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

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647 N. Rancho Santiago Blvd

Orange, CA

2021327 | 06-30-2025

RANCHO RIDGE, LLC.

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

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

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

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

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

Submittal Log

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

Design Review Project No.:

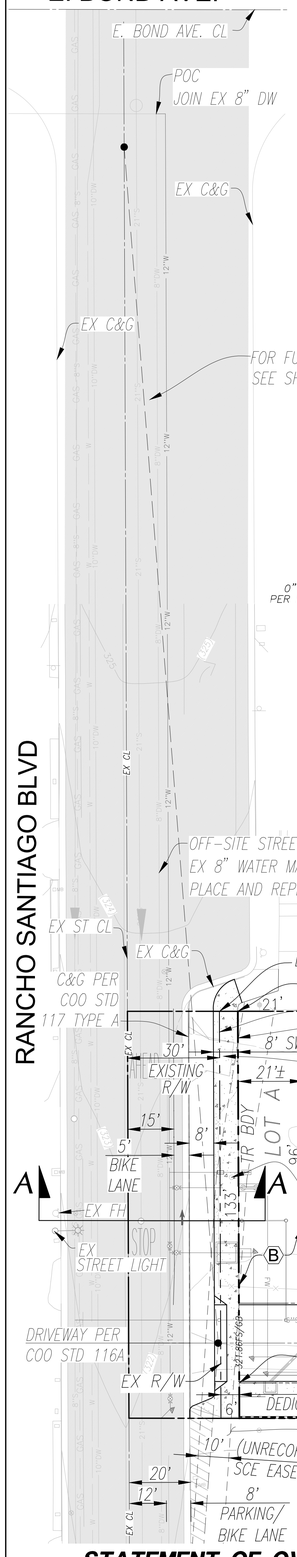
TENTATIVE TRACT MAP NO. 19279

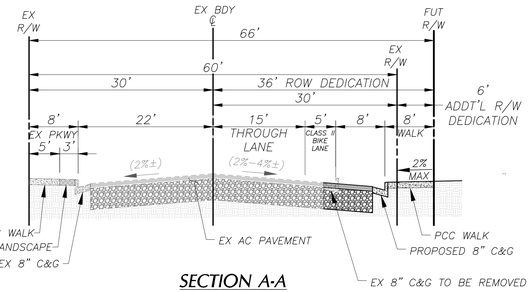
FOR SINGLE FAMILY DWELLING RESIDENTIAL UNITS

"RANCHO RIDGE"

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

E. BOND AVE.



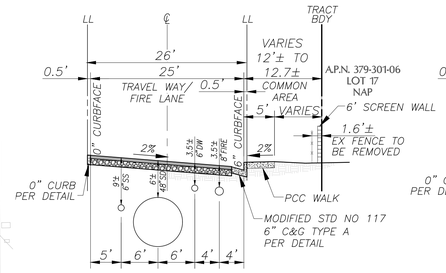


SECTION A-A

EX. & PROP. N. RANCHO SANTIAGO BLVD.

(PUBLIC)

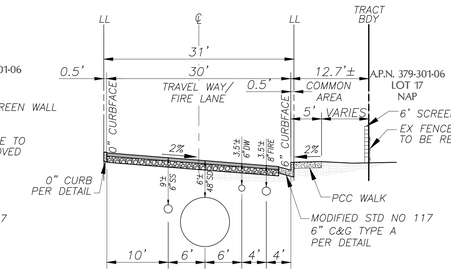
N.T.S.



SECTION B-B

PRIVATE DRIVE

N.T.S.



SECTION C-C

PRIVATE DRIVE

N.T.S.

TYPICAL SECTIONS

LEGEND

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

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BC	BEGIN CURVE
BCR	BEGIN CURVE RETURN
BDY	BOUNDARY
BF	BACKFLOW
BO	BLOWOFF
BW	BACK OF WALK
CB	CATCH BASIN
C&G	CURB & GUTTER
℄	CENTERLINE
CMB	CRUSHED MISCELLANEOUS BASE
CO	CLEANOUT
COO	CITY OF ORANGE
DW	DOMESTIC WATER
DWY	DRIVEWAY
EC	END CURVE
ECR	END CURVE RETURN
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NTS	NOT TO SCALE
OCSD	ORANGE COUNTY SANITATION DISTRICT
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PCC	POINT OF COMPOUND CURVATURE
PKWY	PARKWAY
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PROP	PROPOSED
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RCP	REINFORCED CONCRETE PIPE
RG	ROUGH GRADE
R/W	RIGHT OF WAY
RW	RECYCLED WATER
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN
SCGC	SOUTHERN CALIFORNIA GAS COMPANY
SL	STREET LIGHT
SS	SANITARY SEWER
STA	STATION
TC	TOP OF CURB
TR	TRACT
TYP	TYPICAL
ULT	ULTIMATE
WM	WATER METER

UTILITY TABLE

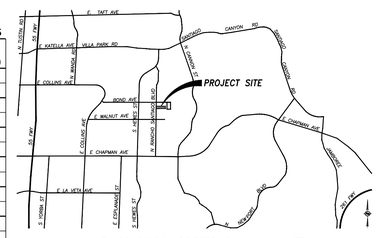
FIRE WATER	284	LF
STORM DRAIN	525	LF
WATER QUALITY	163	LF
SANTIARY SEWER (PRIVATE)	521	LF
SANTIARY SEWER (OFF-SITE)	47	LF
DOMESTIC WATER (PRIVATE)	648	LF
DOMESTIC WATER (OFF-SITE)	460	LF

LOT SUMMARY

LAND USE SUMMARY - NUMBERED LOTS

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

*HOA MAINTAINED



VICINITY MAP

N.T.S.

LAND USE SUMMARY

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

PARKING SUMMARY

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

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

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

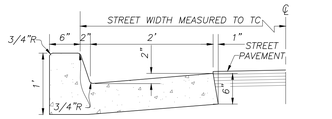
NOTES

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

EASEMENT NOTES

Ⓐ INDICATES A PROPOSED EASEMENT FOR EMERGENCY ACCESS AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES DEDICATED TO THE CITY OF ORANGE

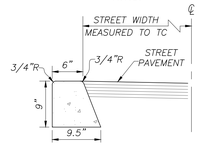
Ⓑ INDICATES A PROPOSED EASEMENT FOR HOMEOWNERS ASSOCIATION COMMON AREA, INCLUDING ROADWAY, PEDESTRIAN ACCESS, LANDSCAPING MAINTENANCE, AND UTILITIES MAINTENANCE, DEDICATED TO THE CITY OF ORANGE



MODIFIED 6" CURB AND GUTTER DETAIL

STANDARD PLAN NO. 117 TYPE A

N.T.S.

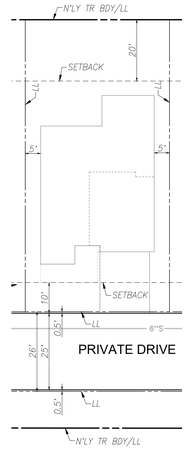


0" CURB DETAIL

N.T.S.

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

DETAILS



PRIVATE DRIVE

TYPICAL LOT DETAIL

NTS

STATEMENT OF OWNERSHIP

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

DOUGLAS L. STALEY — DATE 12/1/2025

20 10 0 20 40

GRAPHIC SCALE 1"=20'

NO.	DATE	REVISIONS	APPROVED

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

PREPARED FOR:
RANCHO RIDGE LLC
11625 WANDER LANE
DALLAS, TX 75230
TEL: 949-508-0340
FAX: 949-382-7801

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

TENTATIVE TRACT NO. 19279
RANCHO RIDGE
647 N. RANCHO SANTIAGO BOULEVARD

TTM 0052-23

SHEET 1 OF 4

C-01

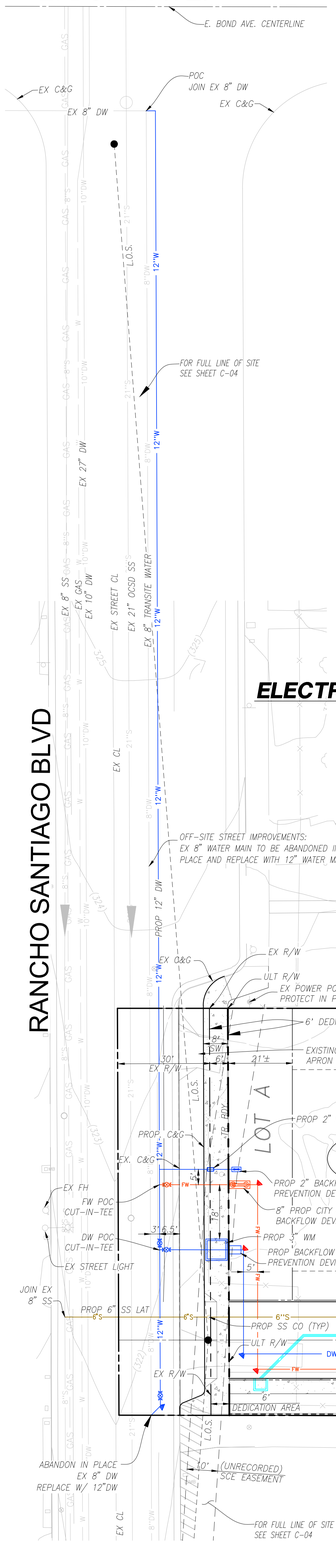
W.O.# 4511-1 TENTATIVE TRACT NO. 19279 – RANCHO RIDGE

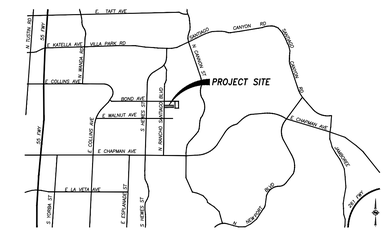
PLOTTED BY: Gabriela M. Sayed DATE: Dec. 04, 2025 04:58:30 PM FILE: F:\1250\Engineering\TR_19279\TTM\TR19279_C-01-TTM.dwg

CONCEPTUAL UTILITY PLAN

FOR SINGLE FAMILY DWELLING RESIDENTIAL UNITS

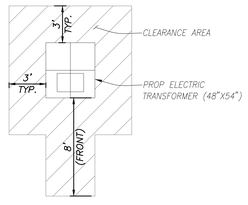
"RANCHO RIDGE"



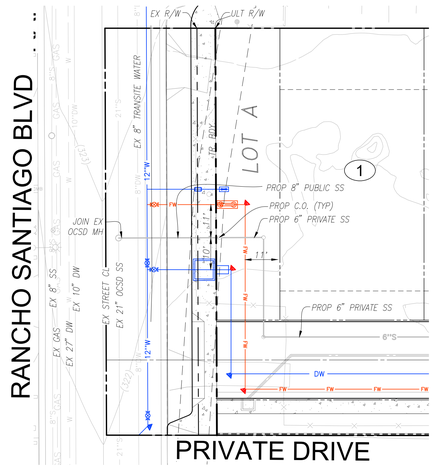


VICINITY MAP

N.T.S.



ELECTRIC TRANSFORMER DETAIL



ALTERNATE SEWER CONNECTION

SCALE: 1"=20'

LEGEND

1	LOT NUMBER
A A	SECTION FLAG
	EX STREET LIGHT
	EX FIRE HYDRANT
	EX POWER POLE
NAP	NOT A PART
	TOP OF SLOPE
	TOE OF SLOPE
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580	EXISTING CONTOUR
	LOT LINE
	TR BDY
	PROPOSED RIGHT OF WAY
	EXISTING RIGHT OF WAY
	PROPOSED CURB
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	EXISTING STREET
	MODIFIED LINE OF SIGHT
	FLOW LINE
	EASEMENT
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20 10 0 20 40

GRAPHIC SCALE 1"=20'

NO.	DATE	REVISIONS	APPROVED

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

PREPARED FOR:

RANCHO RIDGE LLC
11625 WANDER LANE
DALLAS, TX 75230
TEL: 949-508-0340
FAX: 949-382-7801

PREPARED BY:

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CONCEPTUAL UTILITY PLAN
TTM 0052-23

SHEET 2 OF 4

C-02

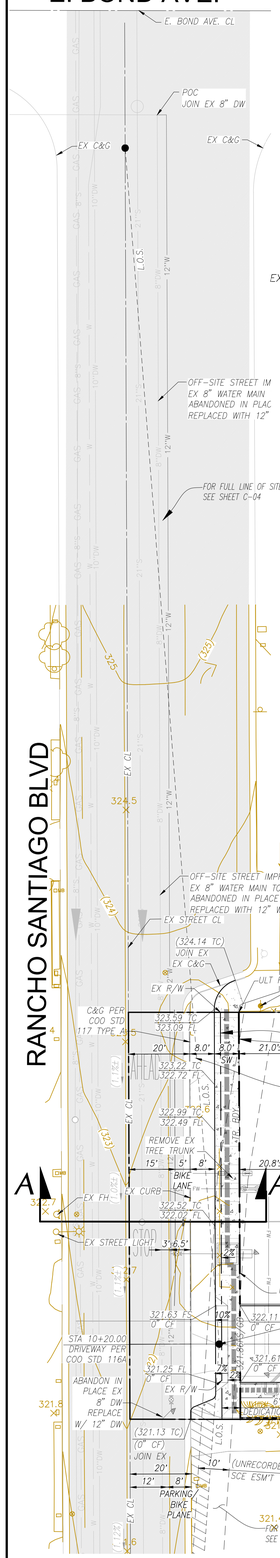
W.O.# 4511-1 TENTATIVE TRACT NO. 19279 – RANCHO RIDGE

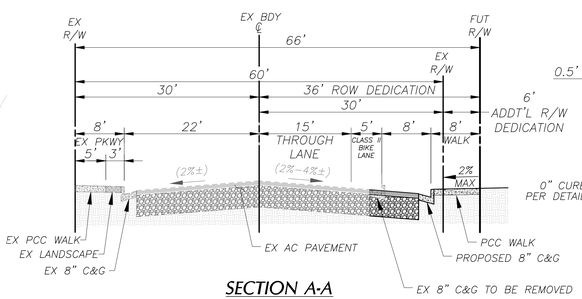
PLOTTED BY: Gabriela M. Sayed DATE: Dec. 04, 2025 04:58:32 PM FILE: F:\1250\Engineering\TR_19279\TTM\TR19279_C-02-Conceptual Utilities.DWG

PRELIMINARY GRADING PLAN

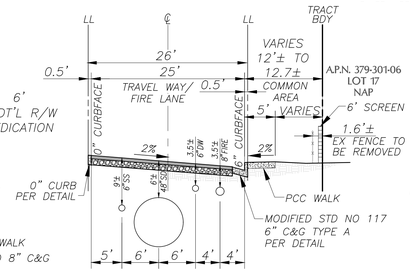
FOR SINGLE FAMILY DWELLING RESIDENTIAL UNITS

"RANCHO RIDGE"

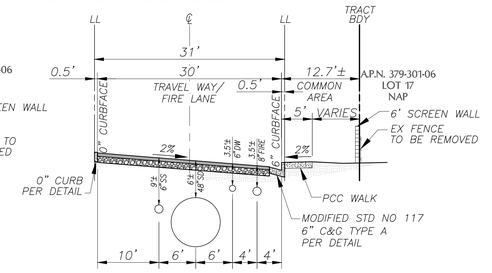




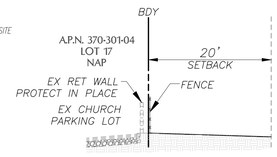
SECTION A-A
EX. & PROP. N. RANCHO SANTIAGO BLVD.
(PUBLIC)
N.T.S.



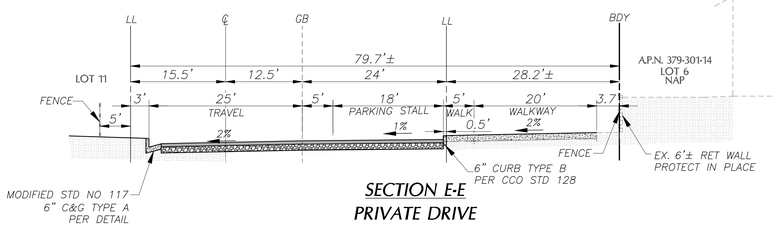
SECTION B-B
PRIVATE DRIVE
N.T.S.



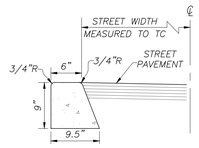
SECTION C-C
PRIVATE DRIVE
N.T.S.



SECTION D-D
N.T.S.



SECTION E-E
PRIVATE DRIVE



0" CURB DETAIL
N.T.S.

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

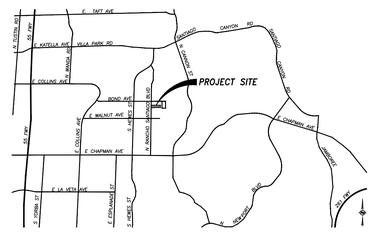
MODIFIED 6" CURB AND GUTTER DETAIL
STANDARD PLAN NO. 117 TYPE A
N.T.S.

ABBREVIATIONS

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

LEGEND

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



VICINITY MAP
N.T.S.

NOTES

1. EXISTING GENERAL PLAN LAND USE DESIGNATION: LDR-LOW DENSITY RESIDENTIAL
2. PROPOSED GENERAL PLAN LAND USE DESIGNATION: LDR-LOW DENSITY RESIDENTIAL
3. EXISTING ZONING: R-1-10
4. PROPOSED ZONING: R-1-6/PUD
5. ASSESSOR PARCEL NUMBER: 379-301-05
6. UTILITY/SERVICE PROVIDERS:
   GAS – SOUTHERN CALIFORNIA GAS COMPANY
   ELECTRIC – SOUTHERN CALIFORNIA EDISON
   CABLE TELEVISION/INTERNET – COX COMMUNICATION
   PHONE – AT&T
   WATER – CITY OF ORANGE
   SEWER – CITY OF ORANGE
   STORM DRAIN – PRIVATE SD (HOA)
   TRASH – CR&R
   FIRE – CITY OF ORANGE FIRE DEPARTMENT
   POLICE – CITY OF ORANGE POLICE DEPARTMENT
7. THE PROPERTY IS LOCATED WITHIN ORANGE UNIFIED SCHOOL DISTRICT.
8. THE PROPOSED SITE DEVELOPMENT AREA IS LOCATED WITHIN ZONE X.
9. ALL PROPOSED IMPROVEMENTS SHALL COMPLY WITH CITY OF ORANGE STANDARD PLANS AND SPECIFICATIONS OR AS SPECIFIED ON THIS TENTATIVE MAP.
10. PROPOSED GRADING AND DRAINAGE SHALL COMPLY WITH GRADING AND EXCAVATION CODE OF THE CITY OF ORANGE MUNICIPAL CODE.
11. AREA CALCULATIONS ARE APPROXIMATE AND PRELIMINARY AND SUBJECT TO CHANGE IN FINAL DESIGN.
12. PROJECT IS A PROPOSED PLANNED UNIT DEVELOPMENT (PUD).
13. ALL BACKFLOW DEVICES WILL BE CITY APPROVED.

