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## OC DEVELOPMENT SERVICES REPORT

**ITEM # 2**

**DATE:** October 15, 2020

**TO:** Orange County Zoning Administrator

**FROM:** OC Development Services / Planning

**SUBJECT:** Public Hearing on Planning Application PA19-0209 for a Use Permit to allow for an alternative to the County of Orange Parking requirement.

**PROPOSAL:** Use permit to propose an alternative to the required parking for a new apartment building. The use permit is to allow for the construction of three fully covered parking spaces and two partially covered parking spaces, where four fully covered parking spaces would otherwise be required.

**ZONING:** R4 "Suburban Multi-family"

**GENERAL PLAN:** 1B "Suburban Residential"

**LOCATION:** The project is located at 18802 E Vine St. in the Orange community, within the Third (3rd) Supervisorial District. (APN 383-082-47)

**APPLICANT:** Aria-Alaeifar Living Trust, Property Owners  
Sam Parsi, Applicant

**STAFF CONTACT:** Ilene Lundfelt, Associate Planner  
Phone: (714) 667-9697  
Email: Ilene.Lundfelt@ocpw.ocgov.com

### RECOMMENDED ACTIONS

OC Development Services/Planning recommends that the Zoning Administrator:

1. Receive staff report and public testimony as appropriate;
2. Find that the project is Categorically Exempt from the provisions of CEQA according to Class 1 (existing facilities) and Class 3 (new construction or conversion of small structures), pursuant to Sections 15301 and 15303, of the State CEQA Guidelines and Classes 1, and 3 of the 2014 Orange County Local CEQA Procedures Manual. In addition, find that none of the exceptions listed in Section 15300.2 of the State CEQA Guidelines to the Categorical Exceptions would apply; and

3. Approve Planning Application PA19-0209, for a Use permit to propose an alternative to the required parking for a new apartment building. The use permit is to allow for the construction of three fully covered parking spaces and two partially covered parking spaces, where four fully covered parking spaces would otherwise be required, subject to the attached Findings and Conditions of Approval.

### **BACKGROUND AND EXISTING CONDITIONS**

The subject property, Lot 6 of Tract Map 160 (18802 E Vine St) is located within the unincorporated community of Orange in the County of Orange. The property is zoned R4 “Suburban Multi-family” District is established to provide the development and maintenance of high-density multi-family residential neighborhood with a moderate amount of open spaces. The subject site is flat in topography and is a rectangular corner lot. The lot is 50 feet in width and 135 feet in depth and 6,750 square feet. The site has existing detached rental unit; Unit A at 887 square feet and Unit B at 1,101 square feet, an existing 2 car carport.

The existing car port is setback 20 feet from the front property line and is setback 5 feet from the side property line.

### **Aerial of the Project Site**



### **PROPOSED PROJECT**

This application is proposing an alternative to the required parking for a multifamily building. The use permit is to allow for the construction of three fully covered parking spaces and two partially covered parking spaces, where four fully covered parking spaces would otherwise be required. The partially

covered parking spaces are proposed with a roof cover that cantilevers within 4 feet from the side property line. The applicant is proposing to the expand the existing multifamily structure from a one-story to two-story units. The expansion of the existing rental units triggered the increase in the required off-street parking requirements.

The site has existing detached 1-story rental units; Unit A is a 2-bedroom unit at 887 square feet and Unit B is a 3-bedroom unit at 1,101 square feet, an existing 2 car carport. The applicant is proposing to attach the two units and add a second story to each unit. The proposed improvements to the existing structure triggered the for the off-street parking requirements to comply to the current zoning code.

Under the current code the applicant is required to provide 5 parking spaces of which 4 spaces will need to be covered and 1 space to be uncovered. Due the constraints of the site and the placement of the existing structures the applicant was not able to design a structure that would meet both the Planning and Building codes.

**SURROUNDING LAND USES**

The subject site and the surrounding properties are zoned R4 “Suburban Multifamily” District and are developed with single-family and Multifamily units. The zoning and existing land use for the project site and surrounding properties are as follows:

<b>Direction</b>	<b>Land Use Designation/Zoning</b>	<b>Existing Land Use</b>
Project Site	R4 “Suburban Multifamily” District	Single-Family Dwelling
North	R4 “Suburban Multifamily” District	Multifamily Unit
South	R4 “Suburban Multifamily” District	Single-Family Dwelling
East	R4 “Suburban Multifamily” District	Multifamily Unit
West	R4 “Suburban Multifamily” District	Multifamily Unit

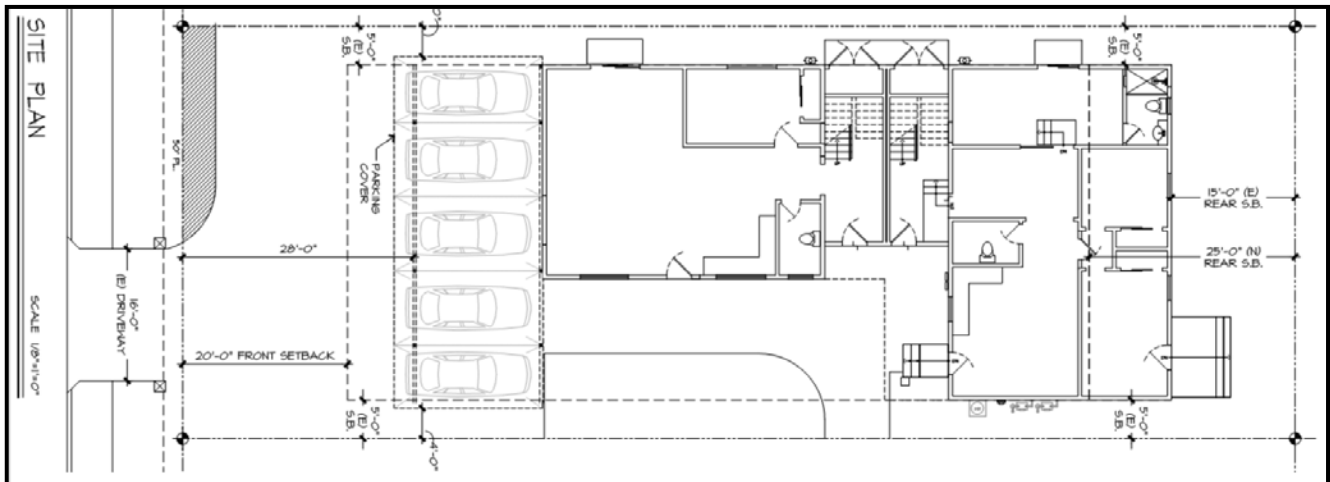
**DISCUSSION/ANALYSIS**

Below is a table comparing the development standards for R4 zoning District with the proposed project:

STANDARD	PERMITTED in R4 DISTRICT	PROPOSED
Structural Front Setback	20' minimum	20'
Structural Side Setback	5' minimum	5'
Structural Rear Setback	25' minimum	15' (existing first story) 25' new second story addition
Maximum Building Height	35' max.	22'7"
Parking	Three or more bedroom dwelling units: Two and one-half (2.5) off-street parking spaces for each dwelling unit, plus one-half (0.5) off-street parking space for each bedroom in excess of three (3). Except as otherwise provided in d. below, two (2) spaces shall be covered for each dwelling unit.  5 spaces (4 covered space, 1 uncovered space)	5 spaces (3 covered spaces 2 partially covered spaces) *

\*Use permit for alternative parking standards

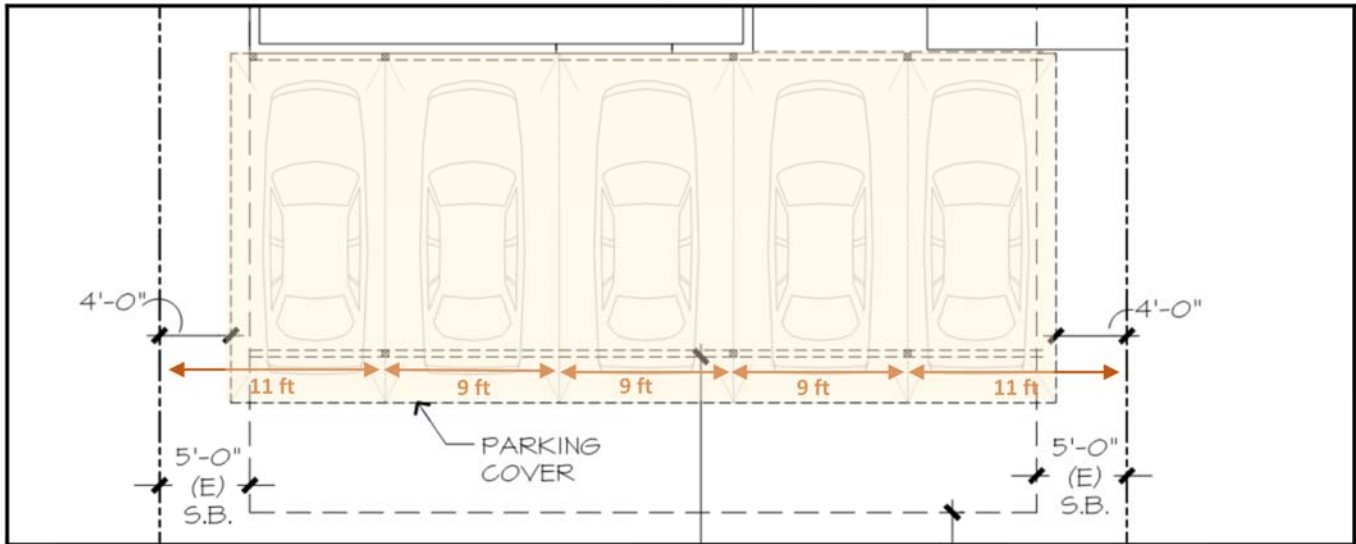
**Site Plan**



County Zoning Code Section 7-9-70.3 states the design guidelines for the off-street parking for residential uses. The size of parking spaces in garages or carports containing two (2) or more side-by-side parking spaces, the required minimum width may include the exterior walls or supports of the structure, provided minimum unobstructed dimensions of nine (9) feet in width and eighteen (18) feet in length per parking space are met. When a side of any space abuts a building, fence, support column

or other obstruction which interferes in any way with access to a motor vehicle, the space shall be a minimum of two (2) feet wider than otherwise required.

**Parking Layout**



Compliance with the off-street design requirements would require 3 spaces with a cover that is 9 feet by 19 feet and 2 spaces at 11 feet by 19 feet. The partially covered parking spots will have a 7-foot wide awning to cover the parking space where an 11-foot wide cover would otherwise be required. Although the property does have the space to provide the required 5 parking spaces the applicant was not able to meet both the Building code requirements for the covered structure. Under the building code if a structure less than 5 feet from the property line; it is required to have a 1-hour rated fire wall. This would require a minimum 12 feet tall by 19 feet wide fire wall along the side property lines. The applicant felt that having a 12 feet wall along the side of the property line would be more intrusive to the neighboring properties; and as a result has redesigned the carport to able to partially cover only 2 parking spaces where one additional covered parking space would be required.

Staff finds that this alternative to the code meets the intent of the off-street parking requirement. The applicant is still able to provide the minimum number of off-street parking spaces required by the zoning code and additionally the applicant will be able to provide more shaded parking with the 2 partial covered parking spots.

**REFERRAL FOR COMMENT AND PUBLIC NOTICE:**

A Notice of Hearing was mailed to all property owners of record within 300 feet of the subject site on October 2, 2020. Additionally, a notice was posted at the project site, the County Hall of Administration and at the County Administration South building at 601 N. Ross Street, as required by established public hearing posting procedures. A copy of the planning application and the proposed site plan were distributed for review and comment to various County Divisions. Staff has reviewed the

comments received from County Divisions, and where appropriate, has addressed the comments through recommended Conditions of Approval, which are provided as Attachment #2 to this report.

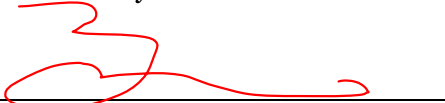
### **CEQA COMPLIANCE:**

The proposed project is recommended to be found to be categorically exempt under Class 1 (existing facilities), and Class 3 (new construction or conversion of small structures), from the provisions of CEQA for further environmental impact documentation pursuant to Section 15301 and 15303 of the CEQA Guidelines. That determination is attached for consideration and must be approved prior to project approval.

### **CONCLUSION:**

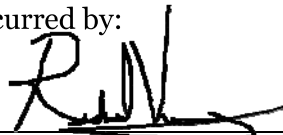
Staff has analyzed the proposed project and concluded that the size and scale of the proposed project is not detrimental to surrounding land uses, and that it has been planned in a manner that is the least intrusive, both on the project site and to the surrounding community. Staff therefore supports the applicant's proposal and recommends approval of Planning Application PA19-0209 subject to Findings and Conditions of Approval provided as Attachments #1 and #2 to this report.

Submitted by:



Brian Kurnow, Land Use Manager  
OC Development Services/Planning

Concurred by:



Richard Vuong, Interim Deputy Director  
OC Public Works/Development Services

### **ATTACHMENTS:**

1. Recommended Findings
2. Recommended Conditions of Approval
3. Applicant's Letter of Explanation
4. Notice of Exemption PA19-0209
5. Site Plans
6. Site Photos

### **APPEAL PROCEDURE:**

Any interested person may appeal the decision of the Zoning Administrator on this permit to the OC Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing deposit of \$500 filed at the Development Processing Center, 601 N. Ross Street, Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to OC Development Services/Planning Division.



