

LINCOLN AVE.

NEW MOTEL - 28 ROOMS

BUILDING DETAIL

1. ADDRESS: 428 E. LINCOLN AVE., ORANGE
2. APN#: 374-301-09/374-301-10
3. ZONING: C2
4. OCCUPANCY GROUP: R-1
5. TYPE OF CONSTRUCTION: V-A, FIRE SPRINKLERED
6. LOT SIZE: 28,508 SF
7. TOTAL GROSS FLOOR AREA: 23,128 SF
- 1ST FLOOR AREA: 11,206 SF
- 2ND FLOOR AREA: 9,482 SF
- BASEMENT AREA: 2,440 SF
8. BUILDING HEIGHT: TWO STORY, 29'-4"
9. YARD SETBACK: FRONT: 10'-2", WEST SIDE: 5'-8", EAST SIDE: 25'-9", REAR: 49'-8"
10. NUMBER OF MOTEL ROOMS: 28 (INCLUDING 6 ROOMS W/ KITCHENETTE)
11. NUMBER OF PARKING: 28 SPACES (INCLUDING 2 ACCESSIBLE SPACES)

PROPERTY OWNER:  
 JR INVESTMENT LIMITED PARTNERSHIP  
 CHIH CHUN HUANG 626-989-7350  
 2449 E. ROUGHNECK PLACE, BREA, CA 92821  
 hchih@yahoo.com

**APPROVED**  
 BY PLANNING COMMISSION  
 DATE 7-16-15

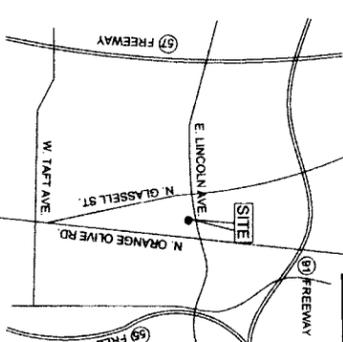
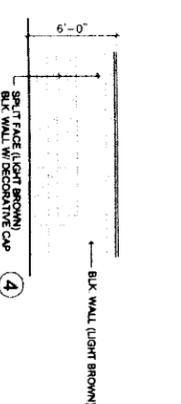
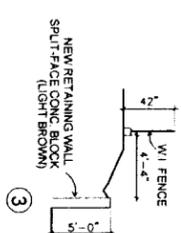
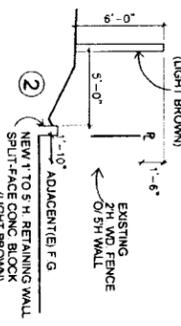
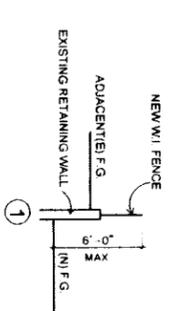
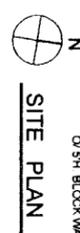
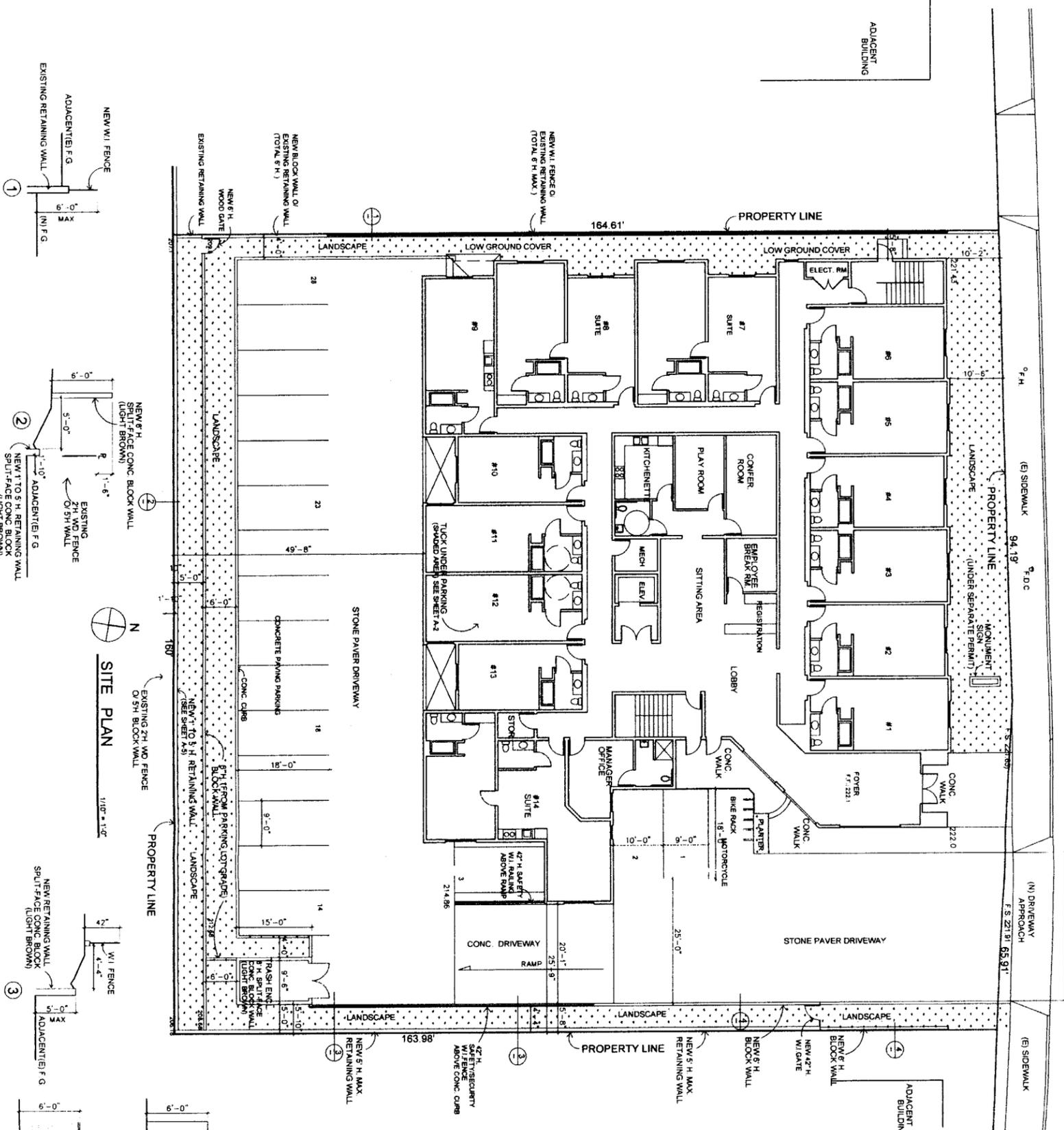
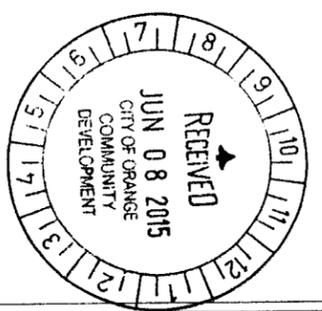