EARTHWORK

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

NO.	DATE	REVISIONS	APPROVED

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

PREPARED FOR:
RANCHO RIDGE LLC
11625 WANDER LANE
DALLAS, TX 75230
TEL: 949-508-0340
FAX: 949-382-7801

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

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

SHEET 3 OF 4
C-03

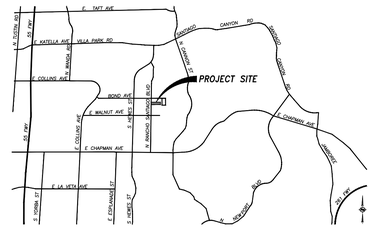
TENTATIVE TRACT NO. 19279 – RANCHO RIDGE
W.O.# 4511-1

PLOTTED BY: Gabriela M. Sayed DATE: Dec. 04, 2025 04:58:35 PM FILE: F:\1250\Engineering\TR_19279\TTM\TR19279_C-03-Preliminary Grading.DWG

CONCEPTUAL STRIPING AND SIGNAGE DETAIL

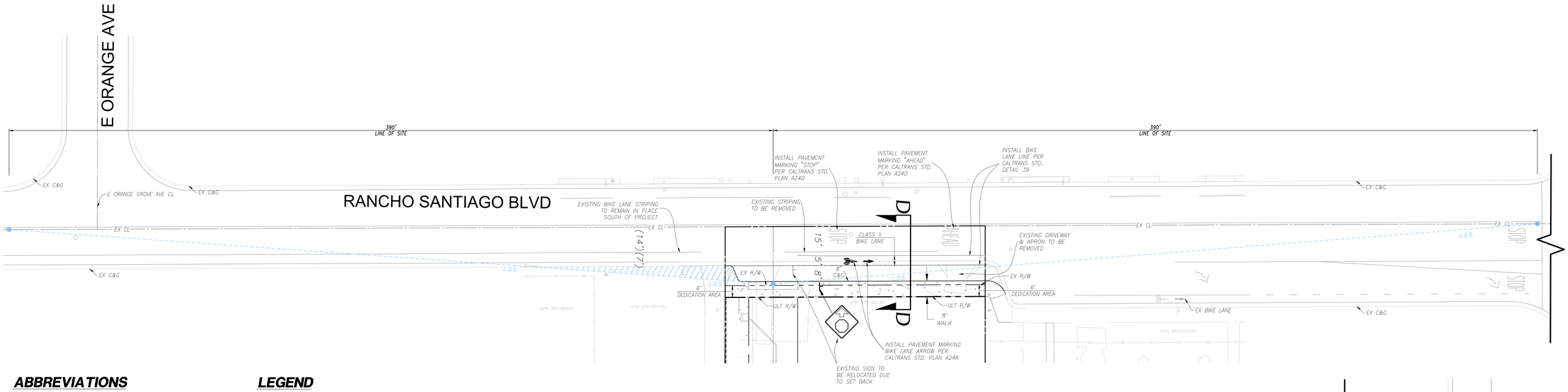
FOR SINGLE FAMILY DWELLING RESIDENTIAL UNITS

"RANCHO RIDGE"



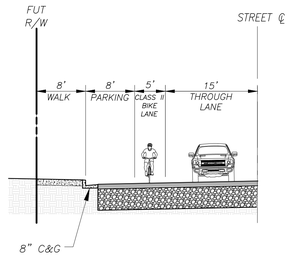
VICINITY MAP

N.T.S.



STRIPING AND SIGN DETAIL

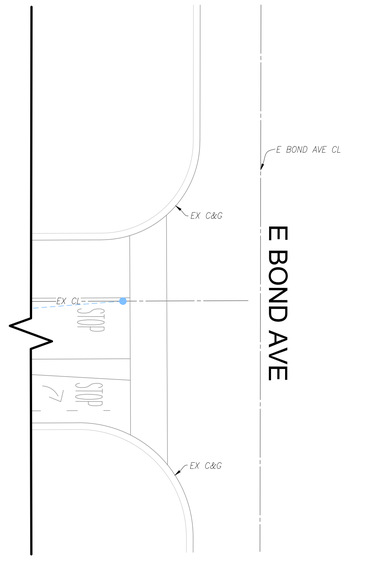
SCALE: 1"=20'



SECTION D-D

CLASS II BIKE LANE

N.T.S.



ABBREVIATIONS

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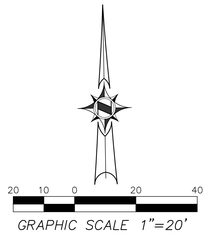
LEGEND

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



GRAPHIC SCALE 1"=20'

NO.	DATE	REVISIONS	APPROVED

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

PREPARED FOR:

RANCHO RIDGE LLC
11625 WANDER LANE
DALLAS, TX 75230
TEL: 949-508-0340
FAX: 949-382-7801

PREPARED BY:

HUNSAKER & ASSOCIATES
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157 Technology Drive ▪ Irvine, CA 92618 ▪ (949) 583-1010

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

SHEET 4 OF 4

C-04

W.O.# 4511-1 TENTATIVE TRACT NO. 19279 – RANCHO RIDGE

PLOTTED BY: Gabriela M. Sayed DATE: Dec. 04, 2025 04:58:38 PM FILE: F:\1250\Engineering\TR_19279\TTM\TR19279_C-04-Conceptual Striping.DWG

ORANGE CITY FIRE DEPARTMENT NOTES

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 flowline to flowline for fire lanes with modified curb designs (e.g., rolled, ramped, etc). The developer is responsible to verify that all approved public works or grading department street improvement plans or precise grading plans conform to the minimum street width measurements per the approved OFD Fire Master Plan.
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.

GENERAL REQUIREMENTS

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 to be plainly visible and legible from the roadway.
17. Access gates shall be approved prior to installation and shall follow 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.
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 2022 CFC and CBC and Orange Municipal Code. This project may be subject to additional requirements not stated herein upon examination of actual site and project conditions or disclosure of additional information.

PROJECT-SPECIFIC REQUIREMENTS

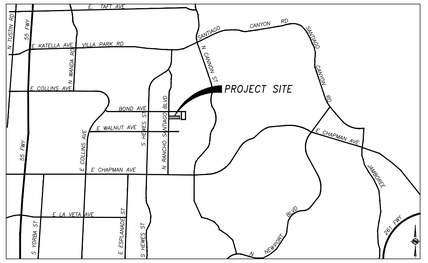
23. An underground piping plan is required for the installation of an automatic fire sprinkler system or for a private fire hydrant system. A separate plan submittal is required.
24. A chemical classification and hazardous materials compliance plan shall be approved by the OFD prior to any hazardous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

Fire Master Plan Submittal Checklist

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

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

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



VICINITY MAP

GENERAL NOTES

1. EXISTING GENERAL PLAN LAND USE DESIGNATION: LDR-LOW DENSITY RESIDENTIAL
2. PROPOSED GENERAL PLAN LAND USE DESIGNATION: LDR-LOW DENSITY RESIDENTIAL
3. EXISTING ZONING: R-1-10
4. PROPOSED ZONING: R-1-6/PUD
5. ASSESSOR PARCEL NUMBER: 379-301-05
6. UTILITY/SERVICE PROVIDERS:
   - GAS - SOUTHERN CALIFORNIA GAS COMPANY
   - ELECTRIC - SOUTHERN CALIFORNIA EDISON
   - CABLE TELEVISION/INTERNET - COX COMMUNICATION
   - PHONE - AT&T
   - WATER - CITY OF ORANGE
   - SEWER - CITY OF ORANGE
   - STORM DRAIN - PRIVATE SD (HOA)
   - TRASH - C&R
   - FIRE - CITY OF ORANGE FIRE DEPARTMENT
   - POLICE - CITY OF ORANGE POLICE DEPARTMENT
7. ALL PROPOSED IMPROVEMENTS SHALL COMPLY WITH CITY OF ORANGE STANDARD PLANS AND SPECIFICATIONS OR AS SPECIFIED ON THIS TENTATIVE MAP.
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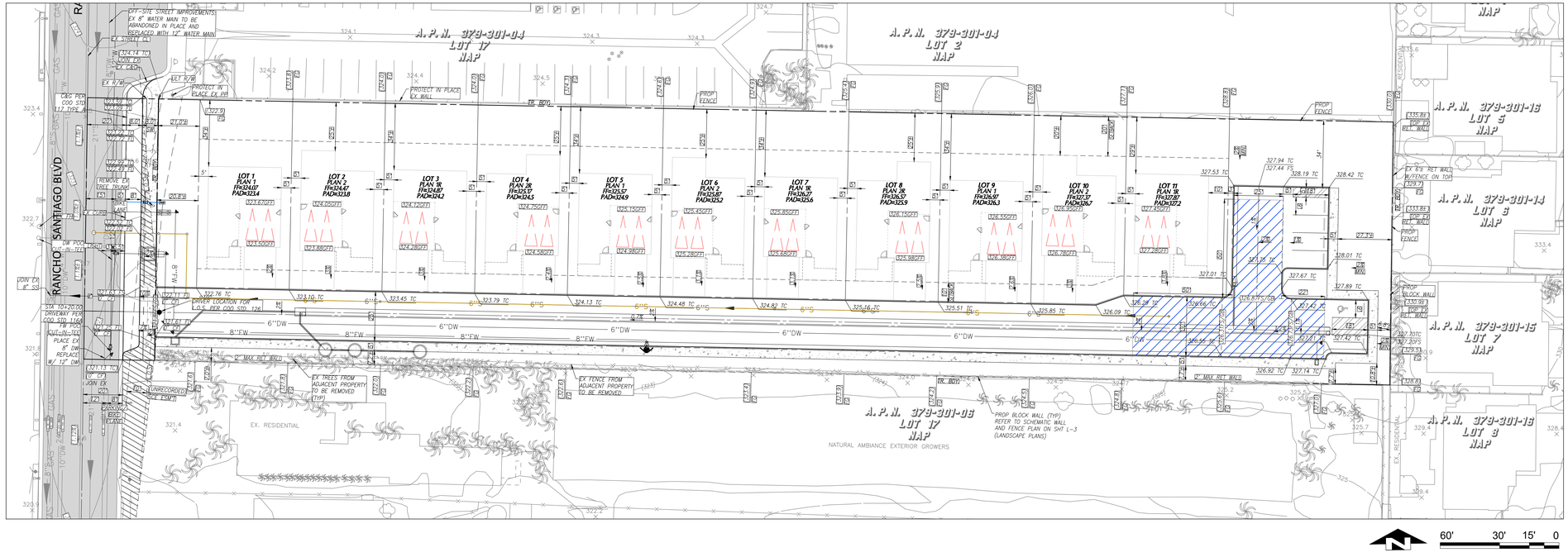
9. AREA CALCULATIONS ARE APPROXIMATE AND PRELIMINARY AND SUBJECT TO CHANGE IN FINAL DESIGN.
10. PROJECT IS A PROPOSED PLANNED UNIT DEVELOPMENT (PUD).

PLAN SHEET SET

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



NOTE:

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

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

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

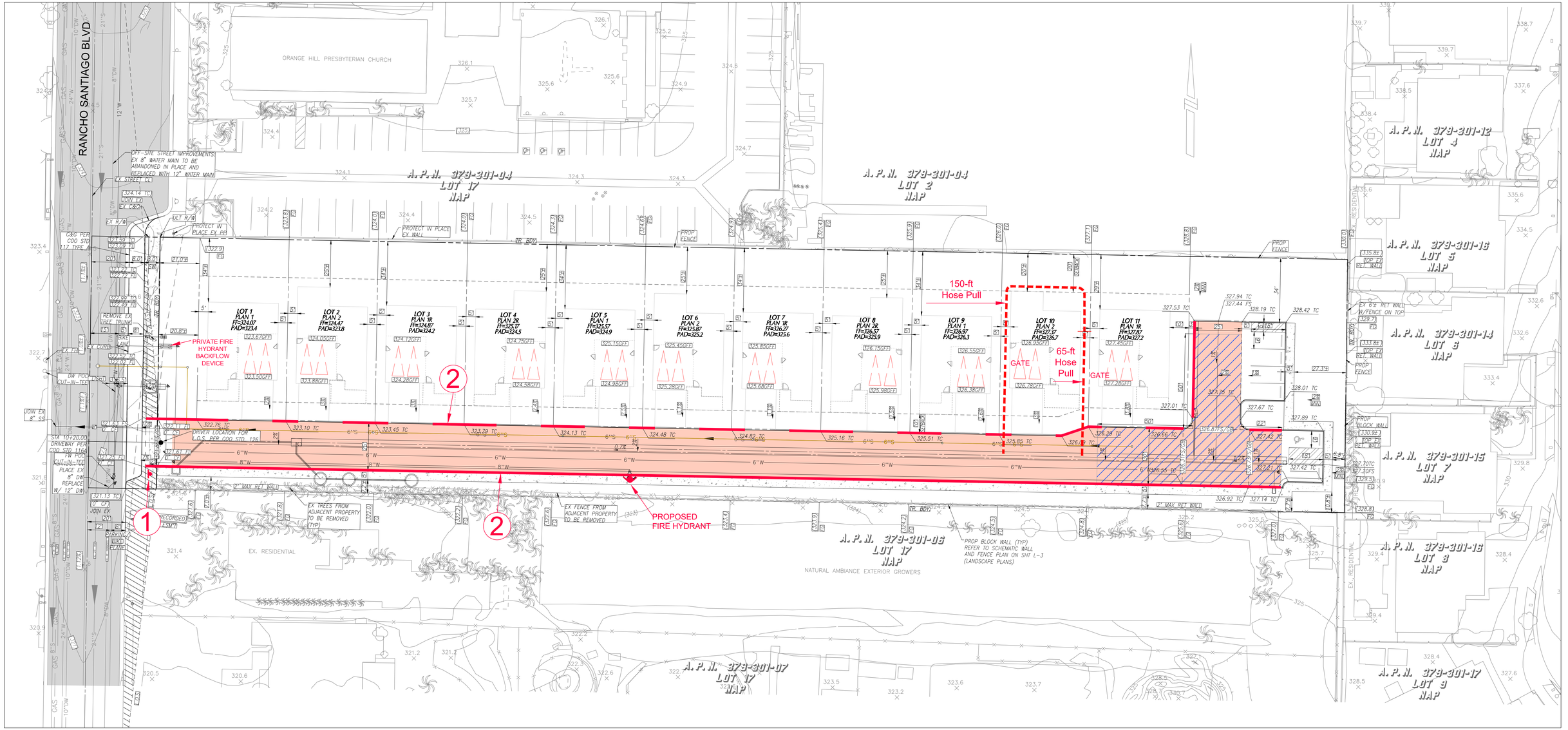
PREPARED WITH:
HUNSAKER & ASSOCIATES IRVINE, INC.
Contact: Robert Glessner
RGlessner@hunsaker.com

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

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

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

PLOTTED BY: Paul Caligiuri DATE: Jul. 02, 2025 08:05:35 AM FILE: \\dudek.int\data\GISData\Projects\j1576100\MAPDOC\DOCUMENT\FMP\FMP APR2025 SUBMITTAL\Fire Master Plan FMP-01.dwg



48' 24' 12' 0

LEGEND

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

FIRE MASTER PLAN NOTES

① INSTALL "FIRE LANE ENTRANCE SIGN" PER DETAIL ON SHEET 3

② FIRE LANE--RED CURB PER DETAIL ON SHEET 3

ALL HOUSES WILL HAVE SIDE YARD GATES INSTALLED ON BOTH SIDES OF HOUSE.

BUILDING INFO

BUILDING HEIGHT: 27 FEET

OCCUPANCY TYPE: R3

CONSTRUCTION TYPE: VB

SPRINKLER TYPE: NFPA 13D

NOTE:

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

PREPARED FOR:

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

PREPARED WITH:

WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.
Contacts: Nick Manea
nickm@whainc.com

HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Contact: Robert Glessner
RGlessner@hunsaker.com

PREPARED BY:

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

FIRE MASTER PLAN FOR RANCHO RIDGE
Fire Access Site Plan

647 N Rancho Santiago Blvd
Orange, CA

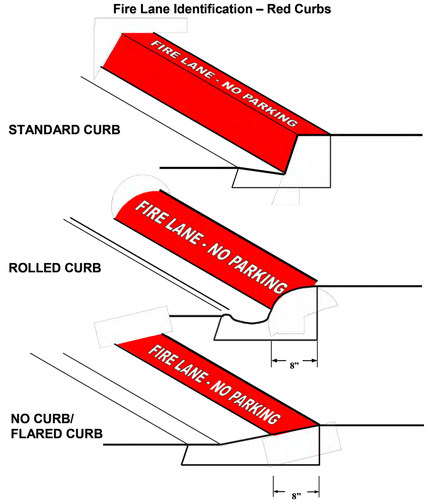
SHEET
FMP-2

Job No. 15761
Date 4-02-2025

PLOTTED BY: Paul Caligiuri DATE: Jul. 02, 2025 08:05:45 AM FILE: \\dudek.int\data\GISData\Projects\j1576100\MAPDOC\DOCUMENT\FMP\FMP APR2025 SUBMITTAL\Fire Master Plan FMP-02.dwg

ATTACHMENT 9

Fire Lane Identification – Red Curbs



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

Revised 08/2022

ATTACHMENT 10

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

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

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

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

Revised 08/2022

ATTACHMENT 11

Specifications for
Alternate Location of
Towing Company Information

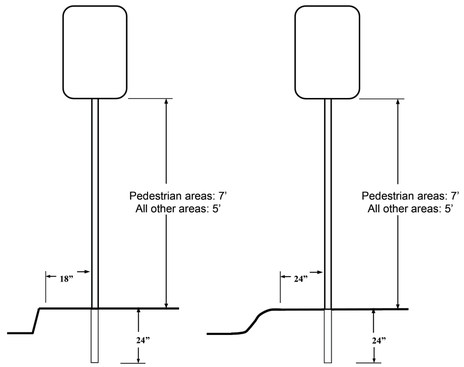
Towing company contact information is required for all properties with a standing written agreement for services with a towing company per the California Vehicle Code.

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

Revised 08/2022

ATTACHMENT 14

Mounting Specifications for
Fire Lane Entrance and No Parking Signs



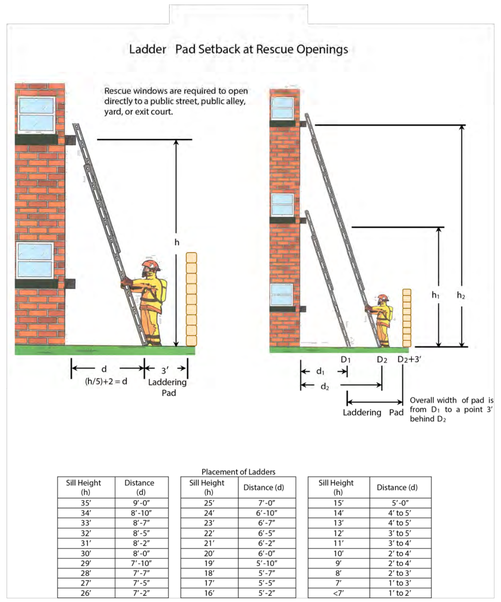
STANDARD CURB **ROLLED CURB**

Signs shall be mounted facing the direction of vehicular travel.

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

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

Revised 08/2022



Placement of Ladders

Sill Height (h)	Distance (d)
35'	9'-0"
34'	8'-10"
33'	8'-7"
32'	8'-5"
31'	8'-2"
30'	8'-0"
29'	7'-10"
28'	7'-7"
27'	7'-5"
26'	7'-2"

Sill Height (h)	Distance (d)
25'	7'-0"
24'	6'-10"
23'	6'-7"
22'	6'-5"
21'	6'-2"
20'	6'-0"
19'	5'-10"
18'	5'-7"
17'	5'-5"
16'	5'-2"

Sill Height (h)	Distance (d)
15'	5'-0"
14'	4' to 5'
13'	4' to 5'
12'	3' to 5'
11'	3' to 4'
10'	2' to 4'
9'	2' to 4'
8'	2' to 3'
7'	1' to 3'
<7'	1' to 2'

NOTE:

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

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

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

PREPARED WITH:
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RGlessner@hunsaker.com

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

FIRE MASTER PLAN FOR RANCHO RIDGE
Fire Lane Signage and Access

647 N Rancho Santiago Blvd
Orange, CA

SHEET
FMP-3

Job No. 15761
Date 4-02-2025

PLOTTED BY: Paul Caligiuri DATE: Jul. 02, 2025 08:05:52 AM FILE: \\dudek.int\data\GISData\Projects\j1576100\MAPDOC\DOCUMENT\FMP\FMP APR2025 SUBMITTAL\Fire Master Plan FMP-03.dwg

FIRE APPARATUS ACCESS RD CERTIFICATION

June 7, 2024
J.N.: 3090.01

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

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

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

Dear Ms. Green,

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

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

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

Sincerely,

ALBUS & ASSOCIATES, INC.

