



Anna Pehoushek
Assistant Community
Development Director

Mary Binning
Sr. Assistant City Attorney

Jessica Wang
Administrative Assistant

AGENDA

Design Review Committee September 01, 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 August 18, 2021 Regular Meeting.**Recommended Action:**

Approve minutes as presented.

Attachments: [Staff Report](#)
 [August 18, 2021 Regular Meeting minutes](#)

4. NEW AGENDA ITEMS**4.1. Design Review No. 5022-21, Finney's Crafthouse & Kitchen, 204 W. Chapman Avenue**

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

Recommended Action:

Final Determination.

Attachments: [Staff Report](#)
 [Attachment 1 Vicinity Map](#)
 [Attachment 2 Applicant Letter of Explanation](#)
 [Attachment 3 Historic Photographs and Sanborn Map Extracts](#)
 [Attachment 4 Historic Resource Survey Form](#)
 [Attachment 5 Mills Act Contract Rehabilitation Form](#)
 [Attachment 6 Design Review Memorandum](#)
 [Attachment 7 Parapet Bracing Memorandum](#)
 [Attachment 8 DRC Meeting Minutes July 21 2021](#)
 [Attachment 9 Project Plans](#)

5. ADJOURNMENT

The next Regular Design Review Committee meeting will be held on Wednesday, September 15, 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: August 27, 2021



Agenda Item

Design Review Committee

Item #: 3.1.

9/1/2021

File #: 21-0474

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 August 18, 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

- August 18, 2021 Regular Meeting minutes.



Agenda Item

Design Review Committee

Item #: 3.1.

9/1/2021

File #: 21-0474

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 August 18, 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

- August 18, 2021 Regular Meeting minutes.

MINUTES - DRAFT

City of Orange

Design Review Committee

August 18, 2021

1. OPENING

The Design Review Committee of the City of Orange, California convened on August 18, 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 McDermott let 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 4, 2021 Regular Meeting.

ACTION: A motion was made by Vice Chair Imboden, seconded by Committee Member Skorpanich, to approve the August 4, 2021 meeting minutes as presented.

The motion carried by the following vote:

Ayes: Fox, Imboden, Skorpanich, and Farfan

Noes: None

Absent: None

Abstain: McDermott

4. NEW AGENDA ITEMS

4.1. Design Review No. 5046-21, Chapman Olive Residence #2, 320 N. Olive Street

A proposal to demolish a non-contributing front porch addition, rehabilitate the original front porch, and demolish a rear addition to the detached garage of an existing single-family residence. The property is a contributing resource to the Old Towne Historic District.

The following spoke on behalf of the project:

- Collette Creppell, applicant
- Greg Desario, applicant

The Committee discussed the following:

- Garage door
- Footing depth
- Fence height and position
- Windows and casing details
- Garage windows
- Wall height

A motion was made by Vice Chair Imboden, seconded by Committee Member Skorpanich, to approve Design Review No. 5046-21, Chapman Olive Residence #2, subject to the Conditions and Findings in the staff report with additional Conditions as follows:

1. The fence height shall be held at 6 feet as identified in the drawings.
2. The two slider garage windows shall be based upon window details on Sheet A6-02, Type "L", rather than the ones shown on the exterior elevations.
3. The concrete footing shall be held a minimum of four inches below finished grade.

The motion carried by the following vote:

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

Noes: None

Absent: None

4.2. Design Review No. 5036-21, Win'e Residence, 264 N. Shaffer Street

A proposal to demolish an existing deck and trellis and construct a new 287 square foot addition to the rear of a single-family residence. The property is a contributing resource to the Old Towne Historic District.

The following spoke on behalf of the project:

- John Morgan, architect

The Committee discussed the following:

- Demolition of historic corner walls
- Location of koi pond
- Removal of the deck
- Preservation of the service porch

- Floor area ratio (FAR)
- Non-conformance to the Secretary of Interior Standards
- Maintenance of the interior walls
- Low roof pitch
- Corner treatment

The motion was made by Committee Member Imboden, seconded by Committee Member McDermott, to continue Design Review No. 5036-21, Win'e Residence, to a date uncertain to allow the applicant to work with staff to respond to the DRC's concerns regarding compliance with the Secretary of Interior Standards Standard #10 and to reconsider reducing the FAR.

The motion carried by the following vote:

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

Noes: None

Absent: None

4.3. Design Review No. 5018-20, Kornerstone Cemetery, 290 S. Yorba Street, 2205 E. Palmyra Avenue

A proposal to remodel an existing recreational building and redevelop the site for a new cemetery.

Chair Fox recused herself from this item because of her firm's involvement in this project and left the meeting at 6:34 p.m.

Vice Chair Imboden conducted the remainder of the meeting.

The following spoke on behalf of the project:

- Rick Fox, project architect
- Jim Ridge, project landscape architect
- Abdul Saquib, applicant

The following spoke in opposition of the project:

- Ann Chavez
- Greg Baker

The Committee discussed the following:

- Landscape buffer abutting the Orange School District property
- Wall design length and materials
- Tree count
- Fence requirements against a residential neighborhood
- Tree removal
- Fence materials
- Grading at entry
- Lack of lighting around the trail
- Visual buffering from residences
- Use of native vs. non-native plants
- Lack of mature trees to provide shading

- Native plant interface along Santiago Creek
- Architectural details
- Need for decorative screening around site and perimeter
- Tree Distribution
- Need for sight line view details and 3D renderings

This project was brought forward for preliminary review and the Committee's comments were noted by staff.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 8:14 p.m.

The next Regular Design Review Committee meeting will be held on Wednesday, September 1, 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.

9/1/2021

File #: 21-0441

TO: Chair and Members of the Design Review Committee

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Marissa Moshier, Historic Preservation Planner

1. SUBJECT

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

2. SUMMARY

Final Determination.

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

3. BACKGROUND INFORMATION

Applicant: Brad Finefrock, Finney's Craffhouse & Kitchen

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

Property Location: 204 W. Chapman Avenue

General Plan Designation: Old Towne Mixed Use 24

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

Existing Development: 6,576 square foot one-story historic commercial building, constructed c. 1916

Associated Application: Minor Site Plan Review No. 1034-21. The property has a Mills Act Contract approved in 2016.

Previous DRC Project Review: Preliminary review on July 21, 2021

4. PROJECT DESCRIPTION

Major project components include:

- Converting three existing fixed storefront windows on the Chapman Avenue elevation and one on the Olive Street elevation to operable inward swing awning windows. The original transoms, mullions, and frame will be maintained and repaired. The fixed glass panes and wood stops will be removed to accommodate installation of the new awning windows. The wood stops will be repaired or replaced to match the existing after installation of the awning window sashes.
- Removing the existing recessed front door and window and replacing them with a

contemporary wood and glass door and large fixed window.

- Removing three non-original storefront windows on the Olive Street elevation and replacing them with multi-fold windows with higher sills.
- Adding two new multi-fold windows with higher sills in existing solid bays on the Olive Street elevation.
- Relocating one wood window from the rear elevation to the existing roll-up door opening on the Olive Street elevation.
- Adding a metal, multi-lite garage door on the rear elevation in place of the relocated window.
- Converting the 3,710 square foot open space at the rear of the property to outdoor dining, including construction of a free-standing trellis shade structure, trash and electrical enclosures, fencing, and landscaping.
- Installing a new service door in the existing garage door opening on the rear elevation and infilling the remaining extent of the opening with wood siding.
- Removing the texture coating on the building and replacing it with a mild sand finish cement plaster.
- Installing new parapet bracing with 3x3 plates and throughbolts, painted to match the cement plaster on the north, east, and south elevations.

The applicant provided additional updated information in Attachment 6 Design Review Memorandum and Attachment 7 Parapet Bracing Memorandum.

5. EXISTING SITE

The site is developed with a one-story commercial building constructed circa 1916. The building is clad in a rough-textured stucco, which appears to have been added on top of an older sand finish cement plaster. The Chapman Avenue north façade consists of four fixed wood storefront windows with hopper-style transoms above and a recessed entrance. The Olive Street east elevation appears to have had a number of different window styles over time. From north to south, the current elevation consists of one wood storefront window with hopper-style transoms, matching the Chapman Avenue elevation, three similar wood storefronts with fixed transoms, three solid bays, possibly infilled from earlier windows, and a roll-up metal garage door opening.

The rear elevation has three wood windows with high brick sills in poor condition and a large garage-style opening with a wood sliding door. The fenced open space at the rear of the property does not contain any structures. The south end of the property contains an easement providing access to the rear of the adjacent property.

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

The applicant provided additional information, based on the Design Review Committee's (DRC) comments from the preliminary review, on changes to the building over time and the Olive Street elevation in Attachment 6 Design Review Memorandum.

6. EXISTING AREA CONTEXT

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

7. ANALYSIS AND STATEMENT OF THE ISSUES

At the preliminary review on July 21, 2021, the DRC provided comments to the applicant on the project approach. These included recommendations to treat the Olive Street elevation as a secondary, utilitarian side of the building, eliminate added door openings on the rear elevation, maintain existing historic materials or provide additional information on the existing conditions and/or development of the building over time to justify proposed changes, and provide additional information on the scope of the proposed parapet bracing.

The applicant responded to these comments with updates to the project plans and Design Review Memorandum and provided an additional Parapet Bracing Memorandum.

Issue 1 Awning Windows

The proposed operable awning windows will maintain and repair the majority of the original storefront windows on the Chapman Avenue and Olive Street elevations. Based on the updated window details in the project plans, the only elements of the windows to be removed are the large single panes of glass and the wood stops around the windows. The remainder of the original window elements will be repaired in place. The approximately three inch wood elements of the operable sashes will result in slightly smaller glass than the original windows. While this is a change to the appearance of the windows, it is minor and does not affect the historic pattern of large storefront windows at the primary elevation of the building.

The proposal maintains historic materials and the historic character of the property with a reasonable opportunity for minor changes that support a new use in the building and is in conformance with the Historic Preservation Design Standards.

Issue 2 Olive Street Elevation

It appears that all of the bays on the Olive Street elevation have been altered, with the exception of the northernmost storefront window, which is visible in a photograph of the building circa 1925. Current interior photographs of the Olive Street wall show different types of masonry units in the solid wall sections. The applicant's Design Review Memorandum (Attachment 6) states that this may indicate different periods of infill and changes to the openings on this elevation over time.

It is possible that the majority of this elevation originally contained windows with a high sill, matching the remaining windows on the rear elevation. It is also possible that the south end of the elevation had different sized openings to accommodate the period when the building was divided into multiple tenant suites. See Attachment 3 Historic Photographs and Sanborn Map Extracts, which show the building divided into three businesses in 1922, including one that fronted Olive Street. However, beyond the northeast corner of the building, it is difficult to firmly establish the historic configuration of this elevation.

Without concrete evidence of the specific configuration of the Olive Street elevation during the historic period, the applicant is proposing an approach that maintains the rhythm of columns and windows that characterizes the remaining original pattern of solids and voids in the building. The proposed new multi-fold window style is differentiated from the original storefront windows and has a

higher sill to create a smaller opening.

In response to the DRC's comments about treating the Olive Street elevation as a secondary side of the building, the applicant is proposing to leave one bay infilled with a solid wall to reflect the changing history of this side of the building. The southernmost bay (currently the roll-up door) will receive a relocated window from the rear elevation to help maintain one of the original windows in the building and to reflect the more utilitarian character of this elevation.

With consideration given to the limited information available about this elevation of the building and the proposed differentiation of the new windows from the original materials, staff recommends that the proposal is acceptable under the Historic Preservation Design Standards.

Issue 3 Parapet Bracing

The applicant provided a written description of the requirements for parapet bracing in Attachment 7 and details of the proposed bracing in the project plans. The City's Building Division confirmed that an exemption from the structural requirements necessitating the bracing is not available to the project under the California Historical Building Code or Existing Building Code.

The number of plates and spacing on each elevation has been reduced as much as possible. Staff believes that the proposed bracing is not ideal, but would be required for any likely change of use to the building. The applicant has reduced the effect of the bracing by painting the plates and through bolts to match the adjacent plaster surface, making the proposal acceptable under the Design Standards.

A more costly option would allow elimination of the through bolts by field-welding each bolt to the back of the plate, leaving only the plate exposed. The applicant is requesting to maintain the original design with exposed through bolts due to the cost.

Issue 4 Cement Plaster

The applicant has clarified the proposed exterior finish, based on review of the existing building and comparable historic buildings from the same period. The proposal has been updated to a mild sand finish, rather than a smooth plaster, and is compatible with the historic building.

8. ADVISORY BOARD RECOMMENDATION

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

9. PUBLIC NOTICE

Notification of the DRC meeting to consider the project was posted in two places at the property on August 23, 2021, per the requirements of the Orange Municipal Code for Minor Site Plan Review projects. No public notice is required for Design Review applications.

10. ENVIRONMENTAL REVIEW

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15303 (Class 3 - New Construction or Conversion of Small Structures) and 15331 (Class 31 - Historical Resource Restoration/Rehabilitation). The project consists of the conversion of an existing commercial building to a restaurant, consistent with the property's General Plan designation and zoning. The building to be converted totals less than 10,000 square feet and the property is located in an urbanized area where all necessary public services and facilities are available. The historic building will be rehabilitated in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (SOI Standards) and the Historic

Preservation Design Standards for Old Towne. There is no public review required for a Categorical Exemption.

11. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Findings for applications come from three sources:

- The Orange Municipal Code
- The Infill Residential Design Guidelines
- The Historic Preservation Design Standards for Old Towne

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.

Design Review

- In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for the project (OMC 17.10.070.G.1).

The proposed project is in conformance with the Historic Preservation Design Standards for Old Towne, which are the prescriptive design criteria for projects within the Old Towne Historic District. The design retains and repairs historic features of the building. Proposed new features are differentiated from the original materials and are compatible with the character of the building. New elements in the outdoor patio are freestanding and will not affect the historic materials of the building. As a result, the project is consistent with the context of the Historic District and surrounding historic properties.

- In any National Register Historic District, the proposed work complies with the Secretary of the Interior's Standards and Guidelines (OMC 17.10.07.G.2).

Projects found to be in conformance with the Historic Preservation Design Standards for Old Towne are generally considered to be in conformance with the SOI Standards. In conformance with Standard 1 of the SOI Standards, the change of use to a restaurant allows retention of the historic features of the building. The majority of the elements of the original storefront windows will be maintained and repaired. Where changes are proposed to original windows to allow operability, they are minor and do not substantially change the character of the building. Windows on the rear elevation will be repaired in place; one window will be repaired and relocated to the Olive Street elevation, reflecting the secondary, utilitarian character of the side of the building. In conformance with Standard 9, new features of the design, such as the new multi-fold windows or new recessed entrance, will not destroy historic materials or features that characterize the historic building. In conformance with Standard 10, the materials and design features are compatible with the scale, materials, and design of the historic building and are appropriately differentiated from the historic building. The proposed project is in conformance with the SOI Standards.

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

Projects located within the Old Towne Historic District must comply with the Historic Preservation Design Standards for Old Towne and SOI Standards (as applicable). As

described above, the proposed work complies with these design standards. The design also incorporates features and materials that are compatible with the architectural style and character of the historic property to create an internally consistent site.

Minor Site Plan Review

- The project design is compatible with surrounding development and neighborhoods.

The project is compatible with the character of the Plaza Historic District in that it promotes pedestrian-oriented activity in the historic downtown and is compatible with the historic character of the surrounding historic buildings. The design and materials for the project are in keeping with the history of the property and meet the required design standards for the Historic District.

- The project conforms to City development standards and any applicable special design guidelines or specific plan requirements.

The project conforms to City development standards for the OTMU-24 zone. As described above, the project is in conformance with the Historic Preservation Design Standards for Old Towne and the SOI Standards.

- The project provides for safe and adequate vehicular and pedestrian circulation, both on- and off-site.

The project has clearly defined pedestrian access points and is oriented to encourage walking and other alternative modes of transportation, in keeping with the primary pedestrian focus of the Plaza. The proposed project removes unused driveways, improves sidewalk conditions around the building, and provides for safe and adequate circulation.

- City services are available and adequate to serve the project.

The project has been reviewed by relevant staff departments to ensure that City services are available and adequate to serve the property. The project incorporates design features that address Code requirements and provides building and infrastructure systems that maximize safety and ensure adequate utility services to the site.

- The project has been designed to fully mitigate or substantially minimize adverse environmental effects.

No adverse environmental effects have been identified. 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) and 15331 (Class 31 - Historical Resource Restoration/Rehabilitation).

12. CONDITIONS

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

1. The project shall conform in substance and be maintained in general conformance with plans and exhibits labeled Staff Report Attachment 9 Project Plans including any modifications required by conditions of approval, and as approved by the Design Review Committee. Any future expansion in area or in the nature and operation of the use approved by Design Review No. 5022-21 and Minor Site Plan Review No. 1034-21 shall require an application for a new or amended Site Plan Review.

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 plan, the Community Development Director may approve the changed plan without requiring a new public hearing. Should the modifications be considered substantial, the modifications shall be reviewed and approved by the Planning Commission and/or Design Review Committee.
3. These conditions shall be reprinted on the second page of the construction documents when submitted to the Building Division for the plan check process.
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. Design Review No. 5022-21 and Minor Site Plan Review No. 1034-21 shall become void if not vested within two years from the date of approval. Time extensions may be granted for up to one year, pursuant to OMC Section 17.08.060.
6. Building permits shall be obtained for all construction work, as required by the City of Orange Building Division. Failure to obtain the required building permits may be cause for revocation of this entitlement.
7. Prior to issuance of building permits for the project, the applicant shall pay all applicable development fees, including but not limited to: City sewer connection, Orange County Sanitation District Connection Fee, Transportation System Improvement Program, Fire Facility, Police Facility, Park Acquisition, Sanitation District, and School District, as required.
8. The project approval includes certain fees and/or other exactions. Pursuant to Government Code Section 66020, these conditions constitute written notice of the fees and/or exactions. The applicant is hereby notified that the ninety (90) day protest period commencing from the date of approval of the project has begun. If the applicant fails to file a protest regarding these conditions or requirements, the applicant is legally barred from later challenging such exactions per Government Code Section 66020.
9. In conjunction with the operation of the project, the property owner shall be responsible for maintaining the property to a level deemed adequate by the Community Development Director or designee. This includes, but is not limited to, the buildings, landscaping, recreational facilities, trash areas, signage, utilities, walls, fences, gates, and parking areas.
10. The applicant shall comply with all Federal and state regulations regarding the handling and disposal of asbestos and lead-based paint.
11. All rooftop equipment shall be screened from view from the surrounding streets. If any rooftop equipment is visible after installation, the applicant shall install screening, approved by the Community Development Department, prior to issuance of a certificate of occupancy.
12. Plans submitted for Building Plan Review 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.

13. The applicant shall prepare and submit a Lot Line Adjustment application to combine the two legal lots into one parcel to the Public Works Department for review and approval prior to issuance of a building permit.
14. All work within public right-of-way and public utility easements shall obtain Encroachment Permits, including sidewalk and driveway constructions and utility main and lateral constructions.
15. All public infrastructures, including street sections, sidewalk, driveway apron, and utilities shall comply with City of Orange Standard Plans and Specifications.
16. Prior to issuance of a certificate of occupancy, utilities serving the development, such as electric, cable television, street lighting and communication shall be installed underground, completed and approved by the appropriate utility provider.
17. Prior to issuance of a certificate of occupancy, the applicant shall remove unused driveway approaches and restore them to full height curb and gutter, including any sidewalk restoration at the driveway apron.
18. Driveway aprons shall conform to Public Works Standard Plan 115 and 116 for commercial driveway with ADA accessibility. The driveway apron in use at the easement shall be reconstructed in its entirety to conform to this standard prior to issuance of a certificate of occupancy.
19. All private ways shall conform to Engineering Standard Plan 108.
20. An unobstructed pedestrian access way of 5 feet width shall be maintained at all time for the sidewalk. The unobstructed access shall increase to 6 feet when there is no planting strip between the sidewalk and the street curb.
21. Adequate wheelchair accessibility shall be provided around driveway aprons that do not conform to current ADA standards.
22. Any cracked, uneven, or damaged public sidewalk, curb and gutter along property frontage shall be repaired prior to issuance of a certificate of occupancy.
23. Sanitary sewer system connecting from the buildings to public mainline shall be private and maintained by the property owner.
24. The applicant shall submit a grading plan in compliance with City standards for review and approval by the Public Works Director. All grading and improvements on the subject property shall be made in accordance with the Manual of Grading and Standard Plans and Specifications to the satisfaction of the Public Works Director. The applicant may be required to include Phased Erosion and Sediment Control Plans, Site Demolition Plan, and Utility Plan as parts of the grading plan.
25. A geotechnical report shall accompany the grading plan review.
26. The contractor shall obtain a Grading Permit from the Public Works Department prior to start of any site demolition, clearing and grubbing, and grading.
27. Any soil imported or exported shall require a Transportation Permit from Public Works Traffic Division.
28. Upon submittal of grading plan for plan check, the applicant shall submit a deposit to cover

plan check and inspection services related to the grading activities.

29. The grading plan shall detail all of the locations where retaining walls will be constructed. Geometric detail of retaining walls shall be shown on the grading plan, including material type, dimensions, backfill, and subdrains. 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 City's Building Division.
30. Any grading outside of the owner's property boundary shall require the applicant to either obtain a temporary construction easements or permission by adjacent property owners in a form suitable to the Public Works Director.
31. Trash receptacle locations and details shall be included on the Grading Plan. The trash storage area shall be constructed per Public Works Standard Plan 409.
32. All sewer and storm drain lines shall be shown on the Grading Plan. Other utility lines, such as water lines, may also be shown on Grading Plan for reference.
33. All structural BMPs for water quality purposes shall be shown on the Grading Plan. Water quality features shown on the Grading Plan must match the approved Water Quality Management Plan.
34. The property owner shall maintain in good condition all on-site driveways where heavy-duty trucks would travel.
35. Prior to issuance of a building permit, a Certificate Letter of Line and Grade shall be submitted to Public Works Construction Inspector demonstrating that the site grading and pad elevation are completed according to the grading plan.
36. Prior to building permit issuance, the applicant shall submit improvement plans to the Water Division for review and approval for any new fire hydrants, domestic water services, fire services, landscape services, and any other proposed improvements or relocations affecting the public water system facilities.
37. All unused services shall be abandoned per Water Division standards. If existing 1" domestic service will be reused, an Orange Water Division approved backflow prevention device shall be installed within the building, directly behind the wall that is directly behind the sidewalk and meter due to spacing limitations. Plans shall show if the existing service is to be abandoned or remain in place.
38. Plans shall show the locations and sizes of all proposed domestic, fire, and irrigation services, meters, and backflow prevention devices. A 3-foot clearance around the backflow prevention devices shall be maintained for accessibility and testing purposes.
39. Prior to issuance of the certificate of occupancy, the applicant shall be responsible for the installation of necessary fire hydrants and fire services as approved by the Fire Department and Water Division.
40. Prior to building permit issuance, the Water Division shall approve the type and location of landscaping and fire service (backflow prevention) device for all services. Devices shall be located directly behind the meter within the nearest soft-scape or directly behind the wall that is directly behind the sidewalk and meter due to spacing limitations.
41. Prior to building permit issuance, construction documents shall show that a six foot minimum

horizontal clearance and a one foot minimum vertical clearance would be maintained between City water mains, laterals, services, meters, fire hydrants and all other utilities except sewer. The Water Division shall review and approve the construction documents.

42. Prior to building permit issuance, construction documents shall show that an eight-foot minimum clearance is provided between City water mains, laterals, services, meters, fire hydrants, signs, or trees or other substantial shrubs and plants as required by the Water Division. The Water Division shall review and approve the construction documents.
43. Prior to building permit issuance, construction documents shall show that permanent signs, awning, surface water quality management features or other structures are not built over water mains, laterals, services, meters, or fire hydrants as required by the Water Division.
44. Prior to building permit issuance for the first phase of work, the applicant shall be responsible for obtaining approval of all necessary encroachment permits from affected agencies for all public water construction work.
45. Prior to approval of a water improvement plan, the applicant shall satisfy all water main connection, plan check, and inspection charges as determined by the Water Division.
46. Prior to the issuance of any grading permit, the applicant shall construct all public and/or private improvements to the satisfaction of the Water Division. The applicant may be required to enter into an agreement with the City of Orange, and post security in a form and amount acceptable to the City Engineer and/or Water Division to ensure construction of said improvements.
47. Plans submitted during plan check shall show that the water improvement plans are consistent with the fire suppression plans and or fire master plan. The applicant's consultant preparing the water improvement plans shall coordinate their plans with the consultant preparing the fire suppression plans and/or fire master plan so that their designs concur.
48. Plans submitted during plan check shall show that the minimum separation requirements are met and that each of the various designer's plan sets match. The applicant's consultant preparing the improvement and utility plans shall coordinate their plans with the consultants preparing the landscape, architectural, surface water quality management, fire master and/or fire suppression plans so that their designs are consistent.
49. At least 14 calendar days prior to commencing construction, the applicant's civil engineer shall prepare and provide product material submittals consistent with the water improvement plans for all proposed public water system facilities to the Water Division per the City of Orange General Water Construction Notes for review and approval.
50. Prior to issuance of certificate of occupancy, the applicant shall furnish and install individual pressure regulators on new services where the incoming pressure exceeds eighty-pounds per square inch.
51. Prior to the issuance of any building or grading permits, the applicant shall submit a Non-priority Project WQMP for review and approval to the Public Works Department that:
 - Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas;
 - Incorporates the applicable routine structural and non-structural source control BMPs,

as defined in the Drainage Area Management Plan (DAMP);

- Generally describes the long-term operation and maintenance requirements for applicable structural control BMPs;
- Identifies the entity that will be responsible for long-term operation, maintenance, repair and/ or replacement of the BMPs;
- A copy of the forms to be used in conducting maintenance and inspection activities; and
- Adheres to record keeping requirements (forms to be kept for 5 years).

52. Prior to the issuance of certificates for use of occupancy, the applicant shall demonstrate the following to the Public Works Department:

- That all applicable structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with the approved plans and specifications;
- That the applicant is prepared to implement all non-structural BMPs described in the Project WQMP; and
- That an adequate number of copies of the project's approved final Project WQMP are available for the future occupiers.

13. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 Applicant Letter of Explanation
- Attachment 3 Historic Photographs and Sanborn Map Extracts
- Attachment 4 Historic Resource Survey Form
- Attachment 5 Mills Act Contract Rehabilitation Plan
- Attachment 6 Design Review Memorandum
- Attachment 7 Parapet Bracing Memorandum
- Attachment 8 DRC Meeting Minutes July 21, 2021
- Attachment 9 Project Plans



Agenda Item

Design Review Committee

Item #: 4.1.

9/1/2021

File #: 21-0441

TO: Chair and Members of the Design Review Committee

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Marissa Moshier, Historic Preservation Planner

1. SUBJECT

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

2. SUMMARY

Final Determination.

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

3. BACKGROUND INFORMATION

Applicant: Brad Finefrock, Finney's Craffhouse & Kitchen

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

Property Location: 204 W. Chapman Avenue

General Plan Designation: Old Towne Mixed Use 24

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

Existing Development: 6,576 square foot one-story historic commercial building, constructed c. 1916

Associated Application: Minor Site Plan Review No. 1034-21. The property has a Mills Act Contract approved in 2016.

Previous DRC Project Review: Preliminary review on July 21, 2021

4. PROJECT DESCRIPTION

Major project components include:

- Converting three existing fixed storefront windows on the Chapman Avenue elevation and one on the Olive Street elevation to operable inward swing awning windows. The original transoms, mullions, and frame will be maintained and repaired. The fixed glass panes and wood stops will be removed to accommodate installation of the new awning windows. The wood stops will be repaired or replaced to match the existing after installation of the awning window sashes.
- Removing the existing recessed front door and window and replacing them with a

contemporary wood and glass door and large fixed window.

- Removing three non-original storefront windows on the Olive Street elevation and replacing them with multi-fold windows with higher sills.
- Adding two new multi-fold windows with higher sills in existing solid bays on the Olive Street elevation.
- Relocating one wood window from the rear elevation to the existing roll-up door opening on the Olive Street elevation.
- Adding a metal, multi-lite garage door on the rear elevation in place of the relocated window.
- Converting the 3,710 square foot open space at the rear of the property to outdoor dining, including construction of a free-standing trellis shade structure, trash and electrical enclosures, fencing, and landscaping.
- Installing a new service door in the existing garage door opening on the rear elevation and infilling the remaining extent of the opening with wood siding.
- Removing the texture coating on the building and replacing it with a mild sand finish cement plaster.
- Installing new parapet bracing with 3x3 plates and throughbolts, painted to match the cement plaster on the north, east, and south elevations.

The applicant provided additional updated information in Attachment 6 Design Review Memorandum and Attachment 7 Parapet Bracing Memorandum.

5. EXISTING SITE

The site is developed with a one-story commercial building constructed circa 1916. The building is clad in a rough-textured stucco, which appears to have been added on top of an older sand finish cement plaster. The Chapman Avenue north façade consists of four fixed wood storefront windows with hopper-style transoms above and a recessed entrance. The Olive Street east elevation appears to have had a number of different window styles over time. From north to south, the current elevation consists of one wood storefront window with hopper-style transoms, matching the Chapman Avenue elevation, three similar wood storefronts with fixed transoms, three solid bays, possibly infilled from earlier windows, and a roll-up metal garage door opening.

The rear elevation has three wood windows with high brick sills in poor condition and a large garage-style opening with a wood sliding door. The fenced open space at the rear of the property does not contain any structures. The south end of the property contains an easement providing access to the rear of the adjacent property.

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

The applicant provided additional information, based on the Design Review Committee's (DRC) comments from the preliminary review, on changes to the building over time and the Olive Street elevation in Attachment 6 Design Review Memorandum.

6. EXISTING AREA CONTEXT

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

7. ANALYSIS AND STATEMENT OF THE ISSUES

At the preliminary review on July 21, 2021, the DRC provided comments to the applicant on the project approach. These included recommendations to treat the Olive Street elevation as a secondary, utilitarian side of the building, eliminate added door openings on the rear elevation, maintain existing historic materials or provide additional information on the existing conditions and/or development of the building over time to justify proposed changes, and provide additional information on the scope of the proposed parapet bracing.

The applicant responded to these comments with updates to the project plans and Design Review Memorandum and provided an additional Parapet Bracing Memorandum.

Issue 1 Awning Windows

The proposed operable awning windows will maintain and repair the majority of the original storefront windows on the Chapman Avenue and Olive Street elevations. Based on the updated window details in the project plans, the only elements of the windows to be removed are the large single panes of glass and the wood stops around the windows. The remainder of the original window elements will be repaired in place. The approximately three inch wood elements of the operable sashes will result in slightly smaller glass than the original windows. While this is a change to the appearance of the windows, it is minor and does not affect the historic pattern of large storefront windows at the primary elevation of the building.

The proposal maintains historic materials and the historic character of the property with a reasonable opportunity for minor changes that support a new use in the building and is in conformance with the Historic Preservation Design Standards.

Issue 2 Olive Street Elevation

It appears that all of the bays on the Olive Street elevation have been altered, with the exception of the northernmost storefront window, which is visible in a photograph of the building circa 1925. Current interior photographs of the Olive Street wall show different types of masonry units in the solid wall sections. The applicant's Design Review Memorandum (Attachment 6) states that this may indicate different periods of infill and changes to the openings on this elevation over time.

It is possible that the majority of this elevation originally contained windows with a high sill, matching the remaining windows on the rear elevation. It is also possible that the south end of the elevation had different sized openings to accommodate the period when the building was divided into multiple tenant suites. See Attachment 3 Historic Photographs and Sanborn Map Extracts, which show the building divided into three businesses in 1922, including one that fronted Olive Street. However, beyond the northeast corner of the building, it is difficult to firmly establish the historic configuration of this elevation.

Without concrete evidence of the specific configuration of the Olive Street elevation during the historic period, the applicant is proposing an approach that maintains the rhythm of columns and windows that characterizes the remaining original pattern of solids and voids in the building. The proposed new multi-fold window style is differentiated from the original storefront windows and has a

higher sill to create a smaller opening.

In response to the DRC's comments about treating the Olive Street elevation as a secondary side of the building, the applicant is proposing to leave one bay infilled with a solid wall to reflect the changing history of this side of the building. The southernmost bay (currently the roll-up door) will receive a relocated window from the rear elevation to help maintain one of the original windows in the building and to reflect the more utilitarian character of this elevation.

With consideration given to the limited information available about this elevation of the building and the proposed differentiation of the new windows from the original materials, staff recommends that the proposal is acceptable under the Historic Preservation Design Standards.

Issue 3 Parapet Bracing

The applicant provided a written description of the requirements for parapet bracing in Attachment 7 and details of the proposed bracing in the project plans. The City's Building Division confirmed that an exemption from the structural requirements necessitating the bracing is not available to the project under the California Historical Building Code or Existing Building Code.

The number of plates and spacing on each elevation has been reduced as much as possible. Staff believes that the proposed bracing is not ideal, but would be required for any likely change of use to the building. The applicant has reduced the effect of the bracing by painting the plates and through bolts to match the adjacent plaster surface, making the proposal acceptable under the Design Standards.

A more costly option would allow elimination of the through bolts by field-welding each bolt to the back of the plate, leaving only the plate exposed. The applicant is requesting to maintain the original design with exposed through bolts due to the cost.

Issue 4 Cement Plaster

The applicant has clarified the proposed exterior finish, based on review of the existing building and comparable historic buildings from the same period. The proposal has been updated to a mild sand finish, rather than a smooth plaster, and is compatible with the historic building.

8. ADVISORY BOARD RECOMMENDATION

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

9. PUBLIC NOTICE

Notification of the DRC meeting to consider the project was posted in two places at the property on August 23, 2021, per the requirements of the Orange Municipal Code for Minor Site Plan Review projects. No public notice is required for Design Review applications.

10. ENVIRONMENTAL REVIEW

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15303 (Class 3 - New Construction or Conversion of Small Structures) and 15331 (Class 31 - Historical Resource Restoration/Rehabilitation). The project consists of the conversion of an existing commercial building to a restaurant, consistent with the property's General Plan designation and zoning. The building to be converted totals less than 10,000 square feet and the property is located in an urbanized area where all necessary public services and facilities are available. The historic building will be rehabilitated in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (SOI Standards) and the Historic

Preservation Design Standards for Old Towne. There is no public review required for a Categorical Exemption.

11. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Findings for applications come from three sources:

- The Orange Municipal Code
- The Infill Residential Design Guidelines
- The Historic Preservation Design Standards for Old Towne

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.

Design Review

- In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for the project (OMC 17.10.070.G.1).

The proposed project is in conformance with the Historic Preservation Design Standards for Old Towne, which are the prescriptive design criteria for projects within the Old Towne Historic District. The design retains and repairs historic features of the building. Proposed new features are differentiated from the original materials and are compatible with the character of the building. New elements in the outdoor patio are freestanding and will not affect the historic materials of the building. As a result, the project is consistent with the context of the Historic District and surrounding historic properties.

- In any National Register Historic District, the proposed work complies with the Secretary of the Interior's Standards and Guidelines (OMC 17.10.07.G.2).

Projects found to be in conformance with the Historic Preservation Design Standards for Old Towne are generally considered to be in conformance with the SOI Standards. In conformance with Standard 1 of the SOI Standards, the change of use to a restaurant allows retention of the historic features of the building. The majority of the elements of the original storefront windows will be maintained and repaired. Where changes are proposed to original windows to allow operability, they are minor and do not substantially change the character of the building. Windows on the rear elevation will be repaired in place; one window will be repaired and relocated to the Olive Street elevation, reflecting the secondary, utilitarian character of the side of the building. In conformance with Standard 9, new features of the design, such as the new multi-fold windows or new recessed entrance, will not destroy historic materials or features that characterize the historic building. In conformance with Standard 10, the materials and design features are compatible with the scale, materials, and design of the historic building and are appropriately differentiated from the historic building. The proposed project is in conformance with the SOI Standards.

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

Projects located within the Old Towne Historic District must comply with the Historic Preservation Design Standards for Old Towne and SOI Standards (as applicable). As

described above, the proposed work complies with these design standards. The design also incorporates features and materials that are compatible with the architectural style and character of the historic property to create an internally consistent site.

Minor Site Plan Review

- The project design is compatible with surrounding development and neighborhoods.

The project is compatible with the character of the Plaza Historic District in that it promotes pedestrian-oriented activity in the historic downtown and is compatible with the historic character of the surrounding historic buildings. The design and materials for the project are in keeping with the history of the property and meet the required design standards for the Historic District.

- The project conforms to City development standards and any applicable special design guidelines or specific plan requirements.

The project conforms to City development standards for the OTMU-24 zone. As described above, the project is in conformance with the Historic Preservation Design Standards for Old Towne and the SOI Standards.

- The project provides for safe and adequate vehicular and pedestrian circulation, both on- and off-site.

The project has clearly defined pedestrian access points and is oriented to encourage walking and other alternative modes of transportation, in keeping with the primary pedestrian focus of the Plaza. The proposed project removes unused driveways, improves sidewalk conditions around the building, and provides for safe and adequate circulation.

- City services are available and adequate to serve the project.

The project has been reviewed by relevant staff departments to ensure that City services are available and adequate to serve the property. The project incorporates design features that address Code requirements and provides building and infrastructure systems that maximize safety and ensure adequate utility services to the site.

- The project has been designed to fully mitigate or substantially minimize adverse environmental effects.

No adverse environmental effects have been identified. 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) and 15331 (Class 31 - Historical Resource Restoration/Rehabilitation).

