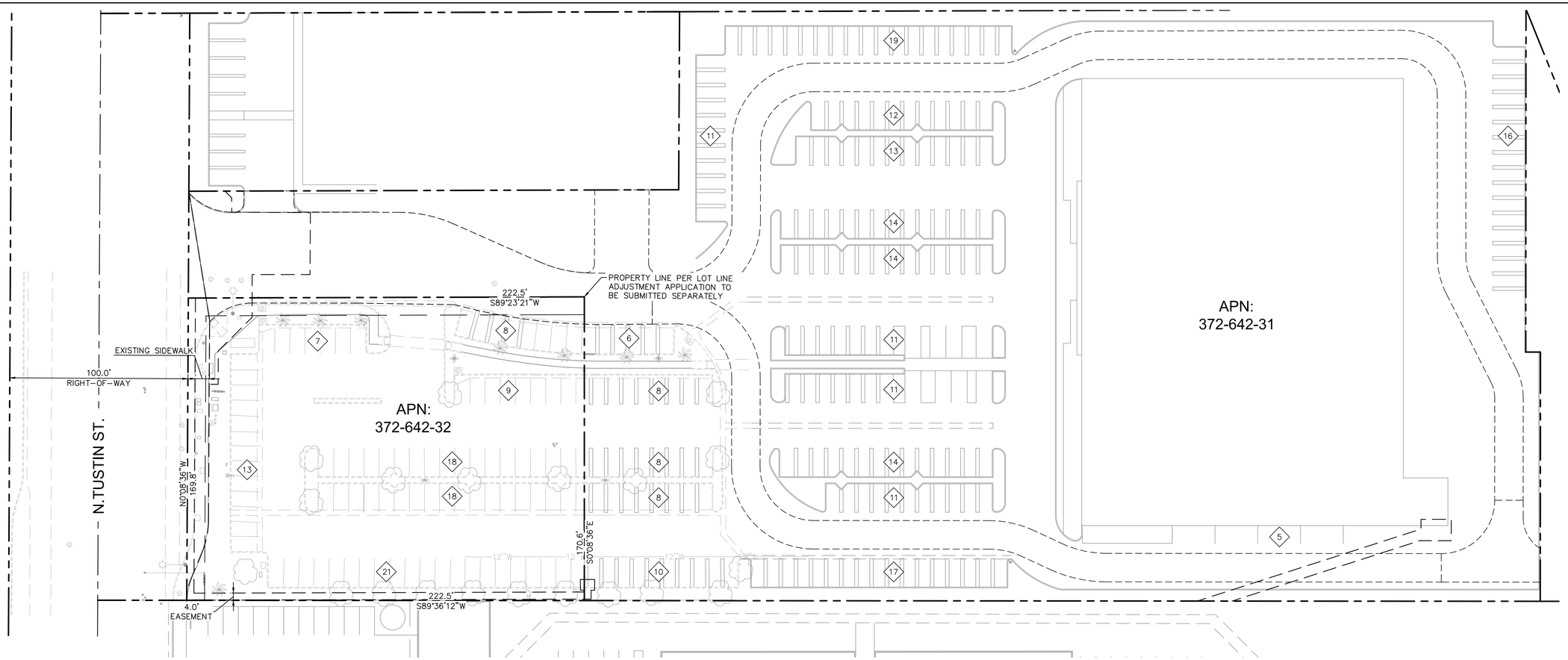

PROJECT TEAM

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STEPHEN THORP
BURNHAM WARD
860 NEWPORT CENTER DR, STE. 100
NEWPORT BEACH, CA 92660
(949) 992-2400
STHORP@BURNHAM-WARD.COM

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3600 SW BIRCH ST, STE. 120
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(949) 698-3320
JPHAM@BICKELGRP.COM

SITE INFORMATION

ADDRESS:	2355 N TUSTIN ORANGE, CA
ASSESSOR'S PARCEL NUMBER:	372-642-32

APN 372-642-31 PARKING COUNT

REQUIRED PARKING:	1 SPACE PER 250 SF OF GFA = 48,008 SF/250 = 192 SPACES
GROSS FLOOR AREA:	48,008 SF
EXISTING PARKING:	208 SPACES

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- BUILDING SETBACK
- CENTERLINE
- RIGHT-OF-WAY
- XX PARKING STALL COUNT

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

No.	REVISIONS	DATE	BY

Kimley»Horn
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1100 W TOWN AND COUNTRY ROAD,SUITE 700,
ORANGE, CALIFORNIA 92868
PHONE: 714-939-1030 FAX: 714-938-9488
WWW.KIMLEY-HORN.COM

KHA PROJECT 194705001
DATE 1/28/2025
SCALE AS SHOWN
DESIGNED BY IV
DRAWN BY KV
CHECKED BY AZ

OVERALL EXISTING CONDITIONS PLAN

2355 N TUSTIN
ORANGE, CA

SHEET NUMBER
C100

Plotted By:Zuwawa, Ahmed Sheet Set:Kha Layout:OVERALL EXISTING CONDITIONS PLAN January 28, 2025 06:06:34pm K:\ORA_LDEV\094688005 - BofA Orange\CAD\PlanSheets\Entitlement\OVERALL EXISTING CONDITIONS PLAN.dwg
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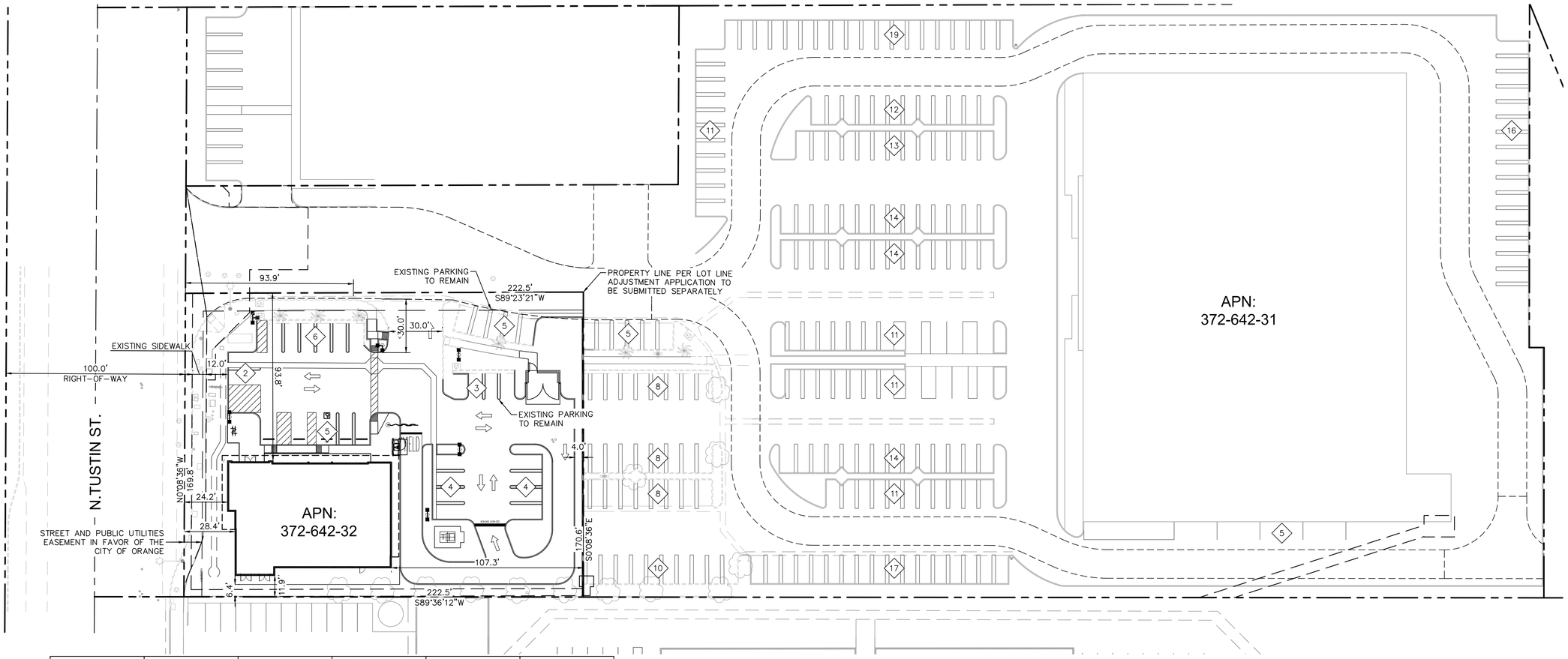

EXISTING USE	PROPOSED USE	ZONING DESIGNATION	GENERAL PLAN LAND USE DESIGNATION	OVERLAY DISTRICT	GROSS FLOOR AREA (GFA)
COMMERCIAL	BANK/FINANCIAL INSTITUTION	C-TR	GC	N/A	5,372 SF

