



DESIGN REVIEW COMMITTEE

AGENDA ITEM

AGENDA DATE: MARCH 21, 2018

TO: Chair McCormack and Members of the Design Review Committee

THRU: Anna Pehoushek, Assistant Community Development Director *APR*

FROM: Marissa Moshier, Historic Preservation Planner *MM*

SUBJECT: DRC No. 4702-13 – Aria Residences

SUMMARY

The applicant is requesting to modify design elements of a new multi-family residential building in the Old Towne Historic District. The applicant is requesting to substitute vinyl windows for the approved wood windows and metal garage doors for the approved wood garage doors. The applicant is also requesting to eliminate the approved wood slat gable vents in the upper floor gable ends of the new building. The project was recommended for approval by the DRC on May 7, 2014 and approved by the Planning Commission on July 7, 2014.

RECOMMENDED ACTION – FINAL DETERMINATION

Staff requests that the DRC review the request for the design modification and make a determination based on the required findings.

BACKGROUND INFORMATION

Applicant/Owner: Paymon Roshan, Aria Property Management and Investment

Property Location: 429 S. Lemon Street

General Plan Designation: Medium Density Residential 15-24 DU/AC

Zoning Classification: R-4

Existing Development: 1,147 SF historic house (contributor to the Old Towne Historic District) and 1,752 SF rear building

Property Size: 7,208 SF

Associated Applications: CUP No. 2937, MNSP No. 0748, AA No. 0209

Previous DRC Review: May 7, 2014 recommending approval of the project to the Planning Commission

PUBLIC NOTICE

No Public Notice was required for this request for a design modification to a previously approved project.

ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15303 (Class 3 - New Construction or Conversion of Small Structures), because the project involves minor design modifications to a previously approved multi-family residential development. There is no environmental public review required for a Categorical Exemption.

PROJECT DESCRIPTION

On July 7, 2014, the applicant received approval for a project consisting of rehabilitation of a fire-damaged historic house and construction of a new two-story building with two studio units at the rear of the property. The new construction was approved by the Planning Commission, with a recommendation of approval from the Design Review Committee, with the findings that the project was in conformance with the Old Towne Design Standards (adopted in 1995, updated in 1999). The approved plans showed wood windows and wood garage doors on the new building.

Rehabilitation of the historic house and construction of the new building has been completed. During construction, the applicant installed Milgard Montecito Series vinyl windows and Unique Garage Door Carriage House metal garage doors in the new building. The applicant also did not apply the decorative wood slat gable vents in the gable ends of the new building as shown on the approved plans. These areas contain the same horizontal siding as the rest of the building. The applicant is requesting a modification to the approved design to allow the substitution of the approved wood windows and garage doors for the installed vinyl windows and metal garage doors and to eliminate the gable vents.

EXISTING SITE

The residential development approved as Conditional Use Permit (CUP) No. 2937, Design Review (DRC) No. 4702-13, Minor Site Plan Review (MNSP) No. 0748, and Administrative Adjustment (AA) No. 0209 has been constructed as approved, minus the design modifications discussed in this staff report. The property contains a 1,147 SF contributing building at the front of the lot and a 1,752 SF new building at the rear.

EXISTING AREA CONTEXT

The east side of South Lemon Street between Culver Avenue and La Veta Avenue is developed with 11 residential parcels. Three of the parcels contain contributing buildings; 8 contain non-contributing buildings. Four of the parcels are developed with two story buildings; the remaining parcels contain one story buildings. The west side of South Lemon Street is developed with a single parcel of two story, multi-family residential buildings.

EVALUATION CRITERIA

Orange Municipal Code (OMC) Section 17.10.070 establishes the general criteria the DRC should use when reviewing the project. This section states the following:

The project shall have an internally consistent, integrated design theme, which is reflected in the following elements:

1. **Architectural Features.**
 - a. The architectural features shall reflect a similar design style or period.
 - b. Creative building elements and identifying features should be used to create a high quality project with visual interest and an architectural style.
2. **Landscape.**
 - a. The type, size and location of landscape materials shall support the project's overall design concept.
 - b. Landscaping shall not obstruct visibility of required addressing, nor shall it obstruct the vision of motorists or pedestrians in proximity to the site.
 - c. Landscape areas shall be provided in and around parking lots to break up the appearance of large expanses of hardscape.
3. **Signage.** All signage shall be compatible with the building(s) design, scale, colors, materials and lighting.
4. **Secondary Functional and Accessory Features.** Trash receptacles, storage and loading areas, transformers and mechanical equipment shall be screened in a manner, which is architecturally compatible with the principal building(s).

ANALYSIS/STATEMENT OF THE ISSUES

The plans submitted for the project and for building permits show wood windows and wood garage doors on the new building. The Planning Commission Resolution approving the project also includes findings that reference the compatibility of the wood materials with the historic building on the property and with the Historic District as a whole.

Per the project Conditions of Approval, the applicant may request modifications to the approved plan as follows:

Except as otherwise provided herein, this project is approved as a precise plan. After any application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plot plan, the Community Development Director may approve the changed plan without requiring a new public hearing.

When conducting an inspection of the project's building permits, the Historic Preservation Planner determined that the proposed modifications did not comply with "the provisions and the

spirit and intent of the approval action,” and the Community Development Director referred the requested changes to the Design Review Committee for a final determination. The Applicant’s Letter of Explanation for the changes and photographs and specifications of the installed windows and doors are provided in Attachments 3 and 4.

When the project was originally approved, the previous version of the Old Towne Design Standards (adopted in 1995, updated in 1999) was in effect. The previous version of the Old Towne Design Standards (1999 Design Standards) recommended the use of in-kind traditional building materials for additions to contributing buildings and new construction in the Historic District. The 1999 Design Standards addressed substitutes for traditional building materials as follows:

Material substitutes will be considered during project review (fiber-glass columns, tin cornices, etc.); however, traditional detailing and intent shall be maintained. Any improvements, restoration or new construction shall duplicate traditional original details and materials as accurately as possible. See Appendix B for policy on use of alternate materials (Old Towne Design Standards, Complete, p. 13).

Appendix B – Use of Appropriate Materials

New Infill Development

Use of in-kind materials on new infill development is encouraged, but not required. Use of alternate materials may be used where such elements and materials convey the appearance of like features on existing resources on the property. The materials used for new infill development (whether occurring on vacant or developed property) shall be compatible with those materials that are original to historic structures in Old Towne.

The updated version of the Design Standards (adopted in 2017) contains similar language about the compatibility of building materials with the Historic District:

7. The use of traditional building materials found on historic buildings in the Historic District is encouraged for new construction.
 - a. Exterior materials shall be compatible with the size, scale, design, texture, reflectivity, durability and color of historic materials used on comparable historic buildings in the Historic District.
 - b. Use of simplified versions of traditional architectural details is encouraged.
 - c. Alternates to traditional building materials may be considered, if the alternate material is compatible with the design and appearance of comparable historic features on similar contributing buildings in the Historic District. (2017 Design Standards, Infill Construction, page 47)

The Design Standards have consistently encouraged traditional building materials for new construction in the Historic District and discouraged the use of materials that are not compatible with the design and appearance of historic buildings. Although the vinyl windows are similar in overall size and operation to wood windows, the size of the sash members, depth of the frame, and reflectivity of the vinyl windows are visibly different from traditional wood windows.

Similarly, the textured pattern and reflectivity of the metal garage doors is a perceptible difference from traditional wood garage doors.

The elimination of the wood slat gable vents on the new building is a relatively minor modification. The historic house also does not have a decorative gable vent. The modification to the new building does not appear to substantially change its compatibility with the historic house or the Historic District.

For projects where there is infill construction on the same lot with a contributing building, the project is reviewed both for compatibility with the contributing building and with the Historic District as a whole. At the subject property, the new building is in close proximity to the historic house and is visible from the street behind the historic house. Based on a consistent application of the Design Standards and the findings of compatibility of materials in the original project approval, staff is requesting that the Design Review Committee make a determination with appropriate findings on the requested modifications.

ADVISORY BOARD RECOMMENDATION

No advisory board recommendation is required for this design modification to a previously approved project.

STAFF RECOMMENDATION AND REQUIRED FINDINGS

The courts define a “Finding” as a conclusion which describes the method of analysis decision makers utilize to make the final decision. A decision making body “makes a Finding,” or draws a conclusion, through identifying evidence in the record (i.e., testimony, reports, environmental documents, etc.) and should not contain unsupported statements. The statements which support the Findings bridge the gap between the raw data and the ultimate decision, thereby showing the rational decision making process that took place. The “Findings” are, in essence, the ultimate conclusions which must be reached in order to approve (or recommend approval of) a project. The same holds true if denying a project; the decision making body must detail why it cannot make the Findings.

The Findings are applied as appropriate to each project. The following are the required findings for the design modification to the previously approved project.

- 1. 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.F.1).*
- 2. In any National Register Historic District, the proposed work complies with the Secretary of the Interior’s standards and guidelines (OMC 17.10.07.F.2).*
- 3. The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.F.3).*
- 4. For infill residential development, as specified in the City of Orange Infill Residential Design Guidelines, the new structure(s) or addition are compatible with the scale,*

massing, orientation, and articulation of the surrounding development and will preserve or enhance existing neighborhood character (OMC 17.10.07.F.4).

CONDITIONS

If the design modifications are approved, the following are recommended conditions of approval:

1. All construction shall conform in substance and be maintained in general conformance with plans and exhibits approved under CUP No. 2937, DRC No. 4702, MNSP No. 0748, and AA No. 0209 as described in Planning Commission Resolution No. PC 09-14, except for the substitutions of windows and doors as described in this staff report and Attachment 5, including modifications required by the conditions of approval, and as approved by the Design Review Committee.
2. The applicant agrees to indemnify, hold harmless, and defend the City, its officers, agents and employees from any and all liability or claims that may be brought against the City arising out of its approval of this permit, save and except that caused by the City's active negligence.
3. Except as otherwise provided herein, this project is approved as a precise plan. After any application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plot plan, the Community Development Director may approve the changed plan without requiring a new public hearing.
4. Construction permits shall be obtained for all construction work, as required by the City of Orange, Community Development Department's Building Division and Public Works Grading Division. Failure to obtain the required building permits may be cause for revocation of this permit.
5. All structures shall comply with the requirements of Municipal Code – Chapter 15.52 (Building Security Standards), which relates to hardware, doors, windows, lighting, etc. (Ord. 7-79). Approved structural drawings shall include sections of the security code that apply. Specifications, details, or security notes may be used to convey the compliance.
6. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Department for the plan check process.
7. If not utilized, project approval expires twenty-four months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060. The Planning entitlements expire unless Building Permits are pulled within 2 years of the original approval.

ATTACHMENTS

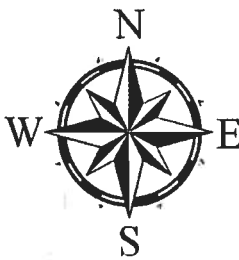
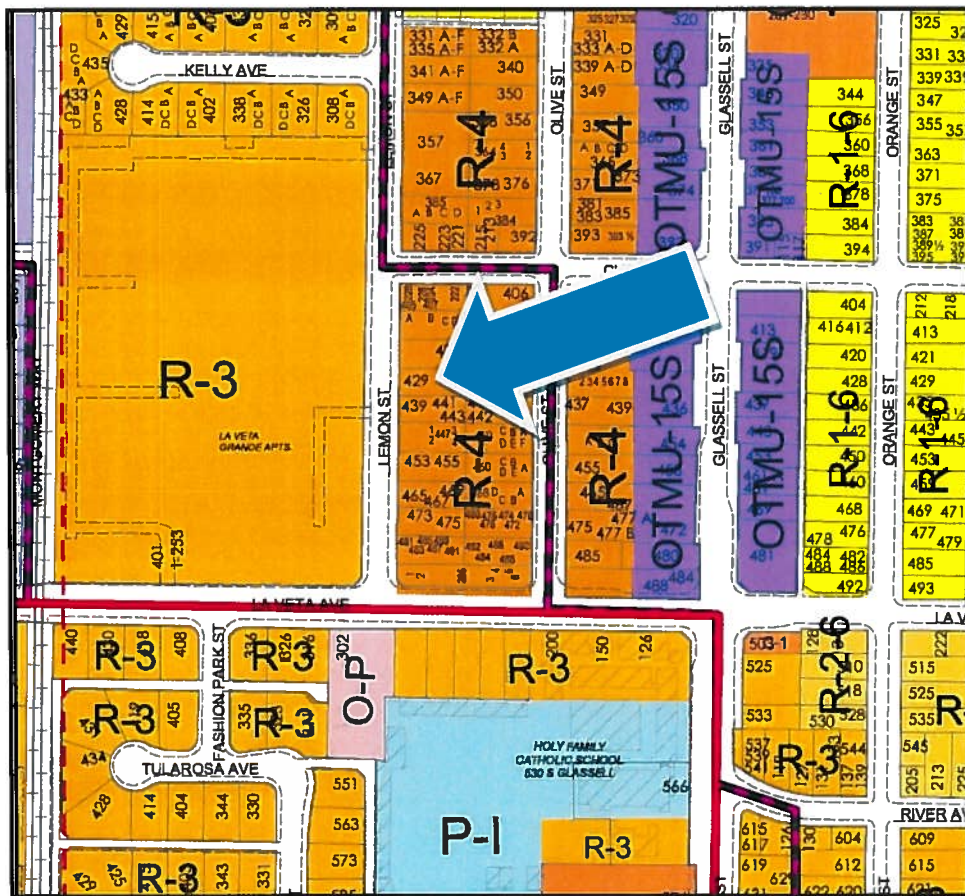
1. Vicinity Map
2. Approved Elevations for Historic House and New Building
3. Applicant's Letter of Explanation and Photographs
4. Specifications for Installed Vinyl Windows and Metal Garage Doors
5. Historic Resources Survey Forms for 429 S. Lemon Street
6. Planning Commission Resolution No. PC 09-14
7. Design Review Committee Meeting Minutes from May 7, 2014

cc: Aria Property Management and Investment
Attn: Paymon Roshan
1057 E. Imperial Highway, #153
Placentia, CA 92870

Vicinity Map

429 S. Lemon Street

DRC 4702-13

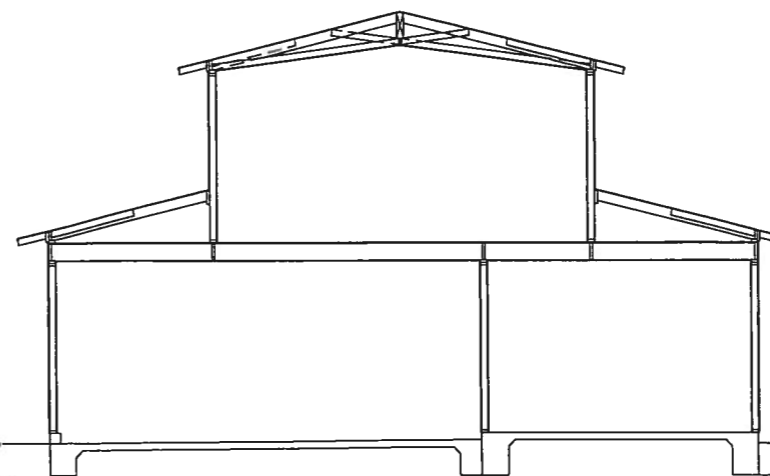


ATTACHMENT NO. 1
DRC NO. 4702-13 ARIA RESIDENCES
VICINITY MAP
MARCH 21, 2018 DRC MTG.

City of Orange
Community Development Department



STREET ELEVATION [ORTHOGRAPHIC]



REAR COMPLEX SECTION A-A SEE SHEET A-1

- 1 DRAWING NOTES**
1. INSTALL NEW COMPOSITION SHINGLE ROOFING TO MATCH EXISTING FRONT RESIDENCE - GAF CLASS A I.A.W. ICC-ES ESR-3267
 2. NEW WOOD SIDING TO MATCH EXISTING FRONT RESIDENCE IN EXPOSURE, STYLE, AND FINISH
 3. INSTALL NEW CORNER TRIM TO MATCH EXISTING
 4. NEW WOOD WINDOWS AND TRIM TO MATCH EXISTING
 5. NEW SOLID CORE WOOD DOOR - DOOR TRIM TO MATCH EXISTING
 6. CONSTRUCT NEW GABLE ENDS IN HISTORIC MANNER WITHOUT FLAT OUTLOOKERS
 7. NEW STEEL RAILING / GUARD INSTALLED ON 6" HIGH CURB - TOP OF RAILING TO BE 42" ABOVE DECK
 8. NEW WOOD SLAT ATTIC VENT
 9. NEW WOOD TRIM AT STAIRS AND BALCONIES
 10. NEW WOOD GARAGE DOOR W/ GLAZING IN UPPER PANELS
 11. NEW WOOD OUTLOOKER BEAM
 12. FRONT GABLE PITCH TO MATCH EXIST. HOUSE
 13. - NOT USED -
 14. - NOT USED -
 15. TRASH ENCLOSURE
 16. NEW 1-1/2" DIA. STEEL HANDRAIL AT 36" ABOVE STAIR NOSING - PROVIDE 1-1/2 CLEAR SPACE BETWEEN HANDRAIL AND GUARD.
 17. DOUBLE WOOD LAUNDRY DOORS W/ WOOD DIAGONAL BRACES & LUNETTE CUTOUTS

craig b wheeler
architect
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studio g
orange ca 92666
714 253 424 voice
714 253 426 fax

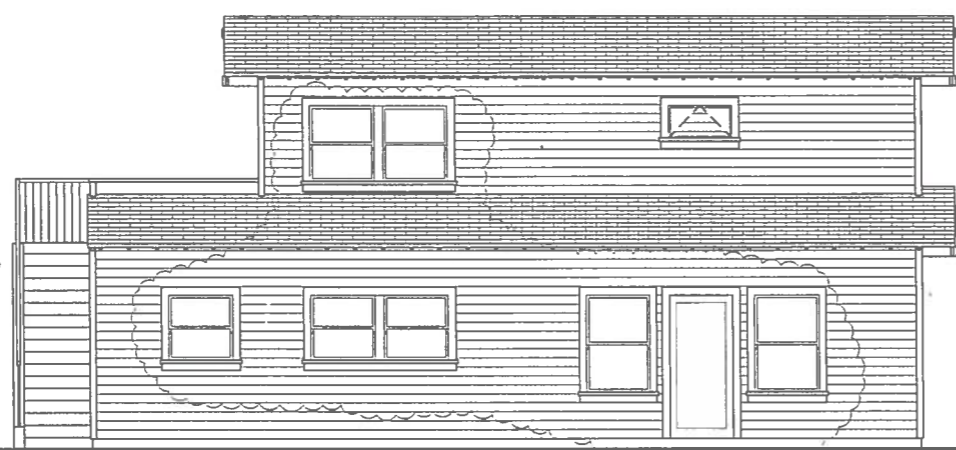


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**PROJECT AT
429 S. LEMON ST.
ORANGE, CA**

Sheet: Proposed Exterior Elevations Rear Unit

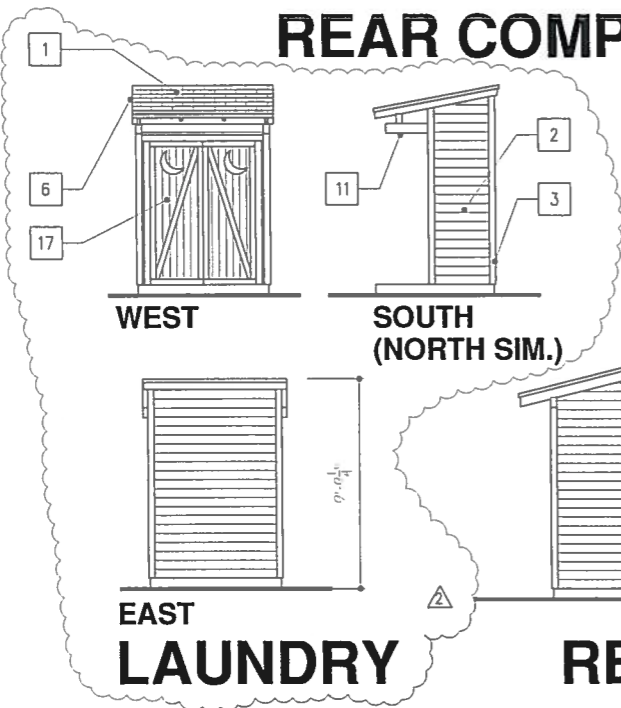
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11"x17" Sheet Scale: 1/8"=1'-0"
Date: 26 Jan. '15
Rev.: 31MAY16
Plot:
Job No.: 238
Drawing File 238MAY312016.DWG
Sheet No.: A-4



