

No.	Date	Description
	04.21.23	DESIGN REVIEW
	08.10.23	2ND DESIGN REVIEW
	09.14.23	2ND DESIGN REVIEW

PROJECT SUMMARY

ASSESSOR PARCEL NUMBER:	390-402-22
OWNER:	SHERI LEDBETTER 230 E. PALMYRA AVENUE ORANGE, CA 92866
PROJECT ADDRESS:	230 E. PALMYRA AVENUE ORANGE, CA 92866
DESCRIPTION OF WORK:	BATHROOM ADDITION, KITCHEN EXPANSION, CONVERT ATTIC TO STORAGE SPACE
ARCHITECT	
AH ARCHITECTURE 54 LONE MTN IRVINE, CA 92602 (805) 704-6201	

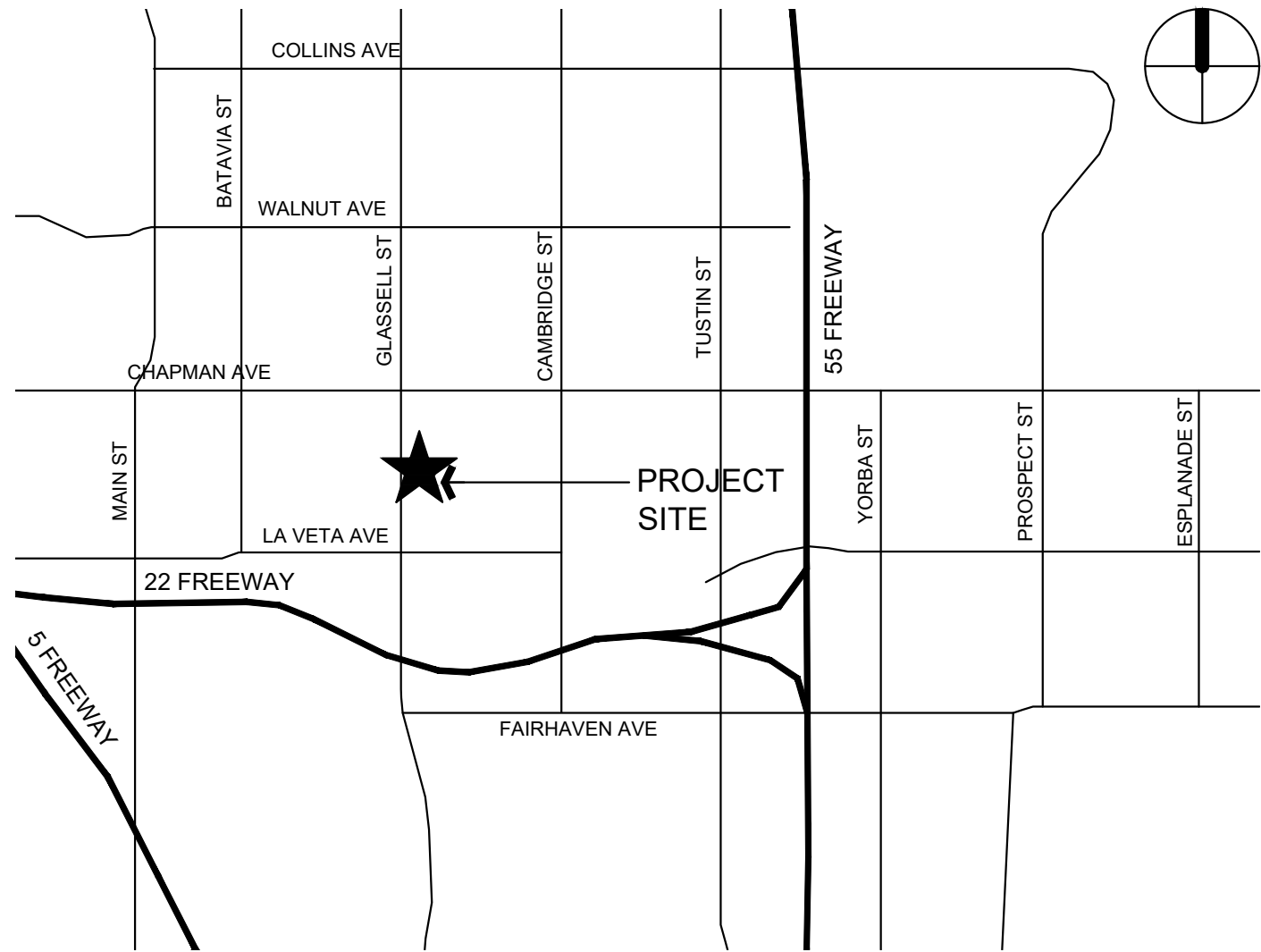
CODE ANALYSIS

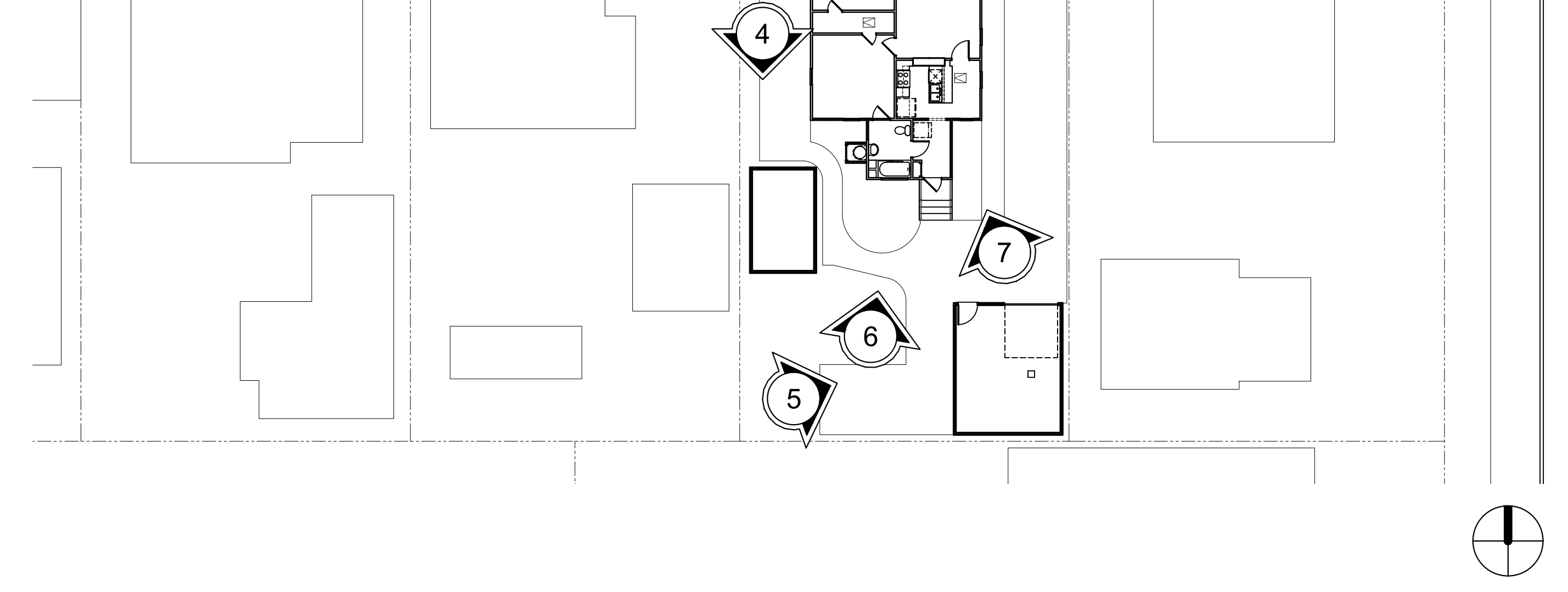
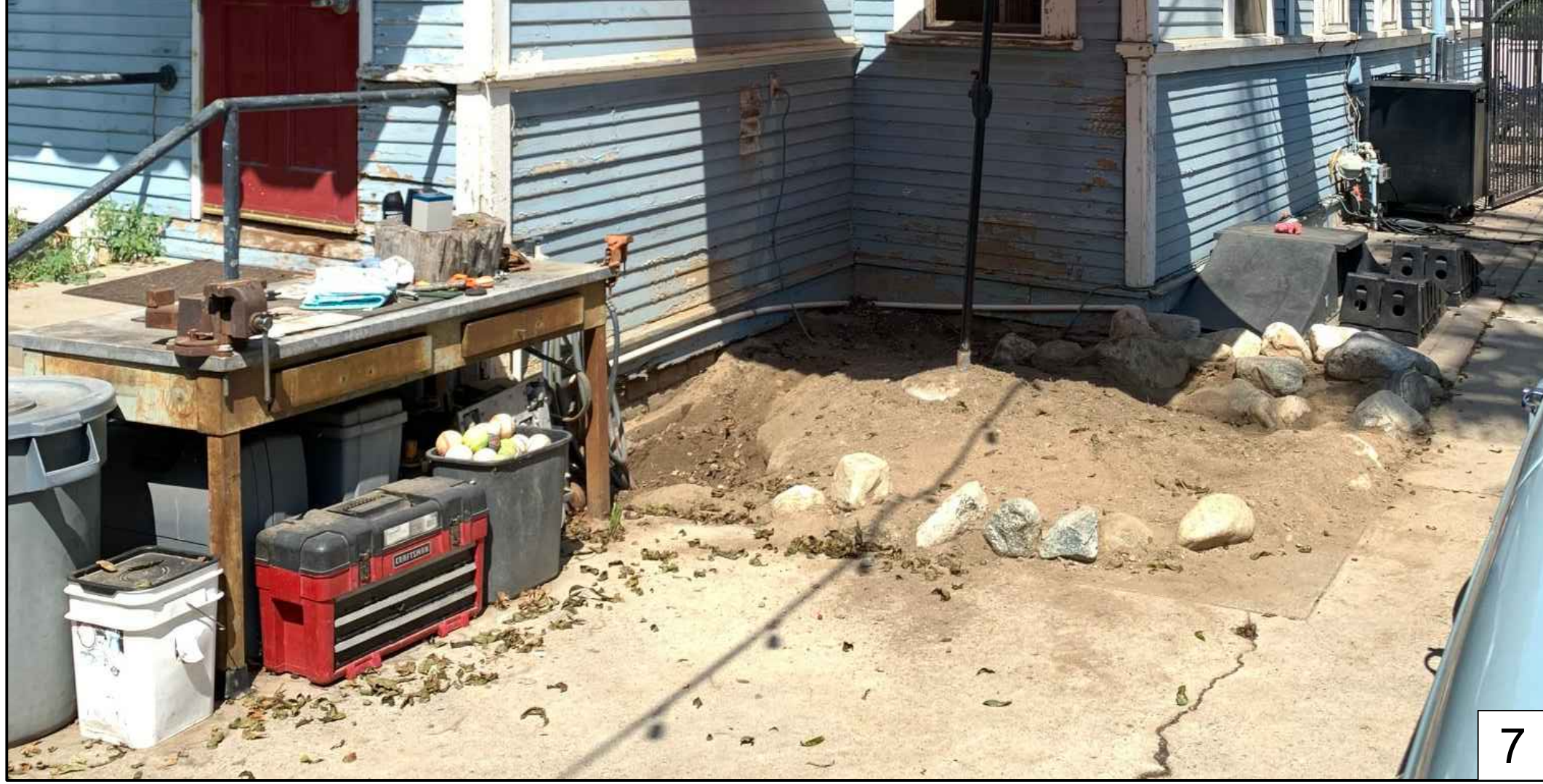
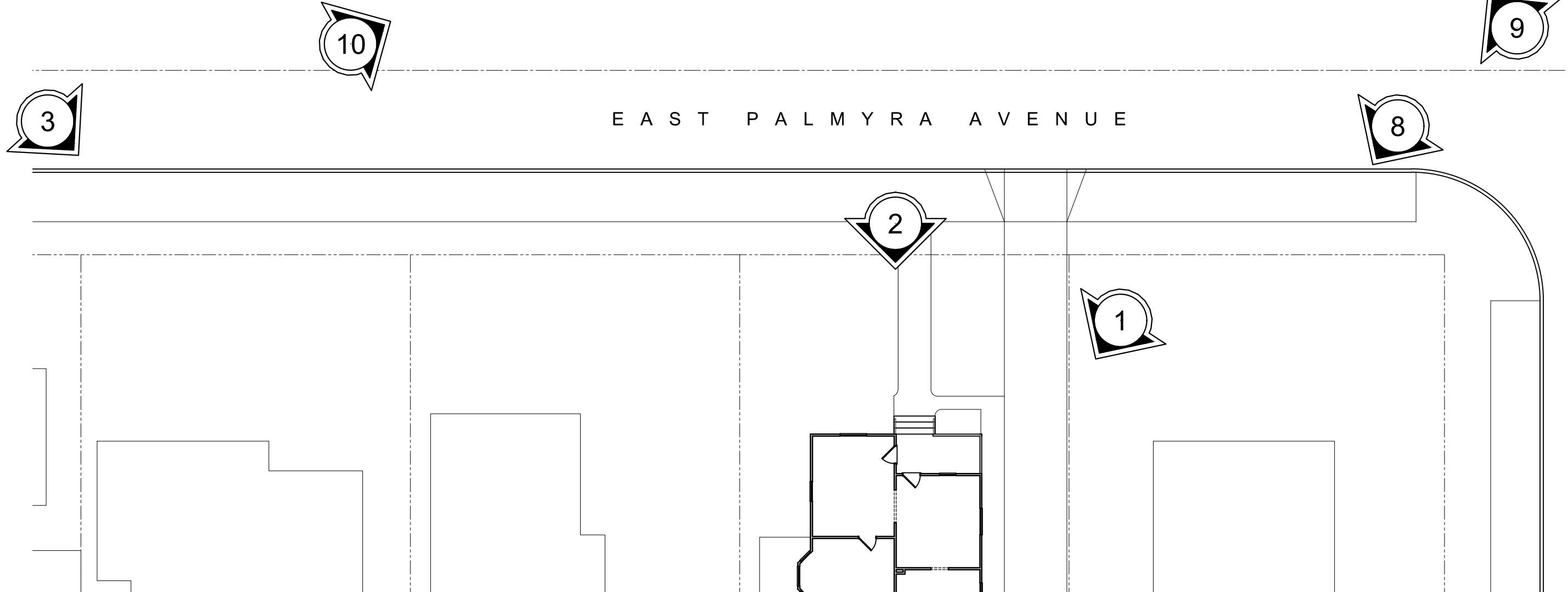
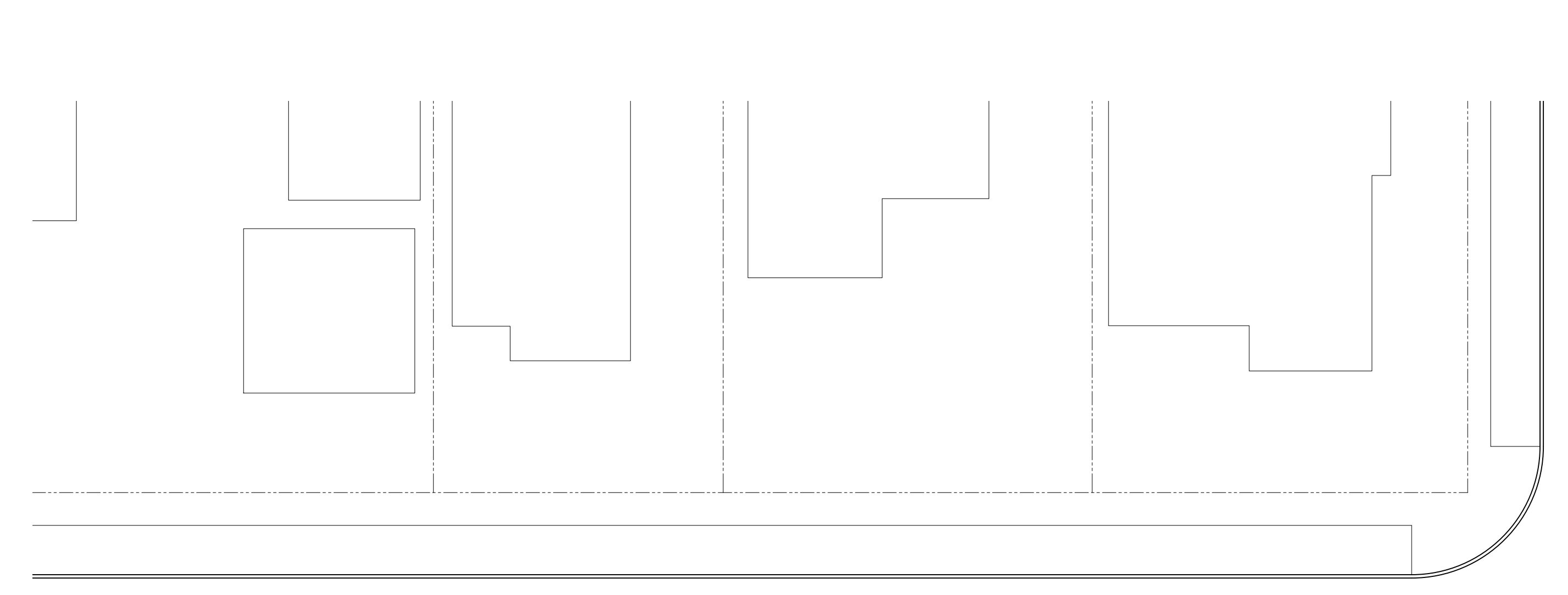
TYPE OF CONSTRUCTION:	TYPE V-B, NON SPRINKLERED		
OCCUPANCY:	R-3/U		
GENERAL PLAN:	LDR, LOW DENSITY RES, 2.1 - 6.0 DU/AC		
ZONING:	R-1-6, SINGLE FAMILY RES. 6,000 SF		
NUMBER OF STORIES:	1		
BUILDING HEIGHT:	23'-0" APPROX.		
EXISTING BUILDING AREA:			
RESIDENCE:	R-3	=1,195 SF	
GARAGE (16.5'x20'):	U	= 330 SF	
SHED (10'x16'):	U	= 160 SF	
TOTAL		=1,685 SF	
NEW BUILDING AREA:			
RESIDENCE:	R-3	=1,195 SF	
KITCHEN ADDITION:	R-3	= 36 SF	TOTAL ADDITION: 104 SF
BATHROOM ADDITION:	R-3	= 68 SF	
TOTAL		=1,299 SF	
GARAGE:	U	= 330 SF	
TOTAL		= 1,629 SF	
LOT SIZE:	50' X 120' = 6,000 SF		
EXISTING LANDSCAPE AREA:	1,900 SF		
LOT COVERAGE (AREA COVERED BY ROOF):			
EXISTING:	1,772 SF / 6,000 SF = 29.5%		
PROPOSED:	1,707 SF / 6,000 SF = 28.5%		
FLOOR AREA RATIO:			
EXISTING:	0.28 = 1,685 SF / 6,000 SF		
PROPOSED:	0.27 = 1,629 SF / 6,000 SF		
HISTORIC DISTRICT FAR RANGE:		0.15 - 0.25	
EXISTING ALL BLOCK AVG. FAR		= 0.31	
PROPOSED ALL BLOCK AVG. FAR		= 0.31	
ALL PROPERTIES ARE CONTRIBUTING LOTS			