ZONING STANDARDS

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	CONFORMS (YES/NO)
LOT AREA	–	34,080 SF; 0.78 AC	37,867 SF; 0.87 AC	N/A
MAX BUILDING HEIGHT	32 FT	N/A	20 FT	YES
SETBACKS				
FRONT YARD	10 FT	24 FT	24.2 FT	YES
REAR YARD	0 FT	0 FT	107.3 FT	YES
SIDE YARD (INTERIOR)	0 FT	0 FT	11.9 FT	YES
SIDE YARD (STREET SIDE)	10 FT	15 FT	93.8 FT	YES
FLOOR AREA RATIO (FAR) UTILIZING GROSS FLOOR AREA	1.0 MAX	0.0	(5,372 SF)/(37,867 SF) = 0.14	YES
LANDSCAPING				
FRONT YARD	10 FT	12 FT	12 FT	YES
REAR YARD	4 FT, OR 6 FT IF ADJACENT TO PERPENDICULAR PARKING	0	4 FT	YES
SIDE YARD (INTERIOR)	4 FT, OR 6 FT IF ADJACENT TO PERPENDICULAR PARKING	6 FT	6.4 FT	YES
SIDE YARD (STREET SIDE)				
WHEN ADJACENT TO PERPENDICULAR PARKING	6 FT	6 FT	6 FT	YES
PARKING AREA SCREENING FROM A PUBLIC STREET WITH 5-GALLON SHRUBS, 3 FEET ON CENTER	N/A	N/A	SCREENING PROVIDED ALONG WEST SIDE OF PROPERTY	YES
TRASH ENCLOSURES REQUIRE A 4-FOOT-WIDE LANDSCAPE PLANTER ON AT LEAST TWO SIDES	(2) 4' WIDE	N/A	(1) 6 FT WIDE, (1) 17.5 FT WIDE	YES
TREES REQUIRED, "UNLESS DETERMINED OTHERWISE THROUGH SITE PLAN REVIEW"	39	19	40	YES
TREES TO BE REMOVED	N/A	N/A	6	N/A
TREES TO BE ADDED	N/A	N/A	27	N/A
EXISTING TREES TO BE PRESERVED	N/A	13	13	N/A

ZONING STANDARDS

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	CONFORMS (YES/NO)
25% OF REQUIRED TREES SHALL BE 24-INCH BOX AND 75% SHALL BE IN 15-GALLON CONTAINERS	MINIMUM SIZE: 25% 24-INCH BOX & 75% 15-GALLON CONTAINERS	SOME EXISTING TREES TO REMAIN	MINIMUM SIZE: 24" BOX	YES
SHRUBS SHALL BE 5-GALLON EXCEPT FOR GROUNDCOVER	MINIMUM SIZE: 5-GALLON	EXISTING SHRUBS TO REMAIN	MINIMUM SIZE: 5-GALLON	YES
SHRUBS ARE ENCOURAGED AT THE FOUNDATION LINES OF ALL BUILDING ELEVATIONS SEEN FROM THE STREET IN A 5-FOOT MINIMUM WIDTH PLANTER. SHRUBS SHALL BE PLACED 3 FEET ON CENTER.	N/A	N/A	YES	YES
STREET TREES REQUIRED AS DETERMINED BY THE DESIGN REVIEW PROCESS	N/A	N/A	N/A	N/A
PERCENT OF PARKING AREA	N/A	N/A	68%	YES
IRRIGATED AREA TOTAL	N/A	N/A	9,371	N/A
IRRIGATED AREA ADDED	N/A	N/A	3,524	N/A
IRRIGATED AREA REMOVED	N/A	N/A	1,103	N/A
FENCE HEIGHT				
FRONT YARD	42 IN	–	–	N/A
INTERIOR SIDE YARD(S)	42 IN	42 IN	42 IN	YES
STREET SIDE YARD	42 IN	–	–	N/A
REAR YARD	8 FT MIN, 10 FT MAX	N/A	8 FT	YES
OFF STREET PARKING SPACES REQUIRED*	1 SPACES PER 250 SF OF GFA = 5,372/250 = 21.49 = 21 SPACES	94	21	YES
ACCESSIBLE PARKING SPACES REQUIRED	1	0	1	YES
DRIVE AISLE WIDTH	25 FT	25 FT	25 FT	YES
DRIVE AISLE ENTRY WIDTH AND DEPTH	30 FT X 30 FT	30 FT X 30 FT	30 FT X 30 FT	YES
LOADING ZONE	N/A	–	–	YES**
BICYCLE RACKS	1	0	1	YES
MOTORCYCLE PARKING SQUARE FEET	50 SF	0	117 SF	YES
TRASH ENCLOSURE SIZE	19 FT X 6 FT 10 IN	N/A	19 FT X 6 FT 10 IN	YES
LIGHTING				
KELVINS	N/A	4000K	4000K	YES
FIXTURE TYPE/BLINDER	N/A	HID SHOEBOX	LID	YES
PARKING LOT FOOT CANDLES	1 FOOT CANDLE	MIN: 0.6 FC MAX: 3.5 FC	MIN: 3.9 FC MAX: 7.4 FC	YES

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- BUILDING SETBACK
- CENTERLINE
- RIGHT-OF-WAY
- XX PARKING STALL COUNT

DEFERRED SUBMITTALS

DEFERRED SUBMITTALS FOR THIS PROJECT SHALL INCLUDE (BUT NOT LIMITED TO) THE FOLLOWING:

- FIRE SPRINKLER PLANS
- FIRE UNDERGROUND PLANS
- FIRE SPRINKLER MONITORING SYSTEM PLANS

REQUIRED FIRE FLOW

TYPE OF CONSTRUCTION PER BUILDING CODE:	TYPE IIB
FIRE-FLOW CALCULATION AREA:	AREA: 5,372 S.F.
FIRE-FLOW BASED ON FIRE FLOW CALCULATION AREA:	1,500 GPM
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%):	1,500 GPM
TOTAL FIRE FLOW REQUIRED (MINIMUM 1,500 GPM):	1,500 GPM

* EXISTING PARKING SPACES ON THE PARCEL ARE LESS THAN THE STANDARD 9' X 18' AS REQUIRED PER OMC SECTION 17.34.110. (22) STANDARD DIMENSION PARKING SPACES ARE PROPOSED WITH THIS PROJECT. (8) NON STANDARD DIMENSION PARKING SPACES ARE INTENDED TO REMAIN AS COMPACT SPACES.

** LOADING ZONE IS IDENTIFIED WITHIN THE LIMITS OF PROPOSED PARKING SPACES AS LOADING SPACE IS NOT ANTICIPATED TO BE USED AS PART OF REGULAR SITE OPERATIONS.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

