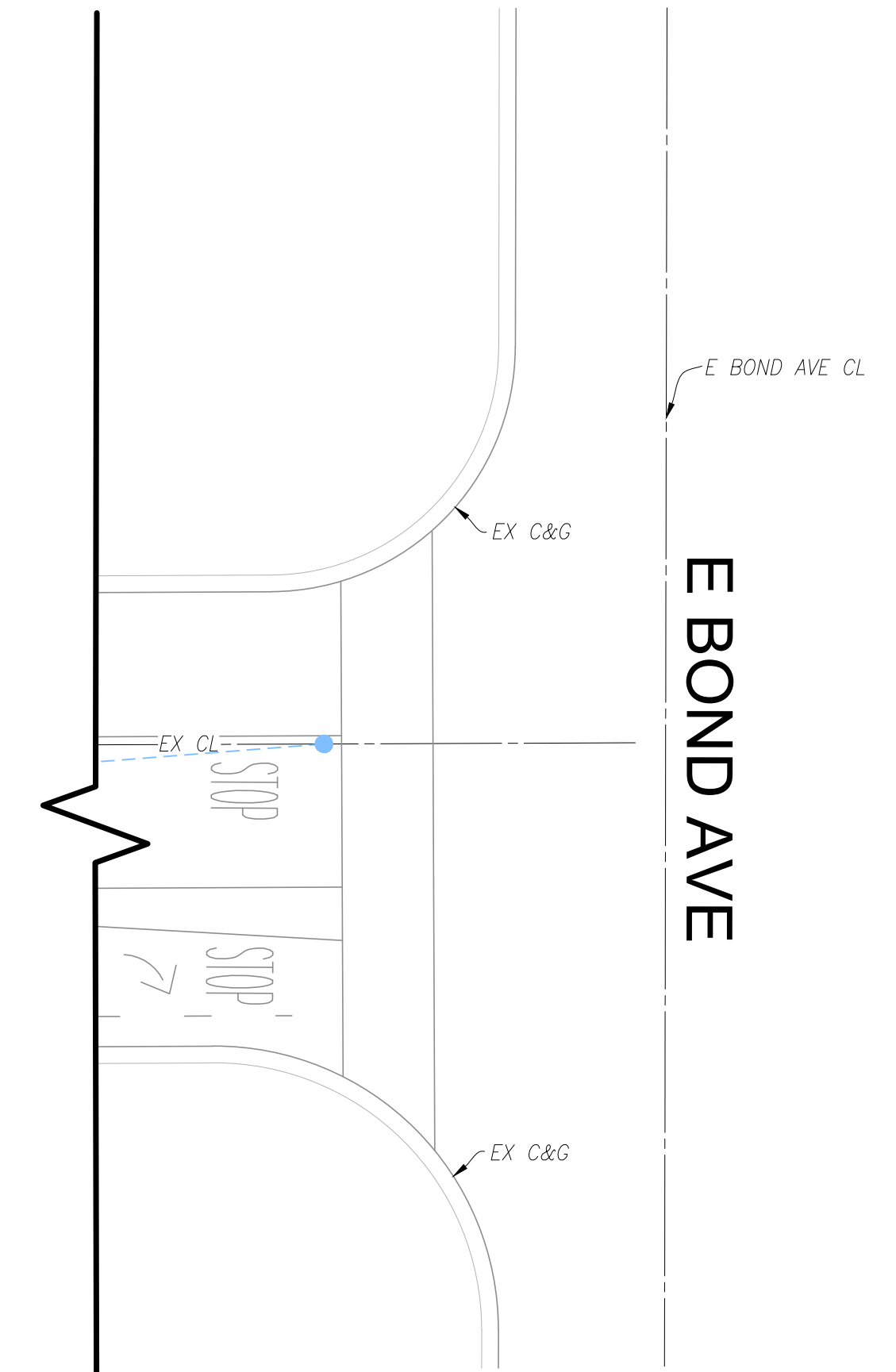
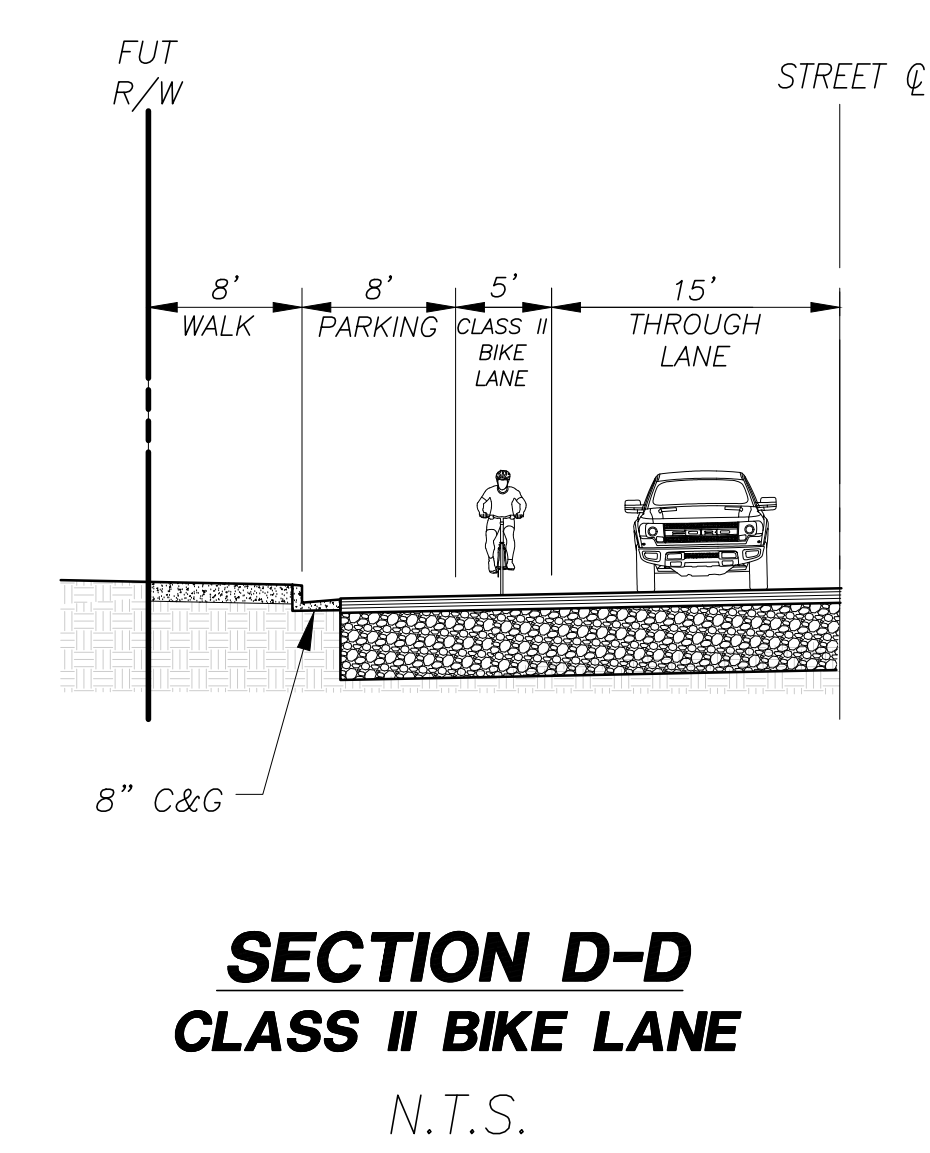
- AB AGGREGATE BASE
- AC ASPHALT CONCRETE
- BC BEGIN CURVE
- BCR BEGIN CURVE RETURN
- BDY BOUNDARY
- BF BACKFLOW
- BO BLOWOFF
- BW BACK OF WALK
- CB CATCH BASIN
- C&G CURB & GUTTER
- CL CENTERLINE
- CMB CRUSHED MISCELLANEOUS BASE
- CO CLEANDOUT
- COO CITY OF ORANGE
- DW DOMESTIC WATER
- DWY DRIVEWAY
- EC END CURVE
- ECR END CURVE RETURN
- EP EDGE OF PAVEMENT
- ESMT EASEMENT
- EX EXISTING
- FF= FINISH FLOOR ELEVATION
- FG FINISH GRADE
- FH FIRE HYDRANT
- FL FLOWLINE ELEV.
- FS FINISH SURFACE
- FW FIRE WATER
- GB GRADE BREAK
- INV. INVERT OF DRAIN
- LAT LATERAL
- LL LOT LINE
- L.O.S. LINE OF SIGHT
- NTS NOT TO SCALE
- OCSD ORANGE COUNTY SANITATION DISTRICT
- P= PAD ELEVATION
- PCC POINT OF COMPOUND CURVATURE
- PKWY PARKWAY
- POC POINT OF CONNECTION
- PROP PROPOSED
- PVC POLYVINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- RG ROUGH GRADE
- R/W RIGHT OF WAY
- RW RECYCLED WATER
- SCE SOUTHERN CALIFORNIA EDISON
- SD STORM DRAIN
- SCGC SOUTHERN CALIFORNIA GAS COMPANY
- SS SANITARY SEWER
- STA STATION
- TC TOP OF CURB
- TR TRACT
- TYP TYPICAL
- ULT ULTIMATE
- WM WATER METER

LEGEND

- LOT NUMBER
- SECTION FLAG
- EX STREET LIGHT
- EX FIRE HYDRANT
- EX POWER POLE
- LOT LINE
- TR BDY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- PROPOSED CURB
- MODIFIED LINE OF SIGHT

STRIPING AND SIGN DETAIL

SCALE: 1"=20'



NO.	DATE	REVISIONS	APPROVED

DRAWN BY:	DP
DESIGNED BY:	AO
CHECKED BY:	AO

PREPARED FOR:
RANCHO RIDGE LLC
 11625 WANDER LANE
 DALLAS, TX 75230
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 157 Technology Drive ■ Irvine, CA 92618
 (949) 583-1010

TENTATIVE TRACT NO. 19279
 RANCHO RIDGE
 647 N. RANCHO SANTIAGO BOULEVARD
 CONCEPTUAL STRIPING AND SIGNAGE DETAIL
 TTM 0052-23

SHEET
4 OF 4
C-04

ORANGE CITY FIRE DEPARTMENT NOTES

INSPECTION REQUIREMENTS

- OFD site inspections are required for this project. Please schedule all field inspections at least 48 hours in advance. Call the Fire Prevention office at (714) 288-2541 for inspection scheduling.
- A lumber drop inspection shall be performed prior to delivery to the site. All-weather access roads capable of supporting 68,000 lbs., topped with asphalt, concrete, or equivalent shall be in place and hydrants operational at time of lumber drop inspection.
- For projects with fuel modification, a vegetation clearance inspection is required prior to a lumber drop inspection. To schedule an appointment, call the Fire Prevention office at (714) 288-2541.
- Phased installation of fire access roads requires additional inspections.
- An original approved, signed, wet-stamped OFD fire master plan shall be available on-site.
- Access roads and hydrants shall be maintained and remain clear of obstructions at all times.
- Areas where parking is not permitted shall be clearly identified.
- Obstruction of fire lanes and hydrants may result in cancellation or suspension of inspections and a notice of correction or citation will be issued.
- Temporary fuel tanks of 60 or more gallons shall be reviewed, inspected, and permitted by the OFD prior to installation and use.
- The project address shall be clearly posted and visible from the public road during.
- All gates which are required for fire department access shall be equipped with either a Knox or fire department padlock.
- Buildings of four or more stories shall be provided with stairs and a standpipe before reaching 40 feet in height.

GENERAL REQUIREMENTS

- Fire Lane widths shall be measured from top face of the curb to top face of the curb for fire lanes with standard curbs and gutters and from flowline to flowline for fire lanes with modified curb designs (e.g., rolled, ramped, etc). The developer is responsible to verify that all approved public works or grading department street improvement plans or precise grading plans conform to the minimum street width measurements per the approved OFD Fire Master Plan.
- Permanent, temporary, and phased emergency access roads shall be designed and maintained to support an imposed load of 68,000 lbs. and surfaced to provide all-weather driving capabilities.

GENERAL REQUIREMENTS

- Additional fire lane markings may be required at the time of inspection depending on field conditions.
- Address numbers shall be located and be of a color and sized to be plainly visible and legible from the roadway.
- Access gates shall be approved prior to installation and shall follow Chapter 5 of the CFC.
- Approved access walkways shall be provided to all required openings and all rescue windows.
- Vegetation shall be selected and maintained in such a manner as to allow immediate access to all hydrants, valves, fire department connections, pull stations, extinguishers, sprinkler risers, alarm control panels, rescue windows, and other devices or areas used for firefighting purposes. Vegetation or building features shall not obstruct address numbers or inhibit the functioning of alarm bells, horns, or strobes.
- Dumpsters and trash containers larger than 1.5 cubic yards shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved sprinkler system.
- Any future modification to the approved Fire Master Plan or approved site plan, including but not limited to road width, grade, speed humps, turning radii, gates, or other obstructions, shall require review, inspection, and approval by the OFD.
- Approval of this plan shall not be construed as approval of any information or project conditions other than those items and requirements identified in related portions of the 2022 CFC and CBC and Orange Municipal Code. This project may be subject to additional requirements not stated herein upon examination of actual site and project conditions or disclosure of additional information.

PROJECT-SPECIFIC REQUIREMENTS

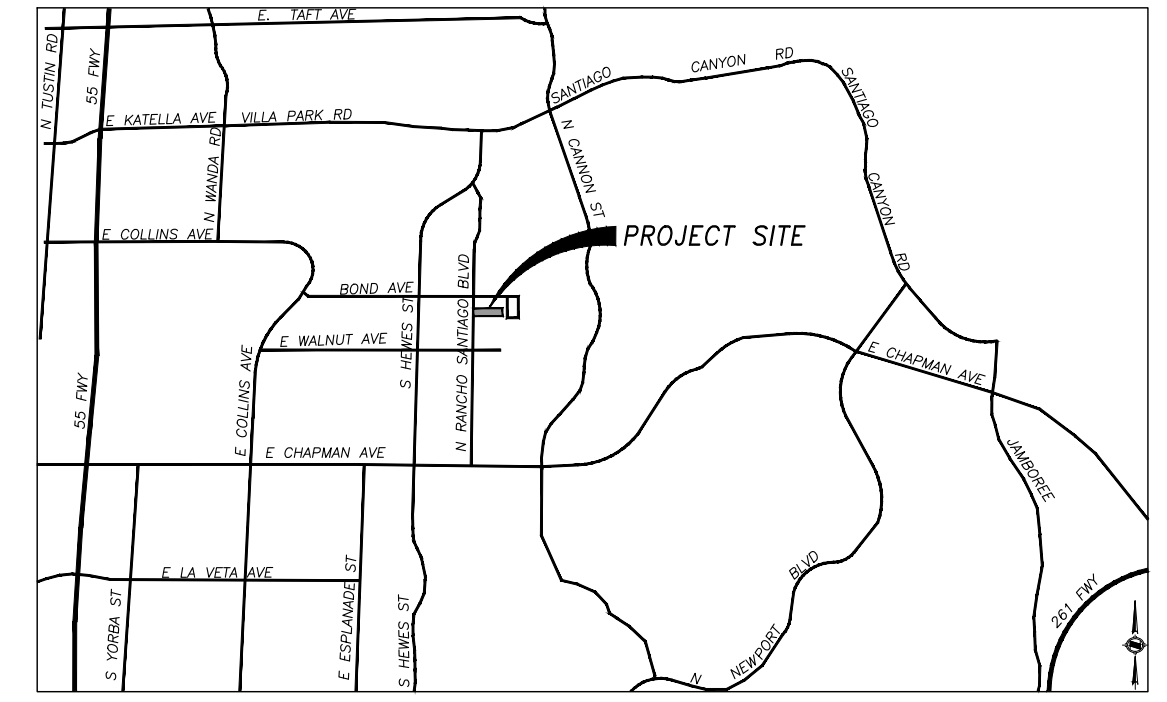
- An underground piping plan is required for the installation of an automatic fire sprinkler system or for a private fire hydrant system. A separate plan submittal is required.
- A chemical classification and hazardous materials compliance plan shall be approved by the OFD prior to any hazardous materials being stored or used on site. A separate plan submittal is required.

Fire Master Plan Submittal Checklist

PROJECT INFORMATION	
Scope of project is clearly defined on the plan?	<input checked="" type="checkbox"/> Yes
Tract/Tentative Tract/Parcel Map Number has been provided?	<input checked="" type="checkbox"/> Yes
Standard OFD fire master plan notes are included?	<input checked="" type="checkbox"/> Yes (Notes are tailored to this project, where applicable)
Building area, construction, occupancy, sprinklers noted on plan?	<input checked="" type="checkbox"/> Yes
Allowable area calculation provided on plan?	<input type="checkbox"/> Yes <input type="checkbox"/> N/A (Building less than 3,000 sq. ft.)
AM&M request letter scanned onto plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A (No alternate methods proposed)
Sheets not relevant to fire master plan removed from plan set?	<input type="checkbox"/> Yes
Access/hydrant phasing plan provided?	<input type="checkbox"/> Yes <input type="checkbox"/> N/A (No phasing of access/hydrant installation)
Operations incident planning CD/electronic file provided?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Will provide prior to plan approval)
WATER AND HYDRANTS	
Water availability form completed and provided?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (In process, or no change in demand)
All hydrants within 400' of the site are shown on plan?	<input checked="" type="checkbox"/> Yes
Are hydrants provided/spaced per CFC Appendix C?	<input checked="" type="checkbox"/> Yes
ACCESS AND ROADWAYS	
Extent of the access roadway is clearly shown on the plan?	<input checked="" type="checkbox"/> Yes
Turning radii and width (incl. road sections) shown on the plan?	<input checked="" type="checkbox"/> Yes
Exterior of all structures within 150' hose pull distance?	<input type="checkbox"/> Yes <input type="checkbox"/> N/A (AM&M proposed)
Engineer's certification provided for new paving?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A (No new paving)
Walkable surface provided to required openings?	<input checked="" type="checkbox"/> Yes
Road and walkway grades >12% shown on plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
FIRE LANE IDENTIFICATION	
Red curbs are identified with bold or dashed lines?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A (Signs provided)
Location of each "Fire Lane—No Parking" sign shown?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A (Red curbs provided)
Fire lane entrance sign provided at each vehicle entrance?	<input checked="" type="checkbox"/> Yes
Detail drawings of red curbs/"No Parking" entrance signs shown?	<input checked="" type="checkbox"/> Yes
GATES AND OBSTRUCTIONS	
Are all gates, fences, and planters shown?	<input checked="" type="checkbox"/> Yes
Are vehicle gates identified as manual or electric?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A (No gates)
Manual vehicle gates have "No Parking" sign noted?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A (No manual gates)
Knox boxes/locks/switches are noted on plans?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A (No gates)
OFD gate notes/specifications included on plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A (No gates)
OTHER REQUIREMENTS	
Premises ID/address monument location shown on plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A (Single family homes)
Trash enclosures are located at least 5' from buildings?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
Two entry points provided for 29 or more residences?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A (11 dwelling units)
Buildings >75' to highest occupiable floor called out?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A (No high-rise structures)
Parking enforcement letter provided?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A (Public streets only)

NOTE: This is only a listing of basic Fire Master Plan submittal requirements. Other information or requirements may be necessary depending on conditions specific to each project.

APPLICANT NOTE: Form Responses modified by Applicant highlighted in yellow.



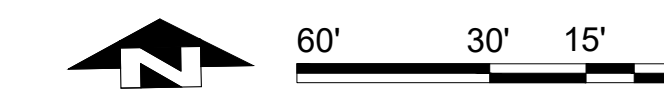
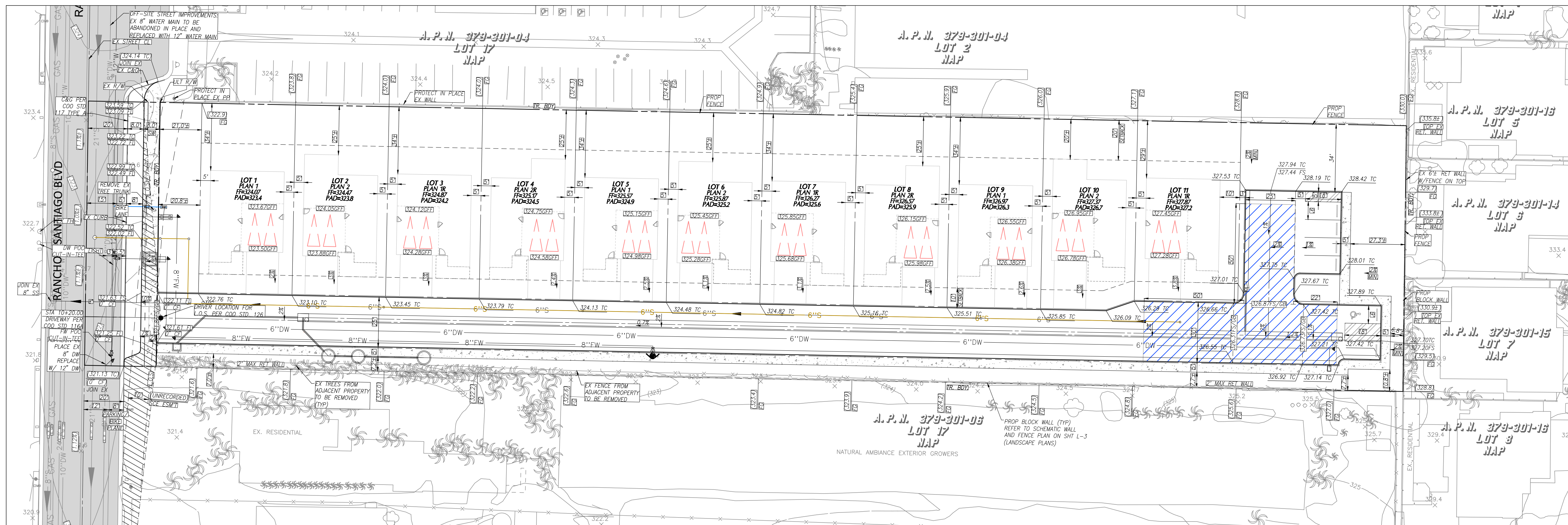
VICINITY MAP

GENERAL NOTES

- EXISTING GENERAL PLAN LAND USE DESIGNATION: LDR-LOW DENSITY RESIDENTIAL
- PROPOSED GENERAL PLAN LAND USE DESIGNATION: LDR-LOW DENSITY RESIDENTIAL
- EXISTING ZONING: R-1-10
- PROPOSED ZONING: R-1-4/PUD
- ASSESSOR PARCEL NUMBER: 379-301-05
- UTILITY/SERVICE PROVIDERS:
 - GAS - SOUTHERN CALIFORNIA GAS COMPANY
 - ELECTRIC - SOUTHERN CALIFORNIA EDISON
 - CABLE TELEVISION/INTERNET - COX COMMUNICATION
 - PHONE - AT&T
 - WATER - CITY OF ORANGE
 - SEWER - CITY OF ORANGE
 - STORM DRAIN - PRIVATE SD (HOA)
 - TRASH - CR&R
 - FIRE - CITY OF ORANGE FIRE DEPARTMENT
 - POLICE - CITY OF ORANGE POLICE DEPARTMENT
- ALL PROPOSED IMPROVEMENTS SHALL COMPLY WITH CITY OF ORANGE STANDARD PLANS AND SPECIFICATIONS OR AS SPECIFIED ON THIS TENTATIVE MAP.
- PROPOSED GRADING AND DRAINAGE SHALL COMPLY WITH GRADING AND EXCAVATION CODE OF THE CITY OF ORANGE MUNICIPAL CODE.
- AREA CALCULATIONS ARE APPROXIMATE AND PRELIMINARY AND SUBJECT TO CHANGE IN FINAL DESIGN.
- PROJECT IS A PROPOSED PLANNED UNIT DEVELOPMENT (PUD).

PLAN SHEET SET

SHT NO.	DESCRIPTION
FMP-1	TITLE SHEET-SITE OVERVIEW, FIRE CHECK LIST, AND FIRE DEPARTMENT NOTES
FMP-2	FIRE ACCESS SITE PLAN
FMP-3	FIRE LANE SIGNAGE AND ACCESS
FMP-4	REQUIRED LETTERS



NOTE: AFTER THE RECENT CAL FIRE - OFFICE OF THE STATE FIRE MARSHAL (OSFM) UPDATES TO THE LOCAL RESPONSIBILITY AREA (LRA) FIRE HAZARD SEVERITY ZONE MAPS, THE RANCHO RIDGE PROJECT IS NOW DESIGNATED AS BEING IN A LRA - VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ) AS DESIGNATED BY CAL FIRE - OSFM. COMPLIANCE WITH CHAPTER 7A/WUI CODE WILL BE REQUIRED.