SHEET INDEX

ARCHITECTURE	
A0.0	TITLE SHEET
A0.1	SITE PHOTOS
A1.0	SITE PLANS
A1.1	BLOCK FAR ANALYSIS
A2.0	FLOOR PLANS
A2.1	ROOF PLANS
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A3.2	ELEVATIONS COLOR
A4.0	WINDOW & DOOR SCHEDULE & DETAILS

VICINITY MAP

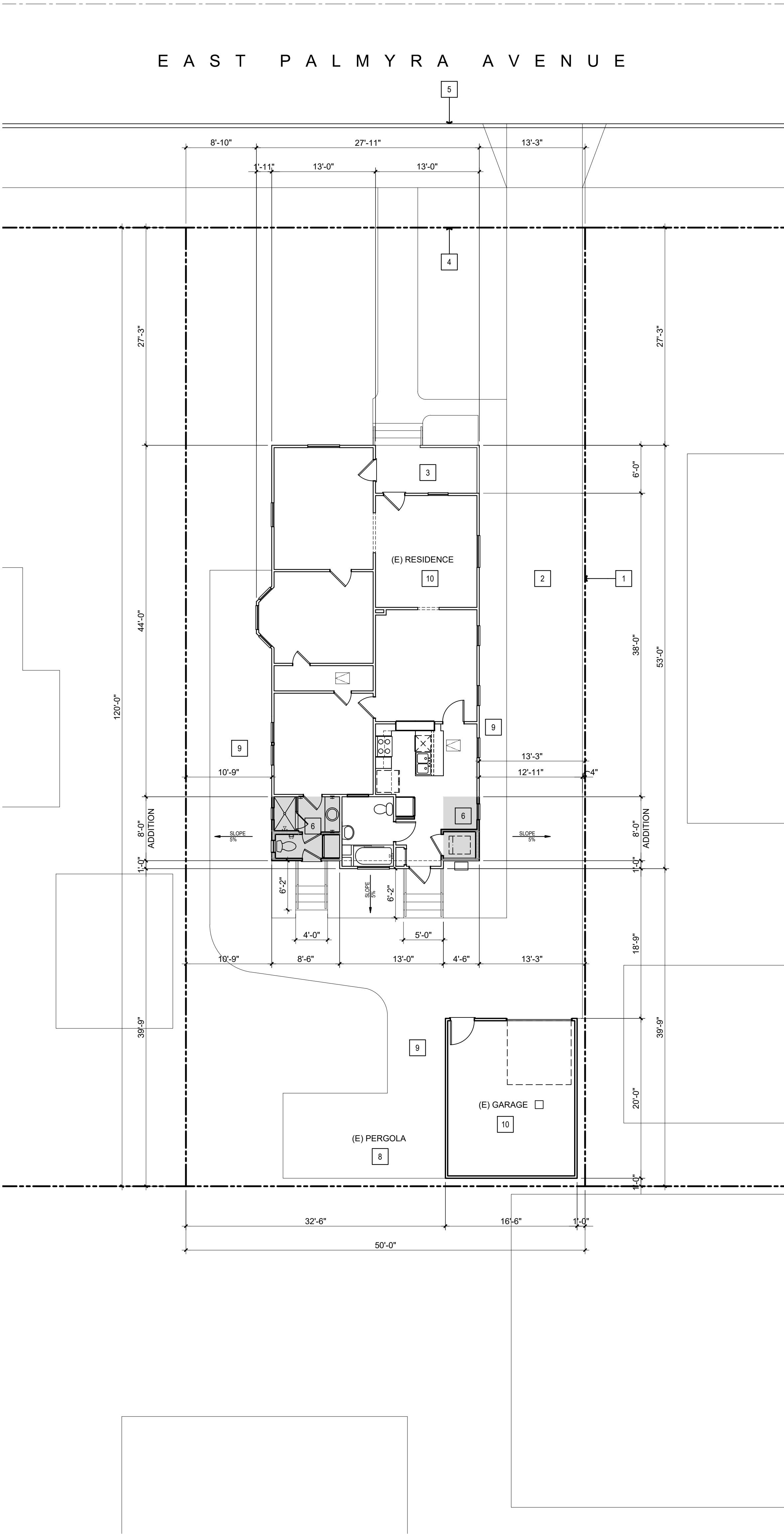




LEDBETTER ADDITION
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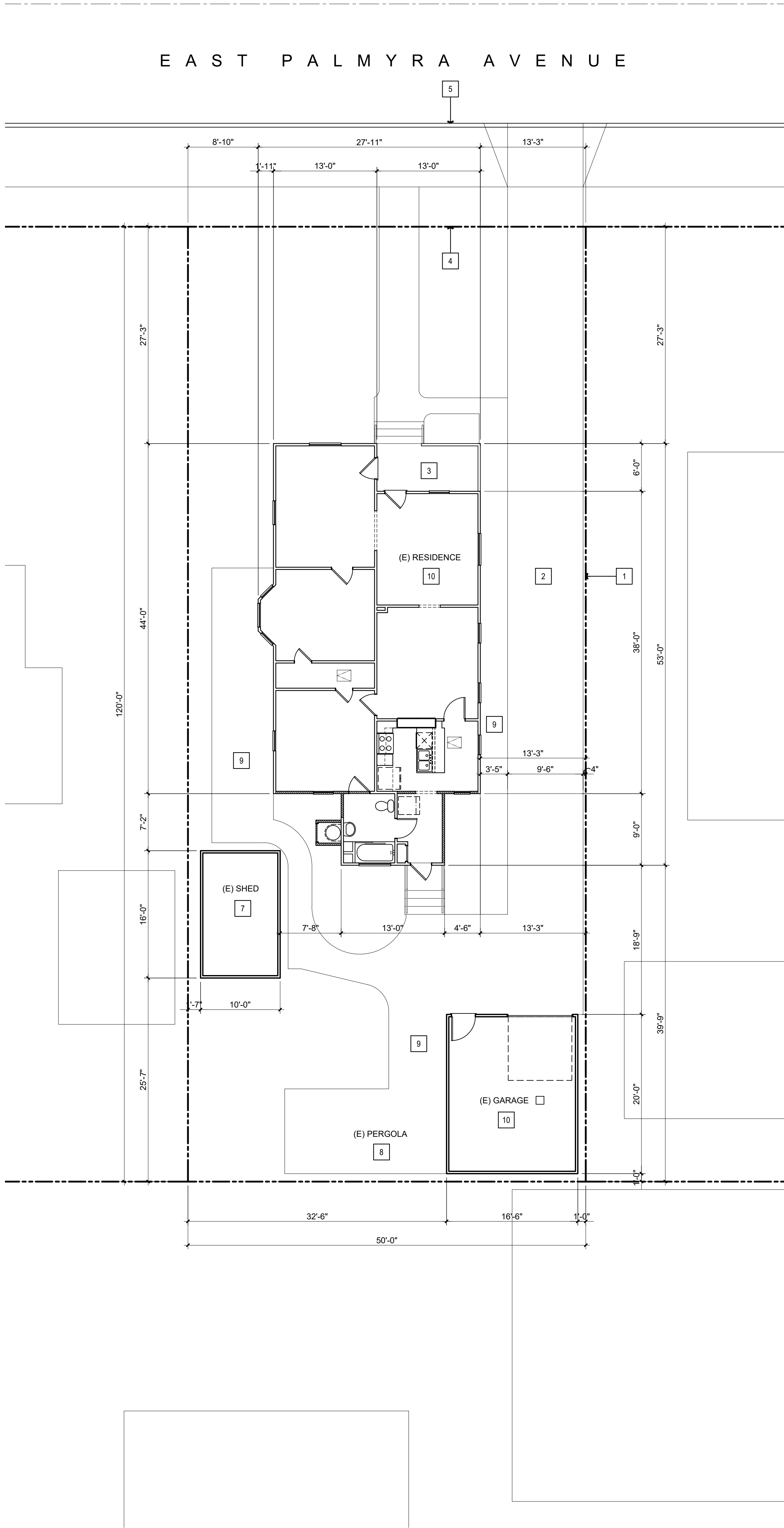
SITE PHOTOS



