Rexford Industrial

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

PROJECT
REXFORD - 2411 N. GLASSELL ST
2411 N. GLASSELL STREET
CITY OF ORANGE, CA
6TH PLANNING SUBMITTAL

HERDMAN
ARCHITECTURE + DESIGN

A22-2023
08.19.2025

TITLE SHEET

A0

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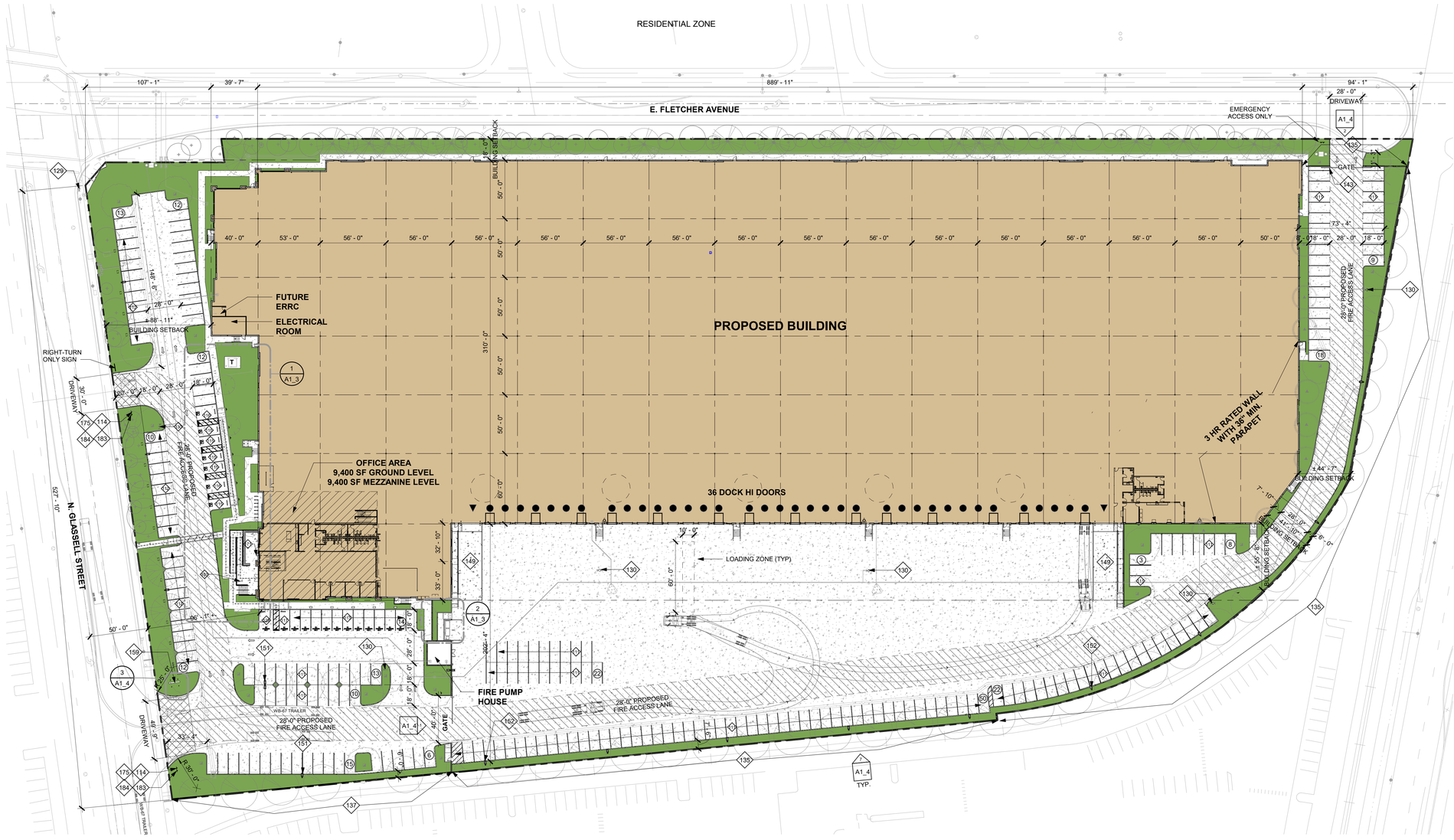


1 PROPOSED SITE PLAN
1" = 40'-0"

KEYNOTES

103	DECORATIVE PAVING. SEE LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION.
111	TYP U.O.N., STANDARD PARKING STALL. 9'-0" WIDE x 19'-0" DEEP. ALL REQUIRED PARKING SHALL BE CLEARLY OUTLINED ON THE SURFACE OF THE LOT WITH PAINT OR EASILY DISTINGUISHABLE METERIAL. STRIPES SHALL BE A MINIMUM OF FOUR INCHES WIDE AND IN DOUBLE STRIPE FORMATION WITH 14-INCH SPACE BETWEEN STRIPES. PARKING STALL WIDTHS SHALL BE MEASURED FROM THE CENTERLINE BETWEEN THE DOUBLE STRIPING.
112	EV (ELECTRIC VEHICLE) CAPABLE PARKING STALL. PROVIDE FOR FUTURE EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT). MATCH STANDARD STALL SIZE
113	EVCS (ELECTRIC VEHICLE CHARGING STATION). PROVIDE EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT). MATCH STANDARD STALL SIZE.
114	ACCESSIBLE PARKING SITE ENTRANCE SIGN.
115	STANDARD ACCESSIBLE PARKING STALL. 9'-0" WIDE x DEPTH OF STANDARD STALL.
116	VAN ACCESSIBLE PARKING STALL. 12'-0" WIDE x DEPTH OF STANDARD STALL
117	STANDARD ACCESSIBLE EVCS (ELECTRICAL VEHICLE CHARGING STATION). 9'-0" WIDE x DEPTH OF STANDARD STALL. PROVIDE ELECTRIC VEHICLE SUPPLY EQUIPMENT.
125	VAN ACCESSIBLE PARKING STALL w/ EVSE. 12'-0" WIDE x DEPTH OF STANDARD STALL
129	(E) PUBLIC FIRE HYDRANT.
130	(N) PRIVATE FIRE HYDRANT.
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.
137	TUBE STEEL FENCE. MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE.
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.
149	CONCRETE TRUCK RAMP w/ 42" HIGH CONCRETE TILT-UP GUARD ON OPEN SIDE(S). PAINT ALL SIDES OF GUARD WALLS AND HANDRAILS.SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.
151	POLE MOUNTED LIGHT FIXTURE ON TOP OF 30" HIGH CONCRETE BASE.
152	POLE MOUNTED LIGHT FIXTURE ON TOP OF 60" HIGH CONCRETE BASE.
159	MONUMENT SIGN.
171	HOSE BIB.
175	EV PARKING SITE ENTRANCE SIGN.
183	PROVIDE FIRE LANE NO PARKING SIGN PER DETAIL THIS SHEET
184	PROVIDE FIRE LAND ENTRANCE SIGN PER DETAIL THIS SHEET

LOT AREA

SQUARE FOOTAGE	ACRES
NET	
527176.8 SF	12.1

FLOOR AREA RATIO

BUILDING AREA	SITE AREA	FAR ALLOWABLE	FAR PROVIDED
298918 SF	527176 SF	1.0	0.57

BUILDING AREA SUMMARY

BUILDING AREA	**298,918**	**SF**
FOOTPRINT	**289,518**	SF
WAREHOUSE	260,118	SF
MANUFACTURING	20,000	SF
OFFICE	9,400	SF
MEZZANINE	**9,400**	SF
OFFICE	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)

LANDSCAPE AREA SUMMARY

LOT AREA	% LANDSCAPING REQUIRED	AREA LANDSCAPING PROVIDED	% LANDSCAPING PROVIDED
527176 SF	10%	64403 SF	12.2%

TOTAL PARKING REQUIRED

BUILDING USE	BUILDING AREA	PARKING RATIO 1/X	REQ. PARKING
MANUFACTURING	20000 SF	500	40
OFFICE	18800 SF	250	76
WAREHOUSE	260118 SF	2000	131
TOTAL	298918 SF		247

REQUIRED PARKING BREAKDOWN

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

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 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)

INDUSTRIAL PROJECT SUMMARY TABLES

EXISTING USE	PROPOSED USE	ZONING DESIGNATION	GENERAL PLAN LAND USE DESIGNATION	OVERLAY/DISTRICT
	INDUSTRIAL	M-2	LIGHT INDUSTRIAL	

ZONING STANDARDS

DESCRIPTION	OMC SECTION	REQUIRED	EXISTING	PROPOSED	CONFORMS (yes/no)
MAX. BUILDING HEIGHT (Note: use average finished grade as defined in the "Building Height" definition from OMC Section 17.04.021)	17.20.080	45'-0"	45'-0"	45'-0"	YES
SETBACKS: N. Glassell St	17.20.090	20'-0"	367'-0"	88'-11"	YES
Front Yard E. Fletcher Ave.	17.20.090	10'-0"	140'-0"	18'-0"	YES
Rear Yard	17.20.090	0'-0"	69'-8"	50'-8"	YES
Side Yard	17.20.090	0'-0"		41'-10"	YES
Side Yard	17.20.090				
FLOOR AREA RATIO (FAR) UTILIZING GROSS FLOOR AREA	General Plan Land Use Element	1.0	0.2	0.567	YES
LANDSCAPING:	16.50				
Front Yard	16.50		20'-0"	13'-0"	YES
Rear Yard	16.50			6'-0"	YES
Side Yard	16.50		8'-10"	6'-0"	YES
When adjacent to perpendicular parking	16.50	6 feet			
Parking area screening from a public street with 3-gallon shrubs, 5 feet on center	16.50	YES	N/A	YES	YES
Trash Enclosures require a 4-foot wide landscape planter on at least 2 sides	16.50	YES	N/A	YES	YES
trees required, "unless determined otherwise through site plan and design review".	16.50	211	N/A	169	NO
Trees to be removed	16.50		229		
Trees to be added	16.50	N/A	N/A	102	NO
25 percent of required trees shall be 24-inch box and 75 percent shall be in 15 gallon containers	16.50	26 - 24" OR LARGER	N/A	102 - 24" OR LARGER	YES
Shrubs shall be 5-gallon except for groundcover	16.50				YES
Shrubs are encouraged at the foundation lines of all building elevations seen from the street in 4-foot minimum width planters. Shrubs shall be spaced at 3 feet on center	16.50				YES
Street trees required as determined by the design review process	16.50				YES
Percent of Parking Area	16.50	3,786 SF (10%)	N/A	15,335 SF (40%)	YES
IRRIGATED AREA TOTAL	16.50	52,717 SF	137,478 SF	60,029 SF	
Irrigated area added	16.50	N/A	N/A	N/A	N/A
Irrigated area removed	16.50	N/A	N/A	N/A	N/A
FENCE HEIGHT	17.12.070				
Front Yard	17.12.070 (D)				
Interior Side Yard(s)	17.12.070 (D)				
Street Side Yard	17.12.070 (D)			8'	
Rear Yard	17.12.070 (D)				
PARKING	17.34.060 (H)	247 STALLS	672 STALLS	247 STALLS	YES
DRIVE AISLE WIDTH	17.34.110 (E)	25'-0"	25'-0"	28'-0"; 40'-0"	YES
DRIVE AISLE ENTRY WIDTH AND DEPTH	17.34.110 (G)	Glassell st. drive entry depth: 30'-0"	width: 20'-0"	Driveway width:28'-0" 30'-0" 49'-6" Driveway depth: 33'-4", 36', 11'-5"	
LOADING ZONE	17.34.1100		N/A	36	
BICYCLE RACKS	17.34.080	13	N/A	14	YES
MOTORCYCLE PARKING SQUARE FEET	17.34.080	N/A	N/A	N/A	N/A
TRASH ENCLOSURE SIZE	17.20.150 & Public Works Standard 400	5'-6" X 16'-4"	N/A	5'-6" X16'-6"	YES
LIGHTING	15.52.090				
Kelvins	15.52.090(E)	N/A	N/A	40K	N/A
Fixture Type/Blinder	15.52.090(E)	N/A	N/A	POLE/WALL PACKS	N/A
Parking lot footcandles	15.52.090(E)	1.0 FC	N/A	2.0 FC	YES

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 CONCRETE TILT-UP WAREHOUSE/DISTRIBUTION FACILITY WITH ELECTRICAL AND PLUMBING SERVICES, EXTERIOR LIGHTING, LANDSCAPING & IRRIGATION, TRASH ENCLOSURES, CONCRETE SCREEN WALLS, AND SLIDING/SWINGING METAL GATES. FIRE SPRINKLER AND GRADING PLANS TO BE A SEPARATE SUBMITTAL AND PERMIT

LEGAL DESCRIPTION & ZONING

LEGAL DESCRIPTION: SEE CIVIL DRAWINGS

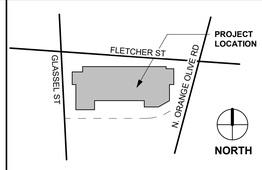
ASSESSOR'S PARCEL NO: 374-381-01 AND 374-381-02

PROJECT INFORMATION & AREA ANALYSIS

BUILDING ADDRESS: **2411 N GLASSEL ST**
CONSTRUCTION TYPE: II-B
OCCUPANCY: B / S-1
FIRE SPRINKLER: YES (ESFR NFPA 72, NFPA 13 & NFPA 24)
CLEAR HEIGHT: 40' CLEAR 6" INSIDE OF THE 1ST COLUMN
MAX HEIGHT: 45'-0"
ZONING:
GENERAL PLAN: M-2 (INDUSTRIAL)
SPECIFIC PLAN: N/A
FEMA FLOOD ZONE: NO FLOOD ZONE
LAND USE: LI - LIGHT INDUSTRIAL
MINIMUM BUILDING SETBACKS:
ARTERIAL STREET (GLASSEL) 20'-0"
LOCAL STREET (FLETCHER) 10'-0"
REAR SETBACK: 0'-0"
ALLOWABLE AREA:
UNLIMITED AREA PER CBC 507

SHEET INDEX

VICINITY MAP



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. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
2. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS.
3. U.O.N., ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMESIONS 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. GENERAL CONTRACTOR TO FIELD VERIFY.
6. ALL ACCESSIBLE ROUTES INDENTIFIED 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/A0.2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS.
   d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
7. TWO-WAY DRIVE AISLES SHALL BE A MINIMUM OF 25 FEET WIDE.* ADDITIONALLY, 90-DEGREE PARKING STALLS SHALL HAVE A MINIMUM BACK-UP OF 25 FEET.
8. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
9. A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERICAL OF THE FINISHED GRADE. SEE 2/AD1.1
10. 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
11. ALL EXPOSED BIORETENSION DEVICE COVERINGS SHALL BE PAINTED FORREST GREEN.
12. 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
13. PROVIDE A HOSE BIB NEAR THE MAIN BUILDING ENTRANCE THE . SEE PLAN FOR LOCATION.
14. 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 AND IN DOUBLE STRIPE FORMATION WITH 14-INCH SPACE BETWEEN STRIPES. PARKING STALL WIDTHS SHALL BE MEASURED FROM THE CENTERLINE BETWEEN THE DOUBLE STRIPING. *REPEAT FOR ALL SHEETS THAT DISPLAY OFF-STREET PARKING.
15. 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.
16. WHEEL STOPS ARE ONLY USED FOR ANGLED OR PERPENDICULAR PARKING SPACES ABUTTING PEDESTRIAN WALKWAYS BUT MAY ALSO BE USED ELSEWHERE. WHEN USED, WHEEL STOPS SHALL BE PLACED A MINIMUM OF 34 INCHES FROM THE FRONT END OF THE PARKING STALL.

