

	HOUSE NUMBER	LOT SIZE	LAND SETTING	EXISTING LIVING AREA	EXISTING ACCESSORY; GARAGE/PATIO AREA	PROPOSED LIVING AREA	EXISTING F.A.R.	PROPOSED F.A.R.
EAST OF S. PIXLEY ST. NORTH TO SOUTH	307	7,318 SQ. FT.	NON-CONTRIBUTOR	763 SQ. FT.	GARAGE AND COVERED STRUCTURE; 640 SQ. FT.		19%	
	315	6,869 SQ. FT.	NON-CONTRIBUTOR	895 SQ. FT.	FRONT & REAR GARAGES; 600 SQ. FT.		22%	
	323	5,704 SQ. FT.	NON-CONTRIBUTOR	915 SQ. FT.	REAR GARAGE; 380 SQ. FT.		23%	
	331	5,704 SQ. FT.	CONTRIBUTOR	1,017 SQ. FT.	REAR GARAGE; 500 SQ. FT.		27%	
	337	5,704 SQ. FT.	NON-CONTRIBUTOR	1,316 SQ. FT.	REAR GARAGE; 400 SQ. FT.		30%	
	345	5,702 SQ. FT.	NON-CONTRIBUTOR	1,116 SQ. FT.	REAR GARAGE; 324 SQ. FT.	1,440 SQ. FT.	25%	34%
	353	5,662 SQ. FT.	CONTRIBUTOR	980 SQ. FT.	REAR GARAGE; 380 SQ. FT.		24%	
	365	5,704 SQ. FT.	CONTRIBUTOR	1,423 SQ. FT.	REAR GARAGE; 400 SQ. FT.+COVER PATIO; 300 S.F.		37%	
	375	5,704 SQ. FT.	NON-CONTRIBUTOR	1,272 SQ. FT.	REAR GARAGE; 400 SQ. FT.		29%	
	539	3,608 SQ. FT.	CONTRIBUTOR	1,156 SQ. FT.	REAR GARAGE; 400 SQ. FT.		43%	
	604	6,480 SQ. FT.	CONTRIBUTOR	1,985 SQ. FT.	REAR GARAGE; 400 SQ. FT.		37%	
	W. OF S. PIXLEY ST. N.-SOUTH	320	6,480 SQ. FT.	NON-CONTRIBUTOR	1,039 SQ. FT.	REAR GARAGE; 370 SQ. FT.+COVER PATIO; 300 S.F.		27%
332		6,480 SQ. FT.	CONTRIBUTOR	1,553 SQ. FT.	REAR GARAGE; 400 SQ. FT.		30%	
340		6,483 SQ. FT.	CONTRIBUTOR	935 SQ. FT.	GARAGE+PATIO: 250 + 400 & 600 S.F. REAR AREA		34%	
348		6,480 SQ. FT.	CONTRIBUTOR	1,440 SQ. FT.	REAR GARAGE; 360 SQ. FT.		28%	
352		6,480 SQ. FT.	CONTRIBUTOR	1,233 SQ. FT.	REAR GARAGE & PATIO; 600 SQ. FT.		28%	
362		5,662 SQ. FT.	CONTRIBUTOR	1,000 SQ. FT.	REAR GARAGE, PATIO & STORAGE; 800 SQ. FT.		32%	
368		6,481 SQ. FT.	NON-CONTRIBUTOR	936 SQ. FT.	REAR GARAGE; 600 SQ. FT.		24%	
374		6,480 SQ. FT.	NON-CONTRIBUTOR	1,545 SQ. FT.	REAR GARAGE; 400 SQ. FT. & PORTO COVER; 150 S.F.		32%	
603		4,190 SQ. FT.	CONTRIBUTOR	648 SQ. FT.	REAR GARAGE; 400 SQ. FT. + 300 S.F. COVER PATIO		32%	
AVERAGE F.A.R. FOR THE BLOCK WITH PROPOSED ADDITION							29.25%	

SPRINT

Age Group	Count
10-14	614
15-19	604
20-24	320
25-29	332
30-34	340
35-39	348
40-44	352
45-49	362*
50-54	368
55-59	374

SPRINT/STRIKE

Age Group	Count
10-14	611
15-19	603
20-24	315 A
25-29	323
30-34	331
35-39	337
40-44	345
45-49	353
50-54	365*
55-59	369
60-64	371
65-69	375

A1 SITE PLAN, PROJECT DATA, LEGENDS & DETAILS
A1.1 EXISTING SITE PLAN & SPECS.
A2 FLOOR PLANS
A3 ELEVATIONS AND SECTIONS
A4 COLOR ELEVATIONS
CGBC1 CALIFORNIA GREEN BUILDING CODE SHEET 1
CGBC2 CALIFORNIA GREEN BUILDING CODE SHEET 2
S-1 STRUCTURAL PLANS
S-2 STRUCTURAL DETAILS AND NOTES
T24 TITLE 24 ENERGY CALCULATIONS

ADDITION OF 491 SQ. FT. FOR A NEW MASTER
BEDROOM WITH ONE BATH AND A LAUNDRY.

 PROPOSED NEW STUD WALLS
 EXISTING STUD WALL TO REMAIN
 EXISTING STUD WALL TO REMOVE

OWNER: SCOTT TSUNO, 345 PIXLEY STREET, ORANGE, CA 92868. APN: 04113413

PROJECT DATA

LOT SIZE: 5,702 SQ. FT.
EXISTING LIVING AREA: 1,116 SQ. FT.
EXISTING CAR GARAGE: 324 SQ. FT.
EXISTING 2 BEDS, 1 BATH

EXISTING 1ST FLOOR AREA	1,116 SQ. FT.
ADDITION AREA	491 SQ. FT.
NEW LIVING AREA	1,607 SQ. FT.

UNLESS NOTED OTHERWISE, ALL REFERENCES PERTAIN TO THE
CURRENT EDITION OF THE:

2022 CALIFORNIA	PLUMBING CODE (CPC)
2022 CALIFORNIA	MECHANICAL CODE (CMC)
2022 CALIFORNIA	ELECTRICAL CODE (CEC)
2022 CALIFORNIA	FIRE CODE (CFC)
2022 CALIFORNIA	GREEN BUILDING CODE
2022 CALIFORNIA	ENERGY T-24 CA LCULATION
AND 2022 CRC	

