CITY OF ORANGE

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION | (714) 744-7220

MEMORANDUM

TO: Chair Farfan and Design Review Committee Members

FROM: Hayden Beckman, Principal Planner

DATE: May 20, 2026

SUBJECT: May 20, 2026, Agenda Item 4.2, 173 N. Waverly Street, DRC No. 26-0060

Attached is the Historic Assessment for Item 4.2 on the May 20, 2026 Design Review Committee agenda. This is the 180-square-foot addition to a non-contributing single-family home in the Old Towne Historic District at 173 N Waverly Street (Design Review No. 26-0060).

Attachments: Historic Assessment

Historic Compatibility Assessment

173 North Waverly Street [APN #386-062-03]

29 January 2026

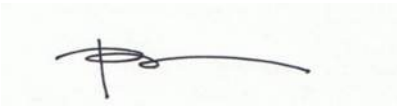
Introduction

The owner of the aforementioned parcel is proposing additions to a single-family residence and conversion of an existing detached garage into an accessory dwelling unit.

The property is situated within both the *Old Towne Historic District* and the *Old Towne Orange Historic District*. Although a non-contributor to the historic districts, changes to the property are subject to the *Historic Preservation Design Standards for Old Towne*.

At the request of the property owner, JANUS has prepared the following assessment analyzing the proposed changes for their conformance to the applicable historic preservation standards. The assessment has been prepared in 2 parts; Part I assessing the proposed additions to the existing single-family home, and Part II assessing the proposed garage conversion.

Based upon the analysis and findings included in Parts I and II of this analysis, **JANUS is of the opinion that the project is in general conformance with the Historic Preservation Design Standards.**



Robert Imboden, Associate AIA
Owner | JANUS

Figure 01: Street view of 173 North Waverly Street [facing east-southeast].

Methodology

JANUS conducted a site visit to the property on September 4, 2025. The visit was carried out to observe the existing site conditions, photo document the property and surrounding neighborhood development. JANUS has also reviewed the project documents [dated July 28, 2025] prepared by L Lewis CAD Services.

Qualifications

This assessment has been prepared by Robert Imboden. Robert is the owner and principal of JANUS, an Orange County-based consulting firm specializing in the treatment of landmark properties. Robert meets and exceeds the Secretary of the Interior's Professional Qualifications [36CFR Part 61] in the areas of Architecture, Historic Architecture, History and Architectural History.

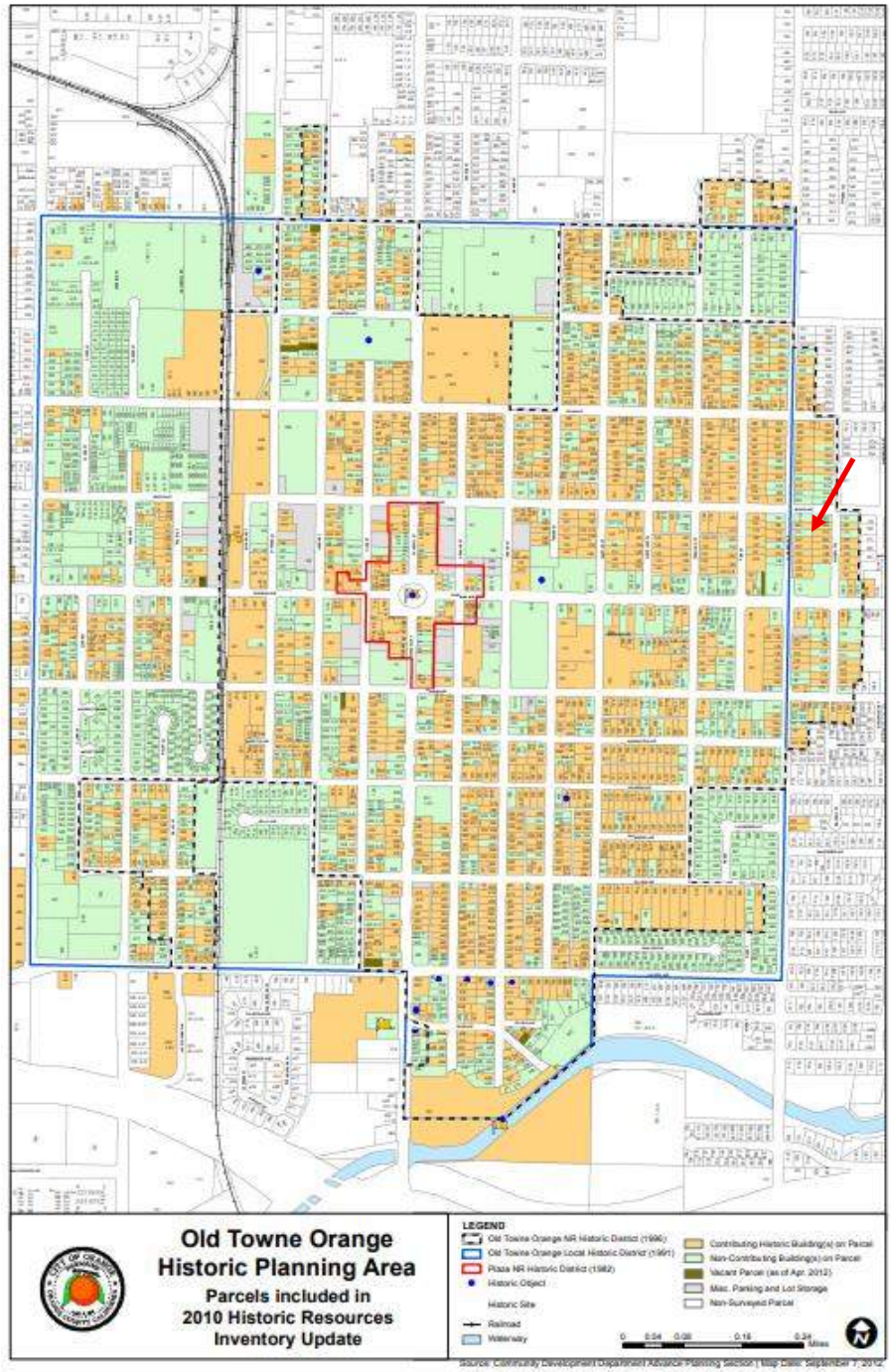


Figure 02: Old Towne Orange Historic Planning Area with boundaries of the Old Towne Orange National Register Historic District [dashed black line] and Old Towne Orange Local Historic District [solid blue line]. Source: City of Orange Community Development Department. Red arrow indicating location of subject property added by JANUS.

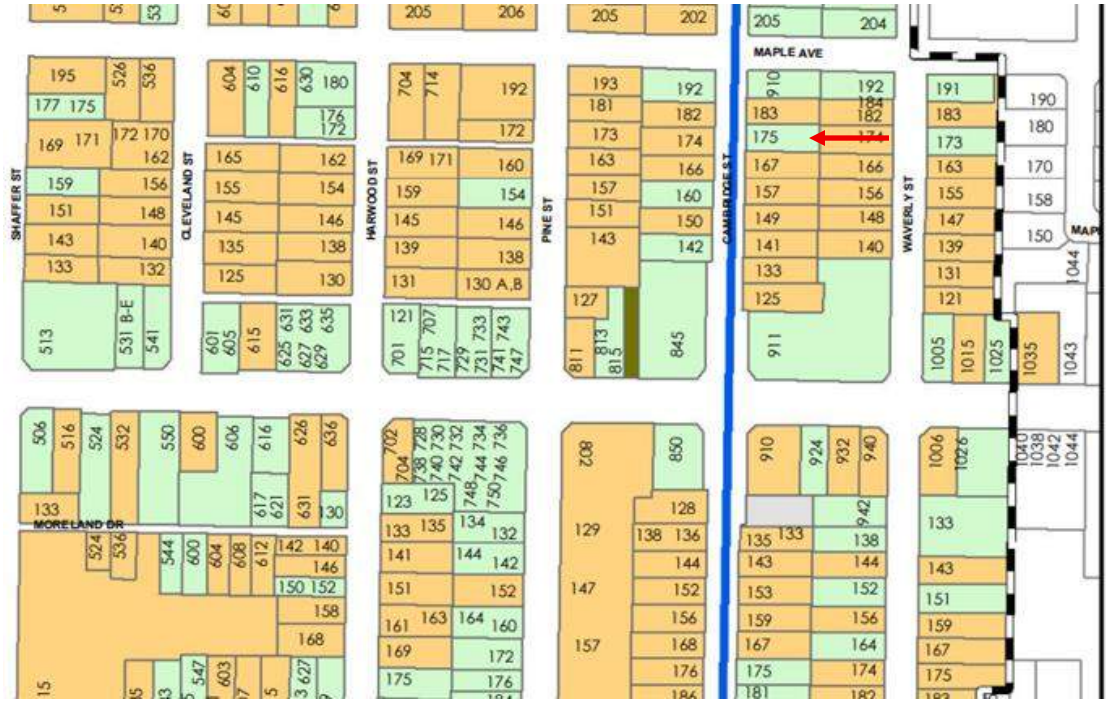


Figure 03: Old Towne Orange Historic Planning Area [detail]. City of Orange Community Development Department. Non-contributing properties are identified in green. Red arrow indicating location of property by JANUS.

Figure 04: Aerial view of subject property outlined in red. Source Google Maps, September 2025. [Edited by JANUS].

Setting

The subject property is a 6,750 square-foot rectangular parcel situated on the east side of the 100 block of North Waverly Street [between West Chapman and West Maple Avenues]. The parcel is currently developed with a 1,254-square-foot, single story home. Situated in front of the home, there is a 295-square-foot detached garage.

Both the home and garage are in the California Ranch style. The surrounding residential development dates from the 1920-1950s, with all properties having been built originally as single-family homes. The majority of properties are contributors to the Old Towne Orange Historic District [local designation]. The predominate development pattern along this section of North Waverly includes vintage homes dating from both the pre- and post-war eras. The homes range in size from 1,012 to 2,375 square feet. The average floor area ratio for the block is .24 [see Table 1]. Most homes are set back approximately 20 feet from the front property lines.

Table 1: Surrounding Development

Address	Status	House s.f. /Lot s.f.	F.A.R.	Yr. built
121 N. Waverly	contributor	1,794 / 6,750	.26	1935
131 N. Waverly	contributor	1,116 / 6,750	.16	1923
139 N. Waverly	contributor	2,375 / 6,750	.35	1923
147 N. Waverly	contributor	1,726 / 6,750	.25	1935
155 N. Waverly	contributor	1,970 / 6,752	.29	1924
163 N. Waverly	contributor	1,737 / 6,750	.25	1924
173 N. Waverly	non-contributor	1,434* / 6,750	.21	1946
183 N. Waverly	contributor	2,951 / 7,405	.39	1924
191 N. Waverly	non-contributor	1,625 / 6,000	.27	1951
140 N. Waverly	contributor	1,433 / 6,750	.21	1926
148 N. Waverly	contributor	1,212 / 6,750	.17	1923
156 N. Waverly	contributor	1,424 / 6,750	.21	1935
166 N. Waverly	contributor	1,481 / 6,750	.21	1934
174 N. Waverly	contributor	1,471 / 6,750	.21	1923
182/184 N. Waverly	contributor	1,012 / 6,744	.15	1930
192 N. Waverly	non-contributor	1,859 / 6,750	.27	1946
		Block Average	.24	

** Area includes proposed project*

Table 1: Development Table. Note that the floor area ratios shown reflect living area only and do not include garages. Source: Data derived from various on-line public sources. The subject property is highlighted.

The front yard areas are generally landscaped with a variety of traditional landscape materials including shrubs, trees and turf lawns. Concrete sidewalks line both sides of North Waverly Street. A modest parkway planted with street trees, separates the street and sidewalks. A combination of both 1- and 2-car detached garages are typically situated near the rear of the properties. Concrete driveways off of North Waverly Street provide vehicular access to the garages.

Property Description

The siting of the existing home is unconventional for Old Towne in that it is set back approximately 80 feet from the front property line, and the existing rear setback is 10 feet. In a manner also unusual for the neighborhood, the garage is located directly in front of the home. Constructed of masonry, the garage is set back approximately 45 feet from the front property line.

The existing home is irregular in plan, resulting from a series of modifications over time. While the front of the home is oriented toward the west [facing North Waverly Street], the entry door faces the north side of the property.

Entry to the home occurs under a simple porch supported by square wooden posts. Out of character with the California Ranch style and presumably not original, the porch posts are adorned with Victorian-era style ball and stick brackets. The primary entry door features an art glass window and multi-pane sidelight. Also sheltered under the porch is a prominent bay window supported by substantial corbel brackets. The wood-framed home is clad in a variety of materials, including both wide horizontal and vertical wood siding, stucco, rough sawn plywood and conventional [beveled] wood siding. The low-pitched roof is also complex in form, with a ranging variety of overhanging eaves.

Some of the home's wooden windows and glazed doors feature thin, horizontal muntins, characteristic of the home's original era of construction. Other windows, as well as the primary entry door, side light and bay window are metal clad and are thus later modifications to the home.

A red brick chimney serving the living room fireplace is visible at the northernmost portion of the roof. The rear and sides of the property are enclosed with a combination of wood and concrete block privacy walls. A white picket fence encloses the front lawn.

Figure 05: 173 North Waverly Street [facing southeast]. Source: JANUS

Figure 06: Entry of 173 North Waverly Street [facing southeast]. Source: JANUS

Figure 07: North façade of 173 North Waverly Street [facing southeast]. Source: JANUS

Figure 08: Northeast corner of 173 North Waverly Street [facing southwest]. Source: JANUS

Figure 09: South façade of 173 North Waverly Street [facing west]. Source: JANUS

Figure 10: South façade of 173 North Waverly Street [facing west]. Source: JANUS

Figure 11: South façade of 173 North Waverly Street [facing east]. Source: JANUS

Figure 12: West façade of 173 North Waverly Street [facing southeast]. Source: JANUS

Figure 13: West façade of 173 North Waverly Street [facing south]. Source: JANUS

The detached, single-car garage is situated directly in front of the home and appears to date from the same era as the home. The plan of the garage is a simple rectangular form, with a simple gable roof oriented in the east/west direction. The garage's four facades are comprised of painted masonry, with vertical wood cladding under the rake eaves. The modest overhangs are finished with barge rafters and fascia boards. The metal vehicular door with horizontal banding faces directly toward North Waverly Street. A wooden pedestrian door is located off center at the north façade. A vintage wood sash, double-hung window [2 over 2] with horizontal muntins is centered at the east façade. The garage is void of any ornamentation with the exception of dog-ear notching of the wooden cladding at the gables.

Figure 14: West façade of detached garage at 173 North Waverly Street [facing east]. Source: JANUS

Figure 15: Northeast corner of detached garage at 173 North Waverly Street [facing southwest]. Source: JANUS

Figure 16: Existing door at north garage façade [facing south]. Source: JANUS

Figure 17: Existing window at east garage façade [facing west]. Source: JANUS

Project Description

The following project description is based upon the scope of work depicted in drawings provided to JANUS on January 6, 2026. A copy of those drawings is provided as an appendix to this assessment.

The current owner is proposing modifications to both the home and garage. The modifications to the property include:

- demolition of existing bathroom at western façade and construction of new bathroom and walk-in closet
- demolition of existing exterior wall and addition to existing bedroom at eastern façade
- replacement of many of the home's windows
- reconfiguration of the existing floor plan
- relocation of existing exterior door
- limited replacement of some exterior siding
- conversion of existing detached garage located on western side of home

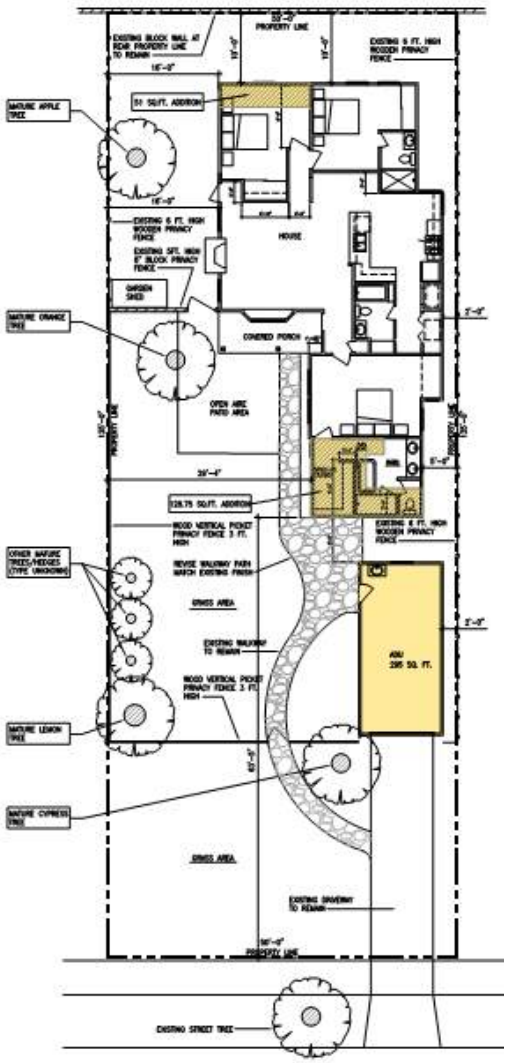


Figure 18: Proposed Site Plan with locations of work shown in yellow. Source: L Lewis CAD Services "Existing and Proposed Plot Plans" Sheet A-1.0. Edit by JANUS

Part I

Primary Bathroom/Closet Addition

The existing primary bathroom situated at the western façade of the home will be largely demolished and replaced with a new bathroom and walk-in closet. A portion of the existing roof will also be demolished to accommodate a new roof form at the proposed addition.

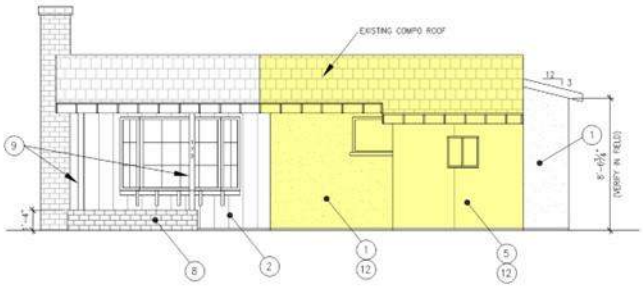


Figure 19: Elevation of existing west [front] façade with primary bath area to be altered shown in yellow. Source: L Lewis CAD Services "Existing Elevations - House" Sheet A-3.0. Edit by JANUS.

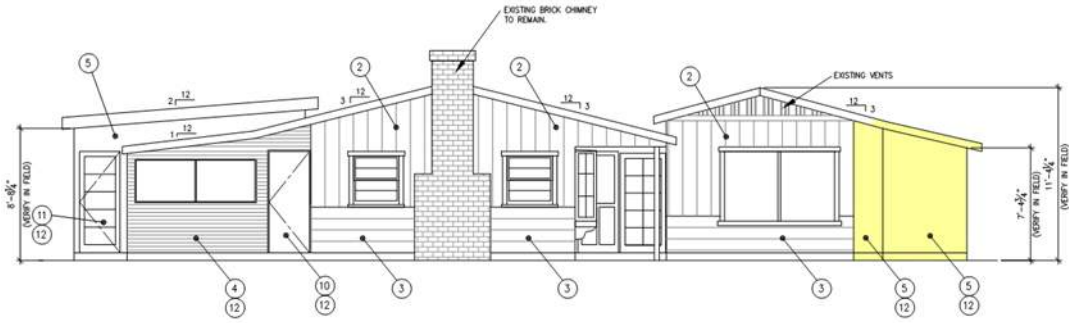


Figure 20: Elevation of existing north façade with primary bath area to be altered shown in yellow. Source: L Lewis CAD Services "Existing Elevations - House" Sheet A-3.0. Edit by JANUS.

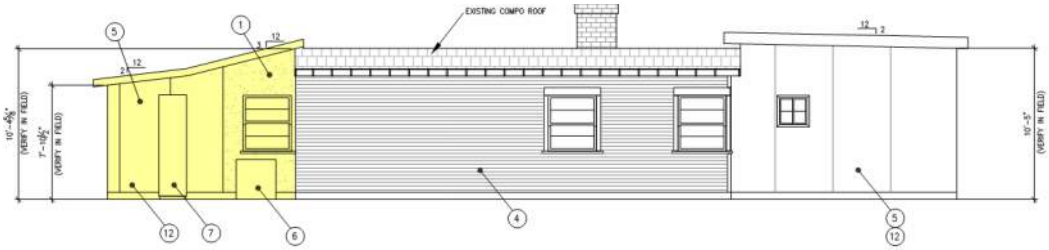


Figure 21: Elevation of existing south façade with primary bath area to be altered shown in yellow. Source: L Lewis CAD Services "Existing Elevations - House" Sheet A-3.0. Edit by JANUS.

The form, configuration and exterior finishes indicate that the existing primary bath is a previous addition to the home. The unusual L-shape plan of the bathroom appears to respond to maintaining a window located in the front/west façade of the primary bedroom. Both the style and material [aluminum] of the bathroom window suggest it dates later than the 1946 construction of the house.

Figure 22: View of existing primary bathroom [to be demolished] with rough-sawn plywood siding and aluminum sash window [facing southeast]. Source: JANUS

The rough-sawn plywood cladding of the existing bathroom is a distinct departure from the vertical and horizontal wood cladding found throughout the home and is also at odds with the ranch style of the home. A prefabricated, metal water heater cabinet is located along the southern façade of the bathroom.

The existing roof form of the bathroom is a simple shed roof with a slightly shallower pitch than that of the adjacent bedroom. This portion of the roof will also be demolished to accommodate the proposed addition.

Figure 23: View of existing primary bathroom [to be demolished] with exterior water heater cabinet [facing east]. Source: JANUS

The proposed primary bathroom and walk-in closet addition is rectangular in plan. A new simple gabled roof will replace the existing shed roof. The new bathroom/closet addition will have an overall height of 11' 3'. A small hip transition will join the existing ridge height of 10' 4". The new roof is to be finished in common tab style asphalt singles matching the existing roof. Fascia boards are proposed for the moderate-depth eaves.

The addition will be clad in vertical board and batten siding using fiber cement panels. The full-height cladding will extend to the underside of the gable roof.

One fiberglass sash window is proposed for the north façade of the addition.

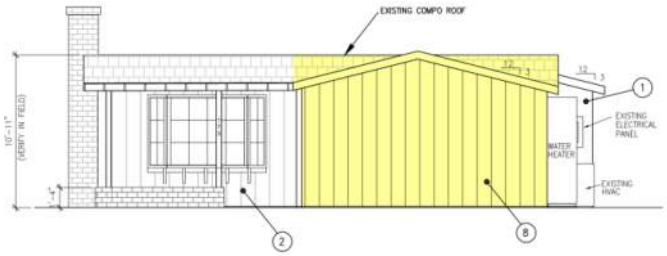


Figure 24: Elevation of proposed west [front] façade with primary bathroom and closet addition. Source: L Lewis CAD Services "Proposed Elevations - House" Sheet A-3.2. Edit by JANUS.

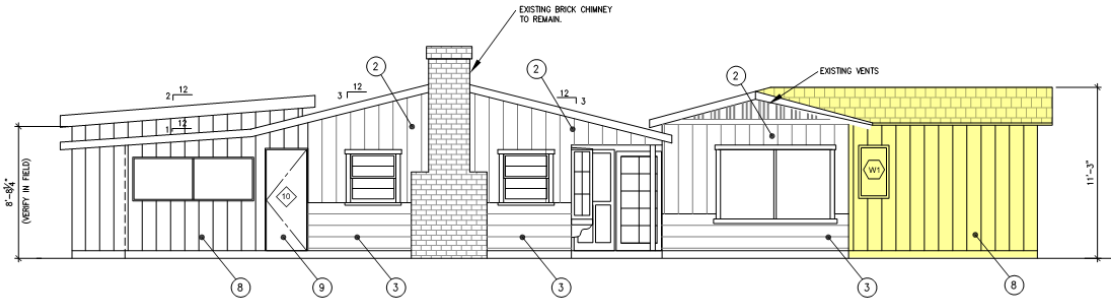


Figure 25: Elevation of proposed north [side] façade with primary bathroom/closet. Source: L Lewis CAD Services "Proposed Elevations - House" Sheet A-3.2. Edit by JANUS.

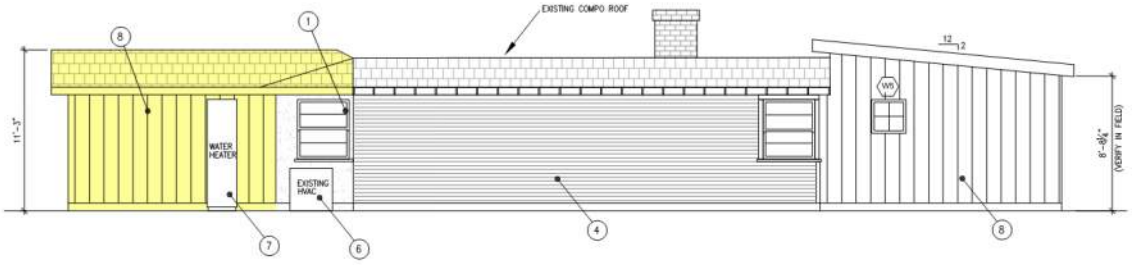


Figure 26: Elevation of proposed south [side] façade with primary bathroom/closet addition. Source: L Lewis CAD Services "Proposed Elevations - House" Sheet A-3.2. Edit by JANUS.

Rear Bedroom Addition

The project also includes a modest addition at the rear of the house in order to expand an existing bedroom. The dissimilar cladding [wood lap siding], aluminum sash windows and trims, suggest this portion of the house to also be a later addition. That supposition is further supported by a pair of glazed French style doors accessing this room at the interior.

The bedroom addition will extend the existing rear façade to align with that of an adjacent bedroom. The project will remove/demolish two aluminum sash windows at the east [rear] façade. The existing horizontal wood siding will also be removed and replaced. A portion of the existing roof will also be demolished in order to accommodate the proposed addition. The new roof, barge board and finish will match the existing. The eave rafters will remain exposed as no fascia board is proposed. A vintage glazed door removed from the rear of the home will also be repurposed to replace an existing slab style door at the north façade. Similar to the front addition, the rear will be clad in vertical board and batten siding using fiber cement panels.

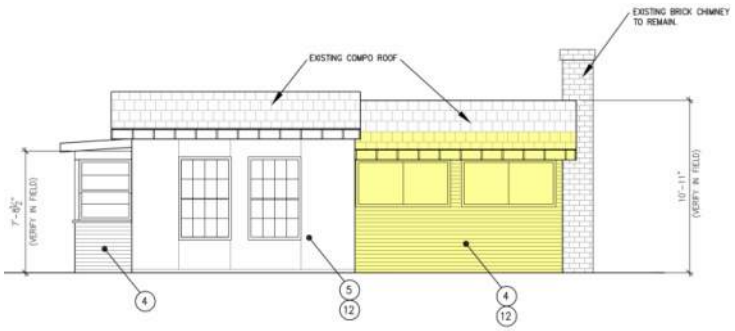


Figure 27: Elevation of existing east [rear] façade with portions [façade, roof and windows] to be altered/ demolished. Source: L Lewis CAD Services "Existing Elevations - House" Sheet A-3.0. Edit by JANUS.

