

AGENDA -FINAL-REVISED CAROL FOX Chair

ROBERT IMBODEN Vice Chair

ANNE MCDERMOTT Committee Member

MARY ANNE SKORPANICH Committee Member

JERICO FARFAN
Committee Member

Anna Pehoushek Assistant Community Development Director

Mary Binning Sr. Assistant City Attorney

Jessica Wang Administrative Assistant **Committee**July 21, 2021

5:30 PM Regular Session

City Council Chamber 300 E. Chapman Avenue Orange, CA 92866

Welcome to the Design Review Committee Meeting. Regular meetings of the City of Orange Design Review Committee are held the first and third Wednesday of each month at 5:30 p.m.

Agenda Information

The agenda contains a brief general description of each item to be considered. Written materials relating to an item on the agenda that are provided to the Design Review Committee (DRC) after agenda packet distribution and within 72 hours before it is to consider the item will be made available for public inspection in the City Clerk's Office located at 300 E. Chapman Avenue, Orange, during normal business hours; at the DRC meeting; and made available on the City's website.

Public Participation

Design Review Committee meetings may be viewed on Spectrum Cable Channel 3 and AT&T U-verse Channel 99 or streamed live and on-demand on the City's website at www.cityoforange.org.

Pursuant to Government Code Section 54954.3, members of the public may address the Design Review Committee on any agenda items or matters within the jurisdiction of the governing body by using any of the following methods:

1) In-person

To speak on an item on the agenda, complete a speaker card indicating your name and address, and identifying the agenda item number or subject matter you wish to address. The card should be given to City staff prior to the start of the meeting. General comments are received during the "Public Comments" section at the beginning of the meeting. No action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker unless a different time limit is announced. It is requested that you state your name for the record, then proceed to address the Committee. All speakers shall observe civility, decorum, and good behavior.

(Continued on page 2)

2) Written Public Comments via e-mail or eComment

Members of the public can submit their written comments electronically for the DRC's consideration by emailing them to DRCpubliccomment@cityoforange.org with the subject line "Public Comment Item # (insert the corresponding item number)" or "Public Comment Non-agenda Item" for general public comments. The public can also submit written comments on the City's eComment page by visiting the City's website and clicking on the eComment link for this meeting. To ensure distribution to the DRC prior to consideration of the agenda, we encourage the public to submit comments by 3:00 p.m. the day of the meeting. All public comments received for this agenda will be provided to DRC Members, posted on the City's website, and compiled as part of the record.

3) Public Comments via recorded voicemail message

Finally, the public can record their comments by calling (714) 744-7271 no later than 4:00 p.m. the day of the meeting. Recorded messages will not be played at the meeting, but will be provided to the Design Review Committee and the caller's position will be summarized in the minutes.

Please contact the City Clerk's Office at (714) 744-5500 with any questions.

ADA Requirements: In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the Clerk's office at (714) 744-5500. Notification at least 48 hours in advance of meeting will enable the City to make arrangements to assure accessibility to this meeting.

REMINDER: Please silence all electronic devices while DRC is in session.

APPEAL PROCEDURE

Any final determination by the Design Review Committee may be appealed, and such appeal must be filed within 15 calendar days after the action is taken. This appeal shall be made in written form to the Community Development Department, accompanied by an initial appeal deposit of \$1,000.00.

The Community Development Department, upon filing of said appeal, will set petition for public hearing before the City Planning Commission at the earliest possible date.

If you challenge any City of Orange decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda or in written correspondence delivered to the Design Review Committee at, or prior to, the public hearing.

1. OPENING

1.1 CALL TO ORDER

1.2 PLEDGE OF ALLEGIANCE

1.3 ROLL CALL

2. PUBLIC COMMENTS

Opportunity for members of the public to address the Committee on matters not listed on the agenda which are within the subject matter jurisdiction of the DRC, provided that NO action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker.

3. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Design Review Committee and will be enacted by one motion. There will be no separate discussion of said items unless members of the Design Review Committee, staff or the public request specific items removed from the Consent Calendar for separate action.

3.1. Approval of meeting minutes of the Design Review Committee of the City of Orange for the July 8, 2021 Special Meeting.

Recommended Action:

Approve minutes as presented.

Attachments: Staff Report

July 8, 2021 Special Meeting minutes

3.2. Design Review No. 5043-21, Patagonia Empanadas Bakery and Cafe, 2279 N. Tustin Street

A proposal to construct an attached 437 sq. ft. covered patio to an existing restaurant storefront.

Recommended Action:

Final Determination from the Design Review Committee

Attachments: Staff Report

Attachment 1 Vicinity Map
Attachment 2 Site Photos
Attachment 3 Project Plans

Attachment 4 Color and Material Board

4. NEW AGENDA ITEMS

4.1. Design Review No. 5022-21, Finney's Crafthouse & Kitchen, 204 W. Chapman Avenue

A proposal to rehabilitate a historic commercial building for a new restaurant including an outdoor patio in the Old Towne Historic District.

Recommended Action:

Preliminary review by the Design Review Committee.

Attachments: Staff Report

Attachment 1 Vicinity Map

Attachment 2 Letter of Explanation
Attachment 3 Historic Photographs

Attachment 4 Historic Resource Survey Form

Attachment 5 Mills Act Contract for 204 W. Chapman Avenue

Attachment 6 Design Review Memorandum

Attachment 7 Project Plans

Attachment 8 Color and Materials Board

4.2. Design Review No. 5026-21, Popeyes Louisiana Kitchen, 584 N. Tustin Street

A proposal to demolish an existing vacant full-service restaurant and to construct a new 2,344 square foot drive-through restaurant with associated site improvements.

Recommended Action:

Recommendation to the Planning Commission

Attachments: Staff Report

Attachment 1 Vicinity Map

Attachment 2 Applicant Project Description

Attachment 3 Project Plans
Attachment 4 Sign Plans

Attachment 5 Landscape Thumbnail Imagery

Attachment 6 Building Renderings

Attachment 7 Colors and Materials Board

5. ADJOURNMENT

The next Regular Design Review Committee meeting will be held on Wednesday, August 4, 2021 at 5:30 p.m., in the Council Chamber.

I, Jessica Wang, Administrative Assistant for the City of Orange, hereby declare, under penalty of perjury, that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at the following locations: Orange Civic Center kiosk and Orange City Clerk's Office at 300 E. Chapman Avenue, Orange Main Public Library at 407 E. Chapman Avenue, Police facility at 1107 North Batavia, and uploaded to the City's website www.cityoforange.org.

Date posted: July 16, 2021



Agenda Item

Design Review Committee

Item #: 3.1. 7/21/2021 File #: 21-0400

TO: Chair and Members of the Design Review Committee

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Jessica Wang, Administrative Assistant

1. SUBJECT

Approval of meeting minutes of the Design Review Committee of the City of Orange for the July 8, 2021 Special Meeting.

2. SUMMARY

Submitted for your consideration and approval are the minutes of the above meeting.

3. RECOMMENDED ACTION

Approve minutes as presented.

4. ATTACHMENTS

July 8, 2021 Special Meeting minutes.



Agenda Item

Design Review Committee

Item #: 3.1. 7/21/2021 File #: 21-0400

TO: Chair and Members of the Design Review Committee

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Jessica Wang, Administrative Assistant

1. SUBJECT

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2. SUMMARY

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3. RECOMMENDED ACTION

Approve minutes as presented.

4. ATTACHMENTS

July 8, 2021 Special Meeting minutes.

MINUTES - DRAFT

City of Orange

Design Review Committee

July 08, 2021

1. OPENING

The Design Review Committee of the City of Orange, California convened on July 8, 2021 at 5:30 PM in a Special Meeting in the Council Chamber, 300 E. Chapman Avenue, Orange, California.

1.1 CALL TO ORDER

Chair Fox called the meeting to order at 5:36 p.m.

1.2 PLEDGE OF ALLEGIANCE

Committee Member Skorpanich let the flag salute.

1.3 ROLL CALL

Present: Fox, Imboden, McDermott, McCormack, and Skorpanich

Absent: None

2. PUBLIC COMMENTS

The following had non-agendized public comments:

• Adrienne Gladson spoke about anticipated legislative changes.

3. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Design Review Committee and will be enacted by one motion. There will be no separate discussion of said items unless members of the Design Review Committee, staff or the public request specific items removed from the Consent Calendar for separate action.

3.1. Approval of meeting minutes of the Design Review Committee of the City of Orange for the June 2, 2021 Regular Meeting.

ACTION: A motion was made by Committee Member Imboden, seconded by Committee Member Skorpanich to approve the June 2, 2021 meeting minutes as presented.

The motion carried by the following vote:

Aves: Fox, Imboden, McDermott, McCormack, and Skorpanich

Noes: None Absent: None

4. NEW AGENDA ITEMS

4.1. Design Review No. 5000-20, Brock Residence, 274 S. Center Street

A proposal for exterior modifications to a historic single-family residence, including demolishing a portion of the one-story rear section of the house and replacing it with a 359 square foot first floor addition, demolishing a second floor deck and replacing it with a 107 square foot second floor attic and stair access, constructing a 320 square foot basement, and removing one of two front doors and replacing it with a window.

Carl Shields and Erich Brock, project representatives, were available to speak on behalf of the project.

The Committee discussed the following:

- Siding
- Windows and transom on the front elevation
- Attic and crawlspace vents
- Roof pitch
- · Foundation materials
- Sump pump location and drainage
- · Side walls of basement
- Railings

A motion was made by Committee Member Imboden, seconded by Committee Member McCormack, to approve Design Review No. 5000-20, Brock Residence, subject to the Findings and Conditions in the staff report with the additional following Conditions and Recommendations:

- 1. New handrails at the new side entry shall match the design of those proposed at the rear stairway.
- 2. The detail for the concrete on the side porch, its depth, and risers shall match the existing front porch.
- 3. The stone veneer mentioned in the project will be removed in its entirety from the plans.
- 4. The Committee recommends that the applicant consider using a single horizontal transom as opposed to three individual transoms on the front window, and that the applicant shall have the option to change the design without returning to the Design Review Committee.
- 5. The concrete work shall be finished according to the City standard for Old Towne sidewalks.
- 6. The Committee recommends that the applicant work with staff to ensure that the design and location of the sump pump and its outlet are appropriate for Old Towne.

The motion carried by the following vote:

Aves: Fox, Imboden, McDermott, McCormack, and Skorpanich

Noes: None Absent: None

4.2. Design Review No.5021-21, Pearce Residence, 428 N. Lemon Street

A proposal demolish a non-contributing rear addition, construct a new 242 square foot addition, and relocate the front door of an existing single-family residence. The property is a contributing resource to the Old Towne Historic District.

Cosi Pearce, project representative, was available to answer questions.

The Committee discussed the following:

- Front entry enhancements
- Windows
- · Door and porch locations
- Historic window interface with interior bathroom showers
- Rear patio and stairs
- Siding
- Eaves
- Moldings and trim
- Dormers
- Walkway materials
- · Foundation details
- Lack of drawing details
- Plan accuracy

A motion was made by Committee Member Imboden, seconded by Committee Member Skorpanich, to continue Design Review No. 5021-21, Pearce Residence, to a date uncertain in order to allow the applicant to address numerous inconsistencies and revise the project based on the Committee's comments and recommendations.

The motion carried by the following vote:

Aves: Fox, Imboden, McDermott, McCormack, and Skorpanich

Noes: None Absent: None

4.3. Design Review No. 5031-21, Chapman Olive Residence, 321 N. Olive Street

A proposal to partially demolish a non-contributing rear addition, construct a new 38 square foot addition, and rehabilitate the front porch of an existing single-family residence. The property is a contributing resource to the Old Towne Historic District.

Greg Desario and Colette Creppell, project representatives, were available to answer questions.

The Committee discussed the following:

- Concrete finish
- · Column materials
- Roof line over air conditioning unit
- Offset of bedroom addition

A motion was made by Committee Member Imboden, seconded by Committee Member McCormack, to approve Design Review No. 5031-21, Chapman Olive Residence, subject to the Findings and Conditions in the staff report with the additional Conditions:

- 1. The bedroom addition shall be inset a minimum of three inches from the northern facade in order to provide a line of demarcation.
- 2. The applicant may relocate the window of the addition anywhere along the bedroom wall.
- 3. The applicant shall use a retardant on the concrete flat work to deliver a finish that best matches the existing concrete.
- 4. The Committee recommends that an L-shaped diverter be placed around the eave in order to prevent rainfall into the AC condenser.
- 5. The applicant shall remove the rooftop TV antenna.

The motion carried by the following vote:

Ayes: Fox, Imboden, McDermott, McCormack, and Skorpanich

Noes: None Absent: None

5. ADJOURNMENT

There being no further business, the meeting adjourned at 7:50 p.m.

The next Regular meeting is scheduled for Wednesday, July 21, 2021 at 5:30 p.m. in the Council Chamber.

ANNA PEHOUSHEK
ASSISTANT COMMUNITY
DEVELOPMENT DIRECTOR
DRC STAFF LIAISON



Agenda Item

Design Review Committee

Item #: 3.2. 7/21/2021 File #: 21-0385

TO: Chair and Members of the Design Review Committee

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Vidal F. Márquez, Assistant Planner

1. SUBJECT

Design Review No. 5043-21, Patagonia Empanadas Bakery and Cafe, 2279 N. Tustin Street

2. SUMMARY

Final Determination from the Design Review Committee

The applicant proposes to construct an attached 437 sq. ft. covered patio to an existing restaurant storefront.

3. BACKGROUND INFORMATION

Applicant/Owner: George Taverna of Patagonia Empanadas

Property Location: 2279 N. Tustin Street

General Plan Designation: General Commercial (GC)

Zoning Classification: Limited Business, Tustin Redevelopment Project Area (C-TR)

Existing Development: 1,200 sq. ft. restaurant within a 16,000 sq. ft. multi-tenant building

Associated Application: None

Previous DRC Project Review: None

4. PROJECT DESCRIPTION

The applicant is requesting to construct a new 437 sq. ft. attached covered patio to an existing restaurant storefront. Patagonia Empanadas Bakery and Cafe is an existing restaurant providing traditional Argentinean cuisine. The request is to improve the business' outdoor dining experience with a new patio cover over an existing dining patio and add new landscaping planters surrounding the structure. The patio structure consists of wood beams supported by steel tube columns. The proposed roof will be plywood covered with standing seam metal to match the existing building's mansard roof. Planter boxes are coordinated with the wood patio railing and siding.

5. EXISTING SITE

The subject property is located on the east side of North Tustin Street at the intersection of North Tustin Street and East Village Way and is directly east of The Village at Orange Shopping Center. The property consists of a single-story 16,000 square foot multi-tenant commerical building constructed in 1987. The building is setback over 75-feet from the front property line separated by landscaping, two parking rows and a two-way drive aisle. The property contains a paved open space consisting of existing pedestrain walkways, open outdoor dining areas and landcape planters west of the tenant storefronts. No curb exists between the parking stalls directly adjacent to the open area but parking stalls have wheel stops. The existing building consists of ten tenants with multiple storefront windows, doors and stucco walls. The building roof is flat with built-up roofing and a standing seam metal mansard parapet along the west elevation of the building.

6. EXISTING AREA CONTEXT

The area is surrounded by a variety of commercial and multi-family residential uses. The properties to the north, west and south are zoned Limited Commercial - Tustin Redevelopment Project Area (CTR); the property to the east are zoned Multiple Family Residential (R-3 (A)).

Adjacent buildings are of single-story and of contemporary design.

The project area is within Thematic District 3 of the Tustin Street Design Standards. This district is characterized by the Orange Mall, known today as The Village at Orange. The Village is the predominate focus of this district where new building designs should reflect the remodeled mall. These standards recommend the design of new construction to include smaller architectural elements to provide a pedestrian scale where the texture of building and plant material shall be selected to enhance human scale and provide varied and interesting places.

7. ANALYSIS AND STATEMENT OF THE ISSUES

Generally, the proposed structure design will complement the existing building architecture using similar materials and colors. The patio structure wil be attached to the building fascia below an existing sign and consists of wood beams supported by steel tube columns. The proposed roof materials and design are simple and understated. The clean contemporary design and planter boxes provide a refreshed aesthetic to the storefront and add interest to the west elevation of the center.

The placement of the patio columns will maintain 5-feet to the parking stalls for pedestrian and accessibility access. The proposed project meets the requirements of the Orange Municipal Code and the Tustin Street Design Standards. Staff has not identified any issues with the project and recommends that the DRC approve the project.

8. ADVISORY BOARD RECOMMENDATION

None required.

9. PUBLIC NOTICE

No Public Notice was required for this Design Review project.

10. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State Guideline Section 15301 (Class 1 - Existing Facilities). The project involves construction of a new 437 sq. ft. attached covered patio to an existing restaurant storefront.

11. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Findings for DRC applications come from four sources:

- The Orange Municipal Code
- The Infill Residential Design Guidelines
- The Historic Preservation Design Standards for Old Towne (commonly referred to the Old Towne Design Standards or OTDS)
- Orange Eichler Design Standards

The Findings are applied as appropriate to each project. Based on the following Findings and statements in support of such Findings, staff recommends the DRC approve the project.

• The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.F.3).

The project complies with the Orange Municipal Code and the Tustin Street Design Standards. The proposed covered patio will complement the building architecture design by utilizing similar building elements and materials for a high quality project with visual interest and by improving an existing outdoor dining experience for the public. The proposed project reflects design standards of Thematic District 3 where the architecture selected enhances pedestrian scale design and provides varied and interesting places to attract people. Staff believes the proposed project is appropriate and overall upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with Tustin Street Design Standards Thematic District 3.

12. CONDITIONS

The approval of this project is subject to the following conditions:

- 1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with plans and exhibits labeled in Staff Report Attachment 3 Project Plans and as recommended for approval by the Design Review Committee. Any substantial modifications to the approved plans shall be subject to subsequent review and approval by the Design Review Committee.
- 2. The applicant agrees to indemnify, hold harmless, and defend the City, its officers, agents and employees from any and all liability or claims that may be brought against the City arising out of its approval of this permit, save and except that caused by the City's active negligence.
- 3. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Community Development Department's Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
- 4. If not utilized, project approval expires twenty-four months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060. The Planning entitlements expire unless Building Permits are pulled within 2 years of the original approval.
- 5. Outdoor alcohol service shall be subject to CUP 3030-16 PC No. 06-17 conditions of approval and ABC license requirements.
- 6. Exterior amplified music by a sound system or speaker system shall be prohibited.
- 7. These conditions shall be reprinted on the first or second page of the construction documents when submitting to the Building Department for the plan check process

13. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 Site Photos
- Attachment 3 Project Plans
- Attachment 4 Color and Materials Board



Agenda Item

Design Review Committee

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Applicant/Owner: George Taverna of Patagonia Empanadas

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General Plan Designation: General Commercial (GC)

Zoning Classification: Limited Business, Tustin Redevelopment Project Area (C-TR)

Existing Development: 1,200 sq. ft. restaurant within a 16,000 sq. ft. multi-tenant building

Associated Application: None

Previous DRC Project Review: None

4. PROJECT DESCRIPTION

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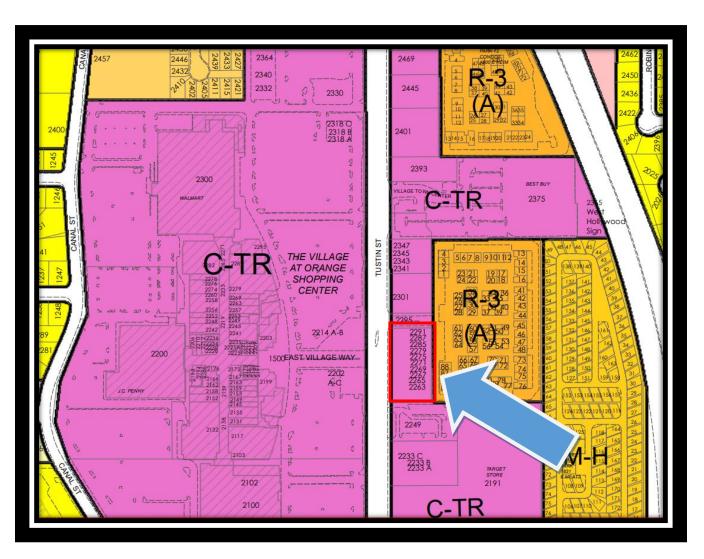
13. ATTACHMENTS

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- Attachment 4 Color and Materials Board

Vicinity Map

DRC No. 5053-21 Patagonia Empanadas

2279 N. Tustin Street





CITY OF ORANGE
COMMUNITY DEVELOPMENT DEPARTMENT



















EXISTING SITE PHOTOS





CLIENT:

PATAGONIA EMPANADAS GEROGE TAVERNA 2279 N. TUSTIN AVE, ORANGE CA

ARCHITECT:

ARCHITECTS ORANGE 174 S. ORANGE ST. ORANGE, CA 92866 T: 714.639.9860 PEDRAM SHOKATI - PEDRAMS@AOARCHITECTS.COM

2279 N. TUSTIN AVENU, ORANGE, CA

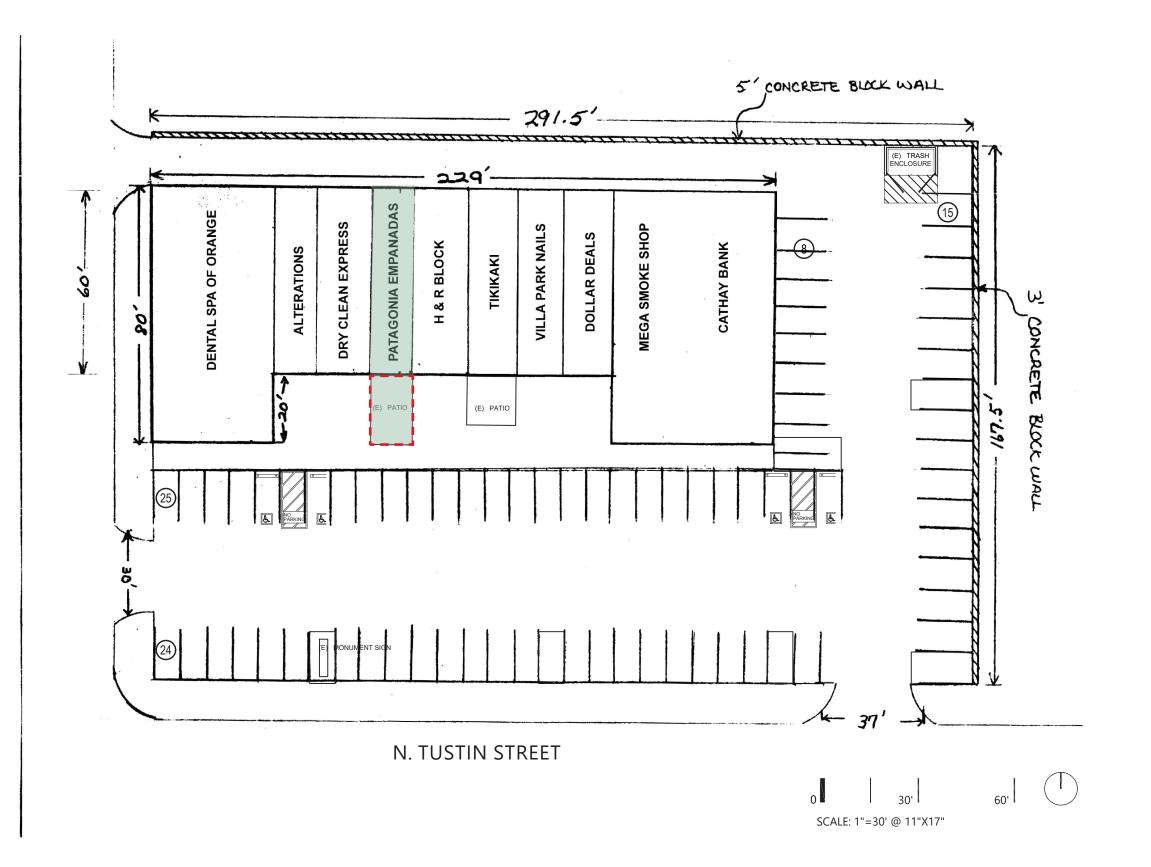
SUBMITTAL DATE: 05/25/2021

• PROJECT DESCRIPTION

The proposed project consist of constructing a permanent shade structure over the existing patio space in front of the Patagonia Empanadas Restaurant, adding planter boxes and fence to define the seating space and adding out-door furniture. The proposed roof finish will have standing seam metal roof over plywood to tie back to the existing mansard roof around the perimeter of the building with the color to match the existing metal roof. The use of wood brings tactile texture, natural material and warmth to the space. The planters facing the parking lot will be planted with larger hedge to be used as visual screen and bring some sense of privacy to the space. The total covered space is about 437 SQ.FT.

SHEET INDEX

- 01 Cover Sheet
- 02 Site Plan
- 03 Patio Floor Plan
- 04 Conceptual Patio Section
- 05 3D Views
- 06 3D Views
- 07 Existing Site Photos
- 08 Color Board



SITE SUMMARY

SITE AREA:

48826 S.F. 1.12 ACRES

EXISTING TENANT SPACES

PATAGONIA EMPANADAS

TIKIKAKI DENTAL SPA ALTERATIONS

DRY CLEAN EXPRESS H & R BLOCK VILLA PARK NAILS

DOLLAR DEALS MEGA SMOKE SHOP

EXISTING PARKING SPACES

68 STALLS STANDARD 4 STALLS ADA TOTAL: 72 STALLS



PROJECT LOCATION

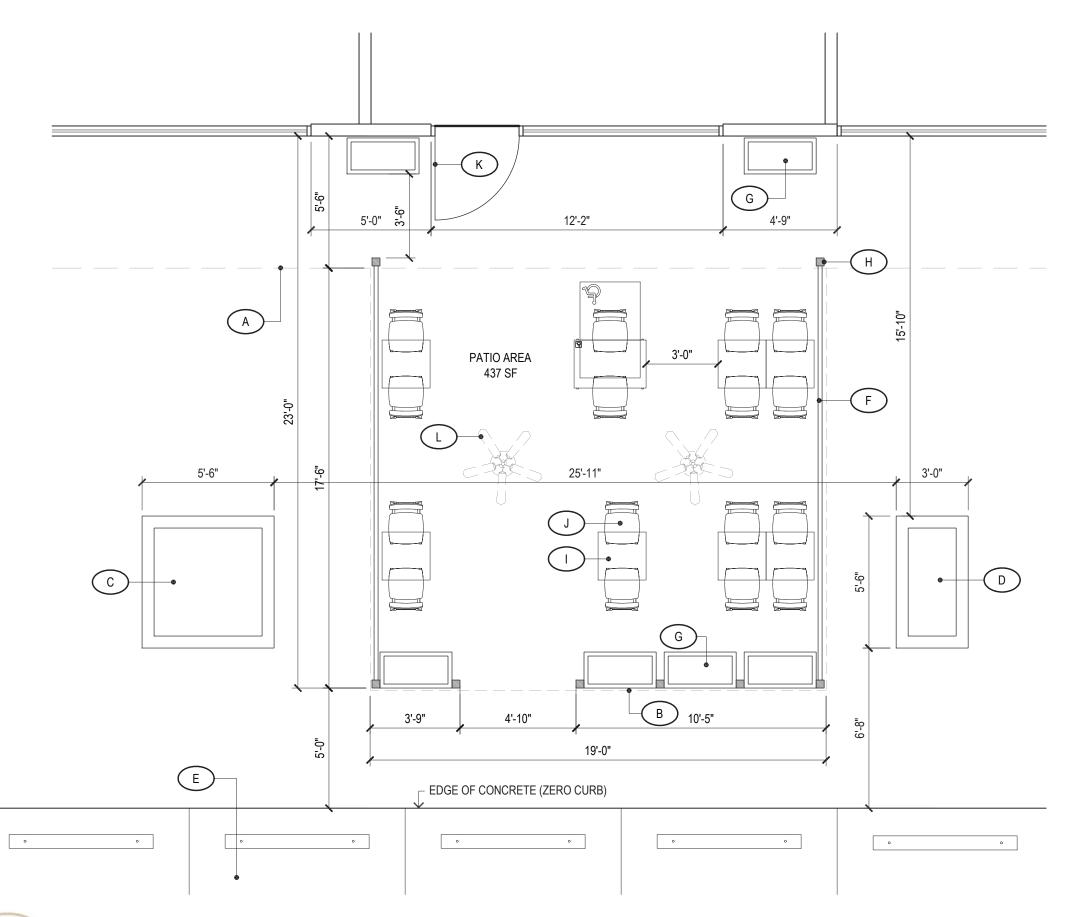
PROPOSED SCOPE OF WORK



PATAGONIA EMPANADAS

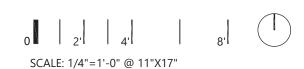
Orange, California











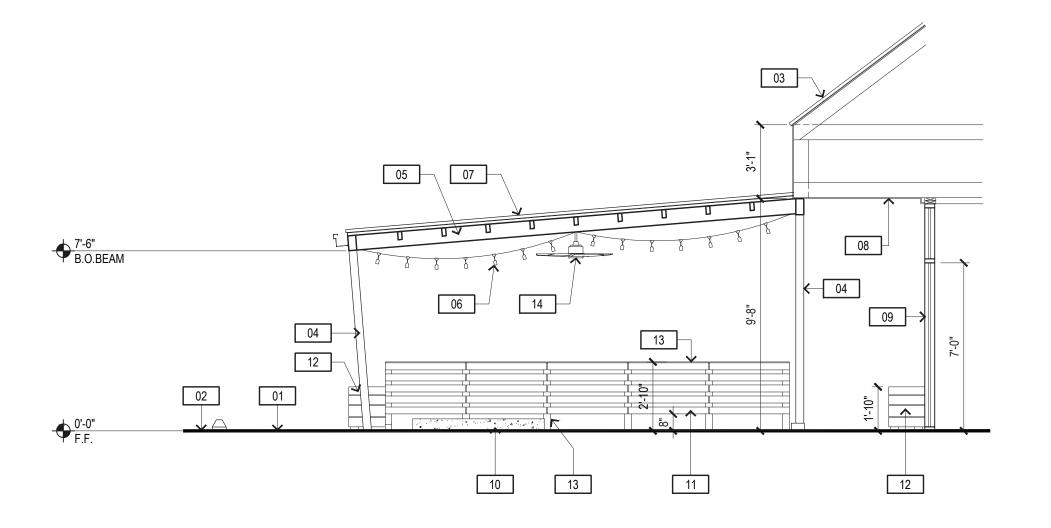


PATAGONIA EMPANADAS

Orange, California

CONCEPTUAL PATIO FLOOR PLAN





KEYNOTES

EXISTING CONCRETE SLAB

EXISTING PARKING SPACES

03 EXISTING MANSARD ROOF

NEW TUBE STEEL POSTS

NEW STAINED WOOD CANOPY STRUCTURE

06 NEW STRING LIGHT FIXTURE

NEW STANDING SEAM METAL ROOFING O/ PLYWOOD SHEATHING COLOR TO MATCH EXISTING METAL ROOF

08 EXISTING SOFFIT

EXISTING STOREFRONT

EXISTING CONCRETE PLANTER

NEW WOOD SLAT FENCE

NEW 18"X36" WOOD PLANTER BOXES

13 NEW 3"X3" WOOD POSTS, 34" A.F.F.

NEW CEILING FAN

ALL WOOD MEMBERS TO BE STAINED FLOOD PRO SERIES SEMI TRANSPARENT ESPRESSO

















PATAGONIA EMPANADAS

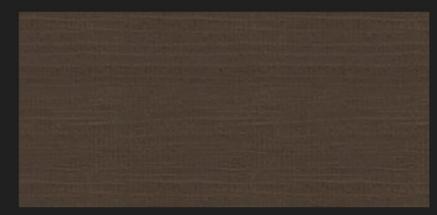
Orange, California



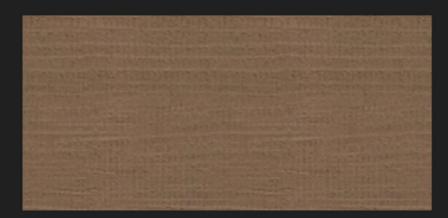




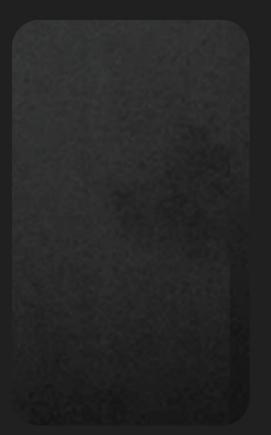
1. Standing Seam Metal Roof Berridge Patina Green Kynar 500



2. Wood Stain Wood Structure Flood Pro Series Espresso PPG Exterior Semi-Transparent Stain



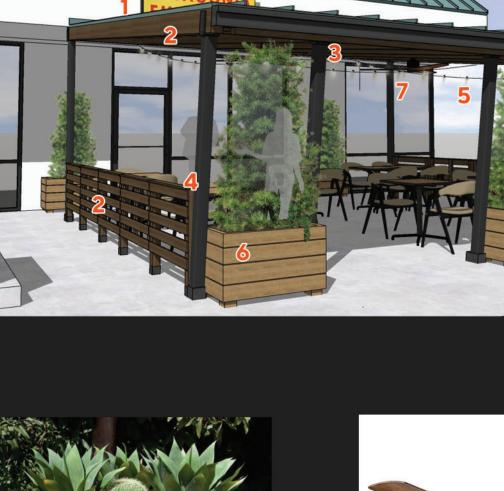
3. Wood Stain Plywood Sheathing Flood Pro Series Dark Oak # 725 PPG Exterior Semi-Transparent Stain



4. Tube Steel Structure Powdercoat black to match storefront



5. Tivoli String lights Outdoor Patio Lights

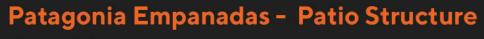


6. Porter Reclaimed Wood Planter 36in L x 18 in W x 18 in



7. Modern Forms Fan Aviator MBDK-DK Matte Black / Distressed Koa Downrod Fan





COLOR BOARD





Agenda Item

Design Review Committee

Item #: 4.1. 7/21/2021 **File #:** 21-0345

TO: Chair and Members of the Design Review Committee

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Marissa Moshier, Historic Preservation Planner

1. SUBJECT

Design Review No. 5022-21, Finney's Crafthouse & Kitchen, 204 W. Chapman Avenue

2. SUMMARY

Preliminary review by the Design Review Committee.

The applicant proposes to rehabilitate a historic commercial building for a new restaurant including an outdoor patio in the Old Towne Historic District.

3. BACKGROUND INFORMATION

Applicant: Brad Finefrock, Finney's Crafthouse & Kitchen

Owner: The Ricci Family Revocable Trust dated 2/11/06

Property Location: 204 W. Chapman Avenue

General Plan Designation: Old Towne Mixed Use 24

Zoning Classification: Old Towne Mixed Use 24 (Santa Fe Depot Specific Plan)

Existing Development: A 6,576 square foot one-story historic commercial building, constructed c.

1916

Associated Application: Minor Site Plan Review No. 1034-21. The property also has a Mills Act

Contract approved in 2016.

Previous DRC Project Review: None

4. PROJECT DESCRIPTION

Major project components include:

- Converting the four existing fixed storefront windows on the Chapman Avenue elevation and one on the Olive Street elevation to operable inward-swing awning windows, while maintaining the original transoms above.
- Removing the non-original strorefront windows and infilled areas on Olive Street and replacing them with multi-fold four-lite windows.

- Removing the existing recessed entry and replacing it with an ADA-compliant entry with a new front door and sidelight.
- Removing one window on the rear elevation and replacing it with a metal garage door.
- Converting the 3,710 square foot open space at the rear of the property to outdoor dining, including construction of a trellis shade structure.
- Removing the texture coating on the stucco and replacing it with a compatible cement plaster finish.
- Installing new parapet bracing with throughbolts on three building elevations.

5. EXISTING SITE

The site is developed with a one-story commercial building constructed circa 1916. The building is clad in a rough-textured stucco, which appears to have been added on top of an older sand finish plaster. The Chapman Avenue north façade consists four fixed, wood storefront windows with hopper-style transoms above and a recessed entrance. The Olive Street east elevation consists of four similar wood storefronts with fixed transoms at the north end of the building. What appear to be three infilled window openings and a roll-up garage door are located to the south. The rear of the building has wood windows in poor condition and a wood sliding door opening into a large open space. The south end of the property contains an easement providing access to the rear of the adjacent property.

Inside the building, the roof is supported by glulam beams, likely installed in the mid-20th century. Some remnants of the older truss system are located at the south end of the building. The building currently shares an interior door passage with the adjacent building to the west. This opening will be enclosed as part of the restaurant rehabilitation.

Based on historic photographs of the property, the three storefront windows to the south on Olive Street appear to be recent additions to the building (See Attachment 3 Historic Photographs). The window closest to the Olive/Chapman intersection appears to be original; however, during the historic period, the windows farther south on Olive Street appear to have been wood four-lite windows with a high sill, likely matching the existing windows on the rear of the building. The windows that have been infilled on the Olive Street elevation also likely match the rear windows, as a ghost of the original opening is visible in the existing stucco.

Additional information on the property is provided by the applicant in Attachment 6 Design Review Memorandum.

6. EXISTING AREA CONTEXT

The intersection of Chapman Avenue and Olive Street is a major gateway into the historic Plaza and serves a mix of users throughout the day, including pedestrians, bicyclists, passenger vehicles, delivery trucks, and buses. Surrounding properties contain a mix of commercial uses on the ground floor with offices or residential units above. Surrounding zoning is Old Towne Mixed Use-15 or -24.

7. ANALYSIS AND STATEMENT OF THE ISSUES

The applicant and staff request that the DRC provide comments on the following issues and any additional issues that may affect the project's conformance with the Historic Preservation Design Standards for Old Towne.

Issue 1: Window Design

The applicant proposes changes to the existing storefront windows to facilitate operability and to achieve an indoor-outdoor atmosphere in the restaurant. On Chapman Avenue and at the first window closest to the corner on Olive Street, the hopper sashes of the transom windows will be maintained and repaired, while the window frame and lower fixed storefront window will be removed and replaced with a single awning-style window hinged at the top and swinging in to the restaurant. On the rest of the Olive Street elevation, the windows will replaced and/or reopened with new four-lite folding windows with a higher sill.

The four-lite window pattern is similar to the windows that appear to have been on the Olive Street elevation prior to 1980, although the windows in the historic photographs had higher sills than the windows in the proposed design. The applicant requests to use windows with lower sills to increase the openness of the indoor restaurant space.

At the rear elevation, two existing four-lite wood windows and a wood sliding door will be maintained. The applicant is requesting to remove one window on the rear elevation and replace it with a metal garage-style door.

The entrance to the building will be removed and the recessed area increased to provide an ADA-compliant landing at the front door. Based on information provided in Attachment 6 Design Review Memorandum, the entry location and materials do not appear to be original to the building. The applicant is proposing a wood slab door with a fixed sidelight at the new entry. The existing transom above will be maintained.

Issue 2: Outdoor Dining Area and Landscaping

The applicant is proposing a design for the outdoor dining area with a free-standing metal shade structure, wood fencing on Olive Street and at the easement to the south, and concrete and decomposed granite for the floor surface. Landscaped areas include a planter at the sidewalk on Olive Street and planter pots and olive trees in the outdoor dining area. The rear of the property also includes enclosures for trash and a transformer.

Issue 3: Other Exterior Modifications

The applicant proposes to remove the rough-textured stucco on the exterior walls and replace it with a compatible cement plaster, as shown on the Color and Materials Board. The applicant's structural team has indicated that the building parapet should be braced as part of the project. The applicant is proposing a series of 3 by 3 inch plates with throughbolts on three building elevations. The plates will be visible on top of the new cement plaster.

8. ADVISORY BOARD RECOMMENDATION

The City's interdepartmental staff review committee (SMART) reviewed the project on January 27, 2021 and May 5, 2021 and recommended approval of the project to the DRC.

9. PUBLIC NOTICE

No public notice is required for this Design Review application.

10. ENVIRONMENTAL REVIEW

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15303 (Class 3 - New Construction or Conversion of Small Structures) and 15331 (Class 31 - Historical Resource Restoration/Rehabilitation). The project consists of the conversion of an existing commercial building to a restaurant, consistent with the property's General Plan designations and zoning. The building to be converted totals less than

10,000 square feet, and the property is located in an urbanized area where all necessary public services and facilities are available. The historic building will be rehabilitated in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (SOI Standards) and the Historic Preservation Design Standards for Old Towne. There is no environmental public review required for a Categorical Exemption.

11. STAFF RECOMMENDATION AND REQUIRED FINDINGS

The following Findings and statements in support of such Findings will be required for approval of the project and are provided for reference as part of this preliminary review.

- In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for the project (OMC 17.10.070.G.1).
- In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines (OMC 17.10.07.G.2).
- The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).

12. CONDITIONS

The approval of this project will be subject to recommended conditions at the time of the DRC's final review and approval.

13. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 Letter of Explanation
- Attachment 3 Historic Photographs
- Attachment 4 Historic Resource Survey Form
- Attachment 5 Mills Act Contract for 204 W. Chapman Avenue
- Attachment 6 Design Review Memorandum
- Attachment 7 Project Plans
- Attachment 8 Color and Materials Board



Agenda Item

Design Review Committee

Item #: 4.1. 7/21/2021 **File #:** 21-0345

TO: Chair and Members of the Design Review Committee

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Marissa Moshier, Historic Preservation Planner

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- The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).

12. CONDITIONS

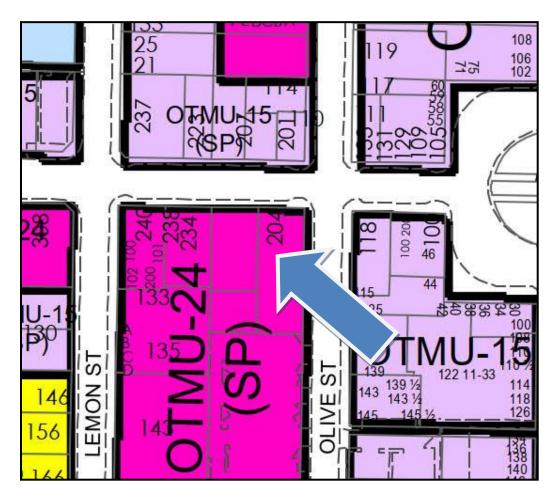
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- Attachment 4 Historic Resource Survey Form
- Attachment 5 Mills Act Contract for 204 W. Chapman Avenue
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- Attachment 7 Project Plans
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Vicinity Map

204 W. Chapman Avenue DRC No. 5022-21





City of Orange Community Development Department



LETTER OF EXPLANATION/ JUSTIFICATION

204 W. CHAPMAN AVE ORANGE, CA 92866 <01.15.2021>

Finney's Crafthouse & Kitchen is a full-service restaurant and bar that we believe will be a great addition to the City of Orange. We opened our first location five years ago as a family-owned full-service restaurant and bar. Today, we have locations in Westlake Village, Santa Barbara, Ventura, San Luis Obispo, Porter Ranch, and Burbank. Our menu offers 50 made-from-scratch American favorites with 30 local craft beers on tap and specialty cocktails. We are open from 9 am – 1 am, and serve brunch during football season, lunch, and dinner seven days a week. Finney's Downtown Orange expects to employ 70 employees and we will be applying for a 47 liquor license through the Alcoholic Beverage Control.

- 1. Finney's Crafthouse & Kitchen is a full-service restaurant and bar (47 license). 9 am 1 am, 7 days a week. 70 employees. No company owned cars. The types of materials handled are food and beverage. Finney's has been in business for 5 years as a family-owned full service restaurant and bar.
- 2. The rectangular property on 204 W. Chapman Street runs 100' long along Olive St. and 66' long along Chapman Ave. The building is a contributor to the Old Towne Orange Historic District listed in the National Register of Historic Properties in 1997. The load bearing masonry building sits on the corner of Olive St. and Chapman Ave. with a series of openings along both streets. Main entry is located on Chapman Ave and the current exterior finishes are rough textured plaster that will be re-finished to smooth trowel plaster finish. Rear of the property is an existing patio that will be converted to outdoor dining. Landscaping will be provided along Olive St. to buffer the edge of the outdoor space to the sidewalk along Olive St.
- 3. The surrounding properties are mostly commercial (retail, restaurant, office) properties. Scale of development is typical of 1920s main street development and consists primarily of single story structure and storefront with a 22' private easement on the south rear side of the property.
- 4. The property is at the corner intersection of Chapman Ave and Olive Street. It is located one block from the Plaza.



- 5. There is no phasing for the project
- 6. For ABC, we have hired a consultant who handles our ABC applications for us. Will provide additional information as we prepare the ABC application.

Sincerely,

Brad Finefrock & Helen Kang



Figure 1: View of West Chapman Avenue, c. 1925.



Figure 2: View of West Chapman Avenue, 1970.



Figure 3: View of West Chapman Avenue, 1980.

Primary # State of California - The Resources Agency HRI# 111517 **DEPARTMENT OF PARKS AND RECREATION** ORA **Trinomial** PRIMARY RECORD **NRHP Status Code** 5D1 Other Listings: **Review Code:** Reviewer: Date: Page 1 of 3 CHAPMAN W 204 APN 390-663-17 *Resource Name or #: (Assigned by Recorder) P1. Other Identifier: See B13 Remarks ✓ Unrestricted *P2. Location: Not for Publication Orange *a. County: and (P2b and P2c or P2d. Attach a location map as necessary.) *b. USGS 7.5' Quad: ; R___; ___ B.M. 1/4 of Sec AVE ,# 204 W CHAPMAN 92866 c. Address: City: Orange d. UTM: (Give more than one for large and/or linear resources) Zone mE/ e. Other Locational Data: *P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boudnaries. Continues on Pg.3.) Materials: Masonry - Other than brick & stucco or plaster Brick Commercial *P3b. Resource Attributes: (HP6) -- Commercial building (List attributes and codes) ✓ Building
☐ Structure
☐ Object
☐ Site
✓ Element of District
☐ District
☐ Other (Isolates, etc.) *P4. Resources Present: P5b. Description of Photo: 2012 (View, date, accession #) *P6. Date Constructed/ Age and Source: 1916 Prehistoric Both ✓ Historic *P7. Owner and Address: *P8: Recorded by: (Name, affiliation, and address) D. Gest, P. LaValley, D. Matsumoto Chattel Architecture 13417 Ventura Blvd. Sherman Oaks, CA 91423 *P9. Date Recorded: *P11. Report Citation: (Cite survey report and other sources, or enter "none.") May, 2005 Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey. AEGIS (1991) Historic Building Inventory *P10. Survey Type: (Describe) Update. Reconnaissance ✓ Continuation Sheet(s) ✓ Building, Structure, and Object Record NONE Location Map *Attachments: ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record Archaeological Record District Record Photograph Record Other (List): Artifact Record DPR 523A (1/95) *Required Information

| State of California - The DEPARTMENT OF PARK BUILDING, STRUC | | Primary # HRI # *NRHP Status Code | 111517 5D1 |
|--|--|---|--|
| Page 2 of 3 B1. Historic Name: Unl | *Resource Name or #: (Assigned by Recorder) | CHAPMAN_W_204AF | PN_390-663-17 |
| B2. Common Name: | | | |
| B3. Original Use: | COM B4. Present Use: | COM | |
| *B5. Architectural Style: | Commercial | | |
| Building connected t | (Construction date, atlerations, and date of alterations to the adjacent building: 204 to returned to former state. Al | W. Chapman - Portio | on 2. Demising walls are intact, thus |
| * B7. Moved? ✓ No 🗌 Y | es Unknown Date: | Original Location: | |
| *B8. Related Features: | | | |
| *B9. Architect or Builder: | Unknown | | |
| *B10. Significance: Th | eme: Architecture Area: (| City of Orange Pro | operty Type: Commercial |
| (Discuss importance in terms of his | Old Towne: Early Settlement (c. torical or architectural context as defined by theme, per od Condition - Medium level of | iod, and geographic scope. Also | Applicable Criteria: AC address integrity. Continues on Pg.4.) |
| | ts special consideration for lo | | |
| R11 Additional Possuros | Attributes: (List attributes and codes) | | |
| *B12. References: Orange Daily News. | (List attributes and codes) | | |
| - | Pg.3.) 1991 Survey: Re-evaluation. Chapman - Portion 2. | | (Sketch Map with North arrow required.) |
| | | | |
| *B14. Evaluator: | Robert Chattel | | |
| *Date of Evaluation: | September, 2005 | | |
| (This space reserved for official comm | nents.) | | |
| DPR 523B (1/95) | | | *Required Information |

State of California - The Resources Agency Primary # 111517 **DEPARTMENT OF PARKS AND RECREATION** HRI# **Trinomial** ORA **CONTINUATION SHEET** CHAPMAN W 204 APN 390-663-17 Page 3 of 3 *Resource Name or #: (Assigned by Recorder) Recorded by: D. Gest, P. LaValley, D. Matsumoto Date Recorded: May, 2005 Chattel Architecture 13417 Ventura Blvd. ✓ Continuation Update Sherman Oaks, CA 91423 1991, 2005 Years Surveyed: **Description of Photo:** Listed in National Register: 1997 General Plan: OTMIX-24 # of Buildings: Planning Zone: OTMU-24 1 # of Stories: 0.2684 1 Lot Acre: # of Units: Principal Building Sqft: 6600 **B6. Construction History (Continued from Pg.2):** B13. Remarks (Continued from Pg.2): P3a. Description (Continued from Pg.1):

DPR 523L (11/98) *Required Information

44

2

RECORDING REQUESTED BY AND, WHEN RECORDED, MAIL TO:

City Clerk City of Orange 300 E. Chapman Avenue Orange, California, 92866 Recorded in Official Records, Orange County Hugh Nguyen, Clerk-Recorder

Property Address: 204 West Chapman Avenue

APN: 390-663-17

Mills Act Contract Number: 249.0-16

HISTORIC PROPERTY PRESERVATION AGREEMENT (MILLS ACT CONTRACT)

THIS HISTORIC PROPERTY PRESERVATION AGREEMENT (the "Agreement") is made and entered into as of the date of execution by the City (herein referred to as the "Effective Date"), and is being entered into by and between the CITY OF ORANGE, a municipal corporation ("City"), and ALBERT J. RICCI and MARY K. RICCI, Trustees of The Ricci Family Revocable Trust dated 2/11/06 (referred to herein as the "Owner"), with reference to the following:

RECITALS

WHEREAS, the Mills Act (Government Code Section 50280 et seq.) provides cities with the opportunity to contract with owners of qualified historical properties whereby the owner promises to preserve and rehabilitate the property in return for a potential reduced property tax assessment; and

WHEREAS, the City of Orange has three Historic Districts: the Plaza Historic District, listed in the National Register of Historic Places; the Old Towne Orange Historic District, listed in the National Register of Historic Places; and the local Old Towne Orange Historic District, designated by the City of Orange, and the City desires to promote the character, quality of life, and historic features of said Districts to its citizens and visitors; and

WHEREAS, the City is dedicated to the protection and stabilization of property values through maintaining and upgrading its older housing stock, through the use of incentives such as the Mills Act; and

WHEREAS, the Mills Act also has beneficial effects on City businesses, economic stability and community pride by preserving important neighborhood historic resources; and

WHEREAS, the use of the Mills Act will fulfill one of the goals of the City's 2010 General Plan Cultural Resources Element; specifically,

1



"Provide incentives and expand education efforts for historic preservation" (Goal 3.0, CR-22); and

WHEREAS, Owner possesses fee simple title in and to that certain real property, together with associated structures and improvements thereon, located at <u>204 West Chapman Avenue</u> in the City of Orange, County of Orange, State of California, having Assessor's Parcel Number <u>390-663-17</u> and more specifically described in <u>Exhibit A</u>, which exhibit is attached hereto and made a part hereof (herein referred to as the "Historic Property); and

WHEREAS, the Historic Property is a qualified historical property under the Mills Act in that it is privately owned property which is not exempt from property taxation and is either: individually designated or is a contributing property within a designated district which is listed in the National Register of Historical Places, California Register of Historical Resources or Register of Historical Landmarks, California Points of Historical Interest, or is a contributing property in a locally designated historic district; and

WHEREAS, Owner, in consideration for abiding by the terms of this Agreement shall be entitled to a reassessment of valuation of the Historic Property and any corresponding reduction in property taxes pursuant to the provisions of the California Revenue and Taxation Code; and

WHEREAS, it is the City's expectation that the Owner will use the property tax savings accrued under this Agreement for improvements to the "Historic Property" (as defined below). To that end, as a condition of renewal, the City will require a revised schedule of improvements every ten years showing a plan for improvements commensurate with the tax savings; and

WHEREAS, the City and Owner for their mutual benefit, now desire to enter into this Agreement to limit the use of the Historic Property to prevent inappropriate alterations, to ensure that characteristics of historic significance are preserved and maintained in an exemplary manner, and to carry out the purposes of Article 12 (commencing with Section 50280) of Chapter 1, Part 1, Division 1 of Title 5 of the California Government Code and Article 1.9 (commencing with Section 439) of Chapter 3, Part 2 of Division 1 of the California Revenue and Taxation Code.

AGREEMENT

NOW, THEREFORE, both Owner and City, in consideration of the mutual promises, covenants and conditions contained herein and the substantial public benefits to be derived therefrom, do hereby agree as follows:

1. APPLICABLE LAWS. This Agreement is made pursuant to California Government Code Sections 50280 through 50290 and Article 1.9 (commencing with Section 439) of Chapter 3, Part 2 of Division 1 of the California Revenue and Taxation Code and is subject to all of the provisions of those statutes. To the extent any of the provisions in this Agreement are inconsistent with the aforementioned provisions of the Government and Revenue and Taxation Codes, they are superseded by those Code Sections.

- 2. ASSESSMENT OF VALUATION. Property tax relief afforded to Owner pursuant to Chapter 3, Part 2 of Division 1 of the California Revenue and Taxation Code will be determined solely by the Orange County Office of the Assessor. City makes no representations regarding the actual tax savings any person may realize by entering into this Agreement.
- 3. PRESERVATION OF PROPERTY. Owner agrees to preserve and maintain the Historic Property and its character defining features. Character defining features include, but are not necessarily limited to, the general architectural form, style, materials, design, scale, details, mass, roof line and other aspects of the appearance of the exterior of the Historic Property. For purposes of identification of the Historic Property, the City's Official Historic Property Inventory Form (DPR 523) is attached as Exhibit E.

The Secretary of the Interior's Standards for Rehabilitation (Exhibit B) and City's minimum maintenance standards (Exhibit C), attached hereto and incorporated herein by reference, shall constitute the minimum standards and conditions for preservation and rehabilitation of the Historic Property, and shall apply to the Historic Property throughout the term of this Agreement. Owner shall, where necessary, rehabilitate the Historic Property to conform to the rules and regulations of the Office of Historic Preservation of the California Department of Parks and Recreation, the Secretary of the Interior's Standards for Rehabilitation, the California Historical Building Code, and the City of Orange's Historic Preservation Design Standards for Old Towne.

As consideration for the City to enter into this Agreement, the Owner agrees, at its own cost and expense, to complete, or cause to be completed, the work or improvements described in Exhibit D. The Owner shall secure any and all permits which may be required by the City or any other governmental agency affected by the construction of the work or improvements. The Owner accepts responsibility for and shall be responsible for identification of and compliance with all applicable laws pertaining to the construction and installation of the work or improvements described on Exhibit D and the contract or contracts pertaining thereto. The Owner will neither seek to hold nor hold the City liable for, and will hold the City harmless with respect to, any consequences of any failure by the Owner to correctly determine the applicability of any such requirements to any contract he/she/they enter into.

In addition to the foregoing, the Owner hereby agrees to and will comply with all applicable local, state, and federal statutes, regulations, rules, codes (including building codes), ordinances, and other requirements of governmental authorities now or hereafter in effect ("Applicable Laws") pertaining to the use of the Historic Property. Owner must give the City immediate written notice on Owner's becoming aware that the use or condition of the Historic Property is in violation of any Applicable Laws.

4. INSPECTIONS AND ANNUAL REPORTING. Owner agrees to permit the examination, by prior appointment, of the interior and exterior of the Historic Property by the City at a minimum every five (5) years during the Contract term to determine Owner's compliance with the terms and provisions of this Agreement. Owner agrees to provide the City with a report as to the status

of the Historic Property annually within thirty (30) days following each anniversary of the Effective Date of this Agreement. The annual report shall provide substantiation reasonably satisfactory to the City's Historic Preservation Planner or in his/her absence the Director of Community Development that Owner has completed the work required by Exhibit D for the twelve month period preceding each anniversary of this Agreement, and whether the Historic Property has undergone any changed conditions, and whether Owner has received any public funds from other sources designated for the preservation or maintenance of the Historic Property and from whom such funds have been received.