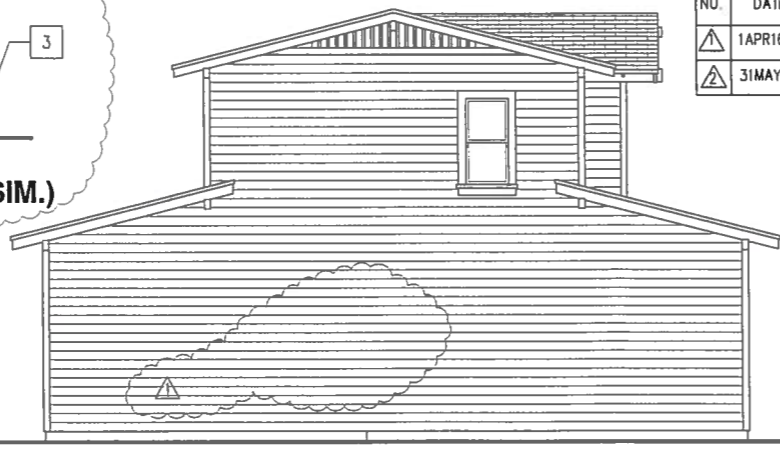
REAR COMPLEX BACK



REAR COMPLEX FRONT

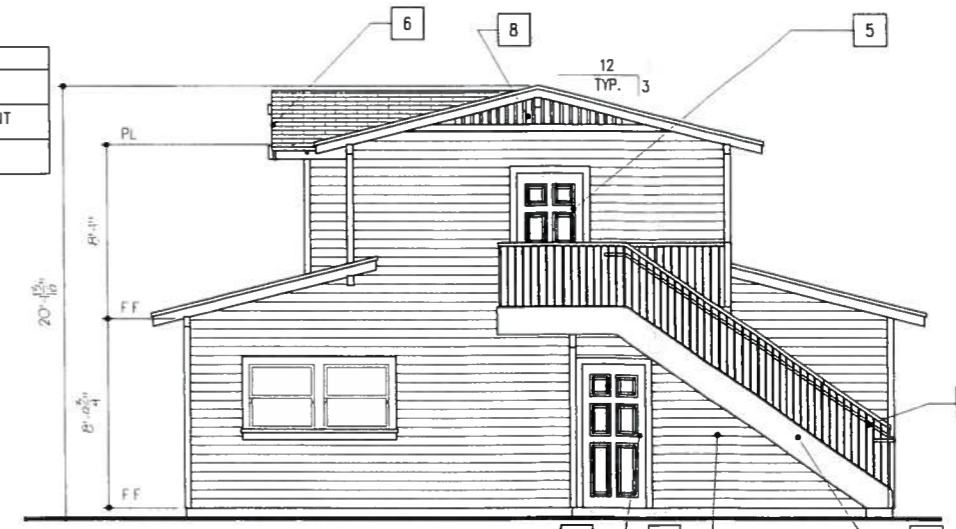


EAST LAUNDRY



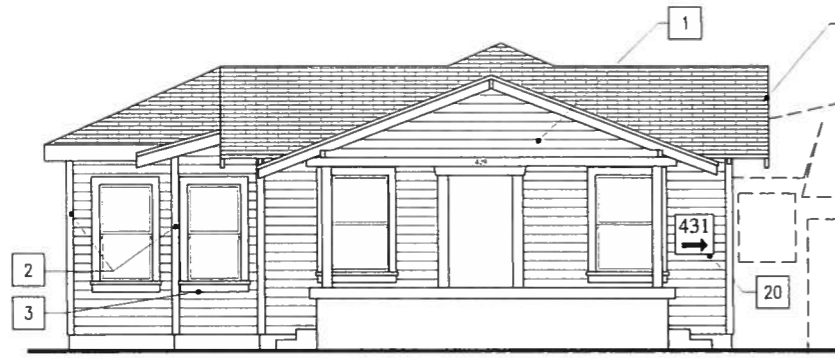
REAR COMPLEX LEFT

REVISIONS		
NO.	DATE	DESCRIPTION
1	1APR16	FLOOR PLAN REARRANGEMENT
2	31MAY16	ADDED LAUNDRY SHED

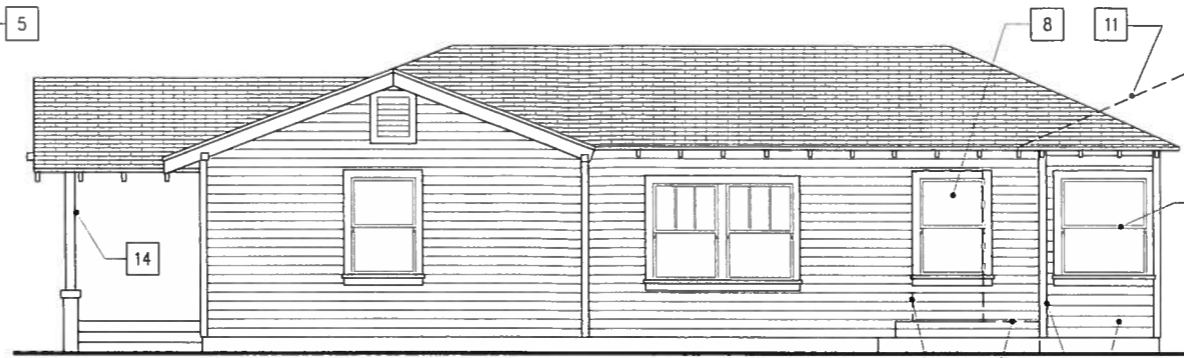


REAR COMPLEX RIGHT

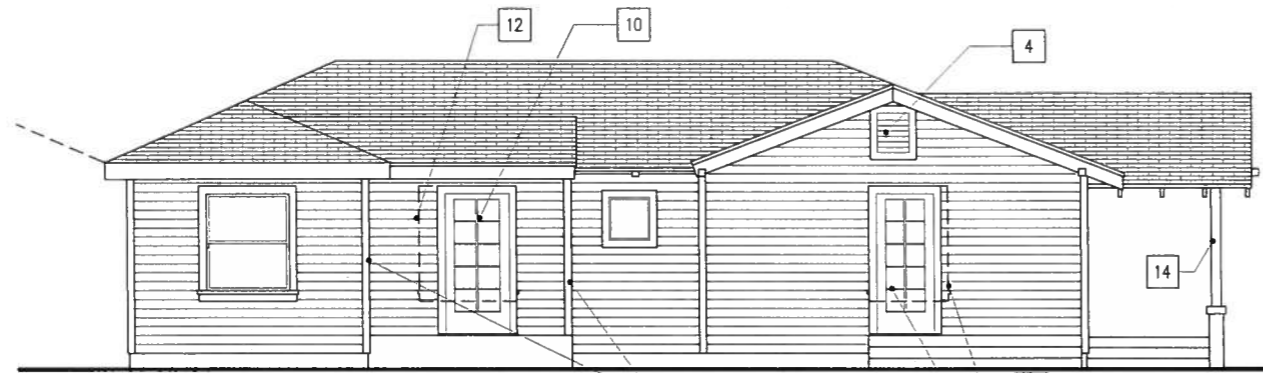
ATTACHMENT NO. 2
DRC NO. 4702-13 ARIA RESIDENCES
APPROVED ELEVATIONS



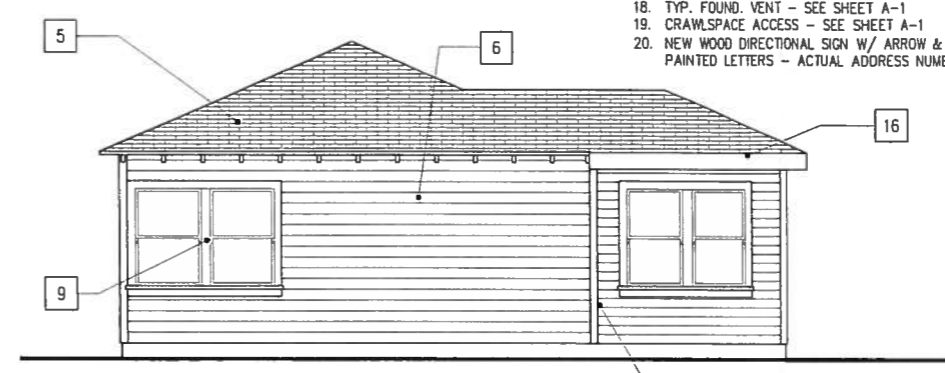
PROPOSED FRONT



PROPOSED RIGHT



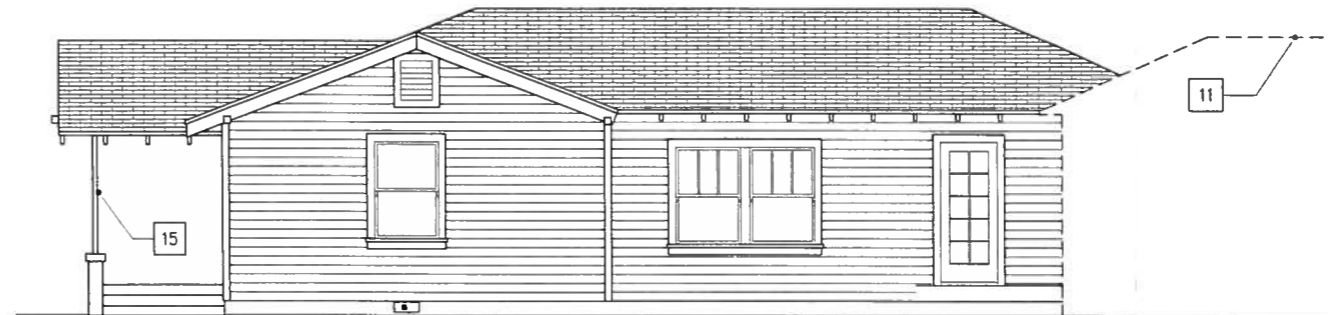
PROPOSED LEFT



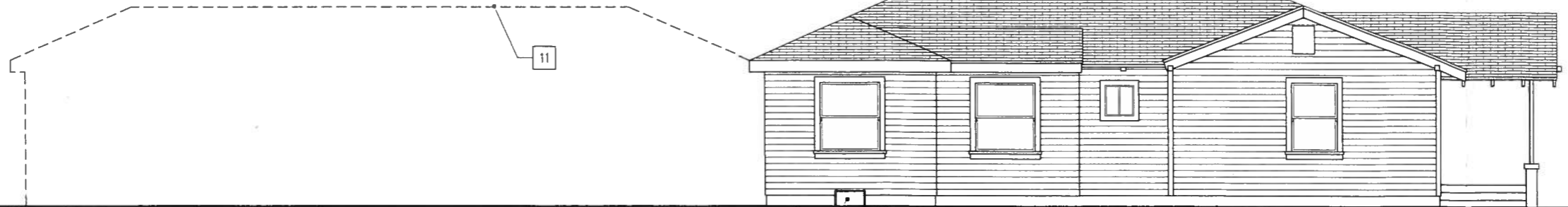
PROPOSED REAR



EXISTING FRONT



EXISTING RIGHT



EXISTING LEFT

1 DRAWING NOTES

1. REPAIR EXISTING WOOD SIDING AND REPLACE WHERE ABSOLUTELY NECESSARY
2. INSTALL NEW CORNER TRIM TO MATCH EXISTING WHERE MISSING AND AT NEW CONSTRUCTION
3. REPLACE MISSING WINDOW TRIM AS NEEDED
4. REPLACE MISSING ATTIC VENT
5. INSTALL NEW COMPOSITION SHINGLE ROOFING - CAF CLASS A PER ICC-ES-3267
6. INSTALL NEW WOOD SIDING SIMILAR TO EXISTING W/ 1" WIDER EXPOSURE
7. RELOCATED FRENCH DOOR - SEE FLOOR PLAN
8. RELOCATED WINDOW - SEE FLOOR PLAN
9. NEW WOOD WINDOWS TO MATCH EXISTING
10. NEW FRENCH DOOR TO MATCH EXIST.
11. LINE OF EXISTING STRUCTURES TO BE REMOVED
12. LINE OF EXISTING DOOR/WINDOW - REPAIR SIDING WITH MATCHING WOOD MATERIAL
13. REMOVE EXISTING MATERIAL
14. NEW MITERED 1x TRIM SURROUND AT EXIST. STEEL PIPE COLUMNS
15. EXIST. STEEL PIPE COLUMN
16. CARRY EXIST. FACIA TYPE AROUND CORNER TO START OF NEW CONSTRUCTION
17. 1x TRIM BOARD AT LINE OF DEMARCATION
18. TYP. FOUND. VENT - SEE SHEET A-1
19. CRAWLSPACE ACCESS - SEE SHEET A-1
20. NEW WOOD DIRECTIONAL SIGN W/ ARROW & 8" HIGH PAINTED LETTERS - ACTUAL ADDRESS NUMBER T.B.D.

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architect
56 plaza square
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orange ca 92666
714 288 424 voice
714 288 426 fax

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**PROJECT AT
429 S. LEMON ST.
ORANGE, CA**

Sheet:
**Proposed
Exterior Elevations
Front Unit**

24"x36" Sheet
Scale: 1/4"=1'-0"
11"x17" Sheet
Scale: 1/8"=1'-0"
Date: 26 Jan. '15
Rev.: 24 Mar. '15
Plot:
Job No.: 238
Drawing File
23BR2_WD_2SUB.DWG
Sheet No.:
A-3

Dear Design Review Board Committee,

Please see attached for your consideration to approve two sets of exhibits, Exhibits A & B. Exhibit A will contain pictures of the front "Old House" refurbished and as well the new building constructed in the rear called the "New House". There will also be handwritten notes written addressing each picture too and this is to point out the matters at hand.

Matter at hand in Exhibit A has to do with:

1) You will notice that the front Old House pediment is simple and only covered with horizontal wood siding and so I went ahead and matched all of the pediments to the rear New House in the same exact manner to match perfectly in harmony. The idea is to do the best to complement and match the style and look of the Old House in the front and not to overwhelm it with a more detailed look onto the rear New House; to accomplish this task, what way and look is better than the exact, in which I've herein accomplished. You will also notice some additional notes to the sides of all the picture too for more clarity.

2) The garage doors that I have used are all wooden like doors with an old look painted white and you will even see wood grains on to the surface of the doors. These doors are one of the more expensive doors that can be purchased and are also completely undetectable from the street. You will notice the same by looking at the pictures herein attached as Exhibit B. Wooden doors warp after time and are very heavy and are nowhere as attractive as the ones I have installed.

Matter at hand in Exhibit B has to do with:

1) Rear house windows are sealed energy saving vinyl windows with the same style and operating system of the front Old House wooden windows. the window frame seems a tad narrower on the vinyl windows and that is due to the fact that the Old House in the front has much thicker walls and hence we had to had double the thickness of the window trims and hence a tad more depth is in effect. Note: I can always also double the thickness of the window trims in the new Rear House as well to create the same depth as well if y'all would like me to. You will notice that they look very similar and are literally impossible to tell the difference from one another standing on the street and or the sidewalk too. You will also note that the only windows that can be partially seen and only if you are stopping and viewing the property from the property lines to the left and right of the property and said windows are only 3. Also, none of the other windows on the rear house can be seen by anyone off the street. The rear windows to the New House in the rear of the property are totally blocked off with the neighboring 2 story structure and totally invisible to the streets.

ATTACHMENT NO. 3
DRC NO. 4702-13 ARIA RESIDENCES
LETTER OF EXPLANATION &
PHOTOS
MARCH 21, 2018 DRC MTG.

I thank you in advance for your care, understanding and help. If y'all know or recall, this property was completely falling apart and every other day of the week there were homeless people and loiterers camping onto it. It was a complete eyesore. The Old House was barely standing up and sitting there for decades! Please take a look at the work I have done and the love, care and passion and money I have poured into it over the past 3 1/2 years. I have meticulously done my best to preserve the property and to complement the street and the City of Orange and in doing so I've also exhausted all my cash reserves and funds too. Preserving an old home verses building one from scratch has been immensely more costly than I ever knew and thought. Trying to change out the garage doors that are hardly seen from the street and the public and not to mention are wood-like appearance as well anyhow too and or the windows of which only 3 can only partially be seen from the street would cost me in excess of \$30,000.00 and compromise all of the waterproofing and not to mention, preventing my having the ability to collect any rents (desperately needed) for the next 3 months. This will make me broke!

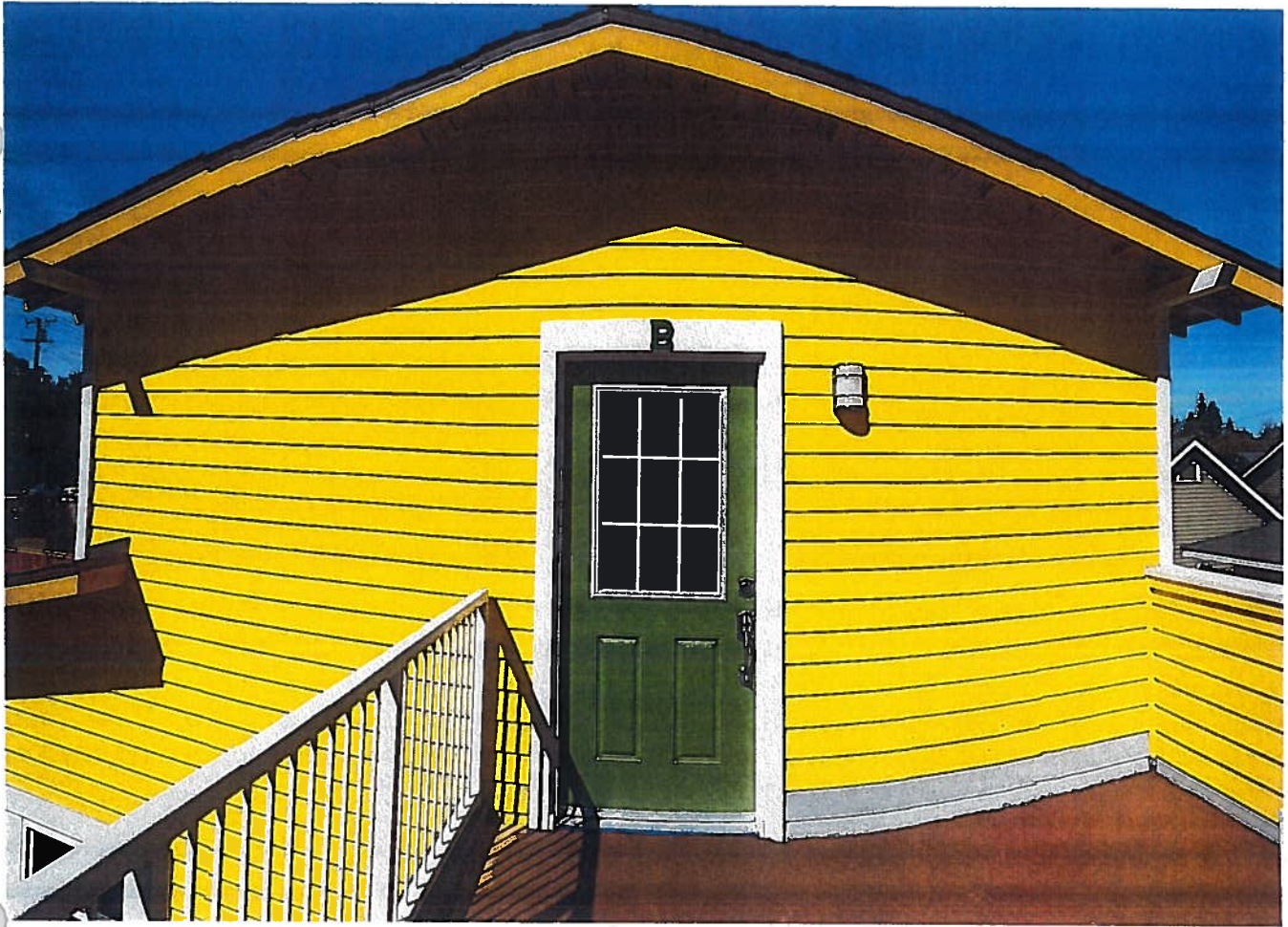
Thank you all again for your understanding and assistance in helping me. I am very proud of the work I have accomplished in preserving this older home and keeping it alive for another 150 to 200 years to come and making the neighborhood so much looking better.

Sincerely,

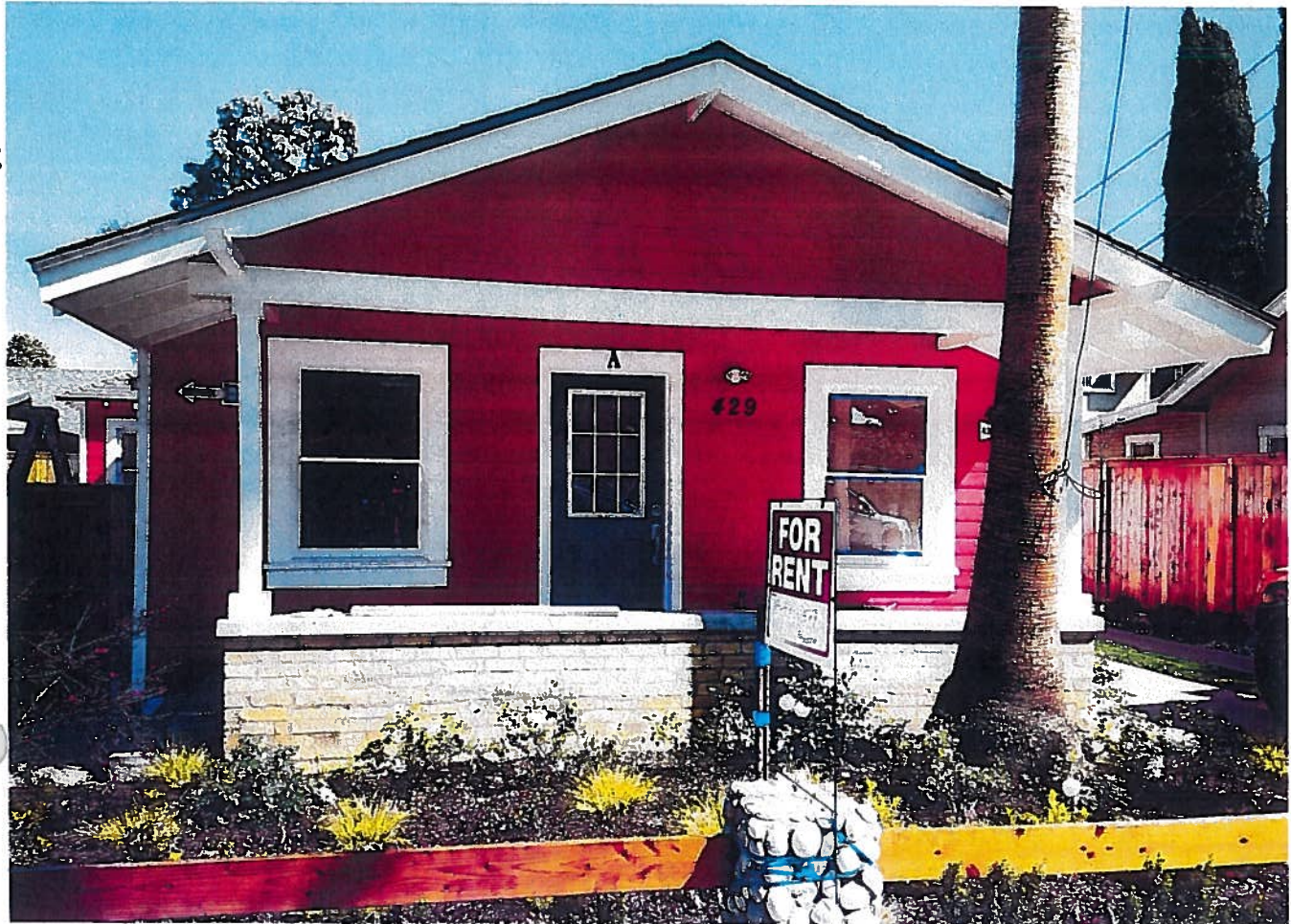
 03/07/18
Paymon Roshan

- EXHIBIT H -

near
old
house
→



front
old
house
→



NOTE: I matched the new house pediment to be exact with the old house's

Note: Wooden like garage doors with old look & style painted white.

