AGENDA

Design Review Committee

December 17, 2025

5:30 PM Regular Session

City Council Chamber
300 E. Chapman Avenue
Orange, CA 92866

Hayden Beckman
Planning Manager

Nathalie Adourian
City Attorney

Schyler Moreno
Administrative Assistant

MARYANNE SKORPANICH
Chair

JERICO FARFAN
Vice Chair

ANNE MCDERMOTT
Committee Member

ROBERT GROSSE
Committee Member

GREG LEDESMA
Committee Member

MICHAEL LOPEZ
Committee Member

ADRIENNE GLADSON
Committee Member

Welcome to the Design Review Committee Meeting. Regular meetings of the City of Orange Design Review Committee are held the first and third Wednesday of each month at 5:30 p.m.

Agenda Information

The agenda contains a brief general description of each item to be considered. Written materials relating to an item on the agenda that are provided to the Design Review Committee (DRC) after agenda packet distribution and within 72 hours before it is to consider the item will be made available for public inspection in the City Clerk's Office located at 300 E. Chapman Avenue, Orange, during normal business hours; at the DRC meeting; and made available on the City's website at www.cityoforange.org.

Public Participation

Design Review Committee meetings may be viewed on Spectrum Cable Channel 3 and AT&T U-verse Channel 99 or streamed live and on-demand on the City's website at www.cityoforange.org.

Pursuant to Government Code Section 54954.3, members of the public may address the Design Review Committee on any agenda items or matters within the jurisdiction of the governing body by using any of the following methods:

1) In-person

To speak on an item on the agenda, complete a speaker card indicating your name, address, and identify the agenda item number or subject matter you wish to address. The card should be given to City staff prior to the start of the meeting. General comments are received during the "Public Comments" section at the beginning of the meeting. No action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker unless a different time limit is announced. It is requested that you state your name for the record, then proceed to address the Committee. All speakers shall observe civility, decorum, and good behavior.

(Continued on page 2)

2) Written Public Comments via eComment

Members of the public can submit their written comments electronically for the DRC's consideration by using the eComment feature on the Agenda page of the City's website at www.cityoforange.org. To ensure distribution to the DRC prior to consideration of the agenda, we encourage the public to submit written comments by 3:00 p.m. the day of the meeting. All written comments will be provided to DRC Members for consideration and posted on the City's website after the meeting.

3) Public Comments via recorded voicemail message

Finally, the public can record their comments by calling (714) 744-7271 no later than 4:00 p.m. the day of the meeting. Recorded messages will not be played at the meeting, but will be provided to the Design Review Committee.

Please contact the City Clerk's Office at (714) 744-5500 with any questions.

ADA Requirements: In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the Clerk's office at (714) 744-5500. Notification at least 48 hours in advance of meeting will enable the City to make arrangements to assure accessibility to this meeting.

REMINDER: Please silence all electronic devices while DRC is in session.

APPEAL PROCEDURE

Any final determination by the Design Review Committee may be appealed, and such appeal must be filed within 7 calendar days after the action is taken. This appeal shall be made in written form to the Community Development Department, accompanied by an initial appeal deposit of $1,000.00.

The Community Development Department, upon filing of said appeal, will set petition for public hearing before the City Planning Commission at the earliest possible date.

If you challenge any City of Orange decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda or in written correspondence delivered to the Design Review Committee at, or prior to, the public hearing.

1. OPENING/CALL TO ORDER

1.1 PLEDGE OF ALLEGIANCE

Committee Member Anne McDermott

1.2 ROLL CALL

2. PUBLIC COMMENTS

Opportunity for members of the public to address the Committee on matters not listed on the agenda which are within the subject matter jurisdiction of the DRC, provided that NO action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker.

3. OLD BUSINESS

3.1. A request to demolish an existing detached one-car garage and non-original front porch and construct a 984 sq. ft. addition with a new 115 sq. ft. front porch to the existing single-family residence, along with a new 400 sq. ft. detached two-car garage, at 405 E. Toluca Avenue. (Design Review No. 5156). (Continued from October 15, 2025).

Recommended Action:

Continue to a date uncertain.

Attachments: Staff Report

4. NEW BUSINESS

4.1. A request to convert a historic warehouse building into a church at 527 W. Almond Avenue and 180 S. Cypress Street. (Design Review No. 5159).

Recommended Action:

1. Approve Design Review No. 5159 with staff recommended conditions.
2. Refer to Planning Commission for consideration.

Attachments: Staff Report
Attachment 1 Vicinty Map
Attachment 2 Applicant Justification Letter
Attachment 3 Project Plans
Attachment 4 Historic Resource Assessment
Attachment 5 Arborist Report
Attachment 6 Lighting Details

4.2. A request to remodel the interior, add 493 square-feet, and relocate an existing single-family home located in the Old Towne Historic District, at 629 E. Washington Avenue. (Design Review No. 5153).

Recommended Action:

Approve Design Review No. 5153.

Attachments: Staff Report
Attachment 1 - Vicinity Map
Attachment 2 - DPR Form
Attachment 3 - Project Plans
Attachment 4 - Historic Resource Assessment
Attachment 5 – Relocation Plan Assessment

4.3. A request to construct a new detached garage at the rear of a single-family home in the Old Towne Historic District located at 133 S. Clark Street. (Design Review No. 25-0024).

Recommended Action:

Approve Design Review No. 25-0024.

Attachments: Staff Report
Attachment 1 Vicinity Map
Attachment 2 DPR Form
Attachment 3 Project Plans
Attachment 4 Historic Resources Assessment

4.4. A request to install a new vehicular access gate on a commercial property located at 742 E. Main Street. (Design Review No. 25-0031, Minor Site Plan No. 25-0015).

Recommended Action:

Approve Design Review No. 25-0031 and Minor Site Plan No. 25-0015.

Attachments: Staff Report
Attachment 1 Project Plans
Attachment 2 Vicinity Map
Attachment 3 DRC 5057-21 Project Plans

5. ADJOURNMENT

The next Regular Design Review Committee meeting will be held on Wednesday, January 7, 2026 at 5:30 p.m., in the Council Chamber.

I, Schyler Moreno, Administrative Assistant for the City of Orange, hereby declare, under penalty of perjury, that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at the following locations: Orange Civic Center kiosk and Orange City Clerk's Office at 300 E. Chapman Avenue, Orange Main Public Library at 407 E. Chapman Avenue, Police facility at 1107 N. Batavia, and uploaded to the City's website www.cityoforange.org.

Date posted: December 11, 2025

Agenda Item

Design Review Committee

Item #: 3.1. 12/17/2025 **File #:** 25-0692

TO: **Chair and Members of the Design Review Committee**

THRU: **Hayden Beckman, Planning Manager**

FROM: **Arlen Beck, Associate Planner**

1. SUBJECT

A request to demolish an existing detached one-car garage and non-original front porch and construct a 984 sq. ft. addition with a new 115 sq. ft. front porch to the existing single-family residence, along with a new 400 sq. ft. detached two-car garage, at 405 E. Toluca Avenue. (Design Review No. 5156). (Continued from October 15, 2025).

2. SUMMARY

At its October 15, 2025 meeting, the Design Review Committee continued this item to the December 17, 2025, regularly scheduled Design Review Committee meeting in order to provide the applicant an opportunity to respond to DRC feedback regarding inconsistencies on the plans, overall site layout, proposed building architecture, reducing overall scale and floor area ratio of the project, landscaping, and updating the historic assessment to address the proposed demolition and cultural history of the property and structures.

3. RECOMMENDED ACTION

Continue to a date uncertain.

4. BACKGROUND INFORMATION

In response to the comments provided at the October 15, 2025, DRC meeting, the applicant is working with staff to address the feedback. The requested continuance to a date uncertain allows the applicant additional time to provide the requested information and revisions.

Agenda Item

Design Review Committee

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3. RECOMMENDED ACTION

Continue to a date uncertain.

4. BACKGROUND INFORMATION

In response to the comments provided at the October 15, 2025, DRC meeting, the applicant is working with staff to address the feedback. The requested continuance to a date uncertain allows the applicant additional time to provide the requested information and revisions.

Agenda Item

Design Review Committee

Item #: 4.1. 12/17/2025 **File #:** 25-0592

TO: **Chair and Members of the Design Review Committee**

THRU: **Hayden Beckman, Planning Manager**

FROM: **Arlen Beck, Associate Planner**

1. SUBJECT

A request to convert a historic warehouse building into a church at 527 W. Almond Avenue and 180 S. Cypress Street. (Design Review No. 5159).

2. SUMMARY

An adaptive re-use of a historic steel frame warehouse (West Building) to a church/religious assembly use and the remodel of an existing office building (East Building) with site improvements to the connecting plaza for Friends Church Orange located at 527 W. Almond Avenue (West Building) and 180 S. Cypress Street (East Building).

3. RECOMMENDED ACTION

1. Approve Design Review No. 5159 with staff recommended conditions.
2. Refer to Planning Commission for consideration.

4. BACKGROUND INFORMATION

Applicant: Kyle Zimmerman, Friends Church Orange

Property Owner: Lisa Perrine, Cibola Systems

Property Location: 527 W. Almond Avenue & 180 S. Cypress Street

General Plan Designation: Old Towne Mixed Use 15 (OTMIX15)

Zoning Classification: Old Towne Mixed Use-15 (OTMU-15)

Specific Plan: Orange Santa Fe Depot Specific Plan

Existing Development: Warehouse/Packing House building & Office Building

Associated Application: Conditional Use Permit No. 3236, Minor Site Plan Review No. 1191

Previous DRC Project Review: None.

5. PROJECT DESCRIPTION

The proposed project involves an adaptive reuse and rehabilitation of the historic 1925 Hangar Building, referred to as the West Building, located at 527 West Almond Avenue. The Friends Church Orange seeks to convert this large industrial structure into a functional assembly space while preserving the historic character that defines the building's architectural significance. The primary

intent is to construct new interior program spaces within the existing exterior envelope, allowing the church to utilize the expansive interior volume created by the building's 17-foot interior height, exposed bowstring steel trusses, and square footprint. This transition to an assembly use requires a Conditional Use Permit and is designed to maintain the building's essential historic features while accommodating contemporary operational needs.

A major component of the project is the rehabilitation of the Hangar's street-facing south and west façades, which are considered the building's primary historic elevations. The project calls for the retention and repair of the corrugated metal siding wherever feasible. Where deterioration has compromised material integrity, in-kind replacement panels will be installed to match the original profile and appearance. The historic steel windows on these façades are also proposed to be repaired and restored. Later-era metal louver panels, which replaced some of the original window units, will be removed when appropriate, allowing for the re-establishment of original window patterns and materials. Non-historic wooden-framed mesh screens that currently obscure window integrity are not proposed for rehabilitation and may be replaced with interior storm-window systems to achieve energy efficiency without altering the historic exterior appearance.

The project also incorporates a later addition to the building on its north side. This area includes a recessed loading dock and ramp, which will be filled to meet the interior finish floor level in order to support new program uses. The interior mezzanine located in the northeast corner, a non-original addition, will be integrated into the adaptive reuse program and will influence modifications to fenestration on the surrounding façades. This includes adjustments to clerestory windows and the introduction of new openings where necessary to allow for functional circulation and access.

The east façade faces the interior courtyard and is not visible from the public street, and in turn, it is treated as a secondary façade which allows for greater flexibility for modification. The project proposes a new primary entrance on this elevation, strategically placed in the same location as historic sliding doors. The new entrance will feature paired glazed doors with a transom above, designed to be compatible with but distinct from the original industrial steel window systems. The creation of this primary entry necessitates the removal of two clerestory windows, though their frames may be retained or reused elsewhere to maintain the historic fenestration of the east elevation. Additionally, the northern portion of the east façade will be modified to include a new aluminum storefront system serving a proposed coffee shop. These alterations are considered appropriate under the Secretary of the Interior's Standards because they occur on a secondary elevation, support new programmatic needs, and remain distinguishable from yet compatible with the historic materials.

The adjacent East Building at 180 South Cypress Street is not historically designated and therefore is subject to fewer constraints. Minimal changes are proposed to its exterior, while interior remodel work will allow it to function as supporting program space for the church. Together with the Hangar Building, the East Building forms a unified campus connected by a shared courtyard. This courtyard will receive significant landscape, hardscape, lighting, and circulation improvements and will serve as the central gathering and access point for the new church facility. The new primary entrance to the Hangar Building will open onto this courtyard, enhancing flow between the two structures and activating the exterior space.

Landscape impovements include replacing two mature trees (L. confertus) along Almond Avenue with Desert Museum Palo Verdes (C. X 'Desert Museum') to provide a more welcoming entry into the courtyard. These will be anchored by Dwarf Olives and Mat Rushes to complement the landscaping that continues throughout the courtyard. In addition, three Marina Strawberry trees (A. 'Marina') will shade the flexible common area and mitigate heat island. The planting specified has water

requirements that range from very low to low, and are adapted the local climate to resist drought. All irrigation on-site will be on a drip system in an effort to maximize water conservation

The rehabilitation approach emphasizes repair over replacement, adherence to historically appropriate materials, differentiation of new components, and use of original openings where possible. The result is a sensitive and thoughtful adaptive reuse that enables modern church operations while respecting and preserving the significant architectural features of the Hangar Building.

6. EXISTING SITE

The project site is located at the northwest corner of West Almond Avenue and South Cypress Street, immediately east of the active railroad tracks. The property is developed with two primary structures: the historic packing house building, commonly known as the “Hangar” building and referred to as the West Building for this project, located at 527 West Almond Avenue, and the adjacent East Building, originally constructed as a commercial structure, and subsequently converted into an office building. A central open plaza and hardscape area separates the two buildings and provides shared pedestrian access between them.

The Hangar building is an approximately 11,452-square-foot industrial warehouse constructed in 1925 with a distinctive corrugated metal siding façade and bowstring truss roof characteristic of early 20th-century agricultural and transportation-related industrial architecture. The building is a designated Contributor to the National Register of Historic Places Old Towne Historic District and retains significant historic integrity, as documented in the submitted Historic Resources Assessment (Attachment 4). The adjacent East Building, constructed in 1948 and measuring approximately 6,447 square feet, exhibits a more contemporary commercial architectural style and is not considered a historic resource.

Historically associated with Orange’s packing and rail distribution industries, the site today retains much of its historic industrial character and continues to be defined visually and structurally by the prominent Hangar building and its relationship to the railroad corridor.

7. EXISTING AREA CONTEXT

The property is located at the corner of W. Almond Avenue and S. Cypress Street and on the east side of the Atchison, Topeka, and Santa Fe railroad tracks in the Old Towne Historic District. It is surrounded by a mix of uses, including commercial properties to the west (across BNSF Railway), industrial/commercial properties to the north and south, and residential properties to the east.

8. ANALYSIS OF THE PROJECT

East Elevation Changes:

The proposed design changes to the east elevation, which, while not street-facing, may have historically functioned as a primary entrance due to the presence of original sliding doors. The church's new main entrance will also be located on this elevation; the Design Review Committee (DRC) is encouraged to consider its significance. The applicant notes that the east façade’s location, facing the courtyard rather than the street, allows greater flexibility for adaptive reuse. The proposed design retains the historic dual sliding doors in their open position, thereby preserving the original entry location while allowing a contemporary church entrance in a manner consistent with the Secretary of the Interior’s Standards, which encourages differentiation between new and historic materials to avoid creating a false sense of history.

Window Fenestration:

Regarding fenestration, the east elevation maintains the rhythm of the existing clerestory windows. The only exception occurs at the new entrance, where two clerestory windows will be retained as "blind" windows, visible on the exterior but no longer functioning due to interior program needs. This approach preserves the original fenestration pattern to the greatest extent feasible while accommodating the new entrance design.

Exterior Materials:

The Secretary of the Interior's Standards prioritize repair of historic materials and in-kind replacement when deterioration is too severe. The project proposes to restore the corrugated metal siding on the primary warehouse portion of the east façade. Research confirmed that the adjacent single-story massing was not part of the original structure, and therefore differentiated materials are appropriate in that location. The bronze vertical siding is limited to cladding the non-historic single-story portion, replacing degraded modern materials. Additionally, the project proposes a smooth concrete finish that is more compatible with the existing concrete block base and the building's industrial character.

9. ADVISORY BOARD RECOMMENDATION

The Staff Review Committee (SRC) conducted reviews of the project on August 21, 2024, December 4, 2024, March 5, 2025, and April 30, 2025. On October 2, 2025, SRC recommended that the project proceed to the Design Review Committee.

10. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project and posted at the project site on or before December 4, 2025.

11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 - Existing Facilities), and Section 15331 (Class 31 - Historic Resource Rehabilitation/Restoration) because the project consists of an adaptive re-use which will result in the restoration or rehabilitation and minor alteration of existing deteriorated private structures involving negligible or no expansion of the former use and does not involve an addition of more than 10,000 square feet where the project can be served by all public services and is not located in an environmentally sensitive area. Alterations to the exterior and interior of the historic building are compatible with the character of the historic packing house and will not negatively impact historic materials or features, in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties.*

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Based on the following Findings and statements in support of such Findings, staff recommends the DRC make a final determination on the proposed project with recommended conditions (Orange Municipal Code 17.10.070.G).

1. In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for the project (OMC 17.10.070.G.1).

   The proposed project is in conformance with the Historic Preservation Design Standards for Old Towne, which are the prescriptive design criteria for projects within the Old Towne Historic District. The project is also in conformance with the goals and policies of the Santa Fe Depot Specific Plan in that it preserves and rehabilitates a historic industrial property for continued use. Other site improvements, including parking lot striping, landscaping, and façade

improvements are reversible and consistent with the character of the property. The design incorporates features and materials that are compatible with the architectural style and character of the historic property to create an internally consistent site.

2. In any National Register Historic District, the proposed work complies with the Secretary of the Interior's (SOI) standards and guidelines (OMC 17.10.07.G.2).

   Projects found to be in conformance with the Historic Preservation Design Standards for Old Towne are generally considered to be in conformance with the *SOI Standards*. In conformance with Standards 2 and 5 of the *SOI Standards*, the project will not remove distinctive features that characterize the historic property. The historic building "hangar" building will be rehabilitated and preserved as part of this project. In conformance with Standards 9 and 10, new features of the design will not destroy historic materials or features that characterize the historic buildings and will be distinct from historic elements. The proposed project is in conformance with the *SOI Standards.*

3. The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).

   Projects located within the Old Towne Historic District must comply with the Historic Preservation Design Standards for Old Towne and *SOI Standards* (as applicable). As described above, the proposed work complies with these design standards. The project is also in conformance with the standards and policies of the Santa Fe Depot Specific Plan.

13. CONDITIONS

The approval of this project is subject to the following conditions:

General:

1. These conditions shall be reprinted on a dedicated sheet (or sheets) of the construction documents when submitted to the Building Division for plan check review.

2. The project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the entitlement plans including modifications required by conditions of approval, and as recommended for approval by the Design Review Committee. After the application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting. If the Community Development Director determines that any proposed change is substantial, they may refer the plans to the Design Review Committee for subsequent review and determination.

3. The applicant agrees, as a condition of City's approval of CUP-3236, SP-1191, and DRC-5159 to indemnify, defend, and hold harmless, at the applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action, or proceeding brought

against the City, including, but not limited to, any claim, action, or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void, or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA"), or to challenge the reasonableness, legality, or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action, or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action, or proceeding. City may, in its sole discretion, participate in the defense of any claim, action, or proceeding but such participation shall not relieve the applicant of the obligations of this condition. In the event that the applicant is required to defend City in connection with such claim, action, or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the matter in which the defense is conducted, and approve all significant decisions concerning the manner in which the defense is conducted and approve any and all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgement rendered in the proceeding. Further, applicant agrees to indemnify, defend, and hold harmless the City for all costs and expenses incurred in enforcing this provision.

4. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use will be cause for revocation of this permit.

5. Building permits shall be obtained for all future construction work, as required by the City of Orange, Community Development Department's Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.

6. If use or construction is not commenced, the project approval expires twenty-four months from the approval date of the final authorizing body. Extensions of time may be granted, if requested in writing in accordance with OMC Section 17.08.060.

7. In conjunction with construction, all activity will be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays.

8. Any graffiti shall be removed within 72 hours from the applicant/property owner's receipt of the City's notification. Notification shall be deemed received in sent by certified mail to the mailing address of the applicant/property owner.

9. Prior to building permit issuance, the applicant shall demonstrate to the satisfaction of the Community Development Director that all mechanical and air conditioning equipment shall be shielded and screened from view from adjacent streets and properties. The screening shall be integrated architecturally with the building and painted to match the walls of the building.

10. Plans submitted for Building Plan Check shall comply with the California Fire Code as

amended by the City and as frequently amended in effect at the time of application for Building Permit.

Signage

11. All signage shall comply with OMC Chapter 17.36 Sign Regulations. Project signage shall be subject to review and approval by the Community Development Director or designee. Sign permits are required. Should a sign program be required in the future, a new application shall be submitted to the City for review and approval.

Landscaping:

12. Prior to building permit issuance, final landscape plans for the project shall be designed to comply with the City's Water Efficient Landscape Guidelines as described in Section IX et al of the City of Orange Landscape Standards and Specifications. The project landscape architect shall submit documentation verifying compliance with this requirement for review and approval by the Community Development Director or designee in coordination with the Public Works Director or designee.

13. Prior to building permit issuance, the applicant shall prepare a final landscaping and irrigation plan consistent with the architectural site plan, grading plan, and conceptual landscape plan as proposed for the project for the review and approval of the Community Development Director or designee in coordination with the Public Works Director or designee. Landscape and irrigation plans shall be prepared by a landscape architect. The City may require peer review of submitted landscape and irrigation plans by a separate registered landscape architect at the applicant's cost. Subsequently, upon final inspection, the City may require a separate landscape architect to verify, at the applicant's cost, that planting materials and irrigation are installed according to approved landscape plans.

14. Landscape maintenance shall be performed in such a manner as to allow all trees to retain their full canopy height for screening and full canopy breadth for shade at point of maturity, except as required for public safety purposes.

15. Prior to building permit issuance, City required irrigation and landscape inspection notes, in accordance with the City of Orange Landscape Standards and Specifications, shall be placed on the final landscape plan, to the satisfaction of the Public Works Director or designee, in coordination with the Public Works Director, or designee.

16. Prior to Certificate of Occupancy, all landscaping improvements shall be completed according to the approved plans, the City of Orange Water Efficient Landscape Guidelines, and the City of Orange Landscape Standards and Specifications. The project landscape architect shall submit documentation certifying compliance with this requirement (Appendices B and E of the City of Orange Landscape Standards and Specifications) for review and approval by the Community Development Director or designee, in coordination with the Public Works Director or designee.

17. The final landscape plan shall include a note that a fully automated irrigation system will be provided.

18. Prior to building permit issuance, landscape plans shall include landscape area calculations needed for State landscape water use reporting.

19. Prior to building permit issuance, a Tree Removal Permit shall be approved by the Public Works Department in accordance with the City's Tree Preservation Ordinance. A Tree Removal Permit application must include a plan depicting all of the existing trees on-site, the specifics of each tree, and the number of trees proposed for removal and replacement.

Lighting

20. Any new lighting on the premises shall be installed in such a way to direct, control, and screen the lighting to prevent off-site light spillage onto adjoining properties and shall not be a nuisance to any point beyond the exterior boundaries of the property.

21. Prior to issuance of Certificate of Occupancy, the applicant shall schedule a light reading inspection with the Orange Police Department Crime Prevention Bureau. The lighting shall be tested and confirmed to determine if the lighting meets or exceeds the exterior boundary standards. The applicant shall use shielding so as to ensure that the light standards meet the requirements of OMC Section 17.12.030 for areas beyond the property's exterior boundaries. Light spillage or pollution to surrounding residential areas shall not exceed a maintained minimum of 0.5 foot-candle.

14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 Applicant Justification Letter
- Attachment 3 Project Plans
- Attachment 4 Historic Resource Assessment
- Attachment 5 Arborist Report
- Attachment 6 Lighting Details

Agenda Item

Design Review Committee

Item #: 4.1. 12/17/2025 **File #:** 25-0592

TO: **Chair and Members of the Design Review Committee**

THRU: **Hayden Beckman, Planning Manager**

FROM: **Arlen Beck, Associate Planner**

1. SUBJECT

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2. SUMMARY

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3. RECOMMENDED ACTION

1. Approve Design Review No. 5159 with staff recommended conditions.
2. Refer to Planning Commission for consideration.

4. BACKGROUND INFORMATION

Applicant: Kyle Zimmerman, Friends Church Orange

Property Owner: Lisa Perrine, Cibola Systems

Property Location: 527 W. Almond Avenue & 180 S. Cypress Street

General Plan Designation: Old Towne Mixed Use 15 (OTMIX15)

Zoning Classification: Old Towne Mixed Use-15 (OTMU-15)

Specific Plan: Orange Santa Fe Depot Specific Plan

Existing Development: Warehouse/Packing House building & Office Building

Associated Application: Conditional Use Permit No. 3236, Minor Site Plan Review No. 1191

Previous DRC Project Review: None.

5. PROJECT DESCRIPTION

The proposed project involves an adaptive reuse and rehabilitation of the historic 1925 Hangar Building, referred to as the West Building, located at 527 West Almond Avenue. The Friends Church Orange seeks to convert this large industrial structure into a functional assembly space while preserving the historic character that defines the building's architectural significance. The primary

intent is to construct new interior program spaces within the existing exterior envelope, allowing the church to utilize the expansive interior volume created by the building's 17-foot interior height, exposed bowstring steel trusses, and square footprint. This transition to an assembly use requires a Conditional Use Permit and is designed to maintain the building's essential historic features while accommodating contemporary operational needs.

A major component of the project is the rehabilitation of the Hangar's street-facing south and west façades, which are considered the building's primary historic elevations. The project calls for the retention and repair of the corrugated metal siding wherever feasible. Where deterioration has compromised material integrity, in-kind replacement panels will be installed to match the original profile and appearance. The historic steel windows on these façades are also proposed to be repaired and restored. Later-era metal louver panels, which replaced some of the original window units, will be removed when appropriate, allowing for the re-establishment of original window patterns and materials. Non-historic wooden-framed mesh screens that currently obscure window integrity are not proposed for rehabilitation and may be replaced with interior storm-window systems to achieve energy efficiency without altering the historic exterior appearance.

The project also incorporates a later addition to the building on its north side. This area includes a recessed loading dock and ramp, which will be filled to meet the interior finish floor level in order to support new program uses. The interior mezzanine located in the northeast corner, a non-original addition, will be integrated into the adaptive reuse program and will influence modifications to fenestration on the surrounding façades. This includes adjustments to clerestory windows and the introduction of new openings where necessary to allow for functional circulation and access.

The east façade faces the interior courtyard and is not visible from the public street, and in turn, it is treated as a secondary façade which allows for greater flexibility for modification. The project proposes a new primary entrance on this elevation, strategically placed in the same location as historic sliding doors. The new entrance will feature paired glazed doors with a transom above, designed to be compatible with but distinct from the original industrial steel window systems. The creation of this primary entry necessitates the removal of two clerestory windows, though their frames may be retained or reused elsewhere to maintain the historic fenestration of the east elevation. Additionally, the northern portion of the east façade will be modified to include a new aluminum storefront system serving a proposed coffee shop. These alterations are considered appropriate under the Secretary of the Interior's Standards because they occur on a secondary elevation, support new programmatic needs, and remain distinguishable from yet compatible with the historic materials.

The adjacent East Building at 180 South Cypress Street is not historically designated and therefore is subject to fewer constraints. Minimal changes are proposed to its exterior, while interior remodel work will allow it to function as supporting program space for the church. Together with the Hangar Building, the East Building forms a unified campus connected by a shared courtyard. This courtyard will receive significant landscape, hardscape, lighting, and circulation improvements and will serve as the central gathering and access point for the new church facility. The new primary entrance to the Hangar Building will open onto this courtyard, enhancing flow between the two structures and activating the exterior space.

Landscape impovements include replacing two mature trees (L. confertus) along Almond Avenue with Desert Museum Palo Verdes (C. X 'Desert Museum') to provide a more welcoming entry into the courtyard. These will be anchored by Dwarf Olives and Mat Rushes to complement the landscaping that continues throughout the courtyard. In addition, three Marina Strawberry trees (A. 'Marina') will shade the flexible common area and mitigate heat island. The planting specified has water

requirements that range from very low to low, and are adapted the local climate to resist drought. All irrigation on-site will be on a drip system in an effort to maximize water conservation

The rehabilitation approach emphasizes repair over replacement, adherence to historically appropriate materials, differentiation of new components, and use of original openings where possible. The result is a sensitive and thoughtful adaptive reuse that enables modern church operations while respecting and preserving the significant architectural features of the Hangar Building.

6. EXISTING SITE

The project site is located at the northwest corner of West Almond Avenue and South Cypress Street, immediately east of the active railroad tracks. The property is developed with two primary structures: the historic packing house building, commonly known as the “Hangar” building and referred to as the West Building for this project, located at 527 West Almond Avenue, and the adjacent East Building, originally constructed as a commercial structure, and subsequently converted into an office building. A central open plaza and hardscape area separates the two buildings and provides shared pedestrian access between them.

The Hangar building is an approximately 11,452-square-foot industrial warehouse constructed in 1925 with a distinctive corrugated metal siding façade and bowstring truss roof characteristic of early 20th-century agricultural and transportation-related industrial architecture. The building is a designated Contributor to the National Register of Historic Places Old Towne Historic District and retains significant historic integrity, as documented in the submitted Historic Resources Assessment (Attachment 4). The adjacent East Building, constructed in 1948 and measuring approximately 6,447 square feet, exhibits a more contemporary commercial architectural style and is not considered a historic resource.

Historically associated with Orange’s packing and rail distribution industries, the site today retains much of its historic industrial character and continues to be defined visually and structurally by the prominent Hangar building and its relationship to the railroad corridor.

7. EXISTING AREA CONTEXT

The property is located at the corner of W. Almond Avenue and S. Cypress Street and on the east side of the Atchison, Topeka, and Santa Fe railroad tracks in the Old Towne Historic District. It is surrounded by a mix of uses, including commercial properties to the west (across BNSF Railway), industrial/commercial properties to the north and south, and residential properties to the east.

8. ANALYSIS OF THE PROJECT

East Elevation Changes:

The proposed design changes to the east elevation, which, while not street-facing, may have historically functioned as a primary entrance due to the presence of original sliding doors. The church's new main entrance will also be located on this elevation; the Design Review Committee (DRC) is encouraged to consider its significance. The applicant notes that the east façade’s location, facing the courtyard rather than the street, allows greater flexibility for adaptive reuse. The proposed design retains the historic dual sliding doors in their open position, thereby preserving the original entry location while allowing a contemporary church entrance in a manner consistent with the Secretary of the Interior’s Standards, which encourages differentiation between new and historic materials to avoid creating a false sense of history.

Window Fenestration:

Regarding fenestration, the east elevation maintains the rhythm of the existing clerestory windows. The only exception occurs at the new entrance, where two clerestory windows will be retained as "blind" windows, visible on the exterior but no longer functioning due to interior program needs. This approach preserves the original fenestration pattern to the greatest extent feasible while accommodating the new entrance design.

Exterior Materials:

The Secretary of the Interior's Standards prioritize repair of historic materials and in-kind replacement when deterioration is too severe. The project proposes to restore the corrugated metal siding on the primary warehouse portion of the east façade. Research confirmed that the adjacent single-story massing was not part of the original structure, and therefore differentiated materials are appropriate in that location. The bronze vertical siding is limited to cladding the non-historic single-story portion, replacing degraded modern materials. Additionally, the project proposes a smooth concrete finish that is more compatible with the existing concrete block base and the building's industrial character.

9. ADVISORY BOARD RECOMMENDATION

The Staff Review Committee (SRC) conducted reviews of the project on August 21, 2024, December 4, 2024, March 5, 2025, and April 30, 2025. On October 2, 2025, SRC recommended that the project proceed to the Design Review Committee.

10. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project and posted at the project site on or before December 4, 2025.

11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 - Existing Facilities), and Section 15331 (Class 31 - Historic Resource Rehabilitation/Restoration) because the project consists of an adaptive re-use which will result in the restoration or rehabilitation and minor alteration of existing deteriorated private structures involving negligible or no expansion of the former use and does not involve an addition of more than 10,000 square feet where the project can be served by all public services and is not located in an environmentally sensitive area. Alterations to the exterior and interior of the historic building are compatible with the character of the historic packing house and will not negatively impact historic materials or features, in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties.*

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Based on the following Findings and statements in support of such Findings, staff recommends the DRC make a final determination on the proposed project with recommended conditions (Orange Municipal Code 17.10.070.G).

1. In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for the project (OMC 17.10.070.G.1).

   The proposed project is in conformance with the Historic Preservation Design Standards for Old Towne, which are the prescriptive design criteria for projects within the Old Towne Historic District. The project is also in conformance with the goals and policies of the Santa Fe Depot Specific Plan in that it preserves and rehabilitates a historic industrial property for continued use. Other site improvements, including parking lot striping, landscaping, and façade

improvements are reversible and consistent with the character of the property. The design incorporates features and materials that are compatible with the architectural style and character of the historic property to create an internally consistent site.

2. In any National Register Historic District, the proposed work complies with the Secretary of the Interior's (SOI) standards and guidelines (OMC 17.10.07.G.2).

   Projects found to be in conformance with the Historic Preservation Design Standards for Old Towne are generally considered to be in conformance with the *SOI Standards*. In conformance with Standards 2 and 5 of the *SOI Standards*, the project will not remove distinctive features that characterize the historic property. The historic building "hangar" building will be rehabilitated and preserved as part of this project. In conformance with Standards 9 and 10, new features of the design will not destroy historic materials or features that characterize the historic buildings and will be distinct from historic elements. The proposed project is in conformance with the *SOI Standards.*

3. The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).

   Projects located within the Old Towne Historic District must comply with the Historic Preservation Design Standards for Old Towne and *SOI Standards* (as applicable). As described above, the proposed work complies with these design standards. The project is also in conformance with the standards and policies of the Santa Fe Depot Specific Plan.

13. CONDITIONS

The approval of this project is subject to the following conditions:

General:

1. These conditions shall be reprinted on a dedicated sheet (or sheets) of the construction documents when submitted to the Building Division for plan check review.

2. The project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the entitlement plans including modifications required by conditions of approval, and as recommended for approval by the Design Review Committee. After the application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting. If the Community Development Director determines that any proposed change is substantial, they may refer the plans to the Design Review Committee for subsequent review and determination.

3. The applicant agrees, as a condition of City's approval of CUP-3236, SP-1191, and DRC-5159 to indemnify, defend, and hold harmless, at the applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action, or proceeding brought

against the City, including, but not limited to, any claim, action, or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void, or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA"), or to challenge the reasonableness, legality, or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action, or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action, or proceeding. City may, in its sole discretion, participate in the defense of any claim, action, or proceeding but such participation shall not relieve the applicant of the obligations of this condition. In the event that the applicant is required to defend City in connection with such claim, action, or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the matter in which the defense is conducted, and approve all significant decisions concerning the manner in which the defense is conducted and approve any and all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgement rendered in the proceeding. Further, applicant agrees to indemnify, defend, and hold harmless the City for all costs and expenses incurred in enforcing this provision.

4. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use will be cause for revocation of this permit.

5. Building permits shall be obtained for all future construction work, as required by the City of Orange, Community Development Department's Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.

6. If use or construction is not commenced, the project approval expires twenty-four months from the approval date of the final authorizing body. Extensions of time may be granted, if requested in writing in accordance with OMC Section 17.08.060.

7. In conjunction with construction, all activity will be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays.

8. Any graffiti shall be removed within 72 hours from the applicant/property owner's receipt of the City's notification. Notification shall be deemed received in sent by certified mail to the mailing address of the applicant/property owner.

9. Prior to building permit issuance, the applicant shall demonstrate to the satisfaction of the Community Development Director that all mechanical and air conditioning equipment shall be shielded and screened from view from adjacent streets and properties. The screening shall be integrated architecturally with the building and painted to match the walls of the building.

10. Plans submitted for Building Plan Check shall comply with the California Fire Code as

amended by the City and as frequently amended in effect at the time of application for Building Permit.

Signage

11. All signage shall comply with OMC Chapter 17.36 Sign Regulations. Project signage shall be subject to review and approval by the Community Development Director or designee. Sign permits are required. Should a sign program be required in the future, a new application shall be submitted to the City for review and approval.

Landscaping:

12. Prior to building permit issuance, final landscape plans for the project shall be designed to comply with the City's Water Efficient Landscape Guidelines as described in Section IX et al of the City of Orange Landscape Standards and Specifications. The project landscape architect shall submit documentation verifying compliance with this requirement for review and approval by the Community Development Director or designee in coordination with the Public Works Director or designee.

13. Prior to building permit issuance, the applicant shall prepare a final landscaping and irrigation plan consistent with the architectural site plan, grading plan, and conceptual landscape plan as proposed for the project for the review and approval of the Community Development Director or designee in coordination with the Public Works Director or designee. Landscape and irrigation plans shall be prepared by a landscape architect. The City may require peer review of submitted landscape and irrigation plans by a separate registered landscape architect at the applicant's cost. Subsequently, upon final inspection, the City may require a separate landscape architect to verify, at the applicant's cost, that planting materials and irrigation are installed according to approved landscape plans.

14. Landscape maintenance shall be performed in such a manner as to allow all trees to retain their full canopy height for screening and full canopy breadth for shade at point of maturity, except as required for public safety purposes.

15. Prior to building permit issuance, City required irrigation and landscape inspection notes, in accordance with the City of Orange Landscape Standards and Specifications, shall be placed on the final landscape plan, to the satisfaction of the Public Works Director or designee, in coordination with the Public Works Director, or designee.

16. Prior to Certificate of Occupancy, all landscaping improvements shall be completed according to the approved plans, the City of Orange Water Efficient Landscape Guidelines, and the City of Orange Landscape Standards and Specifications. The project landscape architect shall submit documentation certifying compliance with this requirement (Appendices B and E of the City of Orange Landscape Standards and Specifications) for review and approval by the Community Development Director or designee, in coordination with the Public Works Director or designee.

17. The final landscape plan shall include a note that a fully automated irrigation system will be provided.

18. Prior to building permit issuance, landscape plans shall include landscape area calculations needed for State landscape water use reporting.

19. Prior to building permit issuance, a Tree Removal Permit shall be approved by the Public Works Department in accordance with the City's Tree Preservation Ordinance. A Tree Removal Permit application must include a plan depicting all of the existing trees on-site, the specifics of each tree, and the number of trees proposed for removal and replacement.

Lighting

20. Any new lighting on the premises shall be installed in such a way to direct, control, and screen the lighting to prevent off-site light spillage onto adjoining properties and shall not be a nuisance to any point beyond the exterior boundaries of the property.

21. Prior to issuance of Certificate of Occupancy, the applicant shall schedule a light reading inspection with the Orange Police Department Crime Prevention Bureau. The lighting shall be tested and confirmed to determine if the lighting meets or exceeds the exterior boundary standards. The applicant shall use shielding so as to ensure that the light standards meet the requirements of OMC Section 17.12.030 for areas beyond the property's exterior boundaries. Light spillage or pollution to surrounding residential areas shall not exceed a maintained minimum of 0.5 foot-candle.

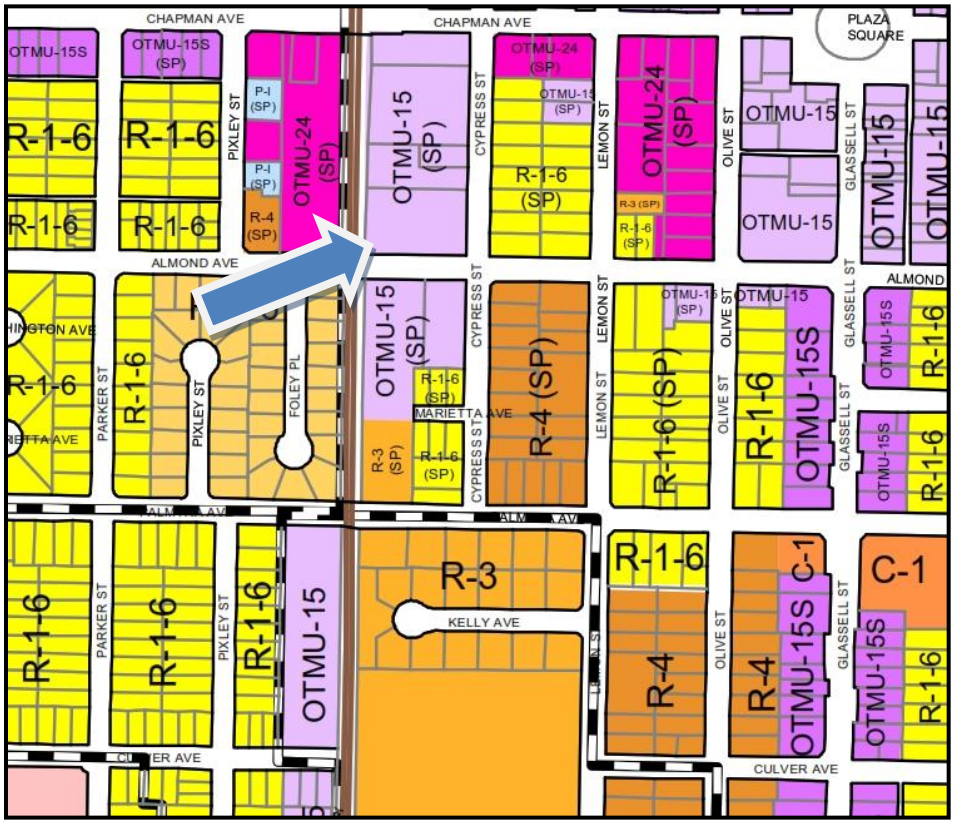
14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 Applicant Justification Letter
- Attachment 3 Project Plans
- Attachment 4 Historic Resource Assessment
- Attachment 5 Arborist Report
- Attachment 6 Lighting Details

Vicinity Map

527 W. Almond Avenue

DRC No. 5159



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City of Orange

Community Development Department

144 N. Orange Street, Orange, CA 92866 T 714.639.9860 aoarchitects.com

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February 4th 2025

Friends Church – Orange - The Hangar

New Location: 180 S Cypress/527 W Almond, Orange, CA

Re: Project Narrative

Friends Church Orange is proposing to move locations to the property directly across Almond Ave to the address noted above. The project consists of an adaptive re-use of the existing 1925 steel frame warehouse (West Building) and the use of a remodeled existing office building (East Building) with site improvements to the connecting plaza between the two buildings and refreshing the gated entry off Almond Ave. The remainder of the site is limited in scope and is proposed as existing to remain aside from minor code required improvements, utilities, New Trash enclosure and a refresh of the existing parking lot and striping to include two new ADA parking stalls.

The project will relocate all functions of the current church operations including church services, offices, ministries, youth programs, food pantry and supporting needs to this new location. The church will continue to serve as a community program support space for many current community programs and offer opportunity to continue their mission.

This property is located within the Santa Fe Depot Specific Plan and adheres to those objectives, policies and guidelines through thoughtful adaptive reuse, placemaking and community services and programs beyond church services, incorporating historic rehabilitation for the protection of the historic environment and implementing modern sustainable environmental practices.

The West Building or Warehouse is considered a Contributing Building of historical significance as it is located within the three City of Orange Historical District Overlays:

- Plaza Historic District
- Local Old Towne Historic District
- Old Towne Orange Historic District

All efforts will be taken in alignment with the City of Orange Historic Review and Historic Preservation Design Standards (HPDS) where applicable. An architectural historical consultant has been engaged to review and guide the project through the proper approach to historic renovations/rehabilitation for an adaptive re-use. Historically significant elements that contribute to the former use and historic past will be carefully considered, and the design solutions proposed will align to minimize impact to the historical property and historical features.

This document also includes our parking assessment narrative as well as overall existing condition narrative and basis of design to provide insight into our design approach. AO is very appreciative of the time the city has provided this team to ensure we are developing it with the City of Orange's departmental input leading the collective team to a successful project and addition to the Old Towne Orange historical community fabric.

Parking Narrative for current conditions at current location.

Friends Church Orange began in 2013 with a desire to be *In* the city, *For* the city and bring a spiritual, redemptive element to the renewal that has been taking place in this great city for the past couple decades. Since that is part of our foundational DNA, it is a key factor in the decisions that are made and how they are lived out regarding our partnerships, programs, and potential impact on our city and neighbors. As such, we work hard to love our city and be a good neighbor.

In 2016, when we moved from our original time and location, meeting Sunday nights at a rented facility in The Plaza to gathering on Sunday mornings in the Packing House at 426 W. Almond, we knew it would be important to mitigate the impact on the surrounding neighborhoods with traffic, noise, and parking issues. For the first few years, we were able to primarily use the 70 parking spaces available at the Packing House. As we grew, we were able to secure parking agreements for Sundays with our neighbors across Almond St: 40 spaces with Cibola Systems and 84 spaces with The Depot. This has given us Sunday access to 194 parking spaces, allowing us to grow during the peak parking time without creating disruption for our neighbors.

In the fall of 2020, we also began a partnership with TheHubOC hosting one of the programs they facilitate: The Youth Centers of Orange. The YCO provides free after school care primarily to kids whose families are living at or below the poverty line in our city. Even as the use of our space at the Packing House increased on a daily basis, we have worked hard and are mindful to create programming with staggered pick-ups and drop-offs during the week with Friends Church and The YCO, alleviating the impact on our surrounding neighbors and parking spaces.

As we look to the future and are hopeful to purchase and renovate The Hangar in an attempt to create a more permanent location to love and serve our city through Friends Church and partnerships with like-minded organizations such as TheHubOC, we are confident in maintaining our current parking arrangements for weekends with The Depot, the Packing House, as well as owning the spaces currently borrowed from Cibola. Any revision to current parking agreements with neighbors will be shared as a courtesy with the City of Orange, but as we understand will not be require review or submission to the city as pursuant to AB 2097, the City cannot impose any minimum parking standards on projects that are within ½ mile of a high quality transit stop (which is the train station in Old Towne), therefore, there is no minimum off-street parking requirement for this project.

Friends Church - Orange Use Narrative

From its inception in 2013, Friends Church has existed as a church desiring to be *in the city and for the city.* As we have lived out this mission over the past 11 years, we have attracted a larger congregation who shares this purpose and who wants to make an impact in our city, especially for those in Orange who are marginalized, who suffer from poverty and homelessness, and who need a community to support them both

physically and spiritually. The proposed Hangar project will provide a permanent space and foundation for us to continue to impact the city of Orange in this way for generations to come.

CURRENT USE OF SPACE- Weekends

As we consider the use of this new space, it is important to understand how we currently operate on a day-to-day basis.

One of our primary functions is to offer 1-hour worship services on Saturday and Sunday. Our average attendance is as follows:

Saturday 5pm- 150 Adults, 20 children
Sunday 9am- 240 Adults, 50 children
Sunday 11am- 270 Adults, 40 children

Average Total Fall 2024- 660 Adults, 110 children

Once a month, we run a food pantry on Saturday morning where we provide food for the month for 150 families. This lasts for 2 hours.

CURRENT USE OF SPACE- Weekdays

During business hours Monday-Friday we use the space in a large variety of ways. We set up and tear down for meetings and events; we meet with members of the congregation as we plan our worship services; we run Bible Studies; and we offer space to partner organizations such as The HubOC for their meetings and team development. This is also when we help operate and coordinate services such as our food pantry, after school programs for kids at or below the poverty line, and resources and donations for the unhoused.

We are also piloting an Early Learning Program for kids ages birth through 5 years old that is running from 9am-12pm with an average of 10 children and 4 staff. If this proves to meet a need in the city for parents, we will assess this program's future growth and make necessary adjustments to this schedule.

We have 6 full time employees and 4 part time employees. However, these staff work many hours from home or at our central church campus in Yorba Linda. Monday through Friday from the hours of 8am to 3pm, we have an average of 10 staff and volunteers working from the building. Once or twice a week we run a larger meeting or Bible Study that averages 20-30 people.

One day a week from 3 to 6pm, we host the Youth Centers of Orange for an after-school program, averaging anywhere from 20-60 kids.

Weekday evenings also vary from day to day. We offer meeting space for Life Groups, College and Young Adults, and Students, with groups starting at 20 people and getting as large as 80 people. These meetings often have live music which always ends by 9pm. We also offer childcare in our space downstairs as needed.

ADDITIONAL USE OF SPACE- The Hangar

The Hangar will provide ways for us to care for the surrounding community in new and exciting ways. In addition to continuing the current use of space, we hope to expand our reach to our neighbors through several new initiatives.

The property will include a café with a small playground which we hope will be a space where the community can bring their kids and have a safe space to gather. We will research how to make this most effective and affordable and will then determine hours of operation for the community at large. The café will also be open whenever a worship service is occurring. We will investigate partnering with an outside entity to operate this café, but Friends Church will be the owner.

The Hangar's large gathering space will be a multi-use facility that can be used for sports such as basketball and pickleball. We hope to offer recreational games for the community during after school hours. The office space could also be used for tutoring programs and skill-development programs.

PHASING FOR THE HANGAR

Ideally, we will be ready to support all our renovation plans so that when we occupy the space, it will be fully functioning with the intended design for function.

However, if planning and finances go beyond our expectations, we will implement phasing with the following in mind.

-The interior of the main gathering space will need to be safe and able to accommodate our congregation at the current numbers.
-Parking and path of travel must be completed.
-Roughly 80% of the courtyard must be completed and safe
-Additional project components like the café, storage areas and office areas could be completed in later phases if necessary.

Existing Condition Assessment and Conversion Basis of Design Strategies for:

The Hanger – Warehouse – Friends Church – Orange

The assessment below is intended to provide data to assist construction ROM pricing for the conversion of a current warehouse into an A occupancy community worship and flex space for Friends Church, Orange.

General Building Information

Address: 527 W Almond

Approximate Build: 1925 (steel construction)

Building is in Old Towne Orange Historic District- Listed as a significant resource.

Parcel Assignment: Contributing Historic Building

Slab on grade

Fully sprinklered

Passive ventillation

Building Analysis

Building Area:	+/-14,800 s.f.
Type of Construction:	VB, sprinklered
Occupancy:	A-3

Building Conversion Considerations:

- Change of Use – CUP required
- Assembly over 500 occupants – Risk Category III
- Weather tight needs
  - Interior
  - Assumed exterior is historically significant.
- Acoustics
  - Worship gathering area – Internal.
  - Rail adjacency – External
- Historic compliance/considerations – 3 overlapping historic district overlays
  - Pending review on the national register
  - Exterior Look and Feel
  - Site issues regarding historic – district overlays
- Fire/Life Safety

Basis of Design Executive Narrative:

ARCHITECTURAL BASIS OF DESIGN NARRATIVE:

The thoughtful design will be based on the assessment and guidance provided by George Taylor Louden, AIA Historical Architecture Consulting with strict adherence to the Secretary of the Interior Historic rehabilitation Standards. George Taylor Louden has been approved by the City of Orange planning department for assessment of and reporting for this property. The report is contained herein.

Building (Historical) Rehabilitation:

Exterior Corrugated Steel Panels: The general look and feel from the exterior is to be protected/preserved or refreshed to preserve the historical look and use of the building. The exterior corrugation will be removed and either mapped for reinstallation or replaced in kind with identical metal corrugation material. The removal will allow for the interior wall to be constructed to achieve energy efficiency as well as appropriate waterproofing necessary for the new use. Where an new material is proposed it is aligned with the same vertical ribbed articulation but stands apart from the existing emphasizing new vs historic. All significant existing horizontal banding or seaming will be maintained.

Existing Windows:

The existing windows are narrow steel sill/frame industrial windows with steel muntins. At a much more recent time a 2x wood frame with metal mesh was added to the exterior for unknown reasons. This has not aged well and would be removed and replaced with a metal frame around the existing windows to seal the windows from weather intrusion.

South Elevation: (7: 4'x6') and lower windows (4: 5'x7')

West Elevation: (7: 4'x6')

North Elevation: (8: 4'-6')

East Elevation: (8: 4'-6') and lower windows (1: 5'x7')

The existing clearstory windows on **South elevation** (Almond), **West elevation** (Railway) and **North Elevations** (Parking Lot) will be preserved by cleaning, repairing, sealing and installing a new metal frame surround.

Existing Windows on the **East Elevation** will be modified with the introduction of the new entry portal; while 4 of the clerestory (4'x6') windows and the single lower (5'x7') window will be preserved, 4 clerestory windows will be removed to allow for the proposed entry structure and new modern operable windows at the NE mezzanine. Though the new windows are modern they will be in keeping with the metal/steel muntin pattern consistent with the existing.

A new insulated wall will be built on the interior side of the exterior skin with new double pane, single lite windows (muntin less) placed in the wall aligned with the existing window locations, so that the daylighting is preserved as well as the view of the existing historic windows from the inside. This is required for the conditioned space to meet T-24 requirements.

Existing Corrugated Sliding Doors: The existing sliding warehouse doors along the South Elevation (Almond) will be preserved as precedence has been set within the Old Town district. They are to be preserved in the 'Closed' position with the exterior slide rails intact. The operable door on the North Elevation will be replaced with a modern steel and glass overhead door. The southernmost sliding door on the East elevation will be preserved in the 'closed' position

with a new door installed. The center sliding door will be preserved in the 'closed' position with the new entry integrated into it.

Existing Louvers: The existing louvres were installed at a more recent time, they do not fit the original openings and plywood was used to seal the remaining gaps. New industrial louvers will be installed custom to the original openings. They can be false vents or tied to new HVAC system to allow for fresh-air intake. If not required for HVAC use; the new interior perimeter wall will cover them from view on the interior.

Metal Corrugated Roof: The existing corrugated roof diaphragm will be maintained, new continuous insulation will be installed over the corrugation with new corrugated material (painted) over the insulation. This material will match the existing curved corrugated material currently visible. An integrated gutter system will be installed in the roof overhang along Almond out of view and will be internally drained and tied to underground storm drains. Overflow outlets will be located on the West and East elevations.

Existing Steel Structure: The structure will be preserved and modified only where necessary to meet historical structural code. The change in occupancy requires the building to be upgraded to a seismic risk category III. This includes expansion of main structural column footings, additional truss bracing in the roof structure and added x-bracing in the exterior structural system for additional seismic lateral support. The approach will be careful use of materials to blend with the current structural steel members for the added wall x-bracing and added roof structure truss bracing. The expanded footings will be invisible to the eye as disrupted conditions will be replaced to match existing.

Existing Loading Dock: The proposed use requires an infill of the existing loading dock, The approach is to leave the dock sloped slab in place, infill with structural EPS geofoam with a new concrete topping slab to flush out with current finished floor level. The design takes into consideration the reversable criteria of being able to return the dock to its original form in the future if the opportunity presents itself.

New Design Elements Introduced:

The architectural design intent for modernization and adaptive reuse aims to honor the building's historic character while introducing contemporary industrial farmhouse elements.

Key features include:

• Barrel-Vaulted Aesthetic: The existing corrugated hangar style is preserved and enhanced inside and out. The open roof structure will remain exposed on the interior. The vertical steel structural columns and X-Bracing will remain visible on the interior. Internal overhead doors leading to the north space will remain open while in-filled with modern storefront glazing.

• New Prominent Entryway and Courtyard façade enhancements: A prominent entryway on the East elevation within the courtyard (The Yard) will bring an important welcoming ceremonial entry element balancing a contrast of old and new. An integrated cross in the storefront signifies the entry to God's house and worship.

New operable 2nd story windows on East elevation: The inclusion of modern steel or metal matching steel windows at the mezzanine level will be introduced to create greater transparency; allowing views from the interior balcony into the revitalized courtyard below.

A new faux steel storefront system will be integrated into the lower rear structure to accommodate a café, clad in standing seam metal panels that replace the existing damaged metal skin, maintaining a similar profile while incorporating a striking dark bronze finish for added contrast. These elements are implemented on the interior courtyard to enhance the guest experience within an important congregation area.

Exterior Enhancements and Canopy along Almond: Similar to the metal cladded finish on the interior courtyard façade, this finish will also be applied to eastern end of the Almond Street elevations with a metal eyebrow constructed of similar wide flange steel shapes found within the structure. This important feature highlights the new adaptive re-use and provides for signage and a more intuitive wayfinding identity to the main entry within the courtyard since no new access is proposed along Almond.

Overall, these minimal changes and thoughtful enhancements make a significant impact, celebrating the building's historical essence while infusing it with modern functionality. These thoughtful enhancements maintain the building's historical essence while introducing modern functionality, creating a welcoming and vibrant space within an important historically significant building preserving the important past industry within the Orange Historical District.

Acoustics:

It is suggested that an acoustical consultant be brought in to assess the proposed wall assembly to abate nuisance noises from the exterior and interior acoustic (light weight) panels provided on the interior to provide for an appropriate interior space experience.

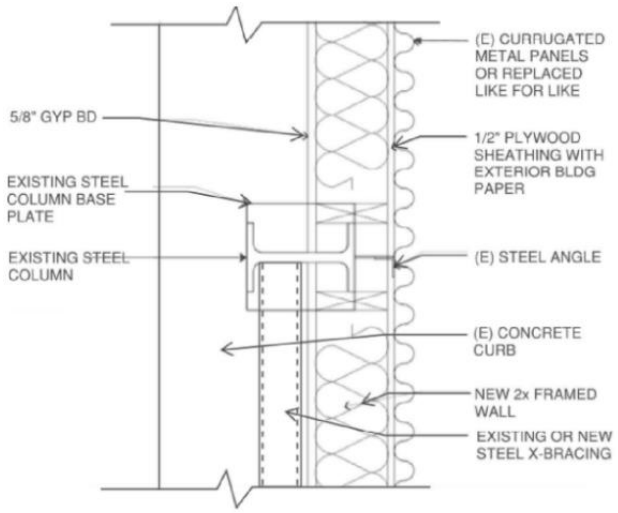
Restrooms:

Large multiple occupancy accessible restrooms will need to be installed to support final occupancy counts

Building Envelope:

Wall Assembly

Existing wall: Painted metal siding attached directly to metal building frame and steel angles.



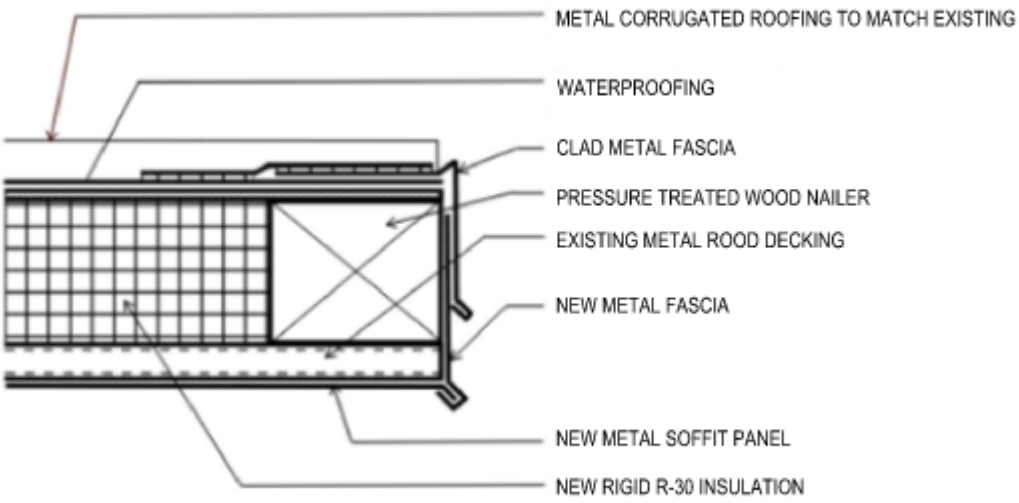
1 EXTERIOR WALL ASSEMBLY

Existing metal siding to remain, or be replaced in kind. Provide new insulated stud wall with plywood sheathing and air/vapor barrier on exterior side and gypsum wall board finish on interior side. Existing metal siding to be removed and reinstalled after new interior wall constructed. See detail below.

Entrances and Exits: New Exits will need to be considered around the perimeter to meet egress requirements of an A-3 of high occupancy, See Exhibit A. Consider standard storefront systems in these areas and steel insulated doors on the railway (west elevation) side. A continuous concrete curb existing around the exterior perimeter that would be demoed in entrance/egress locations only. (See Photo Exhibit C)

Roof Assembly

Existing Roof:	Painted metal deck
Proposed roof:	New corrugated metal roof panels to match existing roof system with decorative profile over new rigid insulation (R-30) over existing metal deck. See detail below.
Note:	Structural review of existing metal deck to confirm its reuse



STRUCTURAL BASIS OF DESIGN NARRATIVE:

1. Foundation System
   a. " The Sanctuary" is assumed to be supported on shallow foundations with pad footings supporting square steel columns around the perimeter. The foundation system will have to be upgraded bringing the existing structure to current code with a risk category III due to an increase in the design forces for seismic and wind design. This will require significant upgrades to the seismic support system including additional braced frames which require revisions to the existing pad footings at all four sides of the building. The existing footings are likely undersized and will need to be modified to increase the size of the footing utilizing epoxied rebar and concrete. The existing slab is concrete slab on grade, thickness and reinforcing is unknown.

2. Framing System
   a. The roof is constructed of full span steel bow trusses comprised of steel angles at top and bottom chords and webs. There are no interior columns or supporting members. The trusses are supported by steel columns at the exterior perimeter. The roof sheathing is corrugated metal panels.

3. Lateral Systems
   a. Introduction
   b. The primary lateral system is steel "X" braces at each side of the structure.

   c. Wind Loads: As Per the 2022 CBC, Section 1609A.
      i. Design Factors:
         - Basic Wind Speed: 102 MPH
         - Exposure Type: Type C
      ii. Method of Design: ASCE 7-16 Method 1 (Equivalent Lateral Force Procedure)
      iii. Load Combinations: Per the 2022 CBC, Section 1605A.2, 1605A.3, and 1605A.4.
   d. Seismic Loads: As Per the 2022 CBC, Section 1613A.
      i. Design Factors:
         - Ss: 1.358
         - S1: 0.483
         - SDS: 1.087
         - SD1: .585
         - Site Class: D
         - Importance Factor, I: 1.25
         - Soil Profile Type: Default
         - Seismic Design Category : D

4. Material Properties
   a. Concrete
      All Structural concrete mixes shall be Type II cement conforming to ASTM C595. All structural concrete shall have a minimum compressive strength at 28 days as follows:

Footings and Grade Beams:	f'c = 4,000 psi (145 pcf)
Slab on Grade:	f'c = 3,000 psi (145 pcf)
Equipment Pad:	f'c = 3,000 psi (145 pcf)

b. Reinforcement

Typical Reinforcement:	ASTM A615, Grade 60 (Fy = 60 ksi)
Welded Rebar:	ASTM A706 (Fy = 60 ksi)
Weld Wire Fabric (Cold Drawn Wire):	

c. Structural Steel

ASTM A185
(Fy = 65 ksi)

All Structural steel shall be ASTM A992, Grade 50, unless noted otherwise.

Steel Angles and Channels:	ASTM A36 (Fy = 36 ksi)
Structural Rectangular Tubes:	ASTM A500, Grade B (Fy = 46 ksi)
Structural Round Tubes:	ASTM A500, Grade B (Fy = 42 ksi)
Structural Pipes:	ASTM A53, Grade B (Fy = 35 ksi)
Wide Flange	ASTM A992, Grade 50

d. Structural Bolt: Bolt connections shall be A325X bolts unless noted otherwise.

Gravity Column Anchor Bolts:	ASTM F1554-Grade 36
Seismic Column Anchor Bolts:	ASTM F1554- Grade 36

e. Welding: In Conformance with AWS D1.1 and D1.4

Electrode Strength:	E80XX (Reinforcing Steel) E70XX (Structural Steel)

f. Masonry: f'm=2000psi

g. CalGreen requirement:
Structural steel, reinforcing steel and concrete material shall have GWP total 20% below published regional average value from each trade organization such as AISC and NRMCA.

MECHANICAL ELECTRICAL PLUMBING BASIS OF DESIGN NARRATIVE:

Mechanical:

Cooling/Heating: The existing warehouse appears to be passively ventilated, new cooling/Heating systems would be required to condition the space and will require high loads for the high occupancy space. Suggestion is to utilize a mechanical platform on the interior of the space, well ventilated to the exterior and insulated from noise and vibration to isolate and remove any nuisance to the rest of the space. Assume spiral duct distribution throughout. An engineer will be needed to calculate the appropriate tonnage needed and any additional ventilation once design is completed.

Plumbing:

Slab on grade will be easily sawcut to provide for new sanitary sewer and drain needs. New water service is anticipated. An engineer will be needed to calculate the appropriate water and waste needs once design is completed.

Grease interceptor:

It is not anticipated that a grease interceptor will be required so long as there is only a catering type kitchen without any cooking and the coffee concept is limited to coffee type offerings similar to Starbucks.

Gas: No current Gas service, may desire to have a new gas service depending on desire and design needs.

Electrical:

New Electrical service is anticipated. An engineer will be needed to calculate the appropriate electrical loads and service size. Assume an interior electrical room as well as an exterior nema enclosure type gear housing.

LANDSCAPE BASIS OF DESIGN NARRATIVE:

- Landscape: Two mature trees (*L. confertus*) along Almond Avenue will be replaced with Desert Museum Palo Verdes (*C. X 'Desert Museum'*) to provide a more welcoming entry into the courtyard. These will be anchored by Dwarf Olives and Mat Rushes to complement the landscaping that continues throughout the courtyard. In addition, three Marina Strawberry trees (*A. 'Marina'*) will shade the flexible common area and mitigate heat island. The planting specified has water requirements that range from very low to low, and are adapted the local climate to resist drought. All irrigation on-site will be on a drip system in an effort to maximize water conservation.

CIVIL BASIS OF DESIGN NARRATIVE:

EXISTING CONDITIONS:

Existing Site Improvements:

- Existing site is located at the northwest corner of Cypress Street and Almond Avenue and is bound by the AT&SF railroad to the west, Commercial office space and parking improvements to the north, Cypress Street and residential properties to the east, and Almond Avenue and additional commercial properties to the south.
- Two structures exist on the current property along with asphalt parking spaces, asphalt and concrete drive aisles, and courtyard paving and deck improvements located between the two structures.
- The westerly structure (527 W Almond Avenue) is a warehouse building with a truck dock located at the northwest corner of the structure.
- The easterly structure (180 Cypress Street) is an office building which is currently occupied
- The courtyard currently includes decking which is constructed atop the original truck dock, which was used to service the westerly hangar structure. The courtyard improvements were constructed in 2011 prior to which the entire area between the two structures was paved in asphalt and concrete pavement to support the hanger building.

Existing Site Drainage:

- Drainage Tributaries: Site drainage flows generally from north to south with three separate tributaries (westerly, central, and easterly).
    - ***Westerly Tributary***: The westerly tributary includes drainage from the parking field to the north of the warehouse as well as a portion of the courtyard drainage wich surface flows to the northerly drive aisle.

      CRITICAL: The westerly tributary also receives surface runoff from the northern property (160 N Cypress Street) via a surface opening in the northerly gate.

      All runoff from the westerly tributary is collected at the northwest corner of the warehouse building and discharged to Cypress Street via a 10” concrete pipe which runs along the westerly face of the structure and discharges to a catch basin on the northerly curb face of Almond Avenue near the center of he warehouse building.
    - ***Central Tributary***: The central tributary includes drainage from the courtyard area as well as a majority of the office building roof and a smaller portion of the warehouse roof. All drainage within this tributary is captured via roof drains or inlets and directed to the existing truck dock. Located within the truck dock is a recycled water system (2 – 5’ diameter by 3’ depth cisterns) as well as a 24”x 24” concrete catch basin placed at the southwest corner of the truck dock. Low flows are captured in the rainwater harvesting system whereas high flows are captured in the truck dock void space and pumped up to grade and discharged to the curb face on Almond Avenue.

- ***Eastern Tributary***: the eastern tributary is comprised of a small portion of the office roof (overhand area only) as well as the easterly surface parking lot. All drainage sheet flows to the existing curb and gutter on Almond Avenue or Cypress Street.

- Downstream Conditions: All runoff from the project site is captured in the catch basin located on the north curb face of Almond Avenue. Drainage is then conveyed in an 18" CMP Arch across the street to a shallow catch basin and subsequently conveyed westerly under the railroad tracks via a similar CMP arch culvert and discharged at grade to the curb and gutter of Almond Avenue to the west of the railroad tracks.

GRADING & DRAINAGE:

Proposed Grading:

- Westerly Tributary:
  - Asphalt grind and overlay will be required along the northerly face of the warehouse building to blend the expanded building footprint to the existing grades. Drainage patterns along the north of the structure will be maintained with surface runoff being directed to the westerly property line.
  - The FFE of the western egress doors will be raised by 8" in order to provide separation from the secondary overflow drainage course that is located along the railroad right of way. Egress paths will be raised above existing grade and join paths of travel along the north and south.
- Central Tributary:
  - Existing courtyard improvements will be fully removed with the truck dock protected in place to the maximum extent possible. Grated inlets, slot drains, and subdrain systems will be utilized to capture surface runoff and direct the runoff to a catch basin located at the southerly corner of the courtyard (see drainage and water quality section for further detail)
  - The FFE of the easterly office building is approximately 1.5' higher than the warehouse building. Stairs and ADA compliant ramps will be utilized to combine paths of travel from the easterly office building to the warehouse.
  - ADA parking stalls will be striped and designated at the northeast corner of the courtyard to service the proposed hanger structure. Grading and ADA compliance review will be conducted on the existing stalls to confirm if grading improvements are required to achieve required grads.
- Eastern Tributary:
  - No modifications or grading improvements are proposed within the eastern tributary
- Public Street improvements:
  - Existing sidewalk and curb and gutter will be removed and replaced along the entire frontage of Almond Avenue. New sidewalk will be constructed per Class I Parkway City of Orange Standards.
  - Existing driveway along Almond Avenue will be reconstructed per City Standards
  - Existing curb ramp at the northwest corner of Almond & Cypress will be reconstructed.
  - Existing street light on power pole will be removed and a new street light, pull box, and conduit will be installed on Almond Avenue per City Standards.

- Street improvements on Cypress Street will remain unchanged.

Proposed Drainage & Hydrology:

- Proposed site drainage will match existing drainage patterns and discharge all site runoff to the curb and gutter of Almond Avenue. Further hydrology and hydraulic studies will be required to verify adequacy of existing drainage systems and to confirm the HGL of anticipated large storm events. The concepts below outline the approach that will be taken within each tributary:
- Westerly Tributary:
  - Primary capture of drainage will be in existing 24" grated in let at western edge of property which flows to a 10" Concrete Pipe and subsequent 18"/21" CMP Arch culvert under the railroad.
  - Secondary capture and flood protection will be provided along the western property line with a high flow parkway drain connecting any runoff not captured in the storm drain to the curb and gutter along Almond Street.
- Central Tributary:
  - All drainage captured via inlets and roof drains will be directed to the 24" grated inlet located at the southern edge of the courtyard. Water quality flows will be diverted from this inlet to the ultimate water quality treatment system (see below).
  - Peak flow runoff from small and large storm events will then designed to spill out of the 24" grated inlet to the proposed 24" parkway drain towards Almond Avenue.
  - Depending on results of the hydrology report and pre/post runoff analysis, the existing truck dock void space may continue to be utilized for peak flow mitigation measures. Further studies are pending and will be submitted to the City.
- Eastern Tributary:
  - No modifications or grading improvements are proposed within the eastern tributary

Water Quality

- The proposed project will reconstruct and grade more than 5,000 SF of impervious area and will be subject to implementation of water quality improvements. A pWQMP is in progress and will be submitted. Schematic grading and drainage has assumed a project impact area of 10,000 SF for water quality purposes for which a design capture volume of 550 Cubic Feet is assumed.
- Geotechnical review and infiltration studies are pending. Preliminary review has indicated groundwater is approximately 20' below grade and may be feasible however, adequate clearance from existing structures and property lines may result in an infeasibility determination. For the purpose of this submittal, a schematic footprint for a 550 cubic foot, open bottom infiltration system has been shown.
- Should infiltration be deemed infeasible, proprietary flow based water quality treatment systems will be recommended with post treatment water quality flows being pumped directly to the curb face via a new curb drain.

SITE UTILITIES

Domestic Water System

- Both structures on the existing site are serviced by a single, 2" water meter located on Almond Avenue.
- Existing 2" services will be intercepted after the meter and will be directed to a new 2" backflow device. Services will then be rounted on site and reconnected to the two existing structures.

Fire Water System

- The hangar building is currently services by a direct fire water connection and underground check valve on Almond Avenue. The office building is currently sprinklered.
- Existing fire water services on Almond Avenue is proposed for abandonment per City Standards and a new 6" – 8" fire water connection is proposed on Cypress Street (pending final hydraulic analysis).
- A new double detector check and private fire hydrant will be constructed on site pre Orange Fire clearance requirements
- A dedicated fire water connection will be constructed for each building with associated PIV and FDC to services the proposed sprinkler systems.

Irrigation Water System

- No dedicated irrigation meter or backflow device currently exists on site.
- The proposed development will install a single, 1" irrigation meter and backflow devices to service the proposed landscaping improvements.

Sewer System

- The hangar building is currently services by a sewer lateral on Almond Avenue which connects to an existing 6" VCP sewer main that flows westerly.
- The Office building is currently services by a sewer lateral on Cypress Street which connects to an existing 8" VCP sewer main.
- Existing sewer laterals for both structures are proposed for reuse. Utility locating will be required to confirm the location and depth of the existing sewer laterals.
- Pending potential depth constraints, a new sewer lateral has been shown to connect the coffee shop plumbing to the existing sewer main on Cypress Street. The on-site sewer will connect to an existing sewer lateral for the site which was used to service prior improvements on the office property.

FRIENDS CHURCH - THE HANGAR

180 S. CYPRESS, ORANGE, CA (OFFICE BUILDING)
527 W. ALMOND AVE., ORANGE, CA (WAREHOUSE BUILDING)

REVIEW PACKAGE 10-23-2024
PLANNING REVIEW PACKAGE 10-17-2025

Architecture.
Design.
Relationships.

CITY OF ORANGE DOCUMENTS: 527 W ALMOND AVE.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial ORA
NRHP Status Code 5D1
Other Listings:
Review Code: Reviewer: Date:

Page 1 of 4.1 *Resource Name or #: (Assigned by Recorder) ALMOND_W_527__APN_390-661-05

P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☑ Unrestricted
*a. County: Orange and (P2b and P2c or P2d. Attach a location map as necessary.)
*b. USGS 7.5' Quad: Date: T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: 527 W ALMOND AVE ,# City: Orange Zip: 92866
d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN
e. Other Locational Data: Same APN as: 180 S. Cypress.

*P3a. Description: *** Property status pending review with the National Register! ***
Materials: Frame - Metal siding

*P3b. Resource Attributes: (List attributes and codes) (RP8)--Industrial building
*P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☑ Element of District ☐ District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) 2005
*P6. Date Constructed/ Age and Source: 1925 c
☑ Historic ☐ Prehistoric ☐ Both
*P7. Owner and Address:
*P8: Recorded by: (Name, affiliation, and address)
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423
*P9. Date Recorded: March, 2005
*P10. Survey Type: (Describe) Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey.

*Attachments: ☐ NONE ☐ Location Map ☑ Continuation Sheet(s) ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) *Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial ORA

Page 3 of ## *Resource Name or #: ALMOND_W_527__APN_390-661-05
Recorded by: *** Property status pending review with the National Register! ***
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423
Date Recorded: March, 2005
☑ Continuation ☐ Update

Years Surveyed: 2005
Listed in National Register: --
General Plan: OTMIX-15 # of Buildings: 1
Planning Zone: OTMU-15 # of Stories: 1
Lot Acre: # of Units: 1
Principal Building Sqft: 18845
Description of Photo:

B6. Construction History (Continued from Pg.2):
B13. Remarks (Continued from Pg.2):
P3a. Description (Continued from Pg.1):

DPR 523L (11/98) *Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #
*NRHP Status Code 5D1

Page 2 of 4.1 *Resource Name or #: (Assigned by Recorder) ALMOND_W_527__APN_390-661-05

B1. Historic Name: Unknown
B2. Common Name:
B3. Original Use: IND B4. Present Use: IND
*B5. Architectural Style: Industrial
*B6. Construction History: (Construction date, alterations, and date of alterations) Date of Construction: 1925 c ☑ Historic ☐ Prehistoric ☐ Both

*** Property status pending review with the National Register! ***

*B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:
*B8. Related Features:
*B9. Architect or Builder: Unknown
*B10. Significance: Theme: Architecture Area: City of Orange Property Type: Industrial
Period of Significance: Old Towne: Agriculture & Industry (c. 1880 - 1950) Applicable Criteria: AC
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg 4.)
Structural Integrity:
Site Integrity:
Opportunities: Appears to be a contributor to a district that appears eligible for local listing or designation: Railroad/Packing House NCA.

B11. Additional Resource Attributes: (List attributes and codes)
*B12. References:
Orange Daily News.

B13. Remarks: (Continues on Pg.3)
Status change since 1991 Survey: Not previously surveyed.

(Sketch Map with North arrow required.)

*B14. Evaluator: Robert Chattel
*Date of Evaluation: September, 2005
(This space reserved for official comments.)

DPR 523B (1/95) *Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial ORA

Page 4.1 of 4.1 *Resource Name or #: ALMOND_W_527__APN_390-661-05
Recorded by: *** Property status pending review with the National Register! ***
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423
Date Recorded: March, 2005
☑ Continuation ☐ Update

2012 National Register Amendment: (Based upon 2010 Historic Resources Inventory Update)
Purpose of Amendment: Not previously listed
Recommended Action: Amend non-contributor to NR District
Current Status (2011):
Recommended Status (2012): 5D1
Detail: Resource located within Old Towne Orange National Register Historic District boundaries. Recommend District amendment to complete district inventory.

DPR 523L (11/98) *Required Information

CITY OF ORANGE DOCUMENTS: 180 S CYPRESS ST.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI # 111689
Trinomial ORA
NRHP Status Code 4S
Other Listings:
Review Code: Reviewer: Date:

Page 1 of 3 *Resource Name or #: (Assigned by Recorder) CYPRESS_S_180__APN_390-661-05

P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☑ Unrestricted
*a. County: Orange and (P2b and P2c or P2d. Attach a location map as necessary.)
*b. USGS 7.5' Quad: Date: T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: 180 - S CYPRESS ST ,# City: Orange Zip: 92666
d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN
e. Other Locational Data: Same APN as: 527 W. Almond.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries. Continues on Pg.3.)
Materials: Frame - Stucco or plaster

*P3b. Resource Attributes: (List attributes and codes)
*P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☑ Element of District ☐ District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) 2005
*P6. Date Constructed/ Age and Source: 1948
☐ Historic ☐ Prehistoric ☐ Both
*P7. Owner and Address:
*P8: Recorded by: (Name, affiliation, and address)
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423
*P9. Date Recorded: March, 2005
*P10. Survey Type: (Describe) Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey, ADGIS (1993) Historic Building Inventory Update.

*Attachments: ☐ NONE ☐ Location Map ☑ Continuation Sheet(s) ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) *Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI # 111689
Trinomial ORA

Page 3 of 3 *Resource Name or #: (Assigned by Recorder) CYPRESS_S_180__APN_390-661-05
Recorded by:
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423
Date Recorded: March, 2005
☑ Continuation ☐ Update

Years Surveyed: 1991, 2005
Listed in National Register: 1997
General Plan: OTMIX-15 # of Buildings: 1
Planning Zone: OTMU-15 # of Stories: 1
Lot Acre: 1.1358 # of Units: 1
Principal Building Sqft: 18845
Description of Photo: 1991

B6. Construction History (Continued from Pg.2):
B13. Remarks (Continued from Pg.2):
P3a. Description (Continued from Pg.1):

DPR 523L (11/98) *Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI # 111689
*NRHP Status Code 4S

Page 2 of 3 *Resource Name or #: (Assigned by Recorder) CYPRESS_S_180__APN_390-661-05

B1. Historic Name: Unknown
B2. Common Name:
B3. Original Use: COM B4. Present Use: COM
*B5. Architectural Style: Contemporary
*B6. Construction History: (Construction date, alterations, and date of alterations) Date of Construction: 1948 ☐ Historic ☐ Prehistoric ☐ Both

*B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:
*B8. Related Features:
*B9. Architect or Builder: Unknown
*B10. Significance: Theme: Architecture Area: City of Orange Property Type: Commercial
Period of Significance: Old Towne: Postwar Development (c. 1945-1975) Applicable Criteria: N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)
Structural Integrity:
Site Integrity:
Opportunities:

B11. Additional Resource Attributes: (List attributes and codes)
*B12. References:
Orange Daily News.

B13. Remarks: (Continues on Pg.3)
Status change since 1991 Survey: None.

(Sketch Map with North arrow required.)

*B14. Evaluator: Robert Chattel
*Date of Evaluation: September, 2005
(This space reserved for official comments.)

DPR 523B (1/95) *Required Information

PROJECT DIRECTORY

OWNER
FRIENDS CHURCH - ORANGE
426 W Almond Ave.
Orange, CA
Contact: Kyle Zimmerman
PH: (949) 637-7646
EM: kylez@friends.church

ARCHITECT
AO ARCHITECTS
144 N. Orange Street
Orange, CA 92866
Contact: Jeff Rabbitt
PH: (714) 639-9860
EM: jeff@aoarchitects.com

STRUCTURAL ENGINEER
MRP PLANNING
30 Centennial Way #C
Tustin, CA 92780
Contact: Mike Paar
PH: (714) 923-8946
EM: mike@mrpplanningco.com

GENERAL CONTRACTOR
CW DRIVER
2190 South Towne Center Dr
Anaheim, CA 92806
Contact: Karl Kreutziger
PH: (949) 444-3531
EM: kkreutziger@cwdriver.com

CIVIL ENGINEER
TAIT ENGINEERING
701 N Parkcenter Dr.
Santa Ana, CA 92705
Contact: David Sloan
PH: (714) 560-8643
EM: davidsloan@tait.com

HISTORICAL ARCHITECT
GEORGE TAYLOR LOUDEN, AIA
6330 Green Valley Circle #301
Culver City, CA 90230
Contact: Taylor Louden
PH: (310) 874-8783
EM: taylor@historicalarchitect.com

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER
LEI
2301 Dupont Dr Suite 150
Irvine, CA 92612
Contact: Adam Franklin
PH: (949) 379-7384
EM: afranklin@linwoodengineering.com

SHEET NUMBER	SHEET TITLE				△	△	△
ARCHITECTURAL							
00	SHEET INDEX & CITY OF ORANGE NOTES						
00.1	BASIS OF DESIGN NARRATIVE - SITE & BUILDING INFO						
01	PROPOSED SITE PLAN						
01.2	FIRE MASTER PLAN						
01.3	LIFE SAFETY PLAN						
02	OVERALL EXISTING SITE PLAN						
03	EAST BUILDING EXISTING FLOOR PLAN						
04	EAST BUILDING PROPOSED FLOOR PLAN						
05	WEST BUILDING EXISTING FLOOR PLAN						
06	WEST BUILDING PROPOSED FLOOR PLAN						
07	WEST BUILDING PROPOSED REFLECTED CEILING PLAN						
08	WEST BUILDING PROPOSED ROOF PLAN						
09	WEST BUILDING PROPOSED & EXISTING ELEVATIONS						
10	WEST BUILDING PROPOSED & EXISTING ELEVATIONS						
11	WEST BUILDING PROPOSED & EXISTING ELEVATIONS						
12	WEST BUILDING PROPOSED & EXISTING ELEVATIONS						
13	WEST BUILDING PROPOSED COLORED ELEVATIONS						
14	WEST BUILDING PROPOSED COLORED ELEVATIONS						
15	RENDERINGS - EXTERIOR						
16	RENDERINGS - EXTERIOR						
17	RENDERINGS - INTERIOR						
18	RENDERINGS - INTERIOR						
19	DETAIL SHEET						
20	DETAIL SHEET						
21	EXISTING EXTERIOR PHOTOS						
22	EXISTING INTERIOR PHOTOS (WEST BUILDING)						
23	COLOR & MATERIAL						
24	PHOTOMETRIC PLAN						
CIVIL							
1	TITLE SHEET						
2	TOPOGRAPHIC ENCUMBRANCE & LIMIT OF IMPACT PLAN						
3	CONCEPTUAL GRADING PLAN						
4	CONCEPTUAL GRADING PLAN						
5	CONCEPTUAL UTILITY PLAN						
6	CONCEPTUAL BMP PLAN						
LANDSCAPE							
LO1	EXISTING SITE PLAN						
LO2	OVERALL LANDSCAPE SITEPLAN						
LO3	SITE PLAN ENLARGEMENT						
LO4	PLANTING PLAN						
LO5	PLANTING & PRECEDENT IMAGERY						

BASIS OF DESIGN NARRATIVE

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Existing Condition Assessment and Conversion Basis of Design Strategies for:

The Hanger – Warehouse – Friends Church – Orange

The assessment below is intended to provide data to assist construction ROM pricing for the conversion of a current warehouse into an A occupancy community worship and flex space for Friends Church, Orange.

General Building Information

Address: 527 W Almond

Approximate Build: 1925 (steel construction)

Building is in Old Towne Orange Historic District- Listed as a significant resource.

Parcel Assignment: Contributing Historic Building

Slab on grade

Fully sprinklered

Passive ventillation

Building Analysis

Building Area:	+/-14,800 s.f.
Type of Construction:	VB, sprinklered
Occupancy:	A-3

Building Conversion Considerations:

- Change of Use – CUP required
- Assembly over 500 occupants – Risk Category III
- Weather tight needs
  - Interior
  - Assumed exterior is historically significant.
- Acoustics
  - Worship gathering area – Internal.
  - Rail adjacency – External
- Historic compliance/considerations – 3 overlapping historic district overlays
  - Pending review on the national register
  - Exterior Look and Feel
  - Site issues regarding historic – district overlays
- Fire/Life Safety

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Basis of Design Executive Narrative:

ARCHITECTURAL BASIS OF DESIGN NARRATIVE:

The thoughtful design will be based on the assessment and guidance provided by George Taylor Louden, AIA Historical Architecture Consulting with strict adherence to the Secretary of the Interior Historic rehabilitation Standards. George Taylor Louden has been approved by the City of Orange planning department for assessment of and reporting for this property. The report is contained herein.

Building [Historical] Rehabilitation:

Exterior Corrugated Steel Panels: The general look and feel from the exterior is to be protected/preserved or refreshed to preserve the historical look and use of the building. The exterior corrugation will be removed and either mapped for reinstallation or replaced in kind with identical metal corrugation material). The removal will allow for the interior wall to be constructed to achieve energy efficiency as well as appropriate waterproofing necessary for the new use. Where an new material is proposed it is aligned with the same vertical ribbed articulation but stands apart from the existing emphasizing new vs historic. All significant existing horizontal banding or seaming will be maintained.

Existing Windows:

The existing windows are narrow steel sill/frame industrial windows with steel muntins. At a much more recent time a 2x wood frame with metal mesh was added to the exterior for unknown reasons. This has not aged well and would be removed and replaced with a metal frame around the existing windows to seal the windows from weather intrusion.

South Elevation: (7: 4'x6') and lower windows (4: 5'x7')

West Elevation: (7: 4'x6')

North Elevation: (8: 4'-6')

East Elevation: (8: 4'-6') and lower windows (1: 5'x7')

The existing clearstory windows on **South elevation** (Almond), **West elevation** (Railway) and **North Elevations** (Parking Lot) will be preserved by cleaning, repairing, sealing and installing a new metal frame surround.

Existing Windows on the **East Elevation** will be modified with the introduction of the new entry portal; while 4 of the clerestory (4'x6') windows and the single lower (5'x7') window will be preserved, 4 clerestory windows will be removed to allow for the proposed entry structure and new modern operable windows at the N.E mezzanine. Though the new windows are modern they will be in keeping with the metal/steel muntin pattern consistent with the existing.

A new installed wall will be built on the interior side of the exterior skin with new double pane, single lite windows (muntin less) placed in the wall aligned with the existing window locations, so that the daylighting is preserved as well as the view of the existing historic windows from the inside. This is required for the conditioned space to meet T-24 requirements.

Existing Corrugated Sliding Doors: The existing sliding warehouse doors along the South Elevation (Almond) will be preserved as precedence has been set within the Old Town district. They are to be preserved in the 'Closed' position with the exterior slide rails intact. The operable door on the North Elevation will be replaced with a modern steel and glass overhead door. The southernmost sliding door on the East elevation will be preserved in the 'closed' position with a new door installed. The center sliding door will be preserved in the 'closed' position with the new entry integrated into it.

Existing Louvers: The existing louvres were installed at a more recent time, they do not fit the original openings and plywood was used to seal the remaining gaps. New industrial louvers will be installed custom to the original openings. They can be false vents or tied to new HVAC system to allow for fresh-air intake. If not required for HVAC use; the new interior perimeter wall will cover them from view on the interior.

Metal Corrugated Roof: The existing corrugated roof diaphragm will be maintained, new continuous insulation will be installed over the corrugation with new corrugated material (painted) over the insulation. This material will match the existing curved corrugated material currently visible. An integrated gutter system will be installed in the roof overhang along Almond out of view and will be internally drained and tied to underground storm drains. Overflow outlets will be located on the West and East elevations.

Existing Steel Structure: The structure will be preserved and modified only where necessary to meet historical structural code. The change in occupancy requires the building to be upgraded to a seismic risk category II. This includes expansion of main structural column footings, additional truss bracing in the roof structure and added x-bracing in the exterior structural system for additional seismic lateral support. The approach will be careful use of materials to blend with the current structural steel members for the added wall x-bracing and added roof structure truss bracing. The expanded footings will be invisible to the eye as disrupted conditions will be replaced to match existing.

Existing Loading Dock: The proposed use requires an infill of the existing loading dock, The approach is to leave the dock sloped slab in place, infill with structural EPS geofoam with a new concrete topping slab to flush out with current finished floor level. The design takes into consideration the reversable criteria of being able to return the dock to its original form in the future if the opportunity presents itself.

New Design Elements Introduced:

The architectural design intent for modernization and adaptive reuse aims to honor the building's historic character while introducing contemporary industrial farmhouse elements.

Key features include:

• Barrel-Vaulted Aesthetic: The existing corrugated hangar style is preserved and enhanced inside and out. The open roof structure will remain exposed on the interior. The vertical steel structural columns and X-Bracing will remain visible on the interior. Internal overhead doors leading to the north space will remain open while in-filled with modern storefront glazing.

• New Prominent Entryway and Courtyard façade enhancements: A prominent entryway on the East elevation within the courtyard (The Yard) will bring an important welcoming ceremonial entry element balancing a contrast of old and new. An integrated cross in the storefront signifies the entry to God's house and worship.

New operable 2nd story windows on East elevation: The inclusion of modern steel or metal matching steel windows at the mezzanine level will be introduced to create greater transparency; allowing views from the interior balcony into the revitalized courtyard below.

A new faux steel storefront system will be integrated into the lower rear structure to accommodate a café, clad in standing seam metal panels that replace the existing damaged metal skin, maintaining a similar profile while incorporating a striking dark bronze finish for added contrast. These elements are implemented on the interior courtyard to enhance the guest experience within an important congregation area.

Exterior Enhancements and Canopy along Almond: Similar to the metal cladded finish on the interior courtyard façade, this finish will also be applied to eastern end of the Almond Street elevations with a metal eyebrow constructed of similar wide flange steel shapes found within the structure. This important feature highlights the new adaptive re-use and provides for signage and a more intuitive wayfinding identity to the main entry within the courtyard since no new access is proposed along Almond.

Overall, these minimal changes and thoughtful enhancements make a significant impact, celebrating the building's historical essence while infusing it with modern functionality. These thoughtful enhancements maintain the building's historical essence while introducing modern functionality, creating a welcoming and vibrant space within an important historically significant building preserving the important past industry within the Orange Historical District.

Acoustics:

It is suggested that an acoustical consultant be brought in to assess the proposed wall assembly to abate nuisance noises from the exterior and interior acoustic (light weight) panels provided on the interior to provide for an appropriate interior space experience.

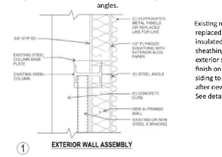
Restrooms:

Large multiple occupancy accessible restrooms will need to be installed to support final occupancy counts

Building Envelope:

Wall Assembly

Existing wall:	Painted metal siding attached directly to metal building frame and steel angles.



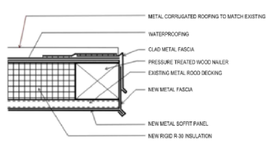
1 EXTERIOR WALL ASSEMBLY

Existing metal siding to remain, or be replaced in kind. Provide new insulated stud wall with plywood sheathing and air/vapor barrier on exterior side and gypsum wall board finish on interior side. Existing metal siding to be removed and reinstalled after new interior wall constructed. See detail below.

Entrances and Exits: New Exits will need to be considered around the perimeter to meet egress requirements of an A-3 of high occupancy, See Exhibit A. Consider standard storefront systems in these areas and steel insulated doors on the railway (west elevation) side. A continuous concrete curb existing around the exterior perimeter that would be demoed in entrance/egress locations only. (See Photo Exhibit C)

Roof Assembly

Existing Roof:	Painted metal deck
Proposed roof:	New corrugated metal roof panels to match existing roof system with decorative grofile over new rigid insulation (R-30) over existing metal deck. See detail below.
Note:	Structural review of existing metal deck to confirm its reuse



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CIVIL BASIS OF DESIGN NARRATIVE:

EXISTING CONDITIONS:

Existing Site Improvements:

- Existing site is located at the northwest corner of Cypress Street and Almond Avenue and is bound by the AT&SF railroad to the west, Commercial office space and parking improvements to the north, Cypress Street and residential properties to the east, and Almond Avenue and additional commercial properties to the south.
- Two structures exist on the current property along with asphalt parking spaces, asphalt and concrete drive aisles, and courtyard paving and deck improvements located between the two structures.
- The westerly structure (527 W Almond Avenue) is a warehouse building with a truck dock located at the northwest corner of the structure.
- The easterly structure (180 Cypress Street) is an office building which is currently occupied
- The courtyard currently includes decking which is constructed atop the original truck dock, which was used to service the westerly hangar structure. The courtyard improvements were constructed in 2011 prior to which the entire area between the two structures was paved in asphalt and concrete pavement to support the hanger building.

Existing Site Drainage:

- Drainage Tributaries: Site drainage flows generally from north to south with three separate tributaries (westerly, central, and easterly).
  - ***Westerly Tributary:*** The westerly tributary includes drainage from the parking field to the north of the warehouse as well as a portion of the courtyard drainage wich surface flows to the northerly drive aisle.

    CRITICAL: The westerly tributary also receives surface runoff from the northern property (160 N Cypress Street) via a surface opening in the northerly gate.

    All runoff from the westerly tributary is collected at the northwest corner of the warehouse building and discharged to Cypress Street via a 10" concrete pipe which runs along the westerly face of the structure and discharges to a catch basin on the northerly curb face of Almond Avenue near the center of he warehouse building.
  - ***Central Tributary:*** The central tributary includes drainage from the courtyard area as well as a majority of the office building roof and a smaller portion of the warehouse roof. All drainage within this tributary is captured via roof drains or inlets and directed to the existing truck dock. Located within the truck dock is a recycled water system (2 – 5' diameter by 3' depth cisterns) as well as a 24"x 24" concrete catch basin placed at the southwest corner of the truck dock. Low flows are captured in the rainwater harvesting system whereas high flows are captured in the truck dock void space and pumped up to grade and discharged to the curb face on Almond Avenue.

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  - ***Eastern Tributary:*** the eastern tributary is comprised of a small portion of the office roof (overhand area only) as well as the easterly surface parking lot. All drainage sheet flows to the existing curb and gutter on Almond Avenue or Cypress Street.
- Downstream Conditions: All runoff from the project site is captured in the catch basin located on the north curb face of Almond Avenue. Drainage is then conveyed in an 18" CMP Arch across the street to a shallow catch basin and subsequently conveyed westerly under the railroad tracks via a similar CMP arch culvert and discharged at grade to the curb and gutter of Almond Avenue to the west of the railroad tracks.

GRADING & DRAINAGE:

Proposed Grading:

- Westerly Tributary:
  - Asphalt grind and overlay will be required along the northerly face of the warehouse building to blend the expanded building footprint to the existing grades. Drainage patterns along the north of the structure will be maintained with surface runoff being directed to the westerly property line.
  - The FFE of the western egress doors will be raised by 8" in order to provide separation from the secondary overflow drainage course that is located along the railroad right of way. Egress paths will be raised above existing grade and join paths of travel along the north and south.
- Central Tributary:
  - Existing courtyard improvements will be fully removed with the truck dock protected in place to the maximum extent possible. Grated inlets, slot drains, and subdrain systems will be utilized to capture surface runoff and direct the runoff to a catch basin located at the southerly corner of the courtyard (see drainage and water quality section for further detail)
  - The FFE of the easterly office building is approximately 1.5' higher than the warehouse building. Stairs and ADA compliant ramps will be utilized to combine paths of travel from the easterly office building to the warehouse.
  - ADA parking stalls will be striped and designated at the northeast corner of the courtyard to service the proposed hanger structure. Grading and ADA compliance review will be conducted on the existing stalls to confirm if grading improvements are required to achieve required grads.
- Eastern Tributary:
  - No modifications or grading improvements are proposed within the eastern tributary
- Public Street improvements:
  - Existing sidewalk and curb and gutter will be removed and replaced along the entire frontage of Almond Avenue. New sidewalk will be constructed per Class I Parkway City of Orange Standards.
  - Existing driveway along Almond Avenue will be reconstructed per City Standards
  - Existing curb ramp at the northwest corner of Almond & Cypress will be reconstructed.
  - Existing street light on power pole will be removed and a new street light, pull box, and conduit will be installed on Almond Avenue per City Standards.

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  - Street improvements on Cypress Street will remain unchanged.

Proposed Drainage & Hydrology:

- Proposed site drainage will match existing drainage patterns and discharge all site runoff to the curb and gutter of Almond Avenue. Further hydrology and hydraulic studies will be required to verify adequacy of existing drainage systems and to confirm the HGL of anticipated large storm events. The concepts below outline the approach that will be taken within each tributary:
- Westerly Tributary:
  - Primary capture of drainage will be in existing 24" grated in let at western edge of property which flows to a 10" Concrete Pipe and subsequent 18"/21" CMP Arch culvert under the railroad.
  - Secondary capture and flood protection will be provided along the western property line with a high flow parkway drain connecting any runoff not captured in the storm drain to the curb and gutter along Almond Street.
- Central Tributary:
  - All drainage captured via inlets and roof drains will be directed to the 24" grated inlet located at the southern edge of the courtyard. Water quality flows will be diverted from this inlet to the ultimate water quality treatment system (see below).
  - Peak flow runoff from small and large storm events will then designed to spill out of the 24" grated inlet to the proposed 24" parkway drain towards Almond Avenue.
  - Depending on results of the hydrology report and pre/post runoff analysis, the existing truck dock void space may continue to be utilized for peak flow mitigation measures. Further studies are pending and will be submitted to the City.
- Eastern Tributary:
  - No modifications or grading improvements are proposed within the eastern tributary

Water Quality

- The proposed project will reconstruct and grade more than 5,000 SF of impervious area and will be subject to implementation of water quality improvements. A pWQMP is in progress and will be submitted. Schematic grading and drainage has assumed a project impact area of 10,000 SF for water quality purposes for which a design capture volume of 550 Cubic Feet is assumed.
- Geotechnical review and infiltration studies are pending. Preliminary review has indicated groundwater is approximately 20' below grade and may be feasible however, adequate clearance from existing structures and property lines may result in an infeasibility determination. For the purpose of this submittal, a schematic footprint for a 550 cubic foot, open bottom infiltration system has been shown.
- Should infiltration be deemed infeasible, proprietary flow based water quality treatment systems will be recommended with post treatment water quality flows being pumped directly to the curb face via a new curb drain.

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SITE UTILITIES

Domestic Water System

- Both structures on the existing site are serviced by a single, 2" water meter located on Almond Avenue.
- Existing 2" services will be intercepted after the meter and will be directed to a new 2" backflow device. Services will then be reunted on site and reconnected to the two existing structures.

Fire Water System

- The hangar building is currently services by a direct fire water connection and underground check valve on Almond Avenue. The office building is currently sprinklered.
- Existing fire water services on Almond Avenue is proposed for abandonment per City Standards and a new 6" – 8" fire water connection is proposed on Cypress Street (pending final hydraulic analysis).
- A new double detector check and private fire hydrant will be constructed on site pre Orange Fire clearance requirements
- A dedicated fire water connection will be constructed for each building with associated PIV and FDC to services the proposed sprinkler systems.

Irrigation Water System

- No dedicated irrigation meter or backflow device currently exists on site.
- The proposed development will install a single, 1" irrigation meter and backflow devices to service the proposed landscaping improvements.

Sewer System

- The hangar building is currently services by a sewer lateral on Almond Avenue which connects to an existing 6" VCP sewer main that flows westerly.
- The Office building is currently services by a sewer lateral on Cypress Street which connects to an existing 8" VCP sewer main.
- Existing sewer laterals for both structures are proposed for reuse. Utility locating will be required to confirm the location and depth of the existing sewer laterals.
- Pending potential depth constraints, a new sewer lateral has been shown to connect the coffee shop plumbing to the existing sewer main on Cypress Street. The on-site sewer will connect to an existing sewer lateral for the site which was used to service prior improvements on the office property.

CONTACT INFORMATION

OWNER:
FRIENDS CHURCH - ORANGE
426 W ALMOND AVE.
ORANGE, CA 92866
KYLE ZIMMERMAN 949.637.7646
KYLEZ@FRIENDS.CHURCH

GENERAL CONTRACTOR:
C.W. DRIVER
2190 S TOWNE CENTRE PLACE
ANAHEIM, CA 92806
KARL KREUTZIGER 949.444.3531
KKREUTZIGER@CWDRIVER.COM

ARCHITECT:
AO ARCHITECTS
144 S. ORANGE ST.
ORANGE, CA 92866
JEFF RABBITT 714.639.9860
JEFF@ARCHITECTSORANGE.COM

CIVIL ENGINEER:
TAIT & ASSOCIATES, INC.
701 N. PARKCENTER DRIVE,
SANTA ANA, CA 92705
DAVID SLOAN 714.560.8643
DSLOAN@TAIT.COM

HISTORIC ARCHITECTURAL CONSULTANT:
GEORGE TAYLOR LOUDEN, AIA
6330 GREEN VALLEY CIRCLE #301
CULVER CITY, CA 90230
TAYLOR LOUDEN 310.874.8783
TAYLOR@HISTORICALARCHITECT.COM

ZONING

CURRENT: USE 200, OTMU-15 (SP)
NATIONAL REGISTER OLD TOWN DISTRICT
LOCAL OLD TOWN ORANGE HISTORIC DISTRICT

BUILDING AREA TABULATION & INFORMATION

EAST BUILDING - OFFICE BUILDING

OCCUPANCY TYPE
(E) OCCUPANCY TYPE: B
(N) OCCUPANCY TYPE: B/A

OCCUPANCY LOAD
AREA:
A OLF (1:15) 3,145 SQFT: 210
B OLF (1:150) 3,302 SQFT: 22
TOTAL: 232

BUILDING CONSTRUCTION TYPE:
VB, FULLY SPRINKLERED

WEST BUILDING - WAREHOUSE

OCCUPANCY TYPE
(E) OCCUPANCY TYPE: S
(N) OCCUPANCY TYPE: B/A

OCCUPANCY LOAD
AREA:
A OLF (1:15) 7,583 SQFT: 506
B OLF (1:150) 12,157 SQFT: 81
TOTAL: 587

BUILDING CONSTRUCTION TYPE:
VB, FULLY SPRINKLERED
1925 (STEEL CONSTRUCTION)

SANTA FE DEPOT SPECFIC PLAN

THIS PROPERTY IS LOCATED WITHIN THE SANTA FE DEPOT SPECIFIC PLAN AND IS SUBJECT TO REVIEW AND APPROVAL FOR CONSISTENCY WITH THE SANTA FE DEPOT SPECIFIC PLAN GUIDELINES.

FIRE REQUIREMENTS

FULLY AUTOMATIC FIRE SPRINKLER SYSTEM
BUILDING INSTALLED IN ACCORDANCE WITH NFPA 13 AS REQUIRED BY CFC SECTION 903.2.1.2(4) AND/OR CHBC SECTION 8-410.1.

4 PUBLIC FIRE HYDRANTS BETWEEN 500'.

BUILDING AND SITE SUMMARY

SITE AREA:	48804	1.120386 ACRES	
TOTAL EXIST. BUILDING AREA:	17899	S.F. EXISTING TO REMAIN	
WEST BUILDING (WAREHOUSE)	11,452	S.F.	
EAST BUILDING (OFFICE)	6,447	S.F.	
F.A.R. (EXISTING)	0.37		
TOTAL PROPOSED BUILDING AREA:	19740	1841	NEW S.F.
WEST BUILDING (WAREHOUSE)	13,293	S.F.	
EAST BUILDING (OFFICE)	6,447	S.F.	
F.A.R. (PROPOSED)	0.40		

*A-3, VB, FULLY SPRINKLERED, ALLOWABLE AREA = 24,000 S.F. PER CBC 2022 TABLE 506.2
*B, VB, FULLY SPRINKLERED, ALLOWABLE AREA = 36,000 S.F. PER CBC 2022 TABLE 506.2

PARKING SUMMARY:

REQUIRED	236	STALLS	PER OCM
	33 SPACES PER 1,000 FOR GENERAL ASSEMBLY BASED ON A TOTAL ASSEMBLY AREA OF 7,150 SF - AREA REQUIRED FOR CURRENT PROPOSED USE - INCLUDING NEW CHURCH, CAFE, OUTSIDE PATIO 'THE YARD' AND NEW CHURCH OFFCIES		
(E) ON-SITE PARKING	38	STALLS	INCLUDING 4 ADA STALLS
OFFSITE PARKING	198		ADDITIONAL PARKING WILL BE OBTAINED THROUGH AN OFFSITE PARKING AGREEMENT BY OWNER

PURSUANT TO AB 2097, THE CITY CANNOT IMPOSE ANY MINIMUM PARKING STANDARDS ON PROJECTS THAT ARE WITHIN ½ MILE OF A HIGH QUALITY TRANSIT STOP (WHICH IS THE TRAIN STATION IN OLD TOWNE), THEREFORE, THERE IS NO MINIMUM OFF-STREET PARKING REQUIREMENT FOR THIS PROJECT.

ADDRESS

180 S CYPRESS ST & 527 W ALMOND AVE.
ORANGE, CA 92866

LEGAL DESCRIPTION

CHUBBS ADD LOT 8 BLK B AND LOTS 9 TO 13 INC BLK B TR 178
APN(S): 390-661-05

ENVELOPE FIRE RATINGS

EXISTING BUILDING COMPLY, PER CBC SECTION 508, SECTION 601 & 602.

A- EXTERIOR WALL FIRE-RESISTANCE RATING (TABLE 508.4):	NON-RATED
B- SEPARATION WALLS (TABLE 601 & 602):	NON-RATED
C- ROOF ASSEMBLY	NON-RATED

FRIENDS

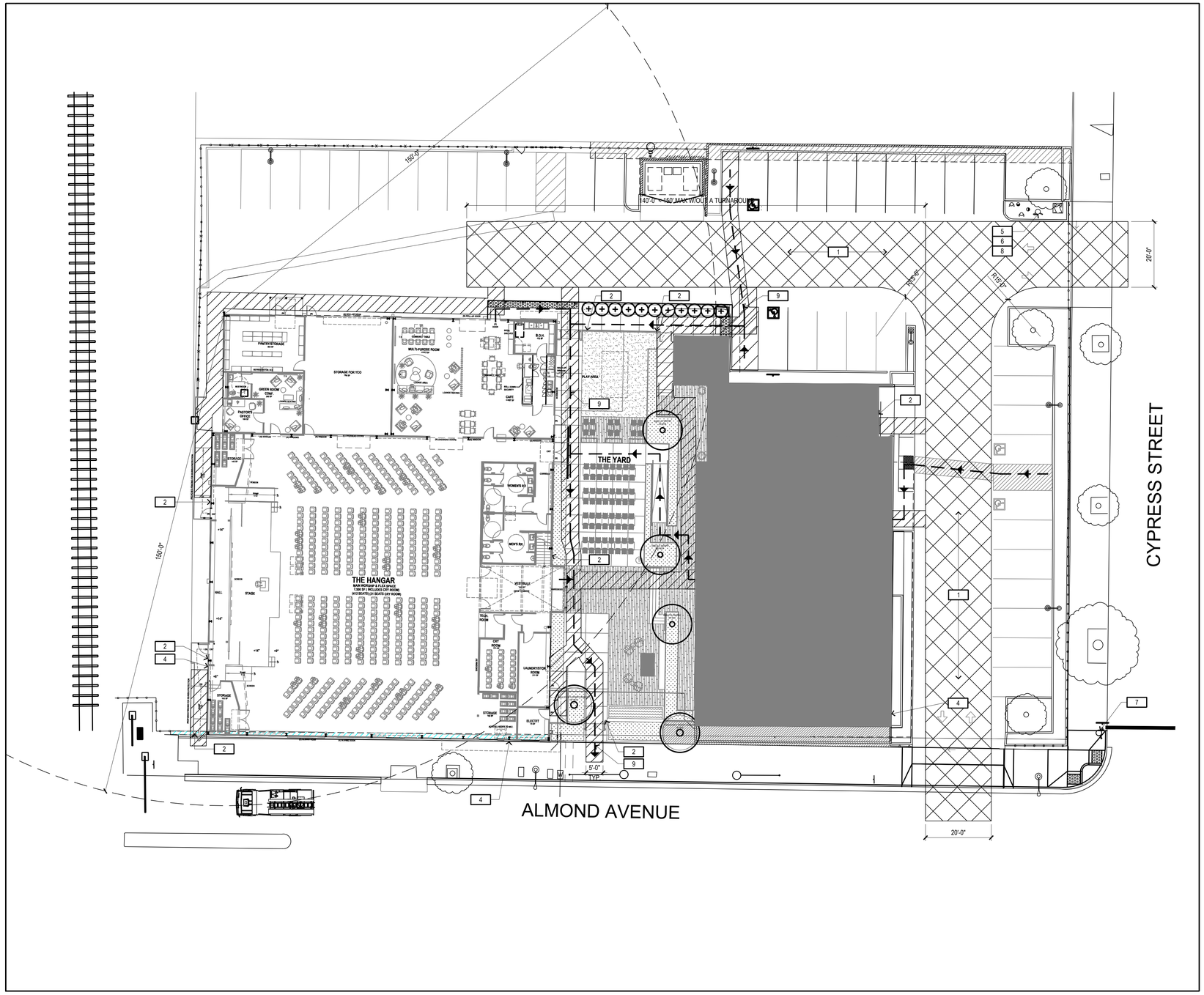
FRIENDS CHURCH - THE HANGAR
180 S. CYPRESS, ORANGE, CA

BASIS OF DESIGN NARRATIVE
SITE INFORMATION

Architecture. Design. Relationships.
www.aoarchitects.com

00.1

Job No. 2023-0553
Date: 2025-10-17



FIRE MASTER PLAN NOTES

PRIOR TO PERMIT APPLICANT SHALL PROVIDE A LETTER OR STATEMENT, WET-STAMPED AND SIGNED BY A REGISTERED ENGINEER ON THE PLANS CERTIFYING THAT ANY NEW ROADWAY MEETS THE 68,000 POUND ALL WEATHER REQUIREMENT OR DENOTE THAT THE DESIGN LETTER MEETING THESE CONDITIONS WILL BE PROVIDED AT ROUGH GRADING PLAN SUBMITTAL. EMBED LETTER OR NOTE ON FMP.

SEE CIVIL DRAWINGS FOR REQUIRED FIRE FLOW.

DEFERRED PLAN SUBMITTALS

FIRE SPRINKLERS

UNDERGROUND FIRE LINE SERVICE

FIRE SPRINKLER MONITORING/ALARM SYSTEM

COMPRESSED/LIQUEFIED BULK TANKS (IF APPLICABLE)

KEY NOTES

1 A MINIMUM 20-FOOT-WIDE FIRE ACCESS ROADWAY SHALL EXTEND TO WITHIN 150 FEET OF ALL FIRST FLOOR EXTERIOR WALLS OF THE PROPOSED BUILDINGS AS MEASURED ON THE EXTERIOR OF THE BUILDING. DENOTE MEASUREMENTS COMPLYING WITH THIS REQUIREMENT.

THE FIRE ACCESS ROADWAYS SHALL BE DESIGNED TO SUPPORT THE IMPOSED LOADS OF THE ORANGE FIRE DEPARTMENT FIRE APPARATUS WITH A TOTAL LOAD OF 68,000 POUNDS. THE FIRE APPARATUS IS DISTRIBUTED AS 46,000 POUNDS ON THE TANDEM REAR AXLES AND 22,000 POUNDS ON THE FRONT AXLE. THE FIRE ACCESS ROADWAY SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. PLACE NOTE ON FMP.

2 KEY BOXES AND KEY SWITCHES (KNOX DEVICES) SHALL BE PROVIDED WHERE NECESSARY TO ENSURE THAT IMMEDIATE ACCESS FOR FIREFIGHTING, RESCUE AND OTHER EMERGENCY PURPOSES IS POSSIBLE. IDENTIFY LOCATION ACCORDING TO THE FOLLOWING:

AT A MINIMUM, KNOX DEVICES SHALL BE PROVIDED FOR THE FOLLOWING LOCATIONS:

a. THE MAIN ENTRY TO BUILDINGS EQUIPPED THROUGHOUT WITH A FIRE ALARM OR SPRINKLER MONITORING SYSTEM.

b. DOORS, PERIMETER PEDESTRIAN GATES AND OTHER AREAS IDENTIFIED BY THE FIRE DEPARTMENT. AT LEAST ONE PEDESTRIAN GATE IS REQUIRED ON PERIMETER GATES.

c. VEHICULAR GATES ON DRIVER SIDE APPROACH. ELECTRIC GATES SHALL COMPLY WITH THE REQUIREMENTS OF AN AUTOMATIC OPENING DEVICE IN COMPLIANCE WITH UL 325 AND ASTM F-2200 IN ADDITION TO THE KEY OPENING DEVICE.

3 5-FOOT-WIDE FIRE ACCESS WALKWAY TO ALL OPENINGS AND EGRESS DOORS, ON THE FIRST FLOOR EXTERIOR WALLS, REQUIRED BY THE CBC AND/OR CFC.

TREES PLANTED ALONG THE FIRE ACCESS ROADWAY AND/OR FIREFIGHTER REQUIRED WALKWAY SHALL NOT IMPEDE THE REQUIRED MINIMUM 5'-0" WALKWAY WIDTH OR THE REQUIRED FIRE APPARATUS VERTICAL CLEARANCE OF 13'-6". THE TREES SHOULD BE A TYPE THAT THE NATURAL GROWTH PATTERN WOULD ALLOW THE REQUIRED VERTICAL CLEARANCE WITHOUT RELIANCE ON REGULAR MAINTENANCE OF THE TREE CANOPIES.

4 BUILDING ADDRESS LOCATION - APPROVED BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 8 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1 INCH. CFC CHAPTER 5, SECTION 505.1 AND OMC 15.52.080

ADDITIONAL ADDRESS MARKINGS MAY BE REQUIRED TO PROVIDE DIRECTION FROM APPROACH.

5 DOUBLE DETECTOR BACKFLOW DEVICE - SEE ALSO CIVIL

6 FIRE DEPARTMENT CONNECTION - SEE ALSO CIVIL

7 PUBLIC FIRE HYDRANT LOCATION (EXISTING)

8 NEW ON-SITE FIRE HYDRANT

9 ACCESSIBLE PATH OF TRAVEL FROM BUILDING TO ACCESSIBLE PARKING AND TO PUBLIC RIGHT OF WAY TO NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE.

1/16" 0 2' 4' 8' 16' 24' 32'

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FIRE MASTER PLAN

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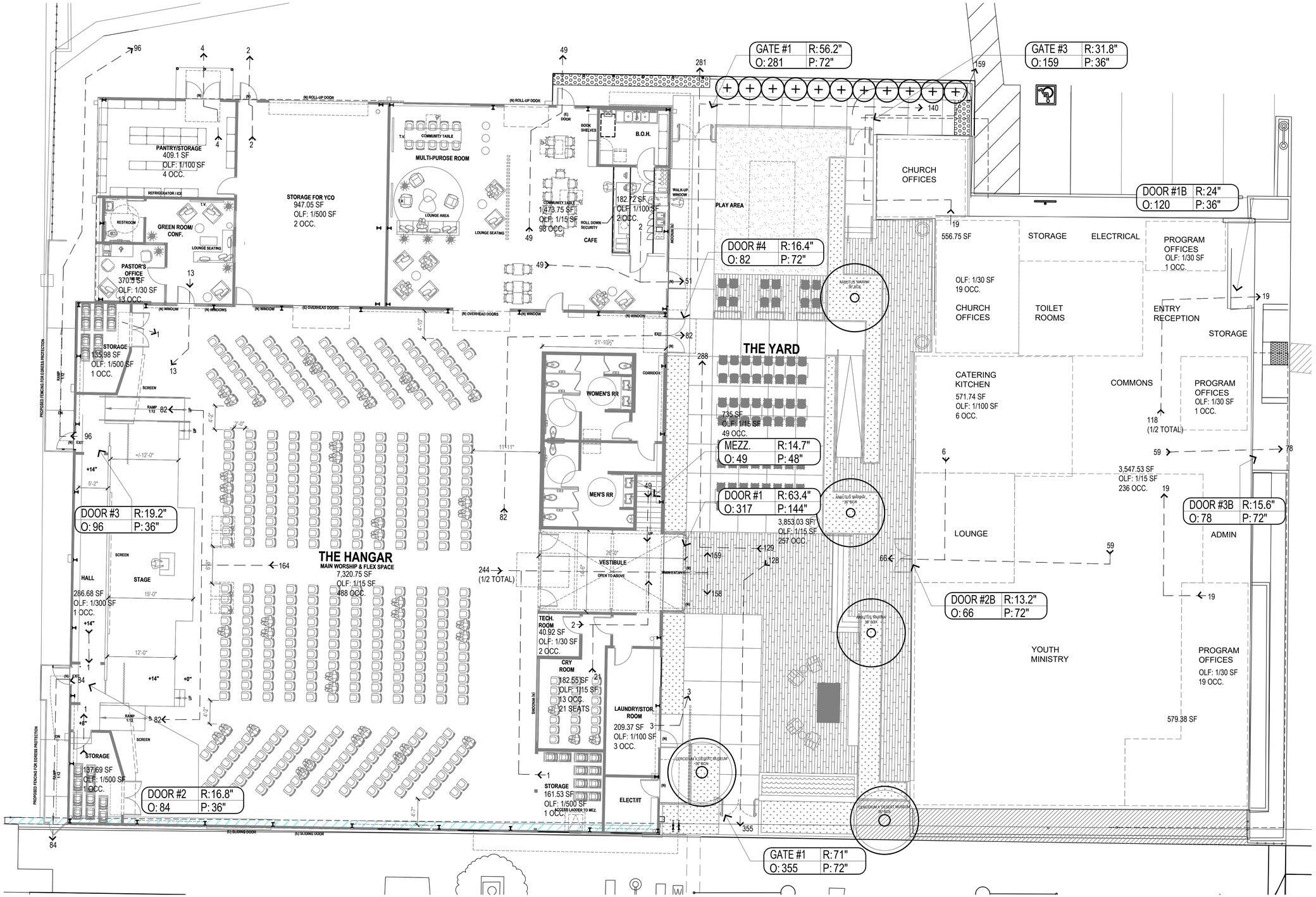

MEANS OF EGRESS GENERAL NOTES

1. THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NO LESS THAN 7' – 6". PROTRUDING MAY NOT REDUCE THE HEADROOM BELOW 80 INCHES ABOVE ANY WALKING SURFACE AND NO MORE THAN 50% OF THE CEILING AREA MAY BE REDUCED.
2. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LISTED AND LABELED AND SHALL BE ACCORDANCE WITH THE MANUFACTURES' INSTRUCTIONS AND EXTERNALLY ILLUMINATED EXIT SIGNS SHALL COMPLY WITH THE POWER SOURCE REQUIREMENTS IN SECTIONS 1013.6.2 WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES.
3. ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN OF NOT LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE.
4. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM WHICH IS TO PROVIDE CONTINUED ILLUMINATION FOR A DURATION OF NO LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. CONTINUED IS TO BE PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT, GENERATOR AND THE INSTALLATION OF THE EMERGENCY BE INSTALLED IN ACCORDANCE WITH CHAPTER 27. (1013.6.3)
5. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE (1 LUX) MEASURED ALONG THE EGRESS AT FLOOR LEVEL. A MAXIMUM TO MINIMUM ILLUMINATION OF 40 TO 1 SHALL NOT BE EXCEEDED (1008.3.5).
6. EXIT SIGN SHALL BE LOCATED 48" MIN. TO BOTTOM OF BRAILLE LETTERING AND 60" MAX. TO BOTTOM OF TOP SIGNAGE LETTERING ABOVE FINISH FLOOR.
7. EXIT DOORS/GATES ARE REQUIRED TO SWING IN THE DIRECTION OF TRAVEL AND BE PROVIDED WITH PANIC HARDWARE IN AREAS WITH 50 OR MORE OCCUPANTS.
8. ALL DOORS ON THE ACCESSIBLE ROUTE OR CIRCULATION PATH HAVE A MAX OPENING FORCE OF 5 POUNDS.
9. MEANS OF EGRESS LIGHTING TO BE PROVIDED WITH EMERGENCY POWER BACK-UP SUPPLY PER CBC 1008.3
10. ELECTRICALLY POWERED, SELF-LUMINOUS AND PHOTO LUMINESCENT EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 27. EXIT SIGNS SHALL ILLUMINATED AND ALL TIMES. CBC 1013.5
11. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT
12. THE FLOOR OR LANDING ON EACH SIDE OF DOORS SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY.
13. DUCT DETECTION SHALL BE REQUIRED FOR ALL AIR HANDLING SYSTEMS THAT EXCEED 2,000 CFM'S WILL NEED TO TIE IN TO EXISTING FIRE ALARM SYSTEM.

TRUE NORTH

1/8" 0 1' 2' 4' 8' 12' 16'

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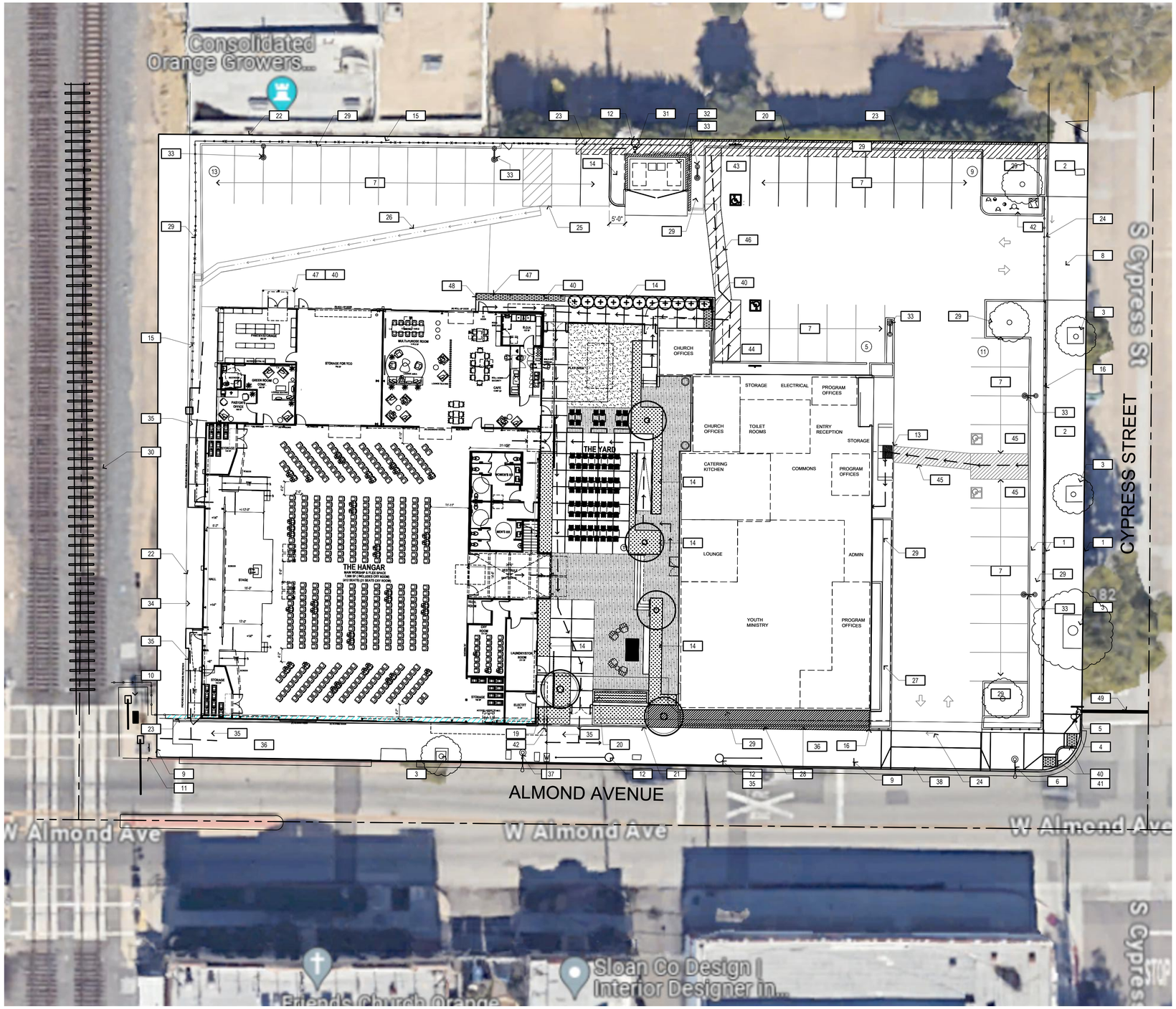


KEYNOTES

1	EXISTING CURB TO REMAIN
2	EXISTING SIDEWALK TO REMAIN
3	EXISTING STREET TREES TO REMAIN
4	EXISTING FIRE HYDRANT
5	RELOCATED STOP SIGN
6	EXISTING STREET LIGHT TO REMAIN
7	EXISTING PARKING SPACE(S) TO REMAIN
8	EXISTING CURBCUT TO REMAIN
9	EXISTING RR SIGN TO REMAIN
10	EXISTING RR PEDESTRIAN ARM TO REMAIN
11	EXISTING RR TRAFFIC ARM TO REMAIN
12	EXISTING TELEPHONE POLE AND GUY WIRE TO REMAIN
13	EXISTING TRUNCATED DOMES TO REMAIN
14	NEW PLANTER - SEE LANDSCAPE PLANS
15	EXISTING 8' HIGH COATED CHAINLINK FENCE TO REMAIN
16	EXISTING 4' HIGH STEEL PICKET FENCE TO REMAIN
17	NEW FIRE DEPARTMENT CONNECTION CONFIRM LOCATION ON SITE
18	EXISTING FIRE RISER W/ VERTICAL DOUBLE CHECK BACK FLOW PREVENTION ASSEMBLY
19	EXISTING GAS METER
20	EXISTING 8' CMU BLOCK WALL
21	EXISTING 6' STEEL PICKET FENCE
22	EXISTING PROPERTY LINE
23	EXISTING EASEMENT- SEE CIVIL
24	EXISTING OPERABLE GATE
25	EXISTING LOADING ZONE
26	EXISTING GUTTER/SWALE
27	EXISTING LOW WALL PLANTER
28	EXISTING GATE POSTS
29	EXISTING PLANTER
30	EXISTING TRAIN TRACKS
31	EXISTING TELECOM RISER
32	NEW TRASH ENCLOSURE PER CITY STD 409
33	NEW LIGHTPOLE WITH SHIELDING (SEE NOTES AND REQUIRMENTS BELOW)
34	EXPOSED DRAINAGE SWALE- SEE CIVIL
35	PARKWAY DRAINAGE UNDER SIDEWALK- SEE CIVIL
36	NEW SIDEWALK/CURB AND GUTTER- SEE CIVIL
37	NEW LIGHT POLE IN PUBLIC RIGHT OF WAY
38	NEW DRIVEWAY APPROACH- SEE CIVIL
39	REMOVE STREET LIGHT FROM EXISTING POLE
40	NEW TRUNCATED DOMES
41	NEW CURB RAMP- SEE CIVIL
42	NEW UTILITIES- SEE CIVIL
43	NEW ACCESSIBLE PARKING SPACE W/ ADJACENT LOADING AREA. SEE DETAIL ON THIS SHEET
44	NEW VAN ACCESSIBLE PARKING SPACE W/ ADJACENT LOADING AREA. SEE DETAIL ON THIS SHEET
45	EXISTING STANDARD AND VAN ACCESSIBLE PARKING SPACE WITH ADJACENT LOADING AREA AND PATH OF TRAVEL TO REMAIN
46	NEW ACCESSIBLE PATH OF TRAVEL STRIPING
47	NEW PROTECTIVE BOLLARDS
48	NEW PAINTED STEEL GUARDRAIL
49	NEW STOP BAR- SEE CIVIL

SITE LIGHTING REQUIREMENTS

UNCOVERED PARKING LOTS SHALL BE PROVIDED WITH A MAINTAINED MINIMUM OF ONE FOOT-CANDLE OF LIGHT ACROSS THE ENTIRE PARKING SURFACE. PROVIDE A PHOTOMETRIC PLAN FOR THE PROPOSED PARKING AREAS FOR THIS PROJECT. INCLUDE PHOTOMETRIC VALUES 10 FEET BEYOND THE EAST PROPERTY LINE. LIGHT SPILLAGE ONTO ADJACENT RESIDENTIAL AREA SHALL NOT EXCEED .50 FOOT-CANDLES OF LIGHT.

AISLES, PASSAGEWAYS AND RECESSES RELATED TO AND WITHIN THE PROJECT SITE SHALL BE ILLUMINATED WITH AN INTENSITY OF AT LEAST .50 FOOT CANDLES OF LIGHT AT THE GROUND LEVEL DURING THE HOURS OF DARKNESS. LIGHTING DEVICES SHALL BE PROTECTED BY WEATHER AND VANDALISM RESISTANT COVERS.

CITY OF ORANGE CRIME PREVENTION NOTES

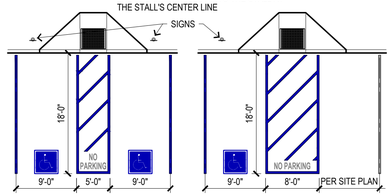
THE PROJECT SHALL ALSO COMPLY WITH THE REQUIREMENTS CONTAINED IN THE CITY OF ORANGE MUNICIPAL CODE CHAPTER 15.52, BUILDING SECURITY CONSTRUCTION STANDARDS REFERENCE ORDINANCE #6-22.

THIS PROJECT WILL BE SUBJECT TO MEASURES INCORPORATE THE CONCEPTS OF CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED), WHICH INVOLVES CONSIDERATIONS SUCH AS PLACEMENT AND ORIENTATION OF STRUCTURES, ACCESS AND VISIBILITY OF COMMON AREAS, PLACEMENT OF DOORS, WINDOWS, ADDRESSING, AND LANDSCAPING. CPTED PROMOTES PUBLIC SAFETY, PHYSICAL SECURITY AND ALLOWS CITIZENS THE ABILITY TO MONITOR ACTIVITY. IT IS BASED ON FIVE CONCEPTS TO PROVIDE NON-INVASIVE AND PERMANENT MEASURES TO PREVENT AND REDUCE CRIME: TERRITORIALITY, NATURAL SURVEILLANCE, ACCESS CONTROL, ACTIVITY SUPPORT, AND MAINTENANCE. THE PROJECT SHALL ALSO COMPLY WITH THE REQUIREMENTS.

ACCESSIBLE PATH OF TRAVEL

ACCESSIBLE EGRESS UNOBSTRUCTED PATH OF TRAVEL- ACCESSIBLE (UNLESS NOTED OTHERWISE) WITH SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%.

* STALL SIGN SHALL BE PLACED AT THE STALL END AND MAY PROJECT INTO THE STALL AT THE STALL'S CENTER LINE



DUAL REGULAR ACCESSIBLE STALLS — **SINGLE VAN ACCESSIBLE STALL**

REFLECTORIZED SIGN PANELMIN. OF 16GA. GALV. STL W/ PORCELAIN ENAMEL FINISH WHITE IMAGE ON BLUE FIELD BEADED REFLECTORIZED TEXTURE. COLOR #15090 fo FED. STANDARD 595B. INTERNATIONAL SYMBOL ACCESSIBILITY SIGN BOLTED TO GALV. STL PIPE

PICTOGRAM SHALL BE A MINIMUM OF 6" HIGH

2" DIA. GLAV. STEEL PIPE

SIGN SHALL BE A MINIMUM OF 70 SQUARE INCHES

7" 10" 7"

80" MIN. TO UNDERSIDE OF SIGN (POST MOUNTED)

60" MIN. FOR A WALL MOUNTED SIGN WHERE FINISH GRADE DOES NOT OCCUR WHEN SIGN IS WALL MOUNTED

(PROVIDE ADD'L "VAN ACCESSIBLE" TEXT AT VAN ACCESSIBLE EVCS STALLS

E IDENTIFICATION SIGN

SIGN NOTES (§11B-812.8):
- -- WHERE FOUR OR FEWER TOTAL EVCS STALLS ARE PROVIDED ON THE SITE, IDENTIFICATION SIGN IS NOT REQUIRED.
- WHERE FOR FIVE TO 25 TOTAL EVCS STALLS ARE PROVIDED, ONE VAN ACCESSIBLE EVCS SHALL BE IDENTIFIED. STANDARD ACCESSIBLE EVCS STALLS SHALL NOT BE REQUIRED TO BE IDENTIFIED BY THIS SIGN.
- WHERE FOR 26 OR MORE EVCS STALLS ARE PROVIDED, ALL REQUIRED VAN ACCESSIBLE AND ALL REQUIRED STANDARD ACCESSIBLE EVCS STALLS SHALL BE IDENTIFIED BY THIS SIGN.
- AMBULATORY EVCS STALLS SHALL NOT BE REQUIRED TO BE IDENTIFIED BY A SIGN.

11B-502.6.4 ACCESSIBLE STALLS PAVEMENT MARKING

1. Each accessible car and van space shall have surface identification complying with either of the following schemes: §1B-502.6.4
   a. The parking space shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a blue background a minimum 36 inches wide by 36 inches high. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space length. §1B-502.6.4.1
   b. The parking space shall be outlined or painted blue and shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 a minimum 36 inches wide by 36 inches high in white or a suitable contrasting color. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space. §11B-502.6.4.2

PAINT SYMBOL AND BORDER WITH (2) COATS OF TRAFFIC WHITE

PAINT SYMBOL BACKGROUND WITH (2) COATS OF TRAFFIC BLUE (COLOR #15090 IN FED. STD. 595B)

NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A MINIMUM 36 INCHES HIGH BY 36 INCHES WIDE AND SHALL BE ALIGNED WITH THE END OF THE STALL OR SPACE ADJACENT TO THE TRAFFIC AISLE SO THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE

1/8" 0 2' 4' 8' 16' 24' 32'

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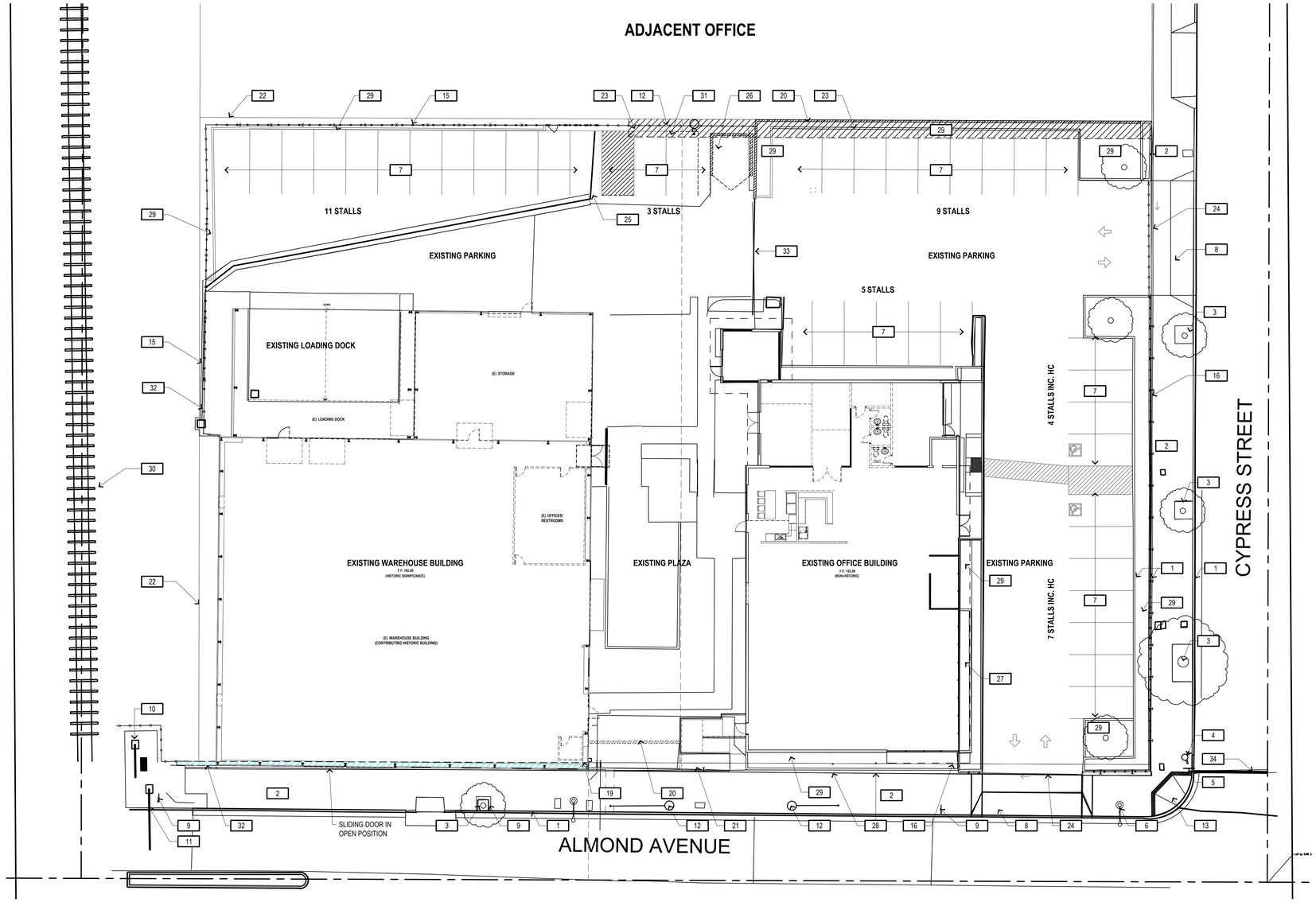

KEYNOTES

1 EXISTING CURB
2 EXISTING SIDEWALK
3 EXISTING STREET TREES TO REMAIN
4 EXISTING FIRE HYDRANT
5 EXISTING STOP SIGN TO BE RELOCATED
6 EXISTING STREET LIGHT TO REMAIN
7 EXISTING PARKING SPACE(S) TO REMAIN
8 EXISTING CURBCUT
9 EXISTING RR SIGN TO REMAIN
10 EXISTING RR PEDESTRIAN ARM TO REMAIN
11 EXISTING RR TRAFFIC ARM TO REMAIN
12 EXISTING TELEPHONE POLE AND GUY WIRE TO REMAIN
13 EXISTING CURB RAMP TO BE REPLACED
14 EXISTING SITE LIGHT TO BE RELOCATED
15 EXISTING 8' HIGH COATED CHAINLINK FENCE TO REMAIN
16 EXISTING 4' HIGH STEEL PICKET FENCE TO REMAIN
17 NOT USED
18 EXISTING FIRE RISER W/ VERTICAL DOUBLE CHECK BACK FLOW PREVENTION ASSEMBLY
19 EXISTING GAS METER
20 EXISTING 8' CMU BLOCK WALL
21 EXISTING 6' STEEL PICKET FENCE
22 EXISTING PROPERTY LINE
23 EXISTING EASEMENT PER CIVIL
24 EXISTING OPERABLE GATE
25 EXISTING LOADING ZONE
26 EXISTING TRASH ENCLOSURE TO BE DEMOLISHED
27 EXISTING LOW WALL PLANTER
28 EXISTING GATE POSTS
29 EXISTING PLANTER
30 EXISTING TRAIN TRACKS
31 EXISTING TELECOM RISER
32 DEMO PORTION OF EXISTING FENCE - SEE PROPOSED PLAN FOR LIMITS
33 EXISTING OPERABLE GATE TO BE DEMOLISHED
34 EXISTING STOP BAR TO BE REMOVED- SEE CIVIL

1/16" 0 2' 4' 8' 16' 24' 32'

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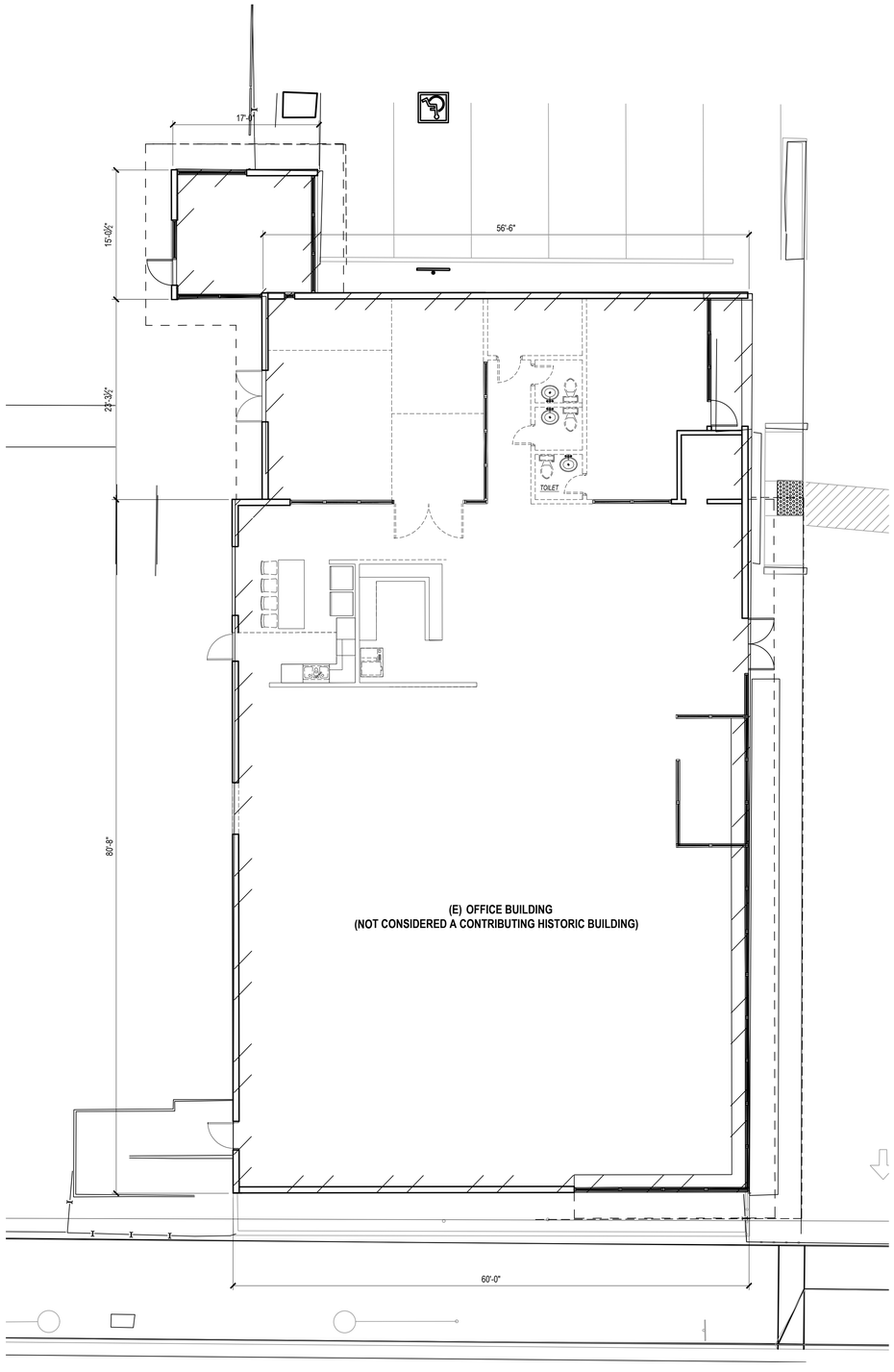
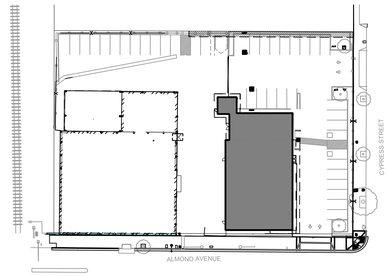


KEY PLAN



NOTES

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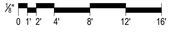

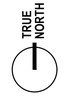

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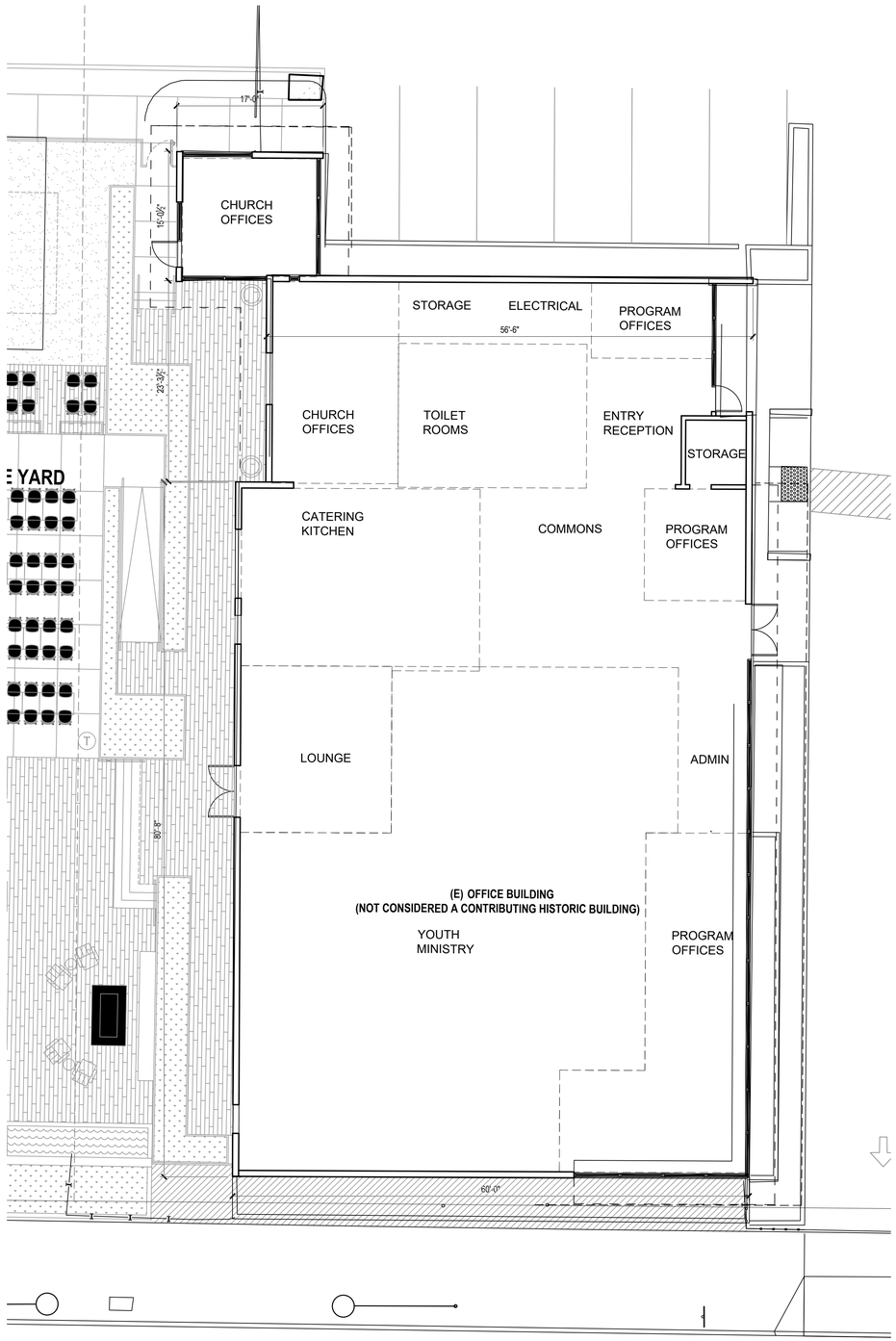

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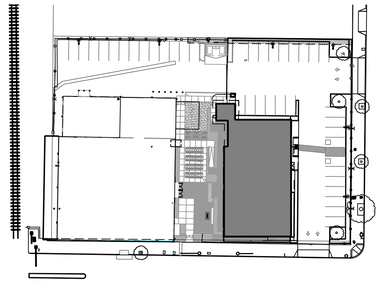

NOTES

THIS IS A CONCEPT/PROELIMINATY LAYOUT OF USE TO DETERMINE OCCUPANCY AND PARKING DEMANDS.