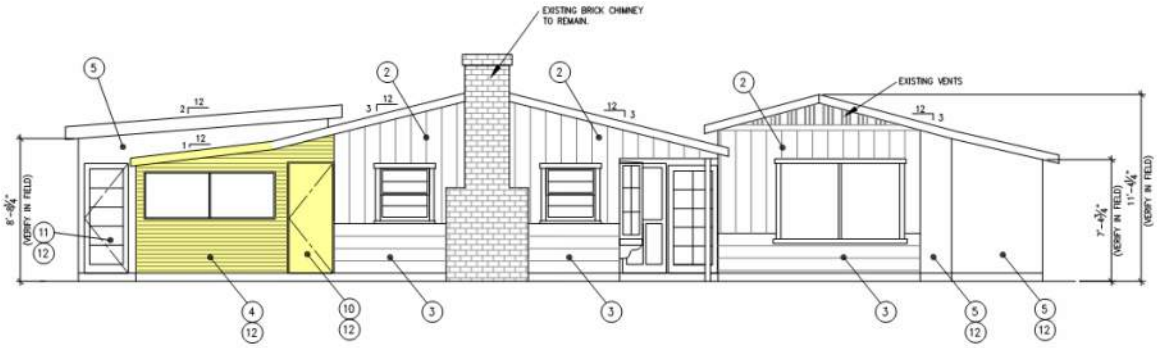


Figure 28: Elevation of existing north [side] façade with portions [façade, roof and windows] to be altered/ demolished. Source: L Lewis CAD Services "Existing Elevations - House" Sheet A-3.0. Edit by JANUS.

Figure 29: View of existing north [side] façade with area to be demolished/altered to accommodate proposed bedroom addition. An existing slab style door will also be replaced. Source: JANUS.

Figure 30: View of existing east [rear] façade with area to be demolished/altered to accommodate proposed bedroom addition. Source: JANUS.

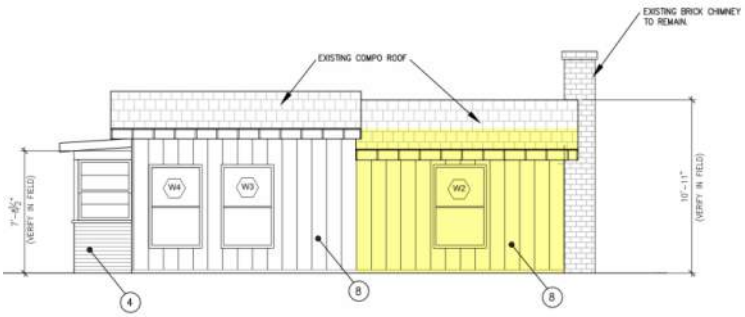


Figure 31: Elevation of proposed east [rear] façade with portions to be altered [façade, roof and windows] Source: L Lewis CAD Services "Proposed Elevations - House" Sheet A-3.2. Edit by JANUS.

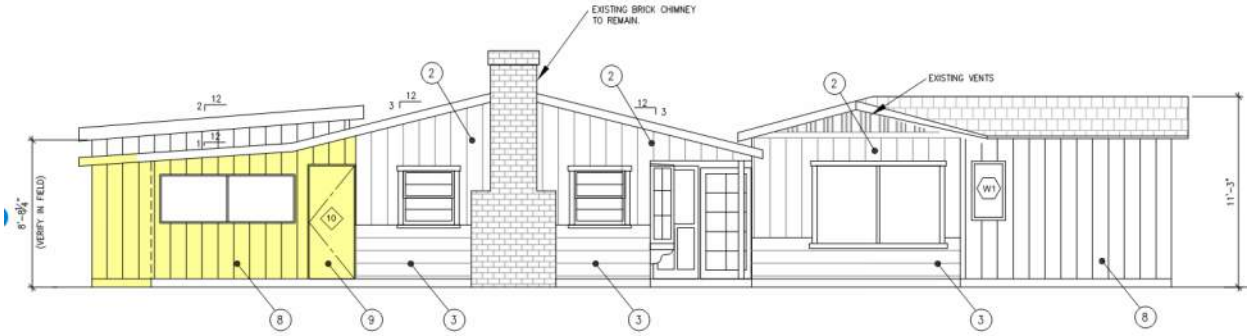


Figure 32: Elevation of proposed north [side] façade with portions to be altered [façade and door] altered. Source: L Lewis CAD Services "Existing Elevations - House" Sheet A-3.0. Edit by JANUS.

Siding and Window Replacement

The project also includes the replacement of existing cladding and the replacement of the existing windows at a portion of the rear of the house. The existing rough sawn plywood cladding will be replaced with vertical board and batten siding using fiber cement panels. Two metal clad windows at the east facade, and one at the south façade, will be replaced with fiberglass sash models. As previously noted, a vintage glazed door will be removed and reinstalled at the north façade of the home.

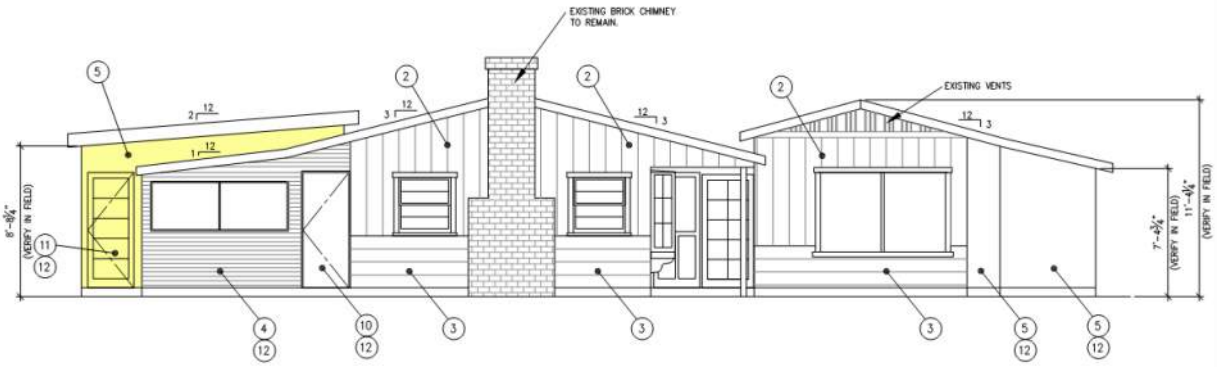


Figure 33: View of existing north [side] façade with area to be altered. Source: L Lewis CAD Services "Existing Elevations" A-3.0. Edit by JANUS.

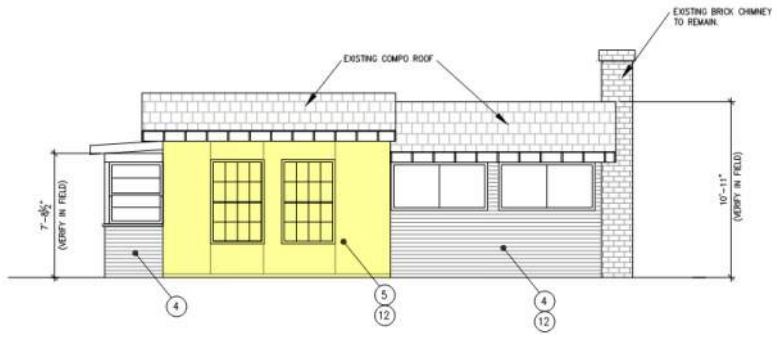


Figure 34: View of existing east [rear] façade with area to be altered. Source: L Lewis CAD Services "Existing Elevations" Sheet A-3.0. Edit by JANUS.

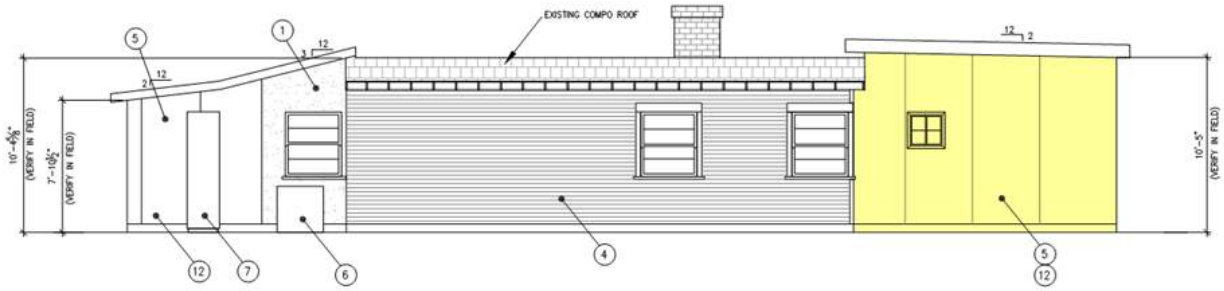


Figure 35: View of existing south [side] façade with area to be altered. Source: L Lewis CAD Services "Existing Elevations" Sheet A-3.0. Edit by JANUS.

Figure 36: View of existing exterior rough sawn plywood cladding and windows to be replaced at rear bedroom [facing north]. Source: JANUS.

Figure 37: View of existing exterior rough sawn plywood cladding and windows to be replaced at rear bedroom [facing south]. Source: JANUS.

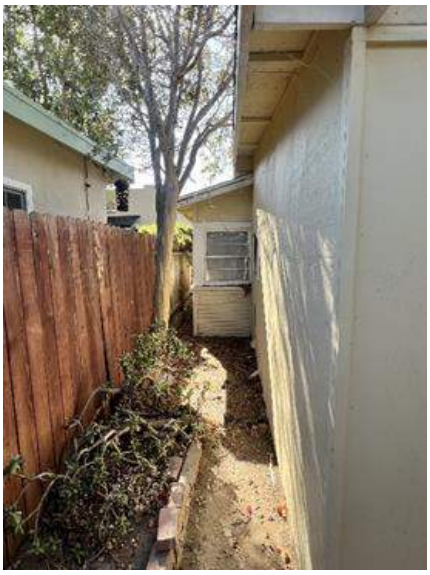


Figure 38: View of existing exterior rough sawn plywood cladding and windows to be replaced at rear bedroom [facing west]. Source: JANUS.

Analysis of Proposed Changes

Because the property is located within the historic district[s], the proposed project is subject to the Historic Preservation Design Standards [HPD Standards].

The HPD Standards are locally adopted standards, intended to protect the unique historic character of Old Towne Orange.[1] Utilizing these standards, the following analysis includes consideration of the proposed project from both the perspective as an individual property, but also from within the context of the historic district[s].

STANDARDS FOR NON-CONTRIBUTING BUILDINGS IN HISTORIC DISTRICTS

1. *Non-contributing properties shall comply with the Standards for Historic Residential Buildings – Setting:*

Setting

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

Although the property is not a contributing resource, the proposed scope of work is modest in scale and will preserve the expansive front yard that exists on the property today. The proposed scope of work will also not affect the existing side yard setbacks. **The proposed project adheres to Setting Standard 1.**

Setting Standard 2: *Historic walkways, driveways, and other hardscape features in the front yard shall be preserved.*

a. *Unpainted historic walls, curbs, or planters should not be painted.*

The proposed project does not include changes to the historic walkways, driveways, or other hardscape features in the front yard, nor the painting of any historic walls, curbs, or planters. **The proposed project adheres to Setting Standard 2.**

[1] City of Orange, Historic Preservation Design Standards, December 12, 2018

Setting Standard 3: *Repairs or expansion of paving or hardscape features should match the historic features in materials, color, texture, and finish.*

a. *The appropriate concrete paving material for driveways or walkways is a natural grey concrete, textured to expose the fine aggregates through an acid wash or light retardant finish.*
b. *Alternate paving materials in front or side yards visible from the street may be considered, if they are compatible with the building and the streetscape.*

The proposed project does not include r*epairs or expansion of paving or hardscape features.* **The proposed project adheres to Setting Standard 3.**

Setting Standard 4: *Parkways, front yards, and side yards should be reserved for landscape. Paving or non-porous surfaces should be minimized.*

The proposed project does not include the paving of landscape areas. **The proposed project adheres to Setting Standard 4.**

Setting Standard 5: *Parking areas should be located at the rear of the site and should be screened from public view by appropriate fencing or landscaping.*

The proposed project does not include the addition of any parking areas. **The proposed project adheres to Setting Standard 5.**

Setting Standard 6: *Widening an existing driveway is generally not appropriate.*

a. *Driveways between 9 and 12 feet are generally appropriate and provide adequate room to maneuver vehicles*
b. *Driveways may have a center planting strip. The planting strip should be a minimum of 18 inches wide.*

The proposed project does not include widening of the existing driveway. **The proposed project adheres to Setting Standard 6.**

Setting Standard 7: *Front yard fencing may be installed, provided that it matches the prevailing pattern of fencing in the streetscape.*

a. *Front yard fencing should be low and transparent, using materials that are in keeping with the character of the house.*
b. *Wrought iron fences may be appropriate for Spanish Colonial Revival or Tudor Revival houses.*
c. *Wood picket fences may be appropriate for Craftsman or Folk Victorian houses.*
d. *Utilitarian wire and wood or steel post fences were frequently used during the historic districts' period of significance and are an appropriate style for new front yard fencing.*
e. *Solid masonry walls in the front yard are generally not appropriate.*
f. *The use of a traditional color palette is encouraged.*
g. *Front yard fences are strongly encouraged to have an 18-24 inch planting strip between the sidewalk and the fence.*

The proposed project does not include the installation of any front yard fencing. **The proposed project adheres to Setting Standard 7.**

Setting Standard 8: *Rear yard opaque fencing for privacy may be appropriate, provided that the design and materials are compatible with the building and the neighborhood.*

a. *If a six foot rear or side yard fence is located next to the street, it is strongly encouraged to have a 24 inch planting strip between the sidewalk and the fence.*

The proposed project does not include the installation of any new fencing. **The proposed project adheres to Setting Standard 8.**

Setting Standard 9: *Vinyl, chain link, and plastic fences are prohibited.*

The proposed project does not include the installation of any vinyl, chain link or plastic fencing. **The proposed project adheres to Setting Standard 9.**

Setting Standard 10: *Mature trees and hedges, including street trees, should be preserved or replaced with compatible plantings as necessary.*

The proposed project does not include the removal of any mature trees, hedges or street trees. **The proposed project adheres to Setting Standard 10.**

Setting Standard 11: *Drought tolerant alternatives to lawns may be appropriate if the alternatives are compatible with the character of historic front yards and parkways. Front yards are generally characterized by low-growing lawns with foundation plantings at the base of the buildings or cottage gardens with a variety of plantings. Low-water alternative plant species appropriate to the climate may be used, if they are compatible with the historic character of front yards and parkways. In areas visible from the street, yards and parkways that are primarily gravel, mulch or unplanted soil are generally not compatible.*

Changes to the existing landscape are limited to the removal of any existing landscape plantings immediately adjacent to the proposed addition at the front of the home. The proposed project does not include the creation of any visible areas with only gravel, mulch or unplanted soil. **The proposed project adheres to Setting Standard 11.**

Setting Standard 12. *Artificial turf is prohibited in parkways, front yards, and side yards visible from the street.*

The proposed project does not include the installation of any artificial turf. **The proposed project adheres to Setting Standard 12.**

Standard 2: *Non-contributing properties shall comply with the Standards for Historic Building Features – Mechanical Systems.*

Mechanical Standard 1: *Mechanical equipment shall be located in areas not visible from the street.*

a. *Equipment mounted directly on a historic building should be attached using the least invasive method, without damaging historic features.*
b. *Roof-mounted equipment is only appropriate on fat roofs with existing parapet walls to fully screen the equipment.*
c. *Satellite dishes and similar equipment shall be located in areas that are least visible from the street.*
d. *Ground-mounted or building-mounted equipment shall be appropriately screened from view from the street.*

The proposed project does not include the installation of mechanical equipment visible from the street. **The proposed project adheres to Mechanical Standard 1.**

Mechanical Standard 2: *Solar panels shall be located in areas that are least visible from the street.*

a. *Rooftops of detached garages or rear-facing roofs of primary buildings are the most appropriate locations for solar panels.*
b. *On flat roofs with parapet walls, solar panels may be installed on the full extent of the roof, provided that the panels are not visible above the parapet walls.*
c. *On sloped roofs, solar panels shall be installed on the rear 50 percent of the roof of the primary building.*
d. *On corner lots, for buildings with sloped roofs, solar panels shall be installed on the interior 25 percent of the roof of the primary building.*
e. *If the permitted locations for solar panels in Standard 2c or 2d cause the installation to be visible from the street, staff may require the proposed system to be modified to reduce its visibility. The modification shall not significantly increase the cost of the system or significantly decrease its efficiency, as defined by California Civil Code Section 714.*
f. *Solar panels shall be parallel to the roof plane, shall not extend more than 10 inches above the roof surface, and shall not overhang or alter existing roofline.*
g. *Solar panels shall be attached to roofs using the least invasive method possible, without damaging historic features.*
h. *Solar panels shall be neatly arranged in a rectangular format with no gaps between the panels.*

The proposed project does not include the installation of any solar panels. **The proposed project adheres to Mechanical Standard 2.**

Standard 3: *Front porches are a common feature of historic residences in Old Towne. Removing or infilling an existing front porch on a non-contributing building is generally not compatible with the Historic District.*

The proposed project does not include the removal or infilling of an existing front porch. **The proposed project adheres to Standard 3.**

Standard 4: *The primary building should have a main entrance and facade oriented toward the street.*

Although the existing single-family home does have a front porch oriented to the street, the entry door faces the side yard. This condition appears to have been in place long before the creation of this design standard. **The proposed project creates no conditions which do not adhere to Standard 4.**

Standard 5*: Windows and doors should be compatible with the building's predominant architectural style or with historic buildings in the Historic District.*

The proposed project includes replacement of non-original metal clad windows with fiberglass units which are more compatible in their appearance with the surviving wood windows. The sizes and configuration of the new windows are compatible with the California Ranch style home. **The proposed project adheres to Standard 5.**

Standard 6: *The use of traditional building materials found on historic buildings in the Historic District is encouraged for non-contributing buildings.*

a. *Exterior materials shall be compatible with the size, scale, design, texture, reflectivity, durability and color of traditional materials used in the Historic District.*
b. *Alternatives to traditional building materials may be considered, if the alternative material is compatible with the building's predominant architectural style or with comparable contributing buildings in the Historic District.*
c. *Vinyl windows are inappropriate for use on non-contributing buildings.*

The project includes alternate materials which have been selected for their resemblance of traditional building materials and their common association with the California Ranch style. The fiberglass windows and fiber cement cladding are generally compatible with the scale, design, texture, reflectivity, durability, and color of traditional building materials commonly used in California Ranch style homes. **JANUS recommends that a cut sheet of the specified windows be provided to City of Orange Planning Staff for final review and approval. The proposed project adheres to Standard 6.**

Standard 7: *The use of elaborate architectural details or ornamentation that is not compatible with the building's predominant architectural style or surrounding contributing buildings should be avoided.*

The proposed project does not include elaborate architectural details or ornamentation and has been designed to be complimentary to the architectural language consistent with the California Ranch style. **The proposed project adheres to Standard 7.**

Standard 8: *Additions to non-contributing buildings should be compatible with the mass, scale and setbacks of the existing building and surrounding historic properties.*

a. *Generally, an addition should be no larger than the existing width and height of the non-contributing building and should not exceed the dimensions of surrounding historic properties.*
b. *The prevailing pattern of setbacks on the street should be retained.*
c. *Simple roof forms that reflect the form of the non-contributing building and surrounding historic buildings are appropriate.*
d. *Second story additions to a one-story structure are discouraged If proposed, a second story addition shall not cause a loss of privacy for surrounding properties and shall be compatible with the size, mass, and scale of properties on the same street.*
e. *Conversion of attic space to habitable area within the existing roofline is encouraged A half story addition may be appropriate, provided that the scale, size, and roof form are compatible with the streetscape.*

Like the existing single-family home, the proposed project is single story in height and modest in scale. The proposed 63' 5" front yard setback does not infringe upon the prevailing pattern of the streetscape. The project proposes simple roof forms that are consistent with the existing California Ranch style and will ultimately more closely unify the overall architectural composition of the home. The proposed project does not include second-story additions and will not result in the loss of privacy for neighboring properties. The project also does not include the conversion of attic space. **The proposed project adheres to Standard 8.**

Conclusion

JANUS has reviewed the proposed project for its conformance with The Historic Preservation Design Standards for* Non-Contributing Buildings in Historic Districts and *Setting. As outlined in this analysis, JANUS is of the opinion that the proposed project is in general adherence to those standards.

End of Part I

Attachments:

DPR 523A Form [2005] WAVERLY_N_ 173_APN_386-062-03
Project Documents [drawings] dated July 28, 2025

Part II

Conversion of Garage to Accessory Dwelling Unit

The proposed project includes conversion of the existing 295 square-foot detached garage into an independent Accessory Dwelling Unit. [ADU] The conversion of the garage will be accomplished with only minor changes to the building's exterior. The existing vintage window and doors [vehicular and pedestrian] will be retained. A new opening will be created at the north façade in order to provide a method of direct egress from the bedroom. New mechanical equipment [AC condenser and water heater] will be located at the rear of the new ADU.

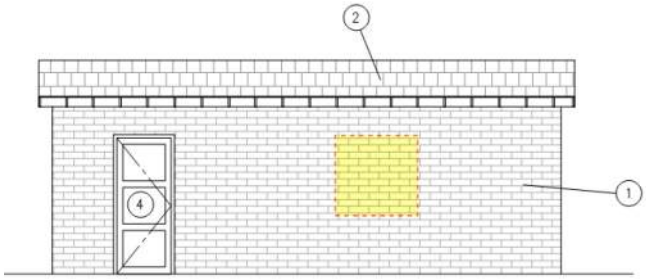


Figure 39: Existing north [side] façade with area to be altered to accommodate egress from bedroom. Source: L Lewis CAD Services "Existing/Proposed Elevations – ADU" Sheet A-3.1. Edit by JANUS.

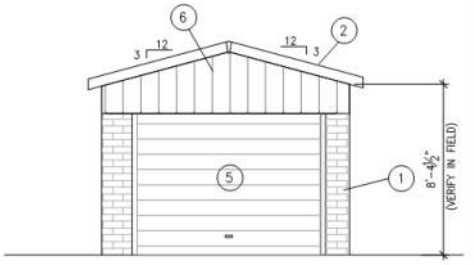


Figure 40: Existing west [front] façade. Source: L Lewis CAD Services "Existing/ Proposed Elevations - ADU" Sheet A-3.1. Edit by JANUS.

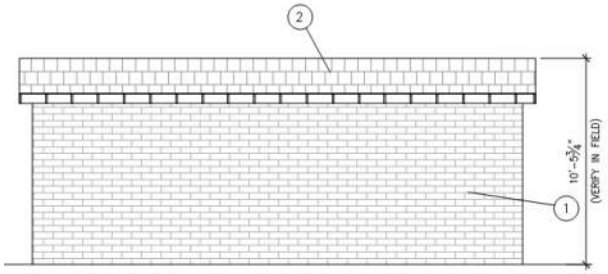


Figure 41: Existing south [side] façade. Source: L Lewis CAD Services "Existing/Proposed Elevations - ADU" Sheet A-3.0. Edit by JANUS.

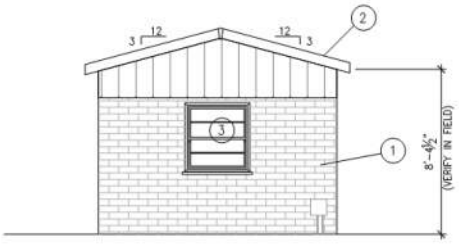


Figure 42: Existing east [rear] façade. Source: L Lewis CAD Services "Existing/Proposed Elevations - ADU" Sheet A-310. Edit by JANUS.

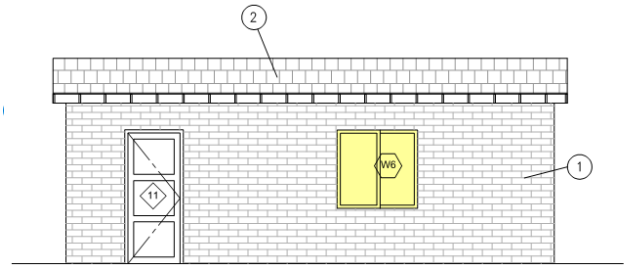


Figure 43: Proposed north [side] façade with new egress window. Source: L Lewis CAD Services "Existing/Proposed Elevations – ADU" Sheet A-3.1. Edit by JANUS.

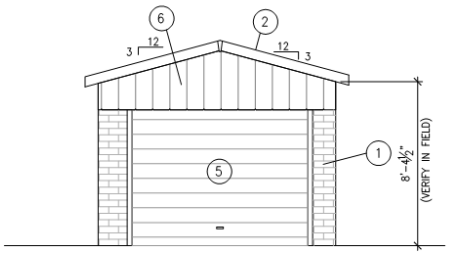


Figure 44: Proposed west [front] façade. Source: L Lewis CAD Services "Existing/Proposed Elevations - ADU" Sheet A-3.1. Edit by JANUS.

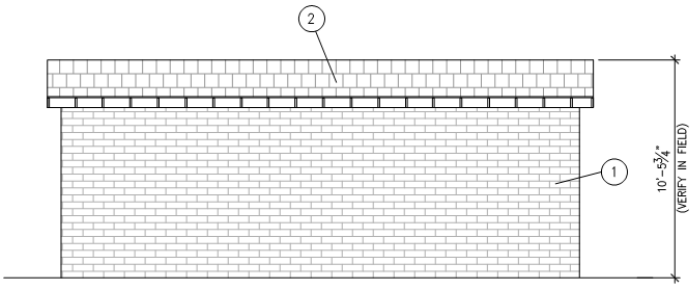


Figure 45: Proposed south [side] façade with new egress window. Source: L Lewis CAD Services "Existing/Proposed Elevations – ADU" Sheet A-3.1. Edit by JANUS.

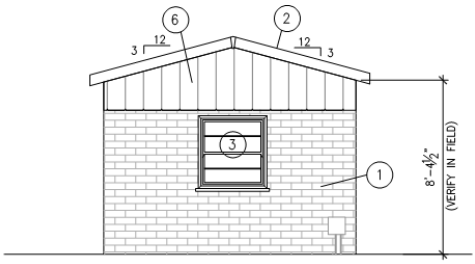


Figure 46: Proposed east [rear] façade. Source: L Lewis CAD Services "Existing/ Proposed Elevations - ADU" Sheet A-3.1. Edit by JANUS.

Analysis of Proposed Changes

Because the property is located within the historic district[s], the proposed project is subject to the Historic Preservation Design Standards [HPD Standards].

The HPD Standards are locally adopted standards, intended to protect the unique historic character of Old Towne Orange.[2] Utilizing these standards, the following analysis includes consideration of the proposed project from both the perspective as an individual property, but also from within the context of the historic district[s].

[2] City of Orange, Historic Preservation Design Standards, December 12, 2018

STANDARDS FOR NON-CONTRIBUTING BUILDINGS IN HISTORIC DISTRICTS

1. *Non-contributing properties shall comply with the Standards for Historic Residential Buildings – Setting:*

Setting

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

Although the property is not a contributing property, the proposed project will preserve the expansive front yard that exists on the property today. The proposed scope of work will also not affect the existing side yard setbacks. **The proposed project adheres to Setting Standard 1.**

Setting Standard 2: *Historic walkways, driveways, and other hardscape features in the front yard shall be preserved.*

b. Unpainted historic walls, curbs, or planters should not be painted.

The proposed project does not include changes to the historic walkways, driveways, and other hardscape features in the front yard, nor the painting of any historic walls, curbs, or planters. **The proposed project adheres to Setting Standard 2.**

Setting Standard 3: *Repairs or expansion of paving or hardscape features should match the historic features in materials, color, texture, and finish.*

c. The appropriate concrete paving material for driveways or walkways is a natural grey concrete, textured to expose the fine aggregates through an acid wash or light retardant finish.

d. Alternate paving materials in front or side yards visible from the street may be considered, if they are compatible with the building and the streetscape.