CONSTRUCTION TYPE V-B NUMBER OF STORY 1 - NO SPRINKLER

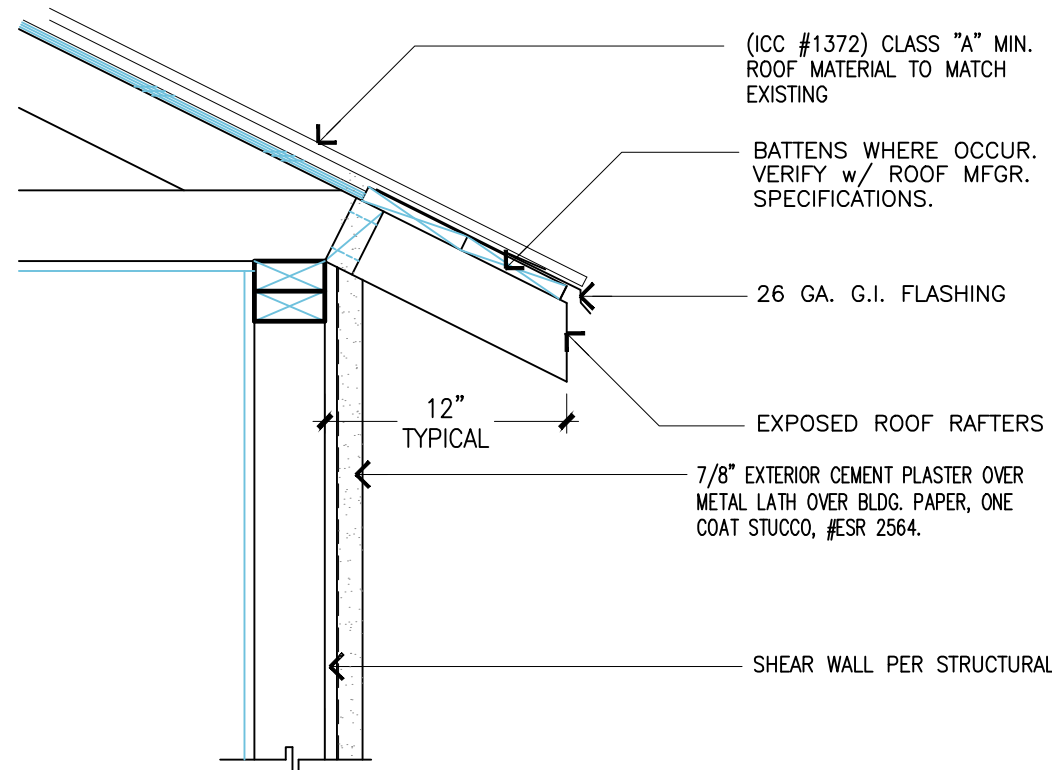
ZONING DISTRICT: SINGLE-FAMILY RESIDENTIAL DISTRICT (R 1-6)
GENERAL PLAN LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL
(LDR)

NOTES: HIGH EFFICACY LIGHT FIXTURES SHALL BE PIN BASED. LIGHTS UNDER DECK AREA SHALL BE APPROVED FOR EXTERIOR USE.

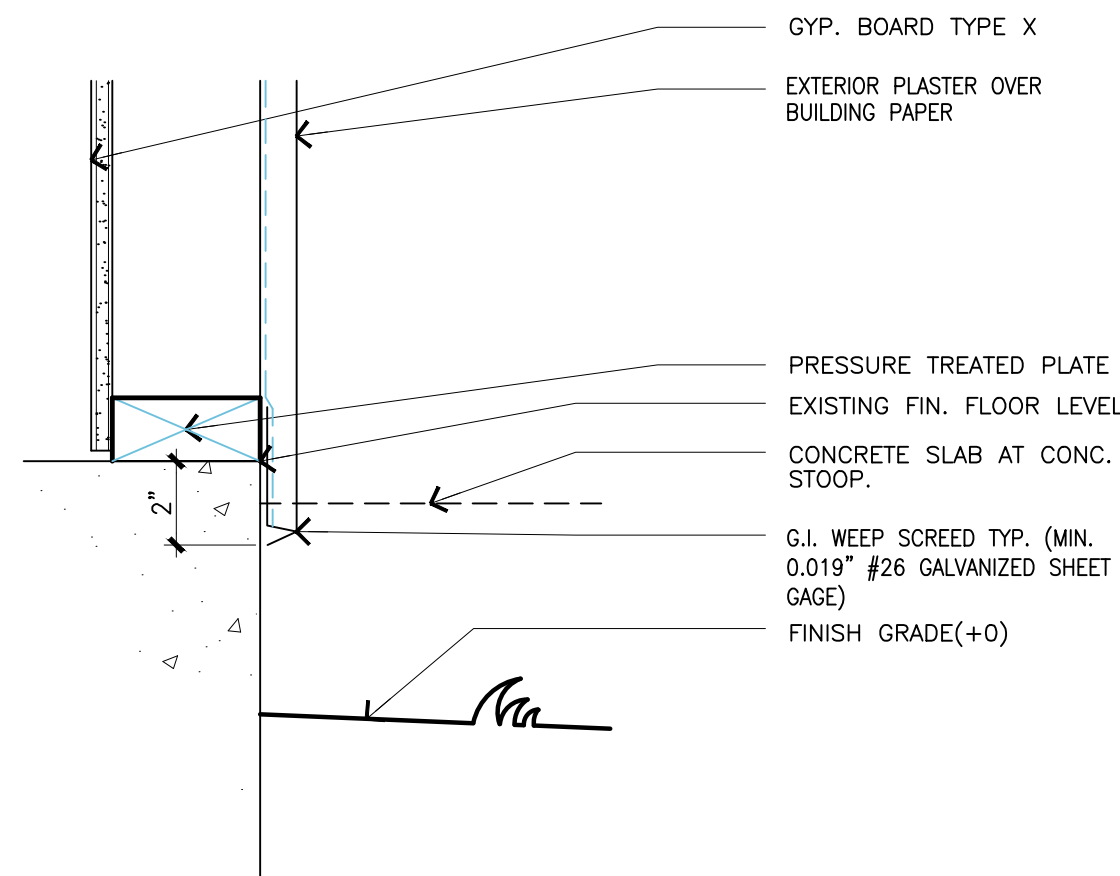
PARKING:
LESS THAN HALF MILE FROM BUS STOP (0.5 MILE) ADU EXEMPT
FROM ADDITIONAL PARKING REQUIREMENTS

