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Assistant Community
Development Director

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AGENDA

Design Review Committee September 15, 2021

5:30 PM Regular Session

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

CAROL FOX
Chair

ROBERT IMBODEN
Vice Chair

ANNE MCDERMOTT
Committee Member

MARY ANNE SKORPANICH
Committee Member

JERICO FARFAN
Committee Member

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 September 1, 2021 Regular Meeting.**Recommended Action:**

Approve minutes as presented.

Attachments: [Staff Report](#)
 [September 1, 2021 Regular Meeting minutes](#)

4. CONTINUED ITEMS**4.1. Design Review No. 4898-17, Shell Service Station Remodel and New Drive-Through Automatic Car Wash, 2640-2658 N. Santiago Boulevard (Continued from the August 5, 2020 Regular Design Review Committee Meeting)**

A proposal to renovate an existing full-service gas station to include the conversion of existing service bays to convenience store area, expansion of the convenience store building, sale of beer and wine for off-site consumption, construction and operation of a new drive-through automatic car wash, and related site improvements.

Recommended Action:

Staff recommends that the Design Review Committee (DRC) recommend project approval to the Planning Commission, subject to the required findings for Design Review and conditions of approval contained in the staff report.

Attachments: [Staff Report](#)
 [Attachment 1 - Vicinity Map](#)
 [Attachment 2 - Final Minutes from the August 5, 2020 DRC Meeting](#)
 [Attachment 3 - Applicant's Responses to Comments from the August 5, 2020 DRC Meeting](#)
 [Attachment 4 - Project Plans, including Site Photographs and Color and Material Board, Date Stamped August 23, 2021](#)

5. ADJOURNMENT

The next Regular Design Review Committee meeting will be held on Wednesday, October 6, 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: September 9, 2021



Agenda Item

Design Review Committee

Item #: 3.1.

9/15/2021

File #: 21-0509

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 September 1, 2021 Regular 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

- September 1, 2021 Regular Meeting minutes.



Agenda Item

Design Review Committee

Item #: 3.1.

9/15/2021

File #: 21-0509

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 September 1, 2021 Regular 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

- September 1, 2021 Regular Meeting minutes.

MINUTES - DRAFT

City of Orange

Design Review Committee

September 01, 2021

1. OPENING

The Design Review Committee of the City of Orange, California convened on September 1, 2021, at 5:30 p.m. in a Regular Meeting in the Council Chamber, 300 E. Chapman Avenue, Orange, California.

1.1 CALL TO ORDER

Chair Fox called the meeting to order at 5:30 p.m.

1.2 PLEDGE OF ALLEGIANCE

Committee Member Farfan led the flag salute.

1.3 ROLL CALL

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

Absent: None

2. PUBLIC COMMENTS

None.

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 August 18, 2021 Regular Meeting.

ACTION: A motion was made by Committee Member Imboden, seconded by Committee Member McDermott to approve the August 18, 2021 meeting minutes as presented.

The motion carried by the following vote:

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

Noes: None

Absent: None

4. NEW AGENDA ITEMS

4.1. Design Review No. 5022-21, Finney's Craffhouse & 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.

The following members of the applicant team spoke on behalf of the project:

- Clay Aurell - principal architect
- Kasey Conley - historic consultant
- Alan Tonissen - structural engineer
- Eric Behr - project architect

The Committee discussed the following:

- Window type and replacement
- Window casing details
- Street trees and patio landscaping
- Lighting placement and fixture style
- Conformance with Secretary of Interior Standards
- Bulkhead
- Parapet bracing and masonry penetrations
- Differentiation between historic materials and new materials
- Rear elevation
- Exterior view of liquor storage area
- Sill height

A motion was made by Committee Member Imboden, seconded by Committee Member McDermott, to approve Design Review No. 5022-21, Finney's Craffhouse & Kitchen, subject to the Conditions and Findings in the staff report with the additional Conditions and Recommendations as follows:

Conditions:

1. The existing protruding base of the building be maintained throughout the project.
2. Sheet A6.02, Detail 7 shall be revised to show the new proposed sill height as 3'9".
3. Windows shall be modified as such: Windows 101 and 105 shall be fixed; Windows 110, 111 and 112 shall match the existing four-part lights at the rear of the building.
4. The opening between plan Gridlines A and B shall be filled in with a four-part light to match the four-part lights as the rear of the building and the applicant shall have the option to use plaster or wood finish to match the wood wall material on the rear elevation.
5. The proposed exterior wall sconces shall be reduced to two on the Chapman Avenue façade, flanking both sides of the entry, as well as at Gridlines E, F, G and H; the rest of the proposed exterior wall sconces shall be removed.
6. The rear facade shall have two lights flanking the roll up doors and one light illuminating the pass-through door.
7. The light fixtures shall be substituted with a style where the point source of the light is not visible in the immediate vicinity, subject to staff approval.

8. Window 101 shall be maintained as a clear window with an operational aspect of the interior space to be seen through the window.

Recommendations:

1. The applicant shall explore further structural enhancement of the parapet that diminishes the existing historic character of the building less than the proposed bracing.
2. The applicant shall work with the City Public Works Department to explore reinstallation of a street tree at the corner of Olive and Chapman.
3. Tree grates mentioned in the Santa Fe Depot Specific Plan should be utilized around street trees.
4. The applicant shall consider utilizing a charcoal and off-white color scheme instead of black and white for review and approval by staff.
5. A taller ornamental grass or hedge is recommended to be used against the fence at the rear patio space and shall be approved by staff.

The motion carried by the following vote:

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

Noes: None

Absent: None

5. ADJOURNMENT

There being no further business, the meeting adjourned at 8:00 p.m.

The next Regular Design Review Committee meeting will be held on Wednesday, September 15, 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 #: 4.1.

9/15/2021

File #: 21-0492

TO: Chair and Members of the Design Review Committee

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Monique Schwartz, Associate Planner

1. SUBJECT

Design Review No. 4898-17, Shell Service Station Remodel and New Drive-Through Automatic Car Wash, 2640-2658 N. Santiago Boulevard.

2. SUMMARY

Staff recommends that the Design Review Committee (DRC) recommend project approval to the Planning Commission, subject to the required findings for Design Review and conditions of approval contained in the staff report.

The applicant proposes to renovate an existing full-service gas station to include the conversion of existing service bays to convenience store area, expansion of the convenience store building, sale of beer and wine for off-site consumption, construction and operation of a new drive-through automatic car wash, and related site improvements.

3. BACKGROUND INFORMATION

Applicant: Design Concepts: Shiv Talwar

Owner: Surinder Multani

Property Location: 2640-2658 N. Santiago Boulevard

General Plan Designation: General Commercial (GC)

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

Existing Development: Shell service station with a 1,942 square foot building containing a convenience store and three service bays, an attached fuel canopy with associated fuel pumps, a 6,144 square foot multi-tenant retail building, surface parking, and related site improvements.

Associated Applications: Conditional Use Permit No. 3039-17, Conditional Use Permit No. 3054-17, and Minor Site Plan No. 0896-17.

Previous DRC Project Reviews: The project was reviewed by the DRC on May 15, 2019, November 6, 2019, and June 3, 2020 whereby the project was continued at each meeting. On August 5, 2020, the DRC conducted a fourth review and continued the project by a 5-0 vote. Final Minutes from the August 5, 2020 meeting are provided as Attachment 2 to this staff report.

4. PROJECT DESCRIPTION

The applicant proposes to renovate an existing full-service gas station to include the conversion of existing service bays to convenience store area, expansion of the convenience store building, sale of beer and wine for off-site consumption, construction and operation of a new drive-through automatic car wash, and related site improvements. Access to the single drive-through lane begins at the northeast driveway entrance where the cars form a queue around the northern perimeter of the multi-tenant retail building leading to the automatic pay booth at the entrance of the car wash tunnel. The project has been provided with 39 parking spaces and drive-through queuing capacity for 10 vehicles.

The existing convenience store/service bay building, fuel canopies, fuel pumps, and multi-tenant retail building will remain in the same locations as part of this proposal. Access to the site also remains the same, with three driveway approaches along North Santiago Boulevard.

Convenience Store:

The convenience store/service bay building will be expanded on the east side, under the existing roof canopy and remodeled on the interior to eliminate the two service bays in order to enlarge the convenience store floor area. The interior of the building will be configured with a restroom, storage room, walk-in cooler, self-service food counters, open merchandise shelving, and cashier counter.

The gabled roof edge on the north side of the building will be modified to a hipped roof design to better match the roofline of the fuel canopy and south side of the building. The exterior façade will maintain the existing building design and utilize similar materials and finishes in the area of the addition, including new matching windows, painted stucco finish, and vertical wood trim details.

Car Wash:

The new 2,340 square foot drive-through automatic carwash building will be located to the rear of the convenience store and multi-tenant buildings, at the top of an existing landscape slope, and adjacent to the west property line and the State Route 55 freeway (SR 55). Access to the car wash tunnel will be provided by a designated drive-through lane, located at the northeast corner of the property. The interior of the building will be configured with a car wash tunnel, mechanical equipment room, and office area. The exterior design of the building will incorporate similar architectural features and materials as the adjacent convenience store and multi-tenant building, including a terra cotta hip style roof with exposed rafter details, large windows along the west elevation, painted stucco finish, vertical wood trim, metal wall light fixtures, and painted metal utility doors.

Accessory Structure:

A new concrete masonry trash enclosure will be located within a landscape planter adjacent to the southwest corner of the site. The enclosure exterior design will utilize matching colors and materials as the other buildings on the site, including painted stucco finish, painted metal doors, and painted overhead wooden trellis.

Multi-tenant Retail Building and Overall Site:

The gabled end roofline on the south side of the existing multi-tenant building will be modified to a hipped roof end in order to match the roof design on the north end of the building, and coordinate with the rooflines of the convenience store, fuel canopy, and new carwash building. No other modifications are proposed, except that the exterior of the building will be re-painted to match the

newly expanded convenience store and new car wash building.

The proposed exterior color scheme for the entire project will incorporate an earth tone color palette of gold, dark brown and light beige. All existing permanent signage on the property, including ground and wall signs will remain unchanged, except for one ground sign along the east property line that will be removed and replaced. All signs are not included in this proposal.

Landscaping:

The project proposes to maintain thirteen existing on-site trees (Eucalyptus, Queen Palm, and Canary Island Pine), and one Bradford Pear street tree. Landscape planters adjacent to the three driveway entry points along Santiago Boulevard will be modified and extended. Street frontage landscaping will include existing Queen Palms, Samuel Sommer Magnolia (standard) trees, and a variety of shrubs and ground cover.

New landscape planters are proposed at the northeast and southeast corners, adjacent to parking space #27, at the northwest corner and along the west side of the drive-through lane, and adjacent to the car wash drive-through exit lane. An existing landscape planter located between the convenience store and multi-tenant retail building will be replaced with hardscaping, one circular tree planter, two succulent fountains, bench seating, and potted plants. The project perimeter and interior landscaping will include existing Canary Island Pine and Eucalyptus trees, Samuel Sommer Magnolia (standard), Fern Pine (standard), and Chinese Elm (standard) trees, as well as a mix of shrubs and ground cover including Rosenka Bougainvillea, orange Daylily, gold Lantana, Cape Honeysuckle, and Blue Star Creeper.

While City Code requires approximately 62 trees on the site, a total of 56 (13 existing and 43 new) trees are proposed. In considering the proposed site layout and the limitations of pre-existing buildings and landscape planter locations and sizes, the Community Services Senior Landscape Coordinator has determined that the proposed conceptual landscape plan is adequate for the project.

Lighting:

New LED wall mounted light fixtures, with the light projecting in a downward direction, are proposed on the north and south sides of the multi-tenant and convenience store buildings, as well as on the east side of the car wash building and south side of the trash enclosure. The project perimeter will include new 25-foot tall, pole mounted LED light fixtures located in landscape planters adjacent to the car wash tunnel entrance and exit, at the northwest corner of the site, along the south property line, and property frontage. Sheet LT-1 (Photometric Site Plan) illustrates how the proposed fixtures will illuminate the parking areas and drive-through lane, but will be shielded and oriented to prevent glare or light spillage onto neighboring properties.

5. EXISTING SITE

The site is presently developed with a Shell service station that includes a 1,942 square foot one-story building containing a convenience store and three service bays, an attached fuel canopy and associated fuel pumps, a 6,144 square foot, detached, one-story multi-tenant retail building, trash enclosure, three ground signs along the property frontage and one freeway pylon sign at the rear of the property along the State Route (SR) 55, surface parking, minimal interior and perimeter landscaping, and related on-site improvements.

6. EXISTING AREA CONTEXT

To the north of the project site is a one-story, freestanding multi-tenant commercial building. To the south is a one-story commercial office complex (The Orchard). To the east is Santiago Boulevard.

Also to the east across Santiago Boulevard is a single-family residential neighborhood on an upward sloping topography. To the west is the SR 55 interchange with Lincoln Avenue and Nohl Ranch Road. The architecture of the surrounding development is eclectic and typical of strip commercial development dating from the 1960's through the 1980's.

7. ANALYSIS AND STATEMENT OF THE ISSUES

On May 15, 2019, November 6, 2019, and June 3, 2020, the DRC conducted reviews of the proposed project and provided comments to the Applicant regarding the inconsistency and inaccuracy of the project plans, building architecture, landscaping, height of the retaining wall adjacent to the trash enclosure, topography of the site, on-site circulation, tree count, location of the west property line and existing chain link fencing along the Caltrans right-of-way as it relates to landscaping on the rear slope, lighting, and maintaining existing trees. On August 5, 2020, the DRC conducted a fourth review and provided comments relating to continued plan inconsistencies, location of the west property line and Caltrans right of way, landscaping on the rear slope adjacent to the freeway, retaining wall details and screening, size/location of the new car wash building, wrought iron fencing, trash enclosure roof attachment details, landscape curbing and pole lights, tree count, and the balance of hardscaping versus landscaping for the project. Final Minutes from the August 5, 2020 meeting are included as Attachment 2, and the Applicant's responses to comments concerning the August 5, 2020 meeting are included as Attachment 3 to this report.

August 5, 2020 DRC Review:

There were a number of comments and concerns expressed by the DRC at the August 5, 2020 meeting including:

- Continued plan inaccuracies and discrepancies between trades.
- Clarification regarding the location of the west property line, existing chain link fencing, and Caltrans right-of-way along the freeway edge. Requested an ALTA survey.
- The car wash building is too large and being pushed out over the narrow slope.
- Suggested shifting the car wash building to the north to alleviate pinch point issues.
- The combination retaining wall/wrought iron fence should tie into the southwest corner of the carwash building and the lower wrought iron fence should be eliminated.
- The placement of the wrought iron fence, suggesting that it should be parallel to the T-wall, rather than at an angle.
- Suggested combining retaining walls into a single retaining wall to open options for site design.
- Requested the distance between the car wash retaining wall and the retaining wall that separates the Caltrans easement.
- The height of the retaining wall adjacent to the trash enclosure and adequate screening due to lack of space.
- The retaining wall footing configuration in section CC does not appear buildable.
- Suggested removing one or two parking spaces and moving the trash enclosure nine feet to the east.
- Requested details on how the wood structure over the trash enclosure is attached to the masonry structure.
- Requested clarification on placement of trees and tree count.
- The survivability of plants and delivery of irrigation on the 2:1 slope.
- Suggested fence access points along the top of the slope for landscape maintenance

purposes.

- Suggested the elimination of Iceberg roses on the slope due to the high frequency of maintenance required and difficult access on the slope.
- The viability of trees proposed close to the car wash building given a 36-inch roof overhang.
- The amount of landscape and hardscape is grossly out of balance.
- The lack of landscaping west of the chain link fence.
- The lack of protection of the light poles in the landscape planters in the queueing lane because there are no curbs.
- The project does not reflect a clear understanding of the slope and does not address concerns that the Committee has had from the beginning.
- The overall feasibility of the project and inability to make findings if the Site Plan does not match the site conditions and if the mitigation that is being proposed is not achievable.

Applicant's Responses to DRC Comments:

In response to the DRC's comments, the applicant has modified the submittal plans to create greater consistency between the Architectural Site Plan, Elevations, Civil Plans, and Conceptual Landscape Plan (Sheets T-1.2, A-1 - A-3, C-1, and LI). The Applicant has also provided an ALTA survey within the plan set that clearly delineates the project boundaries, chain link fencing along the rear landscape slope, and the Caltrans right-of-way location.

The Applicant has reduced the length of the new car wash building by 10 feet on the south side (from 100 feet to 90 feet), which in turn has created a larger landscape buffer between the southwest corner of the building and the west property line. This would allow for the sustainability of the proposed Fern Pine trees that will provide screening along the western boundary. In addition, the Applicant has shifted the trash enclosure approximately 9 feet to the east, eliminating one surplus parking space, and reducing the height of the tall retaining wall condition adjacent to the trash enclosure (Sheets T-1.2, C-1, A-2.0, and L1). These revisions have been reviewed by SMART committee members for compliance with City standards.

The combination retaining wall/wrought iron fence has been revised to tie into the southwest corner of the car wash building, while the wrought iron fencing between the retaining wall and existing chain link fence has been eliminated. In addition, access gates and stairs have been added adjacent to the west side of the trash enclosure and at the top of the slope at the northwest corner of the site for slope maintenance purposes. The retaining wall footing detail has also been revised to provide additional clarity, and detail #16 has been added on Sheet AD-1 to show how the wood structure over the trash enclosure is attached to the masonry wall (Sheets T-1.2, A-2.0, AD-1, and C-1).

The Conceptual Landscape Plan (Sheet L1) has been adjusted to show the correct number of existing trees to remain, street tree, and proposed trees for the project. The plan has been modified to accurately show the proposed landscaping between the Caltrans easement chain link fencing and the retaining wall at the top of the rear slope. A dense grouping of Chinese Elm and Fern Pine trees are provided along the slope to address the mass of the new car wash building and rear view of the multi-tenant building, and between the convenience store and multi-tenant building. The Applicant has indicated that the plant material selected for the slope are varieties that can withstand harsh weather conditions. The proposed irrigation will be a drip system with emitters built into the tubing, spaced every 18-inches. The drip tubing will be pinned into the slope with metal stakes manufactured for this purpose and the tubing will be covered with 3 inches of mulch. The mulch will have fibrous bark that will cling to the slope. In addition, the applicant has adjusted the location of trees along the

slope so as to not impede on the car wash building roof overhang. Lastly, a six-inch curb has been added to the landscape planter along the queue lane for protection of the proposed pole light fixtures.

The proposed project has been designed to coordinate with the simple one-story architectural design of the existing buildings. The expanded convenience store, new car wash building, and trash enclosure incorporate similar design features, colors, and materials that contribute to the distinctive architectural character. The new landscape palette within existing and new planters will complement the overall project design by providing additional landscaping adjacent to the reconfigured parking stalls, adjacent to the carwash tunnel entrance and exit, and around the perimeter of the site. With the overall coordinated architectural style, use of matching colors and materials for all structures, as well as modifications to the site plan and landscaping, the development presents an integrated design theme. All site modifications and the implementation of additional landscaping provides an updated and refreshed appearance to the existing commercial property.

8. ADVISORY BOARD RECOMMENDATION

The Streamlined Multidisciplinary Accelerated Review Team (SMART) conducted reviews of the project on September 27, 2017, April 25, 2018, and September 12, 2018. On April 10, 2019, SMART recommended that the project proceed to the DRC.

The project was reviewed by the DRC on May 15, 2019, November 6, 2019, and June 3, 2020 whereby the project was continued at each meeting. On August 5, 2020, the DRC conducted a fourth review and continued the project by a 5-0 vote in order for the Applicant to adequately address the Committee's comments and concerns.

9. PUBLIC NOTICE

No Public Notice was required for DRC review of the project.

10. ENVIRONMENTAL REVIEW

Categorical Exemption: 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 it consists of the construction of a new, small (< 10,000 SF 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
- The Infill Residential Design Guidelines
- The Historic Preservation Design Standards for Old Towne (commonly referred to the Old Towne Design Standards or OTDS)
- The 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 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 project is not located within a specific plan; however, it is located within Thematic District #1 of the Tustin Street Design Standards. This area is isolated from Tustin Street by the SR 55 freeway. The property is visible from the freeway, and the uses generally serve residential developments to the east and freeway motorists. The design guidelines of the document indicate that “building scale, materials and plant materials shall relate to residential uses”.

Modifications to the existing convenience store/service bay building, multi-tenant building, new car wash building, and associated landscaping and site improvements are generally in conformance with the Tustin Street Design Standards for Thematic District #1 and complement the existing commercial site. The simple one-story architectural design with hip style terra cotta roofing, painted stucco finish and wood trim details, as well as project landscaping blends with the adjacent residential neighborhoods to the east. The project provides an updated, internally consistent, and integrated design theme which upholds community aesthetics.

12. CONDITIONS

The 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 4 in the staff report (date stamped received July 14, 2020), 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.

6. Building permits shall be obtained for all future construction work, as required by the City of Orange Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
7. Prior to building permit issuance, the applicant shall demonstrate that the trash enclosure shall conform to City Standard Plan 409.
8. Prior to building permit issuance, the applicant shall demonstrate that the trash enclosure shall utilize similar materials, colors, and finishes as the associated buildings, including any roofing.
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 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.
14. 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.
15. 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.
16. 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.
17. If not utilized, project approval expires 24 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.

13. ATTACHMENTS

- Attachment 1 - Vicinity Map
- Attachment 2 - Final Minutes from the August 5, 2020 DRC Meeting
- Attachment 3 - Applicant's Responses to Comments from the August 5, 2020 DRC Meeting
- Project Plans, including Site Photographs and Color and Material Board, Date Stamped August 23, 2021



Agenda Item

Design Review Committee

Item #: 4.1.

9/15/2021

File #: 21-0492

TO: Chair and Members of the Design Review Committee

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Monique Schwartz, Associate Planner

1. SUBJECT

Design Review No. 4898-17, Shell Service Station Remodel and New Drive-Through Automatic Car Wash, 2640-2658 N. Santiago Boulevard.

2. SUMMARY

Staff recommends that the Design Review Committee (DRC) recommend project approval to the Planning Commission, subject to the required findings for Design Review and conditions of approval contained in the staff report.

The applicant proposes to renovate an existing full-service gas station to include the conversion of existing service bays to convenience store area, expansion of the convenience store building, sale of beer and wine for off-site consumption, construction and operation of a new drive-through automatic car wash, and related site improvements.

3. BACKGROUND INFORMATION

Applicant: Design Concepts: Shiv Talwar

Owner: Surinder Multani

Property Location: 2640-2658 N. Santiago Boulevard

General Plan Designation: General Commercial (GC)

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

Existing Development: Shell service station with a 1,942 square foot building containing a convenience store and three service bays, an attached fuel canopy with associated fuel pumps, a 6,144 square foot multi-tenant retail building, surface parking, and related site improvements.

Associated Applications: Conditional Use Permit No. 3039-17, Conditional Use Permit No. 3054-17, and Minor Site Plan No. 0896-17.

Previous DRC Project Reviews: The project was reviewed by the DRC on May 15, 2019, November 6, 2019, and June 3, 2020 whereby the project was continued at each meeting. On August 5, 2020, the DRC conducted a fourth review and continued the project by a 5-0 vote. Final Minutes from the August 5, 2020 meeting are provided as Attachment 2 to this staff report.

4. PROJECT DESCRIPTION

The applicant proposes to renovate an existing full-service gas station to include the conversion of existing service bays to convenience store area, expansion of the convenience store building, sale of beer and wine for off-site consumption, construction and operation of a new drive-through automatic car wash, and related site improvements. Access to the single drive-through lane begins at the northeast driveway entrance where the cars form a queue around the northern perimeter of the multi-tenant retail building leading to the automatic pay booth at the entrance of the car wash tunnel. The project has been provided with 39 parking spaces and drive-through queuing capacity for 10 vehicles.

The existing convenience store/service bay building, fuel canopies, fuel pumps, and multi-tenant retail building will remain in the same locations as part of this proposal. Access to the site also remains the same, with three driveway approaches along North Santiago Boulevard.

Convenience Store:

The convenience store/service bay building will be expanded on the east side, under the existing roof canopy and remodeled on the interior to eliminate the two service bays in order to enlarge the convenience store floor area. The interior of the building will be configured with a restroom, storage room, walk-in cooler, self-service food counters, open merchandise shelving, and cashier counter.

The gabled roof edge on the north side of the building will be modified to a hipped roof design to better match the roofline of the fuel canopy and south side of the building. The exterior façade will maintain the existing building design and utilize similar materials and finishes in the area of the addition, including new matching windows, painted stucco finish, and vertical wood trim details.

Car Wash:

The new 2,340 square foot drive-through automatic carwash building will be located to the rear of the convenience store and multi-tenant buildings, at the top of an existing landscape slope, and adjacent to the west property line and the State Route 55 freeway (SR 55). Access to the car wash tunnel will be provided by a designated drive-through lane, located at the northeast corner of the property. The interior of the building will be configured with a car wash tunnel, mechanical equipment room, and office area. The exterior design of the building will incorporate similar architectural features and materials as the adjacent convenience store and multi-tenant building, including a terra cotta hip style roof with exposed rafter details, large windows along the west elevation, painted stucco finish, vertical wood trim, metal wall light fixtures, and painted metal utility doors.

Accessory Structure:

A new concrete masonry trash enclosure will be located within a landscape planter adjacent to the southwest corner of the site. The enclosure exterior design will utilize matching colors and materials as the other buildings on the site, including painted stucco finish, painted metal doors, and painted overhead wooden trellis.

Multi-tenant Retail Building and Overall Site:

The gabled end roofline on the south side of the existing multi-tenant building will be modified to a hipped roof end in order to match the roof design on the north end of the building, and coordinate with the rooflines of the convenience store, fuel canopy, and new carwash building. No other modifications are proposed, except that the exterior of the building will be re-painted to match the

newly expanded convenience store and new car wash building.

The proposed exterior color scheme for the entire project will incorporate an earth tone color palette of gold, dark brown and light beige. All existing permanent signage on the property, including ground and wall signs will remain unchanged, except for one ground sign along the east property line that will be removed and replaced. All signs are not included in this proposal.

Landscaping:

The project proposes to maintain thirteen existing on-site trees (Eucalyptus, Queen Palm, and Canary Island Pine), and one Bradford Pear street tree. Landscape planters adjacent to the three driveway entry points along Santiago Boulevard will be modified and extended. Street frontage landscaping will include existing Queen Palms, Samuel Sommer Magnolia (standard) trees, and a variety of shrubs and ground cover.

New landscape planters are proposed at the northeast and southeast corners, adjacent to parking space #27, at the northwest corner and along the west side of the drive-through lane, and adjacent to the car wash drive-through exit lane. An existing landscape planter located between the convenience store and multi-tenant retail building will be replaced with hardscaping, one circular tree planter, two succulent fountains, bench seating, and potted plants. The project perimeter and interior landscaping will include existing Canary Island Pine and Eucalyptus trees, Samuel Sommer Magnolia (standard), Fern Pine (standard), and Chinese Elm (standard) trees, as well as a mix of shrubs and ground cover including Rosenka Bougainvillea, orange Daylily, gold Lantana, Cape Honeysuckle, and Blue Star Creeper.

While City Code requires approximately 62 trees on the site, a total of 56 (13 existing and 43 new) trees are proposed. In considering the proposed site layout and the limitations of pre-existing buildings and landscape planter locations and sizes, the Community Services Senior Landscape Coordinator has determined that the proposed conceptual landscape plan is adequate for the project.

Lighting:

New LED wall mounted light fixtures, with the light projecting in a downward direction, are proposed on the north and south sides of the multi-tenant and convenience store buildings, as well as on the east side of the car wash building and south side of the trash enclosure. The project perimeter will include new 25-foot tall, pole mounted LED light fixtures located in landscape planters adjacent to the car wash tunnel entrance and exit, at the northwest corner of the site, along the south property line, and property frontage. Sheet LT-1 (Photometric Site Plan) illustrates how the proposed fixtures will illuminate the parking areas and drive-through lane, but will be shielded and oriented to prevent glare or light spillage onto neighboring properties.

5. EXISTING SITE

The site is presently developed with a Shell service station that includes a 1,942 square foot one-story building containing a convenience store and three service bays, an attached fuel canopy and associated fuel pumps, a 6,144 square foot, detached, one-story multi-tenant retail building, trash enclosure, three ground signs along the property frontage and one freeway pylon sign at the rear of the property along the State Route (SR) 55, surface parking, minimal interior and perimeter landscaping, and related on-site improvements.

6. EXISTING AREA CONTEXT

To the north of the project site is a one-story, freestanding multi-tenant commercial building. To the south is a one-story commercial office complex (The Orchard). To the east is Santiago Boulevard.

Also to the east across Santiago Boulevard is a single-family residential neighborhood on an upward sloping topography. To the west is the SR 55 interchange with Lincoln Avenue and Nohl Ranch Road. The architecture of the surrounding development is eclectic and typical of strip commercial development dating from the 1960's through the 1980's.

7. ANALYSIS AND STATEMENT OF THE ISSUES

On May 15, 2019, November 6, 2019, and June 3, 2020, the DRC conducted reviews of the proposed project and provided comments to the Applicant regarding the inconsistency and inaccuracy of the project plans, building architecture, landscaping, height of the retaining wall adjacent to the trash enclosure, topography of the site, on-site circulation, tree count, location of the west property line and existing chain link fencing along the Caltrans right-of-way as it relates to landscaping on the rear slope, lighting, and maintaining existing trees. On August 5, 2020, the DRC conducted a fourth review and provided comments relating to continued plan inconsistencies, location of the west property line and Caltrans right of way, landscaping on the rear slope adjacent to the freeway, retaining wall details and screening, size/location of the new car wash building, wrought iron fencing, trash enclosure roof attachment details, landscape curbing and pole lights, tree count, and the balance of hardscaping versus landscaping for the project. Final Minutes from the August 5, 2020 meeting are included as Attachment 2, and the Applicant's responses to comments concerning the August 5, 2020 meeting are included as Attachment 3 to this report.

August 5, 2020 DRC Review:

There were a number of comments and concerns expressed by the DRC at the August 5, 2020 meeting including:

- Continued plan inaccuracies and discrepancies between trades.
- Clarification regarding the location of the west property line, existing chain link fencing, and Caltrans right-of-way along the freeway edge. Requested an ALTA survey.
- The car wash building is too large and being pushed out over the narrow slope.
- Suggested shifting the car wash building to the north to alleviate pinch point issues.
- The combination retaining wall/wrought iron fence should tie into the southwest corner of the carwash building and the lower wrought iron fence should be eliminated.
- The placement of the wrought iron fence, suggesting that it should be parallel to the T-wall, rather than at an angle.
- Suggested combining retaining walls into a single retaining wall to open options for site design.
- Requested the distance between the car wash retaining wall and the retaining wall that separates the Caltrans easement.
- The height of the retaining wall adjacent to the trash enclosure and adequate screening due to lack of space.
- The retaining wall footing configuration in section CC does not appear buildable.
- Suggested removing one or two parking spaces and moving the trash enclosure nine feet to the east.
- Requested details on how the wood structure over the trash enclosure is attached to the masonry structure.
- Requested clarification on placement of trees and tree count.
- The survivability of plants and delivery of irrigation on the 2:1 slope.
- Suggested fence access points along the top of the slope for landscape maintenance

purposes.

- Suggested the elimination of Iceberg roses on the slope due to the high frequency of maintenance required and difficult access on the slope.
- The viability of trees proposed close to the car wash building given a 36-inch roof overhang.
- The amount of landscape and hardscape is grossly out of balance.
- The lack of landscaping west of the chain link fence.
- The lack of protection of the light poles in the landscape planters in the queueing lane because there are no curbs.
- The project does not reflect a clear understanding of the slope and does not address concerns that the Committee has had from the beginning.
- The overall feasibility of the project and inability to make findings if the Site Plan does not match the site conditions and if the mitigation that is being proposed is not achievable.

Applicant's Responses to DRC Comments:

In response to the DRC's comments, the applicant has modified the submittal plans to create greater consistency between the Architectural Site Plan, Elevations, Civil Plans, and Conceptual Landscape Plan (Sheets T-1.2, A-1 - A-3, C-1, and LI). The Applicant has also provided an ALTA survey within the plan set that clearly delineates the project boundaries, chain link fencing along the rear landscape slope, and the Caltrans right-of-way location.

The Applicant has reduced the length of the new car wash building by 10 feet on the south side (from 100 feet to 90 feet), which in turn has created a larger landscape buffer between the southwest corner of the building and the west property line. This would allow for the sustainability of the proposed Fern Pine trees that will provide screening along the western boundary. In addition, the Applicant has shifted the trash enclosure approximately 9 feet to the east, eliminating one surplus parking space, and reducing the height of the tall retaining wall condition adjacent to the trash enclosure (Sheets T-1.2, C-1, A-2.0, and L1). These revisions have been reviewed by SMART committee members for compliance with City standards.

The combination retaining wall/wrought iron fence has been revised to tie into the southwest corner of the car wash building, while the wrought iron fencing between the retaining wall and existing chain link fence has been eliminated. In addition, access gates and stairs have been added adjacent to the west side of the trash enclosure and at the top of the slope at the northwest corner of the site for slope maintenance purposes. The retaining wall footing detail has also been revised to provide additional clarity, and detail #16 has been added on Sheet AD-1 to show how the wood structure over the trash enclosure is attached to the masonry wall (Sheets T-1.2, A-2.0, AD-1, and C-1).

The Conceptual Landscape Plan (Sheet L1) has been adjusted to show the correct number of existing trees to remain, street tree, and proposed trees for the project. The plan has been modified to accurately show the proposed landscaping between the Caltrans easement chain link fencing and the retaining wall at the top of the rear slope. A dense grouping of Chinese Elm and Fern Pine trees are provided along the slope to address the mass of the new car wash building and rear view of the multi-tenant building, and between the convenience store and multi-tenant building. The Applicant has indicated that the plant material selected for the slope are varieties that can withstand harsh weather conditions. The proposed irrigation will be a drip system with emitters built into the tubing, spaced every 18-inches. The drip tubing will be pinned into the slope with metal stakes manufactured for this purpose and the tubing will be covered with 3 inches of mulch. The mulch will have fibrous bark that will cling to the slope. In addition, the applicant has adjusted the location of trees along the

slope so as to not impede on the car wash building roof overhang. Lastly, a six-inch curb has been added to the landscape planter along the queue lane for protection of the proposed pole light fixtures.