- 5. PAYMENT OF ANNUAL FEE. The Owner shall pay the City an annual fee to cover administrative costs associated with this Agreement including but not limited to the reasonable cost of monitoring the Historic Property, performing required inspections, and enforcement of the Agreement. Said fee shall be payable to the City of Orange and shall be remitted to the Planning Division upon demand and prior to any required inspection. The amount of the annual inspection fee shall be established by the City and may be revised from time to time, which fee shall be set forth in the City's Master Schedule of Fees and Charges. Failure to pay the required fee within 45 days of the due date will be considered a willful breach of this contract and may result in cancellation of the contract in accordance with the cancellation terms detailed below.
- 6. TERM. The term of this contract is for a period of ten (10) years. The initial term of this Agreement shall be from November 9, 2016 to and including November 10, 2026.
- 7. AUTOMATIC RENEWAL. On each yearly anniversary of the Effective Date of this Agreement (hereinafter referred to as the "renewal date"), one year shall be added automatically to the initial term of this Agreement, unless notice of non-renewal is given as provided in this Agreement.
- 8. EFFECT OF OUTSIDE FUNDS. If Owner receives funds designated for the preservation or maintenance of the Historic Property from any other public agency, this Agreement shall not be renewed except upon the vote of the City Council.
- 9. NOTICE OF NONRENEWAL. If in any year either the Owner or City desires not to renew this Agreement, that party shall serve written notice of nonrenewal to the other party in advance of the annual renewal date. Unless the notice is served by Owner to City at least ninety (90) days, or by City to Owner at least sixty (60) days prior to the renewal date, one year shall automatically be added to the term of the Agreement. Within fifteen (15) days of receipt by Owner of a notice of nonrenewal from the City, Owner may make a written protest. Upon receipt of such a protest the City Council shall set a hearing prior to the expiration of the renewal date of this Agreement or toll the renewal date until such hearing can reasonably held. Owner may furnish the City Council with any information which the Owner deems relevant; and shall furnish the City Council with any information it may require. At any time prior to the renewal date, City may withdraw its notice of nonrenewal.
- 10. EFFECT OF NOTICE NOT TO RENEW. If in any year either party serves notice of intent not to renew this Agreement, this Agreement shall remain in effect for the balance of the period

remaining since the original execution date if not yet renewed, or the last renewal date of the Agreement, as the case may be.

11. UPDATE OF IMPROVEMENT SCHEDULE. At least ninety (90) days prior to the tenth (10th) anniversary of the Effective Date of this Agreement, and ninety (90) days prior to every tenth (10th) anniversary thereafter, Owner shall provide City with an updated schedule of rehabilitation maintenance items for the City's review and approval. Such updated schedule shall contain a list of proposed improvements and/or revisions to be accomplished during the next succeeding ten (10) years of the Agreement and a schedule for the construction of such improvements. Within thirty (30) days after the City's receipt of said updated schedule, the City's Director of Community Development shall either approve or disapprove such proposed schedule of proposed improvements, or shall respond in writing by stating what further information, if any, the City reasonably requires in order to determine the request complete and determine whether or not to grant the requested approval. Upon receipt of such a response, the Owner shall promptly furnish to the City such further information as may be reasonably requested.

From time to time, at the request of the City's Director of Community Development (or his/her authorized representative), the Owner shall meet and confer with the City's Planner for Historic Preservation or in his/her absence the Director of Community Development (or his/her designce) regarding matters arising hereunder with respect to the work and improvements and the progress in constructing the same.

- 12. INDEPENDENT ADVICE OF COUNSEL. The Owner, and each of them, represent and declare that in executing this Agreement he/she/they have relied solely upon his/her/their own judgment, belief and knowledge, and the advice and recommendations of his/her/their own independently selected counsel, concerning the nature, extent and duration of his/her/their rights and claims, and that he/she/they have not been influenced to any extent whatsoever in executing the same by the City or by any person representing the City.
- 13. ENFORCEMENT OF AGREEMENT. If the City determines the owner has breached any of the conditions of the Agreement provided for or has allowed the property to deteriorate to the point it no longer meets the standards for a qualified historical property, the City shall either cancel the Agreement or bring any action in court necessary to enforce the Agreement including, but not limited to an action to enforce the Agreement by specific performance to cure, correct or remedy any breach of the terms of this Agreement, to recover damages for any breach, or to obtain any other remedy consistent with the purpose of this Agreement. In the event of a default under the provisions of this Agreement by Owner, City shall give written notice to Owner specifying the alleged grounds for the default. Said notice shall be given by registered or certified mail addressed to the address stated in this Agreement. If such violation(s) is not corrected to the reasonable satisfaction of the City within thirty (30) days from the receipt of the notice of violation, or within such reasonable time as may be required to cure the breach or default, provided that acts to cure, correct or remedy such breach or default are commenced within thirty (30) days and thereafter diligently pursued to completion, then City may, without further notice, institute legal action.

Except as otherwise expressly stated in this Agreement, the rights and remedies of the City are cumulative, and the exercise by the City of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the Owner. Any failure or delay by the City in asserting any of its right and remedies as to a breach of any of the covenants, conditions or agreements set forth herein shall not operate as a waiver of such breach or of any such rights or remedies, or deprive the City of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert or enforce such rights or remedies. A waiver by the City of a breach shall not be construed as a waiver of any succeeding breach of the same or other covenants, conditions or agreements set forth in this Agreement.

- 14. CANCELLATION. In lieu of bringing an action to enforce the Agreement City may cancel this Agreement if City determines Owner has breached any of the conditions or covenants of this Agreement or has allowed the Historic Property to deteriorate to the point that it no longer meets the standards for a qualified historical property. City may also cancel this Agreement if it determines Owner has failed to rehabilitate the Historic Property in the manner specified in this Agreement.
- 15. NOTICE OF CANCELLATION. This Agreement cannot be canceled until after City has given notice and has held a public hearing as required by Government Code Section 50285. Notice of the hearing shall be mailed to the last known address of each owner of property within 300 feet of the Historic Property and shall be published in accordance with Government Code Section 6061.
- 16. CANCELLATION FEE. If City cancels this Agreement in accordance with Section 15 above, Owner shall pay a cancellation fee of twelve and one-half percent (12-1/2%) of the current fair market value of the Historic Property at the time of cancellation. The current fair market value shall be determined by the County Assessor as though the Historic Property were free of the restriction on the Historic Property imposed pursuant to this Agreement. The cancellation fee shall be paid to the County Auditor at such time and in such manner as the County Auditor shall prescribe.
- 17. NOTICES. All notices required by or provided for in the Agreement shall be given in writing and may be mailed or delivered in person at the address of the respective parties as specified below or at any other address as may be later specified by the parties. Deposit of notice in the mail, postage prepaid, shall be deemed receipt of the notice.

City of Orange Attn.: City Manager 300 E. Chapman Avenue Orange, CA 92866 Albert J. Ricci and Mary K. Ricci The Ricci Family Revocable Trust 616 E. Chapman Avenue Orange, CA 92866

18. NO COMPENSATION. Owner shall not receive any payment from the City in consideration of the obligations imposed under this Agreement. The Owner acknowledges and agrees that the

consideration for the execution of this Agreement is the substantial public benefit to be derived therefrom and the advantage that will accrue to Owner as a result of the effect upon the assessed value of the Historic Property on account of the restrictions on the use and preservation of the Historic Property.

- 19. REMEDY IF AGREEMENT HELD NOT ENFORCEABLE. In the event it is finally determined this Agreement does not constitute an enforceable restriction within the meaning of the applicable provisions of the California Government Code and the California Revenue and Taxation Code, except for an unenforceability arising from the cancellation or nonrenewal of this Agreement, then this Agreement shall be null and void and without further effect and the Historic Property subject to this Agreement shall from that time be free from any restriction whatsoever under this Agreement without any payment or further act of the parties to this Agreement.
- 20. ACQUISITION OF PROPERTY BY EMINENT DOMAIN; CANCELLATION OF CONTRACT; INAPPLICABILITY TO DETERMINATION OF VALUE. In the event that the Historic Property is acquired in whole or part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by the City to frustrate the purpose of the Agreement, the Agreement shall be canceled and no fee shall be imposed under Section 17, above. The Agreement shall be deemed null and void for all purposes of determining the value of the Historic Property so acquired.
 - If, subsequent to the filing of an action in eminent domain, the proposed condemnation is abandoned by the condemning agency, the restrictions on the use of the Historic Property included in this Agreement shall, without further agreement of the parties, be reinstituted and the terms of this Agreement shall continue in full force and effect.
- 21. EFFECT OF AGREEMENT. None of the terms, provisions or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors or assigns, nor shall such terms, provisions or conditions cause the parties hereto to be considered joint venturers or members of any joint enterprise.
- 22. SUCCESSORS AND ASSIGNS. This Agreement is binding upon and shall inure to the benefit of all successors in interest of the Owner. A successor in interest shall have the same rights and obligations under this Agreement as the original owner who entered into this Agreement.
- 23. REQUIREMENTS RELATED TO TRANSFER OF HISTORIC PROPERTY. In the event of any sale, transfer, assignment or conveyance of the Historic Property (herein referred to as a "Transfer"), the Owner agrees that, at least thirty (30) days prior to such Transfer, it shall give written notice to the City of such proposed Transfer, including the name(s) of the transferee(s). In addition, the Owner and the proposed transferee(s) shall enter into and deliver to the City through the escrow for the Transfer of the Historic Property an assignment and assumption agreement in a form satisfactory to the City's Attorney or such other evidence as may be satisfactory to the City that the transferee(s) has (have) assumed the Owner's obligations set forth in this Agreement. Upon the Transfer of the Historic Property and the assumption of the

- obligations hereunder by the transferee(s), the Owner's liability for performance shall be terminated as to any obligation to be performed hereunder after the date of such Transfer.
- 24. RECORDATION. No later than six (6) months after the parties execute and enter into this Agreement, Owner shall cause this Agreement to be recorded in the Office of the County Recorder of the County of Orange.
- 25. AMENDMENTS. This Agreement may be amended, in whole or in part, only by a written and recorded instrument executed by the parties hereto, except that the Director of Community Development is authorized to amend the list of required projects in Exhibit D.
- 26. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which shall constitute one and the same agreement with the same effect as if all parties had signed the same signature page. Any signature page of this Agreement may be detached from any counterpart of this Agreement and re-attached to any other counterpart of this Agreement identical in form hereto but having attached to it one or more additional signature pages.
- 27. ADMINISTRATION. This Agreement shall be administered by the City's Director of Community Development (or his/her designated representative) following approval of this Agreement by the City. The City shall maintain authority of this Agreement through the City's Director of Community Development (or his/her authorized representative). The City's Director of Community Development shall have the authority to issue interpretations, waive provisions and enter into amendments of this Agreement on behalf of the City so long as such actions do not change the uses permitted on the Historic Property or the purpose of this Agreement. Such amendments may include extensions of time or amendments to the projects specified in Exhibit D. All other waivers or amendments shall require the written approval and consent of the City Council.

[Remainder of page intentionally left blank; signatures on next page]

IN WITNESS WHEREOF, the City and the Owner have executed this Agreement.

"OWNER"

| Dated: 11 10 , 2016 | Albert J Ricci, Trustee of The Ricci Family Revocable Trust dated 2/11/06 |
|---------------------|--|
| Dated: | Mary K. Ricci Trustee of The Ricci Family Revocable Trust dated 2/11/06 |

"CITY"

CITY OF ORANGE, a municipal corporation

Dated: 12 9 - , 2016

By Stess 6. Smith
Mayor

9

Mul har has der Charles

Mary E. Murphy
Gary A Sheatz
City Clerk
Senior Assistant City Attorney

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

| \$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\ |
|--|
| A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. |
| State of California County of Orange On 12916 before me, Sally R. Trejo, Notary Public, Date Here Insert Name and Title of the Officer personally appeared Teresa Eugenie Smith Name(#) of Signer(#) |
| who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) are subscribed to the within instrument and acknowledged to me that he she they executed the same in his/her/their authorized capacity(iee), and that by his/her/their signature(e) on the instrument the person(s); or the entity upon behalf of which the person(s) acted, executed the instrument. |
| I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. |
| SALLY R. TREJO Commission # 2108398 Notary Public - California Orange County My Comm. Expires Apr 24, 2019 WITNESS my hand and official seal. Signature Signature Signature of Notary Public |
| Place Notary Seal Above |
| Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document. (AGR-6408) |
| Description of Attached Document Title or Type of Document: Mills Act Contract Document Date: Number of Pages: 19 Signer(s) Other Than Named Above: NA |
| Capacity(ies) Claimed by Signer(s). Signer's Name: Signer's Name: Signer's Name: Corporate Officer — Title(s): Partner — Limited General Partner — Limited General Individual Attorney in Fact Individual Attorney in Fact Guardian or Conservator Other: Signer Is Representing: Signer Is Representing: Signer Is Bepresenting: |

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

| ounty of Orange |
|---|
| Notary Public in and for the State of California, personally appeared Albert J. Ricci Mary K. Ricci |
| no proved to me on the basis of satisfactory evidence to be the person whose name whose is/are subscribed to |
| within instrument and acknowledged to me that he/she they executed the same in his/her/their) authorized |
| pacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf |
| which the person spacted, executed the instrument. |
| certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing |
| ragraph is true and correct. |
| ANGELYN CATALE Commission # 2017358 Notary Public - California Orange County My Comm. Expires Apr 1, 2017 |
| gnature(Seal) |
| |

EXHIBIT "A"

LEGAL DESCRIPTION OF HISTORIC PROPERTY

REAL PROPERTY IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS:

LOT 1 AND THE EAST 66.00 FEET OF LOT 3 IN BLOCK "H" OF THE TOWN OF ORANGE, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGES 630 AND 631 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

[APN 390-663-17]

EXHIBIT "B"

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

- 1. Every reasonable effort shall be made to provide a compatible use for a property, which requires a minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.
- 2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- 3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- 4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- 5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
- 6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- 7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- 8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
- 9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- 10. Wherever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

EXHIBIT "C"

CITY OF ORANGE HISTORIC PROPERTY MAINTENANCE STANDARDS

All buildings, structures, yards and other improvements shall be maintained in a manner which does not detract from the appearance of the immediate neighborhood. The following conditions are prohibited:

- 1. Dilapidated, deteriorating, or unrepaired structures, such as: fences, roofs, doors, walls and windows.
- 2. Publicly visible storage of scrap lumber, junk, trash or debris.
- 3. Publicly visible storage of abandoned, discarded or unused objects or equipment, such as automobiles, automobile parts, furniture, stoves, refrigerators, cans, containers or similar items.
- 4. Stagnant water or excavations, including pools or spas.
- 5. Any device, decoration, design, structure or vegetation that is unsightly by reason of its height, condition, or its inappropriate location.

EXHIBIT "D"

REHABILITATION/MAINTENANCE SCOPE OF WORK

[Attached.]

EXHIBIT "D"

REHABILITATION/MAINTENANCE SCOPE OF WORK

| Priority | Description of Work | Cost Estimate | Completion Date |
|----------|--|---------------|------------------------|
| 1. | Conduct test removal of exterior non-historic | \$1,500 | 2017 |
| | textured stucco to determine original finish. | | |
| | Test area should include a portion of the east | | |
| | elevation to determine if historic window or | | |
| | door openings are present under the stucco | | |
| 2. | Remove planter boxes in storefront windows | \$1,000 | 2017 |
| | and repair water damage to sills | | |
| 3. | Remove exterior non-historic textured | \$40,000 | 2017 |
| | stucco. Restore to original finish based on | | |
| | historic photographs and test removal of | | |
| | textured stucco | | |
| 4. | Engage a structural engineer to review | \$5,000 | 2018 |
| | hollow clay tile construction and prepare a | | |
| | plan for seismic retrofit | | |
| 5. | Remove chain link fence at rear of property. | \$7,000 | 2018 |
| | Replace with compatible fence meeting | | |
| | requirements of Old Towne Design | | |
| | Standards and Orange Municipal Code | | |
| 6. | Repair and paint all exterior wood storefront | \$10,000 | 2018 |
| | windows and transoms | | |
| 7. | Install new roof and correct roof drainage | \$30,000 | 2019 |
| 8. | Install six new HVAC units | \$60,000 | 2020 |
| 9. | Build two new Americans with Disabilities | \$25,000 | 2022 |
| | Act (ADA) compliant restrooms | | |
| 10. | Upgrade plumbing to copper | \$12,500 | 2022 |
| TOTAL | | \$192,000 | |

EXHIBIT "E"

HISTORIC PROPERTY INVENTORY FORM (DPR 523)

[Attached.]

| State of California - The Res DEPARTMENT OF PARKS AI PRIMARY RECORD | ND RECREATION Other Listings: | Primary # HRI # Trinomial NRHP Status Code | 111517 ORA 1D |
|---|---|--|--|
| | Review Code: | Reviewer: | Date: |
| Page 1 of 4.1 | *Resource Name or #: (Assigned by Recorder) | CHAPMAN_W_204AF | PN_390-663-17 |
| | .3 Remarks or Publication Unrestrict | | |
| | | | |
| *b. USGS 7.5' Quad: | Date: | P2c or P2d. Attach a location map as T ; R ; | 1/4 of 1/4 of Sec ; B.I |
| c. Address: 204 - | W CHAPMAN | AVE | ,# City: Orange Zip: 92866 |
| d. UTM: (Give more than one for la | arge and/or linear resources) Zone | ' mE/ | mN |
| e. Other Locational Data: | *************************************** | | |
| | | | |
| P3a. Description: | | | |
| *************************************** | ner than brick & stucco or | plaster | |
| Brick Commercial | | | |
| | | bject ☐ Site ✔ Elemen | t of District District Other (Isolates, etc |
| | | Site V Elemen | P5b. Description of Photo: (View, date, accession #) *P6. Date Constructed/ Age and Source: |
| | | Site V Elemen | P5b. Description of Photo: 2012 (View, date, accession #) |
| | COUNTRY ROAMINGUES | Site V Elemen | (View, date, accession #) *P6. Date Constructed/ Age and Source: 1916 |
| | COUNTRY PARAMETERS ANTIQUES | Sile V Elemen | P5b. Description of Photo: 2012 (View, date, accession #) *P6. Date Constructed/ Age and Source: 1916 Historic Prehistoric Both *P7. Owner and Address: |
| | COUNTRY ROA ANTIQUES | Sile V Elemen | P5b. Description of Photo: 2012 (View, date, accession #) *P6. Date Constructed/ Age and Source: 1916 W Historic Prehistoric Both *P7. Owner and Address: *P8: Recorded by: (Name, affiliation, and address D. Gest, P. LaValley, D. |
| | COUNTRY RA | Sile V Elemen | P5b. Description of Photo: 2012 (View, date, accession #) *P6. Date Constructed/ Age and Source: 1916 Historic Prehistoric Both *P7. Owner and Address: *P8: Recorded by: (Name, affiliation, and address D. Gest, P. LaValley, D. Matsumoto Chattel Architecture |
| P11. Report Citation: (Cite sur | COUNTRY ROAMTIOUS Trey report and other sources, or enter "none." | | P5b. Description of Photo: 2012 (View, date, accession #) *P6. Date Constructed/ Age and Source: 1916 Prehistoric Prehistoric Both *P7. Owner and Address: *P8: Recorded by: (Name, affiliation, and address D. Gest, P. LaValley, D. Matsumoto Chattel Architecture 13417 Ventura Blvd. |
| Orange County Assessor | rvey report and other sources, or enter "none." Records (2005). Chattel A rey. AEGIS (1991) Historic | ") rchitecture (2005) | P5b. Description of Photo: 2012 (View, date, accession #) *P6. Date Constructed/ Age and Source: 1916 Phistoric Prehistoric Both *P7. Owner and Address: *P8: Recorded by: (Name, affiliation, and address D. Gest, P. LaValley, D. Matsumoto Chattel Architecture 13417 Ventura Blvd. Sherman Oaks, CA 91423 *P9. Date Recorded: |
| Orange County Assessor Historic Resources Surv Update. Attachments: NONE | Records (2005). Chattel A rey. AEGIS (1991) Historic Location Map ogical Record District Record | rchitecture (2005) Building Inventory Continuation Sheet(Linear Feature Reco | P5b. Description of Photo: (View, date, accession #) *P6. Date Constructed/ Age and Source: 1916 Historic Prehistoric Both *P7. Owner and Address: *P8: Recorded by: (Name, affiliation, and address D. Gest, P. LaValley, D. Matsumoto Chattel Architecture 13417 Ventura Blvd. Sherman Oaks, CA 91423 *P9. Date Recorded: May, 2005 *P10. Survey Type: (Describe) Reconnaissance (s) Building, Structure, and Object Record |

| State of California - The DEPARTMENT OF PARK BUILDING, STRUCT | | Primary # HRI #) *NRHP Status Code | 111517 - Property of the Control of |
|--|---|---|---|
| Page 2 of 4.1 | *Resource Name or #: (Assigned by Recorder) | CHAPMAN_W_204AF | PN_390-663-17 |
| B1. Historic Name: Unk | nown | | |
| B2. Common Name: | 1994(1994) 1994 1994 1994 1994 1994 1994 1994 1994 1994 1994 1994 1994 1994 1994 | | |
| B3. Original Use: | COM B4. Present Use: | COM | |
| *B5. Architectural Style: | Commercial | | |
| Building connected t | (Construction date, atlerations, and date of alteration the adjacent building: 20 returned to former state. | 4 W. Chapman - Portio | n 2. Demising walls are intact, thus |
| *B7. Moved? | es Unknown Date: | Original Location: | ************************************** |
| *B8. Related Features: | | | yoo aa uu uu uu aa aa aa aa aa aa aa aa aa |
| *B9. Architect or Builder: | Unknown | | SI BERMUNIKAN KANDAN KANDA |
| *B10. Significance: The | eme: Architecture Area: | City of Orange Pro | operty Type: Commercial |
| (Discuss importance in terms of his Structural Integrity: Go Site Integrity: Warrant | Old Towne: Early Settlement orical or architectural context as defined by theme, od Condition - Medium level of sets as special consideration for Attributes: (List attributes and codes) | period, and geographic scope. Also of alteration. | Applicable Criteria: AC address integrity. Continues on Pg.4.) Applicable Criteria: AC address integrity. Continues on Pg.4.) |
| B13. Remarks: (Continues on | * · | | (Sketch Map with North arrow required.) |
| - | 1991 Survey: Re-evaluation. Chapman - Portion 2. | | |
| *B14. Evaluator: | Robert Chattel | | |
| *Date of Evaluation: | September, 2005 | | |
| (This space reserved for official comm | nents.) | | *Required Information |

| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET | | ing of the state o | Primary # HRI # 111517 Trinomial ORA | | |
|--|---------------|--|--|--------------------|-----------|
| Page 3 of 4.1 | , | *Resource Name or | #: CHAPN | 1AN_W_204APN_39 | 00-663-17 |
| Recorded by: D. Gest, P. LaVal Chattel Architect | = | sumoto | | Date Recorded: | May, 2005 |
| 13417 Ventura Blv Sherman Oaks, CA | d. | | | ✓ Continuation | Update |
| Years Surveyed: | 1991, | 2005 | Des | cription of Photo: | |
| Listed in National Regist | er: 1997 | | | | |
| General Plan: | OTMIX-24 | # of Buildings: | 1 | | |
| Planning Zone: | OTMU-24 | # of Stories: | 1 | | |
| Lot Acre: | 0.2684 | # of Units: | 1 | | |
| Principal Building Sqft: | 6600 | wa. | | | |
| B6. Construction History | (Continued fr | om Pg.2): | | | |
| B13. Remarks (Continue | d from Pg.2): | | | | |
| P3a. Description (Contin | ued from Pg.1 |): | | | |



April 20, 2021 Project No. 2589-001 Design Review for the Proposed Project Located at 204 W. Chapman Avenue, Orange, CA 92866

MEMORANDUM FOR THE RECORD

2.6 2589-001.M02

TO: Mr. Brad Finefrock

Email: brad@finneyscraftshouse.com

Phone: (805) 220-3441

FROM: Sapphos Environmental, Inc.

(Ms. Kasey Conley)

SUBJECT: Design Review for the Proposed Project Located at 204

W. Chapman Avenue, Orange, CA 92866

ATTACHMENT: 1. Location Map

2. Property Photograph Log

Corporate Office:

430 North Halstead StreetPasadena, CA 91107 **TEL** 626.683.3547 **FAX** 626.628.1745

Billing Address:

P.O. Box 655 Sierra Madre, CA 91025 **Web site:**

www.sapphosenvironmental.com

EXECUTIVE SUMMARY

This Memorandum for the Record (MFR) recounts the design review completed for the property located at 204 W. Chapman Avenue (Assessor Parcel Number [APN] 390-663-17), City of Orange (city), County of Orange, California. The subject property is identified as a contributor to the Old Towne Orange Historic District listed in the National Register of Historic Properties (NRHP) in 1997. Therefore, the property is a historical resource pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15064.5(a). Sapphos Environmental, Inc. (Ms. Kasey Conley and Ms. Carrie Chasteen) was retained by the property owner to complete a review of the design of the proposed rehabilitation of the historic building. In order to ensure the proposed project does not create a substantial adverse change in the significance of the known historical resource pursuant to Section 15064.5(b) of the CEQA Guidelines, the proposed project seeks to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards). Projects that comply with the Standards are considered mitigated to below the level of significance and are therefore eligible for a Class 31 Categorical Exemption under CEQA. This MFR identifies a brief history of the building and its significant character-defining features significant to its contributing status. Methods included inspecting building permits from the City of Orange (City), completing online research using archives and newspaper repositories, and completing a site visit to the property on December 14, 2020, to identify significant character-defining features of the building and the surrounding historic district. Sapphos Environmental, Inc. also completed preliminary background research to inform a timeline of the subject property's development and use history.

Based upon a review of the proposed project, the proposed project complies with the Standards, potential impacts to the historical resource are considered mitigated to a level of less than significant (Section 15064.5(b)(3) of the CEQA Guidelines), and the proposed project is eligible for a Class 31 Exemption.

INTRODUCTION

This Memorandum for the Record (MFR) recounts the design review completed for the proposed project located at 204 W. Chapman Avenue (Assessor Parcel Number [APN] 390-663-17), City of Orange (city), County of Orange, California. The subject property is identified as a contributor to the Old Towne Orange Historic District listed in the National Register of Historic Places (NRHP) in 1997. Properties listed in the NRHP are automatically listed in the California Register of Historical Resources (CRHR), and the City of Orange (City) Register of Historic Resources. Therefore, the property is a historical resource pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15064.5(a). In order to inform the design of the proposed project and its compliance with the Standards, an evaluation of the property was completed to identify the character-defining features of the building which are significant to its contributing status as part of the historic district. Sapphos Environmental, Inc. (Ms. Kasey Conley and Ms. Carrie Chasteen) was retained by the property owner to complete the evaluation of the property and compile a list of exterior, interior, and site character-defining features. Ms. Kasey Conley and Ms. Carrie Chasteen meet the Secretary of the Interior's Professional Qualification Standards in the field of Architectural History and History. A site visit was completed on December 14, 2020, where the condition of the building and the site was ascertained. Additionally, research was conducted to compile a brief history of the subject property and surrounding area.

REGULATORY FRAMEWORK

City of Orange

The City's General Plan contains a Cultural Resources and Historic Preservation Element which identifies the issues, goals, and policies of preservation within the City. The Cultural Resources and Historic Preservation Element established the Orange Register of Historic Resources under the following guidelines:¹

The City will create a Local Register of Historic Resources (Historic Register) which will serve as a local register of historical resources under CEQA. The criteria for listing in the Historic Register will be the same as for listing in the CRHR, as such criteria may be updated from time to time by the State of California. To be listed in the Historic Register, a property or district must demonstrate eligibility under one or more of four basic significance criteria, be representative of at least one theme identified in the Historic Context Statement and retain substantial integrity.

Upon establishing the Historic Register, all previously evaluated resources that have been designated or officially determined eligible for listing in the NRHP and/or CRHR will be automatically listed in the Historic Register. The Historic Register will include all contributors to NRHP- and/or CRHR-listed historic districts, as well as individual resources listed on the Historic Register and contributors to listed local historic districts. Notwithstanding the foregoing, "historical resource" for the purposes of CEQA means "historic district" in the case of a contributor to an historic district.

The City will expand upon existing procedures for designation of local resources to expressly include separate or individual resources, structures, objects, sites, as well as districts and

Design Review of Proposed Project Located at 204 W. Chapman Avenue April 20, 2021

City of Orange. March 2010. Orange General Plan, Cultural Resources and Historic Preservation. Available at: https://www.cityoforange.org/391/General-Plan

archaeological resources. Resources identified as potentially eligible in the Orange Inventory may be listed in the Historic Register if they meet the criteria noted above. Specifically, the City intends to pursue Historic Register listing for the three Eichler Tracts as historic districts and the approximately 60 potential individually eligible resources identified in the reconnaissance survey accompanying the General Plan update.

The City will also expand upon the existing procedure for designation of local historic districts. The procedure for designation of such districts should be interactive with property owners, should encourage participation in the listing process, and should include at least one mailing to property owners of record inviting them to public workshops to discuss proposed Historic Register listing.

Alterations to or new construction on sites with listed historic resources shall be subject to City staff and/or Design Review Commission (DRC) review and approval as outlined in Section 17.10.090 (Demolition Review) of the Municipal Code, in the Old Towne Design Standards (updated 1999), in the City's Local CEQA Guidelines (updated 2006), or in other adopted design standards.

Until such time as an Historic Register is established, the City will use the Orange Inventory only to the extent that potential historic resources surveyed, listed in, or eligible for listing in the CRHR have been identified. Once the Historic Register is established, the City will use the Historic Register to identify historic resources for purposes of CEQA, NHPA, and National Environmental Policy Act (NEPA) review of proposed projects. Historic resources listed in the Historic Register shall have a presumption of significance pursuant to CEQA Section 21084.1 and shall be treated as historic resources under CEOA.

Old Towne Orange Historic Preservation Design Standards²

A review of the *Old Towne Orange Historic Preservation Design Standards*, specifically the *Standards for Historic Commercial Buildings*, was reviewed for the proposed project. The *Old Towne Orange Historic Preservation Design Standards* outline the character-defining features of the Old Towne Orange Historic District as:

- Period of significance: 1888–1940
- Rectangular lots with a grid street pattern
- Tree-lined streets with planted parkways
- Concrete sidewalks and walkways
- Fluted concrete streetlights with acorn globes
- Detached residential buildings with similar front and side setbacks
- Small, utilitarian detached accessory buildings at rear of lots
- Primarily gable, hip, or flat roofs, corresponding to the architectural style of the buildings
- Primarily wood or stucco cladding; Some brick or stone cladding, mostly used for decorative accents at porches and foundations
- Front porches transition between the public sidewalk and private space of the house South Glassell Street, ca. 1920 Plaza Park, 2005

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City of Orange. Adopted by Orange City Council December 2018. City of Orange Historic Preservation Design Standards. Accessed January 2021. Available at: https://www.cityoforange.org/DocumentCenter/View/5928/Historic-Preservation-Design-Standards-for-Old-Towne?bidId =

 Residential architectural styles include Folk Victorian, Prairie, among others Craftsman, Spanish Colonial Revival, Tudor Revival

Additionally, Glassell Street and Chapman Avenue are considered the "spoke streets" of the Old Towne Orange Historic District, and the Old Towne Orange Historic Preservation Design Standards outline guidelines for setting, storefronts, and signage of new construction to ensure compatibility. These guidelines generally state that buildings along Chapman Avenue and Glassell Street shall retain their historic character as large-scale commercial buildings; that the historic storefronts of the buildings shall be retained including windows, entrances, and bulkheads, and historic signage shall be maintained if extant.

Santa Fe Depot Specific Plan³

The design standards outlined in the Santa Fe Depot Specific Plan as they relate to industrial buildings within the Old Towne Historic District were reviewed. The Santa Fe Depot Specific Plan area is located entirely within the local Old Towne Historic District and partially within the National Register Historic District. Since the District's beginnings in 1986, the City has seen ongoing revitalization of Old Towne. In 1995, in coordination with the Old Towne Preservation Association, the City adopted the Historic Preservation Design Standards for Old Towne Orange (also known as the Old Towne Design Standards).

There has been a gradual revitalization and gentrification of the commercial and residential areas of the Old Towne Historic District, a declining viability of the remaining industrial properties around the Santa Fe Depot, and interest expressed from prospective housing developers seeking infill redevelopment sites in the area. The design standards and guidelines contained in this Specific Plan will work in conjunction with the Old Towne Design Standards and Secretary of the Interior's *Standards for Rehabilitating Historic Buildings* to preserve and protect the historic integrity of the area while also meeting the demand for new infill development. However, if there is a conflict between the Specific Plan and the Old Towne Design Standards, the Specific Plan shall prevail.

California Register of Historical Resources

The CRHR was established to serve as an authoritative guide to the state's significant historical and archaeological resources (California Public Resources Code [PRC] Section 5024.1). State law provides that in order for a property to be considered eligible for listing in the CRHR, it must be found by the State Historical Resources Commission to be significant under any of the following four criteria that considers if the resource:

- 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; or
- 2. Is associated with the lives of persons important in our past; or
- 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values; and/or
- 4. Has yielded, or may be likely to yield, information important in prehistory or history.

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City of Orange. September 2012. Santa Fe Rail Depot Specific Plan. Accessed January 2021. Available at: https://www.cityoforange.org/DocumentCenter/View/614/Santa-Fe-Depot-Specific-Plan-Update---Final-PDF

California Environmental Quality Act (CEQA)

When a proposed project is expected to cause substantial adverse change to a historical resource, the environmental clearance for the project usually requires mitigation measures to reduce negative impacts. Substantial adverse change in the significance of a historical resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. Material impairment occurs when a project:

- Demolishes or materially alters in an adverse manner those physical characteristics
 of an historical resource that convey its historical significance and that justify its
 inclusion in, or eligibility for, inclusion in the CRHR; or
- Demolishes or materially alters in an adverse manner those physical characteristics
 that account for its inclusion in a local register, or its identification in a historical
 resources survey, unless the public agency reviewing the effects of the project
 establishes by a preponderance of evidence that the resource is not historically or
 culturally significant; or
- Demolishes or materially alters those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the CRHR, as determined by a lead agency for the purposes of CEQA.

The City has adopted *Local CEQA Guidelines* (Guidelines), amended April 11, 2006 to provide the City, and anyone intending to carry out a project, with the requirements of the environmental review process established according to state law, local ordinance, and City practices. The Guidelines contain a section pertaining specifically to historical resources. This section establishes the existing Historic Building Survey (1982 with updates from 1992 and 2005) as a recognized list of historical resources within the City pursuant to PRC 5020.1(k). The section authorizes use of the Secretary of the Interior's *Standards for Rehabilitation*, the *Guidelines for Rehabilitation*, and the Old Towne Design Standards (adopted 1993 and updated in 1997), for design review purposes. It provides thresholds for substantial adverse change and identifies local categorical exemptions and cumulative impacts analysis.

Secretary of the Interior's Standards for Rehabilitation⁴

The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

⁴ National Park Service, U.S. Department of the Interior. January 2021. Standards for Rehabilitation. 36 CFR 67.

- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

PROPERTY HISTORY/CONSTRUCTION HISTORY

The subject property is located in the Old Towne Orange Historic District. In the late 19th century when Rancho Santiago de Santa Ana was subdivided, 4,000 acres of land was given as payment to the lawyer Alfred B. Chapman who represented several parties in the partition. At the center of those 4,000 acres, land was put aside for a public plaza, known today as the Plaza Historic District (Plaza), with Chapman Avenue running east-west and Glassell Street running north-south as the main through streets. The City of Orange (city) quickly grew during the 1880s population boom in Southern California, and it was officially incorporated in 1888. This early boom in population lead to the construction of civic and institutional buildings surrounding the Plaza as well as early residential buildings predominantly in the Queen Anne style. The economic bust of the 1880s lead to a decrease in construction during the last decade of the 19th century, but the prosperity of the citrus and agricultural industry in the early 20th century saw new commercial development in the city radiate from the original Plaza along Chapman Avenue and Glassell Street. This development became the commercial and social hub for the city creating what is known today as the Old Towne Orange Historic District. The period of significance for the Old Towne Orange Historic District is cited as 1888–1940.

The subject property has been used for various industrial and commercial businesses over time. The

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⁵ City of Orange. November 2006. "City of Orange Historic Context Statement." City of Orange General Plan Update. Prepared by: Chattel Architecture, Planning, and Preservation, Inc., Sherman Oaks, CA. Available at: https://www.cityoforange.org/DocumentCenter/View/8660/City-of-Orange-Historic-Context-Statement?bidId =

earliest recorded business at the property was Ignition Works in 1919.^{6,7} For a short time, the building was home to O.A. Haley Inc., who sold new and used Graham Brothers trucks.⁸ The Graham Brothers began building trucks in 1916 and the business was eventually acquired by Dodge.⁹ By 1926, a real estate office occupied the space and throughout the 1930s, the building was home to an autobody and paint shop. From the 1940s to the 1980s, the building housed various industrial and commercial businesses including the Nehi Bottling Company, Reliable Sheet Metal and Air Conditioning, Town and Country Patio Shops, and Exclusive Furnishings. In 1993, Country Roads Antiques and Gardens opened in the building and remains in business today.¹⁰

The subject property was constructed circa 1916 on the south side of W. Chapman Avenue one block west of the center of the Plaza. The building is a 1-story vernacular commercial building. Building permits for the original improvement of the property were not available; therefore, the original architect, if any, and builder are unknown. Alterations to the building include textured stucco, the infill of the display windows along the eastern façade, alteration of the primary entrance door, boarding of the windows on the southern façade, addition of the metal roll-up door on the southern façade, addition of the wood mezzanine on the interior of the building, and the replacement of original wood trusses with wood glulam beams.

PROPERTY DESCRIPTION AND INTEGRITY

Site

The subject property is in the Old Towne Orange Historic District one block west of the center of the Plaza Historic District on the southwest corner of W. Chapman Avenue and Olive Street (Attachment 1, *Location Map*). The setting surrounding the property is substantially commercial with 20th-century 1- and 2-story vernacular brick, stucco, and masonry buildings. The subject property faces north to W. Chapman Avenue and is adjacent to the public right-of-way on its northern and eastern façades. The rear of the property is enclosed with non-original fencing. A rear alley (a part of the subject property parcel with an easement which allows ingress and egress to the west adjacent parcel) separates the building from an open parking lot to the south.

Exterior (Attachment 2, Property Photograph Log)

The subject property is a rectangular 1-story vernacular commercial building constructed circa 1916. The building is clad in stucco over brick with a flat roof. The primary façade faces W. Chapman Avenue and has four large wood display windows which are slightly recessed creating narrow sills along the bottom which have planter boxes. Pilasters with a brick cornice and architrave are located between each window. The display windows are large, fixed single-pane windows with a band of four divided hopper lights above. Latches and chains on the hopper windows are visible from the interior of the space, yet it is unknown it the windows are still operable. The primary entrance is at-

Panganiban, Jennifer and Rebecca Dressler. 2002. "The History of Orange and 204 West Chapman." Orange, CA: Chapman University. Excerpt provided by the Orange Public Library History Center, December 2020.

⁷ Sanborn Fire Insurance Maps date this business through at least 1922.

⁸ Santa Ana Register, 6 (Santa Ana, CA). 11 March 1925.

Parkhurst, Terry. November 2020. "Graham Brothers Trucks and Graham-Paige Motors" All Par. Accessed December 2020. Available at: https://www.allpar.com/threads/graham-brothers-trucks-and-graham-paige-motors.229473/

Panganiban, Jennifer and Rebecca Dressler. 2002. "The History of Orange and 204 West Chapman." Orange, CA: Chapman University. Excerpt provided by the Orange Public Library History Center, December 2020.

grade and is deeply recessed into the building. The entrance door is a multi-light wood door with a fixed transom above. There is a large, single-pane window to the west of the entrance. The 1922 Sanborn Fire Insurance Maps show that the building was used by three separate businesses with what appears to be an interior partition walls down the center of the building. Based on this information and on material/style of the current door, the entrance door and fixed window/bulkhead to the west do not appear to be original and were added later making one central entrance when the interior partitions were removed and a singular business, potentially the Nehi Bottling Company, took over the building.

The eastern façade has four of the same display widows found on the primary façade. Building scarring suggests three additional windows were infilled at the southern end of this façade at an unknown date. A loading bay door is also located at the southern end. The Sanborn Fire Insurance Maps from 1922 to 1950 do not indicate an opening at the southern end of the eastern façade, and this bay door was presumably added after 1950 and is not original.

On the southern façade there are three additional windows at the eastern end that are boarded and an additional loading bay door at the western end. This loading bay door retains a wood sliding entrance door, which may be original to the building. The loading bay door has also been altered with a metal roll-up security door. The roof has four skylights, which are original to the construction of the building based on Sanborn Fire Insurance Maps.

Interior

The interior of the building is a large open space with concrete floors, open rafter ceilings with wood glulam beams, and an open wood mezzanine which wraps around the interior of the building on the western, southern, and eastern façades. The mezzanine is accessed by a wood staircase in the southwest corner of the building. The staircase faces south towards the loading bay door. Most of the mezzanine is open to the remainder of the building with a wood safety railing. The eastern side of the mezzanine is not accessible. Based on material and construction of the mezzanine around the roof beams and the staircase being sited so close to the rear loading bay door, it does not appear to be original to the construction of the building in circa 1916. There is an opening in the western wall allowing access between the subject property and the adjoining building which are both occupied by Country Roads Antiques and Gardens. The buildings are structurally separate.

IDENTIFIED CHARACTER-DEFINING FEATURES

The character-defining features (CDFs) of the subject property and site were ranked with the following identifiers:

Most Significant: CDF is significant to the design of the building and its contributing status to the district; alterations should be avoided.

Significant: CDF is significant to the design of the building and its contributing status to the district; compatible alterations of these features are acceptable.

Common and Not Significant: CDF is common in design and found in most buildings of this type; alterations are acceptable.

Not Historic; Not Significant: CDF was added after the period of significance and is not significant to the design of the building; alterations are acceptable.

Altered: CDF was altered after the period of significance and is no longer significant to the design of the building; alterations are acceptable.

Character-Defining Features: Site

| Feature | Ranking |
|--|----------------------------|
| Adjacent to public right-of-way | MS |
| Rear open space | С |
| Rear fencing | NHNS |
| KEY: MS = Most Significant; S = Significant; C = Common and N | ot Significant; NHNS = Not |

KEY: MS = Most Significant; S = Significant; C = Common and Not Significant; NHNS = Not Historic; Not Significant; A = Altered

Character-Defining Features: Exterior

| Ranking |
|---------|
| MS |
| MS |
| MS |
| S |
| S |
| S |
| С |
| С |
| NHNS |
| NHNS; A |
| NHNS; A |
| |

KEY: MS = Most Significant; S = Significant; C = Common and Not Significant; NHNS = Not Historic; Not Significant; A = Altered

Character-Defining Features: Interior

| Feature | Ranking |
|--|-------------------------------|
| Open rafter ceilings | S |
| Concrete floors | С |
| Wood glulam beams | NHNS; A |
| Wood mezzanine | NHNS |
| MEN ACC Advisor Control Control Control Al | at C' = a'C' and NILINIC NEAL |

KEY: MS = Most Significant; S = Significant; C = Common and Not Significant; NHNS = Not Historic; Not Significant; A = Altered

Based on this research, Sapphos Environmental, Inc. recommends that the design of the proposed project incorporate the character-defining features of the property listed as *Most Significant* and *Significant* into the design with none to minimal alteration of the features. The retention of the building adjacent to the public right-of-way is significant to the district and development of the area during the early 20th century. Additionally, the location of the display windows along W. Chapman Avenue and Olive Street are significant to the building's ability to convey itself as a commercial building from the early 20th century. As W. Chapman Avenue was the main east-west street through the historic district, the entrance of the building facing W. Chapman Avenue is also significant to its design. Significant exterior features also include the flat roof and its 1-story height. During this period,

most commercial buildings were constructed 1 story in height or had a second story which was used as office/residential space. The surrounding district conveys this type of development pattern and the original 1-story height of the building is significant in maintaining the integrity of feeling and setting of the district. Additionally, the design of the flat roof is indicative of the vernacular commercial buildings that were quickly being constructed in the area. The sightline of the flat roof should be retained, although the roofing material specifically is not historic and not significant. Furthermore, as the interior space was constructed with no real design intent and has been altered throughout the years, the open ceilings and interior wood-truss roof form, indicative of the original commercial/industrial design intent, is the only interior character-defining feature recommended for retention.

DESIGN REVIEW

Site

The rear (southern) space will be rehabilitated into an outdoor patio and seating area. The patio will include a freestanding wood trellis addition that will not be attached to the historic building, is reversable, and is discreet in design. The current non-historic chain link, metal, and wood fence enclosing the rear of the parcel will be removed and replaced with a wood fence. According to the Old Towne Orange Historic Preservation Design Standards, wood fencing was frequently used during the district's period of significance and is an appropriate material for new fencing. The removal of the non-historic fencing and replacement with compatible fencing also accomplishes Rehabilitation Item #5 of the Mills Act Rehabilitation Plan. Additionally, since the fence is not attached to the historic building, it will not alter or remove any historic materials and is reversable.

There will be no alteration of the footprint of the building from being adjacent to the public right-ofway along Chapman Avenue and Olive Street and therefore the project retains the most significant character-defining feature of the site.

Exterior

Alterations to the exterior of the building are minimal and preserve most of the historic materials of the resource. Three character-defining features of the exterior of the building were identified as *Most* Significant: location of display windows along Chapman Avenue and Olive Street, fixed-pane display windows with hoppers above, and primary entrance on Chapman Avenue. The non-historic planter boxes will be removed and the wood casing on the display and hopper windows will be repaired, accomplishing Rehabilitation Items #2 and #6 of the Mills Act Rehabilitation Plan. No window openings along Chapman Avenue or Olive Street will be removed or altered and three infilled original windows along Olive Street will be restored, accomplishing a portion of Rehabilitation Item #1 of the Mills Act Rehabilitation Plan. The hoppers above the display windows will be retained and restored where warranted. The hopper windows, although once operable, will be fixed yet the extant original chains and latches will be decoratively retained to convey the history of their operability. The proposed project would replace the existing fixed-pane display windows along Chapman Avenue and at the northern corner of Olive Street, the area most visible from the historic district, with single-pane push-up units.¹¹ The window openings will be retained and not altered. The aesthetic of single-pane fixed display windows along the primary facade will be maintained yet the operability of the windows will allow for indoor/outdoor connection of the dining space.

⁻

¹¹ The window at the western end of the primary façade will remain in-operable as it is located in the kitchen of the interior.

The windows, including the three south of the corner unit and three infilled windows (six total), and the loading bay door along Olive Street will be replaced with accordion four-fold glazing units. In order to harmonize the appearance of the new four-light window systems, the mullions of the hopper windows will align with the breaks in the accordion windows. The extension of the mullions will give the windows a modular system appearance. Modular window systems became popular in the 1940s and are compatible with the period of significance of the district. The Standards for Rehabilitation state that although it first recommends retaining historic windows as is, alterations that are in keeping with the period of significance are also appropriate. Furthermore, modular window systems can be found throughout the district, including 127 S. Olive Street among others, making these alterations compatible within the district setting. Although the modular window system will be newly introduced to the building, the window openings will be retained, and fixed-pane windows can be reinstalled at a future date rendering the alteration reversible. Additionally, as the loading bay door is not original to the construction of the building or the period of significance for the district, its alteration from a door to a window is less than significant and does not impact the integrity of the building.

The primary entrance of the building will remain along Chapman Avenue and the size of the opening will generally not be altered and will be retained on the eastern side of the entrance alcove. The current non-historic door will be replaced with a single-light door, compatible with the building and the surrounding district. Additionally, the non-original fixed light window and bulkhead to the west of the entrance door will be removed and replaced with a full-height fixed window which is modest in design and aesthetic and compatible with entrance alcoves found throughout the district. According to the Santa Fe Depot Specific Plan, entrance doors on industrial buildings throughout the district were simple and discreet in design, making the new door compatible. The non-historic awning will also be removed, allowing the original divided light hopper windows above to become visible and restoring the historic appearance of this feature.

On the southern façade of the building, a non-operable wood sliding door located to the west of the loading bay door which dates from the period of significance will be retained as a visual feature and a pedestrian door, leading to the back of house, will be added to the opening located here, with the size of the opening retained. Along the façade, there are three wood cased windows which are blocked/boarded up. The proposed project will restore two of the windows and alter the central window to a modular roll-up door, with thin mullions to make the design discreet. The changes to this non-primary façade are minor and located on a non-street-facing façade, making their impact minimal.

The proposed project will also retain the current slope, parapet, and sightline from the public right-of-way of the roof. The historic skylights, although a common feature in early-20th-century industrial buildings, will be retained and restored. The proposed project will place mechanical equipment on the roof, but the equipment will be located so that it is not visible from the public right-of-way and maintains the current flat roof sightline of the building. Additionally, the new HVAC system placed on the roof accomplishes Rehabilitation Item #8 of the Mills Act Rehabilitation Plan.

The current textured stucco exterior cladding will be removed and replaced with a smooth stucco finish.¹² The current textured stucco is an alteration from after the period of significance and per the Old Towne Orange Historic Preservation Design Standards, smooth stucco is appropriate for buildings within the district. It is assumed removal of the textured stucco will destroy the original cladding material, if present, and smooth textured stucco is an appropriate cladding material for this

Design Review of Proposed Project Located at 204 W. Chapman Avenue April 20, 2021 W:\Projects\2589\2589-001\Memos\MFR 2\MFR2-204 W Chapman Avenue Updated.docx

Memorandum for the Record Sapphos Environmental, Inc. Page 12

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Specifications on the removal process will be supplied by the architect.

type of building. The removal of the textured stucco also accomplishes Rehabilitation Item #3 of the Mills Act Rehabilitation Plan.

Interior

The character-defining feature of the interior of the building that was found to be significant was the open rafter ceilings. The proposed project will enclose a portion of the western end of the interior for kitchen space which will include a drop ceiling. This space will not be public facing and the open volume of the dining room, which will highlight the original interior roof form, will be maintained. Additionally, the drop ceiling in the kitchen will be reversable, and no historic material will be removed or altered. Over its lifespan, the building has historically housed multiple businesses at once making the use of interior partitions and sections a common feature of its history. Although one display window at the western end will be enclosed within the kitchen space, currently none of the windows are visible from the interior, and the proposed project will change this.

The proposed project will also remove the wood mezzanine that wraps around the western, southern, and eastern walls of the interior space. Research found this mezzanine to not be original to the construction of the building and a common feature found in industrial spaces of the period. The removal of this feature will not alter the building's ability to contribute to the historic district.

CONCLUSION

The proposed project offers minimal alterations to the historic building, retaining most of the character-defining features identified as *Most Significant* and *Significant*. Design features of the proposed project that do alter character-defining features of the space do so in a way that is reversable and does not alter/remove the historic fabric of the building. Reversibility is the hallmark of a preservation-friendly project as defined in the Standards. Additionally, the proposed project will accomplish six of the Rehabilitation Items identified in the Mills Act Rehabilitation Plan (as noted above). Based on this review, the proposed project is in compliance with the:

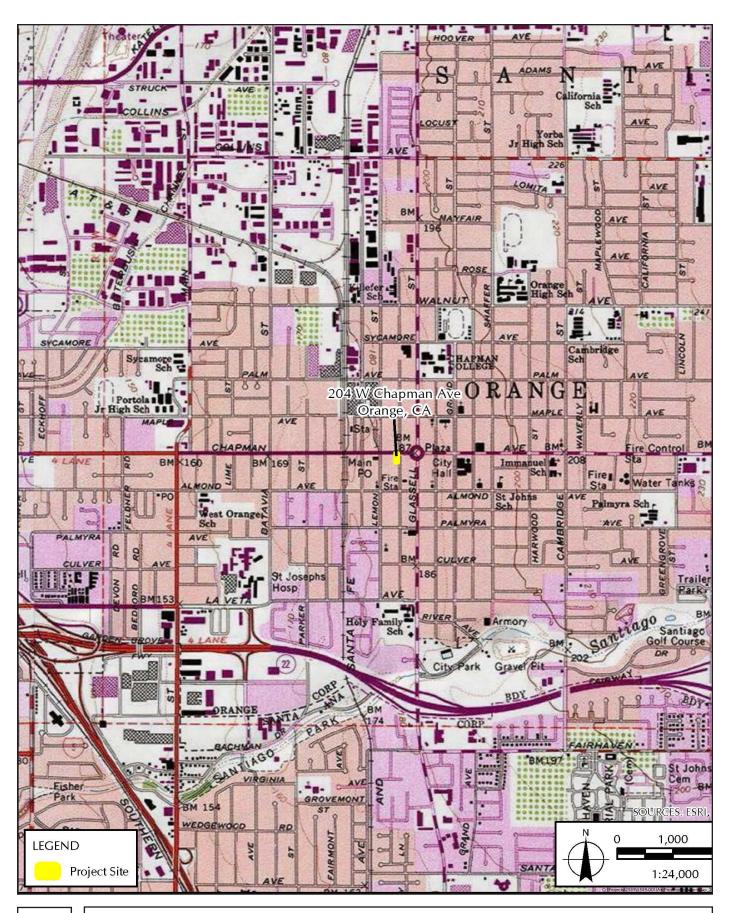
- Standards for Rehabilitation:
 - o Standards Nos. 1-7 and 9
- Old Towne Orange Historic Preservation Design Standards:
 - o Setting Standard Nos. 1, 1a, 2, 2a, 3b, 5a-d, 6, and 12
 - Storefront Standard Nos. 1, 1a, 1b, and 2
- Santa Fe Deport Specific Plan:
 - Façade/roof treatment with the retention of the roofline and parapet construction
 - Window treatment with the retention of window location and material and aesthetically compatible operability
 - o Door/entry treatment with the design of a district compatible entrance door
 - Materials treatment with the rehabilitation of original exterior cladding and retention of structural beams showcasing construction type

Therefore, the proposed project complies with the Standards, potential impacts to the historical resource are considered mitigated to a level of less than significant (Section 15064.5(b)(3) of the CEQA Guidelines), and the proposed project is eligible for a Class 31 Exemption.

If there are any questions regarding the contents of this MFR or additional information is required, please contact Ms. Conley at (626) 683-3547, extension 135, or email at kconley@sapphosenvironmental.com.