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

6TH PLANNING SUBMITTAL

HERDMAN
ARCHITECTURE + DESIGN

A22-2023
08.19.2025

SITE PLAN

NORTH
A1

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

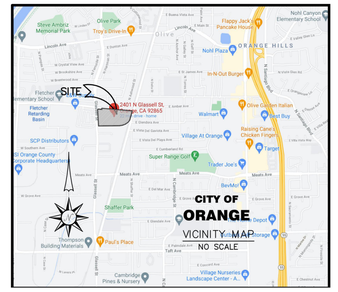
APN: 374-381-01 AND 374-381-02
LOT #: PARCELS 1 AND 2 AS SHOWN ON PARCEL MAP FIELD IN BOOK 3 PAGE 25 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
TRACT #: R1 4557, M.M 160/34-36,
R2 4231, M.M 155/36-37

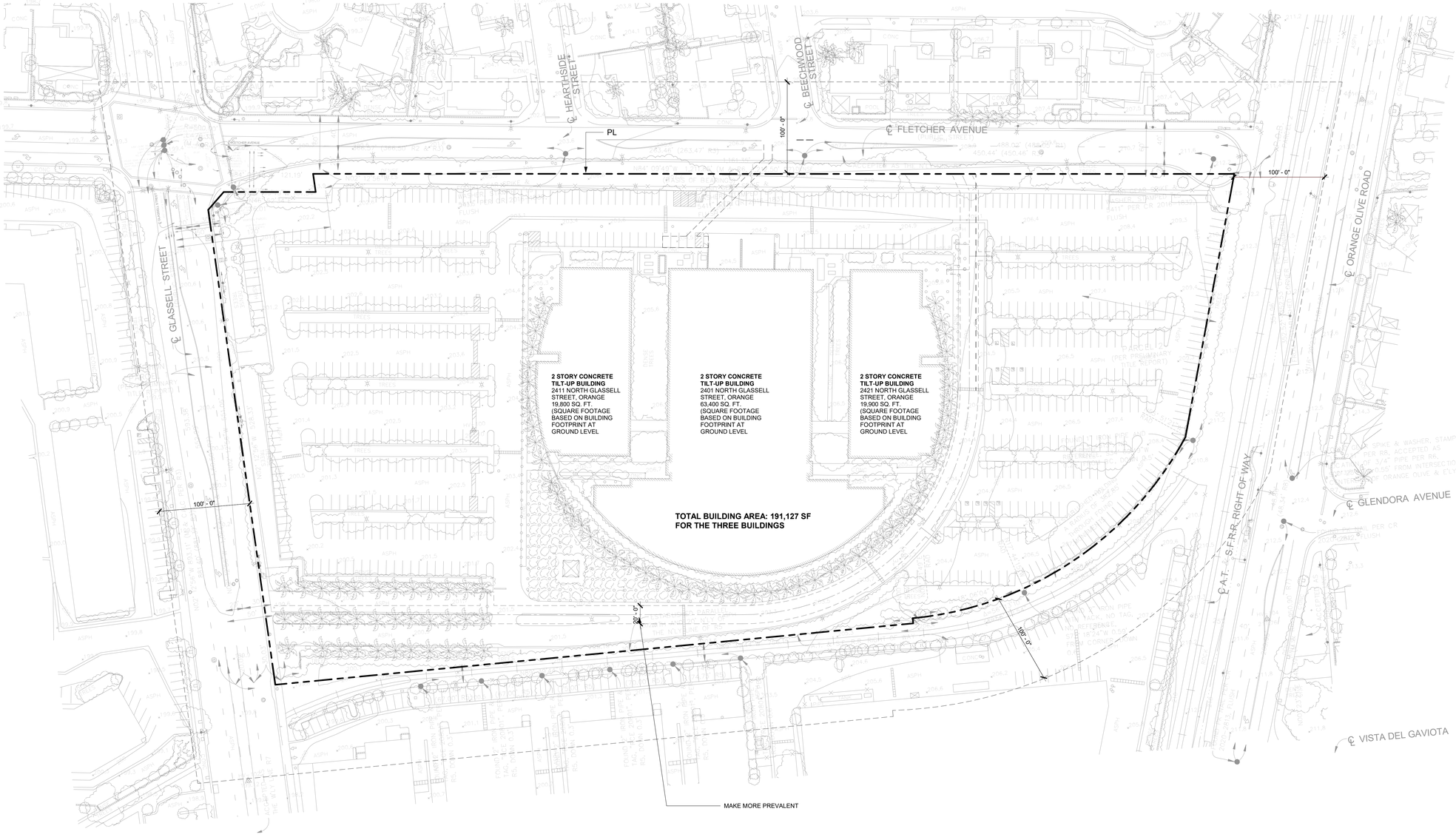
GP DESIGNATION, ZONING DESIGNATION: M-2; INDUSTRIAL
LAND USE: 191,127SF OF 2 STORY-OFFICE BUILDINGS
TOTAL OF THE EXISTING LANDSCAPE AREA: 137,478 SF

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"

PROJECT
REXFORD - 2411 N. GLASSELL ST
2411 N. GLASSELL STREET
CITY OF ORANGE, CA
6TH PLANNING SUBMITTAL

HERDMAN
ARCHITECTURE + DESIGN
A22-2023
08.19.2025

EXISTING SITE PLAN

NORTH

A1_0

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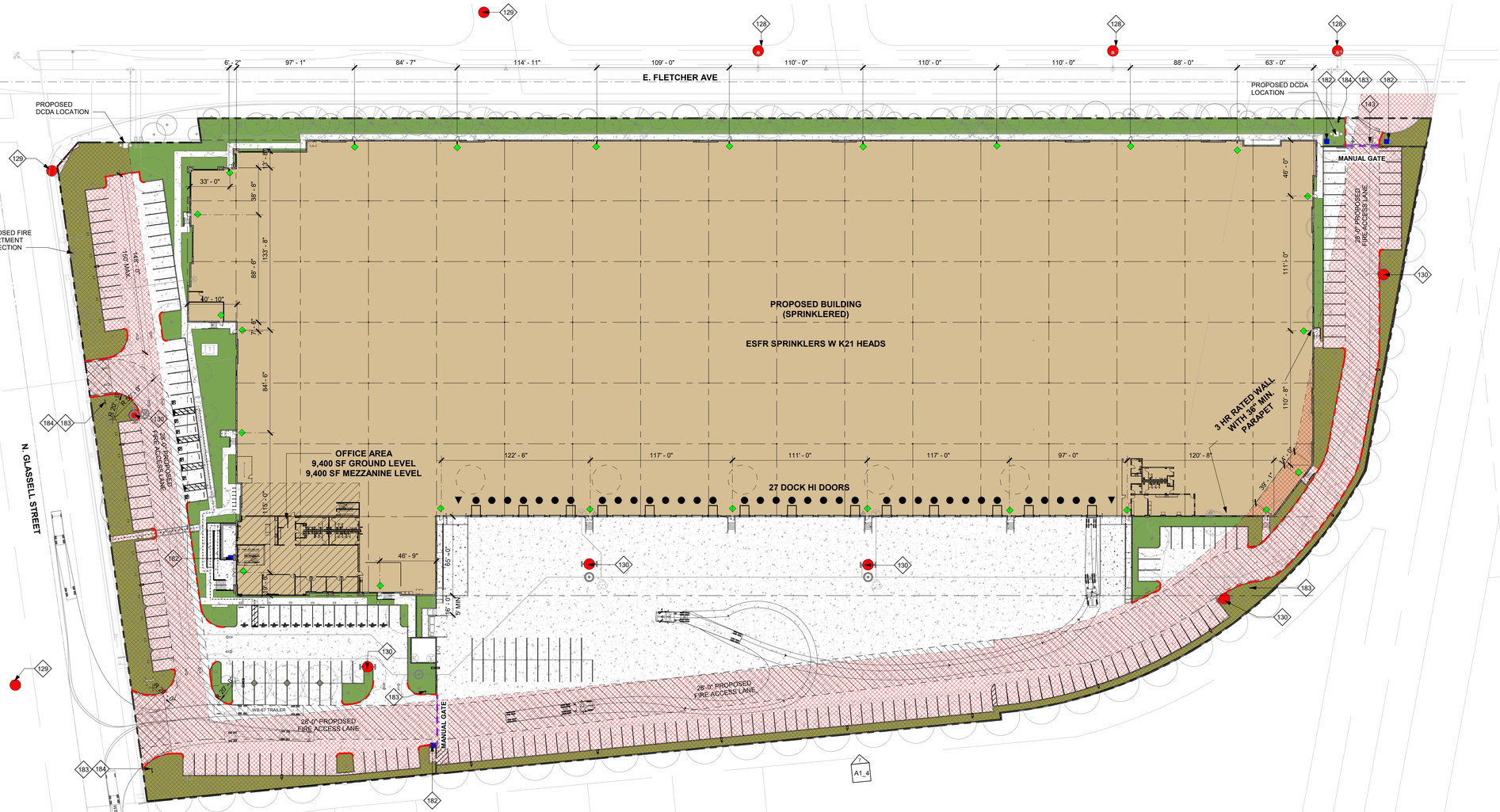


1 FIRE MASTER PLAN SITE PLAN
1" = 40'-0"

PROJECT INFORMATION & AREA ANALYSIS

BUILDING ADDRESS: 2401 N GLASSEL ST
CONSTRUCTION TYPE: II-B
OCCUPANCY: B / S-1
FIRE SPRINKLER: YES (ESFR NFPA 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 (GLASSEL) 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 ADJOINED 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 507.3, 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	ACRES
NET	
527176.8 SF	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	260,118	SF
MANUFACTURING	20,000	SF
OFFICE	9,400	SF
MEZZANINE	**9,400**	**SF**
OFFICE	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.

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 INSTALLATION OF THE FIRE SPRINKLER SYSTEM. ADDITIONALLY, THE SPECIFICATIONS MUST BE NOTED AND SHOWN ON THE FIRE 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: IIIB
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) 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.

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.

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 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

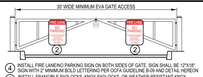
23. An underground piping plan is required for the installation of an automatic fire sprinkler system or for a private fire hydrant system. A separate plan submittal is required.

24. Buildings used for high-piled storage shall comply with CFC requirements. A separate plan submittal is required if materials will be stored higher than 12 feet for lower-hazard commodities, or higher than five feet for high-hazard commodities such as plastics, rubber, flammable/combustible liquids, tires, carpet, etc.

25. An automatic fire sprinkler system shall be installed in accordance with applicable codes and ordinances, amendments, and guidelines. Sprinkler systems, other than those listed in CFC Chapter 9, shall be monitored by an approved central station. Separate plan submittals for the sprinkler and monitoring systems are required. Design of an automatic fire sprinkler system shall be based on a current flow test (within 12 months of the submitted design) which has been conduct per NFPA 13 requirements and witnessed by a fire department representative.

26. A fire alarm system shall be installed in accordance with applicable codes and ordinances, amendments, and guidelines. A separate plan submittal is required.

EVA GATE DETAIL & NOTES PER OFCA GUIDELINE B-09



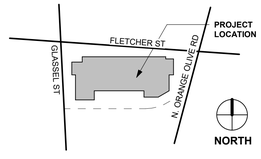
4 INSTALL FIRE LANE/NO PARKING SIGN ON BOTH SIDES OF GATE. SIGN SHALL BE 12"X18" REFLECTIVE METAL WITH LETTERING PER OCFA GUIDELINE B-09 AND DETAIL HEREON.
5 INSTALL FRANGIBLE PADLOCK, TYPICAL.
6 KEY BOXES PER OCFA GUIDELINE B-09.

MANUAL ACCESS NOTES PER 2020 OCFA GUIDELINE B-09
1. PERMANENT OR REMOVABLE BOLLARDS SHALL NOT BE PERMITTED TO BE PLACED ACROSS FIRE ACCESS ROADWAYS. CFC 503.4
2. PERMANENT OR REMOVABLE BOLLARDS SHALL NOT BE PERMITTED TO BASIS OR THOSE THAT ARE LOCATED SUCH THAT THEY POSE A REASONABLE LIKELIHOOD OF BEING BLOCKED BY VEHICLES, VEGETATION, FURNITURE, OR OTHER OBSTRUCTIONS (E.G., SECONDARY FIRE DEPARTMENT VEHICLE INGRESS/EGRESS POINTS, GATES ACCESSED FROM PLANS OR TURF BLOCK AREAS). PERMANENT SIGNAGE CONSTRUCTED OF 18-GAUGE STEEL OR EQUIVALENT SHALL BE ATTACHED ON EACH FACE OF THE GATE OR BARRIER THAT READS "NO PARKING—FIRE LANE" OR SIMILAR. SEE ATTACHMENT 10 FOR AN EXAMPLE OF A BARRIER SIGN. CFC 503.3.
3. MANUALLY OPERATED GATES AND BARRIERS SHALL HAVE FRANGIBLE PADLOCKS, KNOX PADLOCKS, OR WEATHER-RESISTANT KNOX KEY BOXES. THE KEY 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 READILY VISIBLE AND ACCESSIBLE. THE KEY BOX MUST BE CLEARLY LABELED "FIRE DEPT." CFC 506
4. WHERE THE GATE WILL BE LOCKED AND THERE IS NO 24-HOUR ON-SITE VEHICLE ACCESS, INSTALLATION OF A KNOX BOX THAT ACCEPTS BOTH GATE AND KEYPAD COMBINATIONS (DUAL KEY) IS RECOMMENDED. IF THE GATE CAN BE REACHED BY EMERGENCY PERSONNEL FROM BOTH SIDES (SUCH AS FOR A SECONDARY EMERGENCY ACCESS ROADWAY SERVING A RESIDENTIAL TRACT), THE LOCK SHALL ALSO BE CAPABLE OF BEING ACCESSED FROM BOTH SIDES. KNOX BOXES SHALL BE PROVIDED AS NECESSARY TO ENSURE THAT THE LOCK CAN ACCESSED AND OPENED FROM ANY DIRECTION OF APPROACH AVAILABLE TO EMERGENCY PERSONNEL.

