



2411 N. GLASSELL STREET

CITY OF ORANGE, CA

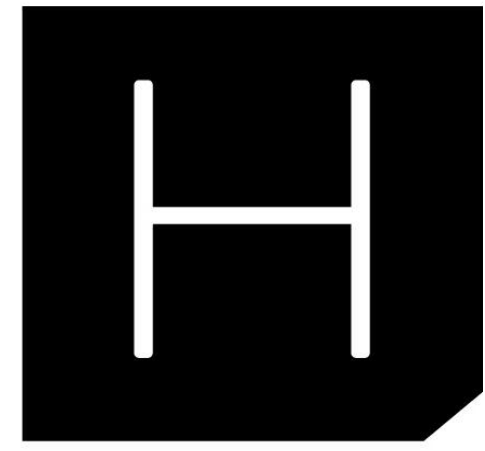


NOTE: THIS 3D RENDERING IS FOR VISUALIZATION PURPOSE ONLY AND DOES NOT REPRESENT THE FINAL BUILDING DESIGN.

DEFERRED PLAN SUBMITTALS
- FIRE SPRINKLERS - UNDERGROUND FIRE LINE SERVICE - FIRE SPRINKLER MONITORING / ALARM SYSTEM - COMPRESSED / LIQUIFIED BULK TANKS - EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM - RACK STORAGE - UNDERGROUND / ABOVE GROUND STORAGE TANKS

REXFORD - 2411 N. GLASSELL ST
2411 N. GLASSELL STREET
CITY OF ORANGE, CA

PROJECT
6TH PLANNING SUBMITTAL



HERDMAN
ARCHITECTURE + DESIGN
A22-2023
08.19.2025

TITLE SHEET

A0

8/19/2025 9:59:10 AM



DEVELOPER/OWNER
REXFORD INDUSTRIAL REALTY, INC. 11620 WILSHIRE BLVD., SUITE 1000 LOS ANGELES, CA 90025 CONTACT: LUIS GOMEZ PHONE: 424.465.2061 EMAIL: LGOMEZ@REXFORDINDUSTRIAL.COM
APPLICANT'S REPRESENTATIVE/ARCHITECT
HERDMAN ARCHITECTURE & DESIGN, INC. 3800 E. COAST HIGHWAY SUITE 6 CORONA DEL MAR, CA 92625 CONTACT: BRIDGET HERDMAN PHONE: 714.389.2800 EMAIL: PROJECTADMIN@HERDMAN-AD.COM
SCOPE OF WORK
CONSTRUCT NEW ONE STORY + MEZZANINE CONCR UR WAREHOUSE/DISTRIBUTION FACILITY WITH ELEC SYSTEMS, EXTERIOR LIGHTING, LAN & IRRIGATION, TRASH ENCLOSURES, CONCRETE SK WALLS, AND SLIDINGS/SWINGING METAL GATES, FIRE SPRINKLER AND GRADING PLANS TO BE A SEPARATE SUBMITTAL AND PERMIT
LEGAL DESCRIPTION & ZONING
LEGAL DESCRIPTION: SEE CIVIL DRAWINGS
ASSESSOR'S PARCEL NO: 374-381-01 AND 374-381-02

VICINITY MAP

The map shows a street grid with Glassboro St running vertically on the left and Fletcher St running horizontally at the top. N Orange Grove Rd runs diagonally from the bottom left towards the top right. A shaded rectangular area represents the project site, located between Fletcher St and N Orange Grove Rd. A north arrow is located in the bottom right corner of the map area.

PROJECT LOCATION

NORTH

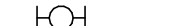
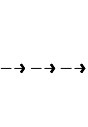
DEFERRED PLAN SUBMITTALS

- FIRE SPRINKLERS
- UNDERGROUND FIRE LINE SERVICE
- FIRE SPRINKLER MONITORING / ALARM SYSTEM
- COMPRESSED / LIQUIFIED BULK TANKS
- EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM
- RACK STORAGE
- UNDERGROUND / ABOVE GROUND STORAGE TANKS

SITE PLAN GENERAL NOTES

1. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY TITLE 23, VEHICLE CODE, CHAPTER 10. THE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES, OBTAIN THE SAME FROM THE UTILITY AUTHORITY SEE DETAIL 3/AD.1
2. ALL EXPOSED BIOPREVENTION DEVICE COVERINGS SHALL BE PAINTED FOREST GREEN
3. WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAM PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL EXPOSED TO THE SOIL. SIDE TO EXPOSE TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE PLAN SECTION 10.0
4. PROVIDE A HOSE BIB NEAR THE MAIN BUILDING ENTRANCE THE. SEE PLAN FOR LOCATION.
5. ALL REQUIRED PARKING SHALL BE CLEARLY OUTLINED ON THE SURFACE OF THE LOT WITH PAINT OR EASILY DISTINGUISHABLE MATERIAL. STRIPES SHALL BE A MINIMUM OF FOUR INCHES WIDE. DOUBLE STRIPE FORMATION WITH 14-INCH SPACE BETWEEN STRIPES. PARKING STALL WIDTHS SHALL BE MEASURED FROM THE CENTERLINE BETWEEN DOUBLE STRIPING. "REPEAT" STRIPES SHALL BE TO DISPLACE OFF-STREET PARKING. THAT THIS DRIVEWAY WILL BE USED FOR EMERGENCY ACCESS ONLY, AND WILL NOT BE USED AS PRIMARY ACCESS FOR THE PROPOSED PARKING STALLS ON THE EAST END OF THE PROJECT SITE.
6. WHEEL STOPS ARE ONLY USED FOR ANGLED OR PERPENDICULAR PARKING. NOT FOR GRATING, PEDESTRIAN WALKWAYS BUT MAY ALSO BE USED ELSEWHERE. WHEN USED, WHEEL STOPS SHALL BE A MINIMUM OF 4 INCHES FROM THE FRONT END OF THE PARKING STALL.

PARKING PROVIDED		
SPACE TYPE	SPACES PROVIDED	
STANDARD STALLS		190
STANDARD ACCESSIBLE STALLS		5
VAN ACCESSIBLE STALLS		2
EV CAPABLE STALL (w/o EVSE)		37
EVCS (EV CAPABLE STALL w/ EVSE)		11
STANDARD ACCESSIBLE EVCS (EV CAPABLE STALL w/ EVSE)		1
VAN ACCESSIBLE STALLS (EV CAPABLE w/ EVSE)		1
TOTAL		247

SITE LEGEND	
	LANDSCAPE AREA
	CONCRETE PAVING WHEN OCCURS @ PARKING AREAS, DRIVE AISLES, & OR TRUCK COURT. SEE CIVIL DRAWINGS FOR PAVING SECTIONS
	FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE CITY AUTHORITY. SEE 3/ADT.1
	INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY W/ SITE PLAN GENERAL NOTE #6
	PROPERTY LINE
	OFFICE AREA (INCLUDING FUTURE OFFICE)

H

HERDMAN
ARCHITECTURE + DESIGN

A22-2023
08.19.2025

SITE PLAN

 NORTH

A1

SITE ADDRESS:
2401, 2411, & 2421 NORTH GLASSELL STREET, ORANGE (AS LISTED IN THE COMMITMENT FOR TITLE INSURANCE BY COMMONWEALTH LAND TITLE INSURANCE COMPANY).

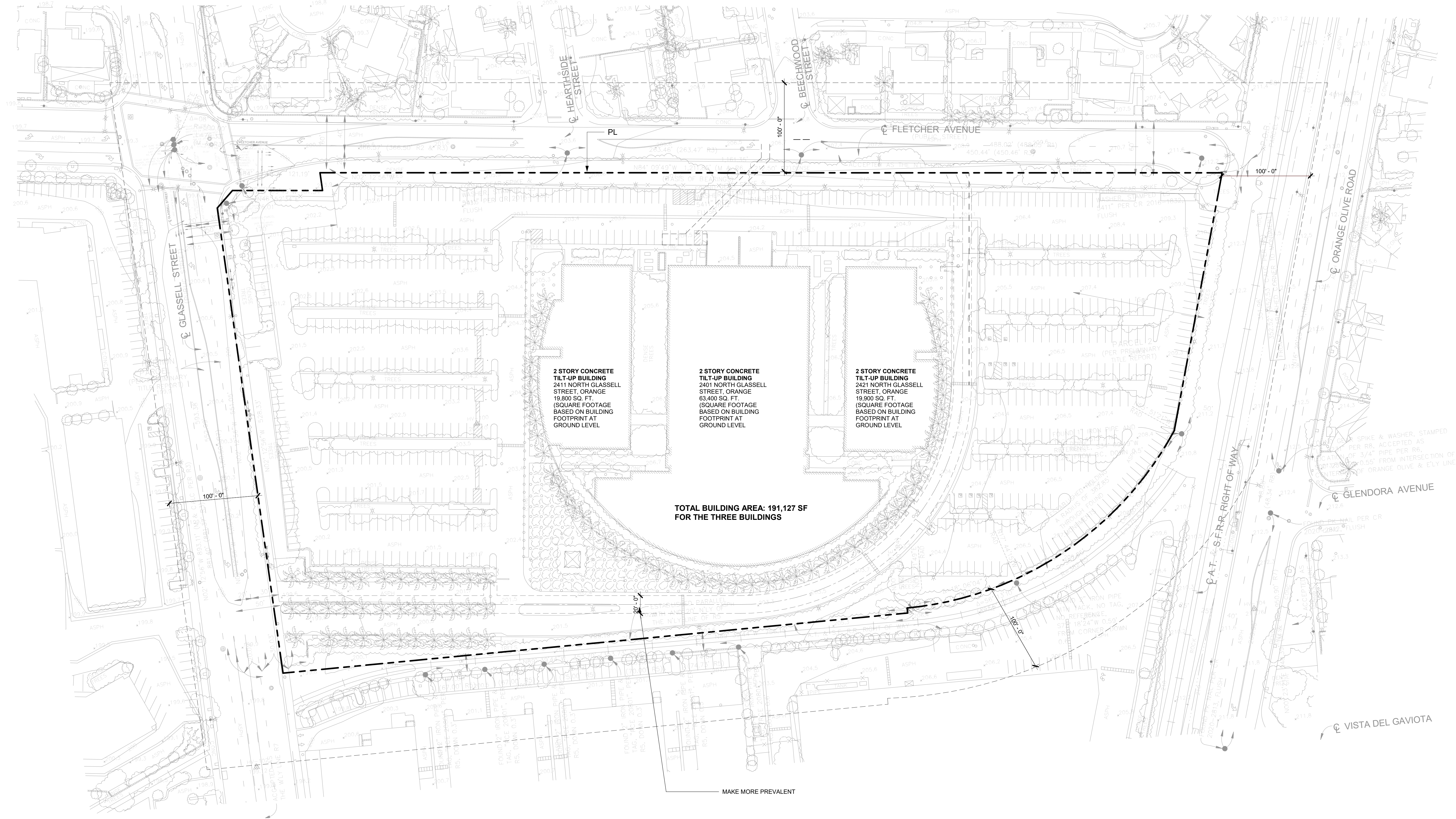
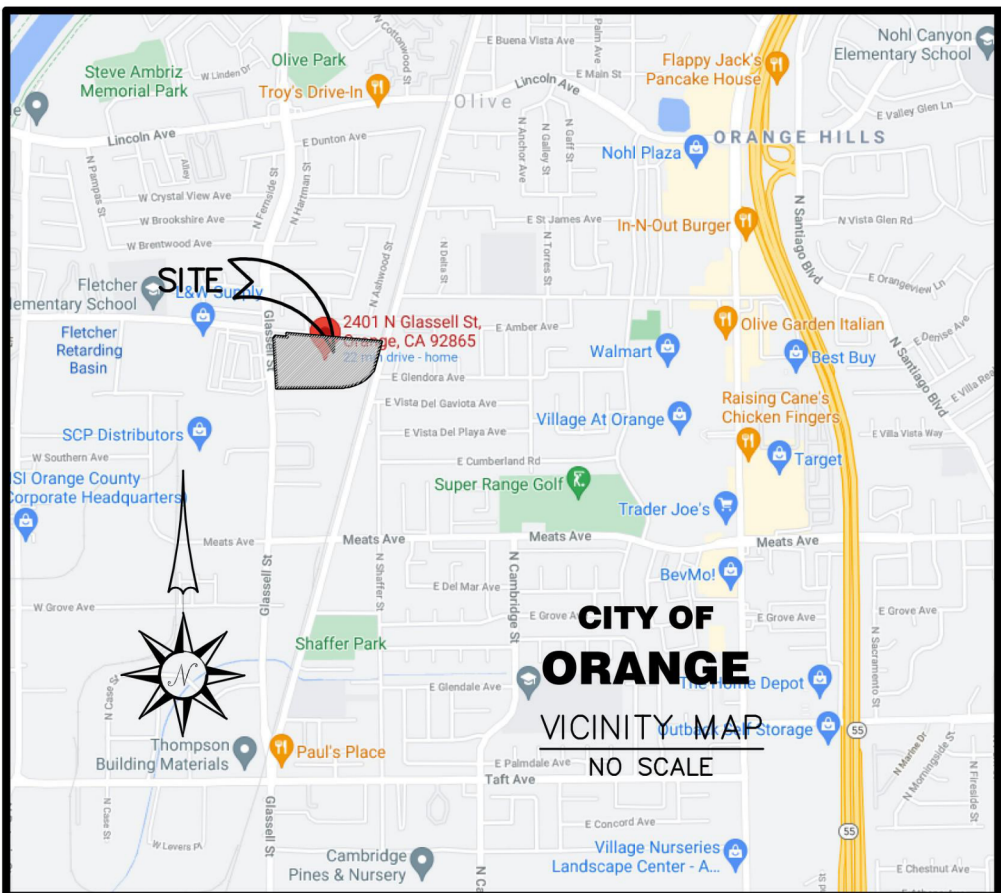
APN: 374-381-01 AND 374-381-02
LOT #: PARCELS 1 AND 2 AS SHOWN ON PARCEL MAP FIELD IN BOOK 3 PAGE 25 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
TRACT #: R1 4557, M.M 160/34-36,
R2 4231, M.M 155/36-37

GP DESIGNATION, ZONING DESIGNATION: M-2; INDUSTRIAL
LAND USE: 191,127SF OF 2 STORY-OFFICE BUILDINGS
TOTAL OF THE EXISTING LANDSCAPE AREA: 137,478 SF

PARKING SUMMARY:
THERE ARE 655 DESIGNATED STANDARD PARKING SPACES
THERE ARE 17 DESIGNATED HANDICAP PARKING SPACES
THERE ARE 672 TOTAL DESIGNATED PARKING SPACES

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X AND FLOOD ZONE X (SHADES). FLOOD ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN"; FLOOD ZONE X (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD" ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 06059C0153J, EFFECTIVE DATE DECEMBER 3, 2009.

THE PROPERTY DESCRIBED AND SHOWN HEREON CONTAINS 12.888 GROSS ACRES, MORE OR LESS AND 12.103 NET ACRES, MORE OR LESS.



1 EXISTING SITE PLAN
1" = 50'-0"

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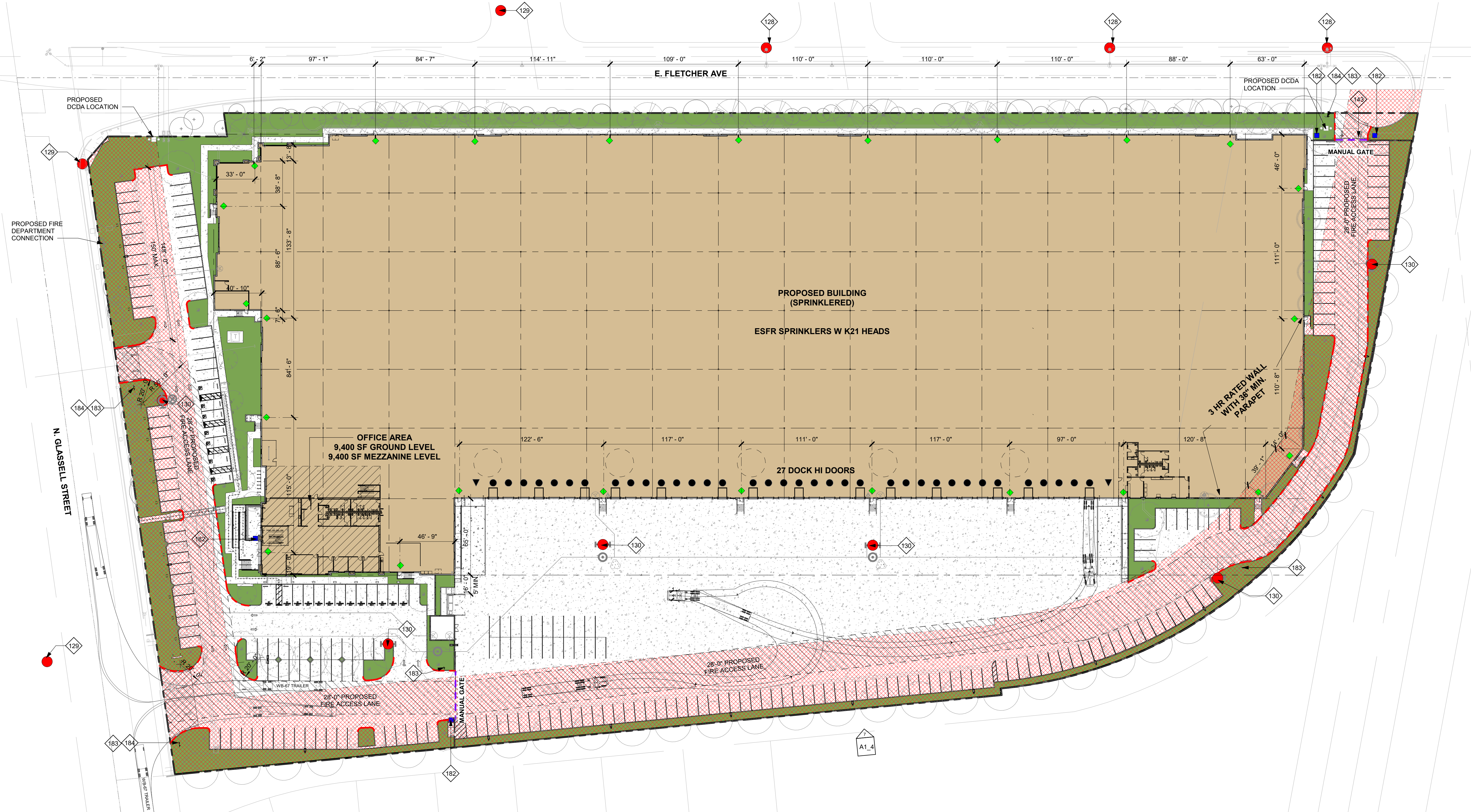


