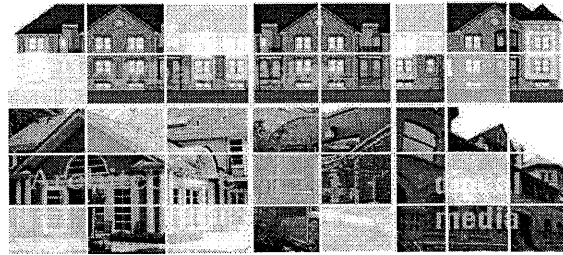


Design Concepts

ARCHITECTURE • ENGINEERING • PLANNING • CONSTRUCTION MANAGEMENT

DATE: February 7, 2017

From: Shiv Talwar AIA
Principal Architect
Design Concepts
3340 Riverside Dr. Suite M
Chino, CA 91710



To: City of Orange Community Development Department
Planning Division
300 East Chapman Avenue
Orange, CA 92866
714-744-7220

Project: Santiago Center
2640 N. Santiago Blvd.
Orange, CA 92867

Subject: Addition & Remodel / Tenant Improvement

LETTER OF EXPLANATION / JUSTIFICATION

Planning Dept.:

The proposed Addition / Remodel Tenant Improvement project is for an existing Shell Service Station & Retail Store, name and location as follows:
Santiago Center, 2640 N. Santiago Blvd. in the City of Orange, CA 92867

The project consist of the following Scope of our Professional Architectural & Engineering Services:

Design of an Addition & Remodel / Tenant Improvement for an existing Shell Service Station & Retail Center. The proposed project will include an Addition of 333 sq ft. to the existing Service Station & Retail Center as well as a New Carwash of 2,600 sq. ft. to be placed at rear of Retail Center on Lot B.

Please review and approve the attached Plans. Contact me for any questions you may have.

Thanks for the opportunity to work with you.


Shiv D. Talwar, AIA
Principal Architect, Design Concepts
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dsignconcepts@yahoo.com