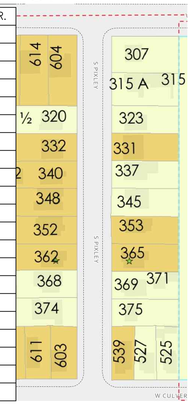
F.A.R. ANALYSIS FOR THE BLOCK AT S. PIXLEY

	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%	
W. OF S. PIXLEY ST. N.–SOUTH	604	6,480 SQ. FT.	CONTRIBUTOR	1,985 SQ. FT.	REAR GARAGE; 400 SQ. FT.		37%	
	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%	

CITY MAP

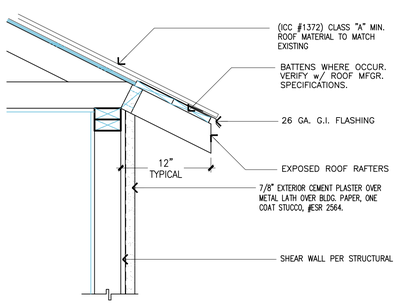


F.A.R. FOR THE BLOCK AT S. PIXLEY (FOR CONTRIBUTING ONLY)

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%
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%
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%
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; 400 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%
603	4,190 SQ. FT.	CONTRIBUTOR	648 SQ. FT.	REAR GARAGE; 400 SQ. FT. + 300 S.F. COVER PATIO	32%

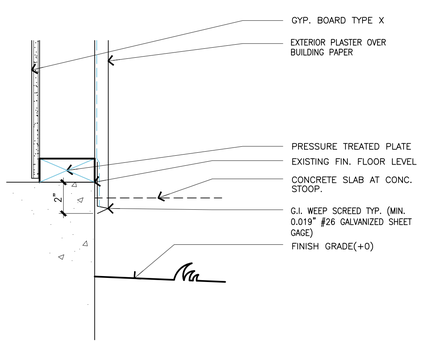
F.A.R. NOTES:

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



EAVE DETAIL

SCALE: 1 1/2" = 1'–0" CADD FILE: 0756 (2)



WEEP SCREED

SCALE: 3" = 1'–0" CADD FILE: 0646 (1)

SHEET INDEX

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

ATTIC VENTILATION

ATTIC AREA: 468 SQ. FT.
RATIO OF REQUIRED: X 1/150 SQ. FT.
CONVERSION TO SQUARE INCHES X 144 SQ. IN
449.28 SQ. IN REQ.

CLOAK TILE VENT:
O'HAGIN METAL PRODUCTS AREA = 100 SQ. IN. EA.
MODEL "S" #50046 QUANTITY 5 (MIN.)

AREA LEGENDS:

1,000 SQ. FT. OF USABLE OPEN SPACE REQUIRED FOR THE R–1–6 ZONE.

AREA OF ADDITION

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

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

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

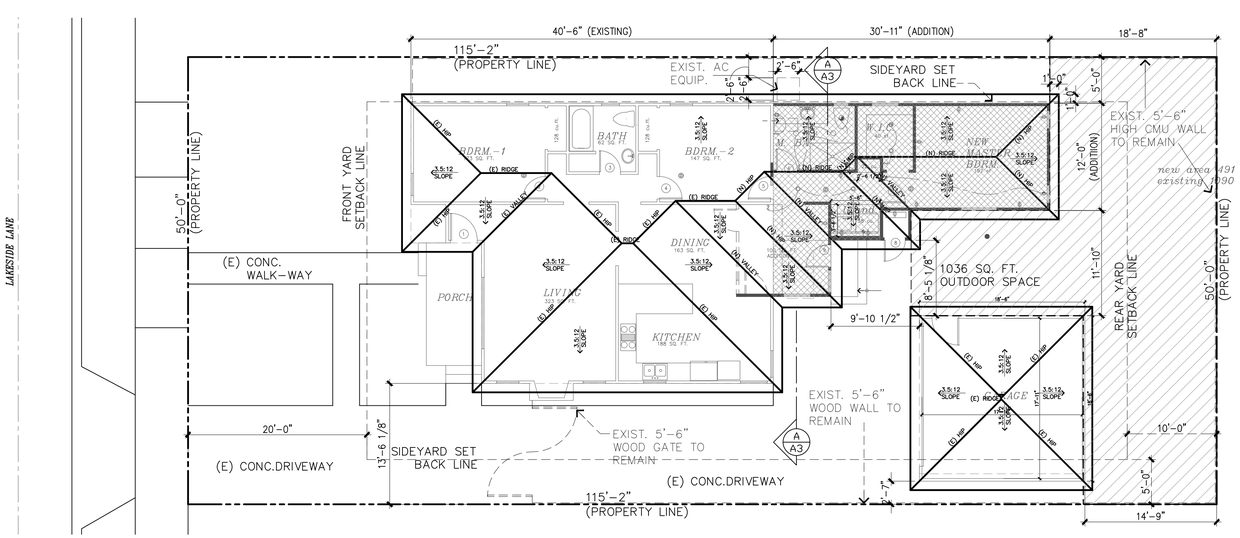
ZONING DISTRICT: SINGLE–FAMILY RESIDENTIAL DISTRICT (R 1–6)
GENERAL PLAN LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL (LDR)

