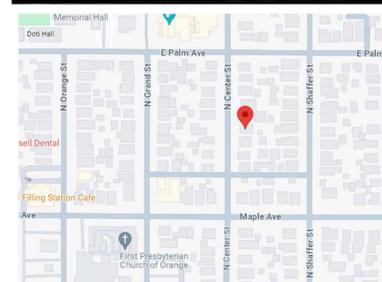




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VICINITY MAP



SCOPE OF WORK

BATHROOM ADDITION AND REMODEL WITHIN
EXISTING BEDROOM, ADDITION OF NEW BEDROOM
TO REPLACE EXISTING

PROJECT DATA

OCCUPANCY RS, U
CONSTRUCTION TYPE VB, NON-SPRINKLERED, WOOD FRAME AND SIDING
PROJECT ADDRESS 241 N. CENTER STREET
ORANGE, CA 92864
A.P.N. 094-244-06
LEGAL DESCRIPTION BONNIE BRAE TRACT, BLOCK B, LOT 20
ZONING R-1-6
GENERAL PLAN LAND USE LOW DENSITY RESIDENTIAL (LDR)

DEVELOPMENT TABULATION

LOT AREA	6,750 SF
EXISTING FIRST FLOOR	1,242 SF
ADDITION	267 SF
TOTAL FIRST FLOOR	1,509 SF
EXISTING GARAGE	295 SF
EXISTING SHED	78 SF
EXISTING F.A.R.	$1,272 + 295 + 78 = 1,645 / 6,750 = .24$
PROPOSED F.A.R.	$1,509 + 295 + 78 = 1,882 / 6,750 = .28$
EXISTING LOT COVERAGE	1,809 SF 26.8 %
PROPOSED LOT COVERAGE	2,046 SF 30.3 %
EXISTING LANDSCAPE	3,588 SF 53.1 %
PROPOSED LANDSCAPE	2,936 SF 43.4 %

SHEET INDEX

- 1 SITE PLAN, EXISTING FLOOR PLAN
- 2 PROPOSED FLOOR AND SCHEDULES
- 3 ELEVATIONS AND SECTIONS
- 4 ROOF PLAN
- 5 EXISTING SITE PHOTOS
- 6 N. CENTER STREET F.A.R. ANALYSIS
- 7 COLORED ELEVATIONS

PROJECT TEAM

OWNER
HEALY FAMILY TRUST 2016
DANIEL AND KIM HEALY
4811 OAKWOOD CIRCLE
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(714) 655-1245

ARCHITECT/APPLICANT
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17022 COURTNEY LANE
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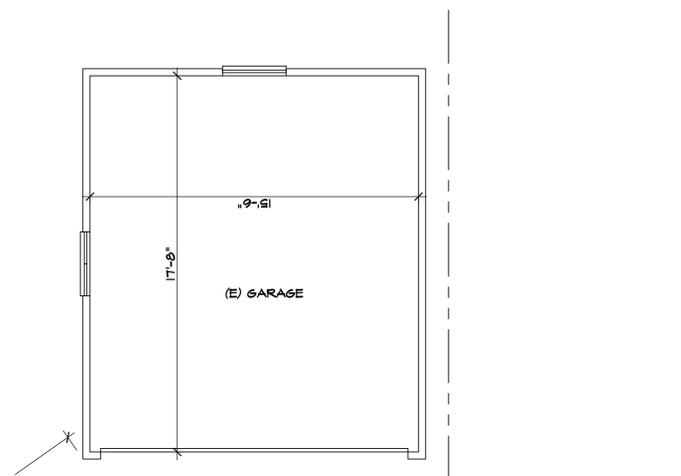
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HEALY RESIDENCE ADDITION