EXISTING SITE
PLAN



A1_0

1 FIRE MASTER PLAN SITE PLAN
1" = 40'-0"

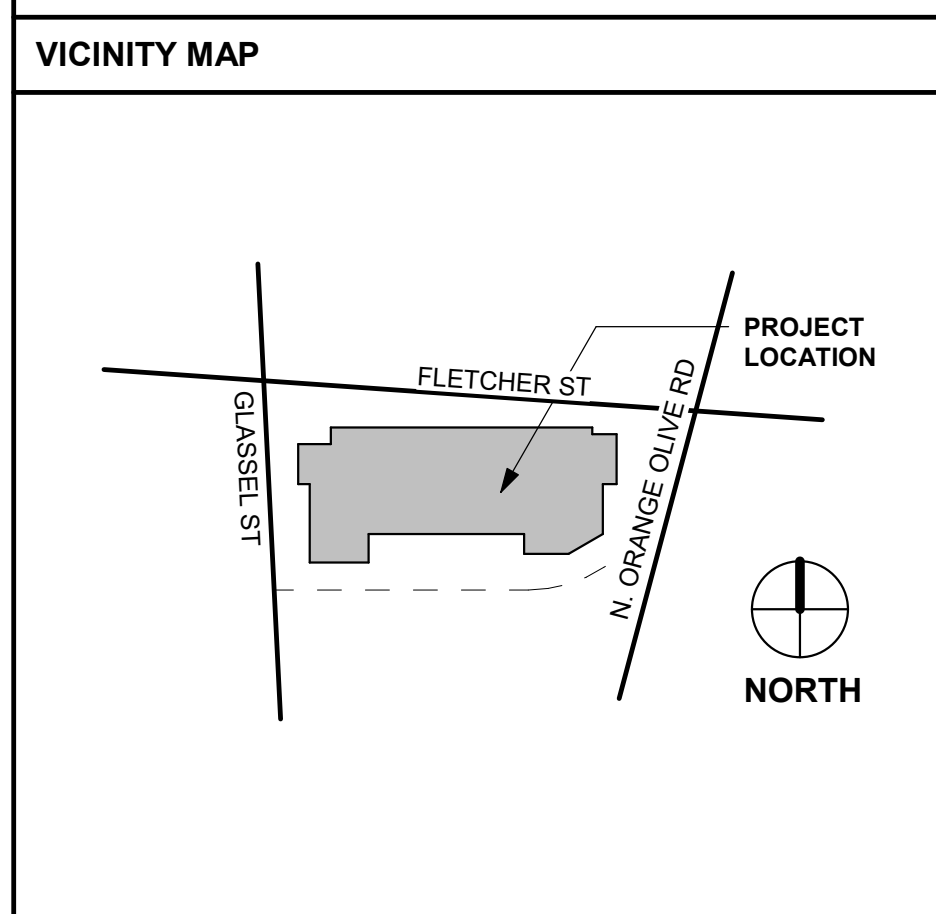


FIRE APPARATUS ACCESS ROADWAYS
A. THE FIRE ACCESS ROADWAYS SHALL BE DESIGNED TO SUPPORT THE IMPOSED LOADS OF THE ORANGE FIRE DEPARTMENT FIRE APPARATUS WITH A TOTAL LOAD OF 68,000 POUNDS. THE FIRE APPARATUS IS DISTRIBUTED AS 46,000 POUNDS ON THE TANDEM REAR AXLES AND 22,000 POUNDS ON THE FRONT AXLE. THE FIRE ACCESS ROADWAY SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. B. PROVIDE A LETTER OR STATEMENT, WET-STAMPED AND SIGNED BY A REGISTERED ENGINEER ON THE PLANS CERTIFYING THAT ANY NEW ROADWAY MEETS THE 68,000 POUND ALL-WEATHER REQUIREMENT OR DENOTE THAT THE DESIGN LETTER MEETING THESE CONDITIONS WILL BE PROVIDED AT ROUGH GRADING PLAN SUBMITTAL.
FIRE DEPARTMENT REQUIREMENTS
THE FOLLOWING REQUIREMENTS ARE APPLICABLE TO THE NEW STRUCTURE AND MUST BE CONSIDERED RELATIVE TO THE MASTER PLAN. A. THE FIRE DEPARTMENT CONNECTION SHALL NOT BE AFFIXED TO THE BUILDING. B. THE FIRE DEPARTMENT CONNECTION SHALL BE LOCATED AT LEAST 40 FEET AWAY FROM THE BUILDING. C. THE FIRE DEPARTMENT CONNECTION SHALL BE LOCATED ON THE ADDRESS SIDE OF THE BUILDING. D. THE FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 40 FEET OF A HYDRANT ON THE SAME SIDE OF THE STREET AS THE HYDRANT. E. THE FIRE DEPARTMENT CONNECTION SHALL NOT PROVIDE PRESSURE TO AN ON-SITE HYDRANT. F. THE LOCATION OF THE FIRE DEPARTMENT CONNECTION SHALL BE APPROVED BY THE FIRE DEPARTMENT.
FIRE FLOW DEMAND
BUILDING TYPE: IIB FULLY SPRINKLERED BUILDING FIRE FLOW REQUIREMENT IS 4,000 GPM @ 20 PSI FOR 4 HOUR DURATION



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) 268-2541 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) 268-2541. 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. 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. 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.
PROJECT-SPECIFIC REQUIREMENTS
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. 24 of 48: Fire Master Plans for Commercial & Residential Development, Revised 08/2022 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 CBO 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.

EVA GATE DETAIL & NOTES PER OFCA GUIDELINE B-09
 MANUAL ACCESS NOTES PER 2020 OFCA GUIDELINE B-09 1. PERMANENT OR REMOVABLE BOLLARDS ARE NOT PERMITTED TO BE PLACED ALONG FIRE ACCESS ROADWAYS, CFC 503.4 FOR GATES AND BOLLARDS THAT ARE NOT USED ON A FREQUENT BASIS OR THOSE THAT ARE LOCATED SUCH THAT THEY WOULD BE IMPROBABLE TO BE USED BY VEHICLES. BOLLARDS FOR FIRE, OR OTHER OBSTRUCTIONS (E.G., SECONDARY FIRE DEPARTMENT VEHICLE MANEUVERING POINTS, GATES, ACCESS FROM PLAZAS OR CURB BLOCK AREAS, PERMANENT SIGNAGE, CONSTRUCTION OF SIGNAGE, STEEL OR CONCRETE) SHALL BE ATTACHED TO EACH FACE OF THE GATE OR BOLLARD THAT READS "NO PARKING—FIRE LANE" OR SIMILAR. SEE ATTACHMENT 16 FOR AN EXAMPLE OF A BOLLARD BOX, CFC 503.5. 2. MANUALLY OPERATED GATES AND BOLLARDS SHALL HAVE FRANGIBLE PADLOCKS, KNOX PADLOCKS, OR WEATHER-RESISTANT KNOX BOXES. THE KNOX BOX SHALL BE PLACED FOUR TO FIVE FEET ABOVE THE ROADWAY SURFACE AT THE RIGHT SIDE OF THE ACCESS GATE IN A CONSPICUOUS LOCATION THAT IS EASILY VISIBLE AND ACCESSIBLE. THE KNOX BOX MUST BE CLEARLY LABELED "FIRE USE ONLY". 3. WHEN THE GATE WILL BE USED FOR PURPOSES OTHER THAN EMERGENCY FIRE ACCESS, INSTALLATION OF A KNOX BOX CONTAINING A KEY TO OPERATE AN OWNERS SUPPLIED PADLOCK IS RECOMMENDED. IF THE GATE CAN BE REACHED BY EMERGENCY PERSONNEL FROM BOTH SIDES SUCH AS FOR SECONDARY EMERGENCY ACCESS ROADWAYS SERVING A RESIDENTIAL TRACT, THE LOCK SHALL ALSO BE CAPABLE OF BEING ACCESSIBLE FROM BOTH SIDES. KNOX BOXES SHALL BE PROVIDED AS NECESSARY TO INSURE THAT THE LOCK CAN BE ACCESSIBLE AND OPENED FROM ANY DIRECTION OF APPROACH AVAILABLE TO EMERGENCY PERSONNEL.
SCOPE OF WORK
CONSTRUCT A NEW ONE STORY + MEZZANINE CONCRETE TILT-UP WAREHOUSE/DISTRIBUTION FACILITY WITH SITE LIGHTING, LANDSCAPING & IRRIGATION, TRASH ENCLOSURE, CONCRETE SCREEN WALLS, & TUBE STEEL FENCING & GATES, GRADING, FIRE SUPPRESSION, AND LANDSCAPING NOT A PART OF THIS SUBMITTAL



PROJECT INFORMATION & AREA ANALYSIS
BUILDING ADDRESS: 2401 N GLASSELL ST CONSTRUCTION TYPE: IIB-S OCCUPANCY: B / S-1 FIRE SPRINKLER: YES (ESFR NEPA 72, NFPA 13 & NFPA 24) WITH K-25 HEADS CLEAR HEIGHT: 40'-0" MAX BUILDING HEIGHT: 45'-0" ZONING: GENERAL PLAN: M-2 (INDUSTRIAL) SPECIFIC PLAN: N/A FEMA FLOOD ZONE: NO FLOOD ZONE BUILDING SETBACKS: ARTERIAL STREET (GLASSELL) 20'-0" LOCAL STREET (FLETCHER) 10'-0" REAR SETBACK 0'-0" ALLOWABLE AREA: UNLIMITED AREA PER CBC 507 PER CBC 507.4 SPRINKLERED, ONE STORY BUILDINGS. THE AREA OF A GROUP B, F, M OR S BUILDING NO MORE THAN ONE STORY ABOVE GRADE PLANE OF ANY CONSTRUCTION TYPE, SHALL NOT BE LIMITED WHERE THE BUILDING IS PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH SECTION 903.3.1.1 AND IS SURROUNDED AND ADJACED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET (18 288 MM) IN WIDTH. THE PUBLIC WAYS OR YARDS OF 60 FEET (18 288 MM) IN WIDTH REQUIRED IN SECTIONS 903.3.1.1, 507.4, 507.5, 507.6 AND 507.12 SHALL BE PERMITTED TO BE REDUCED TO NOT LESS THAN 40 FEET (12 192 MM) IN WIDTH PROVIDED ALL OF THE FOLLOWING REQUIREMENTS ARE MET: 1. THE REDUCED WIDTH SHALL NOT BE ALLOWED FOR MORE THAN 75 PERCENT OF THE PERIMETER OF THE BUILDING. 2. THE EXTERIOR WALLS FACING THE REDUCED WIDTH SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 3 HOURS. OPENINGS IN THE EXTERIOR WALLS FACING THE REDUCED WIDTH SHALL HAVE OPENING PROTECTIVE WITH A FIRE PROTECTION RATING OF NOT LESS THAN 3 HOURS. LOT AREA SQUARE FOOTAGE 527,176.8 SF ACRES 12.1 FLOOR AREA RATIO BUILDING AREA SITE AREA FAR ALLOWABLE FAR PROVIDED 298918 SF 527176 SF 100% 56.7% BUILDING AREA SUMMARY BUILDING AREA 298,918 SF FOOTPRINT 289,518 SF WAREHOUSE 250,118 SF MANUFACTURING 20,000 SF OFFICE 9,400 SF MEZZANINE 9,400 SF TOTAL WAREHOUSE 260,118 SF TOTAL MANUFACTURING 20,000 SF TOTAL OFFICE 18,800 SF EXTERIOR FIRE PUMP HOUSE 400 SF (FIRE PUMP HOUSE SF IS EXCLUDED FROM TOTAL BUILDING AREA) KEYNOTES 128 (N) PUBLIC FIRE HYDRANT. 129 (E) PUBLIC FIRE HYDRANT. 130 (N) PRIVATE FIRE HYDRANT. 143 PAINTED STEEL ROLLING GATE(S), MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE OR AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY. 182 PROVIDE KNOX BOX @ 60' ABOVE FINISH GRADE PER FIRE DEPT REQUIREMENT. 183 PROVIDE FIRE LANE NO PARKING SIGN PER DETAIL, THIS SHEET. 184 PROVIDE FIRE LAND ENTRANCE SIGN PER DETAIL, THIS SHEET. FIRE MASTER PLAN LEGEND LANDSCAPE AREA CONCRETE PAVING WHEN OCCURS @ PARKING AREAS, DRIVE AISLES, & OR TRUCK COURT. SEE CIVIL DRAWINGS FOR PAVING SECTIONS. FIRE HYDRANT: PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY. INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY W/ SITE PLAN GENERAL NOTE #6. PROPERTY LINE KNOX BOX AT GATE FOR FIRE DEPARTMENT ACCESS FIRE ACCESS GATES FIRE LANE IDENTIFICATION CURB SEE DETAIL, THIS SHEET FIRE ACCESS DOORS AT 125' O.C. MINIMUM 28'-0" WIDE FIRE ACCESS LANE HATCH 60'-0" DISTANCE FROM PL AREA FOR UNLIMITED AREA 3 HOUR RATED WALL WHERE APPLIES. SCOPE OF WORK CONSTRUCT A NEW ONE STORY + MEZZANINE CONCRETE TILT-UP WAREHOUSE/DISTRIBUTION FACILITY WITH SITE LIGHTING, LANDSCAPING & IRRIGATION, TRASH ENCLOSURE, CONCRETE SCREEN WALLS, & TUBE STEEL FENCING & GATES, GRADING, FIRE SUPPRESSION, AND LANDSCAPING NOT A PART OF THIS SUBMITTAL VICINITY MAP PROJECT LOCATION TYPICAL TURNING RADII LEGEND INSIDE AND OUTSIDE TURNING RADII - THE INSIDE TURNING RADII FOR AN ACCESS ROAD SHALL BE A MINIMUM OF 25'-0". THE OUTSIDE TURNING RADII FOR AN ACCESS ROAD SHALL BE A MINIMUM OF 50'-0". MEASUREMENTS SHALL BE FROM CENTER POINT. AS FIRE APPARATUS ARE UNABLE TO NEGOTIATE TIGHT "S" CURVES, A 50'-0" STRAIGHT LEG MUST BE PROVIDED BETWEEN THESE TYPES OF COMPOUND TURNS OR THE RADII AND/OR ROAD WIDTH MUST BE INCREASED ACCORDINGLY. SEE ATTACHMENT 6, NOTE: TO ACCOMMODATE THE CFC 503.2.4



Orange City Fire Department
1176 E. Chapman Ave., Orange, CA 92866
714-288-2541 • orangecityfire.org



FLOW TEST RECORD

TEST HYDRANT DATA

LOCATION: 110 W FLETCHER AVE ****

HYDRANT ID#: 3800 SIZE MAIN: 12 INCHES ☒ PUBLIC ☐ PRIVATE

STATIC PSI: 70 RESIDUAL PSI: 68 = FLOW PRESSURE DROP PSI (h)

PRESSURE DROP: 2 (h) h_r^{3/4}: 1.45 (PD1)

FLOW HYDRANT(S) DATA

LOCATION #1: 240 W FLETCHER**** ID#: 1531

LOCATION #2: ID#:

LOCATION #3: ID#:

HYDRANT #1 PITOT PSI 30 GPM 1903.4 ☒ 4" ☐ 2 1/2"

HYDRANT #2 PITOT PSI GPM ☐ 4" ☐ 2 1/2"

HYDRANT #3 PITOT PSI GPM ☐ 4" ☐ 2 1/2"

CALCULATED TEST AND FLOW DATA $Q1 \times PD2 = Q2 \times PD1$

STATIC PSI: 70 - 20 PSI DESIRED RESIDUAL = DESIRED PRESSURE DROP (h)

DESIRED PRESSURE DROP: 50 (h) h_r^{3/4}: 8.27 (PD2)

$\frac{1903.4}{Q1} \times \frac{8.27}{PD2} = \frac{10,855.9}{Q2}$ GPM @ 20 PSI RESIDUAL

***NOTE:

THIS HYDRANTS WERE SPECIFICALLY REQUESTED. THIS WAS NOT A WD OR FD

TEST CONDUCTED FOR: 2411 N GLASSELL ST. ORANGE, CALIFORNIA

(LOCATION & REASON)

NAME: GBLASKAVITCH@SYMONSFP.COM TITLE:

COMPANY:

DATE: July 09, 2025 TIME: 3:00 pm INSPECTOR: G. MENENDEZ, M. COLE.