The proposed project has been designed to coordinate with the simple one-story architectural design of the existing buildings. The expanded convenience store, new car wash building, and trash enclosure incorporate similar design features, colors, and materials that contribute to the distinctive architectural character. The new landscape palette within existing and new planters will complement the overall project design by providing additional landscaping adjacent to the reconfigured parking stalls, adjacent to the carwash tunnel entrance and exit, and around the perimeter of the site. With the overall coordinated architectural style, use of matching colors and materials for all structures, as well as modifications to the site plan and landscaping, the development presents an integrated design theme. All site modifications and the implementation of additional landscaping provides an updated and refreshed appearance to the existing commercial property.

8. ADVISORY BOARD RECOMMENDATION

The Streamlined Multidisciplinary Accelerated Review Team (SMART) conducted reviews of the project on September 27, 2017, April 25, 2018, and September 12, 2018. On April 10, 2019, SMART recommended that the project proceed to the DRC.

The project was reviewed by the DRC on May 15, 2019, November 6, 2019, and June 3, 2020 whereby the project was continued at each meeting. On August 5, 2020, the DRC conducted a fourth review and continued the project by a 5-0 vote in order for the Applicant to adequately address the Committee's comments and concerns.

9. PUBLIC NOTICE

No Public Notice was required for DRC review of the project.

10. ENVIRONMENTAL REVIEW

Categorical Exemption: 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 it consists of the construction of a new, small (< 10,000 SF 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
- The Infill Residential Design Guidelines
- The Historic Preservation Design Standards for Old Towne (commonly referred to the Old Towne Design Standards or OTDS)
- The 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 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 project is not located within a specific plan; however, it is located within Thematic District #1 of the Tustin Street Design Standards. This area is isolated from Tustin Street by the SR 55 freeway. The property is visible from the freeway, and the uses generally serve residential developments to the east and freeway motorists. The design guidelines of the document indicate that “building scale, materials and plant materials shall relate to residential uses”.

Modifications to the existing convenience store/service bay building, multi-tenant building, new car wash building, and associated landscaping and site improvements are generally in conformance with the Tustin Street Design Standards for Thematic District #1 and complement the existing commercial site. The simple one-story architectural design with hip style terra cotta roofing, painted stucco finish and wood trim details, as well as project landscaping blends with the adjacent residential neighborhoods to the east. The project provides an updated, internally consistent, and integrated design theme which upholds community aesthetics.

12. CONDITIONS

The 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 4 in the staff report (date stamped received July 14, 2020), 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.

6. Building permits shall be obtained for all future construction work, as required by the City of Orange Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
7. Prior to building permit issuance, the applicant shall demonstrate that the trash enclosure shall conform to City Standard Plan 409.
8. Prior to building permit issuance, the applicant shall demonstrate that the trash enclosure shall utilize similar materials, colors, and finishes as the associated buildings, including any roofing.
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 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.
14. 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.
15. 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.
16. 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.
17. If not utilized, project approval expires 24 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.

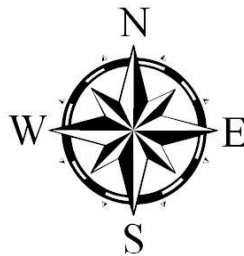
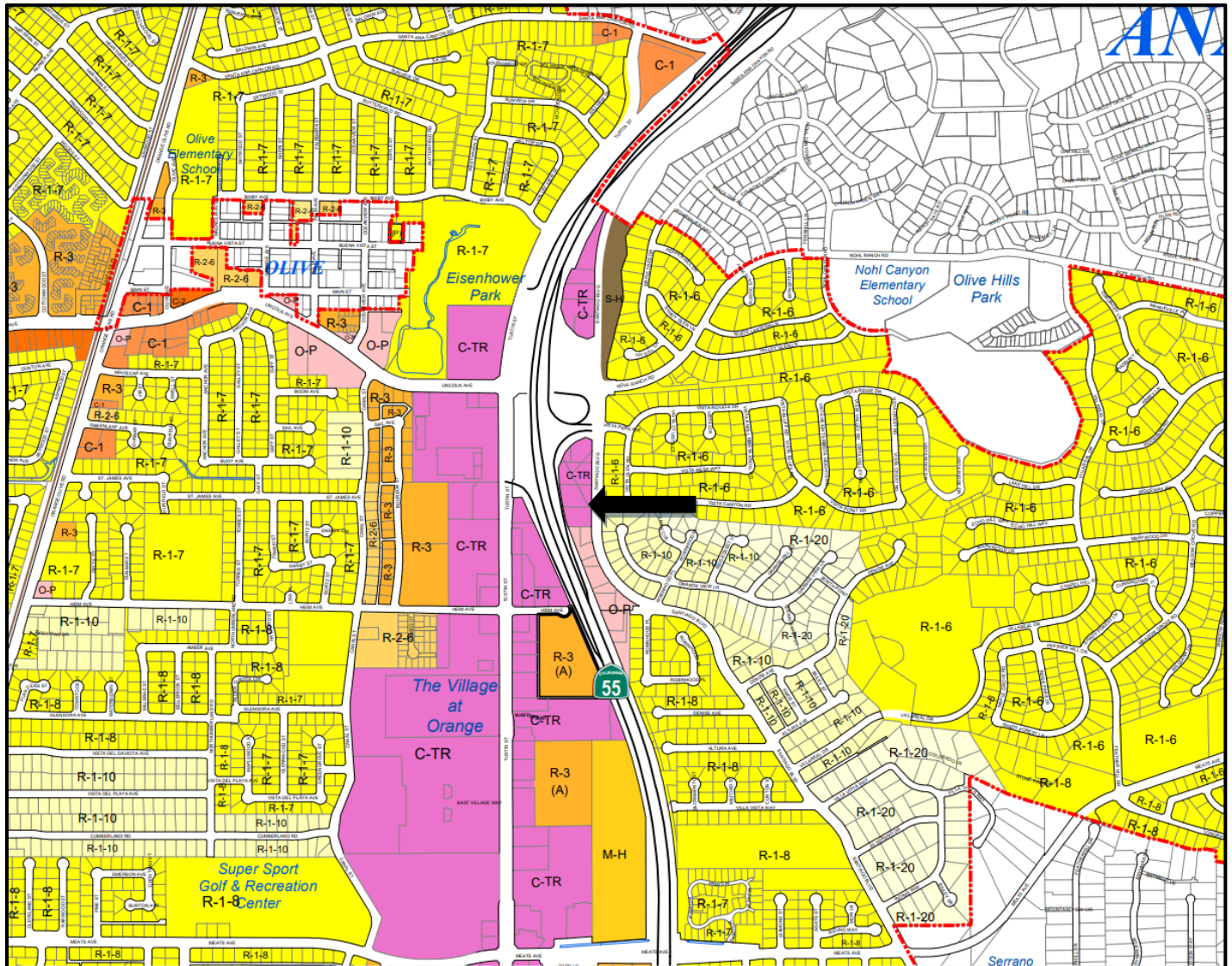
13. ATTACHMENTS

- Attachment 1 - Vicinity Map
- Attachment 2 - Final Minutes from the August 5, 2020 DRC Meeting
- Attachment 3 - Applicant's Responses to Comments from the August 5, 2020 DRC Meeting
- Project Plans, including Site Photographs and Color and Material Board, Date Stamped August 23, 2021

Vicinity Map

2640-2658 N. Santiago Boulevard

Design Review (DRC No. 4898-17)



CITY OF ORANGE
COMMUNITY DEVELOPMENT DEPARTMENT

FINAL MINUTES

CITY OF ORANGE
DESIGN REVIEW COMMITTEE

August 5, 2020
5:30 p.m.

STAFF PRESENT VIA GO MEETING TELECONFERENCE:

Anna Pehoushek, Assistant Community Development Director
Marissa Moshier, Historic Preservation Planner
Robert Garcia, Senior Planner
Monique Schwartz, Associate Planner
Jessica Wang, Administrative Specialist
Simonne Fannin, Recording Secretary

REGULAR SESSION

1. OPENING:

1.1 CALL TO ORDER:

Chair Skorpanich called the meeting to order at 5:32 p.m.

1.2 FLAG SALUTE:

Committee Member McDermott led the flag salute.

1.3 ROLL CALL:

PRESENT: Committee Members McDermott, McCormack, Skorpanich, Fox and Imboden.

1.4 PUBLIC PARTICIPATION:

Opportunity for members of the public to address the Design Review Committee (DRC) on matters not listed on the Agenda.

There were no speakers.

2. CONSENT CALENDAR:

2.1 APPROVAL OF MINUTES: July 15, 2020

2.2 DESIGN REVIEW NO. 4950-19 – BLUELEVEN SIGNAGE

- A proposal to install two wall signs on a non-contributing building in the Plaza Historic District.
- 10 Plaza Square, Plaza Historic District
- Staff Contact: Marissa Moshier, (714) 744-7243, mmoshier@cityoforange.org
- DRC Action: Final Determination

A motion was made to approve the consent calendar as submitted.

MOTION: McDermott
SECOND: Imboden
AYES: McCormack, Skorpanich, McDermott, Imboden, and Fox
NOES: None
ABSTAIN: None

MOTION CARRIED

3. AGENDA ITEMS:

Continued Items:

3.1 DESIGN REVIEW NO. 4898-17 – SHELL STATION AND CAR WASH

- A proposal to refurbish an existing full service gas station, including the conversion of existing service bays to convenience store area, expansion of the convenience store building, sale of beer and wine for off-site consumption, construction and operation of a new 2,600 sq. ft. drive-through automatic car wash building, and related site improvements. The Design Review Committee continued the proposal on May 15, and November 6, 2019, and June 3, 2020.
- 2640-2658 N. Santiago Boulevard
- Staff Contact: Monique Schwartz, (714) 744-7224, mschwartz@cityoforange.org
- DRC Action: Recommendation to the Planning Commission

Monique Schwartz, Associate Planner, provided an overview of the proposal consistent with the staff report.

Shiv Talwar, project architect; Robert Taft, landscape architect; and Surinder Multani, property owner, spoke on behalf of the project.

Committee members had questions and comments on the following:

- Will the project be built according to the City of Orange Conceptual Grading Plan or the Architectural Site Plan? Ms. Schwartz responded the architectural site plan.
- Clarification on placement of trees and tree count.
- Concerns about the depth of the overhang of the carwash roof on the south elevation. It appears that the roof hangs over the portion of the retaining wall that has the wrought iron fence on it undermining the viability of the trees proposed adjacent to the building.
- Distance between the retaining wall that the car wash sits on and the retaining wall that separates the Caltrans easement.
- There is a discrepancy on the plans on southwest corner; there is a wall next to a curb.
- The lack of landscaping west of the chain link fence.
- The lack of design thought given to the placement of the fence.

- The wrought iron fence and retaining wall should tie in to the southwest corner of the proposed carwash and the lower wrought iron fence should be eliminated; there is no reason to have two fences going in the same direction so close together.
- Whether or not the property west of the chain link fence is an easement.
- How the wood structure over the trash enclosure is attached to the masonry structure.
- The survivability of plants and delivery of irrigation on the slope given the 2:1 slope.
- The lack of protection for the light in the queuing lane because there is no curb and the pavement runs from the building to the wall.
- The landscape between the two fences does not appear to have an access point for maintenance purposes. The Committee suggested a connection, no more than 4 feet, from the southwest corner of the building and to a point due west that ties into the new chain link wrought iron fence, and placement of a door for access.
- The Committee recommended eliminating the iceberg roses due to the high frequency of maintenance required and the difficult access to this area.
- Realign the proposed wrought iron fence to be parallel to the T-wall rather than at an angle. The Committee, applicant and staff discussed the property at the chain link fence; there is nothing on the plans that shows where the easement ends.
- The applicant should provide an ALTA survey.
- The fence should mirror the direction of the T-wall and make it parallel to the structure rather than having it move away.
- The Committee is concerned about the height of the retaining wall near the trash enclosure and that there are only two trees due to lack of space.
- The 10-foot 9-inch retaining wall along the freeway with no screening.
- The building is too large and is being pushed out over a narrow slope.
- Because the site design is so tight and the proposed parking exceeds City standards, consider removing one or two parking spaces and moving the trash enclosure 9' to the east.
- The footprint of the carwash is dictated by the access around the building and the inside program.
- There are still discrepancies between trades in the drawings.
- The Committee is not convinced that the trees can exist so close to the building given it has a 36-inch roof overhang.
- This project does not reflect a clear understanding of the slope and it does not address concerns that the Committee has had from the beginning.
- It is possible that the applicant may run into a problem when obtaining a permit for the retaining wall. The footing configuration in section CC does not appear to be buildable.
- Per the previous landscape plan, the Committee stated that if the entire area of the back slope was not available for landscaping as proposed, the project would not be feasible. There would be no way to make the required findings if the site plan does not match the conditions and if the mitigation that is being proposed is not achievable.
- The amount of landscape and hardscape is grossly out of balance.

- The Committee agreed that the project was not ready to move forward. The applicant needs to respond to the comments that were given to them from the previous three reviews of this project.
- Shifting the carwash to the north could alleviate all the pinch point issues.
- Combining the retaining walls into one single retaining wall opens up new options for site and project design.

Mr. Talwar explained there is no easement; the fence was built many years ago. They have limited the landscaping in that area in order to allow Caltrans's access. A licensed land surveyor has provided a hand stamped document and opined that based on the parcel map and the legal documents, Caltrans has encroached and built onto the owner's property.

Ms. Schwartz explained the City's Public Works Department Right-of-Way staff indicated it is an actual Caltrans right-of-way. The easement exists between the existing chain link fence and the property line along the freeway edge.

Mr. Talwar agreed to add plant material to the retaining wall, eliminate parking spaces and move the trash enclosure to redesign the area. The structural engineer is confident the project can be built and asked for a recommendation for approval to the Planning Commission with conditions.

Per the applicant's request, Chair Skorpanich asked the Committee if there were any conditions that could be imposed to support a positive recommendation to the Planning Commission.

Ms. Moshier explained the action this evening is a recommendation to the Planning Commission, therefore, the applicant can also request a vote from the Committee in order to move forward to the Planning Commission.

Chair Skorpanich queried Committee members on whether any felt the redesign needed could be formulated into conditions without further review and none responded affirmatively. Chair Skorpanich then asked the applicant again if they preferred a continuation or a vote on the Committee recommendation to Planning Commission."

Mr. Talwar asked for a conditional approval based on the redesign of the corner and all of the other recommendations the Committee made this evening.

Ms. Moshier explained to the applicant that the Committee cannot make a recommendation for approval on the plan, nor are they willing to approve with conditions. In the interest of moving forward, Ms. Mosher recommended that he take a vote on the recommendation to the Planning Commission.

Ms. Moshier emphasized for the applicant that there have been a number of suggestions from the Committee this evening and she has not heard that implementing those will automatically result in a recommendation of approval on the project. The applicant

should understand that the Committee is continuing to request changes to the site plan and that the project will be coming back to the Design Review Committee one more time. Ms. Moshier asked the applicant if he still wanted a continuance.

Ms. Schwartz added if the changes are significant, the project may also have to go back to the SMART Committee.

Mr. Talwar requested a continuance.

A motion was made to continue Design Review No. 4898-17 – Shell Station and Carwash based on the Committee's comments and recommendations in this meeting, and previous meetings that have not been addressed.

MOTION: Fox
SECOND: McCormack
AYES: McCormack, Skorpanich, McDermott, Imboden, and Fox
NOES: None
ABSTAIN: None

MOTION CARRIED

Recess: 7:32 - 7:37 p.m.

3.2 DESIGN REVIEW NO. 4864-16 – CAMEO APARTMENTS GRAPHIC MURAL PANELS (TOWN AND COUNTRY MIXED USE)

- A proposal to install graphic mural panels as an aesthetic enhancement to a new apartment complex associated with a mixed-use development project.
- 1055 Town and Country Road (formerly 999 Town and Country)
- Staff Contact: Anna Pehoushek, (714) 744-7228, apehoushek@cityoforange.org
- DRC Action: Final Determination

Anna Pehoushek, Assistant Community Development Director, provided an overview of the project consistent with the staff report.

John Hyde, applicant, spoke on behalf of the project.

Chair Skorpanich asked if any public comment was received for this item. Ms. Moshier stated no public comments were received.

Committee members had questions and comments on the following:

- Clarification on the Terrazzo brand pattern.
- The placement and opaqueness of the windows.
- Whether the mural color could be continued on the panel returns.
- Clarification of the color and sheen of the nearly black building façade compared to the black paint on the mural.

- Consider filling in the window spaces rather than making the window covering completely opaque.
- Consider wrapping the edges due to the recessed planes.
- There is a preference for an intentional contrast between the dark charcoal façade and the black color used on the mural panel.

A motion was made to approve Design Review No. 4864-16 – Cameo Apartments Graphic Mural Panels based on the conditions and findings in the staff report with a recommendation to, at the artist's discretion, consider wrapping the paint back to the façade and the parapet that overlaps over the top of the building.

MOTION: Fox
 SECOND: Imboden
 AYES: McCormack, Skorpanich, McDermott, Imboden, and Fox
 NOES: None
 ABSTAIN: None

MOTION CARRIED

3.3 DESIGN REVIEW NO. 5014-20 – ST. JOSEPH MEDICAL OFFICE BUILDING

- A proposal to construct a four-story medical office building with five levels of underground car parking.
- 331, 353 & 393 S. Main Street
- Staff Contact: Robert Garcia, (714) 744-7231, rgarcia@cityoforange.org
- DRC Action: Preliminary Review

Robert Garcia, Senior Planner provided an overview of the project consistent with the staff report.

Mark Toothacher, applicant; Kate Galpin, project architect; and Jim Ridge, landscape architect, spoke on behalf of the project.

Chair Skorpanich asked if any public comment was received for this item. Ms. Moshier stated no public comments were received.

Committee members had questions and comments on the following:

- Clarification on floor plans that show a slightly rotated façade on the south side of the building.
- Material of canopies on each floor.
- Intent of the horizontal stack material.
- The Committee is pleased with the common material that is subtle throughout the project.
- Whether the intersection at Columbia Place and Main Street would be signalized.
- Clarification on the landscape plan and whether there is an intention to create an overall streetscape theme.
- The landscape responds to the architectural type.
- Consider engaging the streetscape with seat walls.

- The building blends in well, is compatible and appropriate with the remainder of the campus.
- The rhythm and balance of the building has been handled well.
- Consider an alternative placement of tenant signs other than the front of the building.

This item was presented for preliminary review only. Chair Skorpanich thanked the applicant for their submittal.

4. ADJOURNMENT: 9:14 p.m.

The next regular meeting is scheduled for Wednesday, August 19, 2020, at 5:30 p.m. via various teleconference locations.



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From: Shiv Talwar, AIA (C23417) &
Robert Taft, LA
Design Concepts
3340 Riverside Drive, Ste. M
Chino, CA. 91709

To: Ms. Monique Schwartz
Associate Planner
City of Orange
Planning Department
300 E. Chapman Avenue
Orange, CA 92866
(714) 744-7220

Date: June 23, 2021

Subject: Response to Design Review Committee comments dated August 5, 2020 for:
Proposed Shell Station Remodel & New Drive-through Automatic Car Wash
Santiago Center
2640 N. Santiago Boulevard.
Orange, CA 92867

Design Review: #4898-17; 2640-2658

Ms. Monique Schwartz,

Thank you for Design Review for the above referenced subject project. This letter is in response to the DRC meeting minutes dated August 5, 2020. Please see our responses to the comments below (responses in blue).

Committee members had questions and comments on the following:

☐ Will the project be built according to the City of Orange Conceptual Grading Plan or the Architectural Site Plan? Ms. Schwartz responded the architectural site plan.

- Clarification on placement of trees and tree count.

Response – We have adjusted the location of the trees so as not to impede on the roof overhang or the signage for the project. Also, the quantity of trees has been increased. Trees are color coded with the legend. The tree count is correctly shown on the plans. It is noted on the plans that the street tree, the existing on-site trees to remain, and the existing trees and palms to be removed are not counted toward the total required project tree count.

- Concerns about the depth of the overhang of the carwash roof on the south elevation. It appears that the roof hangs over the portion of the retaining wall that has the wrought iron fence on it undermining the viability of the trees proposed adjacent to the building.

Response – We have adjusted the location of the trees so as not to impede on the roof overhang.

- Distance between the retaining wall that the car wash sits on and the retaining wall that separates the Caltrans easement.

See revised site plan and ALTA survey for easements

- There is a discrepancy on the plans on southwest corner; there is a wall next to a curb.

It's the trash enclosure roof line-See revised site plan T-1.2

- The lack of landscaping west of the chain link fence.

Response – Landscape has been added on the west side of the chain link fence up to the edge of pavement at the freeway offramp.

- The lack of design thought given to the placement of the fence.

- The wrought iron fence and retaining wall should tie in to the southwest corner of the proposed carwash and the lower wrought iron fence should be eliminated; there is no reason to have two fences going in the same direction so close together.

The wrought iron fence has been eliminated. See revised site plan T1.2 and elevations A-2.0

- Whether or not the property west of the chain link fence is an easement.

See ALTA survey

- How the wood structure over the trash enclosure is attached to the masonry structure.

See detail 16/ sheet AD-1.

- The survivability of plants and delivery of irrigation on the slope given the 2:1 slope.

Response – The plants selected are ones specified in like situations and can withstand harsh conditions. The irrigation will be a drip system with emitters built into the tubing and placed at 18" spacings. The drip tubing will be pinned to the slope with metal stakes manufactured for this specific use and the tubing will be covered with a 3" layer of medium ground mulch. The mulch will have a natural fibrous plant bark that will bind the mulch so as not to 'slide' down the slope. This is a specified material blend of mulch produced for this type of condition.

- The lack of protection for the light in the queuing lane because there is no curb and the pavement runs from the building to the wall.

Curb is provided. See revised site plan T1.2

- The landscape between the two fences does not appear to have an access point for maintenance purposes.

The Committee suggested a connection, no more than 4 feet, from the southwest corner of the building and to a point due west that ties into the new chain link wrought iron fence, and placement of a door for access.

Two gate have been provided- see revised site plan T1.2

☐ The Committee recommended eliminating the iceberg roses due to the high frequency of maintenance required and the difficult access to this area.

[Response – Iceberg Roses have been removed from the legend and replaced with the ‘Snow Whit India Hawthorn.](#)

☐ Realign the proposed wrought iron fence to be parallel to the T-wall rather than at an angle. The Committee, applicant and staff discussed the property at the chain link fence; there is nothing on the plans that shows where the easement ends.

[Wrought iron wall has been eliminated, and see ALTA survey for easement.](#)

☐ The applicant should provide an ALTA survey.

[See attached ALTA survey](#)

☐ The fence should mirror the direction of the T-wall and make it parallel to the structure rather than having it move away.

[See revised site plan T1.2](#)

☐ The Committee is concerned about the height of the retaining wall near the trash enclosure and that there are only two trees due to lack of space.

[See revised site plan T1.2](#)

☐ The 10-foot 9-inch retaining wall along the freeway with no screening.

[Response – Landscape screening has been provided in front of all retaining walls.](#)

☐ The building is too large and is being pushed out over a narrow slope.

[See revised building size in site plan T1.2](#)

☐ Because the site design is so tight and the proposed parking exceeds City standards, consider removing one or two parking spaces and moving the trash enclosure 9' to the east.

[The trash enclosure has been moved. See revised site plan T1.2](#)

☐ The footprint of the carwash is dictated by the access around the building and the inside program.

[See revised car wash footprint](#)

☐ There are still discrepancies between trades in the drawings.

[Revised- landscape and civil plans are matching Architectural plans](#)

☐ The Committee is not convinced that the trees can exist so close to the building given it has a 36-inch roof overhang.

[Response – We have adjusted the location of the trees so as not to impede on the roof overhang.](#)

☐ This project does not reflect a clear understanding of the slope and it does not address concerns that the Committee has had from the beginning.

[Comments has been addressed in this submittal-see revised plans.](#)

☐ It is possible that the applicant may run into a problem when obtaining a permit for the retaining wall. The footing configuration in section CC does not appear to be buildable.

[See revised section C-C in sheet C-1.](#)

□ Per the previous landscape plan, the Committee stated that if the entire area of the back slope was not available for landscaping as proposed, the project would not be feasible. There would be no way to make the required findings if the site plan does not match the conditions and if the mitigation that is being proposed is not achievable.

Response – The Landscape Plans have been revised to include the current conditions and new wall/fencing layout for the slope and area between the fence and the edge of pavement at the freeway offramp. This along with the adjustments of the tree locations make this an achievable and viable project.

□ The amount of landscape and hardscape is grossly out of balance.

Response – The area of landscape is 16,986 square feet which equates to 23.7% of the total site which includes buildings as well as hardscape.

ADDITION & REMODEL (CUP APPLICATION):

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

GENERAL NOTES

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

DESIGN TEAM

ARCHITECT

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OWNER

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

SCOPE OF WORK

- THE SCOPE OF WORK IS AS FOLLOWS:
1. CONVERT EXISTING AUTO REPAIR SERVICE TO C-STORE
 2. ADDITION OF DRIVE-THROUGH AUTOMATIC AND FULL SERVICE CAR-WASH.

PROJECT SUMMARY

PROJECT ADDRESS:

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

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

DESCRIPTION OF USE:

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

LOT "B" CURRENT: RETAIL CENTER.

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

LOT "A" BUILDING AREA:

| | | |
|--------------|--|----------------------|
| 1. EXISTING: | SHELL GAS STATION: | 1,942 SQ. FT. |
| 2. PROPOSED: | C-STORE TENANT IMPROVEMENT ADDITION: AT FRONT (C-STORE) | SQ.FT. 333 SQ.FT. |
| PROPOSED: | CAR-WASH ADDITION: | 2,340 SQ. FT. |

TOTAL PROPOSED: 2,673 SQ. FT.

TOTAL LOT "A": 4,615 SQ.FT.

LOT "B" BUILDING AREA:

| | | |
|-----------|-----------------------------|--------------|
| EXISTING: | K.C. LIQUOR STORE: | 2,586 SQ.FT. |
| | PATIO FIREPLACE: | 588 SQ.FT. |
| | VALUE CLEANERS: | 810 SQ.FT. |
| | MARRIS PIZZA: | 810 SQ.FT. |
| | BBQ OUTLET-PATIO FIREPLACE: | 1,350 SQ.FT. |

TOTAL LOT "B": 6,144 SQ.FT.

CODE ANALYSIS

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

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

REGIONAL SEPARATION

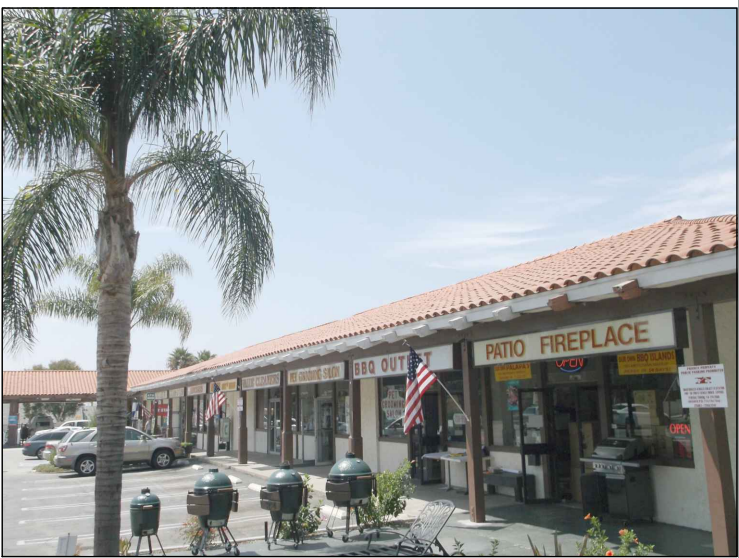
| | |
|------------------------|---|
| BUILDING 'A' OCCUPANCY | M |
| BUILDING 'B' OCCUPANCY | M |

NO OCCUPANCY REQUIRED AS PER CBC TABLE 508.4

PARKING ANALYSIS

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

PROJECT PHOTOS



CODE ANALYSIS

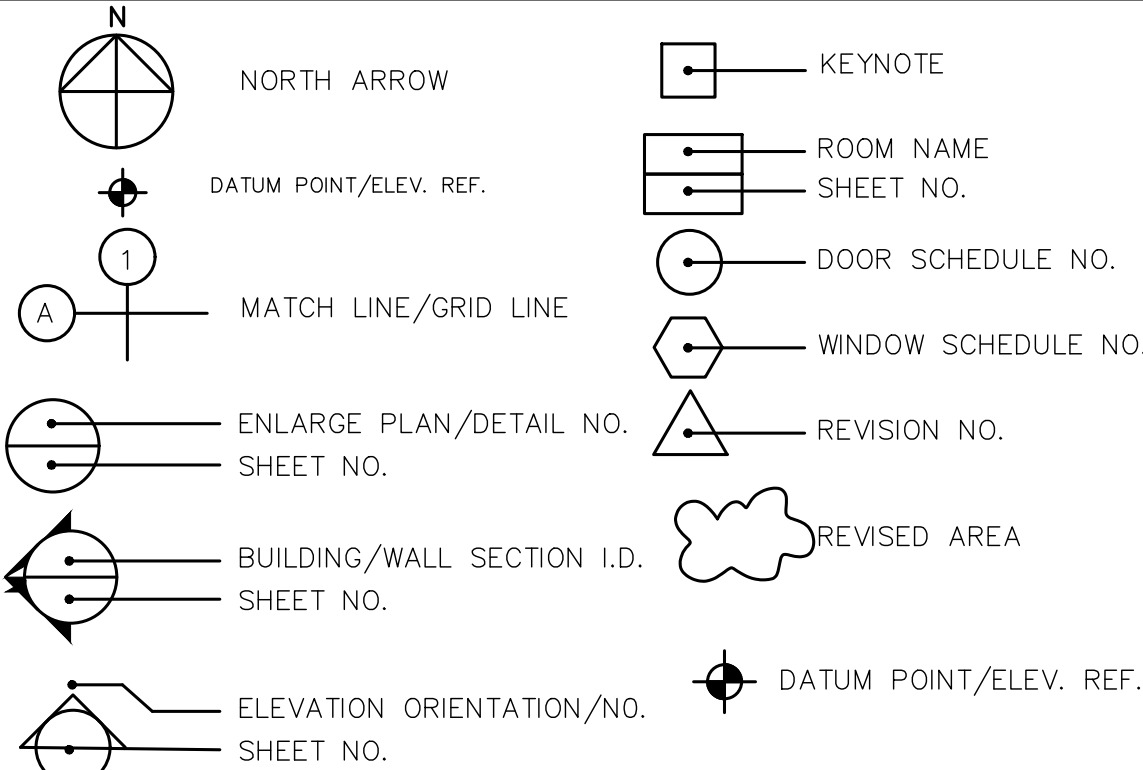
APPLICABLE CODES
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 TITLE 24 ENERGY REGULATIONS
2019 CALIFORNIA FIRE CODE (CFC) & NFPA - 13
COUNTY OF SAN BERNARDINO ENVIRONMENTAL HEALTH
CITY OF ORANGE MUNICIPAL CODES
TYPE OF CONSTRUCTION: VB (NON SPRINKLERED)
SEC. 602.5

OCCUPANCY: M (RETAIL SALES)
SEC. 303.1
NUMBER OF STORY: 1
ALLOWABLE AREA: 9,000 SF PER TABLE 503 (M- OCC)