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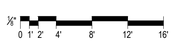

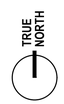

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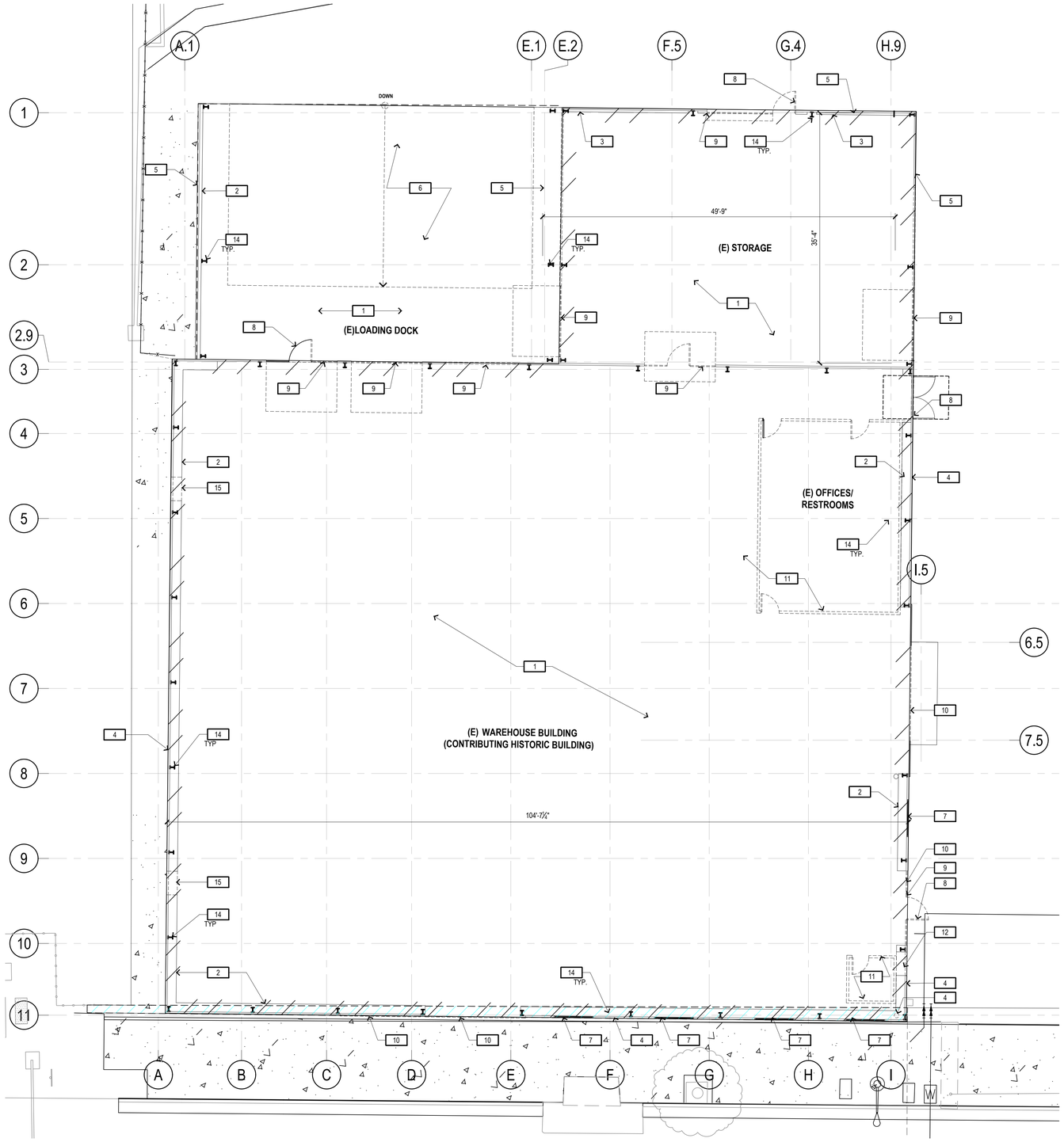
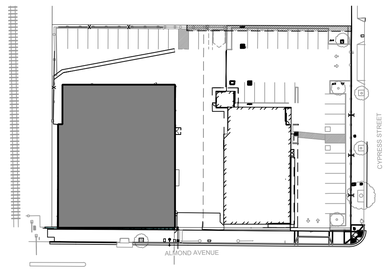
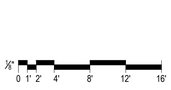


KEY PLAN



KEYNOTES

1	CONCRETE BUILDING SLAB
2	CONCRETE PERIMETER CURB
3	CMU BUILDING STEM WALL
4	PAINTED CORRUGATED METAL PANEL EXTERIOR CLADDING
5	PAINTED RIBBED METAL PANEL EXTERIOR CLADDING
6	LOADING DOCK TO BE PRESERVED IN PLACE
7	FIXED WINDOW TO BE PRESERVED IN PLACE
8	METAL DOOR TO BE REMOVED
9	OVERHEAD DOOR TO BE REMOVED, PROTECT FOR RE-USE
10	ROLLING DOOR TO REMAIN (FIXED IN PLACE)
11	INTERIOR DEMOLITION
12	ELECTRICAL PANEL ALL ELECTRICAL GEAR TO BE RECONFIGURED IN NEW ELECTRICAL ROOM
13	FIRE RISER
14	STEEL COLUMN (TYP.)
15	REMOVE PORTION OF WALL AND CURB FOR NEW EGRESS- SEE PROPOSED PLAN



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WEST BUILDING
EXISTING FLOOR PLAN

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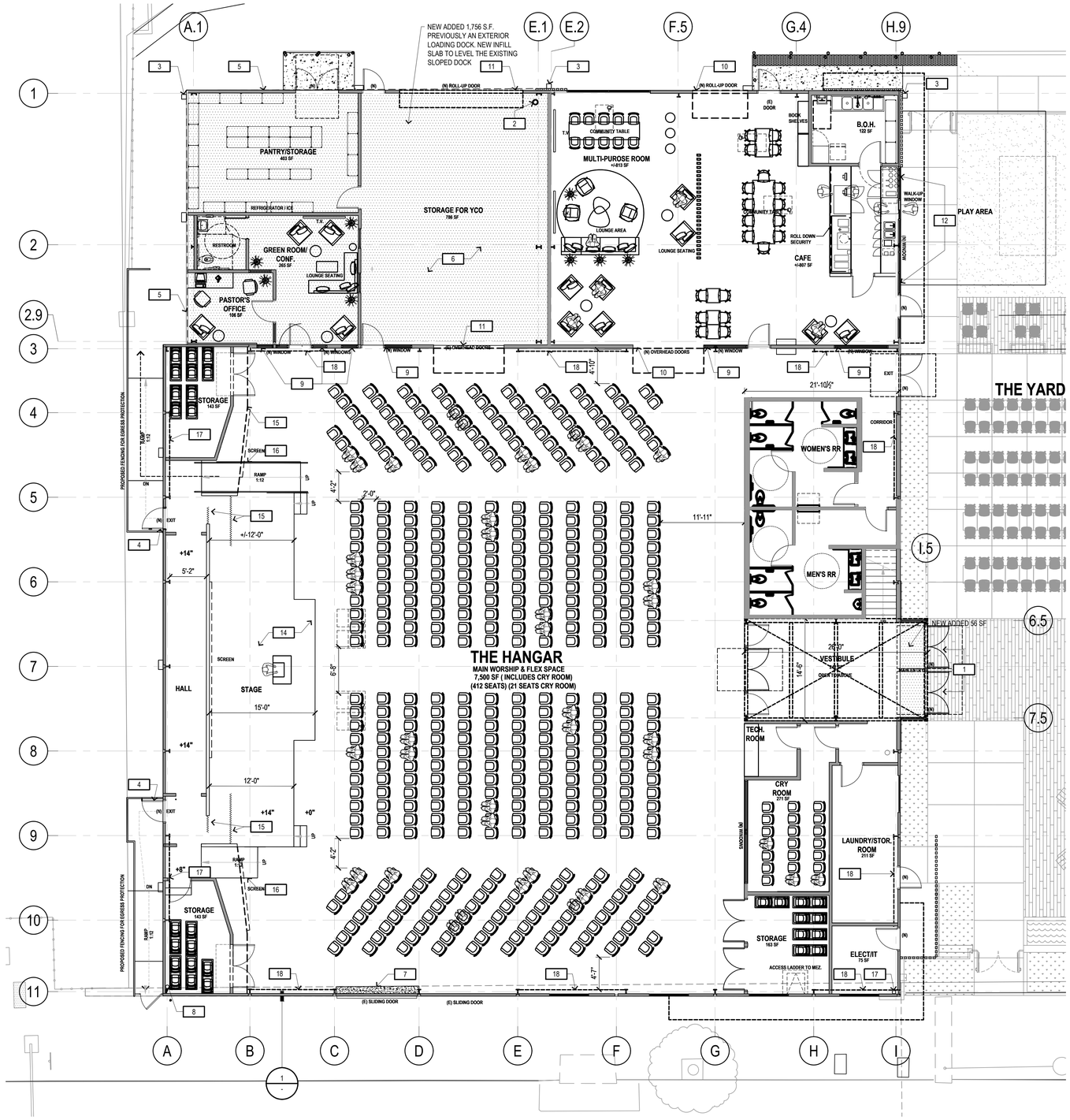
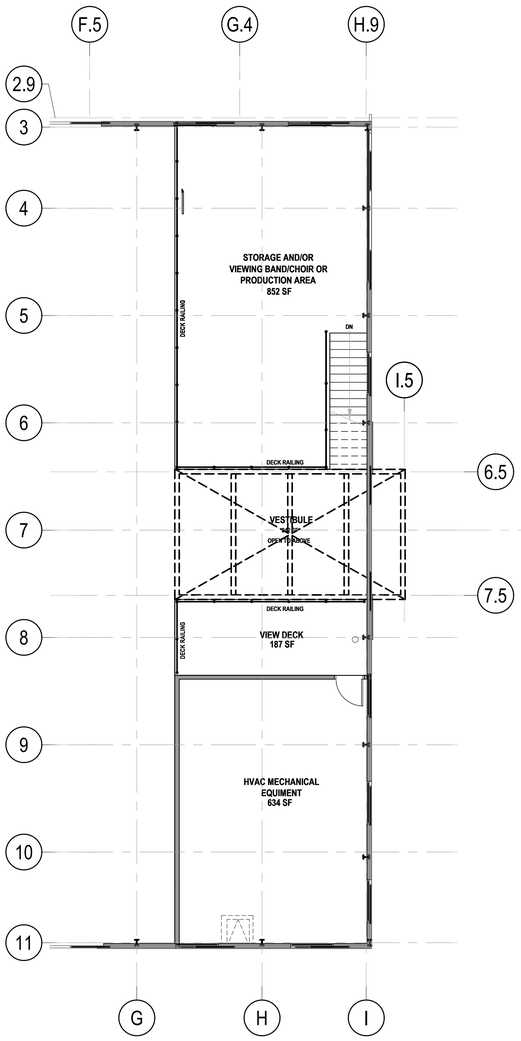
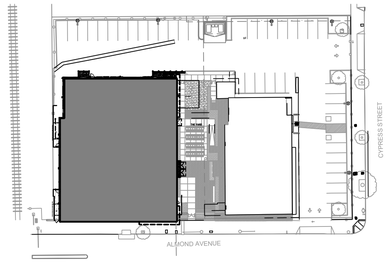




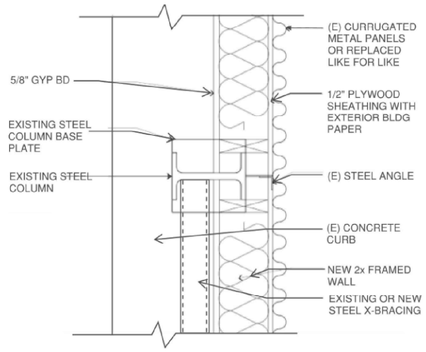
MEZZANINE LEVEL

KEY PLAN



KEYNOTES

1	MAIN ENTRY DOORS (HERCULITE)	11	NEW CORRUGATED OVERHEAD DOOR
2	NEW FIRE RISER	12	NEW EXTERIOR STOREFRONT GLAZING
3	NEW DOWNSPOUT	13	NEW STEEL ENTRY STRUCTURE
4	NEW OPENING IN EXISTING WALL	14	NEW PORTABLE STAGE
5	NEW INFILL IN EXISTING OPENING	15	NEW VISION DRAPERY
6	NEW INFILL GEOFOAM & CONC. SLAB @ LOADING DOCK	16	NEW CONC. RAMP W/ HAND RAILS
7	NEW CONC. CURB TO MATCH EXISTING	17	EXISTING SEISMIC BRACING
8	NEW INTERNAL ROOF DRAIN	18	NEW SEISMIC BRACING
9	NEW INTERIOR STOREFRONT GLAZING		
10	NEW OVERHEAD DOOR W/ GLAZING		



1 **EXTERIOR WALL ASSEMBLY**

TRUE NORTH

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PROPOSED FLOOR PLAN

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06

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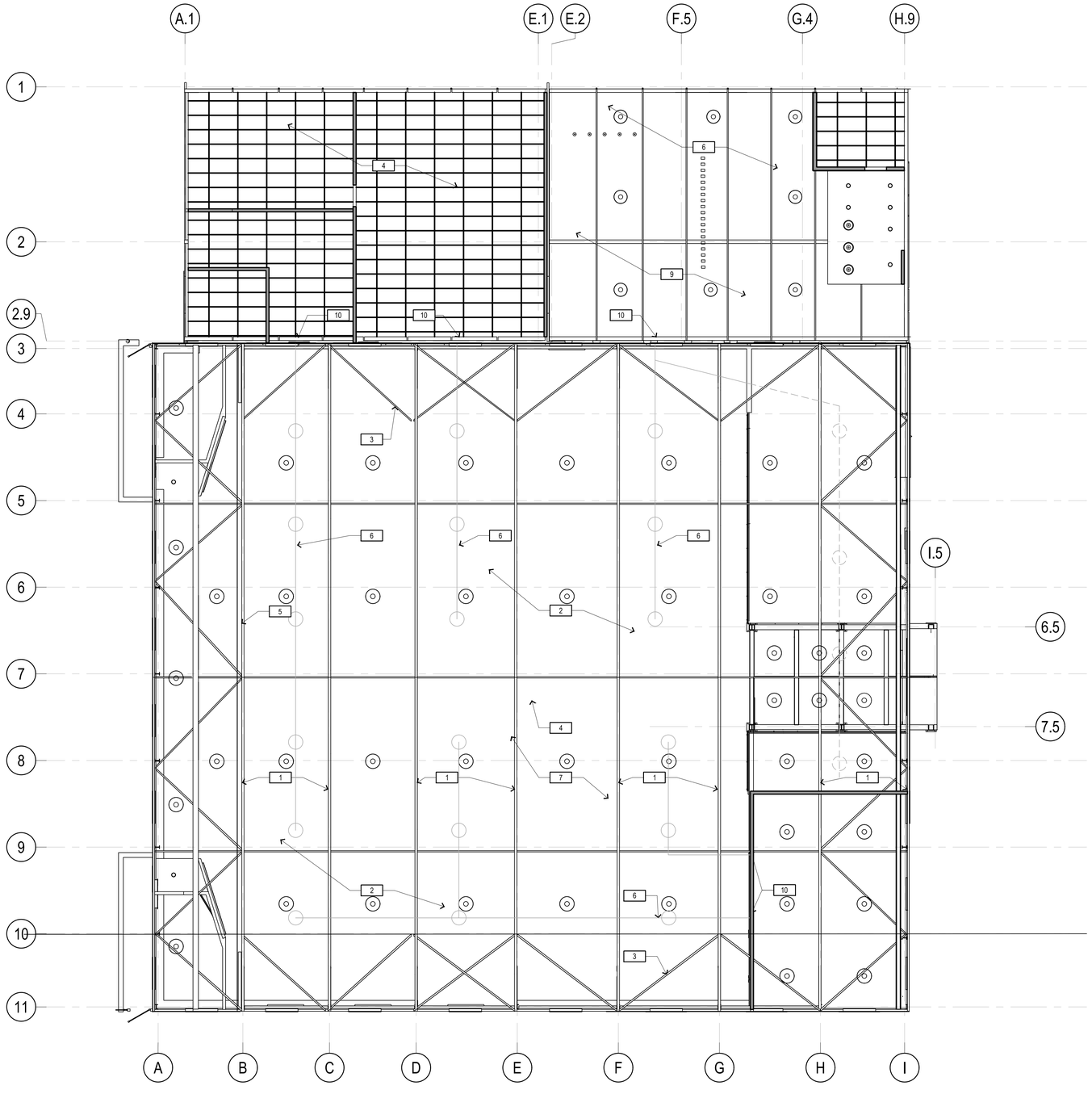
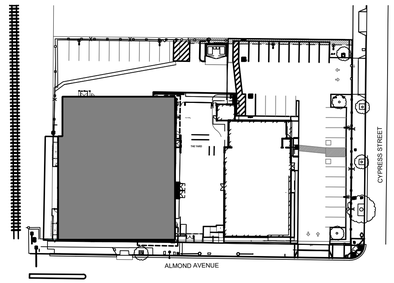
Date: 2025-10-17

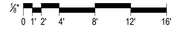


KEY PLAN



KEYNOTES

1. EXISTING STEEL BARREL VAULT TRUSSES TO BE EXPOSED
2. ACOUSTIC SOUND BOARD OVER UNDERSIDE OF DECK
3. EXISTING STEEL SEISMIC BRACING TO BE EXPOSED
4. 24"X48" ACOUSTIC CEILING TILES
5. NEW PARTITION RAIL FOR ROOM DIVIDER SUPPORT
6. NEW EXPOSED MECHANICAL DUCTING
7. NEW HIGHBAY LIGHTING
8. NEW WOOD AND STEEL DECORATIVE
9. EXPOSED EXISTING METAL TRUSSES WHERE ALLOWED BY HEALTH CODE
10. SIDE THROW DUCTING
11. DOWNLIGHT



FRIENDS

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PROPOSED REFLECTED CEILING PLAN

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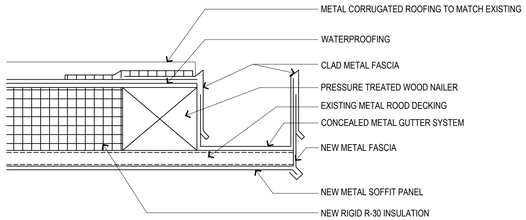
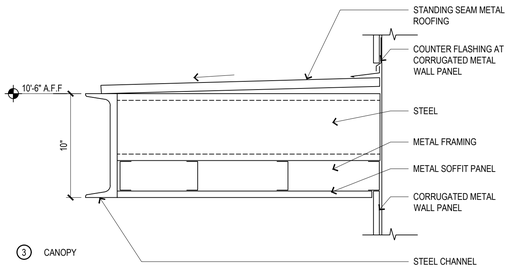
Date: 2025-10-17

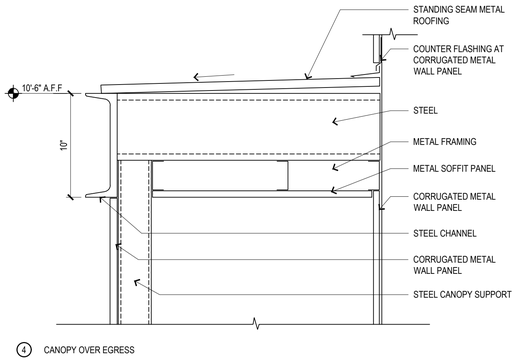
EXISTING ROOF:	PAINTED METAL DECK
PROPOSED ROOF	NEW METAL CORRUGATED ROOFING TO MATCH EXISTING OVER NEW RIGID INSULATIONS (R-30) OVER EXISTING METAL DECK. SEE DETAIL BELOW.
NOTES:	STRUCTURAL REVIEW OF EXISTING METAL DECK TO CONFIRM ITS REUSE



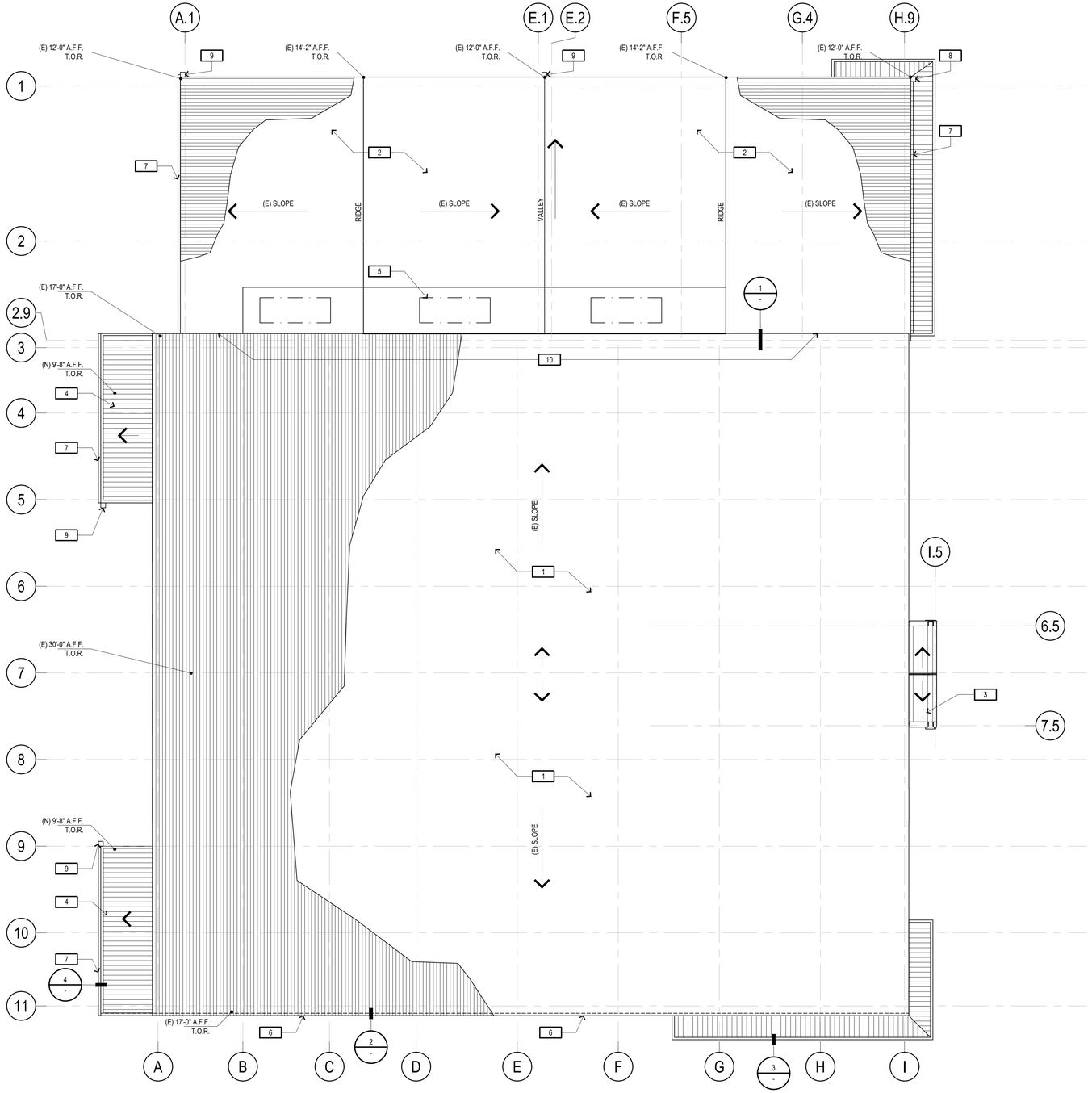
2 HIGH ROOF EVE W/ GUTTER



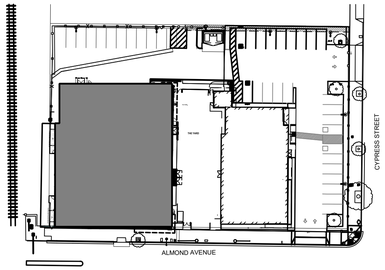
3 CANOPY



4 CANOPY OVER EGRESS



KEY PLAN

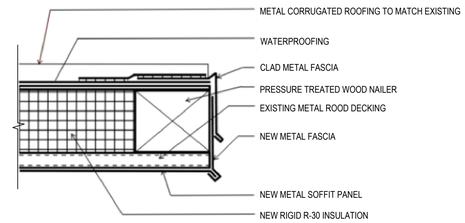


KEYNOTES

1	NEW HIGH ROOF - ROOFING SYSTEM - OVER CURRENT OR REPLACED CORRUGATED METAL PANEL SYSTEM WITH CONTINUOUS INSULATION PER T-24 REQUIREMENTS.
2	NEW LOW ROOF - ROOFING SYSTEM - OVER CURRENT OR REPLACED CORRUGATED METAL PANEL SYSTEM WITH CONTINUOUS INSULATION PER T-24 REQUIREMENTS.
3	NEW STANDING SEAM ROOFING OVER NEW ENTRY
4	NEW STANDING SEAM COVER OVER EXTERIOR EMERGENCY EGRESS AREAS
5	NEW MECHANICAL PLATFORM AND HVAC WITH SIDEWALL DUCTING
6	CONCEALED GUTTER SYSTEM W/ INTERNAL ROOF DRAIN TIED TO SD- SEE CIVIL
7	GUTTER (PAINTED - SEE ELEVATIONS)
8	EXTERIOR DOWNSPOUTS TIED TO SD SYSTEM
9	EXTERIOR COLLECTOR/OVERFLOW AND DOWNSPOUT-SPILL TO GRADE
10	DRAINAGE FROM HIGH TO LOW ROOF

ROOF ASSEMBLY

EXISTING ROOF:	PAINTED METAL DECK
PROPOSED ROOF	NEW METAL CORRUGATED ROOFING TO MATCH EXISTING OVER NEW RIGID INSULATIONS (R-30) OVER EXISTING METAL DECK. SEE DETAIL BELOW.
NOTES:	STRUCTURAL REVIEW OF EXISTING METAL DECK TO CONFIRM ITS REUSE



1 HIGH ROOF EVE

1/8" 0 1' 2' 4' 8' 12' 16'

TRUE NORTH

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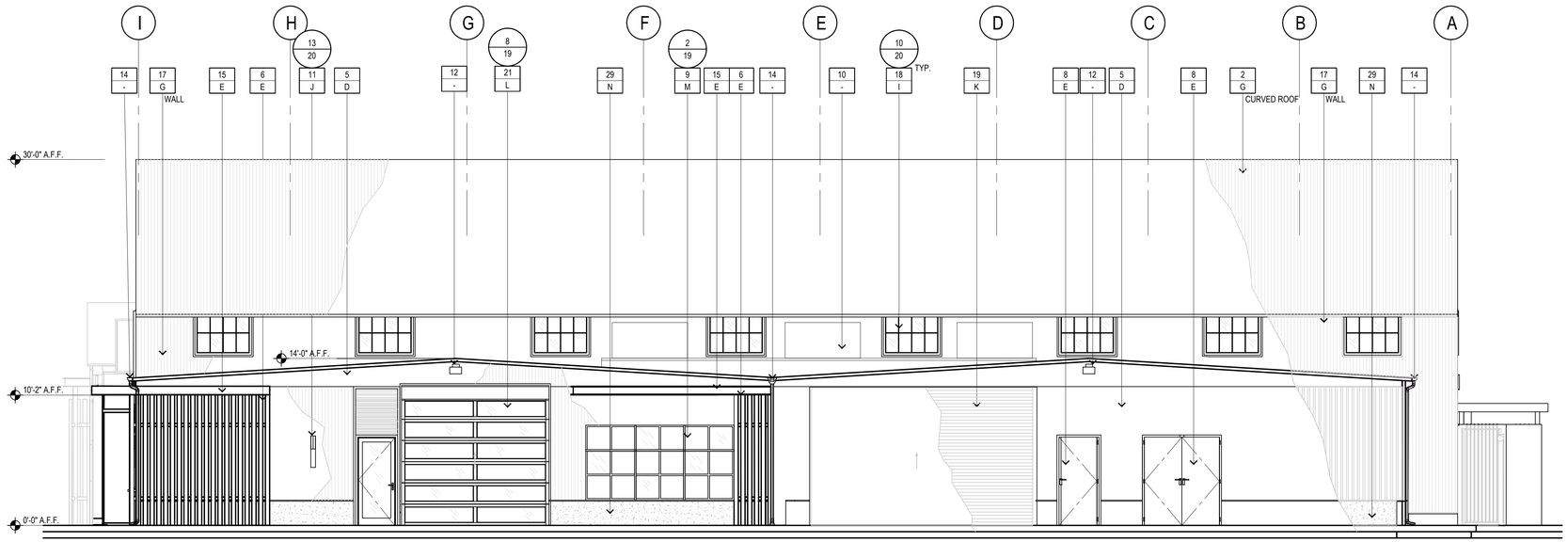
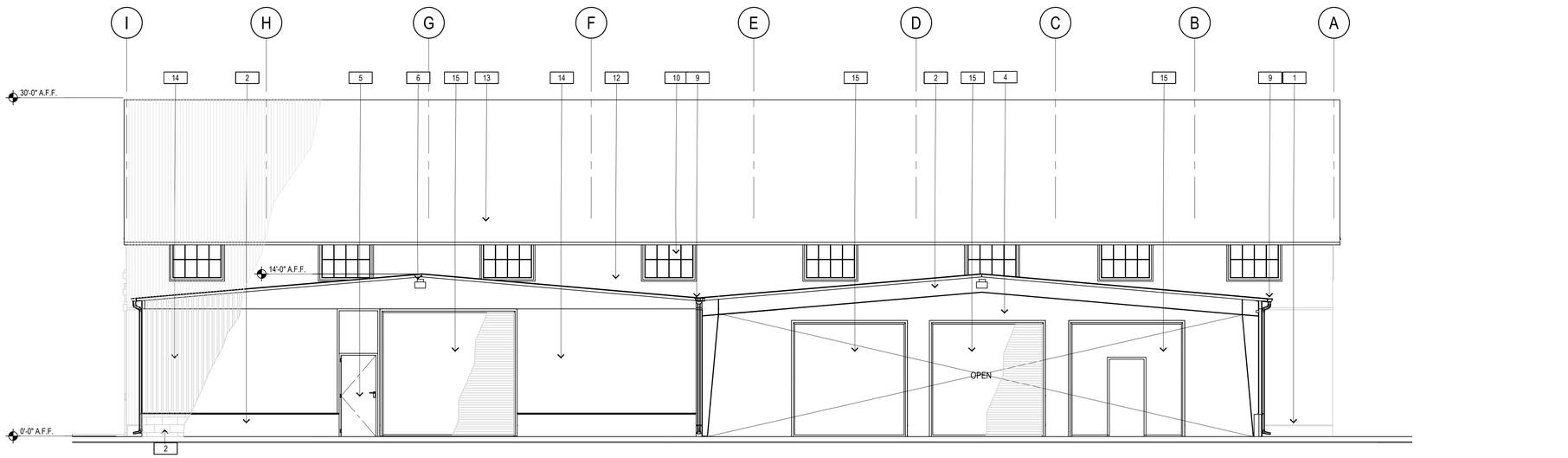


PROPOSED - NORTH ELEVATION

3/16"=1'-0" (1)

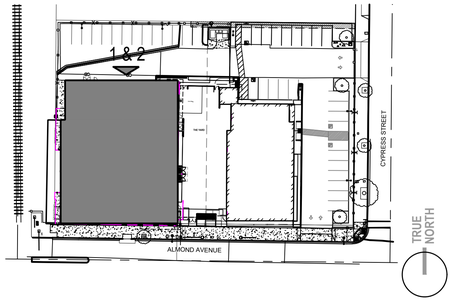


3/16" 0 6"1' 2' 4' 8' 10'-8"

EXISTING - NORTH ELEVATION

3/16"=1'-0" (2)

KEY PLAN



KEYNOTE

1 EXISTING CONCRETE BUILDING CURB
2 EXISTING CMU BUILDING STEM WALL
3 EXISTING PAINTED STEEL TRUSS
4 EXISTING LOADING DOCK
5 EXISTING METAL DOOR
6 EXISTING EXTERIOR WALL PACK
7 EXISTING ROLLING DOOR RAIL TO REMAIN
8 EXISTING ROLLING DOOR TO BE REMOVED
9 EXISTING GUTTER SYSTEM DOWNSPOUT
10 EXISTING WINDOWS TO REMAIN
11 EXISTING VERTICAL/HORIZONTAL TRIM TO REMAIN
12 EXISTING CORRUGATED METAL WALL PANEL
13 EXISTING CORRUGATED METAL PANEL ROOF SYSTEM
14 EXISTING VERTICAL WALL CLADDING SIDING
15 EXISTING OVERHEAD GARAGE DOOR

FINISH SCHEDULE - MATERIAL

1 NEW STANDING SEAM METAL PANEL ROOF
2 CORRUGATED PANEL ROOF SYSTEM TO MATCH EXISTING O/ INSULATION OVER EXISTING METAL DECK
3 NEW SMOOTH STUCCO
4 NEW WOOD CLADDING
5 EXISTING PAINTED VERTICAL METAL CLADDING SIDING-REPLACE LIKE FOR LIKE-NEW PAINT
6 NEW METAL SLATS-PAINTED
7 NEW PAINTED VERTICAL METAL CLADDING SIDING TO MATCH EXISTING
8 NEW HOLLOW METAL DOOR
9 NEW STOREFRONT SYSTEM
10 NEW ROOF TOP UNITS
11 NEW DECORATIVE WALL SCONCE
12 NEW WALL PACK EXTERIOR LIGHT
13 NEW DOWNSPOUT FROM CONCEALED GUTTER SYSTEM-INTERNALIZED BELOW ROOF LINE
14 NEW DOWNSPOUT
15 NEW ROOF CANOPY
16 NEW ADDRESS SIGNAGE
17 EXISTING PAINTED CORRUGATED METAL PANEL CLADDING- REPLACE LIKE FOR LIKE-NEW PAINT
18 EXISTING FIXED WINDOW TO REMAIN-NEW PAINT
19 NEW ALUMINUM ROLL-UP GARAGE DOOR
20 NEW ALUMINUM BI-FOLD WINDOWS
21 NEW ALUMINUM ROLL-UP WINDOW GARAGE DOOR
22 NEW SIGNAGE
23 EXISTING METAL TRIMS TO REMAIN-PAINTED
24 EXISTING ROLLING DOOR RAIL TO REMAIN-NEW PAINT
25 EXISTING OVERHEAD DOOR TO REMAIN (FIXED)-REPLACE CORRUGATED METAL PANEL CLADDING-REPLACE LIKE FOR LIKE-NEW PAINT
26 EXISTING ROLLING DOOR TO REMAIN (FIXED)-REPLACE CORRUGATED METAL PANEL CLADDING-REPLACE LIKE FOR LIKE-NEW PAINT
27 NEW PASSIVE VENT LOUVER PAINTED
28 EXISTING WINDOW FRAME TO REMAIN PAINTED
29 SMOOTH PLASTER

FINISH SCHEDULE - FINISH

A DARK BRONZE BY BERRIDGE
B SMOOTH BY OMEGA
C ELEGANT OAK BY TRESPA
D STOCK COLOR: COLOR TO MATCH DARK BRONZE BY BERRIDGE
E COLOR TO MATCH SHERWIN WILLIAMS RAL 1011 BROWN BEIGE
F RAL TO MATCH DARK BRONZE AB-7 BY ARCADIA
G PAINT-PURE WHITE SW 7005 BY SHERWIN WILLIAMS
H #88 STANDARD DARK BRONZE AB-7 BY ARCADIA
I PAINTED: COLOR TO MATCH DARK BRONZE BY BERRIDGE
J LIGHT SCONCE REGA 24 BY LIGHTOPIA
K OVERHEAD DOOR CO. COLOR TO MATCH SHERWIN WILLIAMS RAL 1011 BROWN BEIGE
L OVERHEAD DOOR CO. COLOR TO MATCH SHERWIN WILLIAMS RAL 1011 BROWN BEIGE
M DARK BRONZE BY BOYD ARCHITECTURAL MUNTIN WINDOW SYSTEMS
N SANTA BARBARA BY OMEGA

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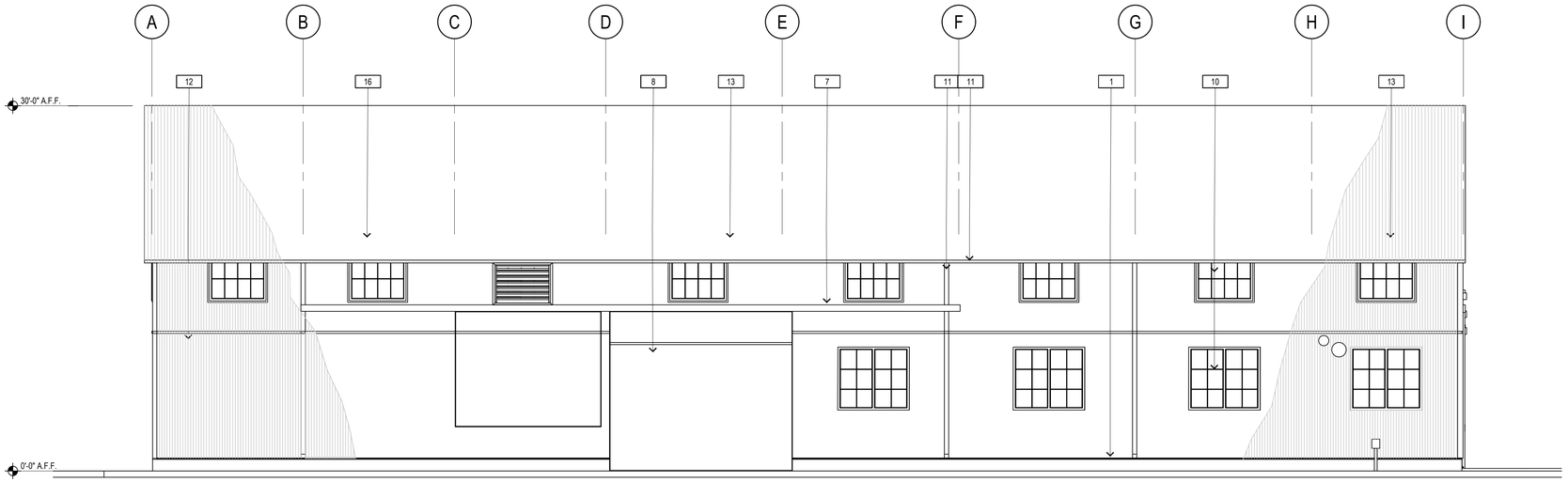
Date: 2025-10-17

PROPOSED - SOUTH ELEVATION

3/16"=1'-0" (1)

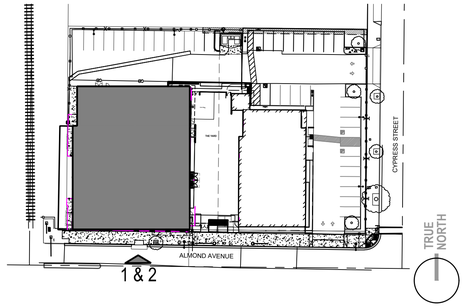


3/16" 0 6"1' 2' 4' 8' 10'-8"

EXISTING - SOUTH ELEVATION

3/16"=1'-0" (2)

KEY PLAN



KEYNOTE

1. EXISTING CONCRETE BUILDING CURB
2. EXISTING CMU BUILDING STEM WALL
3. EXISTING PAINTED STEEL TRUSS
4. EXISTING LOADING DOCK
5. EXISTING METAL DOOR
6. EXISTING EXTERIOR WALL PACK
7. EXISTING ROLLING DOOR RAIL TO REMAIN
8. EXISTING ROLLING DOOR TO BE REMOVED
9. EXISTING GUTTER SYSTEM DOWNSPOUT
10. EXISTING WINDOWS TO REMAIN
11. EXISTING VERTICAL/HORIZONTAL TRIM TO REMAIN
12. EXISTING CORRUGATED METAL WALL PANEL
13. EXISTING CORRUGATED METAL PANEL ROOF SYSTEM
14. EXISTING VERTICAL WALL CLADDING SIDING
15. EXISTING OVERHEAD GARAGE DOOR
16. APPLIED ANTI-GRAFFITI PAINT/COATING TO ENTIRE WEST ELEVATION TO HORIZONTAL TRIM AT +/-11' ABOVE GRADE

FINISH SCHEDULE - MATERIAL

1. NEW STANDING SEAM METAL PANEL ROOF
2. CORRUGATED PANEL ROOF SYSTEM TO MATCH EXISTING O/ INSULATION OVER EXISTING METAL DECK
3. NEW SMOOTH STUCCO
4. NEW WOOD CLADDING
5. EXISTING PAINTED VERTICAL METAL CLADDING SIDING-REPLACE LIKE FOR LIKE-NEW PAINT
6. NEW METAL SLATS-PAINTED
7. NEW PAINTED VERTICAL METAL CLADDING SIDING TO MATCH EXISTING
8. NEW HOLLOW METAL DOOR
9. NEW STOREFRONT SYSTEM
10. NEW ROOF TOP UNITS
11. NEW DECORATIVE WALL SCONCE
12. NEW WALL PACK EXTERIOR LIGHT
13. NEW DOWNSPOUT FROM CONCEALED GUTTER SYSTEM-INTERNALIZED BELOW ROOF LINE
14. NEW DOWNSPOUT
15. NEW ROOF CANOPY
16. NEW ADDRESS SIGNAGE
17. EXISTING PAINTED CORRUGATED METAL PANEL CLADDING- REPLACE LIKE FOR LIKE-NEW PAINT
18. EXISTING FIXED WINDOW TO REMAIN-NEW PAINT
19. NEW ALUMINUM ROLL-UP GARAGE DOOR
20. NEW ALUMINUM BI-FOLD WINDOWS
21. NEW ALUMINUM ROLL-UP WINDOW GARAGE DOOR
22. NEW SIGNAGE
23. EXISTING METAL TRIMS TO REMAIN-PAINTED
24. EXISTING ROLLING DOOR RAIL TO REMAIN-NEW PAINT
25. EXISTING OVERHEAD DOOR TO REMAIN (FIXED)-REPLACE CORRUGATED METAL PANEL CLADDING-REPLACE LIKE FOR LIKE-NEW PAINT
26. EXISTING ROLLING DOOR TO REMAIN (FIXED)-REPLACE CORRUGATED METAL PANEL CLADDING-REPLACE LIKE FOR LIKE-NEW PAINT
27. NEW PASSIVE VENT LOUVER PAINTED
28. EXISTING WINDOW FRAME TO REMAIN PAINTED
29. SMOOTH PLASTER

FINISH SCHEDULE - FINISH

A. DARK BRONZE BY BERRIDGE
B. SMOOTH BY OMEGA
C. ELEGANT OAK BY TRESPA
D. STOCK COLOR: COLOR TO MATCH DARK BRONZE BY BERRIDGE
E. COLOR TO MATCH SHERWIN WILLIAMS RAL 1011 BROWN BEIGE
F. RAL TO MATCH DARK BRONZE AB-7 BY ARCADIA
G. PAINT-PURE WHITE SW 7005 BY SHERWIN WILLIAMS
H. #88 STANDARD DARK BRONZE AB-7 BY ARCADIA
I. PAINTED: COLOR TO MATCH DARK BRONZE BY BERRIDGE
J. LIGHT SCONCE REGA 24 BY LIGHTOPIA
K. OVERHEAD DOOR CO. COLOR TO MATCH SHERWIN WILLIAMS RAL 1011 BROWN BEIGE
L. OVERHEAD DOOR CO. COLOR TO MATCH SHERWIN WILLIAMS RAL 1011 BROWN BEIGE
M. DARK BRONZE BY BOYD ARCHITECTURAL MUNTIN WINDOW SYSTEMS
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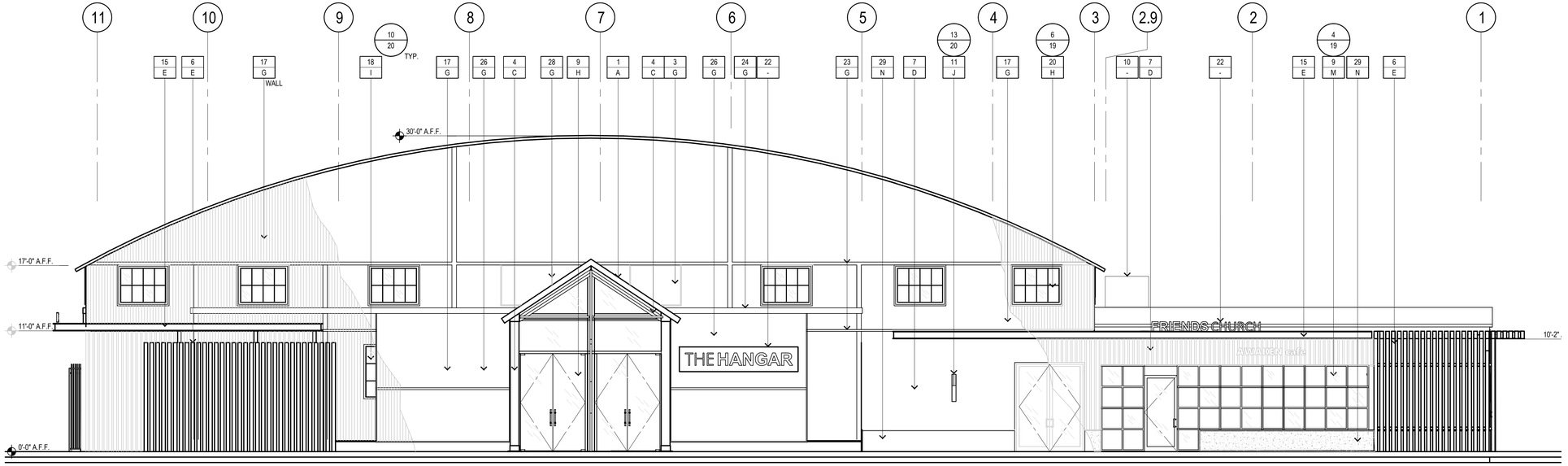
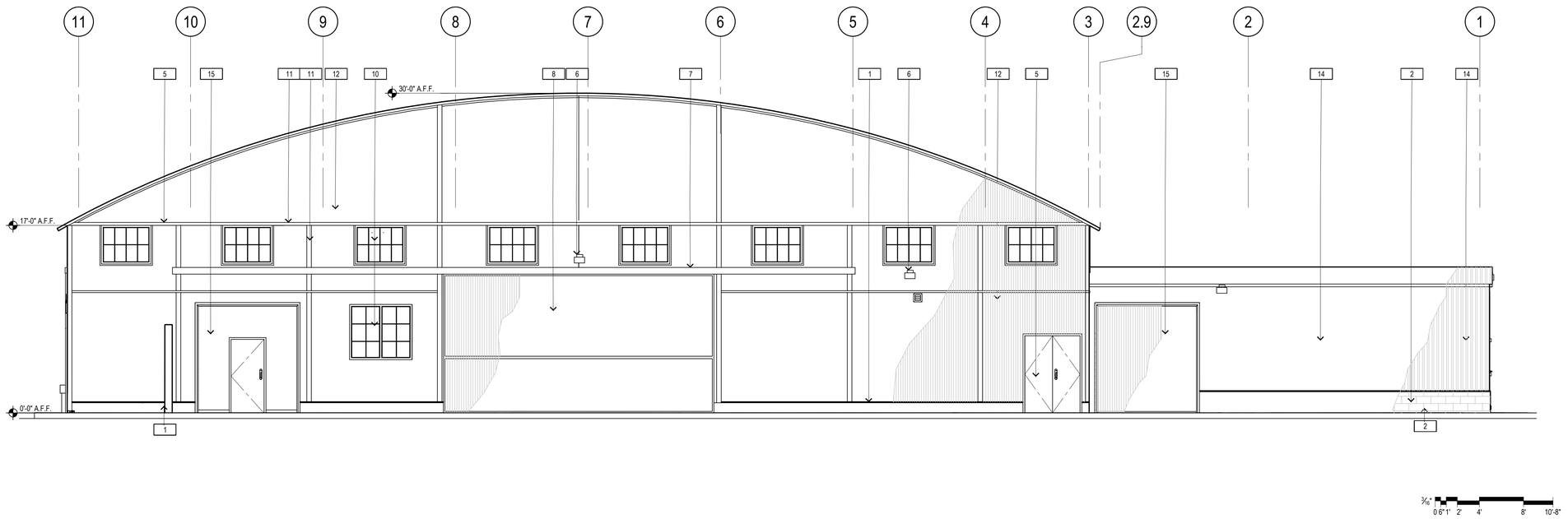


PROPOSED - EAST ELEVATION

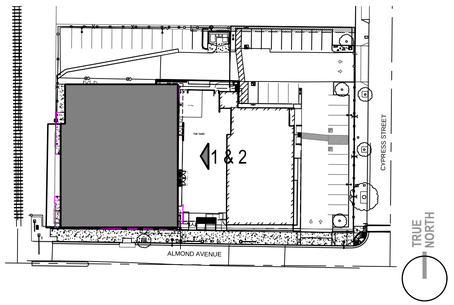
3/16"=1'-0" (1)



EXISTING - EAST ELEVATION

3/16"=1'-0" (2)

KEY PLAN



KEYNOTE

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14. EXISTING VERTICAL WALL CLADDING SIDING
15. EXISTING OVERHEAD GARAGE DOOR
16. APPLIED ANTI-GRAFFITI PAINT/COATING TO ENTIRE WEST ELEVATION TO HORIZONTAL TRIM AT +/-11' ABOVE GRADE

FINISH SCHEDULE - MATERIAL

1. NEW STANDING SEAM METAL PANEL ROOF
2. CORRUGATED PANEL ROOF SYSTEM TO MATCH EXISTING O/ INSULATION OVER EXISTING METAL DECK
3. NEW SMOOTH STUCCO
4. NEW WOOD CLADDING
5. EXISTING PAINTED VERTICAL METAL CLADDING SIDING-REPLACE LIKE FOR LIKE-NEW PAINT
6. NEW METAL SLATS-PAINTED
7. NEW PAINTED VERTICAL METAL CLADDING SIDING TO MATCH EXISTING
8. NEW HOLLOW METAL DOOR
9. NEW STOREFRONT SYSTEM
10. NEW ROOF TOP UNITS
11. NEW DECORATIVE WALL SCONCE
12. NEW WALL PACK EXTERIOR LIGHT
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21. NEW ALUMINUM ROLL-UP WINDOW GARAGE DOOR
22. NEW SIGNAGE
23. EXISTING METAL TRIMS TO REMAIN-PAINTED
24. EXISTING ROLLING DOOR RAIL TO REMAIN-NEW PAINT
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26. EXISTING ROLLING DOOR TO REMAIN (FIXED)-REPLACE CORRUGATED METAL PANEL CLADDING-REPLACE LIKE FOR LIKE-NEW PAINT
27. NEW PASSIVE VENT LOUVER PAINTED
28. EXISTING WINDOW FRAME TO REMAIN PAINTED
29. SMOOTH PLASTER

FINISH SCHEDULE - FINISH

A. DARK BRONZE BY BERRIDGE
B. SMOOTH BY OMEGA
C. ELEGANT OAK BY TRESPA
D. STOCK COLOR: COLOR TO MATCH DARK BRONZE BY BERRIDGE
E. COLOR TO MATCH SHERWIN WILLIAMS RAL 1011 BROWN BEIGE
F. RAL TO MATCH DARK BRONZE AB-7 BY ARCADIA
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L. OVERHEAD DOOR CO. COLOR TO MATCH SHERWIN WILLIAMS RAL 1011 BROWN BEIGE
M. DARK BRONZE BY BOYD ARCHITECTURAL MUNTIN WINDOW SYSTEMS
N. SANTA BARBARA BY OMEGA

FRIENDS

FRIENDS CHURCH - THE HANGAR

180 S. CYPRESS, ORANGE, CA

WEST BUILDING
PROPOSED & EXISTING ELEVATIONS

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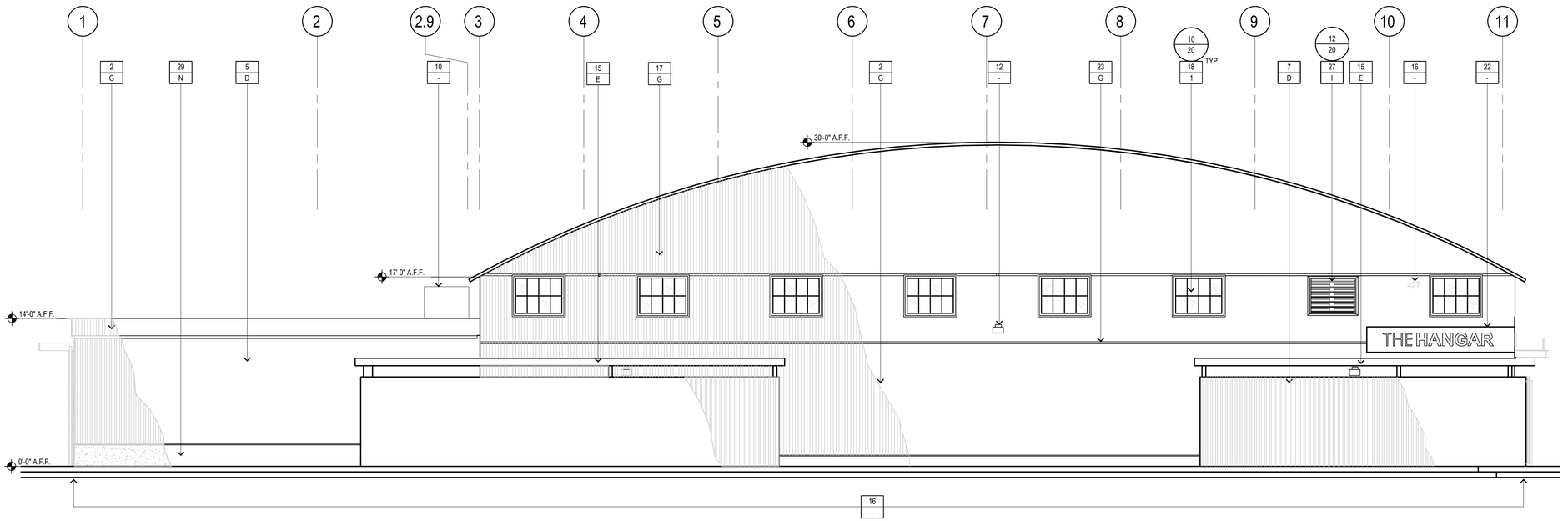
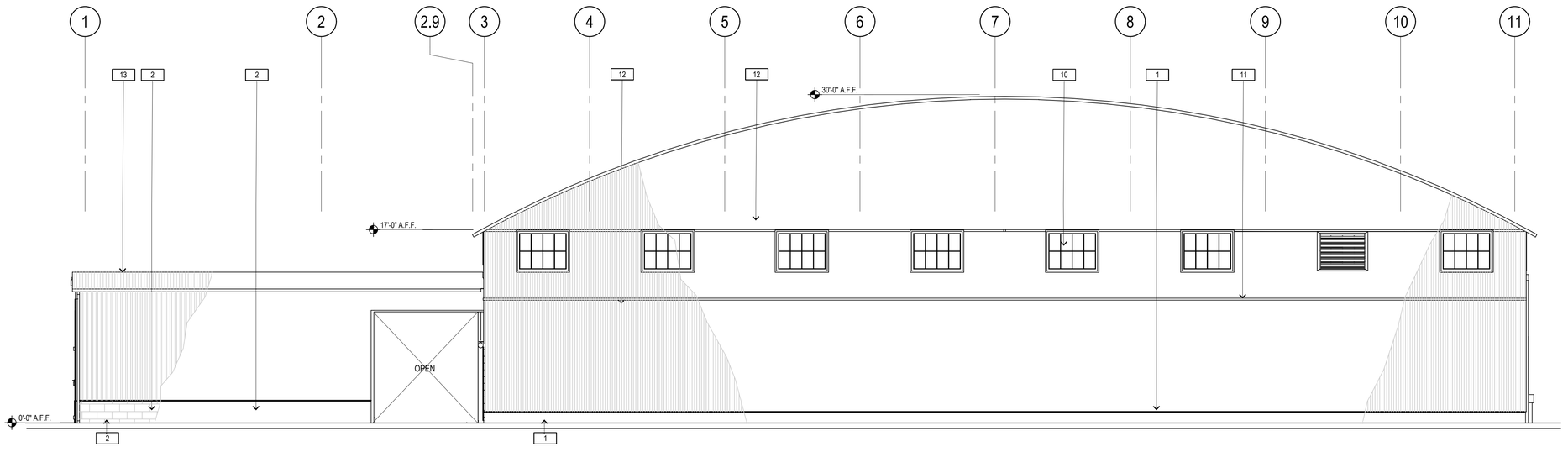
Date: 2025-10-17



PROPOSED - WEST ELEVATION

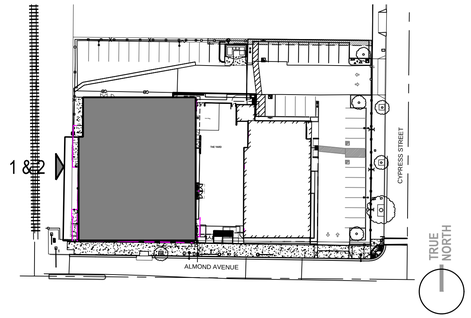
3/16"=1'-0" 1



EXISTING - WEST ELEVATION

3/16"=1'-0" 2

KEY PLAN



KEYNOTE

1. EXISTING CONCRETE BUILDING CURB
2. EXISTING CMU BUILDING STEM WALL
3. EXISTING PAINTED STEEL TRUSS
4. EXISTING LOADING DOCK
5. EXISTING METAL DOOR
6. EXISTING EXTERIOR WALL PACK
7. EXISTING ROLLING DOOR RAIL TO REMAIN
8. EXISTING ROLLING DOOR TO BE REMOVED
9. EXISTING GUTTER SYSTEM DOWNSPOUT
10. EXISTING WINDOWS TO REMAIN
11. EXISTING VERTICAL/HORIZONTAL TRIM TO REMAIN
12. EXISTING CORRUGATED METAL WALL PANEL
13. EXISTING CORRUGATED METAL PANEL ROOF SYSTEM
14. EXISTING VERTICAL WALL CLADDING SIDING
15. EXISTING OVERHEAD GARAGE DOOR
16. APPLIED ANTI-GRAFFITI PAINT/COATING TO ENTIRE WEST ELEVATION TO HORIZONTAL TRIM AT +/-11' ABOVE GRADE

FINISH SCHEDULE - MATERIAL

1. NEW STANDING SEAM METAL PANEL ROOF
2. CORRUGATED PANEL ROOF SYSTEM TO MATCH EXISTING O/ INSULATION OVER EXISTING METAL DECK
3. NEW SMOOTH STUCCO
4. NEW WOOD CLADDING
5. EXISTING PAINTED VERTICAL METAL CLADDING SIDING-REPLACE LIKE FOR LIKE-NEW PAINT
6. NEW METAL SLATS-PAINTED
7. NEW PAINTED VERTICAL METAL CLADDING SIDING TO MATCH EXISTING
8. NEW HOLLOW METAL DOOR
9. NEW STOREFRONT SYSTEM
10. NEW ROOF TOP UNITS
11. NEW DECORATIVE WALL SCONCE
12. NEW WALL PACK EXTERIOR LIGHT
13. NEW DOWNSPOUT FROM CONCEALED GUTTER SYSTEM-INTERNALIZED BELOW ROOF LINE
14. NEW DOWNSPOUT
15. NEW ROOF CANOPY
16. NEW ADDRESS SIGNAGE
17. EXISTING PAINTED CORRUGATED METAL PANEL CLADDING- REPLACE LIKE FOR LIKE-NEW PAINT
18. EXISTING FIXED WINDOW TO REMAIN-NEW PAINT
19. NEW ALUMINUM ROLL-UP GARAGE DOOR
20. NEW ALUMINUM BI-FOLD WINDOWS
21. NEW ALUMINUM ROLL-UP WINDOW GARAGE DOOR
22. NEW SIGNAGE
23. EXISTING METAL TRIMS TO REMAIN-PAINTED
24. EXISTING ROLLING DOOR RAIL TO REMAIN-NEW PAINT
25. EXISTING OVERHEAD DOOR TO REMAIN (FIXED)-REPLACE CORRUGATED METAL PANEL CLADDING-REPLACE LIKE FOR LIKE-NEW PAINT
26. EXISTING ROLLING DOOR TO REMAIN (FIXED)-REPLACE CORRUGATED METAL PANEL CLADDING-REPLACE LIKE FOR LIKE-NEW PAINT
27. NEW PASSIVE VENT LOUVER PAINTED
28. EXISTING WINDOW FRAME TO REMAIN PAINTED
29. SMOOTH PLASTER

FINISH SCHEDULE - FINISH

- A. DARK BRONZE BY BERRIDGE
- B. SMOOTH BY OMEGA
- C. ELEGANT OAK BY TRESPA
- D. STOCK COLOR: COLOR TO MATCH DARK BRONZE BY BERRIDGE
- E. COLOR TO MATCH SHERWIN WILLIAMS RAL 1011 BROWN BEIGE
- F. RAL TO MATCH DARK BRONZE AB-7 BY ARCADIA
- G. PAINT-PURE WHITE SW 7005 BY SHERWIN WILLIAMS
- H. #88 STANDARD DARK BRONZE AB-7 BY ARCADIA
- I. PAINTED: COLOR TO MATCH DARK BRONZE BY BERRIDGE
- J. LIGHT SCONCE REGA 24 BY LIGHTOPIA
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EAST ELEVATION

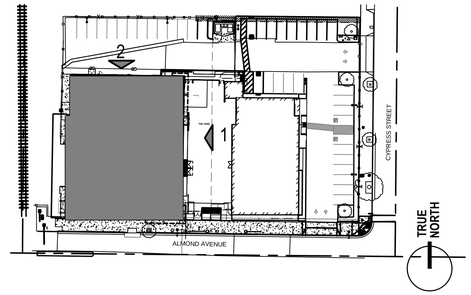
3/16"=1'-0" | 1

3/16" 0 6" 1' 2' 4' 8' 10'-8"

NORTH ELEVATION

3/16"=1'-0" | 2

KEY PLAN



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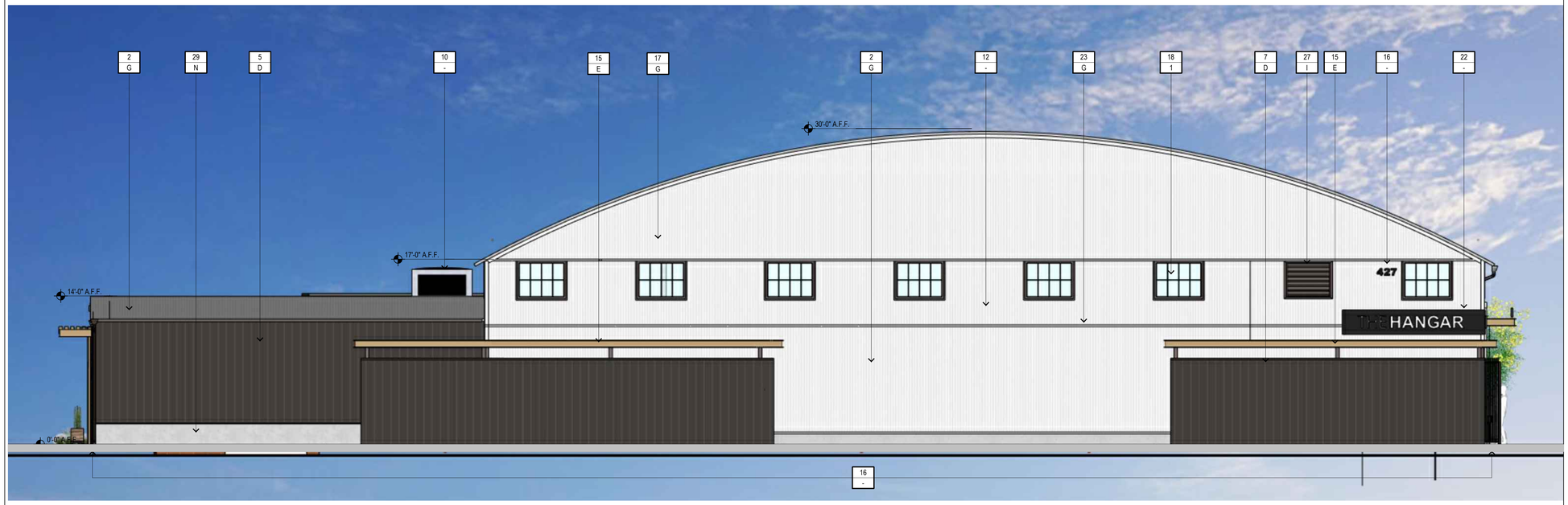


WEST ELEVATION

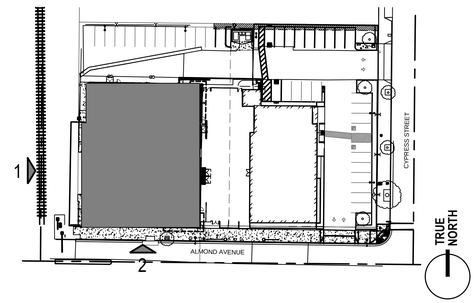
3/16"=1'-0" (1)

3/16" 0 6"1' 2' 4' 8' 10'-8"

SOUTH ELEVATION

3/16"=1'-0" (2)

KEY PLAN



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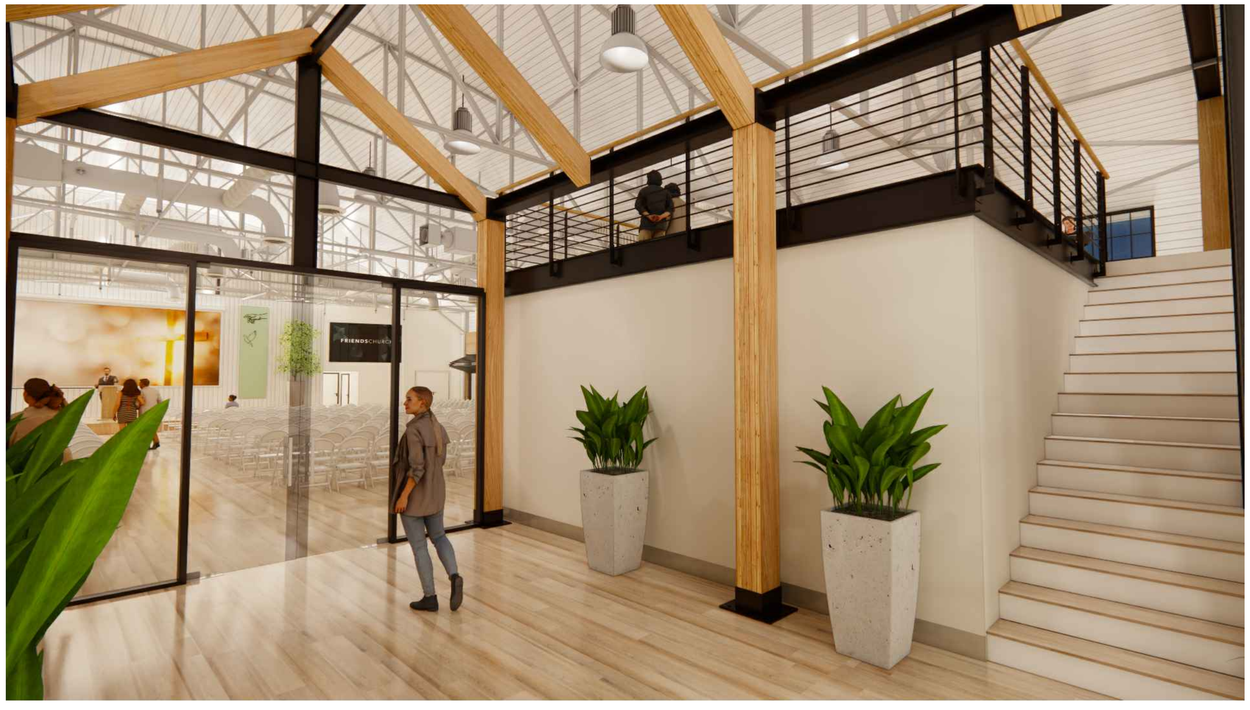
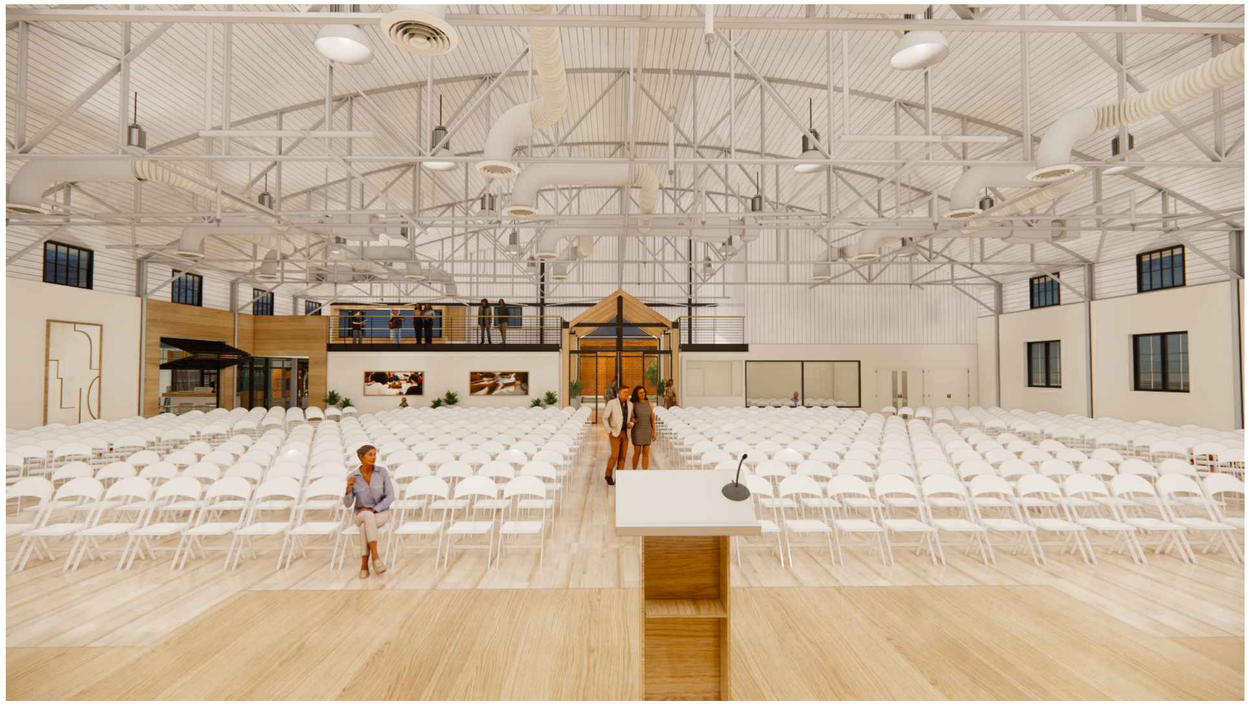
THEHANGAR
FRIENDS CHURCH
the HUB cafe

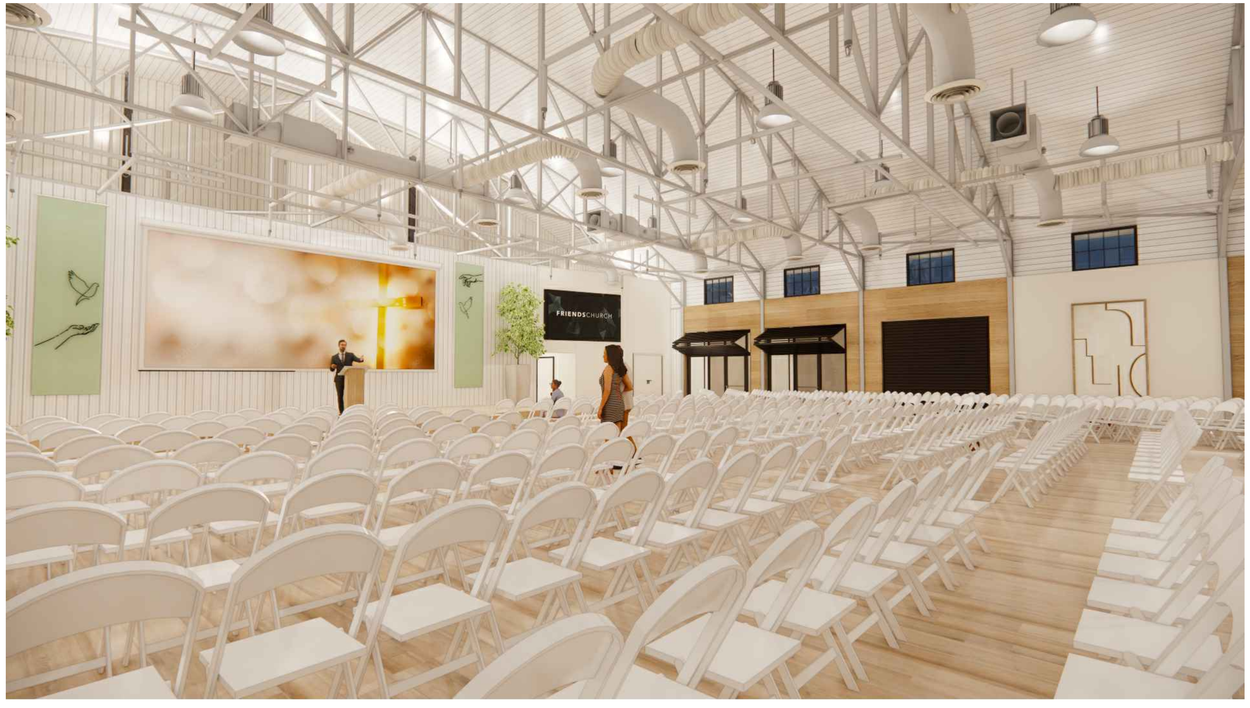
HANGAR

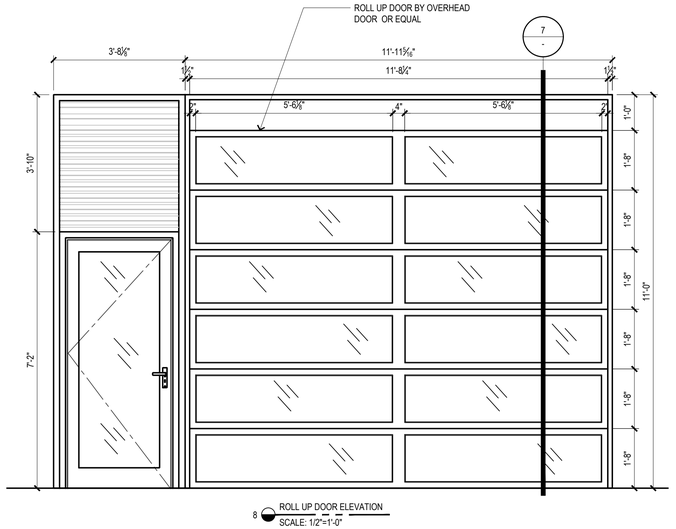
FRIENDS CHURCH

FRIENDS CHURCH
FRIENDS

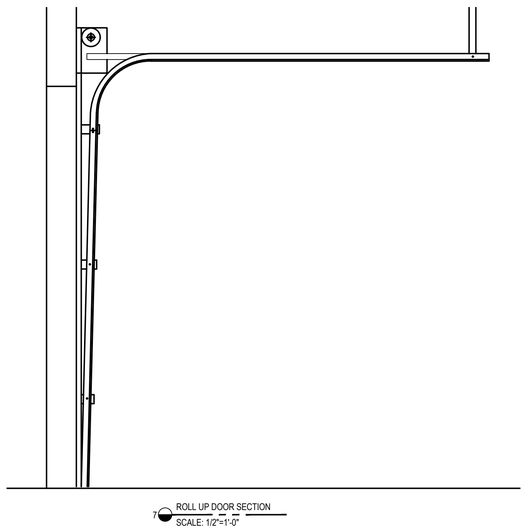





FRIENDSCHURCH

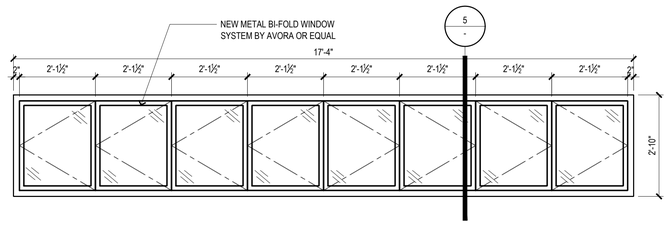


8 ROLL UP DOOR ELEVATION
SCALE: 1/2"=1'-0"

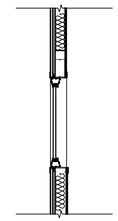


7 ROLL UP DOOR SECTION
SCALE: 1/2"=1'-0"

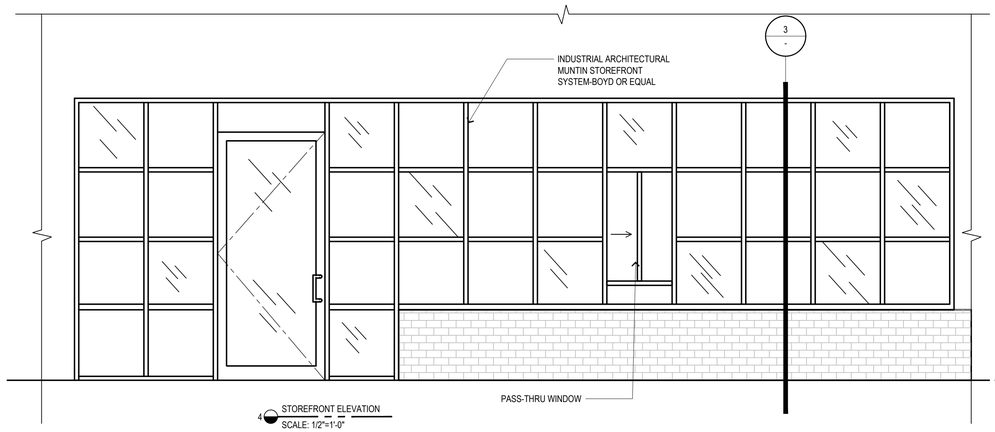
BI-FOLD WINDOW SYSTEM
BY AVORA OR EQUAL



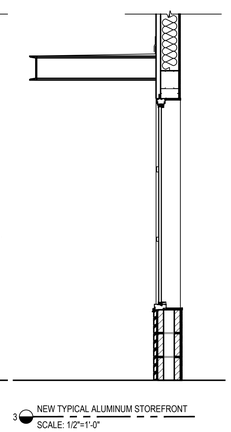
6 NEW SECOND FLOOR BI-FOLD WINDOW SYSTEM
SCALE: 1/2"=1'-0"



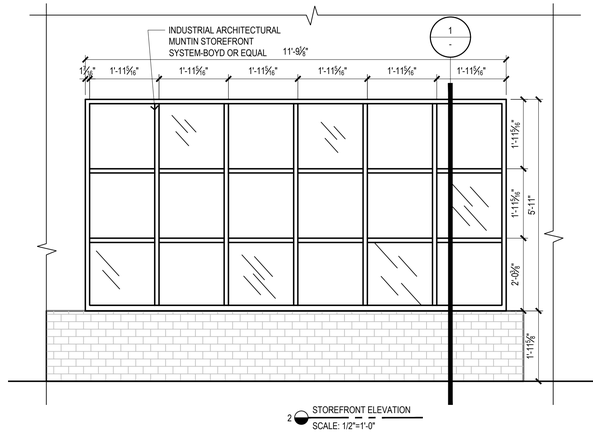
5 NEW SECOND FLOOR BI-FOLD WINDOW SYSTEM SECTION
SCALE: 1/2"=1'-0"



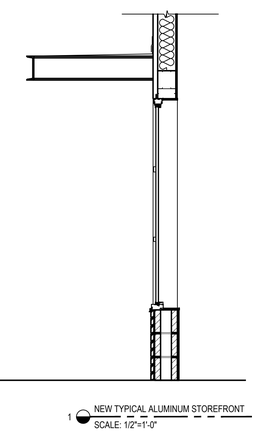
4 STOREFRONT ELEVATION
SCALE: 1/2"=1'-0"



3 NEW TYPICAL ALUMINUM STOREFRONT
SCALE: 1/2"=1'-0"



2 STOREFRONT ELEVATION
SCALE: 1/2"=1'-0"



1 NEW TYPICAL ALUMINUM STOREFRONT
SCALE: 1/2"=1'-0"

INDUSTRIAL ARCHITECTURAL MUNTIN
STOREFRONT SYSTEM- BOYD OR EQUAL

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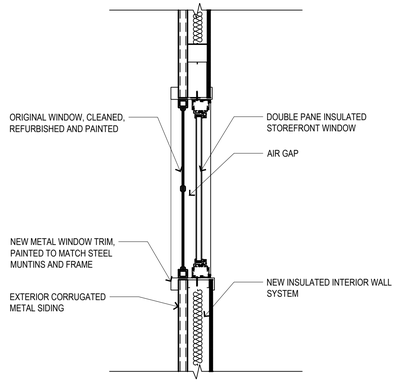
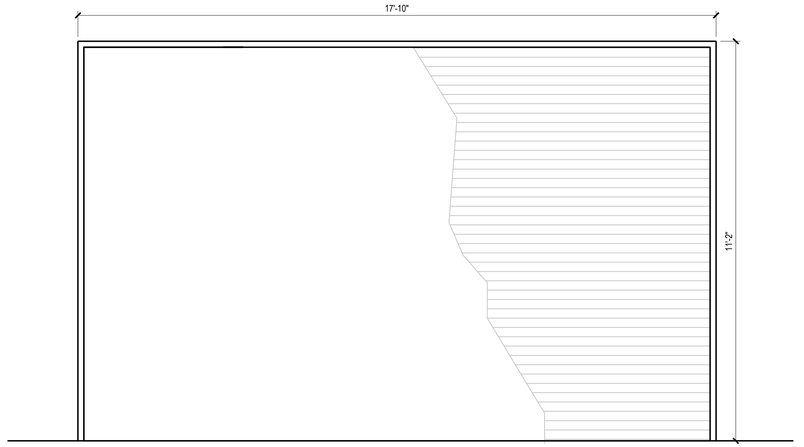
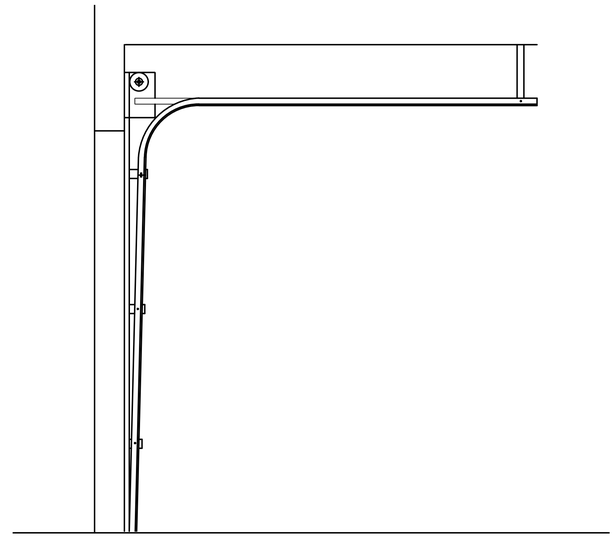
13 REGA 24 WALL SCONCE BY LIGHTOPIA



14 WALL SECTION AT EXISTING EXTERIOR WINDOWS-TYP.



8 ROLL UP DOOR ELEVATION
SCALE: 1/2"=1'-0"



9 ROLL UP DOOR SECTION
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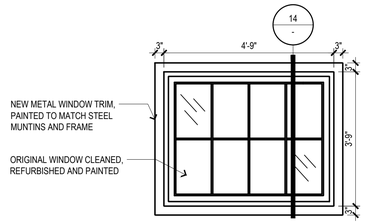
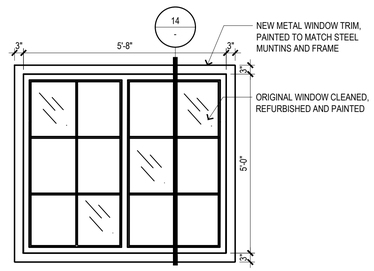


10 EXISTING FIXED WINDOW
SCALE: 1/2"=1'-0"



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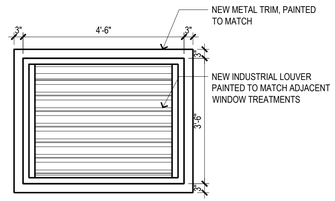
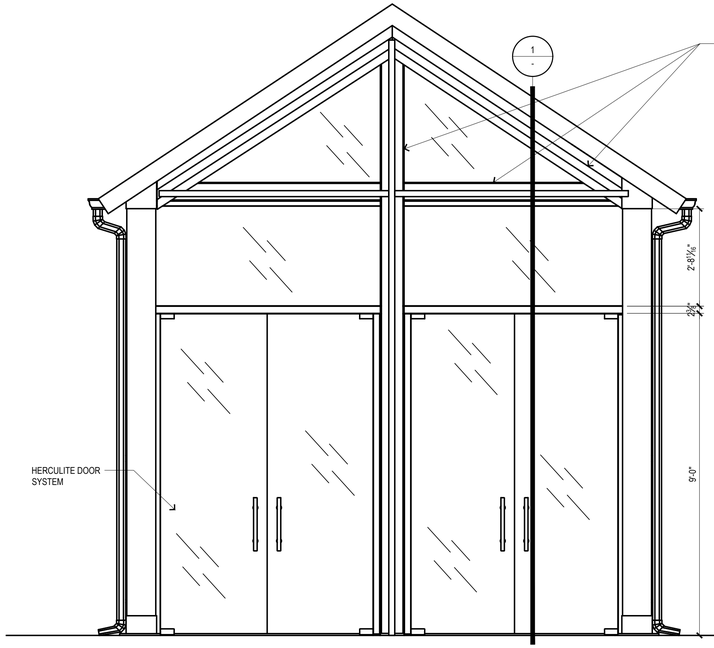
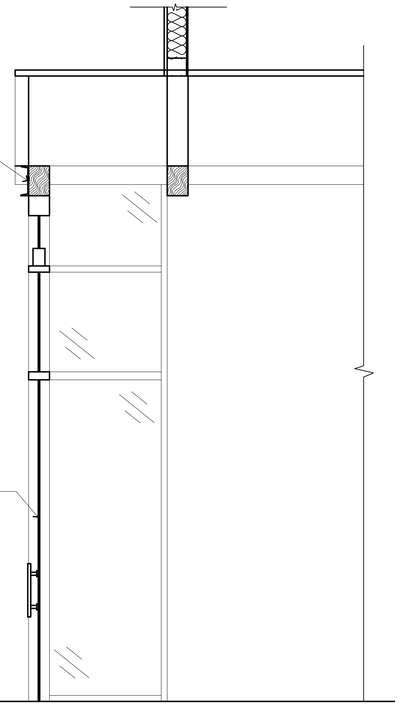
SCALE: 1/2"=1'-0"



12 EXISTING FIXED WINDOW
SCALE: 1/2"=1'-0"



2 NEW ENTRY PORTAL
SCALE: 1/2"=1'-0"



1 NEW ENTRY PORTAL SECTION
SCALE: 1/2"=1'-0"

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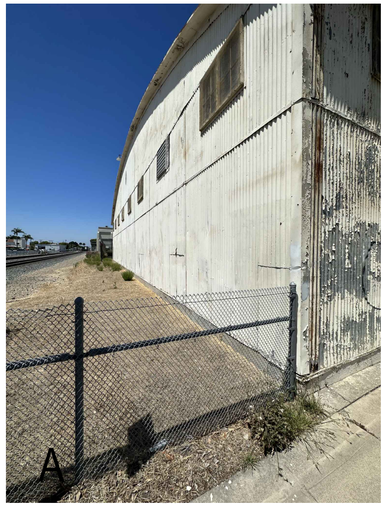
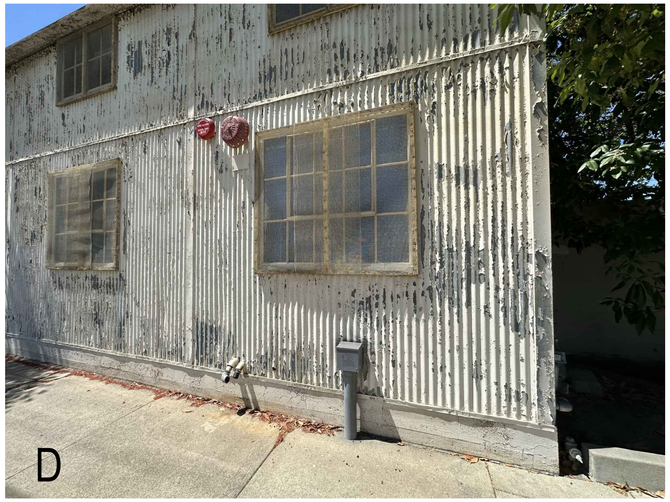
Job No. 2023-0553
Date: 2025-10-17





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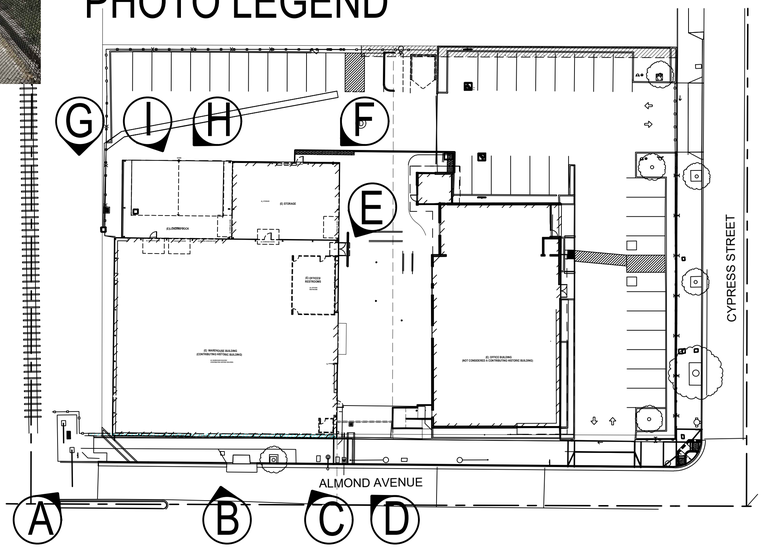


FRIENDS

FRIENDS CHURCH - THE HANGAR

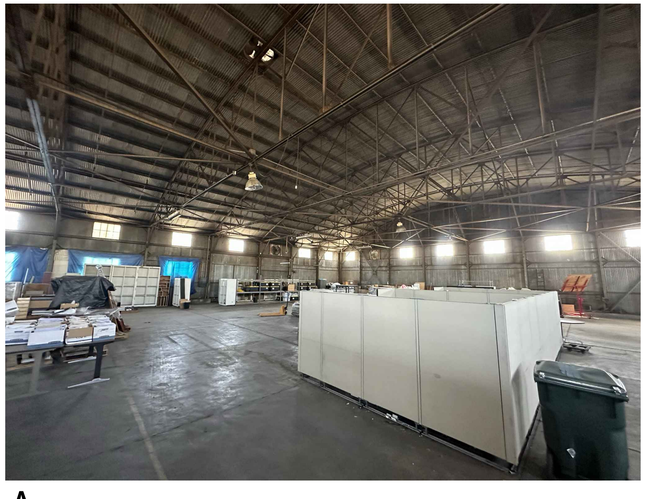
180 S. CYPRESS, ORANGE, CA

WEST BUILDING
EXISTING SITE PHOTOS

Architecture. Design. Relationships.

www.aoarchitects.com

Job No. 2023-0553
Date: 2025-10-17



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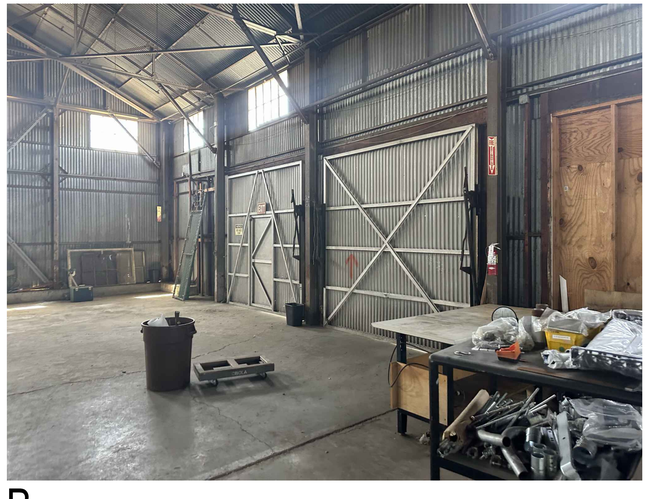

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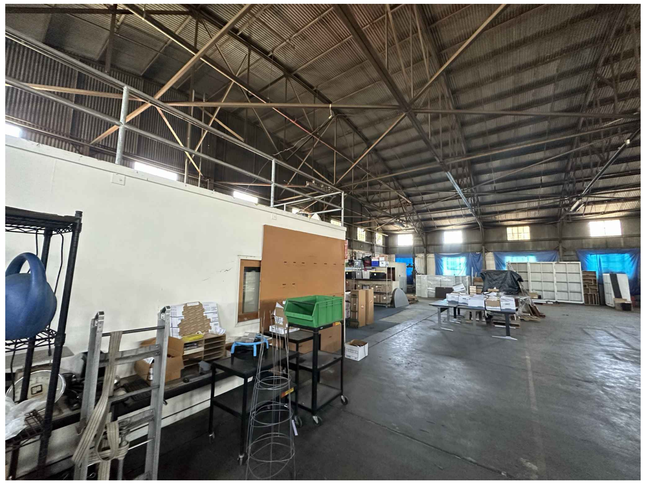

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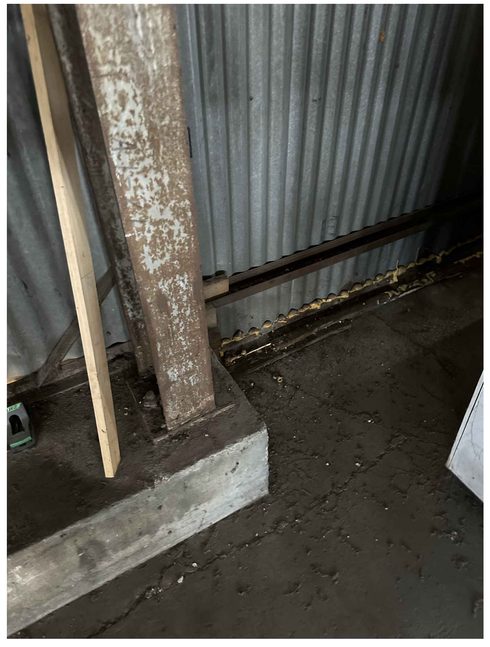

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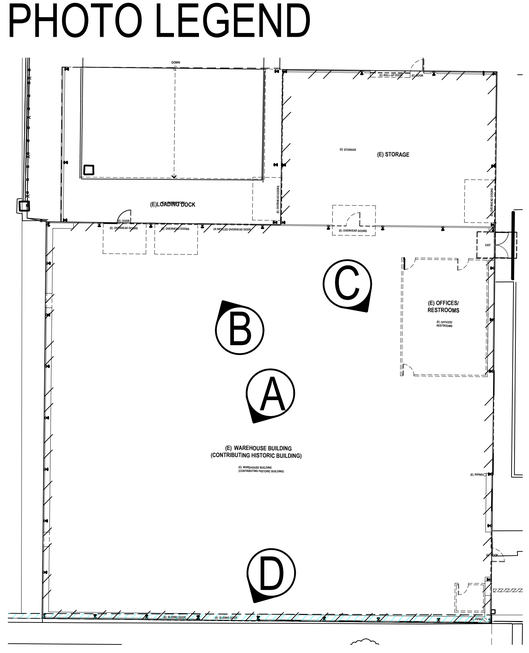
PHOTO LEGEND



FRIENDS

FRIENDS CHURCH - THE HANGAR

180 S. CYPRESS, ORANGE, CA

WEST BUILDING
EXISTING INTERIOR PHOTOS

Architecture. Design. Relationships.

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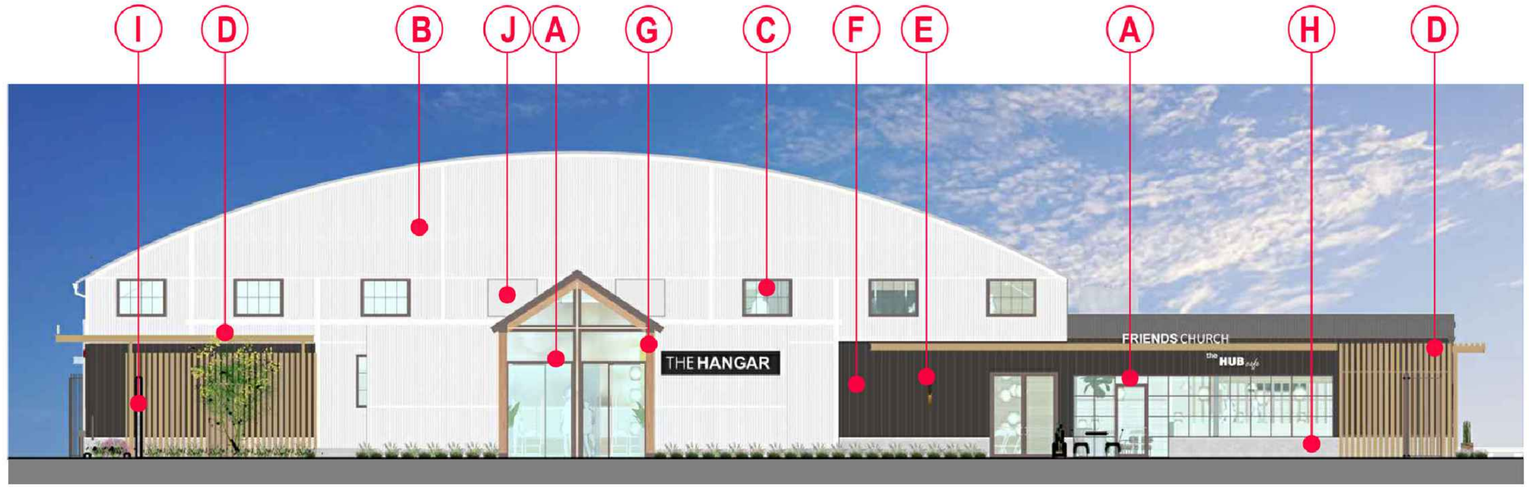
22

Job No. 2023-0553
Date: 2025-10-17



A. STOREFRONT

MANUF: ARCADIA
COLOR: MEDIUM BRONZE
LOCATION: STOREFRONT

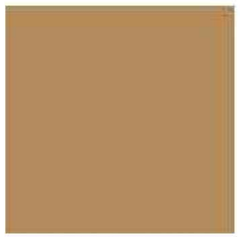
B. PAINT

MANUF: SHERWIN WILLIAMS
COLOR: SW 7757 HIGH REFLECTIVE WHITE
FINISH: SEMI-GLOSS
LOCATION: WALLS & ROOF

C. PAINT

MANUF: SHERWIN WILLIAMS
COLOR: TO MATCH DARK BRONZE BY BERRIDGE
FINISH: SEMI-GLOSS
NOTE: PAINT EXISTING FRAMES

D. POWDER COATING



MANUF: SHERWIN WILLIAMS
COLOR: RAL 1011 BROWN BEIGE
FINISH: GLOSSY
LOCATION: CANOPY & SLATS

E. WALL SCONCE

MANUF: LUMENS
STYLE: REGA LED 18"
COLOR: BRONZE

F. METAL PANEL SYSTEMS

MANUF: BERRIDGE
COLOR: DARK BRONZE
TYPE: TO MATCH EXISTING
LOCATION: WALL CLADDING

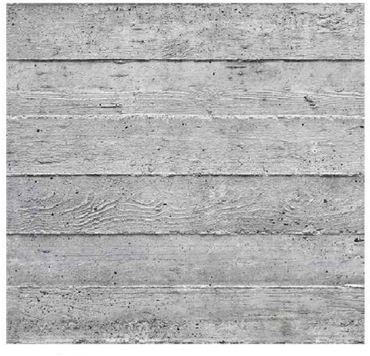
G. FIBER CEMENT

MANUF: NICHIHA
COLOR: VINTAGEWOOD
LOCATION: ENTRY

H. CONCRETE SMOOTH PLASTER

MANUF:OMEGA
COLOR: SANTA BARBARA
LOCATION: WALL BASE

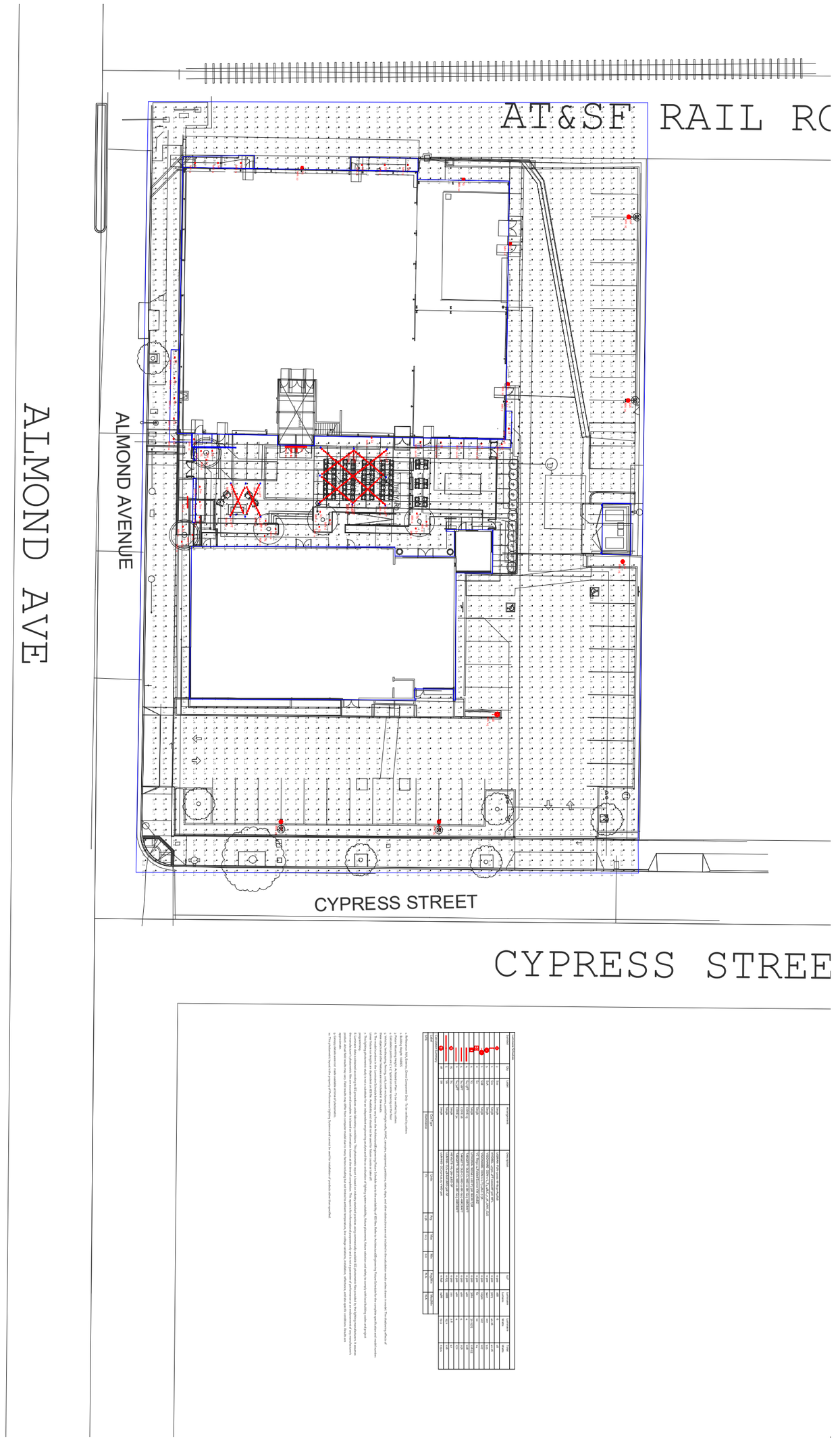
I. POURED IN CONCRETE



MANUF: TBD
COLOR: CONCRETE
LOCATION: PLANTER WALL

J. SMOOTH STUCCO

MANUF:OMEGA
COLOR: 1C005 OMEGA WHITE
LOCATION: WINDOW INSET



Page M of 1

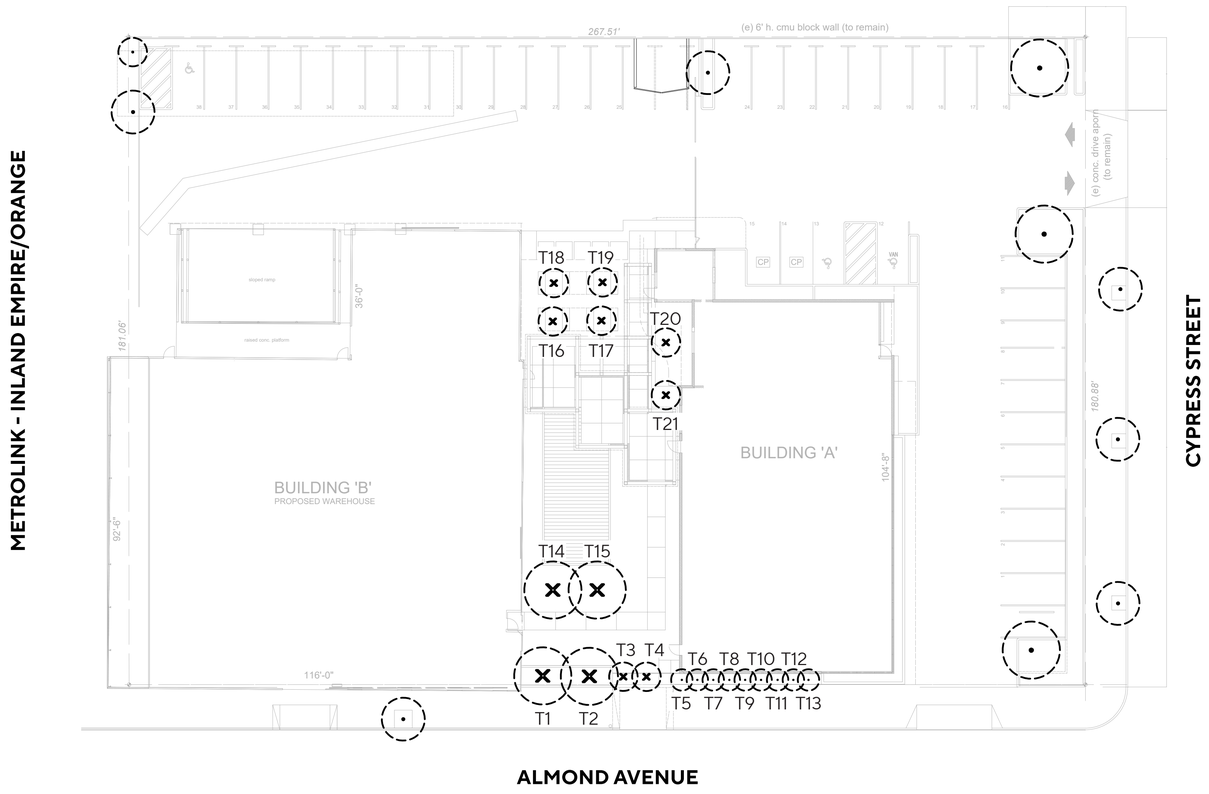
FRIENDS CHURCH- THE HANGER
180 S. CYPRESS STREET
ORANGE CA

PHOTOMETRICS

Drawn By: AR
For: BRENDA LOWELL
Date:4/4/2025

Revisions	#	Date	Comments

performance lighting systems
www.performanceltg.com
5 Jenner Suite 130, Irvine CA 92618
949-878-9000



TREE LEGEND		
SYMBOL	**BOTANICAL NAME COMMON NAME**	**DESCRIPTION**
T1	LOPHOSTEMON CONFERTUS *BRISBANE BOX TREE*	TO BE REMOVED
T2	LOPHOSTEMON CONFERTUS *BRISBANE BOX TREE*	TO BE REMOVED
T3	PODOCARPUS GRACILIOR *AFRICAN FERN PINE*	TO BE REMOVED
T4	PODOCARPUS GRACILIOR *AFRICAN FERN PINE*	TO BE REMOVED
T5	PODOCARPUS GRACILIOR *AFRICAN FERN PINE*	TO REMAIN. PROTECT IN-PLACE
T6	PODOCARPUS GRACILIOR *AFRICAN FERN PINE*	TO REMAIN. PROTECT IN-PLACE
T7	PODOCARPUS GRACILIOR *AFRICAN FERN PINE*	TO REMAIN. PROTECT IN-PLACE
T8	PODOCARPUS GRACILIOR *AFRICAN FERN PINE*	TO REMAIN. PROTECT IN-PLACE
T9	PODOCARPUS GRACILIOR *AFRICAN FERN PINE*	TO REMAIN. PROTECT IN-PLACE
T10	PODOCARPUS GRACILIOR *AFRICAN FERN PINE*	TO REMAIN. PROTECT IN-PLACE
T11	PODOCARPUS GRACILIOR *AFRICAN FERN PINE*	TO REMAIN. PROTECT IN-PLACE
T12	PODOCARPUS GRACILIOR *AFRICAN FERN PINE*	TO REMAIN. PROTECT IN-PLACE
T13	PODOCARPUS GRACILIOR *AFRICAN FERN PINE*	TO REMAIN. PROTECT IN-PLACE
T14	LIQUIDAMBAR STYRACIFLUA *SWEET GUM*	TO BE REMOVED
T15	LIQUIDAMBAR STYRACIFLUA *SWEET GUM*	TO BE REMOVED
T16	LAGERSTROEMIA INDICA *CRAPE MYRTLE*	TO BE REMOVED
T17	LAGERSTROEMIA INDICA *CRAPE MYRTLE*	TO BE REMOVED
T18	LAGERSTROEMIA INDICA *CRAPE MYRTLE*	TO BE REMOVED
T19	LAGERSTROEMIA INDICA *CRAPE MYRTLE*	TO BE REMOVED
T20	CITRUS X LIMON *LEMON TREE*	TO BE REMOVED
T21	CITRUS RETICULATA *TANGERINE TREE*	TO BE REMOVED
T22	CALLISTEMON CITRINUS *LEMON TREE*	TO BE REMOVED

0 20' 40'

FRIENDS

FRIENDS CHURCH - THE HANGAR

180 S. CYPRESS, ORANGE, CA

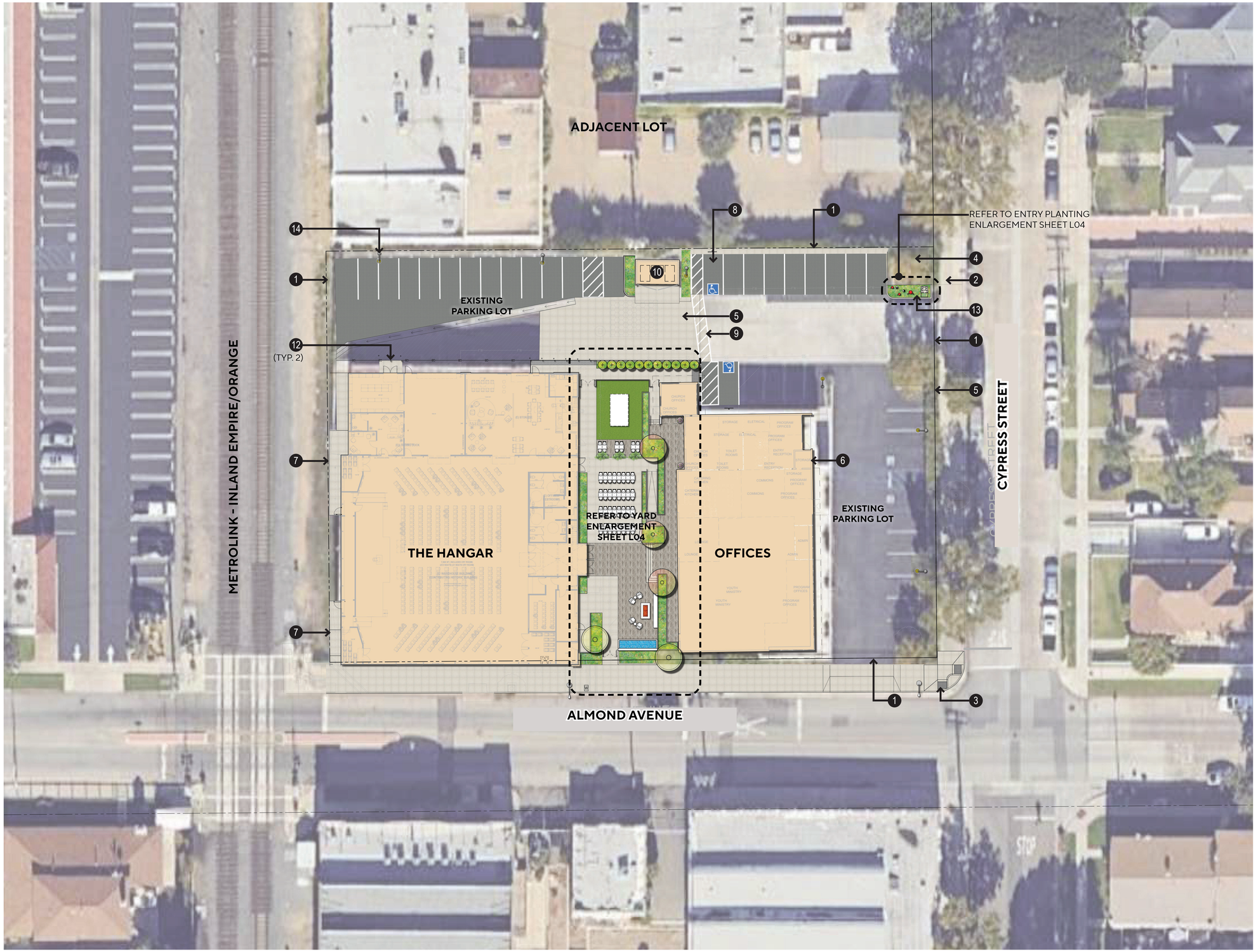
THE YARD

EXISTING SITE PLAN

Architecture. Design. Relationships.

L01

Scale
Job No. 2023-0553
Date 2025-04-08



KEYNOTE LEGEND	
1	PROPERTY LINE
2	EXISTING PUBLIC SIDEWALK TO REMAIN - PROTECT IN-PLACE
3	PROPOSED CURB RAMP PER CIVIL ENGINEER
4	EXISTING PLANTING AREA TO REMAIN - PROTECT IN-PLACE
5	EXISTING FENCE AND GATE TO BE REMOVED
6	EXISTING PAVING TO REMAIN - PROTECT IN-PLACE
7	SOUND ATTENUATION WALL PER ARCHITECT
8	A.D.A. PARKING STALLS PER CIVIL ENGINEER - TYPICAL.
9	STRIPED CROSSWALK PER CIVIL ENGINEER
10	TRASH ENCLOSURE PER ARCHITECT
11	NEW PUBLIC SIDEWALK
12	BOLLARDS PER CIVIL
13	PLANTING AREA - REFER TO PLANTING PLANS
14	PROPOSED LIGHTING - REFER TO ARCHITECT'S PLANS

PROJECT SUMMARY	
OVERALL SITE AREA	46,107.87 SF (1.06 acres)
EXISTING LANDSCAPE AREA	5,236.33 SF (11.35%)
PROPOSED LANDSCAPE AREA	3,499.44 SF
LANDSCAPE COVERAGE	**8%**
EXISTING LANDSCAPE AREA REFURBISHED TO WATER EFFICIENT PLANT MATERIAL/IRRIGATION	
AREA DEDICATED TO WATER FEATURE	78.48 SF (.17%)

IRRIGATION DESIGN NOTES

THE IRRIGATION SYSTEM WILL BE A FULLY AUTOMATIC UNDERGROUND SYSTEM. BACKFLOW PREVENTION DEVICES WILL BE INSTALLED TO MEET APPLICABLE CODES. THE IRRIGATION SYSTEM WILL BE DESIGNED AND CONSTRUCTED TO BE AS EFFICIENT IN TERMS OF WATER USAGE AS POSSIBLE. WATER CONSERVATION PRODUCTS (HIGH EFFICIENCY / LOW PRECIPITATION) AND AN EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROL SYSTEM WILL BE INCORPORATED INTO THE SYSTEM DESIGN.

GENERAL DESIGN NOTES

1. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
2. LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF BRE A REQUIREMENTS.
3. ALL REQUIRED LANDSCAPE AREAS (INCLUDING PUBLIC RIGHT-OF-WAY) SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF BREA REQUIREMENTS.
4. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING STREET TREES, SHALL BE INSTALLED PER THE PUBLIC IMPROVEMENT PLANS.
5. NOTIFY COMMUNITY SERVICES DEPARTMENT, (714) 532-6464, FOR LANDSCAPE INSPECTION PRIOR TO EXCAVATION OF PLANTING FOR PLANT MATERIAL, CITY STREET TREES, AND SETBACK REQUIREMENTS. 48-HOUR NOTICE REQUIRED.

0 20' 40'

FRIENDS

FRIENDS CHURCH - THE HANGAR

180 S. CYPRESS, ORANGE, CA

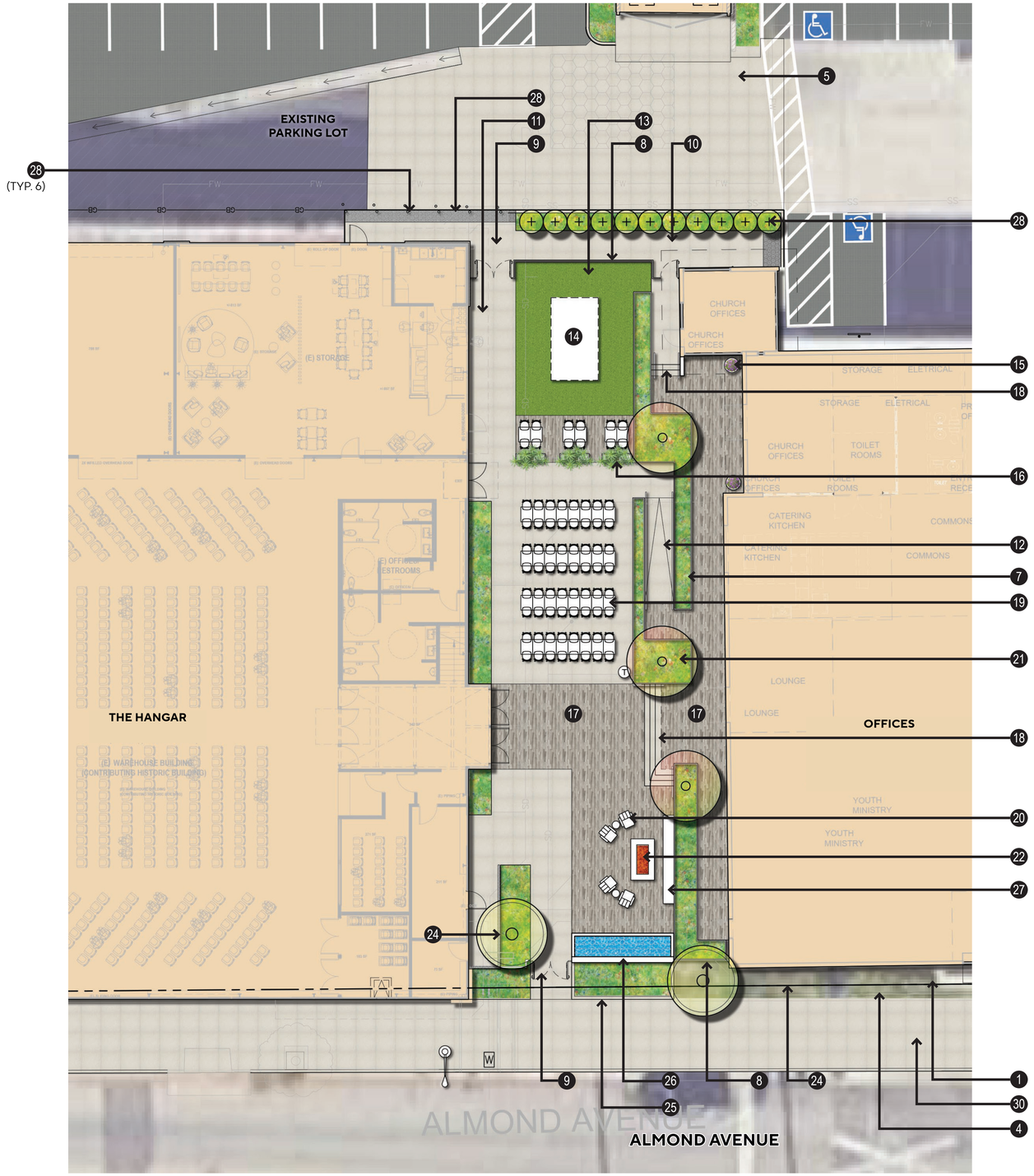
THE YARD

OVERALL LANDSCAPE SITE PLAN

Architecture. Design. Relationships.

L02

Scale 1" = 20'
Job No. 2023-0553
Date 2025-04-08



KEYNOTE LEGEND	
1	PROPERTY LINE
2	EXISTING PUBLIC SIDEWALK TO REMAIN - PROTECT IN-PLACE
3	EXISTING CURB RAMPS TO REMAIN - PROTECT IN-PLACE
4	EXISTING PLANTING AREA TO REMAIN - PROTECT IN-PLACE
5	EXISTING FENCE AND GATE TO REMAIN - PROTECT IN-PLACE
6	EXISTING PAVING TO REMAIN - PROTECT IN-PLACE
7	24" HIGH WEATHERING STEEL PLANTER WALL - TYPICAL.
8	6'-0" TUBE STEEL FENCE
9	6'-0" WIDE TUBE STEEL DOUBLE GATE
10	3'-0" WIDE TUBE STEEL GATE
11	CAST-IN-PLACE CONCRETE PAVING - TYPICAL.
12	ADA RAMP WITH HANDRAILS ON BOTH SIDES. SLOPE NOT TO EXCEED 8.33%.
13	PLAY SAFE ARTIFICIAL TURF
14	PLAY STRUCTURE
15	DECORATIVE POTTERY - TYPICAL.
16	DECORATIVE LINEAR PLANTERS - TYPICAL
17	PORCELAIN TILE
18	CAST-IN-PLACE CONCRETE STEPS WITH ADA-COMPLIANT HANDRAILS ON BOTH SIDES
19	OUTDOOR DINING FURNITURE PER INTERIOR DESIGNER - TYPICAL.
20	LOUNGE FURNITURE PER INTERIOR DESIGNER - TYPICAL.
21	PLANTING AREA - REFER TO PLANTING PLANS
22	GAS FIRE TABLE
23	WATER FEATURE - WATER FEATURE CONSULTANT
24	DECORATIVE WOOD SLAT SCREEN WALL PER ARCHITECT
25	RAISED CURB AT PLANTING AREA
26	6'-0" HIGH WEIR WALL/SCREEN WALL WITH SIGNAGE
27	WALL-MOUNTED BENCH
28	TRUNCATED DOME PAVERS
29	NEW STREET LIGHT STANDARD PER OTHER
30	NEW PUBLIC SIDEWALK
31	BOLLARDS PER CIVIL

IRRIGATION DESIGN NOTES

THE IRRIGATION SYSTEM WILL BE A FULLY AUTOMATIC UNDERGROUND SYSTEM. BACKFLOW PREVENTION DEVICES WILL BE INSTALLED TO MEET APPLICABLE CODES. THE IRRIGATION SYSTEM WILL BE DESIGNED AND CONSTRUCTED TO BE AS EFFICIENT IN TERMS OF WATER USAGE AS POSSIBLE. WATER CONSERVATION PRODUCTS (HIGH EFFICIENCY / LOW PRECIPITATION) AND AN EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROL SYSTEM WILL BE INCORPORATED INTO THE SYSTEM DESIGN.

GENERAL DESIGN NOTES

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2. LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF BRE A REQUIREMENTS.
3. ALL REQUIRED LANDSCAPE AREAS (INCLUDING PUBLIC RIGHT-OF-WAY) SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF BREA REQUIREMENTS.
4. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING STREET TREES, SHALL BE INSTALLED PER THE PUBLIC IMPROVEMENT PLANS.
5. NOTIFY COMMUNITY SERVICES DEPARTMENT, (714) 532-6464, FOR LANDSCAPE INSPECTION PRIOR TO EXCAVATION OF PLANTING FOR PLANT MATERIAL, CITY STREET TREES, AND SETBACK REQUIREMENTS. 48-HOUR NOTICE REQUIRED.

0 10' 20'

FRIENDS

FRIENDS CHURCH - THE HANGAR

180 S. CYPRESS, ORANGE, CA

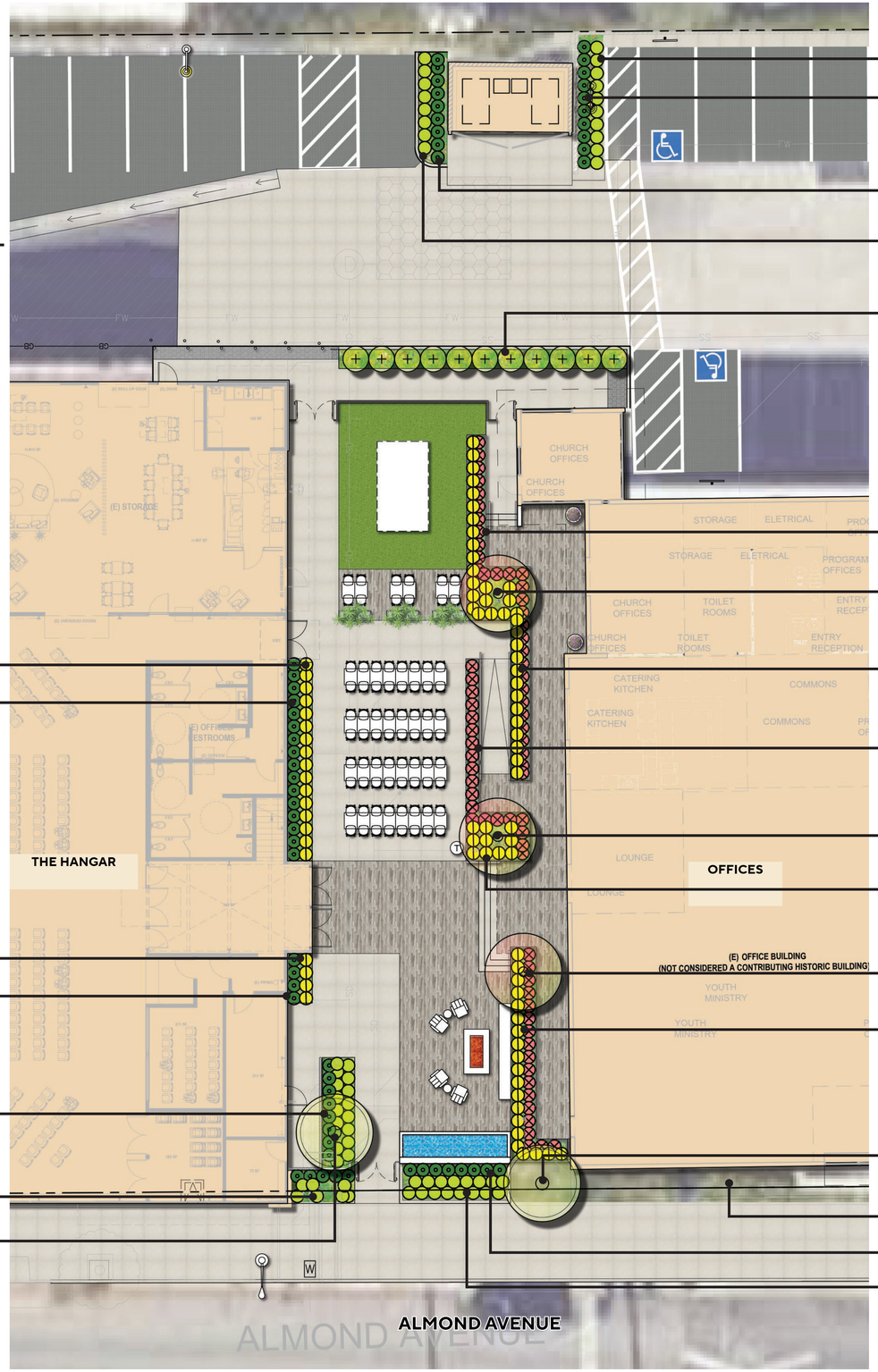
THE YARD
SITE PLAN ENLARGEMENT

Architecture. Design. Relationships.

L03

Scale 1" = 10'
Job No. 2023-0553
Date 2025-04-08

ENTRY PLANTING ENLARGEMENT



38 | NASSELLA TENUISSIMA | 5 GAL.

16 | SANTOLINA CHAMAECYPARISSUS | 5 GAL.

16 | OLEA EUROPAEA 'MONTRA' | 5 GAL.

4 | SANTOLINA CHAMAECYPARISSUS | 5 GAL.

4 | OLEA EUROPAEA 'MONTRA' | 5 GAL.

13 | OLEA EUROPAEA 'MONTRA' | 5 GAL.

23 | LOMANDRA LONGIFOLIA 'BREEZE' | 5 GAL.

1 | CERCIDIUM X 'DESERT MUSEUM' | 36" BOX | MULTI-TRUNK, MATCHING

10 | LOMANDRA LONGIFOLIA 'BREEZE' | 5 GAL.

10 | OLEA EUROPAEA 'MONTRA' | 5 GAL.

9 | OLEA EUROPAEA 'MONTRA' | 5 GAL.

8 | LOMANDRA LONGIFOLIA 'BREEZE' | 5 GAL.

10 | BAMBUSA MULTIPLEX | 15 GAL.

39 | MUHLENBERGIA CAPILLARIS 'IRVINE' | 5 GAL.

1 | ARBUTUS X 'MARINA' | 36" BOX | MULTI-TRUNK, MATCHING

22 | SANTOLINA CHAMAECYPARISSUS | 5 GAL.

30 | MUHLENBERGIA CAPILLARIS 'IRVINE' | 5 GAL.

1 | ARBUTUS X 'MARINA' | 36" BOX | MULTI-TRUNK, MATCHING

22 | SANTOLINA CHAMAECYPARISSUS | 5 GAL.

1 | ARBUTUS X 'MARINA' | 36" BOX | MULTI-TRUNK, MATCHING

22 | SANTOLINA CHAMAECYPARISSUS | 5 GAL.

1 | CERCIDIUM X 'DESERT MUSEUM' | 36" BOX | MULTI-TRUNK, MATCHING

9 | EXISTING TO REMAIN - PROTECT IN-PLACE | - | PODOCARPUS GRACILIOR

8 | OLEA EUROPAEA 'MONTRA' | 5 GAL.

16 | LOMANDRA LONGIFOLIA 'BREEZE' | 5 GAL.

TREE LEGEND

SYMBOL	BOTANICAL NAME (COMMON NAME)	SIZE	QTY.	WUCOLS	DESCRIPTION
	ARBUTUS X 'MARINA' (MARINA STRAWBERRY TREE)	36" BOX	3	L	MULTI-TRUNK, MATCHING
	BAMBUSA MULTIPLEX (CLUMPING BAMBOO)	36" BOX	10	VL	HEDGE
	CERCIDIUM X 'DESERT MUSEUM' (DESERT MUSEUM PALO VERDE)	36" BOX	2	VL	MULTI-TRUNK, MATCHING

SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	LOMANDRA LANGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GAL	57
	MUHLENBERGIA CAPILLARIS 'IRVINE'	PLUMETASTIC PINK MUHLY GRASS	5 GAL	69
	NASSELLA TENUISSIMA	MEXICAN FEATHERGRASS	5 GAL	38
	OLEA EUROPAEA 'MONTRA'	DWARF OLIVE	15 GAL	60
	SANTOLINA CHAMAECYPARISSUS	LAVENDER-COTTON	1 GAL	85

PLANTING DESIGN NOTES

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPORATION AND RUN-OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF ORANGE GUIDELINES.
NOTIFY COMMUNITY SERVICES DEPARTMENT, (714) 532-6464, FOR LANDSCAPE INSPECTION PRIOR TO EXCAVATION OF PLANTING FOR PLANT MATERIAL, CITY STREET TREES, AND SETBACK REQUIREMENTS. 48-HOUR NOTICE REQUIRED.

CLIMATE ZONES FACTOR

WATER USE ABBREVIATIONS ARE AS FOLLOWS:

H = HIGH WATER NEEDS
M = MEDIUM WATER NEEDS
L = LOW WATER NEEDS
VL = VERY LOW WATER NEEDS

SUNSET ZONE: 23
USDA HARDINESS ZONE: 10b
WUCOLS REGION: SOUTH COASTAL, REGION 3

0 10' 20'

FRIENDS

FRIENDS CHURCH - THE HANGAR

180 S. CYPRESS, ORANGE, CA

THE YARD
PLANTING PLAN

Architecture. Design. Relationships.

L04

Scale 1" = 10'
Job No. 2023-0553
Date 2025-04-08

TREE IMAGES

ARBUTUS MARINA
(STRAWBERRY TREE)
HEIGHT: 20' - 30'
SPREAD: 15' - 20'
WUCOLS: M/L
FULL SUN

BAMBUSA MULTIPLEX
(CLUMPING BAMBOO)
HEIGHT: 10' - 25'
SPREAD: 4' - 6'
WUCOLS: M
FULL SUN

CERCIDIUM X 'DESERT MUSEUM'
(DESERT MUSEUM PALO VERDE)
HEIGHT: 25'
SPREAD: 25'
WUCOLS: VL
FULL SUN

SHRUB IMAGES

LOMANDRA LONGIFOLIA 'BREEZE'
(DWARF MAT RUSH)
HEIGHT: 3'
SPREAD: 3'
WUCOLS: L
FULL SUN

MUHLENBERGIA CAPILLARIS 'IRVINE'
(PLUMETASTIC PINK MUHLY GRASS)
HEIGHT: 3' -4'
SPREAD: 3' - 4'
WUCOLS: L
FULL SUN TO PARTIAL SHADE

OLEA EUROPAEA 'MONTRA'
(LITTLE OLLIE DWARF OLIVE)
HEIGHT: 6'
SPREAD: 6'
WUCOLS: L
FULL SUN

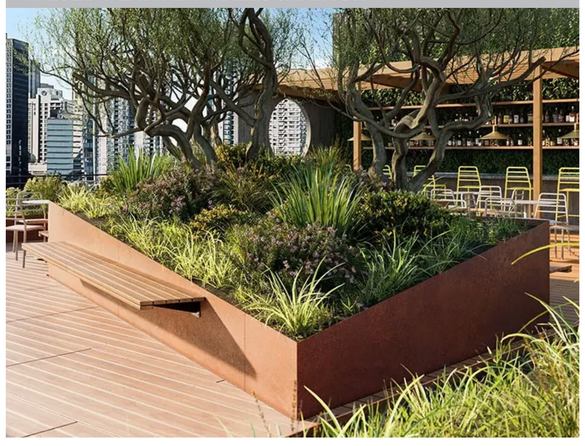
SANTOLINA CHAMAECYPARISSUS
(LAVENDER-COTTON)
HEIGHT: 1'-3'
SPREAD: 2'-3'
WUCOLS: L
FULL SUN

WATER FEATURES

PLAY STRUCTURES

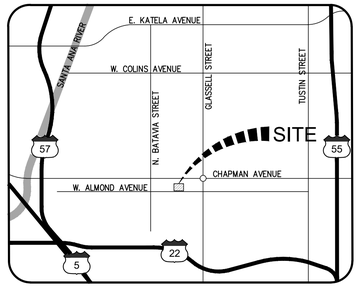
FIRE TABLE

RAISED PLANTER WALLS & BENCH



IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA

THE HANGAR - FRIENDS CHURCH
CONCEPTUAL GRADING PLAN



VICINITY MAP
NOT TO SCALE

AREA SUMMARY:

± 48,569 S.F. / ± 1.11ACRES

ASSESSOR'S PARCEL NUMBER:

COUNTY OF ORANGE:

APN: 390-661-05

BENCHMARK:

BM ID: SA-281-75
DESCRIPTION: 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "SA-281-75", SET IN THE SOUTHWEST CORNER OF A 4 FT. BY 15 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF BATAVIA STREET AND CHAPMAN AVENUE, 66 FT. EASTERLY OF THE CENTERLINE OF BATAVIA AND 32.5 FT. NORTHERLY OF THE CENTERLINE OF CHAPMAN. MONUMENT IS
SET LEVEL WITH THE SIDEWALK.