REVISED 05/2025



Orange City Fire Department
1176 E. Chapman Ave., Orange, CA 92866
714-288-2541 • orangecityfire.org



FLOW TEST RECORD FORMULAS

GPM – FLOW NEPA 291 Table 4.12.1(a)
Theoretic Flow (GPM) by Pitot Pressure (PSI) with .9 coefficient

REFER TO RIPTIDE FLOW TEST SYSTEM CHART

D (in)	AVERAGE C	FLOW RANGE
3.25"	0.805	841.7 - 2080.0
4.00"	0.729	1152.6 - 2928.2

$$Q = 29.84 \times C \times D^2 \times \sqrt{P}$$

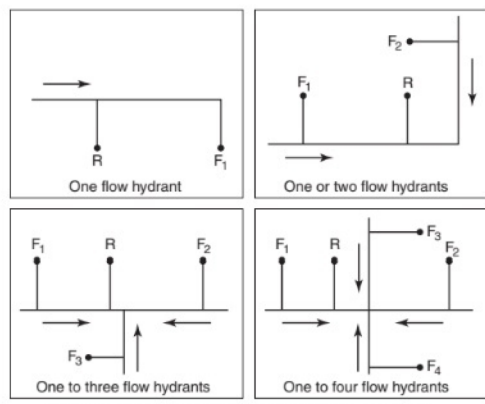
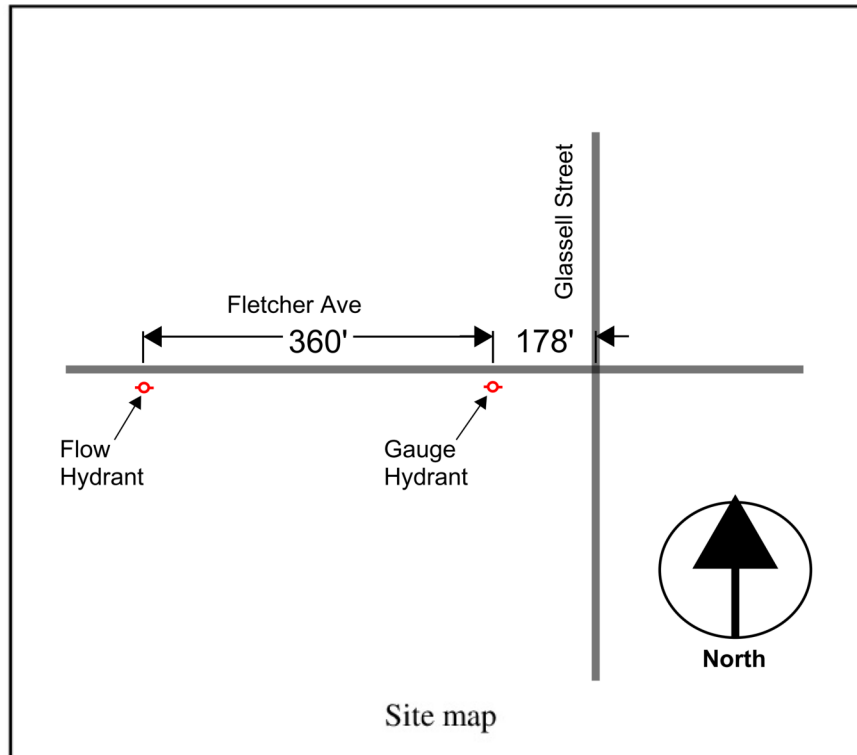


FIGURE 4.4.4 Suggested Test Layout for Hydrants.
*NFPA 291, 2022 Edition



REVISED 05/2025

RIPTIDE

THE RIPTIDE FLOW TESTING SYSTEM™

RIPTIDE

PSI	3.25"	4"	PSI	3.25"	4"
1	-	-	51	802.3	2488.7
2	-	-	52	820.0	2555.9
3	-	-	53	837.5	2628.9
4	-	-	54	854.8	2697.7
5	-	-	55	871.9	2772.2
6	-	-	56	889.0	2847.5
7	-	-	57	905.9	2923.6
8	-	-	58	922.7	2999.5
9	-	-	59	939.3	3076.3
10	-	-	60	955.7	3153.8
11	861.7	1152.6	61	972.0	3231.9
12	878.0	1230.0	62	988.2	3310.7
13	894.0	1307.0	63	1004.2	3390.2
14	909.9	1384.0	64	1020.1	3470.4
15	925.7	1461.0	65	1035.9	3551.2
16	941.3	1538.0	66	1051.6	3632.7
17	956.7	1615.0	67	1067.2	3714.9
18	972.0	1692.0	68	1082.7	3797.8
19	987.2	1769.0	69	1098.1	3881.4
20	1002.3	1846.0	70	1113.4	3965.7
21	1017.3	1923.0	71	1128.6	4050.7
22	1032.2	2000.0	72	-	-
23	1047.0	2077.0	73	-	-
24	1061.7	2154.0	74	-	-
25	1076.3	2231.0	75	-	-
26	1090.8	2308.0	76	-	-
27	1105.2	2385.0	77	-	-
28	1119.5	2462.0	78	-	-
29	1133.7	2539.0	79	-	-
30	1147.8	2616.0	80	-	-
31	1161.8	2693.0	81	-	-
32	1175.7	2770.0	82	-	-
33	1189.5	2847.0	83	-	-
34	1203.2	2924.0	84	-	-
35	1216.9	3001.0	85	-	-
36	1230.5	3078.0	86	-	-
37	1244.0	3155.0	87	-	-
38	1257.5	3232.0	88	-	-
39	1270.9	3309.0	89	-	-
40	1284.2	3386.0	90	-	-
41	1297.5	3463.0	91	-	-
42	1310.7	3540.0	92	-	-
43	1323.9	3617.0	93	-	-
44	1337.0	3694.0	94	-	-
45	1350.1	3771.0	95	-	-
46	1363.1	3848.0	96	-	-
47	1376.1	3925.0	97	-	-
48	1389.1	4002.0	98	-	-
49	1402.0	4079.0	99	-	-
50	1414.9	4156.0	100	-	-

All laboratory instrumentation used in the creation of this chart is ISO 17025 traceable.

Readings were found to be accurate to within +/-2%.

D (in)	AVERAGE C	FLOW RANGE
3.25"	0.805	841.7 - 2080.0
4.00"	0.729	1152.6 - 2928.2

$Q = 29.84 \times C \times D^2 \times \sqrt{P}$

3.25"

Refer to the data in this column when operating The Riptide™ with a 3.25" Reduced Orifice Insert.

4"

Refer to the data in this column when operating The Riptide™ without a Reduced Orifice Insert.

MULTI-STREAM OPERATION

Readings should be taken at each stream with each independent correlating GPM added together to determine the total volume flowing.

4" RIPTIDE PITOT

2.915"

UL

CERTIFIED

EX29051

FIRE PUMP FLOW TESTING EQUIPMENT UNIT EX29051 THE RIPTIDE FLOW TESTING SYSTEM

AS TO FLOW MEASUREMENT ACCURACY SPECIFIED BY THE MANUFACTURER WHEN INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS

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CITY OF ORANGE

PUBLIC WORKS DEPARTMENT www.cityoforange.org
ENGINEERING DIVISION (714) 744-5544
MAINTENANCE DIVISION (714) 532-6488
TRAFFIC DIVISION (714) 744-5540
WATER DIVISION (714) 288-2475
FAX: (714) 744-5573 FAX: (714) 532-6444 FAX: (714) 744-5573 FAX: (714) 744-2973

Date: July 24, 2025

To: Adam Lunzer
Senior Associate Urban Developer
(949) 988-5828

Subject: Water Will Serve Letter for the proposed development that will be located at 2411 N. Glassell St (APN: 374-381-01)

To Adam Lunzer:

The purpose of this letter is to respond to your request by which you asked that the City of Orange Water Division furnish a will serve letter for a proposed development that will be located at 2411 N. Glassell St in the City of Orange, California. The current APN for this lot is 374-381-01.

This is to certify that the subject property is within the City's water service boundary and that the City of Orange Water Division can and will provide water service to this address. Water service is subject to the approval of final plans, payment of fees, posting and approval of bonds, easement agreement completion and recordation, and installation and/or relocation of water system improvements that could include but may not be limited to some or all of the following: pipelines, valves, meters, fire hydrants, water storage tanks and pressure reducing and/or pump stations. All laws and regulations pertaining to the installation of water system improvements and use of water will be applicable.

Sincerely,

Sonny Tran
Assistant Water Manager

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

CITY OF ORANGE

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

HYDRANT PRESSURE INQUIRY

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

Date: 7/29/2025

Location: 2411 N. Glassell St., Orange, CA 92867

Information provided by: Tuan Cao

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

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

Hydrant #	Flush Performed (Month-YY)	Static Pressure (PSI)	Residual Pressure (PSI)	Observed Flow (GPM)	Flow at 20 PSI (GPM)	Time Flush (Min)
1077	Mar-25	70	64	1344	4223	1

Please see the below map for hydrant reference.

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

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

N:\Water\Engineering\Requests\Hydrant Pressure Inquiries\Hydrant Pressure Inquiry.docx

REXFORD - 2411 N GLASSELL ST
2411 N. GLASSELL STREET
CITY OF ORANGE, CA

PROJECT
6TH PLANNING SUBMITTAL

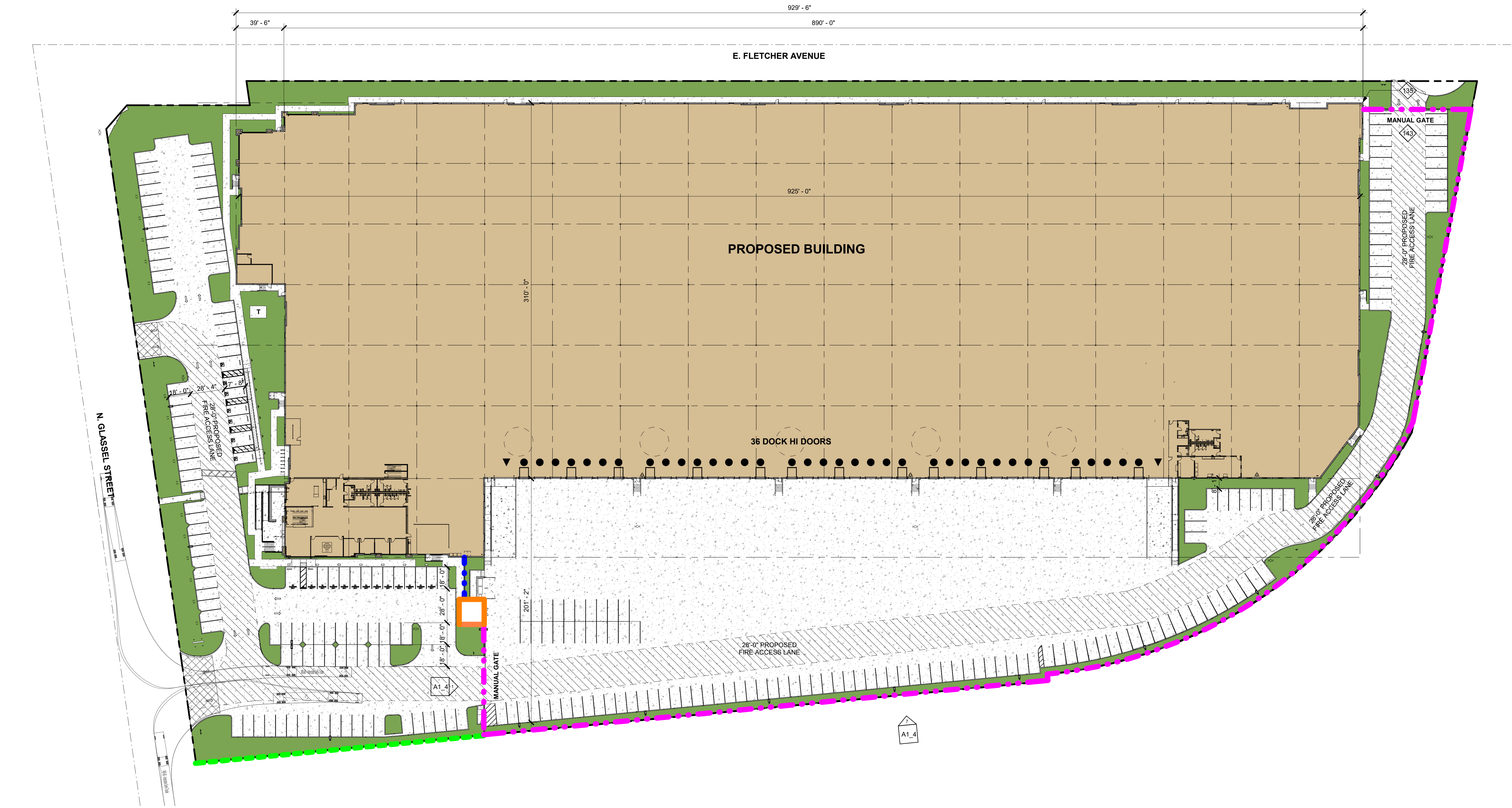
HERDMAN
ARCHITECTURE + DESIGN

A22-2023
08.19.2025

TEST FLOW &
WATER WILL
SERVE LETTER

A1_1.1

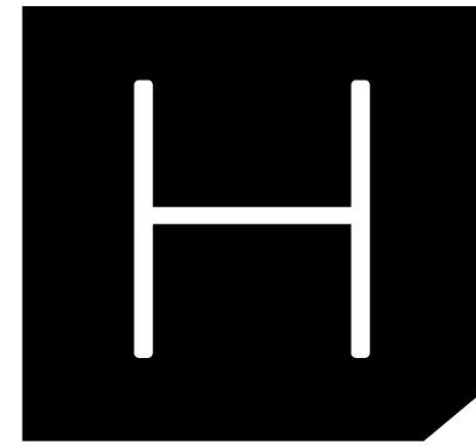
8/19/2025 9:59:22 AM



1 PROPOSED SITE WALL/FENCING PLAN
1" = 40'-0"

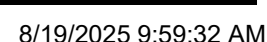
SITE WALL/FENCING LEGEND

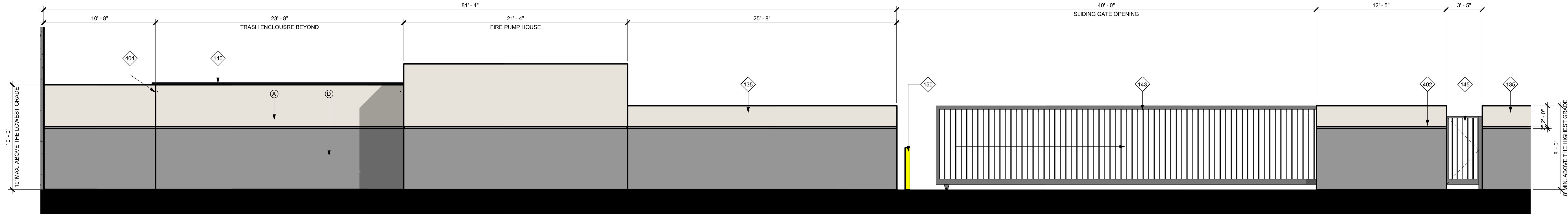
- 8'-0" TUBE STEEL FENCE
- 8'-0" SCREEN WALL : 8' MIN. ABOVE THE HIGHEST GRADE
- 10'-0" SCREEN WALL: 10' MAX. ABOVE THE LOWEST GRADE
- 12'-0" FIRE PUMP HOUSE



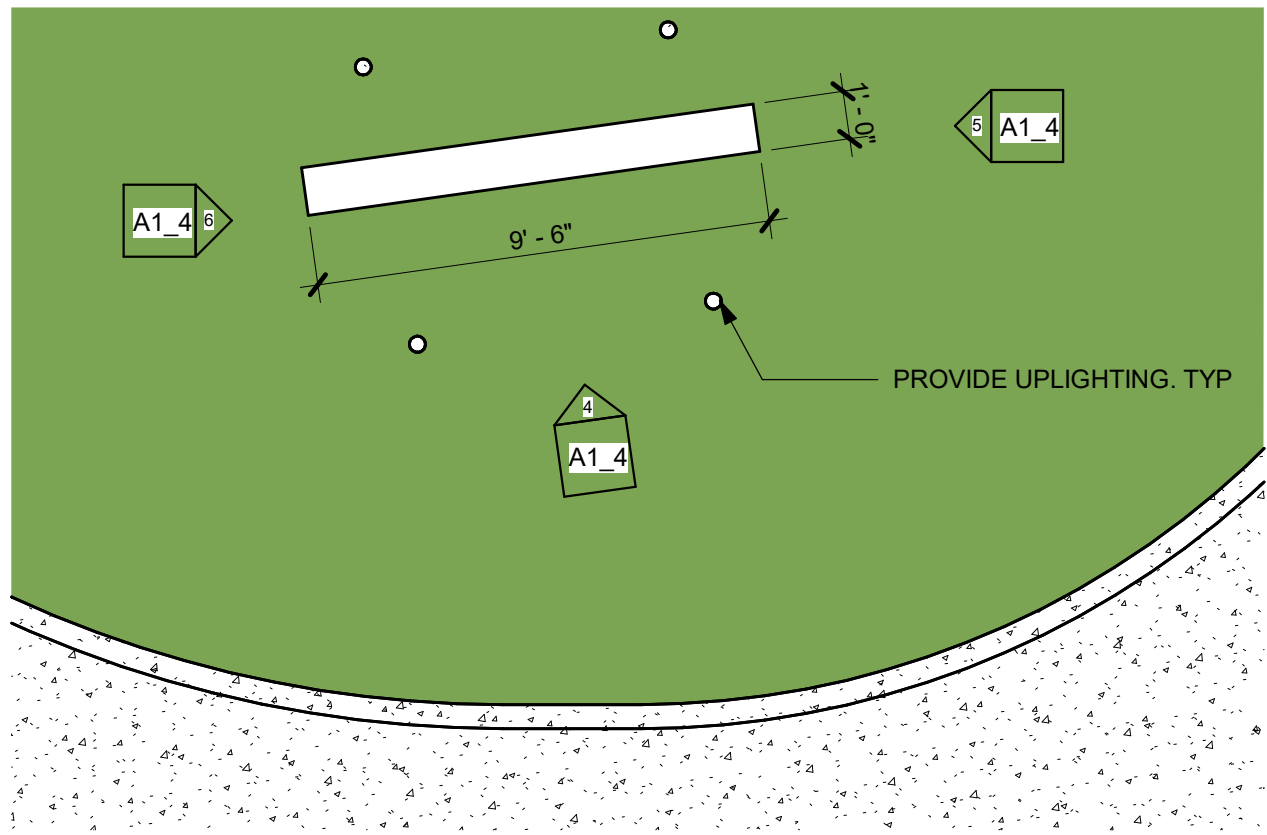


PROJECT 16TH PLANNING SUBMITTAL REXFORD - 2411 N. GLASSELL ST 2411 N. GLASSELL STREET CITY OF ORANGE, CA

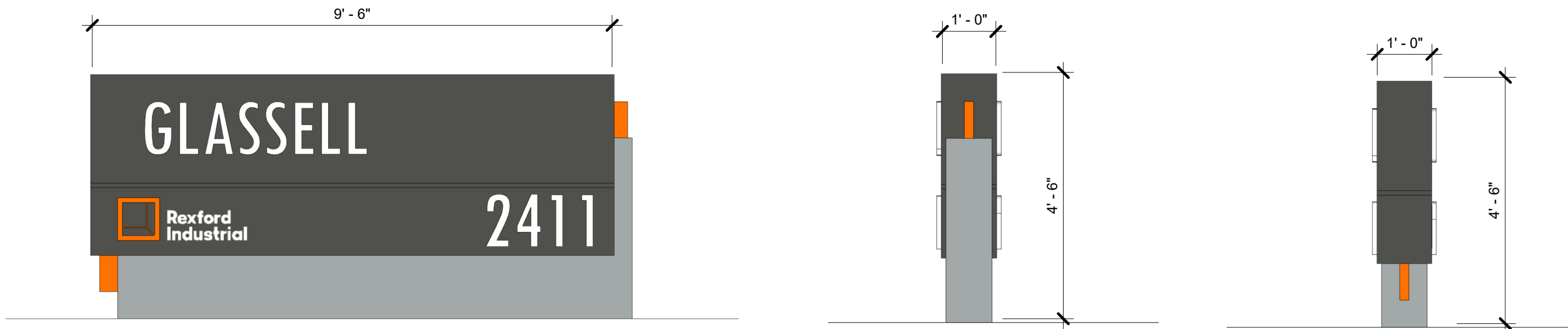




1 WEST GATE ELEVATION
1/4" = 1'-0"



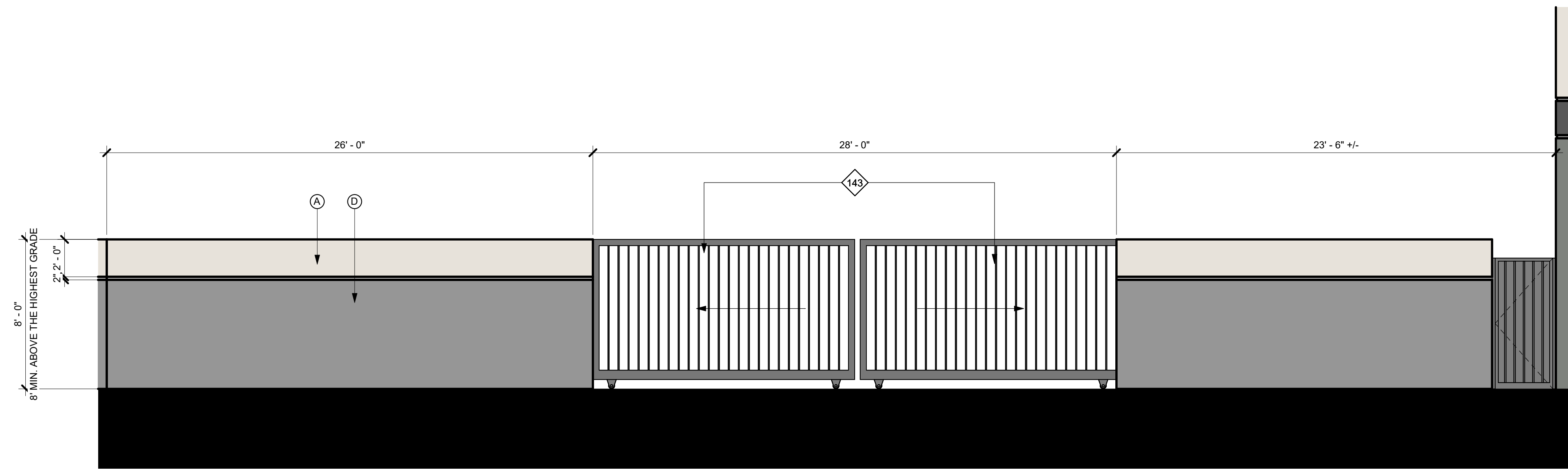
3 MONUMENT SIGN PLAN
1/4" = 1'-0"



