

REGALADO REMODEL
 412 S. PIXLEY ST.
 ORANGE, CA. 92868



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 Arlen Beck
 DRC-5146

REGALADO REMODEL
 412 S. PIXLEY STREET
 ORANGE, CA. 92868
 ARCHITECTURAL DESIGN SOLUTIONS
 T-1

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SCOPE OF WORK

1. REHAB THE EXISTING DWELLING
 - 1.1. UPGRADE ALL UTILITY SYSTEMS
 - 1.2. REMODEL - REDD ENTIRE INTERIOR
 - 1.3. UPGRADE DWELLING EXTERIOR - EXTERIOR WALLS / ROOF
2. ADD TWO BEDROOMS / TWO BATHS - 305 S.F. ADDITIONAL FLOOR AREA
3. SHORE AND RELOCATE EXISTING GARAGE - REHAB INTERIOR AND EXTERIOR
4. RELANDSCAPE YARD
5. DEMOLISH BACK PATIO COVER
6. DEMOLISH FRONT ENTRY CANOPY
7. REMOVE AND REPLACE DRIVEWAY EXTENDING TO RELOCATED GARAGE

FLOOR AREA:

EXISTING:
 645 SQ. FT. DWELLING
 170 SQ. FT. GARAGE
 PROPOSED:
 950 SQ. FT. DWELLING
 170 SQ. FT. GARAGE

EXISTING:

TWO BEDROOM
 ONE BATH

PROPOSED:

TWO BEDROOM
 TWO BATH

ARCHITECTURAL DESIGN SOLUTIONS
 CONTACT:
 MARK S. DWYER, ARCHITECT NCARB
 ADDRESS:
 PO BOX 1392
 WRIGHTWOOD, CA. 92397
 TELEPHONE:
 949 887 2292
 EMAIL:
 mark@archdesignsol.com

