AGENDA

Design Review Committee

November 19, 2025

5:30 PM Regular Session

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

Hayden Beckman
Planning Manager

Nathalie Adourian
City Attorney

Schyler Moreno
Administrative Assistant

MARYANNE SKORPANICH
Chair

JERICO FARFAN
Vice Chair

ANNE MCDERMOTT
Committee Member

ROBERT GROSSE
Committee Member

GREG LEDESMA
Committee Member

MICHAEL LOPEZ
Committee Member

ADRIENNE GLADSON
Committee Member

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

Agenda Information

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

Public Participation

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

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

1) In-person

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

(Continued on page 2)

2) Written Public Comments via eComment

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

3) Public Comments via recorded voicemail message

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

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

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

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

APPEAL PROCEDURE

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

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

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

1. OPENING/CALL TO ORDER

1.1 PLEDGE OF ALLEGIANCE

Vice Chair Jerico Farfan

1.2 ROLL CALL

2. PUBLIC COMMENTS

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

3. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Design Review Committee and will be enacted by one motion. There will be no separate discussion of said items unless members of the Design Review Committee, staff or the public request specific items removed from the Consent Calendar for separate action.

3.1. Approval of minutes of the City of Orange Design Review Committee Regular Meetings held on August 20, 2025 and September 3, 2025.

Recommended Action:

Approve minutes as presented.

Attachments: Staff Report
August 20, 2025 DRC Meeting Minutes
September 3, 2025 DRC Meeting Minutes

4. OLD BUSINESS

4.1. A request to construct a new detached garage at the rear of a single-family home in the Old Towne Historic District located at 150 S. Parker Street (Design Review No. 25-0017). (Continued from September 3, 2025).

Recommended Action:

Approval of Design Review No. 25-0017.

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

5. NEW BUSINESS

5.1. A request to demolish existing office buildings and construct a new industrial warehouse building at 2411 N. Glassell Street (Design Review No. 5154).

Recommended Action:

Recommendation of approval to the Planning Commission.

Attachments:

Staff Report
Attachment 1 Vicinity Map
Attachment 2 Existing Site Photos
Attachment 3 Project Plans dated August 19, 2025
Attachment 4 Applicant's Design Approach Narrative
Attachment 5 Colored Renderings
Attachment 6 Digital Color and Materials Board
Attachment 7 Tree Survey and Arborist Report Dated September 3, 2025

6. ADJOURNMENT

The next Regular Design Review Committee meeting will be held on Wednesday, December 3, 2025, at 5:30 p.m., in the Council Chamber.

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

Date posted: November 13, 2025

Agenda Item

Design Review Committee

Item #: 3.1. 11/19/2025 **File #:** 25-0652

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

THRU: **Anna Pehoushek, Assistant Community Development Director**

FROM: **Schyler Moreno, Administrative Assistant**

1. SUBJECT

Approval of minutes of the City of Orange Design Review Committee Regular Meetings held on August 20, 2025 and September 3, 2025.

2. SUMMARY

Submitted for your consideration and approval are the minutes of the above meeting(s).

3. RECOMMENDED ACTION

Approve minutes as presented.

4. ATTACHMENTS

- August 20, 2025 Regular Meeting minutes
- September 3, 2025 Regular Meeting minutes

Agenda Item

Design Review Committee

Item #: 3.1. 11/19/2025 **File #:** 25-0652

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

THRU: **Anna Pehoushek, Assistant Community Development Director**

FROM: **Schyler Moreno, Administrative Assistant**

1. SUBJECT

Approval of minutes of the City of Orange Design Review Committee Regular Meetings held on August 20, 2025 and September 3, 2025.

2. SUMMARY

Submitted for your consideration and approval are the minutes of the above meeting(s).

3. RECOMMENDED ACTION

Approve minutes as presented.

4. ATTACHMENTS

- August 20, 2025 Regular Meeting minutes
- September 3, 2025 Regular Meeting minutes

MINUTES - DRAFT

City of Orange

Design Review Committee

August 20, 2025

The Design Review Committee of the City of Orange, California convened on August 20, 2025, at 5:30 p.m. in a Regular Meeting in the Council Chamber, 300 E. Chapman Avenue, Orange, California.

1. OPENING/CALL TO ORDER

Chair Skorpanich called the meeting to order at 5:30 p.m.

1.1 PLEDGE OF ALLEGIANCE

Committee Member Lopez led the flag salute.

1.2 ROLL CALL

Present: Farfan, McDermott, Grosse, Ledesma, Lopez, Gladson, and Skorpanich
Absent: None

2. PUBLIC COMMENTS

None.

3. NEW BUSINESS

3.1. Approval of a master sign program for the First Presbyterian Church of Orange administration building located at 191 N. Orange Street.

Public Speakers:
The following spoke on behalf of the project:
Jon Newman, Applicant.

After discussion, a motion was made by Vice Chair Farfan, seconded by Committee Member McDermott, to approve Entitlement No. 25-0029 with the following conditions:
1. Maximum lighting temperature is to be 3,000 Kelvin or less.
2. The Master Sign Program shall conform to the Historic Preservation Design Standards. A note is to be placed on the master sign program that all proposed signs shall conform to the Historic Preservation Design Standards.
3. The language in the Master Sign Program is to be changed to be gender neutral.
The motion carried by the following vote:
Ayes: Farfan, McDermott, Grosse, Ledesma, Lopez, Gladson, and Skorpanich
Noes: None
Absent: None

Draft

3.2. A request to add 305 square feet to a non-contributing single-family home in the Old Towne Historic District located at 412 S. Pixley Street. (Design Review No. 5146).

Public Speakers:
The following spoke on behalf of the project:
Mark Dwyer, Applicant.

After discussion, a motion was made by Committee Member McDermott, seconded by Committee Member Gladson, to recommend approval of Design Review No. 5146 to the Zoning Administrator with the following conditions:
1. The proposed Hardie plank siding be provided in a smooth finish instead of the proposed rough finish.
2. All of the proposed turf/grass areas on the landscape plan be replaced with new turf/grass.
The motion carried by the following vote:

Ayes: Farfan, McDermott, Grosse, Ledesma, Lopez, Gladson, and Skorpanich
Noes: None
Absent: None

4. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:05 p.m.

The next Regular Design Review Committee meeting will be held on Wednesday, September 3, 2025 at 5:30 p.m., in the Council Chamber.

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Hayden Beckman
Planning Manager

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MINUTES - DRAFT

City of Orange

Design Review Committee

September 03, 2025

The Design Review Committee of the City of Orange, California convened on September 3, 2025, at 5:30 p.m. in a Regular Meeting in the Council Chamber, 300 E. Chapman Avenue, Orange, California.

1. OPENING/CALL TO ORDER

Chair Skorpanich called the meeting to order at 5:30 p.m.

1.1 PLEDGE OF ALLEGIANCE

Committee Member Adrienne Gladson led the flag salute.

1.2 ROLL CALL

Present: Farfan, McDermott, Lopez, Gladson, and Skorpanich
Absent: Grosse, and Ledesma

2. PUBLIC COMMENTS

None.

3. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Design Review Committee and will be enacted by one motion. There will be no separate discussion of said items unless members of the Design Review Committee, staff or the public request specific items removed from the Consent Calendar for separate action.

3.1. Approval of minutes of the City of Orange Design Review Committee Regular Meeting held on August 6, 2025.

ACTION: Approved minutes as presented.

Approval of the Consent Calendar

Item 3.2 was removed from the Consent Calendar. All other items were approved as recommended.

A motion was made by Committee Member McDermott, seconded by Committee Member Lopez, to approve the Consent Calendar as recommended. The motion carried by the following vote:

Ayes: Farfan, McDermott, Lopez, Gladson, and Skorpanich
Noes: None
Absent: Grosse, and Ledesma

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3.2. A request to establish a new master sign program for an industrial business center located at 1570-1594 N. Batavia Street (Design Review No. 25-0023).

Item 3.2 was inadvertently removed from the Consent Calendar by Chair Skorpanich.

A motion was made by Chair Skorpanich, seconded by Committee Member McDermott, to approve Design Review No. 25-0023. The motion carried by the following vote:

Ayes: Farfan, McDermott, Lopez, Gladson, and Skorpanich
Noes: None
Absent: Grosse, and Ledesma

4. NEW BUSINESS

4.1. A request to install a new blade sign on a building located in the Old Towne Orange Historic District located at 394 W. Chapman Avenue (Design Review No. 25-0008).

Public Speakers:

The following spoke in opposition of the project:
Diana Zdenek (representing Old Towne Preservation Association).

A motion was made by Committee Member Gladson, seconded by Committee Member McDermott, to approve Design Review No. 25-0008 with staff recommended conditions and the following additional conditions:

The applicant will work with staff to either remove the faux neon from the sign or replace it with a real neon border.

The applicant shall work with staff to reduce the LED backlit panel Kelvin rating to a range between 2,700 and 3,000.

The motion carried by the following vote:

Ayes: Farfan, McDermott, Lopez, Gladson, and Skorpanich
Noes: None
Absent: Grosse, and Ledesma

4.2. A request to construct a new detached garage at the rear of a single-family home in the Old Towne Historic District located at 150 S. Parker Street (Design Review No. 25-0017).

Public Speakers:

The following spoke on behalf of the project;
Alex Benavides, Applicant.

The following spoke in opposition of the project:
Diana Zdenek (representing Old Towne Preservation Association).

During deliberation Committee Members discussed site design and expressed to the applicant that in light of the loss of the original structure, preference should be given to

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replacement structures located in their original configuration to conform to the historic pattern of development. The Committee also discussed appropriate application of subordinant height requirements, the materials of doors and exterior finishes, and future site lighting.

A motion was made by Chair Skorpanich, seconded by Committee Member Gladson, to continue Design Review No. 25-0017 to the November 19, 2025 Regular meeting, to allow the applicant time to make revisions to the plans.

The motion carried by the following vote:
Ayes: Farfan, McDermott, Lopez, Gladson, and Skorpanich
Noes: None
Absent: Grosse, and Ledesma

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:26 p.m.

The next Regular Design Review Committee meeting will be held on Wednesday, September 17, 2024 at 5:30 p.m., in the Council Chamber.

_____
Hayden Beckman
Planning Manager

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Agenda Item

Design Review Committee

Item #: 4.1. 11/19/2025 **File #:** 25-0642

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

THRU: **Hayden Beckman, Planning Manager**

FROM: **Angelo Huang, Assistant Planner**

1. SUBJECT

A request to construct a new detached garage at the rear of a single-family home in the Old Towne Historic District located at 150 S. Parker Street (Design Review No. 25-0017). (Continued from September 3, 2025).

2. SUMMARY

The applicant proposes to construct a new detached two-car garage at the rear of a single-family property located at 150 S. Parker Street, replacing the original garage due to extensive fire damage. This property is located in the Old Towne Historic District, and it is designated as a contributing property.

3. RECOMMENDED ACTION

Approval of Design Review No. 25-0017.

4. BACKGROUND INFORMATION

Applicant/Owner: Alan S. Rosen

Property Location: 150 S. Parker Street

General Plan Designation: Low Density Residential 2-6 du/ac

Zoning Classification: Single Family Residential 6,000 square foot (R1-6)

Existing Development: Single-Family Residence

Associated Application: None

Previous DRC Project Review: September 3, 2025

5. PROJECT DESCRIPTION

This project proposal is for a new detached 434 square-foot detached two-car garage. The garage exterior will be composed of smooth Hardie plank siding and composition roof shingles with colors that will match the existing home. The garage will have two wood man doors and two single-car craftsman garage doors. The proposed FAR of the property is 0.19.

6. EXISTING SITE

The site is developed with a single-story bungalow with a rectangular plan and a single front-facing

gable. The historic assesment report also states that alterations have been made to the primary home such as replacement of the wood board and batten siding to horizontal composite siding. The site previously had an exisitng single-car garage but due to a fire, the remains of the structure was determined to be be a hazard to health and safety which lead to its demolition.

7. EXISTING AREA CONTEXT

The site is located along the 100 block of South Parker which is outside of the Downtown Plaza Core. The adjacent properties and neighbors consist of single-family and duplex properties. The average FAR of the block 0.49.

8. ANALYSIS OF THE PROJECT

This project was presented in a previous Design Review Meeting on September 3, 2025, where the item was continued to a date certain with recommendations to revise the location of the garage to the original location and change of materials.

The proposed garage has been designed to match the existing style and color of the existing home while using appropriate materials, and more closely align with the Historic Preservation Design Standards for Old Towne. Specifically, the proposed garage is proposed to be located behind the primary residence, subordinate in height, and at the previous location of the demolished garage. The project includes two separate single-car swinging craftsman doors which match the craftsman style of the existing home. The applicant's Historic Resource Assessment has also been updated to reflect the changes to the design and placement of the proposed garage.

Noting the changes in the project in response to direction from the DRC, and compliance with the applicable development standards of the Orange Municipal Code (OMC), staff recommends approval.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

Notice was provided through the previous Design Review Committee meeting held on September 3, 2025, such that the item was continued to the set date of November 19, 2025.

11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15302 (Class 2 - Replacement or Reconstruction) because the project includes the construction of a new detached garage on the same property in which the previous garage was demolished due to damage from a fire. The proposed garage will be of similar size and function as the previous structure. There is no environmental public review required for a Categorical Exemption.

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

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

1. In the Old Towne Historic District, the proposed work conforms to the prescriptive standards

and design criteria referenced and/or recommended by the DRC or other reviewing body for the project.

The proposed project is in conformance with the Historic Preservation Design Standards (HPDS), which are the prescriptive design criteria for projects within the Old Towne Historic District. The proposed detached garage is subordinate to, and is compatible with the mass, scale, and roof form of the existing building and therefore would not affect the appearance of the Historic District. The site was also previously developed with a garage and so the proposal to build a replacement in the same location as the original would be appropriate.

2. In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines.

Projects found to be in conformance with the Design Standards are generally considered to be in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed garage is compatible with the primary home in its placement, size, design, and materials and will not negatively impact the streetscape of the Old Towne Historic District.

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

The proposed garage conforms to the prescriptive standards and design criteria set forth in the Historic Preservation Design Standards for Old Towne and Orange Municipal Code Section 17.14, as described above. The garage is proposed to be placed in a location behind the primary home and will not detract from the appearance of the property.

13. CONDITIONS

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

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans (date stamped approved November 19, 2025, and in the project case file), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. After the application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting. If the Community Development Director determines that any proposed change is substantial, he may refer the plans to the Design Review Committee for subsequent review

and determination.

2. The applicant agrees, as a condition of City's approval of Design Review No. 25-0017, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.
3. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.
4. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.
5. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
6. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060

14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 DPR Form
- Attachment 3 Project Plans (Updated)
- Attachment 4 Historic Assessment Report (Updated)

Agenda Item

Design Review Committee

Item #: 4.1. 11/19/2025 **File #:** 25-0642

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

THRU: **Hayden Beckman, Planning Manager**

FROM: **Angelo Huang, Assistant Planner**

1. SUBJECT

A request to construct a new detached garage at the rear of a single-family home in the Old Towne Historic District located at 150 S. Parker Street (Design Review No. 25-0017). (Continued from September 3, 2025).

2. SUMMARY

The applicant proposes to construct a new detached two-car garage at the rear of a single-family property located at 150 S. Parker Street, replacing the original garage due to extensive fire damage. This property is located in the Old Towne Historic District, and it is designated as a contributing property.

3. RECOMMENDED ACTION

Approval of Design Review No. 25-0017.

4. BACKGROUND INFORMATION

Applicant/Owner: Alan S. Rosen

Property Location: 150 S. Parker Street

General Plan Designation: Low Density Residential 2-6 du/ac

Zoning Classification: Single Family Residential 6,000 square foot (R1-6)

Existing Development: Single-Family Residence

Associated Application: None

Previous DRC Project Review: September 3, 2025

5. PROJECT DESCRIPTION

This project proposal is for a new detached 434 square-foot detached two-car garage. The garage exterior will be composed of smooth Hardie plank siding and composition roof shingles with colors that will match the existing home. The garage will have two wood man doors and two single-car craftsman garage doors. The proposed FAR of the property is 0.19.

6. EXISTING SITE

The site is developed with a single-story bungalow with a rectangular plan and a single front-facing

gable. The historic assesment report also states that alterations have been made to the primary home such as replacement of the wood board and batten siding to horizontal composite siding. The site previously had an exisitng single-car garage but due to a fire, the remains of the structure was determined to be be a hazard to health and safety which lead to its demolition.

7. EXISTING AREA CONTEXT

The site is located along the 100 block of South Parker which is outside of the Downtown Plaza Core. The adjacent properties and neighbors consist of single-family and duplex properties. The average FAR of the block 0.49.

8. ANALYSIS OF THE PROJECT

This project was presented in a previous Design Review Meeting on September 3, 2025, where the item was continued to a date certain with recommendations to revise the location of the garage to the original location and change of materials.

The proposed garage has been designed to match the existing style and color of the existing home while using appropriate materials, and more closely align with the Historic Preservation Design Standards for Old Towne. Specifically, the proposed garage is proposed to be located behind the primary residence, subordinate in height, and at the previous location of the demolished garage. The project includes two separate single-car swinging craftsman doors which match the craftsman style of the existing home. The applicant's Historic Resource Assessment has also been updated to reflect the changes to the design and placement of the proposed garage.

Noting the changes in the project in response to direction from the DRC, and compliance with the applicable development standards of the Orange Municipal Code (OMC), staff recommends approval.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

Notice was provided through the previous Design Review Committee meeting held on September 3, 2025, such that the item was continued to the set date of November 19, 2025.

11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15302 (Class 2 - Replacement or Reconstruction) because the project includes the construction of a new detached garage on the same property in which the previous garage was demolished due to damage from a fire. The proposed garage will be of similar size and function as the previous structure. There is no environmental public review required for a Categorical Exemption.

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

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

1. In the Old Towne Historic District, the proposed work conforms to the prescriptive standards

and design criteria referenced and/or recommended by the DRC or other reviewing body for the project.

The proposed project is in conformance with the Historic Preservation Design Standards (HPDS), which are the prescriptive design criteria for projects within the Old Towne Historic District. The proposed detached garage is subordinate to, and is compatible with the mass, scale, and roof form of the existing building and therefore would not affect the appearance of the Historic District. The site was also previously developed with a garage and so the proposal to build a replacement in the same location as the original would be appropriate.

2. In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines.

Projects found to be in conformance with the Design Standards are generally considered to be in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed garage is compatible with the primary home in its placement, size, design, and materials and will not negatively impact the streetscape of the Old Towne Historic District.

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

The proposed garage conforms to the prescriptive standards and design criteria set forth in the Historic Preservation Design Standards for Old Towne and Orange Municipal Code Section 17.14, as described above. The garage is proposed to be placed in a location behind the primary home and will not detract from the appearance of the property.

13. CONDITIONS

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

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans (date stamped approved November 19, 2025, and in the project case file), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. After the application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting. If the Community Development Director determines that any proposed change is substantial, he may refer the plans to the Design Review Committee for subsequent review

and determination.

2. The applicant agrees, as a condition of City's approval of Design Review No. 25-0017, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.
3. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.
4. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.
5. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
6. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060

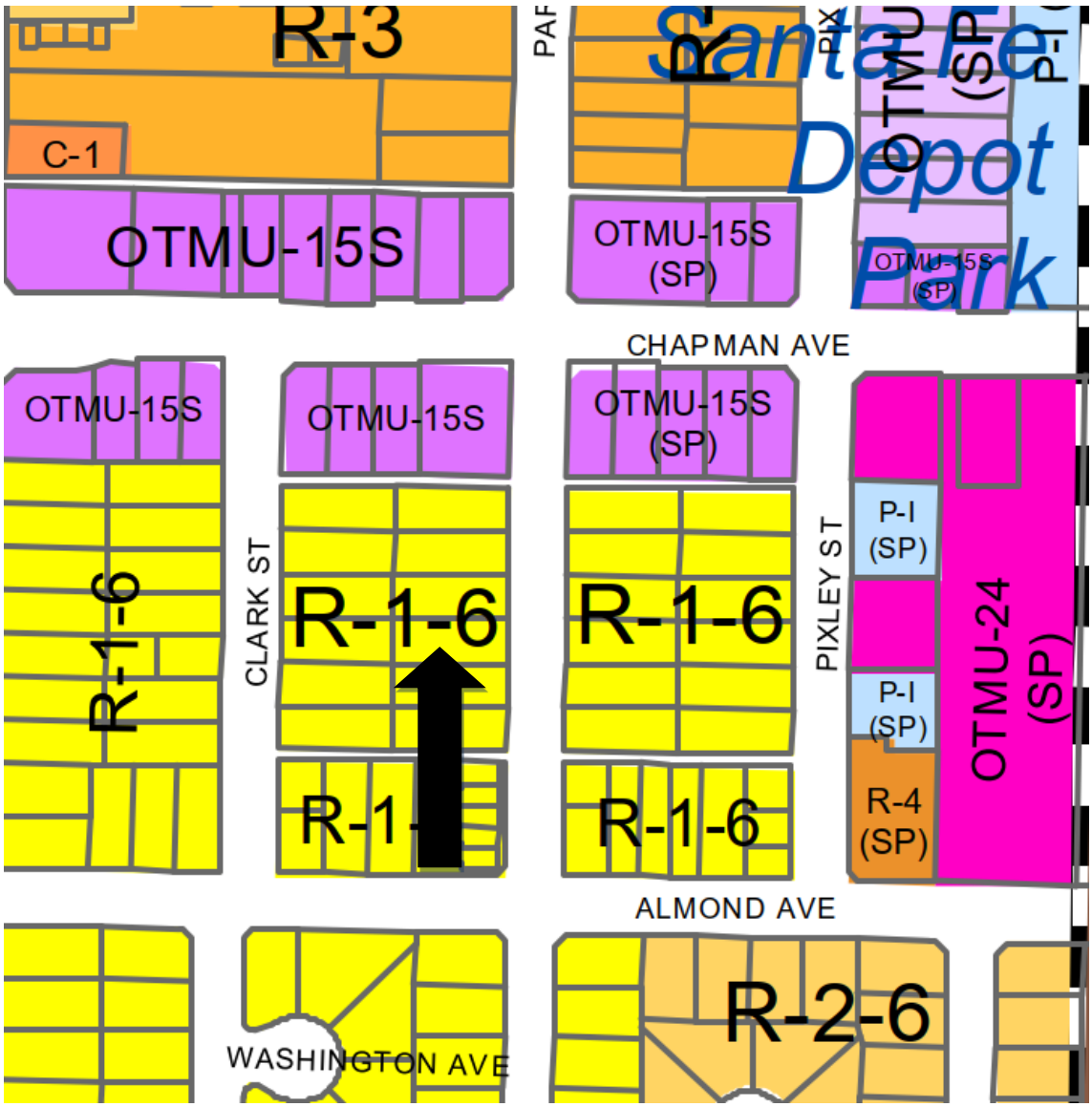
14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 DPR Form
- Attachment 3 Project Plans (Updated)
- Attachment 4 Historic Assessment Report (Updated)

Vicinity Map

150 S. Parker Street

Design Review No. 25-0017



CITY OF ORANGE
COMMUNITY DEVELOPMENT DEPARTMENT

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

Primary # 30-158857
HRI # 038223
Trinomial ORA
NRHP Status Code 5D1
Other Listings:
Review Code: Reviewer: Date:

*Resource Name or #: (Assigned by Recorder) PARKER_S_150__APN_390-672-17

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☑ Unrestricted

*a. County: Orange and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad: Date: T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 150 - S PARKER ST ,# City: Orange Zip: 92868

d. UTM: (Give more than one for large and/or linear resources) Zone ' mE/ mN

e. Other Locational Data:

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boudnaries. Continues on Pg.3.)

Materials: Frame - Wood siding

Single-story bungalow with rectangular plan and single, front-facing gable. Separate, smaller gabled portico forms entry overhang and is supported by decorative brackets.

*P3b. Resource Attributes: (HP2)--Single family property
(List attributes and codes)

*P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☑ Element of District ☐ District ☐ Other (Isolates, etc.)

P5b. Description of Photo: 2005
(View, date, accession #)

*P6. Date Constructed/ Age and Source:

1924

☑ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

*P8: Recorded by: (Name, affiliation, and address)

D. Gest, P. LaValley, D. Matsumoto; J. Snow

Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

*P9. Date Recorded:

April, 2005; November, 2009

*P10. Survey Type: (Describe)

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey. AEGIS (1991) Historic Building Inventory Update. Heritage Orange County, Inc. (1982) Orange Historic Survey.

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

DPR 523A (1/95) *Required Information

State of California - The Resources Agency **Primary #** 30-158857
DEPARTMENT OF PARKS AND RECREATION **HRI #** 038223
BUILDING, STRUCTURE, AND OBJECT RECORD ***NRHP Status Code** 5D1

***Resource Name or #:** (Assigned by Recorder) PARKER_S_150__APN_390-672-17

B1. Historic Name: Unknown

B2. Common Name:

B3. Original Use: RES **B4. Present Use:** RES

***B5. Architectural Style:** Bungalow

***B6. Construction History:** (Construction date, alterations, and date of alterations) **Date of Construction:** 1924 ☑ Historic ☐ Prehistoric ☐ Both

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

***B9. Architect or Builder:** Unknown

***B10. Significance:** **Theme:** Architecture **Area:** City of Orange **Property Type:** Residence

Period of Significance: Old Towne: Interwar Development (c. 1921 - 1941) **Applicable Criteria:** AC

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)

Structural Integrity: Good Condition - No apparent change to original structure.

Site Integrity:

Opportunities: Chattel recommends amendment of NR boundaries to include property.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Orange Daily News.

B13. Remarks: (Continues on Pg.3.)

Status change since 1991 Survey: None.

(Sketch Map with North arrow required.)

***B14. Evaluator:** Robert Chattel

***Date of Evaluation:** November, 2009

(This space reserved for official comments.)

*Resource Name or #: (Assigned by Recorder) PARKER_S_150__APN_390-672-17

Recorded by:
D. Gest, P. LaValley, D. Matsumoto; J. Snow
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Date Recorded: April, 2005; November, 2009

☑ Continuation ☐ Update

Years Surveyed: 1982, 1991, 2005

Description of Photo: 1991

Listed in National Register:

General Plan: LDR **# of Buildings:** 1
Planning Zone: R-3 **# of Stories:** 1
Lot Acre: 0.1551 **# of Units:** 1
Principal Building Sqft: 866

B6. Construction History (Continued from Pg.2):

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

PROPERTY INFORMATION:

ADDRESS: 150 S PARKER ST. ORANGE, CALIFORNIA 92868	
OWNER: ALAN S. ROSEN (714)376-8620	
A.P.N :	390-672-17
TRACT :	398
BLOCK :	-
LOT :	12
ZONING :	R-1-6
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	U-1
A-TRACT: KORDES TR BLOCK: C LOT: 12 TR 398	

SITE & BUILDING DATA

LOT/PARCEL AREA: 6,732 SQ FT	
(E) S.F.D. LIVING AREA:	866 SQ. FT
(E) FRONT PORCH:	39 SQ. FT
(N) DETACHED GARAGE:	490 SQ. FT
TOTAL LIVING AREA (NO CHANGE)	866 SQ. FT
NEW LOT COVERAGE:	1300 SQ. FT
NEW LOT COVERAGE %:	19%
PROPOSED FAR	0.19

BLOCK FLOOR AREA RATIO FAR
FAR RANGE 0.20± - 0.48±
AVERAGE FAR 0.34±

SCOPE OF WORK

• NEW DETACHED 2-CAR GARAGE WITH LAUNDRY (434 S.F.)

SHEET INDEX

SITE PLAN	C-1
FLOOR PLAN / ELEVATIONS	G-1
SECTIONS / ROOF PLAN	G-2
COLOR AND MATERIALS BOARD	CB

APPLICABLE CODES:

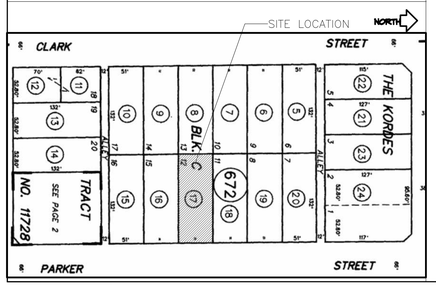
ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES AND LOCAL ORDINANCES:

* 2022 CALIFORNIA RESIDENTIAL CODE
* 2022 CALIFORNIA BUILDING CODE
* 2022 CALIFORNIA MECHANICAL CODE
* 2022 CALIFORNIA PLUMBING CODE
* 2022 CALIFORNIA ELECTRICAL CODE
* 2022 CALIFORNIA TITLE 24 ENERGY CODE

ABBREVIATIONS

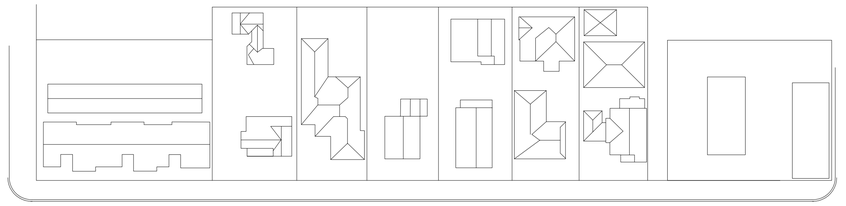
A.B.	ANCHOR BOLT	E.N.	EDGE NAILING	PL.	PLATE
ADJ.	ADJUSTABLE	ELEV.	ELEVATION	PENNY(d)	NAILS
ABV.	ABOVE	ENGR.	ENGINEER	PLYWD.	PLYWOOD
A.C.I.	AMERICAN CONCRETE INSTITUTE	EQ.	EQUAL	P.S.F.	POUNDS PER SQUARE FOOT
		EQUIP.	EQUIPMENT	P.S.I.	POUNDS PER SQUARE INCH
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTR	EXIST (E)	EXISTING		
		EXP.	EXPANSION		
		FIN.	FINISH	PRESS.	PRESSURE
A.S.T.M.	AMERICAN SOCIETY FOR TESTING & MATERIALS	F.N.	FIELD NAILING	R.	RADIUS
		FLR.	FLOOR	REINF.	REINFORCING
		FTG.	FOOTING	REQD.	REQUIRED
		FDN.	FOUNDATION	RM.	ROOM
ARCH.	ARCHITECTURAL)	FRMG.	FRAMING	SCHED.	SCHEDULE
BM.	BEAM	GA.	GAUGE	SHTG.	SHEATHING
BD.	BOARD	GALV.	GALVANIZED	SHT.	SHEET
BLK.	BLOCK	GLB.	GLUE LAM BEAM	SIM.	SIMILAR
BLKG.	BLOCKING	GRD.	GRADE	SPEC.	SPECIFICATION
BOT.	BOTTOM	HD.	HOLDOWN	STGR.	STAGGER
BLDG.	BUILDING	HGR.	HANGER	STD.	STANDARD
CLG.	CEILING	HDR.	HEADER	STL.	STEEL
CLR.	CLEAR	HT.	HEIGHT	STIFF.	STIFFENER
COL.	COLUMN	HORIZ.	HORIZONTAL	STRUCT.	STRUCTURAL
C.M.U.	CONCRETE MASONRY UNIT	IN.	INCH	SQ.	SQUARE
		I.D.	INSIDE DIAMETER	SYM.	SYMMETRICAL
		INT.	INTERIOR	THK.	THICK
C.J.	CONSTRUCTION JOINT	JST.	JOIST	U.B.C.	UNIFORM BUILDING CODE
		LAM.	LAMINATED		
CONC.	CONCRETE	LT. WT.	LIGHT WEIGHT		
CONN.	CONNECTION	M.B.	MACHINE BOLT	U.N.O.	UNLESS NOTED
CONSTR.	CONSTRUCTION	MAS.	MASONRY		
CONT.	CONTINUOUS	MAX.	MAXIMUM		OTHERWISE
DEMO.	DEMOLISH	MTL.	METAL	VERT.	VERTICAL
DET.	DETAIL	MIN.	MINIMUM	WT.	WEIGHT
DIAG.	DIAGONAL	N.T.S.	NOT TO SCALE	W.W.F.	WELDED WIRE FABRIC
DIA. (ø)	DIAMETER	NO. or #	NUMBER		
DIM.	DIMENSION	O.C.	ON CENTER	W.W.M.	WELDED WIRE MESH
DBL.	DOUBLE	OPNG.	OPENING		
DWG.	DRAWING	OPP.	OPPOSITE	W.F.	WIDE FLANGE
EA.	EACH	O.D.	OUTSIDE DIA.	W/	WITH

VICINITY MAP



Block Floor Area Ratio (FAR)

N.T.S.



S Parker St

NUMBER OF STORIES	2	2	2	2	2	1	1	1	1	1	1	1
TOTAL FAR: INCLUDING GARAGES & ACCESSORY STRUCTURES 1ST & 2ND FLOOR WITHOUT OPEN PORCHES)	0.77±	0.77±	0.77±	0.77±	0.77±	0.20±	0.40±	0.12±	0.34±	0.47±	0.48±	N/A

FAR RANGE 0.20± - 0.77±

AVERAGE FAR 0.485±

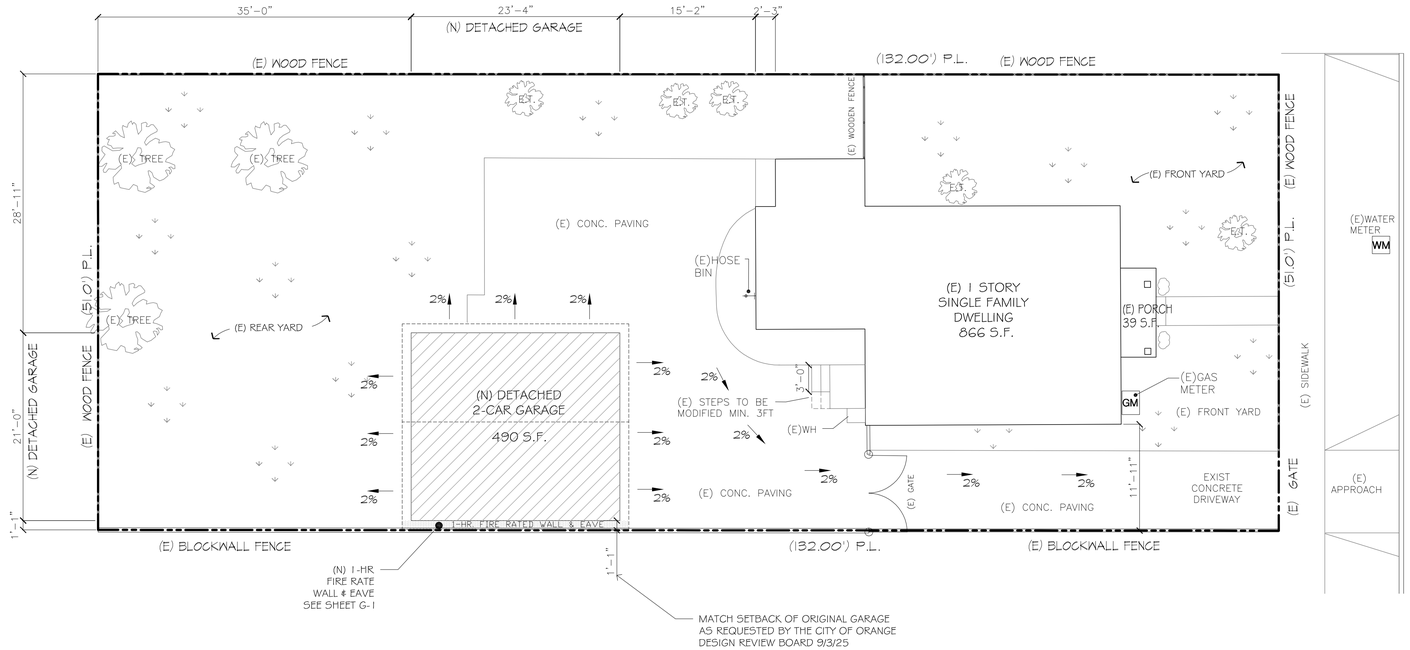
BLOCK FLOOR AREA RATIO (FAR)

N.T.S.

NORTH

LEGEND:

NEW DETACHED GARAGE WITH LAUNDRY
490 SQ. FT.



SITE PLAN

SCALE: 1/8" = 1'-0"

NORTH

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PH. 657-221-0641 EMAIL: allstarengr@gmail.com
WWW.ABCIVILENGINEERING.COM

REVISIONS	BY

NEW DETACHED GARAGE WITH LAUNDRY
150 S PARKER ST. ORANGE,CALIFORNIA 92868

SITE PLAN

JOB NO.	24_045
DRAWN	J.N.
CHECKED	A.B.
SCALE	NOTED
DATE	10/27/25
SHEET NO.	C-1

DOOR SCHEDULE					
NO. DOOR SIZE	DOOR	FRAME	HDWR. NOTES	LOCATION	UNITS
① 2'-8"x6'-8"	WOOD	W.D.	SOLID CORE	ENTRY	2
② 8'-0"x7'-0"	WOOD	W.D.	SWINGING DOOR	GARAGE DOOR	2

NOTE: ALL DOORS COLOR, STYLE, TYPE TO BE SELECTED BY OWNER.

WALL LEGEND

NEW 2 x 4 STUD WALL

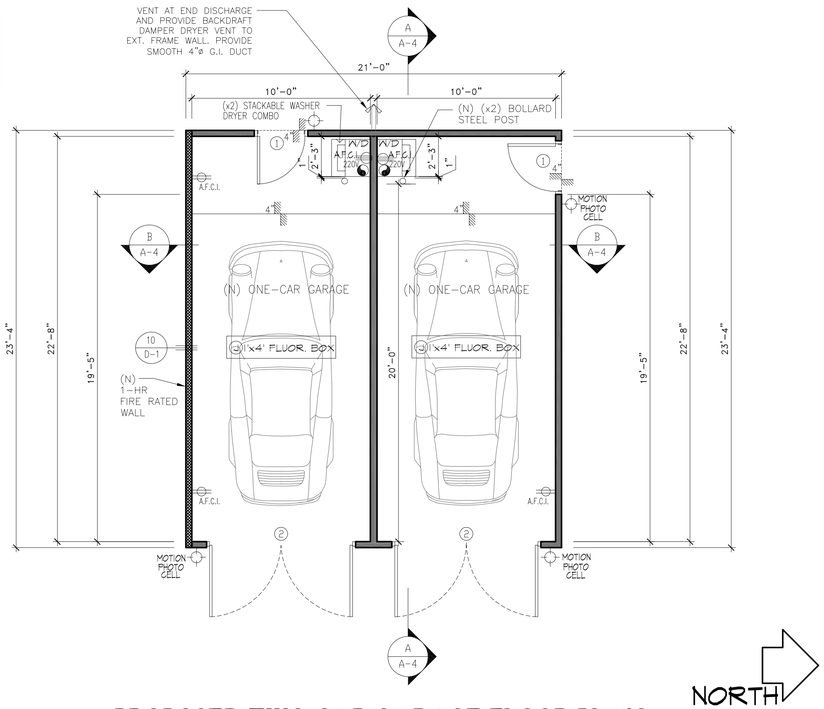
NEW 1-HR FIRE RATED WALL

ELECTRICAL LEGEND

- DUPLEX OUTLET
- 220v — DUPLEX OUTLET 220 VOLTS
- WP GFI — DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
- 3 — ELECT SWITCH THREE WAY
- 4 — ELECT SWITCH FOUR WAY
- PHOTO CELL MOTION — WALL MOUNTED LIGHT FIXTURE PHOTOCONTROL/MOTION SENSOR COMBINATION LIGHTING FEATURES SHALL BE SET AT A RATING OF 2,700 TO 3,000 KELVIN
- D — RECESSED DOWNLIGHT WITH DIMMER SHALL BE SEALED TYPE
- LED FL — Provide Luminaires classified as high efficacy such as pin-based sockets, (compact fluorescent) or linear fluorescent lamps with electronic ballasts. Some screw socket types that are high efficacy metal halide and light emitting diode (LED) may be used as well
- V.P. — VAPOR PROOF
- A.F.C.I. — DUPLEX OUTLET GROUND FAULT INTERRUPTER ELECTRICAL
- (J) 1x4' FLUOR. BOX — LIGHT FIXTURE 1x4' FLUORESCENT SURFACE MOUNT LIGHT

9. WASHING MACHINE SPACE – PROVIDE RECESSED BOX WATER AND WASTE
10. DRYER SPACE – PROVIDE VENT OUTSIDE AIR PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL SIZE AND LOCATION OF THE DRYER VENT AND SHALL CONFORM TO ALL THE APPLICABLE CODES AND REGULATIONS.

29A. MECHANICAL VENTILATION – PROVIDE EXHAUST FAN. FAN SHALL BE CAPABLE OF PROVIDING (5) AIR CHANGES PER HOUR.



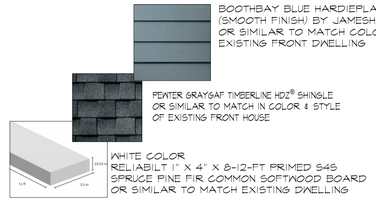
PROPOSED TWO-CAR GARAGE FLOOR PLAN

SCALE: 1/4"=1'-0"

(x2) 36"x80" WHITE 2-PANEL SHAKER EXTERIOR ENTRY WOOD DOOR PER PLAN

PROPOSED GARAGE ENTRY DOOR

N.T.S.



BOOTHBAY BLUE HARDIEPLANK® LAP SIDING (SMOOTH FINISH) BY JAMESHARDIE™ OR SIMILAR TO MATCH COLOR AND STYLE OF EXISTING FRONT DWELLING

PEWTER GRAY/GAF TIMBERLINE HDZ® SHINGLE OR SIMILAR TO MATCH IN COLOR & STYLE OF EXISTING FRONT HOUSE

WHITE COLOR RELIABILT 1" X 4" X 8-12-FT PRIMED S4S SPRUCE PINE FIR COMMON SOFTWOOD BOARD OR SIMILAR TO MATCH EXISTING DWELLING

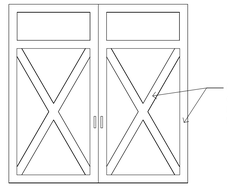
PROPOSED GARAGE COLORS MATERIALS

N.T.S.

EXISTING CEMENT SIDING FROM PRIMARY HOUSE. NEW DETACHED GARAGE TO MATCH COLOR & STYLE OF EXISTING UNIT

EXISTING SIDING

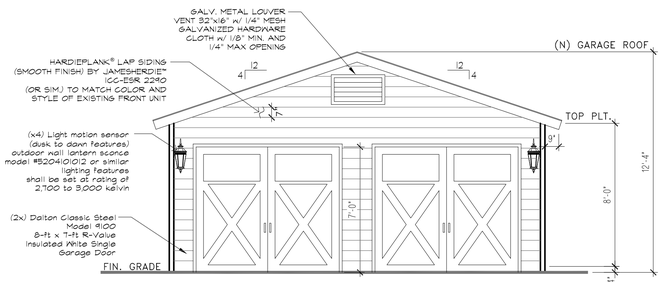
N.T.S.



(x2) 80"x70" WHITE CRAFTSMAN STYLE WOOD GARAGE DOOR PER PLAN

PROPOSED GARAGE DOOR

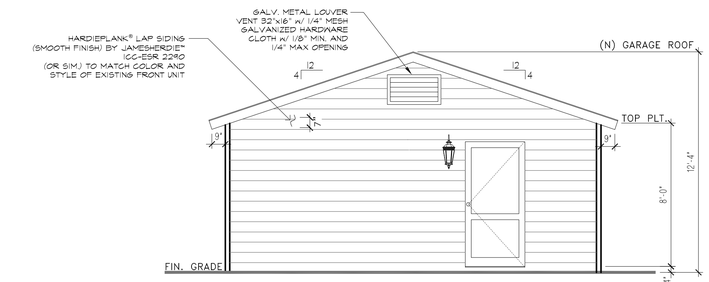
N.T.S.