**Attachment 1  
Findings  
PA19-0209**

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**1 GENERAL PLAN PA19-0209**

That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.

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**2 ZONING PA19-0209**

That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the provisions of the Zoning Code, or specific plan regulations applicable to the property.

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**3 COMPATIBILITY PA19-0209**

That the location, size, design and operating characteristics of the proposed use will not create unusual conditions or situations that may be incompatible with other permitted uses in the vicinity.

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**4 GENERAL WELFARE PA19-0209**

That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

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**5 CATEGORICALLY EXEMPT PA19-0209**

That the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), under the Class 3 (*New Construction or Conversion of Small Structures*) exemptions pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures.

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**6 FISH & GAME - EXEMPT PA19-0209**

That pursuant to Section 711.4 of the California Fish and Game Code, this project is exempt from the required fees as it has been determined that no adverse impacts to wildlife resources will result from the project.

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awards. Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required to pay as a result of such action. The County shall promptly notify the applicant of any such claim, action or proceeding.

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**6 BASIC/APPEAL EXACTIONS PA19-0209**

Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day approval period in which the applicant may protest the fees, dedications, reservations or other exactions imposed on this project through the conditions of approval has begun.

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**7 CONSTRUCTION NOISE PA19-0209**

A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Building and Safety Division, that:

(1) All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of a dwelling shall be equipped with properly operating and maintained mufflers.

(2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control).

(3) Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings.

B. Notations in the above format appropriately numbered and included with other notations on the front sheet of the project's permitted grading plans, will be considered as adequate evidence of compliance with this condition.

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**8 EROSION AND SEDIMENT CONTROL PLAN PA19-0209**

Prior to the issuance of any grading or building permit, the applicant shall submit an Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building and Safety Division, to demonstrate compliance with the County's NPDES Implementation Program and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. The ESCP shall be updated as needed to address the changing circumstances of the project site. A copy of the current ESCP shall be kept at the project site and be available for County review on request.

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**USE PERMIT REQUEST FOR**

<b>PROJECT NAME:</b>	ARIA DUPLEX	<b>SUBMITTING DATE :</b>	08/05/2019
		<b>APN:</b>	383-082-47
<b>PROJECT LOCATION:</b>	18806 VINE STREET, ORANGE, CA. 92869		
<b>REQUESTED BY:</b>	DOMUS PLANS	<b>OWNER P: NUMBER:</b>	9496786645

## Scope of work:

For Aria duplex project for remodeling 2 units by;

Adding new stair case at first floor to connect to new upper floors.

Adding 890 sq.ft living area above unit a

Adding 1,009 sq.ft living area above unit b

Adding 86.5 sq.ft total balcony to unit a&b

Adding new bathroom to first floor unit b

To do these additions we need to provide 5 covered parking spaces two of which on the sides has to be 11 feet wide and 9' covered min. This pushes our carports 12 inches on each side into 5 feet setbacks.

We are asking special permit for our carport roof to extend one foot each side over setbacks.

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## CEQA NOTICE OF EXEMPTION

**To:** County Clerk, County of Orange

**From:** County of Orange  
OC Public Works, Development Services/Planning

Planning Application Number (PA): PA 19-0209

**Project Title:** Aria Duplex

**Project Location(s):** 18802 E Vine St Orange, CA

**Project Description:** Use permit to propose an alternative to the required parking for a new apartment building. The use permit is to allow for the construction of three fully covered parking spaces and two partially covered parking spaces, where four fully covered parking spaces would otherwise be required.

**Name of Applicant Carrying-Out Project:** Sam Parsi, Architect for Owner

**Address of Applicant:** 245257 Santa Clara Ave #9 Dana Point CA 92629

**Exempt Status:**

- Ministerial (Guidelines Section No. 15268)
- Emergency Project (Guidelines Section No. 15269 )
- Common Sense (Guidelines Section No. 15061(b)(3))
- Statutory Exemption: State Code number: Government Code Section 65457(a)
- Categorical Exemption: Class 1, Class 3; (Sections 15301, 15303)
- Other Exemption: California Code of Regulations (CCR) Section 15182(c)

**Reason(s) why project is exempt:** The Orange County Local CEQA Procedures Manual and the State CEQA Guidelines provides a Class 1 exemption for the interior and exterior remodels of existing structures that includes single-family residences and a Class 3 exemption for new construction and conversion of small structures that includes single-family residences.

**Date of Decision:** October 15, 2020

**CEQA Contact Person:** Kevin Shannon, Consultant – Environmental Planner

**Project Manager Signature:** \_\_\_\_\_

**Name:** Ilene Lundfelt

**Title:** Associate Planner

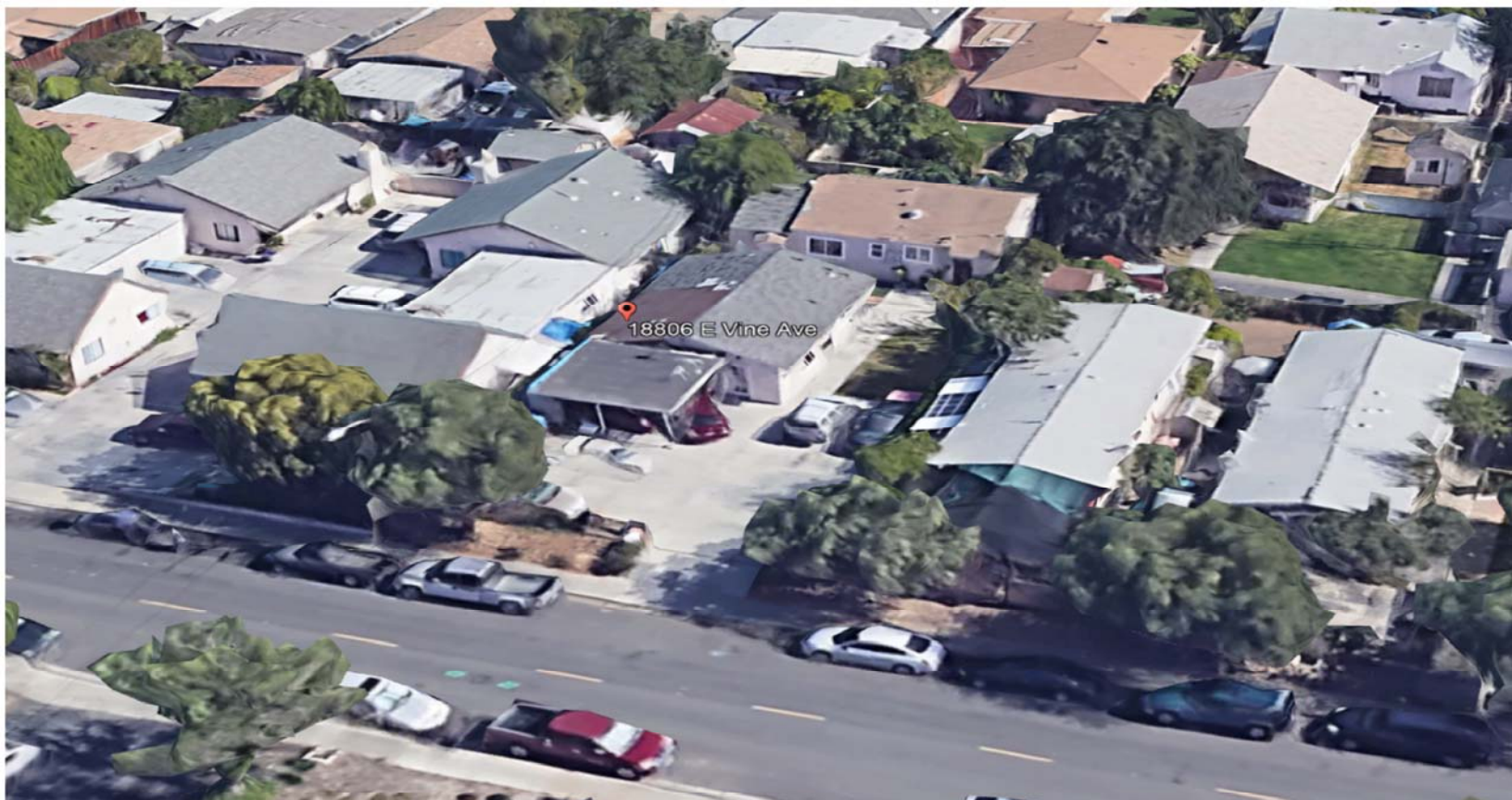
**Fish & Game Fees:** Pursuant to Section 711.4 (c) (2)(A) of the California Fish and Game Code, this project is exempt from the required fees, as it is exempt from CEQA.