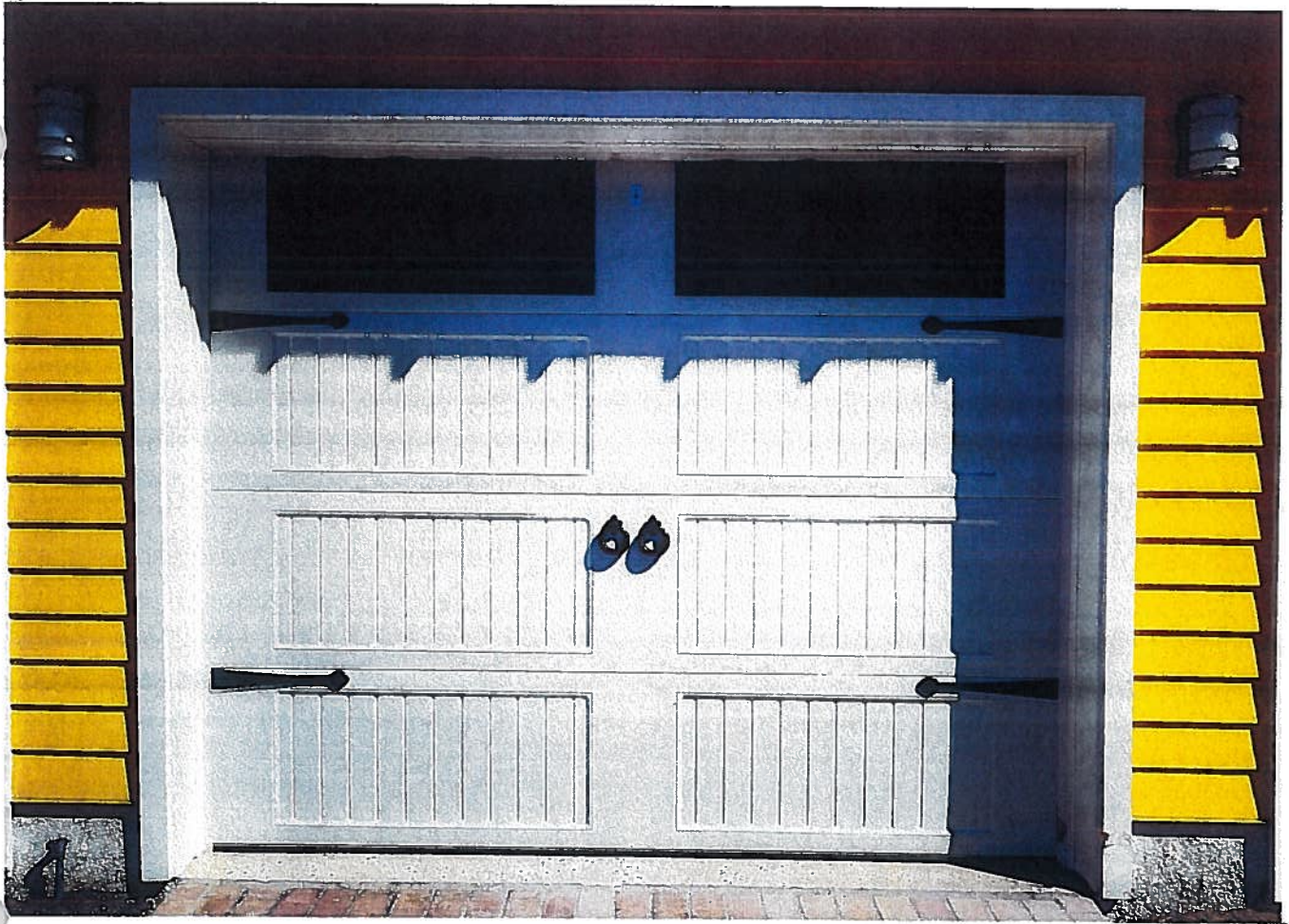


Note: Same Pediment here to match the front old House.



←
Rear
House

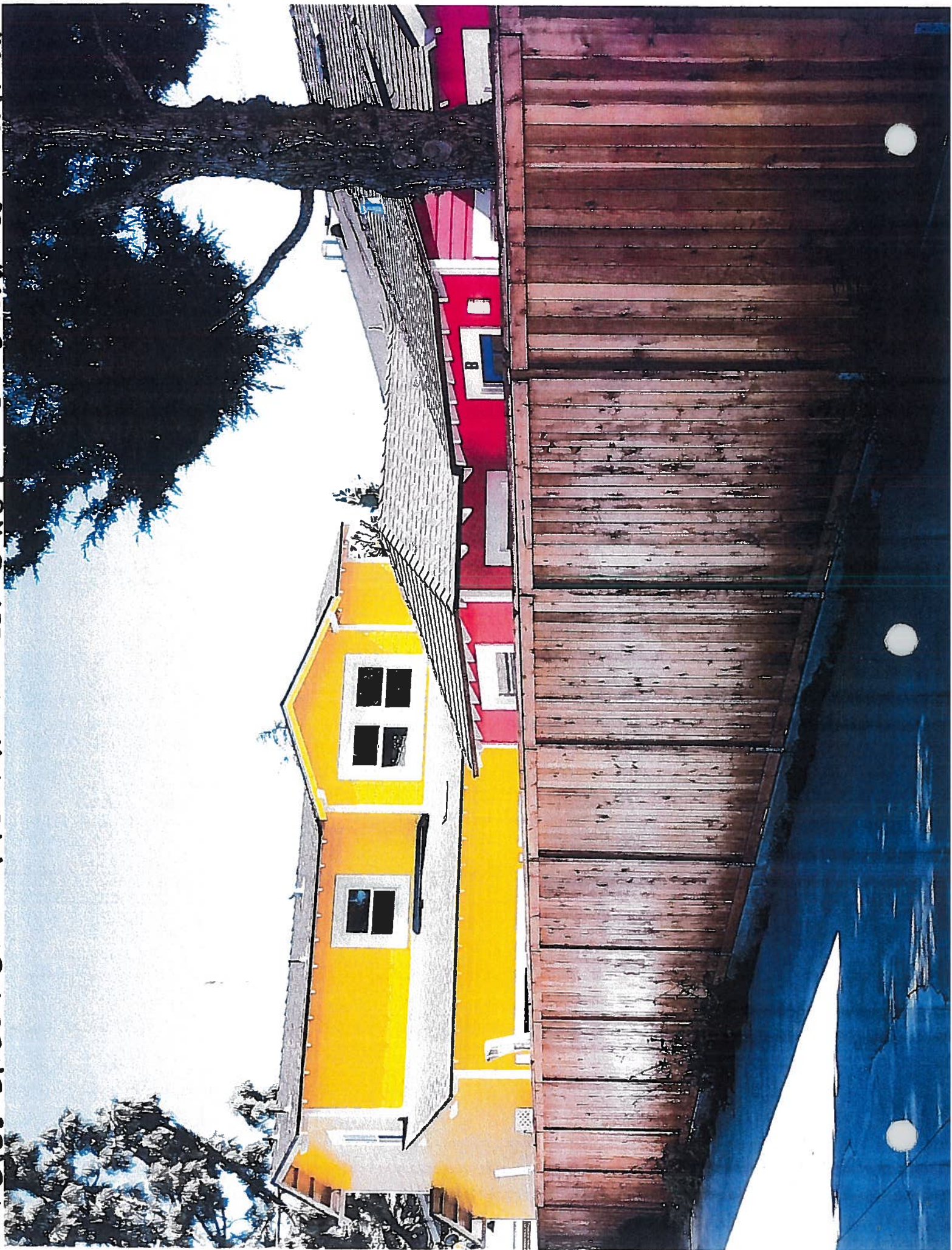
— CR UNIT # —



Note: Wood like garage doors painted white with old look & style



Note: Rear House Pediment made to look exactly with the old front



— EXHIBIT 10 —





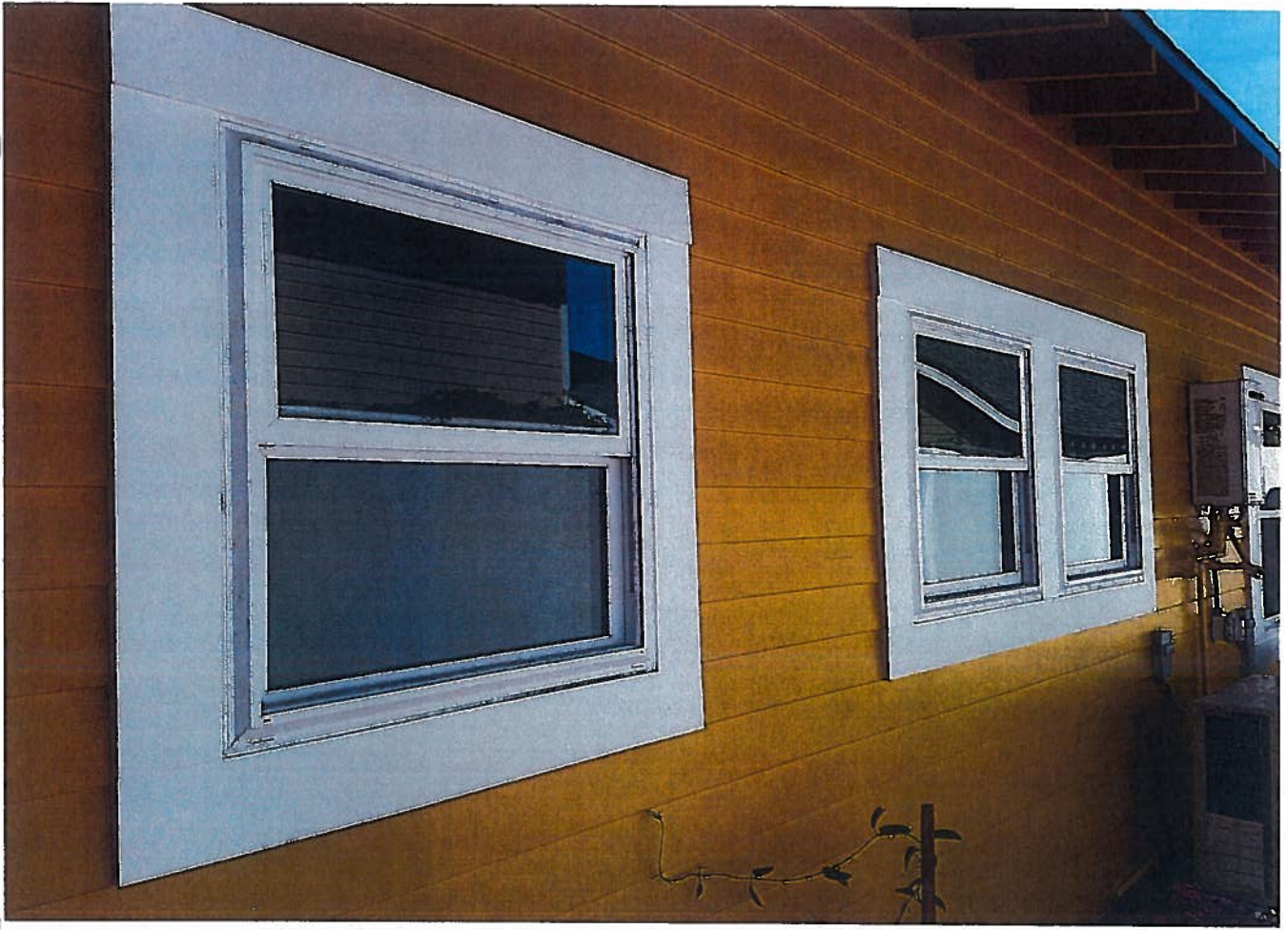
NOTE: Across the street, notice House in rear cannot be seen even!



NOTE: Here standing to the left on the side walk, one can barely see the red house behind the yellow house.

→ EXAMIN →

- EXHIBIT 10 -



Note: Rear House windows in the back of the House that is not



NOTE: Rear House window Frame measure



NOTE: Front Old House window frame is exact same size as the new House



NOTE: Old House window Turn counter clockwise for actual look.

- EXHIBIT 15 -

Architectural Manual

TUSCANY® SERIES MONTECITO® SERIES

Premium Vinyl Windows & Patio Doors



Clearly the best.®

ATTACHMENT NO. 4
DRC NO. 4702-13 ARIA RESIDENCES
SPEC. FOR INSTALLED VINYL
WINDOWS & METAL GARAGE DOORS
MARCH 21, 2018 DRC MTG.



Instructions on how to use this manual:

This document has been designed for easy navigation and to quickly click to the section you need. Here's some important tips on using this document:

- Any item print in **red**, will click through to the corresponding item.
- Click to any item in the Table of Contents on **page 3**. Click on the Milgard logo at the top of any page to return to the Table of Contents - FULL MANUAL ONLY.
- From each section's Quick Links page, click to any Drawing listed.
- From any Drawing page, click the "Go Back to Quick Links" box on the bottom right of the page to return to the list of drawings.
- Click on the links on the bottom of the page to go to Revit, SketchUp .PDF and .DWG files. Please note that you must have internet access for these links and you will be re-directed to the Milgard site.
- This document can also be navigated from Adobe Acrobat Bookmarks.

Revit, SketchUp, .PDF and .DWG files can be accessed
at milgard.com/professionals or clicking here:

[Tuscany Series Architectural Library](#)

[Montecito Series Architectural Library](#)

Contents

Differences between Tuscany and Montecito Series _ 4

New Construction vs. Retrofit	4
Screens	4
Awning and Casement Hardware	4
Glass Breakage Coverage	4

Components _____ 4

Available Operating Styles	4
Frame	4
Frame Differences	5
Block Frame	5
Z-Bar (Standard and Wide)	5
Fin Setbacks	5
Weep System	5
Glazing Material	6
Vent Panel	6
Weatherstripping	6
Roller Assembly	6
Locking Assembly	6
Screen	6

Options _____ 7

Grids	7
-------	---

Window Hardware _____ 8

SmartTouch® Lock	8
Tuscany Awning/Casement Handle	8
Montecito Awning/Casement Handles	8

Door Hardware _____ 9

SmartTouch® Interior Door Handle	9
Decorative Interior Handle	9
Swing Door Handle	9

Premium Exterior Vinyl Finishes _____ 10

Full Lifetime Warranty _____ 11

Awning Window _____ 12

Configurations	13
Minimum/Maximum Sizes	13
Available Frame Styles	13
Drawings - Quick Links	14
Awning Window	15
Fixed Awning Window	24

Casement Window _____ 32

Configurations	33
Minimum/Maximum Sizes	33
Available Frame Styles	33
Drawings - Quick Links	34
Casement Window	35
Fixed Casement Window	48

Horizontal Sliding and Double Horizontal Sliding Window _____ 57

HZ Configurations	58
HZ Minimum/Maximum Sizes	58
HZ Available Frame Styles	58
DHZ Configurations	59
DHZ Minimum/Maximum Sizes	59
DHZ Available Frame Styles	59

Drawings - Quick Links	60
Horizontal Sliding Window	61
Double Horizontal Sliding Window	73

Picture and Radius Window _____ 80

Configurations	81
Minimum/Maximum Sizes	81
Available Frame Styles	81
Drawings - Quick Links	82
Picture Window	83
Radius Window	92

Single Hung and Double Hung Window _____ 101

SH Configurations	102
SH Minimum/Maximum Sizes	102
SH Available Frame Styles	102
DH Configurations	103
DH Minimum/Maximum Sizes	103
DH Available Frame Styles	103
Drawings - Quick Links	104
Single Hung Window	105
Double Hung Window	117

Bay & Bow Window _____ 123

Configurations	124
Minimum/Maximum Sizes	124
Available Frame Styles	124
Drawings - Quick Links	125
Bay Window Drawings	126
Bow Window Drawings	130

Cable Bay Window _____ 134

Configurations	135
Minimum/Maximum Sizes	135
Available Frame Styles	135
Cable	135
Seat Boards	135
Drawings - Quick Links	136
Support System Installation Guide	137
Cable Bay Window Drawings	139

Sliding Patio Doors _____ 167

Configurations	168
Minimum/Maximum Sizes	168
Available Frame Styles	168
Drawings - Quick Links	169
Sliding Patio Door	170
French Sliding Patio Door	183

Swing Patio Doors _____ 195

Configurations	196
Minimum/Maximum Sizes	196
Available Frame Styles	196
Drawings - Quick Links	197
French In-Swing Patio Door	198
French Out-Swing Patio Door	201

About Tuscany® & Montecito® Series

Differences between Tuscany and Montecito Series

Tuscany and Montecito Series windows and doors are aesthetically the same but there are some important differences:

New Construction vs. Retrofit

Tuscany Series can be used for new construction or retrofit applications as it offers block frame and Z-bar frames in addition to nail fins.

Montecito Series is only available with nail fins and used for new construction exclusively (see page 5).

Screens

PureView® premium mesh screens with a pull rail frame are available on Tuscany Series only. Montecito Series come with standard screens.

Awning and Casement Hardware

Tuscany Series awning and casement windows come with folding nesting hardware while Montecito Series comes with standard hardware (see page 8).

Warranty

Both products come standard with the Full Lifetime Warranty, and only Tuscany Series comes with Glass Breakage Coverage.

Components

Available Operating Styles

Find frame styles for each operating style:

Awning

Fixed Awning

Casement

Fixed Casement

Horizontal Sliding (Half Vent)

Double Horizontal Sliding

Single Hung

Double Hung

Picture/Radius

Bay/Bow

Cable Bay

Sliding Patio Door

Swing Patio Door

Not all operating styles available at all Milgard locations. Contact your sales representative for more information.

Frame

Tuscany Series and Montecito Series frame components are made of a high performance uPVC, rigid polyvinyl chloride material, custom compounded for superior impact resistance, color retention and weather resistance. The frame and sash corners are all precision mitered and fusion welded for a lifetime of air and water resistance.

The Tuscany Series and Montecito Series meets or exceeds the AAMA/WDMA/CSA 101/I.S.2/A 440-05 Industry Specification for Windows and Doors. They are also tested for Forced Entry Resistance to the ASTM F588-97 standard, Grade 20 level. Each window is labeled with the NFRC Energy Star performance information, based on the type of glazing you select.

Frame Differences

Tuscany and Montecito have the same aesthetic design but there are differences in the frame and the applications they are used. Montecito Series is primarily used in new construction applications and comes with various nail fins. Tuscany Series can also be used in new construction with the same nail fin options, but is also available in retrofit applications such as block frame and Z-bar.

Here are the details on each:

Block Frame

(Tuscany only)

The block frame style is a window frame profile without a nail fin. The block frame allows an installer to insert the replacement window into the existing frame, without disturbing the home's internal or external wall surfaces. Installation method includes carefully drilling through the jamb.

Z-Bar (Standard and Wide)

(Tuscany only)

Two extruded Z-bar frame choices are available with Tuscany series, standard (1-5/8") and wide (2-1/8"). Z-bar installation, the method of removing the aluminum or steel sash but leaving the frame in place, is ideal with aluminum retrofit in stucco applications and can save a significant amount on installation costs.

Nail-On Fin

(Tuscany and Montecito)

1-1/4" or 2" fin widths available.

A pre-punched nail flange extends around the perimeter frame, securing the window in rough openings and acting as a part of the flashing system.

Fin Setbacks

(Tuscany and Montecito)

- 1-3/8" nail fin setback (1-1/4" or 2" pre-punched nail flange)
- 1" nail fin setback with stucco key (1-1/4" pre-punched nail flange)

The 2" pre-punched nail flange frame also has an exterior accessory groove which allows for optional J-channel trim:

- 2" Brickmold
- 1" Contour
- 3/4" Flat

The 2" brickmold is applied in the field on the window, and snapped in-place after window installation. The 1" contour and 3/4" flat J-channel options are welded in place at the factory.

All trim options are extruded by Milgard and are available in white and tan.

Weep System

Hollow sill construction and offset weep baffles release any accumulated moisture from the sill pockets and help prevent blow back, and helps control the water flow caused by a combination of wind and rain.

Glazing Material

AAMA-approved glazing tape adheres glass to the fixed and vent panel frames which seals and cushions the glass. Rigid vinyl setting blocks are used to support the unit above the sill, preventing glass shear (glass in the insulated unit becomes offset). Extruded vinyl glazing (snap-in) bead is applied around the interior edge.