David E. Albus
Principal Engineer
GE 2455

REGISTERED PROFESSIONAL ENGINEER DAVID E. ALBUS No. 2455 Exp. 12/31/24 CIVIL STATE OF CALIFORNIA

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

Fire Master Plans for Commercial & Residential Development

Parking Enforcement Letter

May 10, 2024

Fire Prevention Bureau
Orange City Fire Department
1176 E. Chapman Ave.
Orange, CA 92866

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

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

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

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

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

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

RANCHO RIDGE, LLC

Keith Mitchell, Manager

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

Hydrant Flow Test Report

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

Test hydrant location **1st hydrant south of Bond Ave on east side of Rancho Santiago Blvd**
Hydr # **H-L13-2235** Elev (ft +/-) **Grade**
Flow hydrant location **Northeast corner of Bond Ave & Hidden Tr**
Hydr # **H-L13-3107** Elev (ft +/-) **Grade**

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

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

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

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

Although the results are accurate for the date and time given, they may not accurately reflect higher or lower readings which vary due to seasonal conditions and time of day.
Per NFPA 24-10, Table C.4.10.1(a), note 1, $Q=29.84 \times c(d)^2 (p)^{0.5}$
Per NFPA 24-10, Paragraph C.4.10.1.2, $Q_r = Q_t \times (h_r/h_t)^{0.54}$
Test by: Hildebrandt

Witness George Jediny
Fire Safety Specialist
City of Orange Fire Dept

Client Robert Glessner
Hunsaker & Associates

cc: gjediny@cityoforange.org
rglessner@hunsaker.com
koconnor@hunsaker.com

Symbols
T = Test hydrant
F = Flow hydrant
North

California Fire Code Appendix B Minimum Required Fire Flow

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

FIRE-FLOW CALCULATION AREA (square feet)	AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
0–3,600	No automatic sprinkler system	1,000	1
3,601 and greater	No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2) at the required fire-flow rate
0–3,600	Section 903.3.1.3 of the *California Fire Code* or Section 313.3 of the *California Residential Code*	500	½
3,601 and greater	Section 903.3.1.3 of the *California Fire Code* or Section 313.3 of the *California Residential Code*	½ value in Table B105.1(2)	1

For SI: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/m

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

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PREPARED WITH:
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Contacts: Nick Manea
nickm@whainc.com

PREPARED WITH:
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759
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RGlessner@hunsaker.com

PREPARED BY:
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ENCINITAS, CA 92024
Contact: Kase Arkeder
karkeder@dudek.com

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

SHEET
FMP-4

Job No. 15761
Date 4-02-2025

PLOTTED BY: Paul Caligiuri DATE: Jul. 02, 2025 08:06:02 AM FILE: \\dudek.int\data\GISData\Projects\j1576100\MAPDOC\DOCUMENT\FMP\FMP APR2025 SUBMITTAL\Fire Master Plan FMP-04.dwg

Zoning Summary

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

Existing General Plan:	LDR - Low Density Residential
Proposed General Plan:	LDR - Low Density Residential
Existing Zoning:	R-1-10
Proposed Zoning:	R-1-10/PUD
Minimum Lot Area:	10,000 SF
Building Setbacks:	Front Yard (Garage): 20' Interior Side Yard: 5' Street Side Yard: 10' Rear Yard: 20'
Max. Building Height:	32' and 2 Stories
Max. FAR:	Lot <10,000 SF, Max FAR 0.60 Lot <40,000 SF, Max FAR 0.40
Minimum Usable Open Space:	1,000 SF / Unit

Lot Coverage and FAR Calculation

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

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

Project Summary

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

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

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

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

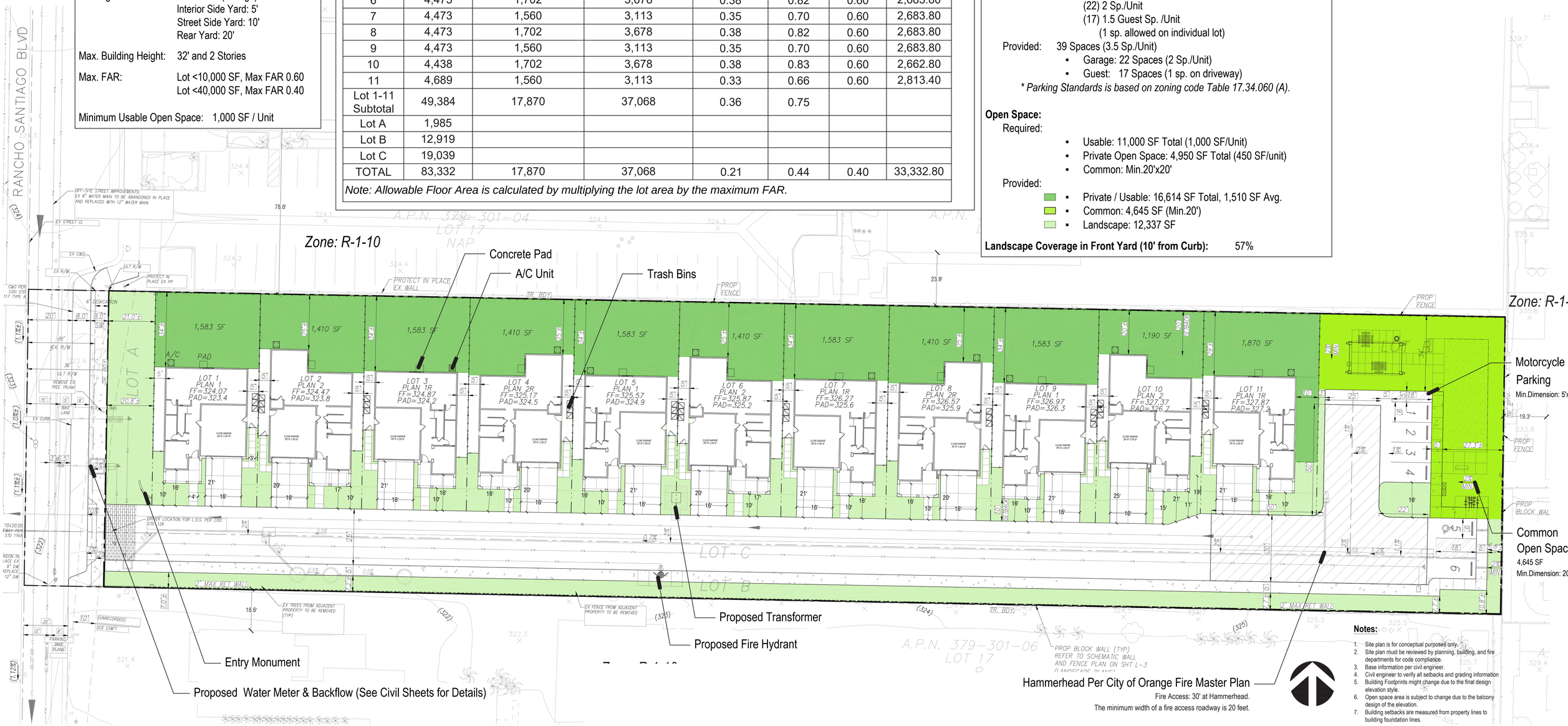
** Parking Standards is based on zoning code Table 17.34.060 (A).*

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

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

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

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



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

Notes:

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

CONCEPTUAL SITE PLAN

RANCHO RIDGE, LLC.

647 N. RANCHO SANTIAGO BLVD.

ORANGE, CA

SP-1

0 10 20 40

DESIGN REVIEW SUBMITTAL
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WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

RESIDENTIAL PROJECT SUMMARY TABLES

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

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

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

RESIDENTIAL PROJECT SUMMARY TABLE

RANCHO RIDGE, LLC.

647 N. RANCHO SANTIAGO BLVD.

ORANGE, CA

SP-2

0 4 8 16

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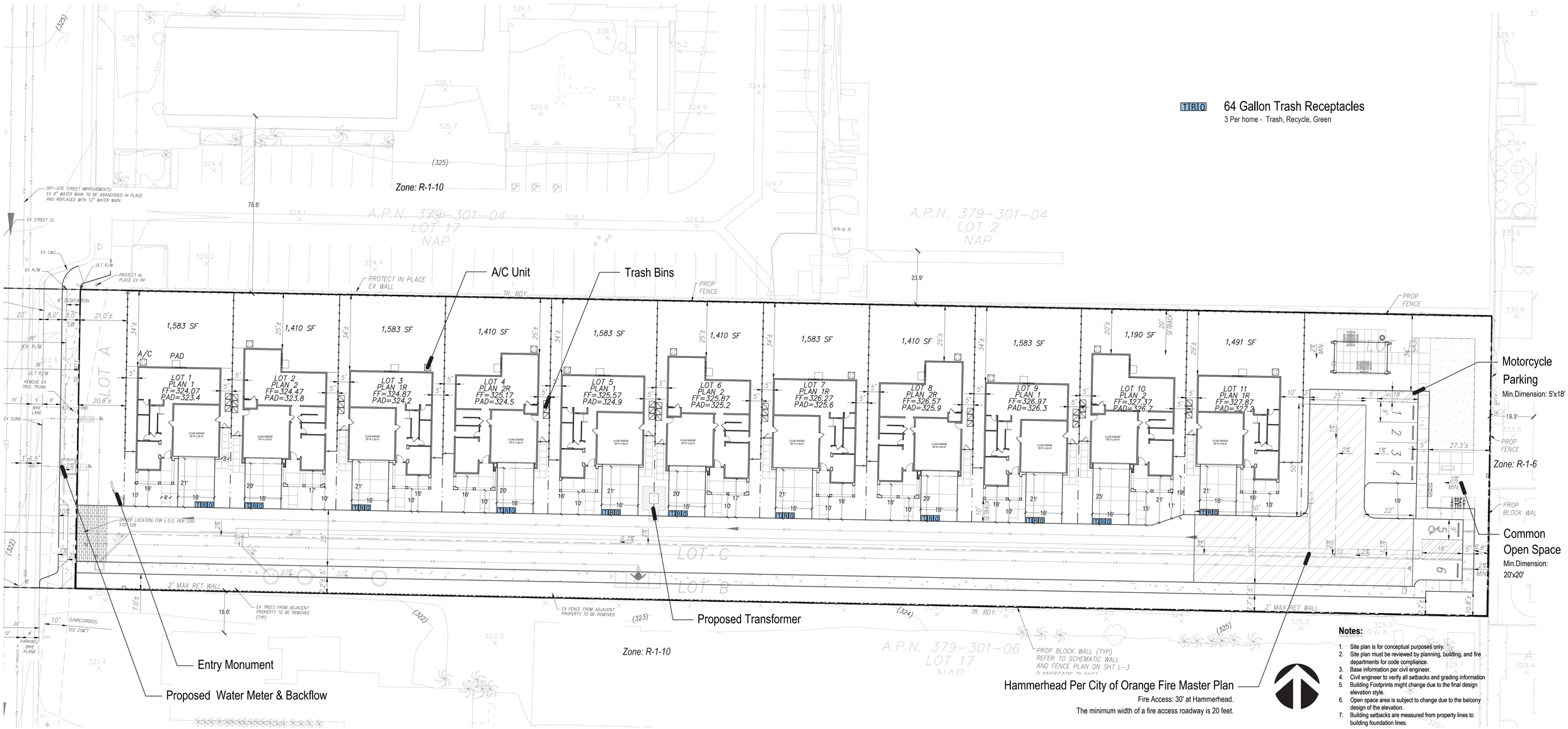

Notes:

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

TRASH STAGING PLAN

RANCHO RIDGE, LLC.

647 N. RANCHO SANTIAGO BLVD.

ORANGE, CA

SP-3

0 10 20 40

DESIGN REVIEW SUBMITTAL | DRAFT

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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

CHAPTER 3
GREEN BUILDING

SECTION 301 GENERAL

301.1 SCOPE. BUILDINGS SHALL SHALL BE DESIGNED TO INCLUDE THE GREEN BUILDING MEASURES SPECIFIED AS MANDATORY IN THE APPLICATION CHECKLISTS CONTAINED IN THIS CODE. VOLUNTARY GREEN BUILDING MEASURES ARE ALSO INCLUDED IN THE APPLICATION CHECKLISTS AND MAY BE INCLUDED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES COVERED BY THIS CODE, BUT ARE NOT REQUIRED UNLESS ADOPTED BY A CITY, COUNTY, OR CITY AND COUNTY AS SPECIFIED IN SECTION 101.7.

301.1.1 ADDITIONS AND ALTERATIONS. [HCD] THE MANDATORY PROVISIONS OF CHAPTER 4 SHALL BE APPLIED TO ADDITIONS OR ALTERATIONS OF EXISTING RESIDENTIAL BUILDINGS WHERE THE ADDITION OR ALTERATION INCREASES THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE. THE REQUIREMENTS SHALL APPLY ONLY TO AND/OR WITHIN THE SPECIFIC AREA OF THE ADDITION OR ALTERATION.

THE MANDATORY PROVISION OF SECTION 4.106.4.2 MAY APPLY TO ADDITIONS OR ALTERATIONS OF EXISTING PARKING FACILITIES OR THE ADDITION OF NEW PARKING FACILITIES SERVING EXISTING MULTIFAMILY BUILDINGS. SEE SECTION 4.106.4.3 FOR APPLICATION.

NOTE: REPAIRS INCLUDING, BUT NOT LIMITED TO, RESURFACING, RESTRIPING AND REPAIRING OR MAINTAINING EXISTING LIGHTING FIXTURES ARE NOT CONSIDERED ALTERATIONS FOR THE PURPOSE OF THIS SECTION.

NOTE: ON AND AFTER JANUARY 1, 2014, RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS, OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT. SEE CIVIL CODE SECTION 1101.1, ET SEQ., FOR THE DEFINITION OF A NONCOMPLIANT PLUMBING FIXTURE, TYPES OF RESIDENTIAL BUILDINGS AFFECTED AND OTHER IMPORTANT ENACTMENT DATES.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD]
THE PROVISIONS OF INDIVIDUAL SECTIONS OF CALGREEN MAY APPLY TO EITHER LOW-RISE RESIDENTIAL BUILDINGS HIGH-RISE RESIDENTIAL BUILDINGS, OR BOTH. INDIVIDUAL SECTIONS WILL BE DESIGNATED BY BANNERS TO INDICATE WHERE THE SECTION APPLIES SPECIFICALLY TO LOW-RISE ONLY (LR) OR HIGH-RISE ONLY (HR). WHEN THE SECTION APPLIES TO BOTH LOW-RISE AND HIGH-RISE BUILDINGS, NO BANNER WILL BE USED.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS.
IN MIXED OCCUPANCY BUILDINGS, EACH PORTION OF A BUILDING SHALL COMPLY WITH THE SPECIFIC GREEN BUILDING MEASURES APPLICABLE TO EACH SPECIFIC OCCUPANCY.

EXCEPTIONS:
1. [HCD] ACCESSORY STRUCTURES AND ACCESSORY OCCUPANCIES SERVING RESIDENTIAL BUILDINGS SHALL COMPLY WITH CHAPTER 4 AND APPENDIX A4, AS APPLICABLE.
2. [HCD] FOR PURPOSES OF *CALGREEN*, LIVE/WORK UNITS, COMPLYING WITH SECTION 419 OF THE *CALIFORNIA BUILDING CODE*, SHALL NOT BE CONSIDERED MIXED OCCUPANCIES. LIVE/WORK UNITS SHALL COMPLY WITH CHAPTER 4 AND APPENDIX A4, AS APPLICABLE.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
BSC	CALIFORNIA BUILDING STANDARDS COMMISSION
DSA-SS	DIVISION OF THE STATE ARCHITECT, STRUCTURAL SAFETY
OSHPD	OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT
LR	LOW RISE
HR	HIGH RISE
AA	ADDITIONS AND ALTERATIONS
N	NEW

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
THE FOLLOWING TERMS ARE DEFINED IN CHAPTER 2 *(AND ARE INCLUDED HERE FOR REFERENCE)*

FRENCH DRAIN. A TRENCH, HOLE OR OTHER DEPRESSED AREA LOOSELY FILLED WITH ROCK, GRAVEL, FRAGMENTS OF BRICK OR SIMILAR PERVIOUS MATERIAL USED TO COLLECT OR CHANNEL DRAINAGE OR RUNOFF WATER.

WATTLES. WATTLES ARE USED TO REDUCE SEDIMENT IN RUNOFF. WATTLES ARE OFTEN CONSTRUCTED OF NATURAL PLANT MATERIALS SUCH AS HAY, STRAW OR SIMILAR MATERIAL SHAPED IN THE FORM OF TUBES AND PLACED ON A DOWNFLOW SLOPE. WATTLES ARE ALSO USED FOR PERIMETER AND INLET CONTROLS.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. PRESERVATION AND USE OF AVAILABLE NATURAL RESOURCES SHALL BE ACCOMPLISHED THROUGH EVALUATION AND CAREFUL PLANNING TO MINIMIZE NEGATIVE EFFECTS ON THE SITE AND ADJACENT AREAS. PRESERVATION OF SLOPES, MANAGEMENT OF STORM WATER DRAINAGE AND EROSION CONTROLS SHALL COMPLY WITH THIS SECTION.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.
PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE.

1. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE.
2. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.
3. COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE.

NOTE: REFER TO THE STATE WATER RESOURCES CONTROL BOARD FOR PROJECTS WHICH DISTURB ONE ACRE OR MORE OF SOIL, OR ARE PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE OF SOIL.

WEBSITE:: (HTTPS://WWW.WATERBOARDS.CA.GOV/WATER_ISSUES/PROGRAMS/STORMWATER/CONSTRUCTION.HTML)

4.106.3 GRADING AND PAVING. CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXAMPLES OF METHODS TO MANAGE SURFACE WATER INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

1. SWALES
2. WATER COLLECTION AND DISPOSAL SYSTEMS
3. FRENCH DRAINS
4. WATER RETENTION GARDENS
5. OTHER WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDINGS AND AID IN GROUNDWATER RECHARGE.

EXCEPTION: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.

4.106.4 ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION. NEW CONSTRUCTION SHALL COMPLY WITH SECTION 4.106.4.1 OR 4.106.4.2. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL COMPLY WITH THE *CALIFORNIA ELECTRICAL CODE*.

EXCEPTIONS:
1. ON A CASE-BY-CASE BASIS, WHERE THE LOCAL ENFORCING AGENCY HAS DETERMINED EV CHARGING AND INFRASTRUCTURE ARE NOT FEASIBLE BASED UPON ONE OR MORE OF THE FOLLOWING CONDITIONS:
   1.1. WHERE THERE IS NO LOCAL UTILITY POWER SUPPLY OR THE LOCAL UTILITY IS UNABLE TO SUPPLY ADEQUATE POWER.
   1.2. WHERE THERE IS EVIDENCE SUITABLE TO THE LOCAL ENFORCING AGENCY SUBSTANTIATING THAT ADDITIONAL LOCAL UTILITY INFRASTRUCTURE DESIGN REQUIREMENTS, DIRECTLY RELATED TO THE IMPLEMENTATION OF SECTION 4.106.4, MAY ADVERSELY IMPACT THE CONSTRUCTION COST OF THE PROJECT.
2. ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLING UNITS (JADU) WITHOUT ADDITIONAL PARKING FACILITIES.

4.106.4.1 NEW ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WITH ATTACHED PRIVATE GARAGES. FOR EACH DWELLING UNIT, INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE 208/240-VOLT MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

EXEMPTION: A RACEWAY IS NOT REQUIRED IF A MINIMUM 40-AMPERE 208/240-VOLT DEDICATED EV BRANCH CIRCUIT IS INSTALLED IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER AT THE TIME OF ORIGINAL CONSTRUCTION IN ACCORDANCE WITH THE *CALIFORNIA ELECTRICAL CODE*.