Form Rev. 3.12.20



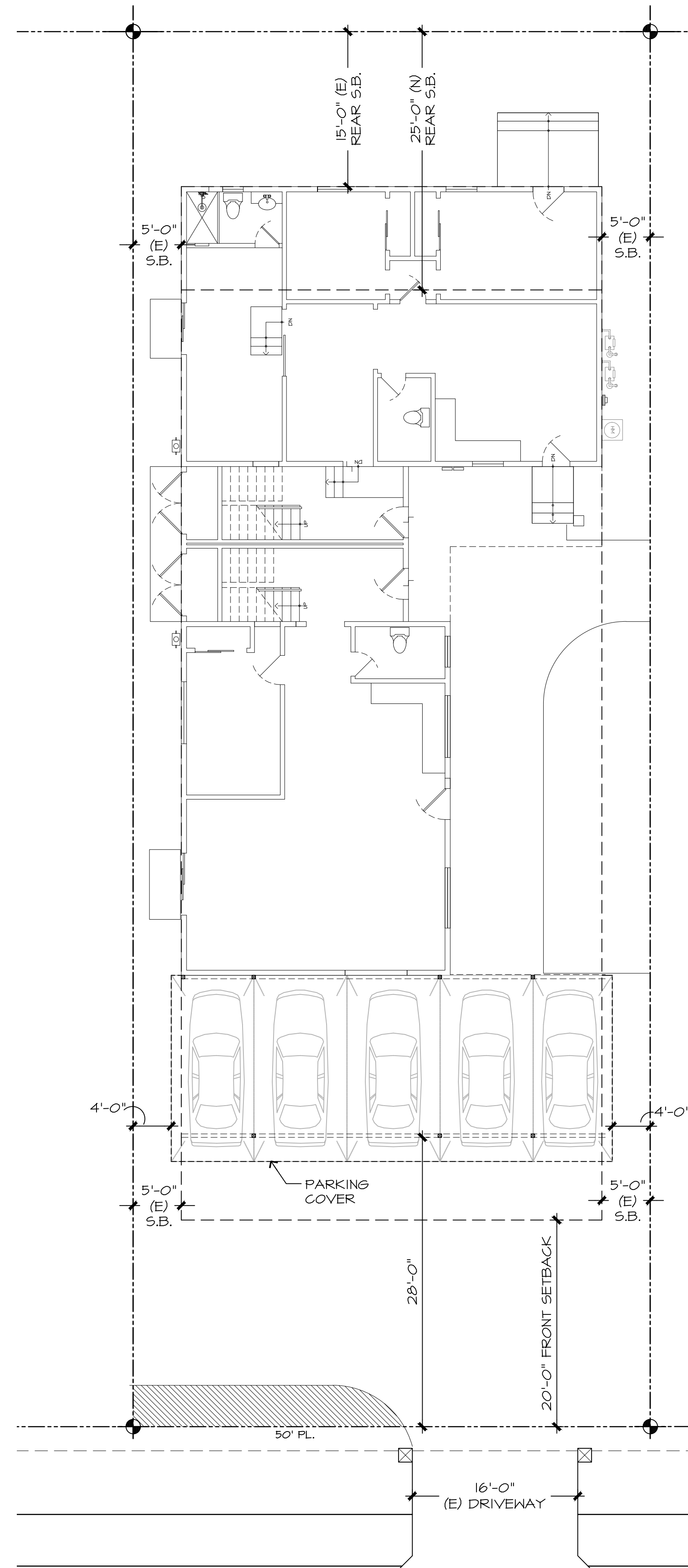


Google Earth



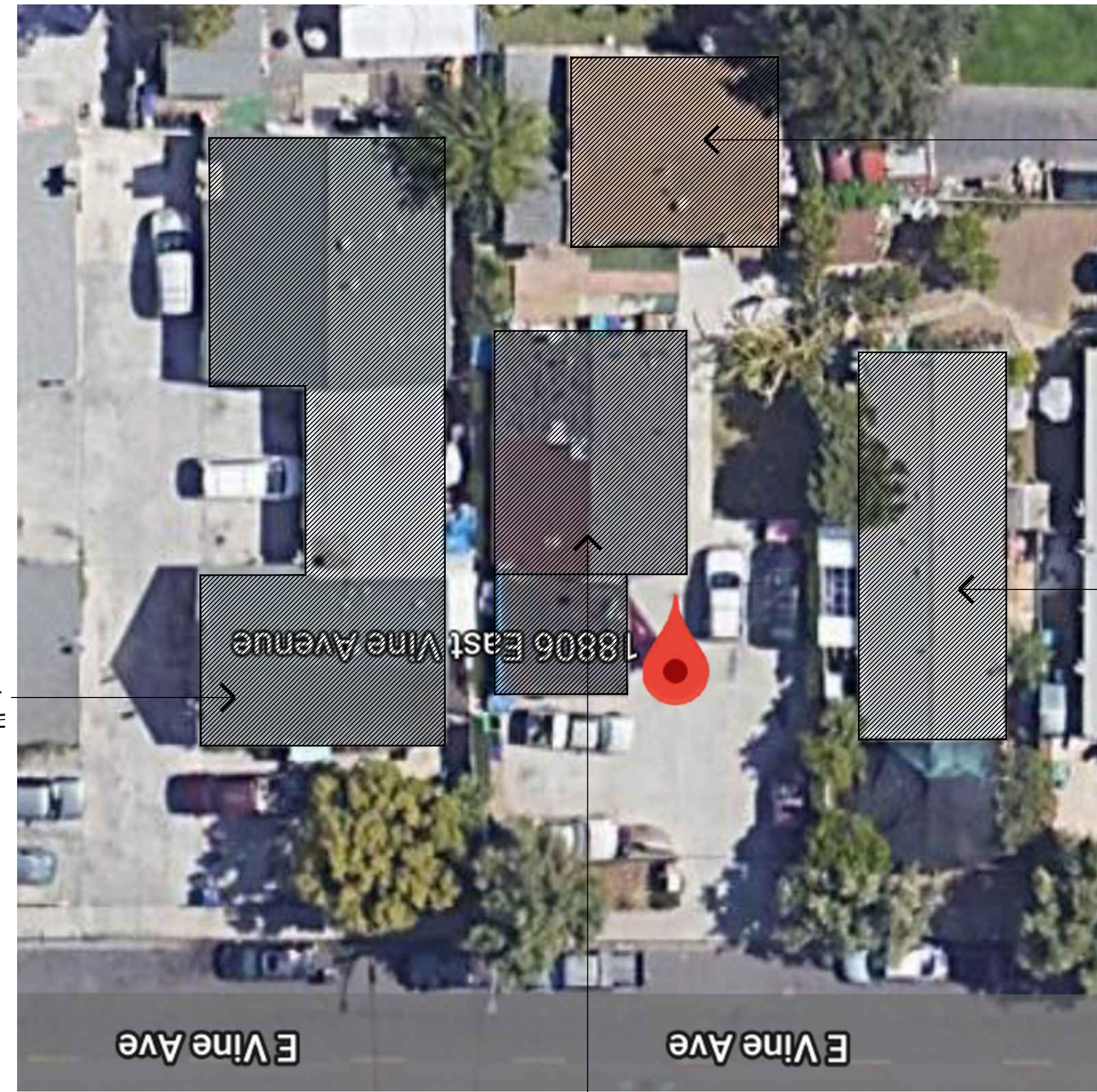
# ADDITION FOR ARIA DUPLEX

18806 VINE STREET ORANGE, CA. 92869



SITE PLAN

SCALE 1/8"=1'-0"



ADJACENT RESIDENCE

ADJACENT RESIDENCE

ADJACENT RESIDENCE

ARIA RESIDENCE



These Plans Have been Reviewed by Soil Pacific, Inc. and Conform To The Geotechnical Recommendations Contained In The Report. Job No. Date

## PROJECT DIRECTORY

**OWNER**  
FATANEH ALAEIFAR  
3611 MARIN DRIVE  
IRVINE, CA. 92606  
PHONE: 949 678 6645  
EMAIL: HOMAYOONARIAI1@GMAIL.COM

**DESIGNER**  
SAM PARSİ  
DOMUS PLANS  
24251 SANTA CLARA AVE #9  
DANA POINT, CA. 92629  
PH: (949) 489-9392  
EMAIL: DOMUSPLANS@GMAIL.COM

**STRUCTURAL ENGINEER**  
K.SALMASSIAN ENGINEERING  
1010 DEERMONT RD.  
GLENDALE, CALIFORNIA, 91207  
PHONE: (949)246-5549  
EMAIL: KHORINSALMASSIAN@CHARTER.NET

**ENERGY CALCS**  
IGOR PICHKO, CEA  
ENERGY CONSULT LLC  
ADDRESS: WWW.TITLE24EZ.COM  
PH: (424) 247-7658  
EMAIL: PLANS@TITLE24EZ.COM

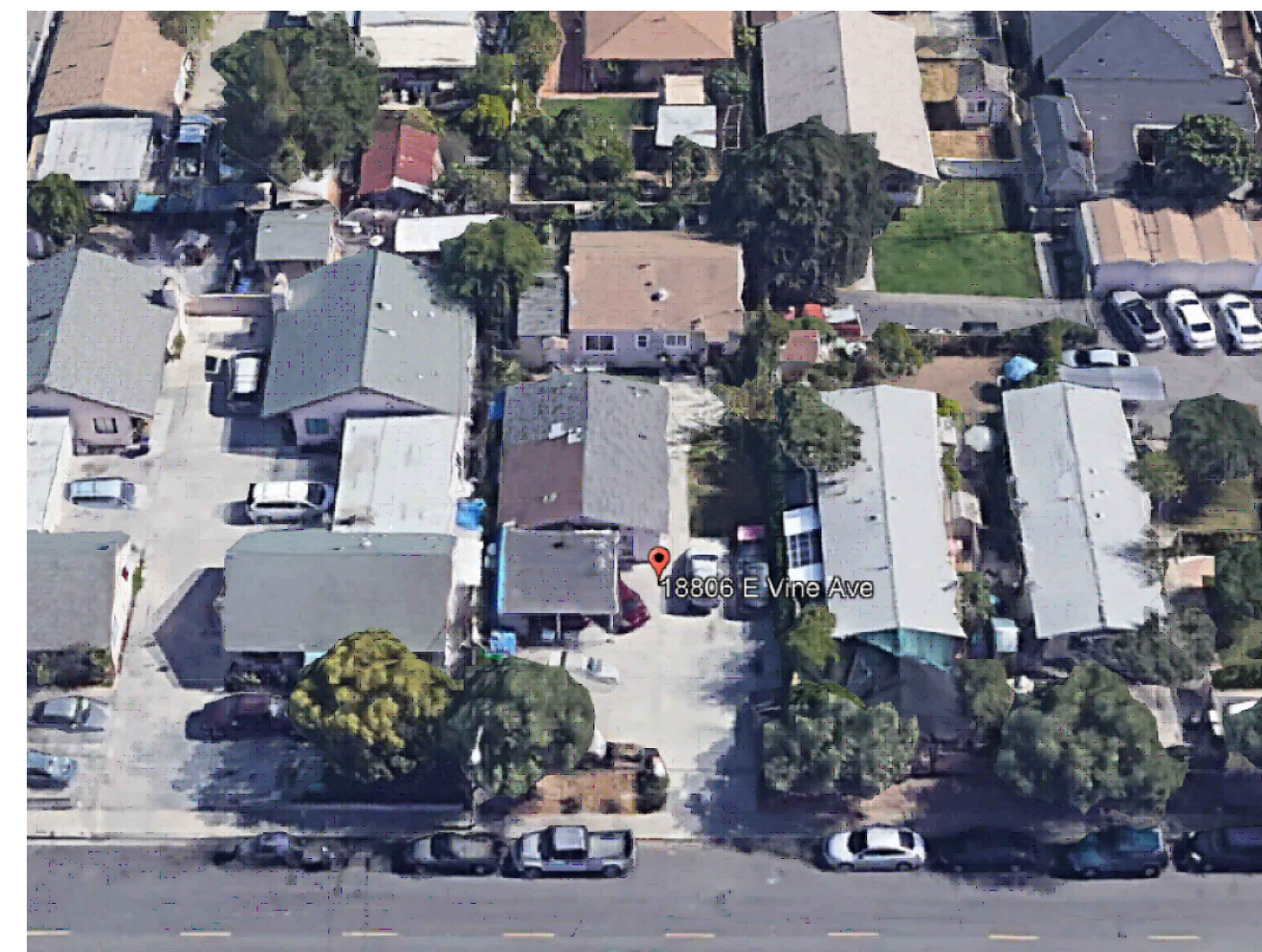
### LEGAL DESCRIPTION

APN: 383-082-41  
LOT: 6  
BLOCK: A  
OCCUPANCY: R-4  
CONSTRUCTION TYPE: V-N

**NOTE:**  
PLEASE SEE A.1 FOR NATIONAL POLLUTION AND SPECIAL INSPECTIONS NOTES

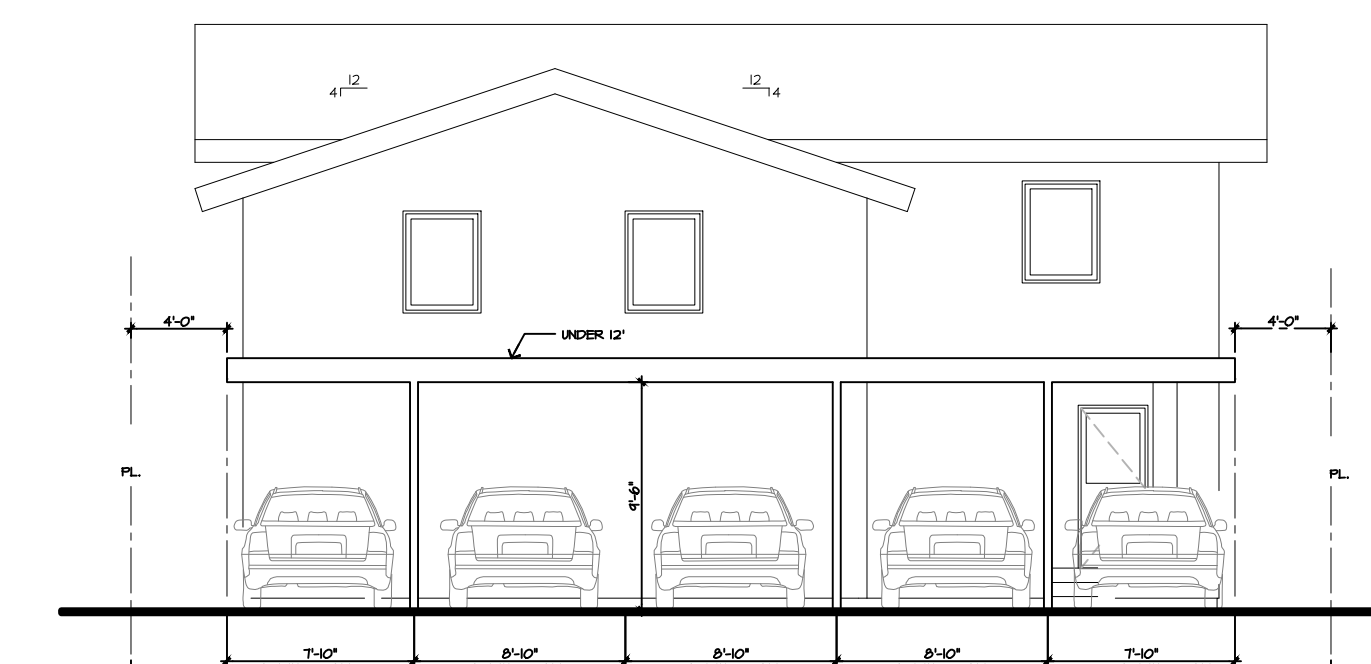
### SQUARE FOOTAGE ANALYSIS

AREA	EXISTING	ADDITION	PROPOSED	TOTAL	
UNIT A LIVING AREA FIRST FLOOR:	877	168	1,045		SQ.FT.
UNIT A LIVING AREA SECOND FLOOR:	0.0	890	890		SQ.FT.
TOTAL UNIT A TOTAL LIVING AREA				1,935	SQ.FT.
UNIT B LIVING AREA FIRST FLOOR:	1,101	150	1,251		SQ.FT.
UNIT B LIVING AREA SECOND FLOOR:	0.0	1,009	1,009		SQ.FT.
TOTAL UNIT B TOTAL LIVING AREA				2,260	SQ.FT.
TOTAL LIVING AREA BOTH UNITS				4,177	SQ.FT.
BALCONY	0.0	86.5	86.5		SQ.FT.
GARAGE				4 OUTDOOR PARKING SPOTS	
FOOT PRINT	1978	300	2,278		SQ.FT.
LOT AREA				6,750	SQ.FT.
LOT COVERAGE				33 %	



ARIAL FOTO OF ADJACENT BUILDINGS

N.T.S.



FRONT ELEVATION

SCALE 1/8"=1'-0"

**NOTE:**  
"THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN PERMIT FROM STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA). THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK." CONTACT CAL/OSHA AT 714-558-4451 FOR ADDITIONAL INFORMATION.