“Interior glazing” makes replacement of glazing unit convenient; bead is mitered at 45 degree for a finished look. Insulating dual glazed panes have a 7/8” overall glass thickness (3/4” for double hungs), are dual seal equivalent, sealed for optimal energy efficiency. All Tuscany and Montecito windows currently meet or exceed ENERGY STAR® performance in all climate zones with a 0.35 u-factor or lower. Specialty glass options are available upon request which can help achieve as much as a 26% improvement in u-factor. Specialty glass options for privacy, noise abatement and aesthetics are available upon request.

Vent Panel

The vent panel has an “L” shaped lip that fully interlocks with the vertical meeting rail, adding security and preventing air and water penetration. Its roller assembly rides on a monorail reversible track for easy operation and durability. This raised track in the frame sill helps keep the vent panel free from interference by foreign particles that may collect in the sill.

The Tuscany Series has been designed with equal sight lines resulting in the same size glazing unit for both the fixed and vent panels. This is not only visually appealing but offers simplified field maintenance and can often result in common-sized window screens for

window systems of more than two units.

Weatherstripping

Silicone-treated water-repellent polypropylene fin seal weatherstripping provides a durable, weather tight seal. Two continuous rows of weatherstripping around the vent panel provide a superior weather-tight seal. The first row is a flexible TPE leaf seal that acts as the primary water barrier. The second row is a compression style, TPV wrapped closed-cell foam, bulb seal that provides exceptional protection against air infiltration.

Roller Assembly

Self-lubricating, wear resistant, dual nylon rollers with stainless steel axles provide flexible, free-wheeling, smooth and silent operation. The adjustable rollers are engineered for reduction of friction and torque on operable vent frames.

Locking Assembly

Milgard’s exclusive patented SmartTouch® direct action lock mechanism provides security and finger-tip operation. The lock engages when the window is closed. The lock offers a visual indicator that when the window is closed, it is also locked. The SmartTouch® lock is unlike most locking mechanisms available today as it requires no squeezing or twisting to operate, making it ideal in universal design.

Screen

Milgard’s exclusive PureView® screen frames are cambered aluminum, assembled with rigid nylon corner clips. Rolled pull rail provides simple installation and removal. Screens come standard with matching frame color. PureView’s innovative screen uses smaller diameter yarn, improving

the interior view. The finer mesh also reduces the appearance of a screen, enhancing curb appeal. PureView's fiberglass charcoal screen mesh is strong, durable and easy to replace. All screens are under one year warranty. PureView screen with pull rail are available only on Tuscany Series.

Energy Packages

Milgard adheres to ENERGY STAR® v6 requirements to meet or exceed U-Factor and Solar Heat Gain Coefficient (SHGC) criteria for all ENERGY STAR® zones.

Milgard also offers high energy performance options for the ultimate in energy efficiency. Energy efficient windows could include one or more of the following features based on your climate.

- SunCoat® or SunCoatMAX®
- EdgeGardMAX®
- Argon or Krypton
- 4th Surface
- Triple Glaze

For more details on Milgard Energy Efficient packages, visit www.milgard.com/learn/energy-efficiency/energy-efficient-components

To check the energy performance of all Milgard windows and doors, use our Energy Calculator at:

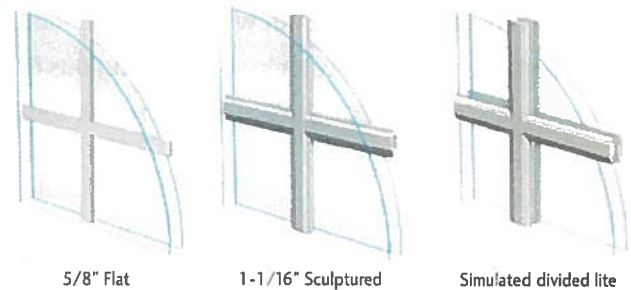
milgard.com/energy-calculator

Options

Grids

Available in 5/8" flat or 1-1/16" sculptured aluminum profiles. Simulated divided lite (SDL) grids are also available in some locations, using 5/8" grids between the glass panes for three dimensional shadowing as well as 7/8" contoured vinyl grid applied to the interior and exterior glass panes.

All grids are color matched to frame in white or tan.



Full Lifetime Warranty and Glass Breakage Coverage

Full Lifetime Warranty is available on both Tuscany and Montecito Series with Glass Breakage Coverage available on Tuscany only. For complete warranty details visit milgard.com.

Caution: The use of petroleum based fuels or solvents as release agents in stucco wall installations or glass cleaning will chemically attack materials used in seals and other components, and voids the Milgard Warranty. The use of wax-based release agents is recommended.

Expanding foam for insulation purposes should not be used. Backer rod or loose packed fiberglass bat insulation is recommended.

Window Hardware

SmartTouch® Lock

Horizontal Slider - Single Hung - Double Hung

It's the easiest, smartest way to lock and unlock a window or door, and also assures you that when your window is closed, it's locked.

Responding to consumer needs for products that are easy to operate and maintain, Milgard developed the innovative SmartTouch window lock and door handle.

The SmartTouch window lock won a prestigious IDEA award (International Design Excellence) from the Industrial Designers Society of America in 2008. The SmartTouch door handle won the same IDEA award in 2012.



Tuscany Awning/Casement Handle

Folding, nesting operator handle



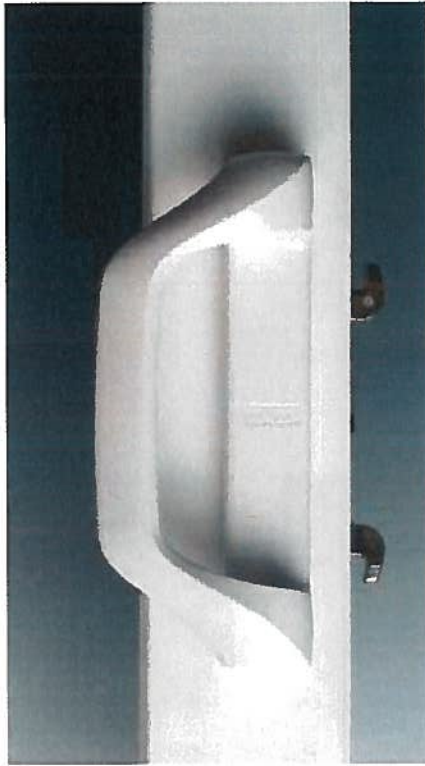
Montecito Awning/Casement Handles

Operator handle (standard)



Folding operator handle (upgrade)

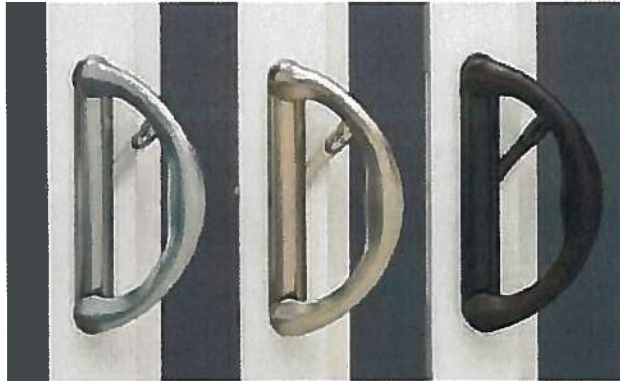
Door Hardware



SmartTouch® Interior Door Handle

Milgard's patent-pending SmartTouch® door handle is easy to operate and lock. The lock and handle also increase security with a tough locking mechanism that exceeds all California forced-entry requirements.

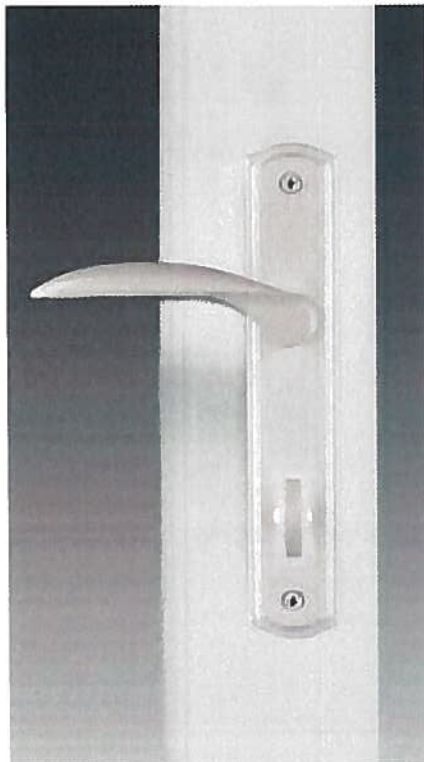
Decorative Interior Handle



Brushed
Chrome

Brushed
Nickel

Oil-Rubbed
Bronze



Swing Door Handle

Interior Finishes:

White	Brushed Nickel
Tan	Brushed Chrome
	Oil Rubbed Bronze

Exterior Finishes:

White	Brushed Chrome
Tan	Oil Rubbed Bronze
Black	



Brushed
Chrome

Brushed
Nickel

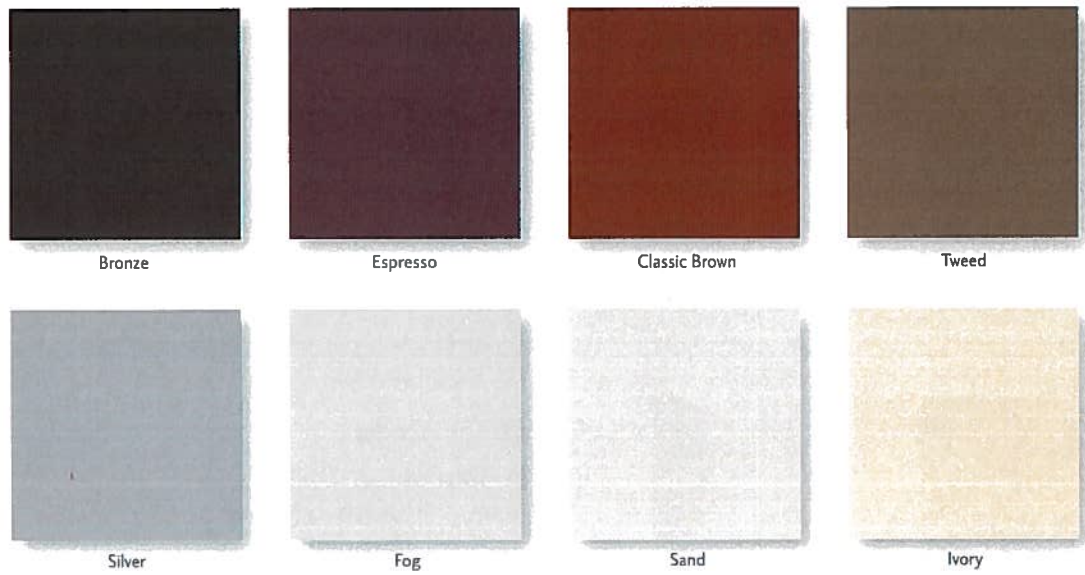
Oil Rubbed
Bronze

Premium Exterior Vinyl Finishes

Standard - Matching interior



Premium - White interior only



Full Lifetime Warranty

At Milgard, we build our windows and doors to last. With the dedication to quality that we put into building the best windows in the business, it wouldn't make sense to back them with anything but the best warranty in the business. That's why we back every properly installed window and door for as long as the homeowner owns their home—including parts and labor. Tuscany Series windows and doors also come standard with Glass Breakage Coverage. We're one of the only manufacturers to offer a full lifetime warranty (10-year commercial) on a premium vinyl finish in any market. It's why you can be sure you won't find any windows better than Milgard.

For complete warranty details, visit milgard.com.



Why Milgard?

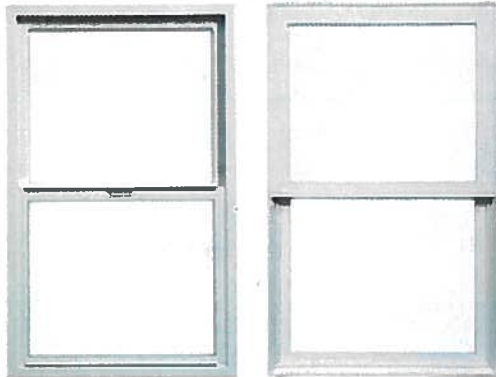
Milgard is one of the largest and most trusted names in windows and doors. For the last 50 years, we've demonstrated our commitment to innovation, quality and service.

While our coverage is extensive, our service is local. Milgard has multiple locations throughout the Western U.S. and Western Canada. Our belief is that by being close to our customers, we can provide them better service. This means faster lead and delivery time, as well as faster response to any warranty situations. We're there for you long after the job has been completed. Milgard also has a comprehensive network of qualified dealers and offers some of the best training in the industry.

Awards give you added assurances and Milgard has been named "Best Quality in the Nation" eight times and the nation's "Most Used Vinyl Window" four times by Builder magazine. Both Professional Remodeler and Professional Builder magazines have named us "Most Preferred Vinyl Window" three times.

Single Hung and Double Hung Window

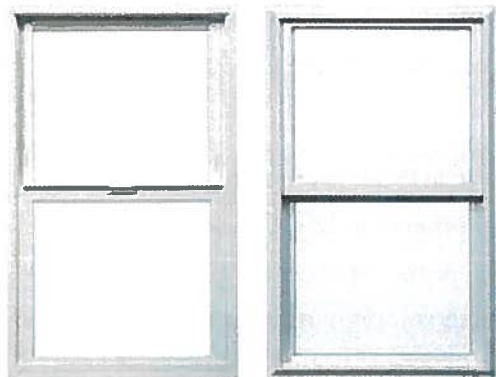
Single Hung



On the Tuscany Series and Montecito® Series single hung window, the bottom sash slides upward—the top sash is permanently fixed. The double hung window gives you its unique high and low ventilation with both sashes operable. They can be ordered as individual windows, in double or triple wide combinations or even with a center fixed lite.

The Tuscany Series and Montecito Series vinyl single and double hung windows offer the outstanding insulating properties, low maintenance, and contemporary aesthetic appeal only vinyl can provide. Available in standard white or tan homogenous window frames, the durable vinyl exterior will never need painting. The windows will maintain their color and shape and can be constructed to your exact size specifications, subject to engineering review. All Milgard vinyl windows are made to order at no additional charge.

Double Hung



Please also see:

Single and Double Hung Hardware

Premium Exterior Vinyl Finishes

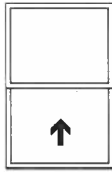
Full Lifetime Warranty

Energy Packages

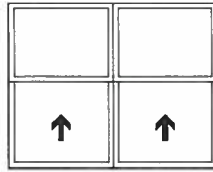
Accessories

Single Hung Window

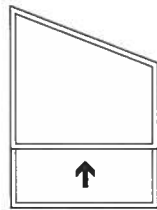
SH Configurations



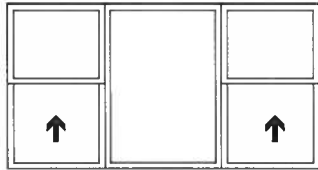
Single Hung



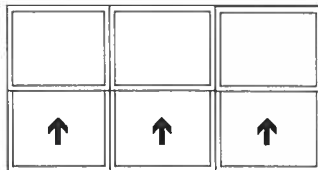
Double Single Hung



Gable Top Single Hung



Double Single Hung/Center Lite



Triple Single Hung

SH Minimum/Maximum Sizes

SINGLE-HUNG

- Min 1⁶2⁰ Max 4⁰7⁶

DOUBLE SINGLE-HUNG

- Min 3⁰2⁶ Max 8⁰7⁰

TRIPLE SINGLE-HUNG

- Min 4⁶2⁶ Max 9⁰7⁰

Minimum egress is 3⁰5⁰ with a 30" bar set or
2⁶6⁰ with a 36" bar set.

SH vent set: 12", 15", 18", 21", 24", 27", 30", 33" or 36"

SH Available Frame Styles

NO NAIL-ON FIN:

- 8220T Block Frame
- 8270T 1-5/8" Narrow Z-Bar (Tuscany only)
- 8240T 2-1/8" Wide Z-Bar (Tuscany only)

INCLUDES NAIL-ON FIN:

- 8220T 1-3/8" Nail Fin Setback
- 8230T 1" Nail Fin Setback with Stucco Key
- 8240T 1-3/8" Nail Fin Setback, 2" Long Nail Fin
- 8240T 1-3/8" Nail Fin Setback, 2" Long Nail Fin with optional:
 - 3/4" Flat J-channel
 - 1" Contoured J-channel
 - 2" Brickmold-style J-channel
 - Welded Brickmold

NOTE: For engineering approval contact your Milgard representative for any configuration over 40 square feet. Each Milgard Manufacturing plant reserves the right to alter or change sizes and configurations according to location capabilities. Ask your Milgard rep about specialty applications. Windows over 40 square feet shipped open for field glazing. Varies by location.

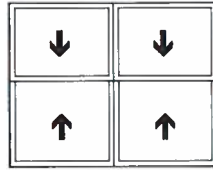
Not all frame styles available at all Milgard locations. Contact your Milgard Representative for more information.

Double Hung Window

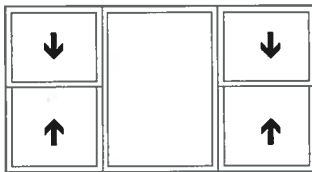
DH Configurations



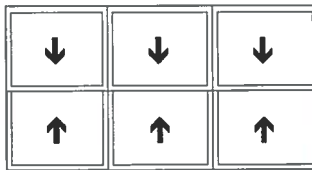
Double Hung



Double Double Hung



Double Double-Hung/Center Lite



Triple Double-Hung

DH Minimum/Maximum Sizes

DOUBLE-HUNG

- Min 1⁶2⁶ Max 4⁰7⁰

DOUBLE DOUBLE-HUNG

- Min 3⁰2⁶ Max 6⁰7⁰

TRIPLE DOUBLE-HUNG

- Min 4⁶2⁶ Max 9⁰7⁰

Minimum egress is 3⁰5² with a center bar set or 2⁶6⁴ with a center bar set.

DH vent set: 1/2 window height

DH Available Frame Styles

NO NAIL-ON FIN:

- 8225T Block Frame
- 1-5/8" Narrow Z-Bar
- 2-1/8" Wide Z-Bar

INCLUDES NAIL-ON FIN:

- 8225T 1-3/8" Nail Fin Setback
- 1-3/8" Nail Fin Setback, 2" Long Nail Fin with optional:
 - 3/4" Flat J-channel
 - 1" Contoured J-channel
 - 2" Brickmold-style J-channel
 - Welded Brickmold

NOTE: For engineering approval contact your Milgard representative for any configuration over 40 square feet. Each Milgard Manufacturing plant reserves the right to alter or change sizes and configurations according to location capabilities. Ask your Milgard rep about specialty applications. Windows over 40 square feet shipped open for field glazing. Varies by location.

Not all frame styles available at all Milgard locations. Contact your Milgard Representative for more information.