No.	REVISIONS	DATE	BY

Kimley»Horn

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WWW.KIMLEY-HORN.COM

KHA PROJECT 194705001
DATE 2/21/2025
SCALE AS SHOWN
DESIGNED BY IV
DRAWN BY KV
CHECKED BY AZ

OVERALL PROPOSED SITE PLAN

2355 N TUSTIN
ORANGE, CA

SHEET NUMBER
C101

Plotted By: Zuwawa, Ahmed Sheet Set:Kho Layout:OVERALL PROPOSED SITE PLAN Mar 07/2025 11:08:06 K:\KOR\ADEVR\088888505 Bdl\for\orange\CAD\Plan Sheets\Entitlement\OVERALL SITE PLAN.dwg
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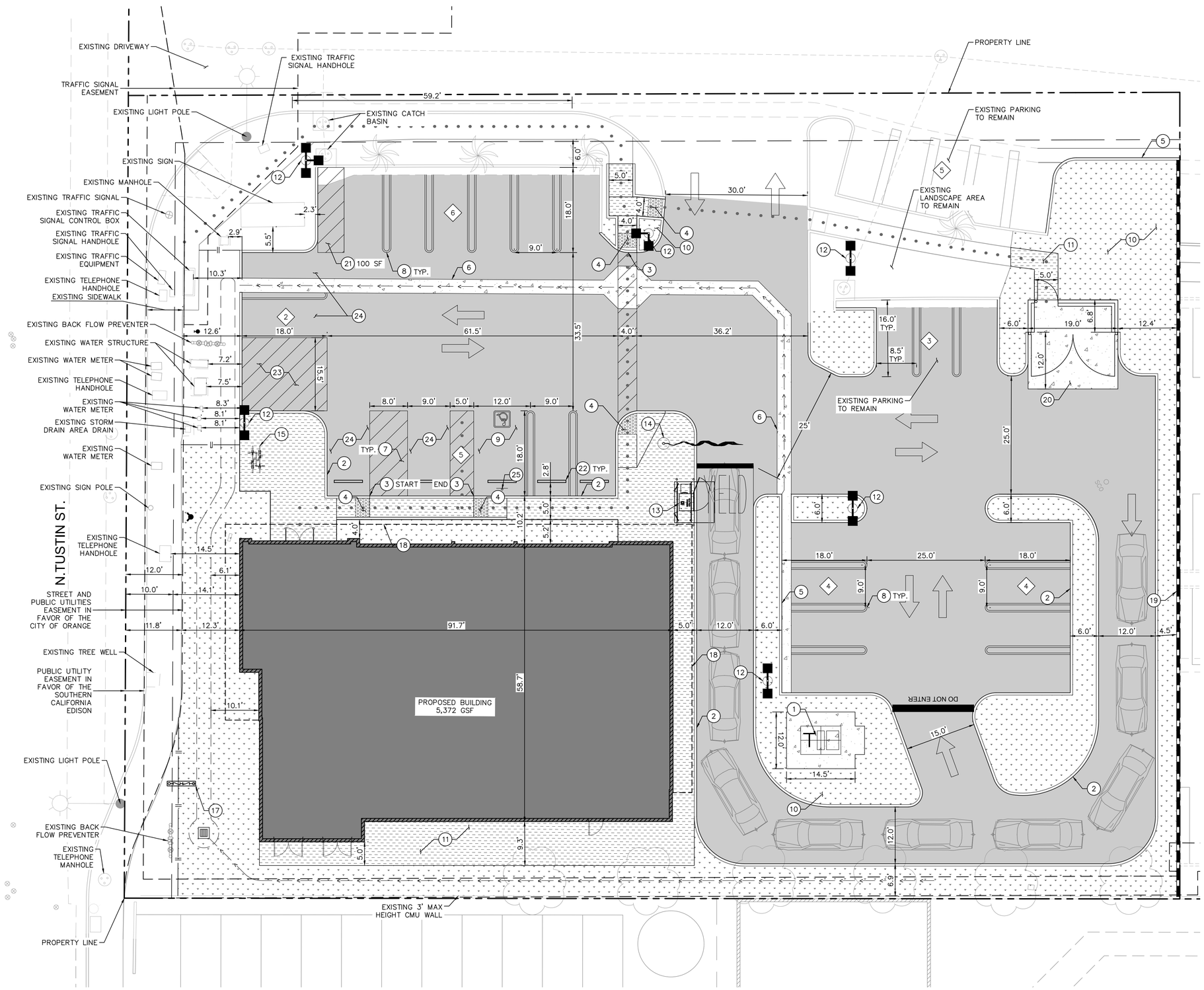

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- BUILDING SETBACK
- CENTERLINE
- BUILDING OVERHANG
- CIVIL LIMIT OF WORK LINE
- ACCESSIBLE PATH OF TRAVEL
- LIMITS OF GRADING
- PROPOSED LANDSCAPE AREA PER LANDSCAPE PLANS
- PROPOSED STANDARD DUTY CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE
- XX PARKING STALL COUNT

SITE PLAN NOTES

1. PROPOSED BUILDING TRANSFORMER
2. PROPOSED 6" CONCRETE CURB
3. PROPOSED 0" CONCRETE CURB
4. PROPOSED CURB RAMP PER DETAIL 5, SHEET C600
5. PROPOSED CURB AND GUTTER
6. PROPOSED VALLEY GUTTER
7. PROPOSED STRIPING PER DETAIL 2, SHEET C600
8. PROPOSED STANDARD PARKING STALL PER DETAIL 6, SHEET C600 AND OMC SECTION 17.34.130
9. PROPOSED VAN ACCESSIBLE PARKING STALL PER DETAIL 1, SHEET C600, DIMENSION PER PLAN
10. PROPOSED LANDSCAPE AREA
11. PROPOSED CONCRETE SIDEWALK
12. PROPOSED LIGHT POST
13. PROPOSED DRIVE-THRU ATM
14. PROPOSED FLAG POLE
15. PROPOSED BIKE RACK
16. PROPOSED WATER METER
17. PROPOSED BACK FLOW PREVENTER
18. PROPOSED BUILDING CANOPY
19. PROPOSED 8' CMU BLOCK WALL
20. PROPOSED TRASH ENCLOSURE PER CITY OF ORANGE STD. PLAN 409.
21. PROPOSED MOTORCYCLE PARKING
22. PROPOSED WHEEL STOP
23. PROPOSED LOADING SPACE AND VEHICLE TURNAROUND SPACE
24. PROPOSED EV CAPABLE PARKING SPACES PER 2022 CALGREEN 5.106.5.3.1
25. PROPOSED ACCESSIBLE PARKING SIGN PER DETAILS 3 AND 4, SHEET C600

GENERAL NOTES

1. KNOX BOX ACCESS SHALL BE PROVIDED AT THE MAIN ENTRY TO BUILDING EQUIPPED THROUGHOUT WITH A FIRE ALARM OR SPRINKLER MONITORING SYSTEM.
2. A. THE FIRE DEPARTMENT CONNECTION SHALL NOT BE AFFIXED TO THE BUILDING.

   B. THE FIRE DEPARTMENT CONNECTION SHALL BE LOCATED AT LEAST 40 FEET AWAY FROM THE BUILDING.

   C. THE FIRE DEPARTMENT CONNECTION SHALL BE LOCATED ON THE ADDRESS SIDE OF THE BUILDING.

   D. THE FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 40 FEET OF A HYDRANT ON THE SAME SIDE OF THE STREET AS THE HYDRANT.

   E. THE FIRE DEPARTMENT CONNECTION SHALL NOT PROVIDE PRESSURE TO AN ON-SITE HYDRANT.

   F. THE LOCATION OF THE FIRE DEPARTMENT CONNECTION SHALL BE APPROVED BY THE FIRE DEPARTMENT.

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

No.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM

KHA PROJECT	194705001
DATE	1/28/2025
SCALE	AS SHOWN
DESIGNED BY	IV
DRAWN BY	KV
CHECKED BY	AZ

PROPOSED SITE PLAN

2355 N TUSTIN
ORANGE, CA

SHEET NUMBER
C200

Know what's below. Call 811 before you dig.

Plotted By:Zuwawa, Ahmed Sheet Set:Kho Layout:C200 PROPOSED SITE PLAN January 28, 2025 06:06:56pm K:\ORA_LDEV\094688005 - BofA Orange\CAD\PlanSheets\Entitlement\HORIZONTAL CONTROL PLAN.dwg
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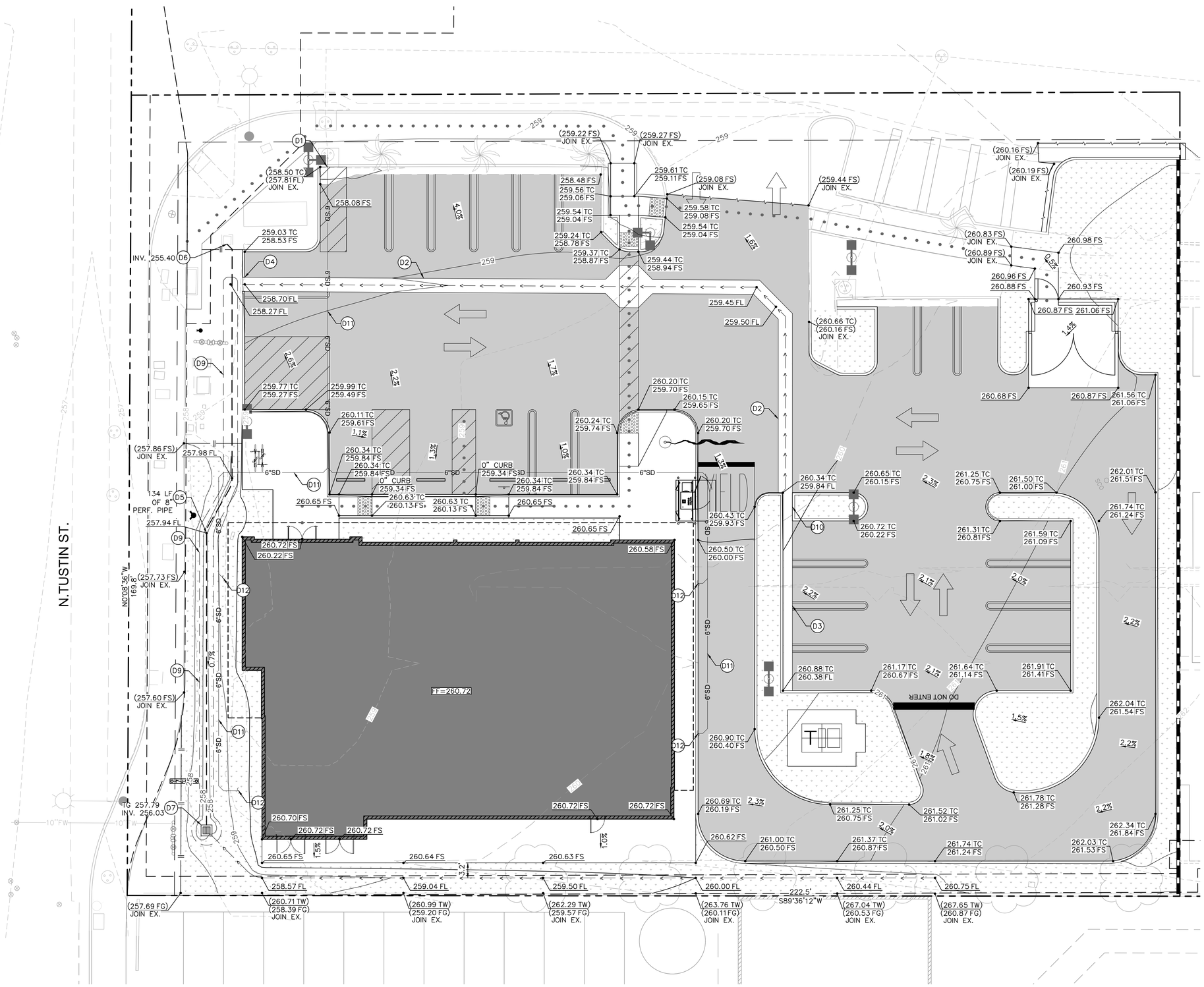
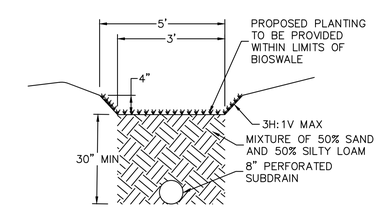


LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- BUILDING SETBACK
- CENTERLINE
- BUILDING OVERHANG
- CIVIL LIMIT OF WORK LINE
- ACCESSIBLE PATH OF TRAVEL
- LIMITS OF GRADING
- 84 — PROPOSED CONTOURS
- 84 — EXISTING CONTOURS
- R — PROPOSED RIDGE LINE
- GB — GB — PROPOSED GRADE BREAK
- PROPOSED FLOW LINE
- FFE — FINISH FLOOR ELEVATION
- FG — FINISHED GRADE
- FL — FLOWLINE
- LIP — LIP OF GUTTER
- TC — TOP OF CURB
- TG — TOP OF GRATE
- FS — FINISH SURFACE
- (83.50 TC) (83.00 FS) — EXISTING GRADE
- 83.50 TC 83.00 FS — PROPOSED GRADE
- X.X% — DIRECTION OF SLOPE
- PROPOSED LANDSCAPE

DRAINAGE NOTES

1. (D1) EXISTING CURB OPENING CATCH BASIN
2. (D2) PROPOSED CONCRETE VALLEY GUTTER
3. (D3) PROPOSED 6" CURB AND GUTTER
4. (D4) PROPOSED 3' CURB CUT
5. (D5) PROPOSED 8" PERFORATED PVC PIPE
6. (D6) CONNECT TO EXISTING CATCH BASIN
7. (D7) 18"X18" GRATE INLET WITH NON-TRAFFIC GRATE
8. (D8) PROTECT EXISTING SWALE IN PLACE
9. (D9) PROPOSED 3' WIDE BIOSWALE. SEE TYPICAL SECTION HEREON
10. (D10) PROPOSED 2' CURB CUT
11. (D11) PROPOSED STORM DRAIN LINE, SIZE PER PLAN
12. (D12) BUILDING STORM DRAIN POINT OF CONNECTION. REFER TO MEP PLAN FOR CONTINUATION.



BIOSWALE CROSS SECTION
NTS

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

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WWW.KIMLEY-HORN.COM

KHA PROJECT 194705001

DATE	1/28/2025
SCALE	AS SHOWN
DESIGNED BY	JV
DRAWN BY	KV
CHECKED BY	AZ

PROPOSED GRADING PLAN

2355 N TUSTIN
ORANGE, CA

SHEET NUMBER
C300

Know what's below. Call 811 before you dig.

Plotted By:Zuwawa, Ahmed Sheet Set:Kha Layout:C300 PROPOSED GRADING PLAN January 28, 2025 06:07:09pm K:\ORA_LDEV\094688005 - BofA Orange\CAD\PlanSheets\Entitlement\GRADING AND DRAINAGE.dwg
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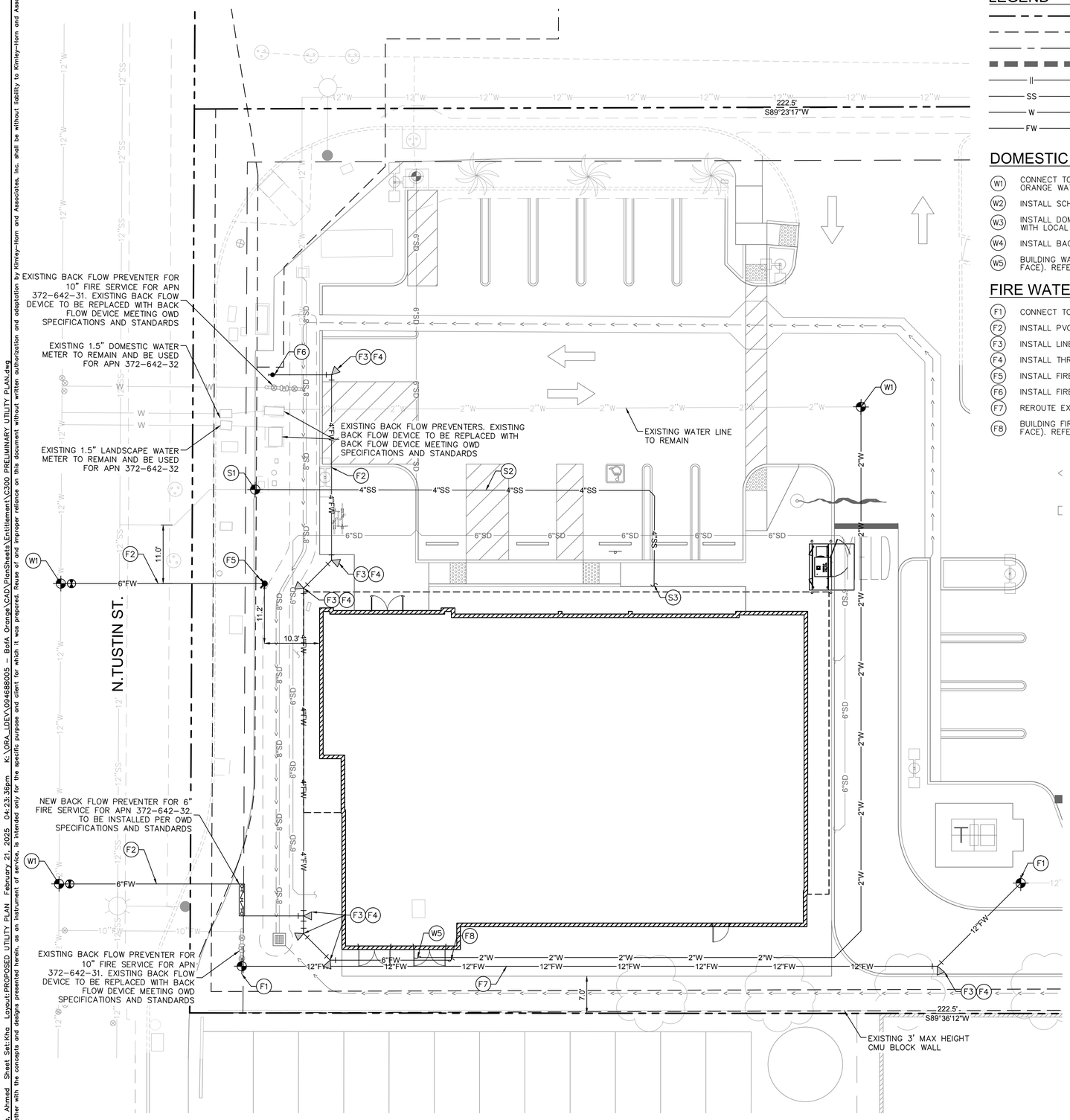


LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- CENTERLINE
- CIVIL LIMIT OF WORK LINE
- LIMITS OF GRADING
- SS — PROPOSED SANITARY SEWER PIPE
- W — PROPOSED WATER PIPE
- FW — PROPOSED FIRE WATER PIPE