### SCOPE OF WORK

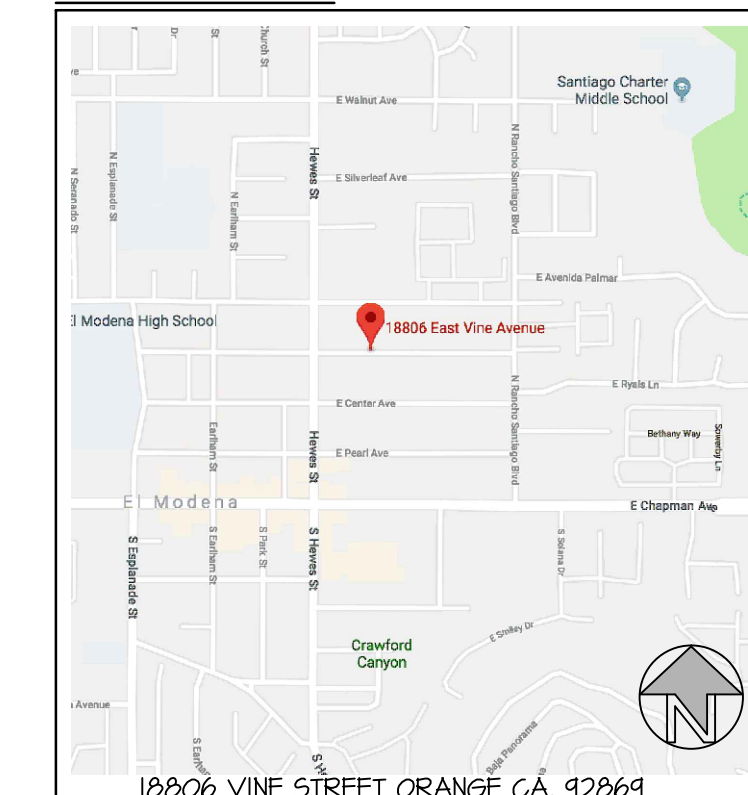
REMODELING 2 UNITS CONDOMINIUM BY;  
ADDING STAIR CASE AT FIRST FLOOR TO CONNECT TO NEW UPPER FLOORS.  
ADDING 890 SQ.FT LIVING AREA ABOVE UNIT A  
ADDING 1,009 SQ.FT LIVING AREA ABOVE UNIT B  
ADDING 86.5 SQ.FT TOTAL BALCONY TO UNIT A & B  
ADDING NEW BATHROOM TO FIRST FLOOR UNIT B

### CURRENT APPLICABLE CODES

ALL CONSTRUCTION SHALL COMPLY TO:

- 2016 CALIFORNIA BUILDING CODE (CBC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2016 CALIFORNIA PLUMBING CODE (CPC)
- 2016 CALIFORNIA ELECTRIC CODE (CEC)
- 2016 CALIFORNIA FIRE CODE (CFC)
- 2015 NATIONAL DESIGN SPECIFICATION (NDS)
- 2016 CALIFORNIA ENERGY
- 2016 CALIFORNIA GREEN BUILDING STANDARDS & LOCAL AMENDMENT

### VICINITY MAP



NO.	REVISIONS
A	BLDG DEP. 08/27/18
B	BLDG DEP. 10/8/18

DESIGNER:  
**DOMUS PLANS**  
24251 SANTA CLARA AVE #9  
DANA POINT, CA. 92629

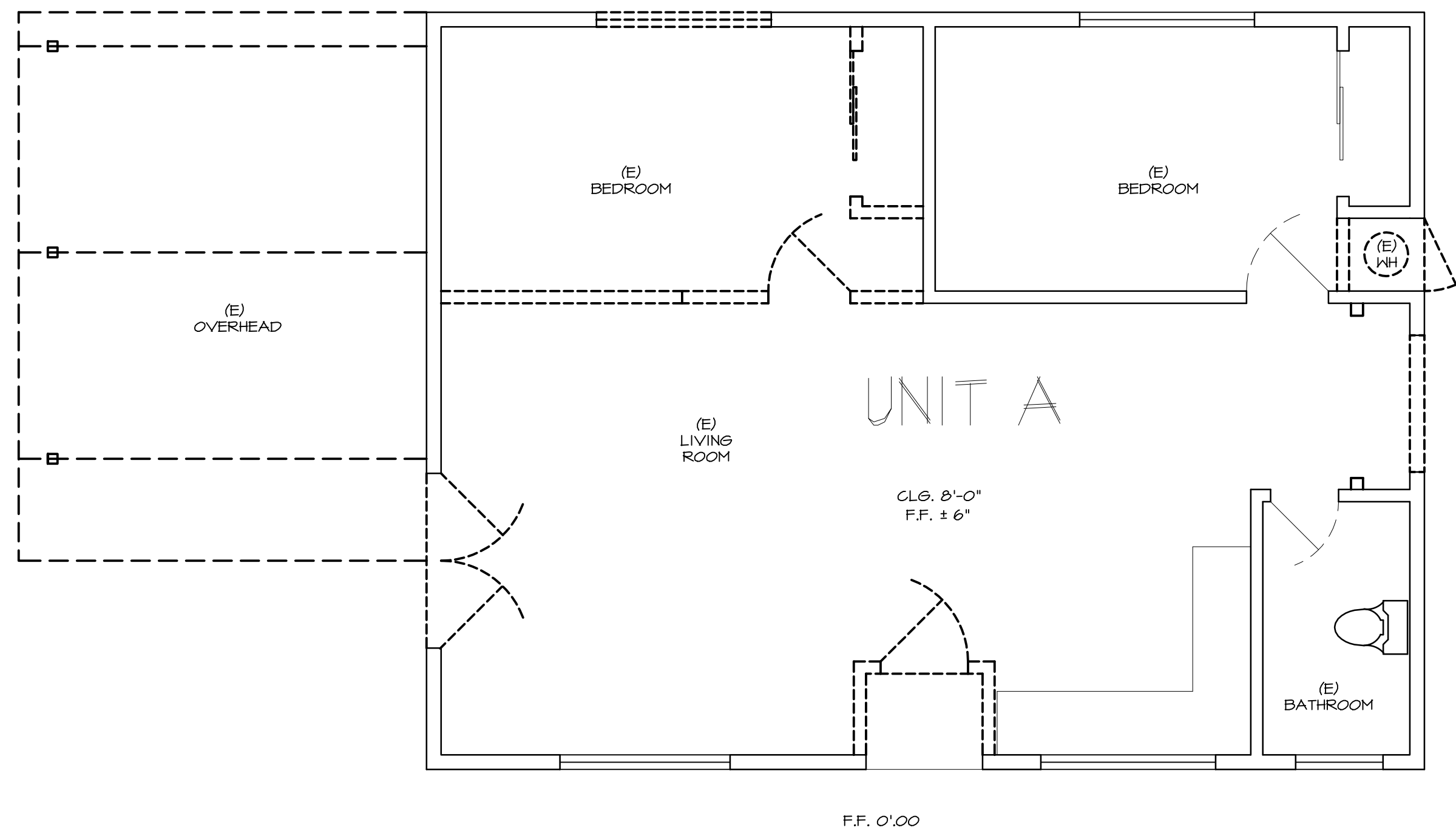
PROJECT:  
**ARIA DUPLEX**  
18806 VINE STREET  
ORANGE, CA. 92869

DATE: Apr 10, 2020  
SCALE:  
DRAWN BY: SAM PARSİ

SHEET:

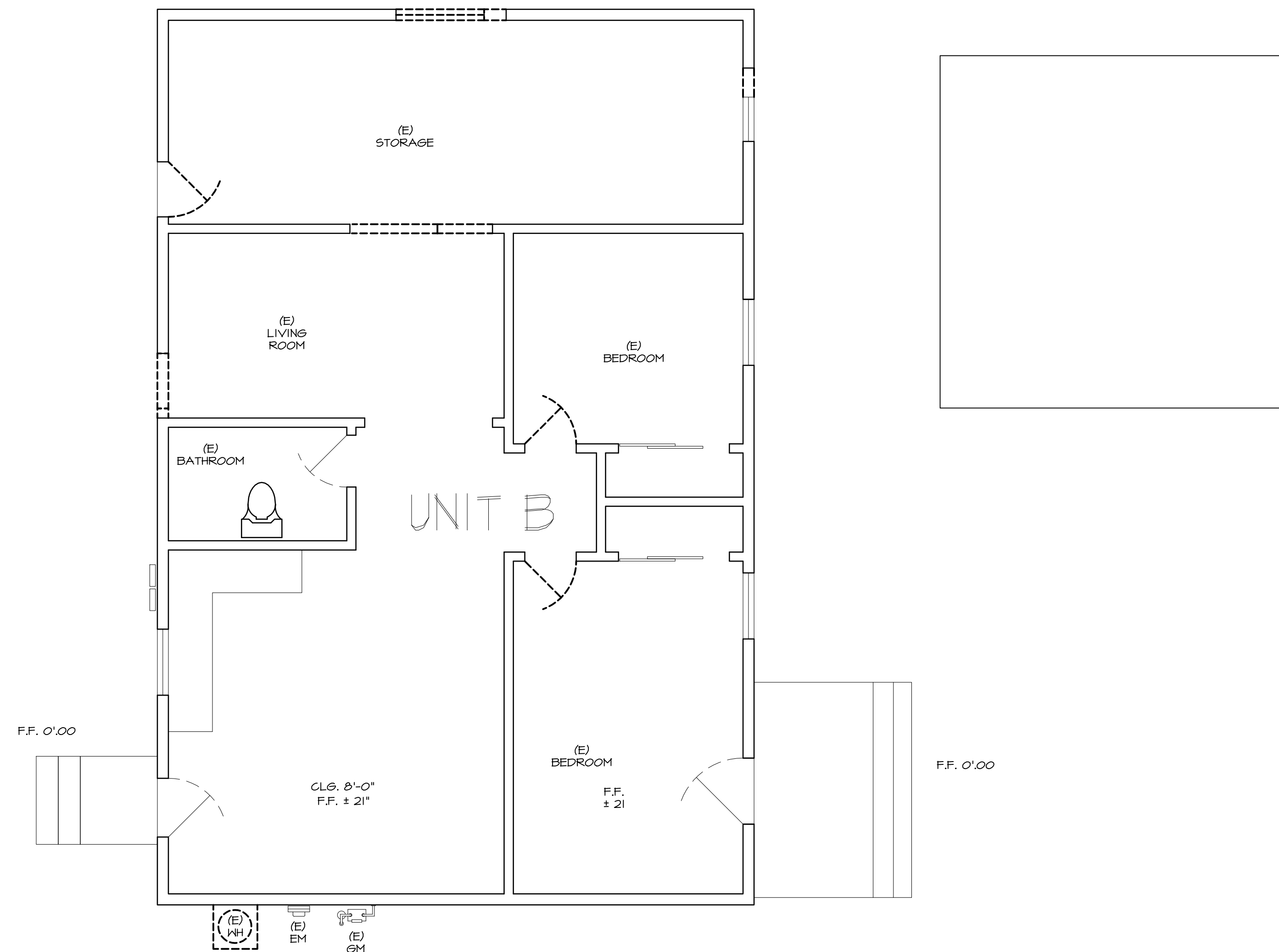
C.1

OF SHEETS



EXISTING AND DEMOLITION FLOOR PLAN SCALE 1/4"=1'-0"

— WALL OR ELEMENT TO REMAIN  
 - - - - - WALL OR ITEM TO BE REMOVED

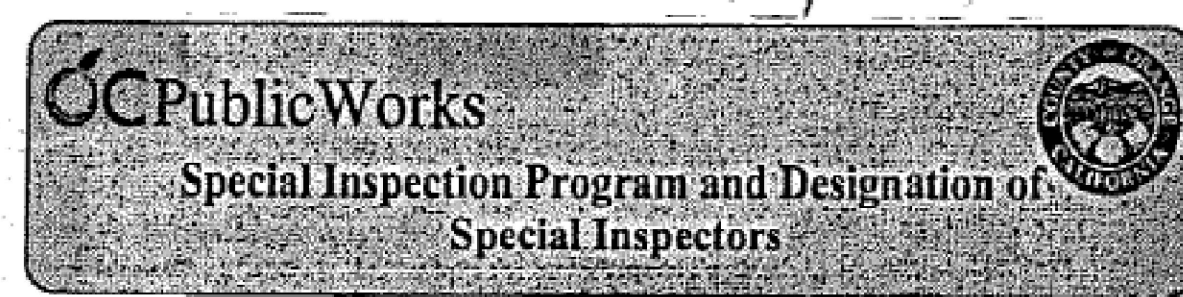


EXISTING AND DEMOLITION FLOOR PLAN SCALE 1/4"=1'-0"

— WALL OR ELEMENT TO REMAIN  
 - - - - - WALL OR ITEM TO BE REMOVED



- Notes must be shown as worded, on the title sheet of the plan.
- In the case of emergency, call at Work Phone # 444 676 6645 or Home Phone # 444 676 6645
  - Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable.
  - 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.
  - Appropriate BMP's for construction-related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
  - Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
  - All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
  - 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.
  - 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 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, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle equipment wash water and concrete wash water; concrete, detergent or floatable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and super chlorinated pool water line flushing. During construction, permittee shall dispose of such materials 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.
  - 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 Permit from the respective State Regional Water Quality Control Board.
  - Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward existing facilities.
  - The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.
  - The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
  - The permittee shall notify all general contractors, subcontractors, material suppliers, lessors, and property owners that dumping of chemicals into the storm drain system or the watershed is prohibited.
  - Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
  - All removable erosion protective devices shall be in place at the end of each working day when the 5-Day Rain Probability Forecast exceeds 40%.
  - Sediments from areas disturbed by construction shall be retained on site using an effective combination of erosion and sediment controls to the maximum extent practicable, and 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.
  - Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented and retained on site to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff.



