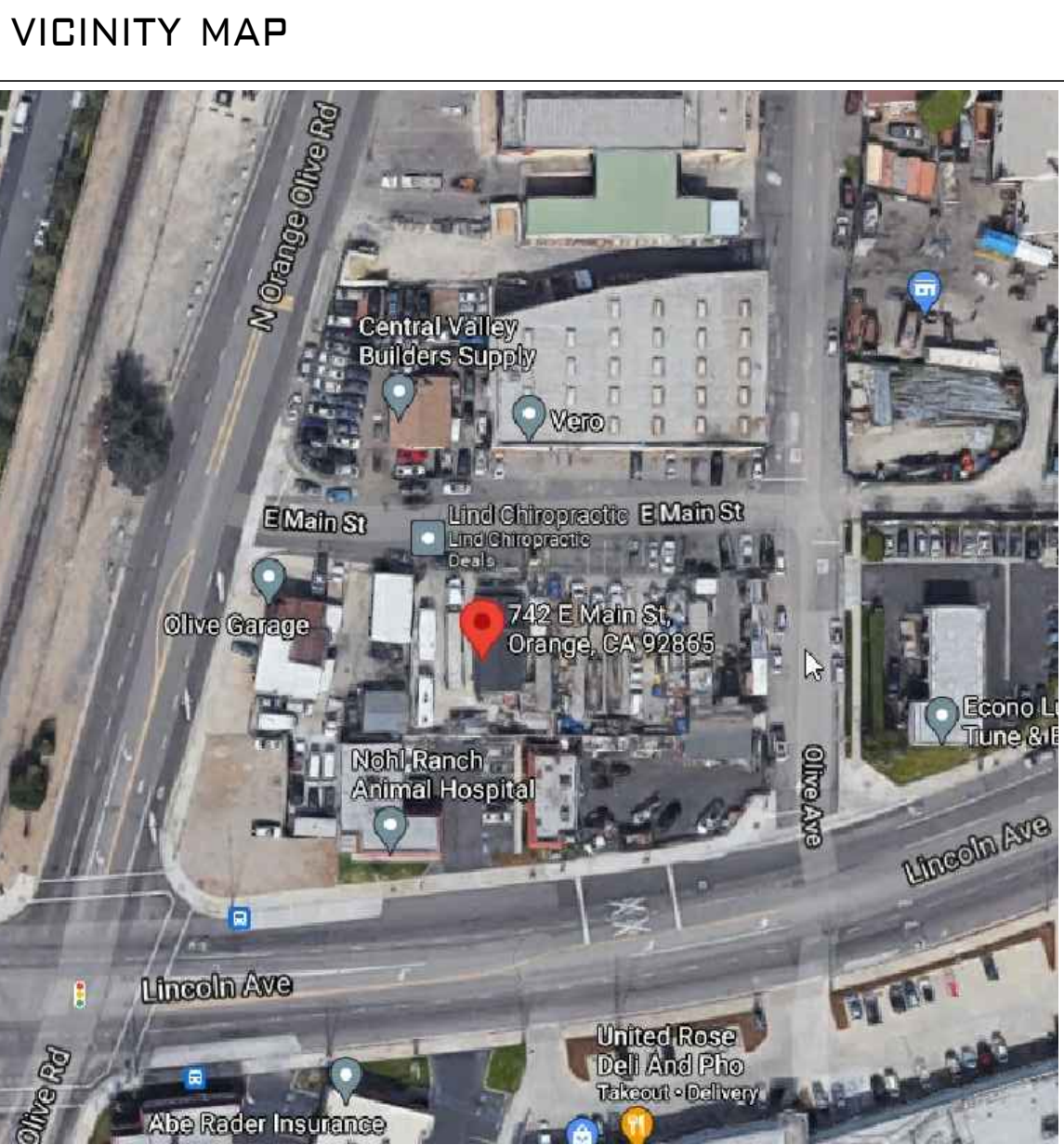
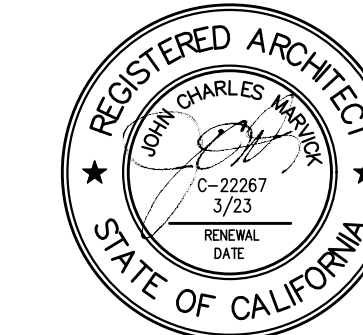




SHEET INDEX	
SP-1.0	PROPOSED SITE PLAN
SP-2.0	PROPOSED LOT LINE ADJUSTMENTS and REMOVALS
A-1.0	PROPOSED 1ST and 2ND FLOOR PLANS
A-2.0	PROPOSED EXTERIOR ELEVATIONS
A-2.1	PROPOSED EXTERIOR ELEVATIONS
A-2.2	PROPOSED COLORED ELEVATIONS
A-2.3	PROPOSED COLORED ELEVATIONS
A-2.4	PROPOSED COLORED PERSPECTIVES
A-3.0	PROPOSED ROOF PLAN
EXHIBIT - A	MATERIAL AND COLOR BOARD
EXHIBIT - B	SITE PHOTOS (EXISTING BUILDING & YARD)
CIVIL 1	EXISTING TOPOGRAPHY PLAN
CIVIL 2	PRELIMINARY GRADING PLAN
L-1	PRELIMINARY LANDSCAPE PLAN
E-1	PHOTOMETRIC PLAN
FMP-1.0	FIRE MASTER PLAN

PROJECT DATA	
1. OCCUPANCY GROUP:	B
2. ZONE:	C-1
3. APN:	360-385-02 / 360-385-03 / 360-385-04
4. TYPE OF CONSTRUCTION:	TYPE III
4. LOT AREA:	5,400 S.F.
5. TOTAL BUILDING AREA:	
1ST FLOOR (OFFICE SPACE)	1,182 S.F.
1ST FLOOR STORAGE	938 S.F.
2ND FLOOR (OFFICE SPACE)	2,013 S.F.
TOTAL	4,133 S.F.
6. NUMBER OF STORIES:	2
BUILDING HEIGHT:	32'-0"
7. MEANS OF EGRESS:	TWO REQUIRED,
BASED ON OCCUPANT LOAD	TWO PROVIDED
9. FIRE SPRINKLERS:	NO





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9-23-21	DESIGN REVIEW
2-4-22	DESIGN REVIEW

REVISIONS

[illegible]

PUBLISHED BY

A.B. C.M.

PROJECT NUMBER:

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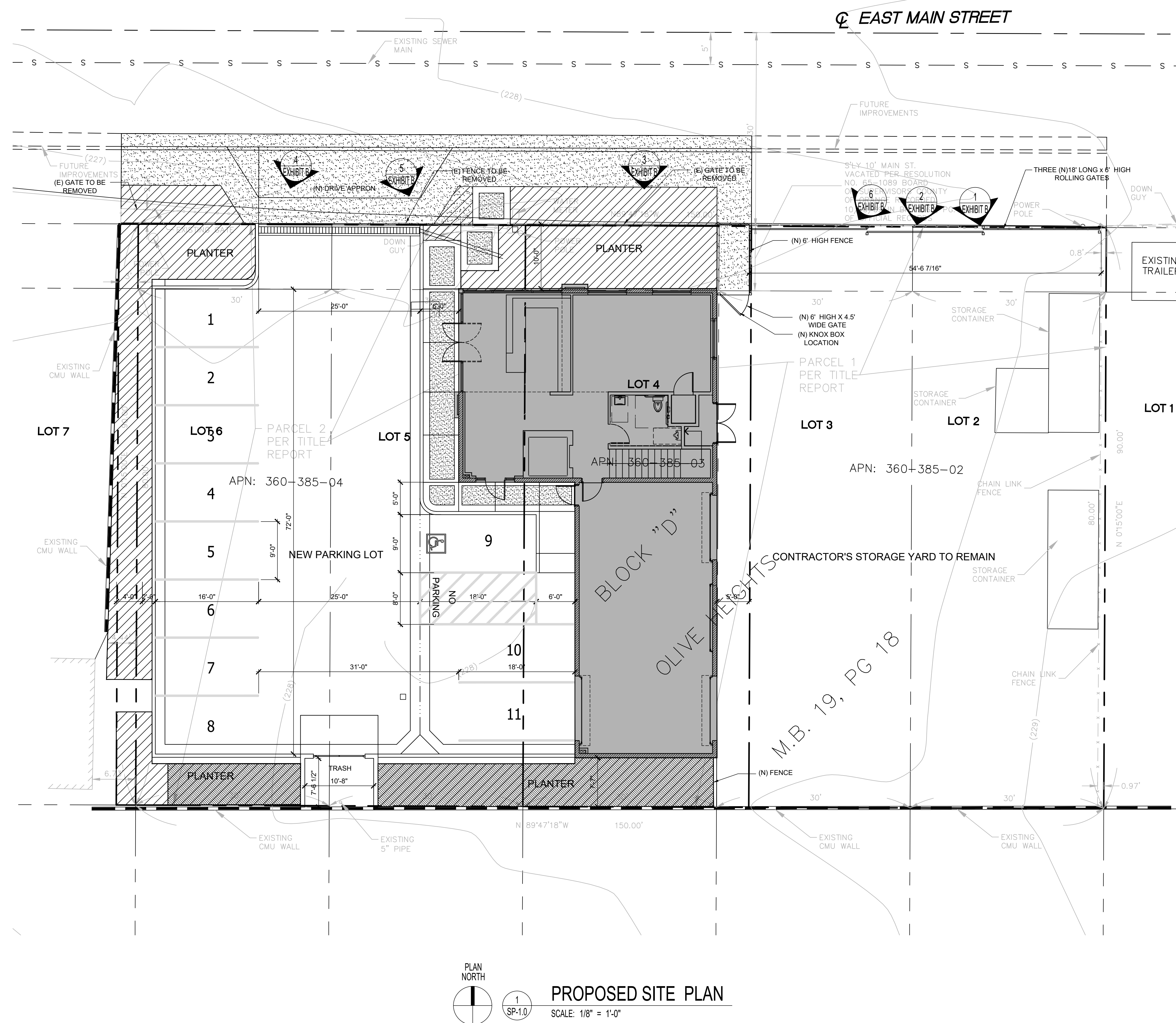
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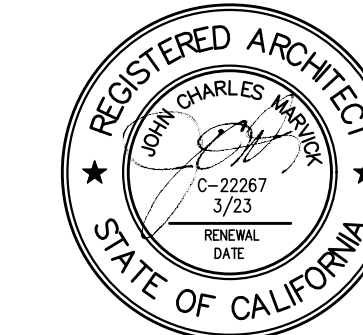
PROPOSED SITE PLAN

