



URBAN LIVING PROPERTIES LLC.
128 W WILSON STREET
COSTA MESA, CA 92627
714-640-1978

FRENCH PARK APARTMENTS

PROPOSED EXTERIOR RESTORATION, PERIOD STYLE STRUCTURE
1004 FRENCH STREET, SANTA ANA, CA 92701

GENERAL NOTES

1. ALL EXTERIOR REPAIRS WILL BE DONE WITH LIKE MATERIAL. ALL EXISTING WINDOWS AND DOORS WILL BE REPAIRED OR REPLACED LIKE FOR LIKE, ALL HOLES TO BE FILLED IN LIKE FOR LIKE AND REPLACED WITH NEW ORIGINAL TYPE PANELING. STEPS SHALL HAVE ALL NEW METAL STAIR GUARDRAILING AND BALUSTER OPENINGS SHALL NOT ALLOW A 4" SPHERE TO PASS THROUGH. DESIGN STYLE SHALL REMAIN PERIOD STYLE APPROPRIATE.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT OR THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK AND MATERIAL, INCLUDING THOSE FURNISHED BY SUB CONTRACTORS.
3. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWING.
4. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON PROJECT.
5. ALL WORKMANSHIP AND MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING EDITION OF THE APPROPRIATE BUILDING CODE AND ANY REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE "STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY".
6. APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OF FAILURE TO COMPLY WITH THE PLANS AND SPECIFICATIONS. ANY DESIGN WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE ARCHITECT OR ENGINEER FOR INTERPRETATION OR CLARIFICATION.
7. CONSTRUCTION MATERIAL SHALL BE SPREAD TO DISTRIBUTE LOADING. THE LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
8. THE DESIGN ADEQUACY AND SAFETY OF CONSTRUCTION BRACING AND TEMPORARY SHORING, IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO COMPLETION OF THE JOB WHICH INCLUDES THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. VISITS TO THE JOB SITE BY THE ENGINEER OR HIS AGENT SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS AS TO ADEQUACY UNLESS SUPPORTED BY A LETTER SO STATING.
9. THE GENERAL CONTRACTOR SHALL INVESTIGATE SUBSURFACE CONDITION, BEFORE AND DURING GRADING OF SITE, FOR FIELD EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, SEPTIC TANKS, AND EXISTING FOUNDATIONS. IF ANY SUCH STRUCTURES ARE FOUND AND SUBSURFACE CONDITIONS VARY FROM PLANS OR SPECIFICATIONS, THE SOIL ENGINEER AND THE DESIGN ENGINEER SHALL BE NOTIFIED IMMEDIATELY PRIOR TO THE PLACING OF ANY FOUNDATION.
10. CONTRACTOR SHALL PROVIDE CERTIFICATES OF INSURANCE ACCEPTABLE TO THE OWNER PRIOR TO COMMENCEMENT OF WORK.
11. BY SUBMITTAL OF BID, CONTRACTOR WARRANTS TO OWNER THAT ALL MATERIALS AND EQUIPMENT TO BE FURNISHED ARE NEW UNLESS NOTED OTHERWISE AND ALL WORK WILL BE OF GOOD QUALITY AND FREE FROM FAULTS AND DEFECTS.
12. ALL WORK PERFORMED BY THE BUILDING CONTRACTOR SHALL CONFORM TO THE CURRENT BUILDING STANDARDS.
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN HEREIN AND REPORT ALL DISCREPANCIES TO OWNER AND/OR ENGINEER PRIOR TO SUBMITTAL OF BID.
14. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIALS, EQUIPMENT, AND DEBRIS INCIDENTAL TO HIS/HER WORK AND LEAVE THE PREMISES CLEAN AND ORDERLY UNLESS OTHERWISE AGREED UPON.