DETACHED GARAGE FRONT ELEVATION

SCALE: 1/4"=1'-0"

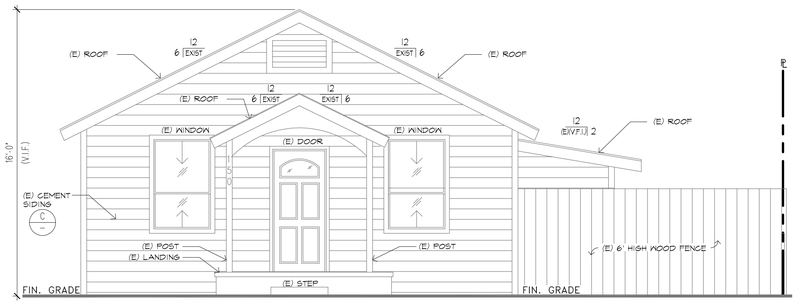
EAST



DETACHED GARAGE REAR ELEVATION

SCALE: 1/4"=1'-0"

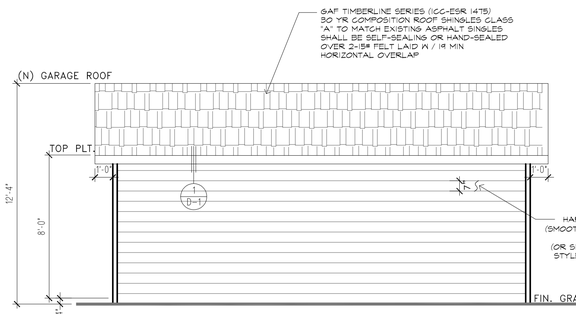
WEST



EXISTING HOUSE ELEVATION

SCALE: 1/4"=1'-0"

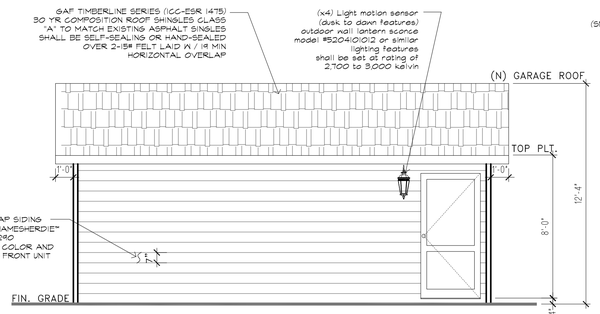
EAST



DETACHED GARAGE LEFT ELEVATION

SCALE: 1/4"=1'-0"

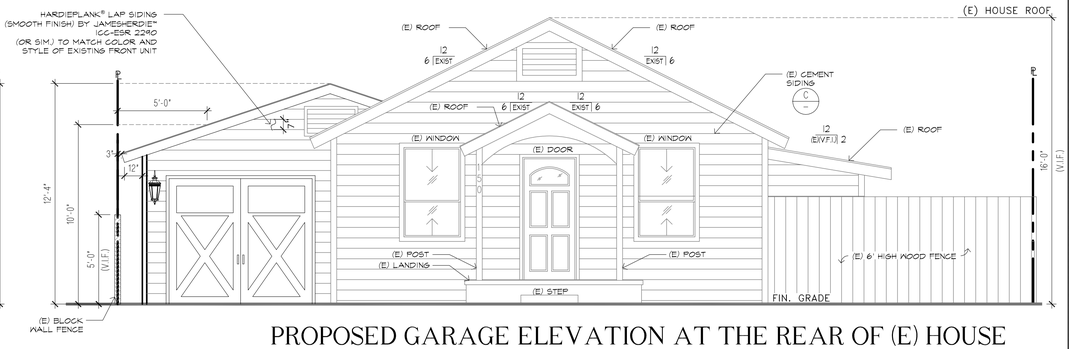
NORTH



DETACHED GARAGE RIGHT ELEVATION

SCALE: 1/4"=1'-0"

SOUTH



PROPOSED GARAGE ELEVATION AT THE REAR OF (E) HOUSE

SCALE: 1/4"=1'-0"

EAST

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REVISIONS	BY

NEW DETACHED GARAGE WITH LAUNDRY
150 S PARKER ST. ORANGE, CALIFORNIA 92868

FLOOR PLAN / ELEVATIONS

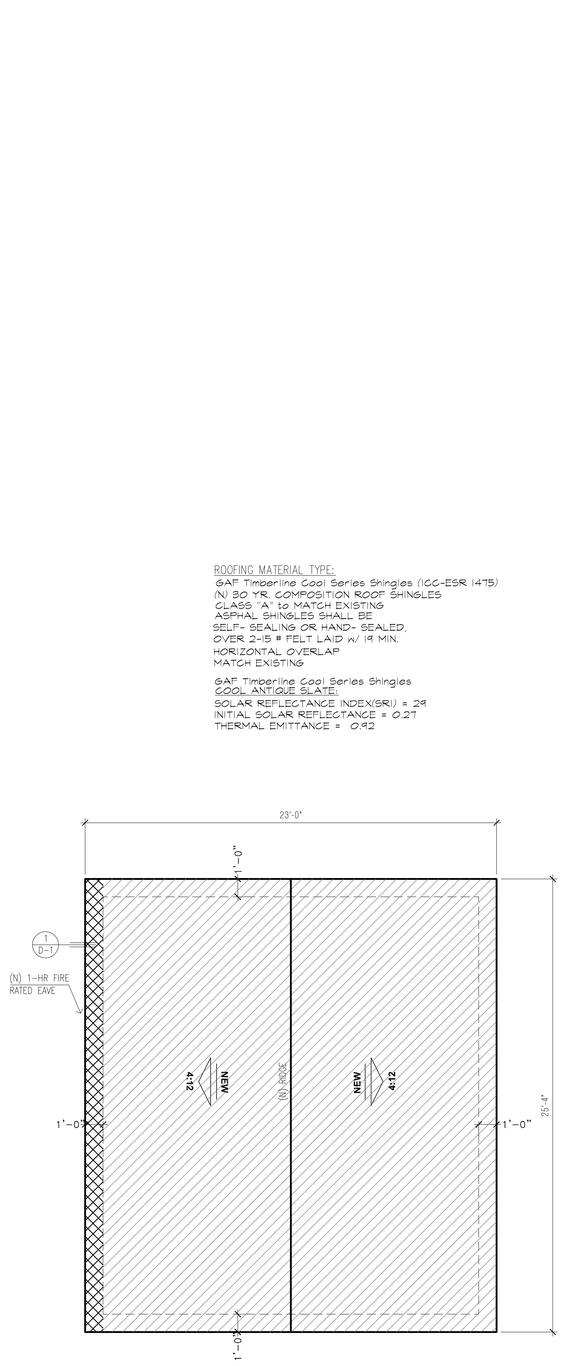
JOB NO.	24-045
DRAWN:	J.N.
CHECKED:	A.B.
SCALE:	NOTED
DATE:	10/27/25

SHEET NO.

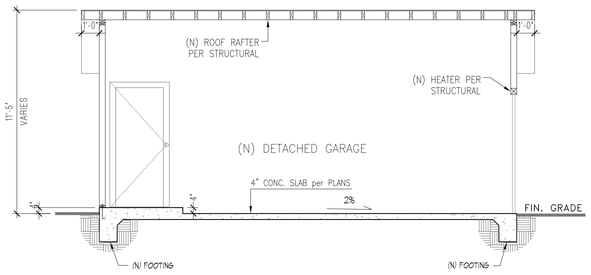
G-1

ROOFING MATERIAL TYPE:
GAF Timberline Cool Series Shingles (ICC-ESR 1475)
(N) 30 YR. COMPOSITION ROOF SHINGLES
CLASS "A" to MATCH EXISTING
ASPHAL SHINGLES SHALL BE
SELF- SEALING OR HAND- SEALED,
OVER 2-15 # FELT LAID w/ 19 MIN.
HORIZONTAL OVERLAP
MATCH EXISTING

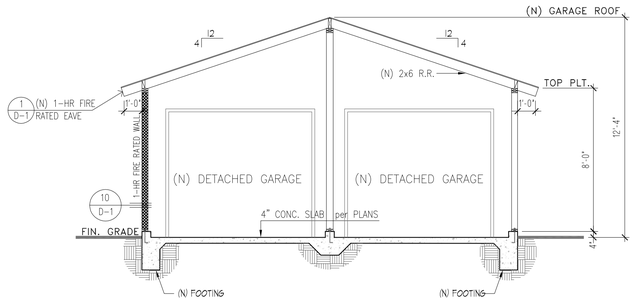
GAF Timberline Cool Series Shingles
COOL ANTIQUE SLATE:
SOLAR REFLECTANCE INDEX(SRI) = 29
INITIAL SOLAR REFLECTANCE = 0.27
THERMAL EMITTANCE = 0.92



(N) DETACHED GARAGE ROOF PLAN
SCALE: 1/4"=1'-0"



SECTION
SCALE: 1/4"=1'-0"
A



SECTION
SCALE: 1/4"=1'-0"
B

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REVISIONS	BY

NEW DETACHED GARAGE WITH LAUNDRY
150 S PARKER ST. ORANGE, CALIFORNIA 92868

SECTIONS / ROOF PLAN

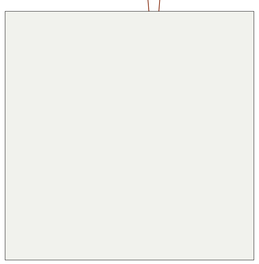
JOB NO.	24-045
DRAWN:	J.N.
CHECKED:	A.B.
SCALE:	NOTED
DATE:	10/27/25

SHEET NO.
G-2

GALV. METAL LOUVER VENT 32"x16" w/ 1/4" MESH GALVANIZED HARDWARE CLOTH w/ 1/8" MIN. AND 1/4" MAX OPENING

JAMES HERDIE
HARDIE®/ PLANK LAP SIDING
ICC-ESR 2290,(OR SIM.)
COLOR: BOOTHBAY BLUE
SMOOTH FINISH

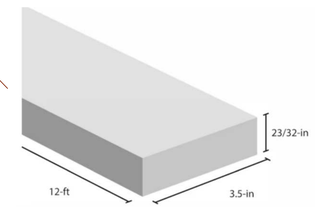
(x2) 80"x70" WHITE
CRAFTSMAN STYLE WOOD
GARAGE DOOR



GLIDDEN
DELICATE WHITE
PPG1001-1

GAF
TIMBERLINE HDZ PEWTER GRAY ALGAE RESISTANT LAMINATED HIGH DEFINITION SHINGLES

MASONITE
36 IN. X 80 IN. UTILITY 6-PANEL PRIMED STEEL PREHUNG FRONT DOOR WITH NO BRICKMOLD



LOWE'S
RELIABILT 1" X 4" X 8-12-FT PRIMED S4S SPRUCE PINE FIR COMMON SOFTWOOD BOARD
COLOR WHITE

ALLSTAR
DESIGN & ENGINEERING GROUP
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REVISIONS	BY

NEW DETACHED GARAGE WITH LAUNDRY
150 S PARKER ST. ORANGE, CALIFORNIA 92868

COLOR AND MATERIALS BOARD

JOB NO.	24-045
DRAWN:	J.N.
CHECKED:	A.B.
SCALE:	NOTED
DATE:	11/03/25

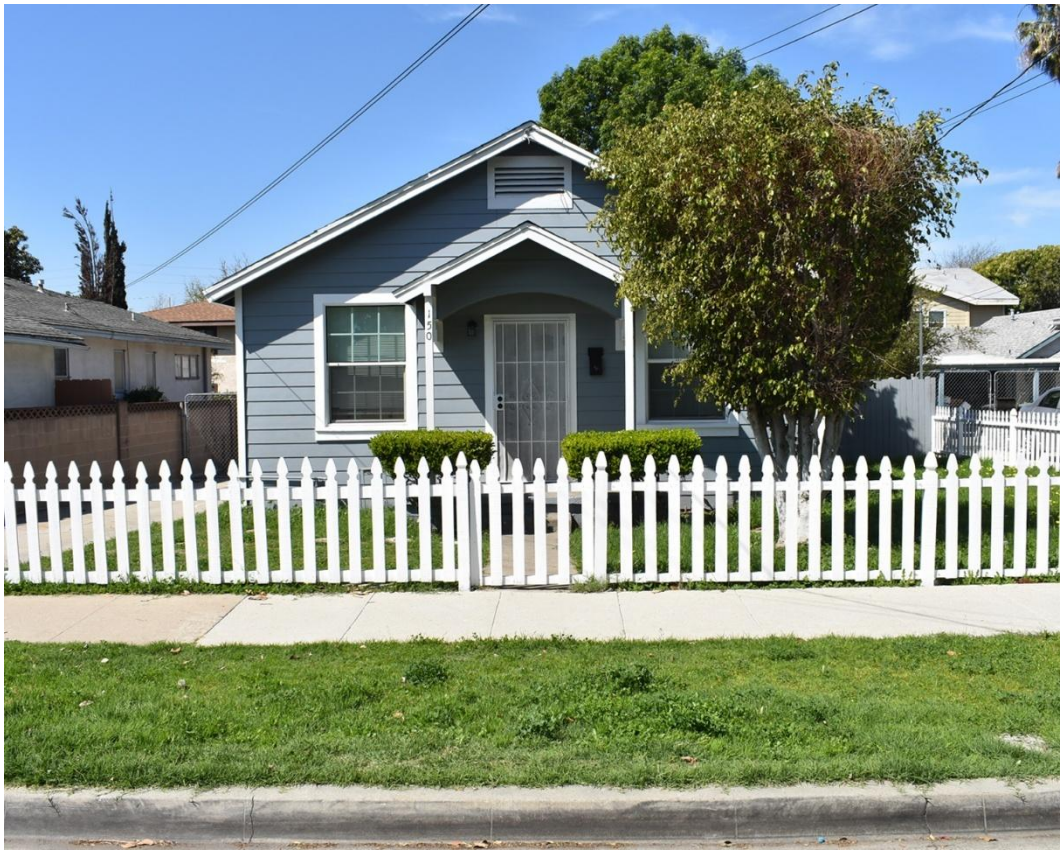
SHEET NO.

CB

HISTORIC RESOURCES GROUP

HISTORIC ASSESSMENT REPORT
150 SOUTH PARKER STREET, ORANGE

OCTOBER 2025



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prepared for

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150 South Parker Street
Orange, CA 92868

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1.0 EXECUTIVE SUMMARY

The Applicant proposes to construct a new detached garage and a new detached Accessory Dwelling Unit (ADU; the Project) at the rear of the property located at 150 South Parker Street (Project Site). The Project Site is improved with a one-story single-family residence constructed in 1924. The Project Site is a contributing property in the Old Towne Orange Local Historic District.

Historic Resources Group (HRG) has evaluated the Project for conformance with the *Secretary of the Interior's Standards for Rehabilitation* and the City of Orange's *Historic Preservation Design Standards* to identify potential impacts to the Old Towne Orange Local Historic District caused by the Project. This evaluation included a review of existing survey data for the Project Site and the historic district; observation of the Project Site and vicinity; and review of drawings of the proposed new construction. A site visit was conducted on March 21, 2025, to observe existing conditions on the parcel. This evaluation has determined that the proposed Project meets the *Secretary of the Interior's Standards for Rehabilitation* and the City of Orange's *Historic Preservation Design Standards*.

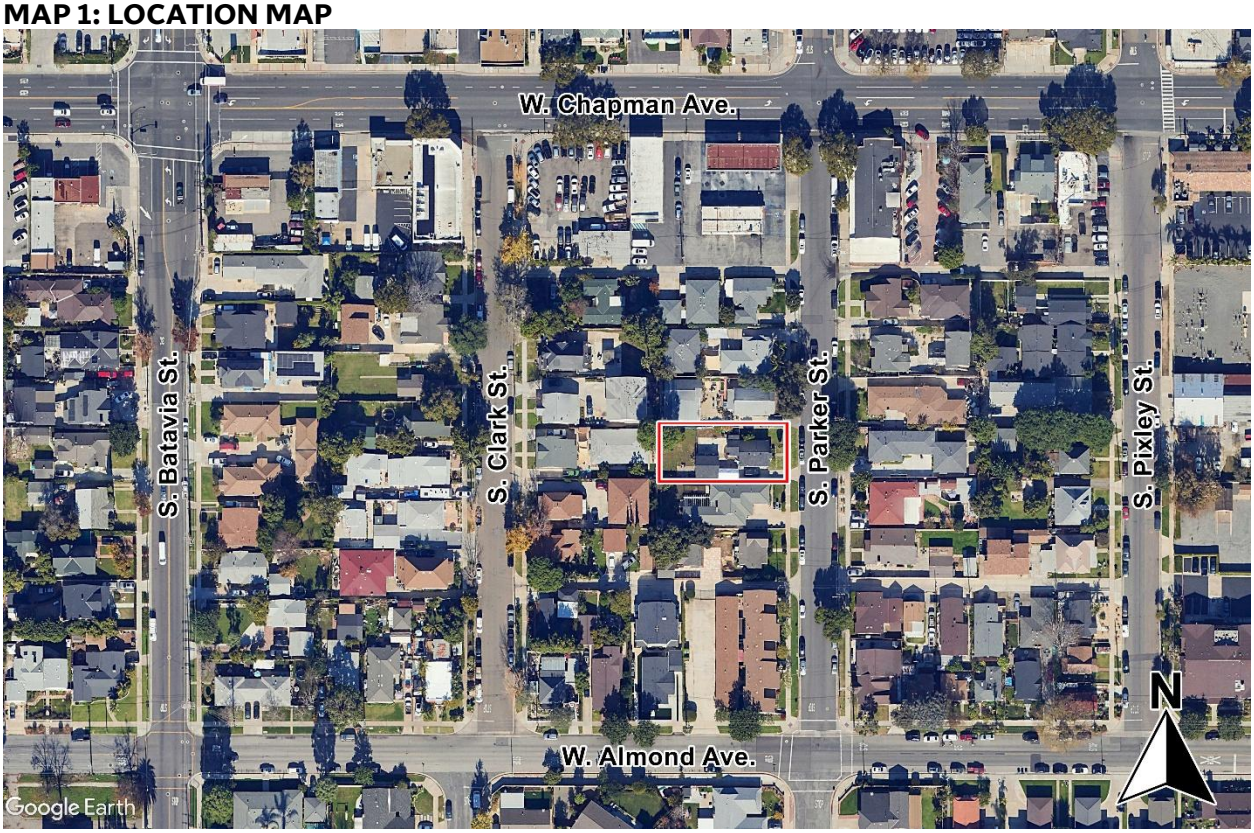
The field methods and analysis applied in this report are based on guidance from the National Park Service, the California Office of Historic Preservation, and the City of Orange for evaluating potential impacts to historical resources. Research, field inspection, and analysis for this report were performed by John LoCascio, AIA, Principal Architect; and Adam Rajper, Senior Historic Preservation Specialist, of Historic Resources Group (HRG), LLC. Both are qualified professionals who meet the Secretary of the Interior's Professional Qualification Standards for their respective fields. Resumes of primary authors are included in Appendix A.

2.0 PROJECT SUMMARY

Project Location

The Project Site at 150 South Parker Street occupies lot 12, block C, of the Kordes Tract in the City of Orange (APN 390-672-17). The lot covers a total area of 6,732 square feet and is located on the west side of South Parker Street, in the block bounded by West Chapman Avenue to the north, South Parker Street to the east, West Almond Avenue to the south, and South Clark Street to the west. Two service alleys traverse the block, near the north and south ends, respectively. The Project Site fronts South Parker Street and is improved with a one-story single-family residence constructed in 1924 (a detached garage built contemporaneously at the rear was demolished in 2024 following a fire). A location map is included in Map 1 below.

MAP 1: LOCATION MAP



Project Site outlined in red

Project Description

The Project does not propose any exterior or interior alterations to the existing residence at 150 South Parker Street. The Project would be limited to the construction of two new accessory structures in the rear (west) yard of the Project Site: a new 434-square foot detached two-car garage and a one-story, 800-square-foot detached Accessory Dwelling Unit (ADU). The proposed garage would occupy the former location of the original 1924 detached garage on the Project Site (demolished in 2024 following a fire). The proposed garage and ADU would have rectangular plans, horizontal composite siding, and a front gable roof covered with composition shingles. The

garage and ADU would be 12'-4" and 15'-2" in height, respectively. To provide pedestrian access to the new ADU, the Project proposes a three-foot-wide concrete walkway in the existing side (south) and rear (west) yards. Architectural drawings of the proposed Project, prepared by Allstar Design and Engineering Group, are partially excerpted in Figures 1-4 below, and in full in Appendix B.

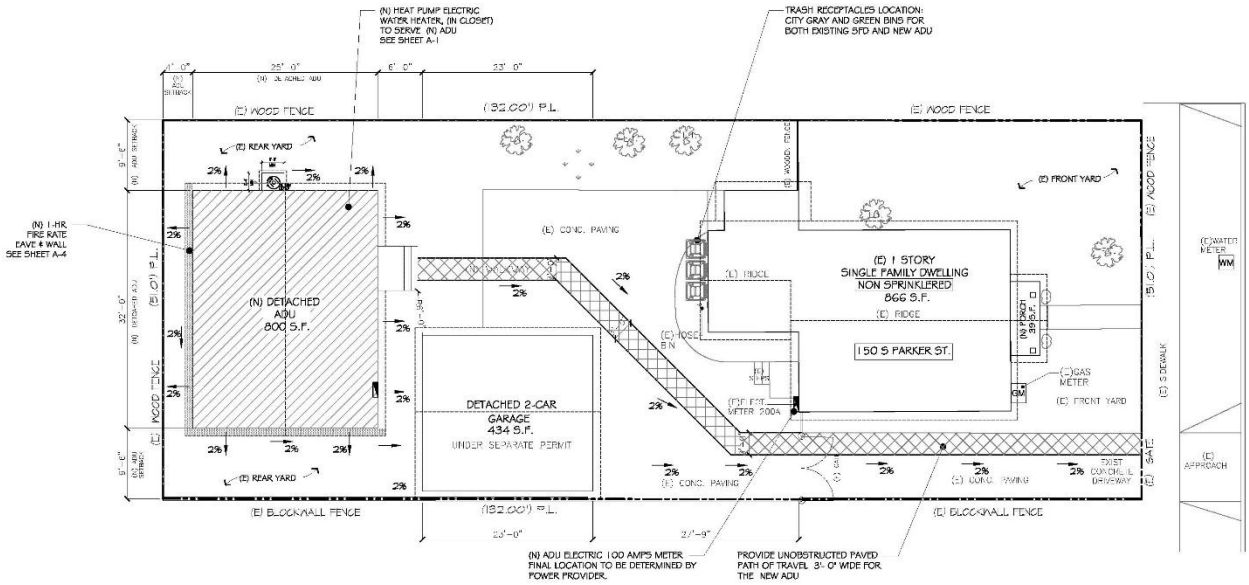


Figure 1. Site plan showing locations of proposed detached garage and detached ADU (not to scale; Allstar Design and Engineering Group)

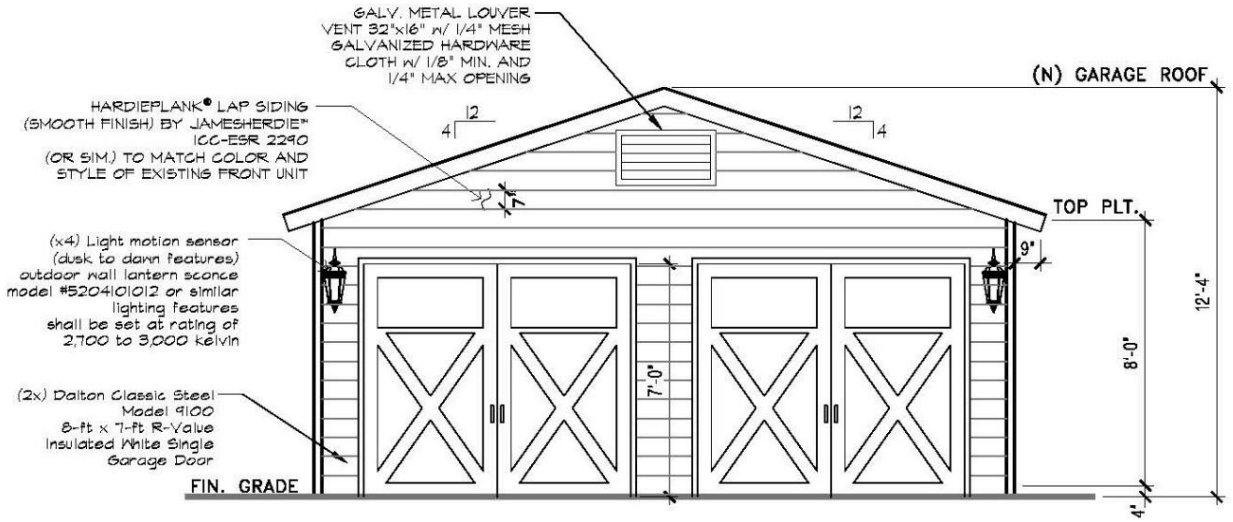


Figure 2. Proposed garage, primary elevation (not to scale; Allstar Design and Engineering Group)

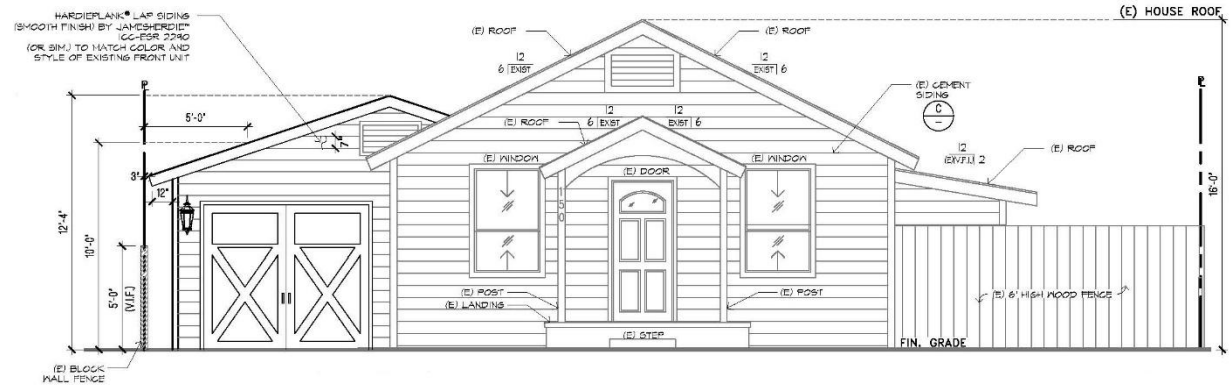


Figure 3. Proposed garage, primary elevation as viewed from South Parker Street (not to scale; Allstar Design and Engineering Group)

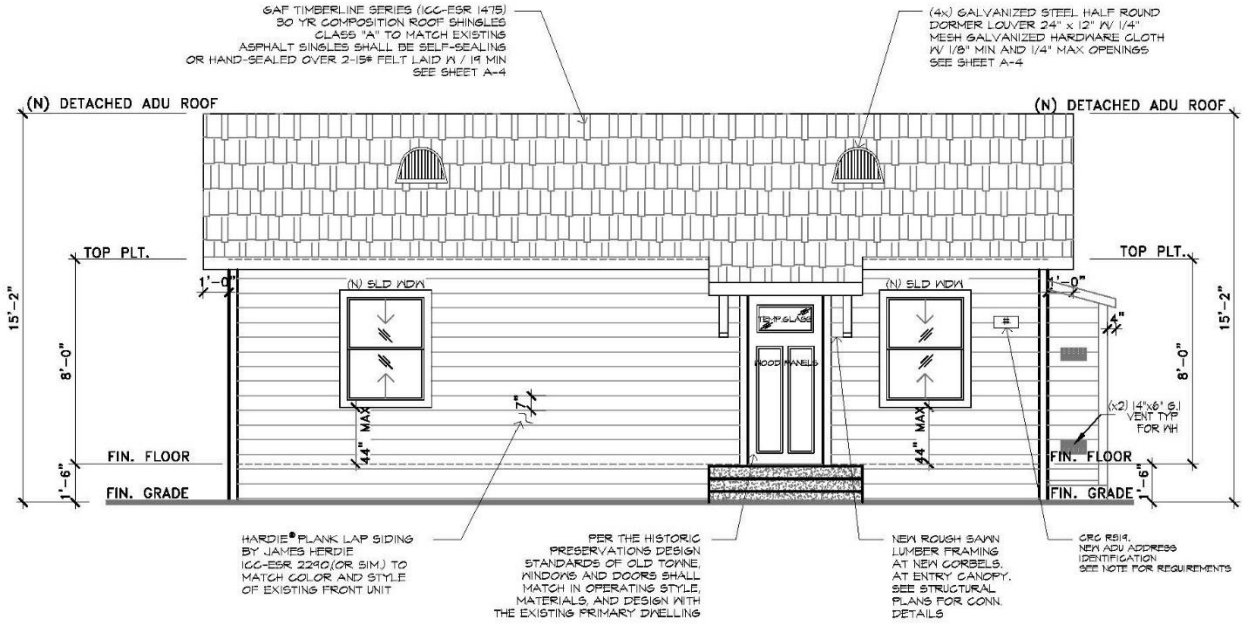


Figure 4. Proposed ADU, primary elevation (not to scale; Allstar Design and Engineering Group)

3.0 IDENTIFICATION OF HISTORICAL RESOURCES

Old Towne Orange Local Historic District

The Project Site is located in the Old Towne Orange Local Historic District which was designated by the City Council in 1998. The Old Towne Orange Local Historic District includes the smaller Old Towne Orange Historic District which is listed in the National Register of Historic Places and California Register of Historical Resources. The local historic district is roughly bound by Walnut Avenue to the north, Cambridge Street to the east, La Veta Avenue and Santiago Creek to the south, and Batavia Avenue to the west. The Old Towne Orange Local Historic District is considered a historical resource for the purpose of this report. 150 South Parker Street is a contributing property in the Old Towne Orange Local Historic District.

The Project Site is located in the vicinity of other contributing properties in the Old Towne Orange Local Historic District. For purposes of this report, a study area of properties in the vicinity of the Project Site (Study Area) has been identified. The Study Area includes properties that immediately border the Project Site and therefore have a reasonable potential to be impacted by the Project, either through direct impacts as a result of construction activity, or indirectly due to changes in the setting resulting from the proposed new construction. There are five (5) properties in the Study Area, of which four (4) are contributing properties in the Old Towne Orange Local Historic District.

Maps of the Old Towne Orange Local Historic District and Study Area are included in Maps 2 and 3 below.

150 SOUTH PARKER STREET (PROJECT SITE)

150 South Parker Street is a contributing property in the Old Towne Orange Local Historic District. The property was first surveyed in 1982, when the City Council authorized a historic resources survey to identify, evaluate and document all pre-1940 buildings throughout the City of Orange. The purpose of the survey was to gather data needed to prepare a Historic Preservation Element for the City's General Plan.[1] The 1982 survey was updated in 1991.[2] In 2005, the City conducted another historic resources survey. 150 South Parker Street was surveyed at that time. The 2005 Department of Parks and Recreation Form, 523 Series, for the property is included in Appendix C. It describes 150 South Parker Street as follows:

> *Historic Resources Inventory #038223: Single-story bungalow with rectangular plan and single, front-facing gable. Separate, smaller gabled portico forms entry overhang and is supported by decorative brackets.*[3]

[1] City of Orange Planning Department, Historic Inventory Old Towne, 1982.
[2] AEGIS, City of Orange Historic Building Inventory Update, Final Report, October 1991.
[3] Steven G. McHarris. Old Towne Orange Historic District, Orange, Orange County, California. National Register of Historic Places Inventory/Nomination Form, May 29, 1997.

ADJACENT PROPERTIES

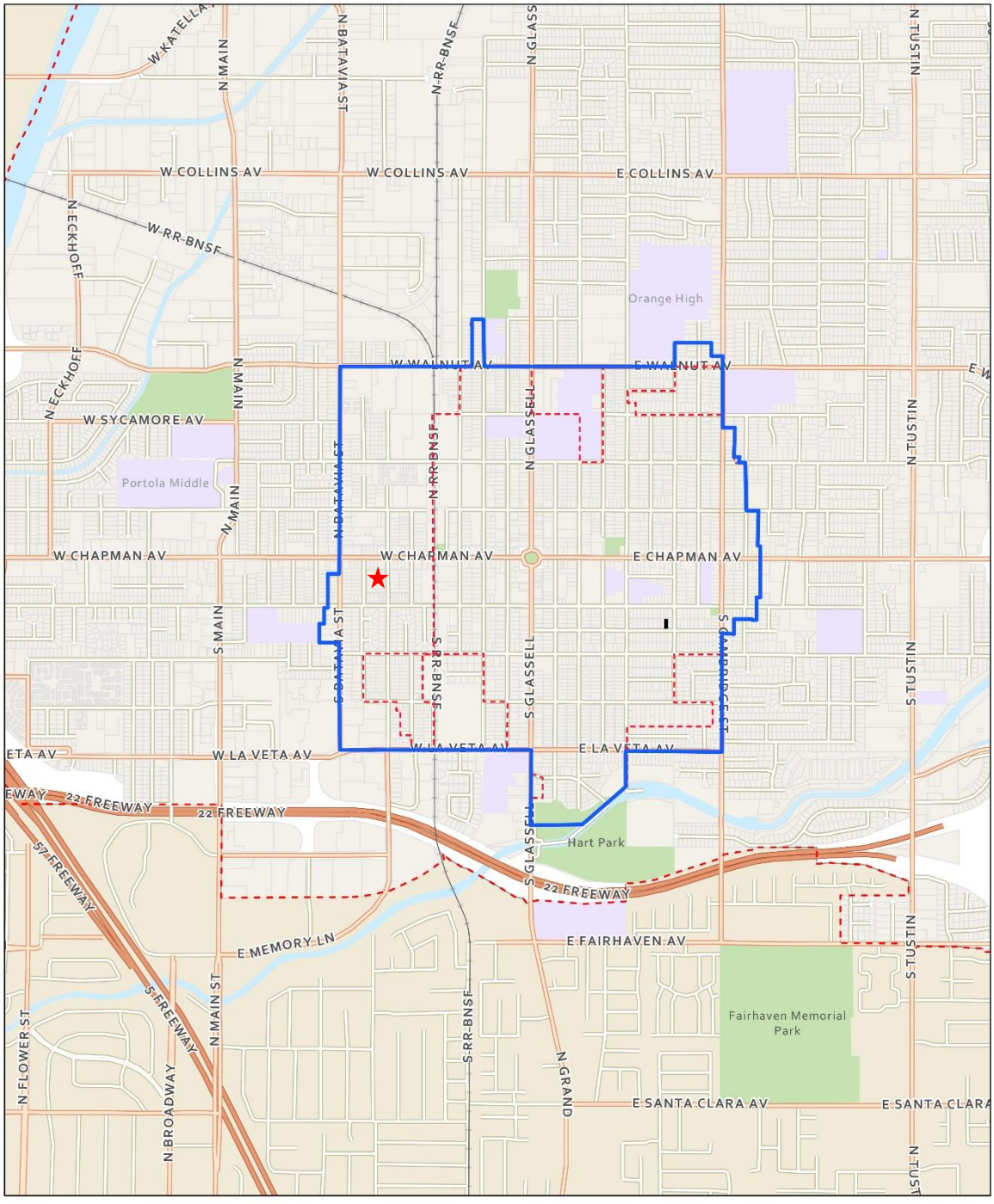
As summarized in Table 1 below, the Study Area includes (5) properties that immediately border the Project Site. Of these, four (4) properties are contributors to the Old Towne Orange Local Historic District.

TABLE 1. PROPERTIES IN THE OLD TOWNE ORANGE HISTORIC DISTRICT ADJACENT TO THE PROJECT SITE

NUMBER	STREET	DATE	CONTRIBUTOR?	CURRENT PHOTOGRAPH (HRG, 2025)
142-144	S. Parker St.	1911	Yes	
160	S. Parker St.	1956	No	
141-143	S. Clark St.	1909	Yes	

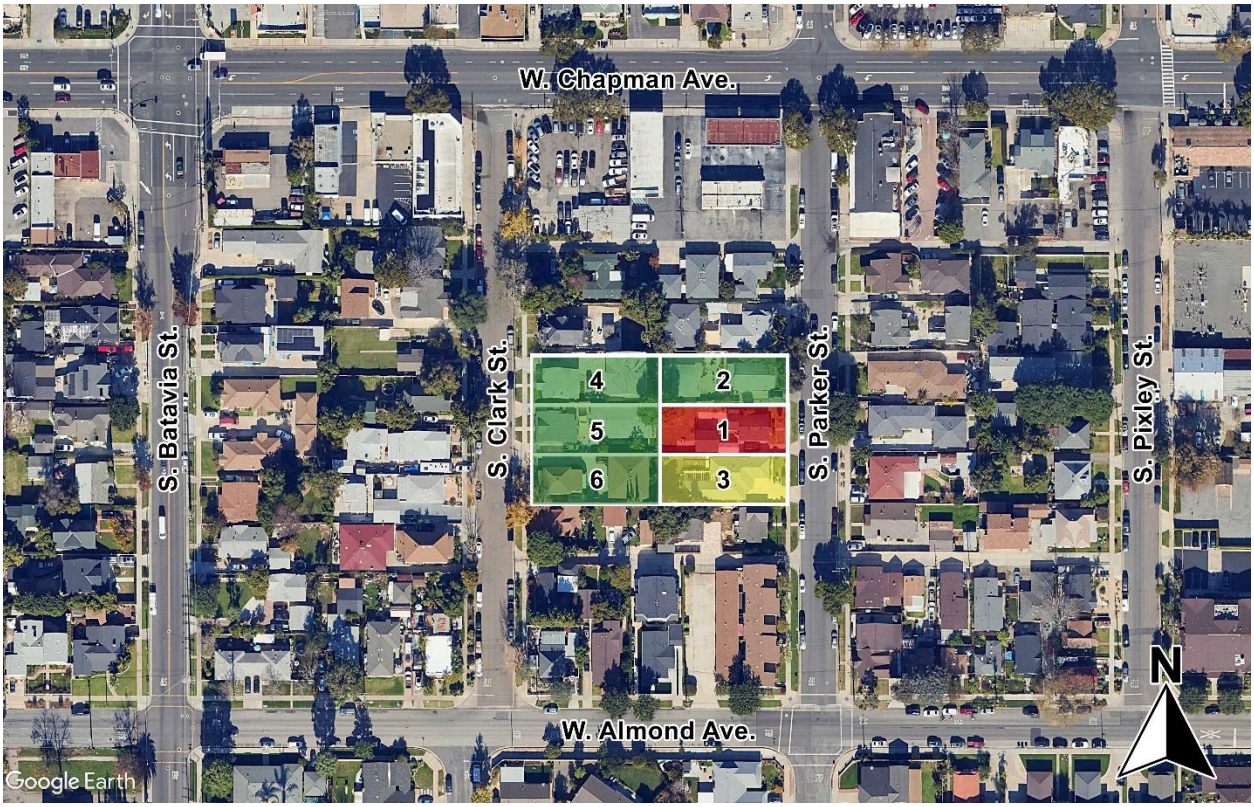
NUMBER	STREET	DATE	CONTRIBUTOR?	CURRENT PHOTOGRAPH (HRG, 2025)
149-153	S. Clark St.	1915	Yes	
157-161	S. Clark St.	1904	Yes	

MAP 2: OLD TOWNE ORANGE HISTORIC DISTRICT MAP



150 South Parker Street indicated by red star

MAP 3: MAP OF STUDY AREA



Key

- *Project Site*
- *Adjacent contributor to Old Town Orange Local Historic District*
- *Adjacent non-contributor to Old Town Orange Local Historic District*

1. *150 S. Parker St. (Project Site)*
2. *142-144 S. Parker St.*
3. *160 S. Parker St.*
4. *141-143 S. Clark St.*
5. *149-153 S. Clark St.*
6. *157-161 S. Clark St.*

4.0 DESCRIPTION OF PROJECT SITE

The single-family residence at 150 South Parker Street was constructed in 1924. It is set back from South Parker Street behind a landscaped from yard and is in the Residential Vernacular style. The residence has a simple massing; a symmetrical primary façade composition; wood frame walls clad with non-original horizontal composite siding; and a low-pitched front-gable composition roof with shallow, open eaves. The projecting front porch features an arched hood with a composition gable roof; it is supported by decorative wood brackets and wood posts. Fenestration includes non-original single and coupled vinyl vertical sliding windows with divided lights and simple wood casings and sills; and a non-original partially glazed wood panel front door covered by a non-original metal security door. A wood picket fence encloses a landscaped front yard with a grass lawn, brick walkway, and plantings. At the rear, there are mature growth trees and a concrete hardscape.

A one-story garage formerly located at the rear (northeast corner) of the property was likely constructed contemporaneously with the residence in 1924; it was demolished in 2024 following a fire, leaving only the concrete slab *in-situ*.

Character-defining Features

Character-defining features are those visual aspects and physical features or elements, constructed during a historic property's period of significance, that give the property its historic character and contribute to its historic integrity. Character-defining features should be considered in the planning and design of a project and should be preserved to the maximum extent possible. In general, retaining character-defining features retains the integrity of an historic property; i.e., contributes to retaining the property's eligibility as an historical resource.

Character-defining features of 150 South Parker Street include:

- Overall form and massing: symmetrical primary (east, South Parker Street) façade composition; simple, one-story massing
- Roof: low-pitched front gable roof; shallow, open eaves; bargeboard
- Front porch: arched hood with gable roof; supported by decorative wood brackets and square wood posts
- Fenestration pattern; simple wood casings; simple wood windowsills

Photographs of existing conditions on the Project Site are included below.

Alterations

Building permits on file with the City of Orange Building Division do not document any major exterior alterations to the residence at 150 South Parker Street. The following major exterior alterations to the residence have been identified based on previous survey photographs of property dating from 1991 and 2005: replacement of a non-original screen door with a metal security door at the front door (between 1991 and 2005); replacement of all original wood windows with vinyl windows (between 1991 and 2005); replacement of wood channel siding and board and batten siding with horizontal composition siding (after 2005). A detached garage

built contemporaneously with the residence in 1924 at the rear of the property was demolished in 2024 following a fire.[4]

[4] Permit no. 2407-145, July 9, 2024.

PHOTOGRAPHS OF CULTURAL RESOURCES ON THE PROJECT SITE

Historic Resources Group, March 2025

Image 1: Primary (South Parker Street, east) façade, view west

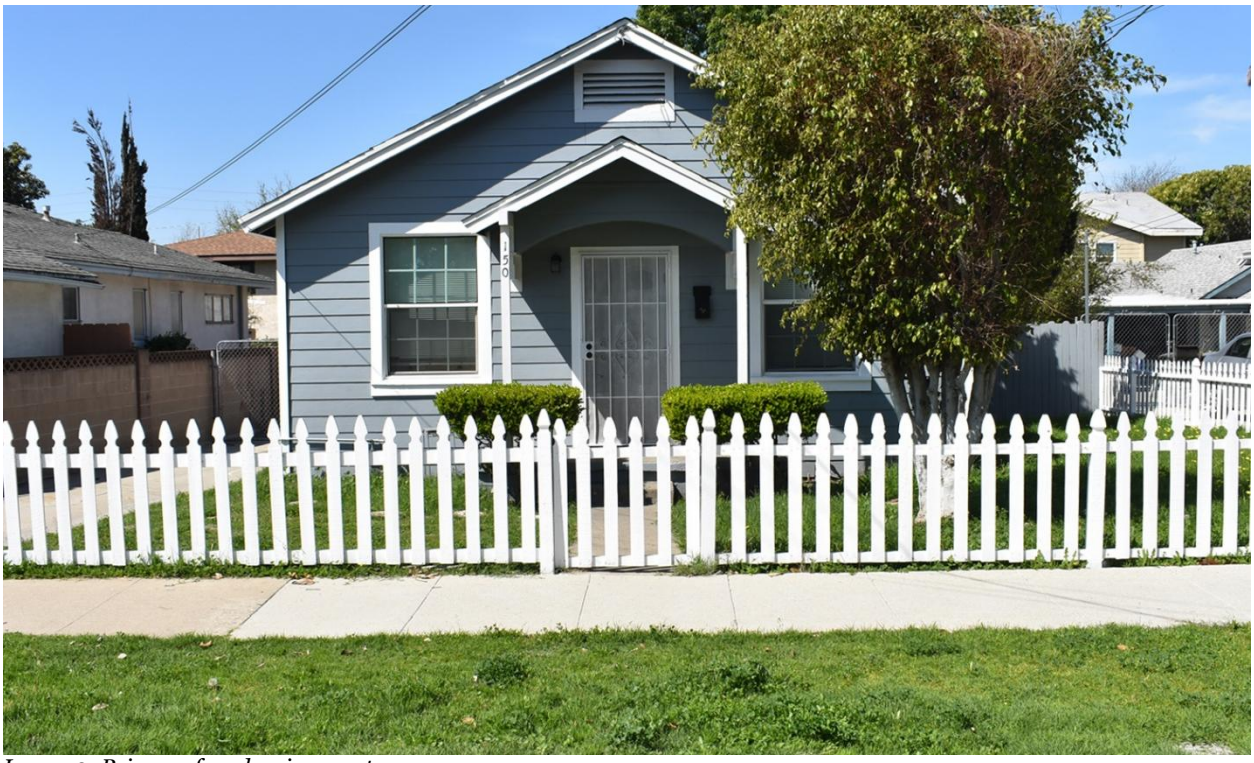


Image 2: Primary façade, view west

Image 3: Primary and secondary (south) façades, view northwest

Image 4: Primary and secondary (north) façades, view southwest

Image 5: Rear (west) façade, view facing east

Image 6: Secondary (south) and rear façades, view facing northeast

Image 7: Rear and secondary (north) façades, view southeast

Image 8: Rear yard, view facing east

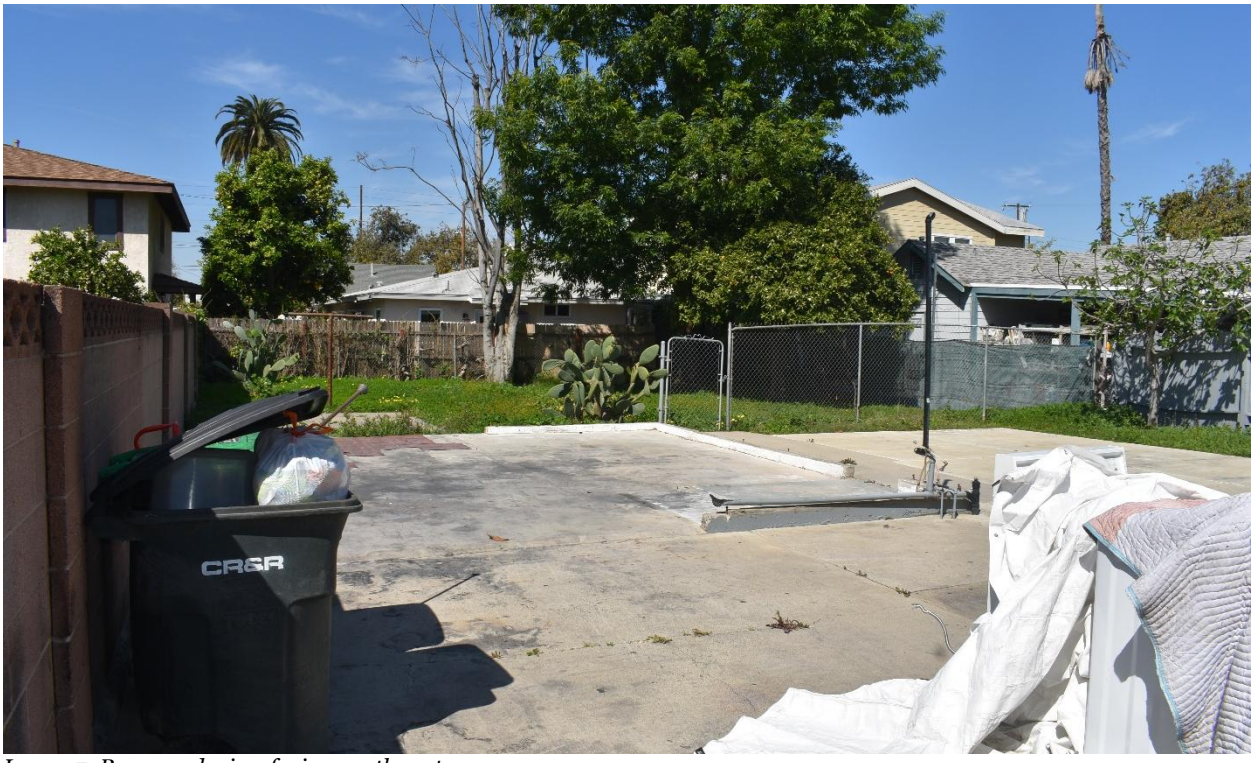


Image 7: Rear yard, view facing northwest

5.0 ANALYSIS OF POTENTIAL IMPACTS

Framework for Analysis

THE SECRETARY OF THE INTERIOR'S STANDARDS

The Secretary of the Interior's Standards for the Treatment of Historic Properties (the Standards) provide guidance for reviewing proposed projects that may affect historical resources. The Standards and associated Guidelines address four distinct historic "treatments" including: (1) preservation, (2) rehabilitation, (3) restoration, and (4) reconstruction. The specific Standards and Guidelines associated with each of these possible treatments are provided on the National Park Service's website regarding the treatment of historical resources.[5]

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation, rehabilitation, and maintenance of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

The Standards for Rehabilitation (36 CFR 67) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features, or finishes that are important in defining the building's historic character. The Standards are applied taking into consideration the economic and technical feasibility of each project.