412 S. PIXLEY ST.
 ORANGE, CA. 92868

ASSESSOR'S PARCEL NUMBER:
 APN 041-141-24
 TRACT 545 / LOT 24

GENERAL PLAN LAND USE:
 LOW DENSITY RESIDENTIAL

ZONING:
 R1-6

LAND USE:
 RESIDENTIAL

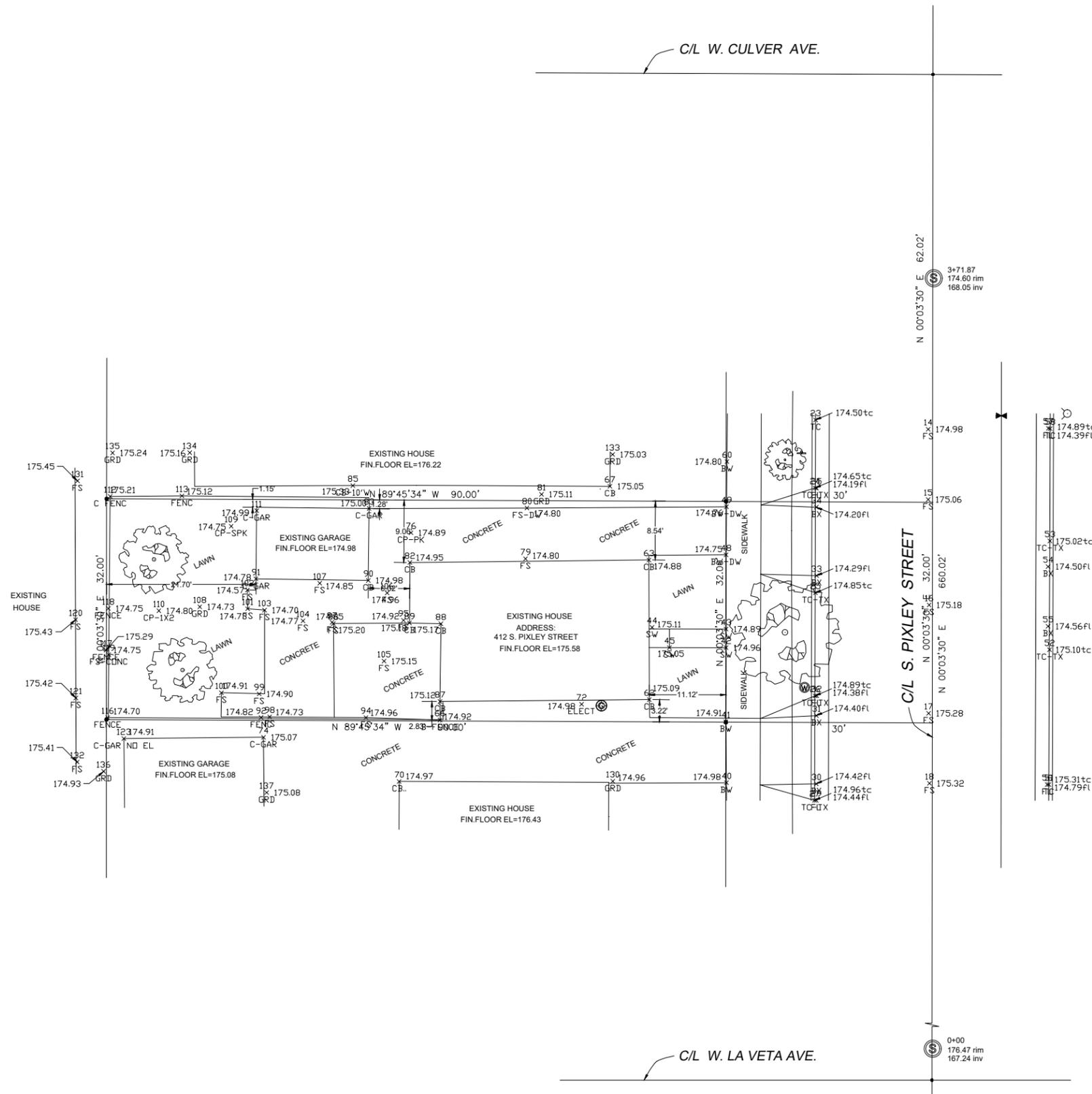
LOT SIZE:
 2,880 SQ. FT. (.066 AC)

FLOOR AREA:
 EXISTING:
 645 SQ. FT. DWELLING
 170 SQ. FT. GARAGE
 PROPOSED:
 950 SQ. FT. DWELLING
 170 SQ. FT. GARAGE

DENSITY:
 1/.066

PROPERTY LINES:
 NO CHANGE

BUILDING CODE:
 CALIFORNIA RESIDENTIAL CODE 2022 EDITION
 TYPE VN CONSTRUCTION
 R-3 OCCUPANCY
 ONE UNIT TWO BEDROOMS



SCALE: 1" = 8'

LEGEND

These standard symbols will be found in the drawing.

- WATER METER
- SIGN
- SEWER MAN HOLE
- GAS METER
- FIRE HYDRANT
- WATER VALVE



S-1

BASIS OF BEARINGS:
THE CENTERLINE OF PIXLEY STREET SHOWN AS
N 0°03'30" W PER TRACT MAP 545, M.M. 18/11

BENCH MARK:
O.C.S. B.M. 1E-105-83
FOUND 3 3/4" DISC STAMPED "1E-105-83" IN THE NORTHWEST CORNER OF A CATCH
BASIN LOCATED AT THE SOUTHEASTERLY CORNER OF LEMON STREET AND
LA VETA AVENUE
ELEV. = 183.693(ft) NAVD88

