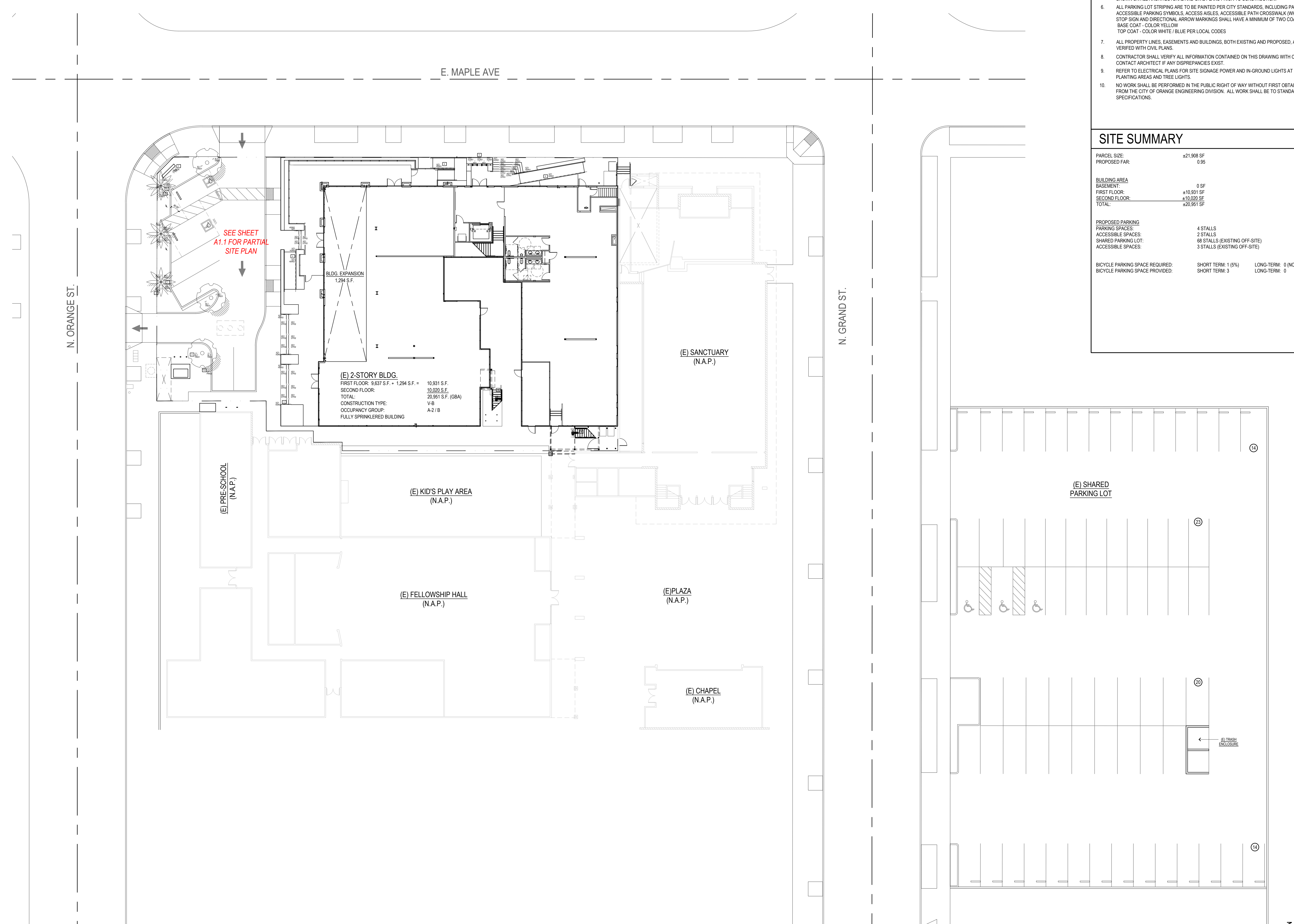


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(E) 2-STORY BLDG.
 FIRST FLOOR: 9,637 S.F. + 1,294 S.F. = 10,931 S.F.
 SECOND FLOOR: 10,020 S.F.
 TOTAL: 20,951 S.F. (GBA)
 CONSTRUCTION TYPE: V-8
 OCCUPANCY GROUP: A-2/B
 FULLY SPRINKLERED BUILDING