SHEET NUMBER

SP-1.0

DATE OF LAST PRINT





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AB GM

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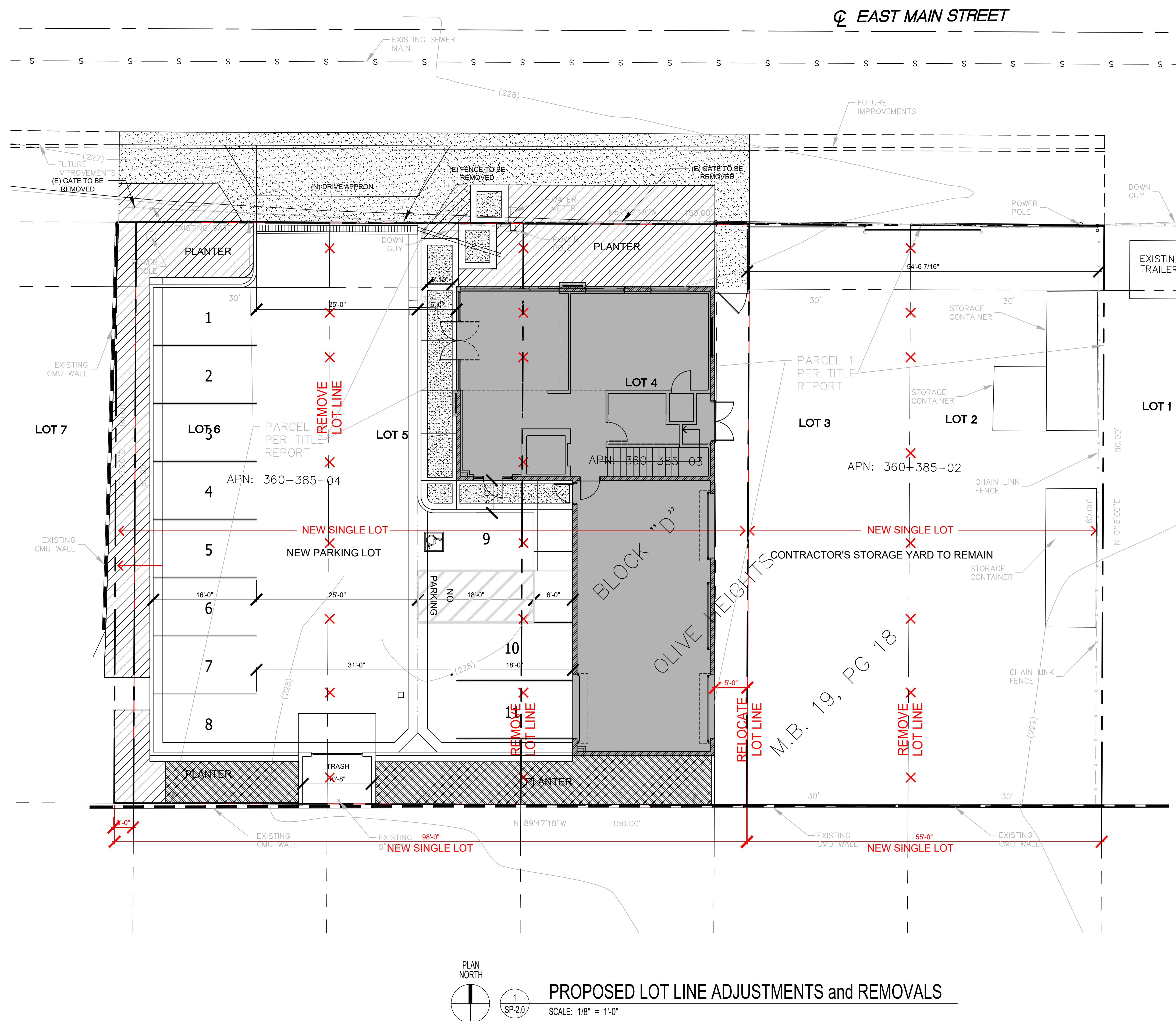
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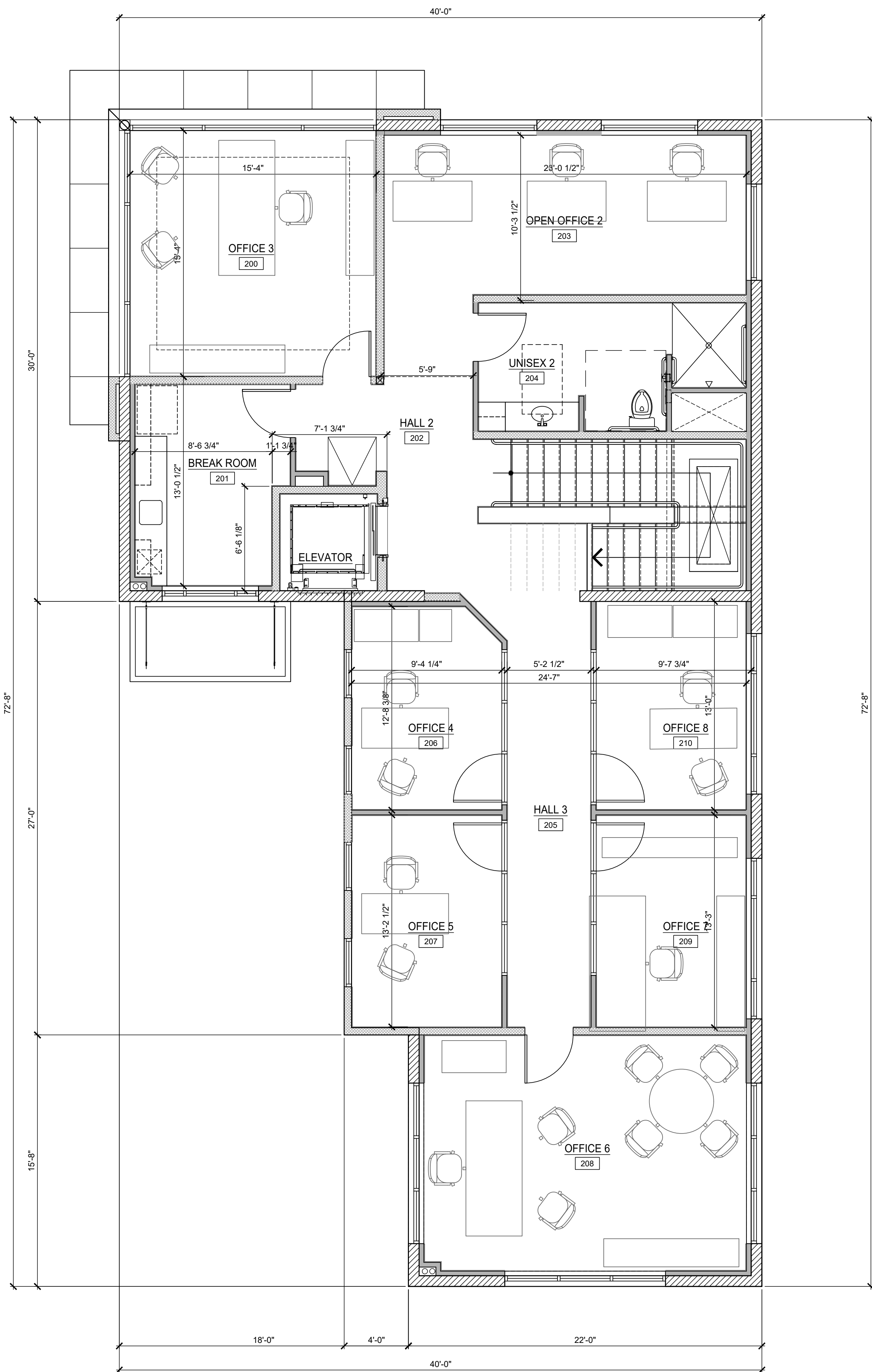
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SHEET NUMBER