PREPARED FOR:
RANCHO RIDGE LLC
11625 WANDER LANE
DALLAS, TX 75230
TEL: 949-508-0340

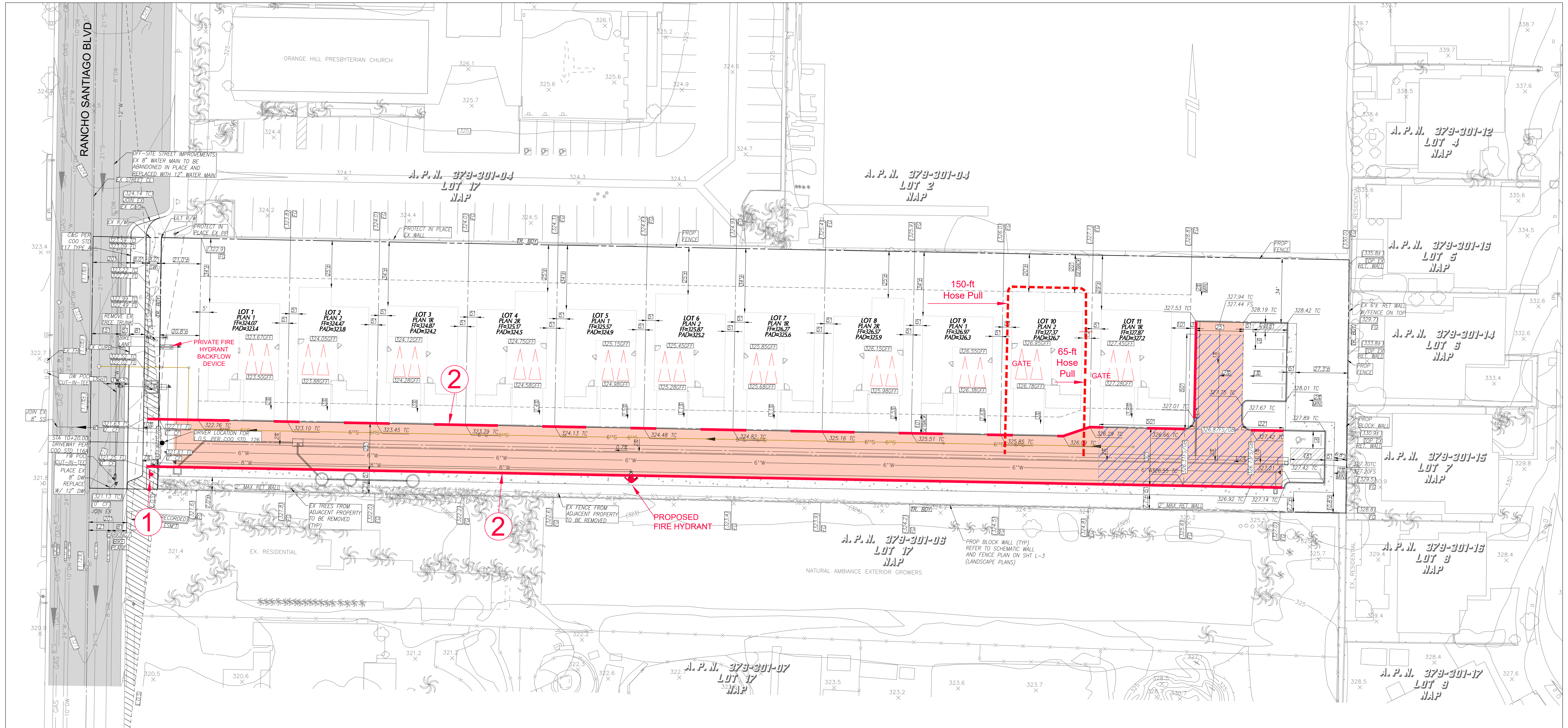
PREPARED WITH:
ARCHITECTS - PLANNERS - DESIGNERS
WHA
WILLIAM HEZMALHALCH
ARCHITECTS, INC. DBA WHA.
Contacts: Nick Manea
nickm@whainc.com

PREPARED WITH:
H&A HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618 • TEL: (949) 583-0010 • FAX: (949) 583-0759
Contact: Robert Glessner
RGlessner@hunsaker.com

PREPARED BY:
DUDEK
605 THIRD STREET
ENCINITAS, CA 92024
Contact: Kase Arkeder
karkeder@dudek.com

FIRE MASTER PLAN FOR RANCHO RIDGE
Title Sheet - Site Overview
647 N Rancho Santiago Blvd
Orange, CA

SHEET
FMP-1
Job No. 15761
Date 4-02-2025



LEGEND

- FIRE LANE ACCESS - NO PARKING
- EXISTING ROAD
- FIRE ACCESS TURNAROUND
- PROPOSED ONSITE FIRE HYDRANT
- FIRE LANE ENTRANCE SIGN
- RED CURB FIRE LANE IDENTIFICATION
- HOSE PULL

FIRE MASTER PLAN NOTES

- ① - INSTALL "FIRE LANE ENTRANCE SIGN" PER DETAIL ON SHEET 3
 - ② - FIRE LANE--RED CURB PER DETAIL ON SHEET 3
- ALL HOUSES WILL HAVE SIDE YARD GATES INSTALLED ON BOTH SIDES OF HOUSE.

BUILDING INFO

BUILDING HEIGHT: 27 FEET
 OCCUPANCY TYPE: R3
 CONSTRUCTION TYPE: VB
 SPRINKLER TYPE: NFPA 13D

NOTE:
 AFTER THE RECENT CAL FIRE - OFFICE OF THE STATE FIRE MARSHAL (OSFM) UPDATES TO THE LOCAL RESPONSIBILITY AREA (LRA) FIRE HAZARD SEVERITY ZONE MAPS, THE RANCHO RIDGE PROJECT IS NOW DESIGNATED AS BEING IN A LRA - VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ) AS DESIGNATED BY CAL FIRE - OSFM. COMPLIANCE WITH CHAPTER 7A/WUI CODE WILL BE REQUIRED.

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WHA
 ARCHITECTS - PLANNERS - DESIGNERS
 WILLIAM HEZMALHALCH
 ARCHITECTS, INC. DBA WHA.
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 Contact: Robert Glessner
 RGlessner@hunsaker.com

PREPARED BY:
DUDEK
 605 THIRD STREET
 ENCINITAS, CA 92024
 Contact: Kase Arkeder
 karked@dudek.com

FIRE MASTER PLAN FOR RANCHO RIDGE
Fire Access Site Plan
 647 N Rancho Santiago Blvd
 Orange, CA

SHEET

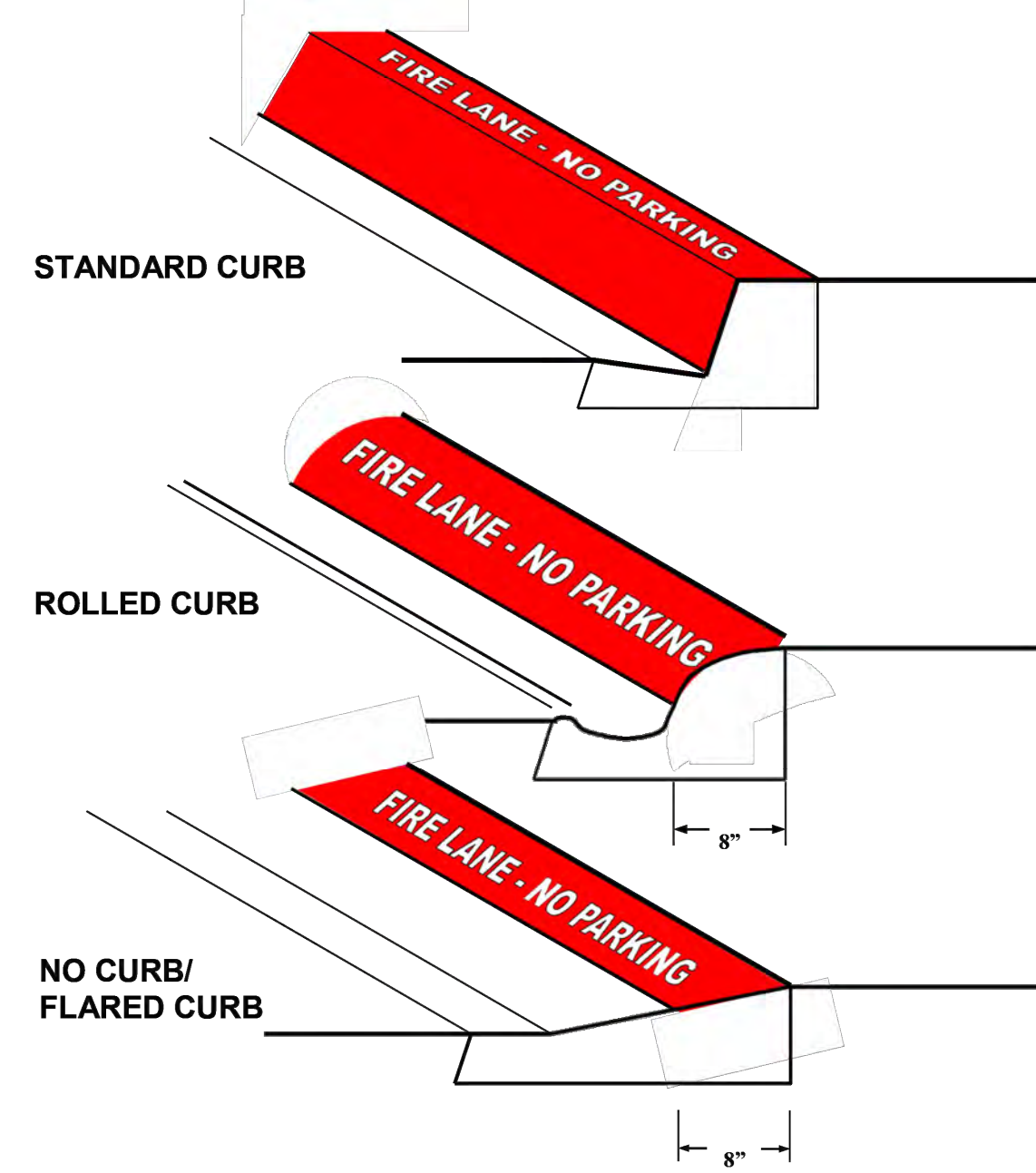
FMP-2

Job No. 15761
 Date 4-02-2025

Fire Master Plans for Commercial & Residential Development

ATTACHMENT 9

Fire Lane Identification – Red Curbs



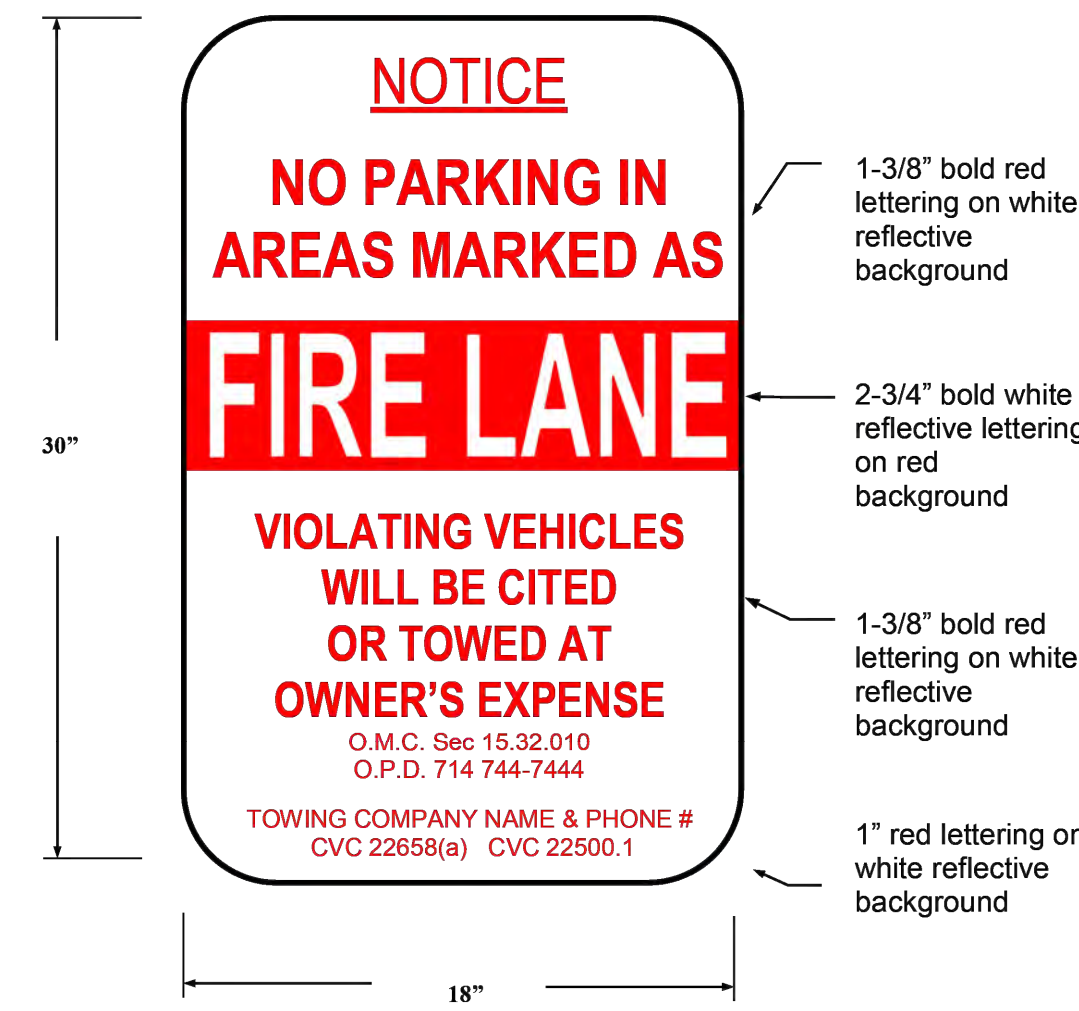
1. Fire Lane entrance sign(s) shall also be provided per Attachment 10 or 11.
2. Curbs shall be painted OSHA safety red.
3. "FIRE LANE - NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30' on center or portion thereof.

Revised 08/2022

Fire Master Plans for Commercial & Residential Development

ATTACHMENT 10

Specifications for Fire Lane Entrance Signs
To be used only at vehicle entry points to areas that contain "Fire Lane—No Parking" signs or red curbs



All sign and lettering dimensions shown are minimums. "Arial Narrow" font used is used in sample above though other legible sans-serif fonts may be acceptable.

This sign shall be posted at all vehicle entrances to areas marked with either red curbs or fire lane "No Parking" signs. Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per Attachments 13 and 14.

Towing company contact information is required for all properties with a standing written agreement for services with a towing company per the California Vehicle Code.

Revised 08/2022

Fire Master Plans for Commercial & Residential Development

ATTACHMENT 11

Specifications for Alternate Location of Towing Company Information



Towing company contact information is required for all properties with a standing written agreement for services with a towing company per the California Vehicle Code.

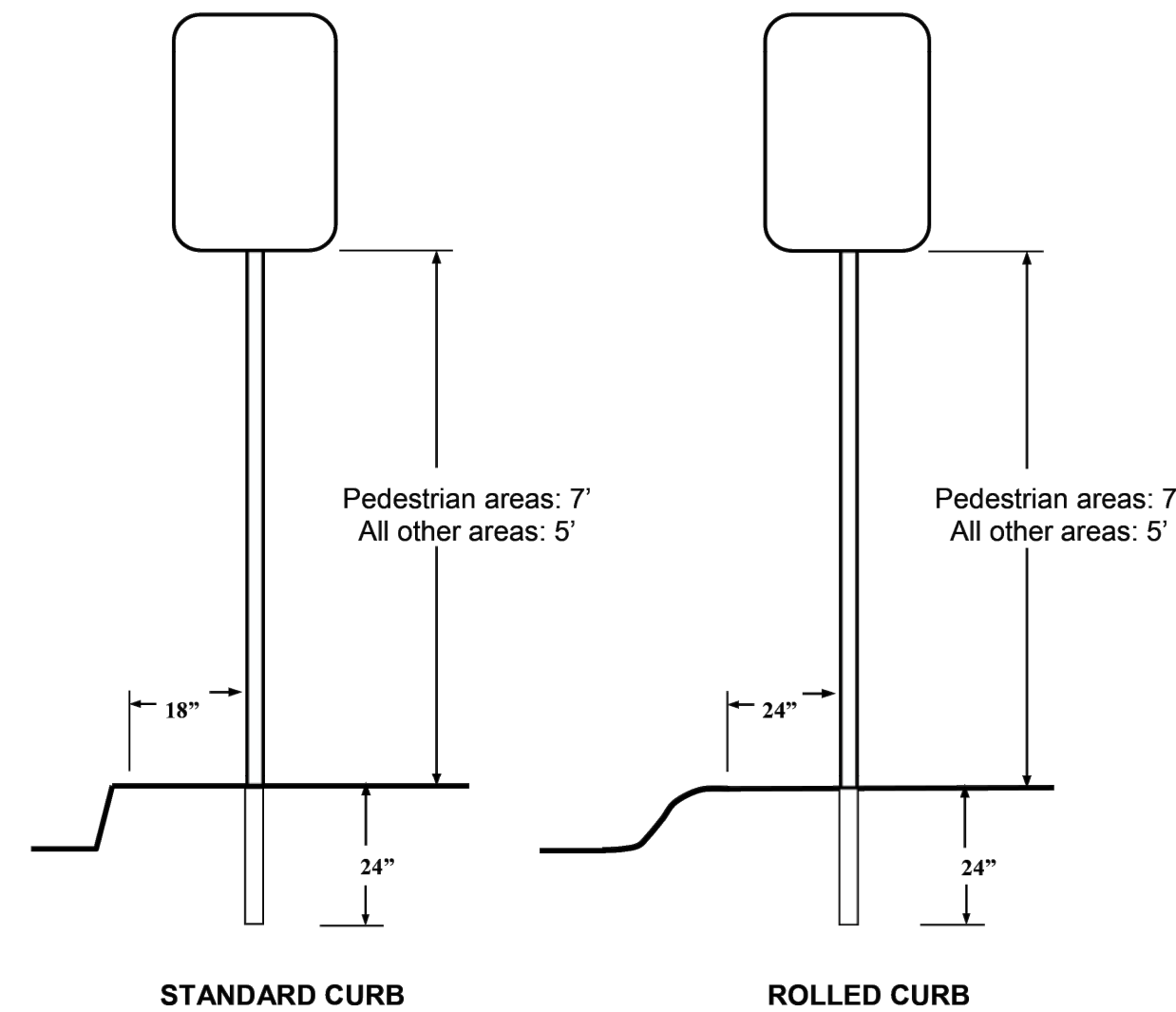
To facilitate periodic changes in towing company contracts, the towing company contact information may be posted on a separate sign mounted directly below the fire lane entrance sign instead of on the entrance sign itself. The method of attachment to the post shall not obscure the wording on either sign.

Revised 08/2022

Fire Master Plans for Commercial & Residential Development

ATTACHMENT 14

Mounting Specifications for Fire Lane Entrance and No Parking Signs

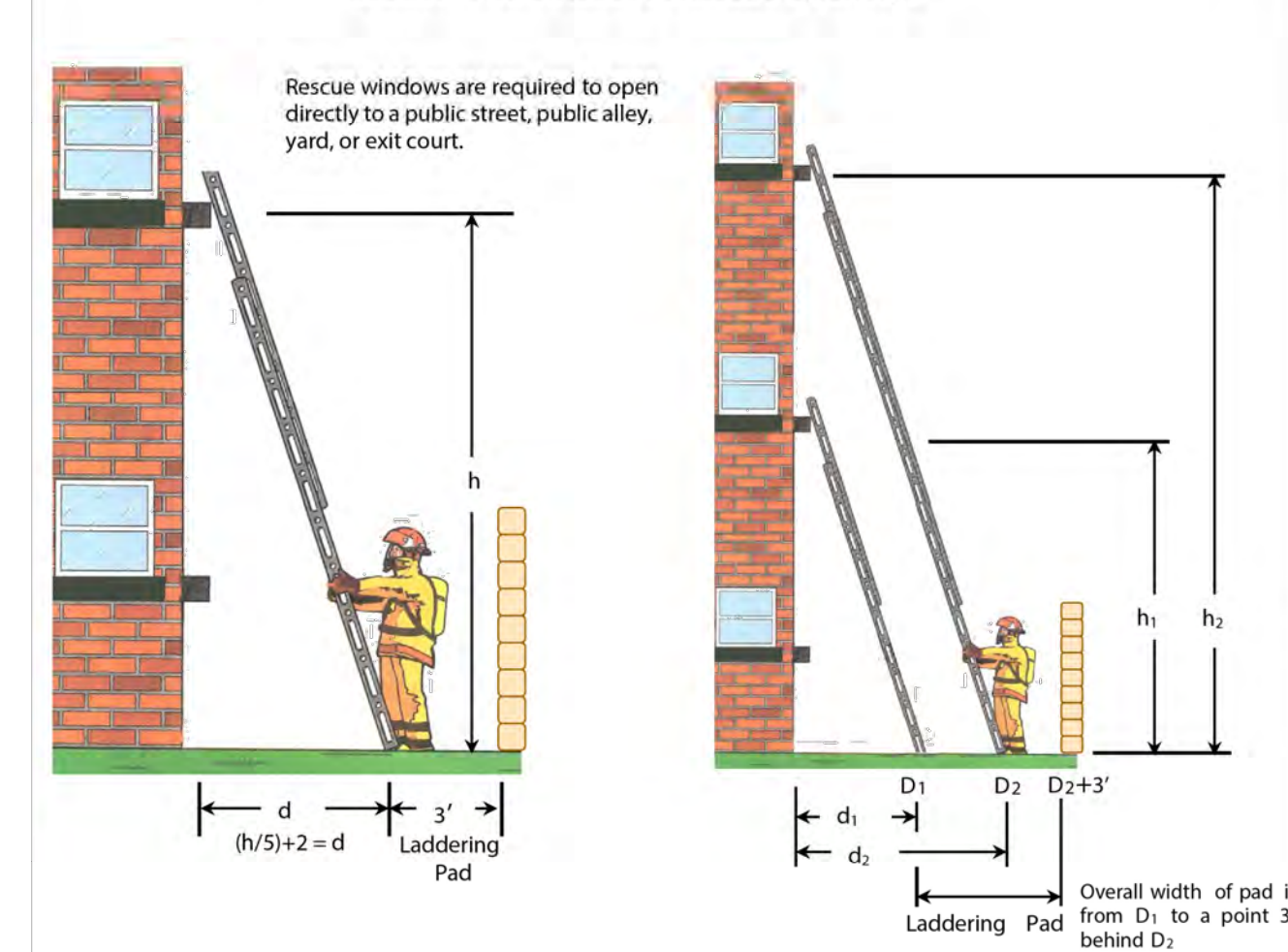


Signs shall be mounted facing the direction of vehicular travel. Signs may be mounted on existing posts or buildings where the centerline of the sign is no more than 24" from the edge of the roadway.

Depth of bury shall be a minimum of 24" and rebar, a concrete footing, or another method to prevent removal of the sign is recommended. Footings for signs located in the public right-of-way shall be per the local jurisdiction's requirements.

Revised 08/2022

Ladder Pad Setback at Rescue Openings



Sill Height (h)	Distance (d)	Sill Height (h)	Distance (d)	Sill Height (h)	Distance (d)
35'	9'-0"	25'	7'-0"	15'	5'-0"
34'	8'-10"	24'	6'-10"	14'	4' to 5'
33'	8'-7"	23'	6'-7"	13'	4' to 5'
32'	8'-5"	22'	6'-5"	12'	3' to 5'
31'	8'-2"	21'	6'-2"	11'	3' to 4'
30'	8'-0"	20'	6'-0"	10'	2' to 4'
29'	7'-10"	19'	5'-10"	9'	2' to 4'
28'	7'-7"	18'	5'-7"	8'	2' to 3'
27'	7'-5"	17'	5'-5"	7'	1' to 3'
26'	7'-2"	16'	5'-2"	<7'	1' to 2'

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DALLAS, TX 75230
TEL: 949-508-0340

PREPARED WITH:
ARCHITECTS - PLANNERS - DESIGNERS
WHA
CHANDLER COUNTY, LOS ANGELES, SAN ANTONIO

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PREPARED BY:
DUDEK

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Contact: Kase Arkeder
karkeder@dudek.com

FIRE MASTER PLAN FOR RANCHO RIDGE
Fire Lane Signage and Access
647 N Rancho Santiago Blvd
Orange, CA

SHEET

FMP-3

Job No. 15761
Date 4-02-2025

FIRE APPARATUS ACCESS RD CERTIFICATION



Ms. Maile Green
Rancho Ridge, LLC
11625 Wander Lane
Dallas, Texas 75230

June 7, 2024
J.N.: 3090.01

Subject: Pavement Suitability for Fire Equipment Access, Proposed Residential Development, 647 North Rancho Santiago Boulevard, Orange, California

Reference: Preliminary Geotechnical Investigation, Proposed Residential Development, 647 North Rancho Santiago Boulevard, Orange, California, prepared by Albus & Associates, Inc., dated August 9, 2022 (J.N. 3090.00)

Dear Ms. Green,

We have prepared this correspondence to comment on the future pavement areas and their capacity to support emergency vehicle loads at the subject site. We understand that certain paved areas may be used by the Orange Fire Department (OFD) for emergency vehicle access, and that OFD emergency vehicle loads may be as much as 68,000 pounds.

Preliminary structural sections have been provided in our referenced report. Final pavement section design recommendations will be provided prior to pavement construction based on testing of soils exposed after grading. These recommendations will be developed using the City of Orange Standard Plans and Specifications Design Manual. The final pavement section design recommendations by this firm will be geotechnically suitable to accommodate the OFD emergency vehicle load of 68,000 pounds under all weather conditions.

We appreciate this opportunity to be of service to you. If you should have any questions regarding the contents of this correspondence, please do not hesitate to call.

Sincerely,

ALBUS & ASSOCIATES, INC.

David E. Albus
Principal Engineer
GE 2455



1011 N. Armando Street, Anaheim, CA 92806-2606 (714) 630-1626

Fire Master Plans for Commercial & Residential Development

Parking Enforcement Letter

May 10, 2024

Fire Prevention Bureau
Orange City Fire Department
1178 E. Chapman Ave.
Orange, CA 92866

Re: Rancho Ridge, LLC - 647 N. Rancho Santiago Blvd, Orange CA
Parking Enforcement Plan

The fire lane parking enforcement plan for the above referenced project is stated as follows:

All fire lanes within Tentative Tract No. 19279, located at 647 N. Rancho Santiago Blvd, Orange, CA, shall be maintained and in no event shall parking be permitted along any portion of a street or driveway that requires fire lanes or any area designated as a fire lane for turn-around purposes either during construction or after occupancy.

Rancho Ridge Homeowners Association shall adopt reasonable rules and regulations regarding the parking of vehicles along the streets, roads and or drives within the project that are not in conflict with applicable law.

In furtherance thereof, Rancho Ridge Homeowners Association, through its officers, committees, and agents, will establish the "parking" and "no parking" areas within the property in accordance with Section 22658.2 of the California Vehicle Code and OMC 15.32.010. The law shall be enforced through such rules and regulations by all lawful means, including, written warnings, citing, levying fines, and towing vehicles in violation.

Rancho Ridge Homeowners Association will contract with a certified patrol and towing company to remove vehicles that violate no parking restrictions. First time violators will receive a written warning and with subsequent violations, the vehicle shall be subject to towing. The vehicle owner shall be responsible for all costs incurred in remedying such violation, including without limitation towing cost, citations, and legal fees.

RANCHO RIDGE, LLC

Keith Mitchell, Manager

SoCal Flow Testing
3741 Rose Dr, Yorba Linda, CA 92886
714-261-5716
email: info@socalflowtest.com

Hydrant Flow Test Report

Project _____ Test date **12/13/22**
Address **647 N Rancho Santiago Blvd** Test time **10:30**
City **Orange** State **CA** File no. _____

Test hydrant location **1st hydrant south of Bond Ave on east side of Rancho Santiago Blvd**
Hydr # **H-L13-2235** Elev (ft +/-) _____ Grade _____

Flow hydrant location **Northeast corner of Bond Ave & Hidden Tr**
Hydr # **H-L13-3107** Elev (ft +/-) _____ Grade _____

Static Pressure **70** PSI Report Date **12/13/22**

Outlet	C-value	Diam	Pitot	Volume
A	0.9	2.0	0 PSI	0 GPM
B	0.9	2.5	33 PSI	964 GPM
C	0.9	3.0	0 PSI	0 GPM
D	0.83	4.0	0 PSI	0 GPM

Residual Pressure **67** PSI at an observed volume of **964** GPM

Projected Pressure **20** PSI calculates to a volume of **4404** GPM

Although the results are accurate for the date and time given, they may not accurately reflect higher or lower readings which vary due to seasonal conditions and time of day.