HISTORIC PRESERVATION DESIGN STANDARDS

The City of Orange's Historic Preservation Design Standards (HPDS) were adopted by the City Council on December 12, 2018. The purpose of the HPDS is to protect the distinct sense of place conveyed by Orange's historic buildings and neighborhoods. The HPDS are based on the *Secretary of the Interior's Standards for Rehabilitation* to help property owners, design professionals and residents understand the features that make buildings and neighborhoods special and provide guidance on how best to preserve those features; and guide the design of new construction so that it relates respectfully to historic buildings.

Analysis of Project Impacts

This report evaluates potential impacts to 150 South Parker Street as well as the Old Towne Orange

[5] U.S. Department of the Interior, National Park Service, *Technical Preservation Services*, "The Secretary of the Interior's Standards for the Treatment of Historic Properties," http://www.nps.gov/tps/standards.htm (accessed October 2022).

Local Historic District. Historical resources in immediate proximity to a potential project are more likely to be adversely impacted, specifically by way of construction activities that have the potential to de-stabilize adjacent properties or alterations to the immediate setting of the resources. Historical resources physically separated from the Project Site by other buildings or streets, or by additional distance, are less likely to be adversely impacted due to this spatial separation.

THE SECRETARY OF THE INTERIOR'S STANDARDS

The Project is evaluated below against the applicable Standards for Rehabilitation to identify potential impacts to the historic integrity and significance of 150 South Parker Street as well as Old Towne Orange Local Historic District. Because the Project consists only of new construction on the Project Site and does not propose any alteration or rehabilitation of 150 South Parker Street, Standards 1 through 7 are not applicable. Therefore, the Project is evaluated against applicable Standards 8, 9, and 10.

> *Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The Project Site is not located in an identified archeological zone and has been disturbed for previous development. Therefore, it is not likely that excavation for the Project may uncover unknown archeological resources on the site.[6] **If unexpected archeological resources are found, and they are identified, protected, preserved, and/or documented in consultation with a qualified archeologist, the Project would meet Standard 8.**

> *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The Project does not propose new additions or exterior alterations to the existing 866 square-foot residence at 150 South Parker Street or any adjacent contributing properties in the Old Towne Orange Local Historic District. The Project would be limited to a new 434-square-foot detached garage; and a one-story 800-square-foot detached ADU. Both would be structurally independent of the existing residence on the Project Site and would not destroy historic materials or features that characterize the Project Site, the adjacent contributing properties, or the Old Towne Orange Local Historic District. All existing historic district contributors would remain unaltered and would continue to convey the significance of the historic district. The proposed garage would occupy the former location of the original 1924 detached garage on the Project Site (demolished in 2024 following a fire). The Project would partially alter the historic setting by constructing the ADU at the rear of the lot in a location that was not historically developed. However, the proposed location of the ADU follows the general historical development pattern in the historic district. The proposed garage and ADU would be minimally visible from the public right-of-way; would not obstruct primary views of the historical resource or adjacent contributing properties from the public right-of-way; and would be clearly subordinated to the contributing properties by

[6] Recommendations for identification and treatment of possible archaeological resources are beyond the scope of this report; the Lead Agency would need to determine whether archaeological resources would be impacted by this project.

their location and their smaller size and massing. Additionally, the new construction would be differentiated from the old by its design, a simplified interpretation of the Residential Vernacular style that references, but does not copy, the design of the existing residence and other contributing buildings in the Old Towne Orange Local Historic District. In summary, the new construction would be compatible with the existing residence and the historic district in terms of location, size, scale, massing, and proportions; and would be largely concealed from view from the street. **The Project meets Standard 9.**

> *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed new garage and ADU are free-standing and structurally independent of the existing residence at 150 South Parker Street. If removed in the future, the essential form and integrity of the Project Site, the adjacent contributing properties, and the overall historical setting of the Old Towne Orange Historic District would be unimpaired. **The Project meets Standard 10.**

HISTORIC PRESERVATION DESIGN STANDARDS

The Project is evaluated below against the City of Orange's *Historic Preservation Design Standards*. Overall, the Project meets the intent of the *Historic Preservation Design Standards.*

Standards for Historic Residential Buildings: Garages and Accessory Structures: Setting

1. *The prevailing pattern of open space in the front and side yards of contributing properties should be preserved.*

The Project proposes a detached garage and ADU in the rear yard of the Project Site. Therefore, the Project would preserve the prevailing pattern of open space in the front and side yards of contributing properties in the Old Towne Orange Local Historic District. **The Project meets this guideline.**

Standards for Historic Residential Buildings: Garages and Accessory Structures

4. *New garages and accessory structures should be similar in size, scale, and design to historic garages and accessory structures in the historic districts.*

    a. *A garage attached to a historic house is generally inappropriate. New garages and accessory structures typically should be located behind the rear wall of the historic house.*

    b. *New garages or accessory structures should not compete visually with the historic residence and should be subordinate in height, width, and area in comparison to the existing primary structure.*

    c. *Accessory structures may reflect the architectural style of the existing house through similar materials, windows, roof patterns, and simplified architectural details.*

d. *Basic rectangular forms, with simple hip or gable roofs, are appropriate for most new garages and accessory structures.*

e. *Single-bay garage doors are more appropriate than double-bay garage doors on new structures.*

The Project proposes new construction at the rear of 150 South Parker Street: a 434-square-foot detached garage with double-bay garage doors; and a one-story 800-square-foot detached Accessory Dwelling Unit (ADU). Although a single-bay garage door would be more appropriate than the proposed double-bay garage doors, the new garage would be located behind the residence and minimally visible from the public right-of-way. The proposed garage and ADU would be similar in size, scale, and design to historic garages and accessory structures in the Old Towne Orange Local Historic District; would be subordinate in height, width, and area to the existing 866 square-foot residence; would be differentiated from the residence by their design, a simplified interpretation of the Residential Vernacular style that references, but does not copy, the design of the existing residence and other contributing buildings in the historic district; and would feature a rectangular plan with simple low-pitched front-gable roofs that are compatible with the residence. **The Project meets this guideline.**

Standards for New Construction Related to Historic Buildings: Infill Construction

1. *The location of new primary and secondary structures on a lot should be consistent with the historic pattern of front and side yard setbacks.*

The proposed garage and ADU follow the general historical development pattern in the Old Towne Orange Local Historic District, including front and side yard setbacks. A review of Sanborn Fire Insurance Maps indicates that the Kordes Tract, in which the property is located, was historically developed with single-family residences fronting the street, with detached garages and accessory buildings at the rear.[7] **The Project meets this guideline.**

2. *New buildings should be similar in mass and scale to surrounding buildings.*

    a. *If a new building is larger than its neighbors, it should be modulated so that the appearance of the mass is located back from the street and is less visible.*

    b. *Properties with new construction are recommended to use the average Floor Area Ratio of historic properties on the surrounding street as a model for compatible new development.*

The proposed garage and ADU would be similar in mass and scale to surrounding buildings; and would be situated at the rear of the lot. As such, the new buildings would not obstruct primary views of the historical resource or adjacent contributing properties; and would not be highly visible from the public right-of-way. **The Project meets this guideline.**

[7] Sanborn Fire Insurance Map, Orange, Orange, California, sheet 8, January 1922.

3. *The height and roof form of a new building should be comparable to surrounding historic buildings.*

    a. *Roofing materials and details should be similar to those found on historic properties.*

    b. *Dormers should be similar in size and style to historic properties.*

The proposed garage and ADU would be comparable in height to adjacent accessory building in the Old Towne Orange Local Historic District. The proposed buildings would also feature low-pitched roofs covered with composition shingles, consistent with the residence and other contributing properties in the historic district. **The Project meets this guideline.**

4. *A new primary building should have a main entrance and façade parallel to and facing the street.*

The Project does not propose a new primary building. **This guideline is not applicable**.

5. *The progression of public to private spaces from the street should be maintained.*

    a. *A sheltered building entrance or front porch may be appropriate to create a transitional space from the street to the interior of the building.*

The proposed ADU would incorporate a simple front porch facing the rear (west) façade of the residence to maintain the progression of public and private space from South Parker Street. **The Project meets this guideline.**

6. *New construction should have a similar pattern of windows and doors on elevations visible from the street to those found in surrounding historic buildings.*

The primary (east) façade of the proposed garage would incorporate paired wood carriage doors that are similar to those on accessory structures in the Old Towne Orange Local Historic District The primary (east) façade of the proposed ADU would feature a fenestration pattern (a single door flanked by rectangular windows) that is also similar to those of contributing properties in the historic district. **The Project meets this guideline.**

7. *The use of traditional building materials found on historic buildings in the Historic District is encouraged for new construction.*

    a. *Exterior materials shall be compatible with the size, scale, design, texture, reflectivity, durability and color of historic materials used on comparable historic buildings in the Historic District.*

    b. *Use of simplified versions of traditional architectural details is encouraged.*

    c. *Alternates to traditional building materials may be considered, if the alternate material is compatible with the design and appearance of comparable historic features on similar contributing buildings in the Historic District.*

The proposed garage and ADU would incorporate materials, including horizontal composite siding, and Residential Vernacular architectural details (such as a front porch with a gable roof, in the case of the ADU) that reference, but do not copy, the design of the existing residence and other contributing buildings in the Old Towne Orange Local Historic District. **The Project meets this guideline.**

8. *The height, mass and scale of new secondary buildings should be minimized as much as possible.*

    a. *In general, secondary buildings should be no taller than the primary building. In limited areas, secondary buildings may be taller than primary buildings, if this condition is already typical of the streetscape of the surrounding blocks.*

    b. *The design of secondary buildings should be subordinate to the primary building on the lot.*

    c. *Historic accessory structures were typically utilitarian buildings with limited decorative elements. Basic rectangular building forms and simple roof configurations are appropriate.*

The proposed garage and ADU would be 12'-4" and 15'-2" in height, respectively. The height of the residence is 16'-0." Therefore, the proposed accessory buildings would not be taller than the residence. Additionally, the proposed buildings would be subordinated to the residence and other contributing properties in the Old Towne Orange Local Historic District by their location in the rear yard; and would embody a utilitarian design that is a simplified interpretation of the Residential Vernacular style that references, but does not copy, the design of the existing residence and other contributing buildings in the historic district; and would feature a rectangular plan with simple low-pitched front-gable roofs that are compatible with the residence. **The Project meets this guideline.**

9. *Infill construction should adhere to the sections on Standards for Historic Residential Buildings – Setting or Standards for Historic Commercial Buildings – Setting.*

As noted above under *Standards for Historic Residential Buildings: Garages and Accessory Structures*, the Project is located in the rear yard of the Project Site. Therefore, it would preserve the prevailing pattern of open space in the front and side yards of contributing properties in the Old Towne Orange Local Historic District. **The Project meets this guideline.**

6.0 CONCLUSION

The Project proposes to construct a new detached garage and detached ADU in the back yard of the lot at 150 South Parker Street. The Project Site is a contributor to the Old Towne Orange Local Historic District.

This analysis has demonstrated that the Project conforms with the applicable *Secretary of the Interior's Standards for Rehabilitation* and the City of Orange's *Historic Preservation Design Standards*. The new construction would be compatible in size, scale, design, massing, and proportions with the existing contributing building on the Project Site, as well as adjacent contributors in the historic district; and would be largely concealed from view from the street. Therefore, the Project would not result in any impacts to the Old Towne Orange Local Historic District.

7.0 REFERENCES

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APPENDIX A

RESUMES OF AUTHORS/CONTRIBUTORS

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105 - 3816

Tel 626-793-2400
historicresourcesgroup.com

JOHN LOCASCIO, AIA

Principal Architect

Professional License

California Architect C24223

Education

Master's Degree, Historic Preservation, University of Southern California

Bachelor of Architecture, University of Southern California

Honors and Awards

National Trust for Historic Preservation, Richard H. Driehaus Foundation National Preservation Award

Los Angeles Conservancy Preservation Award

California Preservation Foundation Preservation Design Award

City of Pasadena Historic Preservation Award

AIA Institute Honor Award

Experience Profile

Years of Experience: 31

John LoCascio has been with HRG since 2011, involved in historic preservation since 2002, and a licensed, practicing architect since 1993.

John's areas of focus at HRG include historic architecture and technology, building conservation, historic structure reports and federal historic rehabilitation tax credit projects. He provides technical assistance for construction documents, advises on compliance with the Secretary of the Interior's Standards and the use of the State Historic Building Code, provides construction monitoring, and paint and materials sampling and analysis services. John has worked on a wide variety of buildings and structures in California as well as in other states. He is currently advising on historic tax credit projects in Los Angeles, the San Francisco Bay area, and Washington State. In addition, John regularly provides historic architecture consultation for numerous LAUSD campus modernization projects.

John LoCascio meets the *Secretary of the Interior's Professional Qualifications Standards* in Architecture and Historic Architecture.

Selected Projects

28th Street YMCA Rehabilitation and Adaptive Reuse, Los Angeles
Academy Museum of Motion Pictures Rehabilitation, Hollywood
Angelus Funeral Home Historic Tax Credit Project, Los Angeles
CBS Columbia Square Rehabilitation and Adaptive Reuse, Hollywood
Chapman University VPO Packing House Rehabilitation, Orange
Climate Pledge Arena Historic Tax Credit Project, Seattle
Constance Hotel Historic Tax Credit Project, Pasadena
Grand Central Air Terminal Rehabilitation & Adaptive Reuse, Glendale
Los Angeles International Airport Preservation Plan and HSRs
Mayfair Hotel Historic Tax Credit Project, Los Angeles
Venice High School Comprehensive Modernization, Los Angeles

Professional Affiliations

American Institute of Architects

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105 - 3816

Tel 626-793-2400
historicresourcesgroup.com

ADAM RAJPER

Senior Historic Preservation Specialist

Education

Master of Historic Preservation, Columbia University
Bachelor of Architecture, California State Polytechnic University, Pomona

Professional Affiliations

Association for Preservation Technology
Columbia University Preservation Alumni
Pasadena Heritage
The 1947 Partition Archive
Society of Architectural Historians

Experience Profile

Years of Experience: 9

Adam has worked in historic preservation in the non-profit, private, and public sectors. He joined HRG in 2022; his areas of focus include preparing documentation in support of CEQA, NEPA and Section 106 environmental review, and historic resources assessments.

Adam has utilized his architecture and conservation skills to prepare Historic Structures reports, provide building envelope consultations, develop treatment plans, conduct easement property inspections, and review projects proposing exterior maintenance and alterations. In general, Adam has worked on a variety of projects, including state and federal historic tax credit applications, local preservation incentives, National Register nominations, Historic Structure Reports, Historic American Building Survey (HABS) documentation reports, historic resource surveys, historic context statements, and historic rehabilitations.

Prior to joining HRG, Adam was a senior architectural historian for consulting firms in California and Texas, most recently MacRostie Historic Advisors in Houston. He also served as Preservation Director for Pasadena Heritage and Historic Preservation Specialist for the City of San Antonio Office of Historic Preservation.

Adam Rajper meets the *Secretary of the Interior's Professional Qualification Standards* in Historic Preservation in History, Architectural History and Historic Architecture.

Selected Projects

Aurora Apartment Hotel National Register Nomination
American National Insurance Company National Register Nomination
Friedrich Refrigeration Company Official Texas Historical Marker
Mills Act Historic Property Contract Program Inspections
RMS Queen Mary Historic Structures Report
Rancho Los Amigos Historic Survey

APPENDIX B

PROJECT INFORMATION

PROPERTY INFORMATION:

ADDRESS: 150 S PARKER ST. ORANGE, CALIFORNIA 92868	
OWNER: ALAN S. ROSEN (714)376-8620	
A.P.N :	390-672-17
TRACT :	398
BLOCK :	-
LOT :	12
ZONING :	R-1-6
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	U-1
A-TRACT: KORDES TR BLOCK: C LOT: 12 TR 398	

SITE & BUILDING DATA

LOT/PARCEL AREA: 6,732 SQ FT	
(E) S.F.D. LIVING AREA:	866 SQ. FT
(E) FRONT PORCH:	39 SQ. FT
(N) DETACHED GARAGE:	434 SQ. FT
TOTAL LIVING AREA (NO CHANGE)	866 SQ. FT
NEW LOT COVERAGE:	1300 SQ. FT
NEW LOT COVERAGE %:	19%
PROPOSED FAR	0.19

BLOCK FLOOR AREA RATIO FAR
FAR RANGE 0.20± - 0.48±
AVERAGE FAR 0.34±

SCOPE OF WORK

• NEW DETACHED 2-CAR GARAGE (434 S.F.)

SHEET INDEX

SITE PLAN	C-1
FLOOR PLAN / ELEVATIONS	G-1
SECTIONS / ROOF PLAN	G-2
COLOR AND MATERIALS BOARD	CB

APPLICABLE CODES:

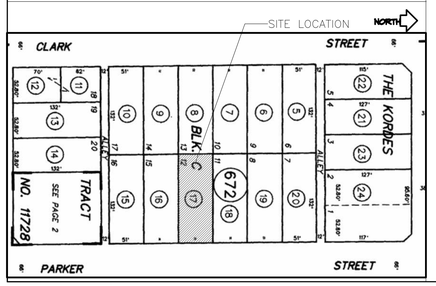
ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES AND LOCAL ORDINANCES:

* 2022 CALIFORNIA RESIDENTIAL CODE
* 2022 CALIFORNIA BUILDING CODE
* 2022 CALIFORNIA MECHANICAL CODE
* 2022 CALIFORNIA PLUMBING CODE
* 2022 CALIFORNIA ELECTRICAL CODE
* 2022 CALIFORNIA TITLE 24 ENERGY CODE

ABBREVIATIONS

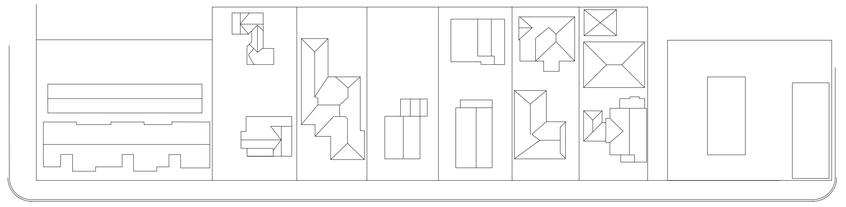
A.B.	ANCHOR BOLT	E.N.	EDGE NAILING	PL.	PLATE
ADJ.	ADJUSTABLE	ELEV.	ELEVATION	PENNY(d)	NAILS
ABV.	ABOVE	ENGR.	ENGINEER	PLYWD.	PLYWOOD
A.C.I.	AMERICAN CONCRETE INSTITUTE	EQ.	EQUAL	P.S.F.	POUNDS PER SQUARE FOOT
		EQUIP.	EQUIPMENT	P.S.I.	POUNDS PER SQUARE INCH
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTR	EXIST (E)	EXISTING		
		EXP.	EXPANSION		
A.S.T.M.	AMERICAN SOCIETY FOR TESTING & MATERIALS	FIN.	FINISH	PRESS.	PRESSURE
		F.N.	FIELD NAILING	R.	RADIUS
		FLR.	FLOOR	REINF.	REINFORCING
		FTG.	FOOTING	REQD.	REQUIRED
		FDN.	FOUNDATION	RM.	ROOM
ARCH.	ARCHITECTURAL)	FRMG.	FRAMING	SCHED.	SCHEDULE
BM.	BEAM	GA.	GAUGE	SHTG.	SHEATHING
BD.	BOARD	GALV.	GALVANIZED	SHT.	SHEET
BLK.	BLOCK	GLB.	GLUE LAM BEAM	SIM.	SIMILAR
BLKG.	BLOCKING	GRD.	GRADE	SPEC.	SPECIFICATION
BOT.	BOTTOM	HD.	HOLDOWN	STGR.	STAGGER
BLDG.	BUILDING	HGR.	HANGER	STD.	STANDARD
CLG.	CEILING	HDR.	HEADER	STL.	STEEL
CLR.	CLEAR	HT.	HEIGHT	STIFF.	STIFFENER
COL.	COLUMN	HORIZ.	HORIZONTAL	STRUCT.	STRUCTURAL
C.M.U.	CONCRETE MASONRY UNIT	IN.	INCH	SQ.	SQUARE
		I.D.	INSIDE DIAMETER	SYM.	SYMMETRICAL
		INT.	INTERIOR	THK.	THICK
C.J.	CONSTRUCTION JOINT	JST.	JOIST	U.B.C.	UNIFORM BUILDING CODE
		LAM.	LAMINATED		
CONC.	CONCRETE	LT. WT.	LIGHT WEIGHT		
CONN.	CONNECTION	M.B.	MACHINE BOLT	U.N.O.	UNLESS NOTED
CONSTR.	CONSTRUCTION	MAS.	MASONRY		
CONT.	CONTINUOUS	MAX.	MAXIMUM		OTHERWISE
DEMO.	DEMOLISH	MTL.	METAL	VERT.	VERTICAL
DET.	DETAIL	MIN.	MINIMUM	WT.	WEIGHT
DIAG.	DIAGONAL	N.T.S.	NOT TO SCALE	W.W.F.	WELDED WIRE FABRIC
DIA. (ø)	DIAMETER	NO. or #	NUMBER		
DIM.	DIMENSION	O.C.	ON CENTER	W.W.M.	WELDED WIRE MESH
DBL.	DOUBLE	OPNG.	OPENING		
DWG.	DRAWING	OPP.	OPPOSITE	W.F.	WIDE FLANGE
EA.	EACH	O.D.	OUTSIDE DIA.	W/	WITH

VICINITY MAP



Block Floor Area Ratio (FAR)

N.T.S.



S Parker St

NUMBER OF STORIES	2	2	2	2	2	1	1	1	1	1	1	1
TOTAL FAR: INCLUDING GARAGES & ACCESSORY STRUCTURES 1ST & 2ND FLOOR WITHOUT OPEN PORCHES)	0.77±	0.77±	0.77±	0.77±	0.77±	0.20±	0.40±	0.12±	0.34±	0.47±	0.48±	N/A

FAR RANGE 0.20± - 0.77±

AVERAGE FAR 0.485±

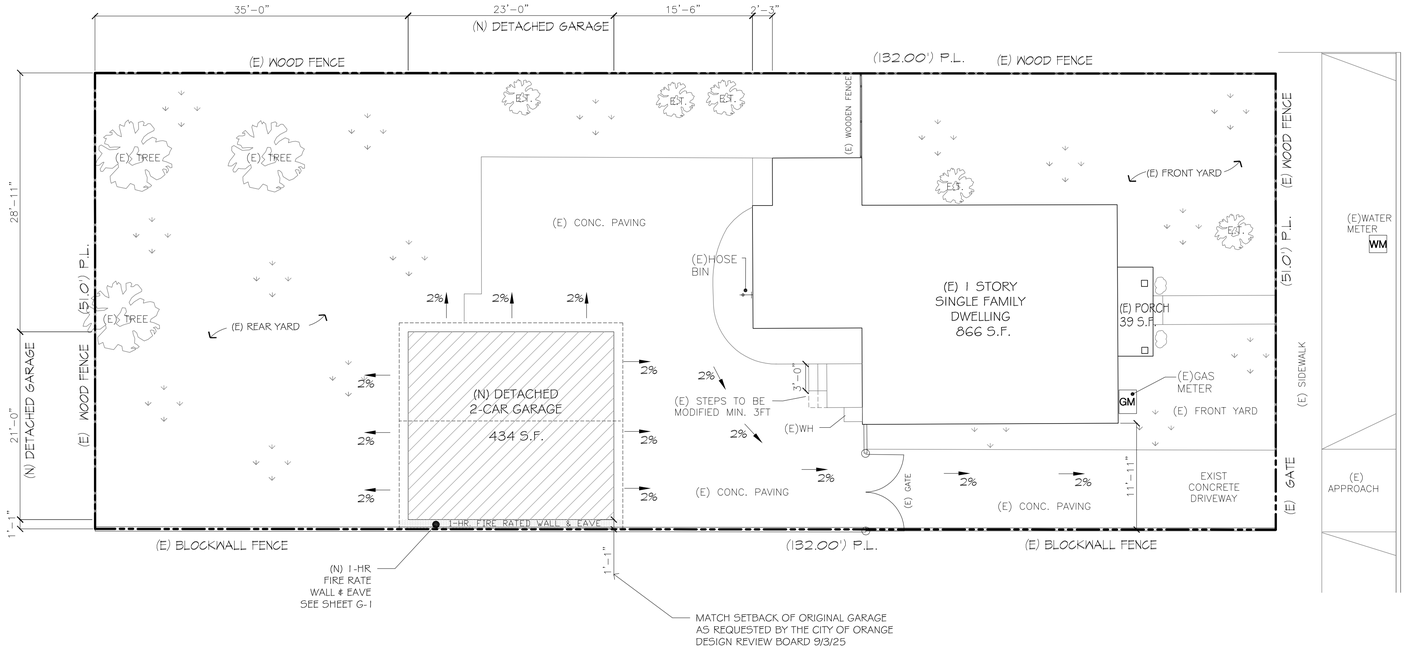
BLOCK FLOOR AREA RATIO (FAR)

N.T.S.

NORTH

LEGEND:

NEW DETACHED GARAGE WITH LAUNDRY
434 SQ. FT.



SITE PLAN

SCALE: 1/8" = 1'-0"

NORTH

ALLSTAR
DESIGN & ENGINEERING GROUP
RESIDENTIAL + COMMERCIAL + INDUSTRIAL
644 NORTH POPLAR STREET, SUITE 'B', ORANGE, CA 92868
PH. 657-221-0641 EMAIL: allstarengr@gmail.com
WWW.ABCIVILENGINEERING.COM

REVISIONS	BY

NEW DETACHED GARAGE WITH LAUNDRY
150 S PARKER ST. ORANGE,CALIFORNIA 92868

SITE PLAN

JOB NO.	24_045
DRAWN	J.N.
CHECKED	A.B.
SCALE	NOTED
DATE	10/27/25
SHEET NO.	C-1

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DOOR SCHEDULE					
NO. DOOR SIZE	DOOR	FRAME	HDWR. NOTES	LOCATION	UNITS
① 2'-8"x6'-8"	WOOD	W.D.	SOLID CORE	ENTRY	2
② 8'-0"x7'-0"	WOOD	W.D.	SWINGING DOOR	GARAGE DOOR	2

NOTE: ALL DOORS COLOR, STYLE, TYPE TO BE SELECTED BY OWNER.

WALL LEGEND

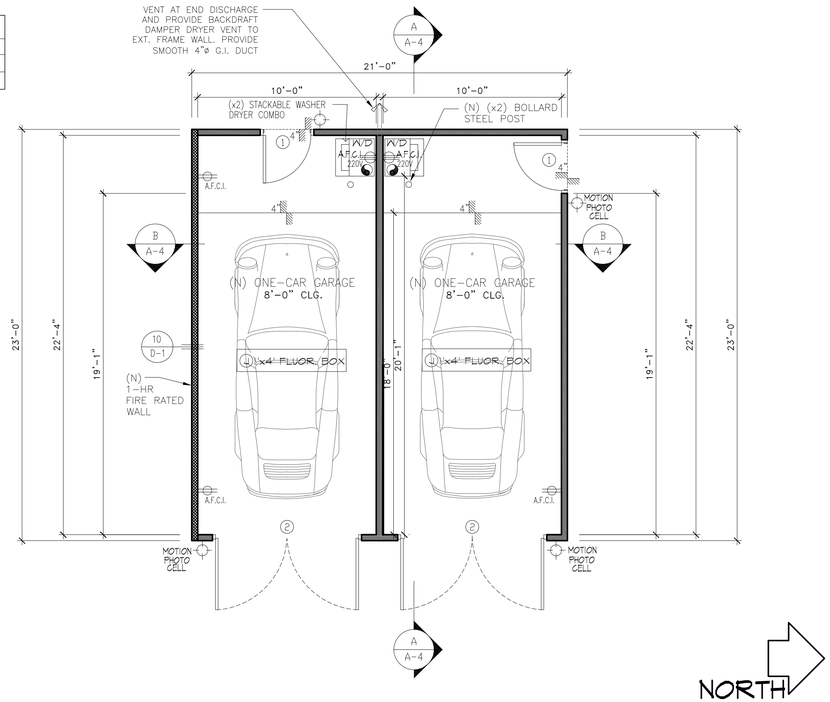
NEW 2 x 4 STUD WALL

NEW 1-HR FIRE RATED WALL

ELECTRICAL LEGEND

- DUPLEX OUTLET
- 220v — DUPLEX OUTLET 220 VOLTS
- WP GFI — DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
- 3 — ELECT SWITCH THREE WAY
- 4 — ELECT SWITCH FOUR WAY
- PHOTO CELL MOTION — WALL MOUNTED LIGHT FIXTURE PHOTOCONTROL/MOTION SENSOR COMBINATION LIGHTING FEATURES SHALL BE SET AT A RATING OF 2,700 TO 3,000 KELVIN
- D — RECESSED DOWNLIGHT WITH DIMMER SHALL BE SEALED TYPE
- LED FL — Provide Luminaires classified as high efficacy such as pin-based sockets, (Compact fluorescent) or linear fluorescent lamps with electronic ballasts. Some screw socket types that are high efficacy metal halide and light emitting diode (LED) may be used as well
- V.P. — VAPOR PROOF
- A.F.C.I. — DUPLEX OUTLET GROUND FAULT INTERRUPTER ELECTRICAL
- (J) — (J) 1x4' FLUOR. BOX — LIGHT FIXTURE 1x4' FLUORESCENT SURFACE MOUNT LIGHT

9. WASHING MACHINE SPACE – PROVIDE RECESSED BOX WATER AND WASTE
10. DRYER SPACE – PROVIDE VENT OUTSIDE AIR PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL SIZE AND LOCATION OF THE DRYER VENT AND SHALL CONFORM TO ALL THE APPLICABLE CODES AND REGULATIONS.
29A. MECHANICAL VENTILATION – PROVIDE EXHAUST FAN. FAN SHALL BE CAPABLE OF PROVIDING (5) AIR CHANGES PER HOUR.



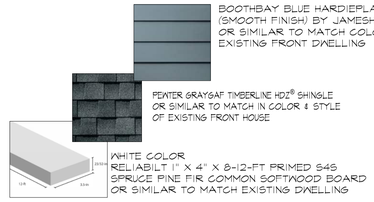
PROPOSED TWO-CAR GARAGE FLOOR PLAN

SCALE: 1/4"=1'-0"

(x2) 36"x80" WHITE 2-PANEL SHAKER EXTERIOR ENTRY WOOD DOOR PER PLAN

PROPOSED GARAGE ENTRY DOOR

N.T.S.



BOOTHBAY BLUE HARDIEPLANK® LAP SIDING (SMOOTH FINISH) BY JAMESHARDIE™ OR SIMILAR TO MATCH COLOR AND STYLE OF EXISTING FRONT DWELLING

PEWTER GRAYGAF TIMBERLINE HDZ® SHINGLE OR SIMILAR TO MATCH IN COLOR & STYLE OF EXISTING FRONT HOUSE

WHITE COLOR RELIABILT 1" X 4" X 8-12-FT PRIMED S4S SPRUCE PINE FIR COMMON SOFTWOOD BOARD OR SIMILAR TO MATCH EXISTING DWELLING

PROPOSED GARAGE COLORS MATERIALS

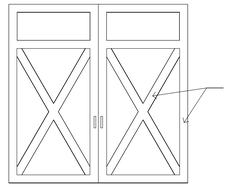
N.T.S.

EXISTING CEMENT SIDING FROM PRIMARY HOUSE. NEW DETACHED GARAGE TO MATCH COLOR & STYLE OF EXISTING UNIT

EXISTING SIDING

C

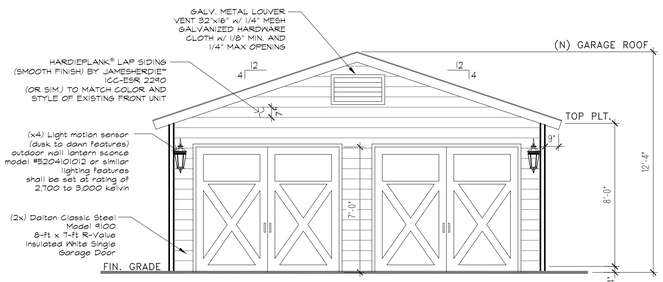
N.T.S.



(x2) 80"x70" WHITE CRAFTSMAN STYLE WOOD GARAGE DOOR PER PLAN

PROPOSED GARAGE DOOR

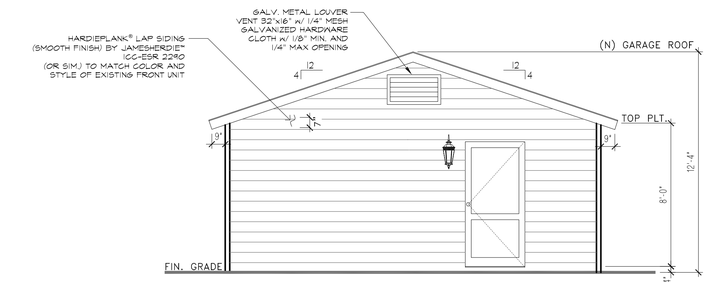
N.T.S.



DETACHED GARAGE FRONT ELEVATION

SCALE: 1/4"=1'-0"

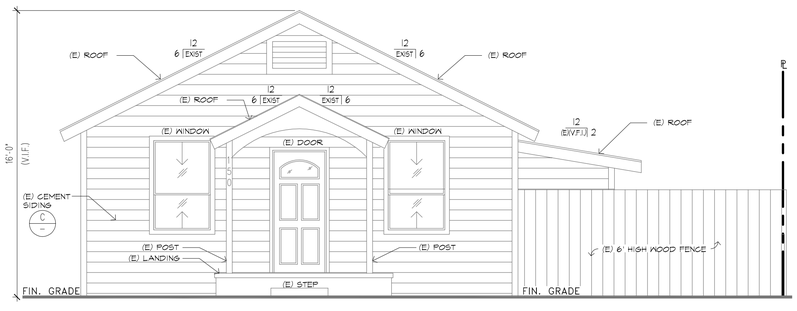
EAST



DETACHED GARAGE REAR ELEVATION

SCALE: 1/4"=1'-0"

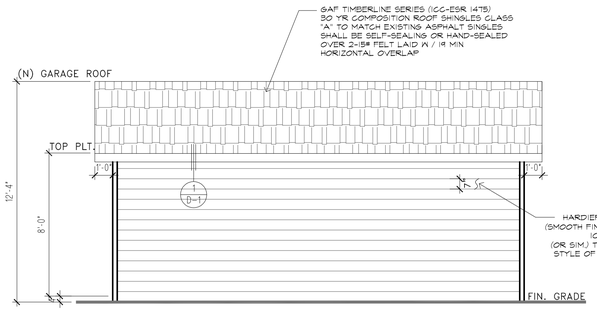
WEST



EXISTING HOUSE ELEVATION

SCALE: 1/4"=1'-0"

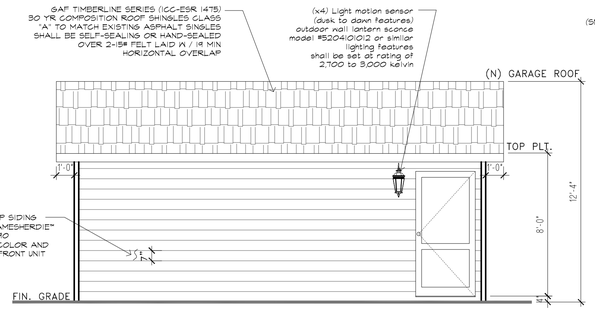
EAST



DETACHED GARAGE LEFT ELEVATION

SCALE: 1/4"=1'-0"

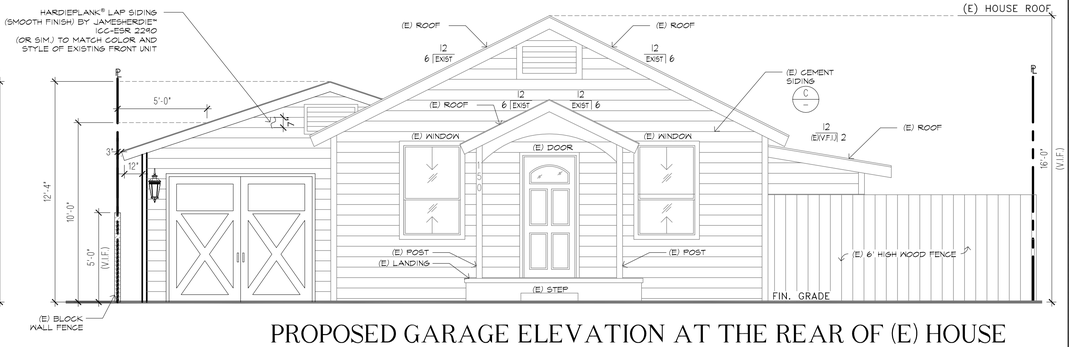
NORTH



DETACHED GARAGE RIGHT ELEVATION

SCALE: 1/4"=1'-0"

SOUTH



PROPOSED GARAGE ELEVATION AT THE REAR OF (E) HOUSE

SCALE: 1/4"=1'-0"

EAST

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REVISIONS	BY

NEW DETACHED GARAGE WITH LAUNDRY
150 S PARKER ST. ORANGE, CALIFORNIA 92868

FLOOR PLAN / ELEVATIONS

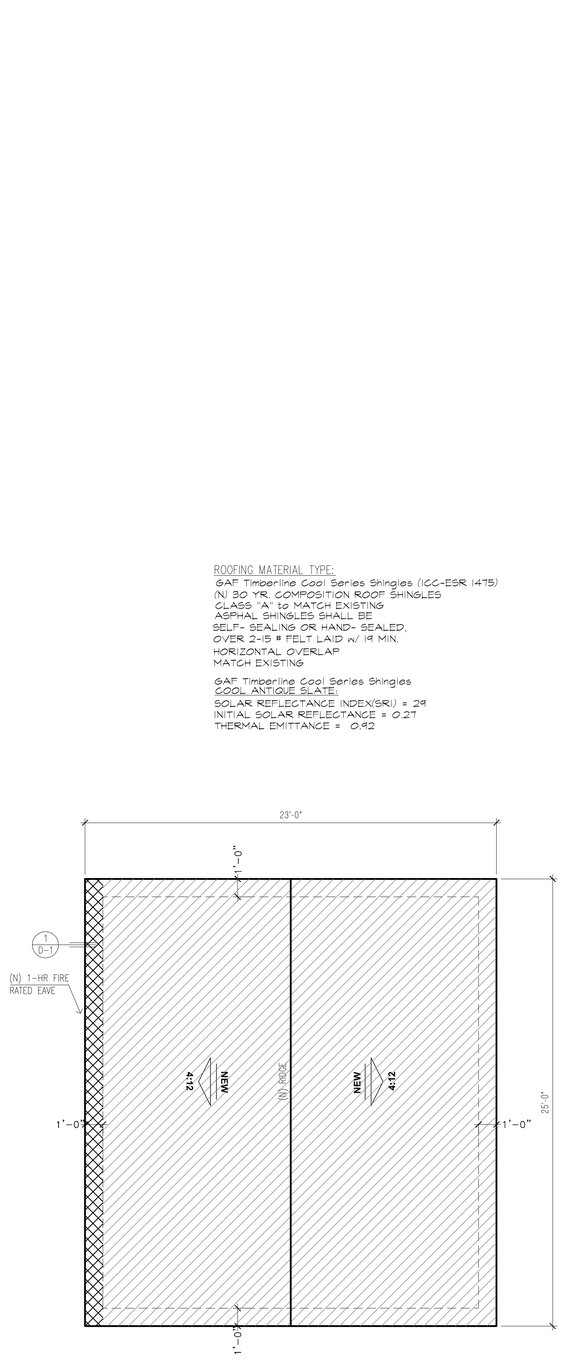
JOB NO.	24-045
DRAWN:	J.N.
CHECKED:	A.B.
SCALE:	NOTED
DATE:	10/27/25

SHEET NO.

