ADDITION & REMODEL (CUP APPLICATION):

SANTIAGO CENTER
2640 N.SANTIAGO BLVD.
ORANGE, CA 92867

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL HAVE WORKMAN'S COMPENSATION FOR ALL PERSONS WORKING ON THE JOB.

2. THE GENERAL CONTRACTOR SHALL PAY FOR ALL REQUIRED PERMITS.

3. THE GENERAL CONTRACTOR SHALL SHALL PROVIDE LIEN RELEASES FOR ALL LABOR AND MATERIALS PAID FOR PRIOR TO RECEIVING THE NEXT INSTALLATION PAYMENT.

4. ALL WORK SHALL CONFORM TO THE CODES, REGULATION AND STANDARDS OF THE GOVERNING CITY, COUNTY AND STATE AGENCIES.

5. ALL MATERIALS SHALL BE PREMIUM GRADE QUALITY THROUGHOUT. NO SUBSTITUTION OF SPECIFIED MATERIALS ALLOWED WITHOUT CONSENT FROM THE ARCHITECT.

6. THE GENERAL CONTRACTOR SHALL PROVIDE A PORTABLE SANITARY RESTROOM FACILITY WHICH SHALL BE MAINTAINED ON A REGULAR BASIS.

7. THE GENERAL CONTRACTOR SHALL PROVIDE A JOB SHACK WITH A TELEPHONE, CHAIN LINK FENCING AROUND THE SITE AND A TEMPORARY POWER POLE. THE CONTRACOTR SHALL PAY FOR ELECTRICAL POWER, WATER AND TELEPHONE CHARGES DURING CONSTRUCTION.

8. INSTALLATION OF ELECTRIC, TELEPHONE AND CABLE T.V. TO THE FACILITY SHALL BE BY CONTRACTOR.

9. NOT USED.

10. THE GENERAL CONTRACTOR SHALL REPAIR OR REPLACE ANY ITEM DAMAGED DURING THE COURSE OF CONSTRUCTION BY HIS EMPLOYEES OR SUBCONTRACTORS.

11. NOT USED.
12. GENERAL CONTACTOR SHALL HAVE THE ENTIRE FACILITY PROFESSIONALLY CLEANED, INCLUDING WINDOWS INSIDE AND OUTSIDE, PRIOR TO DELIVERING IT TO THE OWNER.

13. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE SIMILAR TO THAT INDICATED OR NOTED FOR SIMILAR CONDITIONS. WHERE CONFLICTING MATERIALS AND CONDITIONS ARE CALLED OUT, ASSUME THE MORE EXPENSIVE CONDITION. NOTIFY THE OWNER AND ARCHITECT PRIOR TO WORK BEING STARTED.

14. NOT USED.

15. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE OWNER FOR EACH CHANGE ORDER PRIOR TO COMMENCING WITH THE WORK IN QUESTION. EACH CHANGE ORDER MUST BE INVOICED WITH THE NEXT PAYMENT REQUEST AFTER THE CHANGE ORDER WORK IS COMPLETED. EXTRA WORK DONE WITHOUT AN APPROVED CHANGE IS NOT REIMBURSABLE.

16. THE ACTUAL LOCATION OF THE ELECTRICAL METER SHALL BE DETERMINED BY THE ELECTRIC COMPANY AND SHALL HAVE THE OWNER'S APPROVAL PROIR TO SETTING (SEE ELECTRICAL PLANS).

17. DIAGRAMMATICAL DRAWINGS. DO NOT SCALE PRINTS. "NOT TO SCALE" (INDICATED AS N.T.S.), AND THE LISTED DIMENSION SHALL GOVERN.

18. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE PLANS PRIOR TO PROCEEDING.

19. CONTRACTOR TO VERIFY WITH THE OWNER ALL MATERIALS AND FINISHES NOTED ON THESE PLANS PRIOR TO ORDERING, INCLUDING, BUT NOT LIMITED TO, WINDOWS, DOORS, PLUMBING FIXTURES, APPLIANCES, FLOOR FINISHES, MILL WORK, ELECTRICAL LIGHT FIXTURES, ETC.

20. PLANS AND SUPPORTING DOCUMENTS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE BUILDING DEPARMENT PRIOR TO INSTALLTION. WHERE SUCH PLANS ARE NOT PREPARED BY THE ARCHITECT OR ENGINEER OF RECORD, THEY SHALL BE REVIEWED BY THE ARCHITECT OR ENGINERR OF RECORD PRIOR TO SUBMITTAL TO THE BUILDING DEPARTMENT.

DESIGN TEAM

ARCHITECT
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OWNER
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ORANGE CA 92867
TEL: 714-856-8579
EMAIL: s_multani@hotmail.com

SCOPE OF WORK

THE SCOPE OF WORK IS AS FOLLOWS:

1. CONVERT EXISTING AUTO REPAIR SERVICE TO C-STORE
2. ADDITION OF DRIVE-THROUGH AUTOMATIC AND FULL SERVICE CAR-WASH.

PROJECT SUMMARY

PROJECT ADDRESS:

LOT "A": 2640 N. SANTIAGO BLVD. ORANGE CA 92867.
LOT "B": 2650-2660 N. SANTIAGO BLVD. ORANGE CA 92867.

APN #: 361-401-27 & 361-401-25
TRACT #:658
LOT #: L
ZONING: C-TR (LIMITED BUSINESS- TUSTIN REDEVELOPMENT)

DESCRIPTION OF USE:

LOT "A" CURRENT: SERVICE STATION W/AUTO SERVICE REPAIR.
PROPOSED: SERVICE STATION W/CAR WASH & C-STORE.

LOT "B" CURRENT: RETAIL CENTER.

LOT SIZE "A" AREA: 30,265 SQ. FT.
LOT SIZE "B" AREA: 41,418 SQ.FT.
EXISTING LOT COVERAGE:
LOT "A" COVERAGE: 3,610 SQ.FT.
F.A.R. (FLOOR AREA RATIO): .12
LOT "B" COVERAGE: 6,144 SQ.FT.
F.A.R. (FLOOR AREA RATIO): .15

LOT "A" BUILDING AREA:

1. EXISTING:	SHELL GAS STATION:	1,942 SQ. FT.
2. PROPOSED:	C-STORE TENANT IMPROVEMENT	SQ.FT.
	ADDITION: AT FRONT (C-STORE)	333 SQ.FT.
PROPOSED:	CAR-WASH ADDITION:	2,340 SQ. FT.
	TOTAL PROPOSED:	2,673 SQ. FT.
	TOTAL LOT "A":	4,615 SQ.FT.

LOT "B" BUILDING AREA:

EXISTING:	K.C. LIQUOR STORE:	2,586 SQ.FT.
	PATIO FIREPLACE:	588 SQ.FT.
	VALUE CLEANERS:	810 SQ.FT.
	MARRIS PIZZA:	810 SQ.FT.
	BBQ OUTLET-PATIO FIREPLACE:	1,350 SQ.FT.
	TOTAL LOT "B":	6,144 SQ.FT.

CODE ANALYSIS

TYPE OF CONSTRUCTION (BLDG. A & BLDG. B)		VB
OCCUPANCY (BLDG. A & BLDG. B) AS PER TABLE 506.2		
TOTAL COMBINED 8429 SQ.FT < ALLOWABLE OF 9000 SQ. FT.		M
ALLOWABLE AS PER TABLE 506.2		36,000 SQ.FT.
PROPOSED (EXISTING AND ADDITION) ARE LESS THAN 36,000 SQ.FT.		

REGIONAL SEPARATION

BUILDING 'A' OCCUPANCY M
BUILDING 'B' OCCUPANCY M

NO OCCUPANCY REQUIRED AS PER CBC TABLE 508.4

PARKING ANALYSIS

BUILDING	LOT	TENANT	USE	AREA	FORMULA	REQUIRED	PROVIDED
	"A"	C-STORE	RETAIL	2,275 S.F.	1/800 SQ. FT.	3 SPACES	
		GAS STATION				2 SPACES	
		CAR WASH		2,340 S.F.		2 SPACES	
		SERVICE(HAND DRY)				1 SPACE	
		VACCUM					
TOTALS						8 SPACES	
	"B"	EXISTING					
		K.C. LIQUOR	RETAIL	6,144 S.F.	5/1000 SQ. FT.	31 SPACES	
		COMPUTER RETAIL					
		VALUE CLEANERS					
		PIZA TAKE-OUT					
		BBQ OUTLET					
TOTALS						31 SPACES	
						39 SPACES	39 SPACES
		ACCESSIBLE PARKING			1 CAR/25 SPACES	2 SPACES	3 SPACES

PROJECT PHOTOS














DRAWING INDEX

T-1 TITLE SHEET AND SITE ANALYSIS.
T-1.1 EXISTING SITE PLAN.
T-1.2 PROPOSED SITE PLAN.
T-1.3 PICTURES OF SITE
T-1.4 SITE PHOTOS

TO-1 TOPOGRAPHY
C-1 PRELIMINARY GRADING PLAN

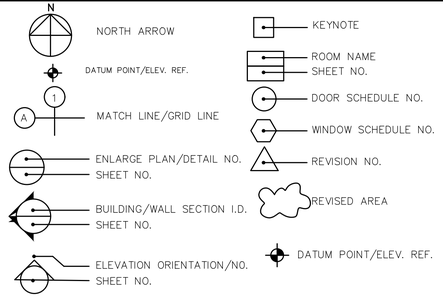
A-1 C-STORE FLOOR PLAN
A-1.1 CARWASH FLOOR
A-2.0 ELEVATIONS
A-3 SECTIONS
A-4 ROOF PLAN

AD-1 TRASH ENCLOSURE DETAILS
MB-1 MATERIAL BOARD/SITE LIGHTING PLAN
LT-1 LIGHTING PLAN
LT-2 LIGHTING DETAIL PHOTOMETRIC RENDERS
LT-3 SPECS SHEET
LT-4 SPECS SHEET

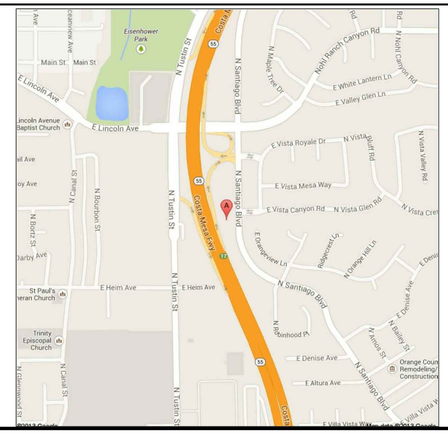
F-1.0 FIRE MASTER PLAN
F-1.1 EXISTING SITE PLAN
F-1.2 PROPOSED FIRE MASTER PLAN

L-1 CONCEPTUAL LANDSCAPE PLAN

SYMBOLS



VICINITY MAP



THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE ARCHITECT IN WRITTEN. DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE NOTICE OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK

LICENSED ARCHITECT SHIV DEVIDAS TALWAR C-23417 EXP.2-20-23 STATE OF CALIFORNIA

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NO.	DATE	ISSUED
	10/02/19	DRC
	02/04/21	REVISION ON 08/05 DRC
	06/22/21	REVISION ON 08/05 DRC
	08/06/21	REVISION ON 08/05 DRC

DRAWING TITLE
TITLE SHEET & SITE ANALYSIS

JOB TITLE
ADDITION & REMODEL (CUP APPLICATION)
SANTIAGO CENTER

JOB ADDRESS
2640 N. SANTIAGO BLVD.
ORANGE, CA. 92867

JOB NO. 2019-36

DWG. NO. T-1

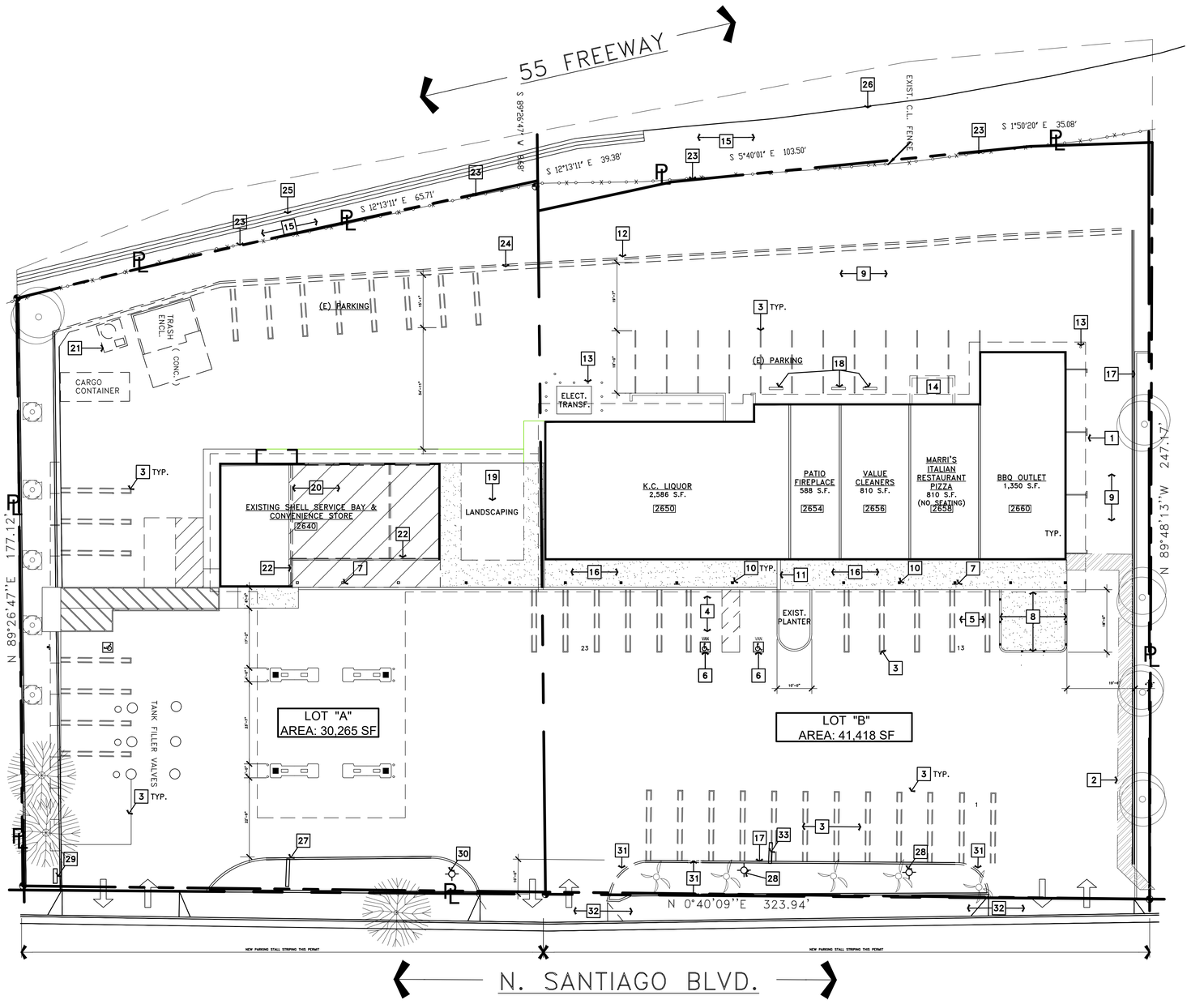
REVISION NO. 1

SITE PLAN KEYNOTES

1. EXISTING PARKING STALLS ADJACENT TO BUILDING T BE REMOVED
2. EXISTING ACCESSIBLE ROUTE ADJACENT TO DRIVEWAY AND ALONG PLANTER TO BE REPLACED
3. EXISTING PARKING STALLS TO BE STRIPPED
4. EXISTING ACCESSIBLE PARKING TO BE RELOCATED AND CONVERTED TO LOADING/UNLOADING
5. EXISTING PARKING BAY TO BE CONVERTED TO H.C. PARKING
6. EXISTING ACCESSIBLE SYMBOLS TO BE RELOCATED
7. EXISTING TIMBER POST BE REMOVED.
8. EXISTING PLANTER TO BE RETAINED.
9. EXISTING A.C. PAVING
10. EXISTING POSTS TO BE REPAINTED
11. EXISTING CONCRETE STEPS TO BE MODIFIED FOR ADA
12. EXISTING CURB AND GUTTER TO BE REPLACED
13. EXISTING STEEL BOLLARD TO BE REMOVED
14. EXISTING UTILITY ENCLOSURE TO BE REMOVED
15. EXISTING UNIMPROVED PORTION OF THE SITE (CALTRANS R/W) SLOPING DOWN TO 55 FREEWAY TO BE LANDSCAPED– SEE LANDSCAPE PLAN
16. EXISTING CONCRETE SIDEWALK. TO BE SLOPED MAX 2% SLOPE IN ANY DIRECTION
17. EXISTING PLANTER CURB TO BE EXTENDED.
18. EXISTING 6"x 6"x 4'–0" CONCRETE WHEEL STOP
19. EXISTING LANDSCAPE TO BE REMOVED AND REPLACED WITH HARDSCAPE SEATING AND FOUNTAIN.
20. (E) AUTO SERVICE STATION W/ CONVENIENCE STORE TO BE REMODELLED
21. EXISTING PROPANE TANK TO BE REMOVED
22. EXISTING WALL TO BE RELOCATED FOR EXPANDED CONVENIENCE STORE
23. EXISTING CHAIN LINK FENCE TO BE REMOVED
24. EXISTING RETAING WALL TO BE REMOVED FOR EXPANDED CONSTRUCTION AREA
25. EXISTING CALTRANS T–WALL TO BE REMAINED
26. EXISTING CALTRANS EDGE OF OFF–RAMP PAVEMENT
27. EXISTING SIGN TO BE REMAINED
28. EXISTING LIGHT POLE TO BE REMOVED AND REPLACED IN NEW LOCATIONS
29. EXISTING COMMERCIAL POLE TO BE REMAINED
30. EXISTING LIGHT POLE TO BE REMAINED
31. EXISTING PORTION OF CURB TO BE REMOVED
32. EXISTING PORTION OF DRIVEWAY AND SIDEWALK TO BE RECONSTRUCTED
33. EXISTING SIGN TO BE REMOVED AND REPLACED

LEGEND

- (N) WALL TO BE CONTRUCTED
- WALLS TO BE REMOVED
- (E) WALL TO REMAIN
- DOOR TO BE REMOVED
- WINDOW TO BE REMOVED
- SCOPE OF BUILDING AREA TO BE REMODELED



EXISTING & DEMOLITION SITE PLAN

SCALE: 1:20

1

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	07/13/21		REVISION ON 08/05 DRC

DRAWING TITLE
EXISTING SITE PLAN

JOB TITLE
ADDITION & REMODEL (CUP APPLICATION)
SANTIAGO CENTER

JOB ADDRESS
2640 N. SANTIAGO BLVD.
ORANGE, CA. 92867

JOB NO. 2019-36

DWG. NO. T-1.1

REVISION NO.

☐ PROPOSED SITE PLAN KEYNOTES

1. PROPOSED 24" HIGH DECORATIVE CMU WALL WITH 4' HIGH DECORATIVE WROUGHT IRON FENCE. (SEE GRADING PLAN)
2. EXISTING CURBS RECONFIGURED TO SUIT MODIFICATIONS IN DRIVEWAYS.
3. EXISTING SLOPE MODIFIED FOR LANDSCAPE.
4. EXISTING 6 FT CMU FENCE TO REMAIN.
5. EXTENDED EXISTING CURB
6. NOT USED
7. (E) GROUND SIGN TO BE RE-FACED

7A. (E) SIGN TO BE REMOVED, REPLACED IN LANDSCAPED AREA

8. PROPOSED LIGHT POLE.
9. PROPOSED WALL-PACK LIGHT FIXTURE.
10. EXISTING CHAIN LINK FENCE TO BE REMOVED
11. EXISTING A/C EQUIPMENT.
12. EXISTING ELECTRIC PANEL.
13. EXISTING GAS METER.
14. EXISTING W/H.
15. EXISTING SINK.
16. EXISTING ELECTRIC S/W GEAR.
17. EXISTING PLANTER CURB IS WITHIN PROPERTY
18. 4'-0" WIDE X 3'-0" DEEP "YELLOW" TRUNCATED DOME WARNING PADS AT EACH END OF DRIVEWAY AT PATH -OF-TRAVEL.
19. PATH-OF-TRAVEL WITH 45 d "BLUE" STRIPES AT 36" O.C. MAX. SLOPE 5% IN DIRECTION OF TRAVEL AND MAX. 2% CROSS-SLOPE.
20. 36"X36" INTERNATIONAL ACCESIBILITY LOGO "WHITE" SYMBOL ON "BLUE" BACKGROUND.
21. PAINT 4" STALL STRIPES AND BORDERS "BLUE".
22. PAINT UNLOADING AREA WITH 45 d "BLUE" STRIPES AT 36" O.C. AND 12" LETTERS "NO PARKING".
    MAX. SLOPE 2% IN ANY DIRECTION.
23. LINE OF CURB.
24. EXISTING CONCRETE STEPS.
25. (N) ESCAPE GATE FOR BEFORE CARWASH TUNNEL.
26. REMOVE EXISTING BOLLARD
27. EXISTING LINE OF ROOF
28. (N) DRIVEWAY LOCATION
29. NEW 5-GALLON BERMS TO BE PLANTED TO SCREEN PARKING AREA (SEE LANDSCAPE PLAN)
30. AUTOMATIC PAY BOOTH
31. EXISTING AIR AND WATER
32. ONE -WAY PATH OF TRAVEL
33. INSTALL NEW ONE WAY SIGN
34. (E) ADA SIGN
35. EXISTING ELECTRICAL METERS
36. (E) LIGHT POLE BASE ELECT. SUPPLY WITH (N) LIGHT POLE
37. EXISTING LIGHT POLE
38. EXISTING LIGHT POLE TO BE REMOVED AND REPLACED IN THE NEW LOCATIONS
39. EXISTING ADA RAIL TO REMAIN.
40. TRAVEL PATH TO CONVENIENCE STORE
41. CARWASH TUNNEL WITH ROLL-UP GARAGE DOOR ON ENTRY AND EXIT
42. EXISTING PLANTER AREA TO REMAIN
43. EXISTING SIGN POLE TO REMAIN
44. (E) TOP OF SLOPE
45 (N) CURB BY RE-CONFIGURING EXISTING
46. (E) FIRE HYDRANT
47. (E) UTILITIES METERS
48. (N) RETAINING WALL PER CIVIL PLANS
49. (N) TRENCH DRAIN AT CAR WASH
50. (N) PROPOSED PLANTER
51. EXTENTS OF DEMOLITION AND REMOVALS
52. (E) CALTRANS CONCRETE "T-BARRIERS"
53. (E) CALTRANS LIGHT POLE
54. (E) CALTRANS EDGE OF OFF-RAMP PAVEMENT
55. (N) ADA RAMP
56. (N) STRIPE THIS AREA FOR DRIVEWAY
57. (N) CONCRETE STEPS DOWN FOR MAINTENCAE

CODE ANALYSIS

TABLE 506.2* *—continued
ALLOWABLE AREA FACTOR (A_a = NS, S1, S13R, or SM, as applicable) IN SQUARE FEET

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION									
		TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V		
		A	B	A	B	A	B	HT	A	B	
M	NS	UL	UL	21,500	12,500	18,500	12,500	20,500	14,000	9,000	
	S1	UL	UL	86,000	50,000	74,000	50,000	82,000	56,000	36,000	
	SM	UL	UL	64,500	37,500	55,500	37,500	61,500	42,000	27,000	

(continued)

TYPE OF CONSTRUCTION (BLDG. A & BLDG. B) VB

OCCUPANCY (BLDG. A + BLDG. B + ATRIUM STRUCTURE) AS PER TABLE 506.2 M

TOTAL COMBINED 9,270 SQ.FT > ALLOWABLE OF 9000 SQ. FT. PER TABLE 506.2 M

ALLOWABLE AREA INCREASE DUE TO FRONTAGE TO COMPLY CBC 506.2.1
CALCULATION FORMULA :

$A_a = A_t + (NS \times I_f)$ ALLOWABLE AREA

I_f = [F/P - 0.25] W/30 INCREASE DUE TO FRONTAGE

CALCULATION:

width of public way bldg. perimeter bldg. front perimeter in public way
GIVEN: W = 16,201 P = 622' F = 251'

I_f = [251'/622' - 0.25] 16,021/ 30
= [0.40 - 0.25] 2.14
= 0.32

A_a = 9,270 + (9,000 x 0.32)
= 9,270 + 2,880
= 13,150

PROPOSED TOTAL AREA : 9,270 SQ. FT. < ALLOWABLE AREA ; 13,150 SQ. FT.

WALL SEPARATION

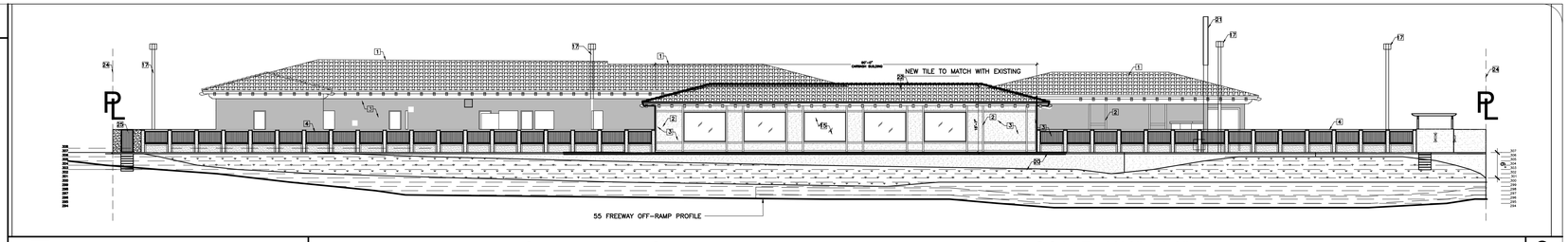
TABLE 508.4
REQUIRED SEPARATION OF OCCUPANCIES (HOURS)

OCCUPANCY	A, E		I-4, R-2.1		I-2, I-2.1		I-3		R-1, R-2, R-2.1, R-3, R-3.1, R-4		F-2, S-2[b], U		B[c], F-1[a], M, S-1		L		H-1		H-2		H-3, H-4		H-5	
	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS
A, E	N	N	2	2	2	NP	2	NP	1	2	N	1	1	2	2	NP	NP	NP	3	4	2	3	2	NP
I-4, R-2.1	—	—	1[f]	NP	2	NP	2	NP	1	NP	1	2	1	2	2	NP	NP	NP	4	NP[d]	4	NP	4	NP
I-2, I-2.1	—	—	—	—	N	NP	2	NP	2	NP	2	NP	2	NP	2	NP	NP	NP	4	NP[d]	4	NP	4	NP
I-3	—	—	—	—	—	—	N	NP	2	NP	2	2	2	2	2	NP	NP	NP	4	NP[d]	4	NP	4	NP
R-1, R-2, R-3, R-3.1, R-4	—	—	—	—	—	—	—	—	N	NP	1	2	1	2	4	NP	NP	NP	3	NP	2	NP	2	NP
F-2, S-2[b], U	—	—	—	—	—	—	—	—	—	—	N	N	1	2	1	NP	NP	NP	3	4	2	3	2	NP
B, F-1, M, S-1	—	—	—	—	—	—	—	—	—	—	—	—	N	N	1	NP	NP	NP	2	3	1	2	1	NP
L	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	NP	NP	NP	2	NP[h]	1	NP	1	NP
H-1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	N	NP	NP	NP	NP	NP	NP	NP
H-2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	N	NP	1	NP	1	NP
H-3, H-4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	N[g]	NP	1	NP
H-5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	N	NP

S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.
NS = Buildings not equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.
N = No separation requirement.
NP = Not permitted.
a. See Section 420.
b. The required separation from areas used only for private or pleasure vehicles shall be reduced by 1 hour but to not less than 1 hour.
c. See Section 406.3.4.
d. Separation is not required between occupancies of the same classification.
e. [SFM] Group I and F1 occupancies and Group R-2.1 and F-1 occupancies shall have a 1 hour separation.
f. [SFM] Commercial kitchens not associated with cafeterias and similar dining facilities in Group I-2 and Group R-2.1 shall have a 2-hour separation and shall be protected by an automatic sprinkler system.