Per NFPA 24-10, Table C.4.10.1(a), note 1, $Q = 29.84 \times c(d)^2 (p)^{0.5}$

Per NFPA 24-10, Paragraph C.4.10.1.2, $Q_c = Q_c \times (h/h_c)^{0.54}$

Test by: Hildebrandt

Witness George Jediny
Fire Safety Specialist
City of Orange Fire Dept

Client Robert Glessner
Hunnsaker & Associates

cc: gjediny@cityoforange.org
rglessner@hunnsaker.com
kocconor@hunnsaker.com



California Fire Code Appendix B Minimum Required Fire Flow

TABLE B105.1(1)
REQUIRED FIRE FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

FIRE-FLOW CALCULATION AREA (square feet)	AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
0-3,600	No automatic sprinkler system	1,000	1
3,601 and greater	No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2) at the required fire-flow rate.
0-3,600	Section 903.3.1.3 of the California Fire Code or Section 313.3 of the California Residential Code	500	1/2
3,601 and greater	Section 903.3.1.3 of the California Fire Code or Section 313.3 of the California Residential Code	Value in Table B105.1(2)	1

For SI: 1 square foot = 0.0929 m²; 1 gallon per minute = 3.785 L/min

NOTE:

AFTER THE RECENT CAL FIRE – OFFICE OF THE STATE FIRE MARSHAL (OSFM) UPDATES TO THE LOCAL RESPONSIBILITY AREA (LRA) FIRE HAZARD SEVERITY ZONE MAPS, THE RANCHO RIDGE PROJECT IS NOW DESIGNATED AS BEING IN A LRA – VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ) AS DESIGNATED BY CAL FIRE – OSFM. COMPLIANCE WITH CHAPTER 7A/WUI CODE WILL BE REQUIRED.

PREPARED FOR:
RANCHO RIDGE LLC
11625 WANDER LANE
DALLAS, TX 75230
TEL: 949-508-0340

PREPARED WITH:
ARCHITECTS - PLANNERS - DESIGNERS
WHA
WILLIAM HEZMALHALCH
ARCHITECTS, INC. DBA WHA.
Contacts: Nick Manea
nickm@whainc.com

PREPARED WITH:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618 • TEL: (949) 583-0010 • FAX: (949) 583-0758
Contact: Robert Glessner
RGlessner@hunnsaker.com

PREPARED BY:
DUDEK
605 THIRD STREET
ENCINITAS, CA 92024
Contact: Kase Arkeder
karkeder@dudek.com

FIRE MASTER PLAN FOR RANCHO RIDGE
Required Letters
647 N Rancho Santiago Blvd
Orange, CA

SHEET
FMP-4
Job No. 15761
Date 4-02-2025

Zoning Summary

Assessor Parcel Number (APN): 379-301-05

Existing General Plan: LDR - Low Density Residential
Proposed General Plan: LDR - Low Density Residential

Existing Zoning: R-1-10
Proposed Zoning: R-1-10/PUD

Minimum Lot Area: 10,000 SF
Building Setbacks: Front Yard (Garage): 20'
Interior Side Yard: 5'
Street Side Yard: 10'
Rear Yard: 20'

Max. Building Height: 32' and 2 Stories

Max. FAR: Lot <10,000 SF, Max FAR 0.60
Lot <40,000 SF, Max FAR 0.40

Minimum Usable Open Space: 1,000 SF / Unit

Lot Coverage and FAR Calculation

Lot Num	Lot Area (SF)	Building Footprint (SF)	Building Floor Area (SF)	Lot Coverage	FAR	Max. FAR	Allowable Floor Area *
1	4,473	1,560	3,113	0.35	0.70	0.60	2,683.80
2	4,473	1,702	3,678	0.38	0.82	0.60	2,683.80
3	4,473	1,560	3,113	0.35	0.70	0.60	2,683.80
4	4,473	1,702	3,678	0.38	0.82	0.60	2,683.80
5	4,473	1,560	3,113	0.35	0.70	0.60	2,683.80
6	4,473	1,702	3,678	0.38	0.82	0.60	2,683.80
7	4,473	1,560	3,113	0.35	0.70	0.60	2,683.80
8	4,473	1,702	3,678	0.38	0.82	0.60	2,683.80
9	4,473	1,560	3,113	0.35	0.70	0.60	2,683.80
10	4,438	1,702	3,678	0.38	0.83	0.60	2,662.80
11	4,689	1,560	3,113	0.33	0.66	0.60	2,813.40
Lot 1-11 Subtotal	49,384	17,870	37,068	0.36	0.75		
Lot A	1,985						
Lot B	12,919						
Lot C	19,039						
TOTAL	83,332	17,870	37,068	0.21	0.44	0.40	33,332.80

Note: Allowable Floor Area is calculated by multiplying the lot area by the maximum FAR.

Project Summary

Total Site Area: + 1.93 Acres (+ 84,130 SF) Ex. ROW
+ 1.91 Acres (+ 83,331 SF) Ultimate ROW

Total Units: 11 Homes
 (6) Plan 1: + 2,419 SF (Sellable), 3 Bedroom, 3 Bath
 (5) Plan 2: + 2,724 SF (Sellable), 3 Bedroom w/loft, 3 Bath

Density: 5.8 Homes per Acre (11 Units / 1.91 Acre)

Parking:
 Required per PUD *: 39 Spaces (3.5 Sp./Unit)
 (22) 2 Sp./Unit
 (17) 1.5 Guest Sp./Unit
 (1 sp. allowed on individual lot)

Provided: 39 Spaces (3.5 Sp./Unit)
 Garage: 22 Spaces (2 Sp./Unit)
 Guest: 17 Spaces (1 sp. on driveway)

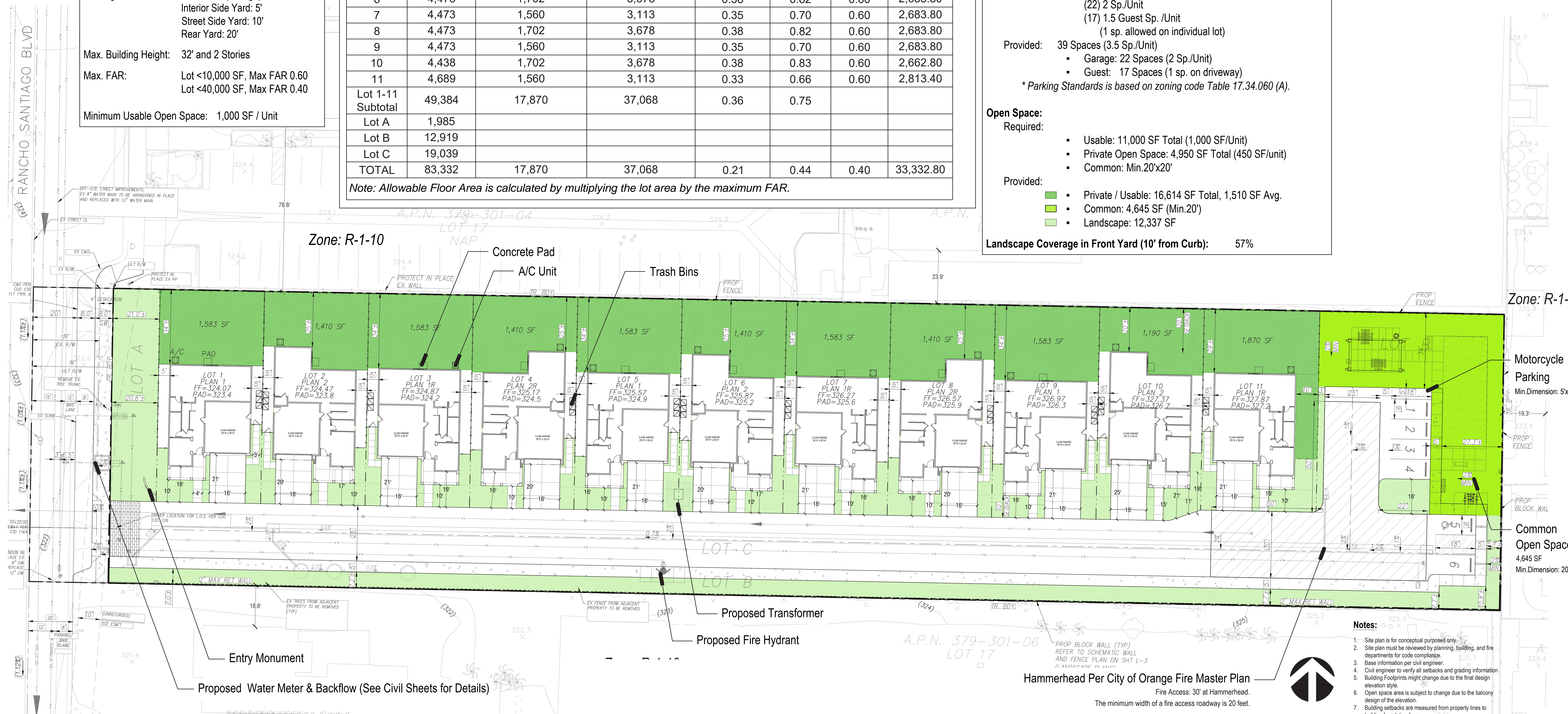
* Parking Standards is based on zoning code Table 17.34.060 (A).

Open Space:
 Required:
 Usable: 11,000 SF Total (1,000 SF/Unit)
 Private Open Space: 4,950 SF Total (450 SF/unit)
 Common: Min.20'x20'

Provided:
 Private / Usable: 16,614 SF Total, 1,510 SF Avg.
 Common: 4,645 SF (Min.20')
 Landscape: 12,337 SF

Landscape Coverage in Front Yard (10' from Curb): 57%

Occupancy Group: R3
Type of Construction: Type V-B
Sprinkler Building: NFPA 13D
Building Height: 27'
Number of Stories: 2



CONCEPTUAL SITE PLAN

647 N. RANCHO SANTIAGO BLVD.

ORANGE, CA

RANCHO RIDGE, LLC.

SP-1

DESIGN REVIEW SUBMITTAL

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ARCHITECTS . PLANNERS . DESIGNERS



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- Notes:**
- Site plan is for conceptual purposes only.
 - Site plan must be reviewed by planning, building, and fire departments for code compliance.
 - Base information per civil engineer.
 - Civil engineer to verify all setbacks and grading information.
 - Building Footprints might change due to the final design elevation style.
 - Open space area is subject to change due to the balcony design of the elevation.
 - Building setbacks are measured from property lines to building foundation lines.

Hammerhead Per City of Orange Fire Master Plan
 Fire Access: 30' at Hammerhead.
 The minimum width of a fire access roadway is 20 feet.

RESIDENTIAL PROJECT SUMMARY TABLES

EXISTING USE	PROPOSED USE	ZONING DESIGNATION	GENERAL PLAN LAND USE DESIGNATION	OVERLAY DISTRICT
Vacant	Single-Family Residences (11 units)	Current – R-1-10 Proposed – R-1-10 (PUD)	Low Density Residential	None

ZONING STANDARDS					
DESCRIPTION	OMC SECTION	REQUIRED	EXISTING	PROPOSED	CONFORMS (yes/no)
LOT AREA	17.14.070 & 17.14.080	10,000 ft ²	84,130 ft ²	83,331 ft ²	Yes
LOT WIDTH	17.14.070 & 17.14.080	80'	134'	134'	Yes
LOT DEPTH	17.14.070 & 17.14.080	100'	634'	626'	Yes
MAX. BUILDING HEIGHT (Note: use average finished grade as defined in the "Building Height" definition from OMC Section 17.04.021)	17.14.070 (& 17.14.100 FOR R-3 & R-4)	32' 2 stories	n/a	27' 2 stories	Yes
SETBACKS:					
Front Yard	17.14.070 & 17.14.090	20'	n/a	25.8'	Yes
Rear Yard	17.14.070 & 17.14.090	20'	n/a	44'-7"	Yes
Side Yard (north)	17.14.070 & 17.14.090	5'	n/a	12'-3"	Yes
Side Yard (south)	17.14.070 & 17.14.090	5'	n/a	47.2'	Yes
Interior Street	17.16.060	10'	n/a	10'	Yes
Garage Door to Interior Street	17.16.060	20'	n/a	20'	Yes
Habitable Structure to Boundary	17.16.060	10'	n/a	20'	Yes
LOT COVERAGE	17.14.070	Not Required	n/a	21%	Yes
FLOOR AREA RATIO (FAR) UTILIZING GROSS FLOOR AREA (INCLUDE ALL ACCESSORY STRUCTURES)	17.14.070	Not Required per PUD 0.4 for base zone	n/a	0.44	Yes
Required Open Space:					
Private	17.16.060	1,100 ft ²	n/a	16,614 ft ² (1,510 ft ² avg per unit)	Yes
Common	17.14.110	20' by 20' area (400 ft ²)	n/a	4,645 ft ² (minimum dimension 27.3')	Yes

ZONING STANDARDS					
DESCRIPTION	OMC SECTION	REQUIRED	EXISTING	PROPOSED	CONFORMS (yes/no)
LANDSCAPING: For landscaping standards refer to Page 26-28 of the City of Orange Landscape Standards and Specifications					
Front Yard	16.50 & 17.12.040(E)	10'	n/a	20.8	Yes
Rear Yard	16.50 & 17.12.040(E)	4'	n/a	6.8'	Yes
Interior Side Yard (north)	16.50 & 17.12.040(E)	4'	n/a	20'	Yes
Interior Side Yard (south)	16.50 & 17.12.040(E)	4'	n/a	7.2'	Yes
Street Side Yard (if applicable)	16.50 & 17.12.040(E)	n/a	n/a	n/a	
Trees to be removed	16.50			12	
Existing trees to be preserved	16.50			0	
Trees to be added	16.50			74	
25 percent of required trees shall be 24-inch box and 75 percent shall be in 15 gallon containers (Multi-Family only)	16.50			48" Box = 8% 24" box = 68% 15 gallon = 24%	Yes
IRRIGATED AREA TOTAL	16.50		87,991 ft ²	37,679 ft ²	
Irrigated area added	16.50			0	
Irrigated area removed	16.50			50,312 ft ²	
FENCE HEIGHT					
Front Yard	17.12.070(B)	3'-6"		3'6"	Yes
Interior Side Yard(s)	17.12.070(B)	6'		5'-9"	
Street Side Yard	17.12.070(B)				
Rear Yard	17.12.070(B)	6.'		5-9"	Yes
PARKING	17.14.200 & 17.34	22 spaces within garage 17 guest spaces Total = 39 spaces	0	22 spaces within garages 11 spaces on driveway counter towards guest spaces 6 open guest parking spaces Total = 39 spaces	Yes
LIGHTING					
Kelvins	17.12.030			2700K	
Fixture Type/Blinder	17.12.030			Bollard, wall, pole, and landscaping	
Parking lot footcandles	15.52.080(J)			≥ 0.5 footcandles	

RESIDENTIAL PROJECT SUMMARY TABLE
647 N. RANCHO SANTIAGO BLVD.
 ORANGE, CA

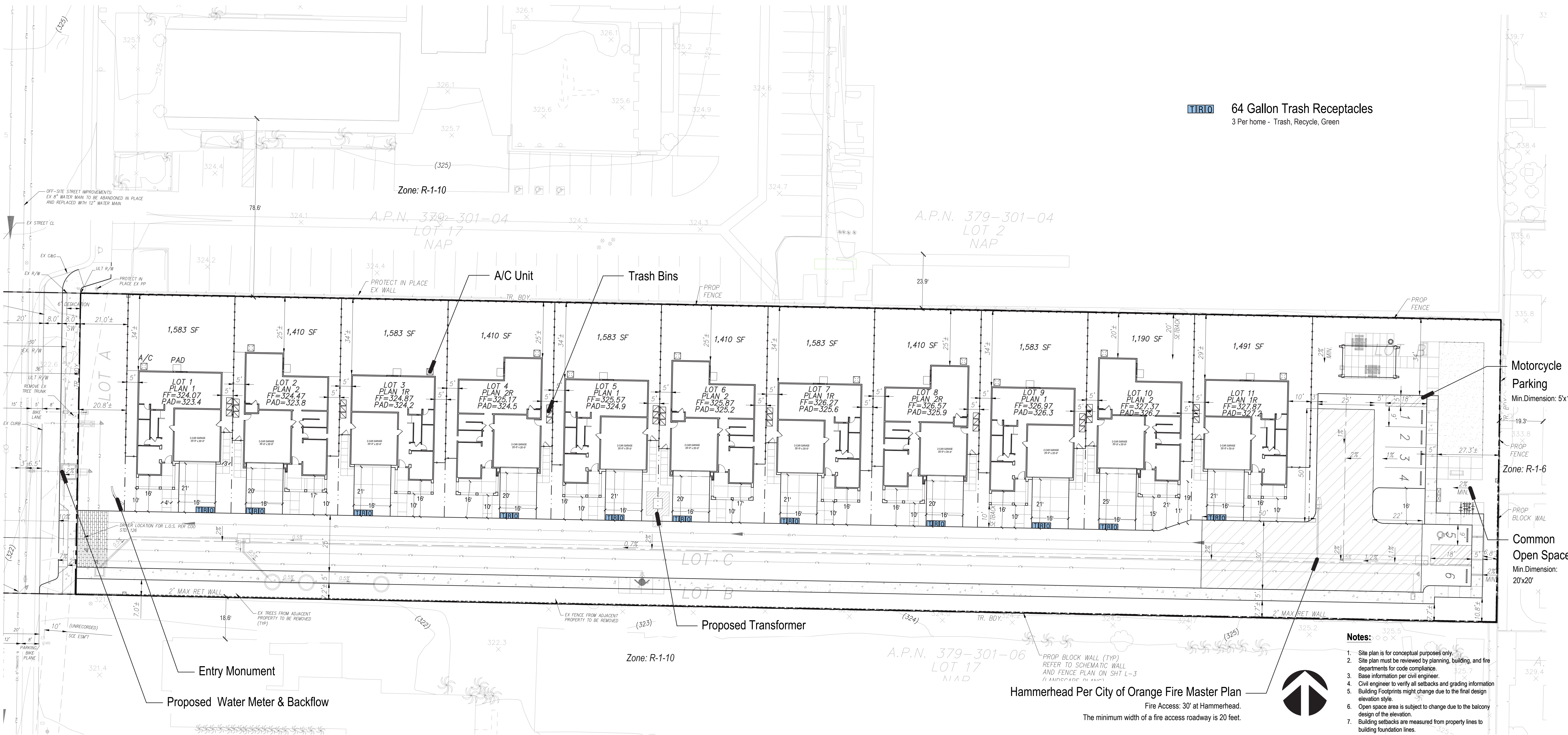
RANCHO
RIDGE, LLC.

SP-2
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DESIGN REVIEW SUBMITTAL

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WHA.
 ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



TIRIO 64 Gallon Trash Receptacles
3 Per home - Trash, Recycle, Green

Motorcycle Parking
Min. Dimension: 5x18'

Common Open Space
Min. Dimension: 20x20'

- Notes:**
1. Site plan is for conceptual purposes only.
 2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
 3. Base information per civil engineer.
 4. Civil engineer to verify all setbacks and grading information.
 5. Building Footprints might change due to the final design elevation style.
 6. Open space area is subject to change due to the balcony design of the elevation.
 7. Building setbacks are measured from property lines to building foundation lines.

Hammerhead Per City of Orange Fire Master Plan
Fire Access: 30' at Hammerhead.
The minimum width of a fire access roadway is 20 feet.

TRASH STAGING PLAN

647 N. RANCHO SANTIAGO BLVD.

ORANGE, CA

RANCHO RIDGE, LLC.

SP-3

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, JULY 2024 SUPPLEMENT

Y	N/A	RESPON. PARTY	CHAPTER 3 GREEN BUILDING	Y	N/A	RESPON. PARTY	CHAPTER 3 GREEN BUILDING	Y	N/A	RESPON. PARTY	CHAPTER 3 GREEN BUILDING	Y	N/A	RESPON. PARTY	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.													
			THE MANDATORY PROVISION OF SECTION 4.106.4.2 MAY APPLY TO ADDITIONS OR ALTERATIONS OF EXISTING PARKING FACILITIES OR THE ADDITION OF NEW PARKING FACILITIES SERVING EXISTING MULTIFAMILY BUILDINGS. SEE SECTION 4.106.4.3 FOR APPLICATION.													
			NOTE: REPAIRS INCLUDING, BUT NOT LIMITED TO, RESURFACING, RESTRIPING AND REPAIRING OR MAINTAINING EXISTING LIGHTING FIXTURES ARE NOT CONSIDERED ALTERATIONS FOR THE PURPOSE OF THIS SECTION.													
			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.													
			EXCEPTIONS:													
			1. [HCD] ACCESSORY STRUCTURES AND ACCESSORY OCCUPANCIES SERVING RESIDENTIAL BUILDINGS SHALL COMPLY WITH CHAPTER 4 AND APPENDIX A4, AS APPLICABLE.													
			2. [HCD] FOR PURPOSES OF CALGREEN, LIVE/WORK UNITS, COMPLYING WITH SECTION 419 OF THE CALIFORNIA BUILDING CODE, SHALL NOT BE CONSIDERED MIXED OCCUPANCIES. LIVE/WORK UNITS SHALL COMPLY WITH CHAPTER 4 AND APPENDIX A4, AS APPLICABLE.													
			DIVISION 4.1 PLANNING AND DESIGN													
			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													
			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													
			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 SECTION 4.106.4.1 OR 4.106.4.2. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL COMPLY WITH THE CALIFORNIA ELECTRICAL CODE.													
			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 LOCAL UTILITY POWER SUPPLY OR THE LOCAL UTILITY IS UNABLE TO SUPPLY ADEQUATE POWER.													
			1.2. WHERE THERE IS EVIDENCE SUITABLE TO THE LOCAL ENFORCING AGENCY SUBSTANTIATING THAT ADDITIONAL LOCAL UTILITY INFRASTRUCTURE DESIGN REQUIREMENTS, DIRECTLY RELATED TO THE IMPLEMENTATION OF SECTION 4.106.4, MAY ADVERSELY IMPACT THE CONSTRUCTION COST OF THE PROJECT.													
			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 OTHER 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 208/240-VOLT MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.													
			EXEMPTION: A RACEWAY IS NOT REQUIRED IF A MINIMUM 40-AMPERE 208/240-VOLT DEDICATED EV BRANCH CIRCUIT IS INSTALLED IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER AT THE TIME OF ORIGINAL CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.													
			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, HOTELS AND MOTELS AND NEW RESIDENTIAL PARKING FACILITIES. WHEN PARKING IS PROVIDED, PARKING SPACES FOR NEW MULTIFAMILY DWELLINGS, HOTELS AND MOTELS SHALL MEET THE REQUIREMENTS OF SECTION 4.106.4.2.2. CALCULATIONS FOR SPACES SHALL BE ROUNDED UP TO THE NEAREST WHOLE NUMBER. A PARKING SPACE SERVED BY ELECTRIC VEHICLE SUPPLY EQUIPMENT OR DESIGNED AS AN EV CHARGING SPACE SHALL COUNT AS AT LEAST ONE STANDARD AUTOMOBILE PARKING SPACE ONLY FOR THE PURPOSE OF COMPLYING WITH ANY APPLICABLE MINIMUM PARKING SPACE REQUIREMENTS ESTABLISHED BY A LOCAL JURISDICTION. SEE VEHICLE CODE SECTION 22511.2 FOR FURTHER DETAILS.													
			4.106.4.2.1 RESERVED.													
			4.106.4.2.2 MULTIFAMILY DWELLINGS, HOTELS AND MOTELS													
			1. EV READY PARKING SPACES WITH RECEPTACLES.													
			a. HOTELS AND MOTELS. FORTY (40) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES.													
			b. MULTIFAMILY PARKING FACILITIES. FORTY (40) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES. EV CHARGING RECEPTACLES REQUIRED BY THIS SECTION SHALL BE LOCATED IN AT LEAST ONE ASSIGNED PARKING SPACE PER DWELLING UNIT WHERE ASSIGNED PARKING IS PROVIDED BUT NEED NOT EXCEED FORTY (40) PERCENT OF THE TOTAL NUMBER OF ASSIGNED PARKING SPACES PROVIDED ON THE SITE.													
			EXCEPTION: AREAS OF PARKING FACILITIES SERVED BY PARKING LIFTS, INCLUDING BUT NOT LIMITED TO AUTOMATED MECHANICAL-ACCESS OPEN PARKING GARAGES AS DEFINED													
			IN THE CALIFORNIA BUILDING CODE, OR PARKING FACILITIES OTHERWISE INCAPABLE OF SUPPORTING ELECTRIC VEHICLE CHARGING.													
			c. RECEPTACLE POWER SOURCE. EV CHARGING RECEPTACLES IN MULTIFAMILY PARKING FACILITIES SHALL BE PROVIDED WITH A DEDICATED BRANCH CIRCUIT CONNECTED TO THE DWELLING UNIT'S ELECTRICAL PANEL, UNLESS DETERMINED AS INFEASIBLE BY THE PROJECT BUILDER OR DESIGNER AND SUBJECT TO CONCURRENCE OF THE LOCAL ENFORCING AGENCY.													
			EXCEPTION: AREAS OF PARKING FACILITIES SERVED BY PARKING LIFTS, INCLUDING BUT NOT LIMITED TO AUTOMATED MECHANICAL-ACCESS OPEN PARKING GARAGES AS DEFINED IN THE CALIFORNIA BUILDING CODE, OR PARKING FACILITIES OTHERWISE INCAPABLE OF SUPPORTING ELECTRIC VEHICLE CHARGING.													
			d. RECEPTACLE CONFIGURATIONS. 208/240V EV CHARGING RECEPTACLES SHALL COMPLY WITH ONE OF THE FOLLOWING CONFIGURATIONS:													
			1. FOR 20-AMPERE RECEPTACLES, NEMA 6-20R													
			2. FOR 30-AMPERE RECEPTACLES, NEMA 14-30R													
			3. FOR 50-AMPERE RECEPTACLES, NEMA 14-50R													
			2. EV READY PARKING SPACES WITH EV CHARGERS.													
			a. HOTELS AND MOTELS. TEN (10) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LEVEL 2 EV CHARGERS. AT LEAST FIFTY (50) PERCENT OF THE REQUIRED EV CHARGERS SHALL BE THE REQUIRED EV CHARGERS SHALL BE EQUIPPED WITH J1772 CONNECTORS.													
			b. MULTIFAMILY PARKING FACILITIES. TEN (10) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LEVEL 2 EV CHARGERS. AT LEAST FIFTY (50) PERCENT OF THE REQUIRED EV CHARGERS SHALL BE EQUIPPED WITH J1772 CONNECTORS. WHERE COMMON USE PARKING OR UNASSIGNED PARKING IS PROVIDED, EV CHARGERS SHALL BE LOCATED IN COMMON USE OR UNASSIGNED PARKING AREAS AND SHALL BE AVAILABLE FOR USE BY ALL RESIDENTS OR GUESTS.													
			WHERE LOW POWER LEVEL 2 EV CHARGING RECEPTACLES OR LEVEL 2 EV CHARGERS ARE INSTALLED BEYOND THE MINIMUM REQUIRED, AN AUTOMATIC LOAD MANAGEMENT SYSTEM (ALMS) MAY BE USED TO REDUCE THE MAXIMUM REQUIRED ELECTRICAL CAPACITY TO EACH SPACE SERVED BY THE ALMS. THE ELECTRICAL SYSTEM AND ANY ON-SITE DISTRIBUTION TRANSFORMERS SHALL HAVE SUFFICIENT CAPACITY TO DELIVER AT LEAST 3.3 KW SIMULTANEOUSLY TO EACH EV CHARGING STATION (EVCS) SERVED BY THE ALMS. THE BRANCH CIRCUIT SHALL HAVE A MINIMUM CAPACITY OF 40 AMPERES, AND INSTALLED EV CHARGERS SHALL HAVE A CAPACITY OF NOT LESS THAN 30 AMPERES.													
			4.106.4.2.2.1 ELECTRIC VEHICLE CHARGING STATIONS (EVCS). ELECTRIC VEHICLE CHARGING STATIONS REQUIRED BY SECTION 4.106.4.2.2, ITEM 2, WITH EV CHARGERS INSTALLED SHALL COMPLY WITH SECTION 4.106.4.2.2.1.1.													
			EXCEPTION: ELECTRIC VEHICLE CHARGING STATIONS SERVING PUBLIC ACCOMMODATIONS, PUBLIC HOUSING, MOTELS AND HOTELS SHALL NOT BE REQUIRED TO COMPLY WITH THIS SECTION. SEE CALIFORNIA BUILDING CODE, CHAPTER 11B, FOR APPLICABLE REQUIREMENTS.													
			4.106.4.2.2.1.1 ELECTRIC VEHICLE CHARGING STATIONS (EVCS) SPACES WITH EV CHARGERS INSTALLED; DIMENSIONS AND LOCATION.													
			EVCS SPACES SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING:													
			1. THE MINIMUM LENGTH OF EACH EVCS SPACE SHALL BE 18 FEET (5486 MM).													
			2. THE MINIMUM WIDTH OF EACH EVCS SPACE SHALL BE 9 FEET (2743 MM).													
			3. ONE IN EVERY 25 EVCS SPACES, BUT NOT LESS THAN ONE, SHALL ALSO HAVE AN 8-FOOT (2438 MM) WIDE MINIMUM A 5-FOOT (1524 MM) WIDE MINIMUM AISLE SHALL BE PERMITTED PROVIDED THE MINIMUM WIDTH OF THE EVCS SPACE IS 12 FEET (3658 MM), SURFACE SLOPE FOR THIS EVCS SPACE AND THE AISLE SHALL NOT EXCEED 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2.083 PERCENT SLOPE) IN ANY DIRECTION. THESE EVCS SPACES SHALL ALSO COMPLY WITH AT LEAST ONE OF THE FOLLOWING:													
			a. THE EVCS 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.													
			b. THE EVCS 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 4.106.4.2.2.1.1.													
			4.106.4.2.2.1.2 ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION SPACES. IN ADDITION TO THE REQUIREMENTS IN SECTION 4.106.4.2.2.1.1, ALL EV CHARGERS, WHERE INSTALLED, SHALL COMPLY WITH THE ACCESSIBILITY PROVISIONS FOR EV CHARGERS IN THE CALIFORNIA BUILDING CODE, CHAPTER 11B. EV READY SPACES AND EVCS IN MULTIFAMILY DEVELOPMENTS SHALL COMPLY WITH CALIFORNIA BUILDING CODE, CHAPTER 11A, SECTION 1109A.													
			4.106.4.2.3 RESERVED.													
			4.106.4.2.4 RESERVED.													
			4.106.4.2.5 ELECTRIC VEHICLE READY SPACE SIGNAGE. ELECTRIC VEHICLE READY SPACES SHALL BE IDENTIFIED BY SIGNAGE OR PAVEMENT MARKINGS, IN COMPLIANCE WITH CALTRANS TRAFFIC OPERATIONS PROJECT													