SPECIAL INSPECTIONS (Only checked items are required)	
INSPECTION ITEMS	SPECIAL INSPECTOR(S) NAME, PHONE NUMBER, REGISTRATION #
<input checked="" type="checkbox"/> Concrete (Design Mix, Form Work, Placement, etc. per table 1705.3)	
<input type="checkbox"/> Erection of Pre-Cast Concrete Members	
<input type="checkbox"/> Bolts Installed in Concrete	
<input type="checkbox"/> Reinforcing Steel and Pre-Stressing Steel Tendons	
<input type="checkbox"/> Structural Welding/Flare Welding	
<input type="checkbox"/> High-Strength Bolting/Material Verification	
<input checked="" type="checkbox"/> Steel Frame Joint Details	
<input type="checkbox"/> All Masonry Construction	
<input type="checkbox"/> Sprayed Fire-Resistive Materials	
<input type="checkbox"/> Shotcrete (Curing Temperature, Design Mix, Placement, Strength, etc. per table 1705.3)	
<input checked="" type="checkbox"/> Soils (Excavation, Fill, etc. per table 1705.6)	
<input type="checkbox"/> Smoke Control System	
<input type="checkbox"/> Open Piles per Table 1705.7	
<input type="checkbox"/> Drill in Place Piles per Table 1705.8	
<input type="checkbox"/> Masonry and Intumescent Fire-Resistant Coatings	
<input type="checkbox"/> Exterior Insulation and Finish Systems (EIFS)	
<input type="checkbox"/> Wood for High-Load Diaphragms	
<input type="checkbox"/> Others: <i>Hold-down anchor bolt drilling &amp; epoxying</i>	<i>Roham Selouassian PE</i>
<input type="checkbox"/> Others:	<i>(818) 246-5749</i>
<input type="checkbox"/> Others:	
<input type="checkbox"/> Others:	

DECLARATION BY OWNER OR ARCHITECT/ENGINEER OF RECORD:  
 I, the  Owner  Engineer or  Architect of record, declare that the above listed Special Inspector(s) is/are hired by me.

*Roham Selouassian* Print Name      *Roham Selouassian* Signature      *Aug 1, 2018* Date

300 N. Flower Street, Santa Ana, CA 92703      www.ocplanning.net  
 P.O. Box 4048, Santa Ana, CA 92702-4048      P: 714.847.8888 F: 714.847.8888

NO.	REVISIONS
A	BLDG DEP. 08/27/18
B	BLDG DEP. 10/8/18

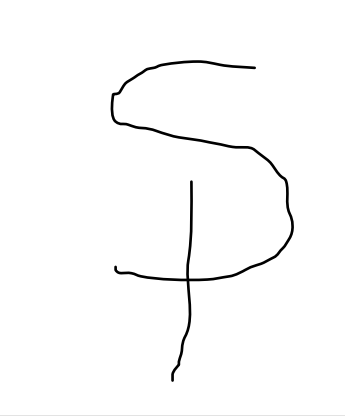
DESIGNER:  
**DOMUS PLANS**  
 2425T SANTA CLARA AVE #91  
 DANA POINT, CA. 92629

PROJECT:  
**ARIA DUPLEX**  
 1806 VINE STREET  
 ORANGE, CA. 92669

DATE: Apr 10, 2020  
 SCALE:  
 DRAWN BY: SAM PARSİ  
 SHEET:

A.1  
 OF SHEETS

NO.	REVISIONS
A	BLDG DEP. 08/27/18
B	BLDG DEP. 10/8/18
C	BLDG DEP. 3/17/20

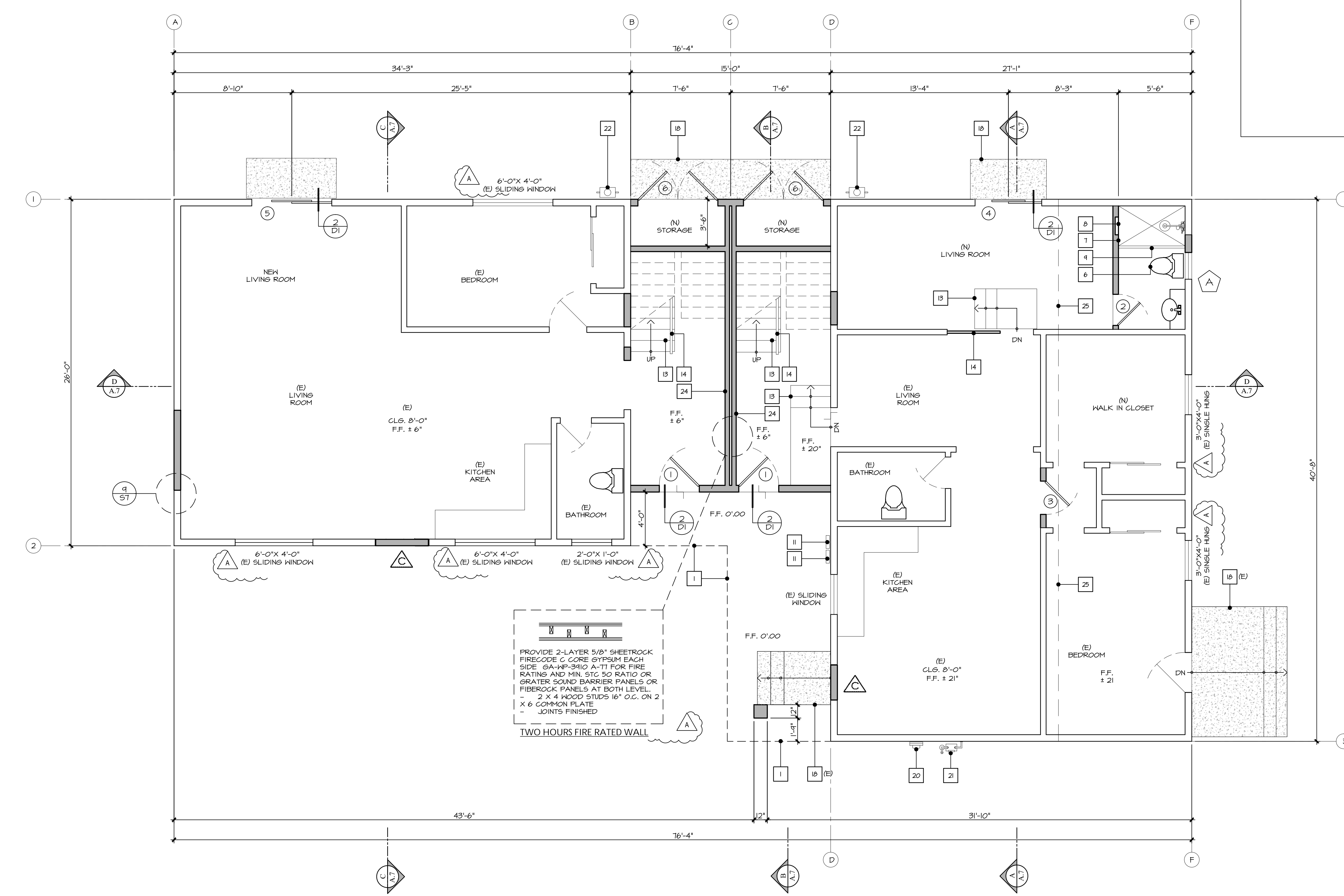


DESIGNER:  
**DOMUS PLANS**  
 2425T SANTA CLARA AVE #91  
 DANA POINT, CA. 92629

PROJECT:  
**ARIA DUPLEX**  
 18802 # 18806 VINE STREET  
 ORANGE, CA. 92669

DATE: Apr 23, 2019  
 SCALE:  
 DRAWN BY: SAM PARSİ  
 SHEET:

A.2  
 OF SHEETS

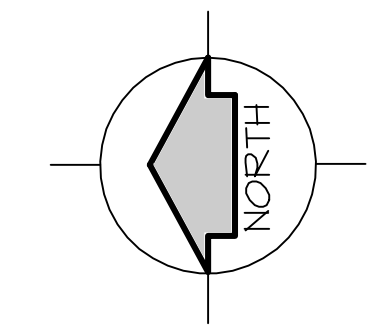


**ARCHITECTURAL KEY NOTES**

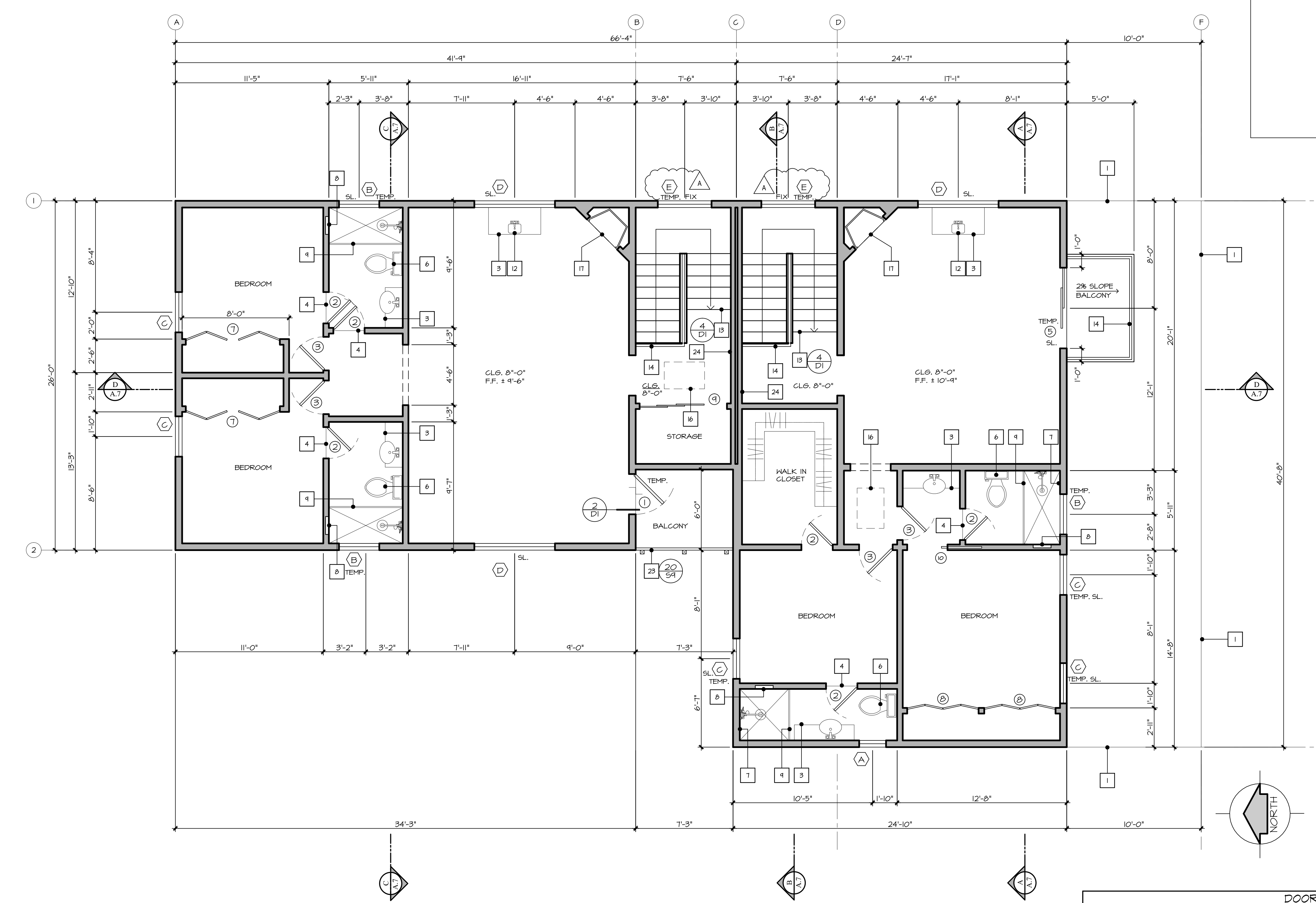
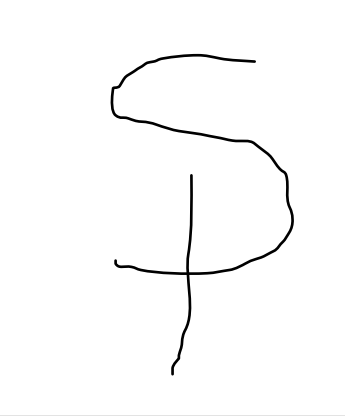
- 1 LINE OF FLOOR AND OR BALCONY ABOVE
- 2 LINE OF ROOF BELOW
- 3 BUILT IN CABINET
- 4 LINE OF FLOOR MATERIAL CHANGE.
- 5 WALL WITH NEW SOUND BARRIER FIRE RATED- WITH 3/8 INCH TYPE X FIRE RATED DRY WALLS.
- 6 LOW FLUSH WATER CLOSET (1.28 GAL / FLUSH) MIN. 30"WIDE X 24"DEEP KNEE CLEARANCE
- 7 TILE AT SHOWER WALL TO BE 12" ABOVE DRAIN INLET. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT. (CGC 8071.3 AND 2512) W/ TEMPERED GLASS ENCLOSURE
- 8 RECESSED 16"x24" SHAMPOO NICHE
- 9 3/8" THICK TEMPERED GLASS SHOWER ENCLOSURE OR CURTAIN ROD (BY OWNER)
- 10 BUILT-IN MEDICINE CABINET
- 11 EXISTING ELECTRICAL 100 AMP SUB-PANEL
- 12 SINK AT NET BAR
- 13 RISERS LESS THAN 7 3/4" & TREADS MIN. 10". ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS UNDER- STAIR SURFACE AND ANY SOFFIT PROTECTED ON THE ENCLOSED SIDE WITH A 1/2 INCH GYPSUM BOARD. (CRC 302.7)
- 14 HANDRAIL RAIL 42" MIN. SEE DETAIL 4/D1
- 15 DEX-O-TEX WATER-PROOF DECKING SYSTEM (ESR-1757) SLOPE 1/4"PER FOOT MIN. AWAY FROM BUILDING TO DRAIN.
- 16 ATTIC ACCESS 24"x36" MIN. CONTRACTOR TO KEEP 30" CLEARANCE TO PROVIDE A WORKING SPACE OF DEPTH, WIDTH AND HEIGHT FOR APPLIANCES INSTALLED IN ATTICS AND CRAWL SPACES. CMC 304.1
- 17 DIRECT VENT FIREPLACE BY HEATINGLO MODEL MEZZ060 (ANSI Z21.88-2014) OR SIMILAR. INSTALL & USE PER MANUFACTURERS SPECS. (CONTRACTOR TO FURNISH THE COMPLIANCE CODE OR ICC APPROVAL TO THE FIELD INSPECTOR PRIOR TO INSTALLATION OF THE PRODUCT)
- 18 PROVIDE MINIMUM 36" DEEP LANDING OR SOLID FINISH FLOOR X WIDTH OF DOOR OR OPENING THAT SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THRESHOLD (CRC 311.3.1) & (CRC 311.3)
- 19 ELECTRICAL SUB-PANEL
- 20 EXISTING ELECTRICAL METER
- 21 EXISTING GAS METER
- 22 THANKLESS WATER HEATER BY NORITZ MODEL NRC88GQ-C285THE US) SERIES ANSI Z21.10.3/CSA 4.3 OR SIMILAR. INSTALL & USE PER MANUFACTURERS SPECS. (CONTRACTOR TO FURNISH THE COMPLIANCE CODE OR ICC APPROVAL TO THE FIELD INSPECTOR PRIOR TO INSTALLATION OF THE PRODUCT)
- 23 GUARD RAIL SEE DETAIL 3/D1 AND 20/5A
- 24 WALL WITH SOUND BARRIER FIRE RATED 5/8" TYPE X FIRE RATED DRY WALLS.
- 25 LINE OF SECOND FLOOR ABOVE