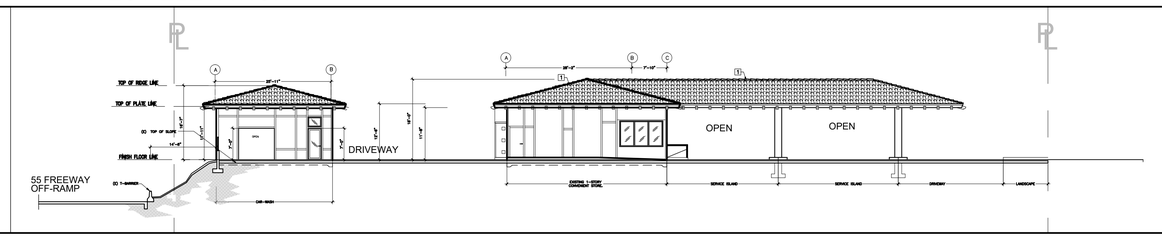
☐ ELEVATION KEYNOTES

1. EXISTING ROOF TILE TO REMAIN
2. EXISTING AND NEW DECORATIVE WOOD TRIM TO BE REPAINTED (VISTA PAINT CHOCOLATE: H0142)
3. EXISTING AND NEW STUCCO TEXTURED PAINT (VISTA PAINT WHITE SHADOW 37)
4. PROPOSED NEW 2' HIGH DECORATIVE CMU WALL IN STUCCO PAINT COLOR TO MATCH REPAINTED EXISTING AND NEW BUILDING WITH 4' HIGH DECORATIVE WROUGHT IRON FENCE (VISTA PAINT BLACK LICORICE NUMBER: 0529)
5. (E) ELECTRICAL PANEL TO REMAIN
6. (E) A/C CONDENSER TO REMAIN
7. ACCESSOIR RAMP
8. PUBLIC RESTROOM DOOR (ADA COMPLIANT)
9. NOT USE
10. EXISTING DECORATIVE WOOD POST TO BE REPAINTED (VISTA PAINT CHOCOLATE: H0142)
11. CLOSE OFF BAY DOORS OF EXISTING SERVICE AREA AND COVER WITH 2 X 4 FRAMING & STUCCO TO BE PAINTED (VISTA PAINT BAG OF GOLD: 0897)
12. HANDRAIL FOR ADA
13. EXISTING STORE FRONT
14. EXISTING STORE FRONT SIGNAGE
15. INSTALL NEW WINDOWS TO PROPOSED ADDITION
16. EXISTING LIGHT POST
17. PROPOSED LIGHT POST- 25' HIGH
18. CARWASH TUNNEL WITH ROLL-UP GARAGE DOOR ON ENTRY AND EXIT
19. WALL PACK (MOUNTED PACK) LIGHT SYSTEM
20. RETAINING WALL ALONG CARWASH STRUCTURE NEAR SLOPE
21. (E) SITE SIGNAGE - TO REMAIN
22. (N) ROOFING FOR CARWASH FINISHES - TO MATCH EXISTING BUILDING MATERIAL
23. NEW AUTOMATIC SLIDING DOOR
24. PROPERTY LINE
25. (N) MAINTENACE GATE FOR LNDSCAPE AREA



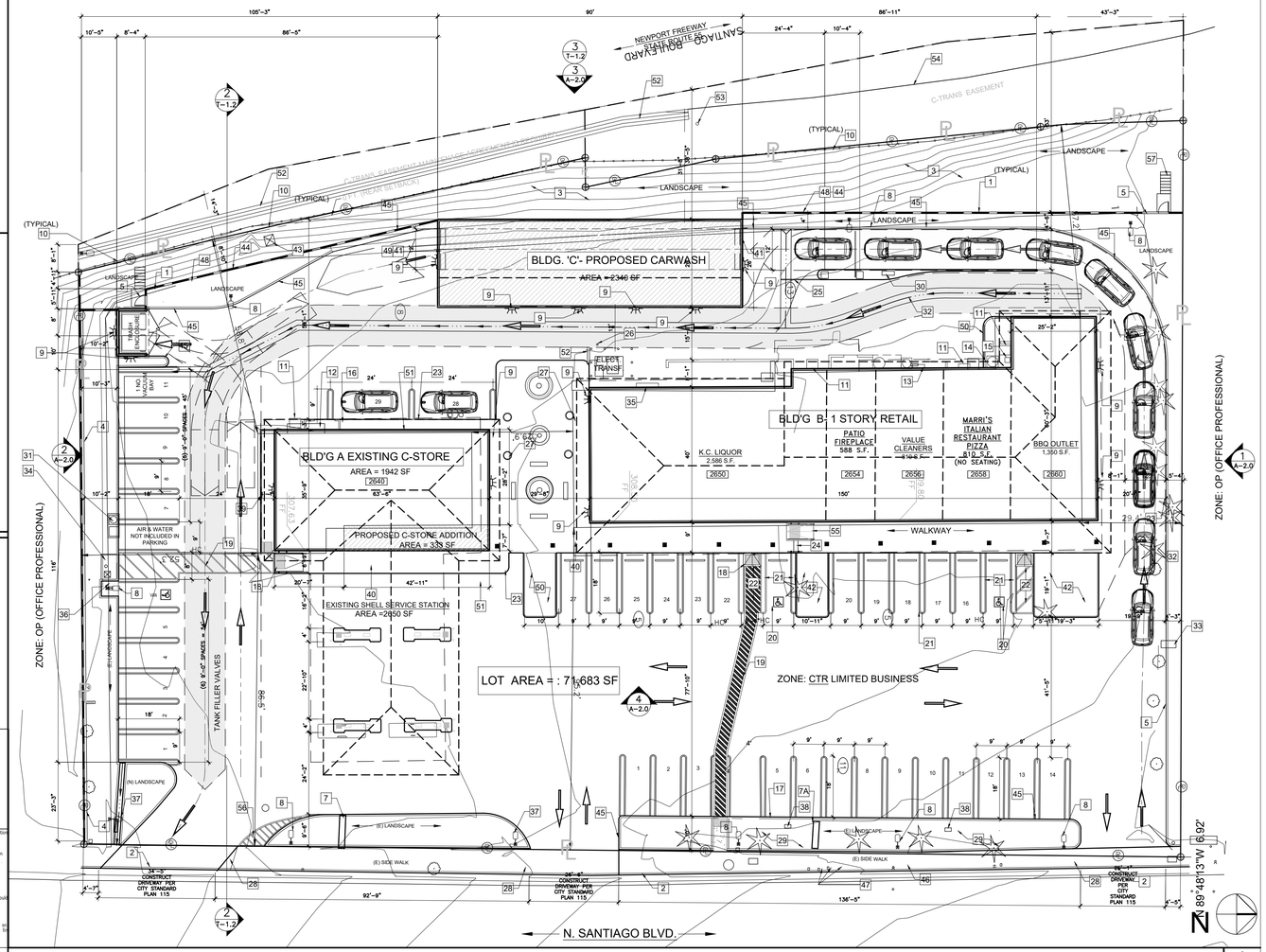
WEST ELEVATION

SCALE: 1/16"=1'-0" | 3



SITE SECTIONAL ELEVATION

SCALE: 1/16"=1'-0" | 2



PROPOSED SITE PLAN

SCALE: 1"=20'-0" | 1

ADA DRIVEWAY REQUIREMENTS

1. Curb & gutter, if existing, shall be removed for full width of driveway subject to section 300-1.2.1(c) of the Standard Specifications for Public Works Construction (Greenbook).
2. Existing residential sidewalk may be retained if satisfactory in both condition and location as determined by the City Engineer, otherwise, sidewalk shall be removed full width of driveway.
3. Cross slope of sidewalk shall be 2% maximum.
4. A weakened-plane joint, perpendicular to the curb line, shall be constructed at the mid-point of aprons and curb & gutter when 14'-0"<24'. Two (2) weakened-plane joints, evenly spaced, shall be constructed when 25'<36'.
5. For parkway widths of 10' or less, depress front edge of sidewalk 2".
6. Minimum 22' of full-height curb shall be maintained between two driveways serving the same property.
7. Minimum 30' of full-height curb shall be maintained between top of "A" and PL produced.
8. No section of driveway shall be less than 6' in width.
9. Concrete shall be class 520-C-2500.
10. Retaining curbs and easement acquisition/grant may be necessary for narrow sidewalks or curb heights in excess of 8".
11. Case A normally applies. Case B applies when ramp slopes would exceed 10% in Case A, and or, when sidewalk cross slope would exceed 2% in Case A.
12. Minimum width of clear passage shall be 4'. Where right of way restrictions, natural barriers, or other existing conditions create a narrower condition, clear width may be reduced to 3'.
13. Depressed "A" driveway apron may be allowed subject to review and approval of the City Engineer.
14. For construction within the Old Towne Area, the concrete color and finish shall be regular concrete mix with an application of water-based top-surface retarder that is washed away using pressured water for a sand blast like effect. The retarder shall be Grade 05 - Powder Blue Violet (color coded) per Grace Construction Products (www.graceconstruction.com (877) 423-6457) or approved equal.

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE ARCHITECT IN WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE NOTICE OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK

LICENSED ARCHITECT SHIV DEVIDAS TALWAR C-23417 EXP.2-20-23 STATE OF CALIFORNIA

DESIGN CONCEPTS
SHIV TALWAR, ARCHITECT AIA
3340 RIVERSIDE DR., SUITE M, CHINO, CA 91710
TEL: 909-591-3939 dsignconcepts@yahoo.com

NO.	DATE	ISSUED
	10/02/19	DRC
	02/04/21	REVISION ON 08/05 DRC
	06/22/21	REVISION ON 08/05 DRC
	08/06/21	REVISION ON 08/05 DRC

DRAWING TITLE
PROPOSED PRELIMINARY SITE PLAN

JOB TITLE
ADDITION & REMODEL (CUP APPLICATION)
SANTIAGO CENTER

JOB ADDRESS
2640 N. SANTIAGO BLVD.
ORANGE, CA. 92867

JOB NO. 2019-36

DWG. NO. T-1.2

REVISION NO. 8



RETAIL STORE (FRONT)



SERVICE STATION (FRONT)



SIDE OF SERVICE STATION



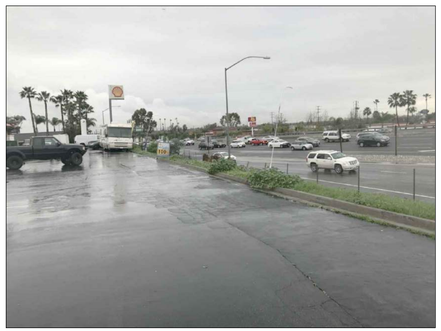
MEDICAL CENTER (SIDE)



SIDE OF STATION NEXT TO CONTAINER



PARKING LOT FACING RETAIL



FACING 55 FREEWAY



PARKING LOT FACING STATION



PICTURES OF EXISTING



REAR OF STATION



REAR OF STATION



REAR OF RETAIL CENTER



REAR OF LOT W/ SLOPE



REAR OF RETAIL CENTER



REAR OF RETAIL CENTER



SERVICE STATION (REAR)

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE ARCHITECT. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE NOTICE OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK

LICENSED ARCHITECT SHIV DEVIDAS SALWAR STATE OF CALIFORNIA C-23417 EXP. 2-20-21

DESIGN CONCEPTS
SHIV TALWAR, ARCHITECT AIA
3340 RIVERSIDE DR., SUITE M, CHINO, CA 91710
TEL: 909-591-3939 dsignconcepts@yahoo.com

NO.	DATE	ISSUED	DRC
	10/02/19		

DRAWING TITLE
PICTURES OF EXISTING

JOB TITLE
ADDITION & REMODEL (CUP APPLICATION)
SANTIAGO CENTER

JOB ADDRESS
2640 N. SANTIAGO BLVD.
ORANGE, CA. 92867

JOB NO. 2013-36

DWG. NO. T-1.3

REVISION NO.



EXISTING RETAIN BUILDING VIEW 1(NORTH)



EXISTING BUILDING VIEW 2(NORTH)



EXISTING BUILDING VIEW 3(NORTH)



EXISTING BUILDING VIEW 4(NORTH)



EXISTNG OFFICE VIEW1(SOUTH)



EXISTING OFFICE VIEW 2(SOUTH)



EXISTING OFFICE VIEW 3(SOUTH)



EXISTING OFFICE VIEW 4(SOUTH)



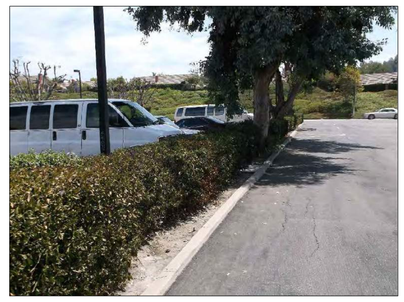
RESIDENTIAL HOUSE VIEW 1(EAST)



RESIDENTIAL HOUSE VIEW 2(EAST)



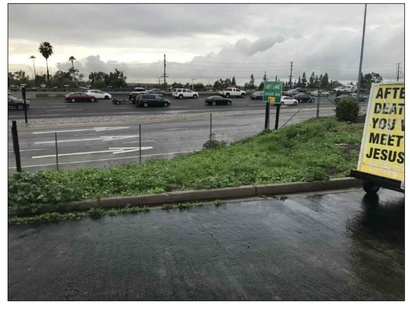
RESIDENTIAL HOUSE VIEW 3(EAST)



RESIDENTIAL HOUSE VIEW 4(EAST)



FREEWAY VIEW 1 (WEST)



EXIT 17 LANE(WEST)



2D VIEW(WEST)



FREEWAY VIEW 2(WEST)

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE ARCHITECT. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE NOTICE OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK

LICENSED ARCHITECT SHIV DEVIDAS TALWAR STATE OF CALIFORNIA C-23417 EXP.2-28-21

DESIGN CONCEPTS
SHIV TALWAR, ARCHITECT AIA
3340 RIVERSIDE DR., SUITE M, CHINO, CA 91710
TEL: 909-591-3939 dsignconcepts@yahoo.com

NO.	DATE	ISSUED	DRC
	10/02/19		

DRAWING TITLE

JOB TITLE
ADDITION & REMODEL (CUP APPLICATION)
SANTIAGO CENTER

JOB ADDRESS
2640 N. SANTIAGO BLVD.
ORANGE, CA. 92867

JOB NO. 2013-36

DWG. NO. T-1.4

REVISION NO.

RECORD DESCRIPTION

APN: 361-401-27

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF ORANGE, CITY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 1, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 40 PAGE 7 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS PARCEL 101578-1 IN THE FINAL ORDER OF CONDEMNATION, A CERTIFIED COPY THEREOF BEING RECORDED JANUARY 26, 2000 AS INSTRUMENT NO. 20000045629, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL RIGHT, TITLE AND INTEREST IN AND TO ANY OIL, GAS, AND OTHER MINERALS (INCLUDING, WITHOUT LIMITATION, HELIUM, LIGNITE, SULPHUR, PHOSPHATE AND OTHER SOLID, LIQUID AND GASEOUS SUBSTANCES), REGARDLESS OF THE NATURE THEREOF AND WHETHER SIMILAR OR DISSIMILAR BUT ONLY TO THE EXTENT ANY OF THE FOREGOING IS IN ITS NATURAL STATE AND NATURAL LOCATION AND NOT SUBJECT TO THE DOMINION AND CONTROL OF ANY PERSON, AND THE RIGHT TO EXPLORE FOR, DEVELOP AND PRODUCE SAME, AS WELL AS THE RIGHT TO LEASE SUCH PORTION OF THE PROPERTY HEREBY RESERVED FOR SUCH PURPOSES, AND ALL MINERAL AND ROYALTY RIGHTS WHATSOEVER IN, ON, UNDER AND PERTAINING TO THE PROPERTY; BUT THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT TO USE, OR RIGHT OF INGRESS TO OR EGRESS FROM ANY PART OF THE SURFACE OF THE PROPERTY FOR EXPLORATION AND PRODUCING PURPOSES; AND ANY OIL AND GAS DRILLING OPERATIONS SHALL BE CONDUCTED BY MEANS OF WELLS, THE SURFACE LOCATIONS OF WHICH ARE ON OTHER LANDS AND WHICH MAY BE DRILLED INTO AND BOTTOMED IN OR UNDER THE PROPERTY. THE GRANTOR SHALL EXERCISE ITS RIGHTS UNDER THE FOREGOING MINERAL, OIL AND GAS RESERVATION SO AS NOT TO DISTURB ANY IMPROVEMENTS, INSTALLATIONS, PETROLEUM OR OTHER PRODUCTS CONTAINED IN SUCH IMPROVEMENTS OR INSTALLATIONS OR SURFACE ACTIVITIES ON THE PROPERTY; THE GRANTOR IS TO RECEIVE AND RETAIN ALL BONUSES, RENTALS AND ROYALTIES PAYABLE UNDER ANY SUCH MINERAL, OIL AND GAS LEASE OR LEASES, AS RESERVED IN THE DEED FROM TEXACO REFINING AND MARKETING INC., A DELAWARE CORPORATION RECORDED JULY 30, 1998 AS INSTRUMENT NO. 19980491383, OFFICIAL RECORDS.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF PARCEL 2, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 40 PAGE 7 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 150 FEET OF THE LAND DESCRIBED AS PARCEL 1 IN THE DEED TO TEXACO, INC., A DELAWARE CORPORATION, RECORDED JULY 13, 1971 IN BOOK 9716 PAGE 821 OF OFFICIAL RECORDS, AND RUNNING THENCE SOUTH 89° 26' 47" WEST, ALONG THE NORTH LINE THEREOF 50 FEET; THENCE NORTH 67° 49'01"EAST 54.25 FEET TO THE EAST LINE OF PARCEL 1 IN SAID DEED TO TEXACO, INC.; THENCE SOUTH 0° 40' 09" WEST, ALONG SAID EAST LINE, 20 FEET TO THE POINT OF BEGINNING.

361-401-27

THE ABOVE DESCRIBED PARCEL OF LAND IS THE SAME AS THE PROPERTY DESCRIBED IN THE OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT ORDER NO.: 2676017569-48 DATED AS OF JULY 17, 2020

SCHEDULE "B" ITEMS

ITEM #'S 1 THROUGH 3 ARE NON SURVEY RELATED – NOT PLOTTED.

ITEM # 4 EASEMENT GRANTED TO SANTA ANA VALLEY IRRIGATION COMPANY, A CORPORATION FOR TO CONSTRUCT, MAINTAIN, REPLACE, REPAIR AND RENEW A CONDUIT AND PIPE LINE FOR THE CONVEYANCE OF WATER AND RIGHTS INCIDENTAL RECORDED JUNE 11, 1937 IN BOOK 896, PAGE 68 OF OFFICIAL RECORDS AND SHOWN ON RECORD OF SURVEY FILED IN BOOK 4, PAGES 44 THROUGH 50 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY – PLOTTED HEREON.

ITEM # 5 RELEASE AND RELINQUISHMENT OF ABUTTER'S OR ACCESS RIGHTS TO AND FROM NEWPORT FREEWAY EXTENDING ALONG THE WESTERLY BOUNDARY OF SAID LAND AS GRANT DEED (INDIVIDUAL) TO THE STATE OF CALIFORNIA DATED NOVEMBER 02, 1960 RECORDED JANUARY 17, 1961 IN BOOK 5592, PAGE 84 AS INSTRUMENT NUMBER 8127 OF OFFICIAL RECORDS – PLOTTED HEREON.

ITEM # 6 EASEMENT CONTAINED IN GRANT DEED RESERVED BY BARRY G. HON AND VALERIE HON, HUSBAND AND WIFE FOR INGRESS AND EGRESS AND RIGHTS INCIDENTAL RECORDED JULY 13, 1971 IN BOOK 9716, PAGE 821 OF OFFICIAL RECORDS – NOT PLOTTED – NO DOCUMENT AVAILABLE.

ITEM # 7 RIGHTS OF THE PUBLIC, COUNTY AND/OR CITY, IN AND TO THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF SANTIAGO BOULEVARD – NOT PLOTTED – BLANKET IN NATURE.

ITEM # 8 EASEMENT PROVIDED IN INSTRUMENT ENTITLEED "SPECIAL WARRANTY DEED" RESERVED BY TEXACO REFINING AND MARKETING INC., A DELAWARE CORPORATION FOR INGRESS AND EGRESS RECORDED JULY 30, 1998 AS INSTRUMENT NUMBER 19980491383 OF OFFICIAL RECORDS – NOT PLOTTED – BLANKET IN NATURE.

ITEM # 9 RELEASE AND RELINQUISHMENT OF ABUTTER'S OR ACCESS RIGHTS TO AND FROM FREEWAY UPON WHICH PREMISES ABUTS AS INSTRUMENT ENTITLED "FINAL ORDER OF CONDEMNATION" TO THE PEOPLE OF THE STATE OF CALIFORNIA ACTING BY AND THROUGH THE DEPARTMENT OF TRANSPORTATION RECORDED JANUARY 26, 2000 AS INSTRUMENT NUMBER 20000045629 OF OFFICIAL RECORDS – PLOTTED HEREON.

ITEM # 10 REDEVELOPMENT PLAN AS ENTITLED "ORANGE MERGED AND AMENDED REDEVELOPMENT PROJECT AREA" EXECUTED BY THE CITY CLERK OF THE CITY OF ORANGE DATED NOVEMBER 28, 2001 RECORDED DECEMBER 03, 2001 AS INSTRUMENT NUMBER 20010869583 OF OFFICIAL RECORDS – NOT PLOTTED – BLANKET IN NATURE.

ITEM # 11 MATTERS CONTAINED IN INSTRUMENT ENTITLED "ACCESS AGREEMENT" EXECUTED BY EQUILON ENTERPRISES, LLC, A DELAWARE LIMITED LIABILITY COMPANY DBA SHELL OIL PRODUCTS US ("SHELL") AND MYKC PETRO, INC. ("LICENSOR") A CALIFORNIA CORPORATION DATED SEPTEMBER 25, 2007 RECORDED OCTOBER 05, 2007 AS INSTRUMENT NUMBER 2007000601774 OF OFFICAL RECORDS – NOT PLOTTED – BLANKET IN NATURE.

ITEM # 12 THROUGH 18 ARE NON SURVEY RELATED – NOT PLOTTED.

ITEM # 19 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS – NOT PLOTTED – BLANKET IN NATURE.

ITEM #'S 20 AND 21 ARE NON SURVEY RELATED – NOT PLOTTED..

THE ABOVE LISTED SCHEDULE B-II ITEMS ARE TRANSCRIBED FROM THE OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT ORDER NO.: 2676017569-48 DATED AS OF JULY 17, 2020

FLOOD INFORMATION

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 06059C0154J, WITH A DATE OF IDENTIFICATION OF DECEMBER 03, 2009, FOR COMMUNITY NUMBER 060212, IN ORANGE COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ZONE "X" DENOTES AREAS OF MINIMAL FLOOD HAZARD

RECORD DESCRIPTION

APN: 361-401-23 AND 361-401-25

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF ORANGE, CITY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 2, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 40, PAGE 7 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THOSE PORTIONS OF SAID LAND DESCRIBED AS PARCELS 101579-1 AND 101579-2 IN THE FINAL ORDER OF CONDEMNATION, A CERTIFIED COPY THEREOF BEING RECORDED OCTOBER 18, 1999 AS INSTRUMENT NO. 19990730949, OFFICIAL RECORDS.

ALSO EXCEPT FROM THE NORTHEASTERLY PORTION OF SAID LAND, AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE SUBSURFACE OF SAID LAND, LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, AS GRANTED TO ELIZABETH HILLMAN MCNAMARA, BY DEED RECORDED JANUARY 24, 1952 IN BOOK 2278, PAGE 356, OFFICIAL RECORDS, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE THEREOF, AS PROVIDED BY DEED RECORDED JULY 27, 1964 IN BOOK 7151, PAGE 576, OFFICIAL RECORDS.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF PARCEL 1, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 40, PAGE 7 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 89° 26'47" WEST ALONG THE NORTH LINE THEREOF, 50.00 FEET; THENCE SOUTH 68° 35' 13" EAST 53.45 FEET TO THE EAST LINE OF SAID PARCEL 1 (ONE); THENCE NORTH 00° 40' 09' EAST ALONG SAID EAST LINE, 20.00 FEET TO THE POINT OF BEGINNING.

APN'S: 361-401-23 AND 361-401-25

THE ABOVE DESCRIBED PARCEL OF LAND IS THE SAME AS THE PROPERTY DESCRIBED IN THE OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT ORDER NO.: 2676017568-48 DATED AS OF JUNE 29, 2020

SCHEDULE "B" ITEMS

ITEM #'S 1 THROUGH 4 ARE NON SURVEY RELATED – NOT PLOTTED.

ITEM # 5 EASEMENT GRANTED TO SANTA ANA VALLEY IRRIGATION COMPANY, A CORPORATION FOR TO CONSTRUCT, MAINTAIN, REPLACE, REPAIR AND RENEW A CONDUIT AND PIPELINE FOR THE CONVEYANCE OF WATER AND RIGHTS INCIDENTAL RECORDED IN BOOK 896, PAGE 68 OF OFFICIAL RECORDS PLOTTED HEREON.

ITEM # 6 RELEASE AND RELINQUISHMENT OF ABUTTER'S OR ACCESS RIGHTS TO AND FROM THE STREET OR HIGHWAY IN GRANT DEED (INDIVIDUAL) TO THE STATE OF CALIFORNIA DATED NOVEMBER 02, 1960 RECORDED JANUARY 17, 1961 IN BOOK 5592, PAGE 84 AS INSTRUMENT NUMBER 8127 OF OFFICIAL RECORDS – PLOTTED HEREON.

ITEM # 7 RELEASE AND RELINQUISHMENT OF ABUTTER'S OR ACCESS RIGHTS TO AND FROM THE STREET OR HIGHWAY IN GRANT DEED (INDIVIDUAL) TO THE STATE OF CALIFORNIA DATED DECEMBER 01, 1960 RECORDED FEBRUARY 07, 1961 IN BOOK 5620, PAGE 420 AS INSTRUMENT NUMBER 3562 OF OFFICIAL RECORDS – PLOTTED HEREON.

ITEM # 8 EASEMENT GRANTED TO TEXACO, INC., A DELAWARE CORPORATION FOR : INGRESS AND EGRESS RECORDED JULY 13, 1971 IN BOOK 9716, PAGE 821 AS INSTRUMENT NUMBER 10053 OF OFFICIAL RECORDS – NOT PLOTTED – NO DOCUMENT AVAILABLE.

ITEM # 9 EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR PUBLIC UTILITIES RECORDED AUGUST 27, 1971 IN BOOK 9781, PAGE 111 AS INSTRUMENT NUMBER 25910 – NOT PLOTTED – NO DOCUMENT AVAILABLE.

ITEM # 10 EASEMENT GRANTED TO THE CITY OF ORANGE, A MUNICIPAL CORPORATION FOR ALL EXISTING UNDERGROUND AND OVERHEAD EASEMENTS RECORDED FEBRUARY 03, 1972 IN BOOK 9990, PAGE 44 AS INSTRUMENT NUMBER 3552 – NOT PLOTTED – THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.

ITEM # 11 MATTERS AS CONTAINED OR REFERRED TO IN INSTRUMENT ENTITLED "PAY TELEPHONE LOCATION AGREEMENT" EXECUTED BY L & K LEASING AND SANTIAGO PLAZA CO., A CALIFORNIA LIMITED PARTNERSHIP DATED JULY 01, 1998 RECORDED JULY 10, 1998 AS INSTRUMENT NUMBER 19980443795 OF OFFICIAL RECORDS – NOT PLOTTED – THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.

ITEM # 12 RELEASE AND RELINQUISHMENT OF ABUTTER'S OR ACCESS RIGHTS TO AND FROM FREEWAY IN "FINAL ORDER OF CONDEMNATION" TO THE PEOPLE OF THE STATE OF CALIFORNIA ACTING BY AND THROUGH THE DEPARTMENT OF TRANSPORTATION RECORDED OCTOBER 18, 1999 AS INSTRUMENT NUMBER 19990730949 OF OFFICIAL RECORDS – PLOTTED HEREON.

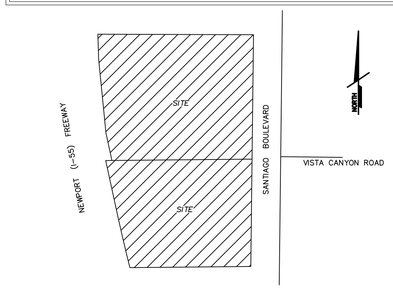
ITEM #'S 13 THROUGH 18 ARE NON SURVEY RELATED – NOT PLOTTED.

BUILDING INFORMATION

2640: 1,926.7 +/- SQ. FT. (FOOTPRINT)

2650: 6,882.3 +/- SQ. FT. (FOOTPRINT)

VICINITY MAP



STATEMENT OF ENCROACHMENTS

(A) *CURB ENCROACHES INTO RIGHT OF WAY BY 0.3'*

(B) *CURB ENCROACHES INTO RIGHT OF WAY BY 2.0'*

(C) *BUILDING ENCROACHES INTO EASEMENT ITEM # 5 BY 3.2'*

(D) *FENCE ENCROACHES INTO SUBJECT PROPERTY BY 1.1'*

(E) *FENCE ENCROACHES INTO SUBJECT PROPERTY BY 0.7'*

STATEMENT OF UTILITIES

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE ONLY. WHILE THE INFORMATION IS ASSUMED TO BE ACCURATE, NO GUARANTEE IS MADE TO THE EXACT LOCATION OF THE UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION, THE SITE SHOULD BE POTHOLED TO DETERMINE THE EXACT LOCATION OF ANY OR ALL UTILITIES.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SANTIAGO BOULEVARD AS DEPICTED ON PARCEL MAP FILED IN BOOK 40, PAGE 7, ORANGE COUNTY RECORDS.

BEARING BEING NORTH 00° 40' 09" EAST.