The proposed project does not include repairs or expansion of paving or hardscape features. **The proposed project adheres to Setting Standard 3.**

Setting Standard 4: *Parkways, front yards, and side yards should be reserved for landscape. Paving or non-porous surfaces should be minimized.*

The proposed project does not include the paving of landscape areas. **The proposed project adheres to Setting Standard 4.**

Setting Standard 5: *Parking areas should be located at the rear of the site and should be screened from public view by appropriate fencing or landscaping.*

The proposed project does not include the addition of any parking areas. **The proposed project adheres to Setting Standard 5.**

Setting Standard 6: *Widening an existing driveway is generally not appropriate.*

c. *Driveways between 9 and 12 feet are generally appropriate and provide adequate room to maneuver vehicles.*
d. *Driveways may have a center planting strip. The planting strip should be a minimum of 18 inches wide.*

The proposed project does not include widening of the existing driveway. **The proposed project adheres to Setting Standard 6.**

Setting Standard 7: *Front yard fencing may be installed, provided that it matches the prevailing pattern of fencing in the streetscape.*

h. *Front yard fencing should be low and transparent, using materials that are in keeping with the character of the house.*
i. *Wrought iron fences may be appropriate for Spanish Colonial Revival or Tudor Revival houses.*
j. *Wood picket fences may be appropriate for Craftsman or Folk Victorian houses.*
k. *Utilitarian wire and wood or steel post fences were frequently used during the historic districts' period of significance and are an appropriate style for new front yard fencing.*
l. *Solid masonry walls in the front yard are generally not appropriate.*
m. *The use of a traditional color palette is encouraged.*

n. *Front yard fences are strongly encouraged to have an 18-24 inch planting strip between the sidewalk and the fence.*

The proposed project does not include the installation of any front yard fencing. **The proposed project adheres to Setting Standard 7.**

Setting Standard 8: *Rear yard opaque fencing for privacy may be appropriate, provided that the design and materials are compatible with the building and the neighborhood.*

b. *If a six foot rear or side yard fence is located next to the street, it is strongly encouraged to have a 24 inch planting strip between the sidewalk and the fence.*

The proposed project does not include the installation of any new fencing. **The proposed project adheres to Setting Standard 8.**

Setting Standard 9: *Vinyl, chain link, and plastic fences are prohibited.*

The proposed project does not include the installation of any vinyl, chain link or plastic fencing. **The proposed project adheres to Setting Standard 9.**

Setting Standard 10: *Mature trees and hedges, including street trees, should be preserved or replaced with compatible plantings as necessary.*

The proposed project does not include the removal of any mature trees, hedges or street trees. **The proposed project adheres to Setting Standard 10.**

Setting Standard 11: *Drought tolerant alternatives to lawns may be appropriate if the alternatives are compatible with the character of historic front yards and parkways. Front yards are generally characterized by low-growing lawns with foundation plantings at the base of the buildings or cottage gardens with a variety of plantings. Low-water alternative plant species appropriate to the climate may be used, if they are compatible with the historic character of front yards and parkways. In areas visible from the street, yards and parkways that are primarily gravel, mulch or unplanted soil are generally not compatible.*

The proposed project will not impact the existing landscape and does not include the creation of any visible areas with only gravel, mulch or unplanted soil. **The proposed project adheres to Setting Standard 11.**

Setting Standard 12. *Artificial turf is prohibited in parkways, front yards, and side yards visible from the street.*

The proposed project does not include the installation of any artificial turf. **The proposed project adheres to Setting Standard 12.**

Standard 2: *Non-contributing properties shall comply with the Standards for Historic Building Features – Mechanical Systems*

Mechanical Standard 1: *Mechanical equipment shall be located in areas not visible from the street.*

e. *Equipment mounted directly on a historic building should be attached using the least invasive method, without damaging historic features*
f. *Roof-mounted equipment is only appropriate on fat roofs with existing parapet walls to fully screen the equipment*
g. *Satellite dishes and similar equipment shall be located in areas that are least visible from the street*
h. *Ground-mounted or building-mounted equipment shall be appropriately screened from view from the street.*

The proposed project does include new mechanical equipment [AC condenser and water heater] located directly behind the ADU. IN its proposed location, the equipment will not be viewed from the street. **The proposed project adheres to Mechanical Standard 1.**

Mechanical Standard 2: *Solar panels shall be located in areas that are least visible from the street.*

i. *Rooftops of detached garages or rear-facing roofs of primary buildings are the most appropriate locations for solar panels.*
j. *On flat roofs with parapet walls, solar panels may be installed on the full extent of the roof, provided that the panels are not visible above the parapet walls.*
k. *On sloped roofs, solar panels shall be installed on the rear 50 percent of the roof of the primary building.*

l. *On corner lots, for buildings with sloped roofs, solar panels shall be installed on the interior 25 percent of the roof of the primary building.*
m. *If the permitted locations for solar panels in Standard 2c or 2d cause the installation to be visible from the street, staff may require the proposed system to be modified to reduce its visibility. The modification shall not significantly increase the cost of the system or significantly decrease its efficiency, as defined by California Civil Code Section 714.*
n. *Solar panels shall be parallel to the roof plane, shall not extend more than 10 inches above the roof surface, and shall not overhang or alter existing roofline.*
o. *Solar panels shall be attached to roofs using the least invasive method possible, without damaging historic features.*
p. *Solar panels shall be neatly arranged in a rectangular format with no gaps between the panels.*

No solar panels are currently proposed for the project. The future installation of any solar panels will be subject to review and confirmation of conformance by City Planning Staff prior to approval. **The proposed project adheres to Mechanical Standard 2.**

Standard 3: *Front porches are a common feature of historic residences in Old Town. Removing or infilling an existing front porch on a non-contributing building is generally not compatible with the Historic District.*

The proposed project does not include the removal or infilling of any existing porches. **The proposed project adheres to Standard 3.**

Standard 4: *The primary building should have a main entrance and facade oriented toward the street.*

As an accessory building, Standard 4 does not apply.

Standard 5*: Windows and doors should be compatible with the building's predominant architectural style or with historic buildings in the Historic District.*

The proposed project includes retention of one existing window and the creation of one new opening outfitted with a single-lite, fiberglass sash window. The window is simple in its makeup and is in keeping with the humble character of the building. **The proposed project adheres to Standard 5.**

Standard 6: *The use of traditional building materials found on historic buildings in the Historic District is encouraged for non-contributing buildings.*

d. Exterior materials shall be compatible with the size, scale, design, texture, reflectivity, durability and color of traditional materials used in the Historic District.

e. Alternatives to traditional building materials may be considered, if the alternative material is compatible with the building's predominant architectural style or with comparable contributing buildings in the Historic District.

f. Vinyl windows are inappropriate for use on non-contributing buildings.

The proposed fiberglass sash window has been selected for its resemblance of traditional building materials and common association with the California Ranch style. The fiberglass window is generally compatible with the scale, design, texture, reflectivity, durability, and color of traditional building materials commonly used in California Ranch style homes. **JANUS recommends that a cut sheet of the specified window be provided to City of Orange Planning Staff for final review and approval. The proposed project adheres to Standard 6.**

Standard 7: *The use of elaborate architectural details or ornamentation that is not compatible with the building's predominant architectural style or surrounding contributing buildings should be avoided.*

The proposed project does not include elaborate architectural details and remains consistent with the architectural language of the California Ranch style. **The proposed project adheres to Standard 7.**

Standard 8: *Additions to non-contributing buildings should be compatible with the mass, scale and setbacks of the existing building and surrounding historic properties.*

e. Generally, an addition should be no larger than the existing width and height of the non-contributing building and should not exceed the dimensions of surrounding historic properties.

f. *The prevailing pattern of setbacks on the street should be retained.*
g. *Simple roof forms that reflect the form of the non-contributing building and surrounding historic buildings are appropriate.*
h. *Second story additions to a one-story structure are discouraged If proposed, a second story addition shall not cause a loss of privacy for surrounding properties and shall be compatible with the size, mass, and scale of properties on the same street.*
i. *Conversion of attic space to habitable area within the existing roofline is encouraged A half story addition may be appropriate, provided that the scale, size, and roof form are compatible with the streetscape.*

The proposed conversion of the detached garage does not include any additions. **The proposed project adheres to Standard 8.**

Conclusion

JANUS has reviewed the proposed project for its conformance with The Historic Preservation Design Standards for* Non-Contributing Buildings in Historic Districts and *Setting. As outlined in this analysis, JANUS is of the opinion that the proposed project is in general adherence to those standards.

End of Part II

Attachments:

DPR 523A Form [2005] WAVERLY_N_ 173_APN_386-062-03
Project Documents [drawings] dated July 28, 2025

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

Primary #
HRI # 112588
Trinomial ORA
NRHP Status Code 6Z
Other Listings:
Review Code: Reviewer: Date:

***Resource Name or #:** (Assigned by Recorder) WAVERLY_N_173__APN_386-062-03

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: 173 - N WAVERLY ST ,# **City:** Orange **Zip:** 92866

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

***P3b. Resource Attributes:** (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:**

1946 c

☐ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

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

D. Gest, P. LaValley, D. Matsumoto

Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

***P9. Date Recorded:**

April, 2005

***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.

***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):

***Required Information**

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI # 112588
*NRHP Status Code 6Z

***Resource Name or #:** (Assigned by Recorder) WAVERLY_N_173__APN_386-062-03

B1. Historic Name: Unknown

B2. Common Name:

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

***B5. Architectural Style:** Minimal Traditional

***B6. Construction History:** (Construction date, alterations, and date of alterations) **Date of Construction:** 1946 c ☐ 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: Postwar Development (c. 1945-1975) **Applicable Criteria:** N/A

(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: Minor and reversible or appropriate changes to original structure.

Site Integrity:

Opportunities:

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

***B12. References:**

Orange Daily News. Arial photo (1938).

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

Status change since 1991 Survey: Not previously surveyed.
Style previously noted in 1991 Survey as: Gable Roof Cottage.

(Sketch Map with North arrow required.)

***B14. Evaluator:** Robert Chattel

***Date of Evaluation:** September, 2005

(This space reserved for official comments.)

***Required Information**

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI # 112588
Trinomial ORA

***Resource Name or #:** (Assigned by Recorder) WAVERLY_N_173__APN_386-062-03

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

Date Recorded: April, 2005

☑ Continuation ☐ Update

Years Surveyed: 2005
Description of Photo: 1991
Listed in National Register: 1997

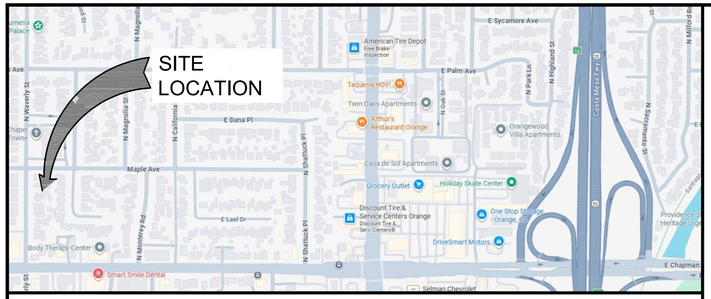
General Plan: LDR **# of Buildings:** 1
Planning Zone: R-1-6 **# of Stories:** 1
Lot Acre: 0.1584 **# of Units:** 1
Principal Building Sqft: 1144

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

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

***Required Information**



VICINITY MAP

REMODEL/ADU

173 WAVERLY STREET

ORANGE, CALIFORNIA 92866

LOCATION MAP

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION: 173 N. WAVERLY ST., ORANGE, CA 92866

PROJECT DESCRIPTION:

CONVERSION OF EXISTING 295 SQFT GARAGE TO AN ADU. PROPOSED RENOVATIONS FOR THE HOUSE IS UNDER SEPARATE DISCRETIONARY REVIEW.

SPRINKLERS: <NO> WHERE THE EXISTING BUILDING IS EQUIPPED WITH AUTOMATIC FIRE SPRINKLERS, ANY NEWLY CREATED LIVING, SLEEPING, EATING, COOKING, OR SANITATION AREA SHALL BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLERS; INCLUDING, BUT NOT LIMITED TO, CONVERTED ATTICS, CARPORTS WITH NEW HABITABLE SPACE ABOVE, AND ENCLOSED PATIO COVERS/CALIFORNIA ROOMS.

ANY ADDITION OR MODIFICATION TO AN EXISTING FIRE SPRINKLER SYSTEM IS SUBJECT TO A SEPARATE APPROVAL AND PERMIT FROM THE ORANGE COUNTY FIRE AUTHORITY (OCFA).

CITY OF ORANGE MUNICIPAL CODE (OMC)

[NOTE: COMPLETE OMC TEXT IS AVAILABLE ON THE INTERNET AT HTTPS://ECODE360.COM/4356562#43565263]

THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE ORANGE MUNICIPAL CODE PROVISIONS AND/OR PUBLISHED INFORMATION BULLETINS INCLUDING BUT NOT LIMITED TO:

§ 15.04.010 CALIFORNIA CONSTRUCTION CODES ADOPTED BY REFERENCE.

FOR THE PURPOSE OF PRESCRIBING REGULATIONS FOR ERECTING, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, IMPROVING, REMOVAL, CONVERSION, DEMOLITION, OCCUPANCY, EQUIPMENT USE, HEIGHT, AND AREA OF BUILDINGS AND STRUCTURES, THE FOLLOWING CONSTRUCTION CODES SUBJECT TO THE ORANGE MUNICIPAL CODE AND MODIFICATIONS SET FORTH IN THIS CHAPTER, INCLUDING ERRATA AND SUPPLEMENTS HEREAFTER, ARE HEREBY ADOPTED: THE CALIFORNIA BUILDING CODE, 2022 EDITION, BASED ON THE 2021 INTERNATIONAL BUILDING CODE AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, INCLUDING CHAPTER 1, DIVISION II AND APPENDICES I, J, AND P; THE CALIFORNIA RESIDENTIAL CODE, 2022 EDITION, BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE, INCLUDING APPENDICES AH AND AX; THE CALIFORNIA GREEN BUILDING STANDARDS CODE, INCLUDING APPENDICES A4, A5, A5.2, A5.3, A5.4, A5.5, AND A5.6, 2022 EDITION; THE CALIFORNIA PLUMBING CODE, 2022 EDITION, BASED ON THE 2021 UNIFORM PLUMBING CODE AS PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, INCLUDING APPENDICES A, B, D, H, I, AND J; THE CALIFORNIA MECHANICAL CODE, 2022 EDITION, BASED ON THE 2021 UNIFORM MECHANICAL CODE AS PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, INCLUDING APPENDICES B AND C; THE CALIFORNIA ELECTRICAL CODE, 2022 EDITION, BASED ON THE 2020 NATIONAL ELECTRICAL CODE AS PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION, INCLUDING ANNEXES A AND B; THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2021 EDITION, AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL; THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION, AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL.

THE PROVISIONS OF THESE CONSTRUCTION CODES AS AMENDED BY THIS CHAPTER SHALL CONSTITUTE THE BUILDING REGULATIONS OF THE CITY OF ORANGE. WHERE THE CALIFORNIA CODE OF REGULATIONS AND STATE BUILDING STANDARDS CODE OF REGULATIONS DIFFER FROM ANY SECTIONS OF THE CONSTRUCTION CODES, STATE REGULATIONS SHALL PREVAIL OVER THE CONSTRUCTION CODES.

CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

PROVISIONS OF THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARD APPLY TO THIS PROJECT. SEE SHEET <N/A> FOR COMPLETE COMPLIANCE DOCUMENTATION.

CALIFORNIA GREEN BUILDING STANDARDS CODE

PROVISIONS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE APPLY TO ALL RESIDENTIAL ALTERATIONS THAT INCREASE THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE. SEE SHEET <INSERT SHEET NUMBER OR N/A> FOR APPLICABLE GREEN BUILDING STANDARDS NOTES AND REQUIREMENTS.

KITCHEN REMODEL GENERAL NOTES

1. THE MAXIMUM FLOW RATE STANDARD FOR NEW SINK FAUCETS SHALL BE 1.8 GPM AT 60 PSI. IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE.

KITCHEN RANGE HOOD AIRFLOW RATES

1. CALIFORNIA ENERGY CODE (CEnC) TABLE 150.0-G: KITCHEN RANGE HOOD AIRFLOW RATES (CFM) AND ASTM E3087 CAPTURE EFFICIENCY (CE) RATINGS ACCORDING TO DWELLING UNIT FLOOR AREA AND KITCHEN RANGE FUEL TYPE.

DWELLING UNIT FLOOR AREA (ft^2)	HOOD OVER ELECTRIC RANGE	HOOD OVER NATURAL GAS RANGE
> 1500	50% CE or 110 cfm	70% CE or 180 cfm
> 1000 - 1500	50% CE or 110 cfm	80% CE or 250 cfm
750 - 1000	55% CE or 130 cfm	85% CE or 280 cfm
< 750	65% CE or 160 cfm	85% CE or 280 cfm

KITCHEN LIGHTING

1. ALL NEW OR ALTERED LIGHTING SHALL COMPLY WITH CURRENT MANDATORY FEATURES PER CALIFORNIA ENERGY CODE (CEnC) SECTION 150.0(k).
2. ALL NEW AND ALTERED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH CEnC TABLE 150.0-A.
3. RECESSED DOWN-LIGHT LUMINAIRES INSTALLED IN INSULATED CEILINGS SHALL BE PROVIDED WITH ZERO RECESS INSULATION CONTACT (IC) LISTED BY UNDERWRITERS LABORATORY (UL) OR EQUIVALENT AND AIR TIGHT (AC) LABEL FIXTURES.
4. LED LUMINAIRES SHALL BE INSTALLED IN LED FIXTURES RATED FOR THE SPECIFIC WATTAGE.
5. LIGHTING FROM ADJACENT KITCHEN AREA SUCH US DINING AND NOOK AREAS SHALL HAVE SEPARATE CONTROLS IF NOT PART OF THE AREA OF REMODEL.

KITCHEN ELECTRICAL OUTLETS

1. ALL ELECTRICAL 125V THROUGH 250V OUTLETS INSTALLED TO SERVE THE COUNTERTOP SURFACE IN A KITCHEN OR WITHIN 6 FT FROM THE TOP INSIDE EDGE OF THE SINK BOWL SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION (GFCI) PER CEC 210.8 (A)(6)(7).
2. ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN KITCHENS SHALL BE PROTECTED BY A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT, OR BY OTHER METHOD IN ACCORDANCE WITH CEC 210.12(A). (CEC 210.12(A)(1))
3. RECEPTACLE OUTLETS SHALL BE INSTALLED ON OR WITHIN 20 INCHES ABOVE COUNTERTOPS AND WORK SURFACES SUCH THAT:
   - 3.1. NO POINT ALONG THE WALL LINE ADJACENT TO COUNTERTOPS AND WORK SURFACES AT LEAST 12 INCHES IN WIDTH IS MORE THAN 24 HORIZONTAL INCHES FROM A RECEPTACLE OUTLET. COUNTERTOP BEHIND A RANGE OR SINK IS EXEMPT UNLESS SUCH COUNTERTOP IS AT LEAST 12 INCHES WIDE OR 18 INCHES WIDE FOR A CORNER INSTALLATION.
   - 3.2. AT LEAST ONE RECEPTACLE SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTERTOP SPACE WITH A LONG DIMENSION OF AT LEAST 24 INCHES AND A SHORT DIMENSION OF AT LEAST12 INCHES. (CEC 210.52(C))
4. AT LEAST ONE GFCI PROTECTED RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTERTOP WITH A LONG DIMENSION OF 2 FEET OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER PER CEC SECTION 210.52(C)(2).
5. AT LEAST ONE GFCI PROTECTED RECEPTACLE OUTLET IS TO BE INSTALLED AT EACH PENINSULAR COUNTERTOP WITH A LONG DIMENSION OF 3 FEET OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER PER CEC 210.52(C)(3).
6. RECEPTACLE OUTLETS SHALL BE LOCATED ON OR ABOVE, BUT NO MORE THAN 20 INCHES ABOVE THE COUNTER TOP PER CEC 210.52(C)(3)(1).
7. PROVIDE A MINIMUM OF TWO 20 AMPS SMALL APPLIANCE BRANCH CIRCUITS FOR RECEPTACLES IN THE KITCHEN PER CEC 210.11(C)(1).

BATHROOM REMODEL GENERAL NOTES

1. THE MAXIMUM FLOW RATE STANDARDS FOR NEW PLUMBING FIXTURES SET BY THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC 4.303) ARE AS FOLLOWS:

A.	WATER CLOSETS	1.28 GALLONS PER FLUSH (SEE NOTE 2)
B.	SHOWER HEADS	1.8 GPM @ 80 PSI (SEE NOTE 1)
C.	LAVATORY FAUCETS	1.2 GPM @ 60 PSI

NOTES:
(1) WHEN SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW RATE OF ALL SHOWER HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT ONE TIME.
(2) THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINE AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

2. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF 72 INCHES ABOVE THE FLOOR. (CRC R307)
3. ALL GLAZING LESS THAN 60 INCHES ABOVE A SHOWER OR TUB FLOOR SHALL BE SAFETY GLAZING TYPE. (CRC R308.4.5)
4. ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMP BATHROOM RECEPTACLES SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER (CFCI) PROTECTION.
5. BATHROOM BRANCH CIRCUITS: AT LEAST ONE 120-VOLT, 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. OTHER EQUIPMENT, SUCH US LIGHTING, EXHAUST FANS) WITHIN THE SAME BATHROOM MAY BE SUPPLIED BY THE SAME BRANCH CIRCUIT WHERE THE BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY (CEC 210.11(C)(3)).
6. BATHROOM ELECTRICAL OUTLETS: AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3 FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET. IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12 INCHES BELOW THE TOP OF THE BASIN (CEC 210.52 (D)).
7. RECEPTACLES AT BATHTUBS AND SHOWER SPACES SHALL NOT BE INSTALLED WITHIN 3 FEET HORIZONTAL AND 8 FEET VERTICAL FROM THE TOP OF THE BATHTUB RIM OR THE SHOWER THRESHOLD. (CEC 406.9(C))
8. PRIVATE BATHROOMS WITH A BATHTUB OR SHOWER SHALL BE PROVIDED WITH ENERGY STAR COMPLIANT EXHAUST FANS CONTROLLED BY A HUMIDITY CONTROL, AND HAVING A MINIMUM CAPACITY OF 20 CFM CONTINUOUS OR 50 CFM INTERMITTENT. (CMC TABLE 403.7, CGBSC 4.506.1)
9. WATER CLOSETS AND BIDETS SHALL BE INSTALLED A MINIMUM OF 15 INCHES FROM ANY WALL OR OBSTRUCTION MEASURED TO THE CENTERLINE OF THE FIXTURE, AND 30 INCHES TO A SIMILAR FIXTURE MEASURED CENTERLINE TO CENTERLINE. THE CLEAR FLOOR SPACE IN FRONT OF A WATER CLOSET, LAVATORY, OR BIDET SHALL BE NOT LESS THAN 24 INCHES. (CPC 402.5)
10. FIXTURES HAVING CONCEALED SLIP JOINT CONNECTIONS SHALL BE PROVIDED WITH AN ACCESS PANEL OR UTILITY SPACE NOT LESS THAN 12 INCHES IN ITS LEAST DIMENSION. (CPC 402.10)
11. SHOWERS SHALL HAVE A WASTE OUTLET AND FIXTURE TAILPIECE (P-TRAP) NOT LESS THAN 2 INCHES IN DIAMETER. (CPC 408.4)
12. SHOWER THRESHOLD (WHERE PROVIDED) SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE A MINIMUM 22 INCHES DOOR. SHOWER DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS. (CPC 408.5)
13. SHOWER COMPARTMENTS, REGARDLESS OF THE SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE. (CPC 408.6)
14. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE OF THE COMPARTMENT. (CPC 408.9)
15. WHERE TWO SEPARATE HANDLES CONTROL THE HOT AND COLD WATER, THE LEFT-HANDED HANDLE SHALL CONTROL HOT WATER. (CPC 417.5)
16. THE NUMBER OF WATER CLOSETS SERVED BY A 3-INCH DRAIN SHALL NOT EXCEED FIVE. (CPC TABLE 703.2)
17. NEWLY INSTALLED LUMINAIRES IN A BATHROOM:
    - 17.1. SHALL BE HIGH EFFICACY AND MEET THE APPLICABLE REQUIREMENTS OF CEnC TABLE 150.0-A. (CEnC 150.0(k)1.A)
    - 17.2. WHEN RECESSED, SHALL BE LISTED FOR ZERO CLEARANCE, LABELED TO CERTIFY AIR LEAKAGE LESS THAN 2 CFM, SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE CEILING, AND SHALL NOT CONTAIN SCREW BASE SOCKETS. (CEnC 150.0(k)1 C)
    - 17.3. SHALL BE CONTROLLED SEPARATELY FROM EXHAUST FANS. (CEnC 150.0(k)2.G)
    - 17.4. SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS ALLOWING THE LIGHTS TO BE MANUALLY TURNED ON AND OFF. (CEnC 150.0(k)2.A)
    - 17.5. SHALL NOT HAVE CONTROLS THAT BYPASS A DIMMER, OCCUPANT SENSOR, OR VACANCY SENSOR. (CEnC 150.0(k)2.B)
    - 17.6. SHALL HAVE AT LEAST ONE LUMINAIRE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. (CEnC 150.0(k)2.E.i)
    - 17.7. THAT ARE OR CONTAIN LIGHT SOURCES THAT MEET REFERENCE JOINT APPENIDIX JA8 REQUIREMEMENTS FOR DIMMING, AND THAT ARE NOT CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR, SHALL HAVE DIMMING CONTROLS. (CEnC 150.0(k)2.D)

DOOR /WINDOW REPLACEMENT

REPLACEMENTS OF DOORS AND WINDOWS HAVING THE SAME DIMENSIONS OF THOSE BEING REPLACED SHALL MEET REQUIREMENTS FOR WEATHER PROOFING, SECURITY AND ENERGY EFFICIENCY.
REPLACEMENT OF EXTERIOR DOORS AND WINDOWS SHALL BE IN COMPLIANCE WITH SECURITY REQUIREMENTS DESCRIBED IN CITY OF ORANGE MUNICIPAL CODE.
CALIFORNIA ENERGY CODE (CEnC) SECTION 150.2(b)1.B REQUIRES DOORS/WINDOWS TO MEET U-FACTOR AND SOLAR HEAT GAIN COEFFICIENT (SHGC) IN PRESCRIPTIVE STANDARDS. PER TABLE 150.1A CLIMATE ZONE 8 REQUIREMENTS ARE AS FOLLOW:

- MAXIMUM U-FACTOR = 0.30
- MAXIMUM SHGC = 0.23
- MAXIMUM TOTAL AREA = 20%
- MAXIMUM WEST FACING AREA = 5%

SMOKE ALARM AND CARBON MONOXIDE ALARM REQUIREMENTS

WHERE ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRING BUILDING PERMIT OCCUR, OR WHERE ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. (CRC R314)

FOR EXISTING BUILDINGS AND NEW CONSTRUCTION. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS CONTAINING A FUEL-FIRE APPLIANCE OR FIREPLACE, OR THAT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT. (CRC R315)

STORMWATER POLLUTION PREVENTION NOTES

STORMWATER POLLUTION PREVENTION DEVICES AND PRACTICES SHALL BE INSTALLED AND/OR INSTITUTED AS NECESSARY TO ENSURE COMPLIANCE TO THE CITY OF ORANGE MUNICIPAL CODE AND ANY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT. ALL SUCH DEVICES AND PRACTICES SHALL BE MAINTAINED. INSPECTED AND/OR MONITORED TO ENSURE ADEQUACY AND PROPER FUNCTION THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT.