ELEVATION: 171.70 FEET (NAVD 1988)

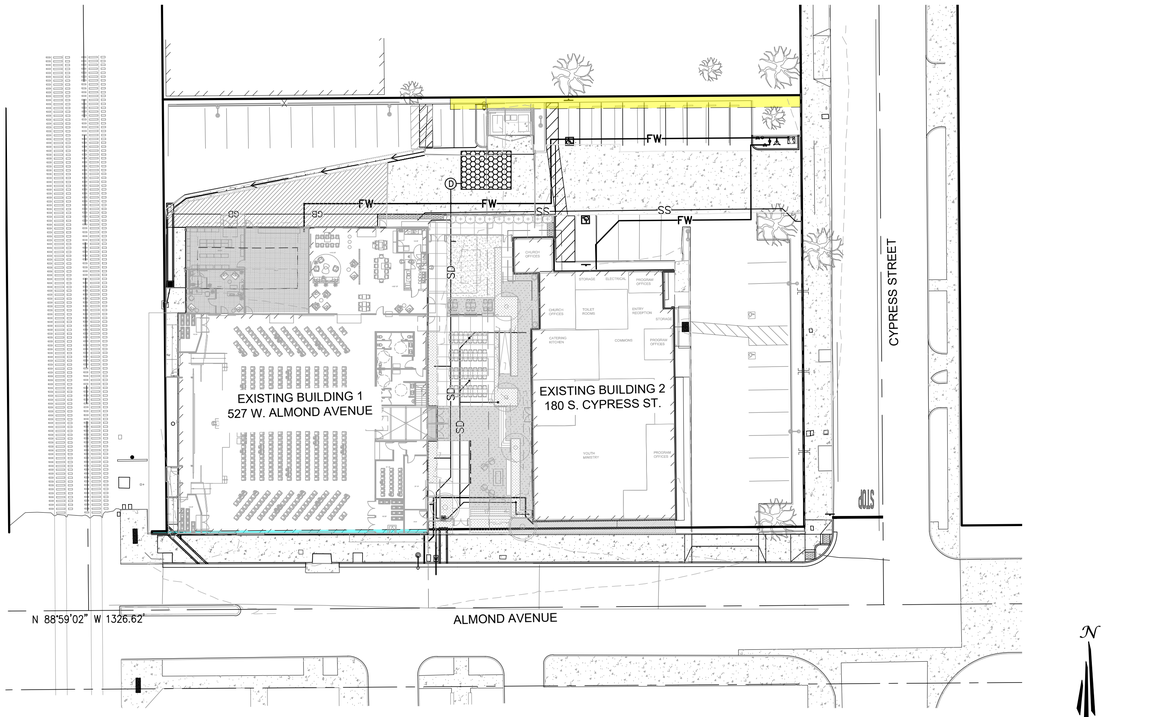
BASIS OF BEARINGS:

THE CENTERLINE OF ALMOND AVENUE BEING N 88°59'02" W BASED ON THE ORANGE COUNTY REAL TIME NETWORK (OCRTN)

FLOOD ZONE:

PER FEMA WEBSITE:

ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD)
MAP NUMBER: 06059C0161J
EFFECTIVE DATE: DECEMBER 3, 2009



INDEX MAP
1"=30'

SHEET INDEX

SHEET TITLE	SHEET NUMBER
TITLE SHEET	1
TOPOGRAPHIC ENCUMBRANCE & LIMIT OF IMPACT PLAN	2
CONCEPTUAL GRADING PLAN	3
CONCEPTUAL GRADING PLAN	4
CONCEPTUAL UTILITY PLAN	5
CONCEPTUAL BMP PLAN	6

APPLICANT

FRIENDS CHURCH – ORANGE
426 W ALMOND AVE.
ORANGE, CA 92866
KYLE ZIMMERMAN 949.637.7646
KYLEZ@FRIENDS.CHURCH

CIVIL

TAIT & ASSCOAITES
701 N. PARKCENTER DR.
SANTA ANA, CA 92705
(714) 560-8200

ARCHITECT

AO ARCHITECTS
144 S. ORANGE ST.
ORANGE, CA 92866
JEFF RABBITT 714.639.9860
JEFF@ARCHITECTSORANGE.COM

LANDSCAPE ARCHITECT

AO ARCHITECTS
144 S. ORANGE ST.
ORANGE, CA 92866
JEFF RABBITT 714.639.9860
JEFF@ARCHITECTSORANGE.COM

GENERAL CONTRACTOR

C.W. DRIVER
2190 S. TOWNE CENTER PLACE
ANAHEIM, CA 92806
KARL KREUTZIGER 949.444.3531
KKREUTZIGER@CWDRIVER.COM

UTILITY COMPANIES

AT&T
1452 EDINGER AVE, 3RD FLOOR
TUSTIN, CA 92780
CONTACT: NICOLE MARTEL
PHONE: (714) 227-0021
EMAIL: NM8255A@ATT.COM

CITY OF ORANGE WATER DIVISION
189 S WATER STREET
ORANGE, CA 92866-1591
PHONE: (714) 288-2541

SOUTHERN CALIFORNIA EDISON
CONTACT: DANIEL B
PHONE: (626) 664-5148

SOUTHERN CALIFORNIA GAS COMPANY
1919 S STATE COLLEGE BLVD
ANAHEIM, CA 92806
CONTACT: JASON SUM
PHONE: (310) 687-2011
EMAIL: JSUM@SOCALGAS.COM

LAND AREA

48,804 ± S.F. / 1.120386 ± ACRES (GROSS)

811 Know what's below Call before you dig.

UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

NO.	DESCRIPTION	BY	DATE
1	1ST PLANNING SUBMITTAL	--	11/12/24
2	2ND PLANNING SUBMITTAL	--	02/04/25
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REVISIONS

TAIT & ASSOCIATES
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ENGINEERING ENVIRONMENTAL BUILDING LAND
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Sacramento Riverside
Denver Boise
Dallas Atlanta
701 North Parkcenter Drive
Santa Ana, CA 92705
p: 714.560.8200
www.tait.com

TITLE SHEET

THE HANGAR
FRIENDS CHURCH
527 W ALMOND AVE. / 180 S CYPRESS
ORANGE, CA 92866

DATE: 2/5/2025
CHECKED:
DATE: 2/5/2025
REVISION #:
DATE:
JOB NO: SP9122S

Apr 10, 2025 - 5:56am by DSloan K:\Drawings\SP\SP9122S - Orange\ENG\Conceptual Plans\SP9122S_TS.dwg
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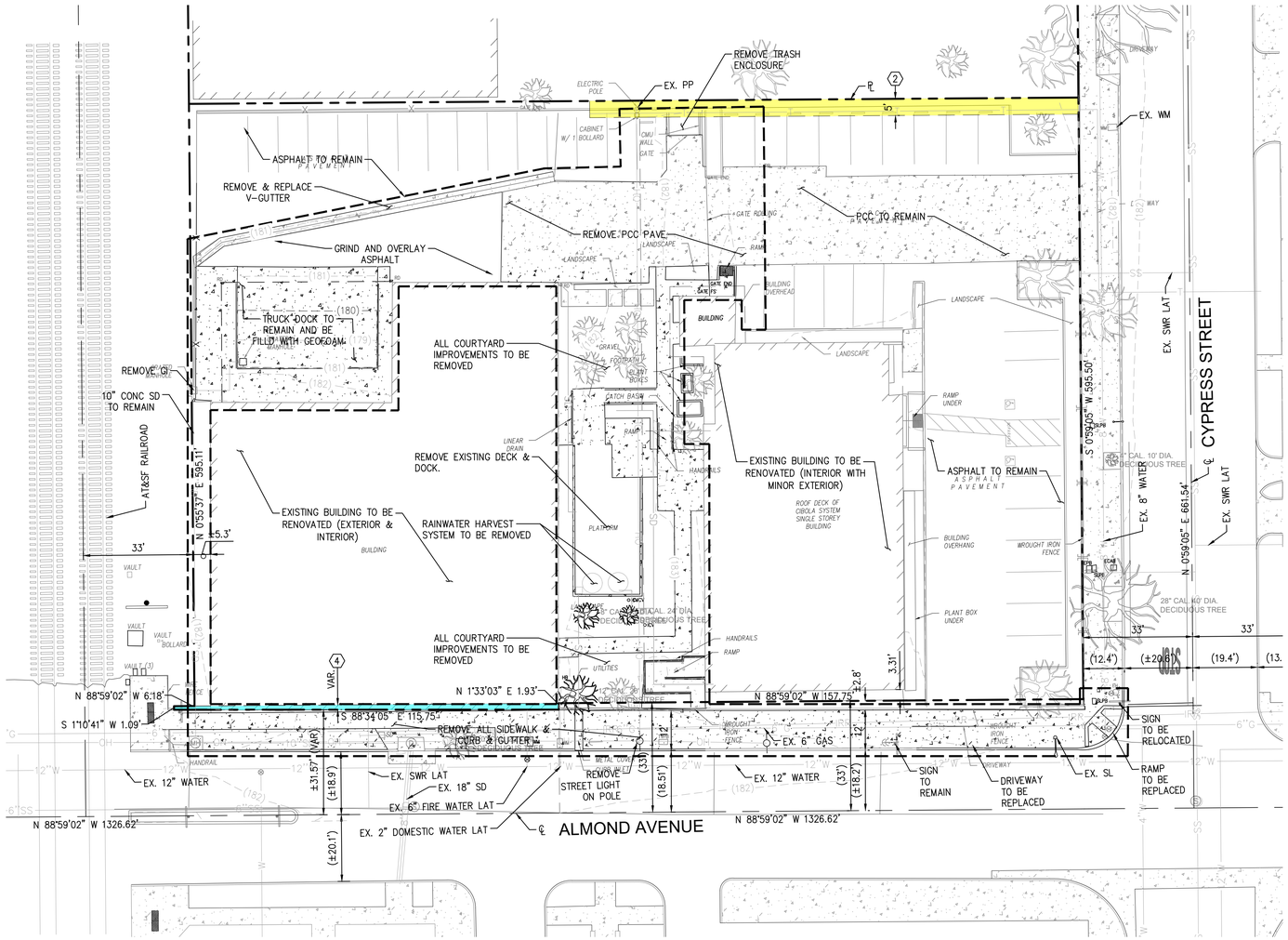

LEGEND

- LIMIT OF IMPACT/DEMOLITION
- CENTERLINE
- PROPERTY LINE/RIGHT OF WAY
- EXISTING CURB
- EXISTING EASEMENT
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING WATER
- EXISTING FIRE WATER
- EXISTING GAS

ABBREVIATION

℄	CENTER LINE
ℙ	PROPERTY LINE
R/W	RIGHT-OF-WAY
AC	ASPHALT CONCRETE
PP	POWER POLE
WM	WATER METER
WV	WATER VALVE
SS	SANITARY SEWER
SD	STORM DRAIN
W	WATER
FW	FIRE WATER
FH	FIRE HYRANT
EX.	EXISTING
	EXISTING FIRE HYDRANT

TITLE REPORT:

TITLE COMPANY: FIDELITY NATIONAL TITLE
TITLE ORDER NO. : FBDO-2401694
COMMITMENT DATE: OCTOBER 2, 2024
TITLE OFFICER: TEAM ANDREW MARGO
EMAIL: THEATEAM@FNF.COM

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 8, 9, 10, 11, 12 AND 13, ALL IN BLOCK B OF CHUBBS ADDITION TO THE TOWN OF ORANGE, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 12, PAGE 86 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF ALMOND AVENUE, VACATED BY RESOLUTION NO. 10409 OF THE CITY OF ORANGE, A CERTIFIED COPY THEREOF BEING RECORDED DECEMBER 18, 2009 AS INSTRUMENT NO. 2009000679759, OF OFFICIAL RECORDS.

APN: 390-661-05

TITLE EXCEPTIONS:

⬡ INDICATES SHOWN HEREON. NUMBERED ACCORDING TO THE ABOVE REFERENCED PRELIMINARY TITLE REPORT.

A-B PROPERTY TAXES.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

2. EASEMENT(S) GRANTED TO: THE PACIFIC TELEPHONE & TELEGRAPH COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING APRIL 26, 1967
RECORDING NO.: BOOK 8235, PAGE 254, OF OFFICIAL RECORDS

3. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.
REDEVELOPMENT AGENCY: THE CITY OF ORANGE RECORDING DATE: DECEMBER 3, 2001
RECORDING NO.: 20010869583, OF OFFICIAL RECORDS

4. EASEMENTS FOR PUBLIC UTILITY FACILITIES, SANITARY SEWERS, STORM DRAINS AND INCIDENTAL PURPOSES OVER THAT PORTION OF THE LAND LYING WITHIN VACATED ALMOND AVENUE, AS RESERVED IN RESOLUTION NO. 10409 OF THE CITY COUNCIL OF THE CITY OF ORANGE, A CERTIFIED COPY OF WHICH RECORDED DECEMBER 18, 2009 AS INSTRUMENT NO. 2009000679759, OF OFFICIAL RECORDS.

5. A DEED OF TRUST TO SECURE AN INDEBTEDNESS
DATED: JANUARY 29, 2010
RECORDING NO.: 20100000050857, OF OFFICIAL RECORDS

AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF SAID DEED OF TRUST AS THEREIN PROVIDED
EXECUTED BY:CYPRESS ALMOND, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND COMERICA BANK RECORDING DATE: APRIL 26, 2021
RECORDING NO.: 20210002787143, OF OFFICIAL RECORDS

6. AN ASSIGNMENT OF ALL THE MONEYS DUE, OR TO BECOME DUE AS RENTAL, AS ADDITIONAL SECURITY FOR THE OBLIGATIONS SECURED BY DEED OF TRUST SHOWN AS ITEM NO. 5.
DATE: FEBRUARY 1, 2010
RECORDING NO.: 20100000050858, OF OFFICIAL RECORDS

7. A DEED OF TRUST TO SECURE AN INDEBTEDNESS
DATED: FEBRUARY 15, 2012
RECORDING DATE: FEBRUARY 17, 2012
RECORDING NO.: 20120000091914, OF OFFICIAL RECORDS

AN ASSIGNMENT OF THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST
RECORDING DATE: FEBRUARY 17, 2012
RECORDING NO.: 20120000091915, OF OFFICIAL RECORDS

8. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: SUBORDINATION AGREEMENT
LESSOR: CYPRESS ALMOND, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
LESSEE: CIBOLA SYSTEMS CORPORATION, A CALIFORNIA CORPORATION

RECORDING DATE: FEBRUARY 17, 2012
RECORDING NO.: 20120000091917, OF OFFICIAL RECORDS

AN AGREEMENT RECORDED FEBRUARY 17, 2012 AS INSTRUMENT NO. 20120000091917, OF OFFICIAL RECORDS, WHICH STATES THAT SAID LEASE HAS BEEN MADE SUBORDINATE TO THE DOCUMENT
ENTITLED: DEED OF TRUST WITH ASSIGNMENT OF RENTS RECORDING DATE: FEBRUARY 17, 2012
RECORDING NO.: 20120000091914, OF OFFICIAL RECORDS

THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN

9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: THIRD PARTY LENDER AGREEMENT
DATED: FEBRUARY 15, 2012
RECORDING NO.: 20120000091918, OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

10. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
IN ORDER TO DELETE THE SURVEY EXCEPTION SHOWN ABOVE, A SATISFACTORY SURVEY OF THE SUBJECT LAND, WHICH COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYS MADE FOR TITLE INSURANCE PURPOSES, IS TO BE FURNISHED TO THE COMPANY.
THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS AS DISCLOSED BY THE SURVEY, OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

11. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

12. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

13. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

14. THE TRANSACTION CONTEMPLATED IN CONNECTION WITH THIS REPORT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE COMPANY'S CORPORATE UNDERWRITING DEPARTMENT. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER SUCH REVIEW.

AREA SUMMARY:

± 48,569 S.F. / ± 1.11ACRES

ASSESSOR'S PARCEL NUMBER:

COUNTY OF ORANGE:

APN: 390-661-05

BENCHMARK:

BM ID: SA-281-75
DESCRIPTION: 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "SA-281-75", SET IN THE SOUTHWEST CORNER OF A 4 FT. BY 15 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF BATAVIA STREET AND CHAPMAN AVENUE, 66 FT. EASTERLY OF THE CENTERLINE OF BATAVIA AND 32.5 FT. NORTHERLY OF THE CENTERLINE OF CHAPMAN. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION: 171.70 FEET (NAVD 1988)

BASIS OF BEARINGS:

THE CENTERLINE OF ALMOND AVENUE BEING N 88°59'02" W BASED ON THE ORANGE COUNTY REAL TIME NETWORK (OCRTN)

FLOOD ZONE:

PER FEMA WEBSITE:

ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD)
MAP NUMBER: 06059C0161J
EFFECTIVE DATE: DECEMBER 3, 2009

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ENGINEER'S NOTE:

THE DEPICTED PROPERTY LINES ARE RECORD PROPERTY LINES AND DO NOT REPRESENT A BOUNDARY SURVEY. THE PURPOSE OF THIS EXHIBIT IS TO REVIEW THE PROPOSED SITE IMPACTS WITH AN OVERLAY OF THE RECORD BOUNDARY AND ENCUMBRANCES AS IDENTIFIED IN THE NOTED TITLE REPORT.

NO.	DESCRIPTION	BY	DATE
1	1ST PLANNING SUBMITTAL	--	11/12/24
2	2ND PLANNING SUBMITTAL	--	02/04/25
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ENGINEERING ENVIRONMENTAL BUILDING LAND
Orange County San Luis Obispo
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Denver Boise
Dallas Atlanta

TOPOGRAPHIC ENCUMBRANCE & LIMIT OF IMPACT PLAN

THE HANGAR
FRIENDS CHURCH
527 W ALMOND AVE. / 180 S CYPRESS
ORANGE, CA 92866

DATE: 11/12/2024
CHECKED:
DATE: 11/12/2024
REVISION #:
DATE:
JOB NO: SP9122S

0 20' 40'
SCALE: 1" = 20'

Apr 10, 2025 - 5:46am by DSloan K:\Drawings\SP\SP9122S - Orange\ENG\Conceptual Plans\SP9122S_EX.dwg

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AT&SF RAILWAY

ALMOND AVENUE

MATCHLINE - SHEET 4

N 88°59'02" W 1326.62'

REPLACE LIMITS OF EXISTING RED CURB

EXIST. CULVERT/CROSS LOT DRAINAGE FROM NORTH

EXIST. AC TO REMAIN

REPLACE PCC V-GUTTER

GRIND & OVERLAY OR RECONSTRUCT

REPLACE 3' V-GUTTER TO JOIN

REMOVE & REPLACE PERIMETER PCC U-CHANNEL

TRASH ENCLOSURE TO BE REPLACED PER CITY STD. 409

REPLACE PCC PAVEMENT

RESTRIE AND REPAVE (AS REQUIRED) TO CONSTRUCT ADA COMPLIANT PARKING STALLS

EXISTING TRUCK DOCK TO BE BURIED. SEE DRAINAGE NOTES ON SHEET 4 FOR POTENTIAL USE AS DETENTION SYSTEM.

SECONDARY OVERFLOW PARKWAY DRAIN

SET R/R JOIN ELEVATION AT 181.90 MAX

EXIST STREET VACATION & PUBLIC UTIL. EASEMENT

PROP. STREET LIGHT PER CITY STD.

REMOVE STREET LIGHT FROM POWER POLE

NEW CLASS I R.C.C. PARKWAY PER CITY STD.

JUNCTION STRUCTURE TO REMAIN

24" PARKWAY DRAIN PER CITY STD.

CATCH BASIN AND LOCAL DEPRESSION TO REMAIN

4'X4' TREE WELL. TRIM ROOTS

4" CURB DRAIN PER CITY STD.

NEW 6" CURB & 1.5' GUTTER PER CITY STANDARDS

BLDG FF = 182.55

BLDG FF = 183.5

BLDG FF = 182.05

RAISED BLDG FF = 182.72

CHURCH OFFICES

STORAGE

TOILET ROOMS

CATERING KITCHEN

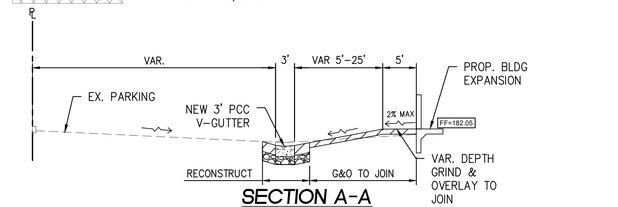
LOUNGE

YOUTH MINISTRY

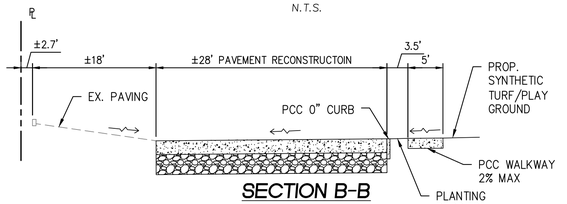
BUILDING 7,500 SF (INCLUDES CRY ROOM) (412 SEATS) (21 SEATS CRY ROOM)

LEGEND & ABBREVIATIONS

33	EXISTING CONTOURS	BOL	BOLLARD
33	PROPOSED CONTOURS	CF	CURB FACE
	CENTERLINE	℄	CENTER LINE
	RIGHT OF WAY	DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
	PROPERTY LINE	DW	DOMESTIC WATER
	EASEMENT LINE	EX.	EXISTING
	PROPOSED CURB	FF	FINISH FLOOR
	EXISTING CURB	FH	FIRE HYRANT
R	RIDGE LINE/ GRADE BREAK	FL	FLOWLINE
FW	PROPOSED FIRE WATER LINE	FS	FINISHED SURFACE
SS	PROPOSED SANITARY SEWER	PL	PROPERTY LINE
W	PROPOSED WATER	PP	POWER POLE
	PROPOSED STORM DRAIN	PROP.	PROPOSED
SS	EXISTING SANITARY SEWER	R/W	RIGHT-OF-WAY
	EXISTING STORM DRAIN	RW	RECLAIMED WATER
W	EXISTING WATER	SD	STORM DRAIN
	ACCESSIBLE PATH OF TRAVEL	SS	SANITARY SEWER
	FIRE ACCESS ROAD/EASEMENT	SWLK	SIDEWALK
		TC	TOP OF CURB
		TG	TOP OF GRATE
		WM	WATER METER



SECTION A-A
N.T.S.



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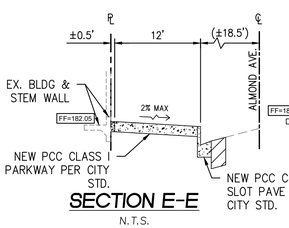

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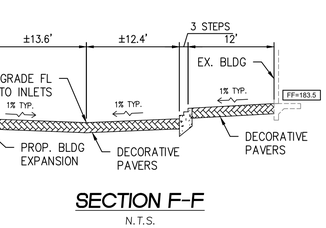

SECTION D-D
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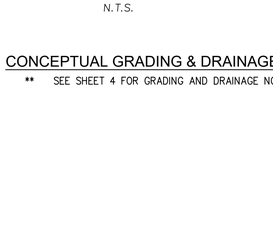

SECTION E-E
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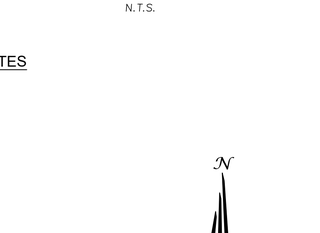

SECTION F-F
N.T.S.

CONCEPTUAL GRADING & DRAINAGE NOTES

** SEE SHEET 4 FOR GRADING AND DRAINAGE NOTES

SCALE: 1" = 10'

NO.	DESCRIPTION	BY	DATE
1	1ST PLANNING SUBMITTAL	--	11/12/24
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www.tait.com

CONCEPTUAL GRADING PLAN

THE HANGAR
FRIENDS CHURCH
527 W ALMOND AVE. / 180 S CYPRESS
ORANGE, CA 92866

DATE: 4/9/2025
CHECKED:
DATE: 4/9/2025
REVISION #:
DATE:
JOB NO: SP9122S

Apr 10, 2025 - 5:47am by DSloan K:\Drawings\SP\SP9122S - Orange\ENG\Conceptual Plans\SP122S_CG.dwg
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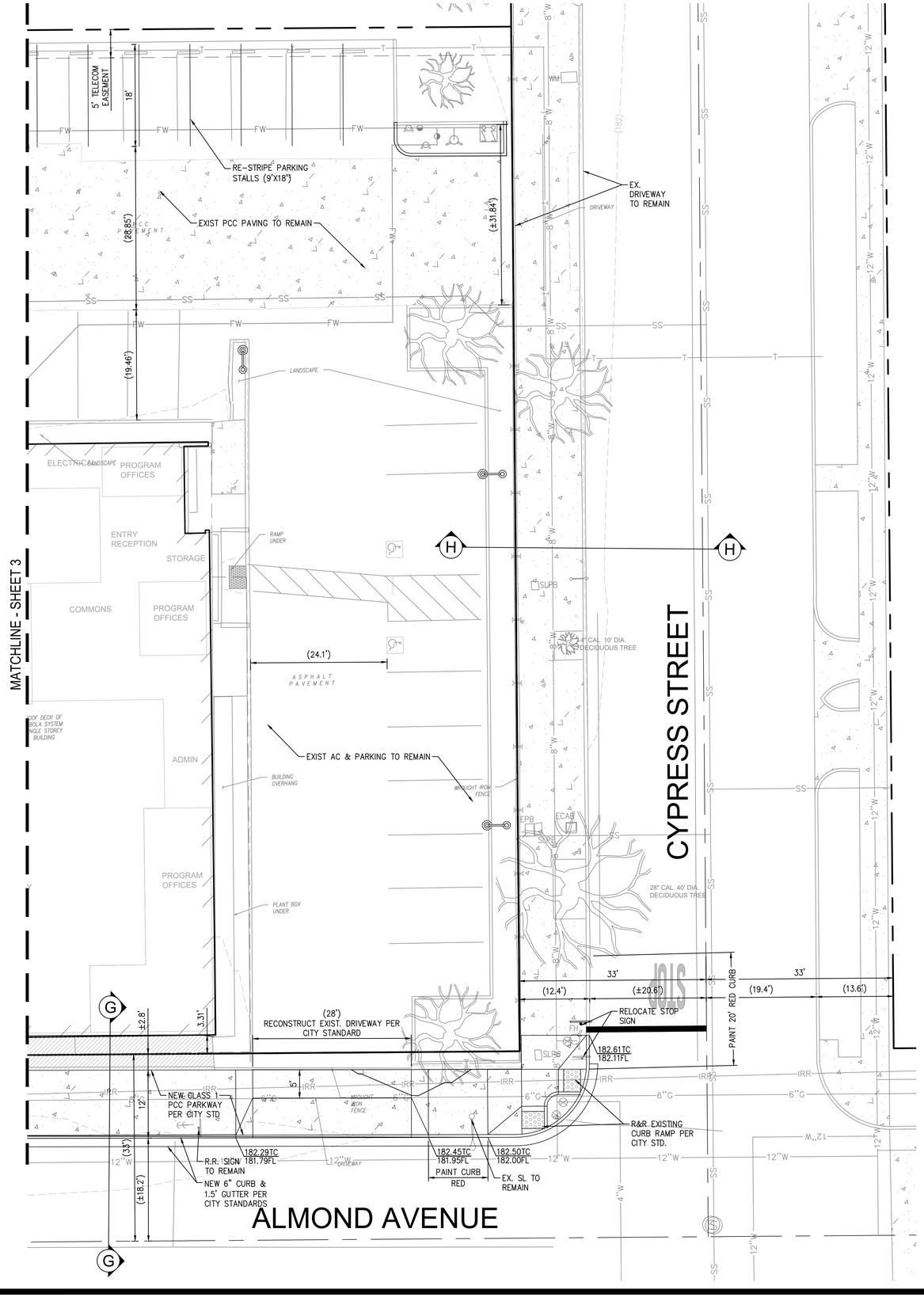

LEGEND & ABBREVIATIONS

33	EXISTING CONTOURS	BOL	BOLLARD
33	PROPOSED CONTOURS	CF	CURB FACE
	CENTERLINE	℄	CENTER LINE
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	PROPERTY LINE	DW	DOMESTIC WATER
	EASEMENT LINE	EX.	EXISTING
	PROPOSED CURB	FF	FINISH FLOOR
	EXISTING CURB	FH	FIRE HYRANT
R	RIDGE LINE/ GRADE BREAK	FL	FLOWLINE
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W	PROPOSED WATER	PP	POWER POLE
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	EXISTING STORM DRAIN	RW	RECLAIMED WATER
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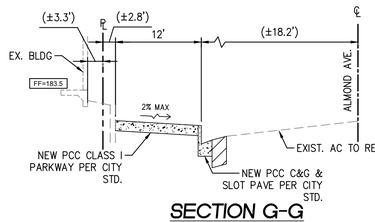
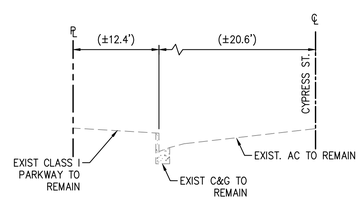
	FIRE ACCESS ROAD/EASEMENT	SWLK	SIDEWALK
		TC	TOP OF CURB
		TG	TOP OF GRATE
		WM	WATER METER



SECTION G-G

N.T.S.



SECTION H-H

N.T.S.

GRADING NOTES

WESTERLY TRIBUTARY:

- ASPHALT GRIND AND OVERLAY WILL BE REQUIRED ALONG THE NORTHERLY FACE OF THE WAREHOUSE BUILDING TO BLEND THE EXPANDED BUILDING FOOTPRINT TO THE EXISTING GRADES. DRAINAGE PATTERNS ALONG THE NORTH OF THE STRUCTURE WILL BE MAINTAINED WITH SURFACE RUNOFF BEING DIRECTED TO THE WESTERLY PROPERTY LINE.
- THE FFE OF THE WESTERN EGRESS DOORS WILL BE RAISED BY 8" IN ORDER TO PROVIDE SEPARATION FROM THE SECONDARY OVERFLOW DRAINAGE COURSE THAT IS LOCATED ALONG THE RAILROAD RIGHT OF WAY. EGRESS PATHS WILL BE RAISED ABOVE EXISTING GRADE AND JOIN PATHS OF TRAVEL ALONG THE NORTH AND SOUTH.

CENTRAL TRIBUTARY:

- EXISTING COURTYARD IMPROVEMENTS WILL BE FULLY REMOVED WITH THE TRUCK DOCK PROTECTED IN PLACE TO THE MAXIMUM EXTENT POSSIBLE. GRATED INLETS, SLOT DRAINS, AND SUBDRAIN SYSTEMS WILL BE UTILIZED TO CAPTURE SURFACE RUNOFF AND DIRECT THE RUNOFF TO A CATCH BASIN LOCATED AT THE SOUTHERLY CORNER OF THE COURTYARD (SEE DRAINAGE AND WATER QUALITY SECTION FOR FURTHER DETAIL)
- THE FFE OF THE EASTERLY OFFICE BUILDING IS APPROXIMATELY 1.5' HIGHER THAN THE WAREHOUSE BUILDING. STAIRS AND ADA COMPLIANT RAMPS WILL BE UTILIZED TO COMBINE PATHS OF TRAVEL FROM THE EASTERLY OFFICE BUILDING TO THE WAREHOUSE.
- ADA PARKING STALLS WILL BE STRIPED AND DESIGNATED AT THE NORTHEAST CORNER OF THE COURTYARD TO SERVICE THE PROPOSED HANGER STRUCTURE. GRADING AND ADA COMPLIANCE REVIEW WILL BE CONDUCTED ON THE EXISTING STALLS TO CONFIRM IF GRADING IMPROVEMENTS ARE REQUIRED TO ACHIEVE REQUIRED GRADS.

EASTERN TRIBUTARY:

- NO MODIFICATIONS OR GRADING IMPROVEMENTS ARE PROPOSED WITHIN THE EASTERN TRIBUTARY

PUBLIC STREET IMPROVEMENTS:

- EXISTING SIDEWALK AND CURB AND GUTTER WILL BE REMOVED AND REPLACED ALONG THE ENTIRE FRONTAGE OF ALMOND AVENUE. NEW SIDEWALK WILL BE CONSTRUCTED PER CLASS I PARKWAY CITY OF ORANGE STANDARDS.
- EXISTING DRIVEWAY ALONG ALMOND AVENUE WILL BE RECONSTRUCTED PER CITY STANDARDS
- EXISTING CURB RAMP AT THE NORTHWEST CORNER OF ALMOND & CYPRESS WILL BE RECONSTRUCTED.
- EXISTING STREET LIGHT ON POWER POLE WILL BE REMOVED AND A NEW STREET LIGHT, PULL BOX, AND CONDUIT WILL BE INSTALLED ON ALMOND AVENUE PER CITY STANDARDS.

STREET IMPROVEMENTS ON CYPRESS STREET WILL REMAIN UNCHANGED.

DRAINAGE NOTES

- PROPOSED SITE DRAINAGE WILL MATCH EXISTING DRAINAGE PATTERNS AND DISCHARGE ALL SITE RUNOFF TO THE CURB AND GUTTER OF ALMOND AVENUE. FURTHER HYDROLOGY AND HYDRAULIC STUDIES WILL BE REQUIRED TO VERIFY ADEQUACY OF EXISTING DRAINAGE SYSTEMS AND TO CONFIRM THE HGL OF ANTICIPATED LARGE STORM EVENTS. THE CONCEPTS BELOW OUTLINE THE APPROACH THAT WILL BE TAKEN WITHIN EACH TRIBUTARY:

WESTERLY TRIBUTARY:

- PRIMARY CAPTURE OF DRAINAGE WILL BE IN EXISTING 24" GRATED IN LET AT WESTERN EDGE OF PROPERTY WHICH FLOWS TO A 10" CONCRETE PIPE AND SUBSEQUENT 18"/21" CMP ARCH CULVERT UNDER THE RAILROAD.
- SECONDARY CAPTURE AND FLOOD PROTECTION WILL BE PROVIDED ALONG THE WESTERN PROPERTY LINE WITH A HIGH FLOW PARKWAY DRAIN CONNECTING ANY RUNOFF NOT CAPTURED IN THE STORM DRAIN TO THE CURB AND GUTTER ALONG ALMOND STREET.

CENTRAL TRIBUTARY:

- ALL DRAINAGE CAPTURED VIA INLETS AND ROOF DRAINS WILL BE DIRECTED TO THE 24" GRATED INLET LOCATED AT THE SOUTHERN EDGE OF THE COURTYARD. WATER QUALITY FLOWS WILL BE DIVERTED FROM THIS INLET TO THE ULTIMATE WATER QUALITY TREATMENT SYSTEM (SEE BELOW).
- PEAK FLOW RUNOFF FROM SMALL AND LARGE STORM EVENTS WILL THEN DESIGNED TO SPILL OUT OF THE 24" GRATED INLET TO THE PROPOSED 24" PARKWAY DRAIN TOWARDS ALMOND AVENUE.
- DEPENDING ON RESULTS OF THE HYDROLOGY REPORT AND PRE/POST RUNOFF ANALYSIS, THE EXISTING TRUCK DOCK VOID SPACE MAY CONTINUE TO BE UTILIZED FOR PEAK FLOW MITIGATION MEASURES. FURTHER STUDIES ARE PENDING AND WILL BE SUBMITTED TO THE CITY DURING PERMITTING PHASE.

EASTERN TRIBUTARY:

- NO MODIFICATIONS OR GRADING IMPROVEMENTS ARE PROPOSED WITHIN THE EASTERN TRIBUTARY

WATER QUALITY NOTES

- SEE SHEET 6 FOR THE PROJECT BMP PLAN. THE PROPOSED PROJECT WILL RECONSTRUCT AND GRADE MORE THAN 5,000 SF OF IMPERVIOUS AREA AND WILL BE SUBJECT TO IMPLEMENTATION OF WATER QUALITY IMPROVEMENTS.

N

0 10' 20'

SCALE: 1" = 10'

NO.	DESCRIPTION	DATE	BY
1	1ST PLANNING SUBMITTAL	11/12/24	--
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CONCEPTUAL GRADING PLAN

THE HANGAR
FRIENDS CHURCH
527 W ALMOND AVE. / 180 S CYPRESS
ORANGE, CA 92866

DATE: 4/9/2025
CHECKED:
DATE: 4/9/2025
REVISION #:
DATE:
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SITE UTILITY NOTES

DOMESTIC WATER SYSTEM

- BOTH STRUCTURES ON THE EXISTING SITE ARE SERVICED BY A SINGLE, 2" WATER METER LOCATED ON ALMOND AVENUE.
- EXISTING 2" SERVICES WILL BE INTERCEPTED AFTER THE METER AND WILL BE DIRECTED TO A NEW 2" BACKFLOW DEVICE. SERVICES WILL THEN BE ROUNTED ON SITE AND RECONNECTED TO THE TWO EXISTING STRUCTURES.

FIRE WATER SYSTEM

- THE HANGAR BUILDING IS CURRENTLY SERVICES BY A DIRECT FIRE WATER CONNECTION AND UNDERGROUND CHECK VALVE ON ALMOND AVENUE. THE OFFICE BUILDING IS CURRENTLY UN-SPRINKLERED.
- EXISTING FIRE WATER SERVICE ON ALMOND AVENUE IS PROPOSED FOR ABANDONMENT PER CITY STANDARDS AND A NEW 6" - 8" FIRE WATER CONNECTION IS PROPOSED ON CYPRESS STREET (PENDING FINAL HYDRAULIC ANALYSIS).
- A NEW BACKFLOW PREVENTION DEVICES AND PRIVATE FIRE HYDRANT WILL BE CONSTRUCTED ON SITE PER ORANGE FIRE CLEARANCE REQUIREMENTS
- A DEDICATED FIRE WATER CONNECTION WILL BE CONSTRUCTED FOR EACH BUILDING WITH ASSOCIATED PIV AND FDC TO SERVICES THE PROPOSED SPRINKLER SYSTEMS.

IRRIGATION WATER SYSTEM

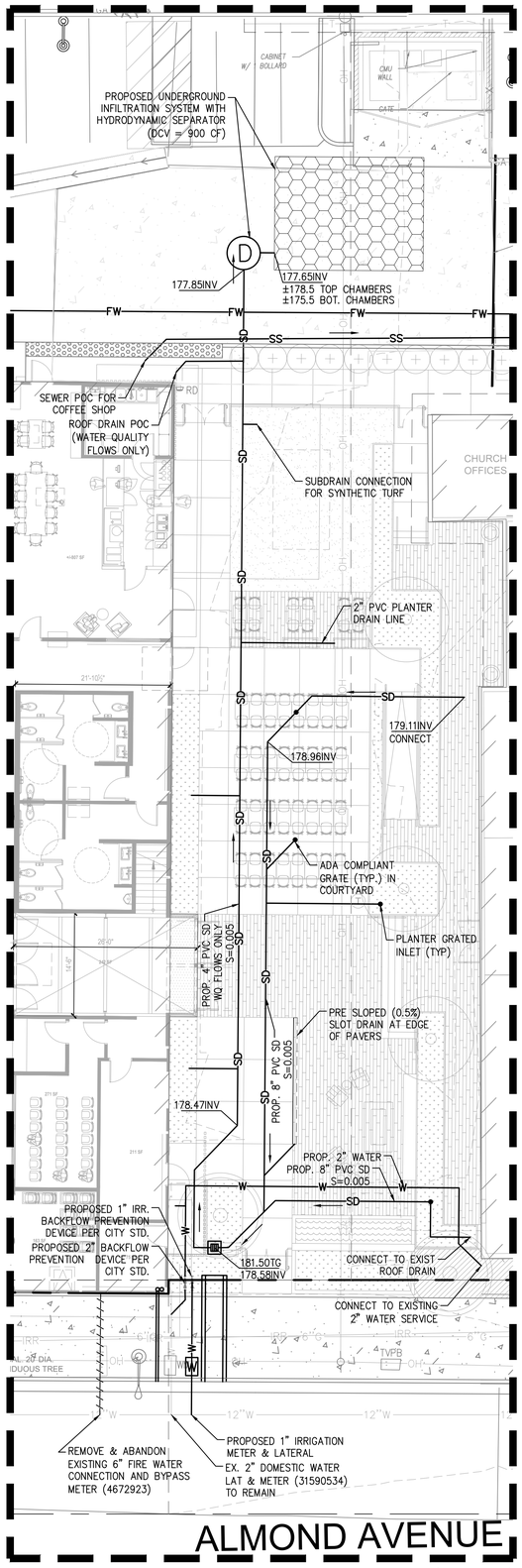
- NO DEDICATED IRRIGATION METER OR BACKFLOW DEVICE CURRENTLY EXISTS ON SITE.
- THE PROPOSED DEVELOPMENT WILL INSTALL A SINGLE, 1" IRRIGATION METER AND BACKFLOW PREVENTION DEVICE TO SERVICE THE PROPOSED LANDSCAPING IMPROVEMENTS.

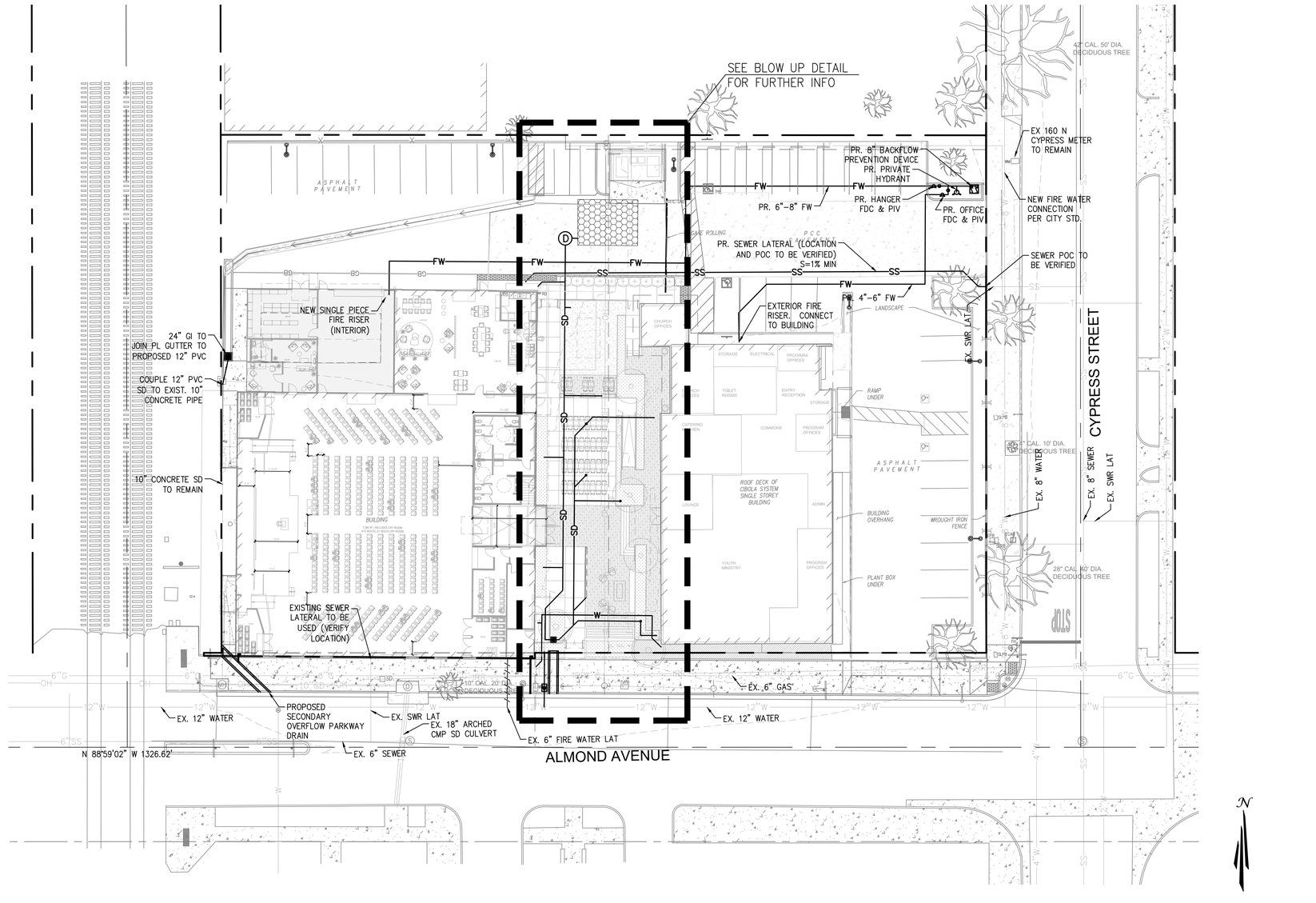
SEWER SYSTEM

- THE HANGAR BUILDING IS CURRENTLY SERVICED BY A SEWER LATERAL ON ALMOND AVENUE WHICH CONNECTS TO AN EXISTING 6" VCP SEWER MAIN THAT FLOWS WESTERLY.
- THE OFFICE BUILDING IS CURRENTLY SERVICED BY A SEWER LATERAL ON CYPRESS STREET WHICH CONNECTS TO AN EXISTING 8" VCP SEWER MAIN.
- EXISTING SEWER LATERALS FOR BOTH STRUCTURES ARE PROPOSED FOR REUSE. UTILITY LOCATING WILL BE REQUIRED TO CONFIRM THE LOCATION AND DEPTH OF THE EXISTING SEWER LATERALS.
- PENDING POTENTIAL DEPTH CONSTRAINTS, A NEW SEWER LATERAL HAS BEEN SHOWN TO CONNECT THE COFFEE SHOP PLUMBING TO THE EXISTING SEWER MAIN ON CYPRESS STREET. THE ON-SITE SEWER WILL CONNECT TO AN EXISTING SEWER LATERAL FOR THE SITE WHICH WAS USED TO SERVICE PRIOR IMPROVEMENTS ON THE OFFICE PROPERTY.

LEGEND & ABBREVIATIONS

	CENTERLINE	BOL	BOLLARD
	PROPERTY LINE	CB	CATCH BASIN
	PROPOSED CURB	CF	CURB FACE
	EXISTING CURB	℄	CENTER LINE
FW	PROPOSED FIRE WATER LINE	DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
SD	PROPOSED STORM DRAIN	DW	DOMESTIC WATER
SS	EXISTING SANITARY SEWER	EX.	EXISTING
	EXISTING STORM DRAIN	FDC	FIRE DEPARTMENT CONNECTION
W	EXISTING WATER	FF	FINISH FLOOR
FW	EXISTING FIRE WATER	FH	FIRE HYRANT
G	EXISTING GAS	FL	FLOWLINE
	EXISTING FIRE HYDRANT	FS	FINISHED SURFACE
	PROPOSED FIRE HYDRANT	FW	FIRE WATER
	PROPOSED DCDA	INV	INVERT
	PROPOSED PIV	PIV	POST INDICATOR VALVE
	PROPOSED FDC	PL	PROPERTY LINE
D	PROPOSED STORM DRAIN MANHOLE	PP	POWER POLE
	PROPOSED STORM DRAIN GRATE	PROP.	PROPOSED
	FIRE ACCESS ROAD/EASEMENT	R/W	RIGHT-OF-WAY
		RW	RECLAIMED WATER
		SD	STORM DRAIN
		SS	SANITARY SEWER
		SWLK	SIDEWALK
		TC	TOP OF CURB
		TG	TOP OF GRATE
		WM	WATER METER





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CONCEPTUAL UTILITY PLAN

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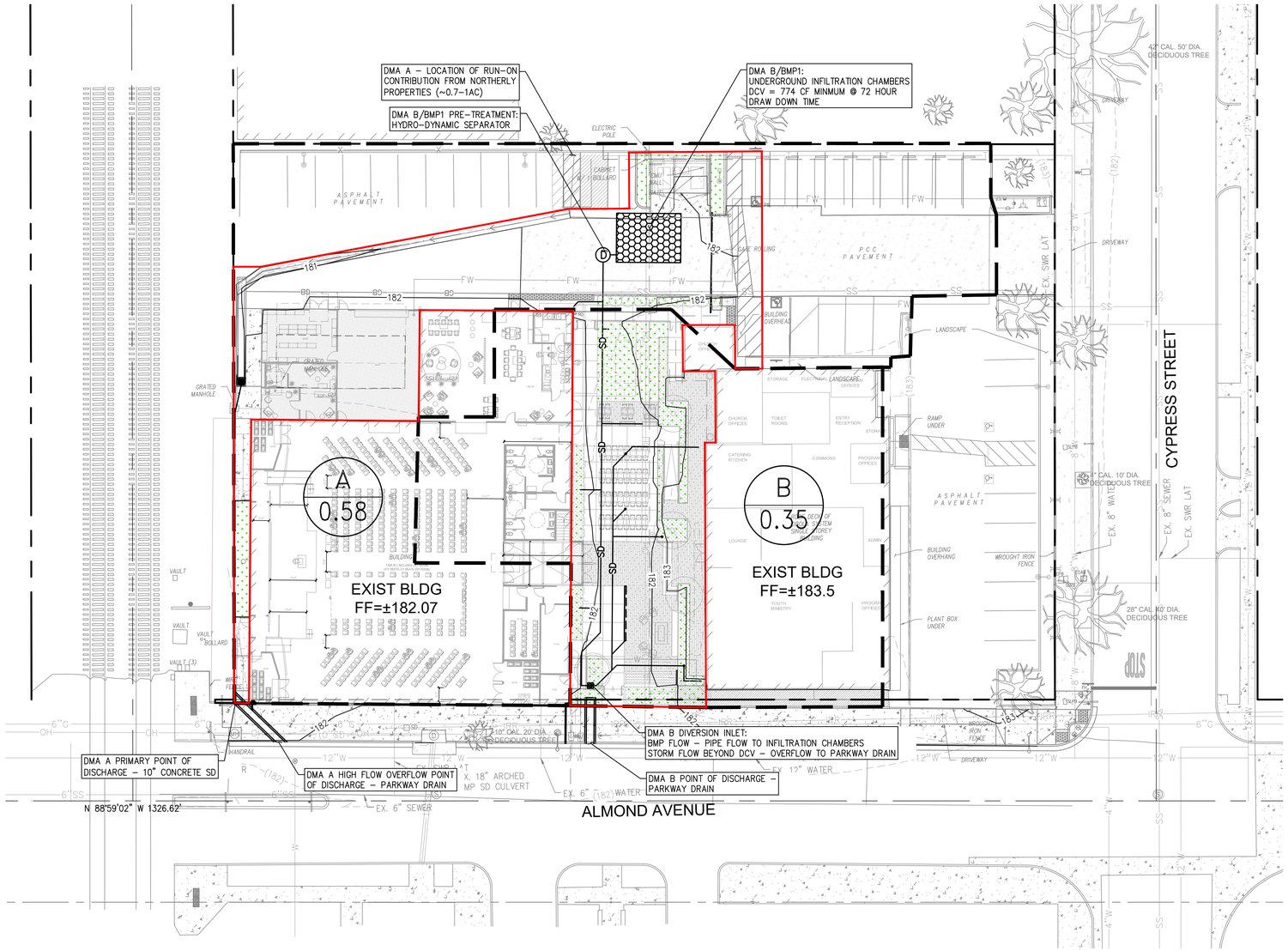

LEGEND:

- TOTAL DRAINAGE AREA BOUNDARY
- TOTAL AREA OF IMPACT
- LANDSCAPE AREA
- RIDGE LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STORM DRAIN
- MODULAR WETLAND SYSTEMS

TOTAL AREA (AC) — X — AREA ID; #.## — AREA (AC)

DESIGN CAPTURE VOLUME

DMA	DMA AREA (Ac)	DMA IMPACT area (sf)	DMA IMPACT Area (ac)*	85th percentile depth (in)	Pervious Area (sf)	Impervious Area (sf)	Percent Impervious	Runoff Coefficient	DCV (cf)
A	0.58	8,930	0.21	0.8	495	8,435	94%	0.8584	511
B	0.35	5,570	0.13	0.8	1,428	4,142	74%	0.7077	263
Total	**0.93**	**14,500**	**0.33**	**--**	**1,923**	**12,577**	**87%**		**774**

WATER QUALITY NOTES

- GEOTECHNICAL REVIEW AND INFILTRATION STUDIES ARE PENDING. PRELIMINARY REVIEW HAS INDICATED GROUNDWATER IS APPROXIMATELY 10-20' BELOW GRADE AND MAY BE FEASIBLE HOWEVER, ADEQUATE CLEARANCE FROM EXISTING STRUCTURES AND PROPERTY LINES MAY RESULT IN AN INFEASIBILITY DETERMINATION. FOR THE PURPOSE OF THIS SUBMITTAL, A SCHEMATIC FOOTPRINT FOR A 900 CUBIC FOOT, OPEN BOTTOM INFILTRATION SYSTEM HAS BEEN SHOWN.
- SHOULD INFILTRATION BE DEEMED INFEASIBLE, PROPRIETARY FLOW BASED WATER QUALITY TREATMENT SYSTEMS WILL BE RECOMMENDED WITH POST TREATMENT WATER QUALITY FLOWS BEING PUMPED DIRECTLY TO THE CURB FACE VIA A NEW CURB DRAIN.
- DRAINAGE MANAGEMENT AREA NOTES:
  - DMA A: DRAINAGE RECEIVES RUN-ON CONTRIBUTION FROM NORTHERLY PARCELS AND SURFACE FLOWS TO WESTERN PROPERTY LINE. DRAINAGE IS CAPTURED BY GRATED INLET AND CONVEYED TO PUBLIC STORM DRAIN SYSTEM VIA 10" CONCRETE STORM DRAIN PIPE. DUE TO LACK OF SPACE AND ABILITY TO OBTAIN CLEARANCES FROM EXISTING STRUCTURES, BMPs ARE NOT PROPOSED FOR DMA A AND THE REQUIRED DCV WILL BE CAPTURED AS PART OF AN EQUIVALENT TRANSFER IN DMA B.
  - DMA B: DRAINAGE IS CAPTURED BY AREA/TRENCH/ROOF DRAINS AND DIRECTED TO A HYDRO-DYNAMIC SEPARATOR AND INFILTRATION CHAMBER VIA STORM DRAIN SYSTEM SIZED TO CONVEY THE 2 YEAR STORM. STORMS IN EXCESS OF THE 2 YEAR STORM WILL SPILL AT THE SOUTHERN PROPERTY LINE FROM A GRATED INLET AND WILL DISCHARGE TO THE PUBLIC CURB AND GUTTER ON ALMOND AVENUE VIA PARKWAY DRAIN. NOTE - DUE TO THE FACT THAT DMA B (0.35 AC) IS LARGER THAN THE TOTAL PROJECT DISTURBED AREA OF 0.33 AC,BMP 1 HAS BEEN OVERSIZED IN ORDER TO TREAT THE ENTIRE PROJECT DCV DUE TO CONSTRAINTS IN DMA A.

N

0 20' 40'
SCALE: 1" = 20'

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George Taylor Louden AIA

Modern Historical Architecture Preservation

Historical Cultural Resources Assessment Report: Hangar Building

527 West Almond Avenue & 180 South Cypress Street; Orange CA

Proposed Adaptive Reuse Development for the Friends Church Orange

Design Consult for Proposed Adaptive Reuse & New Construction Development:

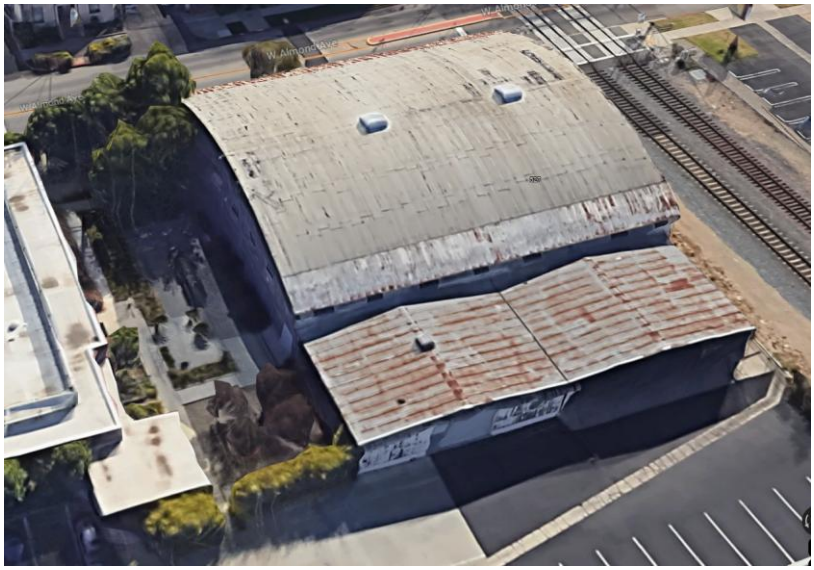


Figure #1: Cover image of Hangar Building context, aerial view towards the southwest

Figure #2: South façade at Almond Avenue, prior to recent repainting in 2025;

Figure # 3: west façade existing conditions, primary façade along the railroad, photo date 2024

Requirements defined by the City of Orange: “Minimum elements that are to be included in a historic resource assessment report include:”

1 A brief description of significance/eligibility as a historic resource for those properties already identified as contributors to the historic district

2 A description of the property and its current conditions

3 A description of the proposed project

4 Evaluation of project conformance with the *Secretary of the Interior's Standards for Historic Preservation*, particularly the Rehabilitation Standards

5 Evaluation of project conformance with the Old Towne Historic Preservation Design Standards

6 Additional recommendations, as deemed necessary by the consultant or staff

Appendix:

6a Site historic resource context photographs

6b George Taylor Louden AIA c.v.; author of Historic Resources Assessment Report

1 A brief description of significance/eligibility as a historic resource for those properties already identified as contributors to the historic district

A brief description of significance/eligibility:

The Hangar Building structure is listed as a historic resource and contributing structure in the Old Towne Orange Historic District, designated as a Contributing Structure to multiple local and National Register Historic Districts by the City as a historically and culturally significant resource. The site of the Hangar is incorporated within multiple local Historic Districts.

Notably, the building qualifies as a relatively intact example of a commercial/ industrial structure with sufficient material integrity for the following attributes: The Hangar Building is one of the few remaining examples of a Packing House/ transportation warehouse related structure. Pertaining to the building type, this is one of the oldest industrial structures extant in the city, and representative of the city of Orange's early agrarian agricultural economy. Now a railroad main line, the historic presence of the railroad spur track along the west façade is emblematic of the original commercial use of this property and historic district.

This Report understands the Hangar Building constitutes a "historic resource" under local criteria as a City of Orange Contributing Structure of historic significance located within multiple City of Orange Historic District Overlays. These Districts include:

- Old Towne Orange Historic District;
- Local Olde Towne Historic District;
- National Register Plaza Historic District.

The East Building is not designated as a contributing structure to the designated Historic Districts nor as an individually designated structure. Consequently, there is no preservation assessment or criteria required for any of the minor scope of work elements proposed to be performed at the East Building structure or related site improvements.

Noted: Throughout this HRAR we abbreviate Secretary of the Interior's Standards for Historic Preservation as (SoiS)

2 A description of the property and its current conditions

A description of the Hangar structure property and its current site conditions:

This Proposed Adaptive Reuse project development of an existing commercial structure known as “The Hangar” for the Friends Church Orange is located at 527 West Almond Avenue in the City of Orange. This tall one -story structure provides a clear interior height of 17 feet from the reinforced concrete floor slab to the bottom steel chords of the exposed steel bowstring trusses. The overall roof height is 28’-9.” A tall height, eight- bay square footprint with a seventeen-foot tall single story structure has a reinforced concrete slab on grade with reinforced concrete curbs supporting steel posts and trusses terminating at façades and aligning with the bottom chord of all steel frame trusses.

A later modification of the west façade is documented in permit number 1002-081 dated 4/19/2010, and with a valuation of $10,000. This calls for a “removal of 11’- 6” of the west wall façade due to an encroachment issue (specifically, a Railroad Setback) of the Hangar Building into the railroad right-of-way.” The railroad main line is adjacent to the west façade of the Hangar Building. Adjacent to the eastern façade is an existing one story commercial structure (named in this project as the East Building,) separated from the Hangar Building (named in this project as the West Building) by an outdoor landscaped courtyard. This East structure is not a listed historical resource, providing ancillary program interior spaces for the Hangar project.

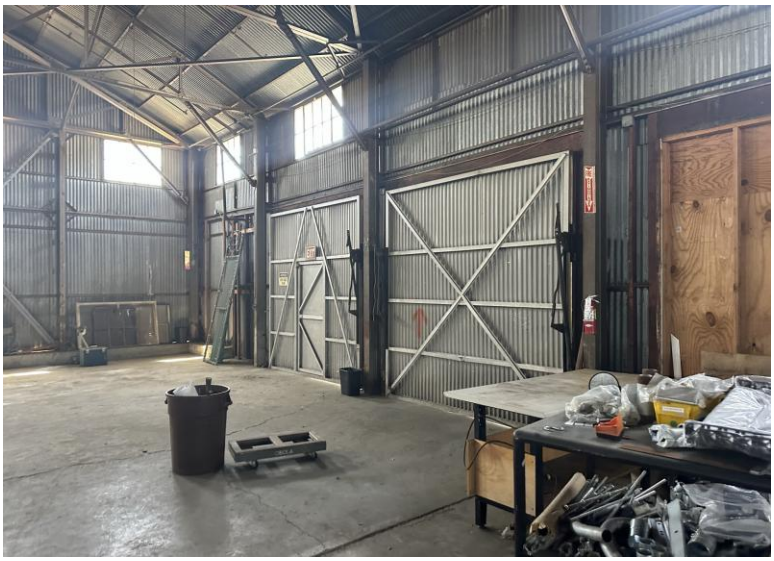


Figure # 4: Structural reconstruction of Hangar Building, southwest façade of interior wall surface interior cross bracing.

This southwest façade is the façade element that was permitted, disassembled and reconstructed 11’-6” towards the east to mitigate the encroachment for the railroad Right-Of-Way. Note the newer steel framing around doors and different diagonal framing and post details in this 2010 alteration, as opposed to the 1925 original.

The exterior façades and perimeter interior walls of the Hangar Building are sheathed with corrugated steel panels, often with painted surfaces. These panels show evidence of later alterations, notably a low one-story structure added to the north facade and a mezzanine level at the northeastern interior portion of the overall structure. A majority of the east, south and west facades possess original steel frames and window sashes. Interior spaces of the Hangar and its northern addition are generally open, exhibiting nearly all of the exposed original structure and corrugated metal siding finishes. In each structural bay are centered windows in a tripartite frame formed of steel framing. The windows are single pane glazing set in steel frames and muntins, both fixed and operable awning units. At the exterior perimeter of the steel windows are painted wooden frames at the head, jambs and sills holding a wire cloth mesh screen. Windows are not typically in operable condition. Some original windows have been replaced by metal louvred panels, ill-fitting at the rough openings.

Current conditions of the exterior façade show damages at lower levels from vehicular traffic and some areas of metal finish degradation. In late 2024 the south facing façade was painted. The Hangar Building radiused bowstring roof has areas of built-up roofing material. The northern addition roof has metal panels at a low-slope pair of roof gables. The north elevation addition has a different metal panel façade profile than the original corrugated panels present at the Hangar Building. These wall panels are set above the CMU pony wall at grade continuing to the east façade. These elevations coincide with the areas of the mezzanine floor interior plan addition to the Hangar Building.

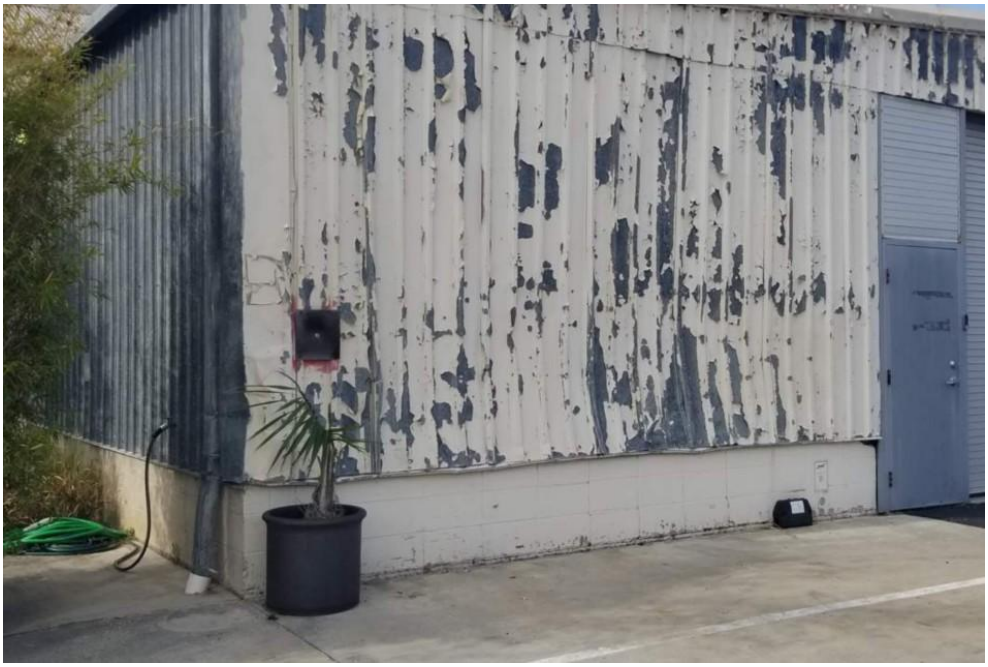


Figure # 5: north and east façade existing conditions, 2024. Noted vehicular damages.

Figure #6: east façade detail of the original bi-parting sliding doors, view from courtyard.

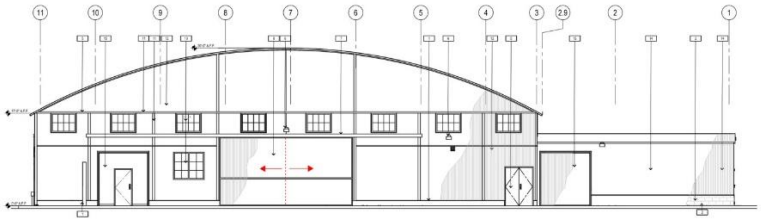


Figure # 7: east secondary façade existing conditions; AO Drawing shows original location of bi-parting sliding corrugated metal door panels noted with red directional arrows.

Figure # 8: secondary east façade showing proposed design; AO Architects color and material board, proposed East façade modifications. Storefront aluminum windows at the first floor level relate to the north façade addition and mezzanine level beyond.

It is noted that all material referenced in the material sample boards have been thoughtfully selected to not attempt to replicate the exact historic look and appearance.

The intent is to reference a building type category of a Warehouse architectural language or vocabulary. As an example, the new metal storefront design proposes an aluminum stick system at the north ground level addition. Details and sight lines of the muntins and frames cross section match the dimensions and appearances and look similar to traditional original steel windows elsewhere on the façade.

Figure # 9: primary south façade detail, oblique view to the west. Noted condition of corrugated metal wall panels above cast-in-place concrete curb walls. Noted deteriorated condition of wire mesh screening set in wooden frames and then applied to the face of the steel frame windows.

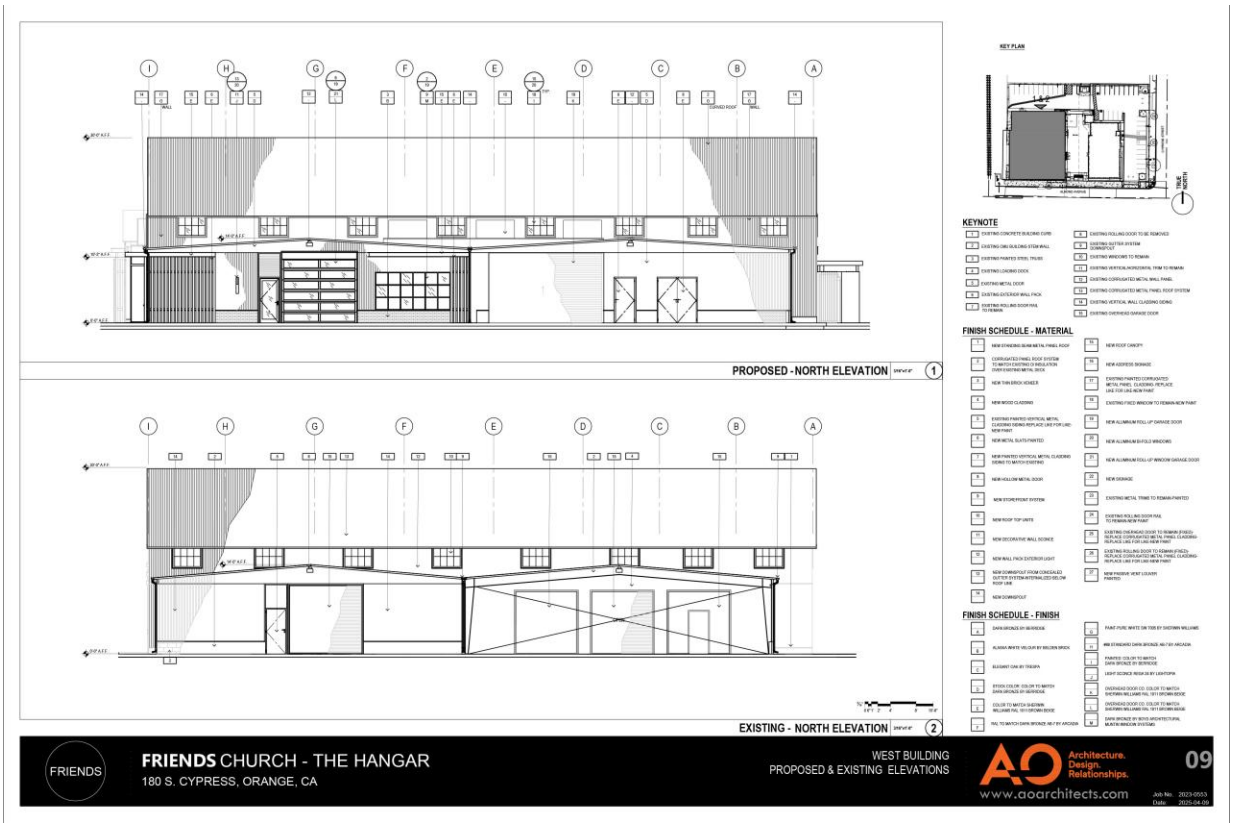


Figure # 10: Hangar Building AO Architects drawing sheet 09; secondary north façade: existing and proposed elevations.

Figure # 11: north façade addition, view to southwest; ramped loading dock is proposed to be filled in. Rear wall is the original Hangar Building corrugated metal panel façade.

Figure # 12: north façade addition, view to south; ramped slope floor is proposed to be filled in. Rear wall at left is the original north façade of the Hangar Building corrugated metal panel façade. If the north addition were proposed to have this wall removed to accommodate new program use, these original corrugated panels could be retained for re-use elsewhere if necessary.

3 A Description of the proposed project

Project Description:
The Friends Church Orange proposes to construct their church related programs within the existing Hangar Building- effectively creating interior structures within the exterior structure. This Project proposes to rehabilitate the existing Hangar Building for an adaptive reuse of this original structure built c 1925. This Project design intent is to rehabilitate the building's original south and west façades, including a later addition of a loading dock structure along the north façade. A recessed loading dock ramp will be filled up to finish grade elevation.

This Historic Resource Assessment Report (HRAR) focuses on two structures: the c1925 Hangar Building, named as the West Building for the purposes of the Report, and the adjacent separate single story commercial structure at the address 180 South Cypress Street, named as the East Building for this Project. A hardscape courtyard connects the two structures, providing an opportunity to create an accessway from the courtyard and to the program spaces within the Hangar Building. This proposed new primary entrance door and transom windows are located at the midpoint of eastern façade at a previously original opening location with sliding doors visible at the corrugated façade panels. A non-original construction of a mezzanine level occupies the northeast corner level of the structure. This will be incorporated into two -level spaces for new program elements and new window types and functions. These reflect the Adaptive Reuse programmatic requirements at this secondary façade location.

A Conditional Use Permit is required to allow a Change in Use for an Assembly occupancy to serve the growing needs of the Friends Church Orange. The spatial qualities of the interior volumes create unusual opportunities for an adaptive reuse as a church within an exterior building envelope consisting of a corrugated metal façade and radial roof form. Rehabilitation and patching of the corrugated façade panels to match the existing original metal panels that are in a fair and functional condition is recommended. Where it is not feasible to repair, replication to match the original appearance will be recommended action.

The church owns the adjacent brick veneered “East Building” for proposed ancillary program spaces and interior remodeling. Various site improvements include an exterior courtyard between the two structures. Civil improvements, landscaping, irrigation and site lighting are proposed to enhance the primary entrance doors.

Figure # 13: View east from the courtyard area showing the East Building. A majority of the west façade of this building design is faced with brick masonry.

The Architects Orange prepared a Schematic Basis of Design document dated January 31, 2025; An Existing Condition Assessment and Conversion Basis Reports are prepared by Consulting Engineers are referenced and incorporated in this Report.

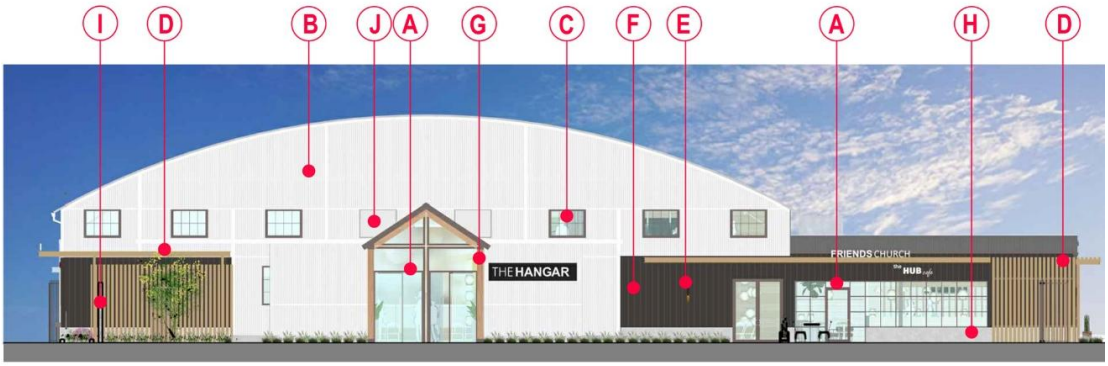


Figure # 14: East secondary façade, showing proposed design alterations and AO Architects proposed East façade fenestration modifications.

A coffee shop has an aluminum metal storefront window system proposed at the ground floor level of the northern addition. There are a total of 8 original second floor level “clerestory” windows at each of the four facades. At the east elevation as shown two new primary entrance doors are placed at the mid point of the façade. There are two original windows that are proposed to retain the original steel frame in place, as a “blind” window. Alteration of this east façade and mezzanine floor level has a beneficial reciprocal use for window replacement where louvres may be replaced.

4 Evaluation of project conformance with the *Secretary of the Interior's Standards for Historic Preservation*, particularly the Rehabilitation Standards

The Standards for Rehabilitation comprise overall preservation standards, defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving the portions and features of the property which are significant…."

The Secretary of the Interior's Standards for Rehabilitation:

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.**
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

Detail and Analysis

Proposed alterations in conformance with Secretary of the Interior's Standards Rehabilitation:

East Façade fenestration reconstruction of entrance for proposed new entrance doors:

Referencing the Secretary's Standards for Rehabilitation, this conforming work is allowed for a proposed adaptive reuse design. The absence of any threshold or curb at this central bay of the east facade indicates that the proposed new doorway opening at the elevation bay is in fact where an original opening existed prior to this later wall enclosure shown here.

Figure # 15: Detail of the base of steel columns and a concrete curb at east façade interior wall. Noted that the curb terminates at the location of the original doorway opening in the east façade an atypical detail.

Refer to AO drawing sheet 11; A further justification for alterations to these secondary East and North facing façades is the introduction of proposed primary entrance doors with transom window units above. These entrance doors follow the location of two previous sliding panel entrances to the Hangar interior and the later construction of an elevated mezzanine floor level. At the ground floor level a proposed coffee shop at the east and north façade elevations has an aluminum storefront window

system to accommodate the proposed program. Neither of these proposed adaptive reuse program alterations is located at a street visible, primary façade.

The Rehabilitation standards allow for an adaptive reuse strategy for a new program. The precedent conditions of this proposed alteration are appropriate per the SoiS for a “efficient contemporary use.”

The proposed new primary entrance door and transom windows are located at the midpoint of the eastern façade. Noted that the detail of the steel base plates supporting the existing steel posts, seated on the concrete curb of the east façade interior wall. Noted that the raised concrete curb terminates at the location of this original doorway opening and threshold.

The location of the proposed new doorway requires removal of two upper level clerestory windows while retaining the steel frame surround. These windows may be retained for reuse elsewhere as needed. This allows for this primary entrance leading from the interior courtyard in this adaptive reuse scheme. Proposed alterations at the east elevation entrance retains the original fenestration pattern along that elevation. This includes the upper level windows and retaining an original sliding panel opening for the main entrance at the original location.

Figure # 16: Enlarged east façade proposed design material conditions elevation

Noted are the “blind” mezzanine level windows framed locations at either side of the proposed primary church entrance doors and gabled window feature above.

Figure # 17: east façade existing conditions elevation

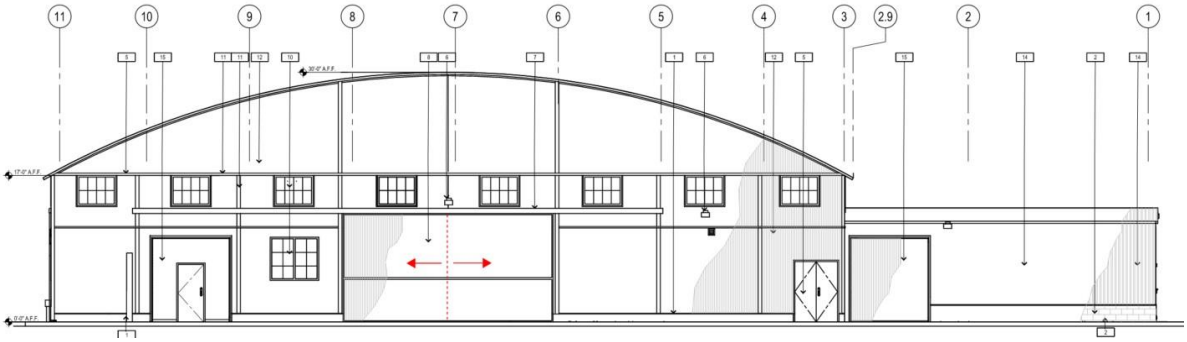


Figure # 18: east façade existing conditions elevation for comparative review.

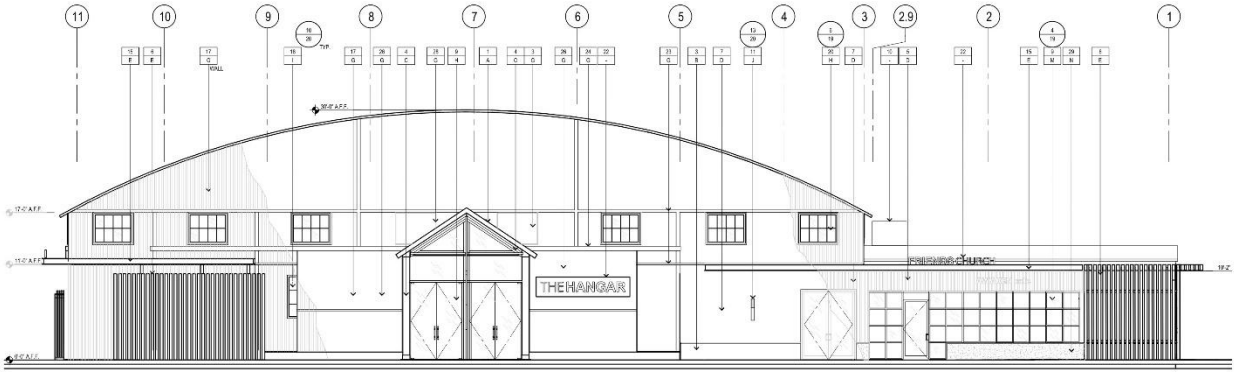


Figure #19: east façade proposed design conditions elevation for comparative review. Refer to the existing window conditions seen in the existing condition elevation, Figure 18 above.

Figure #20: east façade proposed design graphic conditions elevation for comparative review.

The east façade alteration as proposed; the main entrance doors and transom lites are set outside of the original Hangar Building exterior façade. All of the existing clerestory windows remain at areas except at the mezzanine location and will be rehabilitated in their existing original façade locations. Ground floor level storefront windows modify the north loading dock ramp area beyond and the mezzanine area above. Noted that the east elevation is not a primary street facing façade.

The two windows either side of the proposed entrance doorway may be laylights to gain natural overhead interior lighting in the vestibule. The Coffee shop at the northern portion of the east façade (at the far right) represent an alteration of the northern loading dock façade and not of the Hangar Building.

We recommend retaining the two existing sliding door panels, allowing for the new entry which is a precedent of the original location of the entranceway reconstruction. It may be perceived as a bit quirky with the juxtaposition of sliding door facade panels and window, but we believe it is consistent with the warehouse narrative and the sense of progression of program and function per SoiS #3,

"Each property will be recognized as a physical record of its time, place, and use." This marks the entrance to the adaptive reuse of the Hangar Building as the Friends Church Orange Reuse.

SoiS #1,3, 9, 10

<u>Proposed alterations in conformance with Secretary of the Interior's Standards Rehabilitation:</u>

Proposed East Façade fenestration, coffee shop and primary Church entrance:

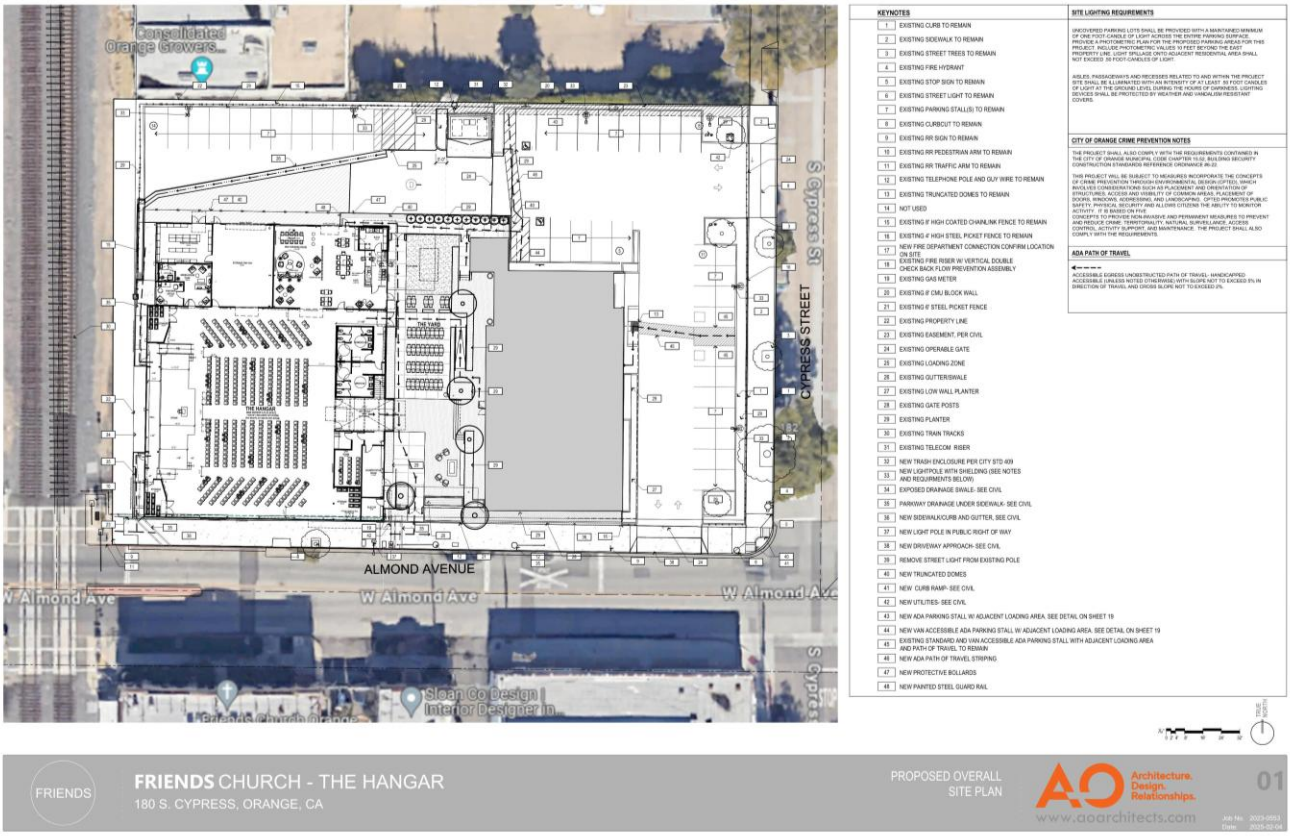


Figure # 21: Proposed overall site plan AO Architects sheet number 01

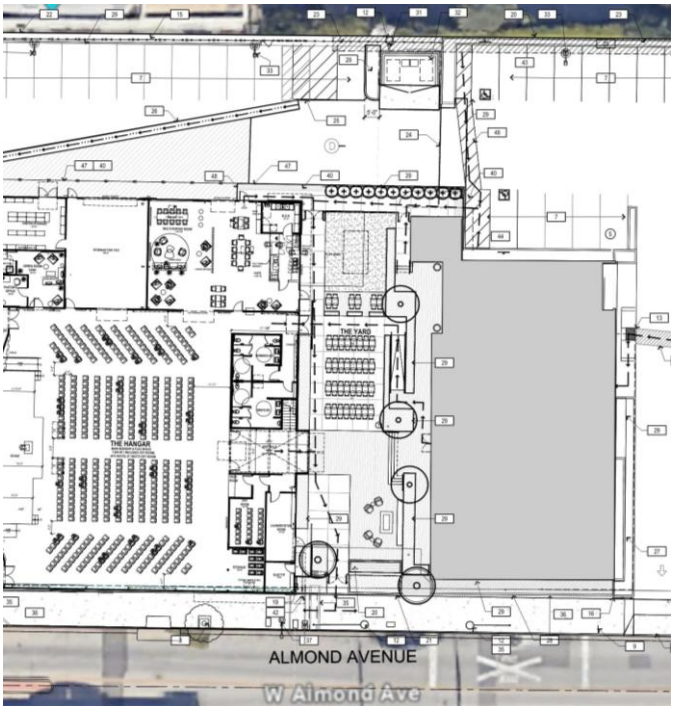


Figure # 22 Detail plan at courtyard

A further justification for alterations to this secondary east façade is the introduction of a primary entrance glazed door units in that Secondary façade. The location of a later alteration to the Hangar interior is by the later construction of a mezzanine floor level. At the ground floor level a proposed coffee shop at the east and north elevations- neither of which is located at a street visible, Primary façade- the Rehabilitation standards allow for an adaptive reuse strategy.

Figure # 23: Interior volume with the later alteration of the northeast mezzanine, view southeast; later addition of a Mezzanine floor level is visible at the lower left of image.

Proposed alterations in conformance with Secretary of the Interior's Standards Rehabilitation:

proposed East and North Façade fenestration alterations, non-street visible facades:

Our recommendations for the review of the Hangar Building Adaptive Reuse is that the primary, street visible facades include the south and west facades. Proposed new fenestrations including windows and doors are located at the east and north façades. These proposed openings in the secondary façades are not visible from the street facing façade, creating justification for the adaptive reuse of the Hangar. Another significant justification is the evidence of a previous entrance doorway, also at the mid point of the east façade. At this location there is an absence in the typical raised concrete base elevation, and commensurate with the lack of base at the exterior façade.

SoiS #1,3,9

Proposed alterations in conformance with Secretary of the Interior's Standards Rehabilitation:

Proposed East Façade fenestration, coffee shop:

At the ground floor level a proposed coffee shop at the east and north elevations- neither of which is located at a street visible, primary façade- the Rehabilitation standards allow for an adaptive reuse strategy for a new program use. The introduction of a visibly different fenestration- in this case a storefront system that allows for an opening that engages with the interior courtyard- is not located at a street- visible façade. Further, the glazed storefront wall appearance at the northern portion of the eastern façade is in alignment with the later, non-original interior mezzanine construction that enhances the exterior appearance. At this location the proposed modification is compatible with and yet differentiated from the majority of the steel industrial window sash units throughout the Hangar Building.

Figure #24: Mezzanine level seen at the left side rear, northeast corner behind a pipe railing.

Proposed alterations in conformance with Secretary of the Interior's Standards Rehabilitation:

Proposed East Façade fenestration, Fully Glazed doors at original opening:

A similar preservation design concept of compatibility and differentiation exists at the proposed primary entrance This represents an interior facing elevation. In prior reviews AO stated there would be allowance to modify, see drawing sheet 20, where the entry is a frameless "Herculite" glazed system. If frames are deemed necessary, then they should match the metal storefront system being proposed at the coffee shop.

SoiS #1,3,9,10

Figure #25: primary south façade detail, oblique view to west. Noted condition of corrugated metal wall panels above cast-in-place concrete pony walls. Noted condition of wire mesh screening set in wooden frames applied to face of the steel frame windows.

SoiS #1,3,9

Proposed alterations in conformance with Secretary of the Interior's Standards Rehabilitation:

Proposed East Façade fenestration, Aluminum Finishes of storefront doors at original openings:

The transom windows shown above the proposed paired primary entrance doors specifications may be acceptable to change, especially given the bronze anodized aluminum storefront finishes currently detailed. If the Planning Department requirement is to retain the proposed materials, the difference we recommend the application of the SoiS #9 where: "The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features…"

This proposed entranceway feature references the large scale sliding doorway panels that were previously operable, particularly at the southern facade and at the east facade where the panels had been removed as discussed previously at the proposed location of the paired doors. Given the architectural features and large opening sizes of the sliding paneled doors visible elsewhere on the facades would appear to indicate that the scale of the proposed entrance way would be appropriate for other original doorways.

Figure #26:

Proposed Façade fenestration, south, west and east window replacements with metal louvred panels: reverse later louvres if not needed and reconstruct metal windows to match existing.

Proposed alterations in conformance with Secretary of the Interior's Standards Rehabilitation:

There is consideration that the later replacement of original steel windows with existing metal louvred units where a mechanical function may be a Title 24 benefit. Nearly all of the remaining examples of the original rectangular steel window sashes and frames including three-over-one awning windows; these windows are all proposed to be repaired and rehabilitated.

Figure # 27: primary south façade detail, oblique view to west. Noted condition of wire mesh screening set in wooden frames applied to face of the steel frame windows.

Proposed alterations in conformance with Secretary of the Interior's Standards Rehabilitation:

Proposed Façade fenestration, existing metal mesh screens set in frames,

At the original rectangular steel window sashes and frames the existing mesh screens set in wooden frames are not compatible units and do not warrant rehabilitation. To achieve the beneficial Title 24 compliance without altering the visual appearance of the muntin bars as seen from the exterior side. A secondary glazed "storm window" detail is proposed at the interior side of the original window units.

Figure # 28: primary south façade detail of corrugated metal panels and trim where repair and rehabilitation are required actions.

Proposed alterations in conformance with Secretary of the Interior's Standards Rehabilitation:

Proposed repair, rehabilitation or replacement at façade corrugated metal panels:

Figure # 29: secondary east façade overview.

SoiS #3, 5, 6

Material deterioration of the south and east exterior facades in particular is notable. At times in multiple locations where rusted conditions have resulted in material loss of original façade finish integrity. The south façade was recently painted completed prior to commencement of preparation for this HRAR. Otherwise, the need for facade panel replacement can be assessed with documentary photographs. The Rehabilitation Standards allow for matching corresponding with original material and profile where the materially secure conditions warrant. Refer to HRAR Figure #2 for the site photograph of the south façade at Almond Avenue prior to the recent painting. At the project site the design project team assessed that some locations of material loss could exceed areas of sufficient material integrity, where areas of patching become a greater extent than original material.

The Secretary's *Standards* prioritize repair and/ or rehabilitation of existing materials rather than complete replacement. Existing metal panels at locations that are visibly too deteriorated for repair/rehabilitation can justify controlled removal when there becomes less original material remaining than bondo or similar synthetic patching compound. A Field Report is recommended to create a façade survey that describes the various conditions and types of material failure and a justification as to why replacement is appropriate over rehabilitation. A replacement patch or “dutch" repair would need to match exactly in profile, dimensions and finish to insure acceptance.

The project design intent is to rehabilitate the original corrugated metal façade with limited alterations of the exterior façade. It is a project requirement that replacement corrugated metal siding will match the material profiles and dimensions of the original materials to match existing. To generate custom profiled materials that sufficiently match the existing original could prove to be an infeasible effort.

That could particularly be the case when there are areas of original façade and roof panels that originally were not custom work but instead were an off-the-shelf standard profile. It is essential to blend areas of the matching profiles, repairs of the original material, and areas of sound original materials of the corrugated exterior skin. It is highly recommended to research the adequate matching of the exterior wall system detail.

Figure #30:

Excerpts from the Material Board,

Detail material options at pony wall finish at the metal wall panels:

Proposed alterations in conformance with Secretary of the Interior's Standards Rehabilitation:

SoiS #9, 10

There are "pony" walls proposed at the north and east elevations along the perimeter walls of the Hangar Building . These are proposed to be constructed with CMU masonry units with a steel trowel applied plaster finish. This approach will be appropriately differentiated when considered in comparison with the 1925 construction of the board-formed concrete finish. There are no veneer/ thin brick masonry units in the original Hangar Building. In this HRAR figure 3 clearly shows the south façade; the concrete base poured in place with the corrugated metal panel facades above. Caption states: "Note poured in place concrete base, corrugated steel façade." There is not any brick present at the footings or base of perimeter walls nor is any planned. However at the north facade addition a different construction detail is evident: Concrete Masonry Units are the pony wall that continue up from a foundation to the metal façade panels above. In this case the metal panels are not corrugated, but flat panels. This differentiation helps to indicate the differing addition from the 1925 Hangar Building original. The proposed new east opening was addressed in our previous response to comments.

Detail of the concrete curb at steel posts, seated on the concrete curb of the east façade interior wall. Noted that the curb terminates at the location of this formally original opening.

Figure #31 : "Existing East Building" west facing façade at landscaping courtyard area adjacent to the Hangar Building. Minimal alterations are proposed for the exterior facades.

A/O architects states their addition of a thin brick veneer at the east facade/ coffee shop alteration of the repairs existing CMU cripple wall; this is noted on the inside facing elevations. If the desire is to retain the proposed materials difference as a brick masonry unit we would recommend the application of the SoiS #9 where: "The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features…." The concept would be to use the eastern facade at the mezzanine and the lower ceiling areas and program spaces where there are different functions and alterations and additions that could warrant the "Differentiated" use of this facade treatment. We recommend that the east and north facades of the Hangar Building represent Secondary facades and the south and west façade represent the Primary facades. It appears that the concept of compatibility would be less compliant with the SoiS than would compliance with differentiation in the north and east facades of this Adaptive Reuse project.

Summary: The Hangar Building has changed over time and represents different program functions and appearances. Most changes may be defined as minimal, however the existing additions to the north and modifications to the interior space build-outs that incorporate the Church and their Adaptive Reuse programs require careful application of the SoiS Rehabilitation standards.

A focus of this HRAR in the application of the SoiS number 9 where: “The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features…”

SoiS number 1 Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Noted Reference Examples in this HRAR:

>Rehabilitation of Hangar roof trusses and related steel framing;

>Steel Framed Windows at the original Hangar Building;

>Corrugated metal siding at exterior and interior façades of the Hangar Building.: Repair and match existing corrugated siding

>The essential form of the Hangar Building includes the radius of the roof form and massing and the square footprint of the structure.

SoiS #1,3,9

5 Evaluation of project conformance with the Old Towne Historic Preservation Design Standards

Section 17.38.030 D. is added to the Orange Municipal Code to provide as follows: "D. Continuation of Uses Made Non-Conforming by 2009 General Plan Update. The 2009 General Plan Update re-designated the allowable uses on numerous properties throughout the City. Notwithstanding other provisions of this Code, those industrial properties within the Katella Avenue Corridor, Lemon Street Corridor and Old Towne and Santa Fe Depot focus areas, the use of which was re-designated by the 2009 General Plan Update and as a result the use existing at the time of the adoption of the 2009 General Plan Update became non-conforming, shall be permitted to continue unless such nonconforming use is discontinued voluntarily or involuntarily for a period exceeding 12 consecutive months provided that such property meets all of the following conditions:

Source:

ORDINANCE NO. 12-09 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORANGE ADDING SECTIONS 17.38.030 AND 17.38.040 OF THE ORANGE MUNICIPAL CODE RELATING TO USES MADE NONCONFORMING DUE TO GENERAL PLAN UPDATE AND TERMINATION OF NONCONFORMING USES.

Any use which has been discontinued past the applicable expiration period shall be set for hearing before the Planning Commission in accordance with Section 17.38.040 of this Code or its successor." Section 17.38.040 D. is added to the Orange Municipal Code to provide as follows: "D. No property shall lose its right to continue as a nonconforming use unless and until the Community Development Director has made a determination that the property has been or was

discontinued for such a period as to lose its legal nonconforming status as set forth in this Code. In the event of such a determination, the Community Development Director shall set the matter for hearing before the Planning Commission and notify the property owner of the time and place of the hearing,

Evaluation of project conformance with the Secretary of the Interior's Standards for Historic Preservation, particularly the Rehabilitation Standards

Evaluation of project conformance with the Old Towne Historic Preservation Design Standards

Additional recommendations, as deemed necessary by the consultant or staff:

6 Additional recommendations, as deemed necessary by the consultant or staff

These evaluations for compliance with the SoiS were developed to consider in detail what are Distinctive features and where compliance exists in proposed modifications.

We recommend an Appendix that would be useful for back up detail, codes, exhibits, and the recommended site context photography for the broader understanding of the Proposed structure, site context and Historic Districts.

6A Appendix: Photographic Documentation of existing structures describing site context at 527 West Almond Avenue, 180 South Cypress Street and The Hangar Building

6B Appendix: c.v. of Author:

.

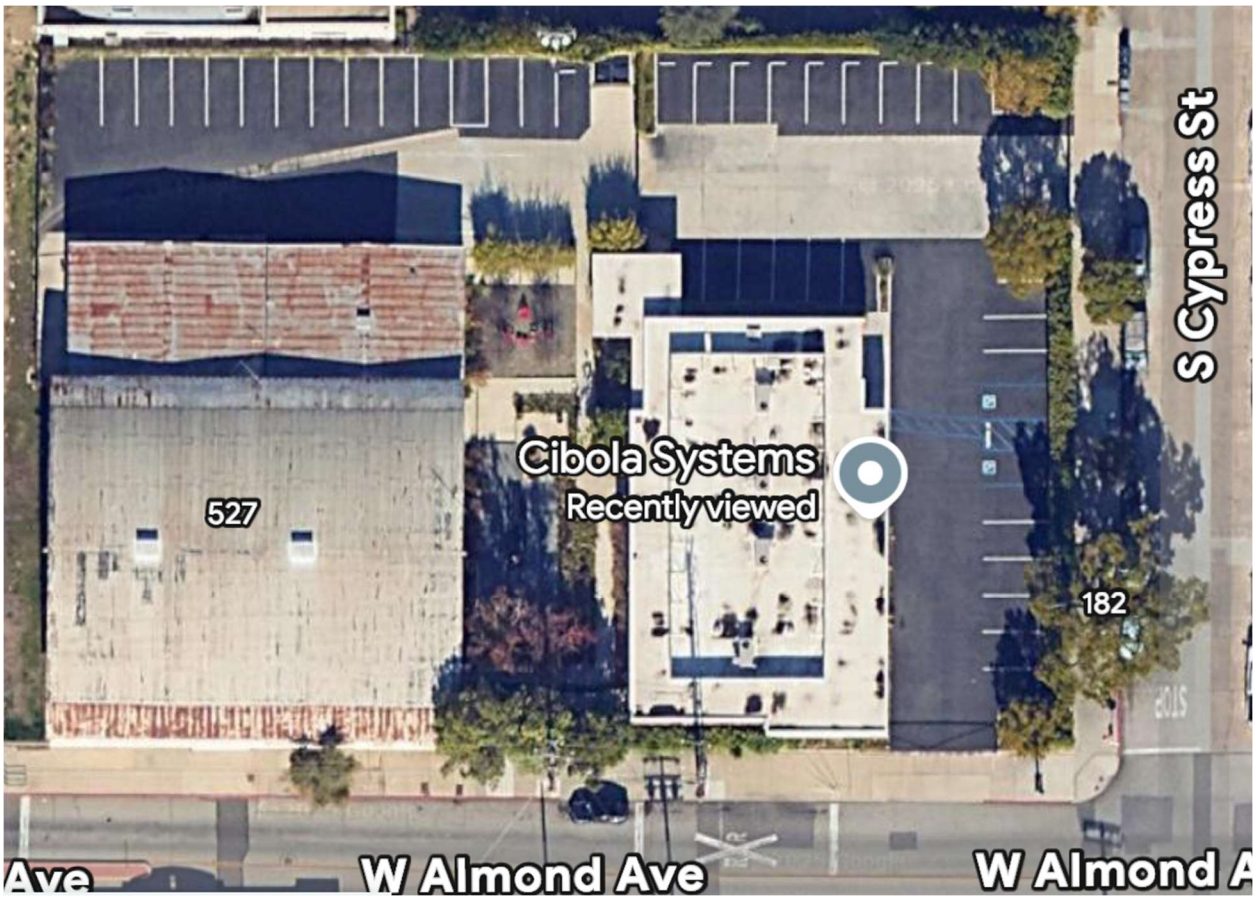
END OF NOTES: Planning Comments Response Memorandum, 17 OCTOBER 2025

RGS landscape & arbor care

maintenance
arbor care
construction
design

Friendship Church Tree Report

180 S. Cypress St., Orange CA 92866



Prepared for:

Gabriel Choi | Job Captain
AO Architects
321 W Chapman Ave. | Orange, CA 92866
714-639-9860

Prepared By:

Dustin R. Gilbert | Arbor Business Developer | RGS Landscape & Arbor Care
ISA Certified Arborist WE-12032A | Tree Risk Assessment Qualification |ASCA RCA#831
1156 North Grove Street | Anaheim, CA 92806
C 562.883.5667 | P 714.630.5300 | F 714.630.1330 | dgilbert@rgsls.com

Introduction

On January 15, 2025, I was contacted by Gabriel Choi from AO Architects in Orange, CA, to provide a tree report for a project at Friends Church, located at 180 S. Cypress. As an ISA Certified Arborist and Registered Consulting Arborist, I was asked to identify trees that should be protected according to city requirements, as well as assess the health and safety of the trees. Additionally, any necessary mitigation measures were to be outlined. While the contractor is coordinating replacement trees and plant materials, the specific species and locations were not available at the time of the inspection.

Evaluation Method

The trees were evaluated through a visual assessment to determine their structural condition and overall health. A soil probe was used to analyze soil composition, compaction levels, and moisture content. The species assessed include two Liquidambar, one Tangerine, one Lemon, four Crape Myrtles, two Tristania, and three Podocarpus.

Additionally, three Camphor trees are present on-site but are located in the parking lot outside the project area and will not be affected by the work being performed. A row of Podocarpus, no taller than five feet with a DBH of less than six inches, is planted along the building in a small raised planter on the south side. These trees are also not part of the project.

- **Root and Soil Conditions:** The trees exhibit excessive surface roots and are irrigated by drip tubing. The surrounding landscape consists of drought-tolerant grasses and succulents, with no mulch present. The soil appears to be a clay or sandy loam, with the top 4 inches observed to be dry.
- **Structural and Maintenance History:** The trees do not show evidence of structural pruning or regular maintenance. Some trees, particularly the Liquidambar, appear to have been topped in the past, resulting in large, unhealed wounds.
- **Decay and Health Observations:** The Liquidambar trees are likely to have internal decay in the main stem and root system, which may contribute to disease and pest susceptibility. Areas of wet bark with an alcohol-like odor were observed below wounds, potentially indicating decay or infection.

RGS landscape & arbor care

maintenance
arbor care
construction
design

Project Summary

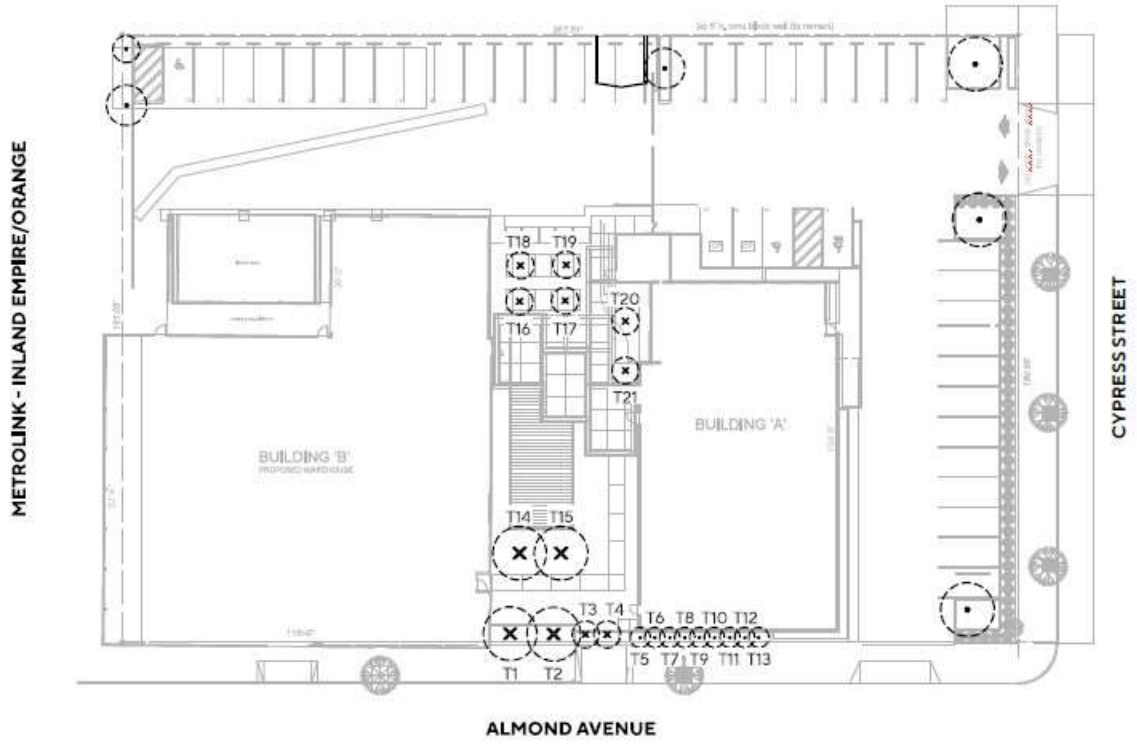
The area between the two buildings is planned for redevelopment, including the removal of raised planters and regrading to improve drainage and prevent flooding of the adjacent structure. These changes will impact the root structures of the existing trees, and as a result, the trees are intended to be removed and replaced with better-quality specimens suited for the updated landscape conditions.

Tree Matrix

#	Species	DBH (in.)	Height (ft.)	General Health	Condition Rating (Poor/Fair/Good)	Intent to Remove
T14	Liquidambar	12	20	Signs of decay in main stem and roots, large unhealed wounds from past topping cuts, wet bark with alcohol-like odor	Poor	Yes
T15	Liquidambar	12	20	Signs of decay in main stem and roots, large unhealed wounds from past topping cuts, wet bark with alcohol-like odor	Poor	Yes
T20	Lemon	8	8	No major structural defects observed, but lacks maintenance, dry soil	Fair	Yes
T21	Tangerine	8	6	No major structural defects observed, but lacks maintenance, dry soil	Fair	Yes
T16	Crape Myrtle	4	7	No major structural defects observed, but lacks maintenance, dry soil	Fair	Yes
T17	Crape Myrtle	4	7	No major structural defects observed, but lacks maintenance, dry soil	Fair	Yes
T18	Crape Myrtle	4	7	No major structural defects observed, but lacks maintenance, dry soil	Fair	Yes
T19	Crape Myrtle	4	7	No major structural defects observed, but lacks maintenance, dry soil	Fair	Yes
T1	Brisbane Box	10	15	Dry soil, Topped, located under power lines, moderate overall health	Fair	Yes
T2	Brisbane Box	10	15	Dry soil, Topped, located under power lines, moderate overall health	Fair	Yes
T3	Podocarpus	8	10	Limited observations on decay, moderate condition with no major defects	Fair	Yes

T4	Podocarpus	8	10	Limited observations on decay, moderate condition with no major defects	Fair	Yes
T5	Podocarpus	8	10	Limited observations on decay, moderate condition with no major defects	Fair	Yes

Site Map



Conclusion

All trees are to be removed in the project area, Landscape design and new plant material is to be selected and placed by the contractors hired. There are no trees to protect in place. RGS Landscape and Arborcare and I are not the coordinated landscape contractors, I was only hired to assess the project and provide a report as a Tree Professional.

Dustin Gilbert 1/31/2025

ODEN LED Specifications

Project Name:
FRIENDS CHURCH - THE HANGAR

Catalog Number:
ODN-1-L-T3-48LC-7-3K

Type:
S1

With six interchangeable caps and spun shade styles, the **Oden - LED** offers architects, designers and engineers endless possibilities for a custom fixture to fit their unique application.

The **Oden - LED Array**'s high-quality, durable construction makes it an ideal fixture for any application.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	CAP/SHADE	OPTIONS	OPTIONS
ODN-1-L	**T1** Type 1	**16LC**	**3** 350mA	**3K** 3000K	**UNV** 120-277V	**YM** Yoke Mount *Slips over 3"ØD tenon × 4" tall with special threaded mounting plate.	**BZ** Bronze	**C1**	**PC-120** **PC-208** **PC-240** **PC-277** Photocell & Receptacle	**DIM** 0-10v Dimming Driver
	T2 Type 2	**32LC**	**5** 530mA	**4K** 4000K	**8** 347V		**WB** Weathered Brown	**C2**		**VWC** Visionaire Wireless Controls *Consult Factory
	T3 Type 3	**48LC**	**7** 700mA	**5K** 5000K	**5** 480V	**UAM** Arm Mount *Decorative arm not included	**BK** Black	**C3**	**WSC-8** Motion Sensor 8' Mounting Height	**IR-R** Illuminated Rings Red
ODN-2-L	**T4** Type 4	**48LC**				See decorative arm section for arm mount options	**SBK** Smooth Black	**C4**	**WSC-20** Motion Sensor 9-20' Mounting Height	**IR-B** Illuminated Rings Blue
	T5 Type 5	**64LC**				ODN uses small arm. ODN-2 & ODN-3 uses large arm	**WH** White	**C5**	**WSC-40** Motion Sensor 21-40' Mounting Height *The WSC option will require (1) FSIR 100 remote for programing	**IR-G** Illuminated Rings Green
	T5W Type 5 Wide	**80LC**					**SWH** Smooth White	**C6**		**CLS** Cutoff Louver Shield
ODN-3-L	**T5WR** Type 5 Wide Round	**96LC**					**GP** Graphite	**H1**		
		96LC					**GY** Grey	**H2**		
		128LC					**SL** Silver Metallic	**H3**		
							FG Forest Green	**H4**		
							VD Verdigris	**H5**		
							CC Custom Color	**H6**		

Features & Specifications

ODEN

Housing
- High-quality, one-piece spun aluminum shade and durable cast aluminum top cap; available in three housing sizes.
- All external hardware is stainless steel.
- One-piece spun aluminum removable door assembly..

Thermal Management
- The Oden - LED provides excellent overall thermal management by maximizing the efficiency of the heat sink in the fixture. This enables the Oden - LED to withstand higher ambient temperatures and higher drive currents without degrading LED life.

Optical System
- The highest lumen output LEDs are utilized. Estimated life of the LEDs is 100,000+ hours. Available with 6 IES distribution patterns. Available with up to 96 LED. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution for neighborhood–friendly lighting.
- CRI values are 70

Quali-Guard® Finish
- Fixture components are chemically pretreated through a multiple-stage washer and finished with an electrostatically-applied, thermoset polyester powder coat textured paint with a 3 to 5 mils thickness. Finish is oven-baked at 400 ºF for maximum adherence and finish hardness.
- Available in standard and custom colors.

Mounting
- The Oden - LED Array mounts to a wide selection of decorative and custom Visionaire mounting arms. Visionaire decorative mounting arm required. See Visionaire Mounting Arms section of the catalog.
- Oden 1 requires small decorative arm
- Oden 2 & Oden 3 requires large decorative arm

Electrical Assembly
- The Oden - LED is supplied with a high-performance LED driver, located in its cap, that accepts 120 V thru 277 V, and 480 V, 50 Hz to 60 Hz input. Power factor is 90%.
- Rated for -40 of operation.
- 10 kV surge protector supplied as standard.

Warranty
- Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit www.visionairelighting.com.

Options
- Button type photocell
- Watt Stopper FSP-211
- 0-10 V dimming driver
- Wireless Controls
- Illuminated Rings
- Cutoff louver system

Listings
- Oden is cUL listed, suitable for wet locations.
- IP65 Rated
- IDA Certification
- LM79
- LM80
- Powder Coated ToughTM

POWDER COATED TOUGH™ · c UL us LISTED · IP65 RATED · IDA

3000K must be selected for IDA certification.
Fixed mount must be selected for IDA dark sky certification.

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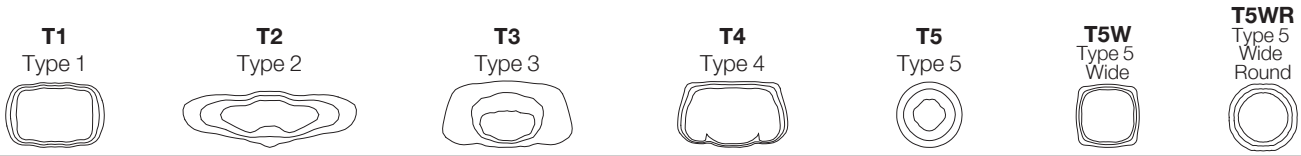
ODEN LED Specifications

Photometric Optical Summary

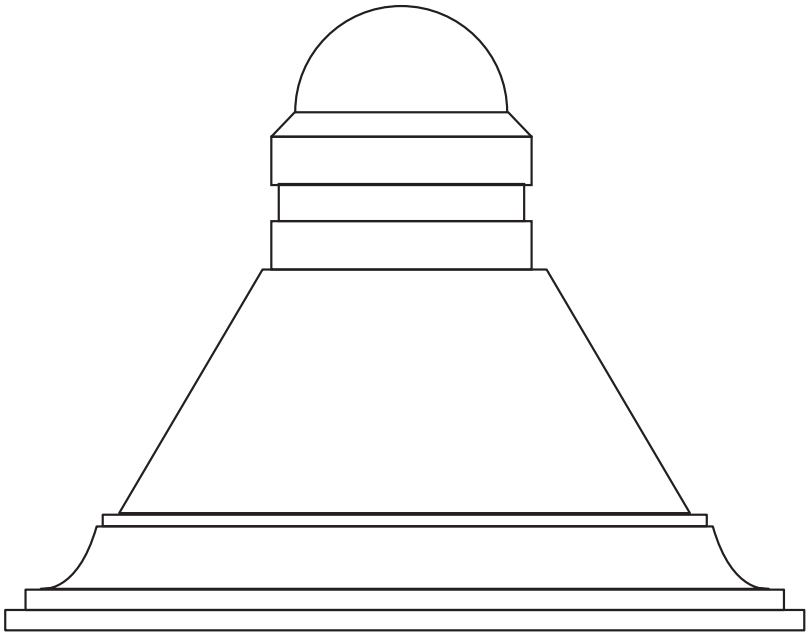


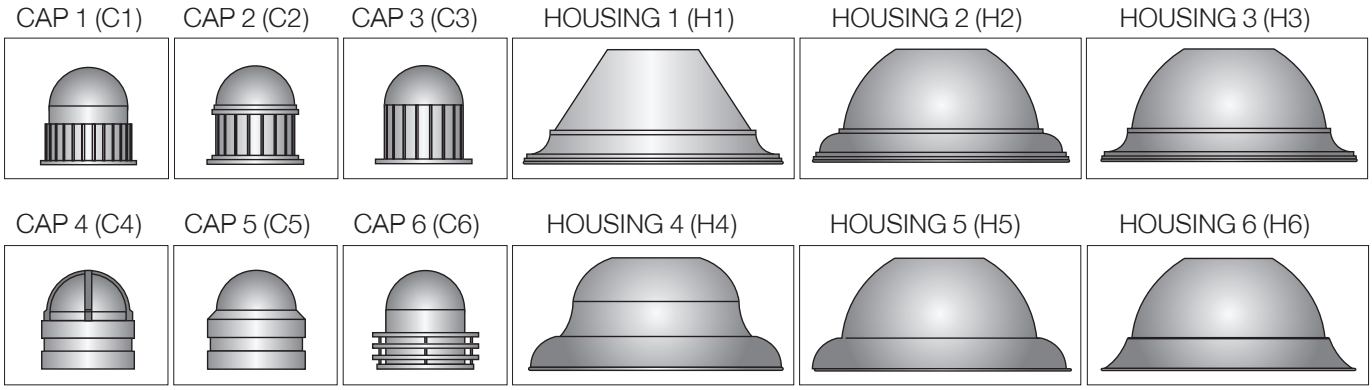
EPA Data

Fixture	Fixture Only	Fixture with VA110-S1	2 Fixtures with VA110-D2	Fixture with VA107-S1	2 Fixtures with VA107-D2
ODN-1	1.2	2.2	4.1	3.5	5.6
ODN-2	2.6	3.6	6.6	4.9	8.3
ODN-3	3.5	4.5	8.6	5.8	9.8

Dimensions

Size 1		Size 2		Size 3	
Width:	ODN-1 20”	**Width:**	ODN-2 25”	**Width:**	ODN-3 30”
Height:	ODN-1 19.5”	**Height:**	ODN-2 22.5”	**Height:**	ODN-3 24”
Weight:	40 LBS	**Weight:**	53 LBS	**Weight:**	74 LBS





LED Specifications ODEN

ODEN DATA																															
	# LEDs	mA	Type 1	B	U	G	LPW	Type 2	B	U	G	LPW	Type 3	B	U	G	LPW	Type 4	B	U	G	LPW	Type 5	B	U	G	LPW	Type 5W	B	U	G	LPW	Watts
ODN-1	16	350	2561	1	0	1	142	2399	1	0	1	133	2443	1	0	1	136	2288	1	0	1	127	2568	1	0	1	143	2486	2	0	1	138	18
		530	3665	2	0	2	134	3433	1	0	1	126	3496	1	0	1	128	3275	1	0	1	120	3675	2	0	1	134	3558	2	0	1	130	27
		700	4572	2	0	2	124	4283	1	0	2	116	4361	1	0	1	118	4085	1	0	1	110	4585	2	0	1	124	4438	2	0	1	120	37
	32	350	4875	2	0	2	135	4566	1	0	2	127	4649	1	0	1	129	4355	1	0	1	121	4888	2	0	1	136	4732	3	0	1	131	36
		530	7225	3	0	3	132	6767	2	0	2	124	6891	1	0	1	126	6455	1	0	2	118	7245	3	0	1	133	7013	3	0	1	128	55
		700	9013	3	0	3	129	8442	2	0	2	121	8596	1	0	2	123	8053	2	0	2	115	9037	3	0	1	129	8748	3	0	2	125	70
	48	350	7701	3	0	3	144	7213	2	0	2	135	7345	1	0	1	137	6880	1	0	2	129	7722	3	0	1	144	7474	3	0	1	140	54
		530	11414	3	0	3	139	10690	2	0	3	130	10886	2	0	2	133	10198	2	0	2	124	11445	3	0	1	140	11078	3	0	2	135	82
		700	14237	3	0	3	133	13335	3	0	3	125	13580	2	0	2	127	12721	2	0	2	119	14276	3	0	2	133	13819	4	0	2	129	107
ODN-2	48	350	7701	3	0	3	144	7213	2	0	2	135	7345	1	0	1	137	6880	1	0	2	129	7722	3	0	1	144	7474	3	0	1	140	54
		530	11414	3	0	3	139	10690	2	0	3	130	10886	2	0	2	133	10198	2	0	2	124	11445	3	0	1	140	11078	3	0	2	135	82
		700	14237	3	0	3	133	13335	3	0	3	125	13580	2	0	2	127	12721	2	0	2	119	14276	3	0	2	133	13819	4	0	2	129	107
	64	350	10058	3	0	3	140	9421	2	0	3	131	9593	2	0	2	133	8986	2	0	2	125	10085	3	0	1	140	9763	3	0	2	136	72
		530	14224	3	0	3	135	13323	3	0	3	127	13567	2	0	2	129	12709	2	0	2	121	14263	3	0	2	136	13807	4	0	2	131	105
		700	17919	4	0	4	128	16784	3	0	3	120	17091	2	0	2	122	16011	3	0	3	114	17969	4	0	2	128	17393	4	0	2	124	140
	80	350	12294	3	0	3	138	11515	3	0	3	129	11726	2	0	2	132	10984	2	0	2	123	12328	3	0	2	139	11933	4	0	2	134	89
		530	17187	3	0	3	132	16098	3	0	3	124	16393	2	0	2	126	15356	3	0	3	118	17234	4	0	2	133	16683	4	0	2	128	130
		700	21635	4	0	4	122	20265	3	0	4	114	20636	3	0	3	117	19331	3	0	3	109	21695	4	0	2	123	21000	4	0	2	119	177
	96	350	14832	3	0	3	136	13892	3	0	3	127	14146	2	0	2	130	13252	2	0	2	122	14872	3	0	2	136	14396	4	0	2	132	109
		530	21334	4	0	4	133	19982	3	0	3	125	20348	3	0	3	127	19061	3	0	3	119	21392	4	0	2	134	20707	4	0	2	129	160
		700	26644	4	0	4	127	24956	3	0	4	119	25412	3	0	3	121	23805	3	0	3	113	26717	4	0	2	127	25861	5	0	3	123	210
ODN-3	96	350	14832	3	0	3	136	13892	3	0	3	127	14146	2	0	2	130	13252	2	0	2	122	14872	3	0	2	136	14396	4	0	2	132	109
		530	21334	4	0	4	133	19982	3	0	3	125	20348	3	0	3	127	19061	3	0	3	119	21392	4	0	2	134	20707	4	0	2	129	160
		700	26644	4	0	4	127	24956	3	0	4	119	25412	3	0	3	121	23805	3	0	3	113	26717	4	0	2	127	25861	5	0	3	123	210
	128	350	18258	4	0	4	127	17101	3	0	3	119	17415	2	0	2	121	16313	3	0	3	113	18308	4	0	2	127	17722	4	0	2	123	144
		530	25821	4	0	4	123	24186	3	0	4	115	24628	3	0	3	117	23071	3	0	3	110	25892	4	0	2	123	25063	5	0	3	119	210
		700	32530	5	0	4	119	30469	4	0	5	111	31026	3	0	4	113	29064	3	0	4	106	29064	5	0	3	119	31837	5	0	3	115	274

Visit www.VisionaireLighting.com for up-to-the-minute chart information, including types not listed here. *Multiply 4K values by 0.96 5K / 0.95 3K

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ODEN LED Specifications

ODEN CLS - 3K LUMEN DATA										
	# Leds	Current (mA)	T1	T2	T3	T4	T5	T5W	T5WR	Watts
ODN-1-L	16	350	1776	1664	1694	1587	1781	1724	1738	18
		530	2542	2381	2425	2271	2549	2467	2488	27
		700	3171	2970	3024	2833	3180	3078	3103	37
ODN-1-L	32	350	3381	3166	3224	3020	3390	3281	3308	36
		530	5011	4693	4779	4477	5024	4864	4904	55
		700	6250	5854	5962	5585	6267	6067	6117	70
ODN-1-L	48	350	5340	5002	5094	4771	5355	5184	5227	54
		530	7915	7414	7550	7072	7937	7683	7747	82
		700	9874	9248	9417	8822	9901	9584	9664	107
ODN-2-L	48	350	5340	5002	5094	4771	5355	5184	5227	54
		530	7915	7414	7550	7072	7937	7683	7747	82
		700	9874	9248	9417	8822	9901	9584	9664	107
ODN-2-L	64	350	6975	6533	6653	6232	6994	6770	6827	72
		530	9864	9240	9409	8814	9891	9575	9654	105
		700	12427	11640	11853	11103	12461	12062	12163	140
ODN-2-L	80	350	8526	7986	8132	7618	8549	8276	8345	89
		530	11919	11164	11369	10650	11952	11569	11666	130
		700	15004	14054	14311	13406	15045	14564	14685	177
ODN-2-L	96	350	10286	9634	9810	9190	10314	9984	10067	109
		530	14795	13858	14111	13219	14835	14361	14480	160
		700	18477	17307	17624	16509	18528	17935	18084	210
ODN-3-L	96	350	10286	9634	9810	9190	10314	9984	10067	109
		530	14795	13858	14111	13219	14835	14361	14480	160
		700	18477	17307	17624	16509	18528	17935	18084	210
ODN-3-L	128	350	12662	11860	12077	11313	12697	12290	12392	144
		530	17907	16773	17080	16000	17956	17381	17526	210
		700	22559	21130	21517	20156	22621	21897	22080	274
ODEN CLS - 4K LUMEN DATA										
	# Leds	Current (mA)	T1	T2	T3	T4	T5	T5W	T5WR	Watts
ODN-1-L	16	350	1870	1751	1783	1671	1875	1815	1830	18
		530	2676	2506	2552	2391	2683	2597	2619	27
		700	3338	3126	3184	2982	3347	3240	3267	37
ODN-1-L	32	350	3559	3333	3394	3179	3568	3454	3483	36
		530	5274	4940	5031	4712	5289	5120	5162	55
		700	6579	6162	6275	5878	6597	6386	6439	70
ODN-1-L	48	350	5621	5265	5362	5023	5637	5456	5502	54
		530	8332	7804	7947	7444	8355	8087	8155	82
		700	10393	9735	9913	9286	10422	10088	10172	107
ODN-2-L	48	350	5621	5265	5362	5023	5637	5456	5502	54
		530	8332	7804	7947	7444	8355	8087	8155	82
		700	10393	9735	9913	9286	10422	10088	10172	107
ODN-2-L	64	350	7342	6877	7003	6560	7362	7127	7186	72
		530	10384	9726	9904	9277	10412	10079	10163	105
		700	13081	12252	12477	11688	13117	12697	12803	140
ODN-2-L	80	350	8975	8406	8560	8019	8999	8711	8784	89
		530	12547	11752	11967	11210	12581	12178	12280	130
		700	15794	14793	15064	14111	15837	15330	15458	177
ODN-2-L	96	350	10827	10141	10327	9674	10857	10509	10597	109
		530	15574	14587	14854	13915	15616	15116	15242	160
		700	19450	18218	18551	17378	19503	18879	19036	210
ODN-3-L	96	350	10827	10141	10327	9674	10857	10509	10597	109
		530	15574	14587	14854	13915	15616	15116	15242	160
		700	19450	18218	18551	17378	19503	18879	19036	210
ODN-3-L	128	350	13328	12484	12713	11909	13365	12937	13045	144
		530	18850	17655	17979	16842	18901	18296	18449	210
		700	23747	22242	22649	21217	23812	23049	23241	274

ODEN CLS - 5K LUMEN DATA										
	# Leds	Current (mA)	T1	T2	T3	T4	T5	T5W	T5WR	Watts
ODN-1-L	16	350	1794	1680	1711	1603	1799	1742	1743	18
		530	2567	2405	2449	2294	2575	2492	2494	27
		700	3203	3000	3055	2862	3212	3109	3111	37
ODN-1-L	32	350	3415	3198	3257	3051	3424	3314	3317	36
		530	5061	4741	4827	4522	5075	4913	4917	55
		700	6314	5914	6022	5641	6331	6128	6133	70
ODN-1-L	48	350	5394	5052	5145	4819	5409	5236	5240	54
		530	7995	7489	7626	7144	8017	7761	7766	82
		700	9973	9342	9513	8911	10001	9681	9688	107
ODN-2-L	48	350	5394	5052	5145	4819	5409	5236	5240	54
		530	7995	7489	7626	7144	8017	7761	7766	82
		700	9973	9342	9513	8911	10001	9681	9688	107
ODN-2-L	64	350	7045	6599	6720	6295	7065	6839	6844	72
		530	9964	9333	9504	8902	9992	9672	9679	105
		700	12552	11757	11973	11216	12587	12184	12193	140
ODN-2-L	80	350	8612	8067	8214	7695	8636	8359	8366	89
		530	12040	11277	11484	10757	12073	11687	11695	130
		700	15156	14196	14455	13541	15197	14711	14722	177
ODN-2-L	96	350	10389	9732	9910	9283	10418	10084	10092	109
		530	14945	13998	14254	13352	14985	14506	14517	160
		700	18664	17481	17802	17227	18715	18116	18130	210
ODN-3-L	96	350	10389	9732	9910	9283	10418	10084	10092	109
		530	14945	13998	14254	13352	14985	14506	14517	160
		700	18664	17481	17802	17227	18715	18116	18130	210
ODN-3-L	128	350	12790	11980	12199	11427	12825	12414	12424	144
		530	18088	16942	17252	16161	18138	17557	17570	210
		700	22787	21344	21734	20360	22850	22118	22134	274

ODEN LED Specifications

ODEN CLS - 3K LUMEN PER WATT DATA										
	# Leds	Current (mA)	T1	T2	T3	T4	T5	T5W	T5WR	Watts
ODN-1-L	16	350	99	92	94	88	99	96	97	18
		530	93	87	89	83	93	90	91	27
		700	86	80	82	77	86	83	84	37
ODN-1-L	32	350	94	88	90	84	94	91	92	36
		530	92	86	87	82	92	89	90	55
		700	89	84	85	80	90	87	87	70
ODN-1-L	48	350	100	93	95	89	100	97	98	54
		530	97	90	92	86	97	94	94	82
		700	92	86	88	82	93	90	90	107
ODN-2-L	48	350	100	93	95	89	100	97	98	54
		530	97	90	92	86	97	94	94	82
		700	92	86	88	82	93	90	90	107
ODN-2-L	64	350	97	91	92	87	97	94	95	72
		530	94	88	90	84	94	91	92	105
		700	89	83	85	79	89	86	87	140
ODN-2-L	80	350	96	90	91	86	96	93	94	89
		530	92	86	87	82	92	89	90	130
		700	85	79	81	76	85	82	83	177
ODN-2-L	96	350	94	88	90	84	95	92	92	109
		530	92	87	88	83	93	90	91	160
		700	88	82	84	79	88	85	86	210
ODN-3-L	96	350	94	88	90	84	95	92	92	109
		530	92	87	88	83	93	90	91	160
		700	88	82	84	79	88	85	86	210
ODN-3-L	128	350	88	82	84	79	88	85	86	144
		530	85	80	81	76	86	83	83	210
		700	82	77	79	74	83	80	81	274
ODEN CLS - 4K LUMEN PER WATT DATA										
	# Leds	Current (mA)	T1	T2	T3	T4	T5	T5W	T5WR	Watts
ODN-1-L	16	350	104	97	99	93	104	101	102	18
		530	98	92	93	87	98	95	96	27
		700	90	84	86	81	90	88	88	37
ODN-1-L	32	350	99	93	94	88	99	96	97	36
		530	96	90	92	86	97	94	94	55
		700	94	88	90	84	94	91	92	70
ODN-1-L	48	350	105	98	100	94	105	102	103	54
		530	102	95	97	91	102	99	99	82
		700	97	91	93	87	97	94	95	107
ODN-2-L	48	350	105	98	100	94	105	102	103	54
		530	102	95	97	91	102	99	99	82
		700	97	91	93	87	97	94	95	107
ODN-2-L	64	350	102	96	97	91	102	99	100	72
		530	99	93	94	88	99	96	97	105
		700	93	88	89	83	94	91	91	140
ODN-2-L	80	350	101	94	96	90	101	98	99	89
		530	97	90	92	86	97	94	94	130
		700	89	84	85	80	89	87	87	177
ODN-2-L	96	350	99	93	95	89	100	96	97	109
		530	97	91	93	87	98	94	95	160
		700	93	87	88	83	93	90	91	210
ODN-3-L	96	350	99	93	95	89	100	96	97	109
		530	97	91	93	87	98	94	95	160
		700	93	87	88	83	93	90	91	210
ODN-3-L	128	350	93	87	88	83	93	90	91	144
		530	90	84	86	80	90	87	88	210
		700	87	81	83	77	87	84	85	274

ODEN CLS - 5K LUMEN PER WATT DATA										
	# Leds	Current (mA)	T1	T2	T3	T4	T5	T5W	T5WR	Watts
ODN-1-L	16	350	100	93	95	89	100	97	97	**18**
		530	94	88	90	84	94	91	91	**27**
		700	87	81	83	77	87	84	84	**37**
ODN-1-L	32	350	95	89	90	85	95	92	92	**36**
		530	93	87	88	83	93	90	90	**55**
		700	90	84	86	81	90	88	88	**70**
ODN-1-L	48	350	101	94	96	90	101	98	98	**54**
		530	97	91	93	87	98	95	95	**82**
		700	93	87	89	83	93	90	91	**107**
ODN-2-L	48	350	101	94	96	90	101	98	98	**54**
		530	97	91	93	87	98	95	95	**82**
		700	93	87	89	83	93	90	91	**107**
ODN-2-L	64	350	98	92	93	87	98	95	95	**72**
		530	95	89	91	85	95	92	92	**105**
		700	90	84	86	80	90	87	87	**140**
ODN-2-L	80	350	97	91	92	86	97	94	94	**89**
		530	93	87	88	83	93	90	90	**130**
		700	86	80	82	77	86	83	83	**177**
ODN-2-L	96	350	95	89	91	85	96	93	93	**109**
		530	93	87	89	83	94	91	91	**160**
		700	89	83	85	82	89	86	86	**210**
ODN-3-L	96	350	95	89	91	85	96	93	93	**109**
		530	93	87	89	83	94	91	91	**160**
		700	89	83	85	82	89	86	86	**210**
ODN-3-L	128	350	89	83	85	79	89	86	86	**144**
		530	86	81	82	77	86	84	84	**210**
		700	83	78	79	74	83	81	81	**274**

ODEN LED Specifications

ODEN CLS - 3K LUMEN PER WATT DATA																								
	# Leds	Current (mA)	T1			T2			T3			T4			T5			T5W			T5WR			Watts
			B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	
ODN-1-L	16	350	1	0	1	0	0	1	0	0	1	0	0	1	1	0	1	1	0	1	1	0	1	18
		530	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	27
		700	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
ODN-1-L	32	350	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	36
		530	2	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	55
		700	2	0	2	1	0	2	1	0	2	1	0	2	2	0	1	2	0	2	2	0	2	70
ODN-1-L	48	350	2	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	54
		530	2	0	2	1	0	3	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	82
		700	3	0	3	1	0	3	2	0	3	2	0	3	2	0	2	3	0	3	3	0	3	107
ODN-2-L	48	350	2	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	54
		530	2	0	2	1	0	3	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	82
		700	3	0	3	1	0	3	2	0	3	2	0	3	2	0	2	3	0	3	3	0	3	107
ODN-2-L	64	350	2	0	2	1	0	2	1	0	2	1	0	2	2	0	1	2	0	2	2	0	2	72
		530	3	0	3	1	0	3	2	0	3	2	0	3	2	0	2	3	0	3	3	0	3	105
		700	3	0	3	2	0	3	2	0	3	2	0	3	2	0	2	3	0	3	3	0	3	140
ODN-2-L	80	350	2	0	2	1	0	3	2	0	2	1	0	2	2	0	2	2	0	2	2	0	2	89
		530	3	0	3	2	0	3	2	0	3	2	0	3	2	0	2	3	0	3	3	0	3	130
		700	3	0	3	2	0	3	2	0	3	2	0	3	3	0	3	3	0	3	3	0	3	177
ODN-2-L	96	350	3	0	3	2	0	3	2	0	3	2	0	3	2	0	2	3	0	3	3	0	3	109
		530	3	0	3	2	0	3	2	0	3	2	0	3	3	0	3	3	0	3	3	0	3	160
		700	3	0	3	2	0	4	3	0	3	2	0	3	3	0	3	3	0	3	3	0	3	210
ODN-3-L	96	350	3	0	3	2	0	3	2	0	3	2	0	3	2	0	2	3	0	3	3	0	3	109
		530	3	0	3	2	0	3	2	0	3	2	0	3	3	0	3	3	0	3	3	0	3	160
		700	3	0	3	2	0	4	3	0	3	2	0	3	3	0	3	3	0	3	3	0	3	210
ODN-3-L	128	350	3	0	3	2	0	3	2	0	3	2	0	3	2	0	2	3	0	3	3	0	3	144
		530	3	0	3	2	0	4	3	0	3	2	0	3	3	0	3	3	0	3	3	0	3	210
		700	4	0	4	3	0	4	3	0	4	3	0	4	3	0	3	3	0	4	3	0	4	274
ODEN CLS - 4K LUMEN PER WATT DATA																								
	# Leds	Current (mA)	T1			T2			T3			T4			T5			T5W			T5WR			Watts
			B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	
ODN-1-L	16	350	1	0	1	0	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	18
		530	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	27
		700	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
ODN-1-L	32	350	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	36
		530	2	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	55
		700	2	0	2	1	0	2	1	0	2	1	0	2	2	0	1	2	0	2	2	0	2	70
ODN-1-L	48	350	2	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	54
		530	2	0	2	1	0	3	2	0	2	1	0	2	2	0	2	2	0	2	2	0	2	82
		700	3	0	3	2	0	3	2	0	3	2	0	3	2	0	2	3	0	3	3	0	3	107
ODN-2-L	48	350	2	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	54
		530	2	0	2	1	0	3	2	0	2	1	0	2	2	0	2	2	0	2	2	0	2	82
		700	3	0	3	2	0	3	2	0	3	2	0	3	2	0	2	3	0	3	3	0	3	107
ODN-2-L	64	350	2	0	2	1	0	3	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	72
		530	3	0	3	2	0	3	2	0	3	2	0	3	2	0	2	3	0	3	3	0	3	105
		700	3	0	3	2	0	3	2	0	3	2	0	3	2	0	2	3	0	3	3	0	3	140
ODN-2-L	80	350	3	0	3	1	0	3	2	0	2	1	0	2	2	0	2	2	0	2	2	0	2	89
		530	3	0	3	2	0	3	2	0	3	2	0	3	2	0	2	3	0	3	3	0	3	130
		700	3	0	3	2	0	3	2	0	3	2	0	3	3	0	3	3	0	3	3	0	3	177
ODN-2-L	96	350	3	0	3	2	0	3	2	0	3	2	0	3	2	0	2	3	0	3	3	0	3	109
		530	3	0	3	2	0	3	2	0	3	2	0	3	3	0	3	3	0	3	3	0	3	160
		700	3	0	4	2	0	4	3	0	3	3	0	3	3	0	3	3	0	4	3	0	3	210
ODN-3-L	96	350	3	0	3	2	0	3	2	0	3	2	0	3	2	0	2	3	0	3	3	0	3	109
		530	3	0	3	2	0	3	2	0	3	2	0	3	3	0	3	3	0	3	3	0	3	160
		700	3	0	4	2	0	4	3	0	3	3	0	3	3	0	3	3	0	4	3	0	3	210
ODN-3-L	128	350	3	0	3	2	0	3	2	0	3	2	0	3	2	0	2	3	0	3	3	0	3	144
		530	3	0	3	2	0	4	3	0	3	3	0	3	3	0	3	3	0	4	3	0	3	210
		700	4	0	4	3	0	4	3	0	4	3	0	4	3	0	3	3	0	4	4	0	4	274

VISIONAIRE LIGHTING

ODEN CLS - 5K LUMEN PER WATT DATA																								
	# Leds	Current (mA)	T1			T2			T3			T4			T5			T5W			T5WR			Watts
			B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	
ODN-1-L	16	350	1	0	1	0	0	1	0	0	1	0	0	1	1	0	1	1	0	1	1	0	1	18
		530	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	27
		700	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
ODN-1-L	32	350	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	36
		530	2	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	55
		700	2	0	2	1	0	2	1	0	2	1	0	2	2	0	1	2	0	2	2	0	2	70
ODN-1-L	48	350	2	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	54
		530	2	0	2	1	0	3	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	82
		700	3	0	3	2	0	3	2	0	3	2	0	3	2	0	2	3	0	3	3	0	3	107
ODN-2-L	48	350	2	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	54
		530	2	0	2	1	0	3	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	82
		700	3	0	3	2	0	3	2	0	3	2	0	3	2	0	2	3	0	3	3	0	3	107
ODN-2-L	64	350	2	0	2	1	0	2	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	72
		530	3	0	3	2	0	3	2	0	3	2	0	3	2	0	2	3	0	3	3	0	3	105
		700	3	0	3	2	0	3	2	0	3	2	0	3	2	0	2	3	0	3	3	0	3	140
ODN-2-L	80	350	2	0	2	1	0	3	2	0	2	1	0	2	2	0	2	2	0	2	2	0	2	89
		530	3	0	3	2	0	3	2	0	3	2	0	3	2	0	2	3	0	3	3	0	3	130
		700	3	0	3	2	0	3	2	0	3	2	0	3	3	0	3	3	0	3	3	0	3	177
ODN-2-L	96	350	3	0	3	2	0	3	2	0	3	2	0	3	2	0	2	3	0	3	3	0	3	109
		530	3	0	3	2	0	3	2	0	3	2	0	3	3	0	3	3	0	3	3	0	3	160
		700	3	0	3	2	0	4	3	0	3	3	0	3	3	0	3	3	0	4	3	0	3	210
ODN-3-L	96	350	3	0	3	2	0	3	2	0	3	2	0	3	2	0	2	3	0	3	3	0	3	109
		530	3	0	3	2	0	3	2	0	3	2	0	3	3	0	3	3	0	3	3	0	3	160
		700	3	0	3	2	0	4	3	0	3	3	0	3	3	0	3	3	0	4	3	0	3	210
ODN-3-L	128	350	3	0	3	2	0	3	2	0	3	2	0	3	2	0	2	3	0	3	3	0	3	144
		530	3	0	3	2	0	4	3	0	3	2	0	3	3	0	3	3	0	3	3	0	3	210
		700	4	0	4	3	0	4	3	0	4	3	0	4	3	0	3	3	0	4	3	0	4	274

Rega 24 Folded Sconce KW 2782BZ

TEAR SHEET

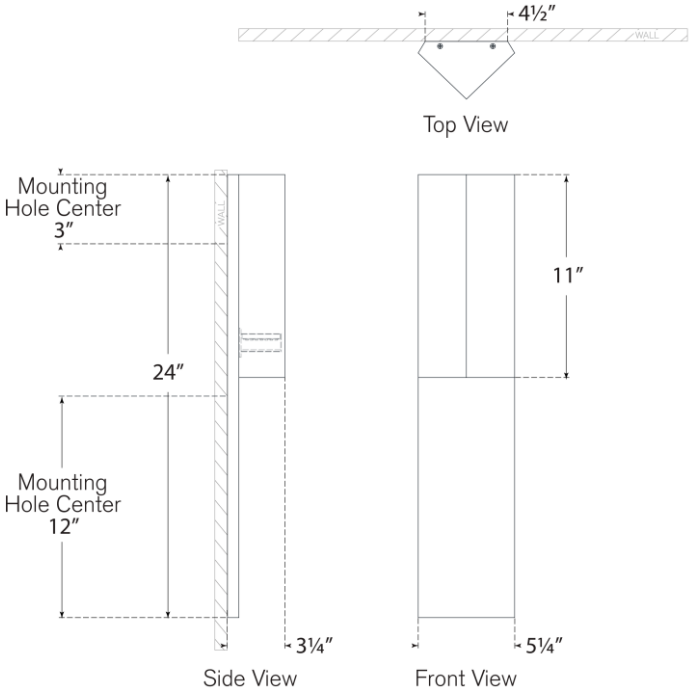
TYPE: S2

Rega 24" Folded Sconce

Item # KW 2782BZ

Designer: Kelly Wearstler

Height: 24"
Width: 5.25"
Extension: 3.25"
Backplate: 4.5" x 24" Rectangle
Finishes: AB, BZ
Lightsource: Dedicated LED
Wattage: 12w (1000lm)
Weight: 6 Pounds



WDGE2 LED

Architectural Wall Sconce
Precision Refractive Optic

Catalog Number: WDGE2 LED P3 30K 80CRI T3M

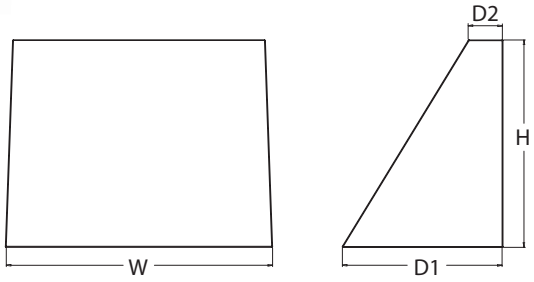
Notes:

Type: S3

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

design select — Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0[1]	27K 2700K	70CRI[4]	T1S Type I Short	MVOLT	**Shipped included**
	P1[2]	30K 3000K	80CRI	T2M Type II Medium	347[5]	SRM Surface mounting bracket
	P2[2]	40K 4000K	LW[3] Limited Wavelength	T3M Type III Medium	480[5]	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[6]
	P3[2]	50K 5000K		T4M Type IV Medium		**Shipped separately**
	P4[2]	AMB[3] Amber		TFTM Forward Throw Medium		AWS 3/8inch Architectural wall spacer[7]
						PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available[7]

Options

E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)
PE	Photocell, Button Type[8]
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[9]
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
CCE	Coastal Construction[7]

Standalone Sensors/Controls

PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching
PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls

NLTAIR2 PIR	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.
NLTAIR2 PIRH	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.
NLTAIREM2 PIR	Embedded wireless controls by nLight with UL924 listed emegency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights
NLTAIREM2 PIRH	Embedded wireless controls by nLight with UL924 listed emegency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.

See page 4 for out of box functionality

Finish

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

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Accessories

Ordered and shipped separately.