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Y	N/A	RESPON. PARTY	COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.	Y	N/A	RESPON. PARTY	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 WASTE, AND METALS, OR MEET A LAWFULLY ENACTED LOCAL RECYCLING ORDINANCE, IF MORE RESTRICTIVE.	Y	N/A	RESPON. PARTY	2. AEROSOL 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.	Y	N/A	RESPON. PARTY	TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS:1)																																																																																																																																																																																												
			<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>NOTE: THE OWNER OR CONTRACTOR MAY MAKE THE DETERMINATION IF THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE DIVERTED BY A WASTE MANAGEMENT COMPANY.</p> <p>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</p> <p>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</p> <p>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.</p> <p>NOTES:</p> <ol style="list-style-type: none"> 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. MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C & D) PROCESSORS CAN BE LOCATED AT THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CALRECYCLE). <p>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:</p> <ol style="list-style-type: none"> DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING: <ol style="list-style-type: none"> 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. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS. LANDSCAPE IRRIGATION SYSTEMS. WATER REUSE SYSTEMS. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA. 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. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE. A COPY OF ALL SPECIAL INSPECTIONS VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE. INFORMATION FROM THE DEPARTMENT OF FORESTRY AND FIRE PROTECTION ON MAINTENANCE OF DEFENSIBLE SPACE AROUND RESIDENTIAL STRUCTURES. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENTS. 				<p>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 WASTE, AND METALS, OR MEET A LAWFULLY ENACTED LOCAL RECYCLING ORDINANCE, IF MORE RESTRICTIVE.</p> <p>EXCEPTION: RURAL JURISDICTIONS THAT MEET AND APPLY FOR THE EXEMPTION IN PUBLIC RESOURCES CODE SECTION 26649.82 (A)(2)(A) ET SEQ. ARE NOTE REQUIRED TO COMPLY WITH THE ORGANIC WASTE PORTION OF THIS SECTION.</p> <p>DIVISION 4.5 ENVIRONMENTAL QUALITY</p> <p>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.</p> <p>SECTION 4.502 DEFINITIONS 5.102.1 DEFINITIONS THE FOLLOWING TERMS ARE DEFINED IN CHAPTER 2 (AND ARE INCLUDED HERE FOR REFERENCE)</p> <p>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.</p> <p>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 JOISTS OR FINGER-JOINED LUMBER, ALL AS SPECIFIED IN CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 17, SECTION 93120.1.</p> <p>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.</p> <p>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 OVS ROG). NOTE: MIR VALUES FOR INDIVIDUAL COMPOUNDS AND HYDROCARBON SOLVENTS ARE SPECIFIED IN CCR, TITLE 17, SECTIONS 94700 AND 94701.</p> <p>MOISTURE CONTENT. THE WEIGHT OF THE WATER IN WOOD EXPRESSED IN PERCENTAGE OF THE WEIGHT OF THE OVEN-DRY WOOD.</p> <p>PRODUCT-WEIGHTED MIR (PWIMIR). THE SUM OF ALL WEIGHTED-MIR FOR ALL INGREDIENTS IN A PRODUCT SUBJECT TO THIS ARTICLE. THE PWIMIR IS THE TOTAL PRODUCT REACTIVITY EXPRESSED TO HUNDREDTHS OF A GRAM OF OZONE FORMED PER GRAM OF PRODUCT (EXCLUDING CONTAINER AND PACKAGING). NOTE: PWIMIR IS CALCULATED ACCORDING TO EQUATIONS FOUND IN CCR, TITLE 17, SECTION 94521 (A).</p> <p>REACTIVE ORGANIC COMPOUND (ROC). ANY COMPOUND THAT HAS THE POTENTIAL, ONCE EMITTED, TO CONTRIBUTE TO OZONE FORMATION IN THE TROPOSPHERE.</p> <p>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).</p> <p>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.</p> <p>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.</p> <p>4.504.2 FINISH MATERIAL POLLUTANT CONTROL. FINISH MATERIALS SHALL COMPLY WITH THIS SECTION.</p> <p>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:</p> <ol style="list-style-type: none"> 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. 				<p>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.</p> <p>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 94500; 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.</p> <p>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:</p> <ol style="list-style-type: none"> MANUFACTURER'S PRODUCT SPECIFICATION. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS. 				<p>TABLE 4.504.1 - ADHESIVE VOC LIMIT:1)</p> <p>(LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER)</p> <table border="1"> <thead> <tr> <th>ARCHITECTURAL APPLICATIONS</th> <th>VOC LIMIT</th> </tr> </thead> <tbody> <tr><td>INDOOR CARPET ADHESIVES</td><td>50</td></tr> <tr><td>CARPET PAD ADHESIVES</td><td>50</td></tr> <tr><td>OUTDOOR CARPET ADHESIVES</td><td>150</td></tr> <tr><td>WOOD FLOORING ADHESIVES</td><td>100</td></tr> <tr><td>RUBBER FLOOR ADHESIVES</td><td>60</td></tr> <tr><td>SUBFLOOR ADHESIVES</td><td>50</td></tr> <tr><td>CERAMIC TILE ADHESIVES</td><td>65</td></tr> <tr><td>VCT & ASPHALT TILE ADHESIVES</td><td>50</td></tr> <tr><td>DRYWALL & PANEL ADHESIVES</td><td>50</td></tr> <tr><td>COVE BASE ADHESIVES</td><td>50</td></tr> <tr><td>MULTIPURPOSE CONSTRUCTION ADHESIVE</td><td>70</td></tr> <tr><td>STRUCTURAL GLAZING ADHESIVES</td><td>100</td></tr> <tr><td>SINGLE-PLY ROOF MEMBRANE ADHESIVES</td><td>250</td></tr> <tr><td>OTHER ADHESIVES NOT LISTED</td><td>50</td></tr> </tbody> </table> <p>SPECIALTY APPLICATIONS</p> <table border="1"> <tbody> <tr><td>PVC WELDING</td><td>510</td></tr> <tr><td>CPVC WELDING</td><td>490</td></tr> <tr><td>ABS WELDING</td><td>325</td></tr> <tr><td>PLASTIC CEMENT WELDING</td><td>250</td></tr> <tr><td>ADHESIVE PRIMER FOR PLASTIC</td><td>550</td></tr> <tr><td>CONTACT ADHESIVE</td><td>80</td></tr> <tr><td>SPECIAL PURPOSE CONTACT ADHESIVE</td><td>250</td></tr> <tr><td>STRUCTURAL WOOD MEMBER ADHESIVE</td><td>140</td></tr> <tr><td>TOP & TRIM ADHESIVE</td><td>250</td></tr> </tbody> </table> <p>SUBSTRATE SPECIFIC APPLICATIONS</p> <table border="1"> <tbody> <tr><td>METAL TO METAL</td><td>30</td></tr> <tr><td>PLASTIC FOAMS</td><td>50</td></tr> <tr><td>POROUS MATERIAL, (EXCEPT WOOD)</td><td>50</td></tr> <tr><td>WOOD</td><td>30</td></tr> <tr><td>FIBERGLASS</td><td>80</td></tr> </tbody> </table> <p>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.</p> <p>TABLE 4.504.2 - SEALANT VOC LIMIT (LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER)</p> <table border="1"> <thead> <tr> <th>SEALANTS</th> <th>VOC LIMIT</th> </tr> </thead> <tbody> <tr><td>ARCHITECTURAL</td><td>250</td></tr> <tr><td>MARINE DECK</td><td>760</td></tr> <tr><td>NONMEMBRANE ROOF</td><td>300</td></tr> <tr><td>ROADWAY</td><td>250</td></tr> <tr><td>SINGLE-PLY ROOF MEMBRANE</td><td>450</td></tr> <tr><td>OTHER</td><td>420</td></tr> </tbody> </table> <p>SEALANT PRIMERS</p> <table border="1"> <tbody> <tr><td>ARCHITECTURAL</td><td></td></tr> <tr><td>NON-POROUS</td><td>250</td></tr> <tr><td>POROUS</td><td>775</td></tr> <tr><td>MODIFIED BITUMINOUS</td><td>500</td></tr> <tr><td>MARINE DECK</td><td>760</td></tr> <tr><td>OTHER</td><td>750</td></tr> </tbody> </table>	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	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	METAL TO METAL	30	PLASTIC FOAMS	50	POROUS MATERIAL, (EXCEPT WOOD)	50	WOOD	30	FIBERGLASS	80	SEALANTS	VOC LIMIT	ARCHITECTURAL	250	MARINE DECK	760	NONMEMBRANE ROOF	300	ROADWAY	250	SINGLE-PLY ROOF MEMBRANE	450	OTHER	420	ARCHITECTURAL		NON-POROUS	250	POROUS	775	MODIFIED BITUMINOUS	500	MARINE DECK	760	OTHER	750				<p>TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS:1)</p> <p>GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS</p> <table border="1"> <thead> <tr> <th>COATING CATEGORY</th> <th>VOC LIMIT</th> </tr> </thead> <tbody> <tr><td>FLAT COATINGS</td><td>50</td></tr> <tr><td>NON-FLAT COATINGS</td><td>100</td></tr> <tr><td>NONFLAT-HIGH GLOSS COATINGS</td><td>150</td></tr> </tbody> </table> <p>SPECIALTY COATINGS</p> <table border="1"> <tbody> <tr><td>ALUMINUM ROOF COATINGS</td><td>400</td></tr> <tr><td>BASEMENT SPECIALTY COATINGS</td><td>400</td></tr> <tr><td>BITUMINOUS ROOF COATINGS</td><td>50</td></tr> <tr><td>BITUMINOUS ROOF PRIMERS</td><td>350</td></tr> <tr><td>BOND BREAKERS</td><td>350</td></tr> <tr><td>CONCRETE CURING COMPOUNDS</td><td>350</td></tr> <tr><td>CONCRETE/MASONRY SEALERS</td><td>100</td></tr> <tr><td>DRIVEWAY SEALERS</td><td>50</td></tr> <tr><td>DRY FOG COATINGS</td><td>150</td></tr> <tr><td>FAUX FINISHING COATINGS</td><td>350</td></tr> <tr><td>FIRE RESISTIVE COATINGS</td><td>350</td></tr> <tr><td>FLOOR COATINGS</td><td>100</td></tr> <tr><td>FORM-RELEASE COMPOUNDS</td><td>250</td></tr> <tr><td>GRAPHIC ARTS COATINGS (SIGN PAINTS)</td><td>500</td></tr> <tr><td>HIGH TEMPERATURE COATINGS</td><td>420</td></tr> <tr><td>INDUSTRIAL MAINTENANCE COATINGS</td><td>250</td></tr> <tr><td>LOW SOLIDS COATINGS:1</td><td>120</td></tr> <tr><td>MAGNESITE CEMENT COATINGS</td><td>450</td></tr> <tr><td>MASTIC TEXTURE COATINGS</td><td>100</td></tr> <tr><td>METALLIC PIGMENTED COATINGS</td><td>500</td></tr> <tr><td>MULTICOLOR COATINGS</td><td>250</td></tr> <tr><td>PRETREATMENT WASH PRIMERS</td><td>420</td></tr> <tr><td>PRIMERS, SEALERS, & UNDERCOATERS</td><td>100</td></tr> <tr><td>REACTIVE PENETRATING SEALERS</td><td>350</td></tr> <tr><td>RECYCLED COATINGS</td><td>250</td></tr> <tr><td>ROOF COATINGS</td><td>50</td></tr> <tr><td>RUST PREVENTATIVE COATINGS</td><td>250</td></tr> <tr><td>SHELLACS</td><td></td></tr> <tr><td>CLEAR</td><td>730</td></tr> <tr><td>OPAQUE</td><td>550</td></tr> <tr><td>SPECIALTY PRIMERS, SEALERS & UNDERCOATERS</td><td>100</td></tr> <tr><td>STAINS</td><td>250</td></tr> <tr><td>STONE CONSOLIDANTS</td><td>450</td></tr> <tr><td>SWIMMING POOL COATINGS</td><td>340</td></tr> <tr><td>TRAFFIC MARKING COATINGS</td><td>100</td></tr> <tr><td>TUB & TILE REFINISH COATINGS</td><td>420</td></tr> <tr><td>WATERPROOFING MEMBRANES</td><td>250</td></tr> <tr><td>WOOD COATINGS</td><td>275</td></tr> <tr><td>WOOD PRESERVATIVES</td><td>350</td></tr> <tr><td>ZINC-RICH PRIMERS</td><td>340</td></tr> </tbody> </table> <p>1. 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THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (Ø MM).</p>	COATING CATEGORY	VOC LIMIT	FLAT COATINGS	50	NON-FLAT COATINGS	100	NONFLAT-HIGH GLOSS COATINGS	150	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	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
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**2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, JULY 2024 SUPPLEMENT**

Y	N/A	RESPON. PARTY		Y	N/A	RESPON. PARTY		Y	N/A	RESPON. PARTY							
			<p>DIVISION 4.5 ENVIRONMENTAL QUALITY (CONTINUED)</p> <p>4.504.3 CARPET SYSTEMS. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF 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 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350)</p> <p>SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS. HTTPS://WWW.CDPH.CA.GOV/PROGRAMS/CCDPHP/DEODC/EHLB/IAQ/PAGES/VOC.ASPX</p> <p>4.504.3.1 CARPET CUSHION. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF 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 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350)</p> <p>SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS. HTTPS://WWW.CDPH.CA.GOV/PROGRAMS/CCDPHP/DEODC/EHLB/IAQ/PAGES/VOC.ASPX</p> <p>4.504.3.2 CARPET ADHESIVE. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1.</p> <p>4.504.4 RESILIENT FLOORING SYSTEMS. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL MEET THE REQUIREMENTS OF 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 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350)</p> <p>SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS. HTTPS://WWW.CDPH.CA.GOV/PROGRAMS/CCDPHP/DEODC/EHLB/IAQ/PAGES/VOC.ASPX</p> <p>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</p> <p>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:</p> <ol style="list-style-type: none"> 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. <p>4.505 INTERIOR MOISTURE CONTROL</p> <p>4.505.1 GENERAL. BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF THE CALIFORNIA BUILDING STANDARDS CODE.</p> <p>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.</p> <p>4.505.2.1 CAPILLARY BREAK. A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:</p> <ol style="list-style-type: none"> 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. <p>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:</p> <ol style="list-style-type: none"> 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 														
							<p>WALL AND FLOOR FRAMING.</p> <p>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.</p> <p>4.506 INDOOR AIR QUALITY AND EXHAUST</p> <p>4.506.1 BATHROOM EXHAUST FANS. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:</p> <ol style="list-style-type: none"> 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. <ul style="list-style-type: none"> 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) <p>NOTES:</p> <ol style="list-style-type: none"> 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. <p>4.507 ENVIRONMENTAL COMFORT</p> <p>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:</p> <ol style="list-style-type: none"> 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. <p>EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEM FUNCTIONS ARE ACCEPTABLE.</p>										
							<p>CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS</p> <p>702 QUALIFICATIONS</p> <p>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:</p> <ol style="list-style-type: none"> 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. <p>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:</p> <ol style="list-style-type: none"> 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. <p>NOTES:</p> <ol style="list-style-type: none"> 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). <p>(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</p>										
							<p>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.</p> <p>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.</p> <p>703 VERIFICATIONS</p> <p>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.</p>										

2022 CALGREEN RESIDENTIAL CHECKLIST (3/3)
647 N. RANCHO SANTIAGO BLVD.
ORANGE, CA

**RANCHO
RIDGE, LLC.**

SP-6

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Note: Artist's conception; colors, materials, application, and landscape treatment may vary.

PLAN 1 | Conceptual Perspective

647 N. RANCHO SANTIAGO BLVD.

ORANGE, CA

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Right



Rear



Left

Note: Artist's Conception; Colors, Materials and Application May Vary.



Finish Grade Varies per Civil

Color Scheme 3

Front

BUILDING MATERIAL: MEDITERRANEAN STYLE

- Roof: 'S' Tile Roof
- Exterior: Stucco Finish
- Accents: Sculpted Foam Base at Porch
- Window & Door Trim: Stucco Over Foam
- Window Accents: Stucco Over Foam Trim Surround
- Entry Door: Decorative Front Entry Door
- Entry Accents: Sculpted Trim Surround
- Garage Door: Sectional Garage Doors

PLAN 1 | Conceptual Elevations

647 N. RANCHO SANTIAGO BLVD.

ORANGE, CA

**RANCHO
RIDGE, LLC.**

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A-2

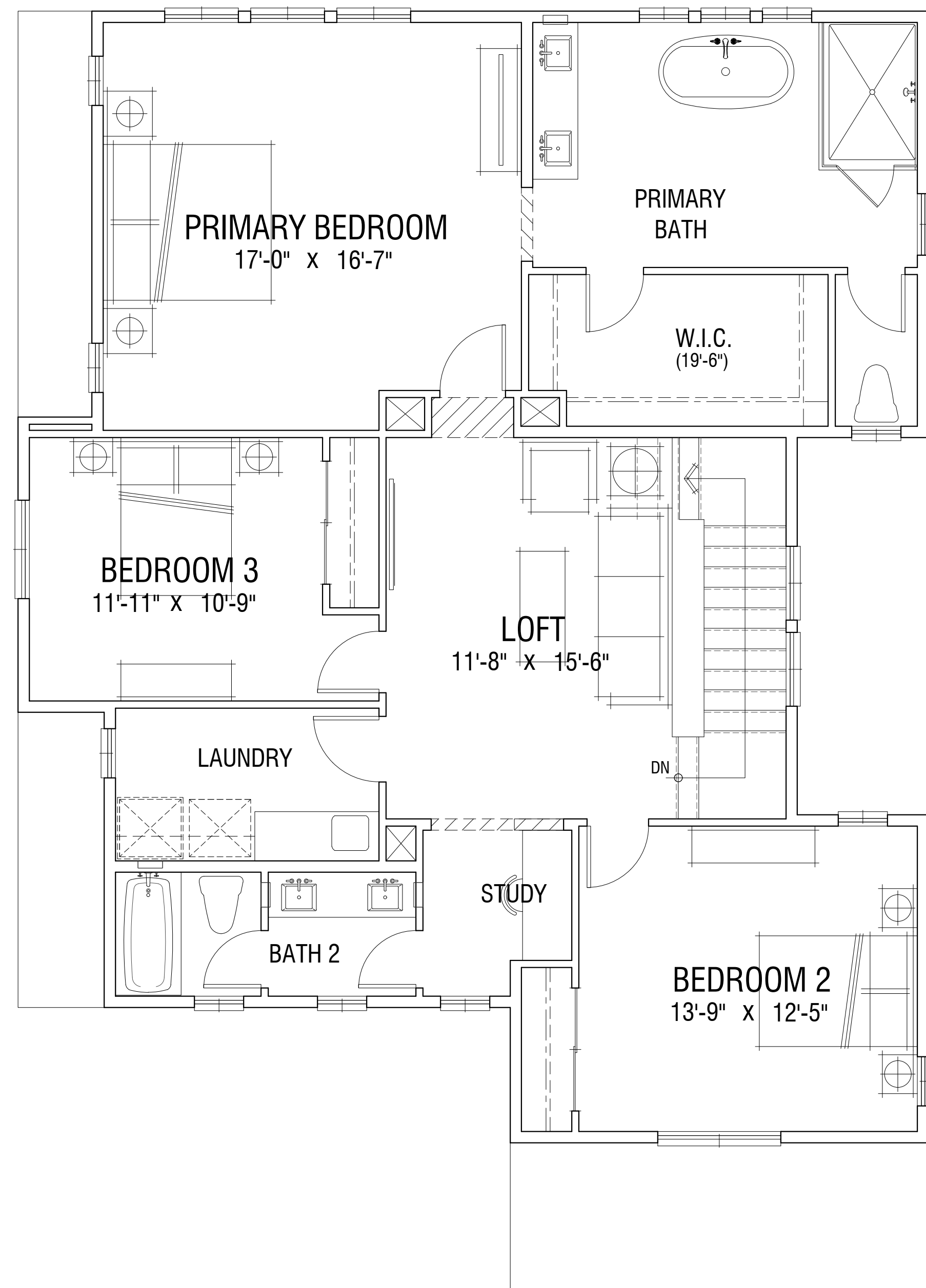
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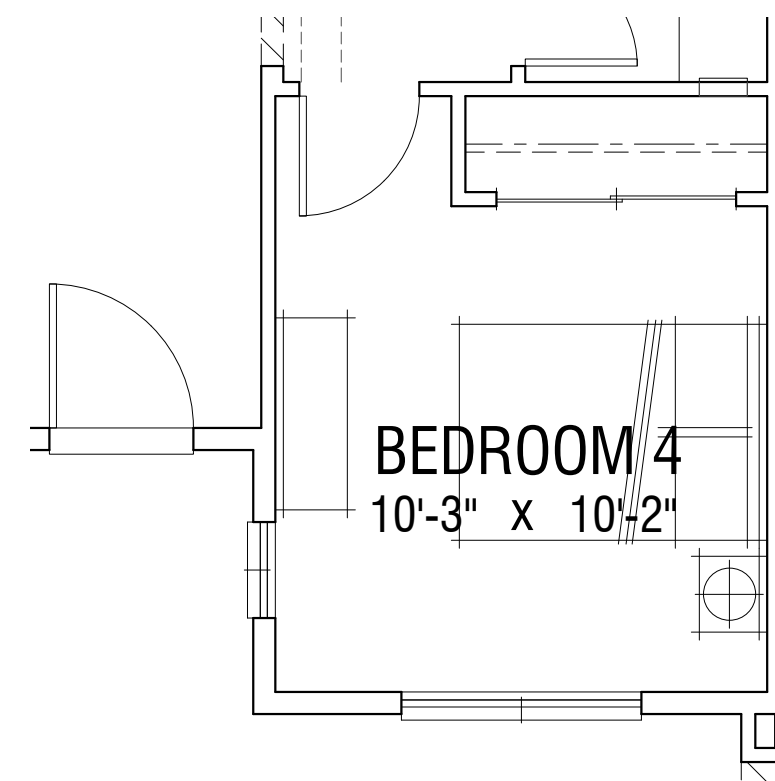
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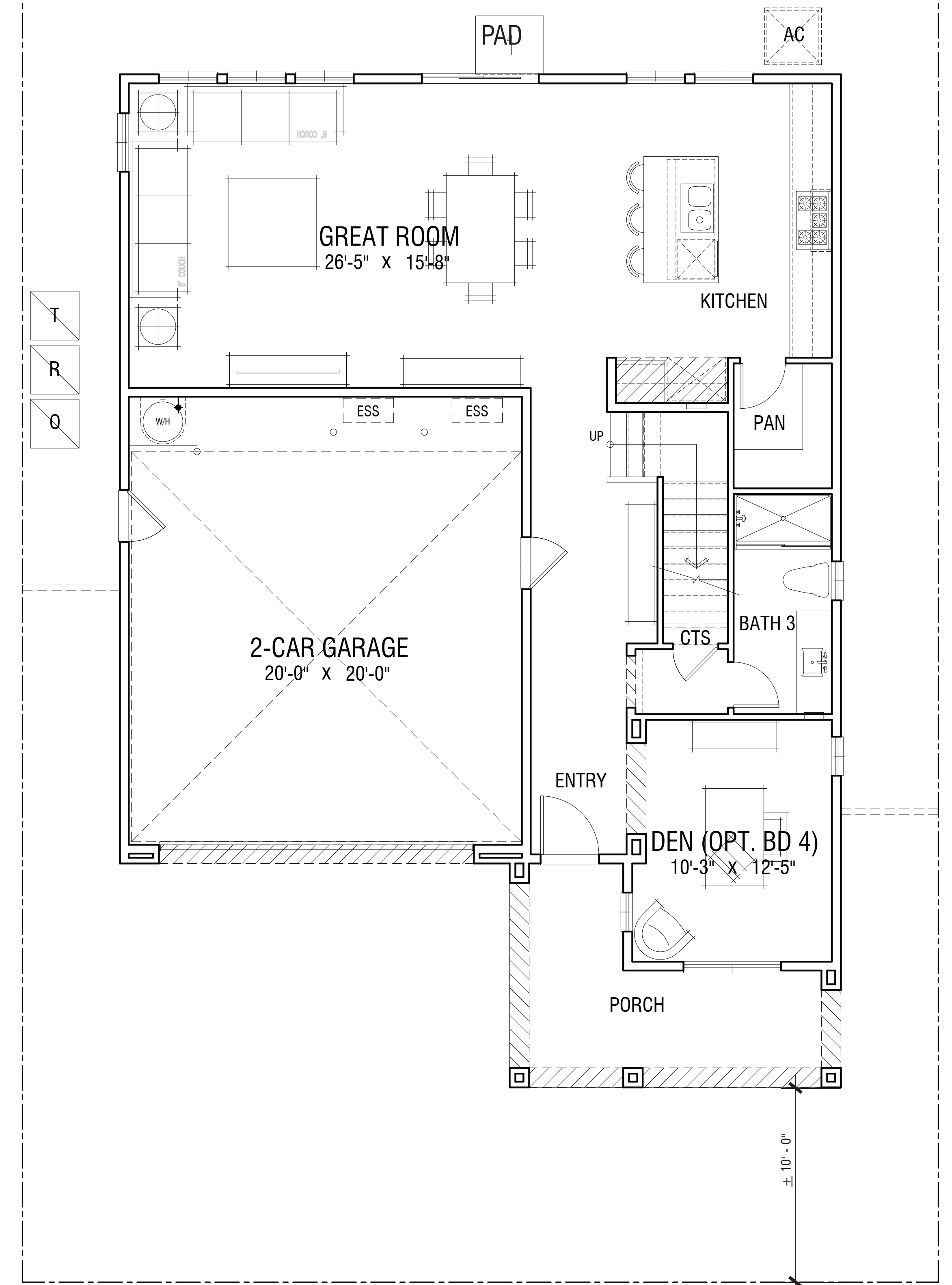