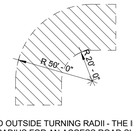
SCOPE OF WORK

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

VICINITY MAP



TYPICAL TURNING RADII LEGEND



INSIDE AND OUTSIDE TURNING RADII - THE INSIDE TURNING RADIUS FOR AN ACCESS ROAD SHALL BE A MINIMUM OF 20'-0". THE OUTSIDE TURNING RADIUS 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 56'-0" STRAIGHT LEG MUST BE PROVIDED BETWEEN THESE TYPES OF COMPOUND TURNS OR THE RADII AND/OR ROAD WIDTH MUST BE INCREASED ACCORDINGLY. SEE TTACHMENT 6. NOTE: TO ACCOMODATE THE CFC 503.2.4

PROJECT
REXFORD - 2411 N. GLASSELL ST
2411 N. GLASSELL STREET
CITY OF ORANGE, CA
6TH PLANNING SUBMITTAL

HERDMAN
ARCHITECTURE + DESIGN
A22-2023
08.19.2025

FIRE MASTER PLAN

NORTH

A1_1

8/19/2025 9:59:21 AM

0105

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_f)

PRESSURE DROP: 2 (h_f) $h_f^{.54}$: 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 (RipTide test equipment) ☑ 4" ☐ 2 ½"

HYDRANT #2 PITOT PSI ______ GPM ______ ☐ 4" ☐ 2 ½"

HYDRANT #3 PITOT PSI ______ GPM ______ ☐ 4" ☐ 2 ½"

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

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

DESIRED PRESSURE DROP: 50 (h_f) $h_f^{.54}$: 8.27 (PD2)

(1903.4 (Q1) X 8.27 (PD2)) / 1.45 (PD1) = 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 05/2023

Orange City Fire Department

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

FLOW TEST RECORD
FORMULAS

GPM – FLOW NFPA 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
3.250"	0.8051	841.7 – 2108.0
4.000"	0.7279	1152.6 – 2928.2

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

UL CERTIFIED SAFETY US EX29051

4" Outlet

1.	429	16.	1719
2.	607	17.	1772
3.	744	18.	1823
4.	859	19.	1872
5.	961	20.	1921
6.	1052	22.	2015
7.	1136	24.	2105
8.	1215	26.	2190
9.	1288	28.	2273
10.	1359	30.	2353
11.	1424	32.	2430
12.	1488	34.	2505
13.	1548	36.	2578
14.	1607	38.	2648
15.	1664	40.	2718

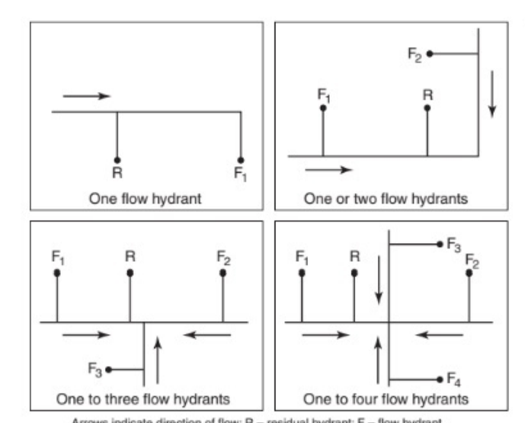
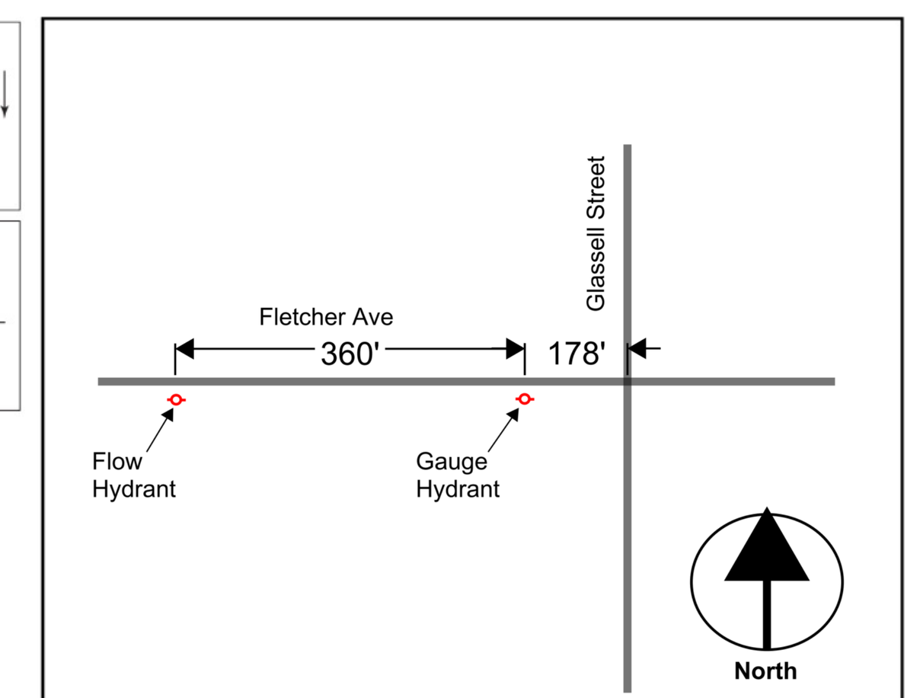


FIGURE 4.4.4 Suggested Test Layout for Hydrants.
*NFPA 291, 2022 Edition



Site map

REVISED 05/2023

THE RIPTIDE FLOW TESTING SYSTEM™

PSI	3.25"	4"	PSI	3.25"	4"
1	-	-	51	1812.3	2481.7
2	-	-	52	1830.0	2505.9
3	-	-	53	1847.5	2529.9
4	-	-	54	1864.8	2553.7
5	-	-	55	1882.0	2577.2
6	-	-	56	1899.0	2600.5
7	-	-	57	1915.9	2623.6
8	-	-	58	1932.7	2646.6
9	-	-	59	1949.2	2669.3
10	-	-	60	1965.7	2691.8
11	841.7	1152.6	61	1982.0	2714.1
12	879.1	1203.8	62	1998.2	2736.3
13	915.0	1253.0	63	2014.2	2758.3
14	949.5	1300.3	64	2030.2	2780.1
15	982.8	1345.9	65	2046.0	2801.7
16	1015.1	1390.0	66	2061.6	2823.2
17	1046.3	1432.8	67	2077.2	2844.5
18	1076.7	1474.4	68	2092.6	2865.6
19	1106.2	1514.8	69	2108.0	2886.6
20	1134.9	1554.1	70	-	2907.5
21	1162.9	1592.5	71	-	2928.2
22	1190.3	1630.0	72	-	-
23	1217.0	1666.6	73	-	-
24	1243.2	1702.4	74	-	-
25	1268.8	1737.6	75	-	-
26	1294.0	1772.0	76	-	-
27	1318.6	1805.7	77	-	-
28	1342.8	1838.9	78	-	-
29	1366.6	1871.4	79	-	-
30	1390.0	1903.4	80	-	-
31	1412.9	1934.9	81	-	-
32	1435.5	1965.8	82	-	-
33	1457.8	1996.3	83	-	-
34	1479.7	2026.3	84	-	-
35	1501.3	2055.9	85	-	-
36	1522.6	2085.1	86	-	-
37	1543.6	2113.8	87	-	-
38	1564.3	2142.2	88	-	-
39	1584.8	2170.2	89	-	-
40	1605.0	2197.9	90	-	-
41	1624.9	2225.2	91	-	-
42	1644.6	2252.1	92	-	-
43	1664.1	2278.8	93	-	-
44	1683.3	2305.1	94	-	-
45	1702.3	2331.2	95	-	-
46	1721.1	2356.9	96	-	-
47	1739.8	2382.4	97	-	-
48	1758.2	2407.6	98	-	-
49	1776.4	2432.6	99	-	-
50	1794.4	2457.3	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
3.250"	0.8051	841.7 – 2108.0
4.000"	0.7279	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"

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 MANUFACTURERS INSTALLATION INSTRUCTIONS

MADE IN USA (503) 482-8999 | WWW.HYDRA-TAP.COM | CUSTOMERSERVICE@HYDRA-TAP.COM MADE IN USA
USE OF THIS PRODUCT IS AT YOUR OWN RISK

CITY OF ORANGE

PUBLIC WORKS DEPARTMENT www.cityoforange.org

ENGINEERING DIVISION	MAINTENANCE DIVISION	TRAFFIC DIVISION	WATER DIVISION
(714) 744-5544	(714) 532-6480	(714) 744-5540	(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

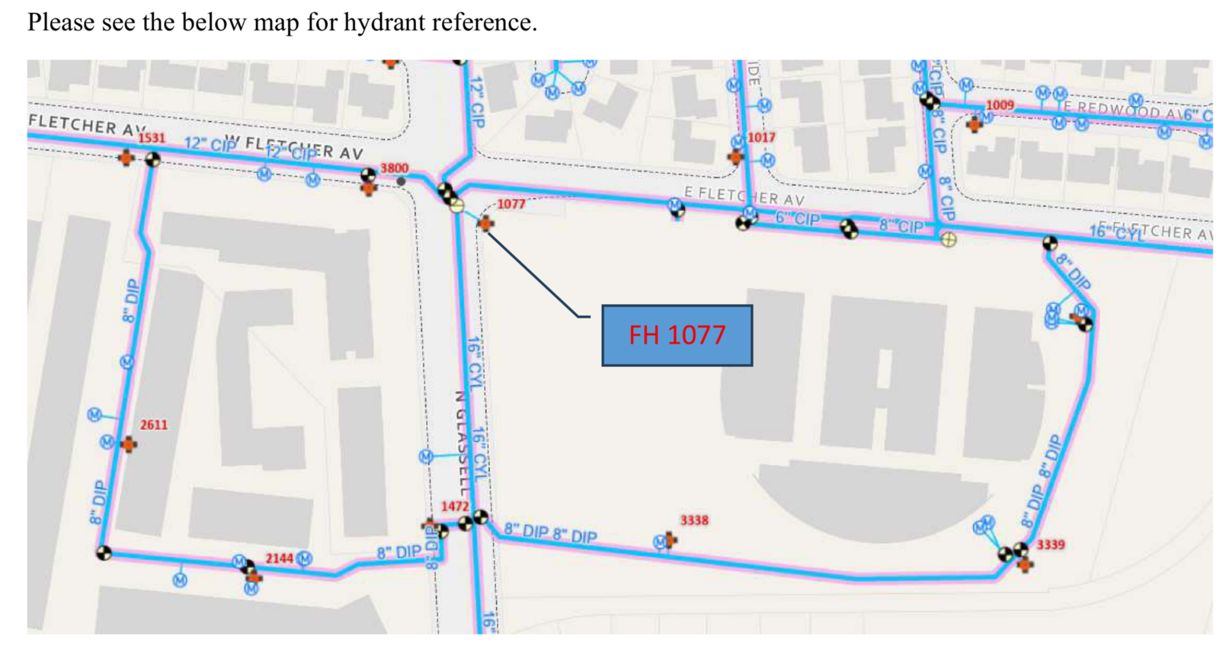
Information provided by: Tuan Cao

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

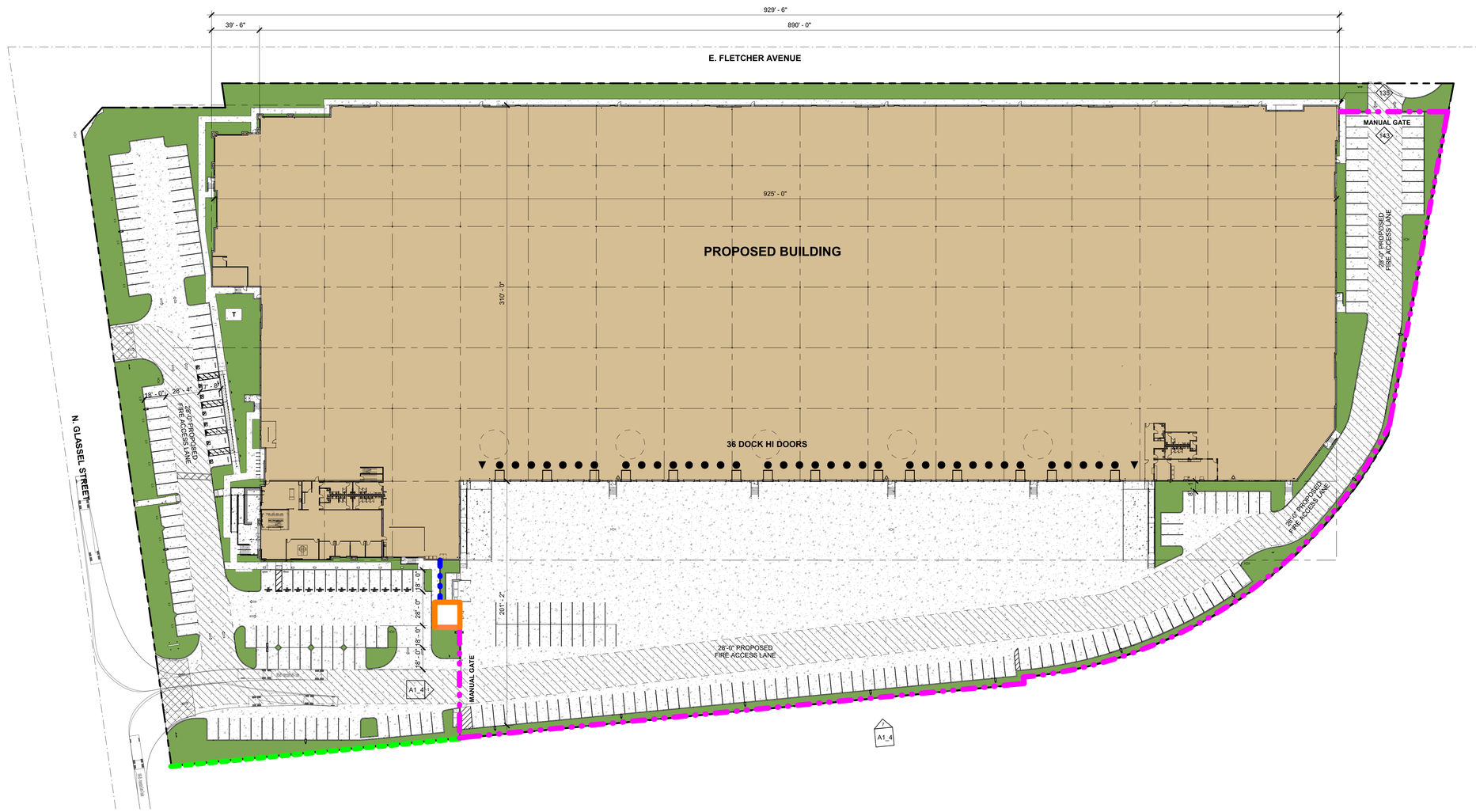
PROJECT
6TH PLANNING SUBMITTAL

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
REXFORD - 2411 N. GLASSELL ST
2411 N. GLASSELL STREET
CITY OF ORANGE, CA
6TH PLANNING SUBMITTAL