EXHIBIT A  
 PROJECT SUBMITTAL PLANS  
 & EXHIBITS DATED 6/8/15  
 JR MOTEL  
 JULY 6, 2015 PC MTG.



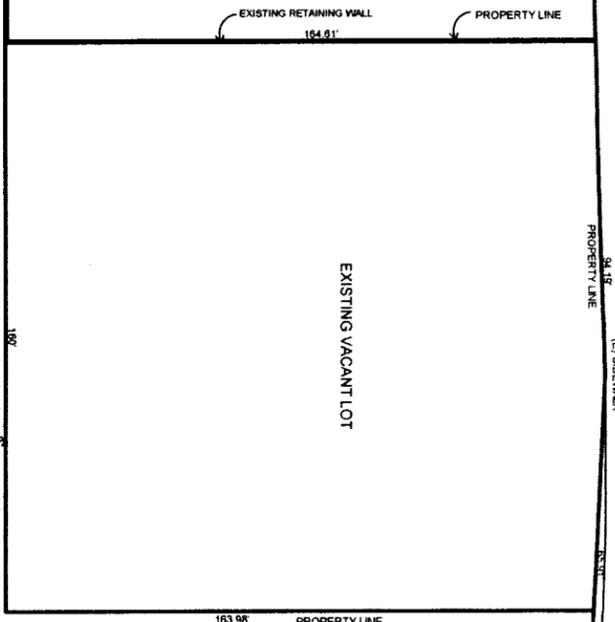
JR MOTEL  
 428 E. LINCOLN AVE.  
 ORANGE, CA

Sheet A-1  
 Date 6-9-14

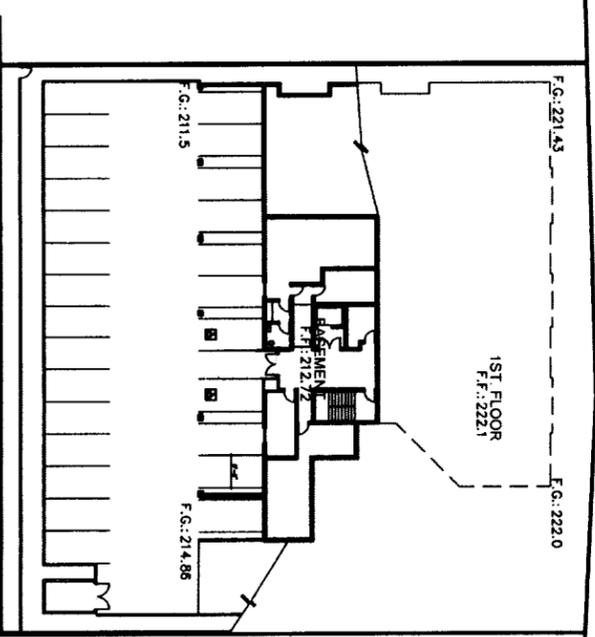
ASSOCIATES  
**KBR**  
 22288 ROLINDUR DR.  
 WALNUT, CA 91789  
 (909) 444-9272  
 kbr@sai.com

REVISION DATE  
 10-1-14  
 5-7-15

LINCOLN AVE.