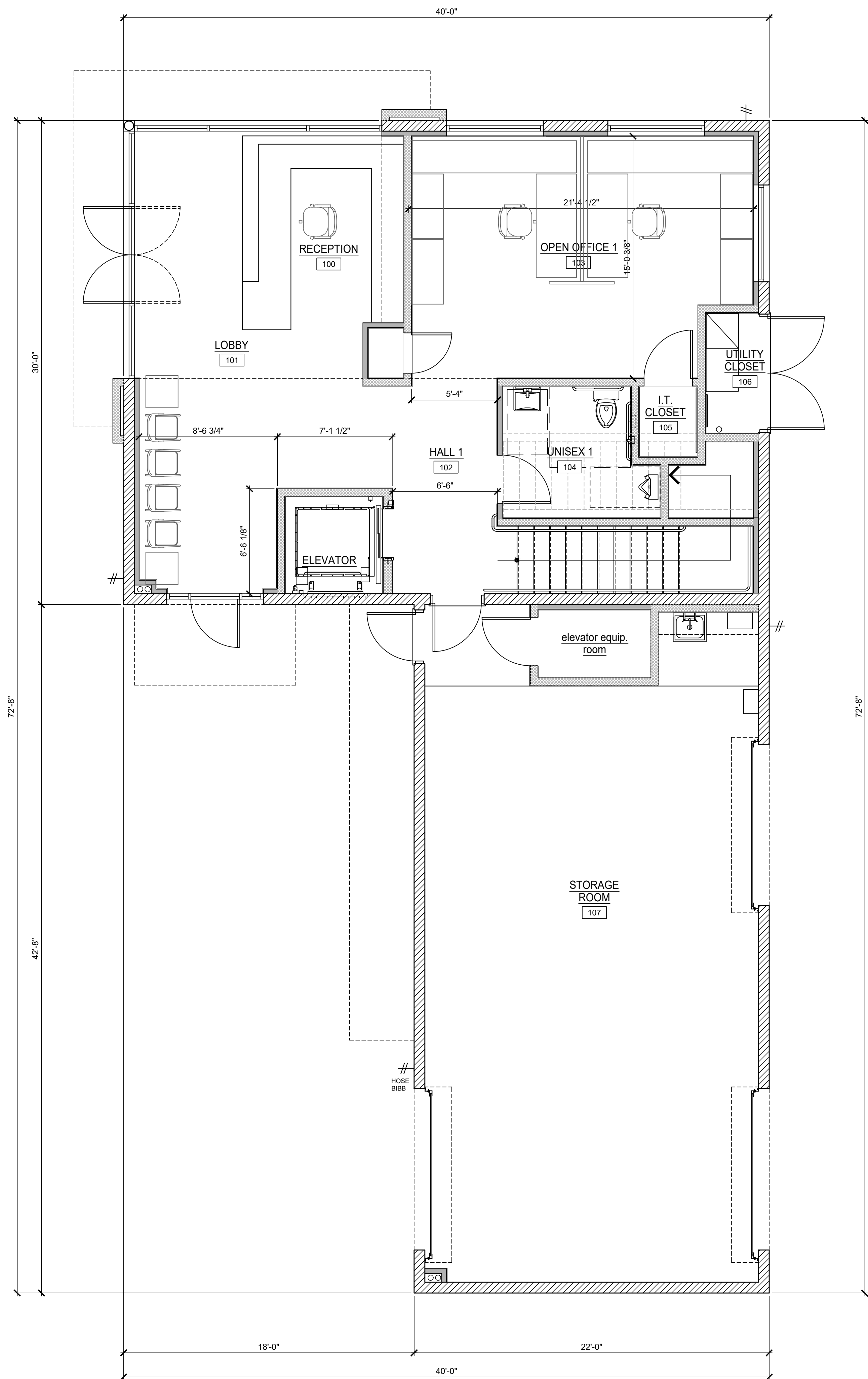
SP-2.0

DATE OF LAST PRINT

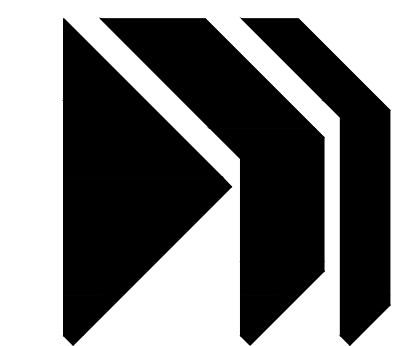




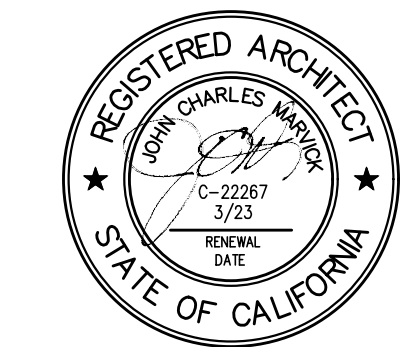
PLAN NORTH
2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PLAN NORTH
1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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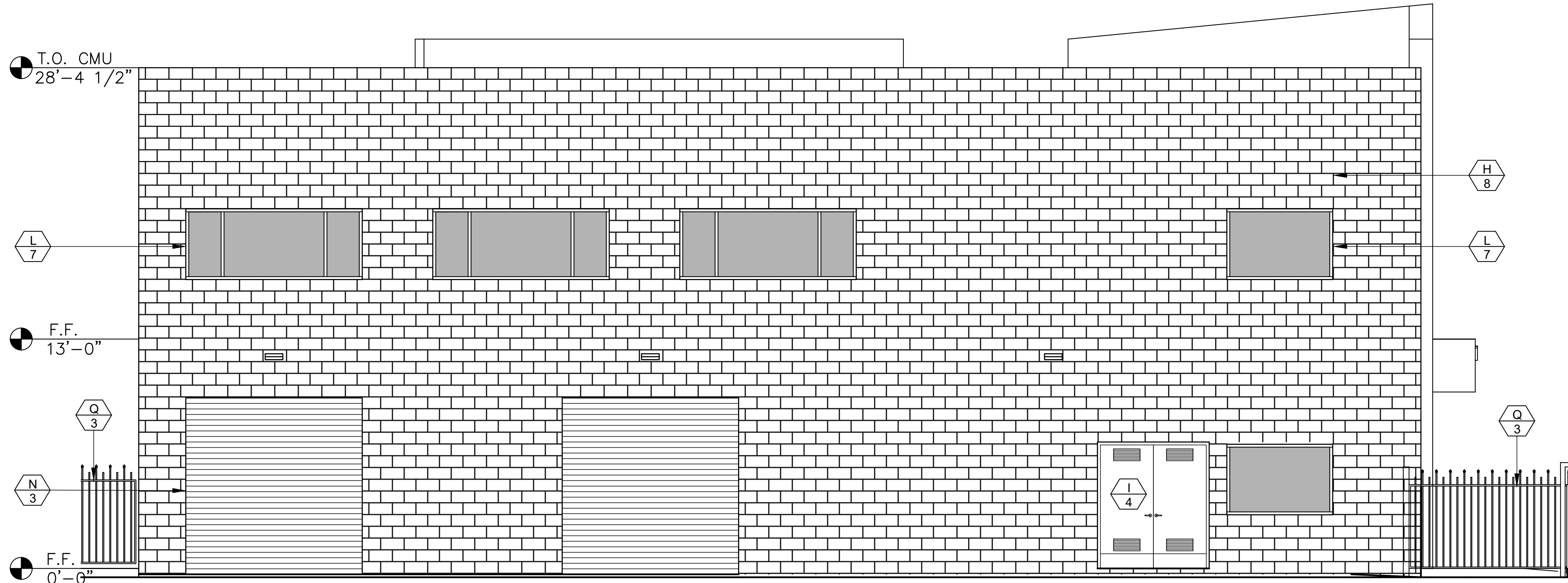
DRAWN	CHECKED
A.B.	C.M.

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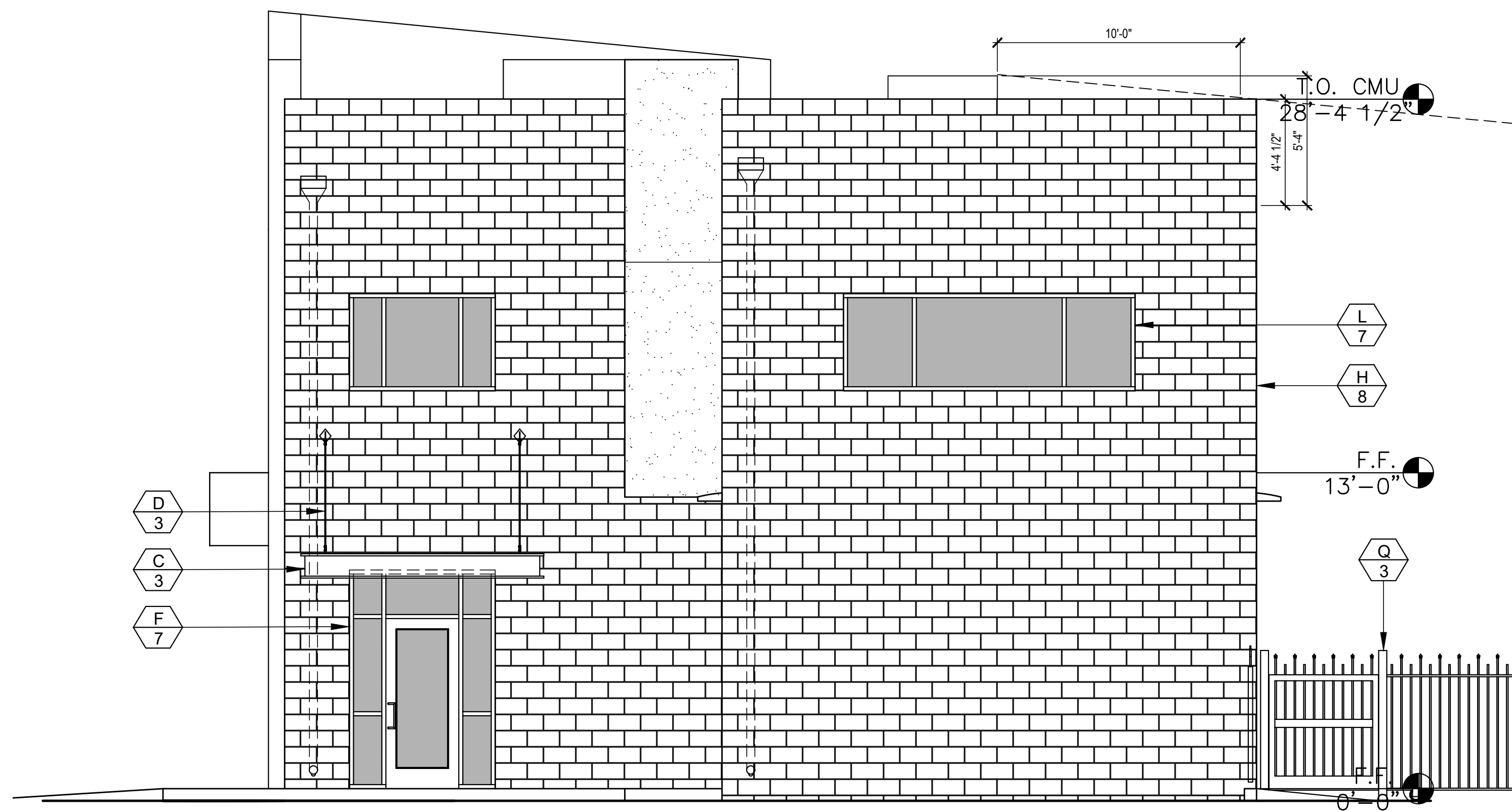
SHEET TITLE
1ST & 2ND FLOOR PLANS

SHEET NUMBER
A-1.0

DATE OF LAST PRINT:



1
A-4.0
EAST ELEVATION
SCALE: 1/4" = 1'-0"



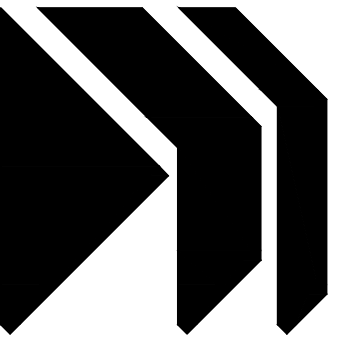
2
A-4.0
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

FINISH SCHEDULE

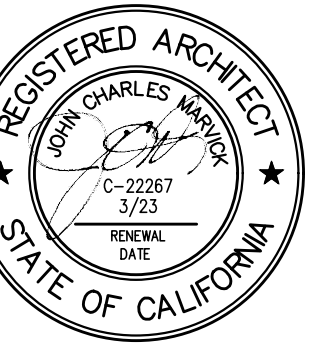
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- 2 PAINTED WHITE
- 3 PAINTED RED
- 4 PAINTED GRAY
- 5 LIGHT BLUE TINTED GLASS
- 6 PAINT TO MATCH STUCCO
- 7 CLEAR ALUMINUM ANODIZED
- 8 NATURAL COLOR

MATERIAL SCHEDULE

- A PREFINISHED ACM METAL CLADDING
- B STUCCO FINISH
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- D SUSPENSION ROD WITH TURNBUCKLE AND CLEVIS
- E 1/4" FRY REGLET
- F ALUMINUM STOREFRONT GLAZING SYSTEM
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- J CONCRETE SIDEWALK
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- L FIX WINDOW
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- N 10x10" ROLL-UP DOORS
- O BUILDING ADDRESS PER FIRE DEPARTMENTS SPECIFICATIONS
- P KNOX BOX PER FIRE DEPARTMENT
- Q NEW WROUGHT IRON FENCE / GATE