PROPOSED SITE PLAN

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

2



EXISTING SITE PLAN

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

1

SITE SUMMARY

ASSESSOR PARCEL NUMBER: 390-402-22
GENERAL PLAN: LDR, LOW DENSITY RES. 2.1 - 6.0 DU/AC
ZONING: R-1-6, SINGLE FAMILY RES. 6,000 SF
OLD TOWNE HISTORIC DISTRICT
LOT SIZE: 50' X 120' = 6,000 SF
RESIDENCE: R-3 = 1,195 SF
GARAGE (16.5'x20'): U = 330 SF
SHED (10'x16'): U = 160 SF
EXISTING LANDSCAPE AREA: 1,900 SF

KEYNOTES

- PROPERTY LINE
- EXISTING CONCRETE DRIVEWAY
- COVERED PORCH AREA
- BACK OF SIDEWALK / PROPERTY LINE
- EXISTING CURB
- GREY AREA REPRESENTS AREA OF ADDITION
- EXISTING SHED TO BE DEMOLISHED
- EXISTING PERGOLA TO REMAIN
- EXISTING HARDSCAPE TO REMAIN
- EXISTING BUILDING TO REMAIN

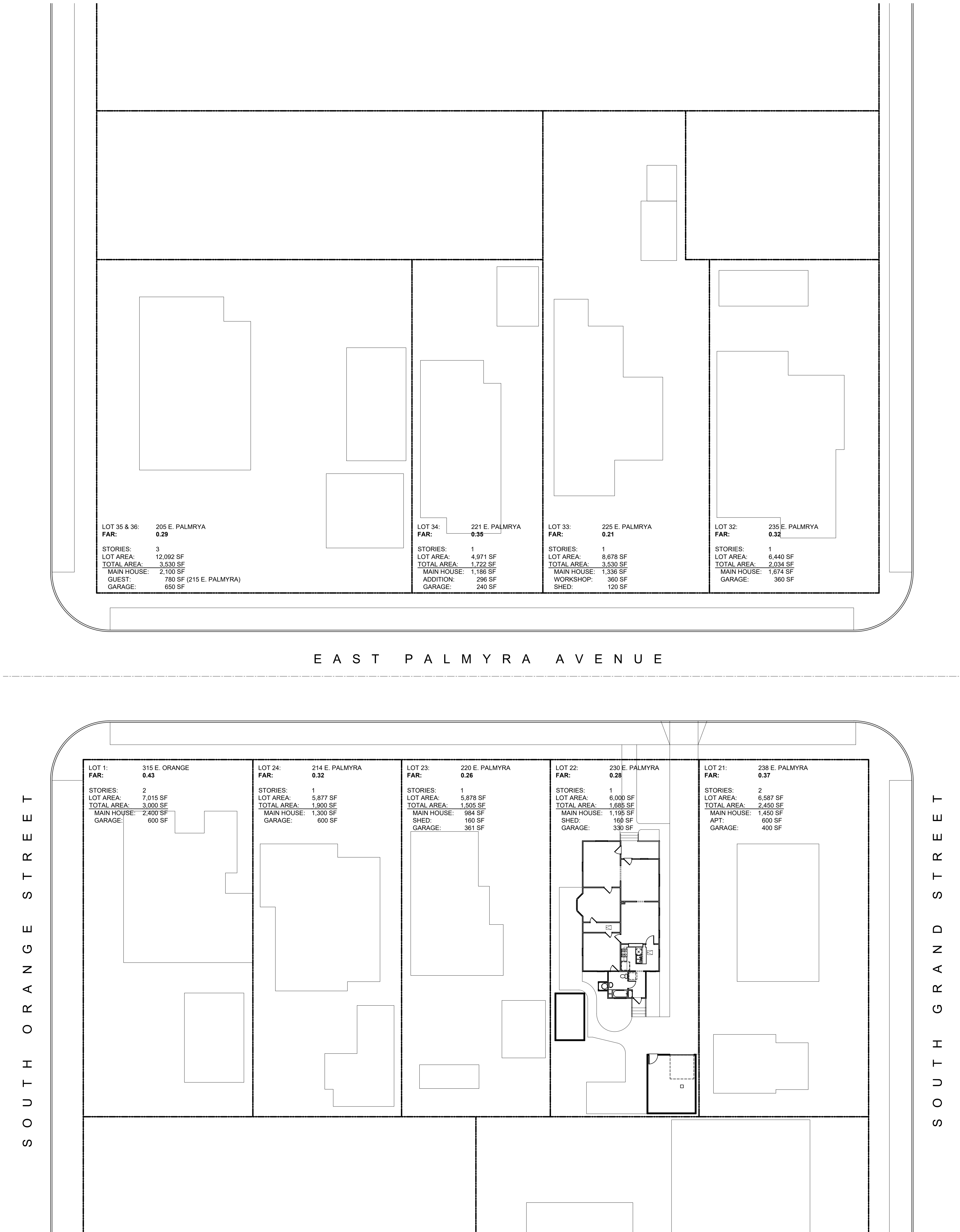
LEGEND

- EXISTING WALL TO REMAIN IN PLACE
- EXISTING WALL TO BE DEMOLISHED
- NEW 2X4 WALL
- NEW 2X6 WALL
- ADDITION

DEMO NOTES

- VERIFY ALL EXISTING DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.
- EXISTING SOUTHERN WINDOW IN PRIMARY BEDROOM TO BE SAVED AND RELOCATED TO WEST WALL IN SAME ROOM.
- EXISTING SOUTHERN WINDOW IN KITCHEN TO BE SAVED AND RELOCATED TO EAST WALL IN KITCHEN ADDITION.
- EXISTING WATER HEATER ENCLOSURE TO BE DEMOLISHED. NEW TANK LESS WATER HEATER TO BE INSTALLED.
- EXISTING SHED TO BE DEMOLISHED.