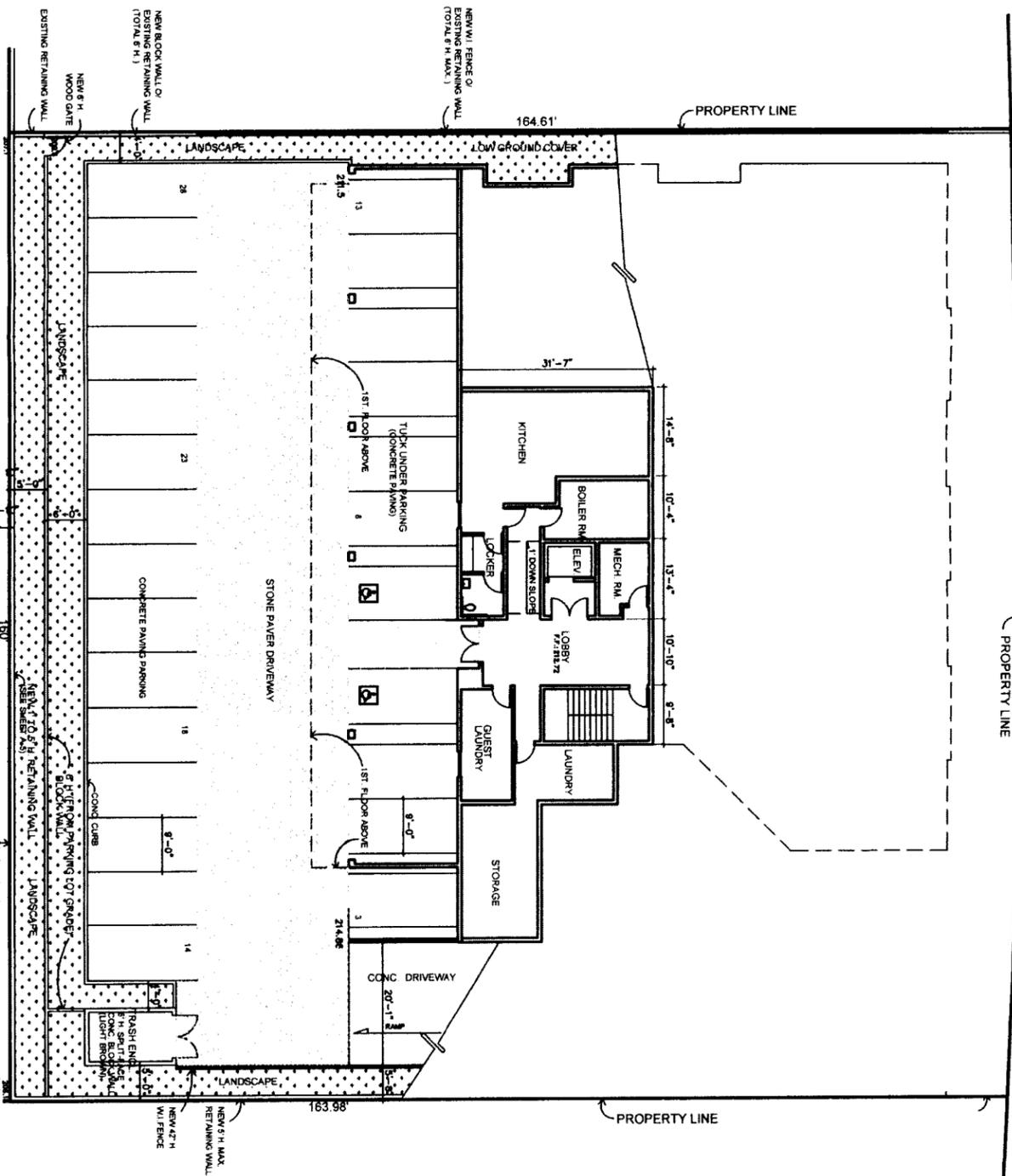


EXISTING SITE PLAN  
1/20\"/>



AREA BELOW 1ST. FLOOR (ELEVATION 222.1) MEETS BASEMENT DEFINITION.  
 BUILDING EXTENSION COMMENTS- GRADE PLANE (222.0 + 21.43 + 21.5 + 214.86) / 4 = 217.45  
 222.1 - 217.45 = 4.65 FEET ( NOT MORE THAN 6 FEET )  
 222.1 - 211.5 = 10.6 FEET ( NOT MORE THAN 12 FEET )

LINCOLN AVE.



BASEMENT/PARKING LOT PLAN  
1/10\"/>

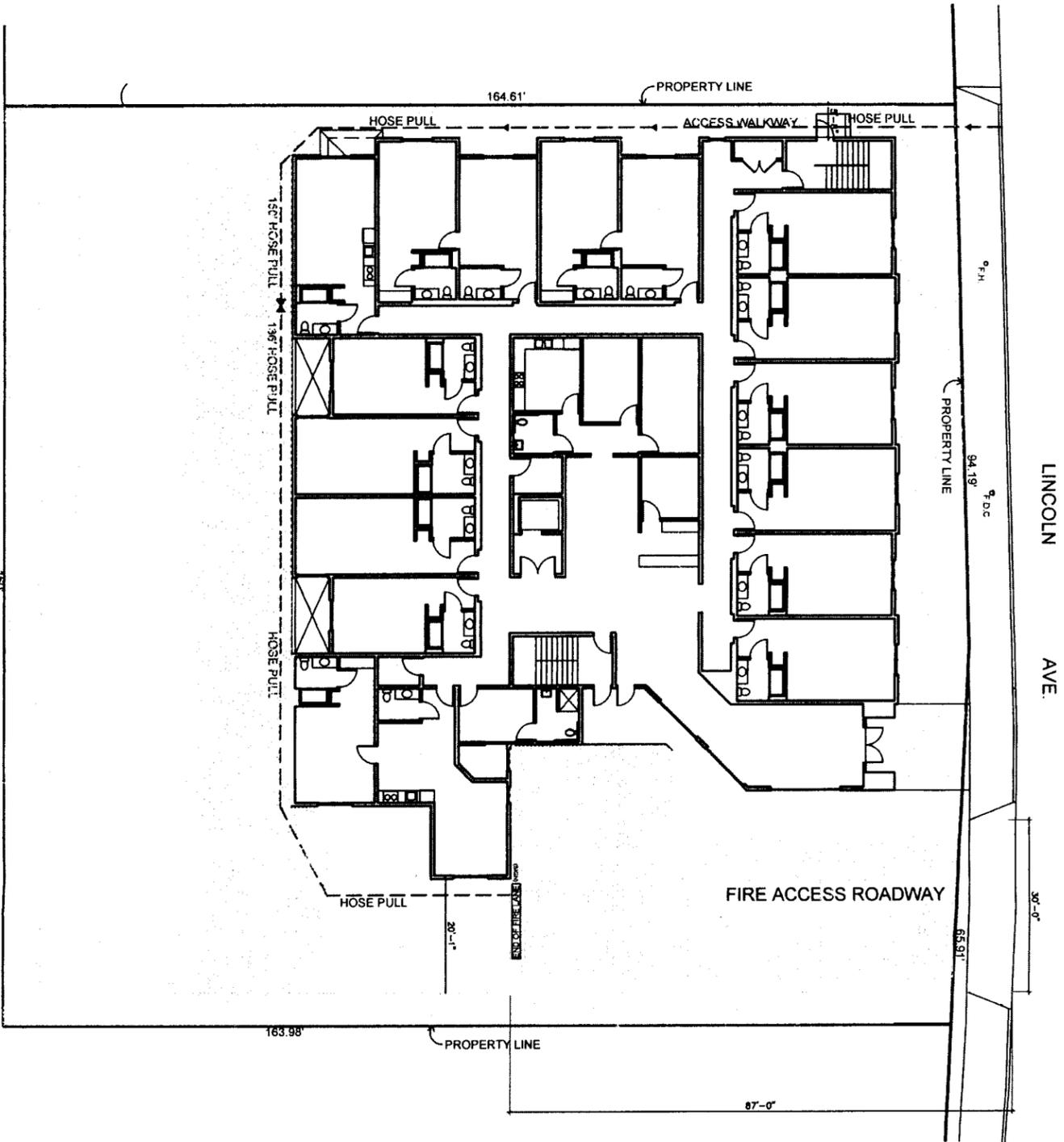
- POLICE DEPARTMENT CONDITIONS:
1. LOWER PARKING LOT LIGHT POLES ON SOUTH SIDE AND INCLUDE SHIELDS TO DIRECT LIGHT TO WHERE IT IS NEEDED.
  2. METAL DETECTORY SYSTEM AND CAMERA SYSTEM DETAILS WILL BE COORDINATED THROUGH THE ORANGE POLICE DEPARTMENT CRIME PREVENTION UNIT.