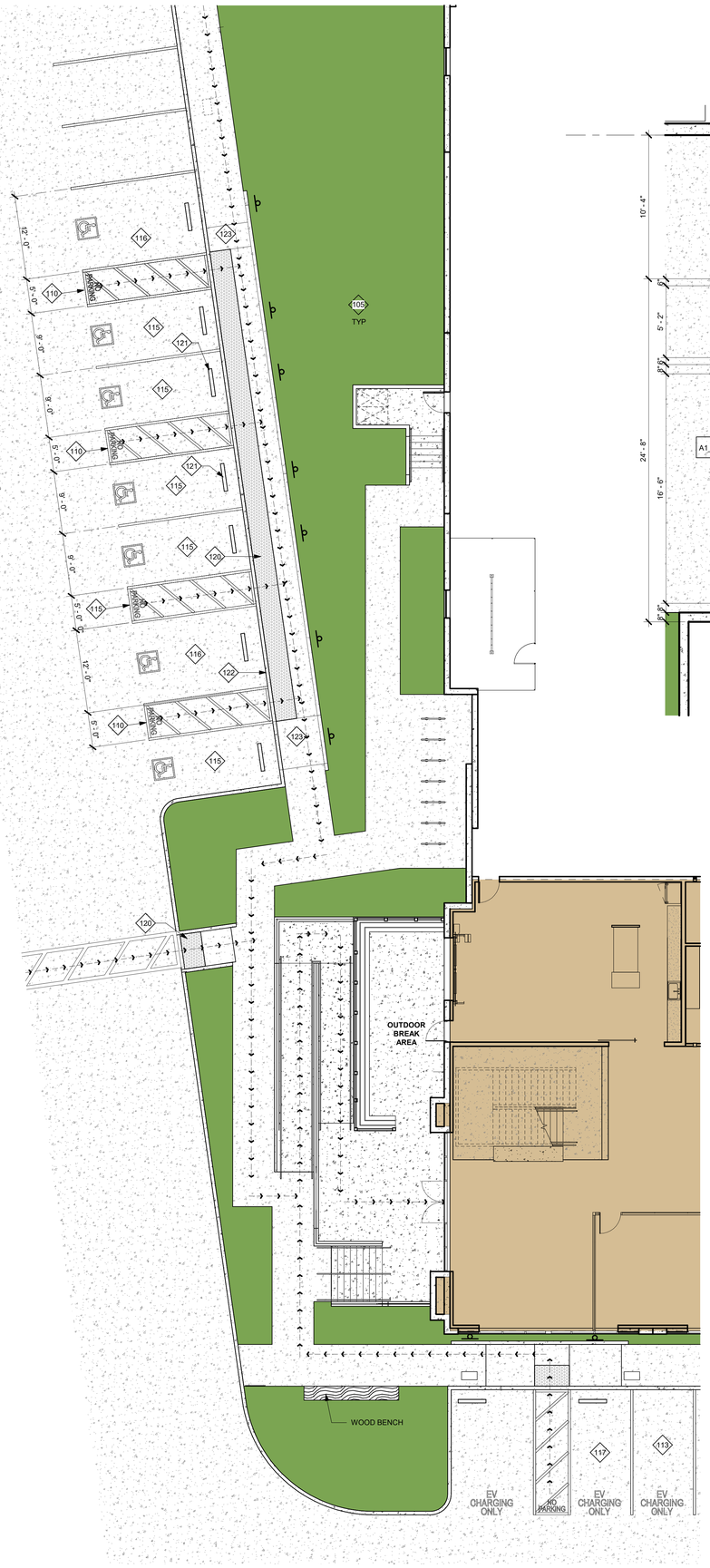
HERDMAN
ARCHITECTURE + DESIGN
A22-2023
08.19.2025

PROPOSED SITEWALL/FENCING PLAN

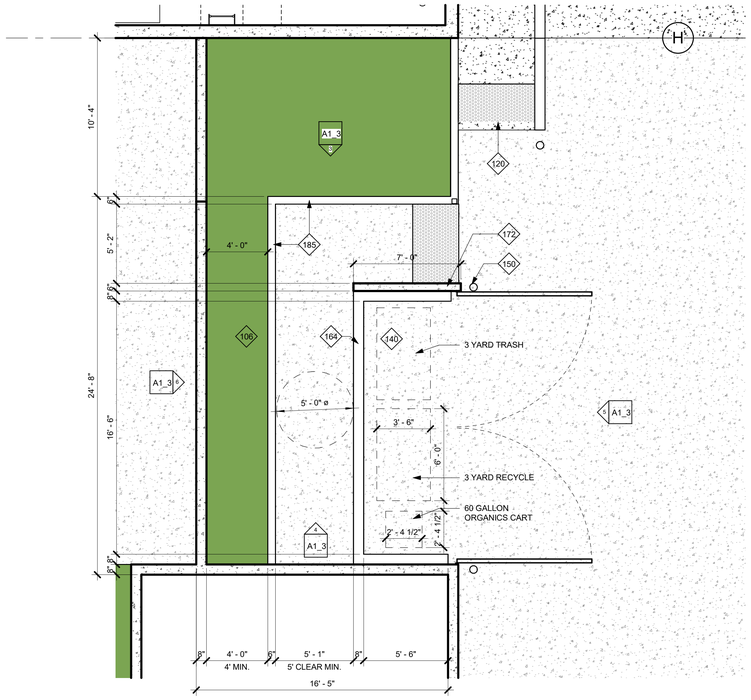
NORTH

A1_2

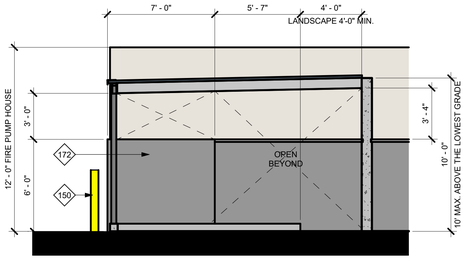
8/19/2025 9:59:27 AM



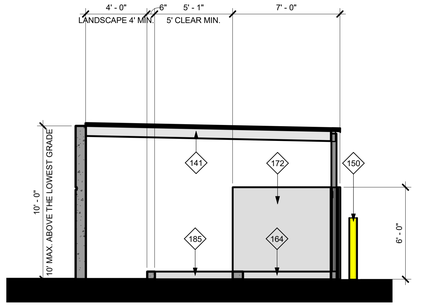
1 ENLARGED SITE PLAN
1/8" = 1'-0"



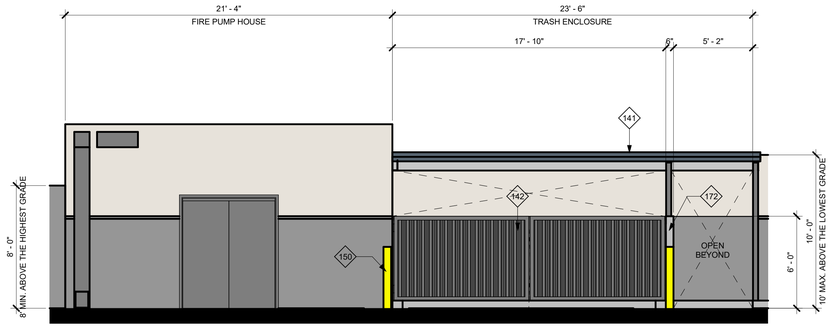
2 ENLARGED SITE PLAN TRASH ENCLOSURE
1/4" = 1'-0"



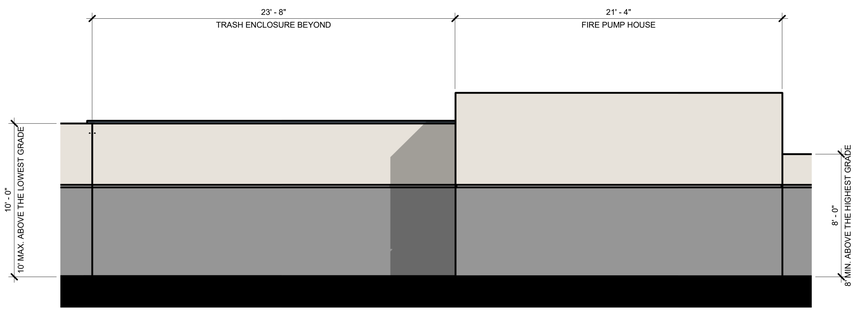
3 TRASH ENCLOSURE NORTH ELEVATION
1/4" = 1'-0"



4 TRASH ENCLOSURE SOUTH ELEVATION
1/4" = 1'-0"



5 TRASH ENCLOSURE EAST ELEVATION
1/4" = 1'-0"



6 TRASH ENCLOSURE WEST ELEVATION
1/4" = 1'-0"

KEYNOTES

106	@ SHADING, PROPOSED LANDSCAPING. SEE LANDSCAPE PLANS.
110	ACCESS AISLE FOR ACCESSIBLE PARKING STALL. 5'-0" WIDE
113	EVCS (ELECTRIC VEHICLE CHARGING STATION). PROVIDE EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT). MATCH STANDARD STALL SIZE.
115	STANDARD ACCESSIBLE PARKING STALL. 9'-0" WIDE x DEPTH OF STANDARD STALL.
116	VAN ACCESSIBLE PARKING STALL. 12'-0" WIDE x DEPTH OF STANDARD STALL
117	STANDARD ACCESSIBLE EVCS (ELECTRICAL VEHICLE CHARGING STATION). 9'-0" WIDE x DEPTH OF STANDARD STALL. PROVIDE ELECTRIC VEHICLE SUPPLY EQUIPMENT.
120	TRUNCATED DOME DETECTABLE WARNING SURFACE. MIN 3'-0" DEEP IN THE DIRECTION OF TRAVEL.
121	PRECAST CONCRETE WHEEL STOP. WHEEL STOPS ARE ONLY USED FOR ANGLED OR PERPENDICULAR PARKING SPACES ABUTTING PEDESTRIAN WALKWAYS BUT MAY ALSO BE USED ELSEWHERE. WHEN USED, WHEEL STOPS SHALL BE PLACED A MINIMUM OF 34 INCHES FROM THE FRONT END OF THE PARKING STALL.
122	ZERO CURB FACE.
123	CURB RAMP. 8.33% MAX SLOPE w/ 2% MAX CROSS SLOPE.
140	TRASH ENCLOSURE
141	PAINTED STEEL ROOF COVERING. HSS COLUMNS, HSS BEAMS, AND METAL DECK ROOFING.
142	PAINTED STEEL TRASH ENCLOSURE GATES. ALIGN TOP OF GATES WITH TOP OF ADJACENT ENCLOSURE WALL.
150	STEEL PIPE BOLLARD PROTECTION POST.
164	8"h x 8"w CONCRETE CURB.
172	CONCRETE TILT-UP TRASH ENCLOSURE WALL. MIN HEIGHT 6'-0" ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
185	6"h x 6"w CONCRETE CURB.

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 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)

SITE PLAN GENERAL NOTES

1. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
2. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS.
3. U.O.N., ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMESIONS 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. GENERAL CONTRACTOR TO FIELD VERIFY.
6. ALL ACCESSIBLE ROUTES INDENTIFIED 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/ 11A\0.2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS.
   d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" 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 END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERICAL 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 BIORETENSION 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.

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:

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 OPACI COAT).

PROJECT
REXFORD - 2411 N. GLASSELL ST
2411 N. GLASSELL STREET
CITY OF ORANGE, CA
6TH PLANNING SUBMITTAL

HERDMAN
ARCHITECTURE + DESIGN

A22-2023
08.19.2025

ENLARGED
SITE PLANS

NORTH

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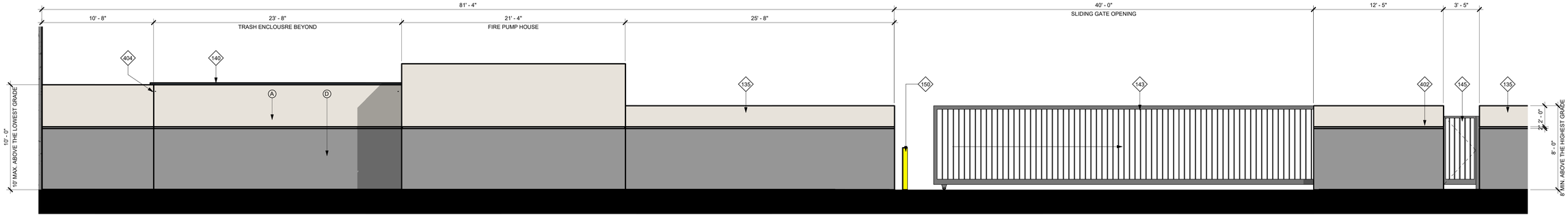
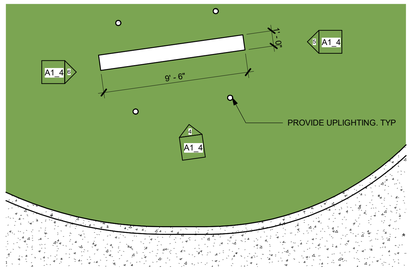
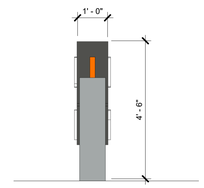


1 WEST GATE ELEVATION
1/4" = 1'-0"

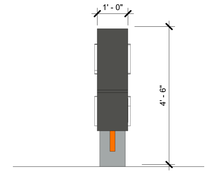


3 MONUMENT SIGN PLAN
1/4" = 1'-0"

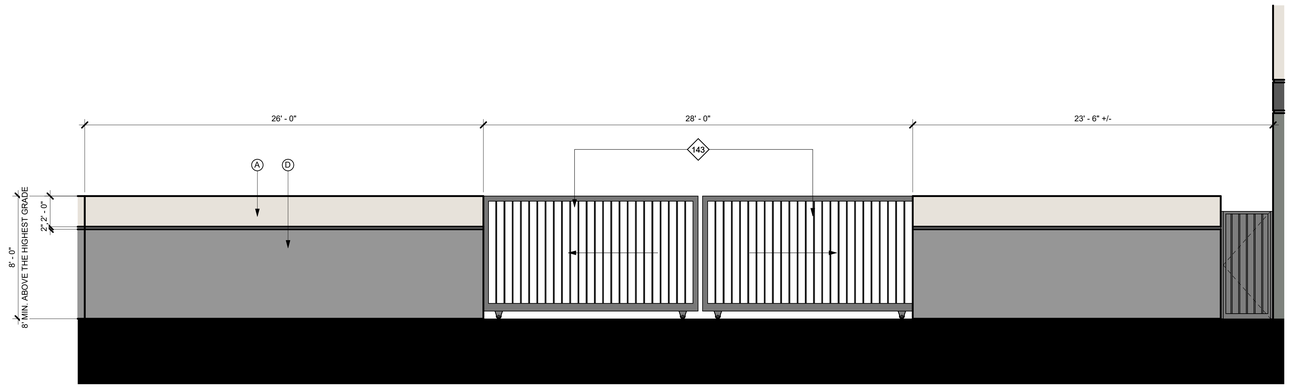
4 MONUMENT SIGN ELEVATION SOUTH
1/2" = 1'-0"



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

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.

SITE LEGEND

- LANDSCAPE AREA
- CONCRETE PAVING WHEN OCCURS @ PARKING AREAS, DRIVE AISLES, & OR TRUCK COURT. SEE CIVIL DRAWINGS FOR PAVING SECTIONS
- FH — 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)

EXTERIOR WALL COLOR LEGEND & NOTES

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- (B) EP-2 LIGHT GRAY EXTERIOR PAINT COLOR: SW 7671 ON THE ROCKS
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- (D) EP-5 CHARCOAL EXTERIOR PAINT COLOR: SW 7674 PEPPERCORN
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- (F) EF-1 FITZGERALD FORMLINERS 14655 FLUTED RIB: 0.5" DEEP, 2" ON CENTER, NATURAL CONCRETE FINISH
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- (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.