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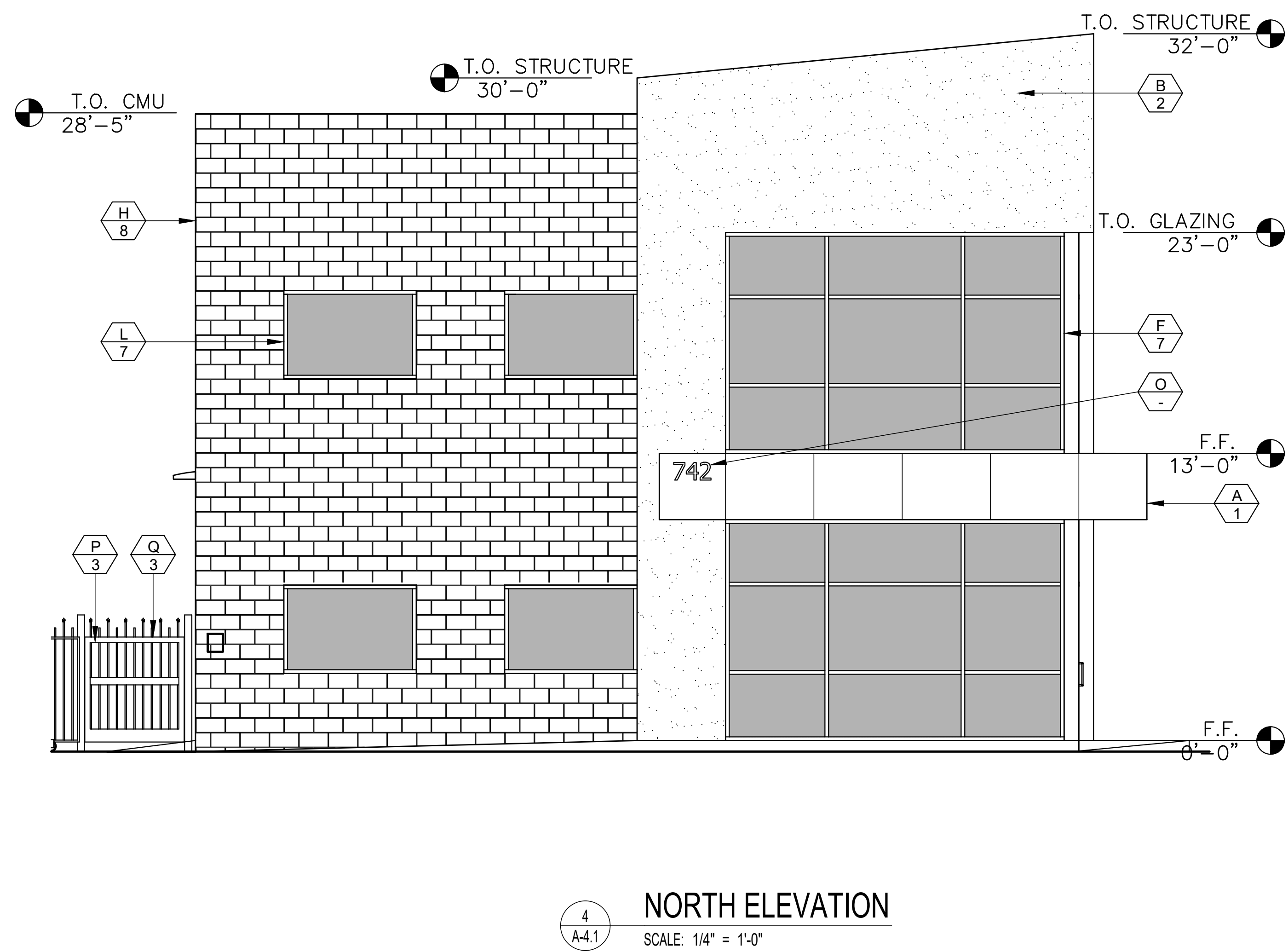
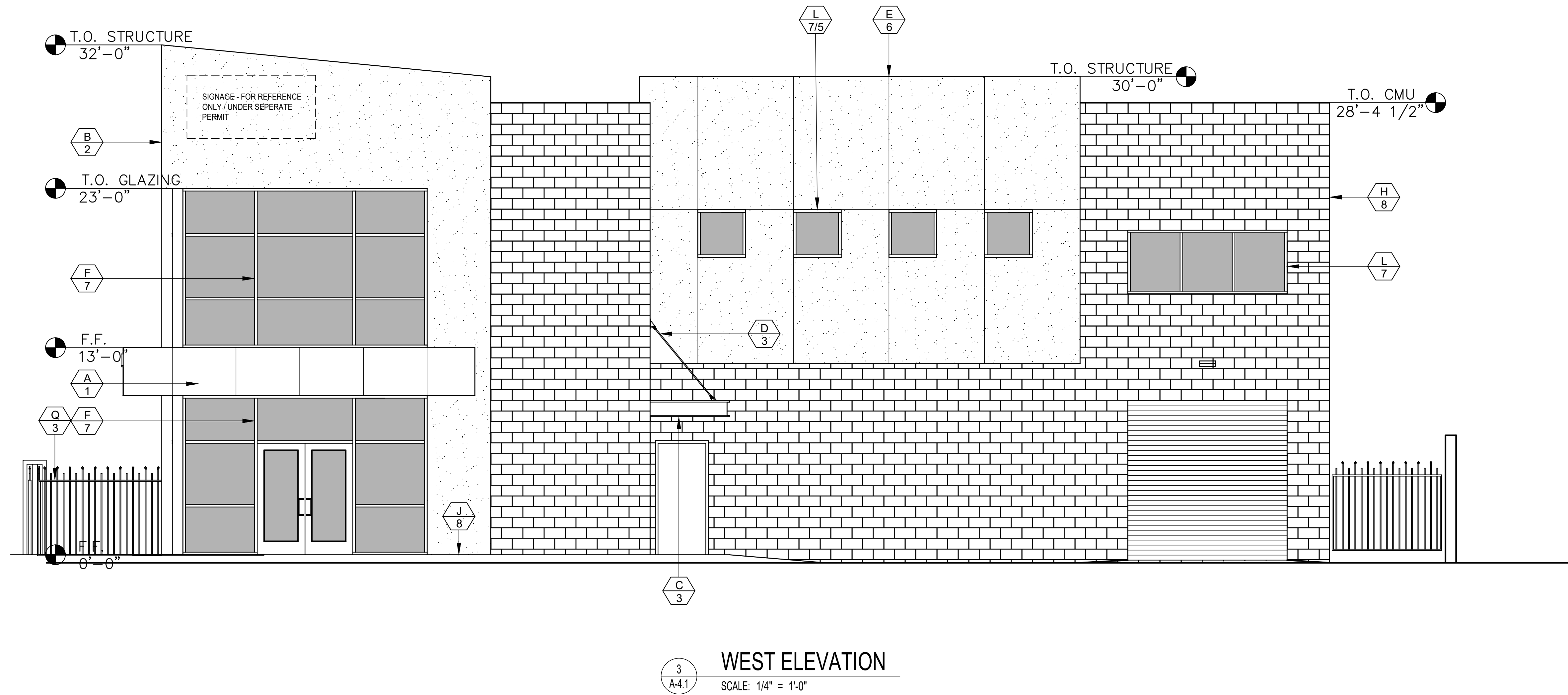
PROJECT NUMBER
21-01 DEPINHO ROOFING

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER:

A-2.0

DATE OF LAST PRINT:



FINISH SCHEDULE

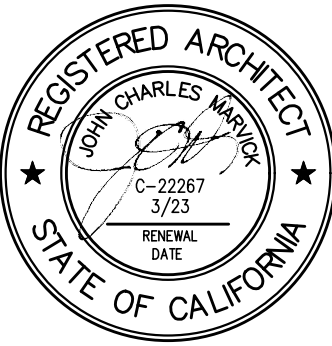
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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-2.1

DATE OF LAST PRINT



1 EAST ELEVATION
A-4.0 SCALE: 1/4" = 1'-0"



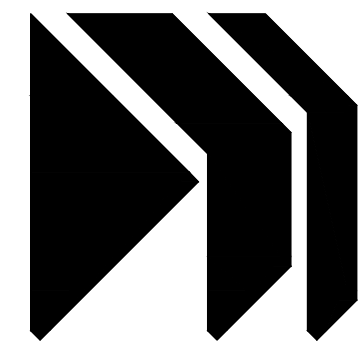
2 SOUTH ELEVATION
A-4.0 SCALE: 1/4" = 1'-0"

FINISH SCHEDULE

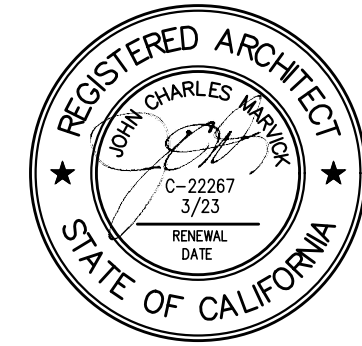
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- 4 PAINTED GRAY
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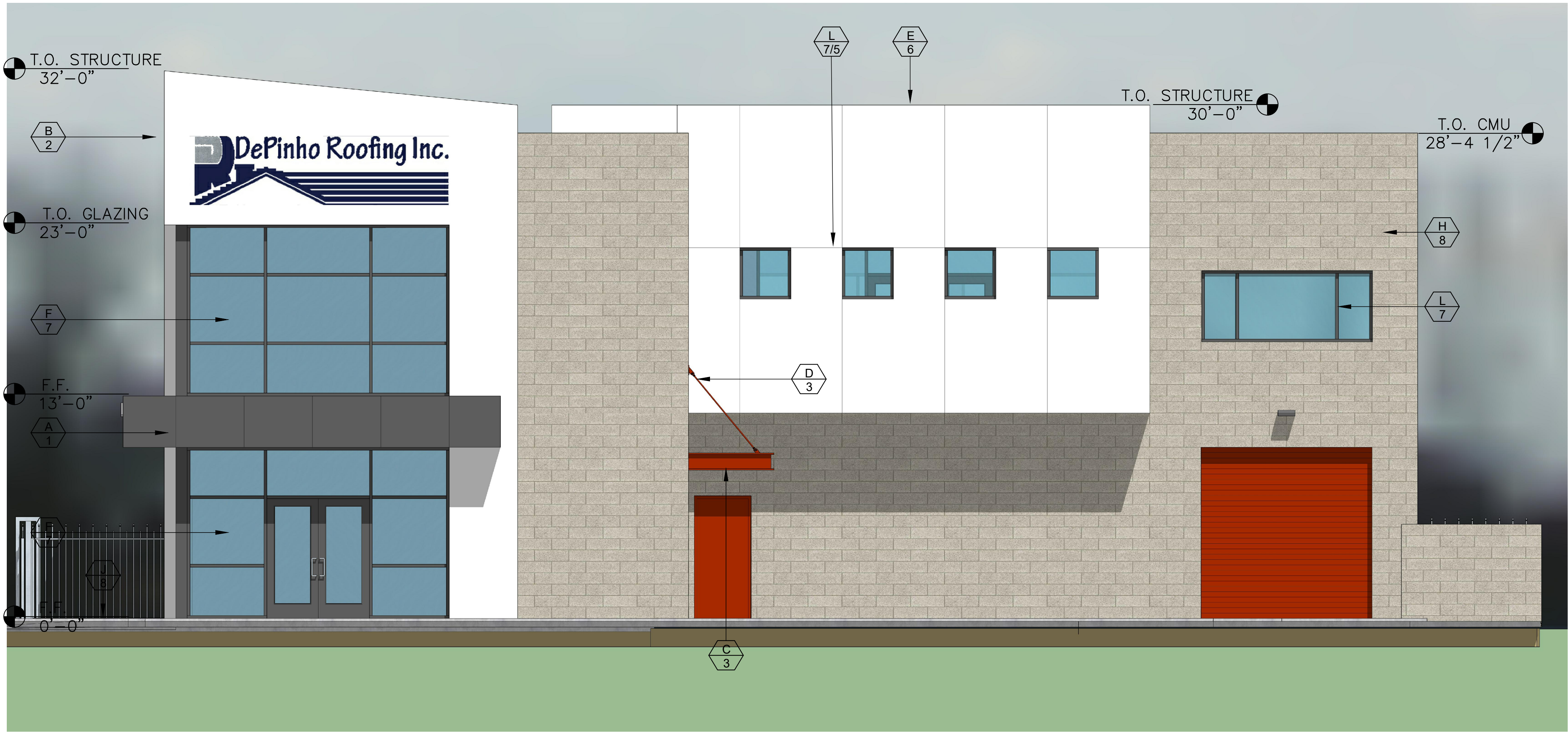
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COLOR
EXTERIOR ELEVATIONS