ZONING INFORMATION

NO ZONING INFORMATION PROVIDED

AREA OF PROPERTY

PARCEL 1 (SOUTH):
28,075.47 SQUARE FEET OR 0.65 ACRE

PARCEL 2 (NORTH):
36,698.25 SQUARE FEET OR 0.84 ACRE

COMBINED TOTAL: 64,773.72 SQUARE FEET OR 1.49 ACRE

BENCHMARK

ORANGE COUNTY PUBLIC WORKS BENCHMARK NO. 2J-35-71

ELEVATION: (NAVD 88): 325.946

DESCRIPTION: DESCRIBED BY OCS 2002: FOUND 3 ¼" OCS ALUMINUM BENCHMARK DISK STAMPED "2J-35-71" SET IN THE SOUTHWESTERLY CORNER OF A 10 FOOT BY 10 FOOT CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF NOHL RANCH ROAD AND SANTIAGO BOULEVARD: 200 FEET EASTERLY OF THE CENTERLINE OF SANTIAGO BOULEVARD AND 33.4 FEET NORTHERLY OF THE CENTER OF THE MEDIAN ALONG NOHL RANCH ROAD

PARKING INFORMATION

REGULAR SPACES: 42
HANDICAP SPACES: 4

TOTAL COMBINED PARKING SPACES: 46

Surveyor

SITETECH INC.
8061 CHURCH STREET-PO BOX 592-HIGHLAND, CA 92346
PH: (909) 864-3180 FAX: (909) 864-0850
E-mail: jmayer@sitetechinc.com

GENERAL NOTES

(MN1) *POSTED ADDRESS: 2640 N. SANTIAGO BOULEVARD.*

(MN2) *ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.*

(MN3) *ASSESSOR'S PARCEL NO'S.: 361-401-27 AND 361-401-23.*

(MN4) *THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.*

(MN5) *NO PROPOSED CHANGES IN ADJACENT STREET RIGHT OF WAY LINES.*

(MN6) *THERE WAS NO OBSERVABLE EVIDENCE OF SITE BEING USED FOR A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.*

(MN7) *ALL UTILITIES SHOWN HEREON ARE FROM ABOVE GROUND OBSERVATION.*

(MN8) *NO PROPERTY CORNERS WERE SET AT THE TIME OF SURVEY.*

(MN9) *THERE WAS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A CEMETERY.*

(MN10) *PHYSICAL STREET ACCESS IS FROM SANTIAGO BOULEVARD BEING A PUBLICLY DEDICATED STREET.*

(MN11) *NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.*

(MN12) *THE BOUNDARY OF THE PROPERTY CLOSES MATHEMATICALLY WITH NO GAPS, GORES OR OVERLAPS.*

(MN13) *THERE WAS NO FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT. NO DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.*

(MN14) *PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THE SURVEY PURSUANT TO SECTIONS 5 AND 6.*

ALTA/NSPS LAND TITLE SURVEY

Surveyor's Certification

Orange

2640 N. Santiago Boulevard
Orange, CA 92867
County of Orange

To: Old Republic Title Company: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 8, 9, 10a, 13, 14, 16, 17, 18, and 20 of Table A thereof. The fieldwork was completed on April 25, 2021

BERNHARD K. MAYER
Registration No. P.L.S. 7319
In the State of: California
Date of Plat or Map: 05/03/21
Date of Revision: 05/06/21

Survey Prepared By:
SITETECH INC.
8061 CHURCH STREET
MAIL: POX 592
HIGHLAND, CA 92346
(909) 864-3180

LICENSED LAND SURVEYOR BERNHARD K. MAYER NO. 7319 Exp. 6-30-21 STATE OF CALIFORNIA

SITETECH INC.
Phone: (909) 864-3180 Fax: (909) 864-0850
8061 CHURCH STREET-PO BOX 592-HIGHLAND, CA 92346

APN: 361-401.13
UNITY 786 HOLDINGS LLC
DOC. NO. 889420, O.R.

APN: 361-401-21
UNITY 786 HOLDINGS LLC
DOC. NO. 889420, O.R.

ITEM # 5
24' WIDE PIPELINE
BK. 896, PG. 68, O.R.

N 89°48'13" W 217.54'

S 1°50'20" E 35.08'

ITEM # 6
ABUTTERS OR ACCESS RIGHTS
RELINQUISHED
INST. NO. 8127, BK. 5592, PG. 84, O.R.
ITEM # 7
ABUTTERS OR ACCESS RIGHTS
RELINQUISHED
INST. NO. 3562, BK. 5620, PG. 420, O.R.
ITEM # 12
ABUTTERS OR ACCESS RIGHTS
RELINQUISHED
F.O.C. INST. NO. 19990730949, O.R.

PARCEL A PARCEL 2
EXCEPTION AREA
PARCEL 101579-1
F.O.C. INST. NO. 19990730949, O.R.

S 5°40'01" E 103.80'

NEWPORT (I-55) FREEWAY
VARIABLE WIDTH PUBLIC FREEWAY
VARIABLE WIDTH ASPHALT/CONCRETE ROADWAY

S 89°26'47" W 8.68'

S 12°13'11" E 98.98'

S 12°13'11" E 69.91'

R=2900.16'
D=1°44'01"
L=87.75'

ITEM # 5
ABUTTERS OR ACCESS RIGHTS
RELINQUISHED
INST. NO. 8127, BK. 5592, PG. 84, O.R.
ITEM # 9
ABUTTERS OR ACCESS RIGHTS
RELINQUISHED
F.O.C. INST. NO. 20000045629, O.R.

EXCEPTION AREA
PARCEL 101578-1
F.O.C. INST. NO. 20000045629, O.R.

PARCEL A
PARCEL 2
P.M.B. 40/7
309.80 FF

1 STORY
STUCCO
6,882.3 SQ. FT.
POSTED: 2650

APN: 361-283-23
MULTANI SURINDER S
MULTANI AMARPREET K
DOC. NO. 0000779953, O.R.

APN: 361-283-25
MULTANI SURINDER S
MULTANI AMARPREET K
DOC. NO. 0000779953, O.R.

PARCEL A
PARCEL 1
P.M.B. 40/7

1 STORY
STUCCO
1,926.7 SQ. FT.
POSTED: 2640

APN: 361-283-27
MYKC PETRO INC
DOC. NO. 0000491383, O.R.

ACCESS DRIVEWAY

N 0°40'09" E 323.95'

BASIS OF BEARINGS N 00° 40' 09" E
95' WIDE PUBLIC STREET
VARIABLE WIDTH ASPHALT ROADWAY

SANTIAGO BOULEVARD

PARCEL B
TRIANGULAR SHAPED
INGRESS & EGRESS
P.M.B. 40/7

ITEM # 4
24' WIDE PIPELINE
BK. 896, PG. 68, O.R.

PARCEL B
TRIANGULAR SHAPED
INGRESS & EGRESS
P.M.B. 40/7

VISTA CANYON ROAD
NEAREST PUBLIC STREET

N 89°26'47" E 168.99'

APN: 361-283-13
KELSEY WARREN H
NO RECORDING INFORMATION

APN: 361-283-04
GEISS MED SERVICES LLC
DOC. NO. 372770, O.R.

LEGEND

□	ACU	AIR COMPRESSOR UNIT
	APN	ASSESSOR'S PARCEL NUMBER
	ASPH	ASPHALT
○	B	BOLLARD
▭	BFP	BACK FLOW PREVENTOR
	BK.	BOOK
□	CATV	CABLE TELEVISION VAULT
○	CO	CLEAN OUT
□	COL	COLUMN
	CONC	CONCRETE
	DOC.	DOCUMENT
◯	EDMH	EDISON UTILITY MANHOLE
	F.O.C.	FINAL ORDER OF CONDEMNATION
●	FD	FOUND MONUMENT – AS NOTED
○	FDC	FIRE DEPARTMENT CHECK VALVE
◯	FDP	FUEL DISPENSING PUMP
	FFE	FINISHED FLOOR ELEVATION
	FH	FIRE HYDRANT
◯	FTL	FUEL TANK LID
▭	GM	GAS METER
♿	HC	HANDICAP
	INST.	INSTRUMENT
⊠	LS	LIGHT STANDARD
	NO.	NUMBER
	O.R.	OFFICIAL RECORDS
– – –	OH	OVERHANG
	P.M.B.	PARCEL MAP BOOK
	PA	PLANTER AREA
	PG.	PAGE
	PL	PROPERTY LINE
○	PMP	PUMP
◯	PPT	PROPANE TANK
○	SLD	STEEL LID
⊦	SN	SIGN
▭	SP	SIGN POST
	SQ. FT.	SQUARE FEET
▭	TCR	TELE-COMMUNICATIONS RISER
	TE	TRASH ENCLOSURE
▭	TR	TRANSFORMER
▭	UC	UTILITY CABINET
▭	WM	WATER METER
○	WV	WATER VALVE
		BLOCK WALL – TYPICAL
⬭		PARKING SPACE COUNTER
▨		HATCHED AREA – PAINTED
x 300.25		SPOT GRADES
300		CONTOUR LINES
		FENCE CHAIN LINK – TYPICAL
		EASEMENT LINES
		TREE – PALM
		TREE – DECIDUOUS

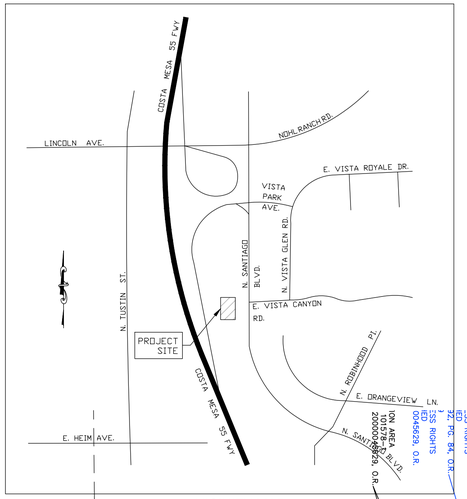
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SCALE: 1"=20'

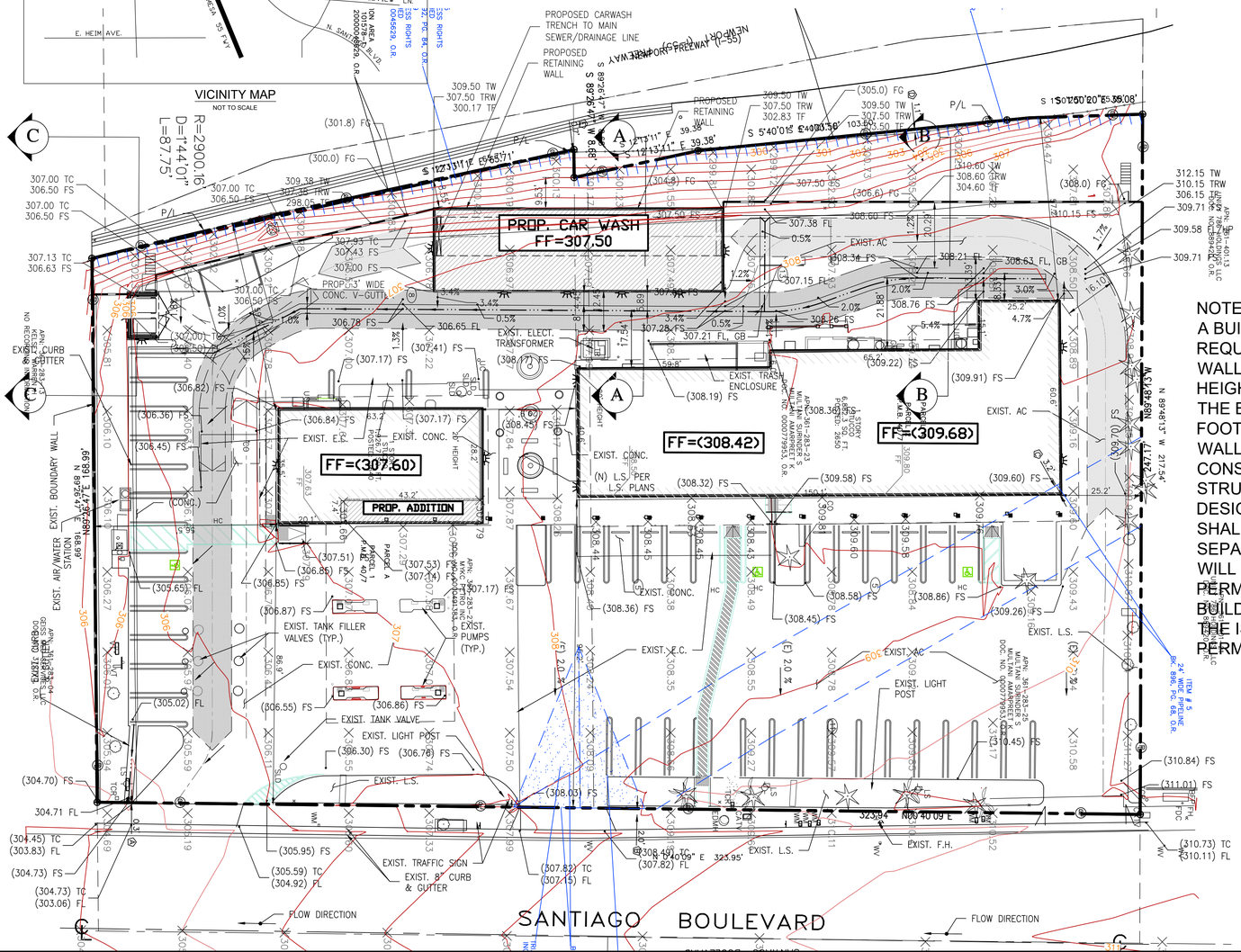
20 0 20 40

SITETECH, INC.
8061 CHURCH STREET–PO BOX 592–HIGHLAND, CA 92346
PH: (909) 864-3180 FAX: (909) 864-0850

CITY OF ORANGE
CONCEPTUAL GRADING PLAN
PROPOSED ADDITION & REMODEL FOR EXISTING AUTO REPAIR SERVICE
2640 N. SANTIAGO BLVD., ORANGE, CA 92867



VICINITY MAP
NOT TO SCALE

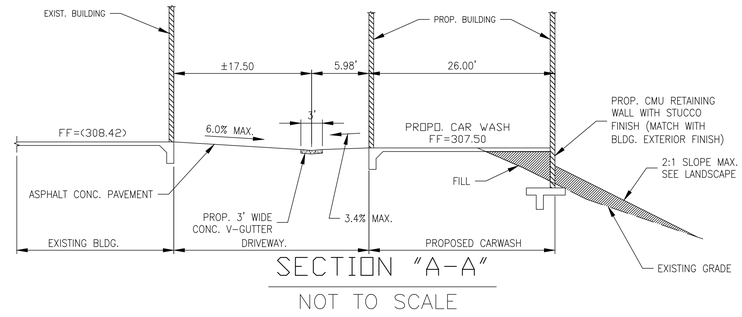


NOTE:
A BUILDING PERMIT IS ALSO REQUIRED FOR RETAINING WALLS OVER 4 FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL PRIOR TO CONSTRUCTION. STRUCTURAL DETAILS AND DESIGN CALCULATIONS SHALL BE SUBMITTED AS A SEPARATE DOCUMENT AND WILL BE REVIEWED AND PERMITTED BY THE CITY BUILDING DIVISION, PRIOR TO THE ISSUANCE OF A GRADING PERMIT.

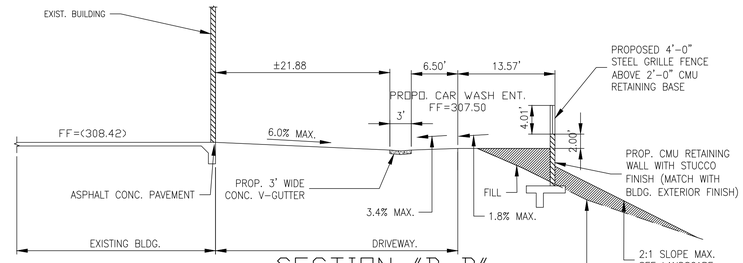
LEGEND:

- PROPOSED RETAINING WALL
- FLOW LINE
- RPOPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- (305) EXISTING CONTOUR
- SLOPE

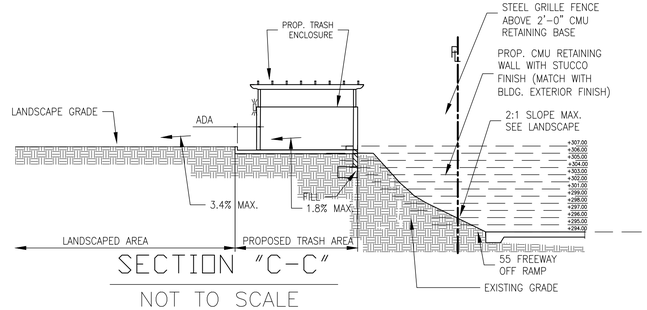
AC = ASPHALT PAVEMENT
LF = LINEAL FOOT
SF = SQUARE FOOT
EA = EACH
HP = HIGH POINT
FL = FLOW LINE
C/L = CENTERLINE
R/W = RIGHT-OF-WAY
P/L = PROPERTY LINE
(306.82) = EXISTING ELEVATION
306.99 = PROPOSED ELEVATION
BOW = BACK OF EXISTING SIDE WALK
CONC. = CONCRETE SURFACE
E.C. = EDGE OF CONCRETE SURFACE
DF = DEEPENED FOOTING
FG = FINISH GRADE
FS = FINISH SURFACE
FF = FINISHED FLOOR
GB = GRADE BREAK
L.S. = LANDSCAPE AREA
TC = TOP OF CURB
TW = TOP OF WALL
TRW = TOP OF RETAINING WALL



SECTION "A-A"
NOT TO SCALE



SECTION "B-B"
NOT TO SCALE



SECTION "C-C"
NOT TO SCALE

Underground Service Alert
Call: TOLL FREE 1-800 422-4133
TWO WORKING DAYS BEFORE YOU DIG

THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF:

SHIV D. TALWAR — C-23417 LICENSED ARCHITECT NO. — 05/07/2021 DATE

LICENSED ARCHITECT SHIV DEVIDAS TALWAR C-23417 EXP. 02-27-23 STATE OF CALIFORNIA

DESIGN CONCEPTS
SHIV TALWAR, ARCHITECT AIA
3340 RIVERSIDE DRIVE #M. CHINO, CA. 91710
TEL: 909-591-3939 Email: dsignconcepts@yahoo.com

MARK	REVISIONS	BY	APPR.	DATE

BENCH MARK:

APPROVED _____ 2021

SENIOR CIVIL ENGINEER _____
REGISTERED CIVIL ENGINEER NO. _____

DRAWN BY:
CHECKED BY:
RECOMMENDED BY:

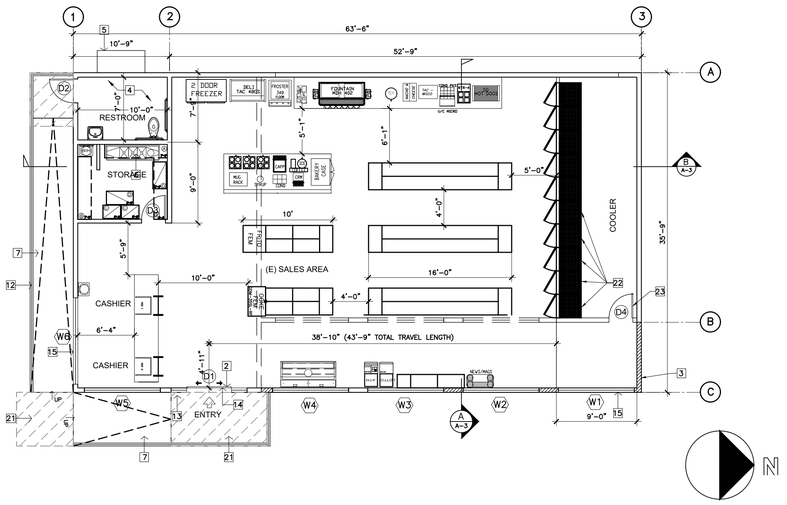
CITY OF ORANGE
DEPARTMENT OF PUBLIC WORKS

CONCEPTUAL GRADING PLAN
2640 N. SANTIAGO BOULEVARD
ORANGE, CA 92867
GRADING PLAN

FOR CITY USE ONLY: FILE NO. W.O. NO.

DRAWING NO. *C-1*

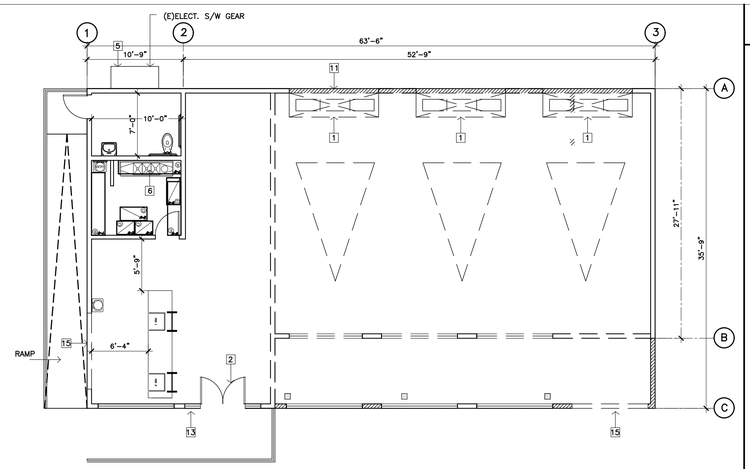
SHEET *1* OF *1* SHEETS



C-STORE PROPOSED PLAN

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

5



C-STORE DEMOLITION & PROPOSED WALL PLAN

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

4

PROPOSED C-STORE PLAN KEYNOTES

1. EXISTING ROLLING DOOR TO BE DEMOLISH
2. EXISTING DOOR TO BE DEMOLISH AND REPLACED WITH (N) SLIDING DOOR
3. EXISTING AND NEW STUCCO TEXTURED PAINT (VISTA PAINT BAG OF GOLD: 0897)
4. (N) ACCESSIBLE RESTROOM
5. (E) ELECTRICAL PANEL TO REMAIN
6. (E) SINK TO REMAIN
7. HANDICAP RAMP
8. NOT IN USE
9. NOT IN USE
10. NOT IN USE
11. CLOSE OFF BAY DOORS OF EXISTING SERVICE AREA AND COVER WITH 2 X 4 FRAMING & STUCCO TO BE PAINTED (VISTA PAINT WHITE SHADOW 37)
12. HANDRAIL FOR ADA
13. EXISTING STORE FRONT
14. EXISTING STORE FRONT SIGNAGE
15. INSTALL NEW WINDOWS TO PROPOSED ADDITION
16. NOT IN USE
17. NOT IN USE
18. NOT IN USE
19. NOT IN USE
20. NOT IN USE
21. LEVEL LENDING
22. WALK IN COOLER
23. (N) DOOR TO BE BUILD

SEE SHEET F-1 FOR EQUIPMENT SCHEDULE.

PROPOSED C-STORE ELEVATION KEYNOTES

1. EXISTING ROOF TILE TO REMAIN
2. EXISTING AND NEW DECORATIVE WOOD TRIM TO BE REPAINTED (VISTA PAINT CHOCOLATE: H0142)
3. EXISTING AND NEW STUCCO TEXTURED PAINT (VISTA PAINT WHITE SHADOW 37)
4. PROPOSED NEW 2' HIGH DECORATIVE CMU WALL IN STUCCO PAINT COLOR TO MATCH REPAINTED EXISTING AND NEW BUILDING WITH 4' HIGH DECORATIVE WROUGHT IRON FENCE (VISTA PAINT BLACK LICORICE NUMBER: 0529). SEE SHEET A-1.1
5. (E) ELECTRICAL PANEL TO REMAIN
6. (E) A/C CONDENSER TO REMAIN
7. HANDICAP RAMP
9. SCOPE OF WORK FOR ADDITION AND CONVERSION TO COMPLETE CONVENIENCE STORE - ADDITION COLOR FINISH TO MATCH EXISTING
10. NOT IN USE
11. CLOSE OFF BAY DOORS OF EXISTING SERVICE AREA AND COVER WITH 2 X 4 FRAMING & STUCCO TO BE PAINTED (VISTA PAINT BAG OF GOLD: 0897)
12. HANDRAIL FOR ADA
13. EXISTING STORE FRONT
15. INSTALL NEW WINDOWS TO PROPOSED ADDITION
16. NOT IN USE
17. NOT IN USE
18. NOT IN USE
19. WALL PACK (WALL MOUNTED) LIGHT SYSTEM (SEE LIGHTING PLAN)

DEMOLITION PLAN KEYNOTES

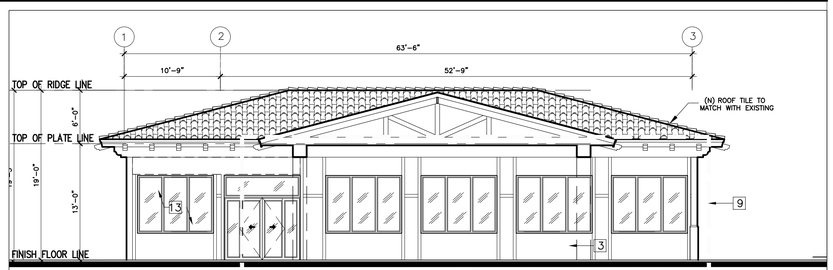
1. EXISTING CAR REPAIR EQUUIPMENT SHOP TO BE DEMOLISHED

FLOOR PLAN GENERAL NOTES

1. PROVIDE BACKING FOR WALL-HUNG FIXTURE UNITS.
2. ALL DOORS OPENING TO THE OUTSIDE ARE REQUIRED TO HAVE SELF-CLOSING DEVICES
3. DOORS SHALL BE OPERABLE FROM THE NSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.