SITE PLAN GENERAL NOTES

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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.
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   d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
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8. A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERICAL 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 BIORETENSION 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.

NOTES:

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.
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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 OPACI COAT).

MONUMENT SIGN LEGEND

- 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 548 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 548 C · PANTONE 7540 C

GENERAL NOTES:

1. SIGNAGE FONT = **DIN CONDENSED BOLD**
2. COLORED SINTRA® PVC BOARD (OR APPROVED ALTERNATIVE). ½" THICK MATERIAL W/ ½" 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

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

6TH PLANNING SUBMITTAL

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A22-2023
08.19.2025

ENLARGED
SITE PLANS

NORTH

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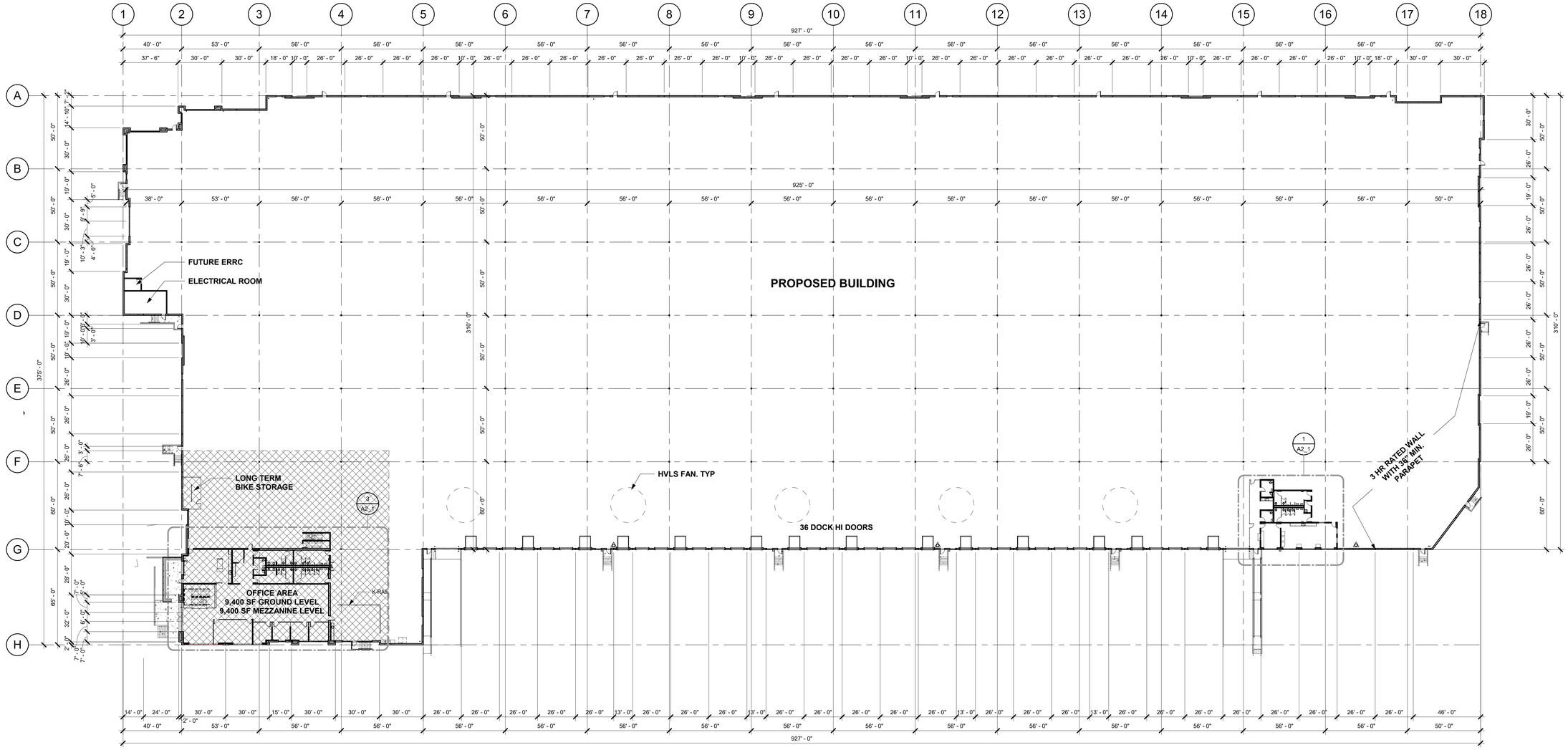

1 GROUND FLOOR PLANS
1" = 30'-0"

FLOOR PLAN LEGEND	
	EXTERIOR CONCRETE TILT-UP WALL PANEL OR INTERIOR CONCRETE TILT-UP MEZZANINE SHEAR WALL PANEL. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
	STOREFRONT GLAZING SYSTEM. SEE ENLARGED FLOOR PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
	METAL STUD NON BEARING PARTITION WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION
	WOOD STUD BEARING WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.
	STRUCTURAL BUILDING COLUMNS
	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
	FIRE SPRINKLER RISER. SEE FIRE PROTECTION PLANS AND 7/AD5.0.
0000	DOOR TAG. SEE SHEET A8.0 FOR DOOR SCHEDULE
A	WINDOW TAG. SEE SHEET A8.0 FOR WINDOW SCHEDULE
000	STOREFRONT TAG. SEE SHEETS A8.0.1 & A8.0.2 FOR STOREFRONT SCHEDULE
00	WALL TAG

FLOOR PLAN GENERAL NOTES
1. WHERE A MEZZANINE OCCURS AND A 1" TOPPING IS CALLED OUT FOR IN THE STRUCTURAL DRAWINGS, PROVIDE A 1" THICK TOPPING OF GYP-CRETE 2000 WITH A MINIMUM STRENGTH OF 2,500 PSI.
2. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT AND THE CBC/CFC. REQUIREMENTS AND LOCATIONS TO BE DETERMINED IN THE FIELD BY THE FIRE DEPARTMENT INSPECTOR.
3. ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE SEALED WITH APPROVED FIRE CAULKING. SEE SHTS A02.3, & A22.4.
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.
5. PROVIDE ILLUMINATED AND TACTILE EXIT SIGNAGE. SEE EXITING & SIGNAGE PLANS.
6. SEE CIVIL DRAWINGS FOR ALL UTILITY POINTS OF CONNECTION. GENERAL CONTRACTOR TO VERIFY LOCATIONS.
7. PROVIDE PIPE BOLLARD PROTECTION POSTS @ FIRE RISERS & ELECTRICAL GEAR AS REQUIRED BY THE ELECTRICAL AND FIRE PROTECTION PLANS. SEE 7/AD5.0 FOR ADDITIONAL INFORMATION.
8. FOR REQUIRED LANDINGS @ ALL INTERIOR & EXTERIOR DOORS, SEE 11/A0.2.1.
9. NO SMOKING IS ALLOWED WITHIN 25' OF ALL BUILDING ENTRANCES. PER GREEN BUILDING STANDARD CODE DIVISION 5.504.7. POST REQUIRED SIGNAGE.
10. U.O.N @ INTERIOR PARTITIONS, FINISHED HINGE SIDE OF JAMB TO BE 6" FROM FINISHED SURFACE OF INTERSECTING WALL.

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08.19.2025

GROUND
LEVEL FLOOR
PLANS

NORTH

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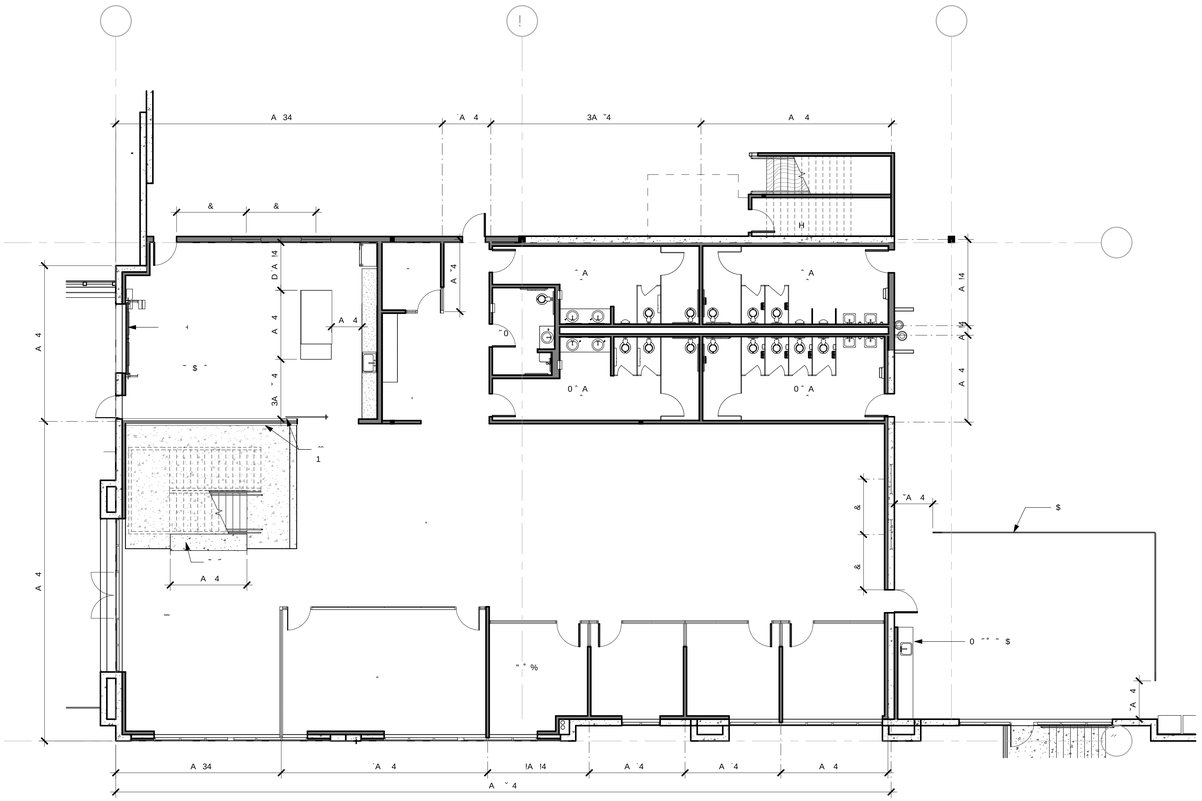