12. CONDITIONS

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

1. The project shall conform in substance and be maintained in general conformance with plans and exhibits labeled Staff Report Attachment 9 Project Plans including any modifications required by conditions of approval, and as approved by the Design Review Committee. Any future expansion in area or in the nature and operation of the use approved by Design Review No. 5022-21 and Minor Site Plan Review No. 1034-21 shall require an application for a new or amended Site Plan Review.

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 plan, the Community Development Director may approve the changed plan without requiring a new public hearing. Should the modifications be considered substantial, the modifications shall be reviewed and approved by the Planning Commission and/or Design Review Committee.
3. These conditions shall be reprinted on the second page of the construction documents when submitted to the Building Division for the plan check process.
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. Design Review No. 5022-21 and Minor Site Plan Review No. 1034-21 shall become void if not vested within two years from the date of approval. Time extensions may be granted for up to one year, pursuant to OMC Section 17.08.060.
6. Building permits shall be obtained for all construction work, as required by the City of Orange Building Division. Failure to obtain the required building permits may be cause for revocation of this entitlement.
7. Prior to issuance of building permits for the project, the applicant shall pay all applicable development fees, including but not limited to: City sewer connection, Orange County Sanitation District Connection Fee, Transportation System Improvement Program, Fire Facility, Police Facility, Park Acquisition, Sanitation District, and School District, as required.
8. The project approval includes certain fees and/or other exactions. Pursuant to Government Code Section 66020, these conditions constitute written notice of the fees and/or exactions. The applicant is hereby notified that the ninety (90) day protest period commencing from the date of approval of the project has begun. If the applicant fails to file a protest regarding these conditions or requirements, the applicant is legally barred from later challenging such exactions per Government Code Section 66020.
9. In conjunction with the operation of the project, the property owner shall be responsible for maintaining the property to a level deemed adequate by the Community Development Director or designee. This includes, but is not limited to, the buildings, landscaping, recreational facilities, trash areas, signage, utilities, walls, fences, gates, and parking areas.
10. The applicant shall comply with all Federal and state regulations regarding the handling and disposal of asbestos and lead-based paint.
11. All rooftop equipment shall be screened from view from the surrounding streets. If any rooftop equipment is visible after installation, the applicant shall install screening, approved by the Community Development Department, prior to issuance of a certificate of occupancy.
12. Plans submitted for Building Plan Review 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.

13. The applicant shall prepare and submit a Lot Line Adjustment application to combine the two legal lots into one parcel to the Public Works Department for review and approval prior to issuance of a building permit.
14. All work within public right-of-way and public utility easements shall obtain Encroachment Permits, including sidewalk and driveway constructions and utility main and lateral constructions.
15. All public infrastructures, including street sections, sidewalk, driveway apron, and utilities shall comply with City of Orange Standard Plans and Specifications.
16. Prior to issuance of a certificate of occupancy, utilities serving the development, such as electric, cable television, street lighting and communication shall be installed underground, completed and approved by the appropriate utility provider.
17. Prior to issuance of a certificate of occupancy, the applicant shall remove unused driveway approaches and restore them to full height curb and gutter, including any sidewalk restoration at the driveway apron.
18. Driveway aprons shall conform to Public Works Standard Plan 115 and 116 for commercial driveway with ADA accessibility. The driveway apron in use at the easement shall be reconstructed in its entirety to conform to this standard prior to issuance of a certificate of occupancy.
19. All private ways shall conform to Engineering Standard Plan 108.
20. An unobstructed pedestrian access way of 5 feet width shall be maintained at all time for the sidewalk. The unobstructed access shall increase to 6 feet when there is no planting strip between the sidewalk and the street curb.
21. Adequate wheelchair accessibility shall be provided around driveway aprons that do not conform to current ADA standards.
22. Any cracked, uneven, or damaged public sidewalk, curb and gutter along property frontage shall be repaired prior to issuance of a certificate of occupancy.
23. Sanitary sewer system connecting from the buildings to public mainline shall be private and maintained by the property owner.
24. The applicant shall submit a grading plan in compliance with City standards for review and approval by the Public Works Director. All grading and improvements on the subject property shall be made in accordance with the Manual of Grading and Standard Plans and Specifications to the satisfaction of the Public Works Director. The applicant may be required to include Phased Erosion and Sediment Control Plans, Site Demolition Plan, and Utility Plan as parts of the grading plan.
25. A geotechnical report shall accompany the grading plan review.
26. The contractor shall obtain a Grading Permit from the Public Works Department prior to start of any site demolition, clearing and grubbing, and grading.
27. Any soil imported or exported shall require a Transportation Permit from Public Works Traffic Division.
28. Upon submittal of grading plan for plan check, the applicant shall submit a deposit to cover

plan check and inspection services related to the grading activities.

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30. Any grading outside of the owner's property boundary shall require the applicant to either obtain a temporary construction easements or permission by adjacent property owners in a form suitable to the Public Works Director.
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32. All sewer and storm drain lines shall be shown on the Grading Plan. Other utility lines, such as water lines, may also be shown on Grading Plan for reference.
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38. Plans shall show the locations and sizes of all proposed domestic, fire, and irrigation services, meters, and backflow prevention devices. A 3-foot clearance around the backflow prevention devices shall be maintained for accessibility and testing purposes.
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40. Prior to building permit issuance, the Water Division shall approve the type and location of landscaping and fire service (backflow prevention) device for all services. Devices shall be located directly behind the meter within the nearest soft-scape or directly behind the wall that is directly behind the sidewalk and meter due to spacing limitations.
41. Prior to building permit issuance, construction documents shall show that a six foot minimum

horizontal clearance and a one foot minimum vertical clearance would be maintained between City water mains, laterals, services, meters, fire hydrants and all other utilities except sewer. The Water Division shall review and approve the construction documents.

42. Prior to building permit issuance, construction documents shall show that an eight-foot minimum clearance is provided between City water mains, laterals, services, meters, fire hydrants, signs, or trees or other substantial shrubs and plants as required by the Water Division. The Water Division shall review and approve the construction documents.
43. Prior to building permit issuance, construction documents shall show that permanent signs, awning, surface water quality management features or other structures are not built over water mains, laterals, services, meters, or fire hydrants as required by the Water Division.
44. Prior to building permit issuance for the first phase of work, the applicant shall be responsible for obtaining approval of all necessary encroachment permits from affected agencies for all public water construction work.
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47. Plans submitted during plan check shall show that the water improvement plans are consistent with the fire suppression plans and or fire master plan. The applicant's consultant preparing the water improvement plans shall coordinate their plans with the consultant preparing the fire suppression plans and/or fire master plan so that their designs concur.
48. Plans submitted during plan check shall show that the minimum separation requirements are met and that each of the various designer's plan sets match. The applicant's consultant preparing the improvement and utility plans shall coordinate their plans with the consultants preparing the landscape, architectural, surface water quality management, fire master and/or fire suppression plans so that their designs are consistent.
49. At least 14 calendar days prior to commencing construction, the applicant's civil engineer shall prepare and provide product material submittals consistent with the water improvement plans for all proposed public water system facilities to the Water Division per the City of Orange General Water Construction Notes for review and approval.
50. Prior to issuance of certificate of occupancy, the applicant shall furnish and install individual pressure regulators on new services where the incoming pressure exceeds eighty-pounds per square inch.
51. Prior to the issuance of any building or grading permits, the applicant shall submit a Non-priority Project WQMP for review and approval to the Public Works Department that:
 - Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas;
 - Incorporates the applicable routine structural and non-structural source control BMPs,

as defined in the Drainage Area Management Plan (DAMP);

- Generally describes the long-term operation and maintenance requirements for applicable structural control BMPs;
- Identifies the entity that will be responsible for long-term operation, maintenance, repair and/ or replacement of the BMPs;
- A copy of the forms to be used in conducting maintenance and inspection activities; and
- Adheres to record keeping requirements (forms to be kept for 5 years).

52. Prior to the issuance of certificates for use of occupancy, the applicant shall demonstrate the following to the Public Works Department:

- That all applicable structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with the approved plans and specifications;
- That the applicant is prepared to implement all non-structural BMPs described in the Project WQMP; and
- That an adequate number of copies of the project's approved final Project WQMP are available for the future occupiers.

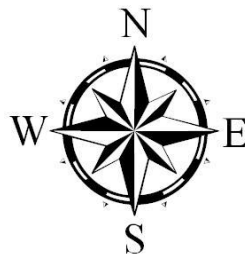
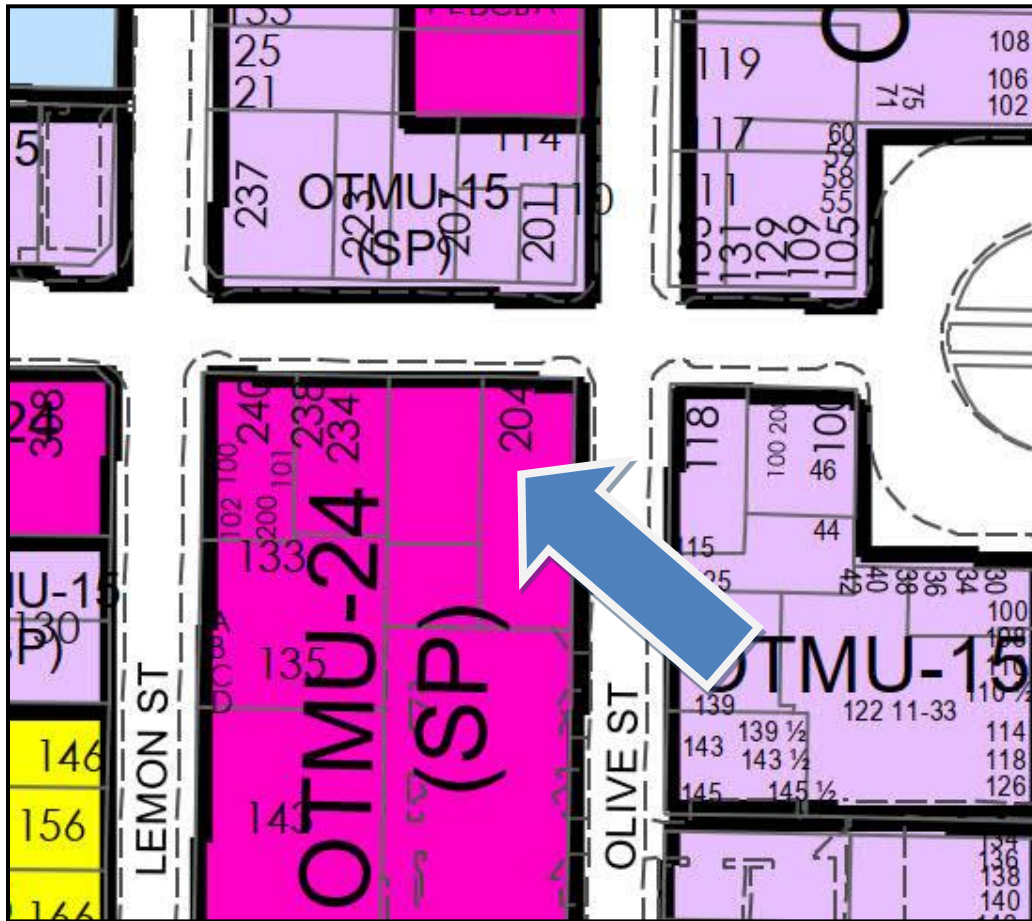
13. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 Applicant Letter of Explanation
- Attachment 3 Historic Photographs and Sanborn Map Extracts
- Attachment 4 Historic Resource Survey Form
- Attachment 5 Mills Act Contract Rehabilitation Plan
- Attachment 6 Design Review Memorandum
- Attachment 7 Parapet Bracing Memorandum
- Attachment 8 DRC Meeting Minutes July 21, 2021
- Attachment 9 Project Plans

Vicinity Map

204 W. Chapman Avenue

DRC No. 5022-21



City of Orange

Community Development Department



August 25, 2021

Design Review Committee

Orange City Hall
300 E Chapman Ave
Orange, CA 92866
c/o Marissa Moshier

Sent Via Email

Re: 204 W. Chapman - Finney's Restaurant

Chair Fox and Committee Members -

My twin brother and I own Finney's Crafthouse & Kitchen Restaurant group and we are very excited to be opening a new location in the City of Orange. Unfortunately, I will miss the hearing next Wednesday, September 1, 2021 as I am traveling overseas with my daughter for her freshmen year of college. Because I am not able to attend in person and speak at the hearing, I wanted to address the committee formally by sending you this letter to help explain WHY we love this location and to explain some of the important aspects of the design that will make our business a success.

We absolutely love the community and the location, just off of the Circle and are excited to be serving you all in the very near future. Our restaurant focus has been and continues to be based around authentic cuisine with an extensive menu filled with creative starters, salads, flatbreads, burgers and more. We pride ourselves in great food, craft beer & cocktails and amazing atmosphere. When searching out new locations, we look for authenticity, community and historic structures that align with our image and product and we found that here at the corner of Chapman and Olive in Orange. Several of our most recent and successful restaurants have been in historic structures and we appreciate the value in maintaining these buildings heading into the future.

When we first met Al Ricci, the building owner, we appreciated the history that he has in Orange. He walked us around the town and showed us the many buildings that he and his group had purchased and rehabilitated and developed over the years. He gave us a history of Orange that would not be found on Wikipedia and we were immediately drawn to the structure at 204 W. Orange as it seemed to fit our "brand" perfectly and had a quality to it that you just don't find in today's shopping center developments. Its proximity to the Circle was also a very important aspect as well as the numerous historic structures that are in close proximity. Many of these structures have been transformed over the years into newer food and/or retail establishments which is our goal here. Finney's partnership with the building owner will invest nearly \$3M into rehabilitating and repurposing this historic structure. Between the structural retrofitting, the new windows and roof, we should help it last another 100 years or more. It is our collective goal to respect the history of the building, but to also breathe new life into it and give it a new purpose.

Our business model succeeds for a number of reasons, but first and foremost it is our visibility and connection to the passersby. All of our locations have high "visibility" aspects that invite people into the restaurants. With large patios, operable windows and a connection to the street, we strive to create an atmosphere that people want to come into and explore. We have directed our design team to create that here in Orange and they have. The way the floor plan has been laid out, helps activate Olive street and create a stronger visual connection to people venturing down Chapman from the Circle. We want to attract them to our "corner" and invite them in. As the

pedestrian gets closer to the corner, the Olive Street facade opens up and creates a more inviting presence. In addition, there is a City parking lot behind us on Olive (where I park when I come to Orange) and we want people to see the patio as they head toward Chapman and experience the interior of our restaurant along Olive as they head toward the front door.

We and our team have positioned the bar in such a way that it is visible from both Chapman and Olive with the intent to grab people on both sides whenever possible. If we could push the building back 56 feet and put the patio in the front, we certainly would, but we all agree that is not feasible and would not be consistent with the current semi-urban in this area. Therefore, it is important to the economic viability of our establishment that we be allowed to create as much visibility into and through the exterior walls to the happenings inside. This is especially important with the addition of the roll up door facing the patio. This connection from the front door to the patio is critical to how our customers experience the space and are connected to the outdoors. Given the large area in the back, we want our patrons to feel the openness and the roll up door provides that visual and physical connection that helps blur the lines between the interior and exterior. We have spent a great deal of time studying and assessing how to do this while still maintaining the inherent qualities that make this structure unique.

I would like to personally request that you, as a Committee, support our design and economic approach that we will present to you next week on September 1st, 2021. Our design team has worked very hard with Marissa Moshier, City Historian; with our Historian Kasey Conley and with us and the building owner to put forth a thoughtful and aesthetically pleasing approach to not only respecting the historic structure, but also creating a sense of place as it transforms from an Antique Store to a new eating establishment. This new era for the building will certainly protect it for many years to come and help ensure that its historic scale is maintained within the adjacent structures and streetscape.

Thank you for your time and consideration and for the work you do on the Committee. We all know that this is a sometimes thankless volunteer position, but one that is important for the community. Finney's is looking forward to joining the many wonderful restaurants in the vicinity and serving you and the community for many years to come.

Respectfully,



Brad Finefrock

Head of Development

Finney's Crafthouse & Kitchen

brad@finneycrafthouse.com



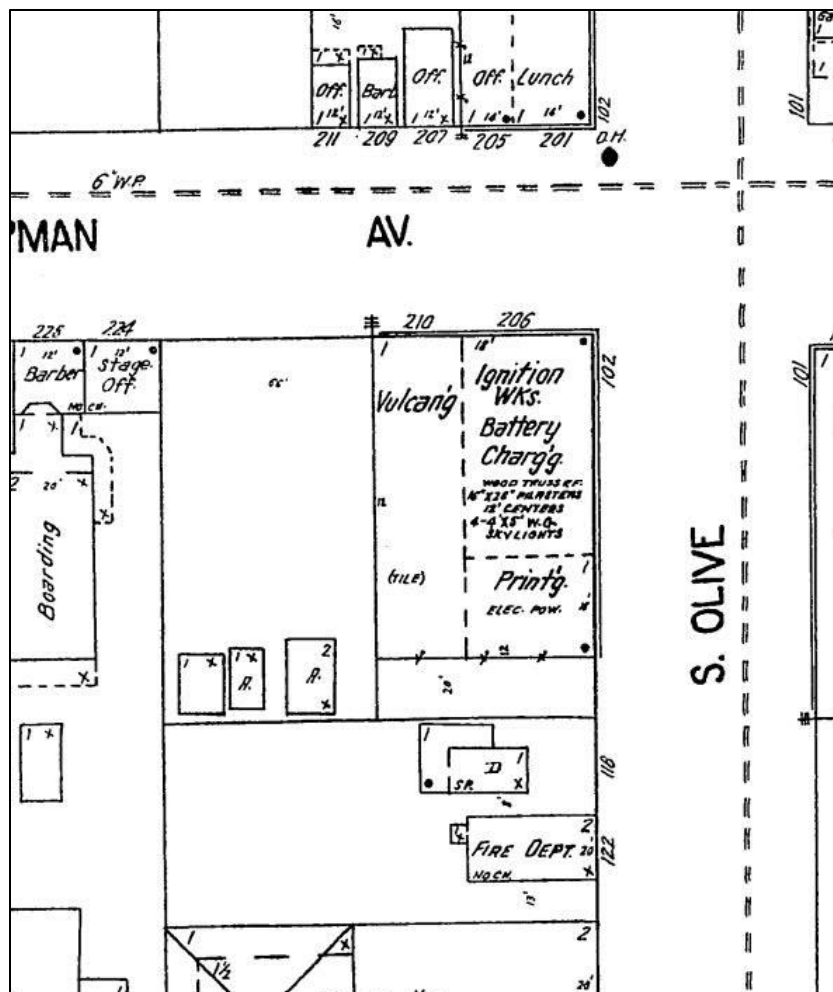
Figure 1: View of West Chapman Avenue, c. 1925.



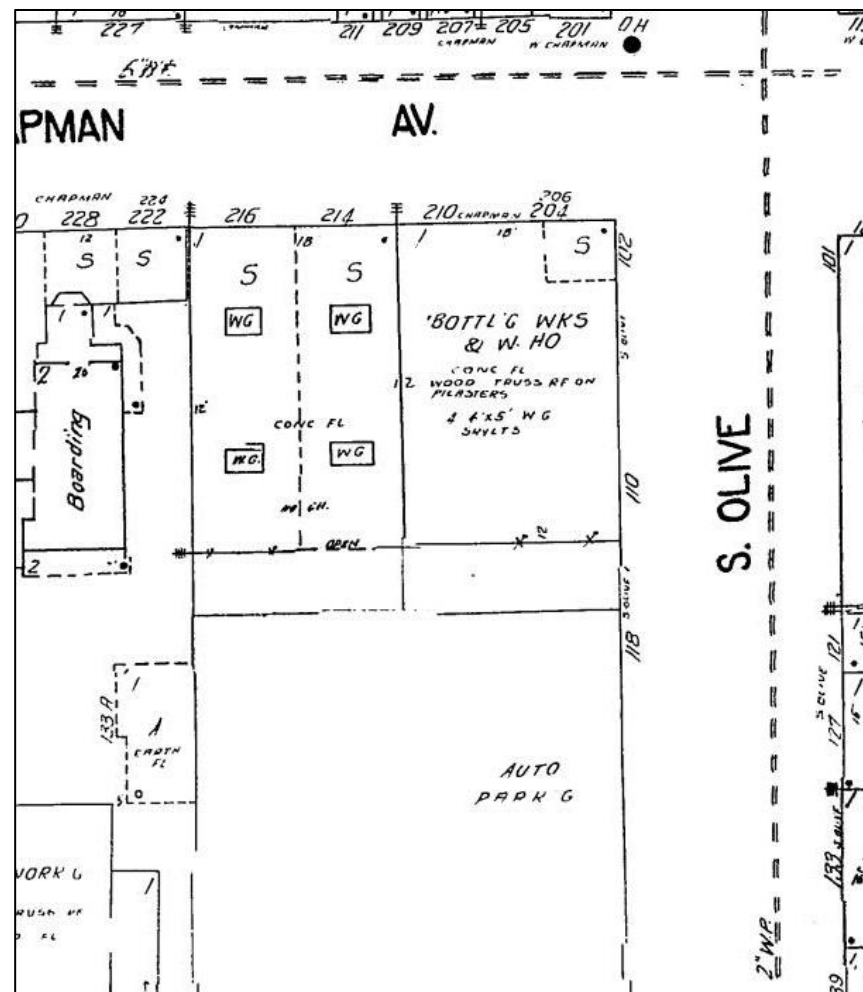
Figure 2: View of West Chapman Avenue, 1970.



Figure 3: View of West Chapman Avenue, 1980.



Sanborn Fire Insurance Map, 1922



Sanborn Fire Insurance Map, 1950

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #

HRI # 111517

Trinomial ORA

NRHP Status Code 5D1

Other Listings:

Review Code:

Reviewer:

Date:

Page 1 of 3

*Resource Name or #:
(Assigned by Recorder)

CHAPMAN_W_204__APN_390-663-17

P1. Other Identifier: See B13 Remarks

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Orange and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad: Date: T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 204 - W CHAPMAN AVE, # City: Orange Zip: 92866

d. UTM: (Give more than one for large and/or linear resources) Zone ' mE/ mN

e. Other Locational Data:

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries. Continues on Pg.3.)

Materials: Masonry - Other than brick & stucco or plaster

Brick Commercial

*P3b. Resource Attributes: (HP6) --Commercial building
(List attributes and codes)

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☒ Element of District ☐ District ☐ Other (Isolates, etc.)



P5b. Description of Photo: 2012
(View, date, accession #)

*P6. Date Constructed/ Age and Source:

1916

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

*P8: Recorded by: (Name, affiliation, and address)
D. Gest, P. LaValley, D.
Matsumoto

Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

*P9. Date Recorded:

May, 2005

*P10. Survey Type: (Describe)

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Orange County Assessor Records (2005). Chattel Architecture (2005)
Historic Resources Survey. AEGIS (1991) Historic Building Inventory
Update.

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet(s) ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

HRI # 111517

*NRHP Status Code 5D1

Page 2 of 3

*Resource Name or #:
(Assigned by Recorder)

CHAPMAN_W_204__APN_390-663-17

B1. Historic Name: Unknown

B2. Common Name:

B3. Original Use: COM

B4. Present Use: COM

*B5. Architectural Style: Commercial

*B6. Construction History: (Construction date, alterations, and date of alterations) Date of Construction: 1916 ☒ Historic ☐ Prehistoric ☐ Both

Building connected to the adjacent building: 204 W. Chapman - Portion 2. Demising walls are intact, thus each building can be returned to former state. Altered as of 2005: Applied stucco.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

*B8. Related Features:

*B9. Architect or Builder: Unknown

*B10. Significance: Theme: Architecture Area: City of Orange Property Type: Commercial

Period of Significance: Old Towne: Early Settlement (c. 1870 - 1920) Applicable Criteria: AC

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)

Structural Integrity: Good Condition - Medium level of alteration.

Site Integrity:

Opportunities: Warrants special consideration for local planning.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

Orange Daily News.

B13. Remarks: (Continues on Pg.3.)

Status change since 1991 Survey: Re-evaluation.
Connected to 204 W. Chapman - Portion 2.

(Sketch Map with North arrow required.)

*B14. Evaluator: Robert Chattel

*Date of Evaluation: September, 2005

(This space reserved for official comments.)

DPR 523B (1/95)

*Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #

HRI # 111517

Trinomial ORA

Page 3 of 3

*Resource Name or #:
(Assigned by Recorder)

CHAPMAN_W_204__APN_390-663-17

Recorded by:

D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Date Recorded: May, 2005

☒ Continuation ☐ Update

Years Surveyed: 1991, 2005

Description of Photo: 1991

Listed in National Register: 1997

General Plan: OTMIX-24 # of Buildings: 1

Planning Zone: OTMU-24 # of Stories: 1

Lot Acre: 0.2684 # of Units: 1

Principal Building Sqft: 6600

B6. Construction History (Continued from Pg.2):

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

EXHIBIT “D”

REHABILITATION/MAINTENANCE SCOPE OF WORK

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

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

MEMORANDUM FOR THE RECORD

2.6 2589-001.M02

TO: Mr. Brad Finefrock
Email: brad@finneyscraftshouse.com
Phone: (805) 220-3441

FROM: Sapphos Environmental, Inc.
(Ms. Kasey Conley)

SUBJECT: Design Review for the Proposed Project Located at 204
W. Chapman Avenue, Orange, CA 92866

ATTACHMENT: 1. Location Map
2. Property Photograph Log

Corporate Office:

430 North Halstead Street
Pasadena, CA 91107
TEL 626.683.3547
FAX 626.628.1745

Billing Address:

P.O. Box 655
Sierra Madre, CA 91025

Web site:

www.sapphosenvironmental.com

EXECUTIVE SUMMARY

This Memorandum for the Record (MFR) recounts the design review completed for the property located at 204 W. Chapman Avenue (Assessor Parcel Number [APN] 390-663-17), City of Orange (city), Orange County, California. The subject property is identified as a contributor to the Old Towne Orange Historic District listed in the National Register of Historic Properties (National Register) in 1997. Therefore, the property is a historical resource pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15064.5(a). Sapphos Environmental, Inc. (Ms. Kasey Conley and Ms. Carrie Chasteen) was retained by the property owner to complete a review of the design of the proposed rehabilitation of the historic building. In order to ensure the proposed project does not create a substantial adverse change in the significance of the known historical resource pursuant to Section 15064.5(b) of the CEQA Guidelines, the proposed project seeks to comply with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* (*Standards*). Projects that comply with the *Standards* are considered mitigated to below the level of significance and are therefore eligible for a Class 31 Categorical Exemption under CEQA. This MFR identifies a brief history of the building and its significant character-defining features (CDFs) related to its contributing status. Methods included inspecting building permits from the City of Orange (City), completing online research using archives and newspaper repositories, and completing site visits to the property on December 14, 2020 and July 21, 2021, to identify significant CDFs of the building and the surrounding historic district. Sapphos Environmental, Inc. also completed background research to inform a timeline of the subject property's development and use history.

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

INTRODUCTION

This Memorandum for the Record (MFR) recounts the design review completed for the proposed project located at 204 W. Chapman Avenue (Assessor Parcel Number [APN] 390-663-17), City of Orange (city), Orange County, California. The subject property is identified as a contributor to the Old Towne Orange Historic District listed in the National Register of Historic Places (National Register) in 1997. Properties listed in the National Register are automatically listed in the California Register of Historical Resources (California Register), and the City of Orange (City) Register of Historic Resources. Therefore, the property is a historical resource pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15064.5(a). In order to inform the design of the proposed project and its compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties (Standards)*, an evaluation of the property was completed to identify the character-defining features (CDFs) of the building which are significant to its contributing status as part of the historic district. Sapphos Environmental, Inc. (Ms. Kasey Conley and Ms. Carrie Chasteen) was retained by the property owner to complete the evaluation of the property and compile a list of exterior, interior, and site CDFs. Ms. Kasey Conley and Ms. Carrie Chasteen meet the Secretary of the Interior's *Professional Qualification Standards* in the fields of Architectural History and History. Site visits were completed on December 14, 2020 and July 21, 2021, where the condition of the building and the site was ascertained. Additionally, research was conducted to compile a brief history of the subject property and surrounding area.

REGULATORY FRAMEWORK

City of Orange

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

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

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

¹ City of Orange. March 2010. Orange General Plan, Cultural Resources and Historic Preservation. Available at: <https://www.cityoforange.org/391/General-Plan>

The City will expand upon existing procedures for designation of local resources to expressly include separate or individual resources, structures, objects, sites, as well as districts and archaeological resources. Resources identified as potentially eligible in the Orange Inventory may be listed in the Historic Register if they meet the criteria noted above. Specifically, the City intends to pursue Historic Register listing for the three Eichler Tracts as historic districts and the approximately 60 potential individually eligible resources identified in the reconnaissance survey accompanying the General Plan update.

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

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

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

Old Towne Orange Historic Preservation Design Standards²

The *Old Towne Orange Historic Preservation Design Standards*, specifically the *Standards for Historic Commercial Buildings*, was reviewed for the proposed project. The *Old Towne Orange Historic Preservation Design Standards* outline the CDFs of the Old Towne Orange Historic District as:

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

² City of Orange. Adopted December 2018. City of Orange Historic Preservation Design Standards. Accessed January 2021. Available at: <https://www.cityoforange.org/DocumentCenter/View/5928/Historic-Preservation-Design-Standards-for-Old-Towne?bidId=>

- Front porches transition between the public sidewalk and private space of the house South Glassell Street, ca. 1920 Plaza Park, 2005
- Residential architectural styles include Folk Victorian, Prairie, among others Craftsman, Spanish Colonial Revival, Tudor Revival

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

Santa Fe Depot Specific Plan³

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

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

California Register of Historical Resources

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

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

³ City of Orange. September 2012. Santa Fe Rail Depot Specific Plan. Accessed January 2021. Available at: <https://www.cityoforange.org/DocumentCenter/View/614/Santa-Fe-Depot-Specific-Plan-Update---Final-PDF>

California Environmental Quality Act

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

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

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

Secretary of the Interior's Standards for Rehabilitation⁴

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

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

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

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

PROPERTY HISTORY/CONSTRUCTION HISTORY

The subject property is located in the Old Towne Orange Historic District. In the late 19th century when Rancho Santiago de Santa Ana was subdivided, 4,000 acres of land was given as payment to the lawyer Alfred B. Chapman who represented several parties in the partition. At the center of those 4,000 acres, land was put aside for a public plaza, known today as the Plaza Historic District (Plaza), with Chapman Avenue running east-west and Glassell Street running north-south as the main through streets. The city quickly grew during the 1880s population boom in Southern California, and it was officially incorporated in 1888. This early boom in population led to the construction of civic and institutional buildings surrounding the Plaza as well as early residential buildings predominantly in the Queen Anne style. The economic bust of the 1880s led to a decrease in construction during the last decade of the 19th century, but the prosperity of the citrus and agricultural industry in the early 20th century saw new commercial development in the city radiate from the original Plaza along Chapman Avenue and Glassell Street. This development became the commercial and social hub for the city creating what is known today as the Old Towne Orange Historic District.⁵ The period of significance for the Old Towne Orange Historic District is cited as 1888–1940.

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

The subject property has been used for various industrial and commercial businesses over time. The earliest recorded business at the property was Orange County Ignition Works in 1919.^{6,7} For a short time, the building was home to O.A. Haley Inc., who sold new and used Graham Brothers trucks.⁸ The Graham Brothers began building trucks in 1916 and the business was eventually acquired by Dodge.⁹ By 1926, a real estate office occupied the space, and through the 1930s, the building was home to an autobody and paint shop. From the 1940s to the 1980s, the building housed various industrial and commercial businesses including the Nehi Bottling Company, Reliable Sheet Metal and Air Conditioning, Town and Country Patio Shops, and Exclusive Furnishings. In 1993, Country Roads Antiques and Gardens opened in the building.¹⁰ Country Roads Antiques closed in 2021 and the building is currently vacant.

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

PROPERTY DESCRIPTION AND INTEGRITY

Site

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

Exterior

The subject property is a rectangular 1-story vernacular commercial building constructed circa 1916. The building exterior (Attachment 2, *Property Photograph Log*) is clad in stucco over brick with a flat roof. Based on a 1925 photograph and building scarring, a brick cornice was located along the parapet of the building with pediments along the primary and eastern façades. These pediments and cornice appear to have been removed by 1970 based on additional historic photographs (Figure 1,

⁶ Panganiban, Jennifer and Rebecca Dressler. 2002. "The History of Orange and 204 West Chapman." Orange, CA: Chapman University. Excerpt provided by the Orange Public Library History Center, December 2020.

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

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

⁹ Parkhurst, Terry. November 2020. "Graham Brothers Trucks and Graham-Paige Motors" All Par. Accessed December 2020. Available at: <https://www.allpar.com/threads/graham-brothers-trucks-and-graham-paige-motors.229473/>

¹⁰ Panganiban, Jennifer and Rebecca Dressler. 2002. "The History of Orange and 204 West Chapman." Orange, CA: Chapman University. Excerpt provided by the Orange Public Library History Center, December 2020.

1925 Historic Photograph; Figure 2, 1970 Historic Photograph). The primary façade faces W. Chapman Avenue and has four large wood display windows which are slightly recessed creating narrow sills along the bottom. Pilasters with brick capitols are located between each opening along the primary and eastern façades. The display windows are large, fixed single-pane windows with a band of four divided transoms above. Some latches and chains on the transom windows are visible from the interior of the space. The primary entrance is at-grade and is deeply recessed into the building. The entrance door is a multi-light wood door with a fixed transom above. There is a large, single-pane window to the west of the entrance. Based on the material/style of the current entrance door and interior alterations, the entrance door and fixed window/bulkhead to the west do not appear to be original and was further recessed into the building at an unknown date (Figure 1, *Entrance Alteration*).



Figure 1. Entrance Alteration (interior view)
SOURCE: Sapphos Environmental, Inc., 2021

The eastern façade is divided into eight openings (referenced as opening Nos. 6, 7, 8, 9, 10A–C, and 11). The four northern openings have the same display windows found on the primary façade. Based on historic photographs from 1925, the northern-most display window (No. 6) appears to be original. The historic photograph from 1925 also shows that the opening south of this window (No. 7) originally had a wood four-divided light with a higher sill, similar to the windows found on the rear of the building, and these two windows remained until at least 1970 (Figure 2, 1925 Historic Photograph; Figure 3, 1970 Historic Photograph).



Figure 2. 1925 Historic Photograph
SOURCE: City of Orange Planning Department



Figure 3. 1970 Historic Photograph
 SOURCE: City of Orange Planning Department

There is no photographic documentation of the original windows in the remaining six openings (Nos. 8, 9, 10A–C, and 11). Based on interior and exterior building scarring and infill, it appears that the windows in these six openings had multiple style and height interactions over the years with differing brick, block, and mortar infill visible on the interior of the building (Figures 4A–C, *Window Infill/Building Scarring*).



Figure 4A. Window Infill/Building Scarring (interior view)
SOURCE: Sapphos Environmental, Inc., 2021



Figure 4B. Window Infill/Building Scarring (interior view)
SOURCE: Sapphos Environmental, Inc., 2021



Figure 4C. Window Infill/Building Scarring (interior view)

SOURCE: Sapphos Environmental, Inc., 2021

After 1970, at least three additional display windows were added to the eastern façade in openings Nos. 7, 8, and 9, making up the current four display windows. Exterior and interior building scarring suggests three additional display windows in openings Nos. 10A–C were added to the eastern façade and later infilled at an unknown date. A loading bay door, No. 11, is located in the southern-most opening of the façade. The Sanborn Fire Insurance Maps from 1922 to 1950 do not indicate an opening at this location. This bay door was presumably added after 1950 and is not original.

The southern façade includes three wood four-divided light wood casement windows with a higher sill, like that shown in the 1925 historic photograph (Figure 2). A loading bay door is located at the western end of the façade. The loading bay door has also been altered with a metal roll-up security door. The roof has four skylights, which are original to the construction of the building based on Sanborn Fire Insurance Maps.

Interior

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

IDENTIFIED CHARACTER-DEFINING FEATURES

The CDFs of the subject property and site were ranked with the following identifiers:

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

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

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

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

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

Character-Defining Features: *Site*

Feature	Ranking
Adjacent to public right-of-way	MS
Rear open space	C
Rear fencing	NHNS
KEY: MS = Most Significant; S = Significant; C = Common and Not Significant; NHNS = Not Historic; Not Significant; A = Altered	

Character-Defining Features: *Exterior*

Feature	Ranking
Display windows along northern and eastern façades	MS
Single-pane windows topped with band of transom windows	MS
Primary entrance on Chapman Avenue	MS
Rectangular footprint	S
One story in height	S
Flat roof	S
Skylights	C
Loading bay doors	C
Planter Boxes	NHNS
Entrance door	NHNS; A
Stucco	NHNS; A
KEY: MS = Most Significant; S = Significant; C = Common and Not Significant; NHNS = Not Historic; Not Significant; A = Altered	

Character-Defining Features: *Interior*

Feature	Ranking
Open rafter ceilings	S
Concrete floors	C
Wood glulam beams	NHNS; A
Wood mezzanine	NHNS
KEY: MS = Most Significant; S = Significant; C = Common and Not Significant; NHNS = Not Historic; Not Significant; A = Altered	

Based on this research, Sapphos Environmental, Inc. recommends that the design of the proposed project incorporate the CDFs of the property listed as *Most Significant* and *Significant* into the design with none to minimal alteration of the features. The retention of the building adjacent to the public right-of-way is significant to the historic district and development of the area during the early 20th century. Additionally, the location of the display windows along W. Chapman Avenue and Olive Street and their aesthetics of large single-pane glass with divided transoms are significant to the building's ability to convey itself as a commercial building from the early 20th century. As W. Chapman Avenue was the main east-west street through the historic district, the entrance of the building facing W. Chapman Avenue is also significant to its design. Significant exterior features also include the flat roof and its 1-story-height. During this period, most commercial buildings were constructed as one story in height or had a second story which was used as office/residential space. The surrounding historic district conveys this type of development pattern, and the original 1-story-height of the building is significant in maintaining the integrity of feeling and setting of the historic district. Additionally, the design of the flat roof is indicative of the vernacular commercial buildings that were quickly being constructed in the area. The building originally had a brick cornice with pediments, yet these were removed/covered between 1925 and 1970. The sightline of the flat roof should be retained, although the roofing material specifically is not historic and not significant. Furthermore, as the interior space was constructed with no real design intent and has been altered throughout the years, the open ceilings and interior wood-truss roof form (not materials), indicative of the original commercial/industrial design intent, is the only interior CDF recommended for retention.