PROJECT NOTES

1. THE PROJECT IS IN THE COLONIAL REVIVAL ARCHITECTURAL STYLE AND SHALL INCLUDE THE ADDITION OF NEW METAL GUARDRAILS THROUGHOUT THE ENTIRE PERIOD STYLED STRUCTURE. ALL NEW DESIGN ELEMENTS SHALL FOLLOW IN THE COLONIAL REVIVAL PERIOD STYLE.
2. ALL NEW METAL STAIR GUARDRAILING OPENINGS SHALL NOT ALLOW A 4" SPHERE TO PASS THROUGH.
3. **STAIRCASE NOTE:** SOUTH ELEVATION EXTERIOR STAIR POSTS AND STRINGERS LEADING TO SECOND STORY ARE EXISTING AND ARE TO REMAIN. EXTERIOR FASCIA DETAILS AND ALL WINDOWS ARE EXISTING AND WILL BE RESTORED TO ORIGINAL STYLE, AS NEEDED. **NOTE: EXTERIOR FASCIA DETAILS AND WINDOWS ARE EXISTING AND MODIFICATIONS ARE NOT PART OF SCOPE OF WORK.**
4. THE GENERAL CONTRACTOR WILL REMOVE THE EXISTING THREE (3) DIFFERENT STAIR RAILING TYPES AND REPLACE WITH ONE (1) PERIOD APPROPRIATE STYLE TO PRESERVE COLONIAL REVIVAL ARCHITECTURAL STYLE.
5. EXISTING SOUTH PORCH FAÇADE TO BE REMOVED.
6. EXISTING WRAP AROUND PILASTERS, PORCH ELEMENTS, AND FRIEZE SPINDLES SHALL BE RESTORED USING IN-KIND MATERIALS.
7. RESTORE BASEMENT VENT SCREEN TO MATCH EXISTING LOW BLOCK FASCIA AT WRAP AROUND PORCH.
8. ALL EXTERIOR WINDOWS WILL BE RESTORED OR REPLACED WHERE NECESSARY USING IN-KIND MATERIALS.
9. ALL WOODEN STAIRCASE GUARDRAILS NOT ORIGINAL TO THE MAIN STRUCTURE ARE TO BE REMOVED.
10. ALL WOOD DOORS (X5) ARE EXISTING AND ARE TO REMAIN AND BE RESTORED TO THE PERIOD STYLE.
12. EXISTING EXTERIOR METAL DOOR SCREENS AT ENTRY DOORS ARE TO BE REMOVED AND WOOD DOOR MOULDINGS ARE TO BE RESTORED.
13. ALL EXISTING WOOD DOOR FRAMES ARE TO BE REPAIRED, USING IN-KIND MATERIALS.

PROJECT SCOPE

THE PROJECT IS OF COLONIAL REVIVAL ARCHITECTURAL STYLE AND INCLUDES THE RESTORATION OF EXISTING EXTERIOR ELEMENTS.

THE SCOPE ENCOMPASSES PORCH DETAILS INCLUDING THE ADDITION OF NEW METAL STAIR GUARDRAILING THROUGHOUT ENTIRE APARTMENT STRUCTURE, RESTORATION OF EXISTING ORIGINAL WOODEN DOORS, RESTORATION OF EXISTING FASCIA CLADDING, AND ADDITION OF NEW AND RESTORED ARCHITECTURAL ASSEMBLIES TO MATCH EXISTING STYLE.