LEGEND

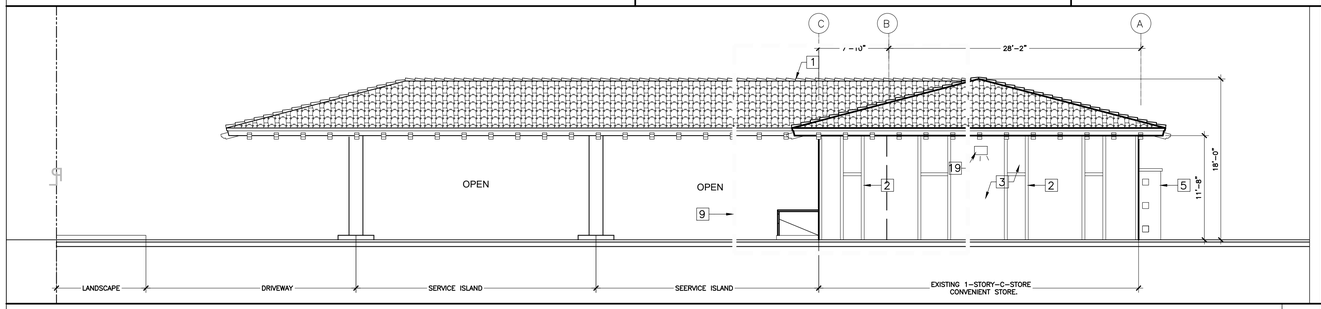
- (N) WALL TO BE CONTRUCTED
- WALLS TO BE REMOVED
- (E) WALL TO REMAIN
- DOOR TO BE REMOVED
- WINDOW TO BE REMOVED
- (E) EXISTING
- (N) NEW



C-STORE EAST SECTION / ELEVATION

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

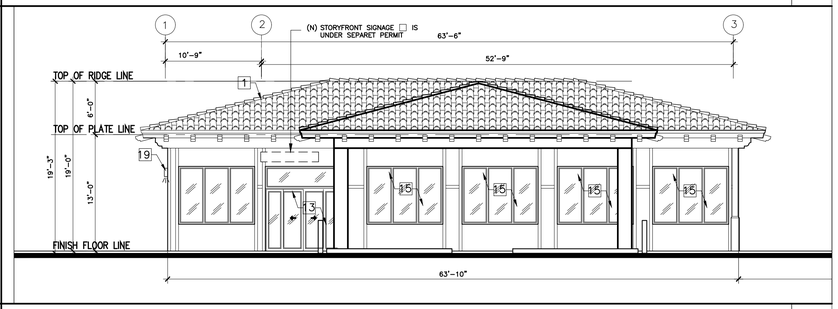
3



C-STORE NORTH ELEVATION

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

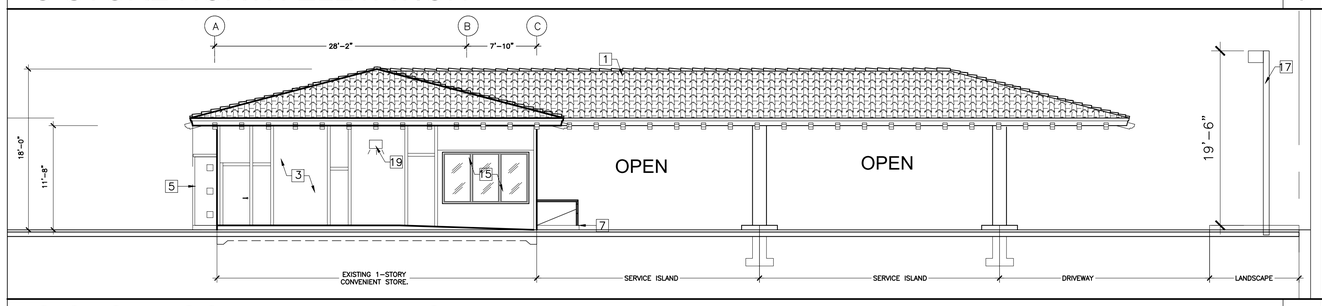
6



C-STORE EAST ELEVATION

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

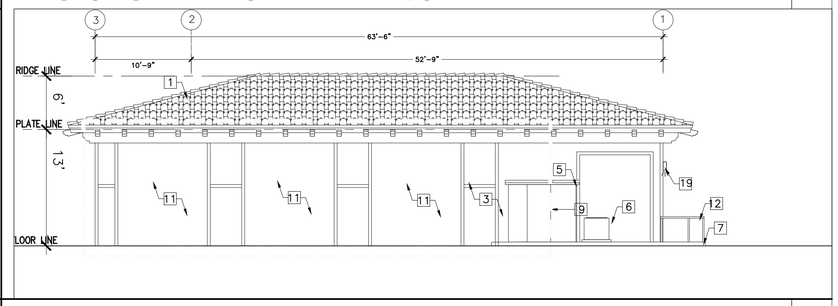
2



C-STORE SOUTH ELEVATION

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

7



C-STORE WEST ELEVATION

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

1

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE ARCHITECT IN WRITTEN. DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE NOTICE OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK

LICENSED ARCHITECT SHIV DEVIDAS TALWAR C-23417 EXP.2-20-23 STATE OF CALIFORNIA

DESIGN CONCEPTS
SHIV TALWAR, ARCHITECT AIA
3340 RIVERSIDE DR., SUITE M, CHINO, CA 91710
TEL: 909-591-3939 dsignconcepts@yahoo.com

NO.	DATE	ISSUED	
	10\02\19		DRC
	02\04\21		REVISION ON 08\05 DRC
	06\22\21		REVISION ON 08\05 DRC
	08\06\21		REVISION ON 08\05 DRC

DRAWING TITLE
PROPOSED PRELIMINARY FLOOR PLAN

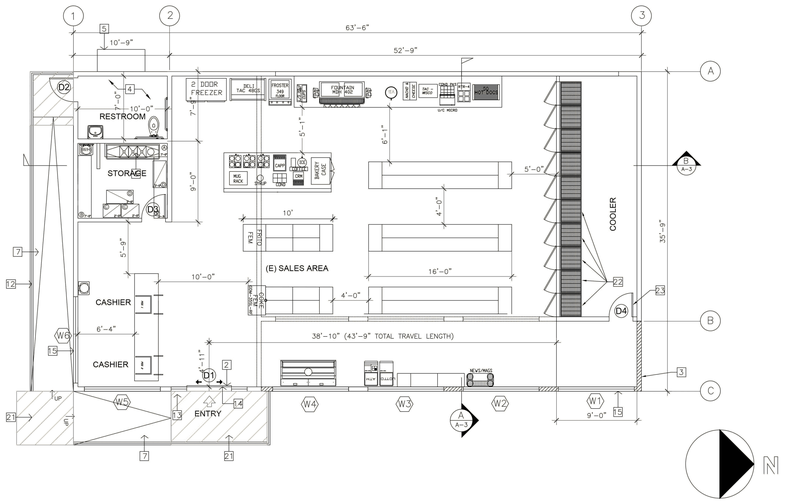
JOB TITLE
ADDITION & REMODEL (CUP APPLICATION)
SANTIAGO CENTER

JOB ADDRESS
2640 N. SANTIAGO BLVD.
ORANGE, CA. 92867

JOB NO. 2019-36

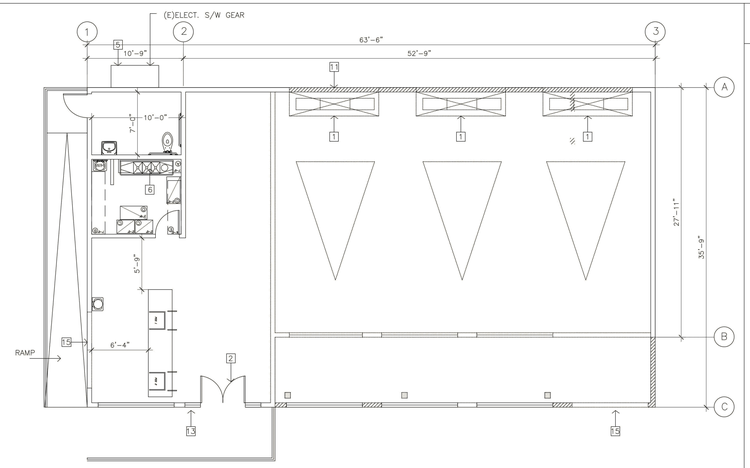
DWG. NO. A-1

REVISION NO. 1



C-STORE PROPOSED PLAN

SCALE: 1/8"=1'-0" | 5



C-STORE DEMOLITION & PROPOSED WALL PLAN

SCALE: 1/8"=1'-0" | 4

PROPOSED C-STORE PLAN KEYNOTES

1. EXISTING ROLLING DOOR TO BE DEMOLISH
2. EXISTING DOOR TO BE DEMOLISH AND REPLACED WITH (N) SLIDING DOOR
3. EXISTING AND NEW STUCCO TEXTURED PAINT (VISTA PAINT BAG OF GOLD: 0897)
4. (N) ACCESSIBLE RESTROOM
5. (E) ELECTRICAL PANEL TO REMAIN
6. (E) SINK TO REMAIN
7. HANDICAP RAMP
8. NOT IN USE
9. NOT IN USE
10. NOT IN USE
11. CLOSE OFF BAY DOORS OF EXISTING SERVICE AREA AND COVER WITH 2 X 4 FRAMING & STUCCO TO BE PAINTED (VISTA PAINT BAG OF GOLD: 0897)
12. HANDRAIL FOR ADA
13. EXISTING STORE FRONT
14. EXISTING STORE FRONT SIGNAGE
15. INSTALL NEW WINDOWS TO PROPOSED ADDITION
16. NOT IN USE
17. NOT IN USE
18. NOT IN USE
19. NOT IN USE
20. NOT IN USE
21. LEVEL LENDING
22. WALK IN COOLER
23. (N) DOOR TO BE BUILD

SEE SHEET F-1 FOR EQUIPMENT SCHEDULE.

PROPOSED C-STORE ELEVATION KEYNOTES

1. EXISTING ROOF TILE TO REMAIN
2. EXISTING AND NEW DECORATIVE WOOD TRIM TO BE REPAINTED (VISTA PAINT CHOCOLATE: H0142)
3. EXISTING AND NEW STUCCO TEXTURED PAINT VISTA PAINT 37 WHITE SHADOW
4. PROPOSED NEW 2' HIGH DECORATIVE CMU WALL IN STUCCO PAINT COLOR TO MATCH REPAINTED EXISTING AND NEW BUILDING WITH 4' HIGH DECORATIVE WROUGHT IRON FENCE (VISTA PAINT BLACK LICORICE NUMBER: 0529). SEE SHEET A-1.1
5. (E) ELECTRICAL PANEL TO REMAIN
6. (E) A/C CONDENSER TO REMAIN
7. HANDICAP RAMP
9. SCOPE OF WORK FOR ADDITION AND CONVERSION TO COMPLETE CONVENIENCE STORE - ADDITION COLOR FINISH TO MATCH EXISTING
10. NOT IN USE
11. CLOSE OFF BAY DOORS OF EXISTING SERVICE AREA AND COVER WITH 2 X 4 FRAMING & STUCCO TO BE PAINTED VISTA PAINT 37 WHITE SHADOW
12. HANDRAIL FOR ADA
13. EXISTING STORE FRONT
15. INSTALL NEW WINDOWS TO PROPOSED ADDITION
16. NOT IN USE
17. NOT IN USE
18. NOT IN USE
19. WALL MOUNTED LIGHT SYSTEM AROUND A TRASH ENCLOSURE

DEMOLITION PLAN KEYNOTES

1. EXISTING CAR REPAIR EQUUIPMENT SHOP TO BE DEMOLISHED

FLOOR PLAN GENERAL NOTES

1. PROVIDE BACKING FOR WALL-HUNG FIXTURE UNITS.
2. ALL DOORS OPENING TO THE OUTSIDE ARE REQUIRED TO HAVE SELF-CLOSING DEVICES
3. DOORS SHALL BE OPERABLE FROM THE NSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.

LEGEND

- (N) WALL TO BE CONTRUCTED
- WALLS TO BE REMOVED
- (E) WALL TO REMAIN
- DOOR TO BE REMOVED
- WINDOW TO BE REMOVED
- (E) EXISTING
- (N) NEW



C-STORE EAST SECTION / ELEVATION

SCALE: 1/8"=1'-0" | 3



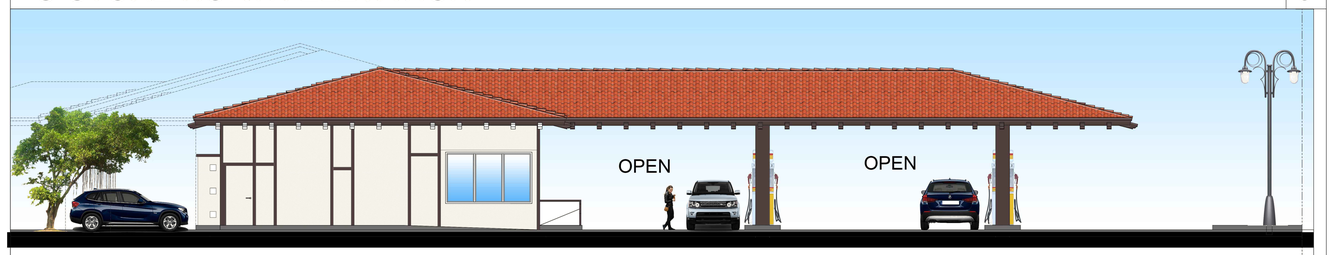
C-STORE NORTH ELEVATION

SCALE: 1/8"=1'-0" | 6



C-STORE EAST ELEVATION

SCALE: 1/8"=1'-0" | 2



C-STORE SOUTH ELEVATION

SCALE: 1/8" = 1'-0" | 7



C-STORE WEST ELEVATION

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

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE ARCHITECT IN WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE NOTICE OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK



DESIGN CONCEPTS
SHIV TALWAR, ARCHITECT AIA
3340 RIVERSIDE DR., SUITE M, CHINO, CA 91710
TEL: 909-591-3939 dsignconcepts@yahoo.com

NO.	DATE	ISSUED	DRC
	10/02/19		

DRAWING TITLE: PROPOSED PRELIMINARY FLOOR PLAN

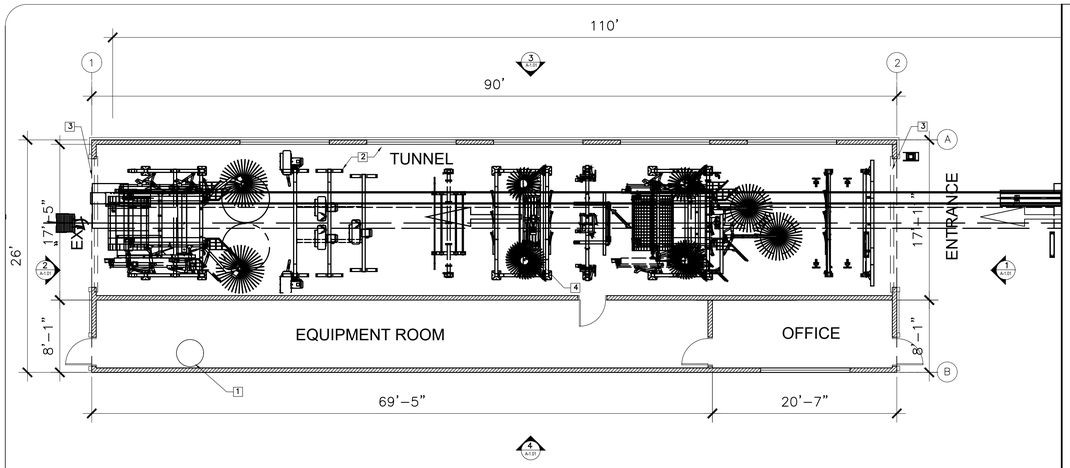
JOB TITLE: ADDITION & REMODEL (CUP APPLICATION) SANTIAGO CENTER

JOB ADDRESS: 2640 N. SANTIAGO BLVD. ORANGE, CA. 92867

JOB NO. 2013-36

DWG. NO. A-1

REVISION NO. 1



PROPOSED CAR WASH LAYOUT PLAN

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

6

Equipment Schedule

ITEM	QUANTITY	DESCRIPTION	MANUFACTURED BY: BELANGER	MANUFACTURED BY: OTHER:
1	1	INGROUND COORELATOR	X	
2	1	145' DURATRANS CONVEYOR	X	
3	1	ROLLER UP TREADLE	X	
4	2	PREP JET WANDS	X	
5	1	ICS TUNNEL MASTER	X	
6	2	ENTRY PHOTO EYES	X	
7	1	CHAMELEON DUAL ARCH – PRESOAK #1	X	
8	2	CHEMICAL TIRE APPLICATORS	X	
9	1	DURASCRUBBER	X	
10	1	WHISPER TOPWHEEL #1	X	
11	2	DURABLASTERS	X	
12	1	CHAMELEON ARCH – PRESOAK #2	X	
13	2	LOW SIDE WASHERS	X	
14	2	GYRO WRAPS (SET #1)	X	
15	1	CHAMELEON ARCH – TRIPLE FOAM	X	
16	1	WHISPER TOPWHEEL #2	X	
17	2	SINGLE FOAM PODS	X	
18	2	GYRO WRAPS (SET #2)	X	
19	2	FULLSIDE WASHERS	X	
20	2	TWIST'N FLIP ARCH – HIGH PRESSURE	X	
21	1	CHAMELEON ARCH – DRYING AGENT/RINSE	X	
22	1	CHAMELEON ARCH – RAIN–X	X	
23	1	CHAMELEON ARCH – SPOT FREE	X	
24	1	RAIN MANIFOLD	X	
25	1	AIRBLADE DRYER – FLASH DRY	X	
26	1	CHAMELEON UTILITY ARCH	X	
27	1	DURASHINER CV	X	
28	2	ANTI COLLISION PHOTO EYES (BAY)	X	
29	7	AIRCANNON DRYERS	X	
30	2	ANTI COLLISION PHOTO EYES (EXIT)	X	

Equipment Schedule

ITEM	QUANTITY	DESCRIPTION	MANUFACTURED BY: BELANGER	MANUFACTURED BY: OTHER:
31	1	PREP JET PUMP STATION	X	
32	1	MIXSTIR – CTA	X	
33	1	MIXSTIR – DUAL PRESOAK	X	
34	5	MIXSTIR – FOAMING	X	
35	1	ENDURO SDM	X	
36	9	COMPONENT PNEUMATIC PANELS	X	
37	2	AIR COMPRESSORS	X	
38	1	DURAFLO10 PUMP STATION	X	
39	1	DURAFLO15 PUMP STATION	X	
40	1	CARWASH CONTROLLER		X
41	1	SYSTEM MCC PANEL	X	
42	2	RO STORAGE TANKS		X
43	1	RO UNIT		X
44	1	DURASHINER CONTROL PANEL	X	
45	1	7.5HP HYDRAULIC UNIT	X	
46	1	DRYER MCC PANEL	X	

BELANGER, INC. STANDARD NOTE TO CONTRACTORS:
THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT. THEY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES INCLUDING FEDERAL A.D.A. REQUIREMENTS. THIS SET ASSUMES THAT THERE ARE NO UNUSUAL SOIL CONDITIONS. THE FAILURE OF THIS CONDITION MAY REQUIRE SIGNIFICANT CHANGES TO THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFORM TO ALL APPLICABLE CODES AND TO INFORM THE OWNERS/ARCHITECTS OF ANY QUESTIONS OR CLARIFICATIONS WHICH ARE DESIRED. CONTRACTORS ARE ASSUMED TO KNOW ALL OBSERVANCE CONDITIONS.

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PROPOSED CARWASH PLAN KEYNOTES

1. VACUUM MACHINE
2. CARWASH TUNNEL
3. ROLL-UP SHUTTER
4. TUNNEL EQUIPMENT (SEE EQUIPMENT SCHEDULE A-1.1)

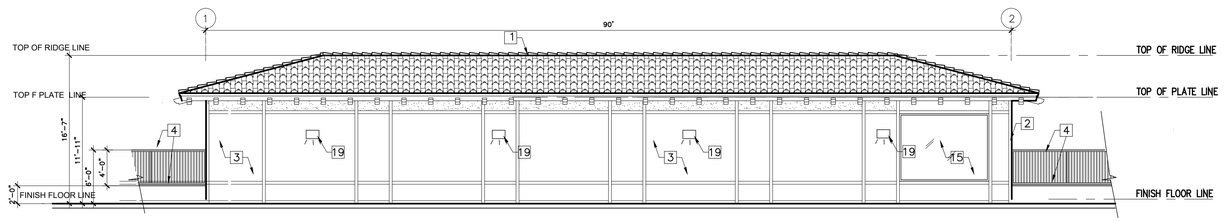
PROPOSED CARWASH ELEVATION KEYNOTES

1. (N) ROOFING FOR CARWASH FINISHES - TO MATCH EXISTING BUILDING MATERIAL
2. (N) DECORATIVE WOOD TRIM TO BE REPAINTED (VISTA PAINT CHOCOLATE: H0142)
3. NEW STUCCO TEXTURED PAINT (VISTA PAINT WHITE SHADOW 37)
4. PROPOSED NEW 2' HIGH DECORATIVE CMU WALL IN STUCCO PAINT COLOR TO MATCH REPAINTED EXISTING AND NEW BUILDING WITH 4' HIGH DECORATIVE WROUGHT IRON FENCE (VISTA PAINT BLACK LICORICE NUMBER: 0529)
8. NOT IN USE
11. NOT IN USE
12. HANDRAIL FOR ADA
15. NEW WINDOWS TO FOR CAR WASH
16. NOT IN USE
17. NOT IN USE
18. CARWASH TUNNEL WITH ROLL-UP GARAGE DOOR ON ENTRY AND EXIT
19. WALL PACK (WALL MOUNTED) LIGHT SYSTEM WITH DOWNWARD DIRECTIONAL BEAMS (SEE LIGHTING DETAILS)
20. RETAINING WALL ALONG CAR WASH STRUCTURE NEAR SLOPE

LEGEND

- (N) WALL TO BE CONTRUCTED
- WALLS TO BE REMOVED
- (E) WALL TO REMAIN
- DOOR TO BE REMOVED
- WINDOW TO BE REMOVED
- (E) EXISTING
- (N) NEW

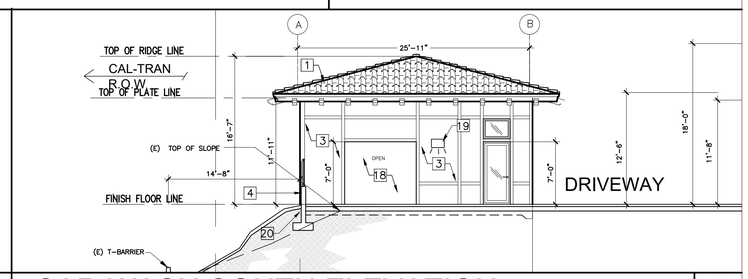
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CAR WASH EAST ELEVATION

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

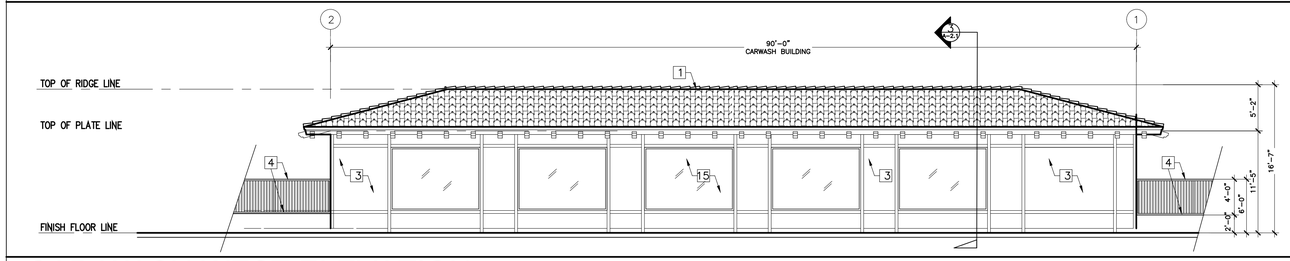
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CAR WASH SOUTH ELEVATION

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

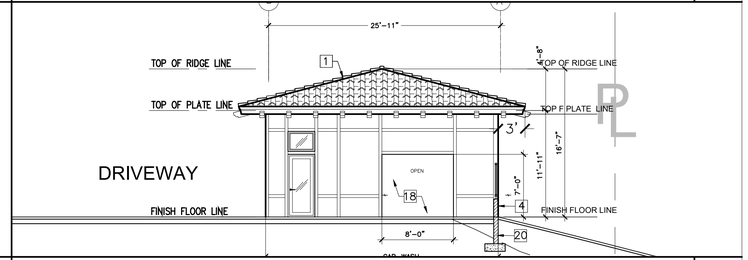
2



CAR WASH WEST ELEVATION

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

3



CAR WASH NORTH ELEVATION

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

1

DESIGN CONCEPTS
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TEL: 909-591-3939 dsignconcepts@yahoo.com

LICENSED ARCHITECT SHIV DEVIDAS TALWAR C-23417 EXP.2-20-22 STATE OF CALIFORNIA

NO.	DATE	ISSUED	
	10/02/19		DRC
	02/04/21		REVISION ON 08/05 DRC
	06/22/21		REVISION ON 08/05 DRC
	08/06/21		REVISION ON 08/05 DRC

DRAWING TITLE: CARWASH EQUIPMENT SCHEDULE

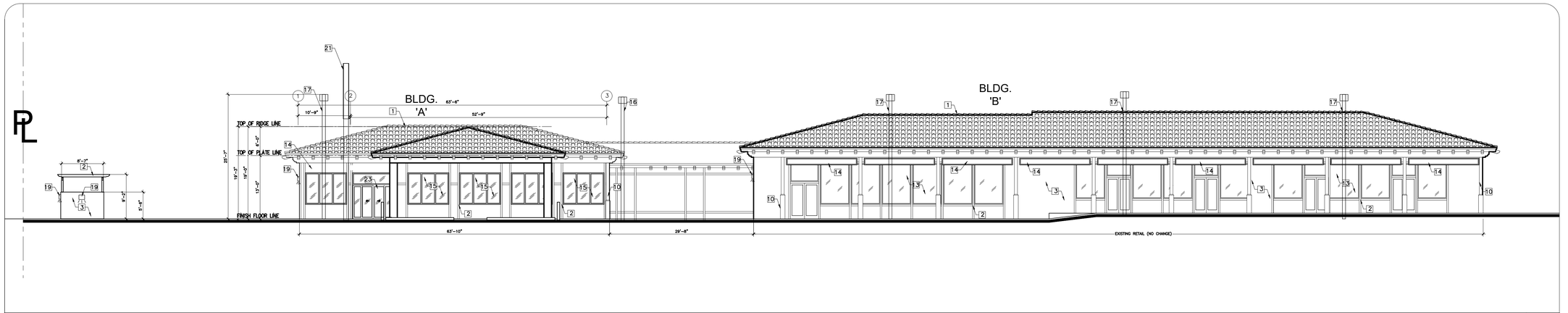
JOB TITLE: ADDITION & REMODEL (CUP APPLICATION) SANTIAGO CENTER

JOB ADDRESS: 2640 N. SANTIAGO BLVD. ORANGE, CA. 92867

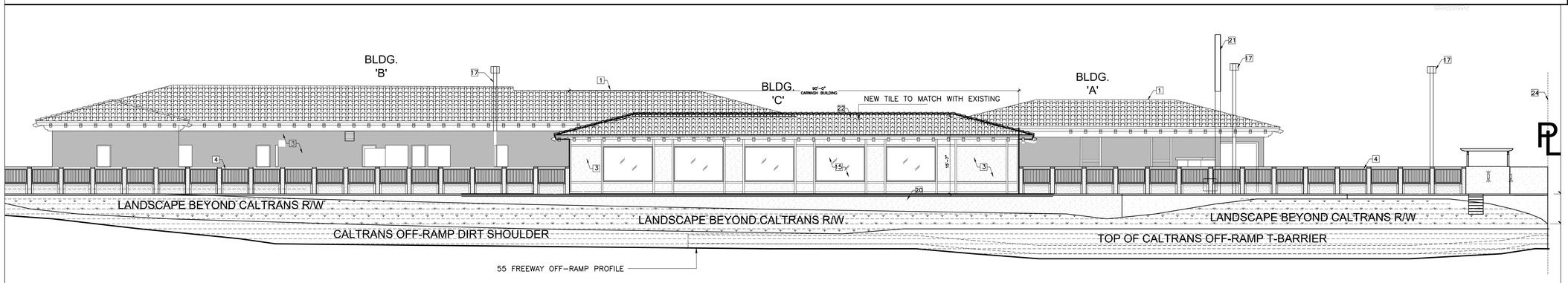
JOB NO. 2019-36

DWG. NO. A-1.1

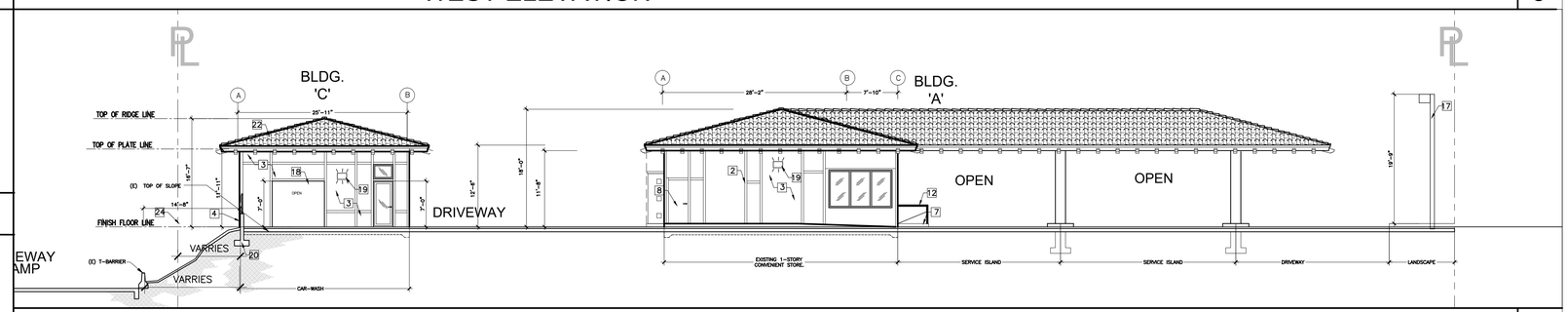
REVISION NO. 1



EAST ELEVATION SCALE: 3/32"=1'-0" | 4

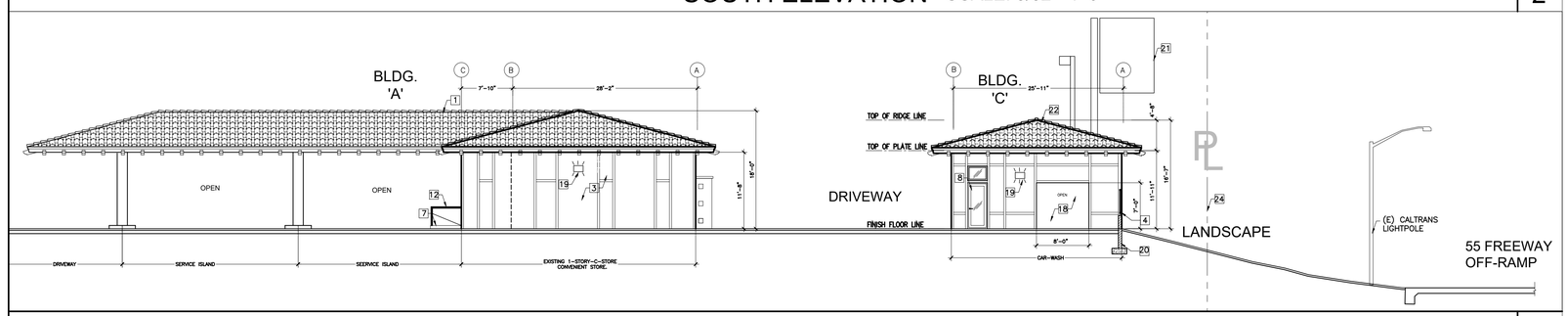


WEST ELEVATION SCALE: 3/32"=1'-0" | 3



NOTE: SEE COLORED ELEVATIONS FOR FINISH MATERIAL COLORS

SOUTH ELEVATION SCALE: 3/32"=1'-0" | 2



NOTE: SEE COLORED ELEVATIONS FOR FINISH MATERIAL COLORS

NORTH ELEVATION SCALE: 3/32"=1'-0" | 1

ELEVATIONS GENERAL NOTES

1. STUCCO SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 25 OF THE CBC. WHEN STUCCO IS APPLIED OVER WOOD BASE SHEATHING TWO LAYERS OF GRADE PAPER SHALL BE APPLIED. MINIMUM NO. 26 GAUGE CORROSION RESISTANT WEEP SCREED SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS. SCREED SHALL BE PLACED MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS.
2. ALL EXISTING WALL FINISH WILL BE RE-PAINTED WITH MATCHING STUCCO COLOR (VISTA PAINT BAG OF GOLD: 0897) AND TEXTURE .
3. OPENING PATCH UP SHALL BE WITH FRAME AND FINISH WITH MATCHING STUCCO COLOR (VISTA PAINT BAG OF GOLD: 0897) AND TEXTURE TO MATCH EXISTING.