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| ATTACHMENT | 1 |
|--------------------|---|
| LOCATION MA | P |





ATTACHMENT 1
Location Map





1. 204 W. Chapman Avenue (view southwest); December 14, 2020



2. Primary Façade, 204 W. Chapman Avenue (view south); December 14, 2020



3. Display Windows on Primary Façade, 204 W. Chapman Avenue (view southeast); December 14, 2020



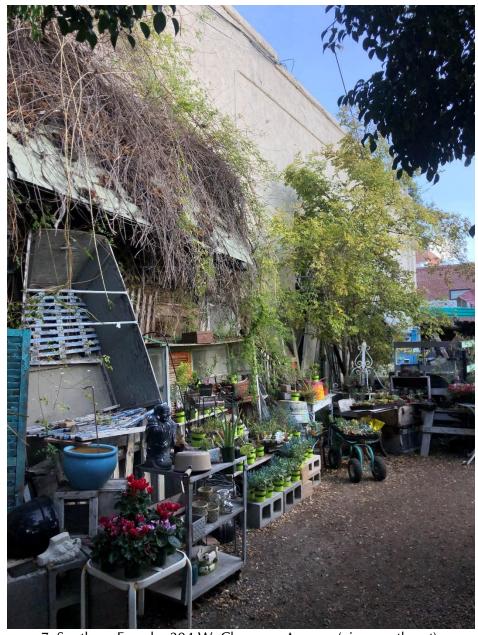
4. Primary Entrance, 204 W. Chapman Avenue (view southwest); December 14, 2020



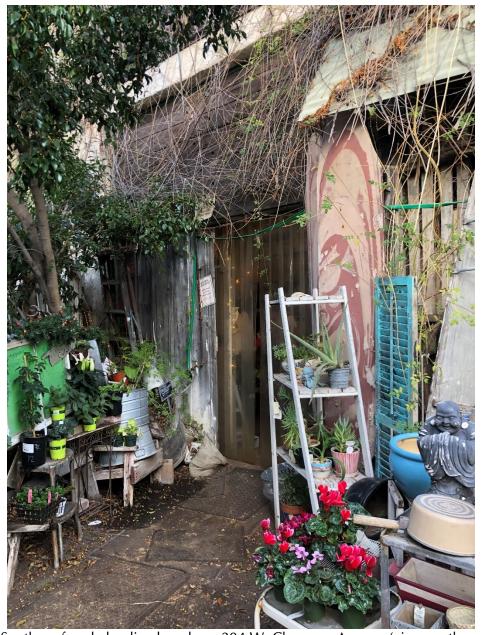
5. Eastern Façade, 204 W. Chapman Avenue (view northwest); December 14, 2020



6. Southern Façade, 204 W. Chapman Avenue (view northwest); December 14, 2020



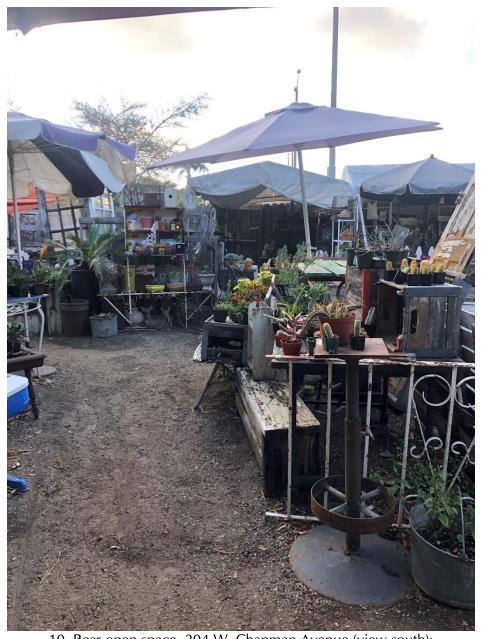
7. Southern Façade, 204 W. Chapman Avenue (view northeast); December 14, 2020



8. Southern façade loading bay door, 204 W. Chapman Avenue (view northwest); December 14, 2020



9. Southern façade boarded windows, 204 W. Chapman Avenue (view northeast); December 14, 2020



10. Rear open space, 204 W. Chapman Avenue (view south); December 14, 2020



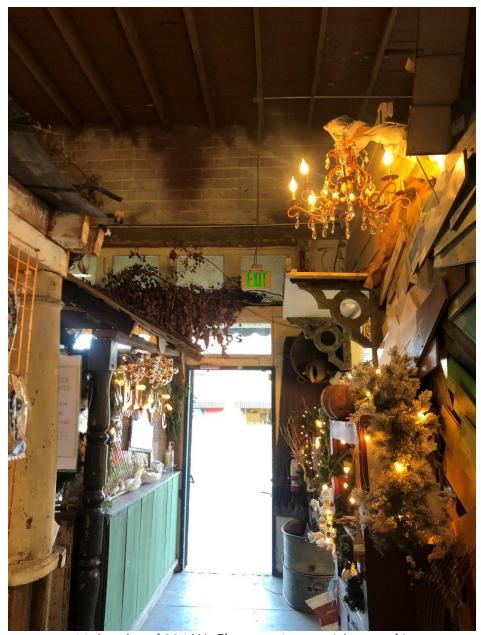
11. Rear open space, 204 W. Chapman Avenue (view east); December 14, 2020



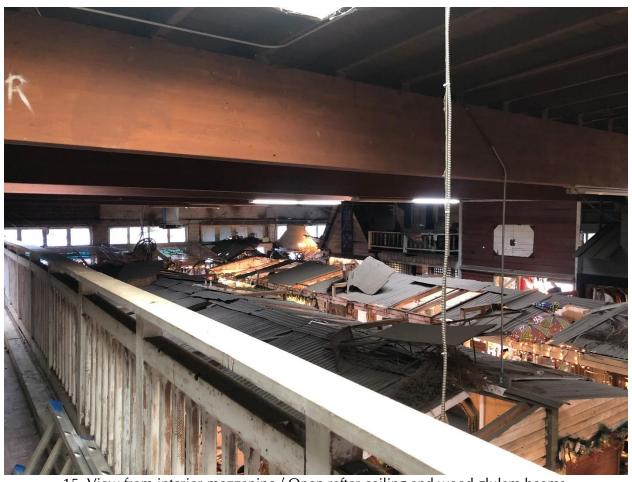
12. Interior of 204 W. Chapman Avenue (view northeast); December 14, 2020



13. Interior of 204 W. Chapman Avenue (view south);
December 14, 2020



14. Interior of 204 W. Chapman Avenue (view north); December 14, 2020



15. View from interior mezzanine / Open rafter ceiling and wood glulam beams, 204 W. Chapman Avenue (view northeast);

December 14, 2020



16. View from interior mezzanine / Interior of primary facade wall and ceiling, 204 W. Chapman Avenue (view northeast);

December 14, 2020

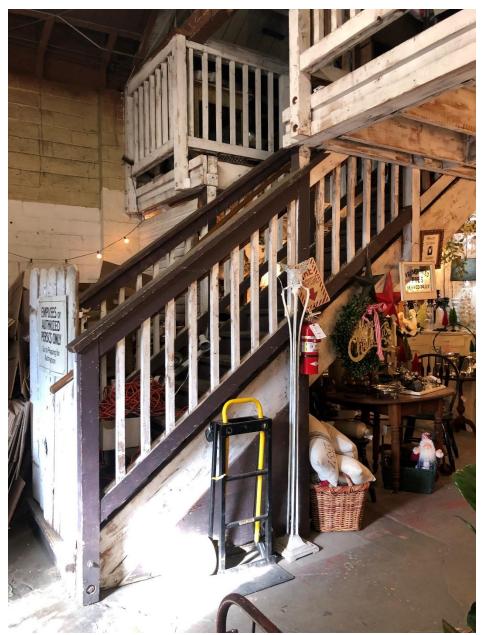


17. Interior skylight (1 of 4), 204 W. Chapman Avenue (view north);

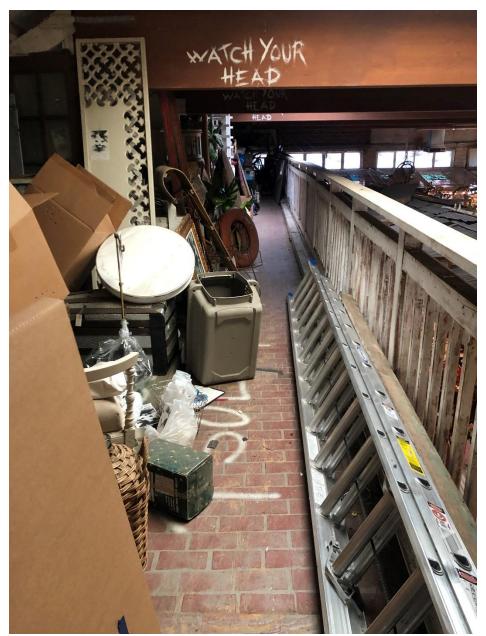
December 14, 2020



18. View of mezzanine railing cut into roof supports, 204 W. Chapman Avenue (view southwest); December 14, 2020



19. Interior mezzanine staircase in southwest corner, 204 W. Chapman Avenue (view northwest); December 14, 2020



20. Interior mezzanine along western side of the building, 204 W. Chapman Avenue (view north);

December 14, 2020

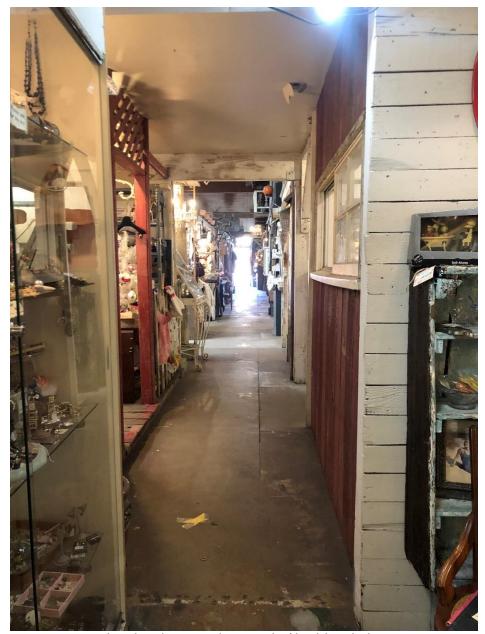


21. Rear loading bay door adjacent to mezzanine staircase, 204 W. Chapman Avenue (view south);
December 14, 2020



22. View of mezzanine enclosed at southern end from the ground floor, 204 W. Chapman Avenue (view south);

December 14, 2020

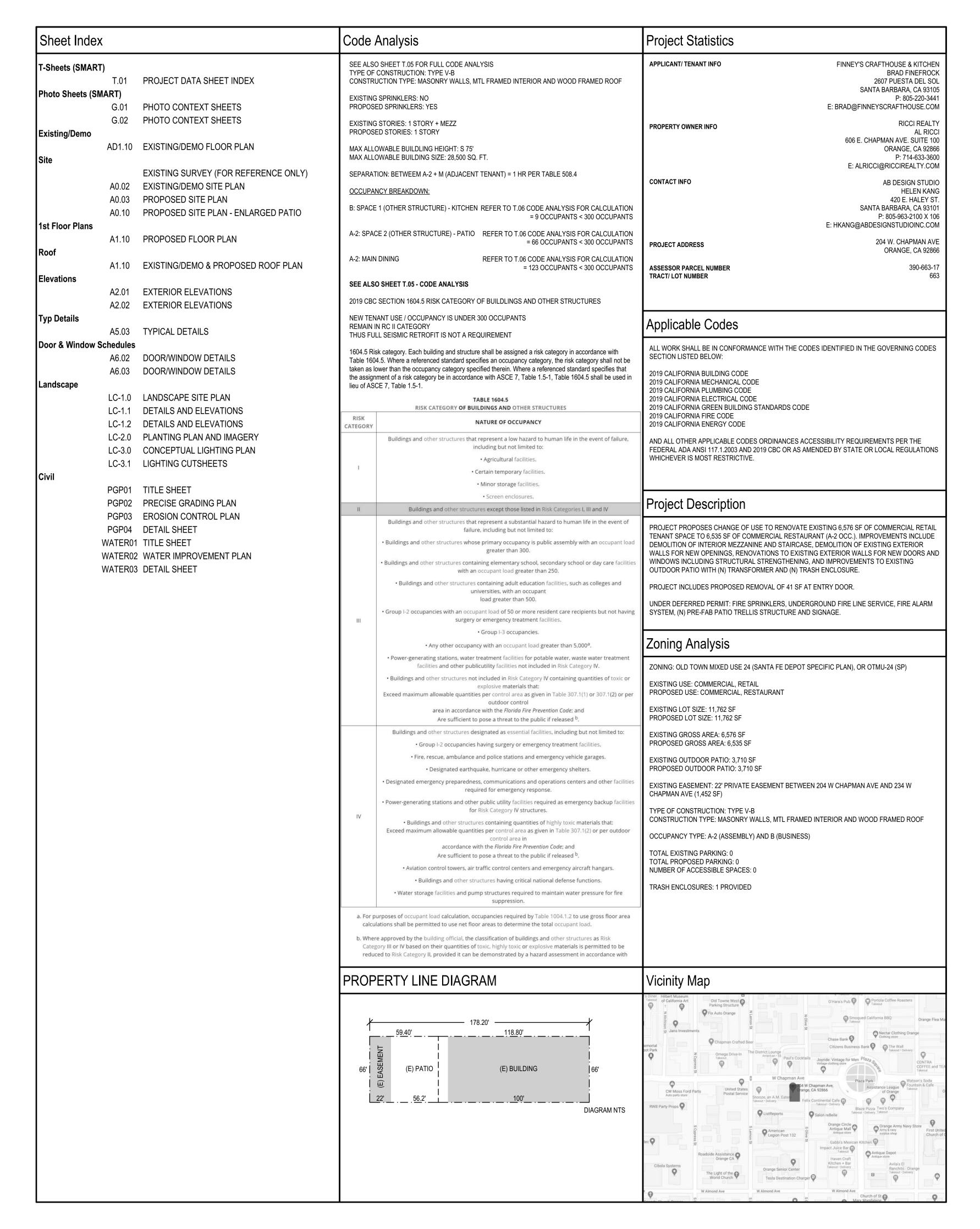


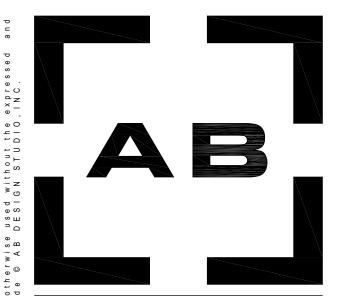
23. Lower ceiling height at southern end of building below mezzanine, 204 W. Chapman Avenue (view west);

December 14, 2020

FINNEY'S ORANGE

204 West Chapman Avenue Orange, CA 92866





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KPFF
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submittals / revisions
PRINT DATE: 7/6/2021

SMART SUBMITTAL

SMART SUBMITTAL

Market Submittal #2

SMART SUBMITTAL #2

BUILDING SUBMITTAL

DRC SUBMITTAL

DRC SUBMITTAL

FINNEY'S ORANGE

THINETOON

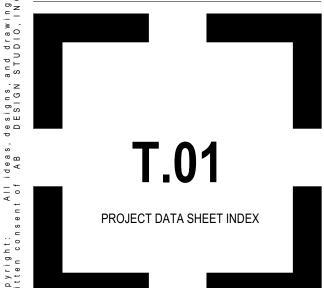
PROJECT ADDRESS:

204 West Chapman Avenue

project info

OWNER CONTACT:

First and First Last phone number



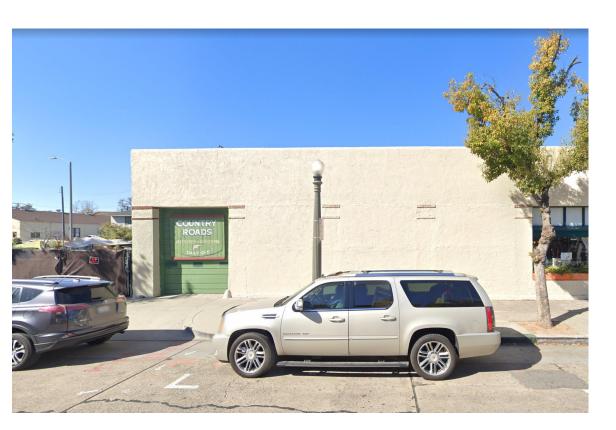
105



201 W CHAPMAN - ACROSS NW 15



204 W CHAPMAN - CORNER SE 11



204 W CHAPMAN - ELEVATION E



204 W CHAPMAN - ELEVATION N 3



204 W CHAPMAN - ELEVATION N





204 W CHAPMAN - CORNER NW





118 W CHAPMAN - ACROSS NE 14



204 W CHAPMAN - ELEVATION E 10

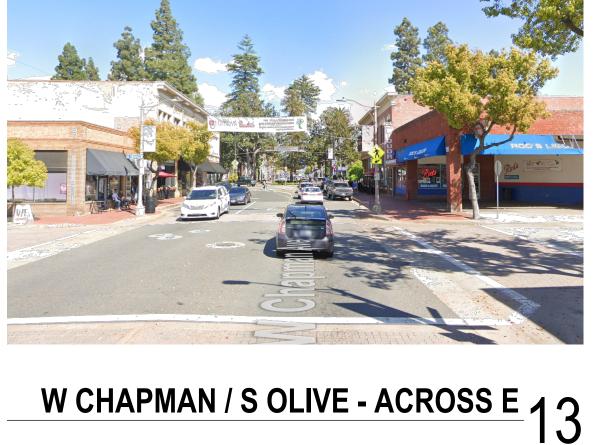


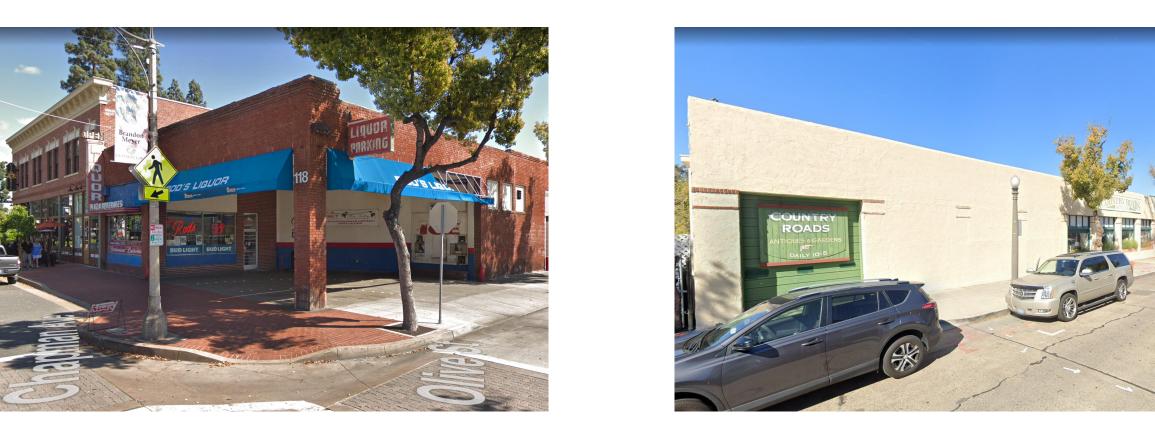
204 W CHAPMAN - ELEVATION E

204 W CHAPMAN - ELEVATION E 5









118 W CHAPMAN - ACROSS SE 12

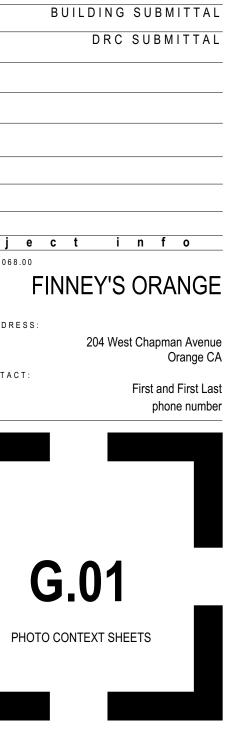


204 W CHAPMAN - ELEVATION E

204 W CHAPMAN - CORNER SE 8



204 W CHAPMAN - ELEVATION NE 4



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submittals / revisions

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MEP ENGINEER:

HISTORICAL CONSULTANT:

2234 BARRY AVE. STE 100 LOS ANGELES, CA 90064



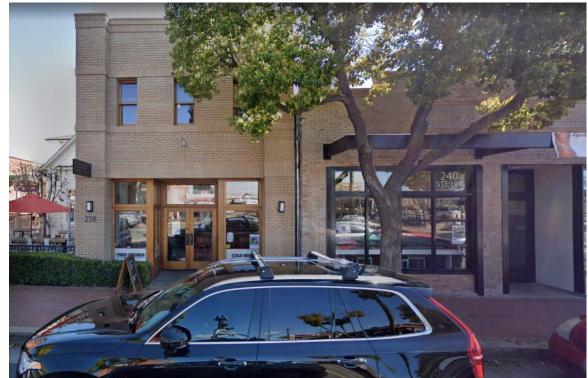
98 PLAZA SQUARE 14



10 PLAZA SQUARE 10



55 PLAZA SQUARE 6





240 W CHAPMAN 3



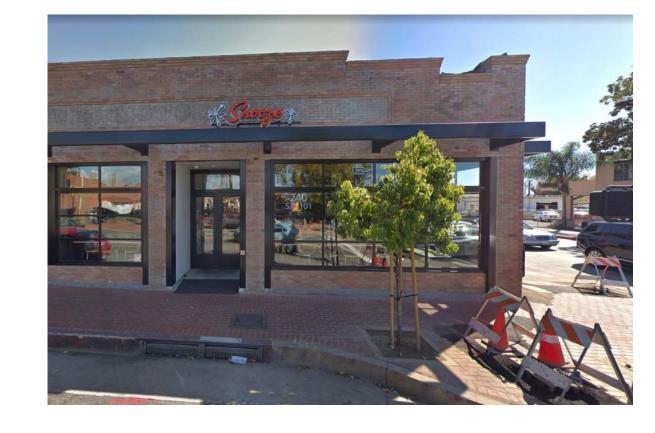
98 PLAZA SQUARE 13



55 PLAZA SQUARE 9



110 W CHAPMAN



240 W CHAPMAN 2



99 PLAZA SQUARE 12



55 PLAZA SQUARE 8



55 PLAZA SQUARE



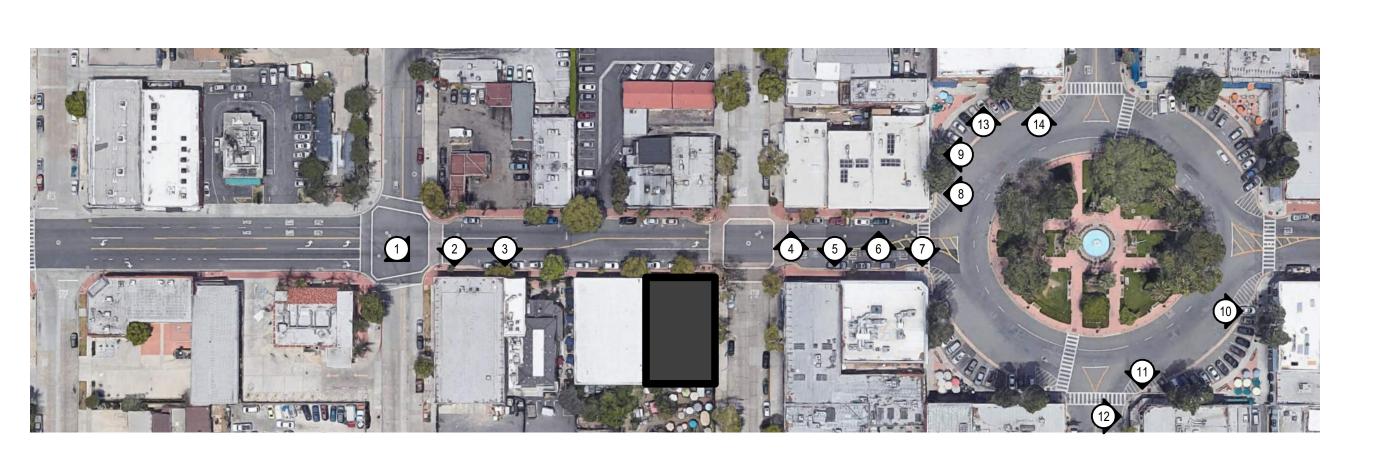
240 W CHAPMAN

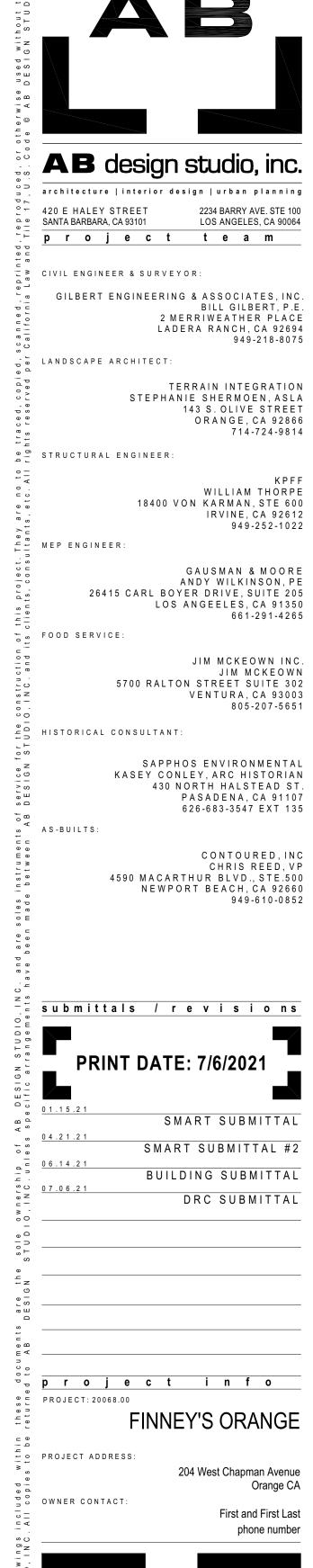


99 PLAZA SQUARE 11



110 W CHAPMAN 7

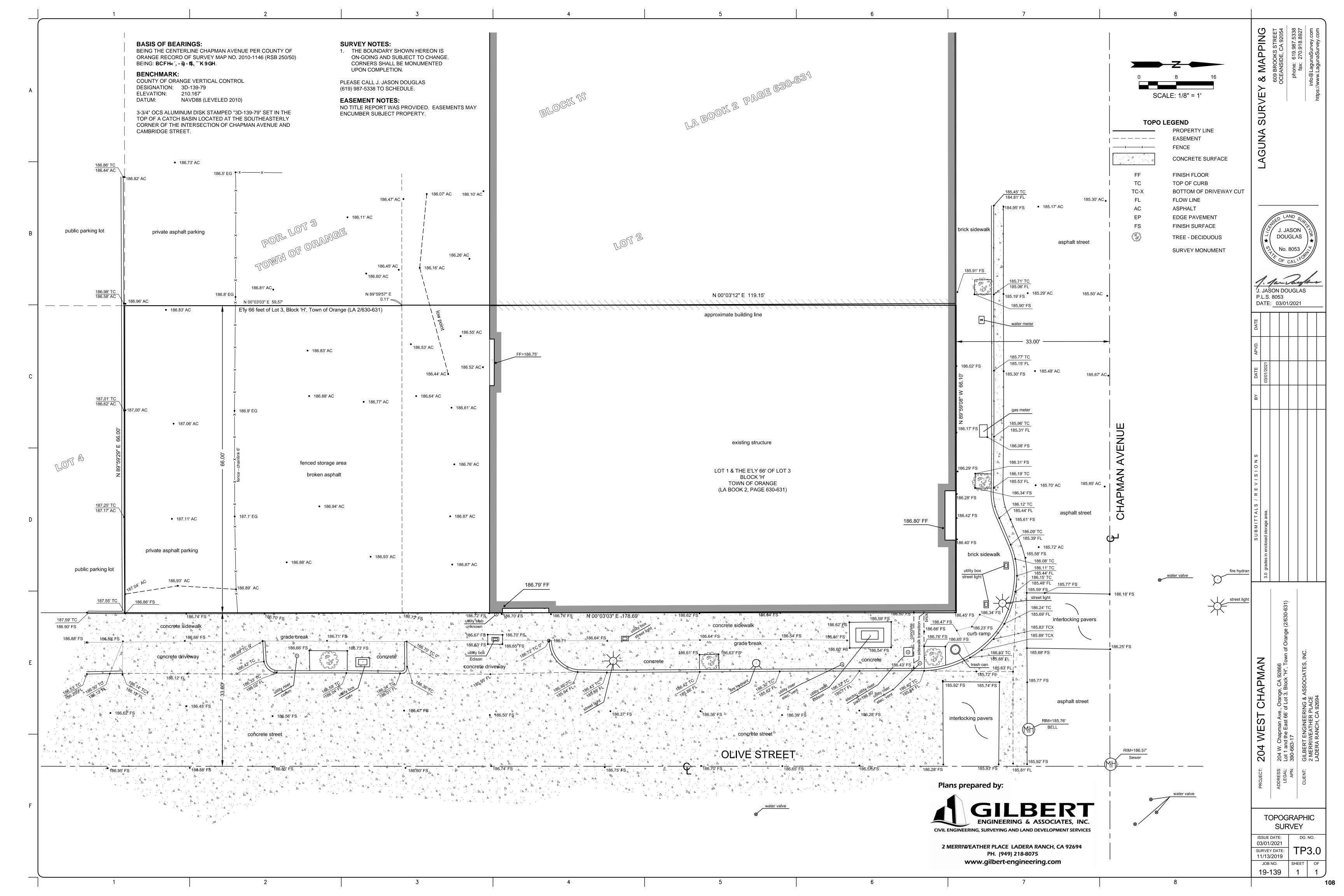


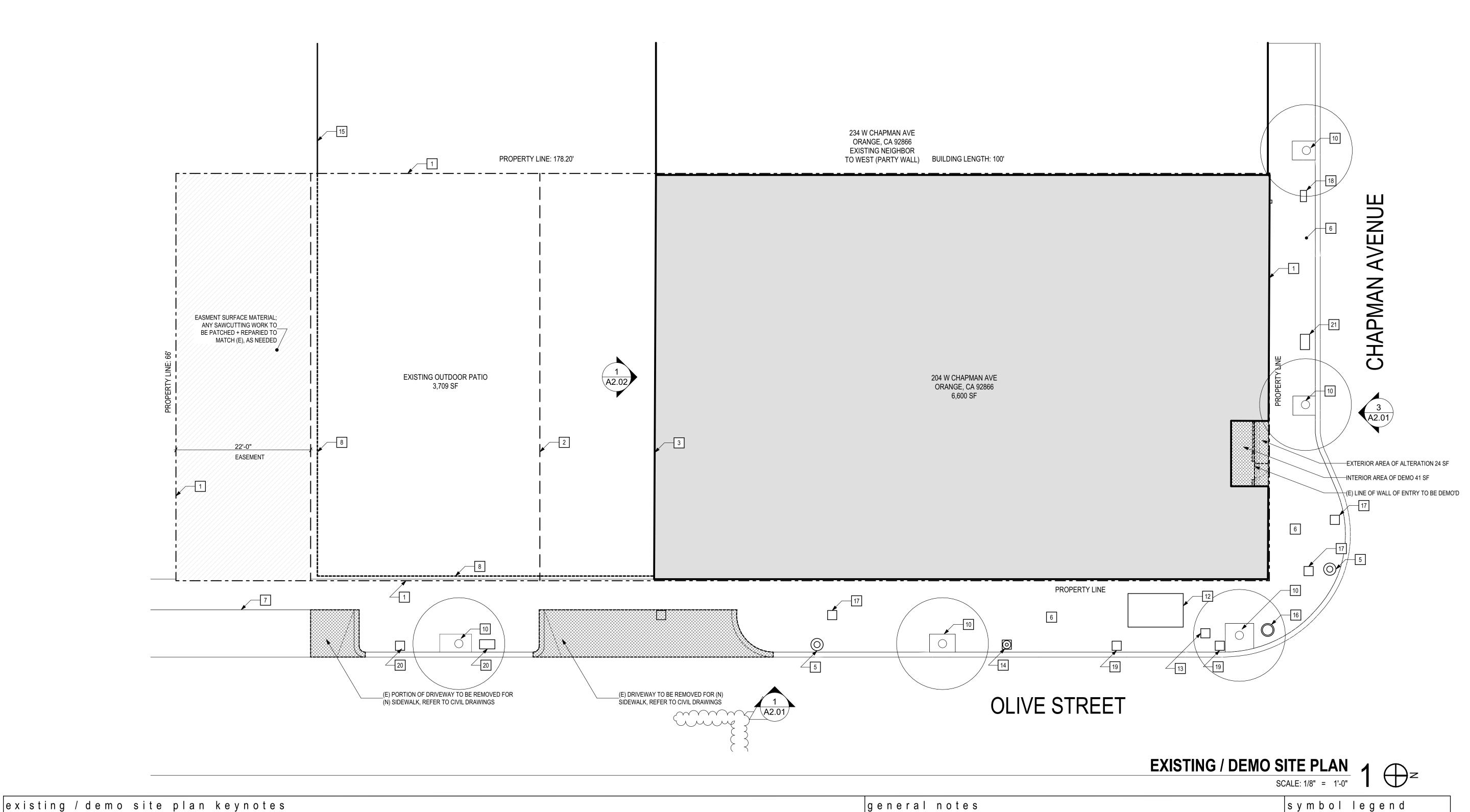


First and First Last phone number

G.02

PHOTO CONTEXT SHEETS





1. SEE: SURVEY PLAN FOR ADDITIONAL INFORMATION

G.C. SHALL INCLUDE A FULL SITE REVIEW OF THE ENTIRE

PROPERTY AND PROVIDE REPORT TO OWNER FOR POSSIBLE

REPAIRS TO BE DONE ON THE FOLLOWING BUT NOT LIMITED

TO: EXTERIOR WALL REPAIRS, ROOF DRAINS, HARDSCAPE, ROOF. G.C SHALL REVIEW AND REPAIR ALL SITE LIGHTS,

INCLUDING BUT NOT LIMITED TO LIGHT POLES, EXTERIOR BUILDING WALL MOUNTED LIGHTS AROUND PERIMETER AND

OVER ENTRY SOFFIT AREAS, AROUND THE PERIMETER OF

REGARDING PROPERTY LINE AND EASMENTS

3. ALL REPORTS TO OWNER SHALL INCLUDE A LINE ITEM FOR

FRAME FOR FINALIZING SUCH ADJUSTMENTS.

THE REPAIRS REQUIRED TO THE EXISTING SITE AND

EXTERIOR BUILDING CONDITIONS, INCLUDING BUT NOT

LIMITED TO THOSE ITEMS INDICATED UNDER THESE NOTES

ALONG WITH AN ESTIMATED COST FOR SUCH ITEMS AND TIME

1 PROPERTY LINE

3 BUILDING LINE

5 (E) STREET LIGHT

6 (E) SIDEWALK/ PAVING TO REMAIN

4 NOT USED

2 LOT LINE

7 (E) CURB CUT TO REMAIN

8 (E) FENCE TO REMOVE

9 NOT USED

11 NOT USED

12 (E) ELEC. VAULT

13 (E) ELEC RISER

10 (E) STREET TREES TO REMAIN 16 (E) SITE TRASH CAN

14 (E) FIRE HYDRANT

17 (E) UTILITY BOX FOR

18 (E) WATER METER

STREET LIGHT

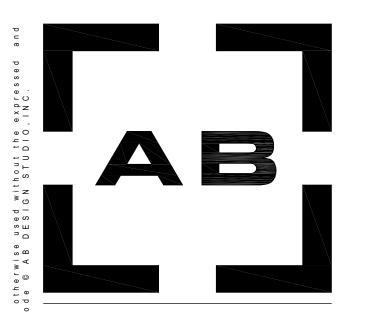
(E) NEIGHBORING PROPERTY FENCING, NOT IN SCOPE

19 (E) ELEC RISER VENTILATION

20 (E) UTILITY BOX

21 (E) GAS METER

22 (E) COMM RISER



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420 E HALEY STREET SANTA BARBARA, CA 93101 2234 BARRY AVE. STE 100 LOS ANGELES, CA 90064 project team

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submittals / revisions

PRINT DATE: 7/6/2021

SMART SUBMITTAL 04.21.21 SMART SUBMITTAL #2 06.14.21 BUILDING SUBMITTAL DRC SUBMITTAL

project info

© ⊆ PROJECT: 20068.00 FINNEY'S ORANGE

PROJECT ADDRESS: 204 West Chapman Avenue Orange CA

OWNER CONTACT:

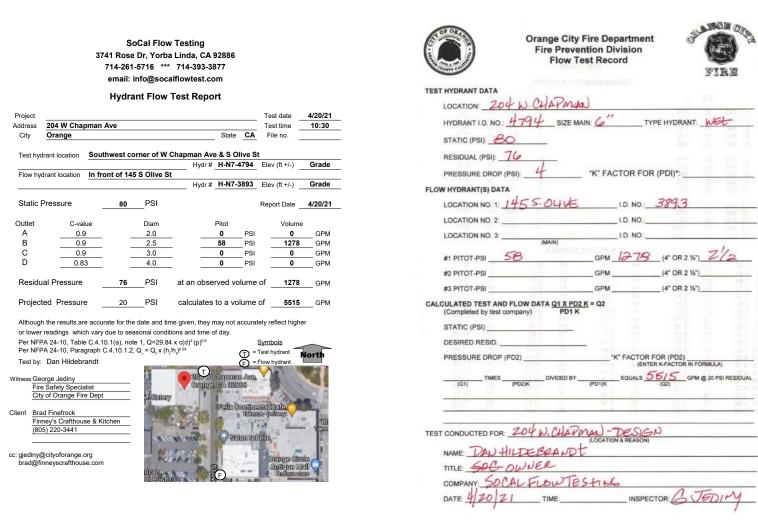
AREA IN SCOPE

AREA TO BE REMOVED

(E) 22'-0" EASEMENT TO REMAIN

First and First Last phone number

A0.02 EXISTING/DEMO SITE PLAN



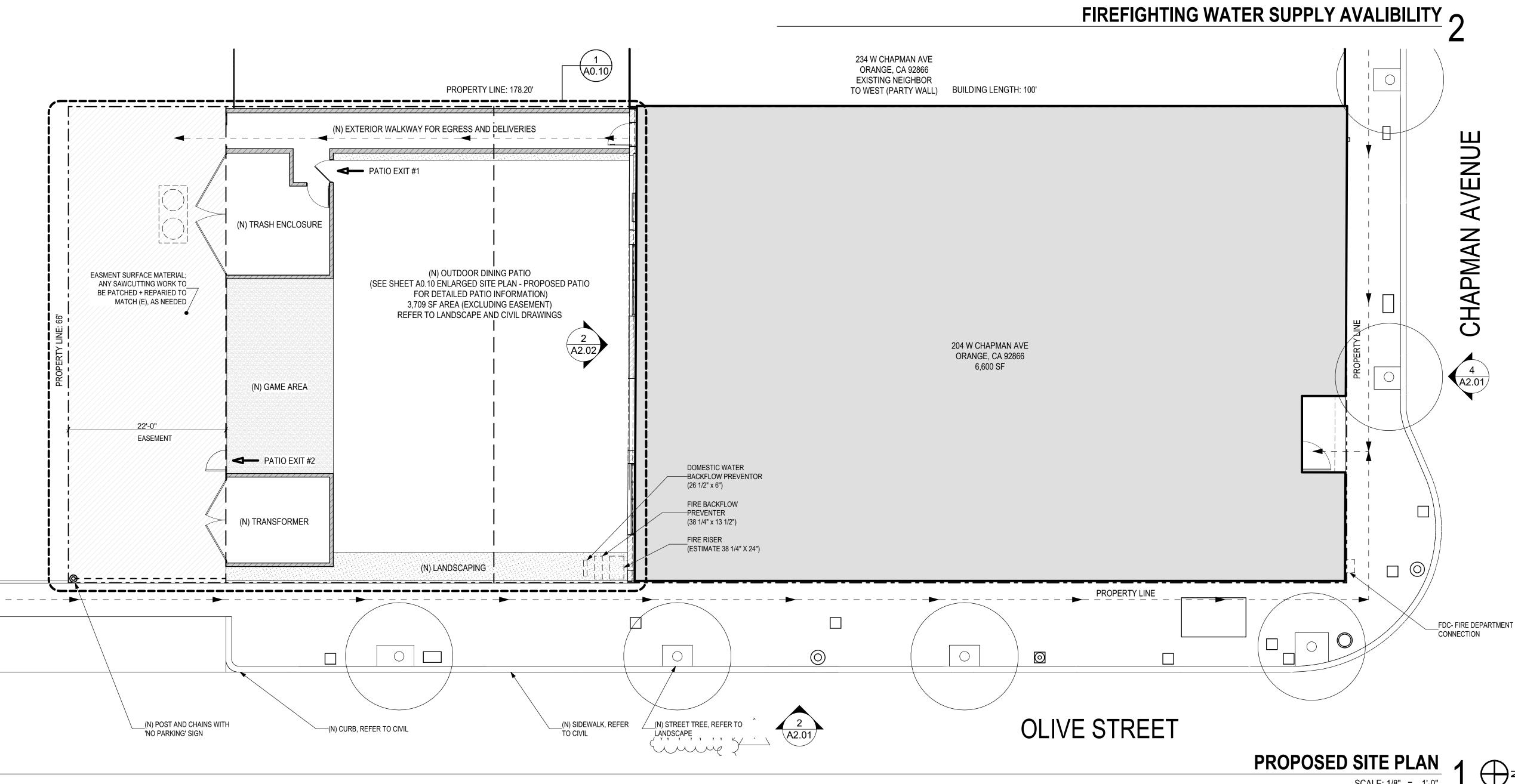
symbol legend

AREA IN SCOPE

(N) 6'-0" TALL SITE WALL

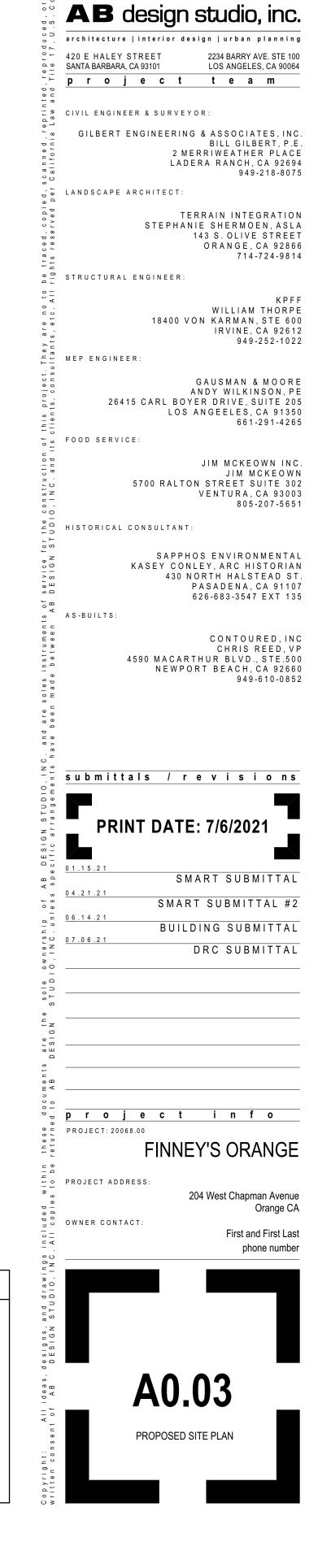
(E) 22'-0" EASEMENT TO REMAIN

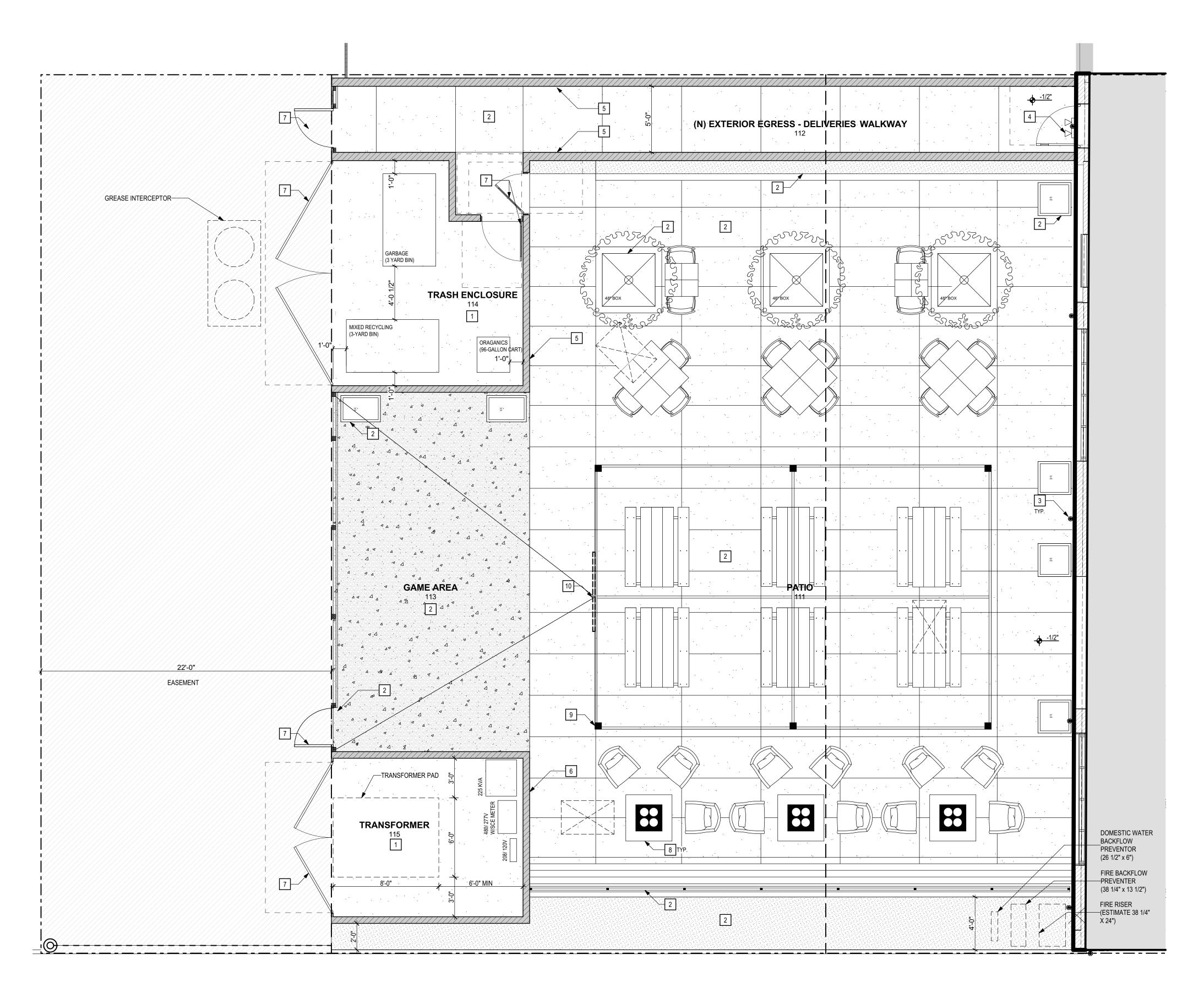
ACCESSIBLE PATH OF TRAVEL 5% MAX SLOPE; 2% MAX CROSS SLOPE



proposed site plan keynotes

(SEE SHEET A0.10 ENLARGED SITE PLAN - PROPOSED PATIO FOR SITE PLAN KEYNOTES





PROPOSED SITE PLAN - ENLARGED PATIO

SCALE: 1/4" = 1'-0" proposed site plan - enlarged patio keynotes symbol legend 1 (N) CONCRETE HARDSCAPE, REFER TO LANDSCAPE DRAWINGS 7 (N) GATE. REFER TO LANDSCAPE DRAWINGS (E) 22'-0" EASEMENT TO REMAIN BUILDING FOOTPRINT 8 (N) NATURAL GAS FIRE TABLE. REFER TO LANDSCAPE DRAWINGS. ALL TO ROUTE (N) GAS LINES SUB-SLAB. LOCATE PER FIRE TABLE SPECS. SEE ALSO PLUMBING DRAWINGS 2 REFER TO LANDSCAPE DRAWINGS 3 (N) EXTERIOR LIGHTING (N) WALL SCONCES (N) 6'-0" TALL SITE WALL 9 (N) PRE-FAB TRELLIS STRUCTURE. UNDER DEFERRED PERMIT. SEE LANDSCAPE DRAWINGS 4 (N) EMERGENCY LIGHT MOTION LIGHT SENSOR 5 (N) 6 FEET HIGH SITE WALL (N) SIGN ON TRELLIS STRUCTURE ABOVE, UNDER DEFERRED PERMIT (N) D.G. / GRAVEL AREA 6 (N) 8 FEET HIGH SITE WALL

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LADERA RANCH, CA 92694

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submittals / revisions

PRINT DATE: 7/6/2021

SMART SUBMITTAL σ <u>0 4 . 2 1 . 2 1</u> SMART SUBMITTAL #2 06.14.21 BUILDING SUBMITTAL <u>° ° 07.06.21</u> DRC SUBMITTAL

project info PROJECT: 20068.00

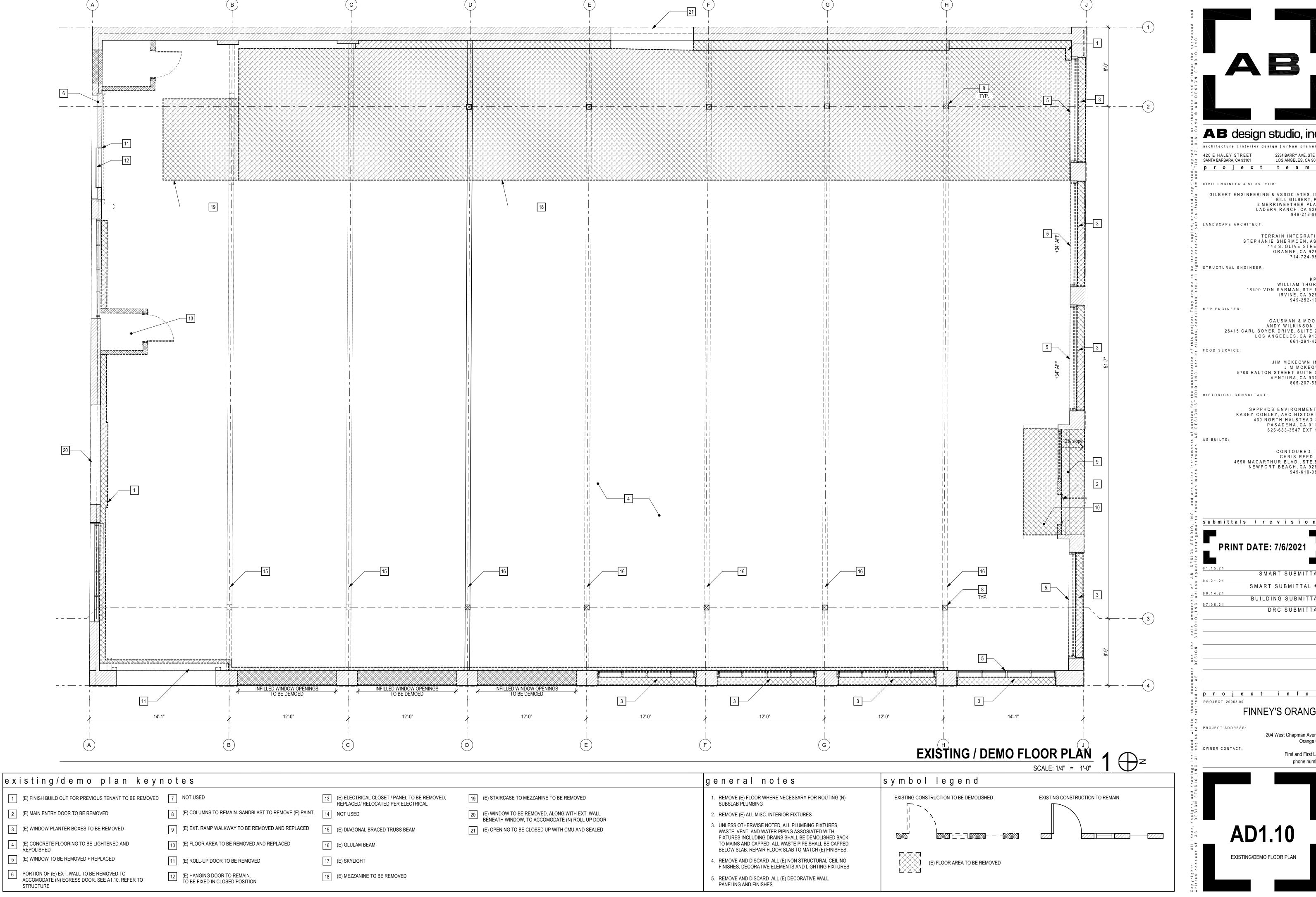
FINNEY'S ORANGE

PROJECT ADDRESS: 204 West Chapman Avenue Orange CA

OWNER CONTACT:

First and First Last phone number

A0.10 PROPOSED SITE PLAN - ENLARGED



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CONTOURED, INC CHRIS REED, VP 4590 MACARTHUR BLVD., STE.500 NEWPORT BEACH, CA 92660

submittals / revisions

PRINT DATE: 7/6/2021

SMART SUBMITTAL SMART SUBMITTAL #2 BUILDING SUBMITTAL

DRC SUBMITTAL

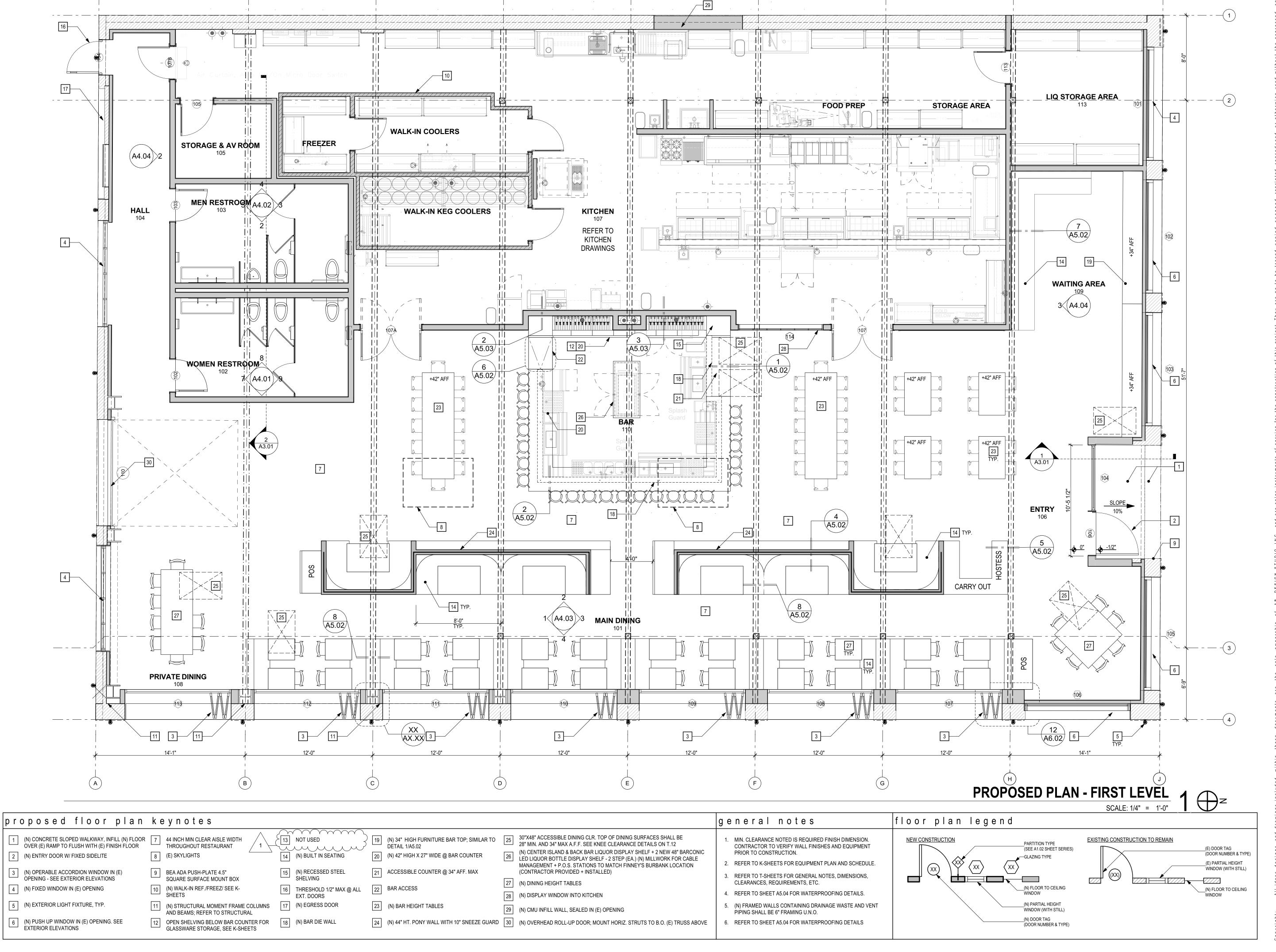
project info Φ = PROJECT: 20068.00

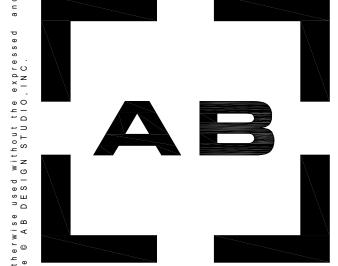
FINNEY'S ORANGE

PROJECT ADDRESS: 204 West Chapman Avenue Orange CA

OWNER CONTACT: First and First Last phone number







AB design studio, inc.

architecture | interior design | urban planning

420 E HALEY STREET 2234 BARRY AVE. STE 100
SANTA BARBARA, CA 93101 LOS ANGELES, CA 90064

project team

~ ≥ CIVIL ENGINEER & SURVEYOR:

GILBERT ENGINEERING & ASSOCIATES, INC.
BILL GILBERT, P.E.
2 MERRIWEATHER PLACE
LADERA RANCH, CA 92694
949-218-8075

LANDSCAPE ARCHITECT:

TERRAIN INTEGRATION STEPHANIE SHERMOEN, ASLA 143 S. OLIVE STREET ORANGE, CA 92866 714-724-9814

STRUCTURAL ENGINEER:

KPFF WILLIAM THORPE 18400 VON KARMAN, STE 600 IRVINE, CA 92612 949-252-1022 MEP ENGINEER:

GAUSMAN & MOORE ANDY WILKINSON, PE 26415 CARL BOYER DRIVE, SUITE 205 LOS ANGEELES, CA 91350 661-291-4265

FOOD SERVICE:

JIM MCKEOWN INC.