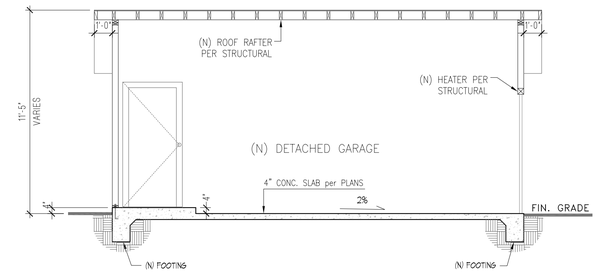
G-1

ROOFING MATERIAL TYPE:
GAF Timberline Cool Series Shingles (ICC-ESR 1475)
(N) 30 YR. COMPOSITION ROOF SHINGLES
CLASS 'A' to MATCH EXISTING
ASPHAL SHINGLES SHALL BE
SELF- SEALING OR HAND- SEALED,
OVER 2-15 # FELT LAID w/ 19 MIN.
HORIZONTAL OVERLAP
MATCH EXISTING

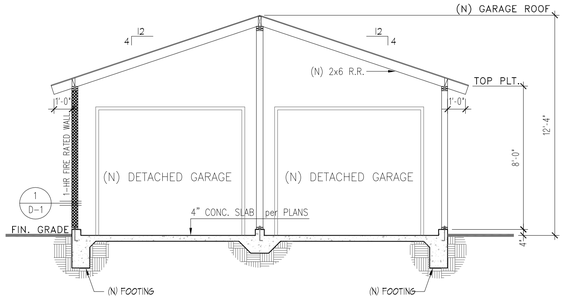
GAF Timberline Cool Series Shingles
COOL ANTIQUE SLATE:
SOLAR REFLECTANCE INDEX(SRI) = 29
INITIAL SOLAR REFLECTANCE = 0.27
THERMAL EMITTANCE = 0.92



(N) DETACHED GARAGE ROOF PLAN
SCALE: 1/4"=1'-0"



SECTION
SCALE: 1/4"=1'-0"
A



SECTION
SCALE: 1/4"=1'-0"
B

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ALLSTAR
DESIGN & ENGINEERING GROUP
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WWW. ABCIVILENGINEERING.COM

REVISIONS	BY

NEW DETACHED GARAGE WITH LAUNDRY
150 S PARKER ST. ORANGE, CALIFORNIA 92868

SECTIONS / ROOF PLAN

JOB NO.	24-045
DRAWN:	J.N.
CHECKED:	A.B.
SCALE:	NOTED
DATE:	10/27/25

SHEET NO.
G-2

PROPERTY INFORMATION:

ADDRESS: 150S PARKER ST. ORANGE,CALIFORNIA 92868	
OWNER: ALAN S. ROSEN 714-376-8620	
A.P.N :	390-672-17
TRACT :	398
BLOCK :	-
LOT :	12
ZONING :	122
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3
A-TRACT: KORDES TR BLOCK: C LOT: 12 TR 398	

SITE & BUILDING DATA

LOT/PARCEL AREA: 6,732 SQ FT	
(E) S.F.D. LIVING AREA:	866 SQ. FT
(E) FRONT PORCH:	39 SQ. FT
(N) DETACHED ADU:	800 SQ. FT
(N) GARAGE (UNDER SEPARATE PERMIT):	434 SQ. FT
TOTAL NEW LIVING AREA	1666 SQ. FT
NEW LOT COVERAGE:	2139 SQ. FT
NEW LOT COVERAGE %:	31.7%

SCOPE OF WORK

- NEW 1-STORY DETACHED ADU (800 S.F.)

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SITE PLAN	C-1
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TYPICAL STRUCTURAL DETAILS &NOTES	SD1
TYPICAL STRUCTURAL DETAILS	SD2

APPLICABLE CODES:

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES AND LOCAL ORDINANCES:

* 2025 CALIFORNIA RESIDENTIAL CODE
* 2025 CALIFORNIA BUILDING CODE
* 2025 CALIFORNIA MECHANICAL CODE
* 2025 CALIFORNIA PLUMBING CODE
* 2025 CALIFORNIA ELECTRICAL CODE
* 2025 CALIFORNIA TITLE 24 ENERGY CODE

ABBREVIATIONS

A.B.	ANCHOR BOLT	EN.	EDGE NAILING	PL.	PLATE
ADJ.	ADJUSTABLE	ELEV.	ELEVATION	PENNY(d)	NAILS
ABV.	ABOVE	ENGR.	ENGINEER	PLYWD.	PLYWOOD
A.C.I.	AMERICAN CONCRETE INSTITUTE	EQ.	EQUAL	P.S.F.	POUNDS PER SQUARE FOOT
		EQUIP.	EQUIPMENT		
		EXIST (E)	EXISTING	P.S.I.	POUNDS PER SQUARE INCH
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTR.	EXP.	EXPANSION		
		FIN.	FINISH	PRESS.	PRESSURE
		F.N.	FIELD NAILING	R.	RADIUS
A.S.T.M.	AMERICAN SOCIETY FOR TESTING & MATERIALS	FLR.	FLOOR	REINF.	REINFORCING
		FTG.	FOOTING	REQD.	REQUIRED
		FDN.	FOUNDATION	RM.	ROOM
ARCH.	ARCHITECT(URAL)	FRMG.	FRAMING	SCHED.	SCHEDULE
BM.	BEAM	GA.	GAUGE	SHTG.	SHEATHING
BD.	BOARD	GALV.	GALVANIZED	SHT.	SHEET
BLK.	BLOCK	GLB.	GLUE LAM BEAM	SIM.	SIMILAR
BLKG.	BLOCKING	GRD.	GRADE	SPEC.	SPECIFICATION
BOT.	BOTTOM	H.D.	HOLDOWN	STGR.	STAGGER
BLDG.	BUILDING	HGR.	HANGER	STD.	STANDARD
CLG.	CEILING	HDR.	HEADER	STL.	STEEL
CLR.	CLEAR	HT.	HEIGHT	STIFF.	STIFFENER
COL.	COLUMN	HORIZ.	HORIZONTAL	STRUCT.	STRUCTURAL
C.M.U.	CONCRETE MASONRY UNIT	IN.	INCH	SQ.	SQUARE
		I.D.	INSIDE DIAMETER	SYM.	SYMMETRICAL
		INT.	INTERIOR	THK.	THICK.
C.J.	CONSTRUCTION JOINT	JST.	JOIST	U.B.C.	UNIFORM BUILDING CODE
		LAM.	LAMINATED		
CONC.	CONCRETE	LT. WT.	LIGHT WEIGHT		
CONN.	CONNECTION	M.B.	MACHINE BOLT	U.N.O.	UNLESS NOTED OTHERWISE
CONSTR.	CONSTRUCTION	MAS.	MASONRY		
CONT.	CONTINUOUS	MAX.	MAXIMUM		
DEMO.	DEMOLISH	MTL.	METAL	VERT.	VERTICAL
DET.	DETAIL	MIN.	MINIMUM	WT.	WEIGHT
DIAG.	DIAGONAL	N.T.S.	NOT TO SCALE	W.W.F.	WELDED WIRE FABRIC
DIA. (ø)	DIAMETER	NO. or #	NUMBER		
DIM.	DIMENSION	O.C.	ON CENTER	W.W.M.	WELDED WIRE MESH
DBL.	DOUBLE	OPNG.	OPENING		
DWG.	DRAWING	OPP.	OPPOSITE	W.F.	WIDE FLANGE
EA.	EACH	O.D.	OUTSIDE DIA.	W/	WITH

EXIST BUILDING IS NON -SPRINKLERED
NEW ADU TO BE NON - SPRINKLERED

DEFERED SUBMITTALS:
1. PV PLANS.

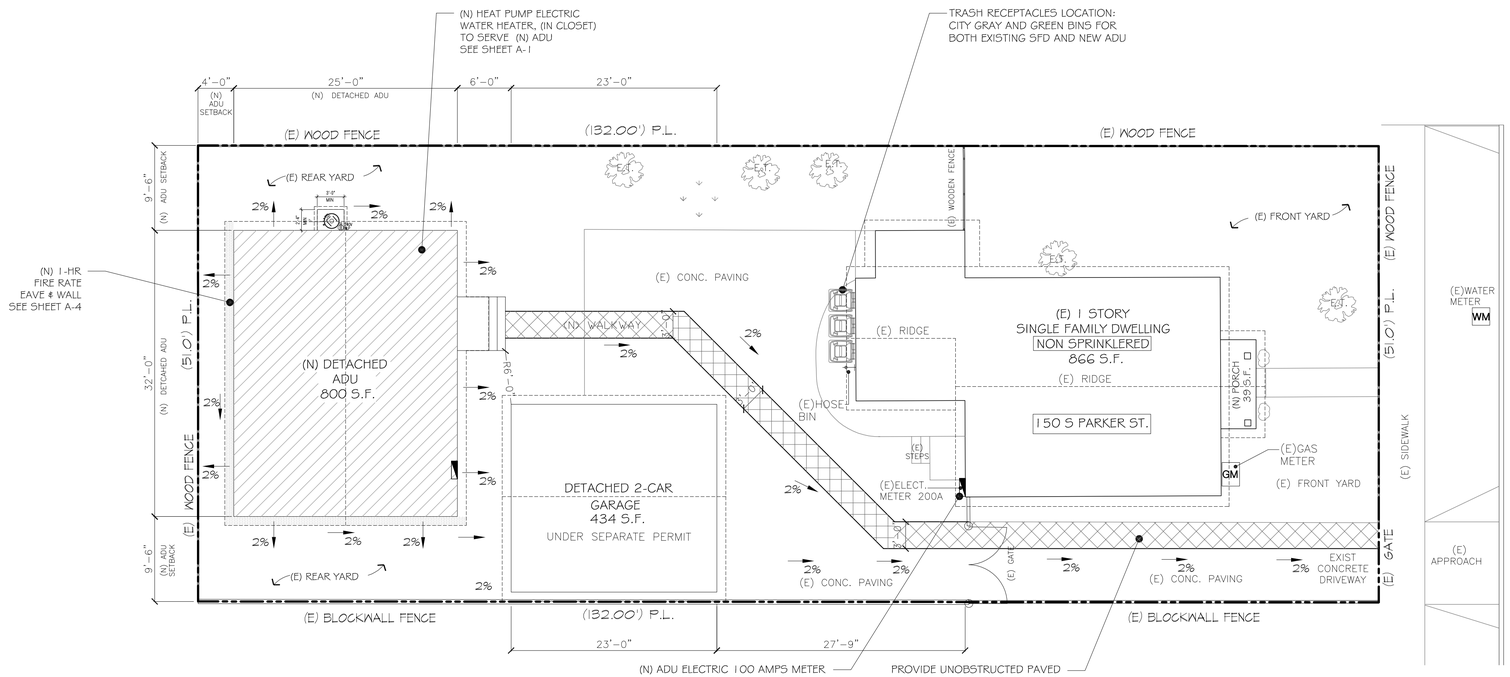
LEGEND:

- EXISTING 1-STORY SF DWELLING
- NEW 1-STORY DETACHED ADU 800 S.F
- NEW 3FT CLEAR PATH ACCESS FROM PUBLIC RIGHT AWAY

NOTES:

- NEW ADU SEWER TO BE CONNECTED TO EXISTING HOUSE SEWER LINE AT FRONT YARD. SEE SHEET U-1
- ADU WILL HAVE SEPARATE: WATER MAIN LINE AND WATER METER; SEPARATE ELECTRICAL LINE AND ELECTRICAL METER. SEE SHEET U-1.

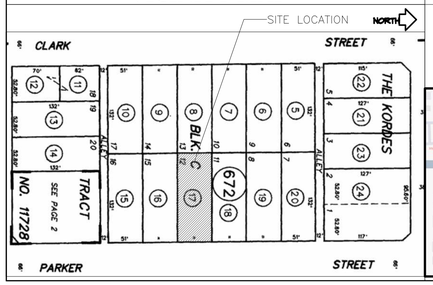
NOTE:
ADU address numerals must be a minimum 4" in height, color contrast to the background, and illuminated during the hours of darkness. Address numerals on ADU must be placed adjacent to ADU main entry doorway. ADU address numerals with directional arrow will also be required on the main house on the nearest street elevation adjacent to the ADU access path from the public approach. ADU address numerals with directional arrow on the main house must be a minimum 4" in height, color contrast to the background, and easily visible from street. ADDRESS(ES) SHALL NOT BE PLACED ON GATE OR FENCE. Any gate leading to ADU must remain accessible, if locked: homeowner(s) will be required to install a Knox Box/padlock for Police and Fire Department access.



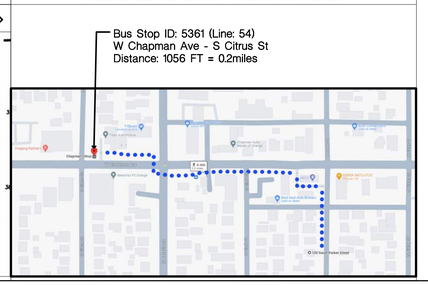
PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

VICINITY MAP



NEAREST BUS STOP MAP



GENERAL REQUIREMENTS:

A. ALL NEW DOORS AND WINDOWS MUST COMPLY WITH BUILDING SECURITY STANDARD, ORDINANCE # 6-22
B. BUILDING ADDRESS* SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM STREET

*Landscaping maintained not to interfere with addressing (This will also apply to existing landscaping)

NOTE: 2% →
PROVIDE A MINIMUM 2% GRADIENT AWAY FROM BUILDING, TYP.

CRC 2022 SECTION R401.3 EXCEPTION:
Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

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

Orange Police Residential Requirements

The City of Orange Municipal Code section 15.52 requires that all building within the city meet specific security standards (ord. #6-22). The following items shall be required on any new or remodeled residence:

Solid backing on wood door frames at lock mechanism
Strike plate-16 gauge Screws-minimum 3" in wood frame jambs
Operable windows/sliding doors shall have passed a C.M.B.S.O. forced entry test
Exterior deadbolt door locks (including door from garage to residence) shall come from current City of Orange Approved Products List (or equivalent)
Exterior pair of doors requires 5/8 inch flush bolts at head & threshold
Minimum 180º door viewer required at exterior front door
Address numbers minimum 4", illuminated during all hours of darkness
{To aid first responders, all addressing must be easily visible from the street and provide a clear path of travel shown from street to accessory dwelling unit}
Lighting for multi-family buildings: Parking-1 foot-candle. Walkways-.50 foot-candle

CRIME PREVENTION BUREAU (714) 744-7327 or (714) 744-7555

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REVISIONS	BY

NEW DETACHED ADU
150 S PARKER ST. ORANGE,CALIFORNIA 92868
SITE PLAN

JOB NO.	24_045
DRAWN	J.N.
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SCALE	NOTED
DATE	10/27/25
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FLOOR PLAN NOTES

☐ INDICATES FLOOR PLAN NOTES SEE NUMBERS BELOW

1. DOUBLE KITCHEN SINK (SELECTED BY OWNER) WITH GARBAGE DISPOSAL
2. BUILT-IN DISHWASHER (VERIFY DIMENSIONS WITH MANUFACTURER' SPECIFICATIONS). PROVIDE AIR GAP AT SINK.
3. 36" DROP IN COOK TOP WITH VENT TO OUTSIDE AIR (VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS).
4. 48" CLEAR REFRIGERATOR SPACE - PROVIDE ROUGH IN PLUMBING FOR ICE MAKER NOTE: WIDTH MAY VARY - VERIFY SIZE WITH OWNER.
5. MICROWAVE - PROVIDE SEPARATE ELECTRICAL CIRCUIT. (VERIFY DIMENSIONS WIT MANUFACTURER'S SPECIFICATIONS.)
6. DOUBLE OVEN (VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS)
7. OPTIONAL TRASH COMPACTOR. (VERIFY DIMENSIONS WITH MANUFACTURER' SPECIFICATIONS).
8. PROVIDE 5 EQUAL SHELVES AT PANTRY
9. WASHING MACHINE SPACE - PROVIDE RECESSED BOX WATER AND WASTE
10. DRYER SPACE - PROVIDE VENT OUTSIDE AIR PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL SIZE AND LOCATION OF THE DRYER VENT AND SHALL CONFORM TO ALL THE APPLICABLE CODES AND REGULATIONS.
11. 30" X 30" ATTIC ACCESS W/ F.A.U. IN ATTIC.

11A. 22" X 30" ATTIC ACCESS - NO F.A.U. IN ATTIC.

12. TRACE OF F.A.U. IN ATTIC ABOVE. PROVIDE UNOBSTRUCTED 24" WIDE PLYWOOD FLOOR PASSAGEWAY FROM ATTIC ACCESS PROVIDE CONDENSATE LINE TO OUTSIDE. PROVIDE LIGHT AND SWITCH IN ATTIC. PROVIDE ELECTRIC AND FUEL GAS AS REQUIRED BY UNIT. SEE T-24 REQUIREMENTS AT SHEET FOR MANUFACTURER AND MODEL NUMBER. INSTALLED FURNACE SHALL MEET ALL CLEARANCES TO COMBUSTIBLES AS LISTED IN FURNACE MANUFACTURER'S SPECIFICATIONS. SEE DETAIL 23/D-1
13. RETURN AIR GRILL FOR F.A.U.
14. PROVIDE RIGID FRAME PLATFORM - TO BE MINIMUM OF 18" FROM GARAGE FLOOR TO BURNING ELEMENT. SKIN PLATFORM WITH 5/8" TYPE "X" GYPSUM BOARD.
15. WATER HEATER - PROVIDE SEISMIC STRAP. FINAL LOCATION OF THE WATER HEATER VENT SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR AND SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.
16. GARAGE WALL AND SUPPORTING POSTS OR COLUMNS ADJACENT TO OR UNDER DWELLING SHALL BE PROTECTED WITH 5/8" TYPE "X" GYPSUM BOARD PER C.B.C. SECTION 701.-CONTINUOUS TO ROOF SHEATHING.
17. GARAGE ATTIC SPACE ADJACENT TO NEW SECOND STORY ADDITION SHALL BE PROVIDED WITH 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD APPLIED TO GARAGE SIDE (EXTEND TO UNDER-SIDE OF THE ROOF SHEATHING (R302.6)

17A. OPTIONAL 1/2" GYPSUM BOARD AT WALLS.

18. 6" PLUMBING WALL.
19. BALLOON FRAMED WALL WITH 2x6 DF#2 STUDS @ 16" oc. SEE FRAMING PLANS
22. GAS APPLIANCE BY "MARCO COMPANY" MODEL NO. A36P ANSI. # 221509 - SEE INTERIOR ELEVATIONS FOR FACING. PROVIDE VENT PER FIREPLACE MANUFACTURE.

24. OPTIONAL DIRECT VENT FLUSH HEARTH FIRE PLACE TO BE SELECTED BY OWNER.
25. APPROVED SMOKE DETECTOR PER C.B.C. SECTION 907 . DETECTOR TO BE PERMANENTLY WIRED AND WITHOUT A DISCONNECTION SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. ALL SMOKE DETECTORS SHALL BE WIRED TOGETHER FOR SIMULTANEOUS ALARM. ALL SMOKE DETECTORS SHALL HAVE APPROVED BATTERY BACK-UP.
26. PROVIDE OUTLET FOR GARAGE DOOR OPENER.
27. DUCT CHASE FROM EAVE AT SECOND FLOOR TO ATTIC SPACE AND ALONG CHIMNEY FLUE. PROVIDE DRAFT STOP AND REQUIRED BY CODE. VERIFY SIZE WITH H.V.A.C. CONTRACTOR.
28. PROVIDE 220V AT A.C. CONDENSER LOCATION VERIFY EXACT LOCATION WITH H.V.A.C. CONTRACTOR AND BUILDER PRIOR TO INSTALLATION - LOT DEPENDANT.
29. PROVIDE FAN - LIGHT COMBINATION. EXHAUST FAN SHALL BE CAPABLE OF PROVIDING (5) AIR CHANGES PER HOUR.

29A. MECHANICAL VENTILATION - PROVIDE EXHAUST FAN. FAN SHALL BE CAPABLE OF PROVIDING (5) AIR CHANGES PER HOUR.

30. PROVIDE CEILING MOUNT FLUORESCENT FIXTURE AT WATER CLOSET COMPARTMENT ON 3-WAY SWITCH. PROVIDE ONE SWITCH IN CLOSET COMPARTMENT AND ONE THE FIRST SWITCH AS ONE ENTERS MASTER BATH.
31. THEATRICAL LIGHTING.
32. PROVIDE CEILING MOUNT FLUORESCENT FIXTURE TO BE SWITCHED FROM FIRST SWITCH AS ONE ENTERS BATH OR KITCHEN.
33. SHELF AND SINGLE POLE.
34. 30" X 60" PRESSED STEEL TUB WITH SHOWER ABOVE. PROVIDE CERAMIC TILE WAINSCOT TO ONE FULL TILE ABOVE SHOWER HEAD - VERIFY WITH OWNER.
35. 42" X 60" ACRYLIC TUB WITH CERAMIC TILE SPLASH AND SURROUND. PROVIDE WHIRLPOOL W/ (6)+ JETS AS INDICATED BY OWNER.
36. SHOWER WITH CERAMIC TILE PAN AND WAINSCOT TO ONE FULL TILE ABOVE SHOWER HEAD LOCATE AT 80" ABOVE DRAIN. VERIFY WITH OWNER.
37. MIRROR.
38. FINAL SIZE AND LOCATION OF ELECTRICAL PANEL SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR AND SHALL CONFORM TO ALL APPLICABLE CODE AND REGULATIONS. BUILDER SHALL BE NOTIFIED IMMEDIATELY REGARDING ANY PROPOSED DEVIATION FROM PLANS.
39. GARAGE SLAB AND CURB HEIGHT MAY VARY FROM BASIC CONDITION DUE TO SITE GRADE VARIATIONS. ADD CONCRETE STEP IF REQUIRED. REFER TO CIVIL DRAWINGS FOR COMPLETE INFORMATION. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO START OF WORK. STAIRWAYS HAVING FOUR OR MORE RISERS SHALL HAVE A CONTINUOUS HANDRAIL AT ONE SIDE PER C.B.C. SECTION 1123A.
40. CLOSET LIGHTING SHALL COMPLY WITH N.E.C. 410-8 FOR MINIMUM CLEARANCE FORM STORAGE SPACE.
41. GYPSUM BOARD SHELF - SEE PLAN FOR HEIGHT - PAINT TOP WITH ENAMEL FINISH.
42. TRACE OF SECOND FLOOR ABOVE.
43. GYPSUM BOARD SOFFIT - TOP AT 96" UNLESS NOTED OTHERWISE.
44. STUCCO POPOUT.
45. STUCCO ARCH.
46. STUCCO SOFFIT, SEE PLAN/ELEV. FOR HEIGHT.
47. APPROVED DECK COATING DEX-O TEX XEATHERWEAR DECK COVER INSTALL per ICC-ESR 1757
48. STUCCO COLUMN, TYP.
49. LOW WALL 42" HIGH MIN. - SEE PLAN FOR HEIGHT AND DETAIL.
50. 42" HIGH HANDRAIL SEE DETAIL 18/D-1 HANDRAILS SHALL COMPLY WITH C.B.C. 1123A AND SHALL BE CONTINUOUS FOR THE FULL LENGTH OF STAIRS. SEE DETAIL 22/D1 AT RAKE.

51. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lonest riser of the flight. Handrail ends shall be returnda or shall terminate in newal posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1-1/2 inch between the nall and the handrails. (R311.7.8.2)

52. PROVIDE OUTLET FOR LOW VOLTAGE ADDRESS LIGHT.
53. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD AT ENCLOSED USABLE SPACE UNDER STAIRS AT BOTTOM OF STAIR STRINGERS. AND AT ADJACENT WALLS UNDER STAIRS, INCLUDE WALLS, UNDER-STAIRS SURFACE AND ANY SOFFIS SHALL BE PROTECTED ON THE ENCLOSED SIDE.
54. LAUNDRY TRAY.
55. PROVIDE RECESSED FLUORESCENT LIGHT FIXTURES AS INDICATED - TO BE SNITCHED FROM FIRST LIGHT SWITCH AS ONE ENTERS KITCHEN.
56. DUCT CHASE - PROVIDE DRAFT STOP AS REQUIRED BY CODE. VERIFY SIZE WITH HEATING SUB-CONTRACTOR.
58. PROVIDE CAST-IRON WASTE PIPE.
59. TRACE OF OPTIONAL DECK ABOVE.
61. DRYER VENT LOCATION (5" DIA. 26 GA. G.I. - VERIFY PER CODE).
62. WET BAR - PROVIDE PORCELAIN O/ CAST IRON SINK-SEE INTERIOR ELEVATIONS.
63. VANITY - SIZE AND STYLE TO BE SELECTED BY OWNER.
64. OMIT ELECTRICAL OUTLET AT OPTIONAL FIREPLACE.
65. PROVIDE ELECTRICAL OUTLET AT STANDARD CONDITION.
66. STONE VENEER - SEE ELEVATION FOR HEIGHT AND TYPE.
67. BUMPER GUARD.
68. PROVIDE R-13 BATT INSULATION AT LAUNDRY ROOM WALL AS INDICATED.
69. 2'-6" X 6'-8" DRYWALL OPENING.
70. CONC. LANDING PER FOUNDATION PLANS.
71. CASED OPENING 8'-2" R.O. CENTERED AT ROOM, TOP AT 96".
72. OPTIONAL PRE-FAB COLUMN TO BE SELECTED BY OWNER.
73. CRIPPLE WALL.
74. SHELF.
75. PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE AT WATER HEATER. - TO THE EXTERIOR.
76. WD. SHUTTER - SEE ELEVATION FOR HEIGHT AND TYPE.
77. OPTIONAL OPENING TO MATCH LIVING ROOM SIDE.
78. LINEN - PROVIDE 5 EQUALLY SPACED SHELVES.
79. DESK.
80. SHATTERPROOF SHOWER ENCLOSURE, TYPICAL.
81. SLOPE OF DECK (MIN. 1/4" PER FT.) TO ASSURE DRAINAGE. U.B.C. SEC. 1506.1.
82. EXTERIOR DECKS & BALCONIES SEALED UNDERNEATH SHALL BE WATERPROOFED. C.B.C. SEC. 1402.3. "ENDURO-KOTE" DECK COATING (1 HR. CONSTR.)
83. UNDER CABINET FLUOR. LIGHT.
84. Door openings between a private garage and the dwelling unit shall be either a solid wood door or a solid or honeycomb core steel door not less than 1 3/8"thick and self closing and self latching. The door may also be a 20 minute rated assembly. (R302.5.1) . USE DOOR BY Masonite OR EQUAL. SEE SHT. GNR-1

WINDOW SCHEDULE

NO.WINDOW SIZE	TYPE	MATERIALS	U-FACTOR	SHGC-FACTOR	UNITS
(A) 3'-0"x1'-0"	**SLIDE/TEMP. GLS.	FIBERGLASS	0.30	0.23	2
(B) 3'-4"x4'-4"	SINGLE HUNG	FIBERGLASS	0.30	0.23	5

*NOTE: ALL WINDOWS - DOUBLE GLAZE

DOOR & WINDOW LEGEND

3050 F
- TYPE
- HEIGHT
- WIDTH

DOOR SCHEDULE

NO. DOOR SIZE	DOOR	FRAME	HDWR. NOTES	LOCATION	UNITS
(1) 2'-8"x6'-8"	WD.	WD.	HOLLOW CORE	BATH #1/BEDROOMS #2,3	3
(2) 3'-0"x6'-8"	WD.	WD.	SOLID CORE	ENTRY	1
(3) 6'-0"x6'-8"	WD.	WD.	HOLLOW CORE	CLOSET #1 & #2	2
(4) 5'-1"x6'-8"	WD.	WD.	HOLLOW CORE	CLOSET #3	1
(5) 3'-0"x6'-8"	WD.	WD.	HOLLOW CORE	BATH #2/BEDROOM #2	2
(6) 2'-8"x5'-8"(MIN.)	WD.	WD.	SOLID CORE	WATER HEATER CLOSET	1

NOTE: ALL DOORS COLOR, STYLE, TYPE TO BE SELECTED BY OWNER.

15.52.060 WINDOWS AND SLIDING GLASS DOORS

A. SHALL COMPLY WITH C.M.B.S.O. or C.A.M.M. FORCED ENTRY TEST FOR OPERABLE WINDOWS/SLIDING DOORS

	BRAND	MODEL NUMBER
Cylinder Guards (Solid Steel)	Keedex	K24, K24LA
Deadbolt Locks (Cylinder)	Marks	130 Series, (Functions K, L, M, S)
Windows (Standard)	Alpine Windows	Series 580 (OX) Single Hung
Windows (Standard)	Jeld-Wen	Series 4850 Horizontal Sliding

**Sliding windows must meet the CMBSO or CAMM standards for forced entry

Note: 15.52.050 Frames, Jambs, Strikes, Hinges in accordance with "Approved Products List 1/23"
15.52.060 Windows & Sliding Glass Doors in accordance with "Approved Products List 1/23"
15.52.080 Special Building Provisions-Residential in accordance with "Approved Products List 1/23"

ELECTRICAL LEGEND

- DUPLEX OUTLET
- 220v — DUPLEX OUTLET 220 VOLTS
- WP GFI — DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
- 3 — ELECT SWITCH THREE WAY
- VS — VACANCY SENSOR SWITCH
- PHOTO CELL MOTION SENSOR — WALL MOUNTED LIGHT FIXTURE PHOTOCONTROL-MOTION SENSOR COMBINATION
- D — RECESSED DOWNLIGHT WITH DIMMER SHALL BE SEALED TYPE
- LED FL — Provide Luminaires classified as high efficacy such as pin-based sockets, (compact fluorescent) or linear fluorescent lamps with electronic ballasts. Some screen socket types that are high efficacy metal halide and light emitting diode (LED) may be used as well
- V.P. — VAPOR PROOF
- T.V. — TV JACK
- A.F.C.I. — DUPLEX OUTLET GROUND FAULT INTERRUPTER
- J — ELECTRICAL J BOX
- EX.FAN — EXHAUST w/ HUMIDISTAT FAN (5 AIR CHANGES PER HR.) (50 CFM) VENTED TO OUTSIDE AIR
- PENDANT — PENDANT LIGHT
- SD — SMOKE DETECTOR
- CO — CARBON MONOXIDE DETECTOR
- VS — VACANCY SENSOR
- LED LIGHT

UTILITY LEGEND

- H.B. — WATER HOSE BIB ANTI-SIPHON TYPE
- C.W. — COLD WATER STUB OUT
- H.W. — HOT WATER STUB OUT
- H.B. S.O.V. — HOSE BIB WITH SHUT OFF VALVE
- KEY — GAS VALVE KEY
- F.G. — FUEL GAS

NOTE:
- Newly installed Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building.
- Newly installed Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.

Note:
Exterior Lighting Luminaires SHALL be high efficacy and shall meet the followingr equirements, as applicable per CEnergy C 150.0(k)(3).
i) SHALL BE Controlled by a manual ON and OFF switch that does not override to ON the automatiactions of items b) or c) below, and
ii) Controlled by photocell and motion sensor. Controls that override to ON shall not beallowed unless the override automatically reactivates the motion sensor within 6 hours; or
iii) Controlled by one of the following methods:
(1) Photocontrol and automatic time switch control.
(2) Astronomical time clock.
(3) Energy management control system.

BATHROOM GRAB BAR REQUIREMETNS: (20/D-1)

At least one full bathroom at the entry level shall be provided with reinforcement for future grab bar installation for the water closet and bathtub or shoner. Reintorcement shall be 2x8 solid lumber, installed between 32" and 34-1/4" above finished floor. Reintorcement shall be installed on one side wall and the back wall or both side walls of the water closet, where a grab bar can be installed in the future, with the top of the grab bar between 33"-36" above finished floor. Reintorcement shall be continuous for the shower or bathtub, with reinforcement installed on the back head and side walls. An additional reinforcement shall be provided on the side wall for a future, loner grab bar, no more than 6" above the rim of the tub.

BATHROOM NOTES:

A. ALL COVERING OF SHOWERS OR TUBS WITHIN SHOWERS SHALL BE OF CEMENT PLASTER, TILE, OR APPROVED EQUAL, TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE DRAIN INLET. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY II & SHALL BE SHATTERPROOF GLASS ENCLOSURE. SWING DOOR OUTWARD. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 sq. in. OF FLOOR AREA, AND ENCOMPASS 30 INCH DIAMETER CIRCLE.

B. ALL SHOWERS AND TUB-SHOWER SHALL HAVE A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE.

C. WHERE WATER RESISTANT GYPSUM IS USED AT CEILINGS, PROVIDE CEILING SUPPORT AT MAXIMUM 12" oc. ADD BLOCKING, FURRING, OR CHANNELS, E.T.C. WHERE FRAMING IS GREATER.

D. DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE. A CIRCULATING AIR SUPPLY OPENING OR DUCT OF 2 SQ. IN. PER 1,000 BTU IS REQUIRED FOR THE FORCED AIR FURNACE IF APPLICABLE.

E. WHERE WATER RESISTANT GYPSUM IS USED AT CEILINGS, PROVIDE CEILING SUPPORT AT MAXIMUM 12" oc. ADD BLOCKING, FURRING, OR CHANNELS, E.T.C. WHERE FRAMING IS GREATER.

NOTE: ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE.

EXISTING PLUMBING FIXTURES SHALL BE THE FOLLOWING:
i. Showerheads is to have a maximum flow capacity of 2.5 gallons per minute
ii. Toilet to use not more than 1.6 gallons of water per flush
iii. Interior faucet cannot emit more than 2.2 gallons per minute

15.52.080 SPECIAL BUILDING PROVISIONS - RESIDENTIAL

A. SWINGING EXTERIOR DOOR: HM = 18 GA., OR SC WOOD OR FIBERGLASS = 1 3/4" AND RAISED PANEL MIN. = 9/16"
(2) EXTERIOR DOORS: DEADBOLT TO HAVE 1" BOLT PROJECTION ONE MOTION, LEVER HANDLED, DEADBOLT FUNCTION REQUIRED CYLINDER GUARD/APPROVED ESCUTCHEON REQUIRED
(5) MINIMUM 180° DOOR VIEWER REQUIRED AT MAIN ENTRY EXTERIOR DOOR UNLESS CLEAR GLASS IS INSTALLED ON DOOR

15.52.050 FRAMES, JAMBS, STRIKES, HINGES

A. SOLID BACKING 6" ABOVE AND BELOW STRIKE PLATE BEHIND JAMB REQUIRED

C. ONE-PIECE DOOR STOPS WITH JAMB FOR IN-SWING DOORS
D. STRIKE PLATE = 16GA. SCREWS - MIN. 3" INTO WOOD FRAMED JAMBS

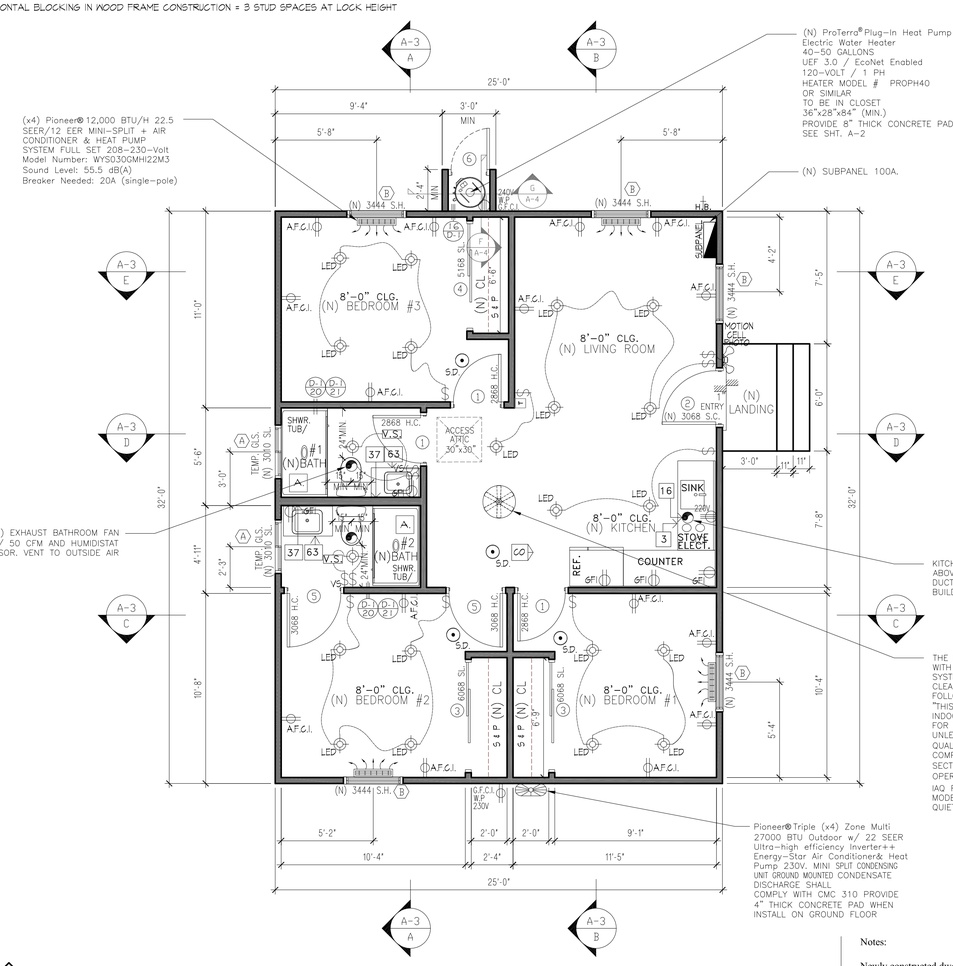
B. HORIZONTAL BLOCKING IN WOOD FRAME CONSTRUCTION = 3 STUD SPACES AT LOCK HEIGHT

NOTE: ALL LIGHTING TO BE HIGH EFFICANCY. CEnergyC 150.0(K)1(A)

NOTE: ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE FINISH FLOOR. SEE 21/D-1

WALL LEGEND

- NEW WALL (FULL HEIGHT) 2x4 STUDS @ 16" O.C.
- NEW 1-HR FIRE RATED WALL
- 3040 SL — NEW WINDOW WITH SIZE
- 2868 HC — NEW DOOR WITH SIZE



NORTH

PROPOSED FLOOR PLAN

(800 SQ. FT.) SCALE: 1/4"=1'-0"

SMOKE DETECTORS NOTE:

Smoke detectors shall be provided in each sleeping room, on the ceiling or nail immediately outside of each sleeping room, and on each story and basement for dnellings with more than one story. (907.2.11.2, R314.3)

i. The power source for smoke detectors shall be as follows:
a. In nen construction smoke detectors shall receive their primary power from the building wiring and shall be equipped with a battery backup. (907.2.11.4, R314.4)
b. In existing SFD, smoke detectors may be battery operated. (907.2.11.6, R314.4)

CO CARBON MONOXIDE ALARMS REQUIRED BY SEC. 420.4, 420.6, & R315. ALARM SHALL BE HARDWIRED WITH BATTERY BACK UP.

NOTE: BATTERY CARBON MONOXIDE ALARM IS PERMITTED IN EXISTING DWELLING UNITS WHERE NO CONSTRUCTION IS TAKING PLACE

NOTES:
A. SMOKE DETECTOR SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS. CRC R314

B. SMOKE ALARM AND DETECTORS WILL BE INSTALLED AND MAINTAINED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

NOTE.
A. CARBON MONOXIDE DETECTOR SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL BE ACTIVATE ALL ALARMS. CRC R315

Notes:

Newly constructed dwelling units including detached ADUs are required to comply with Aging-In-Place requirements in accordance with CRC R327.

a) At least one bathroom and one bedroom shall be provided with a net clear opening of not less than32 inches. Per CRC.R327.1.3 (2-8 doors do not provide 32" clear width with due to door stop.)

b) At least one bathroom on the entry level shall be provided with reinforcement installed inaccordance with this section. Where there is no bathroom on the entry level, at least one bathroomon the floor above shall comply with this section.

i) Specify the reinforcement to be solid lumber and not less than 2X8.

ii) The reinforcement shall be located between 32" and 39 ¼" above the finished floor.

iii) Specify the water closet reinforcement to be installed on both side walls of the fixture, orone side wall and the back wall.

iv) Specify the shower reinforcement shall be continuous where wall framing is provided.

v) Bathtub and combination bathtub/shower reinforcement shall be continuous on each endof the bathtub and the back wall. Additionally, back wall reinforcement for a lower grabbar shall be provided with the bottom edge located no more than 6" above the bathtub rim.

c) Electrical receptacle outlets, switches and controls intended to be used by occupants shall be located no more than 48" measured from the top of the outlet box and not less than 15"measured from the bottom of the outlet box above the finish floor.

d) Specify doorbell controls to not exceed 48" above exterior floor, measured from the top of thedoorbell button assembly.

See 20/D-1 bath - grab bar reinforcement
See 21/D-1 heights for electrical receptacles

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REVISIONS	BY

NEW DETACHED ADU
150 S PARKER STREET
ORANGE, CALIFORNIA 92868
FLOOR PLAN

JOB NO.	24_045
DRAWN:	J.N.
CHECKED:	A.B.
SCALE:	NOTED
DATE:	10/27/25
SHEET NO.	A-1

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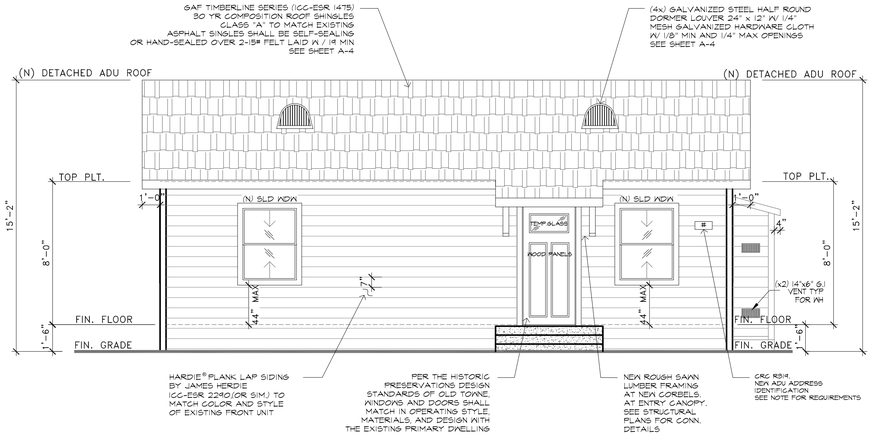
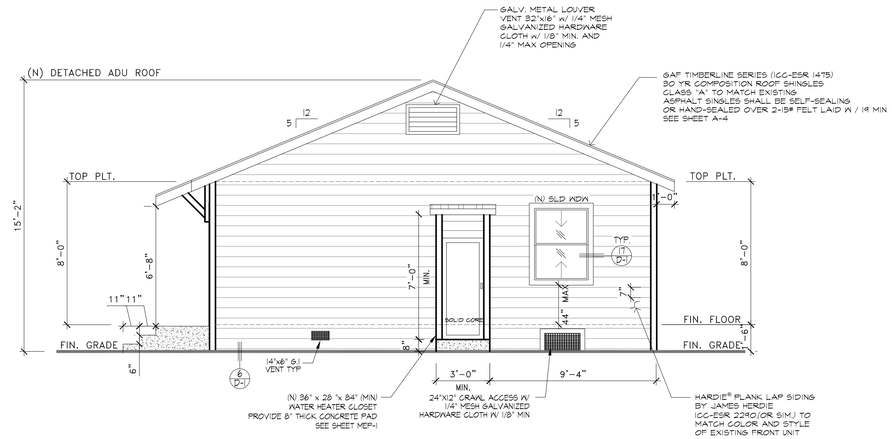


DETACHED ADU FRONT ELEVATION
EAST

SCALE: 1/4"=1'-0"



DETACHED ADU LEFT ELEVATION
NORTH

SCALE: 1/4"=1'-0"

EXISTING CEMENT SIDING FROM PRIMARY HOUSE, NEW DETACHED ADU TO MATCH COLOR & STYLE OF EXISTING UNIT

REQUIRED CRAWL SPACE VENTILATION:
(N) DETACHED ADU
800 SQ. FT. / 150 = 5.3 SQ. FT
5.3 x 144 =768 SQ. INCH

288 SQ. INCH PER 24X12 CRAWL ACCESS
84 SQ. INCH PER 14X6 VENT

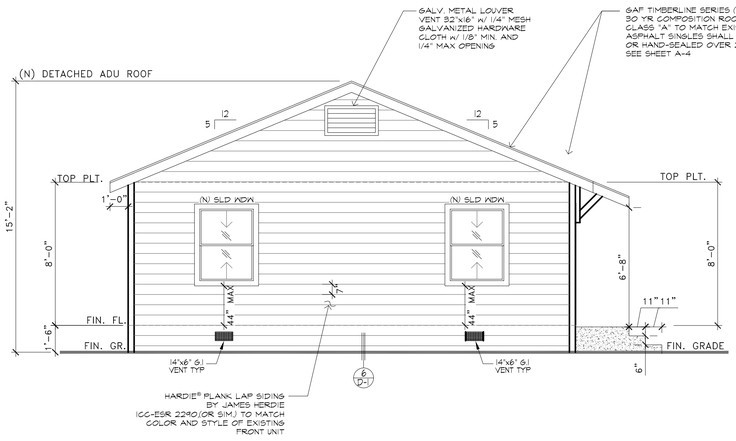
PROVIDE 6 VENTS & 1 CRAWL ACCESS

NOTE :

Address Identification
Per CRC R319.
Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be illuminated Arabic numerals or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches in height with a stroke width of not less than 0.5 inch.