Drawings - Quick Links

Single Hung Window

- 108—1-3/8" Fin Setback
- 109—1" Fin Setback w/Stucco Key
- 110—1-3/8" Fin Setback w/Stucco Key
- 111—1-3/8" Fin Setback Accessory Groove Frame, 2" Nail Fin
- 112—Welded Brickmold
- 113—1-3/8" Fin Setback Accessory Groove Frame, 2" Brickmold
- 114—1-3/8" Fin Setback Accessory Groove Frame, 1" Contour J Channel
- 115—1-3/8" Fin Setback Accessory Groove Frame, 3/4" Flat J Channel
- 116—Accessory Groove Frame, 2-1/8" Contour Z-Bar
- 117—1-5/8" Contour Z-Bar
- 118—Block Frame
- 119—Double Below Double Picture - 1-3/8" Setback
- 120—Double over Double Picture - 1-3/8" Setback
- 121—SH above Picture - 1-3/8" Setback

Double Hung Window

- 122—1-3/8" Fin Setback
- 123—Welded Brickmold
- 124—1-3/8" Fin Setback Accessory Groove Frame, 2" Brickmold
- 125—1-3/8" Fin Setback Accessory Groove Frame, 1" Contour J Channel
- 126—1-3/8" Fin Setback Accessory Groove Frame, 3/4" Flat J Channel
- 127—Accessory Groove Frame, 2-1/8" Contour Z-Bar
- 128—1-5/8" Contour Z-Bar
- 129—Block Frame

Revit, SketchUp, .PDF and .DWG files can be accessed at milgard.com/professionals or clicking here:

[Tuscany Series Architectural Library](#)

[Montecito Series Architectural Library](#)

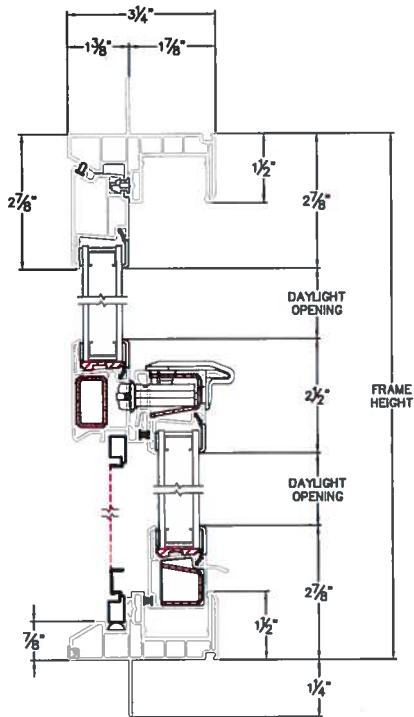
Single Hung Window

1-3/8" Fin Setback

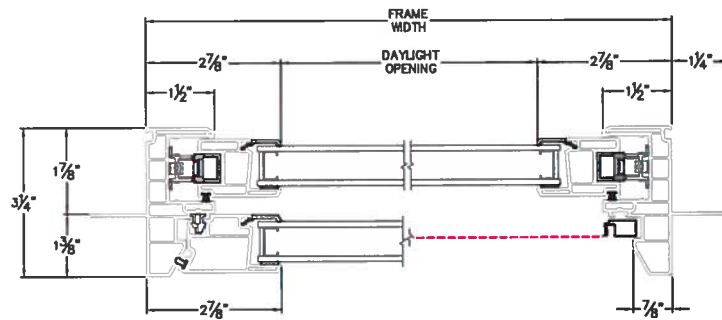
CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	8220T-01 SH	Inch

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SINGLE HUNG SERIES 8220



HEAD & SILL



JAMBS

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[Montecito Series Architectural Library](#)

[Go back to Quick Links](#)

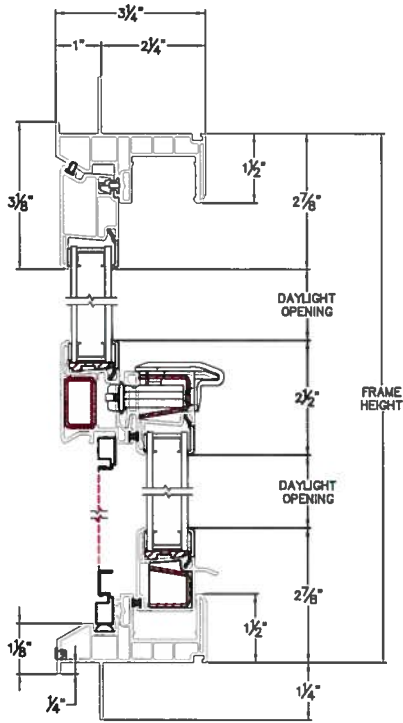
Single Hung Window

1" Fin Setback w/Stucco Key

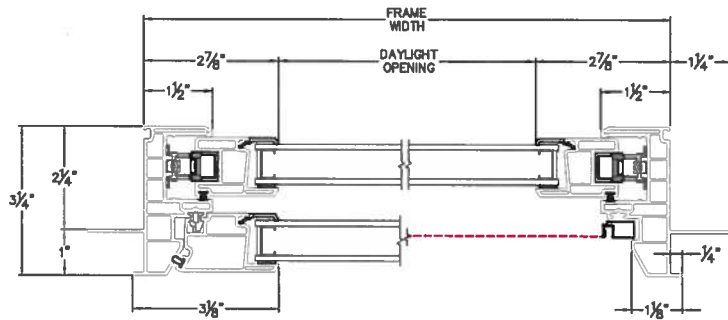
CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	8230T-01 SH	Inch

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SINGLE HUNG SERIES 8230



HEAD & SILL



JAMBS

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[Montecito Series Architectural Library](#)

[Go back to Quick Links](#)

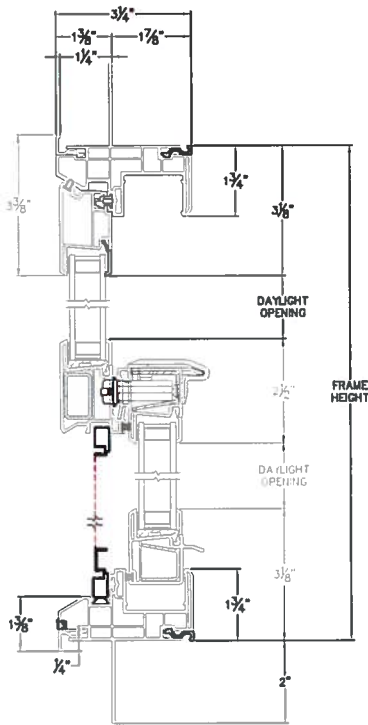
Single Hung Window

1-3/8" Fin Setback w/Stucco Key

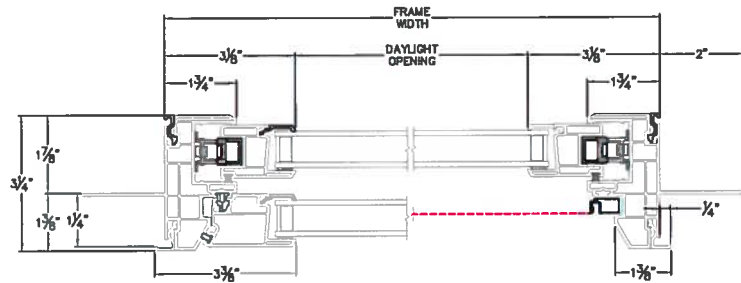
CAD File Scale	View	File Name	Units	Revision
NTS	Horizontal & Vertical	Tuscany_8240_SH_1.375in_stucco	Inch	6/2015

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SINGLE HUNG SERIES 8240



HEAD & SILL



JAMBS

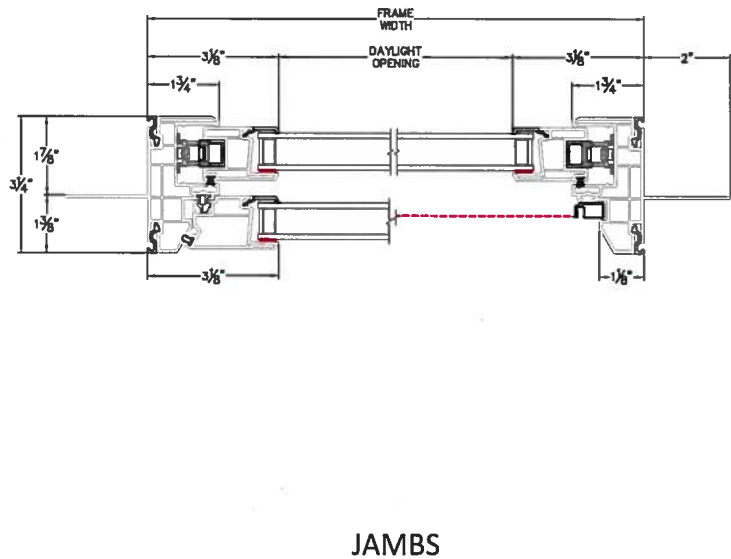
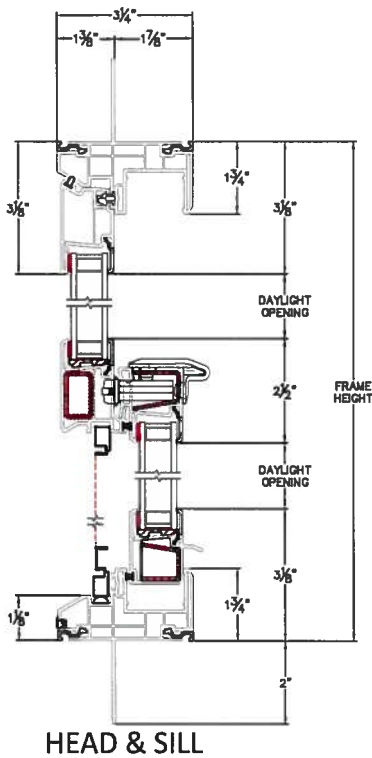
Single Hung Window

1-3/8" Fin Setback Accessory Groove Frame, 2" Nail Fin
(Tuscany only)

CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	8240T-03 SH	Inch

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SINGLE HUNG SERIES 8240



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[Tuscany Series Architectural Library](#)
[Montecito Series Architectural Library](#)

[Go back to Quick Links](#)

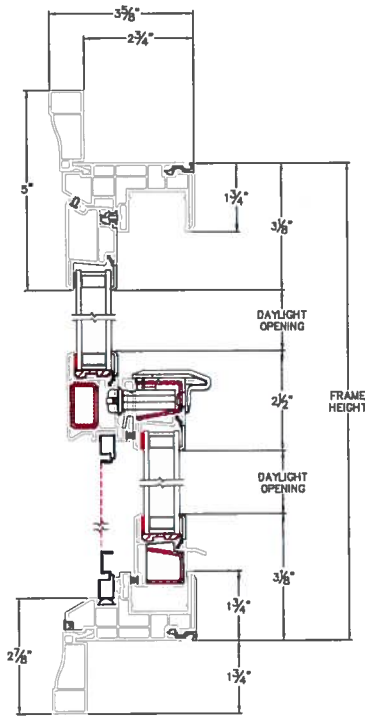
Single Hung Window

Welded Brickmold

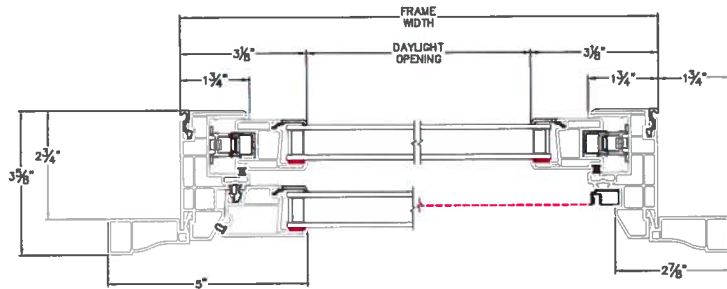
CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	Tuscany_8240_SH_welded_brickmold	Inch

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SINGLE HUNG SERIES 8240



HEAD & SILL



JAMBS

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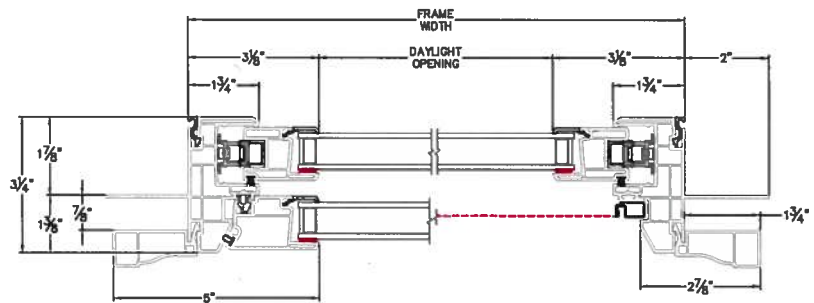
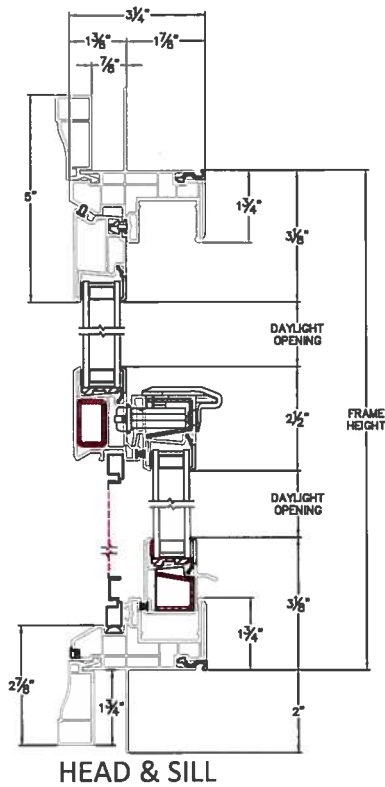
Single Hung Window

1-3/8" Fin Setback Accessory Groove Frame, 2" Brickmold

CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	8240T-D2 SH	Inch

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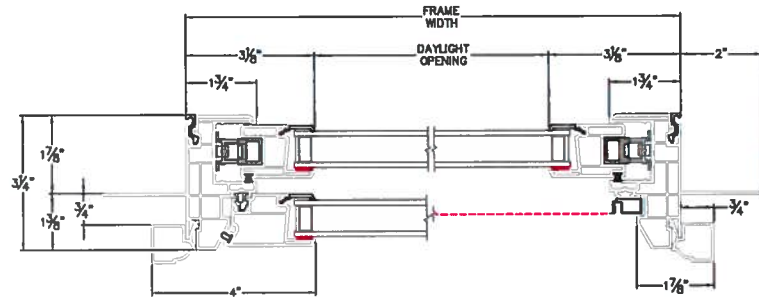
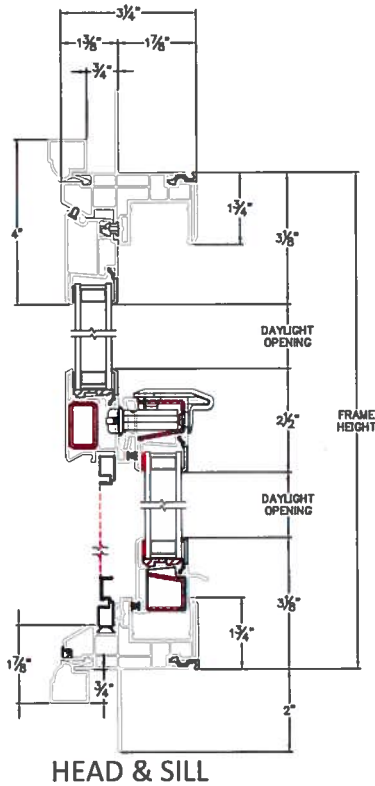
Single Hung Window

1-3/8" Fin Setback Accessory Groove Frame, 1" Contour J Channel

CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	8240T-01 SH	Inch

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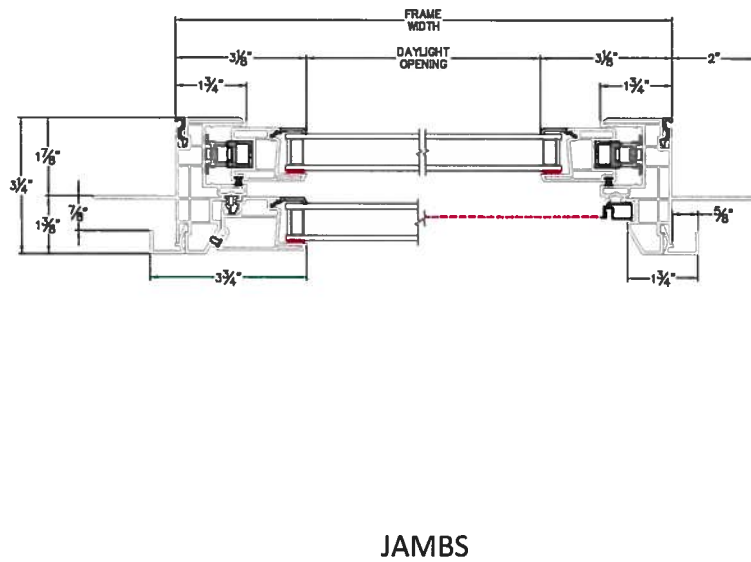
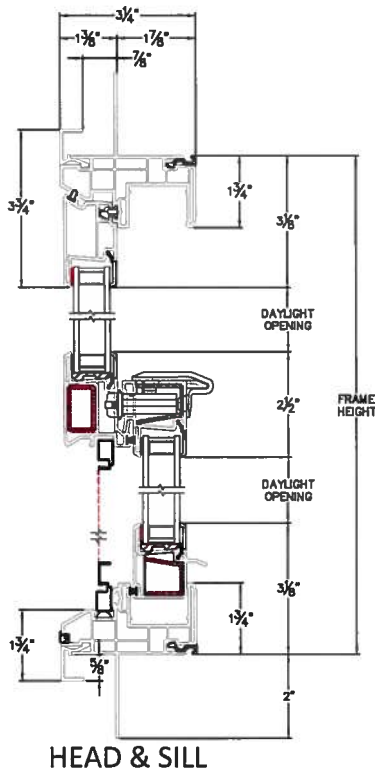
Single Hung Window

1-3/8" Fin Setback Accessory Groove Frame , 3/4" Flat J Channel

CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	8240T-04 5H	Inch

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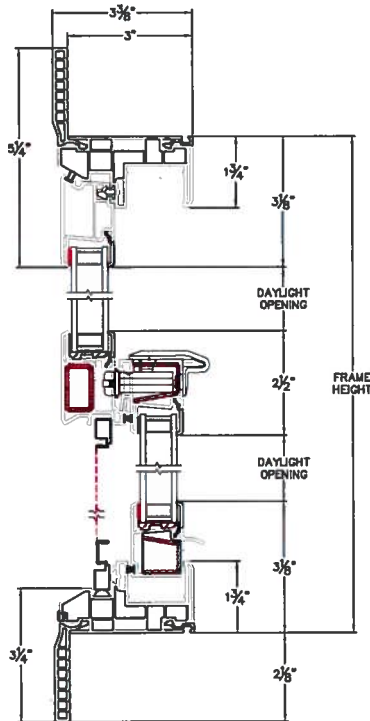
Single Hung Window

Accessory Groove Frame, 2-1/8" Contour Z-Bar
(Tuscany only)

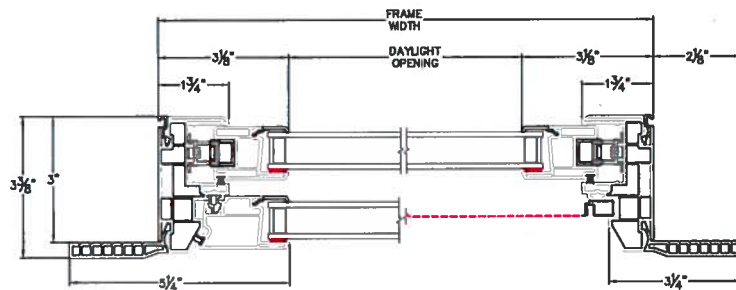
CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	8240T-05 SH	Inch

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HEAD & SILL



JAMBS

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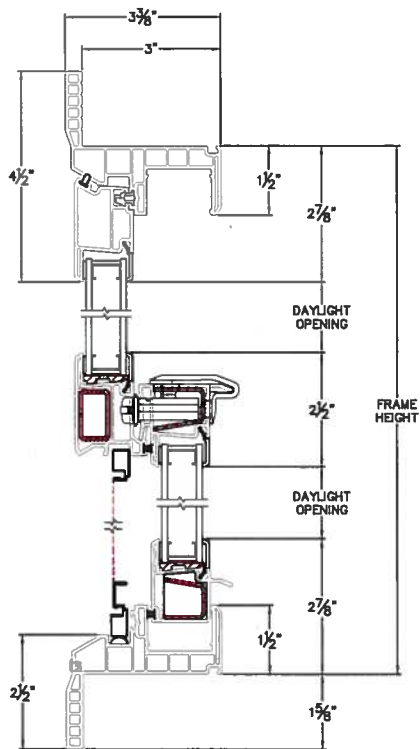
Single Hung Window

1-5/8" Contour Z-Bar
(Tuscany only)

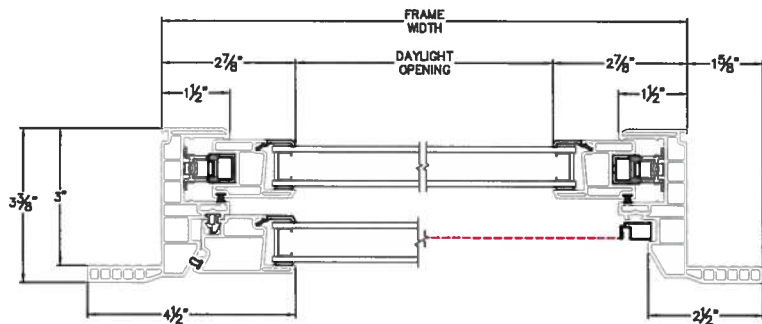
CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	8270T-01 SH	Inch

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SINGLE HUNG SERIES 8270



HEAD & SILL



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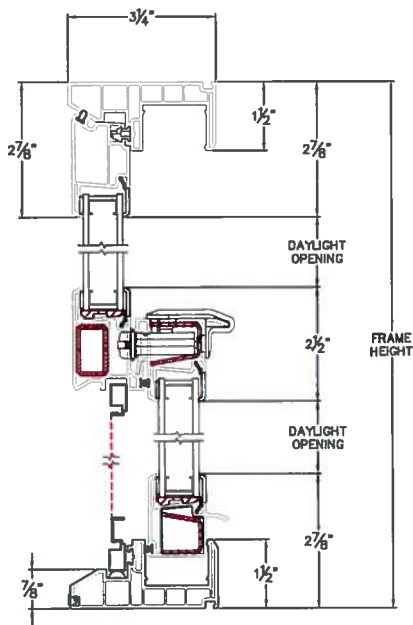
Single Hung Window

Block Frame
(Tuscany only)

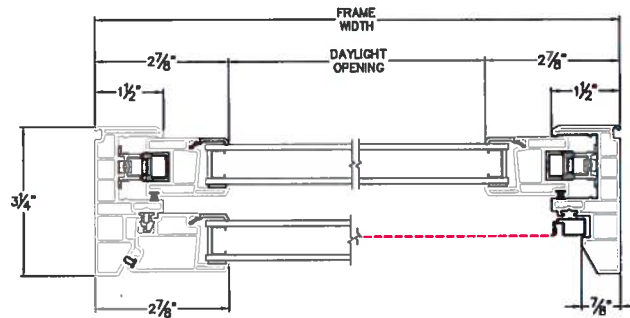
CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	8220T-02 SH	Inch