REVISION DATE
10-1-14
5-7-15

**KBR & ASSOCIATES**  
 22388 ROCKY HILL DR  
 WALNUT, CA 91786  
 (909) 444-9272  
 brynckv@kbr.com

**JR MOTEL**  
 428 E. LINCOLN AVE.  
 ORANGE, CA

Drawn Date 6-9-14  
**A-2**  
 Sheet



N  
SITE PLAN  
1/16" = 1'-0"

**NEW MOTEL - 28 ROOMS**

**BUILDING DATA:**

1. ADDRESS: 428 E. LINCOLN AVE., ORANGE
2. APN# 374-301-09/374-301-10
3. OCCUPANCY GROUP: R-1
4. BUILDING HEIGHT: TWO STORY, 19'-6" TO 2ND FLOOR
5. TYPE OF CONSTRUCTION: V-A, FIRE SPRINKLERED (NFPA13)
6. TOTAL GROSS FLOOR AREA: 23,128 SF.  
1ST. FLOOR AREA: 11,206 SF.  
2ND. FLOOR AREA: 9,482 SF.  
BASEMENT AREA: 2,440 SF.
7. FIRE-FLOW AND FLOW DURATION: 1875 GPM, 3 HOURS.  
3,750 GPM FOR TYPE V WITH 20,074 SF PER CFC B105.1  
3,750 GPM X 50% (APPROVED AUTOMATIC SPRINKLER REDUCTION) = 1875 GPM



N  
VICINITY MAP

REVISION	DATE
10-1-14	
5-7-15	

**KBR & ASSOCIATES**  
 2228 ROUNDUP DR.  
 WALNUT, CA 91789  
 (909) 444-9272  
 kbrandy@kbr.com

**JR MOTEL**  
 428 E. LINCOLN AVE.  
 ORANGE, CA

Drawn Date 6-9-14  
 Sheet **F-1**  
 of Sheets

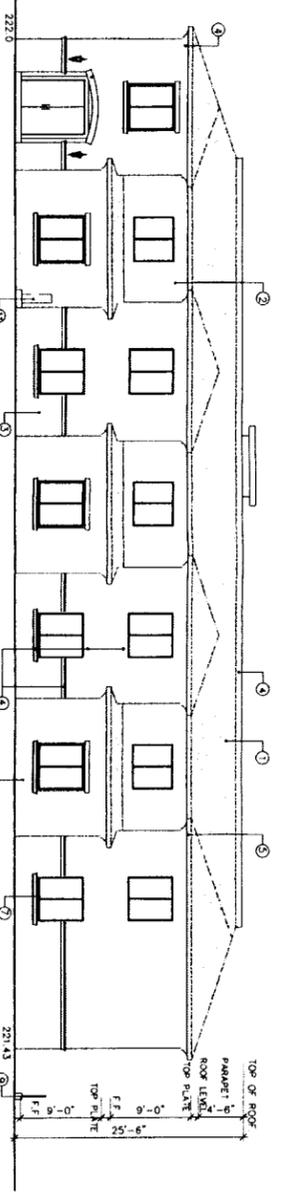




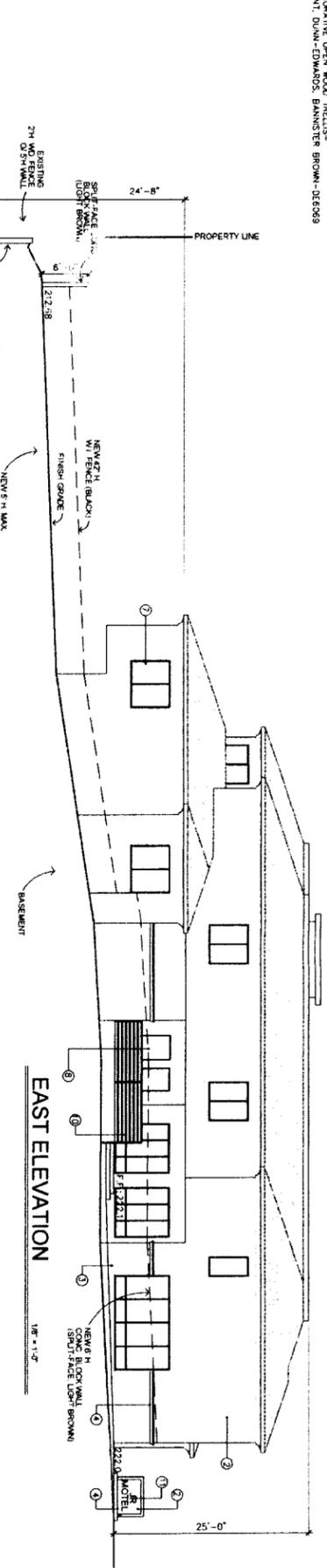
NOTE  
LIGHTING AND SIGNAGE IS NOT A PART OF THIS PLANNING REQUEST AND  
WILL BE UNDER SEPARATE PERMIT