4.106.4.1.1 IDENTIFICATION. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".

4.106.4.2 NEW MULTIFAMILY DWELLINGS, HOTELS AND MOTELS AND NEW RESIDENTIAL PARKING FACILITIES.
WHEN PARKING IS PROVIDED, PARKING SPACES FOR NEW MULTIFAMILY DWELLINGS, HOTELS AND MOTELS SHALL MEET THE REQUIREMENTS OF SECTION 4.106.4.2.2. CALCULATIONS FOR SPACES SHALL BE ROUNDED UP TO THE NEAREST WHOLE NUMBER. A PARKING SPACE SERVED BY ELECTRIC VEHICLE SUPPLY EQUIPMENT OR DESIGNED AS AN EV CHARGING SPACE SHALL COUNT AS AT LEAST ONE STANDARD AUTOMOBILE PARKING SPACE ONLY FOR THE PURPOSE OF COMPLYING WITH ANY APPLICABLE MINIMUM PARKING SPACE REQUIREMENTS ESTABLISHED BY A LOCAL JURISDICTION. SEE VEHICLE CODE SECTION 22511.2 FOR FURTHER DETAILS.

4.106.4.2.1 RESERVED.

4.106.4.2.2 MULTIFAMILY DWELLINGS, HOTELS AND MOTELS

1. **EV READY PARKING SPACES WITH RECEPTACLES.**

   a. **HOTELS AND MOTELS.** FORTY (40) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES.

   b. **MULTIFAMILY PARKING FACILITIES.** FORTY (40) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES. EV CHARGING RECEPTACLES REQUIRED BY THIS SECTION SHALL BE LOCATED IN AT LEAST ONE ASSIGNED PARKING SPACE PER DWELLING UNIT WHERE ASSIGNED PARKING IS PROVIDED BUT NEED NOT EXCEED FORTY (40) PERCENT OF THE TOTAL NUMBER OF ASSIGNED PARKING SPACES PROVIDED ON THE SITE.

   EXCEPTION: AREAS OF PARKING FACILITIES SERVED BY PARKING LIFTS, INCLUDING BUT NOT LIMITED TO AUTOMATED MECHANICAL-ACCESS OPEN PARKING GARAGES AS DEFINED IN THE *CALIFORNIA BUILDING CODE*; OR PARKING FACILITIES OTHERWISE INCAPABLE OF SUPPORTING ELECTRIC VEHICLE CHARGING.

   c. **RECEPTACLE POWER SOURCE**. EV CHARGING RECEPTACLES IN MULTIFAMILY PARKING FACILITIES SHALL BE PROVIDED WITH A DEDICATED BRANCH CIRCUIT CONNECTED TO THE DWELLING UNIT'S ELECTRICAL PANEL, UNLESS DETERMINED AS INFEASIBLE BY THE PROJECT BUILDER OR DESIGNER AND SUBJECT TO CONCURRENCE OF THE LOCAL ENFORCING AGENCY.

   EXCEPTION: AREAS OF PARKING FACILITIES SERVED BY PARKING LIFTS, INCLUDING BUT NOT LIMITED TO AUTOMATED MECHANICAL-ACCESS OPEN PARKING GARAGES AS DEFINED IN THE *CALIFORNIA BUILDING CODE*; OR PARKING FACILITIES OTHERWISE INCAPABLE OF SUPPORTING ELECTRIC VEHICLE CHARGING.

   d. **RECEPTACLE CONFIGURATIONS.** 208/240V EV CHARGING RECEPTACLES SHALL COMPLY WITH ONE OF THE FOLLOWING CONFIGURATIONS:

      1. FOR 20-AMPERE RECEPTACLES, NEMA 6-20R
      2. FOR 30-AMPERE RECEPTACLES, NEMA 14-30R
      3. FOR 50-AMPERE RECEPTACLES, NEMA 14-50R

2. **EV READY PARKING SPACES WITH EV CHARGERS.**

   a. **HOTELS AND MOTELS.** TEN (10) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LEVEL 2 EV CHARGERS. AT LEAST FIFTY (50) PERCENT OF THE REQUIRED EV CHARGERS SHALL BE EQUIPPED WITH J1772 CONNECTORS.

   b. **MULTIFAMILY PARKING FACILITIES.** TEN (10) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LEVEL 2 EV CHARGERS. AT LEAST FIFTY (50) PERCENT OF THE REQUIRED EV CHARGERS SHALL BE EQUIPPED WITH J1772 CONNECTORS. WHERE COMMON USE PARKING OR UNASSIGNED PARKING IS PROVIDED, EV CHARGERS SHALL BE LOCATED IN COMMON USE OR UNASSIGNED PARKING AREAS AND SHALL BE AVAILABLE FOR USE BY ALL RESIDENTS OR GUESTS.

   WHERE LOW POWER LEVEL 2 EV CHARGING RECEPTACLES OR LEVEL 2 EV CHARGERS ARE INSTALLED BEYOND THE MINIMUM REQUIRED, AN AUTOMATIC LOAD MANAGEMENT SYSTEM (ALMS) MAY BE USED TO REDUCE THE MAXIMUM REQUIRED ELECTRICAL CAPACITY TO EACH SPACE SERVED BY THE ALMS. THE ELECTRICAL SYSTEM AND ANY ON-SITE DISTRIBUTION TRANSFORMERS SHALL HAVE SUFFICIENT CAPACITY TO DELIVER AT LEAST 3.3 KW SIMULTANEOUSLY TO EACH EV CHARGING STATION (EVCS) SERVED BY THE ALMS. THE BRANCH CIRCUIT SHALL HAVE A MINIMUM CAPACITY OF 40 AMPERES, AND INSTALLED EV CHARGERS SHALL HAVE A CAPACITY OF NOT LESS THAN 30 AMPERES.

4.106.4.2.2.1 ELECTRIC VEHICLE CHARGING STATIONS (EVCS).
ELECTRIC VEHICLE CHARGING STATIONS REQUIRED BY SECTION 4.106.4.2.2, ITEM 2, WITH EV CHARGERS INSTALLED SHALL COMPLY WITH SECTION 4.106.4.2.2.1.1.

EXCEPTION: ELECTRIC VEHICLE CHARGING STATIONS SERVING PUBLIC ACCOMMODATIONS, PUBLIC HOUSING, MOTELS AND HOTELS SHALL NOT BE REQUIRED TO COMPLY WITH THIS SECTION. SEE *CALIFORNIA BUILDING CODE*, CHAPTER 11B, FOR APPLICABLE REQUIREMENTS.

4.106.4.2.2.1.1 ELECTRIC VEHICLE CHARGING STATIONS (EVCS) SPACES WITH EV CHARGERS INSTALLED; DIMENSIONS AND LOCATION.

EVCS SPACES SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING:

1. THE MINIMUM LENGTH OF EACH EVCS SPACE SHALL BE 18 FEET (5486 MM).
2. THE MINIMUM WIDTH OF EACH EVCS SPACE SHALL BE 9 FEET (2743 MM).
3. ONE IN EVERY 25 EVCS SPACES, BUT NOT LESS THAN ONE, SHALL ALSO HAVE AN 8-FOOT (2438 MM) WIDE MINIMUM A 5-FOOT (1524 MM) WIDE MINIMUM AISLE SHALL BE PERMITTED PROVIDED THE MINIMUM WIDTH OF THE EVCS SPACE IS 12 FEET (3658 MM). SURFACE SLOPE FOR THIS EVCS SPACE AND THE AISLE SHALL NOT EXCEED 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2.083 PERCENT SLOPE) IN ANY DIRECTION. THESE EVCS SPACES SHALL ALSO COMPLY WITH AT LEAST ONE OF THE FOLLOWING:

   a. THE EVCS SPACE SHALL BE LOCATED ADJACENT TO AN ACCESSIBLE PARKING SPACE MEETING THE REQUIREMENTS OF THE *CALIFORNIA BUILDING CODE*, CHAPTER 11A, TO ALLOW USE OF THE EV CHARGER FROM THE ACCESSIBLE PARKING SPACE.
   b. HE EVCS SPACE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE, AS DEFINED IN THE *CALIFORNIA BUILDING CODE*, CHAPTER 2, TO THE BUILDING.

   EXCEPTION: ELECTRIC VEHICLE CHARGING STATIONS DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE *CALIFORNIA BUILDING CODE*, CHAPTER 11B, ARE NOT REQUIRED TO COMPLY WITH SECTION 4.106.4.2.2.1.1.

4.106.4.2.2.1.2 ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION SPACES.
IN ADDITION TO THE REQUIREMENTS IN SECTION 4.106.4.2.2.1.1, ALL EV CHARGERS, WHERE INSTALLED, SHALL COMPLY WITH THE ACCESSIBILITY PROVISIONS FOR EV CHARGERS IN THE *CALIFORNIA BUILDING CODE*, CHAPTER 11B. EV READY SPACES AND EVCS IN MULTIFAMILY DEVELOPMENTS SHALL COMPLY WITH *CALIFORNIA BUILDING CODE*, CHAPTER 11A, SECTION 1109A.

4.106.4.2.3 RESERVED.

4.106.4.2.4 RESERVED.

4.106.4.2.5 ELECTRIC VEHICLE READY SPACE SIGNAGE.
ELECTRIC VEHICLE READY SPACES SHALL BE IDENTIFIED BY SIGNAGE OR PAVEMENT MARKINGS, IN COMPLIANCE WITH CALTRANS TRAFFIC OPERATIONS POLICY DIRECTIVE 13-01 (ZERO EMISSION VEHICLE SIGNS AND PAVEMENT MARKINGS) OR ITS SUCCESSOR(S).

4.106.4.3 ELECTRIC VEHICLE CHARGING FOR ADDITIONS AND ALTERATIONS OF PARKING FACILITIES SERVING EXISTING MULTI-FAMILY BUILDINGS.
WHERE NEW PARKING FACILITIES ARE ADDED, OR ELECTRICAL SYSTEMS OR LIGHTING OF EXISTING PARKING FACILITIES ARE ADDED OR ALTERED AND THE WORK REQUIRES A BUILDING PERMIT, TEN (10) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES ADDED OR ALTERED SHALL BE EV CAPABLE SPACES TO SUPPORT FUTURE LEVEL 2 ELECTRIC VEHICLE SUPPLY EQUIPMENT. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS "EV CAPABLE."

NOTES:

1. CONSTRUCTION DOCUMENTS ARE INTENDED TO DEMONSTRATE THE PROJECT'S CAPABILITY AND CAPACITY FOR FACILITATING FUTURE EV CHARGING.

2. THERE IS NO REQUIREMENT FOR EV SPACES TO BE CONSTRUCTED OR AVAILABLE UNTIL EV CHARGERS ARE INSTALLED FOR USE.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. FOR THE PURPOSES OF MANDATORY ENERGY EFFICIENCY STANDARDS IN THIS CODE, THE CALIFORNIA ENERGY COMMISSION WILL CONTINUE TO ADOPT MANDATORY STANDARDS.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE SECTIONS 4.303.1.1, 4.303.1.2, 4.303.1.3, AND 4.303.4.4.

NOTE: ALL NONCOMPLIANT PLUMBING FIXTURES IN ANY RESIDENTIAL REAL PROPERTY SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY, OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT. SEE CIVIL CODE SECTION 1101.1, ET SEQ., FOR THE DEFINITION OF A NONCOMPLIANT PLUMBING FIXTURE, TYPES OF RESIDENTIAL BUILDINGS AFFECTED AND OTHER IMPORTANT ENACTMENT DATES.

4.303.1.1 WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.

NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

4.303.1.2 URINALS. THE EFFECTIVE FLUSH VOLUME OF WALL MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH. THE EFFECTIVE FLUSH VOLUME OF ALL OTHER URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.

4.303.1.3 SHOWERHEADS.

4.303.1.3.1 SINGLE SHOWERHEAD. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

4.303.1.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

4.303.1.4 FAUCETS.

4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS. THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI.

4.303.1.4.3 METERING FAUCETS. METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.2 GALLONS PER CYCLE.

4.303.1.4.4 KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

4.303.1.4.5 PRE-RINSE SPRAY VALVES.
WHEN INSTALLED, SHALL MEET THE REQUIREMENTS IN THE *CALIFORNIA CODE OF REGULATIONS*, TITLE 20 (APPLIANCE EFFICIENCY REGULATIONS), SECTIONS 1605.1 (H)(4) TABLE H-2, SECTION 1605.3 (H)(4)(A), AND SECTION 1607 (D)(7) AND SHALL BE EQUIPPED WITH AN INTEGRAL AUTOMATIC SHUTOFF.

FOR REFERENCE ONLY: THE FOLLOWING TABLE AND CODE SECTION HAVE BEEN REPRINTED FROM THE *CALIFORNIA CODE OF REGULATIONS*, TITLE 20 (APPLIANCE EFFICIENCY REGULATIONS),SECTION 1605.1 (H)(4) AND SECTION 1605.3 (H)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.60

[TITLE 20 SECTION 1605.3 (H)(4)(A): COMMERCIAL PRERINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 1, 2006, SHALL HAVE A MINIMUM SPRAY FORCE OF NOT LESS THAN 4.0 OUNCES-FORCE (OZF)[113 GRAMS-FORCE(GF)]

4.303.2 SUBMETERS FOR MULTIFAMILY BUILDINGS AND DWELLING UNITS IN MIXED-USED RESIDENTIAL/COMMERCIAL BUILDINGS.
SUBMETERS SHALL BE INSTALLED TO MEASURE WATER USAGE OF INDIVIDUAL RENTAL DWELLING UNITS IN ACCORDANCE WITH THE *CALIFORNIA PLUMBING CODE*.

4.303.3 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE *CALIFORNIA PLUMBING CODE*, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE *CALIFORNIA PLUMBING CODE*.

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

TABLE - MAXIMUM FIXTURE WATER USE

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

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT.

NOTES:

1. THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) IS LOCATED IN THE *CALIFORNIA CODE REGULATIONS*, TITLE 23, CHAPTER 2.7, DIVISION 2. MWELO AND SUPPORTING DOCUMENTS, INCLUDING WATER BUDGET CALCULATOR, ARE AVAILABLE AT: HTTPS://WWW.WATER.CA.GOV/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.

EXCEPTIONS:

1. EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
2. ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF

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

Y	N/A	RESPON. PARTY
■		
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COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
3. THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOBSITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVERSION FACILITY.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 1 THROUGH 5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.

1. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE SEPARATED) OR BULK MIXED (SINGLE STREAM).
3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL COLLECTED WILL BE TAKEN.
4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
5. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.

4.408.3 WASTE MANAGEMENT COMPANY. UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH SECTION 4.408.1.

NOTE: THE OWNER OR CONTRACTOR MAY MAKE THE DETERMINATION IF THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE DIVERTED BY A WASTE MANAGEMENT COMPANY.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE (LR). PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 3.4 LBS./SQ.FT. OF THE BUILDING AREA SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 2 POUNDS PER SQUARE FOOT OF THE BUILDING AREA, SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1

4.408.5 DOCUMENTATION. DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 THROUGH 5, SECTION 4.408.3 OR SECTION 4.408.4.

NOTES:

1. SAMPLE FORMS FOUND IN "A GUIDE TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE (RESIDENTIAL)" LOCATED AT WWW.HCD.CA.GOV/CALGREEN.HTML MAY BE USED TO ASSIST IN DOCUMENTING COMPLIANCE WITH THIS SECTION.
2. MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C & D) PROCESSORS CAN BE LOCATED AT THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CALRECYCLE).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:

1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
   A. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGERS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
   B. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
   C. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
   D. LANDSCAPE IRRIGATION SYSTEMS.
   E. WATER REUSE SYSTEMS.
3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
10. A COPY OF ALL SPECIAL INSPECTIONS VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
11. INFORMATION FROM THE DEPARTMENT OF FORESTRY AND FIRE PROTECTION ON MAINTENANCE OF DEFENSIBLE SPACE AROUND RESIDENTIAL STRUCTURES.
12. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENTS.

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4.410.2 RECYCLING BY OCCUPANTS. WHERE 5 OR MORE MULTIFAMILY DWELLING UNITS ARE CONSTRUCTED ON A BUILDING SITE, PROVIDE READILY ACCESSIBLE AREA(S) THAT SERVES ALL BUILDINGS ON THE SITE AND ARE IDENTIFIED FOR THE DEPOSITING, STORAGE AND COLLECTION OF NON-HAZARDOUS MATERIALS FOR RECYCLING, INCLUDING (AT A MINIMUM) PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS, ORGANIC WASTER, AND METALS, OR MEET A LAWFULLY ENACTED LOCAL RECYCLING ORDINANCE, IF MORE RESTRICTIVE.

EXCEPTION: RURAL JURISDICTIONS THAT MEET AND APPLY FOR THE EXEMPTION IN PUBLIC RESOURCES CODE SECTION 42649.82 (A)(2)(A) ET SEQ. ARE NOTE REQUIRED TO COMPLY WITH THE ORGANIC WASTE PORTION OF THIS SECTION.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 SCOPE
THE PROVISIONS OF THIS CHAPTER SHALL OUTLINE MEANS OF REDUCING THE QUALITY OF AIR CONTAMINANTS THAT ARE ODOROUS, IRRITATING AND/OR HARMFUL TO THE COMFORT AND WELL BEING OF A BUILDING'S INSTALLERS, OCCUPANTS AND NEIGHBORS.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
THE FOLLOWING TERMS ARE DEFINED IN CHAPTER 2 *(AND ARE INCLUDED HERE FOR REFERENCE)*

AGRIFIBER PRODUCTS. AGRIFIBER PRODUCTS INCLUDE WHEATBOARD, STRAWBOARD, PANEL SUBSTRATES AND DOOR CORES, NOT INCLUDING FURNITURE, FIXTURES AND EQUIPMENT (FF&E) NOT CONSIDERED BASE BUILDING ELEMENTS.

COMPOSITE WOOD PRODUCTS. COMPOSITE WOOD PRODUCTS INCLUDE HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD. "COMPOSITE WOOD PRODUCTS" DOES NOT INCLUDE HARDBOARD, STRUCTURAL PLYWOOD, STRUCTURAL PANELS, STRUCTURAL COMPOSITE LUMBER, ORIENTED STRAND BOARD, GLUED LAMINATED TIMBER, PREFABRICATED WOOD I-JOISTS OR FINGER-JOINTED LUMBER, ALL AS SPECIFIED IN CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 17, SECTION 93120.1.

DIRECT-VENT APPLIANCE. A FUEL-BURNING APPLIANCE WITH A SEALED COMBUSTION SYSTEM THAT DRAWS ALL AIR FOR COMBUSTION FROM THE OUTSIDE ATMOSPHERE AND DISCHARGES ALL FLUE GASES TO THE OUTSIDE ATMOSPHERE.

MAXIMUM INCREMENTAL REACTIVITY (MIR). THE MAXIMUM CHANGE IN WEIGHT OF OZONE FORMED BY ADDING A COMPOUND TO THE "BASE REACTIVE ORGANIC GAS (ROG) MIXTURE" PER WEIGHT OF COMPOUND ADDED, EXPRESSED TO HUNDREDTHS OF A GRAM (G O³/G ROC).
NOTE: MIR VALUES FOR INDIVIDUAL COMPOUNDS AND HYDROCARBON SOLVENTS ARE SPECIFIED IN CCR, TITLE 17, SECTIONS 94700 AND 94701.

MOISTURE CONTENT. THE WEIGHT OF THE WATER IN WOOD EXPRESSED IN PERCENTAGE OF THE WEIGHT OF THE OVEN-DRY WOOD.

PRODUCT-WEIGHTED MIR (PWMIR). THE SUM OF ALL WEIGHTED-MIR FOR ALL INGREDIENTS IN A PRODUCT SUBJECT TO THIS ARTICLE. THE PWMIR IS THE TOTAL PRODUCT REACTIVITY EXPRESSED TO HUNDREDTHS OF A GRAM OF OZONE FORMED PER GRAM OF PRODUCT (EXCLUDING CONTAINER AND PACKAGING).
NOTE: PWMIR IS CALCULATED ACCORDING TO EQUATIONS FOUND IN CCR, TITLE 17, SECTION 94521 (A).

REACTIVE ORGANIC COMPOUND (ROC). ANY COMPOUND THAT HAS THE POTENTIAL, ONCE EMITTED, TO CONTRIBUTE TO OZONE FORMATION IN THE TROPOSPHERE.