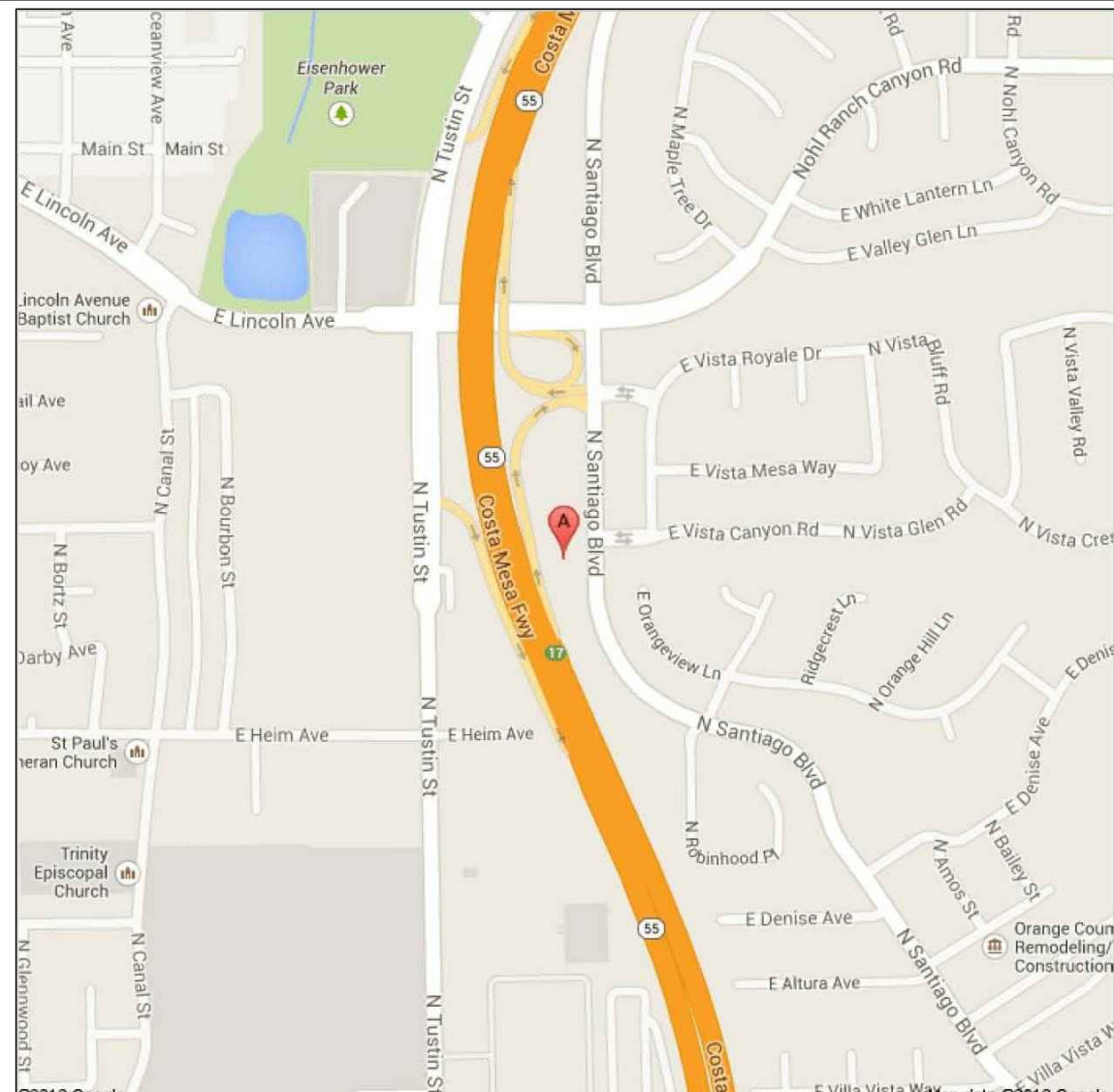
DRAWING INDEX

| | |
|---|--|
| T-1 TITLE SHEET AND SITE ANALYSIS. T-1.1 EXISTING SITE PLAN. T-1.2 PROPOSED SITE PLAN. T-1.3 PICTURES OF SITE T-1.4 SITE PHOTOS | AD-1 TRASH ENCLOSURE DETAILS MB-1 MATERIAL BOARD/SITE LIGHTING PLAN LT-1 LIGHTING PLAN LT-2 LIGHTING DETAIL PHOTOMETRIC RENDERS LT-3 SPECS SHEET LT-4 SPECS SHEET |
| TO-1 TOPOGRAPHY C-1 PRELIMINARY GRADING PLAN | F-1.0 FIRE MASTER PLAN F-1.1 EXISTING SITE PLAN F-1.2 PROPOSED FIRE MASTER PLAN |
| A-1 C-STORE FLOOR PLAN A-1.1 CARWASH FLOOR A-2.0 ELEVATIONS A-3 SECTIONS A-4 ROOF PLAN | L-1 CONCEPTUAL LANDSCAPE PLAN |

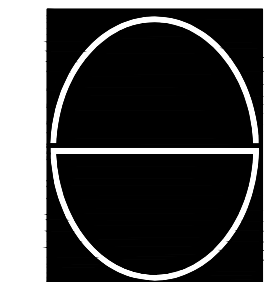
SYMBOLS



VICINITY MAP



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| NO. | DATE | ISSUED | DRC | REVISION ON 08/05 DRC | REVISION ON 08/05 DRC | REVISION ON 08/05 DRC | REVISION ON 08/05 DRC |
|--|----------|--------|-----|-----------------------|-----------------------|-----------------------|-----------------------|
| | 10/02/19 | | | | | | |
| | 02/04/21 | | | | | | |
| | 06/22/21 | | | | | | |
| | 08/06/21 | | | | | | |
| DRAWING TITLE & SITE ANALYSIS | | | | | | | |
| JOB TITLE ADDITION & REMODEL (CUP APPLICATION) SANTIAGO CENTER | | | | | | | |
| JOB ADDRESS 2640 N. SANTIAGO BLVD. ORANGE, CA 92867 | | | | | | | |
| JOB NO. 2019-36 | | | | | | | |
| DWG. NO. T-1 | | | | REVISION NO. 1 | | | |

SITE PLAN KEYNOTES

- 1

EXISTING PARKING STALLS ADJACENT TO BUILDING T BE REMOVED
- 2

EXISTING ACCESSIBLE ROUTE ADJACENT TO DRIVEWAY AND ALONG PLANTER TO BE REPLACED
- 3

EXISTING PARKING STALLS TO BE STRIPPED
- 4

EXISTING ACCESSIBLE PARKING TO BE RELOCATED AND CONVERTED TO LOADING/UNLOADING
- 5

EXISTING PARKING BAY TO BE CONVERTED TO H.C. PARKING
- 6

EXISTING ACCESSIBLE SYMBOLS TO BE RELOCATED
- 7

EXISTING TIMBER POST BE REMOVED.
- 8

EXISTING PLANTER TO BE RETAINED.
- 9

EXISTING A.C. PAVING
- 10

EXISTING POSTS TO BE REPAINTED
- 11

EXISTING CONCRETE STEPS TO BE MODIFIED FOR ADA
- 12

EXISTING CURB AND GUTTER TO BE REPLACED
- 13

EXISTING STEEL BOLLARD TO BE REMOVED
- 14

EXISTING UTILITY ENCLOSURE TO BE REMOVED
- 15

EXISTING UNIMPROVED PORTION OF THE SITE (CALTRANS R/W) SLOPING DOWN TO 55 FREEWAY TO BE LANDSCAPED- SEE LANDSCAPE PLAN
- 16

EXISTING CONCRETE SIDEWALK. TO BE SLOPED MAX 2% SLOPE IN ANY DIRECTION
- 17

EXISTING PLANTER CURB TO BE EXTENDED.
- 18

EXISTING 6"x 6"x 4'-0" CONCRETE WHEEL STOP
- 19

EXISTING LANDSCAPE TO BE REMOVED AND REPLACED WITH HARDSCAPE SEATING AND FOUNTAIN.
- 20

(E) AUTO SERVICE STATION W/ CONVENIENCE STORE TO BE REMODELLED
- 21

EXISTING PROPANE TANK TO BE REMOVED
- 22

EXISTING WALL TO BE RELOCATED FOR EXPANDED CONVENIENCE STORE
- 23

EXISTING CHAIN LINK FENCE TO BE REMOVED
- 24

EXISTING RETAINING WALL TO BE REMOVED FOR EXPANDED CONSTRUCTION AREA
- 25

EXISTING CALTRANS T-WALL TO BE REMAINED
- 26

EXISTING CALTRANS EDGE OF OFF-RAMP PAVEMENT
- 27

EXISTING SIGN TO BE REMAINED
- 28

EXISTING LIGHT POLE TO BE REMOVED AND REPLACED IN NEW LOCATIONS
- 29

EXISTING COMMERCIAL POLE TO BE REMAINED
- 30

EXISTING LIGHT POLE TO BE REMAINED
- 31

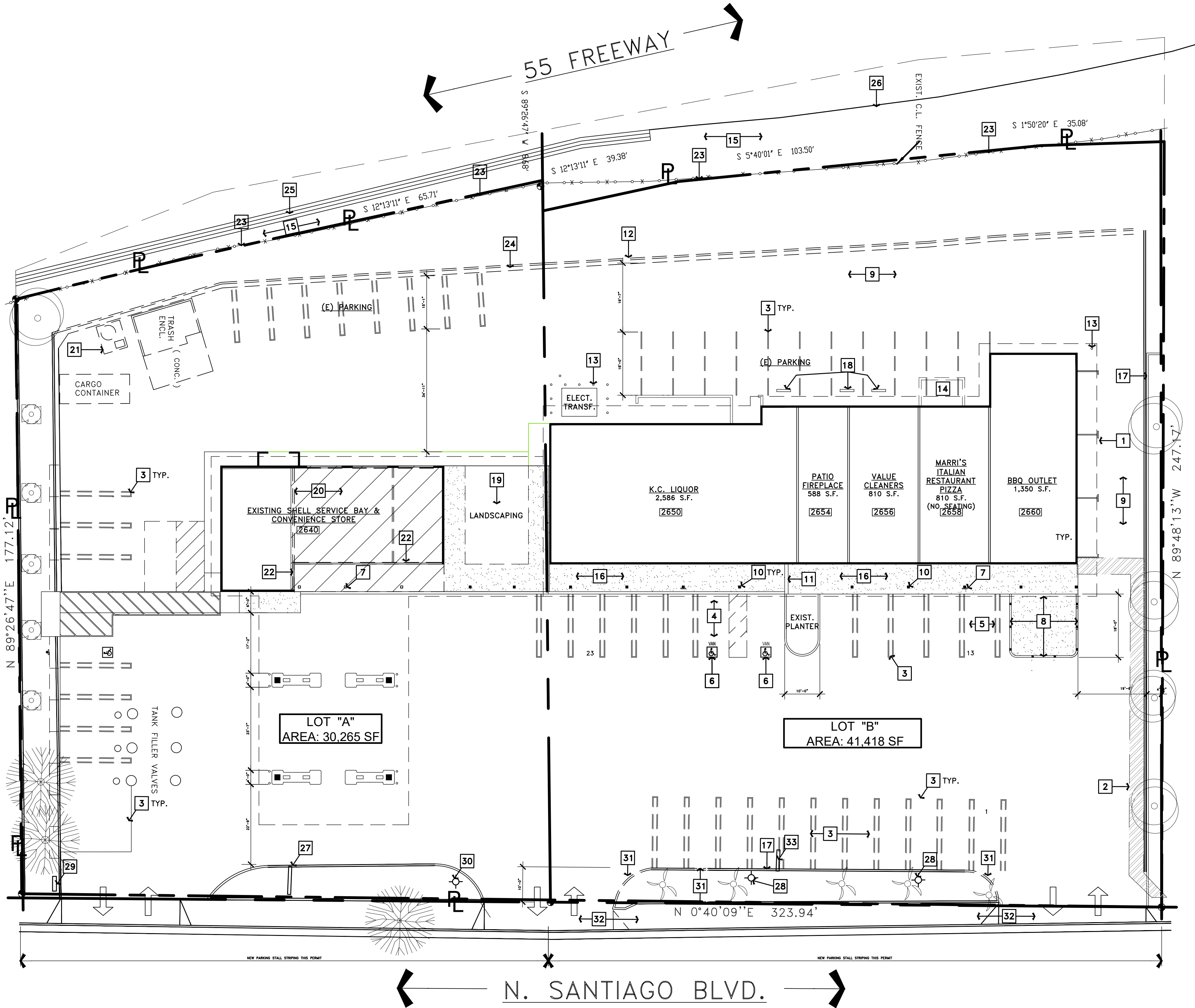
EXISTING PORTION OF CURB TO BE REMOVED
- 32

EXISTING PORTION OF DRIVEWAY AND SIDEWALK TO BE RECONSTRUCTED
- 33

EXISTING SIGN TO BE REMOVED AND REPLACED

LEGEND

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

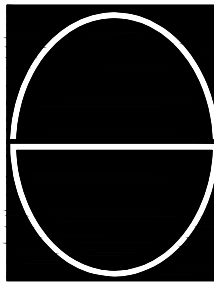
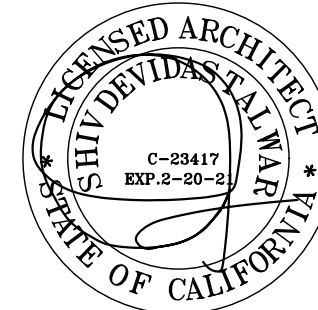


EXISTING & DEMOLITION SITE PLAN

SCALE: 1:20

1

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DESIGN CONCEPTS
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| NO. | DATE | ISSUED | DRC |
|-----|----------|--------|-----------------------|
| | 10/02/19 | | DRC |
| | 02/04/21 | | REVISION ON 08/05 DRC |
| | 06/22/21 | | REVISION ON 08/05 DRC |
| | 07/13/21 | | REVISION ON 08/05 DRC |

| | | |
|-------------------------------------|--|---|
| DRAWING TITLE EXISTING SITE PLAN | JOB TITLE ADDITION & REMODEL (CUP APPLICATION) SANTIAGO CENTER | JOB ADDRESS 2640 N. SANTIAGO BLVD. ORANGE, CA 92667 |
|-------------------------------------|--|---|

| | |
|--------------|---------|
| JOB NO. | 2019-36 |
| DWG. NO. | T-1.1 |
| REVISION NO. | |

PROPOSED SITE PLAN KEYNOTES

1. PROPOSED 24" HIGH DECORATIVE CMU WALL WITH 4" HIGH DECORATIVE WROUGHT IRON FENCE (SEE GRADING PLAN)
2. EXISTING CURBS RECONFIGURED TO SUIT MODIFICATIONS IN DRIVEWAYS.
3. EXISTING SLOPE MODIFIED FOR LANDSCAPE.
4. EXISTING 6 FT CMU FENCE TO REMAIN.
5. EXTENDED EXISTING CURB
6. NOT USED
7. (E) GROUND SIGN TO BE RE-FACED
- 7A. (E) SIGN TO BE REMOVED, REPLACED IN LANDSCAPED AREA
8. PROPOSED LIGHT POLE
9. PROPOSED WALL-PACK LIGHT FIXTURE.
10. EXISTING CHAIN LINK FENCE TO BE REMOVED
11. EXISTING A/C EQUIPMENT.
12. EXISTING ELECTRICAL PANEL.
13. EXISTING GAS METER.
14. EXISTING WIH.
15. EXISTING SINK.
16. EXISTING ELECTRICAL S/W GEAR.
17. EXISTING PLANTER CURB IS WITHIN PROPERTY
18. 4'-0" WIDE X 3'-0" DEEP "YELLOW" TRUNCATED DOME WARNING PADS AT EACH END OF DRIVEWAY AT PATH-OF-TRAVEL.
19. PATH-OF-TRAVEL WITH 45 d "BLUE" STRIPES AT 36" O.C. MAX. SLOPE 5% IN DIRECTION OF TRAVEL AND MAX. 2% CROSS-SLOPE.
20. 36"x36" INTERNATIONAL ACCESSIBILITY LOGO "WHITE" SYMBOL ON "BLUE" BACKGROUND.
21. PAINT 4" STALL STRIPES AND BORDERS "BLUE".
22. PAINT UNLOADING AREA WITH 45 d "BLUE" STRIPES AT 36" O.C. AND 12" LETTERS "NO PARKING".
- MAX. SLOPE 2% IN ANY DIRECTION.
23. LINE OF CURB.
24. EXISTING CONCRETE STEPS.
25. (N) ESCAPE GATE FOR BEFORE CARWASH TUNNEL.
26. REMOVE EXISTING BOLLARD
27. EXISTING LINE OF ROOF
28. (N) DRIVEWAY LOCATION
29. NEW 5-GALLON BERTS TO BE PLANTED TO SCREEN PARKING AREA (SEE LANDSCAPE PLAN)
30. AUTOMATIC PAY BOOTH
31. EXISTING AIR AND WATER
32. ONE-WAY PATH OF TRAVEL
33. INSTALL NEW ONE WAY SIGN
34. (E) ADA SIGN
35. EXISTING ELECTRICAL METERS
36. (E) LIGHT POLE BASE ELECT. SUPPLY WITH (N) LIGHT POLE.
37. EXISTING LIGHT POLE
38. EXISTING LIGHT POLE TO BE REMOVED AND REPLACED IN THE NEW LOCATIONS
39. EXISTING ADA RAIL TO REMAIN.
40. TRAVEL PATH TO CONVENIENCE STORE
41. CARWASH TUNNEL WITH ROLL-UP GARAGE DOOR ON ENTRY AND EXIT
42. EXISTING PLANTER AREA TO REMAIN
43. EXISTING SIGN POLE TO REMAIN
44. (E) TOP OF SLOPE
45. (N) CURB BY RE-CONFIGURING EXISTING
46. (E) FIRE HYDRANT
47. (E) UTILITIES METERS
48. (N) RETAINING WALL PER CIVIL PLANS
49. (N) TRENCH DRAIN AT CAR WASH
50. (N) PROPOSED PLANTER
51. EXTENTS OF DEMOLITION AND REMOVALS
52. (E) CALTRANS CONCRETE "T-BARRIERS"
53. (E) CALTRANS LIGHT POLE
54. (E) CALTRANS EDGE OF OFF-RAMP PAVEMENT
55. (N) ADA RAMP
56. (N) STRIPE THIS AREA FOR DRIVEWAY
57. (N) CONCRETE STEPS DOWN FOR MAINTENANCE

CODE ANALYSIS

| TABLE 506.2-1-Continued ALLOWABLE AREA FACTOR (A _a = NS, S1, S13R, or SM, as applicable) IN SQUARE FEET | | | | | | | | | |
|---|---------------|--------|----|--------|--------|---------|--------|--------|--------|
| OCCUPANCY CLASSIFICATION | SEE FOOTNOTES | TYPE I | | | | TYPE II | | | |
| | | A | B | A | B | A | B | A | B |
| M | NS | UL | UL | 21,500 | 12,500 | 18,500 | 12,500 | 20,500 | 14,000 |
| | S1 | UL | UL | 86,000 | 50,000 | 74,000 | 50,000 | 82,000 | 56,000 |
| | SM | UL | UL | 64,500 | 37,500 | 55,500 | 37,500 | 61,500 | 42,000 |

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

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

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

ALLOWABLE AREA INCREASE DUE TO FRONTAGE TO COMPLY CBC 506.2.1

CALCULATION FORMULA:

$$A_a = A_t \cdot (NS \times I_f)$$

ALLOWABLE AREA

$$I_f = [F/P - 0.25] W/30$$

INCREASE DUE TO FRONTAGE

CALCULATION:

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

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

$$A_a = 9,270 + (9,000 \times 0.32)$$
$$= 9,270 + 2,880$$
$$= 13,150$$

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

WALL SEPARATION

| TABLE 506.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS) | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|------|---------------|----------------|----|----|---------------|----|----|----|---------------------------|----------------|----------------|----|----|-------------------|----|-----|-----|----------|----------------|-----|----|----|----|----|
| OCCUPANCY | A, E | 1, 4, R, 2, 1 | | | | 1, 2, 1, 2, 1 | | | | F-1, F-2, F-3, F-3.1, F-4 | F-2, S-2, U | | | | B, F, S-1, M, S-1 | L | H-1 | H-2 | H-3, H-4 | | H-5 | | | | |
| | | S | NS | S | NS | S | NS | S | NS | | S | NS | S | NS | | | | | S | NS | | S | NS | S | NS |
| A, E | N | N | 2 | 2 | 2 | NP | 2 | NP | 1 | 2 | N | 1 | 1 | 2 | 2 | NP | NP | 3 | 4 | 2 | 3 | 2 | NP | | |
| 1, 4, R, 2, 1 | — | — | 1 ^a | NP | 2 | NP | 2 | NP | 1 | NP | 1 | 2 | 1 | 2 | 2 | NP | NP | 4 | NP | 4 | NP | 4 | NP | | |
| 1, 2, 1, 2, 1 | — | — | — | — | — | N | NP | 2 | NP | 2 | NP | 2 | NP | 2 | 2 | NP | NP | 4 | NP | 4 | NP | 4 | NP | | |
| 1, 3 | — | — | — | — | — | N | NP | 2 | NP | 2 | 2 | 2 | 2 | 2 | 2 | NP | NP | 4 | NP | 4 | NP | 4 | NP | | |
| R-1, R-2, R-3, R-3.1, R-4 | — | — | — | — | — | — | — | — | N | N | 1 ^a | 2 ^a | 1 | 2 | 4 | NP | NP | 3 | NP | 2 | NP | 2 | NP | | |
| F-2, S-2, U | — | — | — | — | — | — | — | — | — | N | N | 2 | 1 | 2 | 1 | NP | NP | NP | 3 | 4 | 2 | 3 | 2 | NP | |
| B, F-1, M, S-1 | — | — | — | — | — | — | — | — | — | — | — | N | N | 1 | NP | NP | NP | 2 | 3 | 1 | 2 | 1 | NP | | |
| L | — | — | — | — | — | — | — | — | — | — | — | — | — | 1 | NP | NP | NP | 2 | NP | 1 | NP | 1 | NP | | |
| IL-1 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | N | NP | NP | NP | NP | NP | NP | NP | | |
| IL-2 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | N | NP | 1 | NP | 1 | NP | 1 | NP | |
| IL-3, H-4 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 1 ^a | NP | 1 | NP | 1 | NP |
| IL-5 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | N | NP | 1 | NP |

S - Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.1.1.1.
NS - Buildings not equipped throughout with an automatic sprinkler system installed in accordance with Section 903.1.1.1.
NP - No separation required.
N - Not permitted.
a. See Section 403.
b. The required separation from areas used only for private or pleasure vehicles shall be reduced by 1 hour but in no less than 1 hour.
c. See Section 403.4.
d. Separation is not required between occupancies of the same classification.
e. (1) M Group 1 and F-1 occupancies and Group 1-2 and F-1 occupancies shall have a 1-hour separation.
f. (1) M Commercial kitchen not associated with customer and similar dining facilities in Group 1-2 and Group 1-3 shall have a 2-hour separation and shall be protected by an automatic sprinkler system.

ELEVATION KEYNOTES

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

ADA DRIVEWAY REQUIREMENTS

WEST ELEVATION

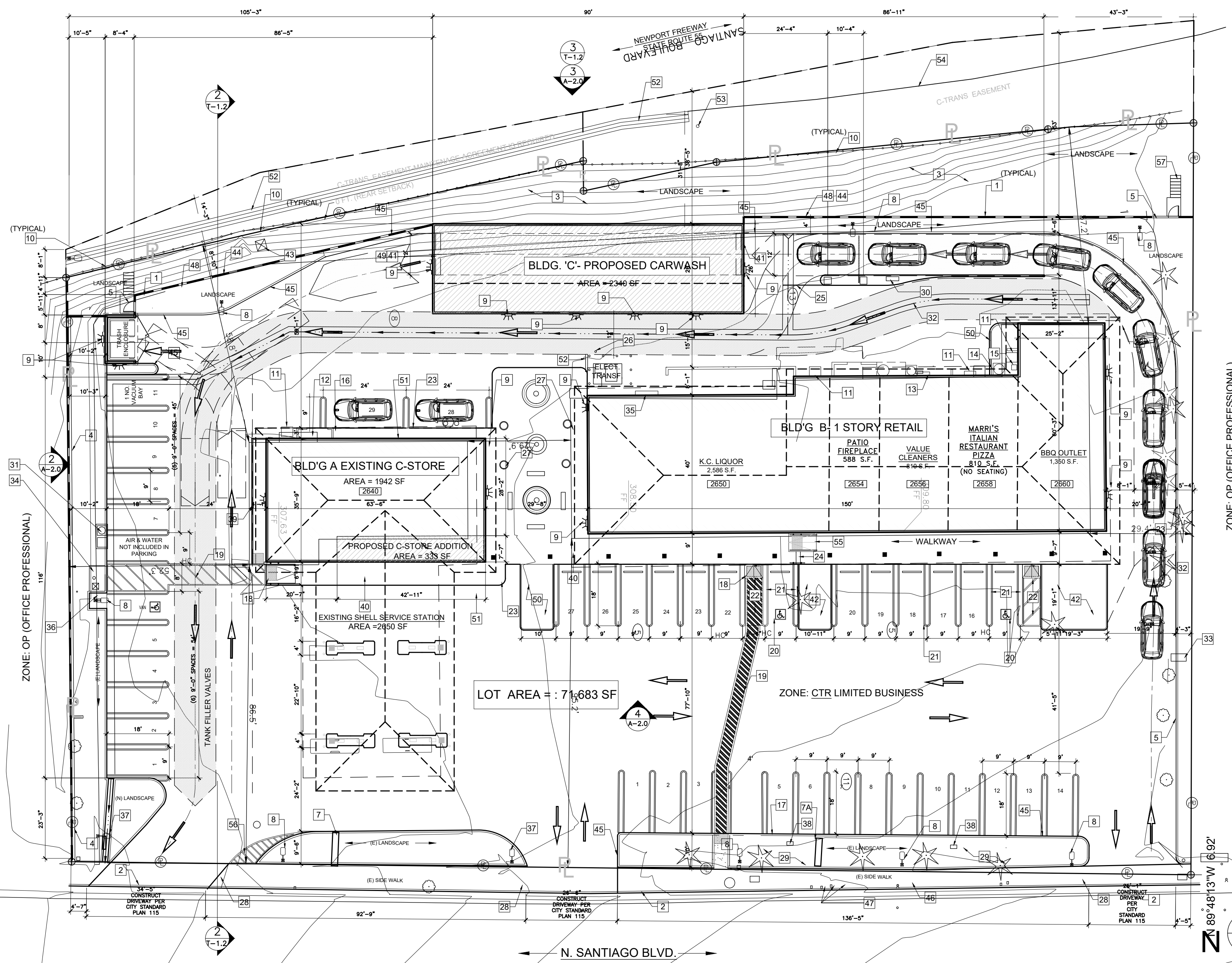
SCALE: 1/16"=1'-0"

3

SITE SECTIONAL ELEVATION

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

2

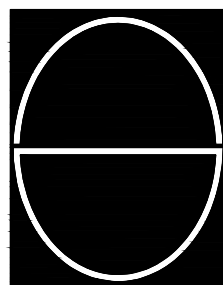
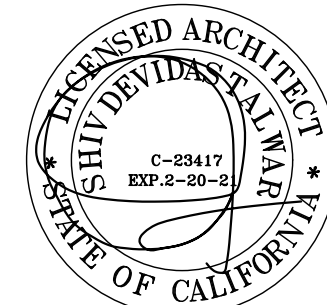


PROPOSED SITE PLAN

SCALE: 1"=20'-0"

1

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| NO. | DATE | ISSUED | NO. | DATE | ISSUED |
|---|----------|--------|--|----------|-----------------------|
| | 10/22/19 | DRG | | 02/04/21 | REVISION ON 08/05 DRC |
| | | | | 06/22/21 | REVISION ON 08/05 DRC |
| | | | | 08/06/21 | REVISION ON 08/05 DRC |
| DRAWING TITLE PROPOSED PRELIMINARY SITE PLAN | | | JOB TITLE ADDITION & REMODEL (CUP APPLICATION) SANTIAGO CENTER | | |
| JOB NO. 2019-36 | | | JOB ADDRESS 2640 N. SANTIAGO BLVD. ORANGE, CA 92667 | | |
| DWG. NO. T-1.2 | | | REVISION NO. 8 | | |

| | | | |
|-----------------------------------|---------------------------|-------------------------|----------------------------|
| | | | |
| RETAIL STORE (FRONT) | SERVICE STATION (FRONT) | SIDE OF SERVICE STATION | MEDICAL CENTER (SIDE) |
| | | | |
| SIDE OF STATION NEXT TO CONTAINER | PARKING LOT FACING RETAIL | FACING 55 FREEWAY | PARKING LOT FACING STATION |
| | | | |
| PICTURES OF EXISTING | REAR OF STATION | REAR OF STATION | REAR OF RETAIL CENTER |
| | | | |
| REAR OF LOT W/ SLOPE | REAR OF RETAIL CENTER | REAR OF RETAIL CENTER | SERVICE STATION (REAR) |

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| | | | | | | | | | | |
|---------------|----------------------|-----------|--------------------------------------|----------------|-------------|---|-----|--------------|--------|-----|
| DRAWING TITLE | PICTURES OF EXISTING | JOB TITLE | ADDITION & REMODEL (CUP APPLICATION) | SANTAGO CENTER | JOB ADDRESS | 2640 N. SANTIAGO BLVD. ORANGE, CA 92667 | NO. | DATE | ISSUED | DRC |
| | | | | | | | | | | |
| JOB NO. | | 2013-36 | | | | | | | | |
| DWG. NO. | | T-1.3 | | | | | | REVISION NO. | | |

43



EXISTING RETAIN BUILDING VIEW 1(NORTH)



EXISTING BUILDING VIEW 2(NORTH)



EXISTING BUILDING VIEW 3(NORTH)



EXISTING BUILDING VIEW 4(NORTH)



EXISTNG OFFICE VIEW1(SOUTH)



EXISTING OFFICE VIEW 2(SOUTH)



EXISTING OFFICE VIEW 3(SOUTH)



EXISTING OFFICE VIEW 4(SOUTH)



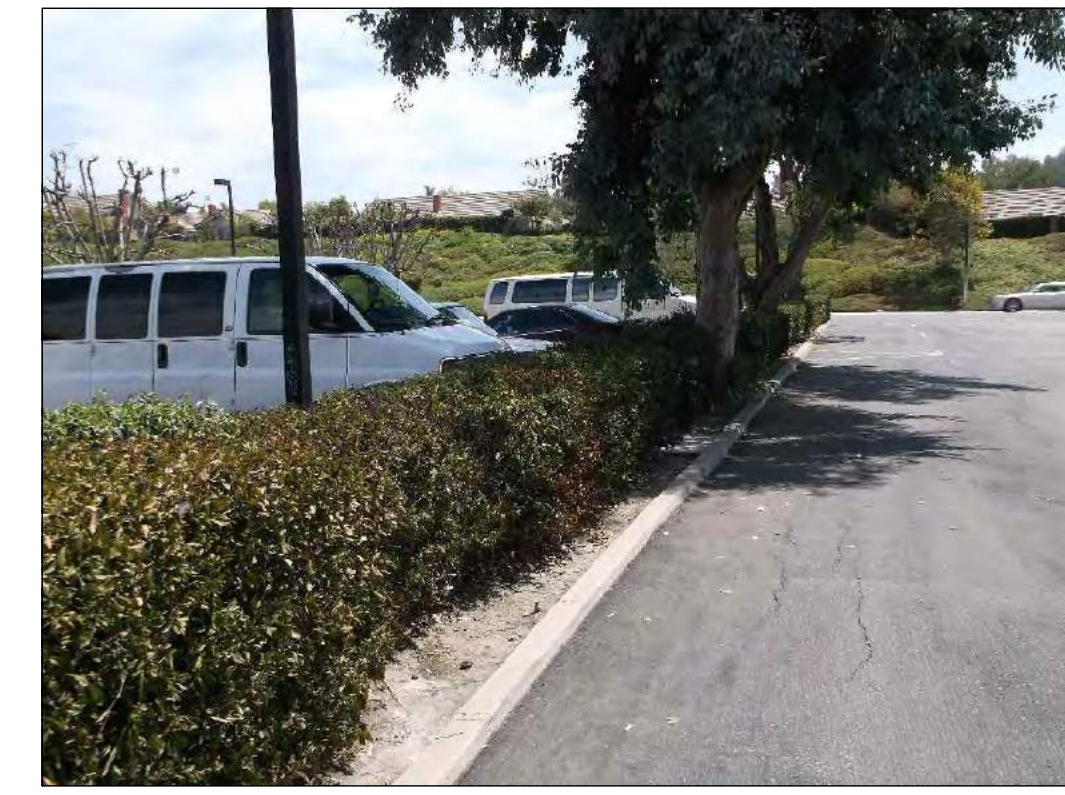
RESIDENTIAL HOUSE VIEW 1(EAST)



RESIDENTIAL HOUSE VIEW 2(EAST)



RESIDENTIAL HOUSE VIEW 3(EAST)



RESIDENTIAL HOUSE VIEW 4(EAST)



FREEWAY VIEW 1 (WEST)



EXIT 17 LANE(WEST)

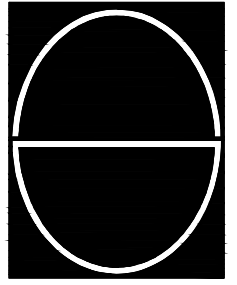


2D VIEW(WEST)



FREEWAY VIEW 2(WEST)

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| | | | | |
|---|--------------|----------|--------|-----|
| DRAWING TITLE JOB TITLE ADDITION & REMODEL (CUP APPLICATION) SANTIAGO CENTER JOB ADDRESS 2640 N. SANTIAGO BLVD. ORANGE, CA. 92867 | NO. | DATE | ISSUED | |
| | | 10/02/19 | | DRC |
| | | | | |
| | | | | |
| | | | | |
| JOB NO. 2013-36 DWG. NO. T-1.4 | REVISION NO. | | | |

RECORD DESCRIPTION

APN: 361-401-27

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

PARCEL A:

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

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

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

PARCEL B:

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

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

361-401-27

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

SCHEDULE "B" ITEMS

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

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

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

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

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

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

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

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

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

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

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

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

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

FLOOD INFORMATION

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

ZONE "X" DENOTES AREAS OF MINIMAL FLOOD HAZARD

RECORD DESCRIPTION

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

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

PARCEL A:

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

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

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

PARCEL B:

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

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 89° 26' 47" WEST ALONG THE NORTH LINE THEREOF, 50.00 FEET; THENCE NORTH 88° 25' 13" EAST 53.45 FEET TO THE EAST LINE OF SAID PARCEL 1 (ONE); THENCE NORTH 00° 40' 09" EAST ALONG SAID EAST LINE, 20.00 FEET TO THE POINT OF BEGINNING.