JIM MCKEOWN 5700 RALTON STREET SUITE 302 VENTURA, CA 93003 805-207-5651

HISTORICAL CONSULTANT:

SAPPHOS ENVIRONMENTAL KASEY CONLEY, ARC HISTORIAN 430 NORTH HALSTEAD ST. PASADENA, CA 91107 626-683-3547 EXT 135

o e AS-BUILTS:

04.21.21

06.14.21

07.06.21

CONTOURED, INC CHRIS REED, VP 4590 MACARTHUR BLVD., STE.500 NEWPORT BEACH, CA 92660 949-610-0852

submittals / revisions

PRINT DATE: 7/6/2021

SMART SUBMITTAL

SMART SUBMITTAL #2

BUILDING SUBMITTAL

DRC SUBMITTAL

FINNEY'S ORANGE

PROJECT ADDRESS:

204 West Chapman Avenue
Orange CA

project info

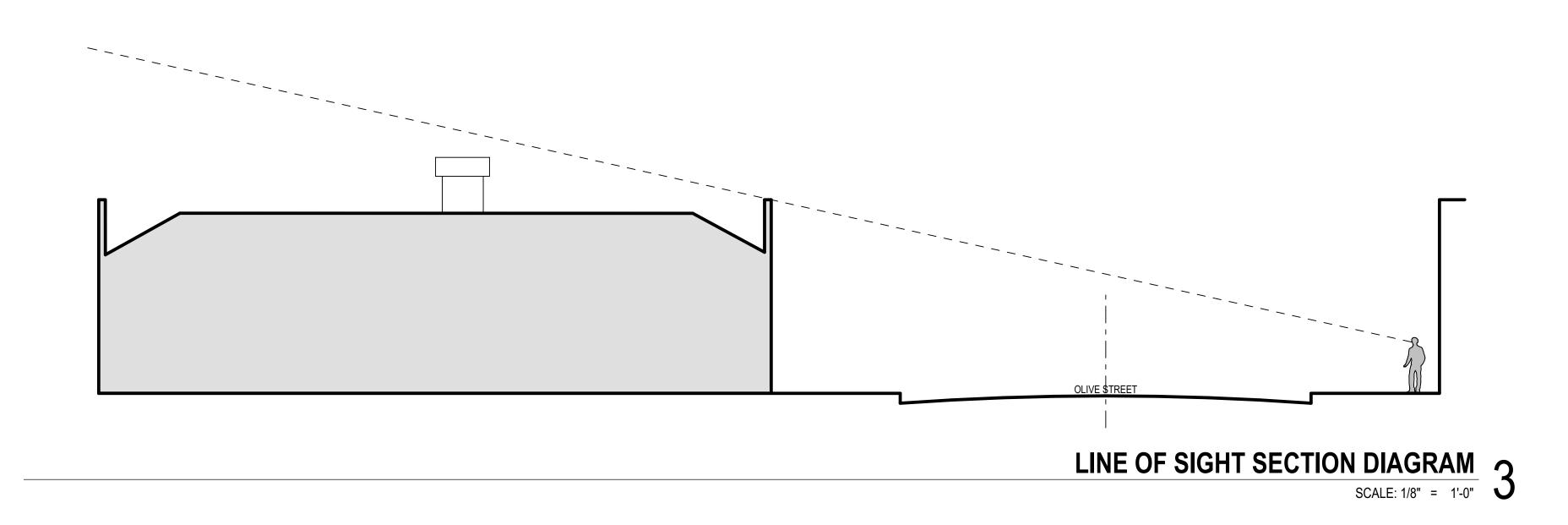
Orange CA

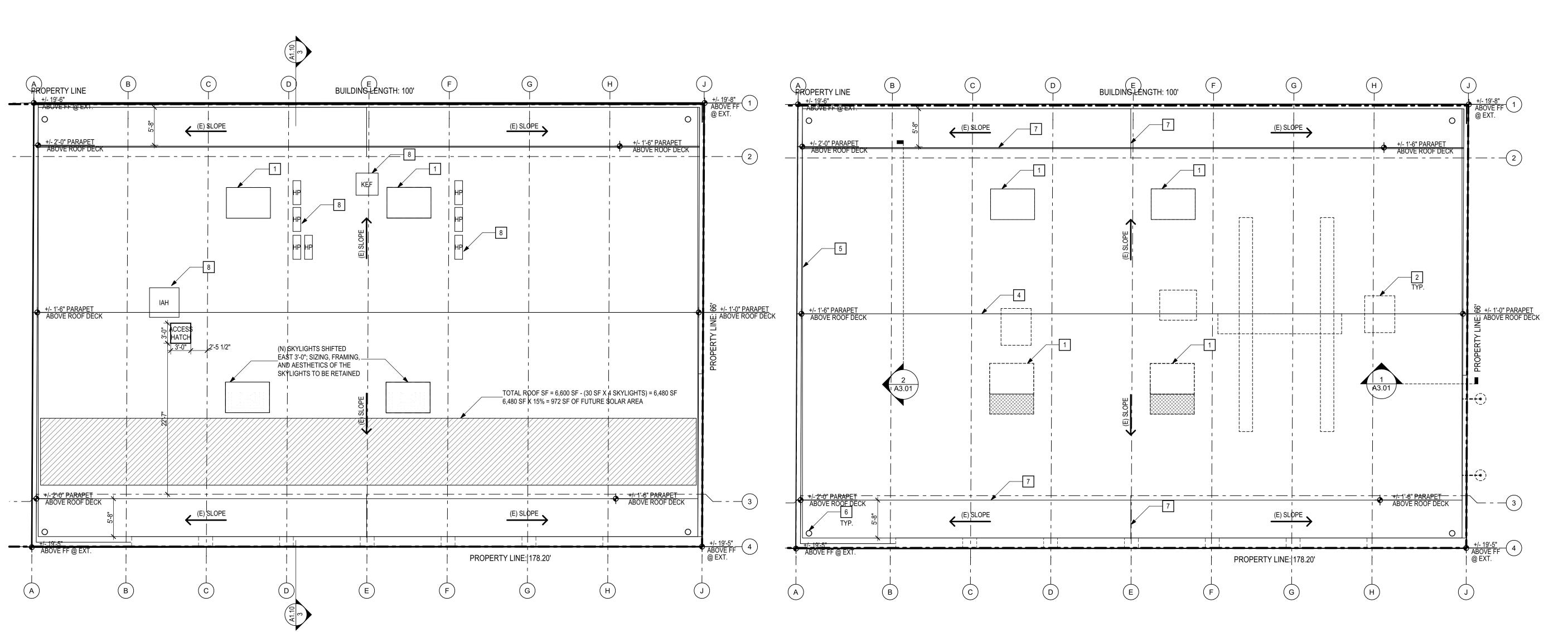
OWNER CONTACT:

First and First Last

phone number







PROPOSED PLAN - ROOF

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

2

EXISTING / DEMO PLAN - ROOF

| 1 | Z | 2 |
|---|------------|---|
| ı | \bigcirc | |

roof keynotes

1 (E) ROOF SKYLIGHTS, G.C TO VERIFY ALL ROOF MEMBRANES ARE COMPLETELY SEALED & WATER TIGHT

(E) ROOFTOP MECHANICAL TO BE REMOVED. VERIFY LOCATION, QUANTITY, CONDITION - CAP ALL PENETRATIONS IN ROOF AREA 3 (E) ROOF / SLOPE / EDGE TO REMAIN

4 (E) RIDGE LINE

(E) PARAPET TO REMAIN; G.C. TO VERIFY ALL (E) FLASHING; REPLACE AS NEEDED

(E) ROOF DRAINS TO REMAIN. G.C TO VERIFY PROPER DRAINING CONDITIONS.

7 (E) CRICKET TO REMAIN. CONTRACTOR TO VERIFY LOCATION

8 N) MECHANICAL EQUIPMENT, REFER TO MECHANICAL DRAWINGS

9 FIELD SURVEY EXISTING ROOFING SYSTEM, FLASHING, PARAPET AND BUILDING ENVELOPE ASSEMBLY AND WITH SKILLED TRADESPERSONS PROVIDE AND INSTALL PATCH AND REPAIR WORK AND PROVIDE NEW WORK TO MATCH EXISTING FOR A COMPLETE AND LIKE NEW INSTALLATION TO A WATER TIGHT CONDITION.

GENERAL CONTRACTOR TO INSPECT (E) ROOF FOR PONDING AND PROPER ROOF FLOW GENERAL CONTRACTOR TO VERIFY ROOF DRAINS & OVERFLOW

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

general notes

AND TO TEST FOR ANY LEAKS

DRAINS ARE FUNCTIONING PROPERLY. REPLACE AS NEEDED GENERAL CONTRACTOR TO FLOOD TEST ROOF TO ENSURE PROPER FUNCTIONING SLOPING & DRAINS

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420 E HALEY STREET SANTA BARBARA, CA 93101 2234 BARRY AVE. STE 100 LOS ANGELES, CA 90064 project team

CIVIL ENGINEER & SURVEYOR:

GILBERT ENGINEERING & ASSOCIATES, INC. BILL GILBERT, P.E. 2 MERRIWEATHER PLACE LADERA RANCH, CA 92694

τ LANDSCAPE ARCHITECT:

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O. STRUCTURAL ENGINEER:

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GAUSMAN & MOORE ANDY WILKINSON, PE 26415 CARL BOYER DRIVE, SUITE 205 LOS ANGEELES, CA 91350 661-291-4265

FOOD SERVICE:

MEP ENGINEER:

JIM MCKEOWN INC. JIM MCKEOWN 5700 RALTON STREET SUITE 302 VENTURA, CA 93003 805-207-5651

HISTORICAL CONSULTANT:

SAPPHOS ENVIRONMENTAL KASEY CONLEY, ARC HISTORIAN 430 NORTH HALSTEAD ST. PASADENA, CA 91107 626-683-3547 EXT 135

⊕ m o ⋖ o A S - B U I L T S :

CONTOURED, INC CHRIS REED, VP 4590 MACARTHUR BLVD., STE.500 NEWPORT BEACH, CA 92660

submittals / revisions

PRINT DATE: 7/6/2021

SMART SUBMITTAL 04.21.21 SMART SUBMITTAL #2 06.14.21 BUILDING SUBMITTAL 07.06.21 DRC SUBMITTAL

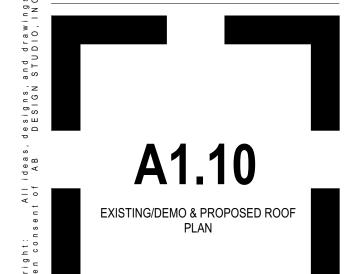
project info PROJECT: 20068.00

FINNEY'S ORANGE

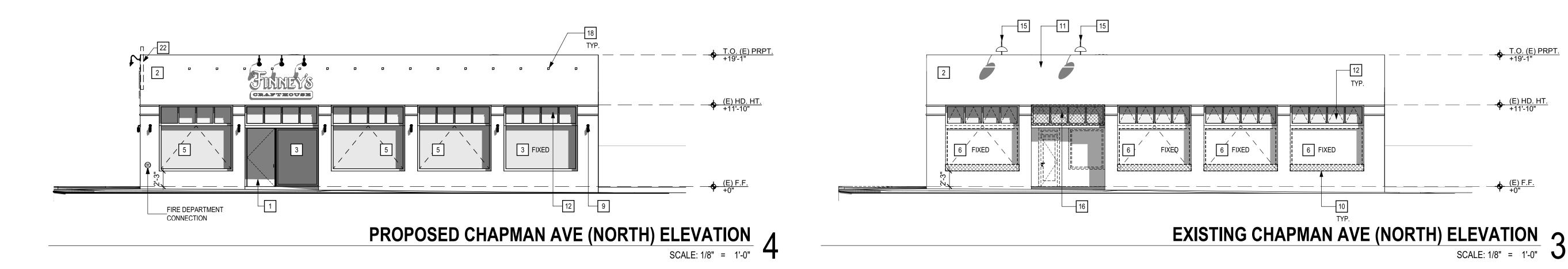
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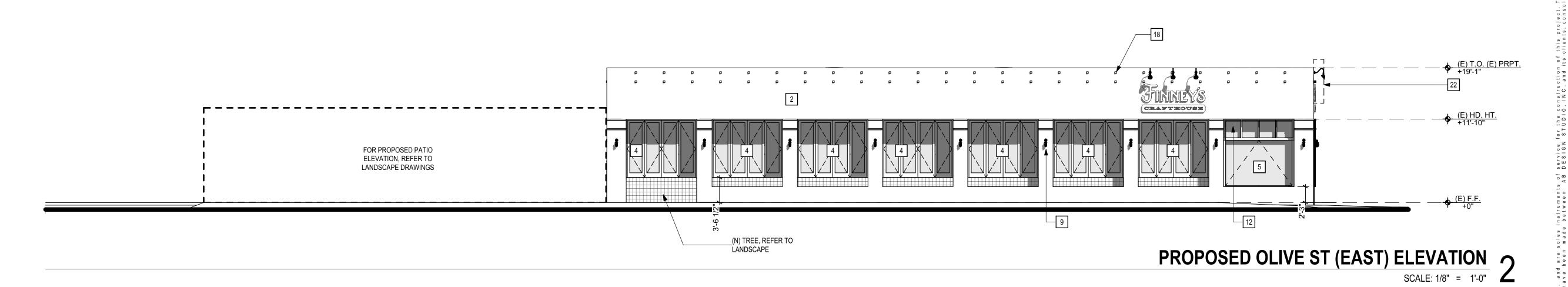
204 West Chapman Avenue OWNER CONTACT:

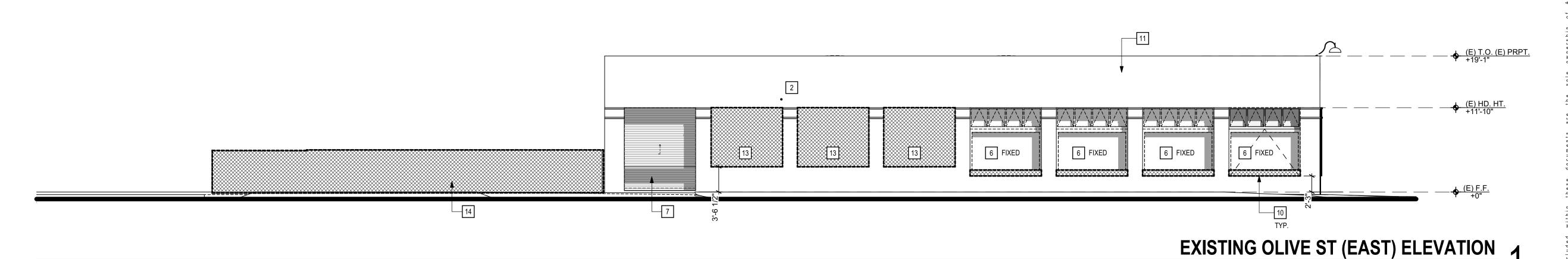
Orange CA First and First Last phone number



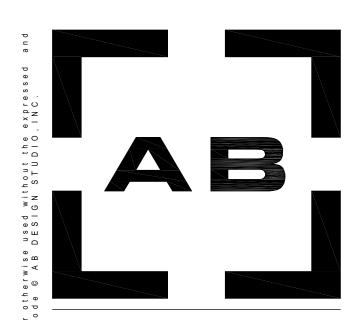
*NOTE REQUESTED BY PLANNING: THE EXTERIOR IS NOT YET APPROVED AND IS SUBJECT TO FINAL APPROVAL BY THE DESIGN REVIEW COMMITTEE.







| exterior elevations keynotes | | | | general notes | symbol legend |
|---|---|---|--|--|--|
| (N) SOLID-WOOD ENTRY DOOR (SEE MATERIAL BOARD SHEET A3.01) (E) PLASTER TO BE REMOVED ENTIRELY DOWN TO SUBSTRATE; PROVIDE (N) PLASTER; (N) 3-COAT SMOOTH TROWEL EXTERIOR PLASTER W/ INTEGRAL COLOR O/ EXPANDED METAL MESH (SEE MATERIAL BOARD SHEET A3.01) (N) FIXED WINDOW W/ WOOD FRAMES - STAINED (SEE MATERIAL BOARD SHEET A3.01) | 6 (E) WINDOW TO BE REMOVED 7 (E) ROLL UP DOOR TO BE REMOVED 8 (N) GLASS GARAGE DOOR W/ METAL FRAME - BLACK (SEE MATERIAL BOARD SHEET A3.01) 9 (N) EXTERIOR LIGHT FIXTURE (SEE MATERIAL BOARD SHEET | (E) OPERABLE TRANSOM WINDOWS TO BE REPLACED W/ NON-OPERABLE TRANSOM WINDOWS W/ WOOD FRAMES TO MATCH (N) OPERABLE WINDOWS; (E) LATCHES AND CHAINS TO BE REMOVED DURING CONSTRUCTION AND SALVAGED FOR RESTORATION AT ORIGINAL LOCATIONS 13 PORTION OF (E) WALL TO BE REMOVED 14 (E) FENCE TO BE REMOVED | 17 (N) EGRESS HOLLOW METAL DOOR W/ PANIC HARDWARE AND VISION PANEL 18 PL 3X3 W/ 7/8" DIA. THROUGHBOLT FOR OUT-OF-PLANE WALL ANCHORAGE AND PARAPET BRACING, TYP. 19 (E) OPENING WITHIN URM WALL; INFILLED WITH (E) WOOD FRAMING 20 (E) SLIDING DOR TO REMAIN | 1. FIELD SURVEY EXISTING ROOFING SYSTEM, FLASHING, PARAPET AND BUILDING ENVELOPE ASSEMBLY AND WITH SKILLED TRADESPERSONS PROVIDE AND INSTALL PATCH AND REPAIR WORK AND PROVIDE NEW WORK TO MATCH EXISTING FOR A COMPLETE AND LIKE NEW INSTALLATION TO A WATER TIGHT CONDITION. | AREA TO BE REMOVED INFILL (E) OPENING; PLASTER FINISHT O BE FLUSH WITH EXISTING |
| (N) OPERABLE ACCORDIAN WINDOW W/ WOOD FRAMES - STAINED (SEE MATERIAL BOARD SHEET A3.01) (E) WOOD WINDOWS WITH FIXED LOWER PANE AND DIVIDED UPPER STRANSOM TO BE REPLACED WITH (N) WOOD WINDOWS WITH AN AWNING TYPE LOWER PANE THAT OPENS INWARD AND UPWARD AND DIVIDED UPPER TRANSOM TO REPLICATE THE PRIOR WINDOW DESIGN (SEE MATERIAL BOARD SHEET A3.01) | A3.02) 10 (E) PLANTER BOXES AT FACADE WINDOWS TO BE REMOVED 11 REMOVE (E) SIGNAGE FROM EXTERIOR BUILDING WALLS. ALL AFFECTED SURFACES PREP FOR NEW FINISH | | (E) WINDOW TO BE REVIEWED DURING CONSTRUCTION AND TO REMAIN IF CONDITIONS ALLOW; OTHERWISE TO BE REPAIRED OR REPLACED TO MATCH (E) WINDOW (SEE MATERIAL BOARD SHEET A3.01) | | → 0" DATUM |



AB design studio, inc.

architecture | interior design | urban planning

420 E HALEY STREET SANTA BARBARA, CA 93101 LOS ANGELES, CA 90064

project team

E civil engineer & surveyor:

GILBERT ENGINEERING & ASSOCIATES, INC. BILL GILBERT, P.E. 2 MERRIWEATHER PLACE LADERA RANCH, CA 92694 949-218-8075

LANDSCAPE ARCHITECT:

TERRAIN INTEGRATION STEPHANIE SHERMOEN, ASLA 143 S. OLIVE STREET ORANGE, CA 92866 714-724-9814

STRUCTURAL ENGINEER:

KPFF WILLIAM THORPE 18400 VON KARMAN, STE 600 IRVINE, CA 92612 949-252-1022

MEP ENGINEER:

GAUSMAN & MOORE
ANDY WILKINSON, PE
26415 CARL BOYER DRIVE, SUITE 205

LOS ANGEELES, CA 91350 661-291-4265

> JIM MCKEOWN INC. JIM MCKEOWN 5700 RALTON STREET SUITE 302 VENTURA, CA 93003 805-207-5651

⊕ HISTORICAL CONSULTANT:

SAPPHOS ENVIRONMENTAL KASEY CONLEY, ARC HISTORIAN 430 NORTH HALSTEAD ST. PASADENA, CA 91107 626-683-3547 EXT 135

AS-BUILTS:

CONTOURED, INC CHRIS REED, VP 4590 MACARTHUR BLVD., STE.500 NEWPORT BEACH, CA 92660 949-610-0852

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SMART SUBMITTAL

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Documentary

SMART SUBMITTAL

Dr. Submittal

Dr. Submittal

project: 20068.00

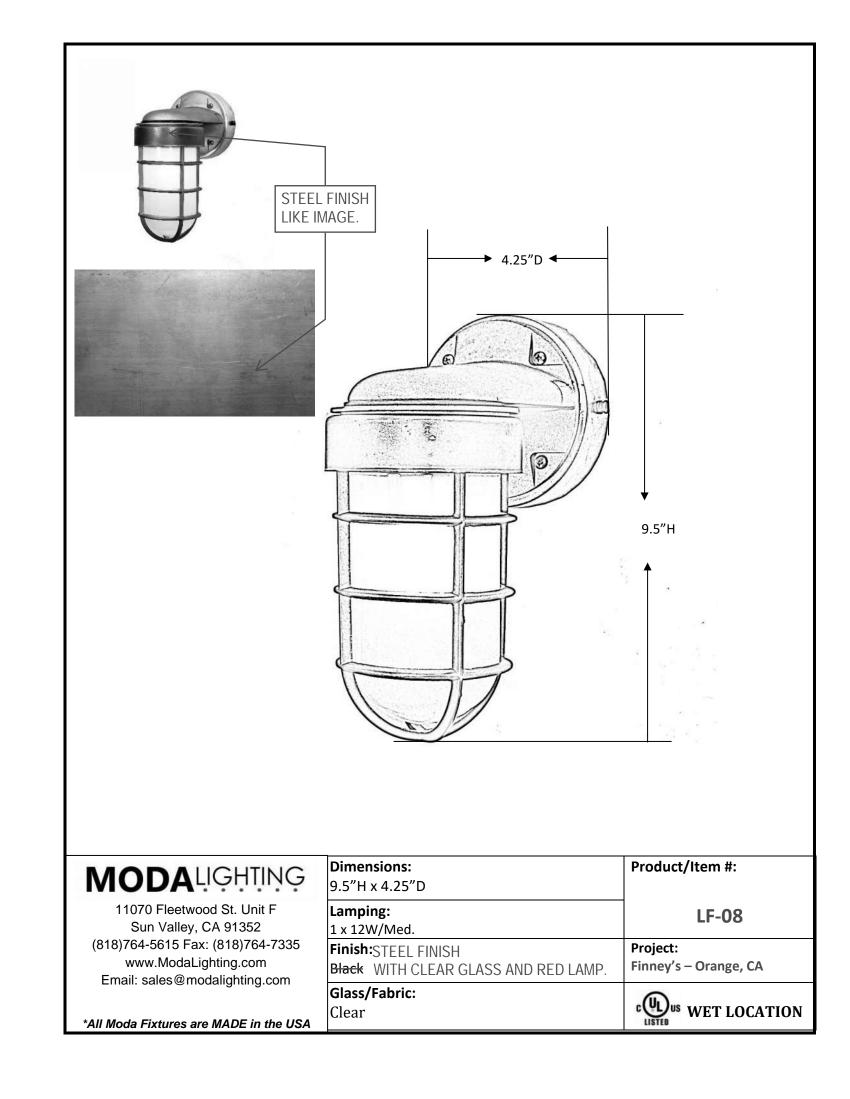
FINNEY'S ORANGE

PROJECT ADDRESS:

204 West Chapman Avenue
Orange CA
OWNER CONTACT:
First and First Last

First and First Last phone number







@ EXTERIOR WALL -WARM WHITE CEMENT PLASTER (COMPRISED OF LIMESTONE-CEMENT COARSE SANDS AND AGGREGATES)



@ ENTRY DOOR FAUX SUGI BAN PINE WOOD (SOURCED FROM VINTAGE HIGHSCHOOL **BLEACHERS**)



@ WINDOW FRAMES -PREMA CONSTRUCTION WHITE OAK WOOD WITH A MOCHA OIL FINISH

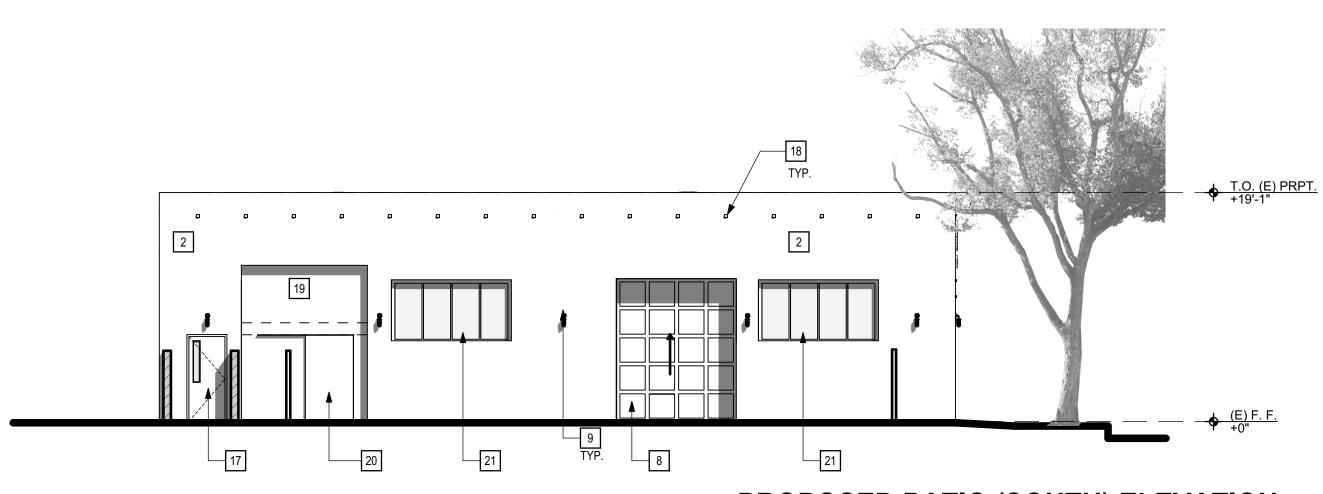


@ SOUTH WALL WINDOW FRAMES -BLACK MATTE ANODIZED ALUMINUM **FINISH**

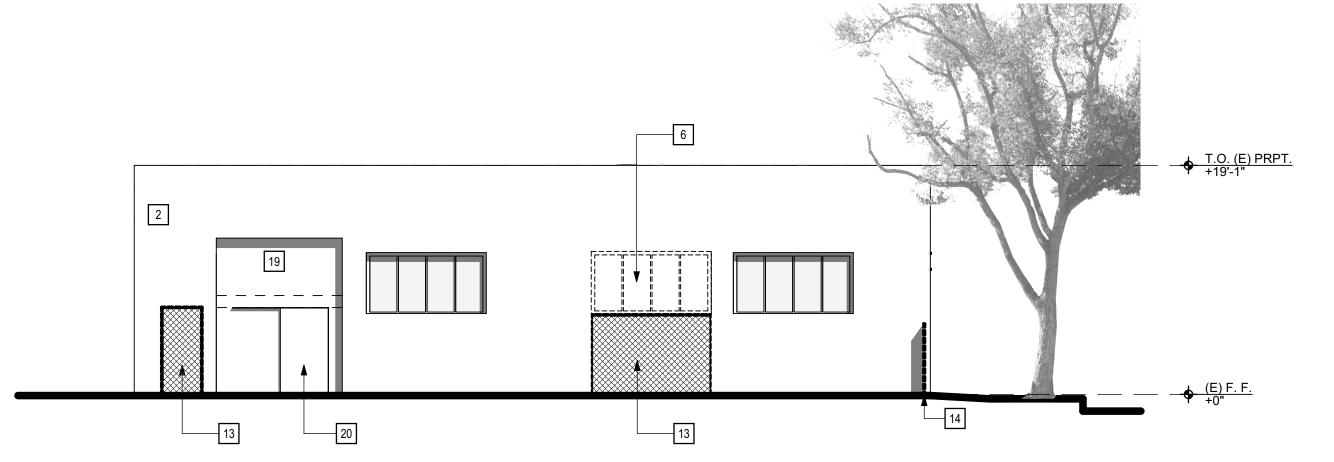
EXTERIOR LIGHT CUT SHEET 1

EXTERIOR MATERIALS BOARD 2

*NOTE REQUESTED BY PLANNING: THE EXTERIOR IS NOT YET APPROVED AND IS SUBJECT TO FINAL APPROVAL BY THE DESIGN REVIEW COMMITTEE.



PROPOSED PATIO (SOUTH) ELEVATION 2



EXISTING / DEMO PATIO (SOUTH) ELEVATION

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

general notes exterior elevations keynotes symbol legend 6 (E) WINDOW TO BE REMOVED 17 (N) EGRESS HOLLOW METAL DOOR W/ PANIC HARDWARE AND 22 (N) BLADE SIGN 1 (N) SOLID-WOOD ENTRY DOOR (SEE MATERIAL BOARD SHEET A3.01) (E) OPERABLE TRANSOM WINDOWS TO BE REPLACED W/ NON-OPERABLE FIELD SURVEY EXISTING ROOFING SYSTEM, FLASHING, TRANSOM WINDOWS W/ WOOD FRAMES TO MATCH (N) OPERABLE WINDOWS; VISION PANEL PARAPET AND BUILDING ENVELOPE ASSEMBLY AND WITH AREA TO BE REMOVED (E) LATCHES AND CHAINS TO BE REMOVED DURING CONSTRUCTION AND (E) PLASTER TO BE REMOVED ENTIRELY DOWN TO SUBSTRATE; PROVIDE (N) SKILLED TRADESPERSONS PROVIDE AND INSTALL PATCH 7 (E) ROLL UP DOOR TO BE REMOVED PL 3X3 W/ 7/8" DIA. THROUGHBOLT FOR OUT-OF-PLANE WALL ANCHORAGE AND PARAPET BRACING, TYP. SALVAGED FOR RESTORATION AT ORIGINAL LOCATIONS AND REPAIR WORK AND PROVIDE NEW WORK TO MATCH PLASTER; (N) 3-COAT SMOOTH TROWEL EXTERIOR PLASTER W/ INTEGRAL COLOR O/ EXISTING FOR A COMPLETE AND LIKE NEW INSTALLATION 8 (N) GLASS GARAGE DOOR W/ METAL FRAME - BLACK (SEE EXPANDED METAL MESH (SEE MATERIAL BOARD SHEET A3.01) (E) OPENING WITHIN URM WALL; INFILLED WITH (E) WOOD INFILL (E) OPENING; PLASTER 13 PORTION OF (E) WALL TO BE REMOVED TO A WATER TIGHT CONDITION. FINISHT O BE FLUSH WITH MATERIAL BOARD SHEET A3.01) (N) FIXED WINDOW W/ WOOD FRAMES - STAINED (SEE MATERIAL BOARD SHEET A3.01) **EXISTING** 20 (E) SLIDING DOR TO REMAIN 9 (N) EXTERIOR LIGHT FIXTURE (SEE MATERIAL BOARD SHEET 44 (E) FENCE TO BE REMOVED A3.02) (N) OPERABLE ACCORDIAN WINDOW W/ WOOD FRAMES - STAINED (SEE MATERIAL BOARD SHEET A3.01) (E) PLANTER BOXES AT FACADE WINDOWS TO BE REMOVED 15 (E) EXTERIOR WALL LIGHT FIXTURES REMOVED 21 (E) WINDOW TO BE REVIEWED DURING CONSTRUCTION AND DATUM 5 (E) WOOD WINDOWS WITH FIXED LOWER PANE AND DIVIDED UPPER STRANSOM TO REMAIN IF CONDITIONS ALLOW; OTHERWISE TO BE REPAIRED OR REPLACED TO MATCH (E) WINDOW (SEE TO BE REPLACED WITH (N) WOOD WINDOWS WITH AN AWNING TYPE LOWER PANE 16 (E) AWNING TO BE REMOVED 11 REMOVE (E) SIGNAGE FROM EXTERIOR BUILDING WALLS. MATERIAL BOARD SHEET A3.01) THAT OPENS INWARD AND UPWARD AND DIVIDED UPPER TRANSOM TO ALL AFFECTED SURFACES PREP FOR NEW FINISH REPLICATE THE PRIOR WINDOW DESIGN (SEE MATERIAL BOARD SHEET A3.01)

AB design studio, inc. architecture | interior design | urban planning 420 E HALEY STREET

project team

CIVIL ENGINEER & SURVEYOR:

GILBERT ENGINEERING & ASSOCIATES, INC. BILL GILBERT, P.E. 2 MERRIWEATHER PLACE LADERA RANCH, CA 92694

τ LANDSCAPE ARCHITECT:

TERRAIN INTEGRATION STEPHANIE SHERMOEN, ASLA 143 S. OLIVE STREET ORANGE, CA 92866

Φ. STRUCTURAL ENGINEER:

KPFF WILLIAM THORPE 18400 VON KARMAN, STE 600 IRVINE, CA 92612

MEP ENGINEER:

GAUSMAN & MOORE ANDY WILKINSON, PE 26415 CARL BOYER DRIVE, SUITE 205

FOOD SERVICE:

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HISTORICAL CONSULTANT:

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CONTOURED, INC CHRIS REED, VP 4590 MACARTHUR BLVD., STE.500

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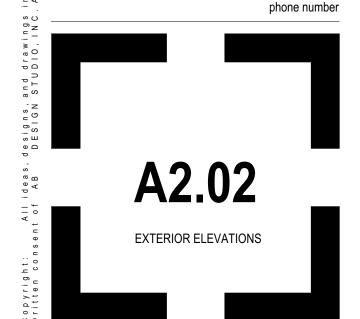
SMART SUBMITTAL 04.21.21 SMART SUBMITTAL #2 06.14.21 BUILDING SUBMITTAL DRC SUBMITTAL

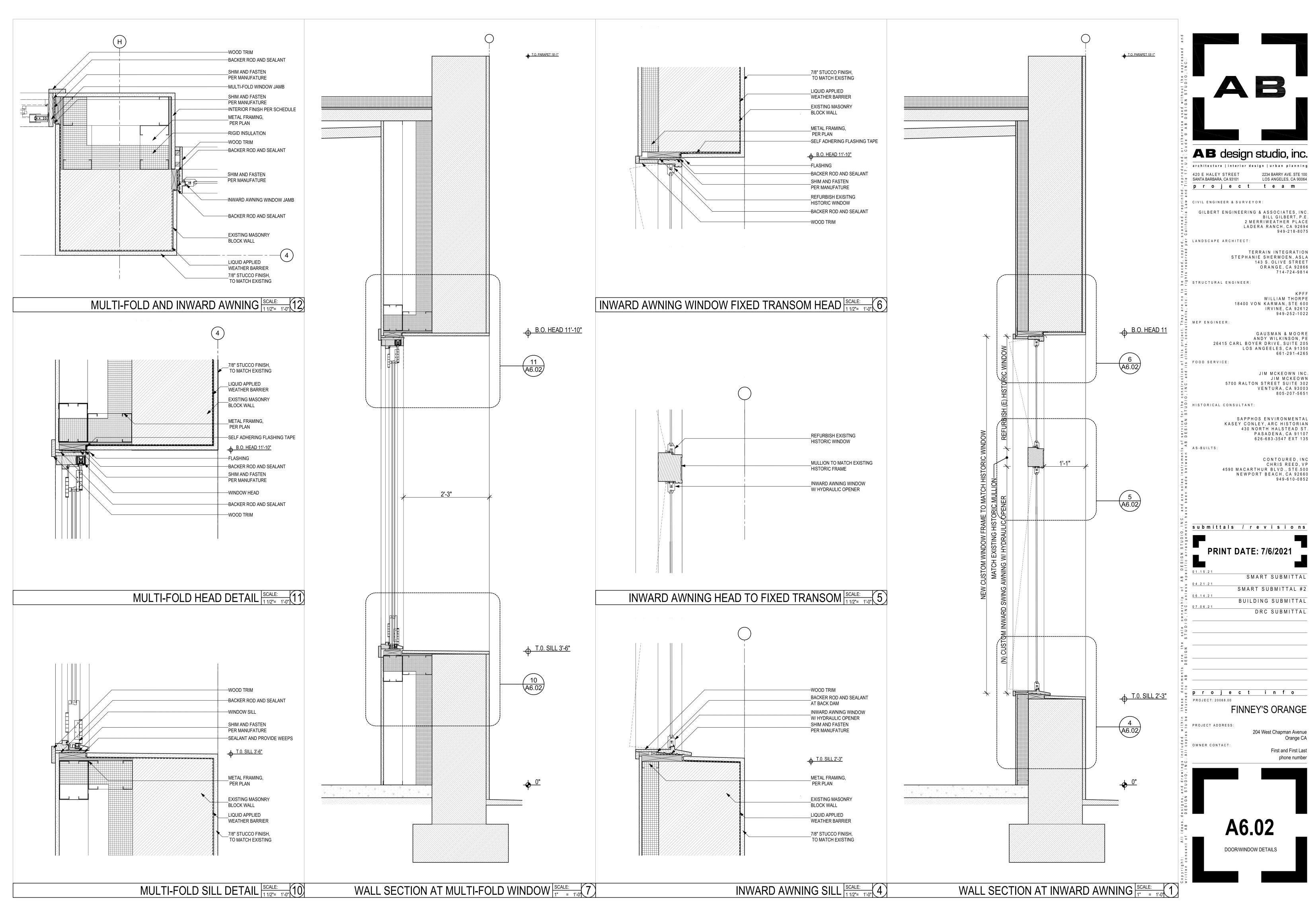
project info

FINNEY'S ORANGE

PROJECT ADDRESS: 204 West Chapman Avenue

Orange CA OWNER CONTACT: First and First Last







architecture | interior design | urban planning 420 E HALEY STREET SANTA BARBARA, CA 93101 2234 BARRY AVE. STE 100 LOS ANGELES, CA 90064

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submittals / revisions

PRINT DATE: 7/6/2021

SMART SUBMITTAL SMART SUBMITTAL #2 BUILDING SUBMITTAL

DRC SUBMITTAL

p r o j e c t i n f o

PROJECT: 20068.00

FINNEY'S ORANGE

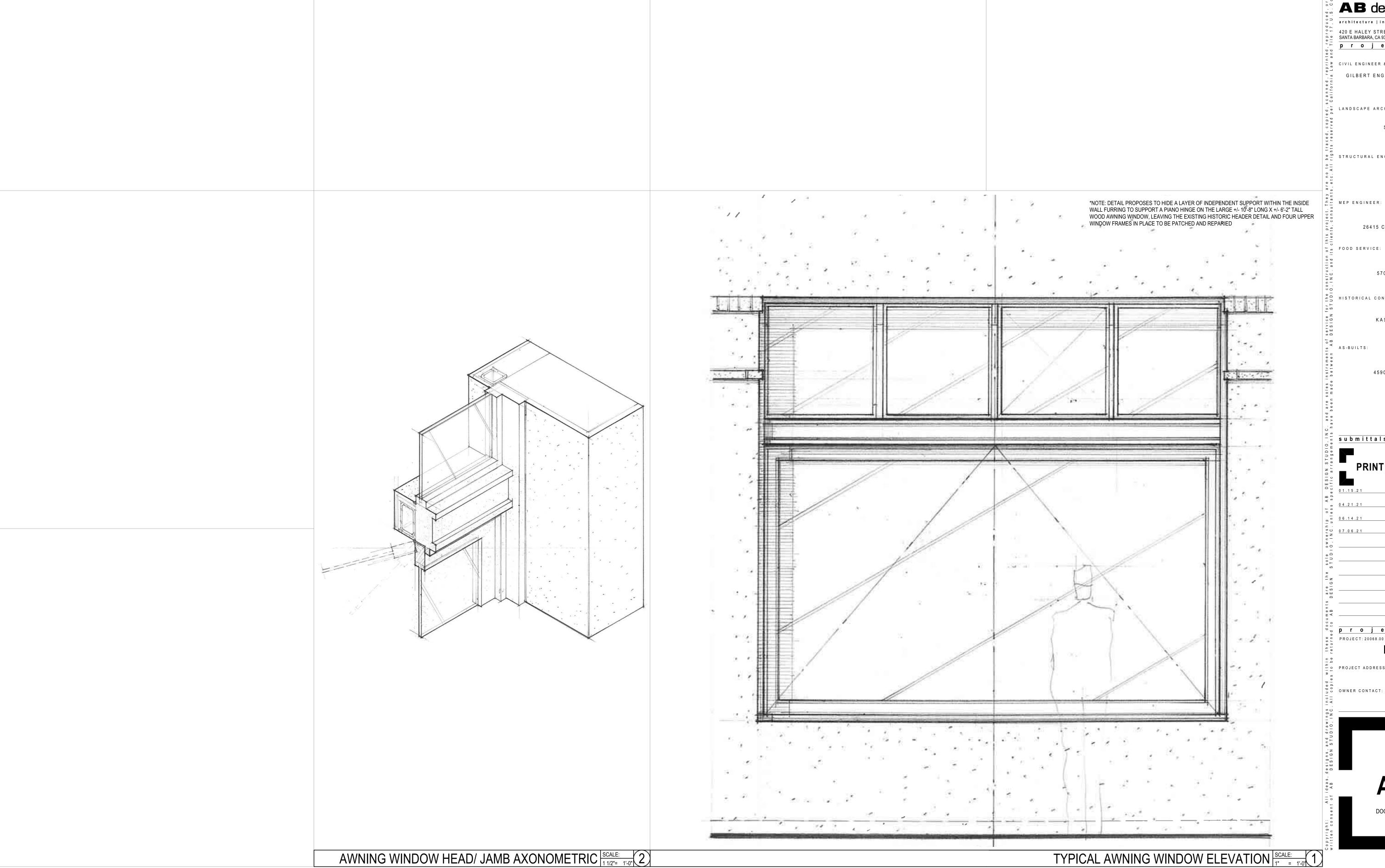
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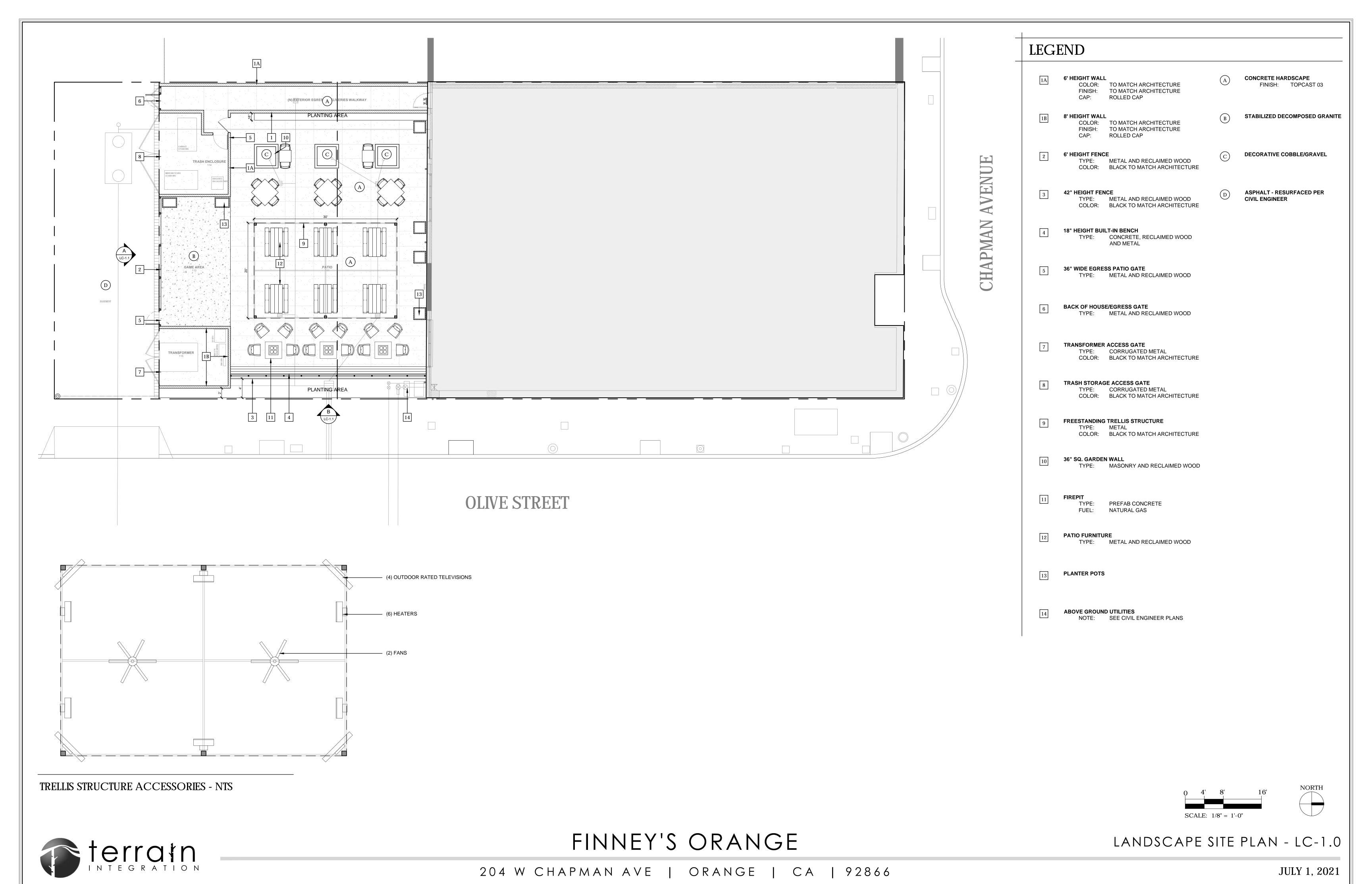
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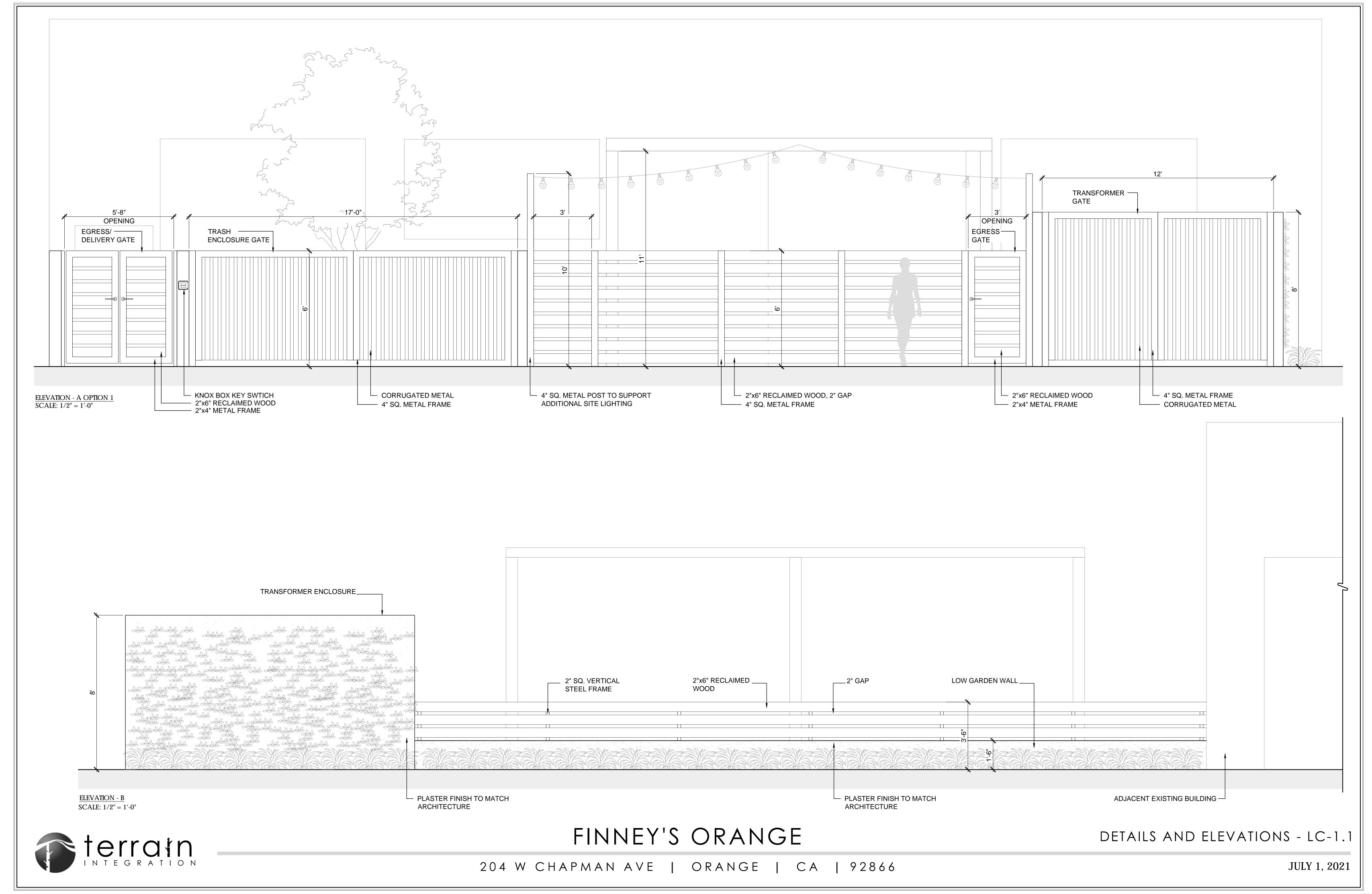
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A6.03

DOOR/WINDOW DETAILS



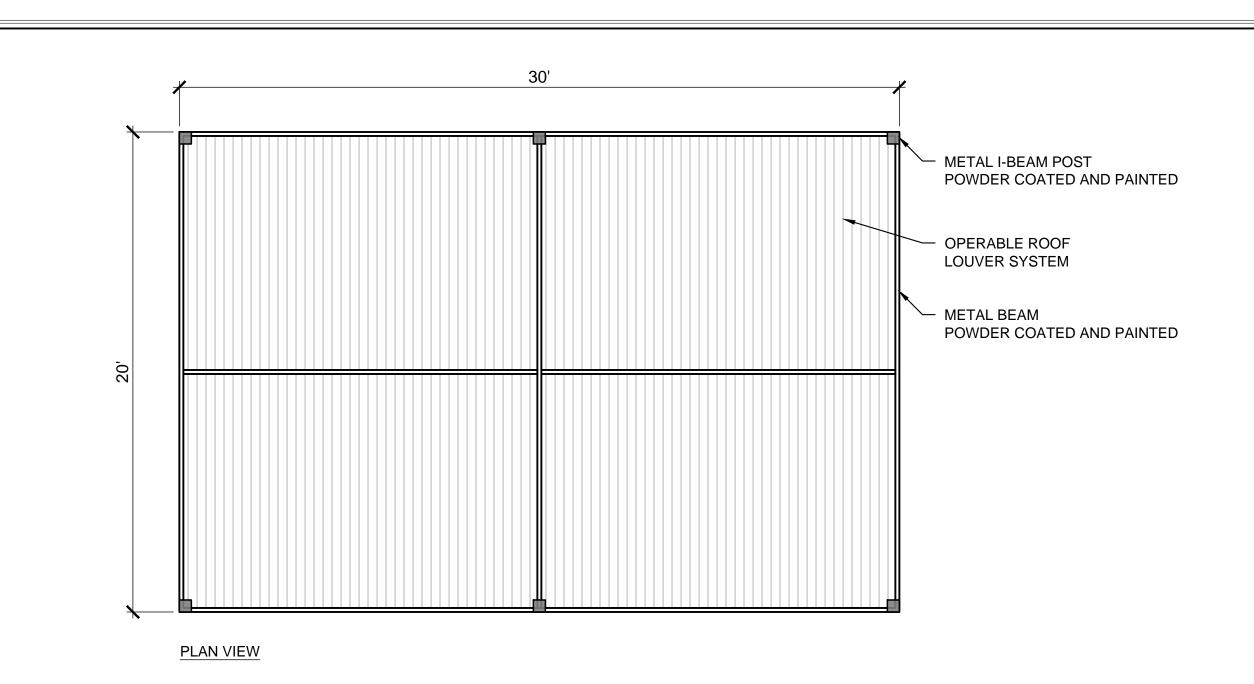


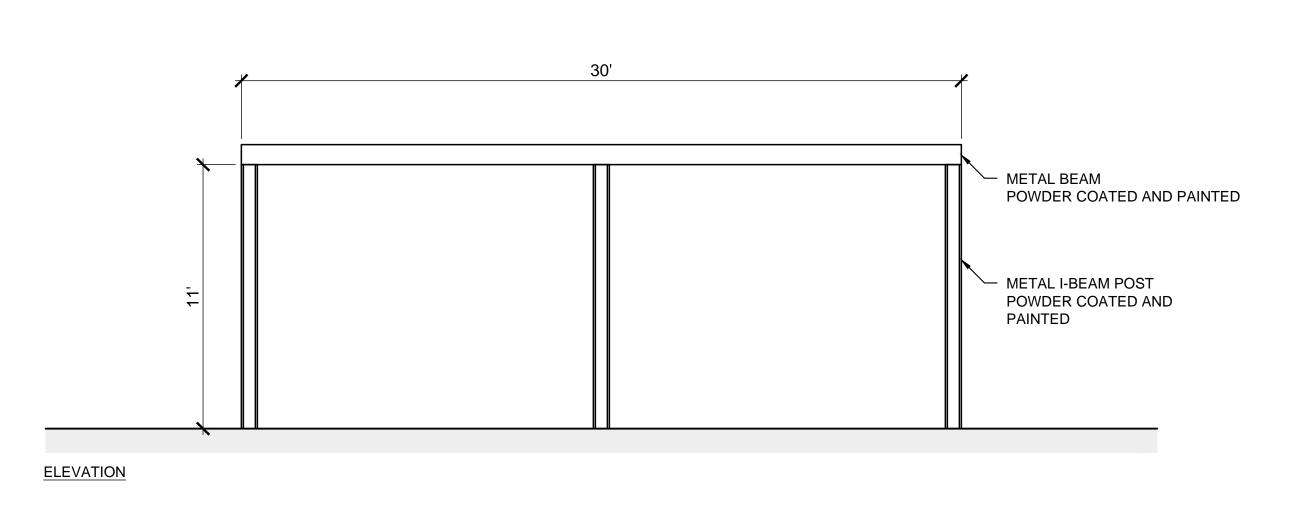












TRELLIS SHADE STRUCTURE SCALE: 1/4" = 1'-0" STUCCO FINISH TO
MATCH ARCHITECTURE __2"x6" RECLAIMED —4" SQ. TUBE STEEL POST. POWDER COATED AND PAINTED -CMU BLOCK WOOD 2"x6" RECLAIMED WOOD, 2" GAP FRAME METAL SUPPORT
FRAME
REINFORCED
FOOTING EASEMENT SIDE **INSIDE PATIO** FINISH SURFACE FINISH SURFACE C D **FENCES** PERIMETER WALLS BULT-IN BENCH SEATING SCALE: 3/4" = 1'-0" SCALE: 3/4" = 1'-0" SCALE: 1" = 1'-0"