WDGEAWS DDBXD U	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2PBBW DDBXD U	WDGE2 surface-mounted back box (specify finish)

NOTES

1 P0 option not available with sensors/controls.
2 P1-P4 not available with AMB and LW.
3 AMB and LW always go together.
4 70CRI only available with T3M and T4M.
5 347V and 480V not available with E10WH or E20WC.
6 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
7 For PBBW and AWS with CCE option, require an RFA.
8 PE not available in 480V or with sensors/controls.
9 DMG option not available with sensors/controls.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)					Amber (Limited Wavelength)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	T1S	636	92	0	0	0	666	97	0	0	0	699	101	0	0	1	691	100	0	0	1	712	47	0	0	1
		T2M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T3M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T4M	648	94	0	0	0	679	98	0	0	0	712	103	0	0	0	704	102	0	0	0	726	47	0	0	0
		TFTM	652	95	0	0	0	683	99	0	0	0	717	104	0	0	0	708	103	0	0	0	730	48	0	0	1
P1	11W	T1S	1,105	99	0	0	1	1,157	104	0	0	1	1,215	109	0	0	1	1,200	107	0	0	1					
		T2M	1,150	103	0	0	1	1,204	108	0	0	1	1,264	113	0	0	1	1,249	112	0	0	1					
		T3M	1,150	103	0	0	1	1,205	108	0	0	1	1,265	113	0	0	1	1,250	112	0	0	1					
		T4M	1,126	101	0	0	1	1,179	106	0	0	1	1,238	111	0	0	1	1,223	110	0	0	1					
		TFTM	1,133	101	0	0	1	1,186	106	0	0	1	1,245	112	0	0	1	1,230	110	0	0	1					
P2	19W	T1S	1,801	95	1	0	1	1,886	99	1	0	1	1,981	104	1	0	1	1,957	103	1	0	1					
		T2M	1,875	99	1	0	1	1,963	103	1	0	1	2,061	109	1	0	1	2,037	107	1	0	1					
		T3M	1,876	99	1	0	1	1,964	103	1	0	1	2,062	109	1	0	1	2,038	107	1	0	1					
		T4M	1,836	97	1	0	1	1,922	101	1	0	1	2,018	106	1	0	1	1,994	105	1	0	1					
		TFTM	1,847	97	1	0	1	1,934	102	1	0	1	2,030	107	1	0	1	2,006	106	1	0	1					
P3	32W	T1S	2,809	87	1	0	1	2,942	92	1	0	1	3,089	96	1	0	1	3,052	95	1	0	1					
		T2M	2,924	91	1	0	1	3,062	95	1	0	1	3,215	100	1	0	1	3,176	99	1	0	1					
		T3M	2,925	91	1	0	1	3,063	95	1	0	1	3,216	100	1	0	1	3,177	99	1	0	1					
		T4M	2,862	89	1	0	1	2,997	93	1	0	1	3,147	98	1	0	1	3,110	97	1	0	1					
		TFTM	2,880	90	1	0	1	3,015	94	1	0	1	3,166	99	1	0	1	3,128	97	1	0	1					
P4	47W	T1S	3,729	80	1	0	1	3,904	84	1	0	1	4,099	88	1	0	1	4,051	87	1	0	1					
		T2M	3,881	83	1	0	1	4,063	87	1	0	1	4,267	91	1	0	1	4,216	90	1	0	1					
		T3M	3,882	83	1	0	1	4,065	87	1	0	1	4,268	91	1	0	1	4,217	90	1	0	1					
		T4M	3,799	81	1	0	1	3,978	85	1	0	1	4,177	90	1	0	1	4,127	88	1	0	1					
		TFTM	3,822	82	1	0	1	4,002	86	1	0	1	4,202	90	1	0	1	4,152	89	1	0	1					

Performance Package	System Watts	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	T3M	737	107	0	0	0	763	111	0	0	0	822	119	0	0	0	832	121	0	0	1
		T4M	721	105	0	0	0	746	108	0	0	0	804	117	0	0	1	814	118	0	0	1
P1	11W	T3M	1,280	115	0	0	1	1,325	119	0	0	1	1,427	128	1	0	1	1,445	129	1	0	1
		T4M	1,253	112	0	0	1	1,297	116	0	0	1	1,397	125	0	0	1	1,415	127	0	0	1
P2	19W	T3M	2,087	110	1	0	1	2,160	114	1	0	1	2,327	123	1	0	1	2,357	124	1	0	1
		T4M	2,042	108	1	0	1	2,114	111	1	0	1	2,278	120	1	0	1	2,306	121	1	0	1
P3	32W	T3M	3,254	101	1	0	1	3,369	105	1	0	1	3,629	113	1	0	1	3,675	114	1	0	1
		T4M	3,185	99	1	0	1	3,297	103	1	0	1	3,552	111	1	0	1	3,597	112	1	0	1
P4	47W	T3M	4,319	93	1	0	1	4,471	96	1	0	1	4,817	103	1	0	2	4,878	105	1	0	2
		T4M	4,227	91	1	0	1	4,376	94	1	0	2	4,714	101	1	0	2	4,774	102	1	0	2

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Electrical Load

Performance Package	System Watts	Current (A)					
		120Vac	208Vac	240Vac	277Vac	347Vac	480Vac
P0	7.0	0.061	0.042	0.04	0.039	--	--
	9.0	--	--	--	--	0.031	0.021
P1	11.0	0.100	0.064	0.059	0.054	--	--
	14.1	--	--	--	--	0.046	0.031
P2	19.0	0.168	0.106	0.095	0.083	--	--
	22.8	--	--	--	--	0.067	0.050
P3	32.0	0.284	0.163	0.144	0.131	--	--
	37.1	--	--	--	--	0.107	0.079
P4	47.0	0.412	0.234	0.207	0.185	--	--
	53.5	--	--	--	--	0.153	0.112

Lumen Output in Emergency Mode (4000K, 80 CRI, T3M)

Option	Lumens
E10WH	1,358
E20WC	2,230

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.87

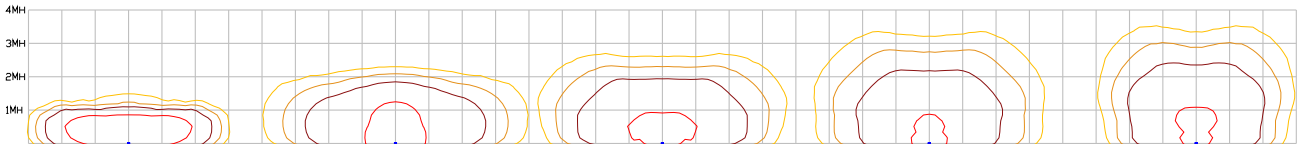
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

0.25 fc
0.5 fc
1.0 fc
3.0 fc

MH = 10ft
Grid = 10ft x 10ft



"P3 40K 80CRI T1S" "P3 40K 80CRI T2M" "P3 40K 80CRI T3M" "P3 40K 80CRI T4M" "P3 40K 80CRI TFTM"

Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

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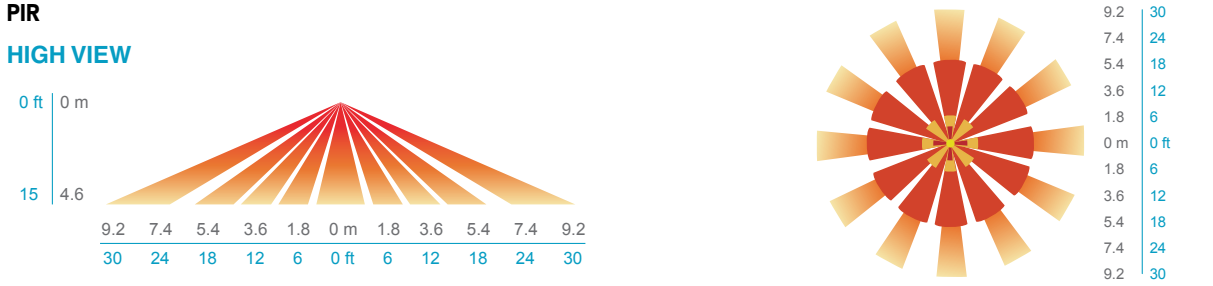
Motion/Ambient Sensor (PIR_, PIRH_)

Motion/Ambeint sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

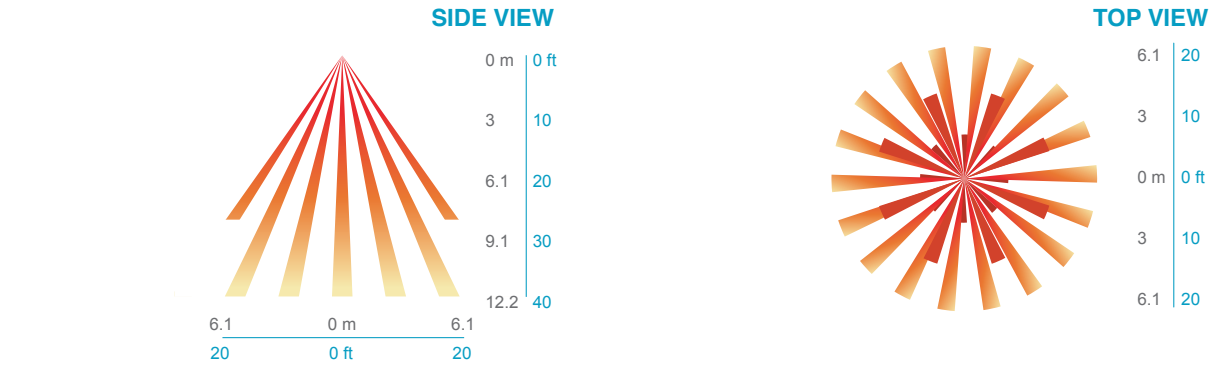
Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

PIR



PIRH



Option	Dim Level	High Level (when triggered	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH, NLTAIREM2 PIR, NLTAIREM2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

UL 924 Response – nLight AIR Devices with EM Option

- NLTAIREM2 devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, NLTAIREM2 devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- The non-emergency devices, NLTAIR2 PIR and NLTAIR2 PIRH, with version 3.4 or later firmware can be used for normal power sensing.

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Motion/Ambient Sensor

D = 7"

H = 9" (Standalone controls)
11" (nLight AIR controls, 2" antenna will be pointing down behind the sensor)

W = 11.5"

PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 9"

W = 11.5"

AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

GOVERNMENT PROCUREMENT
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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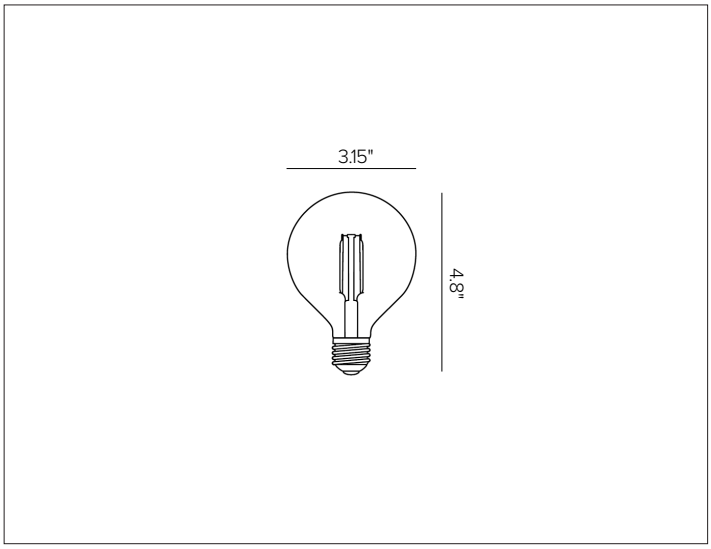
DECOLED TECNO VINTAGE ™

Retro Vintage G25 LED Filament Style Lamp



QS IP20 IP65 When used with DURALED Cable Light RoHS c UL us

CONCEPT

Retro vintage filament style LED lamp.

MECHANICAL CHARACTERISTICS

Materials	Clear glass
Weight	0.2 lbs
Protection	IP20 IP65 when used with *DuraLED Cable Light*

CERTIFICATIONS

Tested in accordance with LM-79-08.
cULus Listed E486283

WARRANTY

3 year limited warranty

ELECTRICAL CHARACTERISTICS

Base	E26
Lamp Type	G25
Wattage	4W
Voltage	120V AC
Dimming	Performs best with ELV / MLV / CL Leading Edge dimmers.
# On/Off Cycles	100,000
Start Time	<0.2s

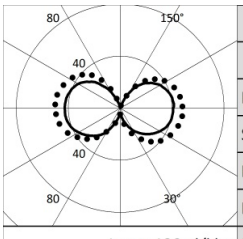
SOURCE

(4) LED filament vintage style.

TM30	*CCT (Nominal)*	*Ra*	*SDCM*
	2200K	>80	± 2

OPTIC

Beam	320°
Delivered Lumens	400Lm
Efficacy	100Lm/W
Lifetime	L70/B50 15,000hrs at max TA +25°C



. Imax=130cd/klm

2200K	
Ra90	
Fixture Power	4W
Source Flux	400lm
Fixture Flux	400lm
Efficacy	100lm/W
Imax	52cd

DECOLED TECNO VINTAGE ™

SPECIFICATION INFORMATION

DL						
1	2	3	4	5	6	7

Ex: DLVG25MD0422120D

1 - PRODUCT CODE	2- STYLE	3- BASE	4 - WATTAGE	5 - KELVIN	6 - VOLTAGE	7 - DIMMING	8 - OPTIONAL
DLV — DURALED™ VINTAGE	**G25** – G25	**MD** – Medium E26	**04** – 4.0W	**22** – 2200K	**120** – 120V	**D** – Dimmable	**SP** – Shatter Proof

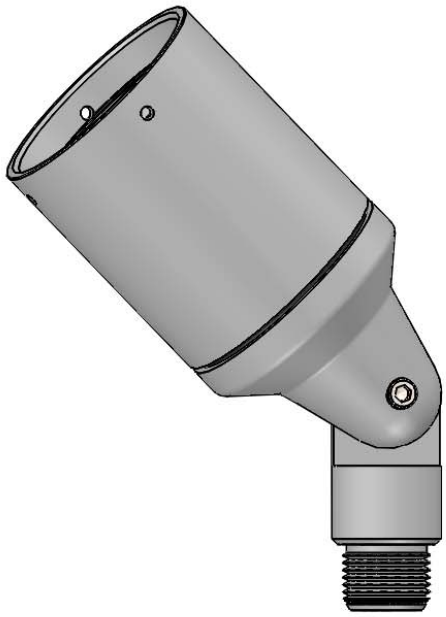
QS

Lead time for quick ship fixtures is 1-2 weeks from processed PO date. Consult factory for quantities of over 50pcs to confirm lead time.
DLVG25MD0422120D

SPECIFICATIONS

HL-360-3LED-SP

TYPE :S5



DESCRIPTION:
Compact MR16 adjustable accent fixture.
Suitable for wet/damp/dry location installations.

MATERIAL:
Standard overall material is 6061 aluminum.
HL-360 - Machined Aluminum (Standard)
HL-360-1 - Machined Stainless Steel
HL-360-2b - Machined Brass

FINISH:
AA - Anodized Satin Aluminum
AP - Powder Coat Aluminum
BK - Powder Coat Black
BZ - Powder Coat Bronze
WT - Powder Coat White
N - Natural, for Stainless Steel and Brass

HALOGEN LAMPING OPTION:
Lamp Type - 12V halogen MR16 lamp, bi-pin GX5.3 base, 50W max, not included (standard).

LED OPTIONS
Integral high output LED, warm white 85 CRI (90 available)
2700K or **3000K** Standard (**4000K**, **5000K**, & **6000K** available)

3LED - 3W LED - 180 lumens
8LED - 8W LED - 300 lumens
8LED-E - 8.4W LED - 565 lumens

OPTICS
3LED and 8LED:
SP - Spot, 12°
NF - Narrow Flood, 24°
FL - Flood, 36°

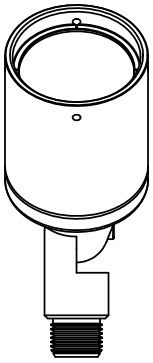
8LED-E:
SP - Spot 14°
NF - Narrow Flood, 25°
MF - Medium Flood, 30°
FL - Flood, 40°

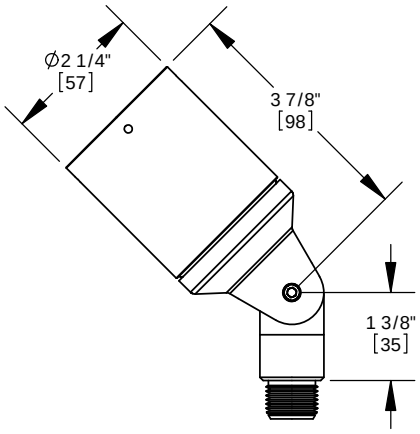
VOLTAGE:
12 - 12 VAC output transformer required, not included.

MOUNTING:
Fixture is designed with a 1/2-NPS adjustable mounting stem.

OPTIONS:
Glare shields
GL-10 - Short Angled, aluminum
GL-11 - Angled, aluminum
GL-12 - Angled, brass
GL-13 - Straight, aluminum
GL-14 - Straight, brass
Lenses/Louvers/Color Filters
LA-1 - Hexcell Louver (Black)
LA-2 - Prismatic lens
LA-3 - Linear spread lens
LA-4 - Soft focus lens (diffused)
LA-5 - Moonlight lens
LA-6 - Blue lens
See fixture accessories for more information.

RATING:
Wet/damp/dry location.





Intertek

MADE IN THE USA

ORDER SPECIFICATION: _____ - _____ - _____ - _____ - _____
Fixture - Finish - Lamping - Voltage - Options/Access.

PROJECT:

APPROVED:

NOTE:

TYPE:

HEVI LITE, INC.
9714 Variel Ave, Chatsworth, CA 91311
Tel., (818) 341-8091 - Fax (818) 998-1986
Web Site http://www.hevilite.com

CATALOG NUMBER:
HL-360

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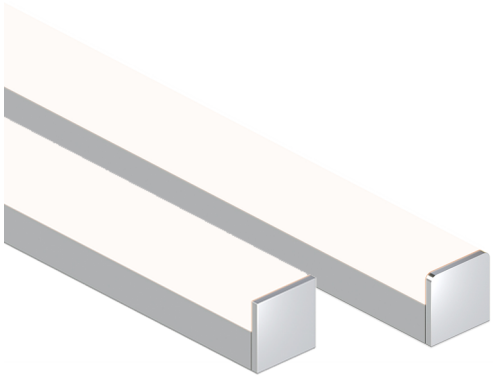
Clareo Surface - Static White | Linear Illumination System

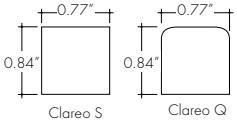
luminii



Clareo S Clareo Q

Features

- 24VDC Class 2 fixtures made to order up to 144". Fixtures can be linked up to 48' depending on output
- Suitable for direct view, vanity, and accent lighting applications
- Approved for closet/storage space installation per NEC 410.16(A) (3) and 410.16(C)(5) on outputs 5.7 W/ft or less
- Class 2 listed for damp locations
- Dot free even illumination
- High Color Quality options offer premium quality and vibrant colors with R9 values up to 97
- High Efficacy options offer best in class output and efficacy with over 725 lm/ft and up to 91 lm/W
- Proprietary strong bond solder method handles up to 50 lbs of pull force on wire leads and connectors
- Average Life (L70): 50,000hrs
- 7 year warranty



Clareo S Clareo Q

Finish Options (see page 3 for additional information)

Base	Silver Anodized				
Powder Coat	Black	Bronze	White		
Premium	Matte Black	Warm Nickel	Aged Brass	Polished Gold	Chrome

Declare. CE RoHS MADE IN U.S.A Single Bin +/- 30 CCT c UL us LISTED TITLE 24 JA8 COMPLIANT DIM

Technical Information

MODEL	High Color Quality		High Efficacy				High Efficacy	
OUTPUT OPTIONS	**60X2HO**	**60X2VHO**	**HE48LO**	**HE48SO**	**HE48MO**	**HE48HO**	**HE64VHO**	**HE64XHO**
Lumens Output (3000K) (with a Frosted Lens)	434 lm/ft	542 lm/ft	172 lm/ft	239 lm/ft	319 lm/ft	511 lm/ft	647 lm/ft	727 lm/ft
Average Power Consumption (for a 4' section)	7.3 W/ft	9.4 W/ft	1.9 W/ft	2.8 W/ft	3.5 W/ft	6.5 W/ft	7.5 W/ft	9.6 W/ft
Efficacy	59 lm/W	58 lm/W	91 lm/W	85 lm/W	91 lm/W	79 lm/W	86 lm/W	76 lm/W
Max Run Length (in series)	26 ft	21 ft	48 ft	42 ft	33 ft	21 ft	15 ft	13 ft
Ambient Operating Temperature Range*	-5°F – 115°F (-20°C – 45°C)	-5°F – 105°F (-20°C – 40°C)	-5°F – 125°F (-20°C – 50°C)				-5°F – 115°F (-20°C – 45°C)	-5°F – 95°F (-20°C – 35°C)

*Ambient Operating Temperature Range to maintain L70 of 50k+ hours in normal mounting conditions for the fixture. Exceeding Ambient Operating Temperature Range may result in decreased life/output. Consult Technical Support for specific inquiries.

High Color Quality (60X2)

CCT	Multiplier (reference - 3000K)	TM-30 CRI	R_f	R_g	R_9
2200K	0.70	96	95	101	89
2400K	0.72	98	97	101	91
2700K	0.74	97	96	101	91
3000K	1.00	97	95	104	97
3500K	1.02	97	94	105	97
4100K	1.07	97	90	99	97

High Efficacy (HE48/HE64)

CCT	Multiplier (reference - 3000K)	TM-30 CRI	R_f	R_g	R_9
2200K	0.73	92	91	97	42
2500K	0.81	93	96	96	62
2700K	0.94	92	90	99	58
3000K	1.00	92	89	99	57
3500K	1.02	92	89	99	60
4000K	1.02	92	86	94	71

Ordering Code

MODEL - LENGTH[1] - OUTPUT[2] - CCT - LENS - MOUNTING - FINISH[3] - FEED POSITION LEFT[4] - FEED POSITION RIGHT[4]

MODEL
- CLS - Clareo S
- CLQ - Clareo Q

LENGTH[1]
- 12" - 144" 2" increments
- 48"

OUTPUT[2]
- 60X2HO - High
- 60X2VHO - Very High
- HE48LO - Low
- HE48SO - Standard
- HE48MO - Medium
- HE48HO - High
- HE64VHO - Very High
- HE64XHO - Max

CCT
- 22K - 2200K
- 24K - 2400K
- 27K - 2700K
- 30K - 3000K
- 35K - 3500K
- 41K - 4100K
- 22K - 2200K
- 25K - 2500K
- 27K - 2700K
- 30K - 3000K
- 35K - 3500K
- 40K - 4000K

LENS
- F - Frosted

MOUNTING
- FC - Fixed Clip
- SC - Screw-in
- MAG - Magnetic Mounting
- A - Adjustable Hinge Mounting
- TB9 - 9/16" T-Bar
- TB15 - 15/16" T-Bar

FINISH[3]

BASE
- SA - Silver Anodized

POWDER COAT
- BK - Black
- BZ - Bronze
- WH - White

PREMIUM
- MBK - Matte Black
- WN - Warm Nickel
- AB - Aged Brass
- PG - Polished Gold[5]
- CH - Chrome[5]

FEED POSITION LEFT[4]

WIRE LEADS (72")
- LWE - Wire End Feed
- LWB - Wire Back Feed
- LNPF - No Power Feed

QUICK CONNECTS (4")
- LFE - Female Q/C, End Feed
- LFB - Female Q/C, Back Feed
- LNPF - No Power Feed

FEED POSITION RIGHT[4]

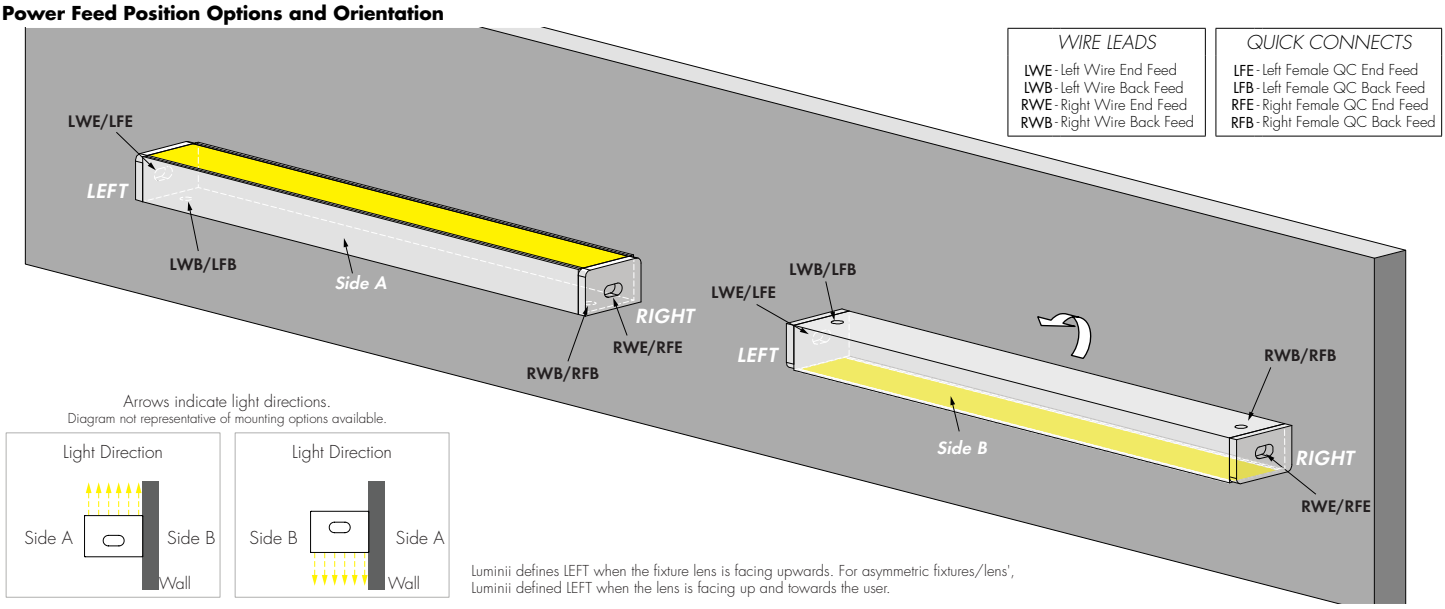
WIRE LEADS (72")
- RWE - Wire End Feed
- RWB - Wire Back Feed
- RNPF - No Power Feed

QUICK CONNECTS (4")
- RFE - Female Q/C, End Feed
- RFB - Female Q/C, Back Feed
- RNPF - No Power Feed

1 - Custom lengths and increments are available, please consult Inside Sales with specific request.
2 - All High Efficacy options can be used to comply with Title 24 JA8. High Color Quality options can be used to comply with Title 24 JA8 depending on Output, CCT, and Lens selections. See multiplier charts to calculate specific efficacies.
3 - Non Base finishes may have extended lead times. Custom RALs are available, please consult Inside Sales with specific request.
4 - LNPF - RNPF is not a valid configuration option
5 - Polished Gold finishes and Chrome finishes have a maximum fixture length of 96".

Powerfeeds and Connectors

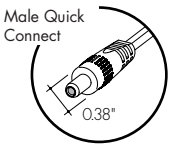
Power Feed Position Options and Orientation



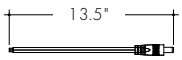
Arrows indicate light directions.
Diagram not representative of mounting options available.

Luminii defines LEFT when the fixture lens is facing upwards. For asymmetric fixtures/lens', Luminii defined LEFT when the lens is facing up and towards the user.

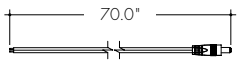
Linking and Extension Cable Options

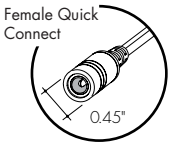


LMC-12
Male quick-connect, 2 pin, 12"

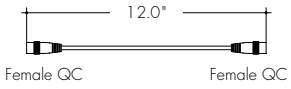


LMC-70
Male quick-connect long, 2 pin, 70"

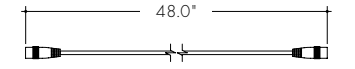




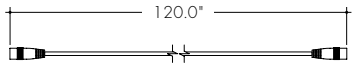
EC-12
Female to Female Extension Cable, 2 pin, 12"

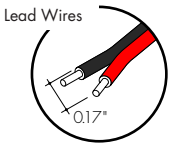


EC-48
Female to Female Extension Cable, 2 pin, 48"

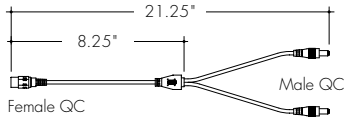


EC-120
Female to Female Extension Cable, 2 pin, 120"



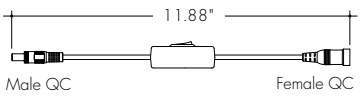


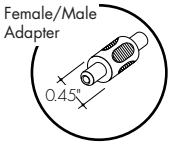
LYC
1 Female to 2 Male Splitter Cable, 2 pin, 12"



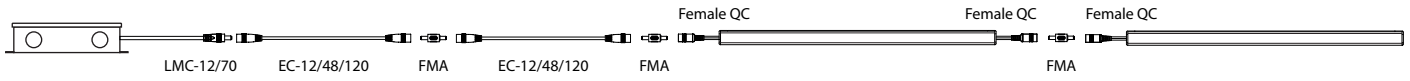
FMA
Female to male adapter

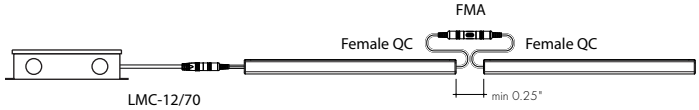
IS-DC
Male to Female Inline DC Switch, 2 pin, 12"



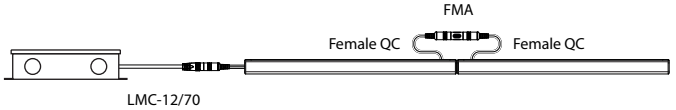


Sample Layout



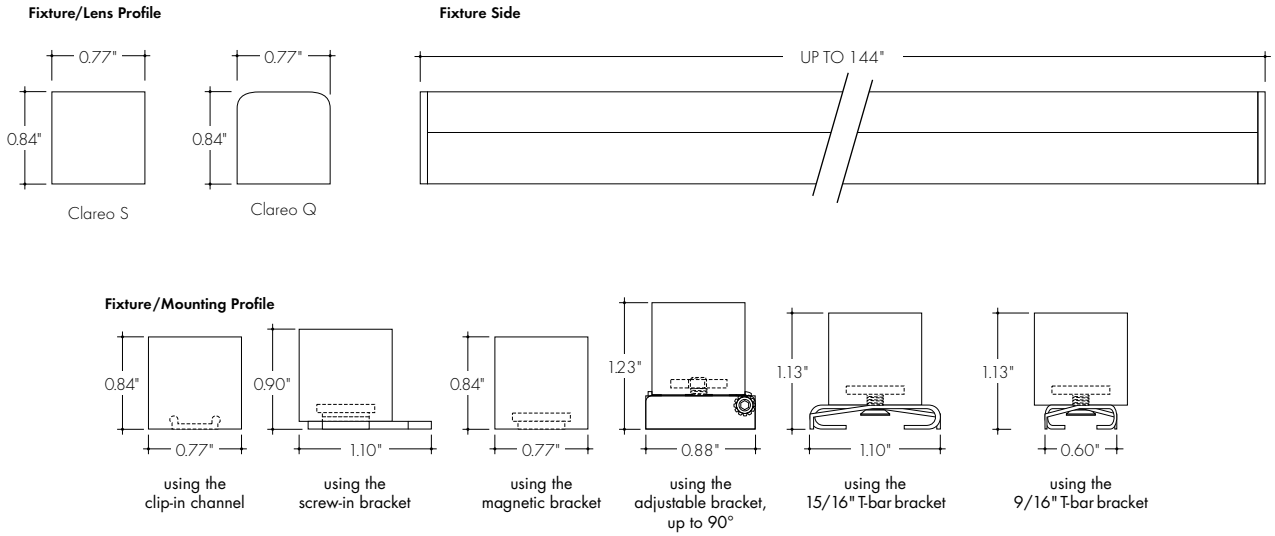


End feed shown



Back feed shown

Product Dimensions



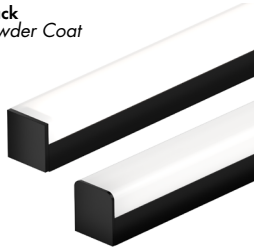
Finish Options

- Finish options are available in a wide variety, allowing for complete customization of style and aesthetic.
- Non Base finishes may have extended lead times and price adder.
- Polished Gold and Chrome finishes have a maximum fixture length of 96".
- Custom RALs are available, please consult Inside Sales with specific request.

Silver Anodized
Base

Silver Anodized is a soft silver with a clear finish.

Black
Powder Coat

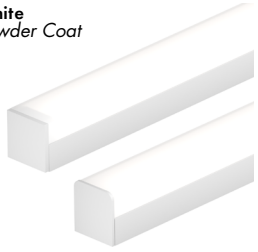


Black is a true deep black with a glossy finish.

Bronze
Powder Coat

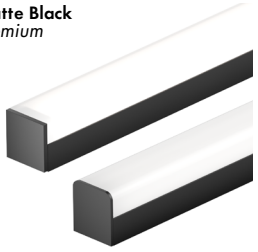
Bronze is a rich, dark brown with a satin finish.

White
Powder Coat



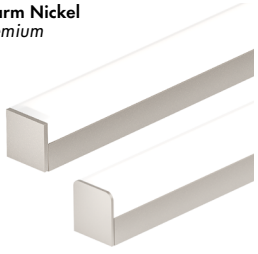
White is a polar bright white and field paintable.

Matte Black
Premium



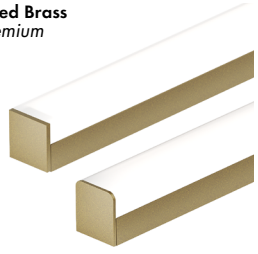
Matte Black is a dark, pitch-black with a soft flat finish.

Warm Nickel
Premium



Warm Nickel is a soft, silvery smoke with warm tones and a satin finish.

Aged Brass
Premium



Aged Brass is a deep brown shade with slightly golden undertones.

Polished Gold
Premium

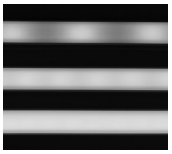
Polished Gold is bright and radiant for a brilliant finish.

Chrome
Premium

Chrome is a highly reflective silver polish.

Light Transmission and Dotting

	Lens/Accessory							
Output Options	**CLQ Frosted Lens**				**CLS Frosted Lens**			
Dimming Level	100%	50%	10%	1%	100%	50%	10%	1%
60X2HO	ND	ND	ND	ND	ND	ND	ND	ND
60X2VHO	ND	ND	ND	ND	ND	ND	ND	ND
HE48LO	ND	ND	ND	ND	ND	ND	ND	ND
HE48SO	ND	ND	ND	ND	ND	ND	ND	ND
HE48MO	ND	ND	ND	ND	ND	ND	ND	ND
HE48HO	ND	ND	ND	ND	ND	ND	ND	ND
HE64VHO	ND	ND	ND	ND	ND	ND	ND	ND
HE64XHO	ND	ND	ND	ND	ND	ND	ND	ND
Transmission Percentage	100%				96%			



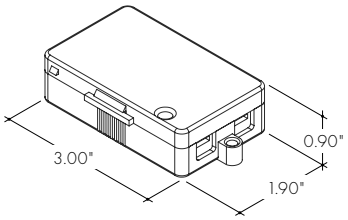
CD - Clear Dotting

SD - Slight Dotting

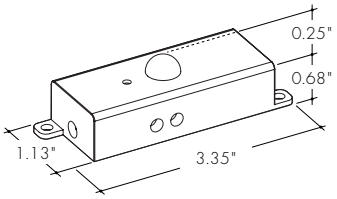
ND - No Dotting

Accessory Options

LVSP-4T-BK
Low Voltage, 4 Terminal Splice Box, Black

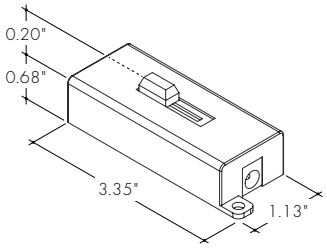


OS-DC-F4-BK
Occupancy Sensor



Male Quick Connect, FMA, LMC, LYC, or IS-DC are required for input and output.

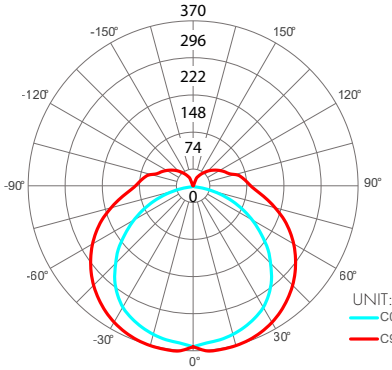
DIM-DC-F4-BK
24VDC Low Voltage In-line Dimmer Module



Male Quick Connect, FMA, LMC, LYC, or IS-DC are required for input and output.

Photometry

CLQ-48-60X2VHO-30K-F
Clareo Q, 4ft, 3000K, VHO, Frosted Lens

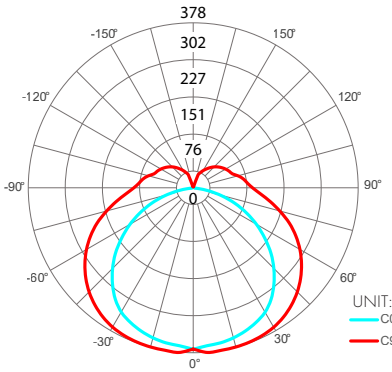


Zonal Lumen Summary 3000K

Zone	Lumen	% Fixture
0-30	414	19.1%
0-40	696	32.1%
0-60	1295	59.7%
0-90	1856	85.5%
Total 0-180	2170	100%

Beam Angle
152°

CLS-48-60X2VHO-30K-F
Clareo S, 4ft, 3000K, VHO, Frosted Lens



Zonal Lumen Summary 3000K

Zone	Lumen	% Fixture
0-30	386	18.5%
0-40	651	31.3%
0-60	1222	58.8%
0-90	1752	84.3%
Total 0-180	2079	100%

Beam Angle
149°

Power Consumption

Tested at Full Power with PS-UNI Series power supplies.
*For Back Feed add 4/16" (1/4") to Actual Length. Standard Nominal Lengths offered provide minimal shadowing. For alternate lengths, please consult Inside Sales with specific request.

High Color Quality (60X2)

Nominal Length (in)	End Feed Actual Length*	Watts		Nominal Length (in)	End Feed Actual Length*	Watts		Nominal Length (in)	End Feed Actual Length*	Watts		Nominal Length (in)	End Feed Actual Length*	Watts	
		HO	VHO			HO	VHO			HO	VHO			HO	VHO
12	11 14/16	8.3	10.4	**47**	–	–	–	**82**	–	–	–	**117**	–	–	–
13	–	–	–	**48**	47	28.2	36.0	**83**	82 3/16	46.3	58.1	**118**	117 5/16	62.1	73.0
14	13 4/16	8.9	11.3	**49**	48 7/16	29.3	37.4	**84**	83 9/16	46.7	58.6	**119**	118 12/16	62.5	73.4
15	14 11/16	9.5	12.1	**50**	49 13/16	29.9	38.1	**85**	85	47.2	59.2	**120**	–	–	–
16	–	–	–	**51**	–	–	–	**86**	–	–	–	**121**	120 2/16	63.5	74.2
17	16 1/16	10.1	12.9	**52**	51 4/16	31.0	39.5	**87**	86 6/16	48.1	60.4	**122**	121 9/16	63.8	74.3
18	17 8/16	11.3	14.5	**53**	52 10/16	31.5	40.2	**88**	87 13/16	48.5	61.0	**123**	122 15/16	64.2	74.4
19	18 14/16	11.9	15.3	**54**	–	–	–	**89**	–	–	–	**124**	–	–	–
20	–	–	–	**55**	54 1/16	32.1	40.9	**90**	89 3/16	49.4	62.2	**125**	124 6/16	64.9	74.6
21	20 5/16	13.1	16.9	**56**	55 7/16	33.1	42.3	**91**	90 10/16	49.9	62.8	**126**	125 12/16	65.2	74.7
22	21 11/16	13.7	17.7	**57**	56 14/16	33.7	43.0	**92**	–	–	–	**127**	–	–	–
23	–	–	–	**58**	–	–	–	**93**	92	50.3	63.4	**128**	127 3/16	65.9	74.9
24	23 2/16	14.3	18.5	**59**	58 4/16	34.8	44.4	**94**	93 7/16	51.2	64.6	**129**	128 9/16	66.3	75.0
25	24 8/16	15.5	20.2	**60**	59 11/16	35.3	45.1	**95**	94 13/16	51.7	65.2	**130**	130	66.6	75.1
26	25 15/16	16.1	20.9	**61**	–	–	–	**96**	–	–	–	**131**	–	–	–
27	–	–	–	**62**	61 1/16	35.9	45.8	**97**	96 4/16	52.6	66.4	**132**	131 6/16	67.3	75.3
28	27 5/16	17.3	22.4	**63**	62 8/16	36.9	47.0	**98**	97 10/16	53.0	66.7	**133**	132 13/16	67.6	75.4
29	28 12/16	17.9	23.2	**64**	63 14/16	37.4	47.6	**99**	–	–	–	**134**	–	–	–
30	–	–	–	**65**	–	–	–	**100**	99 1/16	53.5	66.9	**135**	134 3/16	68.2	75.8
31	30 2/16	19.1	24.7	**66**	65 5/16	38.4	48.7	**101**	100 7/16	54.4	67.4	**136**	135 10/16	68.5	76.0
32	31 9/16	19.7	25.4	**67**	66 11/16	38.9	49.3	**102**	101 14/16	54.8	67.6	**137**	–	–	–
33	32 15/16	20.3	26.2	**68**	–	–	–	**103**	–	–	–	**138**	137	68.8	76.2
34	–	–	–	**69**	68 2/16	39.4	49.9	**104**	103 4/16	55.7	68.1	**139**	138 7/16	69.3	76.7
35	34 6/16	21.6	27.7	**70**	69 8/16	40.4	51.1	**105**	104 11/16	56.1	68.4	**140**	139 13/16	69.6	76.9
36	35 12/16	22.2	28.4	**71**	70 15/16	40.9	51.7	**106**	–	–	–	**141**	–	–	–
37	–	–	–	**72**	–	–	–	**107**	106 1/16	56.5	68.6	**142**	141 4/16	70.2	77.4
38	37 3/16	23.3	29.9	**73**	72 5/16	41.9	52.9	**108**	107 8/16	57.4	69.1	**143**	142 10/16	70.5	77.6
39	38 9/16	23.9	30.5	**74**	73 12/16	42.4	53.5	**109**	108 14/16	57.9	69.3	**144**	–	–	–
40	40	24.4	31.2	**75**	–	–	–	**110**	–	–	–				
41	–	–	–	**76**	75 2/16	43.2	54.5	**111**	110 5/16	58.8	70.1				
42	41 6/16	25.5	32.6	**77**	76 9/16	43.7	55.0	**112**	111 11/16	59.3	70.5				
43	42 13/16	26.0	33.3	**78**	77 15/16	44.1	55.5	**113**	–	–	–				
44	–	–	–	**79**	–	–	–	**114**	113 2/16	59.7	70.9				
45	44 3/16	27.1	34.7	**80**	79 6/16	45.0	56.6	**115**	114 8/16	60.7	71.8				
46	45 10/16	27.7	35.3	**81**	80 12/16	45.4	57.1	**116**	115 15/16	61.1	72.2				

Power Consumption

Tested at Full Power with PS-UNI Series power supplies.
*For Back Feed add 4/16" (1/4") to Actual Length. Standard Nominal Lengths offered provide minimal shadowing. For alternate lengths, please consult Inside Sales with specific request.

High Efficacy (HE48)

Nominal Length (in)	End Feed Actual Length*	Watts				Nominal Length (in)	End Feed Actual Length*	Watts				Nominal Length (in)	End Feed Actual Length*	Watts				Nominal Length (in)	End Feed Actual Length*	Watts			
		LO	SO	MO	HO			LO	SO	MO	HO			LO	SO	MO	HO			LO	SO	MO	HO
12	10 7/16	1.7	2.5	3.5	5.7	**47**	–	–	–	–	–	**82**	81 5/16	12.5	19.9	23.9	42.2	**117**	116 12/16	17.5	27.7	34.3	58.7
13	12 7/16	1.7	2.5	3.5	5.7	**48**	47 14/16	7.1	11.2	13.9	25.4	**83**	–	–	–	–	–	**118**	–	–	–	–	–
14	–	–	–	–	–	**49**	–	–	–	–	–	**84**	83 5/16	12.8	20.3	24.5	43.1	**119**	118 12/16	17.8	28.1	34.9	59.6
15	14 6/16	2.0	3.0	4.0	7.2	**50**	49 13/16	7.4	11.7	14.5	26.3	**85**	–	–	–	–	–	**120**	–	–	–	–	–
16	–	–	–	–	–	**51**	–	–	–	–	–	**86**	85 4/16	13.1	20.8	25.1	44.1	**121**	120 11/16	18.1	28.6	35.5	60.5
17	16 6/16	2.4	3.5	4.6	8.7	**52**	51 13/16	7.7	12.3	15.1	27.4	**87**	–	–	–	–	–	**122**	–	–	–	–	–
18	–	–	–	–	–	**53**	–	–	–	–	–	**88**	87 4/16	13.4	21.3	25.7	45.0	**123**	122 11/16	18.3	29.0	36.0	62.1
19	18 5/16	2.7	3.9	5.2	10.2	**54**	53 12/16	8.0	12.9	15.7	28.5	**89**	–	–	–	–	–	**124**	–	–	–	–	–
20	–	–	–	–	–	**55**	–	–	–	–	–	**90**	89 3/16	13.7	21.7	26.3	46.0	**125**	124 10/16	18.4	29.5	36.6	63.8
21	20 5/16	3.0	4.4	5.8	11.7	**56**	55 12/16	8.4	13.5	16.4	29.5	**91**	–	–	–	–	–	**126**	–	–	–	–	–
22	–	–	–	–	–	**57**	–	–	–	–	–	**92**	91 3/16	14.0	22.1	26.9	47.0	**127**	126 10/16	18.6	29.9	37.2	65.4
23	22 4/16	3.4	4.9	6.4	13.2	**58**	57 11/16	8.7	14.0	17.0	30.6	**93**	–	–	–	–	–	**128**	–	–	–	–	–
24	–	–	–	–	–	**59**	–	–	–	–	–	**94**	93 2/16	14.3	22.6	27.5	47.9	**129**	128 9/16	18.8	30.4	37.7	67.0
25	24 4/16	3.7	5.4	7.0	14.7	**60**	59 11/16	9.0	14.6	17.6	31.6	**95**	–	–	–	–	–	**130**	–	–	–	–	–
26	–	–	–	–	–	**61**	–	–	–	–	–	**96**	95 2/16	14.4	22.8	27.8	48.4	**131**	130 9/16	18.9	30.8	38.3	68.6
27	26 3/16	4.1	5.9	7.5	15.8	**62**	61 10/16	9.4	15.2	18.2	32.6	**97**	–	–	–	–	–	**132**	–	–	–	–	–
28	–	–	–	–	–	**63**	–	–	–	–	–	**98**	97 1/16	14.7	23.3	28.5	49.4	**133**	132 8/16	19.1	31.2	38.9	70.2
29	28 3/16	4.4	6.4	8.1	16.8	**64**	63 10/16	9.7	15.6	18.7	33.7	**99**	–	–	–	–	–	**134**	–	–	–	–	–
30	–	–	–	–	–	**65**	–	–	–	–	–	**100**	99 1/16	15.0	23.7	29.0	50.4	**135**	134 8/16	19.3	31.8	39.4	70.7
31	30 2/16	4.8	6.9	8.7	17.9	**66**	65 9/16	10.0	16.1	19.2	34.7	**101**	–	–	–	–	–	**136**	–	–	–	–	–
32	–	–	–	–	–	**67**	–	–	–	–	–	**102**	101	15.3	24.1	29.6	51.3	**137**	136 7/16	19.5	32.3	40.0	71.2
33	32 2/16	5.0	7.2	9.0	18.5	**68**	67 9/16	10.4	16.5	19.8	35.7	**103**	103	15.6	24.6	30.2	52.3	**138**	–	–	–	–	–
34	–	–	–	–	–	**69**	–	–	–	–	–	**104**	–	–	–	–	–	**139**	138 7/16	19.8	32.8	40.6	71.8
35	34 1/16	5.4	7.7	9.6	19.5	**70**	69 8/16	10.7	17.0	20.3	36.7	**105**	104 15/16	15.8	25.0	30.7	53.2	**140**	–	–	–	–	–
36	–	–	–	–	–	**71**	–	–	–	–	–	**106**	–	–	–	–	–	**141**	140 6/16	20.0	33.3	41.1	72.3
37	36 1/16	5.7	8.2	10.2	20.6	**72**	71 8/16	11.0	17.4	20.8	37.7	**107**	106 15/16	16.1	25.5	31.3	54.2	**142**	–	–	–	–	–
38	–	–	–	–	–	**73**	–	–	–	–	–	**108**	–	–	–	–	–	**143**	142 6/16	20.2	33.9	41.7	72.8
39	38	6.0	8.7	10.8	21.5	**74**	73 7/16	11.3	17.9	21.4	38.7	**109**	108 14/16	16.4	25.9	31.9	55.2	**144**	–	–	–	–	–
40	40	6.2	9.2	11.4	22.3	**75**	–	–	–	–	–	**110**	–	–	–	–	–						
41	–	–	–	–	–	**76**	75 7/16	11.6	18.4	22.0	39.6	**111**	110 14/16	16.7	26.4	32.5	56.1						
42	41 15/16	6.4	9.7	12.0	23.1	**77**	–	–	–	–	–	**112**	–	–	–	–	–						
43	–	–	–	–	–	**78**	77 6/16	11.9	18.9	22.7	40.5	**113**	112 13/16	17.0	26.8	33.1	57.0						
44	43 15/16	6.7	10.2	12.6	23.9	**79**	–	–	–	–	–	**114**	–	–	–	–	–						
45	–	–	–	–	–	**80**	79 6/16	12.2	19.4	23.3	41.4	**115**	114 13/16	17.3	27.3	33.7	57.9						
46	45 14/16	6.9	10.7	13.3	24.7	**81**	–	–	–	–	–	**116**	–	–	–	–	–						

Power Consumption

Tested at Full Power with PS-UNI Series power supplies.
*For Back Feed add 4/16" (1/4") to Actual Length. Standard Nominal Lengths offered provide minimal shadowing. For alternate lengths, please consult Inside Sales with specific request.

High Efficacy (HE64)

Nominal Length (in)	End Feed Actual Length*	Watts		Nominal Length (in)	End Feed Actual Length*	Watts		Nominal Length (in)	End Feed Actual Length*	Watts		Nominal Length (in)	End Feed Actual Length*	Watts	
		VHO	XHO			VHO	XHO			VHO	XHO			VHO	XHO
12	11 4/16	7.6	9.7	**47**	46 1/16	28.2	35.9	**82**	–	–	–	**117**	–	–	–
13	12 12/16	7.6	9.7	**48**	47 9/16	29.5	37.6	**83**	82 6/16	51.7	63.4	**118**	117 4/16	72.8	80.7
14	–	–	–	**49**	–	–	–	**84**	83 15/16	52.3	63.8	**119**	118 12/16	73.3	81.0
15	14 4/16	8.9	11.3	**50**	49 1/16	30.1	38.4	**85**	–	–	–	**120**	–	–	–
16	15 12/16	9.5	12.1	**51**	50 10/16	31.4	40.2	**86**	85 7/16	53.6	64.7	**121**	120 4/16	74.4	81.7
17	–	–	–	**52**	–	–	–	**87**	86 15/16	54.2	65.3	**122**	121 12/16	74.8	82.0
18	17 5/16	10.7	13.6	**53**	52 2/16	32.0	41.1	**88**	–	–	–	**123**	–	–	–
19	18 13/16	11.4	14.4	**54**	53 10/16	33.3	42.9	**89**	88 7/16	55.5	66.3	**124**	123 4/16	75.6	82.5
20	–	–	–	**55**	–	–	–	**90**	89 15/16	56.2	66.8	**125**	124 13/16	76.0	82.8
21	20 5/16	12.6	16.0	**56**	55 2/16	34.0	43.8	**91**	–	–	–	**126**	–	–	–
22	21 13/16	13.2	16.8	**57**	56 10/16	35.2	45.5	**92**	91 8/16	57.5	67.9	**127**	126 5/16	76.8	83.4
23	–	–	–	**58**	–	–	–	**93**	93	58.2	68.4	**128**	127 13/16	77.2	83.6
24	23 5/16	14.5	18.3	**59**	58 3/16	36.5	47.3	**94**	–	–	–	**129**	–	–	–
25	24 14/16	15.1	19.1	**60**	59 11/16	37.2	48.2	**95**	94 8/16	59.5	69.5	**130**	129 5/16	78.0	84.2
26	–	–	–	**61**	–	–	–	**96**	–	–	–	**131**	130 14/16	78.4	84.5
27	26 6/16	16.4	20.7	**62**	61 3/16	38.4	50.0	**97**	96	60.1	70.0	**132**	–	–	–
28	27 14/16	17.0	21.4	**63**	62 11/16	39.1	50.8	**98**	97 9/16	61.4	71.1	**133**	132 6/16	79.2	85.0
29	–	–	–	**64**	–	–	–	**99**	–	–	–	**134**	133 14/16	79.6	85.4
30	29 6/16	18.2	23.0	**65**	64 4/16	40.4	52.5	**100**	99 1/16	62.0	71.7	**135**	–	–	–
31	30 15/16	18.9	23.8	**66**	65 12/16	41.0	53.4	**101**	100 9/16	63.2	72.9	**136**	135 6/16	80.3	86.2
32	–	–	–	**67**	–	–	–	**102**	–	–	–	**137**	136 14/16	80.6	86.6
33	32 7/16	20.1	25.3	**68**	67 4/16	42.3	55.1	**103**	102 1/16	63.8	73.5	**138**	–	–	–
34	33 15/16	20.7	26.1	**69**	68 12/16	42.9	55.9	**104**	103 9/16	65.0	74.7	**139**	138 7/16	81.3	87.5
35	–	–	–	**70**	–	–	–	**105**	–	–	–	**140**	139 15/16	81.7	87.9
36	35 7/16	22.0	27.6	**71**	70 4/16	44.2	57.6	**106**	105 2/16	65.6	75.3	**141**	–	–	–
37	36 15/16	22.6	28.4	**72**	71 13/16	44.9	58.5	**107**	106 10/16	66.8	76.5	**142**	141 7/16	82.4	88.7
38	–	–	–	**73**	–	–	–	**108**	–	–	–	**143**	142 15/16	82.7	89.1
39	38 8/16	23.9	30.1	**74**	73 5/16	46.1	59.7	**109**	108 2/16	67.4	77.1	**144**	–	–	–
40	40	24.5	30.9	**75**	74 13/16	46.7	60.1	**110**	109 10/16	68.5	78.0				
41	–	–	–	**76**	–	–	–	**111**	–	–	–				
42	41 8/16	25.7	32.6	**77**	76 5/16	48.0	60.9	**112**	111 3/16	69.6	78.7				
43	–	–	–	**78**	77 14/16	48.6	61.3	**113**	112 11/16	70.1	79.0				
44	43	26.4	33.4	**79**	–	–	–	**114**	–	–	–				
45	44 9/16	27.6	35.1	**80**	79 6/16	49.8	62.2	**115**	114 3/16	71.2	79.7				
46	–	–	–	**81**	80 14/16	50.4	62.6	**116**	115 11/16	71.7	80.0				

Voltage Drop Calculator

The below chart assumes nominal voltage of 24 Volts and a Voltage Drop Allowance of 3% through the wire

Wattage [W]	Maximum Wire Length From Power Supply to Start of Run [ft]						
	12 AWG	14 AWG	16 AWG	18 AWG	20 AWG	22 AWG	24 AWG
5	1088.2	684.4	430.3	270.6	170.2	107.1	67.3
10	544.1	342.2	215.1	135.3	85.1	53.5	33.7
15	362.7	228.1	143.4	90.2	56.7	35.7	22.4
20	272.0	171.1	107.6	67.7	42.6	26.8	16.8
25	217.6	136.9	86.1	54.1	34.0	21.4	13.5
30	181.4	114.1	71.7	45.1	28.4	17.8	11.2
35	155.5	97.8	61.5	38.7	24.3	15.3	9.6
40	136.0	85.5	53.8	33.8	21.3	13.4	8.4
45	120.9	76.0	47.8	30.1	18.9	11.9	7.5
50	108.8	68.4	43.0	27.1	17.0	10.7	6.7
55	98.9	62.2	39.1	24.6	15.5	9.7	6.1
60	90.7	57.0	35.9	22.6	14.2	8.9	5.6
65	83.7	52.6	33.1	20.8	13.1	8.2	5.2
70	77.7	48.9	30.7	19.3	12.2	7.6	4.8
75	72.5	45.6	28.7	18.0	11.3	7.1	4.5
80	68.0	42.8	26.9	16.9	10.6	6.7	4.2
85	64.0	40.3	25.3	15.9	10.0	6.3	4.0
90	60.5	38.0	23.9	15.0	9.5	5.9	3.7
96	56.7	35.6	22.4	14.1	8.9	5.6	3.5

T-Grid Compatibility

Brand	Type	Part Number	Description
USG*	9/16	208257	DX/DXL-24 SUSPENSION FLAT WHITE
	15/16	215673	DONN AX SUSPENSION
	15/16	272638	DXCE FLAT WHITE
	15/16	207901	M7 OVERLAPPING
ARMSTRONG	9/16	BPGZ068	SURPRAFINE XL HRC
	15/16	BPGZ051	PRELUDE XL HRC EXPOSED TEE SYSTEM
	15/16	BPGZ044	PRELUDE ML EXPOSED TEE SYSTEM
	15/16	BPGZ046	PRELUDE XL FIRE EXPOSED TEE SYSTEM

* Statement of Compatibility from USG:

Luminii's fixtures at 0.25lbs/ft can be fully supported by the USG grids listed in the table above and do not require any additional structural support or modifications to the grid system as long as the overall ceiling weight including specified fixtures and/or any other components supported by the grid does not cross the allowed ceiling weight per state building structural codes.

Power Supplies

See Power Supply instructions and spec sheet for wiring information. For a complete list of compatible dimmers, see Compatible Dimming Chart on the Resources page.

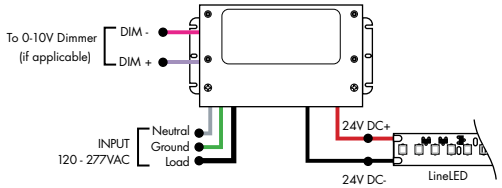
Ordering Code Universal Dimming Power Supplies 1% 120VAC - 277VAC

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT
PS - Power Supply, 120-277VAC	UNI - 0-10V Dimming, Phase Dimming	D - Dry W - Wet	30 - 30 Watts 60 - 60 Watts 96 - 96 Watts 3x96 - 3x96 Watts	24 - 24 VDC

Compatibility: View a complete list of compatible dimmers on product page (Link)

0-10V - 1% dimming
MLV/ELV/TRIAC - 1% dimming, consult dimming compatibility chart

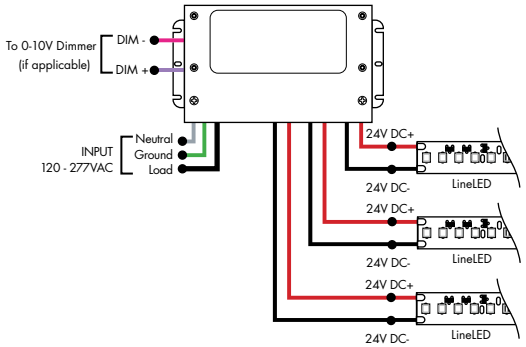
PS-UNI-D-96 / PS-UNI-W-96



MODELS	PS-UNI-W-30W	PS-UNI-W-60W	PS-UNI-W-96W	PS-UNI-W-3X96W
Length	6.50"	7.40"	8.66"	11.85"
Width	3.73"	3.73"	3.73"	4.32"
Depth	1.61"	1.61"	1.61"	1.81"

MODELS	PS-UNI-D-30W	PS-UNI-D-60W	PS-UNI-D-96W	PS-UNI-D-3X96W
Length	8.77"	8.77"	8.11"	9.94"
Width	4.27"	4.27"	5.60"	7.61"
Depth	1.83"	1.83"	1.83"	2.02"

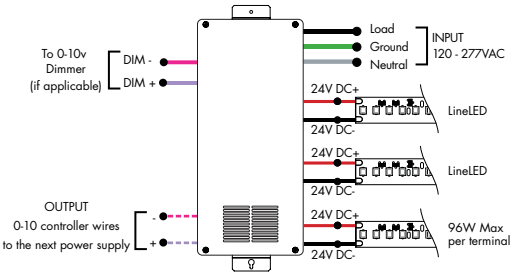
PS-UNI-D-3X96 / PS-UNI-W-3X96



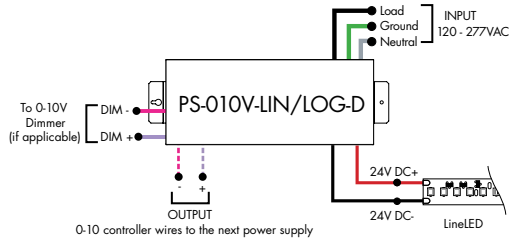
Ordering Code 0-10V Dimming Power Supplies 0.1% 120VAC - 277VAC

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT
PS - Power Supply, 120-277VAC	010V-LIN - 0-10V Dimming (0.1%), Linear 010V-LOG - 0-10V Dimming (0.1%), Logarithmic	D - Dry	96 - 96 Watts 3X96 - 3x96 Watts	24 - 24 VDC

PS-010V-LIN/LOG-D-3X96

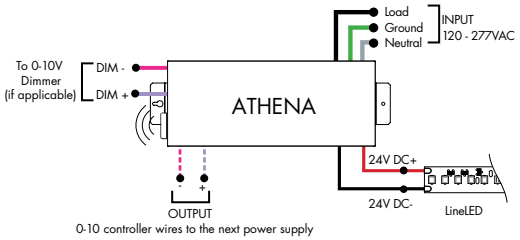


MODELS	96W	3X96
Length	14.40"	15.00"
Width	5.20"	6.62"
Depth	2.60"	4.45"



Athena 0-10V LED Driver

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT	FEATURE
PS - Power Supply, 120-277VAC	010V-LIN - 0-10V Dimming, Linear 010V-LOG - 0-10V Dimming, Logarithmic	D - Dry	96 - 96 W	24 - 24 VDC	AWNR - Athena



MODELS	96W
Length	14.40"
Width	5.20"
Depth	2.60"

Power Supplies

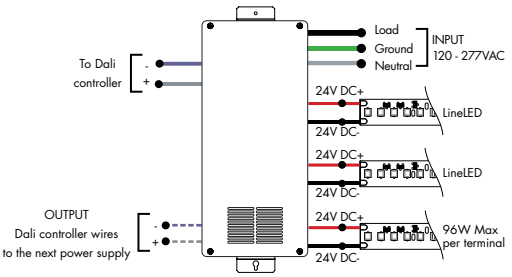
See Power Supply instructions and spec sheet for wiring information. For a complete list of compatible dimmers, see Compatible Dimming Chart on the Resources page.

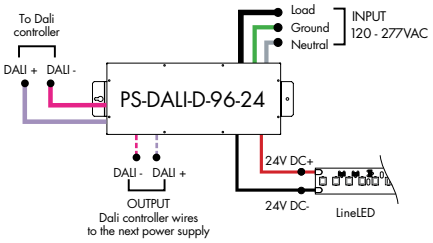
Ordering Code DALI1 Dimming Power Supplies 0.1% 120VAC - 277VAC

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT
PS - Power Supply, 120-277VAC	DALI - DALI (0.1%)	D - Dry	96 - 96 Watts 3X96 - 3X96 Watts	24 - 24 VDC

Model	96W	3X96
Length	14.40"	15.00"
Width	5.20"	6.62"
Depth	2.60"	4.56"

PS-DALI-D-3X96-24





Ordering Code DMX Dimming Power Supplies 0.1% 120VAC - 277VAC

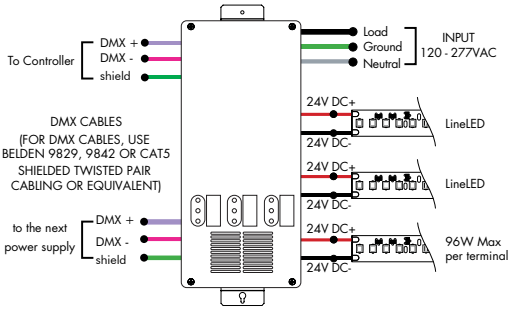
Requires Zonal Control

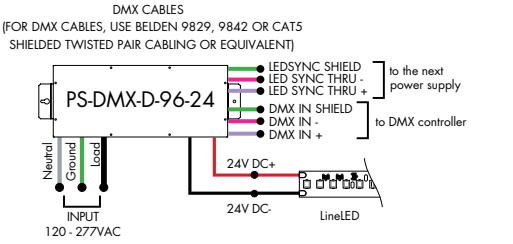
MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT
PS - Power Supply, 120-277VAC	DMX - DMX (0.1%)	D - Dry	96 - 96 Watts 3X96 - 3X96 Watts	24 - 24 VDC

*Zonal control power supplies. Control multiple tapes/zones using DMX channels.

MODELS	96W	3X96
Length	14.40"	15.00"
Width	5.20"	6.62"
Depth	2.60"	4.56"

PS-DMX-D-3X96-24

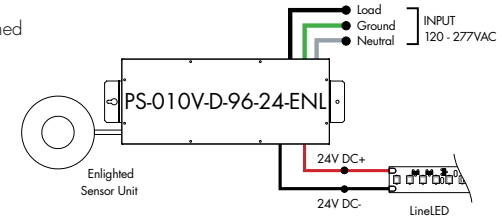




Ordering Code Enlighted Enabled Dimming Power Supplies 1% 120VAC - 277VAC

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT	FEATURE
PS - Power Supply, 120-277VAC	010V - 0-10V Dimming (1%)	D - Dry	96 - 96 Watts	24 - 24 VDC	ENL - 0-10V Enlightened

Model	96W
Length	14.40"
Width	5.20"
Depth	2.60"

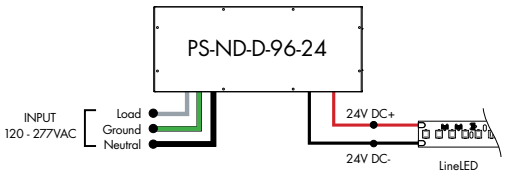


Power Supplies

See Power Supply instructions and spec sheet for wiring information. For a complete list of compatible dimmers, see Compatible Dimming Chart on the Resources page.

Ordering Code Non-Dimming Power Supply 120VAC - 277VAC

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT
PS-Power Supply, 120-277VAC	ND-Non Dimming	D-Dry	96-96 Watts	24-24 VDC

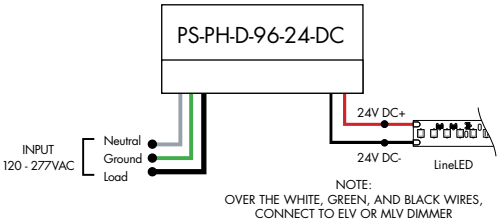


MODELS	96W
Length	14.40"
Width	5.20"
Depth	2.60"

Ordering Code Phase Dimming Power Supply 1% 120VAC - 277VAC

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT	OUTPUT CONTROL
PS-Power Supply, 120-277VAC	PH-Phase Dimming (Triac, ELV, MLV)	D-Dry	96-96 Watts	24-24 VDC	DC-Direct Current

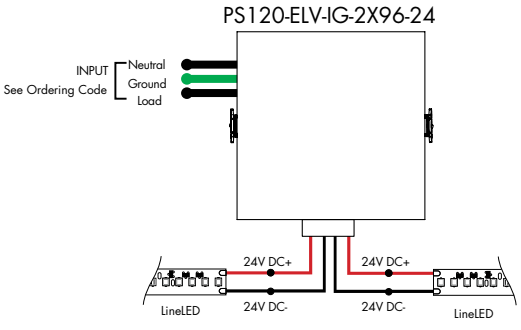
MLV/ELV/TRIAC - 1% dimming, consult dimming compatibility chart (Link)



MODELS	96W
Length	8.25"
Width	4.10"
Depth	1.56"

Ordering Code In-Ground Power Supplies

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT
PS120-Power Supply, 120VAC PS240-Power Supply, 240VAC PS277-Power Supply, 277VAC	ELV-ELV Dimming (1%)	IG-In Ground	2X96-2X96 Watts	24-24 VDC



MODELS	2X96W
Length	8.40"
Width	8.30"
Depth	8.10"

Power Supplies

See Power Supply instructions and spec sheet for wiring information. For a complete list of compatible dimmers, see Compatible Dimming Chart on the Resources page.

LUTRON®

Luminii is a Lutron OEM Advantage Partner

Lutron Power Supplies 1%

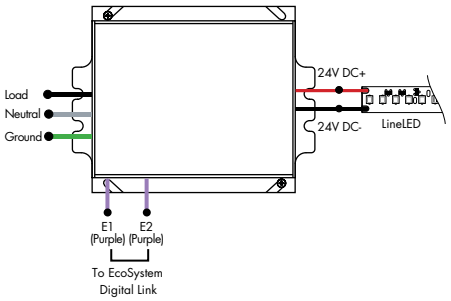
MODEL

L3DA4U1UKL-CV240

Hi-lume™ 1% EcoSystem Voltage LED driver
40W max

MODELS	L3DA4U1UKL-CV240
Length	4.98"
Width	4.00"
Depth	2.62"

L3DA4U1UKL-CV240



LUTRON®

Luminii is a Lutron OEM Advantage Partner

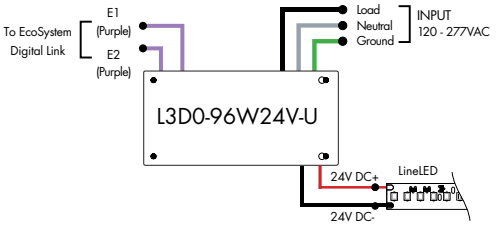
Lutron Power Supplies 0.1%

MODEL

L3D0-96W24V-U

Hi-lume™ 0.1% EcoSystem Voltage LED Driver with Soft-On, Fade-to-Black™
96W max

MODELS	L3D0
Length	10.50"
Width	5.50"
Depth	2.00"

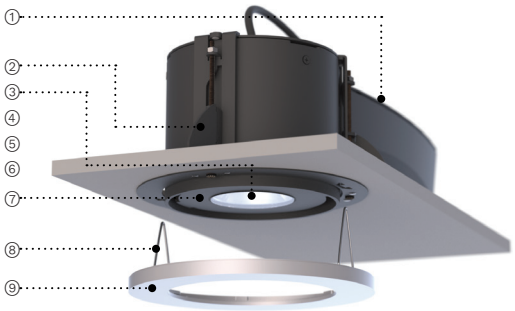


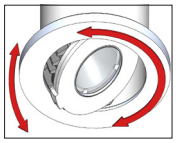
LUMINIS®

OC750
OCULUS
RECESSED

PROJECT NAME: QUANTITY: TYPE:

ORDERING CODE:





① Driver housing with gasketed service door.
② Fixture secured with three locking tabs.
③ Fully sealed cast aluminum light assembly.
④ Sealed cast aluminum lens frame.
⑤ Clear tempered glass lens.
⑥ Faceted specular aluminum reflector.
⑦ Light module with ±30° tilting mechanism allowing forward and back light adjustability. Standard fully adjustable 360° rotation. Regressed light module available as an option.
⑧ Trim secured by two wire springs inserted in slots in the mounting flange.
⑨ Cast aluminum trim available in multiple colors.

OC750

OC750-RG

MATERIALS

Oculus is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%. The main housing is made of seamless extruded aluminum, with an integrally sealed LED light module designed for optimal heat dissipation, and lighting performance. Oculus is standard with a unique proprietary design allowing the sealed LED module to tilt within the housing.

ELECTRICAL DRIVER

120V/277V driver is 0-10V dimming-ready (min. dim to 10%) with 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -40°C/-40°F to 55°C/131°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.
347V/480V driver is 0-10V dimming ready (min. dim to 10%) with operating temperature range of -40°C/-40°F to 55°C/131°F, over current and output short circuit protection.

LED LIGHT ENGINE

Offered in 2700K, 3000K, 3500K & 4000K / 80CRI.
70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21.
Optional Amber LED for turtle sensitive areas.
Wavelengths: 585nm to 597nm.

FINISH

Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP66 from below and above. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

WARRANTY

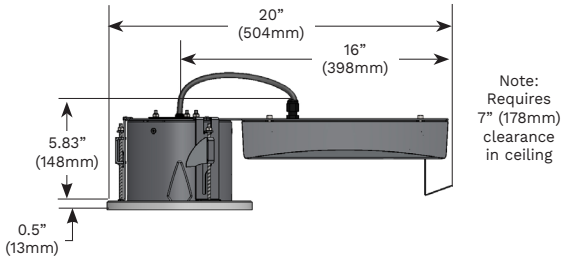
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: https://www.acuitybrands.com/support/warranty/terms-and-conditions

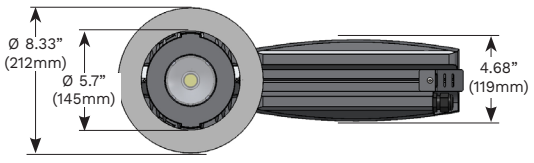
MOUNTING

Remodeling type fixture designed to fit in a Ø 7.5" (191mm) opening on a ceiling 0.5" (13mm) to 1.5" (38mm) thick. Three locking tabs secure frame in the ceiling and trim snaps in place. Locking tabs can be retracted to remove the frame for maintenance. Requires 7" (178mm) clearance in ceiling.
NOTE: Fixture is non-IC rated.

MEASUREMENTS

Maximum weight: 12.2 lbs (5.5 kg)





LUMINIS.COM
Toll free: (866) 586-4647 | Fax: (514) 683-8872 | Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

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ORDERING CODE

*SERIES	*LIGHT OUTPUT	*DISTRIBUTION	*CCT[5]	*VOLTAGE
OC750	Static White **L1L15** 1436 lm / 14w **L1L20** 1964 lm / 20w **L1L35** 3364 lm / 36w True Amber **L1LK2A** 263 lm / 11w[1] **Delivered lumens calculated at 4000K/80CRI except for amber. FLD optic distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs.**	**NR** Narrow optic 15° **FLD** Flood optic 30° **VWD** Very wide optic 52°	**27K** 2700K **30K** 3000K **35K** 3500K **40K** 4000K **AMB** Wavelengths: 585nm to 597nm	**120** 120V **277** 277V **347** 347V **480** 480V **MVOLT** 120V-277V **HVOLT** 347V-480V[6]
	Very Narrow Distribution **L1L15NR** 1401 lm / 24w[2,3] **Delivered lumens calculated at 4000K/80CRI. VNR optic distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs.**	**VNR** Very narrow optic 9°[4]		

CONTROLS	LENS/DIFFUSER	MOUNTING	FUSE	EMERGENCY
DMX DMX/RDM dim to dark 0%[7,8] **RD10** Remote driver 0-10V dimming[11] **RDDMX** Remote driver with DMX[8]	**LSL** Linear spread lens **SL** Solite lens[9]	**CPB** Concrete pour box[10]	**FS** Fuse	**REM7** Remote emergency battery, 90 min, 7W[8,11]

LOUVERS	REGRESSED	TRIM GLASS	*FINISH	ENVIRONMENT
HL Hexcell louver[12]	**RG** Regressed light module[13]	**GL** Trim glass for water ingress protection[14]	**BKT** Jet black **BZT** Bronze **CHT** Champagne **DGT** Gun metal **GRT** Titanium gray **MST** Matte silver **SGT** Steel gray **WHT** Snow white **CMC** Custom matched color[15] **RAL** RAL color[16]	**MG** Marine grade paint[17] **NT** Natatorium suitable[18]

NOTES

*- Denotes a required field
1- Available only with AMB.
2- Available only with VNR distribution option.
3- Not available with 27K or 35K.
4- Field angle 18°.
5- For IDA certification compliance, luminaire must be ordered with 3000K or warmer.
6- Not available with FS.
7- Default dimming curve: Logarithmic. Factory set to address one unless otherwise specified. Refer to DMX Reference Guide for more information (available on website).
8- Not available with 347V, 480V or HVOLT.
9- Lumen conversion factor (LCF) 0.9.
10- Not available with RG or DMX.
11- Remote mount 50ft. 12" (305mm) square enclosure with access cover. Remote enclosure must be interior. Cable between fixture and remote box is provided by others.
12- Not available with GL.
13- Light module color is BKT. Trim color must still be selected, not limited to BKT. Cylindrical housing extended by 1" (25.4mm) for increased cut-off.
14- L1L35 light output with GL option offers 3130 delivered lumens.
15- Contact factory to coordinate custom matching color.
16- Specify RAL number.
17- Marine grade paint for harsh, coastal environment and exposure to salt water. Additional delay required.
18- Available only in WHT and BKT finish.

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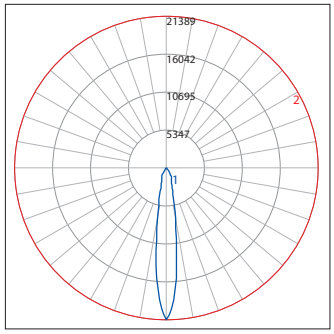
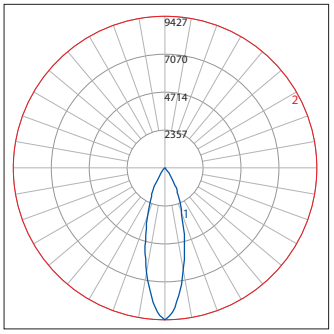
TYPICAL PHOTOMETRY SUMMARY

OC750-L1L35-NR



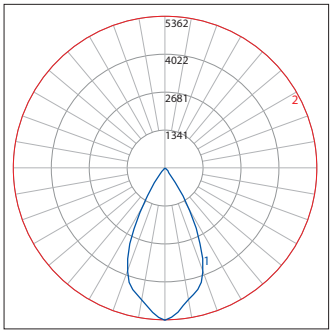
Total Lms: 3358 Lumens
Total Input Watts: 36 W
Efficacy: 93 Lumens/Watt
BUG: B3-U0-G0
CCT/CRI: 4000K/80
Maximum Candela: 21389 @ 0°

OC750-L1L35-FLD



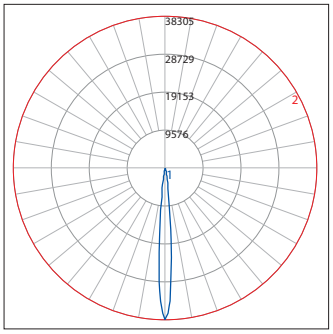
Total Lms: 3364 Lumens
Total Input Watts: 36 W
Efficacy: 93 Lumens/Watt
BUG: B3-U0-G0
CCT/CRI: 4000K/80
Maximum Candela: 9427 @ 0°

OC750-L1L35-VWD



Total Lms: 3583 Lumens
Total Input Watts: 36 W
Efficacy: 99 Lumens/Watt
BUG: B3-U0-G0
CCT/CRI: 4000K/80
Maximum Candela: 5362 @ 0°

OC750-L1L15NR-VNR



Total Lms: 1401 Lumens
Total Input Watts: 24 W
Efficacy: 60 Lumens/Watt
BUG: B2-U0-G0
CCT/CRI: 4000K/80
Maximum Candela: 38305 @ 0°

LUMEN CONVERSION FACTOR (LCF)		
CCT	CRI	LCF
2700K	80	0.91
3000K	80	0.94
3500K	80	0.98
4000K	80	1.00

All Photometry shown use the 80CRI 4000K LEDs.
Please visit our web site www.luminis.com for complete I.E.S. file.

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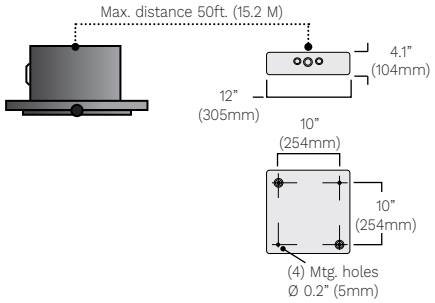
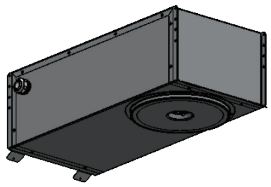
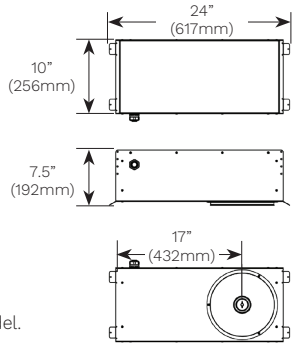
OPTION DETAILS



RD10
Remote mount 50ft - 12" (305mm) square enclosure with access cover. The remote enclosure must be interior. Cable between fixture and remote box is provided by others.
Note: Fixtures requires 8" (203mm) ceiling clearance.





CPB
Concrete pour box for standard model.

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FUNEN

IP68 IK07

TYPE: S10 FUN-50001-W-8030-A51818

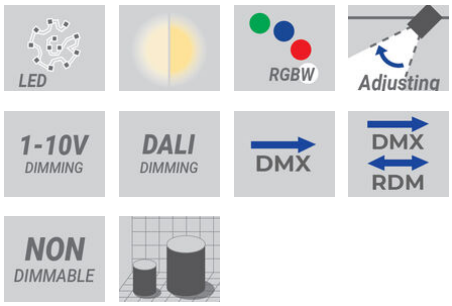
TURTLE FRIENDLY

High-performing adjustable underwater spotlight range. The complete professional underwater system offering RGBW options and extensive source and optic combinations.

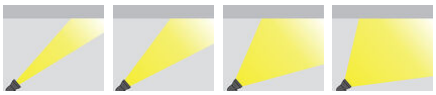
Luminaire Structure

- Stainless steel body in grade 316
- Single cable entry
- Stainless steel fasteners in grade 316
- Durable silicone rubber gasket
- Clear toughened glass
- Remote driver is included for constant current (CC) products and is not IP-rated
- Remote driver is not included for constant voltage (CV) products
- Remote box IP-rated is not included and is to be ordered separately for constant current (CC) products
- Luminaire must be submerged when operational
- Maximum depth 2 m
- Outdoor cable needs to be ordered with a specific length
- Maximum distance of the Remote DMX/RDM decoder is 8 m

Feature



Optic



N M W VW

E

Product colour

00 - Stainless Steel

THAILAND
LIGMAN Lighting Co.,Ltd.
17/2 Moo 4, Monthong, Bang Nam Priao,
24150 Chachoengsao - Thailand
info@ligman.com

Technical information

	Model number	Light source	Power	Lumen	Optic	CCT / CRI	Dimming type	Weight	
Without remote box IP-rated - With remote driver - Constant current (CC) 1400 mA									
FUNEN 4	**FUN-50031**	16 LED	39 W	3172 - 4416 lm	N [10°], M [16°], W [32°], VW [71°], E [11°x43°]	3000K CRI80, 4000K CRI80	On/Off, 1-10V	2.4 kg	
Without remote box IP-rated - With remote driver - Constant current (CC) 2100 mA									
FUNEN 3	**FUN-50021**	9 LED	23 W	1923 - 2437 lm	N [11°], M [17°], W [32°], VW [71°], E [14°x43°]	3000K CRI80, 4000K CRI80	On/Off, 1-10V	1.4 kg	
Without remote box IP-rated - With remote driver - Constant current (CC) 350 mA									
FUNEN 1	**FUN-50001**	1 LED	6 W	250 - 408 lm	N [13°], M [18°], W [28°], VW [63°], E [13°x42°]	3000K CRI80, 4000K CRI80	On/Off, 1-10V	0.4 kg	
Without remote box IP-rated - With remote driver - Constant current (CC) 800 mA									
FUNEN 2	**FUN-50011**	4 LED	11 W	798 - 1068 lm	N [11°], M [17°], W [33°], VW [71°], E [11°x41°]	3000K CRI80, 4000K CRI80	On/Off, 1-10V	0.9 kg	
Without remote driver - Constant voltage (CV) 24 V									
FUNEN 1	**FUN-50003**	1 LED	4 W	211 - 358 lm	N [13°], M [18°], W [32°], VW [63°], E [13°x42°]	3000K CRI80, 4000K CRI80	On/Off	0.4 kg	
FUNEN 2	**FUN-50013**	4 LED	8 W	762 - 984 lm	N [11°], M [17°], W [30°], VW [71°], E [11°x41°]	3000K CRI80, 4000K CRI80	On/Off	0.9 kg	
FUNEN 3	**FUN-50023**	9 LED	21 W	1907 - 2319 lm	N [11°], M [17°], W [32°], VW [71°], E [14°x43°]	3000K CRI80, 4000K CRI80	On/Off	1.4 kg	
FUNEN 4	**FUN-50033**	16 LED	32 W	3276 - 4038 lm	N [10°], M [16°], W [32°], VW [71°], E [11°x43°]	3000K CRI80, 4000K CRI80	On/Off	2.4 kg	
Without remote driver - Constant voltage (CV) 24 V - RGBW									
FUNEN 2	**FUN-50012**	4 LED	10 W	395 - 520 lm	N [13°], M [19°], W [32°], VW [71°], E [13°x42°]	RGBW30, RGBW40	DMX, DMX/RDM	0.9 kg	
FUNEN 3	**FUN-50022**	8 LED	15 W	853 - 1133 lm	N [11°], M [17°], W [32°], VW [71°], E [14°x43°]	RGBW30, RGBW40	DMX, DMX/RDM	1.4 kg	
FUNEN 4	**FUN-50032**	16 LED	20 W	1444 - 1929 lm	N [8°], M [17°], W [26°], VW [65°], E [43°x11°]	RGBW30, RGBW40	DMX, DMX/RDM	2.4 kg	
Without remote driver - With remote DMX/RDM decoder - Constant voltage (CV) 24 V - RGBW									
FUNEN 1	**FUN-50002**	1 LED	4 W	170 lm	M [34°]	RGBW30, RGBW40	DMX, DMX/RDM	0.4 kg	

Accessories

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17/2 Moo 4, Monthong, Bang Nam Priao,
24150 Chachoengsao - Thailand
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FUNEN

	Driver (CV) - On/Off - 36 W - IP67 - 24 V **A34491-ND**	Driver (CV) - On/Off - 60 W - IP67 - 24 V **A34591-ND**	Driver (CV) - On/Off - 100 W - IP67 - 24 V **A34791-ND**	Driver (CV) - On/Off - 150 W - IP67 - 24 V **A34891-ND**	Driver (CV) - On/Off - 200 W - IP67 - 24 V **A34991-ND**	Driver (CV) - On/Off - 350 W - IP67 - 24 V **A35091-ND**	Honeycomb louvre **A52221**
FUN-50001							•
FUN-50002	•	•	•	•	•	•	•
FUN-50003	•	•	•	•	•	•	•
FUN-50011							
FUN-50012	•	•	•	•	•	•	
FUN-50013	•	•	•	•	•	•	
FUN-50021							
FUN-50022	•	•	•	•	•	•	
FUN-50023	•	•	•	•	•	•	
FUN-50031							
FUN-50032	•	•	•	•	•	•	
FUN-50033	•	•	•	•	•	•	

	Honeycomb louvre **A52321**	Honeycomb louvre **A52421**	Honeycomb louvre **A52521**	Remote box IP65 **A61851**	Remote box IP65 **A80191**	Remote box IP65 **A80291**	DALI Control System **Control-DALI**
FUN-50001					•		•
FUN-50002							
FUN-50003							
FUN-50011	•				•		
FUN-50012	•						
FUN-50013	•						
FUN-50021		•				•	•
FUN-50022		•					
FUN-50023		•					
FUN-50031			•	•			•
FUN-50032			•				
FUN-50033			•				

	DMX Control System **Control-DMX**	DMX/RDM Control System **Control-DMX-RDM**
FUN-50001		
FUN-50002	•	•
FUN-50003		
FUN-50011		
FUN-50012	•	•
FUN-50013		
FUN-50021		
FUN-50022	•	•
FUN-50023		
FUN-50031		
FUN-50032	•	•
FUN-50033		

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17/2 Moo 4, Monthong, Bang Nam Priao,
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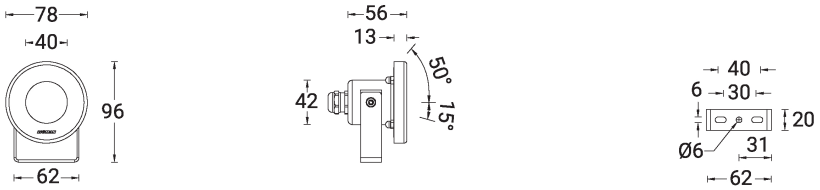
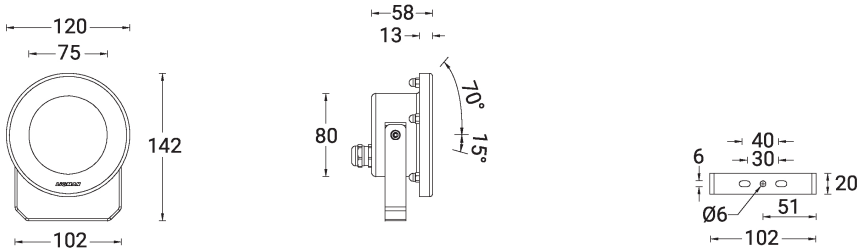
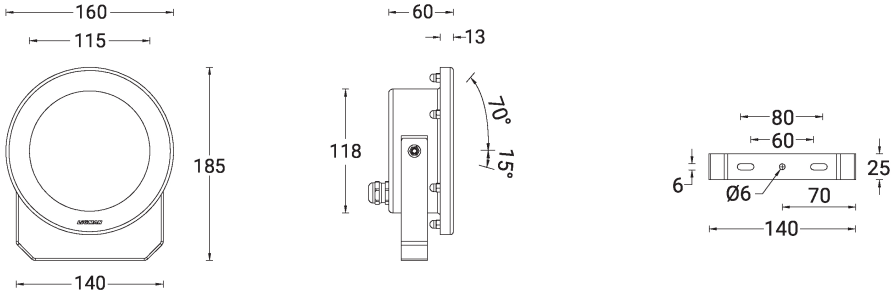
FUN-50001, FUN-50002, FUN-50003



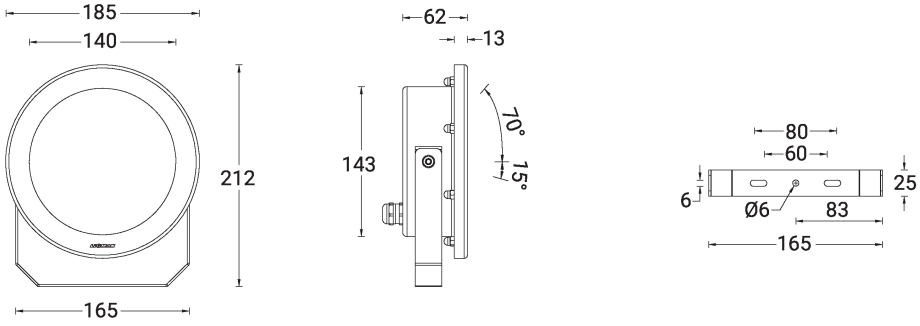
FUN-50011, FUN-50012, FUN-50013



FUN-50021, FUN-50022, FUN-50023



FUN-50031, FUN-50032, FUN-50033



HYDREL

CATALOG NUMBER	4750L 4FT 1000LMF 40K WFL
NOTES	FRIENDS CHURCH - THE HANGAR
TYPE	S11

4750L STATIC WHITE

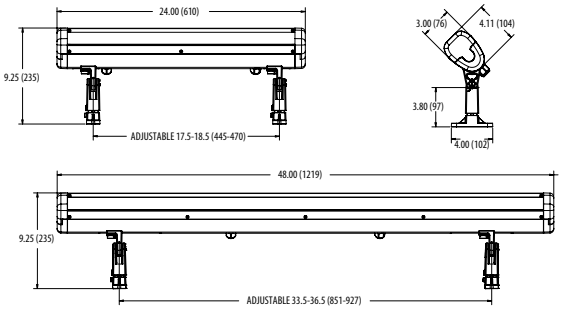
Linear

Specifications

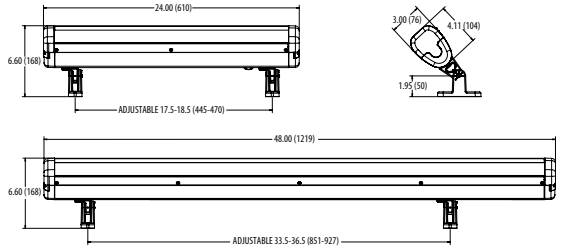
Weight:	4' 17.5lbs
	2' 12.5lbs

DIMENSIONS

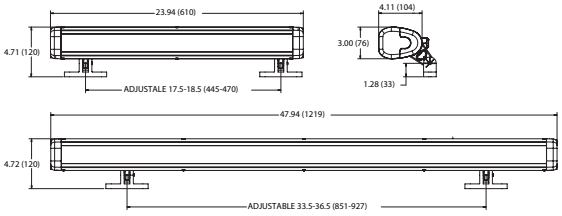
KM MOUNTING



KMS MOUNTING



KMSR MOUNTING
(Rotated Knuckle Mount Foot)



HIGHLIGHTS

- The 4750L delivers industry leading durability, performance and lumen output
- Superior water resistance IP67 with Hydrel "Flow-Thru" technology, water flows around the independently sealed integral driver module and sealed LED module
- Aiming integrity with a fully adjustable and rugged knuckle design using Taper-Lock technology, 7 knuckle mount options available to meet various height and aiming requirements
- Long life in the most demanding environments with low copper content housing materials, stainless steel fasteners, and durable powder coat finish options for Coastal Regions and Natatoriums
- 3G vibration rated per ANCI C136.31
- Integral J- Box option available

5 YEAR warranty

LED

4+ CAPABLE

IP67

BAA

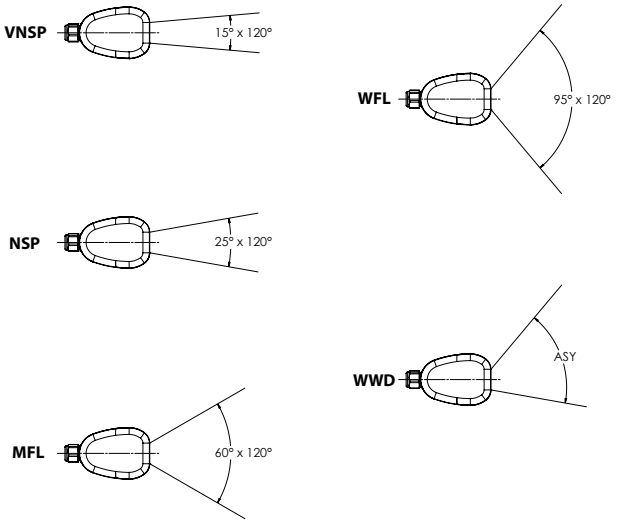
BABA

LUMEN PACKAGES

	VNSP	NSP	MFL	WFL	WWD
Delivered Lumens	6491	6646	7200	7286	6592
Watts	64	64	64	64	64
LPW	102	104	113	114	103
Peak Candela	7650	5961	4242	2683	3998

Note: Information based on 4000K @ 2000LMF on 4FT fixture

STANDARD DISTRIBUTION



ORDERING INFORMATION

EXAMPLE: 4750L 4FT 500LMF 30K MVOLT VNSP KM EA6 ZT CSL10 BL

Model*	Max Fixture Length*	LED Output	LED Color Temperature*	Voltage*	Distribution*	Mounting*
4750L LED Linear Flood	**2FT** 2' (nominal length) **4FT** 4' (nominal length) *Note: 2FT exclude AMBLW* *Note: 2FT exclude INJB*	**500LMF** 500 nominal lumens per foot **1000LMF** 1000 nominal lumens per foot **2000LMF** 2000 nominal lumens per foot **800LMF** 800 nominal lumens per foot *Note: 800LMF for AMBLW only*	**27K** 2700K **30K** 3000K **35K** 3500K **40K** 4000K **50K** 5000K **AMBLW** Amber wavelength 590nm *Note: INJB not avaialble with AMBLW*	**MVOLT** 120-277 volt **347** *347 volt 4ft only*	**VNSP** 15 x 120 degrees **NSP** 25 x 120 degrees **MFL** 60 x 120 degrees **WFL** 95 x 120 degrees **WWD** Wall Wash (Asymmetric)	**KM** Knuckle Mount 45° **KMS** Knuckle Mount Short 45° **KM90** Knuckle Mount 90° **KMS90** Knuckle Mount short 90° **KMR90** Rotated Knuckle Mount 90° **KMSR** Rotated Knuckle Mount Short **KMSR90** Rotated Knuckle Mount Short 90° *Note: KMS, KMS90, KMR90, KMSR and KMSR90 are not available with mounting accessories*

Mounting Accessories	Accessories	Option	Cord Length*	Control Input*	Environmental Options	Finish*
JB4750L Aluminum junction box **MS12** 12" Steel mounting spike **MS18** 18" Steel mounting spike **PSSA** Pedestal Stanchion Splice Access **SMSA__** Stanchion mount splice access. Available 12"-48" in 6" increments *Note: Mounting Spike (MS) is used for fixture mounting only. Seperate junction box is required for power. Hydrel offers JBA/JBB junction box*	**EA6** extended arm 6" **EA12** extended arm 12" **EA18** extended arm 18" **FVSR** Full Visor **HVSR** Half Visor *Note: Full visor includes top and bottom shield.* *Half Visor is top only for all destributions except wall wash which is bottom only.*	**INJB** Integral J-Box *Note: INJB available with 4FT max fixture length, MVOLT and KM mounting only.* *Note: INJB used for direct conduit entry, eliminating cable exposure in ground mounted and building mounted applications.*	**CSL__** 10'-50' of cable available in 5' increments *Note: Cord length is not required with INJB* *Note: Provided with black cord*	**ZT** 0 - 10V **ELV** Reverse Phase **DALI** DALI **DMX** DMX *Note: If 347 exclude ELV and DALI* *2ft exclude DALI and DMX* *Note: INJB only available with ZT and ELV*	**MRE** Marine Environment **NT** Natatorium Construction **CR** Corrision Resistant	**BL** Black Textured **BZ** Bronze Textured **DBLB** Designer Black Textured **DDBT** Designer Bronze Textured **DNAT** Designer Natural Aluminum Textured **GN** Green Textured **GR** Grey Textured **SND** Sand Textured **STG** Steel Gray Textured **TVG** Terra Verde Green Textured **WH** White Textured **DBL** Designer Black Smooth **DDB** Designer Bronze Smooth **DNA** Natural Aluminum Smooth **DWH** Designer White Smooth **CF** Custom Finish **RALTBD** Ral Paint Finishes *Note: RALTBD for pricing only, replace with applicable RAL call out when ready to order. See RALBROCHURE for available options. It is recommended only use textured paint for Hydrel fixtures*

Note: * is a required field

DIMMING CHART

Voltage	Control Input	Min Dimming Level
MVOLT	ZT 0-10V	Dark
MVOLT	ELV Reverse Phase	Dark
MVOLT	DALI	Dark
MVOLT	DMX	Dark
347	ZT	Min1

* Dark - Constant Current Dimming to <1%
* Min1 - Constant Current Dimming to 1%

ELECTRICAL LOAD

			Current (A)				
Light Engines	Drive Current (mA)	System Watts	120	208	240	277	347
500LMF	500	21.1	0.18	0.10	0.09	0.08	NA
1000LMF	1040	42.1	0.35	0.20	0.18	0.15	0.12
2000LMF	1400	65.9	0.55	0.32	0.27	0.24	0.19

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.94	0.85	0.70

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98

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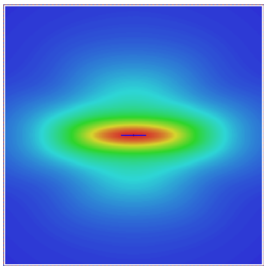
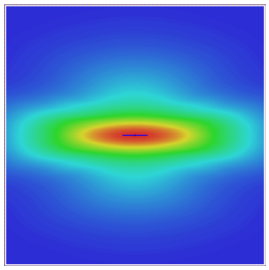
PERFORMANCE DATA


VNSP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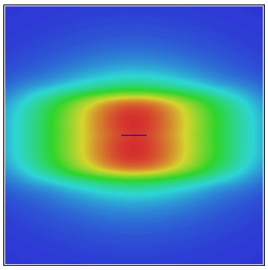
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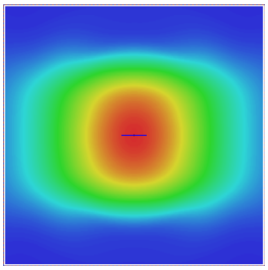
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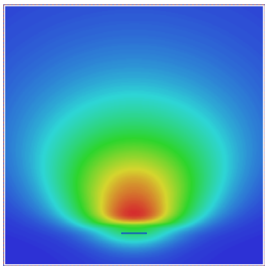
WWD

LUMEN OUTPUT 4' FIXTURE

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Contact factory for performance data on any configurations not shown here.

LED Output	System Watts	Distribution Type	Field Angle		Beam Angle		30K (3000 CCT, 80CRI)			40K (4000 CCT, 80CRI)			50K (5000 CCT, 80CRI)		
			°H	°V	°H	°V	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW
500LMF	21W	VNSP	149.4	50.4	107.0	14.7	2510	2129	102	2770	2350	112	2943	2497	119
		NSP	153.2	78.7	113.6	22.7	1956	2181	104	2158	2406	115	2293	2556	122
		MFL	157.0	83.8	121.5	56.6	1392	2362	113	1536	2607	124	1632	2770	132
		WFL	161.3	109.7	127.4	92.3	880	2390	114	971	2638	126	1032	2803	134
		WWD	155.9	75.3	112.8	49.8	1312	2163	103	1447	2387	114	1538	2536	121
1000LMF	42W	VNSP	149.4	50.4	107.0	14.7	4823	4092	99	5322	4516	109	5655	4798	116
		NSP	153.2	78.7	113.6	22.7	3758	4190	102	4147	4624	112	4406	4913	119
		MFL	157.0	83.8	121.5	56.6	2675	4540	110	2952	5009	121	3136	5322	129
		WFL	161.3	109.7	127.4	92.3	1692	4594	111	1867	5069	123	1983	5386	131
		WWD	155.9	75.3	112.8	49.8	2521	4156	101	2782	4586	111	2955	4873	118
2000LMF	63W	VNSP	149.4	50.4	107.0	14.7	6933	5882	92	7650	6491	102	8128	6896	108
		NSP	153.2	78.7	113.6	22.7	5402	6023	94	5961	6646	104	6333	7062	111
		MFL	157.0	83.8	121.5	56.6	3845	6525	102	4242	7200	113	4508	7650	120
		WFL	161.3	109.7	127.4	92.3	2432	6603	103	2683	7286	114	2851	7741	121
		WWD	155.9	75.3	112.8	49.8	3623	5974	94	3998	6592	103	4248	7004	110

LUMEN OUTPUT 2' FIXTURE

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Contact factory for performance data on any configurations not shown here.

LED Output	System Watts	Distribution Type	Field Angle		Beam Angle		30K (3000 CCT, 80CRI)			40K (4000 CCT, 80CRI)			50K (5000 CCT, 80CRI)		
			°H	°V	°H	°V	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW
500LMF	11W	VNSP	149.2	52.4	107.7	14.6	1116	988	99	1231	1091	109	1308	1159	116
		NSP	150.0	69.7	112.3	19.9	973	999	100	1074	1103	110	1141	1172	117
		MFL	155.3	83.7	118.1	56.0	650	1078	108	717	1190	119	762	1264	127
		WFL	161.0	109.1	124.6	91.5	430	1117	112	474	1232	123	504	1309	131
		WWD	155.4	73.1	111.0	48.9	581	970	97	641	1070	107	681	1137	114
1000LMF	21W	VNSP	149.2	52.4	107.7	14.6	2269	2010	94	2504	2218	103	2661	2357	110
		NSP	150.0	69.7	112.3	19.9	1978	2032	95	2183	2242	105	2320	2383	111
		MFL	155.3	83.7	118.1	56.0	1322	2193	102	1459	2420	113	1550	2571	120
		WFL	161.0	109.1	124.6	91.5	874	2271	106	964	2505	117	1025	2662	124
		WWD	155.4	73.1	111.0	48.9	1182	1972	92	1304	2176	101	1386	2312	108
2000LMF	32W	VNSP	149.2	52.4	107.7	14.6	3305	2928	90	3647	3231	99	3875	3432	106
		NSP	150.0	69.7	112.3	19.9	2882	2960	91	3180	3266	101	3379	3470	107
		MFL	155.3	83.7	118.1	56.0	1925	3194	98	2125	3524	109	2257	3745	115
		WFL	161.0	109.1	124.6	91.5	1273	3307	102	1464	3649	112	1492	3877	119
		WWD	155.4	73.1	111.0	48.9	1722	2871	88	1900	3169	98	2018	3367	104

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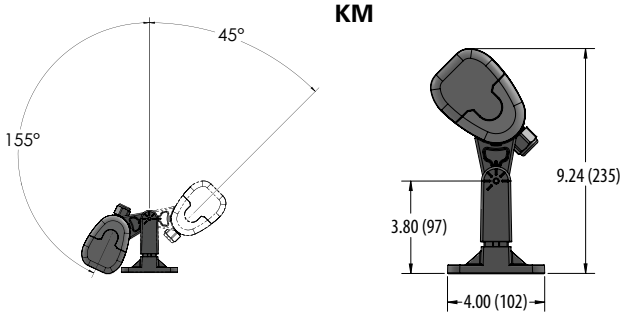
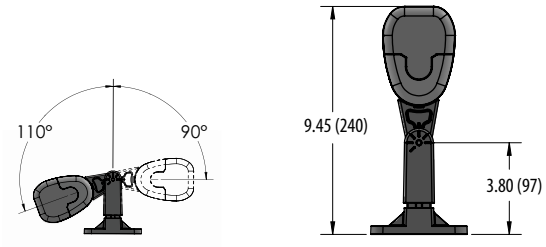
MOUNTING OPTIONS

KNUCKLE MOUNTING AND AIMING DETAILS

KM



KM90



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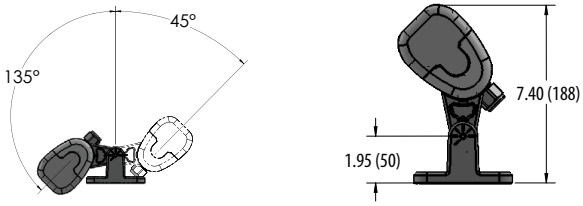

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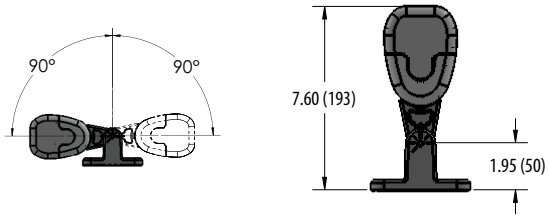
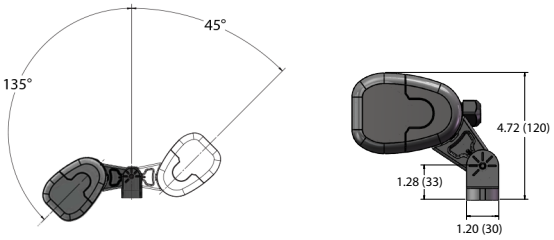
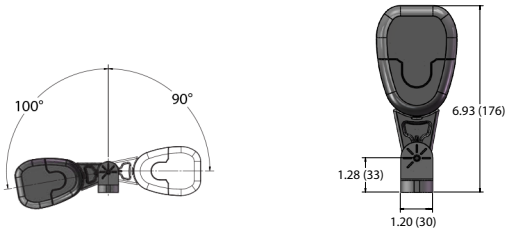


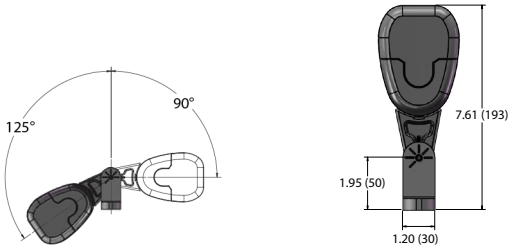
KMSR



KMSR90



KMR90



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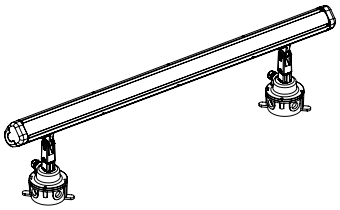
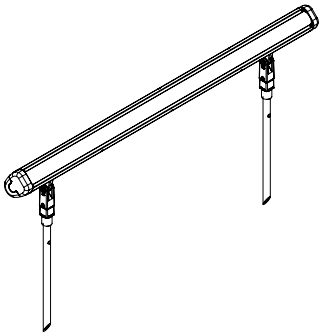
MOUNTING ACCESSORIES

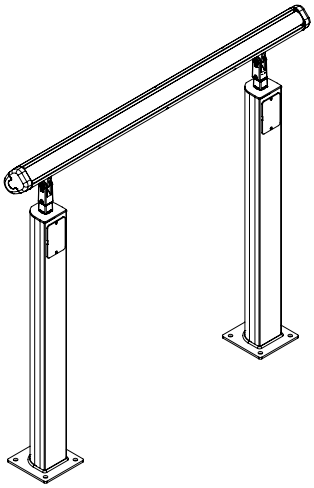
MOUNTING ACCESSORIES - is supplied with 1/2" NPS adaptor. Suitable for ground mounting.



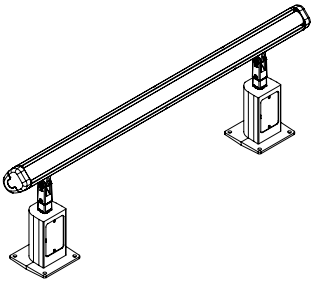
JB4750L Junction Box



MS12 Mounting splice available in 12" and 18"

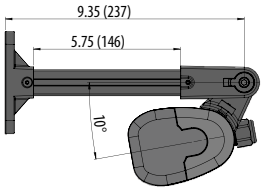


SMSA12 Mounting available in 12"-48" in 6" increments

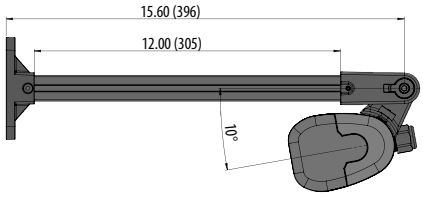


PSSA Mounting

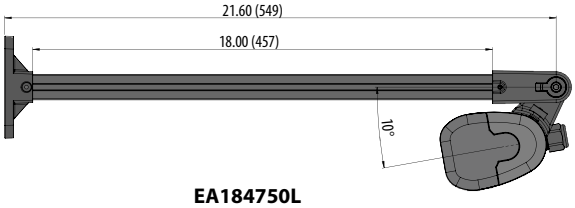
EXTENDED ARM Suitable for wall or surface mount



EA64750L



EA124750L



EA184750L

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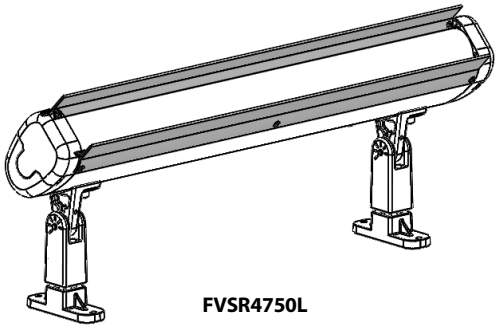
EXTERNAL ACCESSORIES

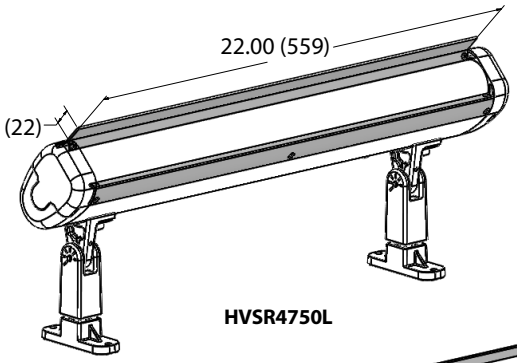
VISORS

FULL VISOR is supplied with top and bottom visor.

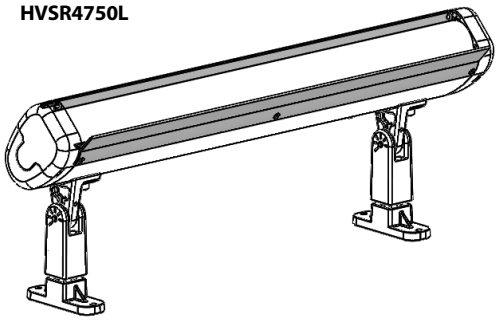


FVSR4750L

HALF VISOR are factory installed on top side except for wall wash distribution which is installed on the bottom.
Visors: Can be field installed and moved from top to bottom if desired.

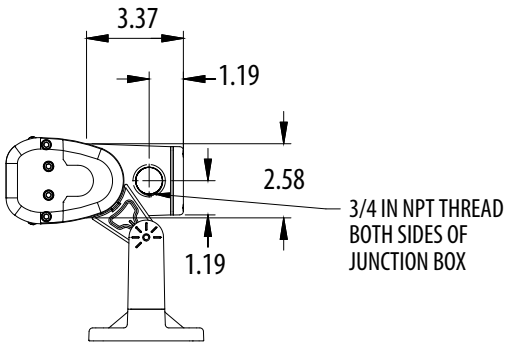


HVSR4750L

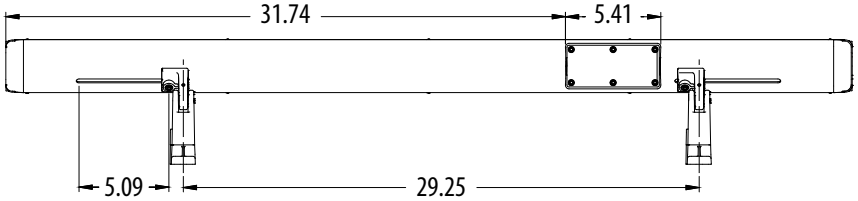


4750L WITH INTEGRAL J-BOX

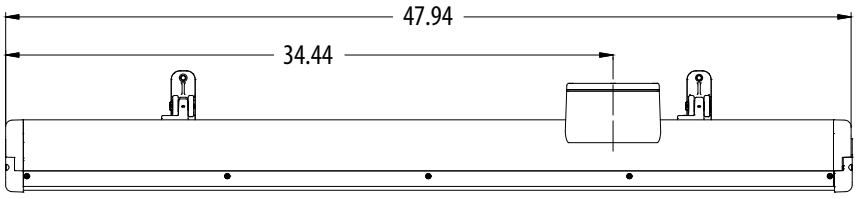
INJB used for direct conduit entry, eliminating cable exposure in ground mounted and building mounted applications.



RIGHT VIEW



BACK VIEW



TOP VIEW

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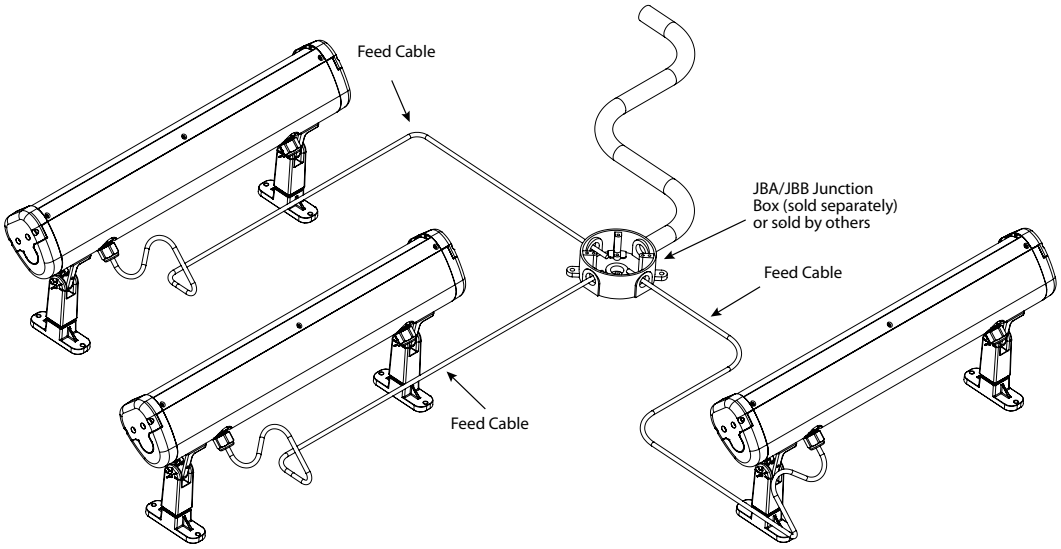
Phone: 800-705-SERV (7378) • www.hydrel.com

WIRING AND LAYOUT DESIGN

INDIVIDUAL RUN LAYOUT



Feed Cable Wiring Detail - Static Fixture

Black	Line
White	Neutral
Green	Ground
Orange/Violet	0-10VDC + (only required if 0-10VDC)
Yellow/Gray or Pink	0-10VDC - (dimming system is used)
Red	Not used

SPECIFICATIONS AND FEATURES

MATERIAL: Copper free die cast aluminum and corrosion resistant extruded aluminum. All stainless steel fastners.

LIGHT SOURCE: CCT 27K, 30K, 35K, 40K, 50K, 80CRI, AMBLW limited wavelength 590nm. All within 3 MacAdam ellipses.

VOLTAGE: MVOLT 120-277 or 347 (4ft only.)

DISTRIBUTION: VNSP (10x), NSP (20x), MFL (55x), WFL (100x), WWD (wall wash Asymmetric)

LENS: High clarity acrylic, superior UV resistant.

MOUNTING: Seven (7) knuckle mount style options are available to meet a variety of application requirements for fixture height and range of aiming adjustability: KM (Knuckle Mount 45°), KMS (Knuckle Mount Short 45°), KM90 (Knuckle mount 90°), KMS90 (Knuckle mount short 90°), KMSR (Rotated Knuckle Mount Short 45°), KMR90 (Rotated Knuckle Mount 90°), or KMSR90 (Rotated Knuckle Mount Short 90°). Mounting feet are either perpendicular (KM, KMS, KM90, KMS90) or parallel (rotated) to the fixture length (KMSR, KMR90, KMSR90).

FINISH: Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climates without cracking or peeling.

CORD DETALS: Provided with black cord MVOLT - 18-6 SJTOW 10ft. length. 347 - 16-5 STW 10ft. length.

LISTING: cCSAus, MRE (marine Environment) is listed to UL1598a. IP67 rated.

ENVIRONMENT: Suitable for outdoor wet location applications. Suitable for indoor, non-IC rated applications, maximum 40° C and minimum -20° C ambient operating temperatures.

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY: 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Consult factory for details.

NOTE: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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Agenda Item

Design Review Committee

Item #: 4.2. 12/17/2025 **File #:** 25-0695

TO: **Chair and Members of the Design Review Committee**

THRU: **Hayden Beckman, Planning Manager**

FROM: **Angelo Huang, Assistant Planner**

1. SUBJECT

A request to remodel the interior, add 493 square-feet, and relocate an existing single-family home located in the Old Towne Historic District, at 629 E. Washington Avenue. (Design Review No. 5153).

2. SUMMARY

The applicant proposes to move an existing single-story residence approximately 15 feet to the south, remodel, and add 493 square feet to a structure located on a contributing property within in the Old Towne Historic district at 629 E. Washington Avenue.

3. RECOMMENDED ACTION

Approve Design Review No. 5153.

4. BACKGROUND INFORMATION

Applicant: Lorena Lopez | Truplans

Owner: Karol and Rafael Monterrey

Property Location: 629 E. Washington Avenue

General Plan Designation: Low Density Residential 2-6 du/ac (LDR)

Zoning Classification: Single Family Residential 6,000 square feet (R-1-6)

Existing Development: 608-square-foot single family residence with a detached garage

Associated Application: SP-1176

Previous DRC Project Review: None

5. PROJECT DESCRIPTION

This project includes:

- Relocation of the existing home southerly towards the front of the property to accommodate the addtion to the rear, as well as to maintain a similar setback to the neighboring properties.
- Single-story addition of 493 square feet behind the single-family home. The addition includes one additional master bedroom and one additional bathroom. The addition will also include a new kitchen.

- Interior remodel of 279 square feet to accommodate better circulation throughout the home and the new addition.
- Demolition of unpermited additions and detached accessory structures.

6. EXISTING SITE

The site is developed a 608-square-foot cottage style vernacular home and 476-square-foot detached garage. The home features a front facing porch façade and simple massing. The exterior materials consists of horizontal wood channel siding, low-pitched cross-gable composition roof, and shallow, open eaves. The home also has a unique 34-foot 4-inch existing front yard setback. The historical report states that multiple major alterations have been made to the property which includes addtions to the side and rear of the home as well as the garage in the rear. The home was constructed circa 1909 and is a contributor to the Old Towne Historic District.

7. EXISTING AREA CONTEXT

The building is located on the 600 block of East Washington Avenue between Shaffer and Harwood Street and outside of the Downtown Plaza Core. The surrounding properties on the block consist of single-family homes. The block consists of several contributing properties, and the average Floor Area Ratio (FAR) of the block is about 0.31 percent.

8. ANALYSIS OF THE PROJECT

Item 1: Relocation of the Existing Home

The project proposes the relocation of the existing home approximately 14 ft. 4 in. towards the south to be more in line with the front setback of the neighboring properties. This relocation also allows the applicant to have their addition in the rear of the home rather than in front of the home which aligns with the Historic Preservation Design Standards to minimize the visibility of additions. The Historic Resource Assessment also supports the relocation of the structure, as the specific location of the building is not a defining feature of the Old Towne Historic District as a resource. The relocation would therefore be more consistent with the district as a resource.

Item 2: Addition to Home

The project includes a 493 square-foot addition to the rear of the home. The addition includes a new master bedroom, bedroom, and kitchen. The overall height of the addition will be subordinate to the existing structure, and the materials will be consistent with the existing. The addition's exterior will be composed of 6-inch wood siding in contrast to the existing 4-inch siding, Milgard wood windows and doors, and a composite roof to match. The addition also proposed small insets to distinguish the point of the original structure and the addition.

Item 3: Removal/Reversal of Unpermitted Work

Staff and the Historic Resource Assessment identified several unpermitted structures and conversion of the garage. This project proposes to remove or revert the new or existing structures to its originally approved state to meet code compliance for the project.

The project meets all City of Orange code requirements for the underlying zoning. Staff recommend that the Design Review Committee (DRC) approve the proposal.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project on or before December 4, 2025, and the site was posted with a notice on or before that date.

11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15303 (Class 3 - New Construction or Conversion of Small Structures) because the project consists of a small addition to an existing single-family home. There is no environmental public review required for a Categorical Exemption.

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Based on the following Findings and statements in support of such Findings, staff recommends the DRC make a final determination on the proposed project with recommended conditions (Orange Municipal Code 17.10.070.G).

1. In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for the project.

   The proposed project is in conformance with the Historic Preservation Design Standards (HPDS), which are the prescriptive design criteria for projects within the Old Towne Historic District. The proposed rear addition is subordinate to the existing building and is not visible from the street. It is compatible with the mass, scale, and roof form of the historic building and would not affect the appearance of the Historic District. The relocation of the existing structure would not negatively impact the district as the relocation will remain on the property and have a front setback that is more consistent with the neighborhood.

2. In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines.

   The project is in conformance with the HPDS. Projects found to be in conformance with the HPDS are generally considered to be in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

3. The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings.

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13. CONDITIONS

The approval of this project is subject to the following conditions:

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans (date stamped approved December 17, 2025, and in the project case file), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. After the application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting. If the Community Development Director determines that any proposed change is substantial, he may refer the plans to the Design Review Committee for subsequent review and determination.

2. The applicant agrees, as a condition of City's approval of Design Review No. 5153, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.

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14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 DPR Form
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Agenda Item

Design Review Committee

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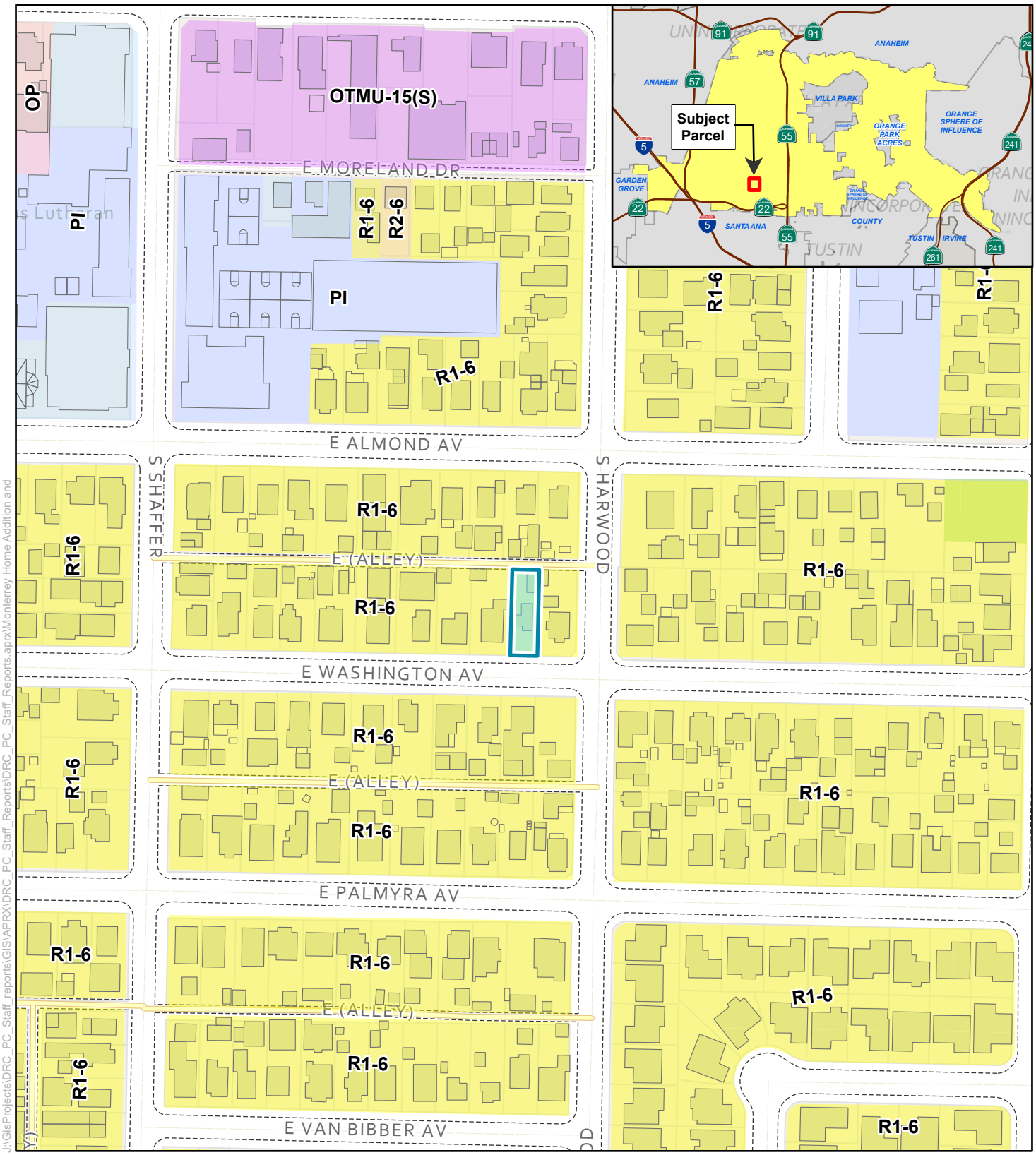


City of Orange
Geographic Information System

Legend

- Parcels
- Subject Parcel
- OP
- PI
- R1-6
- R2-6
- OTMU-15(S)

DRC-5153, SP-1176
629 E. Washington Avenue
Zoning: R1-6

N W E S

0 100 200 Feet

11/20/2025

Source: City of Orange (2025), Eagle Aerial (2022)

CITY OF ORANGE

VICINITY MAP
MONTERREY HOME ADDITION AND REMODEL

J:\GisProjects\DRC_PC_Staff_reports\GIS\APRX\DRC_PC_Staff_Reports.aprx\Monterrey Home Addition and

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # 30-159254
HRI # 038620
Trinomial ORA
NRHP Status Code 1D
Other Listings:
Review Code: **Reviewer:** **Date:**

***Resource Name or #:** (Assigned by Recorder) WASHINGTON_E_629__APN_390-431-13

P1. Other Identifier:

***P2. Location:** ☐ Not for Publication ☑ Unrestricted

***a. County:** Orange **and** (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad:** **Date:** **T** ; **R** ; 1/4 of 1/4 of **Sec** ; **B.M.**

c. Address: 629 - E WASHINGTON AVE ,# **City:** Orange **Zip:** 92866

d. UTM: (Give more than one for large and/or linear resources) **Zone** ' **mE/** **mN**

e. Other Locational Data:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boudnaries. Continues on Pg.3.)

Materials: Frame - Wood siding

A single-story clapboard bungalow with a multi-gable roof fashioned in an L-plan. The short leg of the ell results in a front-facing gable porch overhang and is supported by wood posts.

***P3b. Resource Attributes:** (List attributes and codes) (HP2)--Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☑ Element of District ☐ District ☐ Other (Isolates, etc.)

P5b. Description of Photo: 2005
(View, date, accession #)

***P6. Date Constructed/ Age and Source:**

1914

☑ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

***P8: Recorded by:** (Name, affiliation, and address)

D. Gest, P. LaValley, D. Matsumoto

Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

***P9. Date Recorded:**

April, 2005

***P10. Survey Type:** (Describe)

Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey. AEGIS (1991) Historic Building Inventory Update. Heritage Orange County, Inc. (1982) Orange Historic Survey.

***Attachments:** ☐ NONE ☐ Location Map ☑ Continuation Sheet(s) ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California - The Resources Agency **Primary #** 30-159254
DEPARTMENT OF PARKS AND RECREATION **HRI #** 038620
BUILDING, STRUCTURE, AND OBJECT RECORD ***NRHP Status Code** 1D

***Resource Name or #:** (Assigned by Recorder) WASHINGTON_E_629__APN_390-431-13

B1. Historic Name: Unknown

B2. Common Name:

B3. Original Use: RES **B4. Present Use:** RES

***B5. Architectural Style:** Bungalow

***B6. Construction History:** (Construction date, alterations, and date of alterations) **Date of Construction:** 1914 ☑ Historic ☐ Prehistoric ☐ Both

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

***B9. Architect or Builder:** Unknown

***B10. Significance:** **Theme:** Architecture **Area:** City of Orange **Property Type:** Residence

Period of Significance: Old Towne: Early Settlement (c. 1870 - 1920) **Applicable Criteria:** AC

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)

Structural Integrity: Fair Condition - No apparent change to original structure.

Site Integrity:

Opportunities:

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Orange Daily News.

B13. Remarks: (Continues on Pg.3.)

Status change since 1991 Survey: None.

(Sketch Map with North arrow required.)

***B14. Evaluator:** Robert Chattel

***Date of Evaluation:** September, 2005

(This space reserved for official comments.)

State of California - The Resources Agency	Primary #	30-159254
DEPARTMENT OF PARKS AND RECREATION	HRI #	038620
CONTINUATION SHEET	Trinomial	ORA

***Resource Name or #:** (Assigned by Recorder) WASHINGTON_E_629__APN_390-431-13

Recorded by:

D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Date Recorded: April, 2005

☑ Continuation ☐ Update

Years Surveyed: 1982, 1991, 2005

Description of Photo: 1991

Listed in National Register: 1997

General Plan:	LDR	**# of Buildings:**	1
Planning Zone:	R-2-6	**# of Stories:**	1
Lot Acre:	0.1156	**# of Units:**	1
Principal Building Sqft:	482		

B6. Construction History (Continued from Pg.2):

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

MONTERREY RESIDENCE

RELOCATE, REMODEL, AND ADDITION

629 E WASHINGTON AVE,
ORANGE, CA 92866

FAR & SETBACK:

ADDRESS ON WASHINGTON AVE:	505 E	513 E	521 E	535 E	539 E	547 E	605 E	615 E	623 E	629 E	637 E
NUMBER OF STORIES:	1	1	2	1	1	1	1	1	2	1	1
APPROXIMATE SETBACK*:	17'	14'	16'	13'	11'	12'	17'	11'	16'	40'	24'
BED/BATH COUNT*	2/1	2/2	2/1	1/1	1/1	2/2	2/1	2/2	4/2	2/1	2/1
HOUSE FOOTPRINT (SF)	3,605	2,716	2,730	2,182	3,158	3,577	3,059	2,110	2,205	1,186	2,205
LOT SIZE (SF)	4,380	6,350	6,350	6,350	7,620	7,620	7,620	6,350	7,620	5,079	7,105
FAR	0.82	0.43	0.43	0.34	0.41	0.47	0.40	0.33	0.29	0.23	0.31

NEIGHBORHOOD SETBACK RANGE:	11' - 24'
PROJECT EXISTING SETBACK	40'
PEOPOSED NEW SETBACK	20'

NEIGHBORHOOD FAR RANGE:	0.31 - 0.82
PROJECT EXISTING FAR:	0.23
PROJECT PROPOSED FAR:	0.34

(1) NOTE THAT THE FAR NUMBER CALCULATION IS CALCULATED FROM ALL ENCLOSED STRUCTURE BASED ON THE BEST ESTIMATE.
(2) (3) APPROXIMATE SETBACK WERE DERIVED FROM EXISTING RECORDS THAT ARE PUBLICLY ACCESSIBLE.

ADDRESS ON WASHTINGTON AVE:	504 E	514 E	524 E	532 E	540 E	548 E	604 E	610 E	622 E	630 E	268 S HARWOOD ST
NUMBER OF STORIES:	1	1	2	1	1	1	1	1	2	1	1
APPROXIMATE SETBACK*:	18'	16'	15'	15'	15'	15'	10'	10'	15'	15'	15'
BED/BATH COUNT*	3/1	2/-	2/1	6/-	3/2	3/2	1/1	2/1	3/-	2/1	1/1
SF OF HOUSE (SF)*	2,871	1,571	3,040	2,225	1,899	2,614	1,403	2,590	2,143	3,555	2,135
LOT SIZE (SF)	7,117	6,250	6,250	6,250	6,250	7,500	7,500	6,250	6,250	6,233	7,500
FAR	0.40	0.25	0.49	0.36	0.26	0.35	0.19	0.41	0.34	0.57	0.28

NEIGHBORHOOD SETBACK RANGE:	10' - 18'
PROJECT EXISTING SETBACK	40'
PEOPOSED NEW SETBACK	20'

NEIGHBORHOOD FAR RANGE:	0.19 - 0.66
PROJECT EXISTING FAR:	0.23
PROJECT PROPOSED FAR:	0.34

CONCLUSION:

BASED ON THE NEIGHBORHOOD DIAGRAM, THE PROPERTY AT 629 E WASHINGTON AVE CURRENTLY HAS AN EXCEPTIONALLY DEEP FRONT SETBACK COMPARED TO ALL OTHER HISTORICAL STRUCTURES IN THE NEIGHBORHOOD. THE PROPOSED PLAN SEEKS TO SHIFT THE STRUCTURE FORWARD SO THAT THE FRONT SETBACK—MEASURED FROM THE FRONT PROPERTY LINE TO THE FRONT PORCH POST—IS 20 FEET. THIS DISTANCE ALIGNS WITH THE AVERAGE SETBACK RANGE OBSERVED AMONG NEIGHBORING PROPERTIES. RATHER THAN COMPROMISING THE HISTORICAL INTEGRITY OF THE AREA, WE BELIEVE THIS ADJUSTMENT WILL CREATE A MORE COHESIVE AND HARMONIOUS STREETSCAPE THAT BETTER REFLECTS THE ESTABLISHED CHARACTER AND FRONTAGE OF THE NEIGHBORHOOD.

N

EXISTING SITE PLAN - NEIGHBORHOOD DIAGRAM

SCALE: N.T.S.

DIGALERT

DIAL **811**

CONTACT DIGALERT PRIOR TO ANY EXCAVATION. SUBMIT A REQUEST AT LEAST TWO (2) DAYS PRIOR TO DIGGING.

CITY NOTES:

CITY OF ORANGE NOTES:

1) **COMPLETION OF PROJECT** - THE MAXIMUM TIME TO COMPLETE CONSTRUCTION ON A PROJECT IS LIMITED TO THREE (3) YEARS FROM THE DATE OF THE PERMIT FOR ALL PERMITS ISSUED AFTER AUGUST 21, 2019 AS REQUIRED BY NBMC SECTION 15.02.095

2) **ENCROACHMENT PERMIT** - AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHING THE PUBLIC RIGHT-OF-WAYIS THE ONLY COMPANY PERMITTED TO RENT BINS IN THE CITY OF ORANGE FOR CONSTRUCTION AN DDEMOLITION PROJECTS

3) **ENCROACHMENT PERMIT INSPECTION BEFORE ISSUANCE OF BUILDING FINAL** - A PUBLIC WORKS DEPARTMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING PEARTMENT PERMIT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WRKS DEPARTMENT INSPECTION , IF ANY OF THE EXISTING PUBLIC IMPROVEMENTSSURROUNDING SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEY/STREET PAVEMENT WILL BE REQUIRED. ADDITIONALLY, IF EXISTING UTILITIES INFRASTRUCTURE ARE DEEMED SUBSTANDARD, A NEW 1-INCH WATER SERVICE, WATER METER BOX, SEWER LATERAL AND/OR CLEANOUT WITH BOX AND LID WILL BE REQUIRED. 100% OF THE COST SHALL BE BORNE BY THE PROPERTY OWNER (MUNI. CODES 14.24.020 & 14.08.030). SAID DETERMINATION AND THE EXTENT OF THE RECONSTRUCTION WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR. CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE PUBLIC RIGHT OF WAY AT ALL TIMES DURING THE CONSTRUCTION PROJECT. A STOP WORK NOTICE MAY BE ISSUED FOR ANY DAMAGE OR UNMAINTAINED PORTION OF THE PUBLIC RIGHT OF WAY.

4) **ENCROACHMENT AGREEMENT REQUIRED** - AN ENCROACHMENT AGGREEMENT IS REQUIRED FOR ALL NON-STANDARD IMPROVEMENTS WITIN THE PUBLIC RIGHT OF WAY. ALL NON-STANDARD IMPROVEMENTS SHALL COMPLY WITH CITY COUNCIL POLICY L-6.

5) **WATER IN PUBLIC RIGHT OF WAY** - ALL WORK RELATED TO WATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-34 LICENSED PIPELINE CONTRACTOR OR AN A LICENCED GENERAL ENGINEERING CONTRACTOR

6) **WASTEWATER IN PUBLIC RIGHT OF WAY** - ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN A LICENCESED GENERAL ENGINEERING CONTRACTOR.

LOT COVERAGE:

ZONING INFORMATION:

ZONE: R-1-6

SETBACKS:
FRONT: 20' MIN. S/B
REAR: 20' MIN. S/B
SIDE: 5' MIN. S/B, BOTH SIDES

ROOM COUNT:

EXISTING	NEW
2-BED / 1-BATH	3-BED / 2-BATH

EXISTING DATA: LIVING = 480 SF
GARAGE = 519 SF (EXIST. DETACHED 2-CAR GARAGE)

LOT COVERAGE: **(60% MAX)**

LOT SIZE	EXISTING	PROPOSED
5,079 SF	1,186 / 5,079 = 23%	1,620 / 5,079 = 32% < 60%

FAR: GROSS FLOOR AREA / LOT AREA = (1186+519) / 5,079 = 0.34

PROJECT DATA

OCCUPANCY GROUP:	R-3/U
TYPE OF CONSTRUCTION:	VB
NUMBER OF STORIES:	1
LOT NO.:	24 / A
TRACT NO:	- -
A.P.N.:	390-431-13
FIRE SPRINKLERS:	NO
ZONING:	R-1-6
ROOM COUNT:	2-BED / 1-BATH (EXISTING) 3-BED / 2-BATH (PROPOSED)
VHFHSZ:	NO

ORANGE POLICE RESIDENTIAL REQUIREMENTS

THE CITY OF ORANGE MUNICIPAL CODE SECTION 15.52 REQUIRES THAT ALL BUILDING WITHIN THE CITY MEET SPECIFIC SECURITY STANDARDS (ORD. #6-18). THE FOLLOWING ITEMS SHALL BE REQUIRED ON ANY NEW OR REMODELED RESIDENCE:

SOLID BACKING ON WOOD DOOR FRAMES AT LOCK MECHANISM
STRIKE PLATE-16 GAUGE
SCREWS-MINIMUM 3" IN WOOD FRAME JAMBS
OPERABLE WINDOWS-SLIDING DOORS SHALL BE PASSED A C.M.B.S.O. FORCED ENTRY TEST
EXTERIOR DEADBOLT DOOR LOCKS (INCLUDING DOOR FROM GARAGE TO RESIDENCE) SHALL COME FROM CURRENT CITY OF ORANGE APPROVED PRODUCTS LIST (OR EQUIVALENT)
EXTERIOR PAIR OF DOORS REQUIRES 5/8 INCH FLUSH BOLTS AT HEAD & THRESHOLD
MINIMUM 180° DOOR VIEWER REQUIRED AT EXTERIOR FRONT DOOR
ADDRESS NUMBERS MINIMUM 4", ILLUMINATED DURING ALL HOURS OF DARKNESS
(TO AID FIRST RESPONDERS, ALL ADDRESSING MUST BE EASILY VISIBLE FROM THE STREET AND PROVIDE A CLEAR PATH OF TRAVEL SHOWN FROM STREET TO ACCESSORY DWELLING UNIT)
LIGHTING FOR MULTI-FAMILY BUILDINGS: PARKING-1 FOOT-CANDLE. WALKWAYS-.50 FOOT-CANDLE

THE RECOMMENDATIONS FOR REHABILITATION AND NEW CONSTRUCTIONS MADE BY HRG SHALL BE IMPLEMENTED INTO THE PROJECT.

ABBREVIATIONS

ABV	ABOVE	EQ	EQUAL	TEMP'D	TEMPERED
AFF	ABOVE FINISHED FLOOR	F.O.F.	FACE OF FINISH	T.M.E.	TO MATCH EXISTING
BLW	BELOW	F.O.S.	FACE OF STUD	T.O.	TOP OF
B.O.	BOTTOM OF	FDN	FOUNDATION	O.H.	OVERHANG
CL	CENTER LINE	FR.DR.	FRENCH DOOR	VIF	VERIFY IN FIELD
CLG	CEILING	FTG	FOOTING	VLTD	VAULTED
CLR	CLEAR	GYP. BD.	GYPSUM BOARD	WC	WATER CLOSET
C.TOP	COUNTERTOP	LOC	LOCATION	WD.	WOOD
Ø	DIAMETER	STD	STANDARD	WIC	WALK-IN CLOSET
EP	ELECTRICAL PANEL	SVC	SERVICE	WM	WATER METER

GENERAL NOTES:

1. WORK PERFORMED SHALL COMPLY WITH THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON THE PLAN.

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH:

2022 CALIFORNIA RESIDENTIAL CODE	**2022 CRC**
2022 CALIFORNIA BUILDING CODE	**2022 CBC**
2022 CALIFORNIA PLUMBING CODE	**2022 CPC**
2022 CALIFORNIA MECHANICAL CODE	**2022 CMC**
2022 CALIFORNIA ELECTRIC CODE	**2022 CEC**
2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL	**2022 CEES**
2022 GREEN BUILDING STANDARDS CODE	**2022 GBSC**

MUNICIPAL CODE AS ADOPTED BY THE CITY OF ORANGE.

3. ALL WORK TO COMPLY WITH ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.

4. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK.

6. THE PROPERTY OWNER SHALL BE NOTIFIED IMMEDIATELY BY THE CONTRACTOR, SHOULD ANY DISCREPANCIES OR OTHER QUESTIONS ARISE PERTAINING TO THE WORKING DRAWINGS DURING CONSTRUCTION OR BIDDING.

7. SEPARATE PERMIT(S) IS/ARE REQUIRED FOR ACCESSORY BUILDING, SWIMMING POOL, RETAINING WALL, WALLS OVER 3 FEET, PATIO COVERS, DEMOLITION, ETC.

8. SETBACKS WERE MEASURED FROM EXISTING STRUCTURES TO ASSUMED PROPERTY LINES. CONTRACTOR SHALL VERIFY ALL SETBACKS PRIOR TO CONSTRUCTION. IF THERE IS A DISCREPANCY WITH THE SETBACKS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE PROPERTY OWNER AND DESIGNER PRIOR TO CONSTRUCTION.

9. FIRE SPRINKLER DRAWINGS (WHEN APPLICABLE) ARE A SEPARATE SUBMITTAL TO THE FIRE DEPARTMENT.

10. BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE VISIBLE AND LEGIBLE FROM THE STREET. (CBC 501.2).

11. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

12. FOR SINGLE-FAMILY DWELLINGS AND DUPLEXES ARE NOT CHECKED FOR PLUMBING, MECHANICAL AND ELECTRICAL CODE COMPLIANCE. THESE DISCIPLINES ARE SUBJECT TO FIELD INSPECTION.

13. TRUSS PLANS (WHEN APPLICABLE) ARE TO BE A DEFERRED SUBMITTAL. DEFERRED SUBMITTAL ITEMS SHALL BE REVIEWED AND APPROVED BY THE REGISTERED DESIGN PROFESSIONAL AND SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL.

VICINITY MAP

SCALE: N.T.S.

(CITY / COUNTY APPROVAL STAMP HERE)

SB 407 COMPLIANCE

EFFECTIVE JAN 1, 2014, SB 407 REQUIRES REPLACEMENT OF ALL NONCOMPLIANT PLUMBING FIXTURES IN PROPERTIES BUILT ON OR BEFORE JAN 1, 1994 WITH WATER-CONSERVING PLUMBING FIXTURES.

1. WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH.
2. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 80 PSI.
3. ALL FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. EXCEPTION KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.

A COMPLETED AFFIDAVIT MAY BE PROVIDED TO THE BUILDING INSPECTOR AT OR BEFORE FINAL IN LIEU OF INSPECTIONS OF THESE FIXTURES.