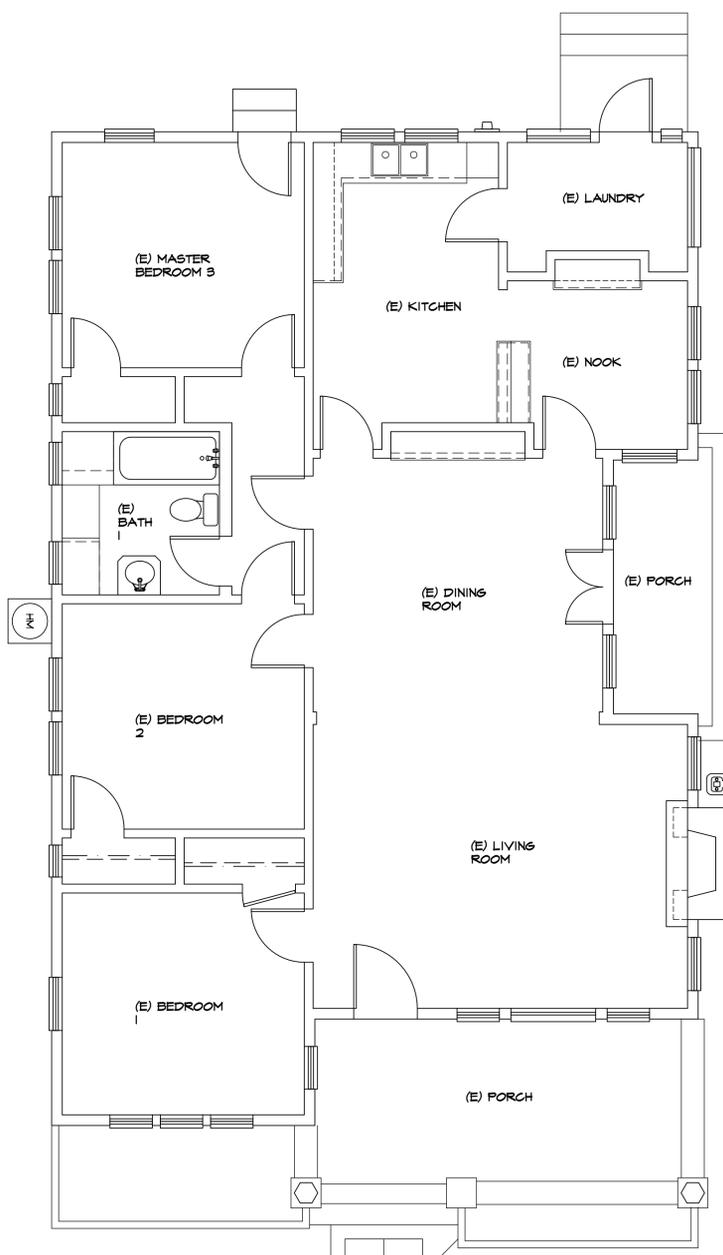
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SITE PLAN, EXISTING FLOOR PLAN

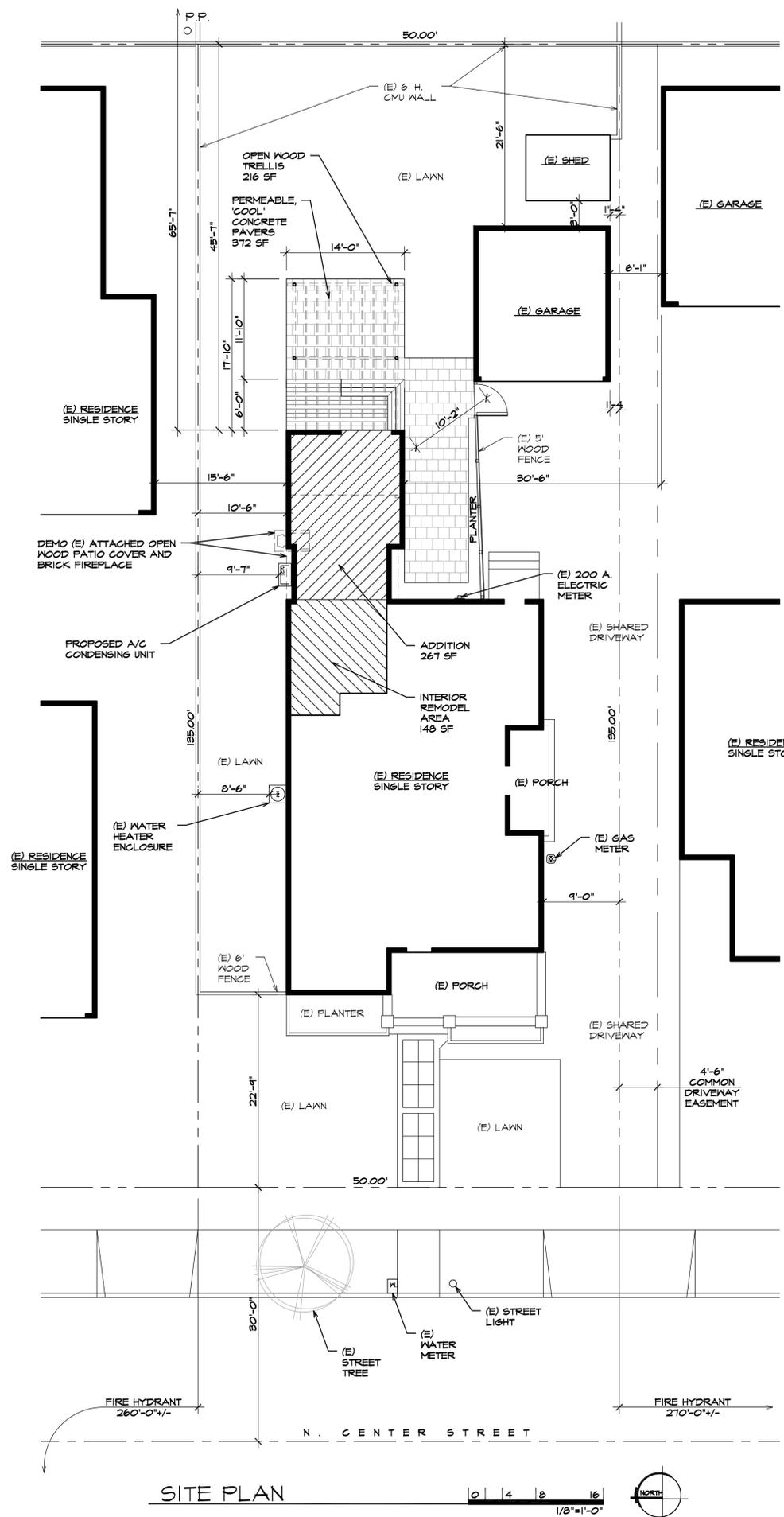
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EXISTING GARAGE PLAN 0 2 4 8 1/4"=1'-0"