☐ ELEVATION KEYNOTES

1. EXISTING ROOF TILE TO REMAIN
2. EXISTING AND NEW DECORATIVE WOOD TRIM TO BE REPAINTED (VISTA PAINT CHOCOLATE: H0142)
3. EXISTING AND NEW STUCCO TEXTURED PAINT (VISTA PAINT WHITE SHADOW 37)
4. PROPOSED NEW 2' HIGH DECORATIVE CMU WALL IN STUCCO PAINT COLOR TO MATCH REPAINTED EXISTING AND NEW BUILDING WITH 4' HIGH DECORATIVE WROUGHT IRON FENCE (VISTA PAINT BLACK LICORICE NUMBER: 0529)
5. (E) ELECTRICAL PANEL TO REMAIN
6. (E) A/C CONDENSER TO REMAIN
7. ACCESSOIR RAMP
8. PUBLIC RESTROOM DOOR (ADA COMPLIANT)
9. NOT USE
10. EXISTING DECORATIVE WOOD POST TO BE REPAINTED (VISTA PAINT CHOCOLATE: H0142)
11. CLOSE OFF BAY DOORS OF EXISTING SERVICE AREA AND COVER WITH 2 X 4 FRAMING & STUCCO TO BE PAINTED (VISTA PAINT WHITE SHADOW 37)
12. HANDRAIL FOR ADA
13. EXISTING STORE FRONT
14. EXISTING STORE FRONT SIGNAGE
15. INSTALL NEW WINDOWS TO PROPOSED ADDITION
16. EXISTING LIGHT POST
17. PROPOSED LIGHT POST
18. CARWASH TUNNEL WITH ROLL-UP GARAGE DOOR ON ENTRY AND EXIT
19. WALL PACK (MOUNTED PACK) LIGHT SYSTEM
20. RETAINING WALL ALONG CARWASH STRUCTURE NEAR SLOPE
21. (E) SITE SIGNAGE - TO REMAIN
22. (N) ROOFING FOR CARWASH FINISHES - TO MATCH EXISTING BUILDING MATERIAL
23. NEW AUTOMATIC SLIDING DOOR
24. PROPERTY LINE ON EXISTING CHAIN LINK FENCE

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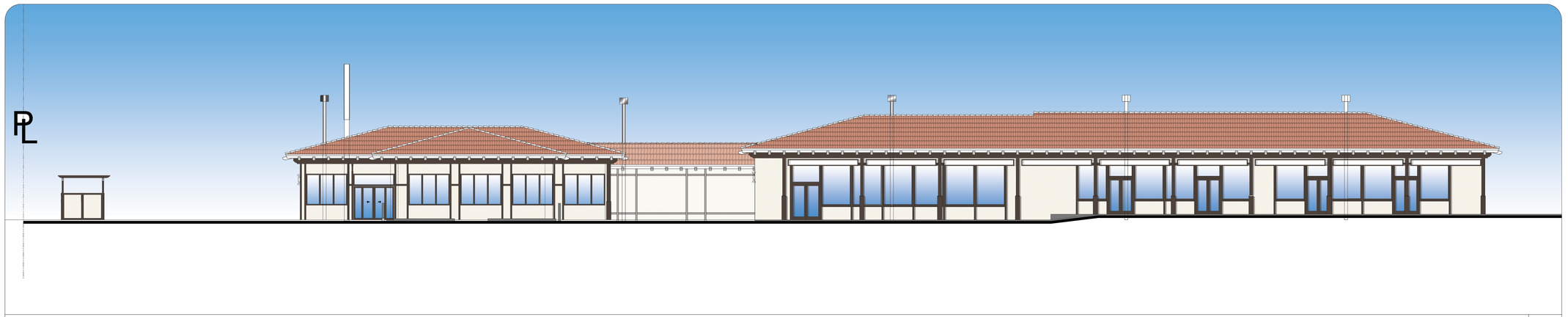
LICENSED ARCHITECT SHIV DEVIDAS TALWAR C-23417 EXP.2-20-23 STATE OF CALIFORNIA

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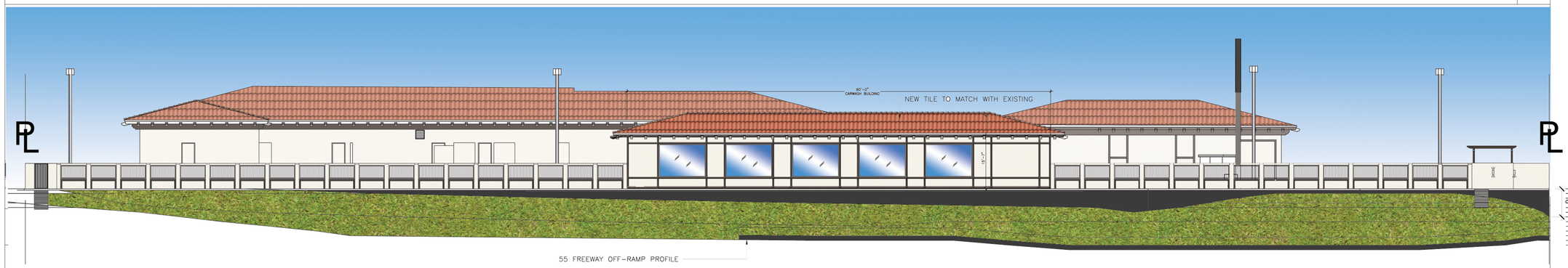
NO.	DATE	ISSUED
	10/02/19	DRC
	02/04/21	REVISION ON 08/05 DRC
	06/22/21	REVISION ON 08/05 DRC
	08/06/21	REVISION ON 08/05 DRC

DRAWING TITLE: ELEVATION
JOB TITLE: ADDITION & REMODEL (CUP APPLICATION) SANTIAGO CENTER
JOB ADDRESS: 2640 N. SANTIAGO BLVD. ORANGE, CA. 92867

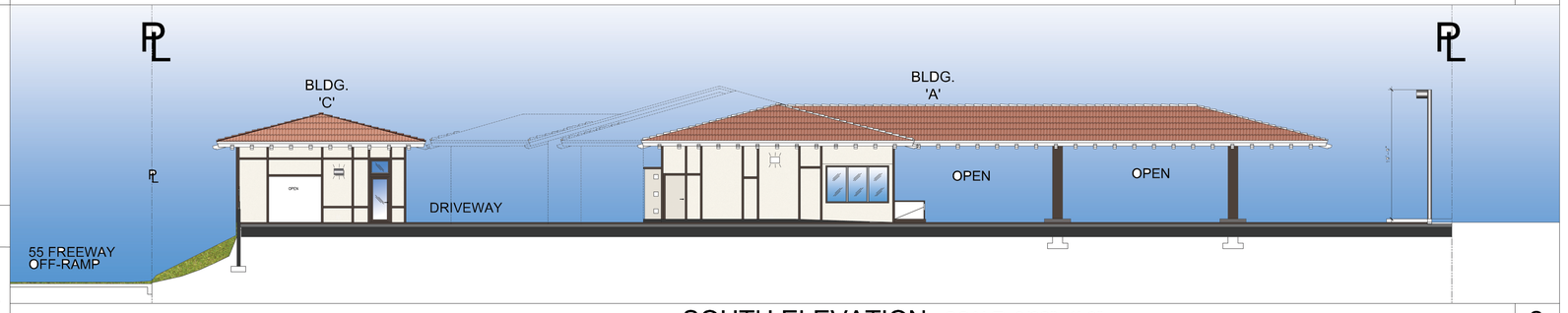
JOB NO. 2019-36
DWG. NO. A-2.0
REVISION NO. 3



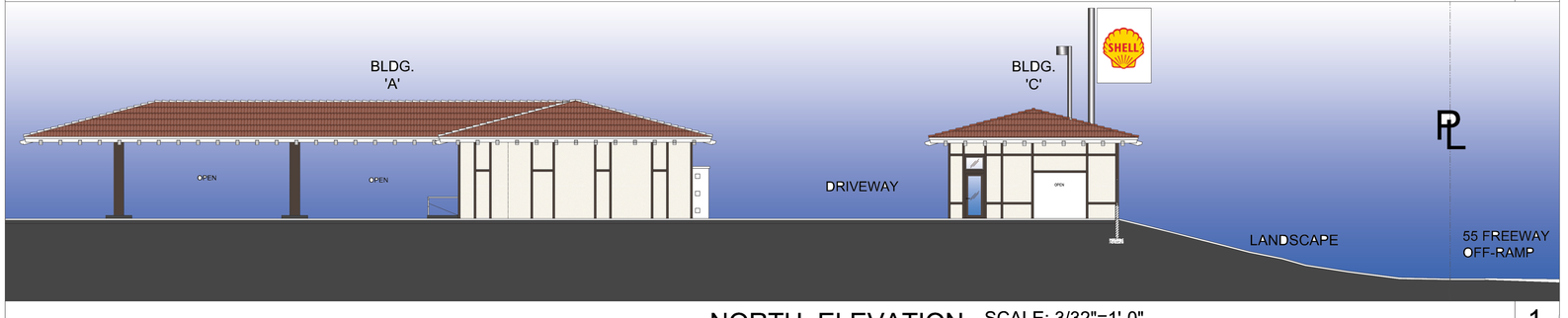
EAST ELEVATION SCALE: 3/32"=1'-0" 4



WEST ELEVATION SCALE: 3/32"=1'-0" 3



SOUTH ELEVATION SCALE: 3/32"=1'-0" 2



NORTH ELEVATION SCALE: 3/32"=1'-0" 1

ELEVATIONS GENERAL NOTES

1. STUCCO SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 25 OF THE CBC. WHEN STUCCO IS APPLIED OVER WOOD BASE SHEATHING TWO LAYERS OF GRADE PAPER SHALL BE APPLIED. MINIMUM NO. 26 GAUGE CORROSION RESISTANT WEEP SCREED SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS. SCREED SHALL BE PLACED MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS.
2. ALL EXISTING WALL FINISH WILL BE RE-PAINTED WITH MATCHING STUCCO COLOR TEXTURE .
3. OPENING PATCH UP SHALL BE WITH FRAME AND FINISH WITH MATCHING STUCCO COLOR AND TEXTURE TO MATCH EXISTING.

ELEVATION KEYNOTES

1. EXISTING ROOF TILE TO REMAIN
2. EXISTING AND NEW DECORATIVE WOOD TRIM TO BE REPAINTED (VISTA PAINT CHOCOLATE: H0142)
3. EXISTING AND NEW STUCCO TEXTURED PAINT VISTA PAINT 37 WHITE SHADOW
4. PROPOSED NEW 2' HIGH DECORATIVE CMU WALL IN STUCCO PAINT COLOR TO MATCH REPAINTED EXISTING AND NEW BUILDING WITH 4' HIGH DECORATIVE WROUGHT IRON FENCE (VISTA PAINT BLACK LICORICE NUMBER: 0529)
5. (E) ELECTRICAL PANEL TO REMAIN
6. (E) A/C CONDENSER TO REMAIN
7. ACCESSOIR RAMP
8. PUBLIC RESTROOM (ADA COMPLIANT)
9. NOT USE
10. EXISTING DECORATIVE WOOD POST TO BE REPAINTED (VISTA PAINT CHOCOLATE: H0142)
11. CLOSE OFF BAY DOORS OF EXISTING SERVICE AREA AND COVER WITH 2 X 4 FRAMING & STUCCO TO BE PAINTED (VISTA PAINT BAG OF GOLD: 0897)
12. HANDRAIL FOR ADA
13. EXISTING STORE FRONT
14. EXISTING STORE FRONT SIGNAGE
15. INSTALL NEW WINDOWS TO PROPOSED ADDITION
16. EXISTING LIGHT POST
17. PROPOSED LIGHT POST
18. CARWASH TUNNEL WITH ROLL-UP GARAGE DOOR ON ENTRY AND EXIT
19. WALL MOUNTED LIGHT SYSTEM AROUND TRASH ENCLOSURE
20. RETAINING WALL ALONG CARWASH STRUCTURE NEAR SLOPE
21. (E) SITE SIGNAGE - TO REMAIN
22. (N) ROOFING FOR CARWASH FINISHES - TO MATCH EXISTING BUILDING MATERIAL
23. NEW AUTOMATIC SLIDING DOOR

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LICENSED ARCHITECT
SHIV DEVIDAS TALWAR
C-23417
EXP.2-20-21
STATE OF CALIFORNIA

DESIGN CONCEPTS
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TEL: 909-591-3939 dsignconcepts@yahoo.com

NO.	DATE	ISSUED	DRC
	10/02/19		

DRAWING TITLE: ELEVATION

JOB TITLE: ADDITION & REMODEL (CUP APPLICATION) SANTIAGO CENTER

JOB ADDRESS: 2940 N. SANTIAGO BLVD. ORANGE, CA. 92867

JOB NO. 2013-36

DWG. NO. A-2.0

REVISION NO. 3

vista paint

2660 N Santiago Blvd Orange
View 1, Scheme 1
Linda Klem
November 22nd, 2017



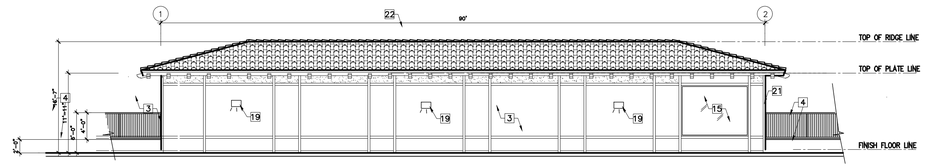
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H0142 Chocolate

BODY
37 White Shadow

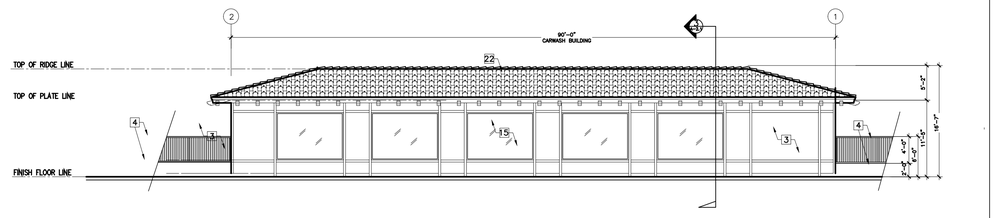
Red
1USDJ7025

Photo colors are simulations and can vary depending upon the light, shadows and angle of the original photograph. For exact colors refer to the color chips attached or apply a wet sample.

PROPOSED ELEVATION COLORS



CARWASH ELEVATION (EAST SIDE) SCALE: 3/32" - 1'-0" | 2



CARWASH ELEVATION (WEST SIDE) SCALE: 3/32" - 1'-0" | 1

ELEVATION KEYNOTES

1. EXISTING ROOF TILE TO REMAIN
2. EXISTING AND NEW DECORATIVE WOOD TRIM TO BE REPAINTED (VISTA PAINT CHOCOLATE: H0142)
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5. (E) ELECTRICAL PANEL TO REMAIN
6. (E) A/C CONDENSER TO REMAIN
7. HANDICAP RAMP
8. PUBLIC BATHROOM (ADA COMPLIANT)
9. SCOPE OF WORK FOR ADDITION AND CONVERSION TO COMPLETE CONVENIENCE STORE
10. EXISTING DECORATIVE WOOD POST TO BE REPAINTED (VISTA PAINT CHOCOLATE: H0142)
11. CLOSE OFF BAY DOORS OF EXISTING SERVICE AREA AND COVER WITH 2 X 4 FRAMING & STUCCO TO BE PAINTED (VISTA PAINT WHITE SHADOW 37)
12. HANDRAIL FOR ADA
13. EXISTING STORE FRONT
14. EXISTING STORE FRONT SIGNAGE
15. NEW WINDOWS FOR CARWASH
16. EXISTING LIGHT POST
17. PROPOSED LIGHT POST
18. CARWASH TUNNEL WITH ROLL-UP GARAGE DOOR ON ENTRY AND EXIT
19. WALL PACK (WALL MOUNTED) LIGHT SYSTEM
20. RETAINING WALL ALONG CARWASH STRUCTURE NEAR SLOPE
21. ACCENT TRIM & LIDS (VISTA PAINT WHITE SHADOW:
22. (N) CERAMIC ROOF TILE TO MATCH WITH EXISTING BUILDINGS ROOFING

ELEVATIONS GENERAL NOTES

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3. OPENING PATCH UP SHALL BE WITH FRAME AND FINISH WITH MATCHING STUCCO COLOR (VISTA PAINT WHITE SHADOW 37) AND TEXTURE TO MATCH EXISTING.

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LICENSED ARCHITECT SHIV DEVIDAS TALWAR STATE OF CALIFORNIA C-23417 EXP.2-28-23

DESIGN CONCEPTS
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TEL: 909-591-3939 dsignconcepts@yahoo.com

NO.	DATE	ISSUED
	10/02/19	DRC
	02/04/21	REVISION ON 08/05 DRC
	06/22/21	REVISION ON 08/05 DRC
	08/06/21	REVISION ON 08/05 DRC

DRAWING TITLE
PAINT COLOR

JOB TITLE
ADDITION & REMODEL (CUP APPLICATION)
SANTIAGO CENTER

JOB ADDRESS
2640 N. SANTIAGO BLVD.
ORANGE, CA. 92867

JOB NO. 2019-36

DWG. NO. A-2.1

REVISION NO. 3

vista paint

2660 N Santiago Blvd Orange
View 1, Scheme 1
Linda Klem
November 22nd, 2017

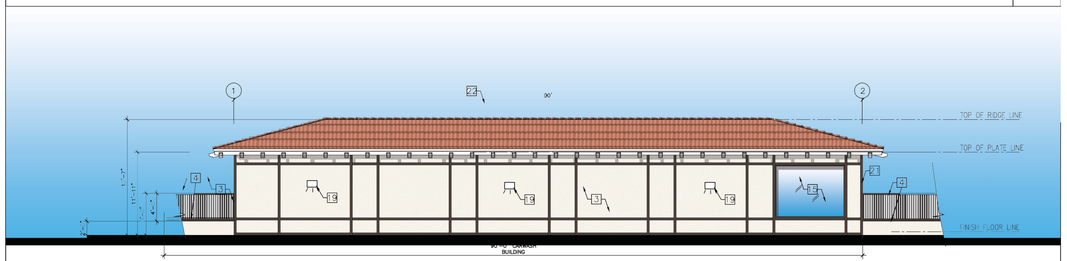


Trim	BODY	Red
H0142 Chocolate	37 White Shadow	1USDU7025

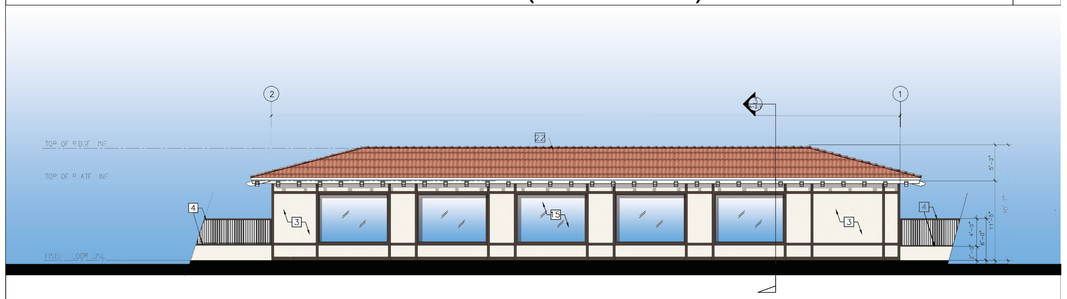


Photo colors are simulations and can vary depending upon the light, shadows and angle of the original photograph. For exact colors refer to the color chips attached or apply a wet sample.

PROPOSED ELEVATION COLORS



CARWASH ELEVATION (EAST SIDE) SCALE: 3/32" - 1'-0" | 2



CARWASH ELEVATION (WEST SIDE) SCALE: 3/32" - 1'-0" | 1

☐ ELEVATION KEYNOTES

1. EXISTING ROOF TILE TO REMAIN
2. EXISTING AND NEW DECORATIVE WOOD TRIM TO BE REPAINTED (VISTA PAINT CHOCOLATE: H0142)
3. EXISTING AND NEW STUCCO TEXTURED PAINT (VISTA PAINT 37 WHITE SHADOW)
4. PROPOSED NEW 2' HIGH DECORATIVE CMU WALL IN STUCCO PAINT COLOR TO MATCH REPAINTED EXISTING AND NEW BUILDING WITH 4' HIGH DECORATIVE WROUGHT IRON FENCE (VISTA PAINT BLACK LICORICE NUMBER: 0529)
5. (E) ELECTRICAL PANEL TO REMAIN
6. (E) A/C CONDENSER TO REMAIN
7. HANDICAP RAMP
8. PUBLIC BATHROOM (ADA COMPLIANT)
9. SCOPE OF WORK FOR ADDITION AND CONVERSION TO COMPLETE CONVENIENCE STORE
10. EXISTING DECORATIVE WOOD POST TO BE REPAINTED (VISTA PAINT CHOCOLATE: H0142)
11. CLOSE OFF BAY DOORS OF EXISTING SERVICE AREA AND COVER WITH 2 X 4 FRAMING & STUCCO TO BE PAINTED (VISTA PAINT 37 WHITE SHADOW)
12. HANDRAIL FOR ADA
13. EXISTING STORE FRONT
14. EXISTING STORE FRONT SIGNAGE
15. NEW WINDOWS FOR CARWASH
16. EXISTING LIGHT POST
17. PROPOSED LIGHT POST
18. CARWASH TUNNEL WITH ROLL-UP GARAGE DOOR ON ENTRY AND EXIT
19. WALL PACK (WALL MOUNTED) LIGHT SYSTEM
20. RETAINING WALL ALONG CARWASH STRUCTURE NEAR SLOPE
21. ACCENT TRIM & LIDS (VISTA PAINT WHITE SHADOW:
22. (N) CERAMIC ROOF TILE TO MATCH WITH EXISTING BUILDINGS ROOFING

ELEVATIONS GENERAL NOTES

1. STUCCO SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 25 OF THE CBC. WHEN STUCCO IS APPLIED OVER WOOD BASE SHEATHING TWO LAYERS OF GRADE PAPER SHALL BE APPLIED. MINIMUM NO. 26 GAUGE CORROSION RESISTANT WEEP SCREED SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS. SCREED SHALL BE PLACED MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS.
2. ALL EXISTING WALL FINISH WILL BE RE-PAINTED WITH MATCHING STUCCO COLOR (VISTA PAINT BAG OF GOLD: 0897) AND TEXTURE .
3. OPENING PATCH UP SHALL BE WITH FRAME AND FINISH WITH MATCHING STUCCO COLOR (VISTA PAINT BAG OF GOLD: 0897) AND TEXTURE TO MATCH EXISTING.

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	10/02/19	DRC
	02/04/21	REVISION ON 08/05 DRC
	06/22/21	REVISION ON 08/05 DRC
	08/06/21	REVISION ON 08/05 DRC

DRAWING TITLE
PAINT COLOR

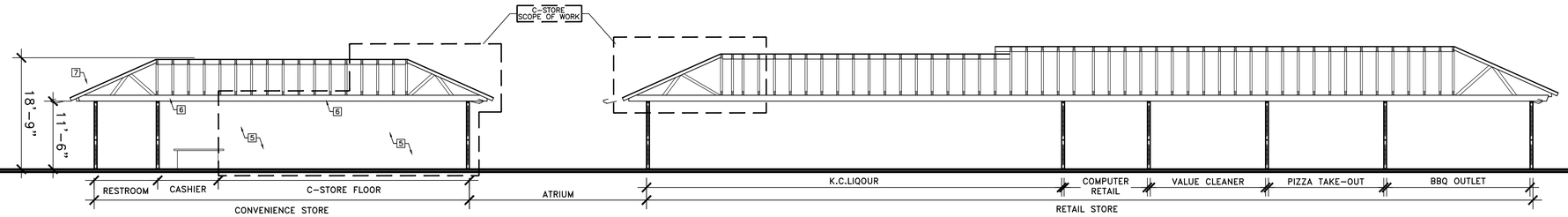
JOB TITLE
ADDITION & REMODEL (CUP APPLICATION)
SANTIAGO CENTER

JOB ADDRESS
2640 N. SANTIAGO BLVD.
ORANGE, CA. 92867

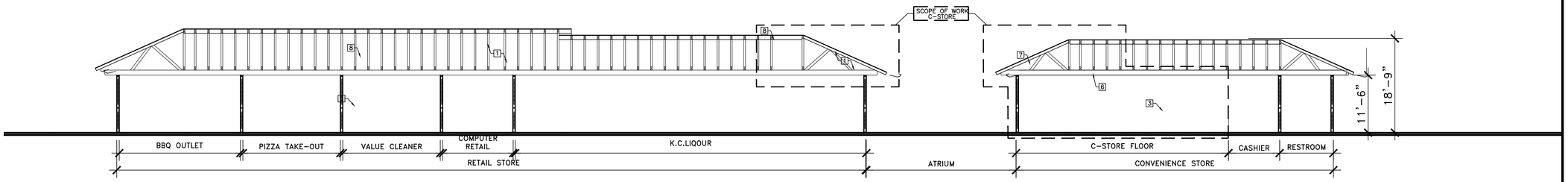
JOB NO. 2019-36

DWG. NO. A-2.1

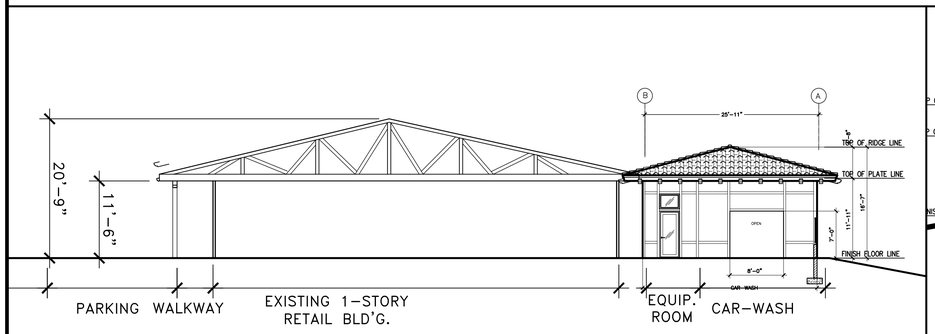
REVISION NO. 3



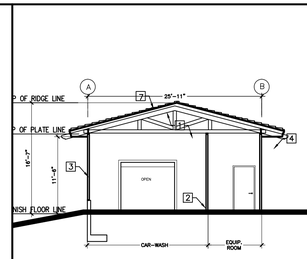
SECTION A-A (CONVENIENCE STORE/RETAIL BLOCK) SCALE: 3/32" - 1'-0" | 3

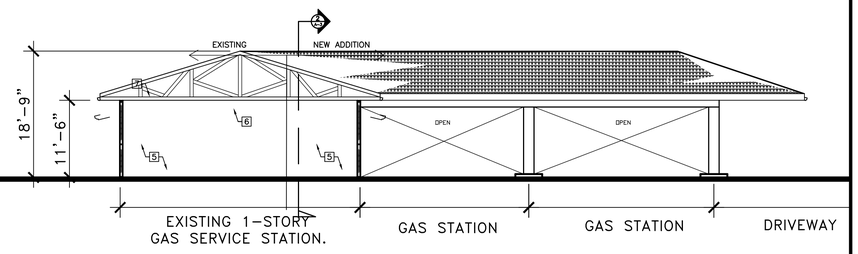


SECTION B-B (CONVENIENCE STORE/RETAIL BLOCK) SCALE: 3/32" - 1'-0" | 2



SECTION D-D (RETAIL BLOCK) SCALE: 3/32" - 1'-0" | 4



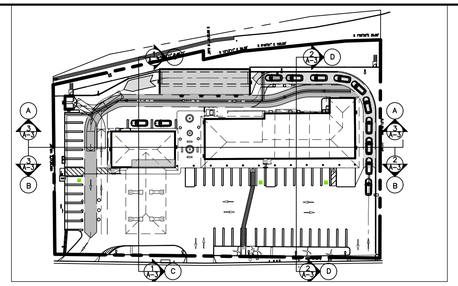


SECTION C-C (CAR WASH & C-STORE) SCALE: 3/32" - 1'-0" | 1

BUILDING SECTION KEYNOTES

1. (N) PRE-FABRICATED TRUSSES BY OTHERS FOR CAR WASH ONLY
2. (N) NON-BEARING INTERIOR WALL TO SEPERATE CAR WASH EQUIPMENT AND CAR WASH MACHINERY
3. (N) INTERIOR WALL TO MATCH WITH EXISTING BUILDINGS
4. (E) MAINTAIN DESIGN W/ EXISTING BUILDING DESIGN
5. (N) REMODELED CONVENIENCE STORE
6. (E) MAINTAIN EXISTING ROOF CONSTRUCTION
7. (E) CERAMIC ROOFING TO REMAIN
8. (E) ROOFING TO REMAIN

SECTIONS KEY PLAN



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	10/02/19	DRC
	02/04/21	REVISION ON 08/05 DRC
	06/22/21	REVISION ON 08/05 DRC

DRAWING TITLE
SECTION

JOB TITLE
ADDITION & REMODEL (CUP APPLICATION)
SANTIAGO CENTER

JOB ADDRESS
2640 N. SANTIAGO BLVD.
ORANGE, CA. 92867

JOB NO. 2019-36

DWG. NO. A-3

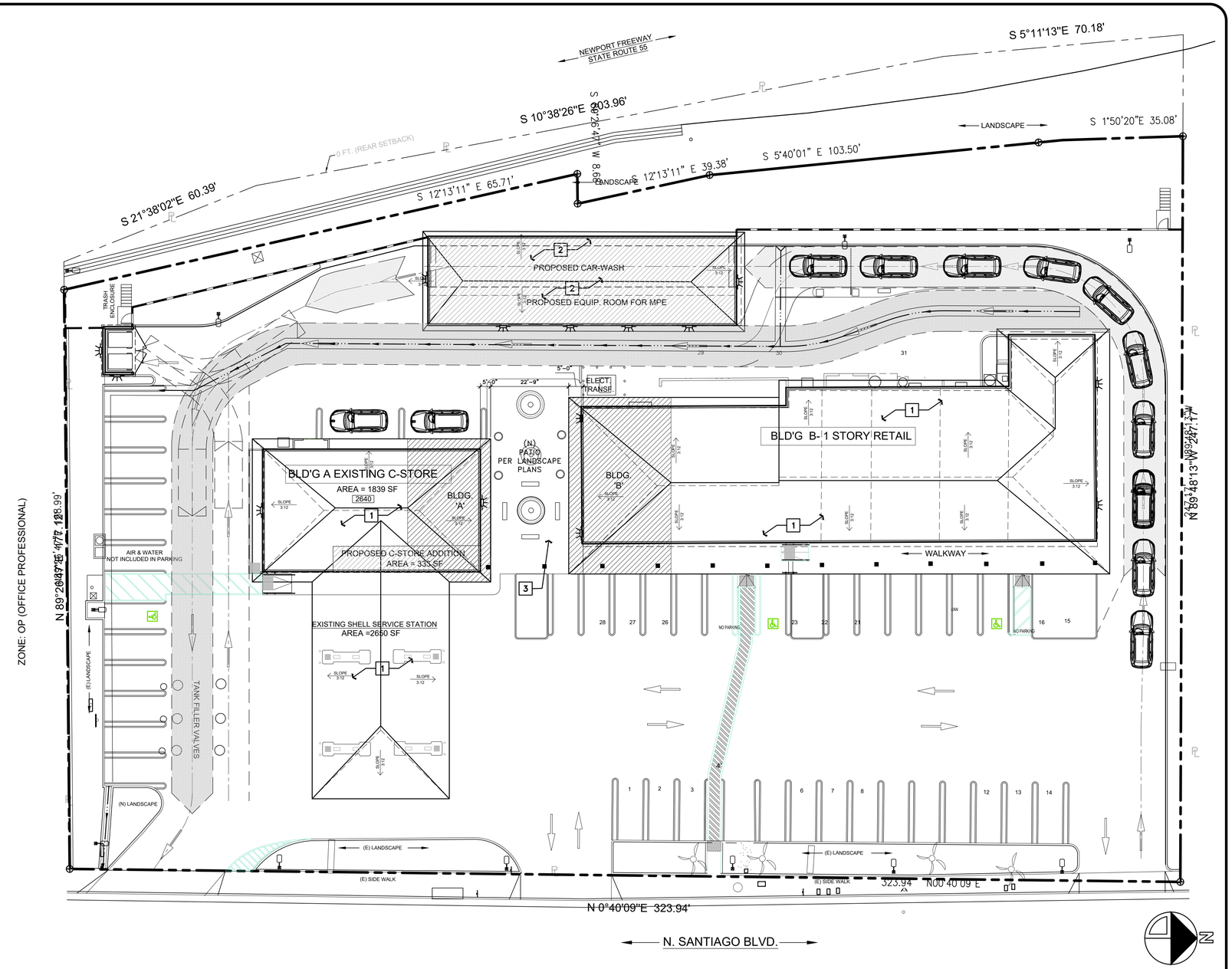
REVISION NO.