EXISTING AND PROPOSED FIRST FLOOR PLAN SCALE 1/4"=1'-0"

— WALL OR ELEMENT TO REMAIN  
 - - - WALL OR ELEMENT TO BE BUILT



NO.	REVISIONS
A	BLDG DEP. 08/27/18
B	BLDG DEP. 10/8/18



PROPOSED SECOND FLOOR PLANS SCALE 1/4"=1'-0"

ARCHITECTURAL KEY NOTES

- 1 LINE OF FLOOR AND OR BALCONY ABOVE
- 2 LINE OF ROOF BELOW
- 3 BUILT IN CABINET
- 4 LINE OF FLOOR MATERIAL CHANGE.
- 5 HALL WITH NEW SOUND BARRIER FIRE RATED- WITH 3/8 INCH TYPE X FIRE RATED DRY WALLS.
- 6 LOW FLUSH WATER CLOSET (1.28 GAL / FLUSH) MIN. 30" WIDE X 24" DEEP KNEE CLEARANCE
- 7 TILE AT SHOWER WALL TO BE 12" ABOVE DRAIN INLET. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT. (CGC 8071.3 AND 2512) W/ TEMPERED GLASS ENCLOSURE
- 8 RECESSED 16"X24" SHAMPOO NICHE
- 9 3/8" THICK TEMPERED GLASS SHOWER ENCLOSURE OR CURTAIN ROD (BY OWNER)
- 10 BUILT-IN MEDICINE CABINET
- 11 EXISTING ELECTRICAL 100 AMP SUB-PANEL
- 12 SINK AT NET BAR
- 13 RISERS LESS THAN 7 3/4" & TREADS MIN. 10" ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS UNDER- STAIR SURFACE AND ANY SOFFIT PROTECTED ON THE ENCLOSED SIDE WITH A 1/2 INCH GYPSUM BOARD. (CRC 302.7)
- 14 HANDRAIL RAIL 42" MIN. SEE DETAIL 4/D1
- 15 DEX-O-TEX WATER-PROOF DECKING SYSTEM (ESR-1757) SLOPE 1/4" PER FOOT MIN. AWAY FROM BUILDING TO DRAIN.
- 16 ATTIC ACCESS 24"X36" MIN. CONTRACTOR TO KEEP 30" CLEARANCE TO PROVIDE A WORKING SPACE OF DEPTH, WIDTH AND HEIGHT FOR APPLIANCES INSTALLED IN ATTICS AND CRAWL SPACES. CMC 304.1
- 17 DIRECT VENT FIREPLACE BY HEATINGLO MODEL MEZZ060 (ANSI Z21.88-2014) OR SIMILAR INSTALL & USE PER MANUFACTURERS SPECS. (CONTRACTOR TO FURNISH THE COMPLIANCE CODE OR ICC APPROVAL TO THE FIELD INSPECTOR PRIOR TO INSTALLATION OF THE PRODUCT
- 18 PROVIDE MINIMUM 36" DEEP LANDING OR SOLID FINISH FLOOR X WIDTH OF DOOR OR OPENING THAT SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THRESHOLD (CRC 311.3.1) & (CRC 311.3)
- 19 ELECTRICAL SUB-PANEL
- 20 EXISTING ELECTRICAL METER
- 21 EXISTING GAS METER
- 22 THANKLESS WATER HEATER BY NORITZ MODEL NRC48GG-C285THE US) SERIES ANSI Z21.10.3/CSA 4.3 OR SIMILAR INSTALL & USE PER MANUFACTURERS SPECS. (CONTRACTOR TO FURNISH THE COMPLIANCE CODE OR ICC APPROVAL TO THE FIELD INSPECTOR PRIOR TO INSTALLATION OF THE PRODUCT
- 23 GUARD RAIL SEE DETAIL 3/D1 AND 20/5A
- 24 WALL WITH SOUND BARRIER FIRE RATED 5/8" TYPE X FIRE RATED DRY WALLS.
- 25 LINE OF SECOND FLOOR ABOVE

DOORS AND WINDOWS SCHEDULE									
WINDOWS SCHEDULE									
STATUS	Q.	WIDTH	HEIGHT	TYPE	U-VALUE	SHGC	GLAZING	MATERIAL	REMARKS
(A)	N	2'-0"	3'-0"	SINGLE HUNG	0.32	0.25	DOUBLE	VINYL	TEMPERED
(B)	N	3'-0"	2'-0"	SLIDING	0.32	0.25	DOUBLE	VINYL	TEMPERED
(C)	N	6'-0"	4'-0"	CASEMENT	0.32	0.25	DOUBLE	VINYL	TEMPERED
(D)	N	3'-0"	4'-0"	SLIDING	0.32	0.25	DOUBLE	VINYL	
(E)	N	4'-0"	6'-0"	FIX	0.32	0.25	DOUBLE	VINYL	

NOTE: THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300. ALL FENESTRATION MUST HAVE TEMPORARY AND PERMANENT LABELS FOR VERIFICATION OF THE BUILDING INSPECTOR.

DOORS SCHEDULE									
STATUS	Q.	WIDTH	HEIGHT	TYPE	U-VALUE	SHGC	MATERIAL	REMARKS	
(1)	N	4'-0"	7'-0"	FRENCH	0.32	0.25	WOOD		
(2)	N	7'-0"	2'-4"	SOLID CORE			WOOD		
(3)	N	5'-0"	6'-8"	SOLID CORE			WOOD		
(4)	N	1'-0"	5'-0"	SLIDING	0.32	0.25	VINYL		
(5)	N	2'-0"	6'-0"	SLIDING	0.32	0.25	VINYL	TEMPERED GLASS	
(6)	N	2'-0"	2'-3'-0"	SOLID CORE			VINYL		
(7)	N	2'-0"	4'-1'-4"	FOLDING			WOOD		
(8)	N	2'-0"	4'-1'-4"	FOLDING			WOOD		
(9)	N	1'-0"	3'-2'-2"	SLIDING			WOOD		
(10)	N	1'-0"	3'-0"	POCKET			WOOD		

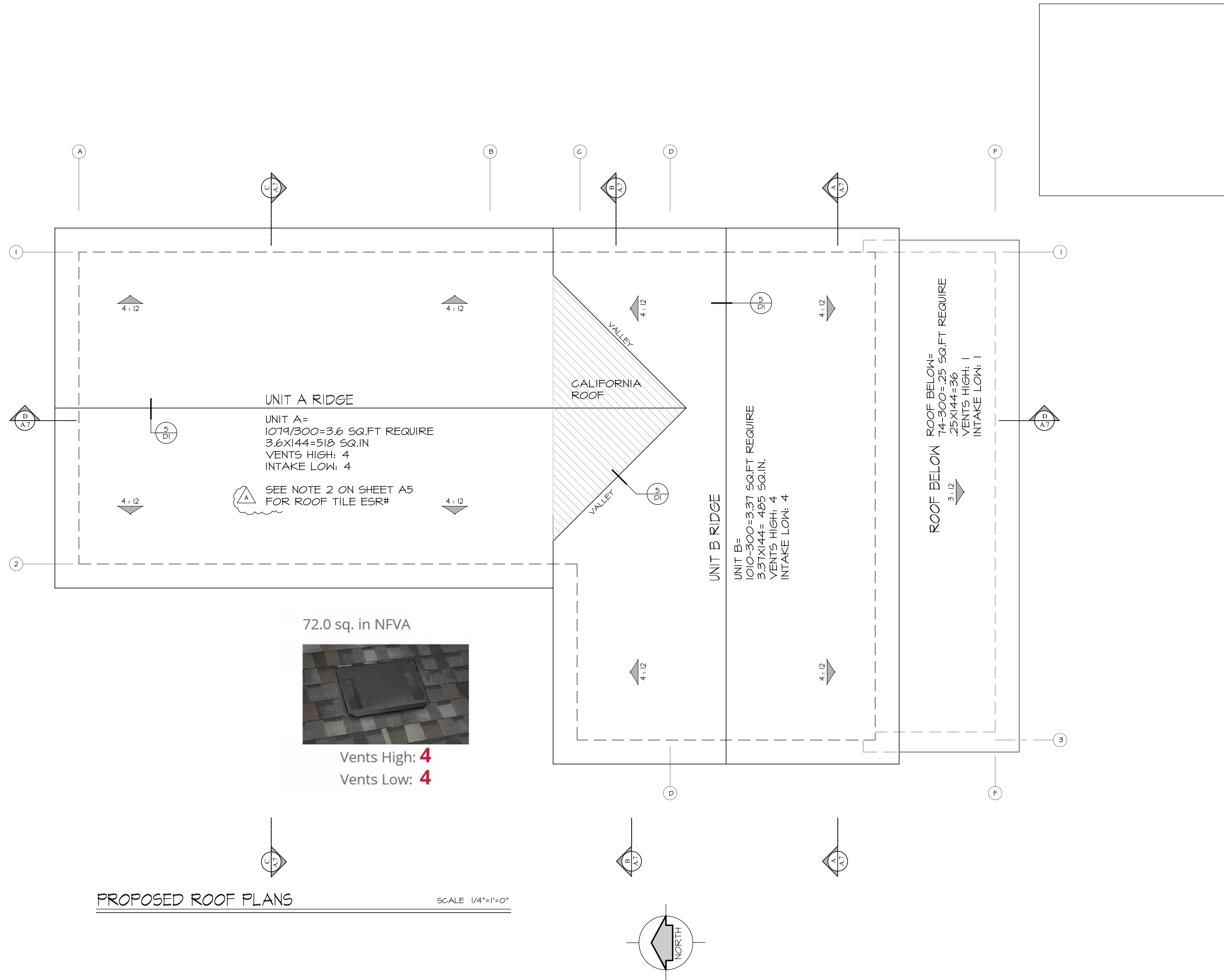
E = EXISTING TO REMAIN N = NEW TO BE INSTALLED

DESIGNER:  
**DOMUS PLANS**  
 24257 SANTA CLARA AVE #91  
 DANA POINT, CA. 92629

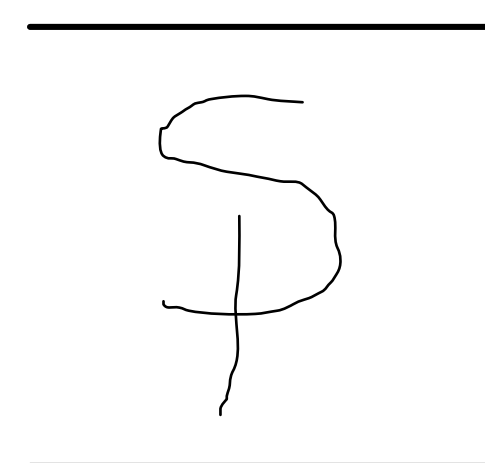
PROJECT:  
**ARIA DUPLEX**  
 18802 & 18806 VINE STREET  
 ORANGE, CA. 92669