HOUSE NUMBER	LOT SIZE	LAND SETTING	EXISTING LIVING AREA	EXISTING ACCESSORY; GARAGE/PATIO AREA	EXISTING F.A.R.
331	5,704 SQ. FT.	CONTRIBUTOR	1,017 SQ. FT.	REAR GARAGE; 500 SQ. FT.	27%
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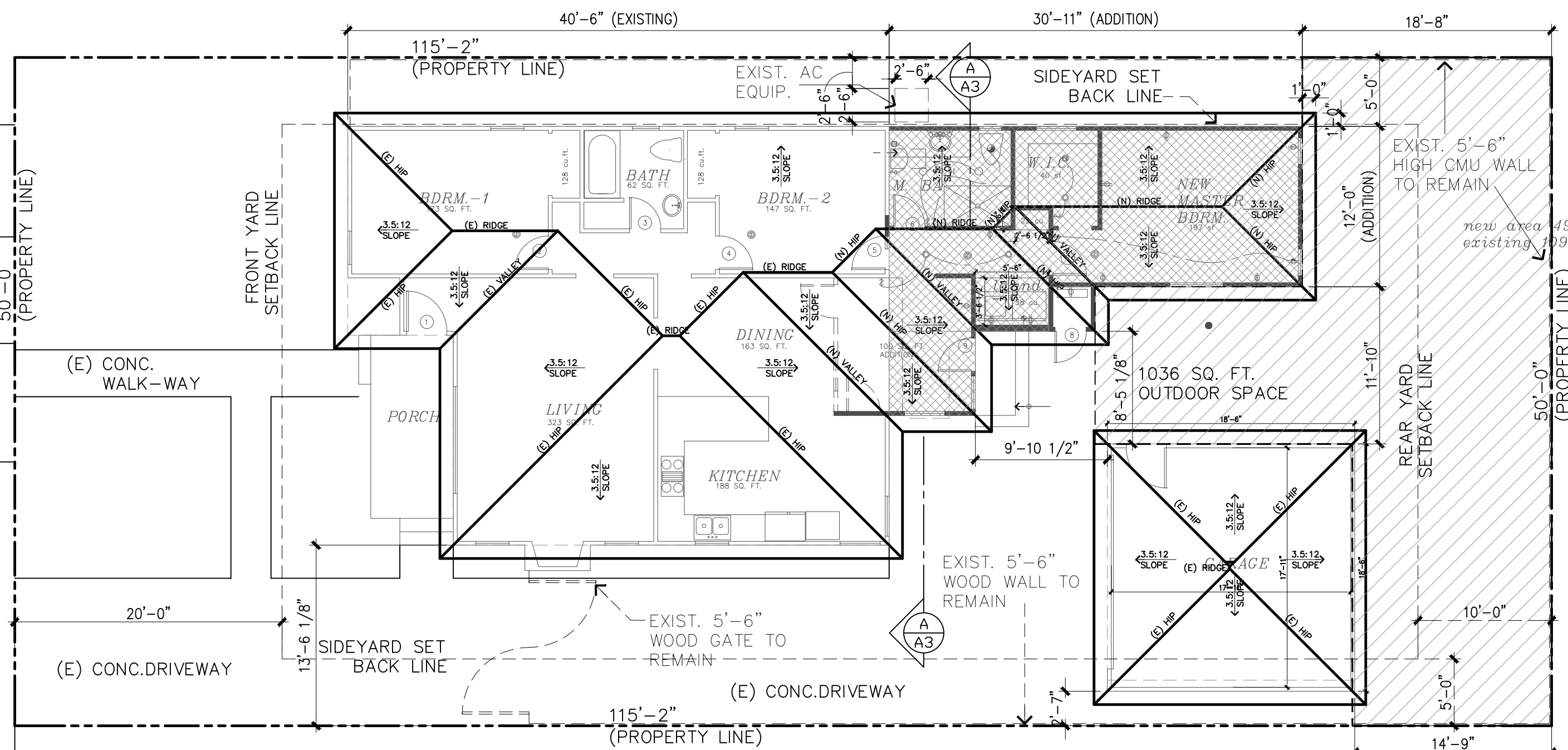
7.2.24
ALTHOUGH THE MAX FAR IN A R-1-6 ZONE IS .60, THE FAR RANGE IN THE HISTORIC DISTRICT IS .15-.25



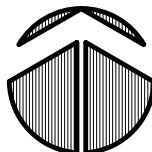
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SCALE: 3" = 1'-0" CADD FILE: 0646

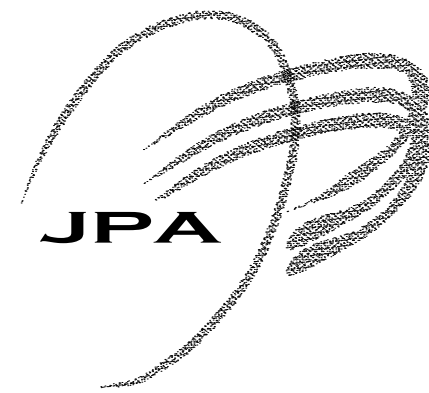


SCALE : 1/8" = 1'-0"



VICINITY MAP

345 PIXLEY ST. ORANGE, CALIFORNIA



**JOSEPH PHAN &
ASSOCIATES**

• 714.454.0715 •



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ADDITION FOR:
SCOTT TSUNO RESIDENT
345 PIXLEY STREET
ORANGE, CA 92868

OWNER PHONE:

ISSUES & REVISIONS

[illegible]

PROJECT #	
DATE	MAR. 2ND, 2024
SCALE	
DESIGNED BY	JOSEPH P.
DRAWN BY	JOSEPH P.

SHEET TITLE
SCOPE OF
WORKS, VICINITY
MAP, SITE/ROOF
& FLOOR PLAN

SHEET #

A1

LOT DATE: MAR. 17, 2025



What you can expect

FIBERGLASS FRAME CONSTRUCTION
The C650 Ultra™ Series features frames made from fiberglass, which is known for its exceptional strength, durability, and resistance to the elements. Fiberglass does not warp, crack, or expand and contract with temperature changes, making these windows extremely low maintenance and long-lasting.

ENERGY EFFICIENCY
The C650 Ultra™ Series is designed with energy efficiency in mind. The fiberglass frames, combined with advanced glazing options like Low-E glass, help reduce heat transfer and improve insulation. This can lead to lower energy bills and a more comfortable indoor environment, as the windows help maintain consistent temperatures inside the home.

SMOOTH OPERATION AND EASE OF USE
The C650 Ultra™ Series single-hung window allows the bottom sash to slide vertically. This provides excellent ventilation control and ease of operation. The window is designed with high-quality hardware and balances, ensuring smooth and reliable operation over time.

Engineered to perform

- SunCoat® Low-E2 glass coatings come standard on C650 Ultra™ Series for added energy performance
- Multiple obscure glass options are available for you to choose the type of privacy and aesthetics you desire
- Comes standard with the Positive Action® Lock for peace of mind
- Dual-pane construction aids in noise control
- Designed for new construction or replacement applications
- The C650 Ultra™ Series comes with a Lifetime Limited Warranty, including lifetime on frame, 20 years on parts, 10 years labor

Max sizing

WIDTH	HEIGHT
121"	90"

Energy efficient glass

- Able to meet ENERGY STAR® requirements in all four climate zones. Our dual-pane insulated glass package options help save on heating and cooling costs while enhancing home comfort.
- In cool weather, insulated glass provides outstanding thermal performance to keep interior glass surfaces closer to room temperature, eliminating cold spots near windows
 - In warm weather, it helps reduce solar heat gain and minimize glare to improve interior comfort

GLASS PACKAGE	U-VALUE	SHGC	ENERGY STAR ZONE
SunCoat Low-E	0.35	0.31	
SunCoat Low-E with Flat Grid	0.34	0.39	
SunCoatMAX and Argon	0.30	0.22	5
SunCoatMAX and Argon with Flat Grid	0.30	0.20	5
SunCoat, 4th Surface Low-E, Argon, and Foam Spacer	0.26	0.29	
SunCoatMAX, 4th Surface Low-E, Argon, and Foam Spacer with Flat Grid	0.26	0.26	
SunCoatMAX, 4th Surface Low-E, Argon, and Foam Spacer	0.25	0.21	NC, NC.S
SunCoatMAX, 4th Surface Low-E, Argon, and Foam Spacer with Flat Grid	0.25	0.19	NC, NC.S
Central 160, 4th Surface Low-E, and Argon	0.25	0.50	N
Central 160, 4th Surface Low-E, and Argon with Flat Grid	0.26	0.45	N



MILGARD. Build boldly by choosing a range of MILGARD window and door styles with expansive views, contemporary framing and hardware.
milgard.com/windows/C650/Single-hung

Create a customized look

Enhance your home's spaces with a variety finish options and grid configurations.