DESIGN REVIEW

The review of the proposed project has been divided into four project elements, Windows/Openings, Façade/Roofline, Exterior Space, and Interior Space, for purposes of this analysis.

The proposed project would convert the property into a restaurant including a rear outdoor patio with alterations/additions that seek to comply with the *Standards*.

Element 1: Windows/Openings

Based on research, site visits, historic photographs, building scarring, and infill materials, the display windows along the primary façade (W. Chapman Avenue), the northern-most display window on the eastern façade (Olive Street), the three rear wood windows, and the rear automotive bay door opening are original to the building. The original entrance door on W. Chapman Avenue was altered with new materials and a single fixed-pane window to the west at an unknown date based on a review of the Sanborn Fire Insurance Maps and interior infill materials. The seven remaining openings along the eastern façade south of the northern corner unit have been altered several times over the years with various height and style window opening iterations based on infill material and scarring. Additionally, the automotive bay door at the southern end of the eastern façade is not original as it is not marked on the Sanborn Fire Insurance Map and its addition date is unknown.

The proposed project seeks to retain, repair, or salvage the remaining known historic material on the building as it pertains to window and door openings. The primary entrance door alcove, which is recessed will be retained, and the non-original entrance door and single fixed-pane window will be replaced. The door will be replaced with a single fixed-pane glass door with faux wood surround to match the surrounding existing wood windows as well as a full height single-pane fixed window to the west. The glass door allows for the retention of an interior/exterior connection which would have been present on a retail space when the building was constructed as well as allow for the new door to be discreet. The wood four divided-light transoms above the entrance alcove will be retained/restored and visible from the public right-of-way.

The display windows along W. Chapman Avenue will be retained in place. The wood transom and display window surrounds will be repaired where possible and replaced in kind where deterioration is too great. The display windows along W. Chapman Avenue are significant to the building, retaining its characterization as an early-20th-century commercial space and their retention helps preserve the building's characterization as such. The proposed project would replace the glass in the single fixed-pane display windows along W. Chapman Avenue and at the northern corner of Olive Street to create operable awning style units.¹¹ The window openings themselves, along with the remaining historic material, will be retained/repared where possible or replaced in kind where too deteriorated. The aesthetic of single fixed-pane display windows along the primary façade will be maintained yet the operability of the windows will allow for indoor/outdoor connection of the dining space. The transom windows above the display windows will be retained/repared where possible and replaced in kind where deterioration is too great. The transom windows which are still operable will remain operable with interior latched and chains extant, and those that are inoperable will remain inoperable.

The windows and openings south of the northern corner unit on Olive Street have seen multiple

¹¹ The window at the western end of the primary façade will remain in-operable as it is located in the kitchen of the interior. This interior space will be used as storage and an interior shade/curtain will block exterior visibility into the space.

iterations overtime. The proposed project would install four divided light accordion-style windows with a sill difference of 18 inches between the original northern corner display window and the proposed windows in the five openings south of the corner unit. The current display windows along this façade are not original to the building and were added sometime after 1970, thus the materials are not historic fabric of the building. The addition of the four divided light accordion-style windows is more in line with the wood four divided light casement window which historically appeared south of the northern corner unit.¹² Historically the openings along this façade contained some sort of fenestration pattern, and re-opening the bays along Olive Street with a type more in-line with the historic fenestration and a sill 18-inches higher to differentiate it from the display windows allows recognition of the historic façade as “utilitarian” while allowing for the creation of a new use with minimal alteration.

Additionally, the automotive bay door at the southern end of the eastern façade is not original to the building. The proposed project will salvage one wood four divided light casement window from the southern façade (the other two to remain in place) and relocate it to the southern-most bay. The salvaging of the window and the placement of it on the Olive Street façade retains the historic material of the building while acknowledging the potential historic window fenestration of this façade based on evident scarring. The bay between the salvaged window and the proposed accordion windows will be left infilled to differentiate the old from the new and separate the various fenestration patterns on the façade.

The remaining two wood four divided light casement windows in the southern façade will remain in place. The central window opening (the window being repurposed to the eastern façade) will be converted to a modular roll-up door, with matching lintel height to the existing windows and thin mullions to make the design discreet with an historic appearance, for interior pedestrian connection to the rear patio. Additionally, the automotive bay door at the western end of the façade will be infilled with a thin wood partition wall, slightly recessed from the southern elevation, and removable. This alteration allows for the addition of a pedestrian door with egress to the back of house so no additional opening into the building occurs while also acknowledging the automotive opening that was originally there. The wood partition wall is reversible and since the metal roll-up door is not original, no historic material will be removed. The changes to this non-primary façade are minor and located on a non-street-facing façade, making their impact minimal.

Therefore, the repair/replacement in kind of current windows, the minimal alteration of the display windows for operability, the addition of four divided light accordion-style windows on the eastern façade, salvaging of the wood window from the southern façade to the eastern façade, the addition of a modular roll-up door on the southern façade, and the reversible infill of the automobile bay door on the southern façade complies with the *Standards*.

Element 2: Façade/Roofline

The proposed project seeks to make minimal alterations to the façade/roofline of the building. Based on a 1925 historic photograph, the subject property originally had pediments along the primary and eastern façade parapet with a brick cornice. The building was also most likely originally clad in finally textured stucco. National Park Service Technical Preservation Brief No. 22, *The Preservation and Repair of Historic Plaster* (Brief No. 22) states that small-scale commercial buildings during the 19th and early 20th century were commonly clad in this material as it was inexpensive, gave the

¹² Due to lack of photographic evidence, it is unclear whether the wood casement windows appeared all the way down Olive Street.

building a more expensive look, and offered wind, rain, and some fire protection.¹³ Additionally, Brief No. 22 states that into the early 20th century, stucco was commonly given a smooth, troweled finish, yet sand aggregate was very common.¹⁴ With this information, and the historic photographs revealing a modest Spanish Colonial Revival aesthetic to the building, the original stucco presumably had a mild sand textured finish, making the proposed finish and color compatible with the original and the period of significance.

Although the pediments were removed, and the brick cornice was removed/covered prior to 1970, some of the original brick cornice remains on the southern façade. The proposed project will expose/repair the remaining historic brick cornice on the southern façade to honor the original building design.

Seismic tie-back bracing of the building requires small square plates to run along the parapet of all façades, with a row of one on the northern and southern façades and a row of two on the eastern façade due to the height of the parapet. These plates will be painted the same color finish as the exterior walls to allow them to be more discreet. National Trust Technical Preservation Brief No. 41 *The Seismic Rehabilitation of Historic Buildings* (Brief No. 44) states that it is acceptable for reinforcement features to be visible if they are designed to blend in with the building.¹⁵ The painting of the anchor plates will allow the parapet to be braced for continued longevity while being discreet along the roofline of the building.

Along the primary and eastern façades, exterior light fixtures will be added between each window opening below the brick capitols of the pilasters. Additional lighting will be included just below the parapet for illumination of the “Finney’s Craft House” sign above the primary entrance on W. Chapman Avenue and above the second window unit south on the Olive Street façade. Although it is unclear if exterior lighting historically existed on the building, the proposed lighting is compatible with the surrounding historic district. Most, if not all, of the surrounding buildings have a variety of lightly fixtures along their primary façades. The Old Towne Orange Historic Preservation Design Standards simply state that exterior lighting should be compatible with the architectural style of the building, which is vernacular, meaning the proposed fixtures meet the design standards.

Element 3: Exterior Space

The rear/southern space will be rehabilitated into an outdoor patio and seating area. The patio will include a freestanding wood trellis addition that will not be attached to the historic building, is reversible, and is discreet in design. The current non-historic chain link, metal, and wood fence enclosing the rear of the parcel will be removed and replaced with a wood fence. According to the Old Towne Orange Historic Preservation Design Standards, wood fencing was frequently used during the historic district’s period of significance and is an appropriate material for new fencing. Additionally, since the fence is not attached to the historic building, it will not alter or remove any historic materials and is reversible.

¹³ National Park Service, U.S. Department of the Interior. “Technical Preservation Brief No. 22, The Preservation and Repair of Historic Stucco.” Accessed August 2021. Available at: <https://www.nps.gov/tps/how-to-preserve/briefs/22-stucco.htm#background>

¹⁴ National Park Service, U.S. Department of the Interior. “Technical Preservation Brief No. 22, The Preservation and Repair of Historic Stucco.” Accessed August 2021. Available at: <https://www.nps.gov/tps/how-to-preserve/briefs/22-stucco.htm#background>

¹⁵ National Park Service, U.S. Department of the Interior. “Technical Preservation Brief No. 41, The Seismic Rehabilitation of Historic Buildings.” Accessed August 2021. Available at: <https://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-rehabilitation.htm>

There will be no alteration of the footprint of the building from being adjacent to the public right-of-way along W. Chapman Avenue and Olive Street; therefore, the project retains the most significant CDF of the site.

Element 4: Interior Space

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

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

CONCLUSION

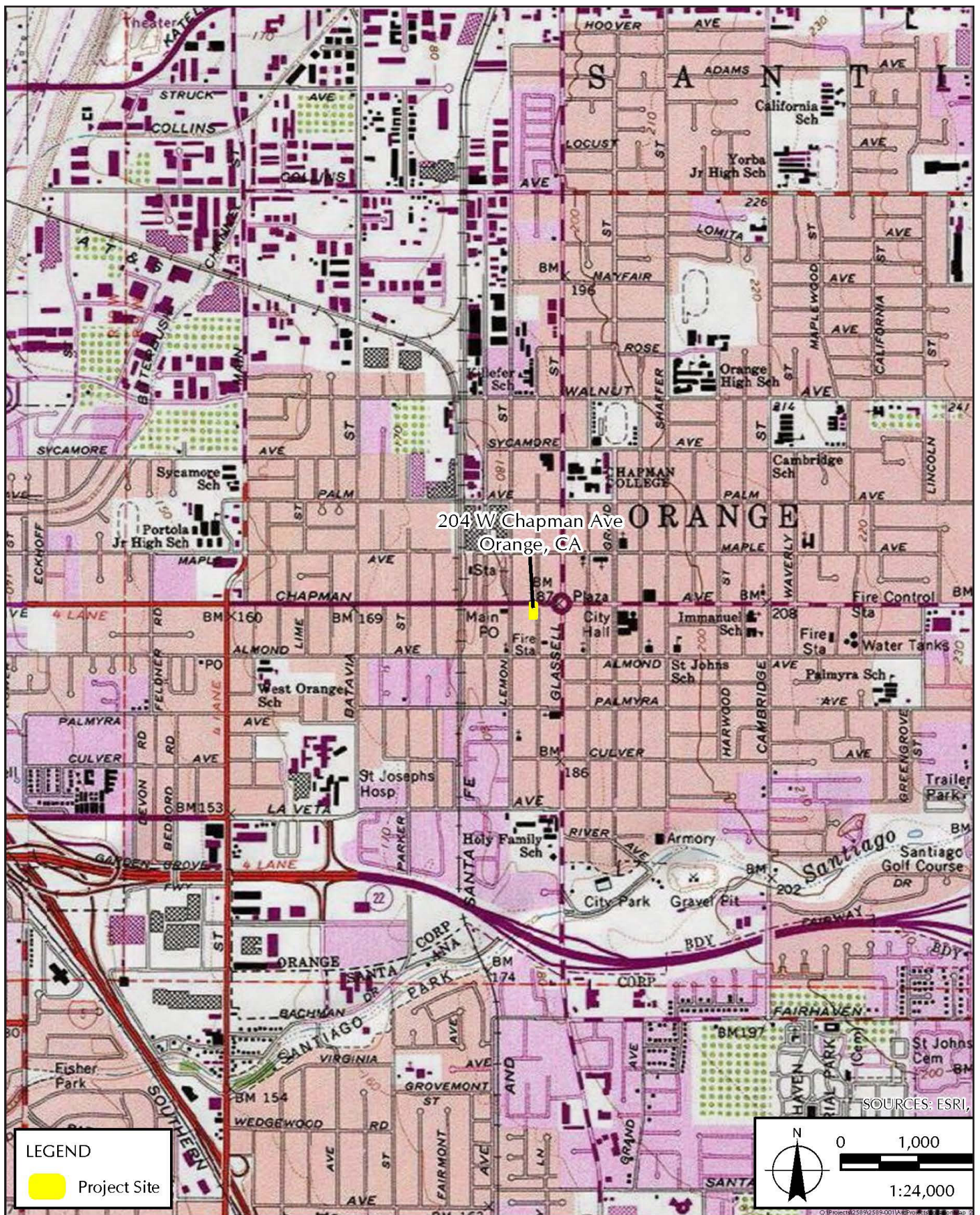
The proposed project offers minimal alterations to the historic building, retaining most of the CDFs identified as *Most Significant* and *Significant*. The changes to the building allow for a new use with minimal alteration to significant features while also retaining the character of the building as a 20th-century commercial space with connection to the streetscape through the large single fixed-pane display windows along the primary façade as well as an automotive use with the retention of the automobile opening on the southern façade and the acknowledgement of a more utilitarian eastern façade. The distinctive features of the windows are retained, and no false sense of history is being created by the addition of un-substantiated CDFs. Most historic material on the building will be retained/repared where possible or replaced in kind where deterioration is too great. Design features of the proposed project that do alter CDFs of the space do so in a way that is reversible and does not alter/remove the historic fabric of the building. Reversibility is the hallmark of a preservation-friendly project as defined in the *Standards*. The design of the proposed project is discreet and compatible with the surrounding historic district. Based on this review, the proposed project is in compliance with the:

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

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

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

ATTACHMENT 1
LOCATION MAP



ATTACHMENT 1 Location Map

ATTACHMENT 2
PROPERTY PHOTOGRAPH LOG



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



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



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



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



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



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



7. Southern Façade, 204 W. Chapman Avenue (view northeast);
August 6, 2021



8. Southern façade loading bay door, 204 W. Chapman Avenue (view northwest);
August 6, 2021



9. Southern façade boarded windows, 204 W. Chapman Avenue (view northwest);
July 21, 2021



10. Interior of 204 W. Chapman Avenue (view northeast);
July 21, 2021



11. Interior of 204 W. Chapman Avenue (view northeast);
July 21, 2021



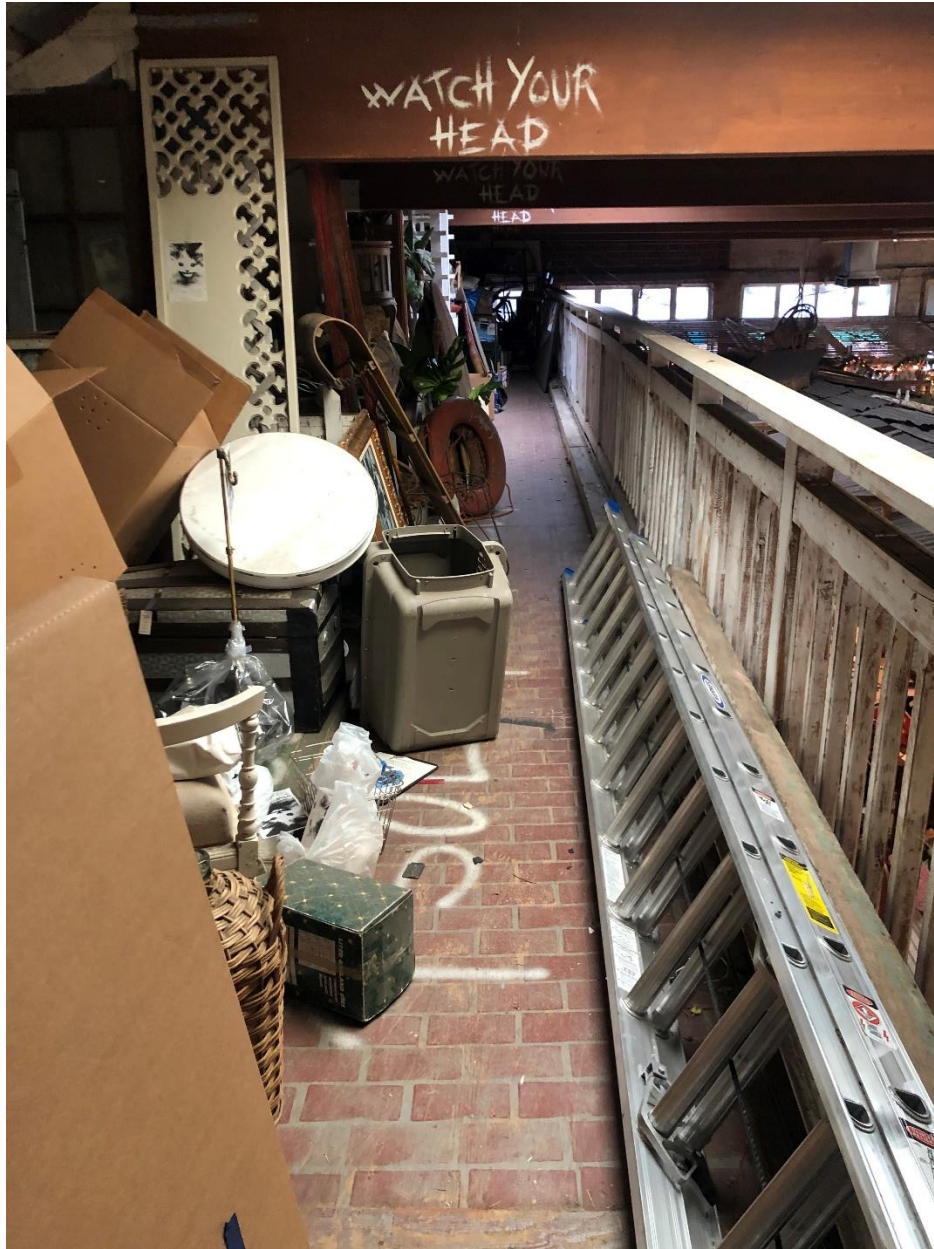
12. View from interior mezzanine / Open rafter ceiling and wood glulam beams,
204 W. Chapman Avenue (view northeast);
December 14, 2020



13. View from interior mezzanine / Interior of primary facade wall and ceiling,
204 W. Chapman Avenue (view northeast);
December 14, 2020



14. Interior skylight (1 of 4), 204 W. Chapman Avenue (view north);
December 14, 2020



15. Interior mezzanine along western side of the building,
204 W. Chapman Avenue (view north);
December 14, 2020



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MEMO

DATE: August 20, 2021
TO: Design Review Committee
FROM: Alan Tonissen, SE (kpff)
Eric Behr (AB design studio)
SUBJECT: Finney's Orange – Wall Anchors
204 W Chapman Ave, Orange, CA 92866
KPFF Project #2100072.01, File #1.10

The Finney's Orange project is a proposed tenant improvement to the building located at 204 W Chapman Ave in Orange, CA consisting of remodeling an existing retail space into a restaurant. A concern was raised during the initial Design Review Committee meeting pertaining to the proposed wall anchorage and parapet bracing along the north, east, and south wall elevations. The locations of these anchorage and bracing points are shown on the provided architectural elevations. This memo is provided to outline the code requirements for the proposed anchorage and bracing and the options for satisfying the code requirements.

Structural Alteration Requirements

The work area for the proposed interior alterations involves the entire building area. In accordance with the 2019 California Existing Building Code (Title 24 Part 10) Section 503.8 the unreinforced masonry walls must be anchored at the roof level since the building is located in Seismic Design Category D. Likewise Section 503.9 requires the unreinforced masonry parapet must be braced to the roof. The design of the wall anchorage and parapet bracing may be designed in accordance with the reduced seismic forces.

The provision of new bracing is not required per Sections 503.8 and 503.9 if "an evaluation demonstrates compliance of" existing wall anchorage and parapet bracing. KPFF determined during the original site investigation that a positive load path and anchorage between the walls and parapet with the roof structure does not exist. Therefore, the evaluation of the existing building does not demonstrate conformance with Sections 503.8 & 503.9.

The Reduced Seismic Forces are specified in Section 303.3.2 of the CEBC, and conformance with the requirement may be based on either of the three parts. Part 1 allows for design of the anchorage and bracing based on 75% of the forces in accordance with the 2019 CBC. Part 2 allows for design of the anchorage and bracing based on Appendix 1 of the CEBC, and Part 3 allows for design based on ASCE 41-17. The project design submitted to the building department was based on Part 1 – 75% of the forces in accordance with the 2019 CBC.

The 2019 California Historical Building Code (Title 24, Part 8) Section 8-702 states the "CHBC shall not be construed to allow the enforcing agency to approve or permit a lower level of safety of structural design and

construction than that which is reasonably equivalent to the regular code provisions in occupancies which are critical to the safety and welfare of the public.” We understand this section to denote that the wall anchorage and parapet bracing required in the CEBC shall not be exempt by the CHBC. Likewise, the intent of the anchorage and bracing in the CEBC is in conformance with the design intent of the 2019 CBC requirements for new construction wall anchorage.

The 2019 CHBC allows for strengthening of unreinforced masonry wall structures in accordance with Appendix A1 of the 2019 CEBC. This section was not used for the project design since it deals with the strengthening of existing unreinforced masonry walls for in-plane loads. It is noteworthy that Section A113 of Appendix A1 requires anchorage of unreinforced masonry walls to the roof. Likewise, bracing of the parapets is required where the height to thickness ratio is greater than 1.5 based on the site seismic coefficients. Therefore, the design approach for this project in conformance with the 2019 CEBC Sections 503.8 and 503.9 are in conformance with the design intent of the 2019 CHBC.

Structural Alteration Design

To meet the wall anchorage and parapet bracing requirements KPFF developed the details 7,8/ S7.1 and 1-3/S7.3 provided in the Construction Documents package for the Design Review Committee. The north and south walls require anchorage of the walls at the roof level. The east wall required anchorage of the wall at the roof level and bracing of the parapet 12” from the top of the wall. This is required since the roof level slopes at the east and west walls to provide the roof gutter.

The design approach consists of thru bolts to the existing ungrouted, unreinforced masonry wall with a bolt head and face plate visible on the exterior. Adhesive anchor solutions from the inside of the wall are common in retrofit construction, but they are not viable in ungrouted walls. Through bolts are required to fully engage the anchor to the wall.

The alternative approach would consist of providing a flat plate welded to the thru bolt so the bolt head is not visible on the exterior of the wall. This approach would require welding of each anchor bolt to the flat plates rather than a fully bolted approach in the provided design.

Cost Implications

The applicant has reviewed the two anchorage options noted in the section above with a GC for pricing. For the work of Option 1 of the headed bolt (refer to structural details noted above) is \$30,000. For the work of Option 2 of the flat plate detail is \$80,000. The applicant desires to proceed based on Option 1, as it is a 2.5 times increase to perform the work of Option 2 which is an unreasonable financial hardship for the client. Option 1 is a very common detail that is prevalent amongst old URM buildings and is suitable for our project. The applicant proposes to paint the exposed plate and the headed bolt the same color as the proposed plaster to blend in and appear cohesive with the façade.

Conclusions

The proposed tenant improvement necessitates the addition of wall and parapet anchors based on the requirements of the 2019 California Existing Building Code and in conformance with the design intent of the 2019 California Historical Building Code. The design of the anchors has been provided in the structural drawings on sheets S7.1 and S7.3, with an alternative detail provided for consideration. The cost implications of the alternative detail provide a financial hardship. Therefore, it is our request the original structural anchorage details be approved for the Finney's Orange project.

restaurant storefront.

ACTION: Approved for Final Determination from the Design Review Committee.

Approval of the Consent Calendar

A motion was made by Committee Member Skorpanich, seconded by Committee Member McDermott, to approve the Consent Calendar.

The motion carried by the following vote:

Ayes: Fox, Imboden, McDermott, and Skorpanich

Noes: None

Absent: Farfan

4. NEW AGENDA ITEMS

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

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

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

- Brad Finefrock - property owner
- Kasey Conley - historic consultant
- Eric Behr - project architect

The Committee discussed the following:

- Plaster and texture of building exterior
- Windows/frames
- Olive Street and rear façades
- Preservation of the historic masonry
- Fence setback
- Bolts and parapet structural detail

This item was presented for preliminary review.

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

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

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

- Shawn Danesh - representative for Popeyes
- Hannibal Petrossi - project architect

The Committee discussed the following:

- Street tree species and tree wells
- Mature tree size and canopy
- Color of light fixtures and doors

204 West Chapman Avenue
Orange, CA 92866

Project Description



AB design studio, inc.

architecture | interior design | urban planning

420 E HALEY STREET SANTA BARBARA, CA 93101	2234 BARRY AVE. STE 100 LOS ANGELES, CA 90064
p r o j e c t	t e a m

CIVIL ENGINEER & SURVEYOR:

GILBERT ENGINEERING & ASSOCIATES, INC.
BILL GILBERT, P.E.
2 MERRIWEATHER PLACE
LADERA RANCH, CA 91030
949-218-8075

LANDSCAPE ARCHITECT:

TERRAIN INTEGRATION
STEPHANIE SHERMOEN, ASLA
143 S. OLIVE STREET
ORANGE, CA 92661
714-724-9814

STRUCTURAL ENGINEER:

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

MEP ENGINEER:

GAUSMAN & MOORE
ANDY WILKINSON, PE
26415 CARL BOYER DRIVE, SUITE 205
LOS ANGELES, CA 91350
861-291-4285

FOOD SERVICE:

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JIM MCKEOWN
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AS-BUILTS:

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CHRIS REED, VP
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NEWPORT BEACH, CA 92660
949-610-0852

submittals / revisions	
PRINT DATE: 8/20/2021	
01.15.21	SMART SUBMITTAL
04.21.21	SMART SUBMITTAL #2
06.14.21	BUILDING SUBMITTAL
07.08.21	DRC SUBMITTAL
07.21.21	BID SET
08.11.21	DRC SUBMITTAL #2

p r o j e c t i n f o

PROJECT: 20068.00


FINNEY'S ORANGE

PROJECT ADDRESS:

204 West Chapman Avenue
Orange CA

OWNER CONTACT:

BRAD & FINECKROCK
(805) 220-3441



T.01

PROJECT DATA SHEET INDEX



201 W CHAPMAN - ACROSS NW 15



204 W CHAPMAN - CORNER SE 11



204 W CHAPMAN - ELEVATION E 7



204 W CHAPMAN - ELEVATION N 3



118 W CHAPMAN - ACROSS NE 14



204 W CHAPMAN - ELEVATION E 10



204 W CHAPMAN - ELEVATION E 6



204 W CHAPMAN - ELEVATION N 2



W CHAPMAN / S OLIVE - ACROSS E 13



204 W CHAPMAN - ELEVATION E 9



204 W CHAPMAN - ELEVATION E 5



204 W CHAPMAN - CORNER NW 1



118 W CHAPMAN - ACROSS SE 12



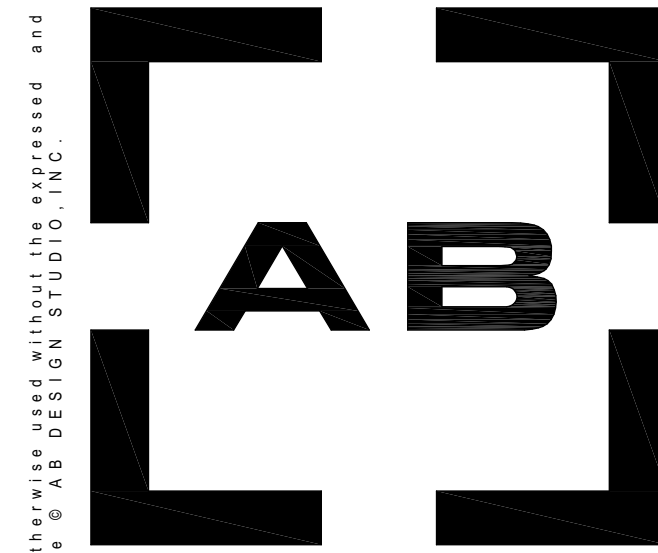
204 W CHAPMAN - CORNER SE 8



204 W CHAPMAN - ELEVATION NE 4



SITE N



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420 E HALEY STREET 2234 BARRY AVE, STE 100
SANTA BARBARA, CA 93101 LOS ANGELES, CA 90064
p r o j e c t t e a m

CIVIL ENGINEER & SURVEYOR:
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BILL GILBERT, P.E.
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MEP ENGINEER:
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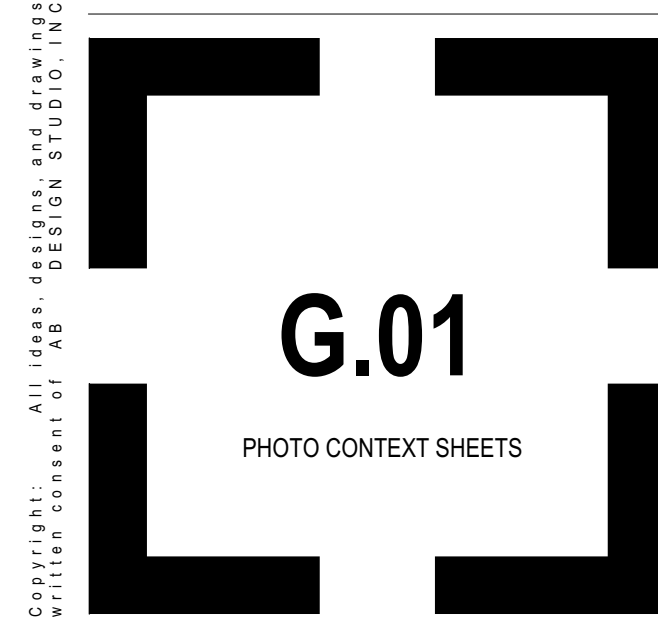
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07.08.21	DRC SUBMITTAL
07.21.21	BID SET
08.11.21	DRC SUBMITTAL #2

project info

PROJECT: 20068.00
FINNEY'S ORANGE
PROJECT ADDRESS: 204 West Chapman Avenue
Orange CA
OWNER CONTACT: BRAD & FINEFROCK
(805) 220-3441



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98 PLAZA SQUARE 14



10 PLAZA SQUARE 10



55 PLAZA SQUARE 6



240 W CHAPMAN 3



98 PLAZA SQUARE 13



55 PLAZA SQUARE 9



110 W CHAPMAN 5



240 W CHAPMAN 2



99 PLAZA SQUARE 12



55 PLAZA SQUARE 8



55 PLAZA SQUARE 4



240 W CHAPMAN 1



99 PLAZA SQUARE 11



110 W CHAPMAN 7



SITE N

AB

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project info

PROJECT: 20068.00

FINNEY'S ORANGE

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DOOR 104 LOCATION 15



WINDOW 114 11



WINDOW 107 7



WINDOW 103 3



(E) SW WINDOW 14



(N) WINDOWS 110 AND 111 10



WINDOW 106 6



WINDOW 102 2



DOOR 110 LOCATION 13



WINDOW 109 9



WINDOW 105 5



WINDOW 101 1



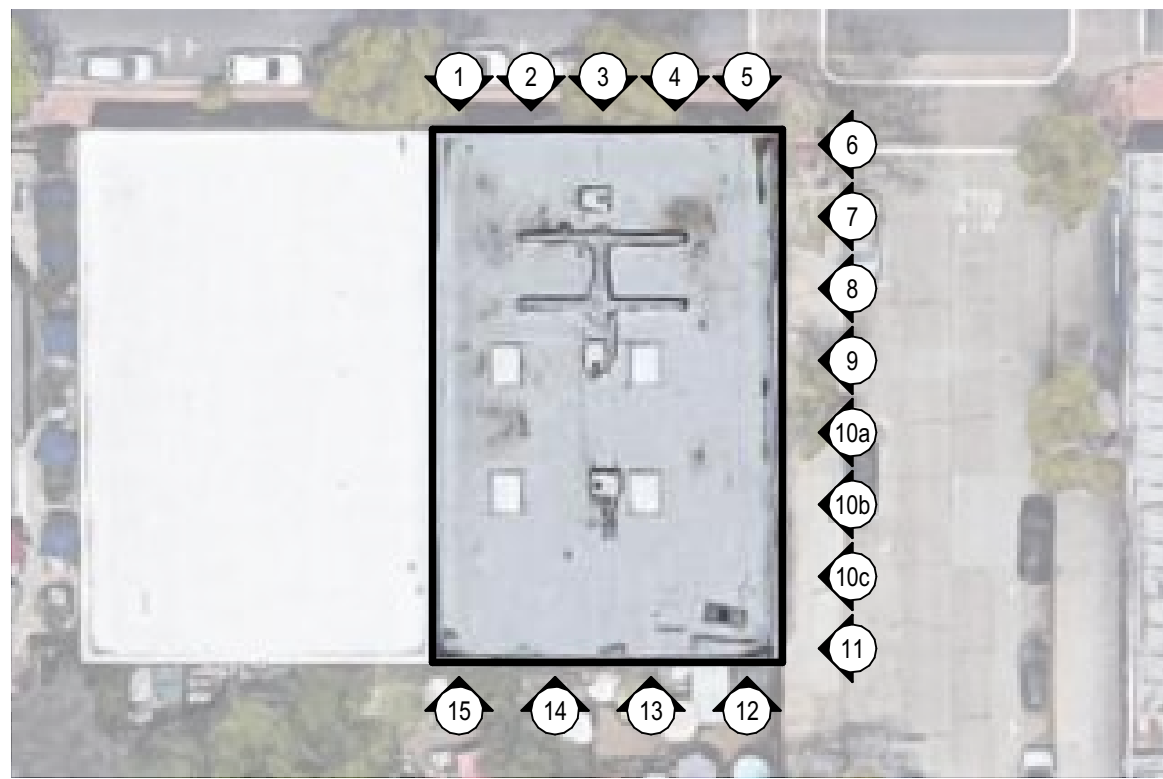
(E) SE WINDOW 12



WINDOW 108 8



ENTRY 4



SITE

AB

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420 E HALEY STREET
SANTA BARBARA, CA 93101

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project team

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MEP ENGINEER:

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949-610-6852

submittals / revisions

PRINT DATE: 8/20/2021

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06.14.21 BUILDING SUBMITTAL

07.08.21 DRC SUBMITTAL

07.21.21 BID SET

08.11.21 DRC SUBMITTAL #2

project info

PROJECT: 20068.00

FINNEY'S ORANGE

PROJECT ADDRESS: 204 West Chapman Avenue
Orange CA

OWNER CONTACT: BRAD & FINEFROCK
(805) 220-3441

G.03

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89

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

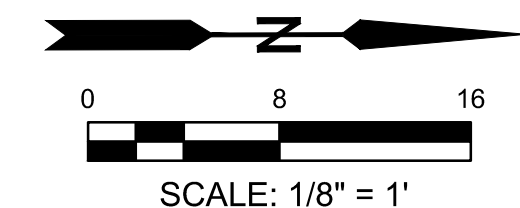
BENCHMARK:
COUNTY OF ORANGE VERTICAL CONTROL
DESIGNATION: 3D-139-79
ELEVATION: 210.167'
DATUM: NAVD88 (LEVELED 2010)

3-3/4" OCS ALUMINUM DISK STAMPED "3D-139-79" SET IN THE TOP OF A CATCH BASIN LOCATED AT THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF CHAPMAN AVENUE AND CAMBRIDGE STREET.

SURVEY NOTES:
1. THE BOUNDARY SHOWN HEREON IS ON-GOING AND SUBJECT TO CHANGE. CORNERS SHALL BE MONUMENTED UPON COMPLETION.

PLEASE CALL J. JASON DOUGLAS (619) 987-5338 TO SCHEDULE.

EASEMENT NOTES:
NO TITLE REPORT WAS PROVIDED. EASEMENTS MAY ENCUMBER SUBJECT PROPERTY.