4 MONUMENT SIGN ELEVATION SOUTH
1/2" = 1'-0"

5 MONUMENT EAST
1/2" = 1'-0"

6 MONUMENT WEST
1/2" = 1'-0"

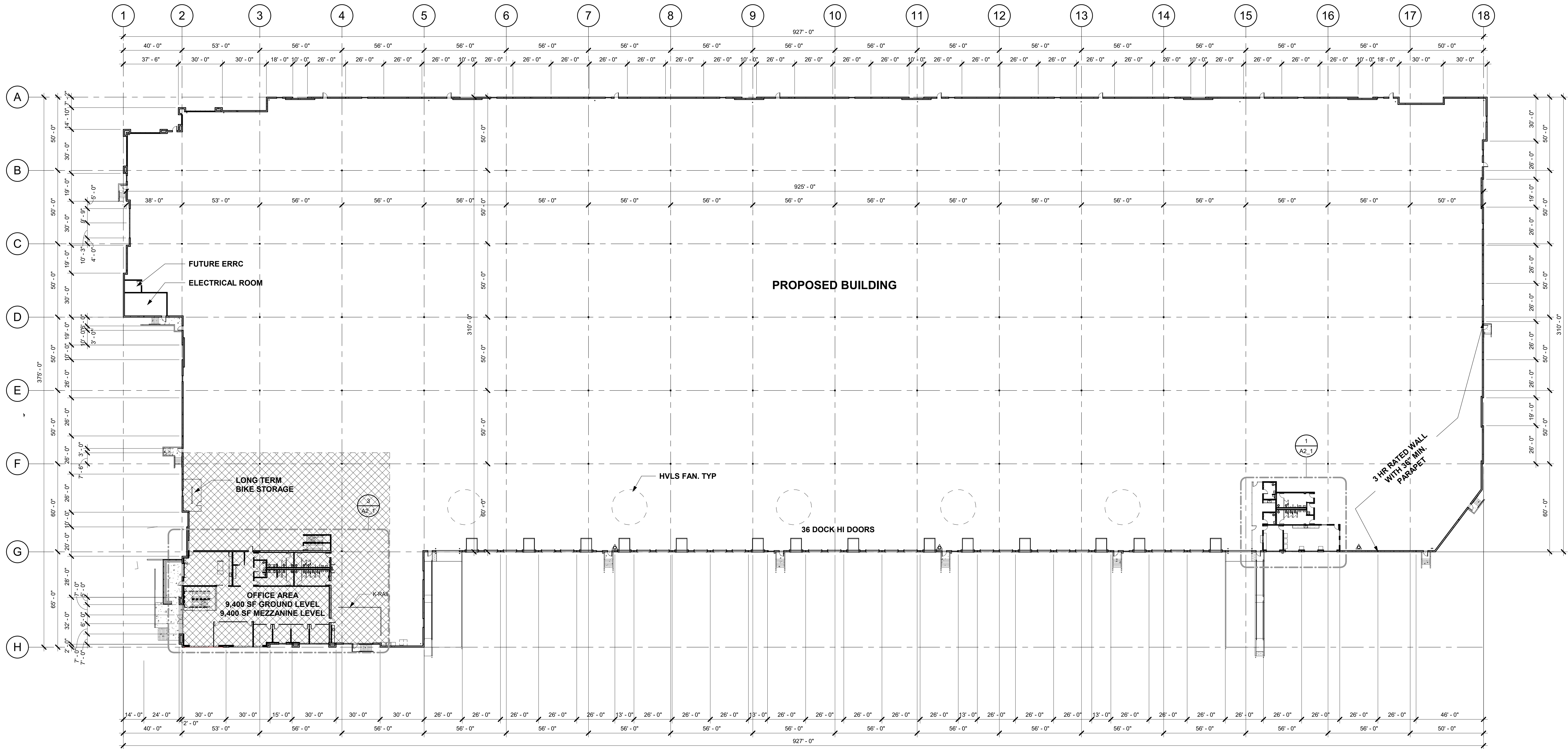


2 EAST GATE ELEVATION
1/4" = 1'-0"



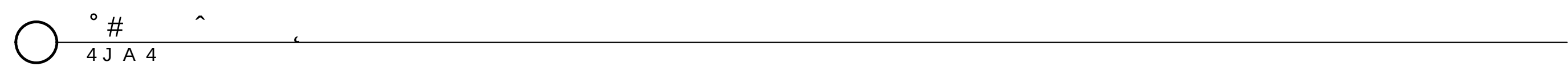
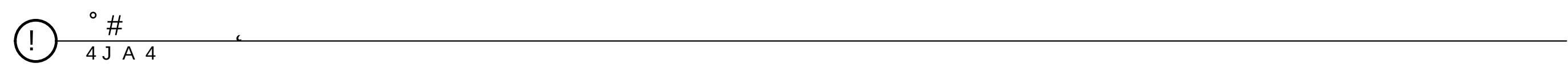
7 SITE WALL ELEVATION SOUTH (TYPICAL)
1" = 20'-0"

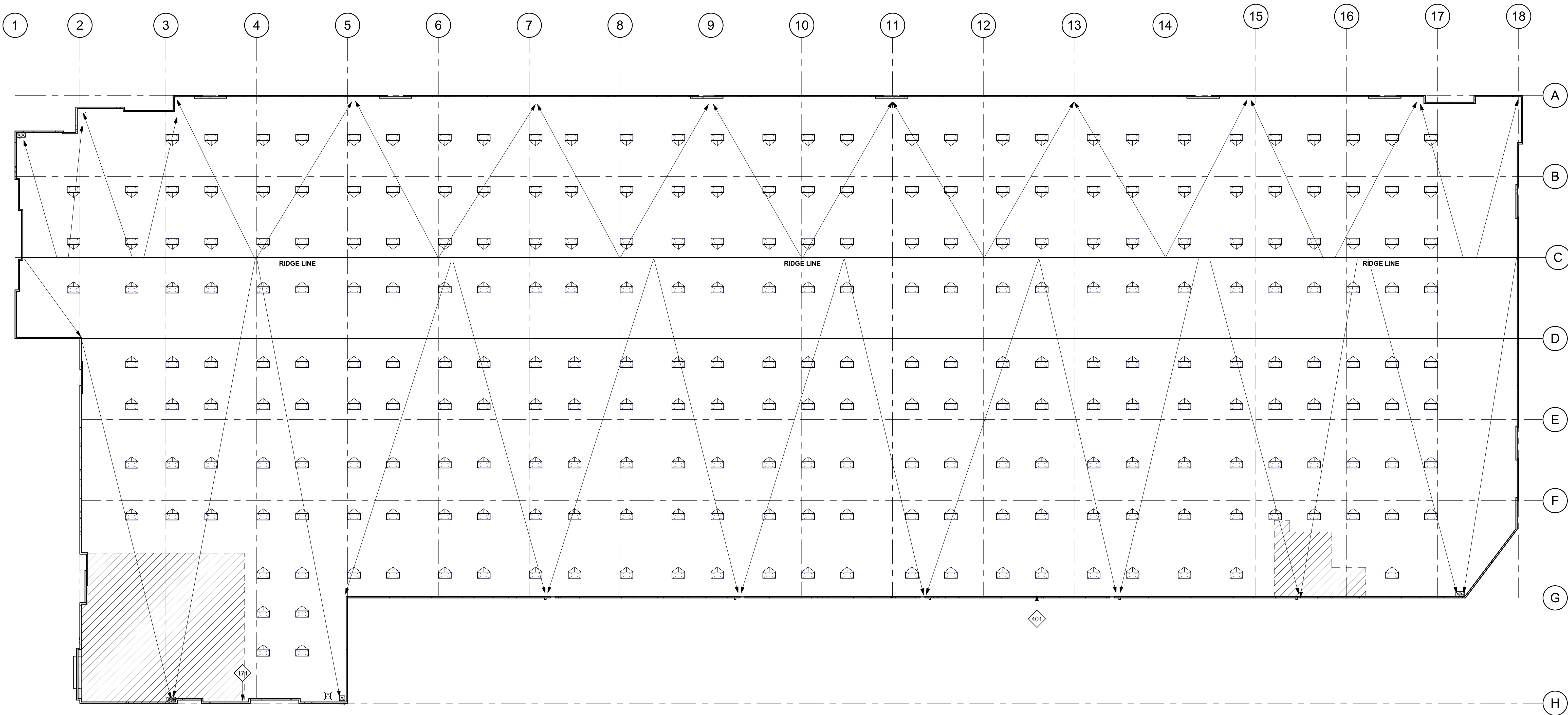
KEYNOTES	SITE LEGEND	EXTERIOR WALL COLOR LEGEND & NOTES
135 CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT 8'-0" ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE. 140 TRASH ENCLOSURE 143 PAINTED STEEL ROLLING GATE(S). MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE OR AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY. 145 PAINTED STEEL SWINGING PEDESTRIAN GATE. WHEN OCCURS IN TUBE STEEL FENCE, ALIGN TOP W/ FENCE HEIGHT. WHEN OCCURS IN CONCRETE SCREEN WALL, U.O.N., ALIGN TOP W/ SCREEN WALL. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY. 150 STEEL PIPE BOLLARD PROTECTION POST. 402 WALL REVEAL. 404 PANEL JOINT.	LANDSCAPE AREA CONCRETE PAVING WHEN OCCURS @ PARKING AREAS, DRIVE AISLES, & OR TRUCK COURT. SEE CIVIL DRAWINGS FOR PAVING SECTIONS FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY. SEE 3/AD1.1 INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY W/ SITE PLAN GENERAL NOTE #6 PROPERTY LINE OFFICE AREA (INCLUDING FUTURE OFFICE)	EP-1 WHITE EXTERIOR PAINT COLOR: SW 7003 TOQUE WHITE EP-2 LIGHT GRAY EXTERIOR PAINT COLOR: SW 7671 ON THE ROCKS EP-4 MEDIUM GRAY EXTERIOR PAINT COLOR: SW 7067 CITYSCAPE EP-5 CHARCOAL EXTERIOR PAINT COLOR: SW 7674 PEPPER CORN EP-6 CHARCOAL EXTERIOR PAINT COLOR: SW 7089 IRON ORE EF-1 FITZGERALD FORMLINERS 4855 FLUTED RIB. 0.5" DEEP, 2" ON CENTER, NATURAL CONCRETE FINISH EW-1 TRESPA WOOD SLATS, PURA NFC LUMEN & WOOD DECORS 120.08 x 7.32 x 0.315 IN COLOR: TROPICAL IPE PU30 A-2 ALUCOBOND NATURAL COLLECTION BRUSHED CARBON EM-2 EXTERIOR STOREFRONT FRAMING COLOR: BLACK ANODIZED EG-2 EXTERIOR GLASS COLOR FOR SINGLE GLAZING & EXTERIOR LAYER OF INSULATED GLASS: SOLARGRAY+ SOLAR GRAY 60 (3) CLEAR.
MONUMENT SIGN LEGEND	SITE PLAN GENERAL NOTES	NOTES:
A COLORED PVC BOARD SIGNAGE V1 = PANTONE 7540 C V2 = PANTONE WARM GRAY 1C B COLORED PVC BOARD SIGNAGE V1 = PANTONE ORANGE 021 C V2 = PANTONE 546 C C COLORED PVC BOARD SIGNAGE TEXT V1 = PANTONE WARM GRAY 1C V2 = PANTONE 7540 C D PAINTED STRUCTURAL CONCRETE W/ FOOTING BELOW GRADE ALL VARIATIONS = PANTONE 423 C REFERENCE PANTONE FORMULA GUIDE: SOLID COATED PANTONE WARM GRAY 1C PANTONE ORANGE 021 C PANTONE 423 C PANTONE 546 C PANTONE 7540 C	1. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS. 2. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS. 3. U.O.N. ALL DIMENSIONS TO CONCRETE WALLS AND CURVES ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER LINE OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE FACE OF THE WALL FINISH. 4. REFER TO CIVIL AND MEP PLANS TO CONFIRM UTILITY INFORMATION SHOWN ON THE ARCHITECT'S SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION. 5. REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. 6. ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING: a) SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%. CROSS SLOPES DO NOT EXCEED 2%. b) THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN. c) CHANGES IN LEVEL UP TO 1/2" COMPLY W/ 11/AD2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS. d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 8'0" MIN. 7. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N. 8. A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3" VERTICAL OF THE FINISHED GRADE. SEE 2/AD1.1 9. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/AD1.1 10. ALL EXPOSED BIOTENSION DEVICE COVERINGS SHALL BE PAINTED FORREST GREEN. 11. WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 6/AD1.2 12. PROVIDE A HOSE BIB NEAR THE MAIN BUILDING ENTRANCE THE. SEE PLAN FOR LOCATION.	1. ALL IMPERFECTIONS ON THE SURFACE OF THE CONCRETE WALL PANELS SHALL BE PATCHED / SACKED / SANDED SMOOTH PRIOR TO PAINTING. 2. ALL INTERIOR AND EXTERIOR FABRICATED STEEL SHALL BE SHOP PRIMED WITH A GRAY, RUST INHIBITIVE PRIMER PRIOR TO DELIVERY TO THE JOB SITE. ANY AND ALL DAMAGE TO THE PRIMER COAT SHALL BE TOUCHED UP PRIOR TO ADDITIONAL FINAL COLOR PAINTING OR COMPLETION OF THE PROJECT. 3. PAINT MAN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, LOUVERS, & ROOF LEVEL WALL PANEL RETURNS TO MATCH ADJACENT BUILDING WALL COLOR. U.O.N. 4. U.O.N. EXTERIOR SIDE OF TRUCK DOORS TO BE PAINTED TO MATCH THE ADJACENT WALL COLOR. INTERIOR SIDE TO BE PRE-FINISHED WITH MANUFACTURER'S LIGHT GRAY. 5. POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS. 6. PAINT EXTERIOR WALLS W/ 1-COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR. 7. EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL 1/AD4.1. 8. PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS. 9. @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR. 10. PAINT ALL WALL REVEALS THE COLOR OF THE ADJACENT WALL. WHEN THERE IS A COLOR CHANGE AT THE REVEAL, SEE 2/AD4.1 11. U.O.N. PAINT THE SIDE OPPOSITE THE SIDE SHOWN OF SCREEN WALLS THE SAME COLOR AS THE SIDE SHOWN. IF THERE ARE TWO COLORS SHOWN, USE THE BASE COLOR. 12. ALL PAINTS USED SHALL BE AS SPECIFIED BY THE MANUFACTURER FOR THE PROPOSED USE. 13. AT SPANDREL CONDITIONS PAINT BACKSIDE OF CONCRETE FACE THE DARKEST GREY COLOR ON BUILDING PALLET (NO OPAQ COAT).
GENERAL NOTES: 1. SIGNAGE FONT = DIN CONDENSED BOLD 2. COLORED SYNTRAM PVC BOARD OR APPROVED ALTERNATIVE, 2" THICK MATERIAL W/ 2" SPACERS. SIGNAGE WITH INTERNAL STRUCTURAL FRAMING AND CONCRETE FOOTING BELOW GRADE. SIGN MAY BE SINGLE OR DOUBLE SIDED WITH OPTIONAL INTERNAL OR GROUND ILLUMINATION. TENANT PANEL AND GRAPHICS TO BE CHANGEABLE. 3. COLOR VARIATION TO BE APPROVED BY OWNER ELECTRICAL REQUIREMENTS: 120V 20A CIRCUIT		



1 GROUND FLOOR PLANS
1" = 30'-0"

FLOOR PLAN LEGEND		FLOOR PLAN GENERAL NOTES	
	EXTERIOR CONCRETE TILT-UP WALL PANEL OR INTERIOR CONCRETE TILT-UP MEZZANINE SHEAR WALL PANEL. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.	1.	WHERE A MEZZANINE OCCURS AND A 1" TOPPING IS CALLED OUT FOR IN THE STRUCTURAL DRAWINGS, PROVIDE A 1" THICK TOPPING OF GY-PCRETE 2500 WITH A MINIMUM STRENGTH OF 2,500 PSI.
	STOREFRONT GLAZING SYSTEM. SEE ENLARGED FLOOR PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.	2.	PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT AND THE CBC/IFC REQUIREMENTS AND LOCATIONS TO BE DETERMINED IN THE FIELD BY THE FIRE DEPARTMENT INSPECTOR.
	METAL STUD NON-BEARING PARTITION WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.	3.	ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE SEALED WITH APPROVED FIRE CAULKING. SEE SHTS AD2.3, & AD2.4.
	WOOD STUD BEARING WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.	4.	U.O.N. ALL DIMENSIONS TO CONCRETE WALLS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL FINISH.
	STRUCTURAL BUILDING COLUMNS	5.	PROVIDE ILLUMINATED AND TACTILE EXIT SIGNAGE. SEE EXITING & SIGNAGE PLANS.
	PROVIDE VAPOR BARRIER UNDER PROPOSED AND OR FUTURE OFFICE AREA FLOOR SLAB. EXTEND MIN 40'-0" BEYOND T.I. AREA OR AS DIMENSIONED ON THE FLOOR PLAN. SEE 4/AD1.0	6.	SEE CIVIL DRAWINGS FOR ALL UTILITY POINTS OF CONNECTION. GENERAL CONTRACTOR TO VERIFY LOCATIONS.
	FIRE SPRINKLER RISER. SEE FIRE PROTECTION PLANS AND 7/ADS.0.	7.	PROVIDE PIPE BOLLARD PROTECTION POSTS @ FIRE RISERS & ELECTRICAL GEAR AS REQUIRED BY THE ELECTRICAL AND FIRE PROTECTION PLANS. SEE 7/ADS.0 FOR ADDITIONAL INFORMATION.
	DOOR TAG. SEE SHEET A8.0 FOR DOOR SCHEDULE	8.	FOR REQUIRED LANDINGS @ ALL INTERIOR & EXTERIOR DOORS. SEE 11/A02.1
	WINDOW TAG. SEE SHEET A8.0 FOR WINDOW SCHEDULE	9.	NO SMOKING IS ALLOWED WITHIN 25' OF ALL BUILDING ENTRANCES. PER GREEN BUILDING STANDARD CODE DIVISION 5.504.7, POST REQUIRED SIGNAGE.
	STOREFRONT TAG. SEE SHEETS A8.0.1 & A8.0.2 FOR STOREFRONT SCHEDULE	10.	U.O.N. @ INTERIOR PARTITIONS, FINISHED HINGE SIDE OF JAMB TO BE 6" FROM FINISHED SURFACE OF INTERSECTING WALL.
	WALL TAG		





1 PROPOSED ROOF PLAN
1" = 30'-0"

KEYNOTES

171

HOSE BIB

401

PAINTED CONCRETE TILT-UP WALL PANEL.

