GENERAL NOTES:

1. THE GENERAL BUILDING PERMIT AND PLAN CHECK SHALL BE PAID FOR AND OBTAINED BY THE GENERAL CONTRACTOR OR THE OWNER-BUILDER. ALL OTHER PERMITS SHALL BE PAID FOR AND OBTAINED BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE FOR THEIR PORTION OF THE WORK.
2. NO SUBSTITUTIONS WILL BE MADE WITHOUT THE OWNER'S PRIOR WRITTEN APPROVAL.
3. THE OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO, OR DEDUCTING FROM THE WORK. THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY.
4. THE DESIGNER(s) DOES NOT WARRANT NOT GUARANTEE, EITHER EXPRESSED OR IMPLIED, ANY PRODUCT THAT HAS BEEN MENTIONED OR IDENTIFIED BY THEIR TRADE NAME IN THESE PROJECT DOCUMENTS.
5. ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS, AND PERFORM ALL WORK NECESSARY, INDICATED, REASONABLY INFERRED, OR REQUIRED BY ANY BUILDING AND/ OR SAFETY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LINES AND LEVELS. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN IN THE PROJECT DOCUMENTS WITH EXISTING LEVELS FOR THE LOCATION AND CONSTRUCTION OF THE WORK. ANY DISCREPANCIES IN THE PROJECT DOCUMENTS, DISCREPANCIES BETWEEN EXISTING STRUCTURES AND PROPOSED WORK, OR DISCREPANCIES BETWEEN PROJECT DOCUMENTS AND EXISTING STRUCTURES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER(s) PRIOR TO COMMENCING WITH ANY WORK.
7. ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS OF THEIR WORK AND OTHER TRADES WORK TO PROPERLY FIT TOGETHER.
8. ALL TRADES WILL, AT ALL TIMES, KEEP THE PROJECT AND THE PROJECT SITE FREE FROM THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH CAUSED BY THEIR WORK. AT THE COMPLETION OF THE PROJECT REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING, SURPLUS MATERIAL AND LEAVE JOB IN A BROOM CLEAN CONDITION.
9. BEFORE SUBMITTING A BID, BIDDERS SHOULD CAREFULLY EXAMINE THE PROJECT DOCUMENTS, VISIT THE SITE OF THE WORK AND FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS. PLANS AND NOTES ARE INCLUDED FOR GENERAL INFORMATION ONLY AND ARE NOT INTENDED TO REPRESENT ALL CONDITIONS PRESENT AT THE SITE.
10. THE PROJECT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR WILL SUPERVISE AND DIRECT THE WORK AND HE WILL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES.
11. ALL OMISSIONS OF CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE PROJECT DOCUMENTS WILL BE BROUGHT TO THE ATTENTION OF THE DESIGNER(s) OR ENGINEER OF RECORD (IF APPLICABLE) BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
12. PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY COUNTY OF LOS ANGELES BUILDING CODE.

SITE PREPARATION:

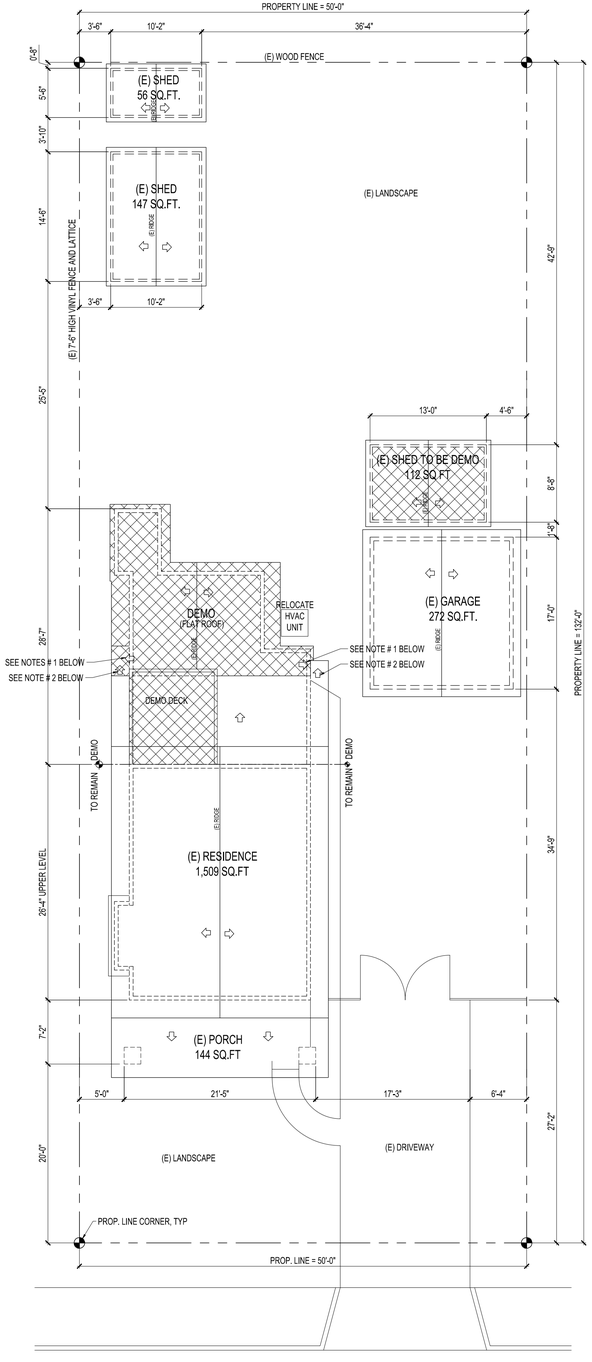
1. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN IN THE PROJECT DOCUMENT OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR WILL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF WORK FOR THIS PROJECT.
2. FINISH GRADE SHALL SLOPE A MINIMUM OF 2 PERCENT FOR A MINIMUM OF 6" WITHIN THE FIRST 10 FEET AWAY FROM NEW CONSTRUCTION.
3. ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF AT LEAST 12 INCHES BELOW THE SURFACE OF THE GROUND IN THE AREA TO BE OCCUPIED BY THE BUILDING.
4. EXCAVATIONS OR FILLS FOR BUILDINGS OR STRUCTURES SHALL BE SO CONSTRUCTED OR PROTECTED THAT THEY DO NOT ENDANGER LIFE OR PROPERTY.
5. NO FILL OR OTHER SURCHARGE LOADS SHALL BE PLACED ADJACENT TO ANY BUILDING OR STRUCTURE UNLESS SUCH BUILDING OR STRUCTURE IS CAPABLE OF WITHSTANDING THE ADDITIONAL LOADS CAUSED BY THE FILL OR SURCHARGE.
6. EXISTING FOOTINGS OR FOUNDATIONS WHICH MAY BE AFFECTED BY ANY EXCAVATION SHALL BE UNDERPINNED ADEQUATELY OR OTHERWISE PROTECTED AGAINST SETTLEMENT AND SHALL BE PROTECTED AGAINST LATERAL MOVEMENT.
7. FILLS TO BE USED TO SUPPORT THE FOUNDATIONS OF ANY BUILDING OR STRUCTURE SHALL BE PLACED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. A SOIL INVESTIGATION REPORT AND A REPORT OF SATISFACTORY PLACEMENT OF FILL, BOTH ACCEPTABLE TO THE BUILDING OFFICIAL, SHALL BE SUBMITTED (IF REQUIRED BY THE BUILDING OFFICIAL).
8. ALL DEBRIS CREATED DURING DEMOLITION SHALL BE SAFELY DISPOSED OFF-SITE AT LEGALLY OPERATING RECYCLING SITES.

THERMAL AND MOISTURE PROTECTION TITLE 24 REQUIREMENTS:

1. TITLE 24 COMPLIANCE STATEMENT: THE PROPOSED BUILDING (NEW CONSTRUCTION) WILL BE IN SUBSTANTIAL COMPLIANCE WITH THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS PROVIDED IT IS BUILT ACCORDING TO THE PLANS AND SPECIFICATIONS AND PROVIDED FUTURE IMPROVEMENTS ARE COMPLETED ACCORDING TO THE REQUIREMENTS INDICATED. THE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED TO INCLUDE ALL SIGNIFICANT ENERGY CONSERVATION FEATURES REQUIRED FOR COMPLIANCE WITH THE STANDARDS. (SEE T-24 ENERGY PLANS IF REQUIRED BY CITY INSPECTOR) BUILDING AREAS THAT ARE UNCONDITIONED AND/OR NOT SUBJECT TO THE STANDARDS. ARE INDICATED ON THE PLANS.
2. A "CERTIFICATE OF COMPLIANCE" SIGNED BY THE GENERAL CONTRACTOR SHALL BE GIVEN TO THE BUILDING DEPARTMENT PRIOR TO FINAL INSPECTION STATING THAT THE WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS AFFECTING RESIDENTIAL ENERGY.
3. OPEN EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, AT PENETRATIONS OF UTILITIES THROUGH THE ENVELOPE, SHALL BE SEALED, CAULKED, OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE.
4. 40 LUMENS PER WATT EFFICIENCY SHALL BE PROVIDED FOR GENERAL LIGHTING IN KITCHEN AND BATHROOMS.

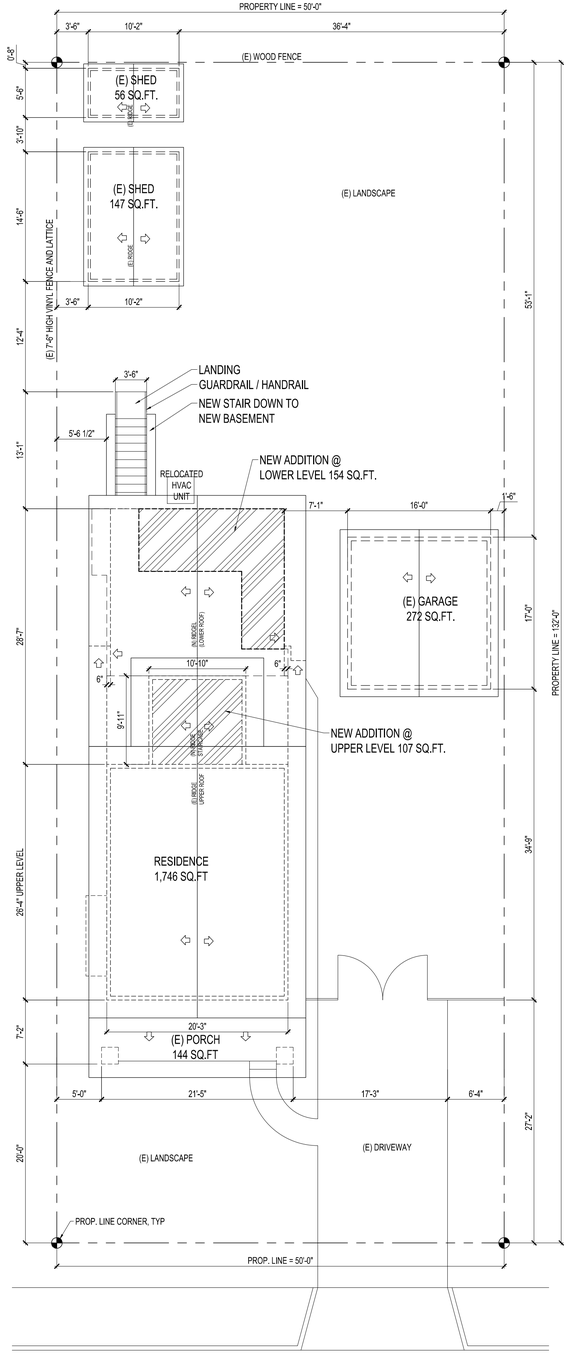
RESIDENTIAL EMERGENCY ESCAPES: (NEW CONSTRUCTION):

1. IN DWELLING UNITS EVERY SLEEPING ROOM BELOW THE FORTH STORY SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE WHICH SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD, OR EXIT COURT. THE EMERGENCY DOOR OR WINDOW SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.
2. ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET (0.53 M2). THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES (610 MM). THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES (508 MM). WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR.



NOTES:
1. DEMO ROOFING TO BUILT NEW ROOF. SAME STYLE AND ROOF SLOPE FROM RIDGE AT NEW LOCATION (CENTER OF NEW CONSTRUCTION).
2. EXISTING EAVE UNDER "UPPER ROOF" TO REMAIN. REPAIR AS NEEDED. SEE EXISTING NORTH AND SOUTH ELEVATIONS ON SHEET A-7 (EXISTING) AND A-6 (PROPOSED).

SITE PLAN (EXISTING) 1/8"=1'-0" NORTH



SITE PLAN (PROPOSED) 1/8"=1'-0" NORTH

SITE

VICINITY MAP
300' RADIUS N.T.S.

Property address:	
274 S. Center St	
Orange, Ca 92866	
APN:	39039708
Occupancy group	R-1/U
Type of Construction	V-B
Year built:	1901
Number of Stories:	2
Legal Description:	
Construction:	Framed
Heat Type:	Forced Air
Exterior wall:	Wood siding
Roof material:	Roof composition
Style:	Craftsman
Land Use:	SFR
Lot size:	50' x 132'
Lot Area:	6,600 sq.ft.

Project to comply with the following codes:

2019 CBC	2019 CPC
2019 CRC	2019 CEC
2019 CMC	2019 CFC

2019 Green Building Standards Code (CGBSC)
And local building codes amendments.

Scope of the work:
Addition of New Basement w/ exterior stairs
Demo and Addition to Lower level
Relocation of staircase
Existing shed to be removed
Remodeling on Lower and Upper levels

General Specifications:

- All new to match existing: Architectural Style, details, roof treatments, eaves, building materials, textures, colors, roof pitches and window treatments.

FLOOR AREAS BY SQUARE FOOTAGE

	EXISTING	DEMO	NEW	TOTAL
1st. Floor	976	229	359	1,160
2nd. Floor	533	-	107	640
TOTAL LIVABLE	1,509	229	466	1,746
New Basement - net area	-	-	320	320
(E) Garage	272	-	-	272
(E) Shed	56	-	-	56
(E) Shed	147	-	-	147
(E) Shed to be demo	112	112	-	0
FAR = FLOOR AREA RATIO	EXISTING = 2,096 / 6,600 = 32%		PROPOSED = 2,541 / 6,600 = 39%	
NOT INCLUDED IN FAR				
1st Floor Porch	144	-	-	144
2nd. Floor Deck to be demo	105	105	-	0
TOTAL	249	105	-	144

NOTES:
New attic area on second floor has a top plate about 4'-10" over finished floor level. Not considered livable space.

Henry's CAD / Henry Salzer
Construction Design Drafting

Office address:
1915 E. 6th. St.
Long Beach, Ca. 90802
Cell (562) 225-6442
henrysalzer@aol.com

2-10-21
Henry Salzer
Signature: Date:

Client's Information:
Erarna and Erich Brock
274 S. Center St
Orange, Ca.