APNS: 361-401-23 AND 361-401-25

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

SCHEDULE "B" ITEMS

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

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

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

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

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

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

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

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

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

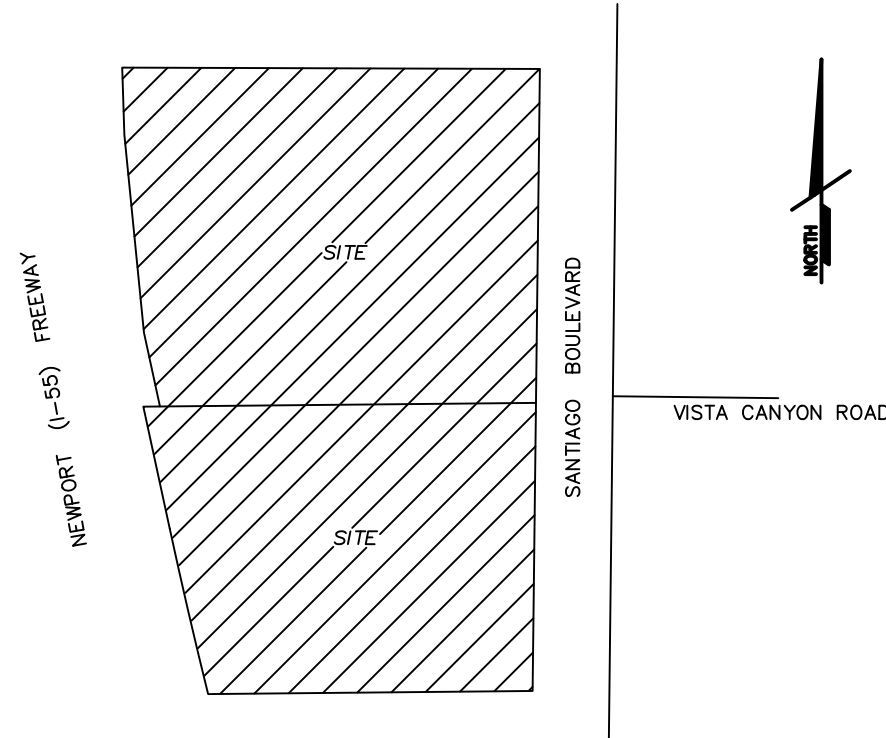
ITEM #'S 13 THROUGH 18 ARE NON SURVEY RELATED - NOT PLOTTED.

BUILDING INFORMATION

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

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

VICINITY MAP



STATEMENT OF ENCROACHMENTS

- A CURB ENCROACHES INTO RIGHT OF WAY BY 0.3'
- B CURB ENCROACHES INTO RIGHT OF WAY BY 2.0'
- C BUILDING ENCROACHES INTO EASEMENT ITEM # 5 BY 3.2'
- D FENCE ENCROACHES INTO SUBJECT PROPERTY BY 1.1'
- E FENCE ENCROACHES INTO SUBJECT PROPERTY BY 0.7'

STATEMENT OF UTILITIES

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

BASIS OF BEARINGS

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

BEARING BEING NORTH 00° 40' 09" EAST.

ZONING INFORMATION

NO ZONING INFORMATION PROVIDED

AREA OF PROPERTY

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

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

COMBINED TOTAL: 64,773.72 SQUARE FEET OR 1.49 ACRE

BENCHMARK

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

ELEVATION: (NAVD 88): 325.946

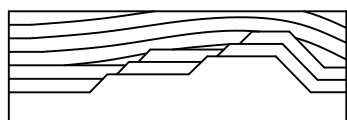
DESCRIPTION: DESCRIBED BY OCS 2002: FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "2J-35-71" SET IN THE SOUTHWESTERLY CORNER OF A 10 FOOT BY 10 FOOT CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF NOHL RANCH ROAD AND SANTIAGO BOULEVARD: 200 FEET EASTERLY OF THE CENTERLINE OF SANTIAGO BOULEVARD AND 33.4 FEET NORTHERLY OF THE CENTER OF THE MEDIAN ALONG NOHL RANCH ROAD

PARKING INFORMATION

REGULAR SPACES: 42
HANDICAP SPACES: 4

TOTAL COMBINED PARKING SPACES: 46

Surveyor



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

GENERAL NOTES

- MN1 POSTED ADDRESS: 2640 N. SANTIAGO BOULEVARD.
- MN2 ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.
- MN3 ASSESSOR'S PARCEL NO'S.: 361-401-27 AND 361-401-23.
- MN4 THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- MN5 NO PROPOSED CHANGES IN ADJACENT STREET RIGHT OF WAY LINES.
- MN6 THERE WAS NO OBSERVABLE EVIDENCE OF SITE BEING USED FOR A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- MN7 ALL UTILITIES SHOWN HEREON ARE FROM ABOVE GROUND OBSERVATION.
- MN8 NO PROPERTY CORNERS WERE SET AT THE TIME OF SURVEY.
- MN9 THERE WAS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A CEMETERY.
- MN10 PHYSICAL STREET ACCESS IS FROM SANTIAGO BOULEVARD BEING A PUBLICLY DEDICATED STREET.
- MN11 NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- MN12 THE BOUNDARY OF THE PROPERTY CLOSSES MATHEMATICALLY WITH NO GAPS, GORES OR OVERLAPS.
- MN13 THERE WAS NO FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT. NO DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- MN14 PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THE SURVEY PURSUANT TO SECTIONS 5 AND 6.

ALTA/NSPS LAND TITLE SURVEY

Surveyor's Certification

Orange

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

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

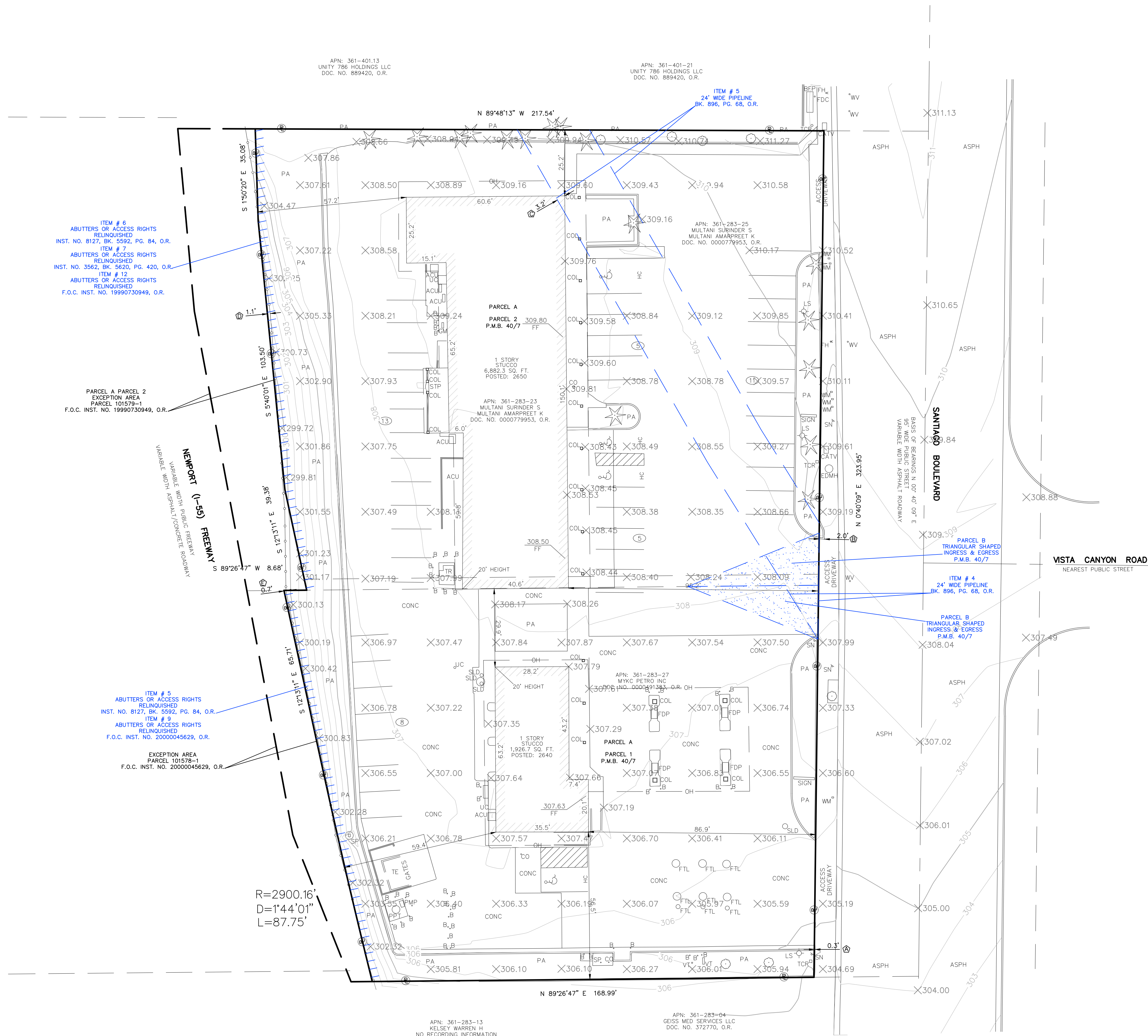
BERNHARD K. MAYER
Registration No. P.L.S. 7319
In the State of: California
Date of Plat or Map: 05/03/21
Date of Revision: 05/06/21



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

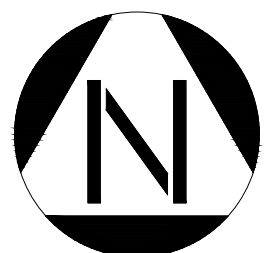
SITE TECH, INC.
Phone: (909) 864-3180 Fax: (909) 864-0850
8061 CHURCH STREET-PO BOX 592-HIGHLAND, CA 92346
Sheet 1 of 2





LEGEND

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



SCALE: 1"=20'



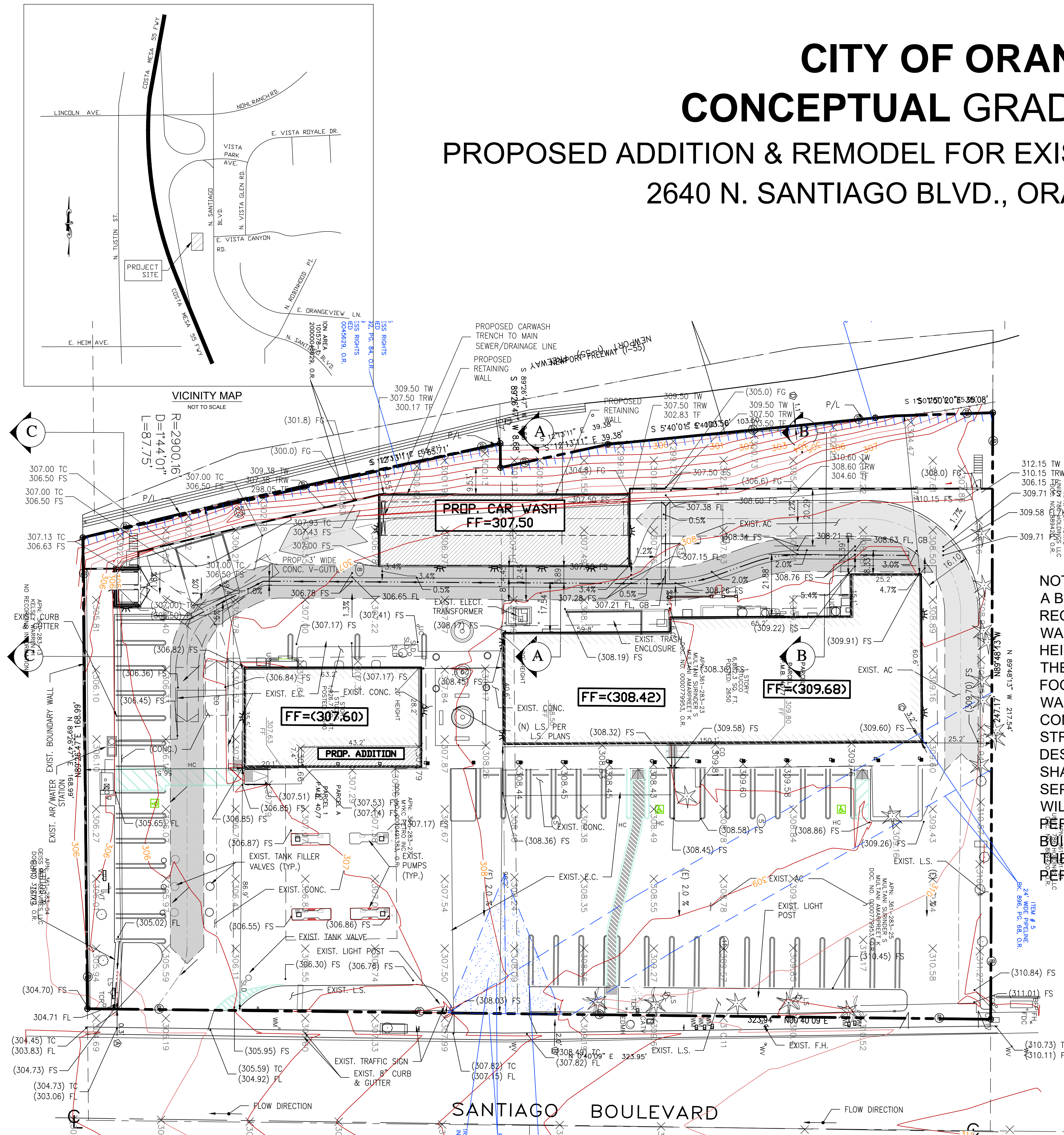
CITY OF ORANGE CONCEPTUAL GRADING PLAN

PROPOSED ADDITION & REMODEL FOR EXISTING AUTO REPAIR SERVICE
2640 N. SANTIAGO BLVD., ORANGE, CA 92867

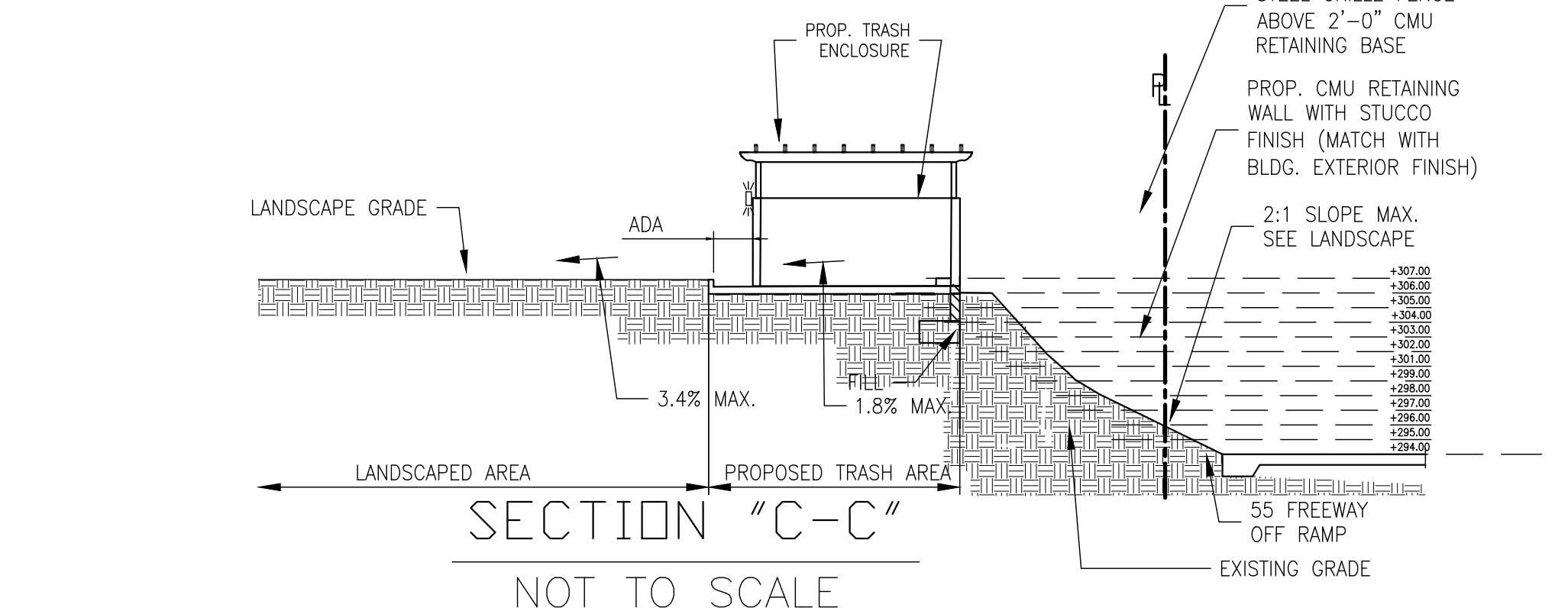
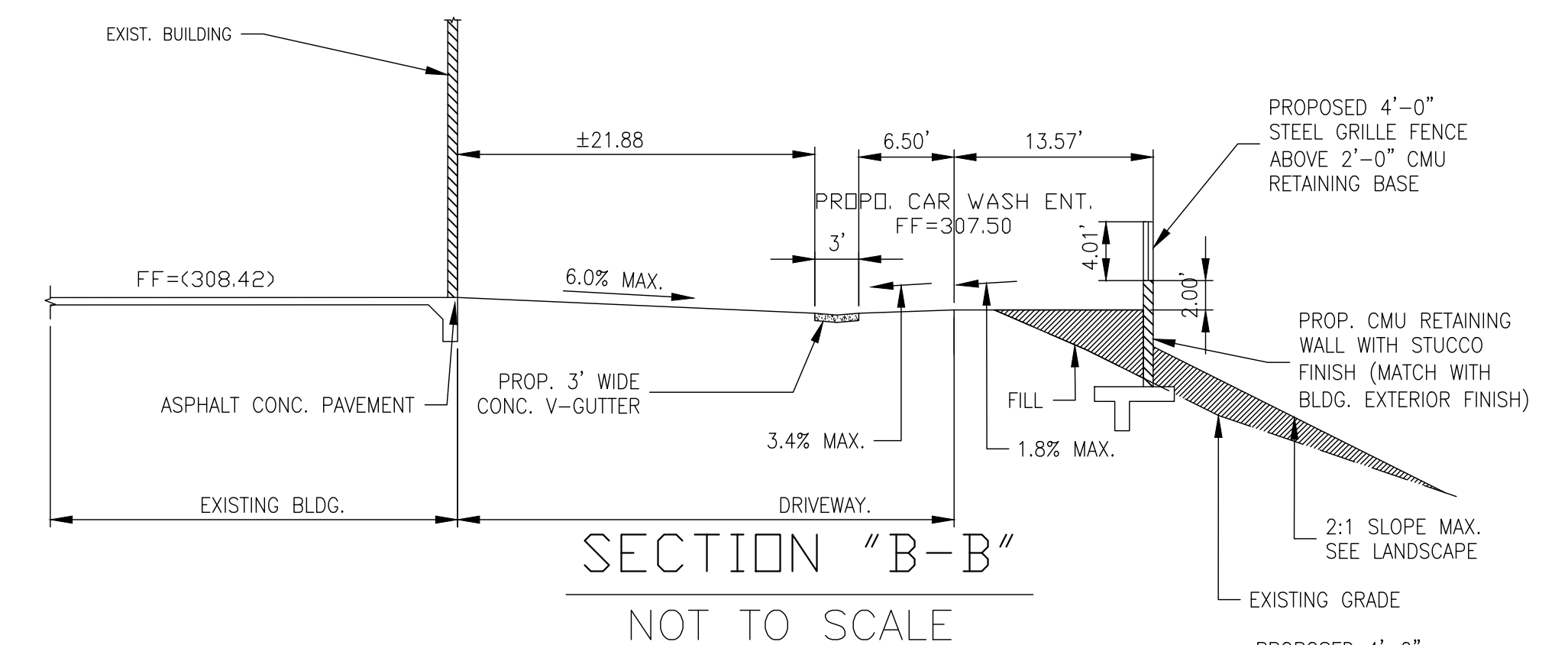
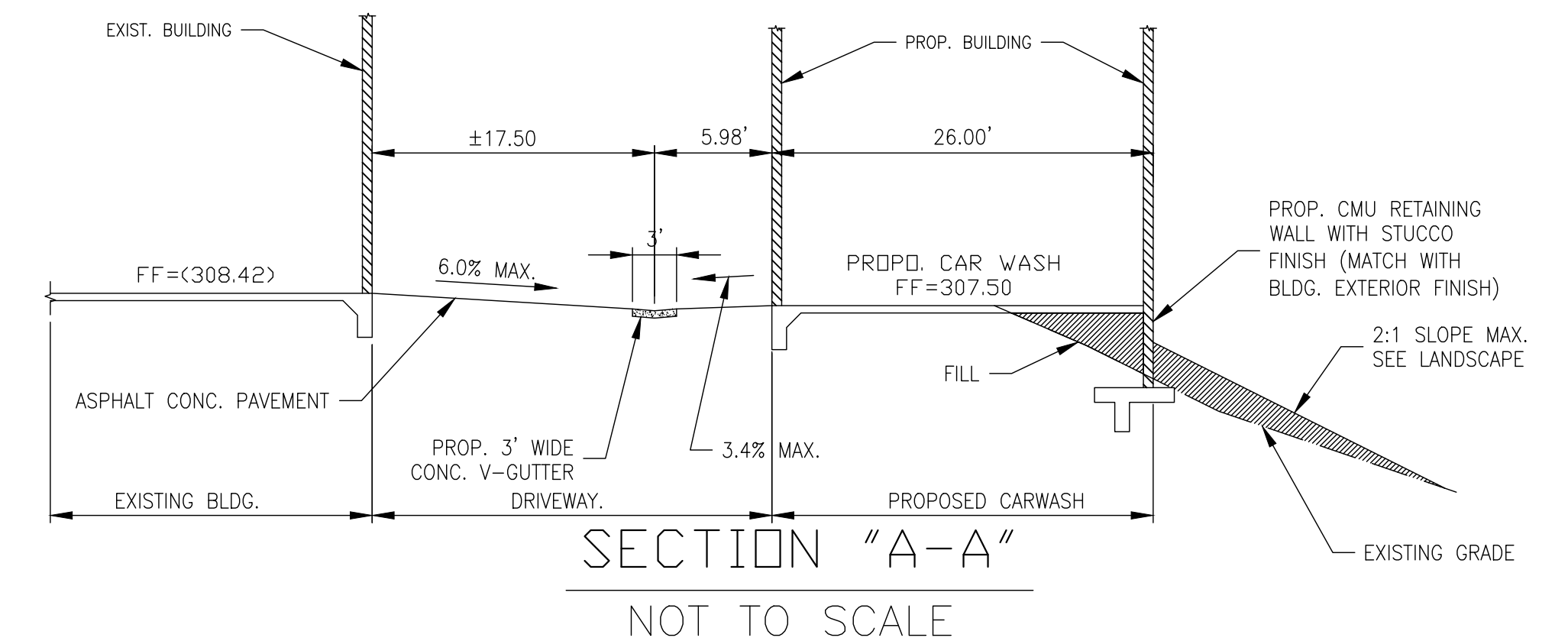
LEGEND:

- PROPOSED RETAINING WALL
- FLOW LINE
- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- EXISTING CONTOUR
- SLOPE

AC = ASPHALT PAVEMENT
LF = LINEAL FOOT
SF = SQUARE FOOT
EA = EACH
HP = HIGH POINT
FL = FLOW LINE
C/L = CENTERLINE
R/W = RIGHT-OF-WAY
P/L = PROPERTY LINE
C06.82 = EXISTING ELEVATION
306.99 = PROPOSED ELEVATION
BOW = BACK OF EXISTING SIDE WALK
CONC. = CONCRETE SURFACE
E.C. = EDGE OF CONCRETE SURFACE
DF = DEEPENED FOOTING
FG = FINISH GRADE
FS = FINISH SURFACE
FF = FINISHED FLOOR
GB = GRADE BREAK
L.S. = LANDSCAPE AREA
TC = TOP OF CURB
TW = TOP OF WALL
TRW = TOP OF RETAINING WALL



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



Underground Service Alert

Call: TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF:

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

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

| MARK | REVISIONS | BY | APPR. | DATE |
|-------------|-----------|----|-------|------|
| BENCH MARK: | | | | |

APPROVED _____ 2021

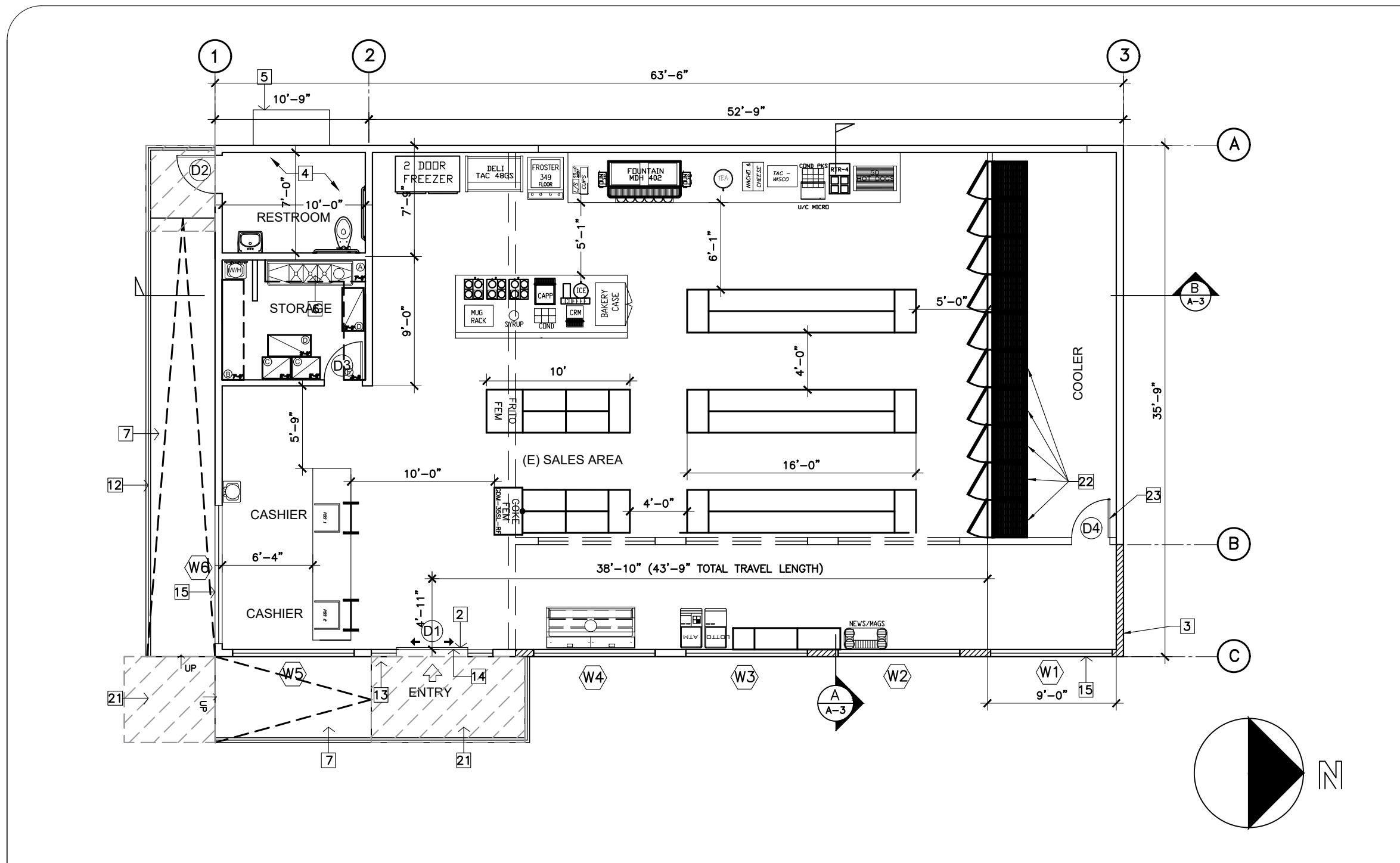
SENIOR CIVIL ENGINEER
REGISTERED CIVIL ENGINEER NO. _____
DRAWN BY: _____
CHECKED BY: _____
RECOMMENDED BY: _____

CITY OF ORANGE
DEPARTMENT OF PUBLIC WORKS
CONCEPTUAL GRADING PLAN
2640 N. SANTIAGO BOULEVARD
ORANGE, CA 92867
GRADING PLAN

DRAWING NO. **C-1**

SHEET **1** OF **1** SHEETS

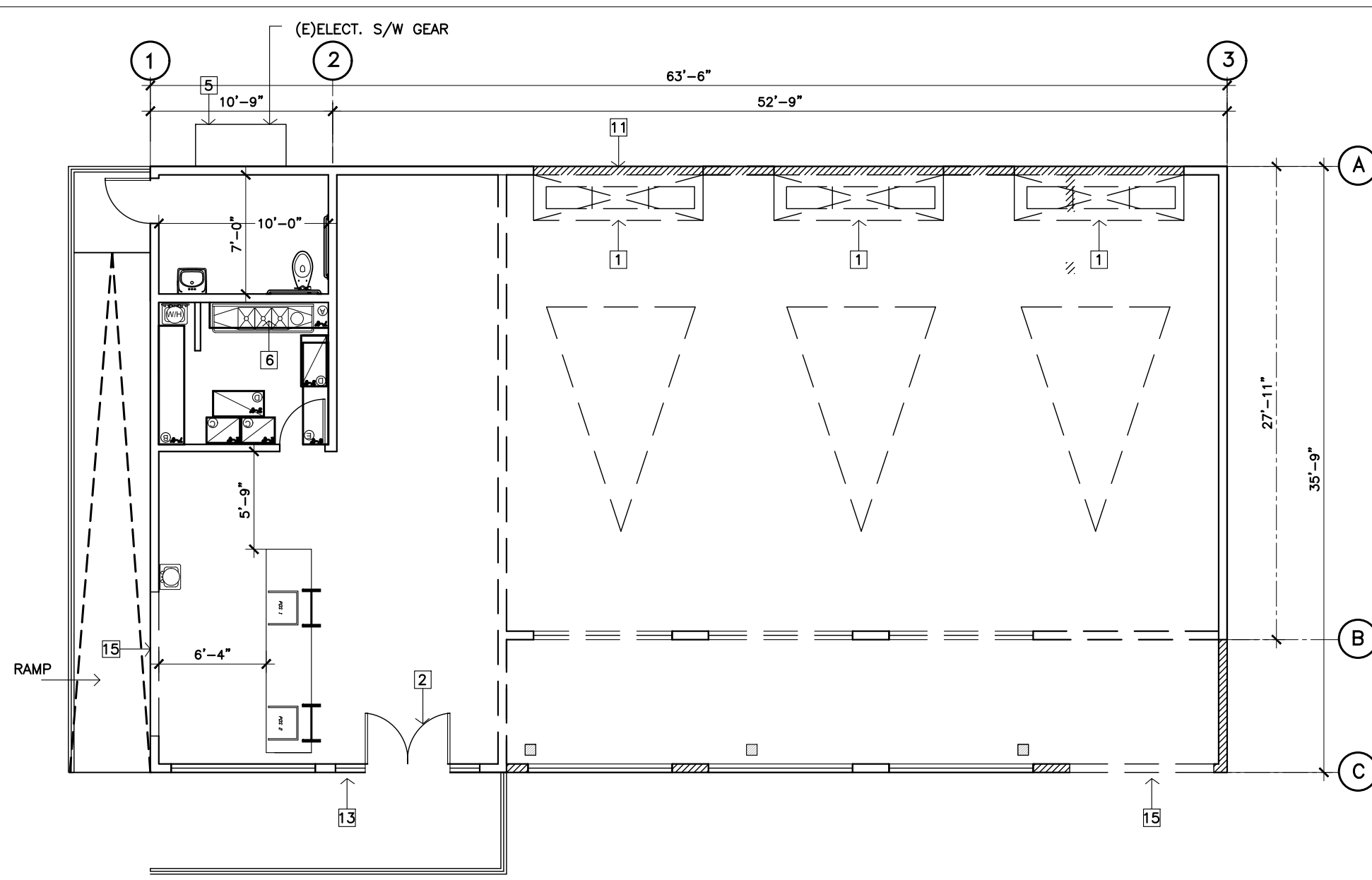
FOR CITY USE ONLY: FILE NO. _____ W.O. NO. _____



C-STORE PROPOSED PLAN

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

5



C-STORE DEMOLITION & PROPOSED WALL PLAN

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

4

PROPOSED C-STORE ELEVATION KEYNOTES

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

DEMOLITION PLAN KEYNOTES

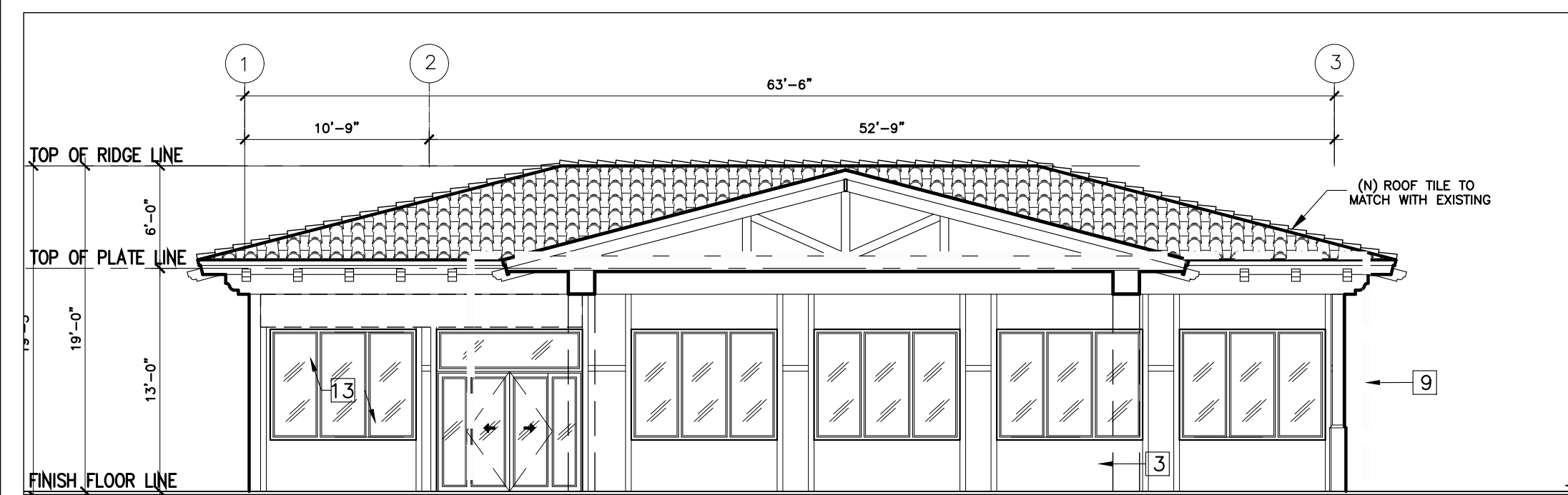
- EXISTING CAR REPAIR EQUIPMENT SHOP TO BE DEMOLISHED

FLOOR PLAN GENERAL NOTES

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

LEGEND

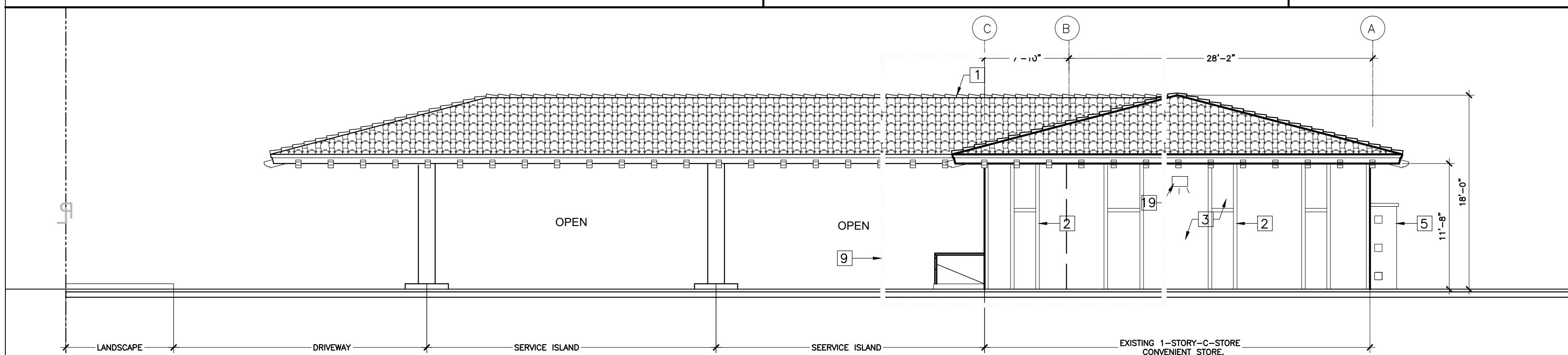
- (N) WALL TO BE CONSTRUCTED
- WALLS TO BE REMOVED
- (E) WALL TO REMAIN
- DOOR TO BE REMOVED
- WINDOW TO BE REMOVED
- (E) EXISTING
- (N) NEW