ELEVATION KEY NOTES:

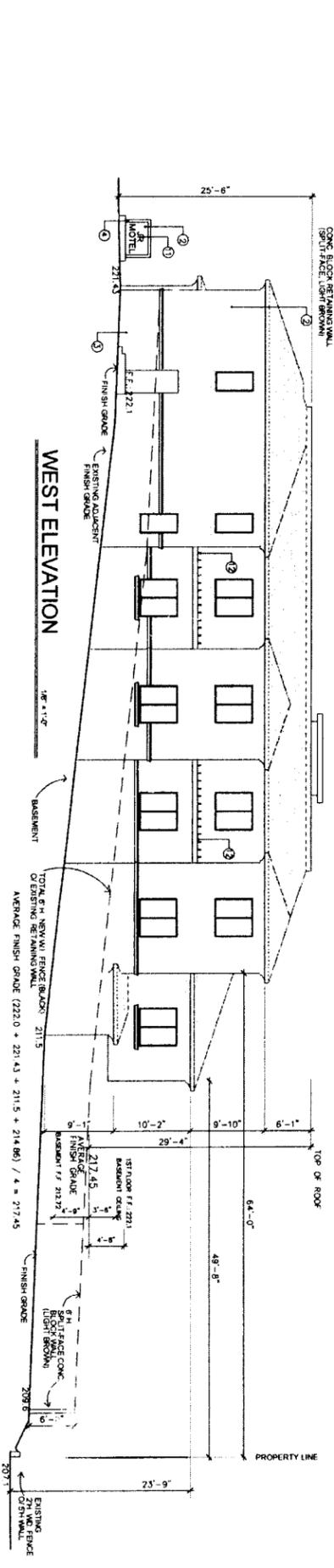
- ① ROOF TILE - ENGLE ROOFING CARSTRANO, 3645 TERRACOTTA, BROWN BLEND
- ② STUCCO FINISH - LAHARRA, PACIFIC SAND
- ③ STUCCO FINISH - LAHARRA, ALAMO
- ④ STUCCO MOLDING - PAINT, DUNN-EDWARDS, WHOLE WHEAT-DE6124
- ⑤ FLOA BO - PAINT, DUNN-EDWARDS, BANNISTER BROWN-DE6069
- ⑥ STONE VENEER - CORONADO, QUICK STACK, CARREL MOUNTAIN
- ⑦ VINYL FRAME WINDOW - BROWN
- ⑧ EXTERIOR DOOR - DUNN-EDWARDS, BANNISTER BROWN-DE6069
- ⑨ W/1 FENCE - BLACK
- ⑩ STEEL RAILING - BLACK
- ⑪ MONUMENT SIGN - 5' X 4' H. X 1' D., WITH 10" H. BLACK LETTERS
- ⑫ DECORATIVE OPEN WOOD TRELLIS - PAINT, DUNN-EDWARDS, BANNISTER BROWN-DE6069



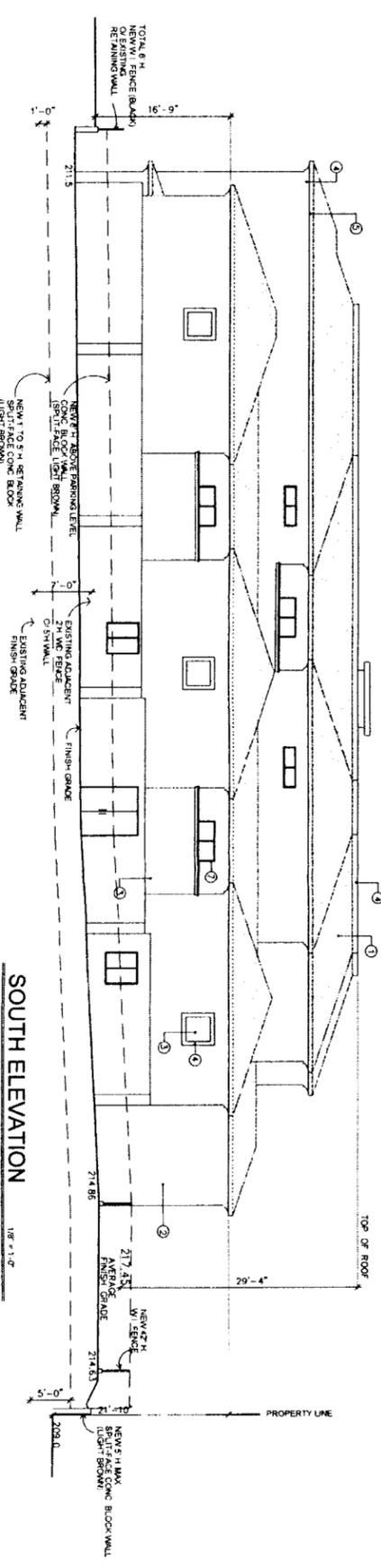
NORTH ELEVATION  
1/8" = 1'-0"



EAST ELEVATION  
1/8" = 1'-0"

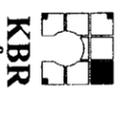


WEST ELEVATION  
1/8" = 1'-0"



SOUTH ELEVATION  
1/8" = 1'-0"

REVISION	DATE
10-1-14	
5-7-15	



**KBR & ASSOCIATES**  
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brnck@kbrassociates.com

**JR MOTEL**  
428 E. LINCOLN AVE.  
ORANGE, CA

Sheet **A-5** of 8  
Drawn Date 6-9-14



**PLANTING NOTES**

- Contractor shall provide water, utility, site conditions and plant quantities as indicated. Contractor shall have sole responsibility for any cost incurred due to shortage of existing utilities. Short material quantities are listed for the convenience of the Contractor. Actual number of plants shall be provided by the Contractor. Contractor shall verify the quantity of plants prior to construction. Contractor shall verify the quantity of plants prior to construction. Contractor shall verify the quantity of plants prior to construction.
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**PLANT LEGEND**