Second Level



Opt. Bedroom 4 at Den

Plan Stats
 ±2,419 SF
 3 Bedroom | 3 Bath
 Loft | Den (Opt. Bd 4)
 Opt. California Room
 2-Car Garage



First Level

NOTE:
 1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION
 2. FURTHER FLOOR PLAN COORDINATION NEEDED TO REFLECT CONCEPTUAL ELEVATION DESIGN

OCCUPANCY: R3
 CONSTRUCTION TYPE: VB
 SPRINKLER SYSTEM: 13D

PLAN 1 | Conceptual Floor Plans

647 N. RANCHO SANTIAGO BLVD.

ORANGE, CA

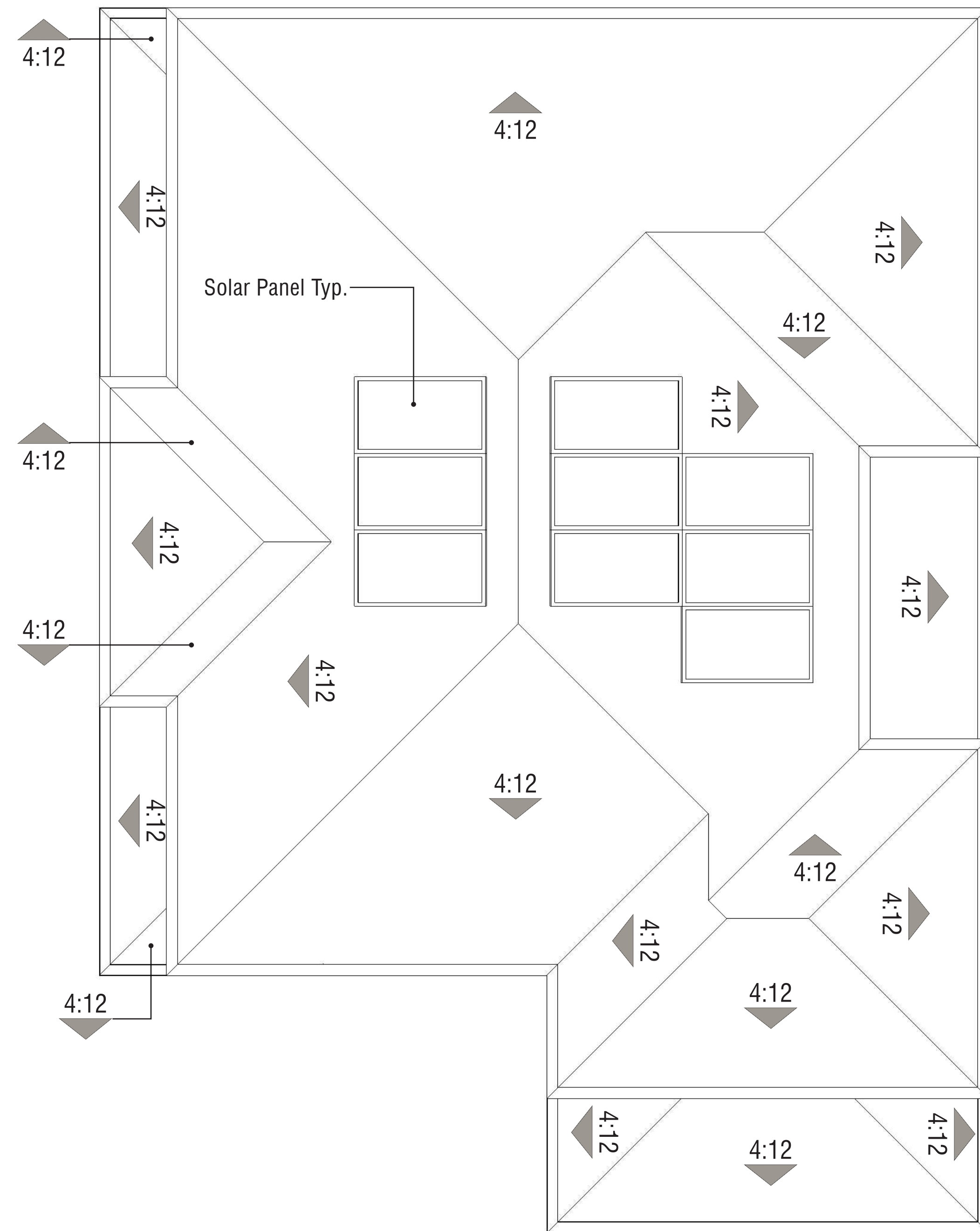
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Roof Pitch: 4:12
 Rake: 1'-0"
 Eave: 1'-0"

PLAN 1 | Conceptual Roof Plan
647 N. RANCHO SANTIAGO BLVD.
 ORANGE, CA



Right



Rear



Left

Note: Artist's Conception; Colors, Materials and Application May Vary.



± 27'-0"
Highest Ridge
T.O.P.
9'-1"
F.F.
T.O.P.
9'-1"
F.F.
Finish Grade Varies per Civil

Color Scheme 2

Front

BUILDING MATERIAL: MEDITERRANEAN STYLE

- Roof: 'S' Tile Roof
- Exterior: Stucco Finish
- Accents: Sculpted Foam Base at Porch
- Window & Door Trim: Stucco Over Foam
- Window Accents: Stucco Over Foam Trim Surround
- Entry Door: Decorative Front Entry Door
- Entry Accents: Sculpted Trim Surround
- Garage Door: Sectional Garage Doors

PLAN 1R | Conceptual Elevations

647 N. RANCHO SANTIAGO BLVD.

ORANGE, CA

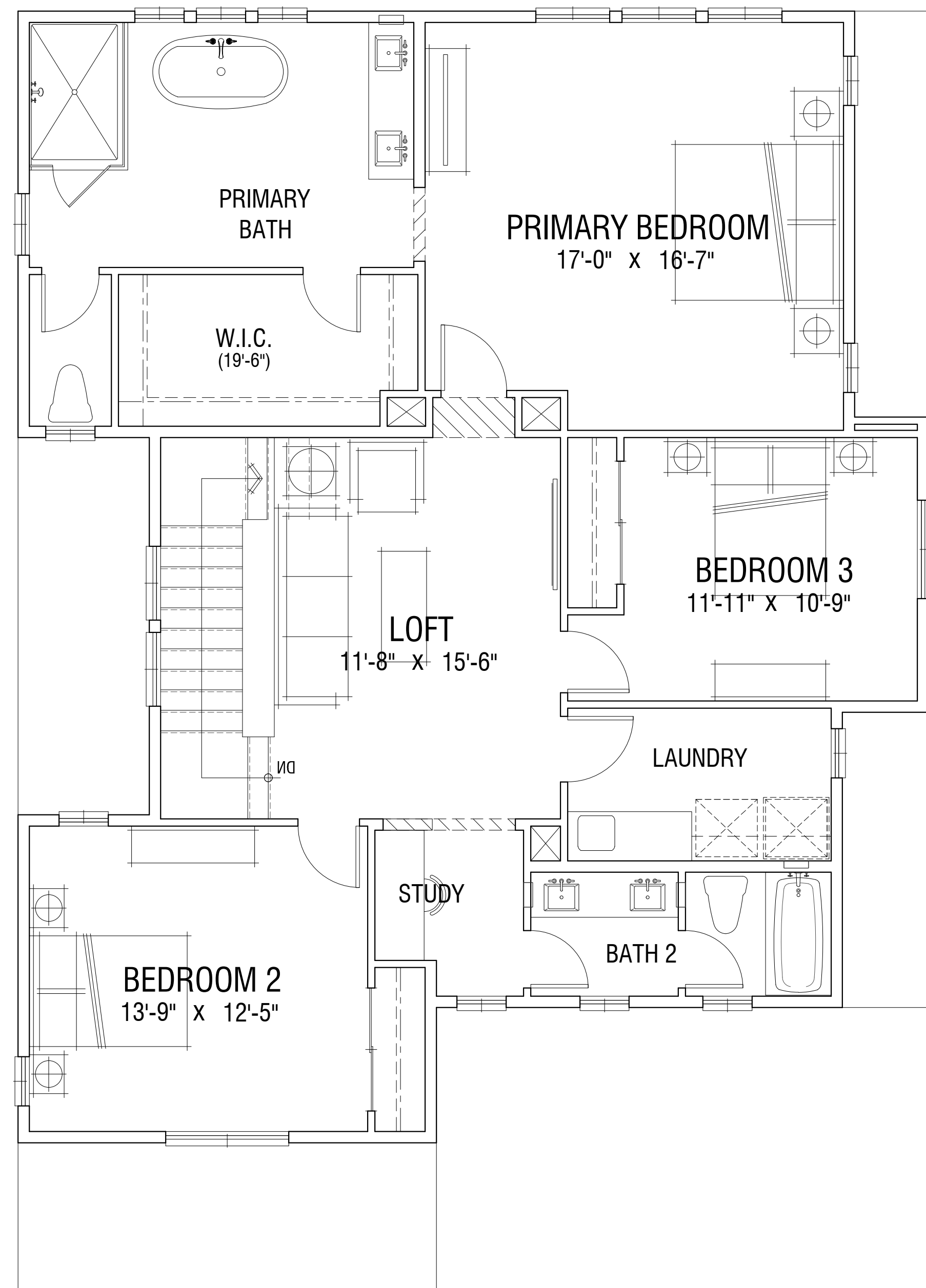
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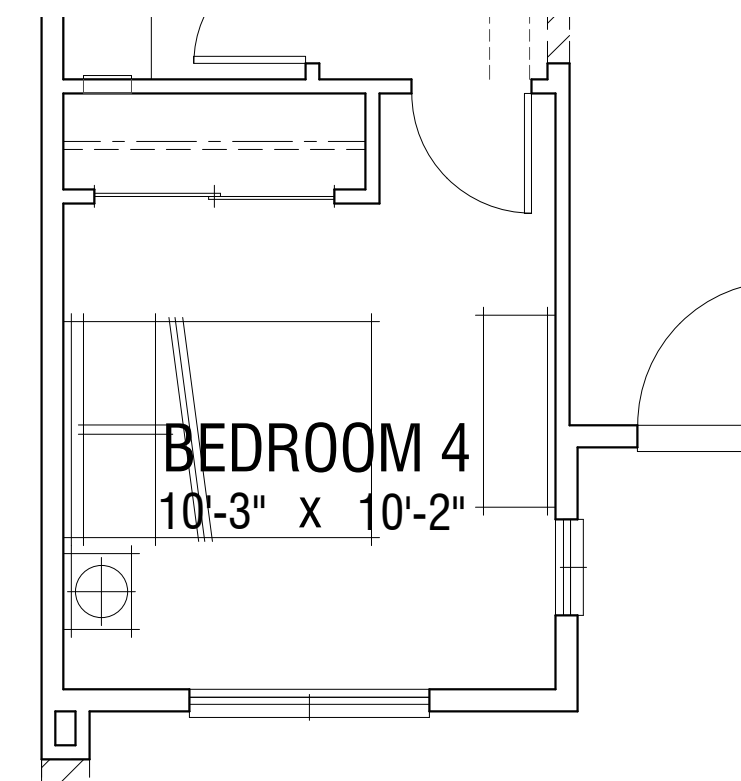
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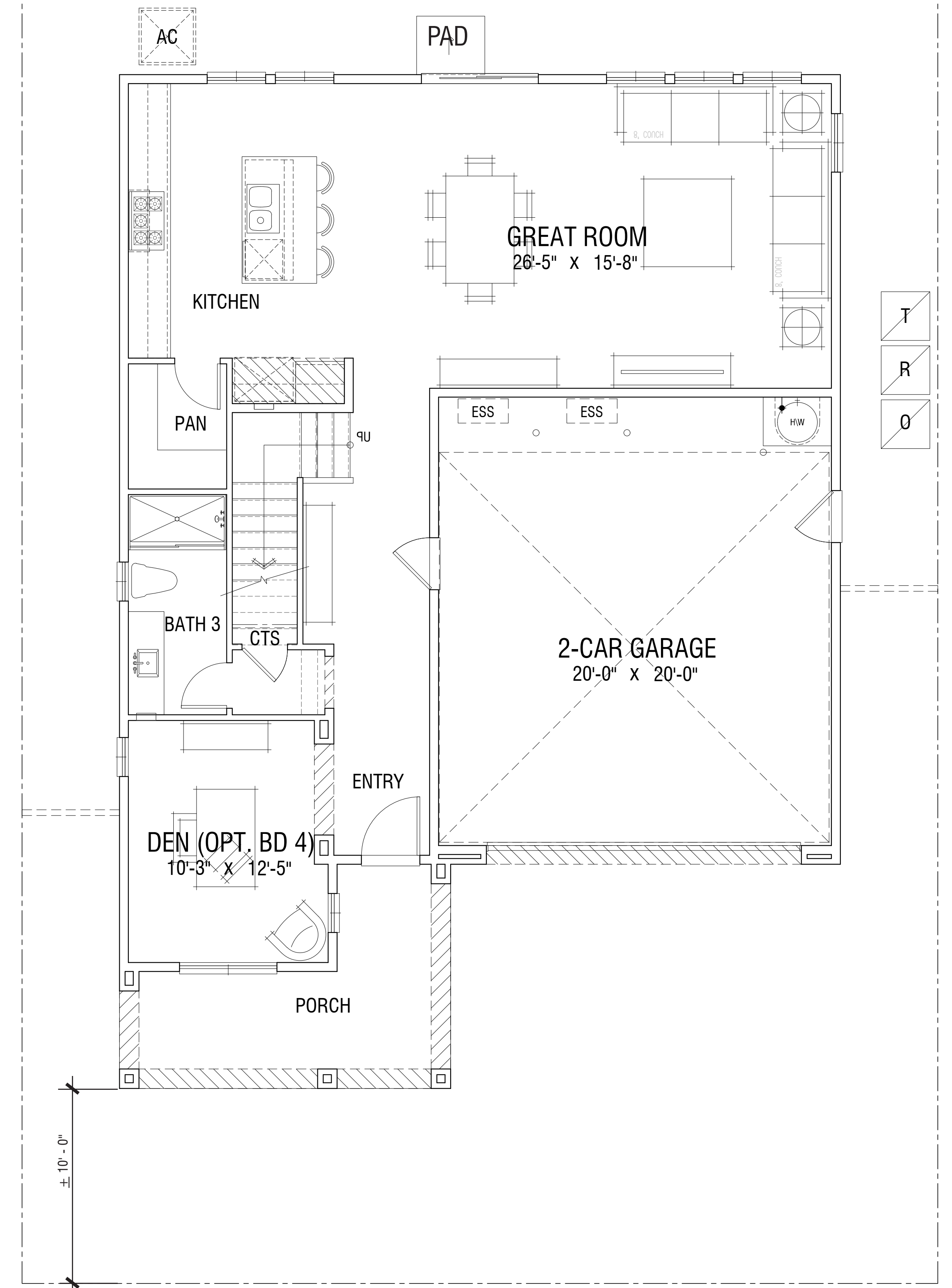


Second Level



Opt. Bedroom 4 at Den

Plan Stats
 ±2,419 SF
 3 Bedroom | 3 Bath
 Loft | Den (Opt. Bd 4)
 Opt. California Room
 2-Car Garage



First Level

NOTE:
 1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION
 2. FURTHER FLOOR PLAN COORDINATION NEEDED TO REFLECT CONCEPTUAL ELEVATION DESIGN

OCCUPANCY: R3
 CONSTRUCTION TYPE: VB
 SPRINKLER SYSTEM: 13D

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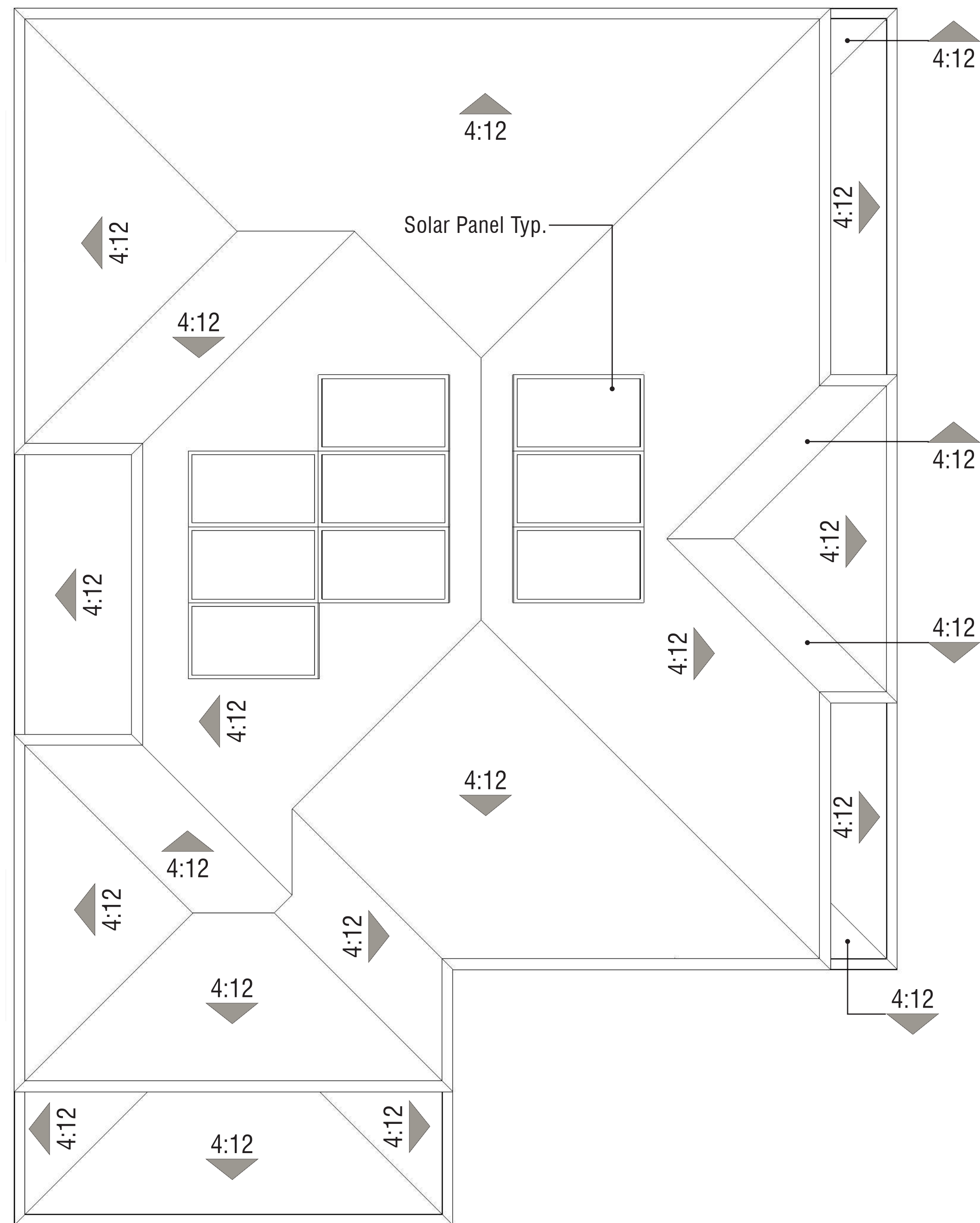
PLAN 1R | Conceptual Floor Plans
647 N. RANCHO SANTIAGO BLVD.
 ORANGE, CA

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Roof Pitch: 4:12
 Rake: 1'-0"
 Eave: 1'-0"

PLAN 1 | Conceptual Roof Plan
647 N. RANCHO SANTIAGO BLVD.
 ORANGE, CA



Note: Artist's conception; colors, materials, application, and landscape treatment may vary.

PLAN 2 | Conceptual Perspective

647 N. RANCHO SANTIAGO BLVD.

ORANGE, CA

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Right



Rear



Left

Note: Artist's Conception; Colors, Materials and Application May Vary.