TOPO LEGEND	
	PROPERTY LINE
	EASEMENT
	FENCE
	CONCRETE SURFACE
	FINISH FLOOR
	TOP OF CURB
	BOTTOM OF DRIVEWAY CUT
	FLOW LINE
	ASPHALT
	EDGE PAVEMENT
	FINISH SURFACE
	TREE - DECIDUOUS
	SURVEY MONUMENT

POR. LOT 3
TOWN OF ORANGE

LOT 2

LOT 4

LOT 1 & THE ELY 66' OF LOT 3
BLOCK "H"
TOWN OF ORANGE
(LA BOOK 2, PAGE 630-631)

CHAPMAN AVENUE

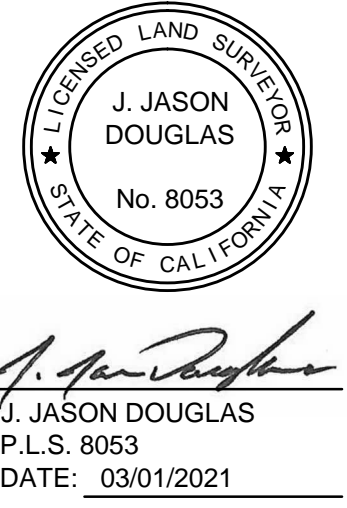
OLIVE STREET

Plans prepared by:



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

LAGUNA SURVEY & MAPPING
609 BROOKS STREET
OCEANSIDE, CA 92054
Phone: 619.987.5338
Fax: 270.918.8927
info@LagunaSurvey.com
https://www.LagunaSurvey.com

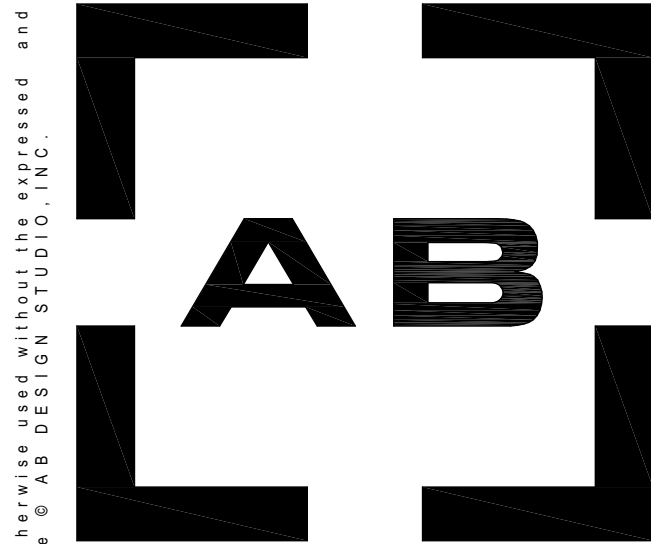


SUBMITTALS / REVISIONS	
DATE	
APVD.	
DATE	03/01/2021
BY	
3.0, grades in enclosed storage area.	

PROJECT: 204 WEST CHAPMAN
ADDRESS: 204 W. Chapman Ave., Orange, CA 92666
LEGAL: Lot 1 and the East 66' of Lot 3, Block "H", Town of Orange (2/630-631)
APN: 390-663-17
CLIENT: GILBERT ENGINEERING & ASSOCIATES, INC.
2 MERRIWEATHER PLACE
LADERA RANCH, CA 92694

TOPOGRAPHIC SURVEY

ISSUE DATE: 03/01/2021	DG. NO.
SURVEY DATE: 11/13/2019	TP3.0
JOB NO. 19-139	SHEET 1
	OF 1



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project team

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949-218-8075

LANDSCAPE ARCHITECT:

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714-724-8814

STRUCTURAL ENGINEER:

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MEP ENGINEER:

GAUSMAN & MOORE
ANDY WILKINSON, PE
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JIM MCKEOWN
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AS-BUILTS:

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NEWPORT BEACH, CA 92660
949-610-6852

submittals / revisions

PRINT DATE: 8/20/2021

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07.21.21
08.11.21

SMART SUBMITTAL

SMART SUBMITTAL #2

BUILDING SUBMITTAL

DRC SUBMITTAL

BID SET

DRC SUBMITTAL #2

PROJECT: 20066.00

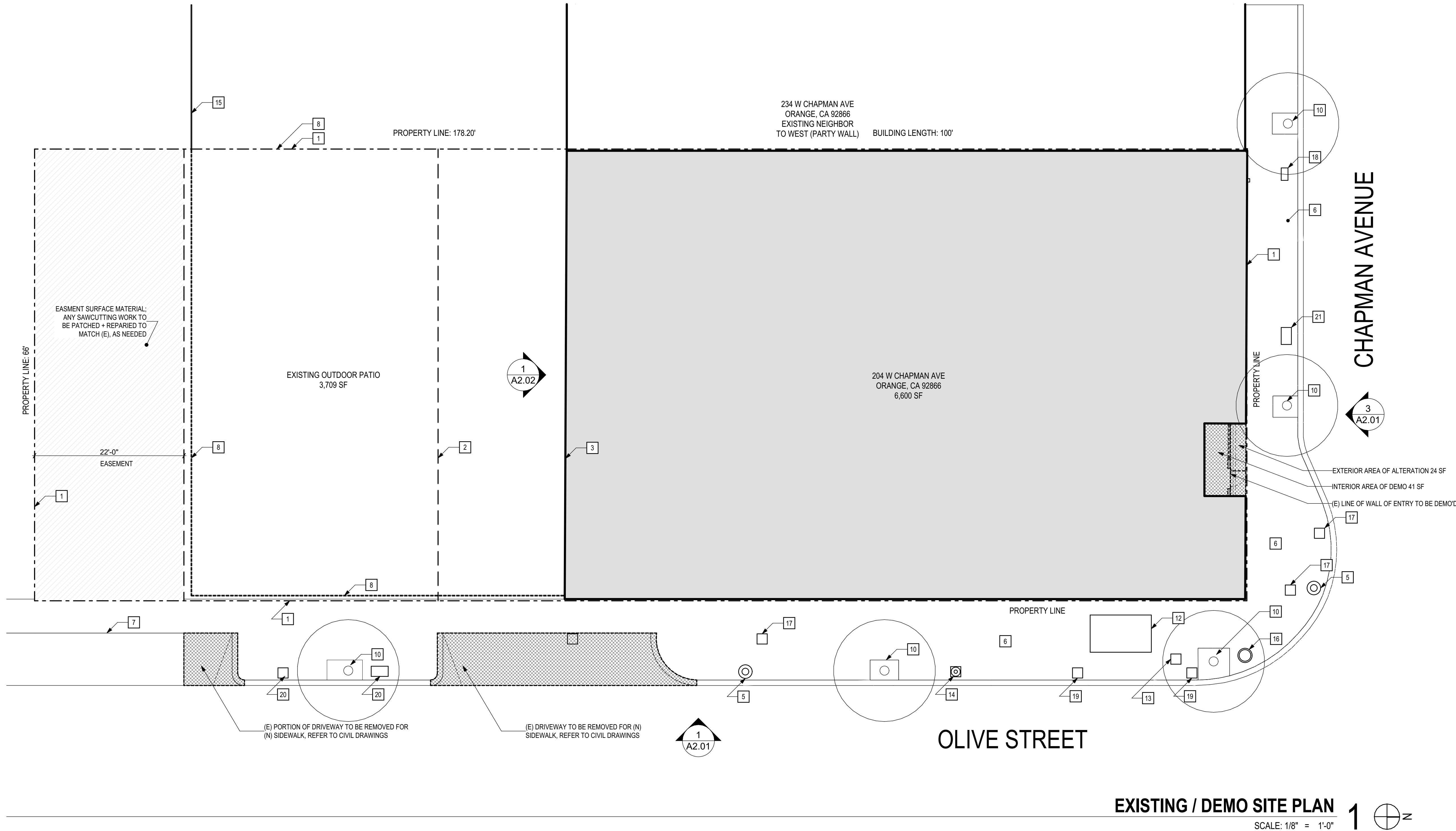
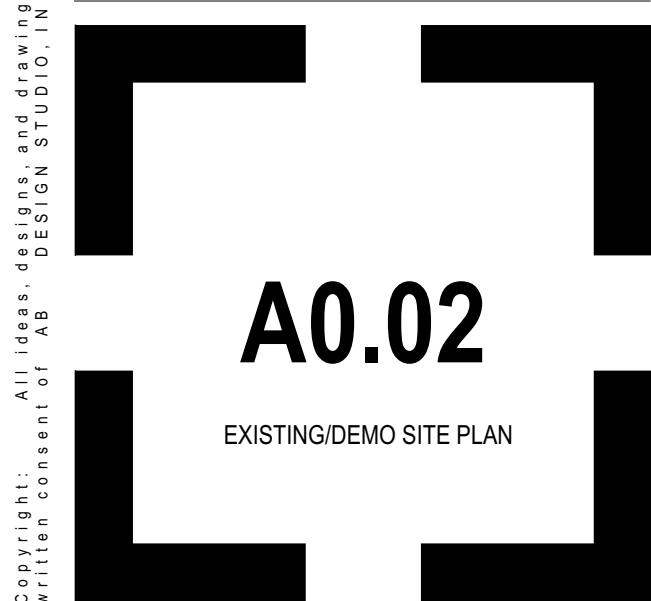
FINNEY'S ORANGE

PROJECT ADDRESS:

204 West Chapman Avenue
Orange CA

OWNER CONTACT:

BRAD & FINEFROCK
(805) 220-3441



existing / demo site plan keynotes

1	PROPERTY LINE	7	(E) CURB CUT TO REMAIN	13	(E) ELEC RISER	19	(E) ELEC RISER VENTILATION
2	LOT LINE	8	(E) FENCE TO BE REMOVED	14	(E) FIRE HYDRANT	20	(E) UTILITY BOX
3	BUILDING LINE	9	NOT USED	15	(E) NEIGHBORING PROPERTY FENCING, NOT IN SCOPE	21	(E) GAS METER
4	NOT USED	10	(E) STREET TREES TO REMAIN	16	(E) SITE TRASH CAN	22	(E) COMM RISER
5	(E) STREET LIGHT	11	NOT USED	17	(E) UTILITY BOX FOR STREET LIGHT		
6	(E) SIDEWALK/ PAVING TO REMAIN	12	(E) ELEC. VAULT	18	(E) WATER METER		

general notes


- SEE: SURVEY PLAN FOR ADDITIONAL INFORMATION REGARDING PROPERTY LINE AND EASMENTS
- G.C. SHALL INCLUDE A FULL SITE REVIEW OF THE ENTIRE PROPERTY AND PROVIDE REPORT TO OWNER FOR POSSIBLE REPAIRS TO BE DONE ON THE FOLLOWING BUT NOT LIMITED TO: EXTERIOR WALL REPAIRS, ROOF DRAINS, HARDSCAPE, ROOF. G.C SHALL REVIEW AND REPAIR ALL SITE LIGHTS, INCLUDING BUT NOT LIMITED TO LIGHT POLES; EXTERIOR BUILDING WALL MOUNTED LIGHTS AROUND PERIMETER AND OVER ENTRY SOFFIT AREAS, AROUND THE PERIMETER OF THE SITE.
- ALL REPORTS TO OWNER SHALL INCLUDE A LINE ITEM FOR THE REPAIRS REQUIRED TO THE EXISTING SITE AND EXTERIOR BUILDING CONDITIONS, INCLUDING BUT NOT LIMITED TO THOSE ITEMS INDICATED UNDER THESE NOTES ALONG WITH AN ESTIMATED COST FOR SUCH ITEMS AND TIME FRAME FOR FINALIZING SUCH ADJUSTMENTS.

symbol legend

- AREA IN SCOPE
- AREA TO BE REMOVED
- (E) 22'-0" EASEMENT TO REMAIN

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Orange City Fire Department
Fire Prevention Division
Flow Test Record

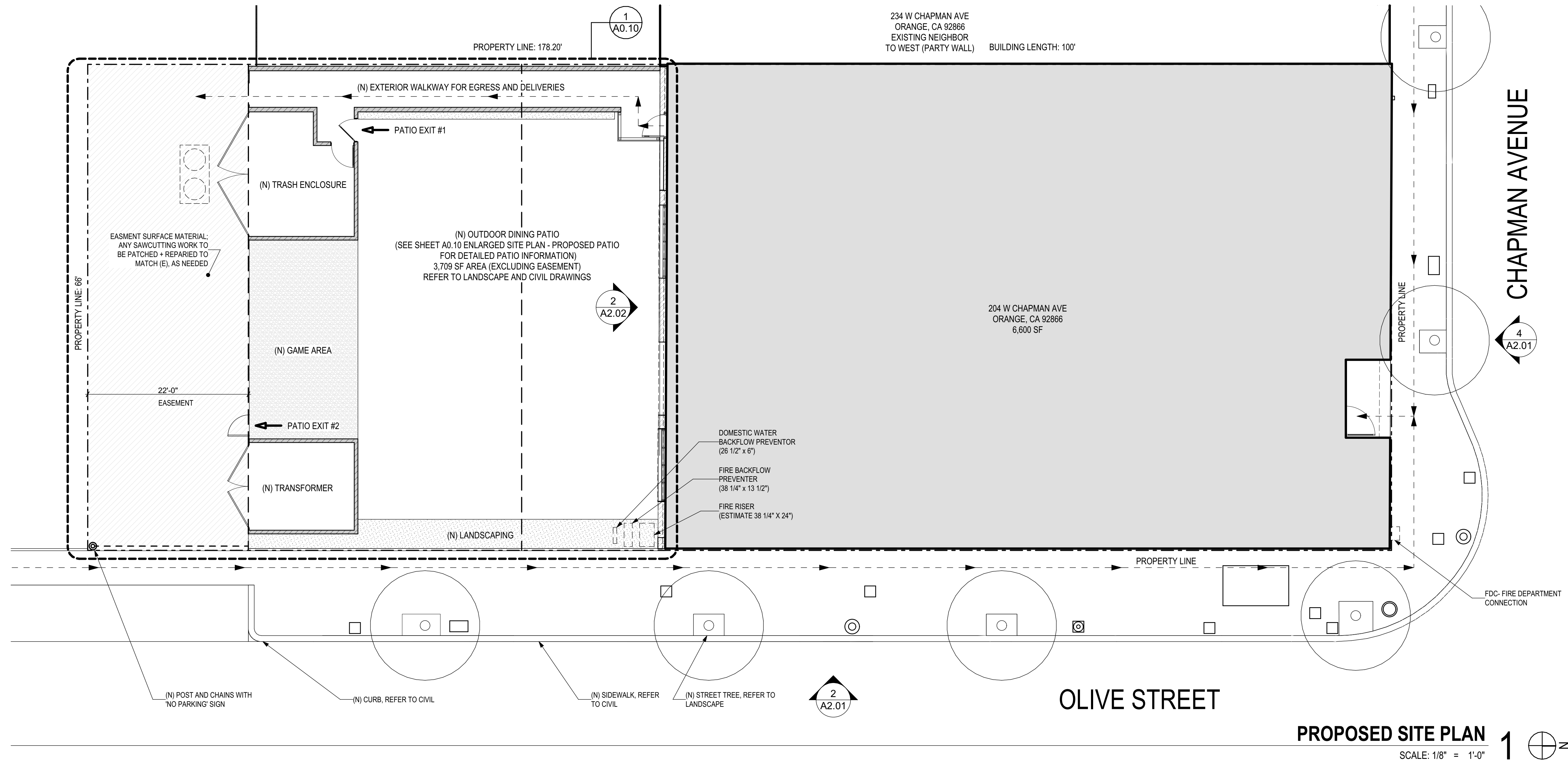

FLIR

TEST HYDRANT DATA

LOCATION: 204 N. CHATEAU
RESIDUAL P.S.I. 16 SIZE MAIN: 6" TYPE HYDRANT: WET
STATIC P.S.I. 80
PRESSURE LOSS 4 "K" FACTOR FOR (PDI):
FLOW HYDRANTS DATA
LOCATION NO. 1: 1455.04W I.D. NO. 3893
LOCATION NO. 2 _____ I.D. NO. _____
LOCATION NO. 3 _____ I.D. NO. _____
(GALL) _____
#1 PILOT - P.S.I. 58 GPM. 1275 (4" OR 2 1/2")
#2 PILOT - P.S.I. _____ GPM. _____
CALCULATED TEST AND FLOW DATA **FLX 15.1 - Q2**
(Computed by test company) **PDI 1**
STATIC P.S.I. _____
DETERMINED PRESS _____
PRESSURE DROP (PDI) _____ "K" FACTOR FOR (PDI)
(ENTER FACTOR IN FORMULA)
_____ EQUALS _____ GPM @ 2 1/2" PSI RESIDUAL
(PSI) (GPM) (PSI) (GPM)

TEST CONDUCTED FOR: 204 N. CHATEAU - RESIDUAL
LOCATION & READING
TITLE: DOU HILTEBRAND
NAME: 5008 DUVER
COMPANY: SOCAL Flow Testing
DATE: 4/20/21 TIME: _____ INSPECTOR: C. JENNY

FIREFIGHTING WATER SUPPLY AVAILABILITY 2



proposed site plan keynotes	symbol legend
(SEE SHEET A0.10 ENLARGED SITE PLAN - PROPOSED PATIO FOR SITE PLAN KEYNOTES)	<div>  <div>AREA IN SCOPE</div> </div> <div>  <div>(N) 6'-0" TALL SITE WALL</div> </div> <div>  <div>ACCESSIBLE PATH OF TRAVEL 5% MAX SLOPE; 2% MAX CROSS SLOPE</div> </div> <div>  <div>(E) 22'-0" EASEMENT TO REMAIN</div> </div>



1	(N) CONCRETE HARDSCAPE. REFER TO LANDSCAPE DRAWINGS	7	(N) GATE. REFER TO LANDSCAPE DRAWINGS
2	REFER TO LANDSCAPE DRAWINGS	8	(N) NATURAL GAS FIRE TABLE. REFER TO LANDSCAPE DRAWINGS. ALL TO ROUTE (N) GAS LINES SUB-SLAB. LOCATE PER FIRE TABLE SPECS. SEE ALSO PLUMBING DRAWINGS
3	(N) EXTERIOR LIGHTING	9	(N) PRE-FAB TRELLIS STRUCTURE. UNDER DEFERRED PERMIT. SEE LANDSCAPE DRAWINGS
4	(N) EMERGENCY LIGHT MOTION LIGHT SENSOR	10	(N) SIGN ON TRELLIS STRUCTURE ABOVE. UNDER SEPARATE PERMIT
5	(N) 6 FEET HIGH SITE WALL. REFER TO LANDSCAPE DRAWINGS		
6	(N) 8 FEET HIGH SITE WALL. REFER TO LANDSCAPE DRAWINGS		

LAB

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SANTA BARBARA, CA 93101 LOS ANGELES, CA 90064

p r o j e c t t e a m

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949-610-0852

PROJECT: 20668.00

FINNEY'S ORANGE

PROJECT ADDRESS:

204 West Chapman Avenue
Orange CA

OWNER CONTACT:

BRAD & FINEFROCK
(805) 220-3441

A0.10
PROPOSED SITE PLAN - ENLARGED
PATIO

submittals / revisions



01.15.21	SMART SUBMITTAL
04.21.21	SMART SUBMITTAL #2
06.14.21	BUILDING SUBMITTAL
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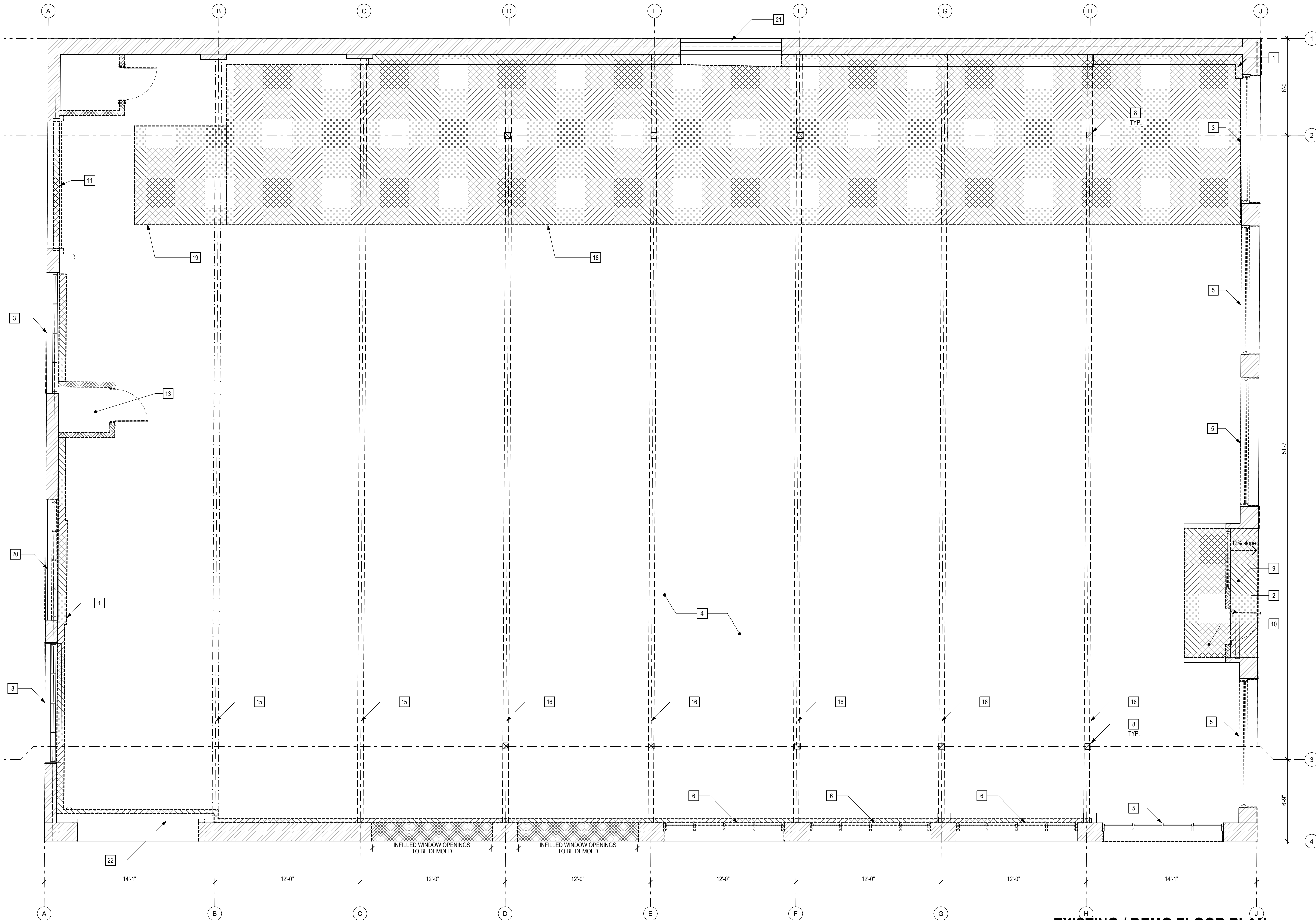
p r o j e c t i n f o

PROJECT: 20068.00

FINNEY'S ORANGE

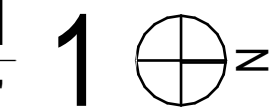
PROJECT ADDRESS: 204 West Chapman Avenue
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EXISTING / DEMO FLOOR PLAN

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



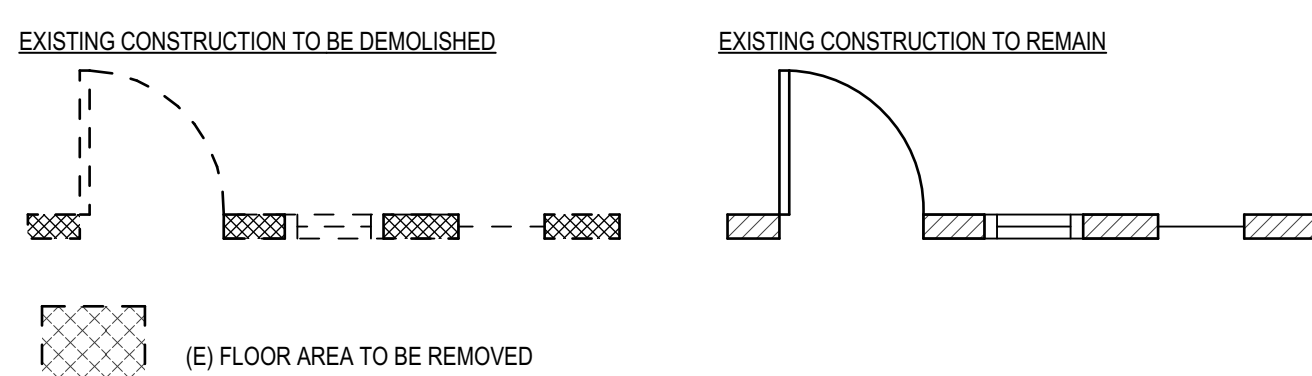
existing/demo plan keynotes

1 (E) FINISH BUILD OUT FOR PREVIOUS TENANT TO BE REMOVED	7 NOT USED	13 (E) ELECTRICAL CLOSET / PANEL TO BE REMOVED, REPLACED/ RELOCATED PER ELECTRICAL	19 (E) STAIRCASE TO MEZZANINE TO BE REMOVED
2 (E) MAIN ENTRY DOOR TO BE REMOVED	8 (E) COLUMNS TO REMAIN. SANDBLAST TO REMOVE (E) PAINT.	14 NOT USED	20 (E) WINDOW TO BE CAREFULLY REMOVED AND RELOCATED TO SOUTHWEST CORNER ON THE EAST WALL; EXT. WALL BENEATH WINDOW TO BE REMOVED TO ACCOMMODATE (N) ROLL UP DOOR
3 (E) WINDOW TO REMAIN, REPAIR AND RESTORE AS NECESSARY	9 (E) EXT. RAMP WALKWAY TO BE REMOVED AND REPLACED	15 (E) DIAGONAL BRACED WOOD TRUSS TO REMAIN	21 (E) OPENING TO BE CLOSED UP WITH CMU AND SEALED
4 (E) CONCRETE FLOORING TO BE LIGHTENED AND REPOLISHED	10 (E) FLOOR AREA TO BE REMOVED AND REPLACED	16 (E) GLULAM BEAM TO REMAIN	22 (E) ROLL UP DOOR TO BE REMOVED FOR RELOCATION OF (E) WINDOW FROM SOUTH WALL
5 (E) WINDOW TO REMAIN, REPAIR AND RESTORE AS NECESSARY; REFER TO A6.03 FOR DETAILED NOTES	11 (E) ROLL UP DOOR TO BE REMOVED	17 NOT USED	
6 (E) NON HISTORIC WINDOW TO BE REMOVED	12 NOT USED	18 (E) MEZZANINE TO BE REMOVED	

general notes

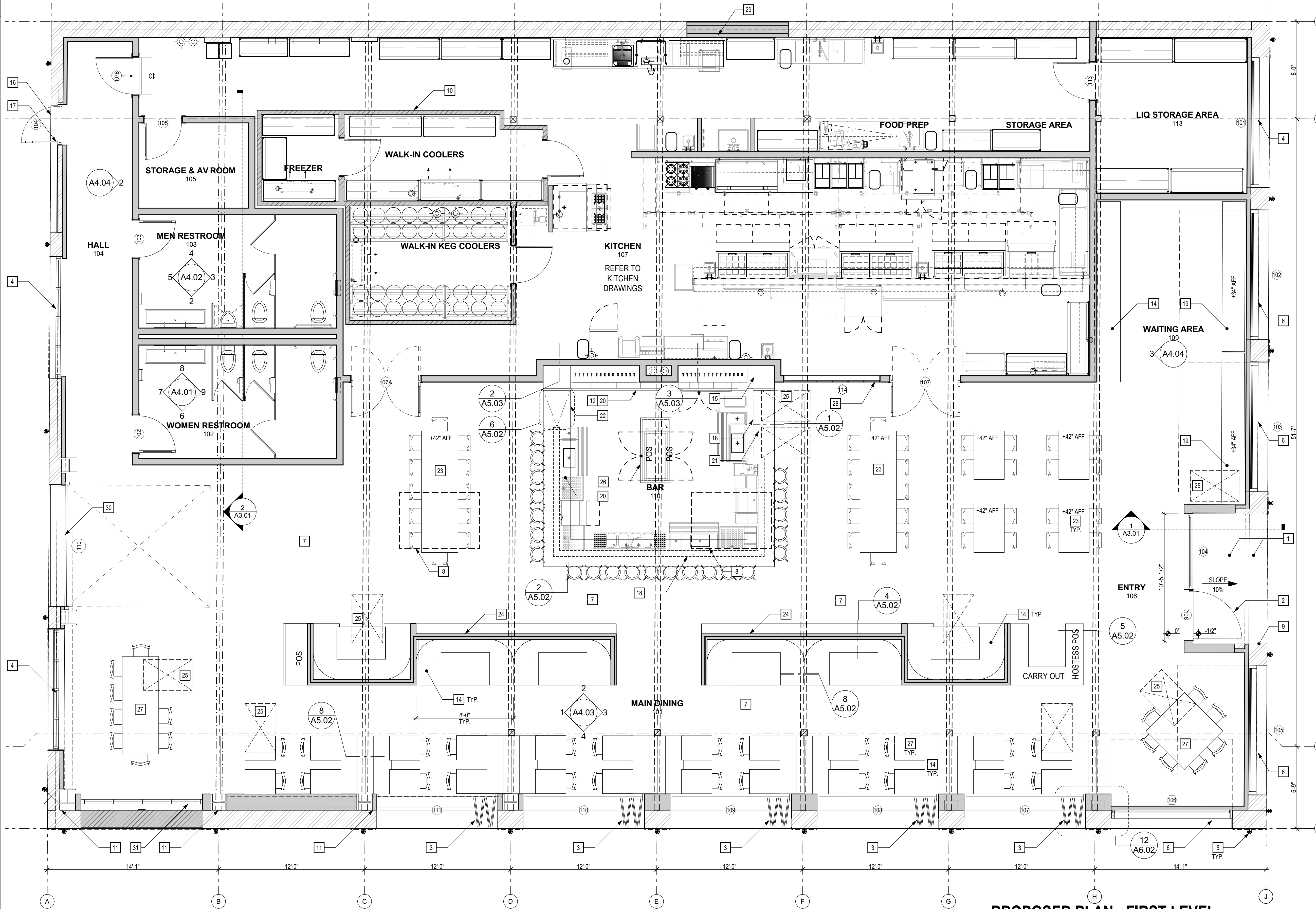
1. REMOVE (E) FLOOR WHERE NECESSARY FOR ROUTING (N) SUBSLAB PLUMBING
2. REMOVE (E) ALL MISC. INTERIOR FIXTURES
3. UNLESS OTHERWISE NOTED, ALL PLUMBING FIXTURES, WASTE, VENT, AND WATER PIPING ASSOCIATED WITH FIXTURES INCLUDING DRAINS SHALL BE DEMOLISHED BACK TO MAINS AND CAPPED. ALL WASTE PIPE SHALL BE CAPPED BELOW SLAB. REPAIR FLOOR SLAB TO MATCH (E) FINISHES.
4. REMOVE AND DISCARD ALL (E) NON STRUCTURAL CEILING FINISHES, DECORATIVE ELEMENTS AND LIGHTING FIXTURES
5. REMOVE AND DISCARD ALL (E) DECORATIVE WALL PANELING AND FINISHES

symbol legend



fire notes

1. INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN TABLE 803.13 FOR THE GROUP AND LOCATION DESIGNATED. INTERIOR WALL AND CEILING FINISH MATERIALS TESTED IN ACCORDANCE WITH NFPA 286 AND MEETING THE ACCEPTANCE CRITERIA OF SECTION 803.1.1.1, SHALL BE PERMITTED TO BE USED WHERE A CLASS A CLASSIFICATION IN ACCORDANCE WITH ASTM E84 OR UL 723 IS REQUIRED.
2. CURTAINS, DRAPERIES, FABRIC HANGINGS AND SIMILAR COMBUSTIBLE DECORATIVE MATERIALS SUSPENDED FROM WALLS AND CEILINGS SHALL COMPLY WITH SECTION 807.4 AND SHALL NOT EXCEED 10 PERCENT OF THE SPECIFIC WALL OR CEILING AREA TO WHICH SUCH MATERIALS ARE ATTACHED.
3. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AS REQUIRED BY CALIFORNIA FIRE CODE 901. PROVIDE VERBATIM NOTE ON THE FLOOR PLAN; NOTE: THE FINAL NUMBER AND LOCATION OF ALL FIRE EXTINGUISHERS SHALL BE DETERMINED BY THE LOCAL AREA FIRE INSPECTOR.
4. A TYPE I HOOD SHALL BE INSTALLED AT OR ABOVE ALL COMMERCIAL COOKING APPLIANCES AND DOMESTIC COOKING APPLIANCES USED FOR COMMERCIAL PURPOSES THAT PRODUCE GREASE VAPORS. FIRE CODE 909.2 AND BUILDING CODE 904.2.2.
5. STORAGE OF COOKING OIL (GREASE) IN COMMERCIAL COOKING OPERATIONS UTILIZING ABOVE-GROUND TANKS WITH A CAPACITY GREATER THAN 60 GAL (227L) INSTALLED WITHIN A BUILDING SHALL COMPLY WITH SECTIONS 610.2 THROUGH 610.7 AND NFPA 30. FOR PURPOSES OF THIS SECTION, COOKING OIL SHALL BE CLASSIFIED AS A CLASS IIB LIQUID UNLESS OTHERWISE DETERMINED BY TESTING.
6. ADDRESS IDENTIFICATION. NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE A MINIMUM OF 4 INCHES (102MM) HIGH WITH A MINIMUM STROKE WIDTH OF 3/4" (12.7MM). WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.
7. APPROVED EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL AS REQUIRED BY CALIFORNIA BUILDING CODE 1013.1; AND SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AS REQUIRED BY SECTION 1013.3 IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTIONS 1013.5 AND NOTE: ADDITIONAL EXIT SIGNS MAY BE REQUIRED AT TIME OF FIELD INSPECTION.