Project Name:
Residence Remodeling and Addition
274 S. Center St
Orange, Ca.

Revision:	By:	Date:
1		
2		
3		
4		
5		

Drawn by: H.S. Revised by: H.S.
Date: 5-26-2021 Scale: 1/8"= 1'-0"
Job Number: 2019-274

Sheet Title:
Title Sheet
Site Plans
Existing and
Proposed

Sheet ID:
T-1

2016 Green Building Code Requirements For Residential Construction:

Site Development - CGBSC 4.106.3

1. Rain water shall drain a minimum of 6" within 10 feet away from entering into the building.

Electric vehicle (EV) charging for new construction- CGBSC 4.106.4

New construction shall comply with Sections 4.106.4.1 and 4.106.4.2 to facilitate future installation and use of EV charges. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

New one-and two-family dwellings and town-houses with attached private garages. CGBSC 4.106.4.1

For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Identification CGBSC 4.106.4.1.1

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

Indoor Water Use - CGBSC 4.303

Indoor water fixtures must incorporate the fixture flow rates on Section 4.303	
FIXTURE TYPE	FLOW RATE
Lavatory faucets	1.2 gpm @ 60psi (minimum 0.8 gpm at 20 psi)
Kitchen faucets	1.8 gpm @ 60 psi (may temporarily exceed minimum, but not to exceed 2.2 gpm @ 60 psi)
Water closets (toilets)	1.28 gallons per flush (urinals shall not exceed 0.5 gallon per flush)
Showerheads	2.0 gpm @ 80 psi (per shower)

Outdoor Water Use - CGBSC 4.304.1

New Residential development with an aggregate landscape area equal to or greater than 500 sq. ft. shall comply with a local water efficient landscape or California Department of Water Resources' Model Water Efficient Landscape Ordinance "MWELO" whichever is more stringent.

Rodent Proofing - CGBSC 4.406.1

1. Openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

Construction Waste Reduction - CGBSC 4.408 .2

1. A construction waste management plan shall be submitted at plan check and comply with the Orange County Mandatory Construction and Demolition Recycling Policy and Program.

Building Maintenance and Operation - CGBSC 4.410

1.0 At final inspection, a manual on building maintenance and operation must be provided, which includes all of the following:
1.1 Direction to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
1.2 Operation and maintenance instructions for:
1.2.1 All equipment and appliances.
1.2.2 Roof and yard drainage including gutters and downspouts.
1.2.3 Space conditioning systems including condensers and air filters.
1.2.4 Landscape and irrigation systems.
1.2.5 Water reuse systems.
1.3 Recycle programs and locations.
1.4 Public transportation and carpool options.
1.5 Educational material on the positive impacts of maintaining indoor relative humidity between 30 and 60 percent.
1.6 Information about water conserving landscape and irrigation design.
1.7 Importance of gutters and downspouts and diverting water at least 5 ft. from buildings.
1.8 Information on routine maintenance such as caulking, painting, grading, etc.
1.9 Information about state solar energy and incentive programs.
1.10 A copy of all special inspection verifications required by the enforcing agency.

Pollution Control - CGBSC 4.504

1. All duct and related distribution component openings must be covered with tape or other approved means to prevent dust accumulation.
2. Adhesives, sealants, and caulks must be meet minimum VOC limits (see VOC Limits Handout).
3. Paints and coatings must meet minimum VOC limits (see VOC Limits Handout).
4. Aerosol Paints and coatings shall meet the Product-Weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520.
5. All carpet installed in the building interior shall meet the testing and product requirements of one of the following:
   5.1. Carpet and Rug Institute's Green Label Plus Program.
   5.2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350).
   5.3. NSF/ANSI 140 at the Gold Level.
   5.4. Scientific Certifications Systems Indoor Advantage Gold.
6. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program.
7. All carpet adhesive shall meet minimum VOC limits (see VOC Limits Handout).
8. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall comply with one of the following:
   8.1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
   8.2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
   8.3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
   8.4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).
9. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

FORMALDEHYDE LIMIT IN PARTS PER MILLION	
Product	Current Limit
Harwood plywood veneer core	0.05
Harwood plywood composite core	0.05
Particleboard	0.09
Medium Density Fiberboard	0.11
Thin Medium Density Fiberboard	0.13

10. Documentation for the items listed above must be made available to your inspector upon request.

Interior Moisture Control - CGBSC 4.505

1. A capillary break shall be installed and shall consist of the following: a 4-inch thick base of ½ inch or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute ACI 302.2R-06. An equivalent slab design by a design professional is acceptable.

Moisture Content of Building Materials - CGBSC 4.505.3

1. Building materials with visible signs of water damage shall not be installed.
2. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content.
3. Moisture content shall be verified in compliance with the following:
   3.1 Moisture content shall be determined with either a probe-type or contact-type moisture meter.
   3.2 Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified.
   3.3 At least three random moisture readings shall be performed on wall and floor framing with documentation provided immediately prior to enclosure of the wall and floor framing.
4. Insulation products which are visibly wet or have high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities.
5. Wet- applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

Indoor Air Quality and Exhaust - CGBSC 4.506

1. For bathrooms containing a bathtub, shower, or tub/shower combination, a mechanical exhaust fan which exhausts directly from the bathroom must be installed.
2. Fans must be ENERGY STAR compliant and be ducted to terminate outside the building.
3. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily accessible.
3.1 Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent.

Environmental Comfort - CGBSC 4.507

1.0 Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods:
1.1 The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J--2011(Residential Load Calculation), ASHRAE handbooks or other equivalent design software methods.
1.2 Duct systems are sized according to ANSI/ACCA 1 Manual D--2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
1.3 Select heating and cooling equipment according to ANSI/ACCA 3 Manual S--2014 (Residential Equipment Selection) or other equivalent design software or methods.
1.4 Use of alternate design temperatures necessary to ensure the systems function are acceptable.

Orange Police Residential Requirements:

The City of Orange Municipal Code section 15.52 requires that all building within the city meet specific security standards (ord. #7-79). The following items shall be required on any new or remodeled residence(s):
Solid backing on wood door frames at lock mechanism
Strike plate-16 gauge Screws-minimum 3" in wood frame jambs
Operable windows/sliding doors shall have passed a C.M.B.S.O. forced entry test
Exterior deadbolt door locks (including door from garage to residence) shall
come from current City of Orange Approved Products List
Exterior pair of doors requires 5/8 inch flush bolts at head & threshold
190º door viewer required at exterior front door(s)
Suite doors inside multi-tenant buildings shall be secured as exterior doors
Address numbers minimum 4", illumuminated during all hours of darkness
Lighting for multi-family buildings: Parking-1 fc. Walkways-.25 fc.
CRIME PREVENTION BUREAU (714) 744-7327 or (714) 744-7464

ORANGE CITY GENERAL REQUIREMENTS:

GENERAL REQUIREMENTS:
1. Notes:
a. All new doors and windows must comply with Building Security Standard, Ordinance # 7-79
b. Building address shall be provided on the building in such a position as to be plainly visible and legible from the street. (501.2)
c. Provide survey stakes prior to foundation inspection to verify lot lines (If applicable).
9. A Cal-OSHA permit is required for excavations deeper than 5' and for shoring and underpinning. Contractor to provide a copy of OSHA permit.
Room dimensions (1208)
a. Ceiling heights - habitable space = 7'-6"; kitchen, halls, bathrooms = 7'-0".
b. Minimum floor area = 70 sq. ft., minimum dimension in any direction = 7-ft.; and at least one room = 120 sq. ft. minimum

Light and ventilation:
a. Required glazing = 0.08 x floor area , with openable portion = 0.04 x floor area . (1205, 1203.4.1)
b. A roofed porch over a required window shall have a 7' (2134mm) minimum ceiling height. Any room may be considered as portion of an adjoining room when one-half of the area of the common wall is open and unobstructed; provides a minimum opening = 0.10 x the interior room floor area or 25 sq. ft., whichever is greater.
c. Provide exhaust ventilation at bathrooms or similar rooms. (1203.4.2.1)
d. Yards and Courts - minimum yards = 3-ft.; (6-ft. when windows on both sides), Court shall not be less than 10-ft. (1206)
14. Provide emergency escape from sleeping rooms and basements ()
a. The escape windows shall have a minimum net clear opening of 5.7 sq. ft. (0.53m²), with 24" (610mm) minimum net clear height and 20" (508mm) minimum net clear width. Escape window shall have a finished sill height not more than 44" (1118mm) above the floor. Except: 5 sq. ft net area for the window on the ground level.
b. Bars, grilles or similar devices must not block the min. emergency escape. (1026)
15. Garages (406.1):
a. Garage area shall be limited to 1000 sq. ft. Unless provision of 406.1.2 are met. (406.1.1)
b. No opening allowed from the garage into a room used for sleeping purposes. (406.1.4)
c. 1/2" (16mm) type "x" gypsum board on the garage side of the wall (detail wall and finish to extend to the roof sheathing).
d. 5/8" (16mm) type "x" gypsum board on ceiling of garage where living areas are above. Walls can be protected with 1/2" type "x" gypsum board. (302.4 Ex. 3)
e. Self-closing and tight-fitting, 1-3/4"thick solid-core or 20-minute rated door at the separation wall between the garage and residence. (302.4 Ex. 3; Building Security Standard).
f. The garage floor surface shall be of noncombustible materials or asphalt paving materials. (406.1.3)
g. Provide minimum area, clear width, length and height - contact Planning Department for requirements.
16. Smoke detectors: (CBC 907)
a. Smoke detector(s) in the following locations - in each sleeping area, in the corridor or area giving access to each sleeping area, on each floor and in the basement, in close proximity to the top of the stairway. Where ceiling height of a room open to the hallway exceeds 24", additional smoke detector required.
b. "Smoke detectors shall sound an audible alarm in all sleeping areas of the dwelling unit in which they are located."
c. In new construction, smoke detectors shall receive their primary power from the building wiring and be equipped with a battery back-up. (907.2.10.2)
17. Doors:
a. Minimum door = 32" x 6'-8". (1008.1.1)
b. Provide a landing each side of the door - landing width to match the door width and length of 44". (1008.1.5), Dimension on the plan, threshold = 3/4" maximum. (1008.1.6)
18. Stairways: (1009)
a. Show on plans/details:
1. Provide stairway framing plan.
2. A minimum (36") clear width. (1009.1)
3. A maximum 7.75" rise {4" minimum} and 10" minimum tread. (1009.3 Ex. 4)
4. Stairway landing(s) depth (36") min., shall not exceed 48". (1009.4)
5. A minimum headroom over the stairs of 6'-8". (1009.2)
6. Handgrip portion of handrail shall not be less than 1-1/4" nor more than 2" cross-section diam. Dimension having a smooth surface with no sharp corners.
7. Handrails not less than 34" (864mm) or more than 38" (965mm) above the nosing of tread. (1012.2)
b. Provide complete notes and details for rise, run, handrails, guardrails, etc. (including all structural information and calculations).
c. Provide 1¼"(32mm) to 2"(51mm) handgrip 1½"(38mm) from wall.
d. Handrail(s) shall be continuous the full length of the stairs. Ends shall be returned or terminate in posts.
e. The intermediate railings of stair handrails must be spaced such that a 4" (102mm) sphere cannot pass through any portion of the railing. A 6" (152mm) space is allowed at the triangular space between the risers, tread and bottom rail.
f. Enclosed usable space under interior and exterior stairways shall be protected on the enclosed side as required for one-hour fire-resistive construction.
g. Provide calculations and framing plan for steel stairway.
20. Guards: (1013)
a. Specify a minimum height of 42"(1067mm) with intermediate rails spaced such that a sphere 4.375"(111mm) in diameter cannot pass through; (6"(152mm) allowed at triangular openings formed by riser, tread and bottom rail). (1013.3.exc.5)
b. Provide structural calculations and details (including base connection) - design guard to withstand a lateral force of 200 lb applied at top of rail; and for intermediate rails apply 50 lbs (1'X1' area) lateral force . (1607.7.1)
21. Weather Protection:
a. Provide notes and details for weather-resistive barriers, flashing, counter-flashing, etc. (1503)
b. Detail corrosion-resistant weep screed minimum of 4" above the earth or 2" above paved areas. (2512.1.2)
31. Energy Conservation -Title 24 energy forms & calculations:
f. Provide compliance with lighting requirements in bathrooms & kitchen (40 lumens per watt).
g. Main lighting fixtures installed in the kitchen and bathrooms shall be fluorescent or approved equal, and activated by the first switch in the room.
h. At vaulted ceiling, R-30 insulation requires 2x12-framing depth. To verify the thickness of insulation, please provide specifications for R-30 insulation.
i. When radiant barrier is required, specify it on the roof as well as gable en.
j. Provide Kitchen light worksheet WS-5R.
32. Electrical:
a. See location of electrical service main and sub-panel(s) on plot plan.
b. To verify the size of electrical panel(s), please provide load calculations.
c. Provide one wall switch-controlled lighting outlet in every habitable room, bathroom, hallway, stairway (each level), attached garage, and detached garage with electrical power; and at the exterior side of outdoor entrances or exits. (210-70-a CEC)
d. In all habitable rooms provide receptacle outlets such that no point along the floor line in any wall space is more than 6-ft. (1.83m) from an outlet. Wall space includes any space 2-ft. (610mm) or wider, fixed panels in exterior walls, fixed room dividers (ex. free-standing bar-type counters, railings, etc.). (210-52(a) CEC)
e. At kitchens and dining room (210-52-c CEC):
1. Wall counter space - provide receptacle outlets at each wall counter space 12-in. (305 mm) or wider; and installed so that no point along the wall line is more than 24-in. (305 mm) from an outlet.
2. Island and peninsular counter space - provide at least one receptacle outlet.
3. Provide two or more dedicated 20 Amp small appliance branch circuits. (210-52-b CEC)
f. Provide one receptacle outlet in bathrooms (adjacent to each basin location, and do not install face up), laundry area, hallways (of 10-ft. or more in length), basement, attached garage, and in each detached garage with electric power; at exterior of building (accessible at grade level at the front and back of the dwelling), etc. (210-52 CEC)
g. Reminder - do not install receptacle outlets face up in the working space or countertop. (210-52 CEC)
h. Provide ground-fault circuit-interrupter protection (GFCI) for all 125-volt, single-phase 15- and 20-ampere receptacles installed in bathrooms, kitchens at counter-tops, bar sinks, garages (except dedicated outlets) and outdoors within 6'-6" (1.98m) of grade. (210-8(a) CEC)
i. Provide a dedicated 20 Amp circuit to serve the required bathroom receptacle outlets. (210- 52-d CEC)
j. Provide weather protection for all receptacles installed outdoors. (410-57 CEC)

33. Mechanical:
a. Specify the BTU rating of the heating system. System shall be capable of maintaining a room temperature of 68F (20C.) at a point 3'(914mm) above the floor in all habitable rooms. (CBC 1204.1)
b. Show the mechanical equipment, ductwork being extended into the new area on the plan.
c. Show location and size of combustion air supply ducts or openings to the FAU compartment.
d. Show location of supply & return air vents as well as thermostat.
e. Attic furnaces and cooling equipment shall comply with the following (CMC):
1. Have a 30"x30" (762mm by 762mm) minimum attic access opening within 20-ft. (6096mm) of the equipment.
2. Have a continuous 24" (610mm) wide solid floor access path thereto.
3. Have a 30" (559mm) deep working platform at control side(s).
4. Have an electric outlet and a light fixture (controlled by switch at the access point) at the furnace.