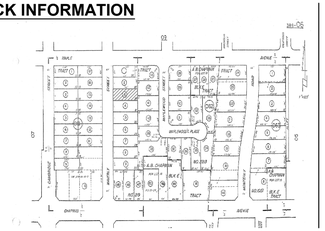
COMPLIANCE TO THE WATER QUALITY STANDARDS AND ANY EROSION AND SEDIMENT CONTROL PLAN ASSOCIATED WITH THIS PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING REQUIREMENTS:

1. AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL MEASURES (BMPs) SHALL BE IMPLEMENTED TO PROTECT THE EXPOSED PORTIONS OF THE SITE FROM EROSION AND TO PREVENT SEDIMENT DISCHARGES.
2. SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED OF, AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER FLOW.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTES.
6. TRASH AND CONSTRUCTION SOLID WASTES SHALL BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITS SHALL BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. STORMWATER POLLUTION PREVENTION DEVICES AND/OR PRACTICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.

NATURAL GAS SYSTEM GENERAL NOTES

1. ACCEPTABLE PIPE MATERIALS:
   - BLACK STEEL SCHEDULE 40 - ASME B36.10, ASTM A53, OR ASTM A106.
   - ALUMINUM ALLOY - ASTM B241. MUST BE COATED TO PROTECT AGAINST EXTERNAL CORROSION; NOT ALLOWED IN EXTERIOR LOCATIONS OR UNDERGROUND.
   - CORRUGATED STAINLESS STEEL - CSA LC-1
   - POLYETHYLENE (PE) PLASTIC - ASTM D2513. ALLOWED FOR INSTALLATION OUTDOORS, UNDERGROUND ONLY; INSTALL TRACER WIRE (THICKNESS AWG 14) TO FACILITATE LOCATING.
2. METALLIC PIPE JOINTS AND FITTINGS SHALL BE THREADED, FLANGED, BRAZED, WELDED, OR PRESS-CONNECT FITTINGS. (CPC 1208.6.10.1)
3. PLASTIC PIPE JOINTS AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CPC 1208.6.11)
4. UNDERGROUND PIPING INSTALLATION:
   - METALLIC PIPING IS PROHIBITED FOR UNDERGROUND INSTALLATION IN THE CITY OF ORANGE.
   - MINIMUM 18 INCHES BELOW GROUND. (CPC 1210.1.1)
   - WHERE INSTALLED THROUGH THE OUTER FOUNDATION OR BASEMENT WALL, ENCASE IN A PROTECTIVE SLEEVE. THE SPACE BETWEEN THE PIPE AND THE SLEEVE, AND THE SLEEVE AND THE WALL MUST BE SEALED. (CPC 1210.1.5)
   - WHERE INSTALLED UNDERGROUND BENEATH BUILDINGS, ENCASE IN A CONDUIT DESIGNED TO WITHSTAND THE IMPOSED LOADS. (CPC 1210.1.6)
5. APPLIANCES CONNECTED TO THE GAS PIPING SYSTEM SHALL HAVE AN ACCESSIBLE MANUAL SHUT-OFF VALVE EACH SERVING A SINGLE APPLIANCE AND INSTALLED WITHIN 6 FEET OF THE APPLIANCE IT SERVES. (CPC 1212.6)

MAP AND TRACK INFORMATION



LOT 32 OF TRACT NO. 219 OF "DRUMM'S ADDITION" IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13, PAGE 3 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, CALIFORNIA.

APN: 386-062-03

APPLICABLE STATE CODES (WITH CITY OF ORANGE AMENDMENTS)

CALIFORNIA BUILDING CODE	2022
CALIFORNIA RESIDENTIAL CODE	2022
CALIFORNIA GREEN BUILDING STANDARDS CODE	2022
CALIFORNIA MECHANICAL CODE	2022
CALIFORNIA ELECTRICAL CODE	2022
CALIFORNIA PLUMBING CODE	2022
CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS	2022

SHEET INDEX

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		
1		

DESIGNED:
DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

PLANS PREPARED BY:
LLEWIS CAD SERVICES
7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

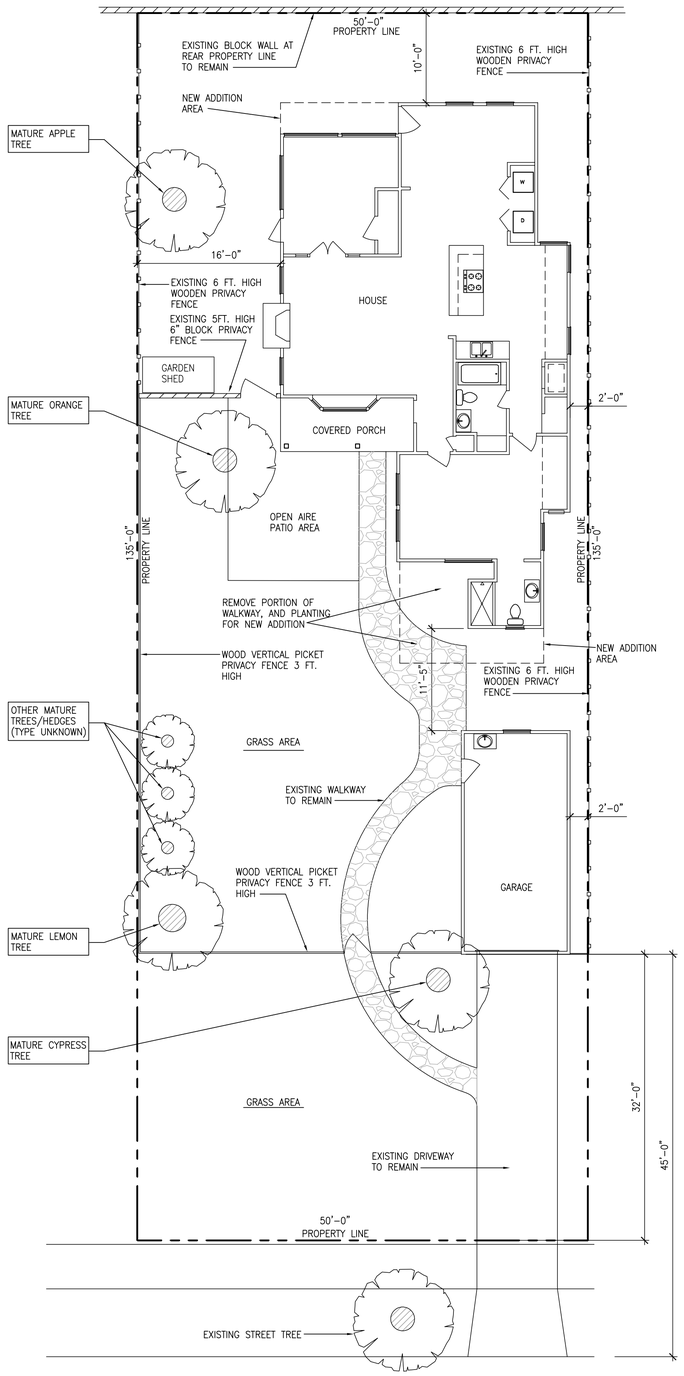
TITLE SHEET

REMODEL
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

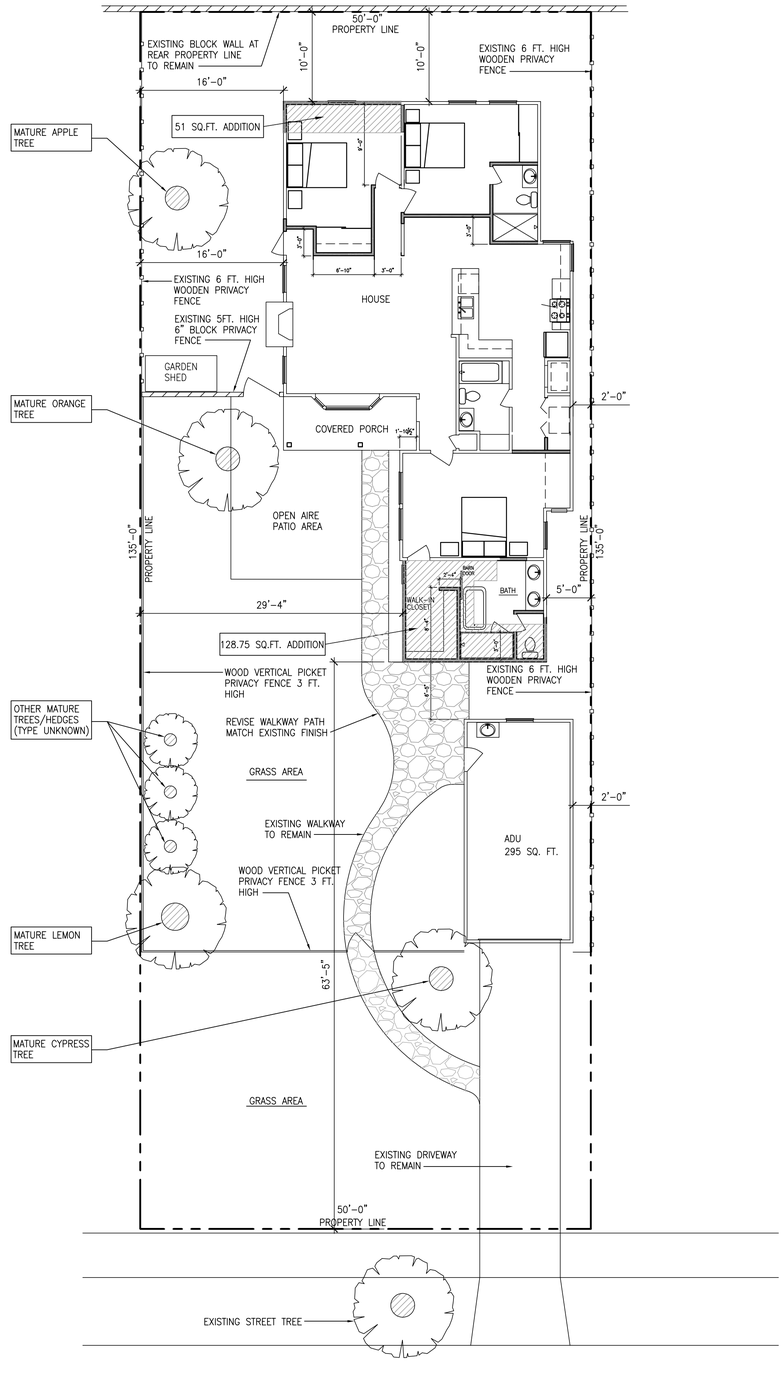
PERMIT :

SHEET
T-1



EXISTING PLOT PLAN

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



PROPOSED PLOT PLAN

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

COUNTY OF ORANGE
LOT 32 OF TRACK NO. 219
PARCEL BOOK 13, PAGE 3
APN: 386-062-03

EXISTING HOUSE
2-BEDROOM, 2-BATH
TOTAL SQ. FT. = 1,254 SQ.FT.

PROPOSED HOUSE
3-BEDROOM, 3-BATH
ADDITIONAL 180 SQ.FT.
TOTAL SQUARE FEET = 1,434 SQ.FT.

ADU CONVERSION
1-BEDROOM, 1-BATH
TOTAL SQUARE FEET = 295 SQ.FT.

TOTAL HOUSE + ADU
4-BEDROOM, 4-BATH
TOTAL HOUSE + ADU = 1,729 SQ.FT.

NO.	DATE	REVISIONS
1		
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6		
7		

DESIGNED:
DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

PLANS PREPARED BY:
LLEWIS CAD SERVICES
7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

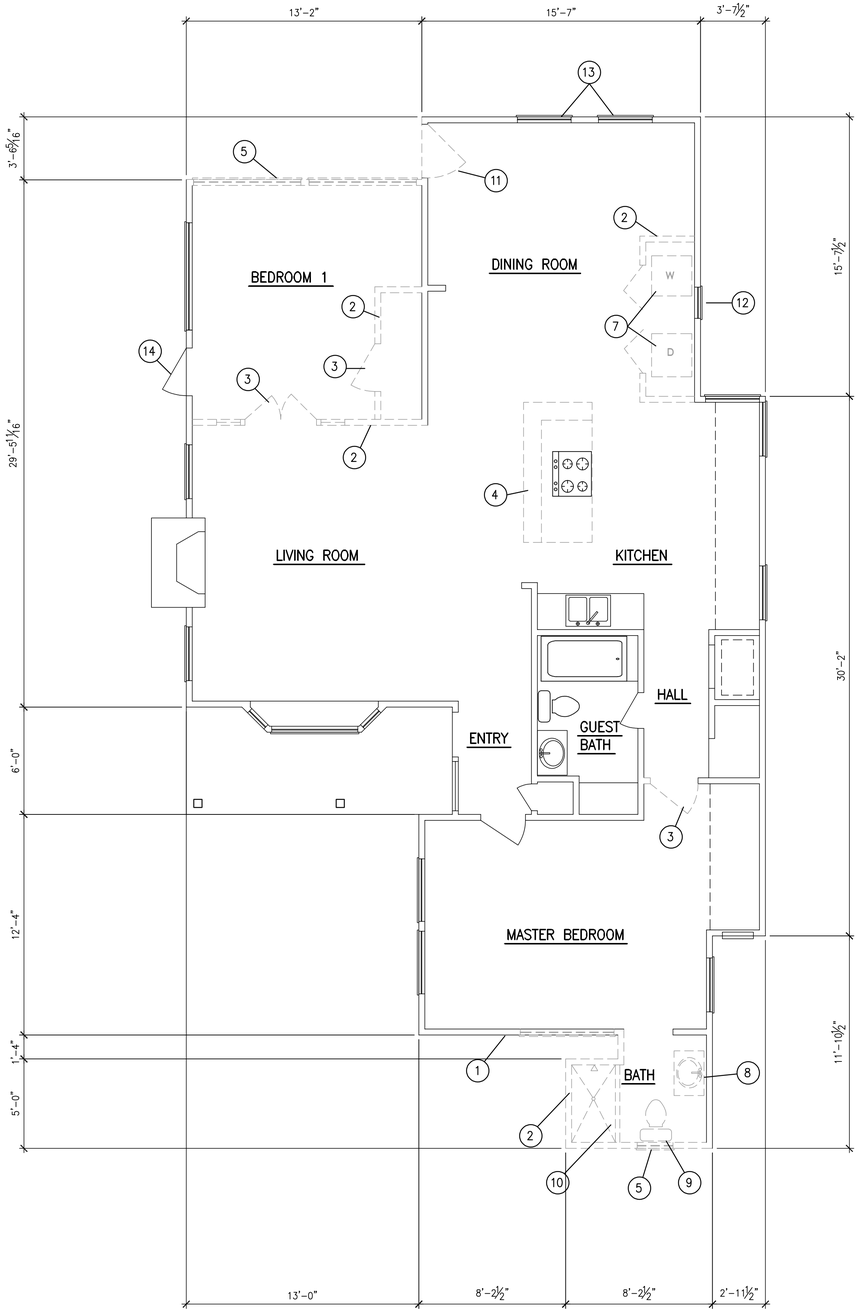
EXISTING AND PROPOSED PLOT PLANS

REMODEL
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

PERMIT :

SHEET
A-1.0



INDEX

1. IN FILL EXISTING OPENING WITH 2x STUDS @ 16"O.C. AND DRYWALL. MATCH EXISTING STUDS.
2. REMOVE EXISTING WALL AND FRAMING
3. REMOVE EXISTING DOOR AND FRAME
4. RELOCATE EXISTING ISLAND
5. REMOVE EXISTING WINDOW AND FRAME, WALL FRAMING.
6. REMOVE EXISTING WALK-IN SHOWER AND PLUMBING
7. REMOVE EXISTING WASHER AND DRYER AND PLUMBING
8. REMOVE EXISTING SINK AND PLUMBING
9. REMOVE EXISTING TOILET AND PLUMBING
10. REMOVE EXISTING SHOWER AND PLUMBING
11. EXISTING DOOR TO BE REMOVED AND FILL IN OPENING. DOOR TO BE REPURPOSED AT NORTH SIDE EXTERIOR DOORWAY. SEE ITEM 14.
12. REPLACE EXISTING WINDOW.
13. REMOVE AND REPLACE EXISTING WINDOW.
14. DOORWAY TO MOVE 16 INCHES TO THE WEST PER SHEET A-2.0

NOTE:
1. REPLACE EXISTING EXTERIOR FINISH PER ELEVATIONS SHEET A3.2

EXISTING / DEMO FLOOR PLAN - HOUSE
SCALE: 1/4"=1'-0"

N

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		
1		

DESIGNED:
DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

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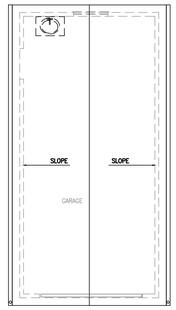
EXISTING / DEMO PLAN

REMODEL
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

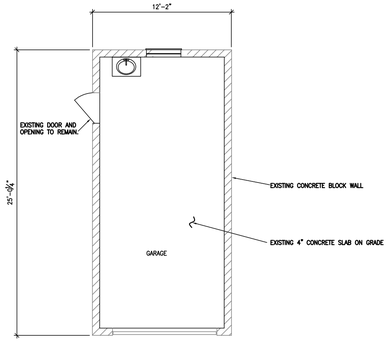
PERMIT :

SHEET
A-1.1



EXISTING ROOF PLAN - GARAGE

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



EXISTING FLOOR PLAN - GARAGE

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

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DATE:	07/28/2025
SCALE:	AS NOTED

NO.	DATE	REVISIONS
7		
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EXISTING AND DEMO PLAN

REMODEL

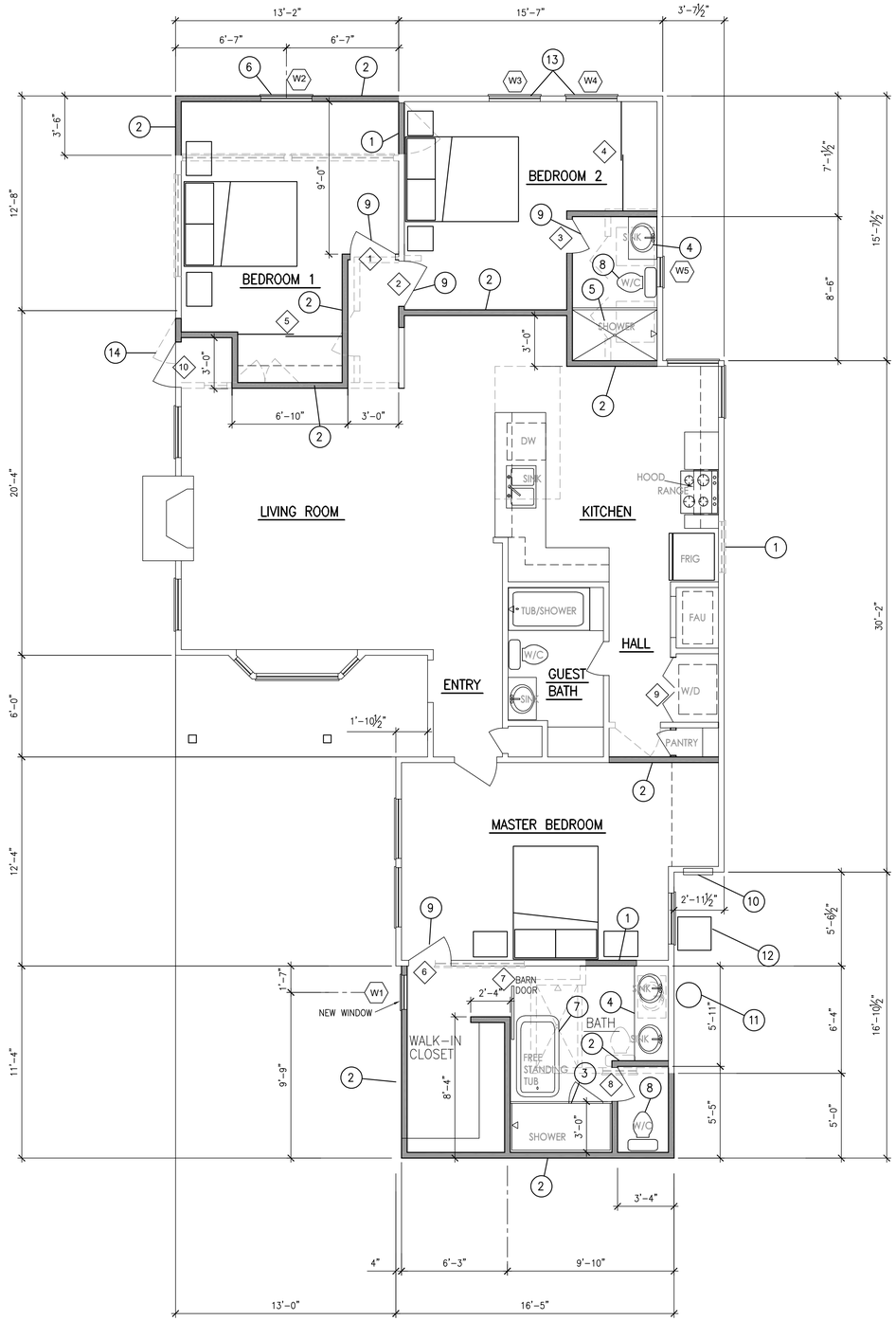
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

PERMIT :

SHEET

A-1.2



PROPOSED FLOOR PLAN

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

INDEX

1. REMOVE EXISTING DOOR AND IN FILL EXISTING OPENING WITH 2x4 STUDS @ 16"O.C. AND DRYWALL. MATCH EXISTING. RELOCATE EXISTING DOOR TO NORTH EXTERIOR SIDE OF HOME AS DOOR NUMBER 10 AS SHOWN IN INDEX ITEM 14.
2. NEW 2x4 STUDS @ 16"O.C. WITH NEW DRYWALL AND FINISH TO MATCH EXISTING
3. NEW WALK-IN SHOWER
4. NEW SINK/VANITY 24"
5. NEW TUB/SHOWER COMBO
6. NEW WINDOW AND FRAME
7. NEW STAND ALONE TUB
8. NEW TOILET AND PLUMBING
9. NEW DOOR AND FRAME
10. ELECTRICAL PANEL
11. EXISTING WATER HEATER TO BE REPLACED IN SAME LOCATION.
12. EXISTING HVAC CONDENSER TO BE REPLACED IN SAME LOCATION.
13. EXISTING WINDOWS TO BE REPLACED. SEE WINDOW SCHEDULE.
14. EXISTING DOORWAY TO BE MOVED 16 INCHES TO THE WEST AS SHOWN. DOOR 10 USED FOR THIS OPENING IS REPURPOSED FROM THE LOCATION DENOTED BY INDEX ITEM 1.

NOTES:
1. ALL NEW PLUMBING FIXTURES SHALL BE WATER CONSERVING PLUMBING FIXTURES.
2. EXISTING FIRST FLOOR SLAB IS 4" CONCRETE SLAB ON GRADE (NON-POST-TENSION)
3. ALL EXISTING DOORS AND WINDOWS WILL REMAIN UNLESS NOTED DEMOLISHED OR RELOCATED.
4. FOR DOOR AND WINDOW SCHEDULES SEE SHEET A5.0

NO.	DATE	REVISIONS
7		
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DESIGNED:
DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

PLANS PREPARED BY:
LLEWIS CAD SERVICES
7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

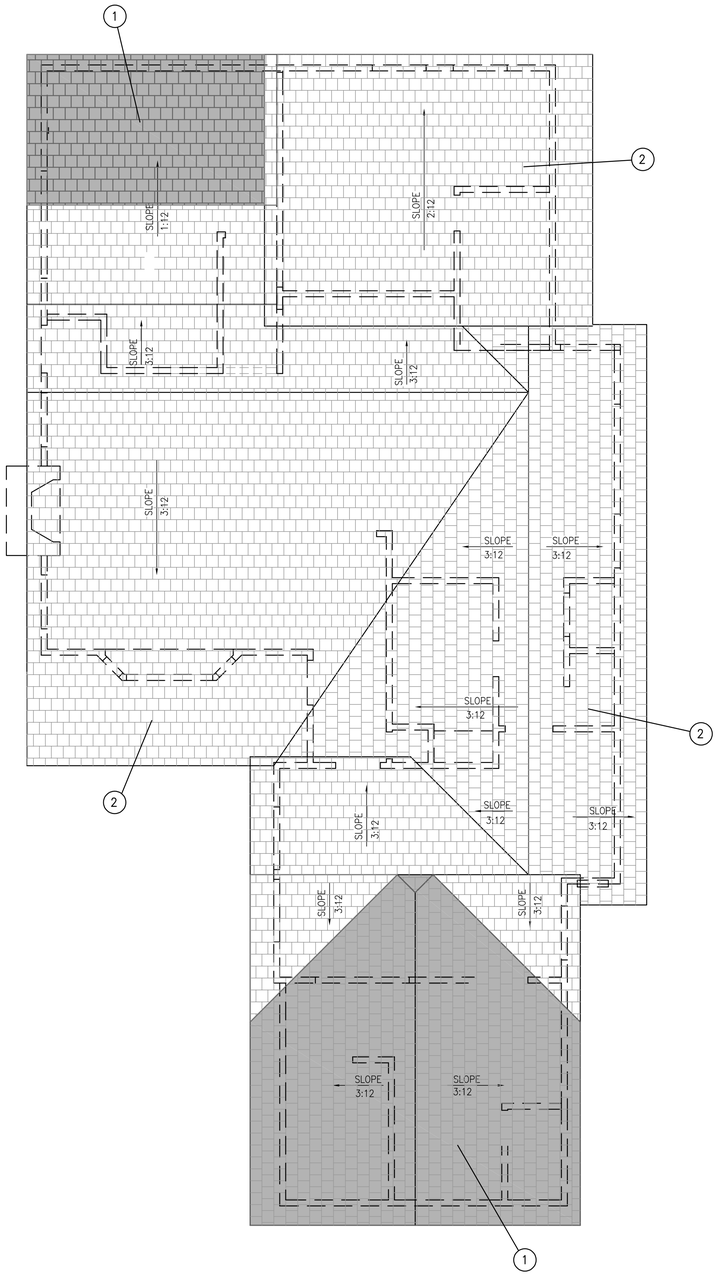
PROPOSED FLOOR PLAN

REMODEL
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

PERMIT :

SHEET
A-2.0



PROPOSED ROOF PLAN

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

N

INDEX

1. NEW ROOF FRAMING AND COMPO ROOF TO MATCH EXISTING
2. EXISTING ROOF TO REMAIN

NO.	DATE	REVISIONS
7		
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DESIGNED:
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DATE: 07/28/2025
SCALE: AS NOTED