ARCH. SYMBOL LEGEND

A / A-2	BLDG. SEC.	1	DEMO. NOTE
1 / A-2	DETAIL SEC.	2	KEYNOTE
1 / A-2	ELEVATION SEC.	3	REVISION NOTE

SHEET INDEX

A-1.0	COVERSHEET
A-1.1	RESIDENTIAL PROJECT SUMMARY TABLES
A-1.2	SITE PLAN - EXISTING & PROPOSED
A-2	EXISTING PLAN / DEMO
A-3	PROPOSED PLAN
A-4.0	ELEVATIONS - EXISTING
A-4.1	ELEVATIONS - PROPOSED
A-5	SECTIONS & PROPOSED ROOF PLAN
SD.1	STRUCTURAL DETAILS

SQUARE FOOT CALCULATIONS

EXISTING LIVING AREA:	608	S.F.*
PROPOSED ADDITION:	493	S.F. **(NEW AREA)**
TOTAL (N) LIVING AREA:	1,101	S.F.
EXISTING GARAGE AREA:	476	S.F.
TOTAL (N) AREA W/ GARAGE:	**1,577**	**S.F.**
REMODEL AREA:	279	S.F.

DISCLOSURE: SQUARE FOOT TABULATIONS WERE DERIVED FROM EXISTING RECORDS THAT ARE PUBLICLY ACCESSIBLE.

* BASED ON THE HISTORIAN'S REPORT INCLUDED IN THE SUBMISSION PACKAGE (PAGE 10-14), THE STRUCTURE WHERE THE (E) BATH & (E) KITCHEN ARE LOCATED WAS ADDED BETWEEN 1909 AND 1922, AND LATER ENCLOSED AFTER 1950. THEREFORE, THE (E) BATH & (E) KITCHEN SHOULD BE CONSIDERED AS PART OF THE EXISTING SQUARE FOOTAGE, BRINGING THE TOTAL EXISTING LIVING AREA TO 608 SQUARE FEET (482 SF + 126 SF).

SCOPE OF WORK

RELOCATE (482 SF):
i) RELOCATE EXISTING STRUCTURE TOWARDS SOUTH AND EAST (FRONT AND RIGHT). MAJOR STRUCTURE (I.E. ALL WALLS, ROOF, WINDOWS, FACADE, ETC.) TO BE REMAIN.

REMODEL (279 SF):
1) REMODEL (E) BATH AND (E) KITCHEN INTO (N) KITCHEN. (126 SF)
2) REMODEL (E) BEDROOM 1 AND (E) DINING INTO (N) DINING. (131 SF)
3) REMODEL (E) BEDROOM 2 INCLUDING RELOCATE DOOR AND (E) CLOSET. ADD (N) DOOR OPENING TOWARDS NEW ADDITION. (22 SF)
4) DEMO (E) UTILITY ROOM FOR W.H.. REPLACE WITH TANKLESS W.H.

ADDITION (493 SF):
ADD NEW ADDITION TO THE BACK OF THE HOUSE WITH RECESS ON THE WALLS. ADDITION TO BE NOT VISIBLE FROM THE FRONT TO KEEP THE HISTORIC STRUCTURAL STYLE AND FACADE.
a) ADD (N) BATH WITH 2 SINKS, TOILET, AND TUB. (69 SF)
b) ADD (N) BEDROOM 3 W/ (N) CLOSET. (124 SF)
c) ADD (N) MASTER BEDROOM W/ (N) CLOSET. (173 SF)
d) ADD (N) MASTER BATH W/ 2 SINKS, TOILET, AND SHOWER. (54 SF)
e) EXTEND KITCHEN TOWARDS REAR AT THE SAME LOCATION OF (E) KITCHEN. (73 SF)

GARAGE:
DEMO (E) STUDIO WALL AND FIXTURES. REVERT GARAGE BACK TO ITS ORIGINAL SIZE

PREPARED BY:

TRUPLANS
630 S. GLASSEL ST. SUITE 201
ORANGE, CA 92866
(714) 289-4652

ENGINEER

REVISIONS	ID
"ABC" = PLAN CHECK, "123" = FIELD	

GENERAL CONTRACTOR: TBD

PREPARED BY: MOLLY LUO

PREPARED BY:
TRUPLANS
630 S. GLASSEL ST. SUITE 201
ORANGE, CA 92866
(714) 289-4652

RELOCATE, REMODEL, AND ADDITION TO:
MONTERREY RESIDENCE
629 E WASHINGTON AVE
ORANGE, CA 92866
(714) 417-6492

DRAWN	M.L.
CHECKED	W.T.
DATE	12/2/2025
SHEET SIZE TO SCALE	24" X 36"
"MONTERREY (O) - 1ST SUBMIT - 5TH ATTEMPT.PLAN"	
SHEET	A-1.0
	COVERSHEET

RESIDENTIAL PROJECT SUMMARY TABLES

EXISTING USE	PROPOSED USE	ZONING DESIGNATION	GENERAL PLAN LAND USE DESIGNATION	OVERLAY DISTRICT
SFR	SFR	R1-6	LDR	Old Towne and NPO

ZONING STANDARDS					
DESCRIPTION	**OMC SECTION**	**REQUIRED**	**EXISTING**	**PROPOSED**	**CONFORMS (yes/no)**
LOT AREA	17.14.070 & 17.14.080	6,000 sq ft Min	5,079 sq ft	5,079 sq ft	Yes
LOT WIDTH	17.14.070 & 17.14.080	60 ft Min	40 ft	40 ft	Yes
LOT DEPTH	17.14.070 & 17.14.080	100 ft Min	127 ft	127 ft	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 feet or 2 stories	12'-10"	12'-10"	Yes
SETBACKS:	17.14.070 & 17.14.090				
Front Yard	17.14.070 & 17.14.090	20 feet	40'-11" main residence; 34'-4" front porch	25'-4" main residence; 20'-0" front porch	Yes
Rear Yard	17.14.070 & 17.14.090	20 feet	51'-10"	50'-1"	Yes
Side Yard	17.14.070 & 17.14.090	5 feet	3'-10" left	5'-6" left	Yes
Side Yard	17.14.070 & 17.14.090	5 feet	9'-5" right	7'-9" right	Yes
LOT COVERAGE	17.14.070	N/A			
FLOOR AREA RATIO (FAR) UTILIZING GROSS FLOOR AREA (INCLUDE ALL ACCESSORY STRUCTURES)	17.14.070	0.6	0.23	0.34	Yes
Minimum Unit Size (R-3 & R-4 Zones)	17.14.130 & 17.14.140	N/A			
Required Open Space:	17.14.070 & 17.14.110				
Private	17.14.110	900 sq ft		1,502 sq ft	Yes
Common	17.14.110	N/A			
LANDSCAPING: For landscaping standards refer to Page 26-28 of the City of Orange Landscape Standards and Specifications	16.50				
Front Yard	16.50 & 17.12.040(E)	40 percent landscape		62%	Yes
Rear Yard	16.50 & 17.12.040(E)	N/A			
Interior Side Yard	16.50 & 17.12.040(E)	N/A			
Street Side Yard (if applicable)	16.50 & 17.12.040(E)	N/A			

When adjacent to perpendicular parking (Multi-Family only)	16.50	6 feet		N/A	
Parking area screening from a public street with 5-gallon shrubs, 3 feet on center (Multi-Family only)	16.50				
Trash Enclosures require a 4-foot wide landscape planter on at least 2 sides (Multi-Family only)	16.50				
Trees required, "unless determined otherwise through site plan and design review" (Multi-Family only)	16.50				
Trees to be removed	16.50				
Existing trees to be preserved	16.50				
Trees to be added	16.50				
25 percent of required trees shall be 24-inch box and 75 percent shall be in 15 gallon containers (Multi-Family only)	16.50				
Shrubs shall be 5-gallon except for groundcover (Multi-Family only)	16.50				
Shrubs are encouraged at the foundation lines of all building elevations seen from the street in 4-foot minimum width planters. Shrubs shall be spaced at 3 feet on center (Multi-Family only)	16.50				
Street trees required as determined by the design review process. (Multi-Family only)	16.50				
Percent of Parking Area (Multi-Family only)	16.50				
IRRIGATED AREA TOTAL	16.50				
Irrigated area added	16.50				
Irrigated area removed	16.50				
FENCE HEIGHT	17.12.070				
Front Yard	17.12.070(B)	3 feet and 6 inches	No front yard fence	No front yard fence	Yes
Interior Side Yard(s)	17.12.070(B)	6 feet	6 feet	6 feet	Yes

Street Side Yard	17.12.070(B)	N/A			
Rear Yard	17.12.070(B)	6 feet	6 feet	6 feet	Yes
PARKING	17.14.200 & 17.34	2 enclosed spaces		Provided 2 enclosed parking spaces in garage	Yes
TRASH ENCLOSURE SIZE (Multi-Family only)	16.50				
LIGHTING	17.12.030				
Kelvins	17.12.030	2,700 to 3,000			
Fixture Type/Blinder	17.12.030				
Parking lot footcandles	15.52.080(J)				

REVISIONS "ABC" = PLAN CHECK, "123" = FIELD	ID

GENERAL CONTRACTOR
TBD

PREPARED BY:
MOLLY LUO

PREPARED BY:
TRUPLANS
630 S. GLASSEL ST. SUITE 201
ORANGE, CA 92866
(714) 289-4652

RELOCATE, REMODEL, AND ADDITION TO:
MONTERREY RESIDENCE
629 E WASHINGTON AVE
ORANGE, CA 92866
(714) 417-6492

DRAWN
M.L.

CHECKED
W.T.

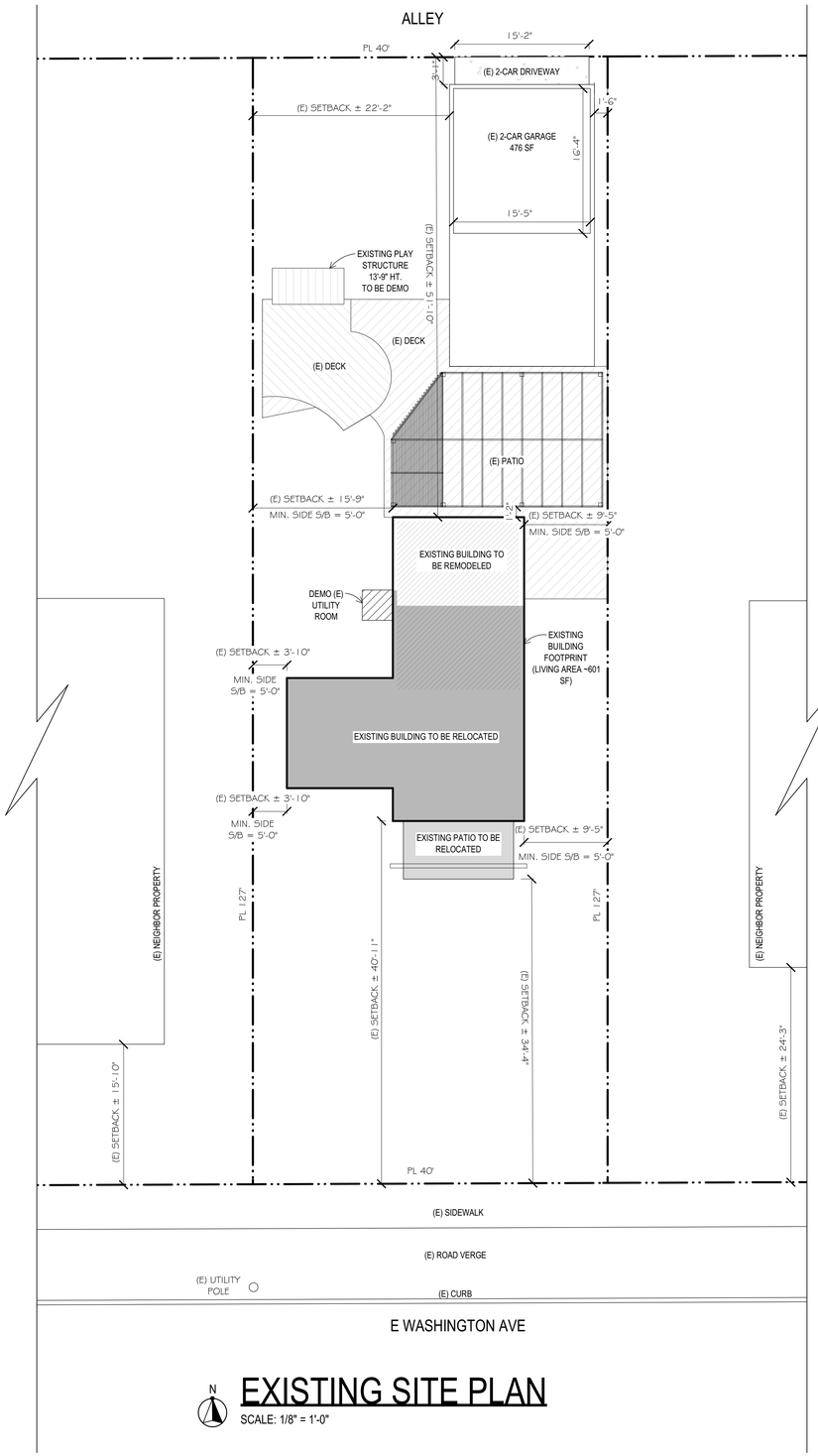
DATE
12/2/2025

SHEET SIZE TO SCALE
24" X 36"

"MONTERREY (O) - 1ST SUBMIT - 5TH ATTEMPT.PLAN"

SHEET
A-1.1

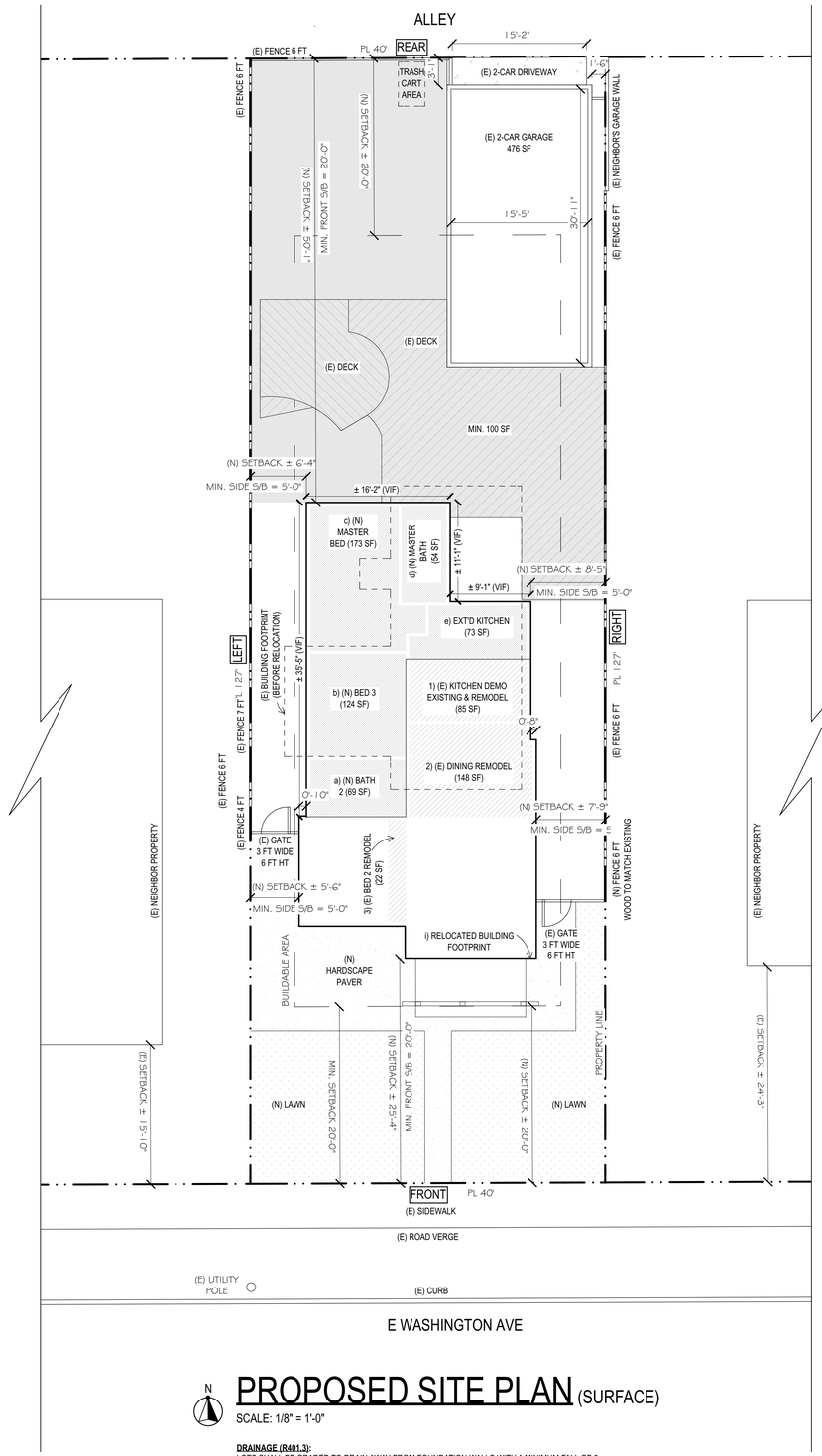
RESIDENTIAL PROJECT SUMMARY



N

EXISTING SITE PLAN

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



N

PROPOSED SITE PLAN (SURFACE)

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

DRAINAGE (R401.3):
LOTS SHALL BE GRADED TO DRAIN AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (**5%** SLOPE). EXCEPTION: IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF **2%** AWAY FROM THE BUILDING.

5% 1/2" PER 12" PERVIOUS (GRASS, SOIL, ETC.)
2% 1/4" PER 12" IMPERVIOUS (CONCRETE)

NEIGHBORHOOD PRESERVATION OVERLAY CALCS

17.28.080 NEIGHBORHOOD PRESERVATION OVERLAY
C. OVERLAY DEVELOPMENT STANDARDS—MINISTERIAL APPROVAL. PROJECT APPLICATIONS FROM EXISTING PRIMARY RESIDENCES IN THE OVERLAY DISTRICT THAT ADD BEDROOMS OR BATHROOMS IN COMPLIANCE WITH THE CITY OF ORANGE INFILL RESIDENTIAL DESIGN GUIDELINES AND THE FOLLOWING OVERLAY DEVELOPMENT STANDARDS, SHALL BE APPROVED MINISTERIALLY BY THE COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE.

1. A MAXIMUM OF TWO BEDROOMS MAY BE CONSTRUCTED ONTO AND/OR ADDED WITHIN A PRIMARY RESIDENCE BY RECONFIGURING EXISTING SPACE. FOR PURPOSES OF CALCULATING ALLOWABLE ADDITIONAL BEDROOMS, THE NUMBER OF BEDROOMS EXISTING AS OF JANUARY 1, 2023, SHALL BE CONSIDERED THE BASELINE.
2. A MAXIMUM OF TWO BATHROOMS, INCLUDING HALF-BATHROOMS, MAY BE CONSTRUCTED ONTO AND/OR ADDED TO A PRIMARY RESIDENCE BY RECONFIGURING EXISTING SPACE. FOR PURPOSES OF CALCULATING ALLOWABLE ADDITIONAL BATHROOMS, THE NUMBER OF BATHROOMS EXISTING AS OF JANUARY 1, 2023, SHALL BE CONSIDERED THE BASELINE.
3. A MINIMUM OF 100 SQUARE FEET OF ADDITIONAL USABLE OPEN SPACE BEYOND THAT REQUIRED BY ORANGE MUNICIPAL CODE TABLE 17.14.070 MUST BE PROVIDED FOR EACH ADDITIONAL BEDROOM BEING PROPOSED TO THE EXISTING PRIMARY RESIDENCE.
4. A MINIMUM OF 100 SQUARE FEET OF ADDITIONAL COMMON LIVING AREA MUST BE PROVIDED FOR EACH ADDITIONAL BEDROOM BEING PROPOSED TO THE EXISTING PRIMARY RESIDENCE. DWELLING UNITS THAT MAINTAIN A MINIMUM OF 800 SQUARE FEET OF COMMON LIVING AREA ARE EXEMPT FROM THE REQUIREMENT.
5. A MINIMUM OF 50 CUBIC FEET OF ADDITIONAL UNIFIED INDOOR STORAGE AREA MUST BE PROVIDED FOR EACH ADDITIONAL BEDROOM BEING PROPOSED TO THE EXISTING PRIMARY RESIDENCE. SUCH STORAGE AREA MUST BE IN ADDITION TO CABINETS AND CLOSETS TYPICALLY FOUND WITHIN A DWELLING UNIT SUCH AS BEDROOM CLOSETS, LINEN CLOSETS, OR KITCHEN CABINETS.
6. IN ANY SINGLE-FAMILY RESIDENTIAL DISTRICT, THE ADDITION OF ONE OR TWO NEW BEDROOMS MUST COMPLY WITH THE FOLLOWING FLOOR AREA RATIO (FAR) STANDARDS.

Lot Area (sf)	Max FAR	Max FAR for One New Bedroom	Max FAR for Two New Bedrooms
<10,000	0.60	0.55	0.50
10,000–12,000	0.50	0.45	0.40

7. PROJECT APPLICATIONS INVOLVING EXTERIOR MODIFICATIONS TO PRIMARY RESIDENCES LOCATED IN A HISTORIC DISTRICT SHALL ALSO BE SUBJECT TO DESIGN REVIEW BY THE DESIGN REVIEW COMMITTEE.

CALCULATION:

1 & 2. **ROOM COUNT:**
EXISTING 2-BED / 1-BATH
NEW 3-BED / 2-BATH

3. A MINIMUM OF 100 SQUARE FEET OF ADDITIONAL USABLE OPEN SPACE BEYOND THAT REQUIRED BY ORANGE MUNICIPAL CODE TABLE 17.14.070 (MIN. 900 SF OPEN SPACE FOR R1-6 ZONE.)MUST BE PROVIDED FOR EACH ADDITIONAL BEDROOM BEING PROPOSED TO THE EXISTING PRIMARY RESIDENCE.
THE SHADED AREA (1202 SF) TO BE DESIGNATED TO THE OPEN SPACE. IT'S MORE THAN 1000 SF.

4. THE PROPOSED PLAN ADDED 1 ADDITIONAL BEDROOM, SO THE PROPOSED PLAN SHOULD PROVIDE 100 SF ADDITIONAL COMMON LIVING AREA. PLEASE SEE THE CALCS BELOW:

	LIVING	DINING	TOTAL COMMON LIVING SPACE
EXISTING	197 SF	62 SF	259 SF
PROPOSED	214 SF	148 SF	362 SF PROVIDED MORE THAN 100 SF COMMON LIVING AREA

(PLEASE SEE SHEET A-2, A-3 FOR LIVING ROOM & DINING SQUARE FOOTAGE.)

5. THE PROPOSED PLAN ADDED 1 ADDITIONAL BEDROOM, SO THE PROPOSED PLAN SHOULD PROVIDE 50 CUBIC FOOT OF COMMON STORAGE AREA. THE COMMON STORAGE AREA IS LOCATED BETWEEN BEDROOM 3 AND KITCHEN. PLEASE SEE A-4 FOR LOCATION AND DIMENSION.
THE COMMON STORAGE IS 4'-7" LONG BY 1'-7" DEEP BY 7'0" TALL, TOTAL 51 CUBIC FOOTAGE

6. GROSS FLOOR AREA / LOT AREA = (1186+519) / 5,079 = 0.34 <0.40

7. TO BE SUBMITTED TO DRC.

REVISIONS "ABC" = PLAN CHECK, "123" = FIELD	ID

GENERAL CONTRACTOR
TBD

PREPARED BY:
MOLLY LUO

PREPARED BY:
TRUPLANS
630 S. GLASSEL ST. SUITE 201
ORANGE, CA 92866
(714) 289-4652

RELOCATE, REMODEL, AND ADDITION TO:
MONTERREY RESIDENCE
629 E WASHINGTON AVE
ORANGE, CA 92866
(714) 417-6492

DRAWN
M.L.

CHECKED
W.T.

DATE
12/2/2025

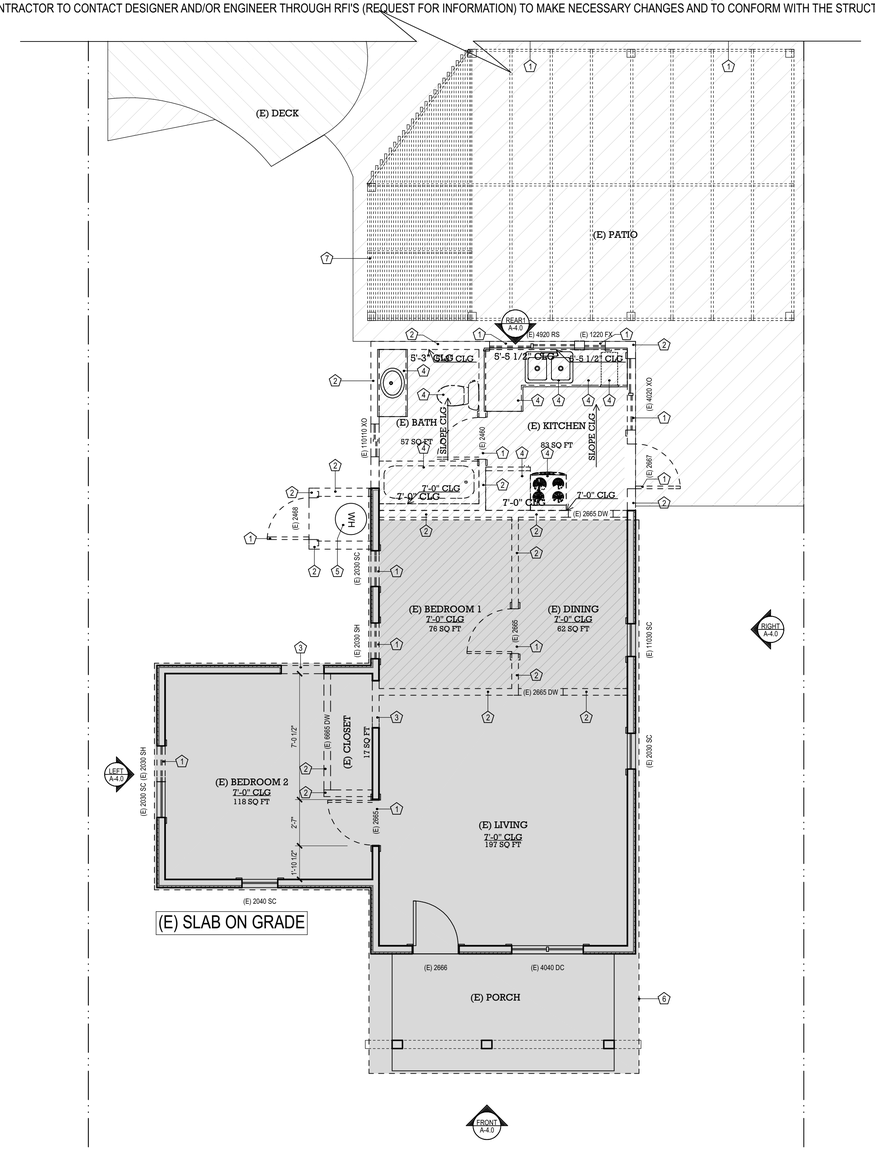
SHEET SIZE TO SCALE
24" X 36"

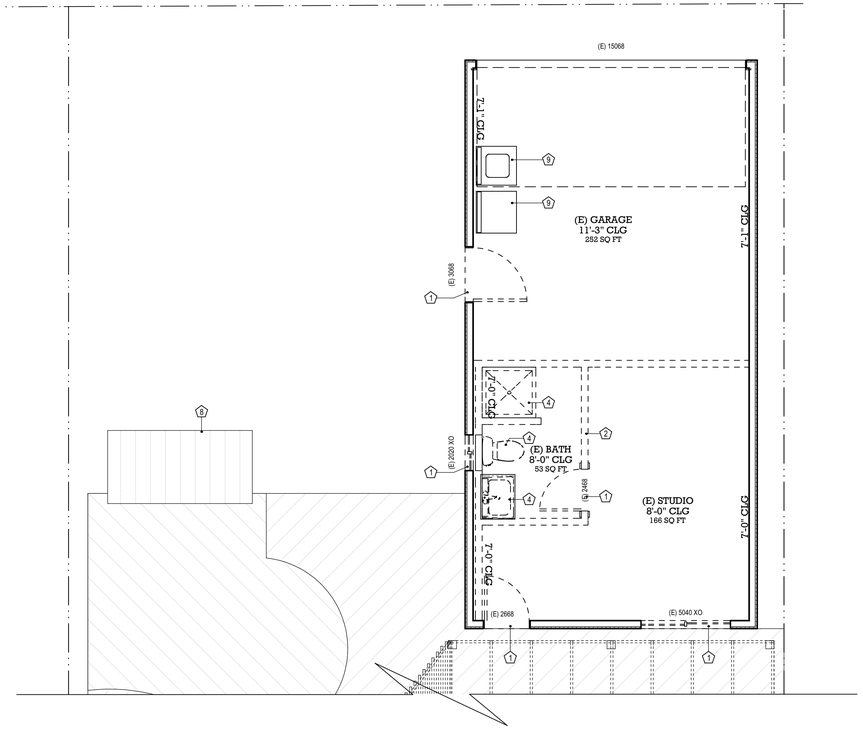
"MONTERREY (O) - 1ST SUBMIT - 5TH ATTEMPT.PLAN"

SHEET
A-1.2

SITE PLAN - EXISTING &

DIMENSION NOTE: DIMENSIONS SHALL BE VERIFIED IN FIELD. IN THE CASE THAT DIMENSIONS ARE TO BE ADJUSTED DUE TO CERTAIN FACTORS (SUCH AS HIDDEN CONDITIONS, FIELD VERIFICATION, ETC.). TOLERANCES ARE PROVIDED WITH " ± " AS GUIDELINES TO PRESERVE INTENDED DESIGN. FOR SIGNIFICANT CHANGES IN DIMENSIONS, CONTRACTOR TO CONTACT DESIGNER AND/OR ENGINEER THROUGH RFI'S (REQUEST FOR INFORMATION) TO MAKE NECESSARY CHANGES AND TO CONFORM WITH THE STRUCTURAL INTEGRITY OF APPROVED PLANS.





DEMO KEYNOTES

CALLOUT	QTY	DESCRIPTION	NOTES
1	16	DEMO DOOR/WINDOW, EXIST.	HDR TO REMAIN, U.N.O. SEE STRUCT.
2	17	DEMO WALL	VERIFY IN FIELD, SEE STRUCT.
3	2	PROVIDE OPENING FOR WINDOW/DOOR	VERIFY NON-SHEAR, SEE STRUCT. FOR HEADER SIZE
4	12	DEMO FIXTURES/APPLIANCES	
5	1	REPLACE W.H.	SEE PROPOSED FOR NEW LOCATION
6	1	EXISTING HOUSE & PORCH (SHADED AREA) TO BE REMAIN AND TO BE RELOCATED	SEE PROPOSED FOR NEW LOCATION
7	1	DEMO EXISTING PATIO	
8	1	DEMO PLAY STRUCTURE	
9	2	RELOCATE FIXTURE	

N

EXISTING FLOOR PLAN - DEMO

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

EXISTING HOUSE BUILT IN 1914

DIGALERT

DIAL **811**

CONTACT DIGALERT PRIOR TO ANY EXCAVATION.
SUBMIT A REQUEST AT LEAST TWO (2) DAYS PRIOR TO DIGGING.

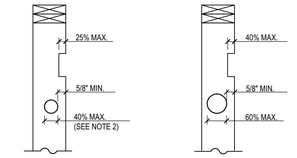
(CITY / COUNTY APPROVAL STAMP HERE)

WALL LEGEND

- EXISTING 2X WALLS TO REMAIN
- EXISTING 2X WALLS TO BE REMOVED
- 2x4 / 2x6: 2X WD. STUDS @ 16" O.C. INTERIOR SIDE: 1/2" THK. GYP. BD. FINISH. BATH SIDE - PROVIDE MOISTURE RESISTANT-TYPE 1/2" THK. GYP. BD. ON EXTERIOR SIDE (WHERE STUCCO IS USED) - PROVIDE EXTERIOR PLASTER FINISH OVER 2 LAYERS GRADE D BUILDING PAPER (FELT) OVER PLYWOOD SHEATHING; INSULATION PER T-24
- 1 HR. FIRE RATED WALL: 2X4 WD. STUDS @ 16" O.C. WITH 5/8" TYPE 'X' GYP. BD. FINISH ON BOTH SIDES. BATH SIDE: PROVIDE 1/2" GYP. BD. MOISTURE RESISTANT TYPE, 2X6 WD. STUDS ON PLUMBING WALL SIDE WHERE REQ'D.
- GUARD RAIL/SOLID LOW WALL: MIN. HT. 42". SEE PLAN FOR TYPE.
- 2X INFILL WD. STUDS @ 16" O.C., TO MATCH ADJACENT WALL FINISH AS

UTILITY LEGEND

- SD — SMOKE DETECTOR (HARDWIRED W/ BATTERY BACKUP)
- CO/SD — CARBON MONOXIDE/SMOKE DETECTOR COMBO (HARDWIRED W/ BATTERY BACKUP)
- HVAC

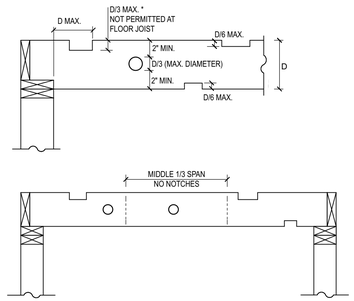


BEARING PARTITIONS & ALL EXTERIOR WALLS

NON-BEARING PARTITIONS

NOTES:
1. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION AS A CUT OR NOTCH.
2. BORED HOLES IN BEARING STUDS MAY BE INCREASED TO 60% IF STUDS ARE DOUBLED; NO MORE THAN TWO SUCCESSIVE DOUBLE STUDS MAY BE BORED.

A / A-2 BEARING & NON-BEARING WALLS NOTCHING & HOLES (CRC R502.8, R602.6, & R602.6.1)
SCALE: N.T.S.



B / A-2 RAFTER, CEILING & FLOOR JOIST NOTCHING & HOLES (CRC R502.8, R602.6, & R602.6.1)
SCALE: N.T.S.

POST TENSION NOTE:
CONTRACTOR TO VERIFY EXISTING SLAB IS NOT POST TENSION BEFORE CUTTING OR DRILLING. IN THE EVENT THAT POST TENSION SLAB EXISTS, CONTRACTOR TO VERIFY THE LOCATIONS OF POST TENSION SLAB CABLES BEFORE CUTTING OR DRILLING.

NOTCHING & BORED HOLE LIMITATION (R602.6):
CONTRACTOR TO VERIFY EXISTING STRUCTURE AND SHALL COMPLY WITH MIN. AND MAX. TOLERANCES FOR CUTTING, NOTCHING, AND BORING OF FRAMING WOOD MEMBERS INCLUDING, BUT NOT LIMITED TO:
1 MECHANICAL PENETRATIONS OF WOOD SHEAR WALL PANELS.
2 MECHANICAL PENETRATIONS OF TOP AND SILL PLATES OF WOOD SHEAR WALLS.
3 NOTCHING AND BORING OF JOISTS & WALL STUDS

PROTECT EXISTING UNDERGROUND UTILITIES:
CONTRACTOR TO VERIFY EXISTING LOCATIONS OF UNDERGROUND UTILITY (ELECTRICAL, GAS, WATER) PRIOR TO EXCAVATION.
1 CONTACT **DIGALERT** PRIOR TO ANY EXCAVATION. DIAL 811.
2 **PROTECT IN PLACE**: PROTECT UTILITIES IN PLACE, UNLESS ABANDONED, AND MAINTAIN THE UTILITY IN SERVICE, UNLESS OTHERWISE SPECIFIED.

REVISIONS "ABC" = PLAN CHECK, "123" = FIELD	ID
	1
	2
	3
	4
	5
	6

GENERAL CONTRACTOR: TBD

PREPARED BY: MOLLY LUO

PREPARED BY:
TRUPLANS
630 S. GLASSEL ST. SUITE 201
ORANGE, CA 92866
(714) 289-4652

RELOCATE, REMODEL, AND ADDITION TO:
MONTERREY RESIDENCE
629 E WASHINGTON AVE
ORANGE, CA 92866
(714) 417-6492

DRAWN	M.L.
CHECKED	W.T.
DATE	12/2/2025
SHEET SIZE TO SCALE	24" X 36"
"MONTERREY (O) - 1ST SUBMIT - 5TH ATTEMPT.PLAN"	
SHEET	A-2
	EXISTING PLAN / DEMO

DIMENSION NOTE: DIMENSIONS SHALL BE VERIFIED IN FIELD. IN THE CASE THAT DIMENSIONS ARE TO BE ADJUSTED DUE TO CERTAIN FACTORS (SUCH AS HIDDEN CONDITIONS, FIELD VERIFICATION, ETC.). TOLERANCES ARE PROVIDED WITH " ± " AS GUIDELINES TO PRESERVE INTENDED DESIGN. FOR SIGNIFICANT CHANGES IN DIMENSIONS, CONTRACTOR TO CONTACT DESIGNER AND/OR ENGINEER THROUGH RFI'S (REQUEST FOR INFORMATION) TO MAKE NECESSARY CHANGES AND TO CONFORM WITH THE STRUCTURAL INTEGRITY OF APPROVED PLANS.

PROPOSED KEYNOTES

	CALLOUT	QTY	ITEM	MIN. REQ'S	ICC-ESR
FIXTURE APPLIANCE	1	1	(N) 42" ELECTRIC COOKTOP	INSTALL PER MFR. SEE CONTRACTOR/OWNER NOTES.	
	2	1	(N) SINK W/ TRASH DISPOSAL	INSTALL PER MFR. SEE CONTRACTOR/OWNER NOTES.	
	3	1	(N) REFRIGERATOR	INSTALL PER MFR. SEE CONTRACTOR/OWNER NOTES.	
	4	4	(N) SINK, LAVATORY	INSTALL PER MFR. SEE CONTRACTOR/OWNER NOTES.	
	5	1	(N) TUB, PREFAB	PROVIDE MIN. 60" NONABSORBENT SURFACE ON ADJACENT WALLS. INSTALL PER MFR. SEE CONTRACTOR/OWNER NOTES.	
	6	1	(N) SHOWER, PREFAB	INSTALL PER MFR. SEE CONTRACTOR/OWNER NOTES.	
	7	2	(N) TOILET	PROVIDE MIN. 15" CLR. FROM WALL TO CTR. OF TOILET, MIN. 24" CLR. FRONT-TO-WALL.	
	8	2	(R) RELOCATE FIXTURE	INSTALL PER MFR. SEE CONTRACTOR/OWNER NOTES.	
UTILITY	9	4	(N) HVAC MINI SPLIT, WALL MOUNT	INSTALL PER MFR. CONTRACTOR/ HOMEOWNER TO VERIFY LOCATION.	
	10	2	(N) HVAC MINI SPLIT, CEILING CASSETTE		
	11	2	(N) AC CONDENSING UNIT FOR MINI SPLIT	INSTALL PER MFR. INSTALL ON CONCRETE OR PLASTIC PAD. VERIFY CLEARANCES TO OTHER OUTDOOR UTILITIES.	
	12	1	(N) TANKLESS WATER HEATER, OUTDOOR	INSTALL PER MFR. TO BE LOCATED OUTSIDE, VERIFY CLEARANCES TO OTHER OUTDOOR UTILITIES	
CAB.	13	4	(N) CABINETS, LOWERS	SEE CONTRACTOR/OWNER NOTES.	
	14	2	(N) CABINETS, FULL HEIGHT	SEE CONTRACTOR/OWNER NOTES.	
	15	1	(N) CABINETS, UPPERS	SEE CONTRACTOR/OWNER NOTES.	
	16	1	(N) ISLAND	SEE CONTRACTOR/OWNER NOTES.	
FRAMING	17	1	(N) 36" LOW WALL W/ GLASS WALL ON TOP	VERIFY IN FIELD.	
	18	1	(N) GLASS SLIDING DOOR	VERIFY IN FIELD.	
	19	3	(N) FAUX BEAM OR TRUSS	TO BE VERIFIED W/ ENGINEER	
	20	1	(N) 2030 SC	REPLACE (E) 2030 SH WINDOW LIKE-FOR-LIKE TO RESTORE THE ORIGINAL EXTERIOR.	
FIN.	21	2	(E) OR (N) EXTERIOR LANDING, OUTSWING DOOR	PROVIDE WIDTH AS OPENABLE PANELS, & MIN. 36" IN THE DIRECTION OF TRAVEL. AT AN EXTERIOR DOORWAY SHALL NOT BE MORE THAN 1 1/2" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR SWING OVER THE LANDING.	
	22	1	(E) OR (N) EXTERIOR LANDING, SLIDER/INSWING DOOR	PROVIDE WIDTH AS OPENABLE PANELS, & MAX. 36" IN THE DIRECTION OF TRAVEL. AT AN EXTERIOR DOORWAY SHALL NOT BE MORE THAN 7 3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING.	

NOTES:
1. ALL POST AND/OR BEAM LOCATIONS ARE FOR REFERENCE ONLY. LOCATION AND SIZES TO BE FINALIZED BY THE STRUCTURAL ENGINEER.
2. THE CABINETRY DIMENSIONS SHOWN ARE ROUGH / UNVERIFIED DIMENSIONS, FOR REFERENCE ONLY. PRIOR TO ORDERING THE CABINETS, THE DIMENSIONS SHALL BE VERIFIED BY CABINET INSTALLATION COMPANY AFTER DRYWALL HAS BEEN INSTALLED.

CONSTRUCTION/OWNER NOTES:
1. PRIOR TO PURCHASING ANY CABINETRY, PLEASE VERIFY FINAL WALL DIMENSIONS (INCLUDING FINISHED DRYWALL). THE MEASUREMENTS ON THIS PLAN MAY VARY DUE TO UNFORESEEN EXISTING SITE CONDITIONS, ENGINEERING BEAM/WALL SIZE CALL OUTS, AND FIELD ADJUSTMENTS.
2. CONTRACTOR TO VERIFY ALL SIZES OF FINAL CHOSEN APPLIANCES, DOORS, AND FIXTURES. IF ALLOTTED SPACE NEED TO BE ADJUSTED, PLEASE INFORM DESIGNER/ENGINEER TO VERIFY THAT IT DOES NOT AFFECT STRUCTURE. IN THE CASE IT AFFECTS STRUCTURE, ALL NECESSARY DOCUMENTATION TO BE SUBMITTED TO THE CITY AND/OR FIELD INSPECTOR UPON REQUEST.
3. CONTRACTOR TO VERIFY ALL FINAL DOOR SELECTION & SPECIFICATION PRIOR TO FOUNDATION POUR. CONTRACTOR TO COORDINATE WITH FRAMER JAMB SIZE & TRACK STYLE TO ALLOW FOR ADEQUATE SPACE. INSTALL PER MFR.

DOOR SPECIFICATION

MANUFACTURER: MILGARD OR EQAL (TO MATCH EXISTING)
COLOR: EXT. WOOD WHITE/ INT. WOOD WHITE (TO MATCH EXISTING)

WINDOW SPECIFICATION

MANUFACTURER: MILGARD OR EQAL (TO MATCH EXISTING)
COLOR: EXT. WOOD WHITE/ INT. WOOD WHITE (TO MATCH EXISTING)

EASEMENT NOTE

ACCORDING TO THE TITLE REPORT NO EASEMENT WAS FOUND

MASTER SCHEDULE

DOOR SCHEDULE

NO.	QTY	LABEL	WIDTH	HEIGHT	TYPE	TEMP'D	FIRE	FLR	ROOM NAME	COMMENTS
D01	1	(N) 2668	30 "	80 "	HINGED			1	(E) LIVING/(E) BEDROOM 2	
D02	1	(N) 2668	30 "	80 "	HINGED			1	(N) MASTER BED/(N) KITCHEN	
D03	1	(N) 2668	30 "	80 "	HINGED			1	(E) DINING ROOM/(N) BED 3	
D04	1	(N) 2668	30 "	80 "	POCKET			1	(E) BEDROOM 2/(N) BATH 2	
D05	1	(N) 2668	30 "	80 "	POCKET			1	(N) MASTER BATH/(N) MASTER BED	
D06	1	(N) 2668	30 "	80 "	POCKET			1	(N) BED 3/(N) BATH 2	
D07	1	(N) 5068	60 "	80 "	DOUBLE HINGED			1	(N) KITCHEN	
D08	1	(N) 6868	80 "	80 "	SLIDER			1	(N) CLOSET/(N) MASTER BED	
D09	1	(N) 4068	48 "	80 "	SLIDER			1	(N) CLOSET/(N) BED 3	
D10	1	(N) 6068	72 "	80 "	DOUBLE HINGED			1	(N) MASTER BED	
D11	1	(N) 3068	36 "	80 "	HINGED			1	(E) GARAGE	
D12	1	(N) 2668	30 "	80 "	HINGED			1	(E) GARAGE	
D13	1	(N) 4068	48 "	80 "	SLIDER			1	(N) STORAGE/(N) KITCHEN	

1 ALL GLAZING IN DOORS SHALL BE TEMPERED
2 DOOR PANEL DESIGN TO BE DETERMINED BY DESIGNER/ OR OWNER
3 SOLID OR HOLLOW CORE TO BE DETERMINED BY DESIGNER/ OR OWNER (U.N.O. - I.E. FIRE-RATED DOORS)
4 FIRE-RATED DOORS TO BE 1-3/8" SOLID CORE DOOR, 1-3/8" THICK SOLID/HONEYCOMB STEEL DOOR, OR MIN. 20-MIN RATED, TO BE EQUIP'D W/ SELF-CLOSING, TIGHT FITTING, SELF-LATCHING HARDWARE
5 SEE G-1 FOR SECURITY ORDINANCE (WHEN APPLICABLE PER CITY ORDINANCE)

CONTRACTOR NOTES:
1 CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZE PRIOR TO PURCHASING MATERIALS.
2 (E) = EXISTING, (N) = NAIL-ON/ NEW CONSTRUCTION, (R) = RETROFIT/ REPLACEMENT

WINDOW SCHEDULE

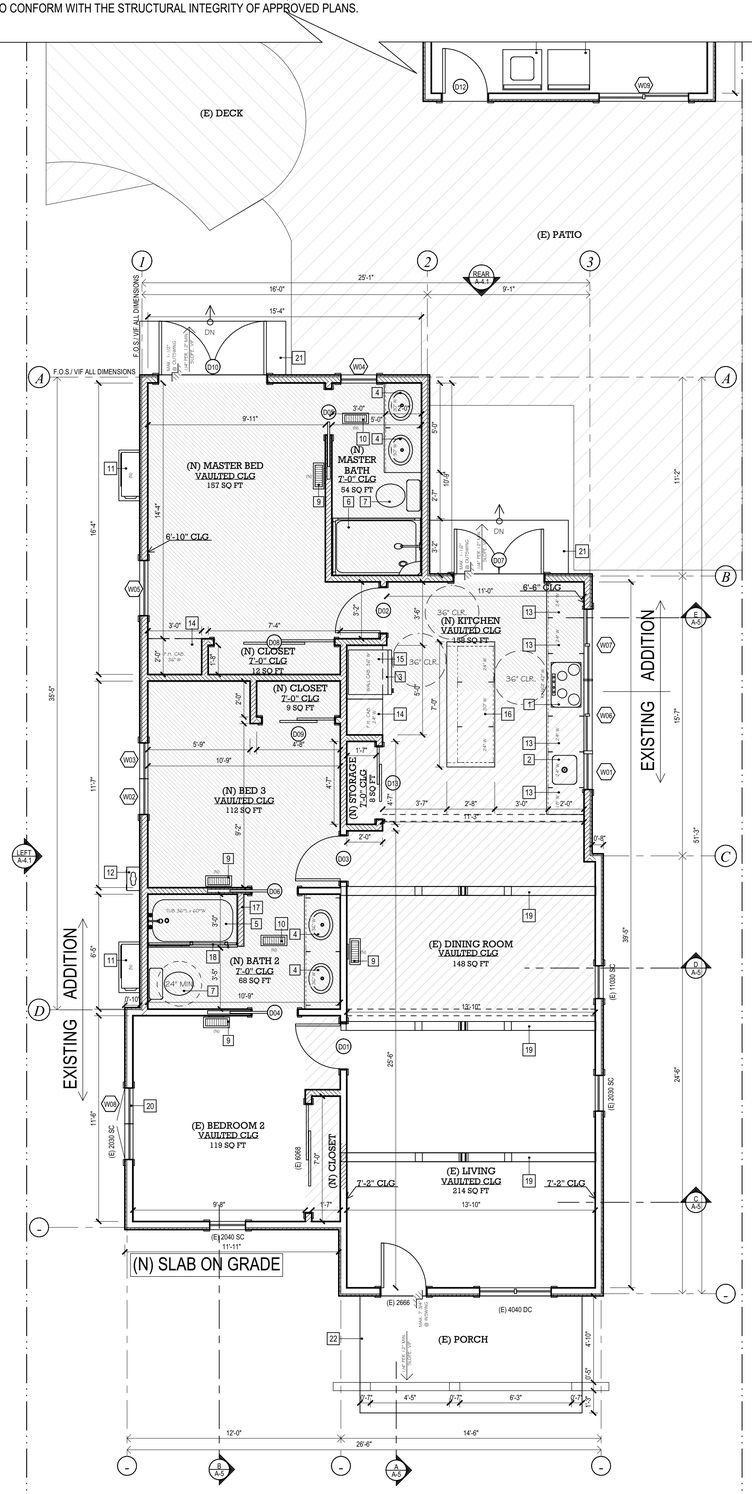
NO.	QTY	LABEL	WIDTH	HEIGHT	U-FACT.	SHGC	TEMP'D	EGRESS	HEAD	SILL	FLR	ROOM NAME	COMMENTS
W01	1	(N) 2025 SC	24 "	29 "	0.3	0.23			70"	41"	1	(N) KITCHEN	
W02	1	(N) 2030 SC	24 "	36 "	0.3	0.23			77"	41"	1	(N) BED 3	
W03	1	(N) 2030 SH	24 "	36 "	0.3	0.23			77"	41"	1	(N) BED 3	
W04	1	(N) 2060 DH	24 "	72 "	0.3	0.23	YES		80"	8"	1	(N) MASTER BATH	
W05	1	(N) 3138 SH	37 "	44 "	0.3	0.23			74"	30"	1	(N) MASTER BED	
W06	1	(N) 4025 LS	48 "	29 "	0.3	0.23			70"	41"	1	(N) KITCHEN	
W07	1	(N) 4025 RS	48 "	29 "	0.3	0.23			70"	41"	1	(N) KITCHEN	
W08	1	(R) 2030 SC	24 "	36 "	0.3	0.23			77"	41"	1	(E) BEDROOM 2	
W09	1	(N) 5040 XO	60 "	48 "	0.3	0.23			80"	32"	1	(E) GARAGE	
W10	1	(N) 2020 XO	24 "	24 "	0.3	0.23			72"	48"	1	(E) GARAGE	

WINDOW NOTES:
1. ALL GLAZING SHALL BE LOW-E, DUAL PANE GLASS
2. ALL GLAZING SHALL HAVE U-FACTOR: **MAX 0.3** AND SHGC-FACTOR: **MAX 0.23**.
3. ALL NEW WINDOWS TO BE WOOD AND TO MATCH THE EXISTING WINDOWS.

CONTRACTOR NOTES:
1. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZE PRIOR TO PURCHASING WINDOWS.
2. (E) = EXISTING, (N) = NAIL-ON/ NEW CONSTRUCTION, (R) = RETROFIT/ REPLACEMENT

WINDOW ABBREVIATIONS:

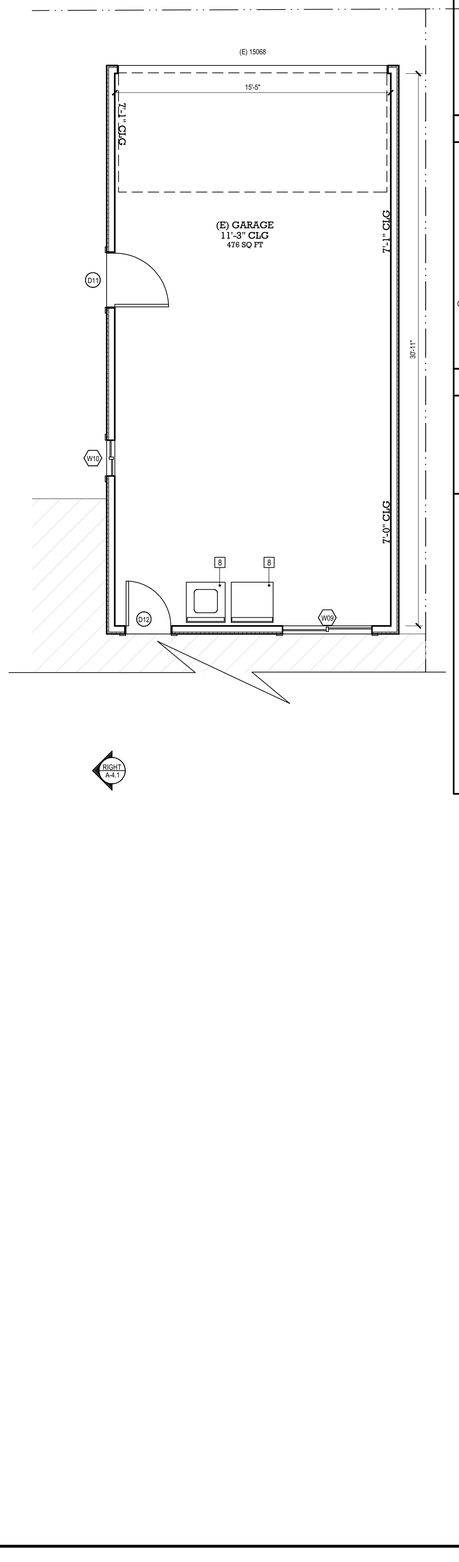
AW	AWNING
DC	DOUBLE CASEMENT
DH	DOUBLE HUNG
FX	FIXED/PICTURE
SC	SINGLE CASEMENT
SH	SINGLE HUNG
OX	SLIDING (X=OPERABLE, VIEW FROM OUTSIDE)
XO	SLIDING (X=OPERABLE, VIEW FROM OUTSIDE)
XOX	DOUBLE VENT SLIDING



N

PROPOSED FLOOR PLAN

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



(CITY / COUNTY APPROVAL STAMP HERE)

WALL LEGEND

- EXISTING 2X WALLS TO REMAIN
- EXISTING 2X WALLS TO BE REMOVED
- 2x4 / 2x6: 2X WD. STUDS @ 16" O.C. INTERIOR SIDE: 1/2" THK. GYP. BD. FINISH. BATH SIDE - PROVIDE MOISTURE RESISTANT-TYPE 1/2" THK. GYP. BD. ON EXTERIOR SIDE (WHERE STUCCO IS USED) - PROVIDE EXTERIOR PLASTER FINISH OVER 2 LAYERS GRADE D BUILDING PAPER (FELT) OVER PLYWOOD SHEATHING; INSULATION PER T-24
- 1 HR. FIRE RATED WALL: 2X4 WD. STUDS @ 16" O.C. WITH 5/8" TYPE 'X' GYP. BD. FINISH ON BOTH SIDES. BATH SIDE: PROVIDE 1/2" GYP. BD. MOISTURE RESISTANT TYPE, 2X6 WD. STUDS ON PLUMBING WALL SIDE WHERE REQ'D.
- GD RL./SOLID GLASS: GUARD RAIL/SOLID LOW WALL: MIN. HT. 42", SEE PLAN FOR TYPE.
- 2X INFILL WD. STUDS @ 16" O.C., TO MATCH ADJACENT WALL FINISH AS

UTILITY LEGEND

- SD: SMOKE DETECTOR (HARDWIRED W/ BATTERY BACKUP)
- CO/SD: CARBON MONOXIDE/SMOKE DETECTOR COMBO (HARDWIRED W/ BATTERY BACKUP)
- HVAC

SMOKE DETECTOR NOTES:
1. **SMOKE DETECTORS -** SMOKE DETECTORS SHALL SOUND AN AUDIBLE ALARM IN (**A**) ALL SLEEPING ROOM, (**B**) OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, (**C**) ON EACH ADDI'L STORY OF THE DWELLING, INCL. BASEMENTS AND HABITABLE ATTICS, (**D**) IF THERE IS SPLIT LEVEL W/ NO INTERVENING DOOR BETWEEN ADJACENT LEVELS, THE SMOKE ALARM ON THE UPPER LEVEL WILL SUFFICE.
2. **WIRING -** SMOKE DETECTORS/ CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING (HARDWIRED) AND BE EQUIPPED WITH A BATTERY BACK-UP.
3. **CARBON MONOXIDE -** CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED AND MAINTAINED: (**A**) OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, (**B**) ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS, (**C**) WHERE A FUEL-BURNING APPLIANCE WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE SHALL BE INSTALLED WITHIN THE BEDROOM. PER 2022 CRC 315.6
4. **COMBINATION ALARM -** COMBINATION CARBON MONOXIDE AND SMOKE DETECTORS SHALL BE PERMITTED TO BE INSTALLED IN LIEU OF EITHER SMOKE DETECTORS OR CARBON MONOXIDE DETECTORS. PER 2022 CRC 314.5 & 315.6.
5. **REPLACEMENT -** ANY EXISTING SMOKE ALARMS THAT ARE OLDER THAN 10 YEARS NEED TO BE REPLACED.

SB 407 COMPLIANCE:

EFFECTIVE JAN 1, 2014, SB 407 REQUIRES REPLACEMENT OF ALL NONCOMPLIANT PLUMBING FIXTURES IN PROPERTIES BUILT ON OR BEFORE JAN 1, 1994 WITH WATER-CONSERVING PLUMBING FIXTURES.

1. WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH.
2. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 80 PSI.
3. ALL FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. EXCEPTION KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.

A COMPLETED AFFIDAVIT MAY BE PROVIDED TO THE BUILDING INSPECTOR AT OR BEFORE FINAL IN LIEU OF INSPECTIONS OF THESE FIXTURES.

DIGALERT

DIAL 811
CONTACT DIGALERT PRIOR TO ANY EXCAVATION. SUBMIT A REQUEST AT LEAST TWO (2) DAYS PRIOR TO DIGGING.

REVISIONS "ABC" = PLAN CHECK, "123" = FIELD	ID

GENERAL CONTRACTOR: TBD

PREPARED BY: MOLLY LUO

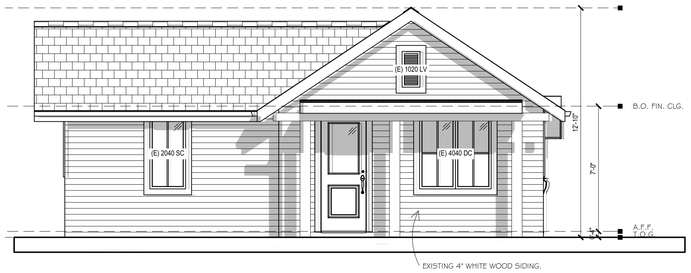
PREPARED BY:
TRUPLANS
630 S. GLASSEL ST. SUITE 201
ORANGE, CA 92866
(714) 289-4652

RELOCATE, REMODEL, AND ADDITION TO:
MONTERREY RESIDENCE
629 E WASHINGTON AVE
ORANGE, CA 92866
(714) 417-6492

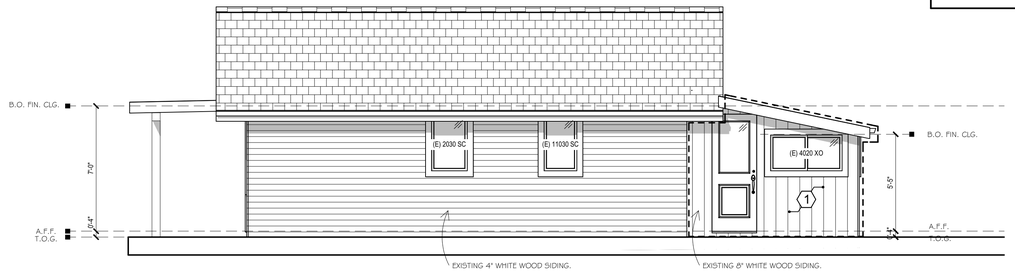
DRAWN	M.L.
CHECKED	W.T.
DATE	12/2/2025
SHEET SIZE TO SCALE	24" X 36"
"MONTERREY (O) - 1ST SUBMIT - 5TH ATTEMPT.PLAN"	
SHEET	A-3
	PROPOSED PLAN

DIMENSION NOTE: DIMENSIONS SHALL BE VERIFIED IN FIELD. IN THE CASE THAT DIMENSIONS ARE TO BE ADJUSTED DUE TO CERTAIN FACTORS (SUCH AS HIDDEN CONDITIONS, FIELD VERIFICATION, ETC.). TOLERANCES ARE PROVIDED WITH " ± " AS GUIDELINES TO PRESERVE INTENDED DESIGN. FOR SIGNIFICANT CHANGES IN DIMENSIONS, CONTRACTOR TO CONTACT DESIGNER AND/OR ENGINEER THROUGH RFI'S (REQUEST FOR INFORMATION) TO MAKE NECESSARY CHANGES AND TO CONFORM WITH THE STRUCTURAL INTEGRITY OF APPROVED PLANS.

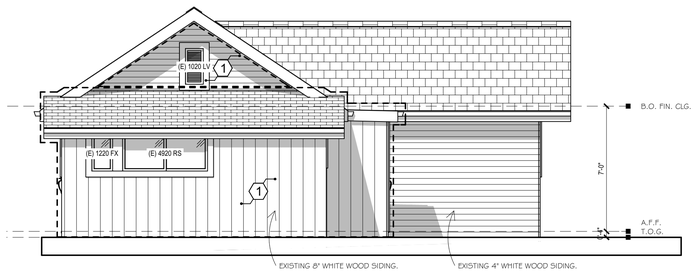
(CITY / COUNTY APPROVAL STAMP HERE)



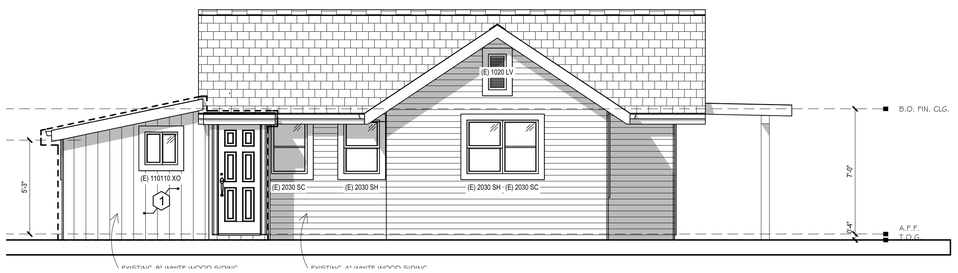
EXISTING SOUTH ELEVATION (NO CHANGE)
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

~ FOR REFERENCE ONLY ~ USE MASTER SCHEDULE LIST ON SHEET A-3 FOR FIELD REVISION UPDATES.

DOOR SCHEDULE (D#)

NO.	QTY	LABEL	WIDTH	HEIGHT	TYPE	TEMP'D	FIRE	FLR	ROOM NAME	COMMENTS
D01	1	(N) 2668	30 "	80 "	HINGED			1	(E) LIVING/(E) BEDROOM 2	
D02	1	(N) 2668	30 "	80 "	HINGED			1	(N) MASTER BED/(N) KITCHEN	
D03	1	(N) 2668	30 "	80 "	HINGED			1	(E) DINING ROOM/(N) BED 3	
D04	1	(N) 2668	30 "	80 "	POCKET			1	(E) BEDROOM 2/(N) BATH 2	
D05	1	(N) 2668	30 "	80 "	POCKET			1	(N) MASTER BATH/(N) MASTER BED	
D06	1	(N) 2668	30 "	80 "	POCKET			1	(N) BED 3/(N) BATH 2	
D07	1	(N) 5068	60 "	80 "	DOUBLE HINGED			1	(N) KITCHEN	
D08	1	(N) 6868	80 "	80 "	SLIDER			1	(N) CLOSET/(N) MASTER BED	
D09	1	(N) 4068	48 "	80 "	SLIDER			1	(N) CLOSET/(N) BED 3	
D10	1	(N) 6068	72 "	80 "	DOUBLE HINGED			1	(N) MASTER BED	
D11	1	(N) 3068	36 "	80 "	HINGED			1	(E) GARAGE	
D12	1	(N) 2668	30 "	80 "	HINGED			1	(E) GARAGE	
D13	1	(N) 4068	48 "	80 "	SLIDER			1	(N) STORAGE/(N) KITCHEN	

1 ALL GLAZING IN DOORS SHALL BE TEMPERED
2 DOOR PANEL DESIGN TO BE DETERMINED BY DESIGNER/ OR OWNER
3 SOLID OR HOLLOW CORE TO BE DETERMINED BY DESIGNER/ OR OWNER (U.N.O. - I.E. FIRE-RATED DOORS)
4 FIRE-RATED DOORS TO BE 1-3/8" SOLID CORE DOOR, 1-3/8" THICK SOLID/HONEYCOMB STEEL DOOR, OR MIN. 20-MIN RATED, TO BE EQUIP'D W/ SELF-CLOSING, TIGHT FITTING, SELF-LATCHING HARDWARE
5 SEE G-1 FOR SECURITY ORDINANCE (WHEN APPLICABLE PER CITY ORDINANCE)

CONTRACTOR NOTES:
1 CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZE PRIOR TO PURCHASING MATERIALS.
2 (E) = EXISTING, (N) = NAIL-ON/ NEW CONSTRUCTION, (R) = RETROFIT/ REPLACEMENT

WINDOW SCHEDULE (W#)

NO.	QTY	LABEL	WIDTH	HEIGHT	U-FACT.	SHGC	TEMP'D	EGRESS	HEAD	SILL	FLR	ROOM NAME	COMMENTS
W01	1	(N) 2025 SC	24 "	29 "	0.3	0.23			70"	41"	1	(N) KITCHEN	
W02	1	(N) 2030 SC	24 "	36 "	0.3	0.23			77"	41"	1	(N) BED 3	
W03	1	(N) 2030 SH	24 "	36 "	0.3	0.23			77"	41"	1	(N) BED 3	
W04	1	(N) 2060 DH	24 "	72 "	0.3	0.23	YES		80"	8"	1	(N) MASTER BATH	
W05	1	(N) 3138 SH	37 "	44 "	0.3	0.23			74"	30"	1	(N) MASTER BED	
W06	1	(N) 4025 LS	48 "	29 "	0.3	0.23			70"	41"	1	(N) KITCHEN	
W07	1	(N) 4025 RS	48 "	29 "	0.3	0.23			70"	41"	1	(N) KITCHEN	
W08	1	(R) 2030 SC	24 "	36 "	0.3	0.23			77"	41"	1	(E) BEDROOM 2	
W09	1	(N) 5040 XO	60 "	48 "	0.3	0.23			80"	32"	1	(E) GARAGE	
W10	1	(N) 2020 XO	24 "	24 "	0.3	0.23			72"	48"	1	(E) GARAGE	

WINDOW NOTES:
1. ALL GLAZING SHALL BE LOW-E, DUAL PANE GLASS
2. ALL GLAZING SHALL HAVE U-FACTOR: **MAX 0.3** AND SHGC FACTOR: **MAX 0.23**.
3. ALL NEW WINDOWS TO BE WOOD AND TO MATCH THE EXISTING WINDOWS.

CONTRACTOR NOTES:
1. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZE PRIOR TO PURCHASING WINDOWS.
2. (E) = EXISTING, (N) = NAIL-ON/ NEW CONSTRUCTION, (R) = RETROFIT/ REPLACEMENT

WINDOW ABBREVIATIONS:

AW	AWNING
DC	DOUBLE CASEMENT
DH	DOUBLE HUNG
FX	FIXED/PICTURE
SC	SINGLE CASEMENT
SH	SINGLE HUNG
OX	SLIDING (X=OPERABLE, VIEW FROM OUTSIDE)
XO	SLIDING (X=OPERABLE, VIEW FROM OUTSIDE)
XOX	DOUBLE VENT SLIDING

DEMO LEGEND:

1 DEMO (FOR WINDOWS & DOORS: EXIST. HEADER TO REMAIN, U.N.O.)

2 EXISTING TO REMAIN

PROPOSED LEGEND:

D# NEW CONSTRUCTION OR REPLACEMENT DOORS (SEE DOOR SCHEDULE) - COLOR, STYLE TO MATCH

W# NEW CONSTRUCTION OR REPLACEMENT WINDOWS (SEE WINDOW SCHEDULE) - COLOR, TYPE, STYLE TO MATCH

A WALL INFILL OR NEW WALL (TO MATCH FINISH - COLOR, TYPE, TEXTURE - ON INTERIOR AND EXTERIOR)
PROVIDE 2 LAYERS OF GRADE D PAPER (FELT) OVER PLYWOOD SHEATH'G WHERE STUCCO IS USED IN EXT'R WALLS.

B EXISTING OR NEW LANDING (SEE PLAN)

C NEW 42" MIN. GUARD RAIL (SEE PLAN FOR TYPE) (ANY OPENING SHALL NOT ALLOW A 4"Ø SPHERE TO PASS THROUGH)

E EGRESS

R NEW ROOFING (COLOR, TYPE, TEXTURE TO MATCH EXISTING)

S NEW SKYLIGHT (TEMPERED, 4" MIN. CURB, PROVIDE FLASHING)

T TEMPERED GLASS

U UTILITY (RELOCATE OR NEW - SEE PLAN FOR TYPE)

V NEW VENTS (SEE PLAN FOR SIZE, PROVIDE FLASHING)

W PROVIDE WEEP SCREED 4" MIN ABOVE SOIL (OR 2" MIN ABOVE PAVEMENT SLAB)

TRIM LEGEND:

T (N) 2X WOODEN TRIM (PRIME COATED) (COLOR, TEXTURE - TO MATCH EXISTING - U.N.O.)

REVISIONS "ABC" = PLAN CHECK, "123" = FIELD	ID

GENERAL CONTRACTOR
TBD

PREPARED BY:
MOLLY LUO

TRUPLANS
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DRAWN
M.L.

CHECKED
W.T.

DATE
12/2/2025

SHEET SIZE TO SCALE
24" X 36"

"MONTERREY (O) - 1ST SUBMIT - 5TH ATTEMPT.PLAN"

SHEET
A-4.0

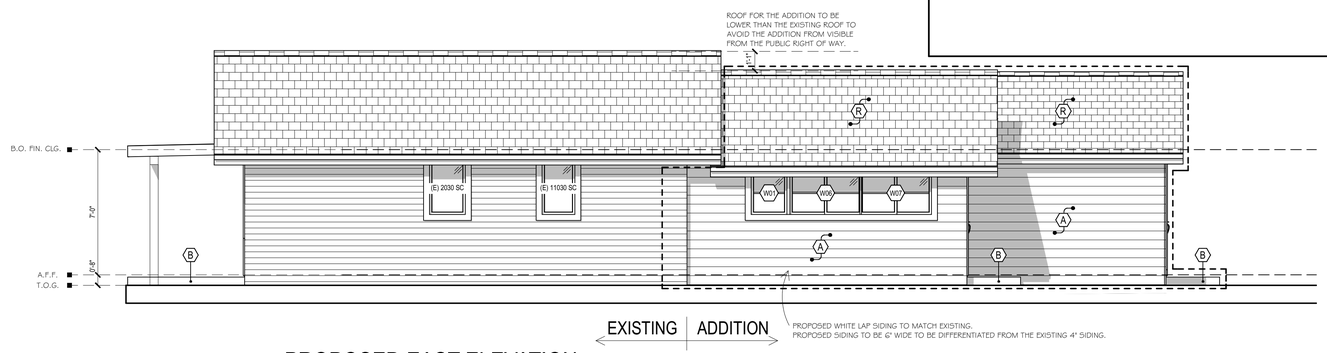
ELEVATIONS - EXISTING

DIMENSION NOTE: DIMENSIONS SHALL BE VERIFIED IN FIELD. IN THE CASE THAT DIMENSIONS ARE TO BE ADJUSTED DUE TO CERTAIN FACTORS (SUCH AS HIDDEN CONDITIONS, FIELD VERIFICATION, ETC.). TOLERANCES ARE PROVIDED WITH " ± " AS GUIDELINES TO PRESERVE INTENDED DESIGN. FOR SIGNIFICANT CHANGES IN DIMENSIONS, CONTRACTOR TO CONTACT DESIGNER AND/OR ENGINEER THROUGH RFI'S (REQUEST FOR INFORMATION) TO MAKE NECESSARY CHANGES AND TO CONFORM WITH THE STRUCTURAL INTEGRITY OF APPROVED PLANS.

(CITY / COUNTY APPROVAL STAMP HERE)

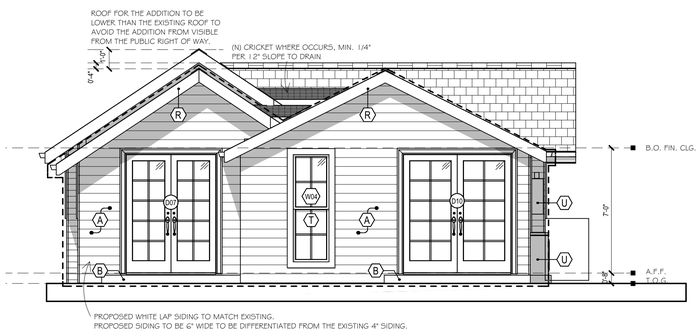
PROPOSED SOUTH ELEVATION (NO CHANGE)

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



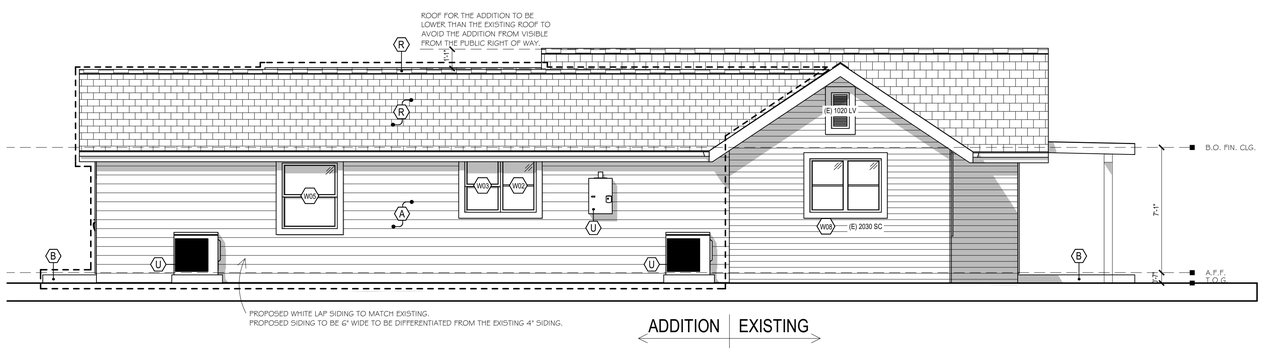
PROPOSED EAST ELEVATION

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



PROPOSED NORTH ELEVATION

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



PROPOSED WEST ELEVATION

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

WINDOW SPECIFICATION

MANUFACTURER:	MILGARD OR EQAL (TO MATCH EXISTING)
COLOR:	EXT. WOOD WHITE/ INT. WOOD WHITE (TO MATCH EXISTING)

~ FOR REFERENCE ONLY ~ USE MASTER SCHEDULE LIST ON SHEET A-3 FOR FIELD REVISION UPDATES.

D# DOOR SCHEDULE

NO.	QTY	LABEL	WIDTH	HEIGHT	TYPE	TEMP'D	FIRE	FLR	ROOM NAME	COMMENTS
D01	1	(N) 2668	30 "	80 "	HINGED			1	(E) LIVING/(E) BEDROOM 2	
D02	1	(N) 2668	30 "	80 "	HINGED			1	(N) MASTER BED/(E) LIVING	
D03	1	(N) 2668	30 "	80 "	HINGED			1	(E) LIVING/(N) BED 3	
D04	1	(N) 2668	30 "	80 "	POCKET			1	(E) BEDROOM 2/(N) BATH 2	
D05	1	(N) 2668	30 "	80 "	POCKET			1	(N) MASTER BATH/(N) MASTER BED	
D06	1	(N) 2668	30 "	80 "	POCKET			1	(N) BED 3/(N) BATH 2	
D07	1	(N) 5068	60 "	80 "	DOUBLE HINGED			1	(E) LIVING	
D08	1	(N) 6868	80 "	80 "	SLIDER			1	(N) CLOSET/(N) MASTER BED	
D09	1	(N) 4068	48 "	80 "	SLIDER			1	(N) BED 3/(N) CLOSET	
D10	1	(N) 6068	72 "	80 "	DOUBLE HINGED			1	(N) MASTER BED	

DOOR NOTES:
1 ALL GLAZING IN DOORS SHALL BE TEMPERED
2 DOOR PANEL DESIGN TO BE DETERMINED BY DESIGNER/ OR OWNER
3 SOLID OR HOLLOW CORE TO BE DETERMINED BY DESIGNER/ OR OWNER (U.N.O. - I.E. FIRE-RATED DOORS)
4 **FIRE-RATED DOORS** TO BE 1-3/8" SOLID CORE DOOR, 1-3/8" THICK SOLID/HONEYCOMB STEEL DOOR, OR MIN. 20-MIN RATED, TO BE EQUIP'D W/ SELF-CLOSING, TIGHT FITTING, SELF-LATCHING HARDWARE
5 SEE G-1 FOR SECURITY ORDINANCE (WHEN APPLICABLE PER CITY ORDINANCE)

CONTRACTOR NOTES:
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W# WINDOW SCHEDULE

NO.	QTY	LABEL	WIDTH	HEIGHT	U-FACT.	SHGC	TEMP'D	EGRESS	HEAD	SILL	FLR	ROOM NAME	COMMENTS	FIRE RATED	FLR
W01	1	(N) 2025 SC	24 "	29 "	0.3	0.23			70"	41"	1	(E) LIVING			1
W02	1	(N) 2030 SC	24 "	36 "	0.3	0.23			77"	41"	1	(N) BED 3			1
W03	1	(N) 2030 SH	24 "	36 "	0.3	0.23			77"	41"	1	(N) BED 3			1
W04	1	(N) 2060 DH	24 "	72 "	0.3	0.23	YES		80"	8"	1	(N) MASTER BATH			1
W05	1	(N) 3138 SH	37 "	44 "	0.3	0.23			74"	30"	1	(N) MASTER BED			1
W06	1	(N) 4025 LS	48 "	29 "	0.3	0.23			70"	41"	1	(E) LIVING			1
W07	1	(N) 4025 RS	48 "	29 "	0.3	0.23			70"	41"	1	(E) LIVING			1
W08	1	(R) 2030 SC	24 "	36 "	0.3	0.23			77"	41"	1	(E) BEDROOM 2			1
D09	1	(N) 4068	48 "	80 "	SLIDER										1
D10	1	(N) 6068	72 "	80 "	DOUBLE HINGED										1
D11	1	(N) 3068	36 "	80 "	HINGED										1
D12	1	(N) 2668	30 "	80 "	HINGED										1
D13	1	(N) 4068	48 "	80 "	SLIDER										1

WINDOW NOTES:
1. ALL GLAZING SHALL BE LOW-E, DUAL PANE GLASS
2. ALL GLAZING SHALL HAVE U-FACTOR: **MAX 0.3** AND SHGC FACTOR: **MAX 0.23**.
3. FENESTRATIONS SHALL HAVE TEMPORARY AND PERMANENT LABELS FOR VERIFICATION PURPOSES.
4. NEW SECOND-STORY BATHROOM WINDOWS ARE PROVIDED WITH OBSCURED GLASS
5. NEW SECOND-STORY BATHROOM WINDOWS EITHER HAVE A MINIMUM SILL HEIGHT OF 24" ABOVE FINISH FLOOR OR HAVE OPENINGS RESTRICTED TO UP TO 5'-0" AS MEASURED FROM THE ADJACENT FINISHED FLOOR

CONTRACTOR NOTES:
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WINDOW ABBREVIATIONS:

AW	AWNING
CR	DOUBLE CASEMENT
DH	DOUBLE HUNG - I.E. FIRE-RATED DOORS)
DS	DOUBLE SLIDING
FIX	FIXED (NON-OPERABLE)
SC	SINGLE CASEMENT
SH	SINGLE HUNG
OX	SLIDING (X=OPERABLE, VIEW FROM OUTSIDE)
XO	SLIDING (X=OPERABLE, VIEW FROM OUTSIDE)

DEMO LEGEND:

1 DEMO (FOR WINDOWS & DOORS: EXIST. HEADER TO REMAIN, U.N.O.)

2 EXISTING TO REMAIN

PROPOSED LEGEND:

D# NEW CONSTRUCTION OR REPLACEMENT DOORS (SEE DOOR SCHEDULE) - COLOR, STYLE TO MATCH

W# NEW CONSTRUCTION OR REPLACEMENT WINDOWS (SEE WINDOW SCHEDULE) - COLOR, TYPE, STYLE TO MATCH

A WALL INFILL OR NEW WALL (TO MATCH FINISH - COLOR, TYPE, TEXTURE - ON INTERIOR AND EXTERIOR)
PROVIDE 2 LAYERS OF GRADE D PAPER (FELT) OVER PLYWOOD SHEATH'G WHERE STUCCO IS USED IN EXT'R WALLS.

B EXISTING OR NEW LANDING (SEE PLAN)

C NEW 42" MIN. GUARD RAIL (SEE PLAN FOR TYPE) (ANY OPENING SHALL NOT ALLOW A 4"Ø SPHERE TO PASS THROUGH)

E EGRESS

R NEW ROOFING (COLOR, TYPE, TEXTURE TO MATCH EXISTING)

S NEW SKYLIGHT (TEMPERED, 4" MIN. CURB, PROVIDE FLASHING)

T TEMPERED GLASS

U UTILITY (RELOCATE OR NEW - SEE PLAN FOR TYPE)

V NEW VENTS (SEE PLAN FOR SIZE, PROVIDE FLASHING)

W PROVIDE WEEP SCREED 4" MIN ABOVE SOIL (OR 2" MIN ABOVE PAVEMENT SLAB)

TRIM LEGEND:

T1 (N) 2X WOODEN TRIM (PRIME COATED) (COLOR, TEXTURE - TO MATCH EXISTING - U.N.O.)

REVISIONS "ABC" = PLAN CHECK, "123" = FIELD	ID
	1
	2
	3
	4
	5
	6
	7

GENERAL CONTRACTOR
TBD

PREPARED BY:
MOLLY LUO

PREPARED BY:
TRUPLANS
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(714) 417-6492

DRAWN
M.L.

CHECKED
W.T.

DATE
12/2/2025

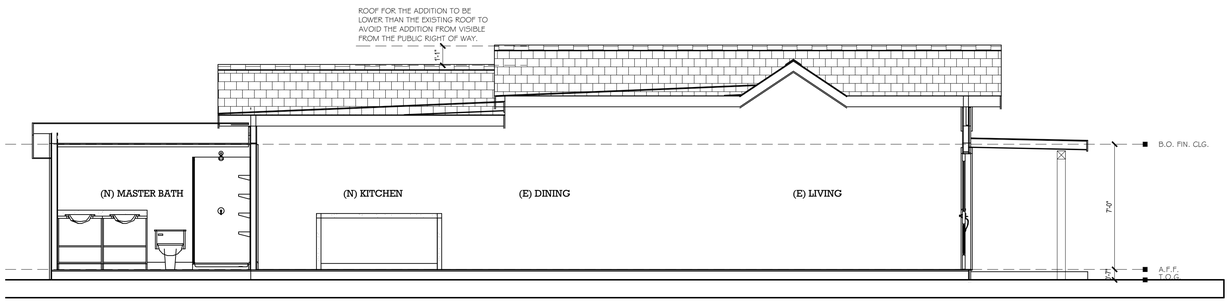
SHEET SIZE TO SCALE
24" X 36"

"MONTERREY (O) - 1ST SUBMIT - 5TH ATTEMPT.PLAN"

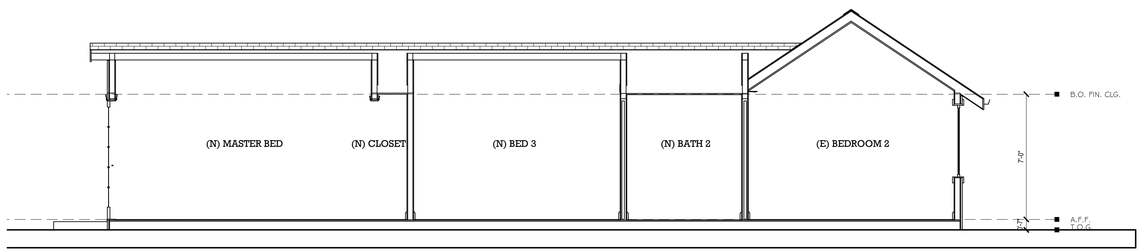
SHEET
A-4.1

ELEVATIONS - PROPOSED

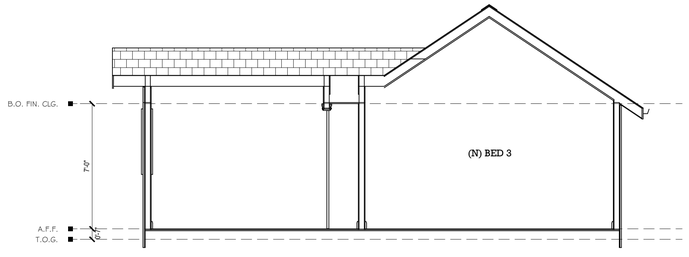
DIMENSION NOTE: DIMENSIONS SHALL BE VERIFIED IN FIELD. IN THE CASE THAT DIMENSIONS ARE TO BE ADJUSTED DUE TO CERTAIN FACTORS (SUCH AS HIDDEN CONDITIONS, FIELD VERIFICATION, ETC.). TOLERANCES ARE PROVIDED WITH " ± " AS GUIDELINES TO PRESERVE INTENDED DESIGN. FOR SIGNIFICANT CHANGES IN DIMENSIONS, CONTRACTOR TO CONTACT DESIGNER AND/OR ENGINEER THROUGH RFI'S (REQUEST FOR INFORMATION) TO MAKE NECESSARY CHANGES AND TO CONFORM WITH THE STRUCTURAL INTEGRITY OF APPROVED PLANS.



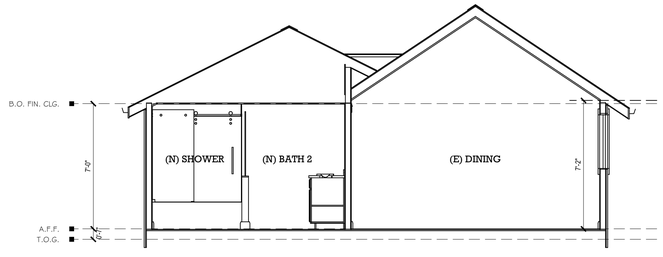
A / A-5 SECTION A
SCALE: 1/4" = 1'-0"



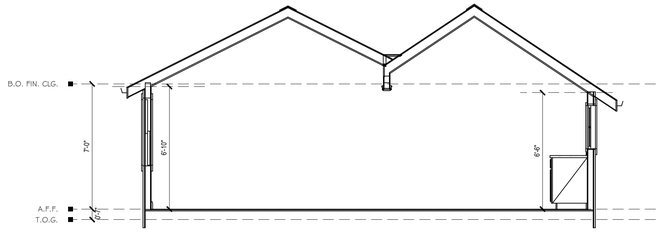
B / A-5 SECTION B
SCALE: 1/4" = 1'-0"



C / A-5 SECTION C
SCALE: 1/4" = 1'-0"



D / A-5 SECTION D
SCALE: 1/4" = 1'-0"



E / A-5 SECTION E
SCALE: 1/4" = 1'-0"

ROOF LEGEND

- DEMO ROOF
- ROOF TO REMAIN
- NEW ROOF

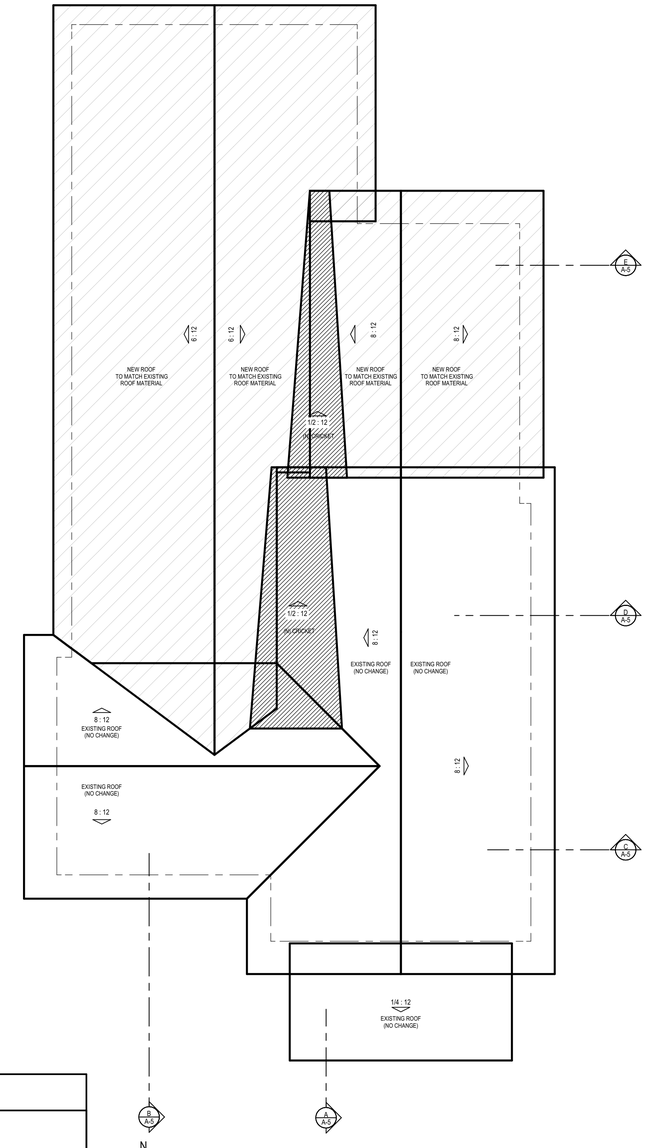
UPPER VENTING

- RIDGE VENT
- ROOF LOUVER
- GABLE END VENT

EAVE VENTING

- EAVE VENT
- ROOF LOUVER

(CITY / COUNTY APPROVAL STAMP HERE)



PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

ROOF SPECIFICATION

SLOPED ROOF SPECIFICATIONS

PRODUCT NAME:	GAF SHINGLES (TO MATCH EXISTING)
MANUFACTURER:	GAF (OR EQUAL)
ICC-ESR:	1475 (SEE SHEET A-5 FLASHING DETAILS)
ROOF ASSEMBLY:	CLASS A

PROVIDE RADIANT BARRIER OVER CDX OR PLY

** PROVIDE 2-LAYERS OF UNDERLAYMENT FOR SLOPES LESS THAN 4:12*

EAVE NOTES

EAVE NOTES:

1. **NO EAVES 2' FROM THE PROPERTY LINE** - EAVES ARE NOT PERMITTED IN GROUP R-3/U OCCUPANCIES CLOSER THAN 2' TO THE PROPERTY LINE.
2. **1-HOUR FIRE RESISTANCE-RATED CONSTRUCTION OR HEAVY TIMBER**: (A) REQUIRED FOR PROJECTIONS IN NON-SPRINKLERS STRUCTURES LOCATED BETWEEN 2' AND 5' FROM THE PROPERTY LINE; (B) REQUIRED FOR PROJECTIONS IN SPRINKLERED STRUCTURES: LOCATED BETWEEN 2' AND 3' FROM PROPERTY LINE.
3. **ZERO HOUR RATING WHEN FIREBLOCKED**: THE ROOF EAVE FIRE-RESISTANCE RATING SHALL BE PERMITTED TO BE REDUCED TO ZERO (0) HOURS ON THE UNDERSIDE OF THE EAVE IF SOLIFD FIRE BLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING TABLE R302.1(1) AND (2)

REVISIONS	ID
"ABC" = PLAN CHECK, "123" = FIELD	

GENERAL CONTRACTOR
TBD

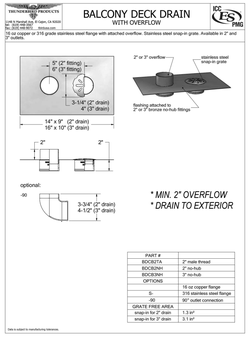
PREPARED BY:
MOLLY LUO

PREPARED BY:
TRUPLANS
630 S. GLASSEL ST. SUITE 201
ORANGE, CA 92866
(714) 289-4652

RELOCATE, REMODEL, AND ADDITION TO:
MONTERREY RESIDENCE
629 E WASHINGTON AVE
ORANGE, CA 92866
(714) 417-6492

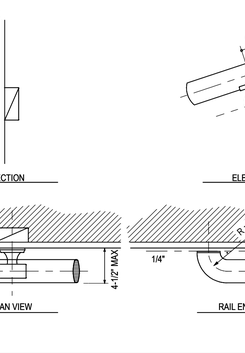
DRAWN	M.L.
CHECKED	W.T.
DATE	12/2/2025
SHEET SIZE TO SCALE	24" X 36"
"MONTERREY (O) - 1ST SUBMIT - 5TH ATTEMPT.PLAN"	

SHEET
A-5
SECTIONS & PROPOSED ROOF



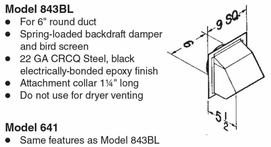
BALCONY DECK DRAIN W/ OVERFLOW

SCALE N.T.S. 17



VENT PENETRATION FLASHING

SCALE N.T.S. 18



** DETAIL SHOWN PER MFGR (BROAN) AND FOR REFERENCE ONLY. CONTRACTOR TO REFER TO SELECTED MANUFACTURER'S INSTALLATION INSTRUCTIONS.*

KITCHEN HOOD MINIMUM DUCT SIZE (IN DIAMETER Ø)

CFM:	MIN.	RECOMMENDED:
000-400	4"	6"
401-600	6"	8"
601-900	7"	8"
901-1200	8"	10"–12"
1201+	10"+	(DEPENDS ON MOTOR SIZE)

VENTING TYPE:	UL#	APPLIANCE TYPE:	EXAMPLE:
TYPE B / B-W GAS	UL 441	GAS APPLIANCE W/ DRAFT HOODS TO BURN GAS ONLY	KITCHEN HOOD

EXHAUST VENT W/ BACKDRAFT DAMPER

SCALE N.T.S. 19

HANDRAIL-TO-WALL CLEARANCES

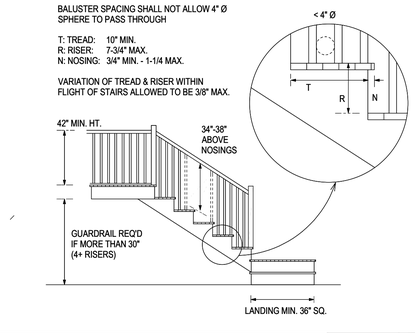
SCALE 1" = 1'-0" 20

STAIRWAY NOTES:

1. **HANDRAILS**
   - A) **MIN ONE (1) SIDE**: PROVIDE HANDRAIL MIN. ONE (1) SIDE AT EACH CONTINUOUS RUN OR FLIGHT OF FOUR OR MORE RISERS.
   - B) **SHALL BE CONTINUOUS FOR FULL LENGTH OF FLIGHT**: FROM A POINT ABOVE TOP RISER TO A POINT ABOVE THE LOWEST RISER; AND PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN. RETURN AND TERMINATE ENDS OF HANDRAILS TO WALL OR POST. EXCEPTION: USE OF VOLUTE, TURNOUT, STARTINF EASING OR STARTING NEWEL SHALL BE ALLOWED OVER THE LOWEST TREAD.
   - C) **EXTEND 12"**: EXTEND HANDRAILS 12" NOSING ON TOP TREAD PLUS TREAD WIDTH BEYOND BOTTOM NOSING (ADA COMPLIANCE ONLY)
   - D) **MAX. 4-1/2" PROJECTION**: HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE OF THE STAIRWAY.
   - E) **HEIGHT MIN 36" (34" MIN. ~ 38" MAX)**: MIN. HEIGHT OF RAILING ABOVE TREADS
   - F) **MIN 1-1/2" CLEAR TO WALL**: MIN. CLEARANCE BETWEEN HANDRAIL AND WALL
   - G) **MIN1-1/4" ~ 2" MAX .GRIP**: CROSS SECTIONAL DIMENSION HAND GRIP PORTION OF HANDRAILS (SEE DETAILS FOR TYPE 1 & TYPE 2 PROFILE)
2. **RISERS**
   - A) **MIN 4" DIAMETER OPENING**.: SHALL BE SUFFICIENTLY SOLID TO PREVENT PASSAGE OF OBJECTS LARGER THAN **4" Ø**
   - B) **MAX 7-3/4"** : RISER HEIGHT
3. **TREADS**
   - A) **SLIP-RESISTANT**: ALL TREAD SURFACES ARE TO BE SLIP RESISTANT
   - B) **SMOOTH, ROUNDED, CHAMFERED EDGES**: ALL EXPOSED EDGES OF TREADS SHALL BE SMOOTH, ROUNDED, OR CHAMFERED. NO ABRUPT EDGES AT LOWER FRONT EDGE OF NOSING.
   - C) **MIN. 10" HORIZONTAL**: MIN. TREAD DEPTH
4. **NOSING**
   - A) **MIN 3/4" ~ 1-1/4" MAX**: NOSING PROJECTION PAST FACE OF RISER BELOW
   - B) **MAX 9/16"**: RADIUS OF CURVATURE
   - C) **MAX 1/2"**: BEVELING OF NOSING
5. **DIMENSIONS**
   - A) ALL DIMENSIONED SURFACE SHALL BE EXCLUSIVE OF CARPETS, RUGS, OR RUNNERS.
   - B) **MAX 3/8" VARIATION**: MAXIMUM VARIATION OF RISERS, WIDTH OF TREADS IN A NY GIVEN FLIGHT, OR NOSING PROJECTION.
6. **HEADROOM CLEARANCE**
   - A) **MIN 6'-8" CLEAR**: SHALL BE MEASURED VERTICALLY FROM THE PLANE OF THE CEILING FINISH TO THE TREAD OF NOSING AT THE STAIRWELL.
7. **STAIR LANDING**
   - A) **MIN 36"x 36"**: STAIR LANDING SHALL BE THE SAME WIDTH AND DEPTH AT THE STAIR IT SERVES WITH MINIMUM OF 36" EACH WAY
   - B) **MAX 12'-0"**: MAXIMUM VERTICAL DISTANCE BETWEEN STAIRWAY LANDINGS
   - C) **MAX 42" HANDRAIL**: PROVIDE HANDRAILS AT STAIRS AND 42" AT STAIR LANDINGS WITH CLEAR SPACE BETWEEN BALUSTERS AND HORIZONTAL TOP RAIL AT 4" MIN. CLEAR TYPICAL.
8. **STAIRWAY WIDTH**
   - A) **MIN 36" CLEAR**: SHALL BE 36" MIN. CLEAR ABOVE HANDRAIL HEIGHT AND BELOW MIN. HEADROOM HEIGHT
   - B) **MIN 31-1/2" CLEAR**: ALLOWABLE CLEARANCE WHERE ONE (1) HANDRAIL IS INSTALLED
   - C) **MIN 27" CLEAR**: ALLOWABLE CLEARANCE WHERE TWO (2) HANDRAILS ARE INSTALLED
9. **FIRE PROTECTION**
   - A) **PROVIDE 1/2" DRYWALL**: ENCLOSED USEABLE SPACE UNDERSIDE OF STAIRS THAT IS ACCESSIBLE BY A DOOR OR ACCESS PANEL SHALL BE PROTECTED WITH 1/2" DRYWALL. (2019 R302.7)
10. **ILLUMINATION**
    - A) **SWITCH AT EACH FLOOR LEVEL**: THERE SHALL BE A SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHTING OUTLET WHERE THE STAIRWAY HAS SIX (6) OR MORE RISERS.
    - B) **MIN. 10-FT. CANDLE**: ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.
11. **WINDER TREADS**
    - *A) SEE DETAIL (WHEN APPLICABLE)*

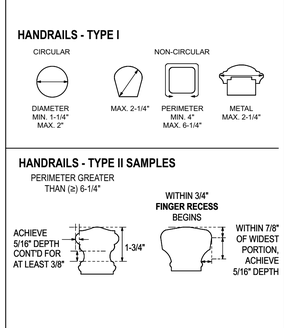
STAIRWAY NOTES

SCALE N.T.S. 14



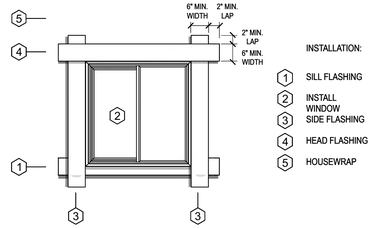
GUARDRAIL MIN. REQ'S

SCALE N.T.S. 15



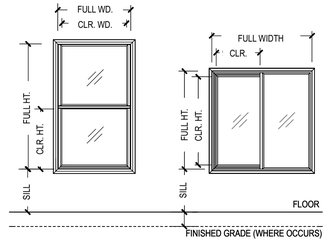
HANDRAIL PROFILE

SCALE N.T.S. 16



WINDOW FLASHING

SCALE 1" = 1'-0" 9

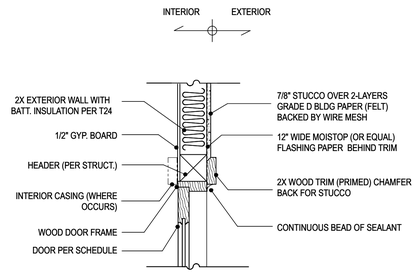


EGRESS REQ.

MIN CLR WIDTH:	20"
MIN CLR HEIGHT:	24"
MIN S.F. TOTAL:	5.7 S.F.
MAX SILL:	44"
MIN SILL:	24"

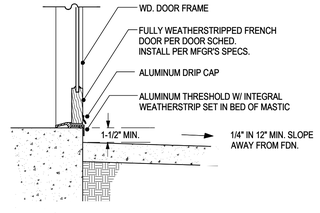
WINDOW EGRESS MIN. REQ'S

SCALE N.T.S. 10



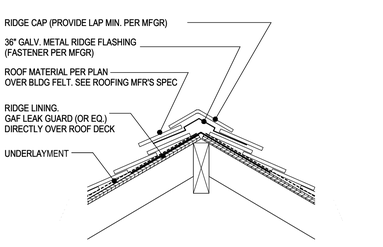
FRENCH DOOR HEAD FLASHING

SCALE N.T.S. 11



FRENCH DOOR SILL

SCALE N.T.S. 12

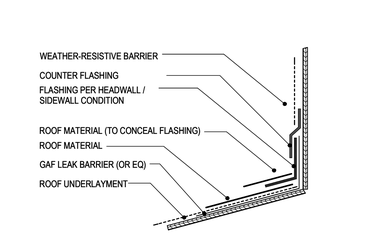


ROOF ASSEMBLY DETAIL PER MFGR APPROVED INSTALLATION RECOMMENDATION.

FOR VENTED RIDGE OPT. REFER TO MFGR MANUAL. IF VENTED RIDGE IS PREFERRED, PROVIDE SUFFICENT NET FREE AREA PER ROOF VENT CALCS. RIDGE VENT SYSTEM SHALL NOT BE INSTALLED TOGETHER WITH OTHER ROOF VENT SYSTEMS (SUCH AS GABLE VENT, DORMER VENT, ETC.) TO AVOID AIR BACKFLOW.

RIDGE FLASHING DETAIL (NON-VENTED)

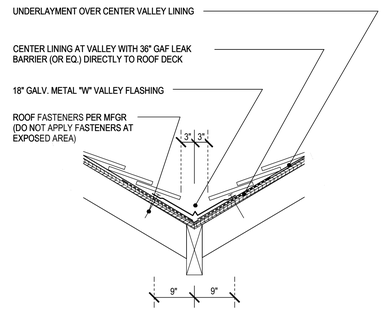
SCALE N.T.S. 5



ROOF ASSEMBLY DETAIL PER MFR APPROVED INSTALLATION RECOMMENDATION

HEADWALL FLASHING DETAIL

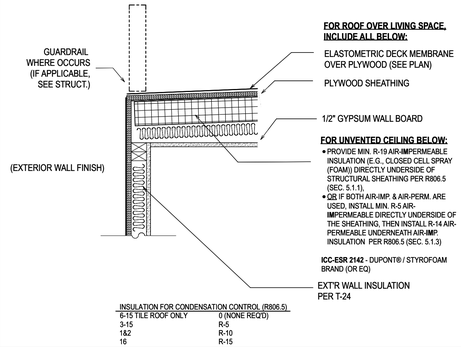
SCALE N.T.S. 7



ROOF ASSEMBLY DETAIL PER MFGR APPROVED INSTALLATION RECOMMENDATION. FOR CLOSED-CUT VALLEY (OR) WOVEN VALLEY OPTION, CONTRACTOR TO REFER TO APPROVED MFGR INSTALLATION ONLY.

VALLEY FLASHING DETAIL

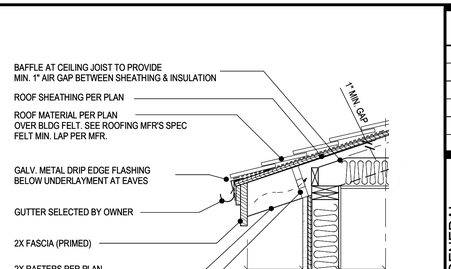
SCALE N.T.S. 6



INSULATION FOR CONDENSATION CONTROL (R806.5)	
6-15 TILE ROOF ONLY	0 (NONE REQ'D)
3-15	R-5
1&2	R-10
16	R-15

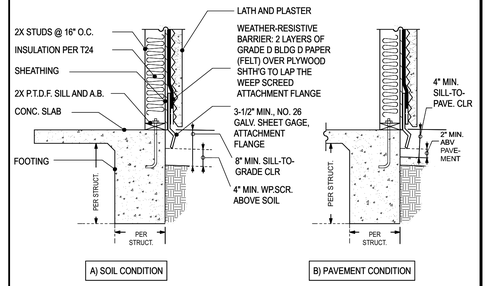
ROOF / DECK (UNVENTED ATTIC INSULATION)

SCALE N.T.S. 8



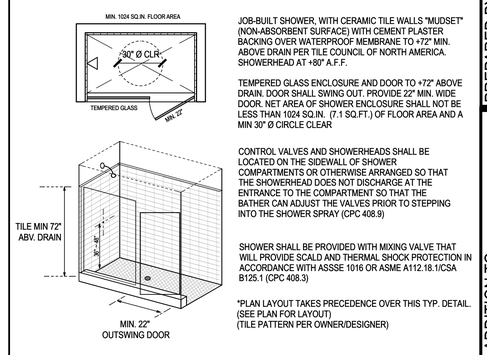
EAVE FLASHING DETAIL

SCALE N.T.S. 1



WEEP SCREED DETAIL

SCALE 1/2" = 1'-0" 2



JOB-BUILT SHOWER, WITH CERAMIC TILE WALLS "MUDSET" (NON-ABSORBENT SURFACE) WITH CEMENT PLASTER BACKING OVER WATERPROOF MEMBRANE TO +72" MIN. ABOVE DRAIN PER TILE COUNCIL OF NORTH AMERICA. SHOWERHEAD AT +80" A.F.F.

TEMPERED GLASS ENCLOSURE AND DOOR TO +72" ABOVE DRAIN. DOOR SHALL SWING OUT. PROVIDE 22" MIN. WIDE DOOR. NET AREA OF SHOWER ENCLOSURE SHALL NOT BE LESS THAN 1024 SQ.IN. (7.1 SQ.FT.) OF FLOOR AREA AND A MIN 30" Ø CIRCLE CLEAR

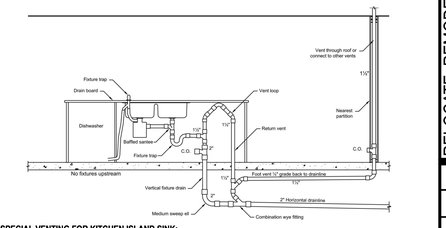
CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY (CPC 408.9)

SHOWER SHALL BE PROVIDED WITH MIXING VALVE THAT WILL PROVIDE SCALD AND THERMAL SHOCK PROTECTION IN ACCORDANCE WITH ASSSE 1016 OR ASME A112.18.1/CSA B125.1 (CPC 408.3)

*PLAN LAYOUT TAKES PRECEDENCE OVER THIS TYP. DETAIL. (SEE PLAN FOR LAYOUT) (TILE PATTERN PER OWNER/DESIGNER)

JOB BUILT SHOWER, MIN. REQ'S

SCALE N.T.S. 3



SPECIAL VENTING FOR KITCHEN ISLAND SINK:

1. **EACH ISLAND VENT** - SHALL SERVE ONLY ONE FIXTURE
2. **ALL FITTINGS** FOR THE LOOP VENT, FOOT VENT, AND RETURN VENT SHALL BE DRAINAGE TYPE FITTINGS.
3. **THE LOOP BEND** - SHALL CONSIST OF ONE FITTING OR ONE 1/4 BEND AND TWO 1/8 BENDS. IT SHALL RISE AS HIGH AS POSSIBLE BEFORE TURNING DOWNWARD.
4. **THE RETURN VENT** - SHALL CONNECT TO THE HORIZONTAL DRAIN DIRECTLY BELOW THE CONNECTION BETWEEN THE RETURN VENT AND A FOOT VENT WITH A WYE TYPE FITTING.
5. **THE FOOT VENT** - SHALL EXTEND FROM THE RETURN VENT IN THE VERTICAL POSITION IMMEDIATELY BELOW THE FLOOR WITH A WYE TYPE FITTING.
6. **THE FOOT VENT** - SHALL EXTEND FROM THE RETURN VENT TO A POINT IMMEDIATELY BELOW THE FLOOW WITH A WYE TYPE FITTING.
7. **CLEANOUTS** - SHALL BE PROVIDED IN THE DRAIN BELOW THE FIXTURE TRAP AND IN THE VERTICAL PART OF THE FOOT VENT ABOVE THE FLOOR.

ISLAND SINK VENTING

SCALE N.T.S. 4

REVISIONS	ID
ABC = PLAN CHECK, *123* = FIELD	

GENERAL CONTRACTOR
TBD

PREPARED BY:
MOLLY LUO

TRUPLANS
630 S. GLASSEL ST. SUITE 201
ORANGE, CA 92866
(714) 289-4652

PREPARED BY:
630

RELOCATE, REMODEL, AND ADDITION TO:
MONTERREY RESIDENCE
629 E WASHINGTON AVE
ORANGE, CA 92866
(714) 417-6492

DRAWN	M.L.
CHECKED	W.T.
DATE	12/2/2025
SHEET SIZE TO SCALE	24" X 36"
"MONTERREY (O) - 1ST SUBMIT - 5TH ATTEMPT PLAN"	
SHEET	AD-1
	ARCHITECTURAL DETAILS

HISTORIC RESOURCES GROUP

HISTORIC STRUCTURE REPORT
629 EAST WASHINGTON AVENUE, ORANGE

JUNE 2025

12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105

Tel 626-793-2400
historicresourcesgroup.com

prepared for

Karol Monterrey

629 East Washington Avenue
Orange, CA 92866

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APPENDICES
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INTRODUCTION

Executive Summary

The purpose of this historic structure report (HSR) is to provide a statement of significance for the one-story single-family residence at 629 East Washington Avenue, document architectural features and their conditions, and make prioritized recommendations for treatment. This report provides the stewards of the property with information about the property and recommendations for preservation and maintenance.

An HSR is a planning document that serves as a user's guide for owners in the care and management of significant historic buildings. The contents of an HSR is tailored to an individual resource and should be focused on the particular characteristics of the building under study. The report serves as an important guide for all changes made to a historic property during a project including repair, preservation, or restoration, and can also provide information for maintenance procedures. This report is not intended to be a comprehensive history of 629 East Washington Avenue and does not include complete technical investigations of all materials and problems. However, this HSR does provide in table format a list of spaces, features, conditions, and general recommendations for treatment and further investigation. This is a roadmap for future study and care. An HSR records the findings of research and investigation, as well as the processes of physical work, for future researchers.

This HSR includes an evaluation of the Project against the *Secretary of the Interior's Standards for Rehabilitation* to identify potential impacts to the residence; as well as the City of Orange's *Historic Preservation Design Standards*, specifically the *Standards for Historic Building Features* and *Standards for Historic Residential Buildings*.

Purpose

The purpose of this historic structure report (HSR) is to provide a statement of significance of the property, document architectural features, evaluate existing conditions, and make recommendations for treatment. Analysis of 629 East Washington Avenue and its features will provide the stewards of the property with recommendations for the rehabilitation and maintenance of the extant architectural character-defining features of the site. The recommendations for treatment extend to general but not complete details for the maintenance of features that contribute to the safety and security of the existing buildings.

An HSR provides documentary, graphic, and physical information about a property's history and existing condition. Broadly recognized as an effective part of preservation planning, a historic structure report also addresses management or owner goals for the use or re-use of the property. It provides a thoughtfully considered argument for selecting the most appropriate approach to treatment, prior to the commencement of work, and outlines a prioritized scope of recommended work. The report serves as an important guide for all changes made to a historic property during a project including repair, rehabilitation, or restoration, and can also provide information for maintenance procedures. Finally, it records the findings of research and investigation, as well as the processes of physical work, for future researchers.

This HSR will augment prior and future studies of the site to create a record of the site's history, significance, current conditions, conservation needs, and future potential.

Methodology and Definitions

This report follows the format for historic structure reports established by the National Park Service (NPS). It includes a summary of the site's historic significance, a detailed description of the current condition of the site, an analysis of the site's historic integrity, and treatment recommendations for its continued maintenance and rehabilitation.

The findings of the report are based on historical research and field visits. A variety of sources was consulted regarding the appropriate method of analysis for evaluating historic significance and integrity for historic structures. These sources include technical periodicals published by the National Park Service, specifically: "Preservation Brief 43: The Preparation and Use of Historic Structure Reports;" and "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." The definitions and philosophies contained in these documents provide the framework for federal policy regarding historic structures. They were used in this project, in conjunction with the Secretary of the Interior's Standards, to define appropriate treatments for maintenance, stabilization, and rehabilitation.

Organization of Report

This document was developed according to "Preservation Brief 43: The Preparation and Use of Historic Structure Reports" and is organized into two parts: 1) Developmental History and 2) Treatment and Work Recommendations.

Part One: Developmental History consists of a narrative report based on historical research and a physical examination documenting the evolution of the building, its current conditions, and its significance. The Developmental History consists of the following:

- Historical Background and Context – a brief history of the building and its context, its designers and builders, and persons and events associated with its history and development.
- Chronology of Development – a description of original construction and modifications, based on historical documentation and physical evidence.
- Physical Description – a description of elements, materials, and spaces of the building, including significant and non-significant features of the building.
- Evaluation of Integrity and Significance – a consideration of the property's characteristics and associations within its historic context to determine its significance, and a discussion of the building's ability to convey its significance,
- Condition Assessment – a description of the condition of building materials, elements, and systems, and causes of deterioration.

Part Two: Treatment and Work Recommendations presents the historic preservation objective and selected treatment (preservation, rehabilitation, restoration, or reconstruction), requirements for work, and recommended work that corresponds with the defined treatment goal. The Treatment and Work Recommendations consist of the following:

- Historic Preservation Objectives – a description and rationale for the recommended treatment and how it meets the project goals for use of the building.
- Requirements for Work – an outline of the laws, regulations, and functional requirements that are applicable to the recommended work areas.
- Work Recommendations – a presentation of tasks recommended to realize the proposed treatment approach; evaluation of proposed solutions; and description of specific recommendations for work, including alternate solutions, if appropriate.

Administrative Data

OWNERSHIP

Karol Monterrey, 629 East Washington Avenue, Orange, CA 92866.

DESIGNATION STATUS

629 East Washington Avenue is a contributing property in the Old Towne Orange Historic District, which is listed in the National Register of Historic Places and the California Register of Historical Resources, and locally designated.

Project Participants

Research, field inspection, and analysis for this report were performed by John LoCascio, AIA, Principal Architect; and Adam Rajper, Senior Historic Preservation Specialist, of Historic Resources Group (HRG), LLC. Both are qualified professionals who meet the Secretary of the Interior's Professional Qualification Standards for their respective fields. Resumes of primary authors are included in Appendix E.

PART 1: DEVELOPMENTAL HISTORY

Historical Background and Context

The single-family residence at 629 East Washington Avenue was constructed in 1909. At the rear of a property, there is a detached garage that was constructed at an unknown date after 1950. 629 East Washington Avenue is a contributing property in the Old Towne Orange Historic District, which is designated at the national, state, and local levels. In order to inform the analysis of the property's period of significance and character-defining features, this section contains contextual information on the development of the district; Residential Vernacular architecture; and an occupancy summary.

OLD TOWNE ORANGE HISTORIC DISTRICT

The area presently known as the Old Towne Orange Historic District began as a pioneer settlement. From 1888 to 1940, it evolved into an established center of the Orange County citrus industry, later becoming a thriving small-town community. The downtown Plaza served as Orange's initial business core, and around it, early residential neighborhoods developed. Industrial development followed with citrus and construction-related material yards, packing plants, and shipping and receiving businesses flourishing within the three short blocks between the Plaza and the Santa Fe rail line.

Late 19th Century Development[1]

The town settlement of Orange traces its early beginnings to the breakup of the 1810 Spanish land grant Rancho Santiago de Santa Ana. When this sprawling cattle ranch was subdivided in the late 1860's, a Los Angeles lawyer, Alfred B. Chapman (1829-1915), represented several parties in the partition suit. He took about four thousand acres as payment for his fees. Agricultural tracts were first surveyed in the fall of 1870; ranging in size from ten to forty acres, they were subdivided in 1871 under the supervision of another Los Angeles attorney, William T. Glassell (1827-1901). Four 10-acre lots were divided into eight five-acre blocks, with 20 lots in each block. These lots were approximately 50 by 150 feet each, many with rear alley access.

The allocation of eight town lots in the center as a public square created the original Plaza Square, bounded to the north by Maple Avenue (formerly Walnut Steet), Grand Street (formerly Grape Street) to the east, Almond Street to the south, and Lemon Street to the west. The two main intersecting streets we named Chapman Avenue and Glassell Street. The original name of the town was Richland, but this was changed to Orange by January 1875, when Chapman had the map recorded.[2]

The town was incorporated on April 6, 1888, in the south part of what was then Los Angeles County; the following year, it became part of newly formed Orange County. At the time of incorporation, Orange covered an area of approximately three square miles. Additions to the town were made by subdividing surrounding tracts. Daily life for most of Orange's early

[1] Late 19th century development history of Old Towne Orange Historic District adapted from Steven G. McHarris, Old Towne Orange Historic District, National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, May 29, 1997).
[2] The name had to be changed because there was another Richland, and the state and federal government refused to grant a duplicate post office.

residents centered on small family ranches surrounding the townsite. Ten acres was a common size, at an average cost of $300 per acre.

The original crop of Orange's agricultural era was not citrus, but grapes. Even at the time the city was named Orange, citrus crops were not abundant. Disaster hit the grape industry in 1886, when a blight destroyed all vineyards. Other crops such as apricots and walnuts were also successful, but were superseded by the citrus industry.

Like most Southern California communities, Orange was strongly affected by the regional housing boom of the 1880's. In 1886, the Plaza was established at the heart of Orange. The following year, the Santa Fe Railroad (later Atchison, Topeka, and Santa Fe Railway) arrived in Orange, about four blocks west of the Plaza. During the prosperous 1880's, several brick commercial buildings were constructed, including the C. M. Woodruff store (1885) and the D. C. Pixley store (1886). Municipal water was piped to the Plaza, and residents then hauled it to their homes. Flocks of sheep were allotted thirty minutes to drink at the Plaza. For over a decade following the land boom, construction lay dormant.

Numerous residential subdivisions were developed around the Plaza during the late 19th and early 20th centuries. Examples include Shaffer's Addition (1886), Lockwoods Addition (1886), the C.Z. Culver Home Tract (1887), the C.Z. Hotel Tract (1887), the Grand Avenue Addition (1887), the Harwood's Addition (1887), and the Kogler and Geiger's Addition (1887).

Early 20th Century Development[3]

After 1900, another building period saw the construction of many of the most important buildings in the Plaza. Extant examples include the N. T. Edwards Block (1905), the Ehlen & Grote Building (1907), and the Kogler Hardware Building (1916). Surrounding the plaza, more residential subdivisions appeared, including the George Atchison Subdivision (1905), Craddick's Home Tract (1906), the Nutwood Place Subdivision (1906), the A.L.C. Bibbers Re-subdivision (1906), Palm Place (1908), and the Hartwicks Subdivision (1910).

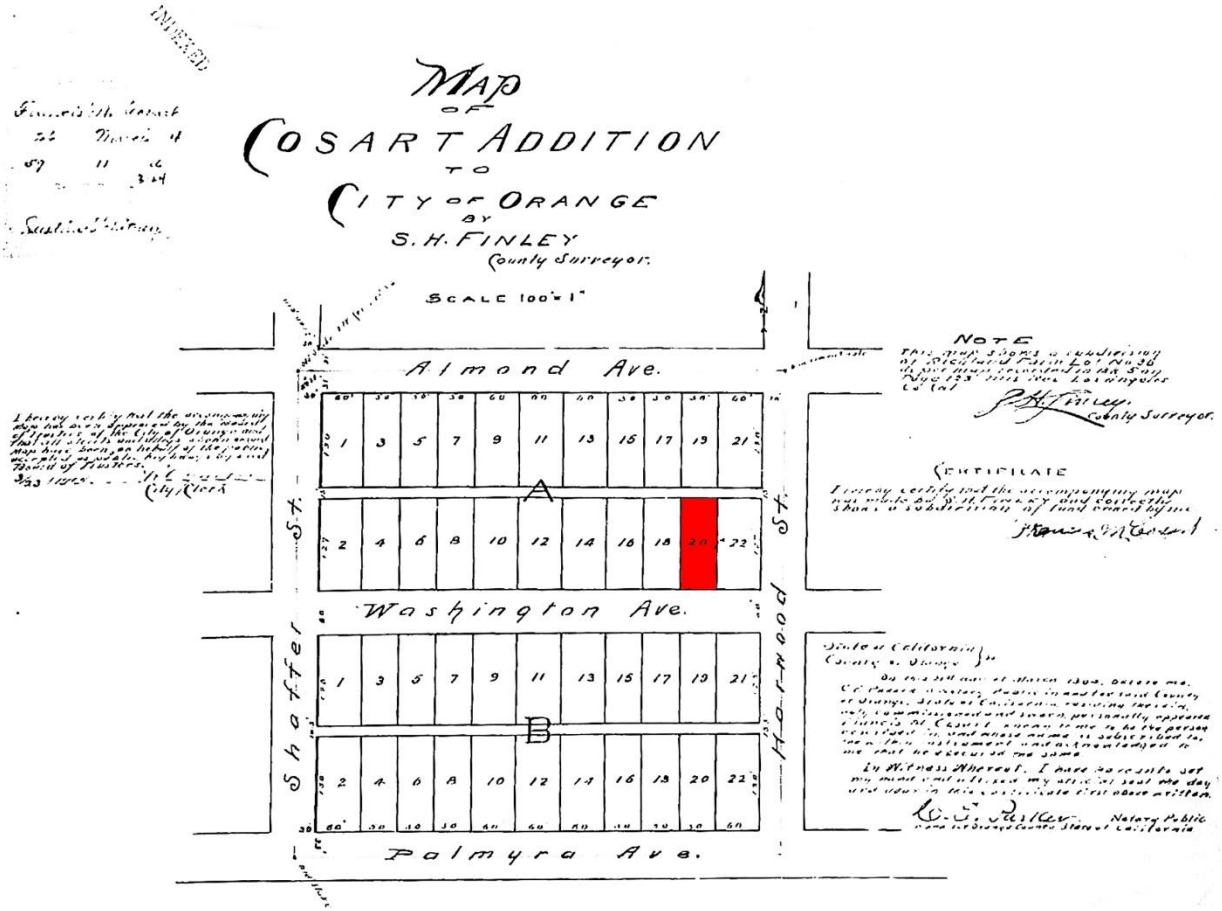
Construction activities in Orange slowed due to World War I but revived during the another regional real estate boom in the 1920s. Notable buildings from this period include Pantages Theater (1928), the W. 0. Hart Post Office (1926), and the former First National Bank Building (1928). By the early 1930s, Orange was one of California's largest citrus hubs. Two extant Plaza buildings reflect this trend. The first is the Fruit Exchange or "Sunkist Building" (1923) which marketed the citrus produce of Orange County under the famous "Sunkist" brand. The second is the Santa Ana Valley Irrigation Company building (1931), which served the farmers of Orange, Santa Ana, and Tustin.

Development of Cosart Addition to City of Orange

629 East Washington Avenue is located in the Cosart Addition, subdivided in 1904. The tract is situated in what is presently the southeast quadrant of the Old Towne Orange Historic District. Comprised of two blocks (Block A and Block B), each containing 22 rectangular lots of generally equal size, the Cosart Addition is bounded by Almond Avenue to the north, Harwood Street to

[3] Early 20th century development history of Old Towne Orange Historic District adapted from Steven G. McHarris, Old Towne Orange Historic District, National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, May 29, 1997).

the east, Palmyra Avenue to the south, and Shaffer Street to the west. Washington Avenue bisects the tract from east to west. Sanborn Fire Insurance Maps, which are included in Appendix A, indicate that the tract developed rapidly, being almost completely built out by the early 1920s. The tract featured single-family residences, mostly one story in height, oriented towards and uniformly set back from Almond, Washington, and Palmyra Avenues. Detached garages stood at the rear of most lots, aligned with the tract's two alleys, indicating that residents commuted to places of work.[4]



Map of Cosart Addition, subdivided in 1904 (629 East Washington Avenue, which occupies Lot 20 of Block A, is shaded in red).

World War II and Late 20th Century Development[5]

During World War II, many Orange residents served in the Armed Forces or supported the war effort by working in manufacturing plants. During the postwar period, Southern California's population began to surge. It took a few years for the growth to reach Orange. The first large-scale subdivision (98 homes) was built in 1950. The first freeway (SR 55) reached the area in 1962. Between 1950 and 1970, Orange's population jumped from 10,000 to over 77,000.

[4] Sanborn Fire Insurance Map, City of Orange, Sheet 8, 1905; Sanborn Fire Insurance Map, City of Orange, Sheet 11, 1909; Sanborn Fire Insurance Map, City of Orange, Sheet 17, 1922.
[5] Late 20th century development history of Orange adapted from Phil Brigandi, A Brief History of Orange, Orange County Historical Society, 2011, accessed June 20, 2024, https://www.orangecountyhistory.org/wp/?page_id=197.

As tract houses replaced orange groves, Orange's economy shifted from agriculture to light manufacturing and the service sector, including education, medical, retail, and restaurants. The freeways allowed other residents to find jobs throughout the region. The city annexed more and more land, taking in most of old El Modena and Olive. But the little town of Villa Park was determined not to be swallowed up, and in 1962 incorporated as their own city, to preserve their rural ambiance. Growth slowed in the 1970s, then accelerated again beginning in the 1980s as new areas were subdivided in the foothills east of town.

RESIDENTIAL VERNACULAR ARCHITECTURE

629 East Washington Avenue is an example of Residential Vernacular architecture. The term "Residential Vernacular" is used to describe modest wood-frame houses or cottages with little or no distinguishing decorative features. They were widely constructed in the late 19th and early 20th centuries by builders without design input from professional architects. Many were built from "plan books" or kits. These buildings are characterized by their simplicity and lack of any characteristics of recognizable styles, but frequently feature prefabricated wood trim such as brackets, porch posts, and spindles.

Character-defining features include:

- One- or two-story height
- Rectangular or L-shaped plan and simple massing
- Wood frame construction
- Gabled or hipped roof with boxed or open eaves
- Horizontal wood siding
- Full- or partial-width porch, sometimes with decorative brackets, posts, or spindles
- Double-hung, wood sash windows
- Simple window and door surrounds

OCCUPANCY SUMMARY

Newspaper articles, public records, and building permits were consulted to compile a selective summary of former owners and tenants of 629 East Washington Avenue, which is summarized in Table 1 below. Research did not yield the name of the property's original owner. The earliest confirmed owner was George Washington Elliott Sr. (1836-1922), who owned the property in 1914, if not earlier.[6] Limited information was found on Elliott. A 1908 newspaper advertisement for services identifies him as a nurseryman, with "a specialty of citrus fruit tree budding," who settled in Orange in the 1890s.[7] Elliot's obituary simply describes him as a veteran.[8]

[6] Real estate transaction record, *Santa Ana Register*, June 19, 1914: "George W. Elliott to George A. Cook—Lots 18 and 20, block A, of Cosart addition to Orange; $10."
[7] "Does Good Work Budding Trees," *Santa Ana Register*, February 6, 1908.
[8] "Aged Man Passes Away," *The Orange County Plan Dealer*, March 27, 1922.

TABLE 1: OCCUPANCY SUMMARY OF 629 EAST WASHINGTON AVENUE

DATE	OWNER/TENANT	SOURCE
1914	George W. Elliott	Newspapers
1914	George A. Cook	Newspapers
1914	F. J. Gardner	Newspapers
1914	C. G. Gardner	Newspapers
1915	C. G. Gardner	Newspapers
1921	Edwin Angus Paxton	Newspapers
1925	Ralph Van Arnim	Newspapers
1933	William H. and Emma Becker	Newspapers
1944	Raymond Valentine Schwiegart	Newspapers
1944	Rose Helen Raedel	Newspapers
1947	Lizzie Estella (mother) and William E. Scott (son)	Newspapers
1958	Thomas Bruce Campbell	Newspapers
1958	Linda M. Poore	Newspapers
1966	Glen Howard Meredith	Newspapers
1982	Brian A. Sherick	Public Records
1987	Hal and Marsha Thicksten	Building Permit

Chronology of Development and Use

As part of this study, a development history of the single-family residence at 629 East Washington Avenue was prepared using available Sanborn Fire Insurance Maps (Sanborn Maps), building permits on file with the City of Orange Building and Safety Services, and previous historic resources survey photographs of the property.

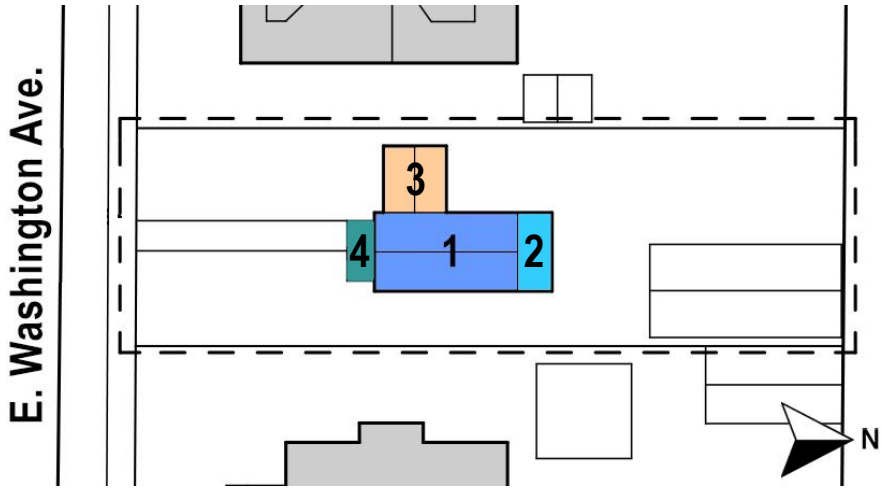
The original building permit for residence was not found, and newspaper research did not yield the name of an architect, a builder, or an owner associated with its original design and construction. According to the Orange County Assessor and the National Register of Historic Places Registration Form for the Old Towne Orange Historic District, the residence was constructed in 1914. However, this date is not supported by available documentation, as the residence is recorded on the 1909 Sanborn Map.[9] Moreover, a newspaper, dated 1909, was

[9] Sanborn Fire Insurance Map, City of Orange, Sheet 11, December 1909.

discovered behind the residence's original interior plaster walls.[10] Therefore, the original construction date of 1909 is assigned to the property.

Per the 1909 Sanborn Map, the residence was originally a simple, rectangular-plan home without a front porch; originally, a detached garage also stood at the rear of the property, fronting the alley. A review of later Sanborn Maps indicates that, by 1922, a rear porch was added, and a new detached garage replaced the original.[11] Between 1922, based on a Sanborn Map, and 1931, based on an aerial photograph, an addition was constructed on the west façade, resulting in the current L-shaped plan.[12] A front porch was added between 1931 and 1950. After 1950, the rear porch was enclosed; a utility enclosure was added on the secondary (side, west) façade; and the garage was again replaced, this time by a one-story detached garage.[13] For reference, the 1909, 1922, and 1950 Sanborn Maps are included in in Appendix A, the 1931 aerial photograph is excerpted and included below, and a diagram showing the original house and later additions is included below.

Aerial photograph, 1931, 629 East Washington Avenue outlined in red (flight ID C-1790, frame C-1, January 1, 1931)



(1) Original house (1909), (2) rear porch (1909-1922; enclosed after 1950), (3) side addition (1922-1931), (4) front porch (1931-1950) (diagram adapted from TruePlans)

[10] A small "reveal window" has been created in the north wall of the residence's living room to expose a newspaper dated January 10, 1909.
[11] Sanborn Fire Insurance Map, City of Orange, Sheet 17, January 1922.
[12] Sanborn Fire Insurance Map, City of Orange, Sheet 17, January 1922; Sanborn Fire Insurance Map, City of Orange, Sheet 17, June 1950; aerial photograph, flight ID C-1790, frame C-1, January 1, 1931.
[13] Sanborn Fire Insurance Map, City of Orange, Sheet 17, June 1950.

Only one building permit for the residence was found; dating from 1987, it is partially illegible and appears to document alterations to interior partition walls.[14]

The original (1909) portion of the residence and the two additions (1922-1950) have the same channel siding, suggesting that the residence was reclad after being expanded. Moreover, between 1991 and 2005, based on previous historic resources survey photographs of the residence, which are included below, the roofing was replaced; the front gable attic vent and simple wood vent casings were replaced with wider casings; and exposed rafter tails on the front porch were concealed with fascias. Moreover, windows were selectively altered on the secondary (side, north) façade to accommodate air conditioning units; a window on the rear addition (bathroom) was replaced with a vinyl sliding window; and an exterior door on the rear addition (kitchen) was replaced with a partially glazed wood slab door.

Historic resources survey photograph, 1991 (AEGIS)

Historic resources survey photograph, 2005 (Chattel Architecture)

[14] Building permit #72545, July 21, 1987.

Interior alterations include the selective installation of carpet over original wood floors; application of gypsum wallboard over original plaster walls; and remodeling of the bathroom in the rear addition.[15]

Between 1991 and 2005, based on the previous historic resources survey photographs, the front landscaping was altered, including replacement of a concrete walkway with a brick walkway and installation of a brick patio.[16] At unknown dates, a wood trellis was installed between the rear addition and garage; the garage was altered, including replacement of original cladding materials with composition and wood siding, replacement of the garage door, replacement of windows with vinyl windows, replacement of two pedestrian doors with wood slab and panel doors, and partial conversion to a studio; and the rear landscaping was altered, with the installation of a wood deck and children's play structure.[17]

ALTERATIONS

Major exterior and interior alterations to 629 East Washington Avenue, and their approximate construction dates, are summarized below. A narrative description of alterations is provided above under "Chronology of Development."

Exterior Alterations

- 1909-1922: Addition of porch on rear (north) façade[18]
- 1922-1931: Addition on west (side) façade, resulting in present L-shaped plan[19]
- 1931-1950: Addition of front (south) porch[20]
- Post-1950: Enclosure of non-original rear porch (rear addition)[21]
- Post-1950: Possible recladding with channel siding
- Post-1950: Addition of utility enclosure on secondary (side, west) façade[22]
- 1991-2005: Compatible composition shingle roof replacement[23]
- 1991-2005: Replacement of gable attic vent and simple wood vent surrounds on primary façade[24]
- 1991-2005: Concealment of exposed front porch rafter tails with fascia; reinforcement of front porch wood posts with flanking wood members[25]
- Date unknown: Installation of screen door over front door
- Date unknown: Selective alteration of wood casement windows on secondary (side, north) façade to accommodate air conditioning units

[15] Based on observations of 629 East Washington Avenue on June 7, 2024.
[16] Historic resources survey photograph of 629 East Washington Avenue, 1991 (AEGIS); Historic resources survey photograph of629 East Washington Avenue, 2005 (Chattel Architecture).
[17] Based on observations of 629 East Washington Avenue on June 7, 2024.
[18] Sanborn Fire Insurance Map, City of Orange, Sheet 11, December 1909; Sanborn Fire Insurance Map, City of Orange, Sheet 17, January 1922.
[19] Sanborn Fire Insurance Map, City of Orange, Sheet 17, January 1922; flight ID C-1790, frame C-1, January 1, 1931.
[20] Flight ID C-1790, frame C-1, January 1, 1931; Sanborn Fire Insurance Map, City of Orange, Sheet 17, June 1950.
[21] The original (1909) portion of the residence and the two additions (c. 1922-1950) have the same channel siding, suggesting that the residence was reclad after being expanded.
[22] Sanborn Fire Insurance Map, City of Orange, Sheet 17, June 1950.
[23] Historic resources survey photograph of 629 East Washington Avenue, 1991 (AEGIS); Historic resources survey photograph of629 East Washington Avenue, 2005 (Chattel Architecture).
[24] Historic resources survey photograph of 629 East Washington Avenue, 1991 (AEGIS); Historic resources survey photograph of629 East Washington Avenue, 2005 (Chattel Architecture).
[25] Historic resources survey photograph of 629 East Washington Avenue, 1991 (AEGIS); Historic resources survey photograph of629 East Washington Avenue, 2005 (Chattel Architecture).

- Date unknown: Replacement of wood window in rear addition (bathroom) with vinyl sliding window
- Date unknown: Replacement of exterior door in rear addition (kitchen) with partially glazed wood slab door

Interior Alterations[26]

- Date unknown: Selective installation of carpet over original wood floors
- Date unknown: Application of gypsum wallboard over original plaster walls
- Date unknown: Remodeling of bathroom in rear addition

Garage and Site Alterations[27]

- 1991-2005: Front landscaping alterations, including replacement of concrete walkway with brick walkway, and installation of brick patio[28]
- 1909-1922: Original detached garage replaced with new detached garage.[29]
- Post-1950: Non-original detached garage replaced with new detached garage.[30]
- Date unknown: Installation of wood trellis between rear addition and garage
- Date unknown: Garage alterations, including recladding with of composition and wood siding; replacement of garage door; replacement of windows with vinyl windows; replacement of two pedestrian doors with wood slab and panel doors; and partial conversion to studio
- Date unknown: Rear landscaping altered, with installation of wood deck and children's play structure

Physical Description

Below is a description of 629 East Washington Avenue and a summary of alterations and character-defining features. Current exterior and interior conditions photographs of the property are included at the end of this section.

[26] Based on observations of 629 East Washington Avenue on June 7, 2024.
[27] Unless otherwise noted, based on observations of 629 East Washington Avenue on June 7, 2024.
[28] Historic resources survey photograph of 629 East Washington Avenue, 1991 (AEGIS); Historic resources survey photograph of629 East Washington Avenue, 2005 (Chattel Architecture).
[29] Sanborn Fire Insurance Map, City of Orange, Sheet 11, December 1909; Sanborn Fire Insurance Map, City of Orange, Sheet 17, January 1922.
[30] Sanborn Fire Insurance Map, City of Orange, Sheet 17, June 1950.

EXTERIOR

Primary (south, East Washington Avenue) façade, view north

The single-family residence at 629 East Washington Avenue was constructed in 1909. It is set back from East Washington Avenue behind a landscaped from yard and is in the Residential Vernacular style. The original rectangular-plan house has been altered with a projecting front porch on the primary (south, East Washington Avenue) façade (1909-1922); two additions on the secondary (side, west) façade and rear (north) façades, respectively (1922-1950); and a utility enclosure on the secondary (side, west) façade. These additions have resulted in an overall L-shaped plan.

The residence has a simple massing; an asymmetrical primary façade composition; wood frame walls clad with horizontal wood channel siding; and a low-pitched cross-gable composition roof with shallow, open eaves. The front porch has a composition shed roof supported by square wood posts. Fenestration includes single and coupled wood sash casement windows with divided lights and simple wood casings and sills; fixed and sliding wood windows on the rear addition; and a partially glazed wood panel front door. The rear addition has a combination of vertical wood channel and composition siding. The front and rear gables have horizontal clapboard and board and batten siding, respectively.

INTERIOR

The original portion of the residence contains a living room, bedroom, and dining room. A bedroom occupies the west addition, with a kitchen and bathroom in the rear addition. The original floors are wood. The original interior lath and plaster walls are concealed by gypsum wallboard. Interior wood details include simple window and door casings, windowsills, and moldings.

GARAGE AND SITE

The one-story garage at the rear (northeast corner) of the property was constructed after 1950; it has been partially converted to a studio. Fronting the rear alley, the garage is of wood frame

construction with composition and wood siding, vinyl windows, and a low-pitched front-gable composition roof with boxed eaves.

Front landscaping consists of a lawn, brick walkway, and brick patio. The rear is landscaped with a wood deck, a children's play structure, and wood pergola situated between the residence and garage.