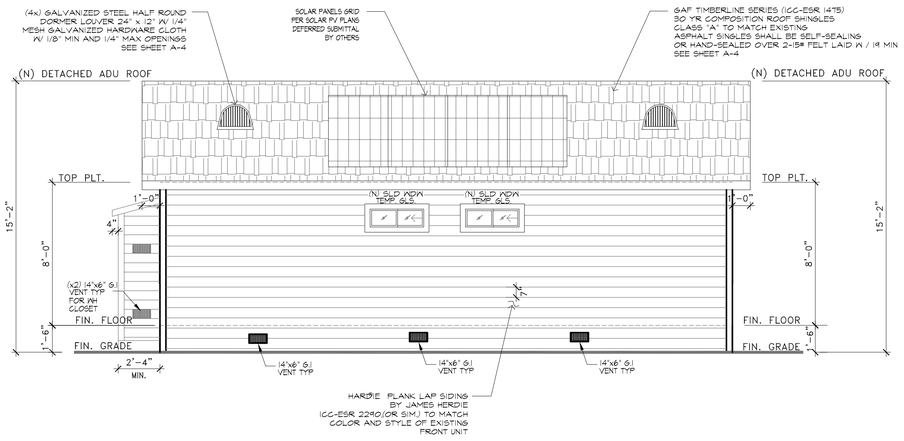
NOTE :

ALL ADU exterior finishes MUST match between the existing primary dwelling which includes:
(a) The design, pitch, color, material, and texture of the roof eave details of the ADU shall be substantially the same as the primary unit;
(b) The color, material, texture of all building walls, windows, and doors of an ADU shall be similar to and compatible with the primary unit;
(c) The architectural style and scale of an ADU shall match the primary unit.



DETACHED ADU RIGHT ELEVATION
SOUTH

SCALE: 1/4"=1'-0"



DETACHED ADU REAR ELEVATION
WEST

SCALE: 1/4"=1'-0"

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REVISIONS	BY

NEW DETACHED ADU
150 S PARKER STREET
ORANGE, CALIFORNIA 92868
ELEVATIONS

JOB NO.	24_045
DRAWN:	J.N.
CHECKED:	A.B.
SCALE:	NOTED
DATE:	10/27/25

SHEET NO.
A-2

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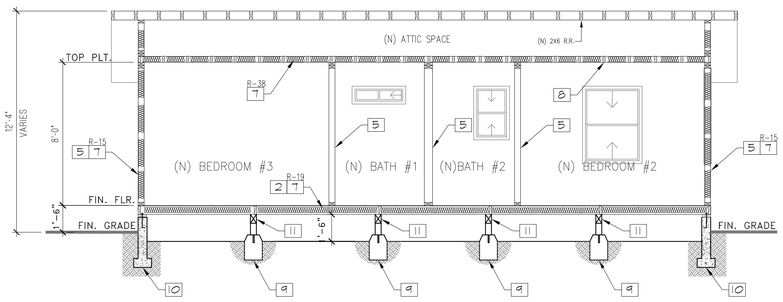
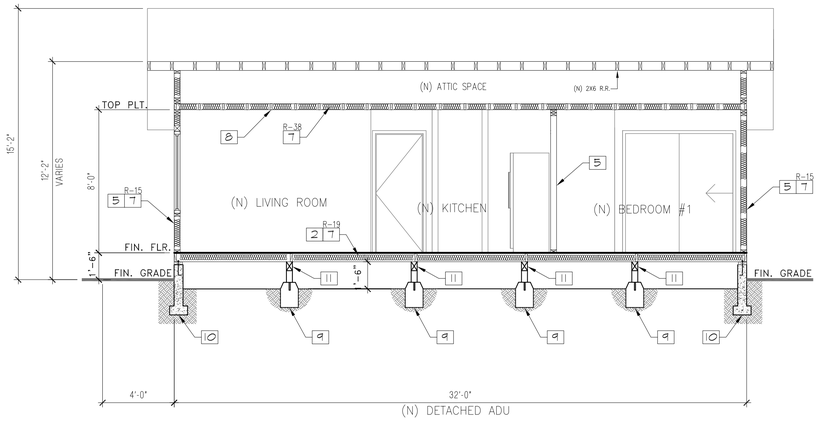


SECTION
SCALE: 1/4"=1'-0"

A



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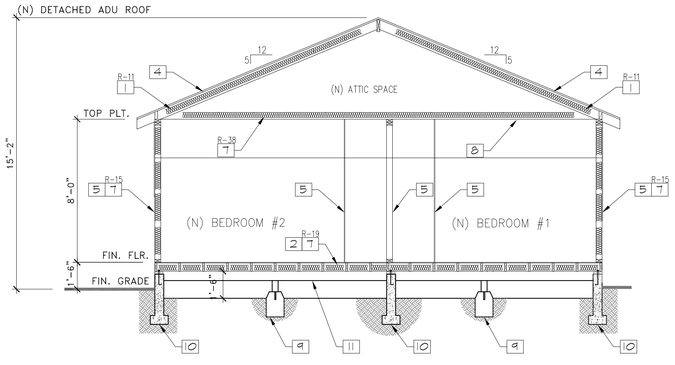
B



SECTION
SCALE: 1/4"=1'-0"

C

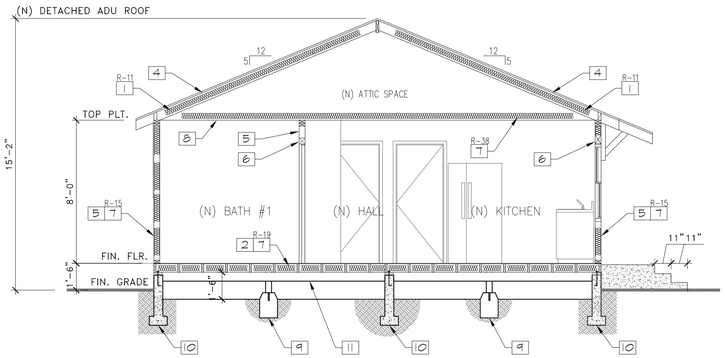
SECTION NOTES

. REFER TO FRAMING PLAN FOR SIZE AND SPACING OF ALL STRUCTURAL MEMBERS.

INDICATES BUILDING SECTION NOTES SEE NUMBERS BELOW

1. NEW ROOF INSULATION R-11 TYP. REQUIREMENTS PER T24
2. NEW 2x6 FLOOR JOIST FRAMING PER STRUCTURAL SEE SHT. S-1
3. NEW RIDGE BOARD PER STRUCTURAL SEE SHT. S-2
4. NEW ROOF RAFTERS 2x6 PER FRAMING PLAN SEE SHT. S-2
5. NEW FULL HGT. WALL: 2X4 STUDS AT 16" O/C
6. NEW HEADER PER STRUCTURAL SEE SHT. S-2
7. NEW BATT INSULATIONS R-15 AT NEW EXTERIOR WALL, PER T24 AT NEW CEILING R-38 TPY. REQUIREMENTS PER T24 & AT NEW FLOOR CRAWLSPACE R-19 TYP. REQUIREMENTS PER T24
8. NEW 2x6 CEILING JOIST PER FRAMING PLAN SEE S-2
9. NEW CONC. PIER PER STRUCTURAL SEE SHT. S-1
10. NEW FOOTING PER STRUCTURAL SEE SHT. S-1
11. NEW 4x6 DR. BEAM PER STRUCTURAL SEE SHT. S-1

BUILDING FRAMING SECTIONS REPRESENT APPROXIMATE ARCHITECTURAL RELATIONSHIPS ONLY AND DO NOT NECESSARILY REPRESENT STRUCTURAL ENGINEERING CONDITIONS, CONNECTIONS, OR MATERIALS. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR ALL SUPERCEDING STRUCTURAL REQUIREMENTS. REPORT ANY DISCREPANCIES IMMEDIATELY PRIOR TO PROCEEDING WITH WORK.



SECTION
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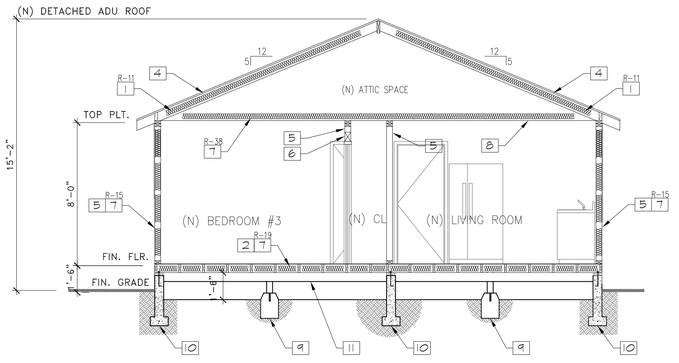
D



SECTION
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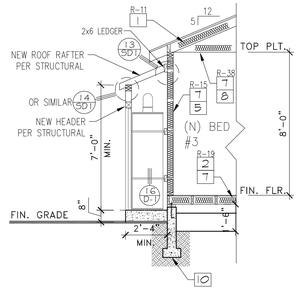
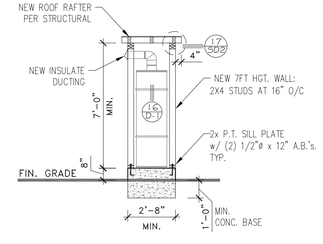
E



SECTION
SCALE: 1/4"=1'-0"

F



SECTION
SCALE: 1/4"=1'-0"

G

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REVISIONS	BY

NEW DETACHED ADU
135 S CLARK STREET
ORANGE, CALIFORNIA 92868
SECTIONS

JOB NO.	24-045
DRAWN:	J.N.
CHECKED:	A.B.
SCALE:	NOTED
DATE:	10/27/25

SHEET NO.
A-3

APPENDIX C

DEPARTMENT OF PARKS AND RECREATION FORM (2005)

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

Primary # 30-158857
HRI # 038223
Trinomial ORA
NRHP Status Code 5D1
Other Listings:
Review Code: **Reviewer:** **Date:**

***Resource Name or #:** (Assigned by Recorder) PARKER_S_150__APN_390-672-17

P1. Other Identifier:

***P2. Location:** ☐ Not for Publication ☑ Unrestricted

***a. County:** Orange **and** (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad:** **Date:** **T** ; **R** ; 1/4 of 1/4 of **Sec** ; **B.M.**

c. Address: 150 - S PARKER ST ,# **City:** Orange **Zip:** 92868

d. UTM: (Give more than one for large and/or linear resources) **Zone** ' **mE/** **mN**

e. Other Locational Data:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boudnaries. Continues on Pg.3.)

Materials: Frame - Wood siding

Single-story bungalow with rectangular plan and single, front-facing gable. Separate, smaller gabled portico forms entry overhang and is supported by decorative brackets.

***P3b. Resource Attributes:** (List attributes and codes) (HP2)--Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☑ Element of District ☐ District ☐ Other (Isolates, etc.)

P5b. Description of Photo: 2005
(View, date, accession #)

***P6. Date Constructed/ Age and Source:**

1924

☑ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

***P8: Recorded by:** (Name, affiliation, and address)
D. Gest, P. LaValley, D. Matsumoto; J. Snow

Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

***P9. Date Recorded:**
April, 2005; November, 2009

***P10. Survey Type:** (Describe)
Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey. AEGIS (1991) Historic Building Inventory Update. Heritage Orange County, Inc. (1982) Orange Historic Survey.

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

State of California - The Resources Agency **Primary #** 30-158857
DEPARTMENT OF PARKS AND RECREATION **HRI #** 038223
BUILDING, STRUCTURE, AND OBJECT RECORD ***NRHP Status Code** 5D1

 ***Resource Name or #:** (Assigned by Recorder) PARKER_S_150__APN_390-672-17

B1. Historic Name: Unknown

B2. Common Name:

B3. Original Use: RES **B4. Present Use:** RES

***B5. Architectural Style:** Bungalow

***B6. Construction History:** (Construction date, alterations, and date of alterations) **Date of Construction:** 1924 ☑ Historic ☐ Prehistoric ☐ Both

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

***B9. Architect or Builder:** Unknown

***B10. Significance:** **Theme:** Architecture **Area:** City of Orange **Property Type:** Residence

Period of Significance: Old Towne: Interwar Development (c. 1921 - 1941) **Applicable Criteria:** AC

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)

Structural Integrity: Good Condition - No apparent change to original structure.

Site Integrity:

Opportunities: Chattel recommends amendment of NR boundaries to include property.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Orange Daily News.

B13. Remarks: (Continues on Pg.3.)

Status change since 1991 Survey: None.

(Sketch Map with North arrow required.)

***B14. Evaluator:** Robert Chattel

***Date of Evaluation:** November, 2009

(This space reserved for official comments.)

*Resource Name or #: (Assigned by Recorder) PARKER_S_150__APN_390-672-17

Recorded by:
D. Gest, P. LaValley, D. Matsumoto; J. Snow
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Date Recorded: April, 2005; November, 2009

☑ Continuation ☐ Update

Years Surveyed: 1982, 1991, 2005

Description of Photo: 1991

Listed in National Register:

General Plan: LDR **# of Buildings:** 1
Planning Zone: R-3 **# of Stories:** 1
Lot Acre: 0.1551 **# of Units:** 1
Principal Building Sqft: 866

B6. Construction History (Continued from Pg.2):

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

Agenda Item

Design Review Committee

Item #: 5.1. 11/19/2025 **File #:** 25-0609

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

THRU: **Hayden Beckman, Planning Manager**

FROM: **Ryan Agbayani, Senior Planner**

1. SUBJECT

A request to demolish existing office buildings and construct a new industrial warehouse building at 2411 N. Glassell Street (Design Review No. 5154).

2. SUMMARY

The applicant proposes to demolish existing multi-story office buildings and construct a new stand-alone industrial warehouse building (298,918 square feet) at 2411 N. Glassell Street.

3. RECOMMENDED ACTION

Recommendation of approval to the Planning Commission.

4. BACKGROUND INFORMATION

Applicant/Owner:	Rexford Industrial Realty, L P
Property Location:	2411 N. Glassell Street
General Plan Designation:	Light Industrial Maximum 1.0 FAR; 3-Story Height Limit (LI)
Zoning Classification:	Industrial Manufacturing (M2)
Existing Development:	Existing detached multi-story office buildings and surface parking
Associated Application:	Conditional Use Permit No. CUP25-0013
	Major Site Plan Review No. SP-1180
	Environmental Review No. ENV25-0002
Previous DRC Review:	None

5. PROJECT DESCRIPTION

The project includes the demolition of existing multi-story office buildings on a developed site to construct a new stand-alone industrial warehouse building (298,918 square feet) with 36 loading docks on the south elevation, an enclosed truck court area, detached trash enclosure and fire pump house, and surface off-street parking.

The proposed building is intentionally shifted towards the northern property line to concentrate operational activities towards the southern property line and to the street frontage on N. Glassell

Street (to the west). The applicant's intent is to mitigate any potential impacts to the existing residential development to the north.

The proposed building incorporates a modern "corporate-industrial" aesthetic referencing the industrial identity of the surrounding district. The building façade features a harmonious blend of varying materials including precast concrete panels, concrete form liners, curtain wall system, aluminum composite panels, architectural wood veneer, and glazing. The rhythmic modulation of wall planes and material shifts articulate the elevations, breaking down the building's scale while maintaining a harmonious overall aesthetic. A complete narrative of the applicant's design approach is included as Attachment 4 to the staff report.

The proposed site plan includes a total of 247 designated off-street parking spaces distributed along the western, southern, and eastern property lines, with some required parking within the interior of the truck court area.

There are two existing two-way driveways along the western propery line fronting on N. Glassell Street. These driveways will be reconfigured and upgraded to current engineering and ADA standards. The driveways on N. Glassell Street will be the primary access points for both passenger vehicles and trailer trucks. A new driveway is proposed at the northeast corner of the site fronting onto E. Fletcher Avenue; however, this driveway will be secured by an 8-foot-tall concrete screen wall and 8-foot-tall steel rolling gate (with a Knox Box), and is specifically designated for emergency access only. Trailer trucks and passenger vehicles will not be permitted to enter or exit onto E. Fletcher Avenue for regular daily business operations.

New trees, shrubs and groundcover are proposed along the two street frontages, around the western parking areas, within the southeast interior of the site, and along the southern property line adjacent to the railroad. Per the submitted Arborist Report (Attachment 7), there are a total of 282 existing trees that were surveyed, including trees on private property and within the City's right-of-way. Based on the project plans, a total of 232 trees will be removed. The Proposed Landscape Plan is included on Sheet L-1 of the Project Plans (Attachment 3). The final total number of trees for the project is 166 (retained and new). Although the tree count does not meet the "benchmark" of 211 as outlined in the City's Landscape Standards and Specifications, staff believes that the quanties, types, and configuration of the trees and associated landscaping are adequate and appropriate. The concentration of trees along the street frontages will improve the streetscape and soften the predominantly paved area of the industrial zoning district. Preservation of most of the existing mature pine trees along the northern property line will maintain a visual barrier between the project site and the neighboring residences to the north.

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The Findings are applied as appropriate to each project. Based on the following Findings and statements in support of such Findings, staff recommends that the DRC recommend approval of the project to the Planning Commission with the recommended conditions.

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

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

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

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

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

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

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

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

Lighting

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

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

Perimeter Fences and Walls

12. The applicant shall coordinate with all adjacent property owners to achieve the Code requirement that there are no two parallel fences or walls within five feet of each other, unless approved by the Community Development Director.

New Driveway on E. Fletcher Avenue

13. The proposed driveway at the northeast corner of the site connecting to E. Fletcher Avenue will be used for emergency access only. Passenger vehicles and trailers trucks are prohibited from using this driveway for regular daily operations.

14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 Existing Site Photos
- Attachment 3 Project Plans dated August 19, 2025
- Attachment 4 Applicant's Design Approach Narrative
- Attachment 5 Colored Renderings
- Attachment 6 Digital Color and Materials Board
- Attachment 7 Tree Survey and Arborist Report dated September 3, 2025

Agenda Item

Design Review Committee

Item #: 5.1. 11/19/2025 **File #:** 25-0609

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

THRU: **Hayden Beckman, Planning Manager**

FROM: **Ryan Agbayani, Senior Planner**

1. SUBJECT

A request to demolish existing office buildings and construct a new industrial warehouse building at 2411 N. Glassell Street (Design Review No. 5154).

2. SUMMARY

The applicant proposes to demolish existing multi-story office buildings and construct a new stand-alone industrial warehouse building (298,918 square feet) at 2411 N. Glassell Street.

3. RECOMMENDED ACTION

Recommendation of approval to the Planning Commission.

4. BACKGROUND INFORMATION

Applicant/Owner:	Rexford Industrial Realty, L P
Property Location:	2411 N. Glassell Street
General Plan Designation:	Light Industrial Maximum 1.0 FAR; 3-Story Height Limit (LI)
Zoning Classification:	Industrial Manufacturing (M2)
Existing Development:	Existing detached multi-story office buildings and surface parking
Associated Application:	Conditional Use Permit No. CUP25-0013
	Major Site Plan Review No. SP-1180
	Environmental Review No. ENV25-0002
Previous DRC Review:	None

5. PROJECT DESCRIPTION

The project includes the demolition of existing multi-story office buildings on a developed site to construct a new stand-alone industrial warehouse building (298,918 square feet) with 36 loading docks on the south elevation, an enclosed truck court area, detached trash enclosure and fire pump house, and surface off-street parking.

The proposed building is intentionally shifted towards the northern property line to concentrate operational activities towards the southern property line and to the street frontage on N. Glassell

Street (to the west). The applicant's intent is to mitigate any potential impacts to the existing residential development to the north.

The proposed building incorporates a modern "corporate-industrial" aesthetic referencing the industrial identity of the surrounding district. The building façade features a harmonious blend of varying materials including precast concrete panels, concrete form liners, curtain wall system, aluminum composite panels, architectural wood veneer, and glazing. The rhythmic modulation of wall planes and material shifts articulate the elevations, breaking down the building's scale while maintaining a harmonious overall aesthetic. A complete narrative of the applicant's design approach is included as Attachment 4 to the staff report.

The proposed site plan includes a total of 247 designated off-street parking spaces distributed along the western, southern, and eastern property lines, with some required parking within the interior of the truck court area.

There are two existing two-way driveways along the western propery line fronting on N. Glassell Street. These driveways will be reconfigured and upgraded to current engineering and ADA standards. The driveways on N. Glassell Street will be the primary access points for both passenger vehicles and trailer trucks. A new driveway is proposed at the northeast corner of the site fronting onto E. Fletcher Avenue; however, this driveway will be secured by an 8-foot-tall concrete screen wall and 8-foot-tall steel rolling gate (with a Knox Box), and is specifically designated for emergency access only. Trailer trucks and passenger vehicles will not be permitted to enter or exit onto E. Fletcher Avenue for regular daily business operations.

New trees, shrubs and groundcover are proposed along the two street frontages, around the western parking areas, within the southeast interior of the site, and along the southern property line adjacent to the railroad. Per the submitted Arborist Report (Attachment 7), there are a total of 282 existing trees that were surveyed, including trees on private property and within the City's right-of-way. Based on the project plans, a total of 232 trees will be removed. The Proposed Landscape Plan is included on Sheet L-1 of the Project Plans (Attachment 3). The final total number of trees for the project is 166 (retained and new). Although the tree count does not meet the "benchmark" of 211 as outlined in the City's Landscape Standards and Specifications, staff believes that the quanties, types, and configuration of the trees and associated landscaping are adequate and appropriate. The concentration of trees along the street frontages will improve the streetscape and soften the predominantly paved area of the industrial zoning district. Preservation of most of the existing mature pine trees along the northern property line will maintain a visual barrier between the project site and the neighboring residences to the north.

For exterior lighting, a total of 41 wall-mounted LED wall sconce lights will be installed around the perimeter of the building. Per the photometric plan on Sheet E-1.0, the nine exterior lights on the north elevation facing the residential neighborhood to the north will be installed at a height of 10 feet above finished grade. Additionally, 16 freestanding LED cobra head light poles (30 feet height) are distributed along the western, southern, and eastern property lines, as well as within the surface parking area at the southwest corner of the site.

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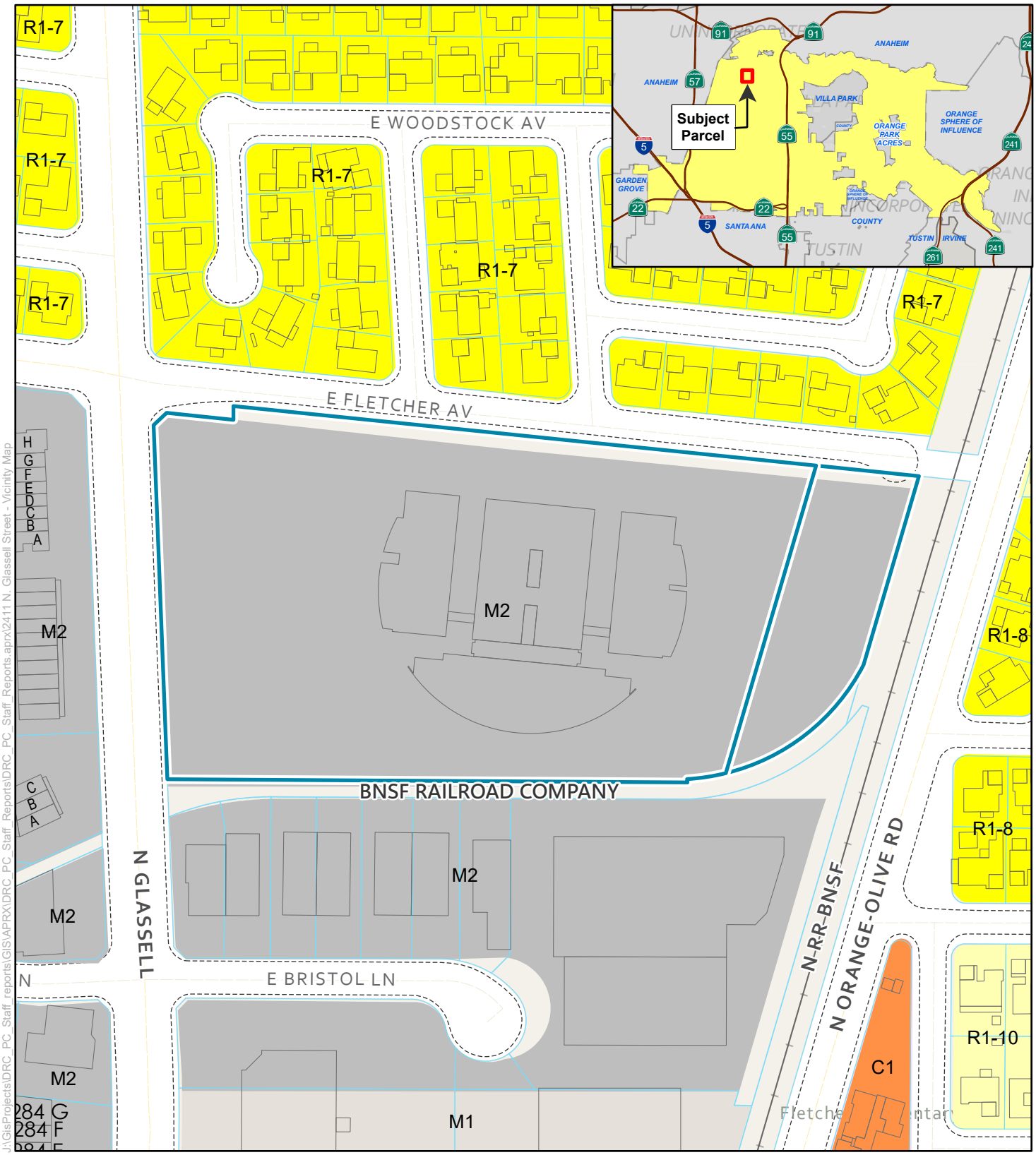
- Attachment 3 Project Plans dated August 19, 2025
- Attachment 4 Applicant's Design Approach Narrative
- Attachment 5 Colored Renderings
- Attachment 6 Digital Color and Materials Board
- Attachment 7 Tree Survey and Arborist Report dated September 3, 2025



City of Orange
Geographic Information System

Legend

- Parcels
- Subject Parcel
- C1
- M1
- M2
- R1-7
- R1-8
- R1-10

CUP-25-0013, SP-1180, DRC-5154, ENV25-0002

2411 N. Glassell Street
Zoning: M2

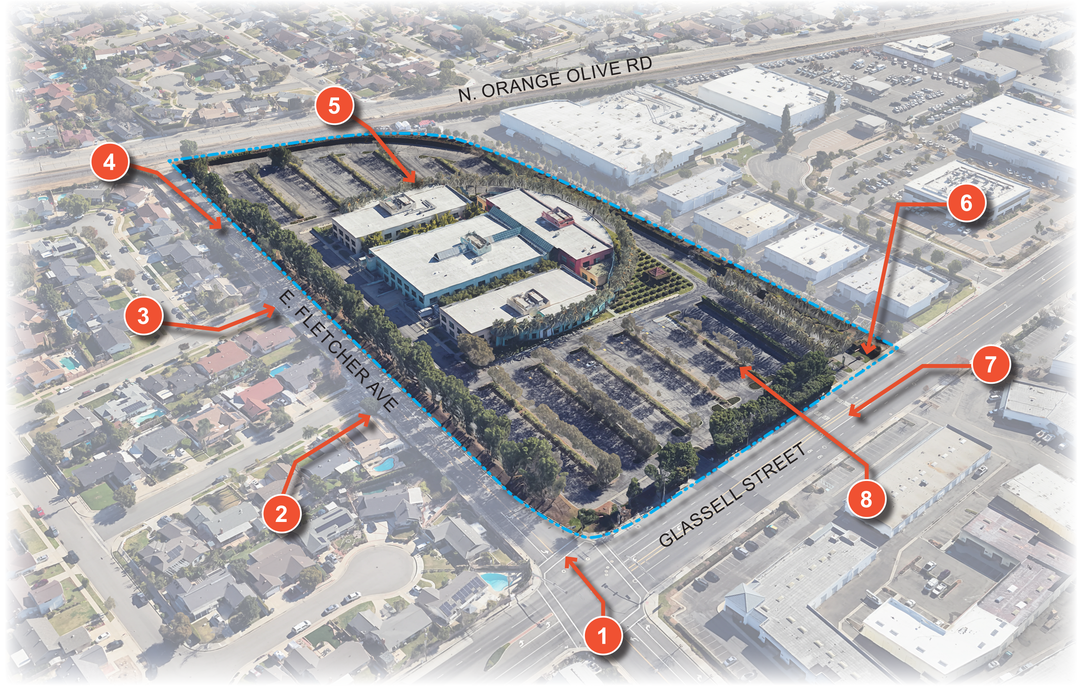
0 100 200 Feet

11/3/2025

Source: City of Orange (2025), Eagle Aerial (2022)

CITY OF ORANGE

VICINITY MAP
VOLT SITE INDUSTRIAL BUILDING

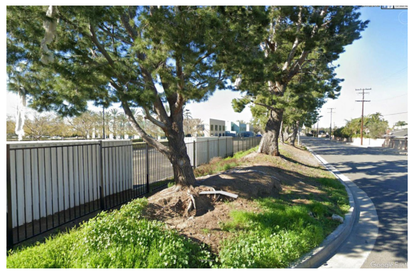


KEY LEGEND - PHOTOS OF SITE

1 **NORTHWEST CORNER |**
LOOKING SOUTH FROM GLASSELL & FLETCHER

2 **NORTHWEST ON FLETCHER AVE |**
LOOKING NORTH

3 **NORTHEAST CENTER OF FLETCHER |**
LOOKING NORTH FROM GLASSELL



4 **NORTHEAST CORNER |**
LOOKING WEST FROM GLASSELL

5 **INTERIOR EAST SIDE OF SITE |**
LOOKING WEST

6 **WEST ENTRANCE OF SITE |**
VIA GLASSELL STREET

7 **SOUTHWEST CORNER |**
LOOKING NORTH

8 **WEST INTERIOR OF SITE |**
LOOKING EAST

HERDMAN
ARCHITECTURE + DESIGN

EXISTING CONDITION PHOTOS

REXFORD GLASSELL ST. ORANGE

2411 N. GLASSELL ST. ORANGE, CA

10.02.2025
A22-2023

Rexford Industrial

EXISTING CONDITION PHOTOS - KEY LEGEND SITE PLAN

REXFORD GLASSELL ST. ORANGE

2411 N. GLASSELL ST. ORANGE, CA

10.02.2025
A22-2023

HERDMAN
ARCHITECTURE + DESIGN

Rexford Industrial

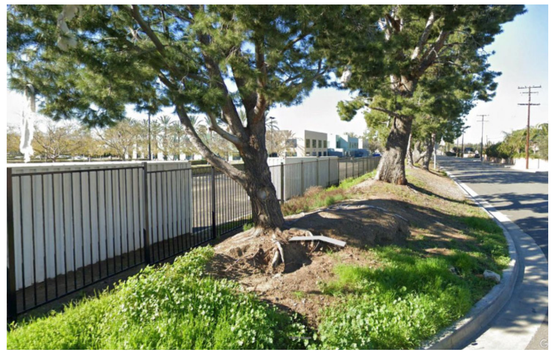
1 **WEST ENTRANCE OF SITE |**
VIA GLASSELL STREET

2 **SOUTHWEST CORNER |**
LOOKING NORTH

3 **NORTHWEST CORNER |**
LOOKING SOUTH FROM GLASSELL & FLETCHER

4 **NORTHWEST ON FLETCHER ST |**
LOOKING NORTH

5 **NORTHEAST CENTER OF FLETCHER |**
LOOKING NORTH FROM GLASSELL



6 **NORTHEAST CORNER |**
LOOKING WEST FROM GLASSELL

7 **INTERIOR EAST SIDE OF SITE |**
LOOKING WEST

8 **WEST INTERIOR OF SITE |**
LOOKING EAST

HERDMAN
ARCHITECTURE + DESIGN

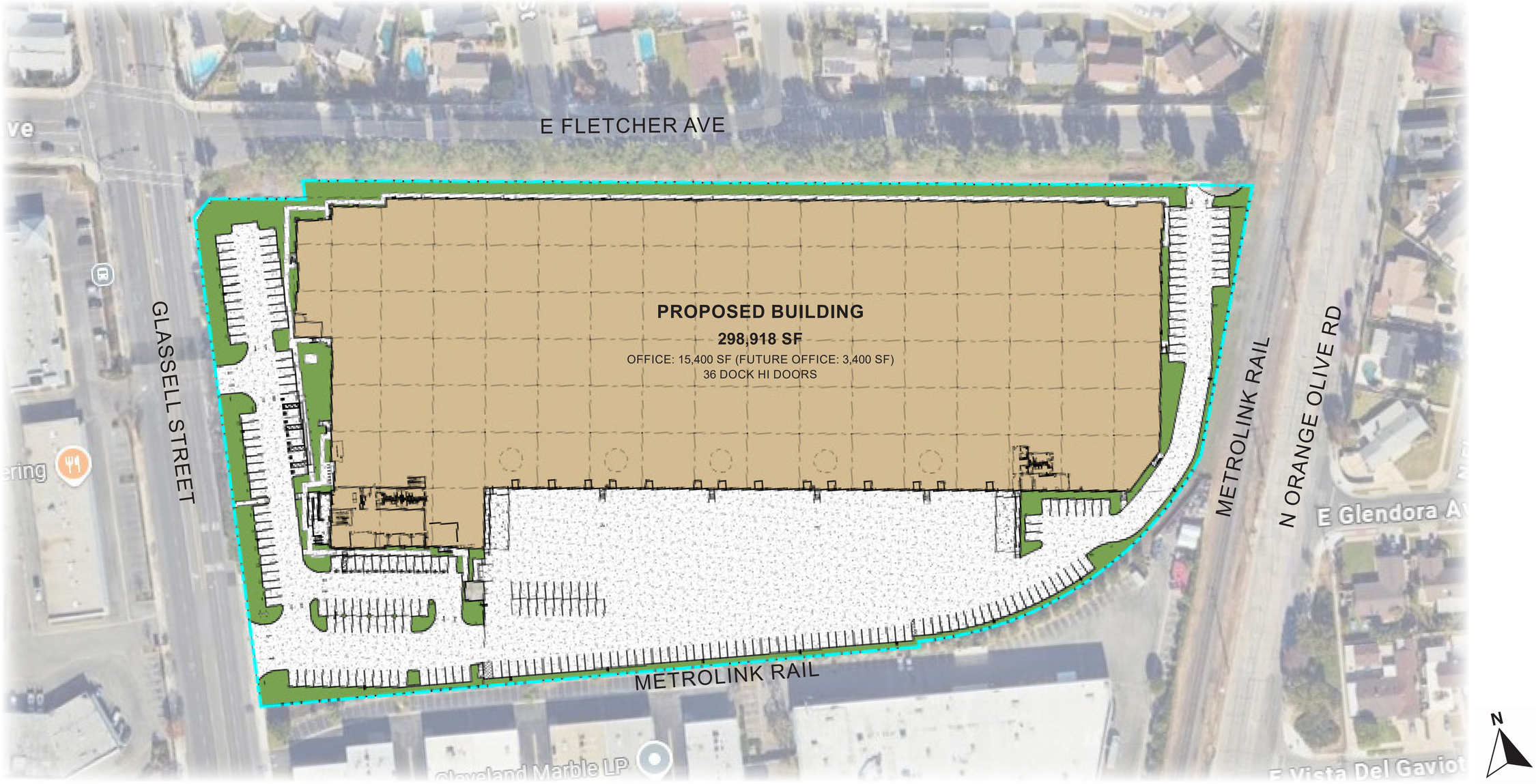
EXISTING CONDITION PHOTOS

REXFORD GLASSELL ST. ORANGE

2411 N. GLASSELL ST. ORANGE, CA

10.02.2025
A22-2023

Rexford Industrial



HERDMAN
ARCHITECTURE + DESIGN

PROPOSED SITE PLAN

REXFORD GLASSELL ST. ORANGE

2411 N. GLASSELL ST. ORANGE, CA

10.02.2025
A22-2023

Rexford Industrial

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PROPOSED LANDSCAPE PLAN

REXFORD GLASSELL ST. ORANGE

2411 N. GLASSELL ST. ORANGE, CA

10.02.2025
A22-2023

Rexford Industrial

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

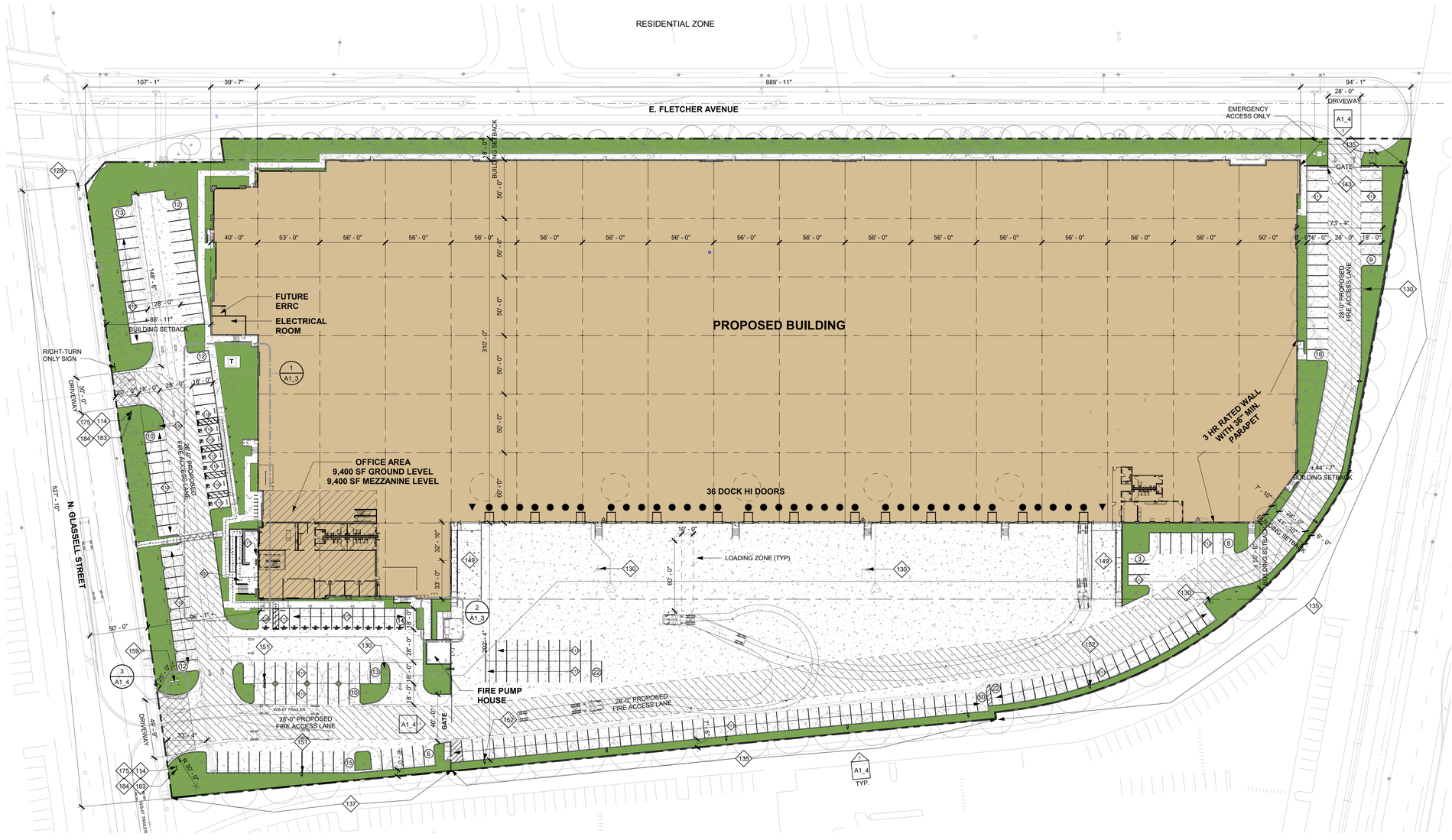
- FIRE SPRINKLERS
- UNDERGROUND FIRE LINE SERVICE
- FIRE SPRINKLER MONITORING / ALARM SYSTEM
- COMPRESSED / LIQUIFIED BULK TANKS
- EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM
- RACK STORAGE
- UNDERGROUND / ABOVE GROUND STORAGE TANKS

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



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	17.20.090 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	5 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'-9" Driveway depth: 33'-4", 36', 11'-3"	
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

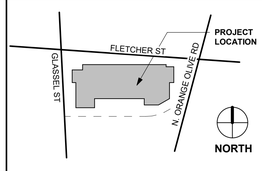
PROJECT INFORMATION & AREA ANALYSIS

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

A0	TITLE SHEET
A1	SITE PLAN
A1_0	EXISTING SITE PLAN
A1_1	FIRE MASTER PLAN
A1_1.1	TEST FLOW & WATER WILL SERVE LETTER
A1_2	PROPOSED SITEWALL/FENCING PLAN
A1_3	ENLARGED SITE PLANS
A1_4	ENLARGED SITE PLANS
A2	GROUND LEVEL FLOOR PLAN
A2_1	OFFICE PLANS
A3	ROOF PLAN
A4	EXTERIOR ELEVATIONS
A4_1	EXTERIOR RENDERINGS
A5	COLOR BOARD
C1	TITLE SHEET - CIVIL
C2	CONCEPTUAL GRADING PLAN
C3	CONCEPTUAL UTILITY PLAN
L-1	CONCEPTUAL LANDSCAPE PLAN
L-2	CONCEPTUAL LANDSCAPE PLAN
E-1.0	SITE PHOTOMETRIC PLAN
E-1.1	LIGHT FIXTURE SPECIFICATION SHEETS

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

8/19/2025 9:59:15 AM

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

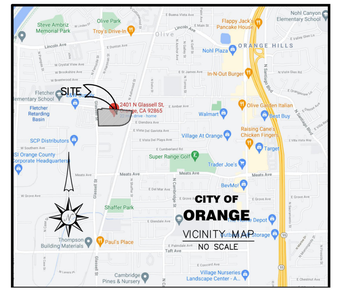
APN: 374-381-01 AND 374-381-02
LOT #: PARCELS 1 AND 2 AS SHOWN ON PARCEL MAP FIELD IN BOOK 3 PAGE 25 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
TRACT #: R1 4557, M.M 160/34-36,
R2 4231, M.M 155/36-37

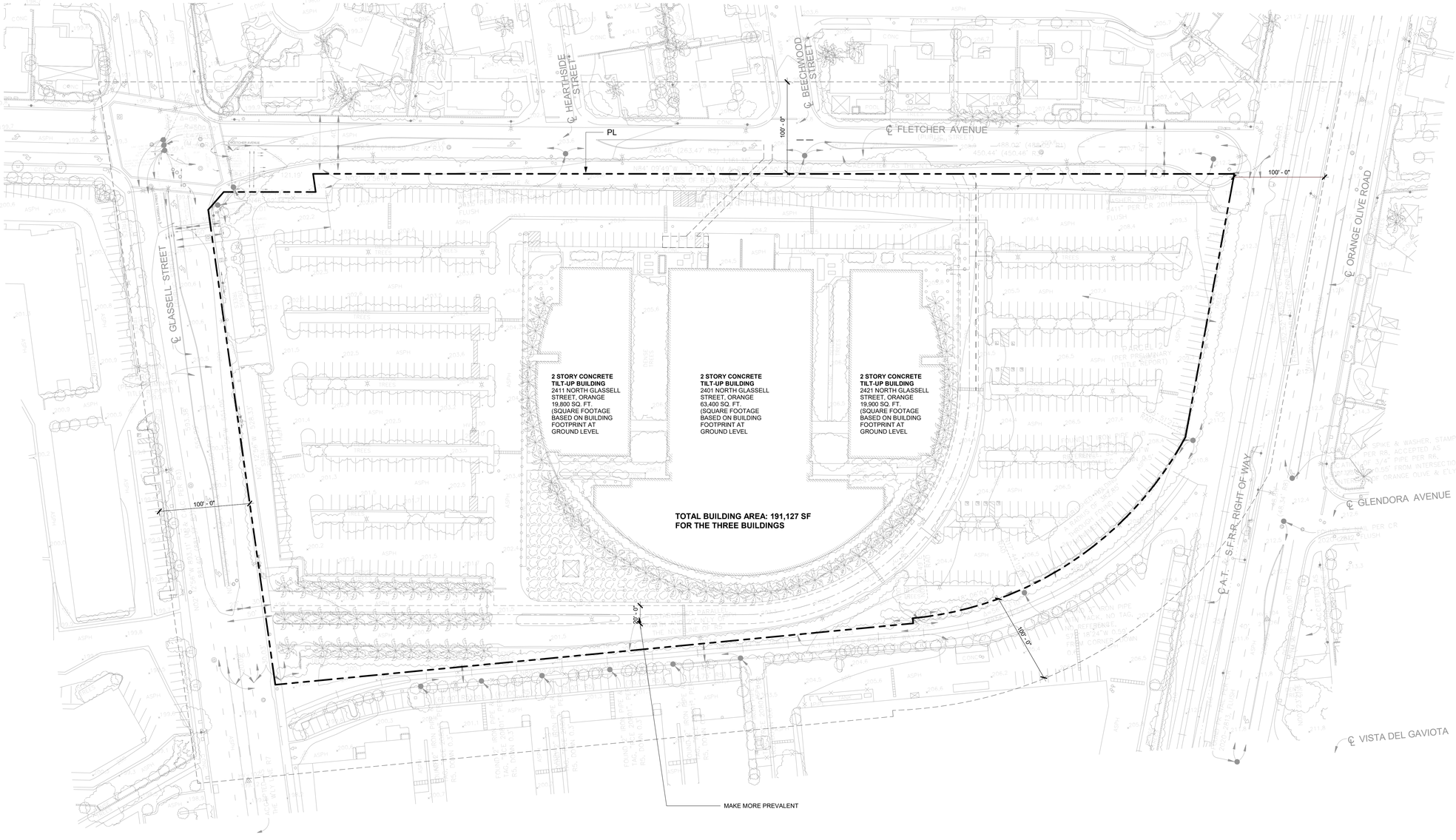
GP DESIGNATION, ZONING DESIGNATION: M-2; INDUSTRIAL
LAND USE: 191,127SF OF 2 STORY-OFFICE BUILDINGS
TOTAL OF THE EXISTING LANDSCAPE AREA: 137,478 SF