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LOS ANGELES, CA 90046

PROPOSED ROOF PLAN

REMODEL

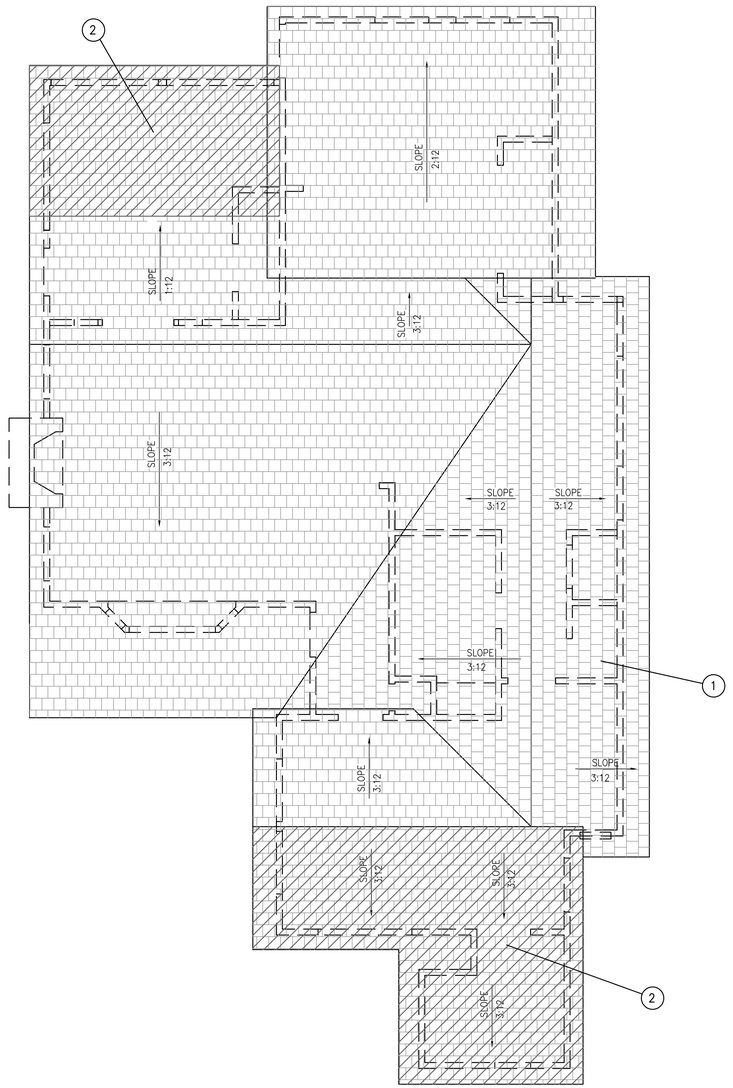
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

PERMIT :

SHEET

A2.1



EXISTING ROOF PLAN

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

N

INDEX

1. EXISTING COMPO ROOF
2. THIS PORTION OF EXISTING ROOF TO BE REPLACED.

NO.	DATE	REVISIONS
7		
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DESIGNED:
DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

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UNIT 224
LOS ANGELES, CA 90046

EXISTING ROOF PLAN

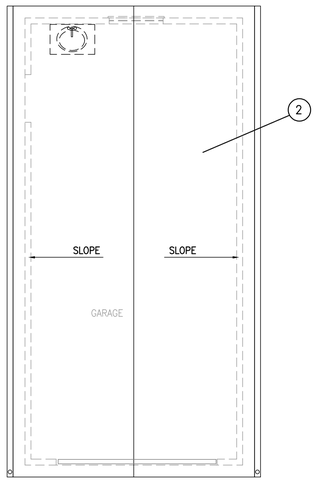
REMODEL
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

PERMIT :

SHEET

A2.2

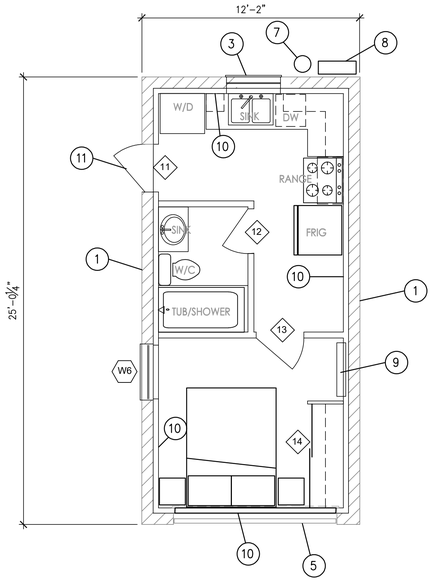


ROOF PLAN - ADU

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

INDEX

1. EXISTING CONCRETE BLOCK WALL
2. EXISTING COMPO ROOF
3. EXISTING WINDOW
4. EXISTING DOOR
5. EXISTING GARAGE DOOR TO REMAIN AND PERMANENTLY ATTACHED TO NEW STUD WALL AS A FACADE.
6. EXISTING FULL HEIGHT WOODEN VERTICAL SIDING 11¼" OFFSETS.
7. NEW WATER HEATER
8. NEW MINI SPLIT CONDENSER
9. NEW MINI SPLIT HVAC UNIT
10. NEW 2x4 STUDS @ 16"O.C. FURRING WALL
11. EXISTING EXTERIOR DOOR TO REMAIN.



NOTE: FOR DOOR AND WINDOW SCHEDULES SEE SHEET A5.0

PROPOSED FLOOR PLAN - ADU

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

NO.	DATE	REVISIONS
7		
6		
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DESIGNED:
DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

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UNIT 224
LOS ANGELES, CA 90046

PROPOSED GARAGE/ADU PLANS

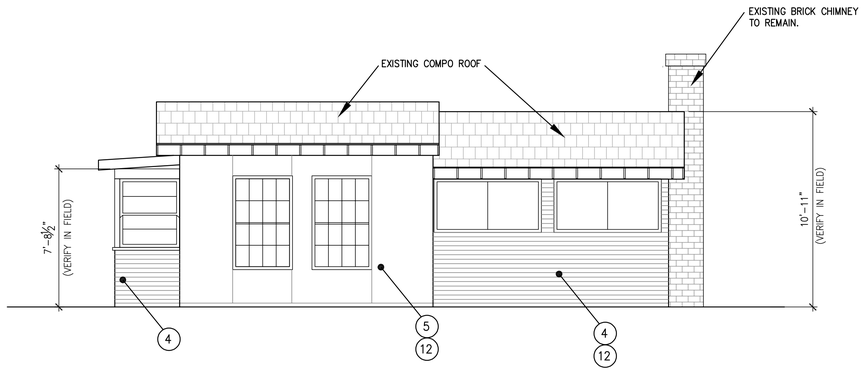
REMODEL
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

PERMIT :

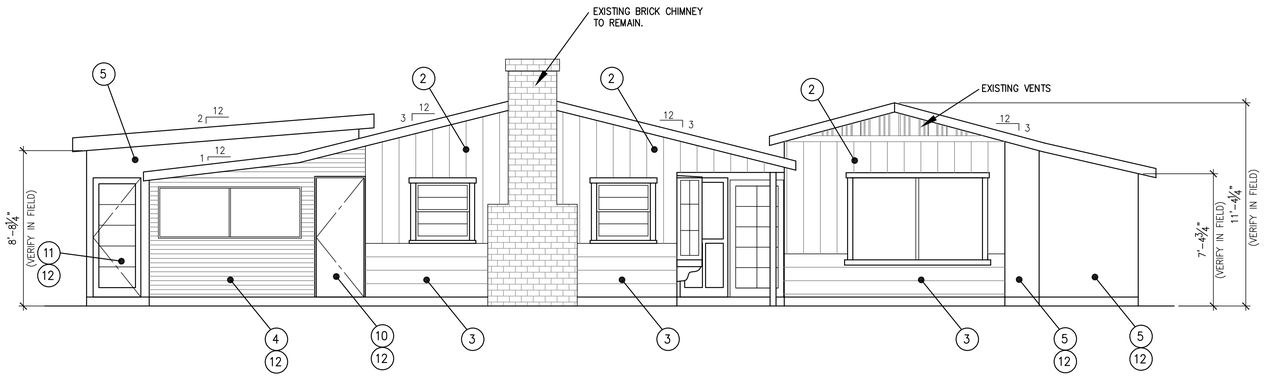
SHEET

A2.3



EXISTING EAST ELEVATION - HOUSE

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

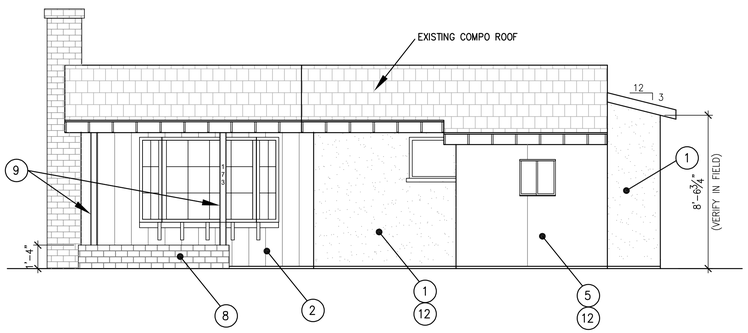


EXISTING NORTH ELEVATION - HOUSE

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

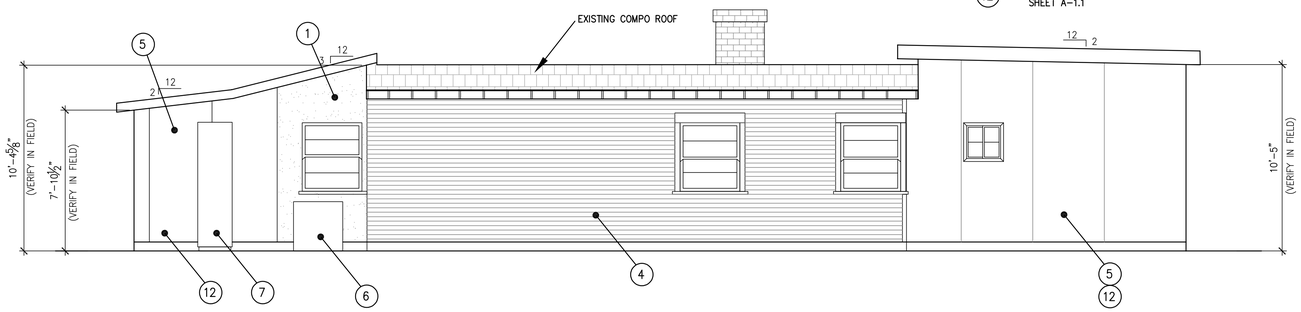
INDEX

1. EXISTING STUCCO FINISH
2. EXISTING FULL HEIGHT WOODEN VERTICAL SIDING 11¼" OFFSETS.
3. EXISTING 9" HORIZONTAL WOOD SIDING. BOTTOM 3 FT. OF WALL.
4. EXISTING 3" HORIZONTAL WOOD SIDING.
5. EXISTING PLYWOOD SHEATHING SIDING.
6. EXISTING AC CONDENSER TO REMAIN.
7. EXISTING WATER HEATER TO REMAIN.
8. EXISTING BRICK PLANTER
9. EXISTING PORCH POSTS.
10. EXISTING DOOR TO BE MOVED
11. EXISTING DOOR TO BE RELOCATED
12. AREA TO BE DEMOLISHED OR REMODELED SEE DEMO PLAN SHEET A-1.1



EXISTING WEST ELEVATION - HOUSE

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



EXISTING SOUTH ELEVATION - HOUSE

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

NO.	DATE	REVISIONS
7		
6		
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4		
3		
2		
1		

DESIGNED:
DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

PLANS PREPARED BY:
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7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

EXISTING ELEVATIONS - HOUSE

REMODEL

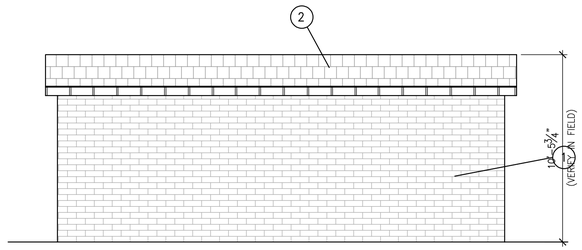
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

PERMIT :

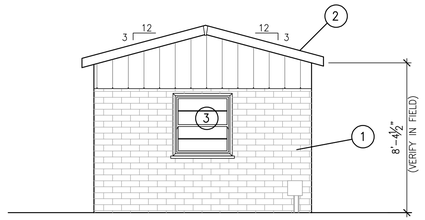
SHEET

A3.0



EXISTING
SOUTH ELEVATION - GARAGE

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

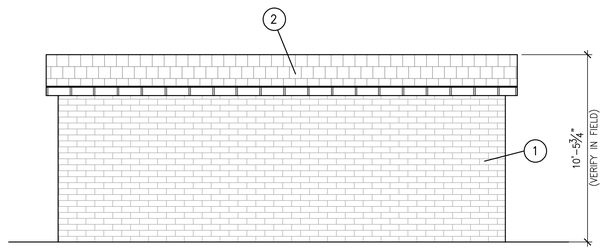


EXISTING
EAST ELEVATION - GARAGE

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

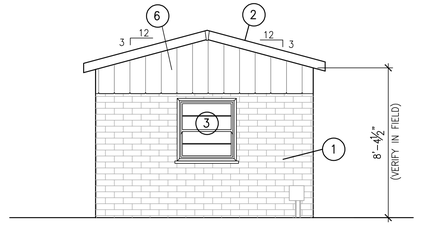
INDEX

1. EXISTING CONCRETE BLOCK WALL
2. EXISTING COMPO ROOF
3. EXISTING WINDOW TO REMAIN
4. EXISTING DOOR TO REMAIN
5. REUSE EXISTING GARAGE DOOR TO AFFIX TO THE EXTERIOR AS A FACADE.
6. EXISTING FULL HEIGHT WOODEN VERTICAL SIDING 11¼" OFFSETS.



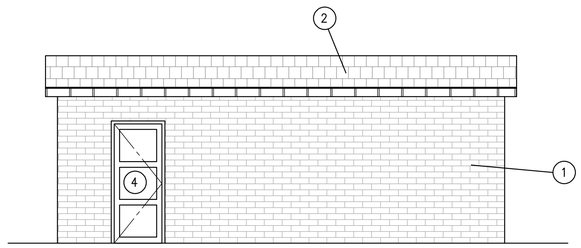
PROPOSED
SOUTH ELEVATION - ADU

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



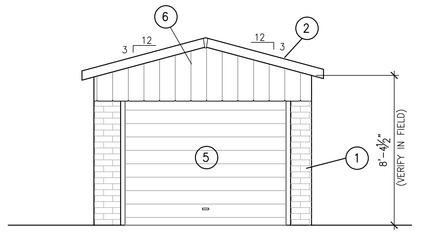
PROPOSED
EAST ELEVATION - ADU

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



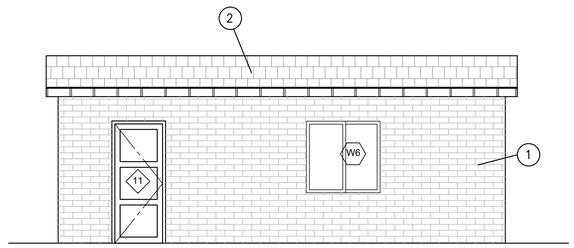
EXISTING
NORTH ELEVATION - GARAGE

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



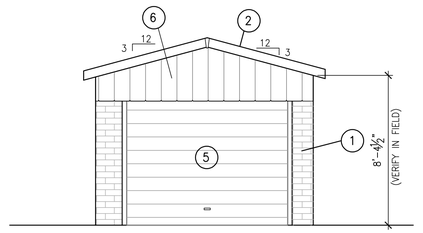
EXISTING
WEST ELEVATION - GARAGE

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



PROPOSED
NORTH ELEVATION - ADU

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



PROPOSED
WEST ELEVATION - ADU

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

NO.	DATE	REVISIONS
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DESIGNED:
DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

PLANS PREPARED BY:
LLEWIS CAD SERVICES
7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

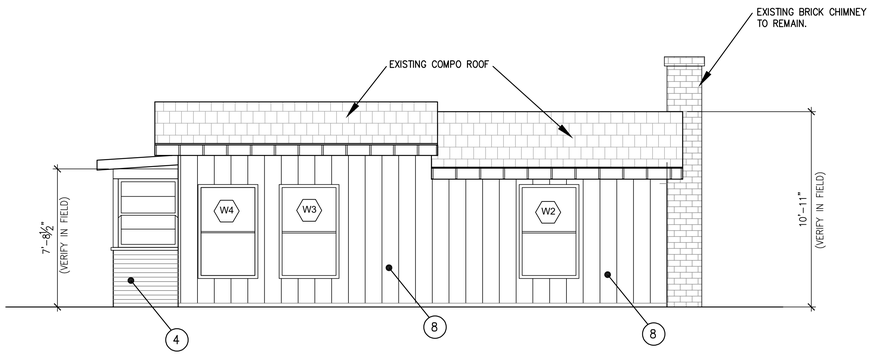
EXISTING/PROPOSED ELEVATIONS - ADU

REMODEL
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

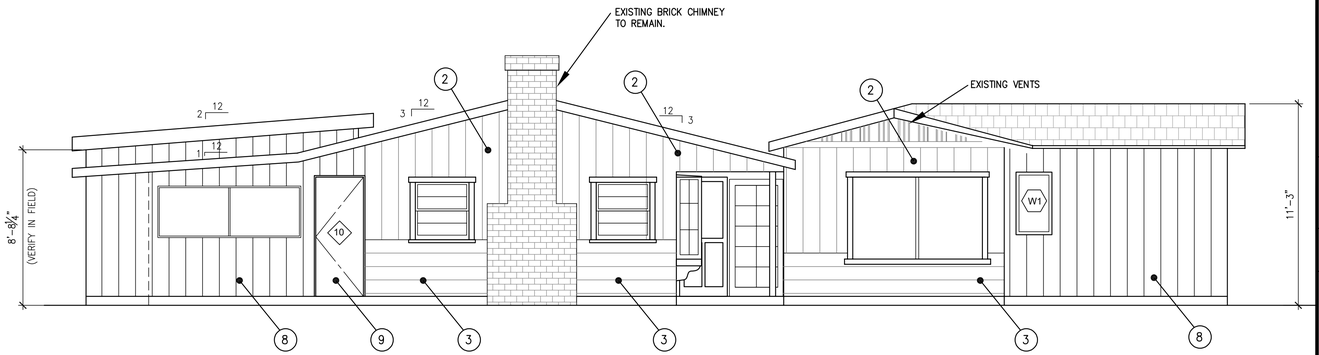
PERMIT :

SHEET
A3.1



EAST ELEVATION - HOUSE

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

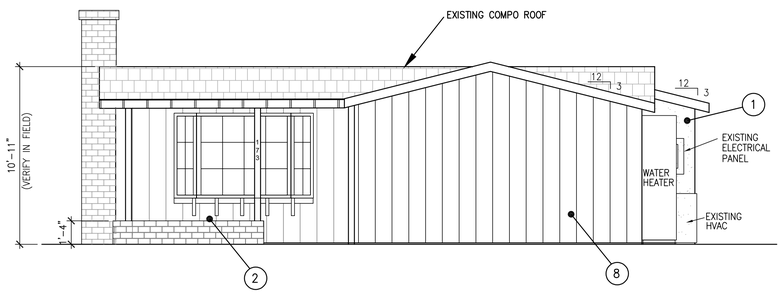


NORTH ELEVATION - HOUSE

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

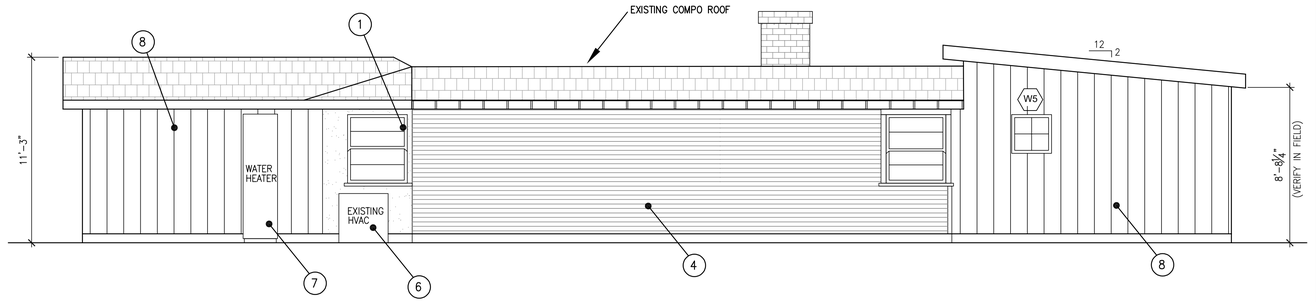
INDEX

1. EXISTING STUCCO FINISH TO REMAIN.
2. EXISTING FULL HEIGHT WOODEN VERTICAL SIDING 11¼" OFFSETS.
3. EXISTING 9" HORIZONTAL WOOD SIDING. BOTTOM 3 FT. OF WALL.
4. EXISTING 3" HORIZONTAL WOOD SIDING.
5. EXISTING PLYWOOD SHEATHING SIDING.
6. EXISTING AC CONDENSER TO REMAIN.
7. EXISTING WATER HEATER TO REMAIN.
8. NEW HARDIE PANEL SIDING CEDARMILL FINISH WITH SMOOTH VERTICAL BOARD AND BATTEN TRIM
9. RELOCATED EXTERIOR DOOR.



WEST ELEVATION - HOUSE

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



SOUTH ELEVATION - HOUSE

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

NO.	DATE
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REVISIONS

DESIGNED:
DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

PLANS PREPARED BY:
LLEWIS CAD SERVICES
7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

PROPOSED ELEVATIONS - HOUSE

REMODEL

173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

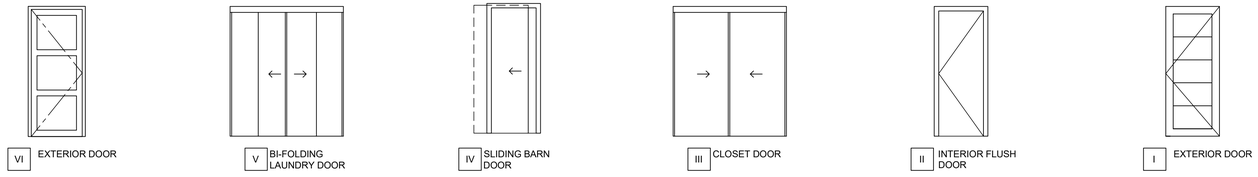
PERMIT :

SHEET

A3.2

DOOR SCHEDULE

DOOR	LOCATION		DOOR SIZE WIDTH	SIZE HEIGHT	SIZE THK	MATERIAL MATERIAL	MATERIAL CORE	GLAZING	TYPE	COMMENTS
1	BEDROOM #1		2' - 8"	6' - 8"	1 3/8"	WD	HOL		II	
2	BEDROOM #2		2' - 8"	6' - 8"	1 3/8"	WD	HOL		II	
3	BATHROOM		2' - 8"	6' - 8"	1 3/8"	WD	HOL		II	
4	CLOSET		6' - 0"	6' - 8"	--	WD	HOL		III	CLOSET DOOR
5	CLOSET		6' - 0"	6' - 8"	--	WD	HOL		III	CLOSET DOOR
6	BATHROOM		2' - 6"	6' - 8"	1 3/8"	WD	HOL		II	
7	BATHROOM		3' - 0"	6' - 8"	1 3/8"	WD	HOL		IV	SLIDING BATHROOM BARN DOOR
8	BATHROOM		2' - 6"	6' - 8"	1 3/8"	WD	HOL		II	
9	LAUNDRY		6' - 0"	6' - 8"	--	WD	HOL		V	BI-FOLDING
10	EXT DOOR		2' - 6"	6' - 8"	1 3/4"	WD	SOLID		I	EXISTING EXTERIOR DOOR RELOCATED FROM EAST SIDE OF HOME. DOORWAY TO BE MOVED 16" TO WEST, SEE PLAN SHEET A-2.0.
11	EXT DOOR ADU		2' - 8"	6' - 8"	1 3/4"	WD	SOLID		VI	RE-USE EXISTING EXTERIOR DOOR, CLEANED AND PAINTED
12	BATHROOM ADU		2' - 8"	6' - 8"	1 3/8"	WD	HOL		II	
13	BEDROOM ADU		2' - 8"	6' - 8"	1 3/8"	WD	HOL		II	
14	CLOSET ADU		6' - 0"	6' - 8"	--	WD	HOL		III	CLOSET DOOR



VI EXTERIOR DOOR

V BI-FOLDING LAUNDRY DOOR

IV SLIDING BARN DOOR

III CLOSET DOOR

II INTERIOR FLUSH DOOR

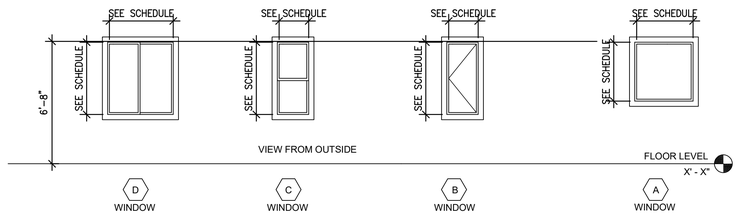
I EXTERIOR DOOR

DOOR SCHEDULE

SCALE: NO SCALE | 1

WINDOW SCHEDULE

WINDOW	SIZE WIDTH	SIZE HEIGHT	TYPE	MATERIAL	FINISH	GLAZING	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	COMMENTS
W1	2' - 0"	4' - 0"	B	FG		DUAL				MILGARD PICTURE WINDOW-WHITE
W2	3' - 6"	5' - 4"	C	FG		DUAL				MILGARD SINGLE HUNG WINDOW-WHITE
W3	3' - 6"	5' - 4"	C	FG		DUAL				MILGARD SINGLE HUNG WINDOW-WHITE
W4	3' - 6"	5' - 4"	C	FG		DUAL				MILGARD SINGLE HUNG WINDOW-WHITE
W5	2' - 0"	2' - 0"	A	FG		DUAL				MILGARD SINGLE HUNG WINDOW-WHITE
W6	4' - 0"	4' - 0"	D	FG		DUAL				MILGARD EGRESS WINDOW-WHITE



WINDOW SCHEDULE

SCALE: NO SCALE | 2

REVISIONS

NO.	DATE
7	
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DESIGNED:
DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

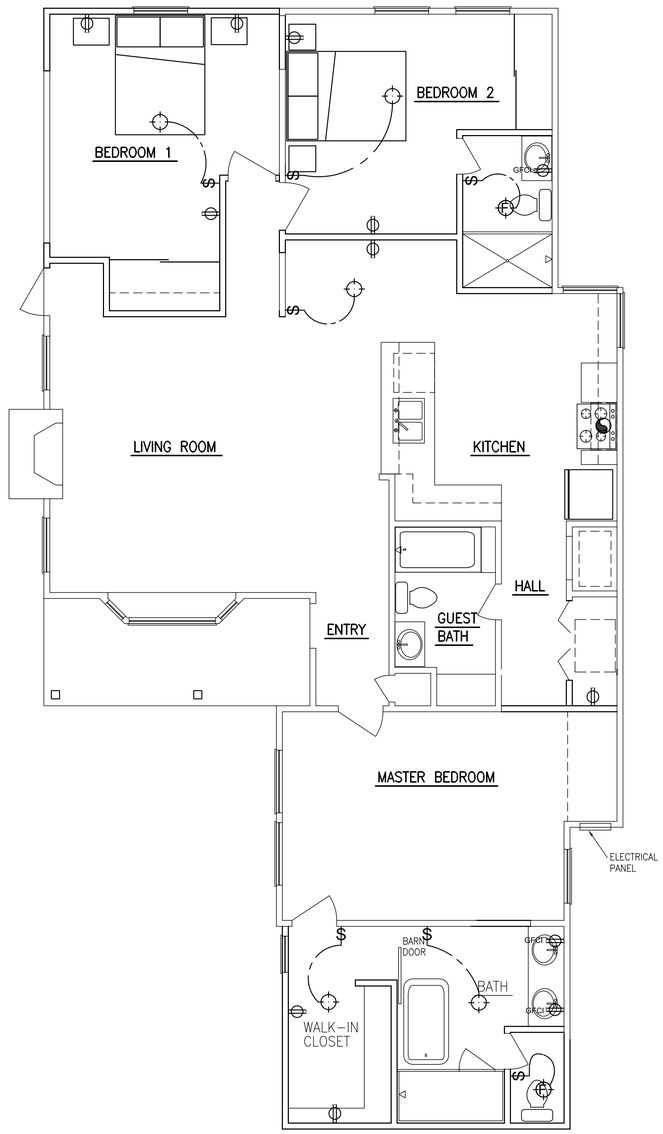
PLANS PREPARED BY:
LLEWIS CAD SERVICES
7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

DOOR AND WONDOW SCHEDULES

REMODEL
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :
PERMIT :

SHEET
A5.0



PROPOSED ELECTRICAL FLOOR PLAN

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

NOTE:
-SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVE ALL OTHER ALARMS IN THE DWELLING UNIT.
-STAIRWAYS WITHIN DWELLING UNITS AND EXTERIOR STAIRWAYS SERVING A DWELLING UNIT SHALL HAVE AN ILLUMINATION LEVEL IN TREADS RUNS OF NOT LESS THAN 1 FOOT-CANDLE.
-LIGHTING IN BATHROOMS, LAUNDRY ROOMS, & UTILITY ROOMS SHALL ALL OBTAIN LUMINAIRES THAT ARE EITHER HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR.
-OTHER ROOMS SHALL OBTAIN LUMINAIRES THAT ARE HIGH EFFICACY OR ARE CONTROLLED BY AN OCCUPANT SENSOR. CLOSETS THAT ARE LESS THAN 70 SQUARE FOOT ARE EXEMPT FROM THIS REQUIREMENT.
-HIGH EFFICACY LUMINAIRES MUST BE PIN BASED.
-NON-HIGH EFFICACY LUMINAIRES MUST BE SWITCHED ON A SEPERATE CIRCUIT FROM HIGH EFFICACY LUMINAIRES.
-OCCUPANCY SENSORS MUST HAVE NO MANUAL OVERRIDE, 30 MINUTE MAXIMUM TIMER AND BE MICROWAVE/ULTRASONIC OR PASSIVE INFRA-RED TYPE.
- ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AB ARC-FAULT CIRCUIT INTERRUPTER(S). NEC 210-12. THE REQUIREMENT IS FOR THE ENTIRE CIRCUIT, NOT JUST THE OUTLETS.