GENERAL NOTES

1. REFER TO CIVIL PLANS FOR SITE DIMENSIONS, GRADING, PAVING, CONCRETE CURBS, DRAINAGE AND HORIZONTAL CONTROLS.
2. REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPE, PLANTING, IRRIGATION, FINE GRADING AND SOILS PREPARATION.
3. REFER TO GEOTECHNICAL REPORT FOR INFORMATION REGARDING GRADING, BEARING VALUES, COMPACTION, PAVING SECTIONS, CONCRETE MIX DESIGN AND SOIL AMENDMENT INFORMATION.
4. VERIFY THAT ALL GRADES ON SITE COMPLY WITH REQUIREMENTS FOR ACCESSIBILITY AS SHOWN ON ALL ARCHITECTURAL AND CIVIL PLANS PRIOR TO CONSTRUCTION.
5. VERIFY THAT ALL CLEARANCES ON SITE COMPLY WITH REQUIREMENTS FOR ACCESSIBILITY AS SHOWN ON ALL ARCHITECTURAL AND CIVIL PLANS PRIOR TO CONSTRUCTION.
6. ALL PARKING LOT STRIPING ARE TO BE PAINTED PER CITY STANDARDS, INCLUDING PAINTED ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, ACCESSIBLE PATH CROSSWALK (WHERE OCCURS), STOP SIGN AND DIRECTIONAL ARROW MARKINGS SHALL HAVE A MINIMUM OF TWO COATS OF PAINT: BASE COAT - COLOR YELLOW TOP COAT - COLOR WHITE (BLUE PER LOCAL CODES)
7. ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE TO BE VERIFIED WITH CIVIL PLANS.
8. CONTRACTOR SHALL VERIFY ALL INFORMATION CONTAINED ON THIS DRAWING WITH CIVIL DRAWINGS, CONTACT ARCHITECT IF ANY DISCREPANCIES EXIST.
9. REFER TO ELECTRICAL PLANS FOR SITE SIGNAGE POWER AND IN-GROUND LIGHTS AT LANDSCAPE PLANTING AREAS AND TREE LIGHTS.
10. NO WORK SHALL BE PERFORMED IN THE PUBLIC RIGHT OF WAY WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF ORANGE ENGINEERING DIVISION. ALL WORK SHALL BE TO STANDARD SPECIFICATIONS.

SITE SUMMARY

PARCEL SIZE:	±21,908 SF
PROPOSED FAR:	0.95
BUILDING AREA	
BASEMENT:	0 SF
FIRST FLOOR:	±10,931 SF
SECOND FLOOR:	±10,020 SF
TOTAL:	±20,951 SF
PROPOSED PARKING	
PARKING SPACES:	4 STALLS
ACCESSIBLE SPACES:	2 STALLS
SHARED PARKING LOT:	68 STALLS (EXISTING OFF-SITE)
ACCESSIBLE SPACES:	3 STALLS (EXISTING OFF-SITE)
BICYCLE PARKING SPACE REQUIRED:	SHORT TERM: 1 (5%) LONG-TERM: 0 (NOT ADDING PRGR)
BICYCLE PARKING SPACE PROVIDED:	SHORT TERM: 3 LONG-TERM: 0

AO
 Architects.
 Design.
 Relationships.

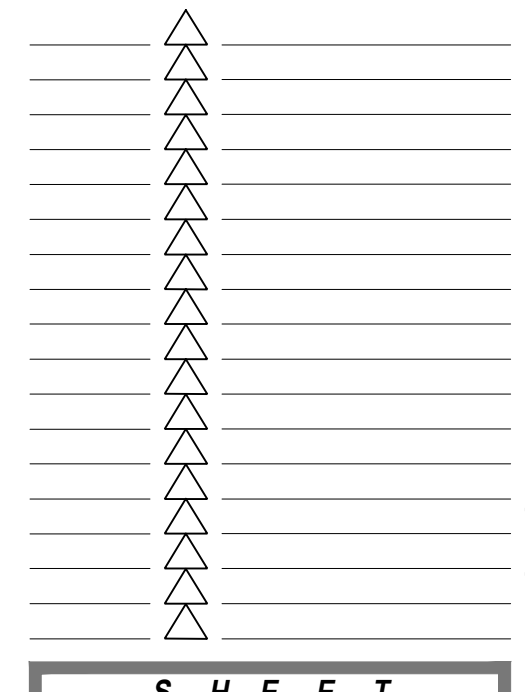
SEAL

CONSULTANT

191 N. ORANGE ST.
 191 N. ORANGE ST.
 ORANGE, CA 92866

OVERALL SITE PLAN

Project Number:	2020-072
Plan Check Number:	-
DD SET	06-03-2023
PLAN CHECK SUBMITTAL	05-31-2023