C-STORE EAST SECTION / ELEVATION

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

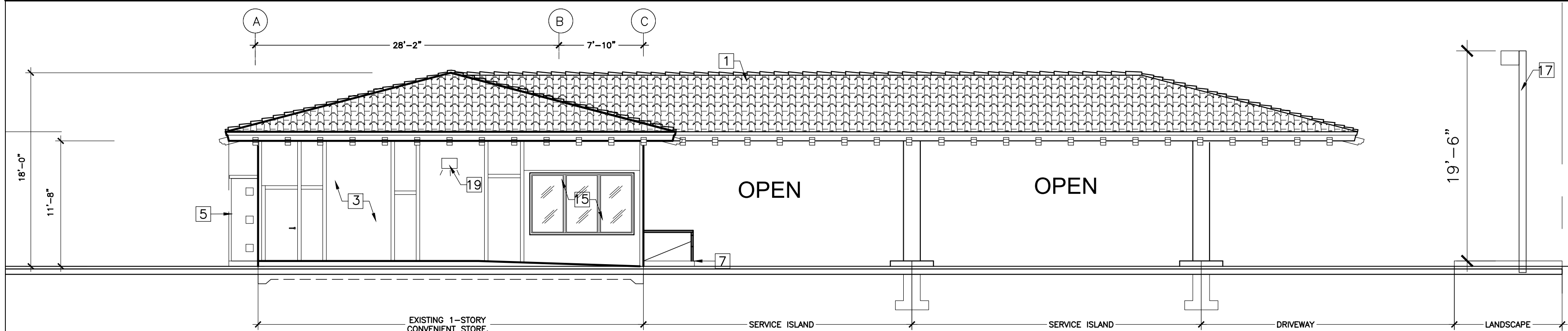
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C-STORE NORTH ELEVATION

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

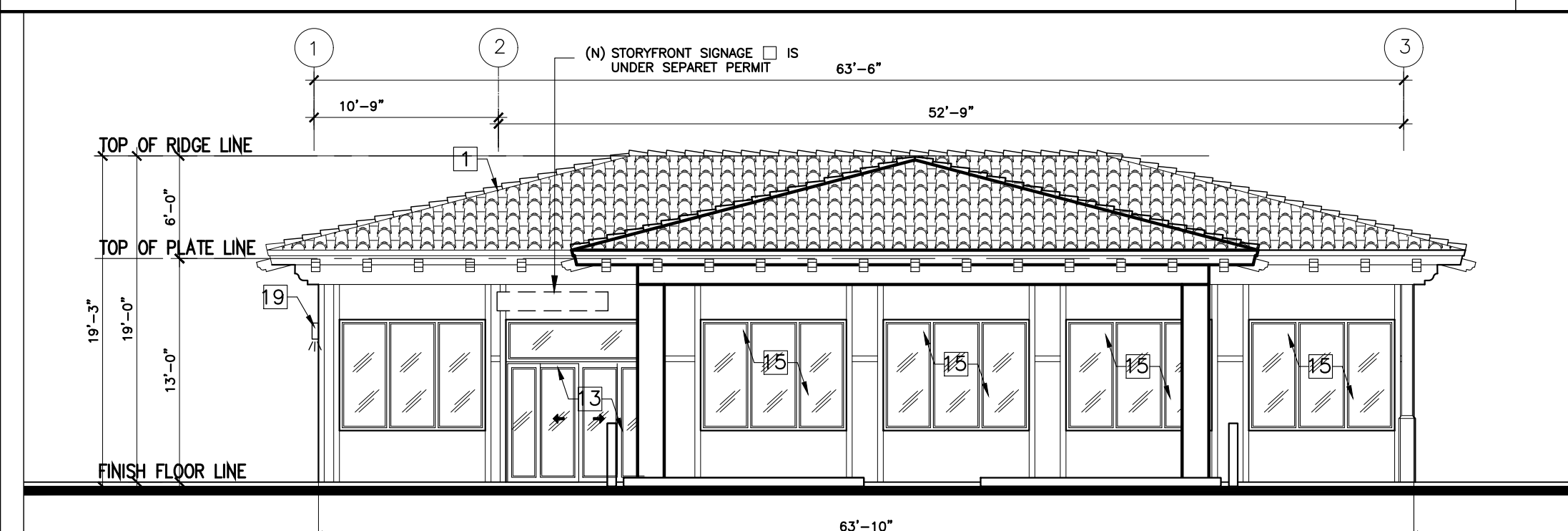
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C-STORE SOUTH ELEVATION

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

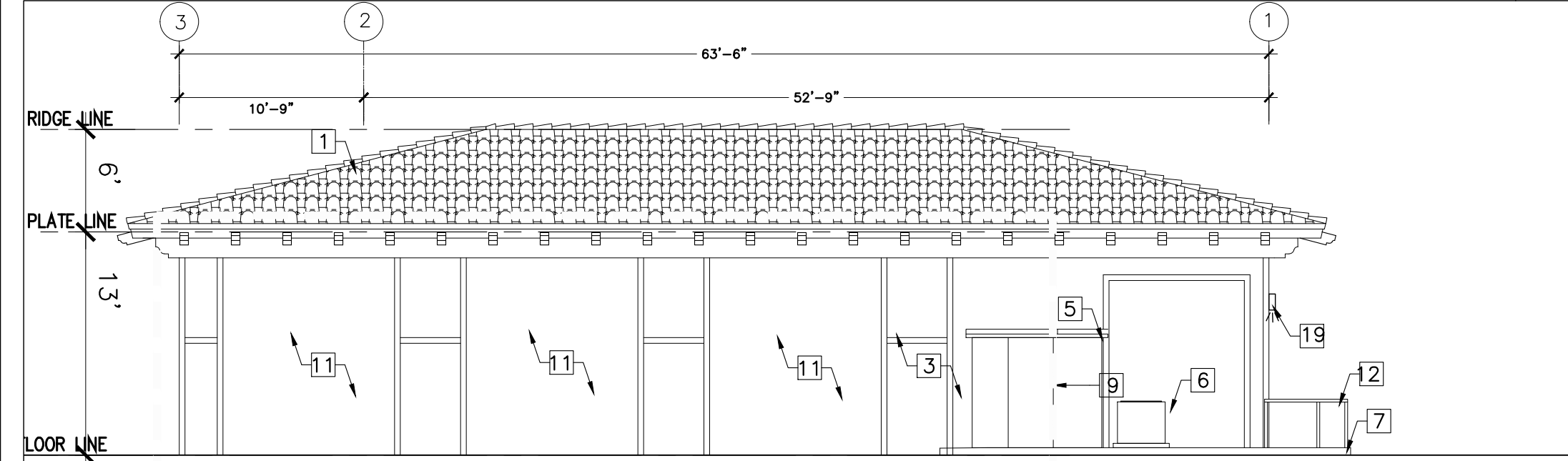
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C-STORE EAST ELEVATION

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

2



C-STORE WEST ELEVATION

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

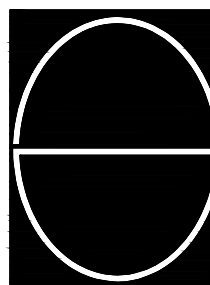
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PROPOSED C-STORE PLAN KEYNOTES

- EXISTING ROLLING DOOR TO BE DEMOLISH
- EXISTING DOOR TO BE DEMOLISH AND REPLACED WITH (N) SLIDING DOOR
- EXISTING AND NEW STUCCO TEXTURED PAINT (VISTA PAINT BAG OF GOLD: 0897)
- (N) ACCESSIBLE RESTROOM
- (E) ELECTRICAL PANEL TO REMAIN
- (E) SINK TO REMAIN
- HANDICAP RAMP
- NOT IN USE
- NOT IN USE
- NOT IN USE
- CLOSE OFF BAY DOORS OF EXISTING SERVICE AREA AND COVER WITH 2 X 4 FRAMING & STUCCO TO BE PAINTED (VISTA PAINT WHITE SHADOW 37)
- HANDRAIL FOR ADA
- EXISTING STORE FRONT
- EXISTING STORE FRONT SIGNAGE
- INSTALL NEW WINDOWS TO PROPOSED ADDITION
- NOT IN USE
- NOT IN USE
- NOT IN USE
- NOT IN USE
- LEVEL LENDING
- WALK IN COOLER
- (N) DOOR TO BE BUILD

SEE SHEET F-1 FOR EQUIPMENT SCHEDULE.

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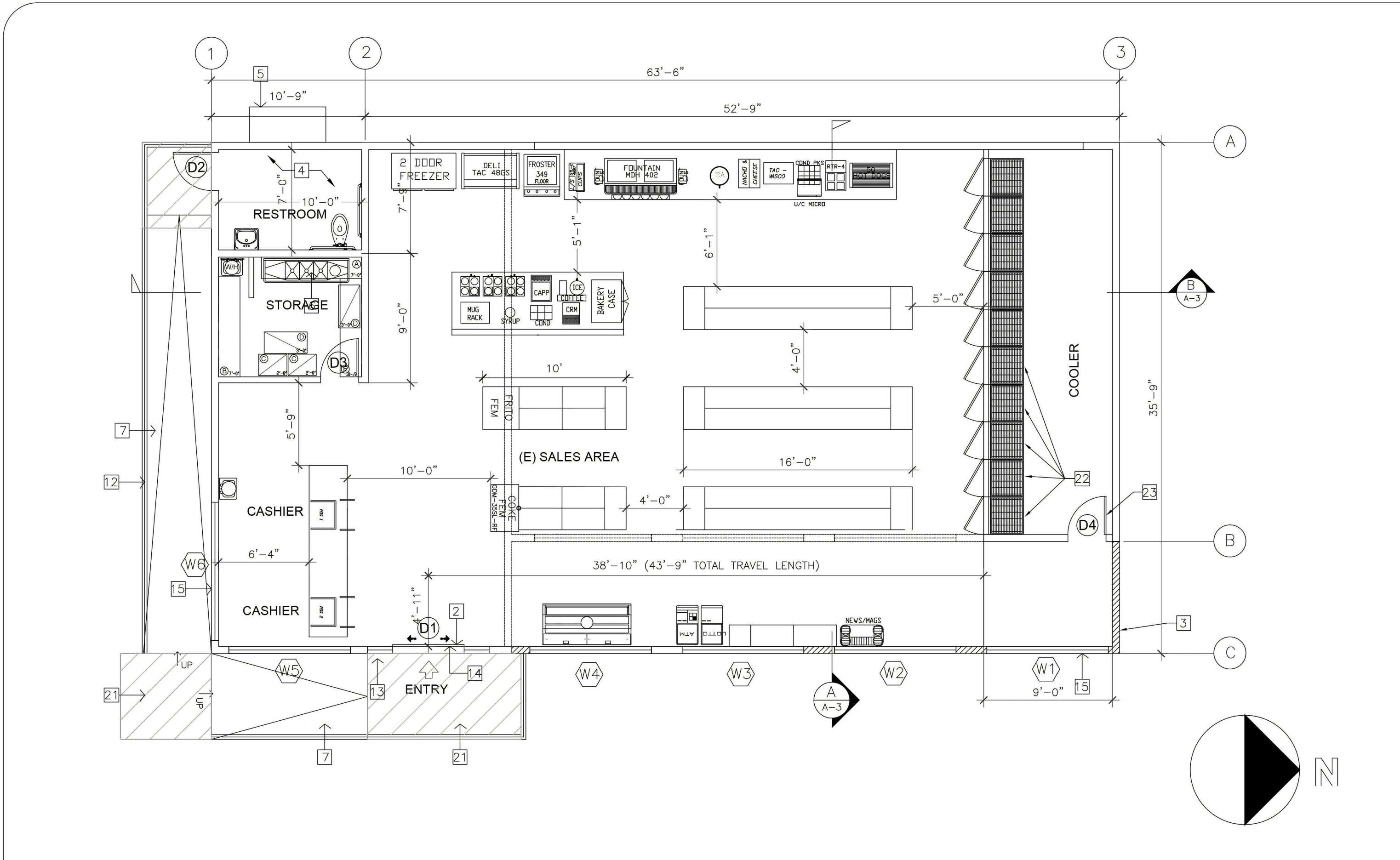


DESIGN CONCEPTS

SHIV TALWAR, ARCHITECT AIA

3340 RIVERSIDE DR., SUITE M, CHINO, CA 91710
TEL: 909-591-3939 designconcepts@yahoo.com

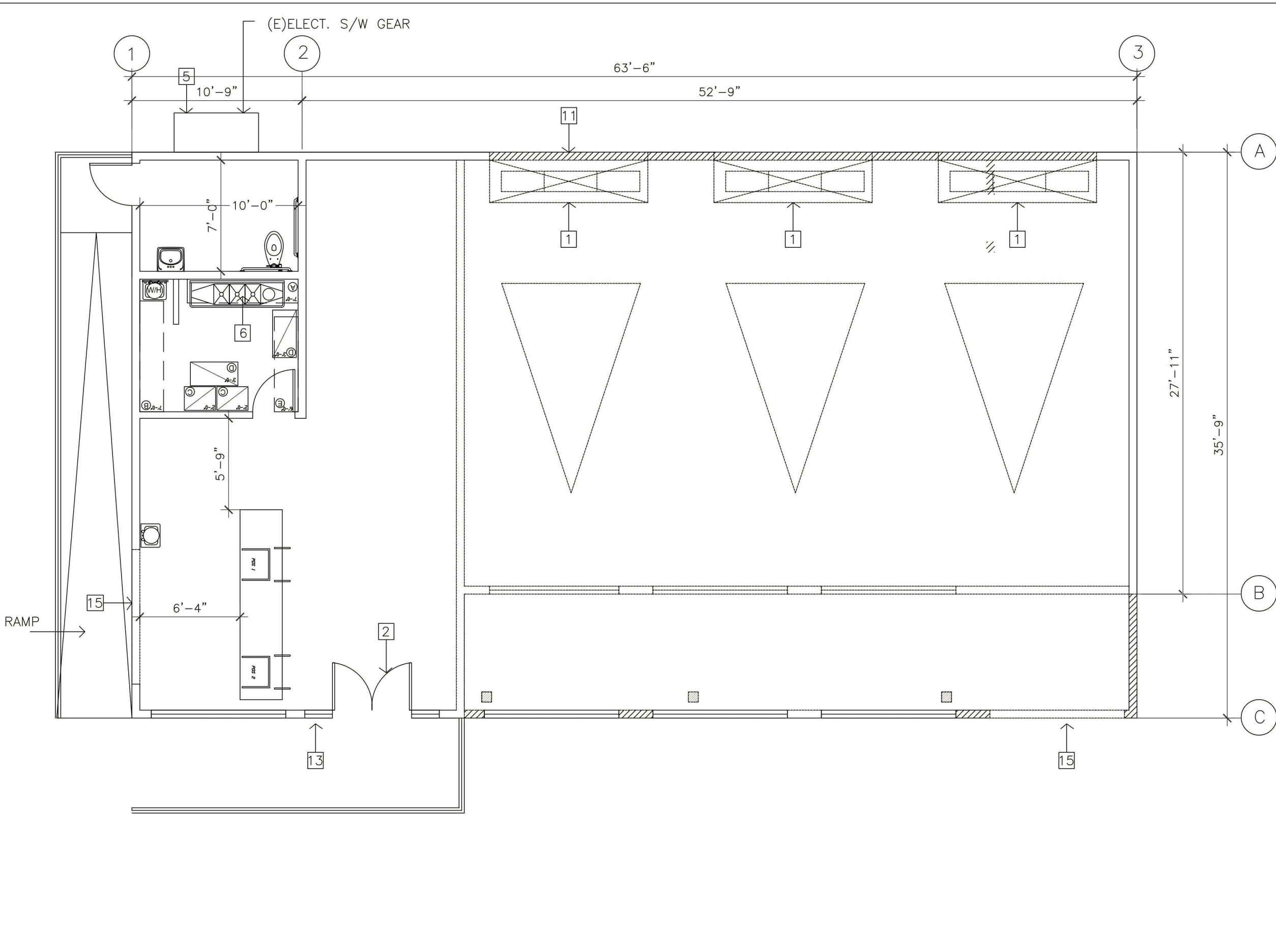
| NO. | DATE | ISSUED | DRC | DRAWING TITLE | JOB TITLE | JOB ADDRESS | JOB NO. | DWG. NO. | REVISION NO. |
|-----|----------|--------|-----|---------------------------------|--------------------------------------|---|---------|----------|--------------|
| 1 | 10/02/19 | | | PROPOSED PRELIMINARY FLOOR PLAN | ADDITION & REMODEL (CUP APPLICATION) | 2840 N. SANTIAGO BLVD. ORANGE, CA 92667 | 2019-36 | A-1 | 1 |
| 2 | 02/04/21 | | | | | | | | |
| 3 | 06/22/21 | | | | | | | | |
| 4 | 06/06/21 | | | | | | | | |



C-STORE PROPOSED PLAN

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

5



C-STORE DEMOLITION & PROPOSED WALL PLAN

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

4

PROPOSED C-STORE ELEVATION KEYNOTES

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

DEMOLITION PLAN KEYNOTES

- EXISTING CAR REPAIR EQUIPMENT SHOP TO BE DEMOLISHED

FLOOR PLAN GENERAL NOTES

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

LEGEND

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

PROPOSED C-STORE PLAN KEYNOTES

- EXISTING ROLLING DOOR TO BE DEMOLISH
- EXISTING DOOR TO BE DEMOLISH AND REPLACED WITH (N) SLIDING DOOR
- EXISTING AND NEW STUCCO TEXTURED PAINT (VISTA PAINT BAG OF GOLD: 0897)
- (N) ACCESSIBLE RESTROOM
- (E) ELECTRICAL PANEL TO REMAIN
- (E) SINK TO REMAIN
- HANDICAP RAMP
- NOT IN USE
- NOT IN USE
- NOT IN USE
- CLOSE OFF BAY DOORS OF EXISTING SERVICE AREA AND COVER WITH 2 X 4 FRAMING & STUCCO TO BE PAINTED (VISTA PAINT BAG OF GOLD: 0897)
- HANDRAIL FOR ADA
- EXISTING STORE FRONT
- EXISTING STORE FRONT SIGNAGE
- INSTALL NEW WINDOWS TO PROPOSED ADDITION
- NOT IN USE
- NOT IN USE
- NOT IN USE
- NOT IN USE
- LEVEL LENDING
- WALK IN COOLER
- (N) DOOR TO BE BUILD

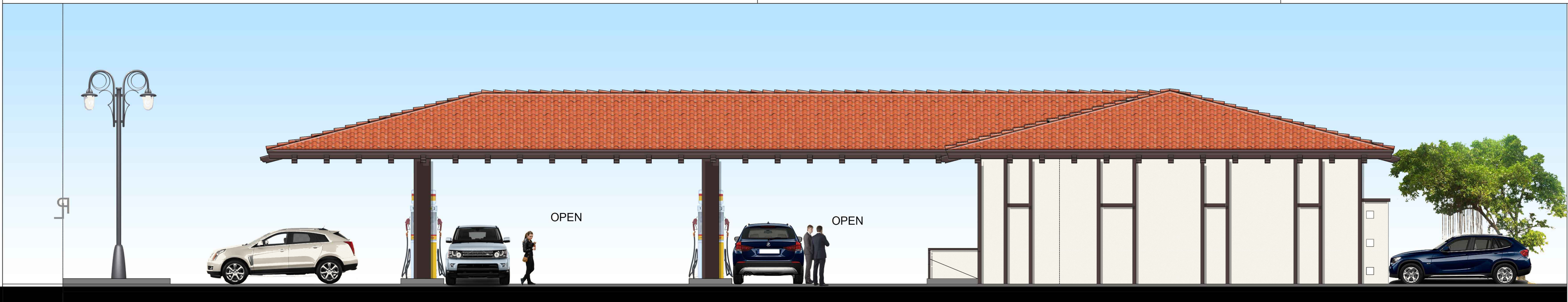
SEE SHEET F-1 FOR EQUIPMENT SCHEDULE.



C-STORE EAST SECTION / ELEVATION

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

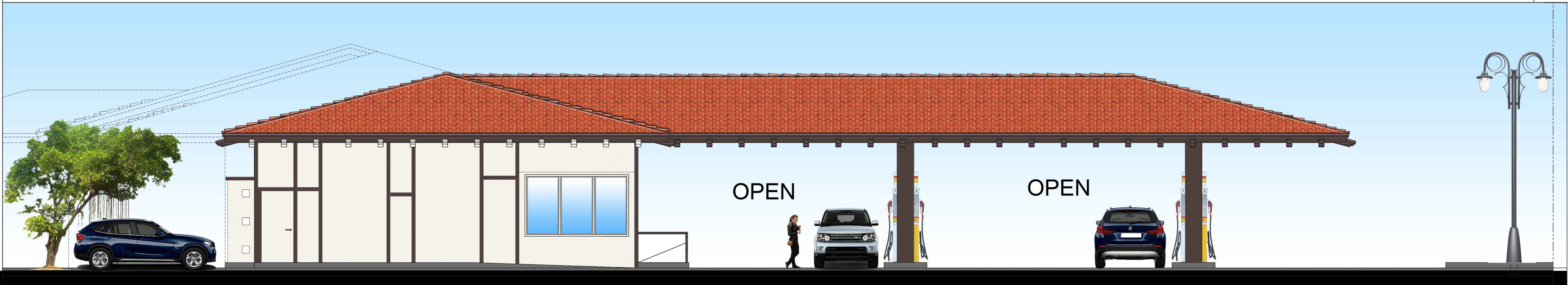
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C-STORE NORTH ELEVATION

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

6



C-STORE SOUTH ELEVATION

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

7



C-STORE EAST ELEVATION

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

2



C-STORE WEST ELEVATION

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

1

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SHIV TALWAR, ARCHITECT AIA
C-23417
EXP. 3-30-23
STATE OF CALIFORNIA

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| NO. | DATE | ISSUED | DRC |
|-----|----------|--------|-----|
| | 10/02/19 | | |

DRAWING TITLE
PROPOSED PRELIMINARY FLOOR PLAN

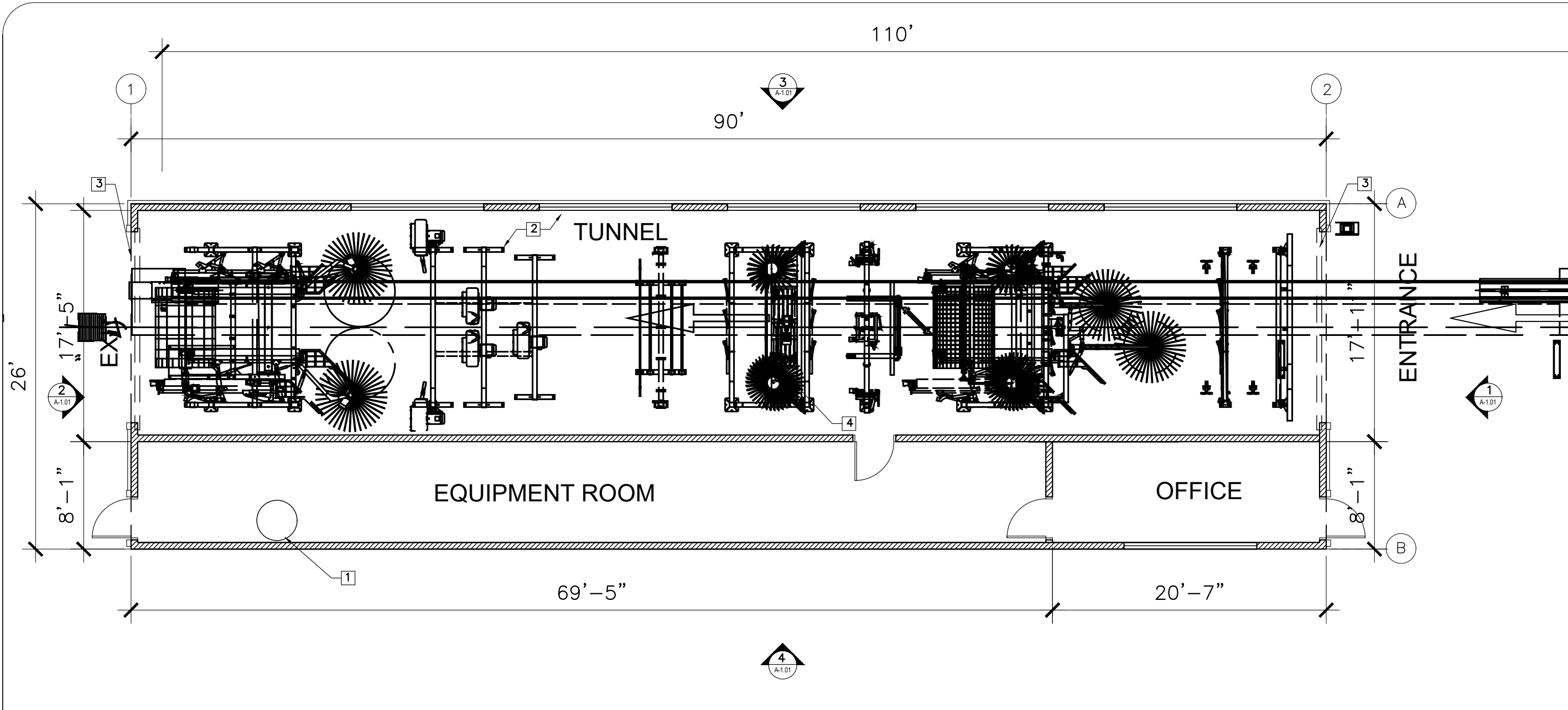
JOB TITLE
ADDITION & REMODEL (CUP APPLICATION)
SANTIAGO CENTER

JOB ADDRESS
2640 N. SANTIAGO BLVD.
ORANGE, CA 92667

JOB NO.
2013-36

DWG. NO.
A-1

REVISION NO.
1



PROPOSED CAR WASH LAYOUT PLAN

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

6

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

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

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PROPOSED CARWASH PLAN KEYNOTES

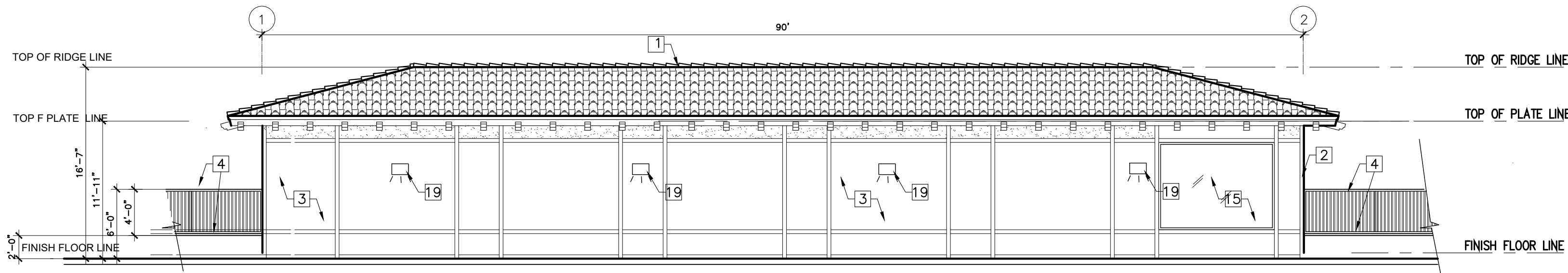
- VACUUM MACHINE
- CARWASH TUNNEL
- ROLL-UP SHUTTER
- TUNNEL EQUIPMENT (SEE EQUIPMENT SCHEDULE A-1.1)

PROPOSED CARWASH ELEVATION KEYNOTES

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

LEGEND

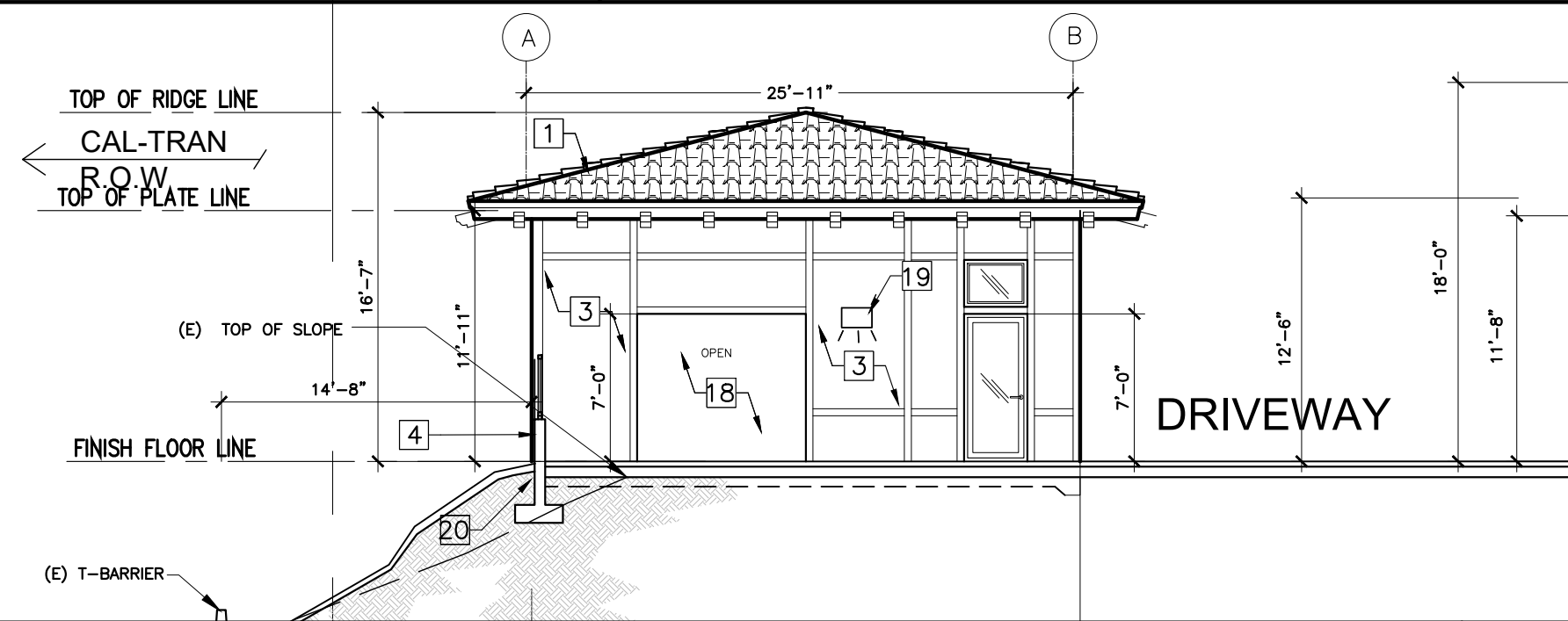
- (N) WALL TO BE CONSTRUCTED
WALLS TO BE REMOVED
(E) WALL TO REMAIN
DOOR TO BE REMOVED
WINDOW TO BE REMOVED
(E) EXISTING
(N) NEW