PROPOSED PLAN - FIRST LEVEL

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

proposed floor plan keynotes

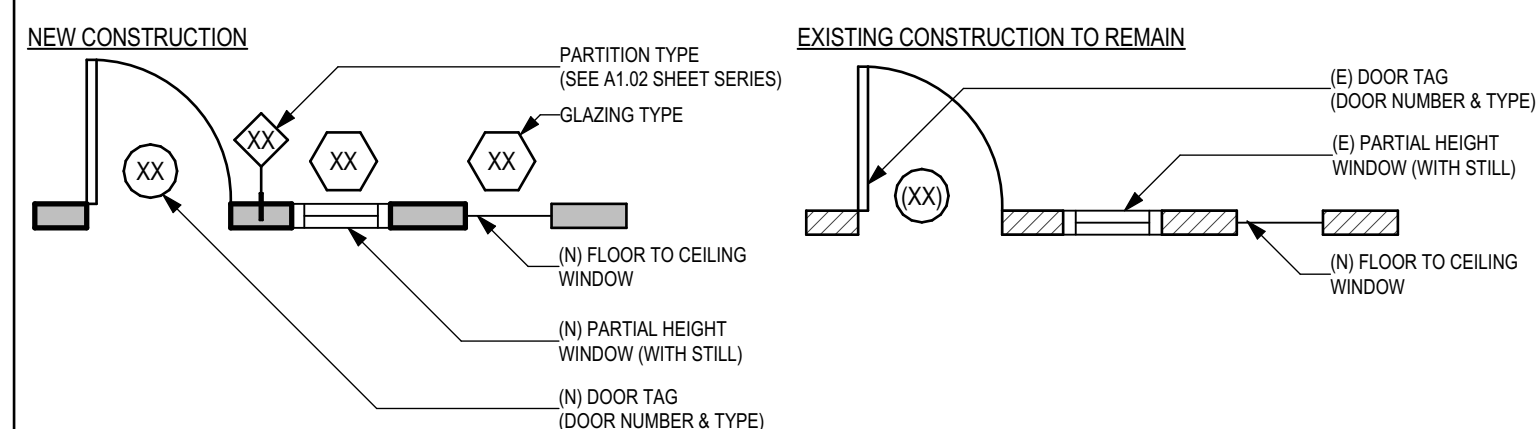
- | | | |
|--|---|---|
| 1 (N) CONCRETE SLOPED WALKWAY, INFILL (N) FLOOR OVER (E) RAMP TO FLUSH WITH (E) FINISH FLOOR | 8 (E) ROOF SKYLIGHTS, HISTORIC AND ORIGINAL TO BUILDING, TO REMAIN AS-IS | 14 (N) BENCH FURNITURE |
| 2 (N) GLASS ENTRY DOOR | 9 BEA ADA PUSH-PLATE 4.5" SQUARE SURFACE MOUNT BOX | 15 (N) RECESSED STEEL SHELVING |
| 3 (N) OPERABLE ACCORDIAN WINDOW; SEE EXT. ELEVATIONS | 10 (N) WALK-IN REF./FREEZ/ SEE K-SHEETS | 16 THRESHOLD 1/2" MAX @ ALL EXT. DOORS |
| 4 (E) WINDOW TO REMAIN, REPAIR AND RESTORE AS NECESSARY | 11 (N) STRUCTURAL MOMENT FRAME COLUMNS AND BEAMS; REFER TO STRUCTURAL | 17 (N) EGRESS DOOR IN (N) SIMPLE WOOD INFILL WALL |
| 5 (N) EXTERIOR LIGHT FIXTURE, TYP. | 12 OPEN SHELVING BELOW BAR COUNTER FOR GLASSWARE STORAGE, SEE K-SHEETS NOT USED | 18 (N) BAR DIE WALL |
| 6 (N) AWNING WINDOW IN (E) OPENING, SEE EXT. ELEVATIONS AND A6.03 | | 19 (N) FURNITURE COUNTER ON MOBILE CASTERS |
| 7 44 INCH MIN CLEAR AISLE WIDTH THROUGHOUT RESTAURANT | | 20 (N) 42" HIGH X 27" WIDE @ BAR COUNTER |

- | | |
|--|---|
| 21 ACCESSIBLE COUNTER @ 34" AFF. MAX | 26 (N) CENTER ISLAND & BACK BAR LIQUOR DISPLAY SHELF + 2 NEW 48" BARCONIC LED LIQUOR BOTTLE DISPLAY SHELF - 2 STEP (E.A.) |
| 22 BAR ACCESS | 27 (N) DINING HEIGHT TABLES |
| 23 (N) BAR HEIGHT TABLES | 28 (N) DISPLAY WINDOW INTO KITCHEN |
| 24 (N) 44" HT. PONY WALL WITH 10" GLASS SNEEZE GUARD | 29 (N) CMU INFILL WALL, SEALED IN (E) OPENING |
| 25 30"x48" ACCESSIBLE DINING CLR. TOP OF DINING SURFACES SHALL BE 28" MIN. AND 34" MAX A.F.F. SEE KNEE CLEARANCE DETAILS ON T.12 | 30 (N) OVERHEAD ROLL-UP DOOR; MOUNT HORIZ. STRUTS TO B.O. (E) TRUSS ABOVE |
| | 31 (E) WINDOW FROM SOUTH WALL CAREFULLY RELOCATED AND RESTORED AS NEEDED TO ORIGINAL CONDITION. SEE EXT. ELEVATIONS |

general notes

- MIN. CLEARANCE NOTED IS REQUIRED FINISH DIMENSION. CONTRACTOR TO VERIFY WALL FINISHES AND EQUIPMENT PRIOR TO CONSTRUCTION.
- REFER TO K-SHEETS FOR EQUIPMENT PLAN AND SCHEDULE.
- REFER TO T-SHEETS FOR GENERAL NOTES, DIMENSIONS, CLEARANCES, REQUIREMENTS, ETC.
- REFER TO SHEET A5.04 FOR WATERPROOFING DETAILS.
- (N) FRAMED WALLS CONTAINING DRAINAGE WASTE AND VENT PIPING SHALL BE 6" FRAMING U.N.O.
- REFER TO SHEET A5.04 FOR WATERPROOFING DETAILS

floor plan legend



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submittals / revisions

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project info

PROJECT: 20066.00

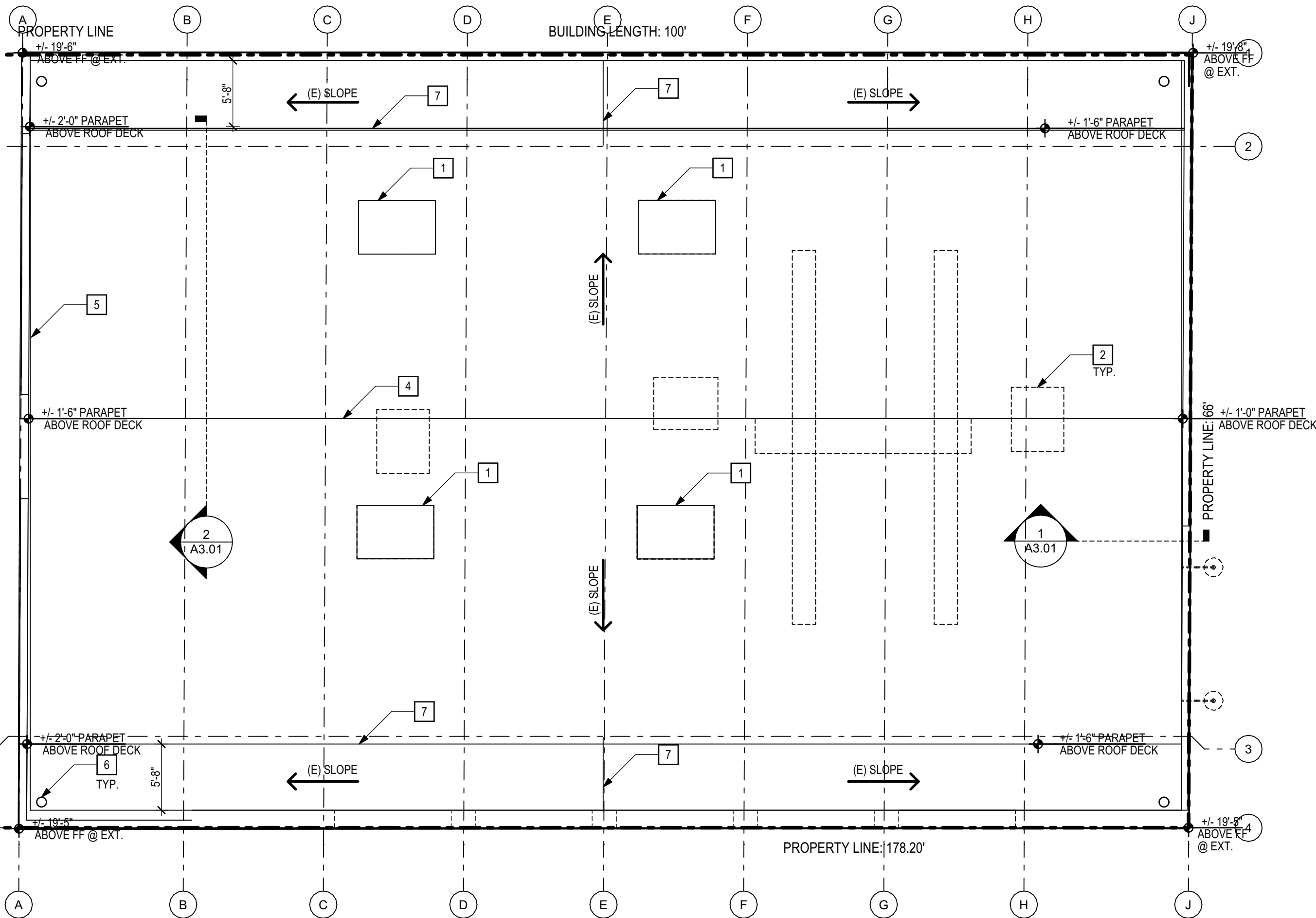
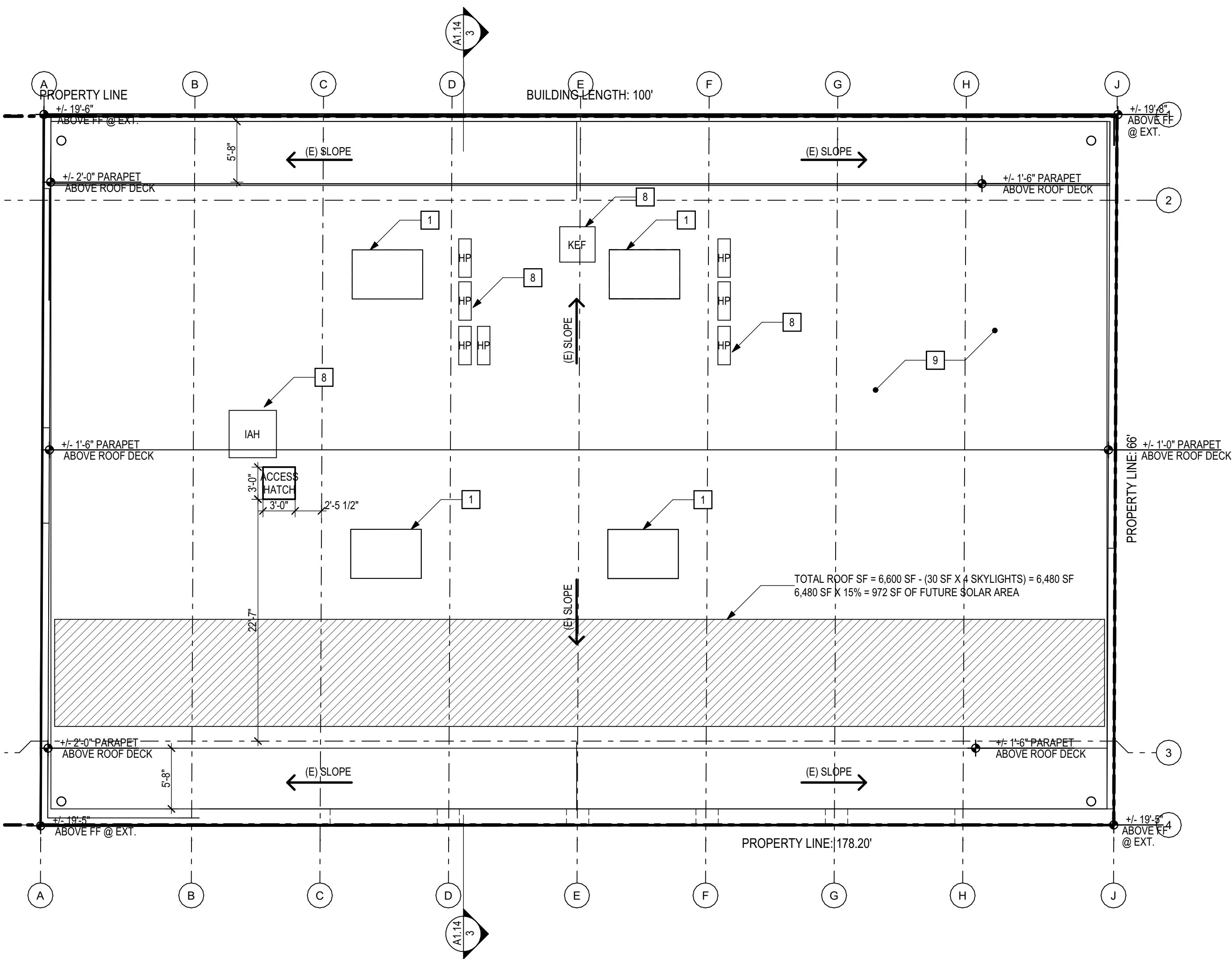
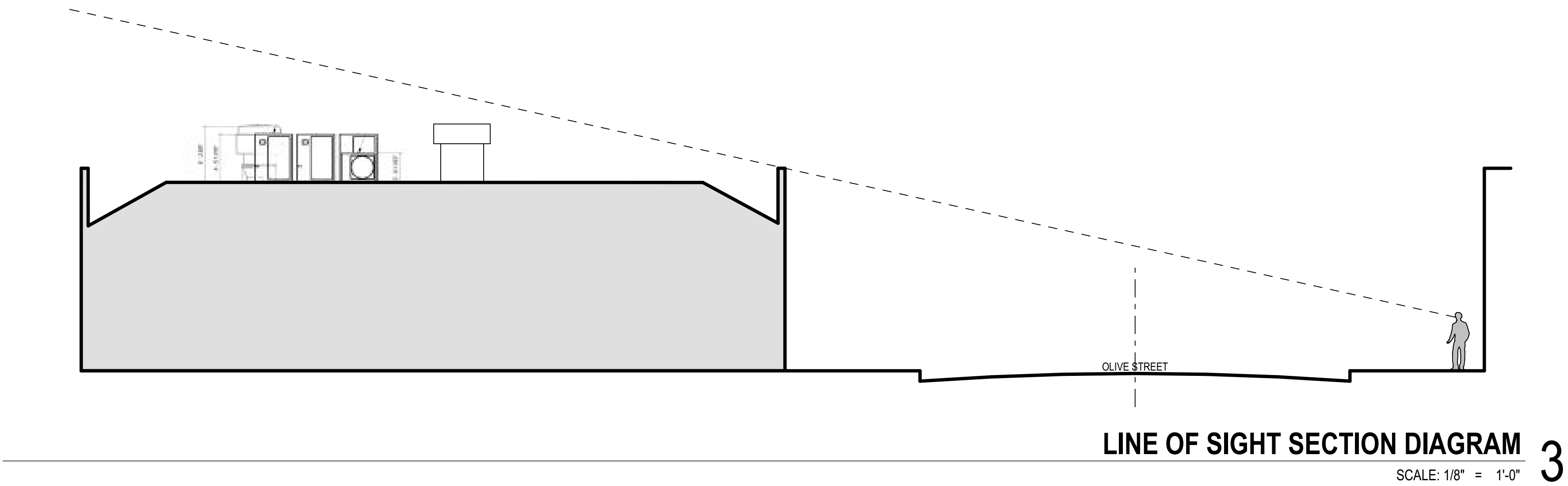
FINNEY'S ORANGE

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Orange CA

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(805) 220-3441

A1.10

PROPOSED FLOOR PLAN



- roof keynotes
- (E) ROOF SKYLIGHTS, HISTORIC AND ORIGINAL TO BUILDING, TO REMAIN AS-IS; G.C. TO VERIFY ALL ROOF MEMBRANES ARE COMPLETELY SEALED & WATER TIGHT
 - (E) ROOFTOP MECHANICAL TO BE REMOVED, VERIFY LOCATION, QUANTITY, CONDITION - CAP ALL PENETRATIONS IN ROOF AREA
 - (E) ROOF / SLOPE / EDGE TO REMAIN
 - (E) RIDGE LINE
 - (E) PARAPET TO REMAIN; G.C. TO VERIFY ALL (E) FLASHING; REPLACE AS NEEDED

- (E) ROOF DRAINS TO REMAIN, G.C. TO VERIFY PROPER DRAINING CONDITIONS.
- (E) CRICKET TO REMAIN, CONTRACTOR TO VERIFY LOCATION
- (N) MECHANICAL EQUIPMENT, REFER TO MECHANICAL DRAWINGS
- (N) ROOFING PER ROOFING ASSEMBLY DETAILED IN 6 // A5.01

- general notes
- GENERAL CONTRACTOR TO INSPECT (E) ROOF FOR PONDING AND PROPER ROOF FLOW
 - GENERAL CONTRACTOR TO VERIFY ROOF DRAINS & OVERFLOW DRAINS ARE FUNCTIONING PROPERLY. REPLACE AS NEEDED
 - GENERAL CONTRACTOR TO FLOOD TEST ROOF TO ENSURE PROPER FUNCTIONING SLOPING & DRAINS AND TO TEST FOR ANY LEAKS

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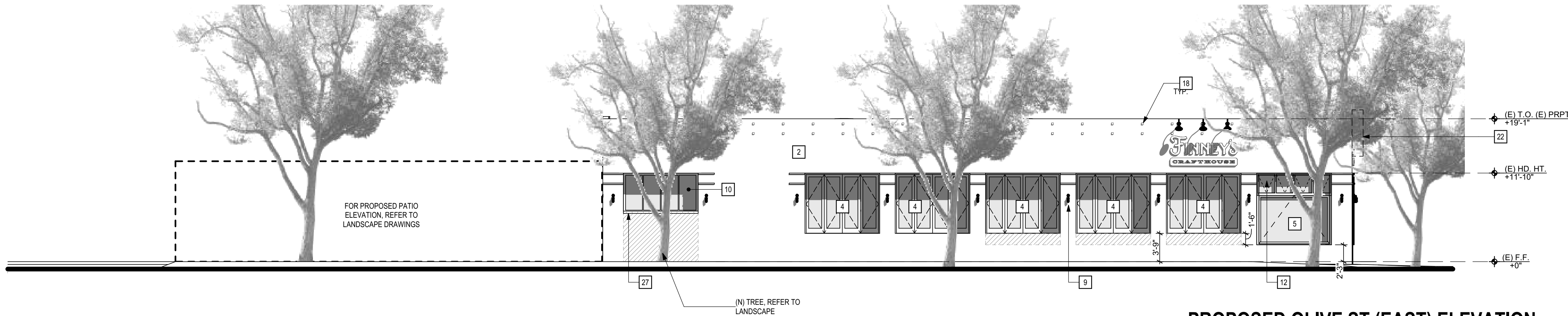
PROPOSED CHAPMAN AVE (NORTH) ELEVATION 4

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



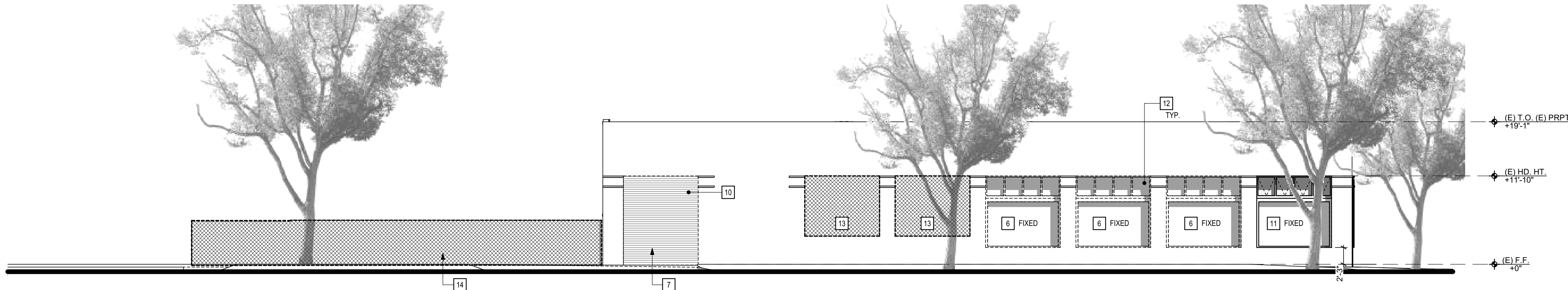
EXISTING CHAPMAN AVE (NORTH) ELEVATION 3

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



PROPOSED OLIVE ST (EAST) ELEVATION 2

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



EXISTING OLIVE ST (EAST) ELEVATION 1

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

exterior elevations keynotes

- | | | | |
|---|--|---|--|
| 1 (N) GLASS DOOR WITH SOLID WOOD FRAMES TO MATCH HISTORIC WINDOWS ALONG CHAPMAN; SEE MATERIAL BOARD | 6 (E) NON HISTORIC WINDOW TO BE REMOVED | 12 (E) TRANSOM TO REMAIN | 17 (N) EGRESS HOLLOW METAL DOOR W/ PANIC HARDWARE AND VISION PANEL |
| 2 (N) WORK FOR THE PROJECT (I.E. CUTTING WINDOWS, DRILLED HOLES, STRUCTURAL ATTACHMENTS) TO TAKE PRIOR TO REPAIRING THE EXISTING STUCCO; ONCE WORK IS COMPLETED, STUCCO TO BE SANDBLASTED AND (E) BROWN COAT TO REMAIN, THEN REAPPLY (N) STUCCO FINISH COAT; SEE MATERIAL BOARD | 7 (E) ROLL UP DOOR TO BE REMOVED | 13 PORTION OF (E) WALL TO BE REMOVED | 18 PL 3X3 W/ 7/8" DIA. THROUGH BOLT FOR OUT-OF-PLANE WALL ANCHORAGE AND PARAPET BRACING, TYP. PLATES PAINTED TO MATCH FINISH OF EXTERIOR WALLS TO BE MORE DISCREET |
| 3 (E) WINDOW TO REMAIN | 8 (N) GLASS GARAGE DOOR W/BLACK METAL FRAME; SEE MATERIAL BOARD | 14 (E) FENCE TO BE REMOVED | 19 (N) PATIO FENCING, REFER TO LANDSCAPE DRAWINGS |
| 4 (N) OPERABLE ACCORDIAN WINDOW; W/ WOOD FRAMES; SEE MATERIAL BOARD | 9 (N) EXTERIOR LIGHT FIXTURE; SEE SHEET A2.02 | 15 (E) EXTERIOR WALL LIGHT FIXTURES REMOVED | 20 (N) 6' HIGH SITE WALLS |
| 5 (N) AWNING WINDOW IN (E) OPENING, SEE A6.03 | 10 (E) WINDOW FROM SOUTH WALL CAREFULLY RELOCATED AND RESTORED AS NEEDED TO ORIGINAL CONDITION | 16 (N) RECESSED SIMPLE WOOD INFILL WALL WITH RECLAIMED WOOD FINISH TO MATCH (N) PATIO FENCING; SEE MATERIAL BOARD | 21 (E) WINDOW TO REMAIN, REPAIR AND RESTORE AS NECESSARY |
| | 11 (E) WINDOW TO REMAIN, REPAIR AND RESTORE AS NECESSARY; REFER TO A6.03 FOR DETAILED NOTES | | 22 (N) BLADE SIGN |

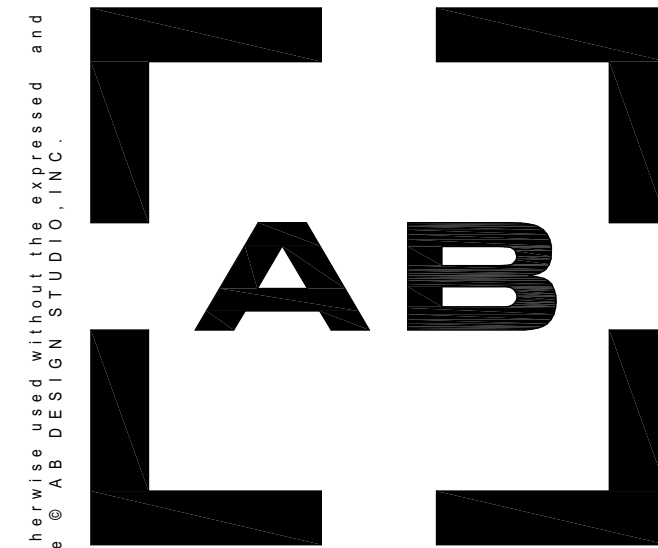
general notes

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

symbol legend

- AREA TO BE REMOVED
- INFILL (E) OPENING; PLASTER FINISH TO BE FLUSH WITH EXISTING
- DATUM

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



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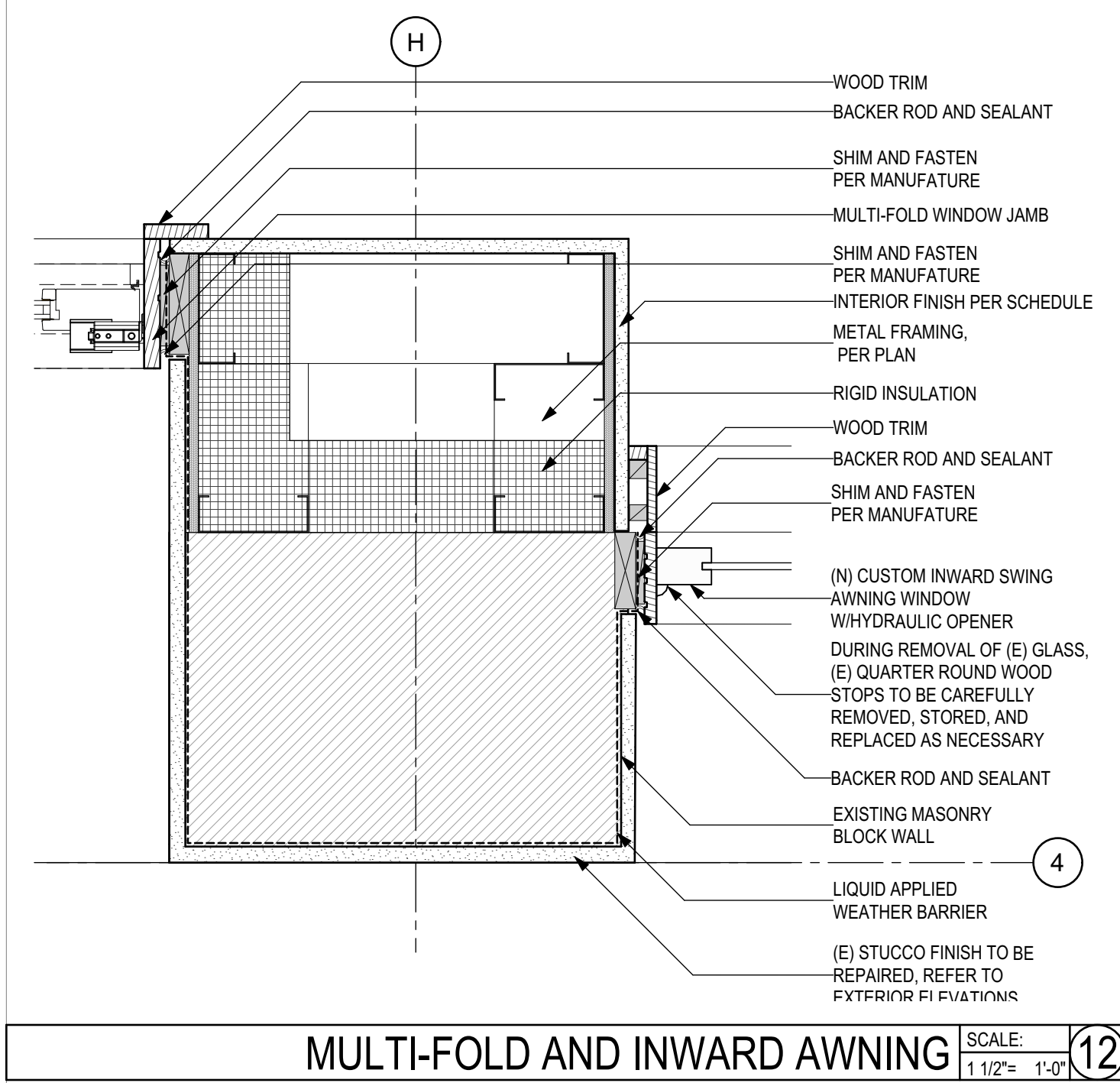
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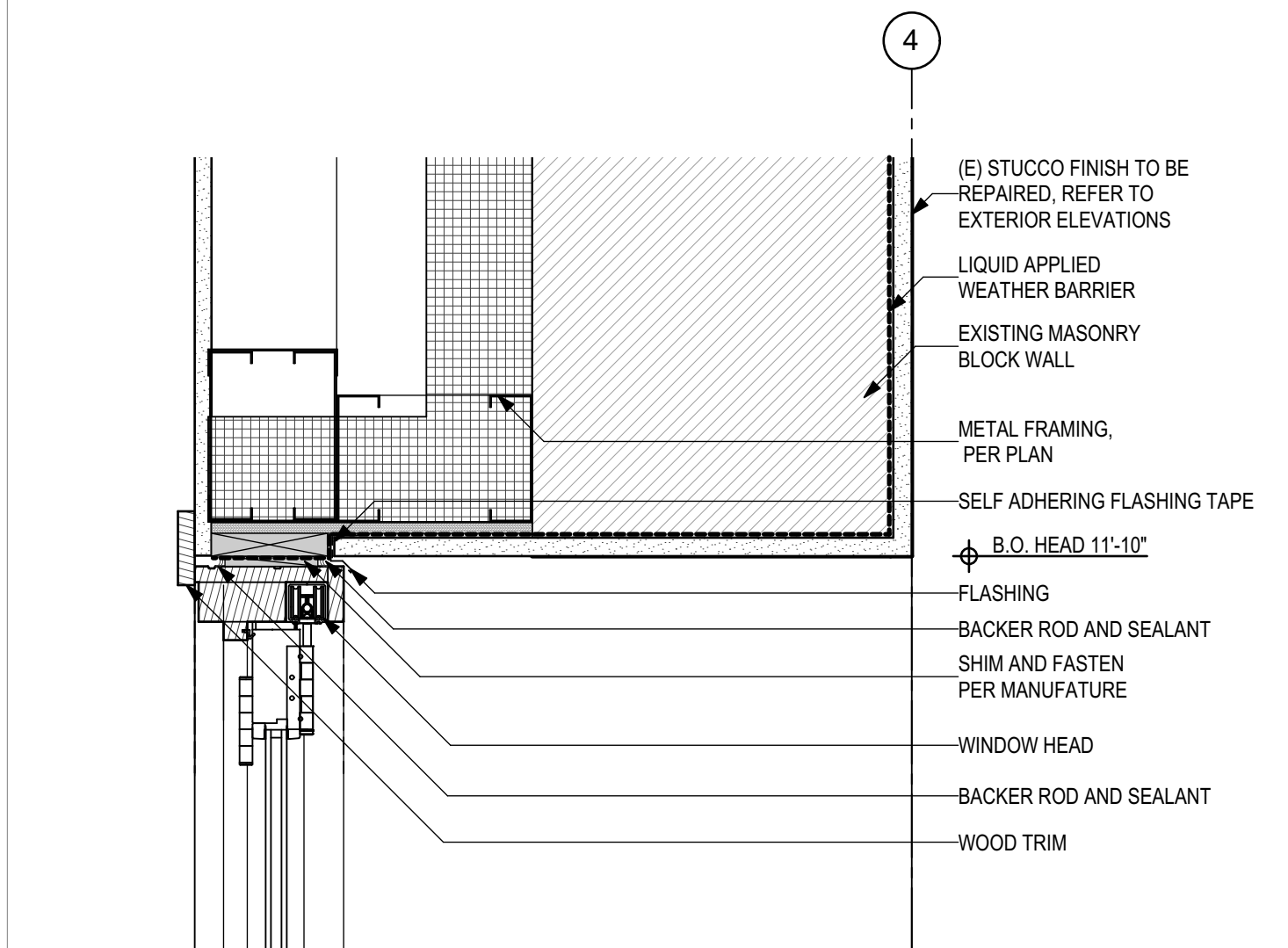
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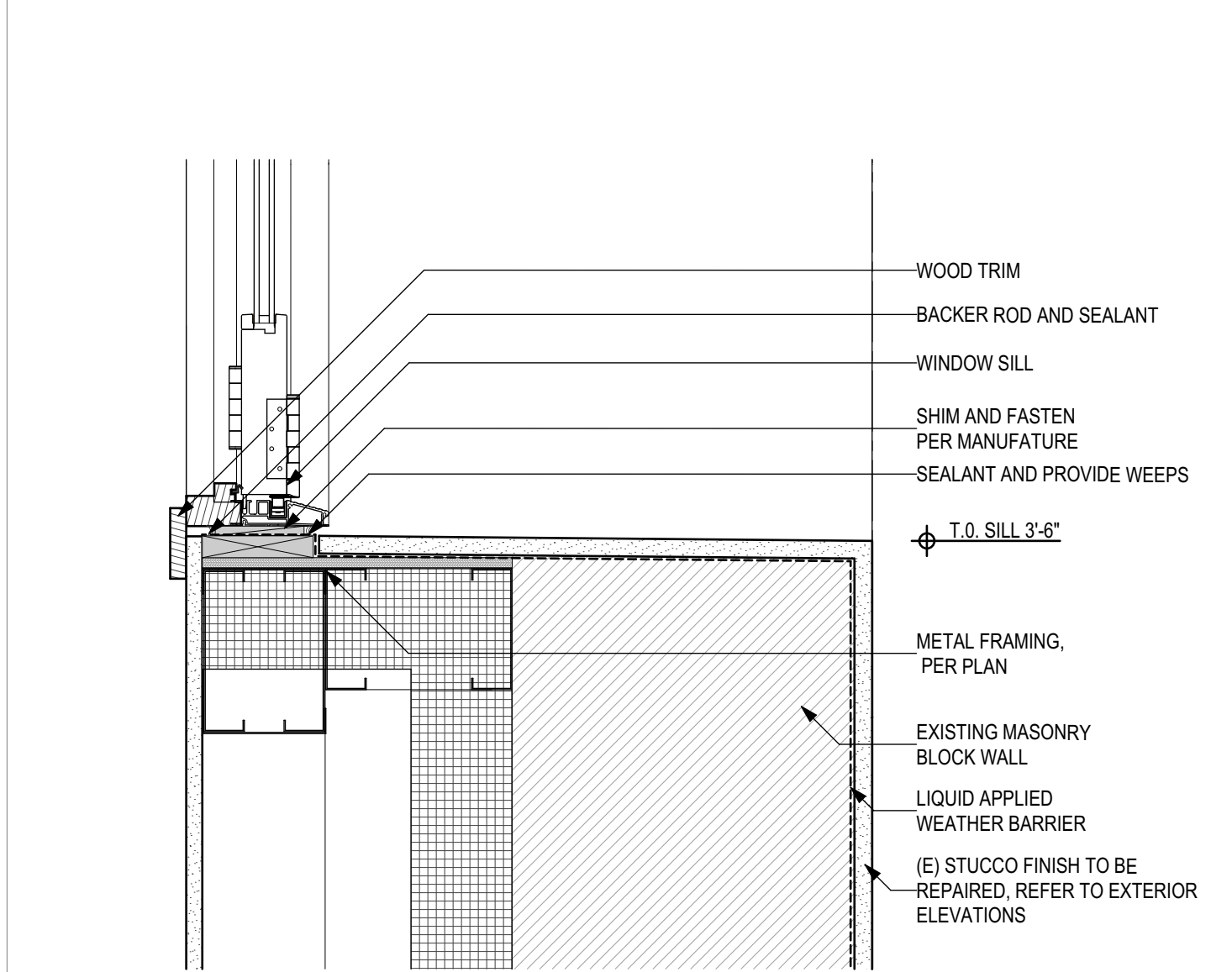




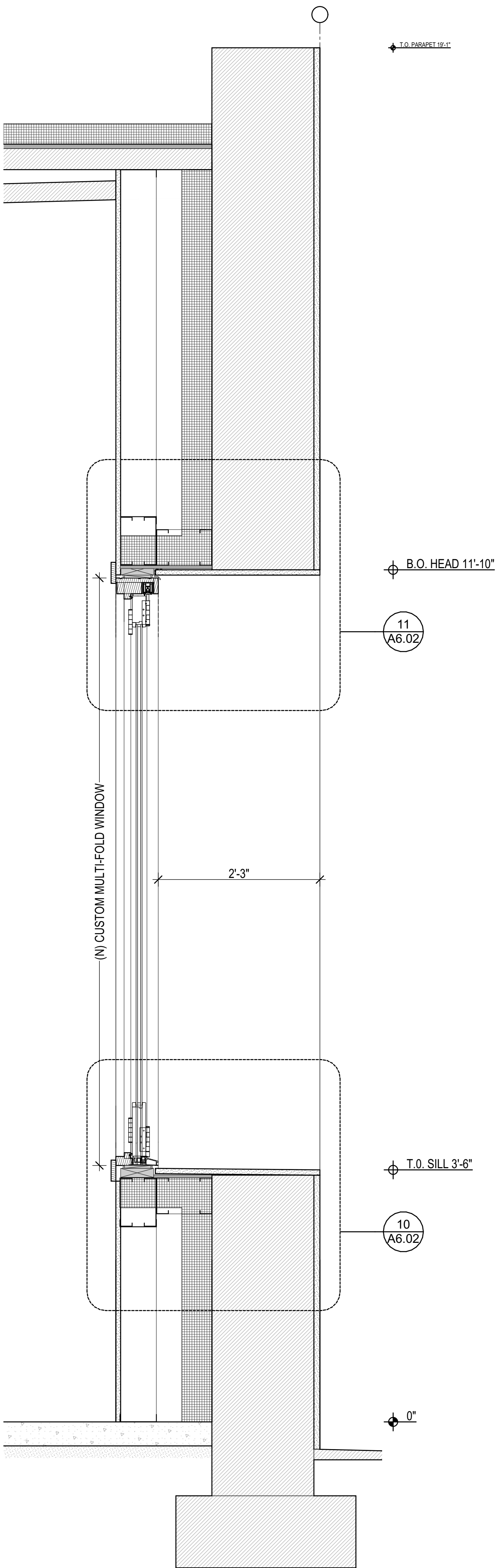
MULTI-FOLD AND INWARD AWNING SCALE: 1 1/2" = 1'-0" 12



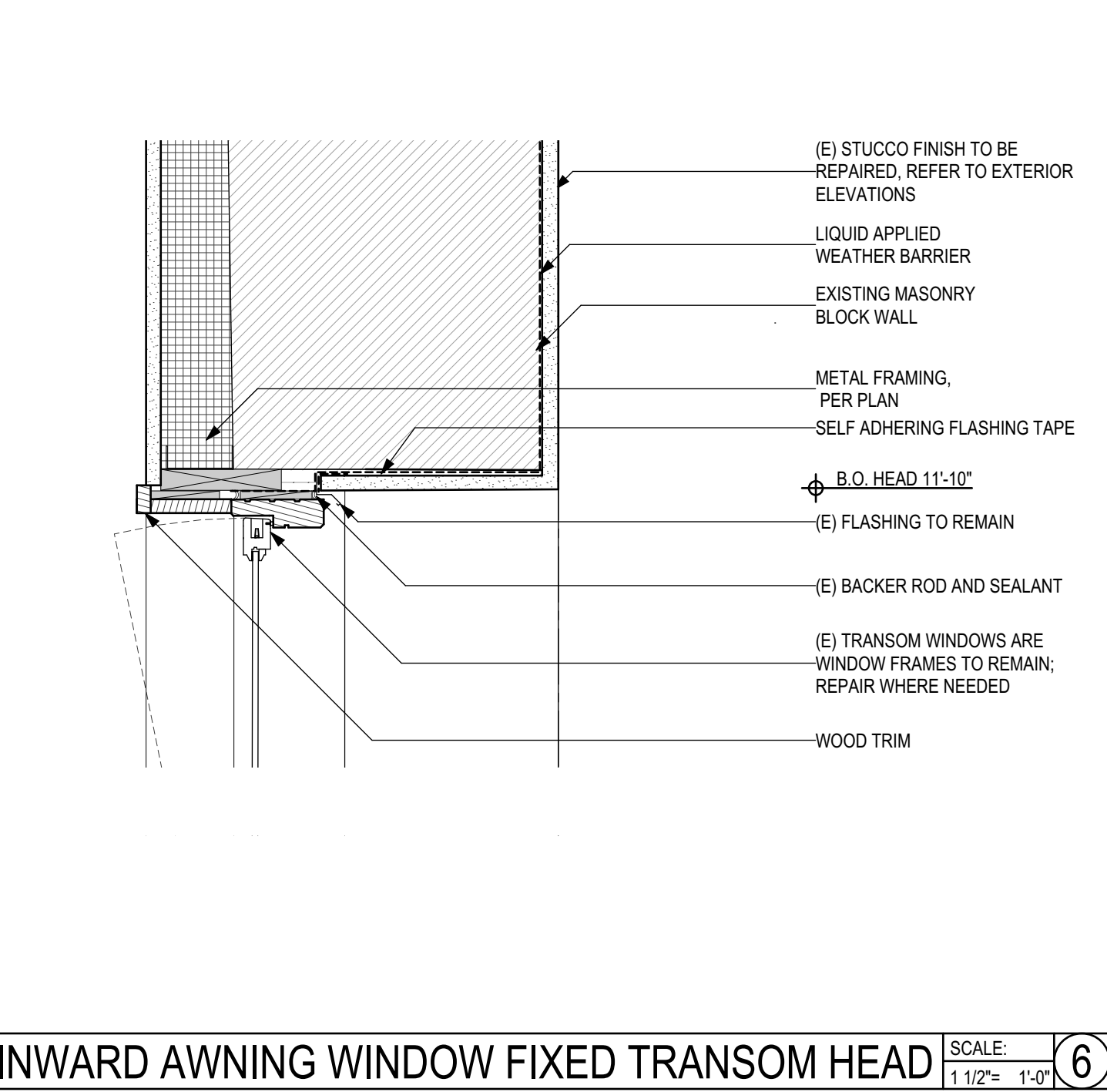
MULTI-FOLD HEAD DETAIL SCALE: 1 1/2" = 1'-0" 11