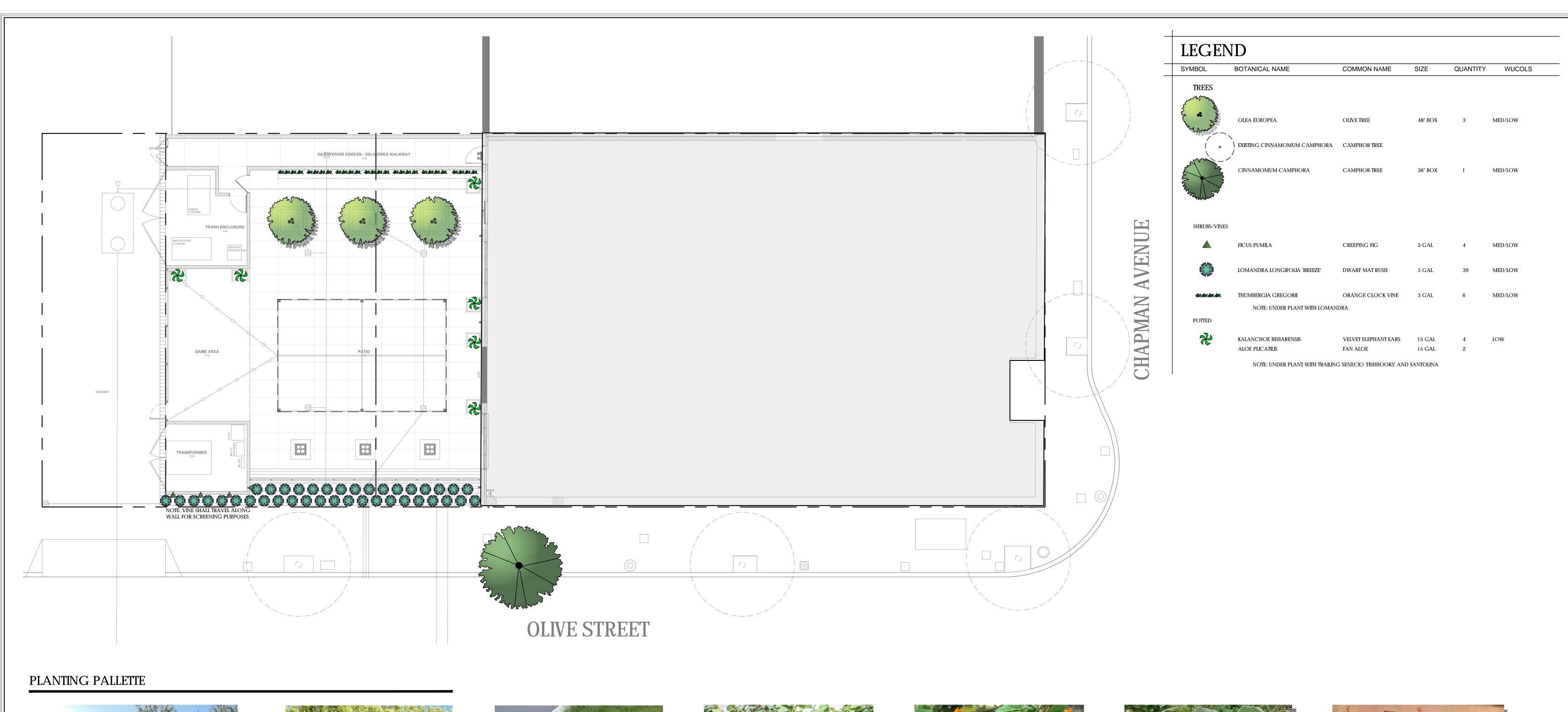


FINNEY'S ORANGE

DETAILS AND ELEVATIONS - LC-1.2

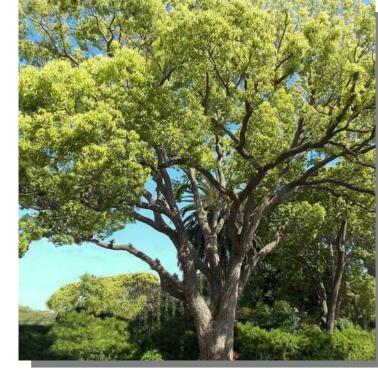
204 W CHAPMAN AVE | ORANGE | CA | 92866

JULY 1, 2021





OLEA EUROPAEA



CAMPHOR TREE

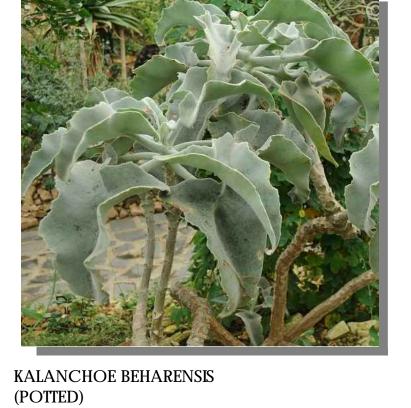


LOMANDRA BREEZE



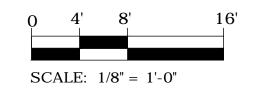


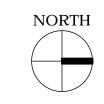
THUNBERGIA GREGORII





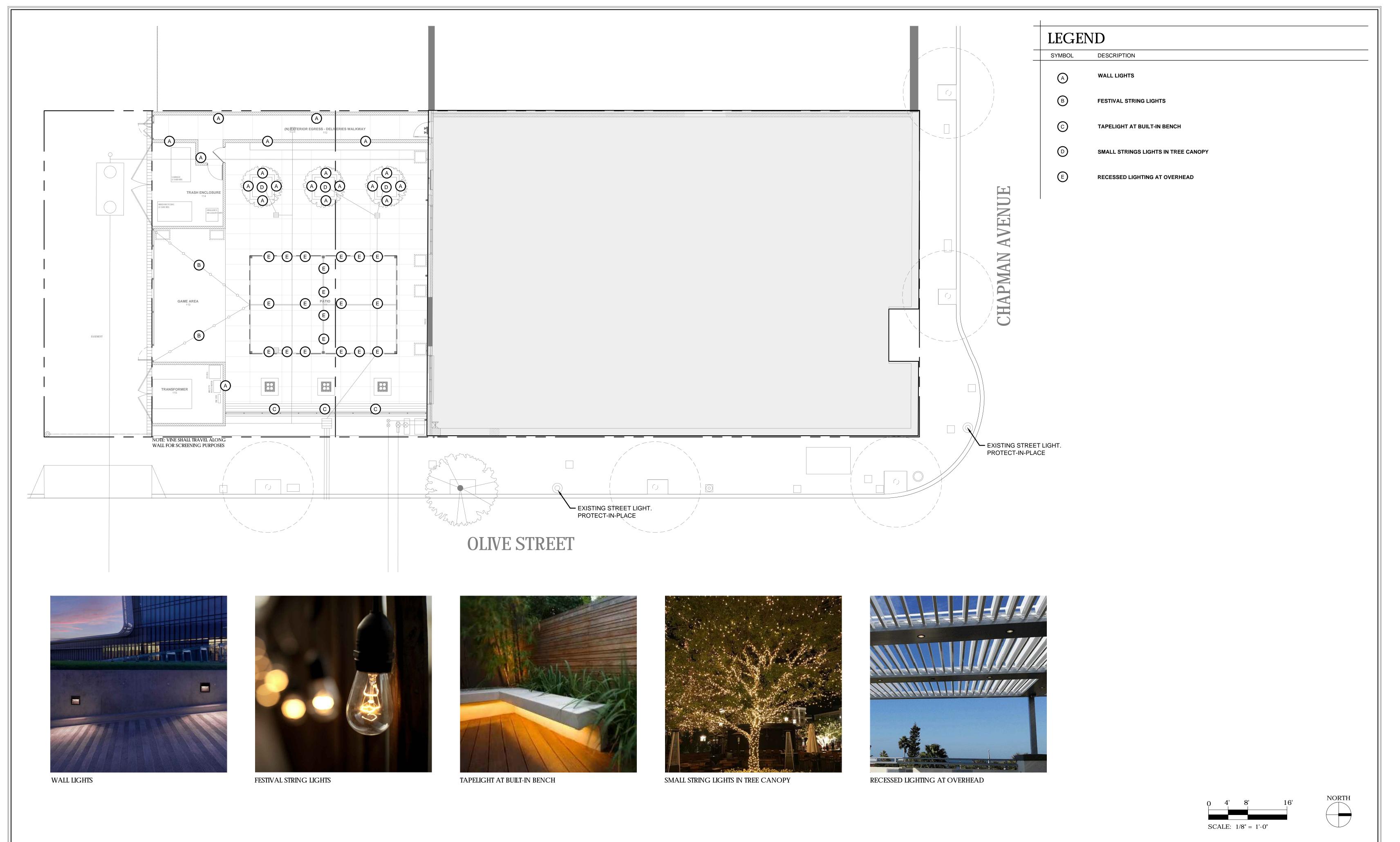
ALOE PLICATILIS (POTTED)





FINNEY'S ORANGE

PLANTING PLAN AND IMAGERY - LC-2.0



FINNEY'S ORANGE

CONCEPTUAL LIGHTING PLAN - LC-3.0





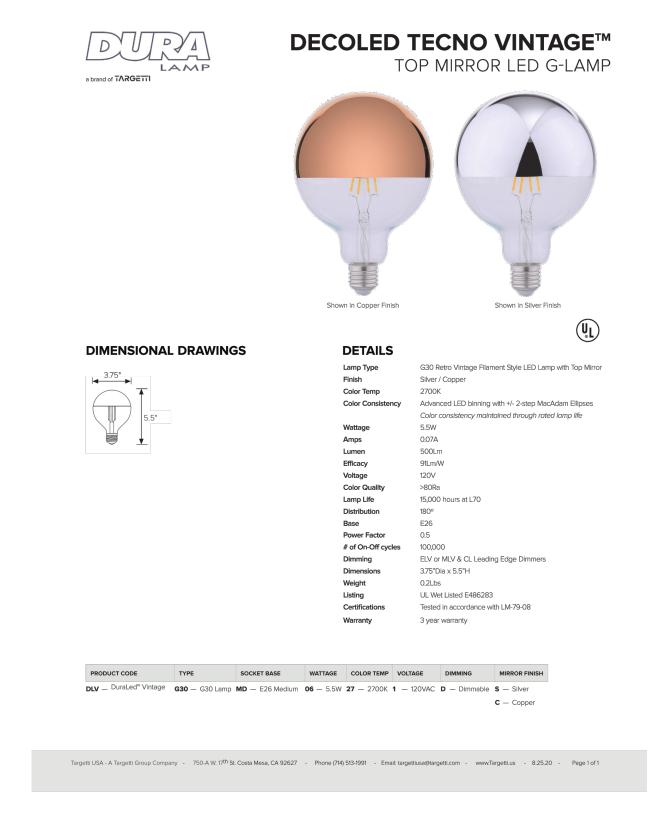












B FESTIVAL STRINGS LIGHTS



FINNEY'S ORANGE

LIGHTING CUTSHEETS - LC-3.1

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF ORANGE STANDARD PLANS AND SPECIFICATIONS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. (GREEN BOOK)
- PUBLIC AND PRIVATE UTILITIES AND THE ACCOMPANYING SUBSTRUCTURES SHOWN ON THESE PLANS ARE FROM AVAILABLE PUBLIC DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES AND SUBSTRUCTURES WITHIN THE CONSTRUCTION LIMITS. DAMAGE TO SUCH RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- ALL UNDERGROUND UTILITY AND OTHER SUBSURFACE WORK SHALL BE COMPLETED PRIOR TO COMPLETING THE FINAL SURFACING OR LANDSCAPING. SEWER LATERALS TO BE INSTALLED PRIOR TO CURB AND GUTTER.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES REGARDING ANY PROBLEMS.

| ICAH JEAN | CITY OF ORANGE STREET TREES | 714-532-6470 |
|-------------|--|--------------|
| MMY ROCHA | CITY OF ORANGE TRAFFIC DIVISION | 714-532-6426 |
| HYLLIS THEN | CITY OF ORANGE TRANSPORTATION PERMIT | 714-744-5536 |
| ON TRAN | CITY OF ORANGE WATER DIVISION | 714-288-2497 |
| | AT&T (TELEPHONE SERVICES) | 800-332-1321 |
| | AT&T (LIAISON) | 714-666-5467 |
| | KINDER MORGAN | 714-560-4940 |
| | MCI - WORLDCOM | 800-289-3427 |
| | AT&T | 714-618-9141 |
| | SOUTHERN CALIFORNIA EDISON | 714-973-5722 |
| | SOUTHERN CALIFORNIA GAS DISTRIBUTION | 714-634-5069 |
| | SOUTHERN CALIFORNIA GAS TRANSMISSION | 818-701-4546 |
| | CHARTER COMMUNICATIONS | 714-591-4871 |
| | ORANGE COUNTY TRANSPORTATION AUTHORITY | 714-560-6282 |
| | VERIZON WIRELESS | 800-378-3113 |
| | CENTURY LINK | 918-547-0007 |
| | | |

- 5. FOR INSPECTION, CONTACT CITY OF ORANGE PUBLIC WORKS, 714-744-5526, FORTY-EIGHT (48) HOURS PRIOR TO THE REQUIRED DATE.
- 6. THE CONTRACTOR SHALL NOTIFY CITY OF ORANGE PUBLIC WORKS MAINTENANCE DIVISION, 714-532-5480. SEVENTY-TWO HOURS PRIOR TO ANY ROAD CLOSURE AND/OR DETOUR.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (DIAL 811 OR 1-800-227-2600) FORTY-EIGHT HOURS PRIOR TO THE REQUIRED DATE.
- ALL PIPELINES AND SUBSTRUCTURES ARE TO BE CONSTRUCTED BEGINNING FROM THE DOWNSTREAM END. VERIFY DOWNSTREAM POINTS OF CONNECTION (HORIZONTAL AND VERTICAL LOCATIONS) PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE CITY OF ORANGE.
- CONSTRUCTION SURVEY WORK FOR THE LINES AND GRADES FOR CONSTRUCTION OF THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 10. CONTRACTOR SHALL PRESERVE ALL PERMANENT SURVEY MARKERS INCLUDING ALL CENTERLINE TIES AS SPECIFIED IN SECTION 2-9.1 OF THE CITY OF ORANGE STANDARD PLANS AND SPECIFICATIONS.
- 11. THE ENGINEER REPRESENTS THAT HE HAS MADE A REASONABLE ENGINEERING DETERMINATION THAT THERE ARE NO UNDERGROUND UTILITY LINES OR STRUCTURES EXCEPT AS SHOWN ON THESE PLANS.
- 12. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL UTILITY LINES AND SUBSTRUCTURES.
- 13. NO DRIVEWAY OPENINGS TO BE CONSTRUCTED WITHIN THREE FEET OF A FIRE HYDRANT OR COKR KFIOKI
- 14. INSTALL STREET LIGHTS AS REQUIRED BY THE PUBLIC WORKS DEPARTMENT SPECIFICATIONS AND SPECIAL PROVISIONS FOR STREET LIGHTS AND IN ACCORDANCE WITH CITY STANDARD PLAN 415.
- 15. INSTALL STREET TREES AS REQUIRED BY THE CITY COMMUNITY SERVICES DEPARTMENT.
- 16. LANDSCAPING AND IRRIGATION PLANS AS REQUIRED SHALL BE APPROVED BY THE COMMUNITY SERVICES DEPARTMENT.
- 17. ALL STREET SIGNS, MARKERS, AND STREET MARKINGS SHALL BE FURNISHED AND INSTALLED BY DEVELOPER IN ACCORDANCE WITH CITY STANDARD PLAN 414.
- 18. ALL STREET CONSTRUCTION SHOWN IS BASED ON STREET CENTERLINE STATIONS AND ELEVATIONS.
- 19. AN ENCROACHMENT PERMIT FROM THE CITY PUBLIC WORKS DEPARTMENT IS REQUIRED FOR ALL WORKS WITHIN PUBLIC RIGHT OF WAY.
- 20. AT THE COMPLETION OF THE CONSTRUCTION. SUBMIT TO THE CITY CONSTRUCTION INSPECTOR A COMPLETE SET OF VIDEO INSPECTION OF THE SEWER SYSTEM AND THE STORM DRAIN SYSTEM. THE VIDEO INSPECTION SHALL BE FOR THE ENTIRE LENGTH OF THE SYSTEM. LOCATION AND STATIONING INFORMATION SHALL BE INCLUDED IN THE VIDEO RECORDING.
- 21. 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 FINISH EFFECT. THE RETARDER SHALL BE GRADE 05 - POWDER BLUE VIOLET (COLOR CODED) PER GRACE CONSTRUCTION PRODUCTS (WWW.GRACECONSTRUCTION.COM (877) 423-6491) OR APPROVED EQUAL

GRADING NOTES

MEETING TIME

A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO BEGINNING ANY GRADING OR CONSTRUCTION. CALL CITY INSPECTOR 714-744-5526 TO ARRANGE

- 2. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ORANGE MANUAL OF GRADING AND STANDARD PLANS AND SPECIFICATIONS (AVAILABLE ON CITY WEBSITE OR AT THE ENGINEERING OFFICE).
- 3. CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ANY ERROR AND/OR OMISSION DISCOVERED DURING THE CONSTRUCTION. ANY SUBSTANTIAL CHANGES TO THE APPROVED GRADING PLAN OCCASIONED BY FIELD CONDITIONS, SITE PLAN CHANGES, ETC. SHALL BE ACCOMPLISHED PRIOR TO FINAL GRADING, AND SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO IMPLEMENTING CHANGES IN THE FIELD.
- 4. RETAINING WALLS WILL BE REQUIRED WHERE CUTTING OR FILLING ALONG PROPERTY LINES MAY CAUSE DAMAGE, BUT ALWAYS WHERE THE CUT OR FILL EXCEEDS ONE (1) VERTICAL FOOT.
- 5. FREE STANDING AND RETAILING WALLS SHOWN ON THIS PLAN ARE FOR LOCATION AND ELEVATION CONTOURS ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE STRUCTURAL APPROVAL OF ANY WALLS OR RETAINING DEVICES SHOWN HEREON. A SEPARATE PLAN CHECK AND PERMIT MUST BE OBTAINED FROM THE CITY BUILDING DIVISION BEFORE THE CONSTRUCTION OF ANY WALLS.
- 6. ALL ON-SITE SLOPES SHALL NOT EXCEED A GRADE OF TWO (2) HORIZONTAL TO ONE (1) VERTICAL (2:1), UNLESS STEEPER SLOPES ARE AUTHORIZED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER.
- A GRADING PERMIT MUST BE OBTAINED FROM THE CITY ENGINEERING DIVISION. BY THE OWNER, DEVELOPER, OR GENERAL CONTRACTOR PRIOR TO CONDUCTING ANY GRADING, CLEARING, BRUSHING, OR GRUBBING ON NATURAL OR EXISTING GRADE THAT IS PREPARATORY TO GRADING.
- 8. ALL ROUGH AND FINAL GRADING SHALL BE CERTIFIED TO BE IN COMPLIANCE WITH THE APPROVED GRADING PLAN AND CITY STANDARDS. THESE CERTIFICATIONS SHALL BE IN WRITING TO THE CITY ENGINEER AND SHALL BE SIGNED AND STAMPED BY A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, SOILS OR GEOTECHNICAL ENGINEER, AND GRADING CONTRACTOR. THESE CERTIFICATIONS SHALL BE FILED WITH THE CITY PRIOR TO THE RELEASE OF OCCUPANCY.
- LANDSCAPING AND IRRIGATION PLANS, AS REQUIRED, SHALL BE APPROVED BY THE CITY DEPARTMENT OF COMMUNITY DEVELOPMENT 714-744-7220.
- PROVIDE STREET TREES AS REQUIRED BY THE CITY. NOTIFY DEPARTMENT OF PUBLIC WORKS, MAINTENANCE DIVISION, 714-532-6480 FOR STREET TREE LOCATION AND PLANTING STANDARDS.
- ALL FILL ONE (1) FOOT OR GREATER SHALL BE TESTED AND CERTIFIED AS TO RELATIVE COMPACTION.
- 12. FILL SLOPES THREE (3) FEET OR GREATER IN HEIGHT SHALL BE COMPACTED TO THE FACE. THE SOILS ENGINEER SHALL INCLUDE SLOPE COMPACTION TESTS IN THE FINAL REPORT FOR ROUGH GRADING.
- 13. ALL UTILITY TRENCH BACKFILLS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER. THE SOILS ENGINEER SHALL PROVIDE WRITTEN APPROVAL OF UTILITY TRENCH BACKFILL PRIOR TO FINAL GRADING RELEASE.
- THE CALIFORNIA BUILDING CODE ADOPTED BY THE CITY OR RESPONSIBLE ENGINEERING RECOMMENDATIONS.
- 15. IN THE EVENT THE LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, SOILS ENGINEER, OR ENGINEERING GEOLOGIST WHO IS RESPONSIBLE FOR THE PROFESSIONAL SUPERVISION OF THAT PORTION OF THE GRADING WHICH IS WITHIN HIS AREA OF TECHNICAL COMPETENCE IS RELIEVED OF OR OTHERWISE TERMINATES HIS DUTIES PRIOR TO COMPLETION OF THE WORK SHOWN ON THESE PLANS HE SHALL REPORT THIS FACT IN WRITING TO THE CITY ENGINEER WITHIN 48 HOURS OF HIS TERMINATION. PERSON ASSUMING HIS DUTIES SHALL PERFORM ALL INVESTIGATIONS HE DEEM NECESSARY TO APPROVE THE ENTIRE WORK INCLUDING CERTIFYING THAT PREVIOUS REPORTS ARE IN CONFORMANCE WITH CITY GRADING ORDINANCE AND THE GRADING PERMIT. ACCEPTANCE OF THE PROJECT BY THE NEW CONSULTANT SHALL BE MADE IN WRITING TO THE CITY, AND SHALL INCLUDE HIS CERTIFICATION OF ALL WORK PREVIOUSLY ACCOMPLISHED AND HIS RESPONSIBILITY FOR THE REMAINDER OF THE PROJECT.
- 16. REPAIR OR REPLACE ANY BROKEN OR DETERIORATED ADJACENT PUBLIC INFRASTRUCTURE INCLUDING DAMAGED PUBLIC SIDEWALK, DAMAGED CURB AND GUTTER, AND DAMAGED DRIVEWAY APRONS.
- 17. ALL UTILITY LINES FROM PUBLIC STREET AND EASEMENT, INCLUDING POWER LINES AND TELECOMMUNICATION LINES SHALL BE CONSTRUCTED
- 18. A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR WORK PERFORMED IN PUBLIC RIGHT-OF-WAY.
- 19. A SEPARATE HAUL PERMIT IS REQUIRED FOR IMPORT/EXPORT OF EARTH MATERIAL. CONTACT TRAFFIC DIVISION AT 714-744-5536 FOR MORE DETAILS.

BENCH MARK

PRECISE GRADING PLANS FINNEY'S CRAFTHOUSE & KITCHEN

204 WEST CHAPMAN AVENUE

LEGAL DESCRIPTION:

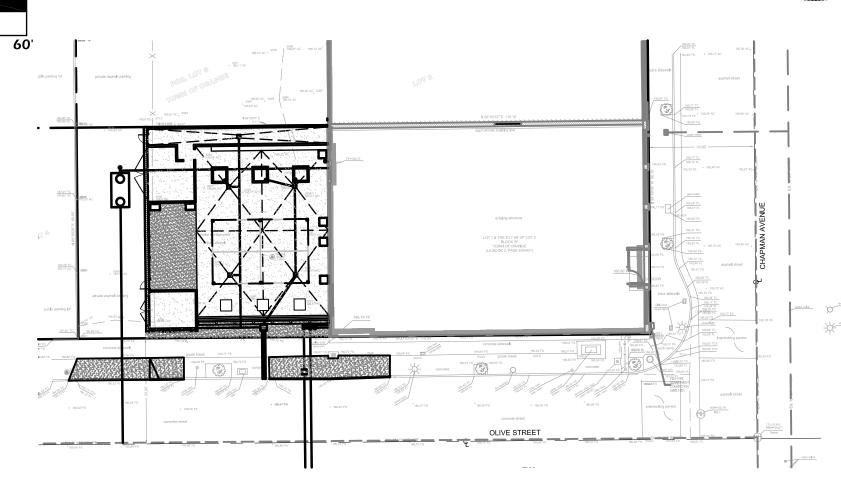
IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING ALL OF LOT 1 AND THE EAST 66.00 FEET OF LOT 3 IN BLOCK "H" OF TOWN OF ORANGE AS PER MAP RECORDED IN BOOK 2, PAGES 630 AND 631 OF MISCELLANEOUS RECORDS OF **LOS ANGELES COUNTY**

EROSION CONTROL, SEDIMENT CONTROL, AND WATER QUALITY NOTES

- 1. IN CASE OF EMERGENCY, CALL BRAD FINEFROCK AT: (805) 220-3441 DURING BUSINESS HOURS, AND (805) 220-3441 ALL OTHER TIMES.
- 2. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- THE CIVIL ENGINEER OR OTHER RESPONSIBLE INDIVIDUAL SHALL SUBMIT PLANS FOR REVIEW BY THE CITY ENGINEER DETAILING THE PLACING OF EROSION CONTROL FACILITIES TO PROTECT AREAS SUBJECT TO STORM DAMAGE. ALL DEVICES MUST BE IN PLACE AND WORKING AT ALL TIMES. FAILURE TO PROVIDE THESE DEVICES WILL BE CAUSE TO REVOKE PERMITS OR APPROVALS BY THE CITY ENGINEER AND/OR BUILDING OFFICIAL.
- DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY INSPECTOR.
- 5. EXCEPT AS OTHERWISE APPROVED BY THE CITY INSPECTOR, REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- 6. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD
- 7. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE WITHOUT PRIOR APPROVAL OF THE CITY INSPECTOR.
- EROSION CONTROL DEVICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES, AND PLANS OF THESE CHANGES SUBMITTED FOR APPROVAL AS REQUIRED.
- INSURE THAT ALL EXISTING DRAINAGE COURSES AND CULVERTS ARE MAINTAINED IN WORKING CONDITION AND FREE OF SILT & DEBRIS.
- 10. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
- 11. ALL LOOSE SOIL AND DEBRIS WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE INSPECTOR.
- 12. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND DESILTING BASINS AND BASINS PUMPED DRY.
- 13. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS. DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- 14. APPROPRIATE BMPS FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.
- 15. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REMOVE SEDIMENT AND OTHER POLLUTANTS.
- ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
- 17. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND
- PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
- 18. FILL SLOPES AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
- 14. ALL FILL SHALL BE COMPACTED IN ACCORDANCE WITH THE CURRENT VERSION OF 19. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO (2) FEET
 - 20. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER ARE ALLOWED ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD: CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION OR NUISANCE: OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIME, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS, ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS: FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS: CONCRETE, DETERGENT OR FLOATABLE WASTES: WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND SUPERCHLORINATED POTABLE WATER LINE FLUSHINGS.
 - 21. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
 - 22. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
 - 23. TAKE NECESSARY PRECAUTIONS TO INSURE THAT ADJACENT PROPERTY NOT SUFFER DAMAGE DUE TO DEBRIS, MUD, OR INUNDATION CAUSED BY GRADING ACTIVITIES WITHIN PERMITTED AREA.
 - 24. PLACE EROSION PROTECTION AROUND ALL OUTLETS OF DOWNDRAINS THAT ARE NOT FULLY CONNECTED TO THE ULTIMATE DRAINAGE DEVICE.
 - 25. PLACE EROSION PROTECTION AROUND ALL ULTIMATE INLETS WHILE THE POSSIBILITY OF SILTATION EXISTS PRIOR TO ULTIMATE SLOPE

Plans prepared by:

26. RESTORE ALL VEGETATION AND PLANTING ON THE EXISTING SLOPE TO ORIGINAL CONDITION.



STORM DRAIN NOTES:

- ALL STORM DRAIN CONSTRUCTION SHALL COMPLY WITH THE CITY OF ORANGE STANDARD PLANS AND SPECFICATIONS.
- NO CONCRETE SHALL BE PLACED UNTIL THE FORMS AND REINFORCING STEEL HAS BEEN PLACED, **INSPECTED AND APPROVED.**
- ADJUST ALL MAINHOLES TO GRADE AFTER PLACING FINAL LIFT OF ASPHALT. TRANSVERSE REINFORCEMENTS AND TRAVERSE JOINTS SHALL BE PLACED AT RIGHT ANGLES (OR
- RADIAL) TO CONDUIT CENTERLINE EXCEPT AS OTHERWISE SHOWN ON THE DRAWINGS. ALL CONCRETE SHALL BE PORTLAND CEMENT CONCRETE WITH AN ULTIMATE 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- ALL EXPOSED EDGES SHALL BE FINISHED WITH A ¾" CHAMFER. ALL STEEL ADJACENT TO THE FACE OF CONCRETE SHALL HAVE A 2-1/2" CLEARANCE UNLESS
- OTHERWISE SPECIFIED.
- REINFORCEMENT SHALL BE DEFORMED BARS OF INTERMEDIATE GRADE STEEL AS PER ASTM A 615.
- ALL BAR BENDS AND HOOKS SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE "MANUAL OF STANDARD PRACTICE."
- 10. THE CONTRACTOR SHALL CHECK THE FLOW LINE ELEVATION OF EXISTING JUNCTURE AGAINST CONTROL PROVIDED PRIOR TO CONSTRUCTION. IF THE EXISTING FLOW LINE VARIES FROM THE PLAN ELEVATION BY MORE THAN +0.10° THE ENGINEER SHALL ADJUST THE GRADES BETWEEN THE JUNCTURE AND THE NEXT UNSTREAM MANHOLE, WITH THE APPROVAL OF THE CITY ENGINEER.

NOTE:

EARTHWORK QUANTITIES SHOWN HEREON ARE PROVIDED FOR PERMIT PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO CONSTRUCTION. QUANTITIES DO NOT INCLUDE OVER EXCAVATION, SHRINKAGE, BULKING OR SUBSIDENCE FACTORS

INDEX:

SHEET 1: TITLE SHEET **SHEET 2: PRECISE GRADING PLAN** SHEET 3: EROSION CONTROL PLAN

SHEET 4: DETAIL SHEET

PROPERTY LINE SHOWN ON PLAN IS FROM RECORD INFORMATION. A **BOUNDARY SURVEY WAS NOT** PERFORMED

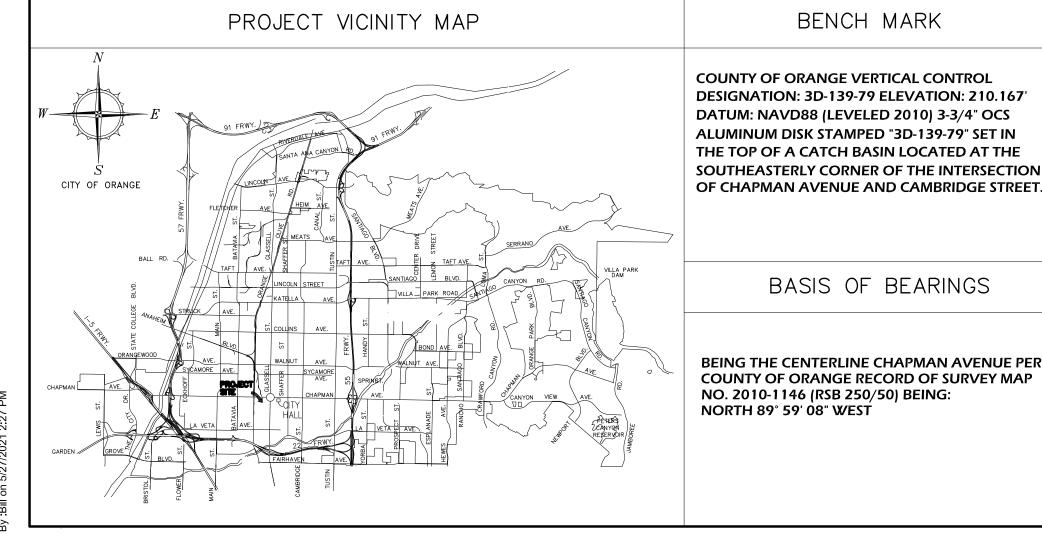
ENGINEER'S NOTICE TO CONTRACTORS:

1. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

CITY OF ORANGE

PUBLIC WORKS DEPARTMENT

- 2. ALL UNDERGROUND UTILITIES OR STRUCTURES, REPORTED OR FOUND ON PUBLIC RECORDS. ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE OWNER, BY ACCEPTING THESE PLANS OR PROCEEDING WITH THE IMPROVEMENTS HEREON. AGREES TO ASSUME LIABILITY AND TO HOLD THE ENGINEER HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED OR INDICATED ON PUBLIC RECORDS, OR THOSE CONSTRUCTED AT VARIANCE WITH REPORTED OR RECORDED LOCATIONS THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHERS FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF ALL UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.
- 3. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- 4. THE ENGINEER DOES NOT RECOMMEND OR ENDORSE THE USE OF ASBESTOS-CEMENT WATER PIPE OR ANY PRODUCTS CONTAINING ASBESTOS DUE TO THE HEALTH HAZARD CONNECTED WITH SUCH PRODUCTS. SPECIFICATION HEREON OF ANY SUCH PRODUCT IS AT THE DIRECTION OF THE JURISDICTIONAL AGENCY. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL CONSTRUCTION, CONNECTION AND REMOVAL OF ASBESTOS PRODUCTS AND SHALL FOLLOW ALL OSHA & **EPA GUIDELINES TO MINIMIZE HEALTH HAZARDS.**
- 5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN HEREON AT THE JOB SITE PRIOR TO ANY CONSTRUCTION. GILBERT ENGINEERING & ASSOCIATES, INC. SHALL BE NOTIFIED OF ANY DISCREPANCIES. REVISIONS TO THE PLAN SHALL BE APPROVED BY THE ENGINEERING IN WRITING PRIOR TO IMPLEMENTATION.



DESIGNATION: 3D-139-79 ELEVATION: 210.167' DATUM: NAVD88 (LEVELED 2010) 3-3/4" OCS **NO GEOTECHNICAL ENGINEER ALUMINUM DISK STAMPED "3D-139-79" SET IN**

AGENT: BRAD FINEFROCK

24 HRS. PHONE No. (805)

220-3441

AB DESIGN STUDIO, INC. **420 E. HALEY STREET** SANTA BARBARA, CA 93101

805-963-2100

CIVIL ENGINEERING

ARCHITECT

DISTURBED= 0.10 ACRES EARTHWORK QUANTITIES

TOTAL= 0.27 ACRES

IMPORT= 0 CU. YDS.

SITE ACREAGE

CUT= 100 CU. YDS. FILL= 25 CU. YDS. FLOOD ZONE FROM F.I.R.M. ZONE X EXPORT= 75 CU. YDS.

BASE FLOOD ELEVATION: NONE LISTED ON MAP REVISIONS

NOTICE OF INTENT

THE LAND OWNERS MUST FILE A NOTICE OF

INTENT (N.O.I.) WITH THE STATE WATER

WDID#

RESOURCES CONTROL BOARD WHEN THE

GRADING CONSTRUCTION ACTIVITY RESULTS IN

FEMA

LAND DISTURBANCE OF ONE ACRE OR MORE.

R. WILLIAM GILBERT, P.E.

05-27-21 R.C.E No. C-053251 DATE

I HEREBY CERTIFY THAT THE WORK SHOWN ON DRAWING No.

AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK.

RECORD DRAWING CERTIFICATE

THROUGH , MARKED AS "RECORD DRAWING", HAS BEEN CONSTRUCTED IN CONFORMANCE

SIGNATURE

WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCED SPECIFICATIONS,

RECOMMENDED:

R.C.E No.

1-800-422-4133 AT LEAST TWO **DAYS BEFORE** YOU DIG

DIAL TOLL FREE

811 or

PLANNING PERMIT NO. DRC 5022-21

UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA

CITY OF ORANGE OFFICE OF THE CITY ENGINEER

TITLE SHEET

VERT.: NONE SHEET No. 1 OF 13 DRAWN BY: R.W.G. DATE ASSISTANT PUBLIC WORKS DIRECTOR/CITY ENGINEER DATE PUBLIC WORKS DIRECTOR CHECKED BY: R.W.G.

BEING THE CENTERLINE CHAPMAN AVENUE PER COUNTY OF ORANGE RECORD OF SURVEY MAP NO. 2010-1146 (RSB 250/50) BEING: NORTH 89° 59' 08" WEST

BASIS OF BEARINGS

32107 LINDERO CANYON ROAD, UNIT 117 WESTLAKE VILLAGE, CA 91361

FINNEY'S CRAFTHOUSE & KITCHEN

OWNER/DEVELOPER

PLANTING BECOMING EFFECTIVE.

SOIL ENGINEER

ENGINEERING & ASSOCIATES, INC. CIVIL ENGINEERING, SURVEYING AND LAND DEVELOPMENT SERVICES

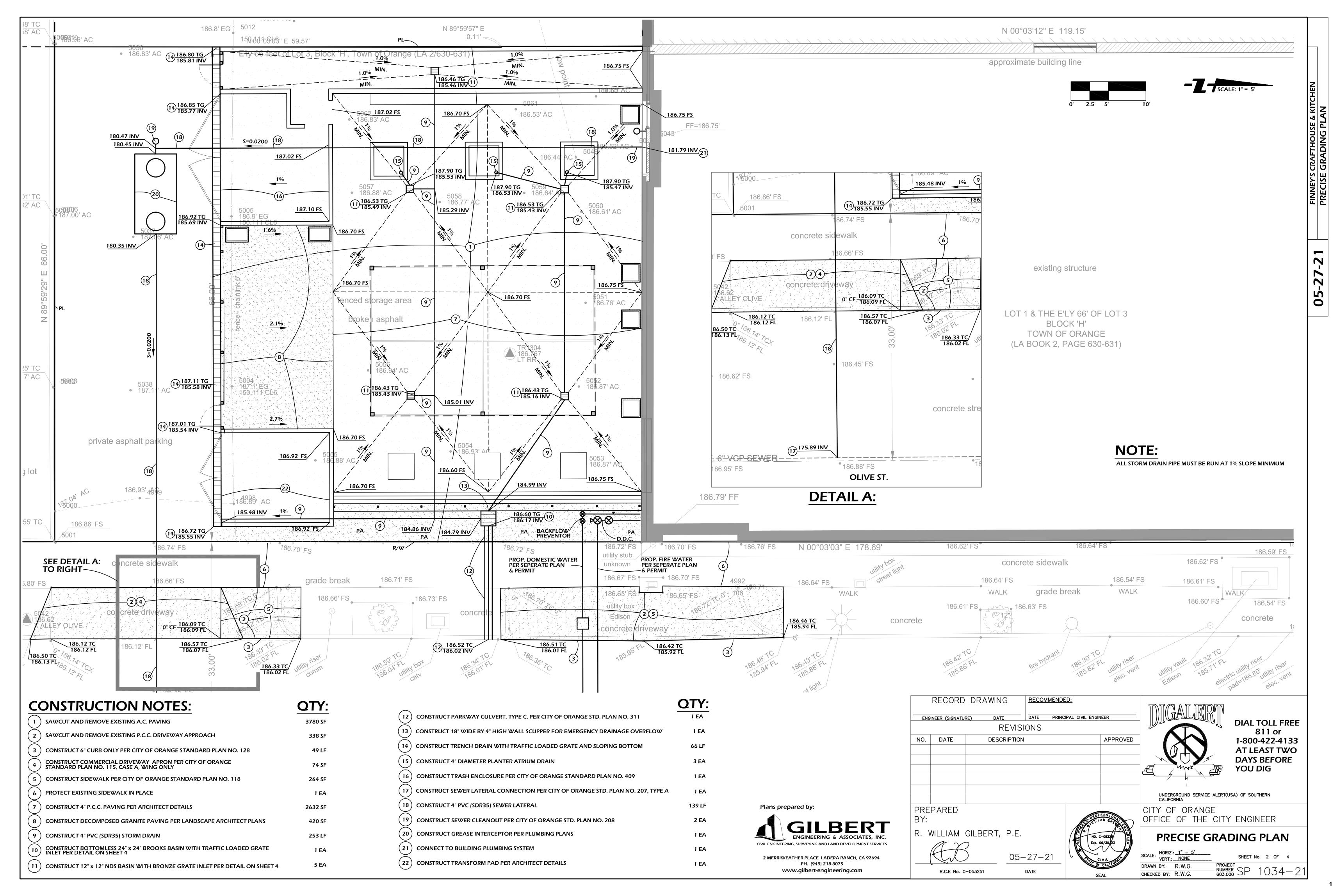
2 MERRIWEATHER PLACE LADERA RANCH, CA 92694 www.gilbert-engineering.com

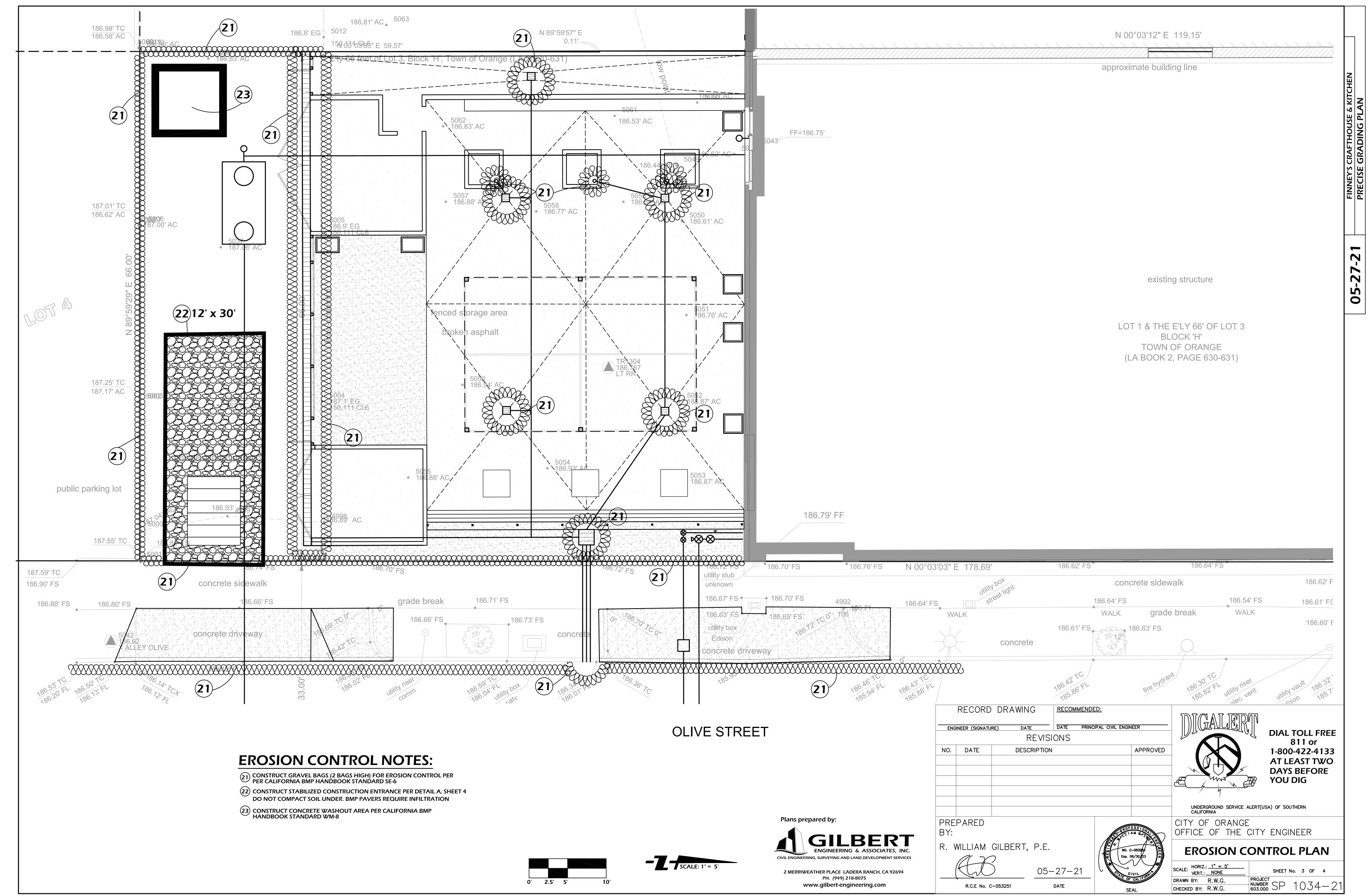
APPROVED DESCRIPTION NO. DATE

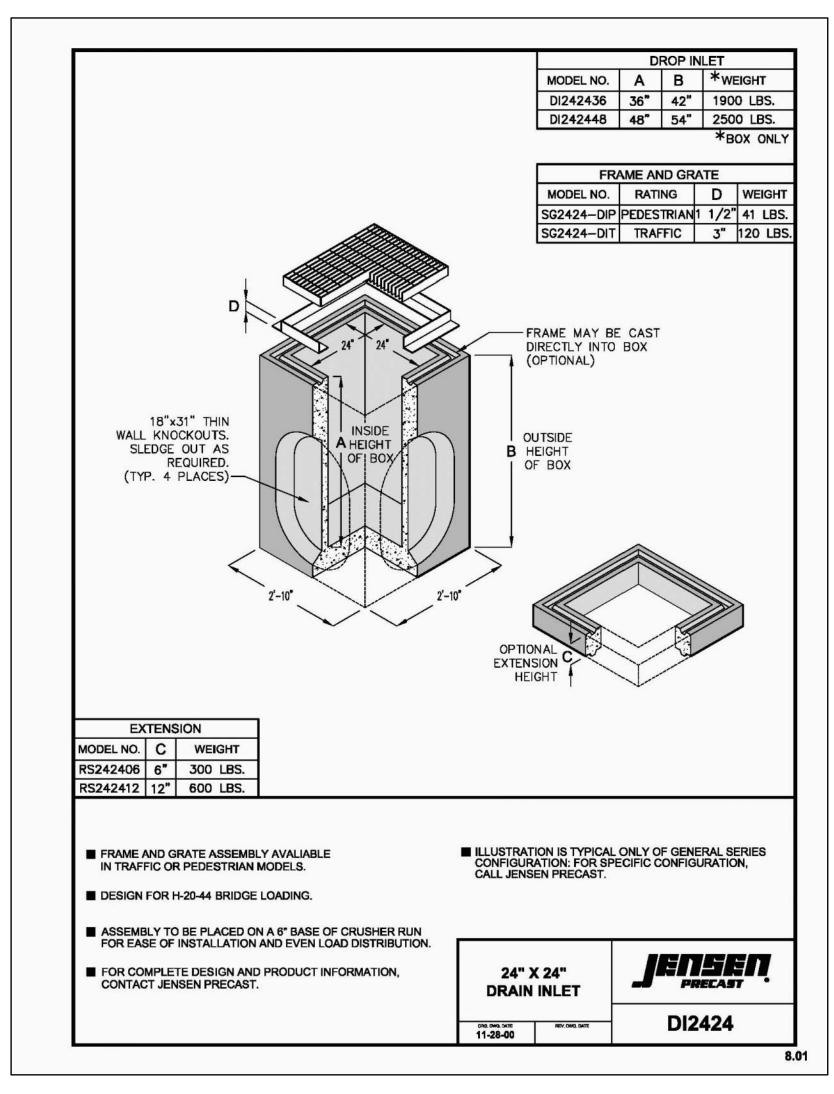
PLANNING DIVISION DATE PRINCIPAL CIVIL ENGINEER REVIEWED FOR COMPLIANCE TO CITY OF ORANGE GRADING ORDINANCE

REVIEWED BY:

PREPARED

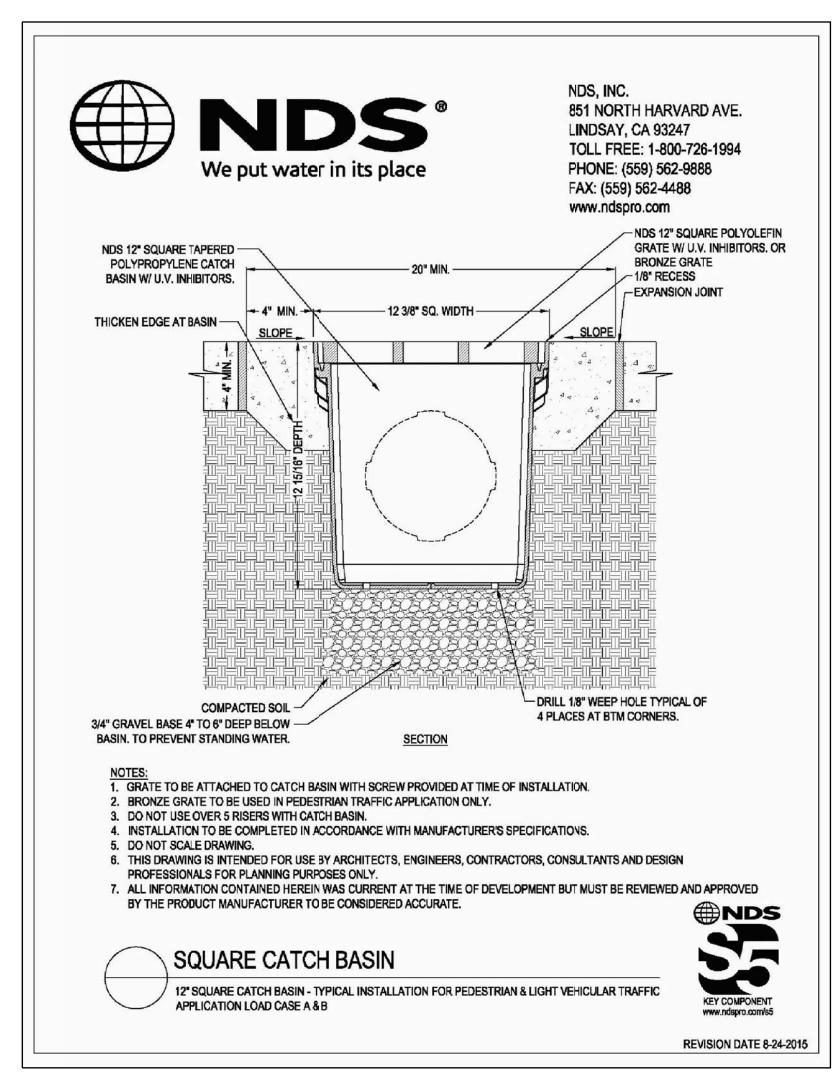






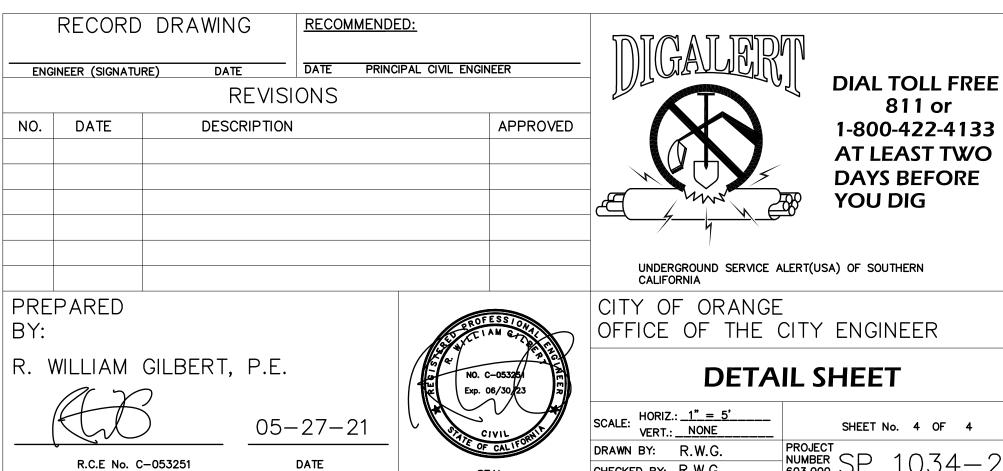


BASIN SHALL BE BOTTOMLESS TO ALLOW INFILTRATION. INSTALL 3/4" GRAVEL BASE 36" DEEP BELOW BASIN WRAPPED IN MIRIFY FABRIC TO PREVENT SOIL MIGRATION.BOTTOM OF BASIN SHALL BE 12" BELOW LOWEST PIPE INVERT AND FILLED WITH 3/4" GRAVEL FROM 2" BELOW LOWEST PIPE INVERT TO BOTTOM OF BASIN



12" x 12" NDS BASIN DETAIL





RADIUS=20'

RUMBLE PLATE-

1" TO 3" COARSE —

STABILIZED CONSTRUCTION ENTRANCE

AGGREGATE



2 MERRIWEATHER PLACE LADERA RANCH, CA 92694 PH. (949) 218-8075 www.gilbert-engineering.com

CHECKED BY: R.W.G.



@ ENTRY DOOR - FAUX SUGI BAN PINE WOOD (SOURCED FROM VINTAGE HIGHSCHOOL BLEACHERS)



@ WINDOW FRAMES - PREMA CONSTRUCTION WHITE OAK WOOD WITH A MOCHA OIL



@ EXTERIOR WALL WARM WHITE CEMENT PLASTER
(COMPRISED OF LIMESTONE-CEMENT
COARSE SANDS AND AGGREGATES)

E : FINNEY'S ORANGE

204 West Chapman Avenue Orange CA
n to: Marissa Moshier

PROJECT NAME : FINNEY'S
204 West C
NOTES : Attention to: Marissa Ma

SHEET

@ SOUTH WALL WINDOW FRAMES - BLACK MATTE ANODIZED ALUMINUM FINISH



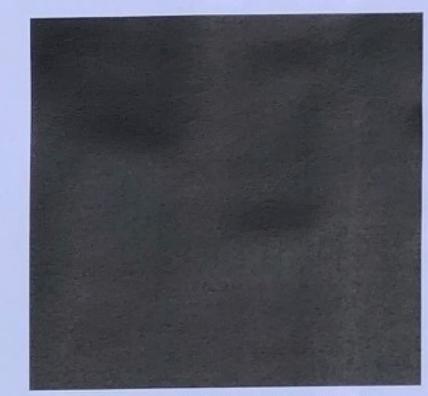
COLORED CONCRETE HARDSCAPE



STABILIZED DECOMPOSED GRANITE



RECLAIMED WOOD



METAL POWDER COATED + PAINTED COLOR: SHERWIN WILLIAMS TRICORN BLACK SW6258



COLORED CONCRETE HARDSCAPE



CORRUGATED METAL
POWDER COATED AND PAINTED TO MATCH METAL COLOR



PEBBLES



STUCCO / PLASTER AT WALLS
COLOR AND TEXTURE TO MATCH ARCHITECTURE



FINNEY'S ORANGE

COLOR AND MATERIALS BOARD

204 W CHAPMAN AVE | ORANGE | CA | 92866

APRIL 20, 2021



Agenda Item

Design Review Committee

Item #: 4.2. 7/21/2021 File #: 21-0387

TO: **Chair and Members of the Design Review Committee**

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Vidal F. Márquez, Assistant Planner

SUBJECT 1.

Design Review No. 5026-21, Popeyes Louisiana Kitchen, 584 N. Tustin Street

2. SUMMARY

Recommendation to the Planning Commission

The applicant proposes to demolish an existing vacant full-service restaurant and to construct a new 2,344 square foot drive-through restaurant with associated site improvements.

3. BACKGROUND INFORMATION

Applicant: Petrossi & Associates, Inc.

Property Location: 584 N. Tustin Street

General Plan Designation: General Commercial (GC)

Zoning Classification: Limited Business (C-1)

Existing Development: 3,468 square foot restaurant

Associated Application: Conditional Use Permit No. 3126-21, Minor Site Plan No. 1038-21 and

Administrative Adjustment No. 0281-21

Previous DRC Project Review: None

PROJECT DESCRIPTION 4.

The applicant proposes to demolish an existing 3,468 square foot restaurant (former Sizzler Restaurant) and construct a new 2,344 square foot drive-through Popeyes Louisiana Kitchen restaurant building, trash enclosure, surface parking, landscaping, signage and related site improvements. The project proposes to provide 22 parking stalls and a drive-through with queuing capacity for 19 vehicles. A ten percent parking reduction is being requested through an Administrative Adjustment.

Architecture

The propsed single-story building will be 20 feet in height with some roofline projections at 22 feet, 8 inches along the east and south elevations. The building design utilizes a contemporary Popeyes brand architectural style with varied flat roof lines, articulated wall planes, and projecting metal awnings over windows, entry doors and drive-though windows. Exterior materials and colors also contribute to the contemporary style including vertical cedar wood panel siding, brick veneer, 'Moonlight White' painted smooth textured plaster, 'Stonington Grey' wainscot accent trim, 'Black Iron' painted paraphet cornice, 'Oceanic Teal' painted decorative shutters, and dark bronze aluminum storefront windows with orange main entrance doors. The overall color scheme of the building will incorporate tones of white, black, and grey with highlights of orange from proposed signage, exterior light fixtures and doors. The exterior materials and finish schedule is identified on Elevation sheet A-4 (Attachment 3) and the Color and Material board is included in Attachment 7.