CAR WASH EAST ELEVATION

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

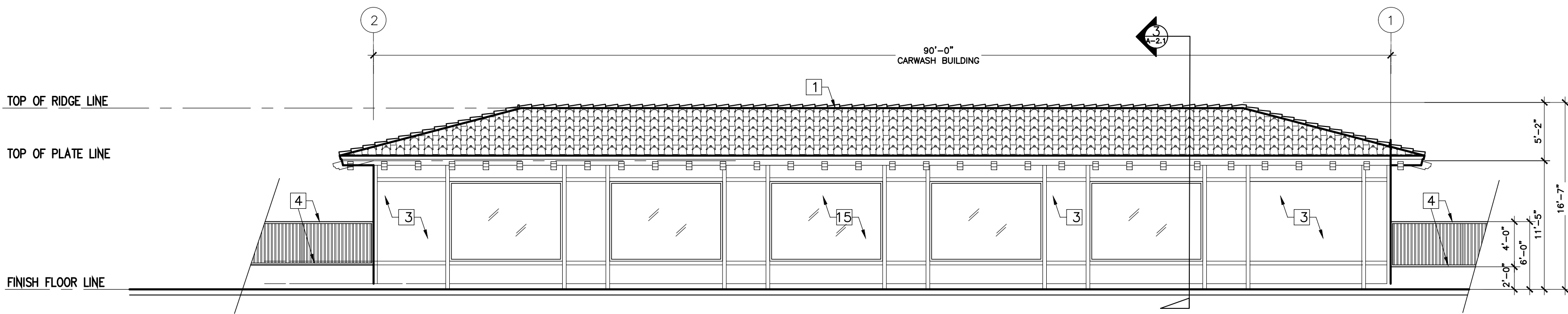
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CAR WASH SOUTH ELEVATION

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

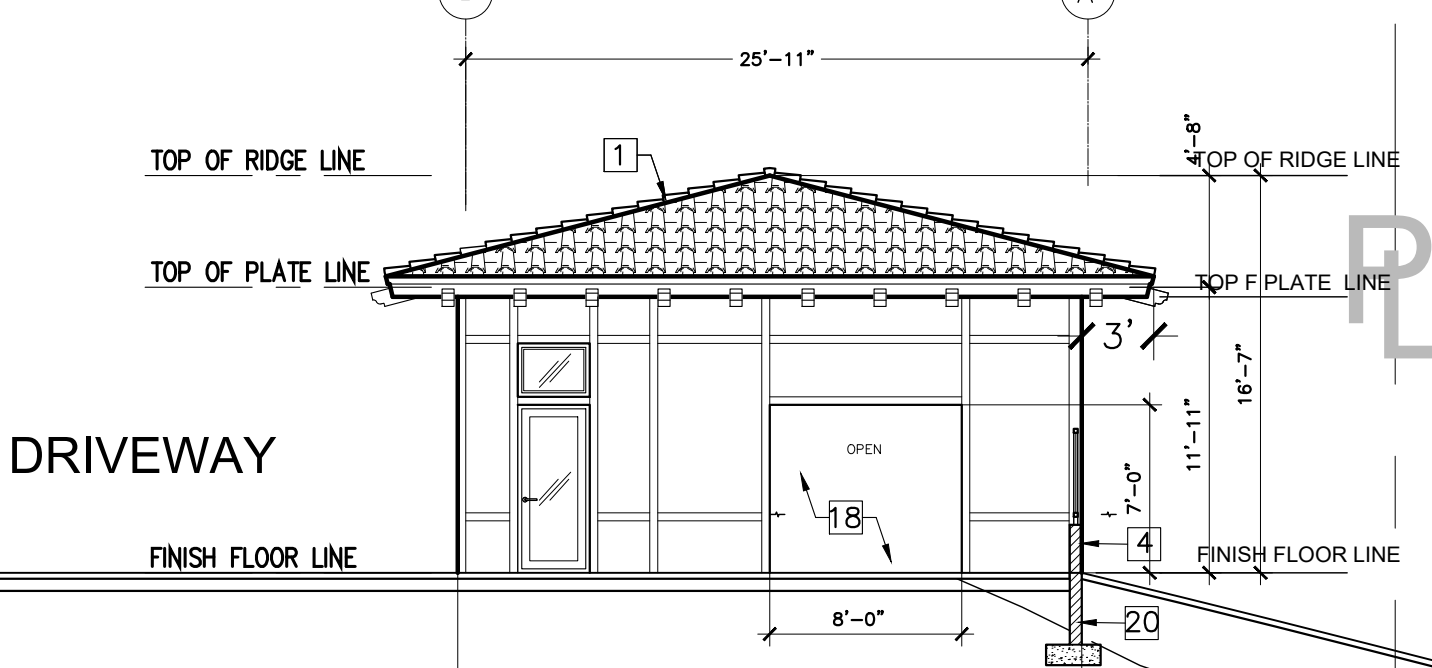
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CAR WASH WEST ELEVATION

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

3



CAR WASH NORTH ELEVATION

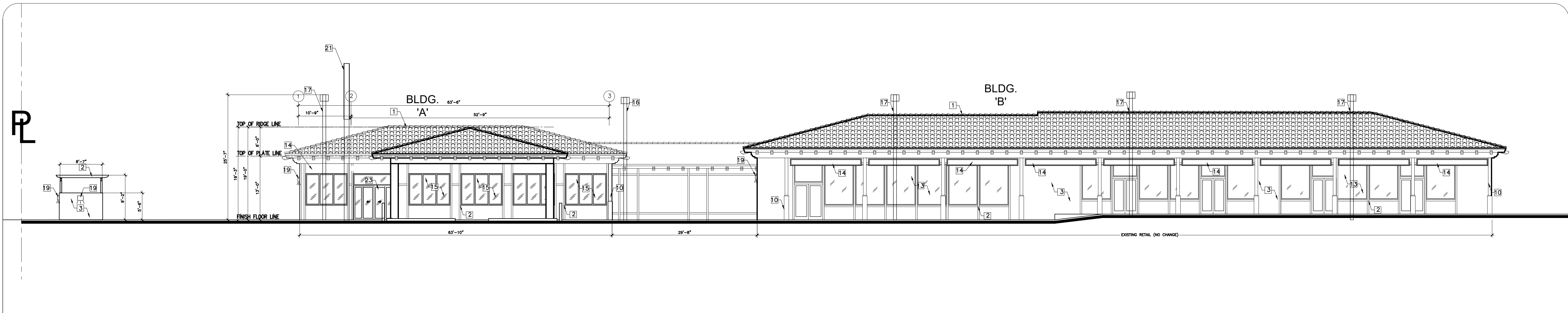
SCALE : 1/8" = 1' - 0"

1

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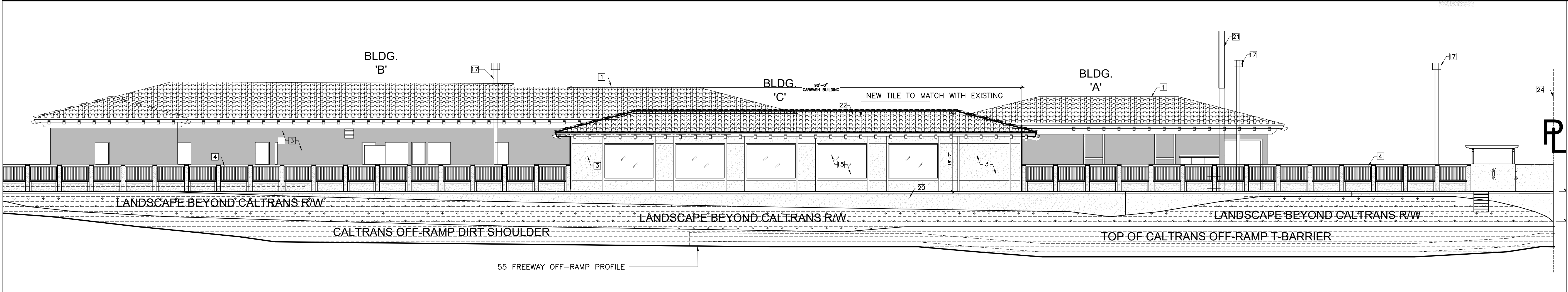
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TEL: 909-591-3939 dsignconcepts@yahoo.com

| NO. | DATE | ISSUED | DRC | REVISION ON 08/05 DRC | REVISION ON 08/05 DRC | REVISION ON 08/05 DRC |
|---------------|----------|--|-----|-----------------------|-----------------------|-----------------------|
| | 10/02/19 | | | | | |
| | 02/04/21 | | | | | |
| | 06/22/21 | | | | | |
| | 06/06/21 | | | | | |
| DRAWING TITLE | | CARWASH EQUIPMENT SCHEDULE | | | | |
| JOB TITLE | | ADDITION & REMODEL (CUP APPLICATION) SANTIAO CENTER | | | | |
| JOB ADDRESS | | 2840 N. SANTIAGO BLVD. ORANGE, CA. 92667 | | | | |
| JOB NO. | | 2019-36 | | | | |
| DWG. NO. | | A-1.1 | | | | |
| REVISION NO. | | 1 | | | | |



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

4



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

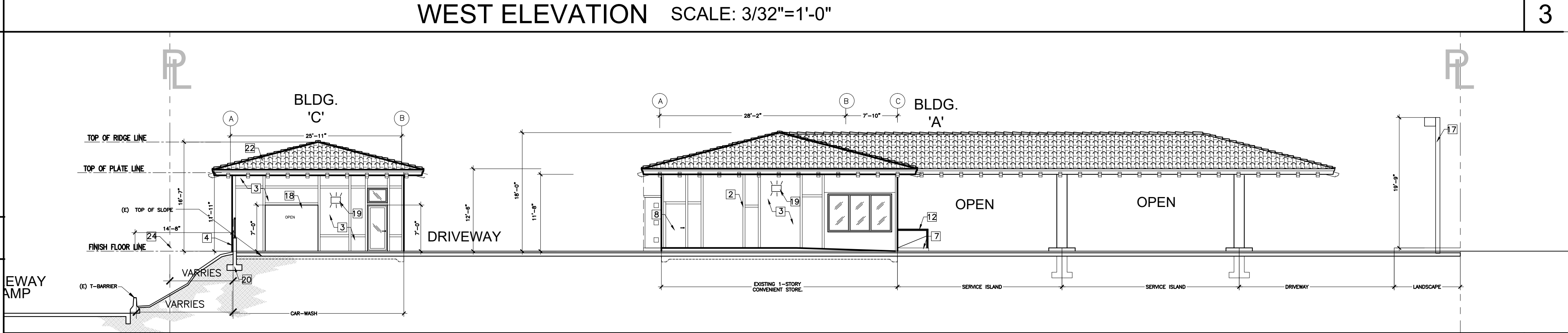
3

ELEVATIONS GENERAL NOTES

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

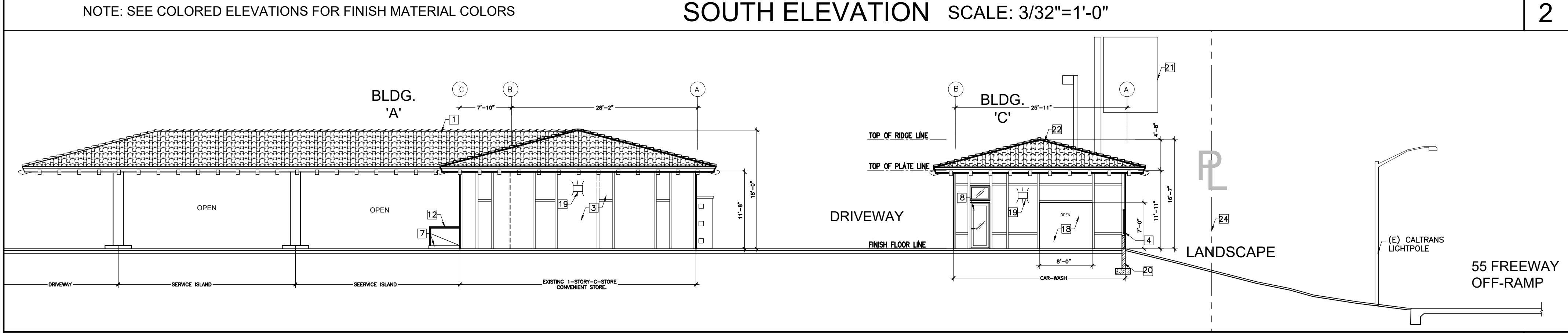
ELEVATION KEYNOTES

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



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

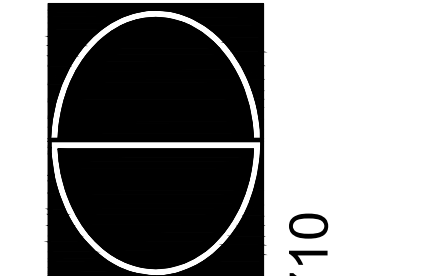
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NORTH ELEVATION SCALE: 3/32"=1'-0"

1

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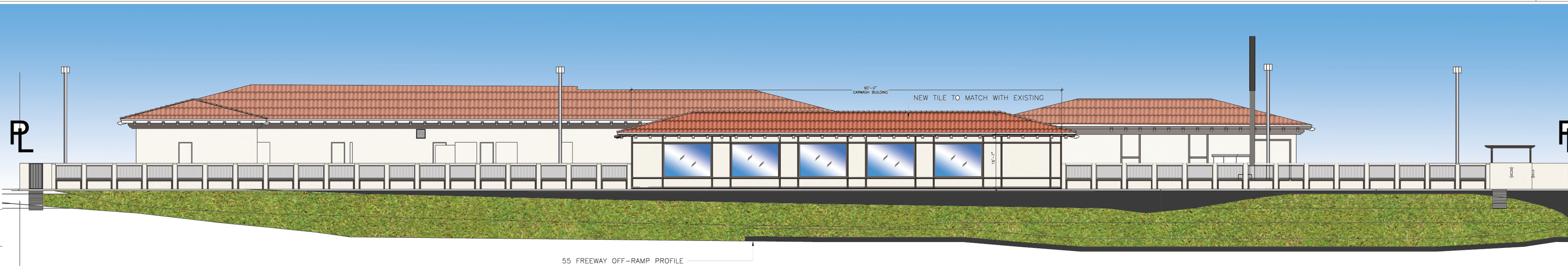
| NO. | DATE | ISSUED | NO. |
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| | 10/02/19 | DRC | |
| | 02/04/21 | REVISION ON 08/05 DRC | |
| | 06/22/21 | REVISION ON 08/05 DRC | |
| | 09/06/21 | REVISION ON 08/05 DRC | |

| DRAWING TITLE | JOB NO. | DWG. NO. | REVISION NO. |
|-----------------|--------------------------------------|----------|--------------|
| ELEVATION | 2019-36 | A-2.0 | 3 |
| JOB TITLE | ADDITION & REMODEL (CUP APPLICATION) | | |
| SANTIAGO CENTER | | | |
| JOB ADDRESS | 2640 N. SANTIAGO BLVD. | | |
| | ORANGE, CA 92667 | | |



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

4



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

3

ELEVATIONS GENERAL NOTES

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

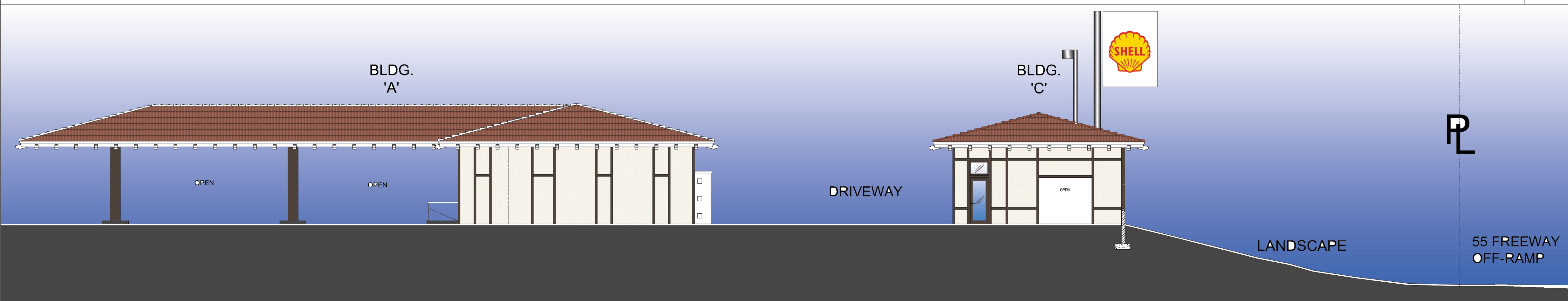
ELEVATION KEYNOTES

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



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

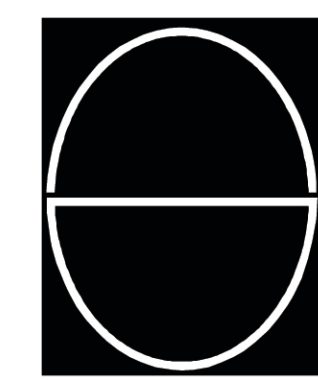
2



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

1

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| DRAWING TITLE | NO. | DATE | ISSUED | DRG |
|--------------------------------------|-----|----------|--------|-----|
| ELEVATION | | 10/02/19 | | |
| JOB TITLE | | | | |
| ADDITION & REMODEL (CUP APPLICATION) | | | | |
| SANTIAGO CENTER | | | | |
| JOB ADDRESS | | | | |
| 2640 N. SANTIAGO BLVD. | | | | |
| ORANGE, CA 92667 | | | | |
| JOB NO. | | | | |
| 2013-36 | | | | |
| DWG. NO. | | | | |
| A-2.0 | | | | |
| REVISION NO. | | | | |
| 3 | | | | |



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

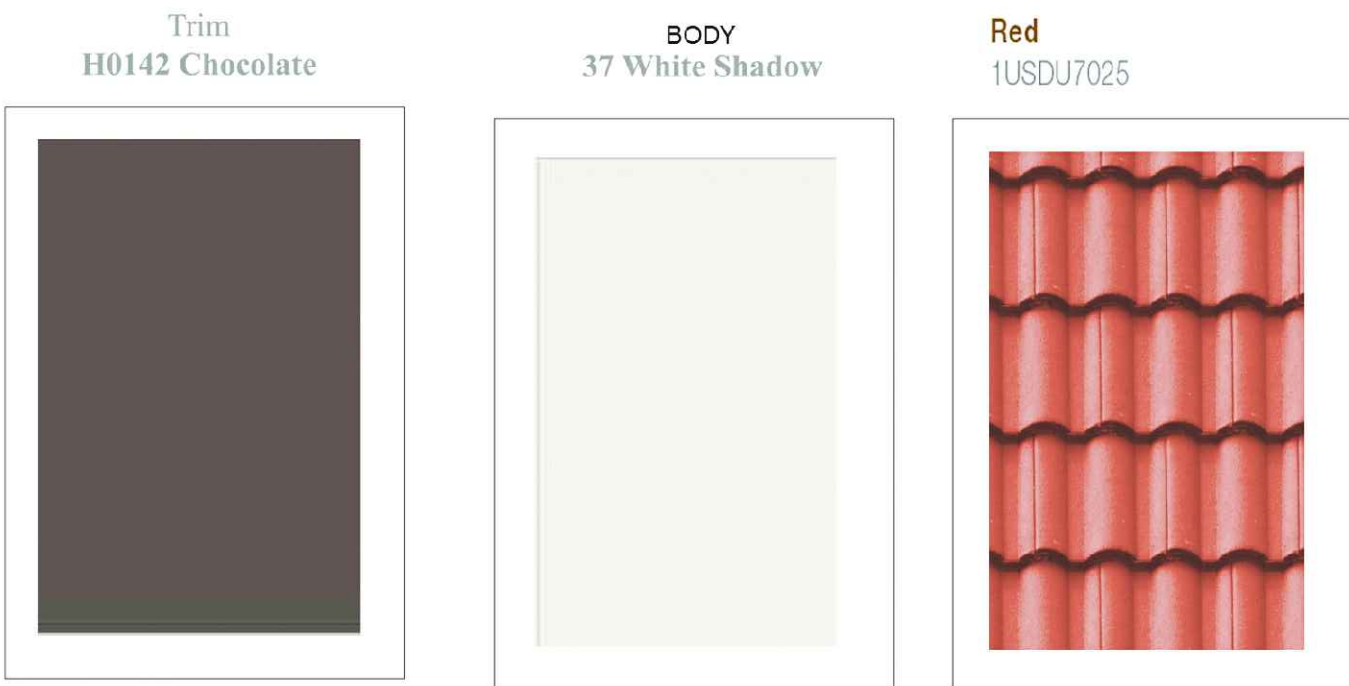
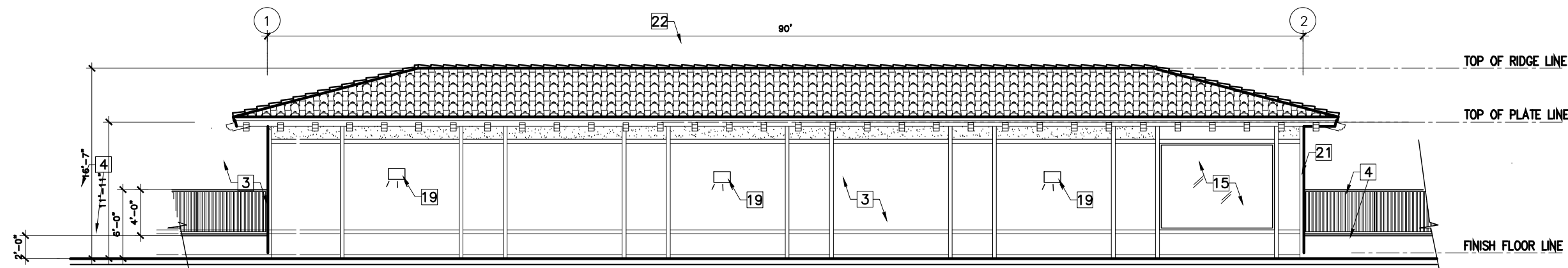
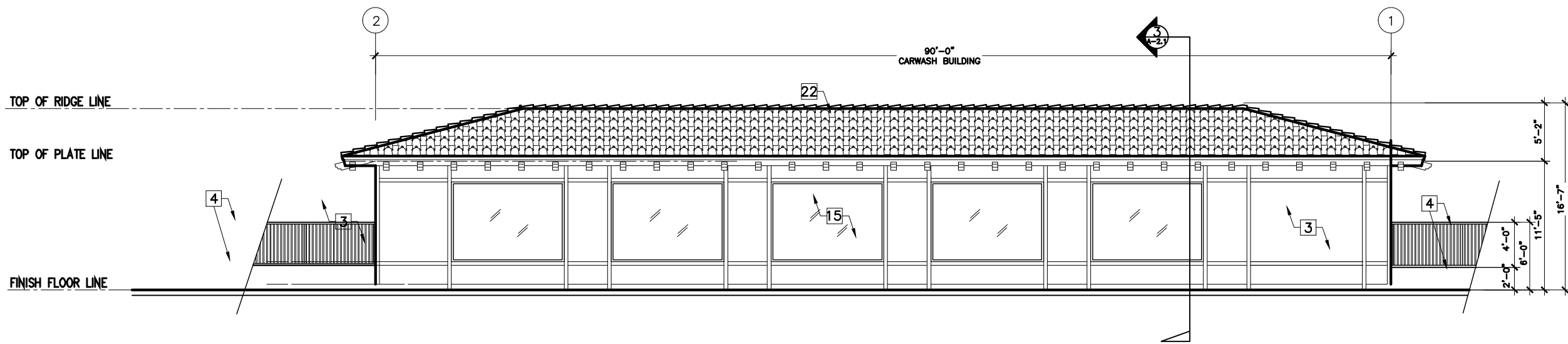


Photo colors are simulations and can vary depending upon the light, shadows and angle of the original photograph. For exact colors refer to the color chips attached or apply a wet sample.

PROPOSED ELEVATION COLORS



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



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

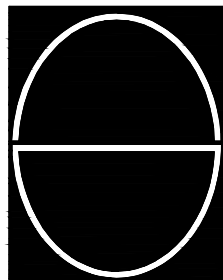
ELEVATION KEYNOTES

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

ELEVATIONS GENERAL NOTES

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

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

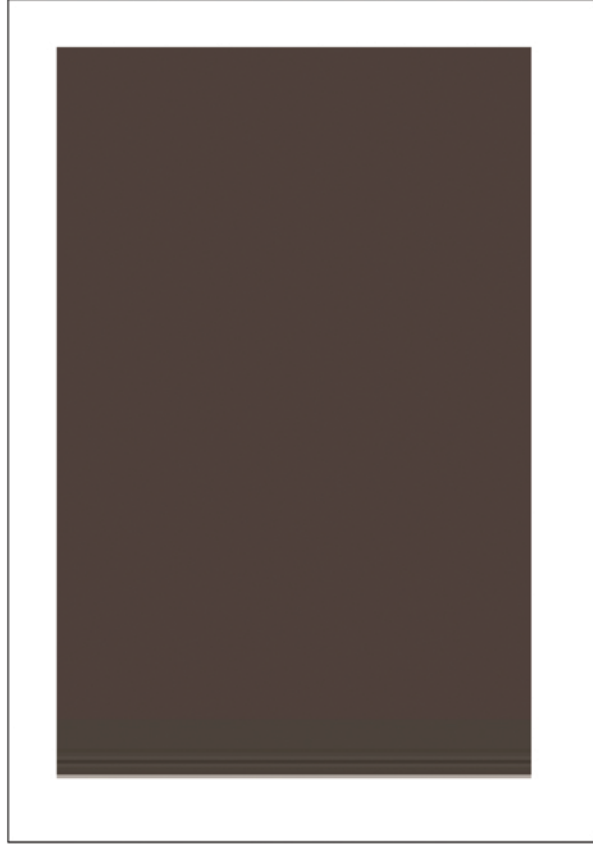
| DRAWING TITLE | PAINT COLOR | JOB TITLE | JOB ADDRESS | JOB NO. | DWG. NO. | REVISION NO. |
|--------------------------------------|-----------------|--|-------------|-----------------------|-----------------------|-----------------------|
| ADDITION & REMODEL (CUP APPLICATION) | SANTIAGO CENTER | 2640 N. SANTIAGO BLVD. ORANGE, CA 92667 | 2019-36 | A-2.1 | 3 | |
| NO. | DATE | ISSUED | DRC | REVISION ON 08/05 DRC | REVISION ON 08/05 DRC | REVISION ON 08/05 DRC |
| 1 | 10/02/19 | | | | | |
| 2 | 02/04/21 | | | | | |
| 3 | 06/22/21 | | | | | |
| 4 | 08/06/21 | | | | | |



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



Trim
H0142 Chocolate



BODY
37 White Shadow



Red
1USDU7025

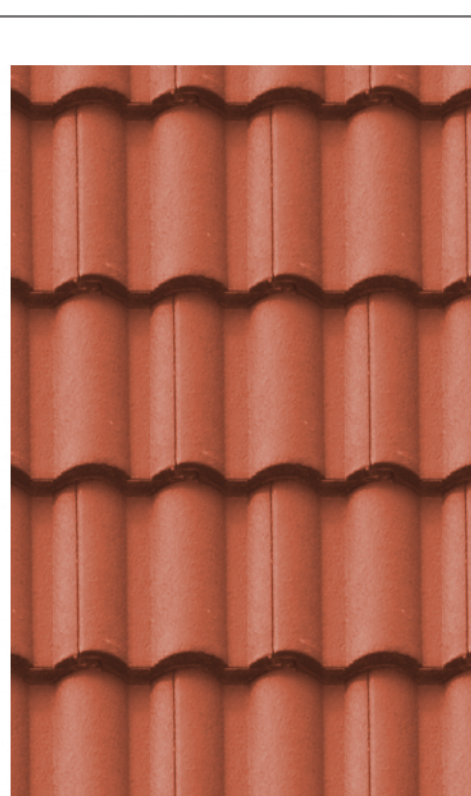


Photo colors are simulations and can vary depending upon the light, shadows and angle of the original photograph. For exact colors refer to the color chips attached or apply a wet sample.

PROPOSED ELEVATION COLORS

CARWASH ELEVATION (EAST SIDE)

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

2

CARWASH ELEVATION (WEST SIDE)

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

1



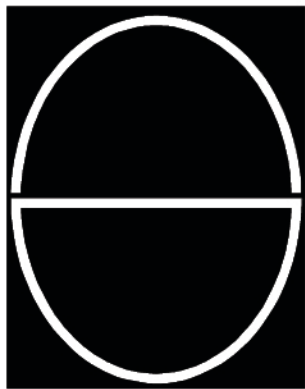
ELEVATION KEYNOTES

ELEVATIONS GENERAL NOTES

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

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

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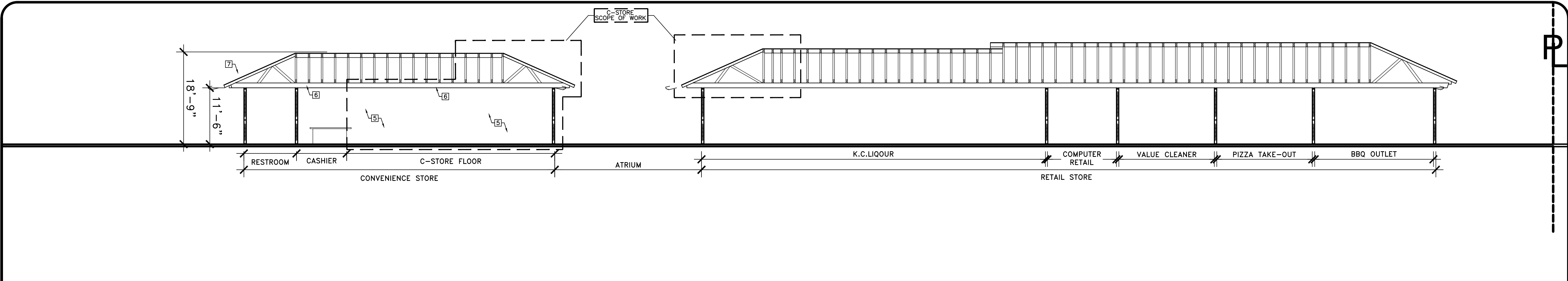
DESIGN CONCEPTS

SHIV TALWAR, ARCHITECT AIA

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

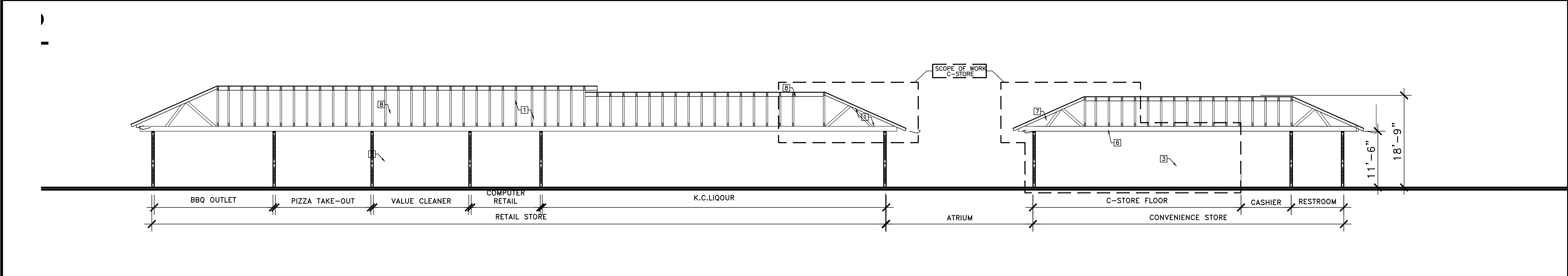
| DRAWING TITLE | DATE | ISSUED | NO. | NO. | NO. | NO. | NO. |
|---------------------------------------|----------|-----------------------|-----|-----|-----|-----|-----|
| PAINT COLOR | 10/02/19 | | | | | | |
| JOB TITLE | 02/04/21 | DRC | | | | | |
| ADDITION & REMODEL (CLIP APPLICATION) | 06/22/21 | REVISION ON 08/05 DRC | | | | | |
| SANTIAGO CENTER | 08/06/21 | REVISION ON 08/05 DRC | | | | | |
| JOB ADDRESS | | REVISION ON 08/05 DRC | | | | | |
| 2640 N. SANTIAGO BLVD. | | | | | | | |
| ORANGE, CA 92667 | | | | | | | |
| JOB NO. | 2019-36 | | | | | | |
| DWG. NO. | A-2.1 | | | | | | |
| REVISION NO. | 3 | | | | | | |



SECTION A-A (CONVENIENCE STORE/RETAIL BLOCK)

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

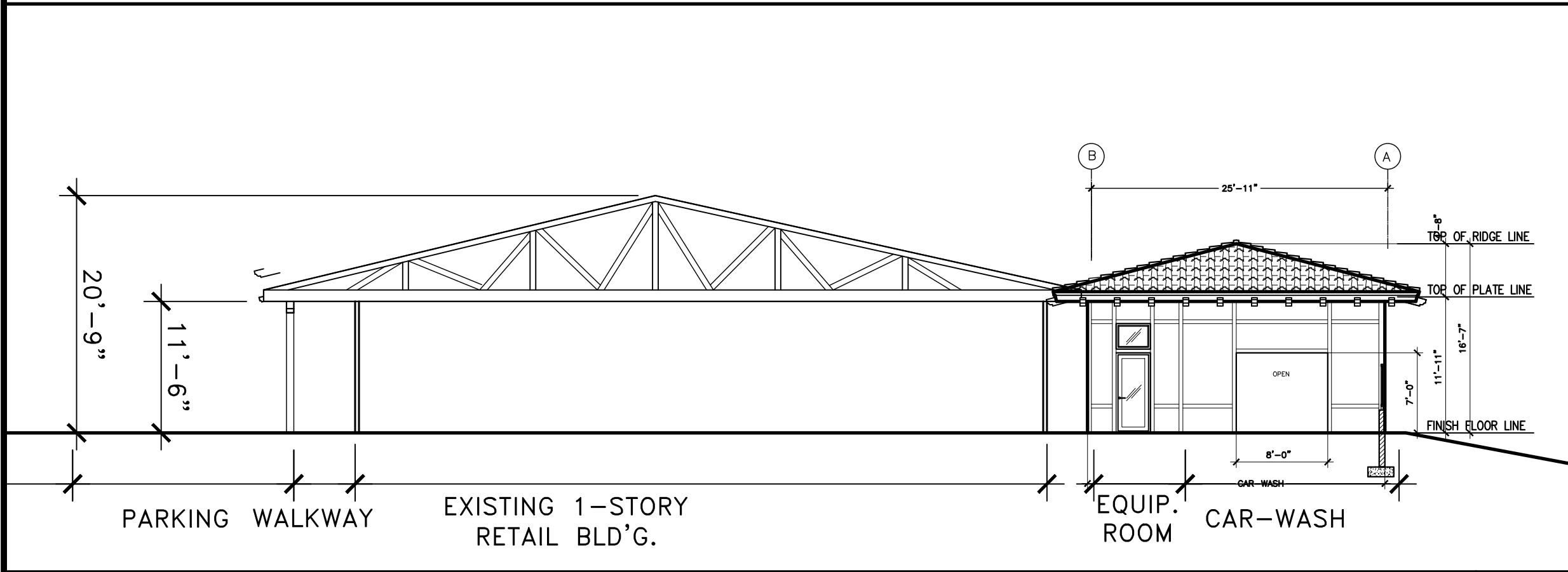
3



SECTION B-B (CONVENIENCE STORE/RETAIL BLOCK)