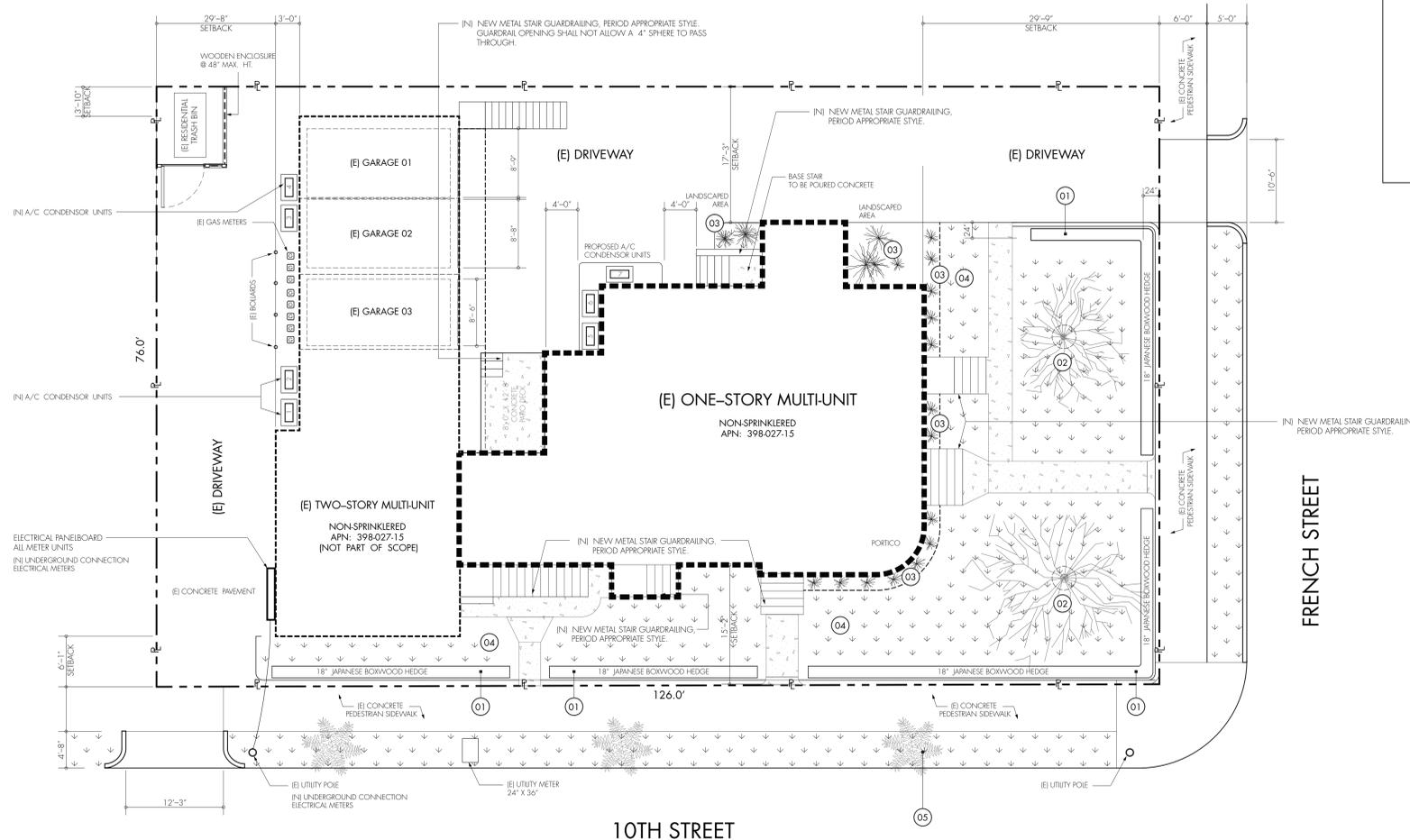
NOTE: ALL EXTERIOR REPAIRS WILL BE DONE USING IN-KIND MATERIALS. ALL EXISTING WINDOWS AND DOORS WILL BE REPAIRED OR REPLACED. REPLACEMENT WINDOWS AND DOORS WILL PRECISELY MATCH EXISTING IN MATERIAL, DIMENSION, AND DETAIL. ALL HOLES IN EXTERIOR SIDING TO BE FILLED/PREPARED/PRIMERED. EXTERIOR SIDING TOO DETERIORATED TO REPAIR WILL BE REPLACED WITH CUSTOM-MILLED SIDING TO MATCH ORIGINAL IN-KIND. STEPS SHALL HAVE ALL NEW METAL STAIR GUARDRAILING AND BALUSTER OPENINGS SHALL NOT ALLOW A 4" SPHERE TO PASS THROUGH WHERE REQUIRED FOR BUILDING CODE. ALL STEPS SHALL HAVE NEW METAL STAIR GUARDRAILING FABRICATED TO CONFORM TO THE REQUIREMENTS OF THE GOVERNING EDITION OF THE APPROPRIATE BUILDING CODE.

NEW DESIGN ELEMENTS SHALL FOLLOW IN THE COLONIAL REVIVAL PERIOD STYLE.