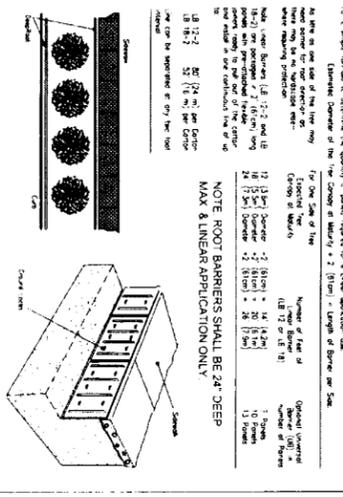
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS	WATER FACTOR	DETAIL/ SHEET
	Abutilon Mortini	NCH	24" box	2	Standard trunk	W	1/1-L-3
	Phlox oxyloba	Dole Palm	15" trunk	2	Moss Steaks	W	1/1-L-3
	Lobelia cardinalis	Bristle box	15 gal	19	Standard trunk	W	1/1-L-3
	Lobelia cardinalis	Bristle box	24" box	7	Standard trunk	W	1/1-L-3
	Juniperus scopulorum	Blue Arrow Juniper	15 gal	8	Standard trunk	W	1/1-L-3
<b>SHRUBS</b>							
	Nandina domestica	Heavenly Bamboo	5 gal	5		W	2/1-L-3
	Ligularia sibirica	Teardrop Plant	5 gal	48		W	2/1-L-3
	Phlox oxyloba	Yellow Mole Plant	5 gal	9		W	2/1-L-3
	Phlox oxyloba	Variegated Mole Orange	5 gal	37		W	2/1-L-3
	Sierisza reginae	Bird of Paradise	5 gal	32		W	2/1-L-3
<b>PERENNIALS</b>							
	Agapanthus africanus	Lily of the Nile	1 gal	65	Mixed colors	W	2/1-L-3
	Dietes bicolor	Fountain Lily	5 gal	11		W	2/1-L-3
	Hemerocallis hybrids	Daily	1 gal	29	Mixed colors	W	2/1-L-3
<b>VINES</b>							
	Ficus pumila	Creeper Fig	5 gal	13	plant @ 12" o.c.	W	4/1-L-3
<b>CANALCOVER</b>							
	Pedicularis pedicularis	Ny Geranium	10"ts	5	plant @ 12" o.c.	W	3/1-L-3
	Wysothem parviflorum	Diastole Wysothem	10"ts	32	plant @ 12" o.c.	W	3/1-L-3

**NOTE: SEE SHEET L-3 FOR IRRIGATION DETAILS**

**Linear Style Planting with DeepRoot Barriers**

Determine the correct number of plants to be used. The number of plants to be used is determined by the length of the planting area and the spacing between plants. The number of plants to be used is determined by the length of the planting area and the spacing between plants. The number of plants to be used is determined by the length of the planting area and the spacing between plants.

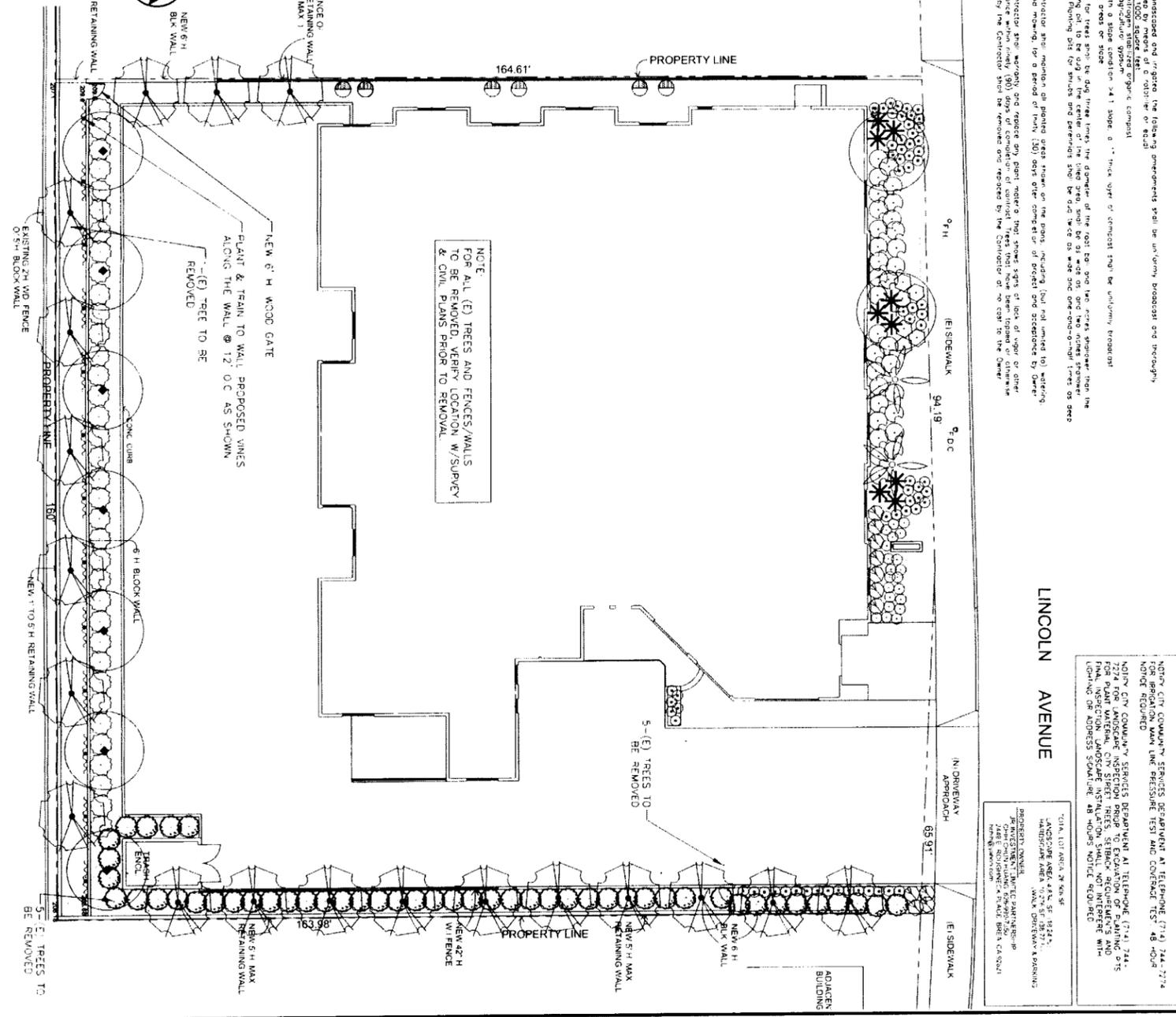
Planting Area Length	Number of Plants
10' - 12'	25 (21" o.c.) per Center
12' - 14'	33 (21" o.c.) per Center
14' - 16'	41 (21" o.c.) per Center
16' - 18'	49 (21" o.c.) per Center
18' - 20'	57 (21" o.c.) per Center