34. Plumbing:
a. At water closet - provide minimum 15" each side of water closet centerline and 24" minimum in front of water closet. Show dimensions on the plans. (CPC)
b. Shower area walls shall be finished with a hard, non-absorbent surface to a height not less than 70" (1778mm) above the drain inlet. Provide shower specifications. (CPC)
c. Provide minimum shower area - 1024-sq. inches, capable of encompassing a 30" circle. (414.7 CPC) Show dimensions on the plans.
d. Provide devices to absorb high pressures resulting from the quick closing of the quick-acting valves from the washer and dishwasher, etc. (CPC)
e. Note on plans:
1. Water closets shall be an ultra low flush type with 1.6 gallons maximum per flush. (402.2 CPC)
2. Control valve for shower or tub-shower shall be of the pressure balance or thermostatic mixing valve type. (418 CPC)
f. Provide an active I.A.P.M.O. research report or approved listing for the 'Spa' tub.

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Contractor to verify all existing property lines, setbacks and existing conditions prior of commencement of work. Special attention to new construction setbacks.
Any discrepancies with the plans must be notified to Henry's CAD immediately for remedy in order to minimize additional costs and timeframe.

Client's Information:
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Project Name:
Residence Remodeling and Addition
274 S. Center St
Orange, Ca.

Revision:	By:	Date:
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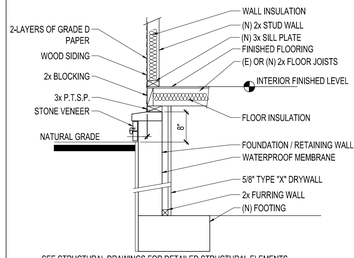
Drawn by: H.S. Revised by: H.S.

Date: 5-26-2021 Scale: none

Job Number: 2019-274

Sheet Title:
General Notes

Sheet ID:
A-1



SEE STRUCTURAL DRAWINGS FOR DETAILED STRUCTURAL ELEMENTS.
(NOT NEEDED AT THIS PHASE) FOR HISTORICAL APPROVAL ONLY.

SECTION X-X
NEW BASEMENT
NOT TO SCALE

NOTES:

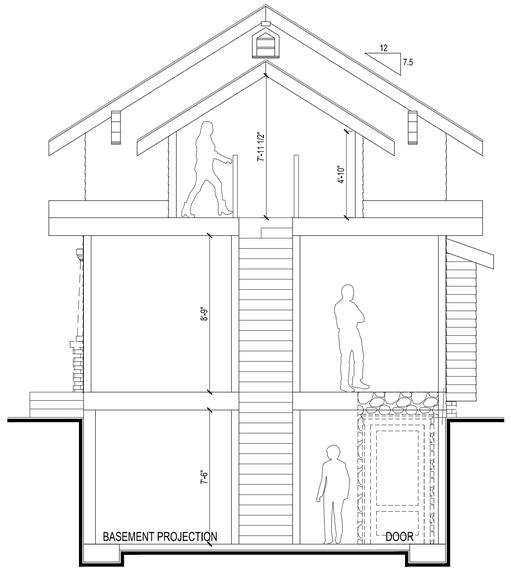
1. INSTALLATION OF NEW EXTERIOR DOORS, WINDOWS AND ARCHITECTURAL FEATURES TO BE PRE APPROVED BY THE CITY STAFF AND / OR DRC OF THE CITY OF ORANGE, CA.
2. GENERAL CONTRACTOR TO USE APPROPRIATE SHORING ON THE REMOVAL OF BEARING WALLS.
3. PROPOSED RETAINING WALL THICKNESS 8" FOR NEW BASEMENT. STRUCTURAL CALCULATIONS MAY SHOW DIFFERENT DIMENSION. STRUCTURAL DRAWINGS TAKES PRECEDENCE OVER ARCHITECTURAL DRAWINGS FOR THE RETAINING WALL DIMENSIONS.
4. EXTERIOR WOOD SIDING SHALL BE SIMILAR TO EXISTING.
5. NET AREA OF NEW BASEMENT FLOOR PLAN NOT TO EXCEED 499 SQ.FT.
6. USE APPROPRIATED WATERPROOFING MEMBRANE ON BASEMENT WALLS AND FLOOR.
7. USE 2x FLAT FURRED WOOD STUD WALL ON THE CONCRETE WALLS AT BASEMENT LEVEL. USE 1-HR FIRE RESISTIVE 5/8" DRYWALL ON BASEMENT CEILING AND WALLS. ALL LUMBER IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED LUMBER.
8. NO EXTERIOR OPENINGS ALLOWED FOR WINDOWS AT BASEMENT LEVEL.
9. SUMP PUMP(S) SHALL BE LOCATED ON THE LOWEST POINT OF BASEMENT LEVEL FOR PROPER DRAINAGE OF LAUNDRY AREA AND FOR RAIN WATER ON THE EXTERIOR STAIRCASE.
10. USE MINIMUM OF 4" DIAMETER DUCTWORK FOR THE DRYER ON LAUNDRY AREA. VENT TO THE EXTERIOR.
11. DOOR TO BASEMENT SHALL BE A MINIMUM 20 MINUTE FIRE RESISTIVE, SELF CLOSING AND AIRTIGHT SEALED.
12 MINIMUM 6'-8" CLEAR FOR HEADROOM ON EVERY STAIRCASE.

DOOR SCHEDULE

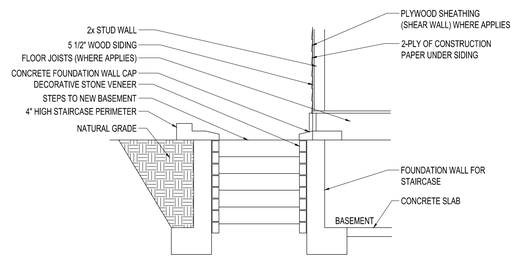
SYM	EXISTING NEW	QTY	SIZE WIDTH	SIZE HEIGHT	THICK	TYPE	MATERIAL	HOLLOW SOLID	GLASS	REMARKS
1	N	1	3'-0"	6'-8"	1-3/8"	HINGED	WOOD	S.C.	TEMPERED	BASEMENT ENTRY
2	E	1	3'-0"	6'-8"	1-3/8"	HINGED	WOOD	S.C.		ENTRY DOOR TO BE REPLACED BY A WINDOW
3	E	1	2'-8"	6'-8"	1-3/8"	HINGED	WOOD	S.C.	TEMPERED	MAIN ENTRY ACCESS
4	N	1	2'-8"	6'-8"	1-3/8"	HINGED	WOOD	S.C.	-	20 MIN. SELF CLOSING
5	N	2	1'-6"	6'-8"	1"	HINGED	WOOD	S.C.	-	PANTRY
6	N	2	3'-0"	6'-8"	1-3/8"	FRENCH	WOOD	-	TEMPERED	ENTRY DOOR
7	N	3	2'-8"	6'-8"	1-1/4"	HINGED	WOOD	H.C.	-	BEDROOMS, BATHROOM
8	N	1	2'-0"	5'-0"	1/4"	HINGED	GLASS	-	TEMPERED	SHOWER
9	N	1	2'-0"	6'-8"	1-1/4"	HINGED	WOOD	H.C.	-	CLOSET
10	N	4	2'-6"	6'-8"	1-1/4"	HINGED	WOOD	H.C.	-	CLOSET - FRENCH DOORS
11	N	1	3'-0"	6'-8"	1-1/4"	POCKET	WOOD	H.C.	-	BATHROOM
12	N	2	2'-0"	4'-0"	1-3/8"	HINGED	WOOD	H.C.	-	ATTIC
13	-	-	-	-	-	-	-	-	-	-
14	-	-	-	-	-	-	-	-	-	-

WINDOW SCHEDULE

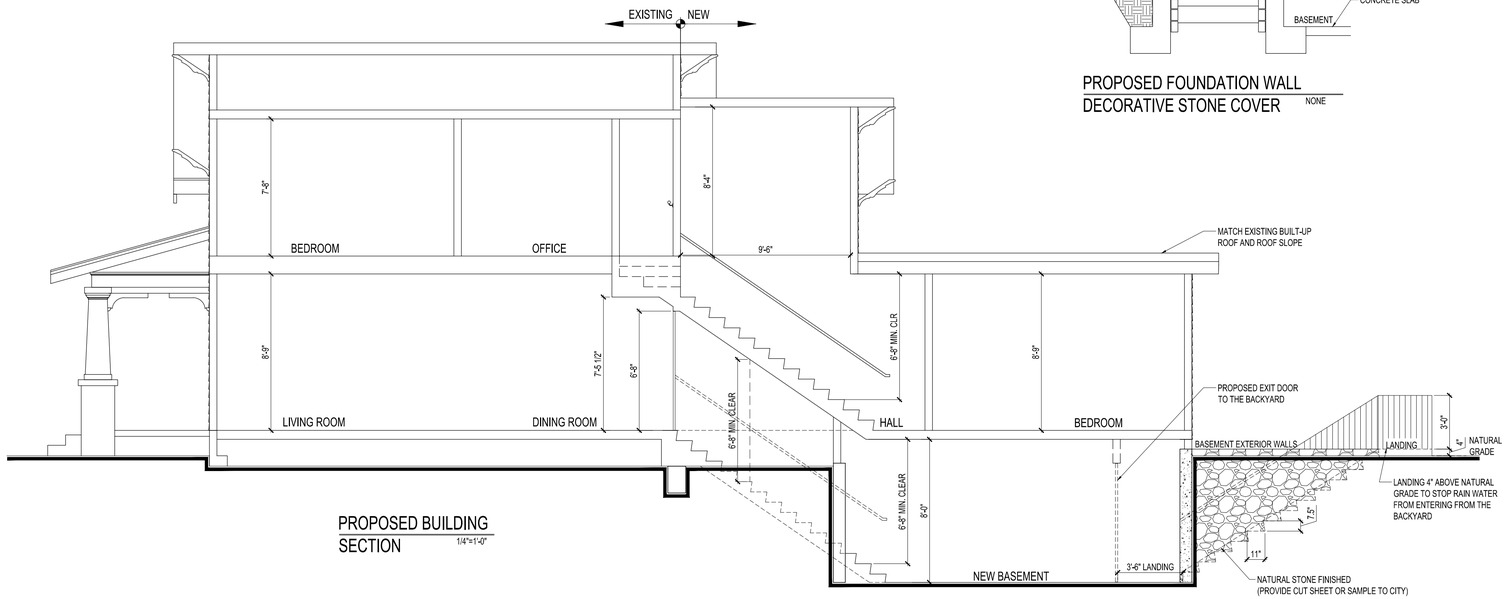
SYM	EXISTING NEW	QTY	SIZE WIDTH	SIZE HEIGHT	TYPE	FRAME	GLAZING	REMARKS
1	E	2	22"	52"	DOUBLE HUNG	WOOD	-	NOTES: 1. ALL NEW WOOD ELEMENTS ON WINDOWS TO MATCH EXISTING.
2	E	1	32"	16"	FIXED	WOOD	TEMPERED	
3	E	1	24"	24"	FIXED	WOOD	-	
4	E	2	22"	27"	DOUBLE HUNG	WOOD	-	
5	-	-	-	-	-	-	-	
6	N	4	52"	52"	DOUBLE HUNG	WOOD	-	
7	N	1	30"	52"	DOUBLE HUNG	WOOD	-	
8	E	1	30"	52"	DOUBLE HUNG	WOOD	-	
9	E	2	30"	52"	DOUBLE HUNG	WOOD	-	
10	E	3	22"	52"	DOUBLE HUNG	WOOD	-	
11	E	1	22"	34"	DOUBLE HINGED	VINYL	-	
12	E	1	25"	22"	DOUBLE HUNG	WOOD	-	
13	N	2	26"	36"	CASEMENT	WOOD	-	
14	E	1	36"	30"	DOUBLE HINGED	WOOD	TEMPERED	
15	E	1	36"	30"	DOUBLE HINGED	WOOD	-	
16	N	1	36"	52"	DOUBLE HUNG	WOOD	-	
17	E	1	42"	42"	DOUBLE HINGED	WOOD	-	
18	E	2	42"	42"	DOUBLE HINGED	WOOD	-	
19	E	1	18"	24"	DOUBLE HUNG	WOOD	-	
20	E	1	42"	42"	DOUBLE HINGED	WOOD	-	
21	E	1	54"	36"	TRIPLE HINGED	WOOD	-	
22	E	1	26"	68"	DOUBLE HUNG	WOOD	-	
23	-	-	-	-	-	-	-	



PROPOSED BUILDING SECTION
1/4"=1'-0"



PROPOSED FOUNDATION WALL DECORATIVE STONE COVER
NONE



PROPOSED BUILDING SECTION
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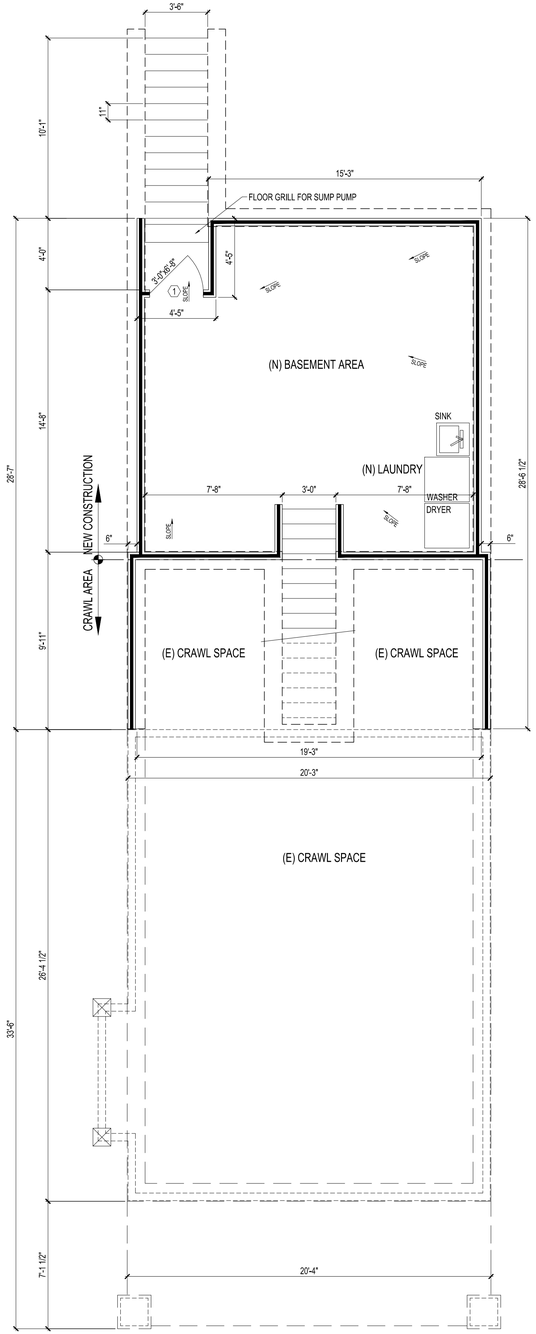

NEW BASEMENT FLOOR PLAN
1/4"=1'-0"
NORTH

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Construction Design Drafting

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2-10-21
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Signature: Date:

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Project Name:
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274 S. Center St
Orange, Ca.