DATE: Apr 23, 2019  
 SCALE:  
 DRAWN BY: SAM PARSİ  
 SHEET:  
**A.3**  
 OF SHEETS





NO.	REVISIONS
A	BLDG DEP. 08/27/18
B	BLDG DEP. 10/8/18



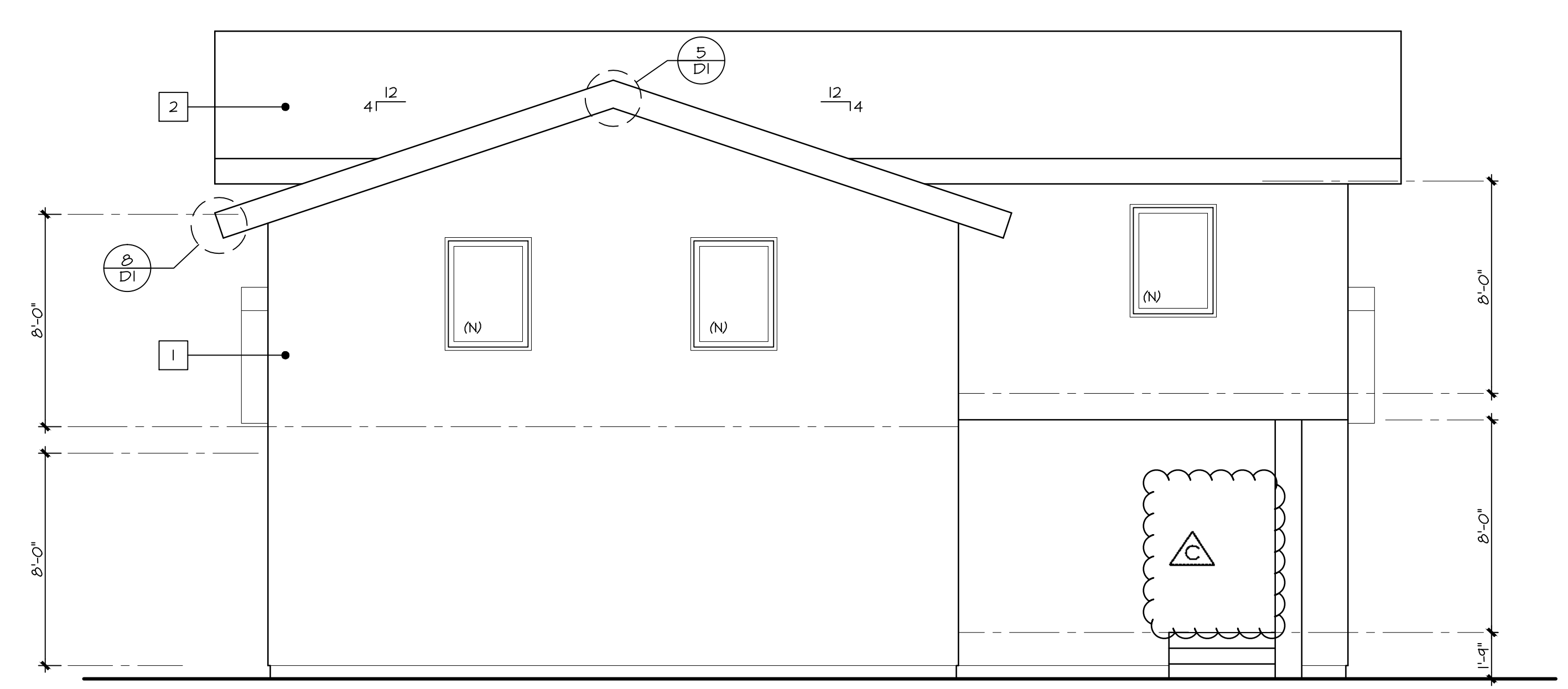
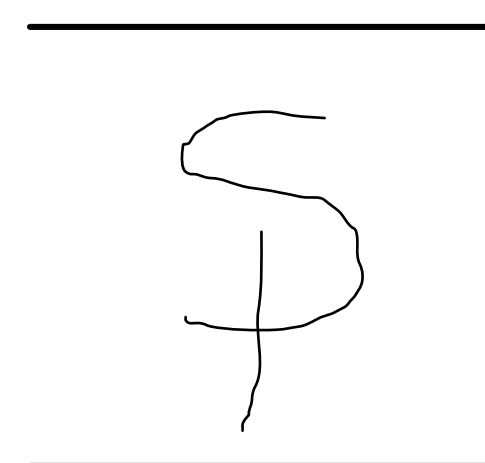
DESIGNER:  
**DOMUS PLANS**  
 24257 SANTA CLARA AVE #9  
 DANA POINT, CA. 92629

PROJECT:  
**ARIA DUPLEX**  
 18802 # 18806 VINE STREET  
 ORANGE, CA. 92669

DATE: Apr 23, 2019  
 SCALE:  
 DRAWN BY: SAM PARSI  
 SHEET:

**A.4**  
 OF SHEETS

NO.	REVISIONS
A	BLDG DEP. 08/27/18
B	BLDG DEP. 10/8/18
C	BLDG DEP. 3/17/20



**FRONT ELEVATION**  
SCALE 1/4"=1'-0"

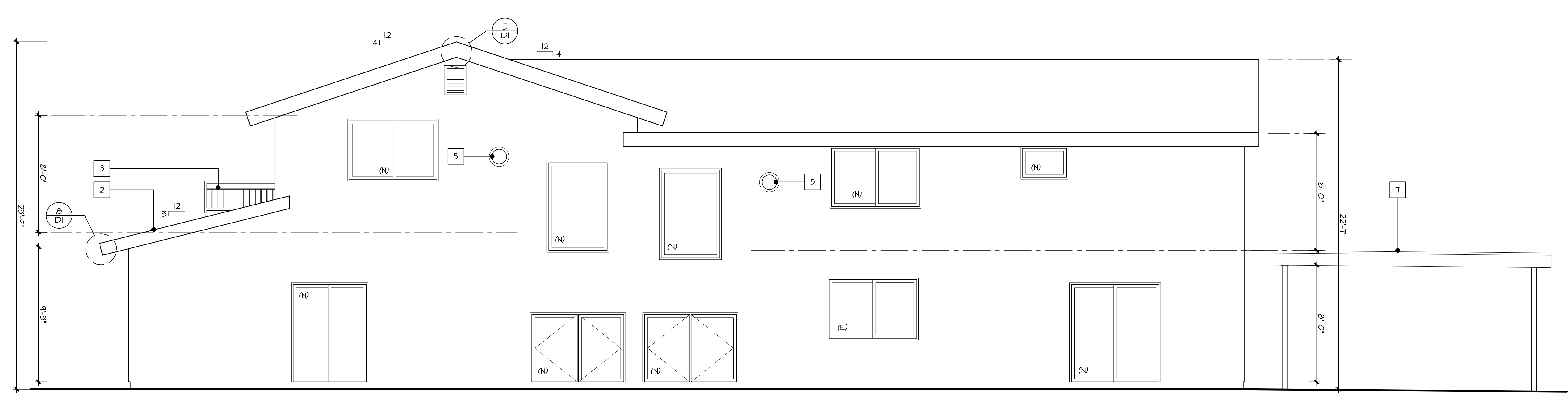
- ELEVATION NOTES**
- 1 NEW STUCCO TO MATCH EXISTING MATERIAL AND COLOR
  - 2 ASPHALT SHINGLES BY GAF ESR-1475 OR APPROVED SIMILAR CONTRACTOR TO KEEP ICC-ES EVALUATION REPORT ON SITE FOR INSPECTOR VIEW
  - 3 GUARD RAIL MIN. 42" HEIGHT FORM FINISH SURFACE
  - 4 FLASHING
  - 5 FIREPLACE EXHAUST / VENTILATION
  - 6 PILASTER
  - 7 NEW CARPORT WITH 2% MIN. SLOPE AT ROOF SEE STRUCTURAL FOR DETAIL AND FIRE RATED MATERIAL

DESIGNER:  
**DOMUS PLANS**  
24257 SANTA CLARA AVE #9  
DANA POINT, CA. 92629

PROJECT:  
**ARIA DUPLEX**  
18802 # 18806 VINE STREET  
ORANGE, CA. 92669

DATE: 4/12/2021  
SCALE:  
DRAWN BY: SAM PARSI  
SHEET:

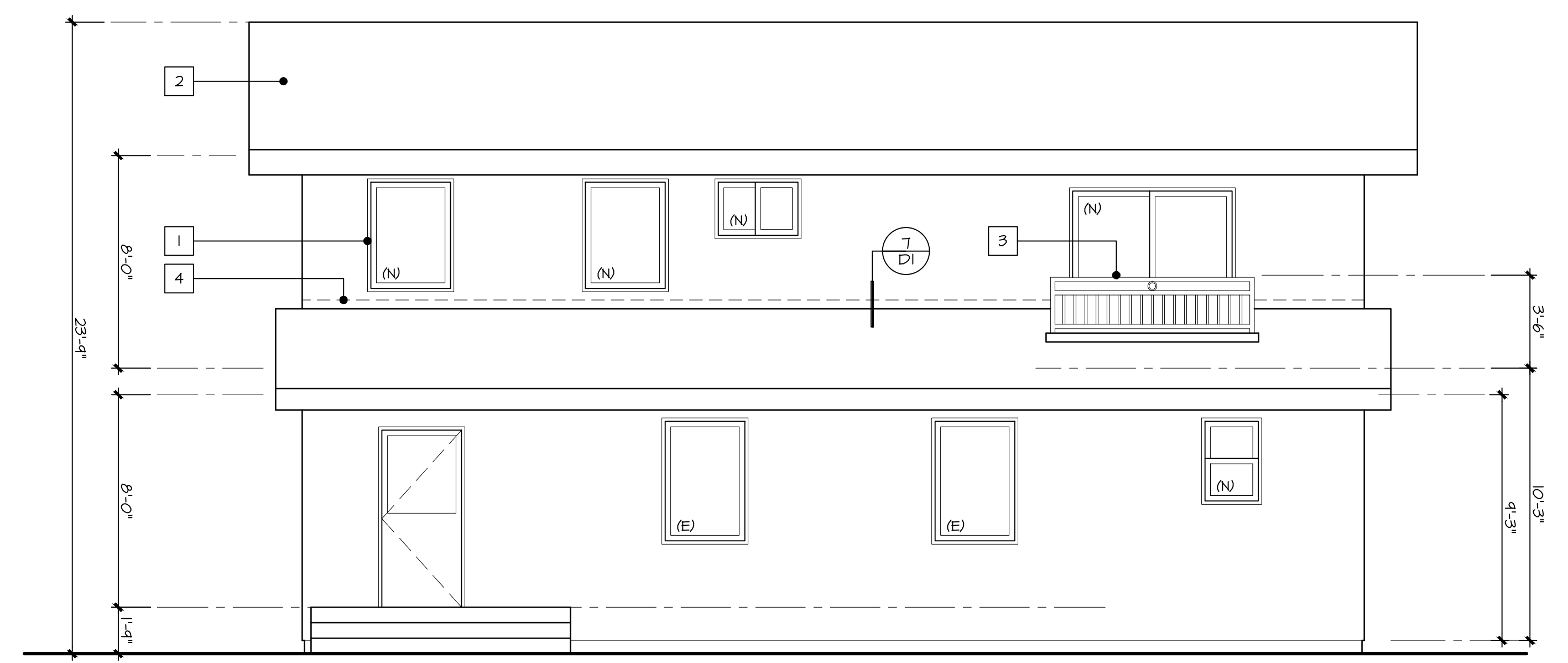
**A.5**  
OF SHEETS



**LEFT ELEVATION**  
SCALE 1/4"=1'-0"

NO.	REVISIONS
A	BLDG DEP. 08/27/18
B	BLDG DEP. 10/8/18
C	BLDG DEP. 3/17/20

S

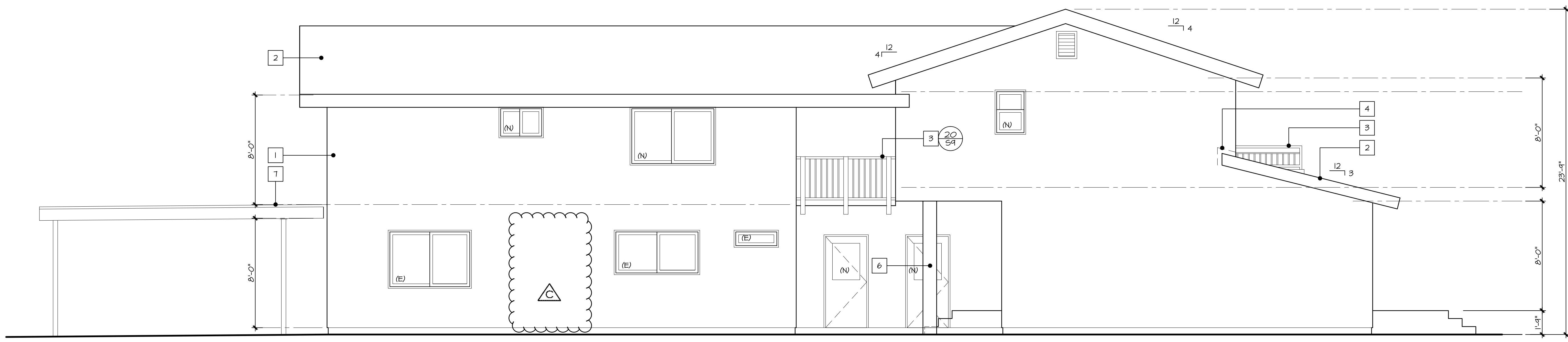


REAR ELEVATION

SCALE 1/4"=1'-0"

ELEVATION NOTES

- 1 NEW STUCCO TO MATCH EXISTING MATERIAL AND COLOR
- 2 ASPHALT SHINGLES
- 3 GUARD RAIL MIN. 42" HEIGHT FORM FINISH SURFACE
- 4 FLASHING
- 5 FIREPLACE EXHAUST / VENTILATION
- 6 PILASTER
- 7 NEW CARPORT WITH 2% MIN. SLOPE AT ROOF SEE STRUCTURAL FOR DETAIL AND FIRE RATED MATERIAL



RIGHT ELEVATION

SCALE 1/4"=1'-0"