A new freestanding 290 square foot trash enclosure will be constructed of concrete masonry block with a smooth plaster finish, flat metal roof cover, mesh screen and metal gates. The materials and colors will coordinate with the design of the proposed building.

Landscaping

Proposed project landscaping includes a variety of trees, shrubs and ground cover along front yard area, perimter planters and a central landscape island behind the proposed building. A 24-inch box Marina Strawberry tree, and 36-inch box Western Redbud tree are proposed with Trailing Lantana and Common Yarrow ground cover in the front yard planter adjancet to the driveway entrance. 5-gal. Dwarf Myrtle, Butterscotch Ruffles Daylily shrubs with Silver Carpet Dymondia, and Trailing Lantana ground covers are at the front of the proposed building. A 24-inch box Purple Leaf Plum, and Australian Willow trees, Whynabbie Gem, Slim Weeping Bottlebrush, and Little John Bottlebrush shrubs with Trailing Lantana groundcover are proposed in along the north, west, and southern property line planters. The central landscape island consists of a 24-inch box Marina Strawberry tree, and three 24-inch box Natchez Crepe Myrtle trees with all varieties of proposed shrubs and groundcover. The total landscaped area proposed will be 4,630 square feet (23% of the site). Parking areas, drive aisles and pedestrian walkways consists of standard concrete paving. Finally, one new 24-inch box Brisbane Box street tree will be planted in the right-of-way located in compliance with Public Works standards.

Lighting

The restaurant proposes LED gooseneck wall mounted fixtures in a orange finish on south, east and north building elevations with the light projecting in a downward direction. Two wall pack light fixtures will be at the rear westerly building elevation. In addition, various freestanding perimeter 20 feet high LED light standards will also be provided for site illumination. All project lighting will be installed and directed to prevent light spillage beyond the exterior boundaries of the property.

Signage

The applicant has included a sign concept that meets Code requirements and is generally compatible with the contemporary building design through the use of a similar color palette. The existing 15-foot tall, double-faced pole sign, located within a landscape planter along the property frontage will remain in place, and be refaced. Building signage will include illuminated Popeyes Louisiana Kitchen brand logos on the south, east, and north elevations, as well as typical drive-through restaurant illuminated digital preview menu, and menu boards, drive-through lane signage, and directional signage. All free standing, building signs, and directional signs will be subject to the City's standard sign regulations. Condition #7 has been included that requires final sign plans to be approved by the Community Development Director prior to issuance of building permits.

Access and Circulation

The project will remove an existing two-way entrance drive approach at the center of the site in order to accommodate a new two-way drive approach and a secondary one-way drive-through lane that wraps around the perimeter of the restaurant building. The project proposes to provide 22 parking stalls and a drive-through queue lane capacity of 19 to avoid spillout onto Tustin Street.

5. **EXISTING SITE**

The .46-acre project site is located on the east side of North Tustin Street directly across from the intersection of North Tustin Street and Orange Grove Avenue. The site is currently developed with a 3,468 square foot vacant restaurant, paved parking lot, existing freestanding sign, trash enclosure, and minimal landscaping concentrated along the property frontage. The site is currently accessed via a two-way driveway at the center of the site.

EXISTING AREA CONTEXT 6.

The site is surrounded by single-family residences to the west and a variety of restaurant and commercial uses to the north, south and east. The properties to the north, west and south are zoned Limited Commercial (C-1); the properties to the east are zoned and Single-Family Residential (R-1-6).

7. ANALYSIS AND STATEMENT OF THE ISSUES

Issue 1 Landscaping:

The proposed project's landscaping plan provides a variety of trees, shrubs, and ground cover along front yard areas, perimeter planters, and a central landscape island behind the proposed building. Based on the City's benchmark calculation for tree quantity, 29 trees are required for the project. The initial project proposal provided the total benchmark quantity of trees however, Planning staff and the City's Senior Landscape Coordinator concluded that the number of code-required amount of trees overwhelmed the site landscaping, particularly within the proposed planters along the northern property line and the central landscape island. Tree placement in planters at the northern property line would be in competition with the existing trees in the abutting planter at the McDonald's drivethrough restaurant at 606 N. Tustin Street. Staff directed the applicant to reduce the number of trees along northern property line and the central landscape island to create a more sustainable distribution throughout the project site. In response, the applicant revised the plans to include 19 trees total. The proposed landscape plan meets the minimum of 25% of trees to be 24-inch box in size, the number, and size of shrubs are provided, and the sizes of planter dimensions are met for parking areas and around the trash bin enclosure.

Overall, the project's landscaping plan provides an integrated design theme with a variety of trees, shrubs, and ground cover along front yard areas, perimeter planters, and a central landscape island. The new tress are placed in a balanced matter throughout the project area and the overall site will be improved with new landscaping complaint with City's Water Efficient Landscape Guidelines.

ADVISORY BOARD RECOMMENDATION

The Streamlined Multidisciplinary Accelerated Review Team (SMART) conducted a review of the project on February 10, 2021, May 12, 2021 and on June 30, 2021 recommended that the project proceed to the Design Review Committee.

9. PUBLIC NOTICE

No Public Notice was required for Design Review Committee (DRC) review of the project.

10. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15303 (Class 3 - New Construction or Conversion of Small Structures) because the project consists of the construction of a new, small (<10,000 square foot in urbanized area) structure zoned for such use, not involving the significant use of hazardous substances, where all necessary public services are available, and where the area is not environmentally sensitive. There is no environmental public review or notice required for a categorical exemption.

11. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Findings for DRC applications come from four sources:

- The Orange Municipal Code (OMC)
- The Infill Residential Design Guidelines
- The Historic Preservation Design Standards for Old Towne (commonly referred to the Old Towne Design Standards or OTDS)
- Orange Eichler Design Standards

The Findings are applied as appropriate to each project. Based on the following Findings and statements in support of such Findings, staff recommends the DRC recommend approval to the Planning Commission the project with recommended conditions.

The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.F.3).

The subject property is not within a specific plan area or established district with applicable design standards. The proposed drive-through restaurant improves the appearance of the site and streetscape by bringing a new building and significant amount of new landscaping to the property site. The exterior design, including colors and materials, provides an internally consistent and integrated design theme that upholds community aesthetics. The proposed design has incorporated a one-story scale along the street frontage that takes into consideration pedestrians and adjacent commercial and residential properties. The proposed landscaping, including trees, shrubs and ground covers will complement the project design and integrate well with neighboring commercial properties along the North Tustin Street commercial corridor. Additionally, lighting and other site features have been planned to minimize potential conflicts with neighboring residences.

12. CONDITIONS

The recommendation for approval of this project is subject to the following conditions:

- 1. All construction shall conform in substance and be maintained in general conformance with plans and exhibits labeled as Attachment 3 in the staff report, including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee.
- 2. Except as otherwise provided herein, this project is approved as a precise plan. After any application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plot plan, the Community Development Director may approve the changed plan administratively.
- 3. Subsequent modifications to the approved architecture and color scheme shall be submitted for review and approval to the Community Development Director or designee. Should the

modifications be considered substantial, the modifications shall be reviewed by the Design Review Committee.

- 4. The applicant agrees to indemnify, hold harmless, and defend the City, its officers, agents and employees from any and all liability or claims that may be brought against the City arising out of its approval of this permits, save and except that caused by the City's active negligence. The City shall promptly notify the applicant of any such claim, action, or proceedings and shall cooperate fully in the defense.
- 5. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use will be cause for revocation of this permit.
- Building permits shall be obtained for all future construction work, as required by the City of Orange, Community Development Department's Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
- 7. Final sign plans shall be approved by the Community Development Director prior to building permit issuance.
- 8. If not utilized, project approval expires twenty-four months from the approval date. Extensions of time may be granted, if requested in writing in accordance with OMC Section 17.08.060. The Planning entitlements expire unless Building Permits are pulled within two years of the original approval.
- 9. In conjunction with construction, all activity will be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays.
- 10. These conditions shall be reprinted on the second page of the construction documents when submitted to the Building Division for the plan check process.
- 11. Any graffiti shall be removed within 72 hours from the time the City of Orange Notice of Violation is received by the applicant/property owner.
- 12. Any new lighting on the premise shall be installed in such a way to direct, control, and screen the lighting to prevent off site light spillage onto adjoining properties and shall not be a nuisance to any point beyond the exterior boundaries of the property.
- 13. Prior to issuance of Certificate of Occupancy, the applicant shall schedule a light reading inspection with the Crime Prevention Bureau. The lighting shall be tested and confirmed to determine if the lighting meets or exceeds the exterior boundary standards. The applicant shall use shielding so as to ensure that the light standards meet the requirements of OMC Section 17.12.030 for areas beyond the property's exterior boundaries; light spillage or pollution to surrounding residential areas shall not exceed a maintained minimum of 0.5 foot-candle.
- 14. Prior to building permit issuance, the applicant shall demonstrate to the satisfaction of the Community Development Director that all mechanical and air conditioning equipment shall be shielded and screened from view from adjacent streets and properties. The screening shall be integrated architecturally with the building and painted to match the walls of the building.
- 15. Prior to building permit issuance, the applicant shall obtain approval from the Planning Division

for any and all signage associated with the proposed project and/or business.

- 16. Plans submitted for Building Plan Check shall comply with the California Fire Code as amended by the City and as frequently amended and in effect at the time of application for Building Permit.
- 17. Prior to building permit issuance, final landscaping plans for the project shall be designed to comply with the City's Water Efficient Landscape Guidelines as described in Section IX et al of the City of Orange Landscape Standards and Specifications.
- 18. Prior to building permit issuance, the applicant shall prepare a final landscaping and irrigation plan consistent with the grading plans, site plans, and the conceptual landscaping plan as proposed for the project for the review and approval of the Director of Community Development and Community Services Director.

13. **ATTACHMENTS**

- Attachment 1 Vicinity Map
- Attachment 2 Applicant Project Description
- Attachment 3 Project Plans
- Attachment 4 Sign Plans
- Attachment 5 Landscape Thumbnail Imagery
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Vicinity Map

DRC No. 5026-21 Popeye's Louisiana Kitchen

584 N. Tustin Street





CITY OF ORANGE
COMMUNITY DEVELOPMENT DEPARTMENT



Project Narrative

Project:

Popeyes Louisiana Kitchen,

584 N. Tustin Avenue, Orange, CA

Project site is on the West side of North Tustin Avenue, with 20,000 square feet (0.46 acre) of area and it is relatively flat with slop of 1.5% toward West side, Project consist of single story 2,344 square feet of building area including 826 square feet of dining area. Proposed building has Louisiana style architecture as all Popeyes thru-out the nation has, a drive-thru lane wrapping around the building will have a 10 queuing vehicles to satisfy the demand. Propose site will have an access from Tustin Avenue. Ingress and egress, required numbers of parking stalls are 11 and proposed subject are 20 stalls with 60 square feet of motorcycle area.

Subject site currently has an existing 3,380 square feet Sizzler Building to be demolished. Site is surrounded by McDonald on the North, a vacant commercial building to the South, a residential homes to the West and Tustin Avenue on the East.

The Plant palette for this project has been selected to meet the State Water Conservation requirements and provide a varied and colorful effect. Trees are distributed around the site to provide shade and seasonal color. A tall hedge along the East (rear) property line will provide screening for the residential area. Lower hedging provides screening of cars, transformer, and trash enclosure. Accent shrubs add color and interest.

The irrigation system will be low precipitation drip with separate valving for trees and smart controller for the efficient use of water.



Cal Pop Group, Inc. 26996 La Paz Rd Aliso Viejo CA 92656

May 27, 2021

City of Orange

Re: 584 N. Tustin Orange CA

Dear: Sir or Madam.

This letter is to serve as an Explanation/Justification based on the following clarification request.

- 1) All deliveries will take place in between hours of 7:00am and 10:00am before we open
- 2) Store will open at 10:00am to 11:00pm Monday to Thursday.
- 3) Store will open at 10:00am to 1:00am on Friday and Saturday.
- 4) Store will open at 10:00am to 11:00pm on Sundays.
- 5) All Maintenance and repairs will be done between 7:00am to 10:00am before we open.
- 6) The site will be on 24-hour Security Camera System for outside and inside.
- 7) The site will also have an active Monitor Alarm System for after hours.
- 8) Each given day consists of two shifts and each shift will have a total of three employees.

Sincerely

Shawn Danesh

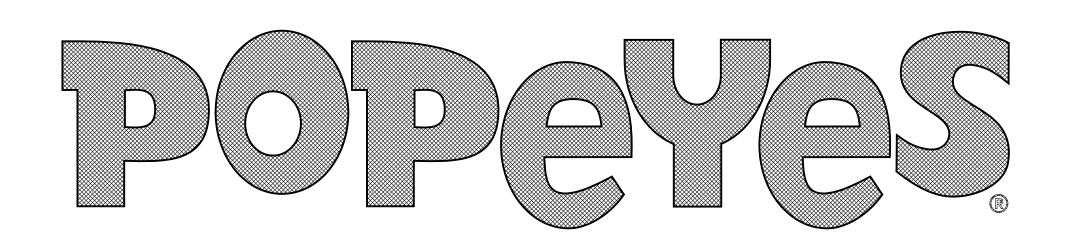
DATE :

1300 BRISTOL ST. NORTH STE. 270

NEWPORT BEACH, CA 92660

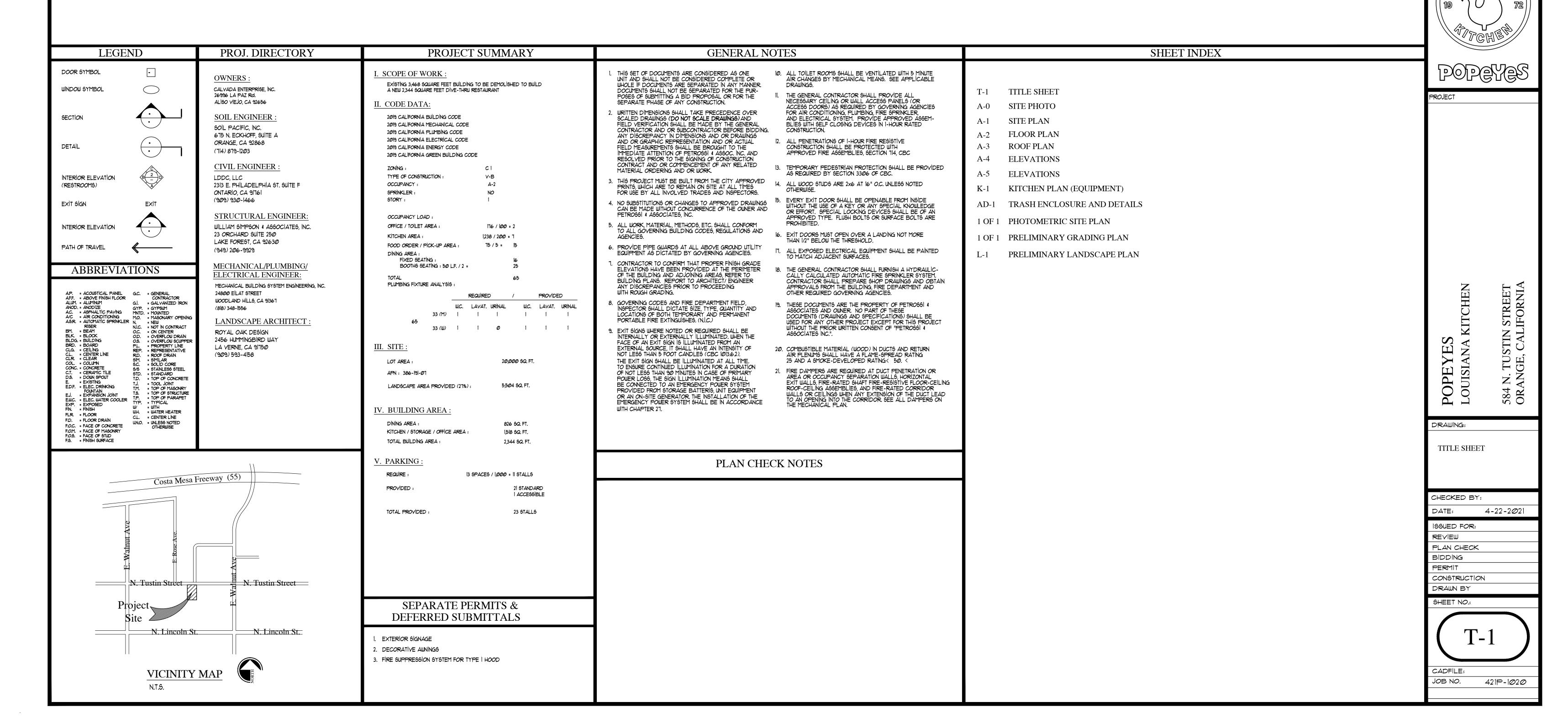
FAX (949) 833-1145 E-MAIL HP@PETROSSIASSOC.COM

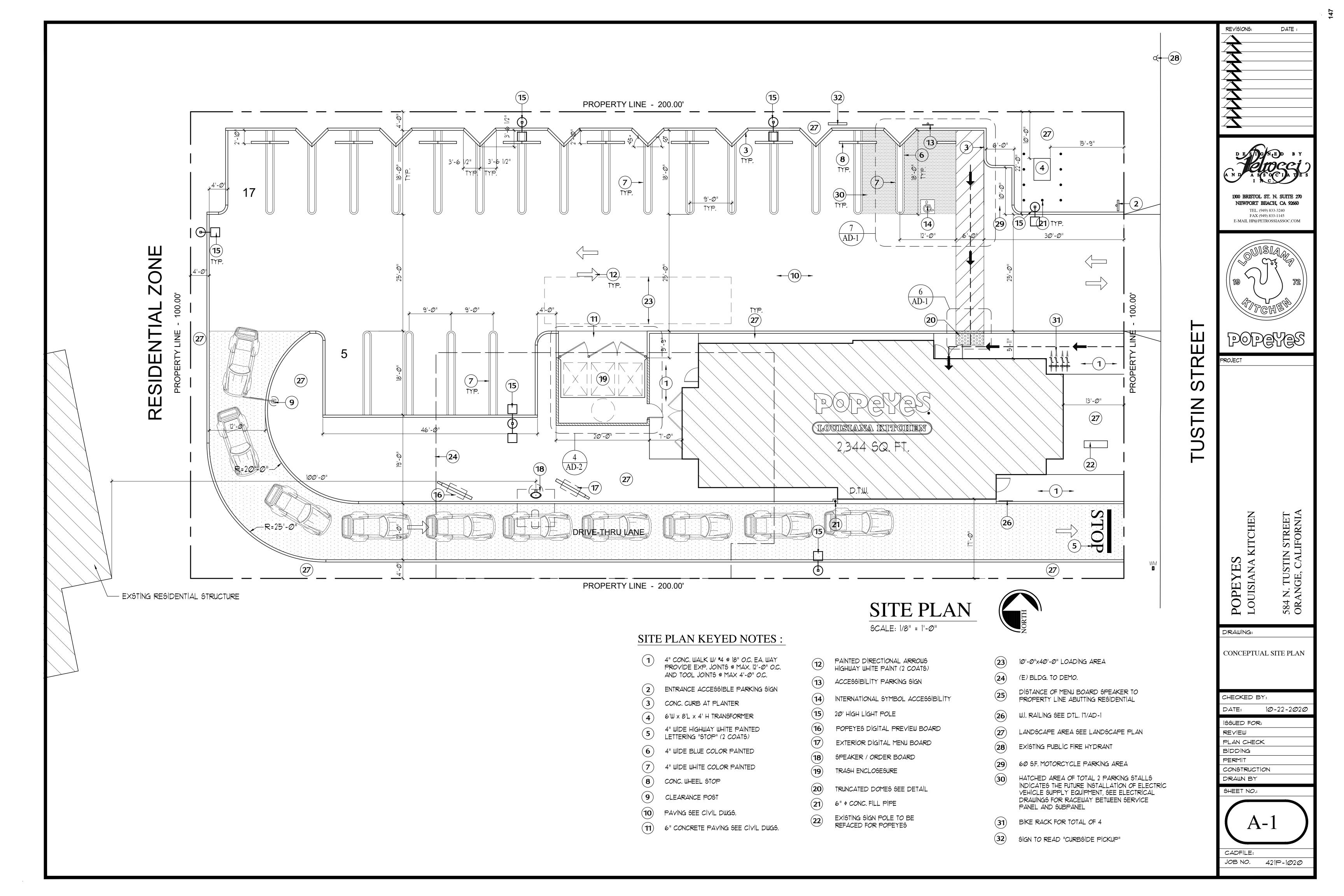
REVISIONS:



LOUISIANA KITCHIN)

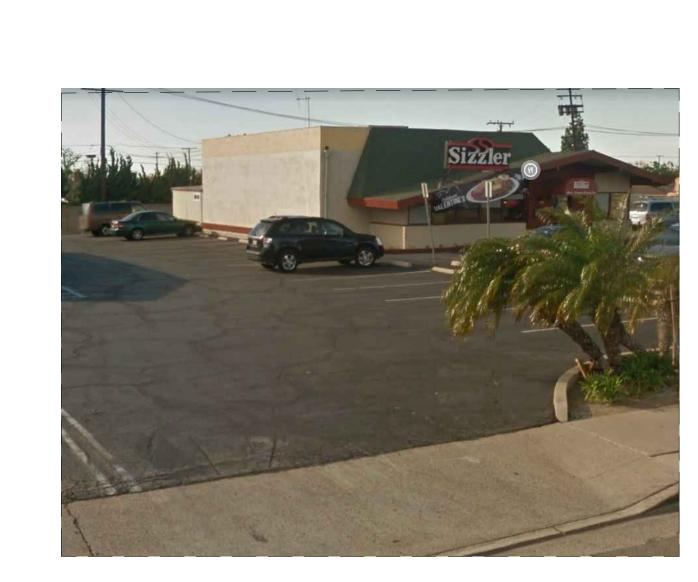
584 N. TUSTIN STREET ORANGE, CALIFORNIA MINOR SITE PLAN REVIEW NO. 1018-20













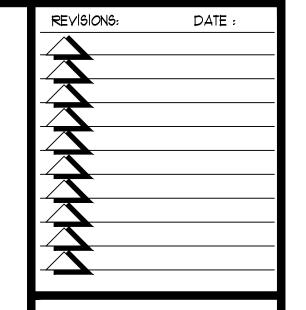












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DRAWING:

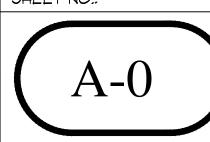
SITE PHOTO

CHECKED BY: 4-22-2021

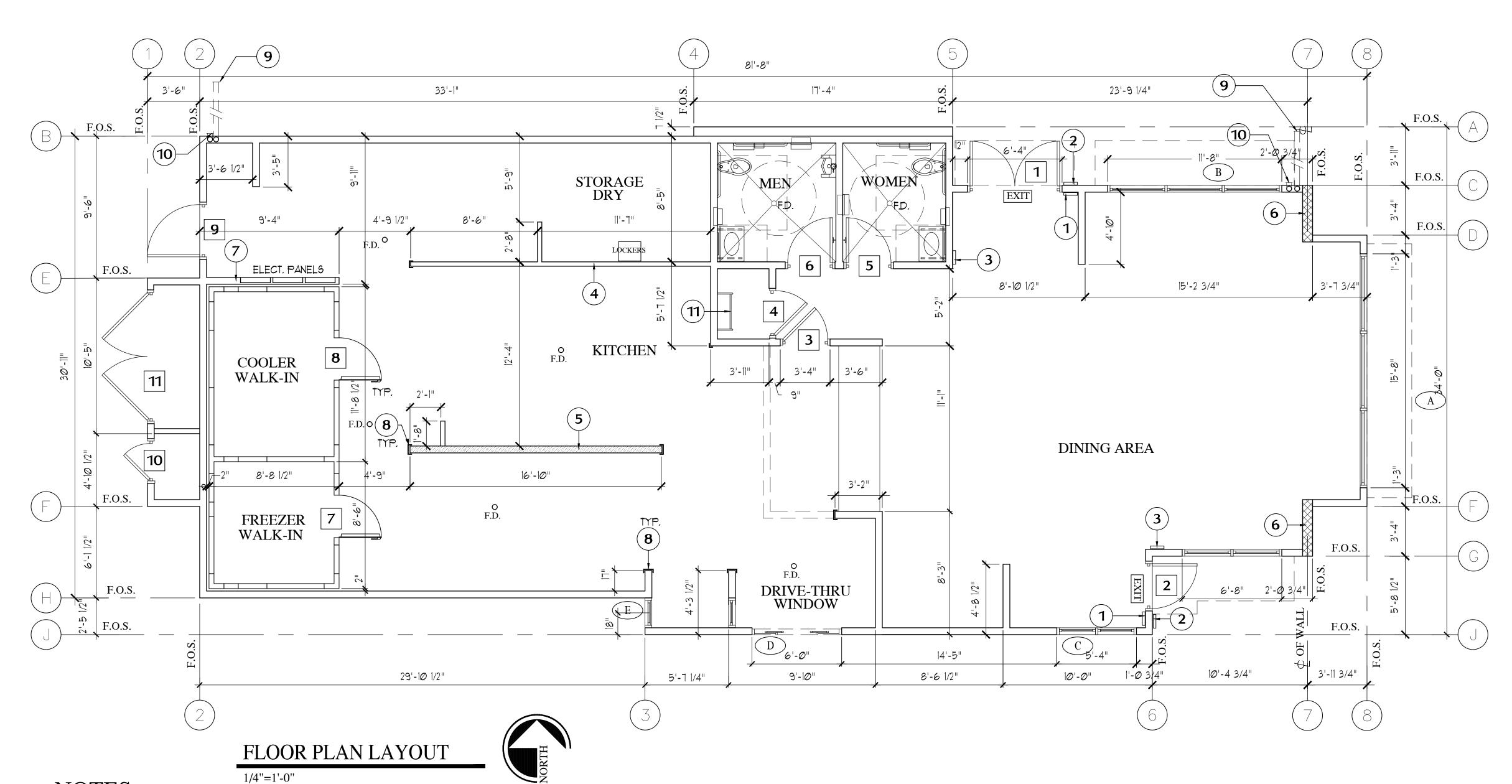
ISSUED FOR: PLAN CHECK BIDDING PERMIT

CONSTRUCTION DRAWN BY

SHEET NO .:



JOB NO. 421P-1020



NOTES:

- 1- ALL WALLS ARE 2x6 STUDS UN.O.
- 2-FOR EXTERIOR WALLS REFER TO STRUCTURAL DRAWINGS.
- 3-ALL PLUMBING AND UTILITY WALLS SHALL BE 2x6 U.N.O.

WALK-IN COOLER & FREEZER BY WELBILT:

- 1- FOAM PLASTIC THICKNESS : 4"
- 2-FLAME SPREAD INDEX : 20 W/ SMOKE DEVELOPED RATING: 250-400
- 3-AGGREGATE FLOOR AREA: 115 SQ. FT.
- 4-METAL FACING THICKNESS: NOT LESS THAN 0.032" ALUM.

WALL LEGEND:

HARDY FRAME SEE STRUCT. DWGS.

NEW 2x4 OR 2x6 STUD WALL

METAL STUD WALL

COOLER PANELS, PER COOLER MANUFACTURER.

FLOOR PLAN KEYED NOTES:

- 1 TACTILE EXIT SIGN TO READ "EXIT"
 MINIMUM 48" AFF, SEE DET, 16 / AD-2
- 2 INTERNATIONAL SYMBOL OF ACCESSIBILITY ENTRANCE SIGN
- OCCUPANT LOAD SIGN WITH MINIMUM
 ONE INCH LETTERS AND NUMBERS
 CONTRASTING WITH THEIR BACKGROUND
 READING "MAXIMUM OCCUPANCY 57"
- $ig(oldsymbol{4}ig)$ 2 x 4 STUDS @ 16" O.C.
- (5) 6" x 20 G.A. MTL. STUDS @ 16" O.C.
- $(oldsymbol{6})$ hardy frame see struct. DWGS.
- $(\, {f 7}\,)$ 2x8 Studs at 24" o.c. at electrical panels
- PROVIDE 2"X2"X FULL HEIGHT HIGH CORNER GUARDS
 ON ALL OUTSIDE CORNERS @ KITCHEN WALL, PROVIDE
 COMPLETE WRAP ON END WALLS.- SEE DETAIL 1 & 2-A4.
- (9) 4" ROOF DRAIN DOWN FROM ROOF DAY LIGHT FACE OF CURB SEE SITE PLAN
- 4" OVERFLOW DOWN FROM ROOF
 12" ABOVE FINISH SURFACE
- (11) LADDER TO ROOF SEE DET. 18/AD-2

GENERAL CONSTRUCTION NOTES:

GYPSUM BOARD / EXTERIOR SHEATHING NOTES:

- 1. EXTERIOR SHEATHING SHALL BE 1/2" EXTERIOR PLYWOOD NAILED IN ACCORDANCE WITH THE STRUCTURAL NAILING SCHEDULE. REFER TO 5/5-0.
- 2. WALLS TO RECEIVE TÎLE BASE SHALL HAVE 1/2" USG "DUROCK" INSTALLED TO 18" AFF. KÎTCHEN AND RESTROOM ONLY
- 3. THE REAR ENCLOSURE WALL SHALL BE 2x AND WAINSCOT TO MATCH MAIN BUILDING

INSULATION NOTES:

1. ALL EXTERIOR WALLS TO RECEIVE FIBERGLASS BATT INSULATION TO MATCH DEPTH OF WALL CAVITY.

KITCHEN WALL NOTES:

I. ALL KITCHEN WALLS SHALL RECEIVE 1/2" USG DUROCK INSTALLED UP TO 18" AFF, AND 1/2" MOISTURE RESISTANT PLYWOOD OR 5/8" DUROCK WALL BOARD OR 1/2" GYPSUM BOARD. REFER TO THE FLOOR PLAN FOR APPLICATIONS. PLYWOOD IS NEEDED FOR SHELVING, 5/8" DUROCK IS NEEDED AT ALL HEAT PRODUCING EQUIPMENT AND 1/2" GYPSUM BOARD AT ALL OTHER LOCATIONS.

RESTROOM WALL NOTES:

1. ALL RESTROOM WALLS SHALL RECEIVE 1/2" USG DUROCK INSTALLED UP TO 18" AFF, AND 1/2" MOISTURE RESISTANT GYPSUM BOARD FROM 18" TO UNDERSIDE OF TRUSSES.
BLOCKING SHALL BE PROVIDED WHERE TOILET ROOM ACCESSORIES ARE BEING INSTALLED.

DINING AREA NOTES:

- 1. MARLITE TO ADHERE TO 1/2" PLYWOOD SUBSTRATE, PLYWOOD FROM FINISH FLOOR TO 2'-10" AFF.
- 2. MARLITE COVERING ON 1/2" GYP9UM BOARD.
- 3. INSTALL 1/2" GYPSUM WALL BOARD FROM 2'-10" TO UNDERSIDE OF TRUSSES.

BLOCKING NOTES:

- 1. "XXXXXXX" INDICATES BLOCKING REQUIRED IN WALL FOR PLUMBING LINES AND RESTROOM ACCESSORIES, BLOCKING SHALL BE FIRE RETARDANT WHERE REQUIRED BY CODE.
- CONTRACTOR TO VERIFY REQUIREMENTS WITH LOCAL BUILDING OFFICIALS PRIOR TO BIDDING.
 CONTRACTOR IS RESPONSIBLE FOR OBTAINING MANUFACTURS! CUT SHEETS AND LOCATING
 BLOCKING AS REQUIRED. THIS INCLUDES KITCHEN EQUIPMENT AND ITEMS FURNISHED AND
 INSTALLED BY OTHERS.

FRAMING NOTES:

- 1. CONTRACTOR MAY SUBSTITUTE METAL STUDS FOR INTERIOR WALL, AND SOFFIT FRAMING. WHERE USED, METAL FRAMIMING TO BE 25 GA. UNLESS NOTED OTHERWISE (U.N.O.).
- 2. REFER TO FRAMING NOTES FOR WALL SECTIONS.
- 3. ALL INTERIOR WOOD FRAMING TO BE #2 SPRUCE, FIR OR WHITE PINE OR OF EQUAL GRADE.
 WHERE REQUIRED BY CODE, FRAMING SHALL BE #2 FIRE RETARDANT YELLOW PINE. CONTRACTOR
 TO VERIFY REQUIREMENTS WITH LOCAL BUILDING OFFICIALS PRIOR TO BIDDING.
- 4. ALL WOOD IN CONTACT WITH THE SLAB MUST BE PRESSURE TREATED.
- 5. ALL INTERIOR WALLS TO BE FRAMED TO UNDERSIDE OF TRUSS U.N.O.,
- 6. ALL INTERIOR WALLS THAT ARE NOT SHEAR WALLS TO BE ANCHORED W/ 5/8" DIA. EXPANSION ANCHORS AT 6'-0" O.C. SEE STRUCTURAL DWGS. FOR SHEAR WALL ANCHORS.

REVISIONS: DATE:



1300 BRISTOL ST. NORTH STE. 27 NEWPORT BEACH, CA 92660 TEL. (949) 833-3240 FAX (949) 833-1145 E-MAIL HP@PETROSSIASSOC.COM



Popeyes

PROJECT

POPEYES
LOUISIANA KITCHEN
584 N. TUSTIN STREET
ORANGE, CALIFORNIA

DRAWING:

FLOOR PLAN

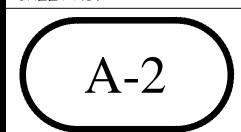
CHECKED BY:

DATE: 1-28-2021
ISSUED FOR:
REVIEW

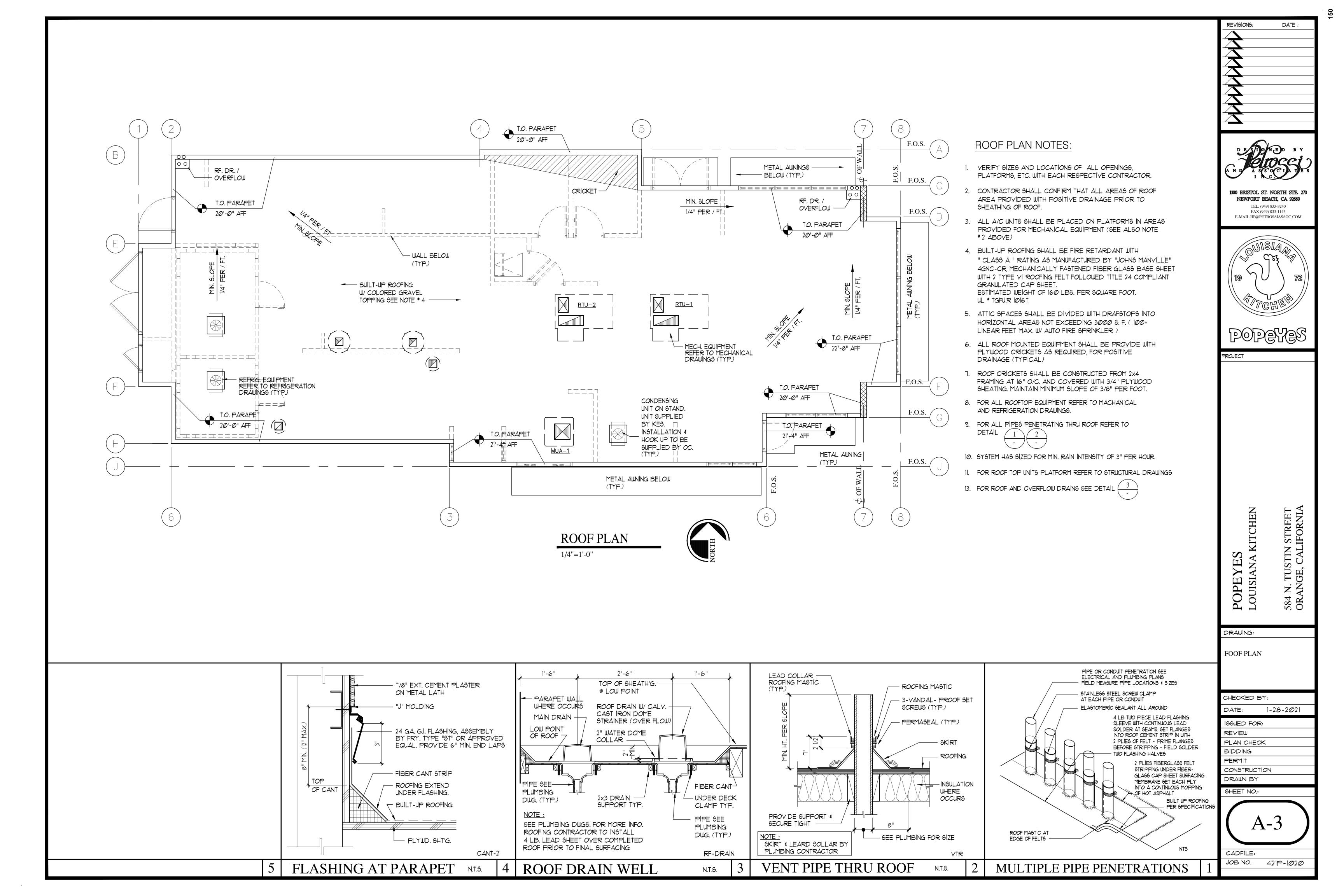
PLAN CHECK
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PERMIT

CONSTRUCTION
DRAWN BY

SHEET NO.:



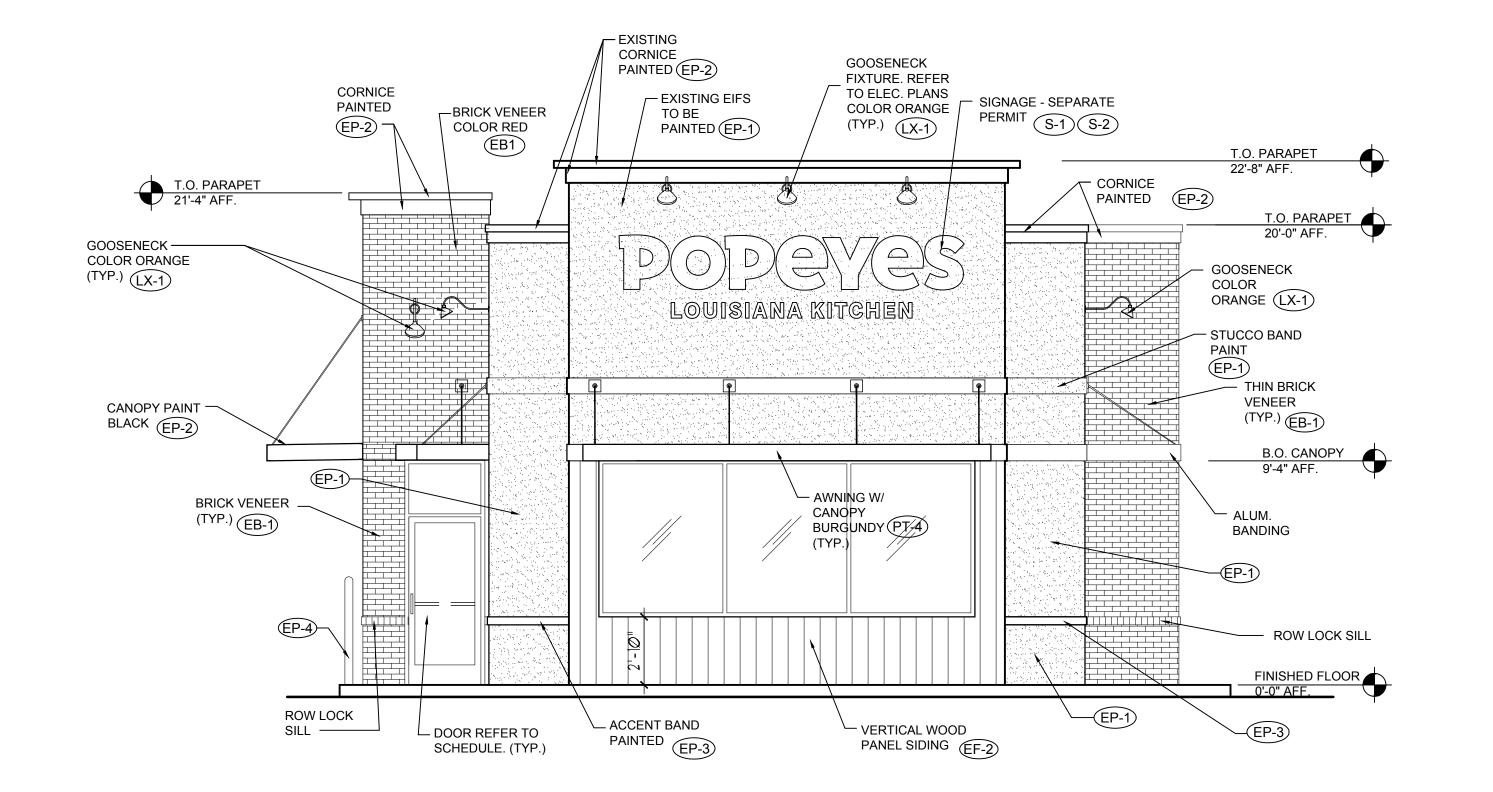
CADFILE: JOB NO. 421P-1020



| | | | EVTERIOR I | POPEYES LOUISIANA KITCHEN - EXTER | | |
|------------|---------------------|--------------------------|----------------------|---|--|---|
| 5.06./20 | | | EXTERIOR N | MATERIALS & FINISH SCHEDULE (not all specs a | re used on every project) | |
| CODE | MATERIAL | LOCATION | MANUFACTURER | | DESCRIPTION | ADDITIONAL INFORMATION |
| | | 200/1120/1 | THE TOTAL CONTRACTOR | PRODUCT | COLOR | |
| | | MAIN WALL SURFACE | | PRIMER: | "WHITE" | Contact: RODGER LIPPMAN, ARCHITECTURAL ACCOUN |
| EP-1 | EXTERIOR PAINT | ABOVE WAINSCOT | | PAINT: | OC-125 Moonlight White | phone: (800) 344-0400 Ext 5240 |
| L-1 | LATERIOR PAINT | ACCENT TRIM | | PAINI | | bilotie. (800) 344-0400 Ext 3240 |
| | | ACCENTING | | | IIDLA GIVII | email: rodger.lippman@beniaminmoore.com |
| | | | | PRIMER: | "BLACK" 2120-20 Black Iron | |
| EP-2 | EXTERIOR PAINT | PARAPET TRIM | | PAINT: | 2120-20 Black II OII | |
| | | | DENIAMIN MOODE | | | |
| | | | BENJAMIN MOORE | | "GRAY" | |
| EP-3 | EXTERIOR PAINT | WAINSCOT ACCENT | | PAINT: | HC-170 Stoninaton Grev | |
| LF-3 | EXTERIOR FAINT | TRIM AND BELOW | | 100000000000000000000000000000000000000 | | |
| | | BOLLARDS, PYLON | - | PRIMER: | "RED" | |
| | | POLE AND | | | 2086-10 Exotic Red | |
| EP-4 | EXTERIOR PAINT | DIRECTIONAL SIGN | | PAINT: | | |
| | | POLES | | | | |
| | | | | PRIMER: Pro Industrial Pro-Cryl Primer B66-310 | FACTORY FINISH BLACK | |
| FP-5 | METAL/PAINT | DRIVE THRU WINDOW | | Pro Industrial Pro-Cryl Primer B66-310 | | |
| Li J | METAL/TAINT | CANOPY | | Pro Industrial High Performance Acrylic B66-660 Eggshell | | |
| | | | | Eaashell | "CD AV" | |
| | | | | PAINT: | "GRAY" HC-170 Stonington Grev | |
| EP-7 | EXTERIOR PAINT | DUMSPTER WALLS | | — | 2/3 3.5 | |
| | | | | | | |
| | | | 1 | PRIMER: | FACTORY FINISH BLACK | |
| EP-7 | EXTERIOR PAINT | DUMENTER CATEC | BENJAMIN MOORE | Pro Industrial Pro-Cryl Primer B66-310 | | |
| EP-/ | EXTERIOR PAINT | DUMSPTER GATES | BENJAMIN MOORE | PAINT: Pro Industrial High Performance Acrylic B66-600 | | |
| | | | | Gloss | | |
| | | | | PAINT: Aliphatic Acrylic Urethane | ANTI-GRAFFITI PAINT | |
| EP-8 | EXTERIOR PAINT | ALL EXTERIOR WALLS | | Clear Gloss | M74-00 / M75 2 COATS ON FULL FACADE SURFACE | |
| | | | | | | |
| | | | | VINTAGE WOOD | | Matt Stephenson |
| | | | | VINIAGE WOOD | | |
| EF-1 | WOODEN SIDING PANEL | EXTERIOR WALLS | NICHIHA | | CEDAR | (0) 770-805-9466 |
| | | | | | | mstephenson@nichiha.com |
| | | | | ARCHITECTURAL URBAN SERIES | | Allison Piche |
| | | | | | | apiche@creativematerials.com |
| EB-1 BRICK | EXTERIOR TOWERS | DESIGN AND DIRECT SOURCE | | FLAGSTAFF | (o) 518-713-5395 | |
| | | | | | | (0) 310 /13 3333 |

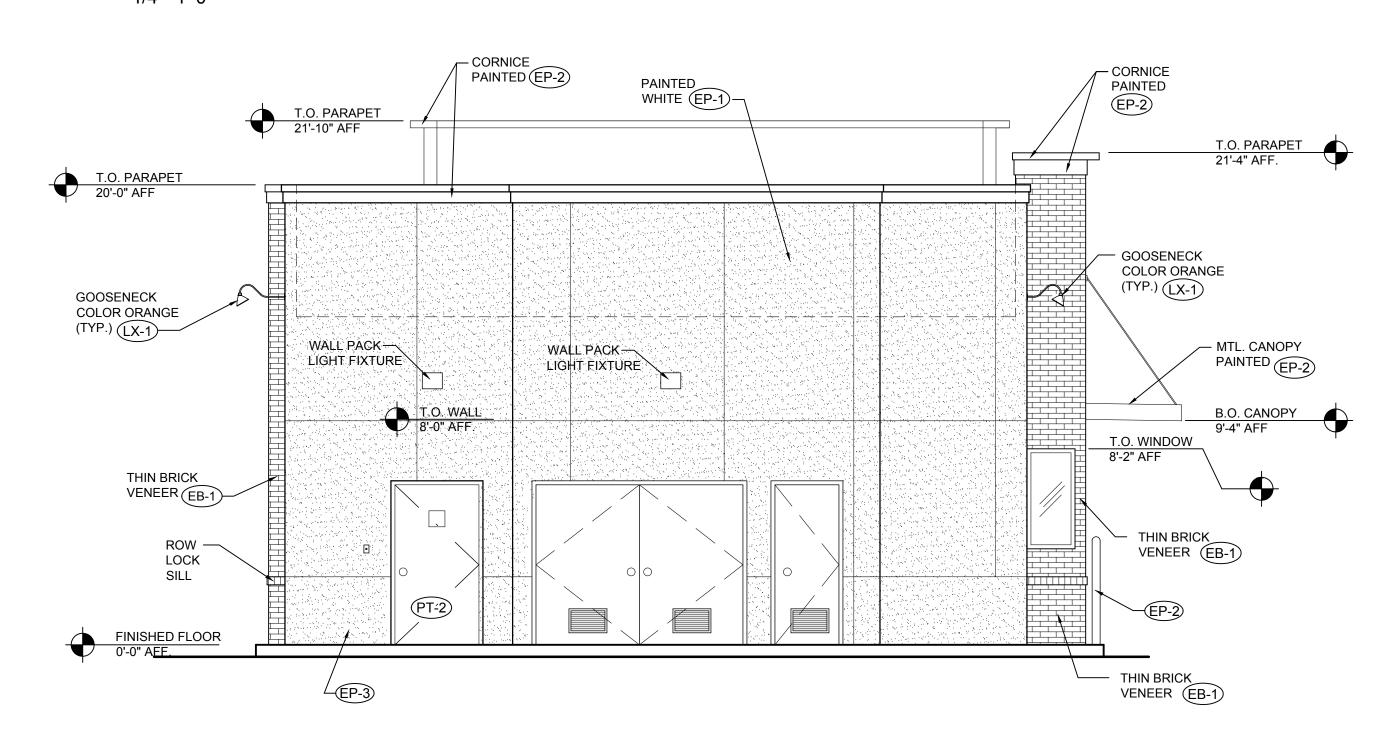
| | ~ | | | POPEYES LOUISIANA KITCHEN - LIGHTI | ING. | | |
|----------|----|---|--------------|--|---------------------------------------|-----------------|---|
| | | | INTERIOR AND | EXTERIOR FIXTURE SCHEDULE (not all specs a | | roject) | |
| 5/6/2020 | | | | (| , , , , , , , , , , , , , , , , , , , | | |
| | | | | EXTERIOR FIXTURES | | | |
| TYPE | | LOCATION | MANUFACTURER | CATALOG NUMBER | COLOR TEMP | WATTAGE | ADDITIONAL INFORMATION |
| LX-1 | | EXTERIOR WALL | HERMITAGE | MODEL: H-HLPP82A3Y044L FINISH: CUSTOM COLOR ORANGE 4000 LUMENS | LED2, 3500K | 38W | |
| LX-2 | | FLAT CANOPY | HERMITAGE | MODEL: E-CONOLIGHT #E-CP2L04CS 36 LED MODULES/ 4100 LUMENS | COOL WHITE 5000K | 42W LED | |
| | • | | | INTERIOR FIXTURES | | | |
| ТҮРЕ | | LOCATION | MANUFACTURER | CATALOG NUMBER | COLOR TEMP | WATTAGE/VOLTAGE | ADDITIONAL INFORMATION |
| L-1 | | COMMUNITY TABLE | HERMITAGE | MODEL: H-HLP2STPNSLN FINISH: 101 BRUSHED ALUMINUM (CANOPY PLATE), 91-BLACK (STEM), 97-RED (TOP OF SHADE), 101 OR 118 (ELBOW, COUPLING), 93-WHITE (INTERIOR SHADE) | 9.12W (WARM WHITE) | 9.12W | |
| L-2 | | FAMILY NOOK | HERMITAGE | MODEL: H-PP18SHD8OP FINISH: RED (SHADE), 11-SATIN STEEL (STEM & CANOPY), OPAL (GLOBE) | 1-MEDIUM BASE INC | 100W | |
| L-3 | | CENTER BOOTH ELEMENT | HERMITAGE | MODEL: H-CS14GRL FINISH: DARK ORANGE, 91-BLACK & OPAL | 2-MEDIUM BASE INC | 2-100W | |
| L-4 | | PERIMETER WALL BOOTHS | HERMITAGE | MODEL: GALATIN, GALA. DIMENSIONS: 6.75" x 10". COLOR: TAN. WEIGHT: 5LB. | LED 2700K | | MOUNTING INSTRUCTIONS: FLAT CANOPY (1JT), TO HAVE RIDIG STEM. |
| L-5 | 10 | DINING, FRONT SERVICE COUNTER, AND RESTROOM CEILING | LSI | MODEL: PDL6KADJ-LED-07-30-120-PDL6KADJHSGNC. DIMENSIONS: 6" DIAMETER. COLOR: WHITE. | 3000К | 14W | |
| L-6 | | VESTIBULE PENDANT | HERMITAGE | MINIATURE GOOSENECK. SEE LX-1 | | | |
| L-7 | | DOWNLIGHT TRELLIS | HERMITAGE | DIMENSIONS: 2" DIAMETER. COLOR: WHITE. | 3000К | 50W | |

| | | | | POPEYES LOUISIANA KIT | | | | | | | | | | | | |
|-------|---------------------|---|-------------------------------------|--|--|------------------------|--|--------------------|---------|----------------------------------|--|--|--|--|--|--|
| | | | | INTERIOR MATERIALS & FINISH SCHEDULE (| not all specs are used on every project) | | | | | | | | | | | |
| 06/20 | | | | | | | | | | | | | | | | |
| CODE | MATERIAL | LOCATION | MANUFACTURER | | DESCRIPTION | | ADDITIONAL INFORMATION | | | | | | | | | |
| | | | | PRODUCT | COLOR | DIMENSION | | | | | | | | | | |
| | | | | PRIMER: | "WHITE" | | Contact: RODGER LIPPMAN, ARCHITECTURAL ACCOUNT EXECUTIVE | | | | | | | | | |
| P-1 | INTERIOR PAINT | BEADBOARD/BRICK WALLS & | | PAINT: | OC-68 Distant Gray | | phone: (800) 344-0400 Ext 5240 | | | | | | | | | |
| , 1 | IIII EIGOR I / GIVI | SOFFIT/CEILING | | TAMI | | | priorie: (000) 344 0400 EXC 3240 | | | | | | | | | |
| | | | BENJAMIN MOORE | | | | | | | | | | | | | |
| | | | | PAINT: | "BLACK" | | | | | | | | | | | |
| D 3 | INTERIOR PAINT | DOOR FRAME | | | 2133-20 Black Jack | | | | | | | | | | | |
| P-2 | INTERIOR PAINT | DOOK FRAME | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | PRIMER: | "ORANGE" | | Glen J. Remler | | | | | | | | | |
| P-3 | INTERIOR PAINT | BRICK ACCENT | SHERWIN | DATAIT | SW 6886 Invigorate | | Glenn J. Rempler@Sherwin.com | | | | | | | | | |
| | | | | PAINT: | | | 954-547-1217 | | | | | | | | | |
| | | + | | PAINT: | "TEAL" | <u> </u> | Contact: RODGER LIPPMAN, ARCHITECTURAL ACCOUNT EXECUTIVE | | | | | | | | | |
| | | DECTROOM WALLS AND LED | | | OC-669 Oceanic Teal | | Solitation to be a contract of the contract of | | | | | | | | | |
| P-4 | INTERIOR PAINT | RESTROOM WALLS AND LED CHICKEN GRAPHIC | | | | | phone: (800) 344-0400 Ext 5240 | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | 1 | | SPECS: | COLOR: | | Allison Piche | | | | | | | | | |
| | | DINING ROOM ACCENT WALLS | THIN BRICK DINING ROOM ACCENT WALLS | THIN BRICK DINING ROOM ACCENT WALLS | DINING ROOM ACCENT WALLS | | New York Used Brick | "WHITE" | 8"X2.5" | apiche@creativematerialscorp.com | | | | | | |
| BR-1 | THIN BRICK | | | | | BRICK-IT | Finish paint P-1 | OC-68 Distant Gray | | (o) 518-713-5395 | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | + | | SPECS: | COLOR: | | Contact: Rebecca Nelson | | | | | | | | | |
| | | DINING ROOM ACCENT WALLS | | Finish paint P-1 | "WHITE" | 4" Channel Bead 1/8" x | phone: (603) 330-1070 | | | | | | | | | |
| F-1 | BEADBOARD | | NANTUCKET BEADBOARD | | OC-68 Distant Gray | 1/8" | www.beadboard.com | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | 1 | | SPECS: | COLOR: | | Allison Piche | | | | | | | | | |
| | | | | Business Slate | Matte | 6"X24" | apiche@creativematerialscorp.com | | | | | | | | | |
| TL-1 | BASE TILE | WALL BASE | CREATIVE MATERIALS CORP | GROUT: | GROUT COLOR: | | (o) 518-713-5395 | | | | | | | | | |
| | | | | MAIPEI | Ultracolor Plus - Iron #107 | | | | | | | | | | | |
| | | 1 | | SPECS: | COLOR: | | | | | | | | | | | |
| | | | | Business Slate | Matte | 24"X24" | | | | | | | | | | |
| TL-2 | FIELD TILE DI | DINING ROOM | CREATIVE MATERIALS CORP | GROUT: | GROUT COLOR: | 24 724 | | | | | | | | | | |
| | | | | MAIPEI | Ultracolor Plus - Iron #107 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | SPECS: | COLOR: | Ollycoll | | | | | | | | | | |
| TL-3 | RESTROOM TILE | RESTROOM FLOOR & WALLS | CREATIBRIVE MATERIALS CORP | Business Slate GROUT: | Matte GROUT COLOR: | 8"X8" | | | | | | | | | | |
| IL J | KESTKOOM TILE | RESTROOM LOOK & WALLS | GREATIBILIVE PIATERIALS CORP | MAIPEI | Ultracolor Plus - Iron #107 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | SPECS: | TILE COLOR: | Ollycall | | | | | | | | | | |
| TL-4 | WALL TILE | FRONT SERVICE COUNTER | CREATIVE MATERIALS CORP | Glazed Thin Brick GROUT: | White Glossy GROUT COLOR: | 8"X2" | | | | | | | | | | |
| 11.4 | WALL LILL | WALL | CREATIVE PIATERIALS CORP | MAIPEI | Ultracolor Plus - Pearl Gray #19 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | SPECS: | COLOR: | | | | | | | | | | | |
| L-1 | LAMINATE | RESTROOM DOORS | | TO MATCH BEVERAGE STATION LAMINATE | | | | | | | | | | | | |
| L-1 | LAMINALE | KESTROOM DOORS | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | SPECS: | COLOR: | | ** included in Seating Concepts order | | | | | | | | | |
| 00 1 | 00110 01105105 | F00 001 " TENTON | LIT MACC | G555 Steel Concrete | | | | | | | | | | | | |
| SS-1 | SOLID SURFACE | FSC COUNTERTOP | HI-MACS | | | | | | | | | | | | | |