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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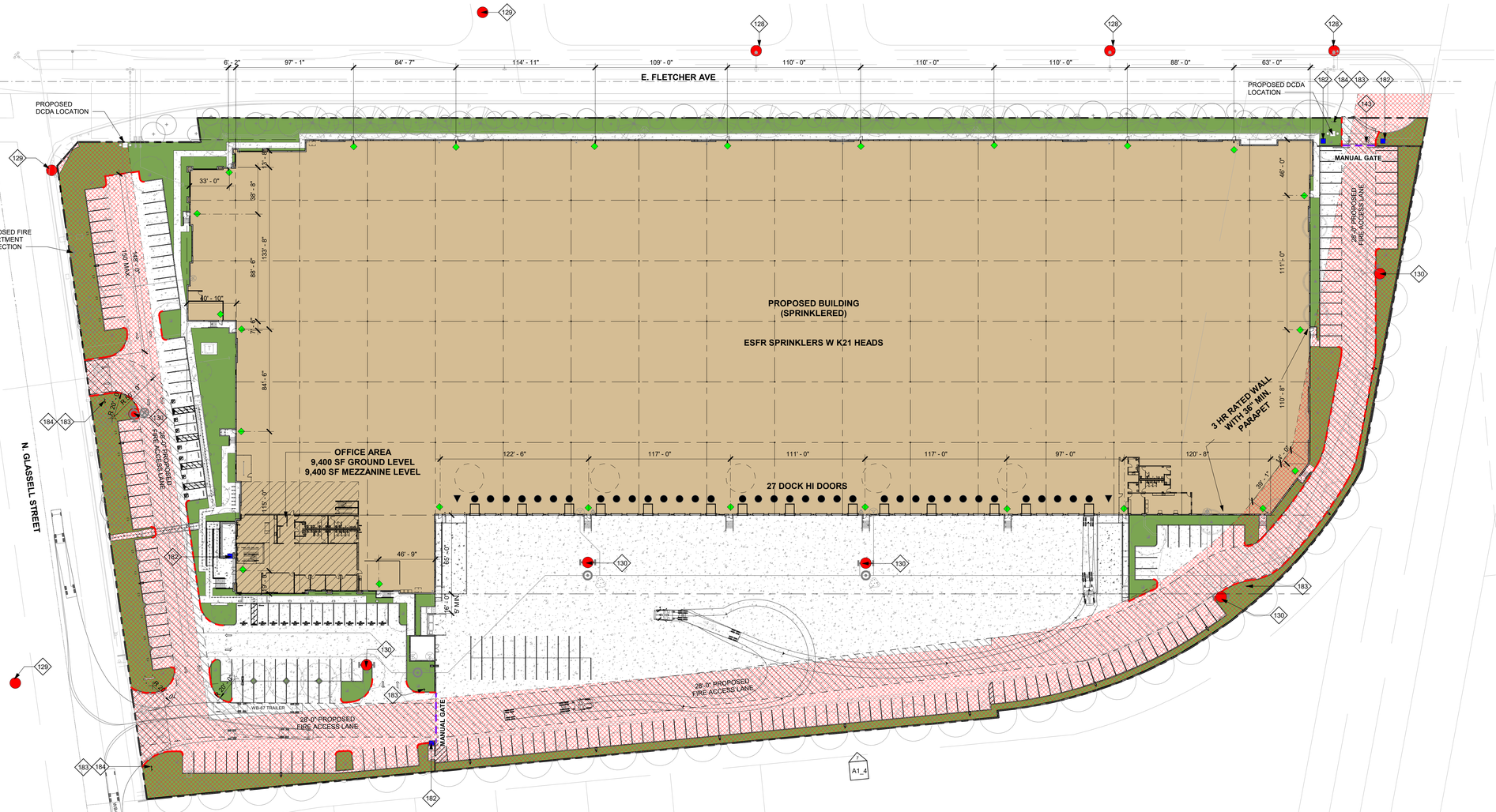
E. FLETCHER AVE
6' - 2"
97' - 1"
84' - 7"
114' - 11"
109' - 0"
110' - 0"
110' - 0"
110' - 0"
88' - 0"
63' - 0"
PROPOSED DCDA LOCATION
PROPOSED DCDA LOCATION
PROPOSED FIRE DEPARTMENT CONNECTION
N. GLASSELL STREET
MANUAL GATE
30' x 30' PROPOSED FIRE ACCESS LANE
PROPOSED BUILDING (SPRINKLERED)
ESFR SPRINKLERS W K21 HEADS
OFFICE AREA
9,400 SF GROUND LEVEL
9,400 SF MEZZANINE LEVEL
27 DOCK HI DOORS
3 HR RATED WALL WITH 36" MIN. PARAPET
28'-0" PROPOSED FIRE ACCESS LANE
28'-0" PROPOSED FIRE ACCESS LANE
MANUAL GATE
VAN-57 TRAILER
WB-67 TRAILER
A1_4
33' - 0"
36' - 8"
133' - 6"
89' - 6"
40' - 10"
84' - 6"
122' - 6"
117' - 0"
111' - 0"
117' - 0"
97' - 0"
120' - 8"
46' - 0"
111' - 0"
110' - 8"
46' - 9"
115' - 0"
50' - 0" MIN.
50' - 0" MIN.
46' - 0"
30' - 0"
30' - 0"
30

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_d)

PRESSURE DROP: 2 (h_d) $h_d^{.54}$: 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_d)

DESIRED PRESSURE DROP: 50 (h_d) $h_d^{.54}$: 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
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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	1526.6 - 2928.2

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

CERTIFIED 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

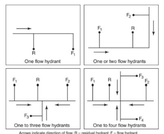
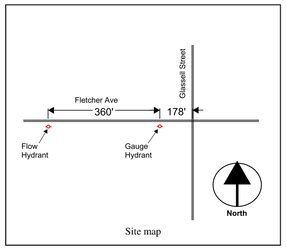


FIGURE 4.4.4 Suggested Test Layout for Hydrants, *NFPA 291, 2022 Edition



REVISED 05/2023

THE RIPTIDE FLOW TESTING SYSTEM™

PSI	3.25"	4"	PSI	3.25"	4"
1	-	-	51	182.3	248.7
2	-	-	52	183.0	250.9
3	-	-	53	184.5	252.9
4	-	-	54	184.8	253.7
5	-	-	55	186.0	257.2
6	-	-	56	189.0	260.5
7	-	-	57	191.9	262.6
8	-	-	58	192.7	264.6
9	-	-	59	194.2	266.3
10	-	-	60	196.7	269.8
11	84.7	152.6	61	198.0	271.4
12	87.1	120.8	62	198.2	275.3
13	91.0	125.0	63	201.2	275.3
14	94.5	130.0.3	64	203.2	278.1
15	98.2	134.5	65	204.0	280.7
16	101.3	139.0	66	208.6	282.2
17	104.3	143.2.8	67	207.2	284.4.5
18	107.6.7	147.4.4	68	209.2.6	286.6.6
19	110.6.2	151.4.8	69	210.8.0	288.6.6
20	113.4.9	155.4.1	70	-	290.7.5
21	116.2.9	159.2.5	71	-	292.8.2
22	119.0.3	163.0.0	72	-	-
23	121.7.0	166.6.6	73	-	-
24	124.3.2	170.2.4	74	-	-
25	126.8.8	173.7.6	75	-	-
26	129.4.0	177.2.0	76	-	-
27	131.8.6	180.5.7	77	-	-
28	134.2.8	183.8.9	78	-	-
29	136.6.6	187.1.4	79	-	-
30	139.0.0	190.3.4	80	-	-
31	141.2.9	193.5.1	81	-	-
32	143.5.5	196.5.8	82	-	-
33	145.7.8	199.6.3	83	-	-
34	147.9.7	202.6.3	84	-	-
35	150.1.3	205.5.9	85	-	-
36	152.2.6	208.5.1	86	-	-
37	154.3.6	211.3.8	87	-	-
38	156.4.3	214.2.2	88	-	-
39	158.4.8	217.0.2	89	-	-
40	160.5.0	219.7.9	90	-	-
41	162.4.9	222.5.2	91	-	-
42	164.4.6	225.2.1	92	-	-
43	166.4.1	227.8.8	93	-	-
44	168.3.3	230.5.1	94	-	-
45	170.2.3	233.1.2	95	-	-
46	172.1	235.6.9	96	-	-
47	173.9.8	238.2.4	97	-	-
48	175.8.2	240.7.6	98	-	-
49	177.6.4	243.2.6	99	-	-
50	179.4.4	245.7.3	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	1526.6 - 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"

CERTIFIED EX29051

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

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

25

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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

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

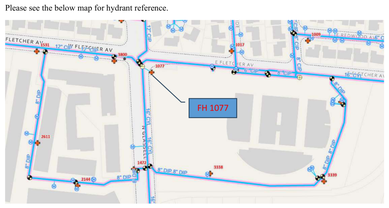
Information provided by: Tuan Cao

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.

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

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

TEST FLOW & WATER WILL SERVE LETTER

A1_1.1

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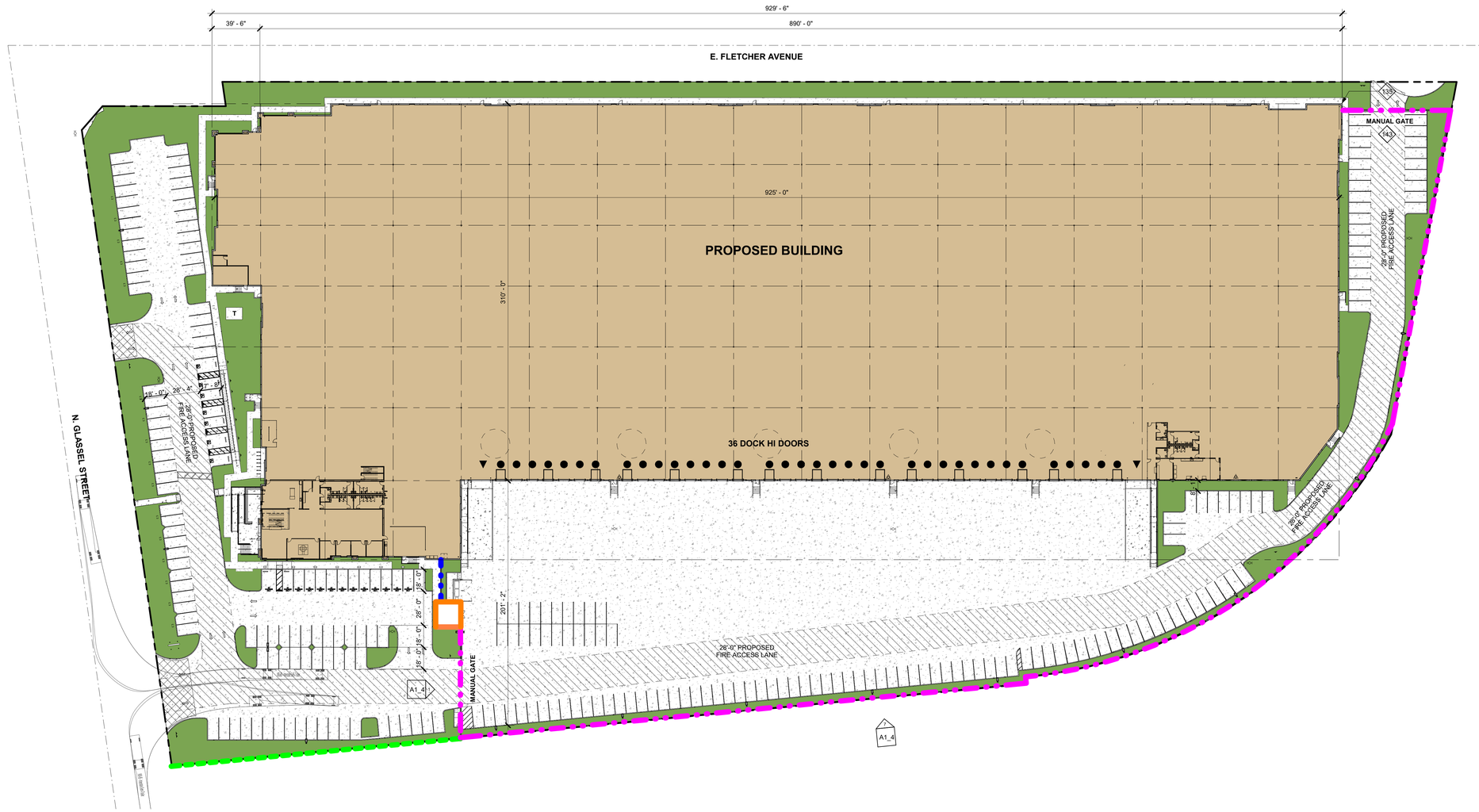

1 PROPOSED SITE WALL/FENCING PLAN
1" = 40'-0"

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

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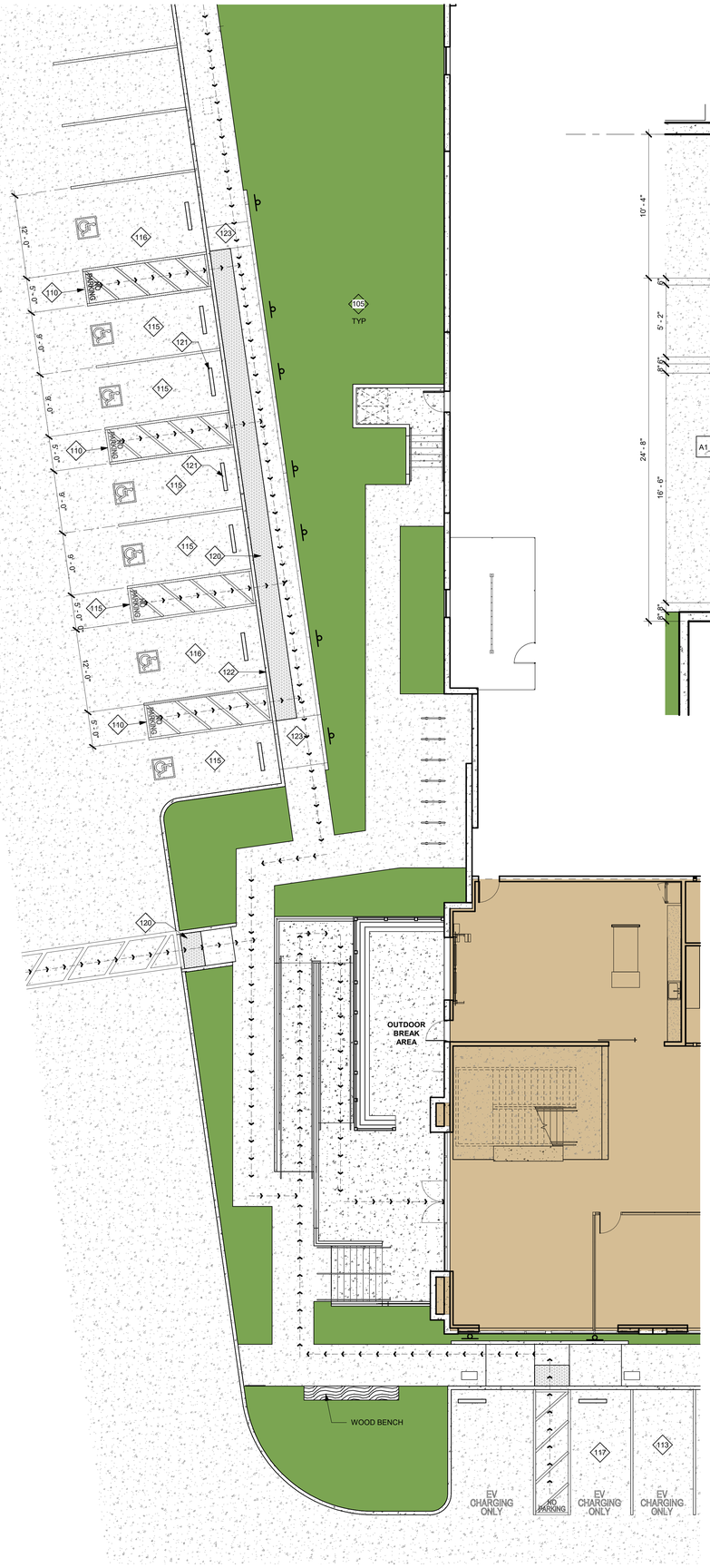
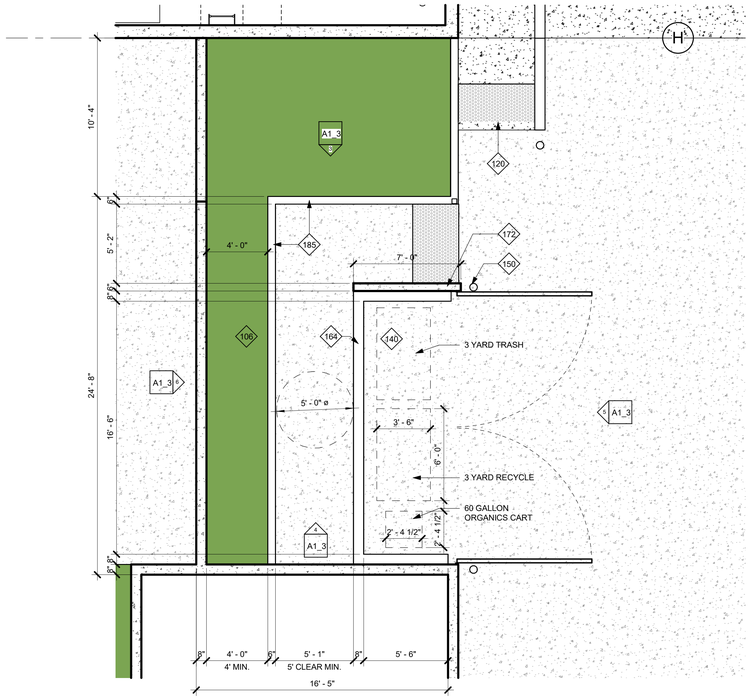
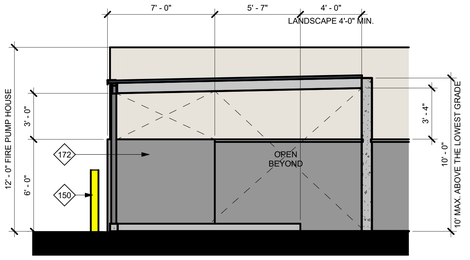


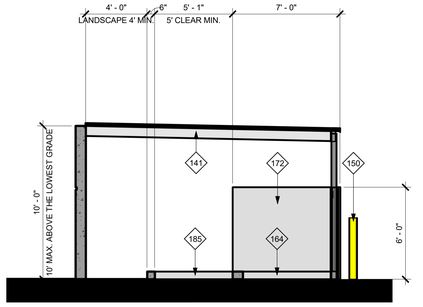
1 ENLARGED SITE PLAN
1/8" = 1'-0"



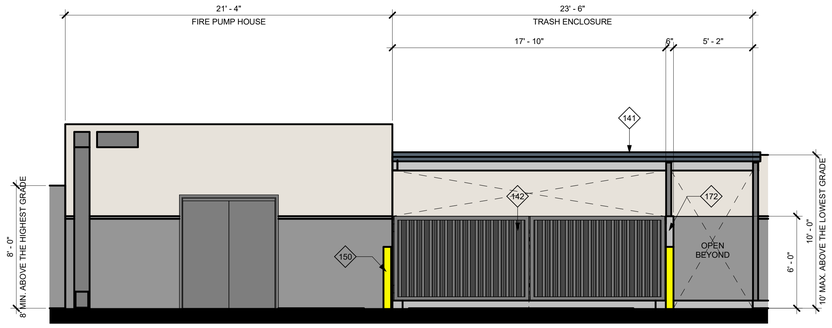
2 ENLARGED SITE PLAN TRASH ENCLOSURE
1/4" = 1'-0"



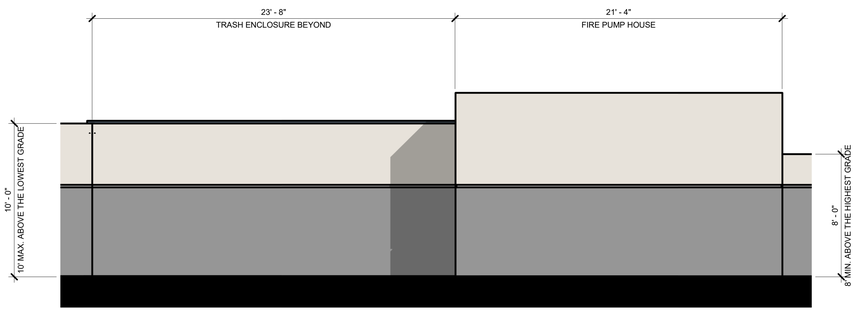
3 TRASH ENCLOSURE NORTH ELEVATION
1/4" = 1'-0"



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
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CITY OF ORANGE, CA
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A22-2023
08.19.2025

ENLARGED
SITE PLANS

NORTH

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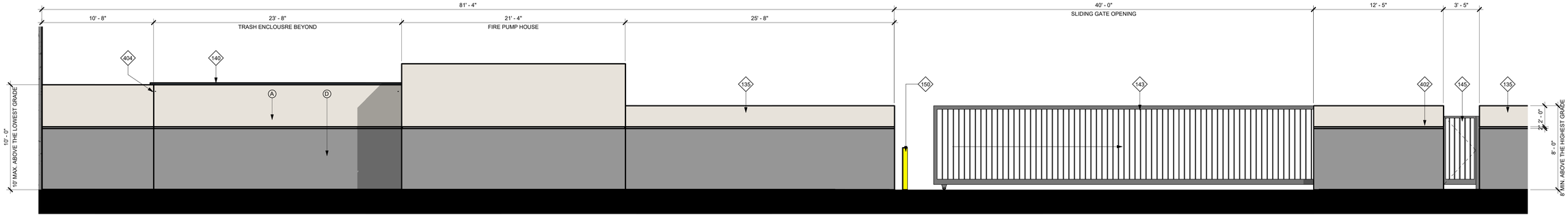
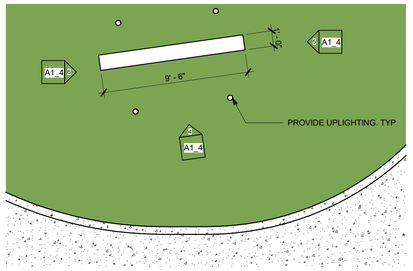
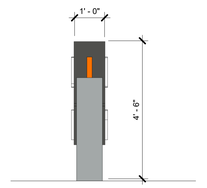


1 WEST GATE ELEVATION
1/4" = 1'-0"

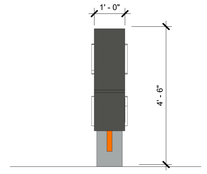


3 MONUMENT SIGN PLAN
1/4" = 1'-0"

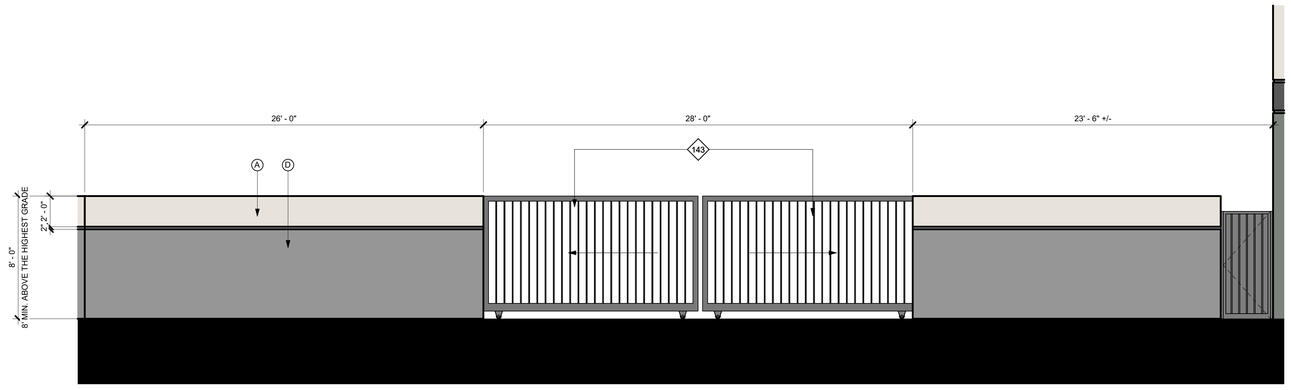
4 MONUMENT SIGN ELEVATION SOUTH
1/2" = 1'-0"



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
- 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

- (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
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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

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.

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).

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

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NORTH

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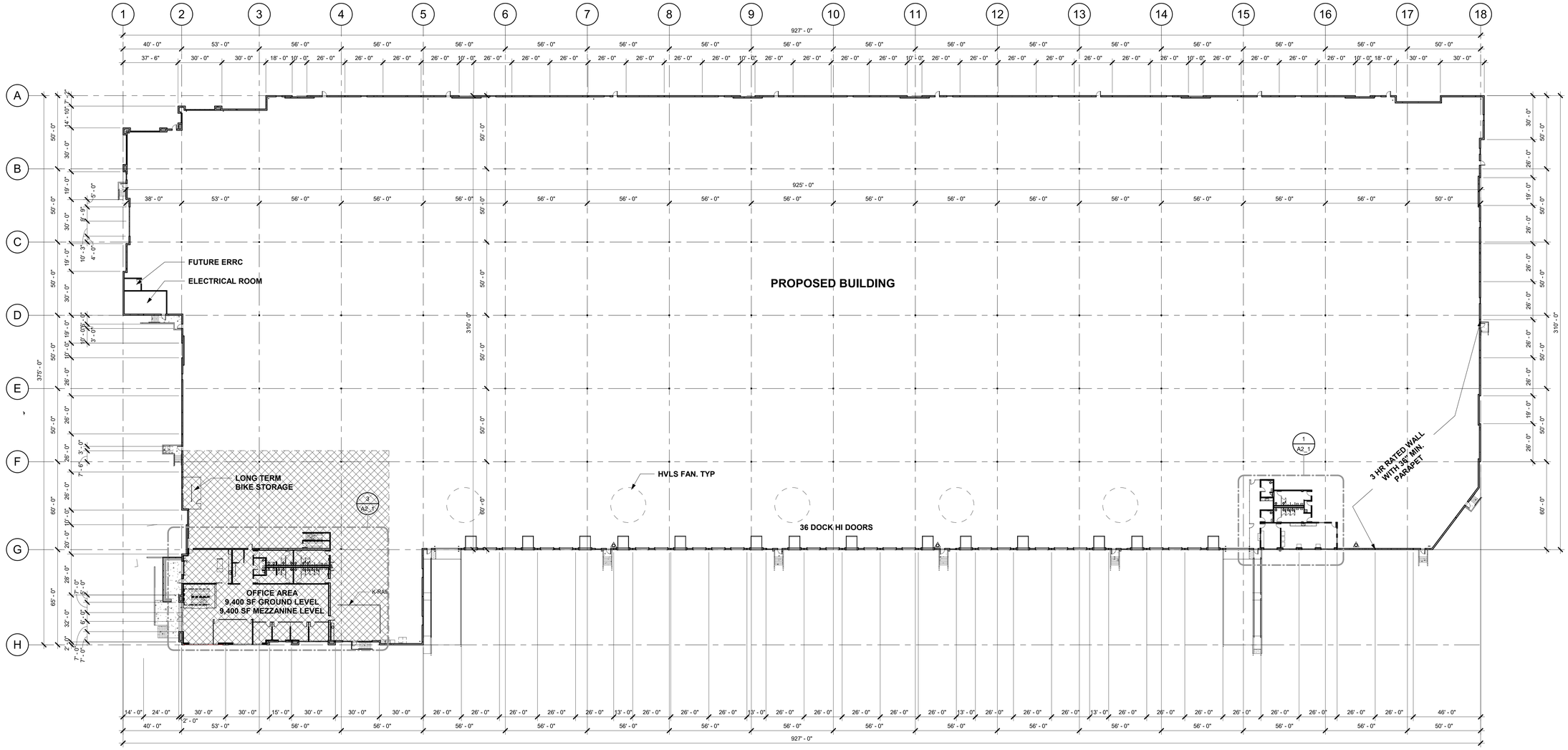

1 GROUND FLOOR PLANS
1" = 30'-0"

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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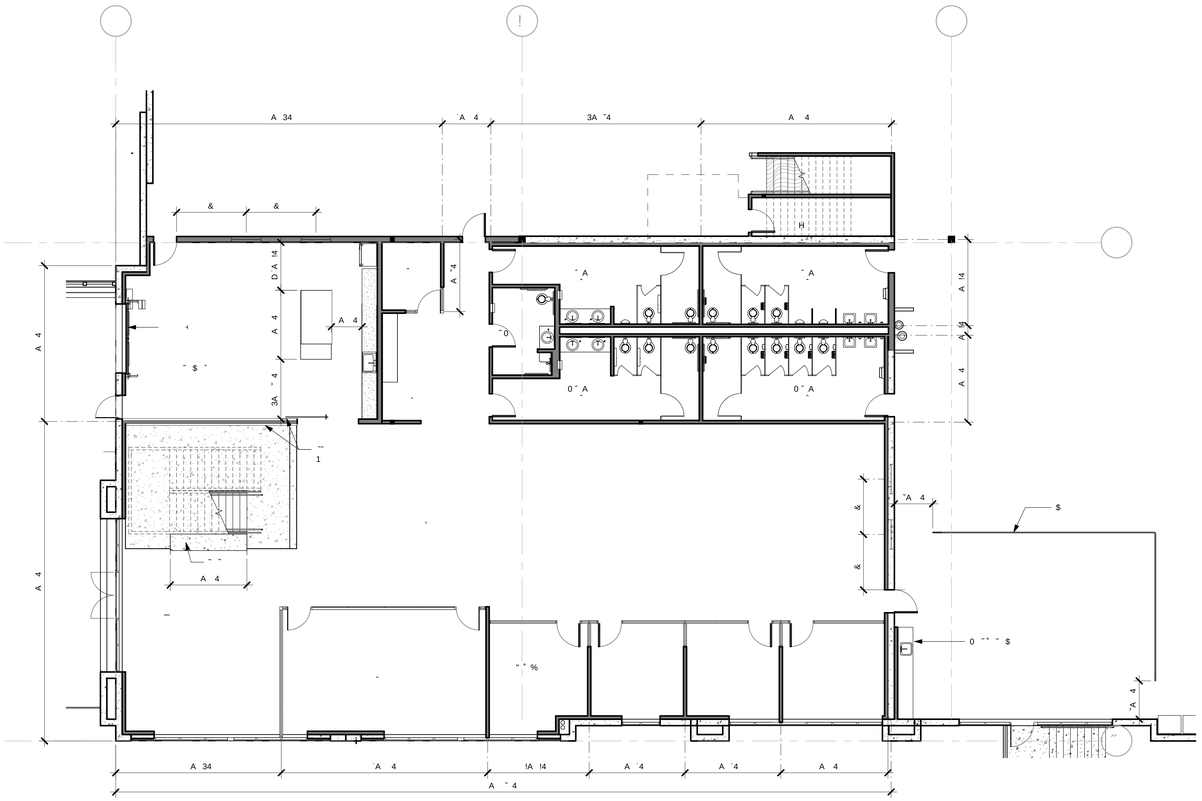
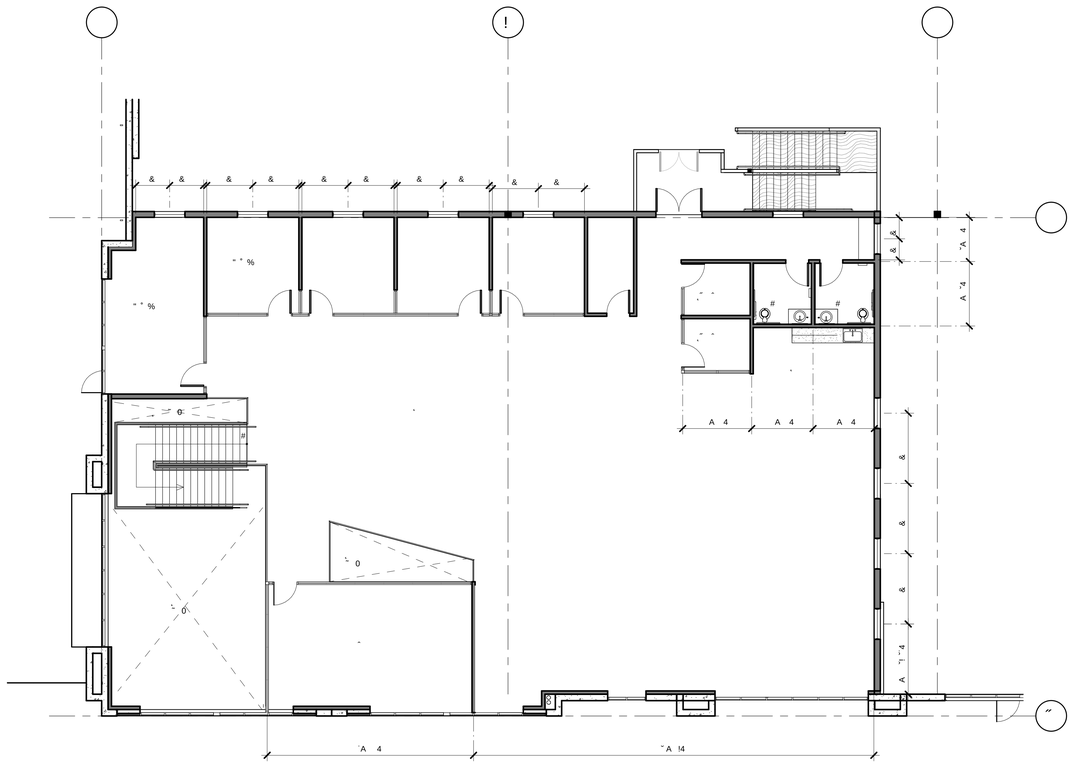
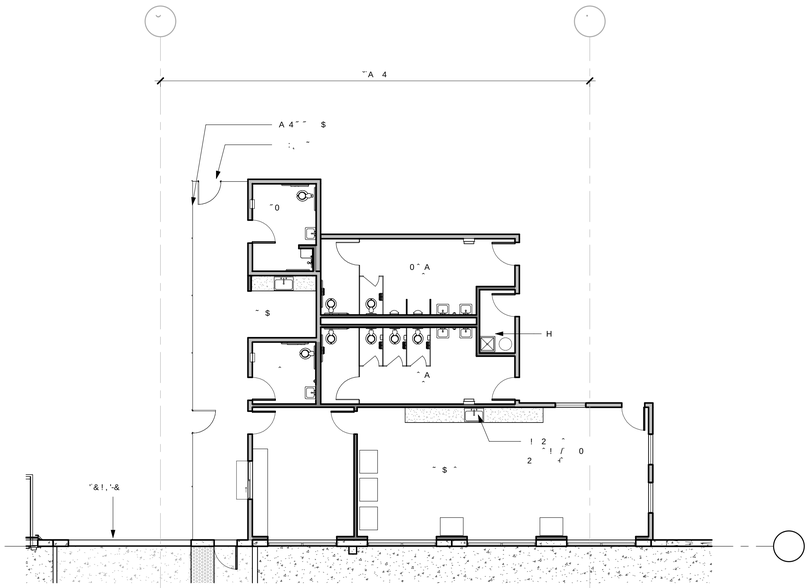
GROUND
LEVEL FLOOR
PLANS

NORTH

A2







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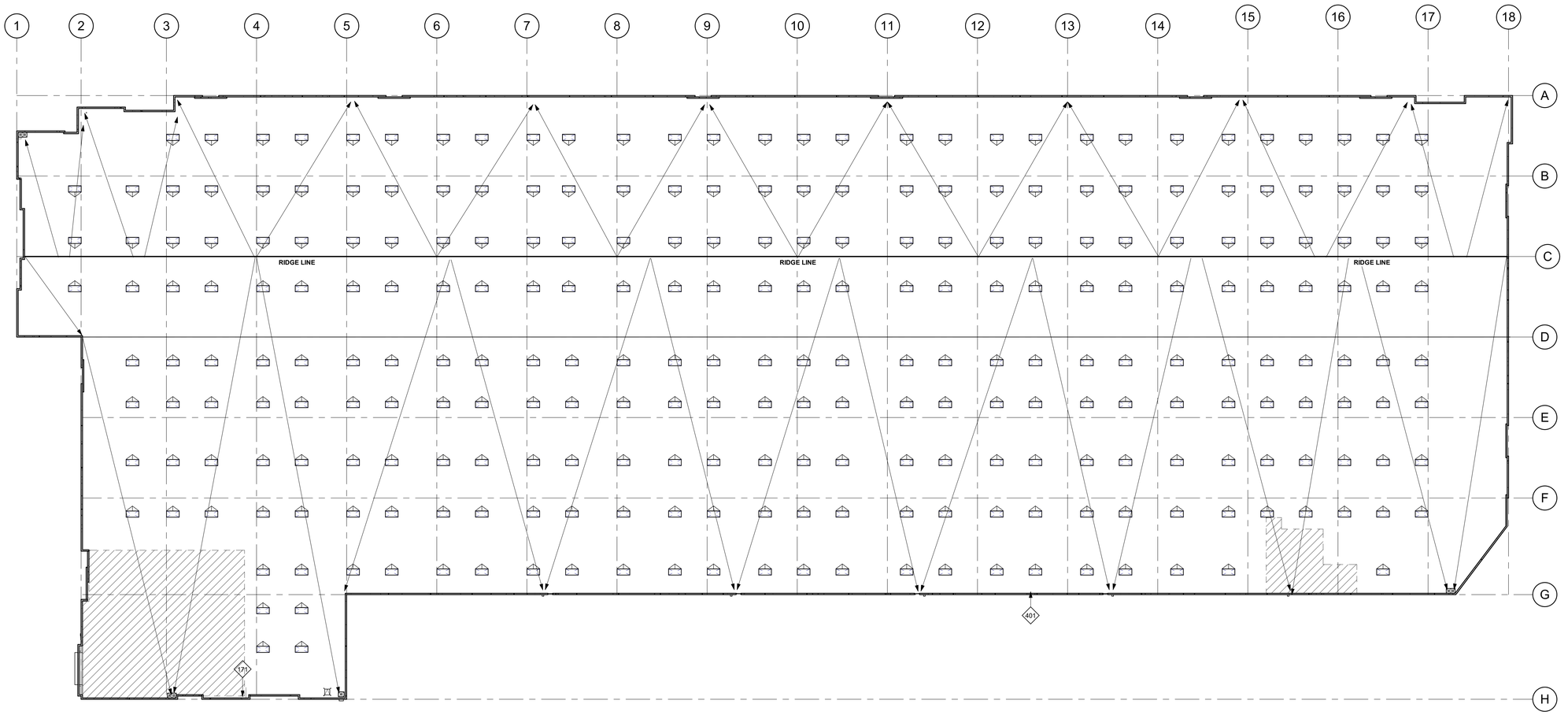


1 PROPOSED ROOF PLAN
1" = 30'-0"

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 "TRUMBALL" 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
2411 N. GLASSELL STREET
CITY OF ORANGE, CA
6TH PLANNING SUBMITTAL

HERDMAN
ARCHITECTURE + DESIGN

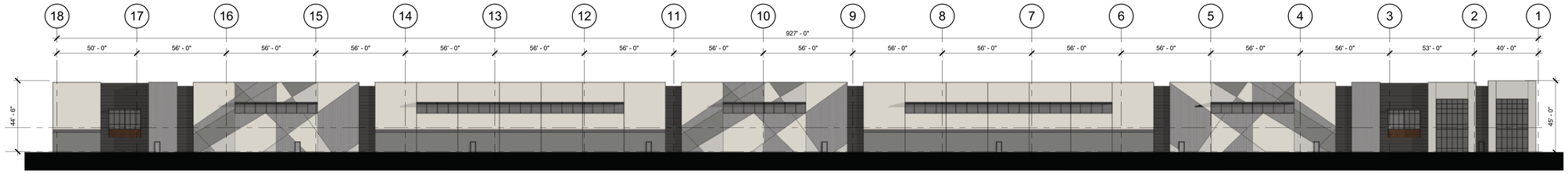
A22-2023
08.19.2025

ROOF PLAN

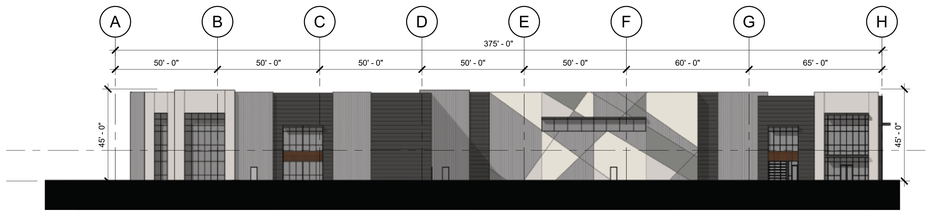
NORTH

A3

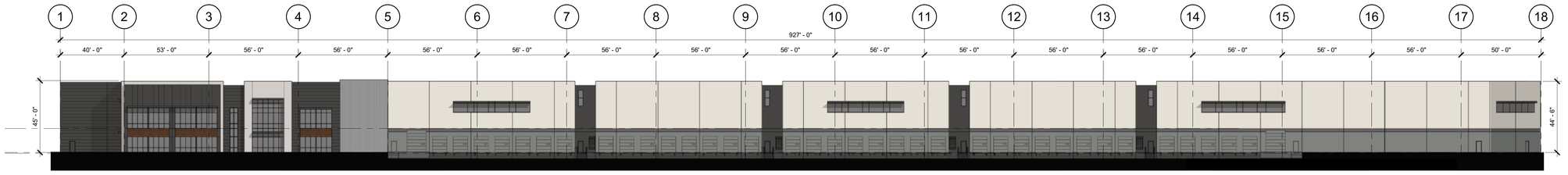
8/19/2025 9:59:36 AM



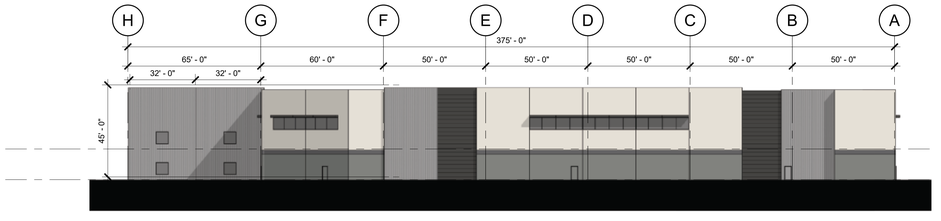
1 PROPOSED NORTH ELEVATION
1" = 30'-0"



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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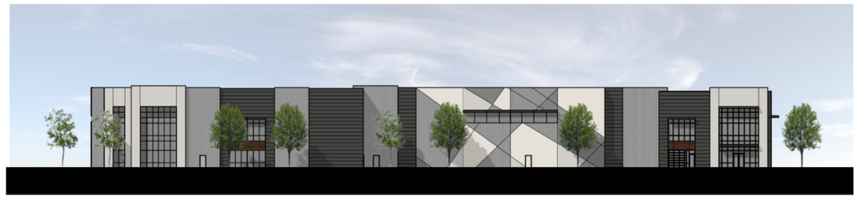
6TH PLANNING SUBMITTAL

HERDMAN
ARCHITECTURE + DESIGN
A22-2023
08.19.2025

EXTERIOR ELEVATIONS

A4

PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

PROPOSED SOUTH ELEVATION

PROPOSED EAST ELEVATION

GLAZING LEGEND & NOTES

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6TH PLANNING SUBMITTAL

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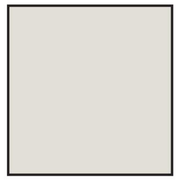
ARCHITECTURE + DESIGN

A22-2023
08.19.2025

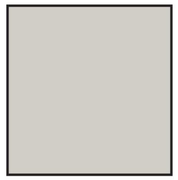
EXTERIOR RENDERINGS

NORTH

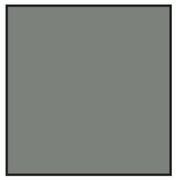
A4_1



A. EP-1
EXTERIOR PAINT
SW 7003
TOQUE WHITE



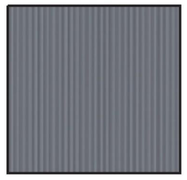
B. EP-2
EXTERIOR PAINT
SW 7671
ON THE ROCKS