THE PROJECT IS LOCATED AT 1004 FRENCH STREET IN THE CITY OF SANTA ANA, CALIFORNIA. SCOPE OF WORK:

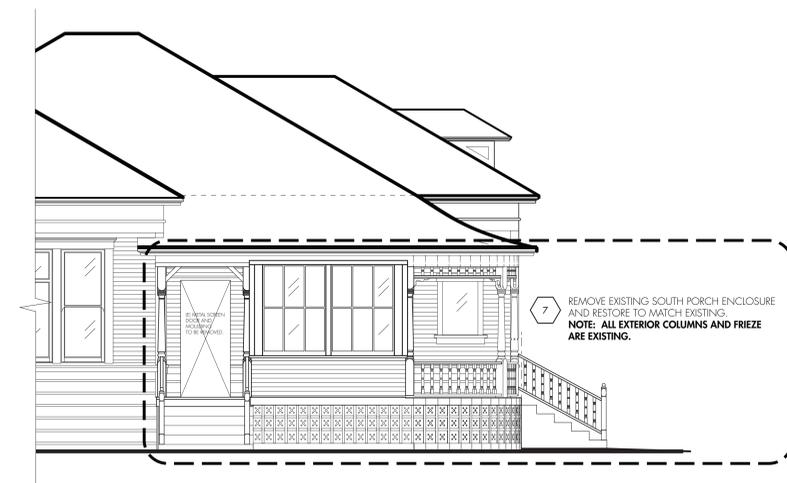
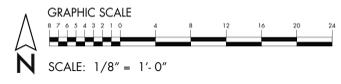
1. NEW METAL STAIR RAILING AND GUARD RAILING IN PERIOD APPROPRIATE COLONIAL REVIVAL STYLE. METAL GUARDRAILING TO MATCH AND STAY CONSISTENT THROUGHOUT APARTMENT STRUCTURE.
2. REMOVE NON-PERIOD SOUTH PORCH FAÇADE AND RECONDITION TO MATCH EXISTING SOUTH FASCIA. **NOTE: ALL EXTERIOR PILASTERS AND FRIEZE ELEMENTS ARE EXISTING AND ARE TO REMAIN.**
3. RESTORE AND ADD NEW SPANDRAILS TO EXISTING ASSEMBLY AS NEEDED. RESTORATION MAY INCLUDE FABRICATION OF NEW WOODEN SPINDLES IN THE EXISTING STYLE TO MATCH EXISTING SPINDLES. **NOTE: ALL WOODEN ORNAMENTATION RESTORATION SHALL PRESERVE EXISTING COLONIAL REVIVAL ARCHITECTURAL STYLE.**
4. RESTORE VENT COVERS AT LOWER EXTERIOR FASCIA AT SOUTH AND EAST ELEVATION AS EXISTING WRAP AROUND PORCH SQUARES.
5. REPLACE ALL EXISTING METAL DOOR SCREENS AND RESTORE EXISTING WOODEN DOORS TO CORRECT PERIOD STYLE.
6. RESTORE LANDSCAPE WITH NATIVE CALIFORNIA TYPE PLANTS, SEE NATIVE PLANT SELECTION PALETTE BELOW.

FOR ADDITIONAL INFORMATION PERTAINING TO THE DESIGN PROGRAM OF SPECIFIC AREAS, CONTACT URBAN LIVING PROPERTIES LLC, 714.640.1978.



FRENCH STREET

10TH STREET



1 EXISTING PARTIAL SOUTH ELEVATION AT PORCH
SCALE: 1/4" = 1'-0"

**LANDSCAPE CONCEPT PALETTE
NATIVE PLANT SELECTION**

- 01_ Japanese Boxwood Hedge
- 02_ Native Tree Specie
- 03_ Native California Plants- Random Clustered Assortment
- 04_ Existing Grass Turf
- 05_ Existing Mexican Fan Palm

**FRENCH PARK APARTMENT COMPLEX
GENERAL SITE PLAN & CONCEPTUAL LANDSCAPE PLAN**

1004 FRENCH STREET, SANTA ANA, CA 92701

REVISION	DESCRIPTION	DATE
	SUBMITTED FOR HISTORICAL REVIEW	
△	INITIAL DRAWING SET	11.09.22
△	EXTERIOR STAIR RESTORATION	10.30.23
△	EXTERIOR FASCIA RESTORATION	10.30.23
△	EXTERIOR STAIR RAILINGS	06.14.24
△		
△		
△		
△		
△		