DESIGNER:  
**DOMUS PLANS**  
 2425T SANTA CLARA AVE #9  
 DANA POINT, CA. 92629

PROJECT:  
**ARIA DUPLEX**  
 18802 & 18806 VINE STREET  
 ORANGE, CA. 92669

DATE: 4/12/2021

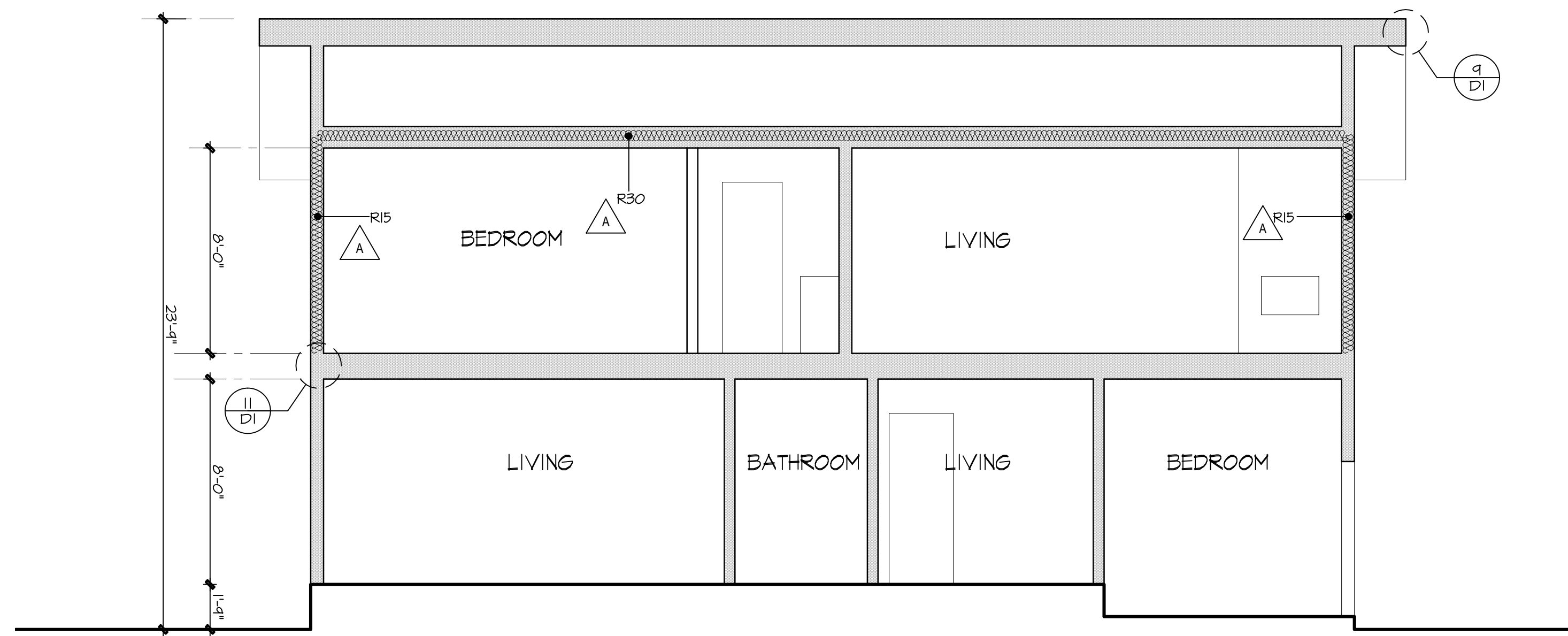
SCALE:

DRAWN BY: SAM PARSİ

SHEET:

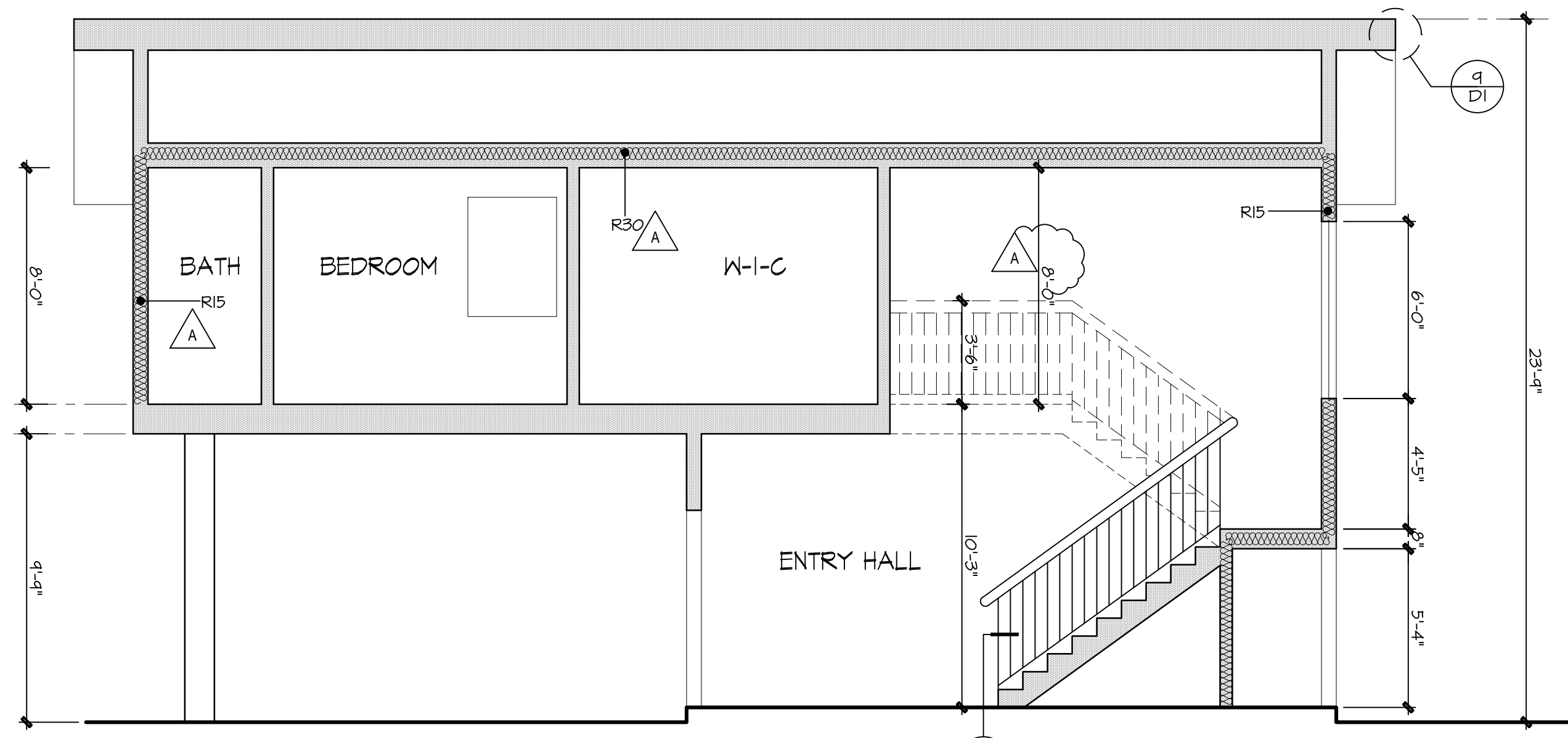
A.6

OF SHEETS



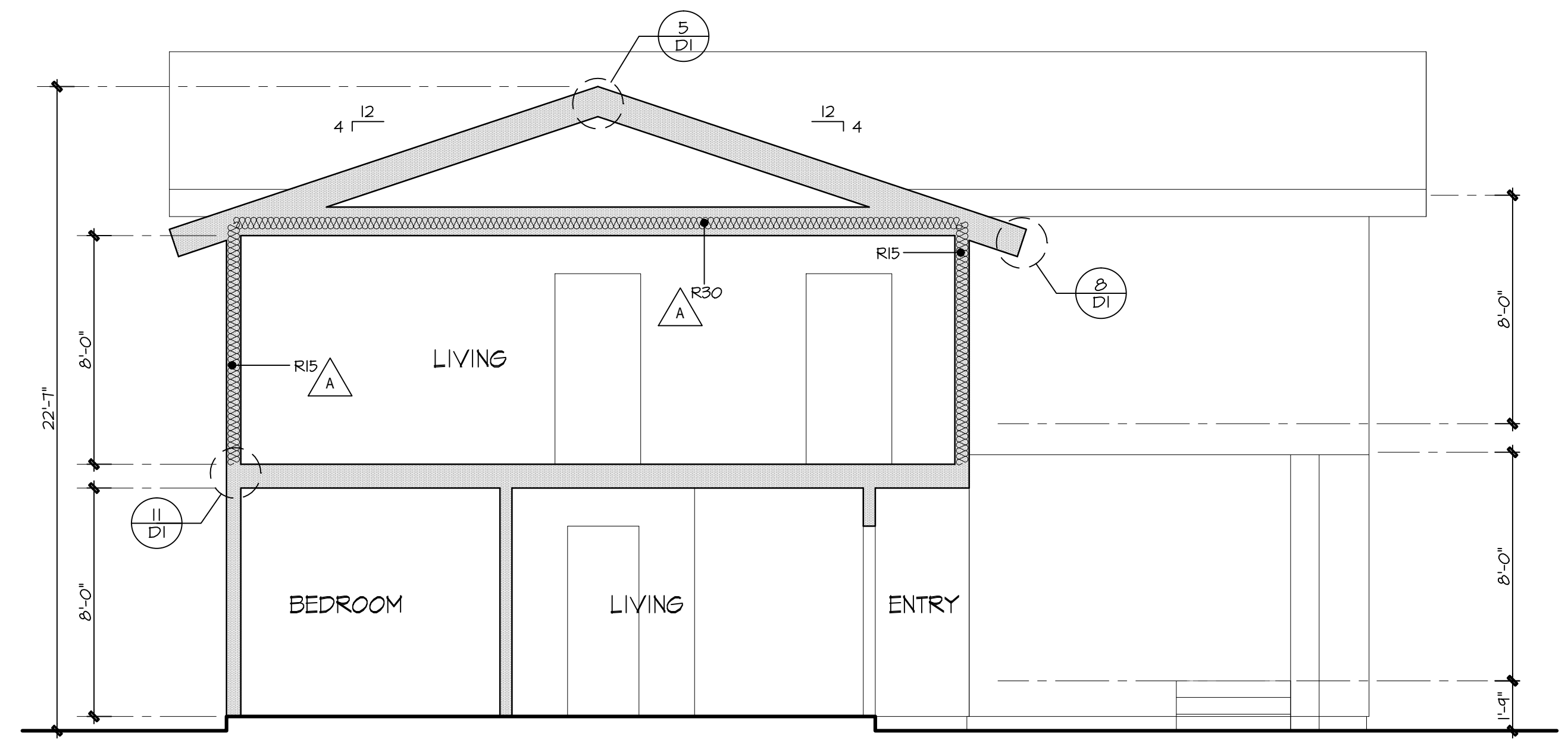
SECTION A-A

SCALE 1/4"=1'-0"



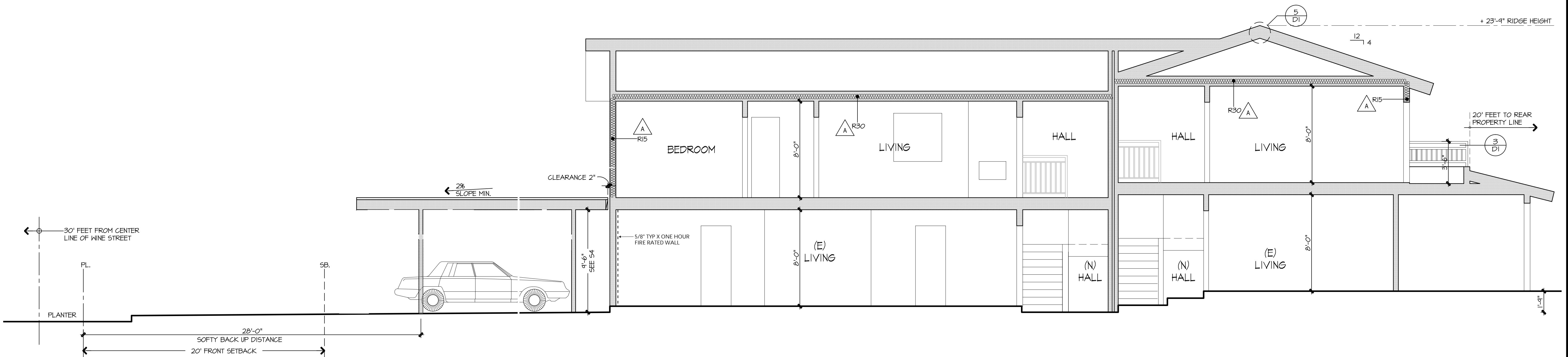
SECTION B-B

SCALE 1/4"=1'-0"



SECTION C-C

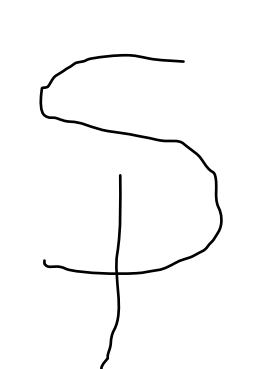
SCALE 1/4"=1'-0"



SECTION D-D

SCALE 1/4"=1'-0"

NO.	REVISIONS
A	BLDG DEP. 08/27/18
B	BLDG DEP. 10/8/18
C	BLDG DEP. 3/17/20



DESIGNER:  
**DOMUS PLANS**  
 2425T SANTA CLARA AVE #9  
 DANA POINT, CA. 92629

PROJECT:  
**ARIA DUPLEX**  
 18802 & 18806 VINE STREET  
 ORANGE, CA. 92669

DATE: Apr 23, 2019  
 SCALE: 1/4"=1'-0"  
 DRAWN BY: SAM PARSİ

SHEET:  
**A.7**  
 OF SHEETS