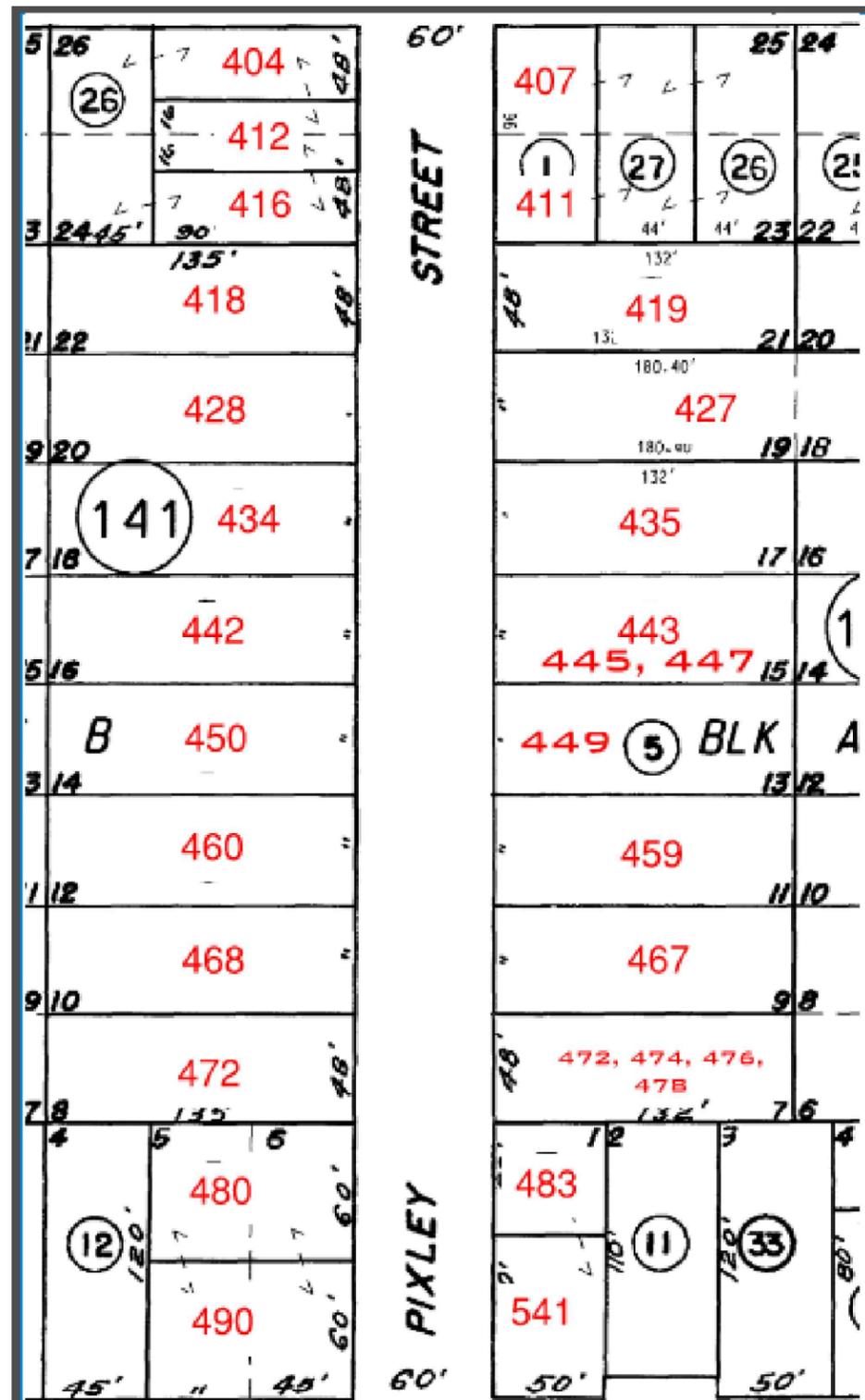
LEGAL DESCRIPTION:
THE SOUTH 16 FEET OF THE EAST 90 FEET OF LOT 26 AND THE NORTH 16 FEET
OF THE EAST 90 FEET OF LOT 24, IN BLOCK B OF TRACT NO. 545, LA VETA
HOME TRACT, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF
STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 18,
PAGE 11 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY

LOT AREA:
2,880 sq.ft.
0.066 ac.