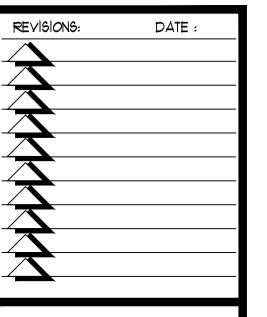
EAST ELEVATION

1/4"=1'-0"



WEST ELEVATION

1/4"=1'-0"





1300 BRISTOL ST. NORTH STE. 270 NEWPORT BEACH, CA 92660 TEL. (949) 833-3240 FAX (949) 833-1145 E-MAIL HP@PETROSSIASSOC.COM



POPEYES

PROJECT

POPEYES
LOUISIANA KITCHEN
584 N. TUSTIN STREET
ORANGE, CALIFORNIA

ELEVATIONS

DRAWING:

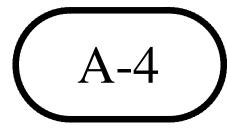
CHECKED BY:

DATE: 1-28-2021

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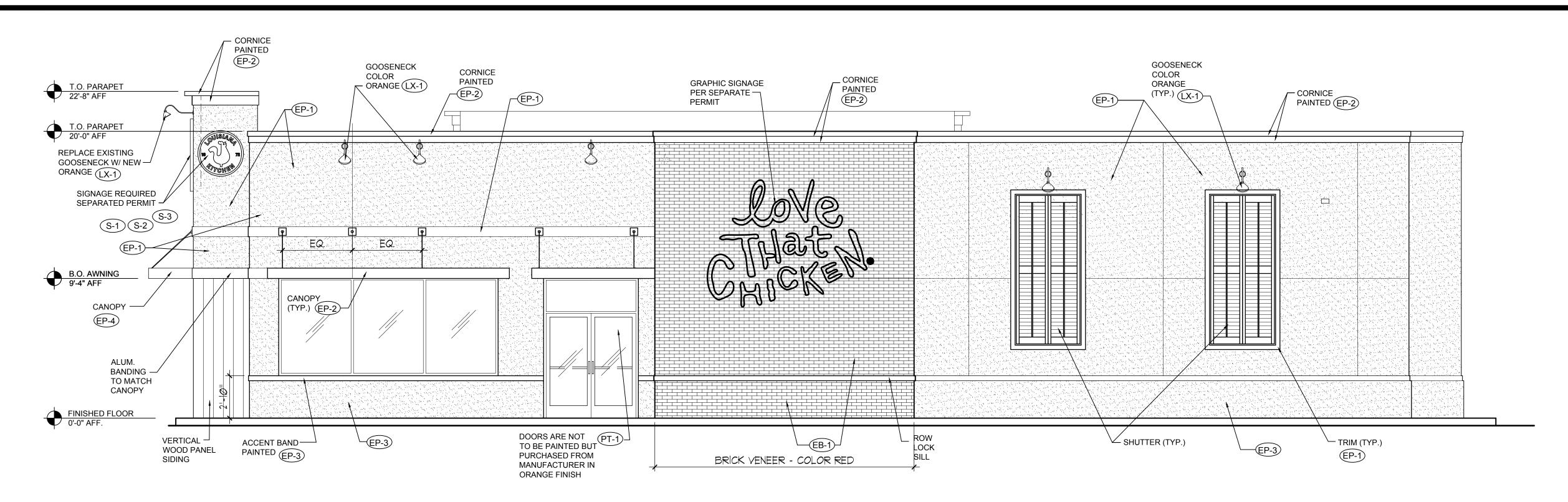
CONSTRUCTION

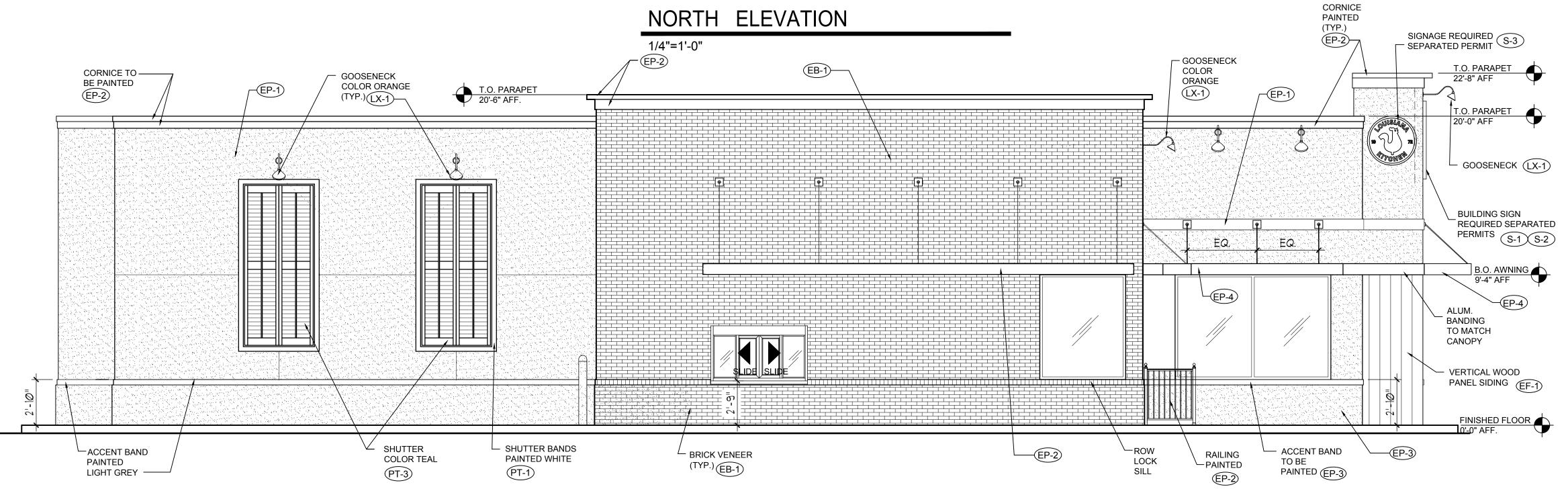


CADFILE:

JOB NO. 421P-1020







SOUTH ELEVATION

1/4"=1'-0"

| | | | | POPEYES LOUISIANA KI | | | |
|-------|---------------------|---|----------------|--|---|-----------|---|
| 6/20 | | | | EXTERIOR MATERIALS & FINISH SCHEDULE (| not all specs are used on every project) | | |
| O/ ZU | MATERIAL | LOCATION | MANUFACTURER | | DESCRIPTION | | ADDITIONAL INFORMATION |
| | | | | PRODUCT | COLOR | DIMENSION | |
| EP-1 | EXTERIOR PAINT | MAIN WALL SURFACE ABOVE WAINSCOT ACCENT TRIM | | PRIMER: PAINT: | "WHITE" OC-125 Moonlight White | | Contact: RODGER LIPPMAN, ARCHITECTURAL ACCOUNT EXECUTIVE phone: (800) 344-0400 Ext 5240 |
| | | | | | | | email: rodger.lippman@benjaminmoore.com |
| | | | | PRIMER: | "BLACK" 2120-20 Black Iron | | Citali. Todgerinppinarie berijaniiinioo e.com |
| EP-2 | EXTERIOR PAINT | PARAPET TRIM | BENJAMIN MOORE | PAINT: | | | |
| EP-3 | EXTERIOR PAINT | WAINSCOT ACCENT TRIM AND BELOW | BEIGHTATIONE | PAINT: | "GRAY" HC-170 Stonington Grey | | |
| | | | | PRIMER: | "RED" | | |
| EP-4 | EXTERIOR PAINT | BOLLARDS, PYLON POLE AND DIRECTIONAL SIGN POLES | | PAINT: | 2086-10 Exotic Red | | |
| EP-5 | METAL/PAINT | DRIVE THRU WINDOW CANOPY | | PRIMER: Pro Industrial Pro-Cryl Primer B66-310 PAINT: Pro Industrial High Performance Acrylic B66-660 Eggshell | FACTORY FINISH BLACK | | |
| EP-7 | EXTERIOR PAINT | DUMSPTER WALLS | | PAINT: | "GRAY" HC-170 Stonington Grey | | |
| EP-7 | EXTERIOR PAINT | DUMSPTER GATES | BENJAMIN MOORE | PRIMER: Pro Industrial Pro-Cryl Primer B66-310 PAINT: Pro Industrial High Performance Acrylic B66-600 Gloss | FACTORY FINISH BLACK | | |
| EP-8 | EXTERIOR PAINT | ALL EXTERIOR WALLS | | PAINT: Aliphatic Acrylic Urethane Clear Gloss | ANTI-GRAFFITI PAINT M74-00 / M75 2 COATS ON FULL FAÇADE SURFACE | | |
| EF-1 | WOODEN SIDING PANEL | EXTERIOR WALLS | NICHIHA | VINTAGE WOOD | CEDAR | | Matt Stephenson (o) 770-805-9466 mstephenson@nichiha.com |

| | | | | POPEYES LOUISIANA KITCHEN - LIGHT | ING | | | | | |
|----------|-------------------|---------------|--------------|--|-------------------------|---------|------------------------|--|--|--|
| | | | INTERIOR AND | EXTERIOR FIXTURE SCHEDULE (not all specs | are used on every proje | ct) | | | | |
| 5/6/2020 | | | | | | | | | | |
| | EXTERIOR FIXTURES | | | | | | | | | |
| TYPE | | LOCATION | MANUFACTURER | CATALOG NUMBER | COLOR TEMP | WATTAGE | ADDITIONAL INFORMATION | | | |
| LX-1 | | EXTERIOR WALL | HERMITAGE | MODEL: H-HLPP82A3Y044L FINISH: CUSTOM COLOR ORANGE 4000 LUMENS | LED2, 3500K | 38W | | | | |
| LX-2 | | FLAT CANOPY | HERMITAGE | MODEL: E-CONOLIGHT #E-CP2L04CS 36 LED MODULES/ 4100 LUMENS | COOL WHITE 5000K | 42W LED | | | | |

DESTIGNED BY



1300 BRISTOL ST. NORTH STE. 270 NEWPORT BEACH, CA 92660 TEL. (949) 833-3240 FAX (949) 833-1145 E-MAIL HP@ PETROSSIASSOC.COM



Popeyes

PROJECT

POPEYES
LOUISIANA KITCHEN
584 N. TUSTIN STREET
ORANGE, CALIFORNIA

DRAWING:
ELEVATIONS

CHECKED BY:

DATE: 1-28-2021

ISSUED FOR:

REVIEW

PLAN CHECK

BIDDING

PERMIT

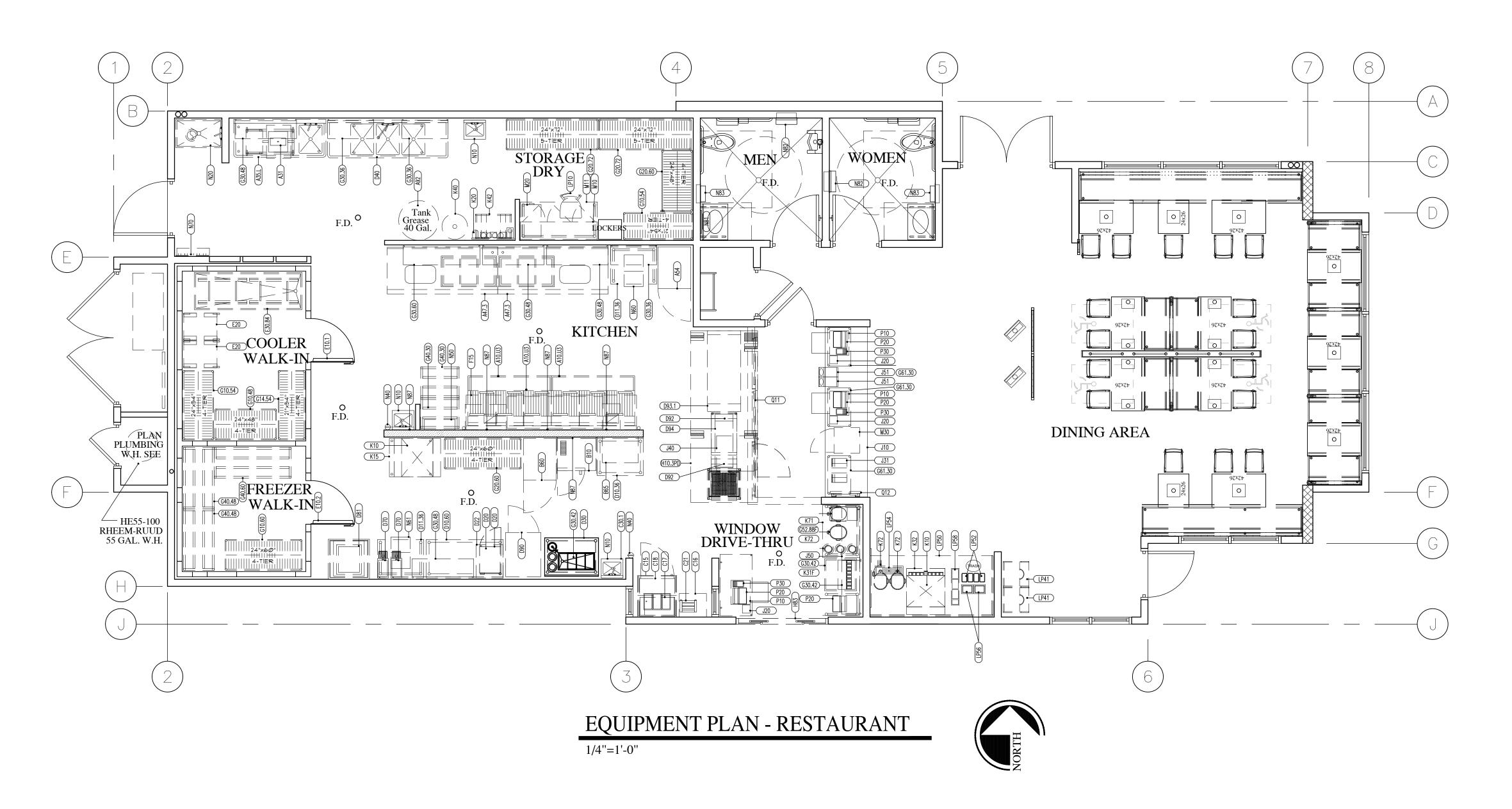
CONSTRUCTION

DRAWN BY
SHEET NO:

A-5

CADFILE:

JOB NO. 421P-1020



INTERIOR SIGN PACKAGE-BY G.C.

| AREA | SIGN NAME | QTY | MOUNTING LOCATION | COMMNENTS |
|----------|-------------------------------|-----|---|---|
| FRONT OF | HOURS OF OPERATION | 2 | CUSTOMER ENTRANCE DOORS, 48" AFF | MOUNT ON WINDOW NEXT TO DOOR, IF POSSIBLE |
| HOUSE | DOOR TRAFFIC FLOW SIGNS | | | |
| | IN | 2 | CUSTOMER ENTRANCE DOORS, 48" AFF | MOUNT DIRECTLY ABOVE PUSH BAR OF ENTRANCE DOORS |
| | OUT | 2 | CUSTOMER ENTRANCE DOORS, 48" AFF | MOUNT DIRECTLY ABOVE PUSH BAR OF ENTRANCE DOORS |
| | LOBBY FLOW SIGN | 2 | SITS ON TOP OF SERVICE COUNTER | 3 SIDED SIGN, "ORDER HERE", "PAY HERE", "NEXT REGISTER" |
| | QUEUEING LINE FLOW SIGN | 1 | TOP OF QUEUEING LINE POLE | 2 SIDED SIGN, "ENTER HERE", "PLEASE COME AGAIN" |
| | RESTROOM SIGNS | | LATCH-SIDE WALL, MTD. C 60" A.F.F. | HANDICAPPED |
| | "HANDICAP WOMEN" | 1 | EXTERIOR OF WOMEN'S RESTROOM DOOR, 60" AFF | MOUNT TO CENTER LINE OF SIGN |
| | "HANDICAP MEN" | 1 | EXTERIOR OF MEN'S RESTROOM DOOR, 60" AFF | MOUNT TO CENTER LINE OF SIGN |
| | "RESTROOMS" | 1 | VISIBLE TO CUSTOMERS IN DINING AREA, 60" AFF | MOUNT TO CENTER LINE OF SIGN |
| | "EMPLOYEES MUST WASH HANDS" 2 | | INTERIOR OF BOTH RESTROOMS DOOR, 60" AFF | |
| | "NO SMOKING" 5 | | DINING ROOM | |
| | "EMPLOYEES ONLY" 1 | | ENTRANCE BETWEEN KITCHEN AND DINING ROOM | |
| | TEA URN SIGNS | | | |
| | "UNSWEETENED TEA" | 1 | HANGS ON DISPENSER | 2 SIDED SIGN |
| | "SWEETENED TEA" | 1 | HANGS ON DISPENSER | 2 SIDED SIGN |
| | "WATER" | 1 | HANGS ON DISPENSER | 2 SIDED SIGN |
| ACK OF | BIN DECALS | | | |
| IOUSE | "FLOUR" | 1 | PLACE ON FLOUR BIN | STICKER APPLICATION |
| | "RICE" | 1 | PLACE ON RICE BIN | STICKER APPLICATION |
| | "FILTER" | 1 | PLACE ON FILTER POWDER BIN | STICKER APPLICATION |
| | 3 COMPARTMENT SINK DECALS | | | |
| | "WASH" | 1 | PLACE ON BACK SPLASH OVER APPROPRIATE SINK | STICKER APPLICATION |
| | "RINSE" | 1 | PLACE ON BACK SPLASH OVER APPROPRIATE SINK | STICKER APPLICATION |
| | "FILTER" | 1 | PLACE ON BACK SPLASH OVER APPROPRIATE SINK | STICKER APPLICATION |
| | "HOT! USE CAUTION" | 6 | MICROWAVE WINDOW, OVEN, PRODUCT DISPLAY AREAS | STICKER APPLICATION |
| | "MUST BE 18" | 4 | FRYER, FILTER, MARINATOR, (IF APPLICABLE) | |
| | FRYER LABELS (1,2,3,4,5,6) | 1 | PLACE ON APPROPRIATE FRYER | STICKER APPLICATION |
| ECURITY | "STOP! ALL VENDORS MUST" | 1 | EXTERIOR OF BACK DOOR, 60" AFF | |
| IGNS | "WARNING! ONLY MANAGERS" | 1 | EXTERIOR OF BACK DOOR, 48" AFF | |
| | "MANAGERSACCESS TO SAFE" | 1 | EXTERIOR OF BACK DOOR, 48" AFF | |
| | "CHEMICAL STORAGE ONLY" | 1 | ON OR OVER AREA TO STORE CHEMICALS | MOUNT TO SHELVING UNIT OR WALL |
| OTHER | HANDICAP PARKING SIGN | 2 | DESIGNATED PARKING SPOT (S) 84" TO BOT. OF SIGN | |

- KITCHEN EQUIPMENT, SEATING AND SMALLWARES PACKAGE
- A. TRIMARK (EQUIPMENT, SEATING, & SMALLWARES) CONTACT: BOB PODNER; PHONE: (972) 516-1421;
- BPODNER@TRIMARKUSA.COM
- B. WASSERSTROM & SONS INC. (EQUIPMENT & SEATING) CONTACT: JOE BUSH; PHONE: (614) 737-8534; JOEBUSH@WASSERSTROM.COM
- C. WASSERSTROM & SONS INC. (SMALLWARES)
- CONTACT: JEFF RAUPPLE; PHONE: (614) 737-8381; JEFFRAUPPLE@WASSERSTROM.COM

MAT.CHAKAMOI@HKI.COM

- D. HOCKENBERGS (EQUIPMENT, SEATING, & SMALLWARES) CONTACT: TED MANOS; PHONE: (770) 594-2626 X 4123; TEDM@HOCKENBERGS.COM
- E. H & K INTERNATIONAL (EQUIPMENT, SEATING, & SMALLWARES) CONTACT: MAT CHAKAMOI; PHONE:(214) 789-9944;
- F. CONCEPT SERVICES (EQUIPMENT, SEATING, & SMALLWARES) CONTACT: ERIC SMITH PHONE: (512) 343-3100/CELL (512) 573-2192; ERICSMITH@CONCEPTSERV.COM

SEATING PACKAGE

- A. SEATING CONCEPTS
- JEFF ALLISON; DIRECT (800)-421-2036 CELL (417) 793-9465;
- JALLISON@SEATING-CONCEPTS.COM KERRY STUDER; PHONE: (815)-730-7980 EXT2223; KSTUDER @SEATING-CONCEPTS.COM
- B. MSW RESTAURANT FURNISHINGS
- ADAM MURRAY; DIRECT (417) 673-1901 X1040/CELL (417) 388-1616; ADAM@MSWINC.COM

MARK.WIRZ@CDG.US.COM

ABRADDY@JBI-INTERIORS.COM

- C. CASABLANCA DESIGN GROUP MARK WIRZ; DIRECT (770) 423-9575 CELL (770) 778-1426;
- CONTACT: ANDY BRADDY; PHONE (770) 329-6805

SPECIFICATIONS

DIVISION 11: EQUIPMENT

GENERAL PROVISIONS

- 1. SCOPE: COORDINATE WITH THE INSTALLATION OF ALL EQUIPMENT ITEMS SHOWN ON PLANS AND SCHEDULED IN EQUIPMENT SCHEDULE (EXCEPT AS NOTED AS INSTALLED BY KITCHEN CONTRACTOR) WHICH ARE FURNISHED BY THE OWNER OR UNDER SEPARATE CONTRACT. EQUIPMENT SCHEDULE LISTS TRADES RESPONSIBLE FOR FURNISHING, INSTALLING AND FINAL CONNECTION.
- 2. SUBMISSIONS: PROVIDE THE OWNER, AT THE COMPLETION OF THIS CONTRACT, WITH AN "OWNER'S MANUAL" SO LABELED. THE SHALL CONSIST OF A THREE-RING LOOSE-LEAF BINDER CONTAINING ALL PRINTED MATTER SUCH AS: GUARANTEE CARDS, CLEANING INSTRUCTIONS, NOTICES TO OWNER, OPERATING MANUALS, SERVICE AGENTS AND MAINTENANCE INSTRUCTIONS THAT MAY
- SPECIALITIES. 3. DELIVERY AND STORAGE: RECEIVE, UNLOAD, AND SAFEGUARD THE EQUIPMENT. COORDINATE SHIPPING TIME WITH OWNER.

BE CONTAINED IN THE SHIPPING CARTON OF EQUIPMENT AND

4. PROTECTION AND CLEANING: SURFACES SHALL BE CLEANED BEFORE FINAL INSPECTION. MATERIALS

PERFORMANCE

- SEE EQUIPMENT SCHEDULE
- 1. INSTALL EQUIPMENT ACCORDING TO NFPA 96 AND MANUFACTURER'S INSTRUCTIONS, PROVIEDE FACTORY AUTHORIZED START & ADJUSTMENT.

KOLPAK REFRIGERATION

INTERIOR FINISH: 26 GAUGE EMBOSSED GALVALUME EXTERIOR FINISH: 26 GAUGE EMBOSSED GALVALUME INTERIOR FLOORS: ERA .100 SMOOTH ALUMINUM INSULATION: 4" 100% FOAMED IN PLACE POLYURETHANE SCREEDS: METAL FOR OUTDOOR MODELS

OUTDOOR PACKAGE REQUIREMENTS: OUTDOOR UNITS REQUIRE THE OUTDOOR PACKAGE FOR REFRIDGERATION AND ROOF SEALING SYSTEM. OUTDOOR UNITS REQUIRE A FIELD SUPPLIED AMD FIELD INSTALLED CONDENSATE DRAINLINE (INCLUDING HEAT TAPE ON FREEZER DRAINS).

OUTDOOR APPLICATIONS ARE DETERMINED BY THE LOCAL AND REGULATORY REQUIREMENTS FOR THAT AREA. OUTDOOR KOLPAK FOR MIAMI DADE COUNTY NOA NO 17-1106.07

DIVISION 12: FURNISHINGS

GENERAL PROVISIONS

- 1. SCOPE: COORDINATE INSTALLATION OF ARTWORK, SEATING, FREE-STANDING CABINETS AND SHELVING, WINDOW
 TREATMENT, FLOOR MATS, AND ACCESSORIES WHICH ARE
 FURNISHED UNDER SEPARATE CONTRACT TO THE OWNER.
 IF REQUESTED THROUGH THE CONTRACT, INSTALL DECOR,
 SEATING, FREE-STANDING CABINETS AND SHELVING,
- WINDOW TREATMENT, FLOOR MATS AND/OR ACCESSORIES. 2. NOTES: DETAILS AND MATERIALS SHOWN ON THE APPROVED DECOR DRAWINGS CONFLICTING WITH THE STANDARD PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY PRIOR TO COMMENCEMENT OF THE IMMEDIATELY PRIOR TO COMMENCEMENT OF THE INSTALLATION. VERIFICATION OF ADA COMPLIAN
- WILL BE NECESSARY. 3. DELIVERY AND STORAGE: RECEIVE AND SAFEGUARD OWNER ITEMS ON THE JOB SITE IF REQUESTED.

PERFORMANCE

1. INSTALLATION: PREPARE SURFACES TO RECEIVE THESE MATERIALS AND COOPERATE WITH THE INSTALLATION OF DECOR MATERIALS AS SHOWN ON THE DECOR DRAWINGS.

NOTES

SYMBOL TEXT EQUIPMENT No.

- 1. IT IS THE RESPONSIBILITY OF THE G.C. TO COORDINATE DELIVERY, UNCRATING, POSITIONING, FINAL HOOK-UP AND REMOVAL
- OF TRASH OF ALL OWNER SUPPLIED KITCHEN 2. ALL KITCHEN EQUIPMENT TO BE INSTALLED AS PER
- MANUFACTURER'S SPECIFICATIONS. 3. DECOR ITEMS SUPPLIED BY OWNER AND INSTALLED
- . ACCESSIBLE TABLE TOPS SHALL BE 28" TO 34" ABOVE FLOOR OR GROUND SURFACE. A KNEE CLEARANCE OF AT LEAST 27" HIGH, 30" ON WIDTH AND 19" DEEP SHALL BE PROVIDED UNDERNEATH TABLES.
 TABLE SUPPORT SHALL NOT PROJECT INTO THE REQUIRED KNEE SPACE OR CLEAR FLOOR SPACE.

PLAN NOTES:

- 1. FLOOR MATS SHOULD BE PLACED IN THE THE AREAS DESCRIBED BELOW: ENTRY WAY MATS: 3M NOMAD, AVAILABLE SIZES 3'x5' OR 4'x6' KITCHEN FLOOR MATS: MATRIX 'GRIP ROCK'
- -INSIDE WALK-IN COOLER (3'-0" x 5'-6")
 -OUTSIDE THE WALK-IN COOLER (3'-0" x 4'-0")
- -ICE MACHINE (3'-0" x 4'-0") -3 COMPARTMENT SINK (3'-0" x 7'-6") -CONDIMENT COUNTER (3'-0" x 8'-10")
- 2. EQUIPMENT SUBSTITUTIONS REQUIRE POPEYES PRE-APPROVAL SUBMIT CUT SHEETS TO POPEYE'S DEPARTMENT
- 3. ALL EQUIPMENT 6" HIGH LEGS, COMMERCIAL CASTERS OR ON A 6" CONCRETE CONTINUOUS COVED BASE 4. NOT EVERY EQUIPMENT SHOWN ON THE SCHEDULE ARE USED

REVISIONS:



NEWPORT BEACH, CA 92660 TEL. (949) 833-3240 FAX (949) 833-1145 E-MAIL HP@PETROSSIASSOC.COM



PROJECT

KITCHEN

DRAWING:

KITCHEN EQUIPMENT SCHEDULED

CHECKED BY:

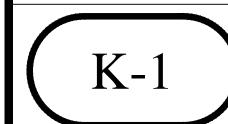
DATE: 1-28-2021

ISSUED FOR: REVIEW PLAN CHECK

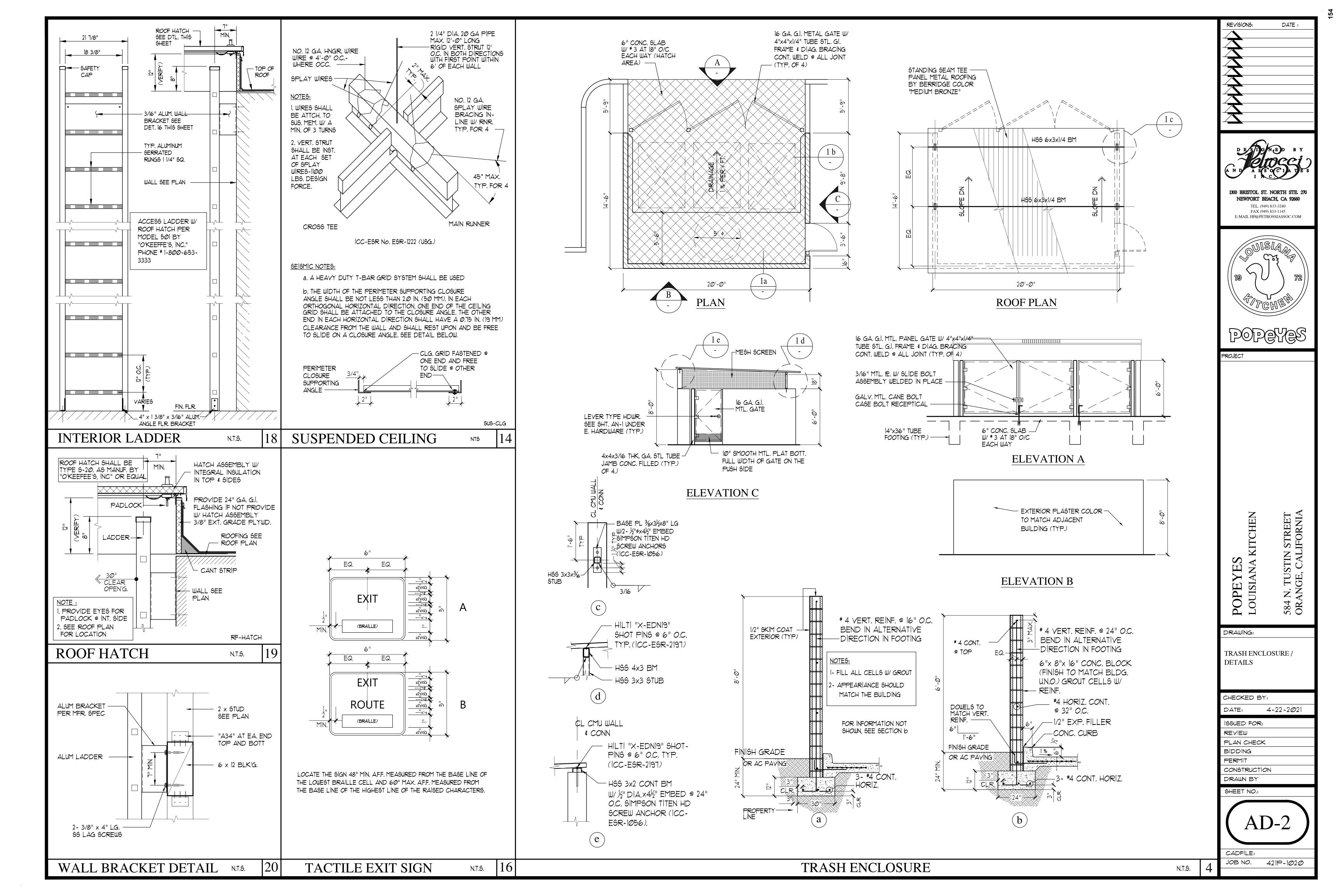
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CONSTRUCTION DRAWN BY

SHEET NO .:



CADFILE: JOB NO. 421P-1020

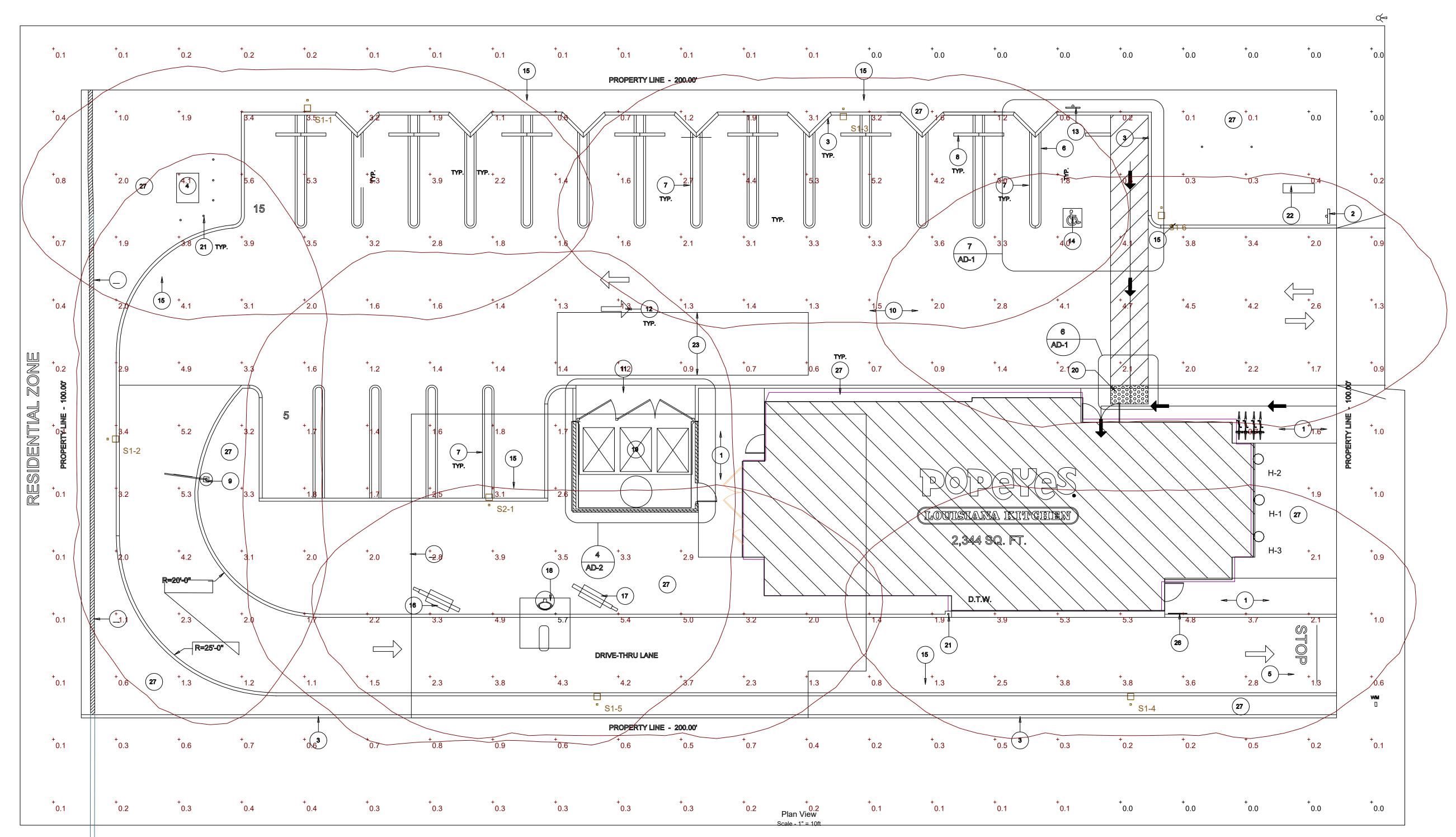


| Schedule | | | | | | | | | | |
|----------|-------|-----|---------------------------|---|---|---|-----------------|--------------------|-----|---------|
| Symbol | Label | QTY | Manufacturer | Catalog Number | Description | Lamp | Number Lamps | Lumens per Lamp | LLF | Wattage |
| | S1 | 6 | Lithonia Lighting | DSX0 LED P3 40K BLC MVOLT | DSX0 LED P3 40K BLC MVOLT | LED | 1 | 6925 | 1 | 71 |
| | S2 | 1 | Lithonia Lighting | DSX0 LED P3 40K T5W MVOLT | DSX0 LED P3 40K T5W MVOLT | LED | 1 | 8712 | 1 | 71 |
| | Н | 3 | US Architectural Lighting | DSCRB22-LED-VPA-III- 24LED-350mA-TRA | FABRICATED METAL HOUSING, VPA LED MODULE CONSISTING OF: | 24 TRA TRUE AMBER-590NM LIGHT EMITTING DIODES (LEDS). | 24 | 29 | 0.8 | 20.3 |



| Statistics | | | | | | |
|---------------|--------|--------|--------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| SITE LIGHTING | + | 1.8 fc | 5.7 fc | 0.0 fc | N/A | N/A |

| | mano | Locatio | | | | |
|-----|-------|---------|----------|-------|-------|-------------|
| | | | Location | | | |
| No. | Label | х | Y | Z | МН | Orientation |
| 1 | Н | 147.48 | -501.57 | 10.00 | 10.00 | 0.00 |
| 2 | Н | 147.33 | -495.07 | 10.00 | 10.00 | 0.00 |
| 3 | Н | 147.40 | -507.42 | 10.00 | 10.00 | 0.00 |
| 1 | S1 | -4.16 | -437.91 | 16.00 | 16.00 | 180.00 |
| 2 | S1 | -35.99 | -491.88 | 16.00 | 16.00 | 90.00 |
| 3 | S1 | 81.22 | -439.27 | 16.00 | 16.00 | 180.00 |
| 4 | S1 | 126.99 | -534.15 | 16.00 | 16.00 | 0.00 |
| 5 | S1 | 41.99 | -534.15 | 16.00 | 16.00 | 0.00 |
| 6 | S1 | 131.90 | -455.00 | 16.00 | 16.00 | 180.00 |
| 1 | S2 | 24.78 | -502.39 | 16.00 | 16.00 | 0.00 |

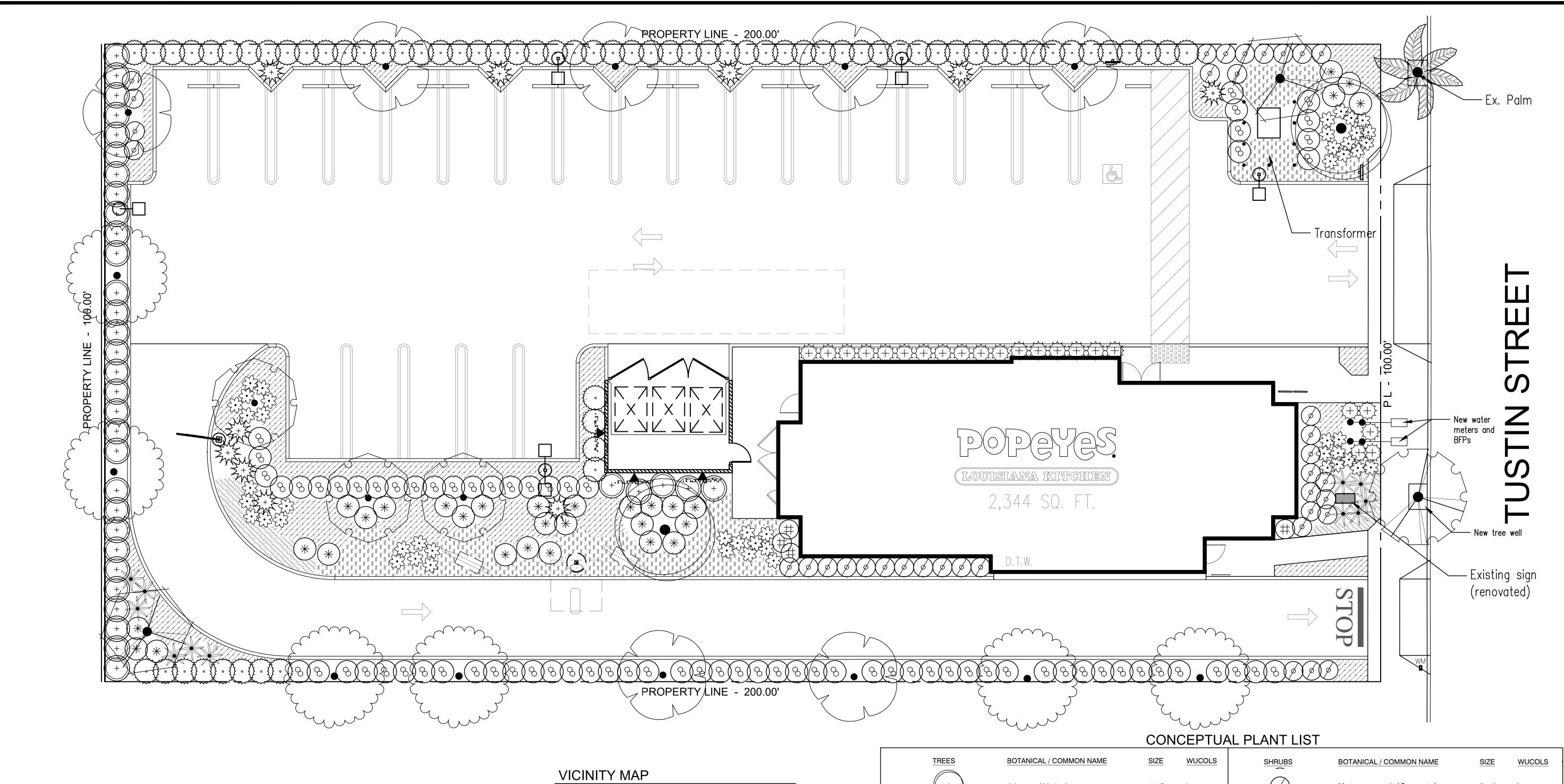


TUSTIN STREET

Designer
STEVE DOMINGUEZ
805-701-8156
Date
6/15/2015
Scale
Not to Scale
Drawing No.

Summary 1 of 1

1 of 1



| | WA | TER EFFIC | CIENT LAN | NDSCAP | E WORKSHE | EET | |
|---|-------------------------|-----------------------------------|---|-----------------|-----------------------------|-----------------------|---|
| | | | ORAN | GE, CA | | | |
| Reference Evap | | | | | | | |
| Hydrozone #/Planting Description ^A | Plant Factor (PF) | Irrigation Method ^B | Irrigation Efficiency (IE) ^C | ETAF (PF/IE) | Landscape Area (sq. ft.) | ETAF x Area | Estimated Total Water Use (ETWU) ^D |
| REGULAR LAI | NDSCAPE / | AREAS | | | | | |
| LW | 0.30 | DRIP | 0.81 | 0.37 | 3905.00 | 1446.30 | 44117.82 |
| MWTR | 0.40 | BUBBLERS | 0.80 | 0.50 | 725.00 | 362.50 | 11057.70 |
| | | | | TOTALS: | 4630.00 | 1808.80 | |
| | | | | | ET | WU TOTAL | 55175.52 |
| | | | Maxin | num Allowed | d Water Allowanc | e (MAWA) ^E | 77678.44 |

^B <u>Irrigation Method</u>

E MAWA (Annual Gallons Allowed)

Where 0.62 is a conversion factor that

converts acre-inches per acre

per year to gallons per square

foot per year. LA is the total

landscape area in square feet.

ETAF is 0.55 for residential

areas and 0.45 for non—residential areas.

 $(ETo)(0.62)[(ETAF \times LA)]$

B = Bubbler

D = Drip

REGULAR LANDSCAPE AREAS

ETAF CALCULATIONS

TOTAL ETAF x AREA 1808.80

TOTAL AREA 4630.00

AVERAGE ETAF 0.39

A <u>Hydrozone # / Planting Descrption</u>
MW = Moderate Water use Plants
MWTR = Moderate Water use Trees

D ETWU (Annual Gallons Required) ETo x 0.62 x ETAF x Area

Where 0.62 is a conversion factor that converts acre — inches per acre per year to gallons per square foot per year.

LANDSCAPE TABULATIONS: Total landscape area: 4630 sq. ft. (23.15%)

Total landscape area: 4630 sq. ft. (23.15% of site)

On site Tree Tabulations:

8 Trees at 22 parking stalls 8 Trees along remaining site perimeter 1 Tree at from setback (36" box minumum) 1 Trees in center island

Number of trees total: 19 Trees

NOTES:

- Quantities shown on plant list are to be verified by Contractor.
- Any trees planted within five feet of curbs or paving shall be installed with a root barrier per detail.
 Trees in street—side setback areas shall be minimum

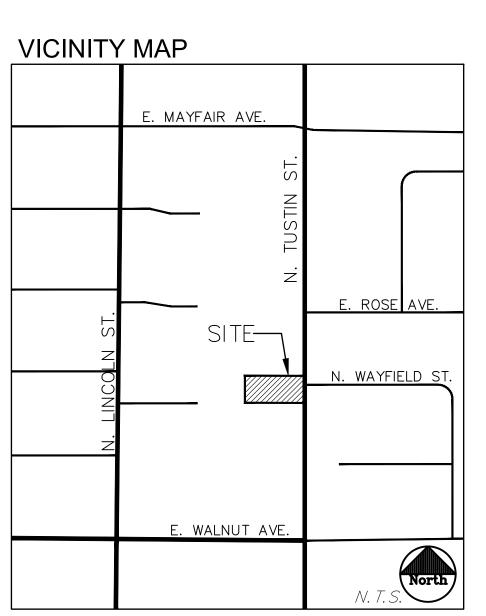
IRRIGATION NOTES:

^C <u>Irrigation Efficiency</u> 0.80 for bubbler

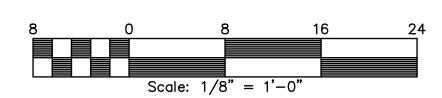
0.81 for drip

36" box size.

- Automatic irrigation system to be installed that is water efficient, appropriate for the landscape
- hydrozones and provides 100% coverage.
 Landscape planting will meet MAWA water use requirements by using a low water efficient irrigation system and weather based smart controller.
 Landscape planting to be irrigated the following ways:
- Trees: stream bubblers
 All other planting areas: drip irrigation
 Groundcover in parkway: drip irrigation
- Irrigation plans shall provide separate systems for tree stream bubblers.
- Weather based smart controller such as Hunter X-Core, or Hunter PCC will be used.







| TREES | BOTANICAL / COMMON NAME | SIZE | WUCOLS | SH |
|--------|--|----------|--------|---------------------------------|
| | Arbutus x `Marina` Marina Strawberry Tree | 24" Box | L | (|
| | Cercis occidentalis Western Redbud | 36" Box | L | (|
| £ • 33 | Geijera parviflora Australian Willow | 24" Box | L | { |
| | Lagerstroemia indica x fauriei `Natchez` Natchez Crape Myrtle | 24" Box | М | <u>VI</u> |
| | Lophostemon confertus Brisbane Box | 24" Box | М | GI |
| | Prunus cerasifera `Krauter Vesuvius` Purple Leaf Plum | 24" Box | М | (I) (I) (I) (I) (I) |
| PALMS | BOTANICAL / COMMON NAME | SIZE | WUCOLS | |
| | Archontophoenix cunninghamiana King Palm | Existing | | |
| SHRUBS | BOTANICAL / COMMON NAME | SIZE | WUCOLS | , s |
| + | Callistemon viminalis `CV01` TM Slim Weeping Bottlebrush | 5-gal. | L | |
| 8 | Callistemon viminalis `Little John` Little John Weeping Bottlebrush | 5-gal. | L | |
| €;3 | Hemerocallis x `Butterscotch Ruffles` Butterscotch Ruffles Daylily | 5-gal. | М | |
| | | | | |

| SHRUBS | BOTANICAL / COMMON NAME | SIZE | WUCOLS |
|---------------|--|--------|--------|
| Ø | Myrtus communis `Compacta` Dwarf Myrtle | 5-gal. | L |
| # | Nandina domestica Heavenly Bamboo | 5-gal. | L |
| \bigcirc | Westringia fruticosa `Wynabbie Gem` Wynabbie Gem Coast Rosemary | 5-gal. | L |
| VINES | BOTANICAL / COMMON NAME | SIZE | WUCOLS |
| vergera. | Ficus repens Creeping Fig | 5-gal. | М |
| GROUND COVERS | BOTANICAL / COMMON NAME | SIZE | WUCOLS |
| | Achillea millefolium Common Yarrow | Flats | L |
| | Dymondia margaretae Silver Carpet Dymondia | 1-gal | L |
| | Lantana montevidensis Trailing Lantana (mix white & purple) | 1-gal | L |
| | | | |
| | | | I |



PROJECT

POPEYES LOUISIANA KIT TUSTIN STREET, ORANGE, CA

CONCEPTUAL LANDSCAPE PLAN

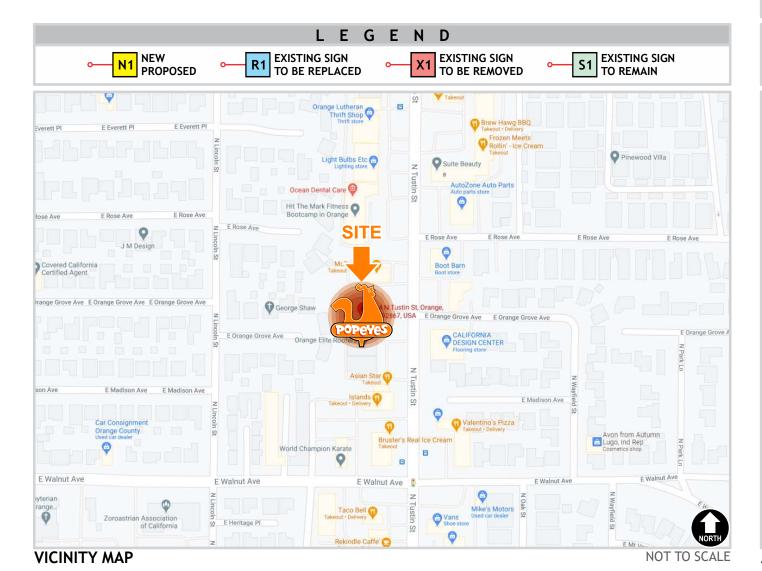
REVISIONS BY

| DRAWN |
|-----------------|
| S.L. / J.S. |
| DATE |
| 6/4/2021 |
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| јов no. 5402 |
| 3402 |
| SHEET |
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| |
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| |

157

SCHEDULE

- N1 (1) 27" ILLUMINATED CHANNEL LETTERS WITH 8" LK TAGLINE ILLUMINATED CHANNEL LETTERS ON WIREWAY
- N2 (1) 36" ILLUMINATED BUILDING SEAL
- N3 (1) 36" ILLUMINATED BUILDING SEAL
- N4 (1) NON-ILLUMINATED FCO LETTERS "LOVE THAT CHICKEN"
- N5 (1) 10'-0"X4'-0"X8" DRIVE THRU WINDOW CANOPY (PAINTED BLACK)
- N6 (1) 7'-0"X3'-0"X8" CANOPY (PAINTED BLACK)
- N7 (1) 5'-0"X3'-0"X8" CORNER CANOPY (PAINTED RED)
- N8 (1) 10'-0"X3'-0"X8" CANOPY (PAINTED RED)
- N9 (2) 17'-0"X3'-0"X8" CANOPY (PAINTED RED)
- N10 (1) 7'-0"X3'-0"X8" CANOPY (PAINTED RED)
- N11 (2) NON-ILLUMINATED 8" TALL BUILDING FASCIA BAND
- N12 (1) 3'-0" GUARDRAIL WITH PLATES
- N13 (1) CLEARANCE BAR
- N14 (1) DRIVE THRU MENU CANOPY
- N15 (1) SPEAKER BOX
- N16 (2) MONUMENT REPLACEMENT FACE
- N17 (1) 27" ILLUMINATED CHANNEL LETTERS (NO LK TAGLINE)





POPEYES

Cavada Development 584 N Tustin St. Orange, CA 92867

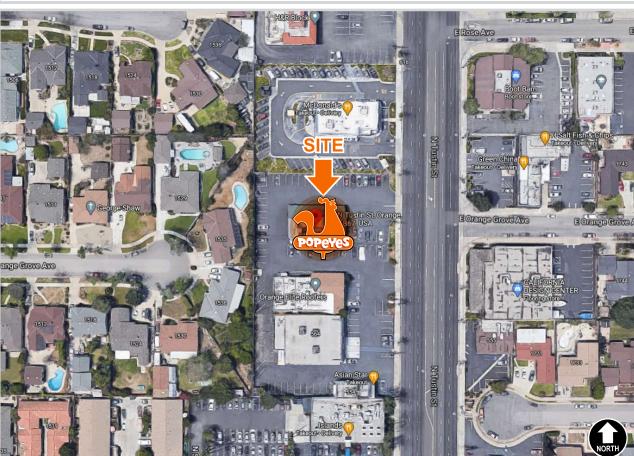
APPROVAL

SIGN C O D E

SQUARE FOOTAGE INFORMATION

ALLOWABLE 0.00 SQ. FT.

PROPOSED 161.6 SQ. FT.



LOREN INDUSTRIES

12226 Coast Drive Whittier, CA 90601

Tel: (562) 946-7545 Fax: (562) 949-5707

St. Lic.: 455415

Los Angeles, CA



DRAWING/REVISION NO .:

02-21-0002R2

PAGE NO.:

1 of 21

CLIENT:

POPEYES

ADDRESS 584 N Tustin St. Orange, CA 92867

Approval Signature

DATE:

02/03/2021

PROJECT MANAGER

Dave P.

DESIGNER: EC

REVISION DATE:

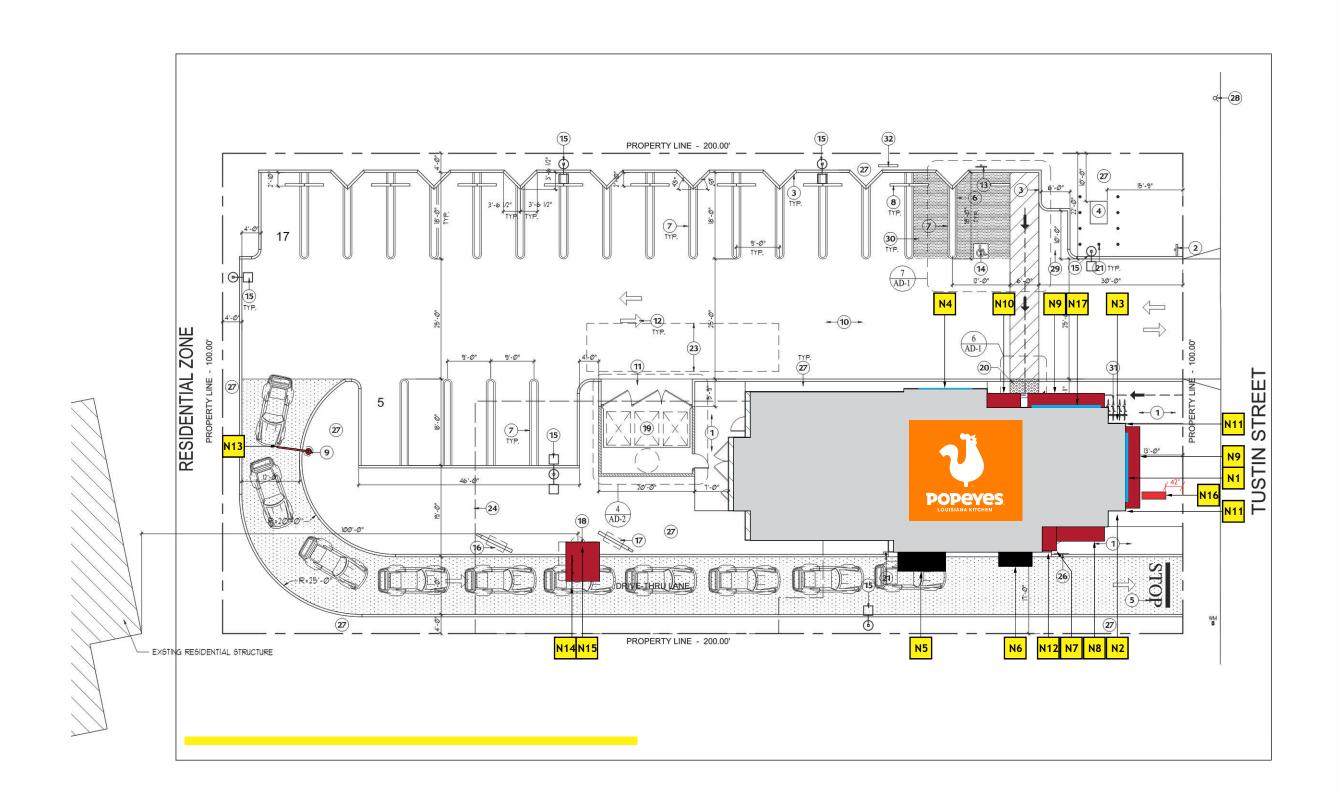
06/02/2021

REVISION BY:

Jose Soria

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AERIAL MAP NOT TO SCALE





Scale: 1"=20'-0"



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Los Angeles, CA



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02-21-0002R2

PAGE NO.:

2 of 21

CLIENT: **POPEYES**

ADDRESS

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Approval Signature

DATE:

02/03/2021

PROJECT MANAGER

Dave P.