ROOF PLAN KEYNOTES

1. (E) ROOF TO REMAIN
2. (N) ROOF OF CAR WASH TO MATCH WITH EXISTING BUILDING ROOF MATERIALS
3. (E) OPEN AREA

ROOF PLAN LEGEND:

NEW AND MODIFIED ROOF AREA



EXISTING & PROPOSED ROOF PLAN

SCALE: 1/16"=1'-0"

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	10/02/19		DRC
	02/04/21		REVISION ON 08/05 DRC
	06/22/21		REVISION ON 08/05 DRC

DRAWING TITLE
EXISTING & PROPOSED ROOF PLAN

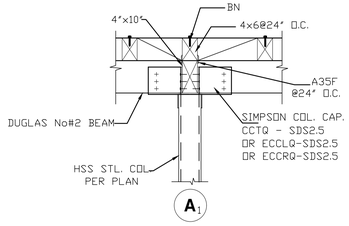
JOB TITLE
ADDITION & REMODEL (CUP APPLICATION)
SANTIAGO CENTER

JOB ADDRESS
2640 N. SANTIAGO BLVD.
ORANGE, CA. 92867

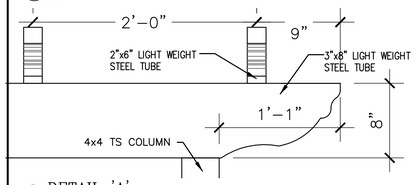
JOB NO. 2019-36

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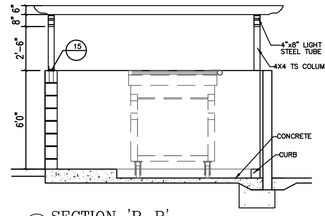
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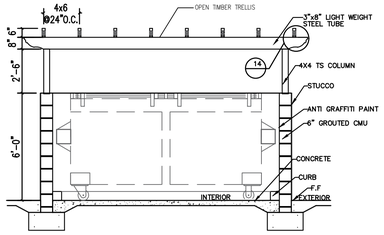
15 COLUMN TO BEAM CONNECTION
NTS



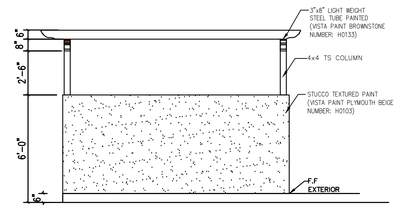
14 DETAIL 'A'
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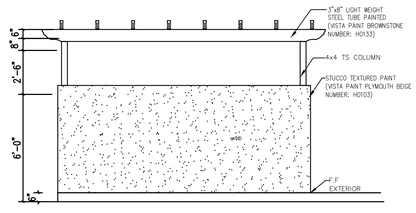
11 SECTION 'B-B'
1/4"=1'- 00"



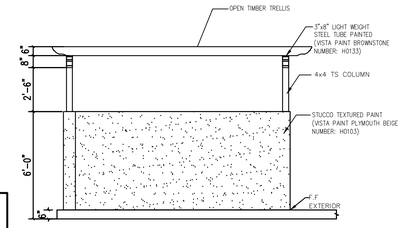
10 SECTION 'A-A'
1/4"=1'- 00"



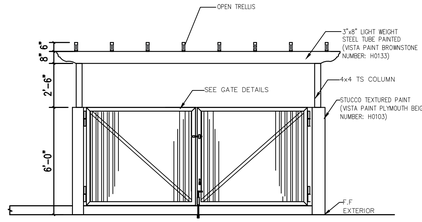
6 EAST ELEV
1/4"=1'- 00"



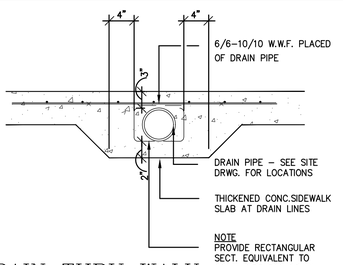
4 SOUTH ELEV.
1/4"=1'- 00"



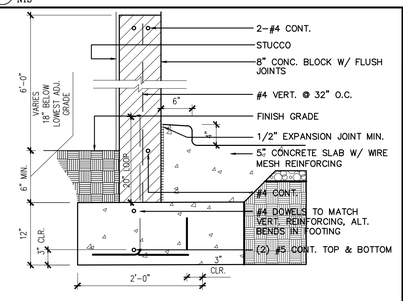
5 WEST ELEV.
1/4"=1'- 00"



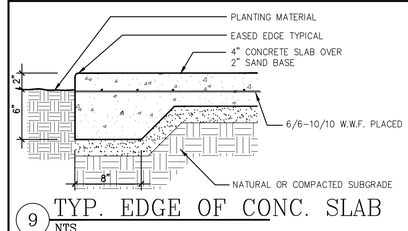
3 NORTH ELEV.
1/4"=1'- 00"



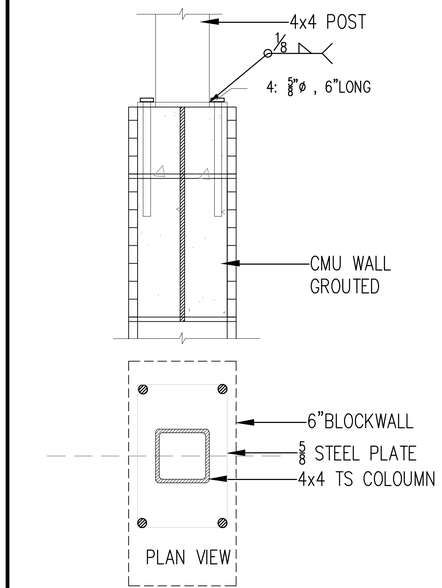
17 DRAIN THRU WALK
NTS



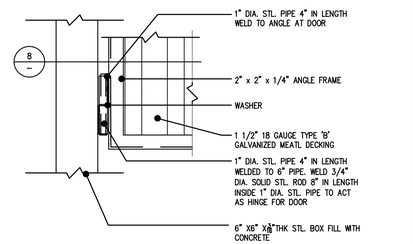
13 TRASH WALL & FOOTING
NTS



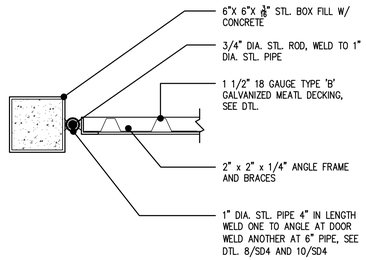
9 TYP. EDGE OF CONC. SLAB
NTS



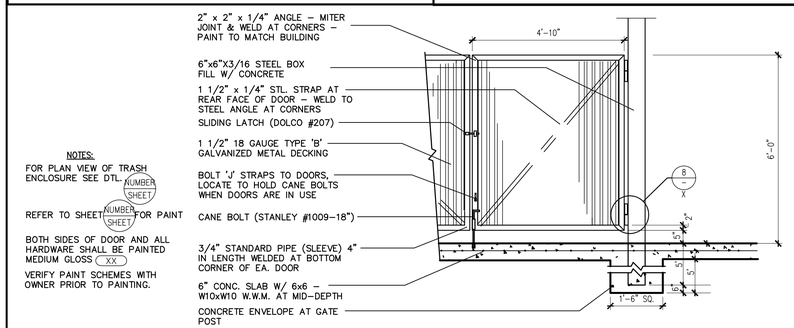
16 POST TO CMU WALL
3"=1'- 00"



12 JAMB AT TRASH ENCLOSURE-ELEV
NTS

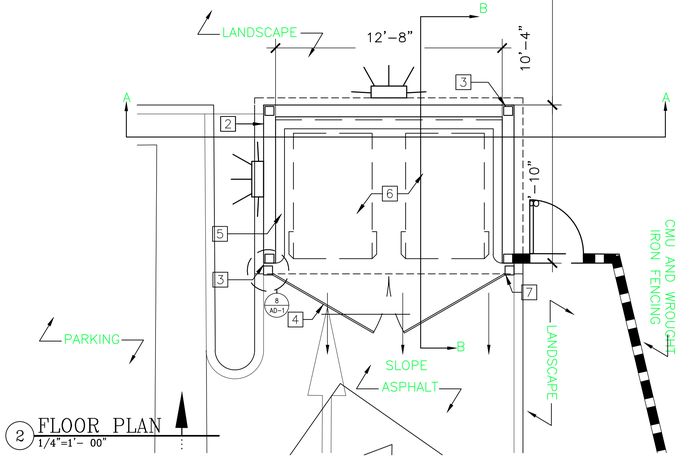


8 JAMB AT TRASH ENCLOSURE-PLAN
NTS

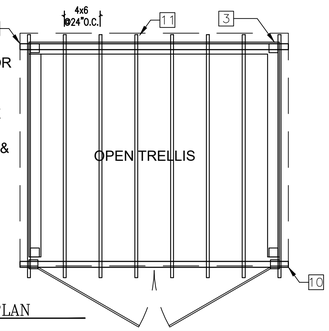


7 TRASH ENCLOSURE ELEVATION
NTS

NOTE: TRASH ENCLOSURE TO COMPLY WITH CITY OF ORANGE STANDARD PLAN NO. 409



2 FLOOR PLAN
1/4"=1'- 00"



1 ROOF PLAN
1/4"=1'- 00"

NOTE:
1. SEE CIVIL PLANS FOR ADDITIONAL
2. CONTRACTOR TO VERIFY WITH WASTE MANAGEMENT COMPANY FOR SIZE & DIMENSIONS

1. 4" PCC foundation, extending 4" beyond enclosure walls, over 90% compacted base.
2. * 8" x 8" x 16" (8" x 6" x 16" OK for slumped block), 6' high masonry walls match surrounding architecture
3. SHS 6"x6"x5/16" thick steel box, concrete filled. 2" clearance between tube and walls.
4. 16 ga. ribbed metal gates with 2" x 2" x 1/4" steel angle iron frame and diagonal bracing. Continuous weld all joints.
5. 6" x 6" PCC curb.
6. 6" thick PCC loading pad over 90% compacted base, 4% maximum slope.
7. Pedestrian hinged gate, constructed to standards of Construction Note 4.
8. Access ramp (use where raised walkway is to be installed).
9. PCC walkway, 36" wide.
10. 4" x 10" timber beam Joint to SHS 6"x6"x5/16" thk. steel column
11. 4" x6" timber rafter Connected to main beam

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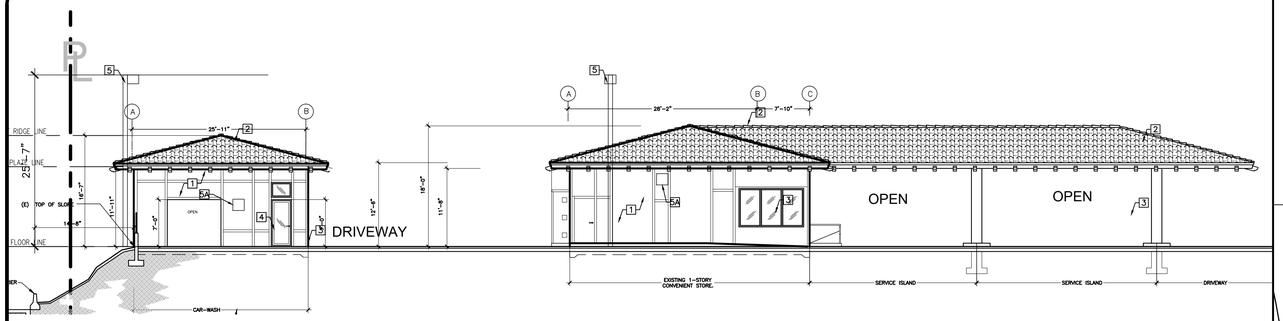
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	10/02/19		DRC
	02/04/21		REVISION ON 08/05 DRC
	06/22/21		REVISION ON 08/05 DRC
	07/13/21		REVISION ON 08/05 DRC

DRAWING TITLE: TRASH ENCLOSURE DETAILS
JOB TITLE: ADDITION & REMODEL (CUP APPLICATION) SANTIAGO CENTER
JOB ADDRESS: 2640 N. SANTIAGO BLVD. ORANGE, CA. 92867

JOB NO. 2019-36

DWG. NO. AD-1

REVISION NO.



COLOR BOARD MATERIALS KEY ELEVATION

SCALE : 3/32" = 1'-0"

MATERIAL KEYNOTES

1



STUCCO TO MATCH WITH EXISTING BUILDING

2



CERAMIC TILE ROOFING TO MATCH W/ EXISTING BUILDING

3



PAINTED EXTRUDED WOOD TO MAINTAIN DESIGN W/ EXISTING BUILDING

4



EXTERIOR STEEL DOOR TO MATCH W/ EXISTING BUILDING

5 PROPOSED LIGHT POLES MATCH



ALED3T78N

RAB | Outdoor

Project: Type:

Prepared By: Date:

Color: Bronze Weight: 33.4 lbs

Driver Info

Type	Constant Current	Watts	78W
120V	0.66A	Color Temp	4000K (Neutral)
208V	0.41A	Color Accuracy	72 CRI
240V	0.35A	L70 Lifespan	100,000
277V	0.30A	Lumens	8,501
Input Watts	73.5W	Efficacy	117.8 LPW

Technical Specifications

Listings

UL Listed: Suitable for wet locations as a downlight

DLC Listed: This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000179LI

IESNA LM-79 & IESNA LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance: Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

LED Characteristics

Lifespan: 100,000-hour L70 lifespan based on IES LM-80 results and TM-21 calculations

LEDs: Six (6) multi-chip, 13W, high-output, long-life LEDs

Color Consistency: 3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability: LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Color Uniformity: RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard Institute (ANSI) C78.377-2017.

Construction

IES Classification: The Type III distribution is ideal for roadway, general parking, and other area lighting applications where a wide, oval light pattern is desired. This fixture is located near the side of the area, allowing the light to project outward and fill the area.

Ambient Temperature: Suitable For use in 40°C (104°F)

Cold Weather Starting: Minimum starting temperature is -40°C (-40°F)

Thermal Management: Superior heat sinking with external Air-Fluse fins

Effective Projected Area: EPA = 0.75

Lens: Tempered glass lens

Housing: Die cast aluminum housing, lens frame and mounting arm

IP Rating: Ingress Protection rating of IP66 for dust and water

Mounting: Universal mounting arm compatible for tole spacing patterns from 1" to 5 1/2" center to center. Round Pole Universal Mounting Arm is rated for 4" max. Use Tenon Adp to mount fixture with mast. Round pole diameter must be <4" to mount fixtures at 90° orientation.

Reflector: Specular vacuum-metallized polycarbonate

Electrical

Driver: Multi-volt≥ 10W high output long life LED Driver Constant Current, Class S, 120V-240V, 50/60 Hz, 350mA

THD: 19.8% at 120V, 13.8% at 277V

Power Factor: 98.0% at 120V, 92.1% at 277V

Other

Patents: The design of the LPACK is protected by U.S. Pat. D824,056 and patents pending in Canada, China and Taiwan.

Need help? Tech help line: (888) 722-1000 Email: custserv@rablighting.com Website: www.rablighting.com
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Page 1 of 2

5A PROPOSED EXTERNAL WALL PACK LIGHT



WPLED10N

RAB

Project: Type:

Prepared By: Date:

LED 10W & 13 Watt packs, patent-pending thermal management system, 100,000 hour L70 lifespan, 5-year, no-compromise warranty.

Color: Bronze Weight: 3.3 lbs

Driver Info

Type	Constant Current	Watts	10W
120V	0.1A	Color Temp	4000K (Neutral)
208V	0.07A	Color Accuracy	74 CRI
240V	0.06A	L70 Lifespan	100,000
277V	0.05A	Lumens	1,208
Input Watts	12.05W	Efficacy	99 LPW

Technical Specifications

Listings

UL Listed: Suitable for Wet Locations as a Downlight, Suitable for Damp Locations as an Uplight, Wall Mount only. Suitable for Mounting within 4ft. of ground.

IESNA LM-79 & IESNA LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed: This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000179LI

LED Characteristics

Lifespan: 100,000-hour L70 lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency: 3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability: LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Color Uniformity: RAB's range of Correlated Color Temperature follows the guidelines of the American National

Lumen Maintenance: The LED will deliver 70% of its initial lumens at 100,000 hours of operation

Construction

Finish: Formulated for high durability and long-lasting color

Cold Weather Starting: Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature: Suitable for use to 40°C (104°F)

Thermal Management: Cast aluminum Thermal Management system for optimal heat sinking. The LPACK is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperatures.

Housing: Precision die-cast aluminum housing, lens frame

Mounting: Surface plate and Junction box

Green Technology: Mercury and UV free, RoHS-compliant components.

Gaskets: High-temperature Silicone

Electrical

Driver: Multi-volt≥ 10W high output long life LED Driver Constant Current, Class S, 120V-240V, 50/60 Hz, 350mA

THD: 19.8% at 120V, 13.8% at 277V

Power Factor: 98.0% at 120V, 92.1% at 277V

Other

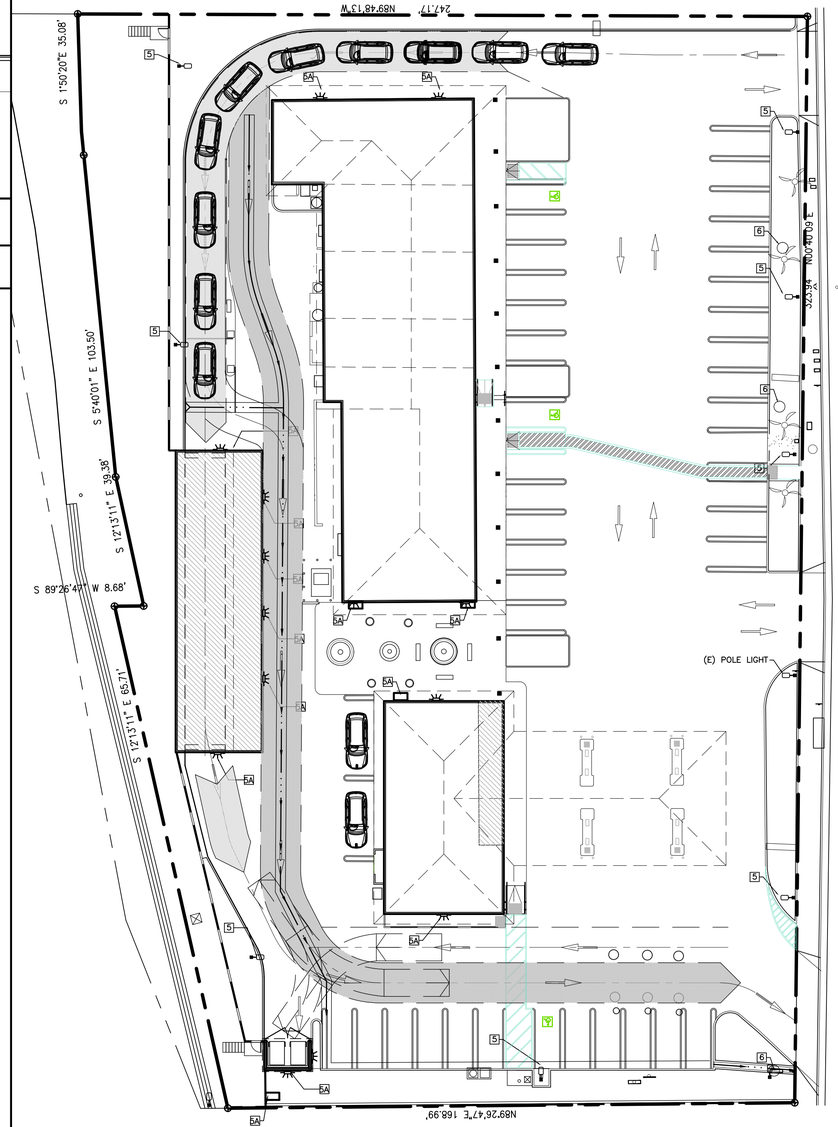
Patents: The design of the LPACK is protected by U.S. Pat. D824,056 and patents pending in Canada, China and Taiwan.

Need help? Tech help line: (888) 722-1000 Email: custserv@rablighting.com Website: www.rablighting.com
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Page 1 of 3

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EXISTING LIGHTS TO BE REPLACED/RELOCATED AS PER PLAN



N

EXTERIOR LIGHTING PLAN

SCALE: 3/64"= 1'-0"

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LICENSED ARCHITECT SHIV DEVIDASS TALWAR STATE OF CALIFORNIA C-23417 EXP.2-30-21

DESIGN CONCEPTS
SHIV TALWAR, ARCHITECT AIA
3340 RIVERSIDE DR., SUITE M, CHINO, CA 91710
TEL: 909-591-3939 dsignconcepts@yahoo.com

NO.	DATE	ISSUED	
	10/02/19		DRC
	02/04/21		REVISION ON 08/05 DRC
	06/22/21		REVISION ON 08/05 DRC

DRAWING TITLE
MATERIAL BOARD

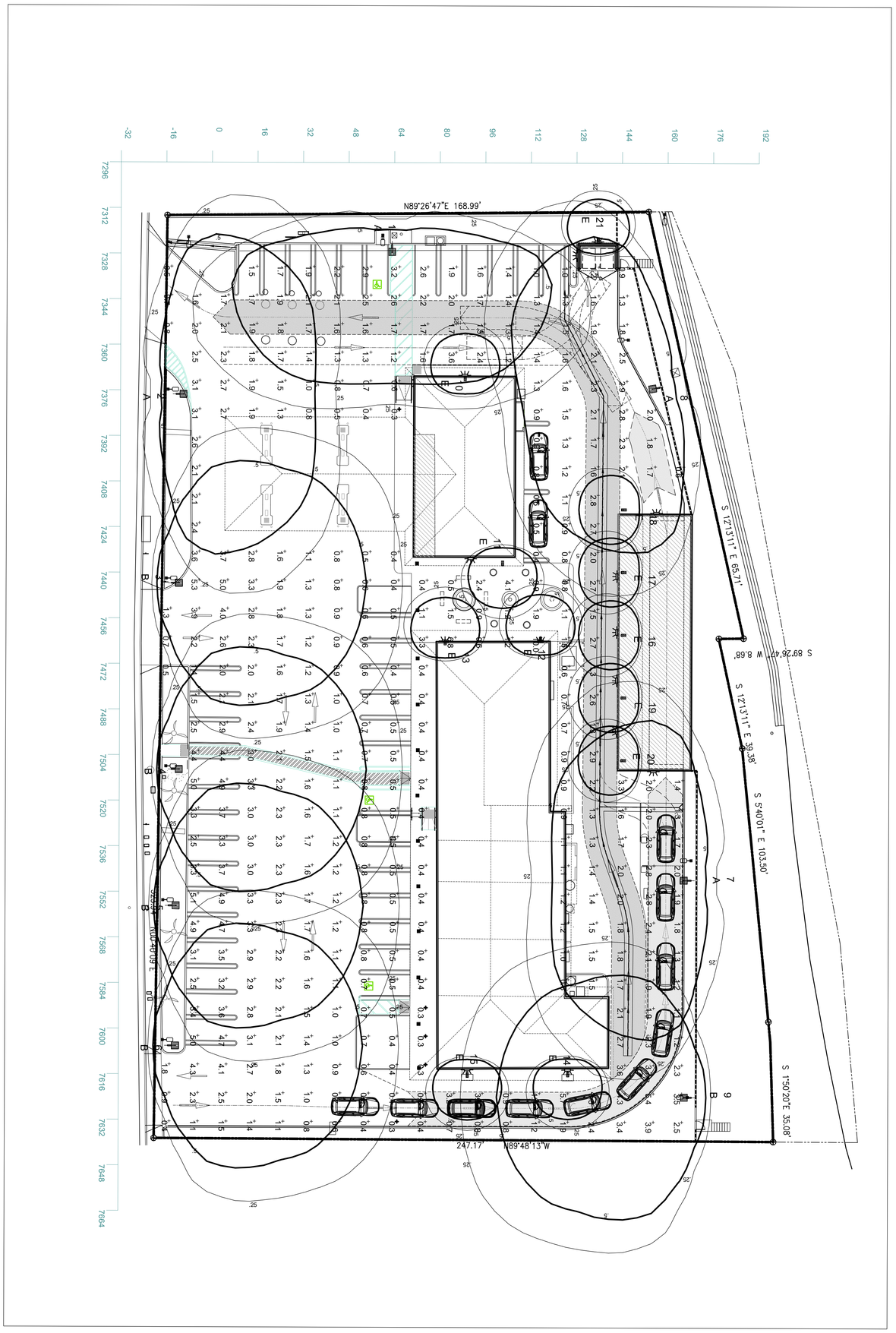
JOB TITLE
ADDITION & REMODEL (CUP APPLICATION)
SANTIAGO CENTER

JOB ADDRESS
2640 N. SANTIAGO BLVD.
ORANGE, CA. 92867

JOB NO. 2019-36

DWG. NO. MB-1

REVISION NO.