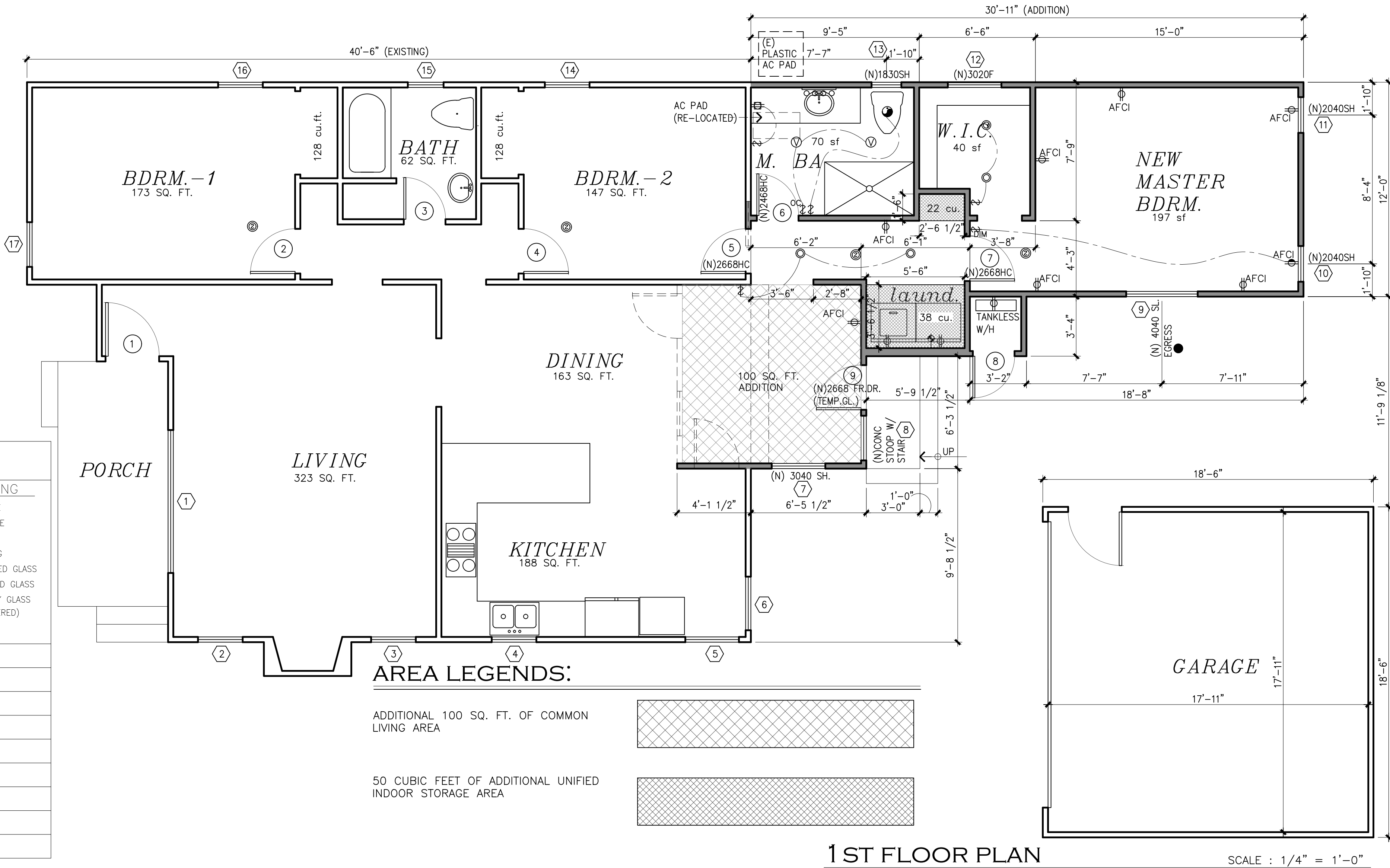
EXTERIOR		INTERIOR	
White FIBERGLASS	White FIBERGLASS	White FIBERGLASS	White FIBERGLASS
Harmony FIBERGLASS	Harmony FIBERGLASS	Harmony FIBERGLASS	Harmony FIBERGLASS
Dark FIBERGLASS	Dark FIBERGLASS	Dark FIBERGLASS	Dark FIBERGLASS
Black-Beige FIBERGLASS	Black-Beige FIBERGLASS	Black-Beige FIBERGLASS	Black-Beige FIBERGLASS

All finishes are available with white or color-matched interior. Color-match is approximate. Visit your local dealer to see accurate shop samples.



WINDOW SCHEDULE											
MARK	TYPE	SIZE		ORIENTATION	GLAZED AREA	GLAZING / TINTING	ABBREVIATIONS	GLAZING	REMARKS		
		WIDTH	HEIGHT								
①	SL	8' 0"	4' 0"	W	32'	2' T	EXISTING VINYL WINDOW				
②	SH	2' 6"	4' 0"	S	10'	2' T	EXISTING VINYL WINDOW				
③	SH	2' 6"	4' 0"	S	10'	2' T	EXISTING VINYL WINDOW				
④	SH	2' 6"	3' 6"	S	8.75'	2' T	EXISTING VINYL WINDOW				
⑤	SH	3' 0"	4' 0"	S	12'	2' T	EXISTING VINYL WINDOW				
⑥	SH	3' 0"	4' 0"	E	12'	2' T	EXISTING VINYL WINDOW				
⑦	SH	3' 0"	4' 0"	S	12'	2' T	NEW MILGARD WINDOW (SEE SPECS ON MATERIAL LIST)				
⑧	SH	2' 6"	4' 0"	E	10'	2' T	NEW MILGARD WINDOW (SEE SPECS ON MATERIAL LIST)				
⑨	SH	4' 0"	4' 0"	S	16'	2' T	NEW MILGARD WINDOW (EGRESS)				
⑩	SH	2' 0"	4' 0"	E	8'	2' T	NEW MILGARD WINDOW (SEE SPECS ON MATERIAL LIST)				
⑪	SH	2' 0"	4' 0"	E	8'	2' T	NEW MILGARD WINDOW (SEE SPECS ON MATERIAL LIST)				
⑫	SL	3' 0"	2' 0"	N	6'	2' T	NEW MILGARD WINDOW (SEE SPECS ON MATERIAL LIST)				
⑬	SH	1' 8"	3' 0"	N	5'	2' T	NEW MILGARD WINDOW (SEE SPECS ON MATERIAL LIST)				
⑭	SH	2' 6"	4' 0"	N	10'	2' T	NEW MILGARD WINDOW (EGRESS)				
⑮	SH	2' 0"	4' 0"	E	8'	2' T	NEW MILGARD WINDOW (SEE SPECS ON MATERIAL LIST)				
⑯	SH	2' 6"	4' 0"	N	10'	2' T	NEW MILGARD WINDOW (EGRESS)				
⑰	SH	2' 6"	4' 0"	W	10'	2' T	NEW MILGARD WINDOW (EGRESS)				