CURRENT CONDITION PHOTOGRAPHS, 629 EAST WASHINGTON AVENUE

Historic Resources Group, June 7, 2024

Primary (south, East Washington Avenue) façade, view northeast

Primary façade, view northwest

Primary façade, view north

Primary and secondary (side, west) façades, view northeast

Primary and secondary (side, east) façades, view northwest

Secondary (side, east) and rear (north) façades, view southwest

Rear façade, view south

Rear and secondary (side, west) façades, view southeast

Living room, view southwest

Living room, view north towards dining room

Dining room, view southwest towards living room

Bedroom, view northwest

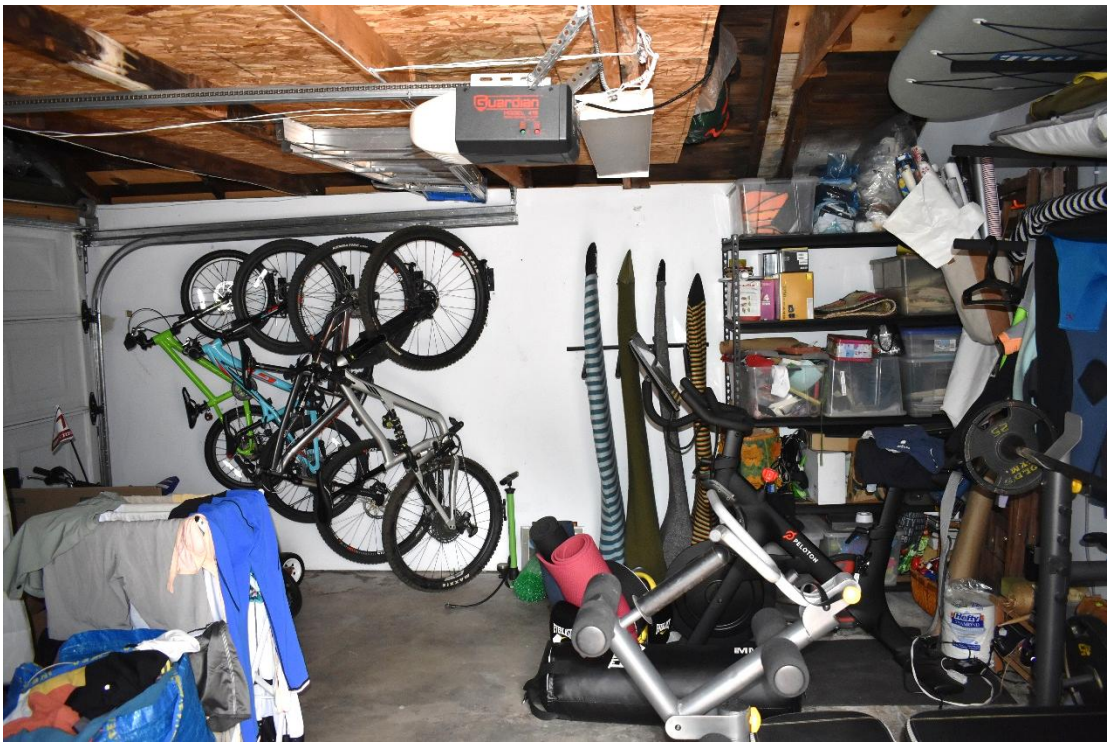
Master bedroom (in side addition), view southwest

Kitchen (in rear addition), view northwest

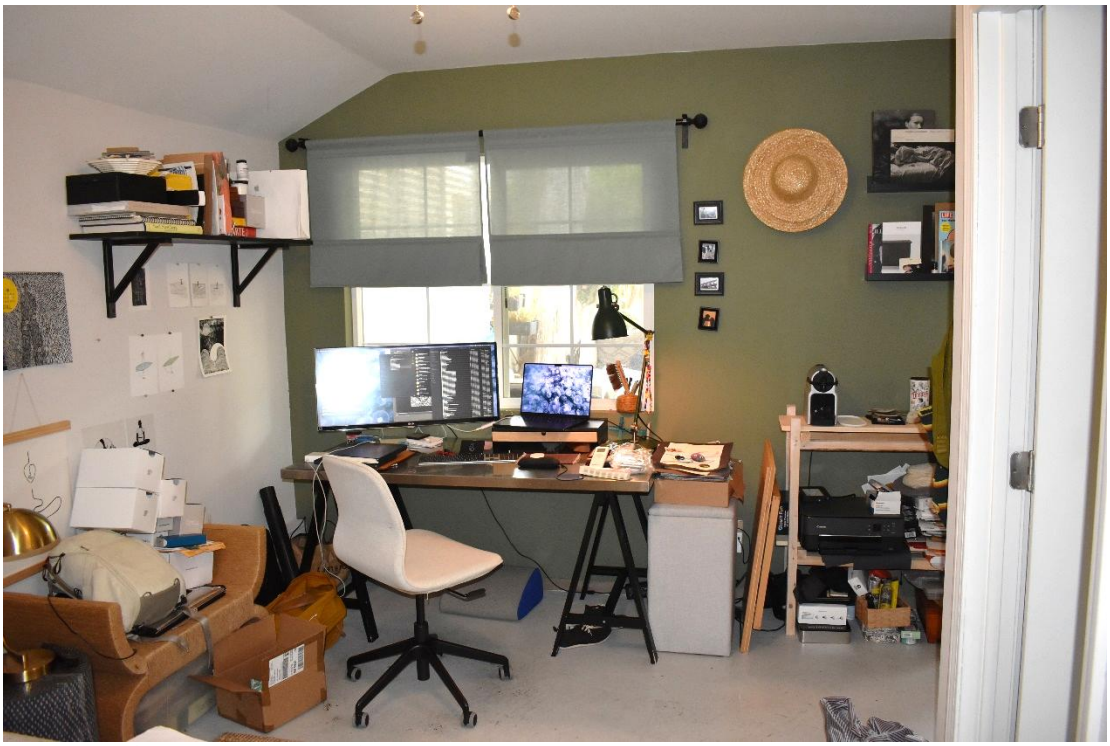
Bathroom (in rear addition), view northwest

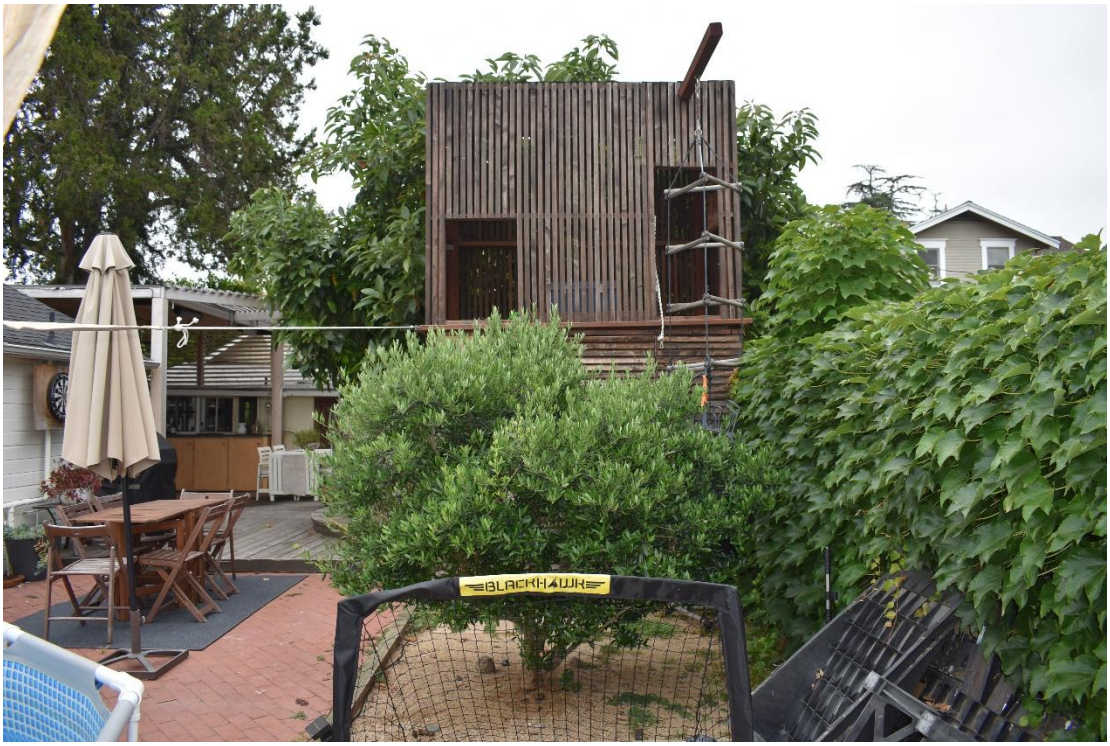
Garage, view southwest from rear alley

Garage, view northeast



Garage, interior, view east


Garage (studio portion), view southeast



Backyard, view south

Evaluation of Significance and Integrity

SIGNIFICANCE

629 East Washington Avenue is a contributing property in the Old Towne Orange Historic District, which is designated at the national, state, and local levels. A map of the historic district is included in Figure 1 below.

629 East Washington Avenue was first surveyed in 1982, when the City Council authorized a historic resources survey to identify, evaluate and document all pre-1940 buildings throughout the City of Orange. The purpose of the survey was to gather data needed to prepare a Historic Preservation Element for the City's General Plan.[31] The 1982 survey was updated in 1991.[32]

In 1997, the Old Towne Orange Historic District was listed in the National Register of Historic Places under Criteria A and C; 629 East Washington Avenue was identified as a contributing property. The historic district is significant as the location of the City of Orange's original residential community, central business district, and industrial area. Its boundary includes the National Register-listed Plaza Historic District. The Old Towne Orange Historic District is roughly bounded by Walnut Avenue to the north; Cambridge and Waverly Streets to the east; La Veta Avenue and Santiago Creek to the south; and railways lines and Clark, Parker, and Glassell Street to the west. The period of significance for the Old Towne Orange Historic District is 1888-1940. This timeframe corresponds with the period in which the district was originally developed.

The National Register of Historic Places Registration Form describes 629 East Washington Avenue as follows:

> Inventory ID # 1678: A single-story clapboard bungalow with a multi-gable roof fashioned in an L-plan. The short leg of the ell results in a front-facing gable porch overhang and is supported by wood posts.[33]

In 2005, the City conducted another historic resources survey. 629 East Washington Avenue was surveyed at that time; the 2005 Department of Parks and Recreation Form, 523 Series, for the property is included in Appendix B.

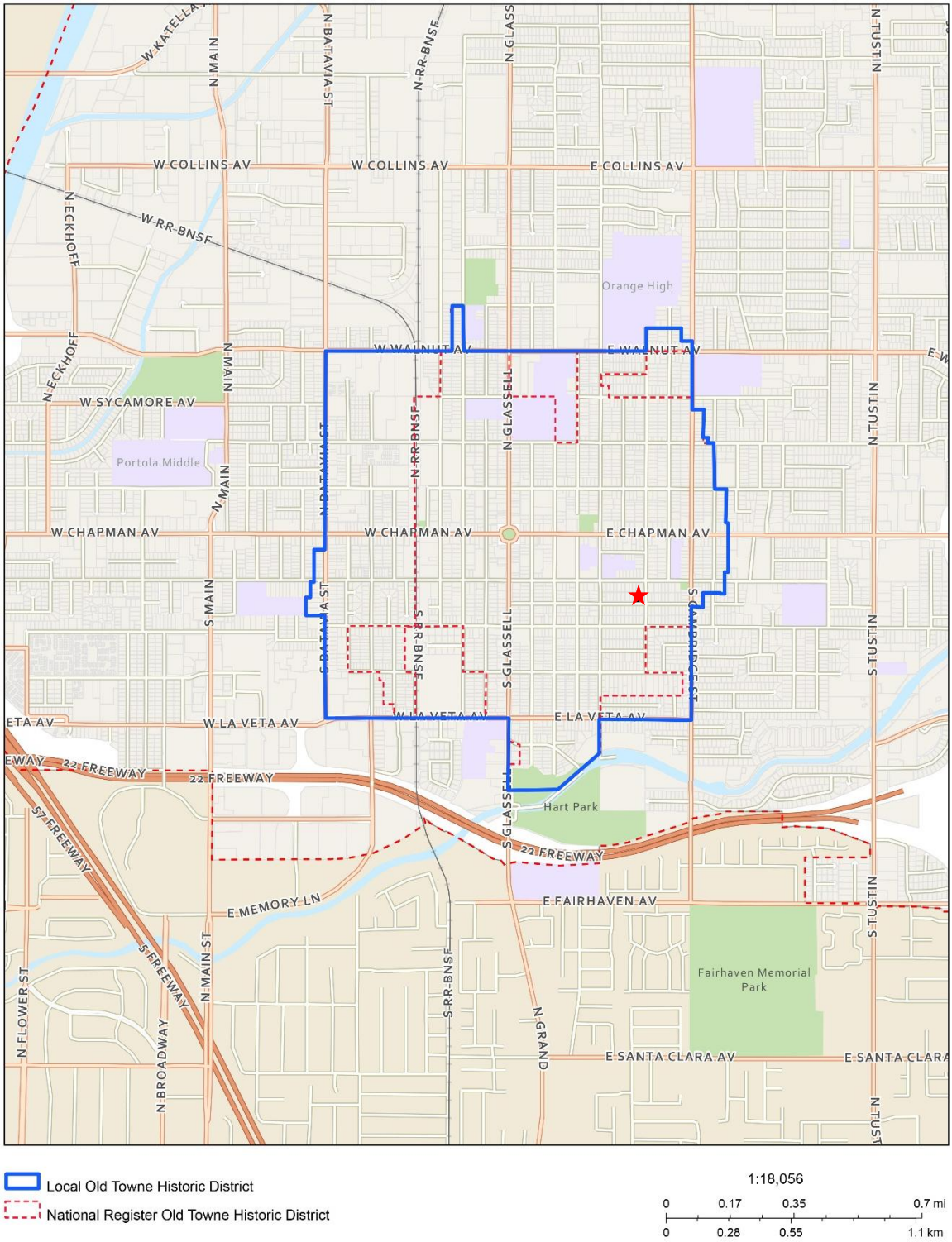
Because the Old Towne Orange Historic District is listed in the National Register, it is automatically listed in the California Register of Historical Resources. Therefore, 629 East Washington Avenue, as a contributing property, is a mandatory historical resource as defined by the California Environmental Quality Act (CEQA).

In 1998, the City Council designated a local Old Towne Orange Historic District, which includes the smaller National and California Register-listed historic district by the same name. The local district is roughly bound by Walnut Avenue to the north, Cambridge Street to the east, La Veta

[31] City of Orange Planning Department, Historic Inventory Old Towne, 1982.
[32] AEGIS, City of Orange Historic Building Inventory Update, Final Report, October 1991.
[33] Steven G. McHarris. Old Towne Orange Historic District, Orange, Orange County, California. National Register of Historic Places Inventory/Nomination Form, May 29, 1997.

Avenue and Santiago Creek to the south, and Batavia Avenue to the west. 629 East Washington Avenue is a contributing property in the local historic district.

FIGURE 1: OLD TOWNE ORANGE HISTORIC DISTRICT MAP



629 East Washington Avenue indicated by red star

INTEGRITY

Historic integrity is the ability of a property to convey its significance and is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period."[34] The National Park Service defines seven aspects of integrity: *location*, *design*, *setting*, *materials*, *workmanship*, *feeling*, and *association*. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event occurred.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.[35]

629 East Washington Avenue retains sufficient integrity from its period of significance to be a contributing property in the Old Towne Orange Historic District. It remains on its original parcel on the north side of East Washington Avenue in the Cosart Addition to the City of Orange, a tract that retains most of its original single-family residences; therefore, it possesses integrity of *location* and *setting*. 629 East Washington Avenue has undergone alteration, it retains exterior character-defining features and materials from its period of significance, including its: asymmetrical primary façade composition and simple, one-story massing; low-pitched cross-gable roof with shallow, open eaves and bargeboard; front porch wood beam with chamfered edges and square wood posts; wood channel siding; partially glazed wood panel front door with simple wood casings; and wood casement windows with divided lights, simple wood casings, and simple wood windowsills. It therefore retains integrity of *design*, *materials*, and *workmanship*. Because the property retains integrity of *location*, *design*, *setting*, *materials*, and *workmanship*, it continues to convey the appearance and historic sense of an early 20th century Residential Vernacular home and therefore retains integrity of *feeling*. And, because it retains integrity of *location*, *design*, *setting*, *materials*, *workmanship*, and *feeling*, it continues to convey its important association with the original development of the Old Towne Orange Historic District and therefore retains integrity of *association*.

[34] *National Register Bulletin 16A: How to Complete the National Register Registration Form* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1997), 4.
[35] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: U.S. Department of the Interior National Park Service, 1990), pp. 44-45.

The residence retains sufficient interior integrity to convey its historic use as a modest residential property constructed during the early 20th century. Extant inter character-defining features include its: door and window details: simple wood front door casings; simple wood window casings; simple wood windowsills; and wood moldings in the living room and dining room.

CHARACTER-DEFINING FEATURES

629 East Washington Avenue's exterior and interior character-defining features are summarized below.

Exterior Character-Defining Features

- Overall form and massing: asymmetrical primary (south, East Washington Avenue) façade composition; simple, one-story massing
- Roof: low-pitched cross gable roof; shallow, open eaves; bargeboard
- Front porch: wood beam with chamfered edges; square wood posts
- Cladding: wood channel siding
- Front door: partially glazed wood panel front door; simple wood casings
- Windows: wood casement windows with divided lights; simple wood casings; simple wood windowsills

Interior Character-Defining Features

- Door and window details: simple wood front door casings; simple wood window casings; simple wood windowsills
- Decorative wood details: wood moldings in living room and dining room

Condition Assessment

The existing conditions report contains a comprehensive list of the spaces and features in the 629 East Washington Avenue, including photographs, narrative descriptions, and as-found conditions of each. The table is organized by location and space.

Each record contains a determination of significance and an assessment of condition. These determinations were made upon close observation in the field, and subsequently verified by comparative analysis of features in each building on the property. The levels of significance were divided into primary and secondary significance. The criteria used to categorize conditions were *good*, *fair*, and *poor*.

The existing conditions inventory contains a comprehensive list of the features of the residence at 629 East Washington Avenue, including photographs, narrative descriptions, and as-found conditions of each.

Each record contains a determination of significance and an assessment of condition. These determinations were made upon close observation in the field, and subsequently verified by comparative analysis of features in each building on the property. The levels of significance

were divided into *primary* and *secondary* significance. The criteria used to categorize conditions were *good*, *fair*, and *poor*.

Significance

Significant spaces and features are those that individually contribute substantially to the historic character of the site. The removal or substantial alteration of a space or feature may result in an incremental loss of the historic character of the site.

Condition

Good: The term *good,* as used in this report, means that the feature appears sound and well maintained; may need minor rehabilitation.

Fair: The term *fair,* as used in this report, means that the feature shows a degree of disrepair and neglect; needs rehabilitation.

Poor: The term *poor,* as used in this report, means that the feature is deteriorated and needs substantial rehabilitation.

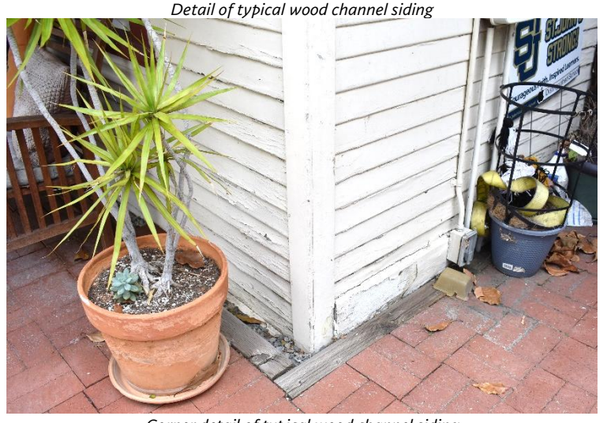
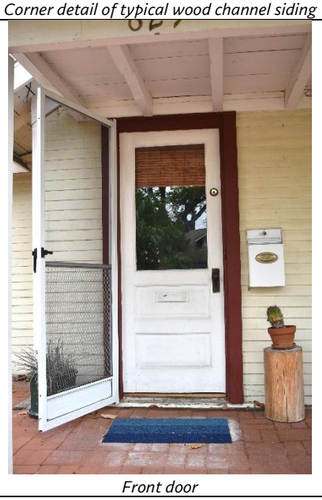
The features determined to be historically significant are considered to be character-defining features of the property. These may include major architectural features as well as the smaller details of the building. All of the character-defining features of the building are important because they contribute to the completeness of that record.

A detailed Character-Defining Features Inventory and Conditions Assessment is included in Table 2 below. Existing conditions are only provided for exterior and interior character-defining features.

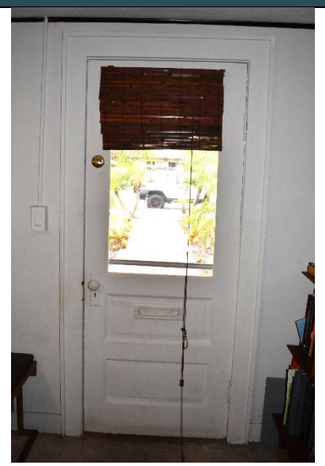
TABLE 2: CHARACTER-DEFINING FEATURES AND EXISTING CONDITIONS SURVEY

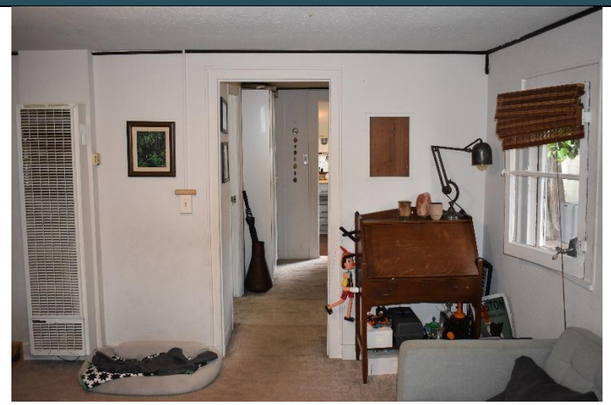
EXTERIOR				
CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	CURRENT CONDITION	PHOTOGRAPH
Form and Massing • Asymmetrical primary (south, East Washington Avenue) façade composition • Simple, one-story massing	Primary	1909-1922: Addition of porch on rear (north) façade; enclosed after 1950 1922-1931: Addition on west (side) façade, resulting in present L-shaped plan 1931-1950: Addition of front (south) porch Post-1950: Addition of utility enclosure on secondary (side, west) façade	N/A	 *Primary façade, view facing north*
Roof • Low-pitched cross gable roof • Shallow, open eaves • Bargeboard	Primary	1991-2005: Compatible composition shingle roof replacement	Good • Some delaminating paint observed • Some wood rot observed at eaves	 *Primary façade, view facing northeast* *Detail of eaves*

EXTERIOR				
CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	CURRENT CONDITION	PHOTOGRAPH
Front Porch • Wood beam with chamfered edges • Square wood posts	Primary	1991-2005: Concealment of exposed front porch rafter tails with fascia; reinforcement front porch wood posts with flanking wood members	Fair • Some delaminating paint observed • Water damage observed at southeast corner of roof	 *Front porch, view facing northwest* *Detail of wood post (altered with flanking wood members)* *Detail of water-damaged portion of front porch roof*

EXTERIOR				
CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	CURRENT CONDITION	PHOTOGRAPH
Cladding: • Wood channel siding	Primary	Post-1950: Possible recladding with wood channel siding	Fair • Extensive delaminating paint observed, especially along base • Some wood rot observed, especially along base	 *Detail of typical wood channel siding*  *Corner detail of typical wood channel siding*
Front Door • Partially glazed wood panel front door • Simple wood casings	Primary	Date unknown: Screen door added Date unknown: Deadbolt added	Good • Some delaminating paint observed	 *Front door*

EXTERIOR				
CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	CURRENT CONDITION	PHOTOGRAPH
Windows • Wood casement windows with divided lights • Simple wood casings • Simple wood windowsills	Primary	Date unknown: Selective alteration of wood casement windows on secondary (side, north) façade to accommodate air conditioning units Date unknown: Replacement of wood window in rear addition (bathroom) with vinyl sliding window	Good to fair • Some delaminating paint observed on windows, casings, and sills • Some damage observed due to installation of window air conditioning units	 *Typical window* *Typical window (altered with air conditioning unit)*

INTERIOR				
CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	CURRENT CONDITION	PHOTOGRAPH
Door and Window Details • Simple wood front door casings • Simple wood window casings • Simple wood windowsills	Secondary			 *Front door casings* *Typical window casings* *Typical window casings*

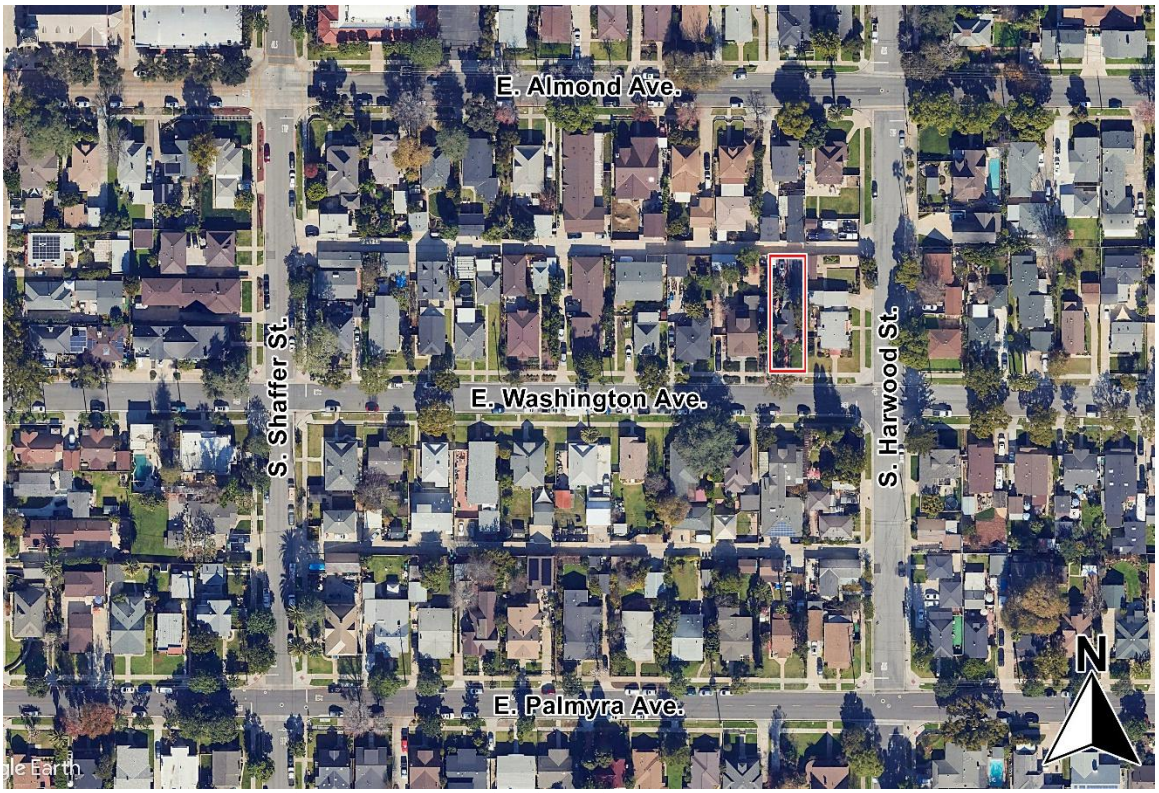
INTERIOR				
CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	CURRENT CONDITION	PHOTOGRAPH
Decorative wood details • Wood moldings in living room and dining room	Secondary			 *Living room, view facing north* *Dining room, view facing southwest* *Detail of decorative moldings*

PART 2: TREATMENT AND WORK RECOMMENDATIONS

Project Location

The Project Site at 629 East Washington Avenue occupies lot 20, block A, of the Cosart Addition to the City of Orange (APN 390-431-13). The lot covers a total area of 5,079 square feet and is located on the north side of East Washington Avenue, in the block bounded by East Almond Avenue to the north, South Harwood Street to the east, East Washington Avenue to the south, and South Shaffer Street to the west. The Project Site fronts East Washington Avenue and, at the rear, abuts a service alley. The property is improved with a one-story single-family residence constructed in 1909 with later additions; and a one-story detached garage at the rear. 629 East Washington Avenue is a contributing property in the Old Towne Orange Historic District. A location map is included in Figure 2 below.

FIGURE 2: LOCATION MAP



Project Site at 629 East Washington Avenue outlined in red

Project Description

The Project would relocate the single-family residence on the same parcel at 629 East Washington Avenue; demolish a non-original rear addition; demolish a non-original utility enclosure on a secondary façade; rehabilitate the exterior and interior; and construct a new rear addition. Project details are provided below, with current plans included in Appendix D. Selected Project renderings are included below.

The relocation would include the following:

- The residence would be moved closer to the southeast corner of the parcel, resulting in a front setback that is more consistent with neighboring properties along East Washington Avenue. The front setback would be reduced from 40'-11" to 20;' the west (side) setback would be increased from 3'-10" to 5'-6" to meet code requirements; and the east (side) setback would be reduced from 9'-5" to 7'-9."
- The relocated residence would be secured to a new concrete slab foundation.

Demolition would include the following:

- A non-original 91 square-foot addition, containing a kitchen and bathroom, on the residence's rear (north) façade would be demolished.
- A non-original utility enclosure on the secondary (side, west) façade would be demolished.
- Interior partition walls would be selectively removed to accommodate a new floor plan; and the living and dining room ceiling would be removed to expose the roof frame.

Rehabilitation

- The exterior of the relocated residence, including the front porch, would be retained and rehabilitated.
- The interior would be rehabilitated.

New construction would include the following:

- A 493 square-foot addition would be constructed on the residence's rear (north) façade containing a master bedroom with an attached bathroom, a bedroom, a bathroom, and a kitchen.

Proposed primary (south, East Washington Avenue) façade, view north

Proposed rear (north) façade, view south

Requirements for Treatment

There are a number of applicable laws, regulations, and functional requirements that should be considered in the rehabilitation the residence at 629 East Washington Avenue. 629 East Washington Avenue is a contributing property in the Old Towne Orange Historic District, which is listed in the National Register of Historic Places and the California Register of Historical Resources, and designated at the local level. Therefore, it is a historical resource for purposes of the California Environmental Quality Act (CEQA).

The City of Orange's Historic Preservation Design Standards (HPDS) were adopted by the City Council on December 12, 2018. The purpose of the HPDS is to protect the distinct sense of place conveyed by Orange's historic buildings and neighborhoods. The HPDS are based on the *Secretary of the Interior's Standards for Rehabilitation* to help property owners, design professionals and residents understand the features that make buildings and neighborhoods special and provide guidance on how best to preserve those features; and guide the design of new construction so that it relates respectfully to historic buildings.

In addition to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and CEQA, projects affecting historical resources should also implement the California Historical Building Code, where appropriate.

THE SECRETARY OF THE INTERIOR'S STANDARDS

The preservation and protection of historic objects and sites is guided in the United States by a set of principles known as the *Secretary of the Interior's Standards for the Treatment of Historic*

Properties.[36] These Standards provide four primary treatments to be used in the protection of cultural resources listed in or eligible for listing in the National Register of Historic Places. The treatments are "Preservation," "Rehabilitation," "Restoration," and "Reconstruction," and they have been defined as follows:

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions, while preserving those portions or features which convey its historical, cultural, or architectural values.

The United States Department of the Interior has established standards and guidelines for each of the four basic treatments. These standards and guidelines are intended as general guidance for any historic preservation project. They are designed to promote responsible preservation practices and to provide philosophical consistency in an approach to the work.

Choosing the appropriate treatment for the continued protection of 629 East Washington Avenue should be the result of careful inquiry, research and data gathering; analysis of the collected information; and informed decision-making.

The historic distinctive materials and features of the residence at 629 East Washington Avenue are substantially intact and convey the building's historic significance. Retaining and repairing these materials and features, as found, are important to the overall protection of the building's historic integrity. Therefore, it is important to adopt a treatment standard that preserves the historic spaces and features, while allowing the compatible use and continued evolution of the building.

Rehabilitation may be considered as a treatment when repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.

Rehabilitation is recommended as the guiding principle in preparing a treatment plan for

[36] Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* (Washington, D.C.: United States Department of the Interior, 1995).

protection, repair, and maintenance of the residence at 629 East Washington Avenue.

The *Secretary of the Interior's Standards for Rehabilitation* are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

BUILDING AND SAFETY CODES

The residence at 629 East Washington Avenue qualifies for the application of a building code that specifically address the special situations often encountered in existing buildings and historic buildings. The currently adopted version of the California Historical Building Code (California Title 24, Division 8; a part of the California Building Code) has many alternatives and

exemptions for qualified historic structures. Application of its provisions is mandatory upon application to the local building official.

Similarly, the International Existing Building Code is a model code for application to rehabilitation, which is part of the International Code Council (ICC) family of codes. This code could be applied, subject to the jurisdiction of the local building official, in any initial project code analysis, or to the resolution of health and safety code compliance issues, as provided by the alternate analysis provisions of the California Historical Building Code.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

In most cases there is discretionary review that results in projects being subject to review under the California Environmental Quality Act (CEQA). This regulation has several levels of review, depending on the nature of the project. The review alternatives that may apply include a categorical exemption, a negative declaration, or an environmental impact report. A project that conforms to the Secretary of the Interior's Standards and does not include any other substantial construction might receive a categorical exemption or a mitigated negative declaration. CEQA provides an additional mechanism under the state law for the protection of cultural properties.

Proposed Treatment and Alternatives

To aid in the planning for the future of 629 East Washington Avenue, this section provides recommendations and guidelines for the repair and rehabilitation of the building and many of its features and spaces. All of the recommendations and guidelines are based, in part, on the Secretary of the Interior's Standards.

GENERAL PRINCIPLES

The following are recommended guiding principles for the treatment of the property:

Criteria for Treatment
The *Secretary of the Interior's Standards for Rehabilitation*, with the accompanying *Guidelines for Rehabilitating Historic Buildings*, should provide the basis for any work proposed for the property and should also guide the treatment of specific materials, systems, and features, and the approaches to practice and documentation.

Period of Significance
The period of significance for the Old Towne Orange Historic District is 1888-1940 under Criteria A and C. This timeframe corresponds with the period in which the district was originally developed. This period of significance should generally inform the evaluation of existing spaces and features in determining the appropriate treatments.

Adaptive Uses
Changes in ownership, access, or occupancy to accommodate a new use will present problems of security, wear and tear, safety and liability, and may make it necessary to introduce certain alterations to the building. Where the new use requires these kinds of changes, the building should be adapted for a new use in a manner that retains the integrity of the structure and its

character-defining features and spaces to the greatest extent possible. Balancing the conservation of significant materials with the accommodation of uses requires thoughtful and creative solutions to the constraints presented by code requirements, regulations, and other issues typically found in the rehabilitation of public facilities.

Historic Fabric
Rehabilitation treatments of the property should respect the historic significance and architectural character of the structure by retaining significant features, spaces, and materials.

Historic Setting
The historic setting of the building is part of its character and should be respected when introducing new structures and additions to the site. Walls, fences, landscape, paving, lighting, seating, and any features and materials added to the exterior spaces adjacent to the site should be appropriate and compatible with the historic building and the historic neighborhood character.

Guidelines for Material Conservation

This section provides general guidelines for the conservation and rehabilitation of primary historic materials found at 629 East Washington Avenue.

WOOD

Buildings with wood features exhibit the following conditions which may require maintenance and rehabilitation: repair of deteriorating material; sealing or painting eaves or trim due to weathering, water damage, fungal or insect damage.

Guidelines for Wood:

1. Evaluate the overall condition of the wood to determine the extent of protection and maintenance required.

2. Repair wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, moldings, or sections of siding.

3. Use matching species wherever feasible when replacing irreparable historic painted elements. Utilize wherever possible wood which is naturally resistant or treated to be resistant to water, fungus and insect damage. Utilize wood which is naturally dried or kiln dried and relatively free of knots and checks in order to assure a longer life for replacement materials.

4. Design and install a new wood feature such as a cornice or doorway when the historic feature is completely missing. This should be an accurate restoration using historical, pictorial, and physical documentation. Where documentation does not exist, a new

design that is compatible with the size, scale, material, and color of the historic building may be used.

5. Apply compatible paint coating systems following proper surface preparation. Sandblasting shall not be used to prepare or clean historic wood exterior elements. Blasting by any media, including liquids, shall not be used unless it can be demonstrated that no surface material is removed by application. Application of any liquid media shall not exceed a pressure of 150 pounds per square inch measured where the liquid leaves the application nozzle. Paint shall match existing surface coating thickness. Use non-abrasive tools, such as natural bristle brushes; do not use abrasive or gouging tools, such as wire brushes and scrapers.

6. It is recommended, but not required, that the building be refinished with colors that are identified through examination of strata by a qualified architect or conservator, or which are historically appropriate to the building.

DOORS AND ENTRANCES

Doors and entrances are often the principal features of historic buildings, particularly when they occur on primary elevations. Their functional and decorative features, such as the type of door, steps, balustrades, and entrances are extremely important in defining the overall historic character of a building. Their retention, protection, and repair should always be carefully considered when planning rehabilitation work.

Doors are subject to weathering and deterioration and may require maintenance and rehabilitation, which could include cleaning and repair of attachments, flashing and hardware.

Guidelines for Doors, Entrances and Porches:

1. Identify, retain, and preserve entrances, and their functional and decorative features that are important in defining the overall historic character of the building such as doors, transoms, sidelights, columns, balustrades, and stairs.

2. Protect and maintain the masonry and architectural metal that comprise entrances through appropriated surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems, replacement of broken glass, and replacement of deteriorated sealants or glazing compounds.

3. Repair entrances by reinforcing the historic materials. Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns, sidelights, and stairs.

4. Design and construct a new entrance if the historic entrance is completely missing. It may be a reconstruction based on historical, pictorial, and physical documentation; or be, a new design that is compatible with the historic character of the building.

5. Design and install additional entrances when required for the new uses in a manner that preserves the historic character of the building. In general, such alterations should be limited to non-character defining elevations. New entrances shall be compatible and may be of contemporary design provided they do not destroy character-defining features. To the extent visible, new entrances shall be reversible.

WINDOWS

The type and size of window openings are extremely important in defining the overall historic character of a building. Their retention, protection, and repair should always be carefully considered when planning rehabilitation work. Wood windows may deteriorate from hard use, warping, or settling, and metal windows are susceptible to water damage. Glazed openings may shatter.

Guidelines for Windows:

1. Identify, retain, and preserve historic window features that are important in defining the overall historic character of the building. Such features include frames, sash, muntins, glazing, sills, heads, and hood molds.

2. Protect and maintain the wood and architectural metal, which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

3. Make windows weather tight and improve thermal efficiency by re-caulking and replacing or installing weather stripping.

4. Construct and install new windows if the historic windows (frame, sash and glazing) are completely missing, have been replaced with non-original materials, or are too deteriorated to repair. The replacement windows shall be an accurate reconstruction using historical, pictorial, and physical documentation.

5. Replace broken clear glass with clear non-reflective glass to match historic materials and configuration.

ROOFS

The roof is a contributing factor in defining the building's overall historic character. In addition to the design role it plays, a weather tight roof is essential to the preservation of the entire structure. Thus, protecting and repairing the roof as a "cover" is a critical aspect of a rehabilitation project.

Guidelines for Roofs:

1. Protect and maintain a roof by cleaning and refinishing coping, cleaning the gutters and downspouts, and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to insure that materials are free from insect infestation.

2. Provide adequate anchorage for roofing material to guard against wind damage and moisture penetration.

3. Repair a roof by reinforcing the historic materials which comprise roof features. Replacement or repairs should use replacement in kind, or with compatible substitute material. When replacing the roof, remove existing membrane down to wood decking. Inspect exposed decking and replace deteriorated wood members; retain historic sheathing materials such as board sheathing.

4. Install mechanical and service equipment on the roof so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

5. Repair broken gutters and downspouts. If repair is not possible, replace in kind to match existing. Re-solder broken joints. Where missing, replicate historic gutters and downspouts or provide compatible new gutters and downspouts.

STRUCTURAL AND MECHANICAL SYSTEMS

Structural systems of historic buildings may need repair or replacement due to deterioration, fire, or seismic activity.

Guidelines for Structural and Mechanical Systems:

1. Protect and maintain the structural system by cleaning the roof gutters and downspouts; replacing roof flashing; keeping masonry, wood, and architectural metals in a sound condition; and assuring that structural members are free from insect infestation.

2. Repair the structural system by augmenting or upgrading individual parts or features. For example, weakened structural members such as floor framing can be spliced, braced, or otherwise supplemented and reinforced.

3. Install new work as a requirement of current seismic or code requirements so as not to adversely impact exterior facades. Provide seismic reinforcements as required to an historic building in a manner that avoids damaging the structural system and character-defining features, including window and door openings.

4. Design and install new mechanical or electrical systems which minimize the number of cutouts or holes in structural members.

INTERIOR SPACES

Interior character-defining features and materials can include space configurations, interior walls, finishes, trim, and some decorative elements.

Guidelines for Interior Spaces:

1. Interior character-defining spaces and features should be retained where feasible.

2. Construction of new interior floor plans or arrangement of spaces shall not adversely impact the exterior historic character of the building facade, i.e. infill of window or door openings, or the creation of new inappropriate openings. Where doors or windows are no longer needed, the existing doors and windows should be retained in place, and if necessary, made inoperable in a reversible manner which would allow for later reuse. If in the reuse of existing spaces, the covering of door and window openings cannot be avoided by alternate uses or interior space design, then interior coverings shall be added in such a manner that any glazed openings match the appearance of uncovered glazed openings in both daylight and at night.

3. Retention, protection, and repair should be given prime consideration and caution exercised in pursuing any plan that would radically change character-defining spaces or obscure, damage or destroy interior features or finishes.

4. Materials, surfaces and finishes on ceilings, walls, floors and trim shall be retained in the course of any alterations or additions.

5. It is recommended, but not required, that the building be repainted with colors identified through examination of strata by a qualified architect or conservator, or which are historically appropriate to the building.

SITE CHARACTERISTICS

The relationship between historic buildings and landscape features helps to define historic character and should be considered an integral part of planning for rehabilitation project work.

Guidelines for Site Characteristics:

1. Identify and evaluate building site features important in defining its historic character. Site features can include walkways, lighting, fencing, signage, fountains, plants, trees, paving, sidewalks, and curbs.

2. Retain the historic relationship between buildings, landscape features, and open space to the extent feasible.

3. New plantings shall be compatible with the historic landscape character of the site and may be of contemporary design provided such alterations and additions do not destroy character-defining features. Important resources, such as healthy large specimen trees, shall be retained if feasible. All planted areas shall reflect the need for water conservation.

4. In general, the existing streets and their elements (curbs, sidewalks, and street paving) should be retained where possible. Where changes are made, the new design shall reflect the traditional elements of the existing streets by referencing elements of street, curb, and sidewalk. These references may be made by delineating materials, colors, or texture of paving.

5. New paving, if any, should not overwhelm or detract from the colors and architectural features of the building. Use of street furniture and movable landscaping are appropriate for enhancing the setting and pedestrian use of the site.

HEALTH AND SAFETY CODE COMPLIANCE

It is often necessary to make modifications to an historic building so that it can comply with current health, safety, and code requirements. Such work needs to be carefully planned and undertaken so that it does not result in a loss of interior or exterior character-defining spaces, features, and finishes.

The Americans with Disabilities Act (ADA) applies to employment, as well as access to public structures and services or public accommodations owned or operated by private entities. In general, there are special rules and minimum access requirements where an alteration would threaten or destroy the historic significance of an historic building. To use the minimum requirements, consultation is required with the State Office of Historic Preservation. The California Historical Building Code offers alternative measures for application to qualified historical structures that help avoid the loss of historic character. It is mandatory that local and state building and fire safety officials recognize the code where applicants utilize relevant provisions.

Guidelines for Code Compliance:

1. Identify the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.

2. Comply with health and safety codes, including seismic codes and barrier-free access requirements, in such a manner that character-defining spaces, features, and finishes are preserved.

3. If alterations for code compliance result in the loss of historic character due to the substantial alteration of character-defining features and spaces, study alternatives to demonstrate whether or not there are other designs that would provide both code compliance and retention of historic character.

4. If there are not alternatives under general application codes allowing historic character to be retained, use of the California Historical Building Code shall govern code requirements. Study alternatives to demonstrate whether or not there are other designs which would provide both compliance and retention of historic character using this code.

5. New structural or seismic reinforcement members, including anchor bolts, shall be hidden from view whenever possible.

Treatment Recommendations

Having a firm knowledge of the condition of materials and systems in a historic property is essential to planning appropriate rehabilitation work. Deteriorated materials and non-operating

systems not identified as significant could be lost during intensive rehabilitation, thereby reducing a property's historic integrity. Poor and deteriorated conditions, if left uncorrected, often worsen over time.

The Existing Conditions Survey included in Part 1 is a record of character-defining features that comprise 629 East Washington Avenue. Character-defining spaces, features, and materials have been documented in both photographs and written narrative format. The condition of each space has also been recorded and categorized as being good, fair or poor. Recommendations for the treatment of features and materials are provided in Tables 3 and 4 of this section, as appropriate, to be used in future rehabilitation and planning on the property.

629 East Washington Avenue is generally in good condition, with instances of fair conditions that require further attention. The property retains sufficient integrity to convey its significance. The majority of the residence's significant features are in fair to good condition.

Recommended treatments are provided in the table below. The table is a prioritized list of features, spaces, or items and their recommended treatments. Note that the term "treatment" may refer to a broad range of actions, not just the physical treatment of a specific feature.

Each feature has been assigned a prioritized ranking of "high," "medium," or "low." The rankings reflect the condition of each feature, applicable criteria for the health and safety of the occupants, and the conservation of the building and its contents. The rankings should be considered when planning and implementing repairs or rehabilitation. Features with a "high" ranking should receive the most immediate attention, while features with a "low" ranking are considered to have a lower priority. The rankings are not based on the comfort and convenience of the building's potential users, or the relative cosmetic appearance of the building features. Our rankings favor building conservation, whereas operational priorities may be different for the owner.

TABLE 3: EXTERIOR FEATURES

EXTERIOR		
Feature	**Recommended Rehabilitation Treatment**	**Priority**
Structure	Consult with a qualified structural engineer experienced in the treatment of historic buildings to evaluate the overall structural system and develop treatment if a structural solution is needed. Any resulting repair or reinforcement work should be completed by qualified contractors.	High
Front Porch	If feasible, retain the three existing front porch posts and beam with chamfered edges, as these may be historic; repair if needed. The front porch can otherwise be retained and repaired, or reconstructed in a manner that is consistent with *The Secretary of the Interior's Standards for Rehabilitation*.	High
Paint	Repaint the exterior. Apply best practices; fill, prime, and paint all previously painted surfaces utilizing a high-quality acrylic latex. Assure that the existing substrate is compatible prior to coating. Prior to painting, remove loose paint using a scraper or trowel, taking care not to inscribe any marks in the wood. Non-abrasive, and chemical removal is acceptable provided the chemical does not damage wood	High

EXTERIOR		
Feature	**Recommended Rehabilitation Treatment**	**Priority**
	and is fully neutralized and removed; abrasive methods such as any high pressure blasting above 50 psi, including water, is not acceptable.	
Exterior Envelope	Retain existing wood channel siding; repair. If any sections are rotted, termite damaged, or lost to the extent that they cannot be filled and repainted, then replace in-kind with matching wood species of similar moisture content (kiln dried if need be), milled to same section. Remove loose paint using a scraper or trowel, taking care not to inscribe any marks in the wood. Non-abrasive, and chemical removal is acceptable provided the chemical does not damage wood and is fully neutralized and removed; abrasive methods such as any high pressure blasting above 50 psi, including water, is not acceptable.	High
Wood Windows	Retain, repair, and repaint existing wood window frames, sash, casings, and windowsills. Deteriorated or missing elements should be repaired or replaced in-kind. Missing or cracked glazing and deteriorated putty should be replaced.	Medium
Roof	Inspect roof structure and repair or replace in-kind any deteriorated members. The composition roofing appears to be in good condition; however, a new composition roof may be installed. Install gutters as needed; install downspouts on secondary façades.	Medium
Eaves	Retain existing eaves and bargeboard; repair. If any portion is rotted, termite damaged, or lost to the extent that it cannot be filled and repainted, then replace in kind with matching wood species of similar moisture content (kiln dried if need be), milled to same section. Remove loose paint using a scraper or trowel, taking care not to inscribe any marks in the wood. Non-abrasive, and chemical removal is acceptable provided the chemical does not damage wood and is fully neutralized and removed; abrasive methods such as any high pressure blasting above 50 psi, including water, is not acceptable.	Medium
Front Door	Retain, repair as needed, and repaint existing front door. If needed, add weather stripping to reduce heat transfer, and eliminate air gaps that allow water, soil, and insects to intrude.	Low
Pest Control	Complete a pest control inspection annually. If evidence of termites is observed, fumigation may be advisable at this time, and at intervals (e.g. seven years or less) in order to mitigate insect activity at wood framing, wood finishes, and block cavities.	Low
Landscape	Trees and shrubs near the building should be pruned to prevent contact, allowing for movement in high winds. Trees should be maintained in good condition with all due care and treatment to prevent the possibility that falling branches and trees will neither injure people nor damage buildings. Trim tree branches away from rooftops to mitigate the risk of structure and wildfires. This practice discourages vermin and wildlife to some extent but does not eliminate the problem.	Low

TABLE 4: INTERIOR FEATURES

INTERIOR		
Feature	**Current Condition and Recommended Rehabilitation Treatment**	**Priority**
Door and Window Details	Retain, repair, and repaint existing wood door and window casings and windowsills. Deteriorated or missing elements should be repaired or replaced in-kind.	High
Decorative Wood Details	The Project proposes demolition of the living room and dining ceilings to expose the roof frame. As such, wood moldings in the living room and dining room would be removed; however, these are limited to the interior and of secondary significance, and their loss would not substantially detract from the property's integrity. If demolition of the ceilings is not pursued, it is recommended that the wood moldings in living room and dining room be retained, repaired, and repainted. Deteriorated or missing elements should be repaired or replaced in-kind.	Low

RELOCATION PLAN

In order to assure appropriate relocation of the residence at 629 East Washington Avenue, a Relocation Plan is provided below. The building should be disassembled, as needed, and moved with means and methods that protect it, minimize damage, and maintain it in a stable condition. All rehabilitation work on the building should meet the *Secretary of the Interior's Standards for Rehabilitation* (36 CFR 68), with Guidelines for Rehabilitating Historic Buildings. When relocation of the building is completed, it should retain sufficient integrity to convey its architectural significance as a contributing property in the in the Old Towne Orange Historic District.

Documentation

The residence at 629 East Washington Avenue has been documented in photographs as part of this study, and in measured as-built drawings by TruPlans.

Demolition

Prior to relocation, the non-original addition on the rear (north) façade and non-original utility enclosure on the secondary (side, west) façade should be demolished. Interior partition walls and ceilings add to the structural integrity of the wood-frame building and should not be selectively demolished, as proposed, until after relocation.

Disassembly

It is generally most desirable to relocate a historic building as a single and intact unit, as the labor costs of dismantling and reassembling are avoided, and more important, the original fabric is preserved intact. If disassembly of structural members is required, they should be removed in whole elements so that they retain structural integrity and may be re-assembled in their original configuration.

It may be necessary to partially or fully disassemble the porch on the primary (south, East Washington Avenue) façade prior to relocation. The contractor should exercise care in disassembly, particularly with regard to members whose structural integrity is compromised. Whenever possible, members should be removed whole.

Foundation
HRG was unable to identify the existing foundation system and assess its current condition, as it is not visible from the exterior. Due to the presence of exterior vents, the building is assumed to have a narrow crawl space, and it likely sits on piers or posts. A new exposed concrete slab foundation is proposed for the relocated residence. This is acceptable, as such a foundation would adequately support the wood-frame structure, and the outer dimensions of the new foundation would not extend beyond the building's footprint.

Roof
HRG was unable to inspect the roof framing. The contractor should assess the condition of the existing roof framing prior to relocation of the building. As noted above, ceilings add to the structural integrity of the wood-frame building and should not be selectively demolished, as proposed, until after relocation; and then only under consultation with a qualified structural engineer.

Exterior Cladding
The building's wood channel siding should be retained and protected during the relocation.

Window and Door Assemblies
Windows and doors can remain *in situ* during the relocation, with plywood panels applied over them to ensure their protection. If removal is pursued, windows and doors, including hardware components, should be extracted in whole sections. All window and door assembly features should be labeled and, following relocation, re-assembled.

Structural Frame
If disassembly of structural members is required, they should be extracted in whole elements so that they retain structural integrity and may be re-assembled in their original configuration.

Temporary Storage
Temporary storage of disassembled features should be executed in a neat, orderly fashion to allow for access and retrieval. Features should be stored in the same orientation as they are installed in the building; doors and windows should be stored upright. Like type features should be stored together in groups. Particularly fragile features should be stored in a manner to prevent damage while in storage. Stored features should not be exposure to inclement weather conditions.

Maintenance
After re-assembly, any exterior openings that may allow vermin to enter the building should be sealed.

Rehabilitation
Removed features should be reassembled in their original configuration. After relocation and re-assembly, the building should be rehabilitated.

Secretary of the Interior's Standards for Rehabilitation

The Project is evaluated below against the *Secretary of the Interior's Standards for Rehabilitation* to identify potential impacts to the residence at 629 East Washington Avene.

> *Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal changes to the defining characteristics of the building and its site and environment.*

The property would continue in its current use as a single-family residence. There would be no changes to the defining characteristics of the existing building, and minimal changes to its site and environment. **The Project meets Standard 1.**

> *Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The historic character of the residence would be retained and preserved. The Project would not remove historic materials or alter features or spaces that characterize the property or the Old Towne Orange Historic District. The residence would be relocated on the same parcel (closer to the southeast corner), resulting in a front setback that is more consistent with neighboring contributing properties along East Washington Avenue. Demolition would be limited to a non-original utility enclosure on the secondary (side, west) façade; and a non-original rear addition. An addition would be constructed at the rear; it thus would not be highly visible from the public right-of-way; and would not alter the character of the district. **The Project meets Standard 2.**

> *Standard 3: Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The Project does not propose any changes that would create a false sense of historical development; no conjectural features or architectural elements from other buildings would be added. **The Project meets Standard 3.**

> *Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

No changes to the residence have acquired significance in their own right. **The Project meets Standard 4.**

> *Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

The Project would rehabilitate the residence and retain and repair distinctive features, finishes, and examples of craftsmanship that characterize the building, including its: asymmetrical primary façade composition and simple, one-story massing; low-pitched cross-gable roof with shallow, open eaves and bargeboard; front porch wood beam with chamfered edges and square wood

posts; wood channel siding; partially glazed wood panel front door with simple wood casings; and wood casement windows with divided lights, simple wood casings, and simple wood windowsills. **The Project meets Standard 5.**

> *Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The Project would repair deteriorated historic features in-kind. Features that are deteriorated beyond repair would be replaced with new features that match the originals in size, shape, finish, and where possible, materials, based on extant physical examples. **The Project meets Standard 6.**

> *Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

The Project does not propose chemical or physical treatments that cause damage to historic materials. **The Project meets Standard 7.**

> *Standard 8: Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

The Project Site is not located in an identified archeological zone. Therefore, it is not likely that excavation for the Project may uncover unknown archeological resources on the site.[37] **If unexpected archeological resources are found, and they are identified, protected, preserved, and/or documented in consultation with a qualified archeologist, the Project would meet Standard 8.**

> *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

A 493 square-foot addition would be constructed, limited to the residence's rear (north) façade. The new construction would not destroy historic materials that characterize the property. The new work would be differentiated from the old by its design, a simplified interpretation of the Residential Vernacular style that references, but does not copy, design motifs of contributing buildings in the Old Towne Orange Historic District. The addition would be compatible with the existing residence and the historic district in terms of size, scale, massing, and proportions; and would be largely concealed from view from the public right-of-way on East Washington Avenue. **The Project meets Standard 9.**

[37] Recommendations for identification and treatment of possible archaeological resources are beyond the scope of this report; the Lead Agency would need to determine whether archaeological resources would be impacted by this project.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

As noted above, the Project would construct a rear addition on the residence. If removed in the future, the essential form and integrity of the residence and Old Towne Orange Historic District would be unimpaired. **The Project meets Standard 10.**

SUMMARY

The Project would not physically demolish, destroy, or alter the existing residence on the Project Site such that its significance, and he significance of the Old Towne Orange Historic District, would be materially impaired. The Project would meet the *Secretary of the Interior's Standards for Rehabilitation* and therefore will not result in a significant impact to historical resources.

Historic Preservation Design Standards

The Project is evaluated below against the City of Orange's *Historic Preservation Design Standards*, specifically the *Standards for Historic Building Features* and *Standards for Historic Residential Buildings* which are excerpted below, as applicable. Overall, the Project meets the intent of the *Historic Preservation Design Standards*.

STANDARDS FOR HISTORIC BUILDING FEATURES

Roofs: The historic roof shall be preserved and maintained.

- *Changing the slope or orientation of a historic roof is inappropriate.*
- *The depth of the eaves is an important character-defining feature of a historic building and should be preserved. Adding fascia, cutting off exposed rafter tails, or boxing in exposed rafters is inappropriate.*
- *Other important historic roof details include vents, corbels, dormers, finials, built-in gutters, collectors, downspouts, and chimneys. These elements should be preserved and repaired as necessary.*

The residence's original low-pitched cross-gable composition roof with shallow, open eaves would be preserved and maintained. The front porch non-original composition shed roof supported by square wood posts would also be retained and maintained. No changes are proposed to the slope or orientation of the roofs; the depth of eaves; and roof features, including bargeboard. **The Project meets this standard.**

Windows and Doors: Historic windows and doors shall be preserved and maintained.

- *Do not alter the location, number, size, pattern, or proportion of historic windows and doors on elevations visible from the street.*

- *Enclosing a historic opening or adding a new opening on elevations visible from the street is generally inappropriate.*

Historic windows, windowsills, and window surrounds, as well as the historic front door and front door surrounds, would be retained and maintained. The location, number, size, pattern, and proportion of the historic windows and doors would not be altered on the primary (south, East Washington Avenue) façade. Historic window and door openings would also not be altered on the primary façade. **The Project meets this standard.**

Architectural Details and Building Materials: Historic architectural details and building materials shall be preserved.

- *Regularly check historic materials for conditions such as moisture accumulation that can cause deterioration.*
- *Do not remove historic materials that are in good condition.*

The Project would rehabilitate the residence and retain and repair historic architectural details and building materials that characterize the property. Historic materials that are in good condition would not be removed; instead, they would be retained and repaired in-kind. Features that are deteriorated beyond repair would be replaced with new features that match the originals in size, shape, finish, and where possible, materials, based on extant physical examples. **The Project meets this standard.**

STANDARDS FOR HISTORIC RESIDENTIAL BUILDINGS

Setting

The prevailing pattern of open space in the front and side yards of contributing properties should be preserved.

Historic walkways, driveways, and other hardscape features in the front yard shall be preserved.

Repairs or expansion of paving or hardscape features should match the historic features in materials, color, texture, and finish.

Parkways, front yards, and side yards should be reserved for landscape. Paving or non-porous surfaces should be minimized.

Parking areas should be located at the rear of the site and should be screened from public view by appropriate fencing or landscaping.

Widening an existing driveway is generally not appropriate.

Front yard fencing may be installed, provided that it matches the prevailing pattern of fencing in the streetscape.

Rear yard opaque fencing for privacy may be appropriate, provided that the design and materials are compatible with the building and the neighborhood.

Vinyl, chain link, and plastic fences are prohibited.

Mature trees and hedges, including street trees, should be preserved or replaced with compatible plantings as necessary.

Drought tolerant alternatives to lawns may be appropriate if the alternatives are compatible with the character of historic front yards and parkways. Front yards are generally characterized by low-growing lawns with foundation plantings at the base of the buildings or cottage gardens with a variety of plantings. Low-water alternative plant species appropriate to the climate may be used, if they are compatible with the historic character of front yards and parkways. In areas visible from the street, yards and parkways that are primarily gravel, mulch or unplanted soil are generally not compatible.

Artificial turf is prohibited in parkways, front yards, and side yards visible from the street.

The residence would be relocated on the same parcel (closer to the southeast corner), resulting in a front setback that is more consistent with neighboring contributing properties along East Washington Avenue. The property does not retain historic walkways, driveways, or other hardscape features in the front yard. New, drought tolerant front landscaping would be compatible with the general character of historic front yards in the Old Town Orange Historic District. The mature growth street tree along East Washington Street would be retained. Front yard fencing would be consistent with the prevailing pattern of fencing in the streetscape. No artificial turf is proposed. **The Project meets this standard.**

Porches

Historic porches shall be preserved.

- *Maintain the location, shape, details, posts, railings, balustrades, and decorative brackets of the historic porch.*
- *Repair deteriorated decorative elements or replace missing elements to match the existing.*
- *Historic porches may include rear or side service porches, which are typically characterized by a wood-sided half wall with a band of windows above. A service porch might look like an addition because it may have a different roof line than the house. These porches usually started as screened indoor-outdoor spaces early in the building's history and have been gradually enclosed over time. Intact service porches are character-defining features and should be preserved.*

All or part of a historic porch or entrance should not be enclosed in areas visible from the street.

The front porch, composed of a wood beam with chamfered edges supported by square wood posts, would be preserved and not enclosed. If feasible, the three existing front porch posts and beam with chamfered edges, which may be historic, would be retained and repaired in-kind. If retention is not feasible, the front porch would be reconstructed in a manner that is consistent with *The Secretary of the Interior's Standards for Rehabilitation*. A non-original rear service porch which was subsequently enclosed and converted into a kitchen and bathroom, is poorly constructed and in deteriorated condition; it would be demolished and replaced with a compatible rear addition containing a master bedroom with an attached bathroom, a bedroom, a bathroom, and a kitchen. **The Project meets this standard.**

STANDARDS FOR NEW CONSTRUCTION RELATED TO HISTORIC BUILDINGS

Additions

Compatible additions should be smaller in mass, scale, and volume than the historic building.

- *Two story additions to one story buildings are inappropriate.*
- *Conversion of attic space to habitable area within the existing roofline is encouraged, provided that the conversion does not require substantial changes to the form of the roof.*

An addition should be located at the rear of the building, away from street facing elevations.

After the addition is constructed, it should be clear which part of the building is historic and which part is new.

- *The addition should be differentiated from the historic building, while still being compatible with its scale, massing, materials, and features.*
- *A line of demarcation or offset in the wall plane between the historic building and the addition is strongly encouraged.*

Additions to historic buildings shall use traditional building materials appropriate to the style of the historic building or the period of significance of the Historic District.

- *New building materials on the addition may differ from the historic materials in size, scale or profile. The texture, color and detailing of traditional building materials on an addition should be compatible with the style or period of construction of the main building.*
- *The use of simplified versions of traditional architectural details is encouraged.*

Roof forms, including pitch and eave depth, should be compatible with the existing building.

- *New dormers are appropriate only on side and rear elevations and must be minimally visible from the street.*

- *Roof overhangs generally should be framed in the traditional manner. The use of flat outlookers is discouraged. The use of fly rafters or barge board is encouraged.*

Window and doors openings in an addition should reflect the size, shape, and pattern of openings on the historic building.

An addition should be designed so that there is minimal loss of historic materials and character-defining features of the historic building are not obscured, damaged or destroyed.

- *If the addition were removed in the future, the essential form and integrity of the historic building should be unchanged.*

- *The roofline of the historic building should be retained on elevations visible from the street.*

A one-story, 493 square-foot addition would be constructed, limited to the residence's rear (north) façade. The addition would be smaller in mass, scale, and volume than the residence, and it would largely be concealed from view from the public right-of-way on East Washington Avenue. The new work would be differentiated from the old by its design, a simplified interpretation of the Residential Vernacular style that references, but would not copy, design motifs of contributing buildings in the Old Towne Orange Historic District. The overall form of the new construction would be identifiable as separate from the original massing of the existing residence. The addition would feature a gable roof, including pitch and eve depth, that is consistent with the residence's gable roof. Window and door openings in the addition would be compatible with the historic building's Residential Vernacular style and consistent with the size, rectangular shape, and overall pattern of fenestration on the residence. The addition would not destroy historic materials that characterize the property. If removed in the future, the essential form and integrity of the residence and Old Towne Orange Historic District would be unimpaired. **The Project meets this standard.**

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APPENDIX A

SANBORN FIRE INSURANCE MAPS

NO EXPOS. TO PINE ST.

126 (44)

150 (52)

151 (52)

170 (55)

DEC. 1909 ORANGE CAL.

11

S. HARWOOD

2" W. PIPE

125 (45)

124 (46)

148 (50)

149 (51)

168

(57)

E. ALMOND

AV.

E. WASHINGTON

E. PALMYRA

S. SHAFFER

123 (120)

146 (130)

147 (132)

167 (138)

13

S. CENTER

10

Scale of Feet.

(133)

JAN. 1922
ORANGE
CAL.

17

13

18

16

20

123

VEND.
ST. JOHN'S GERMAN
EVANGELISTICAL LUTHERAN
CHURCH
HEAT: FURN.
LIGHTS: ELEC.

124

125

12

146

147

148

149

167

168

E. ALMOND AV.

E. WASHINGTON AV.

E. PALMYRA AV.

VAN BIBBER AV.

S. CENTER

S. SHAFFER

S. HARWOOD

Scale of Feet.

50 40 30 20 10 0 50 100 150

Copyright 1922 by the Sanborn Map Co.

CAL. 527

(133)

JAN. 1922
ORANGE
CAL.

17

66'

95

13

12

ST. JOHNS GERMAN EVANGELISTICAL LUTHERAN CHURCH

STAGE 30x8 SCENERY

AUDITORIUM

GYMNASIUM (RAISED SIDELIGHTS 7')

BILLIARDS & CLUB RM.

KITCH.

DINING RM.

MEET'G RM.

RECEPTION RM.

ST. JOHNS GERMAN EVANGELISTICAL LUTHERAN CHURCH BUILDING

HYDS 50'1½" HOSE EA 2 "FR. RISE" TH RC

W. G.

BUILT 1928

ST. JOHNS LUTHERAN SCHOOL

HEAT GAS ARDS - EL. LTS

E. ALMOND AV.

16

S. CENTER

S. SHAFFER

S. HARWOOD

18

E. WASHINGTON AV.

E. PALMYRA AV.

VAN BIBBER AV.

20

Scale of Feet.

50 40 30 20 10 0 50 100 150

Copyright 1928 by the Sanborn Map Co.

APPENDIX B

DEPARTMENT OF PARKS AND RECREATION FORM (2005)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # 30-159254
HRI # 038620
Trinomial ORA
NRHP Status Code 1D
Other Listings:
Review Code: Reviewer: Date:

*Resource Name or #: (Assigned by Recorder) WASHINGTON_E_629__APN_390-431-13

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☑ Unrestricted

*a. County: Orange and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad: Date: T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 629 - E WASHINGTON AVE ,# City: Orange Zip: 92866

d. UTM: (Give more than one for large and/or linear resources) Zone ' mE/ mN

e. Other Locational Data:

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boudnaries. Continues on Pg.3.)

Materials: Frame - Wood siding

A single-story clapboard bungalow with a multi-gable roof fashioned in an L-plan. The short leg of the ell results in a front-facing gable porch overhang and is supported by wood posts.

*P3b. Resource Attributes: (List attributes and codes) (HP2)--Single family property

*P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☑ Element of District ☐ District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) 2005

*P6. Date Constructed/ Age and Source:

1914

☑ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

*P8: Recorded by: (Name, affiliation, and address)

D. Gest, P. LaValley, D. Matsumoto

Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

*P9. Date Recorded:

April, 2005

*P10. Survey Type: (Describe)

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey. AEGIS (1991) Historic Building Inventory Update. Heritage Orange County, Inc. (1982) Orange Historic Survey.

*Attachments: ☐ NONE ☐ Location Map ☑ Continuation Sheet(s) ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) *Required Information

State of California - The Resources Agency **Primary #** 30-159254
DEPARTMENT OF PARKS AND RECREATION **HRI #** 038620
BUILDING, STRUCTURE, AND OBJECT RECORD ***NRHP Status Code** 1D

 ***Resource Name or #:** (Assigned by Recorder) WASHINGTON_E_629__APN_390-431-13

B1. Historic Name: Unknown

B2. Common Name:

B3. Original Use: RES **B4. Present Use:** RES

***B5. Architectural Style:** Bungalow

***B6. Construction History:** (Construction date, alterations, and date of alterations) **Date of Construction:** 1914 ☑ Historic ☐ Prehistoric ☐ Both

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

***B9. Architect or Builder:** Unknown

***B10. Significance:** **Theme:** Architecture **Area:** City of Orange **Property Type:** Residence

Period of Significance: Old Towne: Early Settlement (c. 1870 - 1920) **Applicable Criteria:** AC

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)

Structural Integrity: Fair Condition - No apparent change to original structure.

Site Integrity:

Opportunities:

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Orange Daily News.

B13. Remarks: (Continues on Pg.3.)

Status change since 1991 Survey: None.

(Sketch Map with North arrow required.)

***B14. Evaluator:** Robert Chattel

***Date of Evaluation:** September, 2005

(This space reserved for official comments.)

State of California - The Resources Agency	Primary #	30-159254
DEPARTMENT OF PARKS AND RECREATION	HRI #	038620
CONTINUATION SHEET	Trinomial	ORA

***Resource Name or #:** (Assigned by Recorder) WASHINGTON_E_629__APN_390-431-13

Recorded by:

D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Date Recorded: April, 2005

☑ Continuation ☐ Update

Years Surveyed: 1982, 1991, 2005

Description of Photo: 1991

Listed in National Register: 1997

General Plan:	LDR	**# of Buildings:**	1
Planning Zone:	R-2-6	**# of Stories:**	1
Lot Acre:	0.1156	**# of Units:**	1
Principal Building Sqft:	482		

B6. Construction History (Continued from Pg.2):

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

APPENDIX C

PRESERVATION BRIEFS AND TECHNICAL NOTES

The National Park Service provides additional guidance on preserving and rehabilitating historic buildings through its Technical Preservation Services, which develops historic preservation standards. Publications of the National Park Service developed by Technical Preservation Services include *Preservation Briefs*, *Preservation Tech Notes*, and *Interpreting the Standards (ITS) Bulletins*. Those particular publications that may be useful in the rehabilitation and maintenance of the residence at 629 East Washington Avenue are referenced below.

Preservation Briefs

Preservation Briefs provide information on preserving, rehabilitating, and restoring historic buildings. The Briefs help the owners of historic buildings recognize and resolve common problems prior to undertaking work and recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character. The Preservation Briefs may be found on the National Park Service's website at https://www.nps.gov/tps/how-to-preserve/briefs.htm.

Preservation Brief 3: *Improving Energy Efficiency in Historic Buildings*
Preservation Brief 4: *Roofing for Historic Buildings*
Preservation Brief 6: *Dangers of Abrasive Cleaning to Historic Buildings*
Preservation Brief 9: *The Repair of Historic Wooden Windows*
Preservation Brief 10: *Exterior Paint Problems on Historic Woodwork*
Preservation Brief 14: *New Exterior Additions to Historic Buildings-Preservation Concerns*
Preservation Brief 15: *Preservation of Historic Concrete*
Preservation Brief 16: *The Use of Substitute Materials on Historic Building Exteriors*
Preservation Brief 17: *Architectural Character-Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character*
Preservation Brief 18: *Rehabilitating Interiors in Historic Buildings-Identifying Character-Defining Elements*
Preservation Brief 21: *Repairing Historic Flat Plaster-Walls and Ceilings*
Preservation Brief 24: *Heating, Ventilating, and Cooling Historic Buildings-Problems and Recommended Approaches*
Preservation Brief 28: *Painting Historic Interiors*
Preservation Brief 34: *Applied Decoration for Historic Interiors-Preserving Historic Composition Ornament*
Preservation Brief 35: *Understanding Old Buildings-The Process of Architectural Investigation*
Preservation Brief 39: *Holding the Line- Controlling Unwanted Moisture in Historic Buildings*
Preservation Brief 41: *The Seismic Rehabilitation of Historic Buildings*
Preservation Brief 44: *The Use of Awnings on Historic Buildings- Repair, Replacement, and New Design*
Preservation Brief 47: *Maintaining the Exterior of Small and Medium Size Historic Buildings*

Preservation Tech Notes

Preservation Tech Notes are case studies in historic preservation that "provide practical information on traditional practices and innovative techniques for successfully maintaining and preserving cultural resources." Preservation Tech Notes may be found on the National Park Service's website at https://www.nps.gov/tps/how-to-preserve/tech-notes.htm.

EXTERIOR WOODWORK

Proper Painting and Surface Preparation. Sharon Park, AIA. 1986.
Paint Removal from Wood Siding. Alan O'Bright. 1986.
Protecting Woodwork Against Decay Using Borate Preservatives. Ron Sheetz and Charles Fisher. 1993.[38]

TEMPORARY PROTECTION

Temporary Protection of Historic Stairways. Charles Fisher. 1985.
Specifying Temporary Protection of Historic Interiors During Construction and Repair. Dale H. Frens. 1993.
Protecting a Historic Structure During Adjacent Construction. Chad Randl. 2001.

WINDOWS

Planning Approaches to Window Preservation. Charles Fisher. 1984.
Installing Insulating Glass in Existing Steel Windows. Charles Fisher. 1984.
Replacement Wooden Frames and Sash. William Feist. 1984.
Interior Metal Storm Windows. Laura Muckenfuss and Charles Fisher. 1984.
Replacement Wooden Sash and Frames With Insulating Glass and Integral Muntins. Charles Parrott. 1984.
Thermal Retrofit of Historic Wooden Sash Using Interior Piggyback Storm Panels. Sharon Park, AIA. 1984.
Interior Storm Windows: Magnetic Seal. Charles Fisher. 1984.
Installing Insulating Glass in Existing Wooden Sash Incorporating the Historic Glass. Charles Fisher. 1985.
Aluminum Replacements for Steel Industrial Sash. Charles E. Fisher. 1986.
Reinforcing Deteriorated Wooden Windows. Paul Stumes, P.Eng. 1986.
Interior Storms for Steel Casement Windows. Charles E. Fisher and Christina Henry. 1986.
Repair and Retrofitting Industrial Steel Windows. Robert M. Powers. 1989.
Repairing Steel Casement Windows. Chad Randl. 2002.
Aluminum Replacement Windows for Steel Projecting Units with True Divided Lights and Matching Profiles. Chad Randl. 2003.

[38] National Park Service, U.S. Department of the Interior, "Preservation Tech Notes," https://www.nps.gov/tps/how-to-preserve/tech-notes.htm.

Replacement Wooden Sash Utilizing True Divided Lights and an Interior Piggyback Energy Panel. Charles E. Fisher. 2008.
Maintenance and Repair of Historic Aluminum Windows. Karen R. Staveteig. 2008.

Interpreting the Standards (ITS) Bulletins

Interpreting the Standards Bulletins assist building owners in applying the Standards to rehabilitation projects by explaining decisions made by the National Park Service in its administration of the Historic Preservation Tax Incentives program. Each Bulletin references the relevant Standards. The Bulletins are case-specific and are provided as information only; they may not be applicable beyond the unique facts and circumstances of each case. The Bulletins may be found on the National Park Service's website at https://www.nps.gov/tps/standards/applying-rehabilitation/standards-bulletins.htm.

ITS Number 4: *Inappropriate Replacement Doors*
ITS Number 9: *Inappropriate Porch Alterations*
ITS Number 14: *New Openings in Secondary Elevations or Introducing New Windows in Blank Walls*
ITS Number 19: *Deteriorated Plaster Finishes*
ITS Number 21: *Adding New Openings on Secondary Elevations*
ITS Number 22: *Adding New Entrances to Historic Buildings*
ITS Number 23: *Selecting New Windows to Replace Non-Historic Windows*
ITS Number 25: *Altering the Character of Historically Finished Interiors*
ITS Number 26: *Entrance Treatments*
ITS Number 33: *Alterations to Rear Elevations*
ITS Number 39: *Changes to Historic Site*
ITS Number 41: *Incompatible Alterations to the Setting and Environment of a Historic Property*
ITS Number 44: *Subdividing Significant Historic Interior Spaces*
ITS Number 51: *Installing New Systems in Historic Buildings*
ITS Number 52: *Incorporating Solar Panels in a Rehabilitation Project*
ITS Number 54: *Installing Green Roofs on Historic Buildings*

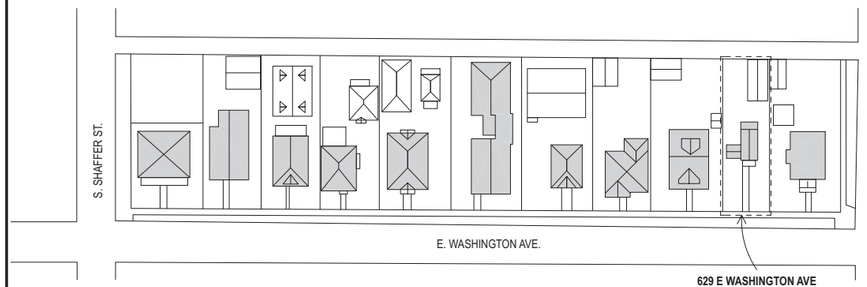
APPENDIX D

PROJECT INFORMATION

MONTERREY RESIDENCE

RELOCATE, REMODEL, AND ADDITION

629 E WASHINGTON AVE,
ORANGE, CA 92866



FAR & SETBACK:

NUMBER OF STORIES:	1	1	2	1	1	1	1	1	2	1	1
EXISTING FAR*:	0.21	0.23	0.17	0.13	0.22	0.28	0.26	0.19	0.20	0.14	0.17
APPROXIMATE SETBACK*:	17'	14'	16'	13'	11'	12'	17'	11'	16'	40'	24'
LOT SIZE (SF)	4,380	6,350	6,350	6,350	7,620	7,620	7,620	6,350	7,620	5,079	7,105
SF OF HOUSE (SF)*	960	1,519	1,080	853	1,696	1,095	2,049	1,248	1,493	482	1,308
BED/BATH COUNT*	2/1	2/2	2/1	1/1	1/1	2/2	2/1	2/2	4/2	2/1	2/1

FAR RANGE:	0.13 - 0.28	SETBACK RANGE:	11' - 40'	**NEW FAR:**	**0.22**
AVERAGE FAR:	0.20	AVERAGE SETBACK:	26.5	**NEW SETBACK:**	**21'-9"**

* NOTE THAT THE FAR NUMBER CALCULATION IS BASED ONLY ON THE HIGHLIGHTED SQ FT.
APPROXIMATE SETBACK WERE DERIVED FROM EXISTING RECORDS THAT ARE PUBLICLY ACCESSIBLE.

EXISTING SITE PLAN - NEIGHBORHOOD DIAGRAM

SCALE: N.T.S.

DIGALERT

DIAL **811**

CONTACT DIGALERT PRIOR TO ANY EXCAVATION.
SUBMIT A REQUEST AT LEAST TWO (2) DAYS PRIOR TO DIGGING.

CITY NOTES:

CITY OF ORANGE NOTES:

1) **COMPLETION OF PROJECT** - THE MAXIMUM TIME TO COMPLETE CONSTRUCTION ON A PROJECT IS LIMITED TO THREE (3) YEARS FROM THE DATE OF THE PERMIT FOR ALL PERMITS ISSUED AFTER AUGUST 21, 2019 AS REQUIRED BY NBMC SECTION 15.02.095

2) **ENCROACHMENT PERMIT** - AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAYIS THE ONLY COMPANY PERMITTED TO RENT BINS IN THE CITY OF ORANGE FOR CONSTRUCTION AN DDEMOLITION PROJECTS

3) **ENCROACHMENT PERMIT INSPECTION BEFORE ISSUANCE OF BUILDING FINAL** - A PUBLIC WORKS DEPARTMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING PEARTMENT PERMIT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WRKS DEPARTMENT INSPECTION , IF ANY OF THE EXISTING PUBLIC IMPROVEMENTSSURROUNDING SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEY/STREET PAVEMENT WILL BE REQUIRED. ADDITIONALLY, IF EXISTING UTILITIES INFRASTRUCTURE ARE DEEMED SUBSTANDARD, A NEW 1-INCH WATER SERVICE, WATER METER BOX, SEWER LATERAL AND/OR CLEANOUT WITH BOX AND LID WILL BE REQUIRED. 100% OF THE COST SHALL BE BORNE BY THE PROPERTY OWNER (MUNI. CODES 14.24.020 & 14.06.030). SAID DETERMINATION AND THE EXTENT OF THE RECONSTRUCTION WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR. CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE PUBLIC RIGHT OF WAY AT ALL TIMES DURING THE CONSTRUCTION PROJECT. A STOP WORK NOTICE MAY BE ISSUED FOR ANY DAMAGE OR UNMAINTAINED PORTION OF THE PUBLIC RIGHT OF WAY.

4) **ENCROACHMENT AGREEMENT REQUIRED** - AN ENCROACHMENT AGGREEMENT IS REQUIRED FOR ALL NON-STANDARD IMPROVEMENTS WITIN THE PUBLIC RIGHT OF WAY. ALL NON-STANDARD IMPROVEMENTS SHALL COMPLY WITH CITY COUNCIL POLICY L-6.

5) **WATER IN PUBLIC RIGHT OF WAY** - ALL WORK RELATED TO WATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-34 LICENSED PIPELINE CONTRACTOR OR AN A LICENCED GENERAL ENGINEERING CONTRACTOR

6) **WASTEWATER IN PUBLIC RIGHT OF WAY** - ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN A LICENCESED GENERAL ENGINEERING CONTRACTOR.

LOT COVERAGE:

ZONING INFORMATION:

ZONE: R-1-6

ROOM COUNT:

EXISTING	NEW
2-BED / 1-BATH	3-BED / 2-BATH

SETBACKS:

FRONT:	20' MIN. S/B
REAR:	20' MIN. S/B
SIDE:	5' MIN. S/B, BOTH SIDES

EXISTING DATA: LIVING = 480 SF
GARAGE = 519 SF (EXIST. DETACHED 2-CAR GARAGE)

LOT COVERAGE: **(60% MAX)**

LOT SIZE	EXISTING	PROPOSED
5,079 SF	1,186 / 5,079 = 23%	1,620 / 5,079 = 32% < 60%

FAR: GROSS FLOOR AREA / LOT AREA = 1,101 / 5,079 = 0.22

PROJECT DATA

OCCUPANCY GROUP:	R-3/U
TYPE OF CONSTRUCTION:	VB
NUMBER OF STORIES:	1
LOT NO.:	24 / A
TRACT NO:	- -
A.P.N.:	390-431-13
FIRE SPRINKLERS:	NO
ZONING:	R-1-6
ROOM COUNT:	2-BED / 1-BATH (EXISTING) 3-BED / 2-BATH (PROPOSED)
VHFHSZ:	NO

ORANGE POLICE RESIDENTIAL REQUIREMENTS

THE CITY OF ORANGE MUNICIPAL CODE SECTION 15.52 REQUIRES THAT ALL BUILDING WITHIN THE CITY MEET SPECIFIC SECURITY STANDARDS (ORD. #6-18). THE FOLLOWING ITEMS SHALL BE REQUIRED ON ANY NEW OR REMODELED RESIDENCE:

SOLID BACKING ON WOOD DOOR FRAMES AT LOCK MECHANISM
STRIKE PLATE-16 GAUGE
SCREWS-MINIMUM 3" IN WOOD FRAME JAMBS
OPERABLE WINDOWS-SLIDING DOORS SHALL BE PASSED A C.M.B.S.O. FORCED ENTRY TEST
EXTERIOR DEADBOLT DOOR LOCKS (INCLUDING DOOR FROM GARAGE TO RESIDENCE) SHALL COME FROM CURRENT CITY OF ORANGE APPROVED PRODUCTS LIST (OR EQUIVALENT)
EXTERIOR PAIR OF DOORS REQUIRES 5/8 INCH FLUSH BOLTS AT HEAD & THRESHOLD
MINIMUM 180° DOOR VIEWER REQUIRED AT EXTERIOR FRONT DOOR
ADDRESS NUMBERS MINIMUM 4", ILLUMINATED DURING ALL HOURS OF DARKNESS
(TO AID FIRST RESPONDERS, ALL ADDRESSING MUST BE EASILY VISIBLE FROM THE STREET AND PROVIDE A CLEAR PATH OF TRAVEL SHOWN FROM STREET TO ACCESSORY DWELLING UNIT)
LIGHTING FOR MULTI-FAMILY BUILDINGS: PARKING-1 FOOT-CANDLE. WALKWAYS-.50 FOOT-CANDLE

(INTENTIONALLY LEFT BLANK)

ABBREVIATIONS

AB¥	ABOVE	EQ	EQUAL	TEMP'D	TEMPERED
AF#	ABOVE FINISHED FLOOR	F.O.F.	FACE OF FINISH	T.M.E.	TO MATCH EXISTING
BLW	BELOW	F.O.S.	FACE OF STUD	T.O.	TOP OF
B.O.	BOTTOM OF	FDN	FOUNDATION	O.H.	OVERHANG
CL	CENTER LINE	FR.DR.	FRENCH DOOR	VIF	VERIFY IN FIELD
CLG	CEILING	FTG	FOOTING	VLTD	VAULTED
CLR	CLEAR	GYP. BD.	GYPSUM BOARD	WC	WATER CLOSET
C.TOP	COUNTERTOP	LOC	LOCATION	WD.	WOOD
Ø	DIAMETER	STD	STANDARD	WIC	WALK-IN CLOSET
EP	ELECTRICAL PANEL	SVC	SERVICE	WM	WATER METER

GENERAL NOTES:

1. WORK PERFORMED SHALL COMPLY WITH THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON THE PLAN.

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH:

2022 CALIFORNIA RESIDENTIAL CODE	**2022 CRC**
2022 CALIFORNIA BUILDING CODE	**2022 CBC**
2022 CALIFORNIA PLUMBING CODE	**2022 CPC**
2022 CALIFORNIA MECHANICAL CODE	**2022 CMC**
2022 CALIFORNIA ELECTRIC CODE	**2022 CEC**
2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL	**2022 CEES**
2022 GREEN BUILDING STANDARDS CODE	**2022 GBSC**

MUNICIPAL CODE AS ADOPTED BY THE CITY OF ORANGE.

3. ALL WORK TO COMPLY WITH ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.

4. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK.

6. THE PROPERTY OWNER SHALL BE NOTIFIED IMMEDIATELY BY THE CONTRACTOR, SHOULD ANY DISCREPANCIES OR OTHER QUESTIONS ARISE PERTAINING TO THE WORKING DRAWINGS DURING CONSTRUCTION OR BIDDING.

7. SEPARATE PERMIT(S) IS/ARE REQUIRED FOR ACCESSORY BUILDING, SWIMMING POOL, RETAINING WALL, WALLS OVER 3 FEET, PATIO COVERS, DEMOLITION, ETC.

8. SETBACKS WERE MEASURED FROM EXISTING STRUCTURES TO ASSUMED PROPERTY LINES. CONTRACTOR SHALL VERIFY ALL SETBACKS PRIOR TO CONSTRUCTION. IF THERE IS A DISCREPANCY WITH THE SETBACKS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE PROPERTY OWNER AND DESIGNER PRIOR TO CONSTRUCTION.

9. FIRE SPRINKLER DRAWINGS (WHEN APPLICABLE) ARE A SEPARATE SUBMITTAL TO THE FIRE DEPARTMENT.

10. BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE VISIBLE AND LEGIBLE FROM THE STREET. (CBC 501.2).

11. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

12. FOR SINGLE-FAMILY DWELLINGS AND DUPLEXES ARE NOT CHECKED FOR PLUMBING, MECHANICAL AND ELECTRICAL CODE COMPLIANCE. THESE DISCIPLINES ARE SUBJECT TO FIELD INSPECTION.

13. TRUSS PLANS (WHEN APPLICABLE) ARE TO BE A DEFERRED SUBMITTAL. DEFERRED SUBMITTAL ITEMS SHALL BE REVIEWED AND APPROVED BY THE REGISTERED DESIGN PROFESSIONAL AND SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL.

VICINITY MAP

SCALE: N.T.S.

(CITY / COUNTY APPROVAL STAMP HERE)

SB 407 COMPLIANCE

EFFECTIVE JAN 1, 2014, SB 407 REQUIRES REPLACEMENT OF ALL NONCOMPLIANT PLUMBING FIXTURES IN PROPERTIES BUILT ON OR BEFORE JAN 1, 1994 WITH WATER-CONSERVING PLUMBING FIXTURES.

1. WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH.
2. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 80 PSI.
3. ALL FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. EXCEPTION KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.

A COMPLETED AFFIDAVIT MAY BE PROVIDED TO THE BUILDING INSPECTOR AT OR BEFORE FINAL IN LIEU OF INSPECTIONS OF THESE FIXTURES.

ARCH. SYMBOL LEGEND

A / A-2 — BLDG. SEC.	1 — DEMO. NOTE
1 / A-2 — DETAIL SEC.	2 — KEYNOTE
1 / A-2 — ELEVATION SEC.	3 — REVISION NOTE

SHEET INDEX

A-1.0	COVERSHEET
A-1.1	SITE PLAN - EXISTING & PROPOSED
A-2	EXISTING PLAN / DEMO
A-3	PROPOSED PLAN
A-4.0	ELEVATIONS - EXISTING
A-4.1	ELEVATIONS - PROPOSED
A-5	SECTIONS & PROPOSED ROOF PLAN
AD-1	ARCHITECTURAL DETAILS

SQUARE FOOT CALCULATIONS

EXISTING LIVING AREA:	482	S.F. (CITY DATA)
PROPOSED ADDITION:	619	S.F. **(NEW AREA)**
TOTAL (N) LIVING AREA:	1,101	S.F.
EXISTING GARAGE AREA:	519	S.F.
TOTAL (N) AREA W/ GARAGE:	**1,620**	**S.F.**
REMODEL AREA:	153	S.F.

DISCLOSURE: SQUARE FOOT TABULATIONS WERE DERIVED FROM EXISTING RECORDS THAT ARE PUBLICLY ACCESSIBLE.

SCOPE OF WORK

RELOCATE (482 SF):
i) RELOCATE EXISTING STRUCTURE TOWARDS SOUTH AND EAST (FRONT AND RIGHT). MAJOR STRUCTURE (I.E. ALL WALLS, ROOF, WINDOWS, FACADE, ETC.) TO BE REMAIN.
REMODEL (279 SF):
1) REMODEL (E) BATH AND (E) KITCHEN INTO (N) KITCHEN. (126 SF)
2) REMODEL (E) BEDROOM 1 AND (E) DINING INTO (N) DINING. (131 SF)
3) REMODEL (E) BEDROOM 2 INCLUDING RELOCATE DOOR AND (E) CLOSET. ADD (N) DOOR OPENING TOWARDS NEW ADDITION. (22 SF)
4) DEMO (E) UTILITY ROOM FOR W.H.. REPLACE WITH TANKLESS W.H.
ADDITION (493 SF):
ADD NEW ADDITION TO THE BACK OF THE HOUSE WITH RECESS ON THE WALLS. ADDITION TO BE NOT VISIBLE FROM THE FRONT TO KEEP THE HISTORIC STRUCTURAL STYLE AND FACADE.
a) ADD (N) BATH WITH 2 SINKS, TOILET, AND TUB. (69 SF)
b) ADD (N) BEDROOM 3 W/ (N) CLOSET. (124 SF)
c) ADD (N) MASTER BEDROOM W/ (N) CLOSET. (173 SF)
d) ADD (N) MASTER BATH W/ 2 SINKS, TOILET, AND SHOWER. (54 SF)
e) EXTEND KITCHEN TOWARDS REAR AT THE SAME LOCATION OF (E) KITCHEN. (73 SF)

PREPARED BY:

TRUPLANS
630 S. GLASSEL ST. SUITE 201
ORANGE, CA 92866
(714) 289-4652

ENGINEER

REVISIONS	ID
ABC = PLAN CHECK, *123* = FIELD	

GENERAL CONTRACTOR: TBD

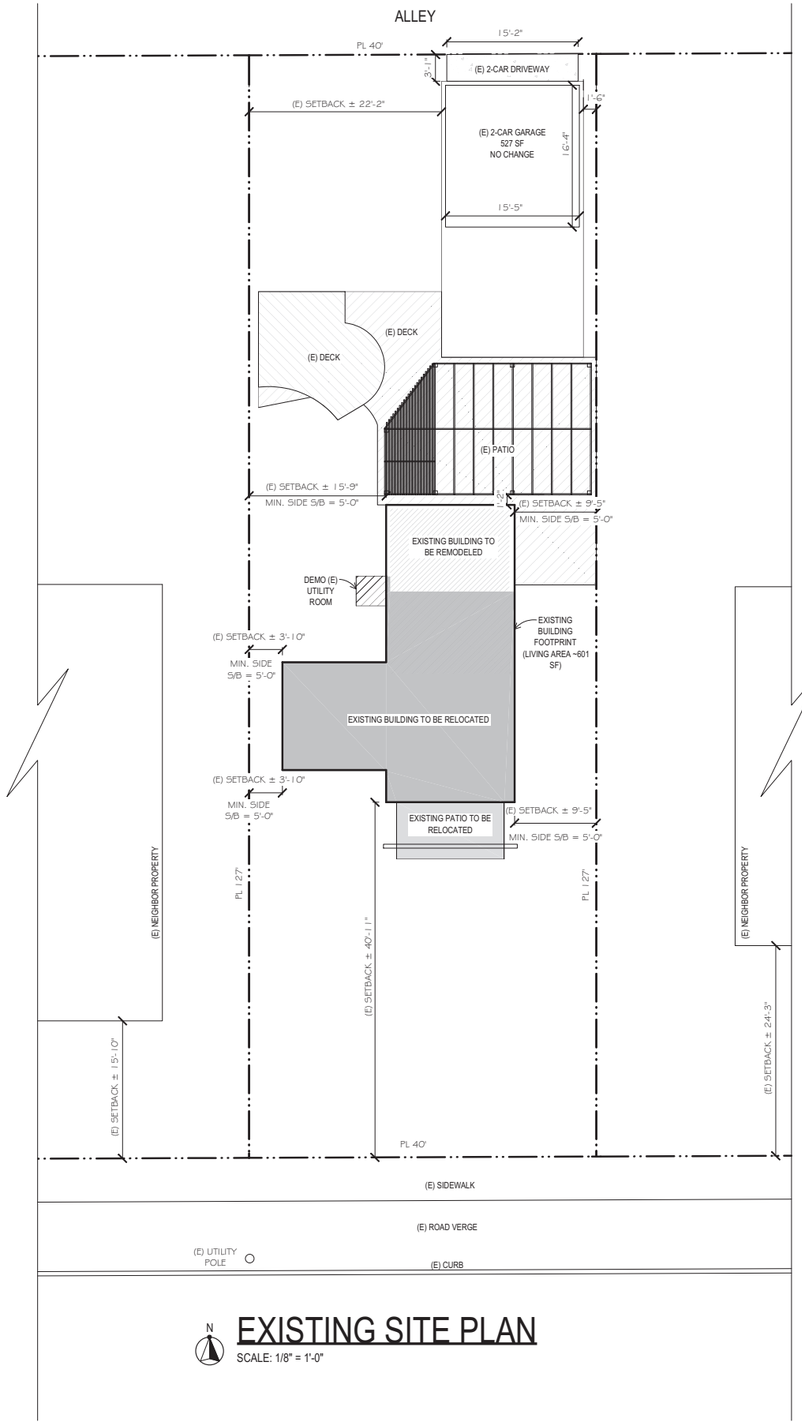
PREPARED BY: MOLLY LUO

PREPARED BY:
TRUPLANS
630 S. GLASSEL ST. SUITE 201
ORANGE, CA 92866
(714) 289-4652

RELOCATE, REMODEL, AND ADDITION TO:
MONTERREY RESIDENCE
629 E WASHINGTON AVE
ORANGE, CA 92866
(714) 417-6492

DRAWN: M.L.
CHECKED: W.T.
DATE: 10/6/2023
SHEET SIZE TO SCALE: 24" X 36"
"MONTERREY (O) - 1ST SUBMIT.PLN"
SHEET: A-1.0
COVERSHEET

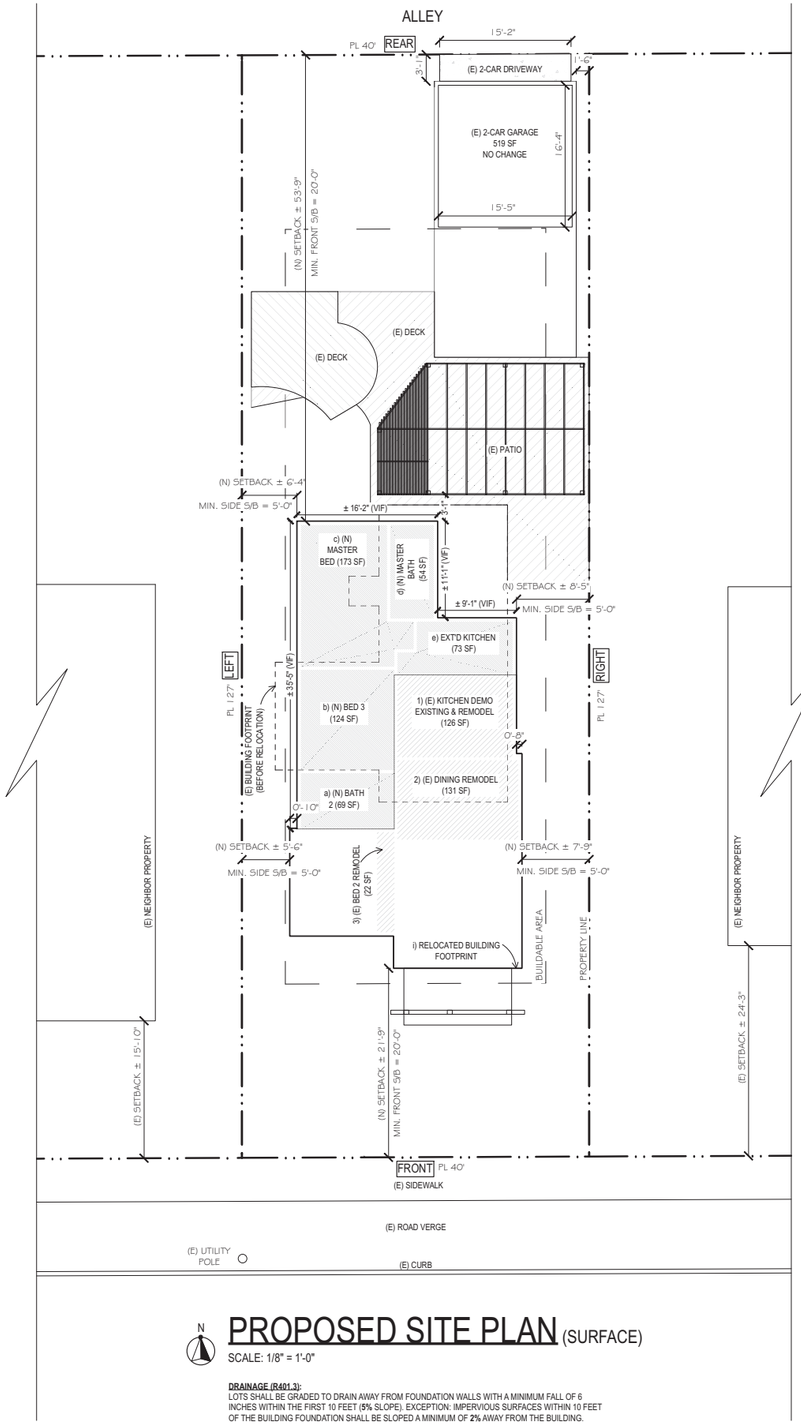
FILE: MONTERREY (O) - 1ST SUBMIT PRINT DATE: 10/6/2023, 12:23:30 PM



N

EXISTING SITE PLAN

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



N

PROPOSED SITE PLAN (SURFACE)

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

DRAINAGE (R401.3):
LOTS SHALL BE GRADED TO DRAIN AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (**5%** SLOPE). EXCEPTION: IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF **2%** AWAY FROM THE BUILDING.

5% 1/2" PER 12" PERVIOUS (GRASS, SOIL, ETC.)
2% 1/4" PER 12" IMPERVIOUS (CONCRETE)

REVISIONS "ABC" = PLAN CHECK, "123" = FIELD	ID

GENERAL CONTRACTOR
TBD

PREPARED BY:
MOLLY LUO

PREPARED BY:
TRUPLANS
630 S. GLASSEL ST. SUITE 201
ORANGE, CA 92866
(714) 289-4652

RELOCATE, REMODEL, AND ADDITION TO:
MONTERREY RESIDENCE
629 E WASHINGTON AVE
ORANGE, CA 92866
(714) 417-6492

DRAWN
M.L.

CHECKED
W.T.

DATE
10/6/2023

SHEET SIZE TO SCALE
24" X 36"

"MONTERREY (O) - 1ST SUBMIT.PLN"

SHEET
A-1.1

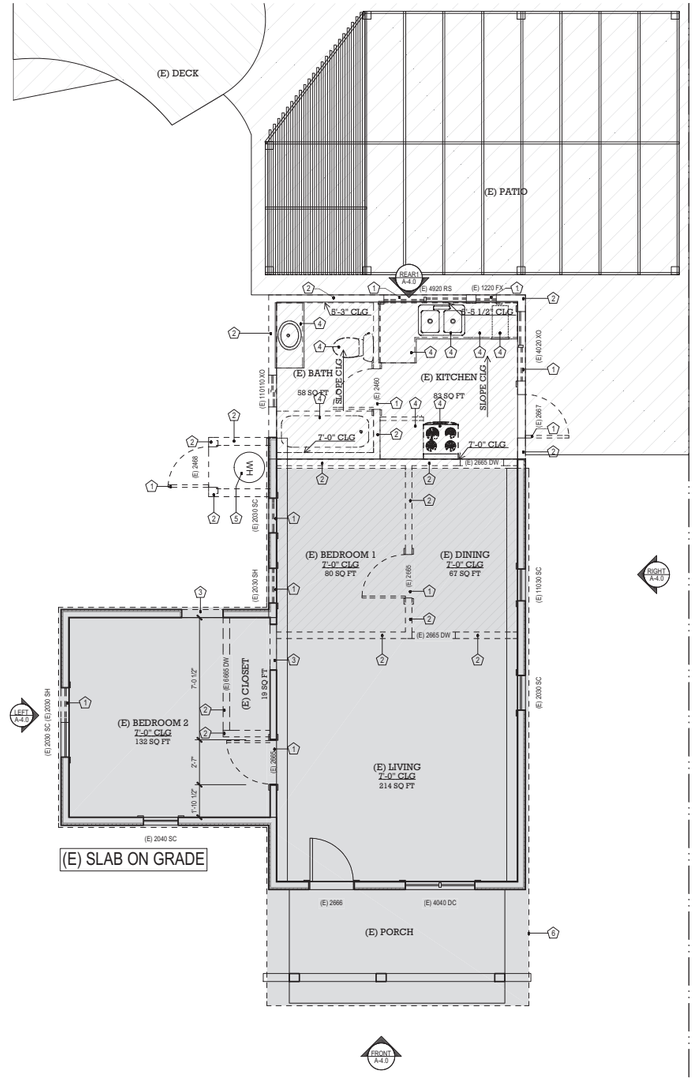
SITE PLAN - EXISTING &

FILE: MONTERREY (O) - 1ST SUBMIT PRINT DATE: 10/6/2023, 12:23:31 PM

DIMENSION NOTE: DIMENSIONS SHALL BE VERIFIED IN FIELD. IN THE CASE THAT DIMENSIONS ARE TO BE ADJUSTED DUE TO CERTAIN FACTORS (SUCH AS HIDDEN CONDITIONS, FIELD VERIFICATION, ETC.). TOLERANCES ARE PROVIDED WITH " ± " AS GUIDELINES TO PRESERVE INTENDED DESIGN. FOR SIGNIFICANT CHANGES IN DIMENSIONS, CONTRACTOR TO CONTACT DESIGNER AND/OR ENGINEER THROUGH RFI'S (REQUEST FOR INFORMATION) TO MAKE NECESSARY CHANGES AND TO CONFORM WITH THE STRUCTURAL INTEGRITY OF APPROVED PLANS.

DEMO KEYNOTES

CALLOUT	QTY	DESCRIPTION	NOTES
1	11	DEMO DOOR/WINDOW, EXIST.	HDR TO REMAIN, U.N.O. SEE STRUCT.
2	16	DEMO WALL	VERIFY IN FIELD, SEE STRUCT.
3	2	PROVIDE OPENING FOR WINDOW/DOOR	VERIFY NON-SHEAR, SEE STRUCT. FOR HEADER SIZE
4	9	DEMO FIXTURES/APPLIANCES	
5	1	REPLACE W.H.	SEE PROPOSED FOR NEW LOCATION
6	1	EXISTING HOUSE & PORCH (SHADED AREA) TO BE REMAIN AND TO BE RELOCATED	SEE PROPOSED FOR NEW LOCATION



N

EXISTING FLOOR PLAN - DEMO

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

EXISTING HOUSE BUILT IN 1914

DIGALERT

DIAL **811**

CONTACT DIGALERT PRIOR TO ANY EXCAVATION. SUBMIT A REQUEST AT LEAST TWO (2) DAYS PRIOR TO DIGGING.

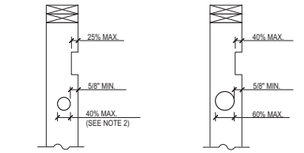
(CITY / COUNTY APPROVAL STAMP HERE)

WALL LEGEND

- EXISTING 2X WALLS TO REMAIN
- EXISTING 2X WALLS TO BE REMOVED
- 2x4 / 2x6: 2X WD. STUDS @ 16" O.C. INTERIOR SIDE: 1/2" THK. GYP. BD. FINISH. BATH SIDE - PROVIDE MOISTURE RESISTANT-TYPE 1/2" THK. GYP. BD. ON EXTERIOR SIDE (WHERE STUCCO IS USED) - PROVIDE EXTERIOR PLASTER FINISH OVER 2 LAYERS GRADE D BUILDING PAPER (FELT) OVER PLYWOOD SHEATHING; INSULATION PER T-24
- 1 HR. FIRE RATED WALL: 2X4 WD. STUDS @ 16" O.C. WITH 5/8" TYPE 'X' GYP. BD. FINISH ON BOTH SIDES. BATH SIDE: PROVIDE 1/2" GYP. BD. MOISTURE RESISTANT TYPE, 2X6 WD. STUDS ON PLUMBING WALL SIDE WHERE REQ'D.
- GUARD RAIL/SOLID LOW WALL: MIN. HT. 42". SEE PLAN FOR TYPE.
- 2X INFILL WD. STUDS @ 16" O.C., TO MATCH ADJACENT WALL FINISH AS

UTILITY LEGEND

- SD — SMOKE DETECTOR (HARDWIRED W/ BATTERY BACKUP)
- CO/SD — CARBON MONOXIDE/SMOKE DETECTOR COMBO (HARDWIRED W/ BATTERY BACKUP)
- HVAC

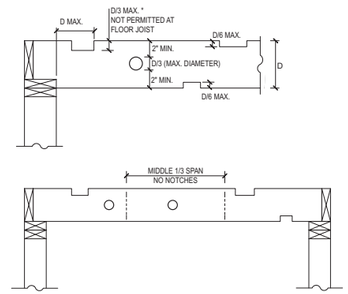


BEARING PARTITIONS & ALL EXTERIOR WALLS

NON-BEARING PARTITIONS

NOTES:
1. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION AS A CUT OR NOTCH.
2. BORED HOLES IN BEARING STUDS MAY BE INCREASED TO 60% IF STUDS ARE DOUBLED; NO MORE THAN TWO SUCCESSIVE DOUBLE STUDS MAY BE BORED.

A / A-2 BEARING & NON-BEARING WALLS
NOTCHING & HOLES (CRC R502.8, R602.6, & R602.6.1)
SCALE: N.T.S.



B / A-2 RAFTER, CEILING & FLOOR JOIST
NOTCHING & HOLES (CRC R502.8, R602.6, & R602.6.1)
SCALE: N.T.S.

POST TENSION NOTE:
CONTRACTOR TO VERIFY EXISTING SLAB IS NOT POST TENSION BEFORE CUTTING OR DRILLING. IN THE EVENT THAT POST TENSION SLAB EXISTS, CONTRACTOR TO VERIFY THE LOCATIONS OF POST TENSION SLAB CABLES BEFORE CUTTING OR DRILLING.

NOTCHING & BORED HOLE LIMITATION (R602.6):
CONTRACTOR TO VERIFY EXISTING STRUCTURE AND SHALL COMPLY WITH MIN. AND MAX. TOLERANCES FOR CUTTING, NOTCHING, AND BORING OF FRAMING WOOD MEMBERS INCLUDING, BUT NOT LIMITED TO:
1 MECHANICAL PENETRATIONS OF WOOD SHEAR WALL PANELS.
2 MECHANICAL PENETRATIONS OF TOP AND SILL PLATES OF WOOD SHEAR WALLS.
3 NOTCHING AND BORING OF JOISTS & WALL STUDS

PROTECT EXISTING UNDERGROUND UTILITIES:
CONTRACTOR TO VERIFY EXISTING LOCATIONS OF UNDERGROUND UTILITY (ELECTRICAL, GAS, WATER) PRIOR TO EXCAVATION.
1 CONTACT **DIGALERT** PRIOR TO ANY EXCAVATION. DIAL 811.
2 **PROTECT IN PLACE**: PROTECT UTILITIES IN PLACE, UNLESS ABANDONED, AND MAINTAIN THE UTILITY IN SERVICE, UNLESS OTHERWISE SPECIFIED.

REVISIONS	ID
"ABC" = PLAN CHECK, "123" = FIELD	

GENERAL CONTRACTOR: TBD

PREPARED BY: MOLLY LUO

PREPARED BY:
TRUPLANS
630 S. GLASSEL ST. SUITE 201
ORANGE, CA 92866
(714) 289-4652

RELOCATE, REMODEL, AND ADDITION TO:
MONTERREY RESIDENCE
629 E WASHINGTON AVE
ORANGE, CA 92866
(714) 417-6492

DRAWN	M.L.
CHECKED	W.T.
DATE	10/6/2023
SHEET SIZE TO SCALE	24" X 36"
"MONTERREY (O) - 1ST SUBMIT PLAN"	
SHEET	A-2
	EXISTING PLAN / DEMO

FILE: MONTERREY (O) - 1ST SUBMIT PRINT DATE: 10/6/2023, 12:23:31 PM

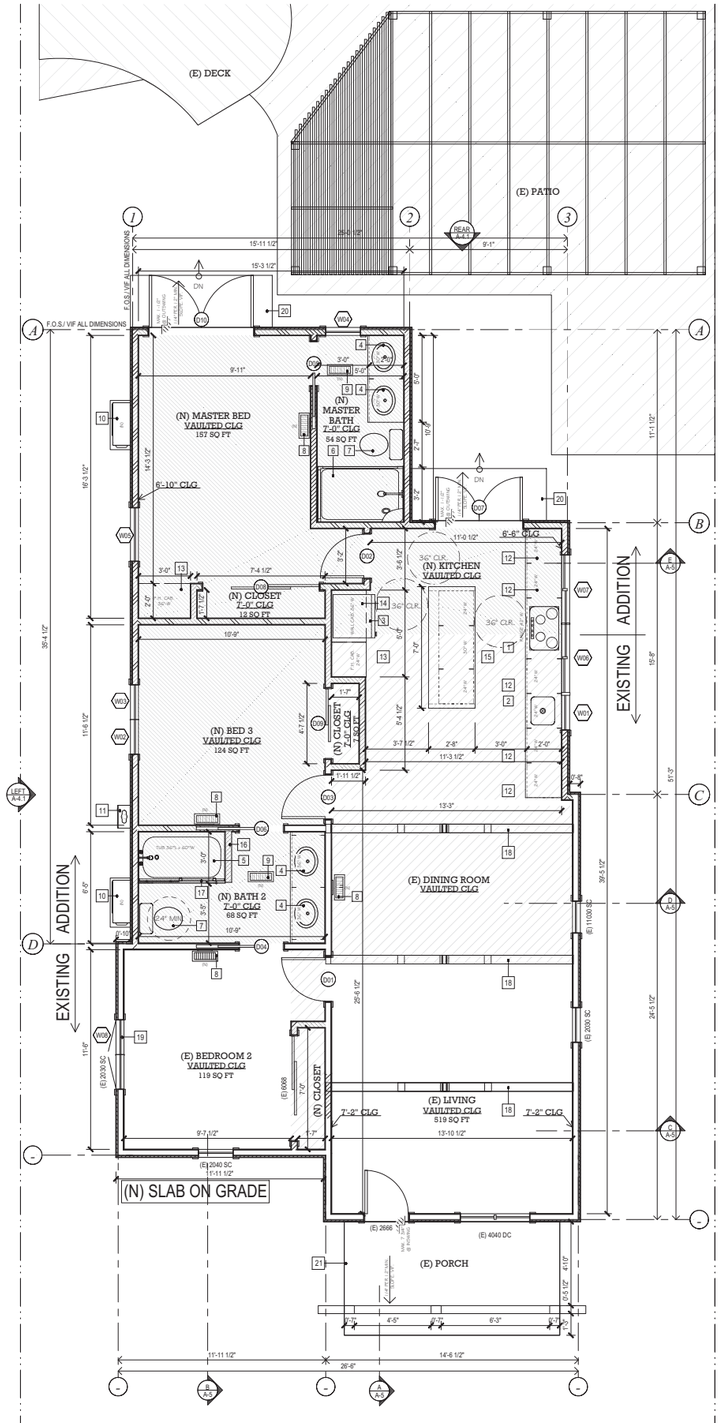
DIMENSION NOTE: DIMENSIONS SHALL BE VERIFIED IN FIELD. IN THE CASE THAT DIMENSIONS ARE TO BE ADJUSTED DUE TO CERTAIN FACTORS (SUCH AS HIDDEN CONDITIONS, FIELD VERIFICATION, ETC.). TOLERANCES ARE PROVIDED WITH " ± " AS GUIDELINES TO PRESERVE INTENDED DESIGN. FOR SIGNIFICANT CHANGES IN DIMENSIONS, CONTRACTOR TO CONTACT DESIGNER AND/OR ENGINEER THROUGH RFI'S (REQUEST FOR INFORMATION) TO MAKE NECESSARY CHANGES AND TO CONFORM WITH THE STRUCTURAL INTEGRITY OF APPROVED PLANS.

PROPOSED KEYNOTES

	CALLOUT	QTY	ITEM	MIN. REQ'S	ICC-ESR
FIN.SURF./APPLIANCE	1	1	(N) 42" ELECTRIC COOKTOP	INSTALL PER MFR. SEE CONTRACTOR/OWNER NOTES.	
	2	1	(N) SINK W/ TRASH DISPOSAL	INSTALL PER MFR. SEE CONTRACTOR/OWNER NOTES.	
	3	1	(N) REFRIGERATOR	INSTALL PER MFR. SEE CONTRACTOR/OWNER NOTES.	
	4	4	(N) SINK, LAVATORY	INSTALL PER MFR. SEE CONTRACTOR/OWNER NOTES.	
	5	1	(N) TUB, PREFAB	PROVIDE MIN. 60" NONABSORBENT SURFACE ON ADJACENT WALLS. INSTALL PER MFR. SEE CONTRACTOR/OWNER NOTES.	
	6	1	(N) SHOWER, PREFAB	INSTALL PER MFR. SEE CONTRACTOR/OWNER NOTES.	
	7	2	(N) TOILET	PROVIDE MIN. 15" CLR. FROM WALL TO CTR. OF TOILET, MIN. 24" CLR. FRONT-TO-WALL.	
UTILITY	8	4	(N) HVAC MINI SPLIT, WALL MOUNT	INSTALL PER MFR. CONTRACTOR/ HOMEOWNER TO VERIFY LOCATION.	
	9	2	(N) HVAC MINI SPLIT, CEILING CASSETTE	INSTALL PER MFR. CONTRACTOR/ HOMEOWNER TO VERIFY LOCATION.	
	10	2	(N) AC CONDENSING UNIT FOR MINI SPLIT	INSTALL PER MFR. INSTALL ON CONCRETE OR PLASTIC PAD. VERIFY CLEARANCES TO OTHER OUTDOOR UTILITIES.	
	11	1	(N) TANKLESS WATER HEATER, OUTDOOR	INSTALL PER MFR. TO BE LOCATED OUTSIDE, VERIFY CLEARANCES TO OTHER OUTDOOR UTILITIES	
CAB.	12	5	(N) CABINETS, LOWERS	SEE CONTRACTOR/OWNER NOTES.	
	13	2	(N) CABINETS, FULL HEIGHT	SEE CONTRACTOR/OWNER NOTES.	
	14	1	(N) CABINETS, UPPERS	SEE CONTRACTOR/OWNER NOTES.	
	15	1	(N) ISLAND	SEE CONTRACTOR/OWNER NOTES.	
FRAMING	16	1	(N) 36" LOW WALL W/ GLASS WALL ON TOP	VERIFY IN FIELD.	
	17	1	(N) GLASS SLIDING DOOR	VERIFY IN FIELD.	
	18	3	(N) FAUX BEAM OR TRUSS	TO BE VERIFIED W/ ENGINEER	
	19	1	(N) 2030 SC	REPLACE (E) 2030 SH WINDOW LIKE-FOR-LIKE TO RESTORE THE ORIGINAL EXTERIOR.	
FIN.	20	2	(E) OR (N) EXTERIOR LANDING, OUTSWING DOOR	PROVIDE WIDTH AS OPENABLE PANELS, & MIN. 36" IN THE DIRECTION OF TRAVEL. AT AN EXTERIOR DOORWAY SHALL NOT BE MORE THAN 1 1/2" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR SWING OVER THE LANDING.	
	21	1	(E) OR (N) EXTERIOR LANDING, SLIDER/INSWING DOOR	PROVIDE WIDTH AS OPENABLE PANELS, & MAX. 36" IN THE DIRECTION OF TRAVEL. AT AN EXTERIOR DOORWAY SHALL NOT BE MORE THAN 7 3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING.	

NOTES:
1. ALL POST AND/OR BEAM LOCATIONS ARE FOR REFERENCE ONLY. LOCATION AND SIZES TO BE FINALIZED BY THE STRUCTURAL ENGINEER.
2. THE CABINETRY DIMENSIONS SHOWN ARE ROUGH / UNVERIFIED DIMENSIONS, FOR REFERENCE ONLY. PRIOR TO ORDERING THE CABINETS, THE DIMENSIONS SHALL BE VERIFIED BY CABINET INSTALLATION COMPANY AFTER DRYWALL HAS BEEN INSTALLED.

CONSTRUCTION/OWNER NOTES:
1. PRIOR TO PURCHASING ANY CABINETRY, PLEASE VERIFY FINAL WALL DIMENSIONS (INCLUDING FINISHED DRYWALL). THE MEASUREMENTS ON THIS PLAN MAY VARY DUE TO UNFORESEEN EXISTING SITE CONDITIONS, ENGINEERING BEAM/WALL SIZE CALL OUTS, AND FIELD ADJUSTMENTS.
2. CONTRACTOR TO VERIFY ALL SIZES OF FINAL CHOSEN APPLIANCES, DOORS, AND FIXTURES. IF ALLOTTED SPACE NEED TO BE ADJUSTED, PLEASE INFORM DESIGNER/ENGINEER TO VERIFY THAT IT DOES NOT AFFECT STRUCTURE. IN THE CASE IT AFFECTS STRUCTURE, ALL NECESSARY DOCUMENTATION TO BE SUBMITTED TO THE CITY AND/OR FIELD INSPECTOR UPON REQUEST.
3. CONTRACTOR TO VERIFY ALL FINAL DOOR SELECTION & SPECIFICATION PRIOR TO FOUNDATION POUR. CONTRACTOR TO COORDINATE WITH FRAMER JAMB SIZE & TRACK STYLE TO ALLOW FOR ADEQUATE SPACE. INSTALL PER MFR.



N

PROPOSED FLOOR PLAN

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

MASTER SCHEDULE

DOOR SCHEDULE

NO.	QTY	LABEL	WIDTH	HEIGHT	TYPE	TEMP'D	FIRE	FLR	ROOM NAME	COMMENTS
D01	1	(N) 2668	30 "	80 "	HINGED			1	(E) LIVING/(E) BEDROOM 2	
D02	1	(N) 2668	30 "	80 "	HINGED			1	(N) MASTER BED/(E) LIVING	
D03	1	(N) 2668	30 "	80 "	HINGED			1	(E) LIVING/(N) BED 3	
D04	1	(N) 2668	30 "	80 "	POCKET			1	(E) BEDROOM 2/(N) BATH 2	
D05	1	(N) 2668	30 "	80 "	POCKET			1	(N) MASTER BATH/(N) MASTER BED	
D06	1	(N) 2668	30 "	80 "	POCKET			1	(N) BED 3/(N) BATH 2	
D07	1	(N) 5068	60 "	80 "	DOUBLE HINGED			1	(E) LIVING	
D08	1	(N) 6868	80 "	80 "	SLIDER			1	(N) CLOSET/(N) MASTER BED	
D09	1	(N) 4068	48 "	80 "	SLIDER			1	(N) BED 3/(N) CLOSET	
D10	1	(N) 6068	72 "	80 "	DOUBLE HINGED			1	(N) MASTER BED	

DOOR NOTES:
1 ALL GLAZING IN DOORS SHALL BE TEMPERED
2 DOOR PANEL DESIGN TO BE DETERMINED BY DESIGNER/ OR OWNER
3 SOLID OR HOLLOW CORE TO BE DETERMINED BY DESIGNER/ OR OWNER (U.N.O. - I.E. FIRE-RATED DOORS)
4 **FIRE-RATED DOORS** TO BE 1-3/8" SOLID CORE DOOR, 1-3/8" THICK SOLID/HONEYCOMB STEEL DOOR, OR MIN. 20-MIN RATED, TO BE EQUIP'D W/ SELF-CLOSING, TIGHT FITTING, SELF-LATCHING HARDWARE
5 SEE G-1 FOR SECURITY ORDINANCE (WHEN APPLICABLE PER CITY ORDINANCE)

CONTRACTOR NOTES:
1 CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZE PRIOR TO PURCHASING MATERIALS.
2 (E) = EXISTING, (N) = NAIL-ON/ NEW CONSTRUCTION, (R) = RETROFIT/ REPLACEMENT

WINDOW SCHEDULE

NO.	QTY	LABEL	WIDTH	HEIGHT	U-FACT.	SHGC	TEMP'D	EGRESS	HEAD	SILL	FLR	ROOM NAME	COMMENTS
W01	1	(N) 2025 SC	24 "	29 "	0.3	0.23			70"	41"	1	(E) LIVING	
W02	1	(N) 2030 SC	24 "	36 "	0.3	0.23			77"	41"	1	(N) BED 3	
W03	1	(N) 2030 SH	24 "	36 "	0.3	0.23			77"	41"	1	(N) BED 3	
W04	1	(N) 2060 DH	24 "	72 "	0.3	0.23	YES		80"	8"	1	(N) MASTER BATH	
W05	1	(N) 3138 SH	37 "	44 "	0.3	0.23			74"	30"	1	(N) MASTER BED	
W06	1	(N) 4025 LS	48 "	29 "	0.3	0.23			70"	41"	1	(E) LIVING	
W07	1	(N) 4025 RS	48 "	29 "	0.3	0.23			70"	41"	1	(E) LIVING	
W08	1	(R) 2030 SC	24 "	36 "	0.3	0.23			77"	41"	1	(E) BEDROOM 2	

WINDOW NOTES:
1. ALL GLAZING SHALL BE LOW-E, DUAL PANE GLASS
2. ALL GLAZING SHALL HAVE U-FACTOR: **MAX 0.3** AND SHGC FACTOR: **MAX 0.23**.
3. FENESTRATIONS SHALL HAVE TEMPORARY AND PERMANENT LABELS FOR VERIFICATION OF THE BUILDING INSPECTOR.
4. NEW SECOND-STORY BATHROOM WINDOWS ARE PROVIDED WITH OBSCURED GLASS
5. NEW SECOND-STORY BATHROOM WINDOWS EITHER HAVE A MINIMUM SILL HEIGHT OF 5'-0" OR FIXED (NON-OPERABLE) UP TO 5'-0" AS MEASURED FROM THE ADJACENT FINISHED FLOOR

CONTRACTOR NOTES:
1. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZE PRIOR TO PURCHASING WINDOWS.
2. (E) = EXISTING, (N) = NAIL-ON/ NEW CONSTRUCTION, (R) = RETROFIT/ REPLACEMENT

WINDOW ABBREVIATIONS:

AW	AWNING
DC	DOUBLE CASEMENT
DH	DOUBLE HUNG
FX	FIXED/PICTURE
SC	SINGLE CASEMENT
SH	SINGLE HUNG
OX	SLIDING (X=OPERABLE, VIEW FROM OUTSIDE)
XO	SLIDING (X=OPERABLE, VIEW FROM OUTSIDE)
XOX	DOUBLE VENT SLIDING

(CITY / COUNTY APPROVAL STAMP HERE)

WALL LEGEND

- EXISTING 2X WALLS TO REMAIN
- EXISTING 2X WALLS TO BE REMOVED
- 2x4 / 2x6: 2X WD. STUDS @ 16" O.C. INTERIOR SIDE: 1/2" THK. GYP. BD. FINISH. BATH SIDE - PROVIDE MOISTURE RESISTANT-TYPE 1/2" THK. GYP. BD. ON EXTERIOR SIDE (WHERE STUCCO IS USED) - PROVIDE EXTERIOR PLASTER FINISH OVER 2 LAYERS GRADE D BUILDING PAPER (FELT) OVER PLYWOOD SHEATHING; INSULATION PER T-24
- 1 HR. FIRE RATED WALL: 2X4 WD. STUDS @ 16" O.C. WITH 5/8" TYPE 'X' GYP. BD. FINISH ON BOTH SIDES. BATH SIDE: PROVIDE 1/2" GYP. BD. MOISTURE RESISTANT TYPE, 2X6 WD. STUDS ON PLUMBING WALL SIDE WHERE REQ'D.
- GD.RL./SOLID GLASS: GUARD RAIL/SOLID LOW WALL: MIN. HT. 42". SEE PLAN FOR TYPE.
- 2X INFILL WD. STUDS @ 16" O.C., TO MATCH ADJACENT WALL FINISH AS

UTILITY LEGEND

- SD: SMOKE DETECTOR (HARDWIRED W/ BATTERY BACKUP)
- CO/SD: CARBON MONOXIDE/SMOKE DETECTOR COMBO (HARDWIRED W/ BATTERY BACKUP)
- HVAC

SMOKE DETECTOR NOTES:
1. **SMOKE DETECTORS -** SMOKE DETECTORS SHALL SOUND AN AUDIBLE ALARM IN (**A**) ALL SLEEPING ROOM, (**B**) OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, (**C**) ON EACH ADD'L STORY OF THE DWELLING, INCL. BASEMENTS AND HABITABLE ATTICS, (**D**) IF THERE IS SPLIT LEVEL W/ NO INTERVENING DOOR BETWEEN ADJACENT LEVELS, THE SMOKE ALARM ON THE UPPER LEVEL WILL SUFFICE.
2. **WIRING -** SMOKE DETECTORS/ CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING (HARDWIRED) AND BE EQUIPPED WITH A BATTERY BACK-UP.
3. **CARBON MONOXIDE -** CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED AND MAINTAINED: (**A**) OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, (**B**) ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS, (**C**) WHERE A FUEL-BURNING APPLIANCE WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE SHALL BE INSTALLED WITHIN THE BEDROOM. PER 2022 CRC 315.6.
4. **COMBINATION ALARM -** COMBINATION CARBON MONOXIDE AND SMOKE DETECTORS SHALL BE PERMITTED TO BE INSTALLED IN LIEU OF EITHER SMOKE DETECTORS OR CARBON MONOXIDE DETECTORS. PER 2022 CRC 314.5 & 315.6.
5. **REPLACEMENT -** ANY EXISTING SMOKE ALARMS THAT ARE OLDER THAN 10 YEARS NEED TO BE REPLACED.

SB 407 COMPLIANCE:

EFFECTIVE JAN 1, 2014, SB 407 REQUIRES REPLACEMENT OF ALL NONCOMPLIANT PLUMBING FIXTURES IN PROPERTIES BUILT ON OR BEFORE JAN 1, 1994 WITH WATER-CONSERVING PLUMBING FIXTURES.

1. WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH.
2. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 80 PSI.
3. ALL FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. EXCEPTION KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.

A COMPLETED AFFIDAVIT MAY BE PROVIDED TO THE BUILDING INSPECTOR AT OR BEFORE FINAL IN LIEU OF INSPECTIONS OF THESE FIXTURES.

WINDOW SPECIFICATION

MANUFACTURER:	MILGARD (TO MATCH EXISTING)
TYPE:	TUSCANY V400 (TO MATCH EXTING)
COLOR:	EXT. WHITE/ INT. WHITE (TO MATCH EXISTING)

DIGALERT
DIAL **811**
CONTACT DIGALERT PRIOR TO ANY EXCAVATION.
SUBMIT A REQUEST AT LEAST TWO (2) DAYS PRIOR TO DIGGING.

REVISIONS	ID
"ABC" = PLAN CHECK, "123" = FIELD	

GENERAL CONTRACTOR: TBD

PREPARED BY: MOLLY LUO

PREPARED BY:
TRUPLANS
630 S. GLASSEL ST. SUITE 201
ORANGE, CA 92866
(714) 289-4652

RELOCATE, REMODEL, AND ADDITION TO:
MONTERREY RESIDENCE
629 E WASHINGTON AVE
ORANGE, CA 92866
(714) 417-6492

DRAWN	M.L.
CHECKED	W.T.
DATE	10/6/2023
SHEET SIZE TO SCALE	24" X 36"
	"MONTERREY (O) - 1ST SUBMIT PLAN"
SHEET	A-3
	PROPOSED PLAN

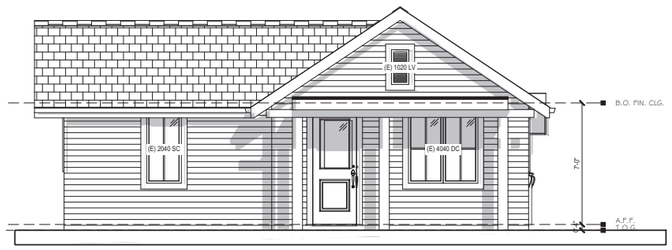
DIMENSION NOTE: DIMENSIONS SHALL BE VERIFIED IN FIELD. IN THE CASE THAT DIMENSIONS ARE TO BE ADJUSTED DUE TO CERTAIN FACTORS (SUCH AS HIDDEN CONDITIONS, FIELD VERIFICATION, ETC.). TOLERANCES ARE PROVIDED WITH " ± " AS GUIDELINES TO PRESERVE INTENDED DESIGN. FOR SIGNIFICANT CHANGES IN DIMENSIONS, CONTRACTOR TO CONTACT DESIGNER AND/OR ENGINEER THROUGH RFI'S (REQUEST FOR INFORMATION) TO MAKE NECESSARY CHANGES AND TO CONFORM WITH THE STRUCTURAL INTEGRITY OF APPROVED PLANS.

(CITY / COUNTY APPROVAL STAMP HERE)

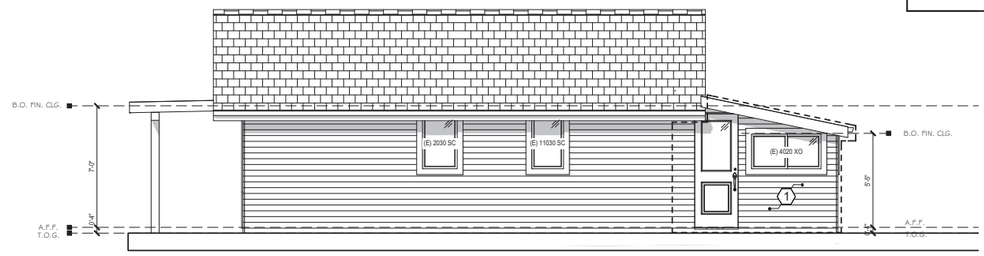
REVISIONS "ABC" = PLAN CHECK, "123" = FIELD	ID

GENERAL CONTRACTOR: TBD

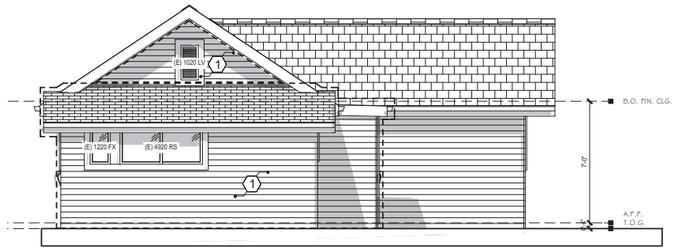
PREPARED BY: MOLLY LUO



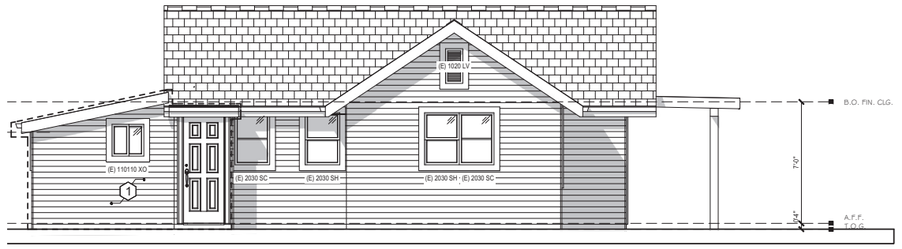
EXISTING SOUTH ELEVATION (NO CHANGE)
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

~ FOR REFERENCE ONLY ~ USE MASTER SCHEDULE LIST ON SHEET A-3 FOR FIELD REVISION UPDATES.

(D#) DOOR SCHEDULE

NO.	QTY	LABEL	WIDTH	HEIGHT	TYPE	TEMP'D	FIRE	FLR	ROOM NAME	COMMENTS
D01	1	(N) 2668	30 "	80 "	HINGED			1	(E) LIVING/(E) BEDROOM 2	
D02	1	(N) 2668	30 "	80 "	HINGED			1	(N) MASTER BED/(E) LIVING	
D03	1	(N) 2668	30 "	80 "	HINGED			1	(E) LIVING/(N) BED 3	
D04	1	(N) 2668	30 "	80 "	POCKET			1	(E) BEDROOM 2/(N) BATH 2	
D05	1	(N) 2668	30 "	80 "	POCKET			1	(N) MASTER BATH/(N) MASTER BED	
D06	1	(N) 2668	30 "	80 "	POCKET			1	(N) BED 3/(N) BATH 2	
D07	1	(N) 5068	60 "	80 "	DOUBLE HINGED			1	(E) LIVING	
D08	1	(N) 6868	80 "	80 "	SLIDER			1	(N) CLOSET/(N) MASTER BED	
D09	1	(N) 4068	48 "	80 "	SLIDER			1	(N) BED 3/(N) CLOSET	
D10	1	(N) 6068	72 "	80 "	DOUBLE HINGED			1	(N) MASTER BED	

DOOR NOTES:
1 ALL GLAZING IN DOORS SHALL BE TEMPERED
2 DOOR PANEL DESIGN TO BE DETERMINED BY DESIGNER/ OR OWNER
3 SOLID OR HOLLOW CORE TO BE DETERMINED BY DESIGNER/ OR OWNER (U.N.O. - I.E. FIRE-RATED DOORS)
4 FIRE-RATED DOORS TO BE 1-3/8" SOLID CORE DOOR, 1-3/8" THICK SOLID/HONEYCOMB STEEL DOOR, OR MIN. 20-MIN RATED, TO BE EQUIP'D W/ SELF-CLOSING, TIGHT FITTING, SELF-LATCHING HARDWARE
5 SEE G-1 FOR SECURITY ORDINANCE (WHEN APPLICABLE PER CITY ORDINANCE)

CONTRACTOR NOTES:
1 CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZE PRIOR TO PURCHASING MATERIALS.
2 (E) = EXISTING, (N) = NAIL-ON/ NEW CONSTRUCTION, (R) = RETROFIT/ REPLACEMENT

(W#) WINDOW SCHEDULE

NO.	QTY	LABEL	WIDTH	HEIGHT	U-FACT.	SHGC	TEMP'D	EGRESS	HEAD	SILL	FLR	ROOM NAME	COMMENTS
W01	1	(N) 2025 SC	24 "	29 "	0.3	0.23			70"	41"	1	(E) LIVING	
W02	1	(N) 2030 SC	24 "	36 "	0.3	0.23			77"	41"	1	(N) BED 3	
W03	1	(N) 2030 SH	24 "	36 "	0.3	0.23			77"	41"	1	(N) BED 3	
W04	1	(N) 2060 DH	24 "	72 "	0.3	0.23	YES		80"	8"	1	(N) MASTER BATH	
W05	1	(N) 3138 SH	37 "	44 "	0.3	0.23			74"	30"	1	(N) MASTER BED	
W06	1	(N) 4025 LS	48 "	29 "	0.3	0.23			70"	41"	1	(E) LIVING	
W07	1	(N) 4025 RS	48 "	29 "	0.3	0.23			70"	41"	1	(E) LIVING	
W08	1	(R) 2030 SC	24 "	36 "	0.3	0.23			77"	41"	1	(E) BEDROOM 2	

WINDOW NOTES:
1. ALL GLAZING SHALL BE LOW-E, DUAL PANE GLASS
2. ALL GLAZING SHALL HAVE U-FACTOR: **MAX 0.3** AND SHGC FACTOR: **MAX 0.23**.
3. FENESTRATIONS SHALL HAVE TEMPORARY AND PERMANENT LABELS FOR VERIFICATION OF THE BUILDING INSPECTOR.
4. NEW SECOND-STORY BATHROOM WINDOWS ARE PROVIDED WITH OBSCURED GLASS
5. NEW SECOND-STORY BATHROOM WINDOWS EITHER HAVE A MINIMUM SILL HEIGHT OF 5'-0" OR FIXED (NON-OPERABLE) UP TO 5'-0" AS MEASURED FROM THE ADJACENT FINISHED FLOOR

CONTRACTOR NOTES:
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WINDOW ABBREVIATIONS:

AW	AWNING
DC	DOUBLE CASEMENT
DH	DOUBLE HUNG
FX	FIXED/PICTURE
SC	SINGLE CASEMENT
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OX	SLIDING (X=OPERABLE, VIEW FROM OUTSIDE)
XO	SLIDING (X=OPERABLE, VIEW FROM OUTSIDE)
XOX	DOUBLE VENT SLIDING

DEMO LEGEND:
(1) DEMO (FOR WINDOWS & DOORS: EXIST. HEADER TO REMAIN, U.N.O.)
(2) EXISTING TO REMAIN

PROPOSED LEGEND:
(D#) NEW CONSTRUCTION OR REPLACEMENT DOORS (SEE DOOR SCHEDULE) - COLOR, STYLE TO MATCH
(W#) NEW CONSTRUCTION OR REPLACEMENT WINDOWS (SEE WINDOW SCHEDULE) - COLOR, TYPE, STYLE TO MATCH
(A) WALL INFILL OR NEW WALL (TO MATCH FINISH - COLOR, TYPE, TEXTURE - ON INTERIOR AND EXTERIOR)
PROVIDE 2 LAYERS OF GRADE D PAPER (FELT) OVER PLYWOOD SHEATH'G WHERE STUCCO IS USED IN EXT'R WALLS.
(B) EXISTING OR NEW LANDING (SEE PLAN)
(C) NEW 42" MIN. GUARD RAIL (SEE PLAN FOR TYPE) (ANY OPENING SHALL NOT ALLOW A 4"Ø SPHERE TO PASS THROUGH)
(E) EGRESS
(R) NEW ROOFING (COLOR, TYPE, TEXTURE TO MATCH EXISTING)
(S) NEW SKYLIGHT (TEMPERED, 4" MIN. CURB, PROVIDE FLASHING)
(T) TEMPERED GLASS
(U) UTILITY (RELOCATE OR NEW - SEE PLAN FOR TYPE)
(V) NEW VENTS (SEE PLAN FOR SIZE, PROVIDE FLASHING)
(W) PROVIDE WEEP SCREED 4" MIN ABOVE SOIL (OR 2" MIN ABOVE PAVEMENT SLAB)

TRIM LEGEND:
(T) (N) 2X WOODEN TRIM (PRIME COATED) (COLOR, TEXTURE - TO MATCH EXISTING - U.N.O.)

PREPARED BY:
TRUPLANS
630 S. GLASSEL ST. SUITE 201
ORANGE, CA 92866
(714) 289-4652

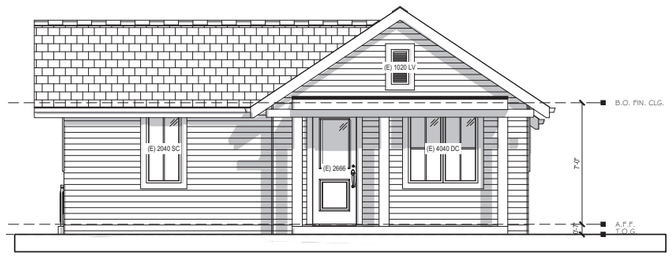
RELOCATE, REMODEL, AND ADDITION TO:
MONTERREY RESIDENCE
629 E WASHINGTON AVE
ORANGE, CA 92866
(714) 417-6492

DRAWN	M.L.
CHECKED	W.T.
DATE	10/6/2023
SHEET SIZE TO SCALE	24" X 36"
"MONTERREY (O) - 1ST SUBMIT PLAN"	
SHEET	A-4.0
	ELEVATIONS - EXISTING

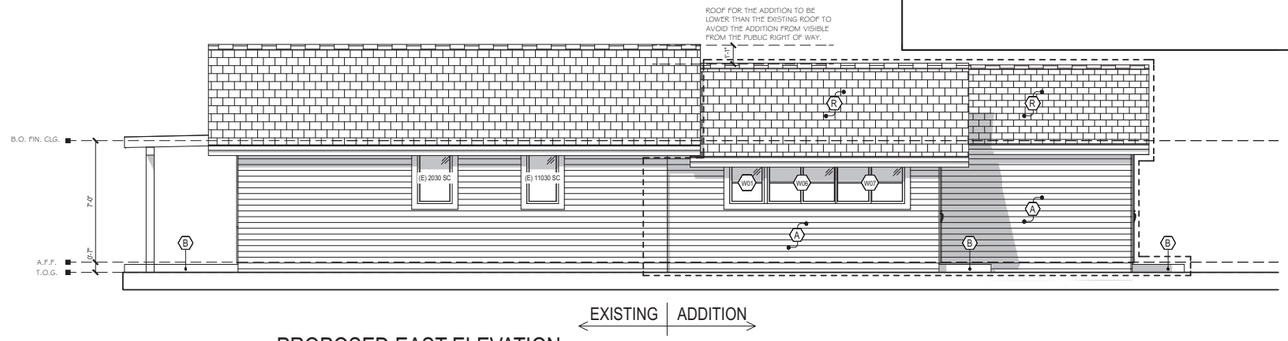
DIMENSION NOTE: DIMENSIONS SHALL BE VERIFIED IN FIELD. IN THE CASE THAT DIMENSIONS ARE TO BE ADJUSTED DUE TO CERTAIN FACTORS (SUCH AS HIDDEN CONDITIONS, FIELD VERIFICATION, ETC.). TOLERANCES ARE PROVIDED WITH " ± " AS GUIDELINES TO PRESERVE INTENDED DESIGN. FOR SIGNIFICANT CHANGES IN DIMENSIONS, CONTRACTOR TO CONTACT DESIGNER AND/OR ENGINEER THROUGH RFI'S (REQUEST FOR INFORMATION) TO MAKE NECESSARY CHANGES AND TO CONFORM WITH THE STRUCTURAL INTEGRITY OF APPROVED PLANS.

(CITY / COUNTY APPROVAL STAMP HERE)

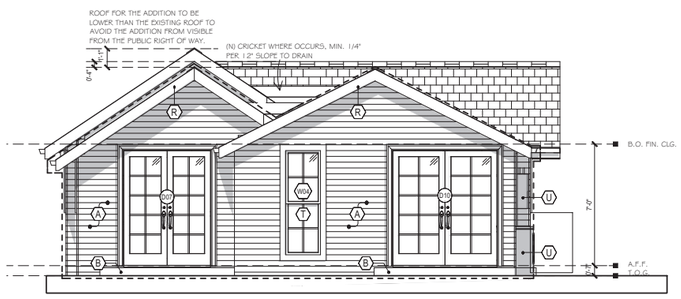
REVISIONS "ABC" = PLAN CHECK, "123" = FIELD	ID
	1
	2
	3
	4
	5
	6
	7



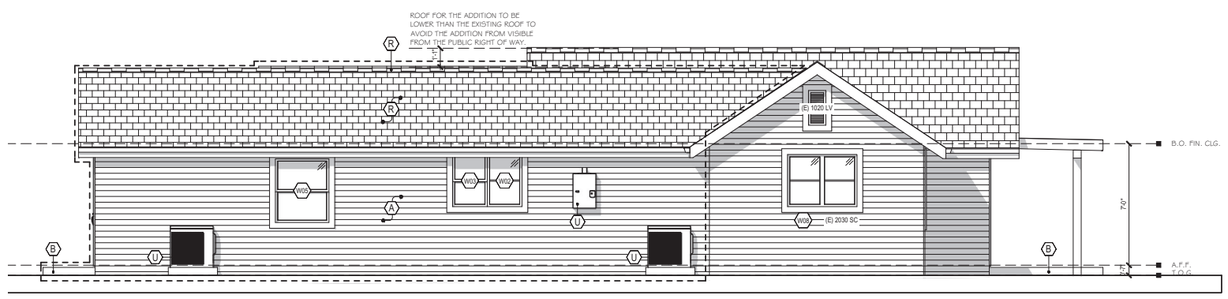
PROPOSED SOUTH ELEVATION (NO CHANGE)
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW SPECIFICATION

MANUFACTURER:	MILGARD (TO MATCH EXISTING)
TYPE:	TUSCANY V400 (TO MATCH EXTING)
COLOR:	EXT. WHITE/ INT. WHITE (TO MATCH EXISTING)

~ FOR REFERENCE ONLY ~ USE MASTER SCHEDULE LIST ON SHEET A-3 FOR FIELD REVISION UPDATES.