VOC. A VOLATILE ORGANIC COMPOUND (VOC) BROADLY DEFINED AS A CHEMICAL COMPOUND BASED ON CARBON CHAINS OR RINGS WITH VAPOR PRESSURES GREATER THAN 0.1 MILLIMETERS OF MERCURY AT ROOM TEMPERATURE. THESE COMPOUNDS TYPICALLY CONTAIN HYDROGEN AND MAY CONTAIN OXYGEN, NITROGEN AND OTHER ELEMENTS. SEE CCR TITLE 17, SECTION 94508(A).

4.503 FIREPLACES

4.503.1 GENERAL. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS WHICH MAY ENTER THE SYSTEM.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. FINISH MATERIALS SHALL COMPLY WITH THIS SECTION.

4.504.2.1 ADHESIVES, SEALANTS AND CAULKS. ADHESIVES, SEALANT AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY:

1. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2 BELOW.

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2. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF *CALIFORNIA CODE OF REGULATIONS*, TITLE 17, COMMENCING WITH SECTION 94507.

4.504.2.2 PAINTS AND COATINGS. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL APPLY.

4.504.2.3 AEROSOL PAINTS AND COATINGS. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(2) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(E)(1) AND (F)(1) OF *CALIFORNIA CODE OF REGULATIONS*, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.

4.504.2.4 VERIFICATION. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

1. MANUFACTURER'S PRODUCT SPECIFICATION.
2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER)

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

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT
(LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER)

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

Y	N/A	RESPON. PARTY

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

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

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

2022 CALGREEN RESIDENTIAL CHECKLIST (2/3)

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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

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DIVISION 4.5 ENVIRONMENTAL QUALITY (CONTINUED)

4.504.3 CARPET SYSTEMS. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350)

SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.

HTTPS://WWW.CDPH.CA.GOV/PROGRAMS/CCDPHP/DEODC/EHLB/IAQ/PAGES/VOC.ASPX.

4.504.3.1 CARPET CUSHION. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350)

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HTTPS://WWW.CDPH.CA.GOV/PROGRAMS/CCDPHP/DEODC/EHLB/IAQ/PAGES/VOC.ASPX.

4.504.3.2 CARPET ADHESIVE. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350)

SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.

HHTPS://WWW.CDPH.CA.GOV/PROGRAMS/CCDPHP/DEODC/EHLB/IAQ/PAGES/VOC.ASPX.

4.504.5 COMPOSITE WOOD PRODUCTS. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDINGS SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 4.504.5

4.504.5.1 DOCUMENTATION. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:

1. PRODUCT CERTIFICATIONS AND SPECIFICATIONS.
2. CHAIN OF CUSTODY CERTIFICATIONS.
3. PRODUCT LABELED AND INVOICED AS MEETING THE COMPOSITE WOOD PRODUCTS REGULATION (SEE CCR, TITLE 17, SECTION 93120, ET SEQ.).
4. EXTERIOR GRADE PRODUCTS MARKED AS MEETING THE PS-1 OR PS-2 STANDARDS OF THE ENGINEERED WOOD ASSOCIATION, THE AUSTRALIAN AS/NZS 2269, EUROPEAN 636 3S STANDARDS, AND CANADIAN CSA 0121, CSA 0151, CSA 0153 AND CSA 0325 STANDARDS.
5. OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 GENERAL. BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF THE *CALIFORNIA BUILDING STANDARDS CODE*.

4.505.2 CONCRETE SLAB FOUNDATIONS. CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY CALIFORNIA BUILDING CODE, CHAPTER 19, OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA RESIDENTIAL CODE, CHAPTER 5, SHALL ALSO COMPLY WITH THIS SECTION.

4.505.2.1 CAPILLARY BREAK. A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:

1. A 4-INCH (101.6 MM) THICK BASE OF 1/2 INCH (12.7MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06.
2. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
3. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:

1. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER.EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN SECTION 101.8 OF THIS CODE.
2. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED END OF EACH PIECE VERIFIED.
3. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.

INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 BATHROOM EXHAUST FANS. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:

1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.

A. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE LESS THAN OR EQUAL TO 50% TO A MAXIMUM OF 80%. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE NTEGRAL (I.E., BUILT-IN)

NOTES:

1. FOR THE PURPOSES OF THIS SECTION, A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION.
2. LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE *CALIFORNIA ENERGY CODE*.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. HEATING AND AIR CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J - 2011 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D - 2014 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S - 2014 (RESIDENTIAL EQUIPMENT SELECTION), OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEM FUNCTIONS ARE ACCEPTABLE.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF A PERSON TRAINED AND CERTIFIED TO INSTALL HVAC SYSTEMS OR CONTRACTOR LICENSED TO INSTALL HVAC SYSTEMS. EXAMPLES OF ACCEPTABLE HVAC TRAINING AND CERTIFICATION PROGRAMS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. STATE CERTIFIED APPRENTICESHIP PROGRAMS.
2. PUBLIC UTILITY TRAINING PROGRAMS.
3. TRAINING PROGRAMS SPONSORED BY TRADE, LABOR OR STATEWIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATIONS.
4. PROGRAMS SPONSORED BY MANUFACTURING ORGANIZATIONS.
5. OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.

702.2 SPECIAL INSPECTION (HCD). WHEN REQUIRED BY THE ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. IN ADDITION TO OTHER CERTIFICATIONS OR QUALIFICATIONS ACCEPTABLE TO THE ENFORCING AGENCY, THE FOLLOWING CERTIFICATIONS OR EDUCATION MAY BE CONSIDERED BY THE ENFORCING AGENCY WHEN EVALUATING THE QUALIFICATIONS OF A SPECIAL INSPECTOR:

1. CERTIFICATION BY A NATIONAL OR REGIONAL GREEN BUILDING PROGRAM OR STANDARD PUBLISHER.
2. CERTIFICATION BY A STATEWIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATION, SUCH AS HERS RATERS, BUILDING PERFORMANCE CONTRACTORS, AND HOME ENERGY AUDITORS.
3. SUCCESSFUL COMPLETION OF A THIRD PARTY APPRENTICE TRAINING PROGRAM IN THE APPROPRIATE TRADE.
4. OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.

NOTES:
1. SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.
2. HERS RATERS ARE SPECIAL INSPECTORS CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION (CEC) TO RATE HOMES IN CALIFORNIA ACCORDING TO THE HOME ENERGY RATING SYSTEM (HERS).

[BSC] WHEN REQUIRED BY THE ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. IN ADDITION, THE SPECIAL INSPECTOR SHALL HAVE A CERTIFICATION FROM A RECOGNIZED STATE, NATIONAL OR INTERNATIONAL ASSOCIATION, AS DETERMINED BY THE LOCAL AGENCY. THE AREA OF CERTIFICATION SHALL BE CLOSELY RELATED TO THE PRIMARY JOB FUNCTION, AS DETERMINED BY THE LOCAL AGENCY.

NOTE: SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.

703 VERIFICATIONS

703.1 DOCUMENTATION. DOCUMENTATION USED TO SHOW COMPLIANCE WITH THIS CODE SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE. WHEN SPECIFIC DOCUMENTATION OR SPECIAL INSPECTION IS NECESSARY TO VERIFY COMPLIANCE, THAT METHOD OF COMPLIANCE WILL BE SPECIFIED IN THE APPROPRIATE SECTION OR IDENTIFIED APPLICABLE CHECKLIST.

2022 CALGREEN RESIDENTIAL CHECKLIST (3/3)

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

PLAN 1 | Conceptual Perspective

RANCHO RIDGE, LLC.

647 N. RANCHO SANTIAGO BLVD.

ORANGE, CA

A-1

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Right

Rear

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

Left

Color Scheme 3

Front

BUILDING MATERIAL: MEDITERRANEAN STYLE

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

PLAN 1 | Conceptual Elevations

RANCHO RIDGE, LLC.

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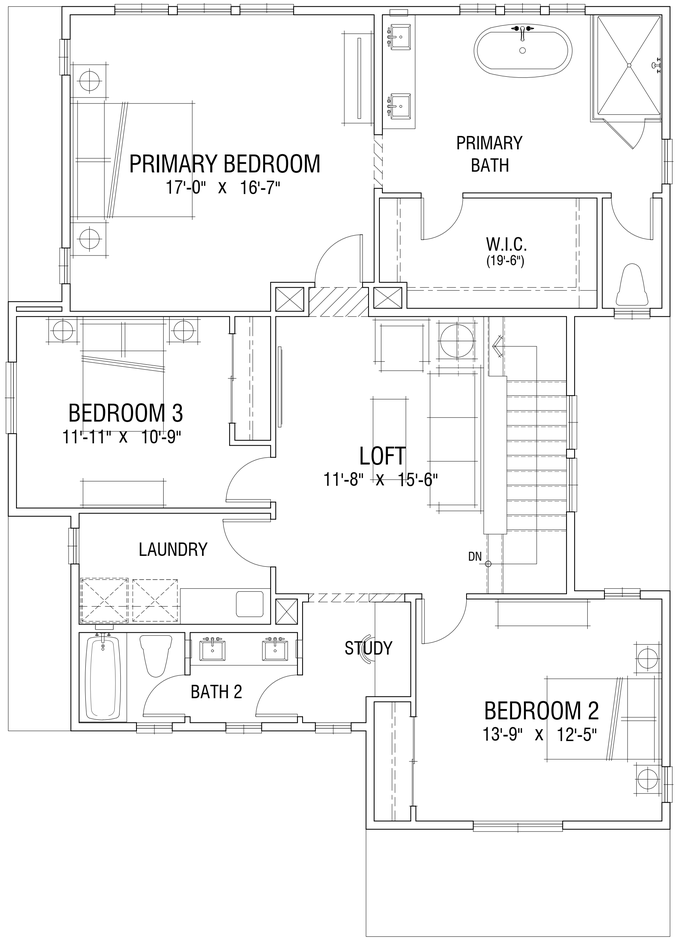
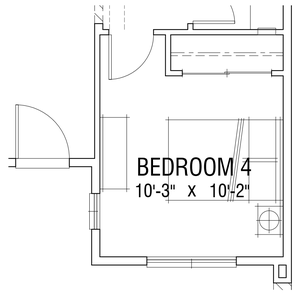
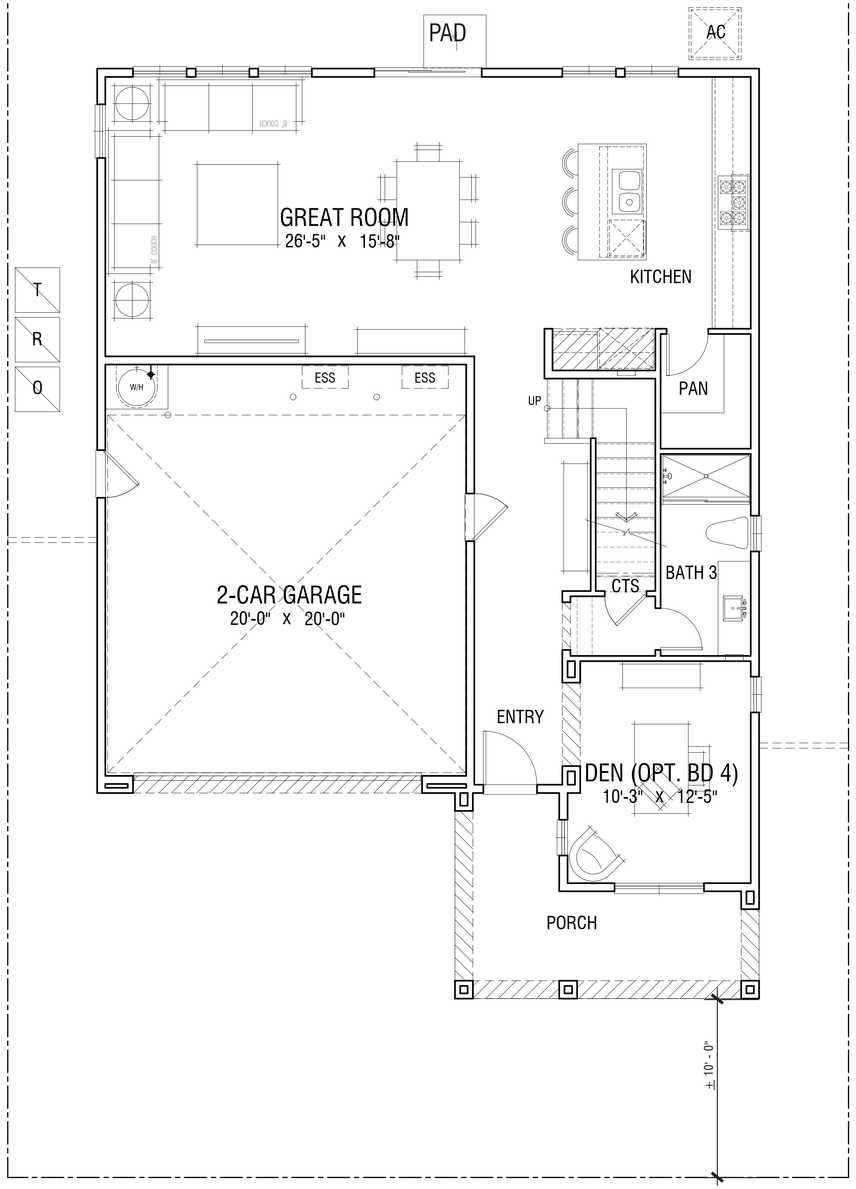




Opt. Bedroom 4 at Den



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

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

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

Second Level

First Level

PLAN 1 | Conceptual Floor Plans

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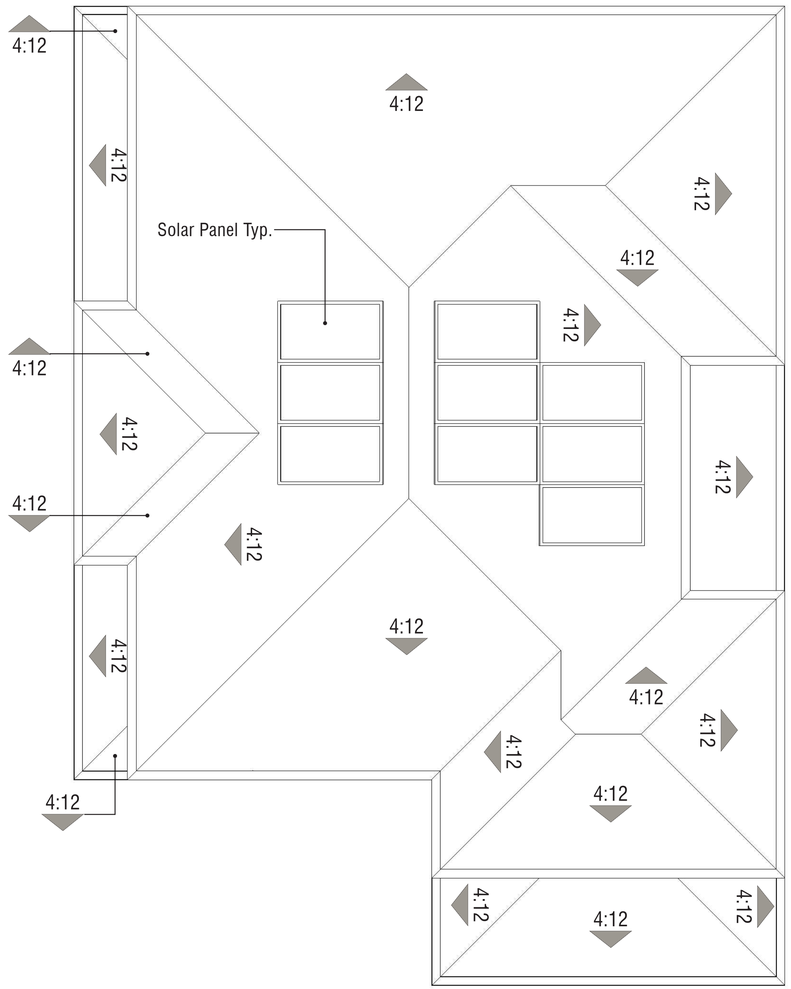

Roof Pitch: 4:12
Rake: 1’-0”
Eave: 1’-0”

PLAN 1 | Conceptual Roof Plan

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Right

Rear

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

Left

Color Scheme 2

Front

BUILDING MATERIAL: MEDITERRANEAN STYLE

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

PLAN 1R | Conceptual Elevations

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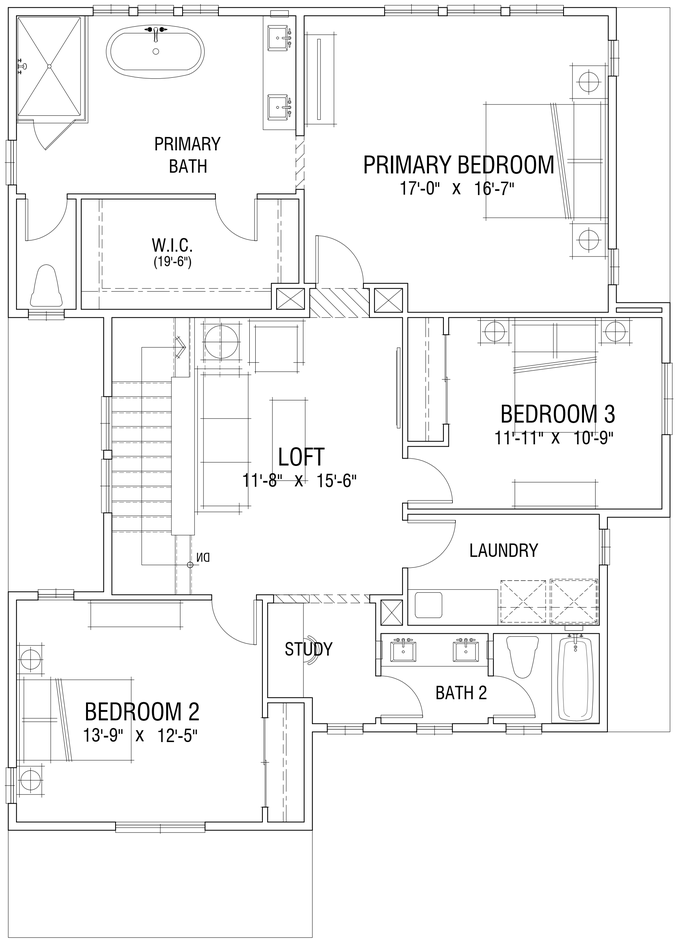
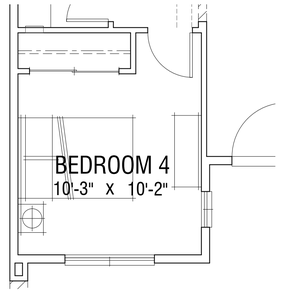
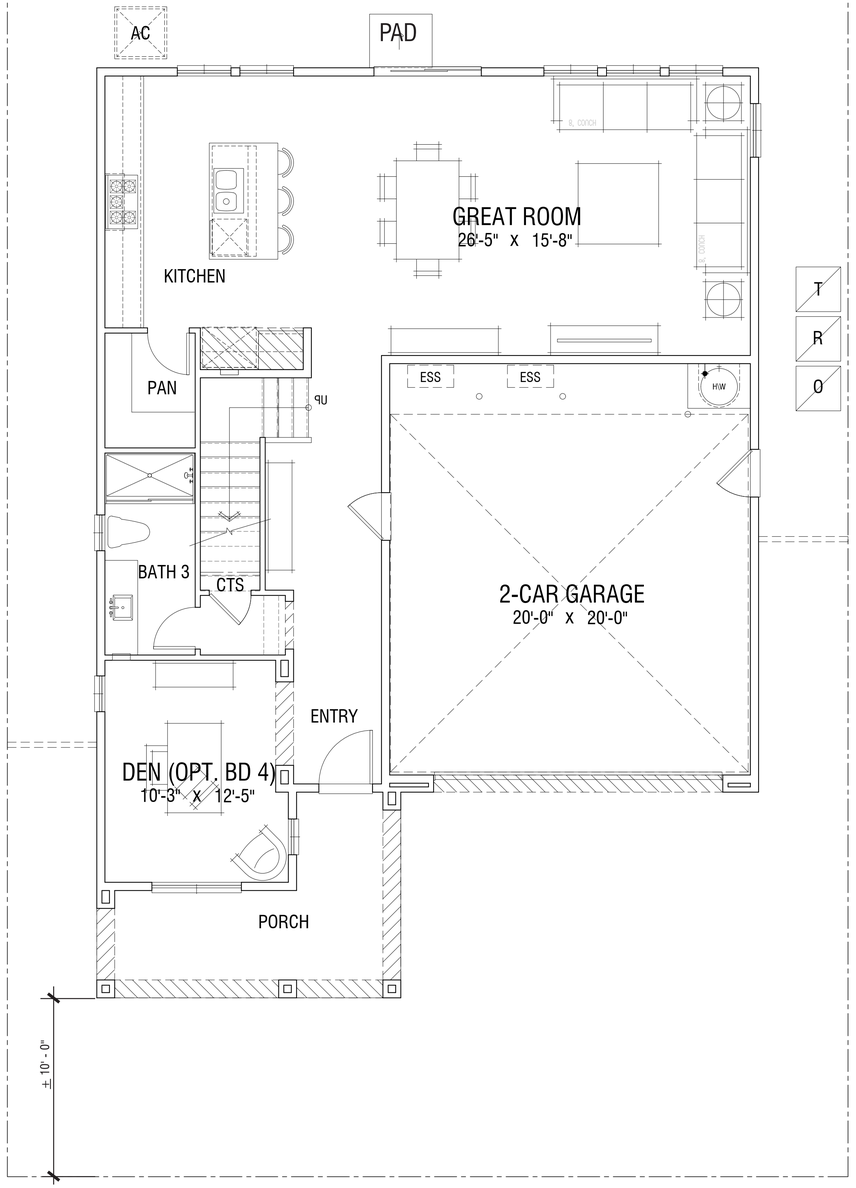