Revision:	By:	Date:
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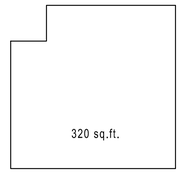
Drawn by:	Revised by:
H.S.	H.S.
Date:	Scale:
5-26-2021	1/4"= 1'-0"

Job Number: 2019-274

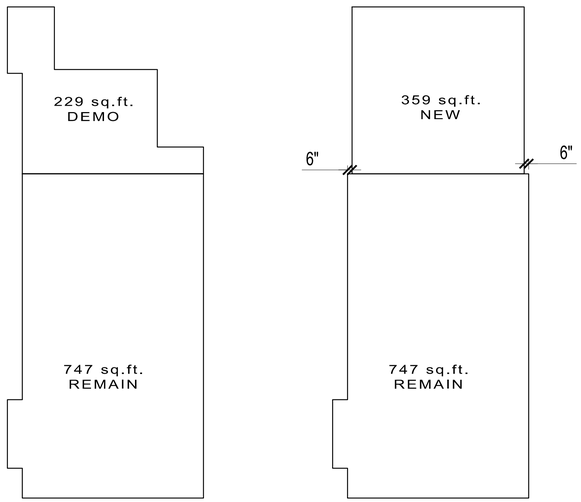
Sheet Title:
Proposed Basement Floor Plan, Building Section

Sheet ID:
A-2



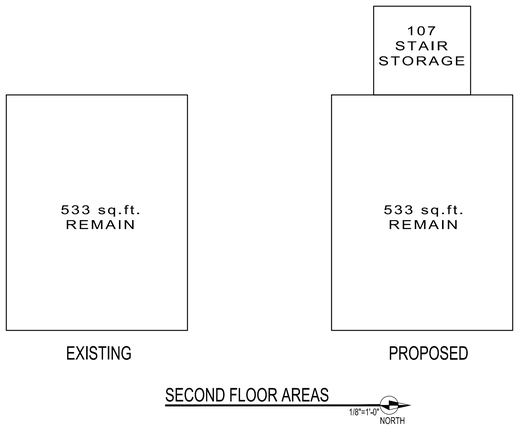
NEW BASEMENT AREA

1/8"=1'-0" NORTH



FIRST FLOOR AREAS

1/8"=1'-0" NORTH

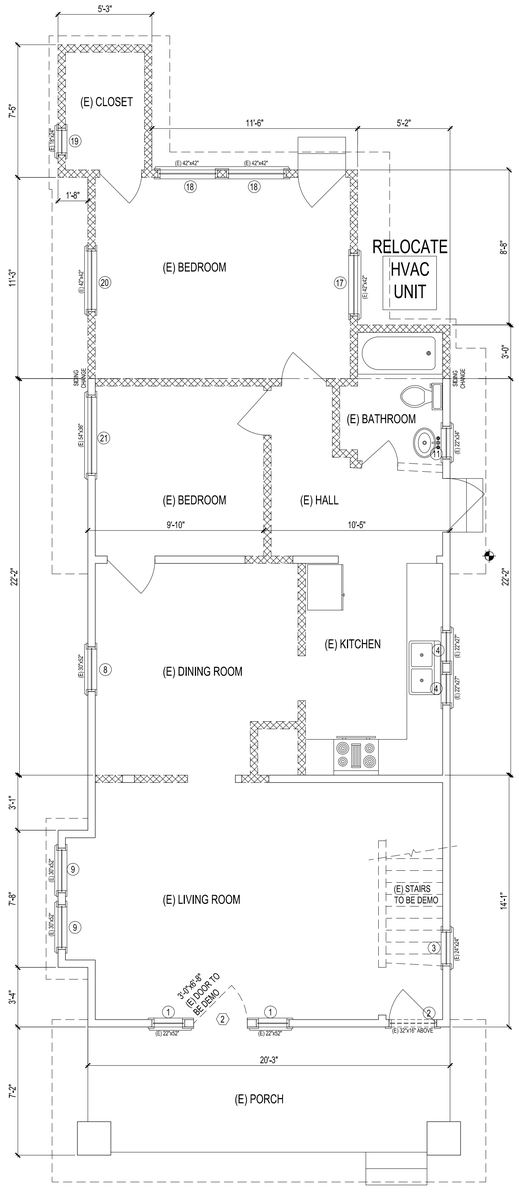


SECOND FLOOR AREAS

1/8"=1'-0" NORTH

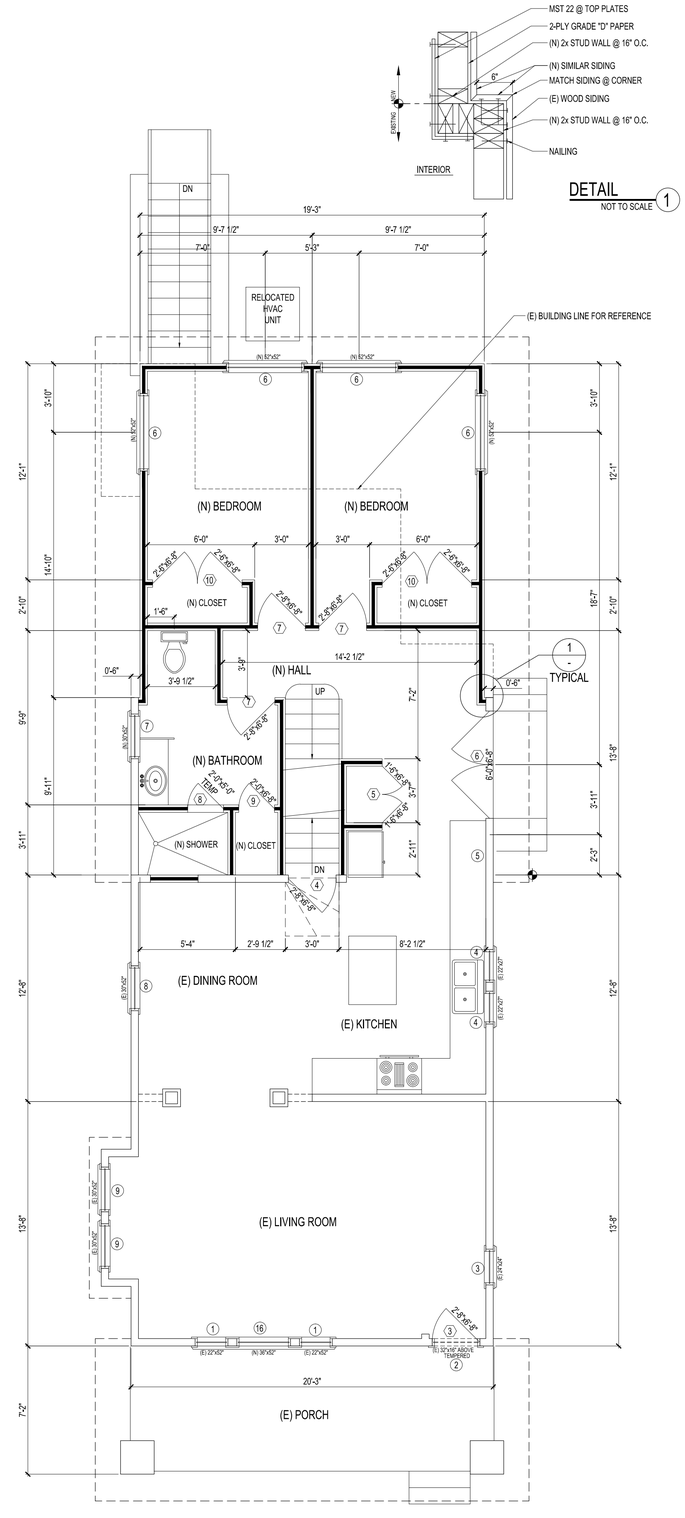
WALL LEGEND

	EXISTING WALL TO BE DEMO
	EXISTING WALL TO REMAIN
	NEW 2x4 STUD WALL @16" O.C. (U.N.O.)



FIRST FLOOR PLAN
(EXISTING / DEMO)

1/4"=1'-0" NORTH



FIRST FLOOR PLAN
(PROPOSED)

1/4"=1'-0" NORTH

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Project Name:
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Orange, Ca.

Revision:	By:	Date:
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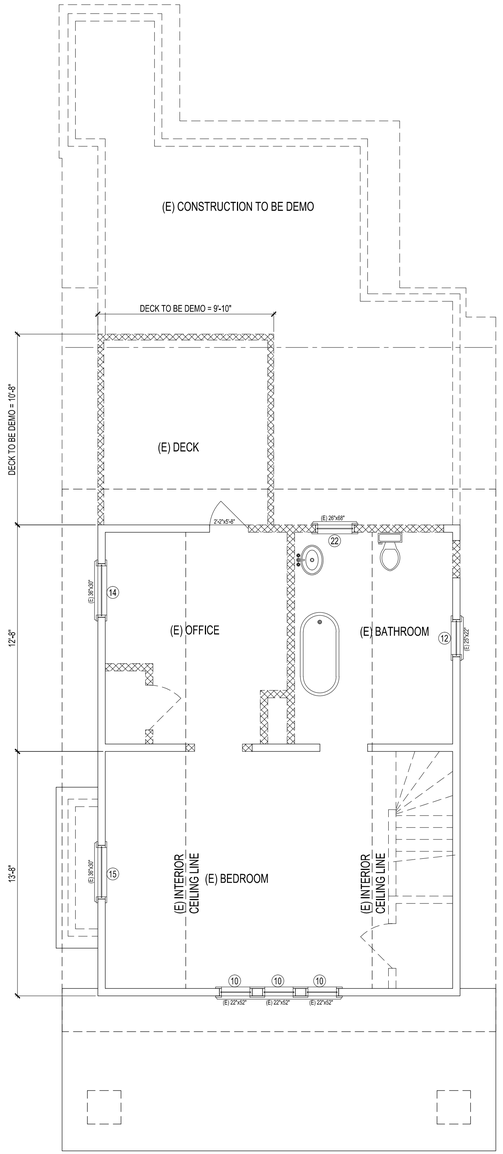
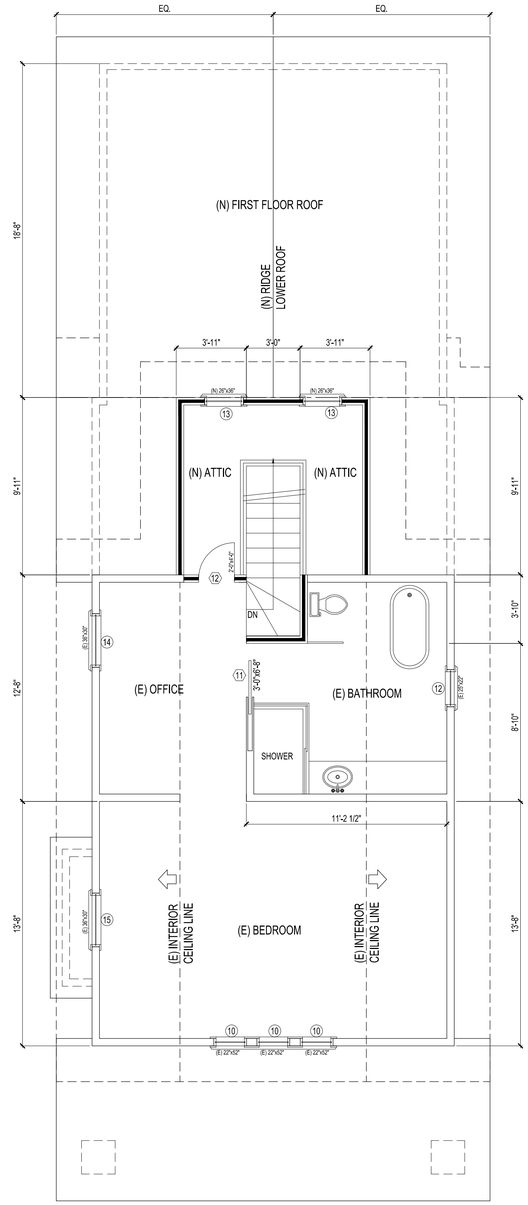
Drawn by: H.S.
Revised by: H.S.
Date: 5-26-2021
Scale: 1/4"= 1'-0"
Job Number: 2019-274

Sheet Title:
First Floor
Existing and
Proposed

Sheet ID:
A-3



SECOND FLOOR PLAN
(EXISTING / DEMO)
1/4"=1'-0"
NORTH



SECOND FLOOR PLAN
(PROPOSED)
1/4"=1'-0"
NORTH

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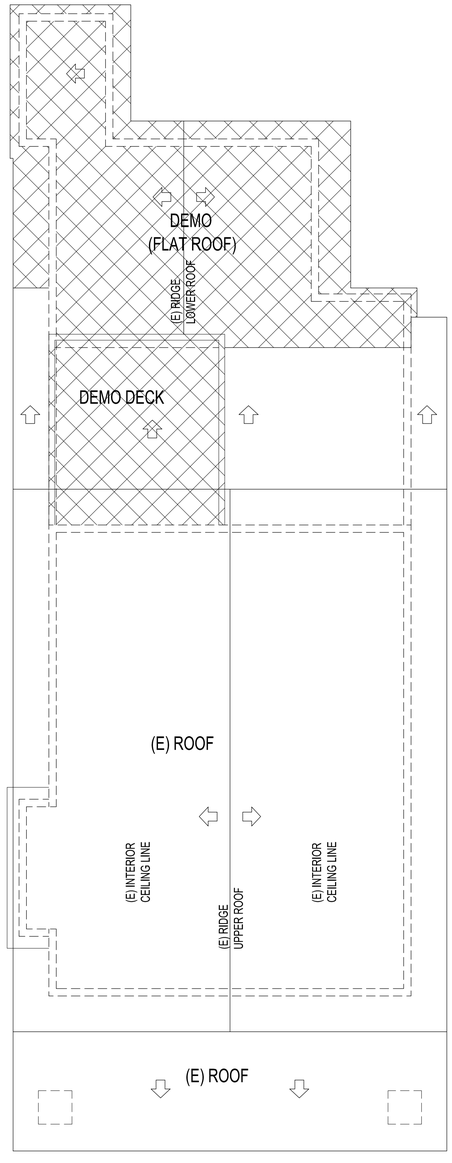
Date: 5-26-2021
Scale: 1/4"= 1'-0"
Job Number: 2019-274