DOMESTIC WATER

- (W1) CONNECT TO EXISTING WATER MAIN. COORDINATE TAP WITH ORANGE WATER DIVISION
- (W2) INSTALL SCHEDULE 80 PVC DOMESTIC WATER PIPE. SIZE PER PLAN
- (W3) INSTALL DOMESTIC WATER METER. SIZE PER PLAN. COORDINATE WITH LOCAL WATER PURVEYOR
- (W4) INSTALL BACK FLOW PREVENTER
- (W5) BUILDING WATER POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO MEP PLAN FOR CONTINUATION

FIRE WATER

- (F1) CONNECT TO EXISTING FIRE WATER LINE
- (F2) INSTALL PVC C900, CLASS 200, FIRE WATER LINE. SIZE PER PLAN
- (F3) INSTALL LINE SIZE PVC C-900 BEND. ANGLE PER PLAN
- (F4) INSTALL THRUST BLOCK
- (F5) INSTALL FIRE HYDRANT PER ORANGE WATER DIVISION STANDARDS
- (F6) INSTALL FIRE DEPARTMENT CONNECTION
- (F7) REROUTE EXISTING 12" FIRE WATER LINE
- (F8) BUILDING FIRE WATER POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO MEP PLAN FOR CONTINUATION

SEWER

- (S1) CONNECT TO EXISTING SANITARY SEWER STUB AT PROPERTY LINE
- (S2) INSTALL SDR-35 PVC SEWER LATERAL. SIZE PER PLAN
- (S3) BUILDING SEWER POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO MEP PLAN FOR CONTINUATION

IRRIGATION

NOTE: SEPARATE METERED WATER SERVICE AND BACKFLOW DEVICE TO BE PROVIDED FOR IRRIGATION LINE. FINAL LOCATION TO BE DETERMINED DURING PERMIT SUBMITTAL.

REQUIRED FIRE FLOW

TYPE OF CONSTRUCTION PER BUILDING CODE:	TYPE IIB
FIRE-FLOW CALCULATION AREA:	AREA: 5,372 S.F.
FIRE-FLOW BASED ON FIRE FLOW CALCULATION AREA:	1,500 GPM
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%):	1,500 GPM
TOTAL FIRE FLOW REQUIRED:	1,500 GPM

CITY OF ORANGE

WATER DIVISION PHONE: (714) 288-2475 FAX: (714) 744-2973 www.cityoforange.org

HYDRANT PRESSURE INQUIRY

The information presented in this document is provided as a courtesy and may be used for reference purposes only.
Contact Orange Fire Department at (714) 288-2541 to schedule a flow test for system design.

Date: 10/1/2024

Location: 2355 N Tustin St, Orange, CA, 92865

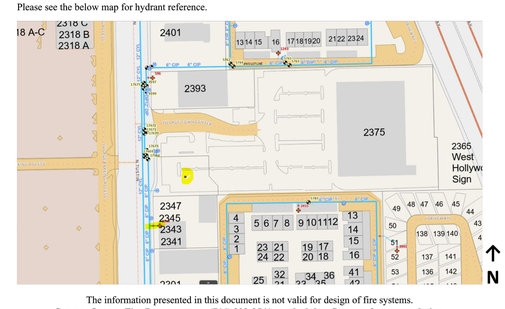
Information provided by: Chris Mielke

The City does not collect or provide pressure information for individual addresses or private systems.

The information that is provided is the latest available data from nearby City of Orange hydrant(s). This information is collected when hydrants go through a routine flushing. This is rough information and may only be used for reference purposes only. It cannot be used for official design calculations and submittals and it is not valid for design of fire systems.

Hydrant #	Flush Performed (Month-YY)	Static Pressure (PSI)	Residual Pressure (PSI)	Observed Flow (GPM)	Flow at 20 PSI (GPM)	Time Flush (Min)
2118	Nov-23	50	48	1163.938143	5023.647756	1

Please see the below map for hydrant reference.



The information presented in this document is not valid for design of fire systems.
Contact Orange Fire Department at (714) 288-2541 to schedule a flow test for system design.

WATER DIVISION • 189 S. WATER STREET • ORANGE, CA 92866-1591

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NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

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Kimley»Horn

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PHONE: 714-939-1030, FAX: 714-938-9488
WWW.KIMLEY-HORN.COM

KHA PROJECT 194705001
DATE 2/21/2025
SCALE AS SHOWN
DESIGNED BY IV
DRAWN BY KV
CHECKED BY AZ

PROPOSED UTILITY PLAN

2355 N TUSTIN

ORANGE, CA

SHEET NUMBER
C400

Plotted By:Zuwawo, Ahmed Sheet Set:Kha Layout:PROPOSED UTILITY PLAN February 21, 2025 04:23:36pm K:\ORA_LDEV\094688005 - BofA Orange\CAD\PlanSheets\Entitlement\C200 PRELIMINARY UTILITY PLAN.dwg
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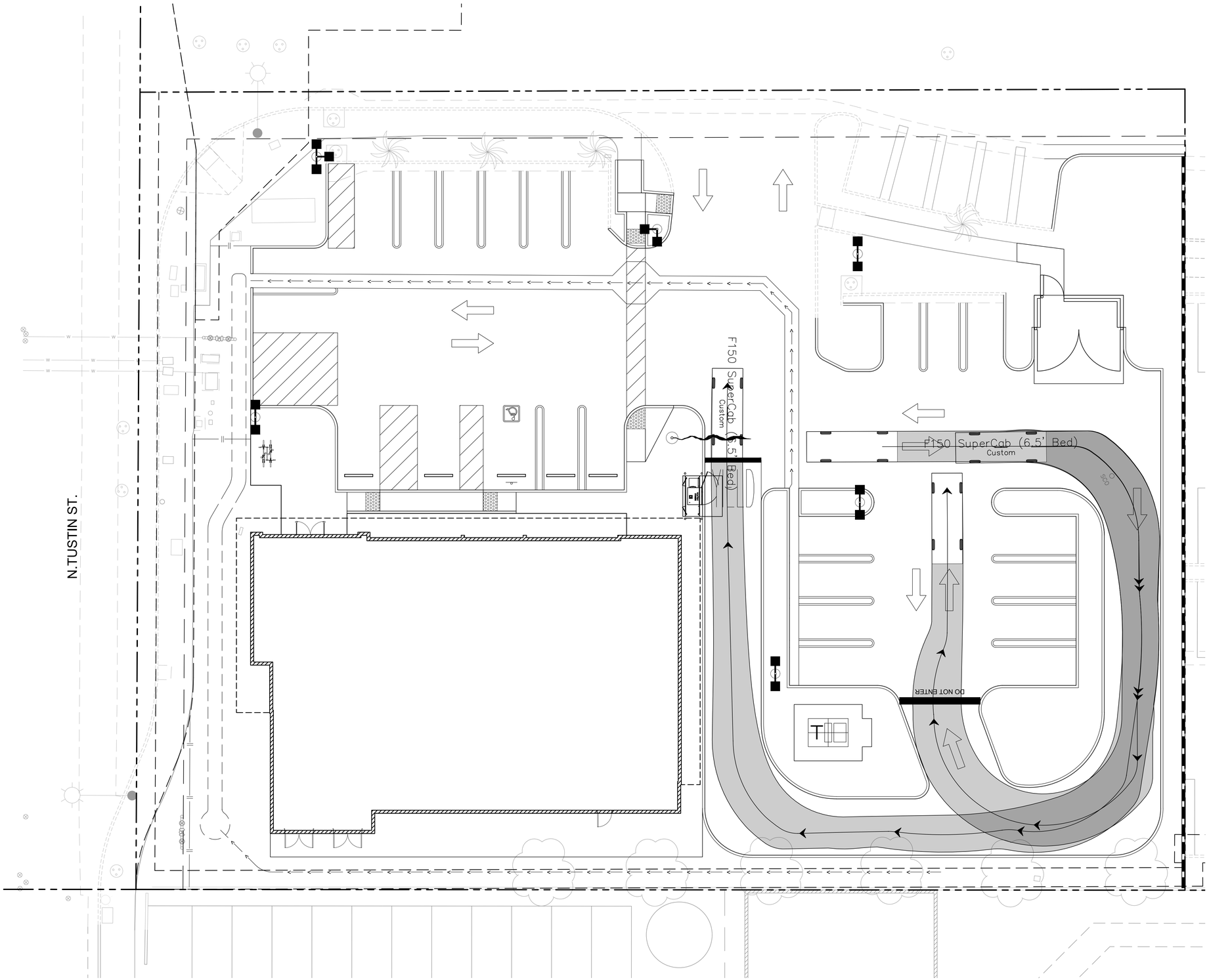
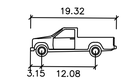


LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- BUILDING SETBACK
- CENTERLINE
- BUILDING OVERHANG
- CIVIL LIMIT OF WORK LINE