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

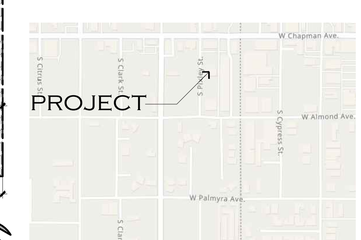
Development Standards Reference Table
Old Towne Mixed Use 24 (OTMU-24 (SP)) Zoning District

	Required/Permitted	Proposed	Code Section
Sign Area	19 square feet	12.6 square feet	17.36.080
Number of signs	One sign per tenant	One sign	17.36.080
Sign height from floor	8 feet minimum	14.5 feet	HPDS



SITE PLAN/ROOF PLAN

SCALE : 1/8" = 1'–0"



VICINITY MAP

345 PIXLEY ST. ORANGE, CALIFORNIA

JPA
JOSEPH PHAN & ASSOCIATES
• 714.454.0715 •

REGISTERED PROFESSIONAL ENGINEER
JOSEPH PHAN
No. C 72624
Exp. 6/30/26
CIVIL
STATE OF CALIFORNIA

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ALL RIGHTS RESERVED

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

OWNER PHONE:

ISSUES & REVISIONS

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

PLOT DATE: MAR. 17, 2025

FEBRUARY 2024

JH insite. Building design. Streamlined.

JamesHardie

Hardie® Plank Lap Siding — Submittal Form 01

Submitted to: .....

Project Name: .....

Submitted by: .....

Date: .....

☐ **HZ5® Product Zone** ☐ **HZ10® Product Zone**

Product Width: ☐ **5-1/4in** ☐ **6-1/4in** ☐ **7-1/4in** ☐ **8in** ☐ **8-1/4in** ☐ **9-1/4in** ☐ **12in**

Product Finish: ☐ **Primed** ☐ **ColorPlus® Technology**

Product Texture: ☐ **Smooth** ☐ **Select Cedarmill®** ☐ **Colonial Roughsawn®** ☐ **Colonial Smooth®** ☐ **Rustic Cedar**

Hardie® Plank Lap Siding — Specification Sheet 01

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION I SECTION: 07 46 46 FIBER CEMENT SIDING

HARDIE® PLANK LAP SIDING

Manufacturer

James Hardie Building Products, Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use

Hardie® fiber-cement lap siding is used as exterior wall covering.
The product complies with IBC Section 1403.9 and IRC Section R703.10.
The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

Description

Hardie® Plank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Plank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Length	Thickness (in)
Hardie® Plank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 feet	5/16

** HZ5: 9-1/4, 12 only available primed HZ10: 5-1/4, 9-1/4, 12 only available primed.*

Weight2:31 lbs. per square foot

Texture & Finish

Hardie® Plank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

Hardie® Plank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.

Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.04 in	
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
	Density, lb/ft³	ASTM C1185		As reported	83
	Water Absorption, % by mass	ASTM C1185		As reported	36
	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass
			Equilibrium conditioned, psi	>1450 psi	
THERMAL	Thermal Conductivity	ASTM C177	(BTU/(hr·ft²·F))/inch	As reported	2.07
	Actual Thermal Conductivity		(K_{act})		6.62
	Thermal Resistance		R=1/ K_{ref}		0.48
	Actual Thermal Resistance		(R)		0.15
DURABILITY	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	≤ 3.0%	
			Freeze/Thaw, % strength retention	≥ 80%	
	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
FIRE CHARACTERISTICS	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
			NFPA Class	As reported	A
			Uniform Building Code Class		1
			International Building Code® class		A
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1

Note 1: listed on Warnock Hersey and ESR 2290

Installation

Install Hardie® Plank lap siding in accordance with:

- Hardie® Plank lap siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jursidiction

Warranty

Hardie® Plank lap siding: 30-year, Non-Prorated, Limited Warranty
ColorPlus® Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051

IMPORTANT: Failure to install and finish the product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury. **DESIGN ADVICE**: Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

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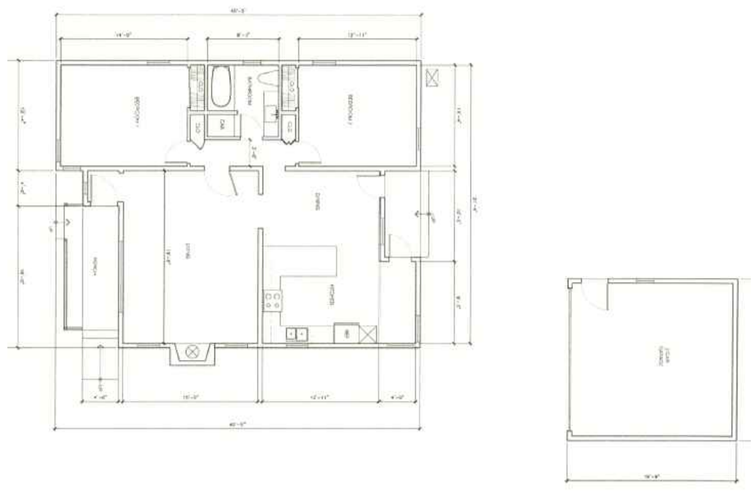
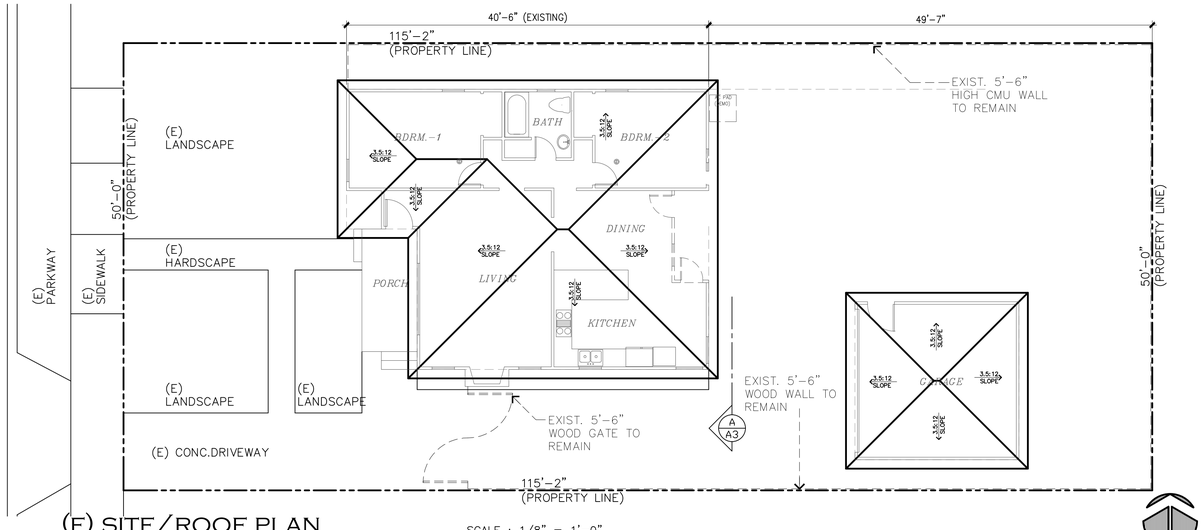
Product warranties, safety information and additional installation information are available at jameshardiepros.com
1 866 442 7343 | www.jameshardie.com

JamesHardie



(E) FLOOR PLAN SCALE: 1/8" = 1'-0"



(E) SITE/ROOF PLAN SCALE : 1/8" = 1'-0"

JPA

JOSEPH PHAN & ASSOCIATES

• 714.454.0715 •

REGISTERED PROFESSIONAL ENGINEER — Exp. 6/30/26 — CIVIL — STATE OF CALIFORNIA

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OWNER PHONE:

ISSUES & REVISIONS

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

SHEET TITLE
EXISTING SITE PLAN

SHEET #
A1.1

PLOT 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.