Sheet Title:
Second Floor Existing and Proposed

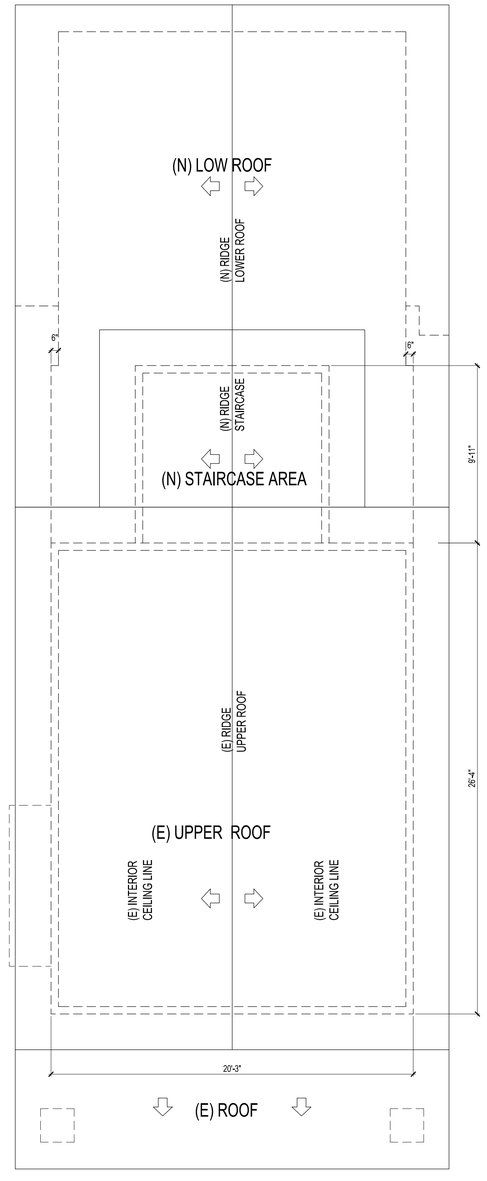
Sheet ID:
A-4



ROOF PLAN
(EXISTING / DEMO)

1/4"=1'-0"

NORTH



ROOF PLAN
(PROPOSED)

1/4"=1'-0"

NORTH

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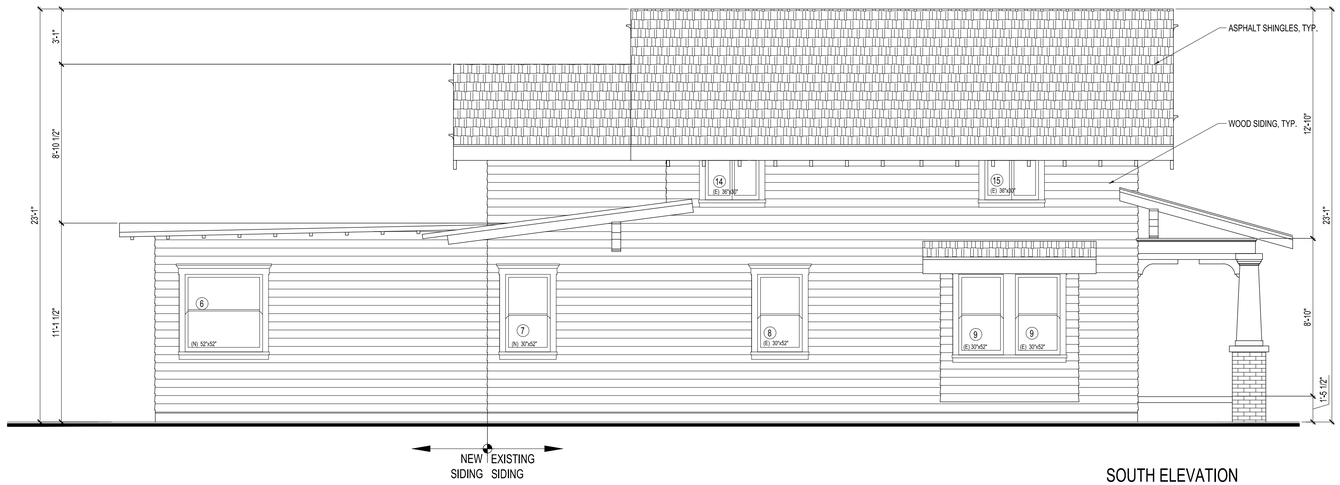
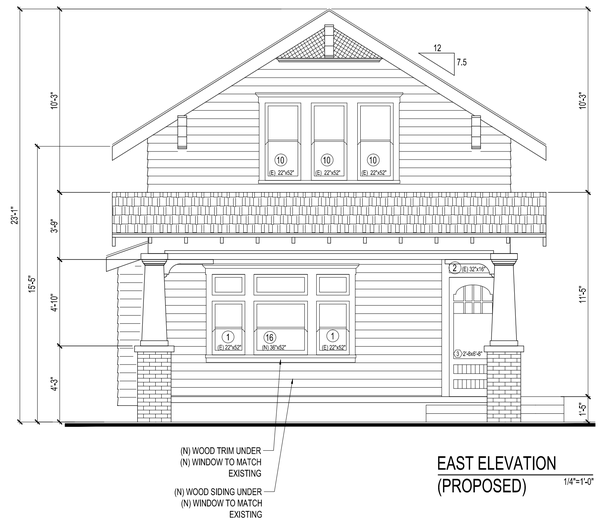
Revised by: H.S.
Date: 5-26-2021
Scale: 1/4"= 1'-0"
Job Number: 2019-274

Sheet Title:
Roof Plan
Existing and
Proposed

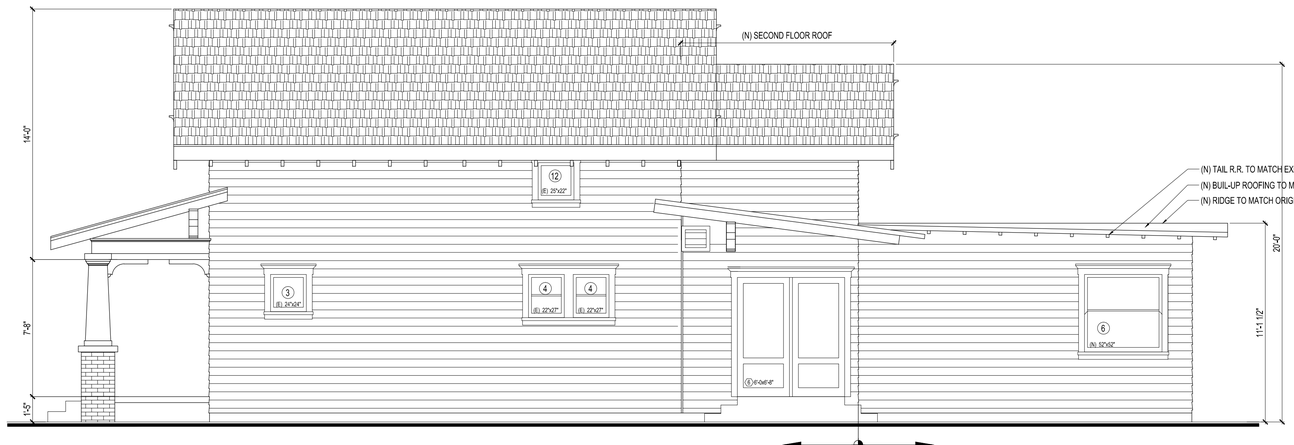
Sheet ID:
A-5



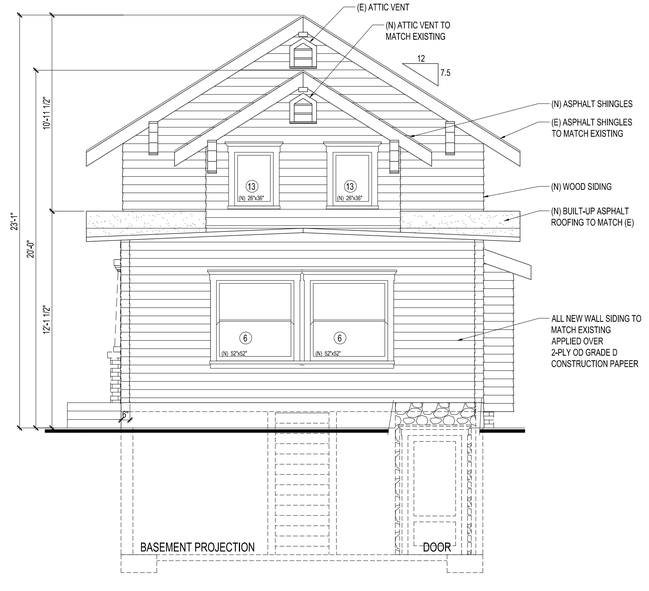
SOUTH ELEVATION
1/4"=1'-0"



EAST ELEVATION
(PROPOSED)
1/4"=1'-0"



NORTH ELEVATION
1/4"=1'-0"



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

PROPOSED

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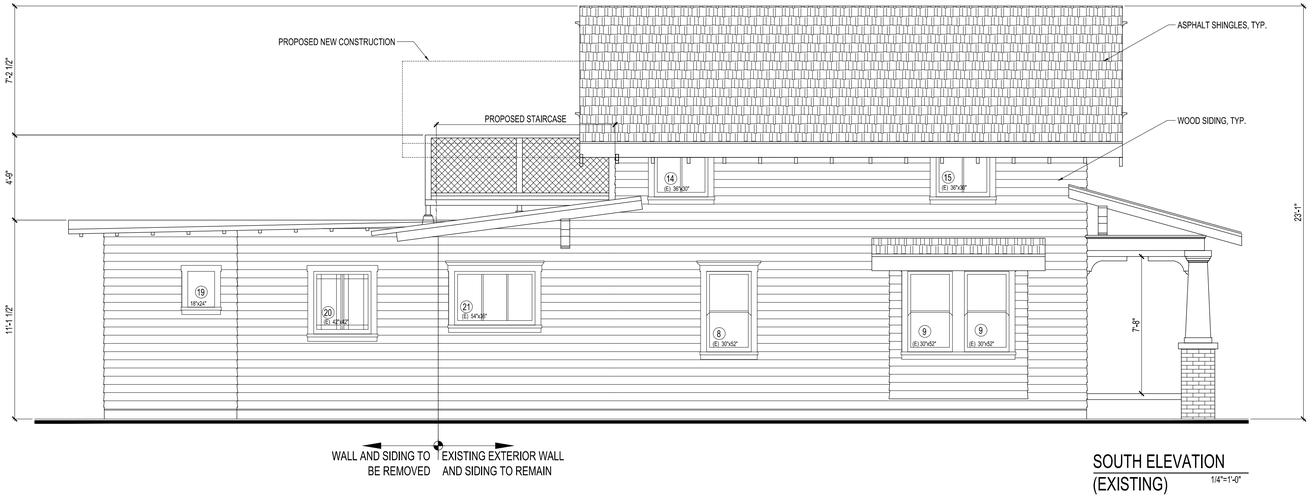
Revised by: H.S.
Date: 5-26-2021
Scale: 1/4"= 1'-0"
Job Number: 2019-274

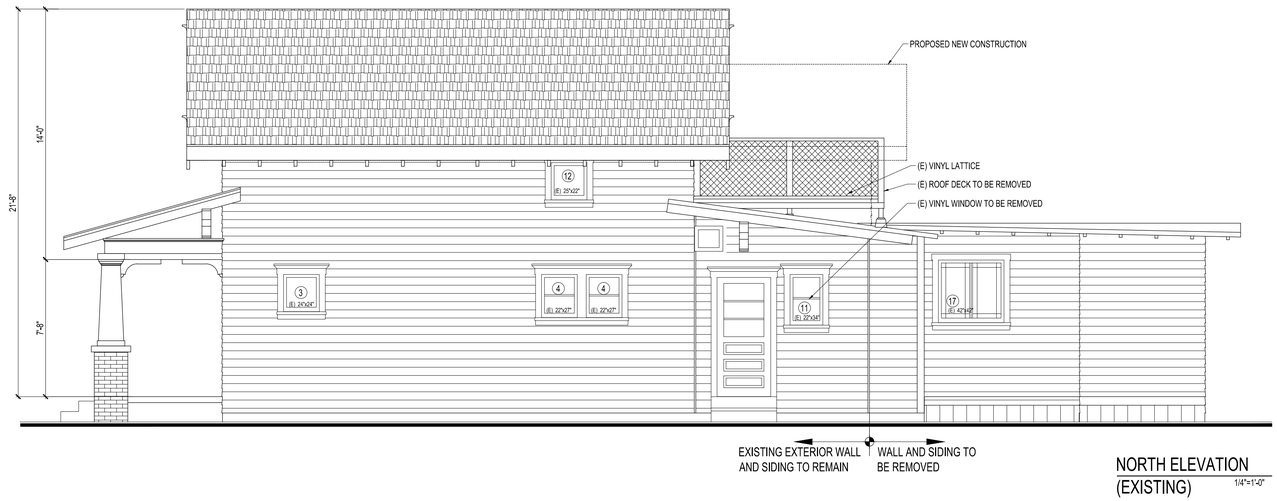
Sheet Title:
Proposed Elevations

Sheet ID:
A-6



SOUTH ELEVATION
(EXISTING) 1/4"=1'-0"

EAST ELEVATION
(EXISTING) 1/4"=1'-0"



NORTH ELEVATION
(EXISTING) 1/4"=1'-0"

WEST ELEVATION
(EXISTING) 1/4"=1'-0"

EXISTING

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Construction Design Drafting

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Drawn by: H.S.
Revised by: H.S.
Date: 5-26-2021
Scale: 1/4"= 1'-0"
Job Number: 2019-274

Sheet Title:
Elevations
Existing

Sheet ID:
A-7

STANDARDS FOR REHABILITATION:

1. A PROPERTY WILL BE USED AS IT WAS HISTORICALLY OR BEEN GIVEN A NEW USE THAT REQUIRES MINIMAL CHANGE TO ITS DISTINCTIVE MATERIALS, FEATURES, SPACES, AND SPATIAL RELATIONSHIPS.
2. THE HISTORIC CHARACTER OF A PROPERTY WILL BE RETAINED AND PRESERVED. THE REMOVAL OF DISTINCTIVE MATERIALS OR ALTERATION OF FEATURES, SPACES, AND SPATIAL RELATIONSHIP THAT CHARACTERIZE A PROPERTY WILL BE AVOIDED.
3. EACH PROPERTY WILL BE RECOGNIZED AS A PHYSICAL RECORD OF ITS TIME, PLACE AND USE. CHANGES THAT CREATED A FALSE SENSE OF HISTORICAL DEVELOPMENT, SUCH AS ADDING CONJECTURAL FEATURES OR ELEMENTS FROM OTHER HISTORIC PROPERTIES, WILL NOT BEEN UNDERTAKEN.
4. CHANGES TO A PROPERTY THAT HAVE ACQUIRED HISTORIC SIGNIFICANCE IN THEIR OWN RIGHT WILL BE RETAINED AND PRESERVED.
5. DISTINCTIVE MATERIALS, FEATURES, FINISHES, AND CONSTRUCTION TECHNIQUES OR EXAMPLES OF CRAFTSMANSHIP THAT CHARACTERIZE A PROPERTY WILL BE PRESERVED.
6. DETERIORATED HISTORIC FEATURES WILL BE REPAIRED RATHER THAN REPLACED. WHERE THE SEVERITY OR DETERIORATION REQUIRES REPLACEMENT OF A DISTINCTIVE FEATURE, THE NEW FEATURE WILL MATCH THE OLD IN DESIGN, COLOR, TEXTURE, AND, WHERE POSSIBLE, MATERIALS. REPLACEMENT OF MISSING FEATURES WILL BE SUBSTANTIATED BY DOCUMENTARY AND PHYSICAL EVIDENCE.
7. CHEMICAL OR PHYSICAL TREATMENTS, IF APPROPRIATE, WILL BE UNDERTAKEN USING THE GENTLEST MEANS POSSIBLE. TREATMENTS THAT CAUSE DAMAGE TO HISTORIC MATERIALS WILL NOT BE USED.
8. ARCHEOLOGICAL RESOURCES WILL BE PROTECTED AND PRESERVED IN PLACE. IF SUCH RESOURCES MUST BE DISTURBED, MITIGATION MEASURES WILL BE UNDERTAKEN.
9. NEW ADDITIONS, EXTERIOR ALTERATIONS, OR RELATED NEW CONSTRUCTION WILL NOT DESTROY HISTORIC MATERIALS, FEATURES, AND SPATIAL RELATIONSHIP THAT CHARACTERIZE THE PROPERTY. THE NEW WORK WILL BE DIFFERENTIATED FROM THE OLD AND WILL BE COMPATIBLE WITH THE HISTORIC MATERIALS, FEATURES, SIZE, SCALE AND PROPORTION, AND MASSING TO PROTECT THE INTEGRITY OF THE PROPERTY AND ITS ENVIRONMENT.
10. NEW ADDITIONS AND ADJACENT OR RELATED NEW CONSTRUCTION WILL BE UNDERTAKEN IN SUCH MANNER THAT, IF REMOVED IN THE FUTURE, THE ESSENTIAL FORM AND INTEGRITY OF THE HISTORIC PROPERTY AND ITS ENVIRONMENT WILL BE UNIMPAIRED.

STANDARDS FOR HISTORICAL BUILDING FEATURES:

ROOFS:
1. THE HISTORIC ROOF SHALL BE PRESERVED AND MAINTAINED.
a. CHANGING THE SLOPE OR ORIENTATION OF HISTORIC ROOF IS INAPPROPRIATE.
b. THE DEPTH OF EAVES SHALL BE PRESERVED. NEW CONSTRUCTION TO MATCH STILE AND DIMENSION OF EXISTING EAVES.
c. PRESERVE AND MATCH NEW VENTS, CORBELS, DORMERS, FINIALS, BUILT-IN GUTTERS, COLLECTORS, DOWNSPOUTS, AND CHIMNEYS. EXISTING SHALL BE PRESERVED AND REPAIRED AS NECESSARY.
2. SPECIALTY HISTORIC ROOFING MATERIAL SHALL BE PRESERVED.
a. DETERIORATED SECTIONS OF SPECIALTY HISTORIC ROOFING MATERIALS, SUCH AS CLAY TILE, MAY BE REPLACED WITH MATERIALS THAT EXACTLY MATCH THE HISTORIC MATERIALS.
3. REPLACEMENT ROOFING MATERIALS SHOULD BE SUBSTANTIALLY SIMILAR IN SCALE, TEXTURE, AND COLOR TO MATERIALS USED HISTORICALLY.
4. NEW DORMERS SHOULD NOT BE ADDED TO ELEVATIONS THAT FACE THE STREET.
5. NEW SKYLIGHTS SHOULD NOT BE ADDED TO ELEVATIONS THAT FACE THE STREET.
6. NEW ROOF VENTS SHOULD BE LOW PROFILE AND COORDINATED WITH THE COLOR OF THE ROOFING MATERIAL.

WINDOWS AND DOORS:
1. HISTORIC WINDOWS AND DOORS SHALL BE PRESERVED AND MAINTAINED.
a. DO NOT ALTER THE LOCATION, NUMBER, SIZE, PATTERN, OR PROPORTION OF HISTORIC WINDOWS AND DOORS ON ELEVATIONS VISIBLE FROM THE STREET.
b. ENCLOSING A HISTORIC OPENING OR ADDING A NEW OPENING ON ELEVATIONS VISIBLE FROM THE STREET IS GENERALLY INAPPROPRIATE.
c. HISTORIC GRILL WORK ON WINDOWS SHOULD BE RETAINED. NEW SECURITY BARS SHALL NOT BE ADDED TO WINDOWS OR DOORS ON FRONT-FACING ELEVATIONS.
d. SIMPLE DOOR AND WINDOW SCREENS THAT ARE COMPATIBLE WITH THE ARCHITECTURAL STYLE OF THE BUILDING ARE APPROPRIATE. TYPICALLY, WOOD FRAME SCREENS WILL BE MOST COMPATIBLE WITH HOUSES IN THE HISTORIC DISTRICT. CLEAR ANODIZED ALUMINUM SCREENS ARE GENERALLY NOT APPROPRIATED.
e. AWNINGS AND SHUTTERS SHOULD ONLY BE USED WHERE THEY ARE COMPATIBLE WITH THE ARCHITECTURAL STYLE OF THE BUILDING. THEY SHOULD BE SIMILAR IN MATERIALS, DESIGN, AND OPERATION TO THOSE USED HISTORICALLY AND SHOULD MATCH THE SHAPE OF WINDOW ON WHICH THEY ARE INSTALLED.
2. HISTORIC WINDOWS AND DOORS WITH SIGNS OF DAMAGE OR DETERIORATION SHALL BE REPAIRED, RATHER THAN REPLACED.
a. REPAIRS SHOULD FOLLOW THE RECOMMENDATIONS OF NPS PRESERVATION BRIEF 9 - THE REPAIRS OF HISTORIC WOODEN WINDOWS AND OTHER APPLICABLE TECHNICAL GUIDANCE FROM NPS TECHNICAL PRESERVATION SERVICES.
b. IF GLASS IN HISTORIC WINDOWS OR DOORS MUST BE REPLACED, CLEAR GLAZING IS APPROPRIATE. REFLECTIVE COATINGS OR DARK TINTS ARE NOT APPROPRIATE. LIMITED USE OF FROSTED OR OPAQUE GLASS MAY BE APPROPRIATE ON SIDE OR REAR ELEVATION, IF PRIVACY FROM ADJACENT PROPERTIES IS A CONCERN.
3. A HISTORIC WINDOW OR DOOR THAT IS BEYOND REPAIR MAY BE REPLACED IN KIND.
a. THE REPLACEMENT WINDOW OR DOOR SHOULD MATCH THE SIZE, SHAPE, ARRANGEMENT OF PANES, MATERIALS, METHOD OF CONSTRUCTION AND PROFILE OF THE HISTORIC FEATURE.
b. THE REPLACEMENT WINDOW OR DOOR WILL LIKELY NEED TO BE CUSTOM-MADE TO MATCH THE HISTORIC DESIGN AND MATERIALS.
4. RESTORING ORIGINAL WINDOWS AND DOORS THAT HAVE BEEN REMOVED OR ALTERED IS ENCOURAGED.
a. IF A WINDOW OR DOOR HAS BEEN REPLACED WITH NON-HISTORIC MATERIALS, A NEW WINDOW OR DOOR THAT IS COMPATIBLE WITH THE ARCHITECTURAL STYLE OF THE BUILDING MAY BE INSTALLED IN ITS PLACE. DESIGN OF THE REPLACEMENT SHOULD BE BASED ON HISTORIC PHOTOGRAPHIC EVIDENCE. IF NOT SUCH EVIDENCE EXIST, THE REPLACEMENT SHOULD BE BASED IN A COMBINATION OF PHYSICAL EVIDENCE (INDICATIONS IN THE STRUCTURE ITSELF) AND EVIDENCE OF SIMILAR OPENINGS OF THE BUILDING AND ON BUILDINGS OF THE SAME ARCHITECTURAL STYLE. THE NEW WINDOW OR DOOR SHOULD REFLECT THE SIZE, SHAPE, MATERIALS, AND ARRANGEMENT OF PANES OF HISTORIC FEATURES.

WINDOW REPAIR:
REPAIRS TO IMPROVE THE EFFICIENCY OF HISTORIC WINDOWS MAY INCLUDE:
1. REMOVING BUILT-UP LAYERS OF PAINT THAT CAUSE WINDOWS TO STICK.
2. DISASSEMBLING WINDOW COMPONENTS TO REPAIR, PATCH AND STABILIZE WOOD.
3. REPAIRING ORIGINAL HARDWARE, INCLUDING HINGES, AND LATCHES OR LOCKS.
4. REPLACING THE PUTTY HOLDING GLASS IN PLACE.
5. REPLACING BROKEN SASH CORDS.
6. INSTALLING NEW WEATER-STRIPPING.

ARCHITECTURAL DETAILS AND BUILDING MATERIALS:
1. HISTORICAL ARCHITECTURAL DETAILS AND BUILDING MATERIALS SHALL BE PRESERVED.
a. REGULARLY CHECK HISTORIC MATERIALS FOR CONDITIONS SUCH AS MOISTURE ACCUMULATION THAT CAN CAUSE DETERIORATION.
b. DO NOT REMOVE HISTORICAL MATERIALS THAT ARE IN GOOD CONDITION.
i. ALL MATERIALS WEATHER OVER TIME AND A SCARRED OR UNEVEN SURFACE DOES NOT MEAN THAT A PARTICULAR BUILDING ELEMENT IS TOO DETERIORATED TO BE PRESERVED.
ii. MATERIALS THAT SHOW SIGNS OF AGE ARE PART OF THE CHARACTER OF HISTORIC BUILDINGS.
c. DISTINCTIVE ARCHITECTURAL FEATURES AND EXAMPLES OF SKILLED CRAFTSMANSHIP ARE PARTICULARLY IMPORTANT TO THE CHARACTER OF A HISTORIC BUILDING AND SHOULD RECEIVE SENSITIVE TREATMENT. DISTINCTIVE FEATURES MAY INCLUDE DECORATIVE ELEMENTS, SUCH AS BRACKETS, EXPOSED RAFTER TAILS, AND COLUMNS, OR THE PATTERN OF MATERIALS USED IN CONSTRUCTION, SUCH AS DECORATIVE SHINGLES OR MASONRY. REMOVING OR COVERING THESE DETAILS IS INAPPROPRIATE.
d. DO NOT ALTER HISTORIC FINISHES. UNPAINTED HISTORIC MASONRY, CONCRETE, OR WOOD ELEMENTS SHOULD NOT BE PAINTED. SIMILARLY, WOOD ELEMENTS THAT WERE PAINTED HISTORICALLY SHOULD HAVE A PAINTED FINISH TO PROTECT THE MATERIALS FOR DETERIORATION.
2. HISTORIC MATERIALS SHALL BE REPAIRED IN PLACE TO THE GREATEST EXTEND FEASIBLE.
a. REPAIRS SHOULD MAINTAIN AS MUCH HISTORIC MATERIALS AS POSSIBLE BY PATCHING, SPLICING AND CONSOLIDATING DETERIORATED MATERIALS.
b. MATERIALS THAT CAN BE REPAIRED IN PLACE SHOULD NOT BE REMOVED OR REPLACED.
c. WHEN CLEANING OR REPAIRING HISTORIC MATERIALS, USE THE GENTLEST MEANS POSSIBLE.

3. HISTORIC MATERIALS THAT ARE TOO DETERIORATED TO BE REPAIRED SHALL BE REPLACED IN KIND.
a. REPLACEMENT IS A LAST RESORT WHEN HISTORIC MATERIALS CANNOT BE REPAIRED.
b. REPLACEMENT SHOULD BE LIMITED TO ONLY THOSE PORTIONS OF THE HISTORIC ELEMENTS THAT CANNOT BE REPAIRED. FOR EXAMPLE, COMPLETE REPLACEMENT OF A WINDOW IS NOT APPROPRIATE IF ONLY THE SILL IS DETERIORATED BEYOND REPAIRS.
c. REPLACEMENT ELEMENTS SHALL MATCH THE HISTORIC DESIGN, MATERILS, SCALE, SIZE, PROPORTION, FINISH, TEXTURE, DETAILS, PROFILE, REFLECTIVITY AND DURABILITY.
d. SYNTHETIC REPLACEMENT MATERIALS, SUCH AS VINYL SIDING OR SYNTHETIC STUCCO, ARE NOT APPROPRIATE FOR USE ON A HISTORIC BUILDING.
e. REPLACEMENT OF HISTORIC MATERIAL WITH AN ALTERNATE MATERIAL MAY BE CONSIDERED IN LIMITED CIRCUMSTANCES.
i. THE PROPOSED ALTERNATE MATERIAL WILL BE EVALUATED USING THE CRITERIA DESCRIBED IN NATIONAL PARK SERVICES PRESERVATION BRIEF 16: THE USE OF SUBSTITUTE MATERIALS ON HISTORIC BUILDING EXTERIORS.
ii. THE APPLICANT WILL PROVIDE JUSTIFICATION FOR THE USE OF AN ALTERNATE MATERIAL INCLUDING INFORMATION ON THE AVAILABILITY AND PERFORMANCE OF AN IN-KIND REPLACEMENT MATERIAL. THE APPLICANT WILL ALSO PROVIDE SAMPLES AND SPECIFICATIONS OF THE PROPOSED ALTERNATE MATERIAL, INCLUDING INFORMATION ON PERFORMANCE AND DURABILITY.
4. REMOVING NON-HISTORIC FEATURES WHERE POSSIBLE IS STRONGLY ENCOURAGED.
a. IN SOME CASES, THESE LATTER ADDITIONS MAY BE OBSCURING ORIGINAL HISTORIC MATERIALS THAT CAN BE RECOVERED.
5. IF HISTORIC FEATURES ARE MISSING, REPLACEMENT SHOULD BE BASED ON HISTORIC DOCUMENTATION. IF HISTORIC PHOTOGRAPHS OR PHYSICAL EVIDENCE, SUCH AS REMMANT MARK ON THE STRUCTURE, ARE NOT AVAILABLE, THE DESIGN OF REPLACEMENT DETAILS SHOULD BE BASED ON SIMILAR ELEMENTS ON BUILDINGS OF THE SAME ARCHITECTURAL STYLE IN THE NEIGHBORHOOD.
6. ADDING ARCHITECTURAL DETAILS OR ELABORATE DECORATIVE ELEMENTS THAT ARE NOT APPROPRIATE TO THE ARCHITECTURAL STYLE OF THE BUILDING OR ARE NOT CLEARLY BASED ON EVIDENCE FROM THE BUILDING'S HISTORY SHOULD BE AVOIDED.
7. PAINT COLORS THAT ARE APPROPRIATED TO THE PERIOD AND STYLE OF THE BUILDING ARE STRONGLY ENCOURAGED.