(D#) DOOR SCHEDULE

NO.	QTY	LABEL	WIDTH	HEIGHT	TYPE	TEMP'D	FIRE	FLR	ROOM NAME	COMMENTS
D01	1	(N) 2668	30 "	80 "	HINGED			1	(E) LIVING/(E) BEDROOM 2	
D02	1	(N) 2668	30 "	80 "	HINGED			1	(N) MASTER BED/(E) LIVING	
D03	1	(N) 2668	30 "	80 "	HINGED			1	(E) LIVING/(N) BED 3	
D04	1	(N) 2668	30 "	80 "	POCKET			1	(E) BEDROOM 2/(N) BATH 2	
D05	1	(N) 2668	30 "	80 "	POCKET			1	(N) MASTER BATH/(N) MASTER BED	
D06	1	(N) 2668	30 "	80 "	POCKET			1	(N) BED 3/(N) BATH 2	
D07	1	(N) 5068	60 "	80 "	DOUBLE HINGED			1	(E) LIVING	
D08	1	(N) 6868	80 "	80 "	SLIDER			1	(N) CLOSET/(N) MASTER BED	
D09	1	(N) 4068	48 "	80 "	SLIDER			1	(N) BED 3/(N) CLOSET	
D10	1	(N) 6068	72 "	80 "	DOUBLE HINGED			1	(N) MASTER BED	

DOOR NOTES:
1 ALL GLAZING IN DOORS SHALL BE TEMPERED
2 DOOR PANEL DESIGN TO BE DETERMINED BY DESIGNER/ OR OWNER
3 SOLID OR HOLLOW CORE TO BE DETERMINED BY DESIGNER/ OR OWNER (U.N.O. - I.E. FIRE-RATED DOORS)
4 FIRE-RATED DOORS TO BE 1-3/8" SOLID CORE DOOR, 1-3/8" THICK SOLID/HONEYCOMB STEEL DOOR, OR MIN. 20-MIN RATED, TO BE EQUIP'D W/ SELF-CLOSING, TIGHT FITTING, SELF-LATCHING HARDWARE
5 SEE G-1 FOR SECURITY ORDINANCE (WHEN APPLICABLE PER CITY ORDINANCE)

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E EGRESS
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S NEW SKYLIGHT (TEMPERED, 4" MIN. CURB, PROVIDE FLASHING)
T TEMPERED GLASS
U UTILITY (RELOCATE OR NEW - SEE PLAN FOR TYPE)
V NEW VENTS (SEE PLAN FOR SIZE, PROVIDE FLASHING)
W PROVIDE WEEP SCREED 4" MIN ABOVE SOIL (OR 2" MIN ABOVE PAVEMENT SLAB)

TRIM LEGEND:
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GENERAL CONTRACTOR
TBD

PREPARED BY:
MOLLY LUO

PREPARED BY:
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DRAWN
M.L.
CHECKED
W.T.
DATE
10/6/2023
SHEET SIZE TO SCALE
24" X 36"
"MONTERREY (O) - 1ST SUBMIT PLAN"
SHEET
A-4.1
ELEVATIONS - PROPOSED

FILE: MONTERREY (O) - 1ST SUBMIT PRINT DATE: 10/6/2023, 12:23:33 PM

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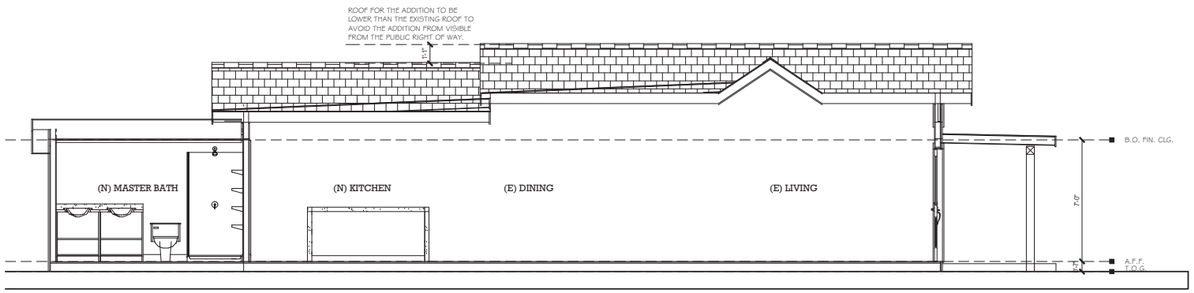
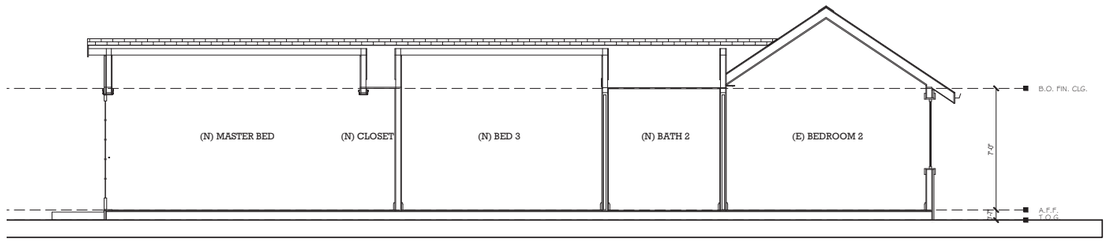
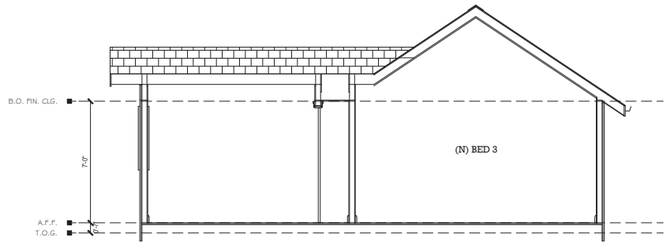


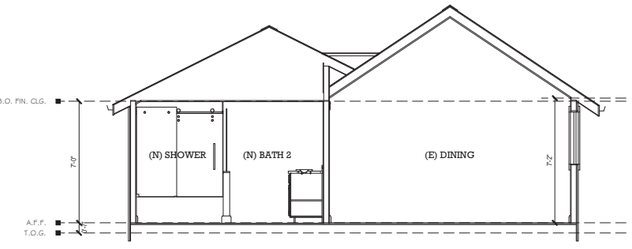
A / A-5 SECTION A
SCALE: 1/4" = 1'-0"



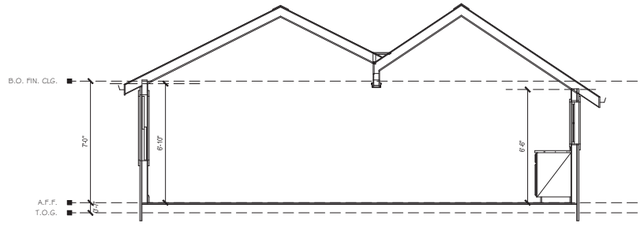
B / A-5 SECTION B
SCALE: 1/4" = 1'-0"



C / A-5 SECTION C
SCALE: 1/4" = 1'-0"



D / A-5 SECTION D
SCALE: 1/4" = 1'-0"



E / A-5 SECTION E
SCALE: 1/4" = 1'-0"

ROOF LEGEND

- DEMO ROOF
- ROOF TO REMAIN
- NEW ROOF

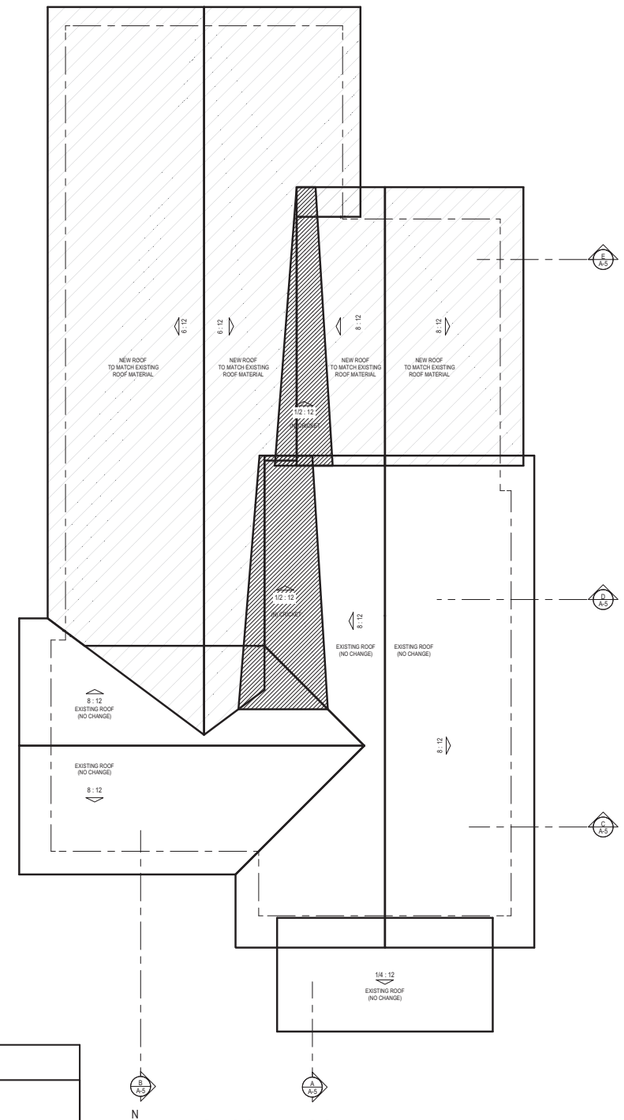
UPPER VENTING

- RIDGE VENT
- ROOF LOUVER
- GABLE END VENT

EAVE VENTING

- EAVE VENT
- ROOF LOUVER

(CITY / COUNTY APPROVAL STAMP HERE)



PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

ROOF SPECIFICATION

SLOPED ROOF SPECIFICATIONS

PRODUCT NAME:	GAF SHINGLES (TO MATCH EXISTING)
MANUFACTURER:	GAF (OR EQUAL)
ICC-ESR:	1475 (SEE SHEET A-5 FLASHING DETAILS)
ROOF ASSEMBLY:	CLASS A

PROVIDE RADIANT BARRIER OVER CDX OR PLY

** PROVIDE 2-LAYERS OF UNDERLAYMENT FOR SLOPES LESS THAN 4:12*

EAVE NOTES

EAVE NOTES:

1. **NO EAVES 2' FROM THE PROPERTY LINE** - EAVES ARE NOT PERMITTED IN GROUP R-3/U OCCUPANCIES CLOSER THAN 2' TO THE PROPERTY LINE.
2. **1-HOUR FIRE RESISTANCE-RATED CONSTRUCTION OR HEAVY TIMBER**: (A) REQUIRED FOR PROJECTIONS IN NON-SPRINKLERS STRUCTURES LOCATED BETWEEN 2' AND 5' FROM THE PROPERTY LINE; (B) REQUIRED FOR PROJECTIONS IN SPRINKLERED STRUCTURES LOCATED BETWEEN 2' AND 3' FROM PROPERTY LINE.
3. **ZERO HOUR RATING WHEN FIREBLOCKED**: THE ROOF EAVE FIRE-RESISTANCE RATING SHALL BE PERMITTED TO BE REDUCED TO ZERO (0) HOURS ON THE UNDERSIDE OF THE EAVE IF SOLIFD FIRE BLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING TABLE R302.1(1) AND (2)

REVISIONS	ID
"ABC" = PLAN CHECK, "123" = FIELD	

GENERAL CONTRACTOR
TBD

PREPARED BY:
MOLLY LUO

PREPARED BY:
TRUPLANS
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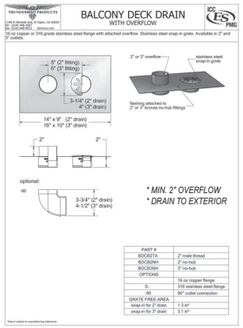
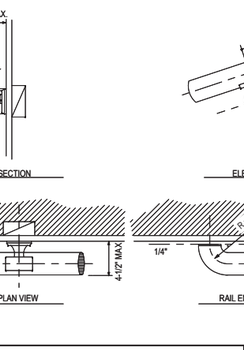
DRAWN	M.L.
CHECKED	W.T.
DATE	10/6/2023
SHEET SIZE TO SCALE	24" X 36"
"MONTERREY (O) - 1ST SUBMIT.PLAN"	
SHEET	A-5
	SECTIONS & PROPOSED ROOF



BALCONY DECK DRAIN W/ OVERFLOW | SCALE N.T.S. | 17

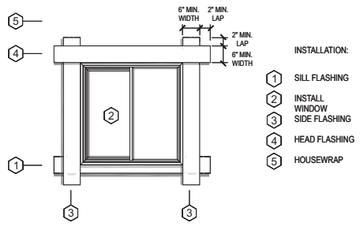


VENT PENETRATION FLASHING | SCALE N.T.S. | 18

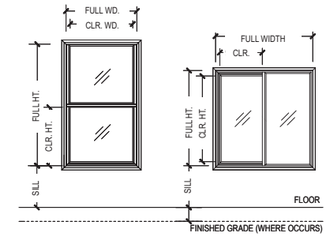
STAIRWAY NOTES:

1. **HANDRAILS**
   - A) **MIN ONE (1) SIDE**: PROVIDE HANDRAIL MIN. ONE (1) SIDE AT EACH CONTINUOUS RUN OR FLIGHT OF FOUR OR MORE RISERS.
   - B) **SHALL BE CONTINUOUS FOR FULL LENGTH OF FLIGHT**: FROM A POINT ABOVE TOP RISER TO A POINT ABOVE THE LOWEST RISER; AND PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN. RETURN AND TERMINATE ENDS OF HANDRAILS TO WALL OR POST. **EXCEPTION:** USE OF VOLUTE, TURNOUT, STARTINF EASING OR STARTING NEWEL SHALL BE ALLOWED OVER THE LOWEST TREAD.
   - C) **EXTEND 12"**: EXTEND HANDRAILS 12" NOSING ON TOP TREAD PLUS TREAD WIDTH BEYOND BOTTOM NOSING (ADA COMPLIANCE ONLY)
   - D) **MAX. 4-1/2" PROJECTION**: HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE OF THE STAIRWAY.
   - E) **HEIGHT MIN 36" (34" MIN. – 38" MAX)**: MIN. HEIGHT OF RAILING ABOVE TREADS
   - F) **MIN 1-1/2" CLEAR TO WALL**: MIN. CLEARANCE BETWEEN HANDRAIL AND WALL
   - G) **MIN1-1/4" – 2" MAX. GRIP**: CROSS SECTIONAL DIMENSION HAND GRIP PORTION OF HANDRAILS (SEE DETAILS FOR TYPE 1 & TYPE 2 PROFILE)
2. **RISERS**
   - A) **MIN 4" DIAMETER OPENING**: SHALL BE SUFFICIENTLY SOLID TO PREVENT PASSAGE OF OBJECTS LARGER THAN 4" Ø
   - B) **MAX 7-3/4"**: RISER HEIGHT
3. **TREADS**
   - A) **SLIP-RESISTANT**: ALL TREAD SURFACES ARE TO BE SLIP RESISTANT
   - B) **SMOOTH, ROUNDED, CHAMFERED EDGES**: ALL EXPOSED EDGES OF TREADS SHALL BE SMOOTH, ROUNDED, OR CHAMFERED. NO ABRUPT EDGES AT LOWER FRONT EDGE OF NOSING.
   - C) **MIN. 10" HORIZONTAL**: MIN. TREAD DEPTH
4. **NOSING**
   - A) **MIN 3/4" – 1-1/4" MAX**: NOSING PROJECTION PAST FACE OF RISER BELOW
   - B) **MAX 9/16"**: RADIUS OF CURVATURE
   - C) **MAX 1/2"**: BEVELING OF NOSING
5. **DIMENSIONS**
   - A) ALL DIMENSIONED SURFACE SHALL BE EXCLUSIVE OF CARPETS, RUGS, OR RUNNERS.
   - B) **MAX 3/8" VARIATION**: MAXIMUM VARIATION OF RISERS, WIDTH OF TREADS IN A NY GIVEN FLIGHT, OR NOSING PROJECTION.
6. **HEADROOM CLEARANCE**
   - A) **MIN 6'-8" CLEAR**: SHALL BE MEASURED VERTICALLY FROM THE PLANE OF THE CEILING FINISH TO THE TREAD OF NOSING AT THE STAIRWELL.
7. **STAIR LANDING**
   - A) **MIN 36"x 36"**: STAIR LANDING SHALL BE THE SAME WIDTH AND DEPTH AT THE STAIR IT SERVES WITH MINIMUM OF 36" EACH WAY
   - B) **MAX 12'-0"**: MAXIMUM VERTICAL DISTANCE BETWEEN STAIRWAY LANDINGS
   - C) **MAX 42" HANDRAIL**: PROVIDE HANDRAILS AT STAIRS AND 42" AT STAIR LANDINGS WITH CLEAR SPACE BETWEEN BALUSTERS AND HORIZONTAL TOP RAIL AT 4" MIN. CLEAR TYPICAL.
8. **STAIRWAY WIDTH**
   - A) **MIN 36" CLEAR**: SHALL BE 36" MIN. CLEAR ABOVE HANDRAIL HEIGHT AND BELOW MIN. HEADROOM HEIGHT
   - B) **MIN 31-1/2" CLEAR**: ALLOWABLE CLEARANCE WHERE ONE (1) HANDRAIL IS INSTALLED
   - C) **MIN 27" CLEAR**: ALLOWABLE CLEARANCE WHERE TWO (2) HANDRAILS ARE INSTALLED
9. **FIRE PROTECTION**
   - A) **PROVIDE 1/2" DRYWALL**: ENCLOSED USEABLE SPACE UNDERSIDE OF STAIRS THAT IS ACCESSIBLE BY A DOOR OR ACCESS PANEL SHALL BE PROTECTED WITH 1/2" DRYWALL. (2019 R302.7)
10. **ILLUMINATION**
    - A) **SWITCH AT EACH FLOOR LEVEL**: THERE SHALL BE A SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHTING OUTLET WHERE THE STAIRWAY HAS SIX (6) OR MORE RISERS.
    - B) **MIN. 10-FT. CANDLE**: ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.
11. **WINDER TREADS**
    - *A) SEE DETAIL (WHEN APPLICABLE)*

STAIRWAY NOTES | SCALE N.T.S. | 14



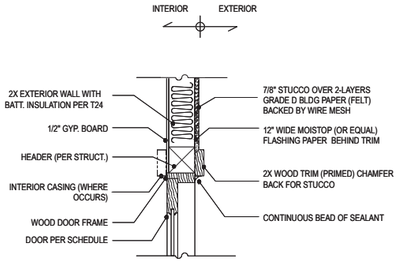
WINDOW FLASHING | SCALE 1" = 1'-0" | 9



EGRESS REQ.

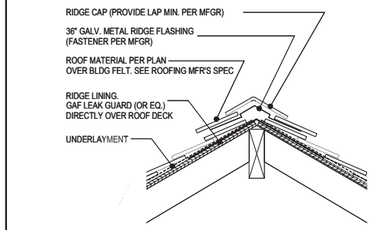
MIN CLR WIDTH:	20"
MIN CLR HEIGHT:	24"
MIN S.F. TOTAL:	5.7 S.F.
MAX SILL:	44"
MIN SILL:	24"

WINDOW EGRESS MIN. REQ'S | SCALE N.T.S. | 10



GUARDRAIL MIN. REQ'S | SCALE N.T.S. | 15

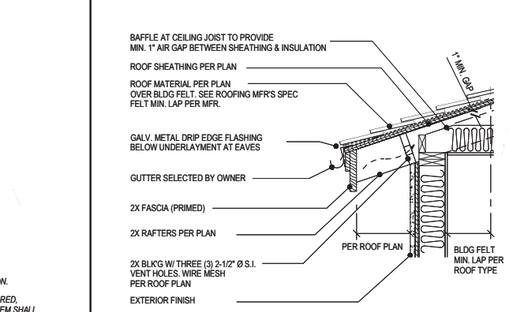
FRENCH DOOR HEAD FLASHING | SCALE N.T.S. | 11



ROOF ASSEMBLY DETAIL PER MFGR APPROVED INSTALLATION RECOMMENDATION.

FOR VENTED RIDGE OPT. REFER TO MFGR MANUAL. IF VENTED RIDGE IS PREFERRED, PROVIDE SUFFICENT NET FREE AREA PER ROOF VENT CALCS. RIDGE VENT SYSTEM SHALL NOT BE INSTALLED TOGETHER WITH OTHER ROOF VENT SYSTEMS (SUCH AS GABLE VENT, DORMER VENT, ETC.) TO AVOID AIR BACKFLOW.

RIDGE FLASHING DETAIL (NON-VENTED) | SCALE N.T.S. | 5

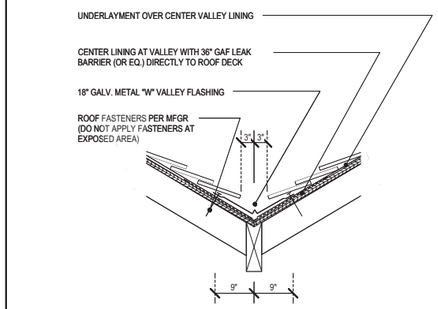


EAVE FLASHING DETAIL | SCALE N.T.S. | 1

EGRESS REQ.

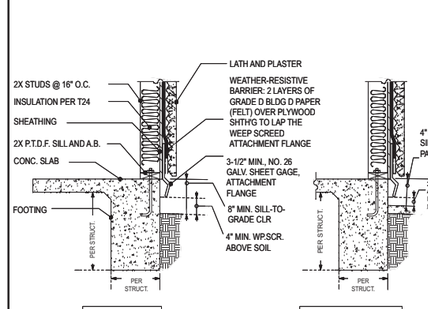
MIN CLR WIDTH:	20"
MIN CLR HEIGHT:	24"
MIN S.F. TOTAL:	5.7 S.F.
MAX SILL:	44"
MIN SILL:	24"

WINDOW EGRESS MIN. REQ'S | SCALE N.T.S. | 10

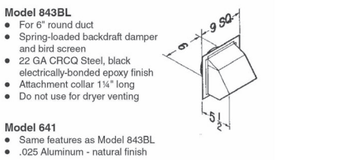


ROOF ASSEMBLY DETAIL PER MFGR APPROVED INSTALLATION RECOMMENDATION. FOR CLOSED-CUT VALLEY (OR) WOVEN VALLEY OPTION, CONTRACTOR TO REFER TO APPROVED MFGR INSTALLATION ONLY.

VALLEY FLASHING DETAIL | SCALE N.T.S. | 6



WEEP SCREED DETAIL | SCALE 1/2" = 1'-0" | 2



** DETAIL SHOWN PER MFGR (BROAN) AND FOR REFERENCE ONLY. CONTRACTOR TO REFER TO SELECTED MANUFACTURER'S INSTALLATION INSTRUCTIONS.*

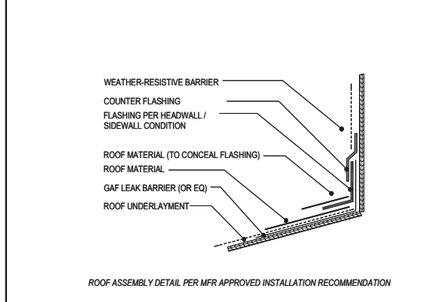
KITCHEN HOOD MINIMUM DUCT SIZE (IN DIAMETER Ø)

CFM:	MIN.	RECOMMENDED:
000-400	4"	6"
401-600	6"	8"
601-900	7"	8"
901-1200	8"	10"–12"
1201+	10"+	(DEPENDS ON MOTOR SIZE)

VENTING TYPE:	UL#:	APPLIANCE TYPE:	EXAMPLE:
TYPE B / B-W GAS	UL 441	GAS APPLIANCE W/ DRAFT HOODS TO BURN GAS ONLY	KITCHEN HOOD

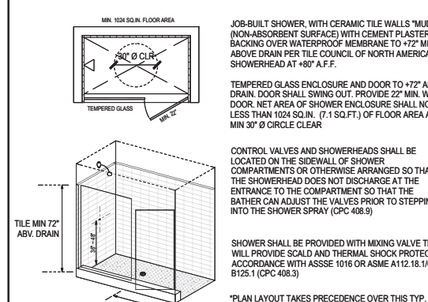
EXHAUST VENT W/ BACKDRAFT DAMPER | SCALE N.T.S. | 19

FRENCH DOOR HEAD FLASHING | SCALE N.T.S. | 11



ROOF ASSEMBLY DETAIL PER MFR APPROVED INSTALLATION RECOMMENDATION

HEADWALL FLASHING DETAIL | SCALE N.T.S. | 7



JOB-BUILT SHOWER, WITH CERAMIC TILE WALLS "MUDSET" (NON-ABSORBENT SURFACE) WITH CEMENT PLASTER BACKING OVER WATERPROOF MEMBRANE TO +72" MIN. ABOVE DRAIN PER TILE COUNCIL OF NORTH AMERICA. SHOWERHEAD AT +80" A.F.F.

TEMPERED GLASS ENCLOSURE AND DOOR TO +72" ABOVE DRAIN. DOOR SHALL SWING OUT. PROVIDE 22" MIN. WIDE DOOR. NET AREA OF SHOWER ENCLOSURE SHALL NOT BE LESS THAN 1024 SQ.IN. (7.1 SQ.FT.) OF FLOOR AREA AND A MIN 30" Ø CIRCLE CLEAR

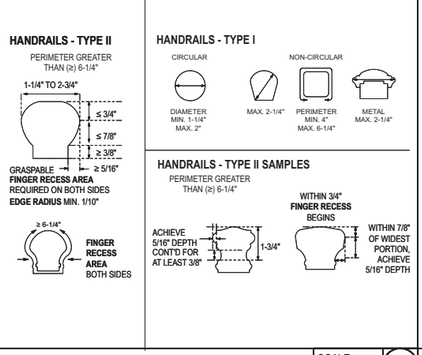
CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY (CPC 408.9)

SHOWER SHALL BE PROVIDED WITH MIXING VALVE THAT WILL PROVIDE SCALD AND THERMAL SHOCK PROTECTION IN ACCORDANCE WITH ASSSE 1016 OR ASME A112.18.1/CSA B125.1 (CPC 408.3)

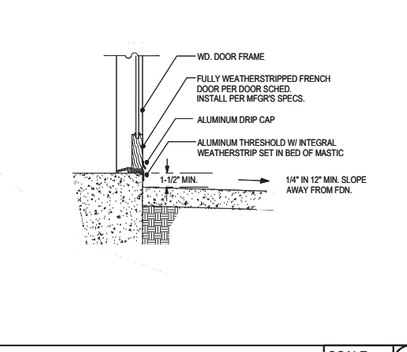
*PLAN LAYOUT TAKES PRECEDENCE OVER THIS TYP. DETAIL. (SEE PLAN FOR LAYOUT) (TILE PATTERN PER OWNER/DESIGNER)

JOB BUILT SHOWER, MIN. REQ'S | SCALE N.T.S. | 3

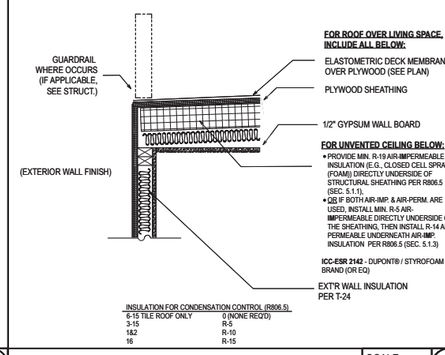
HANDRAIL-TO-WALL CLEARANCES | SCALE 1" = 1'-0" | 20



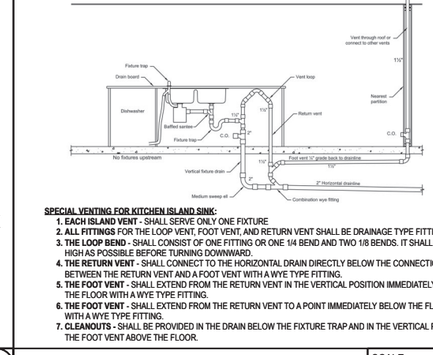
HANDRAIL PROFILE | SCALE N.T.S. | 16



FRENCH DOOR SILL | SCALE N.T.S. | 12



ROOF / DECK (UNVENTED ATTIC INSULATION) | SCALE N.T.S. | 8



SPECIAL VENTING FOR KITCHEN ISLAND SINK:

1. **EACH ISLAND VENT** - SHALL SERVE ONLY ONE FIXTURE
2. **ALL FITTINGS** FOR THE LOOP VENT, FOOT VENT, AND RETURN VENT SHALL BE DRAINAGE TYPE FITTINGS.
3. **THE LOOP BEND** - SHALL CONSIST OF ONE FITTING OR ONE 1/4 BEND AND TWO 1/8 BENDS. IT SHALL RISE AS HIGH AS POSSIBLE BEFORE TURNING DOWNWARD.
4. **THE RETURN VENT** - SHALL CONNECT TO THE HORIZONTAL DRAIN DIRECTLY BELOW THE CONNECTION BETWEEN THE RETURN VENT AND A FOOT VENT WITH A WYE TYPE FITTING.
5. **THE FOOT VENT** - SHALL EXTEND FROM THE RETURN VENT IN THE VERTICAL POSITION IMMEDIATELY BELOW THE FLOOR WITH A WYE TYPE FITTING.
6. **THE FOOT VENT** - SHALL EXTEND FROM THE RETURN VENT TO A POINT IMMEDIATELY BELOW THE FLOOW WITH A WYE TYPE FITTING.
7. **CLEANOUTS** - SHALL BE PROVIDED IN THE DRAIN BELOW THE FIXTURE TRAP AND IN THE VERTICAL PART OF THE FOOT VENT ABOVE THE FLOOR.

ISLAND SINK VENTING | SCALE N.T.S. | 4

REVISIONS	ID
ABC = PLAN CHECK, *123* = FIELD	

GENERAL CONTRACTOR: TBD

PREPARED BY: MOLLY LUO

TRUPLANS
630 S. GLASSEL ST. SUITE 201
ORANGE, CA 92866
(714) 289-4652

PREPARED BY:

RELOCATE, REMODEL, AND ADDITION TO:
MONTERREY RESIDENCE
629 E WASHINGTON AVE
ORANGE, CA 92866
(714) 417-6492

DRAWN: M.L.
CHECKED: W.T.
DATE: 10/6/2023
SHEET SIZE TO SCALE: 24" X 36"
"MONTERREY (O) - 1ST SUBMIT PLAN"
SHEET: AD-1
ARCHITECTURAL DETAILS

FILE: MONTERREY (O) - 1ST SUBMIT PRINT DATE: 10/6/2023, 12:23:35 PM

APPENDIX E

RESUMES OF AUTHORS/CONTRIBUTORS

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105 - 3816

Tel 626-793-2400
historicresourcesgroup.com

JOHN LOCASCIO, AIA

Principal Architect

Professional License

California Architect C24223

Education

Master's Degree, Historic Preservation, University of Southern California

Bachelor of Architecture, University of Southern California

Honors and Awards

National Trust for Historic Preservation, Richard H. Driehaus Foundation National Preservation Award

Los Angeles Conservancy Preservation Award

California Preservation Foundation Preservation Design Award

City of Pasadena Historic Preservation Award

AIA Institute Honor Award

Experience Profile

Years of Experience: 31

John LoCascio has been with HRG since 2011, involved in historic preservation since 2002, and a licensed, practicing architect since 1993.

John's areas of focus at HRG include historic architecture and technology, building conservation, historic structure reports and federal historic rehabilitation tax credit projects. He provides technical assistance for construction documents, advises on compliance with the Secretary of the Interior's Standards and the use of the State Historic Building Code, provides construction monitoring, and paint and materials sampling and analysis services. John has worked on a wide variety of buildings and structures in California as well as in other states. He is currently advising on historic tax credit projects in Los Angeles, the San Francisco Bay area, and Washington State. In addition, John regularly provides historic architecture consultation for numerous LAUSD campus modernization projects.

John LoCascio meets the *Secretary of the Interior's Professional Qualifications Standards* in Architecture and Historic Architecture.

Selected Projects

28th Street YMCA Rehabilitation and Adaptive Reuse, Los Angeles
Academy Museum of Motion Pictures Rehabilitation, Hollywood
Angelus Funeral Home Historic Tax Credit Project, Los Angeles
CBS Columbia Square Rehabilitation and Adaptive Reuse, Hollywood
Chapman University VPO Packing House Rehabilitation, Orange
Climate Pledge Arena Historic Tax Credit Project, Seattle
Constance Hotel Historic Tax Credit Project, Pasadena
Grand Central Air Terminal Rehabilitation & Adaptive Reuse, Glendale
Los Angeles International Airport Preservation Plan and HSRs
Mayfair Hotel Historic Tax Credit Project, Los Angeles
Venice High School Comprehensive Modernization, Los Angeles

Professional Affiliations

American Institute of Architects

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105 - 3816

Tel 626-793-2400
historicresourcesgroup.com

ADAM RAJPER

Senior Historic Preservation Specialist

Education

Master of Historic Preservation, Columbia University
Bachelor of Architecture, California State Polytechnic University, Pomona

Professional Affiliations

Association for Preservation Technology
Columbia University Preservation Alumni
Pasadena Heritage
The 1947 Partition Archive
Society of Architectural Historians

Experience Profile

Years of Experience: 9

Adam has worked in historic preservation in the non-profit, private, and public sectors. He joined HRG in 2022; his areas of focus include preparing documentation in support of CEQA, NEPA and Section 106 environmental review, and historic resources assessments.

Adam has utilized his architecture and conservation skills to prepare Historic Structures reports, provide building envelope consultations, develop treatment plans, conduct easement property inspections, and review projects proposing exterior maintenance and alterations. In general, Adam has worked on a variety of projects, including state and federal historic tax credit applications, local preservation incentives, National Register nominations, Historic Structure Reports, Historic American Building Survey (HABS) documentation reports, historic resource surveys, historic context statements, and historic rehabilitations.

Prior to joining HRG, Adam was a senior architectural historian for consulting firms in California and Texas, most recently MacRostie Historic Advisors in Houston. He also served as Preservation Director for Pasadena Heritage and Historic Preservation Specialist for the City of San Antonio Office of Historic Preservation.

Adam Rajper meets the *Secretary of the Interior's Professional Qualification Standards* in Historic Preservation in History, Architectural History and Historic Architecture.

Selected Projects

Aurora Apartment Hotel National Register Nomination
American National Insurance Company National Register Nomination
Friedrich Refrigeration Company Official Texas Historical Marker
Mills Act Historic Property Contract Program Inspections
RMS Queen Mary Historic Structures Report
Rancho Los Amigos Historic Survey

HISTORIC RESOURCES GROUP

556 S Fair Oaks Ave, Suite 101-514
Pasadena, CA 91105

Tel 626-793-2400
historicresourcesgroup.com

MEMO

TO: KAROL MONTERREY (APPLICANT)
RE: 629 EAST WASHINGTON STREET
DATE: OCTOBER 15, 2025

Introduction

This memorandum (Memo), prepared by Historic Resources Group, LLC (HRG), is in reference to City of Orange (City) Design Review Committee (DRC) case no. DRC-5153-SP-1176. The purpose of this Memo is to support certification of a project (Project) that would rehabilitate and relocate the single-family residence at 629 East Washington Avenue (Project Site) on the same parcel. 629 East Washington Avenue is a contributing property in the Old Towne Orange Historic District; therefore, the Project is subject to review for conformance with the *Secretary of the Interior's Standards for Rehabilitation* and the City's *Historic Preservation Design Standards*. This Memo is in response to comment no. 015, received from the City on the Historic Structure Report for 629 East Washington Avenue prepared by HRG and dated June 2025 (2025 HSR),[1] which states:

> Please have HRG include a memo stating that they have reviewed and support the step-by-step plan by American Heavy Moving and Rigging which was submitted in the initial application.

As part of the analysis applied in this Memo, HRG reviewed technical drawings and specifications provided by American Heavy Moving and Rigging (American), dated February 22, 2024, for the relocation. Analysis in this Memo is based on guidance from the National Park Service, the California Office of Historic Preservation, and the City of Orange; and was performed by John LoCascio, AIA, Principal Architect; and Adam Rajper, Senior Historic

[1] Historic Resources Group, *Historic Structure Report for 629 East Washington Avenue, Orange*, prepared for Karol Monterrey, June 2025.

Preservation Specialist, of HRG. Both are qualified professionals who meet the *Secretary of the Interior's Professional Qualification Standards* for their respective fields.

Relocation Plan

In order to assure appropriate relocation of the single-family residence at 629 East Washington Avenue on the same parcel, HRG prepared a relocation plan (Relocation Plan) as part of its 2025 HSR. For reference, the Relocation Plan is excerpted and included in Table 1 below.

TABLE 1: RELOCATION PLAN FOR 629 EAST WASHINGTON AVENUE

RELOCATION PLAN (HRG, 2025)	
SCOPE OF WORK	**DESCRIPTION**
Documentation	***NOTE:*** *In anticipation of the relocation of the single-family residence at 629 East Washington Avenue on the same parcel, HRG documented existing conditions in photographs which were include in the 2025 HSR. The property was also documented by TruPlans in measured as-built drawings dated October 6, 2023.*
Demolition	Prior to relocation, the non-original addition on the rear (north) façade and non-original utility enclosure on the secondary (side, west) façade should be demolished. Interior partition walls and ceilings add to the structural integrity of the wood-frame building and should not be selectively demolished, as proposed, until after relocation.
Disassembly	It is generally most desirable to relocate a historic building as a single and intact unit, as the labor costs of dismantling and reassembling are avoided, and more important, the original fabric is preserved intact. If disassembly of structural members is required, they should be removed in whole elements so that they retain structural integrity and may be re-assembled in their original configuration. It may be necessary to partially or fully disassemble the porch on the primary (south, East Washington Avenue) façade prior to relocation. The contractor should exercise care in disassembly, particularly with regard to members whose structural integrity is compromised. Whenever possible, members should be removed whole.
Foundation	HRG was unable to identify the existing foundation system and assess its current condition, as it is not visible from the exterior. Due to the presence of exterior vents, the building is assumed to have a narrow crawl space, and it likely sits on piers or posts. A new exposed concrete slab foundation is proposed for the relocated residence. This is acceptable, as such a foundation would adequately support the wood-frame structure, and the outer dimensions of the new foundation would not extend beyond the building's footprint.
Roof	HRG was unable to inspect the roof framing. The contractor should assess the condition of the existing roof framing prior to relocation of the building. As noted above, ceilings add to the structural integrity of the wood-frame building and should not be selectively demolished, as proposed, until after relocation; and then only under consultation with a qualified structural engineer.
Exterior Cladding	The building's wood channel siding should be retained and protected during the relocation.
Window and Door Assemblies	Windows and doors can remain in situ during the relocation, with plywood panels applied over them to ensure their protection. If removal is pursued, windows and doors, including hardware components, should be extracted in whole sections. All window and door assembly features should be labeled and, following relocation, re-assembled.
Structural Frame	If disassembly of structural members is required, they should be extracted in whole elements so that they retain structural integrity and may be re-assembled in their original configuration.
Temporary Storage	Temporary storage of disassembled features should be executed in a neat, orderly fashion to allow for access and retrieval. Features should be stored in the same orientation as they are installed in the building; doors and windows should be stored upright. Like type features should be stored together in groups. Particularly fragile features should be stored in a manner to

RELOCATION PLAN (HRG, 2025)	
SCOPE OF WORK	**DESCRIPTION**
	prevent damage while in storage. Stored features should not be exposure to inclement weather conditions.
Maintenance	After re-assembly, any exterior openings that may allow vermin to enter the building should be sealed.
Rehabilitation	Removed features should be reassembled in their original configuration. After relocation and re-assembly, the building should be rehabilitated.

Analysis

The technical drawings and specifications submitted by American Heavy Moving and Rigging in the initial application for the Project appear to adequately detail the proposed relocation of the single-family residence at 629 East Washington Avenue on the same parcel. However, American's expertise is in structural moving, and as such, their submitted documentation does not encompass the related scopes of work outlined in HRG's Relocation Plan regarding disassembly; the building's foundation, roof, exterior cladding, window and door assemblies, and structural frame; temporary storage; maintenance; and rehabilitation. This scenario is not uncommon; a qualified contractor with expertise in historic preservation may collaborate with a structural mover to ensure the appropriate relocation of a historic building. As the Project is currently in the preliminary design phase, the applicant has not yet commissioned construction documents or engaged a qualified contractor to execute the Relocation Plan.

Conclusion

When the Project enters the construction phase, the applicant should retain a qualified contractor experienced in historic preservation to perform the tasks outlined in HRG's Rehabilitation Plan, in collaboration with a qualified structural mover. In order to ensure that the proposed relocation conforms with the *Secretary of the Interior's Standards for Rehabilitation* and the City's *Historic Preservation Design Standards*, the selected contractor should adhere to all guidance and procedures outlined in HRG's 2025 HSR, as well as those provided by the National Park Service.[2] The building should be duly disassembled and moved with means and methods that protect it, minimize damage, and maintain it in a stable condition; and following relocation, the property should retain sufficient integrity to convey its architectural significance as a contributing property in the in the Old Towne Orange Historic District. The construction documents should be appropriately annotated to reflect the Relocation Plan, as needed.

[2] John Obed Curtis, *Moving Historic Buildings* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1979).

Agenda Item

Design Review Committee

Item #: 4.3. 12/17/2025 **File #:** 25-0696

TO: **Chair and Members of the Design Review Committee**

THRU: **Hayden Beckman, Planning Manager**

FROM: **Angelo Huang, Assistant Planner**

1. SUBJECT

A request to construct a new detached garage at the rear of a single-family home in the Old Towne Historic District located at 133 S. Clark Street. (Design Review No. 25-0024).

2. SUMMARY

The applicant proposes to construct a new detached two-car garage at the rear of a single-family property located at 133 S. Clark Street. This property is located in the Old Towne Historic District, and it is designated as a contributing property.

3. RECOMMENDED ACTION

Approve Design Review No. 25-0024.

4. BACKGROUND INFORMATION

Applicant/Owner: Alan S. Rosen

Property Location: 133 S. Clark Street

General Plan Designation: Low Density Residential 2-6 du/ac

Zoning Classification: Single Family Residential 6,000 square foot (R1-6)133 S C

Existing Development: Single-Family Residence

Associated Application: None

Previous DRC Project Review: None

5. PROJECT DESCRIPTION

This project proposal is to construct a new detached 434 square-foot detached two-car garage located at the rear of an existing single family home. The garage exterior will be composed of Hardie plank siding and composition roof shingles with colors that will match the existing home. The garage will have two wood man doors and two single-car wood garage doors. The proposed FAR of the property is 0.35.

6. EXISTING SITE

The site is developed with a simple form one and one-half story home with a front porch and bay window. The structure consists of wood siding and composition roof shingles. The historic assesment

report also states that alterations have been made to the primary home such as non-original vinyl windows, a rear service porch, a dormer on the south façade. The assessment also states that the original garage was demolished between 1922 and 1950.

7. EXISTING AREA CONTEXT

The site is located along the 100 block of South Clark which is outside of the Downtown Plaza Core. The adjacent properties and neighbors consists of other single-family and multi-family properties. The average FAR of the block 0.33.

8. ANALYSIS OF THE PROJECT

The proposed garage has been designed to match the existing style and color of the existing home. The project proposes smooth Hardie Board siding which is an appropriate material in the Historic Preservation Design Standards for Old Towne. It is also proposed to be located behind the primary residence and subordinate in height, which aligns with the Historic Preservation Design Standards for Old Towne. The project also complies with the Orange Municipal Code.

The project includes two separate single-car garage doors for the two-car garage which is not typical in the historic district. However, the doors will not be visible to the public due to the orientation of the garage and its location in the rear, and so staff has determined that it would not adversely affect the neighborhood.

The garage is located behind the home to not create a false sense of history and minimize the impact from the street which aligns with the recommendations set forth in the Historic Preservation Design Standards for Old Towne regarding the location of accessory structures.

Staff recommends approval.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project on or before December 4, 2025, and the site was posted with a notice on or before that date.

11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15303 (Class 3 - New Construction or Conversion of Small Structures) because the project includes the construction of a new detached garage which is an accessory structure to the primary dwelling. There is no environmental public review required for a Categorical Exemption.

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Based on the following Findings and statements in support of such Findings, staff recommends the DRC make a final determination on the proposed project with recommended conditions (Orange Municipal Code 17.10.070.G).

1. In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for

the project.

The proposed project is in conformance with the Historic Preservation Design Standards (HPDS), which are the prescriptive design criteria for projects within the Old Towne Historic District. The proposed detached garage is subordinate to and is compatible with the mass, scale, and roof form of the existing building and therefore would not affect the appearance of the Historic District. The proposed location also minimizes the visual impact on the street.

2. In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines.

Projects found to be in conformance with the Design Standards are generally considered to be in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed garage is compatible with the primary home in its placement, size, design, and materials and will not negatively impact the streetscape of the Old Towne Historic District.

3. The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings.

The proposed garage conforms to the prescriptive standards and design criteria set forth in the Historic Preservation Design Standards for Old Towne and Orange Municipal Code Section 17.14, as described above. The garage is proposed to be placed in a location behind the primary home and will not detract from the appearance of the property.

13. CONDITIONS

The approval of this project is subject to the following conditions:

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans (date stamped approved December 17, 2025, and in the project case file), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. After the application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting. If the Community Development Director determines that any proposed change is substantial, he may refer the plans to the Design Review Committee for subsequent review

and determination.

2. The applicant agrees, as a condition of City's approval of Design Review No. 25-0024, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.
3. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.
4. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.
5. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
6. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060

14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 DPR Form
- Attachment 3 Project Plans

- Attachment 4 Historic Assessment Report

Agenda Item

Design Review Committee

Item #: 4.3. 12/17/2025 **File #:** 25-0696

TO: **Chair and Members of the Design Review Committee**

THRU: **Hayden Beckman, Planning Manager**

FROM: **Angelo Huang, Assistant Planner**

1. SUBJECT

A request to construct a new detached garage at the rear of a single-family home in the Old Towne Historic District located at 133 S. Clark Street. (Design Review No. 25-0024).

2. SUMMARY

The applicant proposes to construct a new detached two-car garage at the rear of a single-family property located at 133 S. Clark Street. This property is located in the Old Towne Historic District, and it is designated as a contributing property.

3. RECOMMENDED ACTION

Approve Design Review No. 25-0024.

4. BACKGROUND INFORMATION

Applicant/Owner: Alan S. Rosen

Property Location: 133 S. Clark Street

General Plan Designation: Low Density Residential 2-6 du/ac

Zoning Classification: Single Family Residential 6,000 square foot (R1-6)133 S C

Existing Development: Single-Family Residence

Associated Application: None

Previous DRC Project Review: None

5. PROJECT DESCRIPTION

This project proposal is to construct a new detached 434 square-foot detached two-car garage located at the rear of an existing single family home. The garage exterior will be composed of Hardie plank siding and composition roof shingles with colors that will match the existing home. The garage will have two wood man doors and two single-car wood garage doors. The proposed FAR of the property is 0.35.

6. EXISTING SITE

The site is developed with a simple form one and one-half story home with a front porch and bay window. The structure consists of wood siding and composition roof shingles. The historic assesment

report also states that alterations have been made to the primary home such as non-original vinyl windows, a rear service porch, a dormer on the south façade. The assessment also states that the original garage was demolished between 1922 and 1950.

7. EXISTING AREA CONTEXT

The site is located along the 100 block of South Clark which is outside of the Downtown Plaza Core. The adjacent properties and neighbors consists of other single-family and multi-family properties. The average FAR of the block 0.33.

8. ANALYSIS OF THE PROJECT

The proposed garage has been designed to match the existing style and color of the existing home. The project proposes smooth Hardie Board siding which is an appropriate material in the Historic Preservation Design Standards for Old Towne. It is also proposed to be located behind the primary residence and subordinate in height, which aligns with the Historic Preservation Design Standards for Old Towne. The project also complies with the Orange Municipal Code.

The project includes two separate single-car garage doors for the two-car garage which is not typical in the historic district. However, the doors will not be visible to the public due to the orientation of the garage and its location in the rear, and so staff has determined that it would not adversely affect the neighborhood.

The garage is located behind the home to not create a false sense of history and minimize the impact from the street which aligns with the recommendations set forth in the Historic Preservation Design Standards for Old Towne regarding the location of accessory structures.

Staff recommends approval.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project on or before December 4, 2025, and the site was posted with a notice on or before that date.

11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15303 (Class 3 - New Construction or Conversion of Small Structures) because the project includes the construction of a new detached garage which is an accessory structure to the primary dwelling. There is no environmental public review required for a Categorical Exemption.

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Based on the following Findings and statements in support of such Findings, staff recommends the DRC make a final determination on the proposed project with recommended conditions (Orange Municipal Code 17.10.070.G).

1. In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for

the project.

The proposed project is in conformance with the Historic Preservation Design Standards (HPDS), which are the prescriptive design criteria for projects within the Old Towne Historic District. The proposed detached garage is subordinate to and is compatible with the mass, scale, and roof form of the existing building and therefore would not affect the appearance of the Historic District. The proposed location also minimizes the visual impact on the street.

2. In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines.

Projects found to be in conformance with the Design Standards are generally considered to be in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed garage is compatible with the primary home in its placement, size, design, and materials and will not negatively impact the streetscape of the Old Towne Historic District.

3. The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings.

The proposed garage conforms to the prescriptive standards and design criteria set forth in the Historic Preservation Design Standards for Old Towne and Orange Municipal Code Section 17.14, as described above. The garage is proposed to be placed in a location behind the primary home and will not detract from the appearance of the property.

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14. ATTACHMENTS

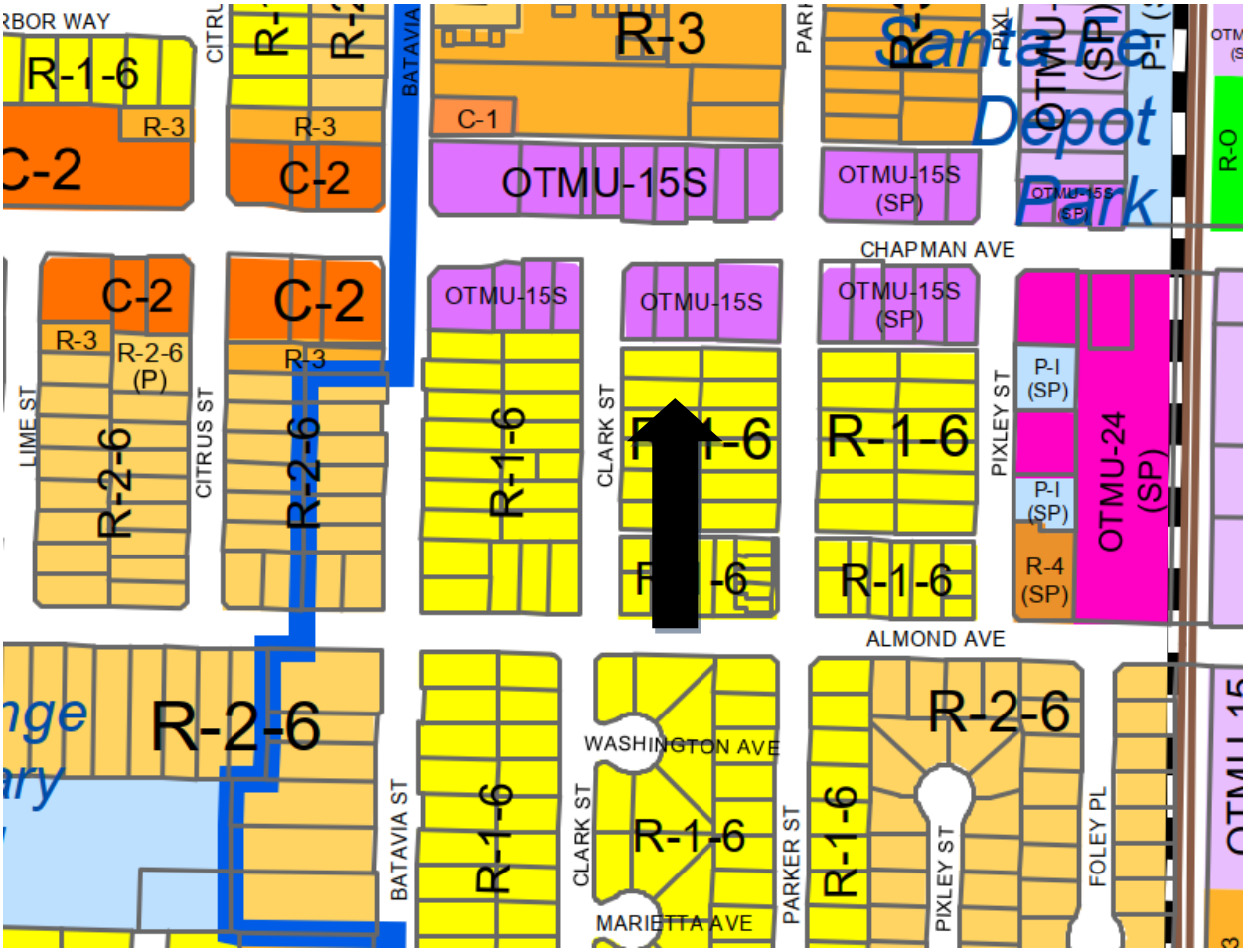
- Attachment 1 Vicinity Map
- Attachment 2 DPR Form
- Attachment 3 Project Plans

- Attachment 4 Historic Assessment Report

Vicinity Map

133 S. Clark Street

Design Review No. 25-0024



CITY OF ORANGE

COMMUNITY DEVELOPMENT DEPARTMENT

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # 30-158719
HRI # 038085
Trinomial ORA
NRHP Status Code 5D1
Other Listings:
Review Code: Reviewer: Date:

***Resource Name or #:** (Assigned by Recorder) CLARK_S_133__APN_390-672-06

P1. Other Identifier:

***P2. Location:** ☐ Not for Publication ☑ Unrestricted

***a. County:** Orange **and** (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad:** **Date:** **T** ; **R** ; 1/4 of 1/4 of **Sec** ; **B.M.**

c. Address: 133 - S CLARK ST ,# **City:** Orange **Zip:** 92868

d. UTM: (Give more than one for large and/or linear resources) **Zone** ' **mE/** **mN**

e. Other Locational Data:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boudnaries. Continues on Pg.3.)

Materials: Frame - Wood siding

Box plan with pyramid roof. Front portion of roof extends to form porch overhang and is supported by wood posts. Angled bay window on front facade rises up through main roof and is topped by a conical roof itself. Windows are high, vertical, double-hung windows. Some modifications have been made to the house, including addition of dormer on side, new siding, and lattice work connecting porch posts.

***P3b. Resource Attributes:** (List attributes and codes) (HP2)--Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☑ Element of District ☐ District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) 2005

***P6. Date Constructed/ Age and Source:**

1917

☑ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

***P8: Recorded by:** (Name, affiliation, and address)

D. Gest, P. LaValley, D. Matsumoto

Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

***P9. Date Recorded:**

March, 2005

***P10. Survey Type:** (Describe)

Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey. AEGIS (1991) Historic Building Inventory Update. Heritage Orange County, Inc. (1982) Orange Historic Survey.

***Attachments:** ☐ NONE ☐ Location Map ☑ Continuation Sheet(s) ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California - The Resources Agency | **Primary #** 30-158719
DEPARTMENT OF PARKS AND RECREATION | **HRI #** 038085
BUILDING, STRUCTURE, AND OBJECT RECORD | ***NRHP Status Code** 5D1

***Resource Name or #:** (Assigned by Recorder) CLARK_S_133__APN_390-672-06

B1. Historic Name: Unknown

B2. Common Name:

B3. Original Use: RES **B4. Present Use:** RES

***B5. Architectural Style:** Hip Roof Cottage

***B6. Construction History:** (Construction date, alterations, and date of alterations) **Date of Construction:** 1917 ☑ Historic ☐ Prehistoric ☐ Both

Some modifications have been made to the house, including addition of dormer on side, new siding, and lattice work connecting porch posts. Since the 1982 survey, this structure has been altered with appropriate removal of inappropriate siding and lattice work.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

***B9. Architect or Builder:** Unknown

***B10. Significance:** **Theme:** Architecture **Area:** City of Orange **Property Type:** Residence

Period of Significance: Old Towne: Early Settlement (c. 1870 - 1920) **Applicable Criteria:** AC

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)

Structural Integrity: Fair Condition - Minor and reversible or appropriate changes to original structure.

Site Integrity: Accessory structure or major addition and other inappropriate changes that compromises the scale or association with the site.

Opportunities:

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Orange Daily News.

B13. Remarks: (Continues on Pg.3.)

Status change since 1991 Survey: None.

(Sketch Map with North arrow required.)

***B14. Evaluator:** Robert Chattel

***Date of Evaluation:** September, 2005

(This space reserved for official comments.)

State of California - The Resources Agency	Primary #	30-158719
DEPARTMENT OF PARKS AND RECREATION	HRI #	038085
CONTINUATION SHEET	Trinomial	ORA

Page 3 of 3 ***Resource Name or #:** (Assigned by Recorder) CLARK_S_133__APN_390-672-06

Recorded by:

D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Date Recorded: March, 2005

☑ Continuation ☐ Update

Years Surveyed: 1982, 1991, 2005

Description of Photo: 1991

Listed in National Register:

General Plan: LDR **# of Buildings:** 1

Planning Zone: R-3 **# of Stories:** 1

Lot Acre: 0.159 **# of Units:** 1

Principal Building Sqft: 1071

B6. Construction History (Continued from Pg.2):

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

PROPERTY INFORMATION:

ADDRESS: 133 S CLARK STREET ORANGE, CALIFORNIA 92868	
OWNER: ALAN S. ROSEN (714)376-8620	
A.P.N :	39067206
TRACT :	398
BLOCK :	C
LOT :	9
ZONING :	R-1-6
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	U-1
A-TRACT: KORDES TR BLOCK: C LOT: 9 TR 398	

SITE & BUILDING DATA

LOT/PARCEL AREA: 6,732 SQ FT

(E) S.F.D. LIVING AREA (3 BEDS 2 BATHS)	1,159 SQ. FT
(E) FRONT PORCH:	76 SQ. FT
(E) LEFT PORCH:	55 SQ. FT
APPROVED DETACHED ADU(3 BEDS 2 BATHS)(BLDG25-0042)	800 SQ. FT
APPROVED ADU FRONT PORCH (BLDG25-0042)	15 SQ. FT
(N) DETACHED GARAGE	434 SQ. FT
PROPOSED FAR	0.35

BLOCK FLOOR AREA RATIO FAR
FAR RANGE 0.13 - 0.46
AVERAGE FAR 0.33

SCOPE OF WORK

* NEW DETACHED GARAGE (434 SQ. FT.)

SHEET INDEX

SITE PLAN	C-1
EXISTING SITE PLAN	C-2
FLOOR PLAN / ELEVATIONS	G-1
SECTIONS / ROOF PLAN	G-2

APPLICABLE CODES:

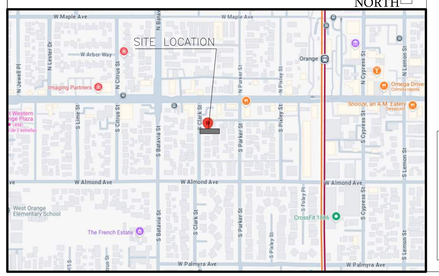
ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES AND LOCAL ORDINANCES:

* 2022 CALIFORNIA RESIDENTIAL CODE
* 2022 CALIFORNIA BUILDING CODE
* 2022 CALIFORNIA MECHANICAL CODE
* 2022 CALIFORNIA PLUMBING CODE
* 2022 CALIFORNIA ELECTRICAL CODE
* 2022 CALIFORNIA TITLE 24 ENERGY CODE

ABBREVIATIONS

A.B.	ANCHOR BOLT	EN.	EDGE NAILING	PL.	PLATE
ADJ.	ADJUSTABLE	ELEV.	ELEVATION	PENNY(d)	NAILS
ABV.	ABOVE	ENGR.	ENGINEER	PLYWD.	PLYWOOD
A.C.I.	AMERICAN CONCRETE INSTITUTE	EQ.	EQUAL	P.S.F.	POUNDS PER SQUARE FOOT
		EQUIP.	EQUIPMENT	P.S.I.	POUNDS PER SQUARE INCH
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTR.	EXIST (E)	EXISTING	PRESS.	PRESSURE
		EXP.	EXPANSION	R.	RADIUS
A.S.T.M.	AMERICAN SOCIETY FOR TESTING & MATERIALS	FIN.	FINISH	REINF.	REINFORCING
		F.N.	FIELD NAILING	REQD.	REQUIRED
		FLR.	FLOOR	RM.	ROOM
ARCH.	ARCHITECT(URAL)	FTG.	FOOTING	SCHED.	SCHEDULE
BM.	BEAM	FDN.	FOUNDATION	SHTG.	SHEATHING
BD.	BOARD	FRMG.	FRAMING	SHT.	SHEET
BLK.	BLOCK	GA.	GAUGE	SIM.	SIMILAR
BLK'G.	BLOCKING	GALV.	GALVANIZED	SPEC.	SPECIFICATION
BOT.	BOTTOM	GLB.	GLUE LAM BEAM	STGR.	STAGGER
BLDG.	BUILDING	GRD.	GRADE	STD.	STANDARD
CLG.	CEILING	H.D.	HOLDOWN	STL.	STEEL
CLR.	CLEAR	HGR.	HANGER	STIFF.	STIFFENER
COL.	COLUMN	HDR.	HEADER	STRUCT.	STRUCTURAL
C.M.U.	CONCRETE MASONRY UNIT	HT.	HEIGHT	SQ.	SQUARE
		HORIZ.	HORIZONTAL	SYM.	SYMMETRICAL
		IN.	INCH	THK.	THICK
C.J.	CONSTRUCTION JOINT	I.D.	INSIDE DIAMETER	U.B.C.	UNIFORM BUILDING CODE
		INT.	INTERIOR		
CONC.	CONCRETE	J.ST.	JOIST	U.N.O.	UNLESS NOTED OTHERWISE
CONN.	CONNECTION	LAM.	LAMINATED		
CONSTR.	CONSTRUCTION	LT. WT.	LIGHT WEIGHT	VERT.	VERTICAL
CONT.	CONTINUOUS	MB.	MACHINE BOLT	WT.	WEIGHT
DEMO.	DEMOLISH	MAS.	MASONRY	W.W.F.	WELDED WIRE FABRIC
DET.	DETAIL	MAX.	MAXIMUM	W.W.M.	WELDED WIRE MESH
DIAG.	DIAGONAL	MTL.	METAL	W.F.	WIDE FLANGE
DIA. (ø)	DIAMETER	MIN.	MINIMUM	W/	WITH
DIM.	DIMENSION	N.T.S.	NOT TO SCALE		
DBL.	DOUBLE	NO. or #	NUMBER		
DWG.	DRAWING	O.C.	ON CENTER		
EA.	EACH	OPNG.	OPENING		
		OPP.	OPPOSITE		
		O.D.	OUTSIDE DIA.		

VICINITY MAP

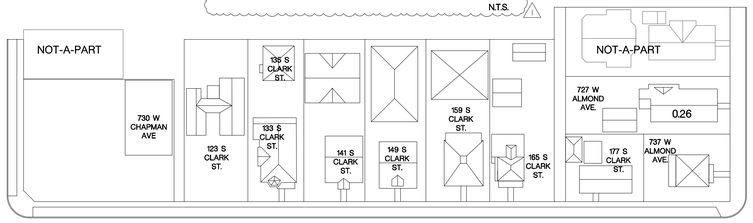


LEGEND:

NEW DETACHED GARAGE
434 SQ. FT.

Block Floor Area Ratio (FAR)

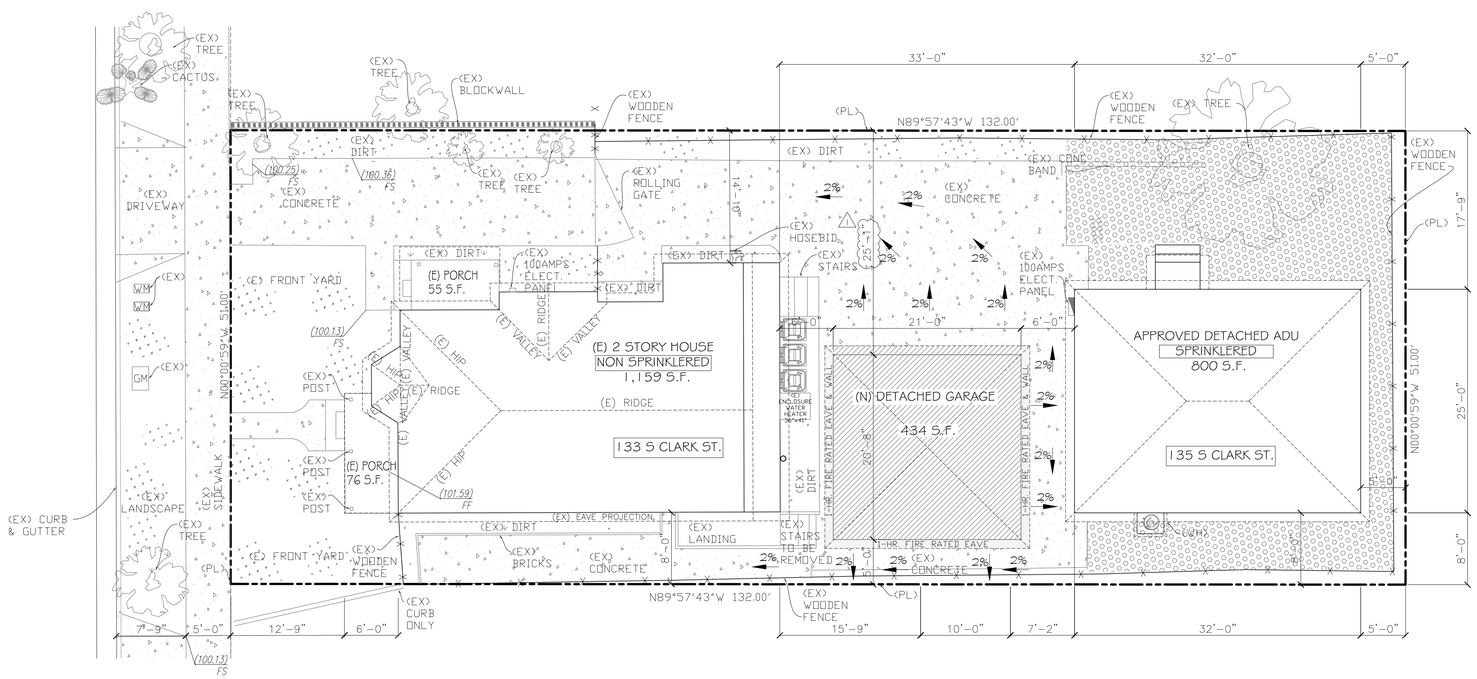
N.T.S.



NUMBERS OF STORIES:	1	1	1	1	1	1	1	1	1	1
TOTAL FAR: INCLUDING GARAGES & ACCESSORY STRUCTURES 1ST & 2ND FLOOR WITHOUT OPEN PORCHES)	0.13	0.20	0.29	0.45	0.46	0.42	0.20	0.36	0.30	0.26
FAR RANGE:	0.13 to 0.46									
AVERAGE FAR:	0.33 FAR									

Development Standards Reference Table
Residential Single-Family 6,000 sq. ft. (R1-6) Zoning District

	Required/Permitted	Proposed	Code Section
Rear Yard Setback	10 feet	43 feet	17.14.070
Side Yard Setback	5 feet	5 feet	17.14.070
Height	2 Stories or 32 feet	12 feet and 4 inches	17.14.070
Maximum FAR	0.6	0.35	17.14.070
Distance from Neighboring Structures, Minimum	6 feet	6 feet	17.14.160
Number of Parking Spaces	two	two	17.34.060
Garage Dimensions, Minimum	10-foot by 20-foot per space	10-foot by 20-foot each, two parking spaces	17.34.110



NOTE: 2%
PROVIDE A MINIMUM 2% GRADIENT AWAY FROM BUILDING, TYP.

CRC 2022 SECTION R401.3 EXCEPTION:
Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

NORTH

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

ALLSTAR
DESIGN & ENGINEERING GROUP
RESIDENTIAL + COMMERCIAL + INDUSTRIAL
644 NORTH POPLAR STREET, SUITE 'B', ORANGE, CA 92868
PH. 657-221-0641 EMAIL: allstargr@gmail.com
WWW.ABCIVILENGINEERING.COM

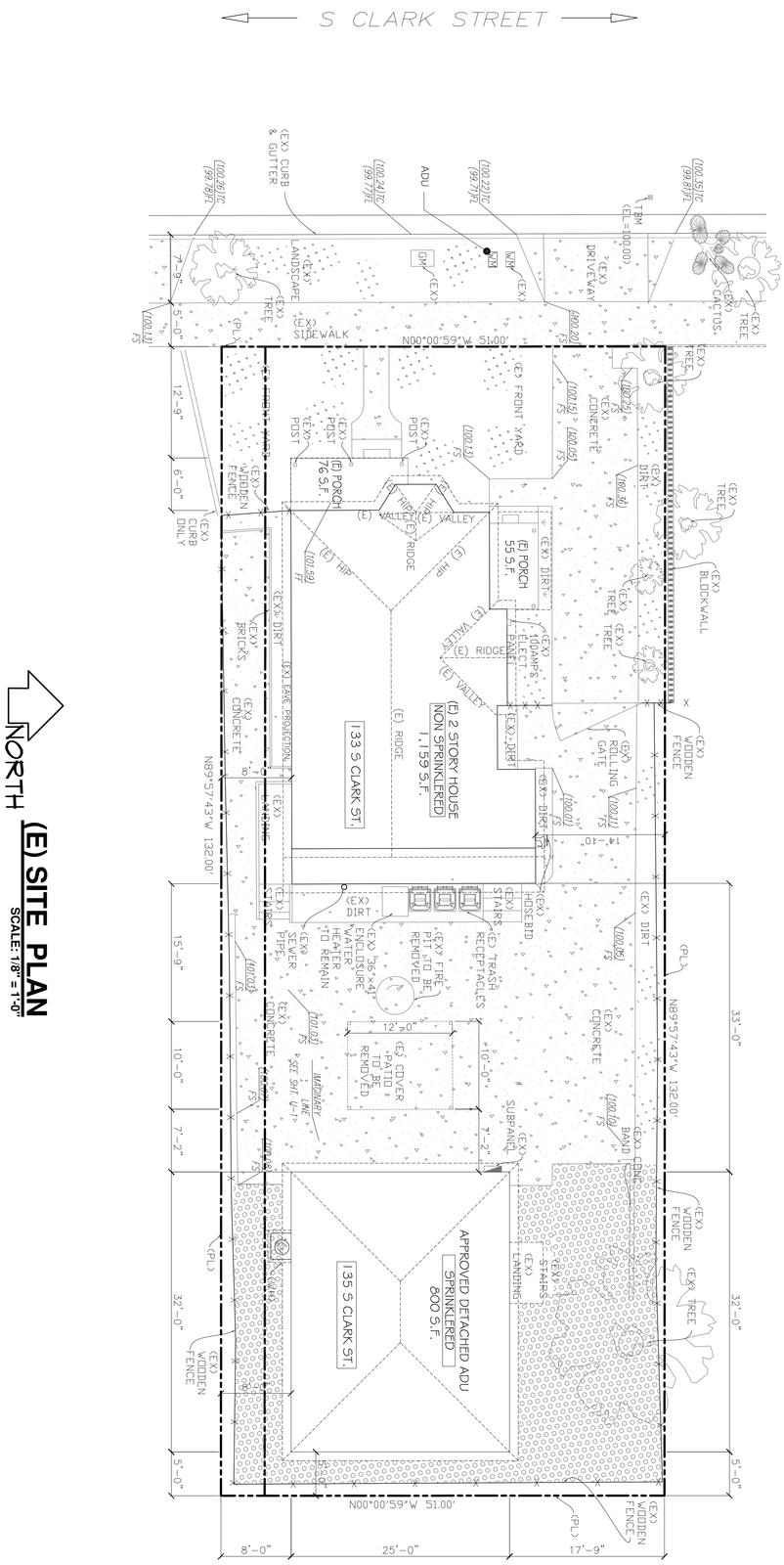
REVISIONS	BY
PLAN CHECK 9/17/25	AB

JOB NO.	24-045
DRAWN	J.N.
CHECKED	A.B.
SCALE	NOTED
DATE	9/17/25
SHEET NO.	C-1

NEW DETACHED GARAGE
133 S CLARK STREET
ORANGE, CALIFORNIA 92868

SITE PLAN

ALL DRAWINGS, DESIGNS, SPECIFICATIONS REPRESENTED HEREIN ARE THE ORIGINAL AND UNPUBLISHED PROPERTY OF ALLSTAR ENGINEERING GROUP AND SHALL NOT BE REPRODUCED, DISCLOSED OR USED BY OTHERS WITHOUT PRIOR WRITTEN CONSENT OF ALLSTAR ENGINEERING GROUP. VIEWING THESE DOCUMENTS CONSTITUTES ACCEPTANCE OF THESE CONDITIONS. ALL RIGHTS RESERVED.



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NEW DETACHED GARAGE

133 S CLARK STREET
ORANGE, CALIFORNIA 92868

EXISTING SITE PLAN

JOB NO.	24-045
DRAWN	J.N.
CHECKED	A.R.
SCALE	NOTED
DATE	9/17/25
SHEET NO.	C-2

REVISIONS | BY

ALLSTAR
DESIGN & ENGINEERING GROUP
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PH. 657-221-0641 EMAIL: allstarengr@gmail.com
WWW. ABCIVILENGINEERING.COM

DOOR SCHEDULE					
NO.	DOOR SIZE	DOOR	FRAME	HDWR. NOTES	LOCATION	UNITS
1	3'-0"x6'-8"	WD.	WD.	SOLID CORE	ENTRY	2
2	8'-0"x7'-0"	WD.	WD.	SWINGING DOOR	GARAGE DOOR	2

NOTE: ALL DOORS COLOR, STYLE, TYPE TO BE SELECTED BY OWNER.

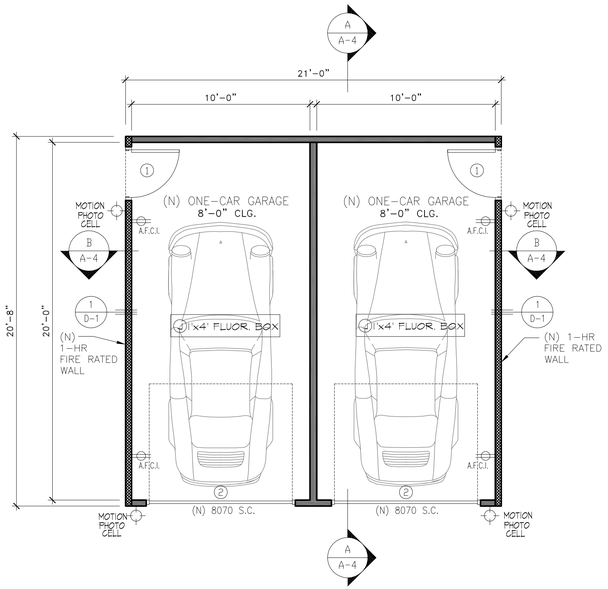
WALL LEGEND

NEW 2 x 4 STUD WALL

NEW 1-HR FIRE RATED WALL

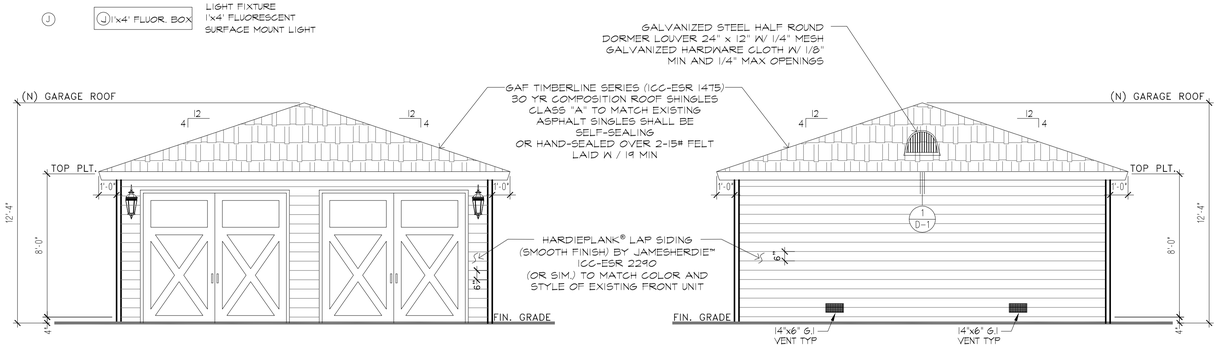
ELECTRICAL LEGEND

- DUPLEX OUTLET
- 220v — DUPLEX OUTLET 220 VOLTS
- WP GFI — DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
- 3 — ELECT SWITCH THREE WAY
- 4 — ELECT SWITCH FOUR WAY
- PHOTO CELL MOTION — WALL MOUNTED LIGHT FIXTURE PHOTOCONTROL/MOTION SENSOR COMBINATION LIGHTING FEATURES SHALL BE SET AT A RATING OF 2,100 TO 3,000 KELVIN
- D — RECESSED DOWNLIGHT WITH DIMMER SHALL BE SEALED TYPE
- LED FL — Provide Luminaires classified as high efficacy such as pin-based sockets, (compact fluorescent) or linear fluorescent lamps with electronic ballasts. Some screw socket types that are high efficacy metal halide and light emitting diode (LED) may be used as well
- V.P. — VAPOR PROOF
- A.F.C.I. — DUPLEX OUTLET GROUND FAULT INTERRUPTER ELECTRICAL
- J — J 1'x4' FLUOR. BOX — LIGHT FIXTURE 1'x4' FLUORESCENT SURFACE MOUNT LIGHT



PROPOSED TWO-CAR GARAGE FLOOR PLAN

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



DETACHED GARAGE FRONT ELEVATION

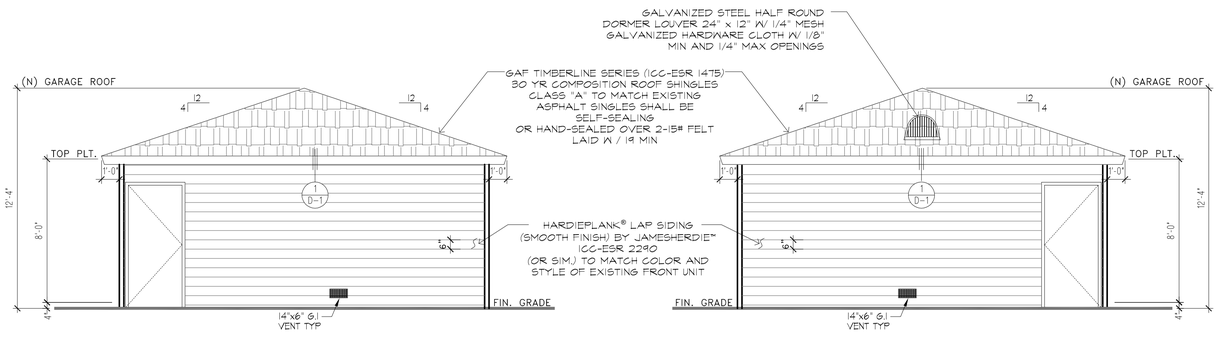
NORTH

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

DETACHED GARAGE REAR ELEVATION

SOUTH

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



DETACHED GARAGE LEFT ELEVATION

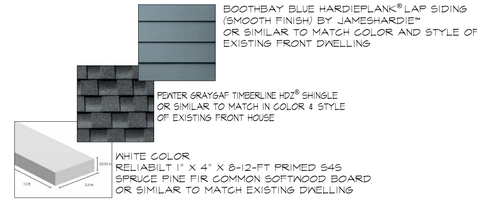
WEST

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

DETACHED GARAGE LEFT ELEVATION

EAST

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



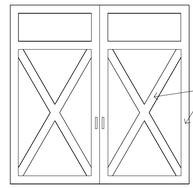
PROPOSED GARAGE COLORS MATERIALS

N.T.S.

(x2) 36"x80" WHITE 2-PANEL SHAKER EXTERIOR ENTRY WOOD DOOR PER PLAN

PROPOSED GARAGE ENTRY DOOR

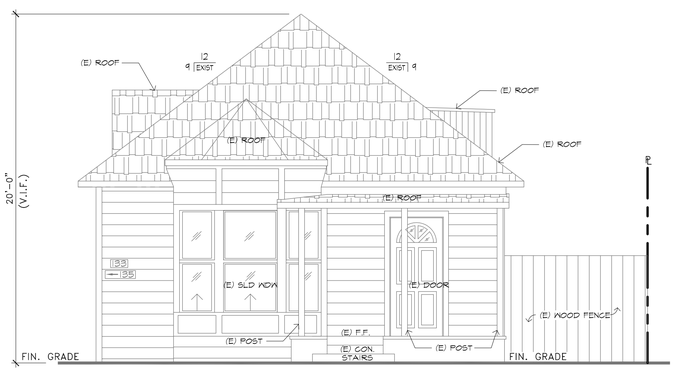
N.T.S.



(x2) 80"x70" WHITE CRAFTSMAN STYLE WOOD GARAGE DOOR PER PLAN

PROPOSED GARAGE DOOR

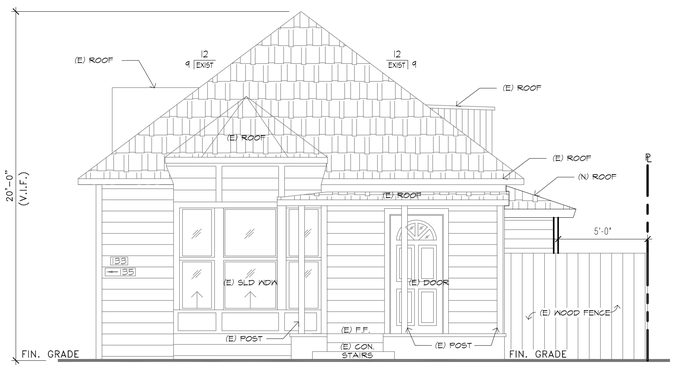
N.T.S.



EXISTING HOUSE FRONT ELEVATION

WEST

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



PROPOSED GARAGE ELEVATION AT THE REAR OF (E) HOUSE

WEST

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

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ALLSTAR
DESIGN & ENGINEERING GROUP
RESIDENTIAL + COMMERCIAL + INDUSTRIAL
644 NORTH POPLAR STREET, SUITE 'B', ORANGE, CA 92868
PH. 657-221-0641 EMAIL: allstarengr@gmail.com
WWW.ABCIVILENGINEERING.COM

REVISIONS	BY
1 PLAN CHECK 9/17/25	AB

NEW DETACHED GARAGE

133 S CLARK ST. ORANGE, CALIFORNIA 92868

FLOOR PLAN / ELEVATIONS

JOB NO.	24-045
DRAWN:	J.N.
CHECKED:	A.B.
SCALE:	NOTED
DATE:	9/17/25

SHEET NO.

G-1

ROOF PLAN

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

ROOFING MATERIAL TYPE:

GAF Timberline Cool Series Shingles (ICC-ESR 1475)
(N) 30 YR. COMPOSITION ROOF SHINGLES
CLASS "A" to MATCH EXISTING.
ASPHALT SHINGLES SHALL BE SELF- SEALING OR HAND- SEALED, OVER 2-15 # FELT LAID w/ 19 MIN. HORIZONTAL OVERLAP
MATCH EXISTING

ROOF NOTES

1. ROOF SLOPE : TYPICAL NEW ROOF SLOPE = 4:12 U.N.O.
   SEE ROOF PLAN
2. ROOF OVERHANG : 12" AT EAVE. (U.N.O.)
   12" AT BARGE. (U.N.O.)
3. ROOF VENTS : DORMER VENTS TO BE SELECTED BY BUILDER. NET FREE AREA PER VENT SHALL BE 100 SQ. IN. MIN. INSTALL 6 MIN.

   GALVANIZED STEEL
   HALF ROUND DORMER LOUVER
   24"x 12" w/ 1/4" MESH
   GALVANIZED HARDWARE CLOTH
   w/ 1/8" MIN. & 1/4" MAX OPENING

4. ROOF MATERIAL : GAF UL CLASS "A" STANDARD ROOF SHINGLE ICC-ESR 1475

ATTIC VENTILATION

NOTE: 50% OF THE REQUIRED VENTILATION AREA MUST BE LOCATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE PROVIDED BY EAVE OR CORNICE VENTS.

- ALL VENT OPENINGS SHALL BE COVERED W/ 1/4" CORROSION RESISTANT METAL MESH.
- FRAMER SHALL BE RESPONSIBLE FOR COORDINATING W/FRAMING LAYOUT TO ACCOMMODATE ALL ATTIC VENTS
- ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF AND WALL MOUNTED LOUVERS SHALL BE SEALED AND FLASHED WITH "MOISTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATIONS.
- PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES BEING BLOCKED BY INSULATION.
- PAINT DORMER VENTS TO MATCH ROOF COLOR.

NOTE:
FOR CALIFORNIA FRAMED ROOF AREA – VERIFY LOCATION WITH STRUCTURAL ENGINEERING DRAWINGS. UNLESS OTHERWISE NOTED, PROVIDE VENT CUT-OUTS THROUGH SHEATHING BELOW FOR VENTILATION AND AS APPLICABLE, ACCESS TO CALIFORNIA FRAMED AREA.

ATTIC VENTILATION CALC.

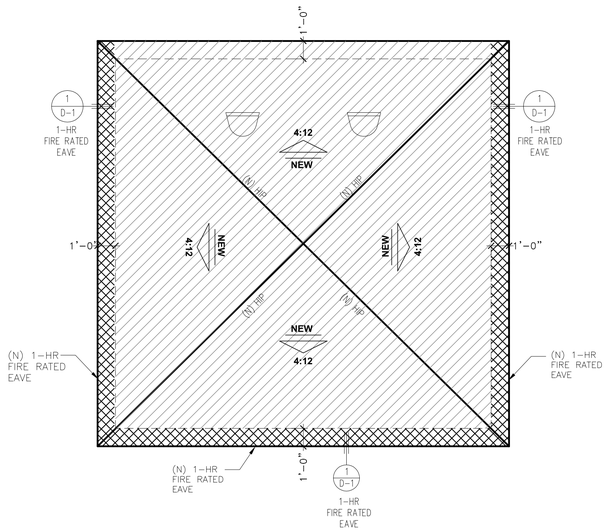
ATTIC AREA : 441 SQ. FT.
S.F. X 1/300 X 144 = SQ. IN.

REQUIRED

441	SQ. FT. / 300 =	1.47	SQ. FT.
1.47	SQ. FT. X 144 =	211.68	SQ. IN. REQUIRED

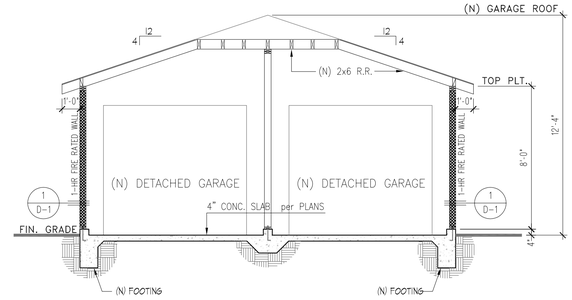
PROVIDE

(2) DORMER VENTS AT	100 SQ. IN	PER VENT =	200
(3) EAVE VENTS	9 SQ. IN	PER VENT =	27
		TOTAL =	227



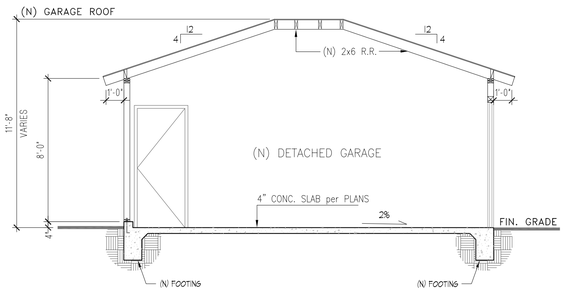
(N) DETACHED GARAGE ROOF PLAN

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



SECTION A

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



SECTION B

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

ALLSTAR
DESIGN & ENGINEERING GROUP
RESIDENTIAL + COMMERCIAL + INDUSTRIAL
644 NORTH POPLAR STREET, SUITE 'B', ORANGE, CA 92868
PH. 657-221-0641 EMAIL: allstarengr@gmail.com
WWW.ABCIVILENGINEERING.COM

REVISIONS	BY

NEW DETACHED GARAGE
133 S CLARK ST. ORANGE, CALIFORNIA 92868
SECTIONS / ROOF PLAN

JOB NO.	24-045
DRAWN:	J.N.
CHECKED:	A.B.
SCALE:	NOTED
DATE:	9/17/25

SHEET NO.
G-2

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HISTORIC RESOURCES GROUP

HISTORIC ASSESSMENT REPORT
133 SOUTH CLARK STREET, ORANGE

OCTOBER 2025

556 S Fair Oaks Ave, Suite 101-514
Pasadena, CA 91105

Tel 626-793-2400
historicresourcesgroup.com

prepared for

Alan Rosen

150 South Parker Street
Orange, CA 92868

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Appendix A: Resumes of Authors/Contributors
Appendix B: Project Information
Appendix C: Department of Parks and Recreation Forms (2005)

1.0 EXECUTIVE SUMMARY

The Applicant proposes to construct a new detached garage (Project) at the rear of the property located at 133 South Clark Street (Project Site). The City of Orange has already approved an Accessory Dwelling Unit (ADU) at the rear of the property; the ADU is not included in the Project and is not evaluated herein. The Project Site is improved with a one- and one-half story single-family residence constructed in 1916. The Project Site is a contributing property in the locally designated Old Towne Orange Local Historic District.

Historic Resources Group (HRG), LLC has evaluated the Project for conformance with the Secretary of the Interior's Standards for Rehabilitation and the City of Orange's Historic Preservation Design Standards to identify potential impacts resulting from the Project to the Old Towne Orange Local Historic District. This evaluation included a review of existing survey data for the Project Site and the historic district; observation of the Project Site and vicinity; and review of drawings of the proposed new construction. A site visit was conducted on July 25, 2025, to observe existing conditions on the parcel. This evaluation has determined that the proposed Project meets the Secretary of the Interior's Standards for Rehabilitation and the City of Orange's Historic Preservation Design Standards.

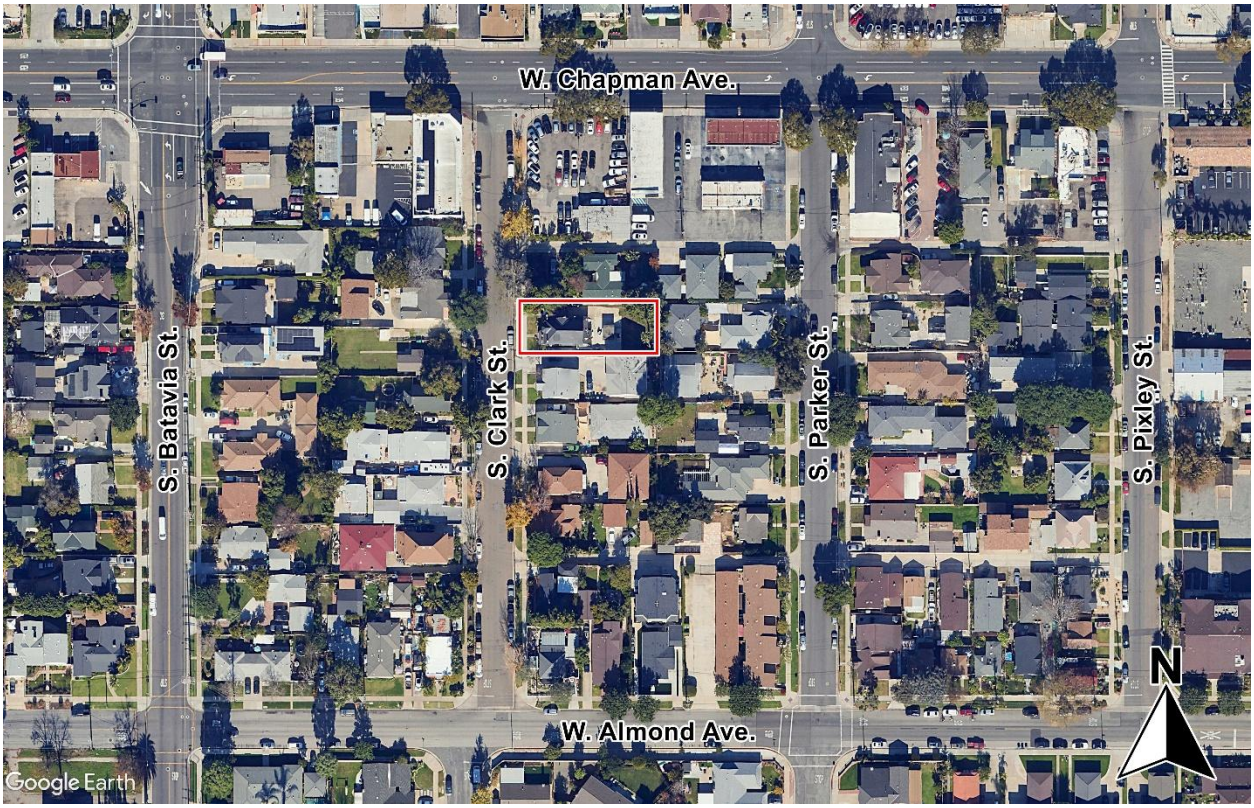
The field methods and analysis applied in this report are based on guidance from the National Park Service, the California Office of Historic Preservation, and the City of Orange for evaluating potential impacts to historical resources. Research, field inspection, and analysis for this report were performed by John LoCascio, AIA, Principal Architect; and Adam Rajper, Senior Historic Preservation Specialist, of HRG. Both are qualified professionals who meet the Secretary of the Interior's Professional Qualification Standards for their respective fields. Resumes of primary authors are included in Appendix A.

2.0 PROJECT SUMMARY

Project Location

The Project Site at 133 South Clark Street occupies lot 9, block C, of the Kordes Tract in the City of Orange (APN 390-672-06). The lot covers a total area of 6,732 square feet and is located on the east side of South Clark Street, in the block bounded by West Chapman Avenue to the north, South Parker Street to the east, West Almond Avenue to the south, and South Clark Street to the west. Two service alleys traverse the block, near the north and south ends, respectively. The Project Site fronts South Clark Street and is improved with a one- and one-half story single-family residence constructed in 1916. A location map is included in Figure 1 below.

FIGURE 1: LOCATION MAP

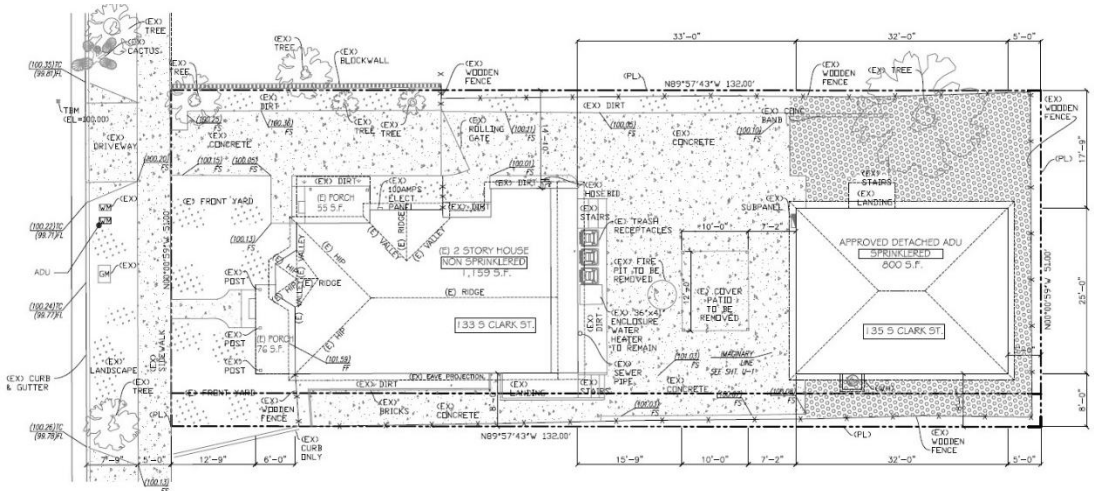


Project Site outlined in red

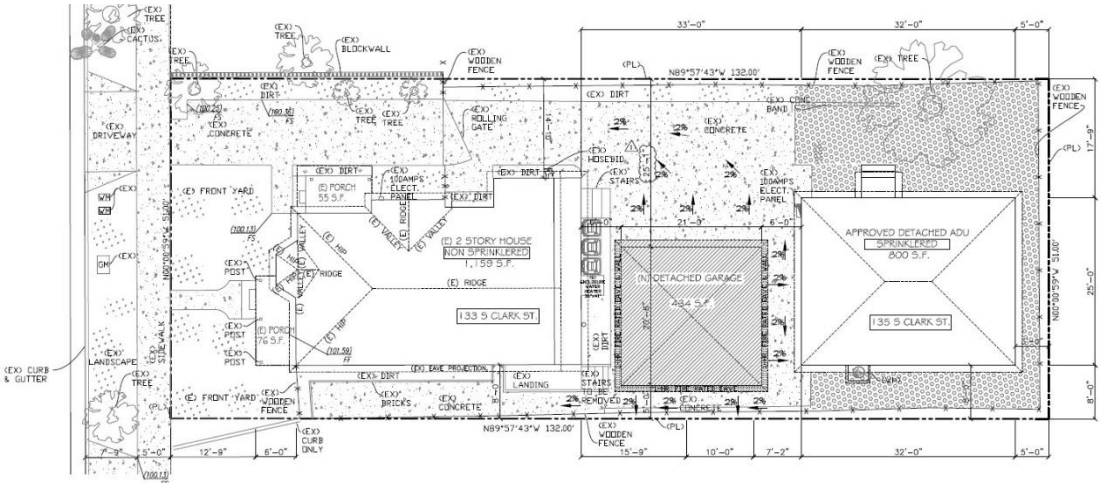
Project Description

The Project does not propose any exterior or interior alterations to the existing residence at 133 South Clark Street. The Project would be limited to the construction of one new 434-square foot detached two-car garage. The garage would have a square plan, horizontal composite siding, a hipped roof covered with composition shingles, and a pair of wood carriage doors. The garage would be 12'-4" in height. A proposed 800-square foot Accessory Dwelling Unit (ADU) at the rear of the property has already been approved by the City of Orange and is outside the scope of this report. Architectural drawings of the proposed Project, prepared by Allstar Design and Engineering Group, are included Figures 2-3 below, and in Appendix B.

FIGURE 2: EXISTING AND PROPOSED SITE PLANS

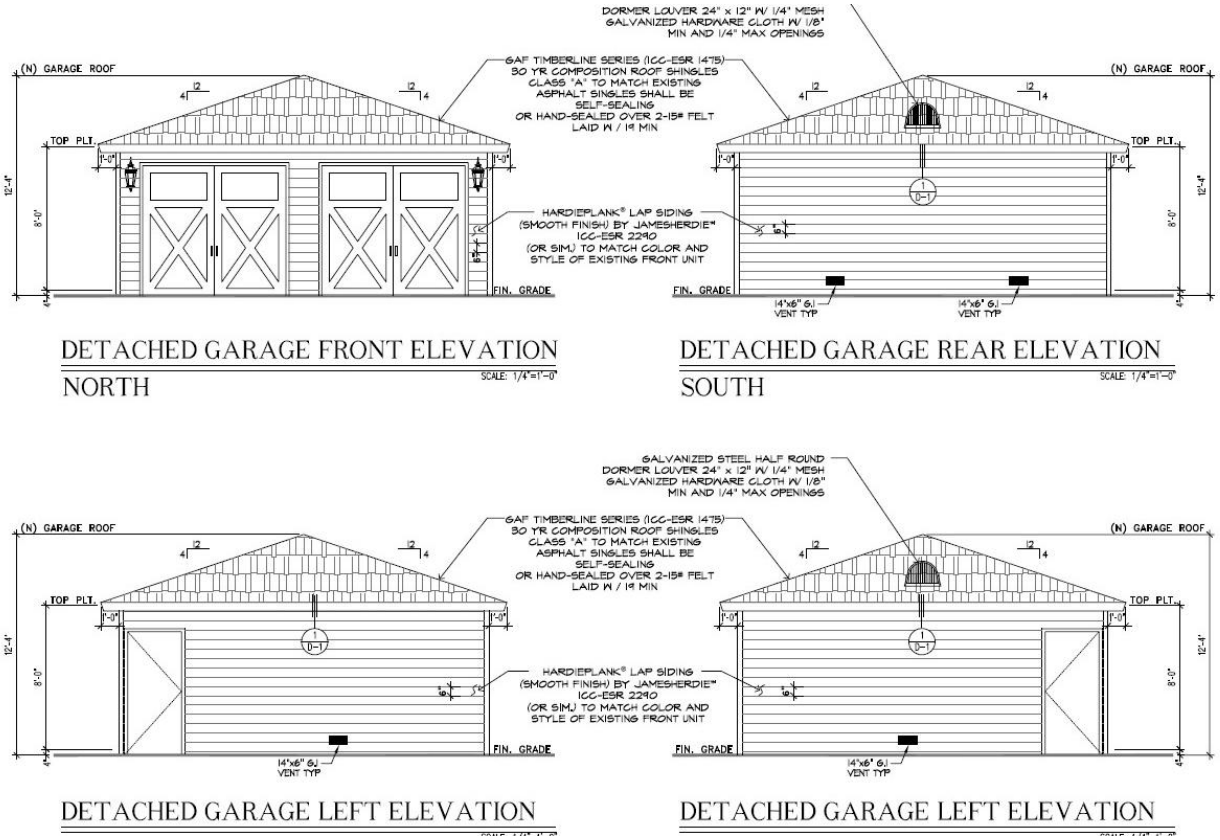


Exiting Site Plan (not to scale; Allstar Design and Engineering Group)



Proposed Site Plan (not to scale; Allstar Design and Engineering Group)

FIGURE 3: PROPOSED GARAGE



Proposed elevations of new garage (not to scale; Allstar Design and Engineering Group)

3.0 DEVELOPMENT HISTORY

This report analyzes potential impacts resulting from the Project to the Old Towne Orange Local Historic District. In order to provide a general context for that analysis, a brief development history of 133 South Clark Street, a contributing property in the district, is included.

Historical Development

According to its original building permit, which was listed in a local newspaper, the single-family residence on the Project Site was built at a cost of $300 for Missouri-born owner Oliver Augustus Korse (1882-1945).[1] Korse arrived in Orange County around 1892 and resided there until his death.[2] United States Federal Census records indicate that Korse worked variously as a fruit packer, house mover, bee keeper, and farmworker between 1900 and 1930.[3] A detached garage (non-extant) was added at the rear of the property by 1922.[4] In 1923, Korse sold the residence to his sister, Sarah S. Korse (1873-1946).[5] Survey photographs of the residence in 1991 and 2005 are provided below.

Image 1. 133 South Clark Street in 1991 (Department of Parks and Recreation Form, 523 Series, for 133 South Clark Street, 2005).

[1] Permit listed in *The Register*, October 2, 1916. Kordes purchased the parcel from Anna Fitzgerald in 2016, as recorded in *The Register* on October 9, 1916.
[2] Obituary of Oliver Augustus Korse, *The Register*, February 5, 1945.
[3] United States Census records available through ancestry.com.
[4] Sanborn Fire Insurance Map, Orange, sheet 8, January 1922.
[5] Real estate transaction recorded in *The Register*, December 5, 1923.

Image 2. 133 South Clark Street in 2005 (Department of Parks and Recreation Form, 523 Series, for 133 South Clark Street, 2005).

Alterations

Before 133 South Clark street was last surveyed in 2005, the following major exterior alterations occurred:

- **Front porch:** A projecting porch, composed of a scored concrete slab, wood posts, and a shed roof, was added on the primary (west, South Clark Street) façade between 1950 and 1991.[6]
- **Front door:** The original wood panel door on the primary façade was replaced between 1991 and 2005.[7]
- **Secondary door:** A door on the secondary (south) façade was either replaced or added at an unknown date.
- **Rear Service Porch:** The original projecting service porch on the rear (east) façade was extensively altered after 1950: the service porch was reduced in size on the south side; original cladding materials on the service porch were replaced with composite siding panels; a door was replaced on the service porch; and a utility enclosure, wood stoop, and metal bay window were added on the service porch.[8]
- **Dormer:** The dormer on the secondary (south) façade is likely non-original.
- **Original Garage:** An original detached garage at the rear of the property was demolished between 1922 and 1950.[9]

[6] Sanborn Fire Insurance Map, Orange, sheet 8, June 1950; Department of Parks and Recreation Form, 523 Series, for 133 South Clark Street, 2005.
[7] Department of Parks and Recreation Form, 523 Series, for 133 South Clark Street, 2005.
[8] Sanborn Fire Insurance Map, Orange, sheet 8, June 1950.
[9] Sanborn Fire Insurance Map, Orange, sheet 8, January 1922; June 1950 update.

Since 133 South Clark Street was last surveyed in 2005, the following major exterior alterations have occurred:

- **Windows:** All original wood windows on the residence were replaced with vinyl windows.[10]
- **Security Door:** A metal security door was installed over the front door on the primary façade between 2014 and 2015.[11]

[10] Department of Parks and Recreation Form, 523 Series, for 133 South Clark Street, 2005.

[11] Department of Parks and Recreation Form, 523 Series, for 133 South Clark Street, 2005; Google Street View, May 2014 and April 2015.

4.0 IDENTIFICATION OF HISTORICAL RESOURCES

Old Towne Orange Local Historic District

The Project Site is located in the Old Towne Orange Local Historic District which was designated by the City Council in 1998. 133 South Clark Street is a contributing property in the district.

The Old Towne Orange Local Historic District includes the smaller Old Towne Orange Historic District which is listed in the National Register of Historic Places and California Register of Historical Resources. The local historic district is roughly bound by Walnut Avenue to the north, Cambridge Street to the east, La Veta Avenue and Santiago Creek to the south, and Batavia Avenue to the west. The Old Towne Orange Local Historic District is considered a historical resource for the purpose of this report.

The Project Site is located in the vicinity of other contributing properties in the Old Towne Orange Local Historic District. For purposes of this report, a study area of properties in the vicinity of the Project Site (Study Area) has been identified. The Study Area includes properties that immediately border the Project Site and therefore have a reasonable potential to be impacted by the Project, either through direct impacts as a result of construction activity, or indirectly due to changes in the setting resulting from the proposed new construction. As shown in Table 1 below, there are five (5) properties in the Study Area, of which four (4) are contributing properties in the Old Towne Orange Local Historic District.

Maps of the Old Towne Orange Local Historic District and Study Area are included in Figures 4 and 5 below.

133 SOUTH CLARK STREET (PROJECT SITE)

133 South Clark Street is a contributing property in the Old Towne Orange Local Historic District. 133 South Clark Street was first surveyed in 1982, when the City Council authorized a historic resources survey to identify, evaluate and document all pre-1940 buildings throughout the City of Orange. The purpose of the survey was to gather data needed to prepare a Historic Preservation Element for the City's General Plan.[12] The 1982 survey was updated in 1991.[13] In 2005, the City conducted another historic resources survey; 133 South Clark Street was surveyed at that time. The 2005 Department of Parks and Recreation Form, 523 Series, for the property is included in Appendix C. It describes 133 South Clark Street as follows:

> *Historic Resources Inventory #038085: Box plan with pyramid roof. Front portion of roof extends to form porch overhang and is supported by wood posts. Angled bay window on front facade rises up through main roof and is topped by a conical roof itself. Windows are high, vertical, double-hung windows. Some modifications have been made to the house,*

[12] City of Orange Planning Department, Historic Inventory Old Towne, 1982.

[13] AEGIS, City of Orange Historic Building Inventory Update, Final Report, October 1991.

including addition of dormer on side, new siding, and lattice work connecting porch posts.[14]

ADJACENT PROPERTIES

As summarized in Table 1 below, the Study Area includes (5) properties that immediately border the Project Site. Of these, four (4) properties are contributors to the Old Towne Orange Local Historic District.

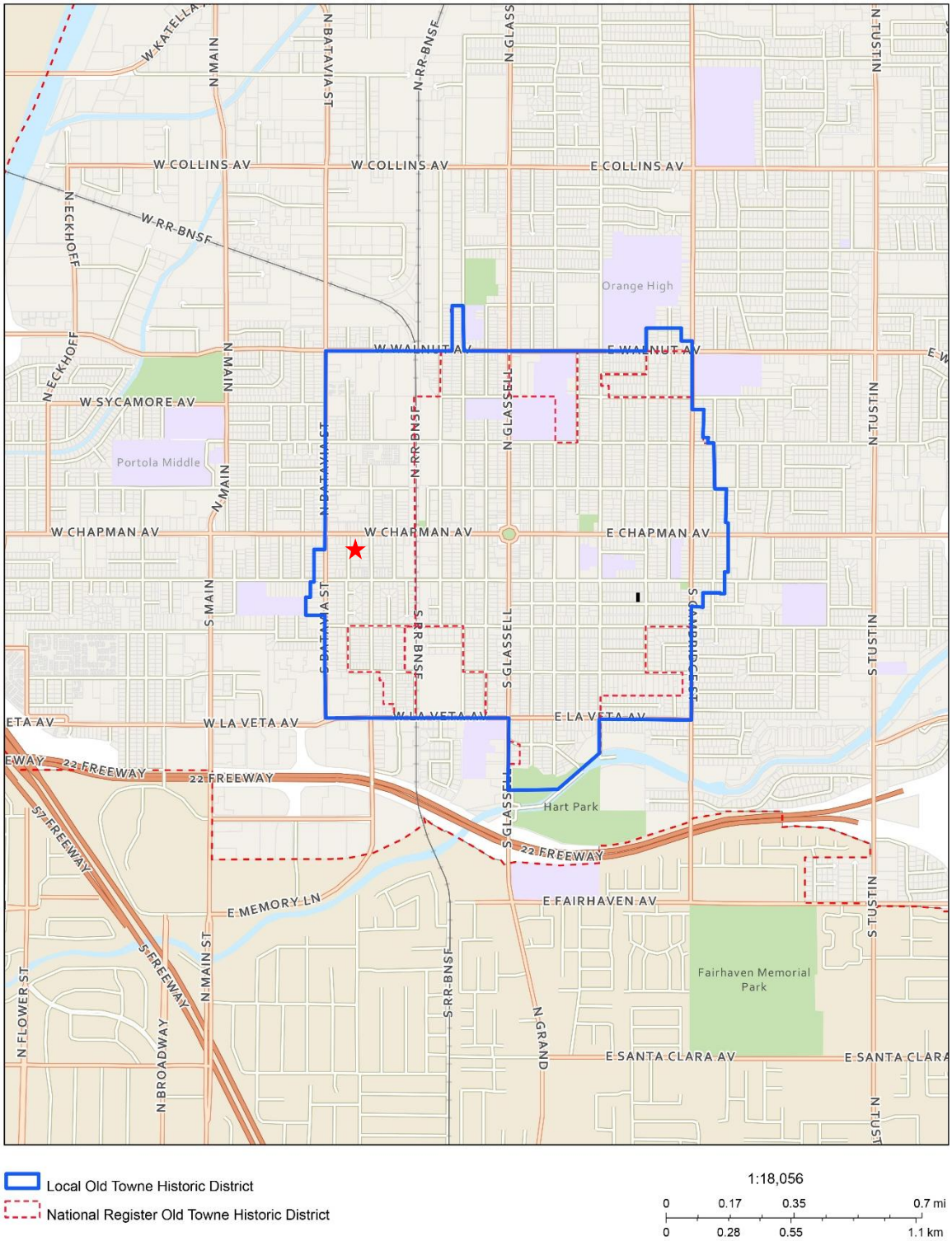
TABLE 1. PROPERTIES IN THE OLD TOWNE ORANGE LOCAL HISTORIC DISTRICT ADJACENT TO THE PROJECT SITE

NUMBER	STREET	DATE	CONTRIBUTOR?	CURRENT PHOTOGRAPH (HRG, 2025)
123	S. Clark St.	1924	Yes	
141-143	S. Clark St.	1909	Yes	
126-130	S. Parker St.	1923	Yes	

[14] Chattel, Inc. Department of Parks and Recreation Form, 523 Series, for 133 South Clark Street. May 2005.

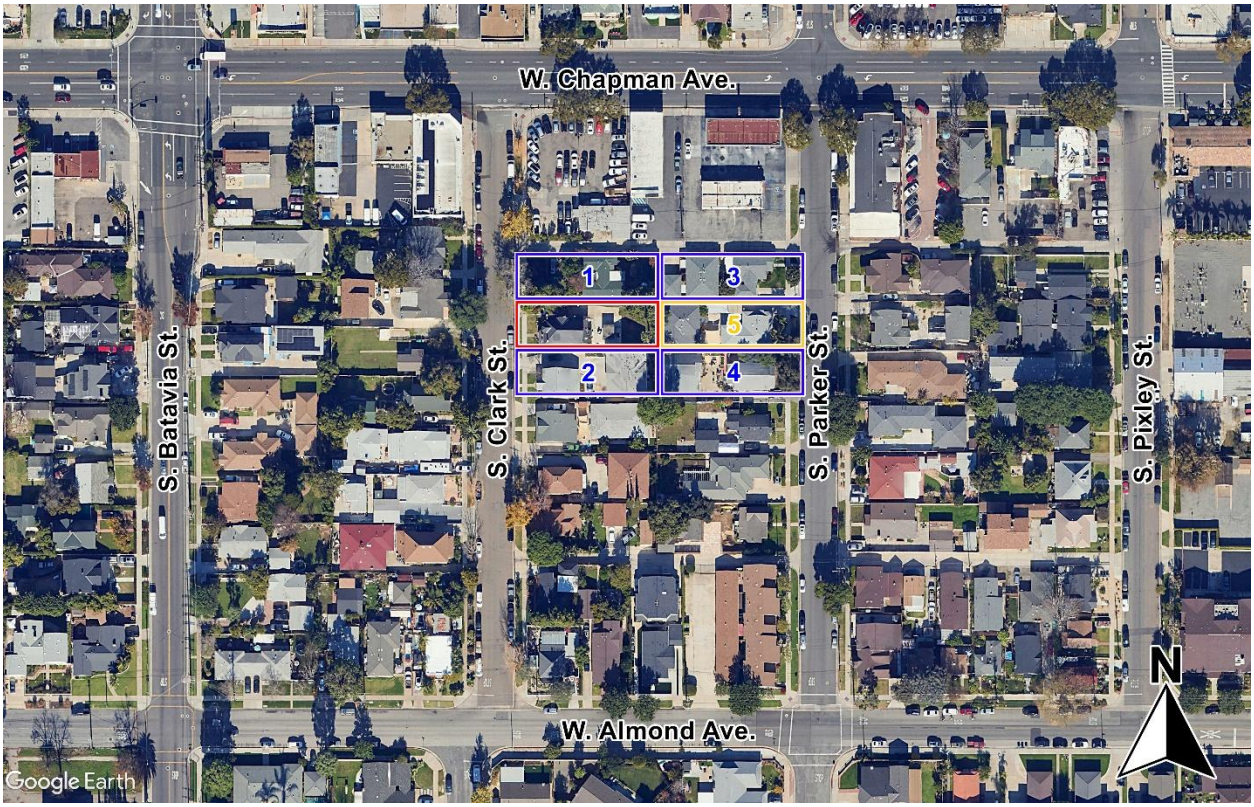
NUMBER	STREET	DATE	CONTRIBUTOR?	CURRENT PHOTOGRAPH (HRG, 2025)
134-136	S. Parker St.	1966	No	
142-144	S. Parker St.	1911	Yes	

FIGURE 4: OLD TOWNE ORANGE LOCAL HISTORIC DISTRICT MAP



133 South Clark Street indicated by red star

FIGURE 5: MAP OF STUDY AREA



Project Site outlined in red (source: Google Earth).

KEY

1. *123 South Clark Street (contributor to local historic district)*
2. *131 South Clark Street (contributor to local historic district)*
3. *126 South Parker Street (contributor to local historic district)*
4. *142 South Parker Street (contributor to local historic district)*
5. *134 South Parker Street (non-contributor to local historic district)*

5.0 DESCRIPTION OF PROJECT SITE

The single-family residence at 133 South Clark Street was constructed in 1916. It is flanked by residential properties, set back from South Clark Street behind a landscaped front yard, and in the Residential Vernacular style. The residence has a simple massing; an asymmetrical primary (west, South Clark Street) façade composition; wood frame walls clad with wood drop siding; and a low-pitched combination hipped and gable composition roof with shallow boxed eaves. The primary façade features a bay window and non-original projecting porch composed of a scored concrete slab, wood posts, and a composition shed roof with scalloped bargeboard. An original projecting porch on the secondary (north) façade matches this porch in design. Fenestration includes non-original vinyl vertical and horizontal sliding windows with simple wood casings and sills; a front door covered by a non-original metal security door; a partially glazed wood door on the secondary (north) façade that is possibly original; and two non-original doors on the rear (east) and secondary (south) facades. A dormer on the south side of the building is likely non-original. A projecting service porch covered by a composition shed roof on the rear façade partially retains its original footprint, but its exterior materials and fenestration are non-original. There is a concrete driveway on the north side of the property. Front landscaping consists of a concrete walkway, grass lawn, mature growth trees, and plantings. A metal driveway gate and wood fence enclose the rear yard. At the rear, there is concrete hardscape and a detached accessory dwelling unit (ADU) that is under construction.

Character-defining Features

Character-defining features are those visual aspects and physical features or elements, constructed during a historic property's period of significance, that give the property its historic character and contribute to its historic integrity. Character-defining features should be considered in the planning and design of a project and should be preserved to the maximum extent possible. In general, retaining character-defining features retains the integrity of an historic property; i.e., contributes to retaining the property's eligibility as an historical resource.

Character-defining features of 133 South Clark Street include:

- Simple form and one- and one-half story massing
- Asymmetrical primary (west, South Clark Street) façade composition
- Wood drop siding
- Bay on primary façade (windows non-contributing)
- Projecting porch on secondary (north) façade
- Low-pitched combination hipped and gable composition roof with shallow boxed eaves (dormer non-contributing)
- Overall fenestration pattern and simple wood windowsills and wood window and door casings

Photographs of existing conditions on the Project Site are included below.

PHOTOGRAPHS OF HISTORICAL RESOURCES ON THE PROJECT SITE

Historic Resources Group, July 2025

Image 1: Primary (west, South Clark Street) façade, view east

Image 2: Primary façade, view east

Image 3: Primary and secondary (north) façades, view southeast

Image 4: Primary and secondary (south) façades, view northeast

Image 5: Rear (east) façade, view southwest

Image 6: Rear and secondary (north) façades, view southwest

Image 7: Rear and secondary (south) façades, view northwest

Image 8: Rear yard, proposed location of garage, view southwest

Image 7: Rear yard, approved ADU (outside scope of this report), view northeast

6.0 ANALYSIS OF POTENTIAL IMPACTS

Framework for Analysis

THE SECRETARY OF THE INTERIOR'S STANDARDS

The Secretary of the Interior's Standards for the Treatment of Historic Properties (the Standards) provide guidance for reviewing proposed projects that may affect historical resources. The Standards and associated Guidelines address four distinct historic "treatments" including: (1) preservation, (2) rehabilitation, (3) restoration, and (4) reconstruction. The specific Standards and Guidelines associated with each of these possible treatments are provided on the National Park Service's website regarding the treatment of historical resources.[15]

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation, rehabilitation, and maintenance of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

The Standards for Rehabilitation (36 CFR 67) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features, or finishes that are important in defining the building's historic character. The Standards are applied taking into consideration the economic and technical feasibility of each project.

HISTORIC PRESERVATION DESIGN STANDARDS

The City of Orange's Historic Preservation Design Standards (HPDS) were adopted by the City Council on December 12, 2018. The purpose of the HPDS is to protect the distinct sense of place conveyed by Orange's historic buildings and neighborhoods. The HPDS are based on the *Secretary of the Interior's Standards for Rehabilitation* to help property owners, design professionals and residents understand the features that make buildings and neighborhoods special and provide guidance on how best to preserve those features; and guide the design of new construction so that it relates respectfully to historic buildings.

[15] U.S. Department of the Interior, National Park Service, *Technical Preservation Services*, "The Secretary of the Interior's Standards for the Treatment of Historic Properties," http://www.nps.gov/tps/standards.htm (accessed August 2025).

Analysis of Project Impacts

This report evaluates potential impacts resulting from the Project to the Old Towne Orange Local Historic District. The Project Site at 133 South Clark Street is a contributing property in the historic district. Historical resources in immediate proximity to a potential project are more likely to be adversely impacted, specifically by way of construction activities that have the potential to de-stabilize adjacent properties or alterations to the immediate setting of the resources. Historical resources physically separated from the Project Site by other buildings or streets, or by additional distance, are less likely to be adversely impacted due to this spatial separation.

THE SECRETARY OF THE INTERIOR'S STANDARDS

The Project is evaluated below against the applicable Standards for Rehabilitation to identify potential impacts to the Old Towne Orange Local Historic District. Because the Project consists only of new construction on the Project Site and does not propose any alteration or rehabilitation of 133 South Clark Street, Standards 1 through 7 are not applicable. Therefore, the Project is evaluated against applicable Standards 8, 9, and 10.

> *Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The Project Site is not located in an identified archeological zone and has been disturbed for previous development. Therefore, it is not likely that excavation for the Project may uncover unknown archeological resources on the site.[16] **If unexpected archeological resources are found, and they are identified, protected, preserved, and/or documented in consultation with a qualified archeologist, the Project would meet Standard 8.**

> *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The Project does not propose new additions or exterior alterations to the existing 1,159 square-foot residence at 133 South Clark Street or any adjacent contributing properties in the Old Towne Orange Local Historic District. The Project would be limited to a new 434-square-foot detached garage. The proposed garage would be structurally independent of the existing residence and would not destroy historic materials or features that characterize the property, the adjacent contributing properties, or the Old Towne Orange Local Historic District. All existing contributors would remain unaltered and would continue to convey the significance of the historic district. The Project would partially alter the historic setting by introducing new construction in a location on the lot that was not historically developed. However, the proposed garage would be situated at the rear of the lot, behind the residence, following the general historical development pattern in the historic district. The proposed garage would be minimally visible from the public right-of-way; would not obstruct primary views of the historical resource or adjacent contributing properties

[16] Recommendations for identification and treatment of possible archaeological resources are beyond the scope of this report; the Lead Agency would need to determine whether archaeological resources would be impacted by this project.

from the public right-of-way; and would be clearly subordinated to the contributing properties by its location and smaller size and massing. Additionally, the new construction would be differentiated from the old by its design, a simplified interpretation of the Residential Vernacular style that references, but does not copy, the design of the existing residence and other contributing buildings in the historic district. In summary, the new construction would be compatible with the existing residence and the historic district in terms of location, size, scale, massing, and proportions; and would be largely concealed from view from the street. **The Project meets Standard 9.**

> *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed garage would be free-standing and structurally independent of the existing residence at 133 South Clark Street. If removed in the future, the essential form and integrity of the residence, the adjacent contributing properties, and the overall historical setting of the Old Towne Orange Local Historic District would be unimpaired. **The Project meets Standard 10.**

HISTORIC PRESERVATION DESIGN STANDARDS

The Project is evaluated below against the City of Orange's *Historic Preservation Design Standards*. Overall, the Project meets the intent of the *Historic Preservation Design Standards.*

Standards for Historic Residential Buildings: Garages and Accessory Structures: Setting

1. *The prevailing pattern of open space in the front and side yards of contributing properties should be preserved.*

The Project is located in the rear yard of the Project Site. Therefore, it would preserve the prevailing pattern of open space in the front and side yards of contributing properties in the Old Towne Orange Local Historic District. **The Project meets this guideline.**

Standards for Historic Residential Buildings: Garages and Accessory Structures

4. *New garages and accessory structures should be similar in size, scale, and design to historic garages and accessory structures in the historic districts.*

    a. *A garage attached to a historic house is generally inappropriate. New garages and accessory structures typically should be located behind the rear wall of the historic house.*

    b. *New garages or accessory structures should not compete visually with the historic residence and should be subordinate in height, width, and area in comparison to the existing primary structure.*

    c. *Accessory structures may reflect the architectural style of the existing house through similar materials, windows, roof patterns, and simplified architectural details.*

d. *Basic rectangular forms, with simple hip or gable roofs, are appropriate for most new garages and accessory structures.*

e. *Single-bay garage doors are more appropriate than double-bay garage doors on new structures.*

The proposed 434-square-foot detached garage would be similar in size, scale, and design to historic garages in the Old Towne Orange Local Historic District; would be subordinate in height, width, and area to the existing 1,159 square-foot residence; would be differentiated from the residence by its design, a simplified interpretation of the Residential Vernacular style that references, but does not copy, the design of the existing residence and other contributing buildings in the historic district; would feature a square plan with a simple low-pitched hipped roof that is compatible with the residence. The Project proposes double-bay garage doors. Although a single-bay garage door would be more appropriate, the Project would install a pair of wood carriage doors in each bay in order to maintain consistency with historic accessory structures in the Old Towne Orange Local Historic District. The carriage doors would recall, but not copy, historic carriage doors in the district. Moreover, the new garage would be located behind the rear wall of the residence, with its primary façade oriented perpendicularly to the historic building; this would minimize visibility of the double-bay garage doors from the public right-of-way. **The Project meets this guideline.**

Standards for New Construction Related to Historic Buildings: Infill Construction

1. *The location of new primary and secondary structures on a lot should be consistent with the historic pattern of front and side yard setbacks.*

The proposed garage would follow the general historical development pattern in the Old Towne Orange Local Historic District, including front and side yard setbacks. A review of Sanborn Fire Insurance Maps indicates that the Kordes Tract, in which the property is located, was historically developed with single-family residences fronting the street, with detached garages and accessory buildings at the rear.[17] **The Project meets this guideline.**

2. *New buildings should be similar in mass and scale to surrounding buildings.*

    a. *If a new building is larger than its neighbors, it should be modulated so that the appearance of the mass is located back from the street and is less visible.*

    b. *Properties with new construction are recommended to use the average Floor Area Ratio of historic properties on the surrounding street as a model for compatible new development.*

The proposed garage would be similar in mass and scale to surrounding buildings; and would be situated at the rear of the lot. As such, the new building would not obstruct primary views of the historical resource or adjacent contributing properties; and would not be highly visible from the

[17] Sanborn Fire Insurance Map, Orange, Orange, California, sheet 8, January 1922.

public right-of-way. **The Project meets this guideline.**

3. *The height and roof form of a new building should be comparable to surrounding historic buildings.*

    a. *Roofing materials and details should be similar to those found on historic properties.*

    b. *Dormers should be similar in size and style to historic properties.*

The proposed garage would be comparable in height to adjacent accessory building in the Old Towne Orange Local Historic District. The proposed garage would also feature a low-pitched hipped roof covered with composition shingles, consistent with the residence and other contributing properties in the historic district. **The Project meets this guideline.**

4. *A new primary building should have a main entrance and façade parallel to and facing the street.*

The Project does not propose a new primary building. **This guideline is not applicable**.

5. *The progression of public to private spaces from the street should be maintained.*

    a. *A sheltered building entrance or front porch may be appropriate to create a transitional space from the street to the interior of the building.*

The proposed garage would be situated at the rear of the lot to maintain the progression of public and private space from South Clark Street. **The Project meets this guideline.**

6. *New construction should have a similar pattern of windows and doors on elevations visible from the street to those found in surrounding historic buildings.*

The proposed garage would be situated at the rear and therefore not be highly visible from the public right-of-way. **This guideline is not applicable.**

7. *The use of traditional building materials found on historic buildings in the Historic District is encouraged for new construction.*

    a. *Exterior materials shall be compatible with the size, scale, design, texture, reflectivity, durability and color of historic materials used on comparable historic buildings in the Historic District.*

    b. *Use of simplified versions of traditional architectural details is encouraged.*

    c. *Alternates to traditional building materials may be considered, if the alternate material is compatible with the design and appearance of comparable historic features on similar contributing buildings in the Historic District.*

The proposed garage would incorporate horizontal composite siding and a low-pitched composition hipped roof that are consistent with the residence and other contributing properties in the Old Towne Orange Local Historic District. **The Project meets this guideline.**

8. *The height, mass and scale of new secondary buildings should be minimized as much as possible.*

    a. *In general, secondary buildings should be no taller than the primary building. In limited areas, secondary buildings may be taller than primary buildings, if this condition is already typical of the streetscape of the surrounding blocks.*

    b. *The design of secondary buildings should be subordinate to the primary building on the lot.*

    c. *Historic accessory structures were typically utilitarian buildings with limited decorative elements. Basic rectangular building forms and simple roof configurations are appropriate.*

The proposed garage would be 12'-4" in height. The height of the residence is 20.' Therefore, the proposed garage would not be taller than the residence. Additionally, the proposed garage would be subordinated to the residence and other contributing properties in the Old Towne Orange Local Historic District by its location in the rear yard; and would embody a utilitarian design that is a simplified interpretation of the Residential Vernacular style that references, but does not copy, the design of the existing residence and other contributing buildings in the historic district; and would feature a square plan with simple low-pitched hipped roof that is compatible with the residence. **The Project meets this guideline.**

9. *Infill construction should adhere to the sections on Standards for Historic Residential Buildings – Setting or Standards for Historic Commercial Buildings – Setting.*

As noted above under *Standards for Historic Residential Buildings: Garages and Accessory Structures*, the Project is located in the rear yard of the Project Site. Therefore, it would preserve the prevailing pattern of open space in the front and side yards of contributing properties in the Old Towne Orange Local Historic District. **The Project meets this guideline.**

7.0 CONCLUSION

The Project Site at 133 South Clark Street is a contributing property in the Old Towne Orange Local Historic District. The Project proposes to construct a detached garage at the rear of the property. This analysis has demonstrated that the Project conforms with the applicable Secretary of the Interior's Standards for Rehabilitation and the City of Orange's Historic Preservation Design Standards. The new construction would be compatible in size, scale, design, massing, and proportions with the existing contributing building on the Project Site; and it would not result in a substantial change to the site and environment of the property or adjacent contributors in the Old Towne Orange Local Historic District. Therefore, the Project would not result in any impacts to the Old Towne Orange Local Historic District.

8.0 REFERENCES

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APPENDIX A

RESUMES OF AUTHORS/CONTRIBUTORS

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105 - 3816

Tel 626-793-2400
historicresourcesgroup.com

JOHN LOCASCIO, AIA

Principal Architect

Professional License

California Architect C24223

Education

Master's Degree, Historic Preservation, University of Southern California

Bachelor of Architecture, University of Southern California

Honors and Awards

National Trust for Historic Preservation, Richard H. Driehaus Foundation National Preservation Award

Los Angeles Conservancy Preservation Award

California Preservation Foundation Preservation Design Award

City of Pasadena Historic Preservation Award

AIA Institute Honor Award

Experience Profile

Years of Experience: 31

John LoCascio has been with HRG since 2011, involved in historic preservation since 2002, and a licensed, practicing architect since 1993.

John's areas of focus at HRG include historic architecture and technology, building conservation, historic structure reports and federal historic rehabilitation tax credit projects. He provides technical assistance for construction documents, advises on compliance with the Secretary of the Interior's Standards and the use of the State Historic Building Code, provides construction monitoring, and paint and materials sampling and analysis services. John has worked on a wide variety of buildings and structures in California as well as in other states. He is currently advising on historic tax credit projects in Los Angeles, the San Francisco Bay area, and Washington State. In addition, John regularly provides historic architecture consultation for numerous LAUSD campus modernization projects.

John LoCascio meets the *Secretary of the Interior's Professional Qualifications Standards* in Architecture and Historic Architecture.

Selected Projects

28th Street YMCA Rehabilitation and Adaptive Reuse, Los Angeles
Academy Museum of Motion Pictures Rehabilitation, Hollywood
Angelus Funeral Home Historic Tax Credit Project, Los Angeles
CBS Columbia Square Rehabilitation and Adaptive Reuse, Hollywood
Chapman University VPO Packing House Rehabilitation, Orange
Climate Pledge Arena Historic Tax Credit Project, Seattle
Constance Hotel Historic Tax Credit Project, Pasadena
Grand Central Air Terminal Rehabilitation & Adaptive Reuse, Glendale
Los Angeles International Airport Preservation Plan and HSRs
Mayfair Hotel Historic Tax Credit Project, Los Angeles
Venice High School Comprehensive Modernization, Los Angeles

Professional Affiliations

American Institute of Architects

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105 - 3816

Tel 626-793-2400
historicresourcesgroup.com

ADAM RAJPER

Senior Historic Preservation Specialist

Education

Master of Historic Preservation, Columbia University
Bachelor of Architecture, California State Polytechnic University, Pomona

Professional Affiliations

Association for Preservation Technology
Columbia University Preservation Alumni
Pasadena Heritage
The 1947 Partition Archive
Society of Architectural Historians

Experience Profile

Years of Experience: 9

Adam has worked in historic preservation in the non-profit, private, and public sectors. He joined HRG in 2022; his areas of focus include preparing documentation in support of CEQA, NEPA and Section 106 environmental review, and historic resources assessments.

Adam has utilized his architecture and conservation skills to prepare Historic Structures reports, provide building envelope consultations, develop treatment plans, conduct easement property inspections, and review projects proposing exterior maintenance and alterations. In general, Adam has worked on a variety of projects, including state and federal historic tax credit applications, local preservation incentives, National Register nominations, Historic Structure Reports, Historic American Building Survey (HABS) documentation reports, historic resource surveys, historic context statements, and historic rehabilitations.

Prior to joining HRG, Adam was a senior architectural historian for consulting firms in California and Texas, most recently MacRostie Historic Advisors in Houston. He also served as Preservation Director for Pasadena Heritage and Historic Preservation Specialist for the City of San Antonio Office of Historic Preservation.

Adam Rajper meets the *Secretary of the Interior's Professional Qualification Standards* in Historic Preservation in History, Architectural History and Historic Architecture.

Selected Projects

Aurora Apartment Hotel National Register Nomination
American National Insurance Company National Register Nomination
Friedrich Refrigeration Company Official Texas Historical Marker
Mills Act Historic Property Contract Program Inspections
RMS Queen Mary Historic Structures Report
Rancho Los Amigos Historic Survey

APPENDIX B

PROJECT INFORMATION

PROPERTY INFORMATION:

ADDRESS: 133 S CLARK STREET ORANGE, CALIFORNIA 92868	
OWNER: ALAN S. ROSEN (714)376-8620	
A.P.N :	39067206
TRACT :	398
BLOCK :	C
LOT :	9
ZONING :	R-1-6
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	U-1
A-TRACT: KORDES TR BLOCK: C LOT: 9 TR 398	

SITE & BUILDING DATA

LOT/PARCEL AREA: 6,732 SQ FT	
(E) S.F.D. LIVING AREA (3 BEDS 2 BATHS)	1,159 SQ. FT
(E) FRONT PORCH:	76 SQ. FT
(E) LEFT PORCH:	55 SQ. FT
APPROVED DETACHED ADU(3 BEDS 2 BATHS)(BLDG25-0042)	800 SQ. FT
APPROVED ADU FRONT PORCH (BLDG25-0042)	15 SQ. FT
(N) DETACHED GARAGE	434 SQ. FT
PROPOSED FAR	0.35
BLOCK FLOOR AREA RATIO FAR FAR RANGE 0.13 - 0.46 AVERAGE FAR 0.33	

SCOPE OF WORK

* NEW DETACHED GARAGE (434 SQ. FT.)

SHEET INDEX

SITE PLAN	C-1
EXISTING SITE PLAN	C-2
FLOOR PLAN / ELEVATIONS	G-1
SECTIONS / ROOF PLAN	G-2

APPLICABLE CODES:

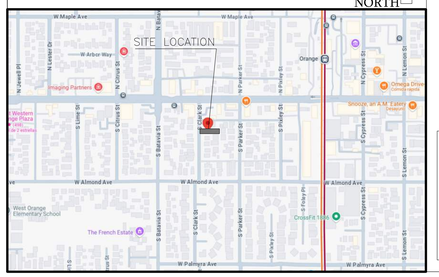
ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES AND LOCAL ORDINANCES:

* 2022 CALIFORNIA RESIDENTIAL CODE
* 2022 CALIFORNIA BUILDING CODE
* 2022 CALIFORNIA MECHANICAL CODE
* 2022 CALIFORNIA PLUMBING CODE
* 2022 CALIFORNIA ELECTRICAL CODE
* 2022 CALIFORNIA TITLE 24 ENERGY CODE

ABBREVIATIONS

A.B.	ANCHOR BOLT	EN.	EDGE NAILING	PL.	PLATE
ADJ.	ADJUSTABLE	ELEV.	ELEVATION	PENNY(d)	NAILS
ABV.	ABOVE	ENGR.	ENGINEER	PLYWD.	PLYWOOD
A.C.I.	AMERICAN CONCRETE INSTITUTE	EQ.	EQUAL	P.S.F.	POUNDS PER SQUARE FOOT
		EQUIP.	EQUIPMENT	P.S.I.	POUNDS PER SQUARE INCH
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTR.	EXIST (E)	EXISTING	PRESS.	PRESSURE
		EXP.	EXPANSION	R.	RADIUS
A.S.T.M.	AMERICAN SOCIETY FOR TESTING & MATERIALS	FIN.	FINISH	REINF.	REINFORCING
		F.N.	FIELD NAILING	REQD.	REQUIRED
		FLR.	FLOOR	RM.	ROOM
ARCH.	ARCHITECT(URAL)	FTG.	FOOTING	SCHED.	SCHEDULE
BM.	BEAM	FDN.	FOUNDATION	SHTG.	SHEATHING
BD.	BOARD	FRMG.	FRAMING	SHT.	SHEET
BLK.	BLOCK	GA.	GAUGE	SIM.	SIMILAR
BLKG.	BLOCKING	GALV.	GALVANIZED	SPEC.	SPECIFICATION
BOT.	BOTTOM	GLB.	GLUE LAM BEAM	STGR.	STAGGER
BLDG.	BUILDING	GRD.	GRADE	STD.	STANDARD
CLG.	CEILING	H.D.	HOLDOWN	STL.	STEEL
CLR.	CLEAR	HGR.	HANGER	STIFF.	STIFFNER
COL.	COLUMN	HDR.	HEADER	STRUCT.	STRUCTURAL
C.M.U.	CONCRETE MASONRY UNIT	HT.	HEIGHT	SQ.	SQUARE
		HORIZ.	HORIZONTAL	SYM.	SYMMETRICAL
		IN.	INCH	THK.	THICK
C.J.	CONSTRUCTION JOINT	I.D.	INSIDE DIAMETER	U.B.C.	UNIFORM BUILDING CODE
		INT.	INTERIOR		
CONC.	CONCRETE	JST.	JOIST	U.N.O.	UNLESS NOTED OTHERWISE
CONN.	CONNECTION	LAM.	LAMINATED		
CONSTR.	CONSTRUCTION	LT. WT.	LIGHT WEIGHT		
CONT.	CONTINUOUS	M.B.	MACHINE BOLT	VERT.	VERTICAL
DEMO.	DEMOLISH	MAS.	MASONRY	WT.	WEIGHT
DET.	DETAIL	MAX.	MAXIMUM	W.W.F.	WELDED WIRE FABRIC
DIAG.	DIAGONAL	MTL.	METAL		
DIA. (ø)	DIAMETER	MIN.	MINIMUM	W.W.M.	WELDED WIRE MESH
DIM.	DIMENSION	N.T.S.	NOT TO SCALE		
DBL.	DOUBLE	NO. or #	NUMBER	W.F.	WIDE FLANGE
DWG.	DRAWING	O.C.	ON CENTER	W/	WITH
EA.	EACH	OPNG.	OPENING		
		OPP.	OPPOSITE		
		O.D.	OUTSIDE DIA.		

VICINITY MAP

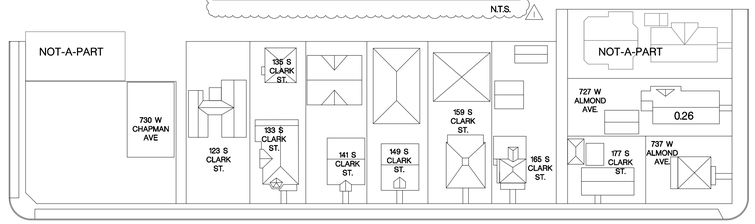


LEGEND:

NEW DETACHED GARAGE
434 SQ. FT.

Block Floor Area Ratio (FAR)

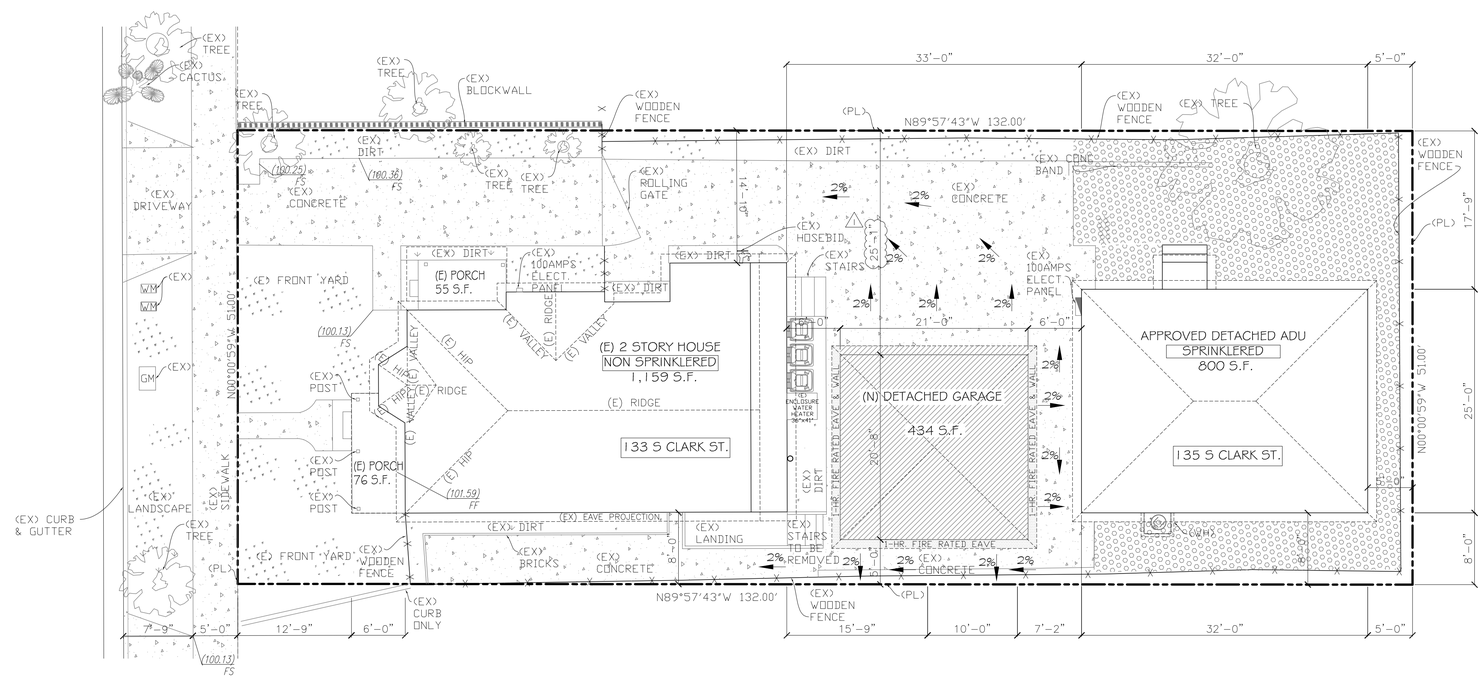
N.T.S.



NUMBERS OF STORIES:	1	1	1	1	1	1	1	1	1	1
TOTAL FAR: INCLUDING GARAGES & ACCESSORY STRUCTURES 1ST & 2ND FLOOR WITHOUT OPEN PORCHES)	0.13	0.20	0.29	0.45	0.46	0.42	0.20	0.36	0.30	0.26

FAR RANGE: 0.13 to 0.46

AVERAGE FAR: 0.33 FAR



NOTE: 2%
PROVIDE A MINIMUM 2% GRADIENT AWAY FROM BUILDING, TYP.

CRC 2022 SECTION R401.3 EXCEPTION:
Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

NORTH

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

ALL DRAWINGS, DESIGNS, SPECIFICATIONS, REPRESENTED HEREIN ARE THE ORIGINAL AND UNPUBLISHED PROPERTY OF ALLSTAR ENGINEERING GROUP AND SHALL NOT BE REPRODUCED, DISCLOSED OR USED BY OTHERS WITHOUT PRIOR WRITTEN CONSENT OF ALLSTAR ENGINEERING GROUP. VIEWING THESE DOCUMENTS CONSTITUTES ACCEPTANCE OF THESE CONDITIONS. ALL RIGHTS RESERVED.