F150 SuperCab (6.5' Bed)

	feet
Width	: 6.50
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 31.5

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

No.	REVISIONS	DATE	BY

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DRAWN BY KV
CHECKED BY AZ

VEHICULAR TURNING MOVEMENT

2355 N TUSTIN

ORANGE, CA

SHEET NUMBER
C500

811 Know what's below. Call 811 before you dig.

Plotted By:Zuwawa, Ahmed Sheet Set:Kha Layout:VEHICULAR TURNING MOVEMENT January 28, 2025 06:07:26pm K:\ORA_LDEV\094688005 - Bofa Orange\CAD\PlanSheets\Entitlement\VEHICULAR TURNING MOVEMENT.dwg
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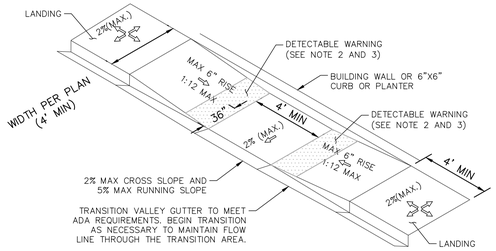
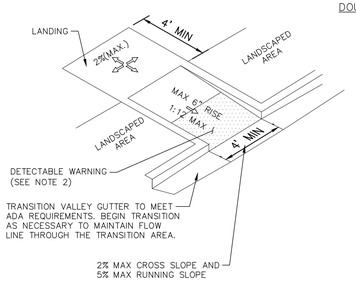
ALL ACCESSIBILITY DETAILS WILL BE REVIEWED AND APPROVED AS PART OF THE PERMIT REVIEW PROCESS AS REQUIRED AND ARE SHOWN FOR REFERENCE HEREON.



DOUBLE RAMP CURB RAMP

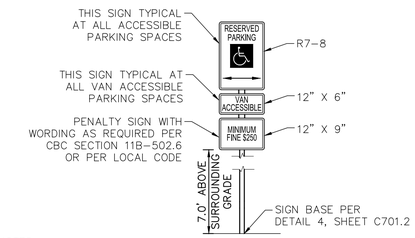


IN-LINE CURB RAMP

NOTES:

1. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS WHICHEVER ARE MORE STRINGENT.
2. CURB RAMPS SHALL HAVE A DETECTABLE WARNING EXTENDING THE FULL WIDTH OF THE CURB RAMP AND 3' DEEP. GROOVED SURFACES ON OUTDOOR CURB RAMPS ARE NOT PERMITTED. VERIFY LOCAL REQUIREMENTS WITH THE BUILDING DEPARTMENT. REFER TO TRUNCATED DOMES DETAIL AND REQUIREMENTS IN THE CALIFORNIA BUILDING CODE.
3. PARALLEL CURB RAMPS SHALL HAVE A DETECTABLE WARNING EXTENDING 36" DEEP ALONG THE FLUSH TRANSITION BETWEEN STREET AND SIDEWALK. REFER TO TRUNCATED DOMES DETAIL.
4. PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT- OF -WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET OR EXCEED LOCAL REGULATIONS.
5. CURB RAMP SURFACES (FLARES AND RAMP) SHALL HAVE A DIFFERENT TEXTURE FROM THE SURROUNDING PAVEMENT.
6. CURB RAMPS SHALL BE CONCRETE WITH STRENGTH OF 2500 PSI.
7. INSTALL 1/4" EXPANSION JOINT FILLER MATERIAL BETWEEN A NEW CURB RAMP AND THE EXISTING SIDEWALKS.
8. WATER PONDING WITHIN THE CURB RAMP LIMITS IS NOT ALLOWED.
9. NO GRADE BREAK IS ALLOWED ALONG THE RAMP SURFACE.
10. CROSS SLOPE OF THE CURB RAMP SURFACE SHALL BE LESS THAN 2%.
11. TRANSITION CHANGE IN ELEVATION IS NOT TO EXCEED 1/2" WITHIN AN ACCESSIBLE ROUTE.
12. DIAGONAL CURB RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.

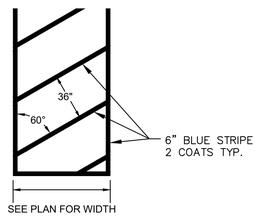
ACCESSIBLE RAMP DETAIL (5)
N.T.S.



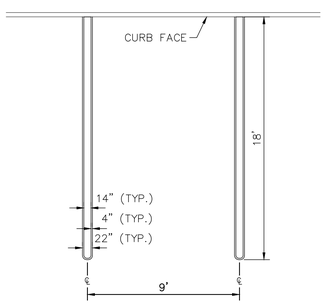
NOTES:

1. SIGNS SHALL CONFORM WITH THE MOST CURRENT CALIFORNIA MUTCD STANDARDS.
2. SIGNS SHALL BE MOUNTED ON A POST PER DETAIL 4.

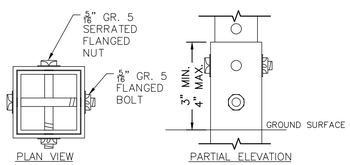
ACCESSIBLE PARKING SIGN DETAIL (3)
N.T.S.



ADA PATH-OF-TRAVEL STRIPING (2)
N.T.S.



STANDARD 90° PARKING STALL STRIPING (6)
N.T.S.



SQUARE TUBE BREAK AWAY POST

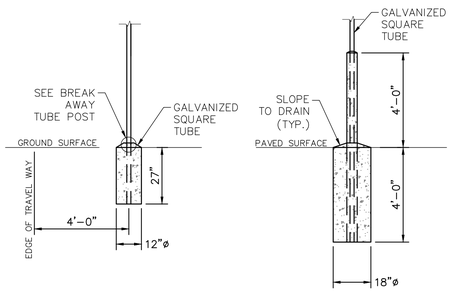
NOTES:

1. GALVANIZED SQUARE TUBE

POST TUBES – 2"x2"x3/16" 14ga
POST TUBE SHALL MEET ASTM A1011 GRADE 50.
POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

ANCHOR TUBE – 2-1/4"x2-1/4"x3/16" 14ga
HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.
STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.

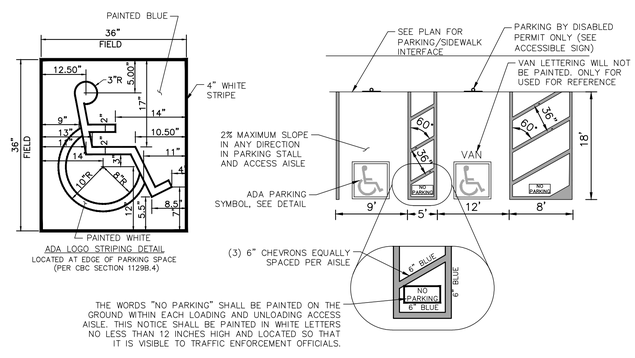
THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.



SINGLE POST

SINGLE POST WITH BOLLARD

SIGN BASE DETAIL (4)
N.T.S.



ACCESSIBLE PARKING STRIPING (1)
N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn
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WWW.KIMLEY-HORN.COM