ROOF PLAN GENERAL NOTES

1.

GENERAL CONTRACTOR TO PROVIDE A 4-PLY BUILT-UP ASPHALT ROOF BY MALARKY (CRR-0333), GAF (UL ER 1505-02), JOHNS MANVILLE (UL ER 10167-03), OR AN EQUAL APPROVED BY THE OWNER. ROOF TO HAVE A UL CLASS "A" FIRE RATING. ASPHALT TO BE "TRUMBAL" ASPHALT OR AN APPROVED EQUAL. PROVIDE A 15 YEAR NO DOLLAR LIMIT WARRANTY. SEE DETAIL 1/AD3.0 FOR TYPICAL ROOFING CROSS SECTION.

2.

FOR TYPICAL PARAPET DETAILS, SEE 2 & 3/AD3.0 FOR TYPICAL ROOF TOP PIPE SUPPORT DETAIL, SEE 4/AD3.1 FOR PRE-FAB EQUIPMENT CURB DETAIL, SEE 5/AD3.0 FOR EQUIPMENT PLATFORM DETAIL, SEE 6/AD3.0 FOR TYPICAL ROOF PENETRATION DETAILS, SEE 10, 11, & 12/AD3.0

3.

ROOFING DETAILS SHOWN ON THESE PLANS ARE MINIMUM STANDARDS. ROOFING DETAILS PROVIDED BY THE BUILT UP ROOFING MANUFACTURER SHALL TAKE PRECEDENCE IF THEY REQUIRE MORE THAN THE ROOF PLAN GENERAL REQUIREMENTS ON THESE PLANS. GENERAL CONTRACTOR SHALL CONFIRM THE ROOF ELEVATIONS SHOWN ON THE ARCHITECTURAL ROOF PLAN WITH THE STRUCTURAL DRAWINGS.

4.

GENERAL CONTRACTOR SHALL VERIFY THERE IS POSITIVE ROOF DRAINAGE AT ALL AREAS OF THE ROOF PRIOR TO INSTALLING RIGID INSULATION OR BUILT UP ROOFING.

5.

GENERAL CONTRACTOR TO PROVIDE CRICKETING ON THE HIGH SIDE OF ALL SKYLIGHTS, SMOKE HATCHES, ROOF HATCHES, AND MECHANICAL EQUIPMENT. SEE 9/AD3.0

6.

GENERAL CONTRACTOR TO COORDINATE ALL ROOF PENETRATIONS.

7.

ALL MECHANICAL EQUIPMENT CONDENSATE DRAIN LINES TO BE RUN BELOW THE ROOF.

8.

GENERAL CONTRACTOR TO PROVIDE WALKING PADS FROM THE ROOF HATCH TO ALL OFFICE AREA ROOF TOP MECHANICAL EQUIPMENT. THE WALKING PADS SHALL BE A PRODUCT APPROVED BY THE MANUFACTURER OF THE ROOFING SYSTEM.

9.

ALL EXPOSED WOOD CURBS TO BE PRESSURE TREATED DOUGLAS FIR.

10.

ALL ROOF TOP EXHAUST FANS SHALL BE CENTERED DIRECTLY ABOVE A SPRINKLER HEAD. COORDINATE LOCATION AND INSTALLATION WITH THE FIRE PROTECTION PLANS.

11.

GENERAL CONTRACTOR TO PROVIDE FULL TIME INSPECTION FOR OSB MOISTURE CONTENT AND GAP BETWEEN PANELS BY A QUALIFIED ROOFING INSPECTION FIRM APPROVED BY THE OWNER AND THE OSB MANUFACTURER. INSPECTION FIRM TO BE ON SITE PRIOR TO COMMENCING ANY BUILT-UP ROOFING WORK.

12.

GENERAL CONTRACTOR TO PROVIDE FOR CONTINUOUS ROOFING INSPECTION BY AN IRC ROOFING CONSULTANT OR AN EQUAL APPROVED BY THE OWNER.

13.

WHEN REQUIRED BY TITLE 24 (SEE MECHANICAL DRAWINGS) THE ROOFING GAP SHEET OVER ALL CONDITIONED SPACES SHALL HAVE A MINIMUM 3-YEAR AGED SOLAR REFLECTANCE EQUAL TO OR GREATER THAN 0.63, AND AN SRI EQUAL TO OR GREATER THAN 75 (COOL ROOF).

14.

ALL SUB-PURLIN HANGERS SHALL BE "2-MAX" TRIPLE ZINC COATED BY "SMIPSON" OR EQUAL

15.

PROVIDE A ROOF TOP HOSE BIB NEAR THE OFFICE AND OR FUTURE OFFICE AREA. SEE PLAN FOR LOCATION.

16.

PROVIDE WHITE FSK SKIRM MEMBRANE OVER THE ENTIRE WAREHOUSE CEILING. SEE 4/AD3.2 CONFIRM REQUIREMENT WITH THE OWNER PRIOR TO ORDERING MATERIAL.

17.

REGARDING ROOF DRAINAGE - ROOF AND OVERFLOW DRAIN SIZES PER PLUMBING PLANS. OVERFLOW SCUPPER AND EXTERIOR DOWNSPOUT SIZES PER ARCHITECTURAL PLANS UNLESS PLUMBING PLANS CALL OUT FOR LARGER SIZES.

ROOF PLAN LEGEND

OFFICE AREA BELOW

SOLAR READY ROOF AREA. SEE "SOLAR READY ROOF NOTES", THIS SHEET FOR ADDITIONAL INFORMATION

CURB MOUNTED SKYLIGHT. "SKYLIGHT/SMOKE HATCH NOTES" THIS SHEET FOR ADDITIONAL INFORMATION.

CURB MOUNTED SMOKE HATCH. "SKYLIGHT/SMOKE HATCH NOTES" THIS SHEET FOR ADDITIONAL INFORMATION.

BILCO TYPE S 30"x36" ALUMINUM FRAME SELF FLASHING ROOF HATCH w/ "BIL-GUARD" 2.0 SAFETY RAILING SYSTEM & "LADDER UP" SAFETY POST OR S. SEE 7 & 8/AD3.0 FOR TYPICAL DETAILS

INTERIOR ROOF DRAIN IN ROOF SUMP w/ EXTERIOR OVERFLOW SCUPPER. SEE 14/AD3.0

INTERIOR ROOF AND OVERFLOW DRAINS IN ROOF SUMP. SEE 13/AD3.0

EXTERIOR DOWNSPOUT w/ (2) OVERFLOW SCUPPERS. SEE 17/AD3.0 & 3/AD3.1

EXTERIOR DOWNSPOUT w/ (1) OVERFLOW SCUPPER. SEE 18/AD3.0 & 3/AD3.1

NOTE: SOME ITEMS SHOWN IN THE LEGEND MAY NOT BE IN THE PROJECT SCOPE

TOTAL OPENINGS REQ. BY OWNER, SKYLIGHTS + SMOKE HATCHES

TOTAL ROOF AREA	% OF ROOF AREA REQ. FOR OPENINGS	TOTAL AREA OF OPENINGS REQ.	NUMBER OF 4X8 UNITS REQ.
286849 SF	3%	8605 SF	269

TOTAL SKYLIGHTS & SMOKE HATCHES PROVIDED

SKYLIGHTS	269
GRAND TOTAL	269

REXFORD - 2411 N. GLASSELL ST
2411 N. GLASSELL STREET
CITY OF ORANGE, CA

PROJECT
6TH PLANNING SUBMITTAL

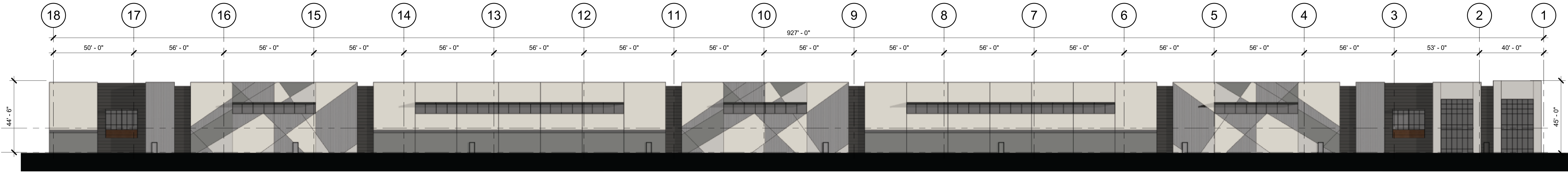
HERDMAN
ARCHITECTURE + DESIGN
A22-2023
08.19.2025

ROOF PLAN

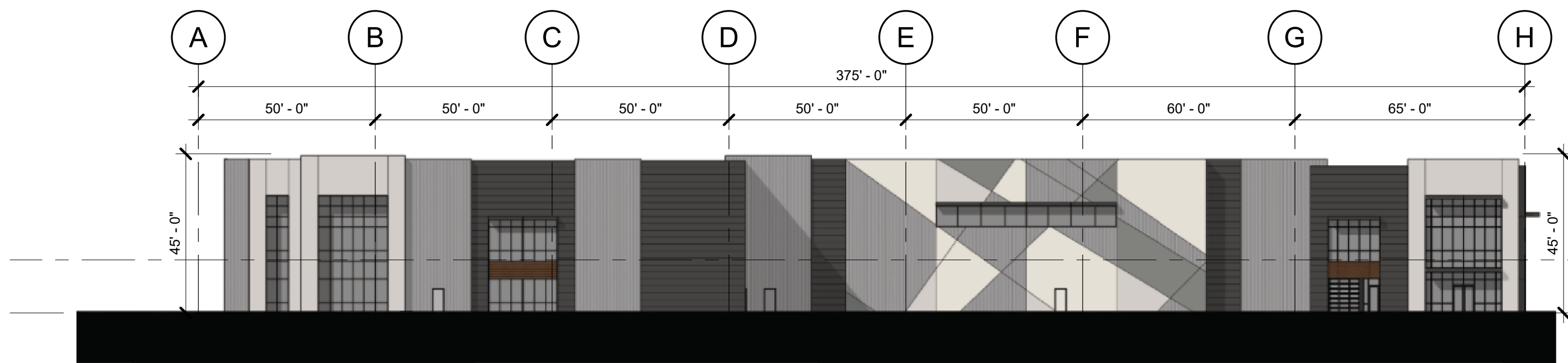
NORTH

A3

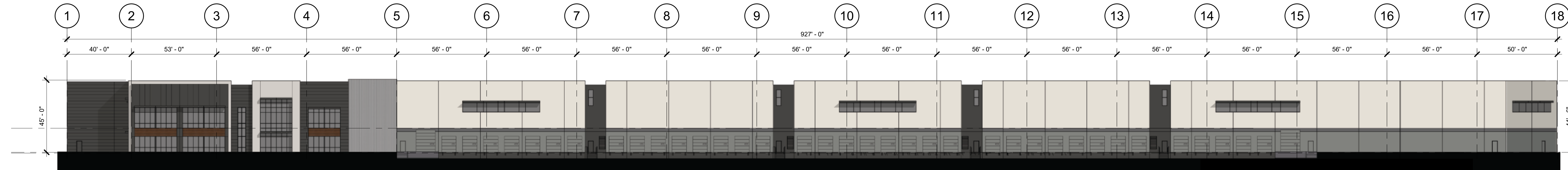
8/19/2025 9:59:36 AM



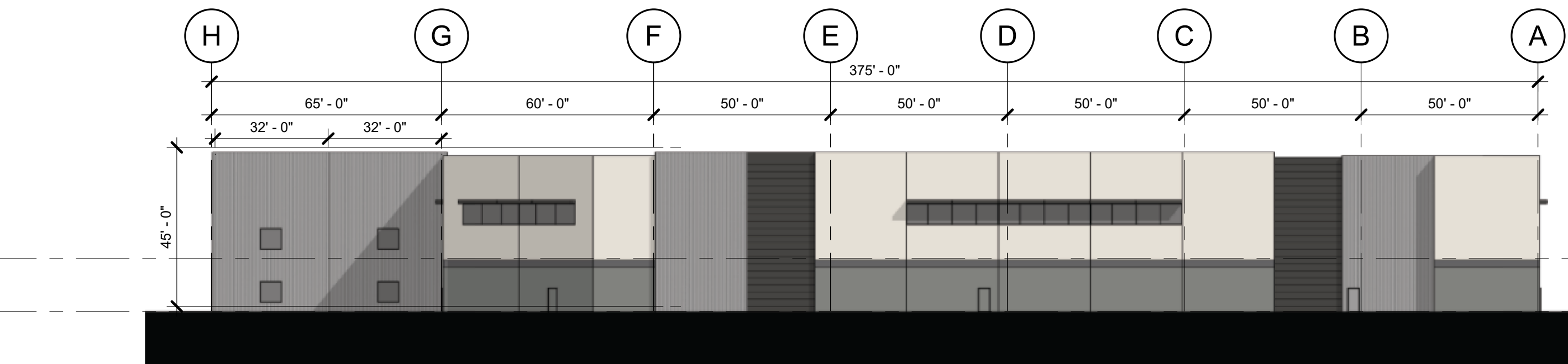
1 PROPOSED NORTH ELEVATION
1" = 30'-0"



4 PROPOSED WEST ELEVATION
1" = 30'-0"



3 PROPOSED SOUTH ELEVATION
1" = 30'-0"



2 PROPOSED EAST ELEVATION
1" = 30'-0"

GLAZING LEGEND & NOTES

STOREFRONT FRAMING:
U.O.N @ VISION SYSTEM, MIN 2"x4 1/2" OFFSET SYSTEM. U.O.N. @ SPANDREL SYSTEM, 2"x1 3/4" OFFSET SYSTEM. STOREFRONT SYSTEM TO BE DESIGN BUILD BY THE GENERAL CONTRACTOR. DESIGN SHALL COMPLY WITH ALL RELEVANT CODE & WIND LOADING REQUIREMENTS.

VISION SYSTEM GLAZING:
FOR EXTERIOR VISION GLAZING USE 1" INSULATED GLASS CONSISTING OF AN OUTER LAYER OF 1/4" SOLARGRAY AND AN INNER LAYER OF 1/4" SOLARGRAY (3) 60. FOR INTERIOR GLAZING USE 1/2" CLEAR GLASS.

SPANDREL SYSTEM GLAZING:
FOR EXTERIOR SPANDREL GLAZING USE 1/4" SOLARGRAY, BACK PAINTING OF GLASS NOT REQUIRED.

NOTES:

- FOR GLASS AND MULLION COLORS, SEE EXTERIOR COLORS, LEGEND & NOTES, THIS SHEET.
- PROVIDE TEMPERED GLASS @ THE FOLLOWING:
 - ALL SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE WALL PANELS
 - ALL GLAZING WITHIN 18" OF AN ADJACENT WALKING SURFACE.
 - ALL GLAZING WITH 24" OF ANY PORTION OF A DOOR.
- @ SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE WALL PANELS, PROVIDE 1" DIA. VENTILATION HOLES IN THE CONCRETE A MAX OF 5'-0" O.C. CONTRACTOR TO PROVIDE A SMOOTH FINISH ON THE GLASS FACING CONCRETE SURFACES AND TO PAINT THEM & ALL STOREFRONT FRAMES AND CLIPS BEHIND THE GLASS BLACK.
- @ SPANDREL SYSTEM GLAZING NOT IN FRONT OF A CONCRETE WALL PANEL, PROVIDE TENCATE MIRAFI 140N FILTER FABRIC SHADE CLOTH.