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HEAD & SILL



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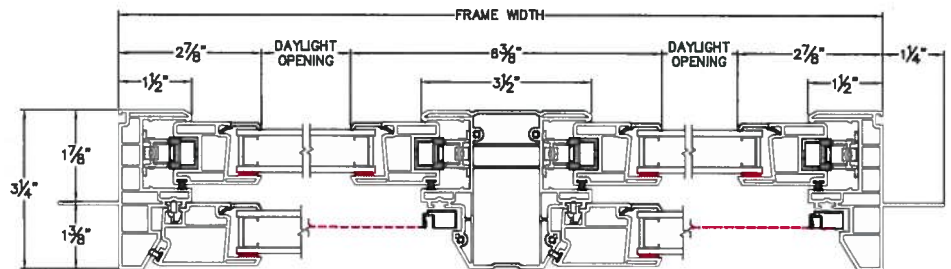
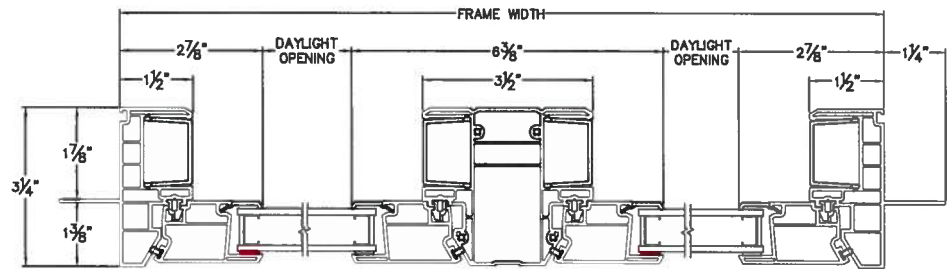
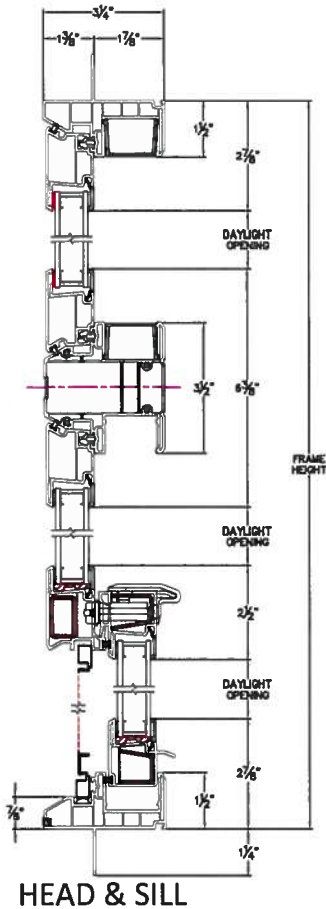
Single Hung Window

Double Below Double Picture - 1-3/8" Setback

CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	8220T DSHB2	Inch

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SINGLE HUNG BELOW 2 LITES SERIES 8220



HEAD & SILL

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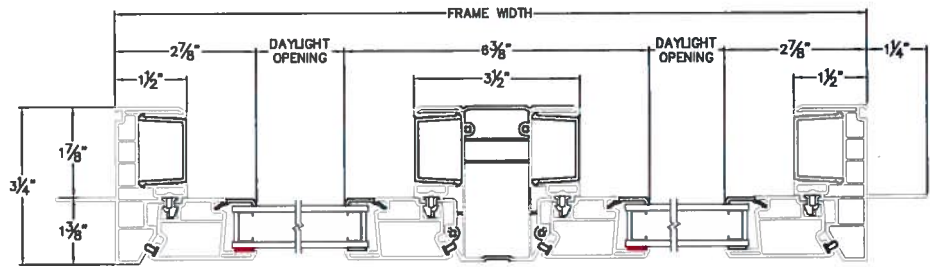
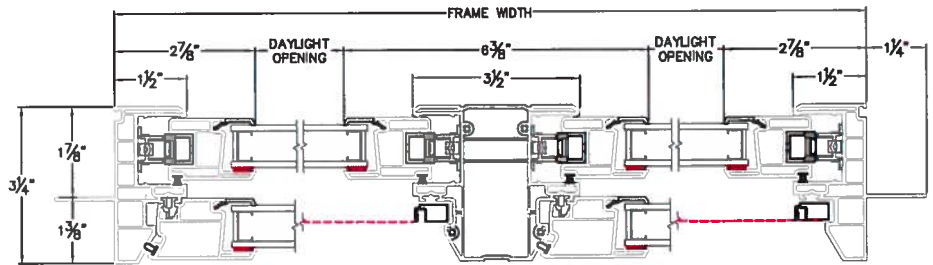
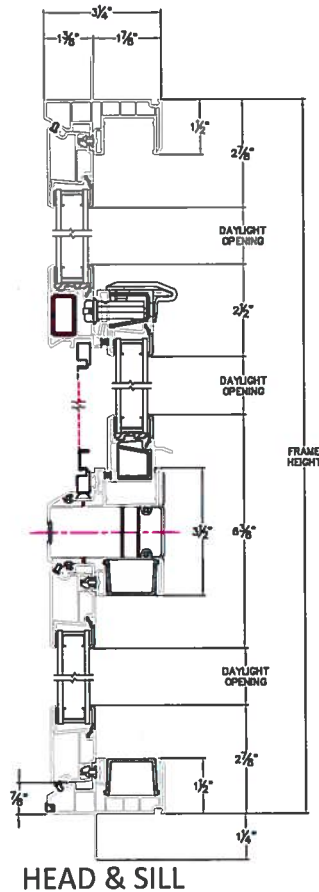
Single Hung Window

Double over Double Picture - 1-3/8" Setback

CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	8220T DSHA2	Inch

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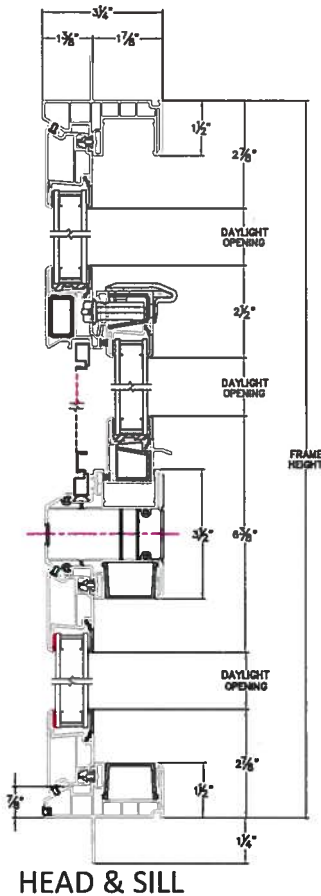
Single Hung Window

SH above Picture - 1-3/8" Setback

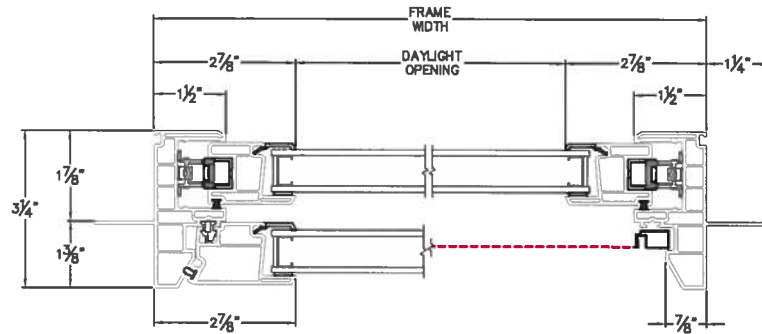
CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	8220T SHA	Inch

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SINGLE HUNG ABOVE SERIES 8220



HEAD & SILL



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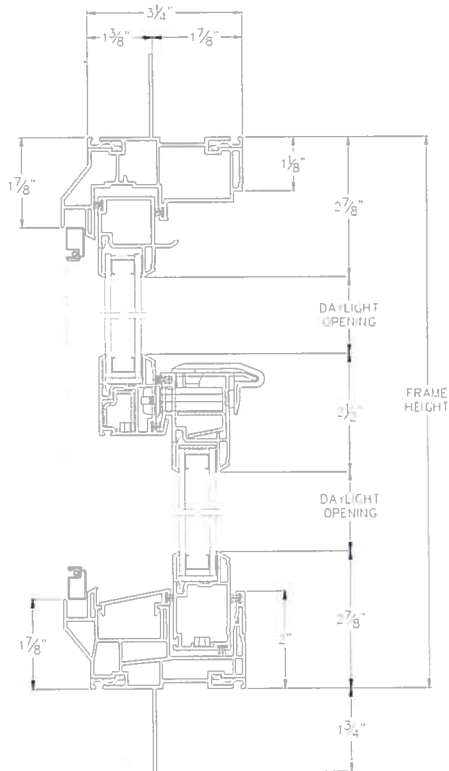
Double Hung Window

1-3/8" Fin Setback

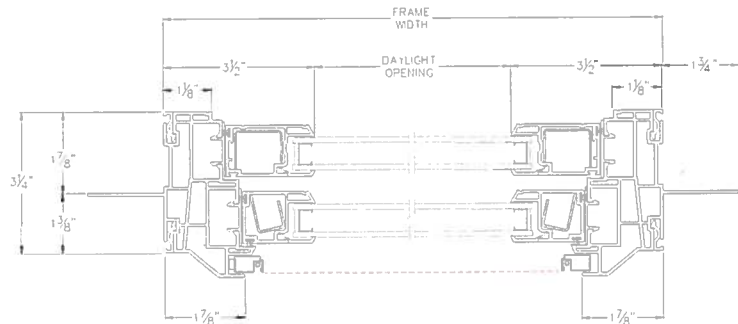
CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	8225T-06 DH	Inch

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DOUBLE HUNG SERIES 8225



HEAD & SILL



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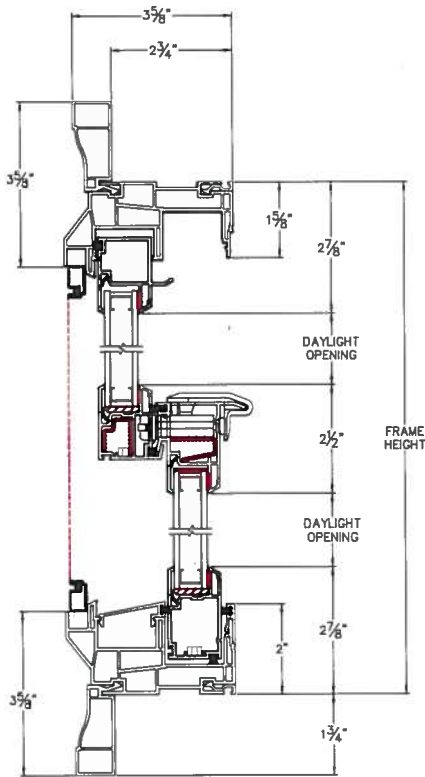
Double Hung Window

Welded Brickmold

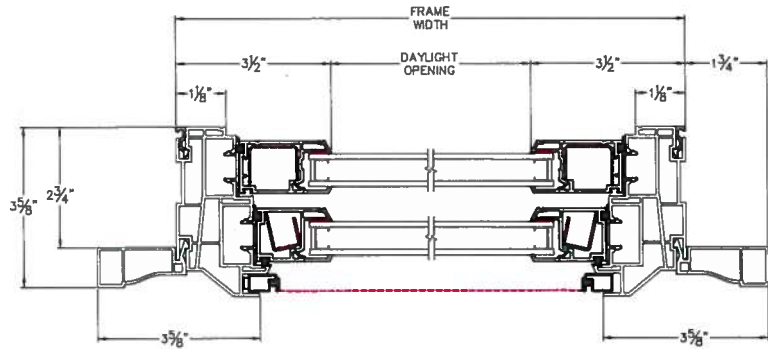
CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	Tuscany_8225_DH_welded_brickmold	Inch

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HEAD & SILL



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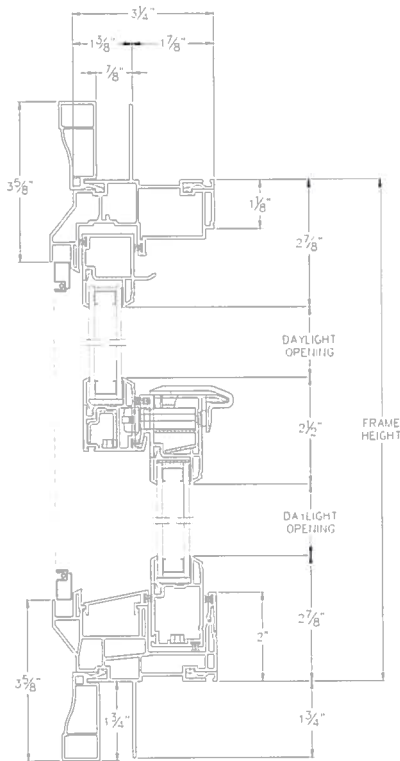
Double Hung Window

1-3/8" Fin Setback Accessory Groove Frame, 2" Brickmold

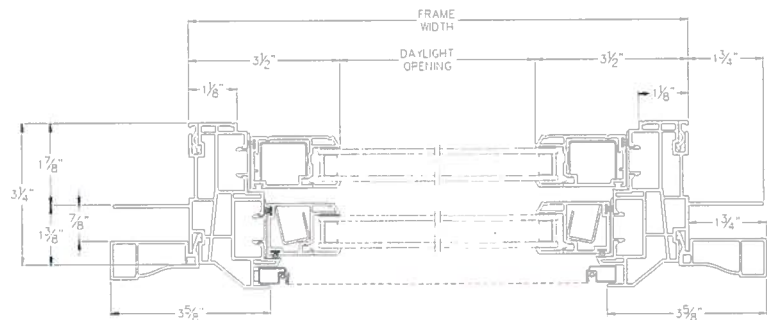
CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	8225T-03 DH	Inch

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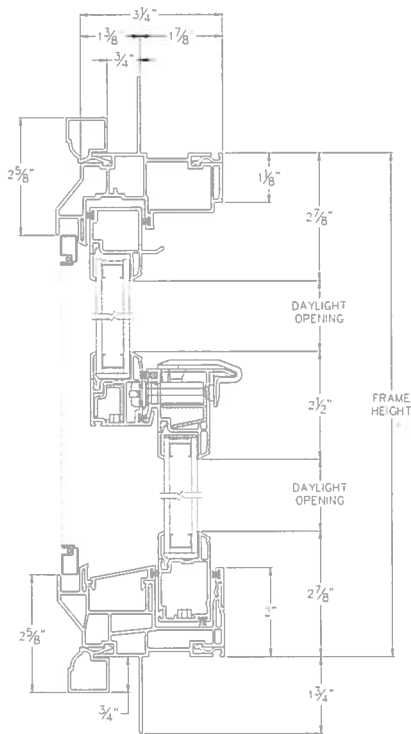
Double Hung Window

1-3/8" Fin Setback Accessory Groove Frame, 1" Contour J Channel

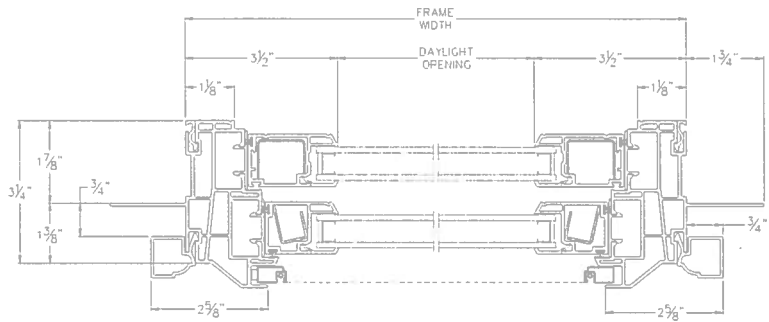
CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	8225T-01 DH	Inch

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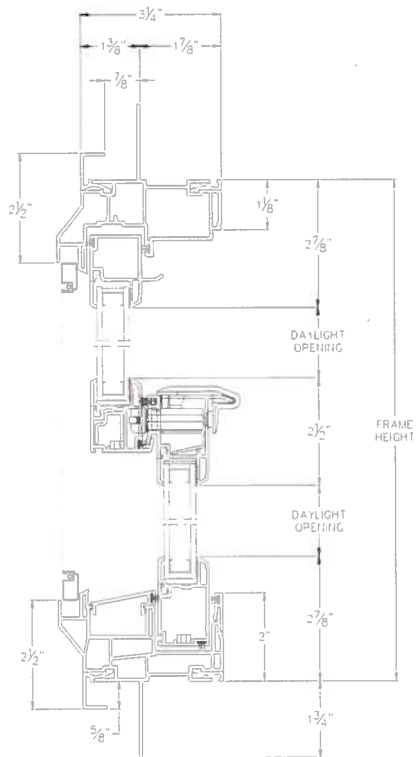
Double Hung Window

1-3/8" Fin Setback Accessory Groove Frame, 3/4" Flat J Channel

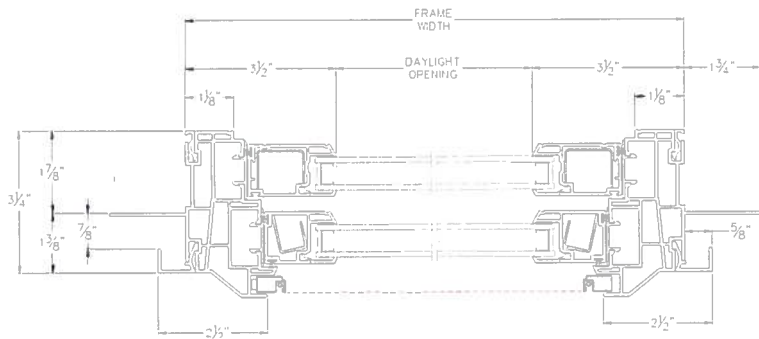
CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	8225T-04 DH	Inch

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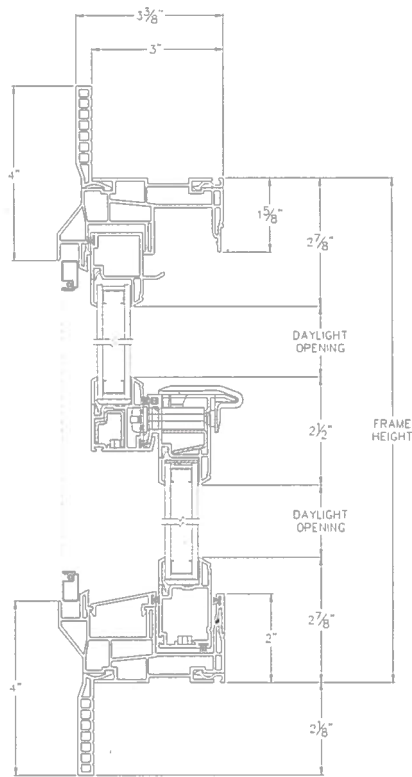
Double Hung Window

Accessory Groove Frame, 2-1/8" Contour Z-Bar
(Tuscany only)

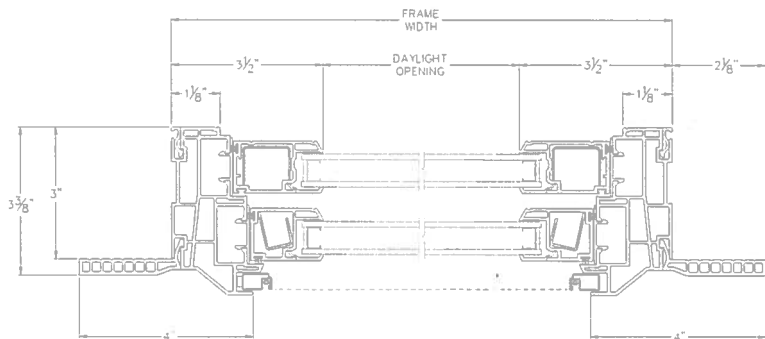
CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	8225T-02 DH	Inch

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Double Hung Window

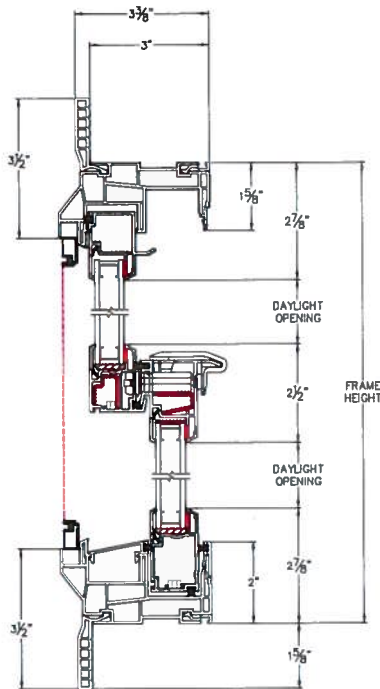
1-5/8" Contour Z-Bar

(Tuscany only)

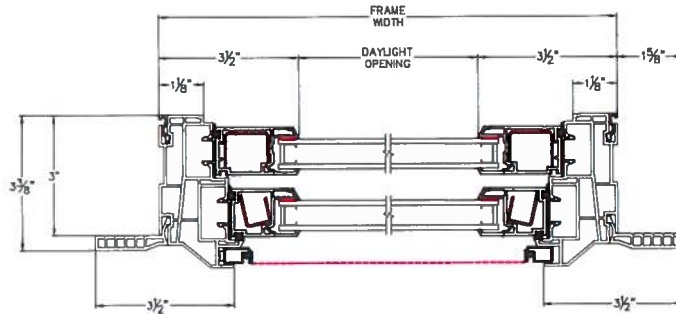
CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	Tuscany_8225_DH_1.625_z-bar	Inch

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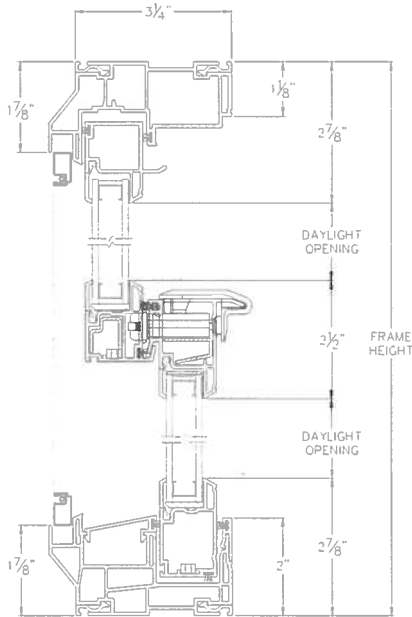
Double Hung Window

Block Frame
(Tuscany only)

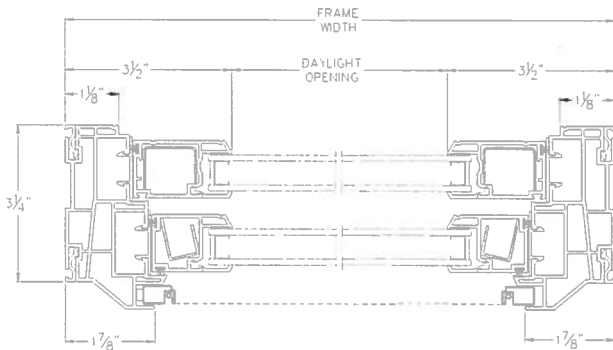
CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	8225T-05 DH	Inch

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**Demand Quiet
Demand Strong
Demand Unique**

CARRIAGE HOUSE LONG PANEL



AVAILABLE COLORS

- * WHITE
- * ALMOND
- * BROWN
- * SANDSTONE
- * WOOD-LIKE LIGHT FINISH
- * WOOD-LIKE DARK FINISH

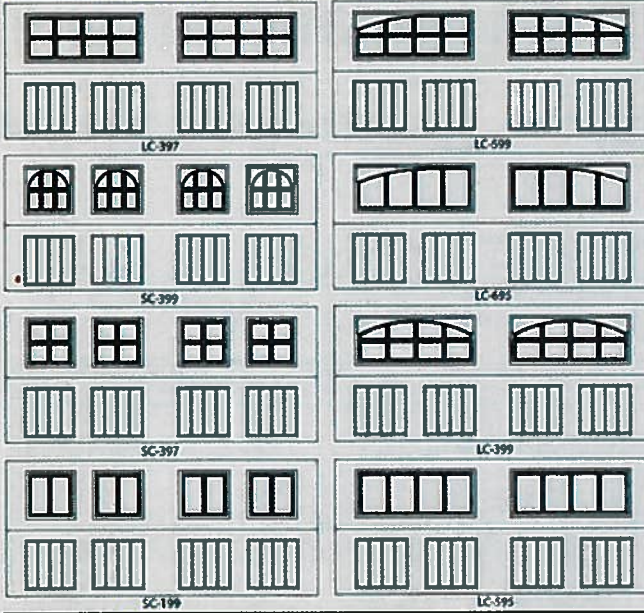
NOTE: Doors can be post painted any color after installation. See Painting Instructions.