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

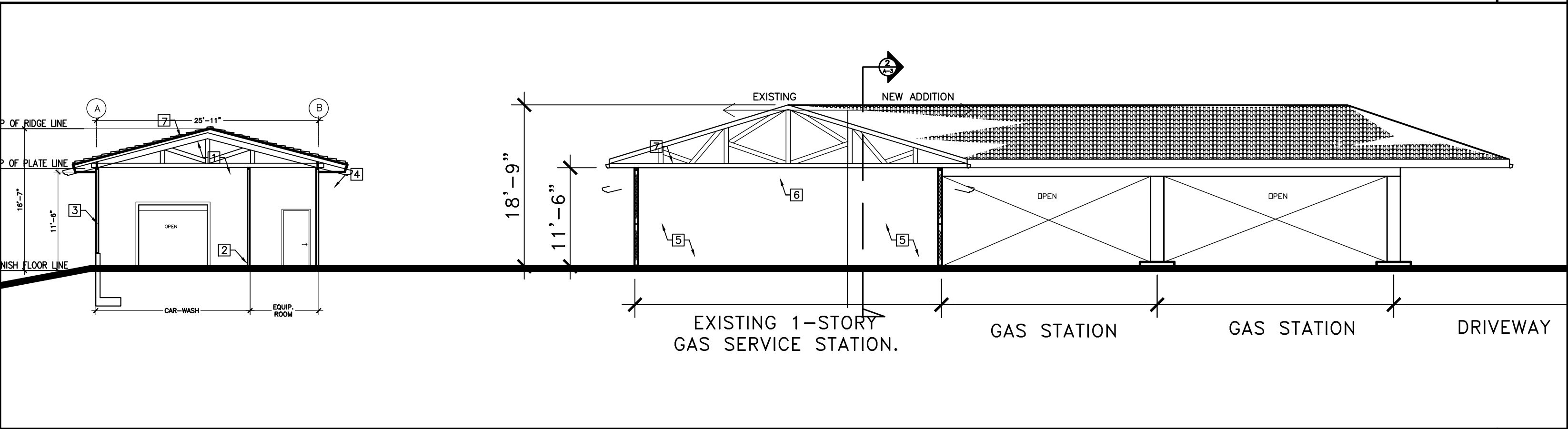
2



SECTION D-D (RETAIL BLOCK)

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

4



SECTION C-C (CAR WASH & C-STORE)

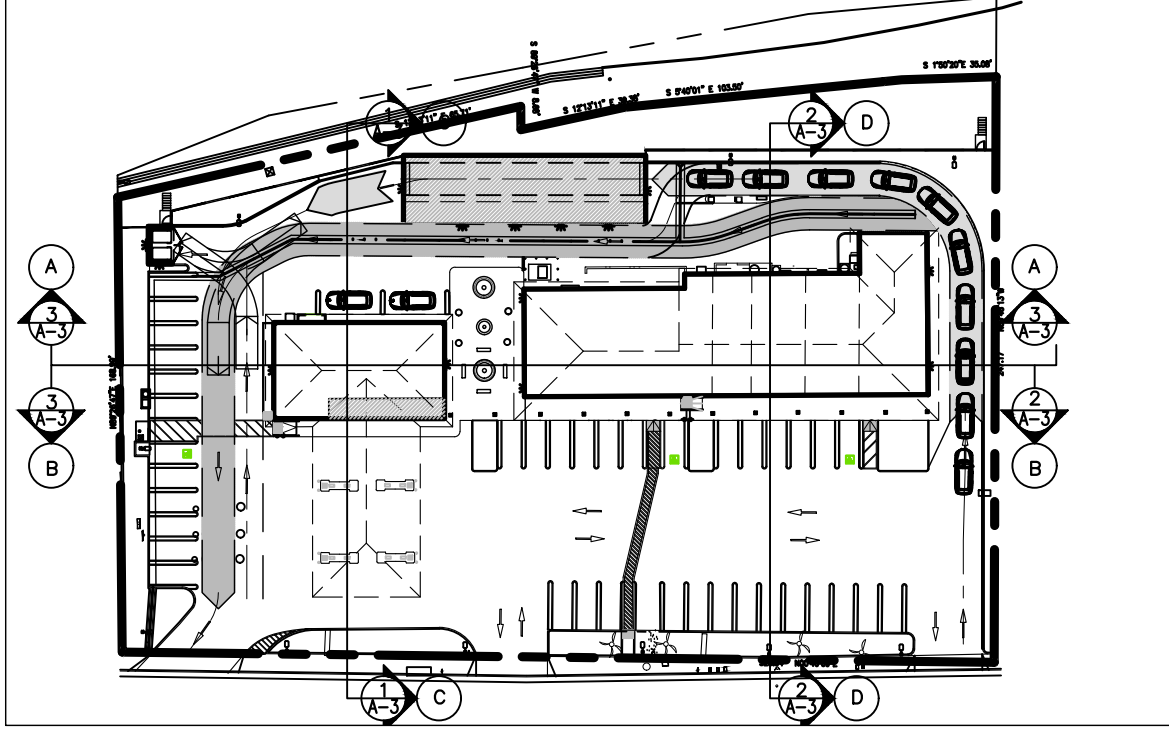
SCALE: 3/32" - 1'-0"

1

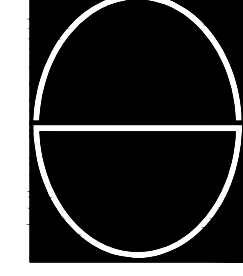
☐ BUILDING SECTION KEYNOTES

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

SECTIONS KEY PLAN



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| NO. | DATE | ISSUED | DRC |
|-----|----------|--------|-----------------------|
| | 10/02/19 | | REVISION ON 08/05 DRC |
| | 02/04/21 | | REVISION ON 08/05 DRC |
| | 09/22/21 | | |

| | |
|---------------|--------------------------------------|
| DRAWING TITLE | SECTION |
| JOB TITLE | ADDITION & REMODEL (CUP APPLICATION) |
| JOB ADDRESS | SANTIAGO CENTER |
| JOB ADDRESS | 2640 N. SANTIAGO BLVD. |
| JOB ADDRESS | ORANGE, CA 92667 |

JOB NO. 2019-36

DWG. NO. REVISION NO.

A-3

ROOF PLAN KEYNOTES

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

ROOF PLAN LEGEND:

NEW AND MODIFIED ROOF AREA

EXISTING & PROPOSED ROOF PLAN

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

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SHIV TALWAR ARCHITECT AIA

C-28417
EXP. 2-20-21

STATE OF CALIFORNIA

DESIGN CONCEPTS

SHIV TALWAR, ARCHITECT AIA

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DRAWING TITLE

EXISTING & PROPOSED ROOF PLAN

JOB TITLE

ADDITION & REMODEL (CUP APPLICATION)

SANTIAGO CENTER

JOB ADDRESS

2640 N. SANTIAGO BLVD.

ORANGE, CA 92667

JOB NO.

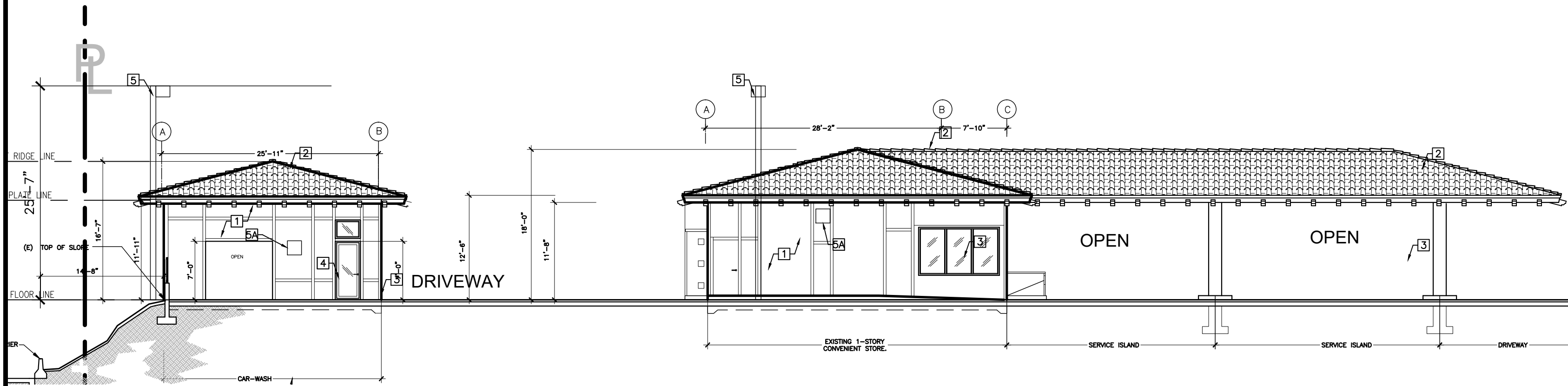
2019-36

DWG. NO.

REVISION NO.

A-4

56



COLOR BOARD MATERIALS KEY ELEVATION

MATERIAL KEYNOTES

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

1

STUCCO TO MATCH WITH EXISTING BUILDING

2

CERAMIC TILE ROOFING TO MATCH W/ EXISTING BUILDING

3

PAINTED EXTRUDED WOOD TO MAINTAIN DESIGN W/ EXISTING BUILDING

4

EXTERIOR STEEL DOOR TO MATCH W/ EXISTING BUILDING

6

EXISTING LIGHTS TO BE REPLACED/RELOCATED AS PER PLAN

5 PROPOSED LIGHT POLES MATCH

ALED3778N

| | |
|--------------|-------|
| Project: | Type: |
| Prepared By: | Date: |

| | |
|------------------------|-----------------------------|
| Driver Info | LED Info |
| Type: Constant Current | Watt: 100W |
| Volt: 120V | Color Temp: 4000K (Neutral) |
| Beam: 6.5A | Color Accuracy: 90 CRI |
| Power: 12.0W | L70 Life Span: 100,000 |
| Input Power: 12.0W | Efficiency: 80 LM/W |

Technical Specifications

Lighting: LED color temperature is maintained to within 10% of rated color temperature.

UL Listed: Suitable for wet locations as a downlight.

UL Listed: This product is an ETL Listed Color Temperature Controlled Product and is suitable for use in wet locations.

UL Listed: This product is an ETL Listed Color Temperature Controlled Product and is suitable for use in wet locations.

UL Listed: This product is an ETL Listed Color Temperature Controlled Product and is suitable for use in wet locations.

5A PROPOSED EXTERNAL WALL PACK LIGHT

WPLED10N

| | |
|--------------|-------|
| Project: | Type: |
| Prepared By: | Date: |

| | |
|------------------------|-----------------------------|
| Driver Info | LED Info |
| Type: Constant Current | Watt: 100W |
| Volt: 120V | Color Temp: 4000K (Neutral) |
| Beam: 6.5A | Color Accuracy: 90 CRI |
| Power: 12.0W | L70 Life Span: 100,000 |
| Input Power: 12.0W | Efficiency: 80 LM/W |

Technical Specifications

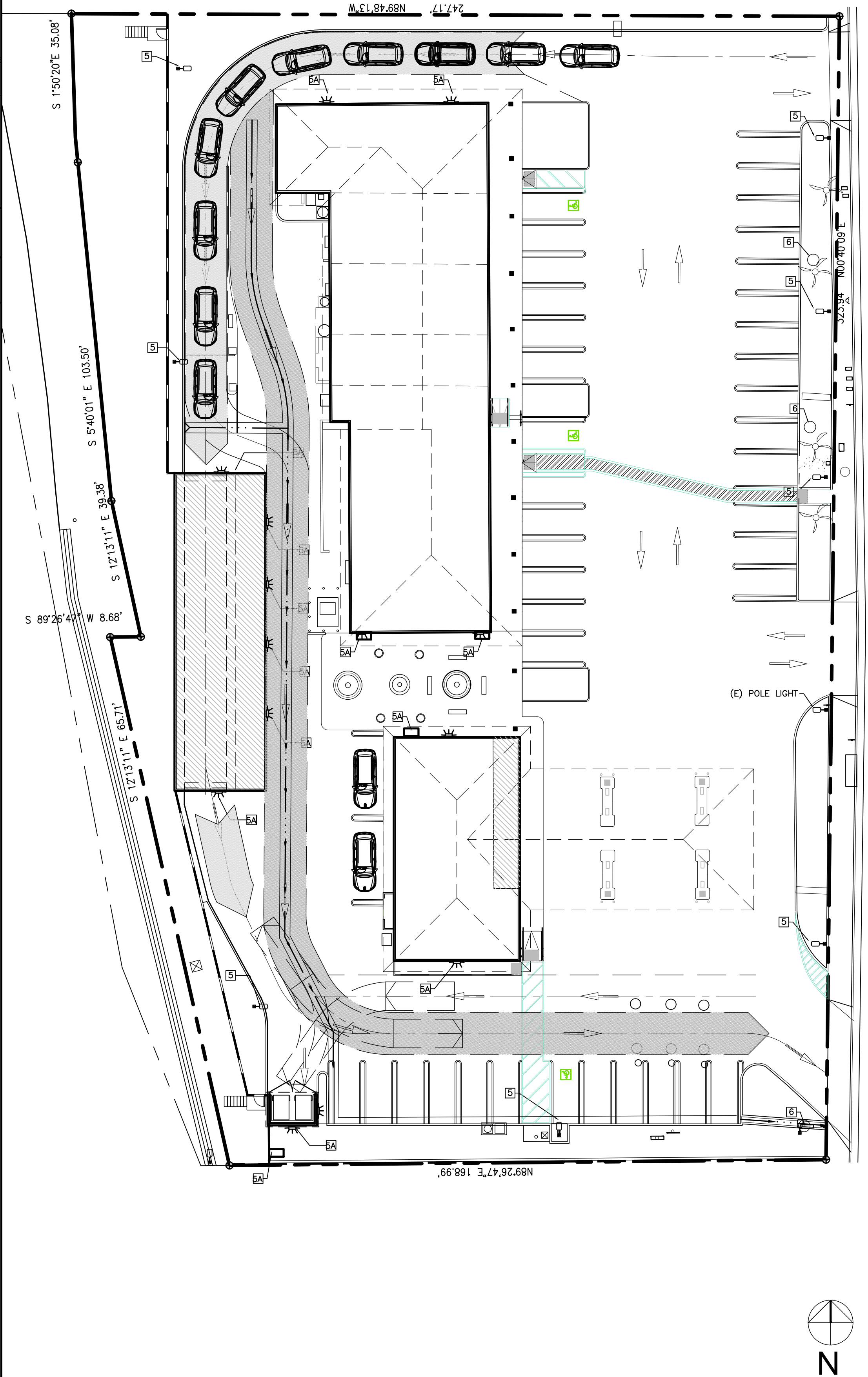
Lighting: LED color temperature is maintained to within 10% of rated color temperature.

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UL Listed: This product is an ETL Listed Color Temperature Controlled Product and is suitable for use in wet locations.

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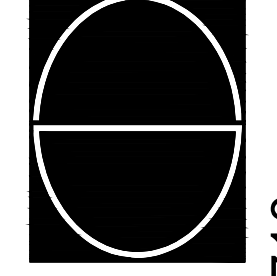
UL Listed: This product is an ETL Listed Color Temperature Controlled Product and is suitable for use in wet locations.



EXTERIOR LIGHTING PLAN

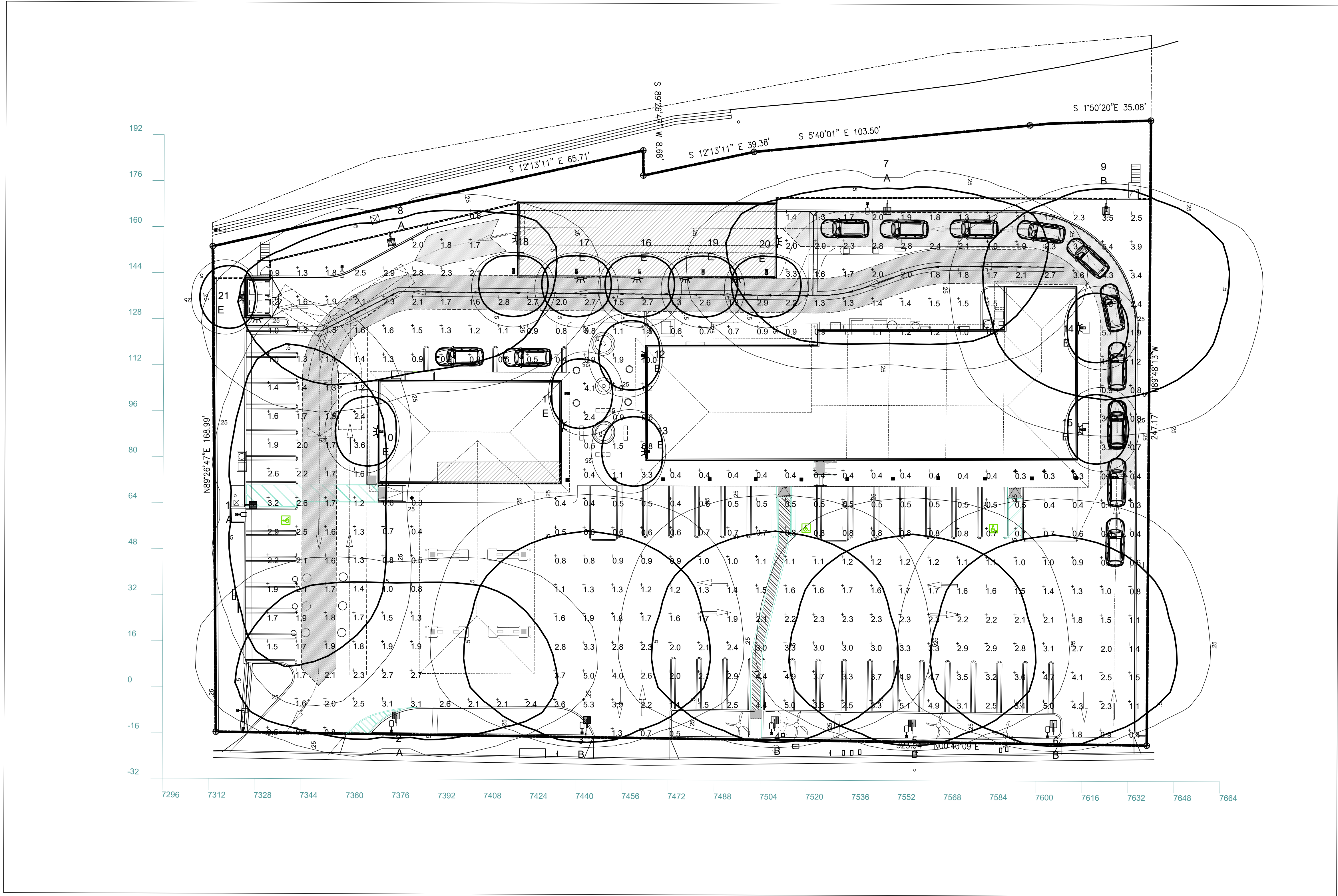
SCALE: 3/64" = 1'-0"

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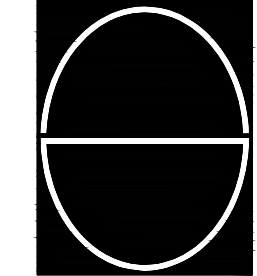


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| DRAWING TITLE | NO. | DATE | ISSUED | REVISION |
|----------------|-----|----------|--------|-----------------------|
| MATERIAL BOARD | | 10/02/19 | | DRC |
| JOB TITLE | | 02/04/21 | | REVISION ON 08/05 DRC |
| JOB ADDRESS | | 06/22/21 | | REVISION ON 08/05 DRC |
| JOB NO. | | | | |
| DWG. NO. | | | | |
| REVISION NO. | | | | |



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| DRAWING TITLE | | NO. | DATE | ISSUED | |
|---|--------------|---------|----------|--------|-----------------------|
| JOB TITLE ADDITION & REMODEL (CLIP APPLICATION) SANTIAGO CENTER | | | 10/02/19 | | DRC |
| | | | 02/04/21 | | REVISION ON 08/05 DRC |
| | | | 06/22/21 | | REVISION ON 08/05 DRC |
| JOB ADDRESS 2640 N. SANTIAGO BLVD. ORANGE, CA 92667 | | | | | |
| JOB NO. | | 2019-36 | | | |
| DWG. NO. | REVISION NO. | | | | |
| LT-1 | | | | | |

Calculation Summary

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

Luminaire Schedule

All quotes/orders generated from this layout must be forwarded to the Local Rep Agency

| Symbol | Qty | Tag | Label | Arrangement | LLF | Description | BUG Rating |
|---|-----|-----|-----------|-------------|-------|---------------------------------|------------|
|  | 4 | A | ALED3T78N | SINGLE | 1.000 | ALED3T78N (TYPE III) | B1-U0-G2 |
|  | 5 | B | ALED4T78N | SINGLE | 1.000 | ALED4T78N (TYPE IV) | B1-U0-G2 |
|  | 12 | E | WPLED10N | SINGLE | 1.000 | WPLED10N (Full Cutoff Wallpack) | B1-U0-G0 |

Expanded Luminaire Location Summary

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



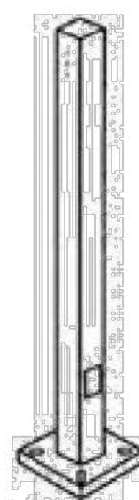
ALED3T78N



ALED4T78N



WPLED10N



PS4-07-25D2

NOTES:

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

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

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

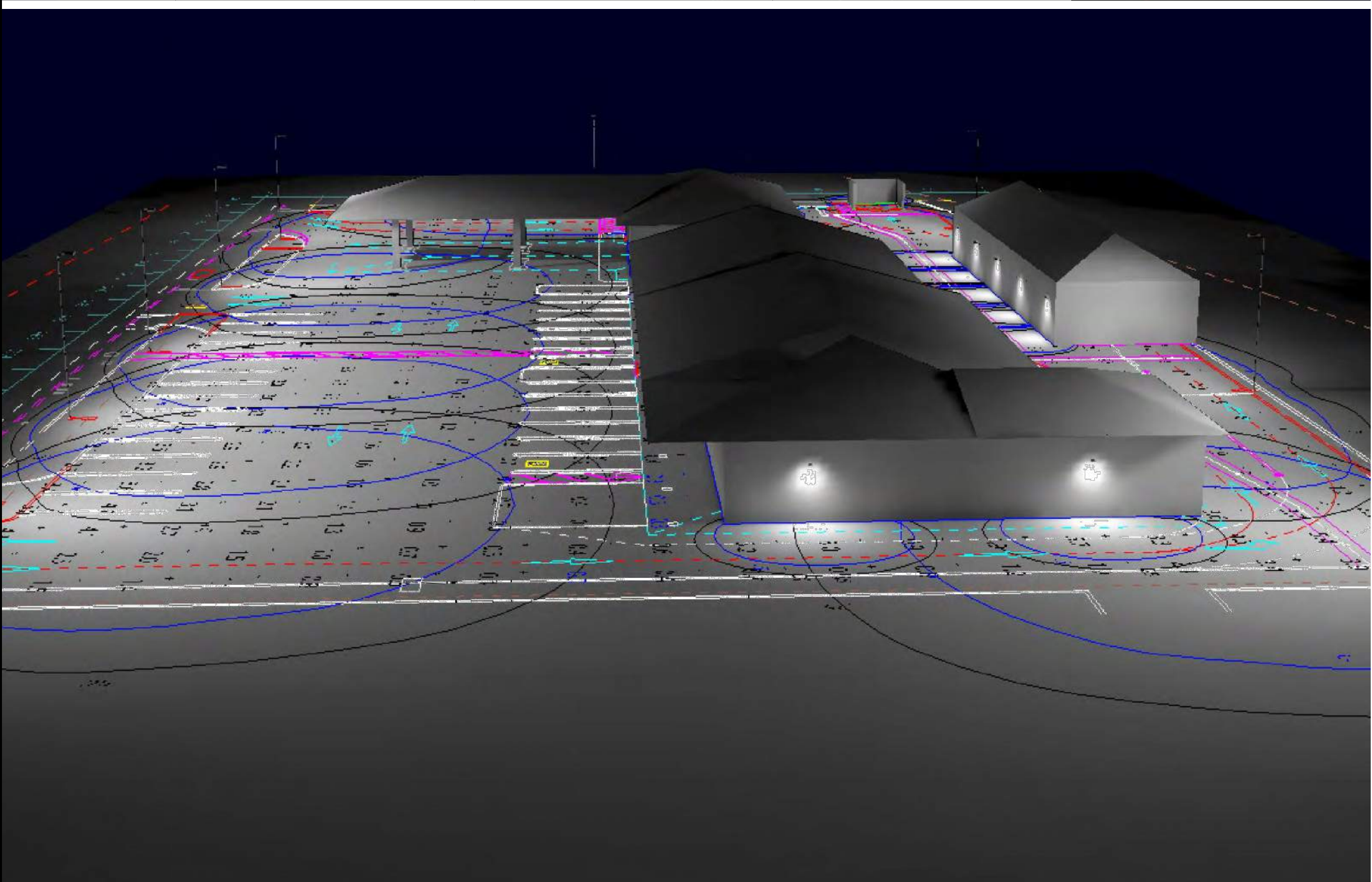
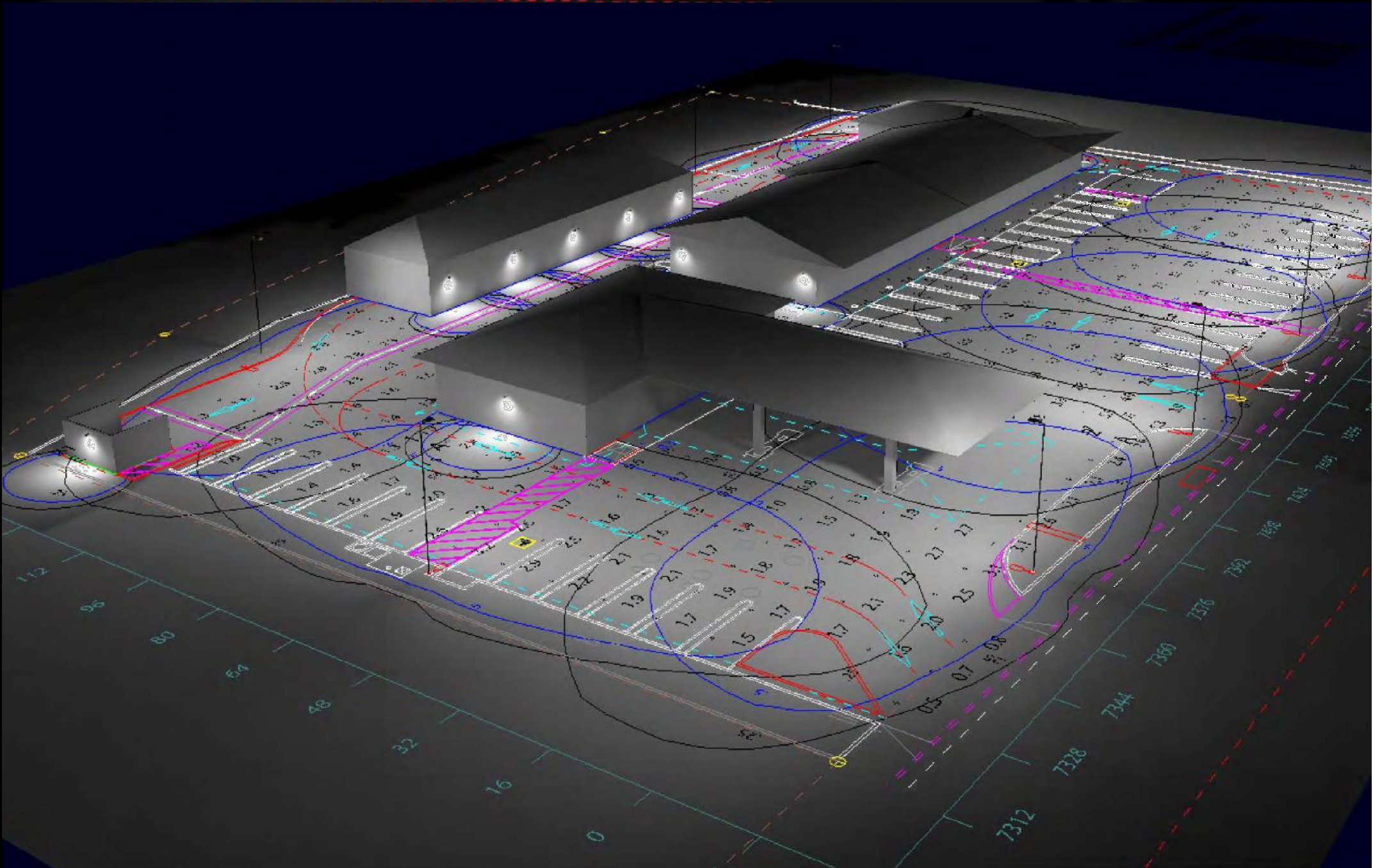
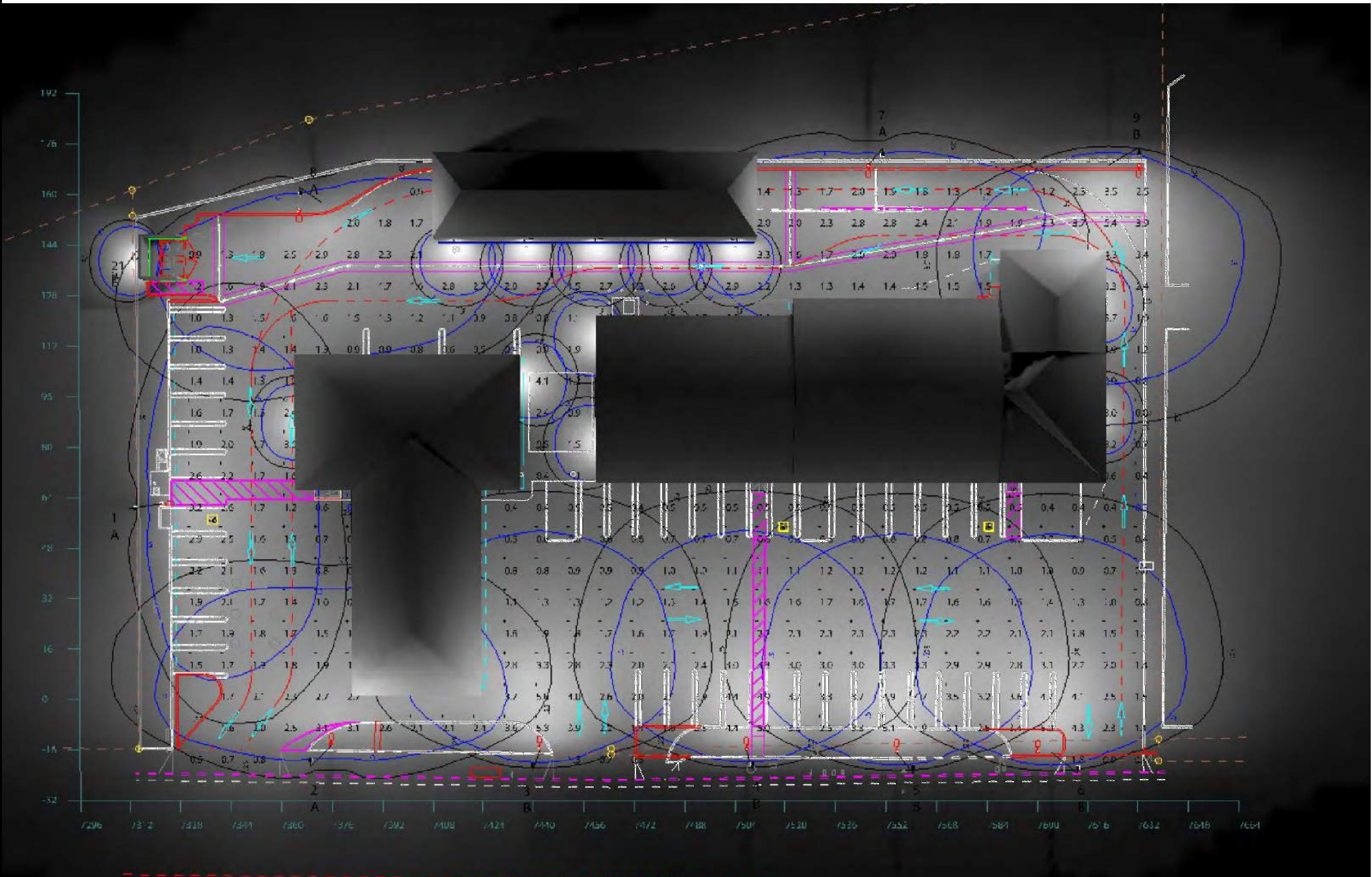
* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

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

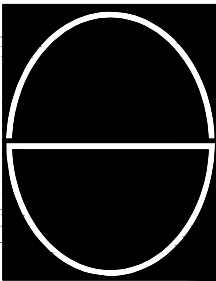
* The landscape material shown hereon is conceptual, and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination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

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

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



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

| | | | | |
|--|-----|---|--------|------------------------|
| DRAWING TITLE LIGHTING DETAILS & PHOTOMETRIC RENDERING | NO. | DATE | ISSUED | DRC |
| | | 10/02/19 | | REV/ISION ON 08/05 DRC |
| | | 02/04/21 | | REV/ISION ON 08/05 DRC |
| | | 06/22/21 | | REV/ISION ON 08/05 DRC |
| JOB TITLE ADDITION & REMODEL (CUP APPLICATION) SANTIAGO CENTER | | JOB ADDRESS 2640 N. SANTIAGO BLVD. ORANGE, CA 92667 | | |
| JOB NO. | | 2019-36 | | |
| DWG. NO. | | LT-2 | | |
| REVISION NO. | | | | |

WPLED10N

RAB



| | |
|--------------|-------|
| Project: | Type: |
| Prepared By: | Date: |

| Driver Info | LED Info |
|--|---|
| Type 120V 208V 240V 277V Input Watts 12.20W | Constant Current 0.1A 0.07A 0.08A 0.05A Efficacy 10W 4000K (Neutral) 74 CRI 100,000 1,208 99 LPW |

Technical Specifications

Listings
UL Listing:
Suitable for Damp Locations as a Downlight, Suitable for Damp Locations as an Uplight, Wall Mount only, Suitable for Mounting within 4ft. of ground.
IESNA LM-79 & IESNA LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.
DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P4V61RR1
LED Characteristics
Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations
Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent future-to-future color
Color Stability:
LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period
Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National

Lumen Maintenance:
The LED will deliver 70% of its initial lumens at 100,000 hours of operation
Construction
Finish:
Formulated for high durability and long-lasting color
Cold Weather Starting:
Minimum starting temperature is -40°C (-40°F)
Maximum Ambient Temperature:
Suitable for use in 40°C (104°F)
Thermal Management:
Cast aluminum Thermal Management system for optimal heat sinking. The LPACK is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.
Housing:
Precision die-cast aluminum housing, lens frame
Mounting:
Surface plate and Junction box

Green Technology:
Mercury and UV free, RoHS-compliant components.
Gaskets:
High-temperature Silicone
Electrical
Driver:
Multi-chip 10W high output long life LED Driver
Constant Current, Class II, 120V-240V, 50/60 Hz, 350mA
THD:
10.5% at 120V, 13.9% at 277V
Power Factor:
98.5% at 120V, 92.1% at 277V
Other
Patents:
The design of the LPACK is protected by U.S. Pat. D604,004 and patents pending in Canada, China and Taiwan.