Second Level



Opt. Bedroom 4 at Den

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



First Level

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

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

PLAN 1R | Conceptual Floor Plans

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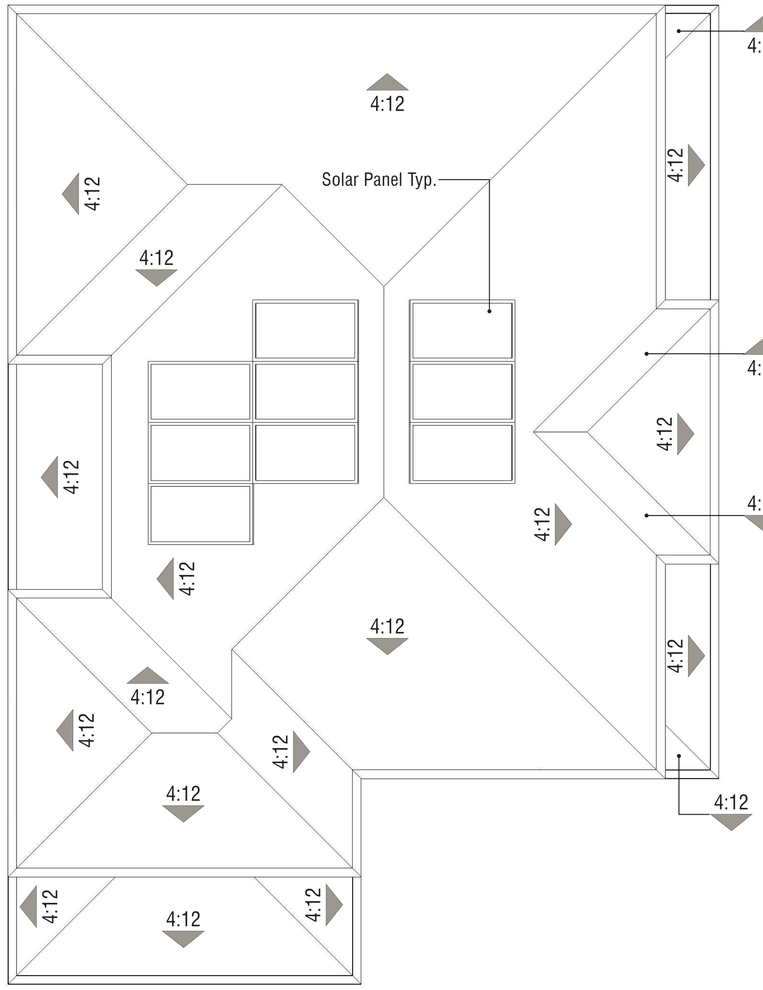

Roof Pitch: 4:12
Rake: 1’-0”
Eave: 1’-0”

PLAN 1 | Conceptual Roof Plan

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

PLAN 2 | Conceptual Perspective

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Right

Rear

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

Left

Color Scheme 1

Front

BUILDING MATERIAL: MEDITERRANEAN STYLE

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

PLAN 2 | Conceptual Elevations

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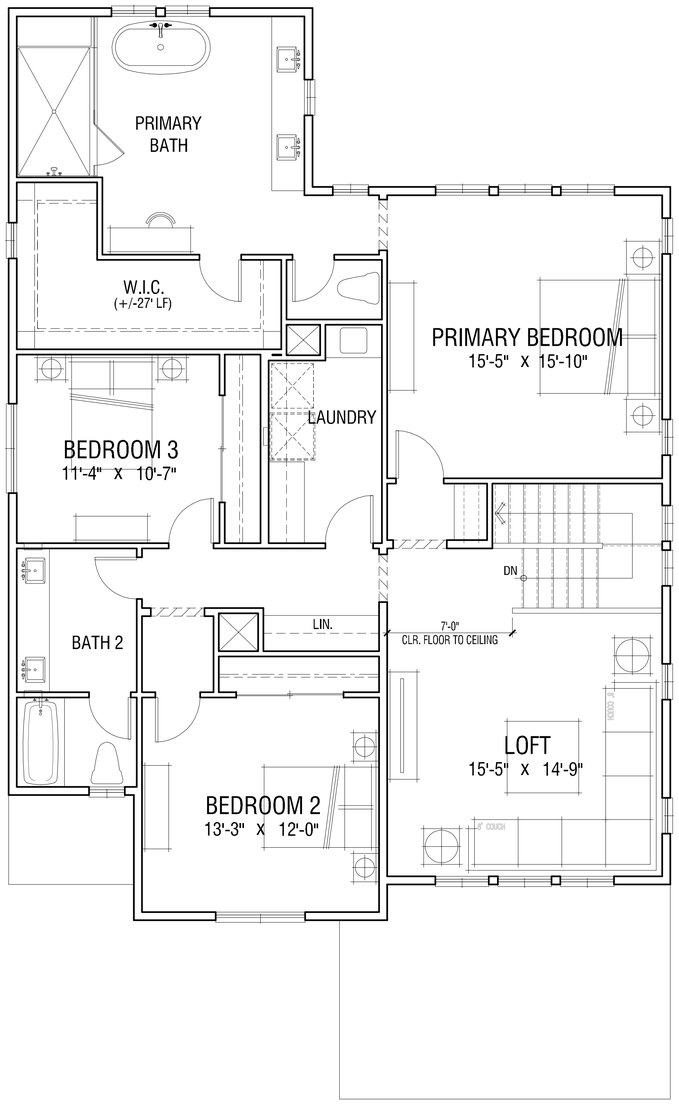
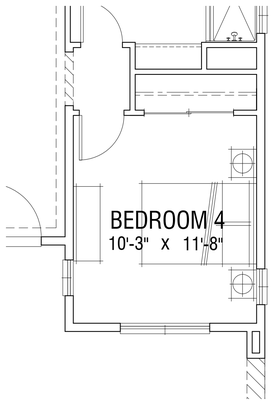


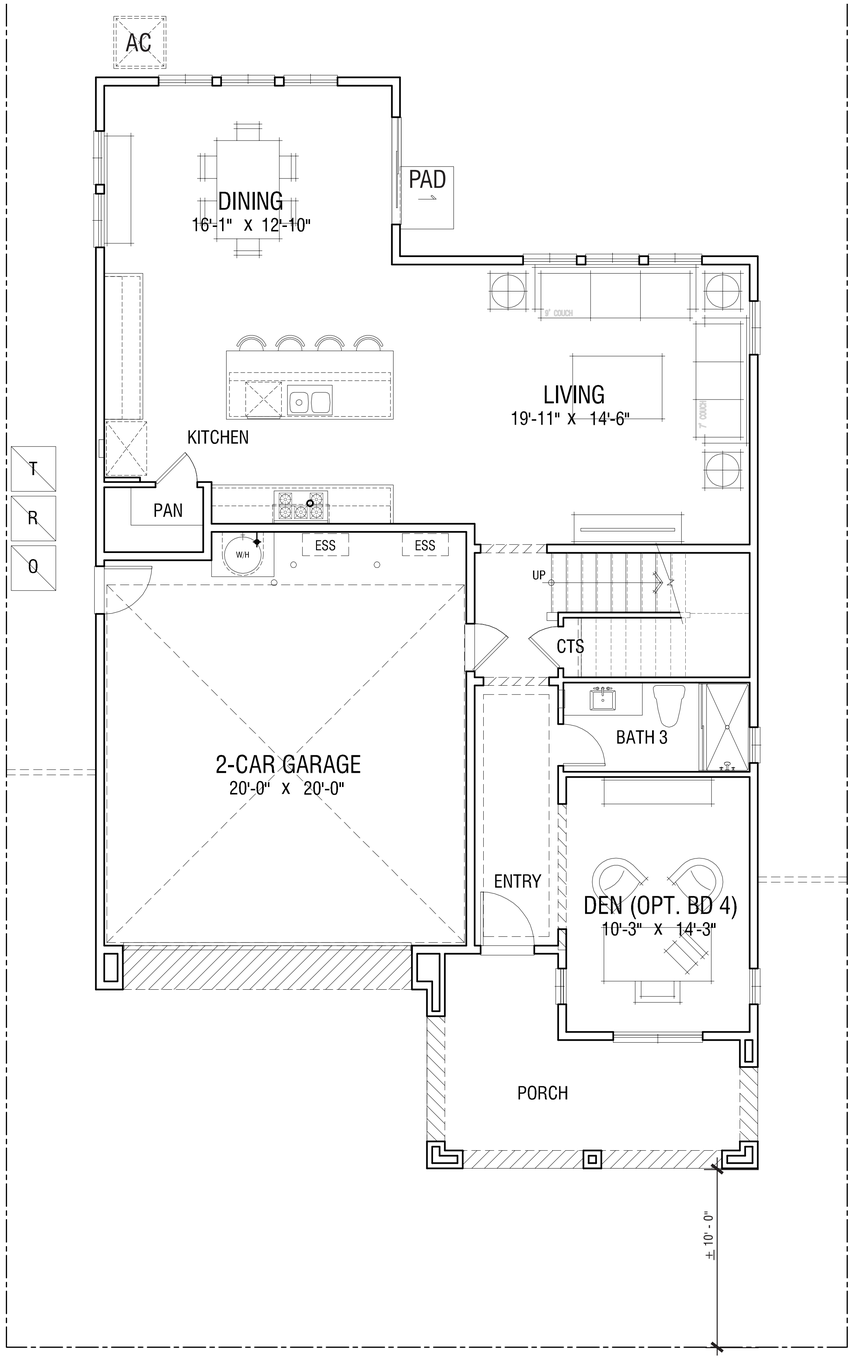
Second Level



Opt. Bedroom 4 at Den

Plan Stats

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



First Level

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

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

PLAN 2 | Conceptual Floor Plans

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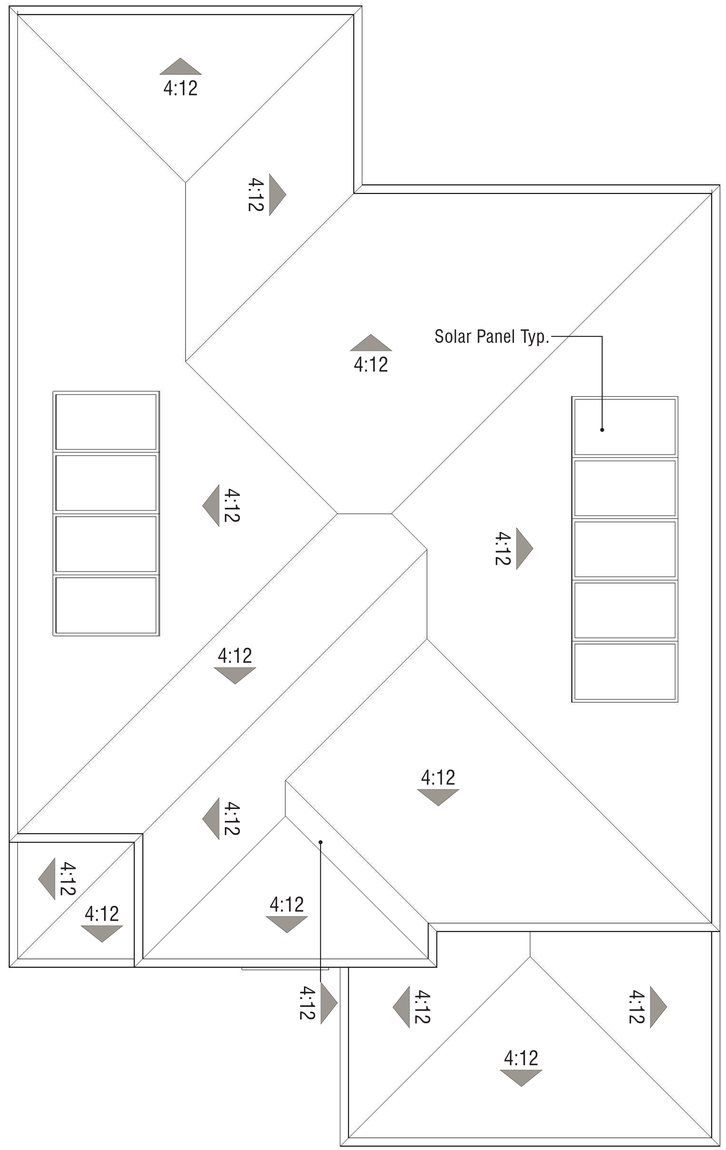

Roof Pitch: 4:12
Rake: 1’-0”
Eave: 1’-0”

PLAN 2 | Conceptual Roof Plan

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Right

Rear

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

Left

Color Scheme 2

Front

BUILDING MATERIAL: MEDITERRANEAN STYLE

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

PLAN 2R | Conceptual Elevations

RANCHO RIDGE, LLC.

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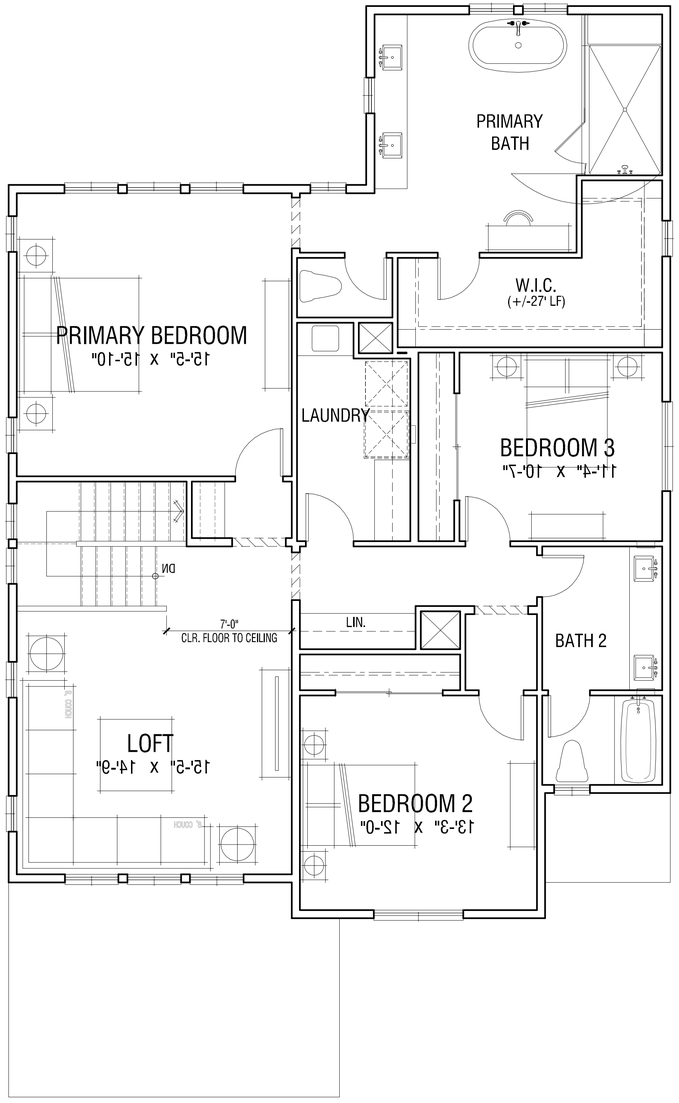
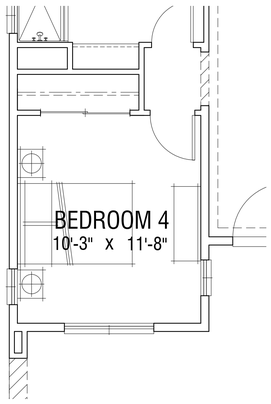
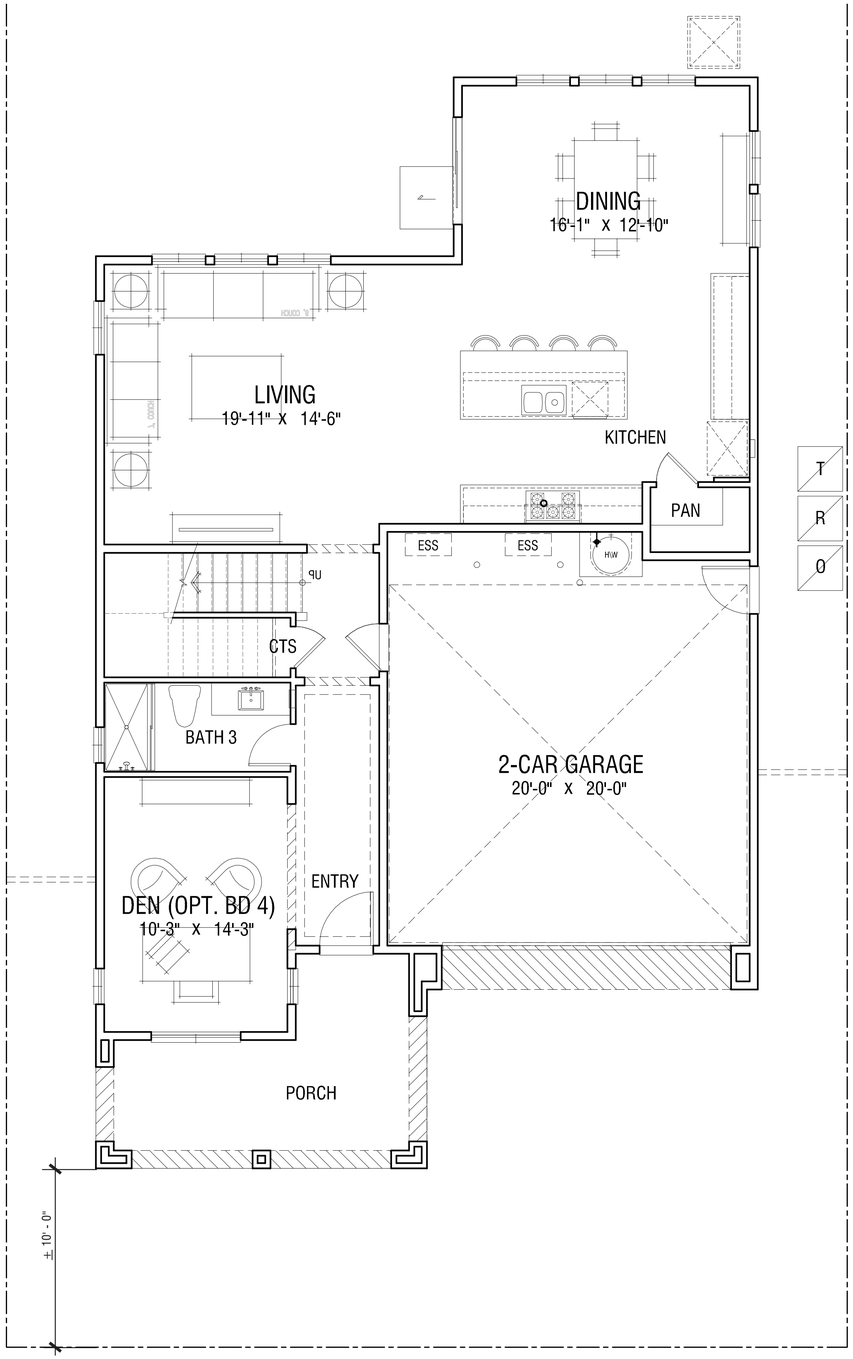