DOOR SCHEDULE											
MARK	TYPE	SIZE			ORIENTATION	GLAZED AREA	GLAZING / TINTING	ABBREVIATIONS	GLAZING	REMARKS	
		WIDTH	HEIGHT	THICKNESS							
①	SC	3' 0"	6' 8"	1 3/4"	S			SR	SINGLE	EXISTING EXTERIOR SOLID WOOD ENTRY DOOR	
②	SR	2' 6"	6' 8"	1 3/4"				SC	DOUBLE	EXISTING INTERIOR HOLLOW CORE WOOD DOOR	
③	SR	2' 4"	6' 8"	1 3/4"				FR	CLEAR	EXISTING INTERIOR HOLLOW CORE WOOD DOOR	
④	SR	2' 6"	6' 8"	1 3/4"				HC	TINTING	EXISTING INTERIOR HOLLOW CORE WOOD DOOR	
⑤	SR	2' 6"	6' 8"	1 3/4"				WI	BEVELED GLASS	EXISTING INTERIOR HOLLOW CORE WOOD DOOR	
⑥	SR	2' 4"	6' 8"	1 3/4"				SL	STAINED GLASS	NEW INTERIOR HOLLOW CORE WOOD DOOR	
⑦	SR	2' 6"	6' 8"	1 3/4"				SP	SAFETY GLASS (TEMPERED)	NEW INTERIOR HOLLOW CORE WOOD DOOR	
⑧	L	2' 4"	6' 8"	1 3/4"				P		NEW VENTED WATER HEATER ACCESS DOOR	
⑨	FR	2' 6"	6' 8"	1 3/4"	E	16.5'	2' T			NEW TEMPERED GLASS FRENCH DOOR	



SCOPE OF WORKS

ADDITION OF 491 SQ. FT. FOR A NEW MASTER BEDROOM WITH ONE BATH AND A LAUNDRY.

LEGENDS

- PROPOSED NEW STUD WALLS
- EXISTING STUD WALL TO REMAIN
- EXISTING STUD WALL TO REMOVE
- EXHAUST FAN: VENT TO OUTSIDE AIR. 5 AIR CHANGES MIN PER HOUR, 50 CFM MIN. SURFACE MOUNT INCAND
- TELEPHONE JACK
- 110 V DUPLEX CONV. OUTLET
- 110 V 1/2 HOT OUTLET.
- 1-WAY SWITCH
- 110 V WEATHERPROOF G.F.I. OUTLET, WATERPROOF
- 220 V OUTLET.
- ELECTRICAL PANEL
- UL 217 RATED SMOKE DETECTOR HARD WIRED INTO ELECTRICAL WITH BATTERY BACK-UP.
- EXTERIOR WALL MOUNTED LIGHT FIXTURES, CONTROLLED BY MOTION SENSOR WITH PHOTOCELL
- LED CEILING LIGHT FIXTURES
- 26 WATT ENERGY STAR CFL RECESSED CAN WITH ELECTRONIC BALLAST \$ WHITE REFLECTOR TRIM
- HIGH EFFICACY VAPOR PROOF RECESSED CAN
- FUEL GAS.
- HOSE BIBB WITH ANTI-SIPHON DEVICE.
- COLD WATER STUB FOR ICE MAKER.
- UL 2034/2075 CARBON MONOXIDE ALARM WITH DIRECT WIRING AND BATTERY BACKUP.
- F.A.U. F.A.U. IN ATTIC.
- 220V W/ EMERGENCY DISCONNECT FOR A.C. COMP. VER. LOCATION.
- ELECTRICAL MAIN AND SHUT-OFF VERIFY LOC.
- OUTDOOR MOTION SENSOR W/AUTOMATIC ON/OFF OPERATION AND PHOTO CELL TO KEEP LIGHTS OFF DURING DAYLIGHT (SENSOR MUST COMPLY WITH 30 MINUTE SHUT OFF REQUIREMENT AND VIEW AREA IT ILLUMINATES)

- ▲ = TEMP GLASS TYP.
- = EMERGENCY EGRESS WINDOW

- PROVIDE THE FOLLOWINGS:
1. 5.7 SQ. FT. OF CLEAR OPERABLE AREA.
 2. NET OPENABLE HEIGHT SHALL BE 24" MIN.
 3. NET OPENABLE WIDTH SHALL BE 20" MIN.
 4. FINISHED CLEAR OPENING OF 44" MAX. ABOVE FLOOR.

LEGAL DESCRIPTION

OWNER: SCOTT TSUNO, 345 PIXLEY STREET, ORANGE, CA 92868. APN: 04113413

PROJECT DATA

LOT SIZE: 5,702 SQ. FT.
EXISTING LIVING AREA: 1,116 SQ. FT.
EXISTING CAR GARAGE: 324 SQ. FT.
EXISTING 2 BEDS, 1 BATH

EXISTING 1ST FLOOR AREA 1,116 SQ. FT.
ADDITION AREA 491 SQ. FT.
NEW LIVING AREA 1,607 SQ. FT.

F.A.R. 1,607+324 / 5,702 = 34%

CODES

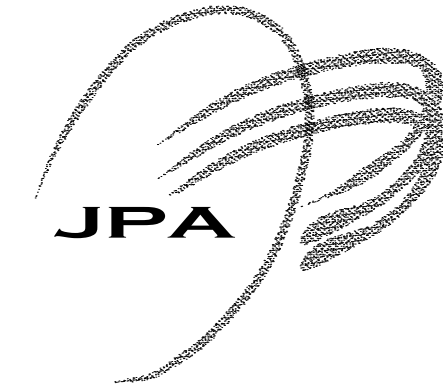
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2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA ENERGY T-24 CA LCULATION
AND 2022 CRC

CONSTRUCTION TYPE V-B NUMBER OF STORY 1 - NO SPRINKLER

ZONING DISTRICT: SINGLE-FAMILY RESIDENTIAL DISTRICT (R 1-6)
GENERAL PLAN LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL (LDR)

NOTES: HIGH EFFICACY LIGHT FIXTURES SHALL BE PIN BASED. LIGHTS UNDER DECK AREA SHALL BE APPROVED FOR EXTERIOR USE.