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



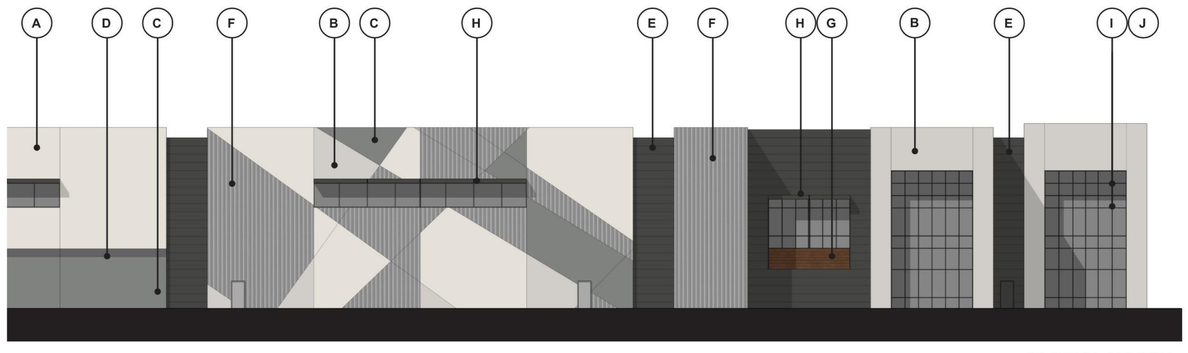
F. EF-1 EXTERIOR
FOLRMLINER
FITZGERALD
FORMLINERS
STYLE: 14655 FLUTED
RIB -.5” DEEP- 2” ON
CENTER, NATURAL
CONCRETE FINISH

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

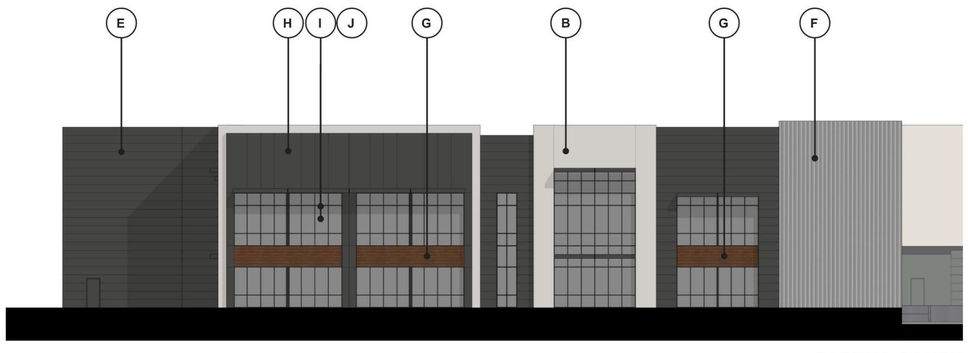
H. A-2 ALUCOBOND
NATURAL COLLECTION
BRUSHED CARBON

I. EM-2 EXTERIOR
STOREFRONT
FRAMING
BLACK ANODIZED

J. EG-2 EXTERIOR
GLAZING COLOR FOR SINGLE
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

DESIGN DEVELOPMENT REVIEW

2411 N. GLASSELL STREET INDUSTRIAL BUILDING

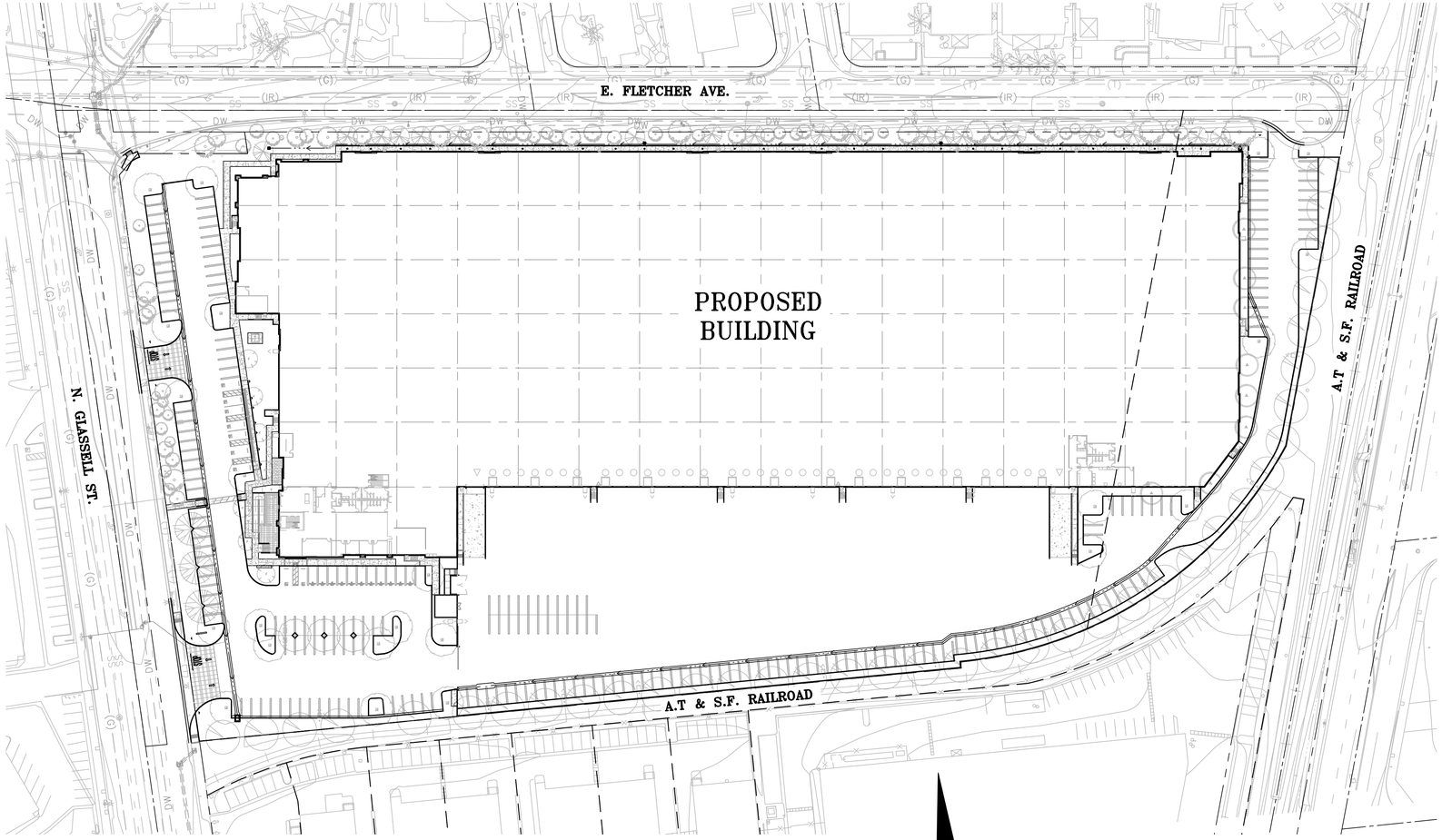
2411 N. GLASSELL STREET, ORANGE, CA
PARCELS 1 AND 2 AS SHOWN ON A PARCEL MAP FILED IN
BOOK 3 PAGE 25 OF PACEL MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY

LEGEND

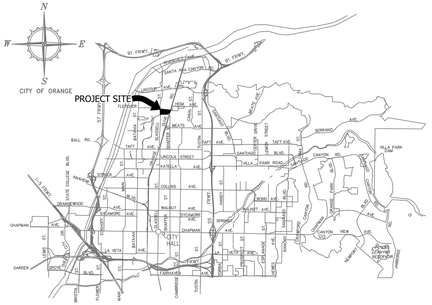
———	BOUNDARY
1165	FINISH GRADE
1168	EXISTING GRADE
(S)	EXISTING SEWER LINE
(W)	EXISTING WATER LINE
— — — —	DEEPENED FOOTING
	SOUND WALL
— — — —	EXISTING STORM DRAIN LINE
S	PROPOSED SEWER LINE
W	PROPOSED WATER LINE
	PROPOSED STORM DRAIN LINE
1%	PROPOSED GRADIENT
XX.XX TC / XX.XX FL	PROPOSED ELEVATIONS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

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

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

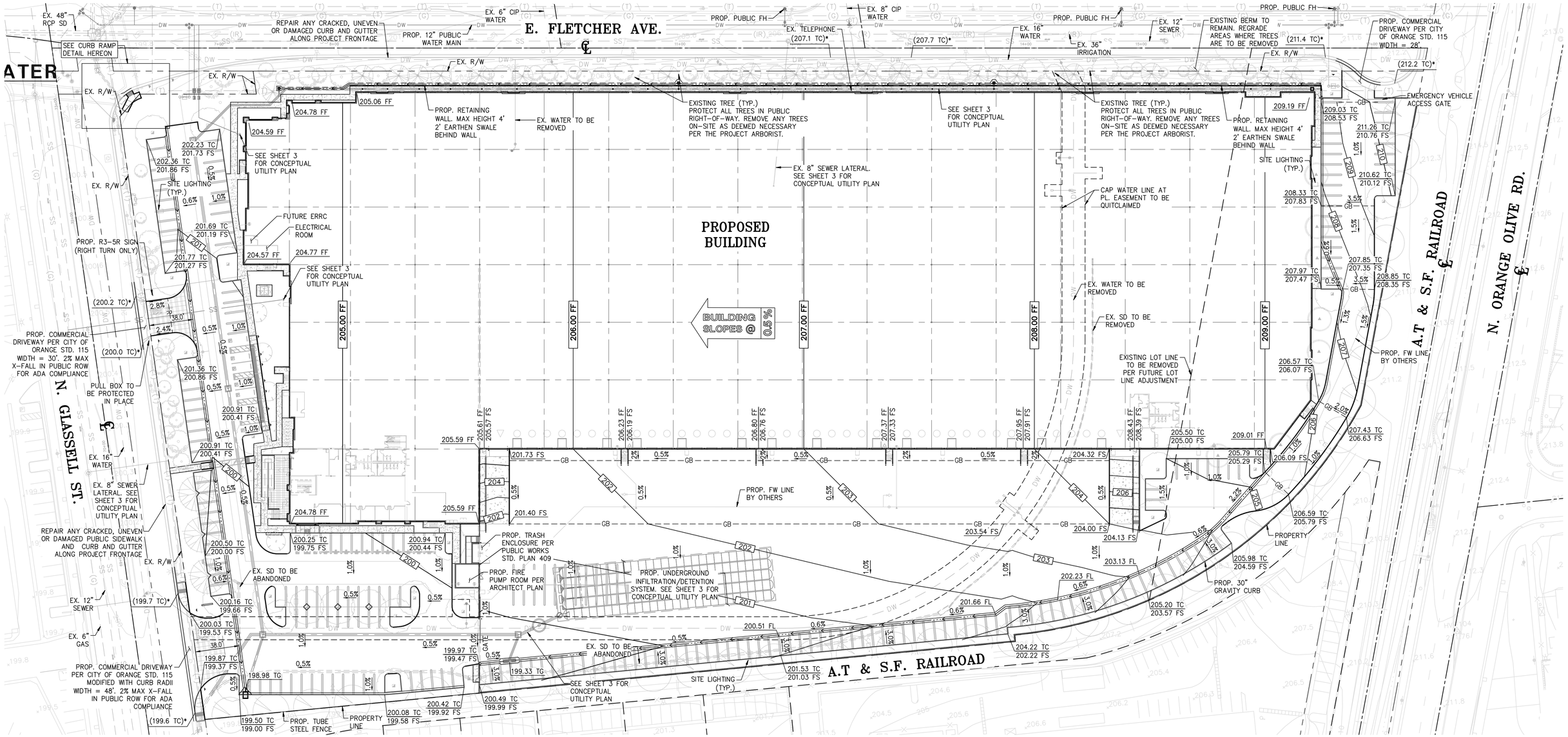
REGISTERED PROFESSIONAL ENGINEER
ADAM J. LUNZER
No. 77396
Expiration
06-30-27
CIVIL
STATE OF CALIFORNIA
SEAL

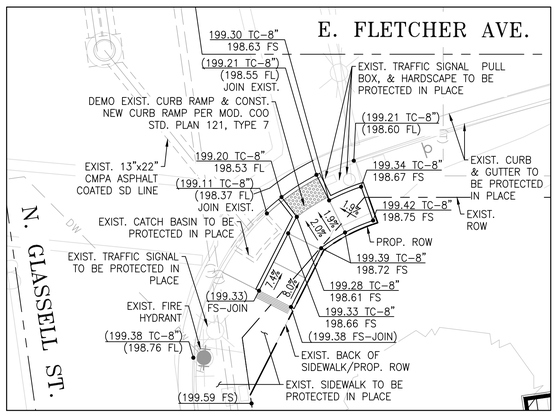
CITY OF ORANGE
OFFICE OF THE CITY ENGINEER

2411 N. GLASSELL STREET INDUSTRIAL BUILDING TITLE SHEET

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

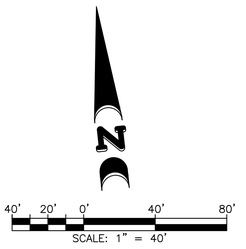
Q:\R3\14787.01 - Rexford Industrial - Glassell St\10 CAD\5 BIM\10.13 Civil\Sheets\Design Development Plan\314787-01-T-01.dwg, By: Townsend, Jaren on 8/28/2025 10:51 AM





CURB RAMP DETAIL

SCALE: 1" = 10'



RECORD DRAWING

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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

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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

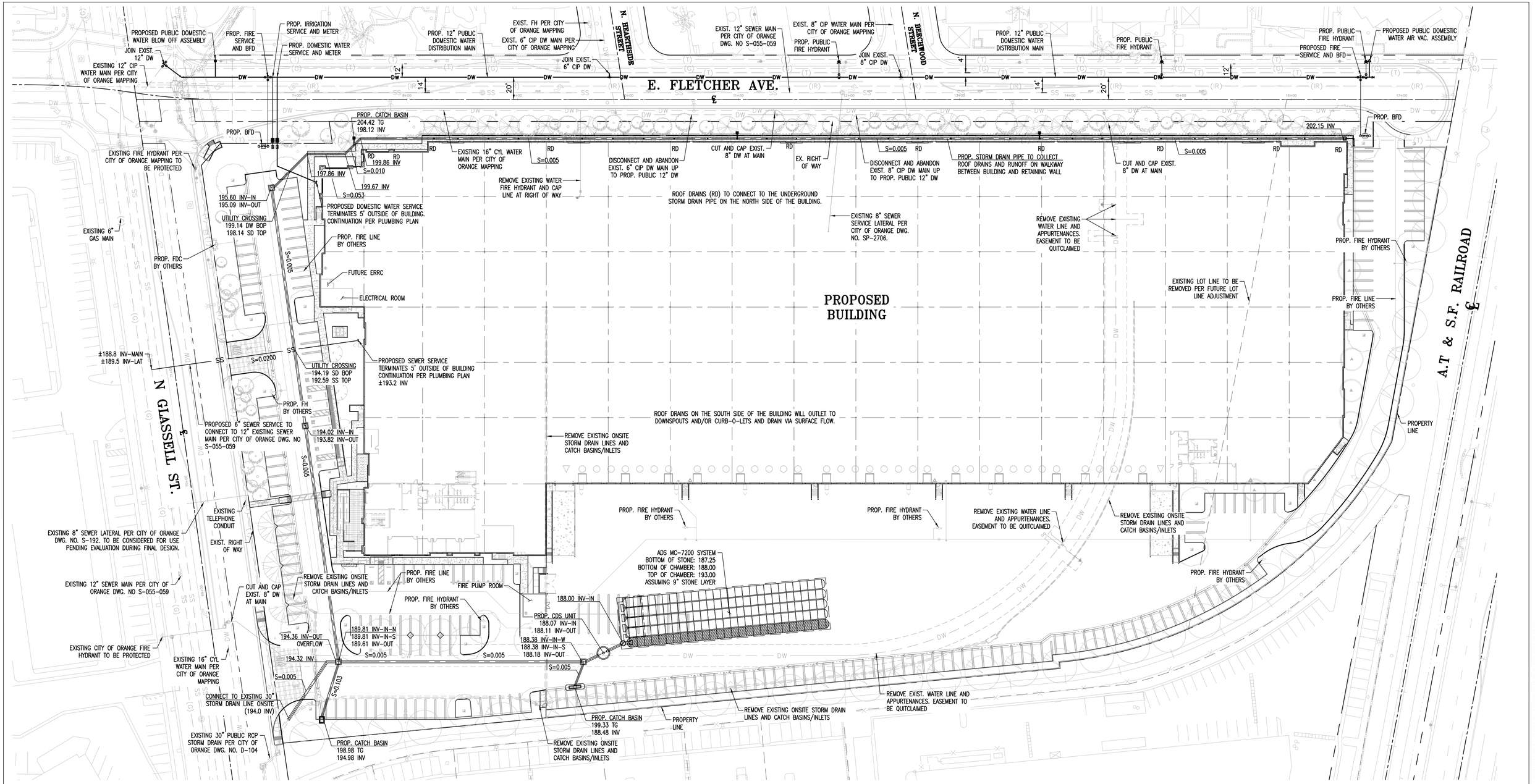
SCALE: HORIZ.: NONE VERT.: NONE

SHEET No. 2 OF 3

DRAWN BY: JT

CHECKED BY: AL

PROJECT NUMBER SP-XXXX



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DATE PRINCIPAL CIVIL ENGINEER

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NO.	DATE	DESCRIPTION	APPROVED

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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 UTILITY PLAN

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

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 greigii '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.

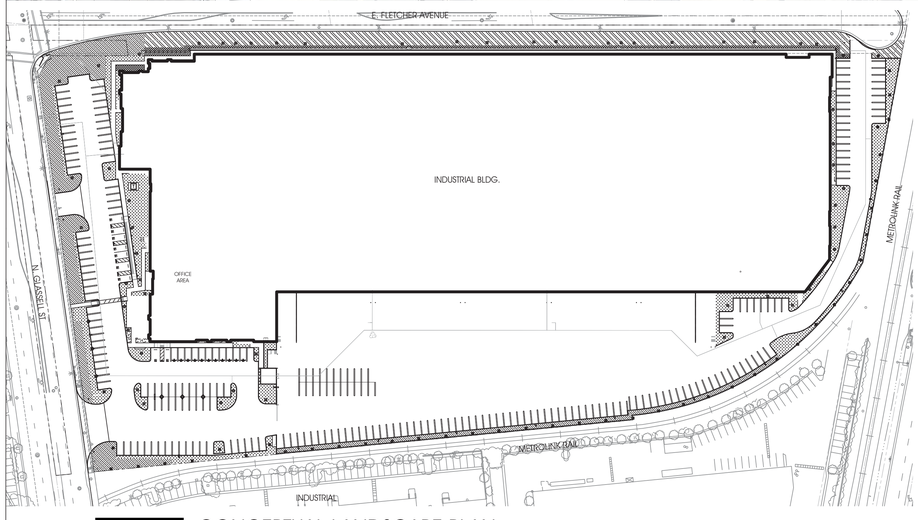
IRRIGATION SECTIONS/ HYDROZONES ARE SEPARATED BY CONSIDERING PLANT SPECIES FACTOR, PLANT DENSITY AND MICROCLIMATES. IF LOW WATER USE PLANTS ARE MIXED WITH MODERATE WATER USE PLANTS IN THE SAME HYDROZONE, THE MODERATE WATER USE FACTOR IS USED FOR WATER USE CALULATIONS. SEE HYDROZONE EXHIBIT TABLE.

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

1 OF 2

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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COSTA MESA • CENTRAL COAST • LAS VEGAS

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

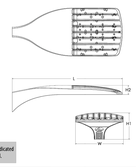
RPM #25-001C 08/19/25

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**	(this section 70CRI only)		AFR Automotive front row		T5M Type V medium		MVOLT (120V-277V) [2]	**Shipped included**
	P1 P5	30K 3000K	70CRI	T1S Type I short		T5LG Type V low glare		HVOLT (347V-480V) [2]	SPA Square pole mounting (#8 drilling)
	P2 P6	40K 4000K	70CRI	T2M Type II medium		T5W Type V wide		XVOLT (277V-480V) [2]	RPA Round pole mounting (#8 drilling)
	P3 P7	50K 5000K	70CRI	T3M Type III medium		BLC3 Type III backlight control [3]		120 [4,10]	SPA5 Square pole mounting #5 drilling [5]
	P4 P9	(this section 80CRI only, extended lead times apply)		T3LG Type III low glare [3]		BLC4 Type IV backlight control [3]		208 [4,10]	RPA5 Round pole mounting #5 drilling [5]
	P5	27K 2700K	80CRI	T4M Type IV medium		LCCO Left corner cutoff [3]		240 [4,10]	SPA8N Square narrow pole mounting #8 drilling
	Rotated optics	30K 3000K	80CRI	T4LG Type IV low glare [3]		RCCO Right corner cutoff [3]		277 [4,10]	WBA Wall bracket [11]
	P10 [1] P12 [1]	35K 3500K	80CRI	T4TM Forward throw medium				347 [4,10]	MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	P11 [1] P13 [1]	40K 4000K	80CRI					480 [4,10]	
		50K 5000K	80CRI						

Control options		Other options		Finish (required)
Shipped installed	PER7 Seven-pin receptacle only (controls ordered separately) [6,7]	**Shipped installed**		DDBXD Dark Bronze
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [6,7,15,16,19]	FAO Field adjustable output [6,20]	SPD20KV 20KV surge protection		DBLXD Black
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [6,7,16,19]	BL30 Bi-level switched dimming, 30% [6,19]	HS Houseside shield (black finish standard) [8]		DNAXD Natural Aluminum
PER NEMA twist-lock receptacle only (controls ordered separate) [6]	BL50 Bi-level switched dimming, 50% [6,19]	L90 Left rotated optics [1]		DWHXD White
PER5 Five-pin receptacle only (controls ordered separate) [6,20]	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [7]	R90 Right rotated optics [1]		DDBTXD Textured dark bronze
	DS Dual switching [6,18,21]	CCE Coastal Construction [9]		DBLBXD Textured black
		HA 50°C ambient operation [22]		DNATXD Textured natural aluminum
		BAA Buy America(n) Act and/or Build America Buy America Qualified		DWHGXD Textured white
		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)		

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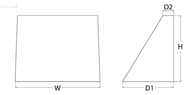
WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

Specifications

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



Catalog Number

Notes

Type

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

Introduction

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

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

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

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)					
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	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]	27K 2700K	70CRI*	T1S Type I Short	MVOLT	**Shipped included**
	P1 [1]	30K 3000K	80CRI	T2M Type II Medium	347 [2]	SRM Surface-mounting bracket
	P2 [1]	40K 4000K	LW* Limited Wavelength	T3M Type III Medium	480 [2]	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) [3]
	P3 [1]	50K 5000K		T4M Type IV Medium		
	P4 [1]	AMB* Amber		TFTM Forward Throw Medium		**Shipped separately**
						AWS 3/8inch Architectural wall spacer [4]
						PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available [5]

Options		Finish
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)	**Standalone Sensors/Controls**	DDBXD Dark Bronze
E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)	PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DBLXD Black
PE Photocell, Button Type*	PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DNAXD Natural aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)*	PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DWHXD White
	PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DSSXD Sandstone
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	**Networked Sensors/Controls**	DDBTXD Textured dark bronze
CCE Coastal Construction*	NLTAIR2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.	DBLBXD Textured black
	NLTAIR2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.	DNATXD Textured natural aluminum
	NLTAIRESC2 PIR Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.	DWHGXD Textured white
	NLTAIRESC2 PIRH Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.	DSSTXD Textured sandstone
	See page 4 for out of box functionality	

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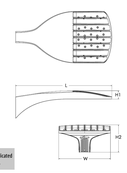
D-Series Size 0
LED Area Luminaire

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**	(this section 70CRI only)		AFR Automotive front row		T5M Type V medium		MVOLT (120V-277V) [2]	**Shipped included**
	P1 P5	30K 3000K	70CRI	T1S Type I short		T5LG Type V low glare		HVOLT (347V-480V) [2]	SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole)
	P2 P6	40K 4000K	70CRI	T2M Type II medium		T5W Type V wide		XVOLT (277V-480V) [2]	RPA Round pole mounting (#8 drilling, 3" min. RND pole)
	P3 P7	50K 5000K	70CRI	T3M Type III medium		BLC4 Type IV backlight control [3]		120 [4,10]	SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole) [5]
	P4	(this section 80CRI only, extended lead times apply)		T3LG Type III low glare [3]		LCCO Left corner cutoff [3]		208 [4,10]	RPA5 Round pole mounting (#5 drilling, 3" min. RND pole) [5]
	Rotated optics	27K 2700K	80CRI	T4M Type IV medium		RCCO Right corner cutoff [3]		240 [4,10]	SPA8N Square narrow pole mounting (#8 drilling, 3" min. SQ pole)
	P10 [1] P12 [1]	30K 3000K	80CRI	T4LG Type IV low glare [3]				277 [4,10]	WBA Wall bracket [11]
	P11 [1] P13 [1]	35K 3500K	80CRI	TFTM Forward throw medium				347 [4,10]	MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
		40K 4000K	80CRI					480 [4,10]	
		50K 5000K	80CRI						

Control options		Other options		Finish (required)
Shipped installed	PER7 Seven-pin receptacle only (controls ordered separately) [6,7]	**Shipped installed**		DDBXD Dark Bronze
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [6,7,15,16,19]	FAO Field adjustable output [6,20]	HS Houseside shield (black finish standard) [8]		DBLXD Black
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [6,7,16,19]	BL30 Bi-level switched dimming, 30% [6,19]	L90 Left rotated optics [1]		DNAXD Natural Aluminum
PER NEMA twist-lock receptacle only (controls ordered separately) [6]	BL50 Bi-level switched dimming, 50% [6,19]	R90 Right rotated optics [1]		DWHXD White
PER5 Five-pin receptacle only (controls ordered separately) [6,20]	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [7]	CCE Coastal Construction [9]		DDBTXD Textured dark bronze
		HA 50°C ambient operation [22]		DBLBXD Textured black
		BAA Buy America(n) Act and/or Build America Buy America Qualified		DNATXD Textured natural aluminum
		SF Single fuse (120, 277, 347V) [6]		DWHGXD Textured white
		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)		

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

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Exp.12-31-2025
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STATE OF CALIFORNIA
08/19/2025

HERDMAN
ARCHITECTURE + DESIGN

LIGHT FIXTURE SPECIFICATION SHEETS

NORTH

E-1.1

RPM #25-001C 08/19/25

HERDMAN
ARCHITECTURE + DESIGN

Project Description
A22-2023 Rexford Glassell
2411 N. Glassell Ave. Orange
A22-2023

For building Project Overview

Project Location: 2411 N. Glassell Ave. City of Orange, California

Building Type: Logistics Facility with Integrated Office Component

Primary Functions: LI – Light Industrial

The facility is designed as a **logistics and distribution center** that embodies operational efficiency, and architectural quality. The design of this **One story with mezzanine corporate office façade** establishes a cohesive identity between function and form. The overall character is **corporate-industrial**—sleek, rational, and performance-driven.

The **entry sequence** is choreographed through a landscaped forecourt that establishes a visual axis from Glassell Street to the office glazing, emphasizing the building's presence.

Architectural Form and Massing

The architectural mass is divided into **distinct yet integrated volumes**.

- The **primary office façade**: Defined by curtain wall glazing, composite panels, horizontal wood-accent bands as well as a play on application of color and texture via concrete formliners to help break up the monotonous on N. Glassell Street.
- The **warehouse structure**: A 40-foot clear-height rectangular volume articulated through concrete tilt-up panels. The use of color to vertically break the façade while still adding interest with the clearstories and canopy as well as the continuation of play on application of color and texture via formliners.

Rhythmic modulation of wall planes and material shifts articulate the building's elevation, breaking down its scale while maintaining a harmonious overall aesthetic.

Material Palette and Façade System

The material selection emphasizes **durability, and aesthetic restraint**:

Material	Application
Precast Concrete Panels	Warehouse Envelope
Concrete Form liners	Vertical façade articulation to add texture
Curtain Wall System	Main building corners especially at the office façade
Aluminum Composite Panels	Secondary cladding at office corner
Architectural Wood Veneer	Accent bands in some vertical areas that have glazing primarily on N Glassell and as it turns the corner of each side, like on E. Fletcher Ave. allowing the design to create unity from one side to the other
Glazing	On Façade facing N. Glassell Street, as well throughout the façade where clerestories are allowed by the program

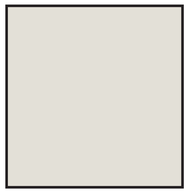
Joint detailing and modular dimensions create a harmonious façade overall that focus on proportion.

- The **glass-and-metal office façade** projects transparency and innovation.
- The **repetitive rhythm of warehouse panels** expresses precision and order.
- The **landscape framework** softens the building's approach & scale while enhancing user experience.

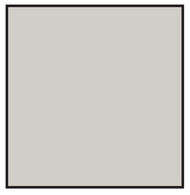
The architecture employs **simple massing and bold articulation**—a design language that aligns with high-performance industrial design standards.

2411
AHEAD
AHEAD
SIGNAL

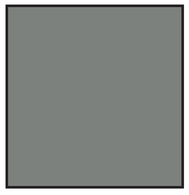
2411



A. EP-1
EXTERIOR PAINT
SW 7003
TOQUE WHITE



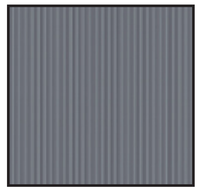
B. EP-2
EXTERIOR PAINT
SW 7671
ON THE ROCKS



C. EP-4
EXTERIOR PAINT
SW 7067
CITYSCAPE

D. EP-5
EXTERIOR PAINT
SW 7674
PEPPERCORN

E. EP-6
EXTERIOR PAINT
SW 7069
IRON ORE



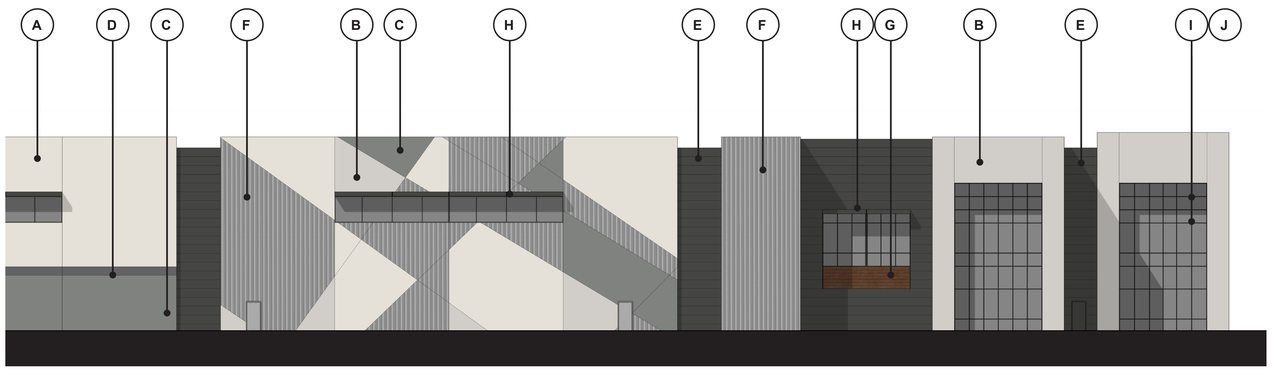
F. EF-1 EXTERIOR
FOLRMLINER
FITZGERALD
FORMLINERS
STYLE: 14655 FLUTED
RIB -.5” DEEP- 2” ON
CENTER, NATURAL
CONCRETE FINISH

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

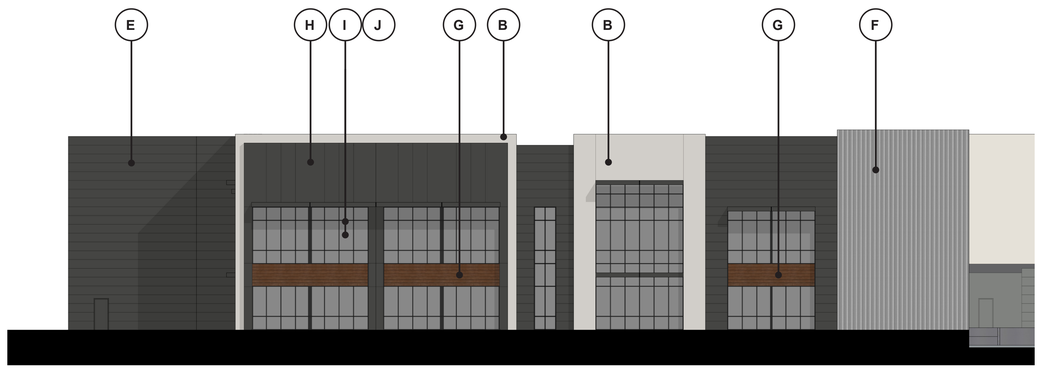
H. A-2 ALUCOBOND
NATURAL COLLECTION
BRUSHED CARBON

I. EM-2 EXTERIOR
STOREFRONT
FRAMING
BLACK ANODIZED

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



PARTIAL NORTH



PARTIAL SOUTH

HERDMAN
ARCHITECTURE + DESIGN

DIGITAL MATERIAL BOARD

REXFORD 2411 N. GLASSELL ST.
ORANGE, CA

08/01/25
A22-2023

Rexford Industrial

2411 GLASSELL STREET
CITY OF ORANGE
ORANGE COUNTY, CALIFORNIA
TREE REPORT

Prepared by:

Rico Ramirez
ISA Certified Arborist WE-12191A
CNPS Certified Field Botanist CFB #0079

Rico Ramirez

Signature
September 3, 2025

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Appendices

Appendix A. Photo Compendium

EXECUTIVE SUMMARY

This summary addresses the findings and recommendations of this tree report. The following data and information provided to complete this report was collected in an honorable manner to comply with the City of Orange Tree Ordinance. Physical analysis of the parcel was completed to verify current site conditions and to evaluate the surrounding habitat and environment. Two hundred and eighty-two (282) trees were identified during the survey, this includes trees within the project location and within the city of Orange Right-of-Way (ROW). The tree species identified were Aleppo pine (*Pinus halepensis*), Chinese elm (*Ulmus parvifolia*), Canary Island date palm (*Phoenix canarensis*), and Peruvian pepper tree (*Schisnus molle*).

PROJECT OVERVIEW

The purpose of this tree report is to address trees located on 2411 Glassell Street (APN: 374-381-01 and 374-381-02) in the City of Orange in Orange County, California. This tree report was prepared to determine the deposition of the trees on the property in accordance with City of Orange Municipal Code. I also reviewed adjacent properties to see if protected trees or shrubs be impacted by the construction activities.

Tree Retention and Preservation Efforts

Avoidance and Minimization Measures:

This project has been designed to avoid impacting on-site biological resources by having the building footprint moved away from the tree root zone. If encroachment of the tree root zone is necessary, then Air spading technique used for excavation will be required.

Temporary Fencing will be installed to prevent impact to the Tree Root Zone.

This report complies with City of Orange Municipal Code which establishes protection of trees within the public right-of-way. Figure 2 provides the proposed site plan.

The following information is included in this report:

- Mapped location of all native trees of protected size.
- Identification of all trees subject to native tree protection
- A list of trees to be removed or preserved.
- A summary of tree replacement mitigation as required by City of Orange Municipal Code

City of Orange Municipal Code

The following excerpts provide guidance from City of Orange Municipal Code for tree removal permits:

The grantee shall not remove any tree or trim any portion, either above, at or below ground level, of any tree with any public place without the prior consent of the city. The city shall have the right to do the work with the actual cost thereof to be paid by the grantee. If such trimming is not performed by the city, the grantee shall be responsible for any and all damages to any tree as a result of trimming, or to land surround any tree, whether such tree is trimmed or removed.

FIELD METHODOLOGY

All trees were assessed by ISA certified arborist (WE-12191A) and CNPS certified botanist (CFB #0079) Rico Ramirez, on February 1, 2025 and April 18, 2025. The following steps were used to document each tree within the project site:

- Identified tree species.
- Documented Diameter at Standard Height (DSH).
- Recorded the location using a GPS unit with sub-meter accuracy.
- Photo-documented Mature trees.
- Evaluated overall tree health and physical structure.

The location and species identification of these mature trees were verified and included on **Table 1.**

TREE ASSESSMENT

There was a total of two hundred and eighty-two (282) trees evaluated during the site visit. Two Hundred and sixty-eight (268) trees are within the proposed project area, while thirteen (14) Aleppo pines (*Pinus halepensis*) trees are within the City of Orange Right-of-way.

Ninety-nine (99) Chinese elm trees (*Ulmus parvifolia*), eighty-eight (88) Canary island palms (*Phoenix canarensis*), Ninety-four (94) Aleppo pine (*Pinus halepensis*) and one (1) Peruvian pepper tree (*Schinus molle*). See **Table 1** for the tree profile. **Figure 3 and Figure 4** illustrates the location of these trees. All trees examined in this report have a tree trunk diameter of over 4 inches which meets the standard size to be considered a tree and not a sapling.

Longitude	Latitude	Common Name	Species	DSH (Inches)	Health	Insect Damage	Tree Height Estimate	Recommendations and comments
-117.8525029	33.82808527	Chinese Elm	*Ulmus parvifolia*	11	healthy	no	21_30_ft	small dead limbs
-117.8524305	33.8280837	Chinese Elm	*Ulmus parvifolia*	10	healthy	no	21_30_ft	small dead limbs
-117.8523537	33.82807887	Chinese Elm	*Ulmus parvifolia*	11.5	healthy	no	21_30_ft	small dead limbs
-117.8522148	33.82806495	Chinese Elm	*Ulmus parvifolia*	7.5	healthy	no	11_20_ft	small dead limbs
-117.8521488	33.8280534	Chinese Elm	*Ulmus parvifolia*	9.5	healthy	no	11_20_ft	small dead limbs
-117.8520083	33.82825434	Chinese Elm	*Ulmus parvifolia*	8	healthy	no	21_30_ft	small dead limbs
-117.8520654	33.82825814	Chinese Elm	*Ulmus parvifolia*	8	healthy	no	21_30_ft	small dead limbs
-117.8521117	33.82825667	Chinese Elm	*Ulmus parvifolia*	8	healthy	no	21_30_ft	small dead limbs
-117.8521909	33.82826534	Chinese Elm	*Ulmus parvifolia*	7	healthy	no	21_30_ft	small dead limbs
-117.8522776	33.82827228	Chinese Elm	*Ulmus parvifolia*	7.5	healthy	no	21_30_ft	small dead limbs
-117.8523403	33.82827661	Chinese Elm	*Ulmus parvifolia*	9	healthy	no	21_30_ft	small dead limbs
-117.8524236	33.82827984	Chinese Elm	*Ulmus parvifolia*	8	healthy	no	21_30_ft	small dead limb, ivy is starting to climb the tree
-117.8524913	33.82828819	Chinese Elm	*Ulmus parvifolia*	7.5	healthy	no	11_20_ft	small dead limb
-117.8525612	33.82829004	Chinese Elm	*Ulmus parvifolia*	7.5	healthy	no	11_20_ft	small dead limb
-117.8526744	33.82850356	Chinese Elm	*Ulmus parvifolia*	9	healthy	no	21_30_ft	small dead limbs, heavy lean 40°
-117.8526	33.8285	Chinese Elm	*Ulmus parvifolia*	8	healthy	yes	21_30_ft	small dead limbs ants on tree
-117.8524717	33.82849167	Chinese Elm	*Ulmus parvifolia*	8	healthy	yes	21_30_ft	small dead limbs ants on tree
-117.852375	33.82848667	Chinese Elm	*Ulmus parvifolia*	8	healthy	yes	21_30_ft	small dead limbs ants on tree, ivy

								is starting to climb the tree
-117.8523201	33.82848096	Chinese Elm	*Ulmus parvifolia*	10	healthy	yes	21_30_ft	small dead limbs, ants on tree
-117.8522626	33.82848037	Chinese Elm	*Ulmus parvifolia*	7	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.8522015	33.82847334	Chinese Elm	*Ulmus parvifolia*	7.5	healthy	yes	11_20_ft	small dead limbs, ants on tree, ivy is starting to climb
-117.8521233	33.82845667	Chinese Elm	*Ulmus parvifolia*	7.5	healthy	yes	11_20_ft	small dead limbs, ants on tree, ivy is starting to climb
-117.8520369	33.82845425	Chinese Elm	*Ulmus parvifolia*	7	healthy	yes	11_20_ft	small dead limbs, ants on tree, ivy is starting to climb
-117.8519945	33.82845444	Chinese Elm	*Ulmus parvifolia*	8.5	healthy	yes	21_30_ft	small dead limbs, ants on tree, leaning 40°
-117.8519633	33.82867019	Chinese Elm	*Ulmus parvifolia*	11	healthy	no	21_30_ft	small dead limbs
-117.8520144	33.82866292	Chinese Elm	*Ulmus parvifolia*	9	healthy	yes	21_30_ft	small dead limbs, ants on tree
-117.8520547	33.82866627	Chinese Elm	*Ulmus parvifolia*	11	healthy	no	21_30_ft	small dead limbs, ivy starting to climb
-117.852098	33.82867492	Chinese Elm	*Ulmus parvifolia*	11	healthy	no	21_30_ft	small dead limbs, ivy starting to climb
-117.8521705	33.82867865	Chinese Elm	*Ulmus parvifolia*	11	healthy	yes	21_30_ft	small dead limbs, ants on the tree
-117.852258	33.82869063	Chinese Elm	*Ulmus parvifolia*	11	healthy	yes	21_30_ft	small dead limbs, ants on the tree

-117.8523262	33.82868413	Chinese Elm	*Ulmus parvifolia*	10	healthy	yes	21_30_ft	small dead limbs, ants on the tree
-117.8524148	33.82868715	Chinese Elm	*Ulmus parvifolia*	10	healthy	yes	21_30_ft	small dead limbs, ants on the tree
-117.8524948	33.82869098	Chinese Elm	*Ulmus parvifolia*	10.5	healthy	yes	21_30_ft	small dead limbs, ants on the tree
-117.8525725	33.82869411	Chinese Elm	*Ulmus parvifolia*	10.5	healthy	yes	21_30_ft	small dead limbs, ants on the tree
-117.852652	33.82870714	Chinese Elm	*Ulmus parvifolia*	11	healthy	no	21_30_ft	small dead limbs, heavy lean 30°
-117.8526802	33.8289044	Chinese Elm	*Ulmus parvifolia*	13	healthy	yes	21_30_ft	small dead limbs, ants on the tree
-117.8526248	33.82891033	Chinese Elm	*Ulmus parvifolia*	11	healthy	yes	21_30_ft	small dead limbs, ants on the tree
-117.8525716	33.82890908	Chinese Elm	*Ulmus parvifolia*	9.5	healthy	yes	21_30_ft	small dead limbs, ants on the tree
-117.8525072	33.82890898	Chinese Elm	*Ulmus parvifolia*	11	healthy	yes	21_30_ft	small dead limbs, ants on the tree
-117.8524223	33.82891267	Chinese Elm	*Ulmus parvifolia*	10	healthy	yes	21_30_ft	small dead limbs, ants on the tree
-117.8523411	33.82890384	Chinese Elm	*Ulmus parvifolia*	10	healthy	yes	21_30_ft	small dead limbs, ants on the tree
-117.8522583	33.82889833	Chinese Elm	*Ulmus parvifolia*	10	healthy	yes	21_30_ft	small dead limbs, ants on the tree
-117.8521746	33.82889165	Chinese Elm	*Ulmus parvifolia*	9.5	healthy	yes	21_30_ft	small dead limbs, ants on the tree
-117.8520681	33.82887642	Chinese Elm	*Ulmus parvifolia*	9.5	healthy	yes	21_30_ft	small dead limbs, ants on the tree, ivy on tree, oozing wound
-117.8519933	33.82887	Chinese Elm	*Ulmus parvifolia*	10.5	healthy	yes	21_30_ft	small dead limbs, ants on the tree, ivy on tree
-117.8519181	33.82886063	Chinese Elm	*Ulmus parvifolia*	11	healthy	no	21_30_ft	small dead limbs