CONSTRUCTION

- * Standard Non-Insulated
Formula 124 Steel - 2" Thick
- * Super Poly Back Insulated
Formula 124 Steel - 2" Thick
- * Steel Back Insulated Sandwich
Formula 124/25 ga or 25ga/25ga
- 2" Thick

WINDOW AND GLASS CHOICES (Optional)

OPTIONAL CARRIAGE HOUSE WINDOWS



OPTIONAL GLASS CHOICES



*DARK SMOKED



*OBSCURE



*FROSTED SANDBLASTED



*DELTA FROST



*1/4\"/>

White Laminated looks almost the same from the outside as Frosted Sandblasted. 1/4\"/>

IF NOT SPECIFIED, ALL DOORS COME WITH CLEAR GLASS (NOT SHOWN).

CARRIAGE HOUSE OPTIONAL HARDWARE



HINGES • HANDLES • KNOCKERS

REAL CAST IRON
Authentic Indent
Texture, Stainless
Steel Black Screws
for no rust spots.



CLAVOS • HINGES • HANDLES

MAGNA BOND
Magnetic Hardware

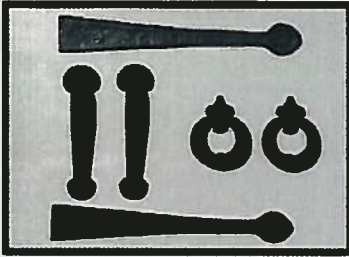


SILVER • BRASS

OPTIONAL MAIL SLOTS

**PREMIUM REAL CAST
IRON HARDWARE**

Screw On Type (Optional)



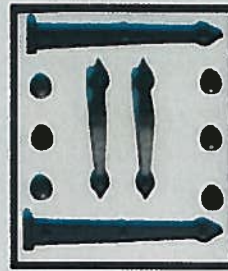
REAL CAST IRON
Authentic Indent
Texture, Stainless
Steel Black Screws
for no rust spots.

HINGES • HANDLES • KNOCKERS

MAGNA BOND MAGNETIC STICK ON

Simulated Iron Hardware

(Optional)

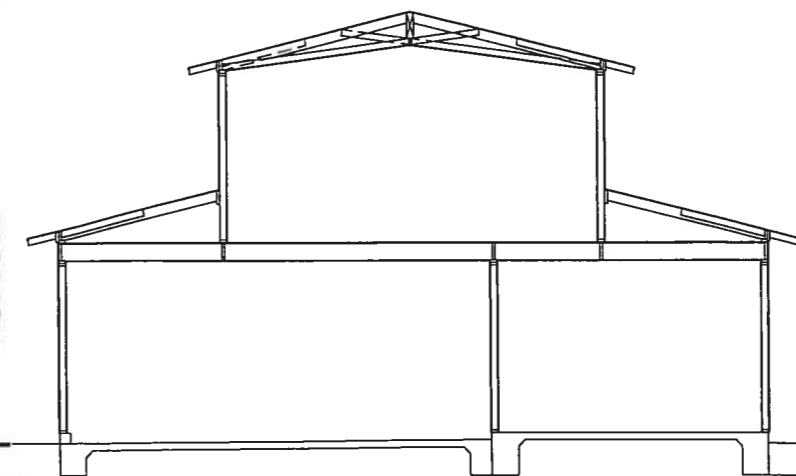


MAGNA BOND
Magnetic Hardware

CLAVOS • HINGES • HANDLES



15 **STREET ELEVATION [ORTHOGRAPHIC]** 15



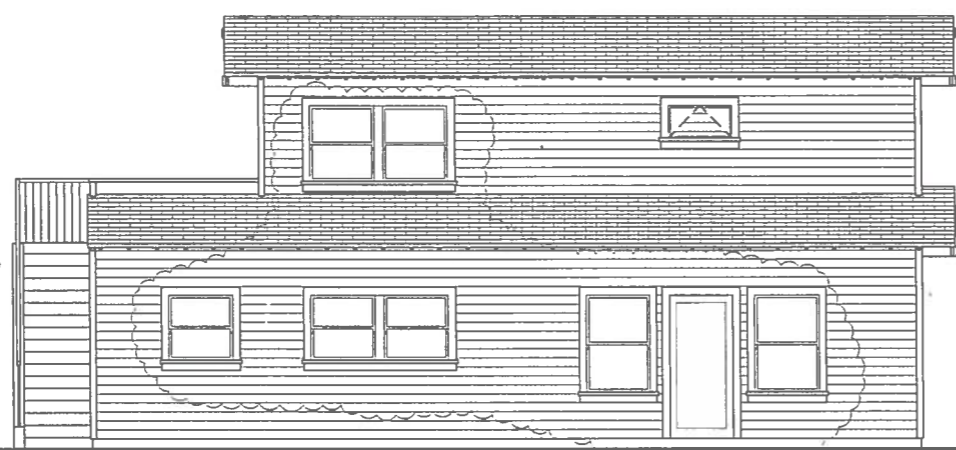
REAR COMPLEX SECTION A-A SEE SHEET A-1

- 1 DRAWING NOTES**
1. INSTALL NEW COMPOSITION SHINGLE ROOFING TO MATCH EXISTING FRONT RESIDENCE - GAF CLASS A I.A.W. ICC-ES ESR-3267
 2. NEW WOOD SIDING TO MATCH EXISTING FRONT RESIDENCE IN EXPOSURE, STYLE, AND FINISH
 3. INSTALL NEW CORNER TRIM TO MATCH EXISTING
 4. NEW WOOD WINDOWS AND TRIM TO MATCH EXISTING
 5. NEW SOLID CORE WOOD DOOR - DOOR TRIM TO MATCH EXISTING
 6. CONSTRUCT NEW GABLE ENDS IN HISTORIC MANNER WITHOUT FLAT OUTLOOKERS
 7. NEW STEEL RAILING / GUARD INSTALLED ON 6" HIGH CURB - TOP OF RAILING TO BE 42" ABOVE DECK
 8. NEW WOOD SLAT ATTIC VENT
 9. NEW WOOD TRIM AT STAIRS AND BALCONIES
 10. NEW WOOD GARAGE DOOR W/ GLAZING IN UPPER PANELS
 11. NEW WOOD OUTLOOKER BEAM
 12. FRONT GABLE PITCH TO MATCH EXIST. HOUSE
 13. - NOT USED -
 14. - NOT USED -
 15. TRASH ENCLOSURE
 16. NEW 1-1/2" DIA. STEEL HANDRAIL AT 36" ABOVE STAIR NOSING - PROVIDE 1-1/2 CLEAR SPACE BETWEEN HANDRAIL AND GUARD.
 17. DOUBLE WOOD LAUNDRY DOORS W/ WOOD DIAGONAL BRACES & LUNETTE CUTOUTS

craig b wheeler
architect
58 plaza square
studio g
orange ca 92666
714 253 424 voice
714 253 426 fax

LICENSED ARCHITECT
CRAIG B. WHEELER
No. C-4284
Exp. 12/31/15
STATE OF CALIFORNIA

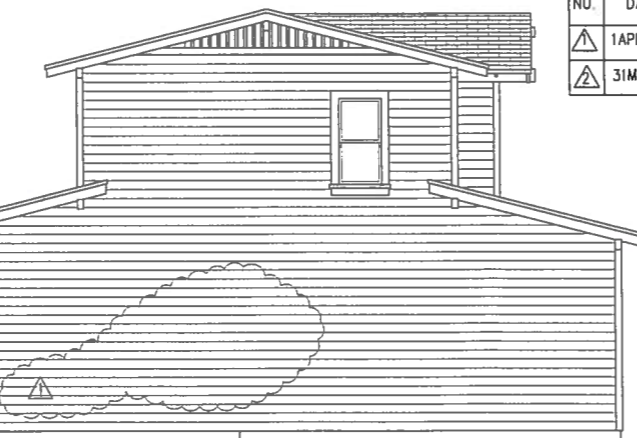
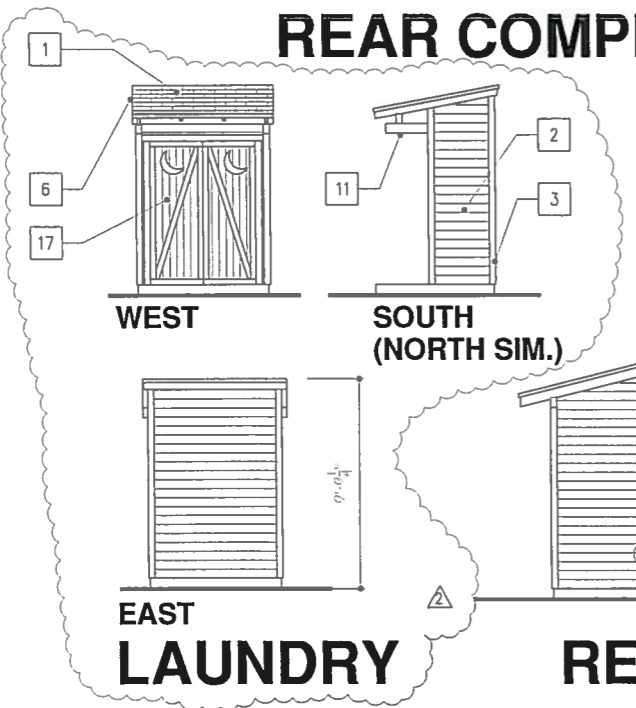
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REAR COMPLEX BACK

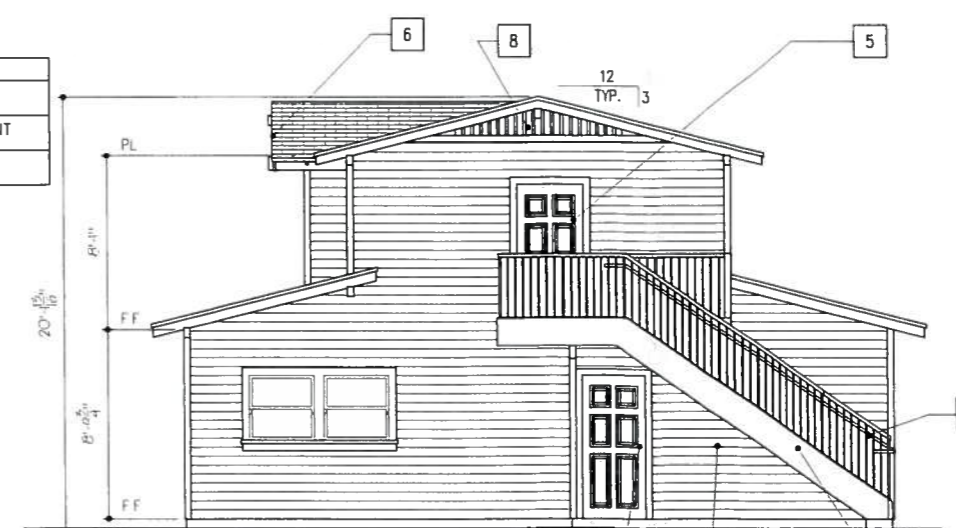


REAR COMPLEX FRONT



REAR COMPLEX LEFT

REVISIONS		
NO.	DATE	DESCRIPTION
1	1APR16	FLOOR PLAN REARRANGEMENT
2	31MAY16	ADDED LAUNDRY SHED



REAR COMPLEX RIGHT

PROJECT AT
429 S. LEMON ST.
ORANGE, CA

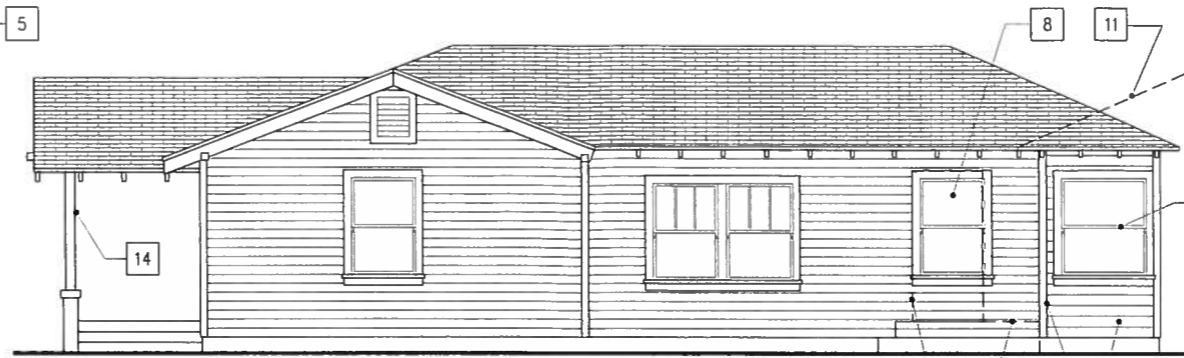
Sheet: Proposed Exterior Elevations Rear Unit

24"x36" Sheet
Scale: 1/4"=1'-0"
11"x17" Sheet
Scale: 1/8"=1'-0"
Date: 26 Jan. '15
Rev.: 31MAY16
Plot:
Job No.: 238
Drawing File
238MAY312016.DWG
Sheet No.: A-4

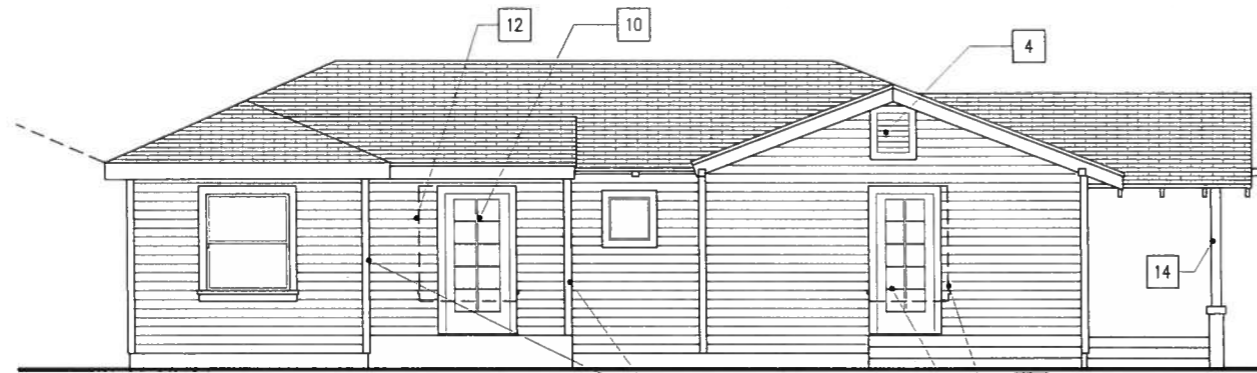
ATTACHMENT NO. 2
DRC NO. 4702-13 ARIA RESIDENCES
APPROVED ELEVATIONS



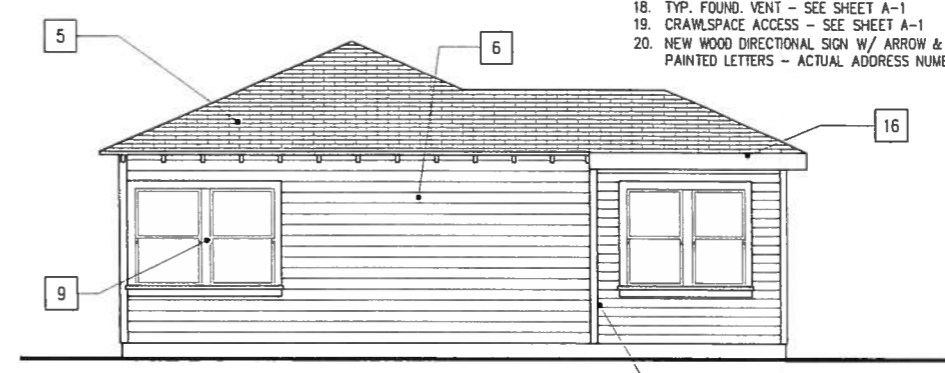
PROPOSED FRONT



PROPOSED RIGHT



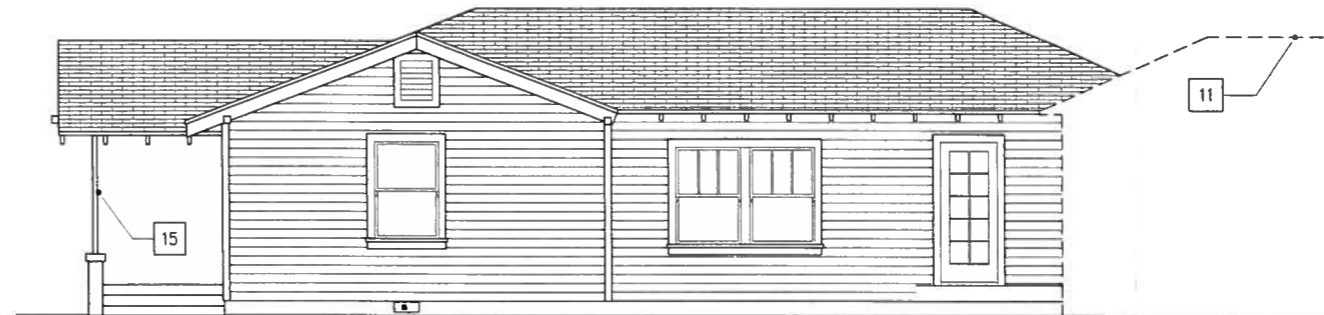
PROPOSED LEFT



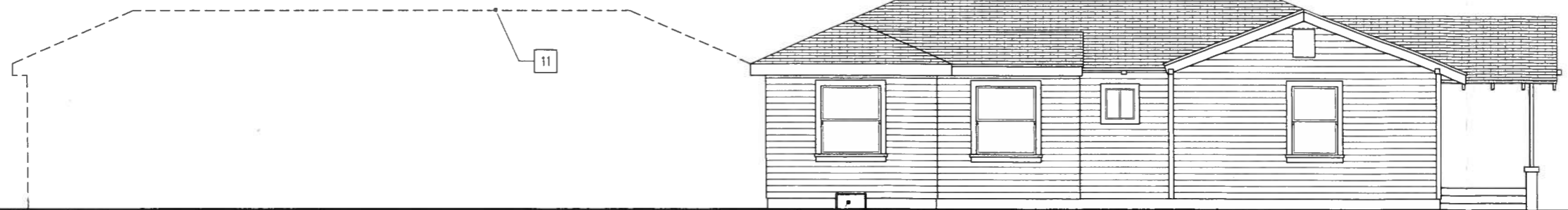
PROPOSED REAR



EXISTING FRONT



EXISTING RIGHT



EXISTING LEFT

1 DRAWING NOTES

1. REPAIR EXISTING WOOD SIDING AND REPLACE WHERE ABSOLUTELY NECESSARY
2. INSTALL NEW CORNER TRIM TO MATCH EXISTING WHERE MISSING AND AT NEW CONSTRUCTION
3. REPLACE MISSING WINDOW TRIM AS NEEDED
4. REPLACE MISSING ATTIC VENT
5. INSTALL NEW COMPOSITION SHINGLE ROOFING - CAF CLASS A PER ICC-ES-3267
6. INSTALL NEW WOOD SIDING SIMILAR TO EXISTING W/ 1" WIDER EXPOSURE
7. RELOCATED FRENCH DOOR - SEE FLOOR PLAN
8. RELOCATED WINDOW - SEE FLOOR PLAN
9. NEW WOOD WINDOWS TO MATCH EXISTING
10. NEW FRENCH DOOR TO MATCH EXIST.
11. LINE OF EXISTING STRUCTURES TO BE REMOVED
12. LINE OF EXISTING DOOR/WINDOW - REPAIR SIDING WITH MATCHING WOOD MATERIAL
13. REMOVE EXISTING MATERIAL
14. NEW MITERED 1x TRIM SURROUND AT EXIST. STEEL PIPE COLUMNS
15. EXIST. STEEL PIPE COLUMN
16. CARRY EXIST. FACIA TYPE AROUND CORNER TO START OF NEW CONSTRUCTION
17. 1x TRIM BOARD AT LINE OF DEMARCATION
18. TYP. FOUND. VENT - SEE SHEET A-1
19. CRAWLSPACE ACCESS - SEE SHEET A-1
20. NEW WOOD DIRECTIONAL SIGN W/ ARROW & 8" HIGH PAINTED LETTERS - ACTUAL ADDRESS NUMBER T.B.D.

craig b wheeler
architect
56 plaza square
studio g
orange ca 92666
714 288 424 voice
714 288 426 fax

These drawings, as instruments of service, are the exclusive property of the architect. Their use or publication shall be restricted to the original project for which they were prepared. Re-use, reproduction or publication by any method, in whole or in part, is prohibited except by written permission from the architect.