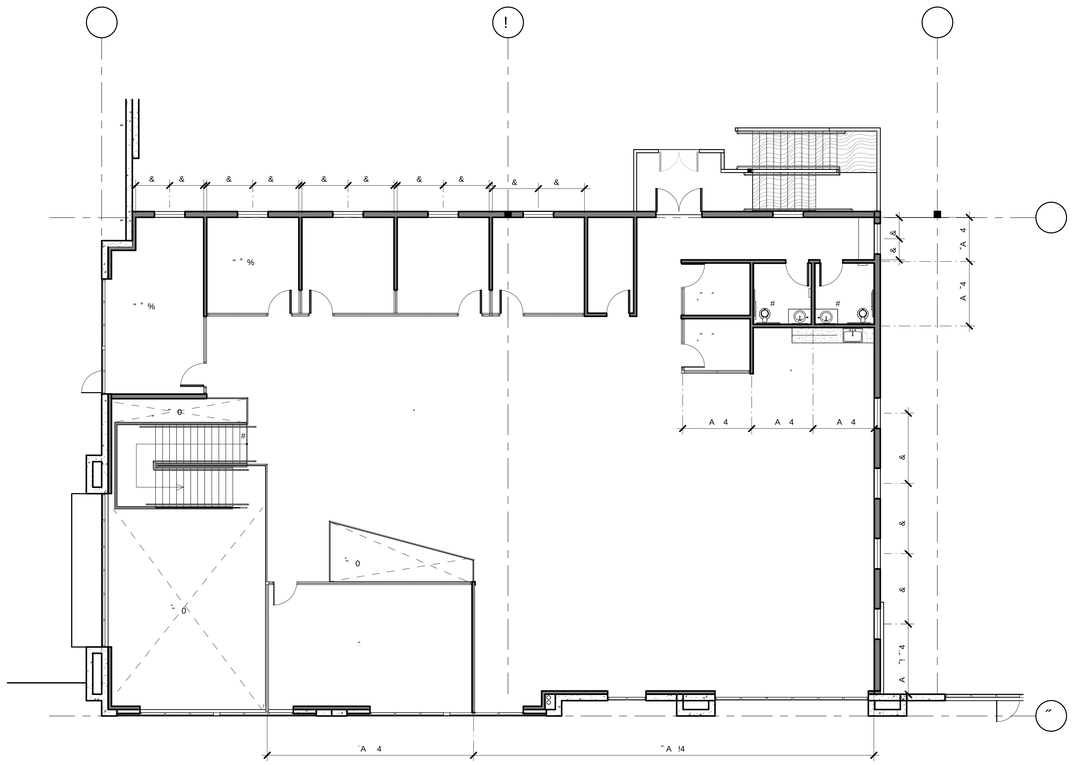

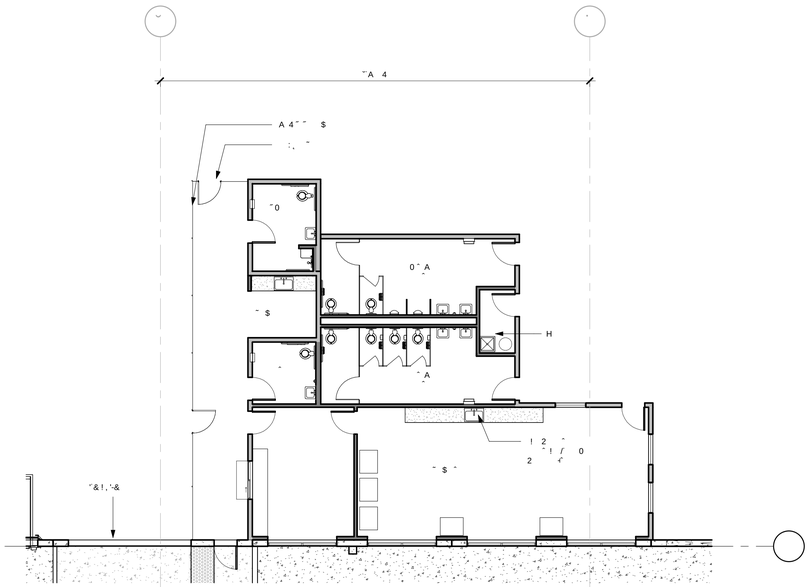

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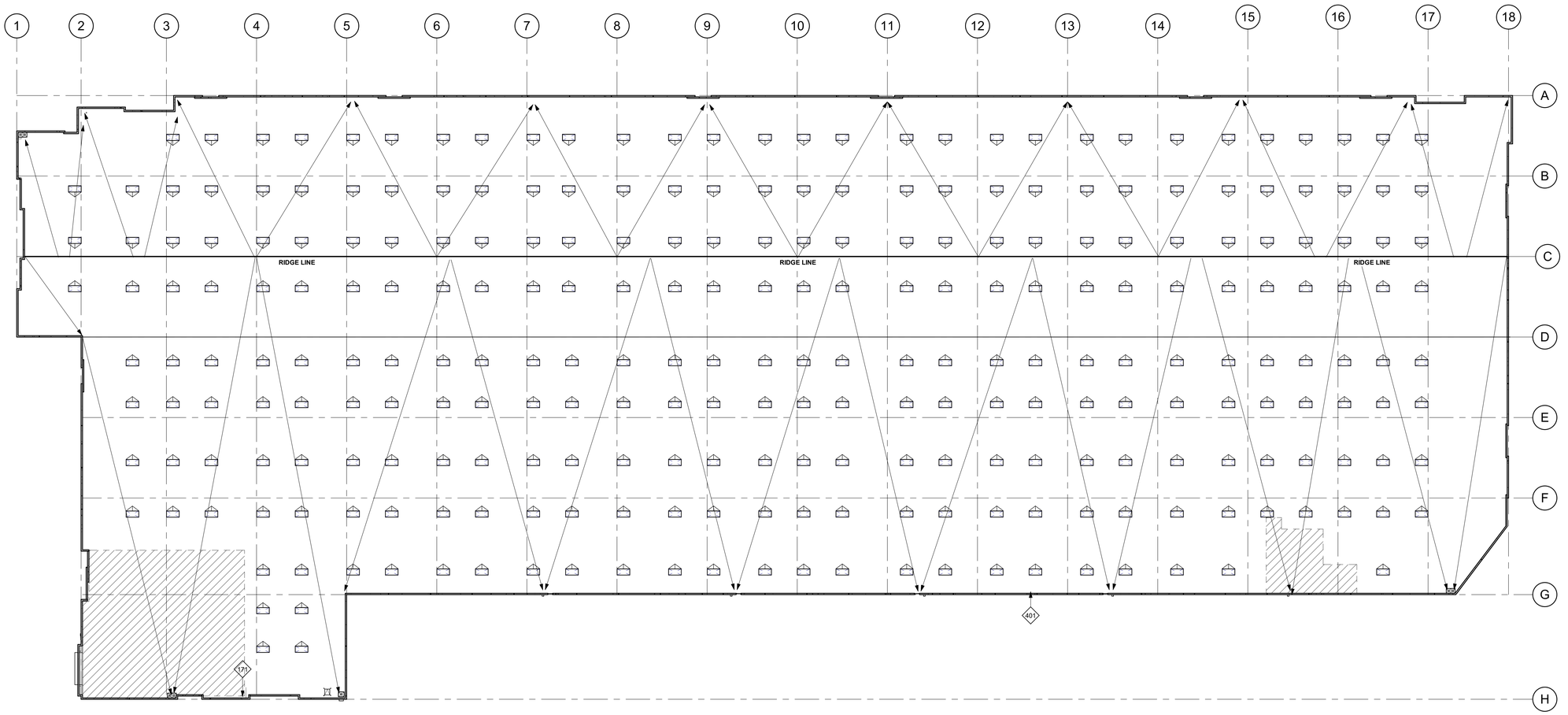

1 PROPOSED ROOF PLAN
1" = 30'-0"

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 (CCRR-0333), GAF (UL ER 1308-02), JOHNS MANVILLE (UL ER 10187-03), 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.
4. GENERAL CONTRACTOR SHALL CONFIRM THE ROOF ELEVATIONS SHOWN ON THE ARCHITECTURAL ROOF PLAN WITH THE STRUCTURAL DRAWINGS.
5. GENERAL CONTRACTOR SHALL VERIFY THERE IS POSITIVE ROOF DRAINAGE AT ALL AREAS OF THE ROOF PRIOR TO INSTALLING RIGID INSULATION OR BUILT UP ROOFING.
6. GENERAL CONTRACTOR TO PROVIDE CRICKETING ON THE HIGH SIDE OF ALL SKYLIGHTS, SMOKE HATCHES, ROOF HATCHES, AND MECHANICAL EQUIPMENT. SEE 9/AD3.0
7. GENERAL CONTRACTOR TO COORDINATE ALL ROOF PENETRATIONS.
8. ALL MECHANICAL EQUIPMENT CONDENSATE DRAIN LINES TO BE RUN BELOW THE ROOF.
9. 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.
10. ALL EXPOSED WOOD CURBS TO BE PRESSURE TREATED DOUGLAS FIR.
11. ALL ROOF TOP EXHAUST FANS SHALL BE CENTERED DIRECTLY ABOVE A SPRINKLER HEAD. COORDINATE LOCATION AND INSTALLATION WITH THE FIRE PROTECTION PLANS.
12. 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.
13. GENERAL CONTRACTOR TO PROVIDE FOR CONTINUOUS ROOFING INSPECTION BY AN IRC ROOFING CONSULTANT OR AN EQUAL APPROVED BY THE OWNER.
14. WHEN REQUIRED BY TITLE 24 (SEE MECHANICAL DRAWINGS) THE ROOFING CAP 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).
15. ALL SUB-PURLIN HANGERS SHALL BE "Z-MAX" TRIPLE ZINC COATED BY "SIMPSON" OR EQUAL.
16. PROVIDE A ROOF TOP HOSE BIB NEAR THE OFFICE AND OR FUTURE OFFICE AREA. SEE PLAN FOR LOCATION.
17. PROVIDE WHITE FSKF SKRIM MEMBRANE OVER THE ENTIRE WAREHOUSE CEILING. SEE 4/AD3.2. CONFIRM REQUIREMENT WITH THE OWNER PRIOR TO ORDERING MATERIAL.
18. 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 =. 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

PROJECT
REXFORD - 2411 N. GLASSELL ST
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6TH PLANNING SUBMITTAL

HERDMAN
ARCHITECTURE + DESIGN

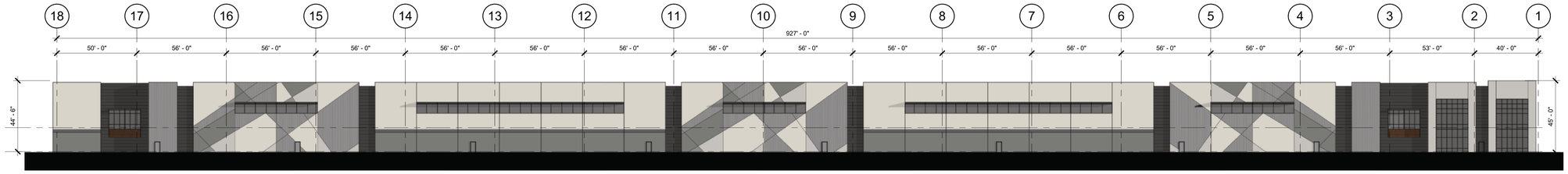
A22-2023
08.19.2025

ROOF PLAN

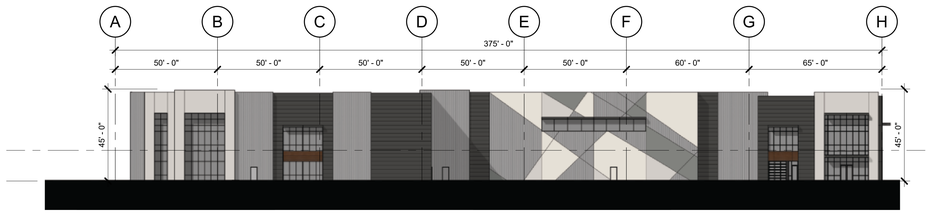
NORTH

A3

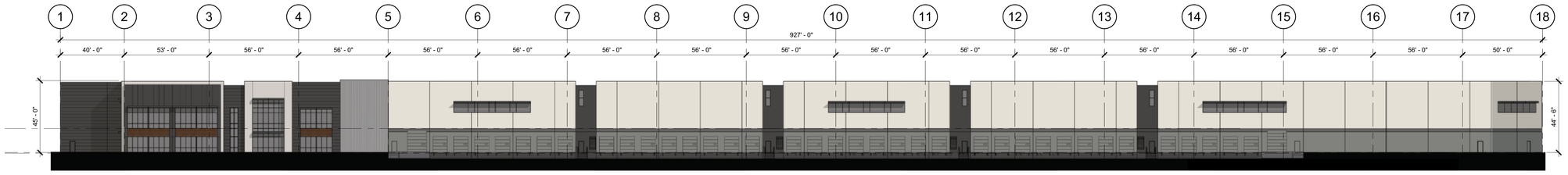
8/19/2025 9:59:36 AM



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:

1. FOR GLASS AND MULLION COLORS, SEE EXTERIOR COLORS, LEGEND & NOTES, THIS SHEET.
2. PROVIDE TEMPERED GLASS @ THE FOLLOWING:
   A. ALL SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE WALL PANELS
   B. ALL GLAZING WITHIN 18" OF AN ADJACENT WALKING SURFACE.
   C. ALL GLAZING WITH 24" OF ANY PORTION OF A DOOR.
3. @ SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE WALL PANELS, PROVIDE 1" DIA. VENTILLATION 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.
4. @ 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:

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 OPACI COAT).

PROJECT
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6TH PLANNING SUBMITTAL

HERDMAN
ARCHITECTURE + DESIGN
A22-2023
08.19.2025

EXTERIOR ELEVATIONS

A4

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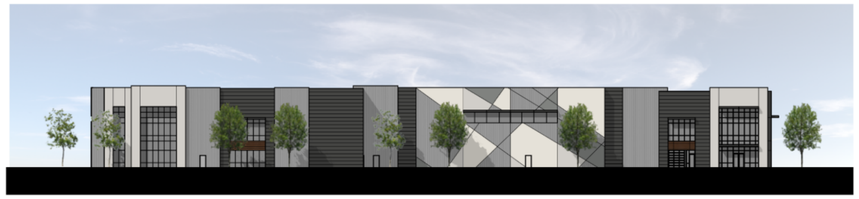
PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

PROPOSED SOUTH ELEVATION

PROPOSED EAST ELEVATION

GLAZING LEGEND & NOTES

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PROJECT
REXFORD - 2411 N. GLASSELL ST
2411 N. GLASSELL STREET
CITY OF ORANGE, CA
6TH PLANNING SUBMITTAL

HERDMAN
ARCHITECTURE + DESIGN

A22-2023
08.19.2025

EXTERIOR RENDERINGS

NORTH

A4_1

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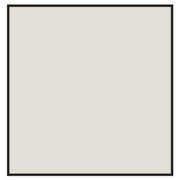
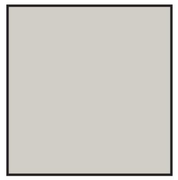
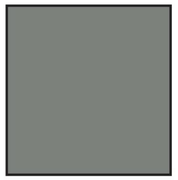


A. EP-1
EXTERIOR PAINT
SW 7003
TOQUE WHITE



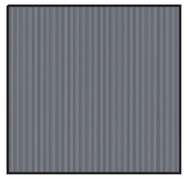
B. EP-2
EXTERIOR PAINT
SW 7671
ON THE ROCKS



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



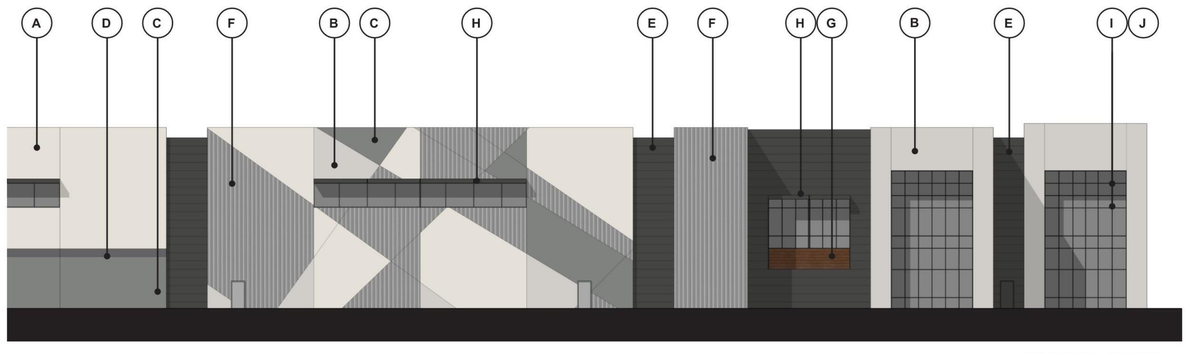
F. EF-1 EXTERIOR
FOLRMLINER
FITZGERALD
FORMLINERS
STYLE: 14655 FLUTED
RIB -.5” DEEP- 2” ON
CENTER, NATURAL
CONCRETE FINISH

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

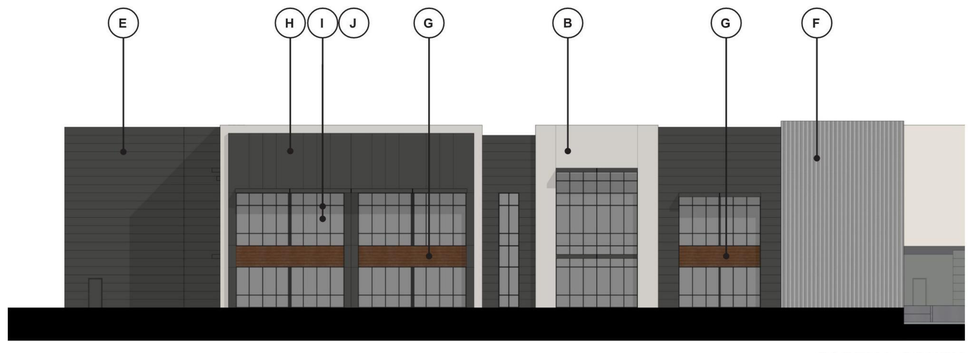
H. A-2 ALUCOBOND
NATURAL COLLECTION
BRUSHED CARBON