SYMBOL LEGEND

ELECTRICAL OUTLET	WALL SWITCH
GFCI ELECTRICAL OUTLET	LIGHT FIXTURE
D DIMMER WALL SWITCH	WALL HUNG LIGHT FIXTURE
3 3-WAY WALL SWITCH	C COMBO FLOURESCENT LIGHT & HEATER
M WIRED/BATTERY CORBON MONOXIDE DETECTOR	F EXHUST FAN
RANGE HOOD AND SWITCH	S WIRED/BATTERY SMOKE DETECTOR
	EF EXHUST FAN WITH LIGHT

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		
1		

DESIGNED:
DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

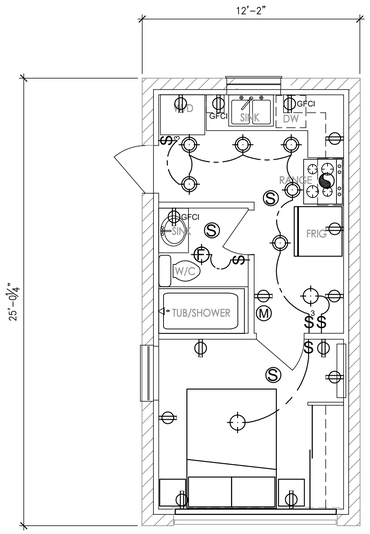
PLANS PREPARED BY:
LLEWIS CAD SERVICES
7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

PROPOSED ELECTRICAL FLOOR PLAN

REMODEL
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :
PERMIT :

SHEET
E2.0



PROPOSED ELECTRICAL FLOOR PLAN - ADU

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

NOTE:
-SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVE ALL OTHER ALARMS IN THE DWELLING UNIT.
-STAIRWAYS WITHIN DWELLING UNITS AND EXTERIOR STAIRWAYS SERVING A DWELLING UNIT SHALL HAVE AN ILLUMINATION LEVEL IN TREADS RUNS OF NOT LESS THAN 1 FOOT-CANDLE.
-LIGHTING IN BATHROOMS, LAUNDRY ROOMS, & UTILITY ROOMS SHALL ALL OBTAIN LUMINAIRES THAT ARE EITHER HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR.
-OTHER ROOMS SHALL OBTAIN LUMINAIRES THAT ARE HIGH EFFICACY OR ARE CONTROLLED BY AN OCCUPANT SENSOR. CLOSETS THAT ARE LESS THAN 70 SQUARE FOOT ARE EXEMPT FROM THIS REQUIREMENT.
-HIGH EFFICACY LUMINAIRES MUST BE PIN BASED.
-NON-HIGH EFFICACY LUMINAIRES MUST BE SWITCHED ON A SEPERATE CIRCUIT FROM HIGH EFFICACY LUMINAIRES.
-OCCUPANCY SENSORS MUST HAVE NO MANUAL OVERRIDE, 30 MINUTE MAXIMUM TIMER AND BE MICROWAVE/ULTRASONIC OR PASSIVE INFRA-RED TYPE.
- ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AB ARC-FAULT CIRCUIT INTERRUPTER(S). NEC 210-12. THE REQUIREMENT IS FOR THE ENTIRE CIRCUIT, NOT JUST THE OUTLETS.

SYMBOL LEGEND

ELECTRICAL OUTLET	WALL SWITCH
GFCI ELECTRICAL OUTLET	LIGHT FIXTURE
D DIMMER WALL SWITCH	WALL HUNG LIGHT FIXTURE
3 3-WAY WALL SWITCH	COMBO FLOURESCENT LIGHT & HEATER
M WIRED/BATTERY CORBON MONOXIDE DETECTOR	F EXHUST FAN
RANGE HOOD AND SWITCH	S WIRED/BATTERY SMOKE DETECTOR

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		
1		

DESIGNED:
DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

PLANS PREPARED BY:
LLEWIS CAD SERVICES
7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

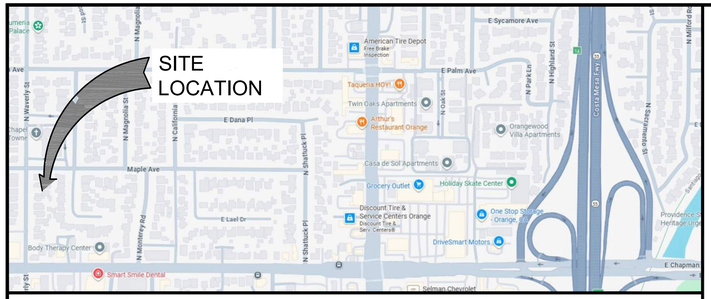
PROPOSED ELECTRICAL FLOOR PLAN - ADU

REMODEL
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

PERMIT :

SHEET
E2.1



VICINITY MAP

REMODEL

173 WAVERLY STREET
ORANGE, CALIFORNIA 92866

LOCATION MAP

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION: 173 N. WAVERLY ST., ORANGE, CA 92866

PROJECT DESCRIPTION:

COSMETIC UPDATES THROUGHOUT THE HOME (KITCHEN, BEDROOMS, BATHROOMS, ETC). REPAIR OF IRREGULAR CONSTRUCTION IN AREAS OF ROOF AND HOME INTERIOR. UPDATES FOR HVAC AND WINDOWS AS NEEDED. UPDATES TO LANDSCAPING, FRESH PAINT THROUGHOUT, NEW APPLIANCES, FIXTURES AND HARDWARE THROUGHOUT HOME. ADDITION OF APPROXIMATELY 180 SQUARE FEET TO THE CURRENT PRIMARY HOME LAYOUT, WHILE ENLARGING THE MASTER BEDROOM, ADDING A 3RD BEDROOM AND BATHROOM TO THE HOME.

CURRENT LAYOUT: 2 BEDROOM, 2 BATHROOM, 1,254 SQFT LAYOUT (SQFT PER APPRAISAL MEASUREMENT)

RESULTING LAYOUT: PRIMARY HOME AS A 3 BEDROOM, 2-1/2 BATHROOM, APPROX. 1,434 SQFT LAYOUT

CONVERSION OF EXISTING 295 SQFT GARAGE TO AN ADU. (THE ADU IS UNDER SEPARATE MINISTERIAL REVIEW FOR PERMITTING).

SPRINKLERS: <NO> WHERE THE EXISTING BUILDING IS EQUIPPED WITH AUTOMATIC FIRE SPRINKLERS, ANY NEWLY CREATED LIVING, SLEEPING, EATING, COOKING, OR SANITATION AREA SHALL BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLERS; INCLUDING, BUT NOT LIMITED TO, CONVERTED ATTICS, CARPORTS WITH NEW HABITABLE SPACE ABOVE, AND ENCLOSED PATIO COVERS/CALIFORNIA ROOMS.

ANY ADDITION OR MODIFICATION TO AN EXISTING FIRE SPRINKLER SYSTEM IS SUBJECT TO A SEPARATE APPROVAL AND PERMIT FROM THE ORANGE COUNTY FIRE AUTHORITY (OCFA).

CITY OF ORANGE MUNICIPAL CODE (OMC)

[NOTE: COMPLETE OMC TEXT IS AVAILABLE ON THE INTERNET AT HTTPS://ECODE360.COM/4356562#43565263]

THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE ORANGE MUNICIPAL CODE PROVISIONS AND/OR PUBLISHED INFORMATION BULLETINS INCLUDING BUT NOT LIMITED TO:

§ 15.04.010 CALIFORNIA CONSTRUCTION CODES ADOPTED BY REFERENCE.

FOR THE PURPOSE OF PRESCRIBING REGULATIONS FOR ERECTING, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, IMPROVING, REMOVAL, CONVERSION, DEMOLITION, OCCUPANCY, EQUIPMENT USE, HEIGHT, AND AREA OF BUILDINGS AND STRUCTURES, THE FOLLOWING CONSTRUCTION CODES SUBJECT TO THE ORANGE MUNICIPAL CODE AND MODIFICATIONS SET FORTH IN THIS CHAPTER, INCLUDING ERRATA AND SUPPLEMENTS HEREAFTER, ARE HEREBY ADOPTED: THE CALIFORNIA BUILDING CODE, 2022 EDITION, BASED ON THE 2021 INTERNATIONAL BUILDING CODE AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, INCLUDING CHAPTER 1, DIVISION II AND APPENDICES I, J, AND P; THE CALIFORNIA RESIDENTIAL CODE, 2022 EDITION, BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE, INCLUDING APPENDICES AH AND AX; THE CALIFORNIA GREEN BUILDING STANDARDS CODE, INCLUDING APPENDICES A4, A5, A5.2, A5.3, A5.4, A5.5, AND A5.6, 2022 EDITION; THE CALIFORNIA PLUMBING CODE, 2022 EDITION, BASED ON THE 2021 UNIFORM PLUMBING CODE AS PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, INCLUDING APPENDICES A, B, D, H, I, AND J; THE CALIFORNIA MECHANICAL CODE, 2022 EDITION, BASED ON THE 2021 UNIFORM MECHANICAL CODE AS PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, INCLUDING APPENDICES B AND C; THE CALIFORNIA ELECTRICAL CODE, 2022 EDITION, BASED ON THE 2020 NATIONAL ELECTRICAL CODE AS PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION, INCLUDING ANNEXES A AND B; THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2021 EDITION, AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL; THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION, AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL.

THE PROVISIONS OF THESE CONSTRUCTION CODES AS AMENDED BY THIS CHAPTER SHALL CONSTITUTE THE BUILDING REGULATIONS OF THE CITY OF ORANGE. WHERE THE CALIFORNIA CODE OF REGULATIONS AND STATE BUILDING STANDARDS CODE OF REGULATIONS DIFFER FROM ANY SECTIONS OF THE CONSTRUCTION CODES, STATE REGULATIONS SHALL PREVAIL OVER THE CONSTRUCTION CODES.

CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

PROVISIONS OF THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARD APPLY TO THIS PROJECT. SEE SHEET <N/A> FOR COMPLETE COMPLIANCE DOCUMENTATION.

CALIFORNIA GREEN BUILDING STANDARDS CODE

PROVISIONS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE APPLY TO ALL RESIDENTIAL ALTERATIONS THAT INCREASE THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE. SEE SHEET <INSERT SHEET NUMBER OR N/A> FOR APPLICABLE GREEN BUILDING STANDARDS NOTES AND REQUIREMENTS.

KITCHEN REMODEL GENERAL NOTES

1. THE MAXIMUM FLOW RATE STANDARD FOR NEW SINK FAUCETS SHALL BE 1.8 GPM AT 60 PSI. IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE.

KITCHEN RANGE HOOD AIRFLOW RATES

1. CALIFORNIA ENERGY CODE (CEnC) TABLE 150.0-G: KITCHEN RANGE HOOD AIRFLOW RATES (CFM) AND ASTM E3087 CAPTURE EFFICIENCY (CE) RATINGS ACCORDING TO DWELLING UNIT FLOOR AREA AND KITCHEN RANGE FUEL TYPE.

DWELLING UNIT FLOOR AREA (ft^2)	HOOD OVER ELECTRIC RANGE	HOOD OVER NATURAL GAS RANGE
> 1500	50% CE or 110 cfm	70% CE or 180 cfm
> 1000 - 1500	50% CE or 110 cfm	80% CE or 250 cfm
750 - 1000	55% CE or 130 cfm	85% CE or 280 cfm
< 750	65% CE or 160 cfm	85% CE or 280 cfm

KITCHEN LIGHTING

1. ALL NEW OR ALTERED LIGHTING SHALL COMPLY WITH CURRENT MANDATORY FEATURES PER CALIFORNIA ENERGY CODE (CEnC) SECTION 150.0(k).
2. ALL NEW AND ALTERED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH CEnC TABLE 150.0-A.
3. RECESSED DOWN-LIGHT LUMINAIRES INSTALLED IN INSULATED CEILINGS SHALL BE PROVIDED WITH ZERO RECESS INSULATION CONTACT (IC) LISTED BY UNDERWRITERS LABORATORY (UL) OR EQUIVALENT AND AIR TIGHT (AC) LABEL FIXTURES.
4. LED LUMINAIRES SHALL BE INSTALLED IN LED FIXTURES RATED FOR THE SPECIFIC WATTAGE.
5. LIGHTING FROM ADJACENT KITCHEN AREA SUCH US DINING AND NOOK AREAS SHALL HAVE SEPARATE CONTROLS IF NOT PART OF THE AREA OF REMODEL.

KITCHEN ELECTRICAL OUTLETS

1. ALL ELECTRICAL 125V THROUGH 250V OUTLETS INSTALLED TO SERVE THE COUNTERTOP SURFACE IN A KITCHEN OR WITHIN 6 FT FROM THE TOP INSIDE EDGE OF THE SINK BOWL SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION (GFCI) PER CEC 210.8 (A)(6)(7).
2. ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN KITCHENS SHALL BE PROTECTED BY A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT, OR BY OTHER METHOD IN ACCORDANCE WITH CEC 210.12(A). (CEC 210.12(A)(1))
3. RECEPTACLE OUTLETS SHALL BE INSTALLED ON OR WITHIN 20 INCHES ABOVE COUNTERTOPS AND WORK SURFACES SUCH THAT:
   - 3.1. NO POINT ALONG THE WALL LINE ADJACENT TO COUNTERTOPS AND WORK SURFACES AT LEAST 12 INCHES IN WIDTH IS MORE THAN 24 HORIZONTAL INCHES FROM A RECEPTACLE OUTLET. COUNTERTOP BEHIND A RANGE OR SINK IS EXEMPT UNLESS SUCH COUNTERTOP IS AT LEAST 12 INCHES WIDE OR 18 INCHES WIDE FOR A CORNER INSTALLATION.
   - 3.2. AT LEAST ONE RECEPTACLE SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTERTOP SPACE WITH A LONG DIMENSION OF AT LEAST 24 INCHES AND A SHORT DIMENSION OF AT LEAST12 INCHES. (CEC 210.52(C))
4. AT LEAST ONE GFCI PROTECTED RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTERTOP WITH A LONG DIMENSION OF 2 FEET OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER PER CEC SECTION 210.52(C)(2).
5. AT LEAST ONE GFCI PROTECTED RECEPTACLE OUTLET IS TO BE INSTALLED AT EACH PENINSULAR COUNTERTOP WITH A LONG DIMENSION OF 3 FEET OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER PER CEC 210.52(C)(3).
6. RECEPTACLE OUTLETS SHALL BE LOCATED ON OR ABOVE, BUT NO MORE THAN 20 INCHES ABOVE THE COUNTER TOP PER CEC 210.52(C)(3)(1).
7. PROVIDE A MINIMUM OF TWO 20 AMPS SMALL APPLIANCE BRANCH CIRCUITS FOR RECEPTACLES IN THE KITCHEN PER CEC 210.11(C)(1).

BATHROOM REMODEL GENERAL NOTES

1. THE MAXIMUM FLOW RATE STANDARDS FOR NEW PLUMBING FIXTURES SET BY THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC 4.303) ARE AS FOLLOWS:

A.	WATER CLOSETS	1.28 GALLONS PER FLUSH (SEE NOTE 2)
B.	SHOWER HEADS	1.8 GPM @ 80 PSI (SEE NOTE 1)
C.	LAVATORY FAUCETS	1.2 GPM @ 60 PSI

NOTES:
(1) WHEN SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW RATE OF ALL SHOWER HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT ONE TIME.
(2) THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINE AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

2. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF 72 INCHES ABOVE THE FLOOR. (CRC R307)
3. ALL GLAZING LESS THAN 60 INCHES ABOVE A SHOWER OR TUB FLOOR SHALL BE SAFETY GLAZING TYPE. (CRC R308.4.5)
4. ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMP BATHROOM RECEPTACLES SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER (CFCI) PROTECTION.
5. BATHROOM BRANCH CIRCUITS: AT LEAST ONE 120-VOLT, 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. OTHER EQUIPMENT, SUCH US LIGHTING, EXHAUST FANS) WITHIN THE SAME BATHROOM MAY BE SUPPLIED BY THE SAME BRANCH CIRCUIT WHERE THE BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY (CEC 210.11(C)(3)).
6. BATHROOM ELECTRICAL OUTLETS: AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3 FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET. IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12 INCHES BELOW THE TOP OF THE BASIN (CEC 210.52 (D)).
7. RECEPTACLES AT BATHTUBS AND SHOWER SPACES SHALL NOT BE INSTALLED WITHIN 3 FEET HORIZONTAL AND 8 FEET VERTICAL FROM THE TOP OF THE BATHTUB RIM OR THE SHOWER THRESHOLD. (CEC 406.9(C))
8. PRIVATE BATHROOMS WITH A BATHTUB OR SHOWER SHALL BE PROVIDED WITH ENERGY STAR COMPLIANT EXHAUST FANS CONTROLLED BY A HUMIDITY CONTROL, AND HAVING A MINIMUM CAPACITY OF 20 CFM CONTINUOUS OR 50 CFM INTERMITTENT. (CMC TABLE 403.7, CGBSC 4.506.1)
9. WATER CLOSETS AND BIDETS SHALL BE INSTALLED A MINIMUM OF 15 INCHES FROM ANY WALL OR OBSTRUCTION MEASURED TO THE CENTERLINE OF THE FIXTURE, AND 30 INCHES TO A SIMILAR FIXTURE MEASURED CENTERLINE TO CENTERLINE. THE CLEAR FLOOR SPACE IN FRONT OF A WATER CLOSET, LAVATORY, OR BIDET SHALL BE NOT LESS THAN 24 INCHES. (CPC 402.5)
10. FIXTURES HAVING CONCEALED SLIP JOINT CONNECTIONS SHALL BE PROVIDED WITH AN ACCESS PANEL OR UTILITY SPACE NOT LESS THAN 12 INCHES IN ITS LEAST DIMENSION. (CPC 402.10)
11. SHOWERS SHALL HAVE A WASTE OUTLET AND FIXTURE TAILPIECE (P-TRAP) NOT LESS THAN 2 INCHES IN DIAMETER. (CPC 408.4)
12. SHOWER THRESHOLD (WHERE PROVIDED) SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE A MINIMUM 22 INCHES DOOR. SHOWER DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS. (CPC 408.5)
13. SHOWER COMPARTMENTS, REGARDLESS OF THE SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE. (CPC 408.6)
14. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE OF THE COMPARTMENT. (CPC 408.9)
15. WHERE TWO SEPARATE HANDLES CONTROL THE HOT AND COLD WATER, THE LEFT-HANDED HANDLE SHALL CONTROL HOT WATER. (CPC 417.5)
16. THE NUMBER OF WATER CLOSETS SERVED BY A 3-INCH DRAIN SHALL NOT EXCEED FIVE. (CPC TABLE 703.2)
17. NEWLY INSTALLED LUMINAIRES IN A BATHROOM:
    - 17.1. SHALL BE HIGH EFFICACY AND MEET THE APPLICABLE REQUIREMENTS OF CEnC TABLE 150.0-A. (CEnC 150.0(k)1.A)
    - 17.2. WHEN RECESSED, SHALL BE LISTED FOR ZERO CLEARANCE, LABELED TO CERTIFY AIR LEAKAGE LESS THAN 2 CFM, SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE CEILING, AND SHALL NOT CONTAIN SCREW BASE SOCKETS. (CEnC 150.0(k)1 C)
    - 17.3. SHALL BE CONTROLLED SEPARATELY FROM EXHAUST FANS. (CEnC 150.0(k)2.G)
    - 17.4. SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS ALLOWING THE LIGHTS TO BE MANUALLY TURNED ON AND OFF. (CEnC 150.0(k)2.A)
    - 17.5. SHALL NOT HAVE CONTROLS THAT BYPASS A DIMMER, OCCUPANT SENSOR, OR VACANCY SENSOR. (CEnC 150.0(k)2.B)
    - 17.6. SHALL HAVE AT LEAST ONE LUMINAIRE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. (CEnC 150.0(k)2.E.i)
    - 17.7. THAT ARE OR CONTAIN LIGHT SOURCES THAT MEET REFERENCE JOINT APPENIDIX JA8 REQUIREMEMENTS FOR DIMMING, AND THAT ARE NOT CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR, SHALL HAVE DIMMING CONTROLS. (CEnC 150.0(k)2.D)

DOOR /WINDOW REPLACEMENT

REPLACEMENTS OF DOORS AND WINDOWS HAVING THE SAME DIMENSIONS OF THOSE BEING REPLACED SHALL MEET REQUIREMENTS FOR WEATHER PROOFING, SECURITY AND ENERGY EFFICIENCY.
REPLACEMENT OF EXTERIOR DOORS AND WINDOWS SHALL BE IN COMPLIANCE WITH SECURITY REQUIREMENTS DESCRIBED IN CITY OF ORANGE MUNICIPAL CODE.
CALIFORNIA ENERGY CODE (CEnC) SECTION 150.2(b)1.B REQUIRES DOORS/WINDOWS TO MEET U-FACTOR AND SOLAR HEAT GAIN COEFFICIENT (SHGC) IN PRESCRIPTIVE STANDARDS. PER TABLE 150.1A CLIMATE ZONE 8 REQUIREMENTS ARE AS FOLLOW:

- MAXIMUM U-FACTOR = 0.30
- MAXIMUM SHGC = 0.23
- MAXIMUM TOTAL AREA = 20%
- MAXIMUM WEST FACING AREA = 5%

SMOKE ALARM AND CARBON MONOXIDE ALARM REQUIREMENTS

WHERE ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRING BUILDING PERMIT OCCUR, OR WHERE ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. (CRC R314)

FOR EXISTING BUILDINGS AND NEW CONSTRUCTION. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS CONTAINING A FUEL-FIRE APPLIANCE OR FIREPLACE, OR THAT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT. (CRC R315)

STORMWATER POLLUTION PREVENTION NOTES

STORMWATER POLLUTION PREVENTION DEVICES AND PRACTICES SHALL BE INSTALLED AND/OR INSTITUTED AS NECESSARY TO ENSURE COMPLIANCE TO THE CITY OF ORANGE MUNICIPAL CODE AND ANY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT. ALL SUCH DEVICES AND PRACTICES SHALL BE MAINTAINED. INSPECTED AND/OR MONITORED TO ENSURE ADEQUACY AND PROPER FUNCTION THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT.

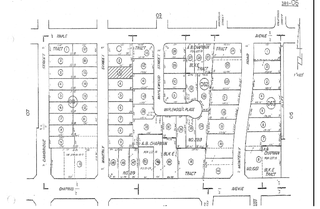
COMPLIANCE TO THE WATER QUALITY STANDARDS AND ANY EROSION AND SEDIMENT CONTROL PLAN ASSOCIATED WITH THIS PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING REQUIREMENTS:

1. AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL MEASURES (BMPs) SHALL BE IMPLEMENTED TO PROTECT THE EXPOSED PORTIONS OF THE SITE FROM EROSION AND TO PREVENT SEDIMENT DISCHARGES.
2. SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED OF, AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER FLOW.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTES.
6. TRASH AND CONSTRUCTION SOLID WASTES SHALL BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITS SHALL BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. STORMWATER POLLUTION PREVENTION DEVICES AND/OR PRACTICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.

NATURAL GAS SYSTEM GENERAL NOTES

1. ACCEPTABLE PIPE MATERIALS:
   - BLACK STEEL SCHEDULE 40 - ASME B36.10, ASTM A53, OR ASTM A106.
   - ALUMINUM ALLOY - ASTM B241. MUST BE COATED TO PROTECT AGAINST EXTERNAL CORROSION; NOT ALLOWED IN EXTERIOR LOCATIONS OR UNDERGROUND.
   - CORRUGATED STAINLESS STEEL - CSA LC-1
   - POLYETHYLENE (PE) PLASTIC - ASTM D2513. ALLOWED FOR INSTALLATION OUTDOORS, UNDERGROUND ONLY; INSTALL TRACER WIRE (THICKNESS AWG 14) TO FACILITATE LOCATING.
2. METALLIC PIPE JOINTS AND FITTINGS SHALL BE THREADED, FLANGED, BRAZED, WELDED, OR PRESS-CONNECT FITTINGS. (CPC 1208.6.10.1)
3. PLASTIC PIPE JOINTS AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CPC 1208.6.11)
4. UNDERGROUND PIPING INSTALLATION:
   - METALLIC PIPING IS PROHIBITED FOR UNDERGROUND INSTALLATION IN THE CITY OF ORANGE.
   - MINIMUM 18 INCHES BELOW GROUND. (CPC 1210.1.1)
   - WHERE INSTALLED THROUGH THE OUTER FOUNDATION OR BASEMENT WALL, ENCASE IN A PROTECTIVE SLEEVE. THE SPACE BETWEEN THE PIPE AND THE SLEEVE, AND THE SLEEVE AND THE WALL MUST BE SEALED. (CPC 1210.1.5)
   - WHERE INSTALLED UNDERGROUND BENEATH BUILDINGS, ENCASE IN A CONDUIT DESIGNED TO WITHSTAND THE IMPOSED LOADS. (CPC 1210.1.6)
5. APPLIANCES CONNECTED TO THE GAS PIPING SYSTEM SHALL HAVE AN ACCESSIBLE MANUAL SHUT-OFF VALVE EACH SERVING A SINGLE APPLIANCE AND INSTALLED WITHIN 6 FEET OF THE APPLIANCE IT SERVES. (CPC 1212.6)

MAP AND TRACK INFORMATION



LOT 32 OF TRACT NO. 219 OF "DRUMM'S ADDITION" IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13, PAGE 3 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, CALIFORNIA.