By MITER Brands™

C650 / ULTRA™ SERIES

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
37"	92"

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	0.34	0.31	
SunCoat Low-E with Flat Grid	0.34	0.28	
SunCoatMAX and Argon	0.30	0.22	S
SunCoatMAX and Argon with Flat Grid	0.30	0.20	S
SunCoat, 4th Surface Low-E, Argon, and Foam Spacer	0.26	0.29	
SunCoat, 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, SC, S
SunCoatMAX, 4th Surface Low-E, Argon, and Foam Spacer with Flat Grid	0.25	0.19	NC, SC, S
Cardinal 180, 4th Surface Low-E, and Argon	0.26	0.50	N
Cardinal 180, 4th Surface Low-E, and Argon with Flat Grid	0.26	0.45	N

All values are for 1" insulated glass.

C650 ULTRA™ SERIES SINGLE-HUNG WINDOW
See additional product and warranty information online.

Create a customized look

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

FINISH OPTIONS

EXTERIOR	INTERIOR
Frost FIBERGLASS	White FIBERGLASS
Harmony FIBERGLASS	Harmony FIBERGLASS
Bark FIBERGLASS	Bark FIBERGLASS
Black Bean FIBERGLASS	Black Bean FIBERGLASS

All Finishes are available with white or color-matched interior. Colors shown are approximate. Visit your local Dealer to see accurate finish samples.

GRID TYPES

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

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WINDOW SCHEDULE

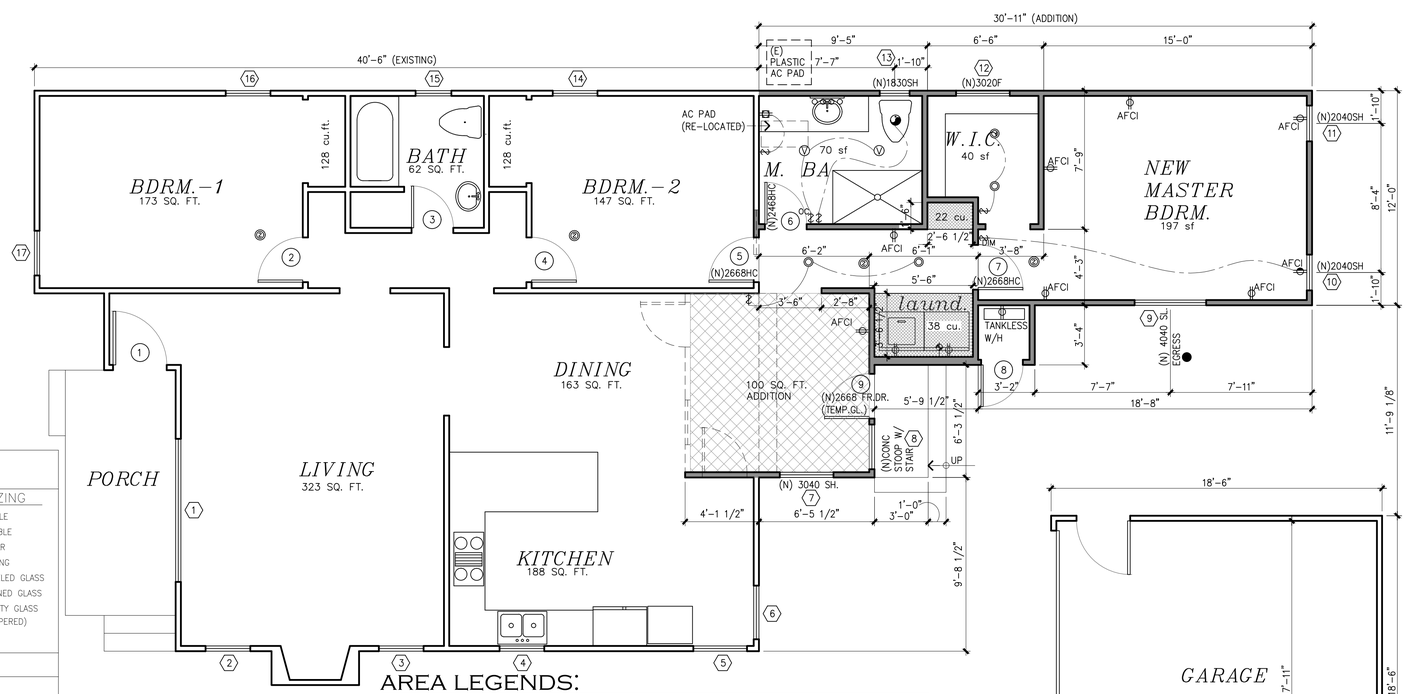
MARK	TYPE	WIDTH	HEIGHT	ORIENTATION	GLAZED AREA	GLAZING / TINTING	REMARKS
1	SL	8 0	4 0	W	32	2/T	EXISTING VINYL WINDOW
2	SH	2 6	4 0	S	10	2/T	EXISTING VINYL WINDOW
3	SH	2 6	4 0	S	10	2/T	EXISTING VINYL WINDOW
4	SH	2 6	3 6	S	8.75	2/T	EXISTING VINYL WINDOW
5	SH	3 0	4 0	S	12	2/T	EXISTING VINYL WINDOW
6	SH	3 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)