PARKING: LESS THAN HALF MILE FROM BUS STOP (0.5 MILE) ADU EXEMPT FROM ADDITIONAL PARKING REQUIREMENTS



JOSEPH PHAN & ASSOCIATES

• 714.454.0715 •



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ADDITION FOR:
SCOTT TSUNO RESIDENT
345 PIXLEY STREET
ORANGE, CA 92868

OWNER PHONE:

ISSUES & REVISIONS

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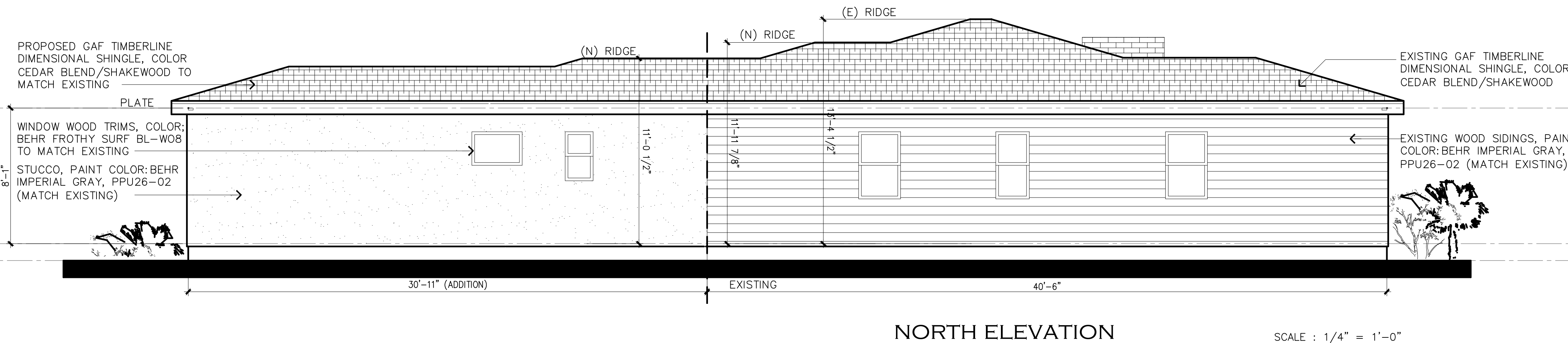
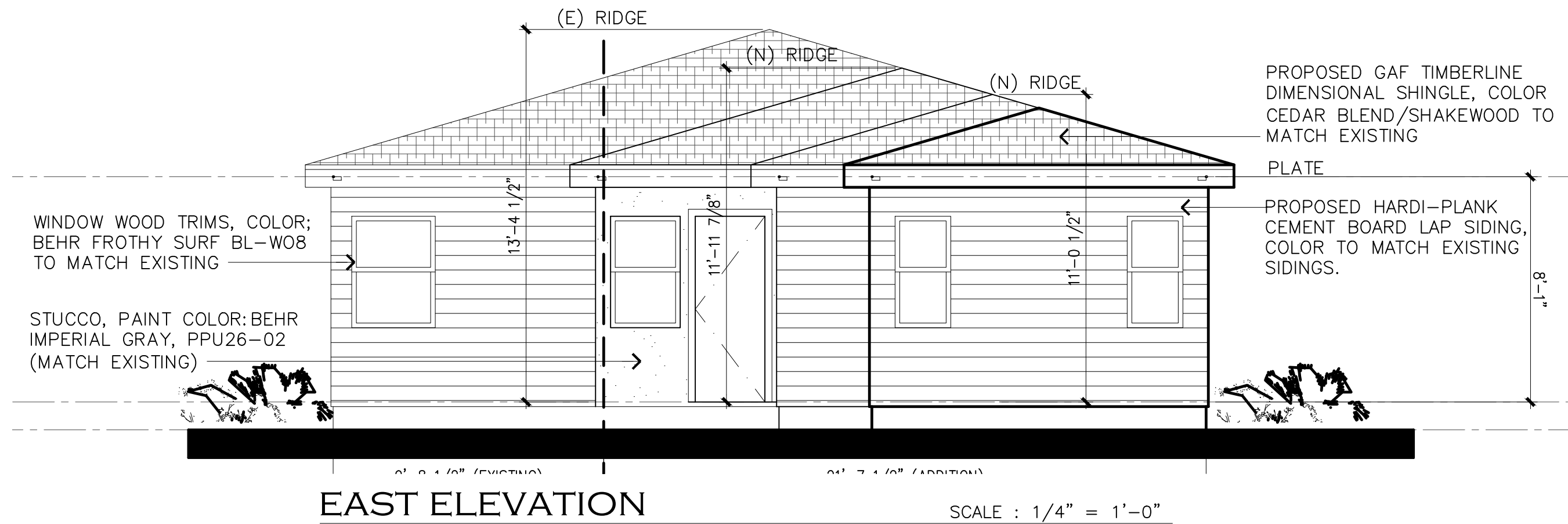
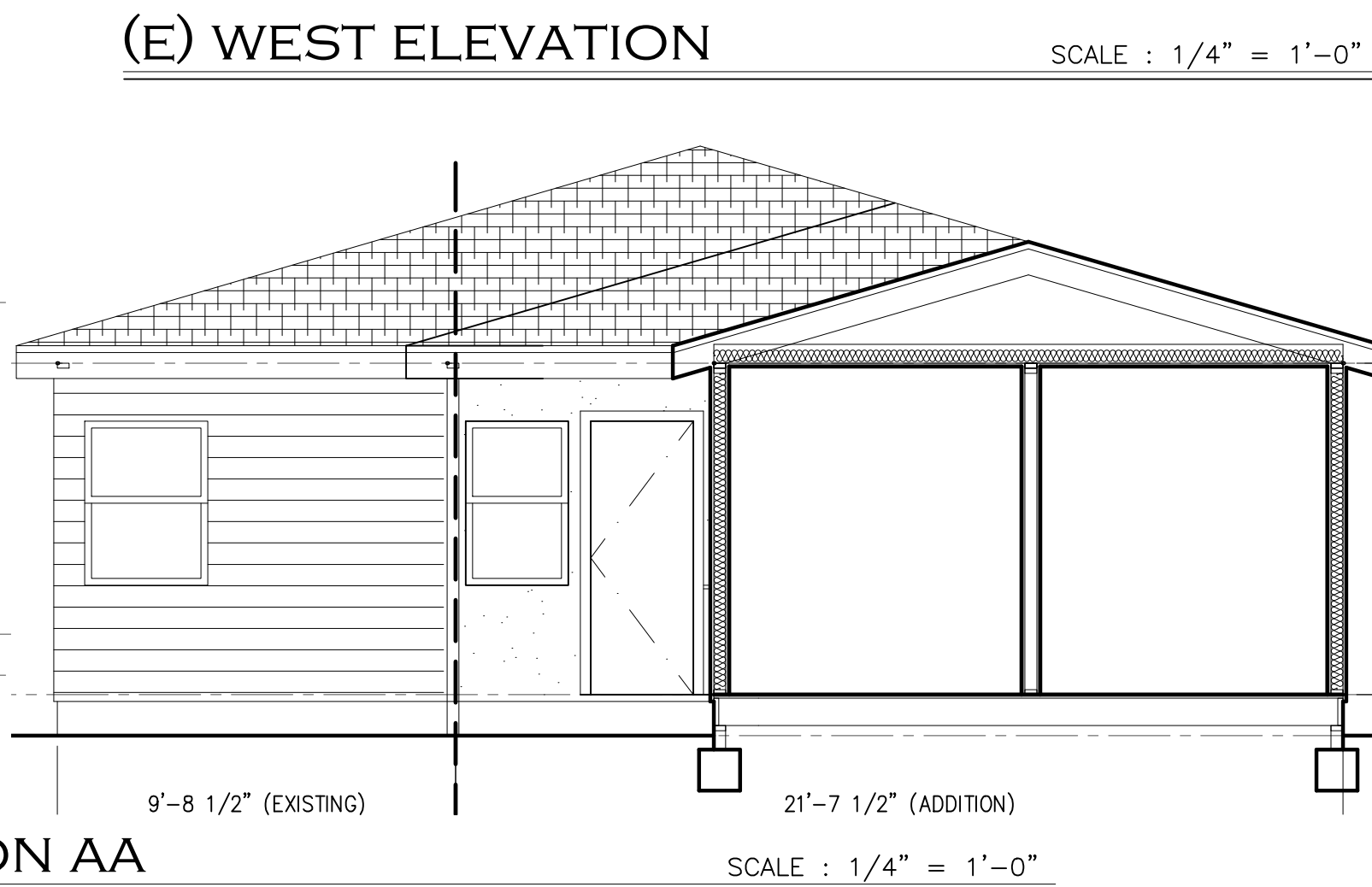
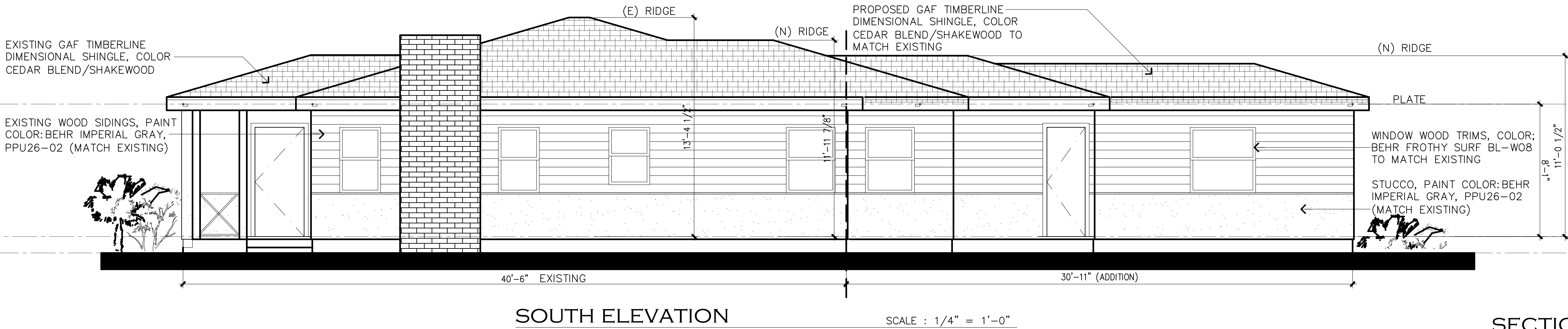
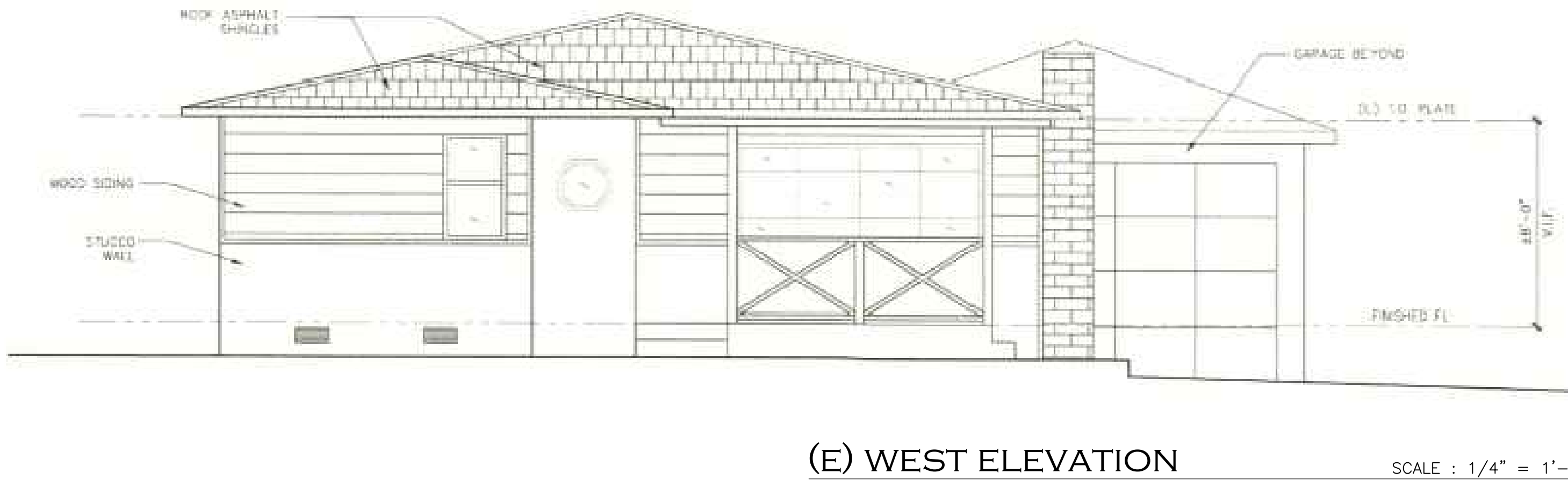
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DATE	MAR. 2ND, 2024
SCALE	
DESIGNED BY	JOSEPH P.
DRAWN BY	JOSEPH P.