APN: 386-062-03

APPLICABLE STATE CODES (WITH CITY OF ORANGE AMENDMENTS)

CALIFORNIA BUILDING CODE	2022
CALIFORNIA RESIDENTIAL CODE	2022
CALIFORNIA GREEN BUILDING STANDARDS CODE	2022
CALIFORNIA MECHANICAL CODE	2022
CALIFORNIA ELECTRICAL CODE	2022
CALIFORNIA PLUMBING CODE	2022
CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS	2022

SHEET INDEX

NO.	DATE	REVISIONS
7		
6		
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1		

DESIGNED:
DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

PLANS PREPARED BY:
LLEWIS CAD SERVICES
7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

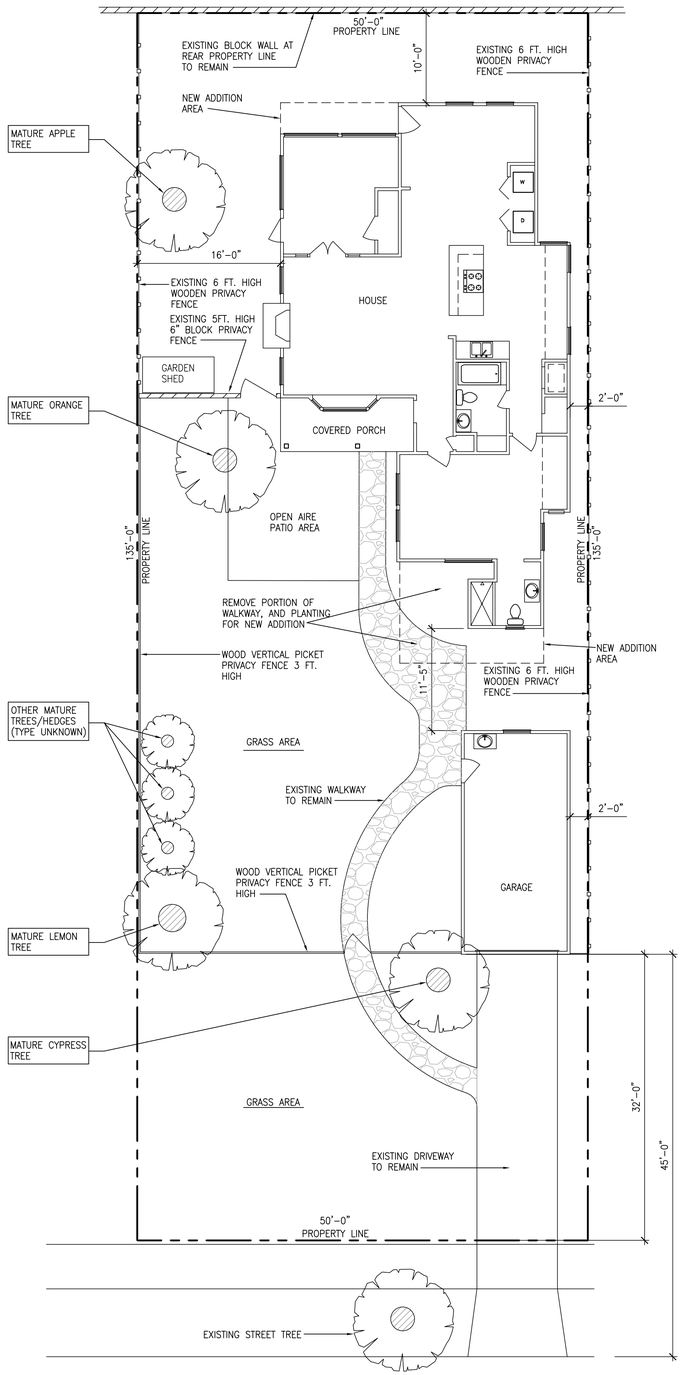
TITLE SHEET

REMODEL
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

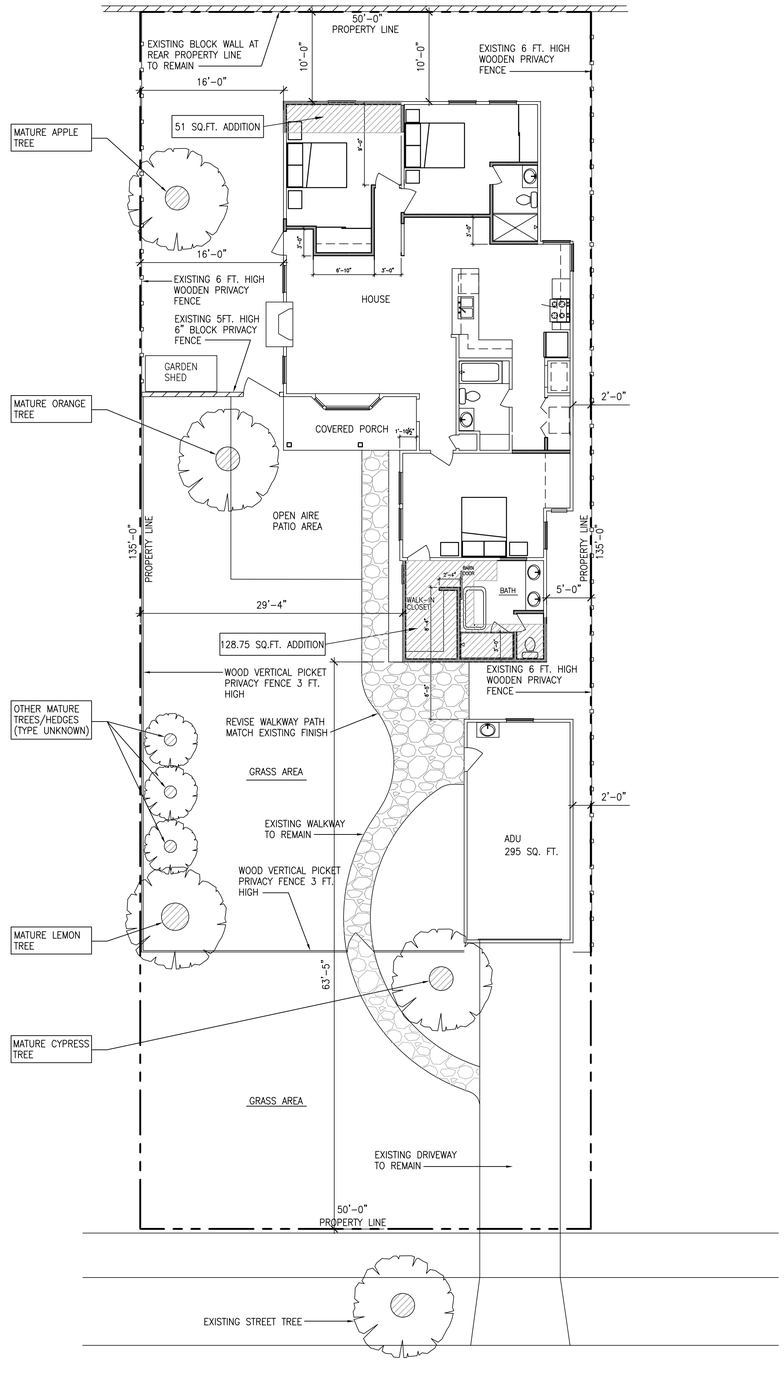
PERMIT :

SHEET
T-1



EXISTING PLOT PLAN

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



PROPOSED PLOT PLAN

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

COUNTY OF ORANGE
LOT 32 OF TRACK NO. 219
PARCEL BOOK 13, PAGE 3
APN: 386-062-03

EXISTING HOUSE
2-BEDROOM, 2-BATH
TOTAL SQ. FT. = 1,254 SQ.FT.

PROPOSED HOUSE
3-BEDROOM, 3-BATH
ADDITIONAL 180 SQ.FT.
TOTAL SQUARE FEET = 1,434 SQ.FT.

ADU CONVERSION
1-BEDROOM, 1-BATH
TOTAL SQUARE FEET = 295 SQ.FT.

TOTAL HOUSE + ADU
4-BEDROOM, 4-BATH
TOTAL HOUSE + ADU = 1,729 SQ.FT.

NO.	DATE	REVISIONS
1		
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LLEWIS CAD SERVICES
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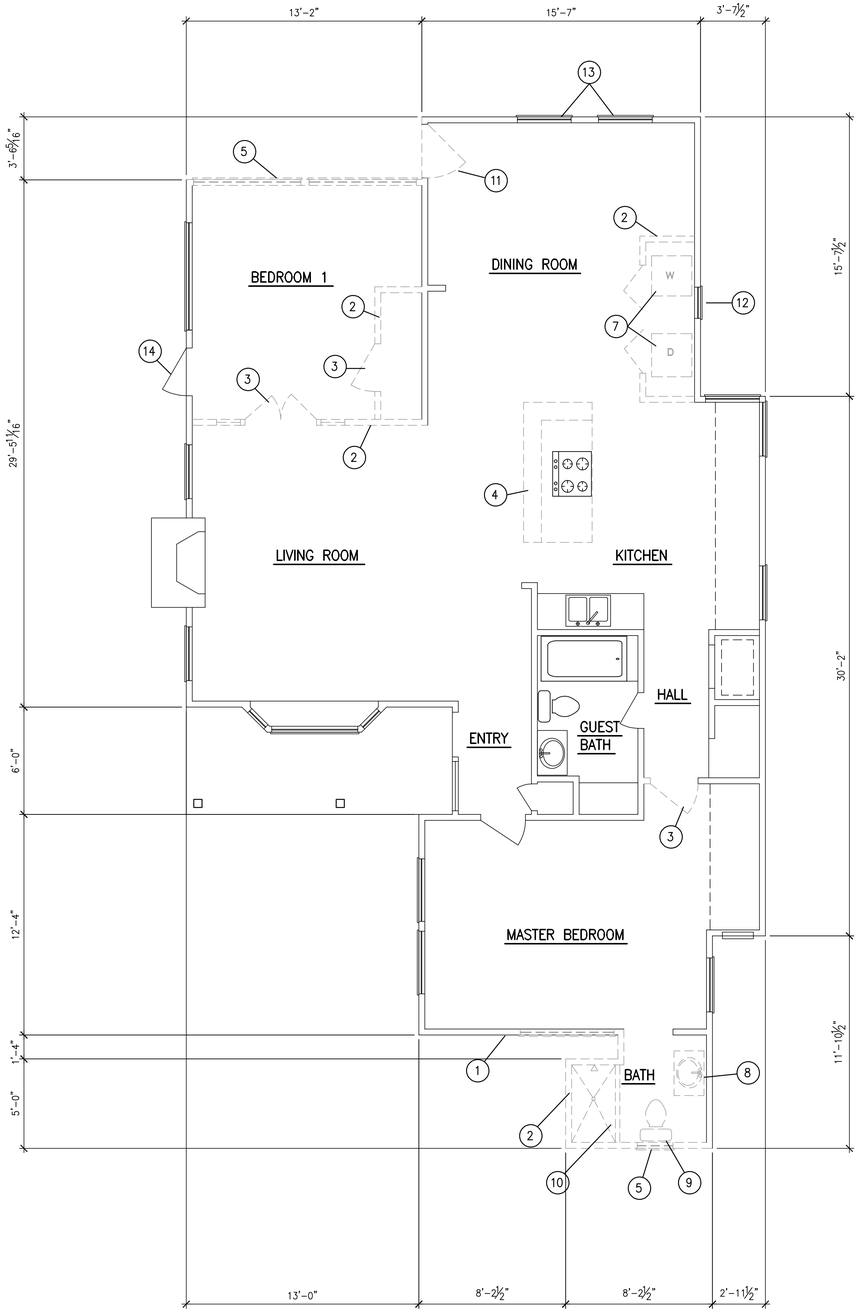
UNIT 224
LOS ANGELES, CA 90046

EXISTING AND PROPOSED PLOT PLANS

REMODEL
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :
PERMIT :

SHEET
A-1.0



EXISTING / DEMO FLOOR PLAN - HOUSE

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

INDEX

1. IN FILL EXISTING OPENING WITH 2x STUDS @ 16"O.C. AND DRYWALL. MATCH EXISTING STUDS.
2. REMOVE EXISTING WALL AND FRAMING
3. REMOVE EXISTING DOOR AND FRAME
4. RELOCATE EXISTING ISLAND
5. REMOVE EXISTING WINDOW AND FRAME, WALL FRAMING.
6. REMOVE EXISTING WALK-IN SHOWER AND PLUMBING
7. REMOVE EXISTING WASHER AND DRYER AND PLUMBING
8. REMOVE EXISTING SINK AND PLUMBING
9. REMOVE EXISTING TOILET AND PLUMBING
10. REMOVE EXISTING SHOWER AND PLUMBING
11. EXISTING DOOR TO BE REMOVED AND FILL IN OPENING. DOOR TO BE REPURPOSED AT NORTH SIDE EXTERIOR DOORWAY. SEE ITEM 14.
12. REPLACE EXISTING WINDOW.
13. REMOVE AND REPLACE EXISTING WINDOW.
14. DOORWAY TO MOVE 16 INCHES TO THE WEST PER SHEET A-2.0

NOTE:
1. REPLACE EXISTING EXTERIOR FINISH PER ELEVATIONS SHEET A3.2

REVISIONS

NO.	DATE
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UNIT 224
LOS ANGELES, CA 90046

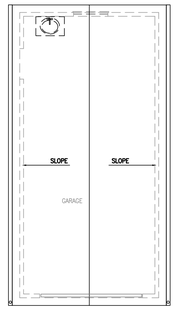
EXISTING / DEMO PLAN

REMODEL
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

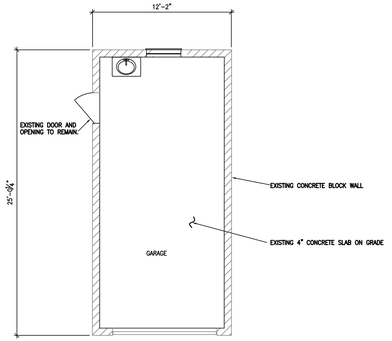
PERMIT :

SHEET
A-1.1



EXISTING ROOF PLAN - GARAGE

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



EXISTING FLOOR PLAN - GARAGE

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

PLANS PREPARED BY:

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UNIT 224
LOS ANGELES, CA 90046

DESIGNED:	
DRAWN:	LL
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NO.	DATE	REVISIONS
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EXISTING AND DEMO PLAN

REMODEL

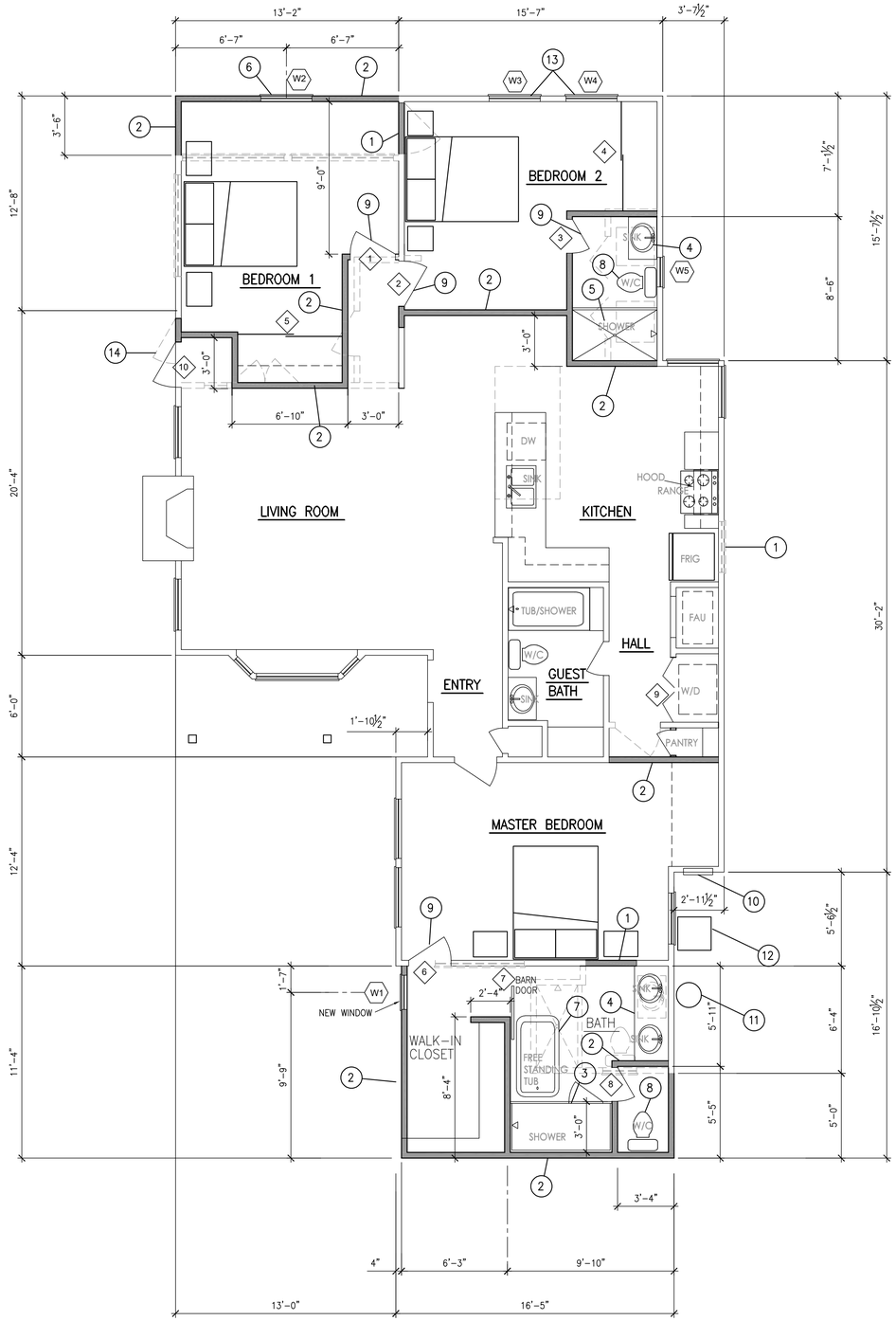
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

PERMIT :

SHEET

A-1.2



PROPOSED FLOOR PLAN

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

INDEX

1. REMOVE EXISTING DOOR AND IN FILL EXISTING OPENING WITH 2x4 STUDS @ 16"O.C. AND DRYWALL. MATCH EXISTING. RELOCATE EXISTING DOOR TO NORTH EXTERIOR SIDE OF HOME AS DOOR NUMBER 10 AS SHOWN IN INDEX ITEM 14.
2. NEW 2x4 STUDS @ 16"O.C. WITH NEW DRYWALL AND FINISH TO MATCH EXISTING
3. NEW WALK-IN SHOWER
4. NEW SINK/VANITY 24"
5. NEW TUB/SHOWER COMBO
6. NEW WINDOW AND FRAME
7. NEW STAND ALONE TUB
8. NEW TOILET AND PLUMBING
9. NEW DOOR AND FRAME
10. ELECTRICAL PANEL
11. EXISTING WATER HEATER TO BE REPLACED IN SAME LOCATION.
12. EXISTING HVAC CONDENSER TO BE REPLACED IN SAME LOCATION.
13. EXISTING WINDOWS TO BE REPLACED. SEE WINDOW SCHEDULE.
14. EXISTING DOORWAY TO BE MOVED 16 INCHES TO THE WEST AS SHOWN. DOOR 10 USED FOR THIS OPENING IS REPURPOSED FROM THE LOCATION DENOTED BY INDEX ITEM 1.

NOTES:
1. ALL NEW PLUMBING FIXTURES SHALL BE WATER CONSERVING PLUMBING FIXTURES.
2. EXISTING FIRST FLOOR SLAB IS 4" CONCRETE SLAB ON GRADE (NON-POST-TENSION)
3. ALL EXISTING DOORS AND WINDOWS WILL REMAIN UNLESS NOTED DEMOLISHED OR RELOCATED.
4. FOR DOOR AND WINDOW SCHEDULES SEE SHEET A5.0

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UNIT 224
LOS ANGELES, CA 90046

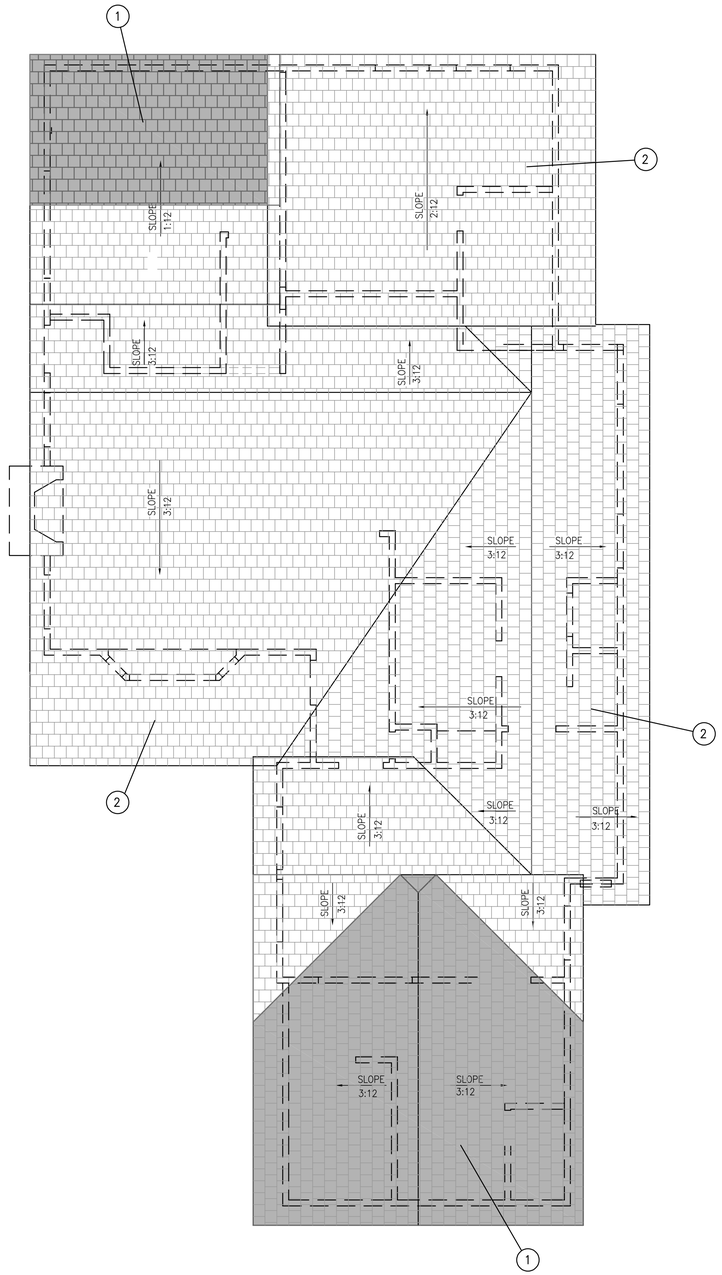
PROPOSED FLOOR PLAN

REMODEL
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

PERMIT :

SHEET
A-2.0



PROPOSED ROOF PLAN

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

N

INDEX

1. NEW ROOF FRAMING AND COMPO ROOF TO MATCH EXISTING
2. EXISTING ROOF TO REMAIN

NO.	DATE	REVISIONS
7		
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DESIGNED:
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UNIT 224
LOS ANGELES, CA 90046

PROPOSED ROOF PLAN

REMODEL

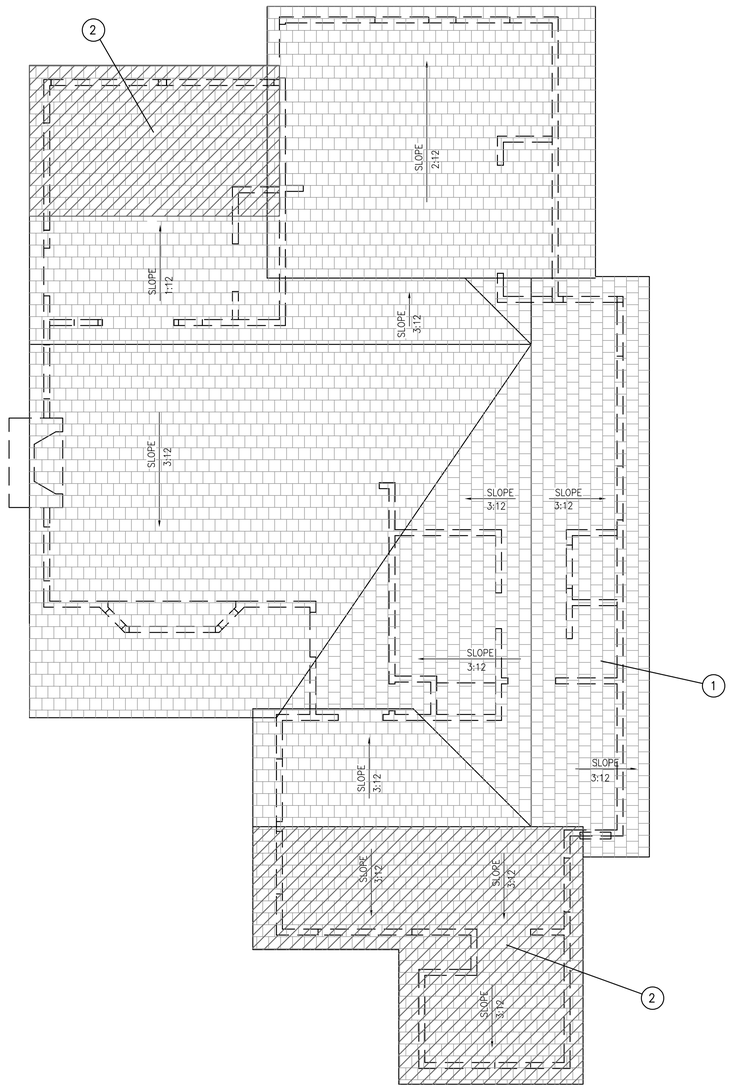
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

PERMIT :

SHEET

A2.1



EXISTING ROOF PLAN

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

N

INDEX

1. EXISTING COMPO ROOF
2. THIS PORTION OF EXISTING ROOF TO BE REPLACED.

NO.	DATE	REVISIONS
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EXISTING ROOF PLAN

REMODEL

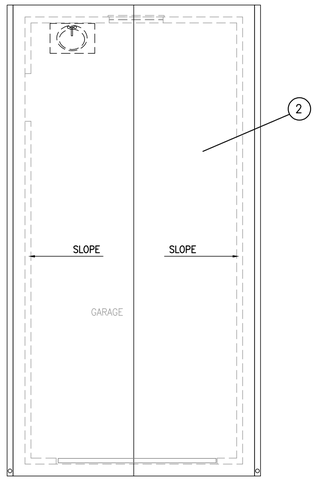
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

PERMIT :

SHEET

A2.2

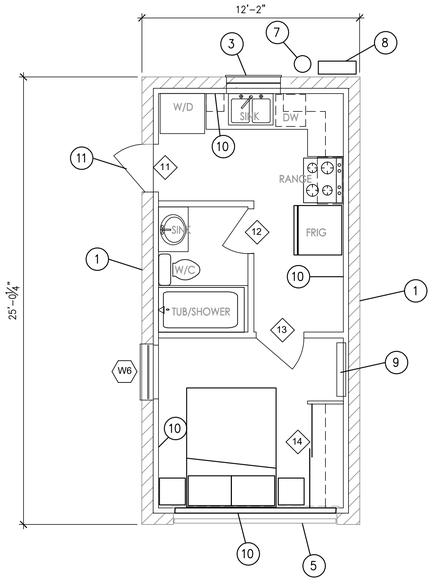


ROOF PLAN - ADU

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

INDEX

1. EXISTING CONCRETE BLOCK WALL
2. EXISTING COMPO ROOF
3. EXISTING WINDOW
4. EXISTING DOOR
5. EXISTING GARAGE DOOR TO REMAIN AND PERMANENTLY ATTACHED TO NEW STUD WALL AS A FACADE.
6. EXISTING FULL HEIGHT WOODEN VERTICAL SIDING 11¼" OFFSETS.
7. NEW WATER HEATER
8. NEW MINI SPLIT CONDENSER
9. NEW MINI SPLIT HVAC UNIT
10. NEW 2x4 STUDS @ 16"O.C. FURRING WALL
11. EXISTING EXTERIOR DOOR TO REMAIN.