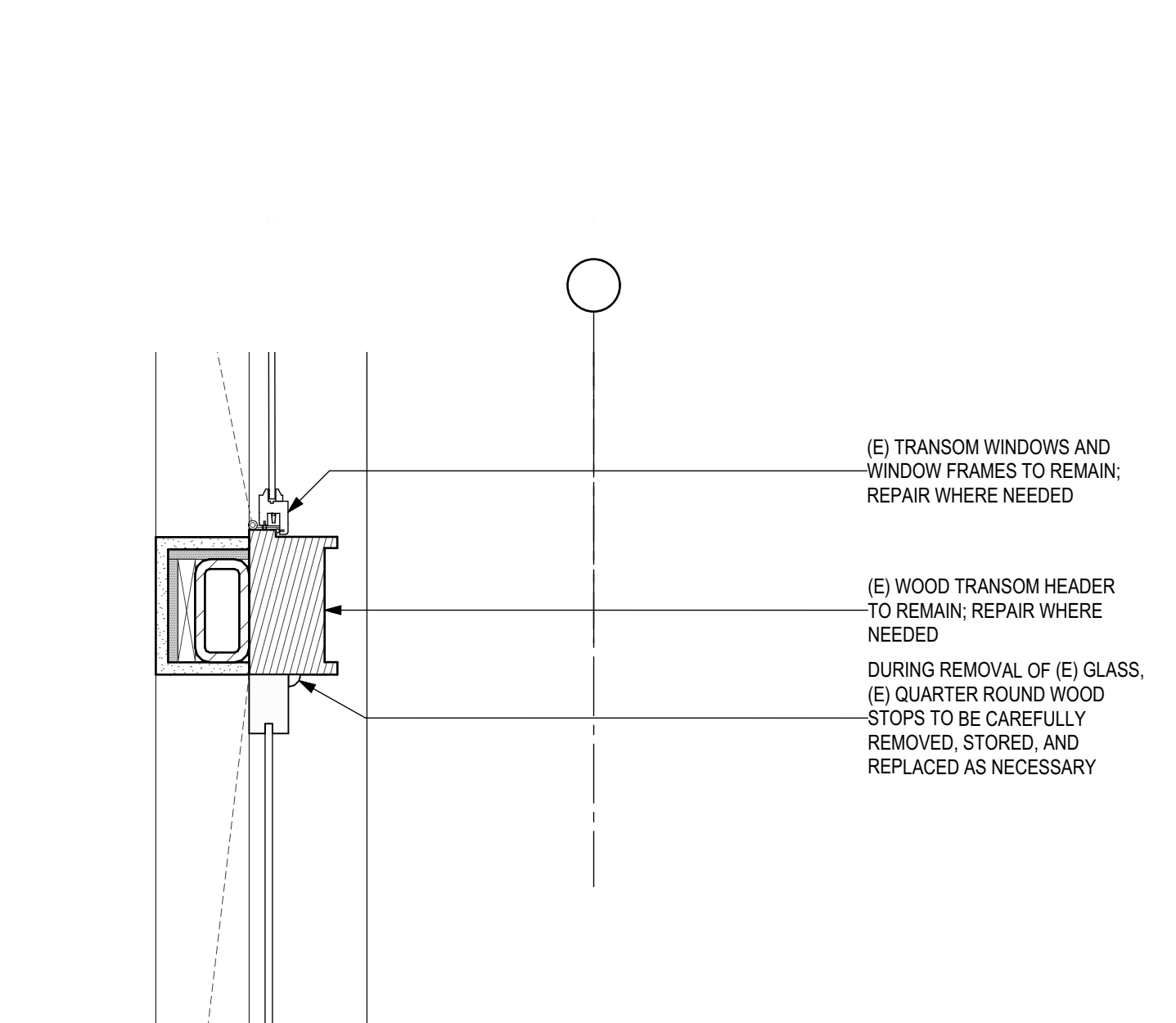
MULTI-FOLD SILL DETAIL SCALE: 1 1/2" = 1'-0" 10



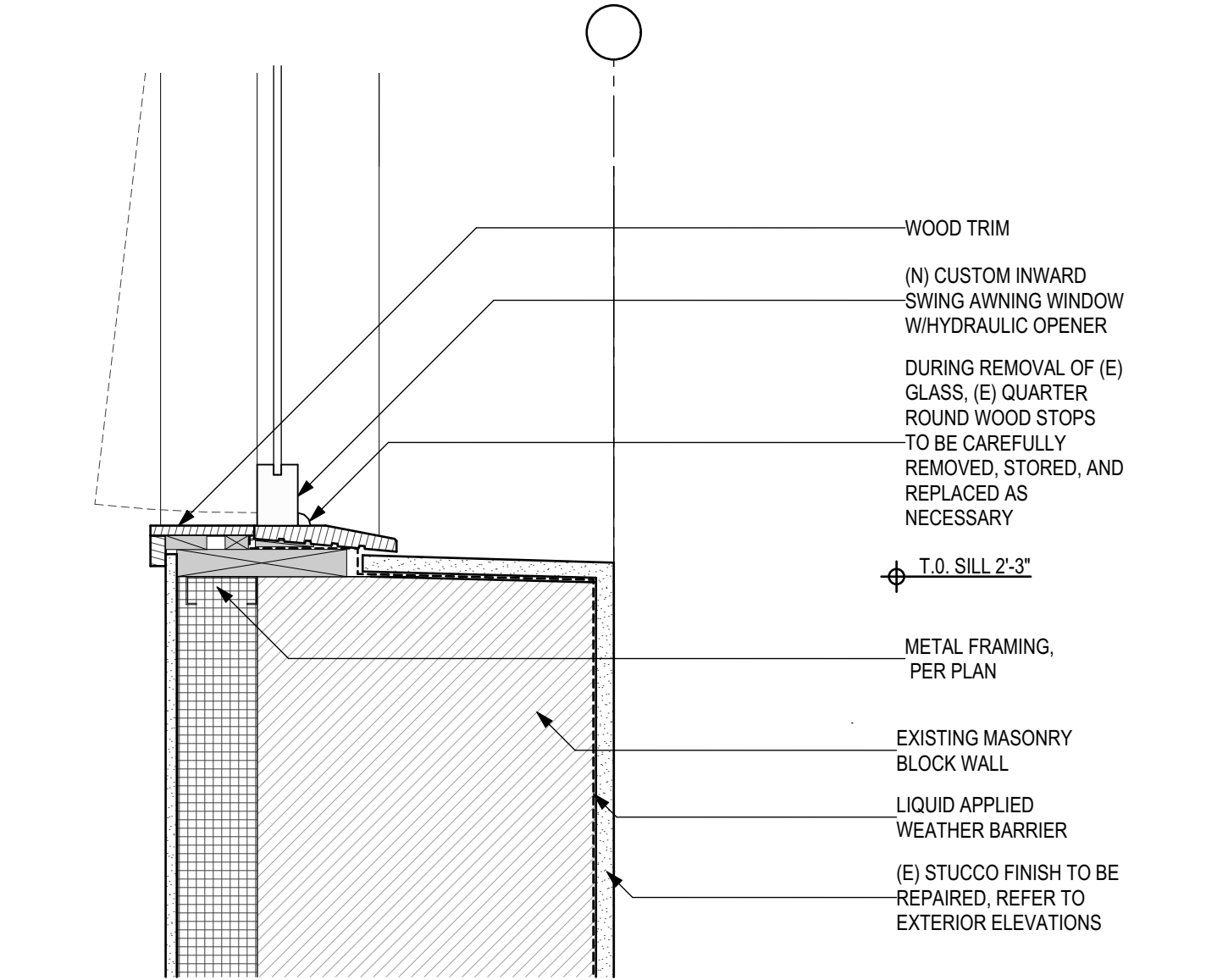
WALL SECTION AT MULTI-FOLD WINDOW SCALE: 1" = 1'-0" 7



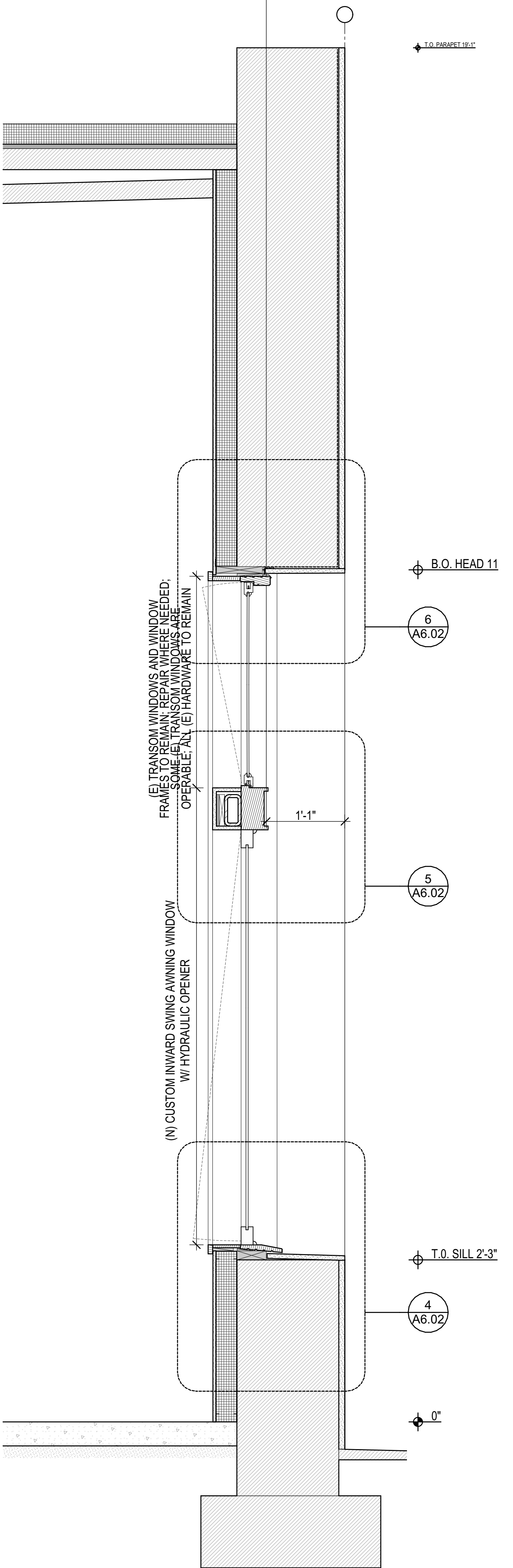
INWARD AWNING WINDOW FIXED TRANSOM HEAD SCALE: 1 1/2" = 1'-0" 6



INWARD AWNING HEAD TO FIXED TRANSOM SCALE: 1 1/2" = 1'-0" 5



INWARD AWNING SILL SCALE: 1 1/2" = 1'-0" 4



WALL SECTION AT INWARD AWNING SCALE: 1" = 1'-0" 1

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NEWPORT BEACH, CA 92660
949-610-6852

submittals / revisions

PRINT DATE: 8/20/2021

01.15.21	SMART SUBMITTAL
04.21.21	SMART SUBMITTAL #2
06.14.21	BUILDING SUBMITTAL
07.08.21	DRC SUBMITTAL
07.21.21	BID SET
08.11.21	DRC SUBMITTAL #2

project info

PROJECT: 20066.00

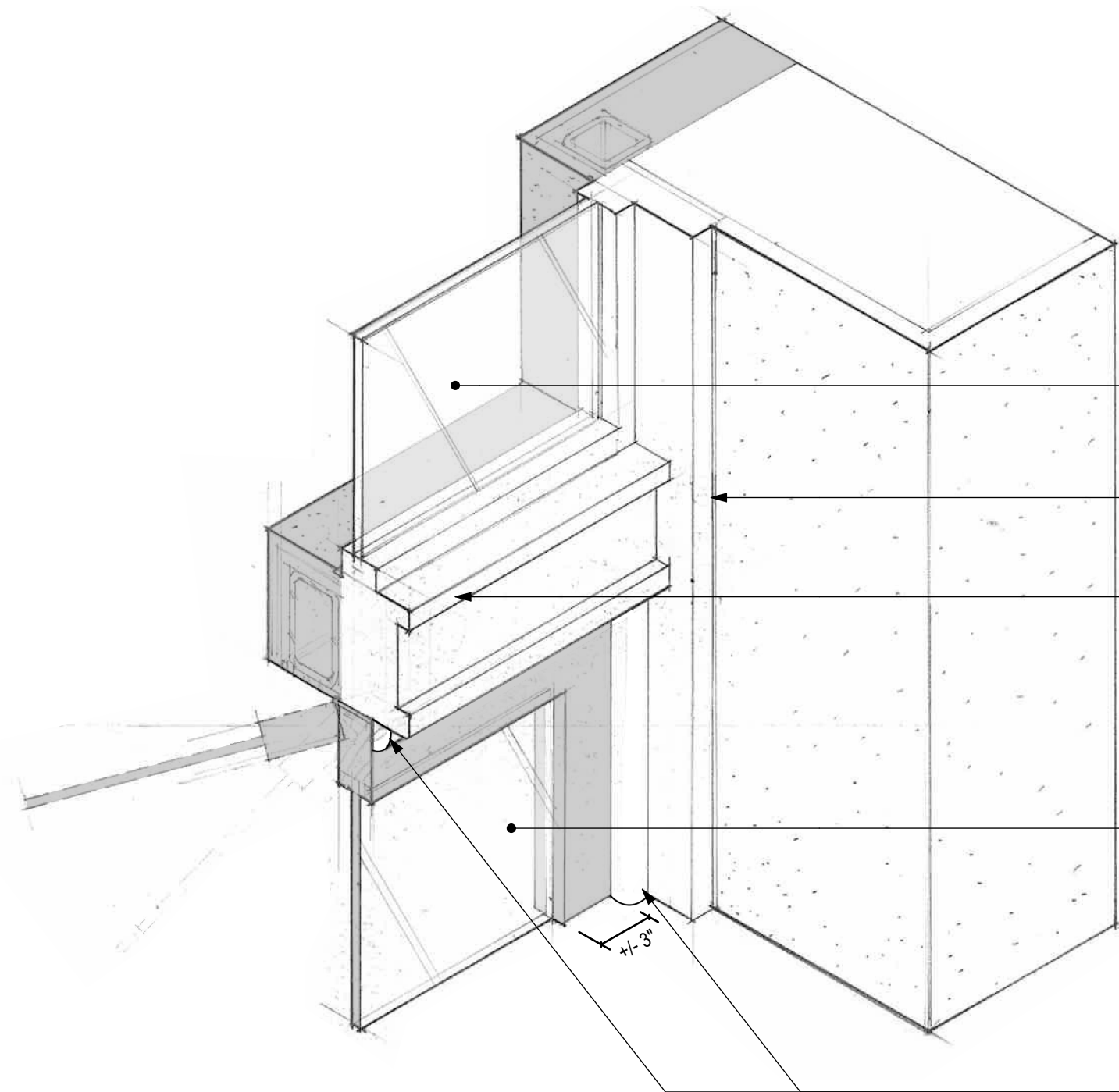
FINNEY'S ORANGE

PROJECT ADDRESS: 204 West Chapman Avenue
Orange CA

OWNER CONTACT: BRAD & FINEFROCK
(805) 220-3441

A6.02

DOOR/WINDOW DETAILS



EXISTING TRANSOM WINDOWS AND WINDOW FRAMES TO REMAIN; REPAIR WHERE NEEDED; PAINT PT-03
NOTE: SOME EXISTING TRANSOM WINDOWS ARE OPERABLE; ALL EXISTING HARDWARE TO REMAIN

EXISTING WOOD JAMB TO REMAIN;
REPAIR WHERE NEEDED;
PAINT BLACK PT-03

EXISTING WOOD TRANSOM HEADER TO REMAIN;
REPAIR WHERE NEEDED;
PAINT BLACK PT-03

EXISTING SINGLE-LIGHT FIXED WINDOW TO BE REMOVED AND REPLACED WITH NEW SINGLE-LIGHT OPERABLE WINDOW (IN-SWING AWNING) PER DETAIL 1 + 2 / A6.03

DURING REMOVAL OF (E) GLASS, (E) QUARTER ROUND WOOD STOPS TO BE CAREFULLY REMOVED, STORED, AND REPLACED AS NECESSARY

AWNING WINDOW HEAD/ JAMB AXONOMETRIC SCALE: 1 1/2" = 1'-0" 2



EXISTING WOOD TRANSOM
HEADER TO REMAIN;
REPAIR WHERE NEEDED;
PAINT BLACK PT-03

DURING REMOVAL OF (E) GLASS,
(E) QUARTER ROUND WOOD
STOPS TO BE CAREFULLY
REMOVED, STORED, AND
REPLACED AS NECESSARY



EXISTING WOOD HEAD TO
REMAIN;
REPAIR WHERE NEEDED;
PAINT BLACK PT-03

EXISTING TRANSOM WINDOWS
AND WINDOW FRAMES TO
REMAIN; REPAIR WHERE
NEEDED; PAINT BLACK PT-03
NOTE: SOME EXISTING
TRANSOM WINDOWS ARE
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HARDWARE TO REMAIN

EXISTING WOOD TRANSOM
HEADER TO REMAIN;
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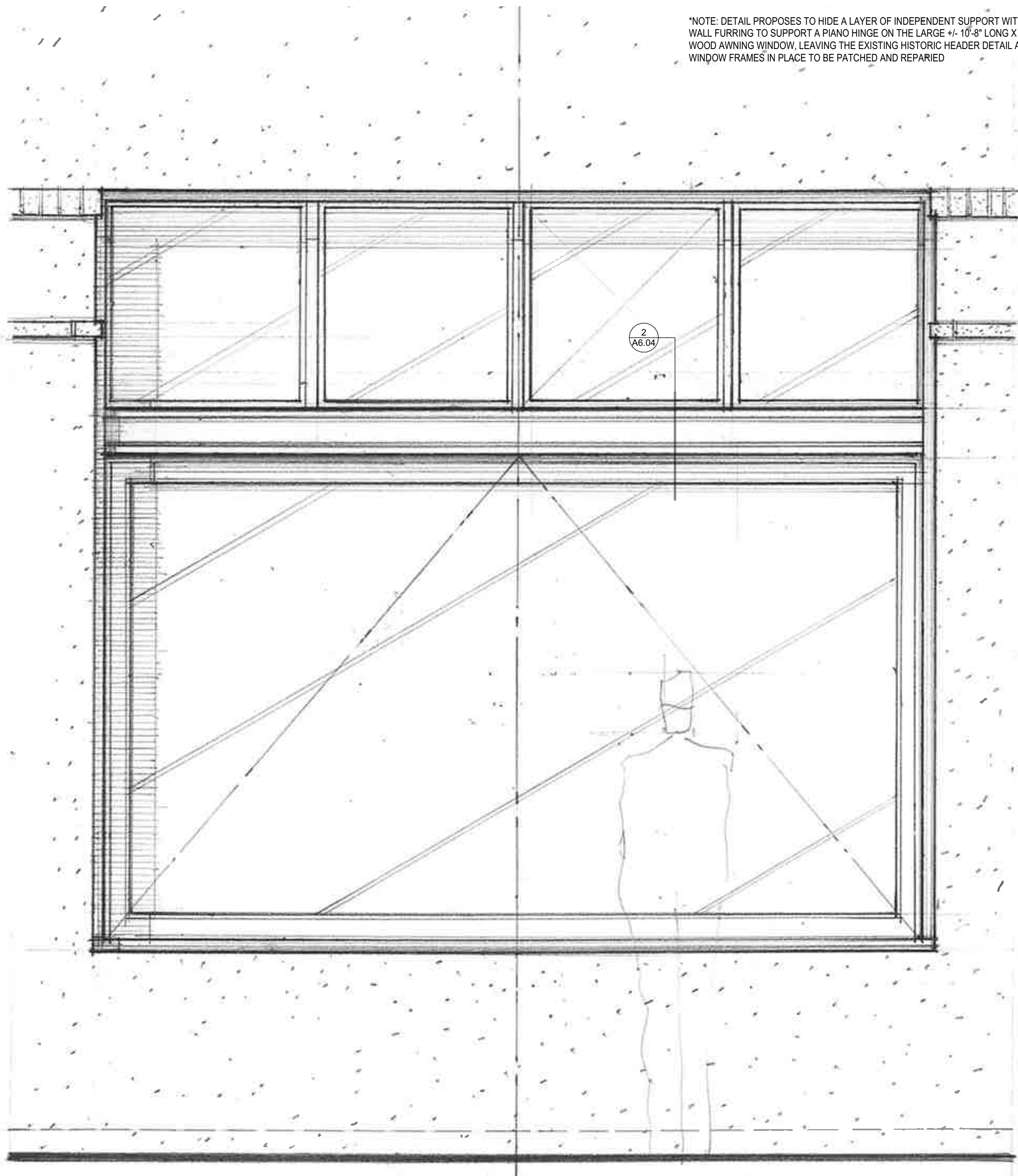
EXISTING SINGLE-LIGHT FIXED
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OPERABLE WINDOW (IN-SWING
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EXISTING WOOD JAMB TO REMAIN;
REPAIR WHERE NEEDED;
PAINT BLACK PT-03

EXISTING WOOD SILL TO REMAIN;
REPAIR WHERE NEEDED;
PAINT BLACK PT-03

EXISTING WINDOW REFERENCE 3

*NOTE: DETAIL PROPOSES TO HIDE A LAYER OF INDEPENDENT SUPPORT WITHIN THE INSIDE WALL FURRING TO SUPPORT A PIANO HINGE ON THE LARGE +/- 10'-8" LONG X +/- 6'-2" TALL WOOD AWNING WINDOW, LEAVING THE EXISTING HISTORIC HEADER DETAIL AND FOUR UPPER WINDOW FRAMES IN PLACE TO BE PATCHED AND REPAIRED



TYPICAL AWNING WINDOW ELEVATION SCALE: 1" = 1'-0" 1

AB

AB design studio, inc.

architecture | interior design | urban planning

420 E HALEY STREET
SANTA BARBARA, CA 93101

2234 BARRY AVE, STE 100
LOS ANGELES, CA 90064

project team

CIVIL ENGINEER & SURVEYOR:

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

LANDSCAPE ARCHITECT:

TERRAIN INTEGRATION
STEPHANIE SHERMOEN, ASLA
143 S. OLIVE STREET
ORANGE, CA 92666
714-724-8814

STRUCTURAL ENGINEER:

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

MEP ENGINEER:

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

FOOD SERVICE:

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

HISTORICAL CONSULTANT:

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

AS-BUILTS:

CONTOURED, INC.
CHRIS REED, VP
4590 MACARTHUR BLVD., STE. 500
NEWPORT BEACH, CA 92660
949-610-6852

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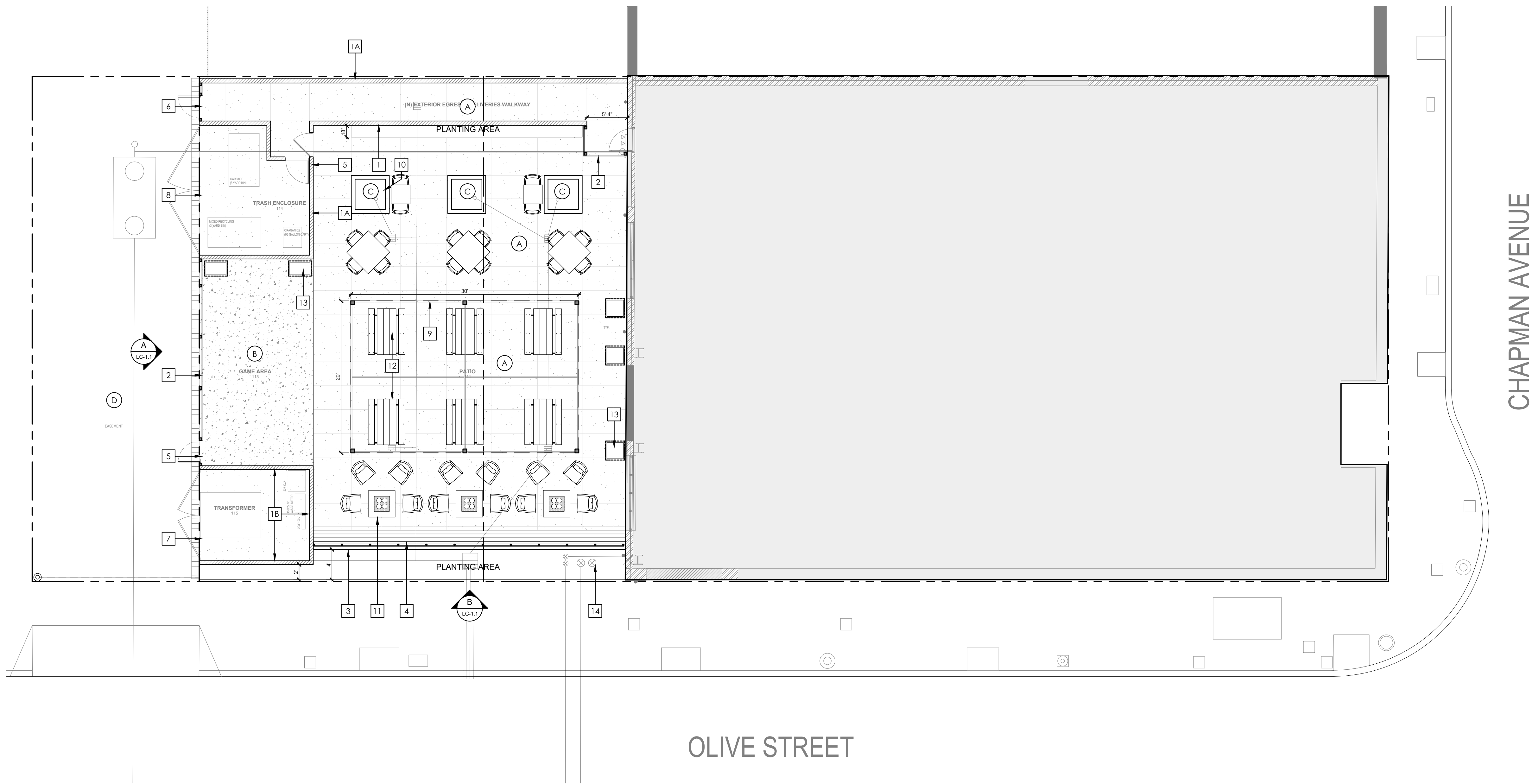
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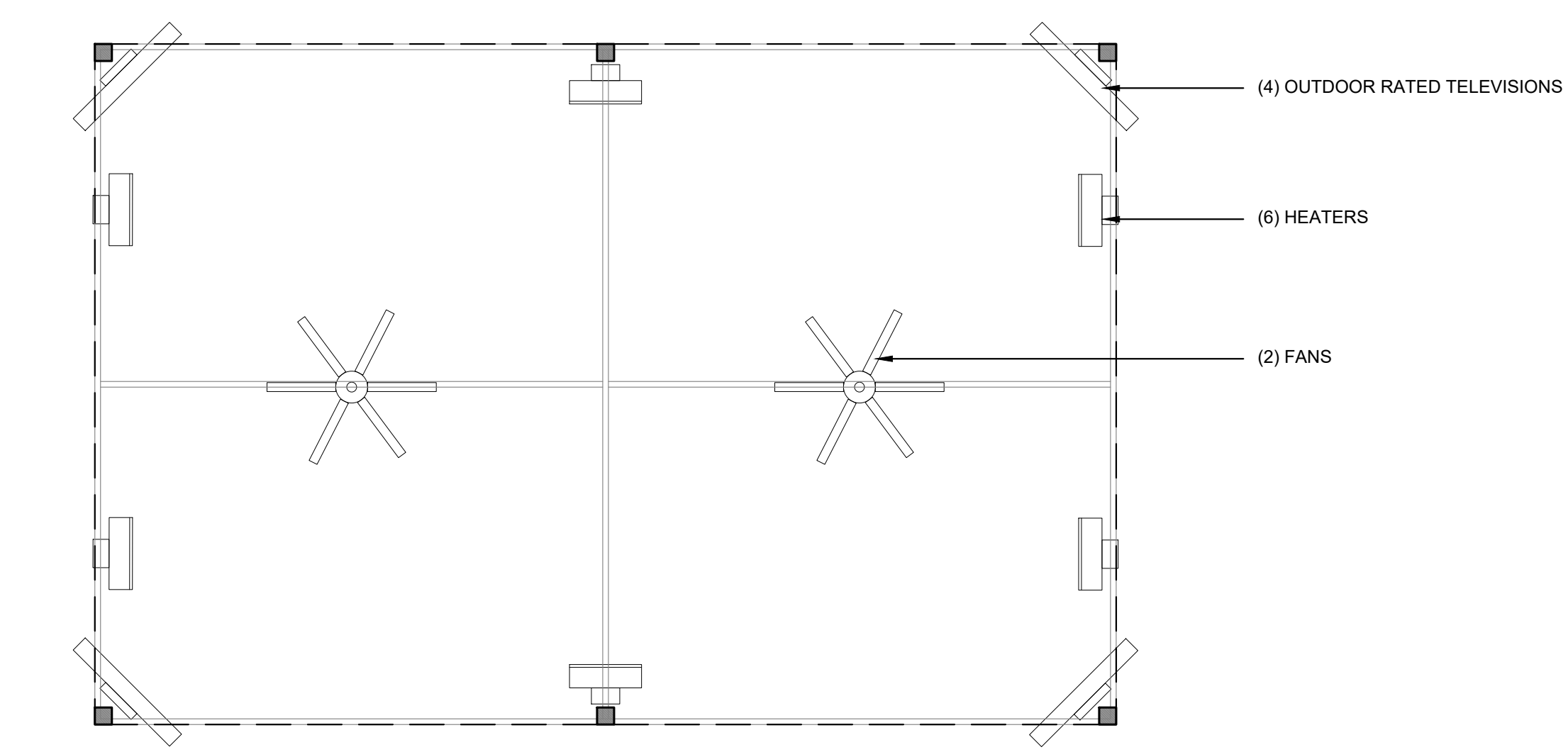
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DOOR/WINDOW DETAILS

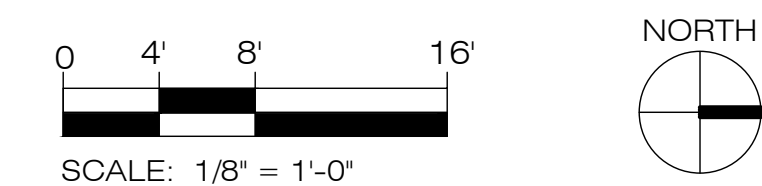
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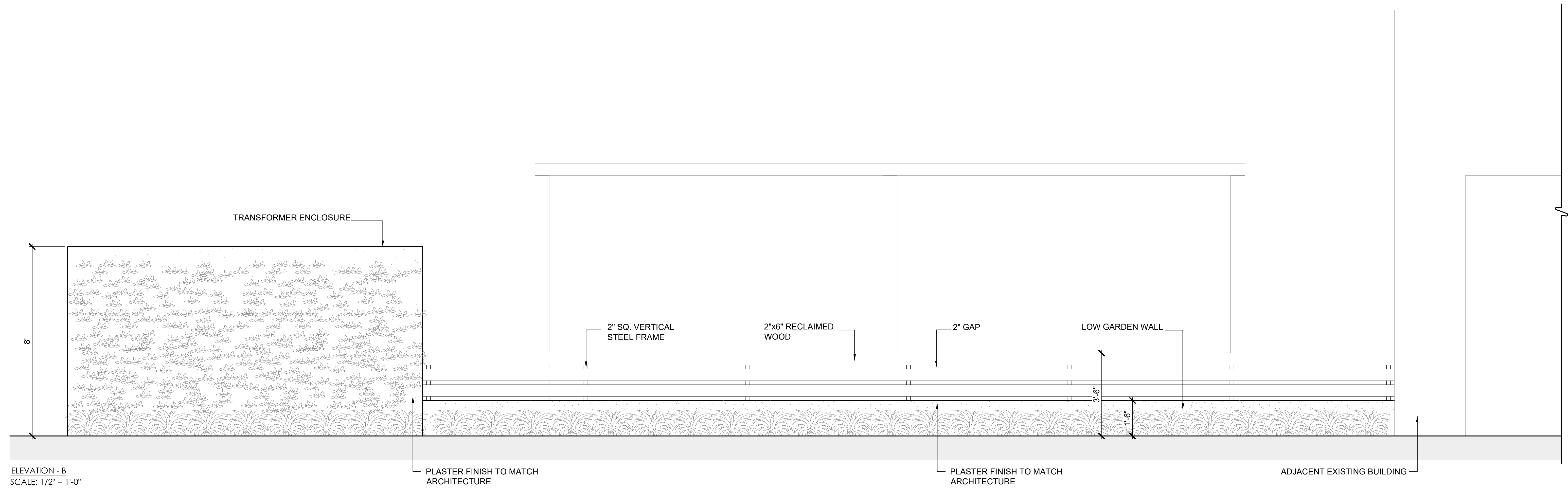
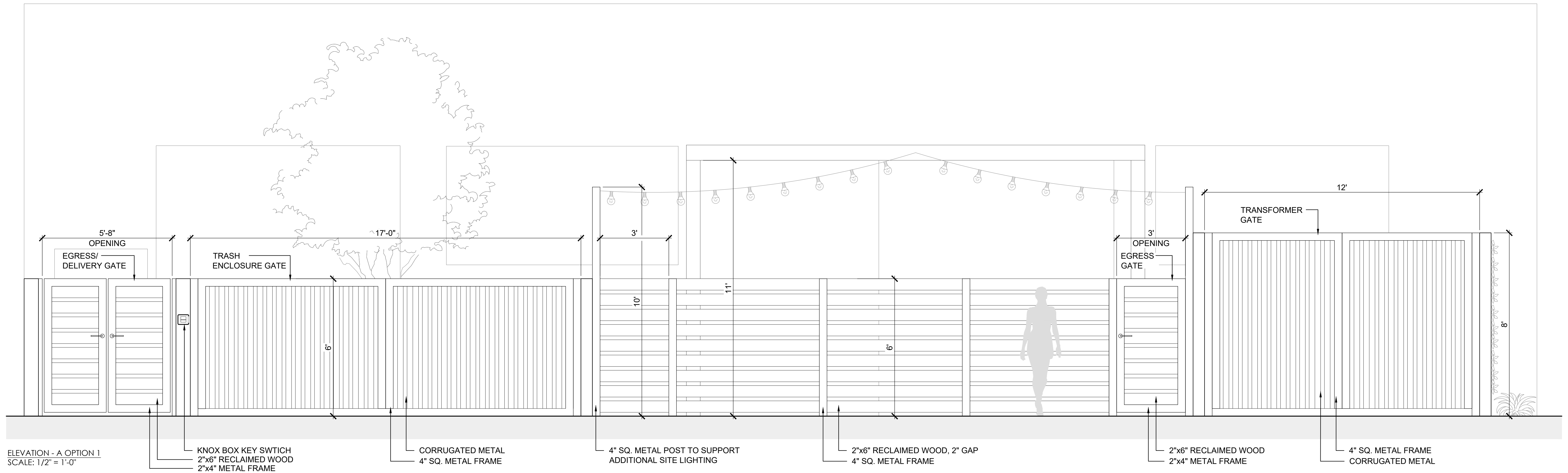


LEGEND			
1A	6' HEIGHT WALL COLOR: TO MATCH ARCHITECTURE FINISH: TO MATCH ARCHITECTURE CAP: ROLLED CAP	A	CONCRETE HARDSCAPE FINISH: TOPCAST 03
1B	8' HEIGHT WALL COLOR: TO MATCH ARCHITECTURE FINISH: TO MATCH ARCHITECTURE CAP: ROLLED CAP	B	STABILIZED DECOMPOSED GRANITE
2	6' HEIGHT FENCE TYPE: METAL AND RECLAIMED WOOD COLOR: BLACK TO MATCH ARCHITECTURE	C	DECORATIVE COBBLE/GRAVEL
3	42" HEIGHT FENCE TYPE: METAL AND RECLAIMED WOOD COLOR: BLACK TO MATCH ARCHITECTURE	D	ASPHALT - RESURFACED PER CIVIL ENGINEER
4	18" HEIGHT BUILT-IN BENCH TYPE: CONCRETE, RECLAIMED WOOD AND METAL		
5	36" WIDE EGRESS PATIO GATE TYPE: METAL AND RECLAIMED WOOD		
6	BACK OF HOUSE/EGRESS GATE TYPE: METAL AND RECLAIMED WOOD		
7	TRANSFORMER ACCESS GATE TYPE: CORRUGATED METAL COLOR: BLACK TO MATCH ARCHITECTURE		
8	TRASH STORAGE ACCESS GATE TYPE: CORRUGATED METAL COLOR: BLACK TO MATCH ARCHITECTURE		
9	FREESTANDING TRELLIS STRUCTURE TYPE: METAL COLOR: BLACK TO MATCH ARCHITECTURE		
10	36" SQ. GARDEN WALL TYPE: MASONRY AND RECLAIMED WOOD		
11	FIREPIT TYPE: PREFAB CONCRETE FUEL: NATURAL GAS		
12	PATIO FURNITURE TYPE: METAL AND RECLAIMED WOOD		
13	PLANTER POTS		
14	ABOVE GROUND UTILITIES NOTE: SEE CIVIL ENGINEER PLANS		