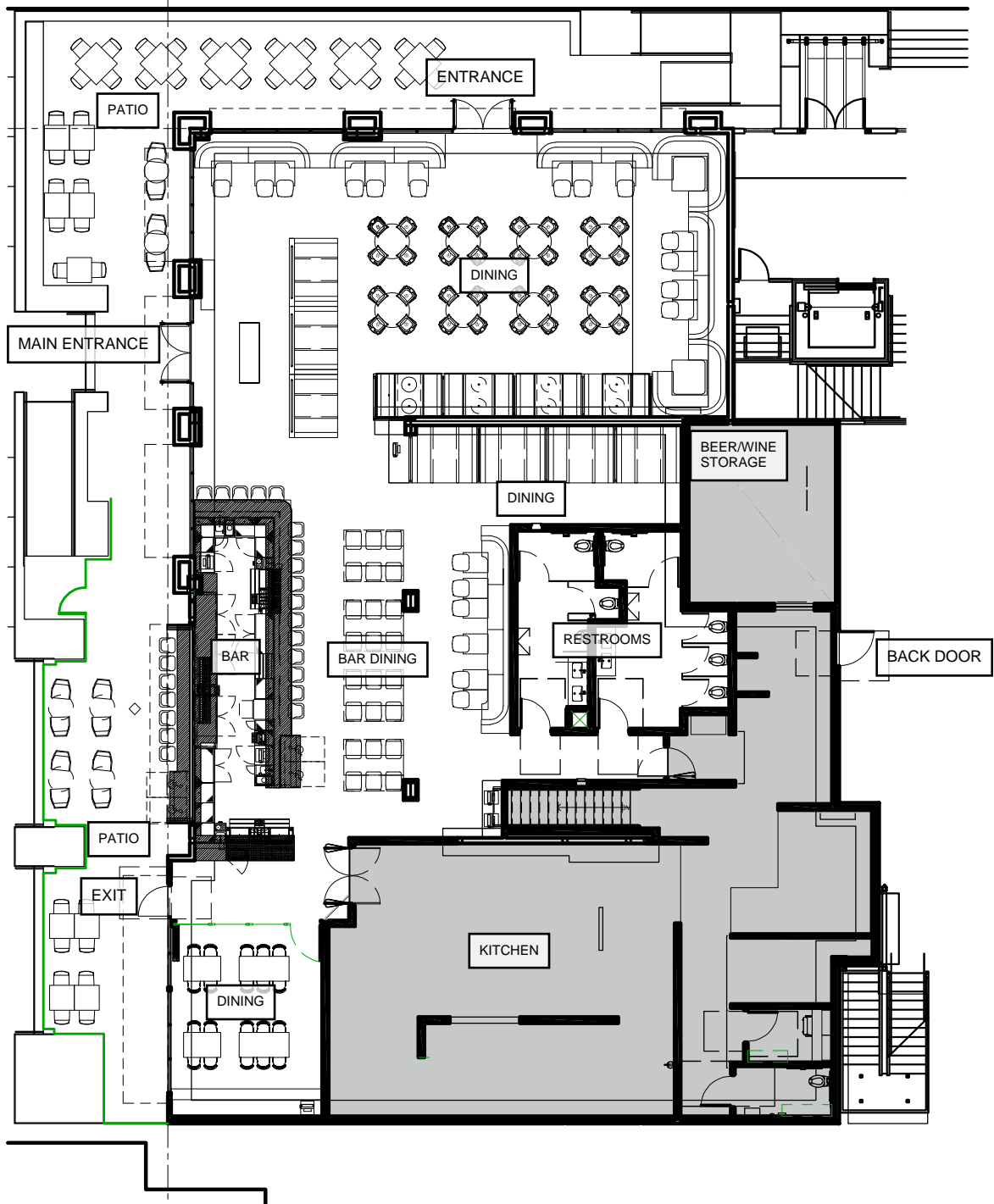


SHEET

A1.0

1ST CITY SUBMITTAL: 05/31/2023

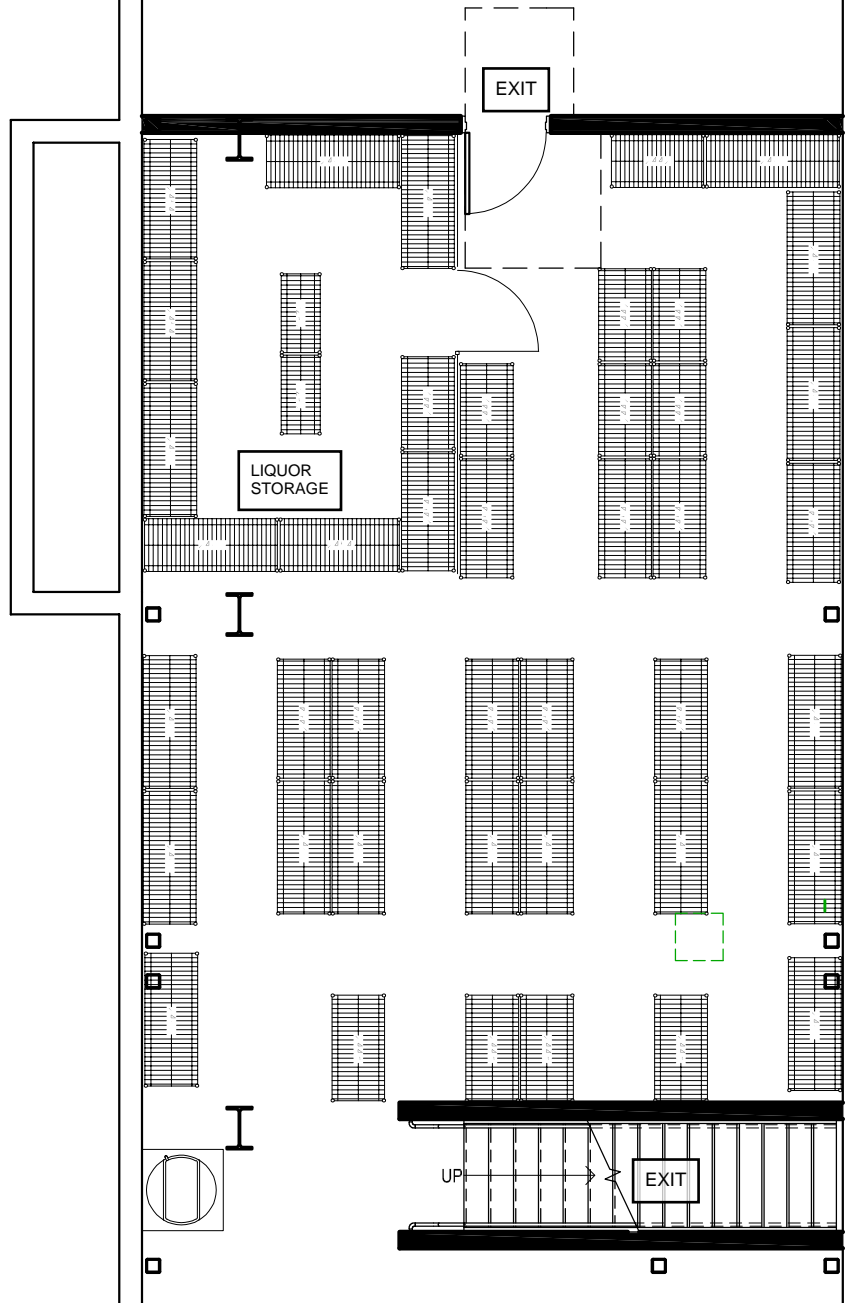
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1 CDO - ORANGE - GROUND LEVEL
 SCALE: NTS
 ADDRESS: 191 NORTH ORANGE STREET, ORANGE, CALIFORNIA 92866

SQUARE FOOTAGE - LEVEL 01:		SEAT COUNT:	
INTERIOR:	6,040	INTERIOR:	201
PATIO:	1,385	PATIO:	54
TOTAL:	7,425	TOTAL:	255





1 CDO - ORANGE - BASEMENT LEVEL
 SCALE: NTS
 ADDRESS: 191 NORTH ORANGE STREET, ORANGE, CALIFORNIA 92866

SQUARE FOOTAGE - BASEMENT:
 INTERIOR: 1,057
 PATIO: 0
 TOTAL: 1,057

SEAT COUNT:
 INTERIOR: 0
 PATIO: 0
 TOTAL: 0