- For areas to be landscaped and irrigated, the following measurements shall be uniformly broadcast and thoroughly mixed with the soil.
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**NOTE: INSTALL ROOT BARRIERS TO ALL PROPOSED TREES PLANTED WITHIN (TWO) FEET ALONG ANY HARDSCAPE SURFACE, NOT AROUND THE TREE ROOT BALL.**

**MULCH INSTALLATION**  
Apply 3" layer of SPEC MULCH to beds by hand. Apply 2" layer of SPEC MULCH to beds by hand. Apply 2" layer of SPEC MULCH to beds by hand.



**CIVIL INSPECTIONS NOTES**  
CIVIL CITY COMMUNITY SERVICES DEPARTMENT AT TELEPHONE (714) 744-7774 FOR IRRIGATION MAIN LINE PRESSURE TEST AND COVERED TEST 48 HOURS NOTICE REQUIRED  
CIVIL CITY COMMUNITY SERVICES DEPARTMENT AT TELEPHONE (714) 744-7774 FOR LANDSCAPE INSPECTION PRIOR TO EXCAVATION OF PLANTING PIT'S FINAL INSPECTION LANDSCAPE INSTALLATION SHALL NOT INTERFERE WITH LIGHTING OR ADDRESS SIGNATURE 48 HOURS NOTICE REQUIRED

**PHIL MAY LANDSCAPE ARCHITECT**  
19371 MacArthur Street  
Irvine, CA 92715  
Phone 949.373.1989  
Fax 949.373.1988  
www.philmaylandscape.com

**JR MOTEL**  
428 E. LINCOLN AVENUE  
ORANGE, CA 92865

**PLANTING PLAN**

**REVISIONS**

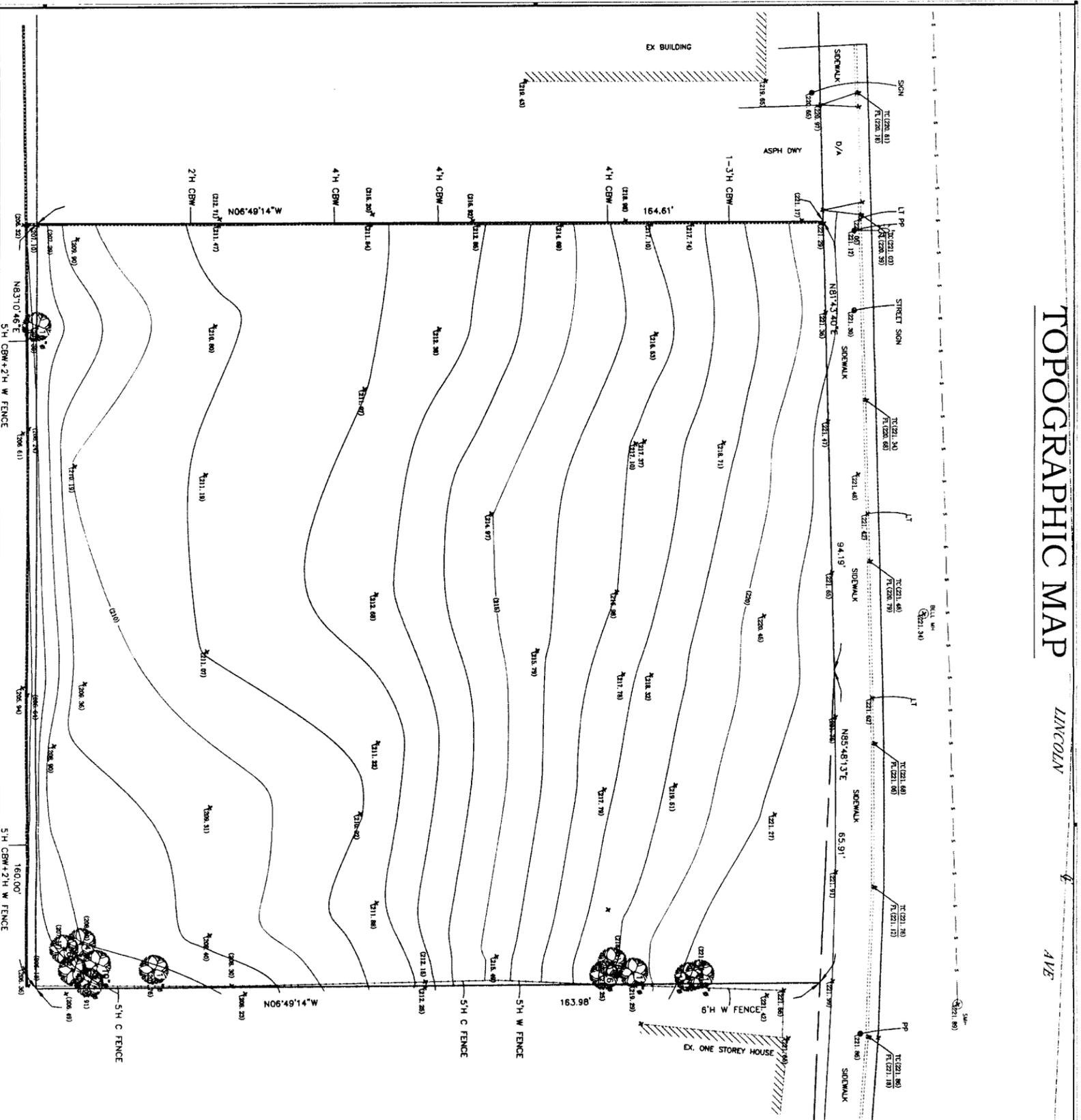
NO.	DATE	BY
08-07-2014		
10-01-2014		
01-18-2015		
04-07-2015		
04-30-2015		
05-07-2015		