EXISTING FLOOR PLAN 0 2 4 8 1/4"=1'-0" NORTH



SITE PLAN 0 4 8 16 1/8"=1'-0" NORTH

WINDOW SCHEDULE

MARK	WINDOW				FRAME			REMARKS			
	NO. REQ'D	TYPE	WINDOW SIZE		DETAIL SHEET A-						
			WIDTH	HEIGHT	HEAD	JAMB	SILL				
A	1	FIXED	4-0	4-0				WOOD PAINT	GL-3	N	EXISTING TO REMAIN
B	6	DOUBLE HUNG	2-0	4-0				WOOD PAINT	GL-3	Y	EXISTING TO REMAIN
C	10	DOUBLE HUNG	2-6	4-0				WOOD PAINT	GL-3	Y	EXISTING TO REMAIN
D	2	DOUBLE HUNG	1-6	3-0				WOOD PAINT	GL-3	Y	EXISTING TO REMAIN
E	2	DOUBLE HUNG	2-0	3-0				WOOD PAINT	GL-3	Y	EXISTING TO REMAIN
F	2	DOUBLE HUNG	2-6	3-0				WOOD PAINT	GL-3	Y	EXISTING TO REMAIN
G	1	AWNING (BOTTOM HINGED AND INWARD TILTING)	4-8	3-0				WOOD PAINT	GL-3	Y	EXISTING TO REMAIN
H	1	AWNING (BOTTOM HINGED AND INWARD TILTING)	1-2	3-0				WOOD PAINT	GL-3	Y	EXISTING TO REMAIN
I	1	AWNING (BOTTOM HINGED AND INWARD TILTING)	3-0	3-0				WOOD PAINT	GL-3	Y	EXISTING TO REMAIN
J	2	AWNING	2-6	2-0				WOOD PAINT	GL-1	Y	
K	2	DOUBLE HUNG	2-6	4-0				WOOD PAINT	GL-1	Y	
L	1	DOUBLE HUNG	2-0	4-0				WOOD PAINT	GL-1	Y	
M	1	DBL. CASEMENT	3-0	4-0				WOOD PAINT	GL-1	Y	EXISTING TO REMAIN, WHITE
N	1	FIXED	3-0	4-0				WOOD PAINT	GL-4	Y	EXISTING TO REMAIN, WHITE

DOOR SCHEDULE

MARK	DOOR						FRAME			HARDWARE		REMARKS				
	DOOR SIZE			SIDELIGHT		CORE MAT.	FACE MAT.	TYPE	GLASS	MAT.	DETAIL SHEET A-					
	WIDTH	HEIGHT	THICK	WIDTH	HEIGHT						HEAD		JAMB	SILL		
1	3'-0"	6'-8"	1-3/4"	-	-	S.C.	WOOD	-	GL-3	WOOD	-	-	N	I	N	3/4 LITE, TEMPERED GLASS
2	PAIR 1'-4"	6'-8"	1-3/4"	-	-	S.C.	WOOD	-	GL-3	WOOD	-	-	N	I	N	FULL, DIVIDED LITE, TEMPERED GLASS
3	5'-0"	5'-4"	1/4"	-	-	S.C.	WOOD	-	GL-3	WOOD	-	-	N	I	N	1/2 LITE, TEMPERED GLASS
4	6'-0"	6'-8"	1-3/4"	-	-	S.C.	WOOD	-	GL-1	WOOD	-	-	N	I	N	ALL-WOOD STILE AND RAIL SLIDING 'OX' DOOR. 'SIERRA-PACIFIC WINDOWS' SLIDING WOOD PATIO DOOR SERIES, OR EQUAL. DOOR FINISH TO BE FACTORY PRIMED/FINISH PAINTED.