Color Scheme 1

Front

BUILDING MATERIAL: MEDITERRANEAN STYLE

- Roof: 'S' Tile Roof
- Exterior: Stucco Finish
- Accents: Sculpted Foam Trims
- Window & Door Trim: Stucco Over Foam
- Window Accents: Stucco Over Foam Trim Surround
- Entry Door: Decorative Front Entry Door
- Entry Accents: Sculpted Trim Surround
- Garage Door: Sectional Garage Doors

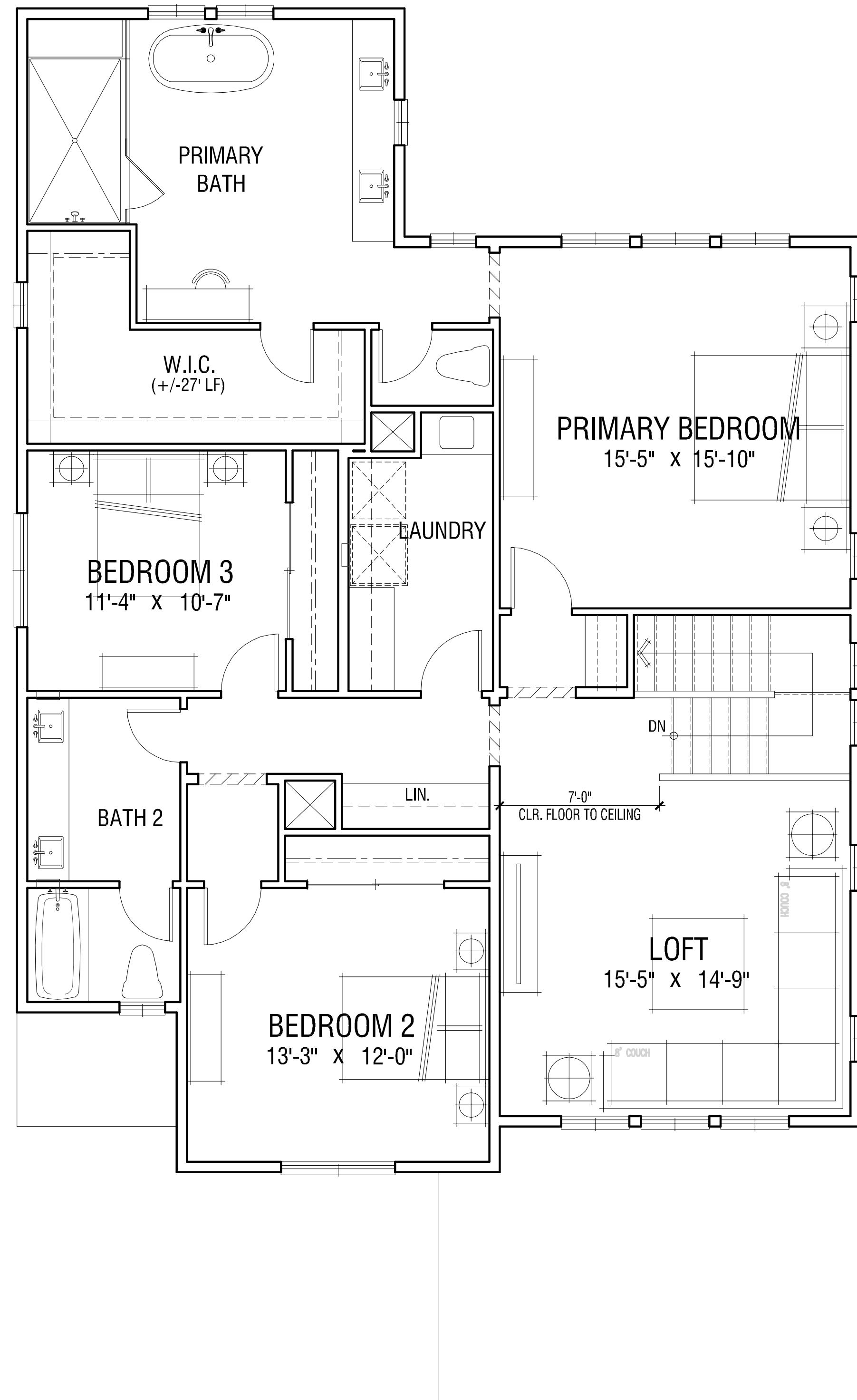
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PLAN 2 | Conceptual Elevations
647 N. RANCHO SANTIAGO BLVD.
ORANGE, CA

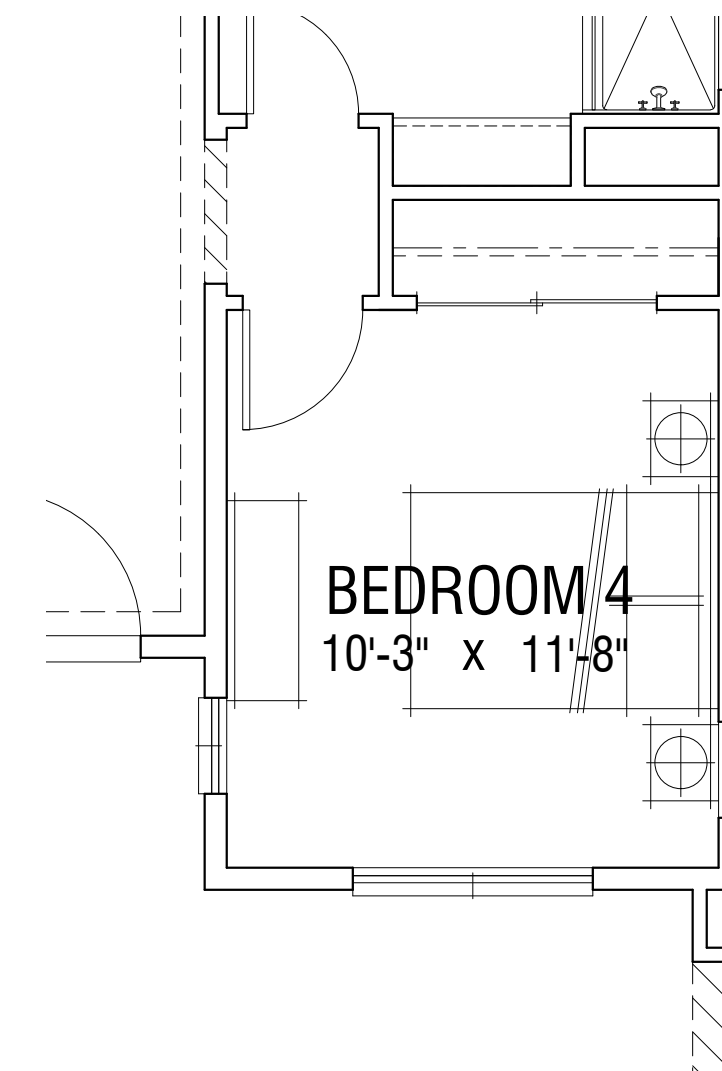
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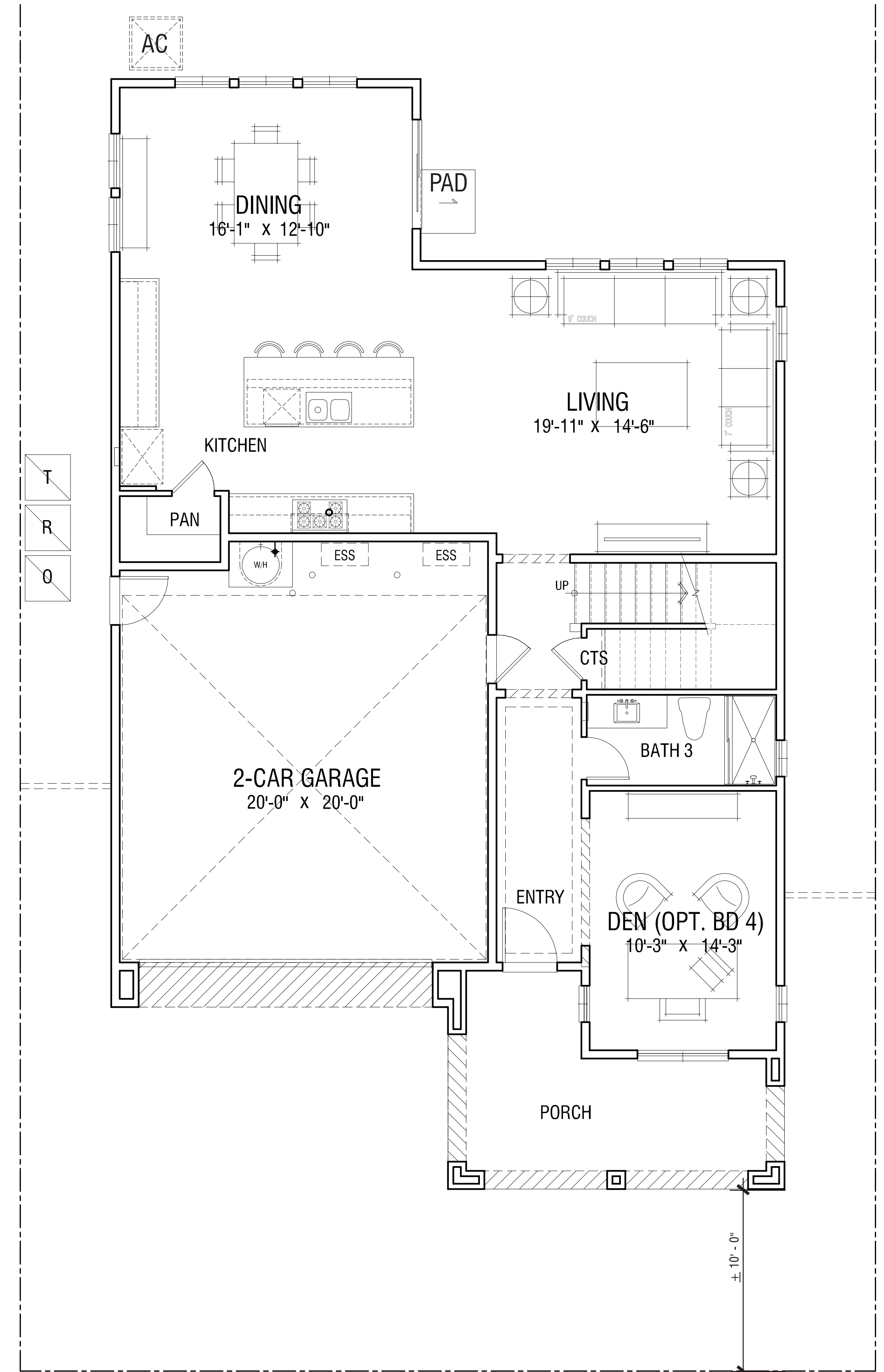


Second Level



Opt. Bedroom 4 at Den

Plan Stats
 ±2,725 SF
 3 Bedroom | 2.5-3 Bath
 Loft | Den (Opt. Bd 4)
 Opt. California Room
 2-Car Garage



First Level

NOTE:
 1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION
 2. FURTHER FLOOR PLAN COORDINATION NEEDED TO REFLECT CONCEPTUAL ELEVATION DESIGN

OCCUPANCY: R3
 CONSTRUCTION TYPE: VB
 SPRINKLER SYSTEM: 13D

PLAN 2 | Conceptual Floor Plans

647 N. RANCHO SANTIAGO BLVD.

ORANGE, CA

RANCHO RIDGE, LLC.

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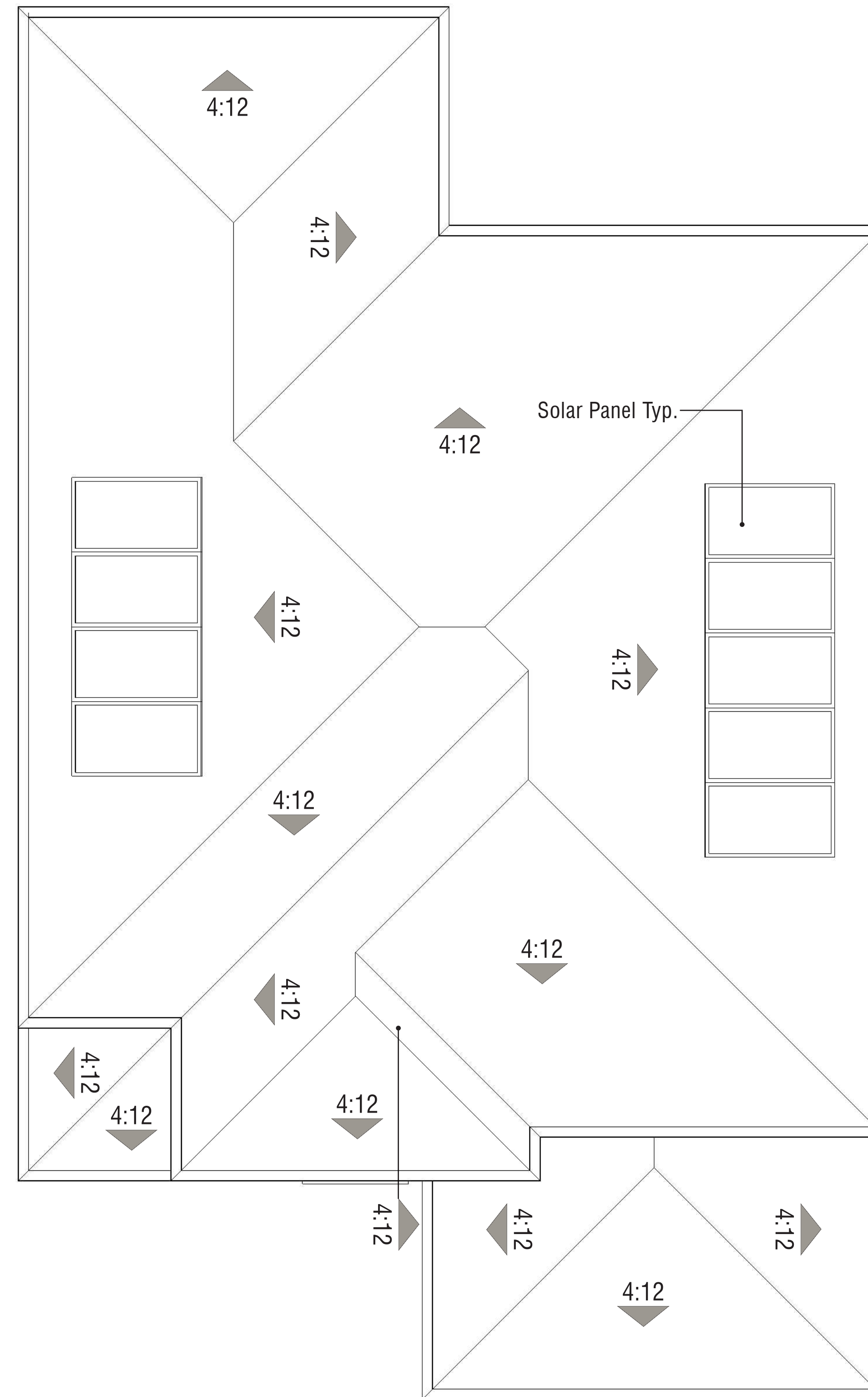
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Roof Pitch: 4:12
 Rake: 1'-0"
 Eave: 1'-0"

PLAN 2 | Conceptual Roof Plan
647 N. RANCHO SANTIAGO BLVD.
 ORANGE, CA



Right



Rear



Left

Note: Artist's Conception; Colors, Materials and Application May Vary.



Color Scheme 2

Front

BUILDING MATERIAL: MEDITERRANEAN STYLE

- Roof: 'S' Tile Roof
- Exterior: Stucco Finish
- Accents: Sculpted Foam Trims
- Window & Door Trim: Stucco Over Foam
- Window Accents: Stucco Over Foam Trim Surround
- Entry Door: Decorative Front Entry Door
- Entry Accents: Sculpted Trim Surround
- Garage Door: Sectional Garage Doors

PLAN 2R | Conceptual Elevations

647 N. RANCHO SANTIAGO BLVD.

ORANGE, CA

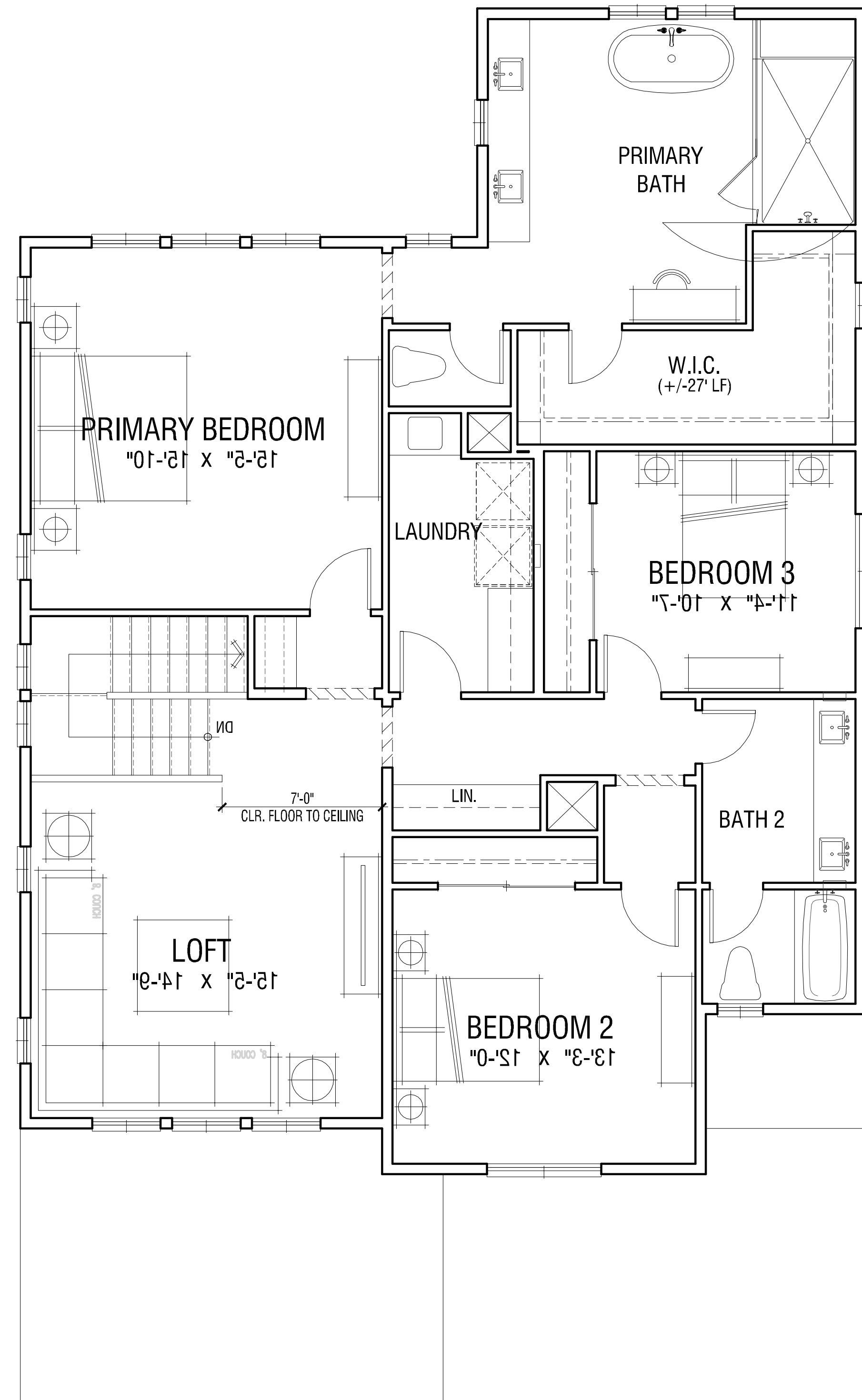
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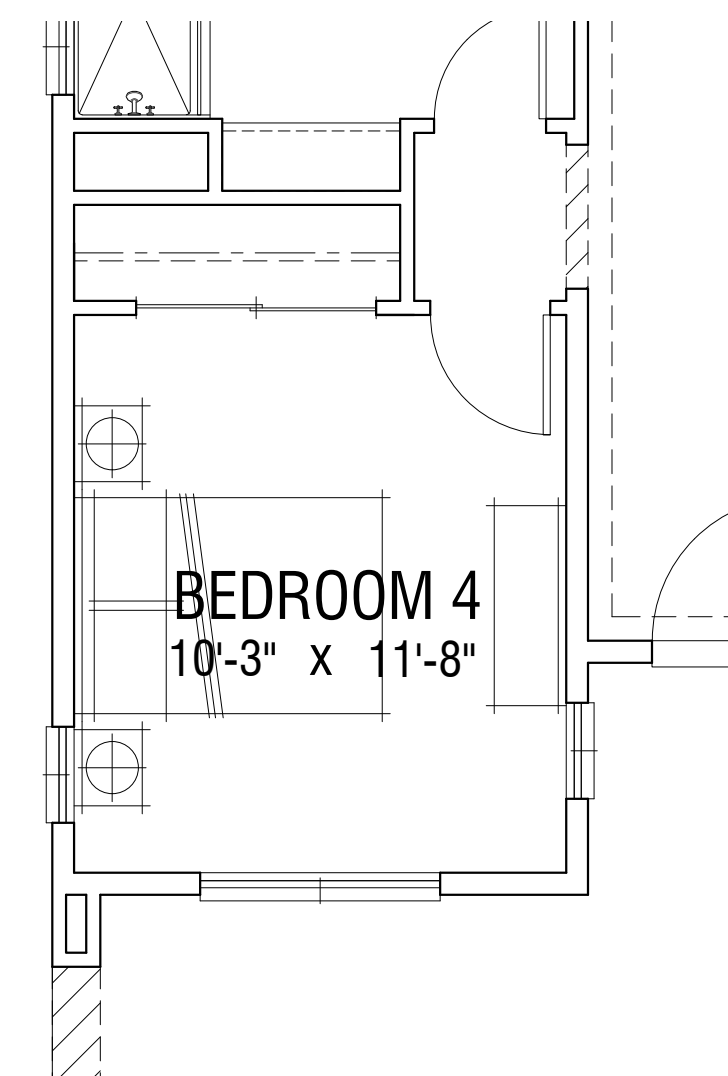
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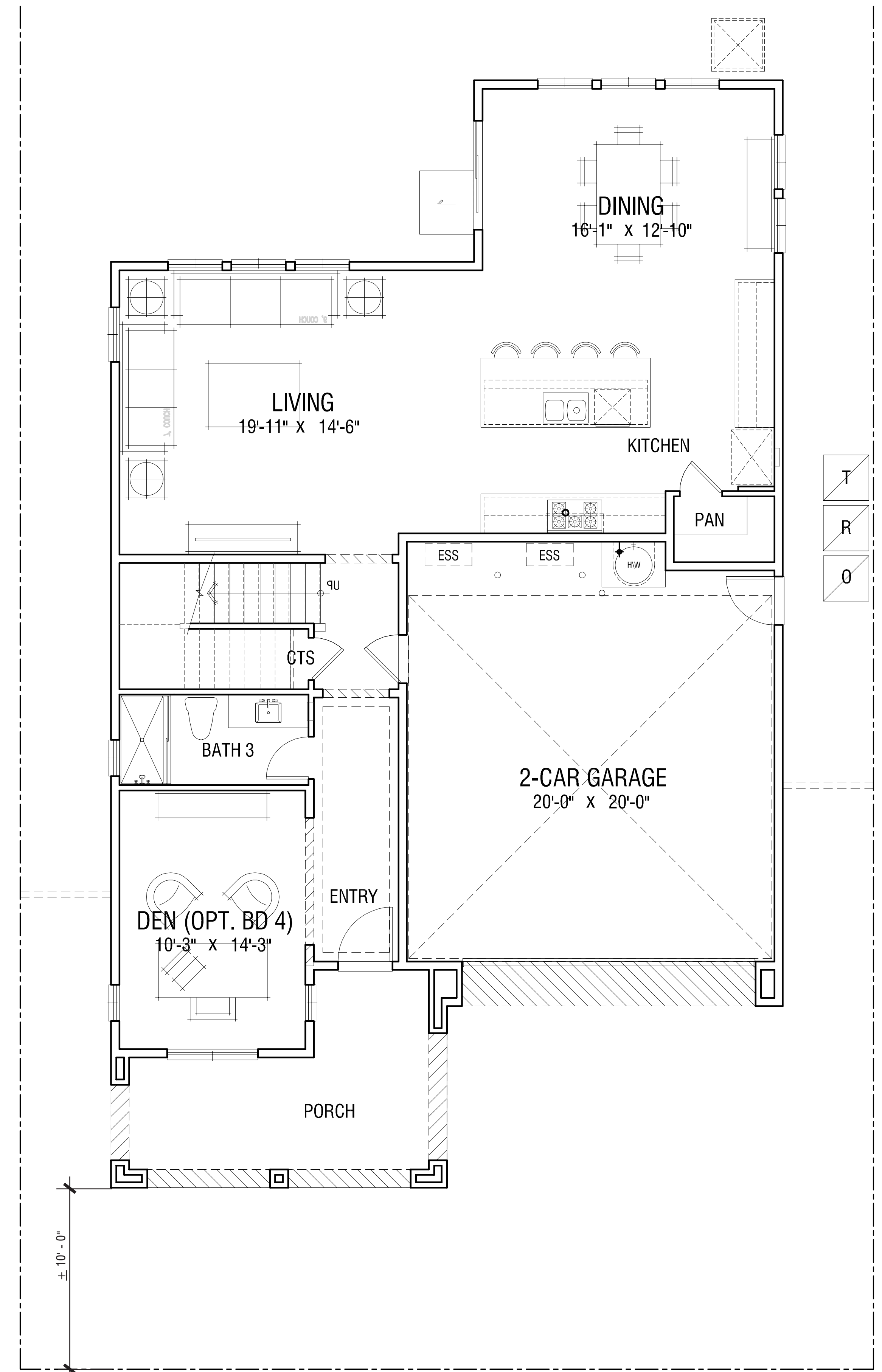


Second Level



Opt. Bedroom 4 at Den

Plan Stats
 ±2,725 SF
 3 Bedroom | 2.5-3 Bath
 Loft | Den (Opt. Bd 4)
 Opt. California Room
 2-Car Garage



First Level

NOTE:
 1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION
 2. FURTHER FLOOR PLAN COORDINATION NEEDED TO REFLECT CONCEPTUAL ELEVATION DESIGN

OCCUPANCY: R3
 CONSTRUCTION TYPE: VB
 SPRINKLER SYSTEM: 13D

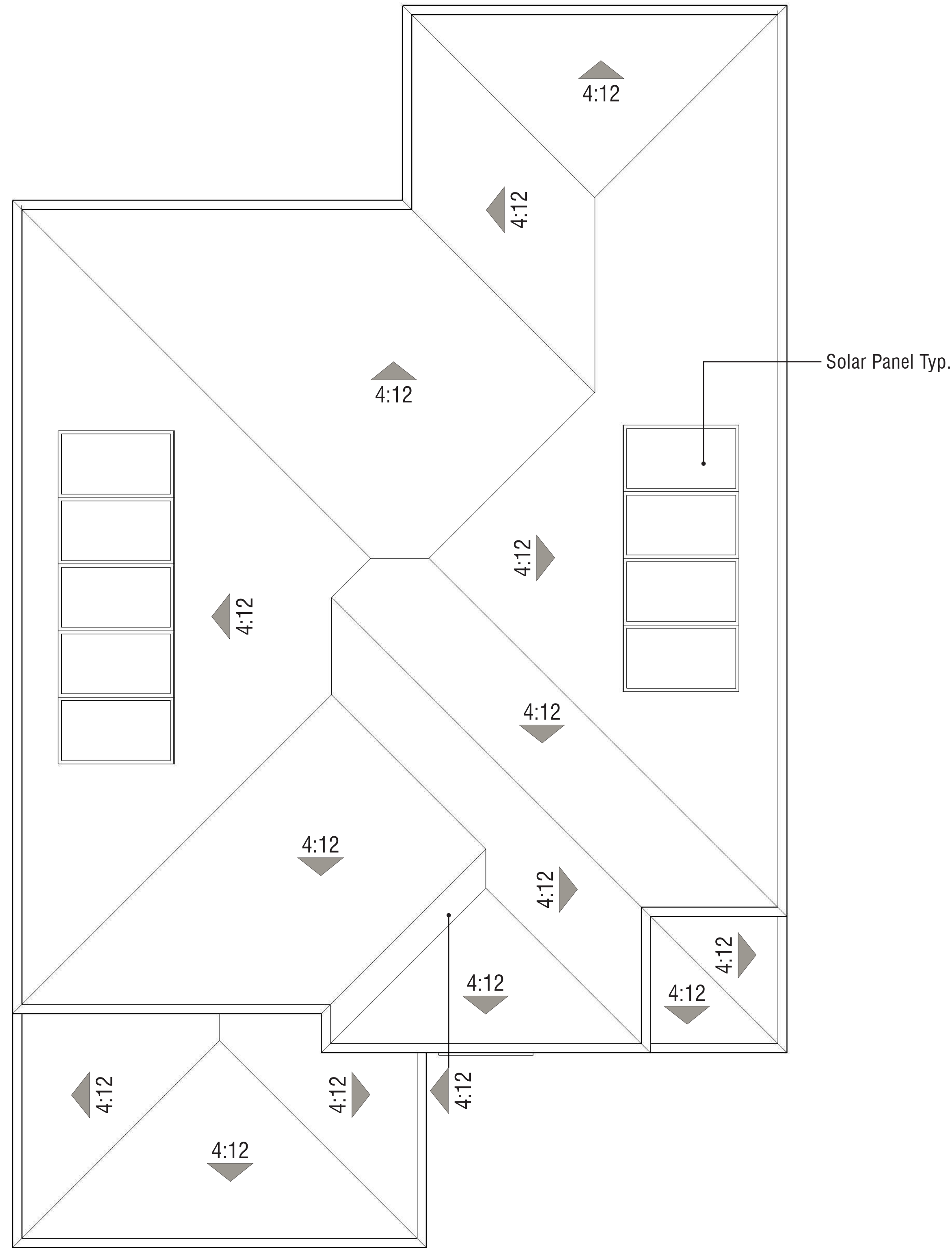
**RANCHO
 RIDGE, LLC.**

PLAN 2R | Conceptual Floor Plans
647 N. RANCHO SANTIAGO BLVD.
 ORANGE, CA

A-13
 DESIGN REVIEW SUBMITTAL

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Roof Pitch: 4:12
 Rake: 1'-0"
 Eave: 1'-0"