**PROJECT AT
429 S. LEMON ST.
ORANGE, CA**

Sheet:
**Proposed
Exterior Elevations
Front Unit**

24"x36" Sheet
Scale: 1/4"=1'-0"
11"x17" Sheet
Scale: 1/8"=1'-0"
Date: 26 Jan. '15
Rev.: 24 Mar. '15
Plot:
Job No.: 238
Drawing File
23BR2_WD_2SUB.DWG
Sheet No.:
A-3

ATTACHMENT NO. 5
DRC NO. 4702-13 ARIA RESIDENCES
HISTORIC RESOURCES SURVEY
FORMS- 429 S. LEMON ST.
MARCH 21, 2018 DRC MTG.

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	<table style="width: 100%;"> <tr><td>Primary #</td><td>30-158793</td></tr> <tr><td>HRI #</td><td>038159</td></tr> <tr><td>Trinomial</td><td>ORA</td></tr> <tr><td>NRHP Status Code</td><td>5D1</td></tr> </table>	Primary #	30-158793	HRI #	038159	Trinomial	ORA	NRHP Status Code	5D1
Primary #	30-158793								
HRI #	038159								
Trinomial	ORA								
NRHP Status Code	5D1								
Other Listings: Review Code: _____	Reviewer: _____ Date: _____								

Page 1 of 3

***Resource Name or #:** LEMON_S_429__APN_390-604-19
(Assigned by Recorder)

P1. Other Identifier: _____

***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: 429 - S LEMON ST , # _____ **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.)

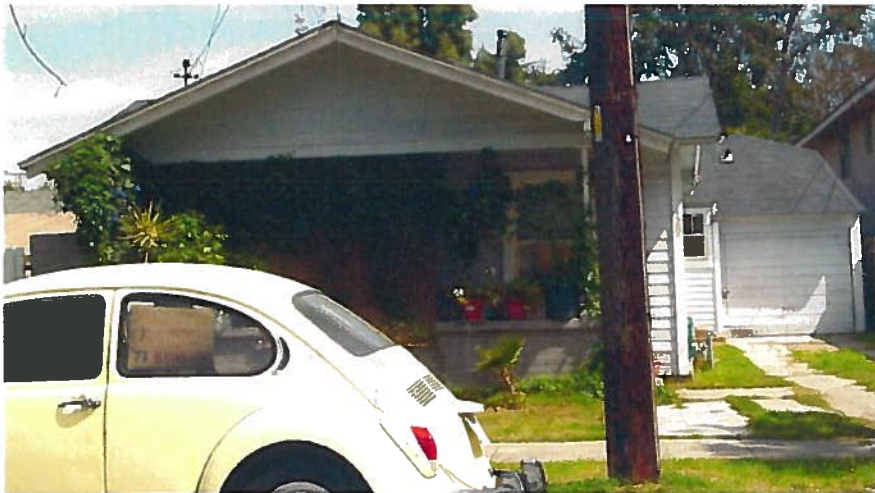
Materials: Frame - Wood siding

Low-to-the-ground bungalow cottage with shallow pitched, multi-gable roof. Front-facing gable forms entry porch overhang supported by piers.

***P3b. Resource Attributes:** (HP2)--Single family property
(List attributes and codes)

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

P5b. Description of Photo: 2005
(View, date, accession #)



***P6. Date Constructed/ Age and Source:**

1923 c

Historic Prehistoric Both

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
 D. Gest, P. LaValley, D. Matsumoto; J. Snow
 Chatel Architecture
 13417 Ventura Blvd.
 Sherman Oaks, CA 91423

***P9. Date Recorded:**
March, 2005; November, 2009

***P10. Survey Type:** (Describe)
Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
 Orange County Assessor Records (2005). Chatel Architecture (2005) Historic Resources Survey. AEGIS (1991) Historic Building Inventory Update. Heritage Orange County, Inc. (1982) Orange Historic Survey.

***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): _____

Page 2 of 3

*Resource Name or #: LEMON_S_429__APN_390-604-19
(Assigned by Recorder)

B1. Historic Name: Unknown

B2. Common Name: _____

B3. Original Use: RES B4. Present Use: RES

*B5. Architectural Style: Bungalow

*B6. Construction History: (Construction date, alterations, and date of alterations) Date of Construction: 1923 c Historic Prehistoric Both

*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: Residence

Period of Significance: Old Towne: Interwar Development (c. 1921 - 1941) 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: Fair Condition - Minor and reversible or appropriate changes to original structure.

Site Integrity: _____

Opportunities: _____

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

*B12. References:
Orange Daily News. Sanborn Maps (1922, 1950).

B13. Remarks: (Continues on Pg.3.)
Status change since 1991 Survey: None.

(Sketch Map with North arrow required.)

*B14. Evaluator: Robert Chattel

*Date of Evaluation: November, 2009

(This space reserved for official comments.)

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

Primary # 30-158793
HRI # 038159
Trinomial ORA

Page 3 of 3

*Resource Name or #:
(Assigned by Recorder)

LEMON_S_429__APN_390-604-19

Recorded by:

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

Date Recorded: March, 2005; November, 2009

Continuation Update

Years Surveyed:

1982, 1991, 2005

Description of Photo: 1991

Listed in National Register:

General Plan:	<u>MDR</u>	# of Buildings:	<u>1</u>
Planning Zone:	<u>R-4</u>	# of Stories:	<u>1</u>
Lot Acre:		# of Units:	<u>1</u>
Principal Building Sqft:	<u>1792</u>		

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

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):



**CONDITIONAL USE PERMIT (CUP 2937-13)
DESIGN REVIEW COMMITTEE (DRC 4702-13)
MINOR SITE PLAN (MNSP 0748-13)
ADMINISTRATIVE ADJUSTMENT (AA 0209-14)**

RESOLUTION NO. PC 09 -14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE APPROVING CONDITIONAL USE PERMIT NO. 2937-13, DESIGN REVIEW COMMITTEE NO. 4702-13, MINOR SITE PLAN REVIEW NO. 0748-13 AND ADMINISTRATIVE ADJUSTMENT NO. 0209-14 TO ALLOW REHABILITATION AND CONVERSION OF A CONTRIBUTING BUILDING TO TWO STUDIO APARTMENT UNITS AND CONSTRUCTION OF A TWO-STORY BUILDING WITH TWO ADDITIONAL STUDIO APARTMENT UNITS ON PROPERTY LOCATED AT 429 SOUTH LEMON STREET IN THE OLD TOWNE HISTORIC DISTRICT

APPLICANT: ARIA PROPERTY MANAGEMENT & INVESTMENTS, INC.

Moved by Commissioner Buttress and seconded by Commissioner Gladson that the following resolution be adopted:

WHEREAS, the Planning Commission has authority per Orange Municipal Code (OMC) Sections 17.10.030, 17.10.070, 17.10.060, and 17.08.20 to take action to grant or deny Conditional Use Permit 2937-13, Design Review Committee 4702-13, Minor Site Plan 0748-13, and Administrative Adjustment 0209-14 for rehabilitation of a contributing building and conversion to two studio apartment units and construction of a new, two-story, 1,752 square foot building with two additional studio apartment units property at 429 S. Lemon Street in the Old Towne Historic District; and

WHEREAS, Conditional Use Permit 2937-13, Design Review Committee 4702-13, Minor Site Plan 0748-13, and Administrative Adjustment 0209-14 was filed by Aria Property Management & Investments, Inc. in accordance with the provisions of the City of Orange Municipal Code; and

WHEREAS, Conditional Use Permit 2937-13, Design Review Committee 4702-13, Minor Site Plan 0748-13, and Administrative Adjustment 0209-14 is categorically exempt from the provisions of the California Environmental Quality Act per State CEQA Guidelines 15303 (Class 3 - New Construction or Conversion of Small Structures) and 15331 (Class 31- Historical Resource Restoration/Rehabilitation); and

WHEREAS, on January 22, 2014, the Staff Review Committee reviewed the project and determined that the project includes all necessary application materials and meets code

ATTACHMENT NO. 6
DRC NO. 4702-13 ARIA RESIDENCES
PC RESOLUTION NO PC 09-14
MARCH 21, 2018 DRC MTG.

requirements to allow Planning Commission review to occur; and,

WHEREAS, on May 7, 2014, the Design Review Committee reviewed the project at a regularly scheduled Design Review Committee meeting and recommended that the Planning Commission approve the project subject to recommended findings and conditions of approval with a 4-0 vote with Committee Member Wheeler recused; and,

WHEREAS, the Planning Commission conducted one duly noticed public hearing on July 7, 2014, at which time interested persons had an opportunity to testify either in support of, or opposition to, the proposed project and for the purpose of considering Conditional Use Permit 2937-13, Design Review Committee 4702-13, Minor Site Plan 0748-13, and Administrative Adjustment 0209-14 upon property described as follows:

LOT 19 IN BLOCK 2 OF THE PHELPS TRACT ADDITION, IN THE CITY OF ORANGE, COUNTY OF ORANGE, AS PER MAP RECORDED IN BOOK 26, PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves Conditional Use Permit 2937-13, Design Review Committee 4702-13, Minor Site Plan 0748-13, and Administrative Adjustment 0209-14 for rehabilitation of a contributing building and conversion to two studio apartment units and construction of a new, two-story, 1,752 square foot building with two additional studio apartment units property at 429 S. Lemon Street in the Old Towne Historic District, based on the following findings:

SECTION 1 – FINDINGS

General Plan

The project is consistent with the goals and policies stated within the City's General Plan including Land Use, Cultural Resources and Urban Design in that the project would preserve the character of the Old Towne Historic District by rehabilitating a contributing building and constructing a compatible in-fill structure.

Conditional Use Permit

1. *A Conditional Use Permit shall be granted upon sound principles of land use and in response to services required by the community.*

The Conditional Use Permit is granted upon sound principles of land use. Rehabilitation of the contributing building to the Historic District and construction of additional housing units are consistent with the City's General Plan Land Use. The project complies with the development standards for development in the R-4 zone within the Old Towne Historic District. The placement, mass, and design of the new two-story building will not

impact the streetscape and/or the established land use pattern of the surrounding Historic District.

2. *A Conditional Use Permit shall not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located.*

The granting of this Conditional Use Permit will not cause deterioration of bordering land uses or create special problems for the area in which it is located, in that the proposed project is not located in a portion of the City that is impacted by insufficient capacity for traffic circulation, parking, public utilities, or similar infrastructure needs. The placement of the new two-story building is set back from the contributing building and from the street and is designed with a compatible architectural style and details such that it will not negatively impact the historic streetscape and will not contribute to deterioration of the Historic District.

3. *A Conditional Use Permit shall be considered in relationship to its effects on the community or neighborhood plan for the area in which it is located.*

The proposed FAR of 0.40 and the two-story construction is in keeping with other development on the block. The mass of the two-story building is reduced by the inset second floor and the placement at the rear of the property. Mass, scale, height, setbacks, design and materials are compatible with the contributing building and with the Historic District.

4. *A Conditional Use Permit, if granted, shall be made subject to those conditions necessary to preserve the general welfare, not the individual welfare, of any particular applicant.*

Rehabilitation of the contributing building will improve the character of the Historic District. Construction of the two-story building has been evaluated for compatibility of mass, scale, setbacks, design and materials with the contributing building and the Historic District. With implementation of the development standards and conditions of approval, the proposed project will complement surrounding land uses.

Design Review Committee

1. *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.F.1).*

The proposed project conforms with the Old Towne Design Standards. Rehabilitation of the contributing building retains historic materials and features and removes non-historic, later additions. The design and materials of the new building are compatible with the contributing building. The size and scale of the two story new building is compatible with the surrounding development on the 400 block of South Lemon Street. The substantial setback from the front property line and the inset second floor reduce the impact of the new construction on adjacent properties and on the historic streetscape. The new building is in keeping with the character of the block and will not significantly change or adversely affect the historic streetscape.

2. *In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines (OMC 17.10.07.F.2).*

As this property is not within the National Register Historic District, this finding does not apply. However, projects found to be in conformance with the Old Towne Design Standards are generally considered to be in conformance with the *Secretary's Standards*. Rehabilitation of the contributing building will retain the historic character and materials of the property in conformance with Standards 2, 5, and 6. The new building is compatible with the size, scale, design and materials of the 400 block of South Lemon Street in the Historic District and will not negatively impact historic materials or features that characterize the streetscape, in conformance with Standards 9 and 10.

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

As the project is located within the Old Towne Historic District, the proposed work is found to conform with the Old Towne Design Standards and the *Secretary's Standards* as described above, and upholds community aesthetics through the use of a consistent, integrated design theme compatible with the Historic District.

4. *For infill residential development, as specified in the City of Orange Infill Residential Design Guidelines, the new structure(s) or addition are compatible with the scale, massing, orientation, and articulation of the surrounding development and will preserve or enhance existing neighborhood character (OMC 17.10.07.F.4).*

As the *City of Orange Infill Residential Design Guidelines* do not apply to projects located within the Old Towne Orange Historic District, this finding does not apply.

Minor Site Plan Review

1. *The project design is compatible with surrounding development and neighborhoods.*

The project is compatible with the character of the historic streetscape. At approximately 20 feet tall, the height and scale of the new two-story building is in keeping with adjacent two-story development. The placement of the new building on the property reduces the impacts to the contributing building and to the historic streetscape. The historic building will be retained and rehabilitated, and the design and materials of the new building are compatible with the Historic District.

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

The project conforms to City development standards as stated in the staff report's Development Standards matrix. As described above, the project is in conformance with the Old Towne Design Standards and the *Secretary's Standards*.

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

The property has safe and adequate vehicular and pedestrian circulation on and off-site. The project does not change access or circulation.

4. *City services are available and adequate to serve the project.*

Adequate services are available on site.

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

No adverse environmental effect is 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).

Administrative Adjustment

1. *The reduction in standards will not be detrimental to the public health, safety, and general welfare of persons residing or working on the subject property or in the vicinity.*

The proposed project will not be detrimental to the community. The proposed parking provides one parking space per unit, which will provide sufficient parking given the small size of the studio units. One additional parking space is provided for guests in compliance with parking provisions in the Zoning Code. The reduction in square footage of Apartment 3 is minimal and will not be detrimental to the health, safety or welfare of the residents. Apartment 3 has sufficient living space, and the reduction in square footage allows for greater retention of the contributing building in the Old Towne Historic District. The smaller footprint of the new building lessens the impact of new construction on the Historic District. The proposed reduction in common open space is minimal. The project exceeds the total required usable open space and provides ample private open space for residents to compensate for the reduction in common open space.

2. *Issuance of the permit does not compromise the intent of this code.*

In reviewing the proposal, staff finds that the request meets the intent of the Code. The granting of the requested Administrative Adjustments would not compromise the intent of the code as it relates to residential zones.

SECTION 2 – CONDITIONS OF APPROVAL

BE IT FURTHER RESOLVED that the following conditions are imposed with approval:

1. That the ribbon driveway be extended to the point of tangency of the curved portions of the concrete at the rear of the existing building.

2. That a window be installed to the rear elevation of apartment #4. It could be either double hung, to be similar to other double hung, to be similar to other double hungs to be used on the structure, or a transom or awning style window that has the proportions of the windows that are already proposed on the structure, to relieve the expansiveness of that elevation.
3. All construction shall conform in substance and be maintained in general conformance with plans and exhibits labeled Exhibit A in the staff report (date stamped received June 18, 2014), including modifications required by the conditions of approval, and as recommended for approval by the Planning Commission.
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 permit, save and except that caused by the City's active negligence.
5. The applicant, business owner, managers, successors, and all future assigns shall comply with all Federal, State and local laws, including all City regulations. Violation of any of those laws in connection with the use will be cause for revocation of this permit.
6. Except as otherwise provided herein, this project is approved as a precise plan. After any application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plot plan, the Community Development Director may approve the changed plan without requiring a new public hearing.
7. If not utilized, project approval expires twenty-four months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060. The Planning entitlements expire unless building permits are pulled within 2 years of the original approval.
8. Construction permits shall be obtained for all construction work, as required by the City of Orange, Community Development Department's Building Division and Public Works Grading Division. Failure to obtain the required building permits will be cause for revocation of this permit.
9. All structures shall comply with the requirements of Municipal Code – Chapter 15.52 (Building Security Standards), which relates to hardware, doors, windows, lighting, etc. (Ord. 7-79). Approved structural drawings shall include sections of the security code that apply. Specifications, details, or security notes may be used to convey the compliance.
10. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Department for the plan check process.

11. Plans submitted for Building Plan Check shall comply with the California Fire Code as amended by the City and as frequently amended and in effect at the time of application for Building Permit.
12. Provide and show fire department ladder access to the bedroom emergency escape and rescue windows. A copy of the walkway and ladder access requirements has been provided.
13. Prior to issuance of a building permit and/ or grading permit, the applicant shall submit a Non-priority Project WQMP for review and approval to the Public Works Department that:
 - a. 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;
 - b. Incorporates the applicable routine structural and non-structural source control BMPs, as defined in the Drainage Area Management Plan (DAMP);
 - c. Generally describes the long-term operation and maintenance requirements for structural control BMPs as applicable;
 - d. Identifies the entity that will be responsible for long-term operation, maintenance, repair and or replacement of the BMPs;
 - e. A copy of the forms to be used in conducting maintenance and inspection activities;
 - f. Adheres to record keeping requirements (forms to be kept for 5 years).
14. Prior to the issuance of certificates for use of occupancy, the applicant shall demonstrate the following to the Public Works Department:
 - a. That all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with the approved plans and specifications;
 - b. That applicant is prepared to implement all non-structural BMPs described in the Project WQMP;
 - c. That an adequate number of copies of the project’s approved final Project WQMP are available for the future occupiers.

The following code provisions are applicable to this project, and are included for information only. This is not a complete list of requirements, and other code provisions may apply to the project.

- Prior to the issuance of building permits, 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.
- Applicant/developer shall be aware that all work within the public right-of-way requires the issuance of an Encroachment Permit. Such work includes, but is not limited to, work on the sidewalk, driveway construction, and utility laterals.

I hereby certify that the foregoing resolution was adopted on July 7, 2014 by the Planning Commission of the City of Orange by the following vote:

AYES: Commissioners Buttress, Cathcart, Gladson & Steiner
NOES: Commissioner Correa
ABSTAIN: None
ABSENT: None



William G. Steiner, Planning Commission Chair

7/21/14

Date

(6) DRC No. 4702-13 – Aria Fourplex

- A proposal to convert a single family residence to two studio units and to construct a new detached, two story building with two additional studio units at the rear of the property. The existing single family residence is a contributor to the Old Towne Historic District and will be rehabilitated.
- 429 S. Lemon Street
- Staff Contact: Marissa Moshier, (714) 744-7243, mmoshier@cityoforange.org
- DRC Action: Recommendation to Planning Commission

Marissa Moshier, Contract Planner, presented a project overview consistent with the Staff Report.

Public Comments:

Jeff Frankel, Old Towne Preservation Association (OTPA) representative spoke in general support of the project, with some specific areas of concern including the second story structure and fences/gates at the back sidewalk.

Paymon Roshan, Aria Property Management and Investment and Trent Hopperber, Landscape Architect, were present to answer questions or concerns from the Committee.

Chair Imboden opened the item to the Committee for discussion. The Committee Members expressed their support for the proposed project, but asked for more information about the stairs leading to the upper floor of the rear unit. They also discussed the fact that the single window on the east elevation of the rear unit result in a large blank wall. There was also discussion about the significant amount of concrete area associated with the driveway and garage access.

Committee Member Fox made a motion to recommend approval of DRC No. 4702-13 to the Planning Commission in accordance with the staff findings and conditions of the staff report and with the following additional conditions:

- That the ribbon driveway be extended to the point of tangency of the curved portions of the concrete at the rear of the existing building.
- That a window be installed to the rear elevation of apartment #4. It could be either double hung, to be similar to other double hungs to be used on the structure, or a transom or awning style window that has the proportions of the windows that are already proposed on the structure, to relieve the expansiveness of that elevation.

SECOND: Joe Woollett
AYES: Joe Woollett, Robert Imboden, Tim McCormack and Carol Fox
NOES: None
RECUSED: Craig Wheeler
ABSENT: None

ATTACHMENT NO. 7
DRC NO. 4702-13 ARIA RESIDENCES
DRC MEETING MINUTES
5/07/14
MARCH 21, 2018 DRC MTG.

MOTION CARRIED