HARDWARE SET TYPES

- 1 ENTRY LOCKSET W/ DEADBOLT
- 2 PASSAGE LATCHSET
- 3 PRIVACY LOCKSET

GLASS TYPES

- GL-1 INSULATING GLASS, LOW-E, TEMPERED AS NOTED
- GL-2 DECORATIVE OBSCURE AS SELECTED BY OWNER, INSULATING GLASS, LOW-E, TEMPERED AS NOTED
- GL-3 CLEAR GLASS, TEMPERED AS NOTED
- GL-4 OBSCURED GLASS, TEMPERED AS NOTED



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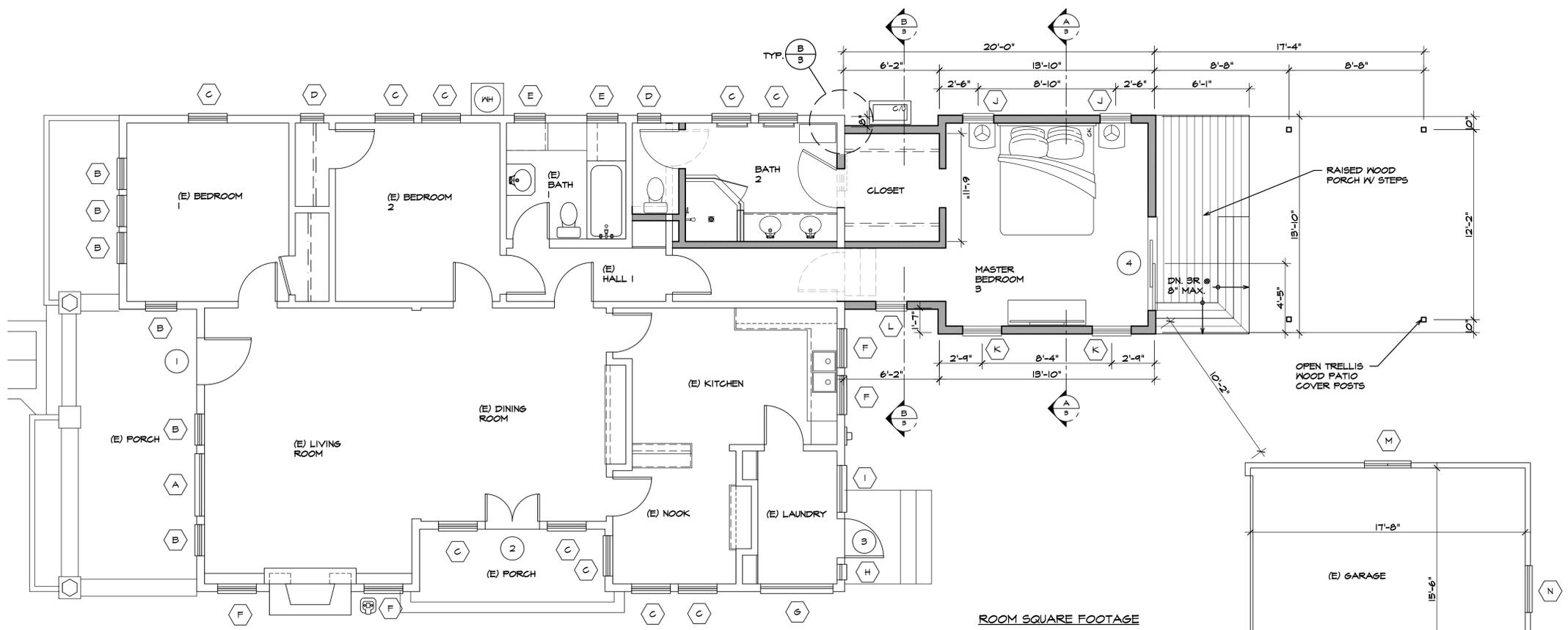
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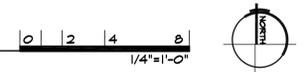
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PROPOSED FLOOR AND ROOF PLAN

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PROPOSED FLOOR PLAN



WALL LEGEND

- (E) EXTERIOR WALL - 2X4 @ 16" O/C WITH NEW R-15 INSULATION WHERE WALLS ARE OPENED.
 - WOOD LAP SIDING, 3"-3"-7" EXPOSURE
- NEW EXTERIOR WALL - 2X4 @ 16" O/C WITH NEW R-15 INSULATION.
 - EXTERIOR FACES: JAMES HARDIE CEMENT FIBER SIDING, HARDIE PLANK @ 1/4" SMOOTH LAP SIDING (6" AND 7" EXP), ICC-ES # NER 405, INSTALL OVER 2 LAYERS GRADE D PAPER WEATHER BARRIER, AND MANUFACTURERS RECOMMENDATIONS.
 - 5/8" GYP. BD. INTERIOR FACE
- INTERIOR WALL - EXISTING TO REMAIN
- NEW INTERIOR WALL - 2X4 @ 16" O/C WITH 5/8" GYP. BOARD EACH SIDE. 2X6 @ 16" O/C WITH W.R. GYP. BOARD TO 48" AT PLUMBING FIXTURE WALL.