# TOPOGRAPHIC MAP

LINCOLN

AVE



**SURVEYOR'S NOTES:**

1. ALL INFORMATION SHOWN ON THE DRAWINGS IS GIVEN AS THE BEST PRESENT KNOWLEDGE AND PERFORMED WITHIN GENERALLY ACCEPTED ENGINEERING PRACTICE BUT WITHOUT GUARANTEE OF ACCURACY, WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THE FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER SO THAT THE FUTURE RECORDS MAY BE MADE.
2. ESTABLISHMENT OF CONTOUR REPRESENTATION IS THE GRAPHICAL REPRESENTATION OF FIELD MEASURED ELEVATIONS ON MAP ELEVATIONS, AND SHOULD NOT BE INTERPRETED AS PRECISE GROUND CONDITIONS, ONLY AN INFINITE NUMBER OF FIELD MEASUREMENTS WOULD REPRESENT SUCH PRECISE CONDITIONS, WHICH OBVIOUSLY ARE NOT POSSIBLE AND INTENT OF THE RESULTING MAP.
3. THE BOUNDARY SHOWN HEREON HAS BEEN ESTABLISHED BASED ON THE RECORD DATA.

**LEGAL DESCRIPTION:**

PARCEL A:  
ALL OF LOTS 1, 2 AND 3 AND THE EAST 15 FEET OF LOT 4 AND THE EAST 100 FEET OF LOT 5 OF ORANGE BENCHMARK NO. 1E-119-06, SET IN THE SOUTHWEST CORNER OF A 4 FT. BY 3 FT. CONCRETE CATCH BASIN, MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF LINCOLN AVENUE AND GARDEN AVENUE AND 50 FT. EAST OF THE CENTERLINE OF ORANGE-OLIVE ROAD MONUMENT IS SET LEVEL WITH THE SIDEWALK ELEVATION: 298.01'

**PARCEL B:**

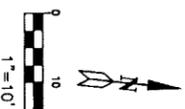
LOTS 4, 5, 6 AND 24 OF FOWLER'S ADDITION TO OLIVE HEIGHTS IN THE CITY OF ORANGE, CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 18 PAGE 71 OF MISCELLANEOUS MAPS, IN THE OFFICE OF COUNTY RECORDER OF LOS ANGELES COUNTY CALIFORNIA EXCEPT THE EAST 15 FEET OF LOT 4 APR. 374-301-09/374-301-10

**BENCHMARK:**

COUNTY OF ORANGE BENCHMARK NO. 1E-119-06  
DEPOSED BY OCS 2006 - FOUND 4" OCS ALUMINUM BENCHMARK DISK STAMPED "1E-119-06", SET IN THE SOUTHWEST CORNER OF A 4 FT. BY 3 FT. CONCRETE CATCH BASIN, MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF LINCOLN AVENUE AND GARDEN AVENUE AND 50 FT. EAST OF THE CENTERLINE OF ORANGE-OLIVE ROAD MONUMENT IS SET LEVEL WITH THE SIDEWALK ELEVATION: 298.01'

**ABBREVIATIONS/LEGEND:**

- CBW : CONC. BLOCK WALL
- C&G : CURB AND GUTTER
- D/A : DRIVEWAY APPROACH
- DWY : DRIVEWAY
- EX : EXISTING
- FF : FINISH FLOOR
- FL : FLOW LINE
- FS : FINISHED SURFACE
- GM : GAS METER
- HP : HIGH POINT
- PL : PROPERTY LINE
- PP : POWER POLE
- SD : STORM DRAIN
- SMH : SEWER MANHOLE
- DMH : DRAIN MANHOLE
- S/W : SIDEWALK
- TC : TOP OF CURB
- WF : WOODEN FENCE
- WM : WATER METER
- WV : WATER VALVE
- WH : WATER HYDRANT
- EM : EDMONSON PULL BOX
- SL : STREET LIGHT
- ST : STREET LIGHT BOX
- TS : TRAFFIC SIGNAL BOX
- EX : EXISTING ELEV.
- (532.00)--- : EXISTING CONTOUR
- W- -W- : WATER LINE
- S- -S- : STREET LIGHT
- W- -W- : WOOD FENCE
- C- -C- : CF / CHAIN LINK FENCE
- ⊕ : EXISTING TREE



<p>PROJECT LOCATION: 428 E. LINCOLN AVENUE ORANGE, CA 92865</p>	<p>DATE: 03-25-2014 JOB NO: 14-076-002 SCALE: 1"=10'</p>	<p>DESIGNED BY: [Blank] CHECKED BY: [Blank] DATE: [Blank]</p>	<p>REVISIONS: [Blank]</p>	<p><b>CALLAND ENGINEERING, INC.</b> dba QUARTECH CONSULTANTS 576 E. LAMBERT ROAD, BRECA, CA 92821 TEL: (714) 671-1050 FAX: (714) 671-1090</p>
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SHEET 1 OF 1 SH.