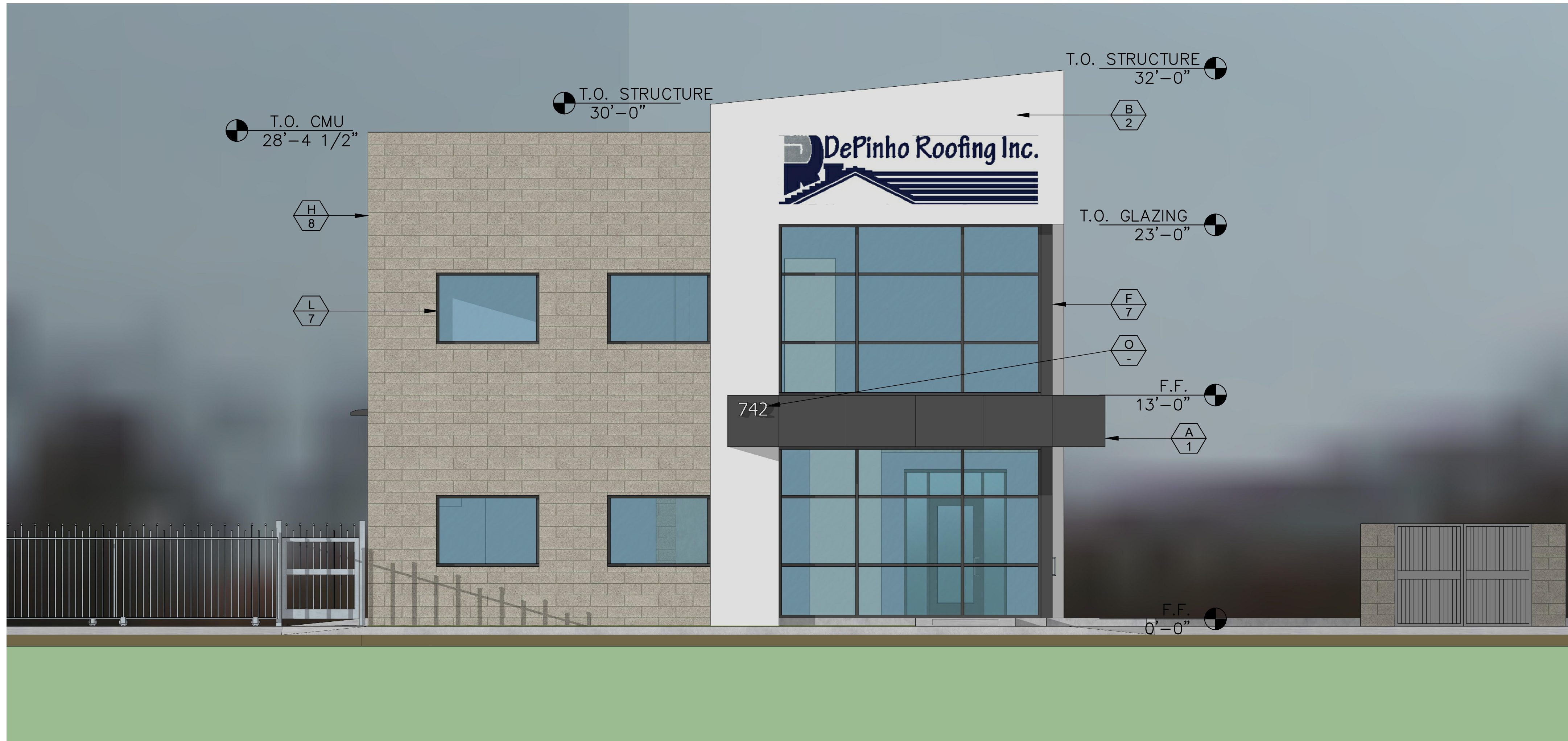
SHEET NUMBER

A-2.2

DATE OF LAST PRINT



3
A-4.1
WEST ELEVATION
SCALE: 1/4" = 1'-0"



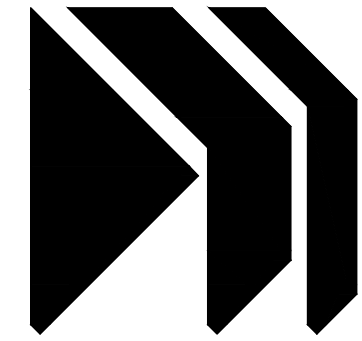
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A-4.1
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

FINISH SCHEDULE

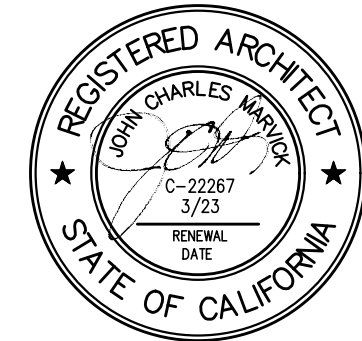
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SHEET TITLE
COLORED
EXTERIOR ELEVATIONS

SHEET NUMBER

A-2.3

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ARIEL VIEW



VIEW FROM THE NORTHEAST



VIEW FROM THE NORTHWEST



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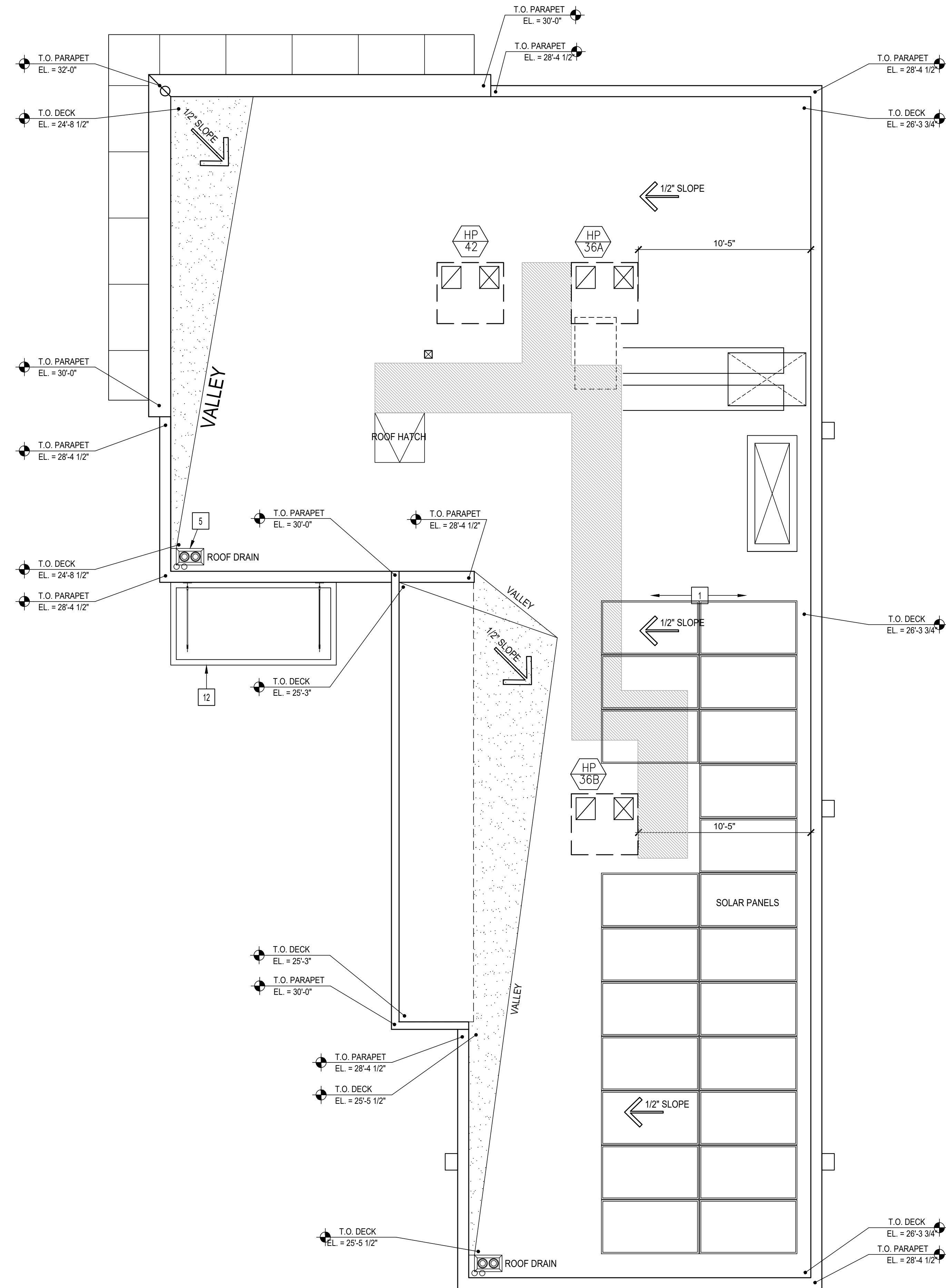
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SHEET TITLE
COLORED
PERSPECTIVES