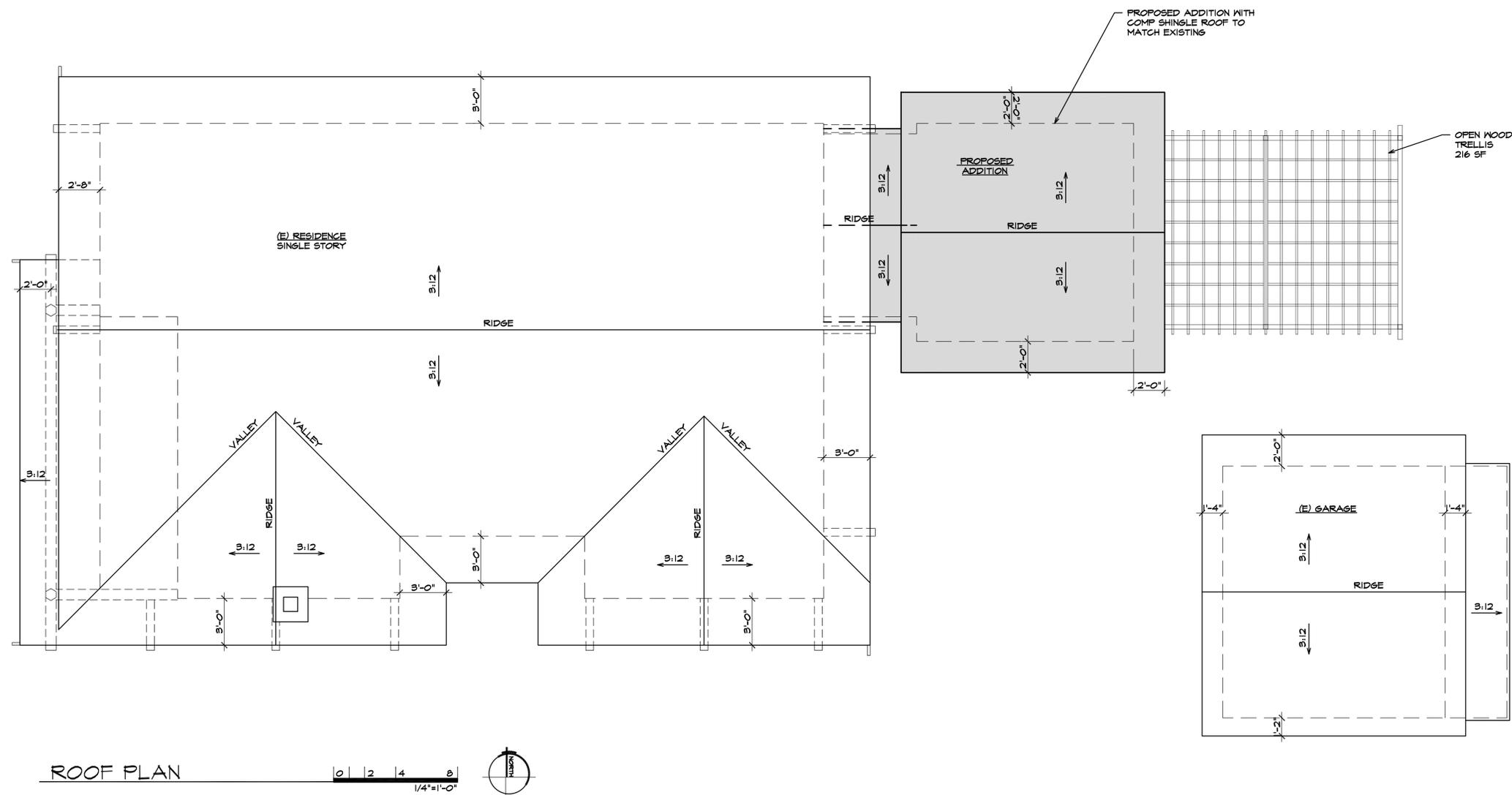
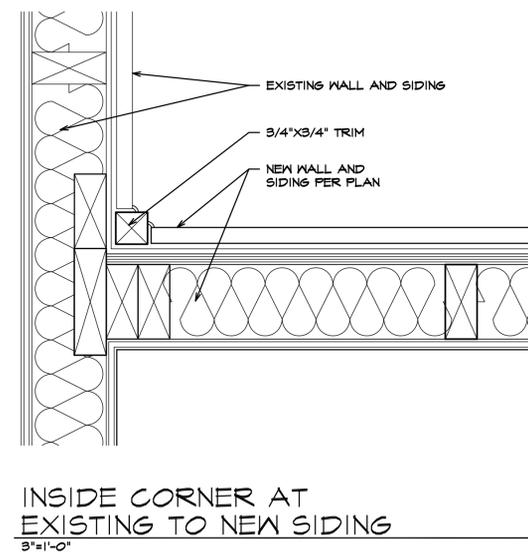
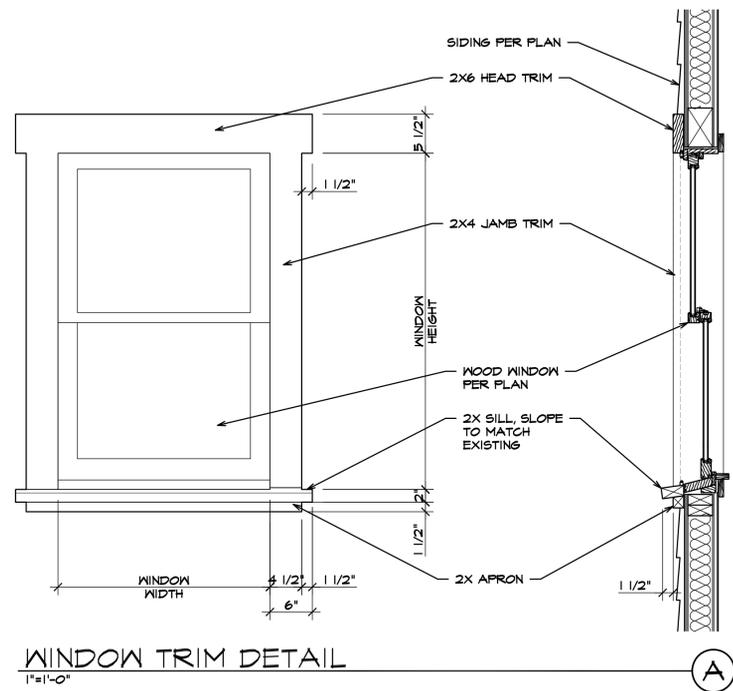
ROOM SQUARE FOOTAGE