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Page 1 of 3

WPLED10N

RAB

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

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Page 2 of 3

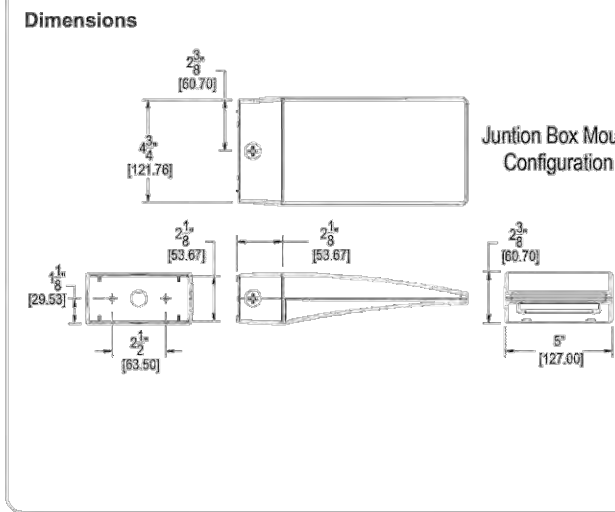
WPLED10N

RAB

Technical Specifications (continued)

Other
Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and future finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.
Equivalency:
Equivalent to 70W Metal Halide

HID Replacement Range:
Replaces 35-100W Metal Halide
Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.
Optical
BUG Rating:
B1 U0 G0



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

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Page 3 of 3

ALED3T78N

RAB Outdoor



| | |
|--------------|-------|
| Project: | Type: |
| Prepared By: | Date: |

| Driver Info | LED Info |
|---|---|
| Type 120V 208V 240V 277V Input Watts 75.5W | Constant Current 0.66A 0.41A 0.35A 0.35A Efficacy 78W 4000K (Neutral) 72 CRI 100,000 8,941 117.8 LPW |

Technical Specifications

Listings
UL Listing:
Suitable for wet locations as a downlight
DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000179U
IESNA LM-79 & IESNA LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.
Dark Sky Conformance:
Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees with the inclusion of incidental light reflecting from future housing, mounts, and pole).
LED Characteristics
Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations
LEDs:
Six (6) multi-chip, 13W, high-output, long-life LEDs
Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent future-to-future color

Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period
Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.
Ambient Temperature:
Suitable For use in 40°C (104°F)
Cold Weather Starting:
Minimum starting temperature is -40°C (-40°F)
Thermal Management:
Superior heat sinking with external Air-Flow fins
Effective Projected Area:
EPA = 0.75

Lens:
Tempered glass lens
Housing:
Die cast aluminum housing, lens frame and mounting arm
IP Rating:
Ingress Protection rating of IP65 for dust and water
Mounting:
Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.
Reflector:
Specular vacuum-metallized polycarbonate

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Page 1 of 2

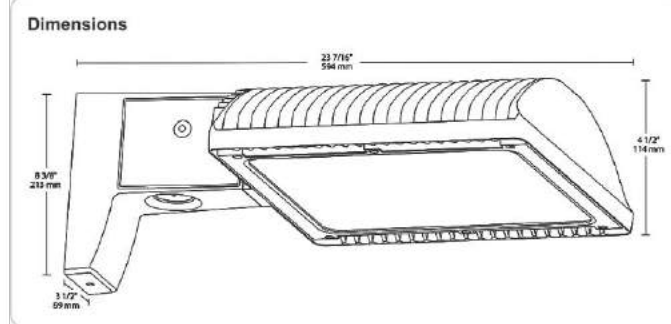
ALED3T78N

RAB Outdoor

Technical Specifications (continued)

Construction
High-temperature silicone gaskets
Finish:
Formulated for high durability and long-lasting color
Green Technology:
Mercury and UV free, RoHS-compliant components.
Electrical
Surge Protection:
AV
Driver:
Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%
Equivalency:
Equivalent to 200W Metal Halide
Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.
Optical
BUG Rating:
B1 U0 G0

THD:
5.2% at 120V, 13.0% at 277V
Power Factor:
99.5% at 120V, 93.7% at 277V
Other
Patents:
The ALED design is protected by patents in the U.S. Pat. 863,370, Canada Pat. 144950, China, ZL0223010155.X, and Mexico Pat. 34623. Pending patents in Taiwan.
BAA Compliance:
Click www.rablighting.com/product/ALED3T78N USA for BAA compliance.
Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and future finish. RAB's warranty is subject to all terms and conditions found at www.rablighting.com/legal/warranty



Features
86% energy cost savings vs. HID
100,000-hour LED lifespan
5-year warranty

Ordering Matrix

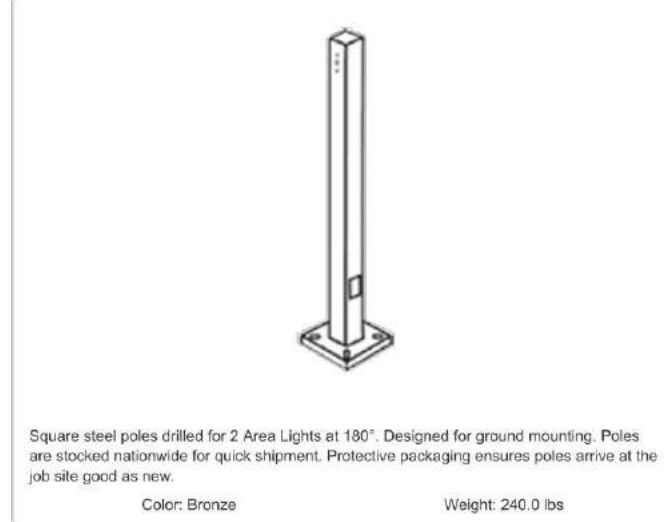
| Family | Optics | Wattage | Mounting | Color Temp | Finish | Driver Options | Options | Other Options |
|--------------|------------|--------------------|----------------------|-------------------|---------------------|---|---------------------|---------------|
| ALED | 3T | 78 | | N | | | | |
| AT = Type IV | 78 = 78W | Blank = Pole mount | Blank = 5000K (Cool) | Blank = Bronze | Blank = 120-277V | Blank = No Option | Blank = Standard | |
| 3T = Type II | 165 = 165W | SB = Spig/Bolt | H = 4000K (Neutral) | RG = Roadway Gray | A480 = 480V | ALC = Lightcraze80 Controller | USA = BAA Compliant | |
| XT = Type II | 125 = 125W | Y = 3000K (Warm) | K = Black | W = White | D15 = 0-10V Dimming | IPCS4 = 120V Silver Photocell | | |
| | 159 = 159W | | | | | IPCT = 120-277V TwiLock Photocell | | |
| | | | | | | IPCS4 = 480V Silver Photocell | | |
| | | | | | | IPCT14 = 480V TwiLock Photocell | | |
| | | | | | | IPW2 = Multi-Level Motion Sensor 20 ft. | | |
| | | | | | | IPW4 = Multi-Level Motion Sensor 40 ft. | | |

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Page 2 of 2

PS4-07-25D2

RAB Outdoor



| | |
|--------------|-------|
| Project: | Type: |
| Prepared By: | Date: |

Technical Specifications

Listings
CSA Listed:
Suitable for wet locations
Construction
Shaft:
46,000 p.s.i. minimum yield.
Hand Holes:
Reinforced with grounding lug and removable cover
Base Plates:
36,000 p.s.i. minimum yield.
Shipping Protection:
All poles are shipped in individual corrugated cartons to prevent finish damage.
Color:
Bronze powder coating
Height:
25 FT

Weight:
240 lbs
Gauge:
7
Wall Thickness:
3/16"
Shaft Size:
4"
Hand Hole Dimensions:
3" x 6"
Bolt Circle:
8 1/2"
Base Dimension:
6"

Anchor Bolt:
Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.
Anchor Bolt Templates:
WARNING: Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available www.rablighting.com/downloads/instructions/polestd.pdf if larger" blank.
Pre-Shipped Anchor Bolts:
Bolts can be pre-shipped upon request for additional freight charge.
Bolt Circle:
8 1/2"
Base Dimension:
6"
Max EPA's/Max Weights:
7000PH 10.7 ft/240 lb.
800PH 12.2 ft/165 lb.
900PH 14.7 ft/110 lb.
1000PH 2.9 ft/65 lb.
1100PH 1.4 ft/35 lb.
1200PH 0.3 ft/10 lb.
Accessories:
Anchor Bolts: www.rablighting.com/product/ABK4-07

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

Technical Specifications (continued)

Other

Terms of Sale:

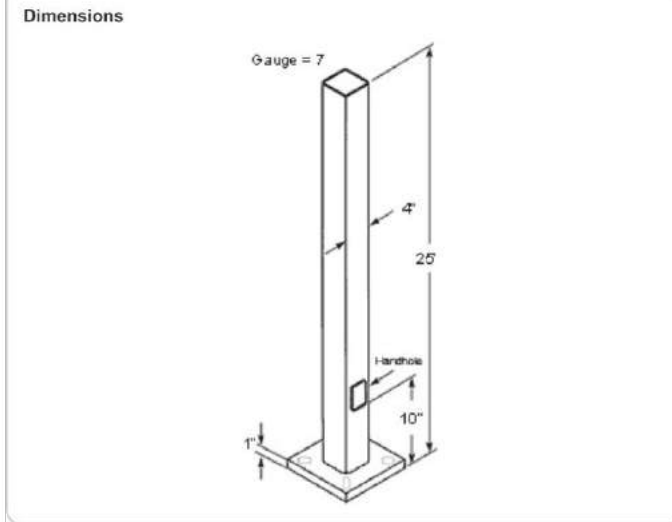
Pole Terms of Sale is available.

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Page 1 of 2

PS4-07-25D2

RAB Outdoor

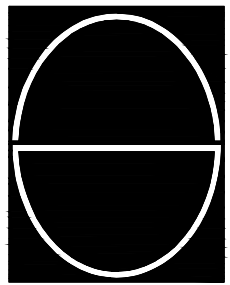


Features
Designed for ground mounting
Heavy duty T50C polyester coating
Reinforced hand holes with grounding lug and removable cover for easy wiring access.
Anchor Bolt Kit includes pole cap and base cover (sold separately)
Custom manufactured for each application

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Page 2 of 2

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

| NO. | DATE | ISSUED | DRC |
|-----|----------|--------|-----|
| | 10/02/19 | | |

| | | |
|-----------------------------------|---|---|
| DRAWING TITLE LIGHTING DETAILS | JOB TITLE ADDITION & REMODEL (CUP APPLICATION) SANTAGO CENTER | JOB ADDRESS 2640 N. SANTIAGO BLVD. ORANGE, CA 92667 |
|-----------------------------------|---|---|

| | |
|--------------|---------|
| JOB NO. | 2013-36 |
| DWG. NO. | LT-3 |
| REVISION NO. | |

FIRE MASTER PLAN FOR :
SANTIAGO CENTER
2640 N.SANTIAGO BLVD.
ORANGE, CA 92867

GENERAL NOTES

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

FIRE DEPARTMENT GENERAL NOTES

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

SCOPE OF WORK

THE SCOPE OF WORK IS AS FOLLOWS:

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

PROJECT SUMMARY

PROJECT ADDRESS:

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

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

DESCRIPTION OF USE:

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

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

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

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

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

DESIGN TEAM

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

CODE ANALYSIS

APPLICABLE CODES TYPE OF CONSTRUCTION: VB (NON SPRINKLERED)
2019 CALIFORNIA BUILDING CODE (CBC) SEC. 602.5
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC) SEC. 303.1
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 TITLE 24 ENERGY REGULATIONS
2019 CALIFORNIA FIRE CODE (CFC) & NFPA - 13
COUNTY OF ORANGE ENVIRONMENTAL HEALTH
CITY OF ORANGE MUNICIPAL CODES
NUMBER OF STORY: 1
ALLOWABLE AREA: 9,000 SF PER
TABLE 503 (M- OCC)

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

REGIONAL SEPARATION

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

NO OCCUPANCY REQUIRED AS PER CBC TABLE 508.4

PARKING ANALYSIS

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

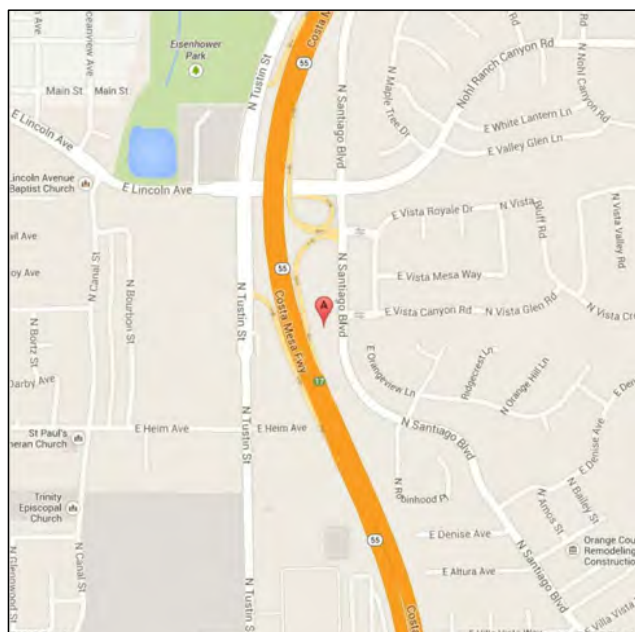


FIRE ALARM



FIRE EXTINGUISHER

VICINITY MAP



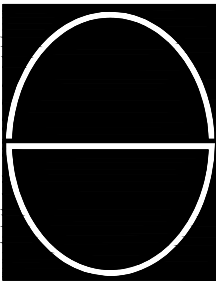
LOCATION OF FIRE APPARATUS PARKING



DRAWING INDEX

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

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

| DRAWING TITLE | NO. | DATE | ISSUED | DRC | REVISION ON 08/05 DRC | REVISION ON 08/05 DRC |
|--|-----|----------|--------|-----|-----------------------|-----------------------|
| TITLE SHEET & SITE ANALYSIS FIRE MASTER PLAN | | 10/02/19 | | | | |
| JOB TITLE ADDITION & REMODEL (CUP APPLICATION) SANTIAGO CENTER | | 02/04/21 | | | | |
| JOB ADDRESS 2640 N. SANTIAGO BLVD. ORANGE, CA 92867 | | 06/22/21 | | | | |
| JOB NO. | | | | | | |
| DWG. NO. | | | | | | |
| REVISION NO. | | | | | | |
| F-1.0 | | | | | | |

SITE PLAN KEYNOTES

- 1

REMOVE (3) 'ILLEGAL' PARKING STALLS ADJACENT TO BUILDING
- 2

REMOVE (2) EXISTING PARKING STALLS ADJACENT TO DRIVEWAY AND ALONG PLANTER.
- 3

REMOVE EXISTING STALL STRIPING AND REPAINT 4" WIDE STRIPING AS INDICATED, AS PER CITY STANDARD
- 4

PAINT UNLOADING AREA WITH 45° 'BLUE' STRIPES AT 36" O.C. AND 12" LETTERS 'NO PARKING'. MAX. SLOPE 2% IN ANY DIRECTION.
- 5

PAINT 4" STALL STRIPES AND BORDERS 'BLUE'
- 6

36"x 36" INTERNATIONAL ACCESSIBILITY LOGO, 'WHITE' SYMBOL ON 'BLUE' BACKGROUND. SEE DETAIL.
- 7

RESTRICTED PARKING, VAN AND FINE SIGNS MOUNTED ON EXISTING POST AT +36" TO BOTTOM. SEE DETAIL.
- 8

REMOVE EXISTING AWNING AND METAL LEGS. EXISTING CURB AND CONCRETE PAD TO REMAIN.
- 9

EXISTING A.C. PAVING
- 10

EXISTING POSTS
- 11

INSTALL 34" HIGH HANDRAIL WITH 12" LONG 'D' RING EACH END, EACH SIDE OF EXISTING CONCRETE STEPS.
- 12

EXISTING CURB AND GUTTER
- 13

EXISTING STEEL BALLARD
- 14

REMOVE EXISTING, NON-PERMITTED UTILITY ENCLOSURE AND PREPARE AREA FOR A.C. PAVING. SLOPE MIN .5% AWAY FROM BUILDING.
- 15

EXISTING UNIMPROVED PORTION OF SITE SLOPING DOWN TO 55 FREEWAY
- 16

EXISTING CONCRETE SIDEWALK. MAX 2% SLOPE IN ANY DIRECTION (PATH-OF-TRAVEL)
- 17

EXISTING PLANTER CURB
- 18

6"x 6"x 4'-0" CONCRETE WHEEL STOP
- 19

PAINT PATH-OF-TRAVEL WITH 45° 'BLUE' STRIPES AT 36" O.C. MAX. SLOPE 5% IN DIRECTION OF TRAVEL AND MAX. 2% CROSS-SLOPE.
- 20

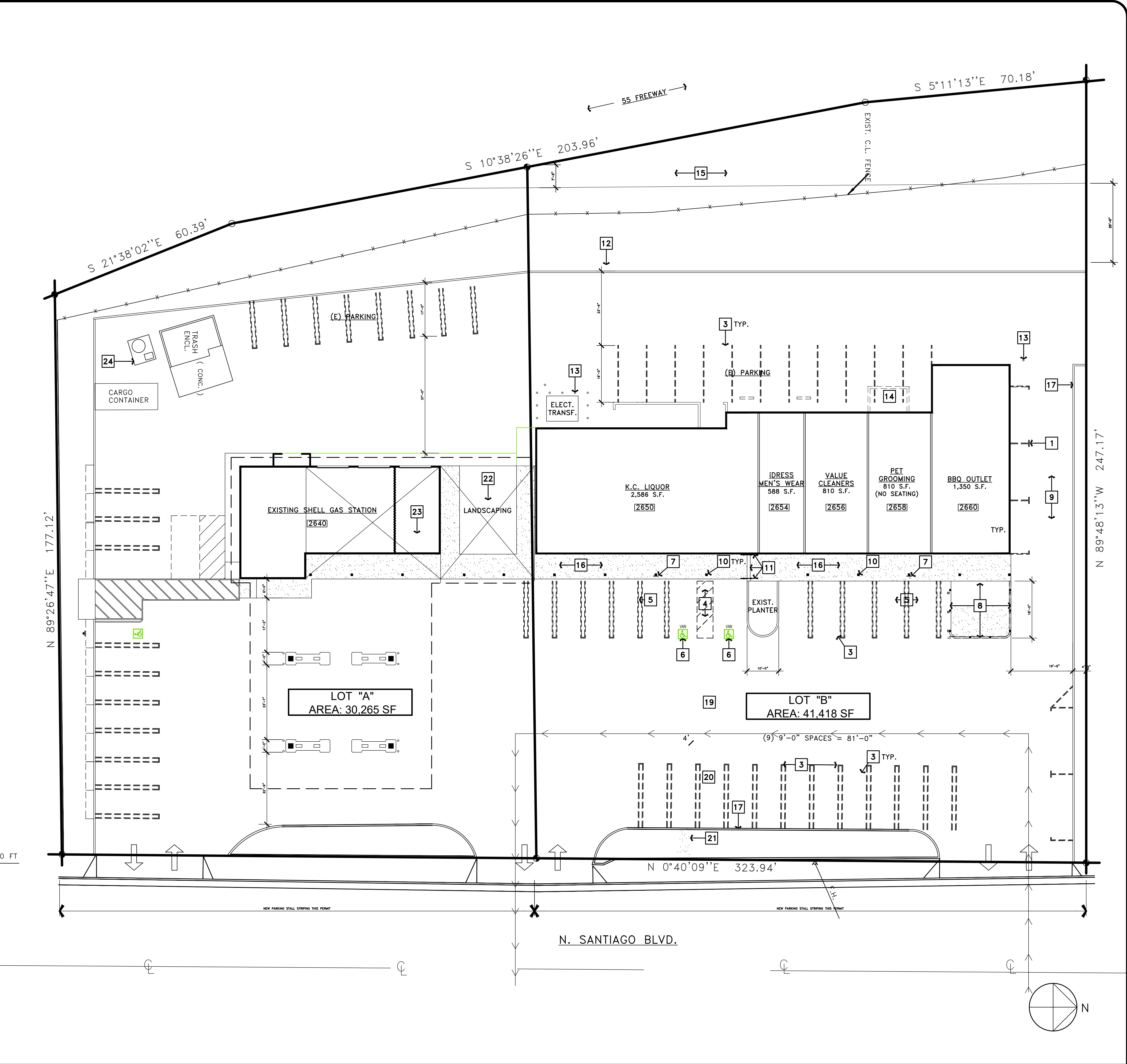
INSTALL 4'-0" WIDE x 3'-0" DEEP "YELLOW" TRUNCATED DOME WARNING PADS AT EACH END OF DRIVEWAY, AT PATH-OF-TRAVEL, AS INDICATED. SEE DETAIL.
- 21

SAWCUT EXISTING CONC. CURB AND INSTALL MIN. 4" THICK, 48" WIDE CONCRETE SIDEWALK (f =2,000 PSI AT 28 DAYS)
- 22

REMOVING EXISTING LANDSCAPE FOR TRANSITION BETWEEN FRONT AND REAR OF LOCATION.
- 23

REMODEL (E) AUTO SERCIVE STATION W/ CONVENIENCE STORE
- 24

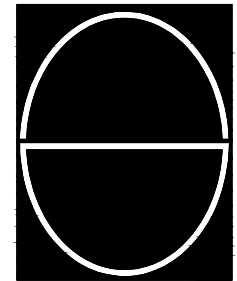
EXISTING PROPANE TANK



EXISTING FIRE MASTER PLAN

SCALE: 1:20

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DESIGN CONCEPTS

SHIV TALWAR, ARCHITECT AIA

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| NO. | DATE | ISSUED | DRC |
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| | 06/22/21 | | |
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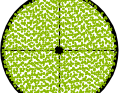



| | |
|--|--|
| DRAWING TITLE EXISTING SITE PLAN | |
| JOB TITLE ADDITION & REMODEL (CUP APPLICATION) SANTIAGO CENTER | |
| JOB ADDRESS 2640 N. SANTIAGO BLVD. ORANGE, CA 92667 | |


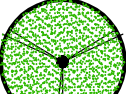
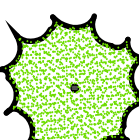
JOB NO. 2019-36

DWG. NO. REVISION NO.

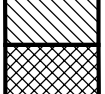
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PLANT PALLETTE

| SYMBOL | BOTANICAL NAME / COMMON NAME / FORM | SIZE | QTY. |
|---|---|------|------|
| EXISTING OFF-SITE STREET TREE TO REMAIN*: | | | |
|  | PYRUS CALLERYANA 'BRADFORD' / BRADFORD PEAR - STREET TREE | N.A. | 1* |
| EXISTING ON-SITE TREES TO REMAIN*: | | | |
|  | EUCALYPTUS SPP. / EUCALYPTUS | N.A. | 4* |
|  | SYAGRUS ROMANZOFFIANUM / QUEEN PALM | N.A. | 7* |
|  | PINUS CANARIENSIS / CANARY ISLAND PINE | N.A. | 2* |

| | | | |
|--|---|---------|----|
| PROPOSED TREES: | | | |
|  | MAGNOLIA G. 'SAMUEL SOMMER' / SAMUEL SOMMER MAGNOLIA / STANDARD | 24" BOX | 7 |
|  | PODOCARPUS GRACILIOR / FERN PINE / STANDARD | 24" BOX | 26 |
|  | ULMUS PARVIFOLIA / CHINESE ELM / STANDARD | 24" BOX | 10 |
| NOTE: PROVIDE A PRE-APPROVED ROOT BARRIER FOR ALL TREES PLANTED WITHIN 8'-0" OF HARDSCAPE OR WALLS AND PROVIDE A MINIMUM OF 3'-0" CLEARANCE BETWEEN TREE TRUNK AND ADJACENT STRUCTURE OR WALLS | | | |

| | | | |
|---|---|--------|----|
| PROPOSED SHRUBS: | | | |
|  | BOUGAINVILLEA 'ROSENKA' / ROSENKA BOUGAINVILLEA | 5 GAL. | 29 |
|  | HEMEROCALLIS 'ORANGE' / ORANGE DAYLILY | 1 GAL. | 73 |
|  | LANTANA 'GOLD' / GOLD LANTANA | 1 GAL. | 91 |
|  | PHORMIUM 'TINY TIGER' / TINY TIGER FLAX | 5 GAL. | 10 |
|  | RAPHIOLEPIS I. 'SNOW WHITE' / INDIA HAWTHORN | 5 GAL. | 61 |
|  | TECOMARIA CAPENSIS / CAPE HONEYSUCKLE | 5 GAL. | 32 |

| | | | |
|---|--|-------------------------------------|--|
| PROPOSED GROUND COVER: | | | |
|  | MYOPORUM PARVIFOLIUM / N.C.N. (@ WEST SIDE SLOPE) & LAURENTIA FLUVIATILIS / BLUE STAR CREEPER (@ ALL OTHER PLANTERS) | 1 G. @ 3' O.C. R.C's. @ 18" O.C. | 5,661 S.F. = 623 5,863 S.F. = +/- 7 FLATS |
| NO SYMBOL | MEDIUM BARK MULCH THROUGHOUT ALL SHRUB/G.C. AREAS | 3"/1.5" LAYER SEE NOTE # 14. | 5,661 S.F./3"=53 C.Y. 5,863 S.F./1.5"=27 C.Y. = +/- 80 C.Y. 11,524 S.F. TOTAL |

| | | | |
|---|---|-----------------------------------|--------|
| PROPOSED SUCCULENT FOUNTAIN & POTS: | | | |
|  | AEONIUM, ALOE, CRASSULA, ECHEVERIA, EUPHORBIA, SEDUM, SENECIO | 1 GAL. & QUART SIZE CONTAINERS | +/- 50 |

LANDSCAPE NOTES

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

TOTAL LANDSCAPE AREA: 11,524 S.F.

LANDSCAPE PERCENTAGE

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

WATER CALCULATIONS

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



MYOPORUM



SUCCULENT FOUNTAIN



FERN PINE



CAPE HONEYSUCKLE



CHINESE ELM



ROSENKA BOUGAINVILLEA



SNOW WHITE
INDIA HAWTHORN



SAMUEL SOMMER
MAGNOLIA



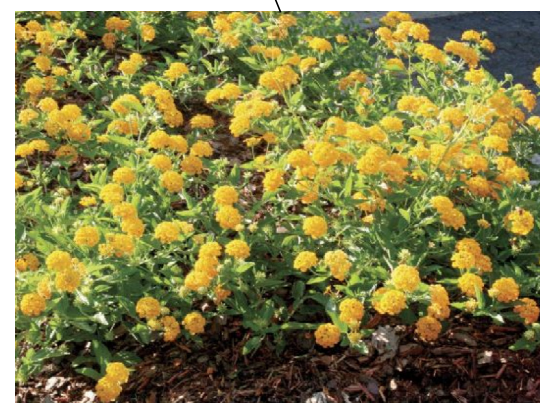
BLUE STAR CREEPER



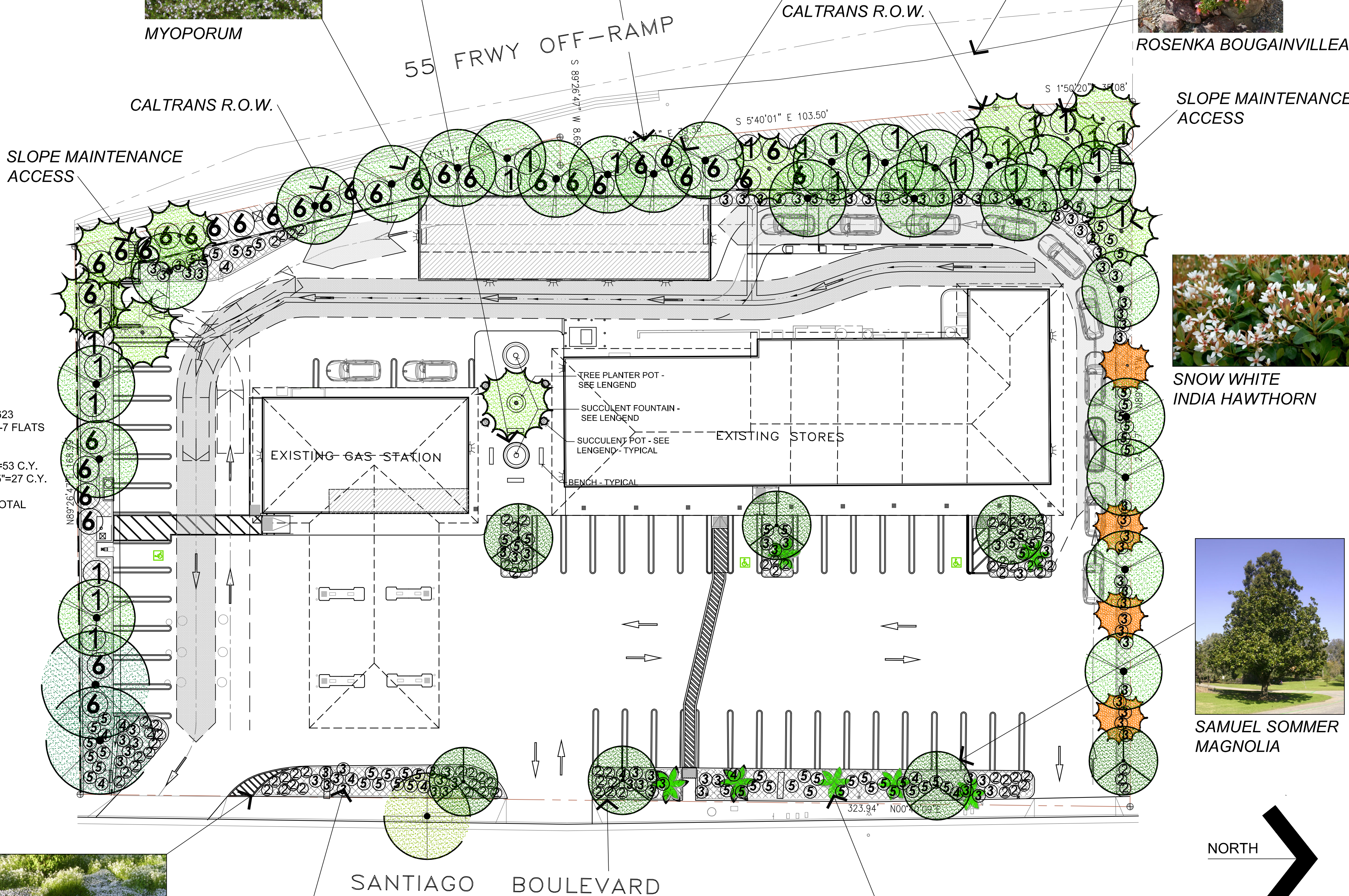
TINY TIGER FLAX



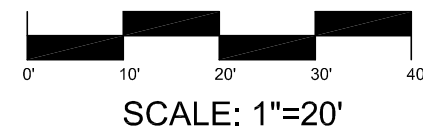
ORANGE DAYLILY



NEW GOLD LANTANA



NORTH



SCALE: 1"=20'

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Project

**SANTIAGO BLVD.
CARWASH**

2640 Santiago Blvd.
Orange, CA 92867

Plans

**LANDSCAPE
PLANS**

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LANDSCAPE ARCHITECTURE 2021
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Seal



| No. | Revision | Date |
|-----|----------|------|
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Sheet Title

**CONCEPTUAL
LANDSCAPE PLAN**

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