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BLOCK FAR ANALYSIS

LOT NUMBER	EXISTING FAR
35 & 36	0.29
34	0.35
33	0.21
32	0.32
1	0.43
24	0.32
23	0.26
22	0.28
21	0.37

EXISTING ALL BLOCK AVG. FAR: 0.31
ALL PROPERTIES ARE CONTRIBUTING LOTS

PROPOSED
2 BEDROOMS, 2 BATH + ATTIC LOFT

LOT SIZE: 50' X 120' 6,000 SF

PROPOSED BUILDING AREA:
RESIDENCE: R-3

FIRST FLOOR	= 1,195 SF
KITCHEN ADDITION	= 36 SF
BATHROOM ADDITION	= 68 SF
TOTAL	= 1,299 SF

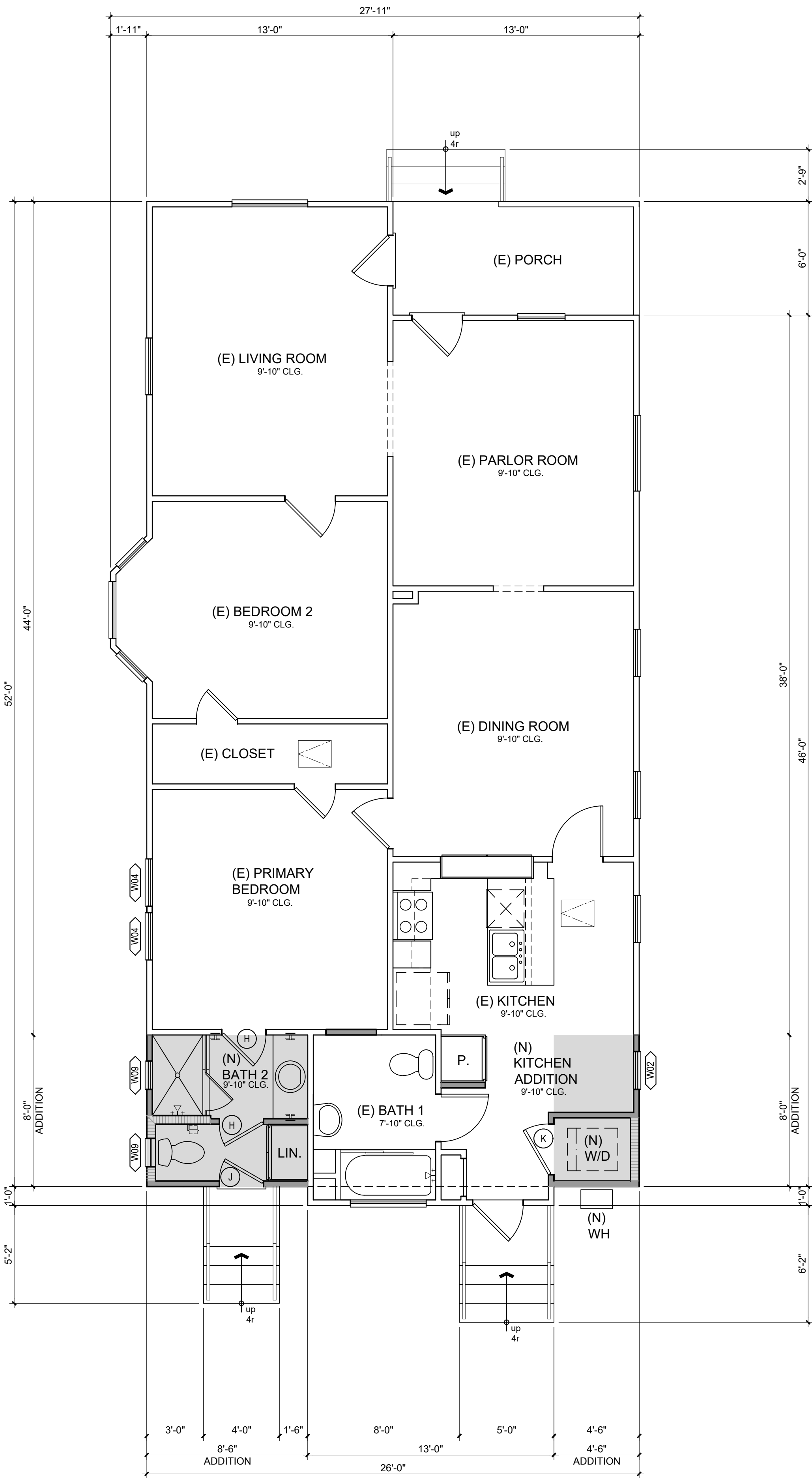
GARAGE (16.5' x 20') U = 330 SF

PROPOSED FAR:
1,299 SF + 330 SF = 1,629 SF 0.27 = 1,629 SF / 6,000 SF

PROPOSED ALL BLOCK AVG. FAR: 0.31
ALL PROPERTIES ARE CONTRIBUTING LOTS

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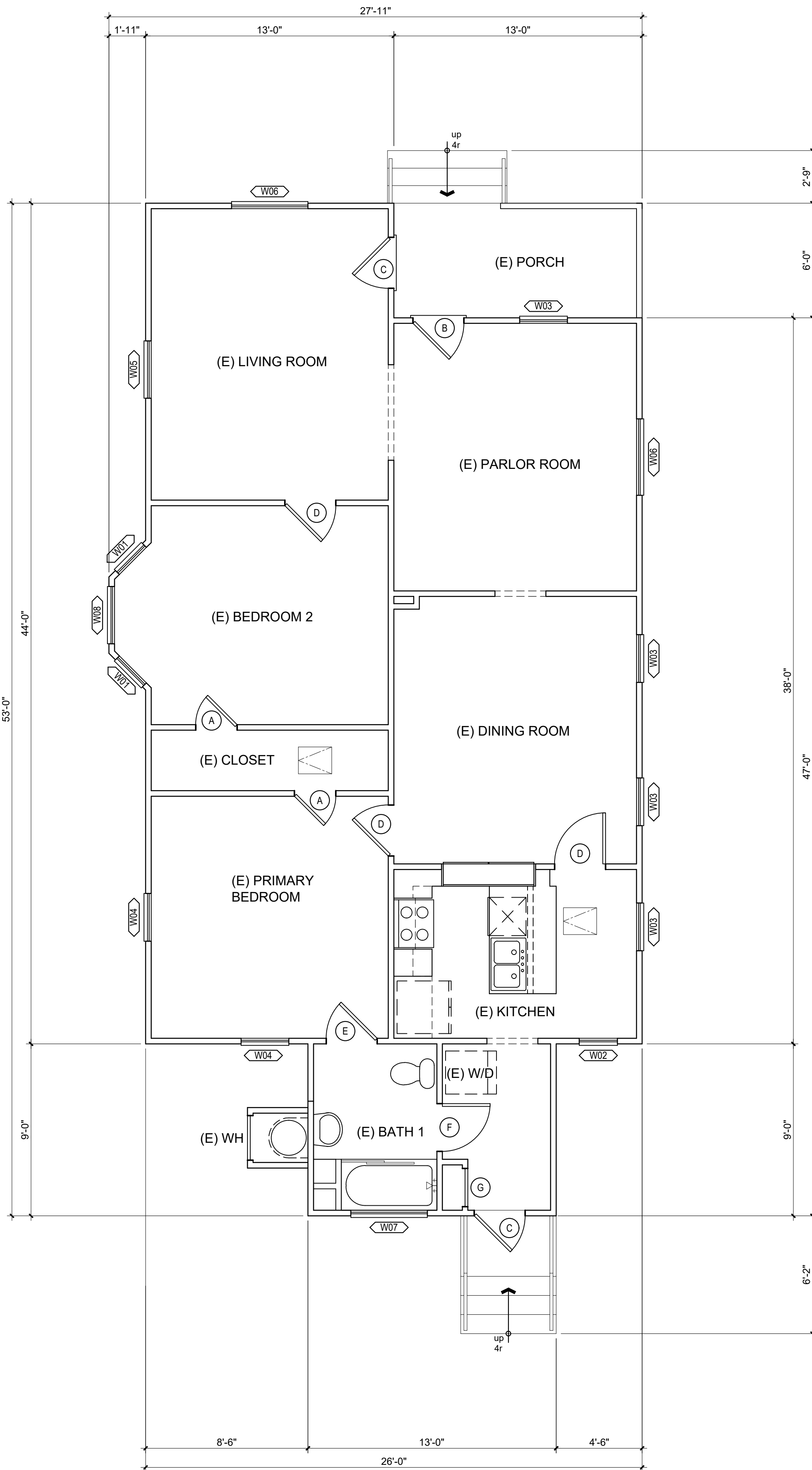
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PROPOSED FIRST FLOOR PLAN

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

2



EXISTING FIRST FLOOR PLAN

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

1

FLOOR PLAN SUMMARY

SINGLE FAMILY RESIDENCE

EXISTING			
2 BEDROOMS, 1 BATH			
EXISTING BUILDING AREA:			
RESIDENCE:	R-3	=	1,195 SF
GARAGE (16.5'x20' =):	U	=	330 SF
SHED (10'x16'):	U	=	160 SF
TOTAL		=	1,685 SF

LOT SIZE: 50' X 120' 6,000 SF

EXISTING FAR: 0.28 = 1,685 SF / 6,000 SF
1,195 SF + 330 SF + 160 SF = 1,685 SF

PROPOSED			
2 BEDROOMS, 2 BATH + ATTIC STORAGE			
PROPOSED BUILDING AREA:			
RESIDENCE:	R-3	=	1,195 SF
FIRST FLOOR		=	36 SF
KITCHEN ADDITION		=	68 SF
BATHROOM ADDITION		=	1,299 SF
TOTAL		=	1,299 SF

GARAGE (16.5' x 20') U = 330 SF

PROPOSED FAR: 0.27 = 1,629 SF / 6,000 SF
1,299 SF + 330 SF = 1,629 SF

LEGEND

- EXISTING WALL TO REMAIN IN PLACE
- EXISTING WALL TO BE DEMOLISHED
- NEW 2X4 WALL
- NEW 2X6 WALL
- ADDITION

DEMO NOTES

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- EXISTING SHED TO BE DEMOLISHED.



AHA Project No: 202208

Project Contact:
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aimeeho@design-aha.com

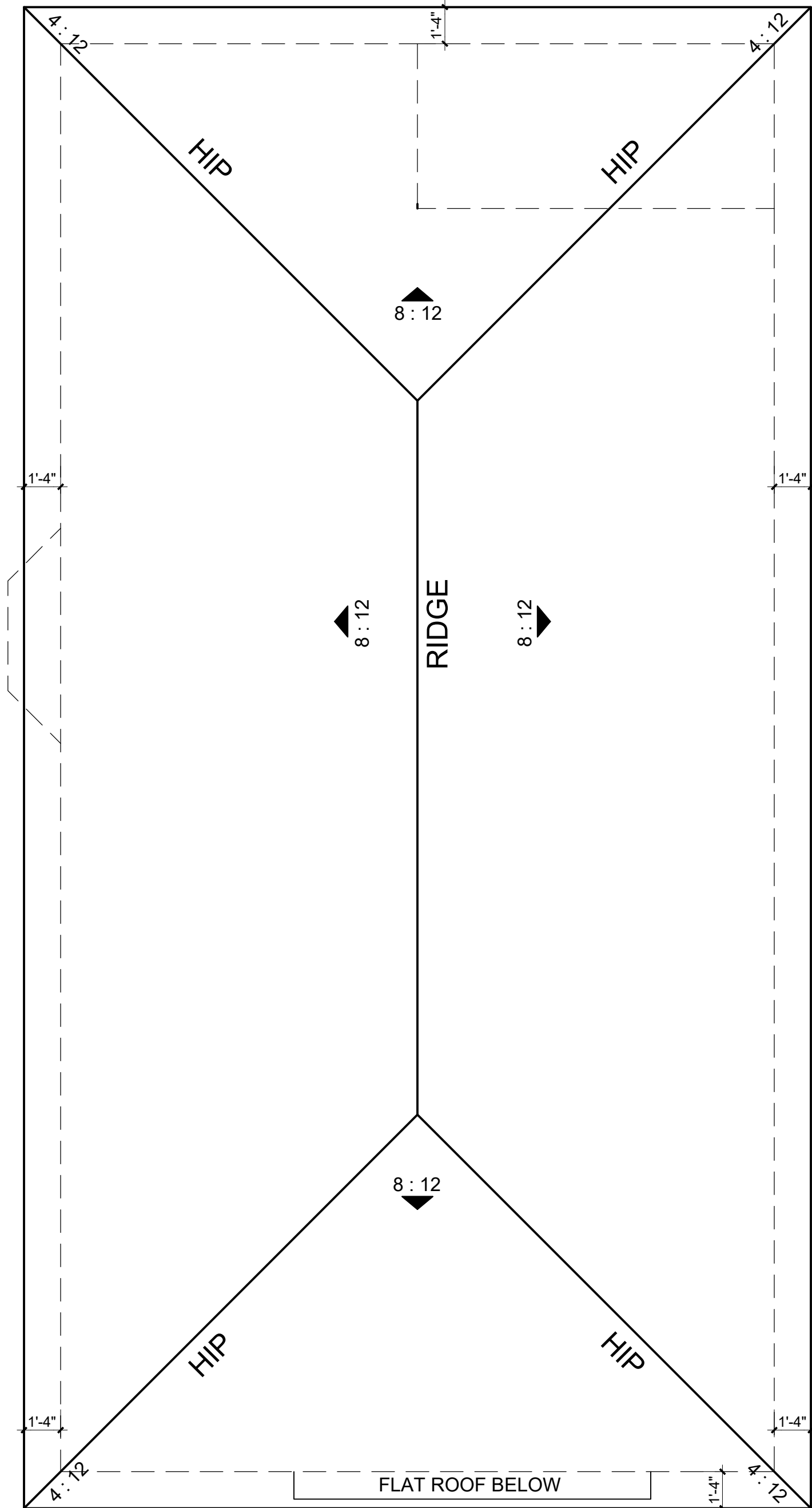
Owner:
Sheri Ledbetter
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FLOOR PLANS

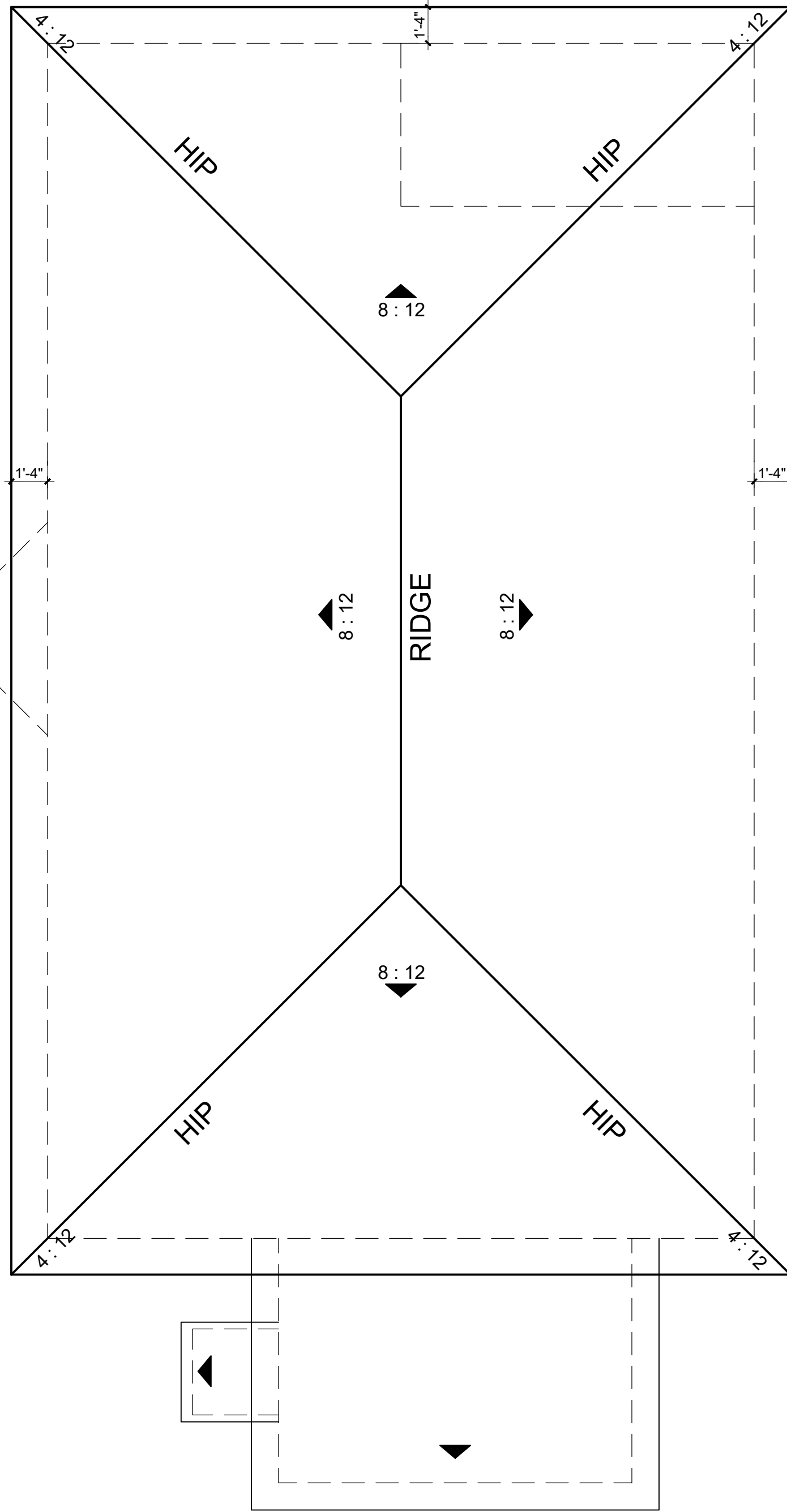
A2.0



PROPOSED ROOF PLAN

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

2



EXISTING ROOF PLAN

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

1

FLOOR PLAN SUMMARY

SINGLE FAMILY RESIDENCE

EXISTING			
2 BEDROOMS, 1 BATH			
EXISTING BUILDING AREA:			
RESIDENCE:	R-3	=	1,195 SF
GARAGE (16.5'x20' =):	U	=	330 SF
SHED (10'x16'):	U	=	160 SF
TOTAL		=	1,685 SF

LOT SIZE: 50' X 120' 6,000 SF

EXISTING FAR: 0.28 = 1,685 SF / 6,000 SF
1,195 SF + 330 SF + 160 SF = 1,685 SF

PROPOSED			
2 BEDROOMS, 2 BATH + ATTIC STORAGE			
PROPOSED BUILDING AREA:			
RESIDENCE:	R-3		
FIRST FLOOR		=	1,195 SF
KITCHEN ADDITION		=	36 SF
BATHROOM ADDITION		=	68 SF
TOTAL		=	1,299 SF

GARAGE (16.5' x 20') U = 330 SF

PROPOSED FAR: 0.27 = 1,629 SF / 6,000 SF
1,299 SF + 330 SF = 1,629 SF

LEGEND

	EXISTING WALL TO REMAIN IN PLACE
	EXISTING WALL TO BE DEMOLISHED
	NEW 2X4 WALL
	NEW 2X6 WALL
	ADDITION

DEMO NOTES

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5. EXISTING SHED TO BE DEMOLISHED.