NOTE: FOR DOOR AND WINDOW SCHEDULES SEE SHEET A5.0

PROPOSED FLOOR PLAN - ADU

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

NO.	DATE	REVISIONS
7		
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UNIT 224
LOS ANGELES, CA 90046

PROPOSED GARAGE/ADU PLANS

REMODEL

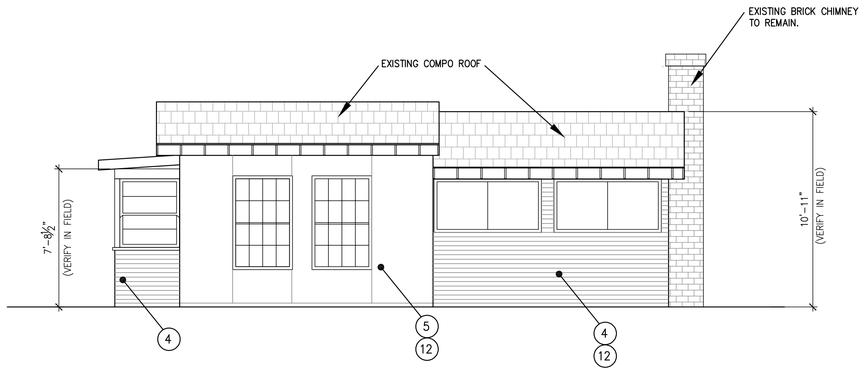
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

PERMIT :

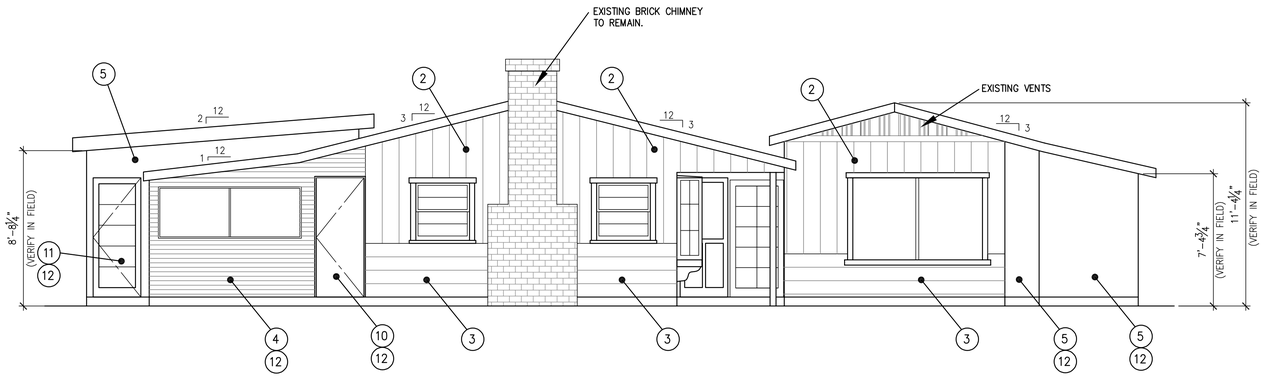
SHEET

A2.3



EXISTING EAST ELEVATION - HOUSE

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

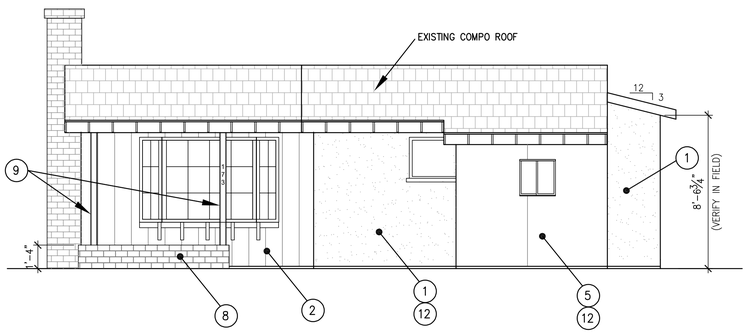


EXISTING NORTH ELEVATION - HOUSE

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

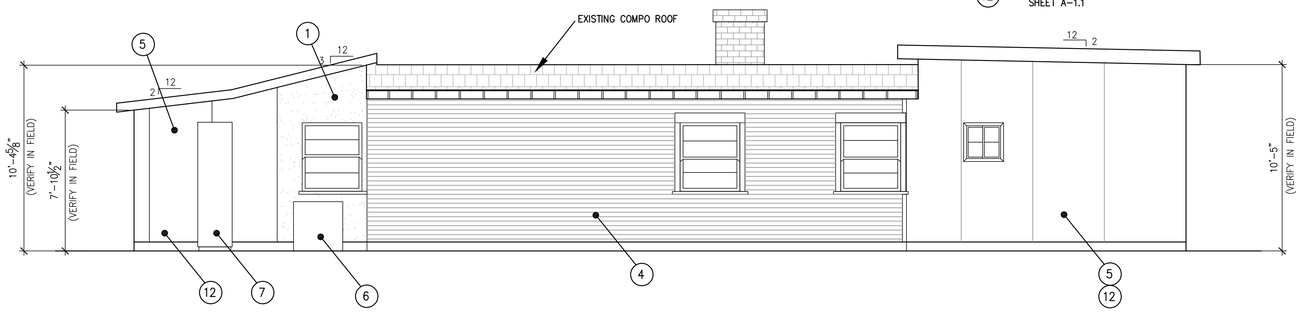
INDEX

1. EXISTING STUCCO FINISH
2. EXISTING FULL HEIGHT WOODEN VERTICAL SIDING 11¼" OFFSETS.
3. EXISTING 9" HORIZONTAL WOOD SIDING. BOTTOM 3 FT. OF WALL.
4. EXISTING 3" HORIZONTAL WOOD SIDING.
5. EXISTING PLYWOOD SHEATHING SIDING.
6. EXISTING AC CONDENSER TO REMAIN.
7. EXISTING WATER HEATER TO REMAIN.
8. EXISTING BRICK PLANTER
9. EXISTING PORCH POSTS.
10. EXISTING DOOR TO BE MOVED
11. EXISTING DOOR TO BE RELOCATED
12. AREA TO BE DEMOLISHED OR REMODELED SEE DEMO PLAN SHEET A-1.1



EXISTING WEST ELEVATION - HOUSE

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



EXISTING SOUTH ELEVATION - HOUSE

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

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2	07/28/2025
1	AS NOTED

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DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

PLANS PREPARED BY:
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7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

EXISTING ELEVATIONS - HOUSE

REMODEL

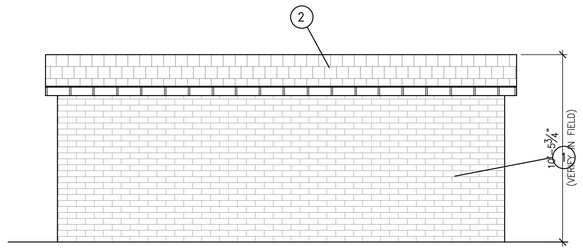
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

PERMIT :

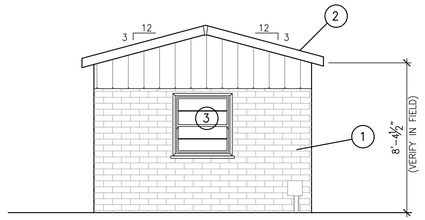
SHEET

A3.0



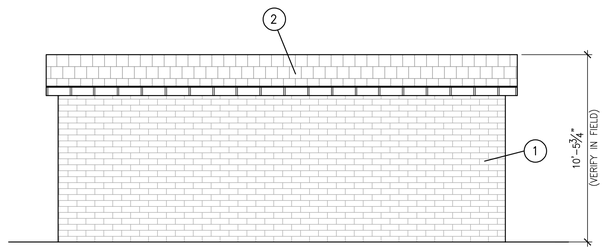
EXISTING
SOUTH ELEVATION - GARAGE

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



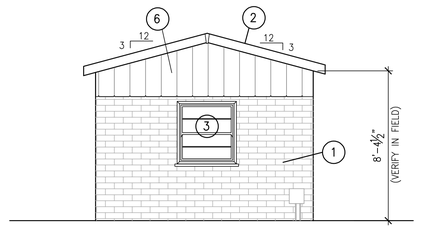
EXISTING
EAST ELEVATION - GARAGE

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



PROPOSED
SOUTH ELEVATION - ADU

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



PROPOSED
EAST ELEVATION - ADU

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

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1. EXISTING CONCRETE BLOCK WALL
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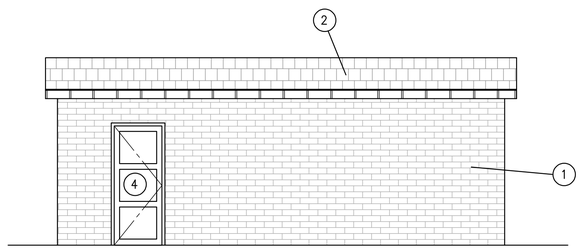
3. EXISTING WINDOW TO REMAIN
4. EXISTING DOOR TO REMAIN
5. REUSE EXISTING GARAGE DOOR TO AFFIX TO THE EXTERIOR AS A FACADE.
6. EXISTING FULL HEIGHT WOODEN VERTICAL SIDING 11¼" OFFSETS.



EXISTING
NORTH ELEVATION - GARAGE

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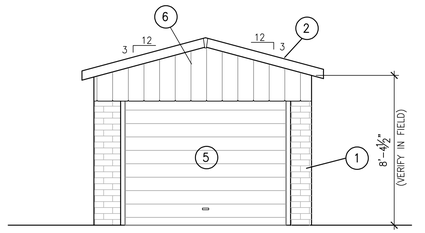
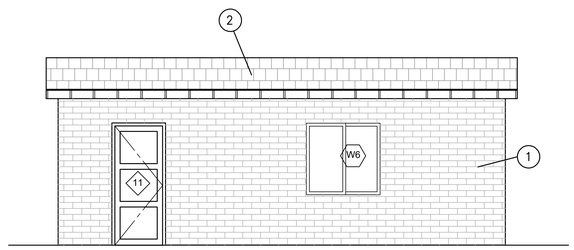


EXISTING
WEST ELEVATION - GARAGE

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



PROPOSED
NORTH ELEVATION - ADU

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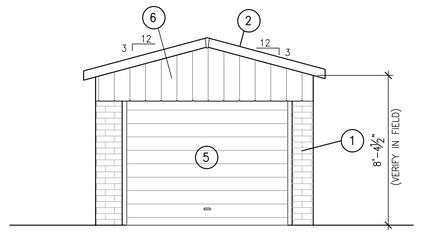

PROPOSED
WEST ELEVATION - ADU

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

NO.	DATE	REVISIONS
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UNIT 224
LOS ANGELES, CA 90046

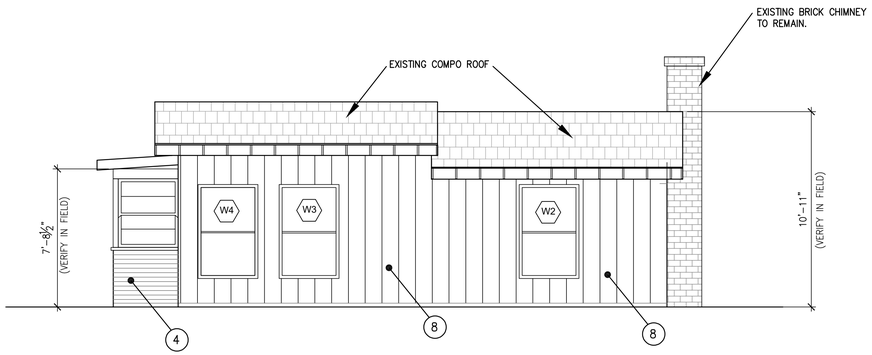
EXISTING/PROPOSED ELEVATIONS - ADU

REMODEL
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

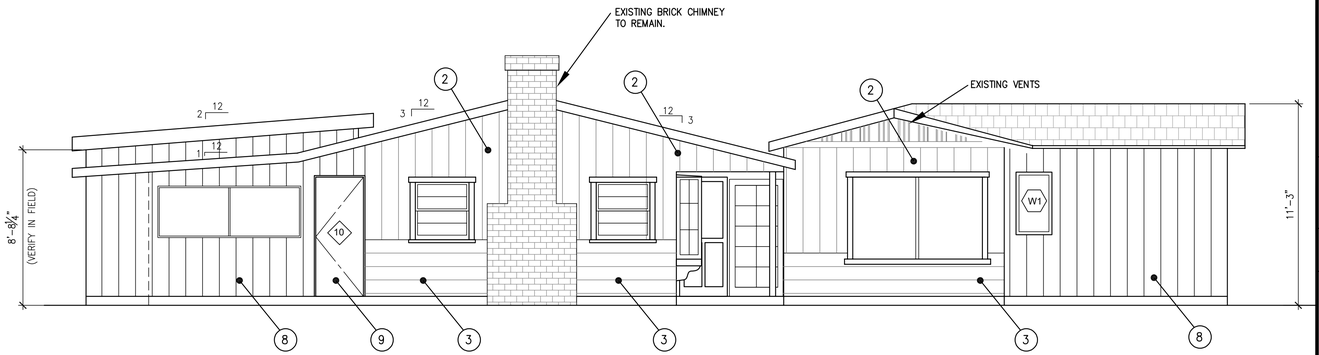
PERMIT :

SHEET
A3.1



EAST ELEVATION - HOUSE

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

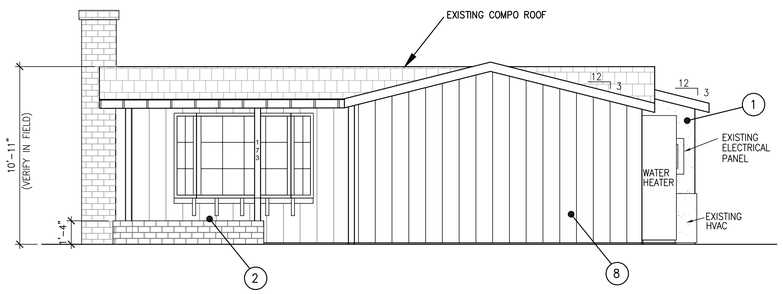


NORTH ELEVATION - HOUSE

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

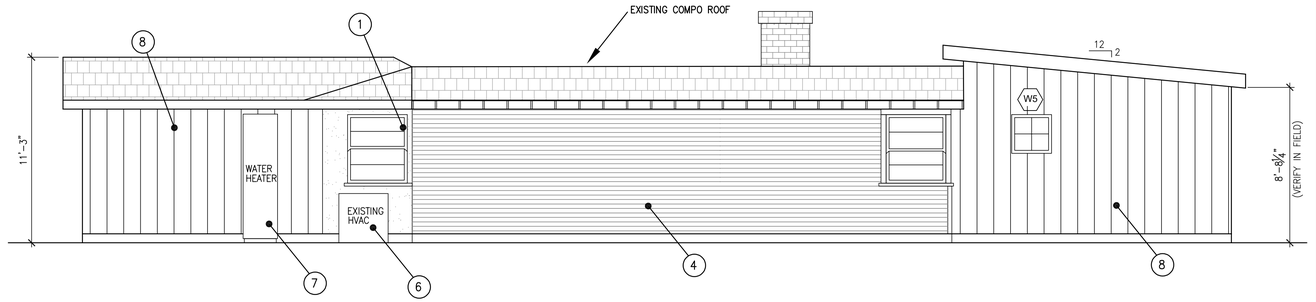
INDEX

1. EXISTING STUCCO FINISH TO REMAIN.
2. EXISTING FULL HEIGHT WOODEN VERTICAL SIDING 11¼" OFFSETS.
3. EXISTING 9" HORIZONTAL WOOD SIDING. BOTTOM 3 FT. OF WALL.
4. EXISTING 3" HORIZONTAL WOOD SIDING.
5. EXISTING PLYWOOD SHEATHING SIDING.
6. EXISTING AC CONDENSER TO REMAIN.
7. EXISTING WATER HEATER TO REMAIN.
8. NEW HARDIE PANEL SIDING CEDARMILL FINISH WITH SMOOTH VERTICAL BOARD AND BATTEN TRIM
9. RELOCATED EXTERIOR DOOR.



WEST ELEVATION - HOUSE

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



SOUTH ELEVATION - HOUSE

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

NO.	DATE	REVISIONS
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SCALE: AS NOTED

PLANS PREPARED BY:
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7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

PROPOSED ELEVATIONS - HOUSE

REMODEL

173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

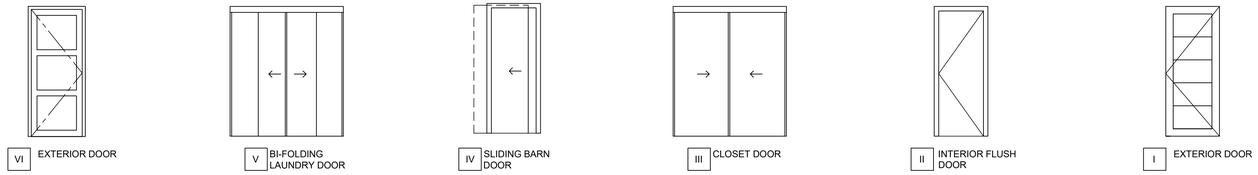
PERMIT :

SHEET

A3.2

DOOR SCHEDULE

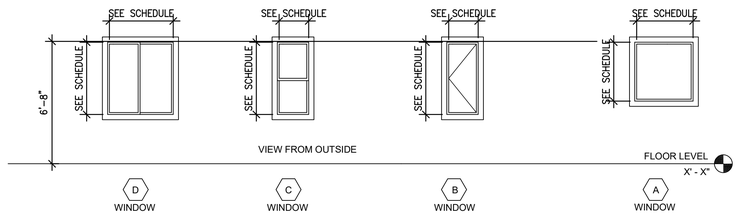
DOOR	LOCATION		DOOR SIZE WIDTH	SIZE HEIGHT	SIZE THK	MATERIAL MATERIAL	MATERIAL CORE	GLAZING	TYPE	COMMENTS
1	BEDROOM #1		2' - 8"	6' - 8"	1 3/8"	WD	HOL		II	
2	BEDROOM #2		2' - 8"	6' - 8"	1 3/8"	WD	HOL		II	
3	BATHROOM		2' - 8"	6' - 8"	1 3/8"	WD	HOL		II	
4	CLOSET		6' - 0"	6' - 8"	--	WD	HOL		III	CLOSET DOOR
5	CLOSET		6' - 0"	6' - 8"	--	WD	HOL		III	CLOSET DOOR
6	BATHROOM		2' - 6"	6' - 8"	1 3/8"	WD	HOL		II	
7	BATHROOM		3' - 0"	6' - 8"	1 3/8"	WD	HOL		IV	SLIDING BATHROOM BARN DOOR
8	BATHROOM		2' - 6"	6' - 8"	1 3/8"	WD	HOL		II	
9	LAUNDRY		6' - 0"	6' - 8"	--	WD	HOL		V	BI-FOLDING
10	EXT DOOR		2' - 6"	6' - 8"	1 3/4"	WD	SOLID		I	EXISTING EXTERIOR DOOR RELOCATED FROM EAST SIDE OF HOME. DOORWAY TO BE MOVED 16" TO WEST, SEE PLAN SHEET A-2.0.
11	EXT DOOR ADU		2' - 8"	6' - 8"	1 3/4"	WD	SOLID		VI	RE-USE EXISTING EXTERIOR DOOR, CLEANED AND PAINTED
12	BATHROOM ADU		2' - 8"	6' - 8"	1 3/8"	WD	HOL		II	
13	BEDROOM ADU		2' - 8"	6' - 8"	1 3/8"	WD	HOL		II	
14	CLOSET ADU		6' - 0"	6' - 8"	--	WD	HOL		III	CLOSET DOOR



DOOR SCHEDULE — SCALE: NO SCALE — 1

WINDOW SCHEDULE

WINDOW	SIZE WIDTH	SIZE HEIGHT	TYPE	MATERIAL	FINISH	GLAZING	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	COMMENTS
W1	2' - 0"	4' - 0"	B	FG		DUAL				MILGARD PICTURE WINDOW-WHITE
W2	3' - 6"	5' - 4"	C	FG		DUAL				MILGARD SINGLE HUNG WINDOW-WHITE
W3	3' - 6"	5' - 4"	C	FG		DUAL				MILGARD SINGLE HUNG WINDOW-WHITE
W4	3' - 6"	5' - 4"	C	FG		DUAL				MILGARD SINGLE HUNG WINDOW-WHITE
W5	2' - 0"	2' - 0"	A	FG		DUAL				MILGARD SINGLE HUNG WINDOW-WHITE
W6	4' - 0"	4' - 0"	D	FG		DUAL				MILGARD EGRESS WINDOW-WHITE



WINDOW SCHEDULE — SCALE: NO SCALE — 2

REVISIONS

NO.	DATE
7	
6	
5	
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3	
2	
1	

DESIGNED:
DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

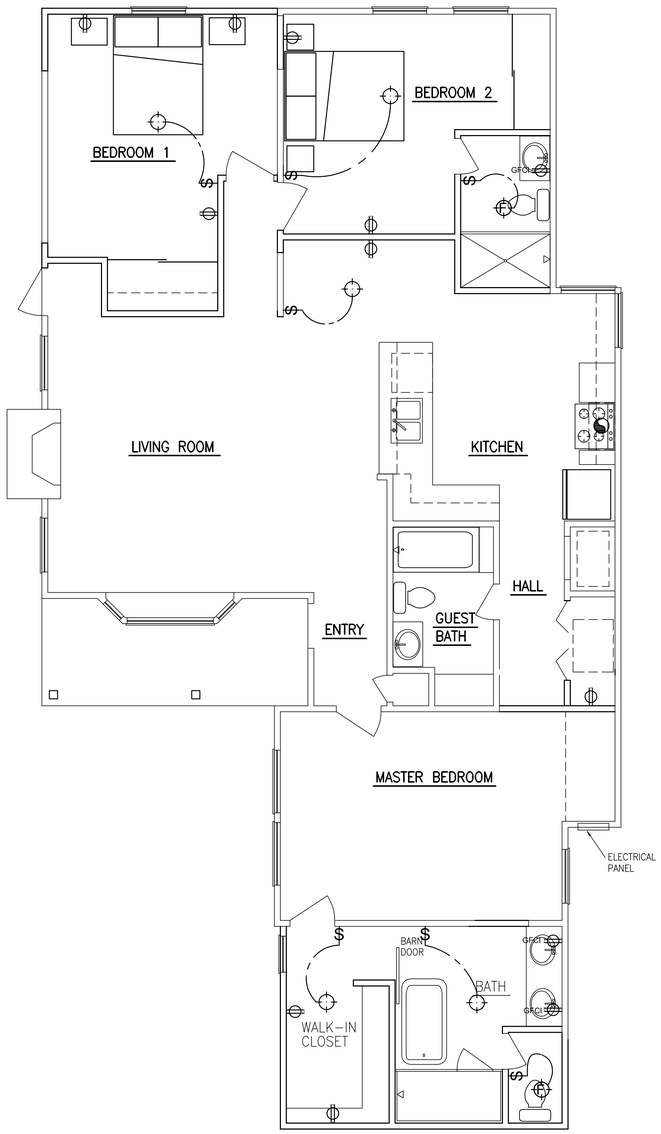
PLANS PREPARED BY:
LLEWIS CAD SERVICES
7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

DOOR AND WONDOW SCHEDULES

REMODEL
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :
PERMIT :

SHEET
A5.0



PROPOSED ELECTRICAL FLOOR PLAN

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

NOTE:
-SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVE ALL OTHER ALARMS IN THE DWELLING UNIT.
-STAIRWAYS WITHIN DWELLING UNITS AND EXTERIOR STAIRWAYS SERVING A DWELLING UNIT SHALL HAVE AN ILLUMINATION LEVEL IN TREADS RUNS OF NOT LESS THAN 1 FOOT-CANDLE.
-LIGHTING IN BATHROOMS, LAUNDRY ROOMS, & UTILITY ROOMS SHALL ALL OBTAIN LUMINAIRES THAT ARE EITHER HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR.
-OTHER ROOMS SHALL OBTAIN LUMINAIRES THAT ARE HIGH EFFICACY OR ARE CONTROLLED BY AN OCCUPANT SENSOR. CLOSETS THAT ARE LESS THAN 70 SQUARE FOOT ARE EXEMPT FROM THIS REQUIREMENT.
-HIGH EFFICACY LUMINAIRES MUST BE PIN BASED.
-NON-HIGH EFFICACY LUMINAIRES MUST BE SWITCHED ON A SEPERATE CIRCUIT FROM HIGH EFFICACY LUMINAIRES.
-OCCUPANCY SENSORS MUST HAVE NO MANUAL OVERRIDE, 30 MINUTE MAXIMUM TIMER AND BE MICROWAVE/ULTRASONIC OR PASSIVE INFRA-RED TYPE.
- ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AB ARC-FAULT CIRCUIT INTERRUPTER(S). NEC 210-12. THE REQUIREMENT IS FOR THE ENTIRE CIRCUIT, NOT JUST THE OUTLETS.

SYMBOL LEGEND

ELECTRICAL OUTLET	WALL SWITCH
GFCI ELECTRICAL OUTLET	LIGHT FIXTURE
D DIMMER WALL SWITCH	WALL HUNG LIGHT FIXTURE
3 3-WAY WALL SWITCH	C COMBO FLOURESCENT LIGHT & HEATER
M WIRED/BATTERY CORBON MONOXIDE DETECTOR	F EXHUST FAN
RANGE HOOD AND SWITCH	S WIRED/BATTERY SMOKE DETECTOR
	EF EXHUST FAN WITH LIGHT

NO.	DATE	REVISIONS
7		
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2		
1		

DESIGNED:
DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

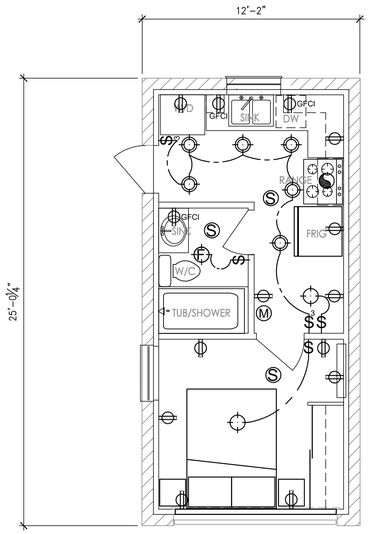
PLANS PREPARED BY:
LLEWIS CAD SERVICES
7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

PROPOSED ELECTRICAL FLOOR PLAN

REMODEL
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :
PERMIT :

SHEET
E2.0



PROPOSED ELECTRICAL FLOOR PLAN - ADU

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

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NO.	DATE	REVISIONS
7		
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5		
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2		
1		

DESIGNED:
DRAWN: LL
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PLANS PREPARED BY:
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LOS ANGELES, CA 90046

PROPOSED ELECTRICAL FLOOR PLAN - ADU

REMODEL
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

PERMIT :

SHEET
E2.1