DWG. NO.	LT-1	DRAWING TITLE	
REVISION NO.		JOB NO.	2019-36
		JOB TITLE	ADDITION & REMODEL (CUP APPLICATION) SANTIAGO CENTER
		JOB ADDRESS	2640 N. SANTIAGO BLVD. ORANGE, CA. 92867

NO.	DATE	ISSUED	
	10/02/19		DRC
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DESIGN CONCEPTS

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LICENSED ARCHITECT SHIV DEVINDER TALWAR C-22041 EXP. 2-29-21 STATE OF CALIFORNIA

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Calculation Summary											
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**	**PtSpcLr**	**PtSpcTb**	**Meter Type**
CalcPts_1	Illuminance	Fc	1.79	10.0	0.3	5.97	33.33	Readings taken @ 0'-0" AFG	10	10	Horizontal

Luminaire Schedule			All quotes/orders generated from this layout must be forwarded to the Local Rep Agency				
Symbol	**Qty**	**Tag**	**Label**	**Arrangement**	**LLF**	**Description**	**BUG Rating**
	4	A	ALED3T78N	SINGLE	1.000	ALED3T78N (TYPE III)	B1-U0-G2
	5	B	ALED4T78N	SINGLE	1.000	ALED4T78N (TYPE IV)	B1-U0-G2
	12	E	WPLED10N	SINGLE	1.000	WPLED10N (Full Cutoff Wallpack)	B1-U0-G0

Expanded Luminaire Location Summary						
LumNo	**Tag**	**X**	**Y**	**MTG HT**	**Orient**	**Tilt**
1	A	7323.858	62.136	25	0	0
2	A	7375.744	-12.73	25	90	0
3	B	7442.037	-14.124	25	90	0
4	B	7507.4	-13.969	25	90	0
5	B	7555.261	-14.899	25	90	0
6	B	7604.39	-14.985	25	90	0
7	A	7546.004	167.089	25	270	0
8	A	7373.176	155.601	25	280	0
9	B	7622.195	167.396	25	270	0
10	E	7369.838	87.898	7.5	180	0
11	E	7434.538	101.319	7.5	0	0
12	E	7462.785	114.743	7.5	180	0
13	E	7462.979	81.264	7.5	180	0
14	E	7613.859	124.785	7.5	0	0
15	E	7614.137	89.493	7.5	0	0
16	E	7459.955	144.173	7.5	270	0
17	E	7437.955	144.173	7.5	270	0
18	E	7415.955	144.173	7.5	270	0
19	E	7481.955	144.173	7.5	270	0
20	E	7503.955	144.173	7.5	270	0
21	E	7317.018	138.911	6	180	0
Total Quantity: 21						



ALED3T78N



ALED4T78N



WPLED10N

NOTES:
* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* It is the Owner's responsibility to confirm the suitability of the existing or proposed poles and bases to support the proposed fixtures, based on the weight and EPA of the proposed fixtures and the owner's site soil conditions and wind zone. It is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.

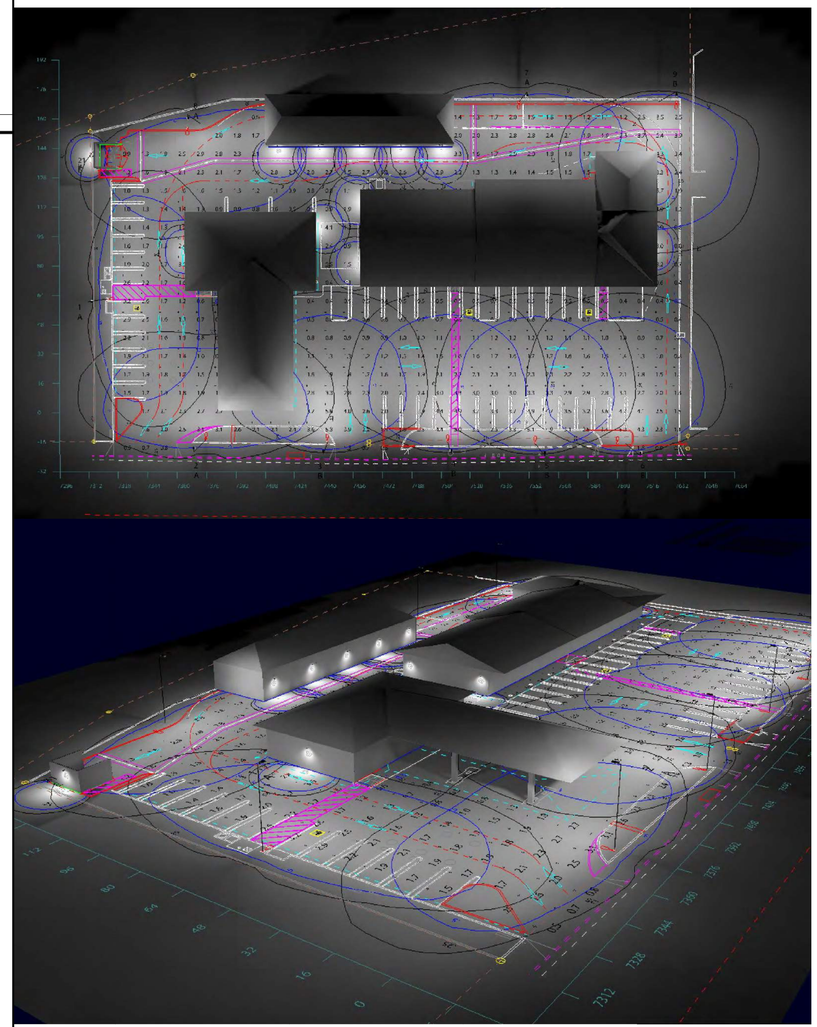
* The landscape material shown hereon is conceptual, and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

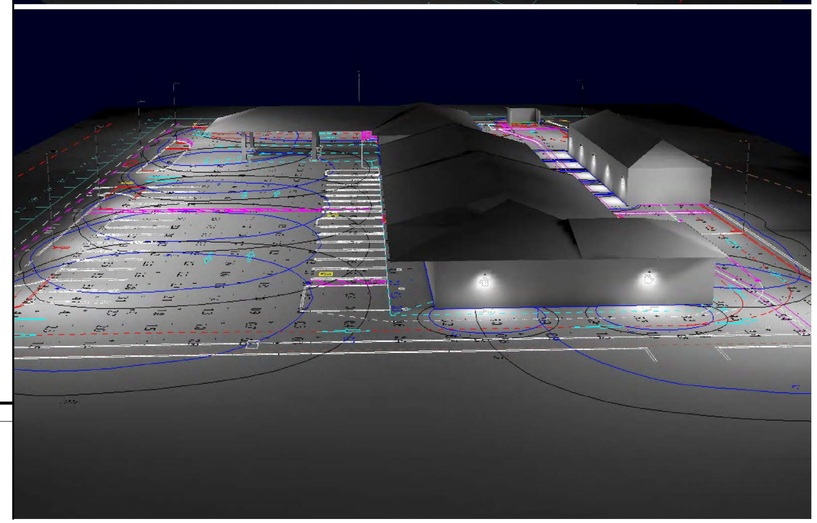
* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB lighting design model. RAB is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer requests into photometric studies.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.



PS4-07-25D2





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EXP.2-20-23
STATE OF CALIFORNIA

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	02/04/21		REVISION ON (08/05 DRC
	08/22/21		REVISION ON (08/05 DRC

DRAWING TITLE
LIGHTING DETAILS & PHOTOMETRIC RENDERING

JOB TITLE
ADDITION & REMODEL (CUP APPLICATION)
SANTIAGO CENTER

JOB ADDRESS
2840 N. SANTIAGO BLVD.
ORANGE, CA. 92867

JOB NO. 2019-36

DWG. NO. LT-2

REVISION NO.

WPLED10N

RAB



LED 10W & 13 Wall packs. patent-pending thermal management system. 100,000 hour L70 lifespan, 5-year, no-compromise warranty.

Color: Bronze Weight: 3.3 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	0.1A
208V	0.07A
240V	0.06A
277V	0.05A
Input Watts	12.20W

LED Info

Watts	10W
Color Temp	4000K (Neutral)
Color Accuracy	74 CRI
L70 Lifespan	100,000
Lumens	1,208
Efficacy	99 LPW

Technical Specifications

Listings

UL Listed:
Suitable for Wet Locations as a Downlight. Suitable for Damp Locations as an Uplight, Wall Mount only. Suitable for Mounting within 4ft. of ground.

IESNA LM-79 & IESNA LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P4V81RRI

LED Characteristics

Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National

Lumen Maintenance:
The LED will deliver 70% of its initial lumens at 100,000 hours of operation

Construction

Finish:
Formulated for high durability and long-lasting color

Cold Weather Starting:
Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in 40°C (104°F)

Thermal Management:
Cast aluminum Thermal Management system for optimal heat sinking. The LPACK is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

Housing:
Precision die-cast aluminum housing, lens frame

Mounting:
Surface plate and Junction box

Green Technology:
Mercury and UV free, RoHS-compliant components.

Gaskets:
High-temperature Silicone

Electrical

Driver:
Multi-chip 10W high output long life LED Driver Constant Current, Class II, 120V-240V, 50/60/ Hz, 350mA

THD:
10.8% at 120V, 13.8% at 277V

Power Factor:
98.6% at 120V, 92.1% at 277V

Other

Patents:
The design of the LPACK is protected by U.S. Pat. D604,004 and patents pending in Canada, China and Taiwan.

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WPLED10N

RAB

Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

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WPLED10N

RAB

Technical Specifications (continued)

Other

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:
Equivalent to 70W Metal Halide

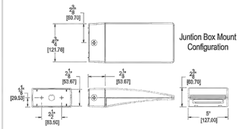
HID Replacement Range:
Replaces 35-100W Metal Halide

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:
B1 U0 G0

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 5-Year, No-Compromise Warranty

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ALED3T78N

RAB | Outdoor



Color: Bronze Weight: 33.4 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	0.65A
208V	0.41A
240V	0.35A
277V	0.30A
Input Watts	79.9W

LED Info

Watts	78W
Color Temp	4000K (Neutral)
Color Accuracy	72 CRI
L70 Lifespan	100,000
Lumens	8,941
Efficacy	117.8 LPW

Technical Specifications

Listings

UL Listing:
Suitable for wet locations as a downlight

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P000017HJ

IESNA LM-79 & IESNA LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:
Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

LED Characteristics

Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:
Six (6) multi-chip, 13W, high-output, long-life LEDs

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:
The Type III distribution is ideal for roadway, general parking, and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Ambient Temperature:
Suitable For use in 40°C (104°F)

Cold Weather Starting:
Minimum starting temperature is -40°C (-40°F)

Thermal Management:
Superior heat sinking with external Air-Flow fins

Effective Projected Area:
EPA = 0.75

Lens:
Tempered glass lens

Housing:
Die cast aluminum housing, lens frame and mounting arm

IP Rating:
Ingress Protection rating of IP66 for dust and water

Mounting:
Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:
Specular vacuum-metallized polycarbonate

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ALED3T78N

RAB | Outdoor

Technical Specifications (continued)

Construction

Gaskets:
High-temperature silicone gaskets

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free, RoHS-compliant components.

Electrical

Surge Protection:
4kV

Driver:
Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:
5.2% at 120V, 13.6% at 277V

Power Factor:
99.5% at 120V, 93.7% at 277V

Other

Patents:
The ALED design is protected by patents in the U.S. Pat. 968,370, Canada Pat. 144956, China ZL201230161914.X, and Mexico Pat. 39423. Pending patents in Taiwan.

BAA Compliance:
Click www.rablighting.com/products/ALED3T78N USA for BAA compliance.

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at www.rablighting.com/legal#warranty

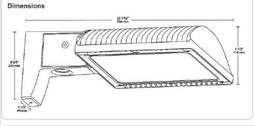
Equivalency:
Equivalent to 250W Metal Halide

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:
B1 U0 G2

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- 5-year warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	3T	78		N				
	4T = Type IV **3T** = Type III **2T** = Type II	**50** = 50W **78** = 78W **105** = 105W **125** = 125W **150** = 150W	**Blank** = Pole mount **SF** = Slipfitter	**Blank** = 5000K (Cool) **N** = 4000K (Neutral) **Y** = 3000K (Warm)	**Blank** = Bronze **RG** = Roadway Gray **W** = White **K** = Black	**Blank** = 120-277V **/480** = 480V **/BL** = Bi-Level **/D10** = 0-10V Dimming	**Blank** = No Option **/LC** = Lightcloud® Controller **/PCS** = 120V Swivel Photocell **/PCS2** = 277V Swivel Photocell **/PCT** = 120-277V Twistlock Photocell **/PCS4** = 480V Swivel Photocell **/PCT4** = 480V Twistlock Photocell **/WS2** = Multi-Level Motion Sensor 20 ft. **/WS4** = Multi-Level Motion Sensor 40 ft.	**Blank** = Standard **USA** = BAA Compliant

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PS4-07-25D2

RAB | Outdoor



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze Weight: 240.0 lbs

Project:	Type:
Prepared By:	Date:

Technical Specifications

Listings

CSA Listed:
Suitable for wet locations

Construction

Shaft:
46,000 p.s.i. minimum yield.

Hand Holes:
Reinforced with grounding lug and removable cover

Base Plates:
36,000 p.s.i. minimum yield.

Shipping Protection:
All poles are shipped in individual corrugated cartons to prevent finish damage

Color:
Bronze powder coating

Height:
25 FT

Weight:
240 lbs

Gauge:
7

Wall Thickness:
5/16"

Shaft Size:
4"

Hand Hole Dimensions:
3" x 5"

Bolt Circle:
8 1/2"

Base Dimension:
8"

Anchor Bolt:
Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:
WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available www.rablighting.com/downloads/instructions/poles4.pdf" target="_blank.

Pre-Shipped Anchor Bolts:
Bolts can be pre-shipped upon request for additional freight charge

Max EPA's/Max Weights:
70MPH 10.7 ft./245 lb.
80MPH 7.2 ft./165 lb.
90MPH 4.7 ft./110 lb.
100MPH 2.9 ft./65 lb.
110MPH 1.4 ft.,/35 lb.
120MPH 0.3 ft./10 lb.,

Accessories:
Anchor Bolts: www.rablighting.com/product/ABK4-07

Technical Specifications (continued)

Other

Terms of Sale:
Pole Terms of Sale is available .

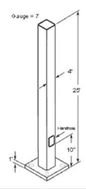
Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

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PS4-07-25D2

RAB | Outdoor

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Anchor Bolt Kit includes pole cap and base cover (sold separately)
- Custom manufactured for each application

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LIGHTING DETAILS

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REVISION NO.

ALED3T78N

RAB Outdoor



Color: Bronze

Weight: 33.4 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.66A
208V	0.41A
240V	0.35A
277V	0.30A
Input Watts	75.9W

LED Info

Watts	78W
Color Temp	4000K (Neutral)
Color Accuracy	72 CRI
L70 Lifespan	100,000
Lumens	8,941
Efficacy	117.8 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: PI0000179U

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking, and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Ambient Temperature:

Suitable For use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior heat sinking with external Air-Flow fins

Effective Projected Area:

EPA = 0.75

Lens:

Tempered glass lens

Housing:

Die cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress Protection rating of IP66 for dust and water

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

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ALED3T78N

RAB Outdoor

Technical Specifications (continued)

Construction

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Electrical

Surge Protection:

4kV

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

5.2% at 120V, 13.6% at 277V

Power Factor:

99.5% at 120V, 93.7% at 277V

Other

Patents:

The ALED design is protected by patents in the U.S. Pat. 668,370, Canada Pat. 144956, China ZL201230100154.X, and Mexico Pat. 38423. Pending patents in Taiwan.

BAA Compliance:

Click www.rablighting.com/product/ALED3T78N USA for BAA compliance.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at www.rablighting.com/legal#warranty

Equivalency:

Equivalent to 250W Metal Halide

Buy American Act Compliance:

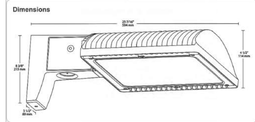
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G2

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- 5-year warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	3T	78		N				

- **Optics:** **4T** = Type IV; **3T** = Type III; **2T** = Type II
- **Wattage:** **50** = 50W; **78** = 78W; **105** = 105W; **125** = 125W; **150** = 150W
- **Mounting:** **Blank** = Pole mount; **SF** = Slipfitter
- **Color Temp:** **Blank** = 5000K (Cool); **N** = 4000K (Neutral); **Y** = 3000K (Warm)
- **Finish:** **Blank** = Bronze; **RG** = Roadway Gray; **W** = White; **K** = Black
- **Driver Options:** **Blank** = 120-277V; **/480** = 480V; **/BL** = Bi-Level; **/D10** = 0-10V Dimming
- **Options:** **Blank** = No Option; **/LC** = Lightcloud® Controller; **/PCS** = 120V Swivel Photocell; **/PCS2** = 277V Swivel Photocell; **/PCT** = 120-277V Twistlock Photocell; **/PCS4** = 480V Swivel Photocell; **/PCT4** = 480V Twistlock Photocell; **/WS2** = Multi-Level Motion Sensor 20 ft.; **/WS4** = Multi-Level Motion Sensor 40 ft.
- **Other Options:** **Blank** = Standard; **USA** = BAA Compliant

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ALED4T78N

RAB Outdoor

Technical Specifications (continued)

Construction

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Electrical

Surge Protection:

4kV

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

4.4% at 120V, 12.8% at 277V

Power Factor:

99.5% at 120V, 93.6% at 277V

Other

Patents:

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BAA Compliance:

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Equivalency:

Equivalent to 250W Metal Halide

Buy American Act Compliance:

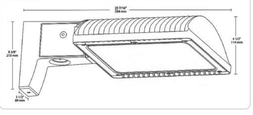
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Optical

BUG Rating:

B1 U0 G2

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ALED4T78N

RAB Outdoor

Technical Specifications (continued)

Construction

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Electrical

Surge Protection:

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Driver:

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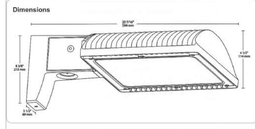
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LICENSED ARCHITECT SHIV DEVIDAS TALWAR STATE OF CALIFORNIA C-23417 EXP.2-20-23

DESIGN CONCEPTS
SHIV TALWAR, ARCHITECT AIA
3340 RIVERSIDE DR., SUITE M, CHINO, CA 91710
TEL: 909-591-3939 dsignconcepts@yahoo.com

NO.	DATE	ISSUED	
	10/02/19		DRC
	02/04/21		REVISION ON 08/05 DRC
	06/22/21		REVISION ON 08/05 DRC

DRAWING TITLE
LIGHTING DETAILS

JOB TITLE
ADDITION & REMODEL (CUP APPLICATION)
SANTIAGO CENTER

JOB ADDRESS
2640 N. SANTIAGO BLVD.
ORANGE, CA. 92867

JOB NO. 2019-36

DWG. NO. LT-4

REVISION NO.

FIRE MASTER PLAN FOR :

SANTIAGO CENTER
2640 N.SANTIAGO BLVD.
ORANGE, CA 92867

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL HAVE WORKMAN'S COMPENSATION FOR ALL PERSONS WORKING ON THE JOB.
2. THE GENERAL CONTRACTOR SHALL PAY FOR ALL REQUIRED PERMITS.
3. THE GENERAL CONTRACTOR SHALL SHALL PROVIDE LIEN RELEASES FOR ALL LABOR AND MATERIALS PAID FOR PRIOR TO RECEIVING THE NEXT INSTALLATION PAYMENT.
4. ALL WORK SHALL CONFORM TO THE CODES, REGULATION AND STANDARDS OF THE GOVERNING CITY, COUNTY AND STATE AGENCIES.
5. ALL MATERIALS SHALL BE PREMIUM GRADE QUALITY THROUGHOUT. NO SUBSTITUTION OF SPECIFIED MATERIALS ALLOWED WITHOUT CONSENT FROM THE ARCHITECT.
6. THE GENERAL CONTRACTOR SHALL PROVIDE A PORTABLE SANITARY RESTROOM FACILITY WHICH SHALL BE MAINTAINED ON A REGULAR BASIS.
7. THE GENERAL CONTRACTOR SHALL PROVIDE A JOB SHACK WITH A TELEPHONE, CHAIN LINK FENCING AROUND THE SITE AND A TEMPORARY POWER POLE. THE CONTRACOTR SHALL PAY FOR ELECTRICAL POWER, WATER AND TELEPHONE CHARGES DURING CONSTRUCTION.
8. INSTALLATION OF ELECTRIC, TELEPHONE AND CABLE T.V. TO THE FACILITY SHALL BE BY CONTRACTOR.
9. NOT USED.
10. THE GENERAL CONTRACTOR SHALL REPAIR OR REPLACE ANY ITEM DAMAGED DURING THE COURSE OF CONSTRUCTION BY HIS EMPLOYEES OR SUBCONTRACTORS.
11. NOT USED.
12. GENERAL CONTACTOR SHALL HAVE THE ENTIRE FACILITY PROFESSIONALLY CLEANED, INCLUDING WINDOWS INSIDE AND OUTSIDE, PRIOR TO DELIVERING IT TO THE OWNER.
13. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE SIMILAR TO THAT INDICATED OR NOTED FOR SIMILAR CONDITIONS. WHERE CONFLICTING MATERIALS AND CONDITIONS ARE CALLED OUT, ASSUME THE MORE EXPENSIVE CONDITION. NOTIFY THE OWNER AND ARCHITECT PRIOR TO WORK BEING STARTED.
14. NOT USED.
15. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE OWNER FOR EACH CHANGE ORDER PRIOR TO COMMENCING WITH THE WORK IN QUESTION. EACH CHANGE ORDER MUST BE INVOICED WITH THE NEXT PAYMENT REQUEST AFTER THE CHANGE ORDER WORK IS COMPLETED. EXTRA WORK DONE WITHOUT AN APPROVED CHANGE IS NOT REIMBURSABLE.
16. THE ACTUAL LOCATION OF THE ELECTRICAL METER SHALL BE DETERMINED BY THE ELECTRIC COMPANY AND SHALL HAVE THE OWNER'S APPROVAL PROIR TO SETTING (SEE ELECTRICAL PLANS).
17. DIAGRAMMATICAL DRAWINGS. DO NOT SCALE PRINTS. "NOT TO SCALE" (INDICATED AS N.T.S.), AND THE LISTED DIMENSION SHALL GOVERN.
18. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE PLANS PRIOR TO PROCEEDING.
19. CONTRACTOR TO VERIFY WITH THE OWNER ALL MATERIALS AND FINISHES NOTED ON THESE PLANS PRIOR TO ORDERING, INCLUDING, BUT NOT LIMITED TO, WINDOWS, DOORS, PLUMBING FIXTURES, APPLIANCES, FLOOR FINISHES, MILL WORK, ELECTRICAL LIGHT FIXTURES, ETC.
20. PLANS AND SUPPORTING DOCUMENTS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE BUILDING DEPARMENT PRIOR TO INSTALLTION. WHERE SUCH PLANS ARE NOT PREPARED BY THE ARCHITECT OR ENGINEER OF RECORD, THEY SHALL BE REVIEWED BY THE ARCHITECT OR ENGINERR OF RECORD PRIOR TO SUBMITTAL TO THE BUILDING DEPARTMENT.

FIRE DEPARTMENT GENERAL NOTES

1. OFD SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. CALL THE FIRE PREVENTION OFFICE AT (714) 288-2541 FOR INSPECTION SCHEDULING.
2. A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO DELIVERY TO THE SITE . ALL -WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 68,00 LBS., TOPPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.
3. FOR PROJECTS WITH FUEL MODIFICATION, A VEGETATION CLEARANCE INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP INSPECTION. TO SCHEDULE AN APPOINTMENT, CALL THE FIRE PREVENTION OFFICE AT (714) 288-2541.
4. PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS.
5. AN ORIGINAL APPROVED, SIGNED, WET STAMPED OFD FIRE MASTER PLAN SHALL BE AVAILABLE ON-SITE.
6. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES.
7. AREA WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED.
8. OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSTION OF INSPECTION AND A NOTICE OF CORRECTION OR CITATION WILL BE ISSUED.
9. TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE OFD PRIOR TO INSTALLATION AND USE.
10. THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING.
11. ALL GATES WHICH ARE REQUIRED FOR FIRE DEPARTMENT ACCESS SHALL BE EQUIPPED WITH EITHER A KNOX BOX OR FIRE DEPARTMENT PADLOCK.
12. BUILDINGS OF FOUR OR MORE STORIES SHALL BE PROVIDED WITH STAIRS AND A STANDPIPE BEFORE REACHING 40 FEET IN HEIGHT.
13. FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE TO THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G. ROLLED, RAMPED,ETC). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER APPROVED OFD FIRE MASTER PLAN.
14. PERMANEN, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 66,00 LBS AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
15. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTIONDEPENDING ON FIELD CONDITIONS.
16. ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY.
17. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC.
18. APPROVAL ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
19. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHINIT THE FUNCTIONING OF ALARM BELLS, HORNSM OR STROBES.
20. DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHING 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
21. ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADII, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE OFD.
22. APPROVAL OF THIS PALN SHALL NOT BE CONSTRUED AS APPORVAL FOR ANY IMFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN RELATED PORTIONS OF THE 2013 CFC AND CBC AND ORANGE MUNICIPAL CODE. THE PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

SCOPE OF WORK

THE SCOPE OF WORK IS AS FOLLOWS:

1. CONVERT EXISTING AUTO REPAIR SERVICE TO C-STORE
2. ADDITION OF DRIVE-THROUGH AUTOMATIC AND FULL SERVICE CAR-WASH.

PROJECT SUMMARY

PROJECT ADDRESS:

LOT "A": 2640 N. SANTIAGO BLVD. ORANGE CA 92867.
LOT "B": 2650-2660 N. SANTIAGO BLVD. ORANGE CA 92867.

APN #: 361-401-27 & 361-401-25
TRACT #:658
LOT #: L
ZONING: C-TR (LIMITED BUSINESS- TUSTIN REDEVELOPMENT)

DESCRIPTION OF USE:

LOT "A" CURRENT: SERVICE STATION W/AUTO SERVICE REPAIR.
PROPOSED: SERVICE STATION W/CAR WASH & C-STORE.
LOT "B" CURRENT: RETAIL CENTER.

LOT SIZE "A" AREA: 30,265 SQ. FT.
LOT SIZE "B" AREA: 41,418 SQ.FT.

LOT "A" COVERAGE: 3,610 SQ.FT.
F.A.R. (FLOOR AREA RATIO): .12
LOT "B" COVERAGE: 6,144 SQ.FT.
F.A.R. (FLOOR AREA RATIO): .15

LOT "A" BUILDING AREA:

1. EXISTING:	SHELL GAS STATION:		1,942 SQ. FT.
2. PROPOSED: C-STORE TENANT IMPROVEMENT			SQ.FT.
ADDITION: AT FRONT (C-STORE)			333 SQ.FT.
PROPOSED:	CAR-WASH ADDITION:		2,340 SQ. FT.
	TOTAL PROPOSED:		2,673 SQ. FT.
	TOTAL LOT "A":		4,615 SQ.FT.

LOT "B" BUILDING AREA:

EXISTING:	K.C. LIQUOR STORE:	2,586 SQ.FT.
	PATIO FIREPLACE:	588 SQ.FT.
	VALUE CLEANERS:	810 SQ.FT.
	MARRIS PIZZA:	810 SQ.FT.
	BBQ OUTLET-PATIO FIREPLACE:	1,350 SQ.FT.
	TOTAL LOT "B":	6,144 SQ.FT.

DESIGN TEAM

ARCHITECT
DESIGN CONCEPTS
SHIV TALWAR AIA
3340 RIVERSIDE DR.
CHINO, CA-91710.
TEL: (909) 510-0512
CONTACT: SHIV TALWAR
dsignconcepts@yahoo.com

OWNER
MR. SURINDER MULTANI

TEL:

CODE ANALYSIS

APPLICABLE CODES
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 TITLE 24 ENERGY REGULATIONS
2019 CALIFORNIA FIRE CODE (CFC) & NFPA - 13
COUNTY OF ORANGE ENVIRONMENTAL HEALTH
CITY OF ORANGE MUNICIPAL CODES

TYPE OF CONSTRUCTION: VB (NON SPRINKLERED)
SEC. 602.5
OCCUPANCY: M (RETAIL SALES)
SEC. 303.1
NUMBER OF STORY: 1

ALLOWABLE AREA: 9,000 SF PER TABLE 503 (M- OCC)

TYPE OF CONSTRUCTION (BLDG. A & BLDG. B) VB
OCCUPANCY (BLDG. A & BLDG. B) AS PER TABLE 506.2 M
TOTAL COMBINED 8429 SQ.FT < ALLOWABLE OF 9000 SQ. FT. M

ALLOWABLE AS PER TABLE 506.2 36,000 SQ.FT.
PROPOSED (EXISTING AND ADDITION) ARE LESS THAN 36,000 SQ.FT.