I. EM-2 EXTERIOR
STOREFRONT
FRAMING
BLACK ANODIZED

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



PARTIAL NORTH



PARTIAL SOUTH

PROJECT
REXFORD - 2411 N. GLASSELL ST
6TH PLANNING SUBMITTAL
2411 N. GLASSELL STREET
CITY OF ORANGE, CA

HERDMAN
ARCHITECTURE + DESIGN
A22-2023
08.19.2025

COLOR BOARD

A5

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DESIGN DEVELOPMENT REVIEW

2411 N. GLASSELL STREET INDUSTRIAL BUILDING

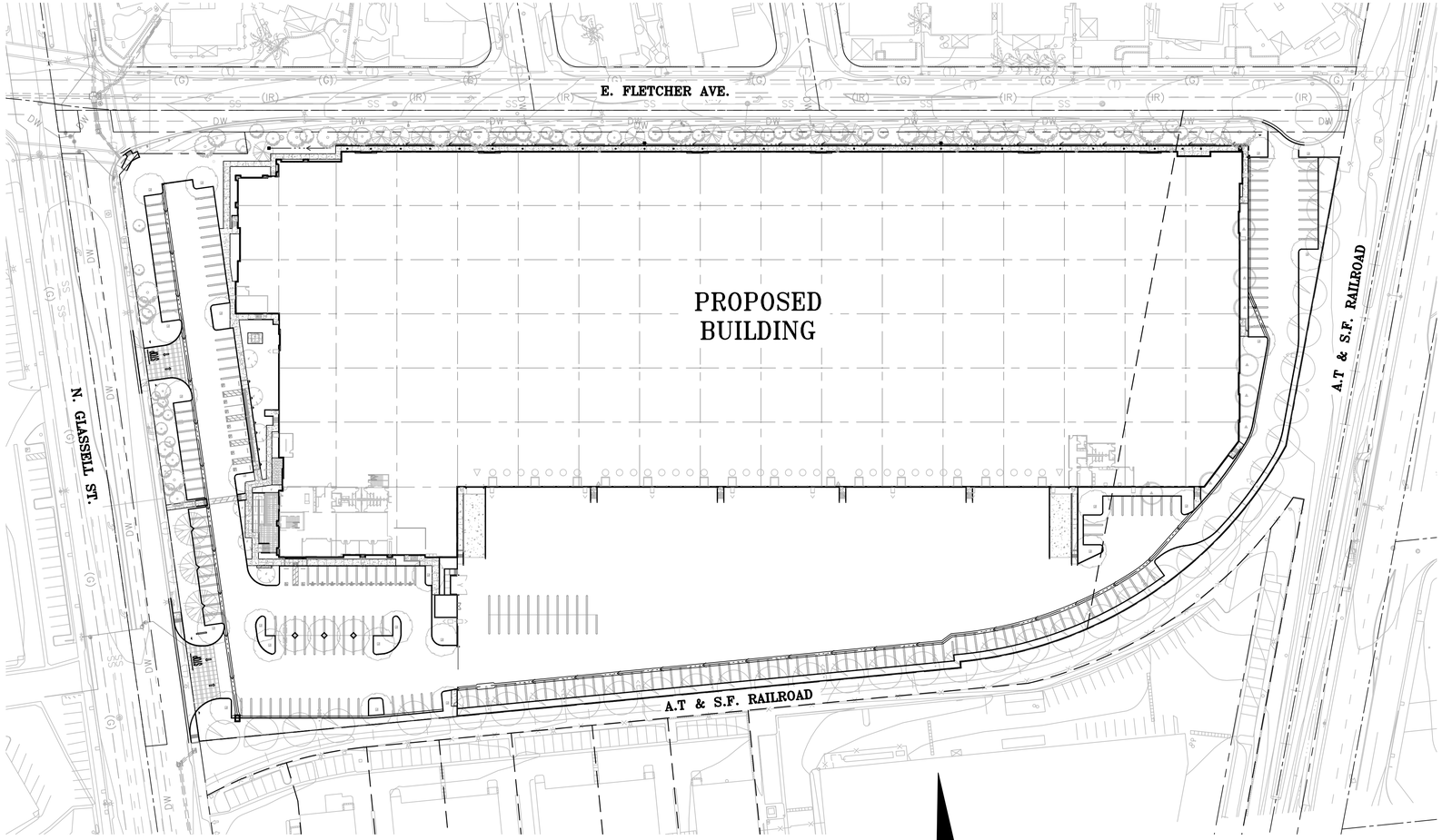
2411 N. GLASSELL STREET, ORANGE, CA
PARCELS 1 AND 2 AS SHOWN ON A PARCEL MAP FILED IN
BOOK 3 PAGE 25 OF PACEL MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY

LEGEND

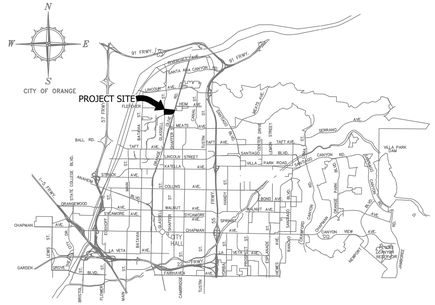
———	BOUNDARY
1165	FINISH GRADE
1168	EXISTING GRADE
(S)	EXISTING SEWER LINE
(W)	EXISTING WATER LINE
— — —	DEEPENED FOOTING
	SOUND WALL
	EXISTING STORM DRAIN LINE
S	PROPOSED SEWER LINE
W	PROPOSED WATER LINE
	PROPOSED STORM DRAIN LINE
1%	PROPOSED GRADIENT
XX.XX TC XX.XX FL	PROPOSED ELEVATIONS
(XX.XX TC)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

ABBREVIATIONS

DF	DEEPENED 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

RECORD DRAWING
ENGINEER (SIGNATURE) DATE

RECOMMENDED:
DATE PRINCIPAL CIVIL ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION	APPROVED

DIGALERT
DIAL TOLL FREE
811 or
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA

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) 08/21/2025 DATE

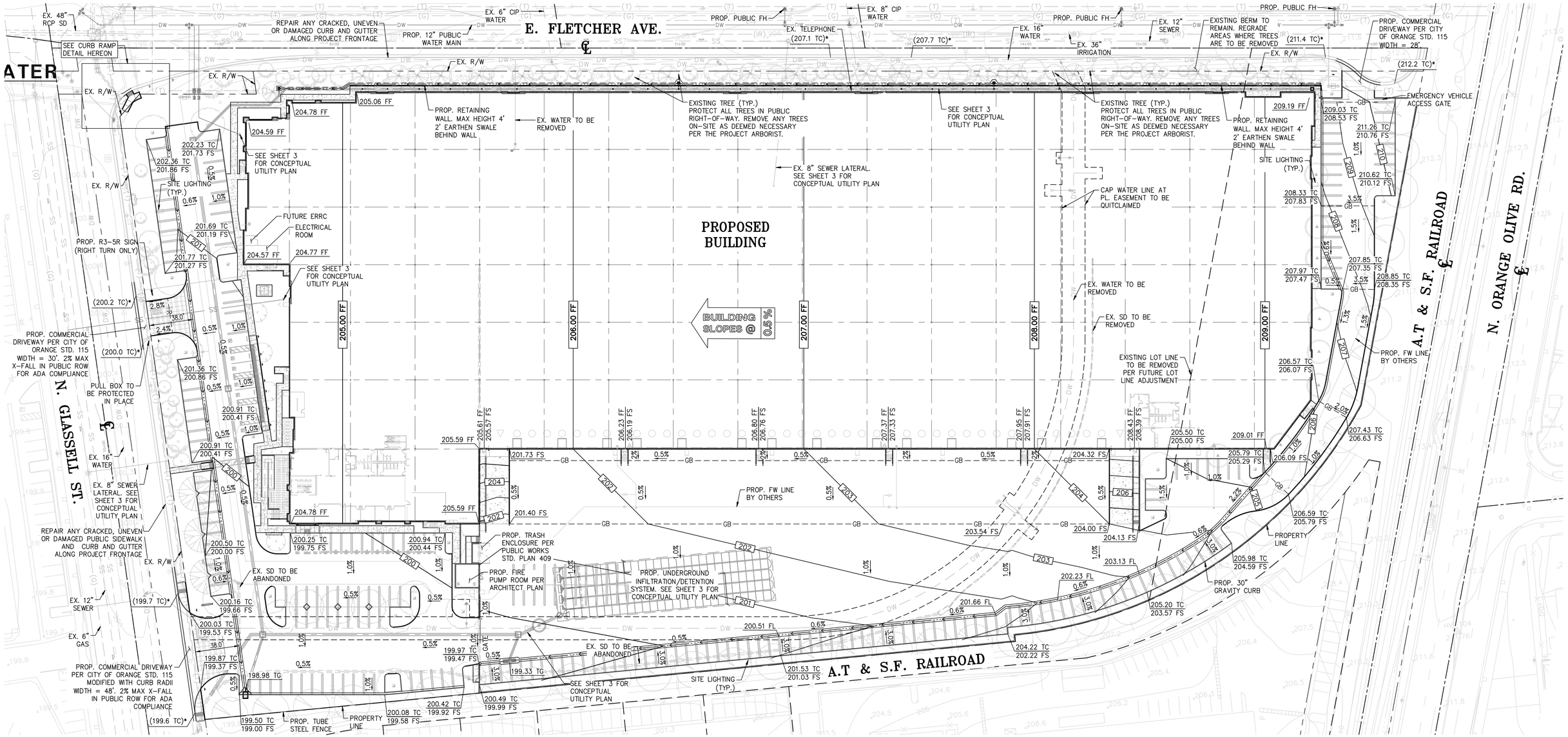
REGISTERED PROFESSIONAL ENGINEER
ADAM J. LUNZER
No. 77396
Expiration
06-30-27
CIVIL
STATE OF CALIFORNIA
SEAL

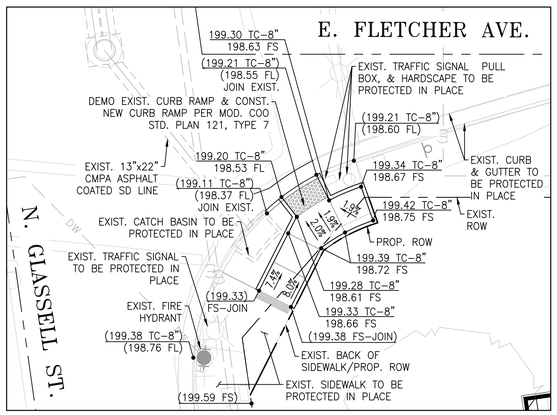
CITY OF ORANGE
OFFICE OF THE CITY ENGINEER

2411 N. GLASSELL STREET INDUSTRIAL BUILDING
TITLE SHEET

SCALE:	HORIZ.: NONE VERT.: NONE	SHEET No. 1 OF 3	
DRAWN BY:	JT	PROJECT NUMBER	SP-XXXX
CHECKED BY:	AL		

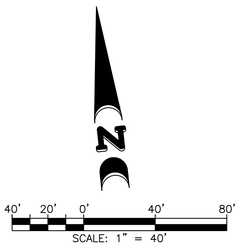
Q:\R3\14787.01 - Rexford Industrial - Glassell St\10 CADD & BIM\10.13 Civil\Sheets\Design Development Plan\314787-01-T-01.dwg, By: Townsend, Janen on 8/28/2025 10:51 AM





CURB RAMP DETAIL

SCALE: 1" = 10'



RECORD DRAWING

ENGINEER (SIGNATURE) DATE

RECOMMENDED:

DATE PRINCIPAL CIVIL ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION	APPROVED

DIGALERT

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UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA

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) 08/21/2025 DATE

REGISTERED PROFESSIONAL ENGINEER ADAM J. LUNZER No. 77396 Expiration 06-30-27 CIVIL STATE OF CALIFORNIA

SEAL

CITY OF ORANGE
OFFICE OF THE CITY ENGINEER

2411 N. GLASSELL STREET INDUSTRIAL BUILDING
CONCEPTUAL GRADING PLAN

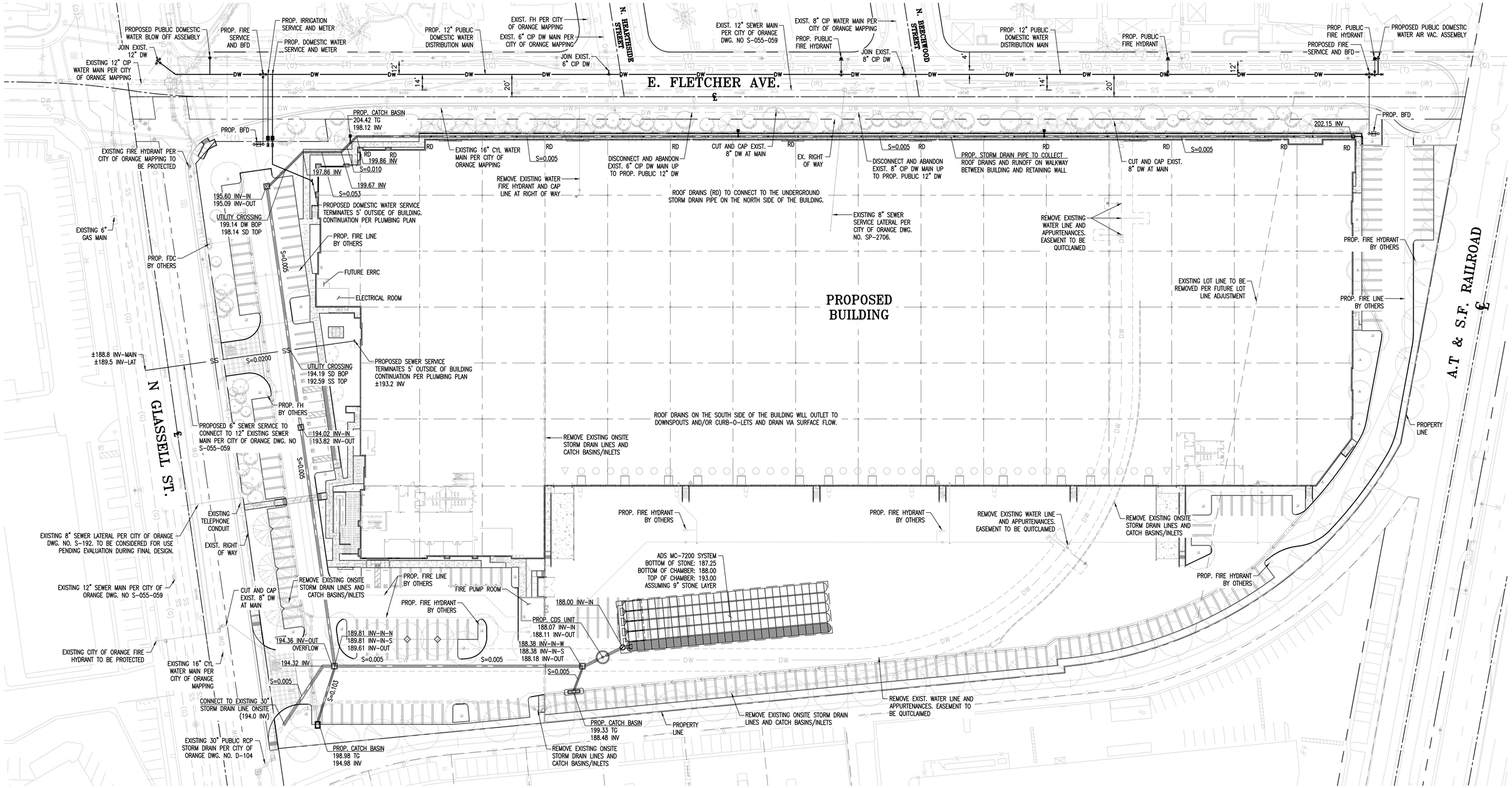
SCALE: HORIZ.: NONE VERT.: NONE

SHEET No. 2 OF 3

DRAWN BY: JT

CHECKED BY: AL

PROJECT NUMBER SP-XXXX



N

40' 20' 0' 40' 80'

SCALE: 1" = 40'

RECORD DRAWING

ENGINEER (SIGNATURE) DATE

RECOMMENDED:

DATE PRINCIPAL CIVIL ENGINEER

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Expiration
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CIVIL
STATE OF CALIFORNIA

SEAL

CITY OF ORANGE
OFFICE OF THE CITY ENGINEER

2411 N. GLASSELL STREET INDUSTRIAL BUILDING
CONCEPTUAL UTILITY PLAN

SCALE: HORIZ.: NONE
VERT.: NONE

SHEET No. 3 OF 3

DRAWN BY: JT

CHECKED BY: AL

PROJECT NUMBER 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
	Koelrueteria 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 'Monka'	OO-LA-LA Bougainvillea	5 gal.	Low
	Calandrinia s. 'Shinning Pink'	Shining Pink Rock Purslane	5 gal.	Low
	Callistemon viminalis 'Little John'	Dwarf Bottlebrush	5 gal.	Low
	Cistus purpureus	Orchid 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
	Leucadendron 'Safari Sunset'	Safari Sunset Conebush	5 gal.	Low
	Muhlenbergia capilaris	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 WULCOLS III HAS BEEN USED FOR DETERMINING SPECIES PLANT FACTOR FOR THE WATER USE CALULATIONS.