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ROOF PLANS

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KEYNOTES

- 1

KITCHEN ADDITION
- 2

BATHROOM ADDITION
- 3

NEW HIP ROOF OVER ADDITION
- 4

ASPHALT SHINGLES, MATCH EXISTING, CLASS A RATING, ICC-ES ESR-1389 OR EQUAL
- 5

ROOF OVERHANGS, EAVES AND RAKES TO MATCH EXISTING
- 6

PLUMB CUT FASCIA BOARD, MATCH EXISTING
- 7

NEW WOOD WINDOW, DUAL PANE GLAZING, U FACTOR AND SHGC PER TITLE 24 ENERGY CALCS
- 8

RELOCATED EXISTING WINDOW
- 9

WEEP SCREED
- 10

TRIM SURROUND TO MATCH EXISTING MATERIAL, PROFILE, AND COLOR
- 11

6" EXPOSURE EXTERIOR CLAPBOARD SIDING, O' TWO LAYERS GRADE D WEATHER RESISTANT BARRIER, MATCH EXISTING MATERIAL, FINISH AND COLOR
- 12

NEW PANELED DOOR
- 13

42" GUARD RAIL (MATCH EXISTING)
- 14

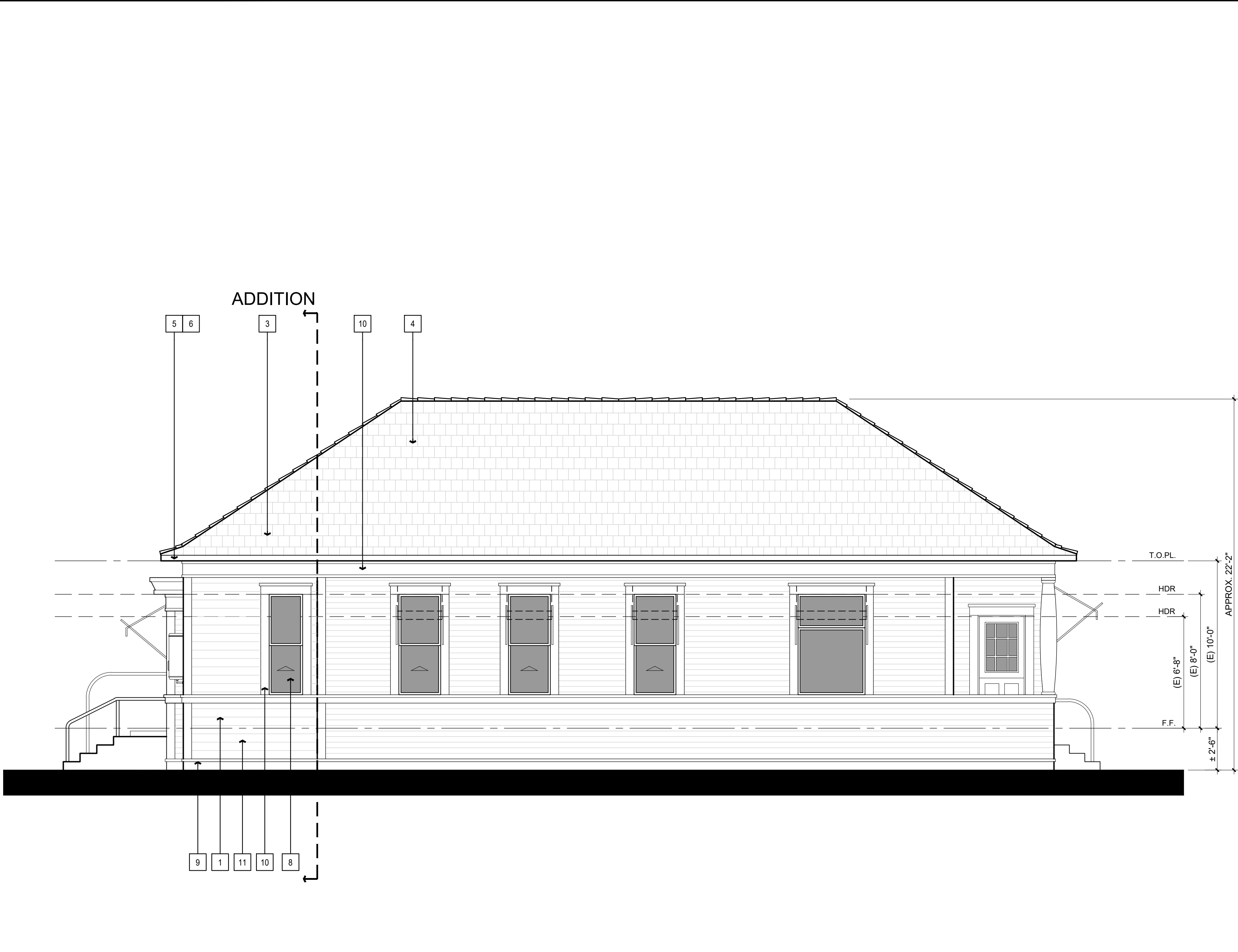
CRAWL SPACE ACCESS
- 15

TANKLESS WATER HEATER
- 16

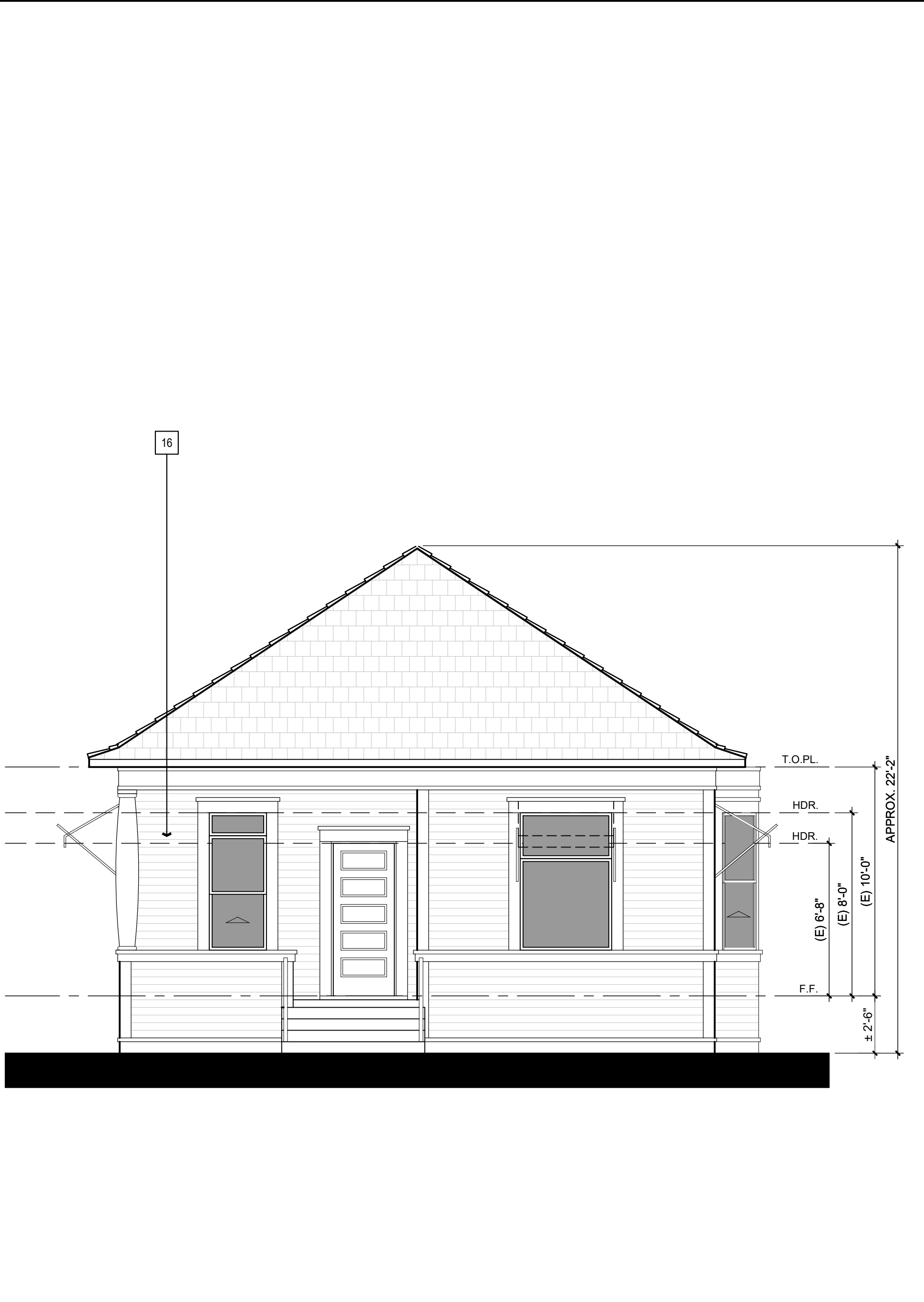
EXISTING 4" EXPOSURE EXTERIOR CLAPBOARD SIDING

DEMO NOTES

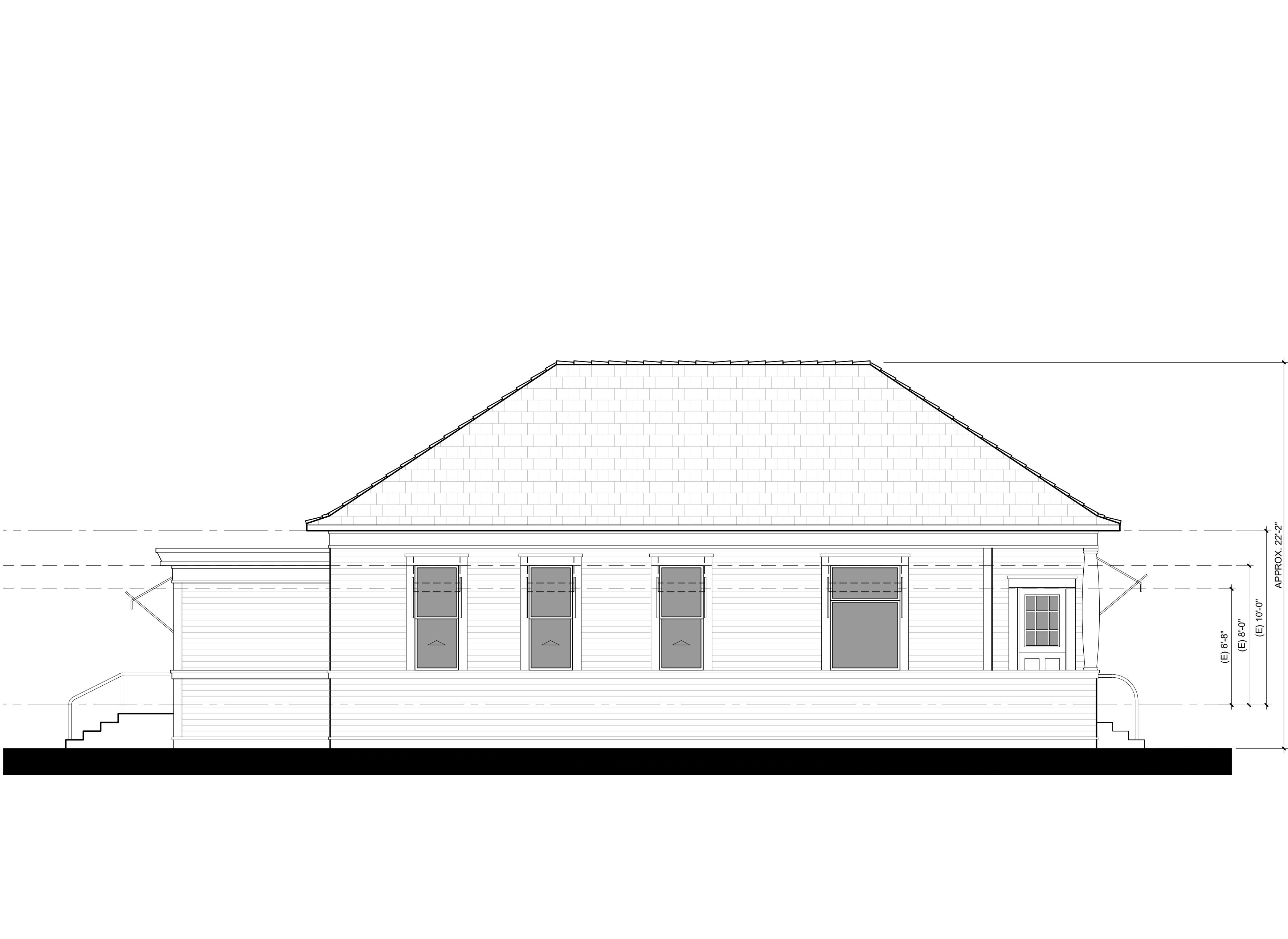
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5. EXISTING SHED TO BE DEMOLISHED.