(E) LIVING ROOM	236 SF
(E) DINING ROOM	163 SF
(E) NOOK	64 SF
(E) KITCHEN	120 SF
(E) LAUNDRY	44 SF
(E) BEDROOM 1 / CLOSET	134 SF
(E) BEDROOM 2 / CLOSET	135 SF
(E) HALL I	35 SF
(E) BATH 1	57 SF
MASTER BEDROOM 3 / HALL	233 SF
CLOSET	42 SF
BATH 2	44 SF



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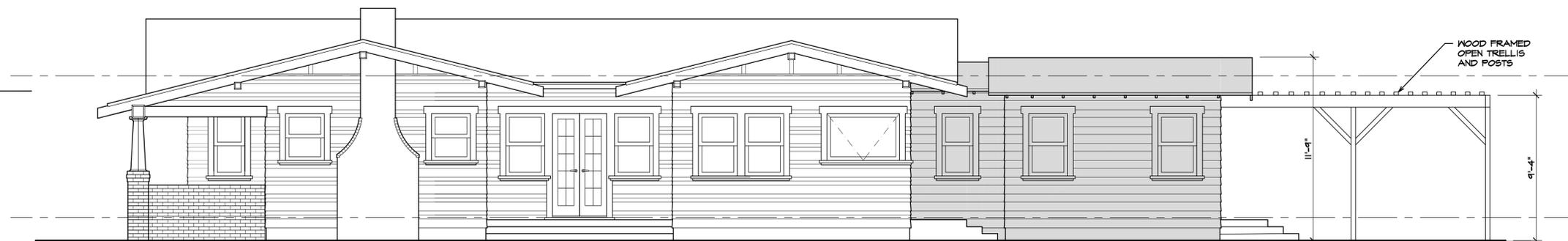
EAST ELEVATION 0 2 4 8
1/4"=1'-0"



WEST ELEVATION 0 2 4 8
1/4"=1'-0"



NORTH ELEVATION 0 2 4 8
1/4"=1'-0"



SOUTH ELEVATION 0 2 4 8
1/4"=1'-0"