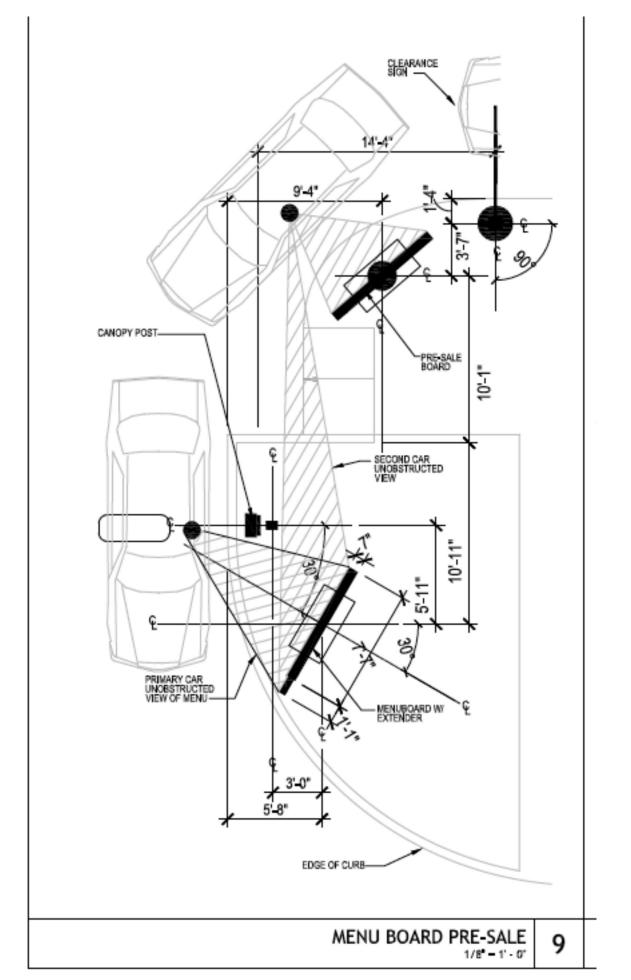
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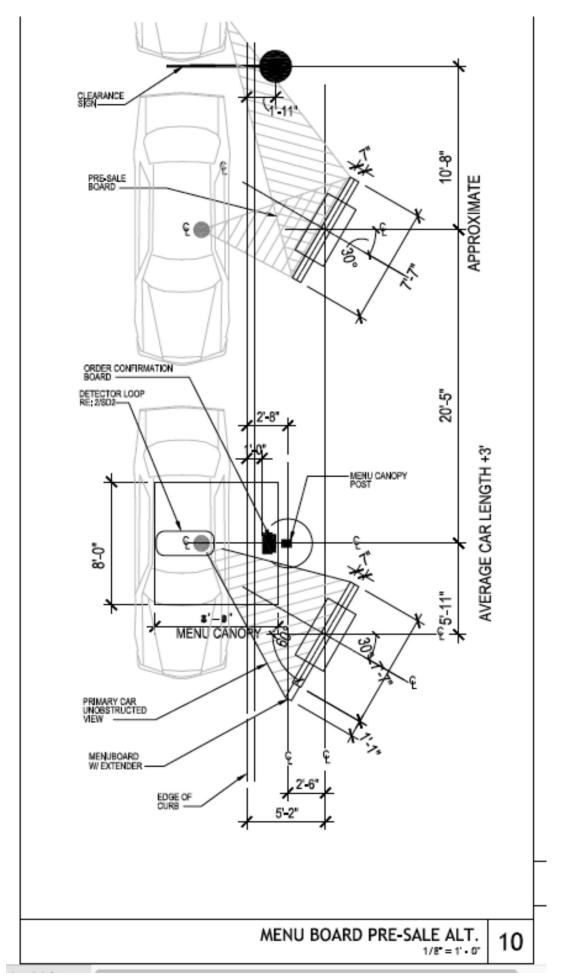
REVISION DATE:

06/02/2021

REVISION BY:

Jose Soria





Speaker canopy menu board standard template location.



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Los Angeles, CA



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3 of 21

POPEYES

584 N Tustin St. Orange, CA 92867

Approval Signature

DATE:

02/03/2021

PROJECT MANAGER

Dave P.

DESIGNER:

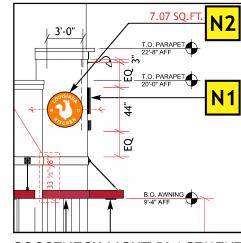
EC.

REVISION DATE:

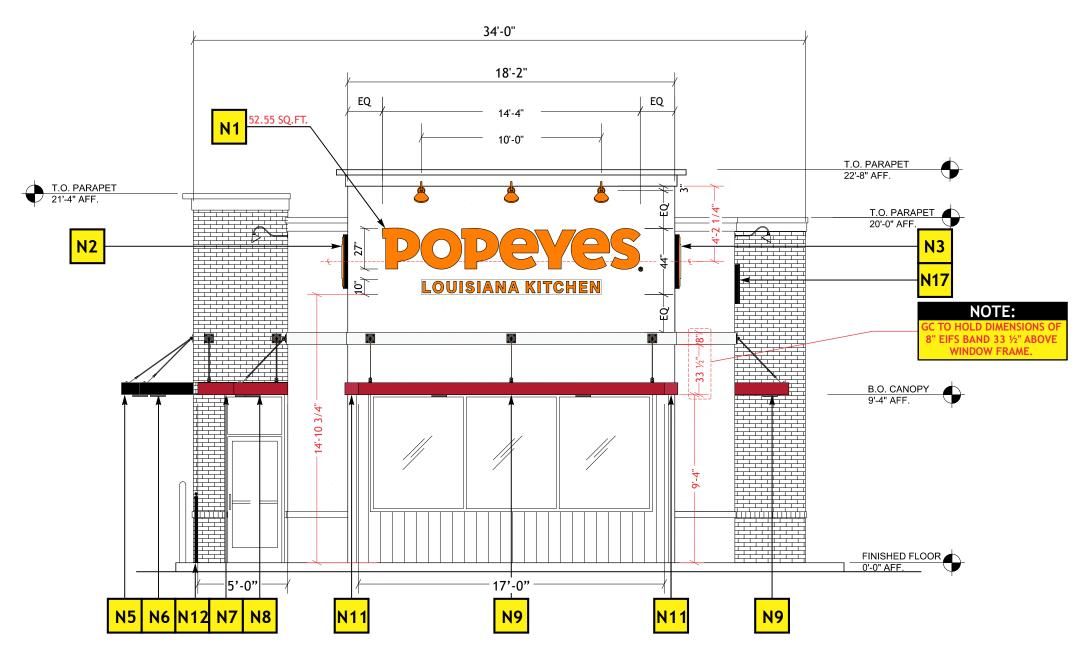
06/02/2021

REVISION BY:

Jose Soria



GOOSENECK LIGHT PLACEMENT SIDE ELEVATION VIEW



EAST ELEVATION (STOREFRONT) TOTAL PROPOSED: 52.55 SQ.FT.

Scale: 3/16" = 1'-0"

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DRAWING/REVISION NO.:

02-21-0002R2

PAGE NO.:

4 of 21

CLIENT: **POPEYES**

ADDRESS

584 N Tustin St. Orange, CA 92867

Approval Signature

DATE: 02/03/2021

PROJECT MANAGER

Dave P.

DESIGNER:

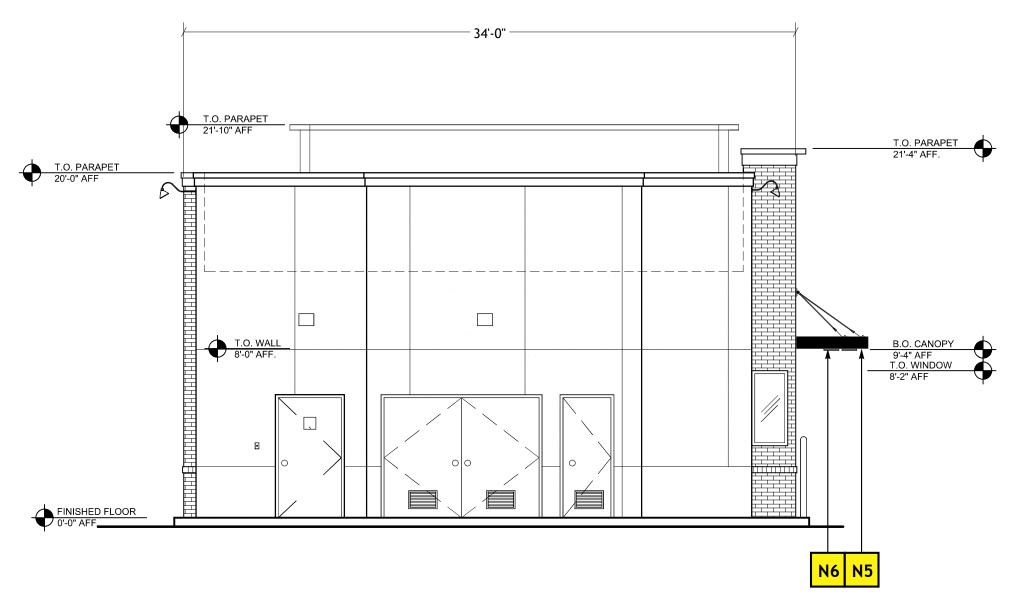
EC

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06/02/2021

REVISION BY:

Jose Soria



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PAGE NO.:

5 of 21

CLIENT: **POPEYES**

ADDRESS

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Approval Signature

DATE:

02/03/2021

PROJECT MANAGER

Dave P.

DESIGNER:

EC

REVISION DATE:

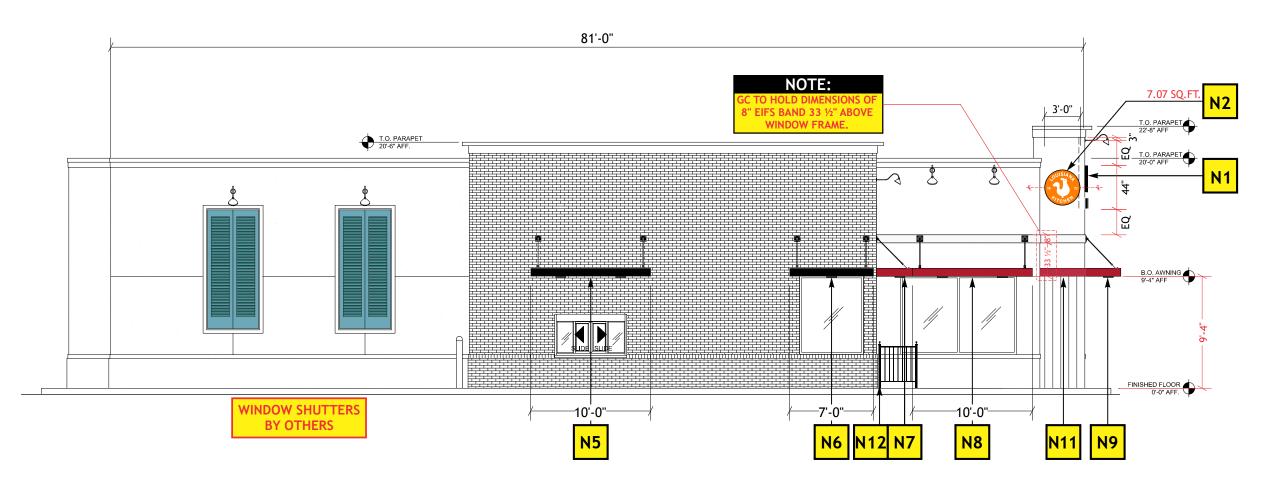
06/02/2021

REVISION BY:

Jose Soria

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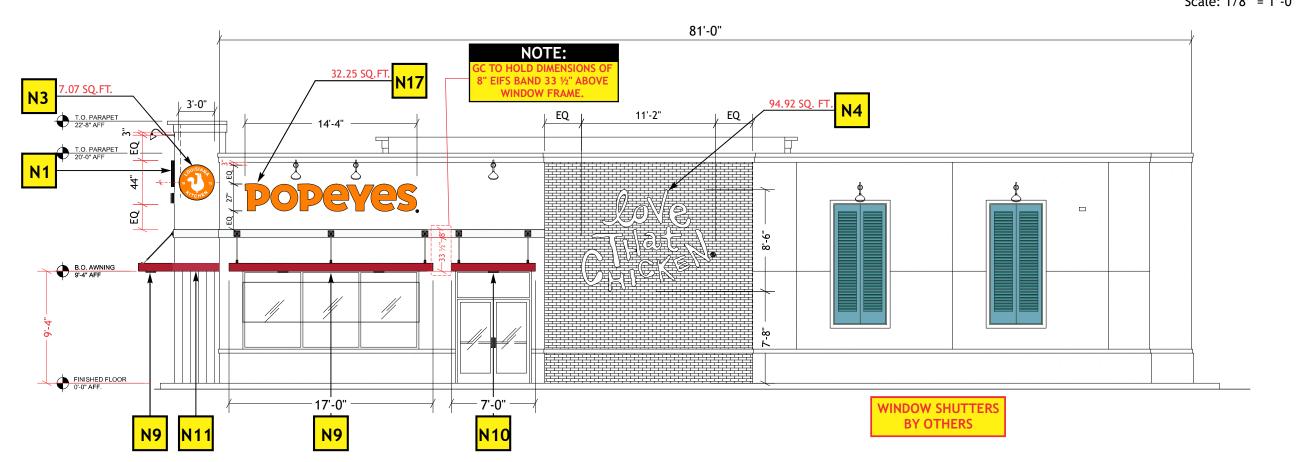
WEST ELEVATION (REAR) TOTAL PROPOSED: 32.25 SQ.FT.



SOUTH ELEVATION (LEFT)

TOTAL PROPOSED: 7.07 SQ.FT.

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



NORTH ELEVATION (RIGHT)

TOTAL PROPOSED: 134.24 SQ.FT.

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



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CLIENT:

POPEYES

ADDRESS 584 N Tustin S

584 N Tustin St. Orange, CA 92867

Approval Signature

DATE:

02/03/2021

PROJECT MANAGER

Dave P.

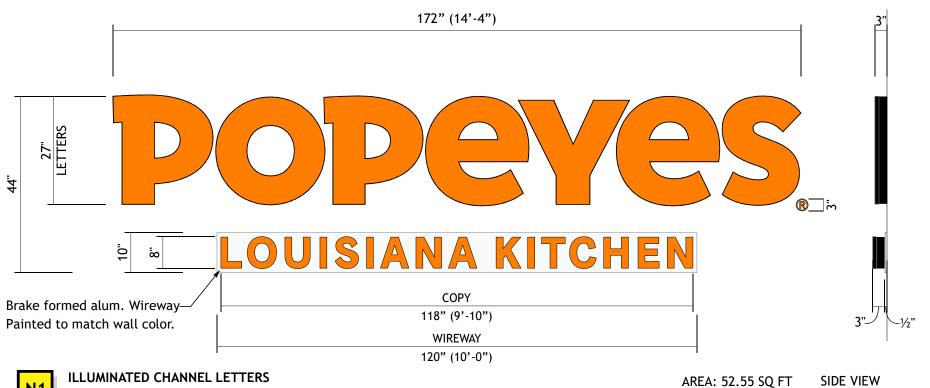
DESIGNER:

REVISION DATE:

06/02/2021

REVISION BY:

Jose Soria



FRONT VIEW

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

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

SPECIFICATIONS:

LETTERS: POPEYES

FACES:................ .177" #7328 WHITE ACRYLIC FACES

w/ 1ST SURFACE VINYL **3M 3630–84 TANGERINE**

RETURNS:....... .040" X 3.0 ALUMINUM BLACK COIL

BACKS:..... 1/8" WHITE ACM BACKS TRIM CAP:...... 1" JEWELITE BLACK TRIMCAP

ILLUMINATION:.. WHITE LED'S

SPECIFICATIONS:

LETTERS: LOUISANA KITCHEN

FACES:..... .177" #7328 WHITE ACRYLIC FACES

w/ 1ST SURFACE VINYL

3M 3630–84 TANGERINE

RETURNS:...... .040" X 3.0 ALUMINUM BLACK COIL

BACKS:..... 1/8" WHITE ACM BACKS

TRIM CAP:...... 1" JEWELITE BLACK TRIMCAP

ILLUMINATION:.. WHITE LED'S



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PROJECT MANAGER

Dave P.

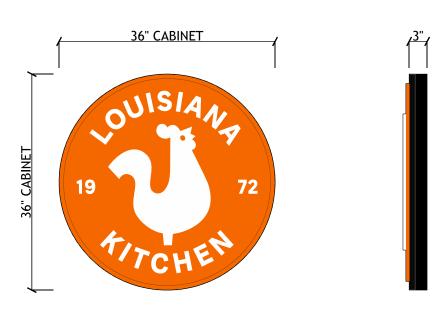
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REVISION DATE:

06/02/2021

REVISION BY:

Jose Soria



QTY: 2

ILLUMINATED BUILDING SEAL FRONT VIEW & SIDE VIEW

AREA: 7.07 SQ FT SCALE: 3/4" = 1'-0"

SPECIFICATIONS:

- 1. RETURNS 3" X .040" ALUMINUM PAINTED BLACK
- 2. FACES .118" CLEAR IMPACTED MODIFIED ACRYLIC
- W/ 2ND SURFACE VINYLS
- 3M 3630-84 Tangerine, 3630-20 WHITE
- 3. TRIM CAP 1" BLACK
- 4. BACKS 1/8" ACM
- 5. LEDS- WHITE LED W/ 12V 60W POWER SUPPLY



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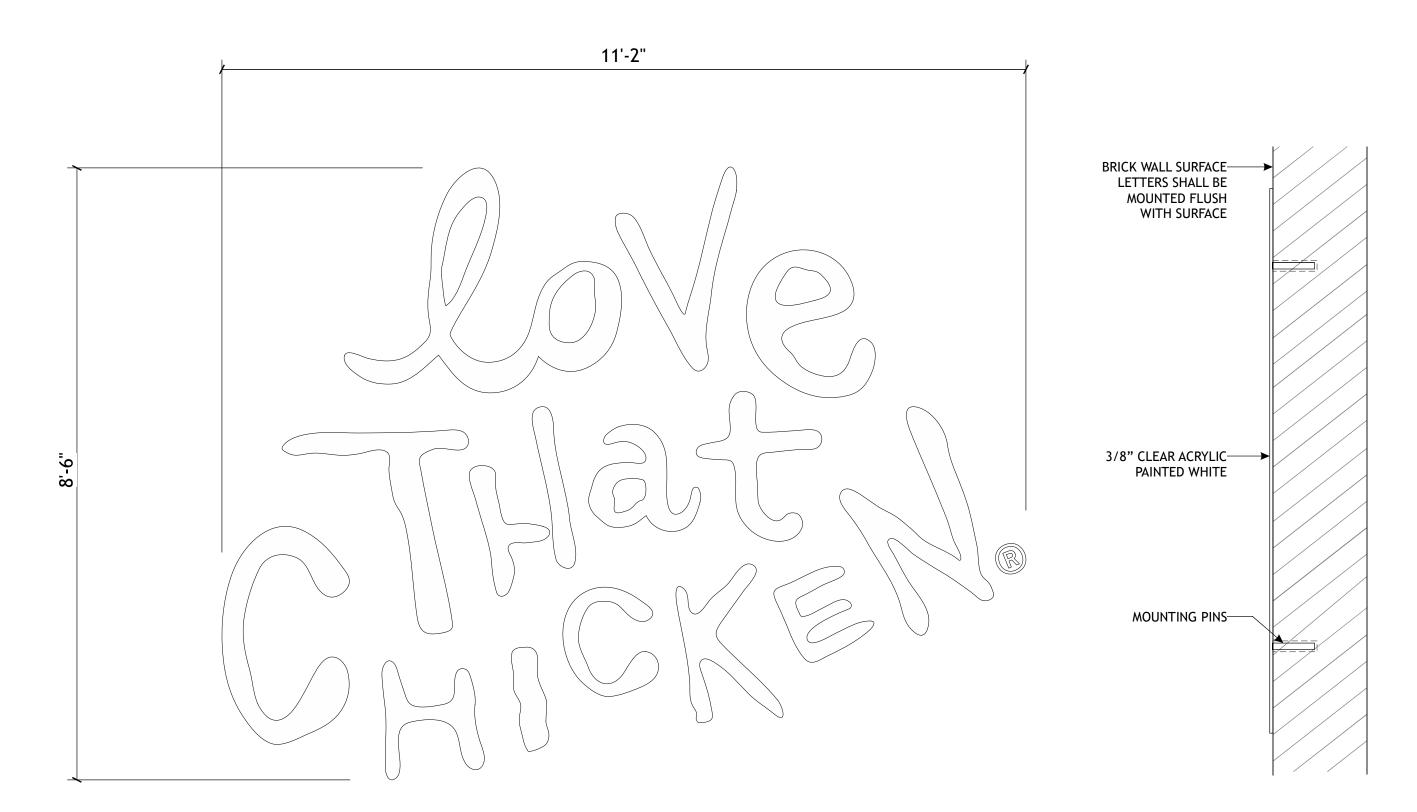
Dave P.

DESIGNER:

EC REVISION DATE:

06/02/2021

REVISION BY: Jose Soria





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Approval Signature

DATE:

02/03/2021

PROJECT MANAGER

Dave P.

DESIGNER: EC

REVISION DATE:

06/02/2021

REVISION BY:

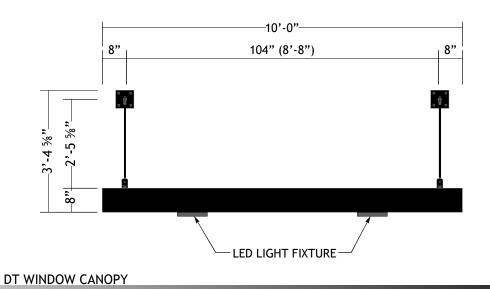
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Scale: 3/4" = 1'-0"

"LOVE THAT CHICKEN" NON-ILLUMINATED FCO LETTERS

AREA: 94.92 SQ FT



SPECIFICATIONS:

FRONT VIEW

2. 2" X 8" ALUMINUM RECT. TUBE CANOPY FRAME WITH .090" BRAKE FORMED STIFFENERS

- 3. .090" ALUMINUM TOP & BOTTOM COVERS
- 4. PAINT BLACK
- 5. LIGHTING LED LIGHT FIXTURE

NOTES:

ELECTRICAL COMPONENTS TO BE UL LISTED AND INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC)

ALL WIRING SHALL BE 12 GA

(1) 20 AMP-120V CIRCUIT TO BE BROUGHT TO JOB SITE BY LICENCED ELECTRICIAN.

ALL SIGNAGE WILL BE UL2161 COMPLIANT AND CARRY UL LABELS.

COLOR

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

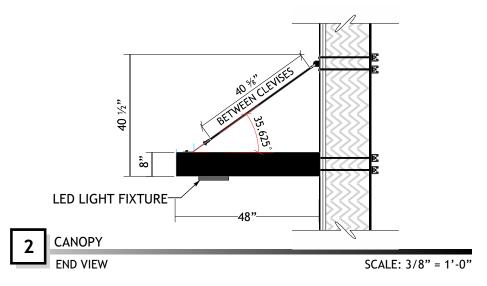




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THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

(1) LEFT SIDE





CANOPY ISOMETRIC VIEW

SCALE: NTS



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PROJECT MANAGER

Dave P.

DESIGNER:

EC

REVISION DATE:

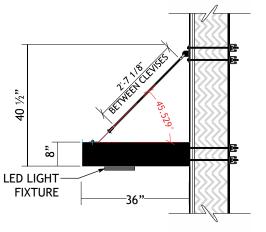
06/02/2021

REVISION BY:

Jose Soria

84" (7'-0") 71/2 69" (5'-9") -2'-5 %"-LED LIGHT FIXTURE

(1) LEFT SIDE - WINDOW @ BRICK



CANOPY **END VIEW**

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

FRONT VIEW

CANOPY

SPECIFICATIONS:

2. 2" X 8" ALUMINUM RECT. TUBE CANOPY FRAME WITH .090" BRAKE FORMED STIFFENERS

- 3. .090" ALUMINUM TOP & BOTTOM COVERS
- 4. PAINT BLACK
- 5. LIGHTING LED LIGHT FIXTURE

NOTES:

ELECTRICAL COMPONENTS TO BE UL LISTED AND INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC)

ALL WIRING SHALL BE 12 GA

(1) 20 AMP-120V CIRCUIT TO BE BROUGHT TO JOB SITE BY LICENCED ELECTRICIAN.

ALL SIGNAGE WILL BE UL2161 COMPLIANT AND CARRY UL LABELS.

COLOR

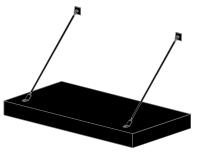


SCALE: 3/8" = 1'-0"

LISTED **ELECTRIC SIGN SECTION**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES.

THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



CANOPY ISOMETRIC VIEW

SCALE: NTS

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ADDRESS

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Approval Signature

DATE:

02/03/2021

PROJECT MANAGER

Dave P.

DESIGNER:

EC

REVISION DATE:

06/02/2021

REVISION BY: Jose Soria

60" (5'-0") 45" (3'-9") -2'-5 1/2"--3'-4 1/2" , œ LED LIGHT FIXTURE

CANOPY

SCALE: 3/8" = 1'-0" FRONT VIEW

SPECIFICATIONS:

- 2. 2" X 8" ALUMINUM RECT. TUBE CANOPY FRAME WITH .090" BRAKE FORMED STIFFENERS
- 3. .090" ALUMINUM TOP & BOTTOM COVERS
- 4. PAINT PMS 187C RED
- 5. LIGHTING- LED LIGHT FIXTURE

NOTES:

ELECTRICAL COMPONENTS TO BE UL LISTED AND INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC)

ALL WIRING SHALL BE 12 GA

(1) 20 AMP-120V CIRCUIT TO BE BROUGHT TO JOB SITE BY LICENCED ELECTRICIAN.

ALL SIGNAGE WILL BE UL2161 COMPLIANT AND CARRY UL LABELS.

COLOR



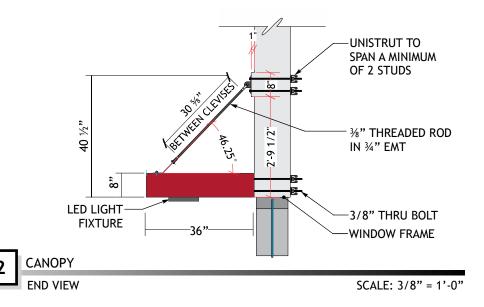




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THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

(1) LEFT SIDE - CORNER





CANOPY ISOMETRIC VIEW **LOREN INDUSTRIES**

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CLIENT: **POPEYES**

ADDRESS 584 N Tustin St. Orange, CA 92867

Approval Signature

SCALE: NTS

DATE:

02/03/2021

PROJECT MANAGER

Dave P.

DESIGNER:

EC

REVISION DATE:

06/02/2021

REVISION BY:

Jose Soria

(1) LEFT SIDE

%" THREADED ROD

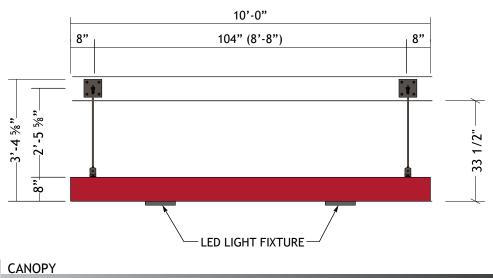
-3/8" THRU BOLT

-WINDOW FRAME

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

IN ¾" EMT

-UNISTRUT TO SPAN A MINIMUM OF 2 STUDS



SCALE: 3/8" = 1'-0" FRONT VIEW

SPECIFICATIONS:

- 2. 2" X 8" ALUMINUM RECT. TUBE CANOPY FRAME WITH .090" BRAKE FORMED STIFFENERS
- 3. .090" ALUMINUM TOP & BOTTOM COVERS
- 4. PAINT PMS 187C RED
- 5. LIGHTING- LED LIGHT FIXTURE

NOTES:

ELECTRICAL COMPONENTS TO BE UL LISTED AND INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC)

ALL WIRING SHALL BE 12 GA

(1) 20 AMP-120V CIRCUIT TO BE BROUGHT TO JOB SITE BY LICENCED ELECTRICIAN.

ALL SIGNAGE WILL BE UL2161 COMPLIANT AND CARRY UL LABELS.

COLOR







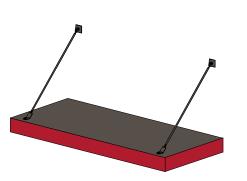
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES.

THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



PMS 187C RED





CANOPY ISOMETRIC VIEW

LED LIGHT

CANOPY

END VIEW

FIXTURE

SCALE: NTS



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POPEYES

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Approval Signature

DATE:

02/03/2021

PROJECT MANAGER

Dave P.

DESIGNER:

EC

REVISION DATE:

06/02/2021

REVISION BY:

Jose Soria

204" (17'-0") 8" 94" (7'-10") 8" LED LIGHT FIXTURE

CANOPY
FRONT VIEW

CANOPY

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

SPECIFICATIONS:

- 2. 2" X 8" ALUMINUM RECT. TUBE CANOPY FRAME WITH .090" BRAKE FORMED STIFFENERS
- 3. .090" ALUMINUM TOP & BOTTOM COVERS
- 4. PAINT PMS 187C RED
- 5. LIGHTING- LED LIGHT FIXTURE

NOTES:

ELECTRICAL COMPONENTS TO BE UL LISTED AND INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC)

ALL WIRING SHALL BE 12 GA

(1) 20 AMP-120V CIRCUIT TO BE BROUGHT TO JOB SITE BY LICENCED ELECTRICIAN.

ALL SIGNAGE WILL BE UL2161 COMPLIANT AND CARRY UL LABELS.

COLOR



PMS 187C RED



UL LISTED

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THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

OF 2 STUDS OF 2 STUDS W" THREADED ROD IN 34" EMT

2 CANOPY END VIEW

LED LIGHT

FIXTURE

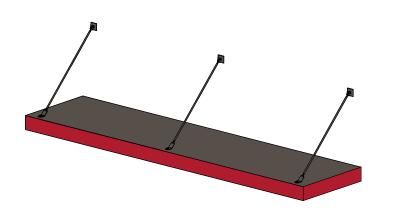
SCALE: 3/8" = 1'-0"

-3/8" THRU BOLT

-WINDOW FRAME

(1) FRONT; (1) RIGHT SIDE

-UNISTRUT TO SPAN A MINIMUM



3 CANOPY
ISOMETRIC VIEW

SCALE: NTS



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ADDRESS
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Orange, CA 92867

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DATE:

02/03/2021

PROJECT MANAGER

Dave P.

DESIGNER:

EC

REVISION DATE:

06/02/2021

REVISION BY:

Jose Soria

7'-0" 7½" 69" (5'-9") 7½" LED LIGHT FIXTURE

END VIEW

UNISTRUT TO SPAN A MINIMUM OF 2 STUDS

%" THREADED ROD IN 3/4" EMT

JAN 18" THRU BOLT WINDOW FRAME

CANOPY

SPECIFICATIONS:

FRONT VIEW

CANOPY

2. 2" X 8" ALUMINUM RECT. TUBE CANOPY FRAME WITH .090" BRAKE FORMED STIFFENERS

- 3. .090" ALUMINUM TOP & BOTTOM COVERS
- 4. PAINT PMS 187C RED
- 5. LIGHTING- LED LIGHT FIXTURE

NOTES:

ELECTRICAL COMPONENTS TO BE UL LISTED AND INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC)

ALL WIRING SHALL BE 12 GA

(1) 20 AMP-120V CIRCUIT TO BE BROUGHT TO JOB SITE BY LICENCED ELECTRICIAN.

ALL SIGNAGE WILL BE UL2161 COMPLIANT AND CARRY UL LABELS.





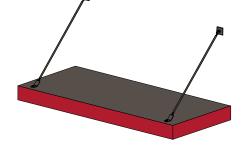
SCALE: 3/8" = 1'-0"





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THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



3 CANOPY ISOMETRIC VIEW

SCALE: NTS

(1) RIGHT SIDE

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



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CLIENT:

POPEYES

<u>ADDRESS</u>

584 N Tustin St. Orange, CA 92867

Approval Signature

DATE:

02/03/2021

PROJECT MANAGER

Dave P.

DESIGNER:

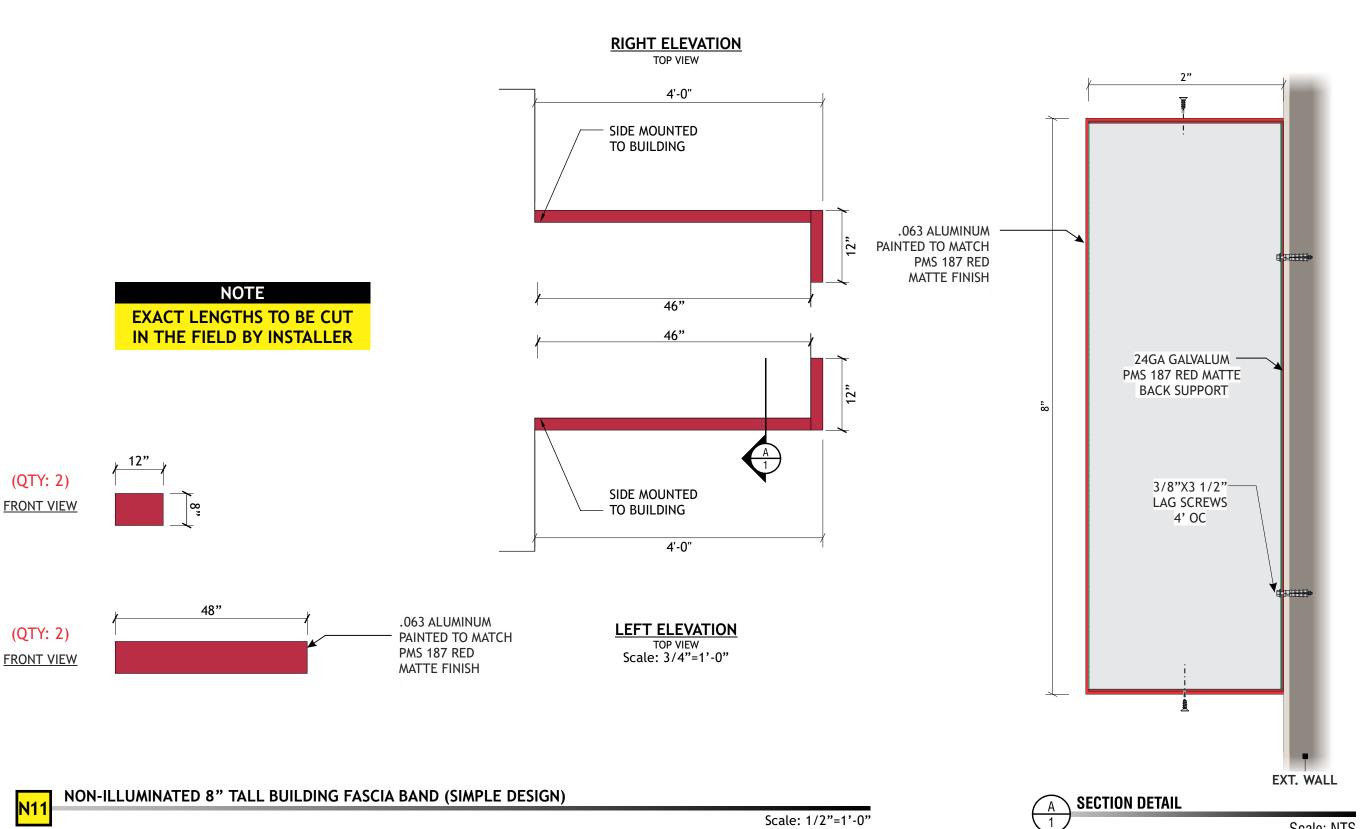
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Approval Signature

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PROJECT MANAGER

Dave P.

DESIGNER:

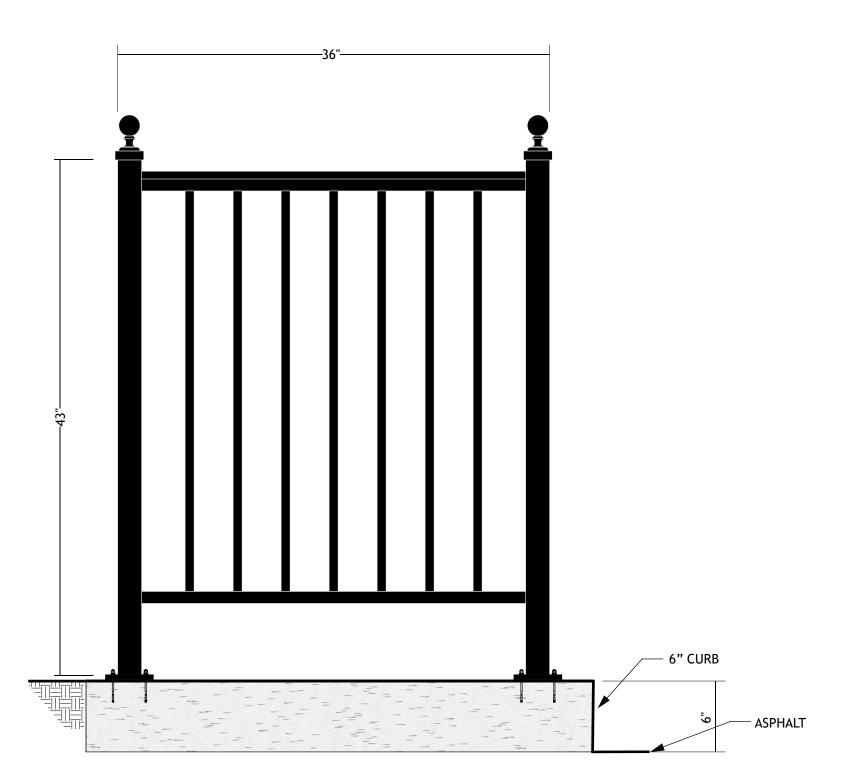
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SPECIFICATIONS: 1. ALUMINUM SQUARE TUBE RAILINGS 2. PAINT - BLACK

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Dave P.

DESIGNER:

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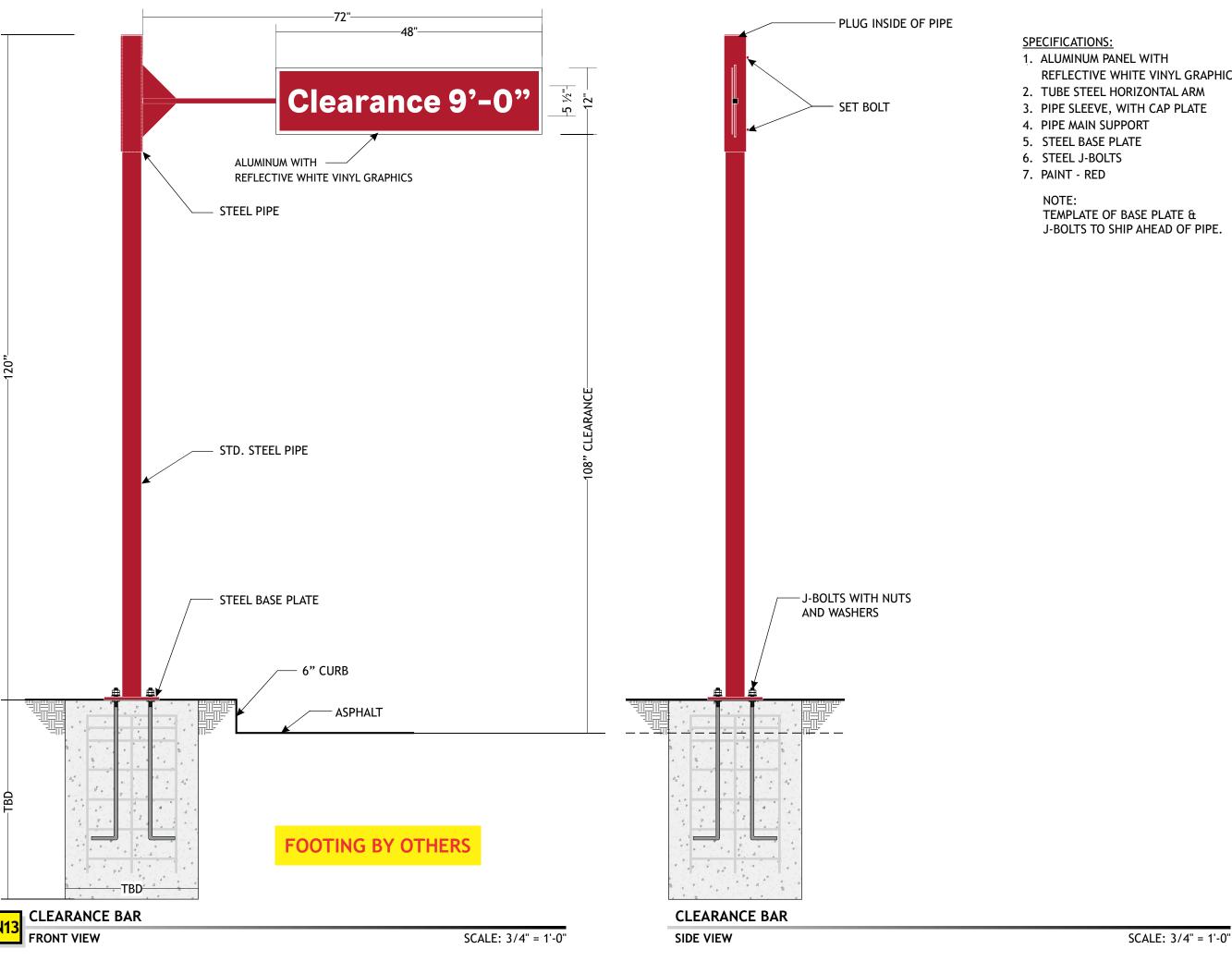
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GUARD RAIL WITH PLATE FRONT VIEW

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



- REFLECTIVE WHITE VINYL GRAPHICS

TEMPLATE OF BASE PLATE & J-BOLTS TO SHIP AHEAD OF PIPE. LOREN INDUSTRIES

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DESIGNER:

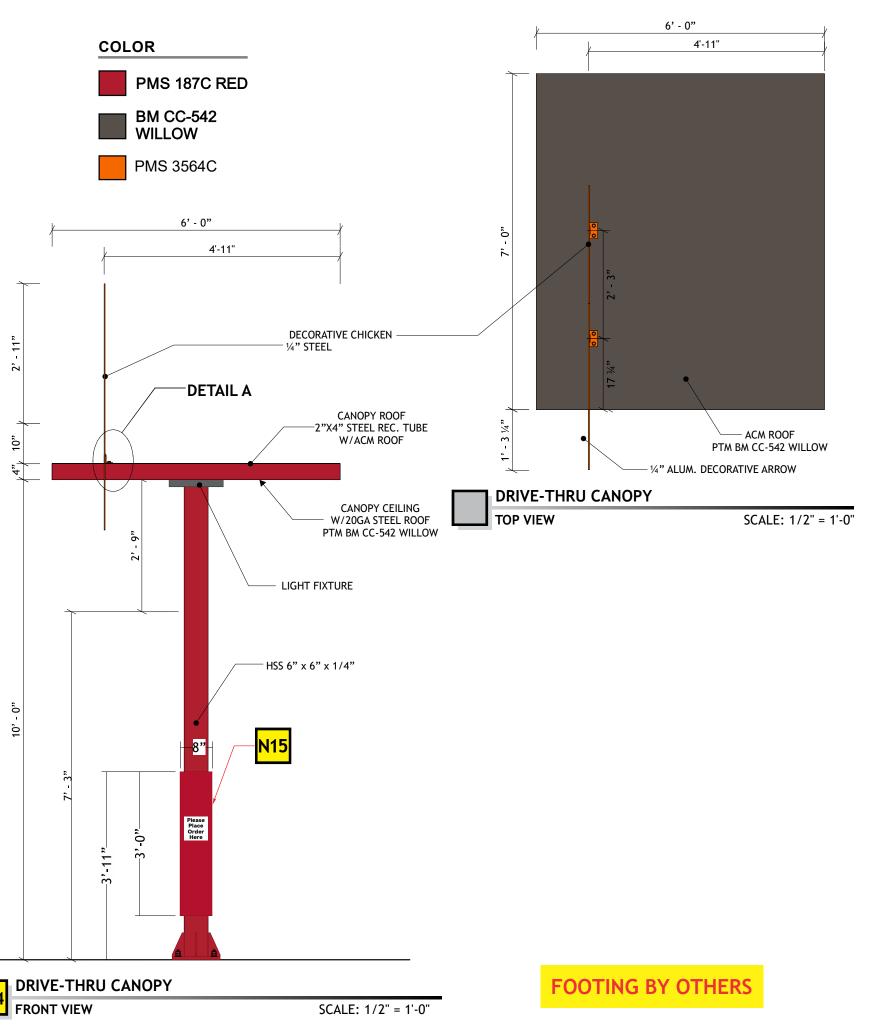
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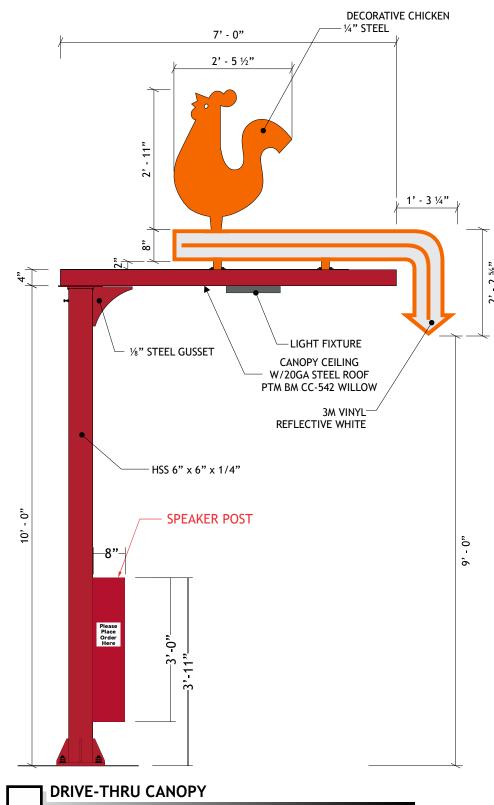
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SIDE VIEW



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PROJECT MANAGER

Dave P.

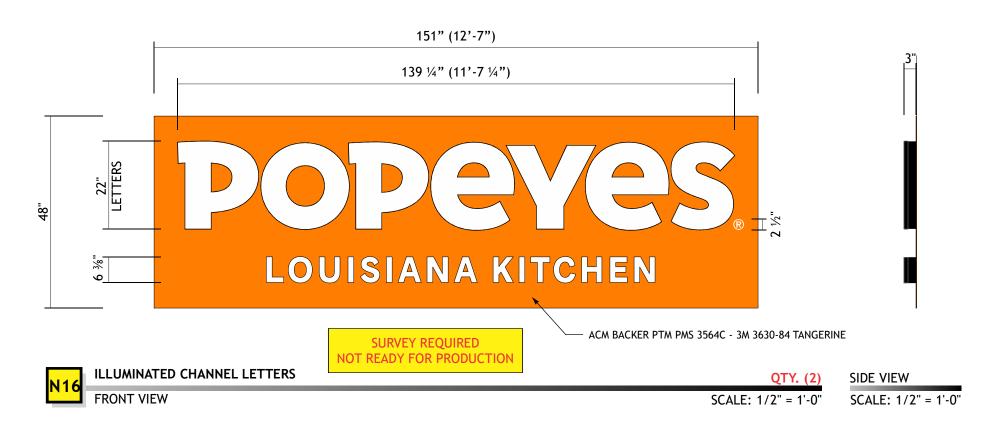
DESIGNER:

EC

REVISION DATE: 06/02/2021

REVISION BY:

Jose Soria



SPECIFICATIONS:

LETTERS: POPEYES

RETURNS:...... .040" X 3.0 ALUMINUM BLACK COIL

BACKS:...... 1/8" WHITE ACM BACKS
TRIM CAP:....... 1" JEWELITE BLACK TRIMCAP

ILLUMINATION:.. WHITE LED'S

SPECIFICATIONS:

LETTERS: LOUISANA KITCHEN

FACES:................ .177" #7328 WHITE ACRYLIC FACES

RETURNS:...... .040" X 3.0 ALUMINUM BLACK COIL

BACKS:..... 1/8" WHITE ACM BACKS

TRIM CAP:...... 1" JEWELITE BLACK TRIMCAP

ILLUMINATION:.. WHITE LED'S



EXISTING



LOUISIANA KITCHEN

AS PROPOSED

LOREN LOREN INDUSTRIES

12226 Coast Drive Whittier, CA 90601

Tel: (562) 946-7545 Fax: (562) 949-5707

St. Lic.: 455415

Los Angeles, CA



DRAWING/REVISION NO .:

02-21-0002R2

PAGE NO.:

20 of 21

CLIENT:
POPEYES

ADDRESS 584 N Tustin

584 N Tustin St. Orange, CA 92867

Approval Signature

DATE:

02/03/2021

PROJECT MANAGER

Dave P.

DESIGNER:

EC

REVISION DATE:

06/02/2021

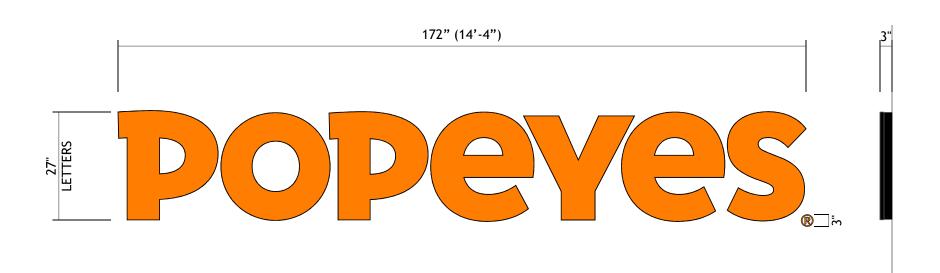
REVISION BY:

Jose Soria

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MONUMENT SIGN REPLACEMENT FACES

Scale: 1/2" = 1'-0"



ILLUMINATED CHANNEL LETTERS

FRONT VIEW

SIDE VIEW AREA: 32.25 SQ FT

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

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

SPECIFICATIONS:

LETTERS: POPEYES

FACES:................ .177" #7328 WHITE ACRYLIC FACES

w/ 1ST SURFACE VINYL **3M 3630–84 TANGERINE**

RETURNS:...... .040" X 3.0 ALUMINUM BLACK COIL

BACKS:..... 1/8" WHITE ACM BACKS

TRIM CAP:...... 1" JEWELITE BLACK TRIMCAP

ILLUMINATION:.. WHITE LED'S



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Royal Oak Design Royaloakdesign@verizon.net

Popeye's Louisiana Kitchen

PLANTS BY NAME



Achillea millefolium Common Yarrow



Arbutus 'Marina' Marina Strawberry Tree



Callistemon viminalis 'Slim™' Slim™ Bottlebrush



*Cercis occidentalis*Western Redbud



Dymondia margaretae Dymondia, Rock Ditty



Ficus pumila Creeping Fig



*Geijera parviflora*Australian Willow



Hemerocallis 'Butterscotch Ruffles' Butterscotch Ruffles Daylily



Hesperaloe p. 'Perpa' Brakelight® Brakelights® Red Yucca



Lagerstroemia indica 'Natchez' Natchez Crape Myrtle



Lantana 'New Gold' New Gold Trailing Lantana



Lantana montevidensis Trailing Lantana



Lomandra 'Platinum Beauty' Platinum Beauty™ Lomandra



*Muhlenbergia rigens*Deer Grass



*Myrtus communis 'Compacta'*Dwarf Myrtle



Nandina domestica Nandina, Heavenly Bamboo



Prunus cerasifera 'Krauter Vesuvius' Krauter Vesuvius Flowering Plum



Westringia 'Wynyabbie Gem' Westringia Wynyabbie Gem





FINISH MATERIAL LEGEND:

- PAINTED MAIN WALL COLOR TO MATCH
 "BENJAMIN MOORE" OC-125 MOONLIGHT WHITE
- WOOD SIDING AS SHOWN BY "NICHIHA" VINTAGE WOOD CEDAR
- THIN BRICK VENEER BY "DESIGN AND DIRECT SOURCE" ARCHITECTURAL URBAN SERIES FLAGSTAFF
- PAINTED CORNICE COLOR TO MATCH "BENJAMIN MOORE" 2120-20 BLACK IRON
- PAINTED SHUTTER COLOR TO MATCH "BENJAMIN MOORE" OC-669 OCEANIC TEAL
- ANOD. ALUMINUM STOREFRONT BY "ARCADIA" AB-1, COLOR DARK BRONZE
- $\overline{7}$ DOOR FRAME TO PAINT ORANGE COLOR

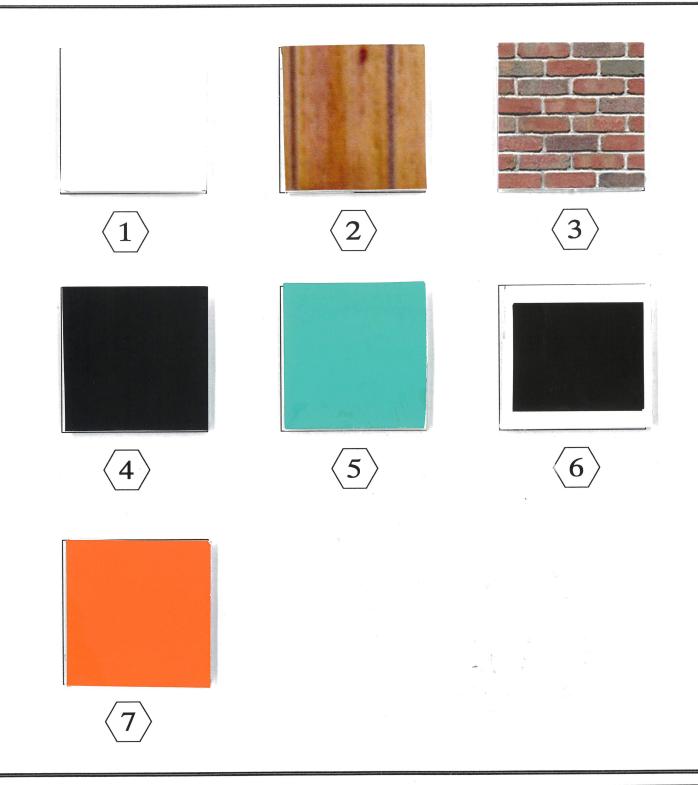
POPEYES
LOUISIANA KITCHEN

584 N. TUSTIN STREET ORANGE, CALIFORNIA



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