Second Level



Opt. Bedroom 4 at Den



First Level

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

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

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

PLAN 2R | Conceptual Floor Plans

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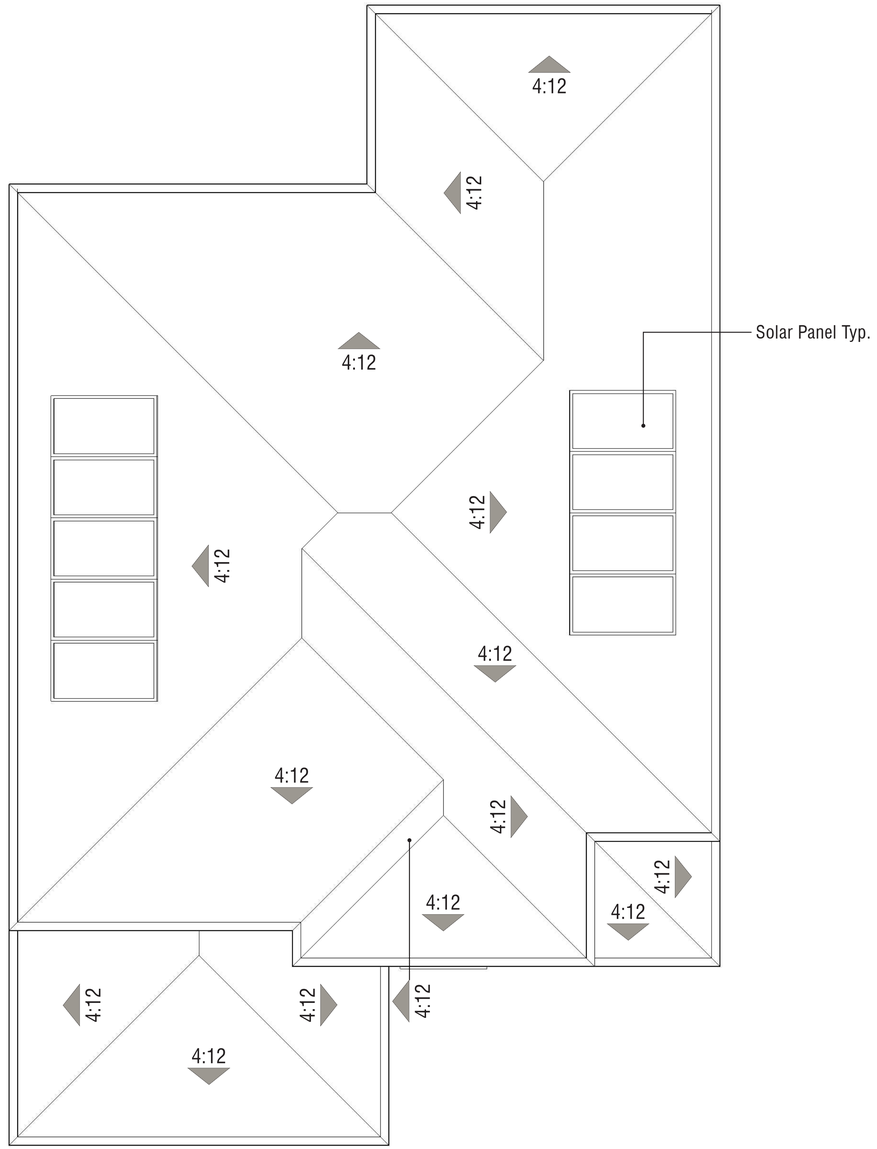

Roof Pitch: 4:12
Rake: 1’-0”
Eave: 1’-0”

PLAN 2R | Conceptual Roof Plan

RANCHO RIDGE, LLC.

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Exterior Color & Materials

SCHEME 1 — MEDITERRANEAN ELEVATIONS

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

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Jennifer Sandate (949) 250-0607.

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Orange, California
RANCHO RIDGE, LLC
August 29, 2024 | 2021327
PAGE 2 OF 3

Exterior Color & Materials

SCHEME 2 — MEDITERRANEAN ELEVATIONS

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

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Jennifer Sandate (949) 250-0607.

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647 N. RANCHO SANTIAGO BLVD.
Orange, California
RANCHO RIDGE, LLC
August 29, 2024 | 2021327
PAGE 3 OF 3

Exterior Color & Materials

SCHEME 3 — MEDITERRANEAN ELEVATIONS

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

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Jennifer Sandate (949) 250-0607.

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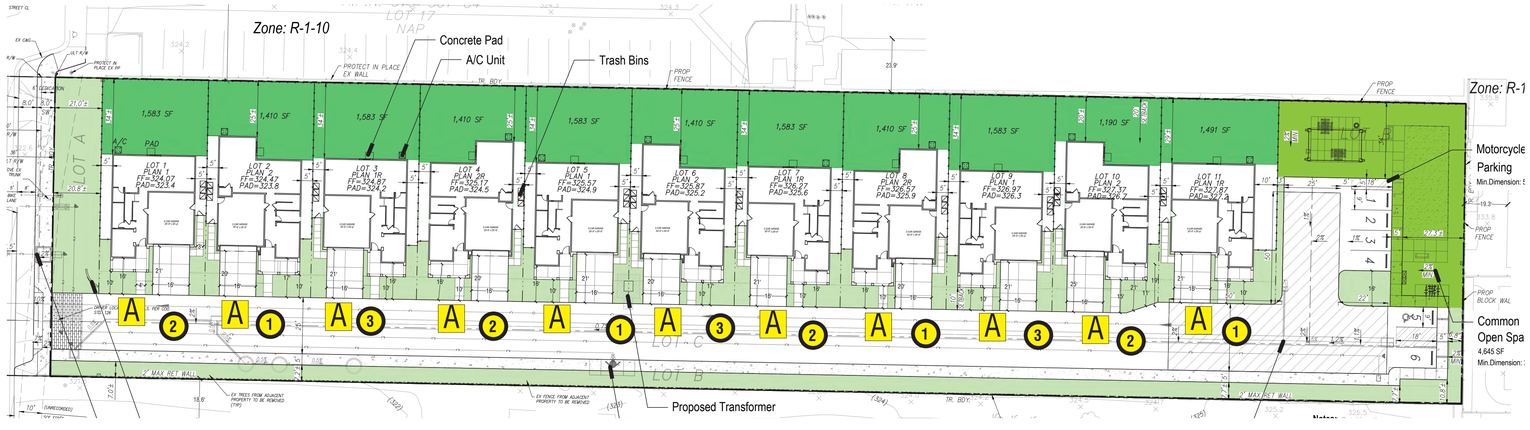
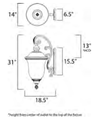


Color Assignments				
	A - Mediterranean			Total
Scheme	1	2	3	
Plan 1	5,11	1,7	3,9	6
Plan 2	2,8	4,10	6	5
Total	4	4	3	11

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

Carriage House DC | 3498WGOB — Job Name: Job Type: Quantity: Comments:

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



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

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

FINISHES OPTION
Oriental Bronze

GLASS
Water Glass WG

MATERIAL
Die Cast Aluminum, Glass

RATINGS
cETLus
Wet Location

ADDITIONAL
RATED LIFE 1,500 Hours
OPERATING TEMPERATURE: -20°C (-4°F), 40°C (104°F)

Always consult a qualified electrician before installing any lighting product.

MAXIM LIGHTING
WESTERN DISTRIBUTION CENTER (HEADQUARTER)
2331 NORTH WINELAND AVE | CITY OF INDUSTRY, CA 91746
EASTERN DISTRIBUTION CENTER
4200 SHIRLEY DR. | ATLANTA, GA 30336
P. 626.956.4200 | F. 626.956.4225 | maximlighting.com

Decorative Light Fixture

EXTERIOR COLOR AND MATERIALS

647 N. RANCHO SANTIAGO BLVD.

ORANGE, CA

RANCHO RIDGE, LLC.

CM-1

DESIGN REVIEW SUBMITTAL

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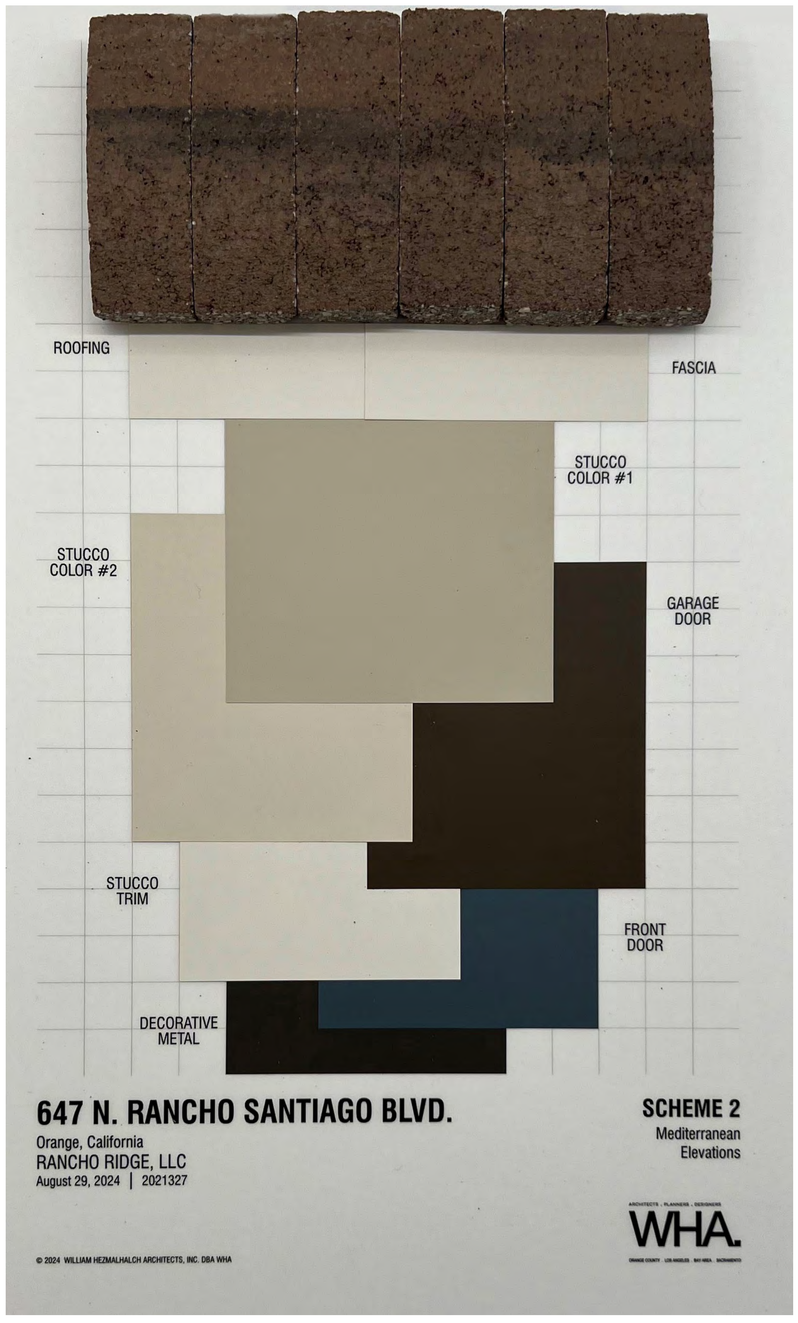

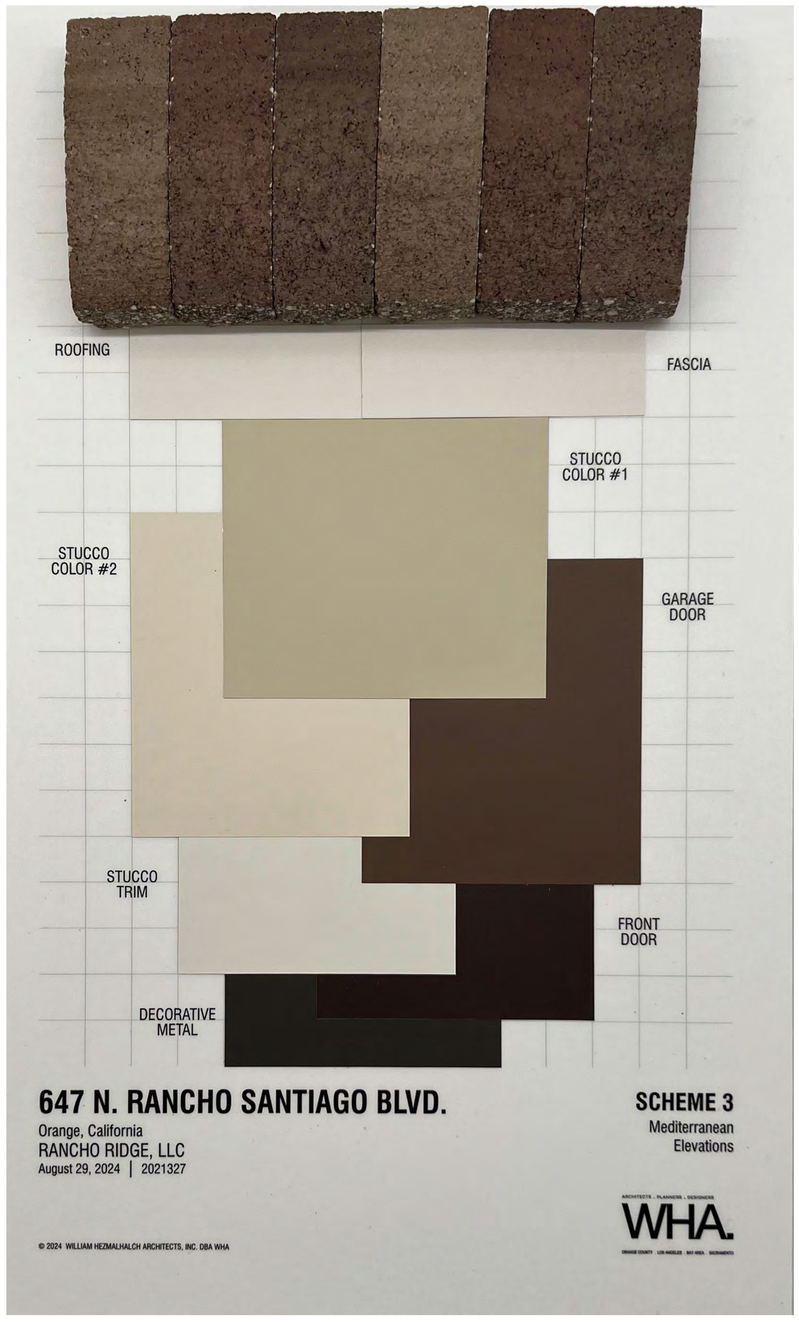

EXTERIOR COLOR AND MATERIALS

RANCHO RIDGE, LLC.

647 N. RANCHO SANTIAGO BLVD.

ORANGE, CA

CM-2

0 4 8 16

DESIGN REVIEW SUBMITTAL

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

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

LEGEND

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

0 10' 20' 40'
Scale: 1" = 20'

Schematic Landscape Plan

Rancho Ridge LLC.

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

L-1

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studio PAD
Landscape Architecture
23192 La Cadena Drive (Ste 105)
Laguna Hills CA 92653 (www.studio-PAD.com)

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

0 4' 8' 16'
Scale: 1/8" = 1'-0"

Schematic Enlargement Plan - Community Open Space Area

Rancho Ridge LLC.

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

L-2

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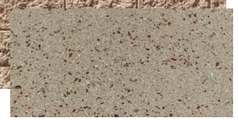
Split Face CMU Wall with cap.



Color: Tan - Split Face

CMU Pilaster Split Face with Precision cap.

Vinyl Fence - Tan

Vinyl Gate - Tan

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

WALL LEGEND

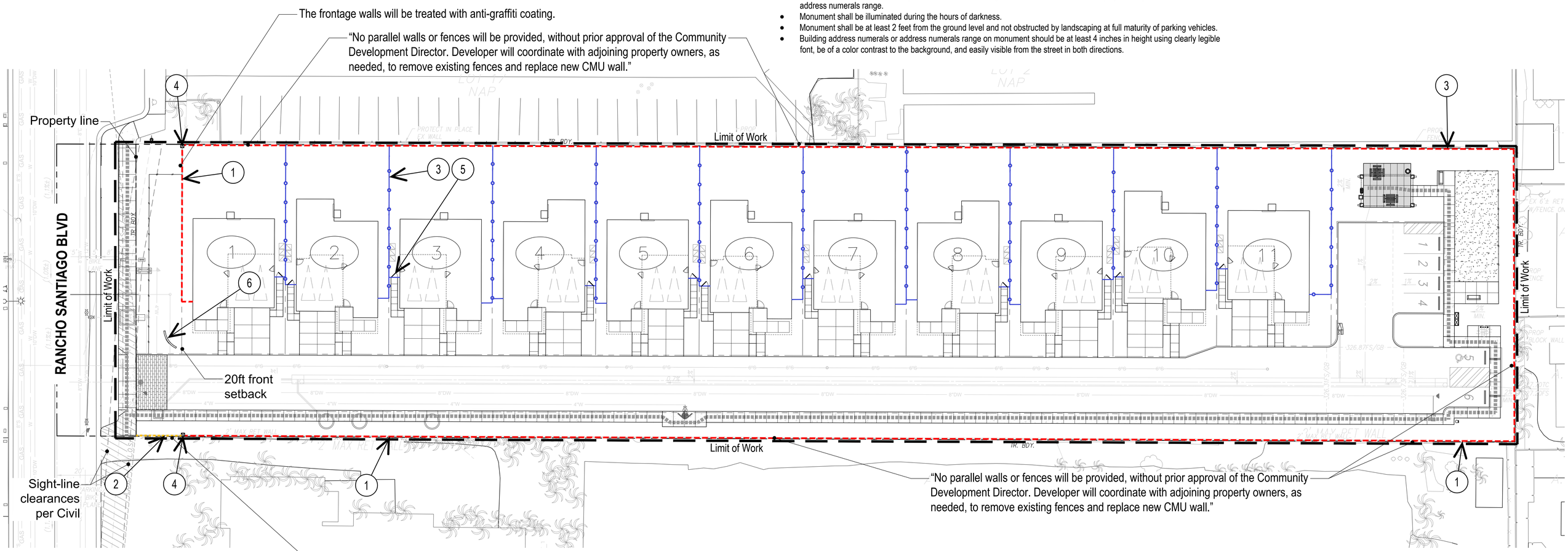
1. 5'-9" High split face CMU wall, with precision cap.
2. 3'-6" High split face CMU wall (retaining per Civil), with precision cap.
3. 5'-6" High vinyl fence.
4. 6'-0" High (16" sq.) split-face block Pilaster w/ split-face cap.
5. 5'-6" High Vinyl side yard gates.
6. 4'-6" High stucco over CMU project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

ADA Path of Travel

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

Monument Addressing Standards:

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



0 10' 20' 40'

Scale: 1" = 20'

Schematic Wall & Fence Plan

Rancho Ridge LLC.

Schematic - 6th City Submittal | Project No.: RR01-2022-D Date: September 24, 2025 **L-3**

647 N. RANCHO SANTIAGO BLVD.

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NOTES:

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

FUEL MANAGEMENT ZONES

Zone 0: (0-5') Ember resistant zone.

Zone A: (5-20') Irrigated structure setback.

Zone B: (50') Irrigated zone.