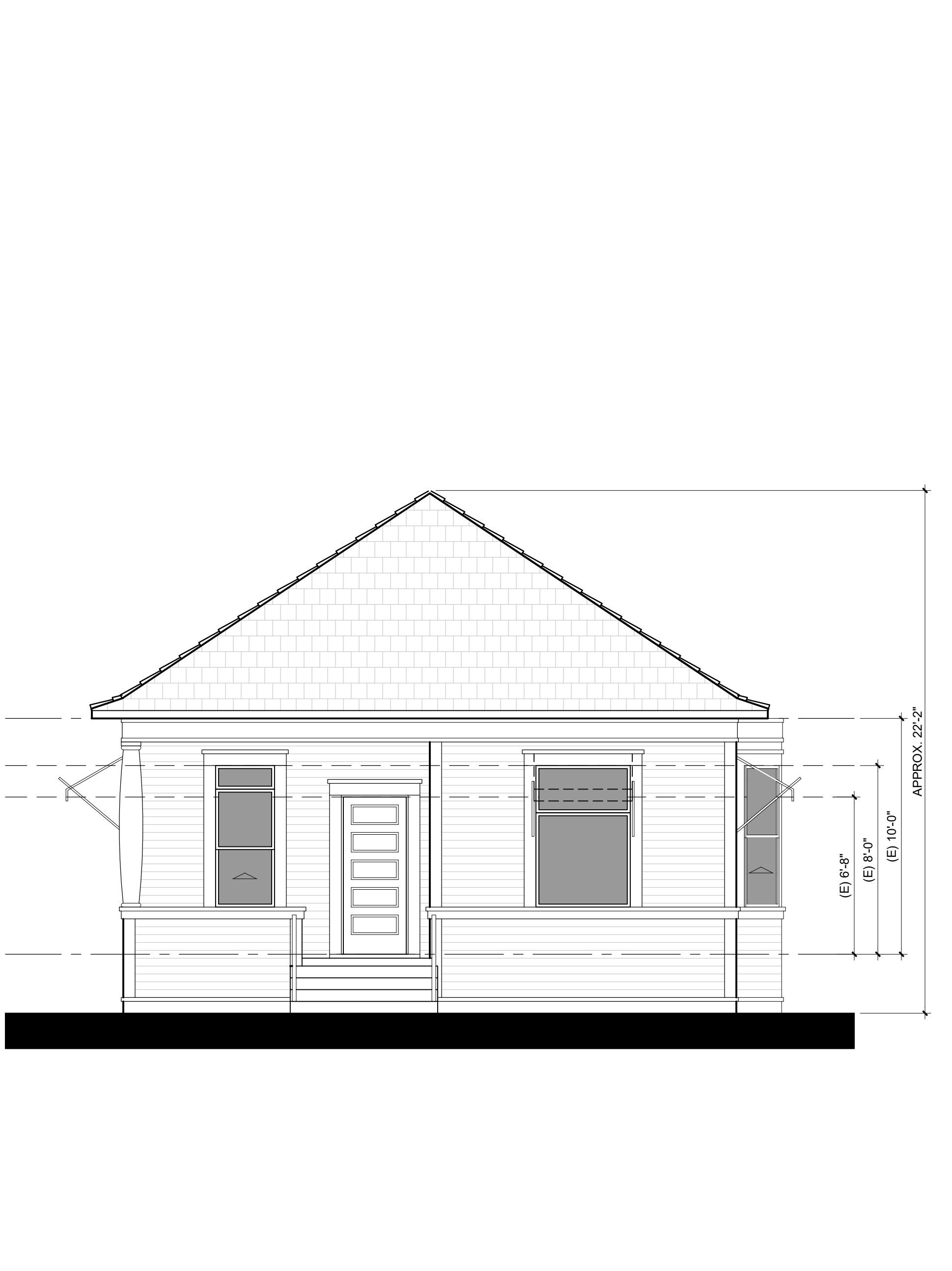
PROPOSED LEFT (EAST) ELEVATIONSCALE: 1/4" = 1'-0"4



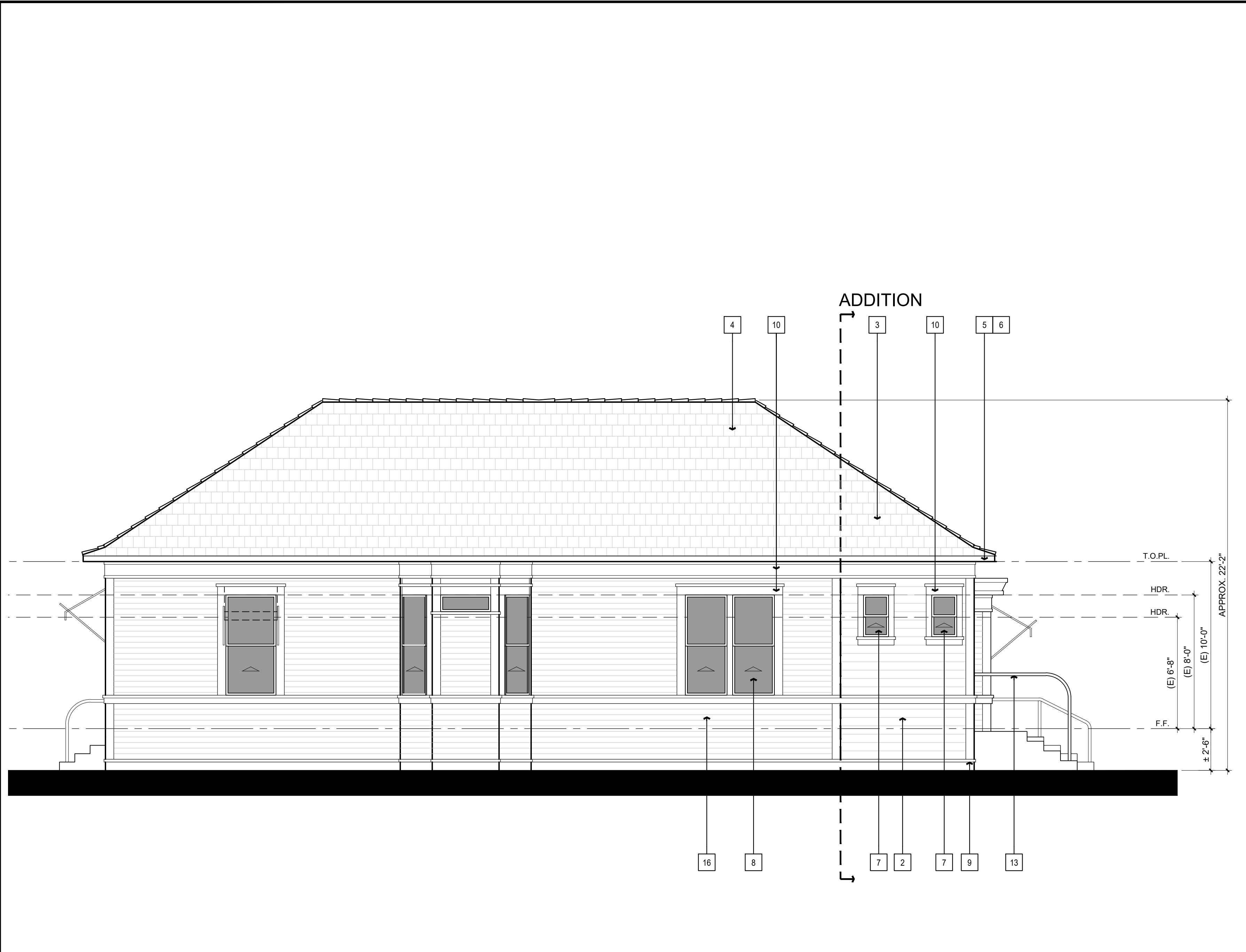
PROPOSED FRONT (NORTH) ELEVATIONSCALE: 1/4" = 1'-0"2



EXISTING LEFT (EAST) ELEVATIONSCALE: 1/4" = 1'-0"3



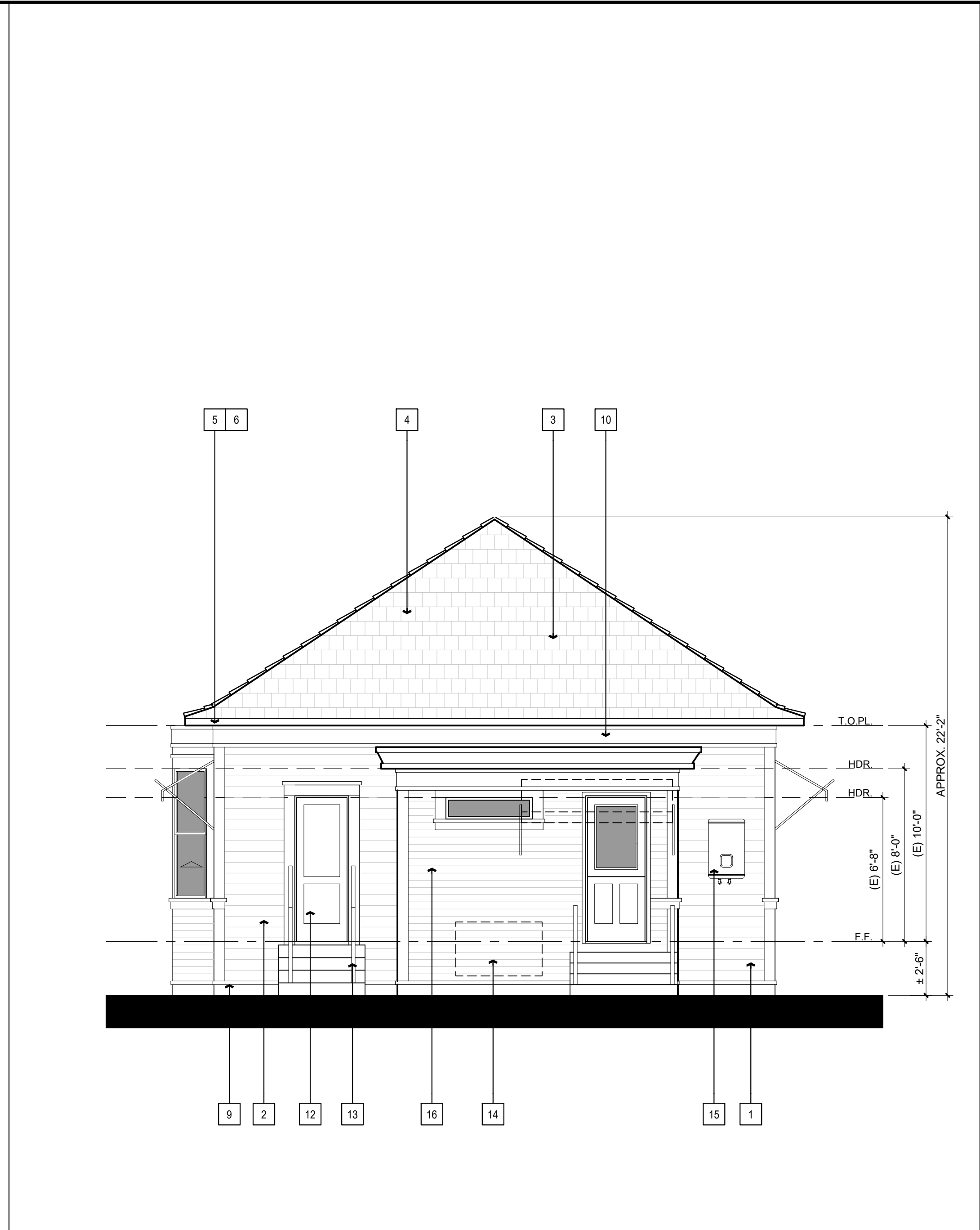
EXISTING FRONT (NORTH) ELEVATIONSCALE: 1/4" = 1'-0"1