SITE PLAN & LANDSCAPE
CONCEPT PLAN

FRENCH PARK APARTMENTS

DATE: 06.14.24 SCALE: SEE DRAWING

PROJECT RESTORATION NOTE

ALL EXTERIOR REPAIRS WILL BE DONE USING IN-KIND MATERIALS. ALL EXISTING WINDOWS AND DOORS WILL BE REPAIRED OR REPLACED. REPLACEMENT WINDOWS AND DOORS WILL PRECISELY MATCH EXISTING IN MATERIAL, DIMENSION, AND DETAIL. ALL HOLES IN EXTERIOR SIDING TO BE FILLED/PREPARED/PRIMERED. EXTERIOR SIDING TOO DETERIORATED TO REPAIR WILL BE REPLACED WITH CUSTOM-MILLED SIDING TO MATCH ORIGINAL IN-KIND. STEPS SHALL HAVE ALL NEW METAL STAIR GUARD RAILING AND BALUSTER OPENINGS SHALL NOT ALLOW A 4" SPHERE TO PASS THROUGH BUILDING CODE.

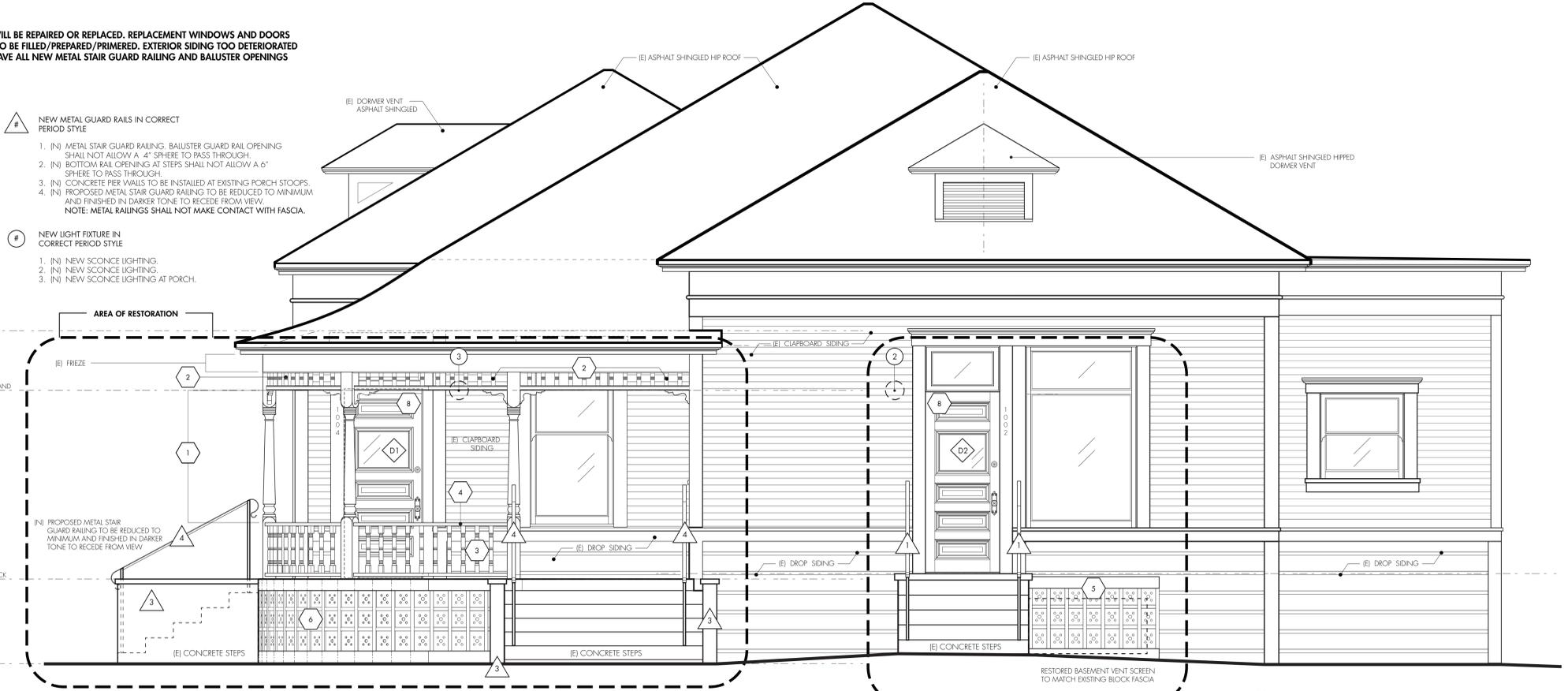
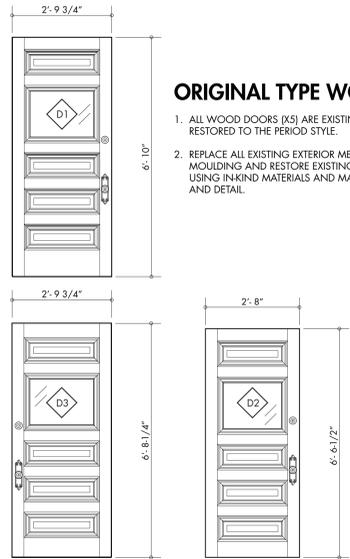
SOUTH & EAST LEGEND/RESTORATION NOTES