SHEET TITLE
SCOPE OF WORKS, FLOOR PLANS AND ELEVATIONS

SHEET #

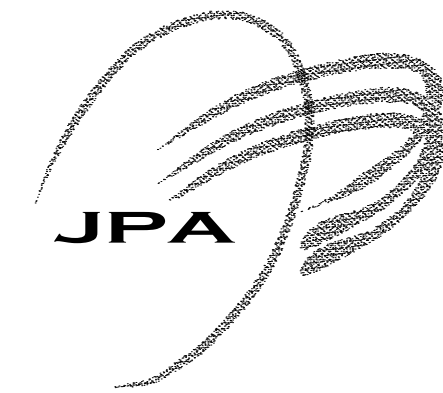
A2

PLOT DATE: MAR. 17, 2025



MATERIAL SCHEDULE

ROOF MATERIAL:	GAF TIMBERLINE DIMENSIONAL SHINGLE, COLOR CEDAR BLEND/SHAKEWOOD
SIDING:	HARDI-PLANK CEMENT BOARD LAP SIDING
SIDING AND STUCCO COLOR:	BEHR IMPERIAL GRAY PPU26-02 OR (MATCH EXISTING)
WINDOWS:	MILGARD C650 ULTRA WINDOWS IN BLACK
WINDOWS WOOD TRIM COLOR:	BEHR FROTHY SURF BL-W08 OR (MATCH EXISTING)



JOSEPH PHAN &
ASSOCIATES

• 714.454.0715 •



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ADDITION FOR:
SCOTT TSUNO RESIDENT
345 PIXLEY STREET
ORANGE, CA 92868