ABBREVIATIONS

C	CASEMENT
F	FIXED
SL	SLIDER
SH	SINGLE HUNG
FR	FRENCH
SK	SKYLIGHT
C/F/C	CASEMENT/FIXED/CASEMENT
F/AW	FIXED/AWNING
GB	GLASS BLOCK

GLAZING

1	SINGLE
2	DOUBLE
C	CLEAR
T	TINTING
B	BEVELED GLASS
ST	STAINED GLASS
S	SAFETY GLASS (TEMPERED)
O	OBSCURED



DOOR SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	THICKNESS	ORIENTATION	GLAZED AREA	GLAZING / TINTING	REMARKS
1	SC	3 0	6 8	1 3/4	S			EXISTING EXTERIOR SOLID WOOD ENTRY DOOR
2	SR	2 6	6 8	1 3/4				EXISTING INTERIOR HOLLOW CORE WOOD DOOR
3	SR	2 4	6 8	1 3/4				EXISTING INTERIOR HOLLOW CORE WOOD DOOR
4	SR	2 6	6 8	1 3/4				EXISTING INTERIOR HOLLOW CORE WOOD DOOR
5	SR	2 6	6 8	1 3/4				EXISTING INTERIOR HOLLOW CORE WOOD DOOR
6	SR	2 4	6 8	1 3/4				NEW INTERIOR HOLLOW CORE WOOD DOOR
7	SR	2 6	6 8	1 3/4				NEW INTERIOR HOLLOW CORE WOOD DOOR
8	L	2 4	6 8					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

ABBREVIATIONS

SR	STILE / RAIL RAISED PANEL
FR	FRENCH
SC	SOLID CORE
HC	HOLLOW CORE
WI	WROUGHT IRON
SL	SLIDER
SP	SPECIAL
L	LOUVERED
P	POCKET DOOR

GLAZING

1	SINGLE
2	DOUBLE
C	CLEAR
T	TINTING
B	BEVELED GLASS
ST	STAINED GLASS
S	SAFETY GLASS (TEMPERED)

AREA LEGENDS:

ADDITIONAL 100 SQ. FT. OF COMMON LIVING AREA

50 CUBIC FEET OF ADDITIONAL UNIFIED INDOOR STORAGE AREA

1ST FLOOR PLAN

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

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
- WP 110 V WEATHERPROOF G.F.I. OUTLET. WATERPROOF
- 220 V 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
- F 26 WATT ENERGY STAR CFL RECESSED CAN WITH ELECTRONIC BALLAST $ WHITE REFLECTOR TRIM
- V HIGH EFFICACY VAPOR PROOF RECESSED CAN
- FUEL GAS.
- HOSE BIBB WITH ANTI-SIPHON DEVICE.
- W COLD WATER STUB FOR ICE MAKER.
- CO 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
- AC A.C. COMP. VER. LOCATION.
- ELECTRICAL MAIN AND SHUT-OFF VERIFY LOC.
- OMS 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

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

JPA
JOSEPH PHAN & ASSOCIATES
• 714.454.0715 •

REGISTERED PROFESSIONAL ENGINEER
JOSEPH PHAN
No. 84224
Exp. 6/30/26
CIVIL
STATE OF CALIFORNIA

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

OWNER PHONE:

ISSUES & REVISIONS

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

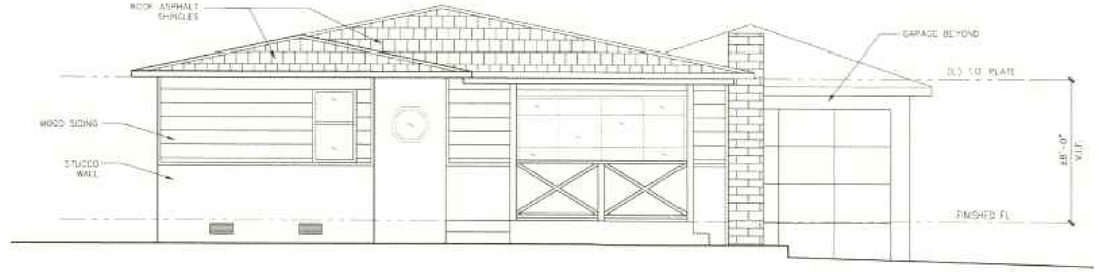
SHEET TITLE
SCOPE OF WORKS, FLOOR PLANS AND ELEVATIONS

SHEET #
A2

PLOT DATE: MAR. 17, 2025

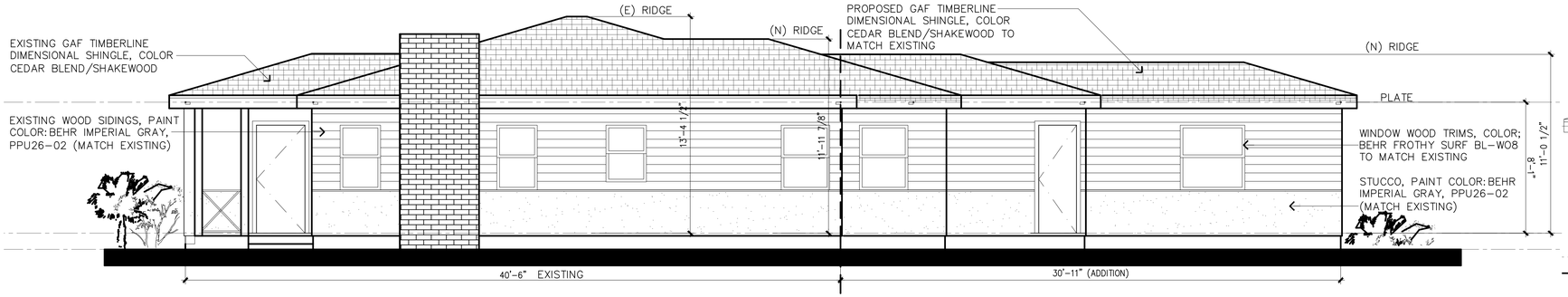
(E) SOUTH ELEVATION

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



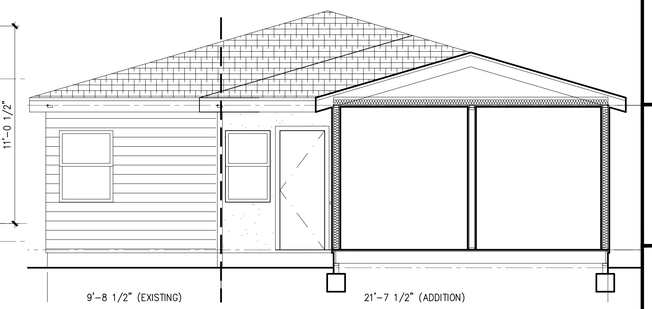
(E) WEST ELEVATION

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



SOUTH ELEVATION

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

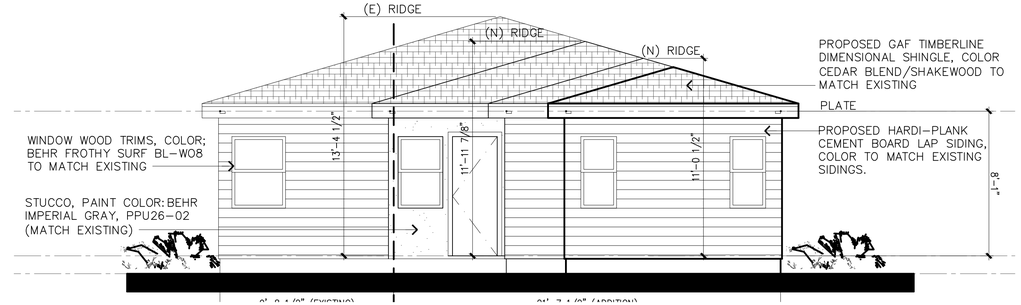


SECTION AA

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

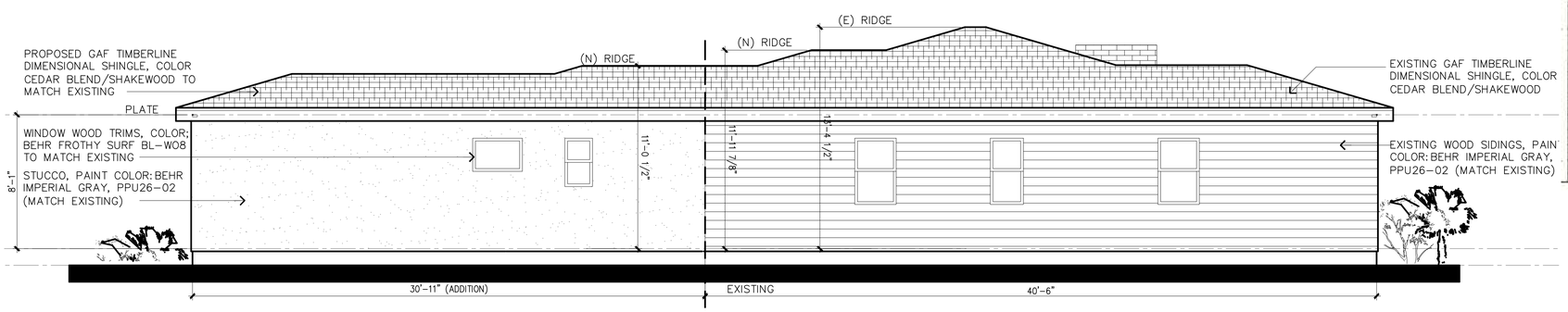
(E) NORTH ELEVATION

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



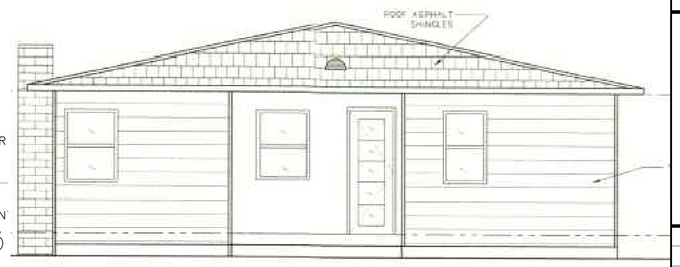
EAST ELEVATION

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



NORTH ELEVATION

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



(E) EAST 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)

JPA
JOSEPH PHAN & ASSOCIATES
• 714.454.0715 •

REGISTERED PROFESSIONAL ENGINEER
No. C 72824
Exp. 6/30/26
CIVIL
STATE OF CALIFORNIA

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

OWNER PHONE:

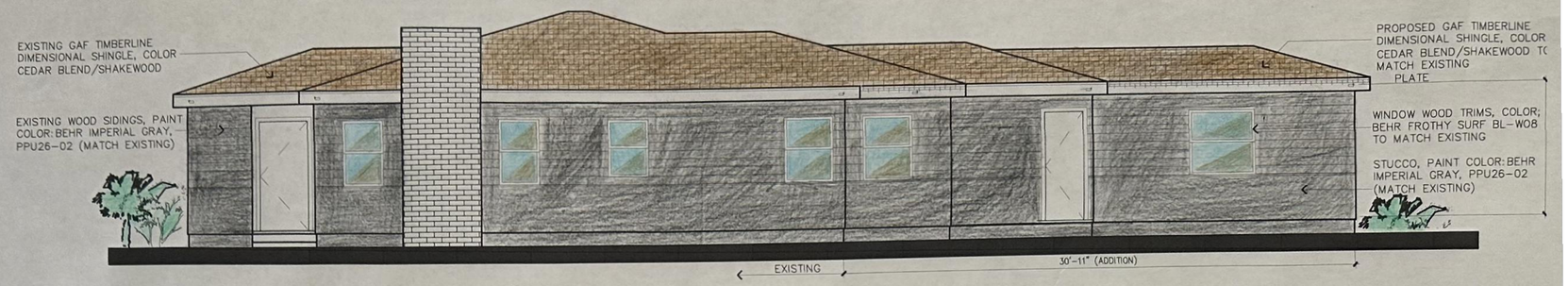
ISSUES & REVISIONS

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

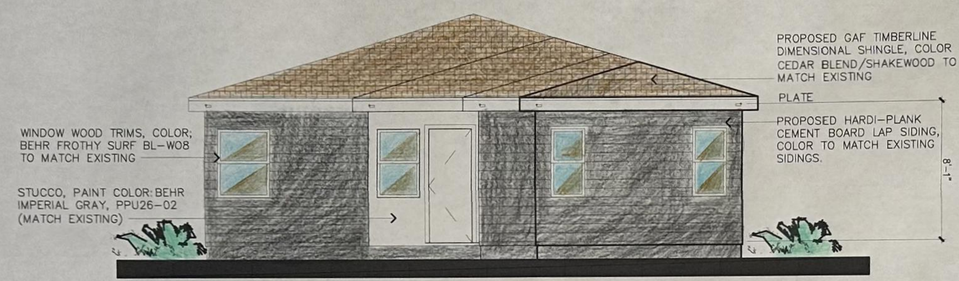
SHEET TITLE
EXTERIOR ELEVATIONS AND SECTION

SHEET #
A3

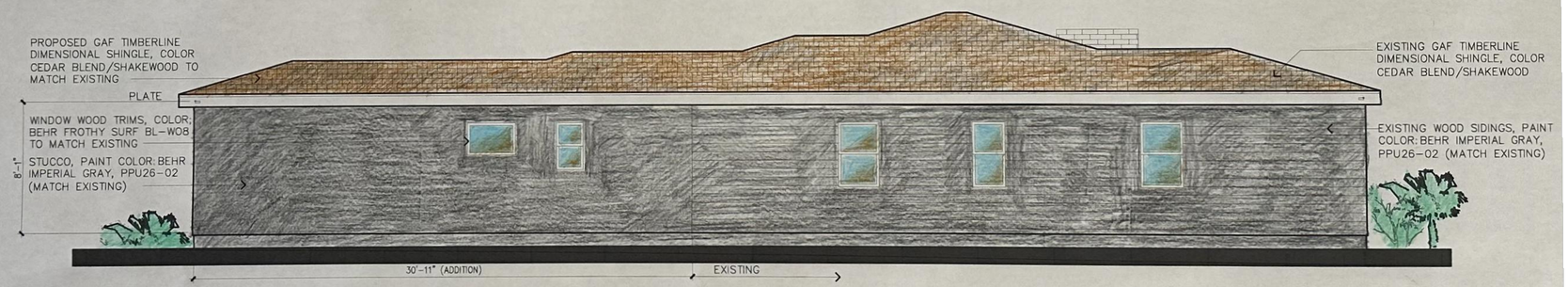
PLOT DATE: MAR. 17, 2025



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)

JPA

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345 PIXLEY STREET
ORANGE, CA 92868

OWNER PHONE:

ISSUES & REVISIONS

1

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