PROPOSED RIGHT (WEST) ELEVATION

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

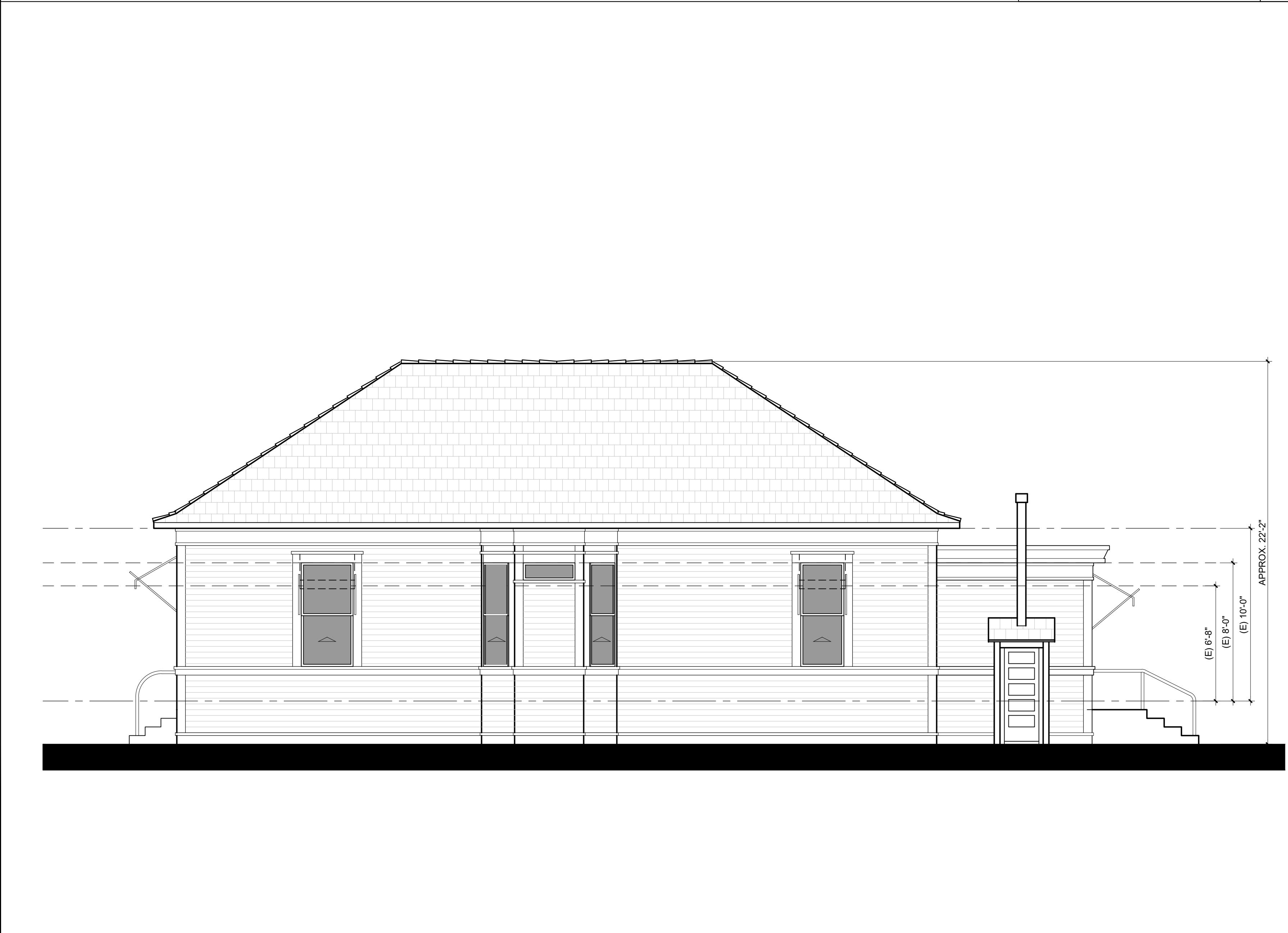
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PROPOSED REAR (SOUTH) ELEVATION

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

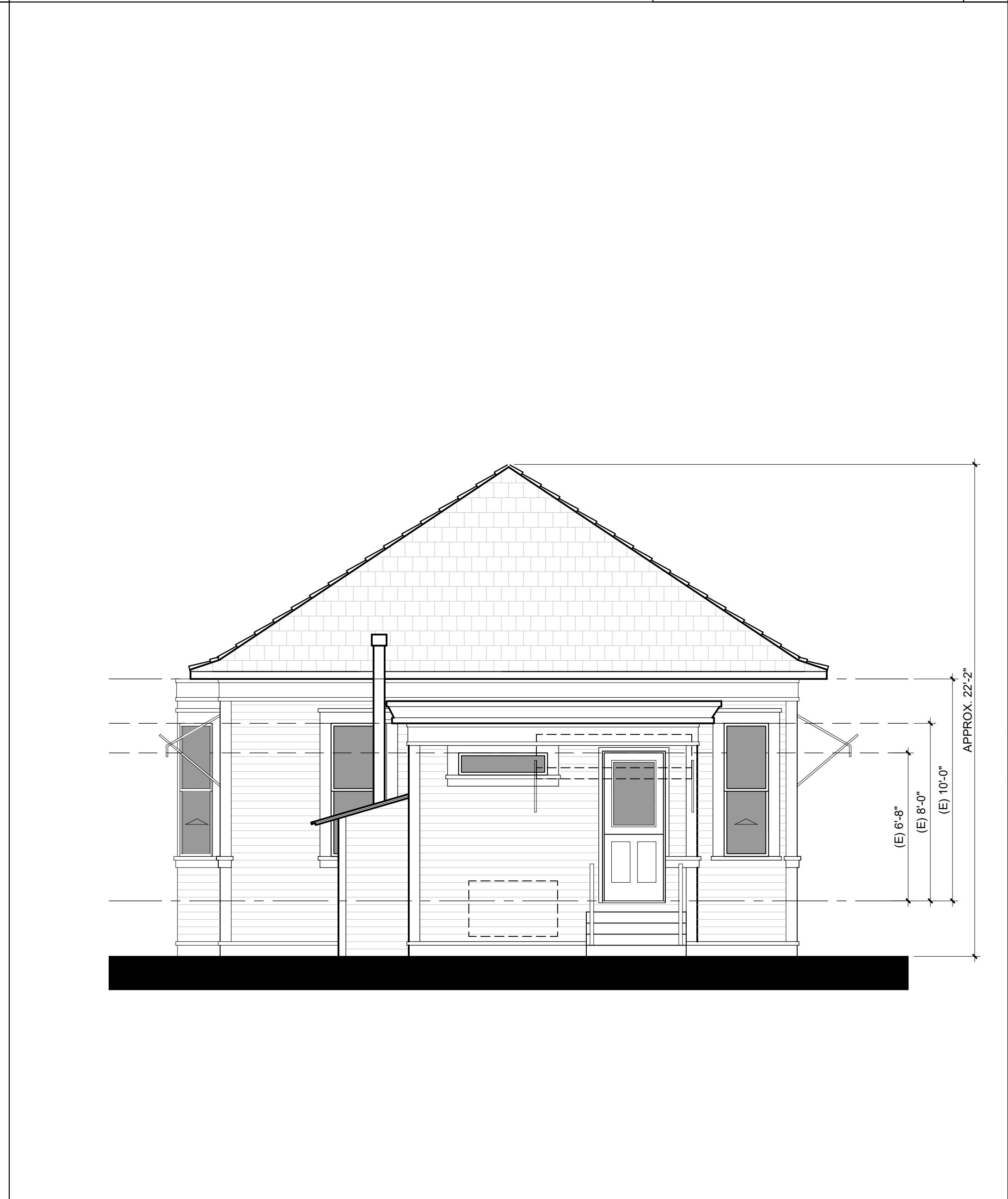
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EXISTING RIGHT (WEST) ELEVATION

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

3



EXISTING REAR (SOUTH) ELEVATION

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

1

- ### KEYNOTES
- 1 KITCHEN ADDITION
 - 2 BATHROOM ADDITION
 - 3 NEW HIP ROOF OVER ADDITION
 - 4 ASPHALT SHINGLES, MATCH EXISTING, CLASS A RATING, ICC-ES ESR-1389 OR EQUAL
 - 5 ROOF OVERHANGS, EAVES AND RAKES TO MATCH EXISTING
 - 6 PLUMB CUT FASCIA BOARD, MATCH EXISTING
 - 7 NEW WOOD WINDOW, DUAL PANE GLAZING, U FACTOR AND SHGC PER TITLE 24 ENERGY CALCS
 - 8 RELOCATED EXISTING WINDOW
 - 9 WEEP SCREED
 - 10 TRIM SURROUND TO MATCH EXISTING MATERIAL, PROFILE, AND COLOR
 - 11 6" EXPOSURE EXTERIOR CLAPBOARD SIDING, O' TWO LAYERS GRADE D WEATHER RESISTANT BARRIER, MATCH EXISTING MATERIAL, FINISH AND COLOR
 - 12 NEW paneled door
 - 13 42" GUARD RAIL (MATCH EXISTING)
 - 14 CRAWL SPACE ACCESS
 - 15 TANKLESS WATER HEATER
 - 16 EXISTING 4" EXPOSURE EXTERIOR CLAPBOARD SIDING

- ### DEMO NOTES
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 - 5. EXISTING SHED TO BE DEMOLISHED.

AH ARCHITECTURE

LONE MTN, IRVINE, CA 92602

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LEDBETTER ADDITION

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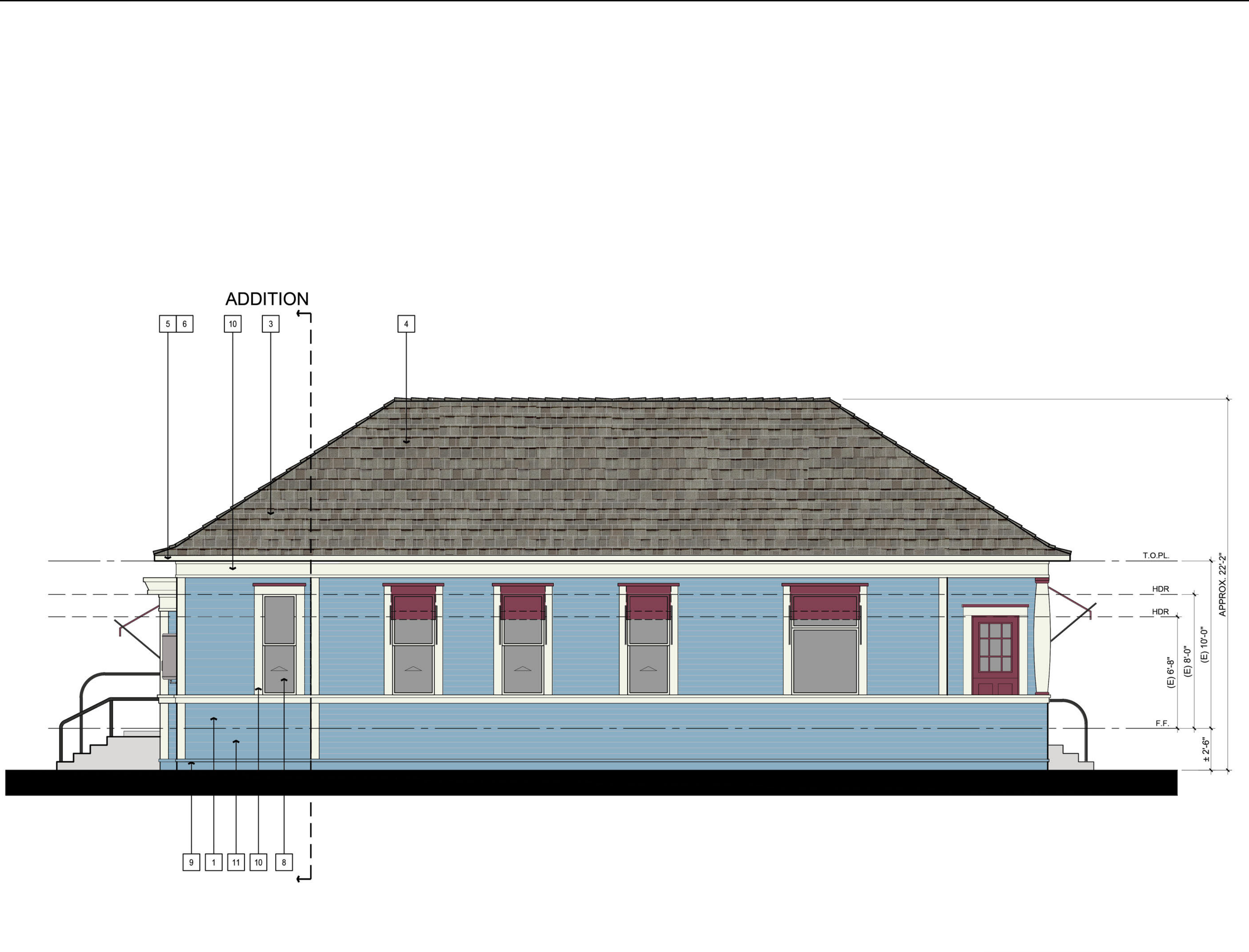
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EXTERIOR ELEVATIONS