OWNER PHONE:

ISSUES & REVISIONS

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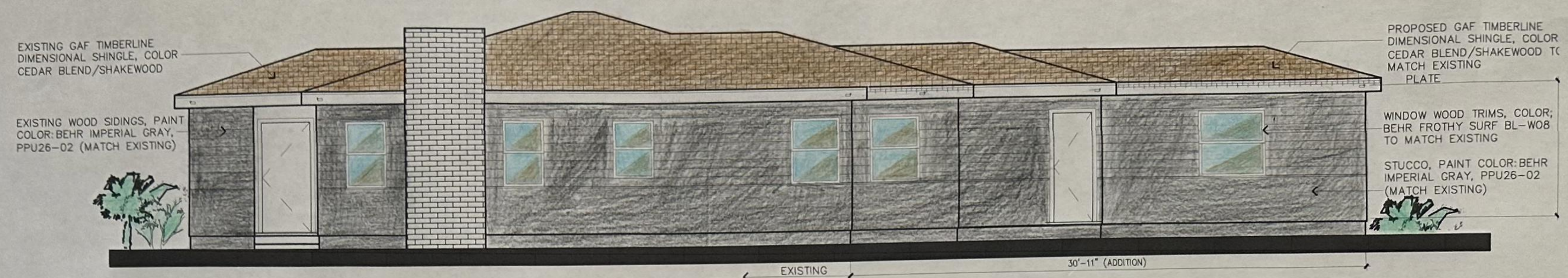
PROJECT #	
DATE	MAR. 2ND, 2024
SCALE	
DESIGNED BY	JOSEPH P.
DRAWN BY	JOSEPH P.

SHEET TITLE
EXTERIOR
ELEVATIONS AND
SECTION

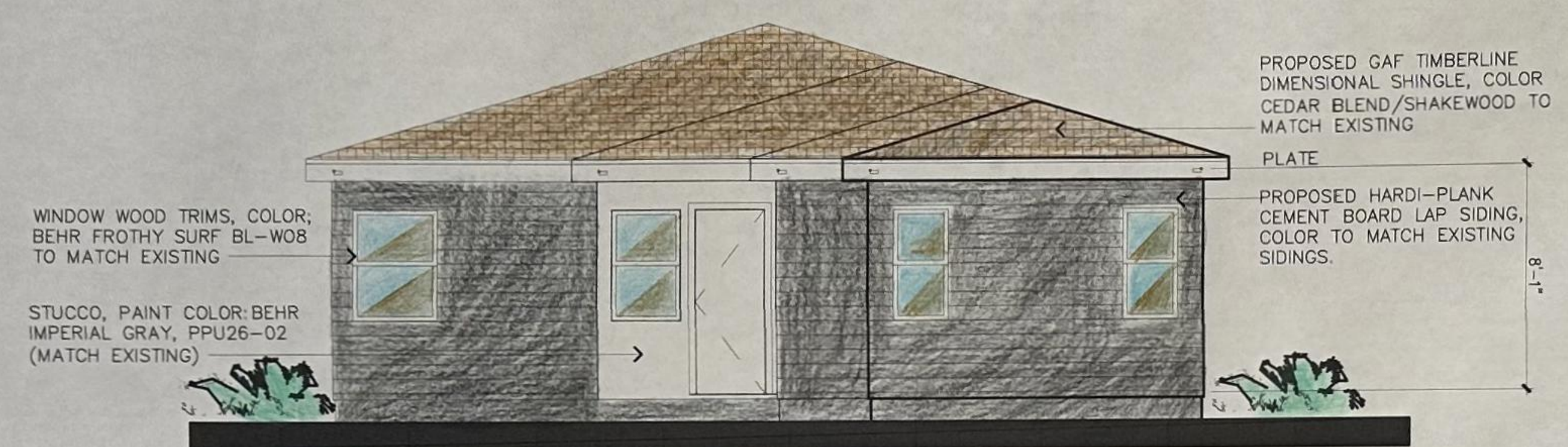
SHEET #

A3

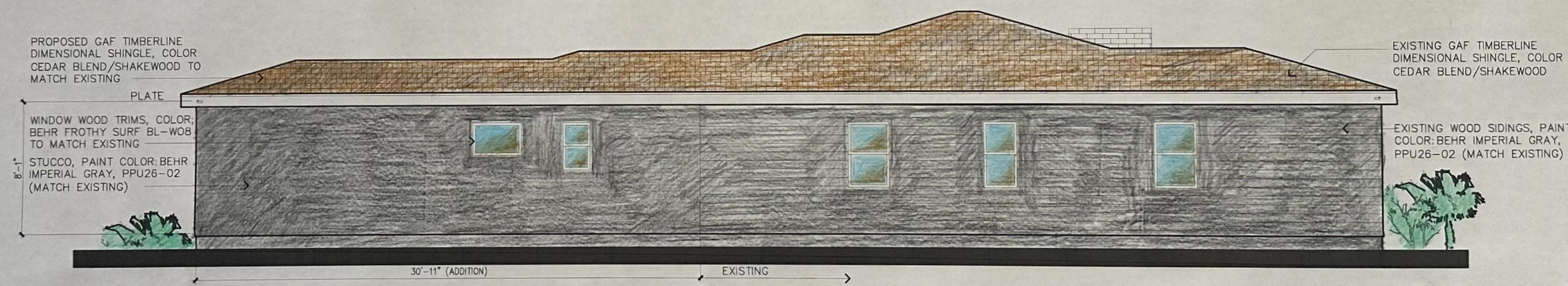
PLOT DATE: MAR. 17, 2025



NEW RIGHT ELEVATION
SCALE : 1/4" = 1'-0"



NEW REAR ELEVATION
SCALE : 1/4" = 1'-0"



NEW LEFT ELEVATION
SCALE : 1/4" = 1'-0"

MATERIAL SCHEDULE	
ROOF MATERIAL:	GAF TIMBERLINE DIMENSIONAL SHINGLE, COLOR CEDAR BLEND/SHAKEWOOD
SIDING:	HARDI-PLANK CEMENT BOARD LAP SIDING
SIDING AND STUCCO COLOR:	BEHR IMPERIAL GRAY PPU26-02 OR (MATCH EXISTING)
WINDOWS:	MILGARD C650 ULTRA WINDOWS IN BLACK
WINDOWS WOOD TRIM COLOR:	BEHR FROTHY SURF BL-W08 OR (MATCH EXISTING)



JOSEPH PHAN &
ASSOCIATES

• 714.454.0715 •



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ADDITION FOR:
SCOTT TSUNO RESIDENT
345 PIXLEY STREET
ORANGE, CA 92868

OWNER PHONE:

ISSUES & REVISIONS

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PROJECT #	
DATE	MAR. 2ND, 2024
SCALE	
DESIGNED BY	JOSEPH P.
DRAWN BY	JOSEPH P.

SHEET TITLE
COLOR
ELEVATIONS

SHEET #

A4

PLOT DATE: JAN. 5, 2025