-117.8518246	33.82884529	Chinese Elm	*Ulmus parvifolia*	13	healthy	no	31_40_ft	small dead limbs
-117.8517344	33.82884154	Chinese Elm	*Ulmus parvifolia*	13	healthy	no	31_40_ft	small dead limbs
-117.8517433	33.82871833	Canary Island Palm	*Phoenix canariensis*	17	healthy	no	41_50_ft	none
-117.85179	33.82867664	Canary Island Palm	*Phoenix canariensis*	16.5	healthy	no	41_50_ft	none
-117.8518059	33.82862727	Canary Island Palm	*Phoenix canariensis*	16.5	healthy	no	41_50_ft	none
-117.8518262	33.82857813	Canary Island Palm	*Phoenix canariensis*	16.5	healthy	no	41_50_ft	none
-117.8518339	33.82852898	Canary Island Palm	*Phoenix canariensis*	22	healthy	no	41_50_ft	none
-117.8518455	33.82847819	Canary Island Palm	*Phoenix canariensis*	20	healthy	no	41_50_ft	none
-117.851852	33.82843094	Canary Island Palm	*Phoenix canariensis*	18.5	healthy	no	41_50_ft	none
-117.8518405	33.82838879	Canary Island Palm	*Phoenix canariensis*	17	healthy	no	41_50_ft	none
-117.8518441	33.82833981	Canary Island Palm	*Phoenix canariensis*	17	healthy	no	41_50_ft	none
-117.8518346	33.8282976	Canary Island Palm	*Phoenix canariensis*	16	healthy	no	41_50_ft	none

-117.8518192	33.82823954	Canary Island Palm	*Phoenix canariensis*	17	healthy	no	41_50_ft	none
-117.8517833	33.82817241	Canary Island Palm	*Phoenix canariensis*	23	healthy	no	41_50_ft	none
-117.8517633	33.82813952	Canary Island Palm	*Phoenix canariensis*	23	healthy	no	41_50_ft	none
-117.8517267	33.828095	Canary Island Palm	*Phoenix canariensis*	23	healthy	no	41_50_ft	none
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-117.8516564	33.82800427	Canary Island Palm	*Phoenix canariensis*	24	healthy	no	41_50_ft	none
-117.851618	33.82797624	Canary Island Palm	*Phoenix canariensis*	23	healthy	no	41_50_ft	none
-117.8515706	33.82793713	Canary Island Palm	*Phoenix canariensis*	17	healthy	no	41_50_ft	none
-117.8515971	33.82795778	Canary Island Palm	*Phoenix canariensis*	23	healthy	no	41_50_ft	none
-117.851521	33.8278899	Canary Island Palm	*Phoenix canariensis*	18	healthy	no	41_50_ft	none
-117.8514665	33.8278744	Canary Island Palm	*Phoenix canariensis*	17.5	healthy	no	41_50_ft	none
-117.8514169	33.82785226	Canary Island Palm	*Phoenix canariensis*	19	healthy	no	41_50_ft	none

-117.8513777	33.82783127	Canary Island Palm	*Phoenix canariensis*	17.5	healthy	no	41_50_ft	none
-117.8513205	33.82780677	Canary Island Palm	*Phoenix canariensis*	17.5	healthy	no	41_50_ft	none
-117.852777	33.82789792	Canary Island Palm	*Phoenix canariensis*	14	healthy	no	41_50_ft	none
-117.852717	33.82790438	Canary Island Palm	*Phoenix canariensis*	17	healthy	no	41_50_ft	none
-117.8526559	33.82789715	Canary Island Palm	*Phoenix canariensis*	18	healthy	no	41_50_ft	none
-117.8525919	33.82789588	Canary Island Palm	*Phoenix canariensis*	18	healthy	no	41_50_ft	none
-117.8525284	33.82787919	Canary Island Palm	*Phoenix canariensis*	20	healthy	no	41_50_ft	none
-117.8524424	33.82787488	Canary Island Palm	*Phoenix canariensis*	19	healthy	no	41_50_ft	none
-117.8523767	33.82786722	Canary Island Palm	*Phoenix canariensis*	16	healthy	no	41_50_ft	none
-117.8523099	33.82786452	Canary Island Palm	*Phoenix canariensis*	17	healthy	no	41_50_ft	none
-117.8522452	33.8278635	Canary Island Palm	*Phoenix canariensis*	15	healthy	no	41_50_ft	none
-117.8521864	33.82785652	Canary Island Palm	*Phoenix canariensis*	15	healthy	no	41_50_ft	none

-117.8521274	33.82785763	Canary Island Palm	*Phoenix canariensis*	17	healthy	no	41_50_ft	none
-117.8520603	33.82784752	Canary Island Palm	*Phoenix canariensis*	23	healthy	no	41_50_ft	none
-117.8520726	33.82774937	Canary Island Palm	*Phoenix canariensis*	16	healthy	no	41_50_ft	none
-117.8521229	33.82775343	Canary Island Palm	*Phoenix canariensis*	16	healthy	no	41_50_ft	none
-117.8521848	33.82775891	Canary Island Palm	*Phoenix canariensis*	15.5	healthy	no	41_50_ft	none
-117.8522517	33.82777167	Canary Island Palm	*Phoenix canariensis*	0	dead	no		Tree was removed
-117.8523083	33.82776519	Canary Island Palm	*Phoenix canariensis*	15.5	healthy	no	41_50_ft	none
-117.8523909	33.82777598	Canary Island Palm	*Phoenix canariensis*	18	healthy	no	41_50_ft	none
-117.8524573	33.82778763	Canary Island Palm	*Phoenix canariensis*	17	healthy	no	41_50_ft	none
-117.8525197	33.82778672	Canary Island Palm	*Phoenix canariensis*	19	healthy	no	41_50_ft	none
-117.8525846	33.82778685	Canary Island Palm	*Phoenix canariensis*	18	healthy	no	41_50_ft	none
-117.8526444	33.82779894	Canary Island Palm	*Phoenix canariensis*	18	healthy	no	41_50_ft	none

-117.8527082	33.82779901	Canary Island Palm	*Phoenix canariensis*	17	healthy	no	41_50_ft	none
-117.8527653	33.82780106	Canary Island Palm	*Phoenix canariensis*	18	healthy	no	41_50_ft	none
-117.8527717	33.82769237	Canary Island Palm	*Phoenix canariensis*	18	healthy	no	41_50_ft	none
-117.8526523	33.82769813	Canary Island Palm	*Phoenix canariensis*	18	healthy	no	41_50_ft	none
-117.8525888	33.82769072	Canary Island Palm	*Phoenix canariensis*	22	healthy	no	41_50_ft	none
-117.8525289	33.82768244	Canary Island Palm	*Phoenix canariensis*	20	healthy	no	41_50_ft	none
-117.8524603	33.82767867	Canary Island Palm	*Phoenix canariensis*	19	healthy	no	41_50_ft	none
-117.8524003	33.82767414	Canary Island Palm	*Phoenix canariensis*	17	healthy	no	41_50_ft	none
-117.8523442	33.82767601	Canary Island Palm	*Phoenix canariensis*	19	healthy	no	41_50_ft	none
-117.8522704	33.82767356	Canary Island Palm	*Phoenix canariensis*	20	healthy	no	41_50_ft	none
-117.8521989	33.82766882	Canary Island Palm	*Phoenix canariensis*	19	healthy	no	41_50_ft	none
-117.8521248	33.82766218	Canary Island Palm	*Phoenix canariensis*	18	healthy	no	41_50_ft	none

-117.8520708	33.82765923	Canary Island Palm	*Phoenix canariensis*	22	healthy	no	41_50_ft	none
-117.8503433	33.82792915	Chinese Elm	*Ulmus parvifolia*	9	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.850296	33.82791723	Chinese Elm	*Ulmus parvifolia*	8	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.8502212	33.82791649	Chinese Elm	*Ulmus parvifolia*	9	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.8501484	33.8279107	Chinese Elm	*Ulmus parvifolia*	8	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.8500836	33.82789717	Chinese Elm	*Ulmus parvifolia*	8	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.8500161	33.82789734	Chinese Elm	*Ulmus parvifolia*	9.5	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.8497283	33.82808333	Chinese Elm	*Ulmus parvifolia*	11	healthy	yes	21_30_ft	small dead limbs, ants on tree
-117.8497923	33.82809136	Chinese Elm	*Ulmus parvifolia*	9	healthy	yes	21_30_ft	small dead limbs, ants on tree
-117.8498473	33.82809485	Chinese Elm	*Ulmus parvifolia*	9	healthy	yes	21_30_ft	small dead limbs, ants on tree
-117.8499097	33.82809811	Chinese Elm	*Ulmus parvifolia*	9	healthy	yes	21_30_ft	small dead limbs, ants on tree
-117.8499989	33.82810471	Chinese Elm	*Ulmus parvifolia*	7	healthy	yes	21_30_ft	small dead limbs, ants on tree
-117.8500795	33.82810946	Chinese Elm	*Ulmus parvifolia*	7	healthy	yes	21_30_ft	small dead limbs, ants on tree
-117.8501184	33.82810963	Chinese Elm	*Ulmus parvifolia*	8	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.8501913	33.82811252	Chinese Elm	*Ulmus parvifolia*	7	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.8501675	33.82830951	Chinese Elm	*Ulmus parvifolia*	7.5	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.850126	33.82831628	Chinese Elm	*Ulmus parvifolia*	7	healthy	yes	11_20_ft	small dead limbs, ants on tree

-117.8500685	33.82831599	Chinese Elm	*Ulmus parvifolia*	7	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.8499885	33.82830996	Chinese Elm	*Ulmus parvifolia*	8	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.84991	33.82829613	Chinese Elm	*Ulmus parvifolia*	7.5	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.8498329	33.82829628	Chinese Elm	*Ulmus parvifolia*	3	healthy	yes	1_10_ft	small dead limbs, ants on tree
-117.8497617	33.828285	Chinese Elm	*Ulmus parvifolia*	7	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.8497083	33.82828667	Chinese Elm	*Ulmus parvifolia*	7	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.849637	33.82828159	Chinese Elm	*Ulmus parvifolia*	7	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.849591	33.82827408	Chinese Elm	*Ulmus parvifolia*	8.5	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.8495469	33.82847702	Chinese Elm	*Ulmus parvifolia*	7	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.8495967	33.828475	Chinese Elm	*Ulmus parvifolia*	8.5	healthy	yes	21_30_ft	small dead limbs, ants on tree
-117.84967	33.828485	Chinese Elm	*Ulmus parvifolia*	7.5	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.8497326	33.82849155	Chinese Elm	*Ulmus parvifolia*	7	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.8498139	33.82849334	Chinese Elm	*Ulmus parvifolia*	7.5	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.849889	33.82849714	Chinese Elm	*Ulmus parvifolia*	3	healthy	yes	1_10_ft	small dead limbs, ants on tree
-117.849955	33.82850333	Chinese Elm	*Ulmus parvifolia*	7	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.8500226	33.82850957	Chinese Elm	*Ulmus parvifolia*	6	healthy	yes	1_10_ft	small dead limbs, ants on tree
-117.8500768	33.82851125	Chinese Elm	*Ulmus parvifolia*	7	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.8501436	33.82851691	Chinese Elm	*Ulmus parvifolia*	7.5	healthy	yes	11_20_ft	small dead limbs, ants on tree

-117.8500682	33.82871637	Chinese Elm	*Ulmus parvifolia*	8	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.849974	33.82871105	Chinese Elm	*Ulmus parvifolia*	7	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.8499195	33.82870555	Chinese Elm	*Ulmus parvifolia*	7	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.8498564	33.82870226	Chinese Elm	*Ulmus parvifolia*	6.5	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.8497967	33.8287	Chinese Elm	*Ulmus parvifolia*	8.5	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.8497209	33.82869008	Chinese Elm	*Ulmus parvifolia*	8	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.8496293	33.82868432	Chinese Elm	*Ulmus parvifolia*	8	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.8495686	33.82868538	Chinese Elm	*Ulmus parvifolia*	8.5	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.8495017	33.82867833	Chinese Elm	*Ulmus parvifolia*	8.5	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.8494511	33.82866981	Chinese Elm	*Ulmus parvifolia*	12	healthy	yes	11_20_ft	small dead limbs, ants on tree
-117.8494845	33.82854108	Allepo Pine	*Pinus halepensis*	22	healthy		31_40_ft	none
-117.8503316	33.82861183	Canary Island Palm	*Phoenix canariensis*	18	healthy	no	41_50_ft	none
-117.8503237	33.82854412	Canary Island Palm	*Phoenix canariensis*	18	healthy	no	41_50_ft	none
-117.8503122	33.82848675	Canary Island Palm	*Phoenix canariensis*	19	healthy	no	41_50_ft	none
-117.8503107	33.82845667	Canary Island Palm	*Phoenix canariensis*	22	healthy	no	41_50_ft	none

-117.8503187	33.82840488	Canary Island Palm	*Phoenix canariensis*	20	healthy	no	41_50_ft	none
-117.850322	33.82834857	Canary Island Palm	*Phoenix canariensis*	20	healthy	no	41_50_ft	none
-117.8503324	33.82829959	Canary Island Palm	*Phoenix canariensis*	21	healthy	no	41_50_ft	none
-117.8503363	33.82825349	Canary Island Palm	*Phoenix canariensis*	21	healthy	no	41_50_ft	none
-117.8503426	33.82820235	Canary Island Palm	*Phoenix canariensis*	21	healthy	no	41_50_ft	none
-117.8503661	33.82815818	Canary Island Palm	*Phoenix canariensis*	21	healthy	no	41_50_ft	none
-117.8503978	33.82812748	Canary Island Palm	*Phoenix canariensis*	21	healthy	no	41_50_ft	none
-117.8504698	33.82810481	Peruvian Pepper	*Schinus molle*	19,13	healthy	no	21_30_ft	compacted soil
-117.850425	33.82808031	Canary Island Palm	*Phoenix canariensis*	21	healthy	no	41_50_ft	none
-117.850444	33.82804557	Canary Island Palm	*Phoenix canariensis*	22	healthy	no	41_50_ft	none
-117.8504721	33.82802149	Canary Island Palm	*Phoenix canariensis*	22	healthy	no	41_50_ft	none
-117.8505141	33.82797788	Canary Island Palm	*Phoenix canariensis*	22	healthy	no	41_50_ft	none

-117.8505508	33.82794026	Canary Island Palm	*Phoenix canariensis*	22	healthy	no	41_50_ft	none
-117.8505907	33.82791509	Canary Island Palm	*Phoenix canariensis*	22	healthy	no	41_50_ft	none
-117.8506314	33.82789102	Canary Island Palm	*Phoenix canariensis*	20	healthy	no	41_50_ft	none
-117.8506732	33.82786646	Canary Island Palm	*Phoenix canariensis*	20	healthy	no	41_50_ft	none
-117.8507304	33.82783572	Canary Island Palm	*Phoenix canariensis*	20	healthy	no	41_50_ft	none
-117.8507888	33.82781037	Canary Island Palm	*Phoenix canariensis*	20	healthy	no	41_50_ft	none
-117.8508421	33.82779631	Canary Island Palm	*Phoenix canariensis*	20	healthy	no	41_50_ft	none
-117.8509059	33.82778327	Canary Island Palm	*Phoenix canariensis*	17	healthy	no	41_50_ft	none
-117.8509528	33.82777868	Canary Island Palm	*Phoenix canariensis*	17	healthy	no	41_50_ft	none
-117.8510067	33.82776	Canary Island Palm	*Phoenix canariensis*	17	healthy	no	41_50_ft	none
-117.851085	33.82776	Canary Island Palm	*Phoenix canariensis*	18	healthy	no	41_50_ft	none
-117.8511267	33.82776	Canary Island Palm	*Phoenix canariensis*	18	healthy	no	41_50_ft	none

-117.8511724	33.82776609	Canary Island Palm	*Phoenix canariensis*	22	healthy	no	41_50_ft	none
-117.851255	33.82777833	Canary Island Palm	*Phoenix canariensis*	19	healthy	no	41_50_ft	none
-117.8505267	33.827744	Chinese Elm	*Ulmus parvifolia*	16	healthy	yes	21_30_ft	small dead limbs, ants on tree
-117.8504683	33.82773333	Chinese Elm	*Ulmus parvifolia*	13	healthy	yes	21_30_ft	small dead limbs, ants on tree
-117.850385	33.82773	Chinese Elm	*Ulmus parvifolia*	14	healthy	yes	21_30_ft	small dead limbs, ants on tree
-117.8503183	33.82772167	Chinese Elm	*Ulmus parvifolia*	14	healthy	yes	21_30_ft	small dead limbs, ants on tree
-117.8502349	33.82771513	Chinese Elm	*Ulmus parvifolia*	14	healthy	yes	21_30_ft	small dead limbs, ants on tree
-117.8501117	33.82772167	Chinese Elm	*Ulmus parvifolia*	14.5	healthy	yes	21_30_ft	small dead limbs, ants on tree
-117.8528258	33.82909383	Aleppo Pine	*Pinus halepensis*	16	healthy	no	41_50_ft	Located at the boarder of City ROW and Rexford parcel
-117.8528383	33.82893333	Aleppo Pine	*Pinus halepensis*	15	healthy	no	41_50_ft	Located at the boarder of City ROW and Rexford parcel
-117.8528517	33.82884	Aleppo Pine	*Pinus halepensis*	15	healthy	no	41_50_ft	Located at the boarder of City ROW and Rexford parcel
-117.8528408	33.82878926	Aleppo Pine	*Pinus halepensis*	24	healthy	no	41_50_ft	Located at the boarder of City ROW and Rexford parcel
-117.8528233	33.82878	Aleppo Pine	*Pinus halepensis*	15	hazard	no	41_50_ft	Located at the boarder of City

								ROW and Rexford parcel
-117.8528326	33.82873426	Aleppo Pine	*Pinus halepensis*	18	hazard	no	41_50_ft	Located at the boarder of City ROW and Rexford parcel
-117.852825	33.8287	Aleppo Pine	*Pinus halepensis*	18	healthy	no	41_50_ft	Located at the boarder of City ROW and Rexford parcel
-117.852815	33.82868167	Aleppo Pine	*Pinus halepensis*	18	healthy	no	41_50_ft	Located at the boarder of City ROW and Rexford parcel
-117.8528199	33.82853939	Aleppo Pine	*Pinus halepensis*	18	hazard	no	41_50_ft	Located at the boarder of City ROW and Rexford parcel
-117.852818	33.82851639	Aleppo Pine	*Pinus halepensis*	21	healthy	no	41_50_ft	Located at the boarder of City ROW and Rexford parcel
-117.8528433	33.82849	Aleppo Pine	*Pinus halepensis*	13	healthy	no	41_50_ft	Located at the boarder of City ROW and Rexford parcel
-117.8528086	33.82847178	Aleppo Pine	*Pinus halepensis*	15	healthy	no	41_50_ft	Located at the boarder of City ROW and Rexford parcel
-117.852839	33.82846265	Aleppo Pine	*Pinus halepensis*	16	healthy	no	41_50_ft	Located at the boarder of City ROW and Rexford parcel
-117.8528019	33.82845122	Aleppo Pine	*Pinus halepensis*	16	hazard	no	41_50_ft	Located at the boarder of City

								ROW and Rexford parcel
-117.8528264	33.82842675	Aleppo Pine	*Pinus halepensis*	17	healthy	no	41_50_ft	Located at the boarder of City ROW and Rexford parcel
-117.8528005	33.82839538	Aleppo Pine	*Pinus halepensis*	13	healthy	no	41_50_ft	Located at the boarder of City ROW and Rexford parcel
-117.8528149	33.82835847	Aleppo Pine	*Pinus halepensis*	16	hazard	no	41_50_ft	Located at the boarder of City ROW and Rexford parcel
-117.852807	33.82832607	Aleppo Pine	*Pinus halepensis*	17	healthy	no	41_50_ft	Located at the boarder of City ROW and Rexford parcel
-117.8528267	33.82829833	Aleppo Pine	*Pinus halepensis*	15	healthy	no	41_50_ft	Located at the boarder of City ROW and Rexford parcel
-117.8528146	33.82827295	Aleppo Pine	*Pinus halepensis*	13, 13	hazard	no	41_50_ft	Located at the boarder of City ROW and Rexford parcel
-117.8528333	33.82823833	Aleppo Pine	*Pinus halepensis*	13	healthy	no	21_30_ft	Located at the boarder of City ROW and Rexford parcel
-117.8527965	33.82823188	Aleppo Pine	*Pinus halepensis*	16	healthy	no	21_30_ft	Located at the boarder of City ROW and Rexford parcel
-117.8528392	33.82820797	Aleppo Pine	*Pinus halepensis*	13	healthy	no	21_30_ft	Located at the boarder of City

								ROW and Rexford parcel
-117.8528183	33.82819833	Aleppo Pine	*Pinus halepensis*	11	healthy	no	21_30_ft	Located at the boarder of City ROW and Rexford parcel
-117.85281	33.82817	Aleppo Pine	*Pinus halepensis*	15	healthy	no	21_30_ft	Located at the boarder of City ROW and Rexford parcel
-117.8528233	33.82815833	Aleppo Pine	*Pinus halepensis*	14	healthy	no	21_30_ft	Located at the boarder of City ROW and Rexford parcel
-117.8528207	33.828146	Aleppo Pine	*Pinus halepensis*	22	hazard	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8528471	33.82813265	Aleppo Pine	*Pinus halepensis*	16	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.852815	33.82811	Aleppo Pine	*Pinus halepensis*	22	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8528168	33.82807476	Aleppo Pine	*Pinus halepensis*	21	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8528317	33.82803333	Aleppo Pine	*Pinus halepensis*	19	hazard	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8528133	33.82801667	Aleppo Pine	*Pinus halepensis*	16	healthy	no	31_40_ft	Located at the boarder of City

								ROW and Rexford parcel
-117.8528283	33.82800167	Aleppo Pine	*Pinus halepensis*	14	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8528067	33.82800833	Aleppo Pine	*Pinus halepensis*	18	hazard	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8528383	33.82799667	Aleppo Pine	*Pinus halepensis*	16	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.852805	33.827985	Aleppo Pine	*Pinus halepensis*	15	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8527917	33.828025	Aleppo Pine	*Pinus halepensis*	20	hazard	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8526414	33.82912706	Aleppo Pine	*Pinus halepensis*	16	healthy	no	41_50_ft	Located at the boarder of City ROW and Rexford parcel
-117.8525521	33.8291478	Aleppo Pine	*Pinus halepensis*	16	healthy	no	41_50_ft	Located at the boarder of City ROW and Rexford parcel
-117.8524666	33.82913651	Aleppo Pine	*Pinus halepensis*	23	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8523432	33.82911693	Aleppo Pine	*Pinus halepensis*	18	hazard	no	31_40_ft	Located at the boarder of City

								ROW and Rexford parcel
-117.8522278	33.82910133	Aleppo Pine	*Pinus halepensis*	16	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8521688	33.82910133	Aleppo Pine	*Pinus halepensis*	13	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8521125	33.82910579	Aleppo Pine	*Pinus halepensis*	15	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8520535	33.82909688	Aleppo Pine	*Pinus halepensis*	14	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8520535	33.82909688	Aleppo Pine	*Pinus halepensis*	22	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8519703	33.8290991	Aleppo Pine	*Pinus halepensis*	20	healthy	yes	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8518711	33.82909242	Aleppo Pine	*Pinus halepensis*	16	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8517826	33.82907905	Aleppo Pine	*Pinus halepensis*	17	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8516994	33.82906791	Aleppo Pine	*Pinus halepensis*	15	hazard	no	31_40_ft	Located at the boarder of City

								ROW and Rexford parcel
-117.8516351	33.82907459	Aleppo Pine	*Pinus halepensis*	13	healthy	no	41_50_ft	Located at the boarder of City ROW and Rexford parcel
-117.8515707	33.82907459	Aleppo Pine	*Pinus halepensis*	15	healthy	no	41_50_ft	Located at the boarder of City ROW and Rexford parcel
-117.851523	33.82905825	Aleppo Pine	*Pinus halepensis*	20	hazard	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8514795	33.82906791	Aleppo Pine	*Pinus halepensis*	16	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8514446	33.829059	Aleppo Pine	*Pinus halepensis*	17	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8513937	33.82905677	Aleppo Pine	*Pinus halepensis*	11	healthy	yes	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8513266	33.82904563	Aleppo Pine	*Pinus halepensis*	15	hazard	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8511818	33.82903449	Aleppo Pine	*Pinus halepensis*	17	hazard	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8510638	33.82903672	Aleppo Pine	*Pinus halepensis*	18	healthy	no	31_40_ft	Located at the boarder of City

								ROW and Rexford parcel
-117.8509308	33.82902459	Aleppo Pine	*Pinus halepensis*	16	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8512548	33.82904761	Aleppo Pine	*Pinus halepensis*	22	hazard	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8508672	33.82902706	Aleppo Pine	*Pinus halepensis*	16	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8508672	33.82902706	Aleppo Pine	*Pinus halepensis*	15	hazard	yes	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8508028	33.82902149	Aleppo Pine	*Pinus halepensis*	14	healthy	no	41_50_ft	Located at the boarder of City ROW and Rexford parcel
-117.8507572	33.82901481	Aleppo Pine	*Pinus halepensis*	13	healthy	no	41_50_ft	Located at the boarder of City ROW and Rexford parcel
-117.8507049	33.82902595	Aleppo Pine	*Pinus halepensis*	17	hazard	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8506553	33.82902038	Aleppo Pine	*Pinus halepensis*	22	hazard	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8506553	33.82902038	Aleppo Pine	*Pinus halepensis*	15	hazard	no	31_40_ft	Located at the boarder of City

								ROW and Rexford parcel
-117.8505842	33.82900812	Aleppo Pine	*Pinus halepensis*	16	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.850534	33.82900243	Aleppo Pine	*Pinus halepensis*	16	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8504756	33.82899587	Aleppo Pine	*Pinus halepensis*	18	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8503832	33.82899154	Aleppo Pine	*Pinus halepensis*	17	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8503416	33.82899376	Aleppo Pine	*Pinus halepensis*	15	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8502692	33.82898819	Aleppo Pine	*Pinus halepensis*	18	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8502088	33.82898523	Aleppo Pine	*Pinus halepensis*	19	hazard	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8501645	33.82898301	Aleppo Pine	*Pinus halepensis*	15	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8501095	33.82898078	Aleppo Pine	*Pinus halepensis*	19	healthy	no	41_50_ft	Located at the boarder of City

								ROW and Rexford parcel
-117.850025	33.82897298	Aleppo Pine	*Pinus halepensis*	14	hazard	no	41_50_ft	Located at the boarder of City ROW and Rexford parcel
-117.8499379	33.82896964	Aleppo Pine	*Pinus halepensis*	12	healthy	yes	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8498708	33.82895738	Aleppo Pine	*Pinus halepensis*	13	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8497836	33.82896184	Aleppo Pine	*Pinus halepensis*	14	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8497273	33.8289585	Aleppo Pine	*Pinus halepensis*	16	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8496696	33.82894624	Aleppo Pine	*Pinus halepensis*	12	healthy	yes	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.84951	33.82894513	Aleppo Pine	*Pinus halepensis*	17	healthy	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8494108	33.82890391	Aleppo Pine	*Pinus halepensis*	15	hazard	no	31_40_ft	Located at the boarder of City ROW and Rexford parcel
-117.8492546	33.82888299	Aleppo Pine	*Pinus halepensis*	18	healthy	no	31_40_ft	Located at the boarder of City

								ROW and Rexford parcel

RESULTS

Two hundred and eighty-two (282) trees total were surveyed during the site visit.

Two hundred and sixty-eight (268) trees are located within the project site, while thirteen (14) Aleppo pines (*Pinus halepensis*) trees are within the City of Orange Right-of-way see **Figure 4**.

There are ninety-four (94) total Aleppo pines trees border the property line and the City of Orange Right-of-way along the sidewalk and earth berm. See **Figure 4**. Thirteen (13) Aleppo pines belong to the City of Orange. Only One (1) City of Orange tree is expected to be removed.

Forty-three (43) out of the (94) Aleppo pine trees; including the (1) tree belonging to the City of Orange trees, are expected to be removed due to the construction of the retaining wall along Fletcher Ave and the increased risk of failure.

All (43) Aleppo pines (*Pinus halepensis*) trees along the Fletcher Ave and Glassell St have several signs of increased risk of failure. The signs of these trees include, uplifting root plate, off-balanced canopy, shallow root systems, exposed roots, 30° to 45° leans, and heavy trimming for utility line clearance. These trees are at hazard trees to the utility lines and public City of Orange ROW.

Additionally, there will be trees from within the new project footprint that would be removed. All Ninety-nine (99) Chinese elm trees (*Ulmus parvifolia*), eighty-eight (88) Canary island palms (*Phoenix canarensis*), and one (1) Peruvian pepper tree (*Schinus molle*) are expected to be removed.

Figure 3 and Figure 4 illustrate the location of these trees within the parcels. All trees on the parcel are non-native ornamentally planted trees.

There were no native or heritage trees observed during the survey. All trees are listed in Table 1 above. Photographs of the overall landscape were captured and included in Appendix A.

CONCLUSIONS & RECOMMENDATIONS

All two hundred and eighty-two (282) trees that were mapped were above 4 inches DBH and are considered a tree from the City of Orange Municipal Code. There are no native or heritage trees will be removed as a result of this project.

The proposed development project requires the removal **of a total of (232) trees,** consisting of the following**:** Ninety-nine (99) Chinese elm trees (*Ulmus parvifolia*), eighty-eight (88) Canary island palms (*Phoenix canarensis*), and one (1) Peruvian pepper tree (*Schinus molle*) from within the parcels existing parking lots and ornamental landscape plus (43) Aleppo pines (*Pinus halepensis*) trees on the berm adjacent to the City of Orange ROW and only one (1) City of Orange tree is expected to be removed and will require a tree removal permit.

The trees that will be removed should be replanted in accordance with the City of Orange Municipal code. The trees that will remain should be incorporated into the design plan to minimize impacts to these trees, See **Figure 1 landscape plan**.

However, if the avoidance is not feasible, the trees will need to be removed and replaced with the required replacement value of tree.

It is recommended that the mitigation trees will be grown from locally sourced nurseries from the Orange county area to offset excessive carbon emissions from outsourced transport.

Best Management Practices

The following measures will help reduce impacts and promote good tree health for the preserved trees. Tree Protected Zone (TPZ) is the area within the dripline of the tree and extending at least five feet beyond the dripline, or 15 feet from the trunk of the tree, whichever is greater.

Design recommendations

The TPZ of all trees listed in Table 1 should be avoided during project design. Specific TPZs will be identified when construction plans are finalized and shall be shown on the final plan set (civil and landscape). Underground services such as utility lines, irrigation, or piping shall be placed outside the TPZ.

Pre-construction recommendations

Temporary orange safety fencing shall be installed prior to ground-disturbing operations to clearly delineate the TPZ. The fence shall stay in place throughout grading and construction.

If pruning is required to provide adequate construction clearance, all pruning shall be completed by a Certified Arborist or Tree Worker, not by construction personnel. Pruning activities must adhere to the latest edition of the ANSI Z133 and A300 standards as well as the International Society of Arboriculture "Best Management Practices Tree Pruning".

Construction recommendations

All contractors shall conduct operations in a manner that will prevent damage to protected trees. No work, grading, excavation, construction, storage, parking, or dumping shall occur within the fenced TPZ. Construction of underground services shall not cause impacts in the TPZ. The fencing may not be relocated or removed without permission of a qualified arborist or biologist, and shall remain in-place until all site work has been completed.

If injury should occur to any protected tree during construction, it should be evaluated as soon as possible by the qualified arborist or biologist so that appropriate treatments can be applied.

It is recommended that decayed or diseased trees identified during this be removed to prevent the spread of disease, pathogens or pests and for fire safety

Figure 1. Landscape Plan

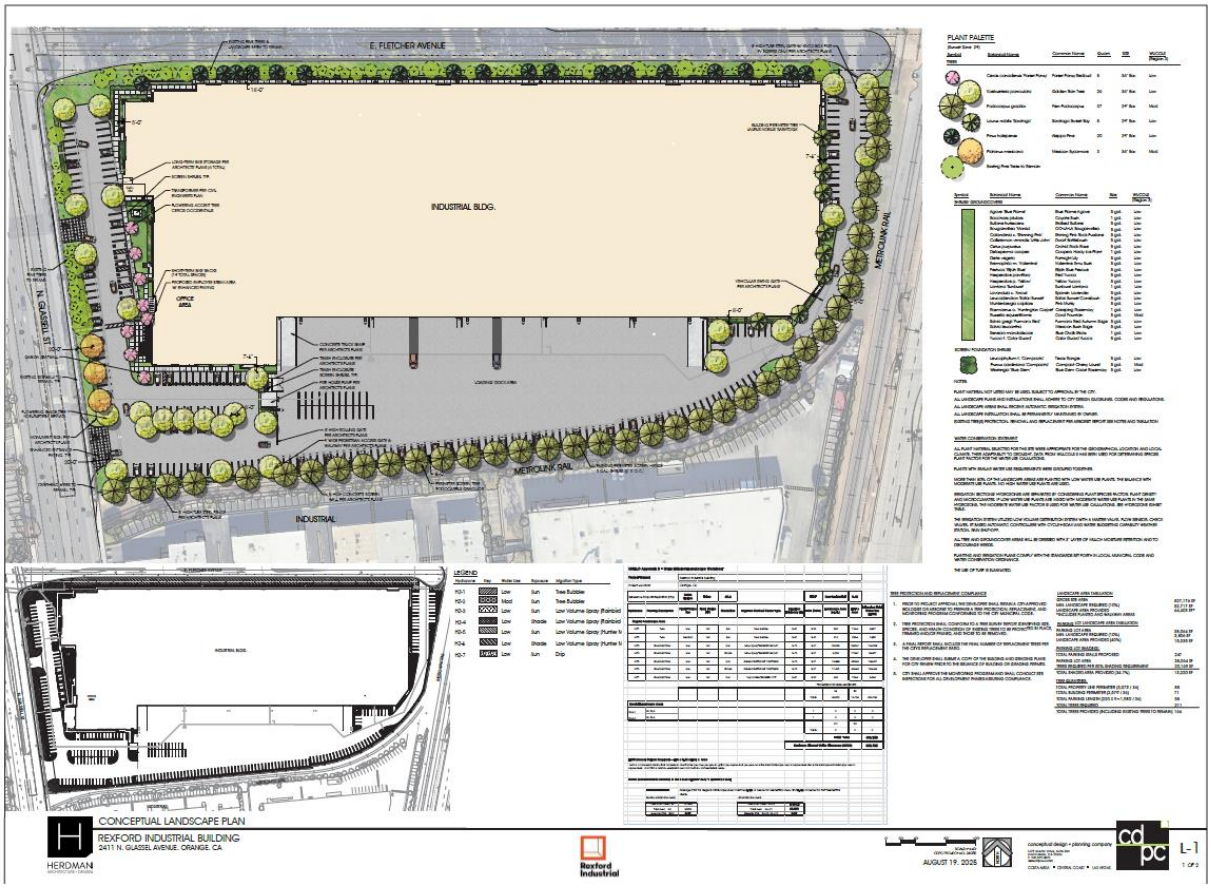


Figure 2. Site Plan

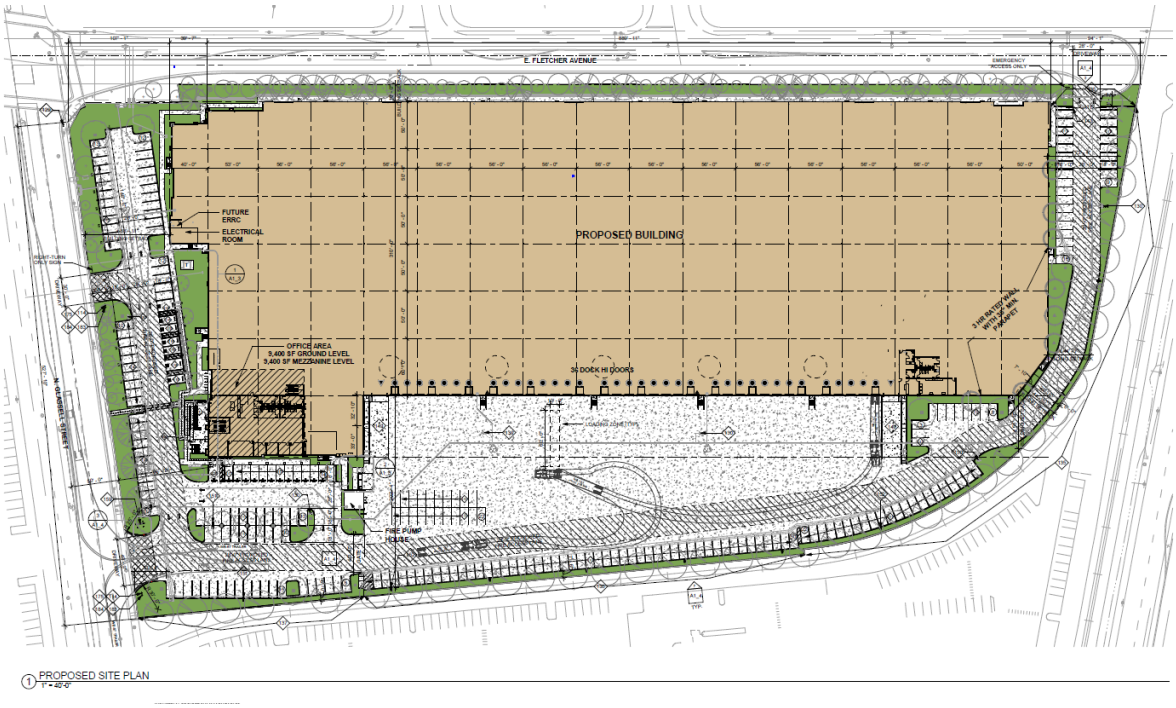


Figure 3. Existing Tree Locations.

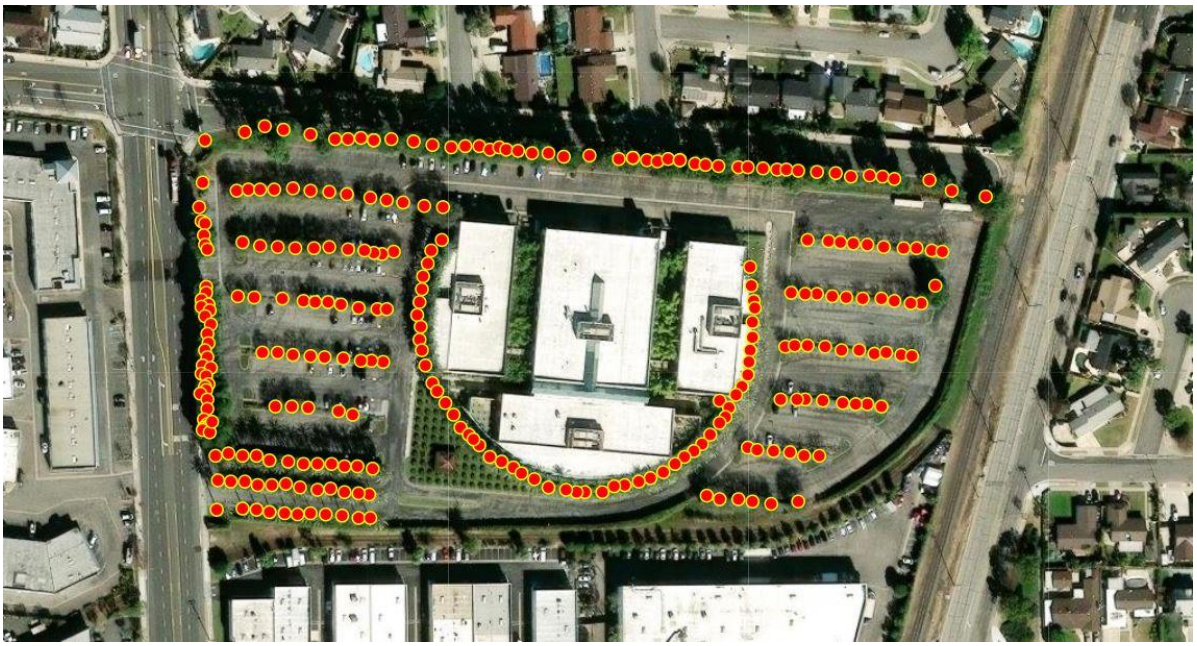


Figure 4. Existing Trees to be Removed and Retained

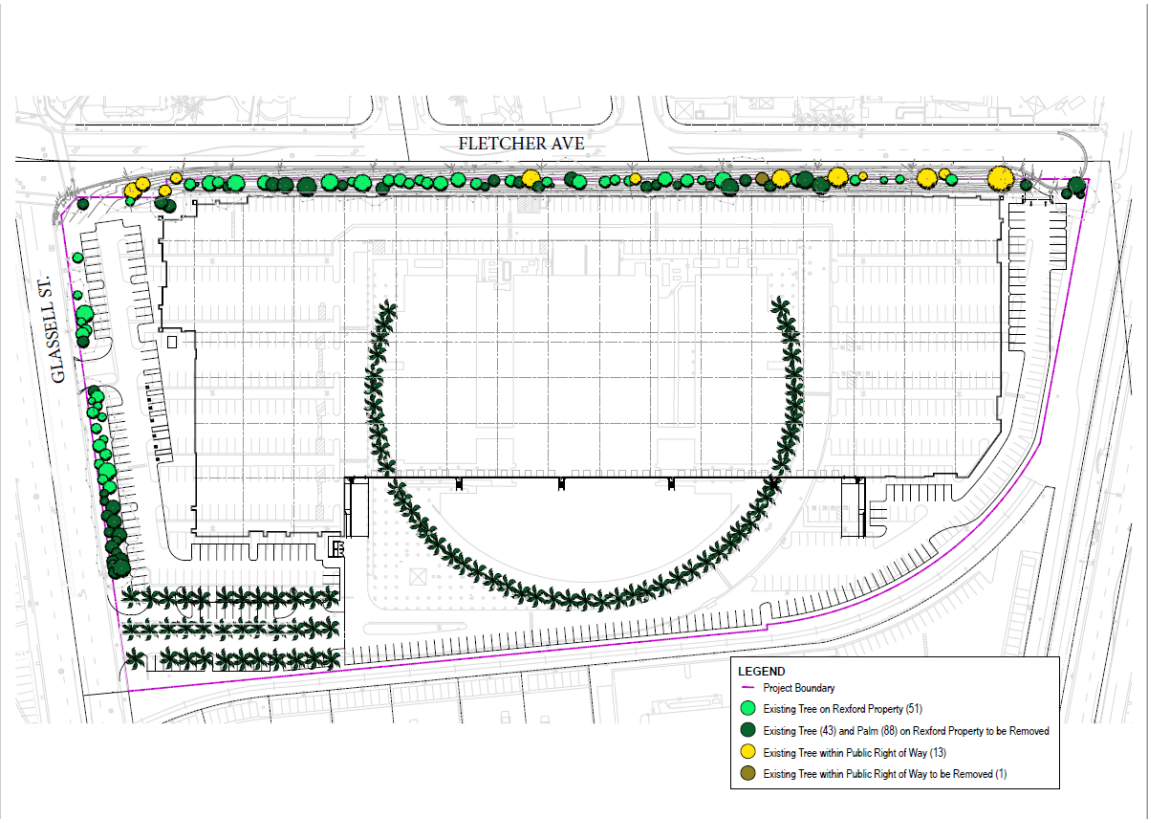
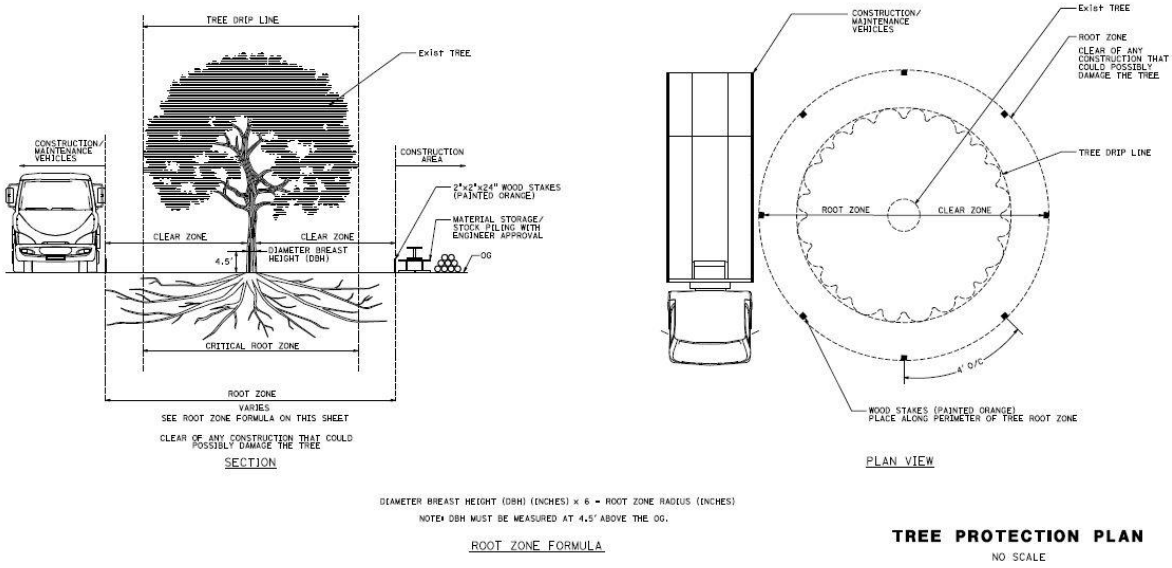


Figure 5. Tree Protection Plan.



Appendix A

Photo Compendium