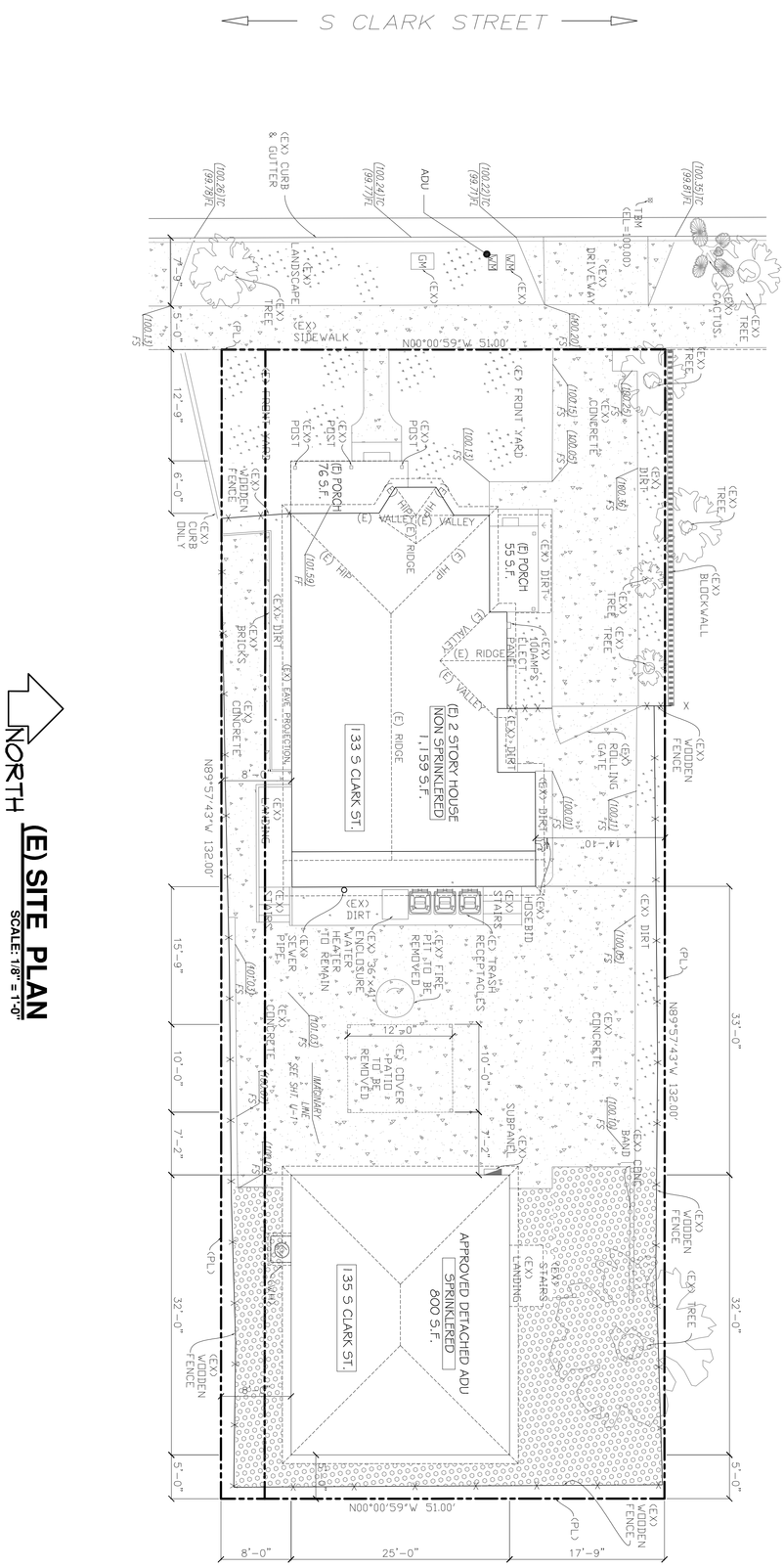
ALLSTAR
DESIGN & ENGINEERING GROUP
RESIDENTIAL + COMMERCIAL + INDUSTRIAL
644 NORTH POPLAR STREET, SUITE 'B', ORANGE, CA 92868
PH. 657-221-0641 EMAIL: allstarengr@gmail.com
WWW.ABCIVILENGINEERING.COM

REVISIONS	BY
PLAN CHECK 9/17/25	AB

NEW DETACHED GARAGE
133 S CLARK STREET
ORANGE, CALIFORNIA 92868

SITE PLAN

JOB NO.	24-045
DRAWN	J.N.
CHECKED	A.B.
SCALE	NOTED
DATE	9/17/25
SHEET NO.	C-1


S CLARK STREET
(E) SITE PLAN
SCALE: 1/8" = 1'-0"
NORTH
133 S CLARK ST.
(E) 2 STORY HOUSE
NON SPRINKLERED
1,159 S.F.
(E) PORCH
55 S.F.
(E) PORCH
76 S.F.
135 S CLARK ST.
APPROVED DETACHED ADU
SPRINKLERED
800 S.F.
N00°00'59"W 51.00'
N89°57'43"W 132.00'
(E) FRONT YARD
(E) SIDEWALK
(E) CURB & GUTTER
(E) DRIVEWAY
(E) LANDSCAPE
(E) TREE
(E) CACTUS
(E) BLOCKWALL
(E) WOODEN FENCE
(E) CURB ONLY
(E) CONCRETE
(E) DIRT
(E) RIDGE
(E) VALLEY
(E) HIP
(E) TRIP
(E) RAIN GUTTER
(E) ELECT. PANEL
(E) LAMPS
(E) ROLLING GATE
(E) HOSE BIB
(E) STAIRS
(E) TRASH RECEPTACLES
(E) WATER HEATER ENCLOSURE TO REMAIN
(E) FIRE PIT TO BE REMOVED
(E) CLOVER PATIO TO BE REMOVED
(E) SEWER PIPE
(E) SUBPANEL
(E) LANDING
(E) BAND JOIST
(E) WOODEN FENCE
(E) WOODEN FENCE
(E) WOODEN FENCE
(E) TREE
(E) TREE
(E) TREE
(E) TREE
(E) TREE
(E) POST
(E) POST
(E) POST
(E) POST
(E) CONCRETE
(E) BRICKS
(E) DIRT
(E) PAVE PROJECTION
(E) PAVE
(E) CONCRETE
(E) DIRT
(E) CONCRETE
(E) DIRT
(E) CONCRETE
(E) DIRT
(E) DIRT
(E) DIRT

DOOR SCHEDULE					
NO.	DOOR SIZE	DOOR	FRAME	HDWR. NOTES	LOCATION	UNITS
1	3'-0"x6'-8"	WD.	WD.	SOLID CORE	ENTRY	2
2	8'-0"x7'-0"	WD.	WD.	SWINGING DOOR	GARAGE DOOR	2

NOTE: ALL DOORS COLOR, STYLE, TYPE TO BE SELECTED BY OWNER.

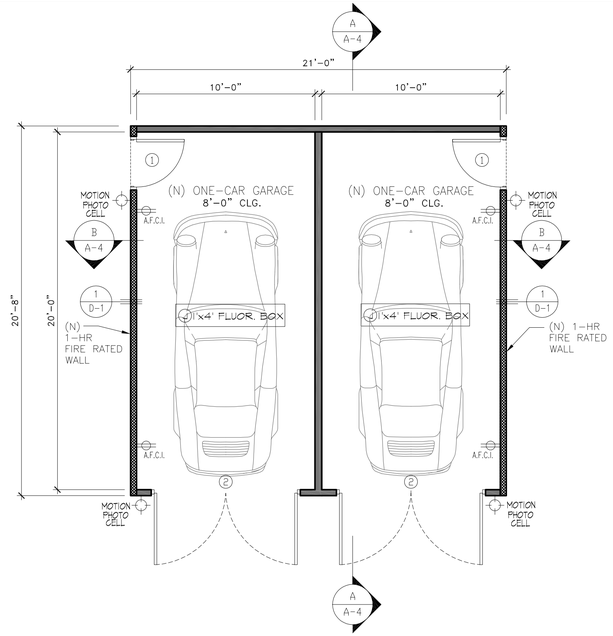
WALL LEGEND

NEW 2 x 4 STUD WALL

NEW 1-HR FIRE RATED WALL

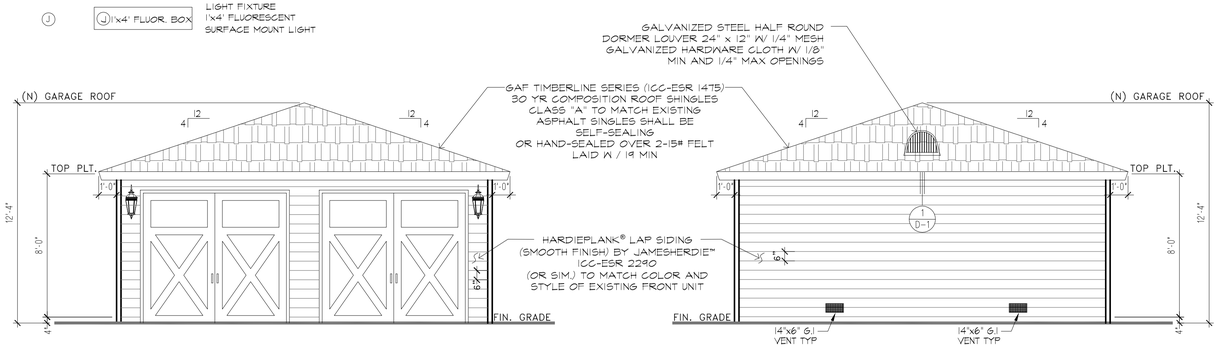
ELECTRICAL LEGEND

- DUPLEX OUTLET
- 220v — DUPLEX OUTLET 220 VOLTS
- WP GFI — DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
- 3 — ELECT SWITCH THREE WAY
- 4 — ELECT SWITCH FOUR WAY
- PHOTO CELL / MOTION — WALL MOUNTED LIGHT FIXTURE PHOTOCONTROL/MOTION SENSOR COMBINATION LIGHTING FEATURES SHALL BE SET AT A RATING OF 2,700 TO 3,000 KELVIN
- D — RECESSED DOWNLIGHT WITH DIMMER SHALL BE SEALED TYPE
- LED FL — Provide Luminaires classified as high efficacy such as pin-based sockets, (compact fluorescent) or linear fluorescent lamps with electronic ballasts. Some screw socket types that are high efficacy metal halide and light emitting diode (LED) may be used as well
- V.P. — VAPOR PROOF
- A.F.C.I. — DUPLEX OUTLET GROUND FAULT INTERRUPTER ELECTRICAL
- J — J 1'x4' FLUOR. BOX — LIGHT FIXTURE 1'x4' FLUORESCENT SURFACE MOUNT LIGHT



PROPOSED TWO-CAR GARAGE FLOOR PLAN

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



DETACHED GARAGE FRONT ELEVATION

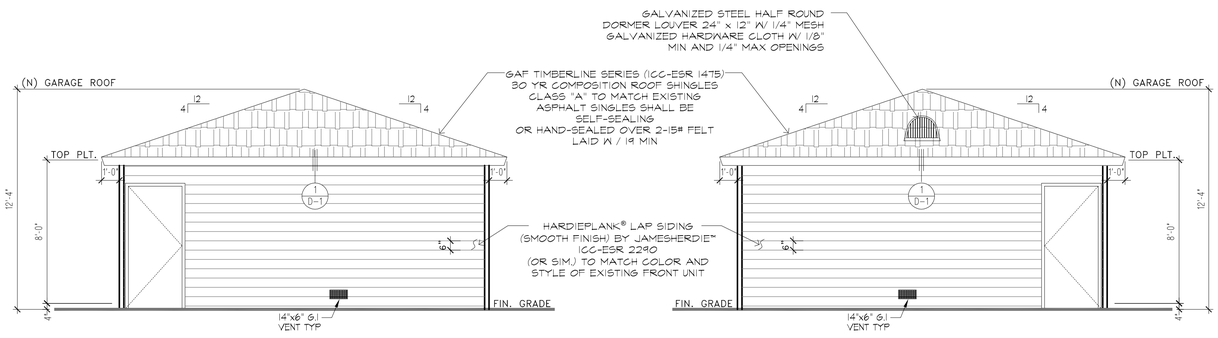
NORTH

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

DETACHED GARAGE REAR ELEVATION

SOUTH

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



DETACHED GARAGE LEFT ELEVATION

WEST

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

DETACHED GARAGE LEFT ELEVATION

EAST

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

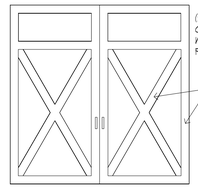
PROPOSED GARAGE COLORS MATERIALS

N.T.S.

(x2) 36"x80" WHITE 2-PANEL SHAKER EXTERIOR ENTRY WOOD DOOR PER PLAN

PROPOSED GARAGE ENTRY DOOR

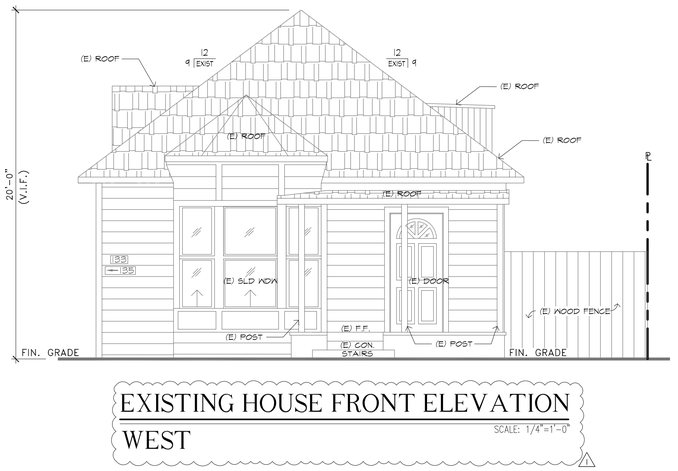
N.T.S.



(x2) 80"x70" WHITE CRAFTSMAN STYLE WOOD GARAGE DOOR PER PLAN

PROPOSED GARAGE DOOR

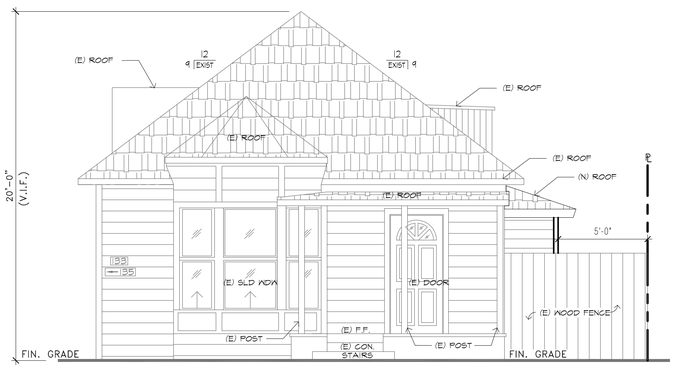
N.T.S.



EXISTING HOUSE FRONT ELEVATION

WEST

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



PROPOSED GARAGE ELEVATION AT THE REAR OF (E) HOUSE

WEST

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

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ALLSTAR
DESIGN & ENGINEERING GROUP
RESIDENTIAL + COMMERCIAL + INDUSTRIAL
644 NORTH POPLAR STREET, SUITE 'B', ORANGE, CA 92868
PH. 657-221-0641 EMAIL: allstarengr@gmail.com
WWW.ABCIVILENGINEERING.COM

REVISIONS	BY
1 PLAN CHECK 9/17/25	AB

NEW DETACHED GARAGE

133 S CLARK ST. ORANGE, CALIFORNIA 92868

FLOOR PLAN / ELEVATIONS

JOB NO.	24-045
DRAWN:	J.N.
CHECKED:	A.B.
SCALE:	NOTED
DATE:	9/17/25

SHEET NO.

G-1

ROOF PLAN

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

ROOFING MATERIAL TYPE:

GAF Timberline Cool Series Shingles (ICC-ESR 1475)
(N) 30 YR. COMPOSITION ROOF SHINGLES
CLASS "A" to MATCH EXISTING.
ASPHALT SHINGLES SHALL BE SELF- SEALING OR HAND- SEALED, OVER 2-15 # FELT LAID w/ 19 MIN. HORIZONTAL OVERLAP
MATCH EXISTING

ROOF NOTES

1. ROOF SLOPE : TYPICAL NEW ROOF SLOPE = 4:12 U.N.O.
   SEE ROOF PLAN
2. ROOF OVERHANG : 12" AT EAVE. (U.N.O.)
   12" AT BARGE. (U.N.O.)
3. ROOF VENTS : DORMER VENTS TO BE SELECTED BY BUILDER. NET FREE AREA PER VENT SHALL BE 100 SQ. IN. MIN. INSTALL 6 MIN.

   GALVANIZED STEEL
   HALF ROUND DORMER LOUVER
   24"x 12" w/ 1/4" MESH
   GALVANIZED HARDWARE CLOTH
   w/ 1/8" MIN. & 1/4" MAX OPENING

4. ROOF MATERIAL : GAF UL CLASS "A" STANDARD ROOF SHINGLE ICC-ESR 1475

ATTIC VENTILATION

NOTE: 50% OF THE REQUIRED VENTILATION AREA MUST BE LOCATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE PROVIDED BY EAVE OR CORNICE VENTS.

- ALL VENT OPENINGS SHALL BE COVERED W/ 1/4" CORROSION RESISTANT METAL MESH.
- FRAMER SHALL BE RESPONSIBLE FOR COORDINATING W/FRAMING LAYOUT TO ACCOMMODATE ALL ATTIC VENTS
- ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF AND WALL MOUNTED LOUVERS SHALL BE SEALED AND FLASHED WITH "MOISTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATIONS.
- PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES BEING BLOCKED BY INSULATION.
- PAINT DORMER VENTS TO MATCH ROOF COLOR.

NOTE:
FOR CALIFORNIA FRAMED ROOF AREA – VERIFY LOCATION WITH STRUCTURAL ENGINEERING DRAWINGS. UNLESS OTHERWISE NOTED, PROVIDE VENT CUT-OUTS THROUGH SHEATHING BELOW FOR VENTILATION AND AS APPLICABLE, ACCESS TO CALIFORNIA FRAMED AREA.

ATTIC VENTILATION CALC.

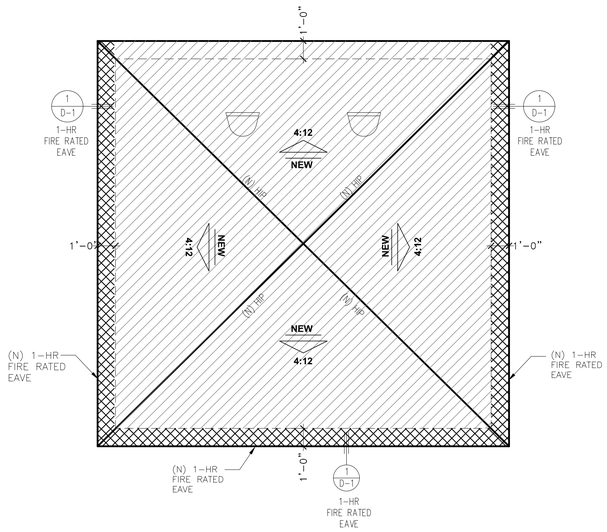
ATTIC AREA : 441 SQ. FT.
S.F. X 1/300 X 144 = SQ. IN.

REQUIRED

441	SQ. FT. / 300 =	1.47	SQ. FT.
1.47	SQ. FT. X 144 =	211.68	SQ. IN. REQUIRED

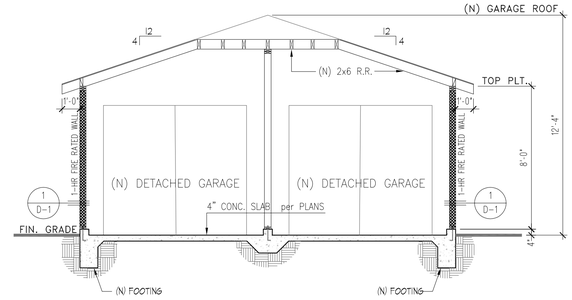
PROVIDE

(2) DORMER VENTS AT	100 SQ. IN	PER VENT =	200
(3) EAVE VENTS	9 SQ. IN	PER VENT =	27
		TOTAL =	227



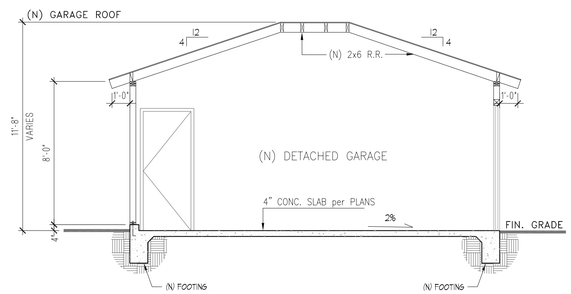
(N) DETACHED GARAGE ROOF PLAN

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



SECTION A

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



SECTION B

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

ALLSTAR
DESIGN & ENGINEERING GROUP
RESIDENTIAL + COMMERCIAL + INDUSTRIAL
644 NORTH POPLAR STREET, SUITE 'B', ORANGE, CA 92868
PH. 657-221-0641 EMAIL: allstarengr@gmail.com
WWW.ABCIVILENGINEERING.COM

REVISIONS	BY

NEW DETACHED GARAGE
133 S CLARK ST. ORANGE, CALIFORNIA 92868
SECTIONS / ROOF PLAN

JOB NO.	24-045
DRAWN:	J.N.
CHECKED:	A.B.
SCALE:	NOTED
DATE:	9/17/25

SHEET NO.
G-2

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APPENDIX C

DEPARTMENT OF PARKS AND RECREATION FORM (2005)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # 30-158719
HRI # 038085
Trinomial ORA
NRHP Status Code 5D1
Other Listings:
Review Code: Reviewer: Date:

***Resource Name or #:** (Assigned by Recorder) CLARK_S_133__APN_390-672-06

P1. Other Identifier:

***P2. Location:** ☐ Not for Publication ☑ Unrestricted

***a. County:** Orange **and** (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad:** **Date:** **T** ; **R** ; 1/4 of 1/4 of **Sec** ; **B.M.**

c. Address: 133 - S CLARK ST ,# **City:** Orange **Zip:** 92868

d. UTM: (Give more than one for large and/or linear resources) **Zone** ' **mE/** **mN**

e. Other Locational Data:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boudnaries. Continues on Pg.3.)

Materials: Frame - Wood siding

Box plan with pyramid roof. Front portion of roof extends to form porch overhang and is supported by wood posts. Angled bay window on front facade rises up through main roof and is topped by a conical roof itself. Windows are high, vertical, double-hung windows. Some modifications have been made to the house, including addition of dormer on side, new siding, and lattice work connecting porch posts.

***P3b. Resource Attributes:** (List attributes and codes) (HP2)--Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☑ Element of District ☐ District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) 2005

***P6. Date Constructed/ Age and Source:**

1917

☑ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

***P8: Recorded by:** (Name, affiliation, and address)

D. Gest, P. LaValley, D. Matsumoto

Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

***P9. Date Recorded:**

March, 2005

***P10. Survey Type:** (Describe)

Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey. AEGIS (1991) Historic Building Inventory Update. Heritage Orange County, Inc. (1982) Orange Historic Survey.

***Attachments:** ☐ NONE ☐ Location Map ☑ Continuation Sheet(s) ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

*Resource Name or #: (Assigned by Recorder) CLARK_S_133__APN_390-672-06

B1. Historic Name: Unknown

B2. Common Name:

B3. Original Use: RES **B4. Present Use:** RES

***B5. Architectural Style:** Hip Roof Cottage

***B6. Construction History:** (Construction date, alterations, and date of alterations) **Date of Construction:** 1917 ☑ Historic ☐ Prehistoric ☐ Both

Some modifications have been made to the house, including addition of dormer on side, new siding, and lattice work connecting porch posts. Since the 1982 survey, this structure has been altered with appropriate removal of inappropriate siding and lattice work.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

***B9. Architect or Builder:** Unknown

***B10. Significance:** **Theme:** Architecture **Area:** City of Orange **Property Type:** Residence

Period of Significance: Old Towne: Early Settlement (c. 1870 - 1920) **Applicable Criteria:** AC

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)

Structural Integrity: Fair Condition - Minor and reversible or appropriate changes to original structure.

Site Integrity: Accessory structure or major addition and other inappropriate changes that compromises the scale or association with the site.

Opportunities:

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Orange Daily News.

B13. Remarks: (Continues on Pg.3.)

Status change since 1991 Survey: None.

(Sketch Map with North arrow required.)

***B14. Evaluator:** Robert Chattel

***Date of Evaluation:** September, 2005

(This space reserved for official comments.)

*Resource Name or #: (Assigned by Recorder) CLARK_S_133__APN_390-672-06

Recorded by:
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Date Recorded: March, 2005

☑ Continuation ☐ Update

Years Surveyed: 1982, 1991, 2005

Description of Photo: 1991

Listed in National Register:

General Plan: LDR **# of Buildings:** 1

Planning Zone: R-3 **# of Stories:** 1

Lot Acre: 0.159 **# of Units:** 1

Principal Building Sqft: 1071

B6. Construction History (Continued from Pg.2):

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

Agenda Item

Design Review Committee

Item #: 4.4. 12/17/2025 **File #:** 25-0697

TO: **Chair and Members of the Design Review Committee**

THRU: **Hayden Beckman, Planning Manager**

FROM: **Angelo Huang, Assistant Planner**

1. SUBJECT

A request to install a new vehicular access gate on a commercial property located at 742 E. Main Street. (Design Review No. 25-0031, Minor Site Plan No. 25-0015).

2. SUMMARY

The applicant proposes to install a new vehicular access gate on a commercial property located at 742 E. Main Street. This property is located outside of the historic district.

3. RECOMMENDED ACTION

Approve Design Review No. 25-0031 and Minor Site Plan No. 25-0015.

4. BACKGROUND INFORMATION

Applicant/Owner: Joe Delpinho

Property Location: 742 E. Main Street

General Plan Designation: General Commercial Max 1.0 FAR (GC)

Zoning Classification: Limited Business (C1)

Existing Development: The subject property is currently under construction for a 3,381-square-foot contractor office building.

Associated Application: Minor Site Plan No 25-0021

Previous DRC Project Review: Design Review No. 5057

5. PROJECT DESCRIPTION

This project proposal is for a new 6-foot wrought iron vehicular gate for a contractor office building and yard. The project is being submitted for review to the Design Review Committee, in accordance with conditions set forth in a previous application. Specifically, those conditions prohibit the addition of a vehicular entry gate without prior approval from the Committee. This application is intended to fulfill that requirement.

6. EXISTING SITE

The site is currently under construction for a 3,381-square-foot contractors office building. The project was previously approved by the Design Review Committee in 2022 under the permit Design Review

No. 5057-21.

7. EXISTING AREA CONTEXT

The site is located in an area that is surrounded by industrial and building supply retailers and warehouses.

8. ANALYSIS OF THE PROJECT

The proposed vehicular gate has a complementary design with the building and complies with all zoning code regulations. The office building was previously approved by the Design Review Committee on July 7, 2022.

Project of this scale are not typically brought to the Design Review Committee. However, in accordance with conditions set forth in a previous application, the vehicular entry gate must be approved by the Design Review Committee.

Staff recommends approval.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project on or before December 4, 2025, and the site was posted with a notice on or before that date.

11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15303 (Class 3 - New Construction or Conversion of Small Structures) because the project includes the construction of a rolling gate which is an accessory structure to the primary building. There is no environmental public review required for a Categorical Exemption.

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Based on the following Findings and statements in support of such Findings, staff recommends the DRC make a final determination on the proposed project with recommended conditions (Orange Municipal Code 17.10.070.G).

1. The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards and their required findings.

   The proposed project is consistent with the existing design theme of the property and meets all zoning code regulations. There are no applicable design standards for this property.

13. CONDITIONS

The approval of this project is subject to the following conditions:

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans (date stamped approved December 17, 2025), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. After the application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting. If the Community Development Director determines that any proposed change is substantial, he may refer the plans to the Design Review Committee for subsequent review and determination.

2. The applicant agrees, as a condition of City's approval of Design Review No. 25-0031 and Minor Site Plan No. 25-0015, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.

3. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.

4. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.

5. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for

revocation of this permit.

6. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060

14. ATTACHMENTS

- Attachment 1 Project Plans
- Attachment 2 Vicinity Map
- Attachment 3 DRC 5057-21 Project Plans

Agenda Item

Design Review Committee

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THRU: **Hayden Beckman, Planning Manager**

FROM: **Angelo Huang, Assistant Planner**

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The approval of this project is subject to the following conditions:

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans (date stamped approved December 17, 2025), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. After the application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting. If the Community Development Director determines that any proposed change is substantial, he may refer the plans to the Design Review Committee for subsequent review and determination.

2. The applicant agrees, as a condition of City's approval of Design Review No. 25-0031 and Minor Site Plan No. 25-0015, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.

3. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.

4. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.

5. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for

revocation of this permit.

6. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060

14. ATTACHMENTS

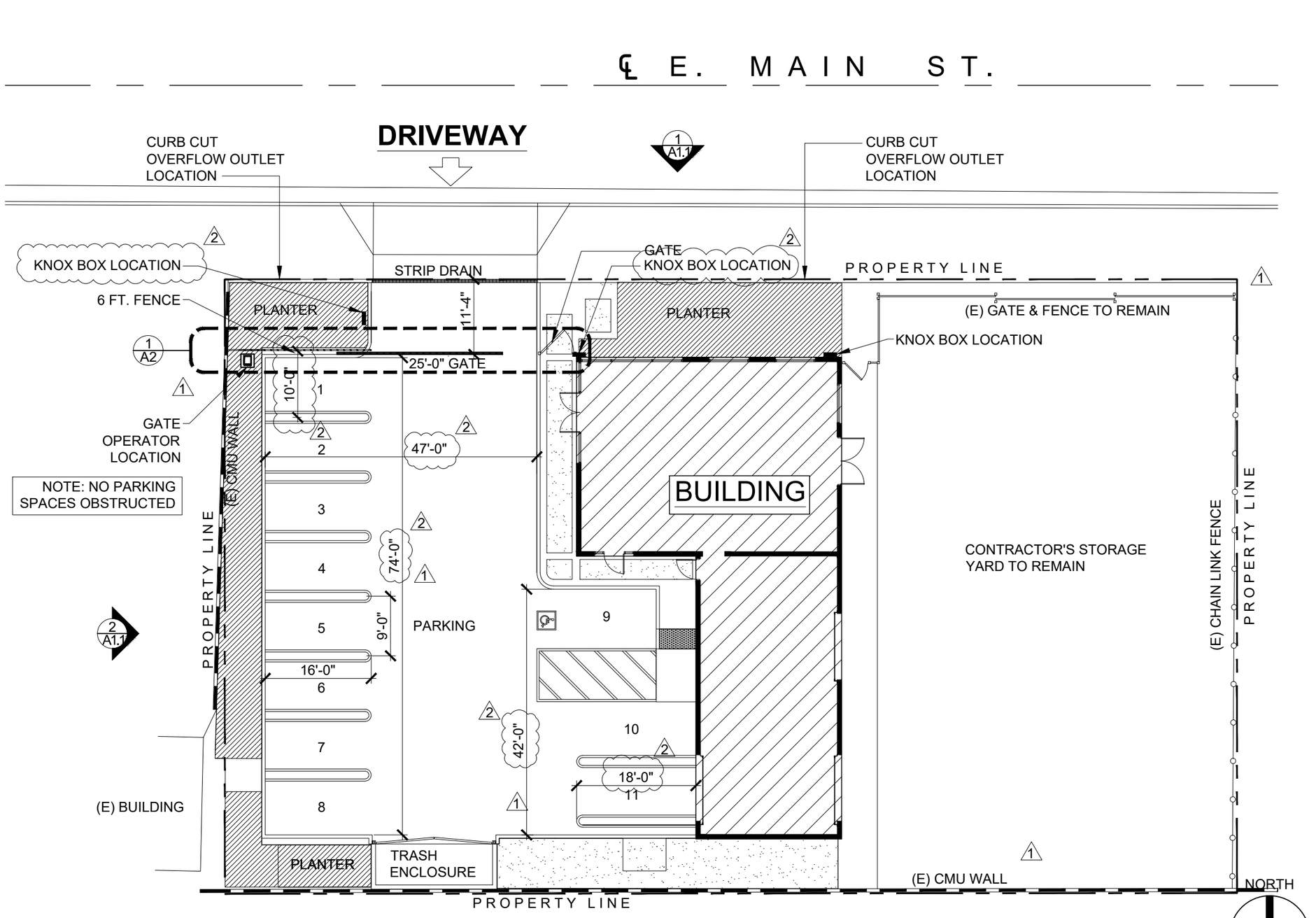
- Attachment 1 Project Plans
- Attachment 2 Vicinity Map
- Attachment 3 DRC 5057-21 Project Plans

PLANNING DIVISION CORRECTION NOTES:
1. KEY BOXES AND KEY SWITCHES (KNOX DEVICES) SHALL BE PROVIDED WHERE NECESSARY TO ENSURE THAT IMMEDIATE ACCESS FOR FIREFIGHTING, RESCUE AND OTHER EMERGENCY PURPOSES IS POSSIBLE. KNOX BOX TO BE SUB-MASTERED FOR POLICE ACCESS.

2. AT LEAST ONE PEDESTRIAN GATE WITH UNRESTRICTED LEVER OR PANIC HARDWARE IS REQUIRED ON PERIMETER GATES.

3. ELECTRIC GATES SHALL COMPLY WITH THE REQUIREMENTS OF AN AUTOMATIC OPENING DEVICE IN COMPLIANCE WITH UL 325 AND ASTM F-2200 IN ADDITION TO THE KEY OPENING DEVICE.

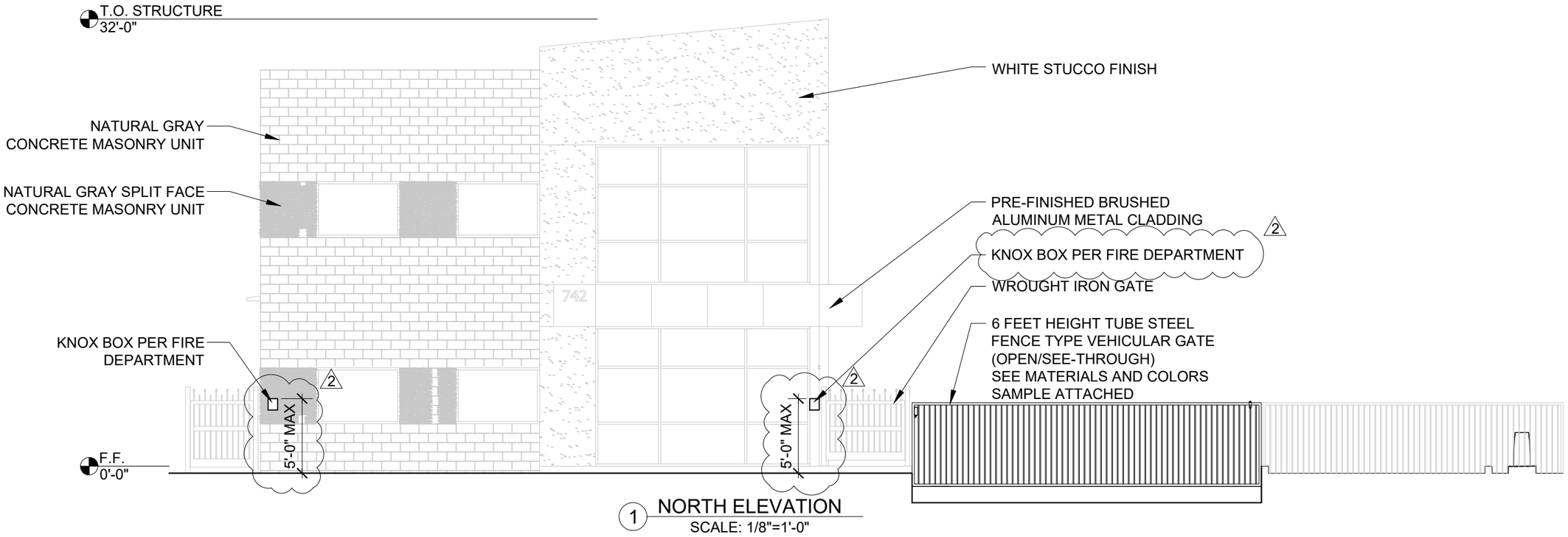
4. THE APPLICANT SHALL COORDINATE WITH THE CITY'S SOLID WASTE PROVIDER TO ENSURE SERVICE ACCESS.



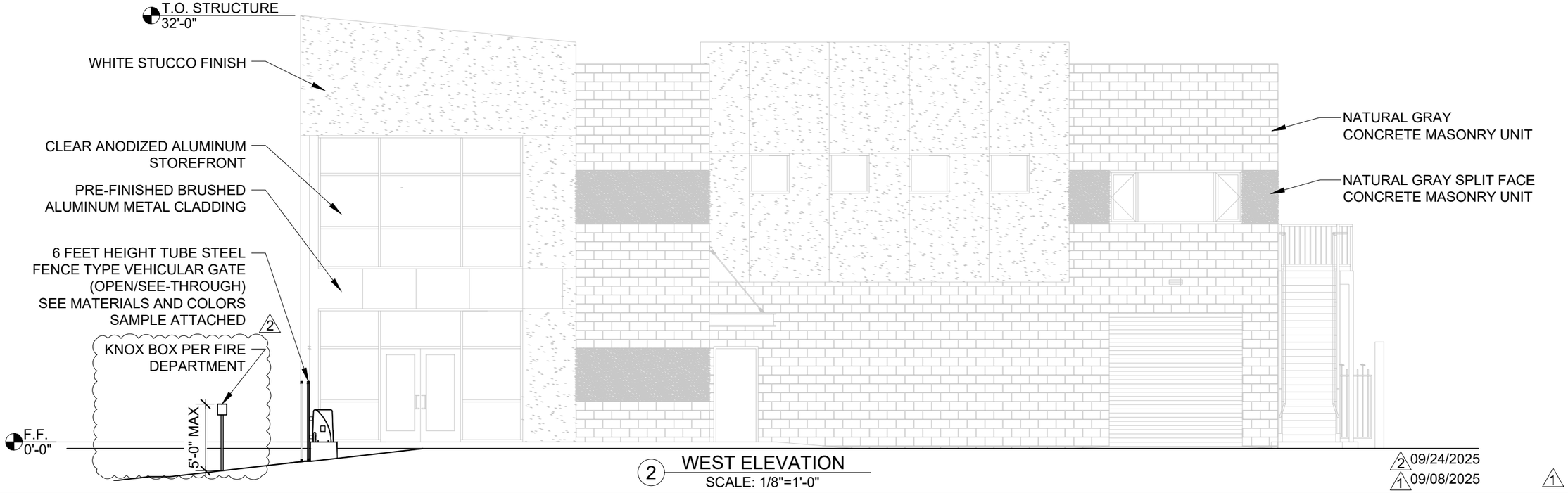
1 SITE PLAN
SCALE: 1/16"=1'-0"

2 09/24/2025
1 09/08/2025

DePinho Roofing 742 East Main Street Orange, Ca. 92865	GATE/FENCE SITE PLAN	DATE: 05/22/2025 SCALE: AS NOTED	A1



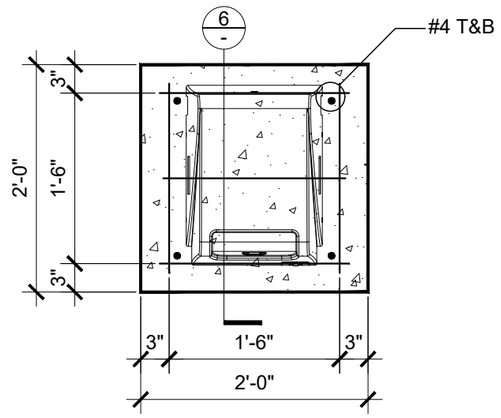
1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



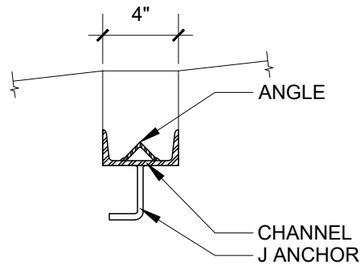
2 WEST ELEVATION
SCALE: 1/8"=1'-0"

2 09/24/2025
1 09/08/2025
1

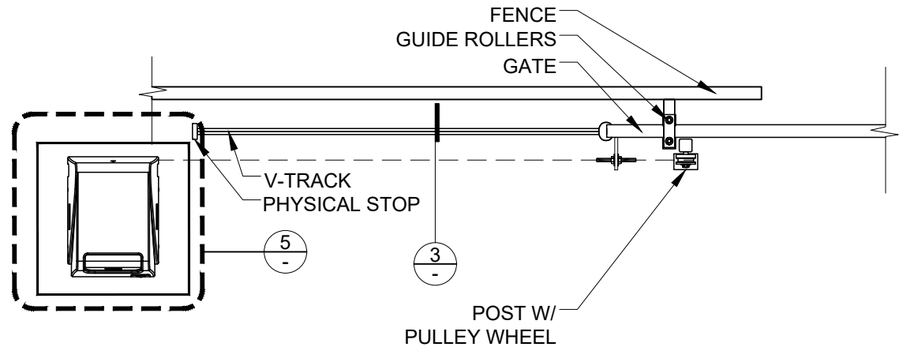
DePinho Roofing 742 East Main Street Orange, Ca. 92865	GATE/FENCE ELEVATIONS	DATE: 09/08/2025 SCALE: AS NOTED	A1.1



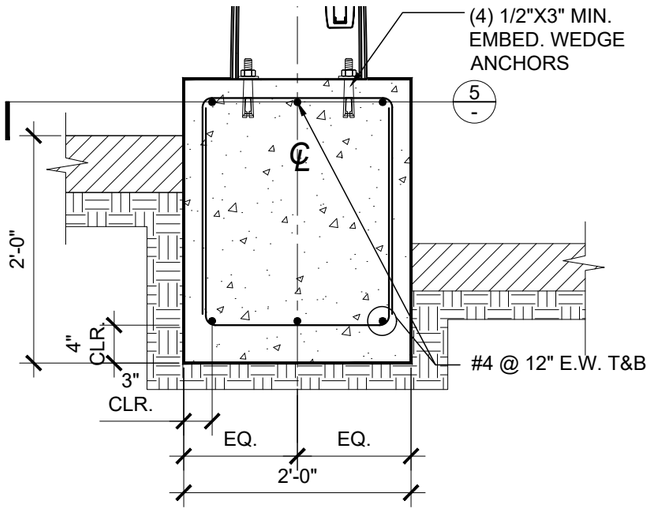
5 FOOTING PLAN VIEW
SCALE: 3/4"=1'-0"



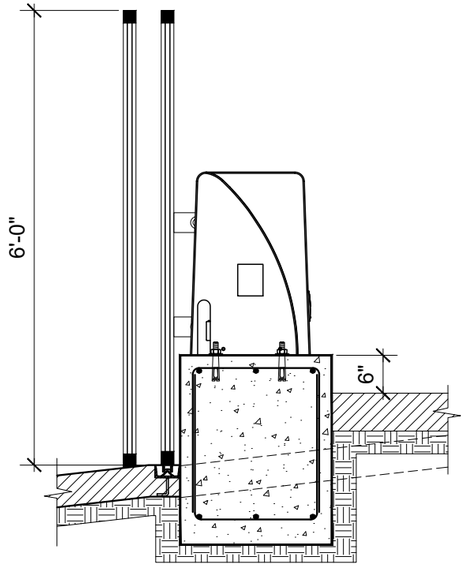
3 GATE TRACK DETAIL
SCALE: 1/2"=1'-0"



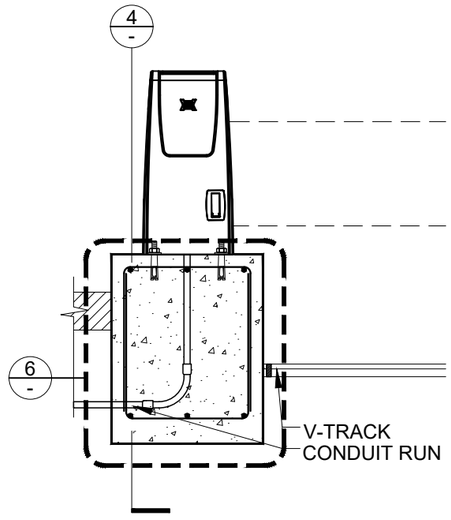
1 GATE PLAN
SCALE: 1/2"=1'-0"

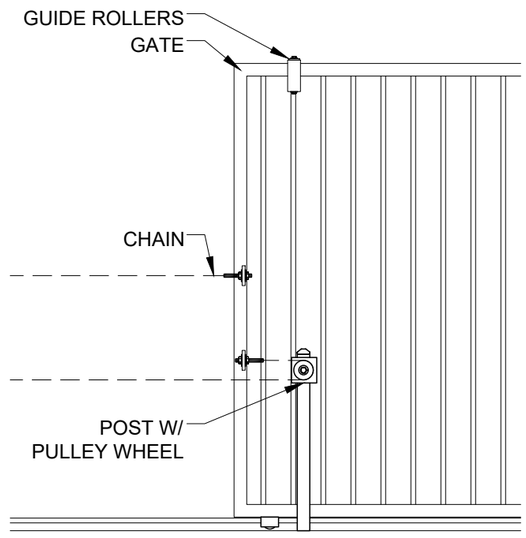


6 FOOTING SECTION
SCALE: 3/4"=1'-0"



4 GATE SECTION
SCALE: 1/2"=1'-0"





2 GATE ELEVATION
SCALE: 1/2"=1'-0"

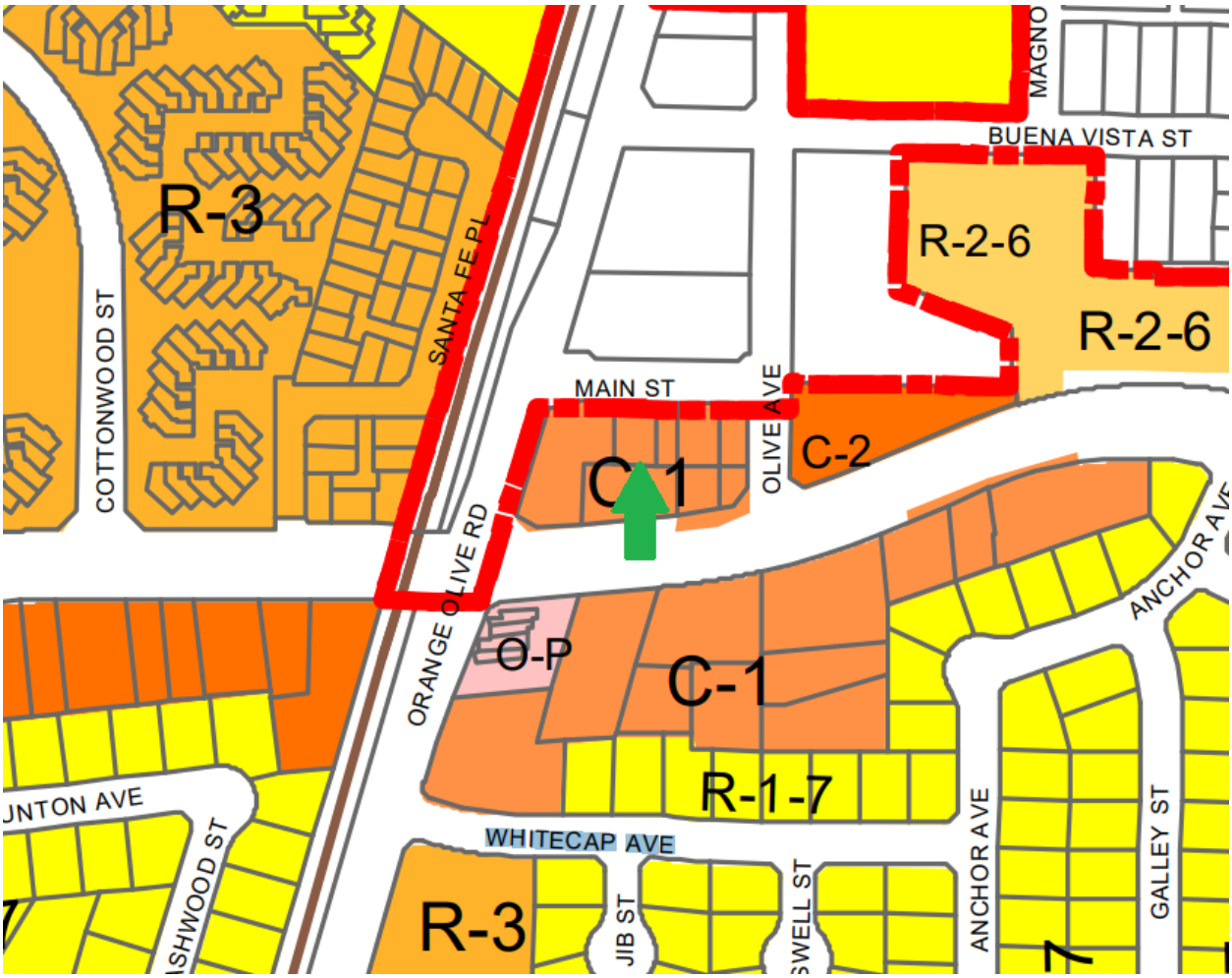
DePinho Roofing 742 East Main Street Orange, Ca. 92865	GATE/FENCE DETAILS	DATE: 05/22/2025 SCALE: AS NOTED	A2

Vicinity Map

DePinho Roofing, 742 E. Main Street

Design Review No. 5057-21

Minor Site Plan No. 1068-21



CITY OF ORANGE

COMMUNITY DEVELOPMENT DEPARTMENT

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SP-2.0	PROPOSED LOT LINE ADJUSTMENTS and REMOVALES
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A-2.0	PROPOSED EXTERIOR ELEVATIONS
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A-2.2	PROPOSED COLORED ELEVATIONS
A-2.3	PROPOSED COLORED ELEVATIONS
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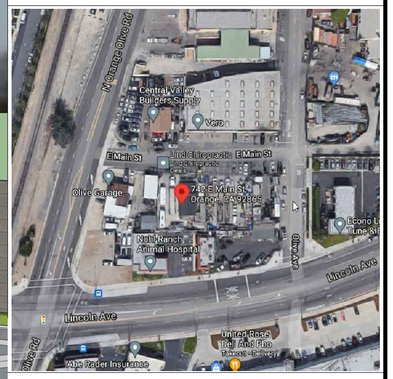
EXHIBIT - B	SITE PHOTOS (EXISTING BUILDING & YARD)
CIVIL 1	EXISTING TOPOGRAPHY PLAN
CIVIL 2	PRELIMINARY GRADING PLAN
L-1	PRELIMINARY LANDSCAPE PLAN
E-1	PHOTOMETRIC PLAN
FMP-1.0	FIRE MASTER PLAN

PROJECT DATA

1.	OCCUPANCY GROUP:	B
2.	ZONE:	C-1
3.	APN:	360-385-02 / 360-385-03 / 360-385-04
4.	TYPE OF CONSTRUCTION:	TYPE III
4.	LOT AREA:	5,400 S.F.
5.	TOTAL BUILDING AREA:	
	1ST FLOOR (OFFICE SPACE)	1,182 S.F.
	1ST FLOOR STORAGE	938 S.F.
	2ND FL. (OFFICE SPACE)	2,013 S.F.
	TOTAL	4,133 S.F.
6.	NUMBER OF STORIES:	2
	BUILDING HEIGHT:	32'-0"
7.	MEANS OF EGRESS: BASED ON OCCUPANT LOAD	TWO REQUIRED, TWO PROVIDED
9.	FIRE SPRINKLERS:	NO

VICINITY MAP



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ARCHITECTURE / PLANNING
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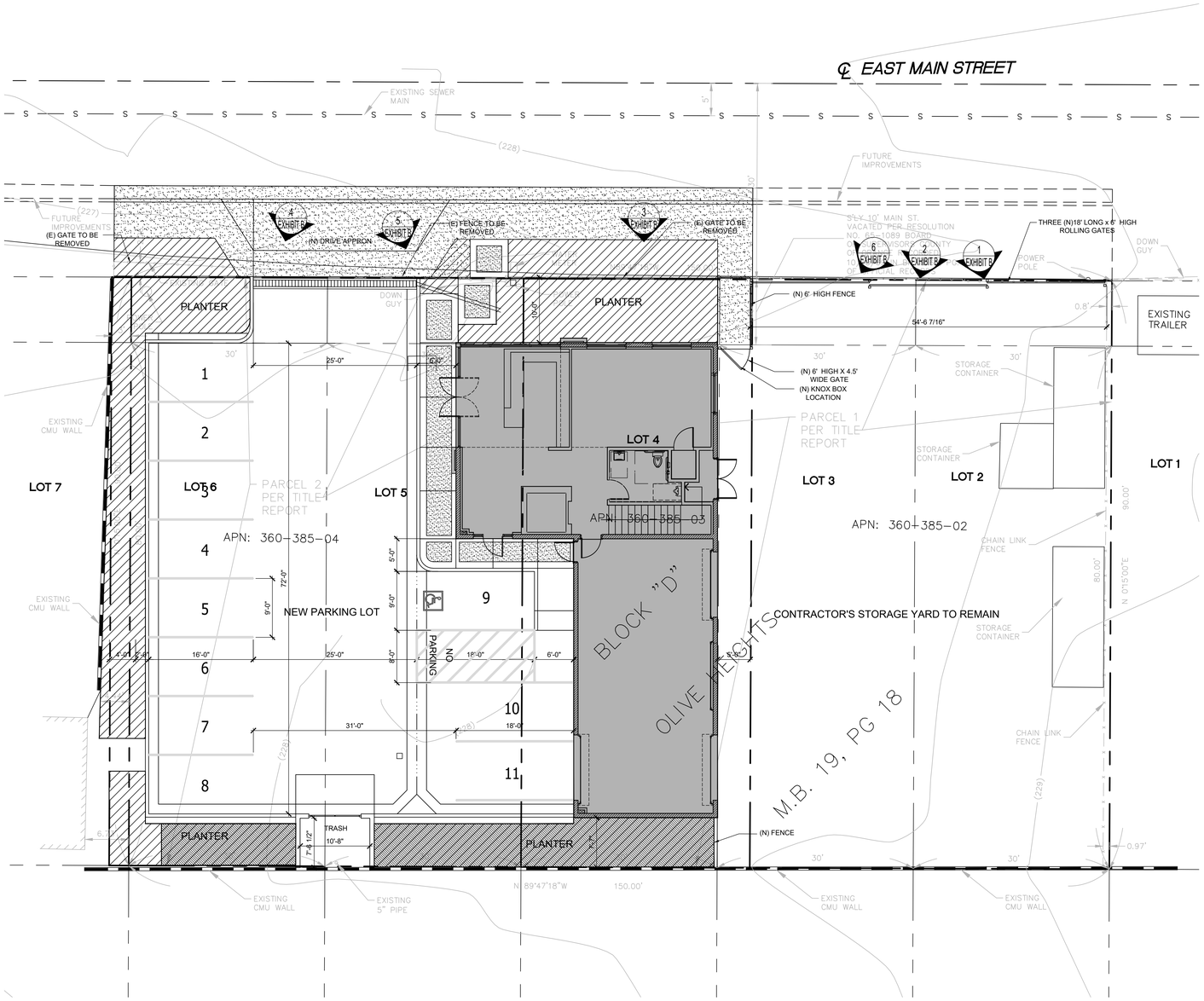
Corona, Calif. 92880 951-808-0520

DePinho Roofing
742 East Main Street, Orange, Ca. 92865

DePinho Roofing
2832 N. Olive Ave.
Orange, Ca. 92865
(714) 632-7663

2.4.22



PLAN NORTH

1 SP-1.0

PROPOSED SITE PLAN

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

PROJECT DATA

LOT AREA:	5,400 S.F.
FIRST FLOOR AREA:	
OFFICE SPACE	1,182 S.F.
STORAGE SPACE	938 S.F.
SECOND FLOOR AREA:	
OFFICE SPACE	2,013 S.F.
PARKING REQ'D.:	
OFFICE SPACE 3,195 @ 3/1,000 =	9.58 SPACES
STORAGE SPACE 938 @ 1/1,000 =	1.87 SPACES
TOTAL REQUIRED	11.45 SPACES
PARKING PROVIDED	11 SPACES
ASPHALT / PARKING AREA	4,040 S.F.
LANDSCAPE REQUIRE: 4,040 S.F. x 10% =	404 S.F.
LANDSCAPE PROVIDED:	494 S.F.

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REGISTERED ARCHITECT JOHN CHARLES MARVICK C-22267 3/23 RENEWAL DATE STATE OF CALIFORNIA

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ISSUE RECORD:

9-23-21	DESIGN REVIEW
2-4-22	DESIGN REVIEW

REVISIONS:

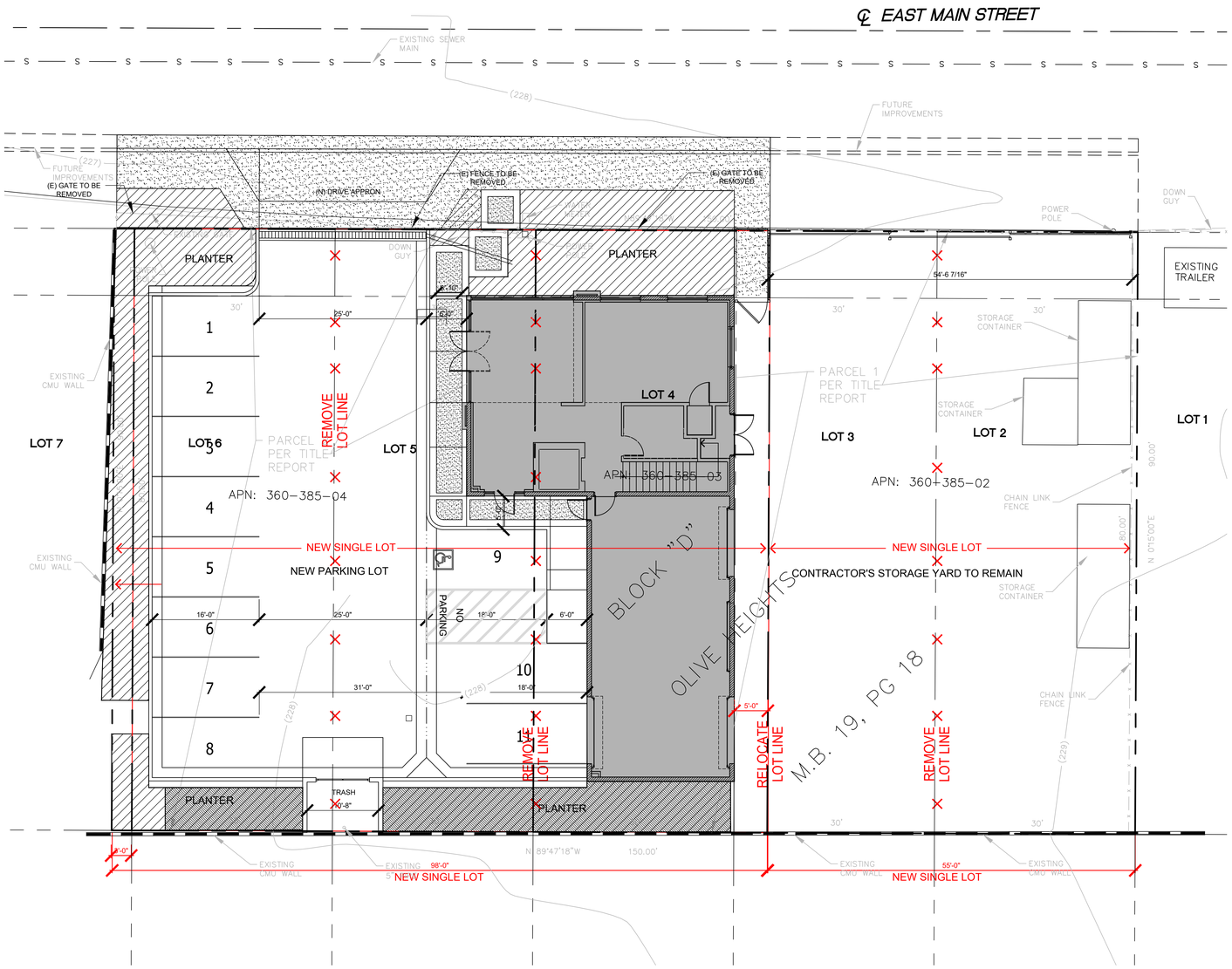
DRAWN: A.B.
CHECKED: C.M.

PROJECT NUMBER: 21-01 DEPINHO ROOFING

SHEET TITLE: PROPOSED SITE PLAN

SHEET NUMBER: SP-1.0

DATE OF LAST PRINT:



PLAN NORTH

1 SP-2.0

PROPOSED LOT LINE ADJUSTMENTS and REMOVALS

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

PROJECT DATA

LOT AREA:	5,400 S.F.
FIRST FLOOR AREA:	
OFFICE SPACE	1,182 S.F.
STORAGE SPACE	938 S.F.
SECOND FLOOR AREA:	
OFFICE SPACE	2,013 S.F.
PARKING REQ'D.:	
OFFICE SPACE 3,195 @ 3/1,000 =	9.58 SPACES
STORAGE SPACE 938 @ 1/1,000 =	1.87 SPACES
TOTAL REQUIRED	11.45 SPACES
PARKING PROVIDED	11 SPACES
ASPHALT / PARKING AREA	4,040 S.F.
LANDSCAPE REQUIRE:	4,040 S.F. x 10% = 404 S.F.
LANDSCAPE PROVIDED:	494 S.F.

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2-4-22	DESIGN REVIEW

REVISIONS:

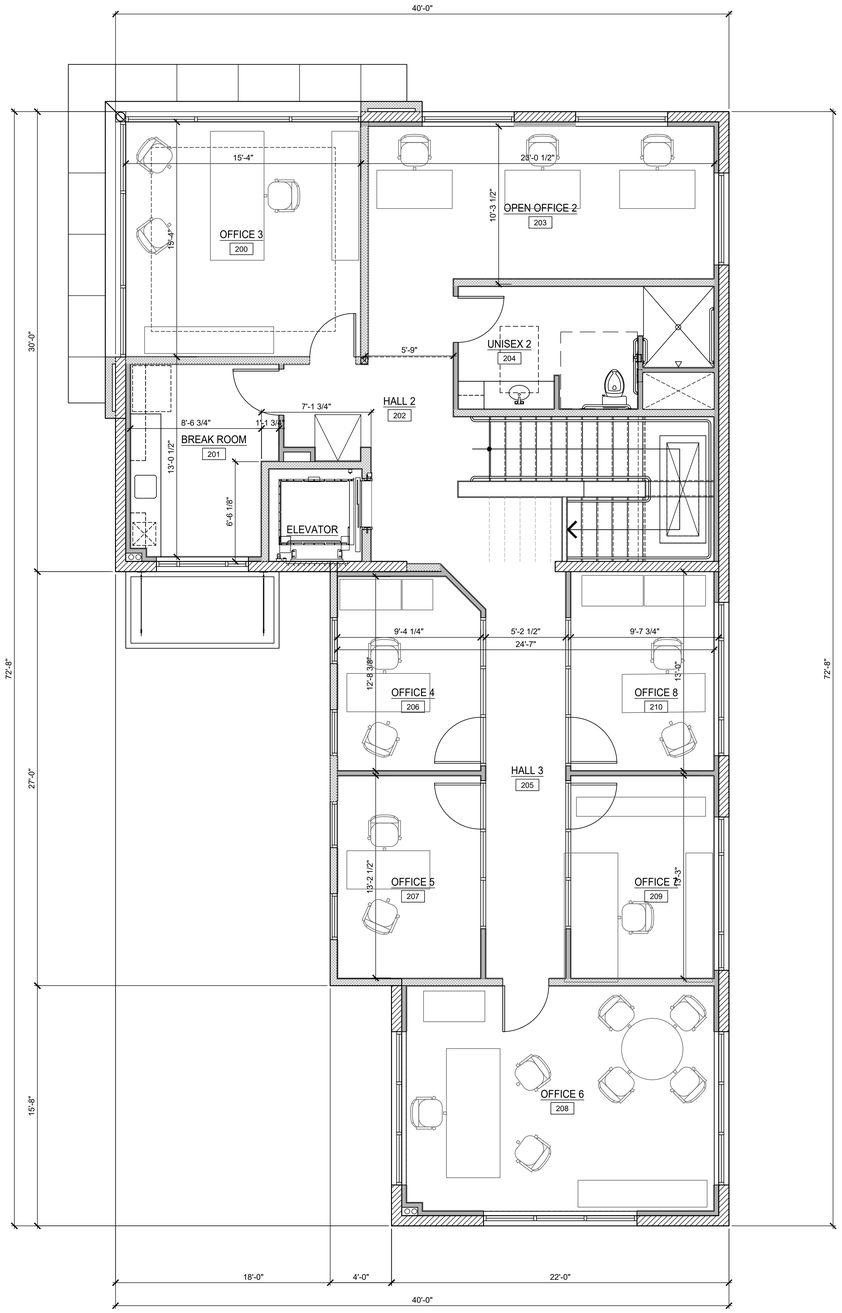
DRAWN: A.B.
CHECKED: C.M.

PROJECT NUMBER: 21-01 DEPINHO ROOFING

SHEET TITLE: PROPOSED LOT LINE ADJUSTMENTS & REMOVALS

SHEET NUMBER: SP-2.0

DATE OF LAST PRINT:

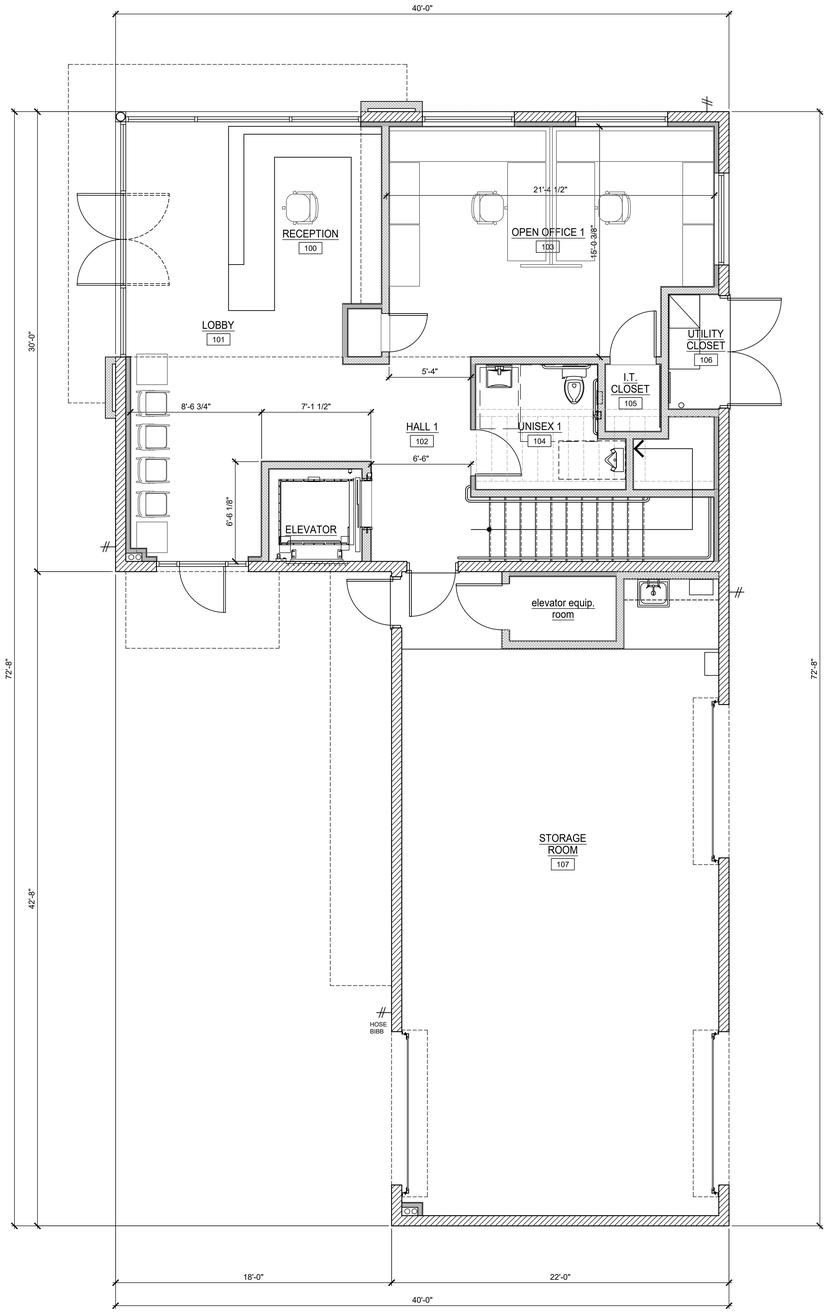


PLAN NORTH

2 A-1.0

2ND FLOOR PLAN

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



PLAN NORTH

1 A-1.0

1ST FLOOR PLAN

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

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3/23
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9-23-21	DESIGN REVIEW
2-4-22	DESIGN REVIEW

REVISIONS:

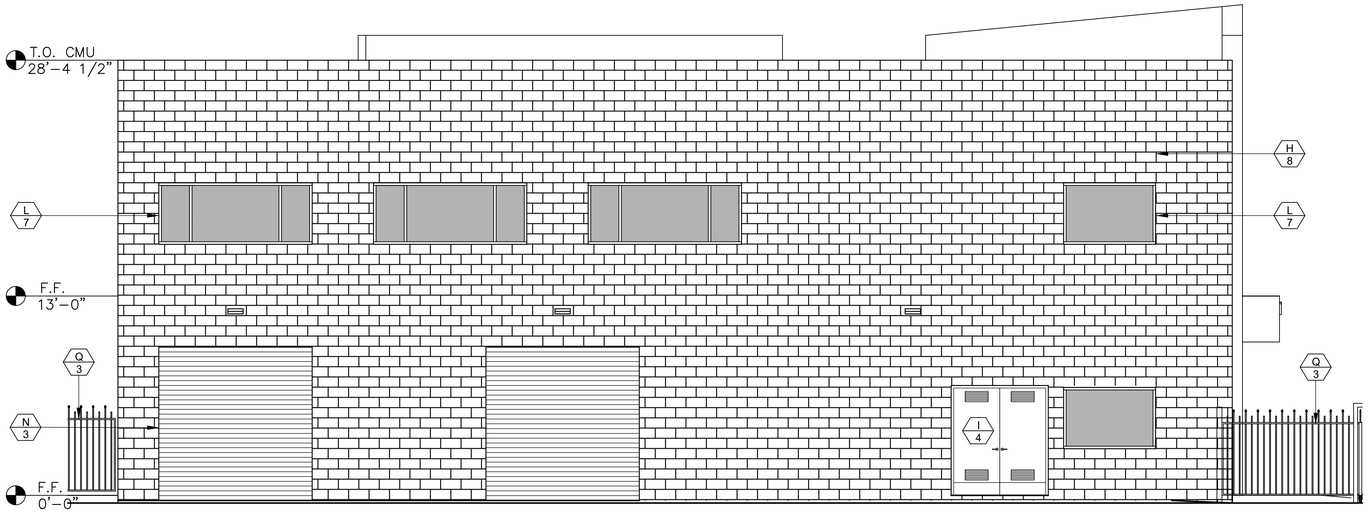
DRAWN: A.B.
CHECKED: C.M.

PROJECT NUMBER: 21-01 DEPINHO ROOFING

SHEET TITLE: 1ST & 2ND FLOOR PLANS

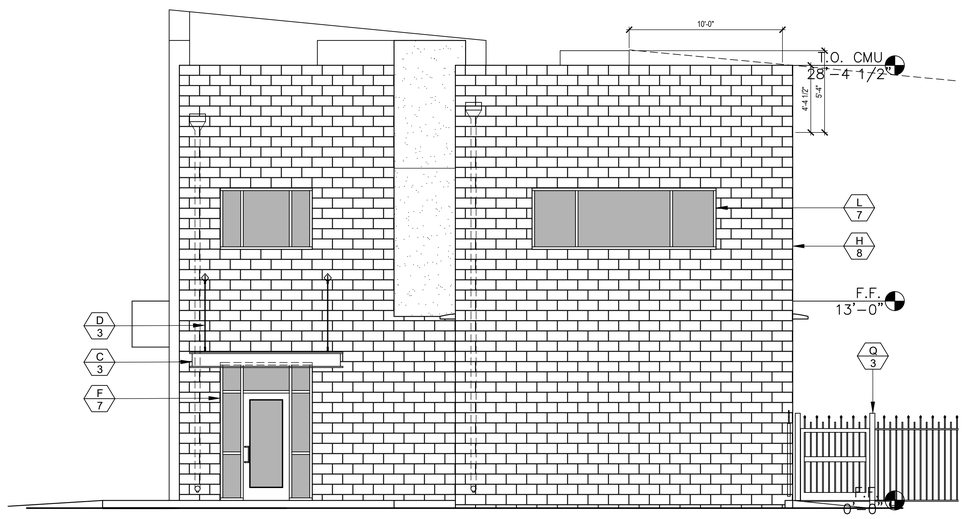
SHEET NUMBER: A-1.0

DATE OF LAST PRINT:



1 A-4.0 EAST ELEVATION

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



2 A-4.0 SOUTH ELEVATION

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

FINISH SCHEDULE

- -1 PRE-FINISHED BRUSHED ALUMINUM
- -2 PAINTED WHITE
- -3 PAINTED RED
- -4 PAINTED GRAY
- -5 LIGHT BLUE TINTED GLASS
- -6 PAINT TO MATCH STUCCO
- -7 CLEAR ALUMINUM ANODIZED
- -8 NATURAL COLOR

MATERIAL SCHEDULE

- A - PREFINISHED ACM METAL CLADING
- B - STUCCO FINISH
- C - 12" WIDE U-CHANNEL TRELLIS
- D - SUSPENSION ROD WITH TURNBUCKLE AND CLEVIS
- E - 1/4" FRY REGLET
- F - ALUMINUM STOREFRONT GLAZING SYSTEM
- G - CARPORT - EXPOSED TUBE STEEL
- H - CONCRETE MASONRY UNIT
- I - GALVANIZED HOLLOW METAL DOOR WITH VENTS
- J - CONCRETE SIDEWALK
- K - 1/4" GLASS (TEMPERED WHERE REQUIRED)
- L - FIX WINDOW
- M - BRUSHED ALUMINUM RAILING WITH CENTER PANELS
- N - 10'x10' ROLL-UP DOORS
- O - BUILDING ADDRESS PER FIRE DEPARTMENTS SPECIFICATIONS
- P - KNOX BOX PER FIRE DEPARTMENT
- Q - NEW WROUGHT IRON FENCE / GATE

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ARCHITECTURE / PLANNING
1827 Capital Street, suite 101
Corona, Calif. 92880 951-808-0520

REGISTERED ARCHITECT
JOHN CHARLES MARVICK
C-22267
3/23
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9-23-21	DESIGN REVIEW
2-4-22	DESIGN REVIEW

REVISIONS:

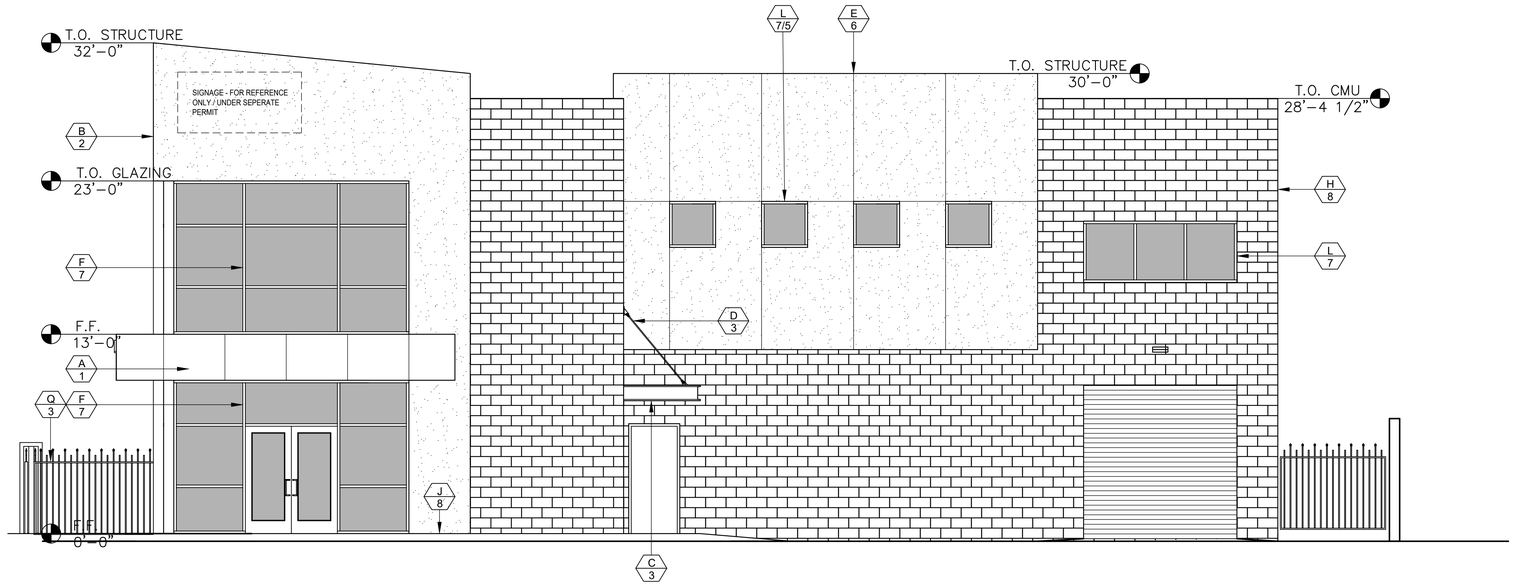
DRAWN: A.B.
CHECKED: C.M.

PROJECT NUMBER: 21-01 DEPINHO ROOFING

SHEET TITLE: EXTERIOR ELEVATIONS

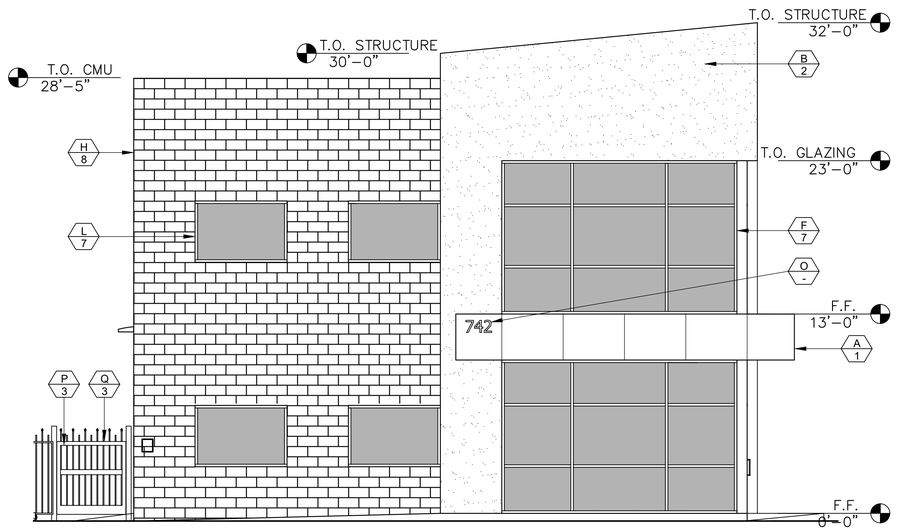
SHEET NUMBER: A-2.0

DATE OF LAST PRINT:



3 A-4.1 WEST ELEVATION

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



4 A-4.1 NORTH ELEVATION

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

FINISH SCHEDULE

- -1 PRE-FINISHED BRUSHED ALUMINUM
- -2 PAINTED WHITE
- -3 PAINTED RED
- -4 PAINTED GRAY
- -5 LIGHT BLUE TINTED GLASS
- -6 PAINT TO MATCH STUCCO
- -7 CLEAR ALUMINUM ANODIZED
- -8 NATURAL COLOR

MATERIAL SCHEDULE

- A - PREFINISHED ACM METAL CLADING
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- C - 12" WIDE U-CHANNEL TRELLIS
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ARCHITECTURE / PLANNING
1827 Capital Street, suite 101
Corona, Calif. 92880 951-808-0520

REGISTERED ARCHITECT
JOHN CHARLES MARVICK
C-22267
3/23
RENEWAL DATE
STATE OF CALIFORNIA

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ISSUE RECORD:

9-23-21	DESIGN REVIEW
2-4-22	DESIGN REVIEW

REVISIONS:

DRAWN: A.B.
CHECKED: C.M.

PROJECT NUMBER: 21-01 DEPINHO ROOFING

SHEET TITLE: EXTERIOR ELEVATIONS

SHEET NUMBER: A-2.1

DATE OF LAST PRINT:

1 A-4.0 EAST ELEVATION

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

2 A-4.0 SOUTH ELEVATION

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

FINISH SCHEDULE

- -1 PRE-FINISHED BRUSHED ALUMINUM
- -2 PAINTED WHITE
- -3 PAINTED RED
- -4 PAINTED GRAY
- -5 LIGHT BLUE TINTED GLASS
- -6 PAINT TO MATCH STUCCO
- -7 CLEAR ALUMINUM ANODIZED
- -8 NATURAL COLOR

MATERIAL SCHEDULE

- A - PREFINISHED ACM METAL CLADING
- B - STUCCO FINISH
- C - 12" WIDE U-CHANNEL TRELLIS
- D - SUSPENSION ROD WITH TURNBUCKLE AND CLEVIS
- E - 1/4" FRY REGLET
- F - ALUMINUM STOREFRONT GLAZING SYSTEM
- G - CARPORT - EXPOSED TUBE STEEL
- H - CONCRETE MASONRY UNIT
- I - GALVANIZED HOLLOW METAL DOOR WITH VENTS
- J - CONCRETE SIDEWALK
- K - 1/4" GLASS (TEMPERED WHERE REQUIRED)
- L - FIX WINDOW
- M - BRUSHED ALUMINUM RAILING WITH CENTER PANELS
- N - 10'x10' ROLL-UP DOORS
- O - BUILDING ADDRESS PER FIRE DEPARTMENTS SPECIFICATIONS

J.C. MARVICK & ASSOC., INC.
ARCHITECTURE / PLANNING
1827 Capital Street, suite 101
Corona, Calif. 92880 951-808-0520

REGISTERED ARCHITECT
JOHN CHARLES MARVICK
C-22267
3/23
RENEWAL DATE
STATE OF CALIFORNIA

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OWNER:

Citrus Pending LLC
2832 N. Olive Ave.
Orange, Ca. 92865
(714) 632-7663

DePinho Roofing

742 East Main Street
Orange, Ca. 92865

ISSUE RECORD:

9-23-21	DESIGN REVIEW
2-4-22	DESIGN REVIEW

REVISIONS:

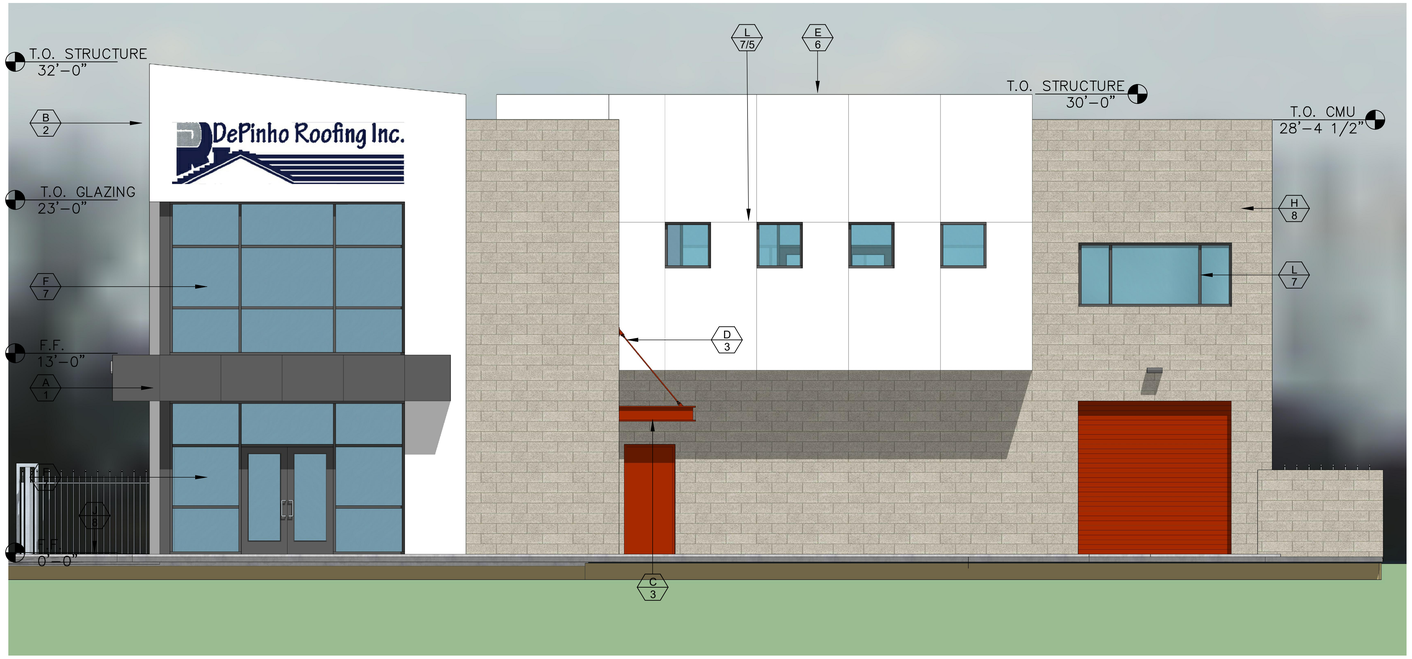
DRAWN: A.B.
CHECKED: C.M.

PROJECT NUMBER: 21-01 DEPINHO ROOFING

SHEET TITLE: COLORED EXTERIOR ELEVATIONS

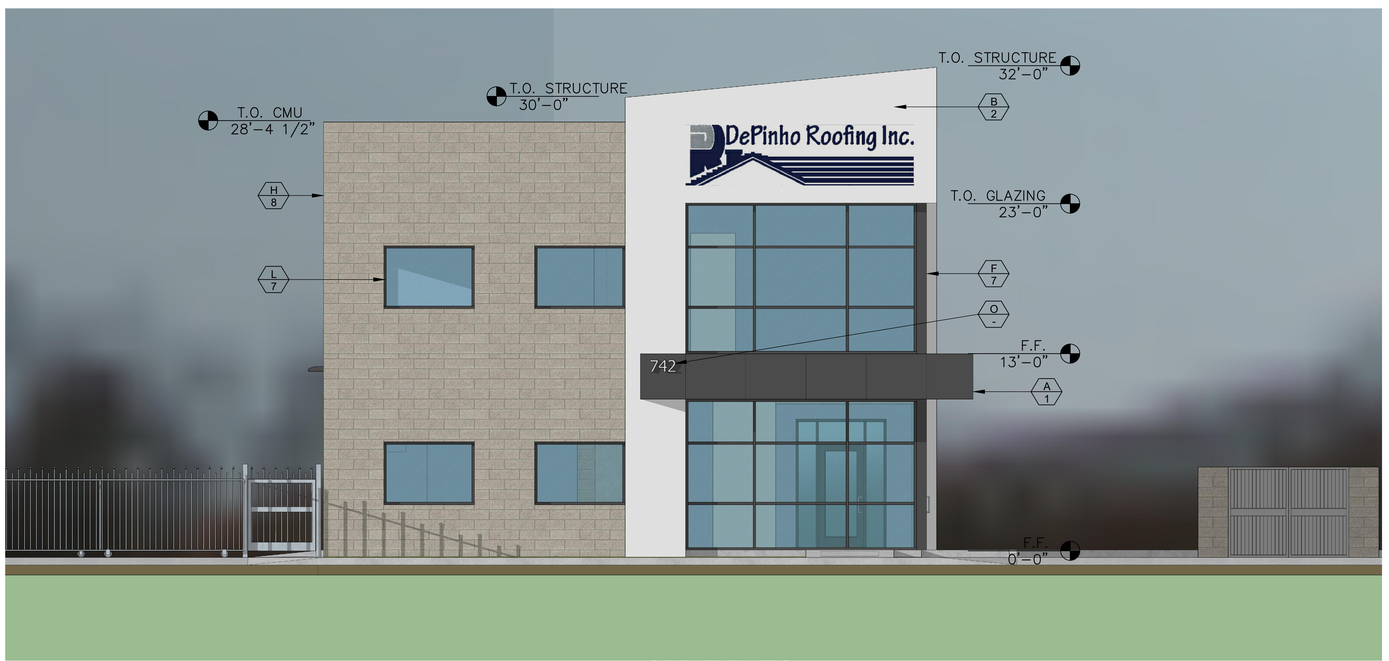
SHEET NUMBER: A-2.2

DATE OF LAST PRINT:



3 / A-4.1 WEST ELEVATION

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



4 / A-4.1 NORTH ELEVATION

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

FINISH SCHEDULE

- -/1 PRE-FINISHED BRUSHED ALUMINUM
- -/2 PAINTED WHITE
- -/3 PAINTED RED
- -/4 PAINTED GRAY
- -/5 LIGHT BLUE TINTED GLASS
- -/6 PAINT TO MATCH STUCCO
- -/7 CLEAR ALUMINUM ANODIZED
- -/8 NATURAL COLOR

MATERIAL SCHEDULE

- A/- PREFINISHED ACM METAL CLADING
- B/- STUCCO FINISH
- C/- 12" WIDE U-CHANNEL TRELLIS
- D/- SUSPENSION ROD WITH TURNBUCKLE AND CLEVIS
- E/- 1/4" FRY REGLET
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- G/- CARPORT - EXPOSED TUBE STEEL
- H/- CONCRETE MASONRY UNIT
- I/- GALVANIZED HOLLOW METAL DOOR WITH VENTS
- J/- CONCRETE SIDEWALK
- K/- 1/4" GLASS (TEMPERED WHERE REQUIRED)
- L/- FIX WINDOW
- M/- BRUSHED ALUMINUM RAILING WITH CENTER PANELS
- N/- 10'x10' ROLL-UP DOORS
- O/- BUILDING ADDRESS PER FIRE DEPARTMENTS SPECIFICATIONS

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REGISTERED ARCHITECT
JOHN CHARLES MARVICK
C-22267
3/23
RENEWAL DATE
STATE OF CALIFORNIA

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DePinho Roofing

742 East Main Street
Orange, Ca. 92865

ISSUE RECORD:

9-23-21	DESIGN REVIEW
2-4-22	DESIGN REVIEW

REVISIONS:

DRAWN: A.B.
CHECKED: C.M.

PROJECT NUMBER: 21-01 DEPINHO ROOFING

SHEET TITLE: COLORED EXTERIOR ELEVATIONS

SHEET NUMBER: A-2.3

DATE OF LAST PRINT:

ARIEL VIEW

VIEW FROM THE NORTHEAST

VIEW FROM THE NORTHWEST

J.C. MARVICK & ASSOC., INC.
ARCHITECTURE / PLANNING
1827 Capital Street, suite 101
Corona, Calif. 92880 951-808-0520

REGISTERED ARCHITECT
JOHN CHARLES MARVICK
C-22267
3/23
RENEWAL DATE
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DePinho Roofing

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ISSUE RECORD:

9-23-21	DESIGN REVIEW
2-4-22	DESIGN REVIEW

REVISIONS:

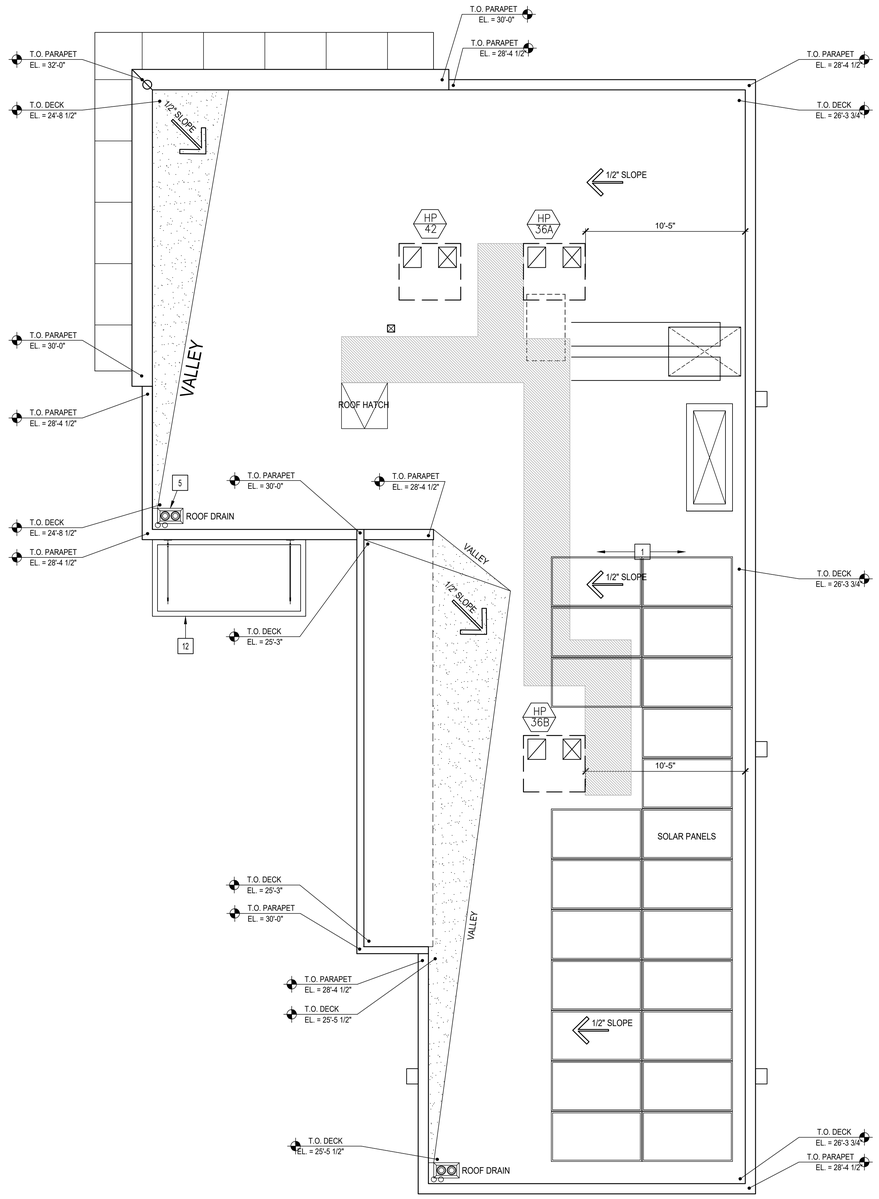
DRAWN: A.B.
CHECKED: C.M.

PROJECT NUMBER:
21-01 DEPINHO ROOFING

SHEET TITLE:
COLORED
PERSPECTIVES

SHEET NUMBER:
A-2.4

DATE OF LAST PRINT:



PLAN NORTH

1 / A-6.0 ROOF PLAN

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

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ARCHITECTURE / PLANNING
1827 Capital Street, suite 101
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REGISTERED ARCHITECT
JOHN CHARLES MARVICK
C-22267
3/23
RENEWAL DATE
STATE OF CALIFORNIA

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ISSUE RECORD:

9-23-21	DESIGN REVIEW
2-4-22	DESIGN REVIEW

REVISIONS:

DRAWN: A.B.
CHECKED: C.M.

PROJECT NUMBER:
21-01 DEPINHO ROOFING

SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A-3.0

DATE OF LAST PRINT:

MATERIAL AND COLOR BOARD

STUCCO COLOR

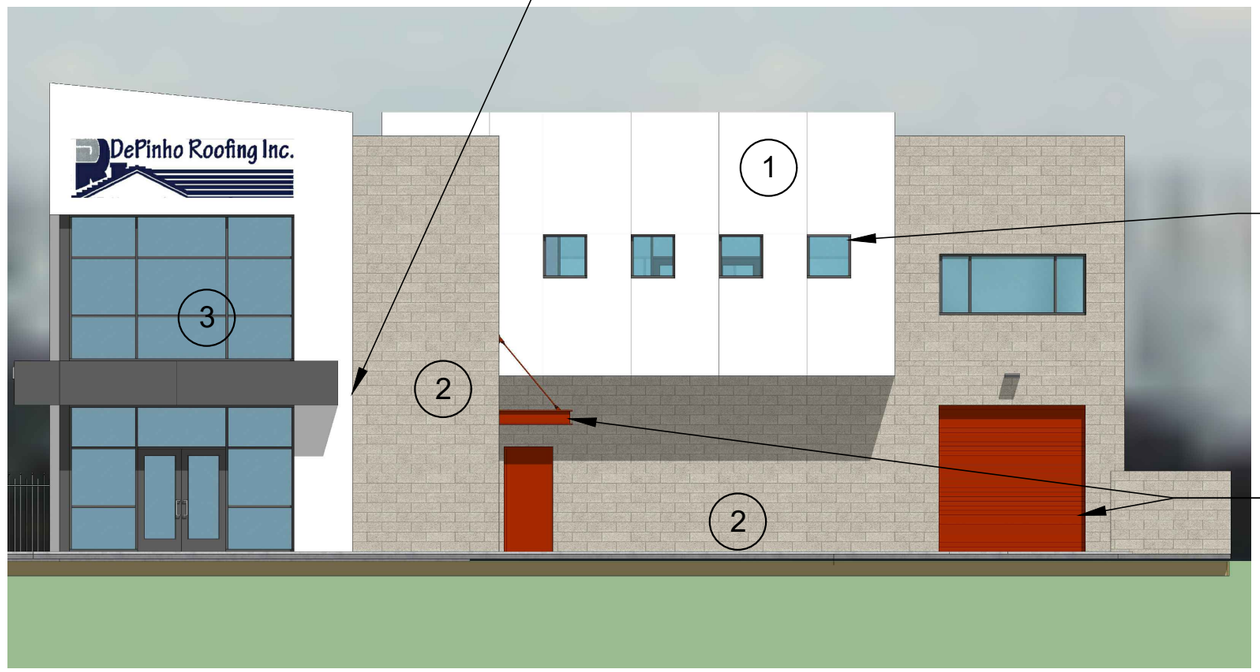
(1) COLOR: DUNN EDWARDS
DEW380 "WARM WHITE"

MANSONRY

(2) COLOR: NATURAL
CONCRETE MASONRY UNIT

STOREFRONT

(3) COLOR: CLEAR ALUMINUM



PREFINISH ALUMINUM PANELS

COLOR: "CHARCOAL GRAY"

WINDOW TINT

COLOR: "LIGHT BLUE"

METAL AWNING & DOORS

COLOR: "DUNN EDWARDS"
DEA151 "RED INK"

west elevation

J.C. MARVICK & ASSOC., INC.
ARCHITECTURE / PLANNING
1827 Capital Street, Suite 101
Corona, Calif. 92878 951-808-0520

DePinho Roofing
742 East Main Street, Orange, Ca. 92865

EXHIBIT - A

EXHIBIT - B

PHOTO #1

J.C. MARVICK & ASSOC., INC.
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Corona, Calif. 92878 951-808-0520

DePinho Roofing
742 East Main Street, Orange, Ca. 92865

EXHIBIT - B

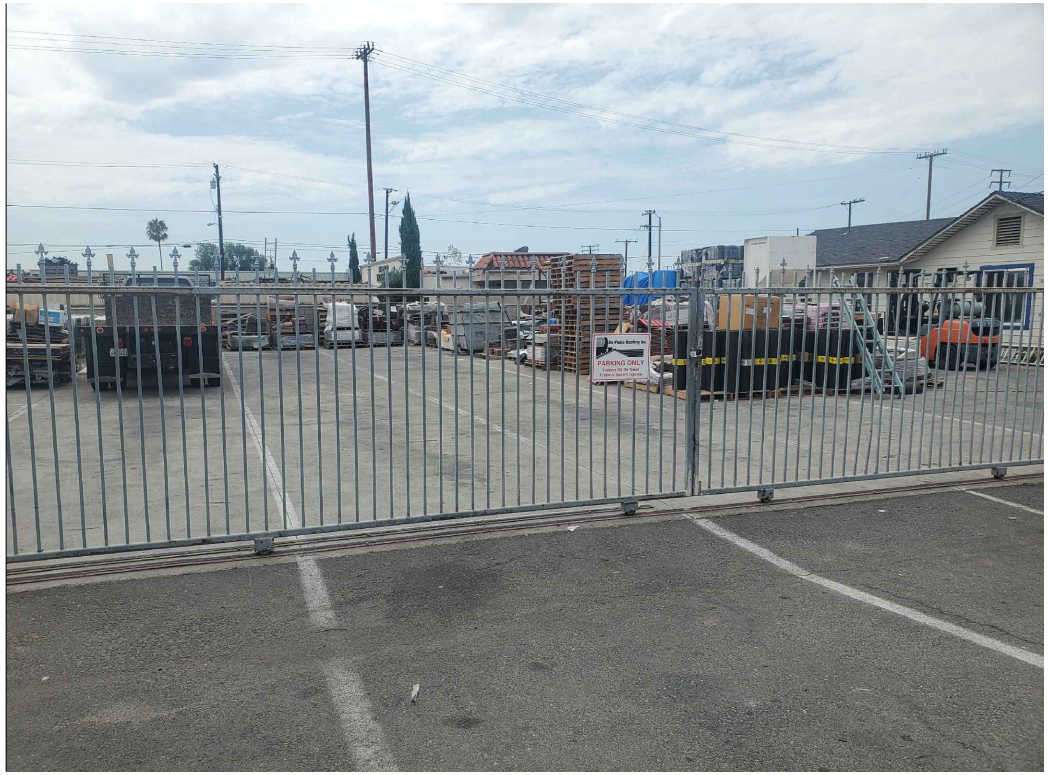

PHOTO #2

J.C. MARVICK & ASSOC., INC.
ARCHITECTURE / PLANNING
1827 Capital Street, Suite 101
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DePinho Roofing
742 East Main Street, Orange, Ca. 92865

EXHIBIT - B

PHOTO #3

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742 East Main Street, Orange, Ca. 92865

EXHIBIT - B

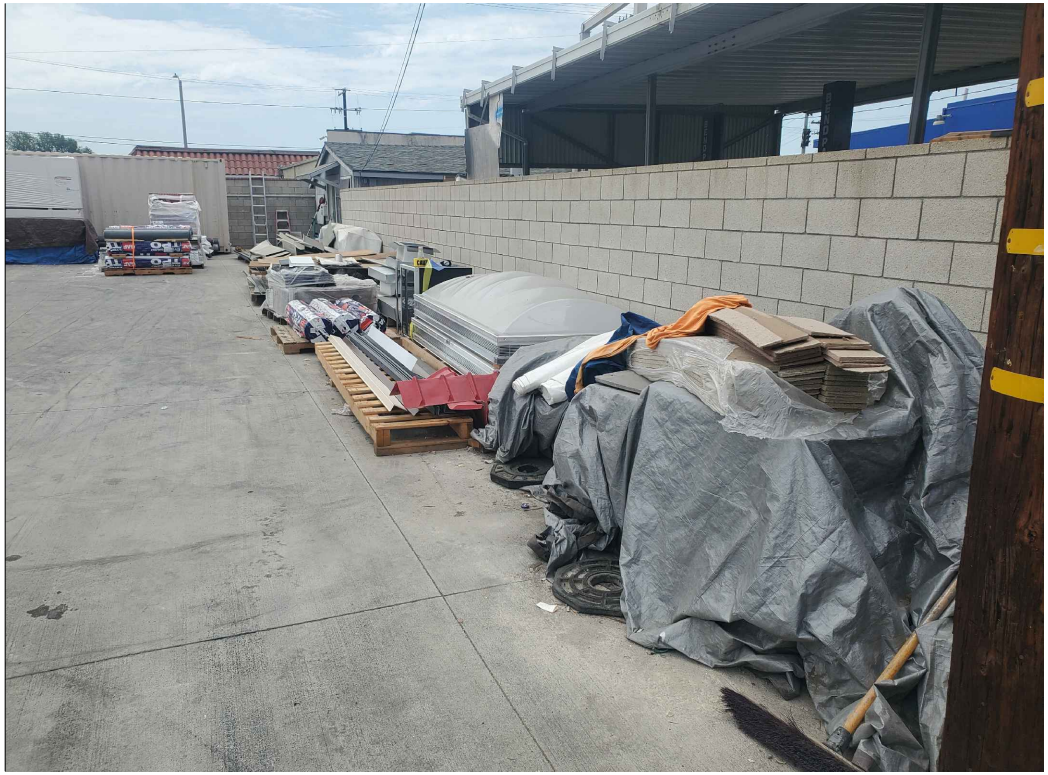

PHOTO #4

J.C. MARVICK & ASSOC., INC.
ARCHITECTURE / PLANNING
1827 Capital Street, Suite 101
Corona, Calif. 92878 951-808-0520

DePinho Roofing
742 East Main Street, Orange, Ca. 92865

EXHIBIT - B

PHOTO #5

J.C. MARVICK & ASSOC., INC.
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1827 Capital Street, Suite 101
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742 East Main Street, Orange, Ca. 92865

EXHIBIT - B

PHOTO #6

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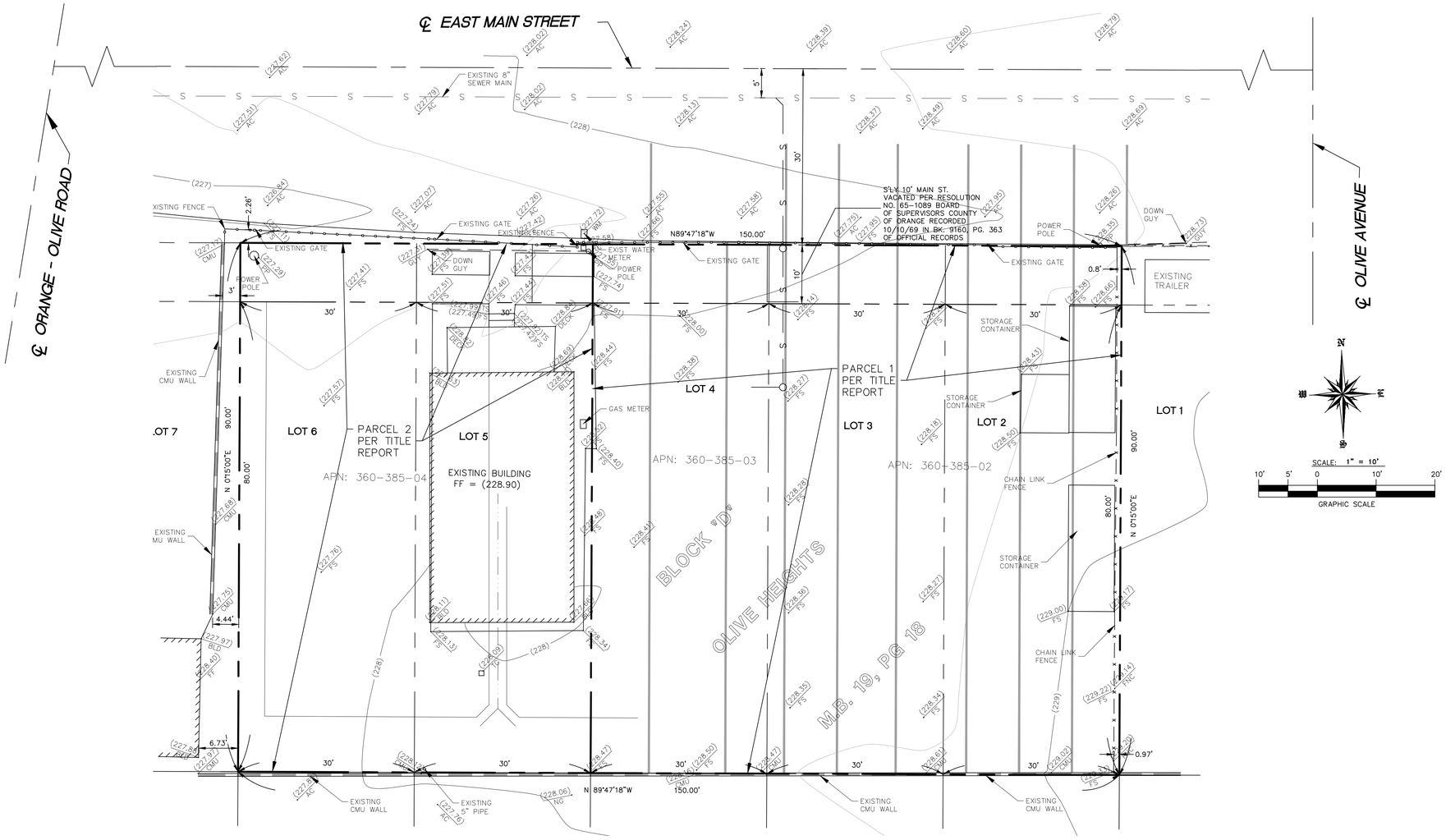
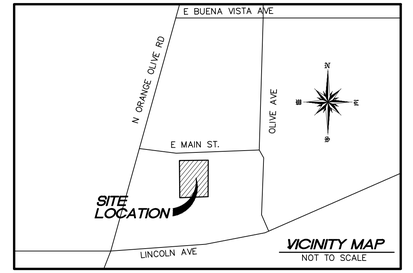
1827 Capital Street, Suite 101
Corona, Calif. 92878 951-808-0520

DePinho Roofing
742 East Main Street, Orange, Ca. 92865





LEGEND

XXX.XX	PROPOSED ELEVATIONS
(XXX.XX)	EXISTING ELEVATIONS
	PROPERTY LINE
E	ELECTRICAL LINE
X	CHAIN LINK FENCE
S	SEWER LINE
T	TELEPHONE LINE
W	WATER LINE
ST	STREET LIGHT CONDUIT
	BLOCK WALL
	BUILDING
	CONCRETE
	LANDSCAPING
	ASPHALTIC CONCRETE
• RD	ROOF DRAIN
CP	SURVEY CONTROL POINT
AC	ASPHALTIC CONCRETE
BLDG	BUILDING
BSW	BACK OF SIDEWALK
CL	CENTERLINE
ED+	EXTRA DEPTH FOOTING
ED VLT	EDISON VAULT
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
G.B.	GRADE BREAK
GH SPK	GEARHEAD SPIKE
GTE VLT	GTE VAULT
L.F.	LINEAR FEET
L+T	LEAD AND TAG
LS	LANDSCAPING AREA
NG	NATURAL GRADE
PP	POWER POLE
S.F.	SQUARE FEET
SMH	SEWER MANHOLE
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
TS	TOP OF STEP
TSW	TOP OF STEM WALL
WM	WATER METER
WDFNC	WOOD FENCE
WV	WATER VALVE
WTR	WATER SERVICE

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN: 360-385-02 [LOTS 2 AND 3] AND APN: 360-385-03 [LOT 4])

LOTS 2, 3 AND 4 IN BLOCK "D" OF OLIVE HEIGHTS, AS SHOWN ON A MAP RECORDED IN BOOK 19, PAGE 18 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF THE SOUTHERLY 10.00 FEET OF MAIN STREET, 80.00 FEET WIDE, AS SHOWN ON SAID MAP OF OLIVE HEIGHTS, AS VACATED BY THAT CERTAIN RESOLUTION NO. 65-1089 OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ORANGE, A CERTIFIED COPY OF WHICH WAS RECORDED DECEMBER 10, 1969 IN BOOK 9160, PAGE 363 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, THAT LIES BETWEEN THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 4 AND THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 2.

PARCEL 2: (APN: 360-385-04)

LOTS 5 AND 6 IN BLOCK "D" OF OLIVE HEIGHTS, AS SHOWN ON A MAP RECORDED IN BOOK 19, PAGE 18 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF THE SOUTHERLY 10.00 FEET OF MAIN STREET, 80.00 FEET WIDE, AS SHOWN ON SAID MAP OF OLIVE HEIGHTS, AS VACATED BY THAT CERTAIN RESOLUTION NO. 65-1089 OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ORANGE, A CERTIFIED COPY OF WHICH WAS RECORDED DECEMBER 10, 1969 IN BOOK 9160, PAGE 363 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, THAT LIES BETWEEN THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 6 AND THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 5.

A.P.N.: 360-385-02 and 360-385-03 and 360-385-04

BASIS OF BEARINGS:

BEARINGS BASED ON FOUND MONUMENTS ALONG THE CENTERLINE OF OF MAIN STREET BEING NORTH 89°47'18" WEST AS PER PARCEL MAP BOOK 105 PAGE 6 OF MISC. MAPS, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA.

EXISTING UTILITY NOTE:

LOCATION OF EXISTING UTILITIES WERE DETERMINED BY RECORD INFORMATION AND A VISUAL FIELD SEARCH EXACT LOCATION SHOULD BE DETERMINED BY A CONTRACTOR

OWNER

JOE DEPINHO
742 EAST MAIN ST.
ORANGE, CA 92865
PH. (714)632-7663
EMAIL: JOE@DEPINHOROOFING.COM

DIGALERT

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK: 1E-119-06

DESCRIBED BY OCS 2006- FOUND 4" OCS ALUMINUM BENCHMARK DISK STAMPED "1E-119-06", SET IN THE SOUTHWESTERLEY CORNER OF A 4 FT. BY 5 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF GREENLEAF AVENUE AND ORANGE-OLIVE ROAD, 61 FT. SOUTHERLY OF THE CENTERLINE OF GREENLEAF AND 30 FT. EASTERLY OF THE CENTERLINE OF ORANGE-OLIVE ROAD. MONUMENT IS SET LEVEL WITH SIDEWALK

ELEVATION: 209.018 (NAVD '88) LEVELED 2006

FLOOD ZONE:

ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD;
COMMUNITY PANEL NO: 060228 0313 J
MAP NO: 06059C0153J
EFFECTIVE DATE: DECEMBER 3, 2009
DATUM: NAVD 88

REV. NO.	DATE	BY	REVISION

JONES, CAHL & ASSOCIATES
CONSULTING ENGINEERS
18090 Beach Boulevard - Huntington Beach
California 92648 - (714) 848-0566
e-mail: jca@jonescahl.com

DESIGNED:	D.R.	SCALE:	1" = 10'
DRAWN:	C.H.	DATE:	1/26/2022
CHECKED:	D.R.	JOB NO.	21-2526

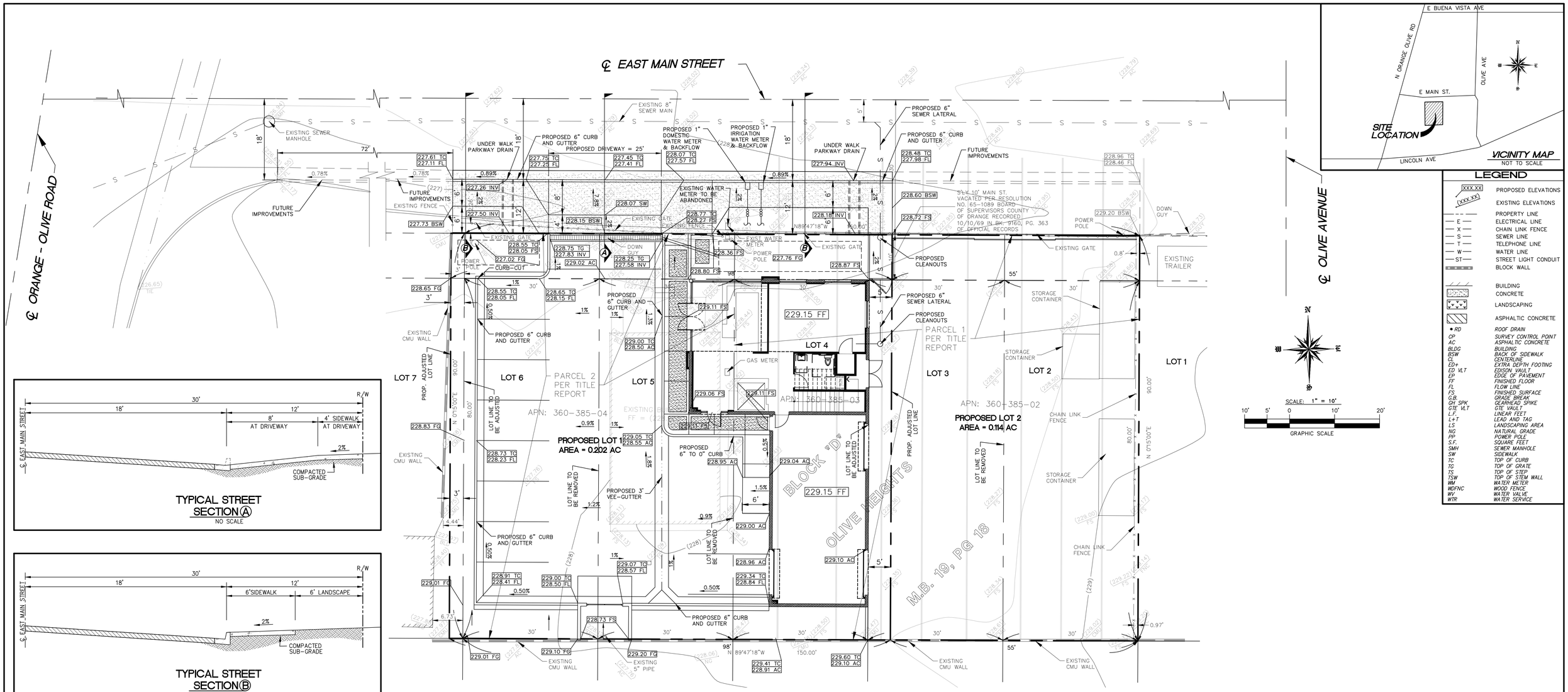
PREPARED UNDER THE DIRECTION OF:
DANIEL RUBIO RCE 60934 DATE

JOE DEPINHO

EXISTING TOPOGRAPHY
742 NORTH MAIN STREET

ORANGE CALIFORNIA

DWG. NO.	SHEET NO.	REV.
21-2526	1 OF 2	0



TYPICAL STREET SECTION Ⓐ
NO SCALE

TYPICAL STREET SECTION Ⓑ
NO SCALE

VICINITY MAP
NOT TO SCALE

LEGEND

XXX.XX	PROPOSED ELEVATIONS
(XXX.XX)	EXISTING ELEVATIONS
	PROPERTY LINE
— E —	ELECTRICAL LINE
— X —	CHAIN LINK FENCE
— S —	SEWER LINE
— T —	TELEPHONE LINE
— W —	WATER LINE
— ST —	STREET LIGHT CONDUIT
	BLOCK WALL
	BUILDING
	CONCRETE
	LANDSCAPING
	ASPHALTIC CONCRETE
• RD	ROOF DRAIN
CP	SURVEY CONTROL POINT
AC	ASPHALTIC CONCRETE
BLDG	BUILDING
BSW	BACK OF SIDEWALK
CL	CENTERLINE
ED+	EXTRA DEPTH FOOTING
ED VLT	EDISON VAULT
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
G.B.	GRADE BREAK
GH SPK	GEARHEAD SPIKE
GTE VLT	GTE VAULT
L.F.	LINEAR FEET
L+T	LEAD AND TAG
LS	LANDSCAPING AREA
NG	NATURAL GRADE
PP	POWER POLE
S.F.	SQUARE FEET
SMH	SEWER MANHOLE
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
TS	TOP OF STEP
TSW	TOP OF STEM WALL
WM	WATER METER
WDFNC	WOOD FENCE
WV	WATER VALVE
WTR	WATER SERVICE

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN: 360-385-02 [LOTS 2 AND 3] AND APN: 360-385-03 [LOT 4])

LOTS 2, 3 AND 4 IN BLOCK "D" OF OLIVE HEIGHTS, AS SHOWN ON A MAP RECORDED IN BOOK 19, PAGE 18 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF THE SOUTHERLY 10.00 FEET OF MAIN STREET, 80.00 FEET WIDE, AS SHOWN ON SAID MAP OF OLIVE HEIGHTS, AS VACATED BY THAT CERTAIN RESOLUTION NO. 65-1089 OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ORANGE, A CERTIFIED COPY OF WHICH WAS RECORDED DECEMBER 10, 1969 IN BOOK 9160, PAGE 363 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, THAT LIES BETWEEN THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 4 AND THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 2.

PARCEL 2: (APN: 360-385-04)

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A.P.N.: 360-385-02 and 360-385-03 and 360-385-04

BASIS OF BEARINGS:

BEARINGS BASED ON FOUND MONUMENTS ALONG THE CENTERLINE OF OF MAIN STREET BEING NORTH 89°47'18" WEST AS PER PARCEL MAP BOOK 105 PAGE 6 OF MISC. MAPS, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA.

EXISTING UTILITY NOTE:

LOCATION OF EXISTING UTILITIES WERE DETERMINED BY RECORD INFORMATION AND A VISUAL FIELD SEARCH EXACT LOCATION SHOULD BE DETERMINED BY A CONTRACTOR

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DIGALERT

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE **811** TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK: 1E-119-06

DESCRIBED BY OCS 2006– FOUND 4" OCS ALUMINUM BENCHMARK DISK STAMPED "1E-119-06", SET IN THE SOUTHWESTERLEY CORNER OF A 4 FT. BY 5 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF GREENLEAF AVENUE AND ORANGE-OLIVE ROAD, 61 FT. SOUTHERLY OF THE CENTERLINE OF GREENLEAF AND 30 FT. EASTERLY OF THE CENTERLINE OF ORANGE-OLIVE ROAD. MONUMENT IS SET LEVEL WITH SIDEWALK

ELEVATION: 209.018 (NAVD '88) LEVELED 2006

FLOOD ZONE:

ZONE: ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD;

COMMUNITY PANEL NO: 060228 0313 J
MAP NO: 06059C0153J
EFFECTIVE DATE: DECEMBER 3, 2009
DATUM: NAVD 88

REV. NO.	DATE	BY	REVISION

JONES, CAHL & ASSOCIATES
CONSULTING ENGINEERS
18090 Beach Boulevard - Huntington Beach
California 92648 - (714) 848-0566
e-mail: jca@jonescahl.com

DESIGNED:	D.R.	SCALE:	1" = 10'
DRAWN:	C.H.	DATE:	1/26/2022
CHECKED:	D.R.	JOB NO.	21-2526

PREPARED UNDER THE DIRECTION OF:

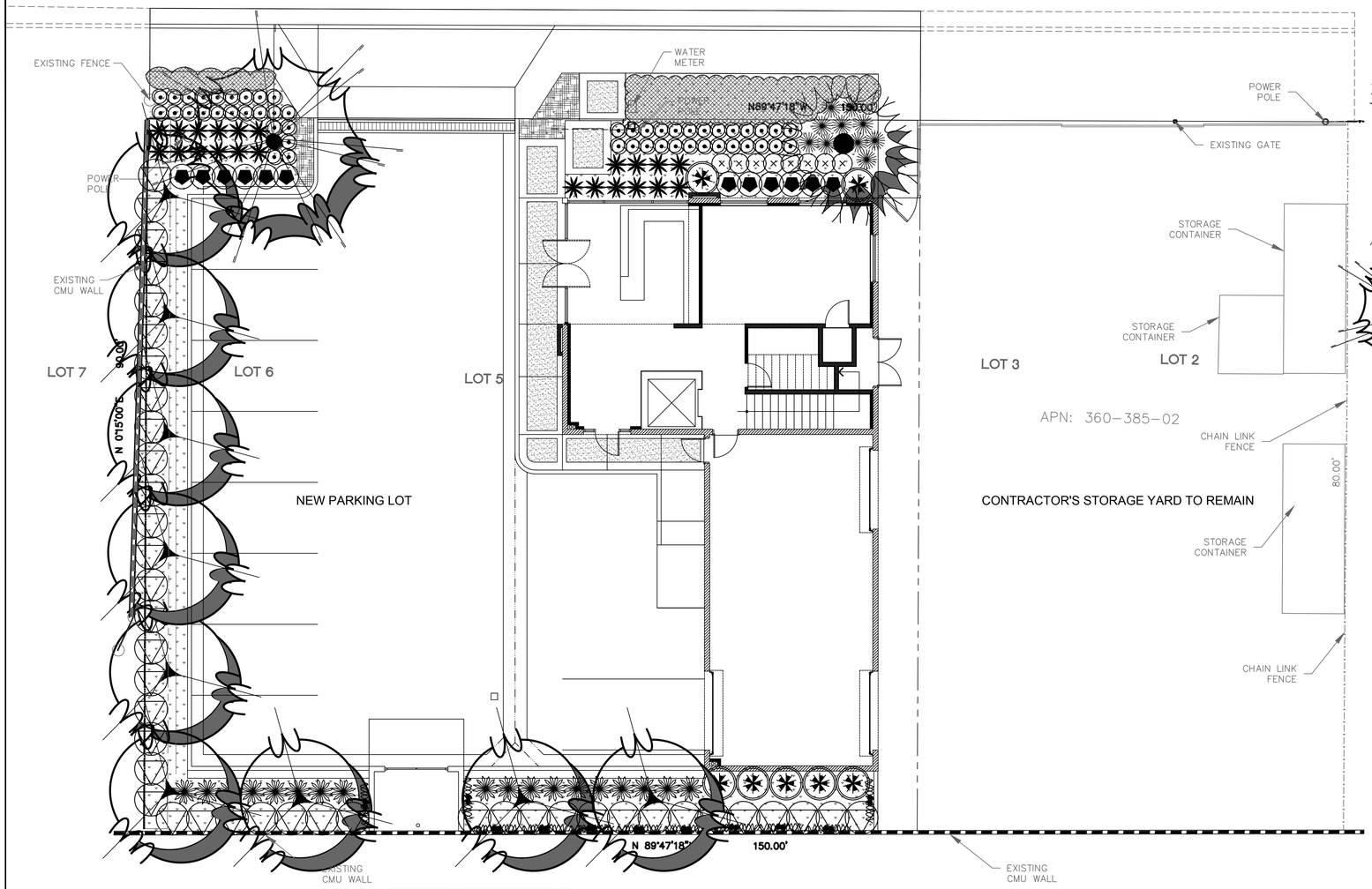
DANIEL RUBIO RCE 60934 DATE

JOE DEPINHO

PRELIMINARY GRADING PLAN
742 NORTH MAIN STREET

ORANGE CALIFORNIA

DWG. NO.	SHEET NO.	REV.
21-2526	2 OF 2	0



PLANT PALETTE

SYM.	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	LOPHOSTEMON CONFERTA	BRISBANE BOX	24" BOX STNDRD
	CHITALPA TASHKENTENSIS 'PINK DAWN'	CHITALPA	24" BOX STNDRD
	PARKINSONIA 'DESERT MUSEUM'	PALO VERDE	36" BOX STNDRD
SHRUBS			
	LAVENDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER	5 GAL
	LANTANA MONTEVIDENSIS	PURPLE LANTANA	1 GAL
	PENNESETUM 'EATON CANYON'	DWARF PURPLE FNTN GRASS	1 GAL
	ELEAGNUS PUNGENS	SILVER BERRY	5 GAL
	HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	5 GAL
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	5 GAL
	PODOCARPUS ELONGATUS 'MONMAL'	ICEE BLUE YELLOW WOOD	5 GAL
VINES			
	HARDENBERGIA 'HAPPY WANDERER'	PURPLE LILAC VINE	5 GAL ESPALIER
GROUNDCOVER			
	ACHILLEA TOMENTOSA	YARROW	1 GAL @ 18" O.C.
	GAILLARDIA GRAND. 'FANFARE'	BLANKET FLOWER	1 GAL @ 18" O.C.
	AGUINAGA PRODUCTS, INC.	'FOREST FLOOR'	3" THICK LAYER

LOPHOSTEMON CONFERTA | CHITALPA TASH.'PINK DAWN' | PARKINSONIA 'DESERT MUSEUM'

LAVENDULA STOE. 'OTTO QUAST' | LANTANA MONTEVIDENSIS | PENNESETUM 'EATON CANYON' | ELEAGNUS PUNGENS

HESPERALOE P. 'YELLOW' | CALLISTEMON 'LITTLE JOHN' | MUHLENBERGIA CAPILLARIS | PODOCARPUS E. 'MONMAL'

HARDENBERGIA 'HAPPY WANDERER'

ACHILLEA TOMENTOSA | GAILLARDIA GRAND. 'FANFARE'

NOTES:

LANDSCAPE BORDERS, PLANTERS AND ISLANDS SHALL BE SURROUNDED BY A SIX-INCH HIGH CURB TO CONTROL DRAINAGE AND PREVENT EROSION INTO THE SURROUNDING SURFACES AND SHALL HAVE A MINIMUM WIDTH OF FOUR FEET, AS MEASURED FROM THE INTERIOR OF THE CURBING

ALL LANDSCAPE AREAS SHALL HAVE A FULLY AUTOMATED IRRIGATION SYSTEM. FINAL IRRIGATION SYSTEM DESIGN SHALL COMPLY WITH THE STATE OF CALIFORNIA WATER EFFICIENT GUIDELINES

PARKING LOT LANDSCAPE AREA

ASPHALT / PARKING AREA:	4,040 S.F.
LANDSCAPE AREA REQUIRED: 4,040 S.F. X 10% =	404 S.F.
LANDSCAPE AREA PROVIDED:	494 S.F.

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

0 8' 16' 24' 32'

CHARLES TROWBRIDGE AND ASSOCIATES
17901 ROMELLE AVENUE
SANTA ANA, CA. 92705
PH (714) 532-3663 FAX (714) 532-3667
chas2.cta@gmail.com
LANDSCAPE ARCHITECTURE LIC. # 2242

J.C. MARVICK & ASSOC., INC
ARCHITECTURE / PLANNING
1827 Capital Street, suite 101
Corona, Calif. 92880 951-808-0520

LICENSED LANDSCAPE ARCHITECT
CHARLES W. TROWBRIDGE
No. 2242
Exp. 10/31/23
STATE OF CALIFORNIA

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DePinho Roofing

742 East Main Street
Orange, Ca. 92865

ISSUE RECORD:

REVISIONS:

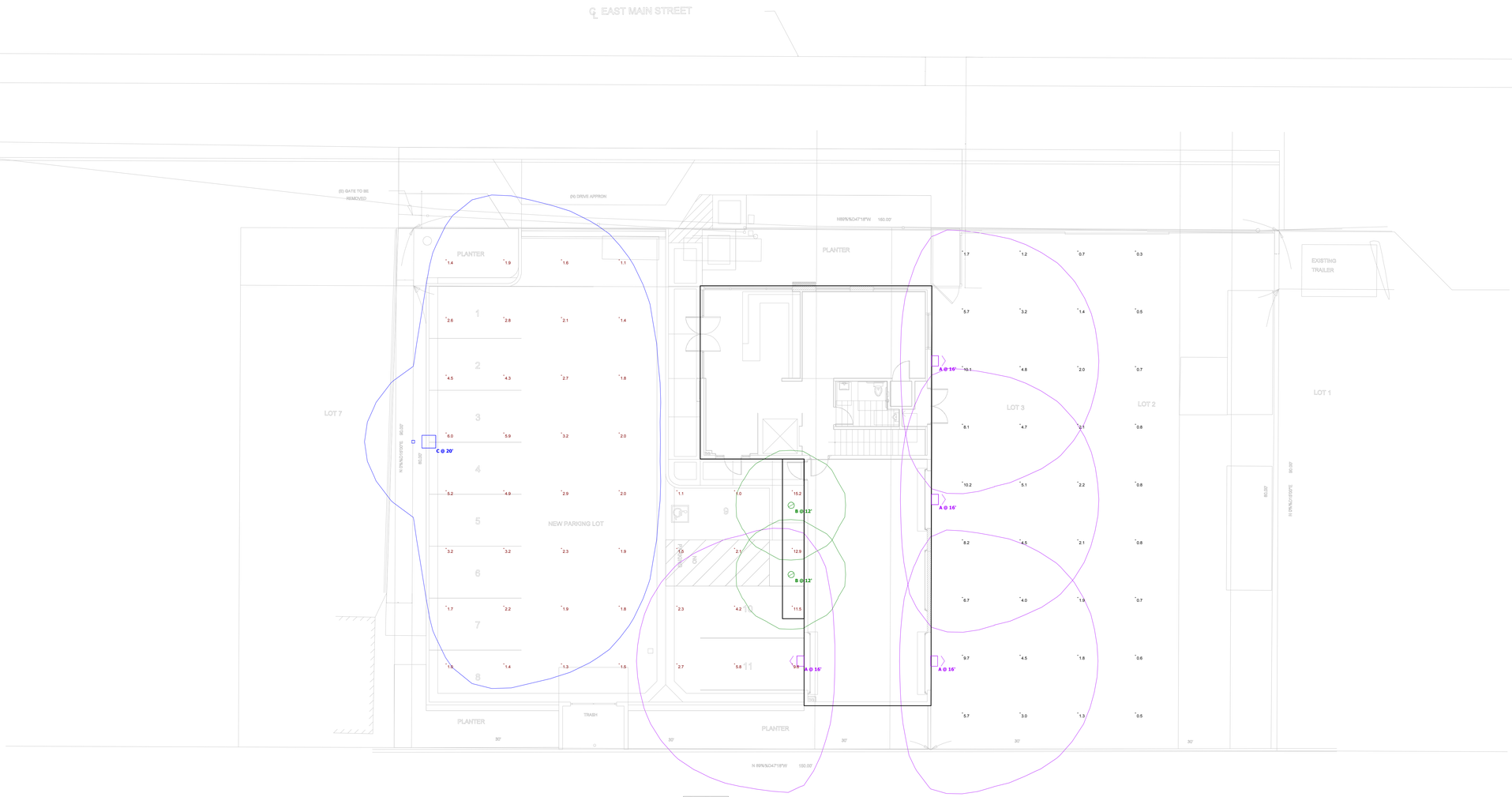
DRAWN: C.T.
CHECKED: C.T.

PROJECT NUMBER:
21-01 DELPINHO ROOFING

SHEET TITLE:
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER:
L-1

DATE OF LAST PRINT:
9-16-



Plan View
Scale - 1" = 8ft

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Light Loss Factor	Wattage
	A	4	Lithonia Lighting	WDGE2 LED P5 40K 80CRI VF MVOLT PIRH	WDGE2 LED WITH P5 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC, WITH MOTION SENSOR	B1 U0 G1 (under 6200 lumens)	WDGE2_LED_P5_40K_80CRI_VF.ies	0.9	48
	B	2	Ligman Lighting	MO 80012 W W40 XX 120/277V	Mondova 4 Recessed exterior downlights		MO-80012-W-W40.IES	0.9	21
	C	1	Lithonia Lighting	RSX1 LED P4 40K R4 MVOLT HS PIRHN	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R4 Distribution with HS Shield, with Motion Sensor	B1 U0 G3	RSX1_LED_P4_40K_R4_HS.ies	0.9	133

Statistics

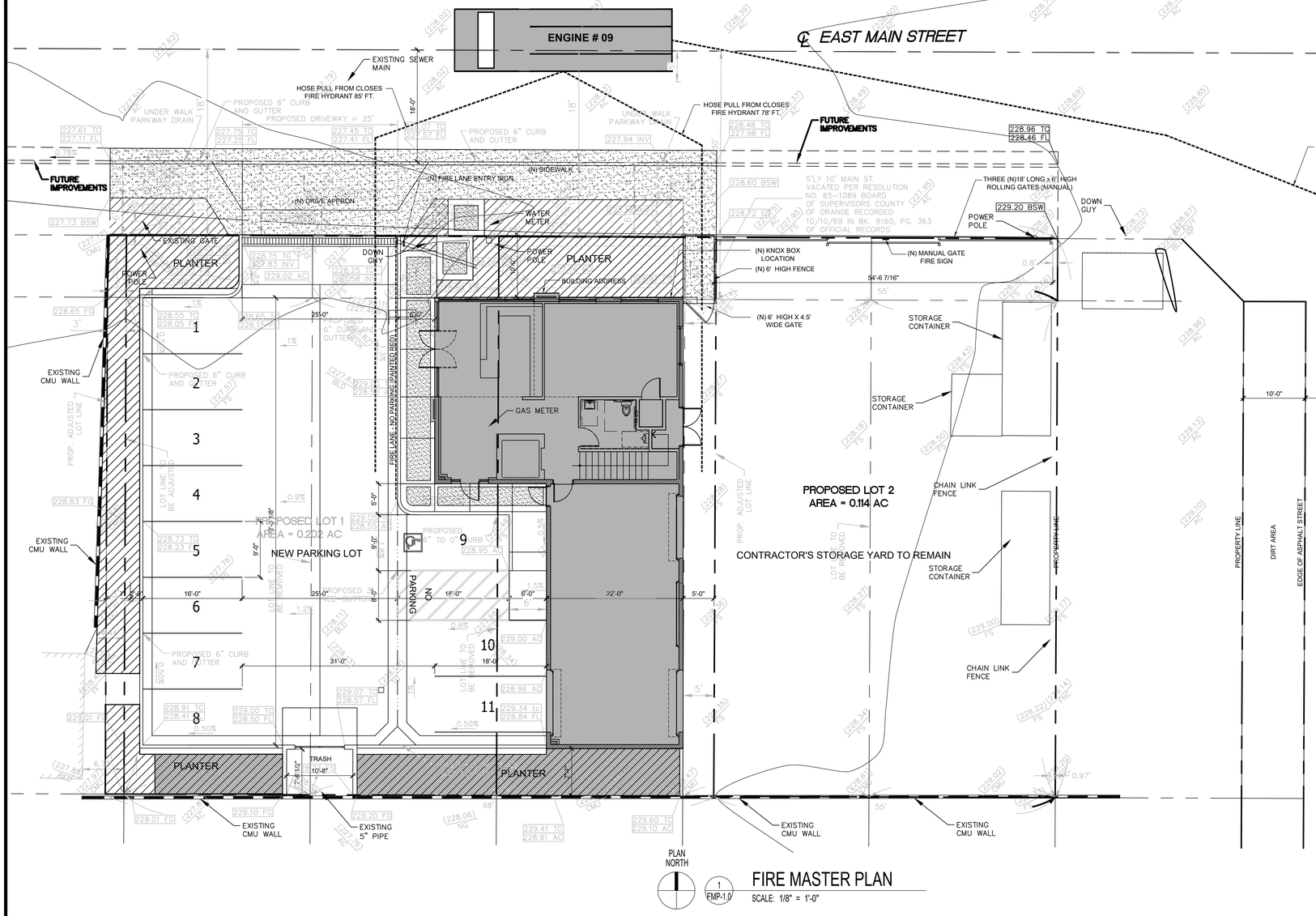
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Back Area	+	3.4 fc	10.2 fc	0.3 fc	34.0:1	11.3:1
Front Parking	+	3.5 fc	15.2 fc	1.0 fc	15.2:1	3.5:1

VISUAL

Designer

Date
1/28/2022
Scale
Not to Scale
Drawing No.

Summary



FIRE MASTER PLAN

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

PROJECT DATA

PROJECT ADDRESS:
742 EAST MAIN STREET
ORANGE, CA. 92865

SCOPE OF WORK:
NEW CONSTRUCTION OF A 2-STORY OFFICE BUILDING WITH STORAGE AREA ON THE 1ST FLOOR.

1.	OCCUPANCY GROUP:	B / S
2.	ZONE:	C-1
3.	APN:	360-385-02 / 360-385-03 / 360-385-04
4.	TYPE OF CONSTRUCTION:	TYPE III-B
4.	LOT AREA:	5,400 S.F.
5.	TOTAL BUILDING AREA:	
	1ST FLOOR (OFFICE SPACE)	1,182 S.F.
	1ST FLOOR STORAGE	938 S.F.
	2ND FLOOR (OFFICE SPACE)	2,013 S.F.
	TOTAL	4,133 S.F.
6.	NUMBER OF STORIES:	2
	BUILDING HEIGHT:	32'-0"
7.	MEANS OF EGRESS: BASED ON OCCUPANT LOAD	TWO REQUIRED, TWO PROVIDED
9.	FIRE SPRINKLERS:	NO

FIRE HYDRANT INFORMATION

Hydrant #	Flush Performed (Month-YY)	Static Pressure (PSI)	Residual Pressure (PSI)	Observed Flow (GPM)	Flow at 20 PSI (GPM)
3639	Feb-22	60	58	1279.449882	6450.293498

Please see the below map for hydrant reference.

J.C. MARVICK & ASSOC., INC.
ARCHITECTURE / PLANNING
1827 Capital Street, suite 101
Corona, Calif. 92880 951-808-0520

REGISTERED ARCHITECT JOHN CHARLES MARVICK C-22267 3/23 RENEWAL DATE STATE OF CALIFORNIA

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OWNER:

Citrus Pending LLC
2832 N. Olive Ave.
Orange, Ca. 92865
(714) 632-7663

DePinho Roofing
742 East Main Street
Orange, Ca. 92865

5-24-22

PR

ISSUE RECORD:

REVISIONS:

DRAWN: A.B.
CHECKED: C.M.

PROJECT NUMBER: 21-01 DEPINHO ROOFING

SHEET TITLE: FIRE MASTER PLAN

SHEET NUMBER: FMP-1.0

DATE OF LAST PRINT:

KNOX BOX NOTE

KNOX BOXES OR SWITCHES SHALL BE LOCATED ADJACENT TO AND CLEARLY VISIBLE FROM THE GATE OR DOOR SERVED. FOR GATES IN WALLS AND FENCES UP TO SIX FEET IN HEIGHT, THEY SHALL BE SECURELY MOUNTED AT A HEIGHT OF FIVE FEET ABOVE GRADE; ON BUILDINGS THEY SHALL BE MOUNTED FIVE FEET ABOVE GRADE, IN A LOCATION THAT IS EASILY ACCESSIBLE TO FIREFIGHTERS AND, WHEN REQUIRED, POLICE OFFICERS. SHARED KNOX DEVICES (SEE SECTION 9.C.3.E BELOW) SHALL MEET THE INSTALLATION REQUIREMENTS OF BOTH THE OFD AND THE POLICE DEPARTMENT REFER TO THE CITY OF ORANGE MUNICIPAL CODE AND SECURITY ORDINANCE FOR SPECIFIC REQUIREMENTS. BOXES AND SWITCHES ARE NOT REQUIRED TO BE ELECTRONICALLY MONITORED. IF THEY ARE, THEY SHALL NOT INITIATE AN ALARM SIGNAL THAT REQUIRES A RESPONSE BY THE FIRE DEPARTMENT.

22. 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 2019 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 (Include only those notes that are applicable to the project as designed; some notes may need to be modified to address specific project conditions)

23. 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.
24. 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.
25. Buildings used for high-piled storage shall comply with CFC requirements. A separate plan submittal is required if materials will be stored higher than 12 feet for lower-hazard commodities, or higher than five feet for high-hazard commodities such as plastics, rubber, flammable/combustible liquids, tires, carpet, etc.
26. An automatic fire sprinkler system shall be installed in accordance with applicable codes and ordinances, amendments, and guidelines. Sprinkler systems, other than those listed in CFC Chapter 9, shall be monitored by an approved central station. Separate plan submittals for the sprinkler and monitoring systems are required. Design of an automatic fire sprinkler system shall be based on a current flow test (within 12 months of the submitted design) which has been conduct per NFPA 13 requirements and witnessed by a fire department representative.
27. Buildings containing industrial refrigeration systems shall comply with CFC requirements. A separate plan submittal is required if refrigerant quantities exceed thresholds.
28. A fire alarm system shall be installed in accordance with applicable codes and ordinances, amendments, and guidelines. A separate plan submittal is required.
29. Structures located in a Fire Hazard Severity Zone, Special Fire Protection Area, or Wildland-Urban Interface Fire Area are subject to the construction requirements prescribed in Chapter 7A of the 2019 CBC and/or Section 327 of the 2019 CRC. Construction materials/methods are reviewed and inspected by the Building Department.
30. One or more structures shown on this plan are located adjacent to a fuel modification area. Changes to the fuel modification zone landscaping, new structures, or addition/alteration to existing structures requires review and approval by the OFD.

ATTACHMENT 1

OFD Fire Master Plan Notes

All of the notes listed in the INSPECTION REQUIREMENTS and GENERAL REQUIREMENTS sections shall be placed, verbatim, on the plan under the heading "ORANGE CITY FIRE DEPARTMENT NOTES." Include individual notes, as applicable, from the PROJECT-SPECIFIC REQUIREMENTS section.

INSPECTION REQUIREMENTS

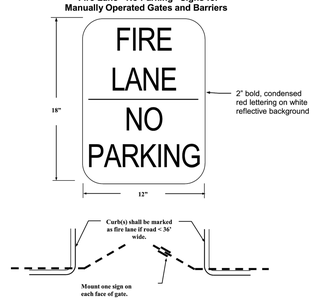
1. OFD site inspections are required for this project. Please schedule all field inspections at least 48 hours in advance. Call the Fire Prevention office at (714) 288-2541 for Inspection Scheduling.
2. A lumber drop inspection shall be performed prior to delivery to the site. All-weather access roads 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.
3. 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.
4. Phased installation of fire access roads requires additional inspections.
5. An original approved, signed, wet-stamped OFD fire master plan shall be available on-site.
6. Access roads and hydrants shall be maintained and remain clear of obstructions at all times.
7. Areas where parking is not permitted shall be clearly identified.
8. Obstruction of fire lanes and hydrants may result in cancellation or suspension of inspections and a notice of correction or citation will be issued.
9. Temporary fuel tanks of 60 or more gallons shall be reviewed, inspected, and permitted by the OFD prior to installation and use.
10. The project address shall be clearly posted and visible from the public road during.
11. All gates which are required for fire department access shall be equipped with either a Knox or fire department padlock.
12. Buildings of four or more stories shall be provided with stairs and a standpipe before reaching 40 feet in height.

GENERAL REQUIREMENTS

13. 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 flow-line to flow-line 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.
14. 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.
15. Additional fire lane markings may be required at the time of inspection depending on field conditions.
16. Address numbers shall be located and be of a color and sized so as to be plainly visible and legible from the roadway.
17. Access gates shall be approved prior to installation and shall be in compliance with Chapter 5 of the CFC.
18. Approved access walkways shall be provided to all required openings and all rescue windows.
19. 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.
20. 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.
21. 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.

ATTACHMENT 15

Specifications for "Fire Lane - No Parking" Signs for Manually Operated Gates and Barriers

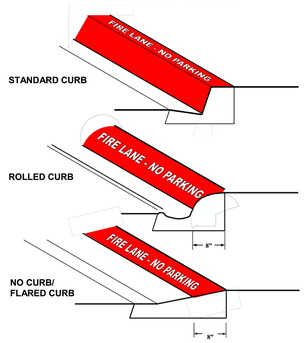


All sign and lettering dimensions shown are minimums. "Arial Narrow" font used is used in sample above though other legible sans-serif fonts may be acceptable.

"Fire Lane—No Parking" sign shown in Attachment 12 may be used as an alternative. Signs shall be securely mounted on the front and back face of the gate clearly visible to traffic entering the designated area. Signs shall be made of a durable material.

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.

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.