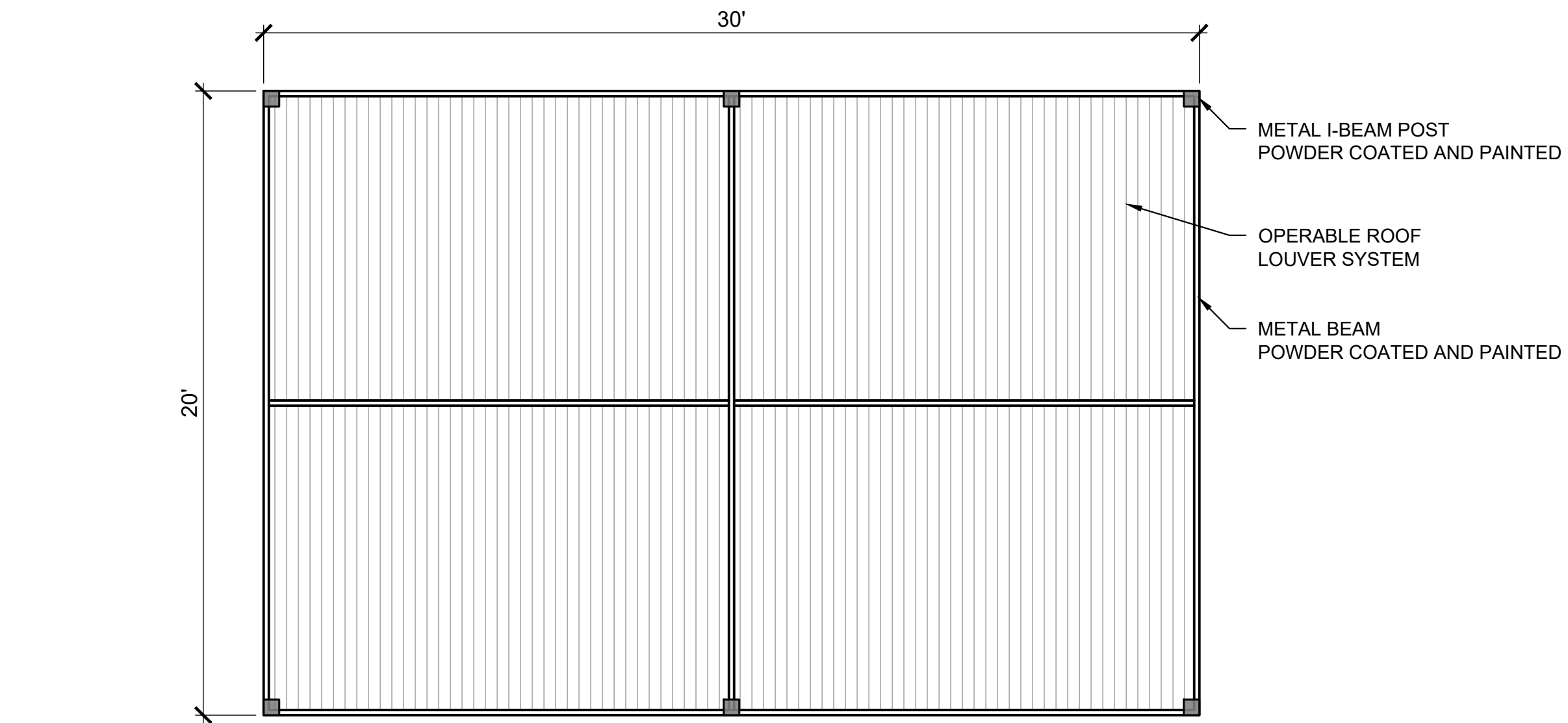
TRELLIS STRUCTURE ACCESSORIES - NTS



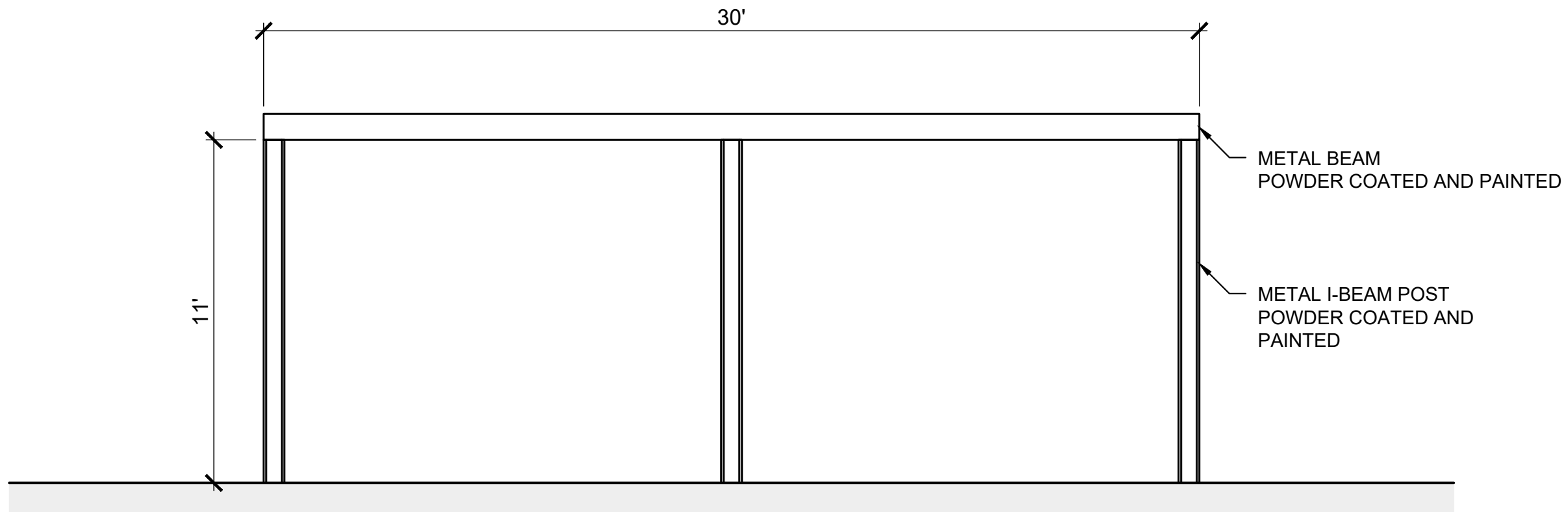




INSPIRATION IMAGES



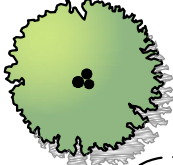

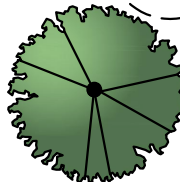




PLAN VIEW



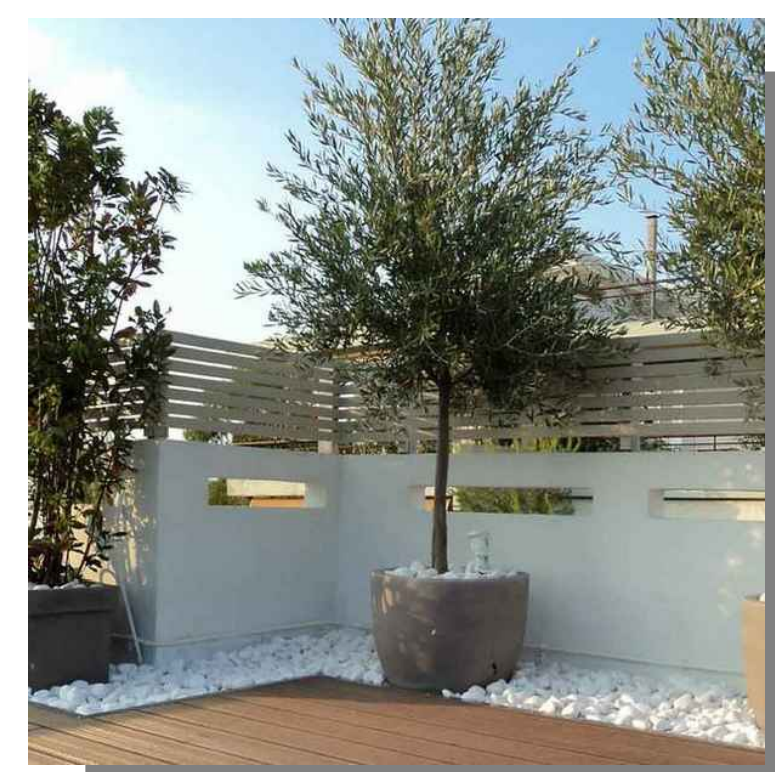
ELEVATION

A		TRELLIS SHADE STRUCTURE		SCALE: 1/4" = 1'-0"	
D		FENCES	SCALE: 3/4" = 1'-0"	C	
		PERIMETER WALLS		SCALE: 3/4" = 1'-0"	B
		BUILT-IN BENCH SEATING		SCALE: 1" = 1'-0"	

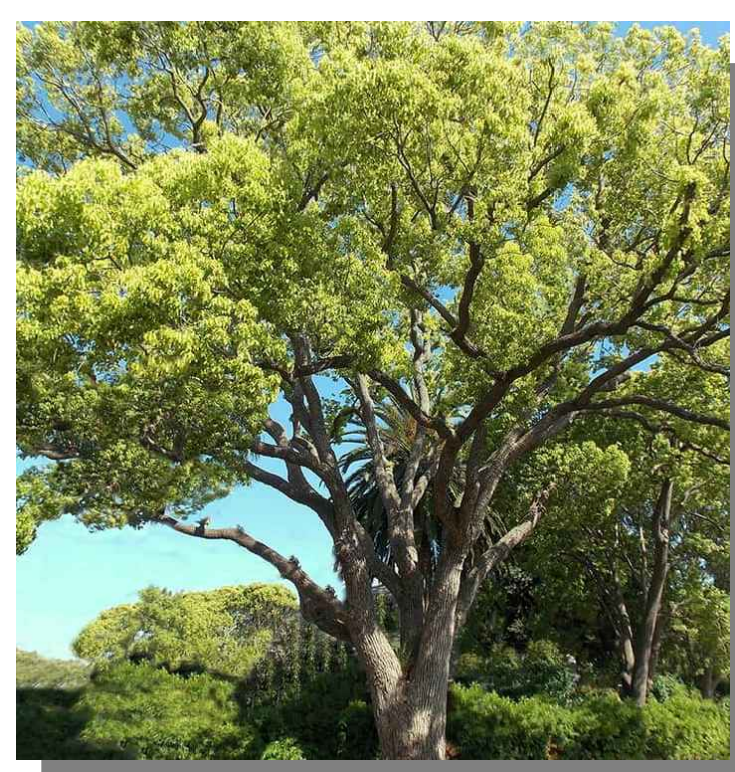


LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS
TREES					
	OLEA EUROPEA	OLIVE TREE	48" BOX	3	MED/LOW
	EXISTING CINNAMOMUM CAMPHORA	CAMPHOR TREE			
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	36" BOX	1	MED/LOW
SHRUBS/VINES					
	FICUS PUMILA	CREeping FIG	5 GAL	4	MED/LOW
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GAL	39	MED/LOW
	THUNBERGIA GREGORII	ORANGE CLOCK VINE	5 GAL	6	MED/LOW
	NOTE: UNDER PLANT WITH LOMANDRA				
POTTED					
	KALANCHOE BEHARENSIS	VELVET ELEPHANT EARS	15 GAL	3	LOW
	ALOE PlicATILIS	FAN ALOE	15 GAL	2	
	NOTE: UNDER PLANT WITH TRAILING SENECIO 'FISHHOOKS' AND SANTOLINA				

PLANTING PALLETTE



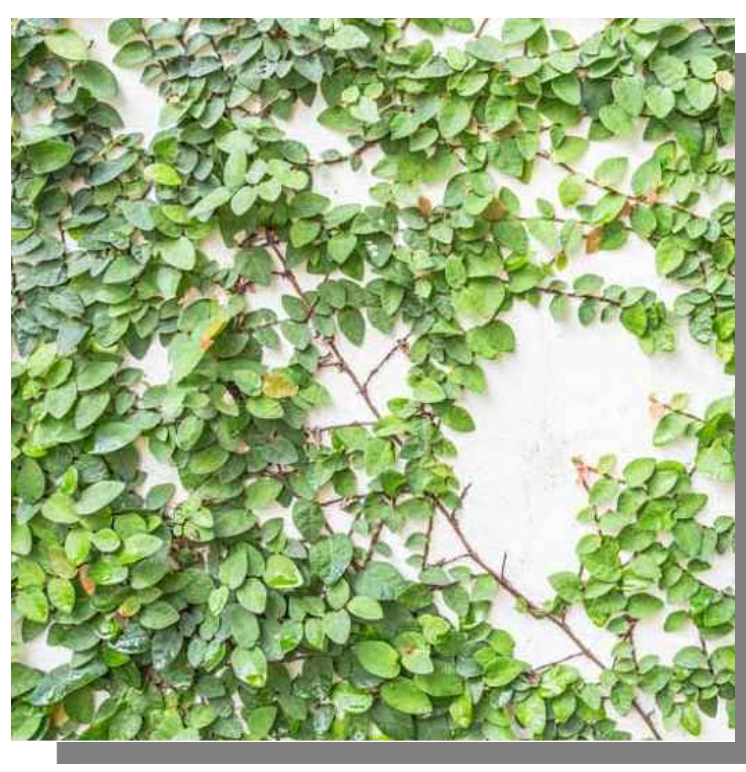
OLEA EUROPAEA



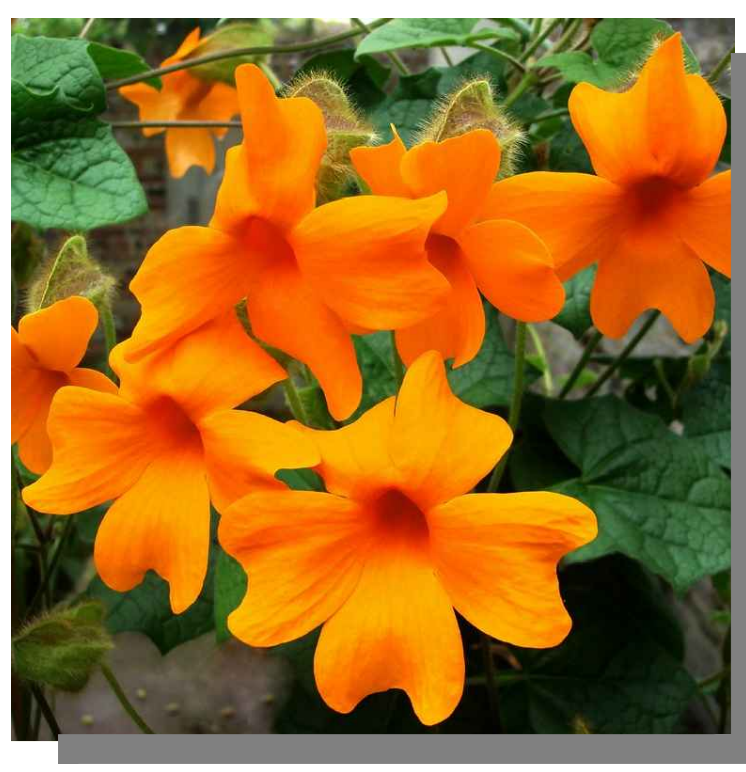
CAMPHOR TREE



LOMANDRA BREEZE



FICUS PUMILA



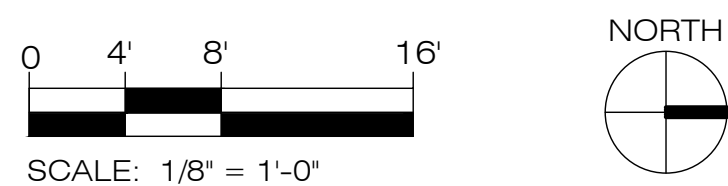
THUNBERGIA GREGORII

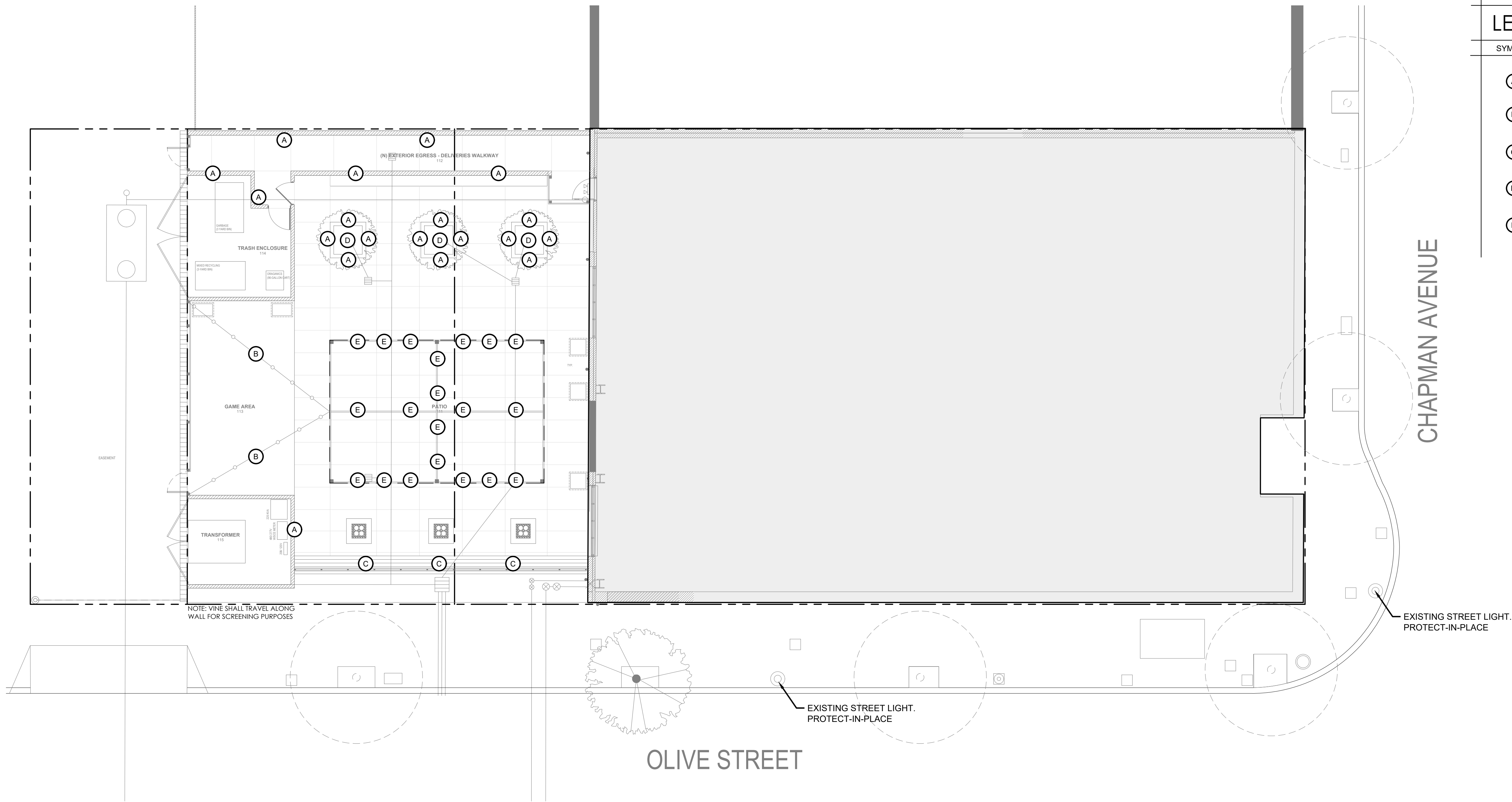


KALANCHOE BEHARENSIS (POTTED)

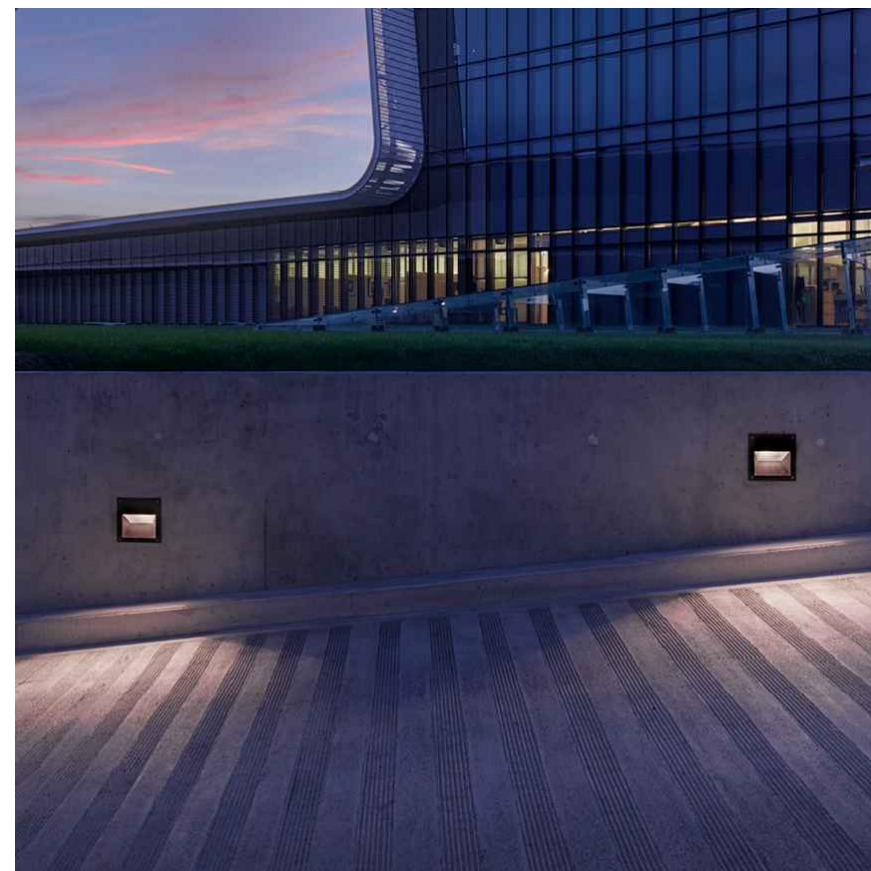


ALOE PlicATILIS (POTTED)





LEGEND	
SYMBOL	DESCRIPTION
(A)	WALL LIGHTS
(B)	FESTIVAL STRING LIGHTS
(C)	TAPELIGHT AT BUILT-IN BENCH
(D)	SMALL STRINGS LIGHTS IN TREE CANOPY
(E)	RECESSED LIGHTING AT OVERHEAD



WALL LIGHTS



FESTIVAL STRING LIGHTS



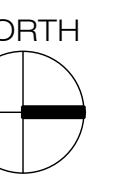
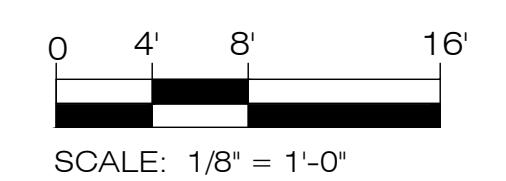
TAPELIGHT AT BUILT-IN BENCH



SMALL STRING LIGHTS IN TREE CANOPY



RECESSED LIGHTING AT OVERHEAD



GENERAL NOTES

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

MICAH JEAN	CITY OF ORANGE STREET TREES	714-532-6470
JIMMY ROCHA	CITY OF ORANGE TRAFFIC DIVISION	714-532-6426
PHYLLIS THEN	CITY OF ORANGE TRANSPORTATION PERMIT	714-744-5536
SON TRAN	CITY OF ORANGE WATER DIVISION	714-286-2497
	AT&T (TELEPHONE SERVICES)	800-332-1321
	AT&T (LIASON)	714-666-5467
	KINDER MORGAN	714-560-4940
	MCI - WORLD.COM	800-289-3427
	AT&T	714-618-9141
	SOUTHERN CALIFORNIA EDISON	714-973-5722
	SOUTHERN CALIFORNIA GAS DISTRIBUTION	714-634-5069
	SOUTHERN CALIFORNIA GAS TRANSMISSION	918-701-4546
	CHARTER COMMUNICATIONS	714-691-4871
	ORANGE COUNTY TRANSPORTATION AUTHORITY	714-560-6282
	VERIZON WIRELESS	800-378-3113
	CENTURY LINK	918-547-0007

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

GRADING NOTES

1. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO BEGINNING ANY GRADING OR CONSTRUCTION. CALL CITY INSPECTOR 714-744-5526 TO ARRANGE MEETING TIME
2. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ORANGE MANUAL OF GRADING AND STANDARD PLANS AND SPECIFICATIONS (AVAILABLE ON CITY WEBSITE OR AT THE ENGINEERING OFFICE).
3. CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ANY ERROR AND/OR OMISSION DISCOVERED DURING THE CONSTRUCTION. ANY SUBSTANTIAL CHANGES TO THE APPROVED GRADING PLAN OCCASIONED BY FIELD CONDITIONS, SITE PLAN CHANGES, ETC. SHALL BE ACCOMPLISHED PRIOR TO FINAL GRADING, AND SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO IMPLEMENTING CHANGES IN THE FIELD.
4. RETAINING WALLS WILL BE REQUIRED WHERE CUTTING OR FILLING ALONG PROPERTY LINES MAY CAUSE DAMAGE, BUT ALWAYS WHERE THE CUT OR FILL EXCEEDS ONE (1) VERTICAL FOOT.
5. FREE STANDING AND RETAILING WALLS SHOWN ON THIS PLAN ARE FOR LOCATION AND ELEVATION CONTOURS ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE STRUCTURAL APPROVAL OF ANY WALLS OR RETAINING DEVICES SHOWN HEREON. A SEPARATE PLAN CHECK AND PERMIT MUST BE OBTAINED FROM THE CITY BUILDING DIVISION BEFORE THE CONSTRUCTION OF ANY WALLS.
6. ALL ON-SITE SLOPES SHALL NOT EXCEED A GRADE OF TWO (2) HORIZONTAL TO ONE (1) VERTICAL (2:1), UNLESS STEEPER SLOPES ARE AUTHORIZED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER.
7. A GRADING PERMIT MUST BE OBTAINED FROM THE CITY ENGINEERING DIVISION BY THE OWNER, DEVELOPER, OR GENERAL CONTRACTOR PRIOR TO CONDUCTING ANY GRADING, CLEARING, BRUSHING, OR GRUBBING ON NATURAL OR EXISTING GRADE THAT IS PREPARATORY TO GRADING.
8. ALL ROUGH AND FINAL GRADING SHALL BE CERTIFIED TO BE IN COMPLIANCE WITH THE APPROVED GRADING PLAN AND CITY STANDARDS. THESE CERTIFICATIONS SHALL BE IN WRITING TO THE CITY ENGINEER AND SHALL BE SIGNED AND STAMPED BY A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, SOILS OR GEOTECHNICAL ENGINEER, AND GRADING CONTRACTOR. THESE CERTIFICATIONS SHALL BE FILED WITH THE CITY PRIOR TO THE RELEASE OF OCCUPANCY.
9. LANDSCAPING AND IRRIGATION PLANS, AS REQUIRED, SHALL BE APPROVED BY THE CITY DEPARTMENT OF COMMUNITY DEVELOPMENT 714-744-7220.
10. PROVIDE STREET TREES AS REQUIRED BY THE CITY. NOTIFY DEPARTMENT OF PUBLIC WORKS, MAINTENANCE DIVISION, 714-532-6480 FOR STREET TREE LOCATION AND PLANTING STANDARDS.
11. ALL FILL ONE (1) FOOT OR GREATER SHALL BE TESTED AND CERTIFIED AS TO RELATIVE COMPACTION.
12. FILL SLOPES THREE (3) FEET OR GREATER IN HEIGHT SHALL BE COMPACTED TO THE FACE. THE SOILS ENGINEER SHALL INCLUDE SLOPE COMPACTION TESTS IN THE FINAL REPORT FOR ROUGH GRADING.
13. ALL UTILITY TRENCH BACKFILLS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER. THE SOILS ENGINEER SHALL PROVIDE WRITTEN APPROVAL OF UTILITY TRENCH BACKFILL PRIOR TO FINAL GRADING RELEASE.
14. ALL FILL SHALL BE COMPACTED IN ACCORDANCE WITH THE CURRENT VERSION OF THE CALIFORNIA BUILDING CODE ADOPTED BY THE CITY OR RESPONSIBLE ENGINEERING RECOMMENDATIONS.
15. IN THE EVENT THE LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, SOILS ENGINEER, OR ENGINEERING GEOLOGIST WHO IS RESPONSIBLE FOR THE PROFESSIONAL SUPERVISION OF THAT PORTION OF THE GRADING WHICH IS WITHIN HIS AREA OF TECHNICAL COMPETENCE IS RELIEVED OF OR OTHERWISE TERMINATES HIS DUTIES PRIOR TO COMPLETION OF THE WORK SHOWN ON THESE PLANS HE SHALL REPORT THIS FACT IN WRITING TO THE CITY ENGINEER WITHIN 48 HOURS OF HIS TERMINATION. PERSON ASSUMING HIS DUTIES SHALL PERFORM ALL INVESTIGATIONS HE DEEM NECESSARY TO APPROVE THE ENTIRE WORK INCLUDING CERTIFYING THAT PREVIOUS REPORTS ARE IN CONFORMANCE WITH CITY GRADING ORDINANCE AND THE GRADING PERMIT. ACCEPTANCE OF THE PROJECT BY THE NEW CONSULTANT SHALL BE MADE IN WRITING TO THE CITY, AND SHALL INCLUDE HIS CERTIFICATION OF ALL WORK PREVIOUSLY ACCOMPLISHED AND HIS RESPONSIBILITY FOR THE REMAINDER OF THE PROJECT.
16. REPAIR OR REPLACE ANY BROKEN OR DETERIORATED ADJACENT PUBLIC INFRASTRUCTURE INCLUDING DAMAGED PUBLIC SIDEWALK, DAMAGED CURB AND GUTTER, AND DAMAGED DRIVEWAY APRONS.
17. ALL UTILITY LINES FROM PUBLIC STREET AND EASEMENT, INCLUDING POWER LINES AND TELECOMMUNICATION LINES SHALL BE CONSTRUCTED UNDERGROUND.
18. A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR WORK PERFORMED IN PUBLIC RIGHT-OF-WAY.
19. A SEPARATE HAUL PERMIT IS REQUIRED FOR IMPORT/EXPORT OF EARTH MATERIAL. CONTACT TRAFFIC DIVISION AT 714-744-5536 FOR MORE DETAILS.

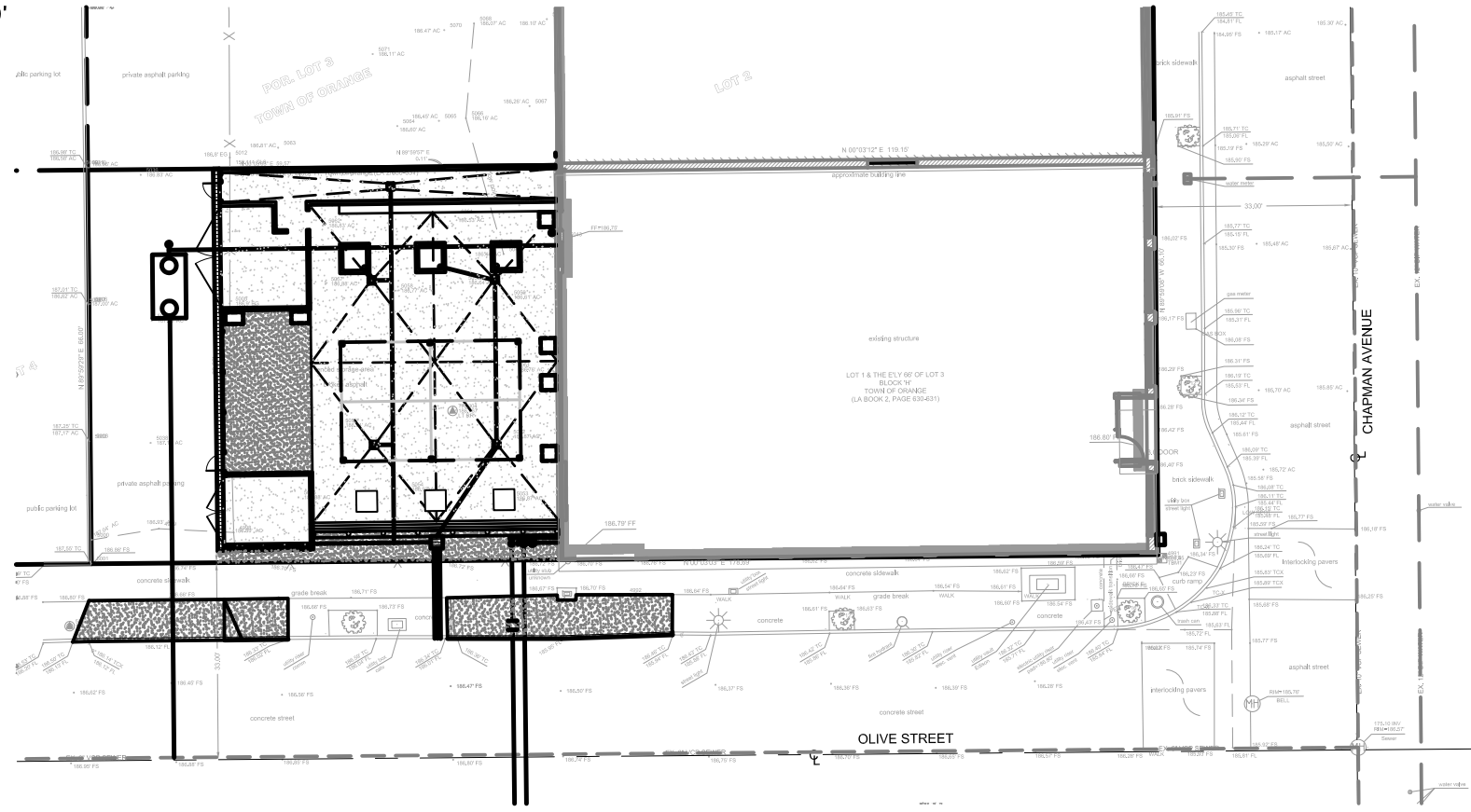
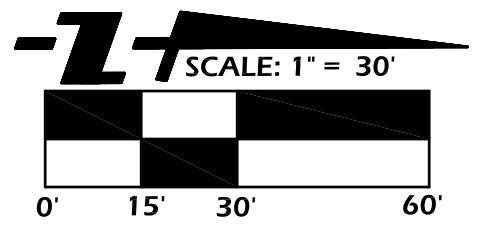
PRECISE GRADING PLANS
FINNEY'S CRAFTHOUSE & KITCHEN
204 WEST CHAPMAN AVENUE

LEGAL DESCRIPTION:

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

EROSION CONTROL, SEDIMENT CONTROL, AND WATER QUALITY NOTES

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



STORM DRAIN NOTES:

1. ALL STORM DRAIN CONSTRUCTION SHALL COMPLY WITH THE CITY OF ORANGE STANDARD PLANS AND SPECIFICATIONS.
2. NO CONCRETE SHALL BE PLACED UNTIL THE FORMS AND REINFORCING STEEL HAS BEEN PLACED, INSPECTED AND APPROVED.
3. ADJUST ALL MAINHOLES TO GRADE AFTER PLACING FINAL LIFT OF ASPHALT.
4. TRANSVERSE REINFORCEMENTS AND TRAVERSE JOINTS SHALL BE PLACED AT RIGHT ANGLES (OR RADIAL) TO CONDUIT CENTERLINE EXCEPT AS OTHERWISE SHOWN ON THE DRAWINGS.
5. ALL CONCRETE SHALL BE PORTLAND CEMENT CONCRETE WITH AN ULTIMATE 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
6. ALL EXPOSED EDGES SHALL BE FINISHED WITH A 3/4" CHAMFER.
7. ALL STEEL ADJACENT TO THE FACE OF CONCRETE SHALL HAVE A 2-1/2" CLEARANCE UNLESS OTHERWISE SPECIFIED.
8. REINFORCEMENT SHALL BE DEFORMED BARS OF INTERMEDIATE GRADE STEEL AS PER ASTM A 615.
9. ALL BAR BENDS AND HOOKS SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE "MANUAL OF STANDARD PRACTICE."
10. THE CONTRACTOR SHALL CHECK THE FLOW LINE ELEVATION OF EXISTING JUNCTURE AGAINST CONTROL PROVIDED PRIOR TO CONSTRUCTION. IF THE EXISTING FLOW LINE VARIES FROM THE PLAN ELEVATION BY MORE THAN +0.10' THE ENGINEER SHALL ADJUST THE GRADES BETWEEN THE JUNCTURE AND THE NEXT UNSTREAM MANHOLE, WITH THE APPROVAL OF THE CITY ENGINEER.

NOTE:

EARTHWORK QUANTITIES SHOWN HEREON ARE PROVIDED FOR PERMIT PURPOSES ONLY.