KHA PROJECT	194705001
DATE	1/28/2025
SCALE	AS SHOWN
DESIGNED BY	IV
DRAWN BY	KV
CHECKED BY	AZ

DETAILS

2355 N TUSTIN
ORANGE, CA

SHEET NUMBER
C600

Plotted By:Zuwawa, Ahmed Sheet Set:Kha Layout:DETAILS January 28, 2025 06:07:34pm K:\ORA_LDEV\094688005 - Bofa Orange\CAD\PlanSheets\Entitlement\DETAILS.dwg
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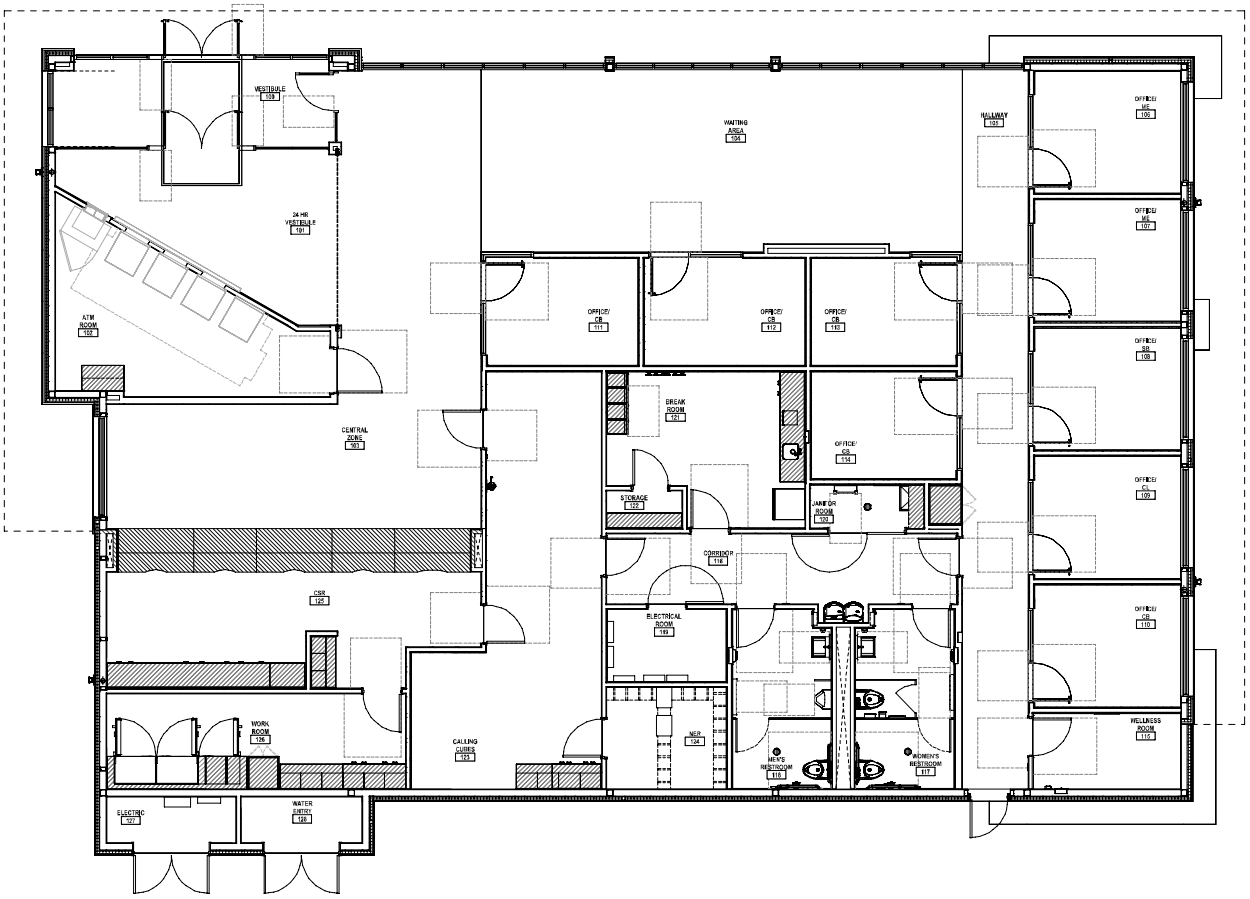

1 CONSTRUCTION PLAN
1/4" = 1'-0"

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ORANGE VILLAGE

2355 N TUSTIN ST
ORANGE, CA 92865

SERIAL NUM./MANH. ID: CA7-243
VERSION: -
BULLETIN: 02-2024

DELTA	ISSUE	DESCRIPTION	DATE

INTERIOR ARCHITECTS

LOS ANGELES
515 SOUTH FIGUEROA STREET,
SUITE 2050
LOS ANGELES, CA, 90071
TEL 213.623.2164

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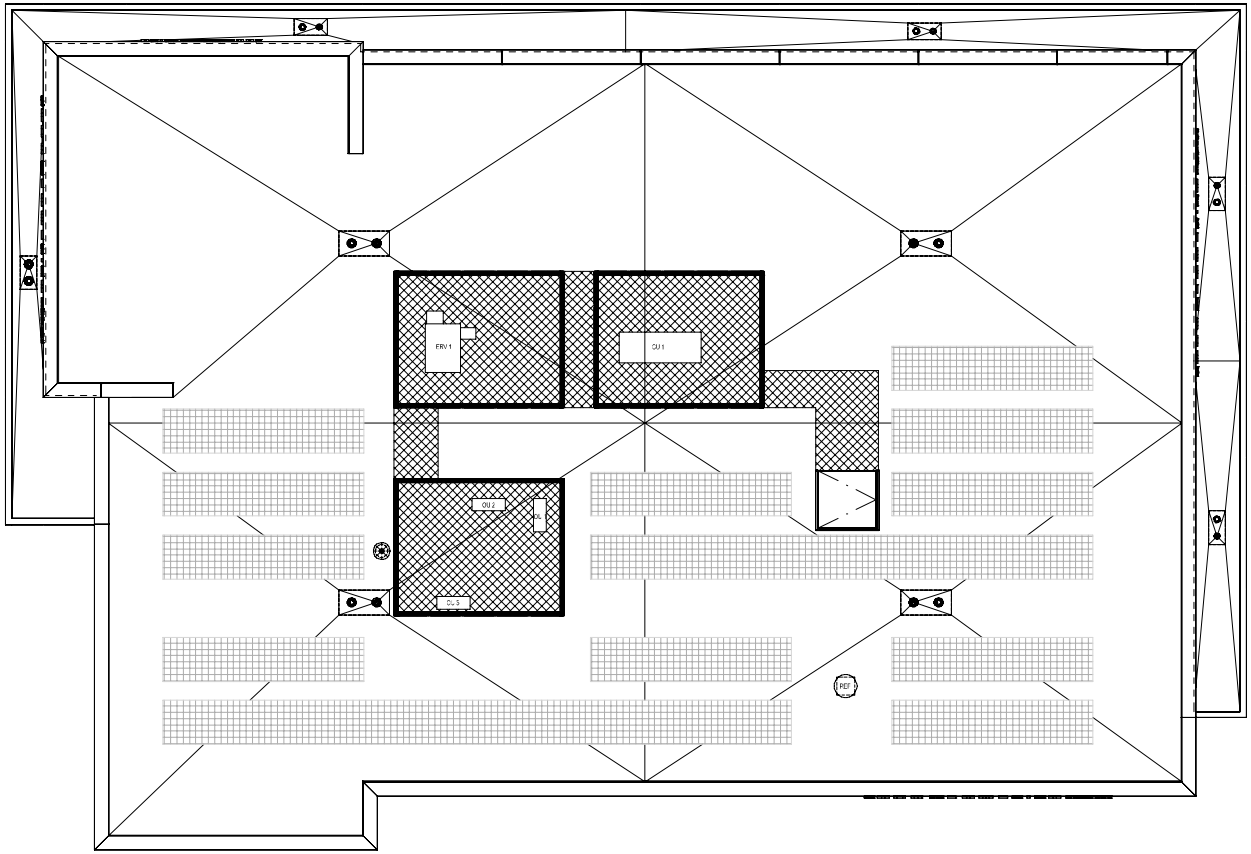
Owner Approval
173HOX,11X,0/9
Job No.
3/4" = 1'-0"
Scale

CONSTRUCTION PLAN

A02.01



1 ROOF PLAN
1/4" = 1'-0"

LEGEND

- ENERGY RECOVERY VENTILATION UNIT (ERV)
- CONDENSING UNIT (CU)
- PHOTOVOLTAIC ZONE
- ROOF EXHAUST FAN (REV)
- ROOF VENT (TV)
- ROOF HATCH
- PIPE PENETRATION
- FALL PROTECTION - ROOF TIE-OFF
- COMBINATION PRIMARY AND OVERFLOW DRAIN ASSEMBLY
  - PRIMARY DRAIN
  - OVERFLOW DRAIN
- TAPERED INSULATION CRICKET

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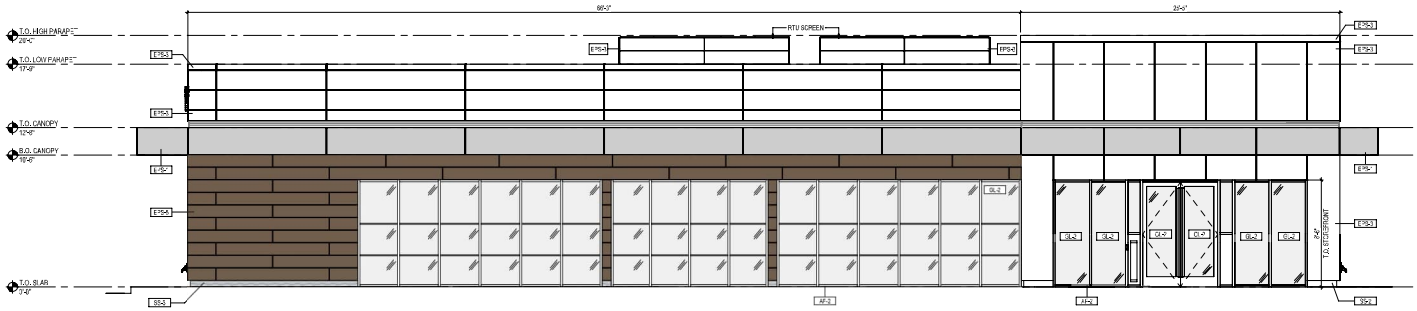
Owner Approval