SHEET NUMBER

A-2.4

DATE OF LAST PRINT

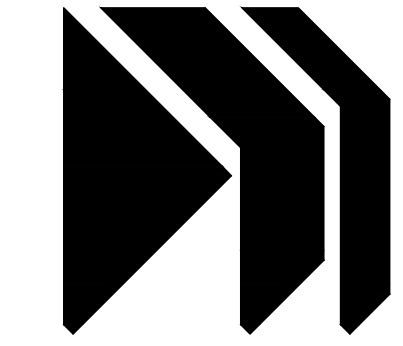


PLAN NORTH

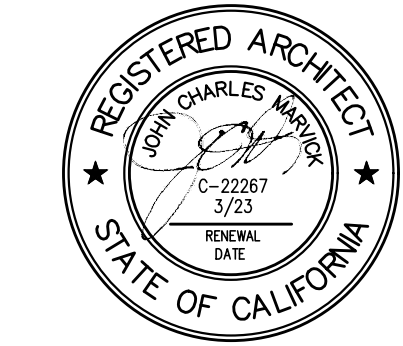
1
A-6.0

ROOF PLAN

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



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PROJECT NUMBER
21-01 DEPINHO ROOFING

SHEET TITLE
ROOF PLAN

SHEET NUMBER

A-3.0

DATE OF LAST PRINT:

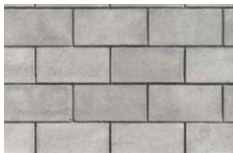
MATERIAL AND COLOR BOARD

STUCCO COLOR

- 1 COLOR: DUNN EDWARDS DEW380 "WARM WHITE"

MANSONRY

- 2 COLOR: NATURAL CONCRETE MASONRY UNIT



STOREFRONT

- 3 COLOR: CLEAR ALUMINUM

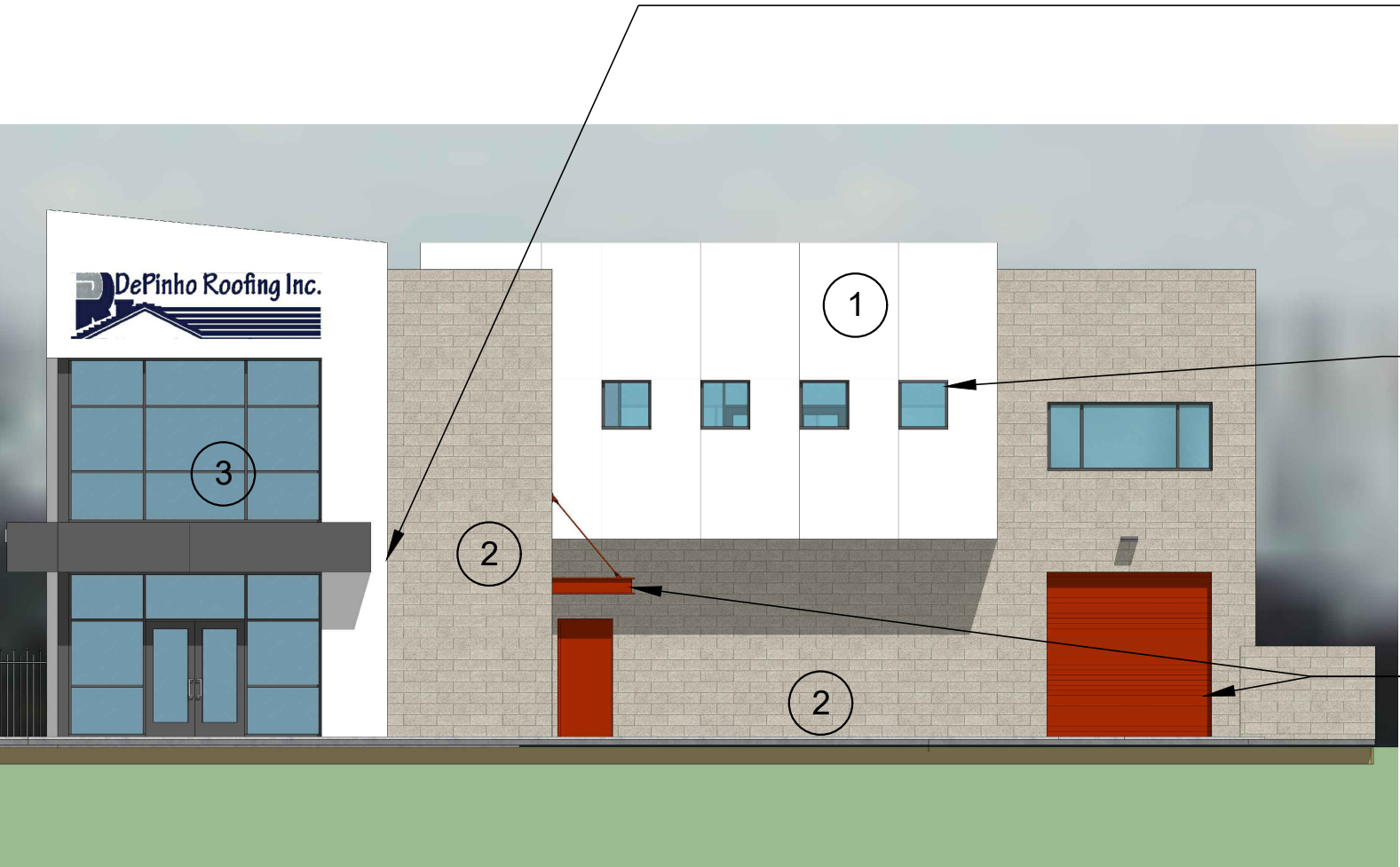
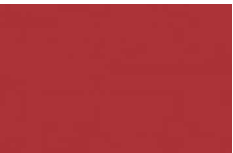
PREFINISH
ALUMINUM PANELS
COLOR: "CHARCOAL GRAY"



WINDOW TINT
COLOR: "LIGHT BLUE"



METAL AWNING & DOORS
COLOR: "DUNN EDWARDS"
DEA151 "RED INK"