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO CONSTRUCTION. QUANTITIES DO NOT INCLUDE OVER EXCAVATION, SHRINKAGE, BULKING OR SUBSIDENCE FACTORS

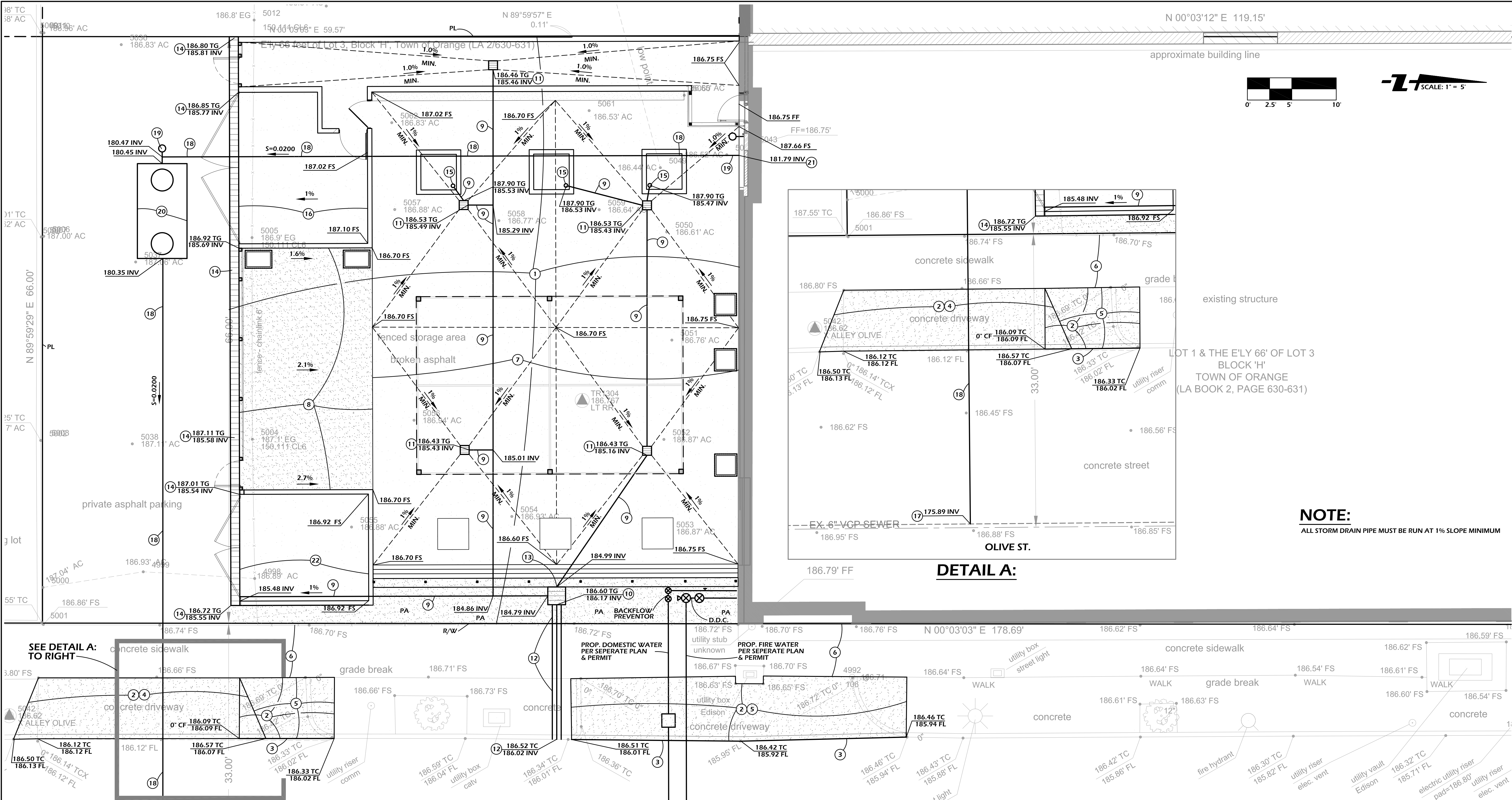
INDEX:

- SHEET 1: TITLE SHEET
SHEET 2: PRECISE GRADING PLAN
SHEET 3: EROSION CONTROL PLAN
SHEET 4: DETAIL SHEET

NOTE:

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

PROJECT VICINITY MAP	BENCH MARK	SOIL ENGINEER	ARCHITECT	SITE ACREAGE	NOTICE OF INTENT	RECORD DRAWING CERTIFICATE	PLANNING PERMIT NO. DRC 5022-21
	<p>COUNTY OF ORANGE VERTICAL CONTROL DESIGNATION: 3D-139-79 ELEVATION: 210.167' DATUM: NAVD88 (LEVELLED 2010) 3-3/4" OCS ALUMINUM DISK STAMPED "3D-139-79" SET IN THE TOP OF A CATCH BASIN LOCATED AT THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF CHAPMAN AVENUE AND CAMBRIDGE STREET.</p>	<p>NO GEOTECHNICAL ENGINEER</p>	<p>AB DESIGN STUDIO, INC. 420 E. HALEY STREET SANTA BARBARA, CA 93101 805-963-2100</p>	<p>TOTAL= 0.27 ACRES DISTURBED= 0.10 ACRES</p> <p>EARTHWORK QUANTITIES</p> <p>CUT= 100 CU. YDS. FILL= 25 CU. YDS. EXPORT= 75 CU. YDS. IMPORT= 0 CU. YDS.</p>	<p>THE LAND OWNERS MUST FILE A NOTICE OF INTENT (N.O.I.) WITH THE STATE WATER RESOURCES CONTROL BOARD WHEN THE GRADING CONSTRUCTION ACTIVITY RESULTS IN LAND DISTURBANCE OF ONE ACRE OR MORE. WDID# _____</p> <p>FEMA</p> <p>FLOOD ZONE FROM F.I.R.M. ZONE X</p> <p>BASE FLOOD ELEVATION: NONE LISTED ON MAP</p>	<p>I HEREBY CERTIFY THAT THE WORK SHOWN ON DRAWING No. _____ SHEET No. _____ THROUGH _____, MARKED AS "RECORD DRAWINGS", HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCED SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK.</p> <p>DATE _____ SIGNATURE _____ R.C.E. No. _____</p> <p>PREPARED BY: R. WILLIAM GILBERT, P.E.</p> <p> 08-17-21</p> <p>R.C.E. No. C-053251 DATE _____ SEAL _____</p> <p>REVIEWED BY: _____ RECOMMENDED: _____</p> <p>DATE _____ PLANNING DIVISION _____ DATE _____ PRINCIPAL CIVIL ENGINEER _____</p> <p>REVIEWED FOR COMPLIANCE TO CITY OF ORANGE GRADING ORDINANCE</p> <p>DATE _____ ASSISTANT PUBLIC WORKS DIRECTOR/CITY ENGINEER _____ DATE _____ PUBLIC WORKS DIRECTOR _____</p>	<p>DIAL TOLL FREE 811 or 1-800-422-4133 AT LEAST TWO DAYS BEFORE YOU DIG</p> <p>UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA</p> <p>CITY OF ORANGE OFFICE OF THE CITY ENGINEER</p> <p>TITLE SHEET</p> <p>SCALE: HORIZ.: NONE VERT.: NONE</p> <p>DRAWN BY: R.W.G. CHECKED BY: R.W.G.</p> <p>SHEET No. 1 OF 13 PROJECT NUMBER 603.000 SP1034-21</p>
<p>BEING THE CENTERLINE CHAPMAN AVENUE PER COUNTY OF ORANGE RECORD OF SURVEY MAP NO. 2010-1146 (RSB 250/50) BEING: NORTH 89° 59' 08" WEST</p>		<p>FINNEY'S CRAFTHOUSE & KITCHEN</p> <p>32107 LINDERO CANYON ROAD, UNIT 117 WESTLAKE VILLAGE, CA 91361</p> <p>AGENT: BRAD FINEFROCK</p> <p>24 HRS. PHONE No. (805) 220-3441</p>	<p>Plans prepared by:</p> <p> GILBERT ENGINEERING & ASSOCIATES, INC. CIVIL ENGINEERING, SURVEYING AND LAND DEVELOPMENT SERVICES</p> <p>2 MERRIWEATHER PLACE LADERA RANCH, CA 92694 PH. (949) 218-8075 www.gilbert-engineering.com</p>				



CONSTRUCTION NOTES:

- 1 SAWCUT AND REMOVE EXISTING A.C. PAVING
- 2 SAWCUT AND REMOVE EXISTING P.C.C. DRIVEWAY APPROACH
- 3 CONSTRUCT 6" CURB ONLY PER CITY OF ORANGE STANDARD PLAN NO. 128
- 4 CONSTRUCT COMMERCIAL DRIVEWAY APRON PER CITY OF ORANGE STANDARD PLAN NO. 115, CASE A, WING ONLY
- 5 CONSTRUCT SIDEWALK PER CITY OF ORANGE STANDARD PLAN NO. 118
- 6 PROTECT EXISTING SIDEWALK IN PLACE
- 7 CONSTRUCT 4" P.C.C. PAVING PER ARCHITECT DETAILS
- 8 CONSTRUCT DECOMPOSED GRANITE PAVING PER LANDSCAPE ARCHITECT PLANS
- 9 CONSTRUCT 4" PVC (SDR35) STORM DRAIN
- 10 CONSTRUCT BOTTOMLESS 24" x 24" BROOKS BASIN WITH TRAFFIC LOADED GRATE INLET PER DETAIL ON SHEET 4
- 11 CONSTRUCT 12" x 12" NDS BASIN WITH BRONZE GRATE INLET PER DETAIL ON SHEET 4

QTY:

- 3780 SF
338 SF
49 LF
74 SF
264 SF
1 EA
2632 SF
420 SF
253 LF
1 EA
5 EA

QTY:

- 12 CONSTRUCT PARKWAY CULVERT, TYPE C, PER CITY OF ORANGE STD. PLAN NO. 311
- 13 CONSTRUCT 18" WIDE BY 4" HIGH WALL SCUPPER FOR EMERGENCY DRAINAGE OVERFLOW
- 14 CONSTRUCT TRENCH DRAIN WITH TRAFFIC LOADED GRATE AND SLOPING BOTTOM
- 15 CONSTRUCT 4" DIAMETER PLANTER ATRIUM DRAIN
- 16 CONSTRUCT TRASH ENCLOSURE PER CITY OF ORANGE STANDARD PLAN NO. 409
- 17 CONSTRUCT SEWER LATERAL CONNECTION PER CITY OF ORANGE STD. PLAN NO. 207, TYPE A
- 18 CONSTRUCT 4" PVC (SDR35) SEWER LATERAL
- 19 CONSTRUCT SEWER CLEANOUT PER CITY OF ORANGE STD. PLAN NO. 208
- 20 CONSTRUCT GREASE INTERCEPTOR PER PLUMBING PLANS
- 21 CONNECT TO BUILDING PLUMBING SYSTEM
- 22 CONSTRUCT TRANSFORM PAD PER ARCHITECT DETAILS

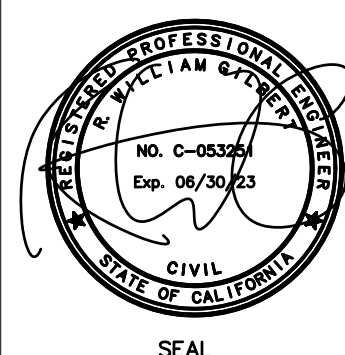
QTY:

- 1 EA
1 EA
66 LF
3 EA
1 EA
1 EA
139 LF
2 EA
1 EA
1 EA
1 EA

Plans prepared by:

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RECORD DRAWING		RECOMMENDED:	
ENGINEER (SIGNATURE)	DATE	DATE	PRINCIPAL CIVIL ENGINEER
REVISIONS			
NO.	DATE	DESCRIPTION	APPROVED
PREPARED BY:		08-17-21	
R. WILLIAM GILBERT, P.E.		DATE	
R.C.E. No. C-053251		DATE	



DIGALERT
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UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA

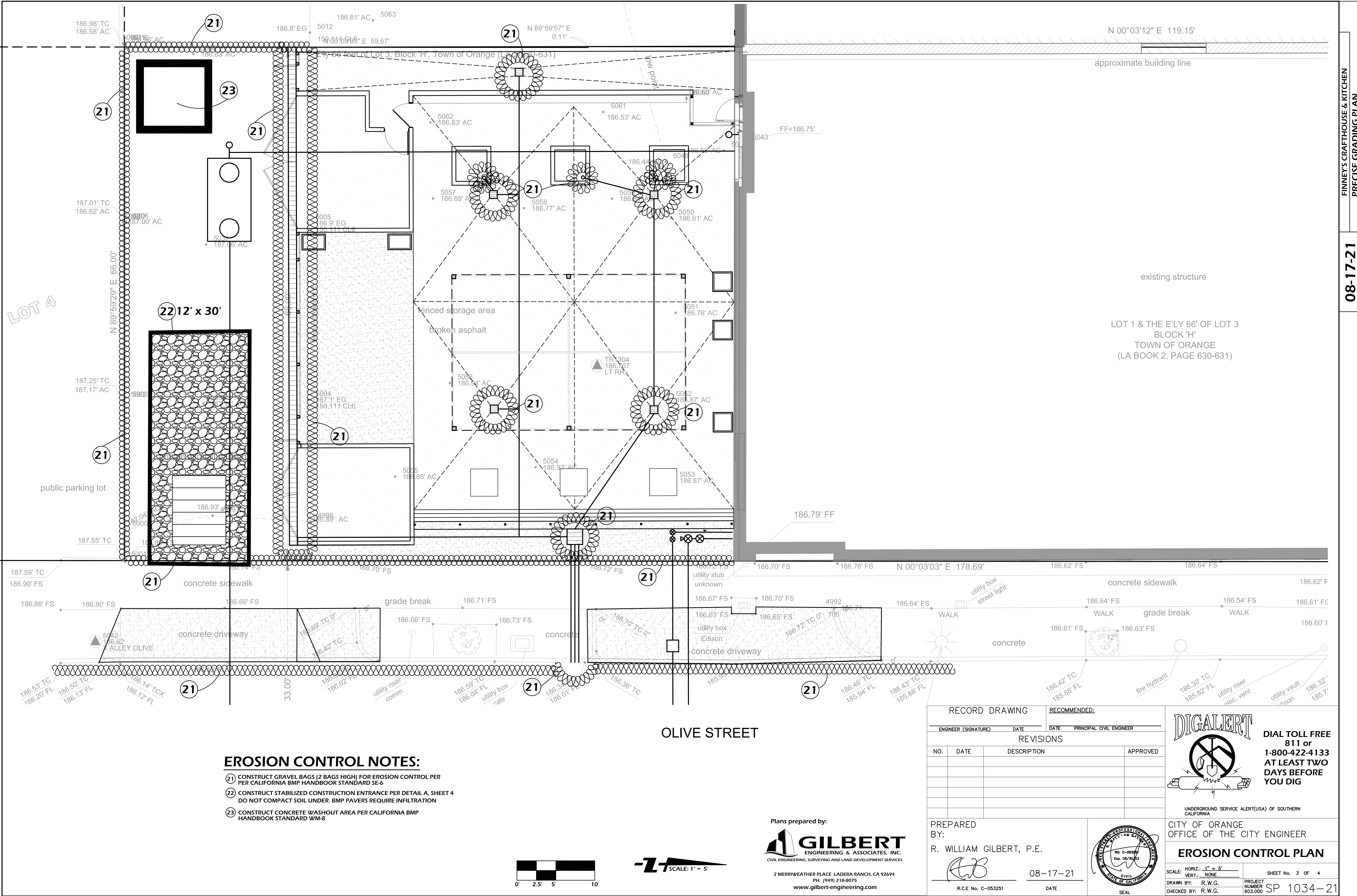
CITY OF ORANGE
OFFICE OF THE CITY ENGINEER

PRECISE GRADING PLAN

SCALE: HORIZ.: 1" = 5'
VERT.: NONE

DRAWN BY: R.W.G.
CHECKED BY: R.W.G.

PROJECT NUMBER 603.000
SHEET No. 2 OF 4
SP 1034-21



EROSION CONTROL NOTES:

- 21 CONSTRUCT GRAVEL BAGS (2 BAGS HIGH) FOR EROSION CONTROL PER PER CALIFORNIA BMP HANDBOOK STANDARD SE-6
- 22 CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER DETAIL A, SHEET 4 DO NOT COMPACT SOIL UNDER. BMP PAVERS REQUIRE INFILTRATION
- 23 CONSTRUCT CONCRETE WASHOUT AREA PER CALIFORNIA BMP HANDBOOK STANDARD W/M-8

Plans prepared by:

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PREPARED BY:		R. WILLIAM GILBERT, P.E.	
08-17-21		DATE	
R.C.E. No. C-053251		DATE	



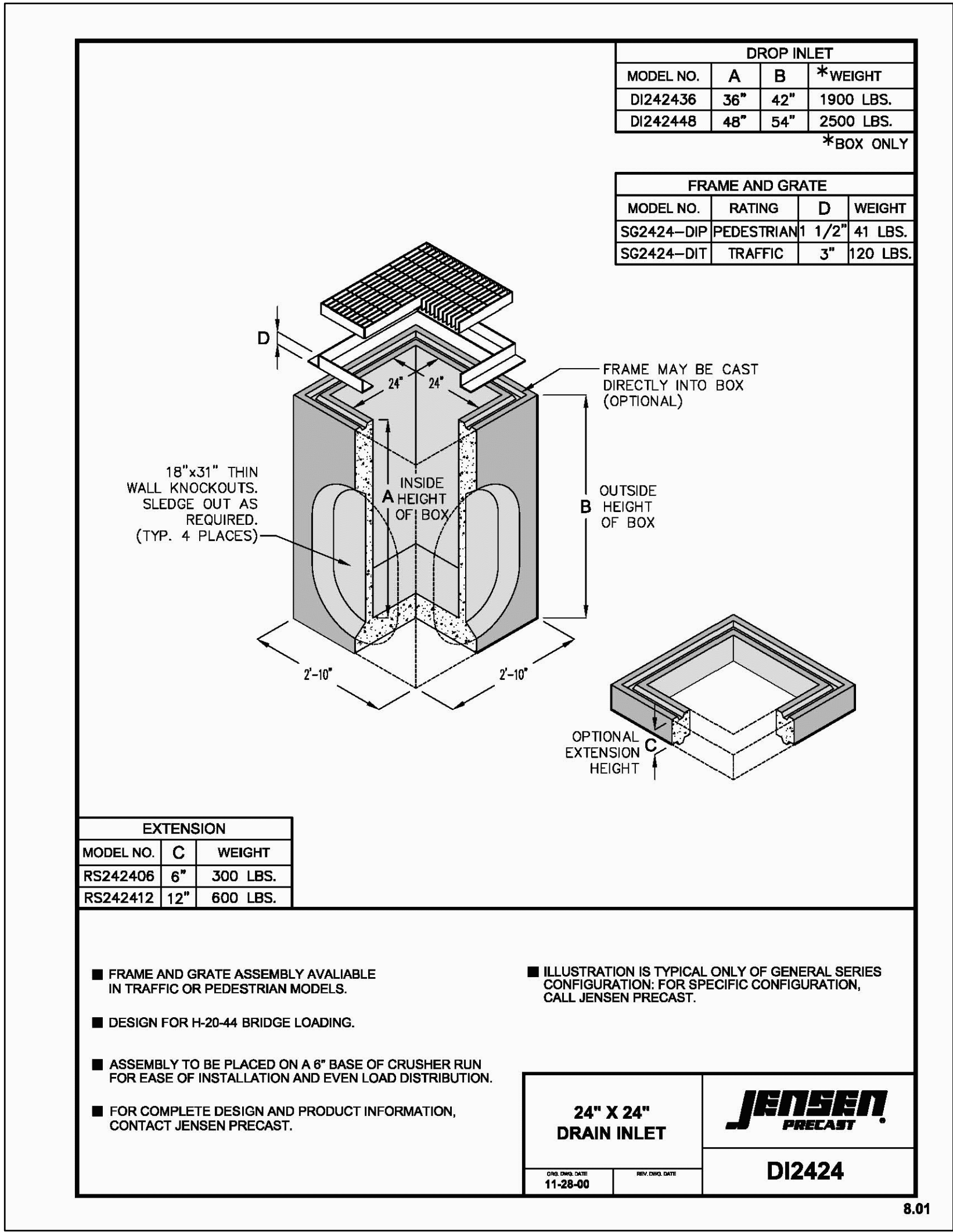
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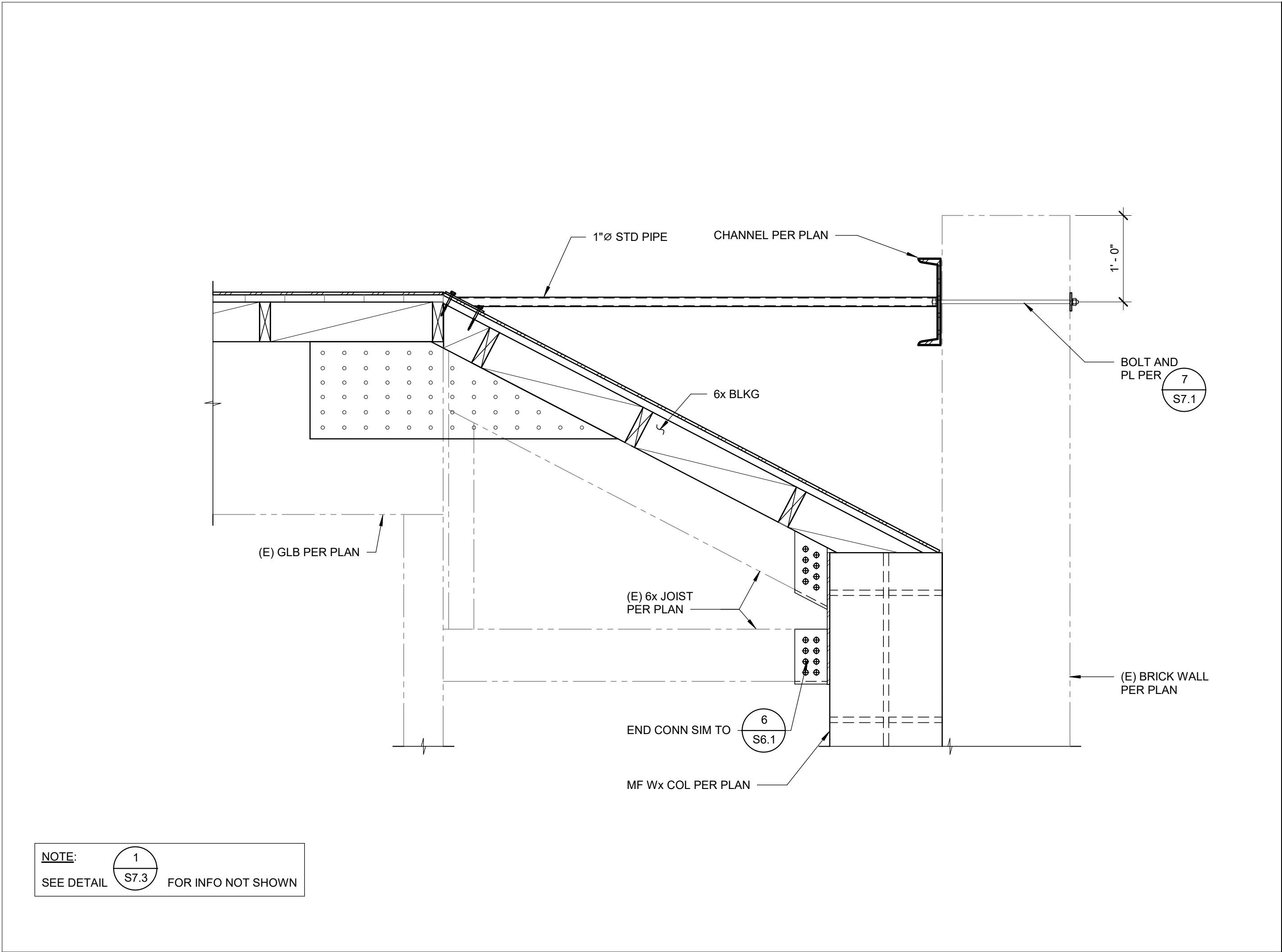
CITY OF ORANGE
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EROSION CONTROL PLAN

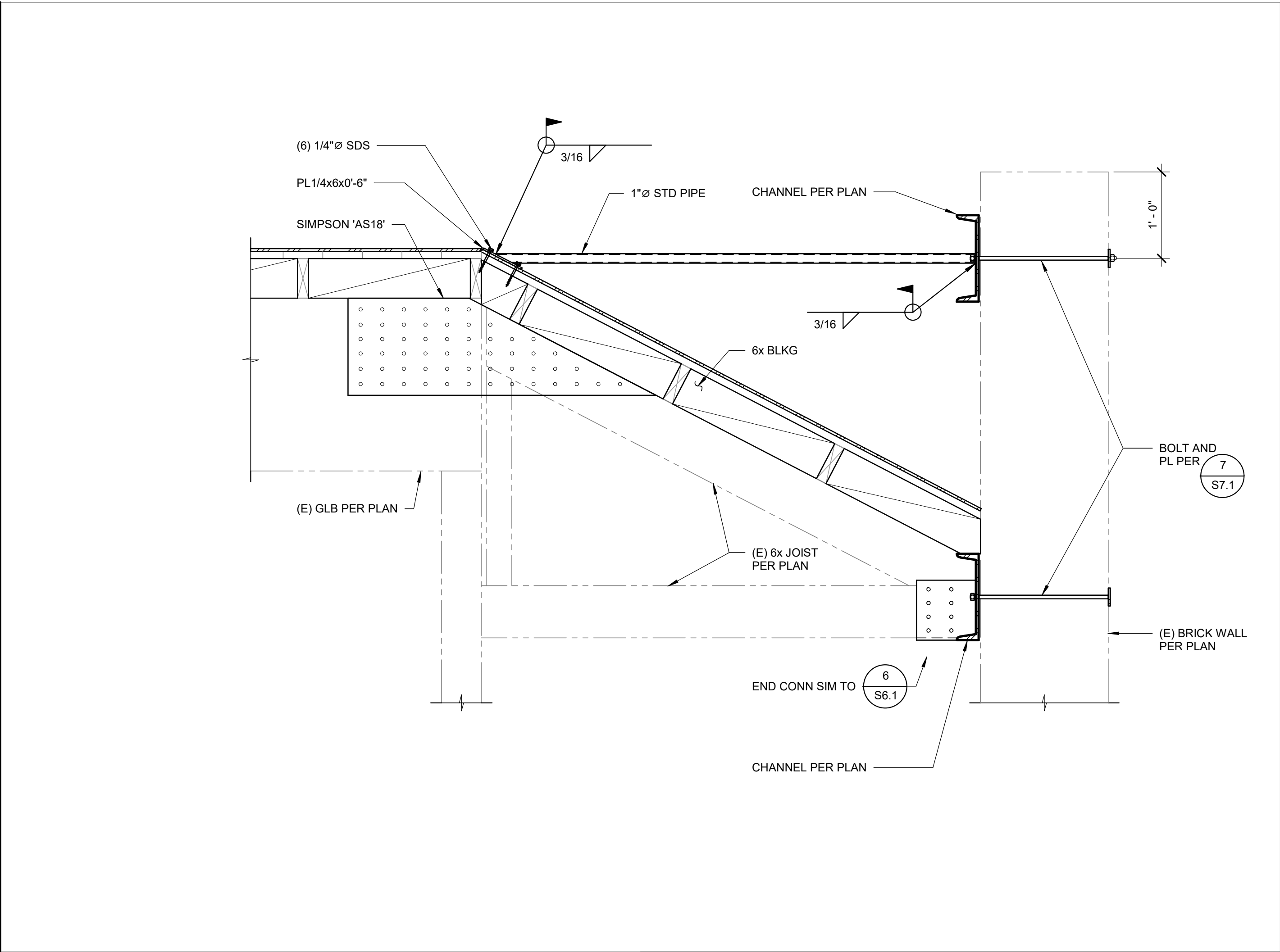
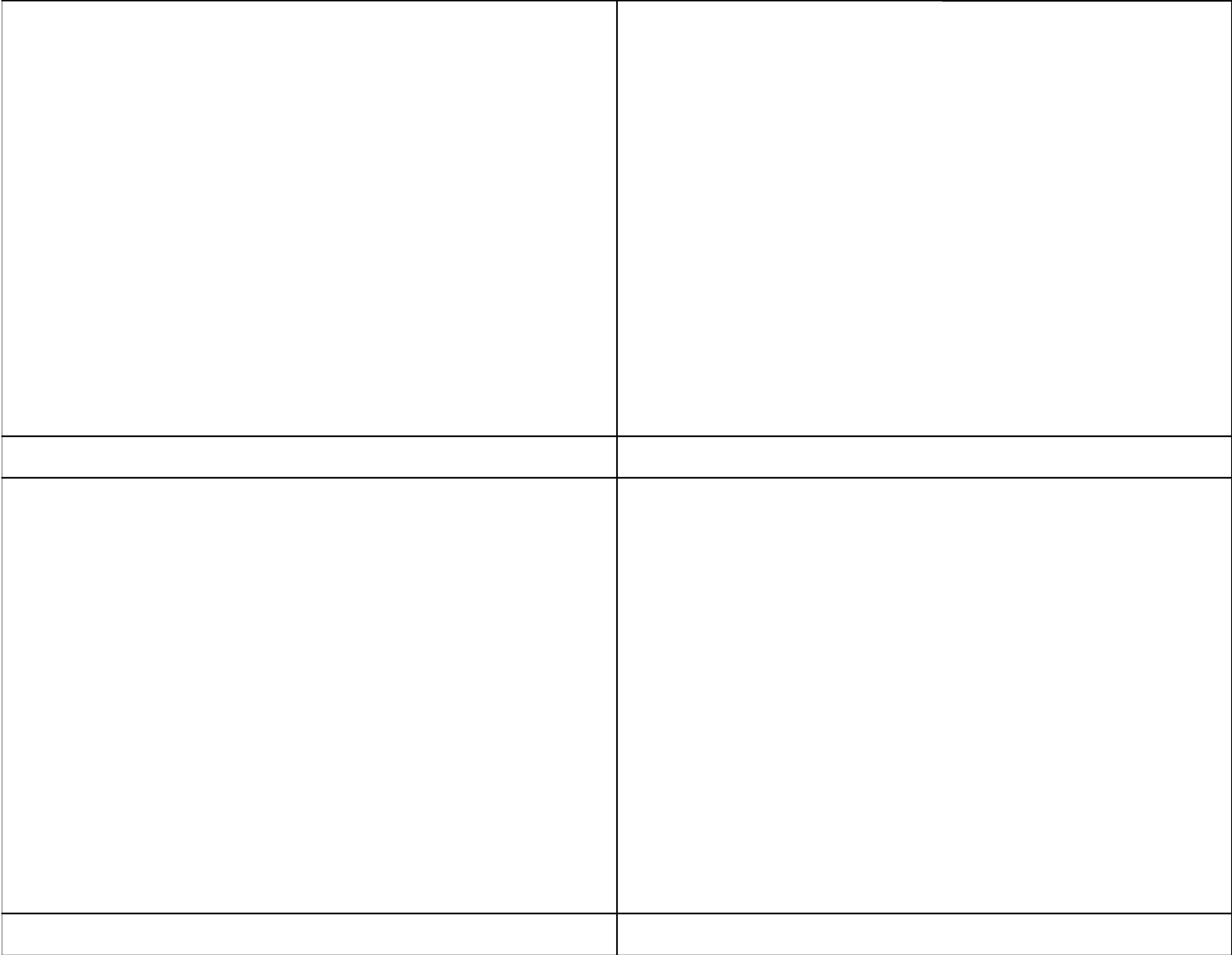
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VERT.: NONE
DRAWN BY: R.W.G.
CHECKED BY: R.W.G.
PROJECT NUMBER: 603.006
SHEET No. 3 OF 4
SP 1034-21



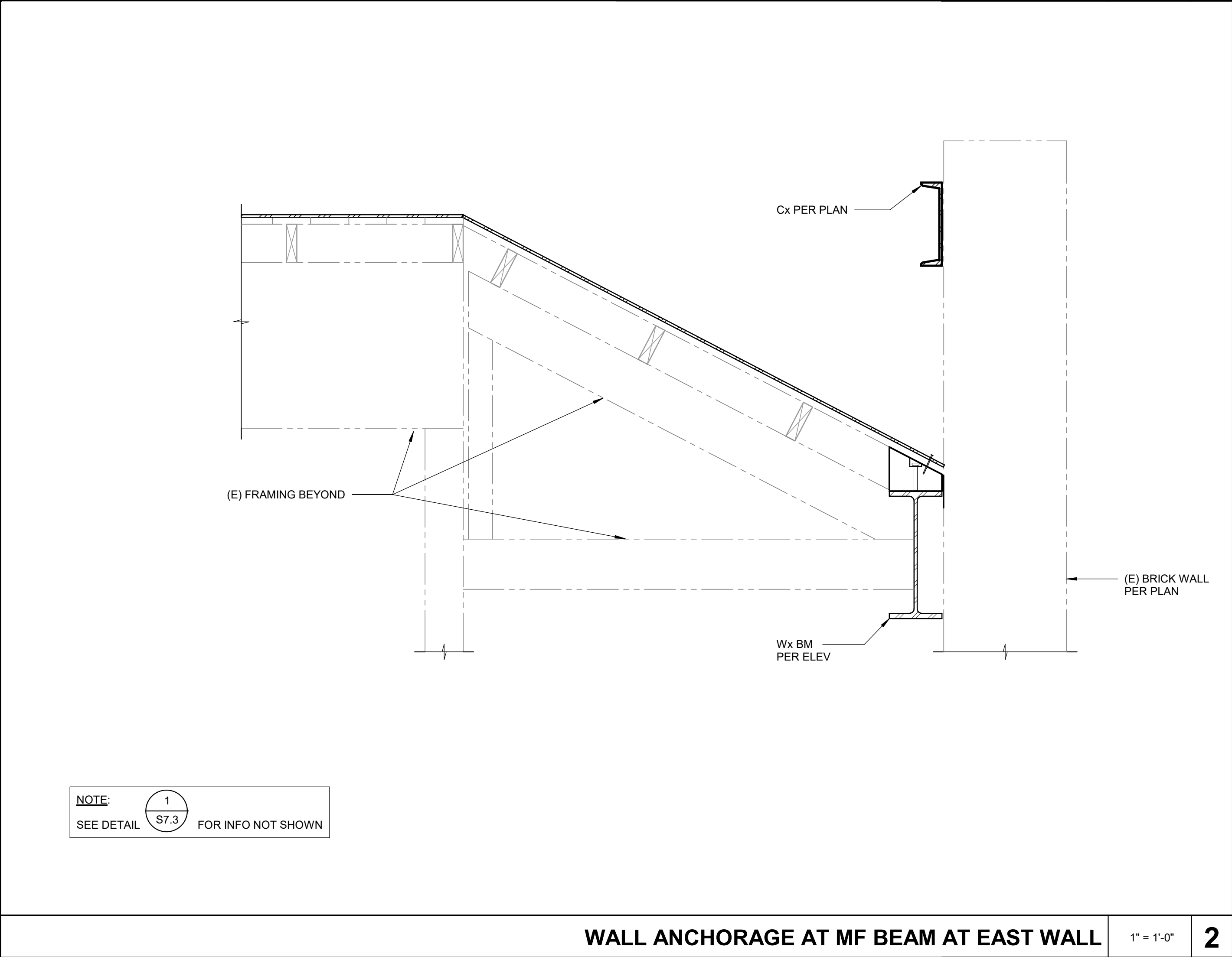
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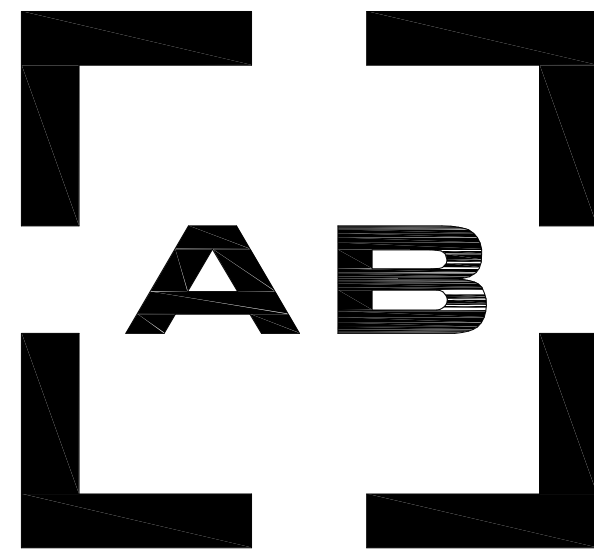
WALL ANCHORAGE AT COLUMN AT EAST WALL 1" = 1'-0" 3



WALL ANCHORAGE AT CHANEL AT EAST WALL 1" = 1'-0" 1



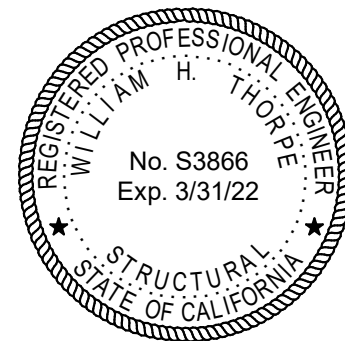
WALL ANCHORAGE AT MF BEAM AT EAST WALL 1" = 1'-0" 2



architecture | interior design | urban planning
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project team

kpff

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submittals / revisions

06.11.21 CITY SUBMITTAL

project info
PROJECT: 2100072

FINNEY'S ORANGE

PROJECT ADDRESS
204 West Chapman Avenue
Orange CA

WOOD DETAILS

S7.3