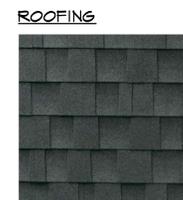
EXTERIOR FINISHES



HORIZONTAL LAP SIDING



DUNN-EDWARDS COLOR: DEN 6398 WALRUS



6AF TIMBERLINE HDZ COMP SHINGLE COLOR: CHARCOAL PLUS



WINDOW AND DOOR SCREENS, WOOD DECK

ACCENT PAINT

FASCIA, DOOR AND WINDOW TRIM
DUNN EDWARDS
COLOR: DEN 340 WHISPER

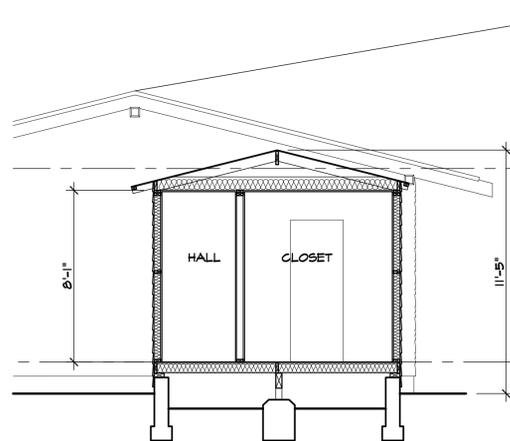
WINDOWS



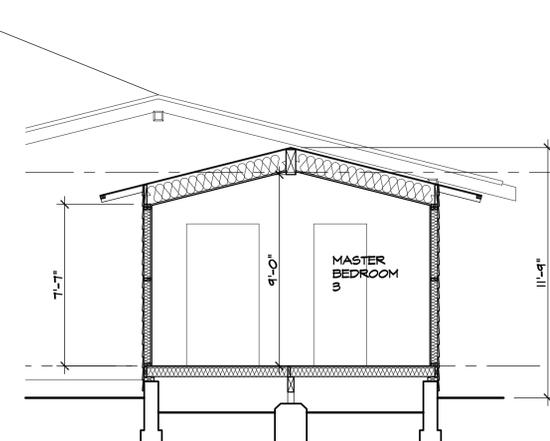
WOOD DOUBLE HUNG, DUAL GLAZED
COLOR: DEN 340, WHITE WITH DARK WOOD SCREENS (WALNUT STAIN)

EXTERIOR FINISHES

- ROOF 6AF TIMBERLINE COMPOSITION SHINGLE, COLOR: CHARCOAL
- FASCIA AND TRIM COLOR: DEN 340 WHISPER (WHITE)
- EXISTING SIDING HORIZONTAL LAP SIDING, 3"-3"-1" EXPOSURE, COLOR: DEN 6398 WALRUS (GRAY)
- PROPOSED SIDING HORIZONTAL LAP SIDING, 6"-1" EXPOSURE, COLOR: DEN 6398 WALRUS (GRAY)
- DOORS AND WINDOWS PAINT GRADE WOOD DUAL GLAZED, AWNING WINDOWS, AND SLIDING DOOR TO MATCH RESIDENCE COLOR: DEN 340 WHISPER (WHITE)
- TRELLIS WOOD POSTS, BEAMS AND OPEN TRELLIS COLOR: DEN 6398 WALRUS (GRAY)
- STAINED WOOD WINDOW AND DOOR SCREENS, WOOD DECK



SECTION B
1/4"=1'-0"



SECTION A
1/4"=1'-0"

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ELEVATIONS AND SECTIONS

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① VIEW LOOKING EAST



② VIEW LOOKING NORTH-EAST



③ VIEW LOOKING EAST



④ VIEW LOOKING NORTH WEST



⑤ VIEW LOOKING SOUTH WEST



⑥ VIEW LOOKING SOUTH



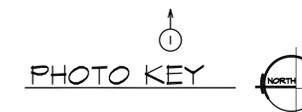
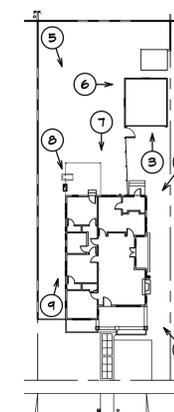
⑦ VIEW LOOKING WEST