west elevation

EXHIBIT - B



PHOTO #1



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EXHIBIT - B

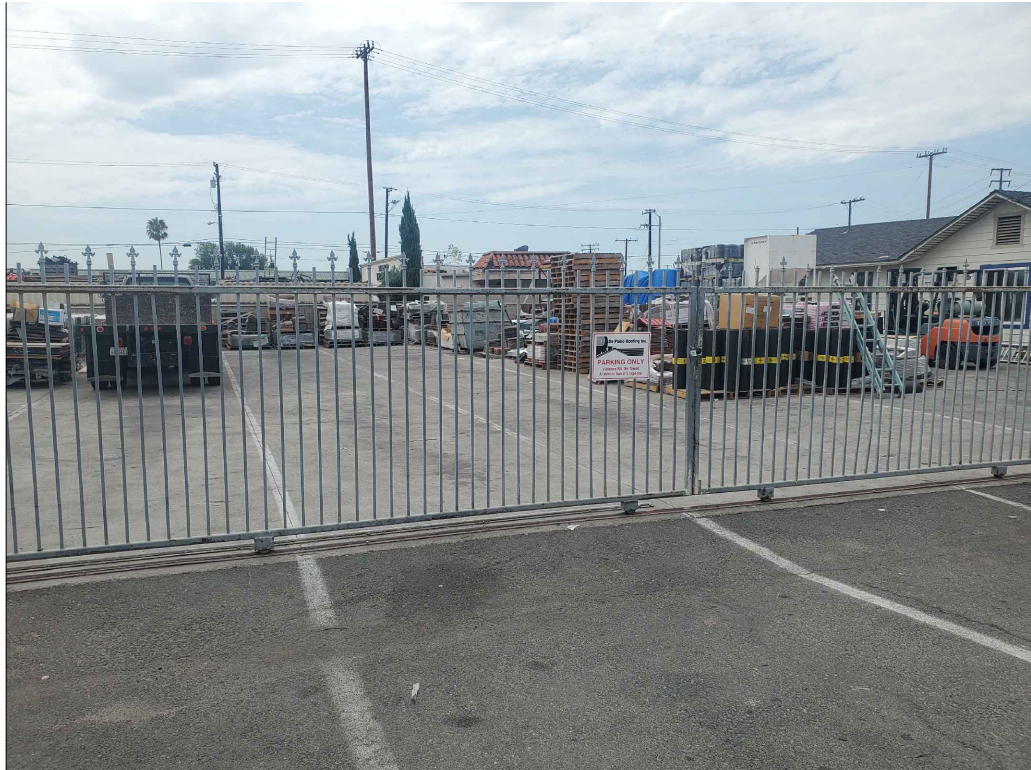


PHOTO #2



DePinho Roofing
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EXHIBIT - B



PHOTO #3



DePinho Roofing
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EXHIBIT - B



PHOTO #4

EXHIBIT - B



PHOTO #5



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EXHIBIT - B

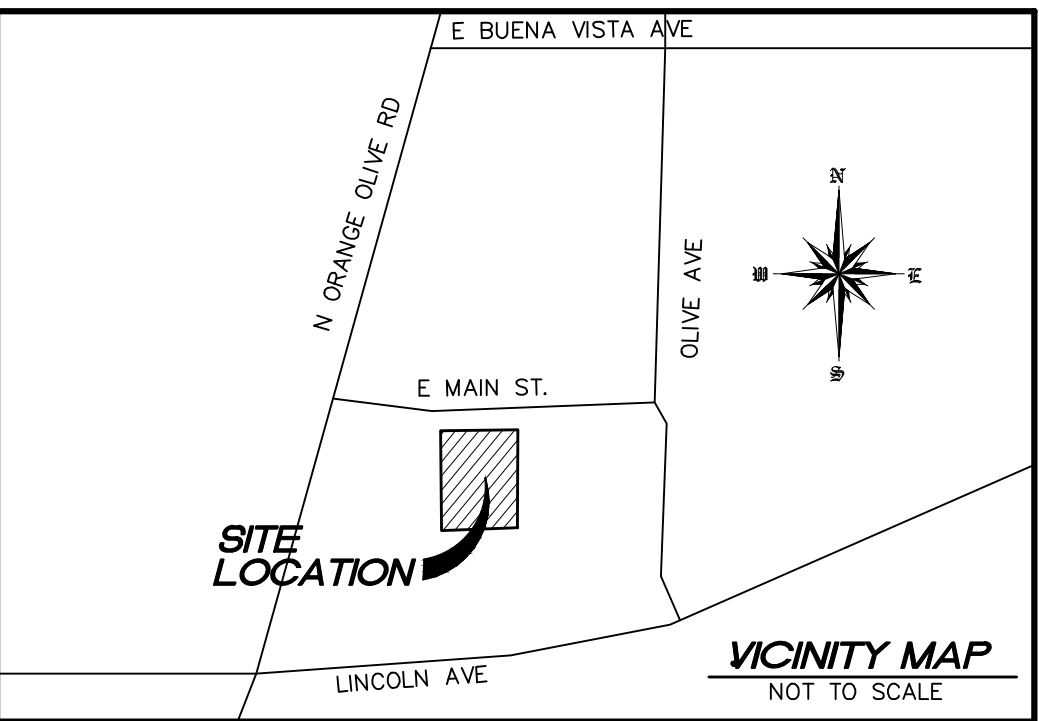


PHOTO #6



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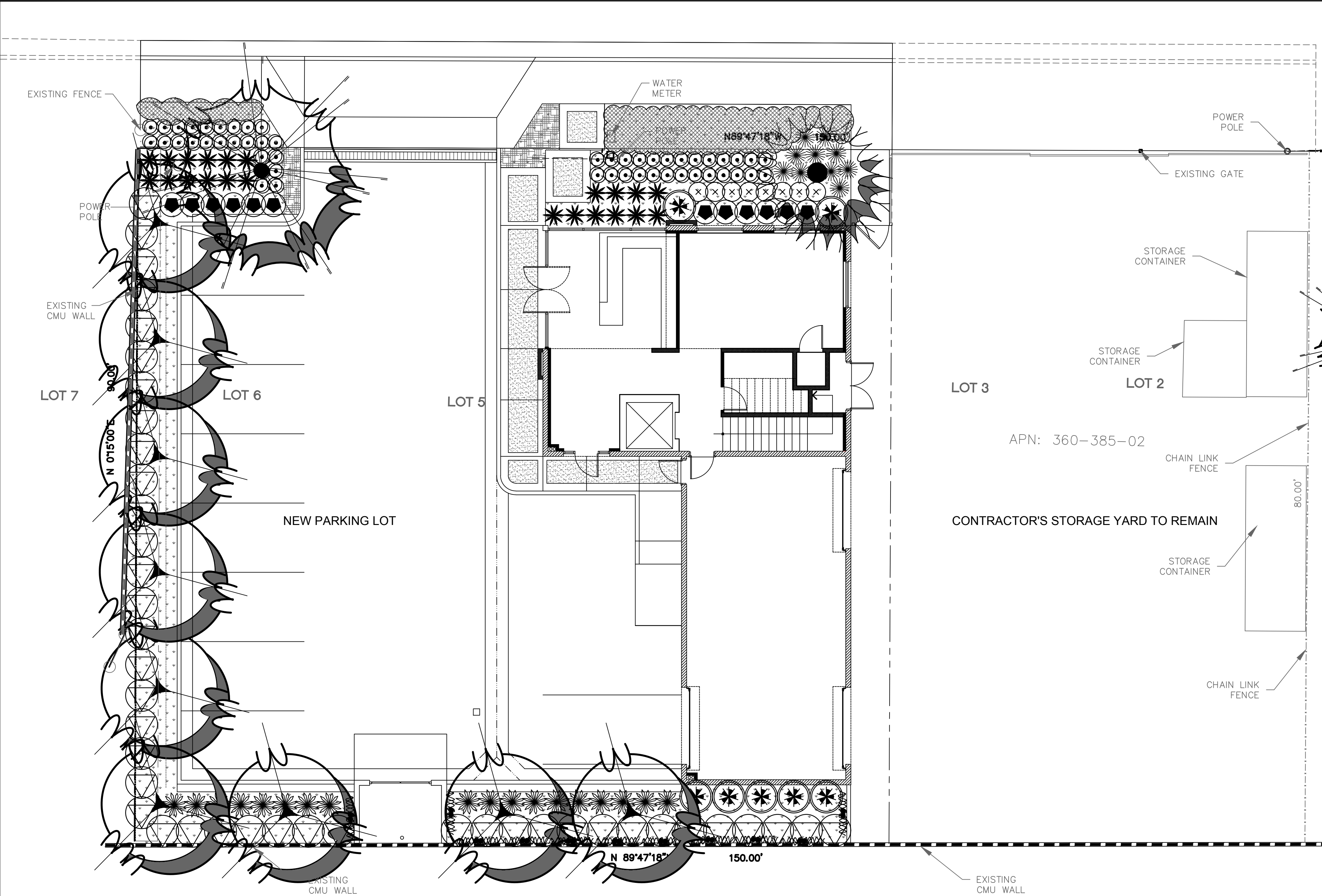
DePinho Roofing
742 East Main Street, Orange, Ca. 92865

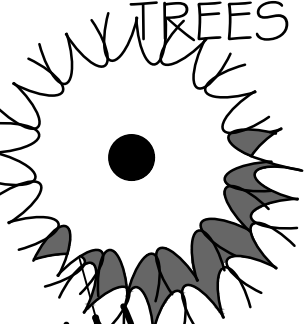
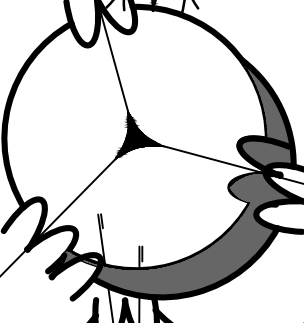
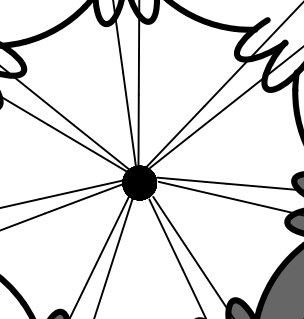
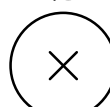
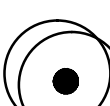


              	PROPOSED ELEVATIONS EXISTING ELEVATIONS PROPERTY LINE ELECTRICAL LINE CHAIN LINK FENCE SEWER LINE TELEPHONE LINE WATER LINE STREET LIGHT CONDUIT BLOCK WALL BUILDING CONCRETE LANDSCAPING ASPHALTIC CONCRETE ROOF DRAIN
--	--

REV.





PLANT PALETTE				
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	
TREES				
	LOPHOSTEMON CONFERTA	BRISBANE BOX	24" BOX STNDRD	
	CHITALPA TASHKENTENSIS 'PINK DAWN'	CHITALPA	24" BOX STNDRD	
	PARKINSONIA 'DESERT MUSEUM'	PALO VERDE	36" BOX STNDRD	
SHRUBS				
	LAVENDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER	5 GAL	
	LANTANA MONTEVIDENSIS	PURPLE LANTANA	1 GAL	
	PENNESETUM 'EATON CANYON'	DWARF PURPLE FNTN GRASS	1 GAL	
	ELEAGNUS PUNGENS	SILVER BERRY	5 GAL	
	HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	5 GAL	
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	5 GAL	
	PODOCARPUS ELONGATUS 'MONMAL'	ICEE BLUE YELLOW WOOD	5 GAL	

GROUNDCOVER			
	ACHILLEA TOMENTOSA	YARROW	1 GAL @ 18" O.C.
	GAILLARDIA GRAND, 'FANFARE'	BLANKET FLOWER	1 GAL @ 18" O.C.
	AGUINAGA PRODUCTS, INC.	'FOREST FLOOR'	3" THICK LAYER

NOTES:

LANDSCAPE BORDERS, PLANTERS AND ISLANDS SHALL BE SURROUNDED BY A SIX-INCH HIGH CURB TO CONTROL DRAINAGE AND PREVENT EROSION INTO THE SURROUNDING SURFACES AND SHALL HAVE A MINIMUM WIDTH OF FOUR FEET, AS MEASURED FROM THE INTERIOR OF THE CURBING

ALL LANDSCAPE AREAS SHALL HAVE A FULLY AUTOMATED IRRIGATION SYSTEM. FINAL IRRIGATION SYSTEM DESIGN SHALL COMPLY WITH THE STATE OF CALIFORNIA WATER EFFICIENT GUIDELINES

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

0 8' 16' 24' 32'

cta CHARLES TROWBRIDGE AND ASSOCIATES
17901 ROMELLE AVENUE
SANTA ANA, CA 92705
PH (714) 532-3663 FAX (714) 532-3667
char2.cta@gmail.com LANDSCAPE ARCHITECTURE LIC. # 2242

PARKING LOT LANDSCAPE AREA
ASPHALT / PARKING AREA: 4,040 S.F.
LANDSCAPE AREA REQUIRED: 4,040 S.F. X 10% = 404 S.F.
LANDSCAPE AREA PROVIDED: 494 S.F.



J.C. MARVICK & ASSOC., INC
ARCHITECTURE / PLANNING
1827 Capital Street, suite 101
Corona, Calif. 92880 951-808-0520

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ISSUE RECORD:

REVISIONS:

DRAWN: C.T. CHECKED: C.T.