EXTERIOR WALL COLOR LEGEND & NOTES

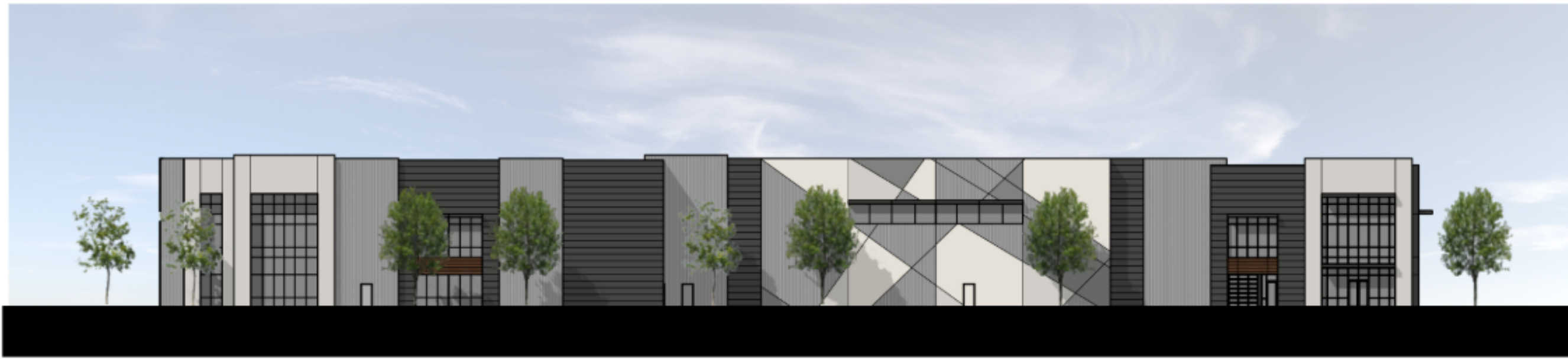
- | | |
|--|---|
| | A EP-1 WHITE EXTERIOR PAINT COLOR:
SW 7003 TOQUE WHITE |
| | B EP-2 LIGHT GRAY EXTERIOR PAINT COLOR:
SW 7671 ON THE ROCKS |
| | C EP-4 MEDIUM GRAY EXTERIOR PAINT COLOR:
SW 7067 CITYSCAPE |
| | D EP-5 CHARCOAL EXTERIOR PAINT COLOR:
SW 7674 PEPPERCORN |
| | E EP-6 CHARCOAL EXTERIOR PAINT COLOR:
SW 7069 IRON ORE |
| | F EF-1 FITZGERALD FORMLINERS
14655 FLUTED RIB, 0.5" DEEP, 2" ON CENTER,
NATURAL CONCRETE FINISH |
| | G EW-1 TRESPA WOOD SLATS, PURA NFC LUMEN &
WOOD DECORS 120.08 x 7.32 x 0.315 IN
COLOR: TROPICAL IPE PU30 |
| | H A-2 ALUCOBOND NATURAL COLLECTION
BRUSHED CARBON |
| | I EM-2 EXTERIOR STOREFRONT FRAMING COLOR:
BLACK ANODIZED |
| | J EG-2 EXTERIOR GLASS COLOR FOR SINGLE
GLAZING & EXTERIOR LAYER OF INSULATED
GLASS: SOLARGRAY+ SOLAR GRAY 60 (3) CLEAR. |

NOTES:

- ALL IMPERFECTIONS ON THE SURFACE OF THE CONCRETE WALL PANELS SHALL BE PATCHED / SACKED / SANDED SMOOTH PRIOR TO PAINTING.
- ALL INTERIOR AND EXTERIOR FABRICATED STEEL SHALL BE SHOP PRIMED WITH A GRAY, RUST INHIBITIVE PRIMER PRIOR TO DELIVERY TO THE JOB SITE. ANY AND ALL DAMAGE TO THE PRIMER COAT SHALL BE TOUCHED UP PRIOR TO ADDITIONAL FINAL COLOR PAINTING OR COMPLETION OF THE PROJECT.
- PAINT MAN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, LOUVERS, & ROOF LEVEL WALL PANEL RETURNS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.
- U.O.N, EXTERIOR SIDE OF TRUCK DOORS TO BE PAINTED TO MATCH THE ADJACENT WALL COLOR. INTERIOR SIDE TO BE PRE-FINISHED WITH MANUFACTURER'S LIGHT GRAY.
- POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.
- PAINT EXTERIOR WALLS w/ 1-COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.
- EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL 1/AD4.1.
- PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.
- @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.
- PAINT ALL WALL REVEALS THE COLOR OF THE ADJACENT WALL, WHEN THERE IS A COLOR CHANGE AT THE REVEAL, SEE 2AD4.1
- U.O.N, PAINT THE SIDE OPPOSITE THE SIDE SHOWN OF SCREEN WALLS THE SAME COLOR AS THE SIDE SHOWN. IF THERE ARE TWO COLORS SHOWN, USE THE BASE COLOR.
- ALL PAINTS USED SHALL BE AS SPECIFIED BY THE MANUFACTURER FOR THE PROPOSED USE.
- AT SPANDREL CONDITIONS PAINT BACKSIDE OF CONCRETE FACE THE DARKEST GREY COLOR ON BUILDING PALLET (NO OPACI COAT).



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION

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U.O.N. @ VISION SYSTEM, MIN 2"x4 1/2" OFFSET SYSTEM, U.O.N. @ SPANDREL SYSTEM, 2"x1 3/4" OFFSET SYSTEM, STOREFRONT SYSTEM TO BE DESIGN BUILD BY THE GENERAL CONTRACTOR. DESIGN SHALL COMPLY WITH ALL RELEVANT CODE & WIND LOADING REQUIREMENTS.

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B. ALL GLAZING WITHIN 18" OF AN ADJACENT WALKING SURFACE.
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SW 7003 TOQUE WHITE

EP-2 LIGHT GRAY EXTERIOR PAINT COLOR:
SW 7671 ON THE ROCKS

EP-4 MEDIUM GRAY EXTERIOR PAINT COLOR:
SW 7067 CITYSCAPE

EP-5 CHARCOAL EXTERIOR PAINT COLOR:
SW 7674 PEPPERCORN

EP-6 CHARCOAL EXTERIOR PAINT COLOR:
SW 7069 IRON ORE

EP-1 FITZGERALD FORMLINERS
14655 FLUTED RIB, 0.5" DEEP, 2" ON CENTER, NATURAL CONCRETE FINISH

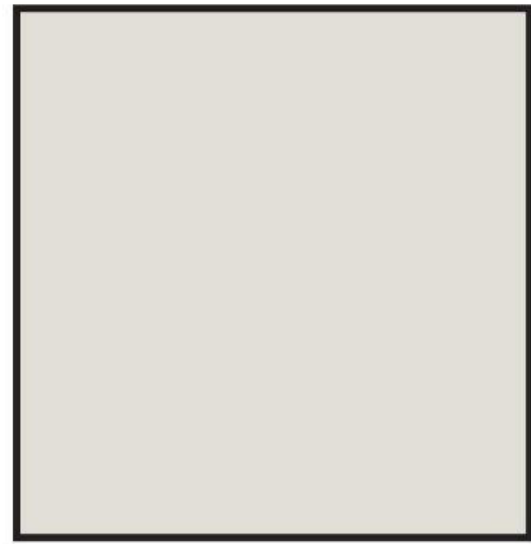
EW-1 TRESPA WOOD SLATS, PURA NFC LUMEN & WOOD DECORS 120.08 x 7.32 x 0.315 IN
COLOR: TROPICAL IPE PU30

A-2 ALUCOBOND NATURAL COLLECTION
BRUSHED CARBON

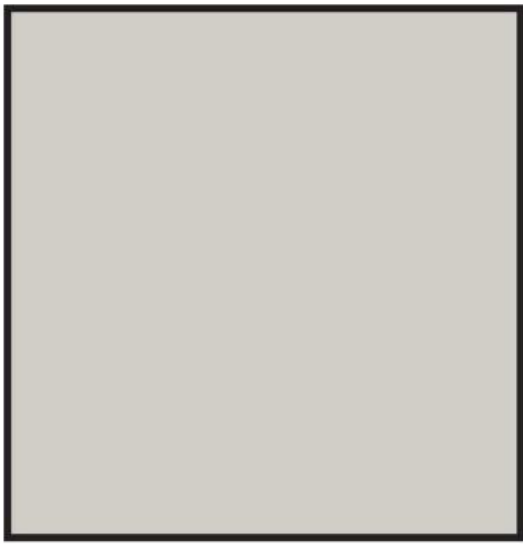
EM-2 EXTERIOR STOREFRONT FRAMING COLOR:
BLACK ANODIZED

EG-2 EXTERIOR GLASS COLOR FOR SINGLE GLAZING & EXTERIOR LAYER OF INSULATED GLASS: SOLARGRAY+ SOLAR GRAY 60 (3) CLEAR.

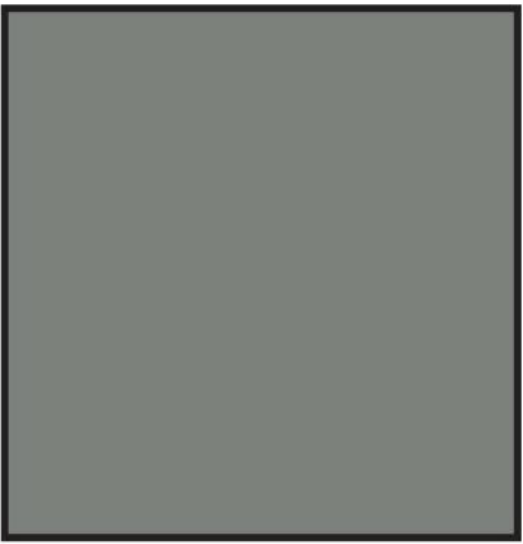
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A. EP-1
EXTERIOR PAINT
SW 7003
TOQUE WHITE



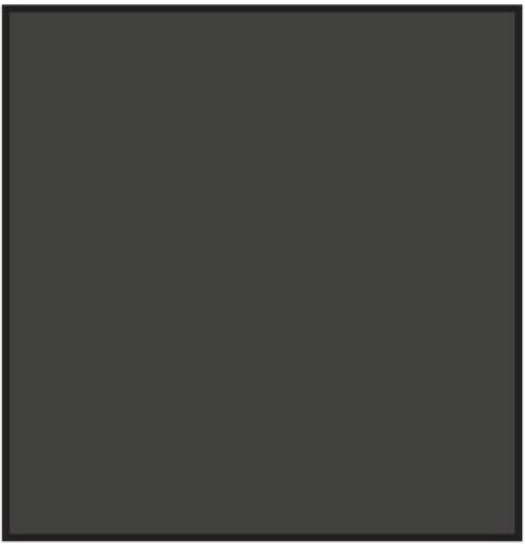
B. EP-2
EXTERIOR PAINT
SW 7671
ON THE ROCKS



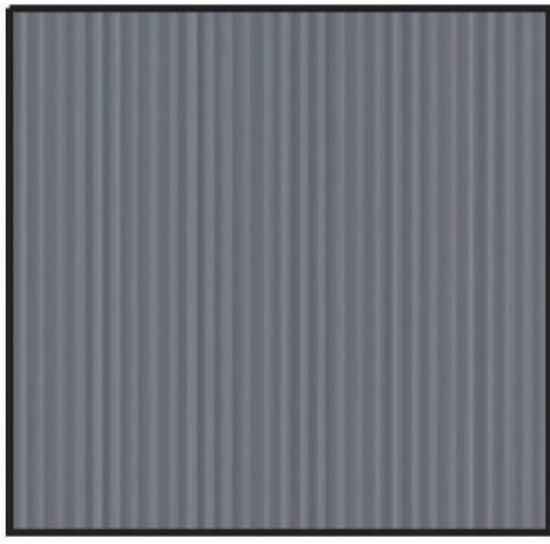
C. EP-4
EXTERIOR PAINT
SW 7067
CITYSCAPE



D. EP-5
EXTERIOR PAINT
SW 7674
PEPPERCORN



E. EP-6
EXTERIOR PAINT
SW 7069
IRON ORE



F. EF-1 EXTERIOR
FOLRMLINER
FITZGERALD
FORMLINERS
STYLE: 14655 FLUTED
RIB -.5" DEEP- 2" ON
CENTER, NATURAL
CONCRETE FINISH



G. EW-1 EXT. WOOD
SLATS
TRESPA
PURA @ NFC LUMEN &
WOOD DECORS
SIZE: 120.08 X 7.32 X
0.315 IN
TROPICAL IPE PU30



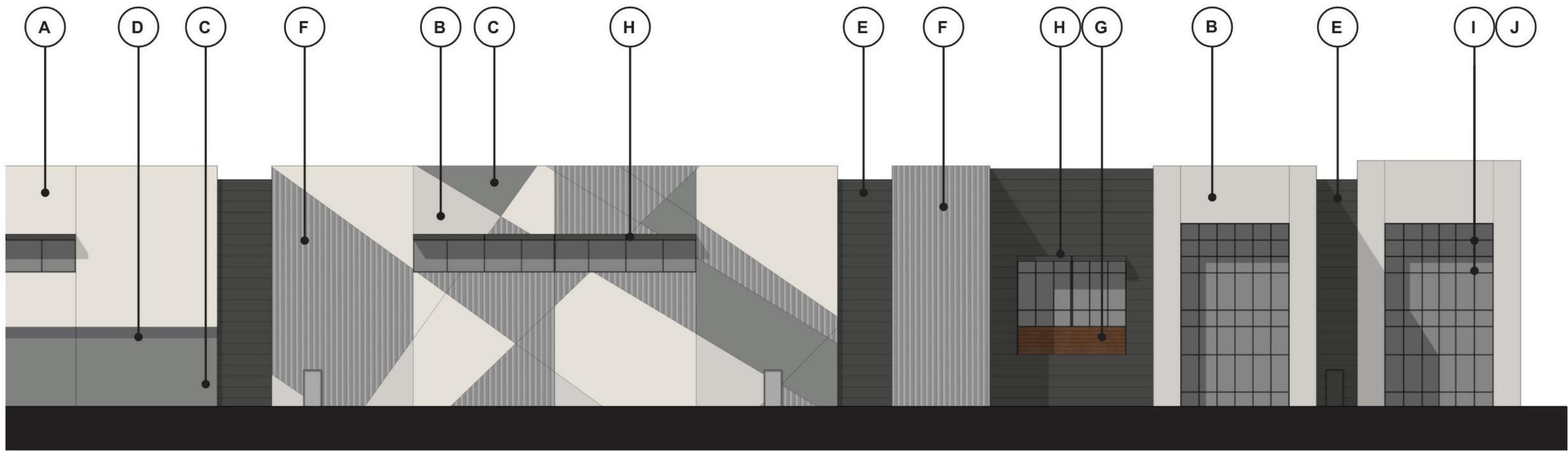
H. A-2 ALUCOBOND
NATURAL COLLECTION
BRUSHED CARBON



I. EM-2 EXTERIOR
STOREFRONT
FRAMING
BLACK ANODIZED



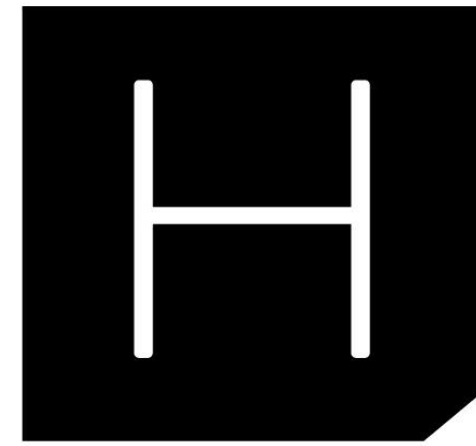
J. EG-2 EXTERIOR
GLASS COLOR FOR SINGLE
GLAZING & EXTERIOR LAYER OF INSULATED GLASS
SOLARGRAY + SOLARGRAY 60 (3) CLEAR



PARTIAL NORTH



PARTIAL SOUTH



DESIGN DEVELOPMENT REVIEW

2411 N. GLASSELL STREET INDUSTRIAL BUILDING

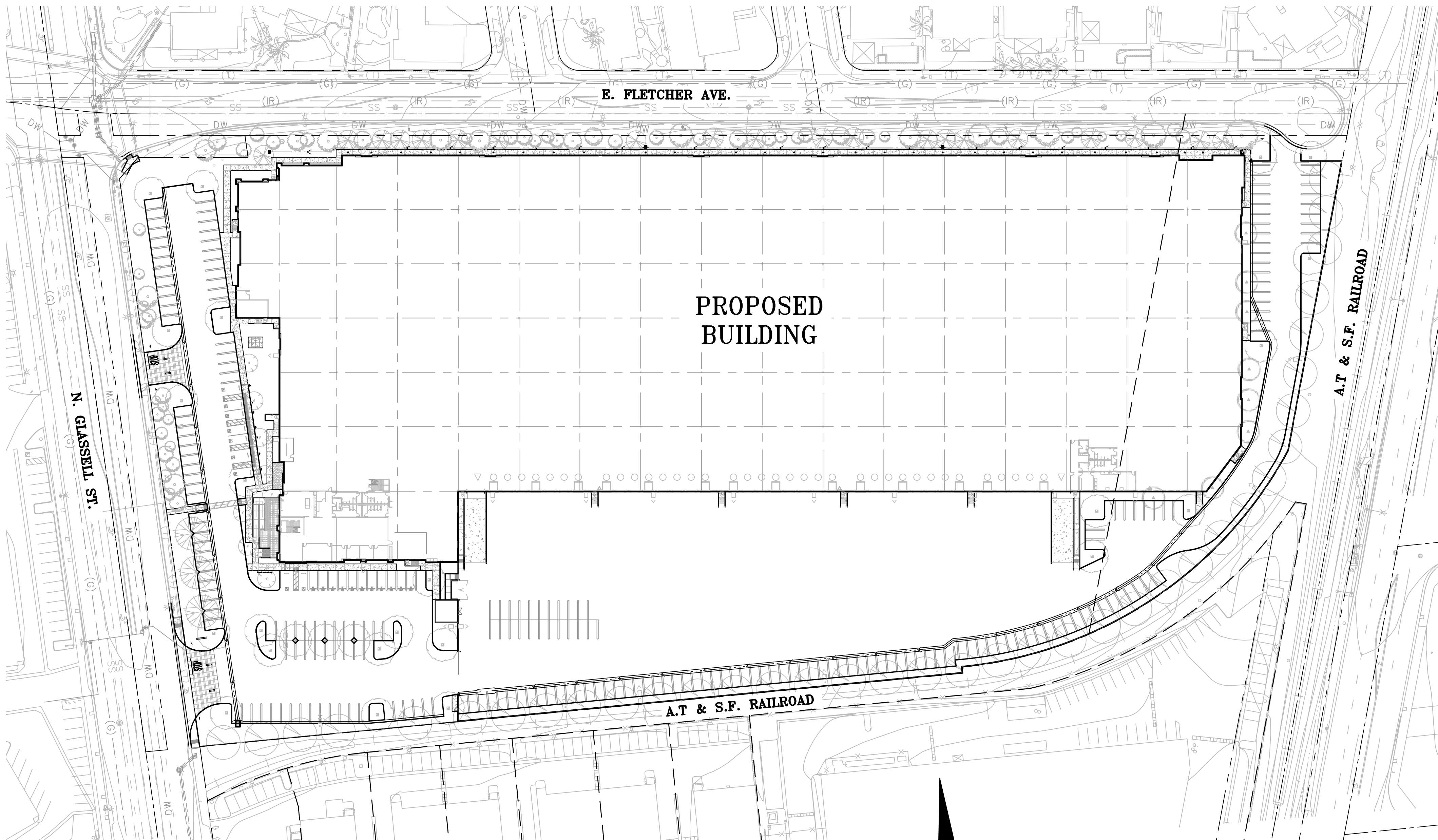
2411 N. GLASSELL STREET, ORANGE, CA
PARCELS 1 AND 2 AS SHOWN ON A PARCEL MAP FILED IN
BOOK 3 PAGE 25 OF PACEL MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY

LEGEND

---	BOUNDARY
—1165—	FINISH GRADE
—1168—	EXISTING GRADE
(S)	EXISTING SEWER LINE
(W)	EXISTING WATER LINE
---	DEEPEMED FOOTING
---	SOUND WALL
---	EXISTING STORM DRAIN LINE
S	PROPOSED SEWER LINE
W	PROPOSED WATER LINE
---	PROPOSED STORM DRAIN LINE
1%	PROPOSED GRADIENT
XX.XX TC	PROPOSED ELEVATIONS
XX.XX FL	PROPOSED ELEVATIONS
(XX.XX TC)	PARENTHESES INDICATE EXISTING ELEVATIONS

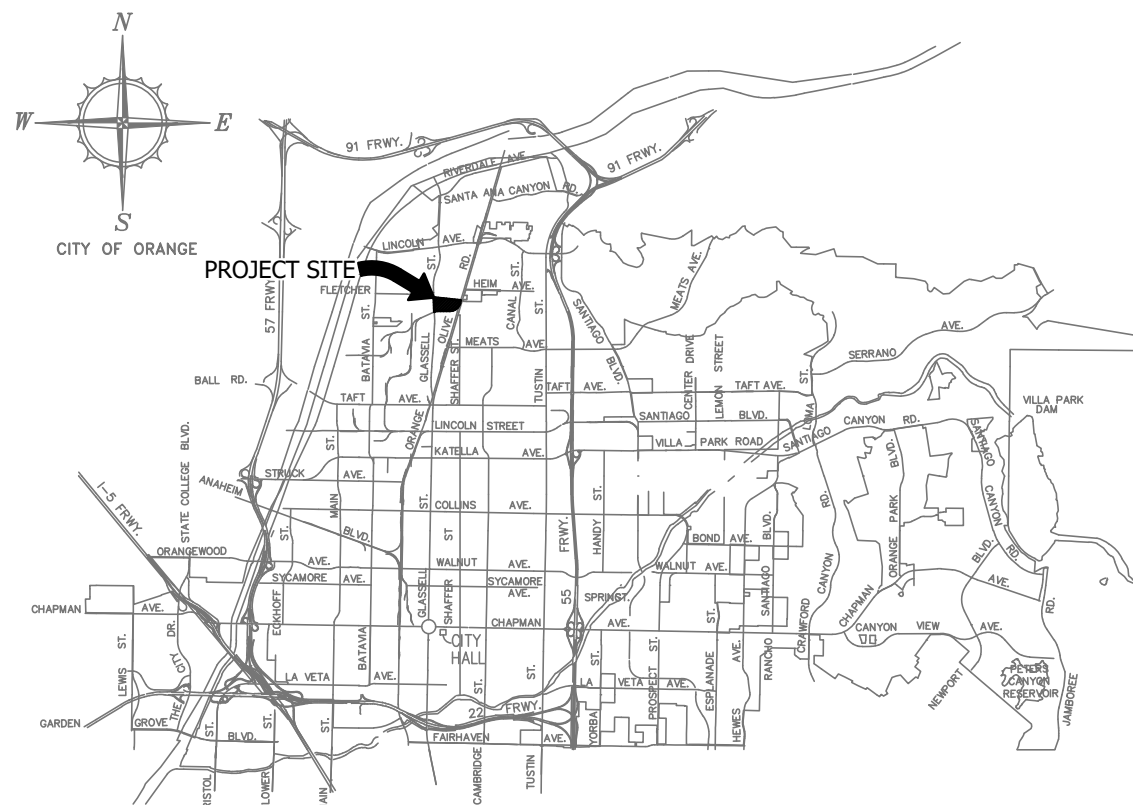
ABBREVIATIONS

DF	DEEPEMED FOOTING
FF	FINISHED FLOOR
TC	TOP OF CURB
FS	FINISHED SURFACE
FG	FINISHED GRADE
TW	TOP OF WALL
GB	GRADE BREAK
LP	LOW POINT
TG	TOP OF GRATE
MH	MANHOLE
CB	CATCH BASIN
CO	SEWER CLEANOUT
POC	POINT OF CONNECTION
FL	FLOWLINE
TOS	TOP OF STEP
BOS	BOTTOM OF STEP
PA	PLANTER AREA



AREA MAP

SCALE: 1"=60'



PROJECT VICINITY MAP

SHEET INDEX

SHEET NO.	DESCRIPTION
01	TITLE SHEET
02	CONCEPTUAL GRADING PLAN
03	CONCEPTUAL UTILITY PLAN

RECORD DRAWING

RECOMMENDED:

ENGINEER (SIGNATURE) DATE DATE PRINCIPAL CIVIL ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION	APPROVED

PREPARED BY:

HUITT ZOLLARS
2603 Main Street, Suite 600, Irvine, California 92614
Phone: 949.988.5815 | www.huittzollars.com

ADAM J. LUNZER, P.E. (R.C.E. NO. 77396)

08/21/2025
DATE



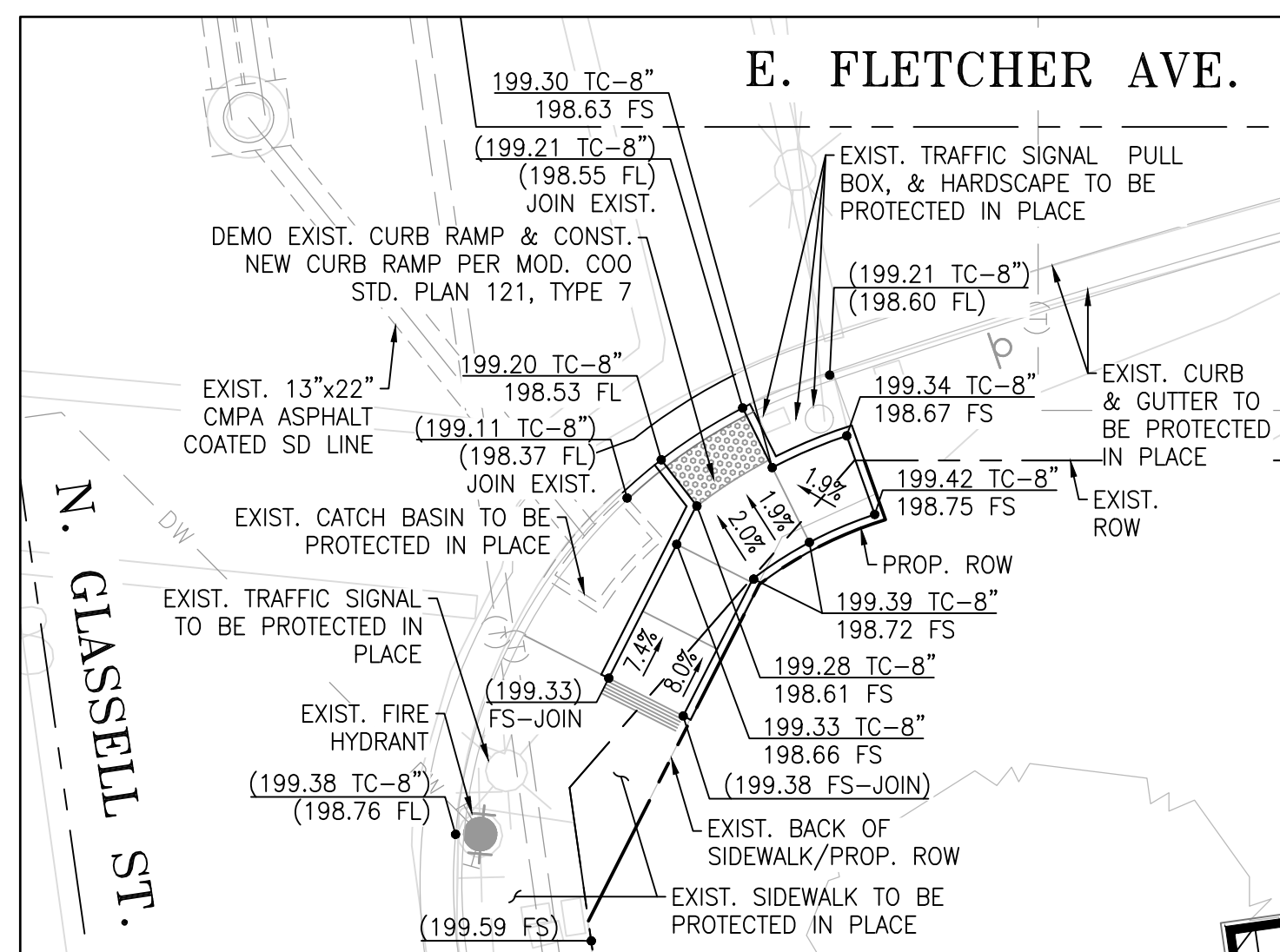
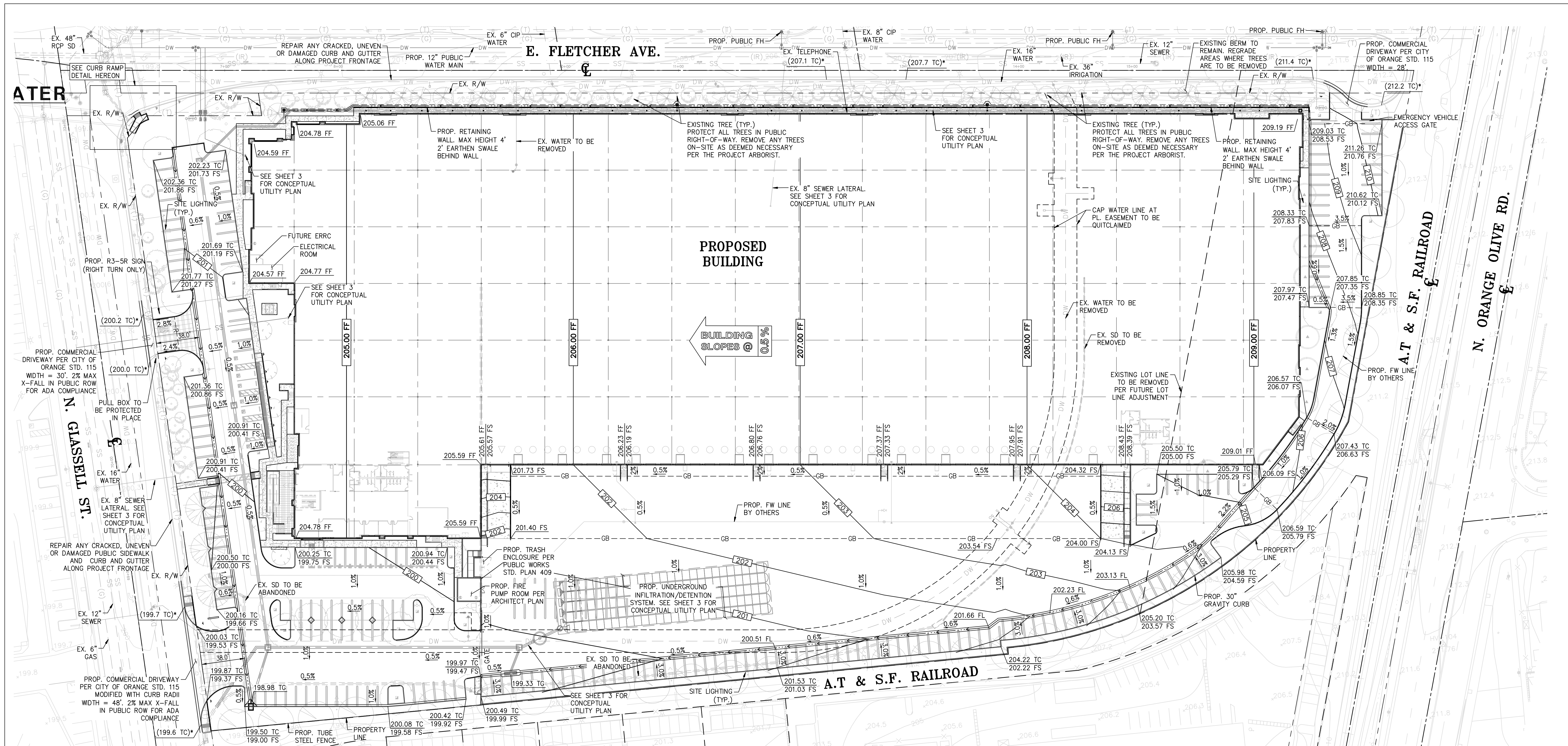
UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA

DIAL TOLL FREE
811 or
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

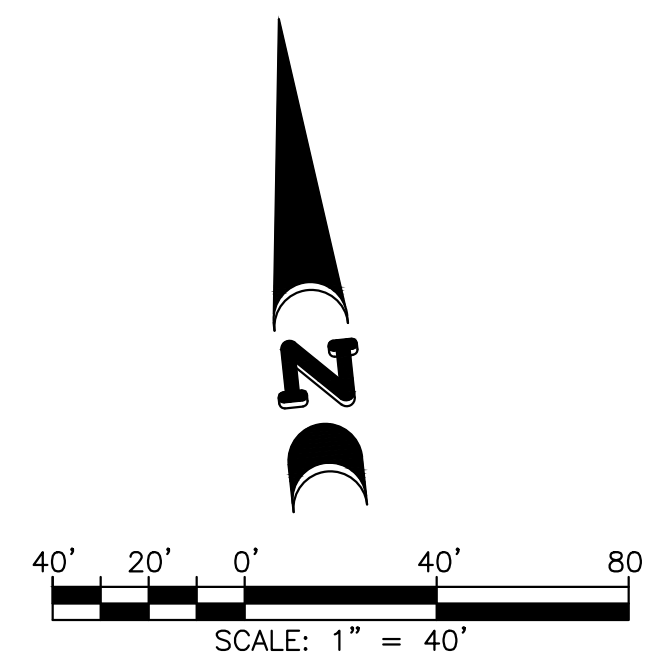
CITY OF ORANGE
OFFICE OF THE CITY ENGINEER
2411 N. GLASSELL STREET INDUSTRIAL BUILDING
TITLE SHEET

SCALE: HORIZ.: NONE
VERT.: NONE

SHEET No. **1** OF **3**
PROJECT NUMBER
SP-XXXX



CURB RAMP DETAIL
SCALE: 1" = 10'



RECORD DRAWING		RECOMMENDED:	
ENGINEER (SIGNATURE)	DATE	DATE	PRINCIPAL CIVIL ENGINEER
REVISIONS			
NO.	DATE	DESCRIPTION	APPROVED
PREPARED BY:			
HUITT ZOLLARS 2603 Main Street, Suite 600, Irvine, California 92614 Phone: 949.988.5815 www.huitt-zollars.com			
ADAM J. LUNZER, P.E. (R.C.E. No. 77396)		DATE	
08/21/2025			
SEAL		SEAL	
DIGALERT DIAL TOLL FREE 811 or 1-800-422-4133 AT LEAST TWO DAYS BEFORE YOU DIG UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA			
CITY OF ORANGE OFFICE OF THE CITY ENGINEER			
2411 N. GLASSELL STREET INDUSTRIAL BUILDING CONCEPTUAL GRADING PLAN			
SCALE: HORIZ.: NONE VERT.: NONE		SHEET No. 2 OF 3	
DRAWN BY: JT		PROJECT NUMBER	
CHECKED BY: AL		SP-XXXX	



PLANT PALETTE

(Sunset Zone 24)

Symbol	Botanical Name	Common Name	Quant.	SIZE	WUCOLS (Region 3)
TREES					
	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	8	36" Box	Low
	Koeleria paniculata	Golden Rain Tree	26	36" Box	Low
	Podocarpus gracilior	Fern Podocarpus	37	24" Box	Mod
	Laurus nobilis 'Saratoga'	Saratoga Sweet Bay	8	24" Box	Low
	Pinus halepensis	Aleppo Pine	20	24" Box	Low
	Platanus mexicana	Mexican Sycamore	3	36" Box	Mod
	Existing Pine Trees to Remain				

Symbol	Botanical Name	Common Name	Size	WUCOLS (Region 3)
SHRUBS/ GROUNDCOVERS				
	Agave 'Blue Flame'	Blue Flame Agave	5 gal.	Low
	Baccharis pilularis	Coyote Bush	1 gal.	Low
	Bulbine frutescens	Stalked Bulbine	5 gal.	Low
	Bougainvillea 'Monika'	OO-LA-LA Bougainvillea	5 gal.	Low
	Calandrinia s. 'Shining Pink'	Shining Pink Rock Purslane	5 gal.	Low
	Callistemon viminalis 'Little John'	Dwarf Bottlebrush	5 gal.	Low
	Cistus purpureus	Crochid Rock Rose	5 gal.	Low
	Delosperma cooperi	Cooper's Hardy Ice Plant	1 gal.	Low
	Dietes vegeta	Fortnight Lily	5 gal.	Low
	Eremophila m. 'Valentine'	Valentine Emu Bush	5 gal.	Low
	Festuca 'Elijah Blue'	Elijah Blue Fescue	5 gal.	Low
	Hesperaloe parviflora	Red Yucca	5 gal.	Low
	Hesperaloe p. 'Yellow'	Yellow Yucca	5 gal.	Low
	Lantana 'Sunburst'	Sunburst Lantana	1 gal.	Low
	Lavandula s. 'Anouk'	Spanish Lavender	5 gal.	Low
	Leucodendron 'Safari Sunset'	Safari Sunset Conebush	5 gal.	Low
	Muhlenbergia capillaris	Pink Muhly	5 gal.	Low
	Rosmarinus o. 'Huntington Carpet'	Creeping Rosemary	1 gal.	Low
	Russelia equisetiformis	Coral Fountain	5 gal.	Mod
	Salvia greggii 'Furman's Red'	Furman's Red Autumn Sage	5 gal.	Low
	Salvia leucantha	Mexican Bush Sage	5 gal.	Low
	Senecio mandraliscae	Blue Chalk Sticks	1 gal.	Low
	Yucca f. 'Color Guard'	Color Guard Yucca	5 gal.	Low

SCREEN/ FOUNDATION SHRUBS

	Leucophyllum f. 'Compacta'	Texas Ranger	5 gal.	Low
	Prunus caroliniana 'Compacta'	Compact Cherry Laurel	5 gal.	Mod
	Westringia 'Blue Gem'	Blue Gem Coast Rosemary	5 gal.	Low

NOTES:

PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.
ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.
ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.
ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED BY OWNER.
EXISTING TREE(S) PROTECTION, REMOVAL AND REPLACEMENT PER ARBORIST REPORT SEE NOTES AND TABULATION

WATER CONSERVATION STATEMENT

ALL PLANT MATERIAL SELECTED FOR THIS SITE WERE APPROPRIATE FOR THE GEOGRAPHICAL LOCATION AND LOCAL CLIMATE. THEIR ADAPTABILITY TO DROUGHT, DATA FROM WUCOLS III HAS BEEN USED FOR DETERMINING SPECIES PLANT FACTOR FOR THE WATER USE CALCULATIONS.