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 USE PLANTS. NO HIGH WATER USE PLANTS ARE USED.

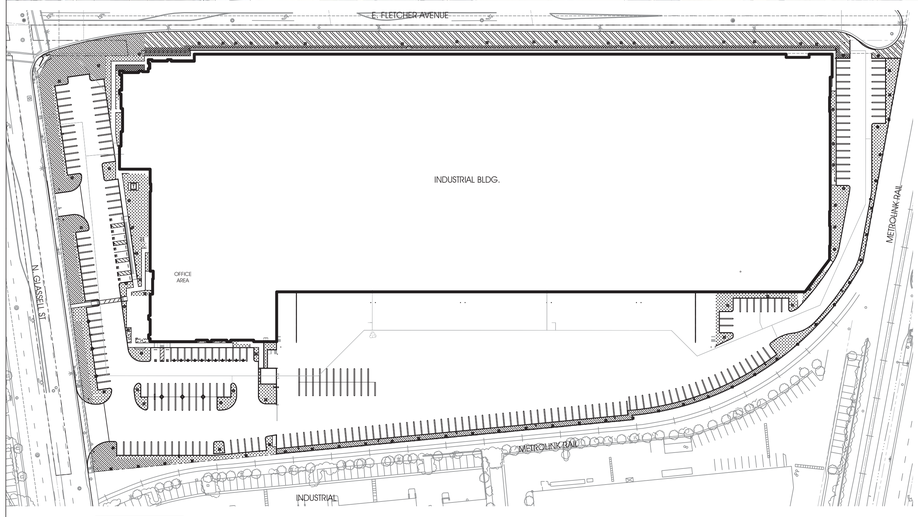
IRRIGATION SECTIONS/ HYDROZONES ARE SEPARATED BY CONSIDERING PLANT SPECIES FACTOR, PLANT DENSITY AND MICROCLIMATES. IF LOW WATER USE PLANTS ARE MIXED WITH MODERATE WATER USE PLANTS IN THE SAME HYDROZONE, THE MODERATE WATER USE FACTOR IS USED FOR WATER USE CALULATIONS. SEE HYDROZONE EXHIBIT TABLE.

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 GROUNDCOVER 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 CONSEVATION 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 M
HZ-6		Low	Shade	Low Volume Spray (Hunter M
HZ-7		Low	Sun	Drip

MWELO Appendix B – Water Efficient Landscape Worksheet

Project Name: Rexford Industrial Building

Project Location: Orange, CA

Reference Evapotranspiration (Eto):	CIMIS Station	Irvine	49.6			ETAF	Non-Residential	0.45	
Hydrozone	Planting Description	Plants' Water Use	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	124.4	3,827
HZ-2	Tree	Medium	0.5	Sun	Tree Bubbler	0.81	0.62	414	255.6	7,859
HZ-3	Shrub/GC/Vine	Low	0.2	Sun	Micro Spray-RAINBIRD SQ 2.5	0.75	0.27	20,035	5342.7	164,298
HZ-4	Shrub/GC/Vine	Low	0.2	Shade	Micro Spray-RAINBIRD SQ 2.5	0.75	0.27	4,253	1134.1	34,877
HZ-5	Shrub/GC/Vine	Low	0.2	Sun	Rotator-HUNTER MP 1000-3500	0.75	0.27	16,888	4503.5	138,491
HZ-6	Shrub/GC/Vine	Low	0.2	Shade	Rotator-HUNTER MP 1000-3500	0.75	0.27	17,492	4664.5	143,444
HZ-7	Shrub/GC/Vine	Low	0.2	Sun	Drip Emitter-RAINBIRD PCT	0.81	0.25	443	109.4	3,364
								*INCLUDES ROW AREA LANDSCAPE		
							Totals	(A) 60,029	(B) 16,134	496,158
Special Landscape Areas										
SLA-1	No SLA						1	0	0	0
SLA-2	No SLA						1	0	0	0
								(C)	(D)	
							Totals	0	0	0
									ETWU Total	496,158
								Maximum Allowed Water Allowance (MAWA)		830,705

ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area

0.62 is a conversion factor that converts to acre-inches per acre per year to gallon per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential area and 0.45 for non-residential areas.

MAWA (Annual Gallons Allowed) = Eto x 0.62 x [(ETAF x LA) + ((1-ETAF) X SLA)]

ETAF Calculations — Average ETAF for Regular landscape Area must be **0.55** or below for residential area, and **0.45** or below for non-residential areas.

Regular Landscape Areas		All Landscape Areas	
Total ETAF x Area (B)	16134.2	Total ETAF x Area (B+D)	**16134.2**
Total Area (A)	60029	Total Area (A+C)	**60,029**
Average ETAF (B/A)	**0.27**	Sitewide ETAF (B+D) / (A+C)	**0.27**

TREE PROTECTION AND REPLACEMENT COMPLIANCE

1. PRIOR TO PROJECT APPROVAL THE DEVELOPER SHALL RETAIN A CITY-APPROVED BIOLOGIST OR ARBORIST TO PREPARE A TREE PROTECTION, REPLACEMENT, AND MONITORING PROGRAM CONFORMING TO THE CITY MUNICIPAL CODE.
2. TREE PROTECTION SHALL CONFORM TO A TREE SURVEY REPORT IDENTIFYING SIZE, SPECIES, AND HEALTH CONDITION OF EXISTING TREES TO BE PROTECTED IN PLACE, TRIMMED AND/OR PRUNED, AND THOSE TO BE REMOVED.
3. A FINAL REPORT SHALL INCLUDE THE FINAL NUMBER OF REPLACEMENT TREES PER THE CITY'S REPLACEMENT RATIO.
4. THE DEVELOPER SHALL SUBMIT A COPY OF THE BUILDING AND GRADING PLANS FOR CITY REVIEW PRIOR TO THE ISSUANCE OF BUILDING OR GRADING PERMITS.
5. CITY SHALL APPROVE THE MONITORING PROGRAM AND SHALL CONDUCT SITE INSPECTIONS FOR ALL DEVELOPMENT PHASES ASSURING COMPLIANCE.

LANDSCAPE AREA TABULATION

GROSS SITE AREA	527,176 SF
MIN. LANDSCAPE REQUIRED (10%)	52,717 SF
LANDSCAPE AREA PROVIDED	64,403 SF*
*INCLUDES PLANTED AND WALKWAY AREAS	

PARKING LOT LANDSCAPE AREA TABULATION

PARKING LOT AREA	38,064 SF
MIN. LANDSCAPE REQUIRED (10%)	3,806 SF
LANDSCAPE AREA PROVIDED (40%)	15,335 SF

PARKING LOT SHADING:

TOTAL PARKING STALLS PROPOSED	247
PARKING LOT AREA	38,064 SF
TREES REQUIRED PER 50% SHADING REQUIREMENT	20,169 SF
TOTAL SHADED AREA PROVIDED (34.7%)	13,220 SF

TREE QUANTITIES:

TOTAL PROPERTY LINE PERIMETER (3,073' / 36)	85
TOTAL BUILDING PERIMETER (2,579' / 36)	71
TOTAL PARKING LENGTH (220 X 9=1,980' / 36)	55
TOTAL TREES REQUIRED	211
TOTAL TREES PROVIDED (INCLUDING EXISTING TREES TO REMAIN)	166

CONCEPTUAL LANDSCAPE PLAN

REXFORD INDUSTRIAL BUILDING

2411 N. GLASSEL AVENUE, ORANGE, CA

HERDMAN ARCHITECTURE + DESIGN

Rexford Industrial

0' 20' 40' 80' 120'

SCALE: 1" = 40'

CDPC PROJECT NO. 24055

AUGUST 19, 2025

NORTH

conceptual design + planning company
1675 Scenic Drive, Suite 200
Costa Mesa, CA 92626
T: 949.399.0870
www.cdpcinc.com
COSTA MESA • CENTRAL COAST • LAS VEGAS

L-1

TREES


Cercis canadensis 'Forest Pansy'
Forest Pansy Redbud


Koelrueteria paniculata
Golden Rain Tree


Podocarpus gracilior
Fern Podocarpus


Laurus 'Saratoga'
Satatoga 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 vimimalis '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


Westringia fruticosa 'Blue Gem'
Blue Gem Coast Rosemary

HERDMAN
ARCHITECTURE + DESIGN

CONCEPTUAL LANDSCAPE PLAN

REXFORD INDUSTRIAL BUILDING
2411 N. GLASSEL AVENUE, ORANGE, CA

Rexford Industrial

0' 20' 40' 80' 120'
SCALE: 1" = 40'
CDPC PROJECT NO. 24055
AUGUST 19, 2025

NORTH

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1675 Scenic Drive, Suite 200
Costa Mesa, CA 92626
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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 T5W 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

PROJECT
REXFORD - 2411 N. GLASSEL ST
CITY OF ORANGE, CA
1ST PLANNING SUBMITTAL

RPM
Engineers, Inc.
100 DISCOVERY
Irvine, Ca. 92618
Tel: 949-580-2624
Fax: 949-450-1454
Contact: Eric Tra
e-mail: erict@rpmpe.com

REGISTERED PROFESSIONAL ENGINEER
LAN V. NGUYEN
No. E15596
Exp.12-31-2025
ELECTRICAL
STATE OF CALIFORNIA
08/19/2025

HERDMAN
ARCHITECTURE + DESIGN

SITE
PHOTOMETRIC PLAN

NORTH

E-1.0

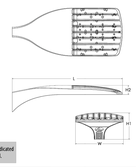
RPM #25-001C 08/19/25

D-Series Size 1
LED Area Luminaire

d-series

Specifications

EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)



Catalog Number
Notes
Type

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

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

design select

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

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature [1]	Color Rendering Index [1]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 P9 P5 **Rotated optics** P10 [2] P12 [2] P11 [2] P13 [2]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T2LG Type II low glare [3] T4M Type IV medium T4LG Type IV low glare [3] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control [3] BLC4 Type IV backlight control [3] LCCO Left corner cutoff [3] RCCO Right corner cutoff [3]	MVOLT (120V-277V) [4] HVOLT (347V-480V) [4] XVOLT (277V-480V) [5] 120 [6,7,8] 208 [6,7,8] 240 [6,7,8] 277 [6,7,8] 347 [6,7,8] 480 [6,7,8]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling [9] RPA5 Round pole mounting #5 drilling [9] SPARN Square narrow pole mounting #8 drilling WBA Wall bracket [10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [11,12,13] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [11,12,13] PER NEMA twist-lock receptacle only (controls ordered separate) [14] PER5 Five-pin receptacle only (controls ordered separate) [14,15]	PER7 Seven-pin receptacle only (controls ordered separate) [14,15] FAO Field adjustable output [11,15] BL30 Bi-level switched dimming, 30% [11,15] BL50 Bi-level switched dimming, 50% [11,15] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [11] DS Dual switching [9,10,11]	**Shipped installed** SPD20KV 20KV surge protection HS Houseside shield (black finish standard) [16] L90 Left rotated optics [1] R90 Right rotated optics [1] CCE Coastal Construction [17] HA 50°C ambient operation [18] BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V) [6] DF Double fuse (208, 240, 480V) [6] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING.
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

DSX1-LED
Rev. 01/28/25
Page 1 of 10

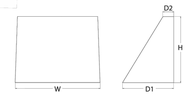
WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

Catalog Number
Notes
Type

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

Specifications

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



Introduction

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

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

design select

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*See ordering tree for details

WDGE LED Family Overview

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

Ordering Information

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

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

Options		Finish
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min) E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min) PE Photocell, Button Type [8] DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) [9] BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points. CCE Coastal Construction [3]	**Standalone Sensors/Controls** PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. **Networked Sensors/Controls** NLTAIR2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights. NLTAIR2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights. NLTAIRE2 PIR Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights. NLTAIRE2 PIRH Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights. See page 4 for out of box functionality	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

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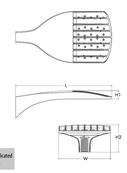
WDGE2 LED
Rev. 02/24/25

D-Series Size 0
LED Area Luminaire

d-series

Specifications

EPA: 0.44 ft² (0.04 m²)
Length: 26.18" (66.5 cm)
Width: 14.06" (35.7 cm)
Height H1: 2.26" (5.7 cm)
Height H2: 7.46" (18.9 cm)
Weight: 23 lbs (10.4 kg)



Catalog Number
Notes
Type

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

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

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

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature [1]	Color Rendering Index [1]	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 **Rotated optics** P10 [2] P12 [2] P11 [2] P13 [2]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T2LG Type II low glare [3] T4M Type IV medium T4LG Type IV low glare [3] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control [3] BLC4 Type IV backlight control [3] LCCO Left corner cutoff [3] RCCO Right corner cutoff [3]	MVOLT (120V-277V) [4] HVOLT (347V-480V) [4] XVOLT (277V-480V) [5] 120 [6,7,8] 208 [6,7,8] 240 [6,7,8] 277 [6,7,8] 347 [6,7,8] 480 [6,7,8]	**Shipped included** SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole) RPA Round pole mounting (#8 drilling, 3" min. RND pole) SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole) [9] RPA5 Round pole mounting (#5 drilling, 3" min. RND pole) [9] SPARN Square narrow pole mounting (#8 drilling, 3" min. SQ pole) WBA Wall bracket [10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [11,12,13] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [11,12,13] PER NEMA twist-lock receptacle only (controls ordered separate) [14] PER5 Five-pin receptacle only (controls ordered separate) [14,15]	PER7 Seven-pin receptacle only (controls ordered separate) [14,15] FAO Field adjustable output [11,15] BL30 Bi-level switched dimming, 30% [11,15] BL50 Bi-level switched dimming, 50% [11,15] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [11]	**Shipped installed** HS Houseside shield (black finish standard) [16] L90 Left rotated optics [1] R90 Right rotated optics [1] CCE Coastal Construction [17] HA 50°C ambient operation [18] BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V) [6] DF Double fuse (208, 240, 480V) [6] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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DSX0-LED
Rev. 01/28/25
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PROJECT
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REGISTERED PROFESSIONAL ENGINEER
ALAN V. NGUYEN
No. E15596
Exp.12-31-2025
ELECTRICAL
STATE OF CALIFORNIA
08/19/2025

HERDMAN
ARCHITECTURE + DESIGN

LIGHT FIXTURE
SPECIFICATION SHEETS

NORTH

E-1.1

RPM #25-001C 08/19/25