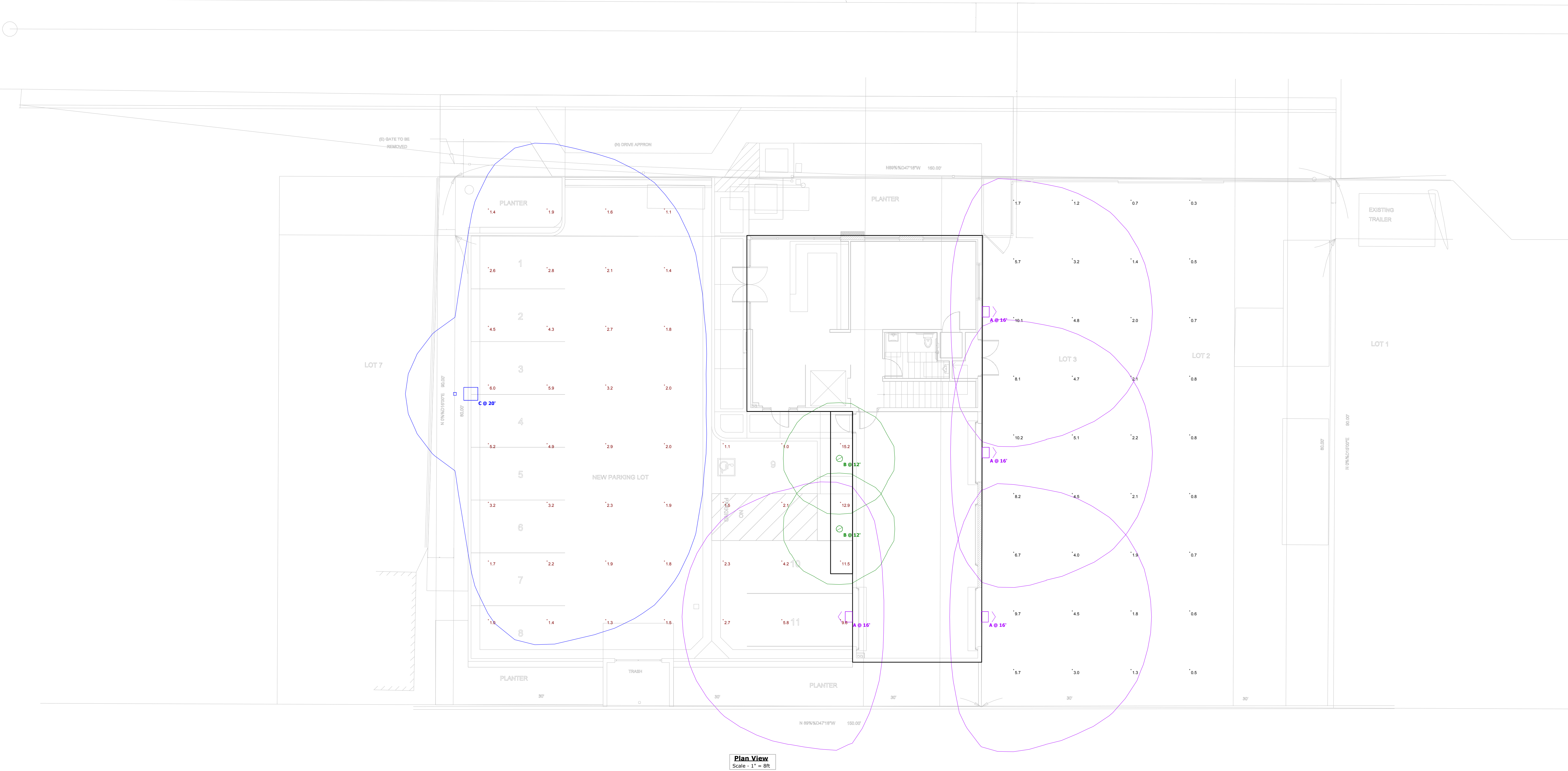
PROJECT NUMBER: 21-01 DELPINHO ROOFING

SHEET TITLE: PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER: L-1

DATE OF LAST PRINT: 9-16-

Q EAST MAIN STREET

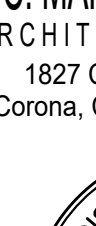


Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Light Loss Factor Wattage
	A	4	Lithonia Lighting	WIDG2 LED P5 40K 80CRI VF P500T P50H	WIDG2 LED WITH P5 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC, WITH MOTION SENSOR	B1 U0 G1 (under 6200 lumens)	WIDG2_LED_P5_40K_80CRI_VF.ies	0.9 48
	B	2	Ligman Lighting	MD 80012 W W40 XX 120/277V	Mondova 4 Recessed exterior downlights		MD-80012-W-W40.IES	0.9 21
	C	1	Lithonia Lighting	RSX1 LED P4 40K R4 MVOLT HS P50RH	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R4 Distribution with HS Shield, with Motion Sensor	B1 U0 G3	RSX1_LED_P4_40K_R4_HS.ies	0.9 133

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
Rack Area	+	3.4 f.c.	10.2 f.c.	0.3 f.c.	34.0:1	11.3:1	
Front Parking	+	3.5 f.c.	15.2 f.c.	1.0 f.c.	15.2:1	3.5:1	



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ATTACHMENT 1
OFD Fire Master Plan Notes

INSPECTION REQUIREMENTS

1. OFD site inspections are required for this project. Please schedule all field inspections at least 48 hours in advance. Call the Fire Prevention office at (714) 248-2541 for Inspection Scheduling.
2. A lumber drop inspection shall be performed prior to delivery to the site. All-weather access roads must be constructed to 18,000 lbs. topped with asphalt, concrete, or equivalent shall be in place and hydrants operational at time of lumber drop inspection.
3. For projects with fuel modification, a vegetation clearance inspection is required prior to a lumber drop inspection. If a site has an applicable vegetation clearance inspection at (714) 248-2541.
4. Phased installation of fire access roads requires additional inspections.
5. An original approved, signed, wet-stamped OFD fire master plan shall be available on-site.
6. Access roads and hydrants shall be maintained and remain clear of obstructions at all times.
7. All fire access roads shall not be permitted to be closed or partially closed.
8. Obstruction of fire lines and hydrants may result in cancellation or suspension of inspections and a notice of correction or citation will be issued.
9. Temporary fire water tanks of 60 or more gallons shall be reviewed, inspected, and permitted by the OFD prior to installation and use.
10. The project address shall be clearly posted and visible from the public road during:
 - a. time to installation and use.
11. All gates which are required for fire department access shall be equipped with either a Knox or fire department padlock.
12. Buildings of four or more stories shall be provided with stairs and a standpipe before reaching 40 feet in height.

13. Fire lane widths shall be measured from top face of the curb to top face of the curb for fire lanes with standard curbs and gutters and from flow-line to flow-line for fire lanes with modified curb designs (e.g., raised curbs, ramped curbs, etc.). The developer is responsible to verify all approved public works or grading department street improvement plans or precise grading plans conform to the minimum street width measurements per the approved ODF Fire Master Plan.
14. Permanent, temporary, and phased emergency access roads shall be designed and maintained to meet the minimum standards of 68 feet and all-weather driving capabilities.
15. Additional fire lane markings may be required at the time of inspection depending on field conditions.
16. Address numbers shall be located and be of a color and size so as to be plainly visible and legible from the roadway.
17. Access gates shall be approved prior to installation and shall be in compliance with Chapter 5 of the CFC.
18. Approved access walkways shall be provided to all required openings and all rescue windows.
19. Vegetation shall be selected and maintained in such a manner as to allow immediate access to all openings and rescue windows. This includes, but is not limited to, the use of fire-resistant alarm control panels, rescue windows, and other devices or areas used for firefighting purposes. Vegetation or building structures shall not obstruct address numbers or inhibit the functioning of alarm bells, horns, or strobes.
20. Do not store trash containers larger than 1.5 cubic yards shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved sprinkler system.
21. Any future modification to the approved Fire Master Plan or approved site plan, including but not limited to road width, grade, speed humps, turning radii, gates or other obstructions, shall require review, inspection, and approval by the ODF.

KNOX BOXES OR SWITCHES SHALL BE LOCATED ADJACENT TO AND CLEARLY VISIBLE FROM THE GATE OR DOOR SERVED. FOR GATES IN WALLS AND FENCES UP TO SIX FEET IN HEIGHT, THEY SHALL BE SECURELY MOUNTED AT A HEIGHT OF FIVE FEET ABOVE GRADE; ON BUILDINGS THEY SHALL BE MOUNTED FIVE FEET ABOVE GRADE, IN A LOCATION THAT IS EASILY ACCESSIBLE TO FIREFIGHTERS. WHEN REQUIRED, POLICE OFFICERS SHARED KNOX DEVICES (MOUNTED ON C.S.E. BELOW) SHALL MEET THE INSTALLATION REQUIREMENTS OF BOTH THE FOD AND THE POLICE DEPARTMENT REFER TO THE CITY OF ORANGE MUNICIPAL CODE AND SECURITY ORDINANCE FOR SPECIFIC REQUIREMENTS. BOXES AND SWITCHES ARE NOT REQUIRED TO BE ELECTRONICALLY MONITORED, IF THEY ARE, THEY SHALL NOT INITIATE AN ALARM SIGNAL THAT REQUIRES A RESPONSE BY THE FIRE DEPARTMENT.

- PROJECT-SPECIFIC REQUIREMENTS** (Include only those notes that are applicable to the project as designed; some notes may need to be modified to address specific project conditions)
1. An underground piping plan is required for the installation of an automatic fire sprinkler system or for a pressurized fire hydrant system. A separate plan submittal is required.
 2. A chemical process flow diagram (PFD) is required. The PFD must be approved by the ODF prior to any hazardous materials being stored or used on site. A separate plan submittal is required.
 3. Buildings used for high-piled storage shall comply with CFC requirements. A separate plan submittal is required for buildings used for high-piled storage of hazardous materials, including but not limited to, tires, carpet, etc. Five feet for high-hazard commodities such as plastics, rubber, flammable/combustible liquids, crates, etc.
 4. An automatic fire sprinkler system shall be installed in accordance with applicable codes and ordinances, and amendments, and guidelines. Sprinkler systems, other than those listed in CFC Chapter 9, shall be monitored by an approved central station. Separate plan submittals for the sprinkler and monitoring systems are required. Design of an automatic fire sprinkler system shall be based on a fire hazard analysis (with or without a fire protection engineer's review) which has been conducted per NFPA 13 requirements and witnessed by a department representative.
 5. Buildings containing industrial refrigeration systems shall comply with CFC requirements. A separate plan submittal is required if refrigerant quantities exceed thresholds.
 6. A fire alarm system shall be installed in accordance with applicable codes and ordinances, amendments, and guidelines. A separate plan submittal is required.
 7. Structures located in a Fire Hazard Severity Zone, Special Fire Protection Area, or Wildland-Urban Interface Fire Area are subject to the construction requirements prescribed in Chapter 7A of the ODF Fire Code or 2019 CFC. Construction materials/methods are reviewed and inspected by the Building Department.
 8. One or more structures shown on this plan are located adjacent to a fuel modification area. Changes to the fuel modification area, including new structures, or addition/alteration to existing structures requires review and approval by the ODF.

Diagram of a "FIRE LANE NO PARKING" sign. The sign is rectangular with rounded corners, 18" high and 12" wide. It features the text "FIRE LANE" at the top, a horizontal line in the middle, and "NO PARKING" at the bottom. A callout indicates that the text is "2" bold, condensed red lettering on a white reflective background. Below the sign, a diagram shows the sign mounted on a post with a "Mount one sign on" label. A dashed line indicates the "Curb(s) shall be marked as fire lane (front & 30' wide)." with arrows pointing to the curb and the 30-foot width.

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

"Fire Lane—No Parking" sign shown in Attachment 12 may be used as an alternative. Signs shall be securely mounted on the front and back face of the gate clearly visible to traffic entering the designated area. Signs shall be made of a durable material.

STANDARD CURB

ROLLED CURB

NO CURB/
FLARED CURB

Each diagram shows a red sign with the text "FIRE LANE - NO PARKING". The sign is mounted on a curb. The "STANDARD CURB" diagram shows a simple curb. The "ROLLED CURB" diagram shows a curb with a rounded top. The "NO CURB/ FLARED CURB" diagram shows a curb that flares out, with a dimension line indicating a width of 6'.

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

The diagram shows a rectangular sign with rounded corners. The text on the sign is as follows:

- NOTICE** (in red, underlined)
- NO PARKING IN AREAS MARKED AS** (in red)
- FIRE LANE** (in white on a red background)
- VIOLATING VEHICLES WILL BE CITED OR TOWED AT OWNER'S EXPENSE** (in red)
- O.M.C. Sec. 15.32.010**
- O.P.D. 744-7444**
- TOWING COMPANY NAME & PHONE #**
- CVC 22655(a) CVC 22650.1**

Dimensions and specifications are indicated by arrows and text:

- 30"** (height of the sign)
- 18"** (width of the sign)
- 1-3/8" reflective backing** (pointing to the top and bottom sections)
- 2-3/4" reflective on red backing** (pointing to the red 'FIRE LANE' section)
- 1-3/8" reflective backing** (pointing to the bottom section)
- 1" red white reflective backing** (pointing to the bottom section)

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

This sign shall be posted at all vehicle entrances to areas marked with either red curbs or fire lanes. Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per Attachments 13 and 14.

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