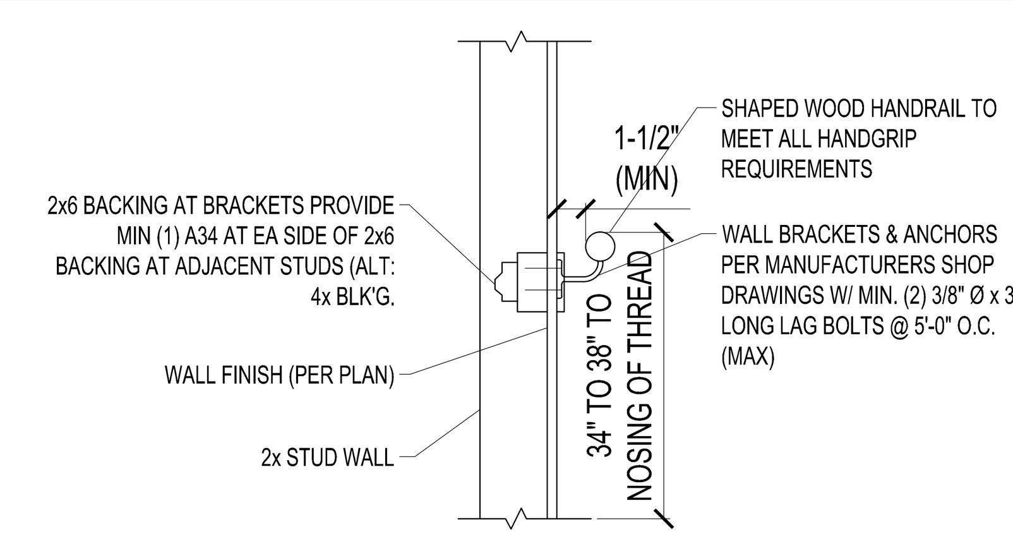
CLEANING HISTORIC MATERIALS
1. CONSULT WITH CITY STAFF ON CLEANING AND REPAIR TECHNIQUES PRIOR TO START THE WORK.
2. LOW-PRESSURE WATER WASHER OR GENTLE CHEMICAL TREATMENTS MAY BE APPROPRIATE.
3. IF A CHEMICAL CLEANING SOLUTION IS PROPOSED, PERFORM A TEST PATCH TO ENSURE THAT THE SOLUTION WILL NOT DAMAGE THE HISTORICAL MATERIAL.
4. ABRASIVE CLEANING METHODS, SUCH AS SANDBLASTING, CAN PERMANENTLY DAMAGE HISTORIC FINISHES, ACCELERATE DETERIORATION, AND ARE NOT APPROPRIATE.

MECHANICAL SYSTEMS:
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 FLAT 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.
2. SOLAR PANELS SHALL BE LOCATED IN AREAS THAT ARE LEAST VISIBLE FROM THE STREET.
a. ROOFTOPS OR DETACHED GARAGES OR REAR-FACING ROOFS OR PRIMARY BUILDINGS ARE THE MOST APPROPRIATE LOCATION FOR SOLAR PANEL.
b. ON FLAT ROOFS WITH PARAPET WALLS, SOLAR PANELS MAY BE INSTALLED ON THE FULL EXTENDT 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% OF THE ROOF OF THE PRIMARY BUILDING.
d. ON CORNER LOTS, IN BUILDINGS WITH SLOPED ROOFS, SOLAR PANELS SHALL BE INSTALLED ON THE INTERIOR 25% OF THE ROOF OF THE PRIMARY BUILDINGS.
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 ROOF LINES.
g. SOLAR PANEL SHALL BE ATTACHED TO ROOF USING THE LEAST INVASIVE METHOD POSSIBLE, WITHOUT DAMAGING HISTORIC FEATURES.
h. SOLAR PANEL SHALL BE NEATLY ARRANGED IN A RECTANGULAR FORMAT WITH NO GAPS BETWEEN THE PANELS.

SETTING
1. THE PREVAILING PATTERN OF OPEN SPACE IN THE FRONT AND SIDE YARDS OF CONTRIBUTING PROPERTIES SHOULD BE PRESERVED
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
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
4. PARKWAYS, FRONT YARDS, AND SIDE YARDS SHOULD BE RESERVED FOR LANDSCAPE PAVING OR NON-POROUS SURFACES SHOULD BE MINIMIZED
5. PARKING AREAS SHOULD BE LOCATED AT THE REAR OF THE SITE AND SHOULD BE SCREENED FROM PUBLIC VIEW BY APPROPRIATE FENCING OR LANDSCAPING
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
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
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
9. VINYL, CHAIN LINK, AND PLASTIC FENCES ARE PROHIBITED
10. MATURE TREES AND HEDGES, INCLUDING STREET TREES, SHOULD BE PRESERVED OR REPLACED WITH COMPATIBLE PLANTINGS AS NECESSARY
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
12. ARTIFICIAL TURF IS PROHIBITED IN PARKWAYS, FRONT YARDS, AND SIDE YARDS VISIBLE FROM THE STREET

PORCHES
1. HISTORIC PORCHES SHALL BE PRESERVED
a. MAINTAIN THE LOCATION, SHAPE, DETAILS, POSTS, RAILINGS, BALUSTRADES, AND DECORATIVE BRACKETS OF THE HISTORIC PORCH
b. REPAIR DETERIORATED DECORATIVE ELEMENTS OR REPLACE MISSING ELEMENTS TO MATCH THE EXISTING
c. ALTERATIONS FOR ACCESSIBILITY SHOULD BE DESIGNED AND BUILT TO BE MINIMALLY VISIBLE AND TO REQUIRE MINIMAL ALTERATIONS TO HISTORIC MATERIALS, WHILE ALLOWING EQUAL ACCESS TO THE BUILDING
d. HISTORIC PORCHES MAY INCLUDE REAR OR SIDE SERVICE PORCHES, WHICH ARE TYPICALLY CHARACTERIZED BY A WOOD-SIDED HALF WALL WITH A BAND OF WINDOWS ABOVE A SERVICE PORCH MIGHT LOOK LIKE AN ADDITION BECAUSE IT MAY HAVE A DIFFERENT ROOF LINE THAN THE HOUSE THESE PORCHES USUALLY STARTED AS SCREENED INDOOR-OUTDOOR SPACES EARLY IN THE BUILDING'S HISTORY AND HAVE BEEN GRADUALLY ENCLOSED OVER TIME INTACT SERVICE PORCHES ARE CHARACTER-DEFINING FEATURES AND SHOULD BE PRESERVED
2. ORIGINAL STEPS SHOULD BE PRESERVED IF THE STEPS ARE SO DETERIORATED THAT THEY MUST BE REPLACED, THEY SHOULD BE REPLACED UTILIZING COMPATIBLE MATERIALS
a. IN GENERAL, WOOD STEPS ARE APPROPRIATE FOR A WOOD PORCH AND CONCRETE STEPS ARE APPROPRIATE FOR A CONCRETE PORCH HOWEVER, OTHER COMBINATIONS DO OCCUR ON CONTRIBUTING BUILDINGS
3. ALL OR PART OF A HISTORIC PORCH OR ENTRANCE SHOULD NOT BE ENCLOSED IN AREAS VISIBLE FROM THE STREET
4. IN MANY CASES, HISTORIC PORCHES DID NOT INCLUDE A GUARDRAIL, AND ONE SHOULD NOT BE ADDED UNLESS THERE IS EVIDENCE THAT A GUARDRAIL EXISTED ON THE PORCH HISTORICALLY OR THERE IS A SAFETY ISSUE TO BE ADDRESSED
5. THE ADDITION OF A HANDRAIL FOR SAFETY AT THE FRONT STEPS MAY BE APPROPRIATE, IF THE HANDRAIL IS SIMPLE IN DESIGN AND USES MATERIALS COMPATIBLE WITH THE HISTORIC BUILDING
6. IF PORCH POSTS HAVE BEEN REPLACED WITH NON-HISTORIC OR NON-COMPATIBLE MATERIALS, REPLACING THOSE ELEMENTS TO MATCH THE HISTORIC BUILDING IN SCALE, PROPORTION AND MATERIALS IS ENCOURAGED
a. THE DESIGN OF REPLACEMENT PORCH POSTS SHOULD BE BASED ON HISTORIC PHOTOGRAPHS, PHYSICAL EVIDENCE, AND STUDY OF BUILDINGS WITH A COMPARABLE ARCHITECTURAL STYLE
7. NEW WOOD POSTS, HANDRAILS, AND GUARDRAILS SHOULD USE CONCEALED FASTENERS

GARAGES AND ACCESSORY STRUCTURES
1. HISTORIC ACCESSORY STRUCTURES SHALL BE PRESERVED
a. CHANGES TO ACCESSORY STRUCTURES SHALL COMPLY WITH THE STANDARDS FOR HISTORIC BUILDING FEATURES.
b. A ONE STORY ADDITION TO THE SIDE OR REAR OF AN ACCESSORY STRUCTURE MAY BE AN APPROPRIATE WAY TO PROVIDE ADDITIONAL PARKING OR STORAGE AREA
c. THE ADDITION OF A NEW SECOND FLOOR OR SUBSTANTIAL MODIFICATIONS TO THE ROOFLINES OF GARAGES OR ACCESSORY STRUCTURES ARE INAPPROPRIATE
i. ADDING SMALL DORMERS TO AN EXISTING ROOF MAY BE APPROPRIATE, PROVIDED THAT THE SCALE, DESIGN AND MATERIALS OF THE DORMERS ARE COMPATIBLE WITH THE HISTORIC ACCESSORY STRUCTURE
d. HISTORIC GARAGE DOORS ARE TYPICALLY UTILITARIAN WOOD DOORS THAT SWING OPEN OR SLIDE ON A METAL TRACK IF THE ACCESSORY STRUCTURE HAS A HISTORIC GARAGE DOOR, IT SHOULD BE PRESERVED
i. A REPLACEMENT OF A NON-HISTORIC GARAGE DOOR SHOULD BE COMPATIBLE WITH THE MATERIALS AND DESIGN OF THE HISTORIC ACCESSORY STRUCTURE A ROLL-UP SECTIONAL DOOR MAY BE APPROPRIATE IF THE DESIGN AND MATERIALS ARE COMPATIBLE WITH THE HISTORIC STRUCTURE
2. IN LIMITED CASES, A HISTORIC ACCESSORY STRUCTURE MAY BE RELOCATED ON THE PROPERTY
a. IF RELOCATION OF A HISTORIC ACCESSORY STRUCTURE IS PROPOSED, THE STRUCTURE MUST REMAIN INTACT DURING THE RELOCATION A QUALIFIED STRUCTURAL ENGINEER OR HOUSE MOVER SHALL PROVIDE A PLAN FOR BRACING AND RELOCATION OF THE STRUCTURE TO ENSURE THAT IT CAN BE RELOCATED INTACT AND WITH MINIMAL LOSS OF HISTORIC MATERIAL
b. THE NEW LOCATION OF THE ACCESSORY STRUCTURE ON THE LOT SHALL MAINTAIN THE HISTORIC RELATIONSHIP BETWEEN HOUSES AND ACCESSORY STRUCTURES THAT ARE TYPICAL OF THE HISTORIC DISTRICT RELOCATION SHALL NOT SUBSTANTIALLY CHANGE THE PREVAILING DEVELOPMENT PATTERN OF HOUSES AND ACCESSORY STRUCTURES IN THE NEIGHBORHOOD IN GENERAL, ACCESSORY STRUCTURES SHOULD BE RELOCATED WITHIN REAR YARDS ONLY AND SHOULD NOT BE RELOCATED IN FRONT OF THE HOUSE
c. RELOCATION SHALL MAINTAIN THE ORIGINAL ORIENTATION OF THE STRUCTURE TO THE STREET
d. RELOCATION SHOULD RETAIN THE EXISTING DRIVEWAY TO THE GREATEST EXTENT FEASIBLE
3. THE MAJORITY OF HISTORIC ACCESSORY STRUCTURES CAN BE PRESERVED AND REHABILITATED IN LIMITED CASES, A HISTORIC ACCESSORY STRUCTURE MAY BE TOO DETERIORATED TO BE REPAIRED IF A PROPERTY OWNER BELIEVES THAT A HISTORIC ACCESSORY STRUCTURE CANNOT BE REPAIRED, THE PROPERTY OWNER MAY SUBMIT A REPORT TO THE HISTORIC PRESERVATION PLANNER REQUESTING DEMOLITION AND RECONSTRUCTION OF THE STRUCTURE
a. THE REPORT SHALL INCLUDE:
i. A DETAILED ANALYSIS OF THE CONDITION OF THE EXISTING STRUCTURE AND FEASIBILITY OF REPAIRS BY A QUALIFIED STRUCTURAL ENGINEER AND/OR HISTORIC PRESERVATION CONTRACTOR
ii. A COMPREHENSIVE PROPOSAL FOR ACCURATE RECONSTRUCTION AND REUSE OF SALVAGED HISTORIC MATERIALS FROM THE STRUCTURE
b. THE REPORT WILL BE REVIEWED BY THE HISTORIC PRESERVATION PLANNER WHO WILL MAKE A RECOMMENDATION TO THE DESIGN REVIEW COMMITTEE ON THE PROPOSED DEMOLITION AND RECONSTRUCTION
c. THE REQUEST FOR DEMOLITION OF A HISTORIC ACCESSORY STRUCTURE SHALL COMPLY WITH THE PROJECT REVIEW PROCESS OUTLINED IN THE DEMOLITION REVIEW ORDINANCE (OMC 17 10 90)
d. NO STRUCTURE MAY BE DEMOLISHED WITHOUT PRIOR APPROVAL AND A PERMIT
4. NEW GARAGES AND ACCESSORY STRUCTURES SHOULD BE SIMILAR IN SIZE, SCALE, AND DESIGN TO HISTORIC GARAGES AND ACCESSORY STRUCTURES IN THE HISTORIC DISTRICTS
a. A GARAGE ATTACHED TO A HISTORIC HOUSE IS GENERALLY INAPPROPRIATE NEW GARAGES AND ACCESSORY STRUCTURES TYPICALLY SHOULD BE LOCATED BEHIND THE REAR WALL OF THE HISTORIC HOUSE
b. NEW GARAGES OR ACCESSORY STRUCTURES SHOULD NOT COMPETE VISUALLY WITH THE HISTORIC RESIDENCE AND SHOULD BE SUBORDINATE IN HEIGHT, WIDTH, AND AREA IN COMPARISON TO THE EXISTING PRIMARY STRUCTURE
c. ACCESSORY STRUCTURES MAY REFLECT THE ARCHITECTURAL STYLE OF THE EXISTING HOUSE THROUGH SIMILAR MATERIALS, WINDOWS, ROOF PATTERNS, AND SIMPLIFIED ARCHITECTURAL DETAILS
d. BASIC RECTANGULAR FORMS, WITH SIMPLE HIP OR GABLE ROOFS, ARE APPROPRIATE FOR MOST NEW GARAGES AND ACCESSORY STRUCTURES
e. SINGLE-BAY GARAGE DOORS ARE MORE APPROPRIATE THAN DOUBLE-BAY GARAGE DOORS ON NEW STRUCTURES