REGIONAL SEPARATION

BUILDING 'A' OCCUPANCY M
BUILDING 'B' OCCUPANCY M

NO OCCUPANCY REQUIRED AS PER CBC TABLE 508.4

PARKING ANALYSIS 2

BUILDING	LOT	TENANT	USE	AREA	FORMULA	REQUIRED	PROVIDED
	"A"	C-STORE	RETAIL	2,270 S.F.	1/800 SQ. FT.	3 SPACES	
		GAS STATION				2 SPACES	
		CAR WASH		2,340 S.F.		2.5 SPACES	
		SERVICE(HAND DRY)					
		VACUUM BAY				1 SPACES	
TOTALS						9.5 SAY 10 SPACES	
	"B"	EXISTING					
		K.C. LIQUOR	RETAIL	6,144 S.F.	5/1000 SQ. FT.	31 SPACES	
		COMPUTER RETAIL					
		VALUE CLEANERS					
		PIZA TAKE-OUT					
		BBQ OUTLET					
TOTALS						31 SPACES	
						41	40 SPACES
		ACCESSIBLE PARKING			1 CAR/25 SPACES	2 SPACES	3 SPACES



FIRE ALARM









FIRE EXTINGUISHER

VICINITY MAP



LOCATION OF FIRE APPARATUS PARKING









DRAWING INDEX

ARCHITECTURAL:
TF-1 FIRE PLAN TITLE SHEET AND SITE ANALYSIS.
F-1 PROPOSED FIRE MASTER PLAN

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LICENSED ARCHITECT SHIV DEVIDASS TALWAR STATE OF CALIFORNIA C-23417 EXP.2-20-23

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TEL: 909-591-3939 dsignconcepts@yahoo.com

NO.	DATE	ISSUED
	10/02/19	DRC
	02/04/21	REVISION ON 08/05 DRC
	06/22/21	REVISION ON 08/05 DRC

DRAWING TITLE
TITLE SHEET & SITE ANALYSIS
FIRE MASTER PLAN

JOB TITLE
ADDITION & REMODEL (CUP APPLICATION)
SANTIAGO CENTER

JOB ADDRESS
2640 N. SANTIAGO BLVD.
ORANGE, CA. 92867

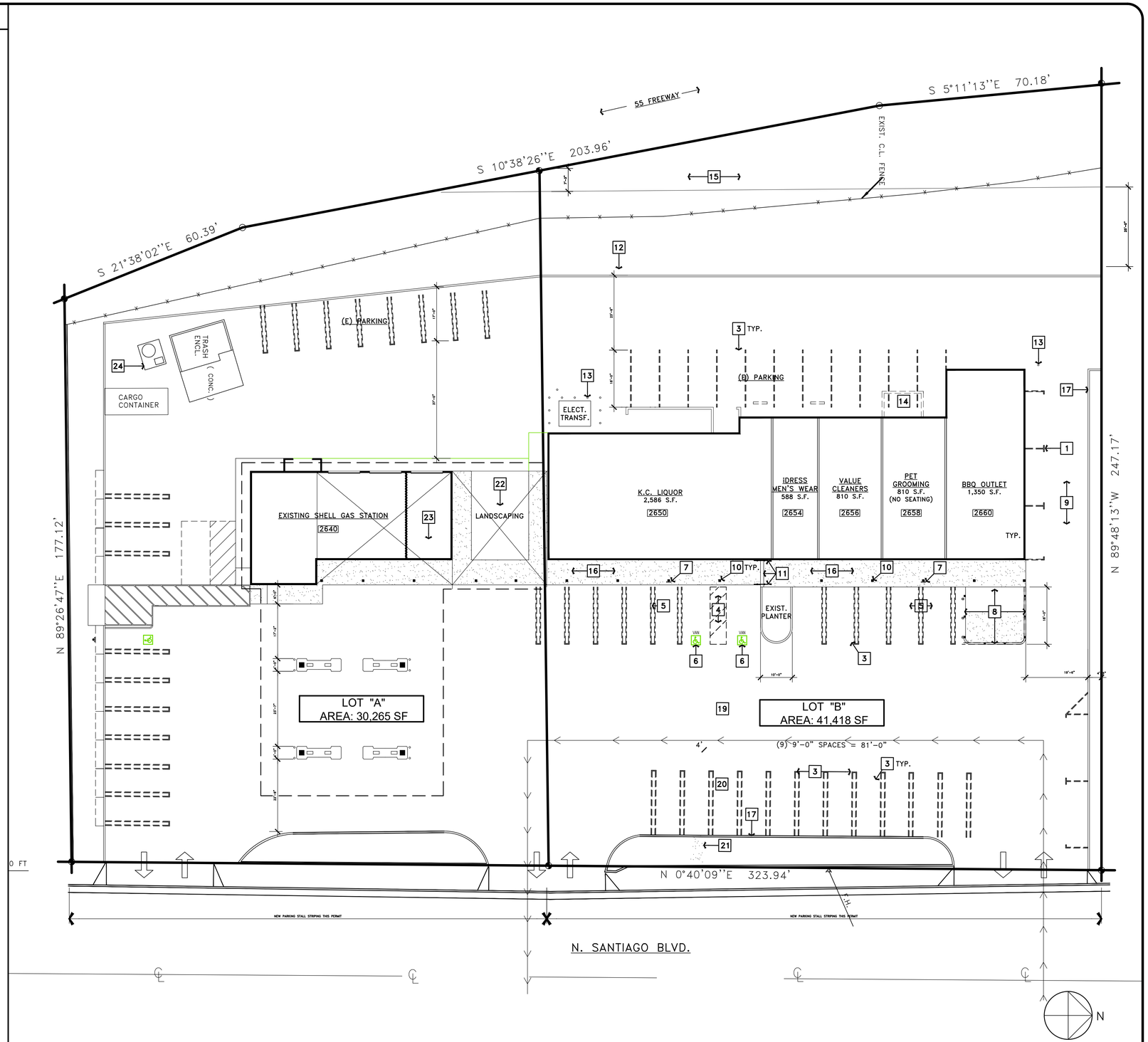
JOB NO. 2019-36

DWG. NO. F-1.0

REVISION NO.

SITE PLAN KEYNOTES

1. REMOVE (3) 'ILLEGAL' PARKING STALLS ADJACENT TO BUILDING
2. REMOVE (2) EXISTING PARKING STALLS ADJACENT TO DRIVEWAY AND ALONG PLANTER.
3. REMOVE EXISTING STALL STRIPING AND REPAINT 4" WIDE STRIPING AS INDICATED, AS PER CITY STANDARD
4. PAINT UNLOADING AREA WITH 45° 'BLUE' STRIPES AT 36" O.C. AND 12" LETTERS 'NO PARKING'. MAX. SLOPE 2% IN ANY DIRECTION.
5. PAINT 4" STALL STRIPES AND BORDERS 'BLUE'
6. 36"x 36" INTERNATIONAL ACCESSIBILITY LOGO, 'WHITE' SYMBOL ON 'BLUE' BACKGROUND. SEE DETAIL.
7. RESTRICTED PARKING, VAN AND FINE SIGNS MOUNTED ON EXISTING POST AT +36" TO BOTTOM. SEE DETAIL.
8. REMOVE EXISTING AWNING AND METAL LEGS. EXISTING CURB AND CONCRETE PAD TO REMAIN.
9. EXISTING A.C. PAVING
10. EXISTING POSTS
11. INSTALL 34" HIGH HANDRAIL WITH 12" LONG 'D' RING EACH END, EACH SIDE OF EXISTING CONCRETE STEPS.
12. EXISTING CURB AND GUTTER
13. EXISTING STEEL BALLARD
14. REMOVE EXISTING, NON-PERMITTED UTILITY ENCLOSURE AND PREPARE AREA FOR A.C. PAVING. SLOPE MIN .5% AWAY FROM BUILDING.
15. EXISTING UNIMPROVED PORTION OF SITE SLOPING DOWN TO 55 FREEWAY
16. EXISTING CONCRETE SIDEWALK. MAX 2% SLOPE IN ANY DIRECTION (PATH-OF-TRAVEL)
17. EXISTING PLANTER CURB
18. 6"x 6"x 4'-0" CONCRETE WHEEL STOP
19. PAINT PATH-OF-TRAVEL WITH 45° 'BLUE' STRIPES AT 36" O.C. MAX. SLOPE 5% IN DIRECTION OF TRAVEL AND MAX. 2% CROSS-SLOPE.
20. INSTALL 4'-0" WIDE x 3'-0" DEEP "YELLOW" TRUNCATED DOME WARNING PADS AT EACH END OF DRIVEWAY, AT PATH-OF-TRAVEL, AS INDICATED. SEE DETAIL.
21. SAWCUT EXISTING CONC. CURB AND INSTALL MIN. 4" THICK, 48" WIDE CONCRETE SIDEWALK (f =2,000 PSI AT 28 DAYS)
22. REMOVING EXISTING LANDSCAPE FOR TRANSITION BETWEEN FRONT AND REAR OF LOCATION.
23. REMODEL (E) AUTO SERCIVE STATION W/ CONVENIENCE STORE
24. EXISTING PROPANE TANK



EXISTING FIRE MASTER PLAN

SCALE: 1:20

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LICENSED ARCHITECT
SHIV DEVIDASS TALWAR
C-23417
EXP. 2-20-23
STATE OF CALIFORNIA

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NO.	DATE	ISSUED
	10/02/19	DRC
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	06/22/21	REVISION ON 08/05 DRC

DRAWING TITLE
EXISTING SITE PLAN

JOB TITLE
ADDITION & REMODEL (CUP APPLICATION)
SANTIAGO CENTER

JOB ADDRESS
2640 N. SANTIAGO BLVD.
ORANGE, CA. 92867

JOB NO. 2019-36

DWG. NO. F-1.1

REVISION NO.

Scanned
01/22/18
JVK

CITY OF ORANGE

WATER DIVISION PHONE (714)288-2475 FAX (714) 744-2973 WWW.CITYOFORANGE.ORG

FIRE HYDRANT FLOW TEST REPORT

***Information contained in this report is not valid for fire system design.**

Date of request: 1/18/18

Project:

Project Address: 2640 N. SANTIAGO BLVD. ~~909-591-3939~~

Requested by: SHIV TALWAR Phone: 909-591-3939

Company Name: DESIGN CONCEPTS ARCH'T Fax:

Email: dsignconcepts@yahoo.com

Reason for request: PROJECT - PERMIT - ADDITION + REMODELING OF GAS STATION

TEST RESULTS

Static Pressure: 78 PSI Observed Flow: 1445 GPM

Residual Pressure: 74 PSI Flow @ 20 psi 6124 GPM

Hydrant No: 4799 Test Date: 1/22/18

Main Size: 12" Nozzle: 2-1/2 Located on: Front of 2646 N Santiago Side of:

Test Performed by:

Name: H. MEDINA

Title: LEADWORKER

Test Reported by:

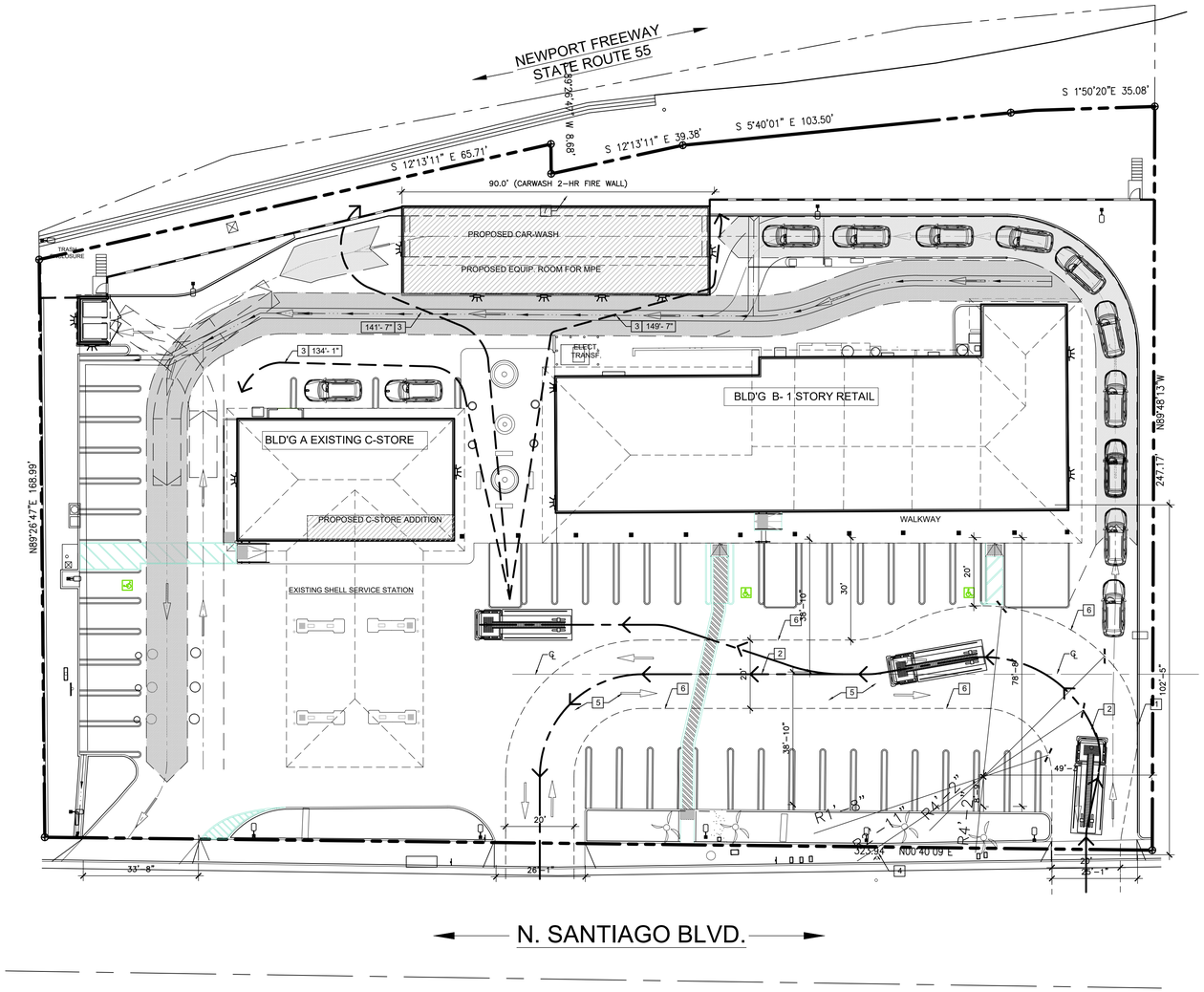
Name: H. MEDINA

Title: LEADWORKER

Signature: H M

**The above information is provided as a courtesy and may be used for reference purposes only. Actual flow data and pressure readings may vary. The information presented in this form is not valid for design of fire systems. Contact Orange Fire Department at (714) 288-2541 to schedule a flow test for system design.*

WATER DIVISION 189 SOUTH WATER STREET ORANGE, CA 92866-1591



FIRE MASTER PLAN NOTES:

1.) THE FOLLOWING INFORMATION RELATIVE TO FIRE ACCESS WALKWAYS SHALL BE INCLUDED ON THE ABOVE FIRE MASTER PLAN:
a.) SHOW MINIMUM 5 ' WIDE FIRE ACCESS WALKWAY TO ALL OPENINGS AND EGRESS DOORS, ON THE FIRST FLOOR EXTERIOR WALLS, REQUIRED BY THE CBC AND/OR CFC.
b.) FIRE ACCESS WALKWAYS SHALL BE A LEVEL SOLID SURFACE, UNOBSTRUCTED BY TRESS OR SHRUBS AND SHALL CONSISTS OF A SURFACE THAT LENDS ITSELF TO SAFE USE DURING BUILDING EVACUATION, FIREFIGHTING AND RESCUE EFFORTS. ALTERNATIVE SURFACES(I.E., DECOMPOSED GRANITE, GRAVEL, GRASS ETC.)ARE EVALUATED BY THE FIRE CODE OFFICIAL FOR ACCEPTANCE ON CASE TO CASE BASIS.

2.) TRESS PLANED ALONG THE FIRE ACCESS ROADWAY AND/OR FIREFIGHTER REQUIRED WALKWAY SHALL NOT IMPEDED THE REQUIRED MINIMUM 5' WALKWAY WIDTH OR THE REQUIRED FIRE APPARATUS VERTICAL CLEARANCE OF 13'-6". THE TRESS SHOULD BE A TYPE THAT THE NATURAL GROWTH PATTERN WOULD ALLOW THE REQUIRED VERTICAL CLEARANCE WITHOUT RELIANCE ON REGULAR MAINTENANCE OF THE TREE CANOPIES.
3.) THE ARCHITECTURAL, CIVIL AND LANDSCAPE DRAWINGS SHALL BE COORDINATED SUCH THAT INFORMATION RELATIVE TO FIRE ACCESS ROADWAY WIDTHS, REQUIRED VERTICAL CLEARANCES AND LOCATION OF FIRE PROTECTION DEVISES (FDC'S , BFD'S AND FIRE HYDRANTS) ARE SHOWN IN A SIMILAR MANNER.

PROPOSED FIRE MASTER PLAN

SCALE: 1:20

FIRE MASTER PLAN KEYNOTES:

1.) FIRE LANE NO PARKING
2.) FIRE APPARATUS ACCESS/TRAVEL PATH
3.) FIRE HOSE REEL EXTENT 150 FT. MINIMUM
4.) (E) FIRE HYDRANT
5.) FIRE ACCESS ROADWAYS SHALL BE DESIGNED TO SUPPORT THE IMPOSED LOADS OF THE ORANGE FIRE DEPARTMENT APPARATUS LOAD WITH A TOTAL LOAD OF 68,000 POUNDS. THE FIRE ROADWAY SHALL BE DSIGNED, CONSTRUCTED AND MAINTAINED TO PROVIDE ALL WEATHER REQUIREMENT,
6.) EDGE OF FIRE ACCESS
7.) 2-HR. FIRE WALL FOR CARWASH FACING THE FREEWAY

LEGEND

PATH OF TRAVEL (FIRE APPARATUS)

FIRE HOSE PULL

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LICENSED ARCHITECT SHIV DEVIDAS TALWAR C-23417 EXP.2-30-21 STATE OF CALIFORNIA

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NO.	DATE	ISSUED
	10/02/19	DRC
	02/04/21	REVISION ON 08/05 DRC
	06/22/21	REVISION ON 08/05 DRC

DRAWING TITLE: PROPOSED FIRE MASTER PLAN

JOB TITLE: ADDITION & REMODEL (CUP APPLICATION) SANTIAGO CENTER

JOB ADDRESS: 2640 N. SANTIAGO BLVD. ORANGE, CA. 92867

JOB NO. 2019-36

DWG. NO. F-1.2

REVISION NO. 2

PLANT PALLETTE

SYMBOL	BOTANICAL NAME / COMMON NAME / FORM	SIZE	QTY.
EXISTING OFF-SITE STREET TREE TO REMAIN*:			
	PYRUS CALLERYANA 'BRADFORD' / BRADFORD PEAR - STREET TREE	N.A.	1*
EXISTING ON-SITE TREES TO REMAIN*:			
	EUCALYPTUS SPP. / EUCALYPTUS	N.A.	4*
	SYAGRUS ROMANZOFFIANUM / QUEEN PALM	N.A.	7*
	PINUS CANARIENSIS / CANARY ISLAND PINE	N.A.	2*
PROPOSED TREES:			
	MAGNOLIA G. 'SAMUEL SOMMER' / SAMUEL SOMMER MAGNOLIA / STANDARD	24" BOX	7
	PODOCARPUS GRACILIOR / FERN PINE / STANDARD	24" BOX	26
	ULMUS PARVIFOLIA / CHINESE ELM / STANDARD	24" BOX	10
	NOTE: PROVIDE A PRE-APPROVED ROOT BARRIER FOR ALL TREES PLANTED WITHIN 8'-0" OF HARDSCAPE OR WALLS AND PROVIDE A MINIMUM OF 3'-0" CLEARANCE BETWEEN TREE TRUNK AND ADJACENT STRUCTURE OR WALLS		
PROPOSED SHRUBS:			
1	BOUGAINVILLEA 'ROSENKA' / ROSENKA BOUGAINVILLEA	5 GAL.	29
2	HEMEROCALLIS 'ORANGE' / ORANGE DAYLILY	1 GAL.	73
3	LANTANA 'GOLD' / GOLD LANTANA	1 GAL.	91
4	PHORMIUM 'TINY TIGER' / TINY TIGER FLAX	5 GAL.	10
5	RAPHIOLEPIS I. 'SNOW WHITE' / INDIA HAWTHORN	5 GAL.	61
6	TECOMARIA CAPENSIS / CAPE HONEYSUCKLE	5 GAL.	32
PROPOSED GROUND COVER:			
	MYOPORUM PARVIFOLIUM / N.C.N. (@ WEST SIDE SLOPE) & LAURENTIA FLUVIATILIS / BLUE STAR CREEPER (@ ALL OTHER PLANTERS)	1 G. @ 3' O.C. R.C's.@ 18" O.C.	5,661 S.F. = 623 5,863 S.F.=+/-7 FLATS
NO SYMBOL	MEDIUM BARK MULCH THROUGHOUT ALL SHRUB/G.C. AREAS	3"/1.5" LAYER SEE NOTE # 14.	5,661 S.F./3"=53 C.Y. 5,863 S.F./1.5"=27 C.Y. =+/-80 C.Y. 11,524 S.F. TOTAL
PROPOSED SUCCULENT FOUNTAIN & POTS:			
	AEONIUM, ALOE, CRASSULA, ECHEVERIA, EUPHORBIA, SEDUM, SENECIO	1 GAL. & QUART SIZE CONTAINERS	+/-50

LANDSCAPE PERCENTAGE

SITE AREA: 71,683 S.F.
LANDSCAPE AREA: 11,524 S.F.
LANDSCAPE PERCENTAGE: 16.1%

WATER CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE	
MAWA = Maximum Applied Water Allowance (GALLONS)	
MAWA = (ETo) x (0.62) x [(0.45 x LA) + (0.3 x SLA)]	
ETo = Reference Evapotranspiration (inches per year)	49.7
0.62 = Conversion Factor (to gallons per square foot)	0.62
0.45 = ET Adjustment Factor (45% of Reference ET)	0.45
LA = Total Landscaped Area (square feet)	11,524
SLA = Special Landscape Area	0
TOTAL MAWA	159,795

LANDSCAPE NOTES

1. ALL LANDSCAPING AND IRRIGATION TO BE INSTALLED BY OWNER OR OWNERS AGENT, IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.
2. ALL LANDSCAPING SHALL BE MAINTAINED BY OWNER OR OWNERS AGENT.
3. ALL PLANTING SHALL BE CONTAINED WITHIN PROPERTY LINES OF THE LOT.
4. IRRIGATION AND PLANTING SHALL BE INSTALLED TO PROMOTE EFFICIENT USE OF WATER.
5. ALL STREET TREES AND ANY TREE WITHIN 8' FT. OF WALLS, HARDSCAPE, OR BUILDINGS SHALL BE INSTALLED WITH CITY APPROVED LINEAR ROOT CONTROL BARRIERS.
6. ALL PLANTING LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL PLANT LOCATIONS WITH THE OWNER OR THE OWNERS REPRESENTATIVE PRIOR TO PLANTING.
7. ALL TREES SHALL BE DOUBLE STAKED PER LOCAL CODES.
8. REFER TO LANDSCAPE CONSTRUCTION DRAWING SET FOR PLANTING DETAILS AND SPECIFICATIONS.
9. TREE PLACEMENT MINIMUMS SHALL BE: 10' FROM LIGHT STANDARDS, POWER POLES, AND DRIVE APPROACHES AND 5' FROM FIRE HYDRANTS, UTILITIES AND PROPERTY LINES. NO TREES ALLOWED IN SWALES.
10. ALL 2:1 SLOPES SHALL BE PLANTED AND IRRIGATED PER THE CITY OF ORANGE CODES AND REGULATIONS.
11. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED PER ALL STATE AND CITY OF ORANGE CODES AND REGULATIONS.
12. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC ET BASED CONTROLLER AND A LOW VOLUME SPRAY OR DRIP IRRIGATION SYSTEM WHERE WATER IS CONSERVED, THERE IS NO RUN-OFF, AND WHERE HYDROZONE AREAS ARE VALVED SEPARATELY. REFER TO LANDSCAPE CONSTRUCTION DRAWING SET FOR IRRIGATION DETAILS AND SPECIFICATIONS.
13. NO OVERHEAD IRRIGATION ALLOWED WITHIN 24" OF A NON-PERMEABLE SURFACE. IRRIGATION TO BE DRIP WHEREVER POSSIBLE.
14. MULCH DEPTH REQUIREMENT IS 3" UNDER TREES AND SHRUBS AND 1 1/2" UNDER GROUNDCOVER FROM FLATS.
16. ALL LANDSCAPED AREAS SHALL BE KEPT FREE FROM WEEDS AND DEBRIS AND MAINTAINED IN A HEALTHY, GROWING CONDITION AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING, AND TRIMMING. ANY DAMAGED, DEAD, DISEASED, OR DECAYING PLANT MATERIAL SHALL BE REPLACED WITHIN 30 DAYS FROM THE DATE OF DAMAGE.
17. ALL LANDSCAPING SHALL BE WITHIN PLANTERS BOUNDED BY A CURB AT LEAST SIX INCHES HIGH. A SIX-INCH HIGH CURB WITH AN EIGHTEEN (18) INCH WIDE CONCRETE WALKWAY SHALL BE CONSTRUCTED ALONG PLANTERS ON END STALLS ADJACENT TO VEHICLE PARKING SPACES.
18. EXISTING TREES, SHRUBS, AND IRRIGATION ARE TO BE REMOVED EXCEPT FOR TREES SHOWN AS TO REMAIN. THESE TREES ARE TO BE PROTECTED IN PLACE.
19. LANDSCAPE INSTALLATION AND SITE INSPECTIONS ARE TO COMPLY WITH THE CITY OF ORANGE LANDSCAPE STANDARDS.
20. THE CONTRACTOR SHALL PROVIDE TWO COPIES OF THE APPROVED AGRONOMIC SOILS REPORT AT THE FIRST SITE MEETING.
21. ALL REQUIRED LANDSCAPE PLANTING AND IRRIGATION SHALL BE INSTALLED CONSISTENT WITH THE APPROVED CONSTRUCTION PLANS AND PER THE CITY OF ORANGE LANDSCAPE STANDARDS. THE PLANTS SHALL BE HEALTHY AND FREE OF WEEDS, DISEASE, OR PESTS. THE IRRIGATION SYSTEM SHALL BE PROPERLY CONSTRUCTED AND IN GOOD WORKING ORDER.

TOTAL LANDSCAPE AREA: 11,524 S.F.


SUCCULENT FOUNTAIN

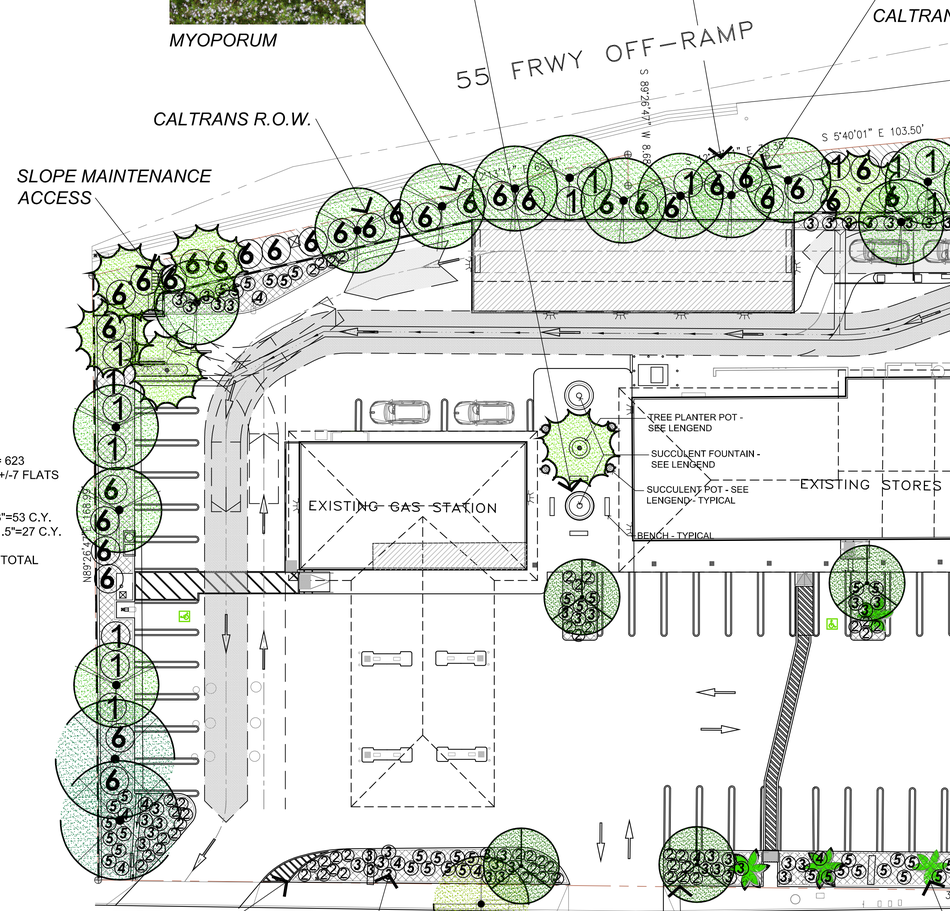

MYOPORUM


FERN PINE

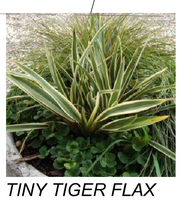

CAPE HONEYSUCKLE


CHINESE ELM


ROSENKA BOUGAINVILLEA




BLUE STAR CREEPER


TINY TIGER FLAX


ORANGE DAYLILY


NEW GOLD LANTANA


SAMUEL SOMMER MAGNOLIA


SNOW WHITE INDIA HAWTHORN

NORTH

0' 10' 20' 30' 40'

SCALE: 1"=20'

ROBERT TAFT + ASSOCIATES
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Project

SANTIAGO BLVD. CARWASH

2640 Santiago Blvd.
Orange, CA 92867

Plans

LANDSCAPE PLANS

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Seal



No.	Revision	Date

Sheet Title

CONCEPTUAL LANDSCAPE PLAN

Drawn: R.E.T.	Sheet: L1
Date: August 4, 2021	
Scale: See Plan	
Job No.	of 1