Off Site Equivalent Landscape FMP (Up to 100 feet.)

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

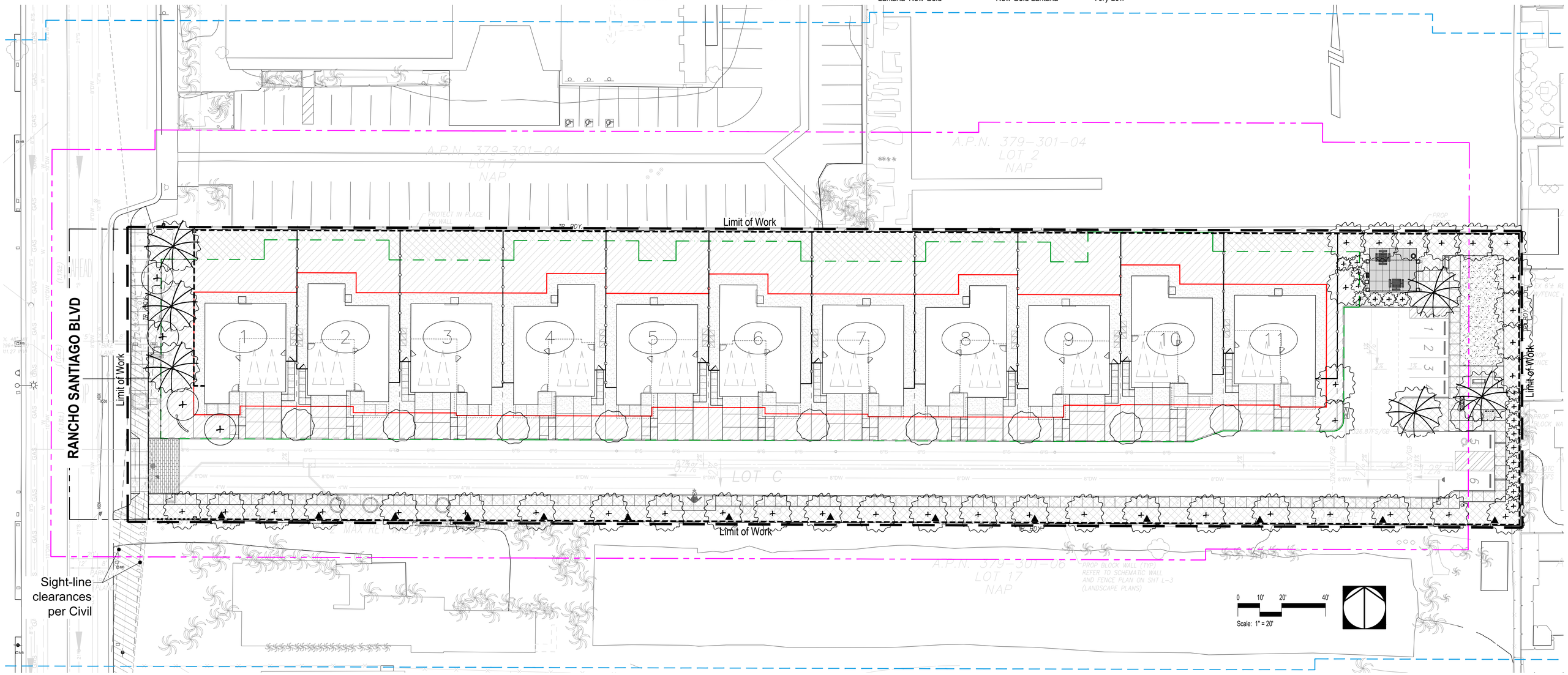
VINES & ESPALIERS		WUCOLS (R3)
▲ Bougainvillea 'Monka' (Oo-La-La® Bougainvillea)	Bougainvillea	Low
Macfadyena unguis-cati	Cat's Claw Vine	Low
Pandorea jasminoides 'Lady Di'	White Bower Vine	Low

SHRUBS and GROUND COVER		WUCOLS (R3)
Leucadendron sp.	Conebush	Low
Muhlenbergia rigens	Deer Grass	Low
Rhaphiolepis indica 'Pink Lady"	India Hawthorn	Low
Rosmarinus sp.	Rosemary	Very Low
Salvia greggii 'Furman's Red'	Autumn Sage	Low
Salvia clevelandii	Cleveland Sage	Very Low
Senecio mandraliscae	Blue Chalksticks	Low
Westringia sp.	Westringia	Low
Yucca 'Bright Star'	Bright Star Yucca	Very Low
Lavandula dentata	French Lavender	Low

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

TREE PLANTING LEGEND

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



Schematic Planting Plan

Rancho Ridge LLC.

Schematic - 6th City Submittal | Project No.: RR01-2022-D Date: September 24, 2025 **L-4**

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Sycamore racemosa
California Sycamore

Lagerstroemia i. 'Natchez'
White Crape Myrtle Tree

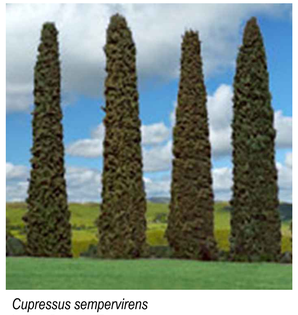
Chilopsis linearis
Desert Willow

Arbutus u. 'Marina'
Marina Strawberry Tree

Tristania conferta
Brisbane Box Tree

Rhus lancea
African Sumac

Magnolia graniflora 'Samuel Sommer"
Southern Magnolia Tree



Cupressus sempervirens
Italian Cypress Tree

Prunus ilicifolia
Holly Leaf Cherry

Podocarpus elongatus 'Monmal'
Icee Blue Yellow-wood

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

studio PAD
Landscape Architecture
23799 La Cadena Drive (Ste 165)
Laguna Hills CA 92653 (www.studio-PAD.com)

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

Aeonium 'Voodoo'
Voodoo Aeonium

Agave Americana
Blue Agave

Aloe Striata
Coral Aloe

Aloe 'Always Red'
'Always' Red Aloe

Bougainvillea
Bougainvillea

Bulbine frutescens
Bulbine

Callistemon viminalis 'Little John'
Bottlebrush

Carex divulsa
Berkeley Sage

Ceanothus 'Julia Phelps'
California Lilacs

Dasylirion longissimum
Mexican Grass Tree

Dianella 'Little Rev'
Flax Lily

Echeveria
Echeveria

Epilobium canum
California Fuchsia

Heteromeles arbutifolia
Toyon

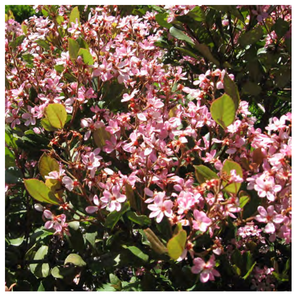
Kniphofia Uvaria 'Flamenco'
Flamenco Red Hot Pocker

Lantana 'New Gold'
New Gold Lantana

Lavandula dentata
Lavender

Leucadendron sp.
Conebush

Muhlenbergia capillaris 'Pink'
Pink Muhly Grass



Raphiolepis indica
Indian Hawthorn

Rosmarinus sp. 'Huntington Carpet
Groundcover/Prostrate Rosemary

Senecio mandraliscae 'Blue Chalk Sticks'
No Common Name

Salvia sp.
Sage

Westringia sp.
Coastal Rosemary

Yucca 'Bright Star'
Bright Star Yucca

Bougainvillea 'Barbara Karst'
Barbara Karst Bougainvillea Vine

Macfadyena ungis-cati
Cat's Claw Vine

Pandorea jasminoides 'Lady Di'
White Bower Vine

Rancho Ridge LLC.

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

L-6

Plant Images - Shrubs, Ground Cover and Vines

647 N. RANCHO SANTIAGO BLVD.

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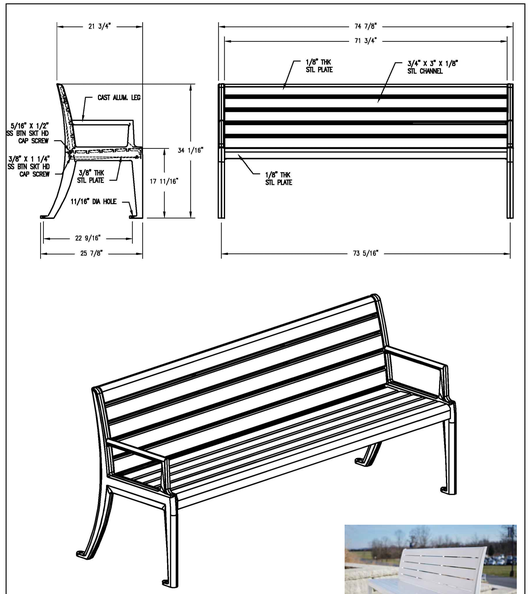
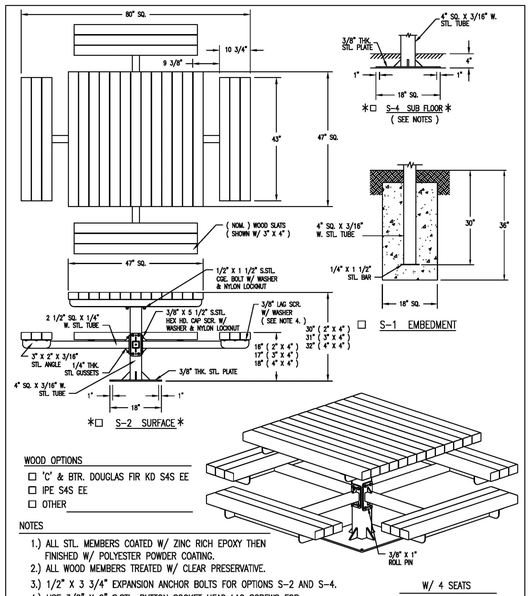
Landscape Architecture



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

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

Metal Bench by Dumor
Color: Bronze



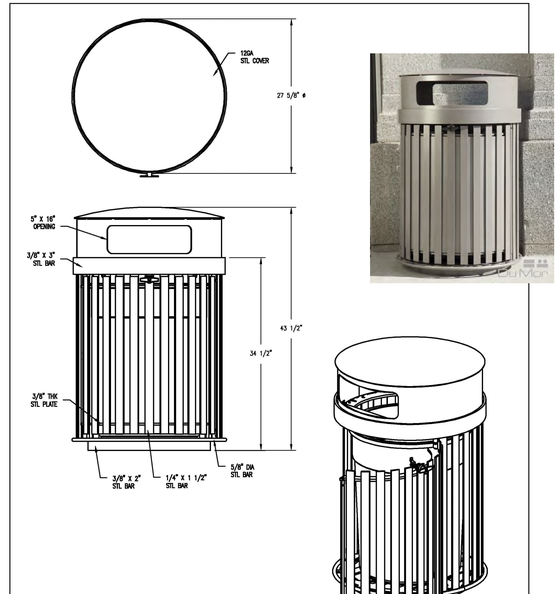
WOOD OPTIONS
☐ 'C' & BTR. DOUGLAS FIR KD S4S EE
☐ IPE S4S EE
☐ OTHER

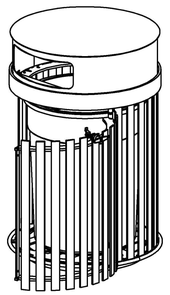
NOTES
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) ALL WOOD MEMBERS TREATED W/ CLEAR PRESERVATIVE.
3.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS FOR OPTIONS S-2 AND S-4.
4.) USE 3/8" X 2" S.STL. BUTTON SOCKET HEAD LAG SCREWS FOR 3" X 4" & 4" X 4" SLATS. USE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

W/ 4 SEATS
☐ 76–24 (2" x 4")
☐ 76–34 (3" x 4")
☐ 76–44 (4" x 4")

DuMor, inc. P.O. Box 142 Mifflintown, PA 17059–0142	SCALE : NONE DATE DRAWN : 3/22/94 DRAWN BY : AH DATE REV. : 12/15/11 REV. BY : RDH	TITLE : PEDESTAL TABLE	REV. K	DRAWING NUMBER 76 SERIES–4	SHEET 1 OF 2

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

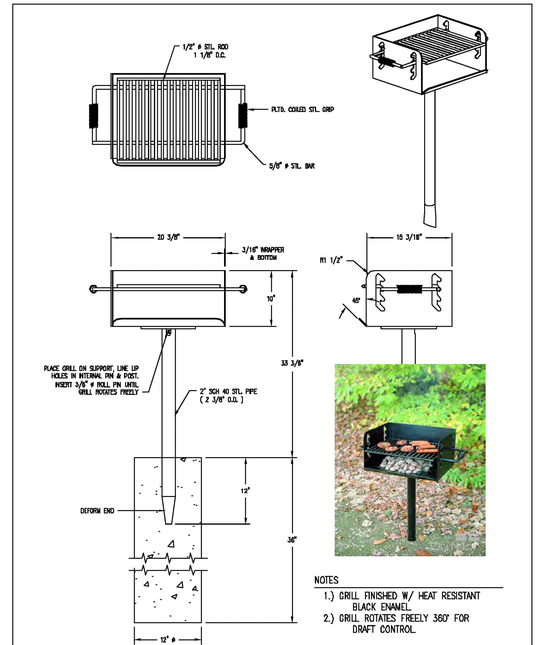




NOTES
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED (QTY 3).
3.) RECYCLING UNIT HINGE FOR REMOVAL OF 32 GAL LINER.

DuMor, inc.	RECEPTACLE	DATE DRAWN : 11/10/16 DRAWN BY : JSB DATE REV. : REV. BY :	REV. A	DRAWING NUMBER 287–32–SO	SHEET 1 OF 2

Metal Receptacle by Dumor
Base Color: Bronze



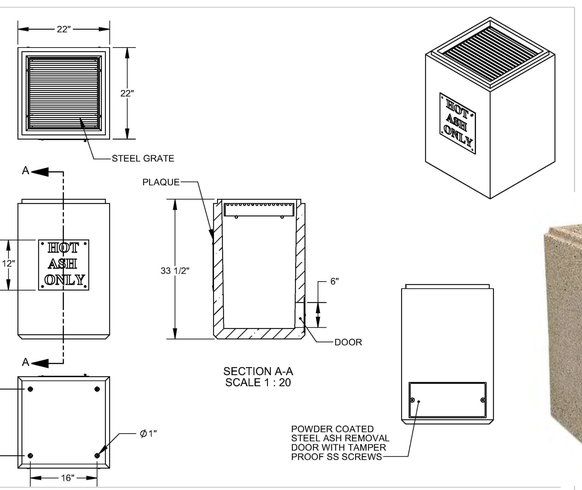
NOTES
1.) GRILL FINISHED W/ HEAT RESISTANT BLACK ENAMEL.
2.) GRILL ROTATES FREELY 360° FOR DRAFT CONTROL.

DuMor, inc. P.O. Box 142 Mifflintown, PA 17059–0142	SCALE : NONE DATE DRAWN :3/22/94 DRAWN BY : CDC DATE REV. : 9/28/05 REV. BY : JSB	TITLE : GRILL	REV. B	DRAWING NUMBER 21–00	SHEET 1 OF 2

Steel Grill by Dumor
Base Color: Black

PMC
PRECAST CONCRETE PRODUCTS MANUFACTURING CO.

PART# : 500-0715
MODEL: HOT ASH
WEIGHT: 650 LBS
MATERIAL: CONCRETE



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

Petersen Manufacturing Company Inc.

PROPRIETARY AND CONFIDENTIAL
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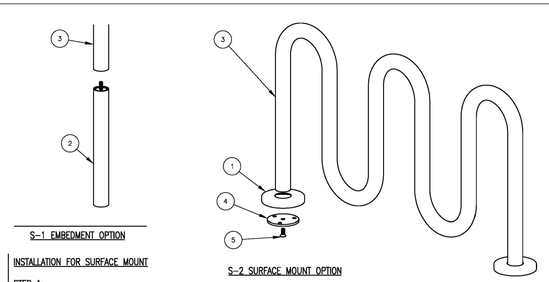
30 - Gallon Concrete Hot Coal Receptacle by Petersen
Color: Light Brown Smooth Concrete



S-1 EMBEDMENT OPTION

S-2 SURFACE MOUNT OPTION

INSTALLATION FOR SURFACE MOUNT

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

STEP 2:
ANCHOR ACCORDINGLY.

INSTALLATION FOR PLASTIC PLUG HOT-DIPPED GALV ONLY

INSERT PLASTIC PLUG INTO HOLE ON TOP OF EACH LOOP

ITEM	QTY	PART NO	DESCRIPTION
(S-2 OPTION) 1	2	0–125–04	10 GA X 8" DIA STL COVER W/ 3 1/8" DIA HOLE
(S-1 OPTION) 2	2	0–125–09/S–1	EMBEDMENT EXTENSION
3	1	0–125–30/S–2	3–PEAK LOOP BIKE RACK
(S-2 OPTION) 4	2	0–63–00–03	3/8" THK SURFACE MOUNT PLATE
(S-2 OPTION) 5	2	1–12–102	5/8" X 1 1/2" SS FLT SKT HD CAP SCR

DuMor, inc. P.O. Box 142 Mifflintown, PA 17059–0142	SCALE : NONE DATE DRAWN :2/12/99 DRAWN BY : CDC DATE REV. : 02/24/12 REV. BY : ESS	TITLE : BIKE RACK ASSEMBLY	REV. E	DRAWING NUMBER 125–30	SHEET 2 OF 2

Bike Rack by Dumor
Base Color: Bronze

Wood or Aluminum Overhead Structure
Paint Brown to Match Architecture

*Conceptual image to show large shade structure.

Amenity & Site Furnishings Specification Sheets

Rancho Ridge LLC.

Schematic - 6th City Submittal | Project No.: RR01-2022-D | Date: September 24, 2025 | L-7

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LIGHTING SCHEDULE

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

4

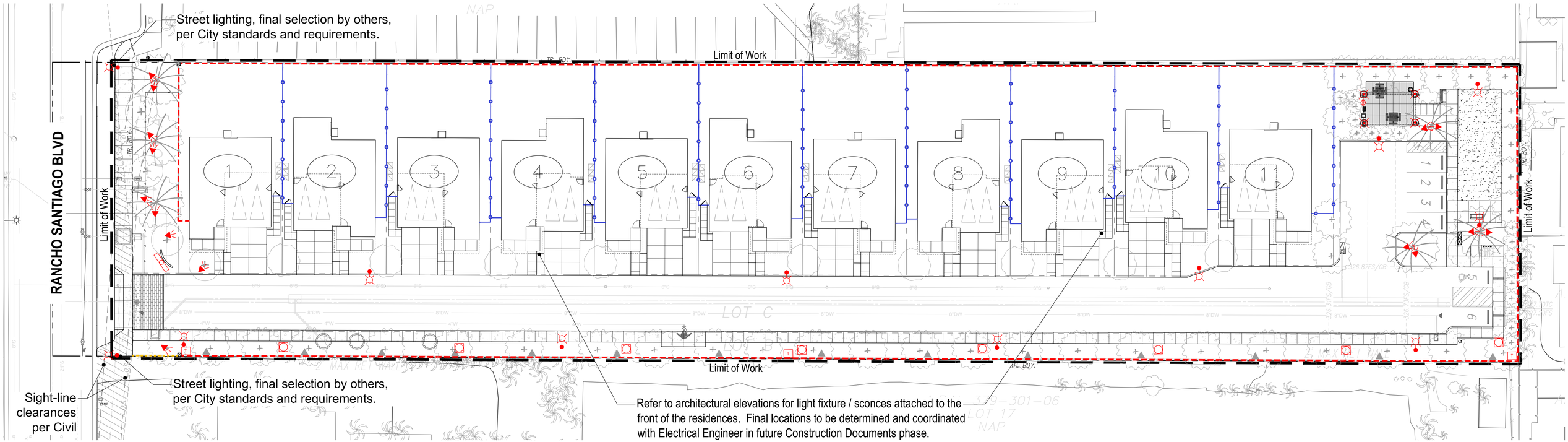
2

6

1

3

5



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

0 10' 20' 40'
Scale: 1" = 20'

Schematic Lighting Plan

Rancho Ridge LLC.

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

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