PLAN 2R | Conceptual Roof Plan
647 N. RANCHO SANTIAGO BLVD.
 ORANGE, CA

647 N. RANCHO SANTIAGO BLVD.

Orange, California
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 PAGE 1 OF 3

Exterior Color & Materials

SCHEME 1

MEDITERRANEAN ELEVATIONS

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	3646 Sunset Blend Ref: .16 Emi: .94 A.SRI: 17 CRRC: 0918-0042	Eagle
Metal Bird Stop @ 'S' Tile (factory finish)	Black	Eagle
Vinyl Windows (factory finish)	White	Milgard
Half Round Gutters & Round Downspouts (factory finish)	Low Gloss White	Custom-Bilt Metals
Stucco Color #1 (20/30 sand finish)	SW 9120 Tumblin' Tumbleweed	Sherwin Williams
Stucco Color #2 (20/30 sand finish)	SW 6155 Rice Grain	Sherwin Williams
Trim Color #1 (applied to): Columns Fascia Secondary Doors Stucco Trim	SW 7012 Creamy	Sherwin Williams
Trim Color #2 (applied to): Garage Door	SW 6104 Kaffee	Sherwin Williams
Accent Color (applied to): Front Door	SW 7749 Laurel Woods	Sherwin Williams
Decorative Metal	SW 7020 Black Fox	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Jennifer Sandate (949) 250-0607. © 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

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Orange, California
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 PAGE 2 OF 3

Exterior Color & Materials

SCHEME 2

MEDITERRANEAN ELEVATIONS

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	3581 Arcadia Canyon Brown Ref: .13 Emi: .94 A.SRI: 16 CRRC: 0918-0043	Eagle
Metal Bird Stop @ 'S' Tile (factory finish)	Black	Eagle
Vinyl Windows (factory finish)	White	Milgard
Half Round Gutters & Round Downspouts (factory finish)	Low Gloss White	Custom-Bilt Metals
Stucco Color #1 (20/30 sand finish)	SW 9173 Shiitake	Sherwin Williams
Stucco Color #2 (20/30 sand finish)	SW 7567 Natural Tan	Sherwin Williams
Trim Color #1 (applied to): Columns Fascia Secondary Doors Stucco Trim	SW 7009 Pearly White	Sherwin Williams
Trim Color #2 (applied to): Garage Door	SW 7041 Van Dyke Brown	Sherwin Williams
Accent Color (applied to): Front Door	SW 0032 Needlepoint Navy	Sherwin Williams
Decorative Metal	SW 7020 Black Fox	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Jennifer Sandate (949) 250-0607. © 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

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 PAGE 3 OF 3

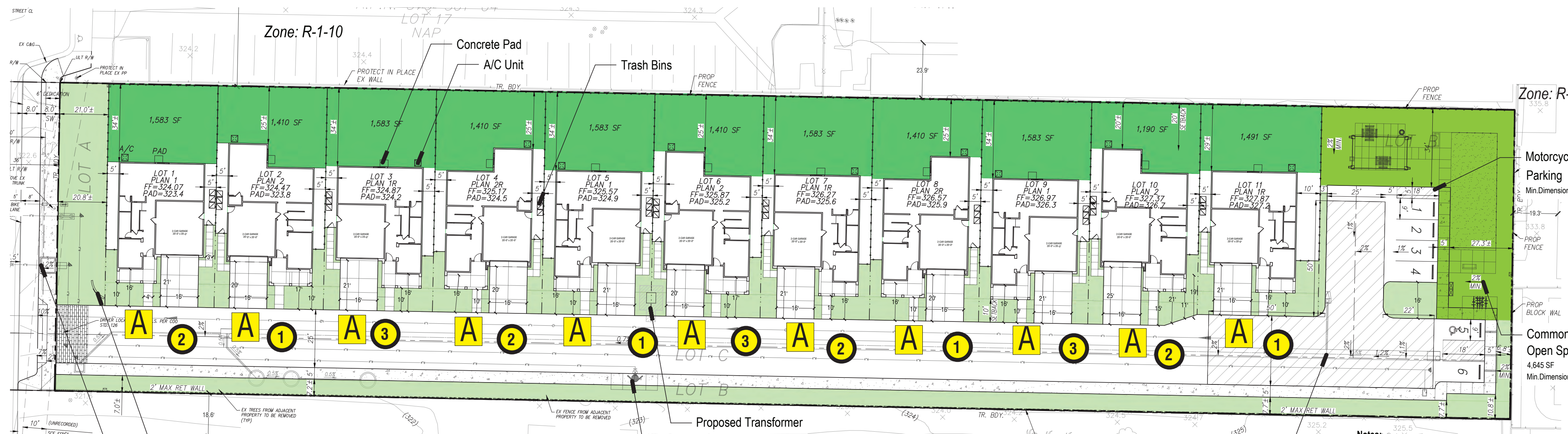
Exterior Color & Materials

SCHEME 3

MEDITERRANEAN ELEVATIONS

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	SCC 8825 Corona Del Mar Blend Ref: .14 Emi: .90 A.SRI: 16 CRRC: 0918-0074	Eagle
Metal Bird Stop @ 'S' Tile (factory finish)	Black	Eagle
Vinyl Windows (factory finish)	White	Milgard
Half Round Gutters & Round Downspouts (factory finish)	Low Gloss White	Custom-Bilt Metals
Stucco Color #1 (20/30 sand finish)	SW 9110 Malabar	Sherwin Williams
Stucco Color #2 (20/30 sand finish)	SW 9109 Natural Linen	Sherwin Williams
Trim Color #1 (applied to): Columns Fascia Secondary Doors Stucco Trim	SW 6070 Heron Plume	Sherwin Williams
Trim Color #2 (applied to): Garage Door	SW 7520 Dark Brown	Sherwin Williams
Accent Color (applied to): Front Door	SW 6013 Bitter Chocolate	Sherwin Williams
Decorative Metal	SW 7020 Black Fox	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Jennifer Sandate (949) 250-0607. © 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.



Color Assignments				
Scheme	A - Mediterranean			Total
	1	2	3	
Plan 1	5,11	1,7	3,9	6
Plan 2	2,8	4,10	6	5
Total	4	4	3	11

647 N. Rancho Santiago Blvd. 2021327		
DATE	DESCRIPTION	INITIALS
4/4/23	C+E Assignments	J.S
8/29/24	R1	J.S.

Carriage House DC | 3498WG0B



PRODUCT DESCRIPTION
 Carriage House DC is a traditional, early American style collection from Maxim Lighting International in Oriental Breeze finish with Water Glass glass.

MEASUREMENTS
 DIMENSION : 14" W x 31" H x 18.5" D
 BACK PLATE : 6.5" W x 15.5" H x 13" HCO
 HANGING WEIGHT : 17.38 lb

LAMPING
 INPUT VOLTAGE : 120V
 LUMENS : 0 Rpt'd
 BULB : 3 x 40W Incandescent E12 Candelabra, 120W Total
 BULB INCLUDED : (Not Included)
 DIMMABLE : Yes

FINISHES OPTION
 Oriental Breeze

GLASS
 Water Glass WG

MATERIAL
 Die Cast Aluminum, Glass

RATINGS
 cETLus
 Wet Location

ADDITIONAL
 RATED LIFE 1500 Hours
 OPERATING TEMPERATURE:
 20°C (-4°F) - 42°C (104°F)

Always consult a qualified electrician before installing any lighting product.

MAXIM LIGHTING

WESTERN DISTRIBUTION CENTER (HEADQUARTERS)
 255 NORTH VINELAND AVE CITY OF INDUSTRY, CA 91744

EASTERN DISTRIBUTION CENTER
 4200 SHIRLEY DR. ATLANTA, GA 30336
 P: 928.956.4200 | F: 678.956.4225 | maximlighting.com

Decorative Light Fixture

EXTERIOR COLOR AND MATERIALS

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CM-1

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ROOFING

FASCIA

STUCCO COLOR #1

STUCCO COLOR #2

GARAGE DOOR

STUCCO TRIM

FRONT DOOR

DECORATIVE METAL

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 Orange, California
 RANCHO RIDGE, LLC
 August 29, 2024 | 2021327

SCHEME 1
 Mediterranean Elevations

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ROOFING

FASCIA

STUCCO COLOR #1

STUCCO COLOR #2

GARAGE DOOR

STUCCO TRIM

FRONT DOOR

DECORATIVE METAL

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SCHEME 2
 Mediterranean Elevations

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ROOFING

FASCIA

STUCCO COLOR #1

STUCCO COLOR #2

GARAGE DOOR

STUCCO TRIM

FRONT DOOR

DECORATIVE METAL

647 N. RANCHO SANTIAGO BLVD.
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SCHEME 3
 Mediterranean Elevations

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EXTERIOR COLOR AND MATERIALS

647 N. RANCHO SANTIAGO BLVD.

ORANGE, CA

**RANCHO
 RIDGE, LLC.**

0 4 8 16
CM-2

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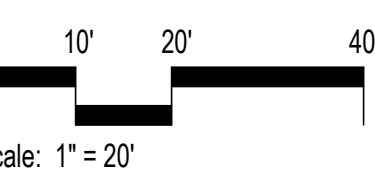
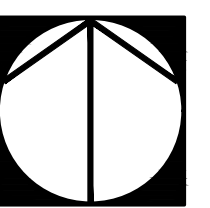
Fuel Mod. Note: Refer to Conceptual Fuel Mod. plan by Dudek for additional information.



*Conceptual images (provided herein are conceptual and subject to change)

LEGEND

1. Community open space area with overhead structure, freestanding BBQ and picnic tables, lawn area for informal play, specimen tree for shade, and bench seating for small social events and group gatherings.
2. Two community cluster mailboxes per USPS review and approval. Color bronze.
3. Proposed wall, pilaster, gate or fence, per L2- Wall & Fence Plan.
4. Enhanced paving at main project entry.
5. Specimen Tree, California Sycamore per L3- Planting Plan.
6. Proposed tree, per L3- Planting Plan.
7. Blue Podocarpus green screen,
8. 5' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
9. 3' wide unit entry natural colored concrete walk, with light top-cast finish and saw-cut joints.
10. Natural colored concrete driveway, with light broom finish and tooled joints.
11. Community Entry monument, see L-3 sheet for additional information.
12. Common area landscape, builder installed and HOA maintained.
13. Guest parking stall.
14. Property line.
15. Proposed public street R.O.W.
16. Proposed 8ft wide public street sidewalk, per Civil plans.
17. Transformer to be screened with landscape, quantity and final locations to be determined.
18. Easement. Refer to Civil Engineer.
19. Existing wall. Refer to Civil Engineer.
20. Bike Rack. 1 3-loop bike rack to accommodate 5 bike parking spaces.
21. Community dog waste station.
22. ADA parking stall and striping.
23. Zone 0: (0-5') Ember resistant zone.
24. Zone A: (5-20') Irrigated structure setback.
25. Zone B: (50') Irrigated zone.
26. Off Site Equivalent Landscape FMP (Up to 100 feet.)



Schematic Landscape Plan

Rancho Ridge LLC.

Schematic - 6th City Submittal | Project No.: RR01-2022-D
Date: September 24, 2025

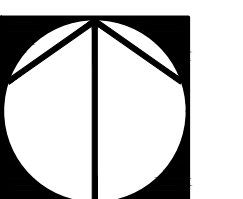
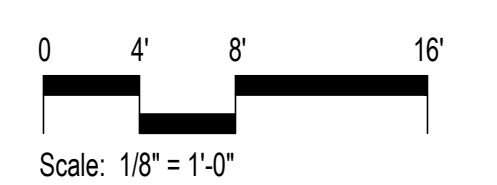
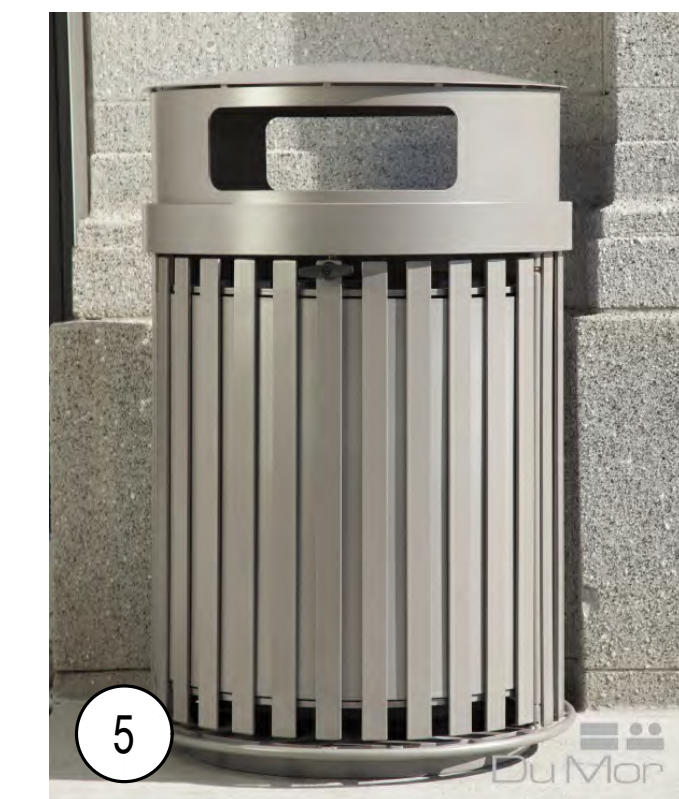
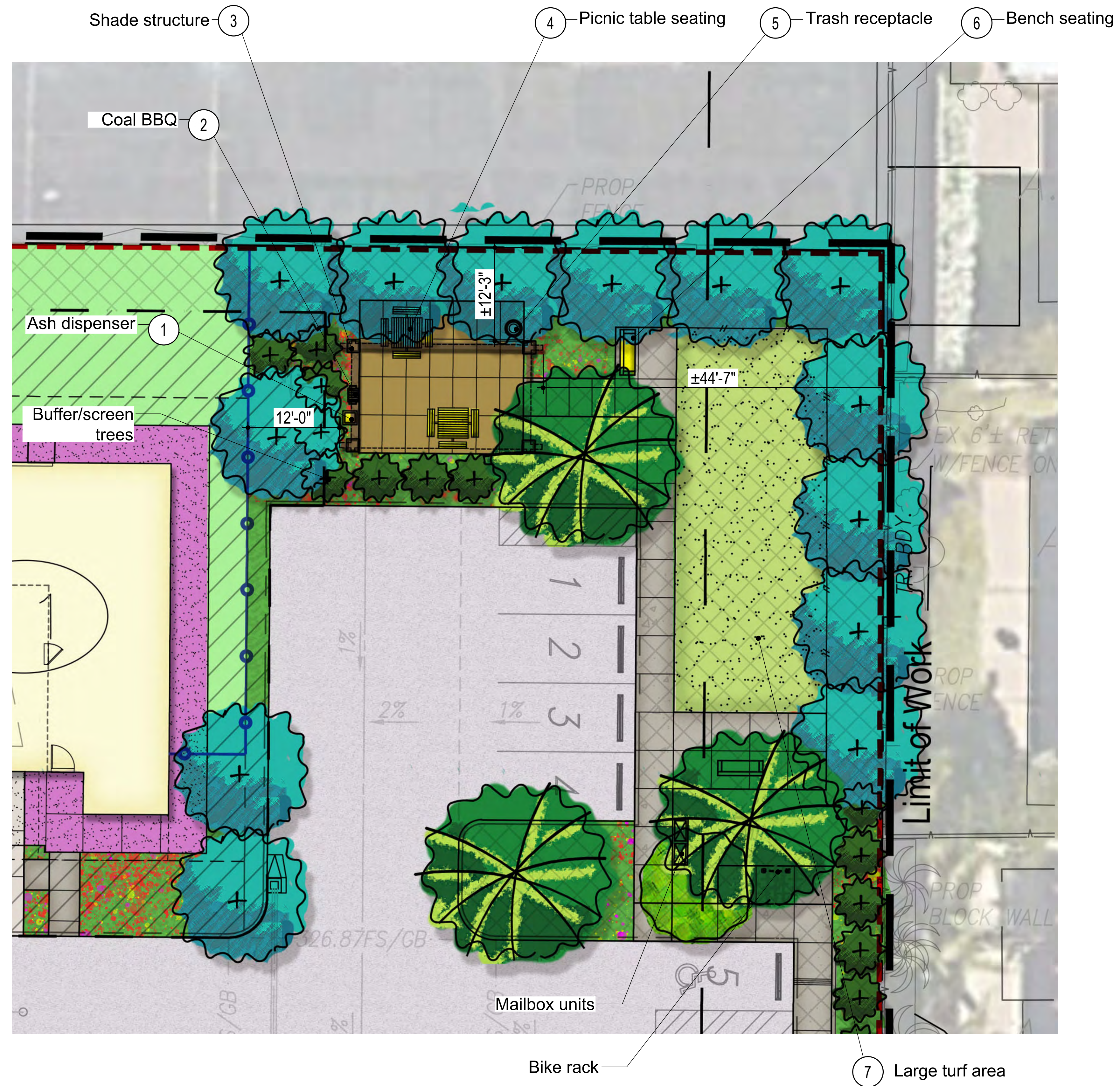
L-1

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Laguna Hills, CA 92653 | www.studiopad.com



*Conceptual images (provided herein are conceptual and subject to change)



Schematic Enlargement Plan - Community Open Space Area

Rancho Ridge LLC.

Schematic - 6th City Submittal | Project No.: RR01-2022-D
Date: September 24, 2025

L-2

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1 2

Split Face CMU Wall with cap.
Color: Tan - Split Face



4

CMU Pilaster Split Face with Precision cap.



3

Vinyl Fence - Tan



5

Vinyl Gate - Tan



6

CMU Stucco Project Sign Wall & Lettering, per City local standards.



6

WALL LEGEND

- 1 - 5'-9" High split face CMU wall, with precision cap.
- 2 - 3'-6" High split face CMU wall (retaining per Civil), with precision cap.
- 3 - 5'-6" High vinyl fence.
- 4 - 6'-0" High (16" sq.) split-face block Pilaster w/ split-face cap.
- 5 - 5'-6" High Vinyl side yard gates.
- 6 - 4'-6" High stucco over CMU project sign wall (with flat stucco cap)
- ADA Path of Travel

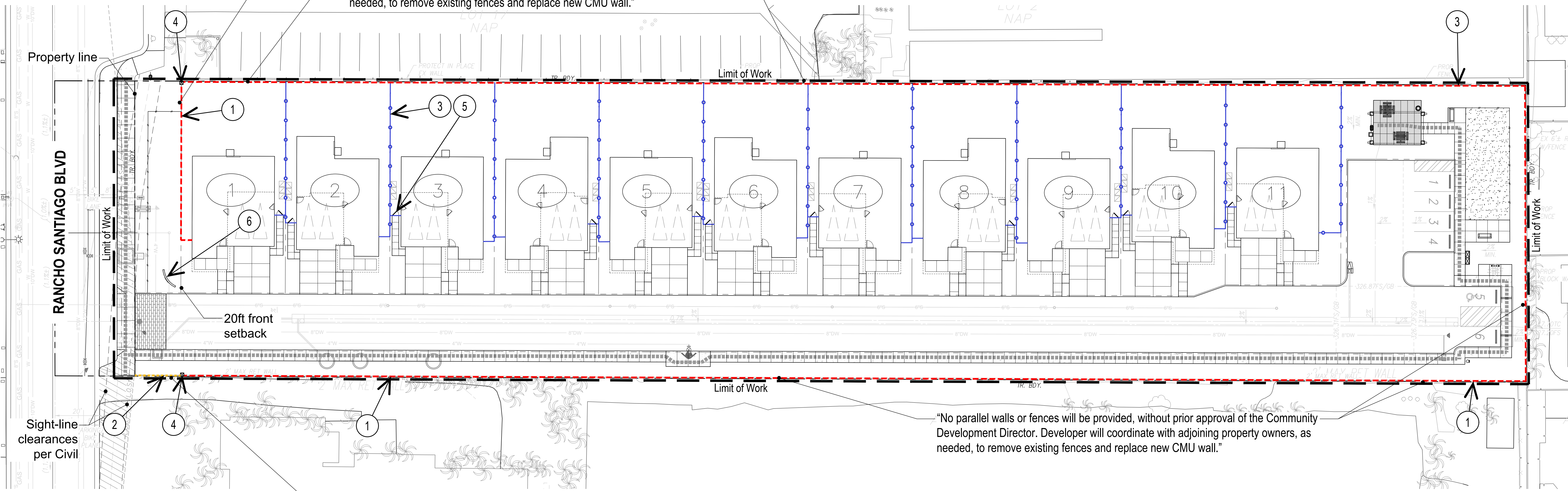
*ALL NEW WALLS / FENCES WILL BE INSTALLED ON PROPERTY (INCLUDING FOOTINGS).

Monument Addressing Standards:

- Sites having multiple buildings for which addressing mounted on the building is not clearly visible from the street, an illuminated monument will be required at the vehicular entry to the site. Monument shall display building address numerals or address numerals range.
- Monument shall be illuminated during the hours of darkness.
- Monument shall be at least 2 feet from the ground level and not obstructed by landscaping at full maturity of parking vehicles.
- Building address numerals or address numerals range on monument should be at least 4 inches in height using clearly legible font, be of a color contrast to the background, and easily visible from the street in both directions.

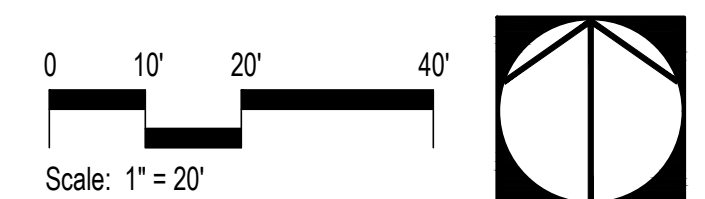
The frontage walls will be treated with anti-graffiti coating.

"No parallel walls or fences will be provided, without prior approval of the Community Development Director. Developer will coordinate with adjoining property owners, as needed, to remove existing fences and replace new CMU wall."



"No parallel walls or fences will be provided, without prior approval of the Community Development Director. Developer will coordinate with adjoining property owners, as needed, to remove existing fences and replace new CMU wall."

The frontage walls will be treated with anti-graffiti coating.



Schematic Wall & Fence Plan

Rancho Ridge LLC.

Schematic - 6th City Submittal | Project No.: RR01-2022-D
Date: September 24, 2025

L-3

647 N. RANCHO SANTIAGO BLVD.

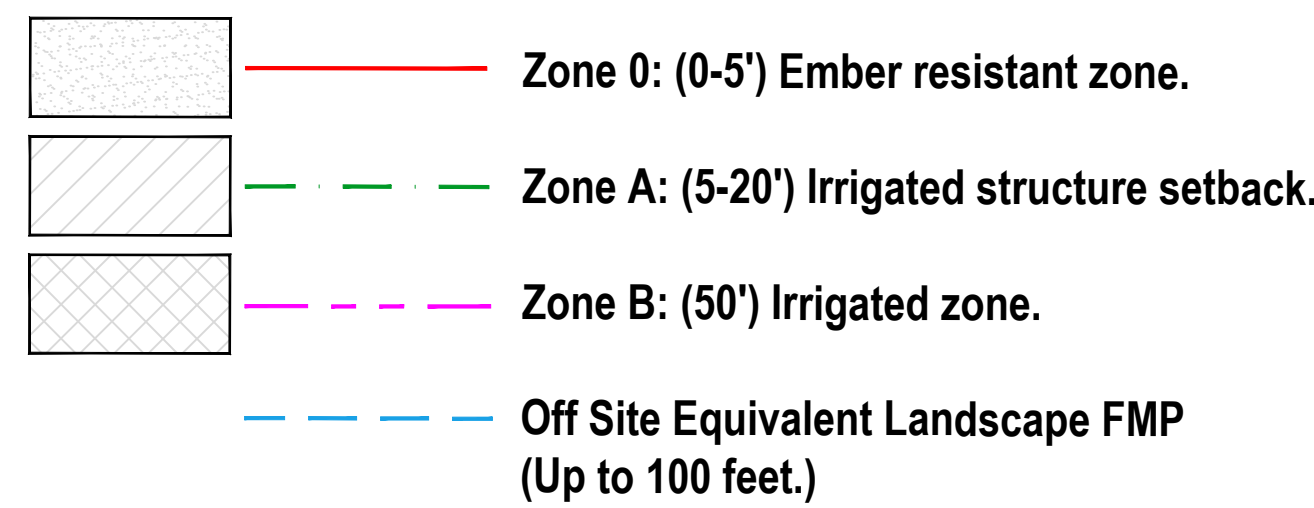


NOTES:

- Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881).
- Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
- Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
- The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
- All trees within 5' of hardscape to be installed with deep root barriers.
- NO EXISTING TREES TO REMAIN, ALL TO BE REMOVED. Refer to Arborist Report for all tree information including tree removals.

Refer to Conceptual Fuel Mod. plan by Dudek for additional information.