⑧ VIEW LOOKING SOUTH-WEST



⑨ VIEW LOOKING SOUTH-EAST



**HEALY
RESIDENCE
ADDITION**

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**EXISTING
SITE PHOTOS**

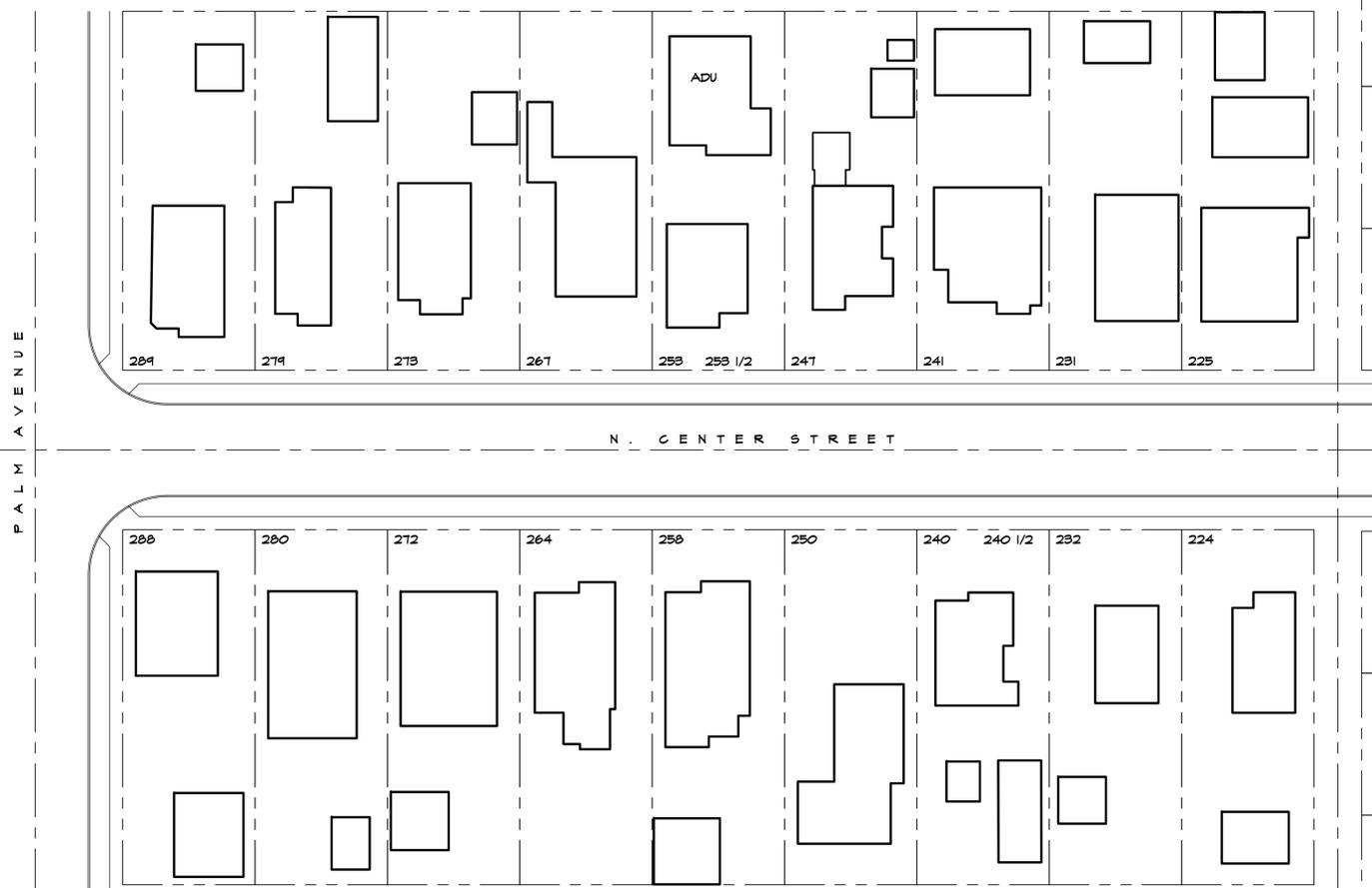
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ADDRESS	MAIN BUILDING	ACCESSORY STRUCTURE	ADU	TOTAL	SITE AREA	FLOOR AREA RATIO (F.A.R.)
225	1,600	1,296		2,896	6,750	.43
231	2,450	395		2,845	6,750	.42
241	1,530	894		2,424	6,750	.36
241 (PROPOSED)	1,504	373		1,877	6,750	.28
253, 253 1/2	1,150		1,450	1,150	6,750	.17
267	1,300			1,300	6,750	.19
273	1,602	336		1,938	6,750	.29
279	868	740		1,608	6,750	.24
289	1,080	313		1,393	6,750	.21
224	1,031	492		1,523	6,675	.23
232	1,366	318		1,684	6,675	.25
240, 240 1/2	1,600	810		2,410	6,675	.36
250	2,000			2,000	6,675	.30
258	1,380	620		2,000	6,675	.30
264	1,277			1,277	6,675	.19
272	1,236	478		1,714	6,675	.26
280	1,428	284		2,212	6,675	.33
288	456	826		1,742	6,675	.27
18 LOTS						5.08

TOTAL: 5.08 / 18 = .28 AVERAGE F.A.R.



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N CENTER ST. F.A.R. ANALYSIS

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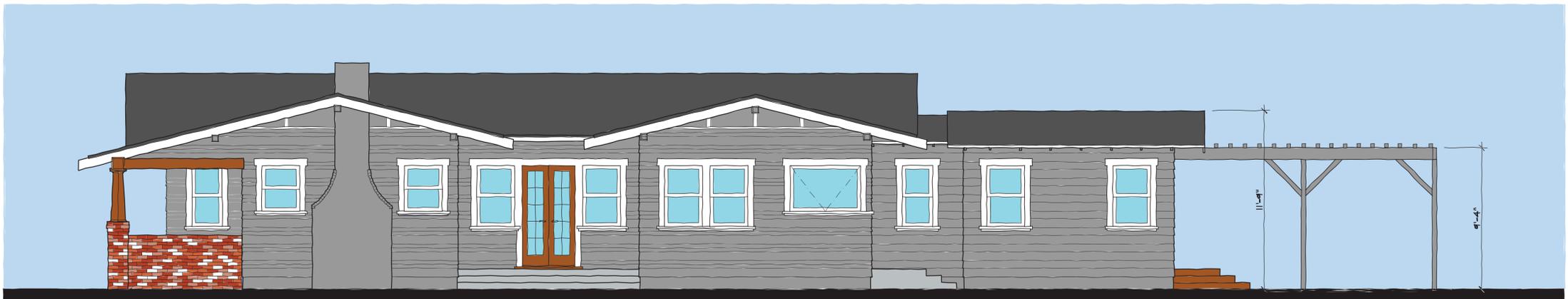
EAST ELEVATION 0 2 4 8
1/4"=1'-0"



WEST ELEVATION 0 2 4 8
1/4"=1'-0"



NORTH ELEVATION 0 2 4 8
1/4"=1'-0"



SOUTH ELEVATION 0 2 4 8
1/4"=1'-0"

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COLORED ELEVATIONS

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