- # NEW OR EXISTING ELEMENTS TO BE RESTORED TO CORRECT PERIOD STYLE
 1. (E) WRAPAROUND PORCH ELEMENTS, TO BE RESTORED. ELEMENTS TOO DETERIORATED TO BE REPAIRED WILL BE REPAIRED USING IN-KIND MATERIALS AND MATCH EXISTING IN MATERIAL, DIMENSION, AND DETAIL.
 2. (E) FRIEZE SPINDLES TO BE RESTORED. ELEMENTS TOO DETERIORATED TO BE REPAIRED WILL BE REPAIRED USING IN-KIND MATERIALS AND MATCH EXISTING IN MATERIAL, DIMENSION, AND DETAIL.
 3. (N) MISSING OR DAMAGED BALUSTER SPINDLES TO BE RESTORED/FABRICATED USING IN-KIND MATERIALS AND MATCH EXISTING IN MATERIAL, DIMENSION, AND DETAIL.
 4. (N) WOOD BALUSTRADE RAILS, TO BE FABRICATED, USING IN-KIND MATERIALS AND MATCH EXISTING IN MATERIAL, DIMENSION, AND DETAIL.
 5. (N) RESTORE BASEMENT VENT SCREENS TO MATCH EXISTING BLOCK FASCIA AT WRAP-AROUND PORCH.
 6. (E) WRAP-AROUND BLOCK FASCIA AT PORCH DECK, TO BE RESTORED USING IN-KIND MATERIALS MATCHING EXISTING.
 7. (N) REMOVE SOUTH PORCH ENCLOSURE AND RESTORE TO MATCH EXISTING.
 8. (E) EXISTING WOOD DOORS TO BE RESTORED.
 9. (E) REPAIR AND RESTORE EXTERIOR FASCIA USING IN-KIND MATERIALS AND MATCH EXISTING IN MATERIAL, DIMENSION, AND DETAIL.
- # NEW METAL GUARD RAILS IN CORRECT PERIOD STYLE
 1. (N) METAL STAIR GUARD RAILING, BALUSTER GUARD RAIL OPENING SHALL NOT ALLOW A 4" SPHERE TO PASS THROUGH.
 2. (N) BOTTOM RAIL OPENING AT STEPS SHALL NOT ALLOW A 6" SPHERE TO PASS THROUGH.
 3. (N) CONCRETE PIER WALLS TO BE INSTALLED AT EXISTING PORCH STOOPS.
 4. (N) PROPOSED METAL STAIR GUARD RAILING TO BE REDUCED TO MINIMUM AND FINISHED IN DARKER TONE TO RECEDE FROM VIEW. NOTE: METAL RAILINGS SHALL NOT MAKE CONTACT WITH FASCIA.
- # NEW LIGHT FIXTURE IN CORRECT PERIOD STYLE
 1. (N) NEW SCONCE LIGHTING.
 2. (N) NEW SCONCE LIGHTING.
 3. (N) NEW SCONCE LIGHTING AT PORCH.