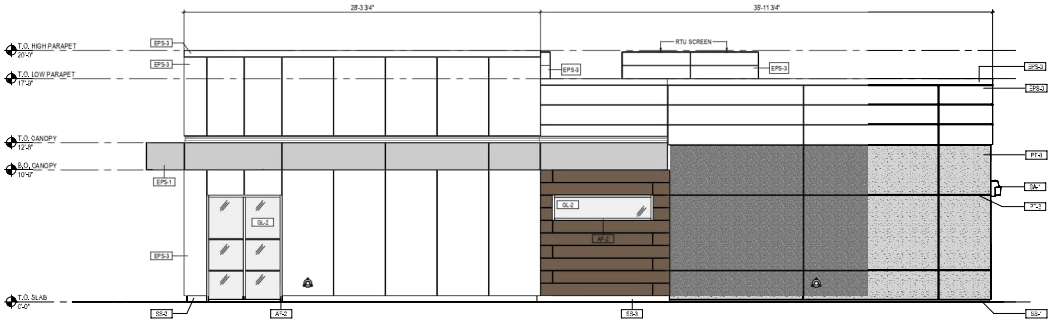
17BHDX.110.0/19	1/4" = 1'-0"
Job No.	Scale

ROOF PLAN

A02.02



1 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



2 EXTERIOR ELEVATION -EAST
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

ALUMINUM STOREFRONT

AF-2	ALUMINUM STOREFRONT SYSTEM: FRAME: PROVIDE CLEAR ANODIZED ALUMINUM FINISH

STUCCO / PLASTER

PT-3	PAREX USA PREMIER STUCCO: PAREX ARMOUR WALL 3000 STUCCO ASSEMBLY COLOR: BENJAMIN MOORE CHARCOAL SLATE FLAT

STUCCO ACCESSORIES

(PAINT TO MATCH STUCCO)

SA-2	NARROW CHANNEL SCREED

EXTERIOR CLADDING SYSTEM

EPS-1	CITADEL ENVELOPE 1000 RAINSCREEN (RS) FINISH: CITADEL CLEAR ANODIZED SATIN
EPS-2	CITADEL ENVELOPE 2000 RAINSCREEN (RS) FINISH: CITADEL ARCTIC WHITE SATIN
EPS-3	PURE-FREEFORM HORIZONTAL FLUSH WALL METAL PANEL SYSTEM, FINISH: ROMANO CEDRUS V343 SATIN

EXTERIOR METAL BASE

SS-1	BRAKE METAL BASE AT PT-03 COLOR SHALL MATCH WALL FINISH PER SAMPLE
SS-2	BRAKE METAL BASE AT EPS-3 & EPS-3A COLOR SHALL MATCH WALL FINISH PER SAMPLE
SS-3	BRAKE METAL BASE AT EPS-4 COLOR SHALL MATCH WALL FINISH PER SAMPLE

EXTERIOR PAINT

(PAINT TO MATCH STUCCO)

EXPT-17	BENJAMIN MOORE CHARCOAL SLATE FLAT

EXTERIOR SEALANT COLOR

GLAZING AT STOREFRONT	BLACK
METAL PANEL SIDING TO METAL PANEL SIDING	MATCH CLIP
WINDOW FRAMED STOREFRONT TO STUCCO	MATCH FRAME
METAL PANEL SIDING TO STUCCO	MATCH STUCCO
METAL PANEL SIDING TO STOREFRONT	MATCH FRAME

EXTERIOR LIGHTING SCHEDULE

WALL MOUNTED FIXTURE

SA-2	MANUFACTURER: CREE MODEL: SECURITY EDGE MODEL #: SEE-E06-S75-W-T04-U-BAC-BC-HK

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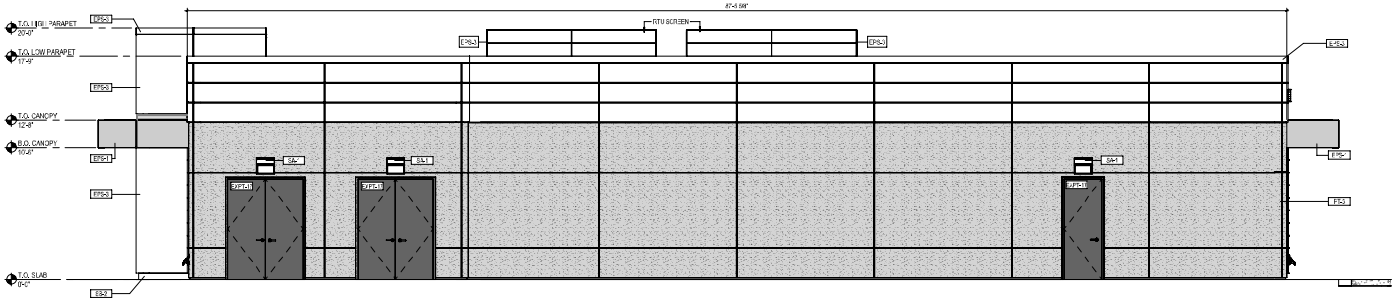
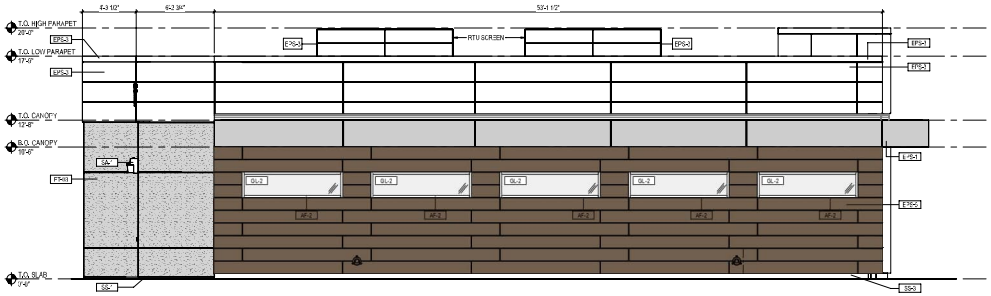
17BHOX.115V.0-19 — As Indicated
Job No. — Scale

EXTERIOR ELEVATIONS

A09.11



1 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



2 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

ALUMINUM STOREFRONT

AF-2	ALUMINUM STOREFRONT SYSTEM: FRAME: PROVIDE CLEAR ANODIZED ALUMINUM FINISH

STUCCO / PLASTER

PT-3	PAREX USA PREMIER STUCCO: PAREX ARMOUR WALL 300 STUCCO ASSEMBLY COLOR: BENJAMIN MOORE CHARCOAL SLATE FLAT

STUCCO ACCESSORIES

(PAINT TO MATCH STUCCO)

SA-2	NARROW CHANNEL SCREED

EXTERIOR CLADDING SYSTEM

EPS-1	CITADEL ENVELOPE 1000 RAINSCREEN (RS) FINISH: CITADEL CLEAR ANODIZED SATIN
EPS-2	CITADEL ENVELOPE 2000 RAINSCREEN (RS) FINISH: CITADEL ARCTIC WHITE SATIN
EPS-3	PURE-FREEFORM HORIZONTAL FLUSH WALL METAL PANEL SYSTEM, FINISH: ROMANOCE #SV043 SATIN

EXTERIOR METAL BASE

SS-1	BRAKE METAL BASE AT PT-03 COLOR SHALL MATCH WALL FINISH PER SAMPLE
SS-2	BRAKE METAL BASE AT EPS-3&EPS-3A COLOR SHALL MATCH WALL FINISH PER SAMPLE
SS-3	BRAKE METAL BASE AT EPS-4 COLOR SHALL MATCH WALL FINISH PER SAMPLE

EXTERIOR PAINT

(PAINT TO MATCH STUCCO)

EXPT-17	BENJAMIN MOORE CHARCOAL SLATE FLAT

EXTERIOR SEALANT COLOR

GLAZING AT STOREFRONT	BLACK
METAL PANEL SIDING TO METAL PANEL SIDING	MATCH CLIP
WINDOW FRAMED STOREFRONT TO STUCCO	MATCH FRAME
METAL PANEL SIDING TO STUCCO	MATCH STUCCO
METAL PANEL SIDING TO STOREFRONT	MATCH FRAME

EXTERIOR LIGHTING SCHEDULE

WALL MOUNTED FIXTURE

SA-1	MANUFACTURER: CREE MODEL: SECURITY CREE MODEL #: BES-B06-P5-W-T04-U-BLK-BC-HW

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ORANGE VILLAGE

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ORANGE, CA 92865

SERIAL NUM./MANH. ID: CA7-243
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Owner Approval

17BHOX110X-19	As Indicated
Job No.	Scale

EXTERIOR ELEVATIONS

A09.12