PLANTS WITH SIMILAR WATER USE REQUIREMENTS WERE GROUPED TOGETHER.

MORE THAN 80% OF THE LANDSCAPE AREAS ARE PLANTED WITH LOW WATER USE PLANTS, THE BALANCE WITH MODERATE WATER USE PLANTS. NO HIGH WATER USE PLANTS ARE USED.

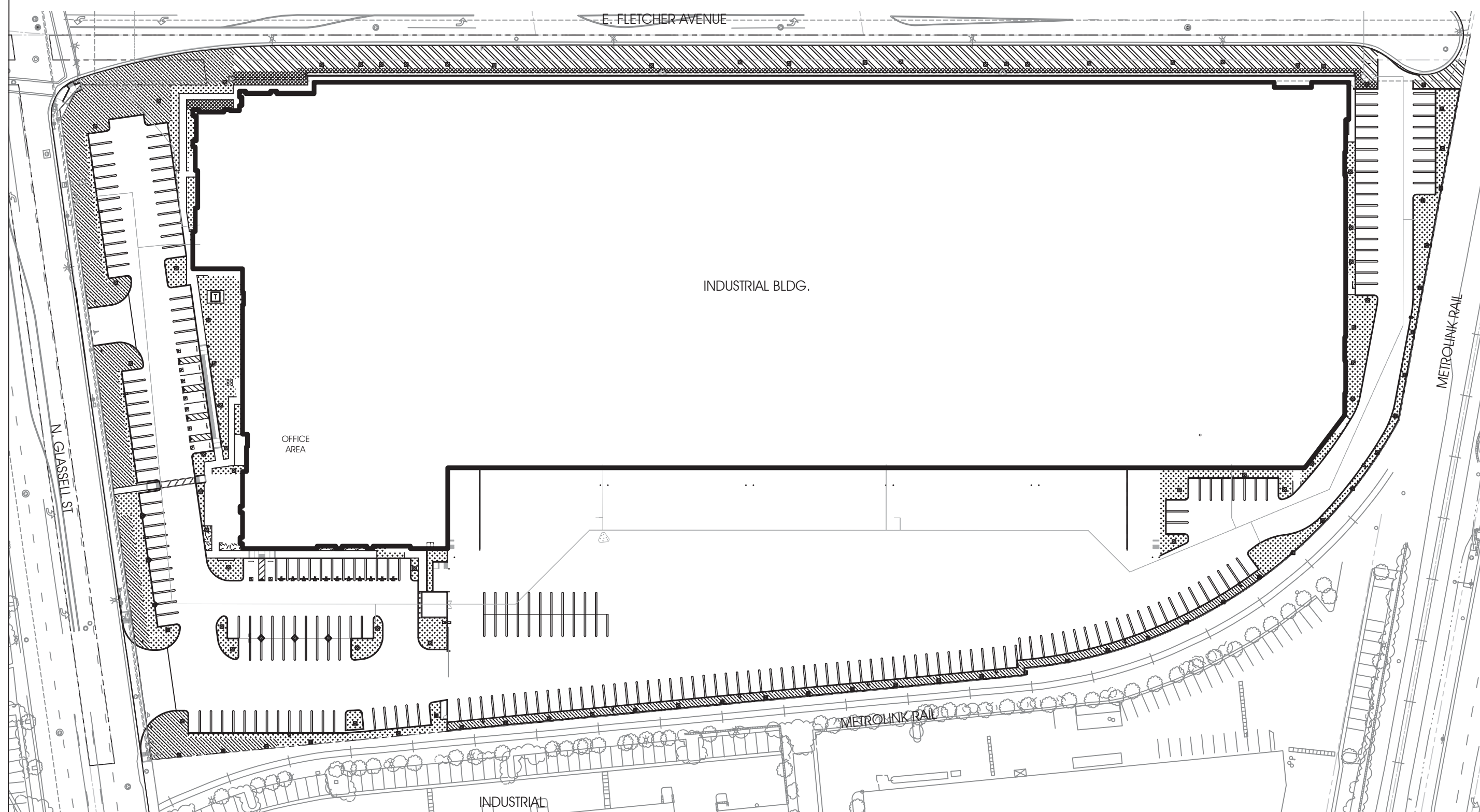
IRRIGATION SECTIONS/ HYDROZONES ARE SEPARATED BY CONSIDERING PLANT SPECIES FACTOR, PLANT DENSITY AND MICROCLIMATES. IF LOW WATER USE PLANTS ARE MIXED WITH MODERATE WATER USE PLANTS IN THE SAME HYDROZONE, THE MODERATE WATER USE FACTOR IS USED FOR WATER USE CALCULATIONS. SEE HYDROZONE EXHIBIT TABLE.

THE IRRIGATION SYSTEM UTILIZED LOW VOLUME DISTRIBUTION SYSTEM WITH A MASTER VALVE, FLOW SENSOR, CHECK VALVES, ET BASED AUTOMATIC CONTROLLERS WITH CYCLE+SOAK AND WATER BUDGETING CAPABILITY WEATHER STATION, RAIN SHUT-OFF.

ALL TREE AND GROUND COVER AREAS WILL BE DRESSED WITH 3" LAYER OF MULCH MOISTURE RETENTION AND TO DISCOURAGE WEEDS.

PLANTING AND IRRIGATION PLANS COMPLY WITH THE STANDARDS SET FORTH IN LOCAL MUNICIPAL CODE AND WATER CONSERVATION ORDINANCE.

THE USE OF TURF IS ELIMINATED.



LEGEND

Hydrozone	Key	Water Use	Exposure	Irrigation Type
HZ-1		Low	Sun	Tree Bubbler
HZ-2		Mod	Sun	Tree Bubbler
HZ-3		Low	Sun	Low Volume Spray (Rainbird)
HZ-4		Low	Shade	Low Volume Spray (Rainbird)
HZ-5		Low	Sun	Low Volume Spray (Hunter IV)
HZ-6		Low	Shade	Low Volume Spray (Hunter IV)
HZ-7		Low	Sun	Drip

MWEOL Appendix B - Water Efficient Landscape Worksheet

Project Name:		Rexford Industrial Building									
Project Location:		Orange, CA									
Reference Evapotranspiration (Eto):		CMIS Station	Inch	49.6			ETAF	Non-Residential	0.45		
Hydrozone	Planting Description	Plant Factor (PF)	Shade/Sun	Irrigation Method	Nozzle Type	Irrigation Efficiency (IE)	ETAF (PF)(IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)	
Regular Landscape Area											
HZ-1	Tree	Low	0.2	Sun	Tree Bubbler	0.81	0.25	504	126.4	3,427	
HZ-2	Tree	Medium	0.5	Sun	Tree Bubbler	0.81	0.62	414	258.6	7,459	
HZ-3	Shrub/Grass	Low	0.2	Sun	Micro Spray/RAINBIRD SQ 2.5	0.75	0.27	20,035	5,342.7	164,298	
HZ-4	Shrub/Grass	Low	0.2	Shade	Micro Spray/RAINBIRD SQ 2.5	0.75	0.27	4,253	1,134.1	34,877	
HZ-5	Shrub/Grass	Low	0.2	Sun	Rainbird-HUNTER MP 1000-3500	0.75	0.27	16,888	4,603.5	138,491	
HZ-6	Shrub/Grass	Low	0.2	Shade	Rainbird-HUNTER MP 1000-3500	0.75	0.27	17,492	4,644.5	143,644	
HZ-7	Shrub/Grass	Low	0.2	Sun	Drip Emitters/RAINBIRD PCT	0.81	0.25	443	109.4	3,364	
*INCLUDES ROW AREA LANDSCAPE											
								P1	P1		
								40,029	16,134	496,158	
Special Landscape Areas											
SLA-1	No SLA							1	0	0	
SLA-2	No SLA							1	0	0	
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TREES



Cercis canadensis 'Forest Pansy'
Forest Pansy Redbud



Koelreuteria paniculata
Golden Rain Tree



Podocarpus gracillor
Fern Podocarpus



Laurus 'Saratoga'
Saratoga Sweet Bay



Pinus halepensis
Aleppo Pine



Platanus mexicana
Mexican sycamore

SHRUBS AND GROUND COVERS



Agave 'Blue Flame'
Blue Flame Agave



Baccharis pilularis
Coyote Bush



Bulbine frutescens
Stalked Bulbine



Bougainvillea 'Monka'
OO-LA-LA Bougainvillea



Callindrina s. 'Shining Pink'
Shining Pink Rock Purslane



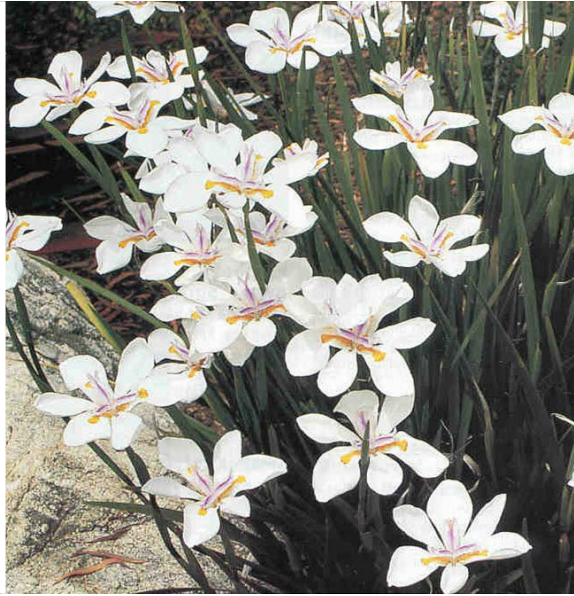
Callistemon viminalis 'Little John'
Dwarf Bottlebrush



Cistus x purpureus
Orchid Rockrose



Delosperma cooperi
Cooper's Hardy Ice Plant



Dietes vegeta
Fortnight Lily



Eremophila m. 'Valentine'
Valentine Emu Bush



Festuca 'Elijah Blue'
Elijah Blue Fescue



Hesperaloe parviflora
Red Yucca



Hesperaloe parviflora 'Yellow'
Yellow Yucca



Lantana 'Sunburst'
Sunburst Lantana



Lavandula s. 'Anouk'
Spanish Lavender



Leucadendron 'Safari Sunset'
Safari Sunset Conebush



Muhlenbergia capillaris
Pink Muhly Grass



Rosmarinus o. 'Huntington Carpet'
Huntington Carpet Rosemary



Russelia equisetiformis
Coral Fountain



Salvia greggii 'Furman's Red'
Furman's Red Autumn Sage



Salvia leucantha
Mexican Bush Sage



Senecio mandraliscae
Blue Chalksticks



Yucca filamentosa 'Color Guard'
Color Guard Adam's Needle

SCREEN/FOUNDATION SHRUBS



Leucophyllum f. 'Compactum'
Compact Texas Ranger



Prunus caroliniana 'Compacta'
Compact Carolina Cherry Laurel



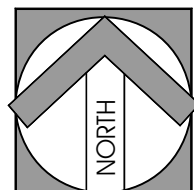
Westlingia fruticosa 'Blue Gem'
Blue Gem Coast Rosemary



CONCEPTUAL LANDSCAPE PLAN
REXFORD INDUSTRIAL BUILDING
2411 N. GLASSEL AVENUE, ORANGE, CA



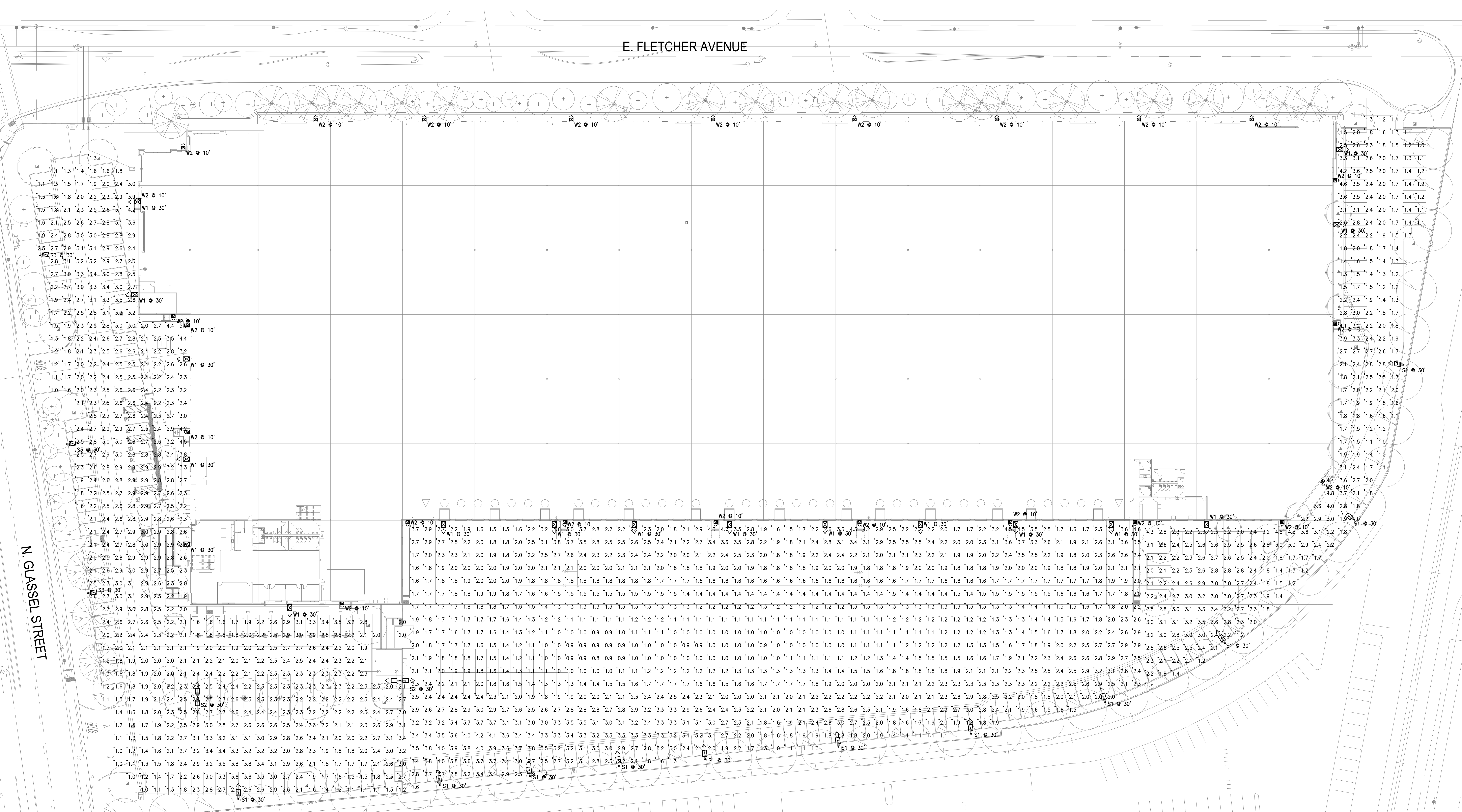
0' 20' 40' 60' 120'
SCALE 1"=40'
CDPC PROJECT NO. 24055
AUGUST 19, 2025



conceptual design + planning company
1475 Scenic Drive, Suite 200
Costa Mesa, CA 92626
T: 949.399.0870
www.cdpc.com
COSTA MESA • CENTRAL COAST • LAS VEGAS



L-2
2 OF 2



SITE PHOTOMETRIC PLAN
SCALE: 1"=30'-0"

1

Schedule						
Symbol	Label	QTY	Manufacturer	Catalog	Lamp	LLF Input Power
	S1	11	Lithonia Lighting	DSX1 LED P6 40K 70CRI BLC3 overall height at 30ft (27.5ft pole + 2.5ft base)	B0 U0 G3	0.9 165
	S2	2	Lithonia Lighting	DSX1 LED P6 40K 70CRI T3W overall height at 30ft (27.5ft pole + 2.5ft base)	B5 U0 G3	0.9 330
	S3	3	Lithonia Lighting	DSX1 LED P5 40K 70CRI T3M HS overall height at 30ft (27.5ft pole + 2.5ft base)	B2 U0 G3	0.9 138
	W1	17	Lithonia Lighting	DSX0 LED P6 40K 70CRI TFTM MVOLT WBA HS wall mounted at 30ft	B2 U0 G3	0.9 137
	W2	24	Lithonia Lighting	WDGE2 LED P2 40K 70CRI T3M MVOLT SRM wall mounted at 10ft	B1 U0 G1, (under 6200 lumens, under 40w)	0.9 19

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Area	+	2.4 fc	5.6 fc	0.8 fc	6.3:1	2.5:1
Truck Area	+	2.4 fc	5.6 fc	1.0 fc	5.6:1	2.4:1

REXFORD - 2411 N. GLASSEL ST
CITY OF ORANGE, CA

PROJECT
1ST PLANNING SUBMITTAL

RPM
Engineers, Inc.
102 DISCOVERY
Irvine, CA 92618
Tel: 949-260-2824
Fax: 949-450-1454
Contact: Eric Tra
e-mail: eric@rpmpe.com



SITE
PHOTOMETRIC PLAN



E-1.0

[illegible][illegible][illegible]