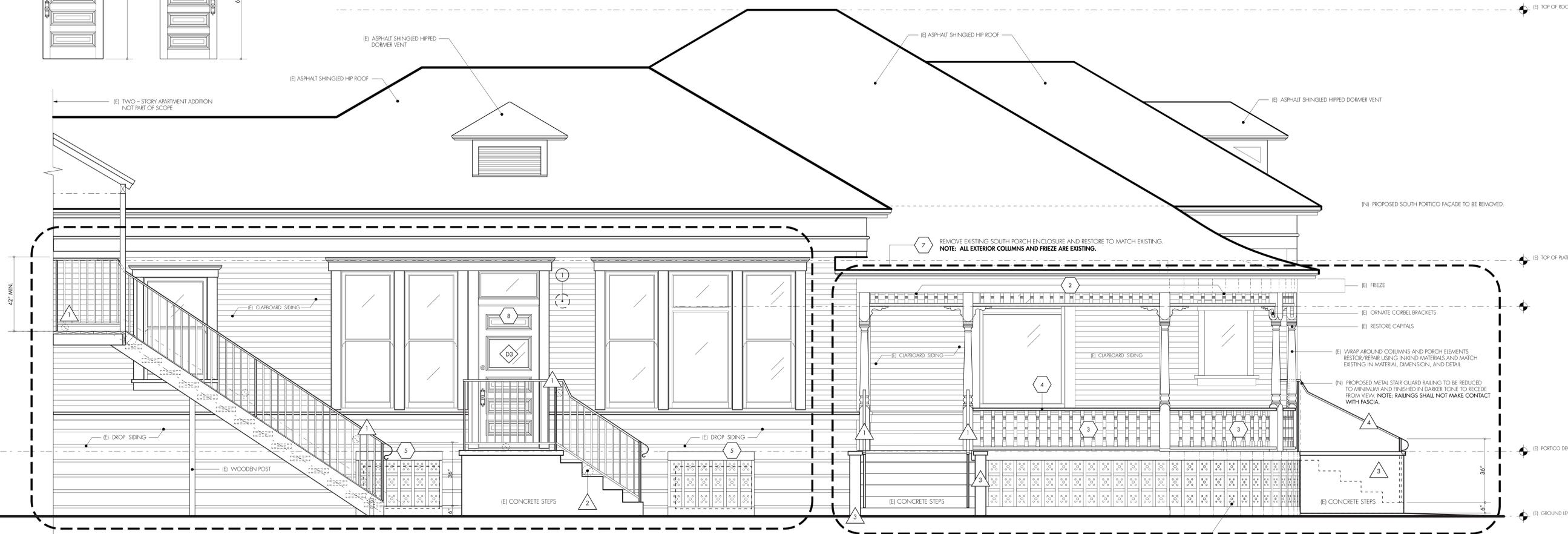
- D# EXISTING WOOD DOORS TO BE RESTORED
 1. (E) RESTORE ORIGINAL WOOD DOOR AND MOLDING AT PORCH TO PERIOD CORRECT STYLE.
 2. (E) RESTORE ORIGINAL WOOD DOOR AT EAST FAÇADE TO PERIOD CORRECT STYLE.
 3. (E) RESTORE ORIGINAL WOOD DOOR AT SOUTH FAÇADE TO PERIOD CORRECT STYLE.

ORIGINAL TYPE WOOD DOOR NOTES

1. ALL WOOD DOORS (X'S) ARE EXISTING AND ARE TO REMAIN AND BE RESTORED TO THE PERIOD STYLE.
2. REPLACE ALL EXISTING EXTERIOR METAL DOOR SCREENS AT WOOD DOOR MOLDING AND RESTORE EXISTING WOODEN DOOR FRAMES OR REPAIR USING IN-KIND MATERIALS AND MATCH EXISTING IN MATERIAL, DIMENSION, AND DETAIL.



2 PROPOSED EAST ELEVATION
SCALE: 1/2" = 1'-0"



1 PROPOSED SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



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PROPOSED SOUTH & EAST ELEVATIONS
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DATE: 06.14.24 SCALE: SEE DRAWING