A3.1

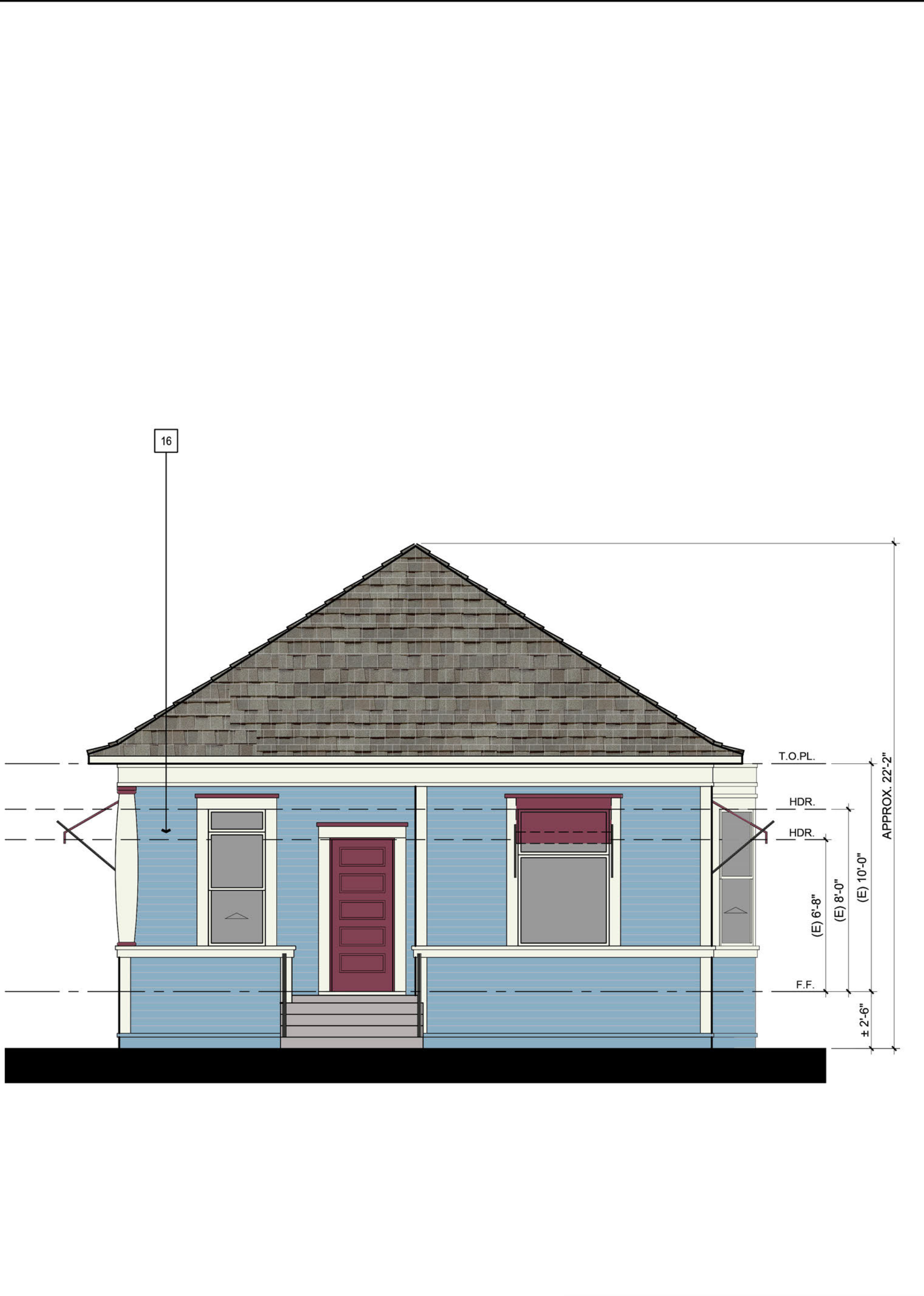
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PROPOSED LEFT (EAST) ELEVATION

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

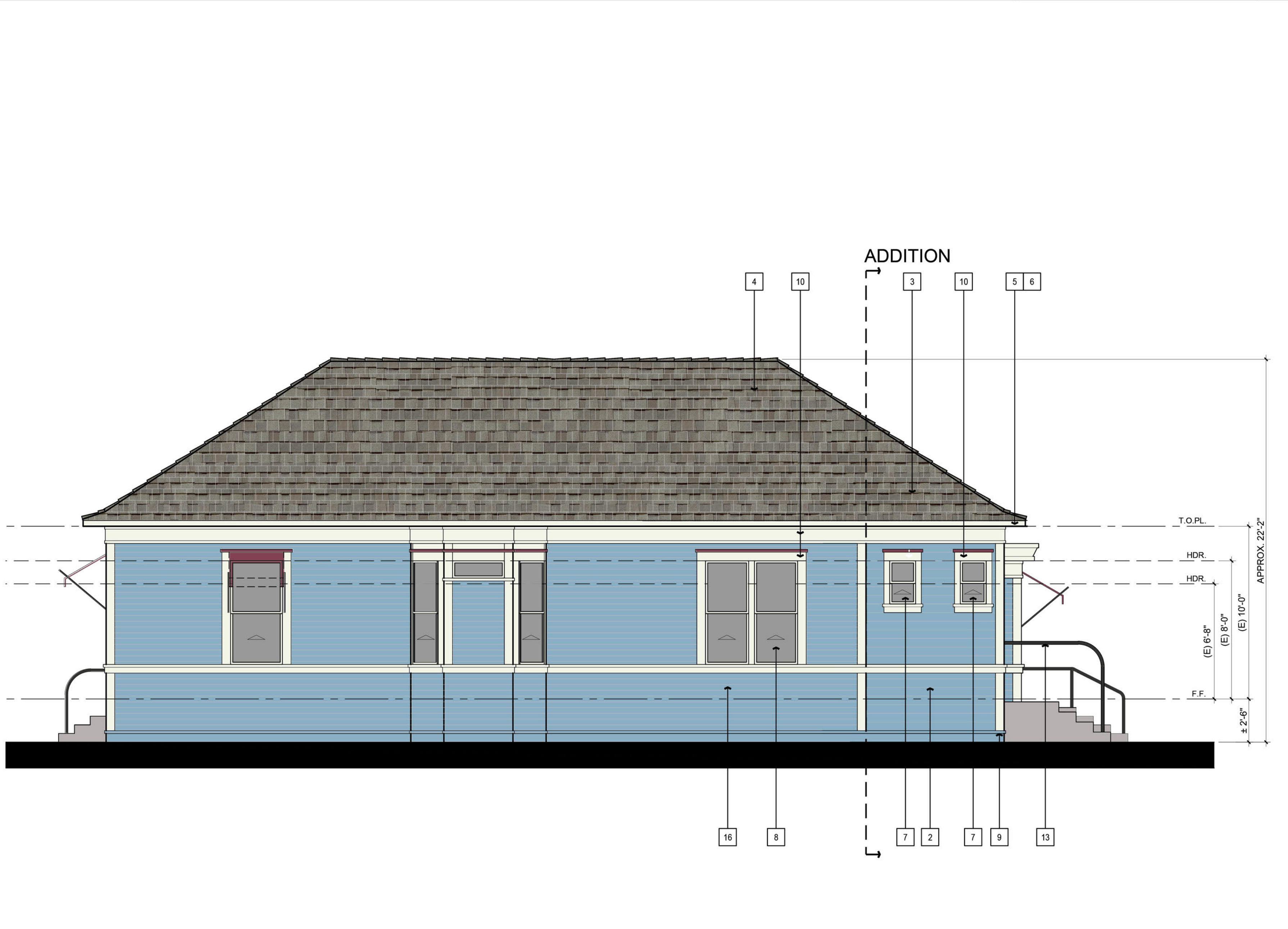
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PROPOSED FRONT (NORTH) ELEVATION

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

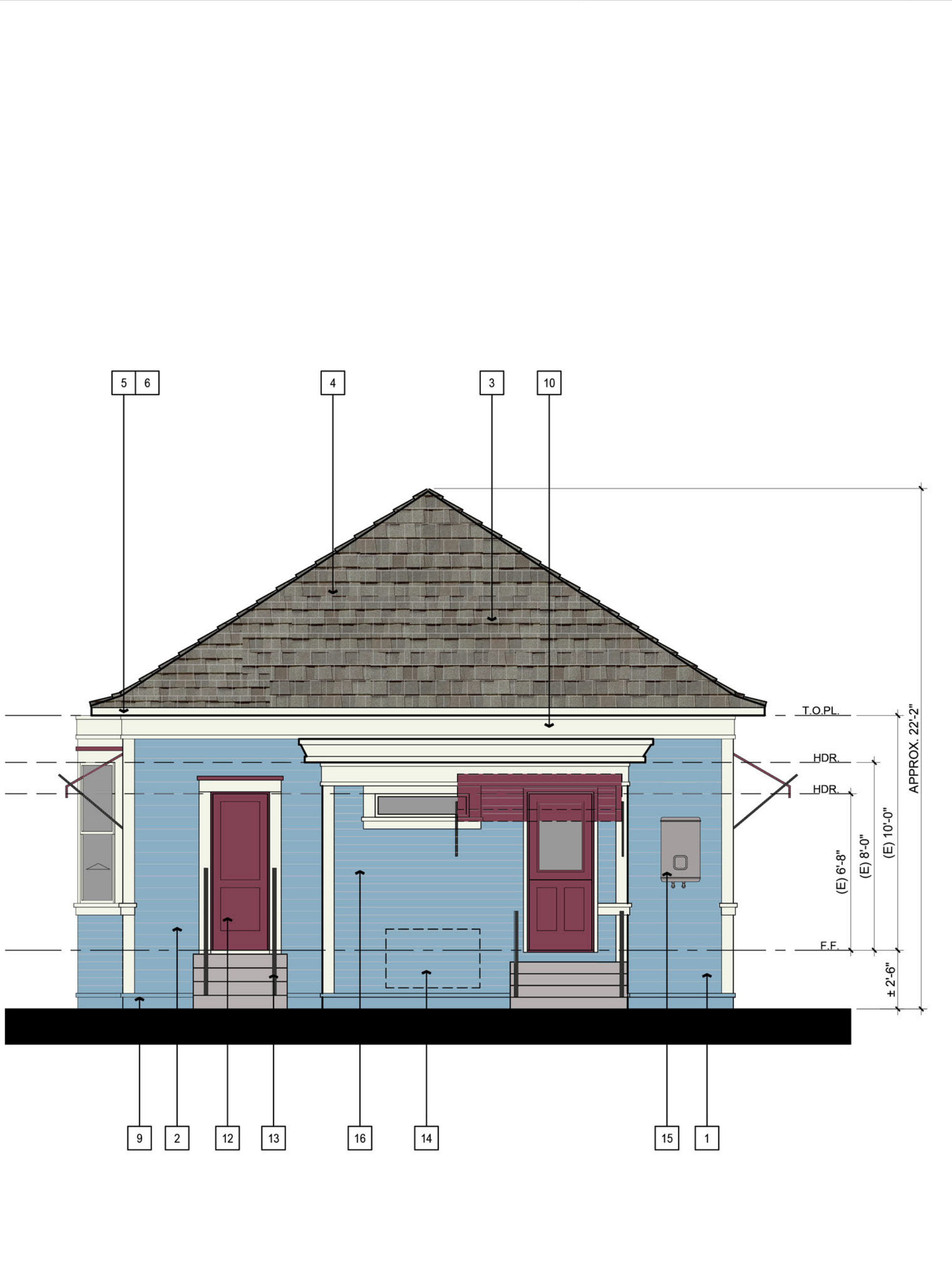
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PROPOSED RIGHT (WEST) ELEVATION

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

3



PROPOSED REAR (SOUTH) ELEVATION

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

1

KEYNOTES

- KITCHEN ADDITION
- BATHROOM ADDITION
- NEW HIP ROOF OVER ADDITION
- ASPHALT SHINGLES, MATCH EXISTING, CLASS A RATING, ICC-ES ESR-1389 OR EQUAL
- ROOF OVERHANGS, EAVES AND RAKES TO MATCH EXISTING
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**COLOR
EXTERIOR
ELEVATIONS**

A3.2

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SCHEDULE							
WINDOWS							
REV #	WINDOW #	WINDOW TYPE	SIZE		MATERIAL	QUANTITY	NOTES
			WIDTH	HEIGHT		16	
	(E) W01	DOUBLE HUNG	2'-0"	5'-8"	WOOD	2	TO REMAIN
	(E) W02	DOUBLE HUNG	2'-0"	5'-8"	WOOD	1	TO BE RELOCATED
	(E) W03	DOUBLE HUNG	2'-6"	5'-8"	WOOD	4	TO REMAIN
	(E) W04	DOUBLE HUNG	2'-6"	5'-8"	WOOD	2	TO BE RELOCATED
	(E) W05	DOUBLE HUNG	3'-0"	5'-8"	WOOD	1	TO REMAIN
	(E) W06	FIXED	4'-0"	5'-8"	WOOD	2	TO REMAIN
	(E) W07	AWNING	4'-0"	1'-0"	WOOD	1	TO REMAIN
	(E) W08	FIXED	4'-0"	1'-6"	WOOD	1	TO REMAIN
	(N) W09	SINGLE HUNG	1'-6"	2'-6"	WOOD	2	PROPOSED
DOORS							
REV #	DOOR #	DOOR TYPE	SIZE		MATERIAL	QUANTITY	NOTES
			WIDTH	HEIGHT		15	
	A	INTERIOR, HOLLOW	2'-2"	6'-8"	WOOD	2	TO REMAIN
	B	EXTERIOR, SOLID	2'-8"	6'-8"	WOOD	1	TO REMAIN
	C	EXTERIOR, DUTCH	2'-8"	6'-8"	WOOD	2	TO REMAIN
	D	INTERIOR, HOLLOW	2'-8"	6'-8"	WOOD	3	TO REMAIN
	E	INTERIOR, HOLLOW	2'-8"	6'-8"	WOOD	1	TO REMOVED
	F	INTERIOR, HOLLOW	2'-6"	6'-8"	WOOD	1	TO REMAIN
	G	INTERIOR, HOLLOW	2'-0"	6'-8"	WOOD	1	TO REMAIN
	H	INTERIOR, HOLLOW	2'-4"	6'-8"	WOOD	2	PROPOSED
	J	EXTERIOR, SOLID	2'-4"	6'-8"	WOOD	1	PROPOSED
	K	INTERIOR, LOUVERD	2'-8"	6'-8"	WOOD	1	PROPOSED