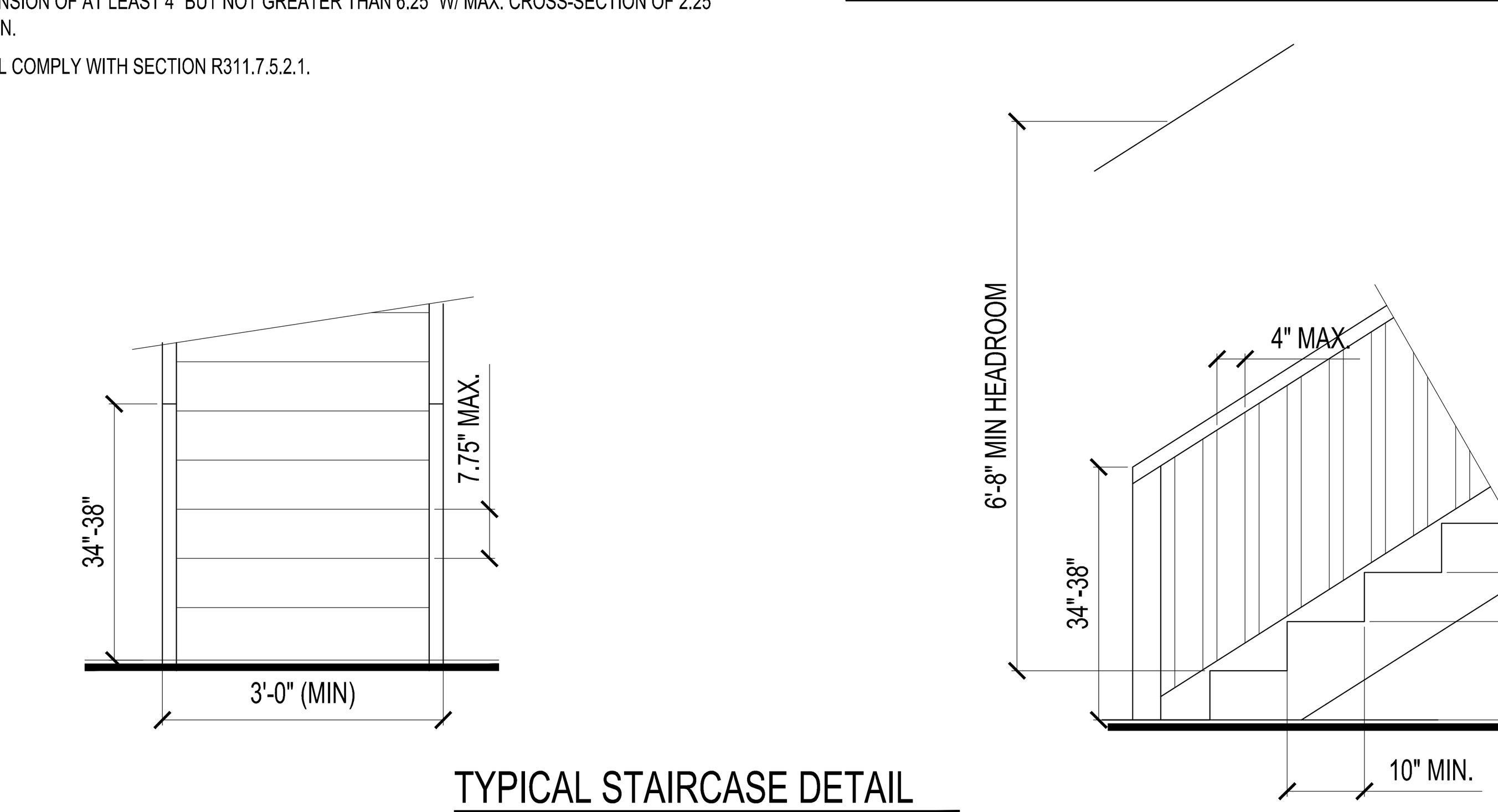
CONTINUITY REQUIREMENTS:

CONTINUOUS W/OUT INTERRUPTIONS BY NEWEL POST OF OTHER OBSTRUCTIONS.
NEWEL POSTS PERMITTED AT A STAIR LANDING
VOLUTES, TURNOUTS OR STARTING EASIN PERMITTED ON LOWEST TREAD.

HANDGRIP REQUIREMENTS:

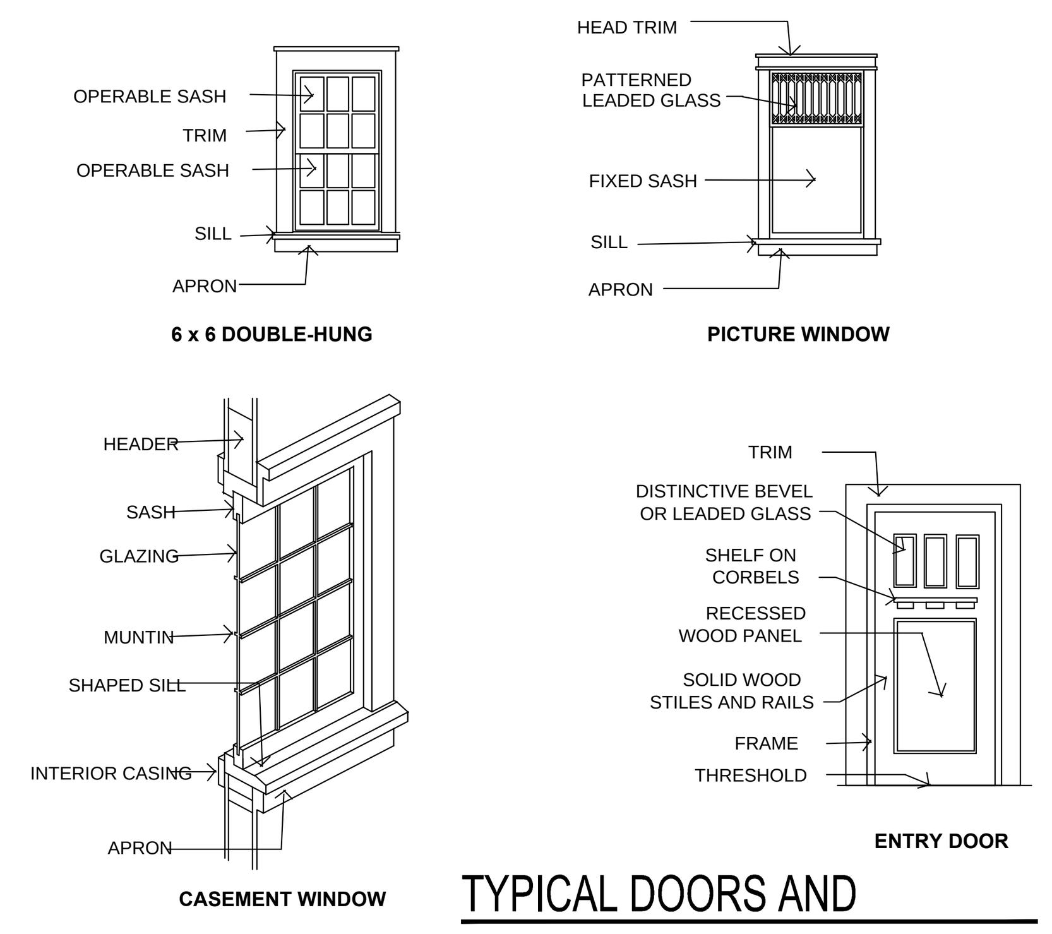
CIRCULAR: CROSS-SECTION SHALL HAVE OUTSIDE DIAMETER OF AT LEAST 1.25" BUT NOT GREATER THAN 2"
NON CIRCULAR: DIMENSION OF AT LEAST 4" BUT NOT GREATER THAN 6.25" W/ MAX. CROSS-SECTION OF 2.25" EDGE RADIUS = 0.01" MIN.

WINDER TREADS SHALL COMPLY WITH SECTION R311.7.5.2.1.

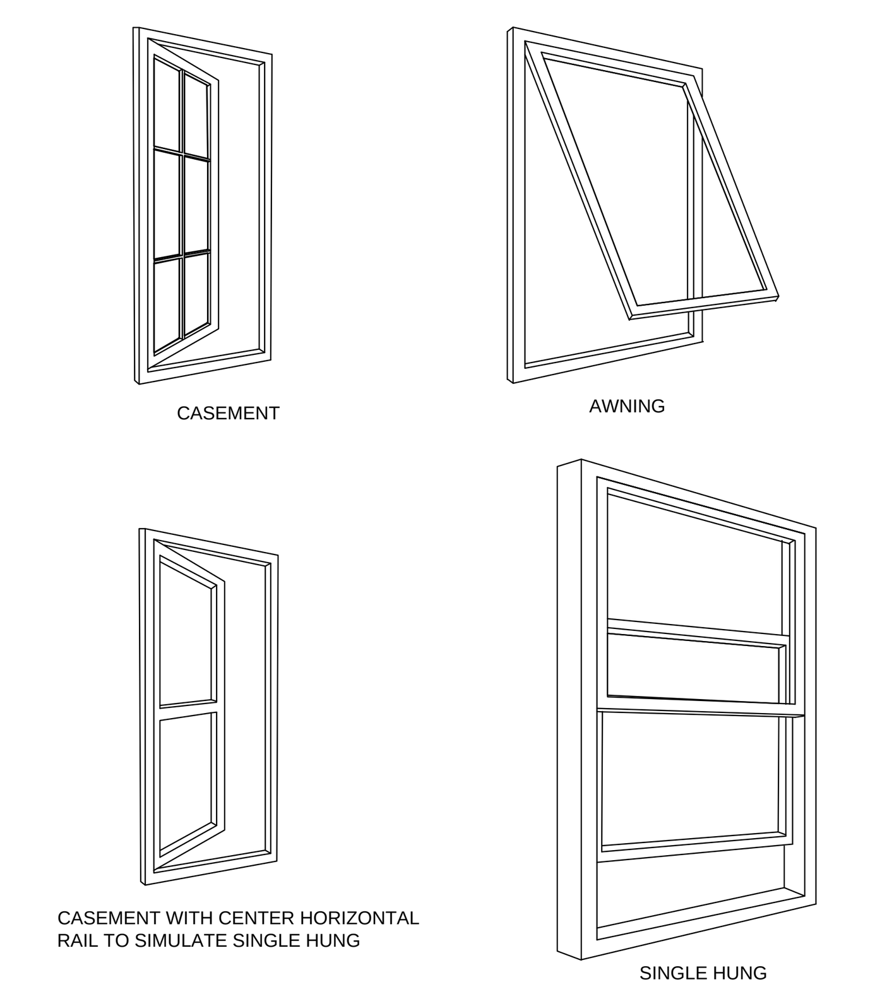


TYPICAL STAIRCASE DETAIL

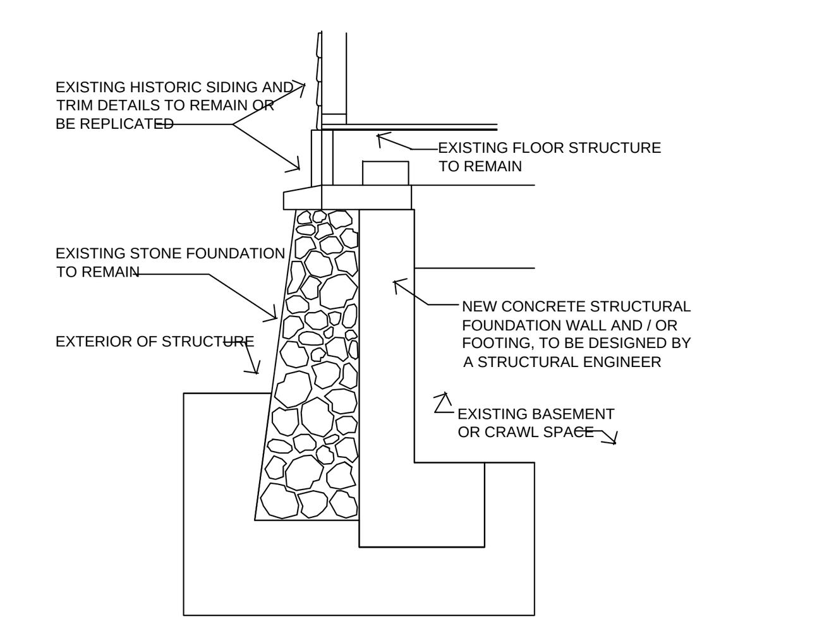
TYPICAL EXAMPLES USED IN THE OLD TOWNE



TYPICAL DOORS AND WINDOWS



TYPICAL WINDOW STYLES NEW OR REPLACEMENT



The foundations of historic houses frequently have decorative brick, concrete or stone work. Seismic retrofit and foundation repairs should be accomplished from the interior crawlspace or basement to avoid removing or damaging these historic materials

TYPICAL FOUNDATION WALL

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Project Name:
Residence Remodeling and Addition
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Orange, Ca.

Revision:	By:	Date:
1		
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