FUEL MANAGEMENT ZONES

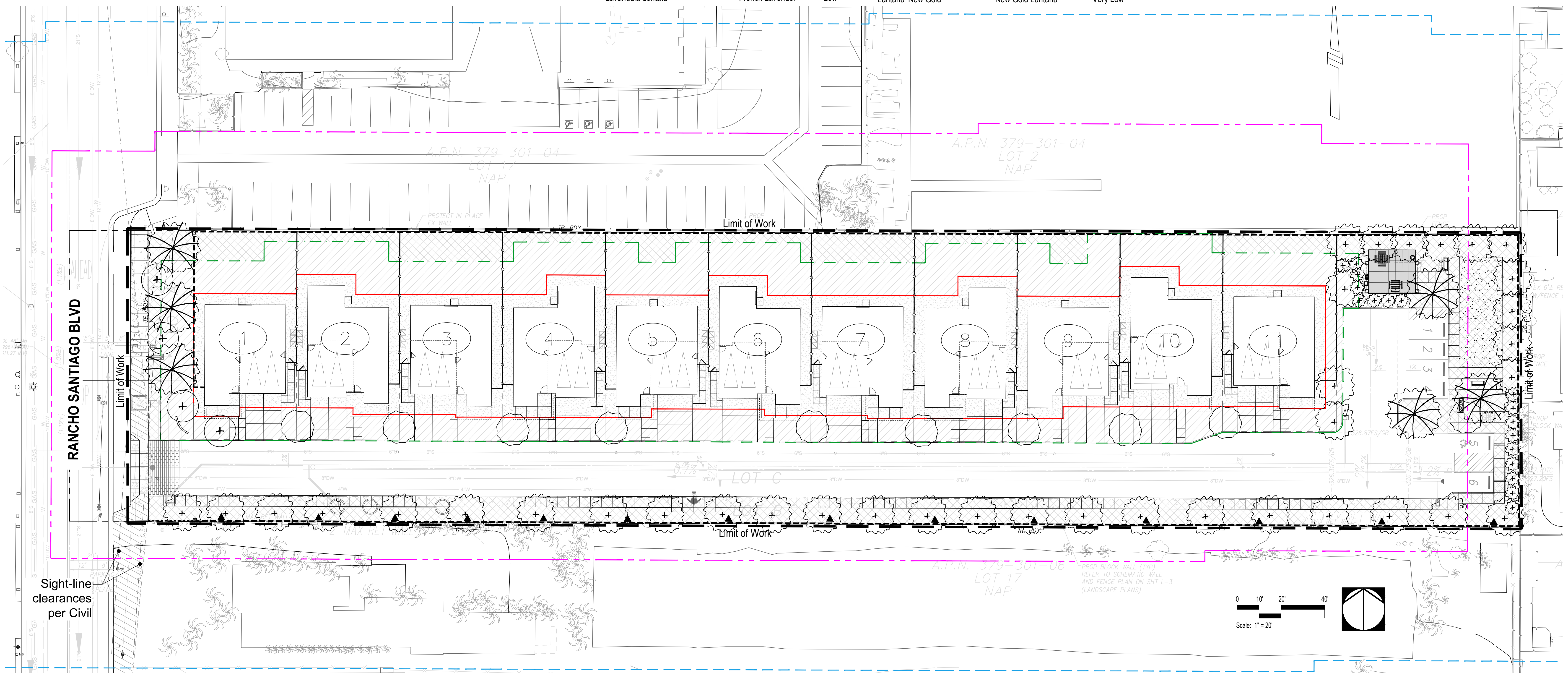


VINES & ESPALIERS		WUCOLS (R3)
▲ Bougainvillea 'Monka' (Oo-La-La@ Bougainvillea)	Bougainvillea	Low
Macfadyena unguis-cati	Cat's Claw Vine	Low
Pandorea jasminoides 'Lady Di'	White Bower Vine	Low
SHRUBS and GROUND COVER		
Leucadendron sp.	Conebush	Low
Muhlenbergia rigens	Deer Grass	Low
Rhaphiolepis indica 'Pink Lady'	India Hawthorn	Low
Rosmarinus sp.	Rosemary	Very Low
Salvia greggii 'Furman's Red'	Autumn Sage	Low
Salvia clevelandii	Cleveland Sage	Very Low
Senecio mandraliscae	Blue Chalksticks	Low
Westringia sp.	Westringia	Low
Yucca 'Bright Star'	Bright Star Yucca	Very Low
Lavandula dentata	French Lavender	Low

SHRUBS and GROUND COVER			WUCOLS (R3)		
Aeonium sp.	Aeonium	Low			
Agave sp.	Agave	Very Low			
Aloe sp.	Aloe	Low			
Bougainvillea sp.	Bougainvillea	Low			
Bulbine frutescens	Bulbine	Low			
Callistemon citrinus 'Little John'	Dwarf Bottlebrush	Low			
Carex divulsa	Berkeley Sedges	Low			
Ceanothus sp.	California Lilac	Low			
Dasylerion longissium	Mexican Grass Tree	Very Low			
Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily	Low			
Echeveria sp.	Echeveria	Low			
Epilobium canum	California Fuchsia	Very Low			
Heteromeles arbutifolia	Toyon	Very Low			
Kniphofia uvaria 'Flamenco'	Flamenco Red Hot Pocker	Low			
Lantana 'New Gold'	New Gold Lantana	Very Low			

TREE PLANTING LEGEND

Symbol	Type/Form	Suggestions	Trunk	Size	WUCOLS (R3)	Qty.
TREES						
		Botanical Name (Common Name)				
	Specimen	Sycamore racemosa (California Sycamore)	Natural	48" Box	Mod.	6
	Deciduous Flowering	Lagerstroemia i x fauriei 'Natchez' (Natchez Crape Myrtle)	Single	24" Box	Mod.	4
	Street	Arbutus u. 'Marina' (Marina Strawberry Tree)	Single	24" Box	Low	37
	Medium	Chilopsis linearis (Desert Willow)	Single	24" Box	Low	10
	Columnar	Podocarpus henkelii (Long Leafed Yellow-Wood)	Single	15 g	Low	17
						Total = 110



Schematic Planting Plan

Rancho Ridge LLC.

Schematic - 6th City Submittal | Project No.: RR01-2022-D | Date: September 24, 2025

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Sycamore racemosa
California Sycamore



Lagerstroemia i. 'Natchez'
White Crape Myrtle Tree



Chilopsis linearis
Desert Willow



Arbutus u. 'Marina'
Marina Strawberry Tree



Tristania conferta
Brisbane Box Tree



Rhus lancea
African Sumac



Magnolia graniflora 'Samuel Sommer'
Southern Magnolia Tree



Cupressus sempervirens
Italian Cypress Tree



Prunus ilicifolia
Holly Leaf Cherry



Podocarpus elongatus 'Monmal'
Icee Blue Yellow-wood

**Note: Proposed Trees have been reviewed against attachment 7
Undesirable plant species(Target Species) from the Orange City
Fire Department Vegetation Management Guidelines.**

Plant Images - Trees

647 N. RANCHO SANTIAGO BLVD.

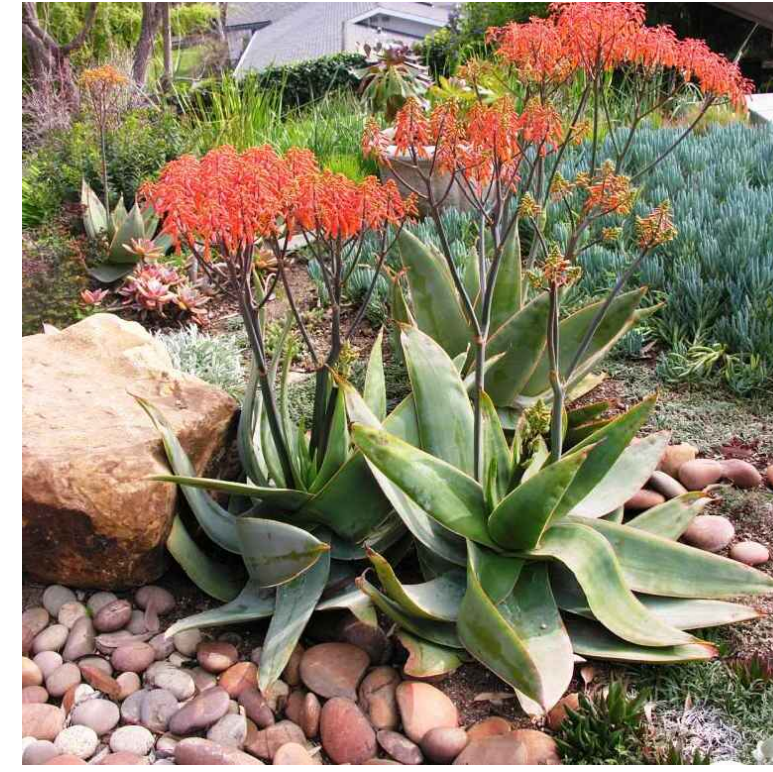
Note: Proposed Plants have been reviewed against attachment 7 Undesirable plant species(Target Species) from the Orange City Fire Department Vegetation Management Guidelines.



Aeonium 'Voodoo'
Voodoo Aeonium



Agave Americana
Blue Agave



Aloe Striata
Coral Aloe



Aloe 'Always Red'
'Always' Red Aloe



Bougainvillea
Bougainvillea



Bulbine frutescens
Bulbine



Callistemon viminalis 'Little John'
Bottlebrush



Carex divisa
Berkeley Sage



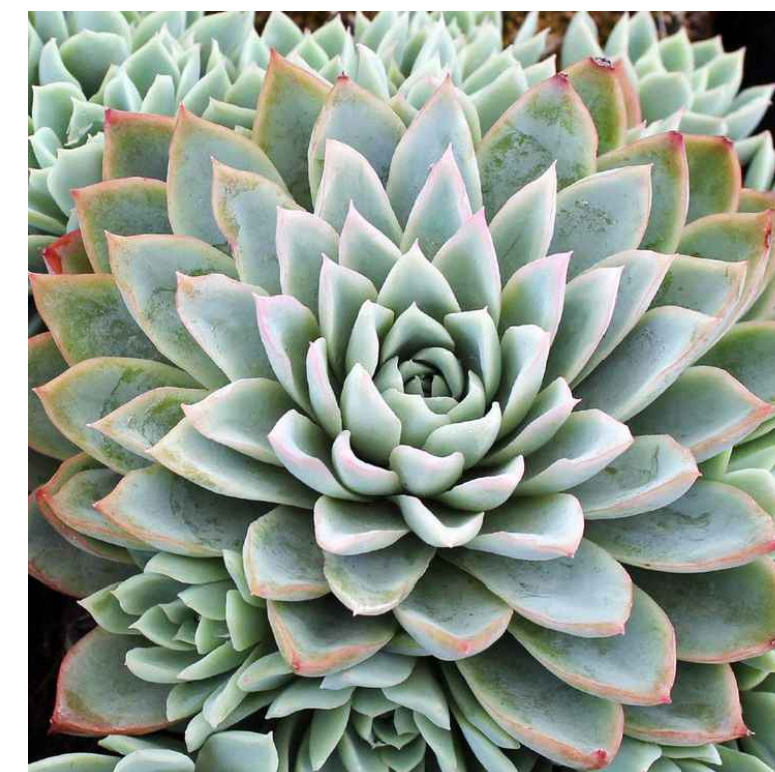
Ceanothus 'Julia Phelps'
California Lilacs



Dasyllirion longissimum
Mexican Grass Tree



Dianella 'Little Rev'
Flax Lily



Echeveria
Echeveria



Epilobium canum
California Fuchsia



Heteromeles arbutifolia
Toyon



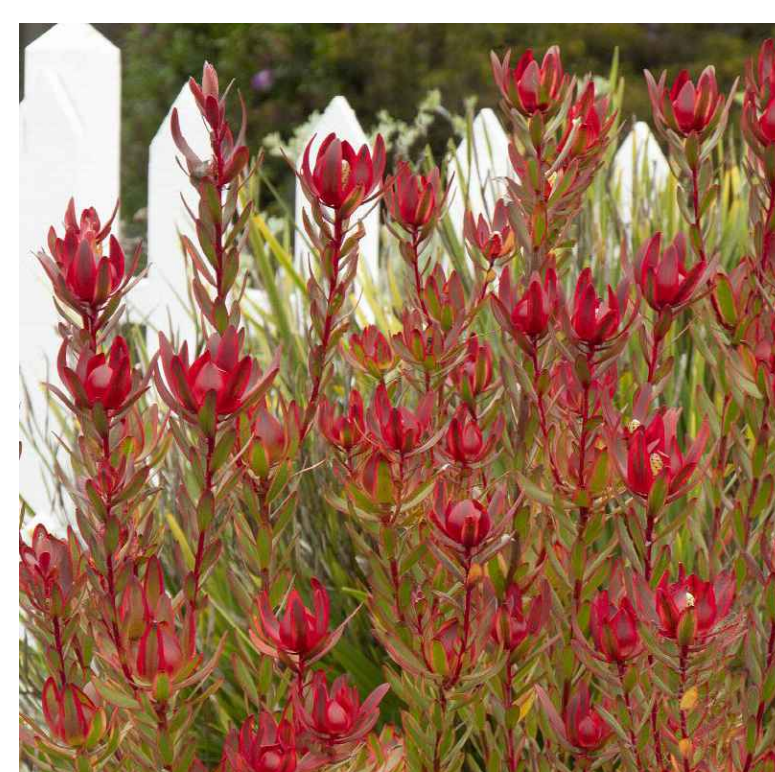
Kniphofia Uvaria 'Flamenco'
Flamenco Red Hot Pocker



Lantana 'New Gold'
New Gold Lantana



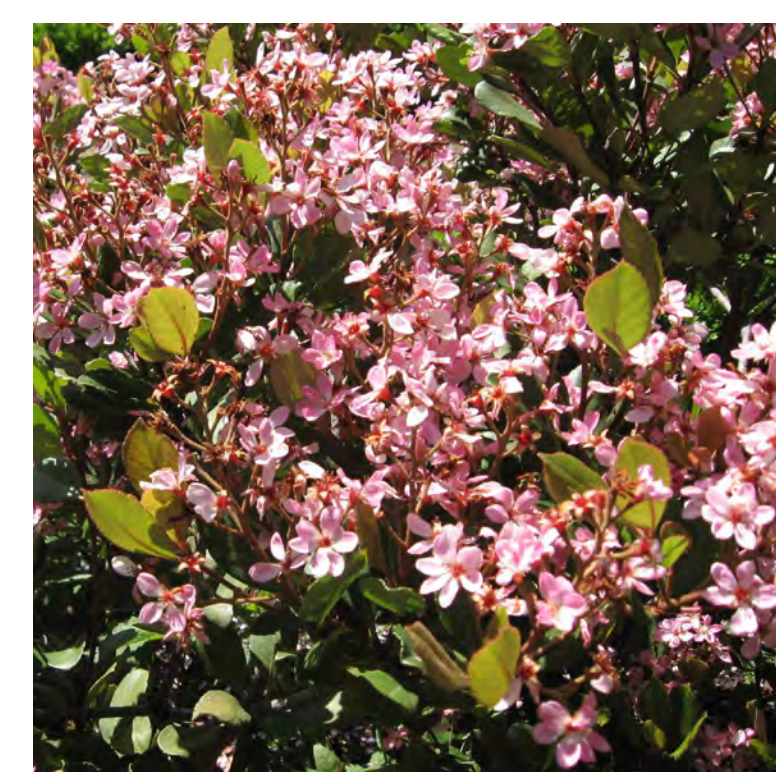
Lavandula dentata
Lavender



Leucadendron sp.
Conebush



Muhlenbergia capillaris 'Pink'
Pink Muhly Grass



Raphiolepis indica
Indian Hawthorn



Rosmarinus sp. 'Huntington Carpet'
Groundcover/Prostrate Rosemary



Senecio mandraliscae 'Blue Chalk Sticks'
No Common Name



Salvia sp.
Sage



Westringia sp.
Coastal Rosemary



Yucca 'Bright Star'
Bright Star Yucca



Bougainvillea 'Barbara Karst'
Barbara Karst Bougainvillea Vine



Macfadyena unguis-cati
Cat's Claw Vine



Pandorea jasminoides 'Lady Di'
White Bower Vine

Rancho Ridge LLC.

Plant Images - Shrubs, Ground Cover and Vines

647 N. RANCHO SANTIAGO BLVD.

Schematic - 6th City Submittal | Project No.: RR01-2022-D
Date: September 24, 2025

L-6

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Notes:
 1.) ALL ALUM & STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
 2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.

DuMor, inc.	BENCH	DATE DRAWN : 10/15/19 DRAWN BY : JKH DATE REV. : REV. BY :	REV. A	DRAWING NUMBER	505-60HC	SHEET	1 OF 2
--------------------	--------------	---	--------	----------------	----------	-------	--------

Metal Bench by Dumor
Color: Bronze

WOOD OPTIONS
 C & BTR. DOUGLAS FIR KD S4S EE
 IPE S4S EE
 OTHER

Notes:
 1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
 2.) ALL WOOD MEMBERS TREATED W/ CLEAR PRESERVATIVE.
 3.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS FOR OPTIONS S-2 AND S-4.
 4.) USE 3/8" X 2" S.S.TL. BUTTON SOCKET HEAD LAG SCREWS FOR 3" X 4" & 4" X 4" SLATS. USE 3/8" X 1 1/2" S.S.TL. HEX HD LAG SCREWS FOR 2" X 4" SLATS.
 * UPCHARGE APPLIES TO SUPPORT OPTION, CONSULT YOUR LOCAL REPRESENTATIVE.

DuMor, inc.	PEDESTAL TABLE	SCALE : NONE DATE DRAWN : 3/22/04 DRAWN BY : AH DATE REV. : 12/15/11 REV. BY : RBH	REV. K	DRAWING NUMBER	76 SERIES-4	SHEET	1 OF 2
--------------------	-----------------------	--	--------	----------------	-------------	-------	--------

Pedestal Table by Dumor
Ipe Wood or Recycled Plastic in Walnut Color
Base Color: Bronze

Notes:
 1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
 2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED (QTY 3).
 3.) RECYCLING UNIT HINGE FOR REMOVAL OF 32 GAL. LINER.

DuMor, inc.	RECEPTACLE	DATE DRAWN : 11/10/16 DRAWN BY : JSD DATE REV. : REV. BY :	REV. A	DRAWING NUMBER	287-32-SO	SHEET	1 OF 2
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Metal Receptacle by Dumor
Base Color: Bronze

Notes:
 1.) GRILL FINISHED W/ HEAT RESISTANT BLACK ENAMEL
 2.) GRILL ROTATES FREELY 360° FOR DRAFT CONTROL.

DuMor, inc.	GRILL	SCALE : NONE DATE DRAWN : 3/22/04 DRAWN BY : CSC DATE REV. : 8/29/05 REV. BY : JSD	REV. B	DRAWING NUMBER	21-00	SHEET	1 OF 2
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Steel Grill by Dumor
Base Color: Black

**Part# : 500-0715
 Model: HOT ASH
 Weight: 650 LBS
 Material: CONCRETE**

APPROVED MANUFACTURER
 Petersen Concrete Leisure Products
 Division of Petersen Mfg. Co., Inc.
 2741 Hwy 30
 Denison, IA 51442 800-832-7383

Petersen Manufacturing Company Inc.

PROPRIETARY AND CONFIDENTIAL
 THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF PETERSEN MFG. CO., ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF PETERSEN MFG. CO. IS PROHIBITED.

DuMor, inc.	BIKE RACK ASSEMBLY	SCALE : NONE DATE DRAWN : 2/12/99 DRAWN BY : CSC DATE REV. : 02/24/12 REV. BY : ESS	REV. E	DRAWING NUMBER	125-30	SHEET	2 OF 2
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30 - Gallon Concrete Hot Coal Receptacle by Petersen
Color: Light Brown Smooth Concrete



INSTALLATION FOR SURFACE MOUNT
STEP 1:
 USE 1 - PC. BIKE LOOP, SURFACE MOUNT (3)
 2 - PCS. 3/8" THK SURFACE MOUNT PLATE (4)
 2 - PCS. 10 GA X 8" DIA ANCHOR PLATE COVER (1)
 2 - PCS. 5/8" X 1 1/2" SS FLT SKT HD CAP SCREW (5)
 SLIDE 10 GA X 8" DIA ANCHOR COVER (1) OVER BIKE LOOP, SURFACE MOUNT (3) LEGS. ATTACH 3/8" THK SURFACE MOUNT PLATE (4) TO BIKE LOOP, SURFACE MOUNT (3) USING HARDWARE (5).
STEP 2:
 ANCHOR ACCORDINGLY.

INSTALLATION FOR PLASTIC PLUG HOT-DIPPED GALV. ONLY
 INSERT PLASTIC PLUG INTO HOLE ON TOP OF EACH LOOP

DuMor, inc.	BIKE RACK ASSEMBLY	SCALE : NONE DATE DRAWN : 2/12/99 DRAWN BY : CSC DATE REV. : 02/24/12 REV. BY : ESS	REV. E	DRAWING NUMBER	125-30	SHEET	2 OF 2
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Bike Rack by Dumor
Base Color: Bronze



Wood or Aluminum Overhead Structure
Paint Brown to Match Architecture
*Conceptual image to show large shade structure.

Amenity & Site Furnishings Specification Sheets

Rancho Ridge LLC.

Schematic - 6th City Submittal | Project No.: RR01-2022-D
Date: September 24, 2025

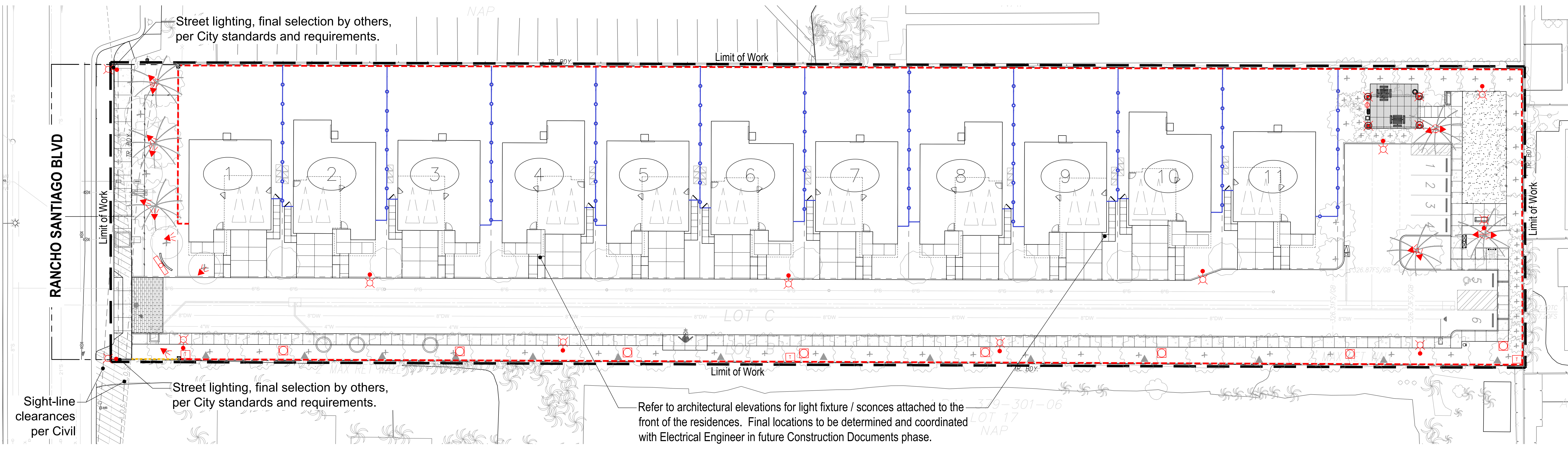
L-7

647 N. RANCHO SANTIAGO BLVD. PAD

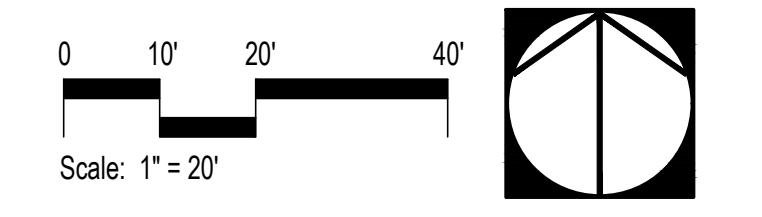
studio
Landscape Architecture
31005 La Granda Drive, Suite 100
Laguna Hills, CA 92653 | www.studiopad.com

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
1	FX Luminaire NP Large directional up light ideal for large landscape features. 8.38in. H x 2.66in. Dia. Order code: NP, Aluminum Alloy, (BZ) Bronze Metallic, Long Slot Spike Lamp: NP-6LED, 8.2W/9.7VA, 2700K, Beamspread: Narrow Flood	15
2	SVE-3 - Pole Light Area Pole Light, HID - Direct Lighting Sales, Model San Vicente #SVE-3 Cast Aluminum, Textured Bronze, RA21 Radius, On DBC-1 Base & 10' round pole. Lamp: Per Elec. Eng., Per Elec. Eng., Per Elec. Eng. Accessories: On DBC-1 Base & 10' round pole.	12
3	FX Luminaire DE Down light ideal for large applications. 9.7in. H x 3.0in. Dia. Order code: DE, Aluminum Alloy, (BZ) Bronze Metallic, Mini-Mount Lamp: DE-9LED, 10W/10.7VA, 2700K, Beamspread: Spot	4
4	GFCI - Outlet Exterior Electrical GFI Outlet Cast Aluminum, Textured Architectural Bronze, Wall	1
5	FX Luminaire LC Large scale up light used for wide scale elements. 6.5in. H x 4.5in. W x 3.0in. D. Order code: LC, Aluminum Alloy, (AB) Antique Bronze, Long Slot Spike Lamp: LC-9LED, 11.2W/13.5VA, 2700K, Beamspread: Very Wide Flood	1
6	Bollard-3901_Louwer by DALs Lighting Cast aluminum, Textured Architectural Bronze, Surface, with footing, Final location by Elec. Eng. Footing specs per Manufacturer. Lamp: Per Elec. Eng., Per Manuf., Per Elec. Eng.	8



NOTE: all lighting is direct, controlled, and screened so as to not spill over onto adjacent properties
 NOTE: Photometric plan to be submitted and approved by the City prior to the issuance of building permits. Minimum lighting on all pedestrian aisles/passageways shall be at least .50 foot-candles at the ground level during the hours of darkness.



Schematic Lighting Plan

Rancho Ridge LLC.

Schematic - 6th City Submittal | Project No.: RR01-2022-D | Date: September 24, 2025 | **L-8**

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