PREPARED BY:
DON BARRIE & ASSOCIATES
LAND SURVEYORS
1240 B N. JEFFERSON STREET
ANAHEIM, CA.

PREPARED FOR:
ALONSO REGALADO
412 S. PIXLEY STREET
ORANGE, CA.

TOPOGRAPHIC SURVEY		
DRAWN D.B.	DATE 1/8/2024	412 S. PIXLEY ST. ORANGE, CA
APPROVED D.B.	DATE 1/13/2024	
SCALE 1" = 8'	SHEET 1 of 1	PROJECT NO.



ADDRESS	LOT SQ. FT.	LIVING SF.	GARAGE SF.	TOTAL SF.	CALCULATION	FLOOR AREA RATIO
WEST SIDE						
C 404	2,880 SF.	959 SF.	216 SF.	1,175 SF.	1,175/2880 = .333	41%
NC 412	2,880 SF.	645 SF. (E)	170 SF.	815 SF.	815/2880 = .282	28%(E)
	2,880 SF.	947 SF. (P)	170 SF.	1,117 SF.	1,117/2880 = .387	39%(P)
C 416	2,880 SF.	708 SF.	260 SF.	968 SF.	968/2880 = .336	34%
NC 418	6,480 SF.	1,044 SF.	360 SF.	1,404 SF.	1,404/6480 = .2161	22%
C 428	6,480 SF.	840 SF.	320 SF.	1,160 SF.	1,160/6480 = .179	18%
C 434	6,480 SF.	948 SF.	324 SF.	1,272 SF.	1,272/6480 = .196	20%
C 442	6,480 SF.	766 SF.	170 SF.	936 SF.	936/6480 = .144	14%
C 450	6,480 SF.	1,000 SF.	192 SF.	1,192 SF.	1,192/6480 = .183	18%
C 460	6,480 SF.	1,174 SF.	360 SF.	1,534 SF.	1,534/6480 = .236	24%
NC 468	6,480 SF.	766 SF.	170 SF.	936 SF.	936/6480 = .144	14%
NC 472-8	6,534 SF.	3,100 SF. (4 UNITS - 472, 474, 476 & 478)		3,100 SF.	3,100/6534 = .474	47%
NC 480	5,400 SF.	932 SF.	280 SF.	1,212 SF.	1,212/5400 = .224	22%
NC 490	5,400 SF.	855 SF.	290 SF.	1,145 SF.	1,145/5400 = .212	21%

SUMMARY
 (7) C / (6) NC = 25% (E) FAR / (7) C / (6) NC = 26% (P) FAR
 (7) C = 24% (E) FAR / (7) C = 24% (P) FAR

SUB-STANDARD LOTS - 2,880 SF.
 (2) C / (1) NC = 34% (E) FAR / (2) C = 37.5% (E) FAR
 (2) C / (1) NC = 38% (P) FAR / (2) C = 37.5% (P) FAR

FLOOR AREA RATIO STUDY FOR THE 400 BLOCK OF SOUTH PIXLEY STREET BETWEEN WEST CULVER AVENUE AND WEST LA VETA AVENUE CITY OF ORANGE, CALIFORNIA 92868
 PROPERTY SQ. FT. TAKEN FROM PropertyRec.com - (407 & 411 from City records)

ADDRESS	LOT SQ. FT.	LIVING SF.	GARAGE SF.	TOTAL SF.	CALCULATION	FLOOR AREA RATIO
EAST SIDE						
NC 541	3,500 SF.	1,070 SF.	200 SF.	1,270 SF.	1,270/3,500 = .362	36%
W. La Veta						
NC 483	2,500 SF.	1,304 SF.	376 SF.	1,680 SF.	1,680/2500 = .672	67%
NC 475	6,336 SF.	1,081 SF.	288 SF.	1,369 SF.	1,369/6336 = .216	21%
C 467	6,336 SF.	1,272 SF.	288 SF.	1,560 SF.	1,560/6336 = .246	24%
C 459	6,336 SF.	936 SF.	348 SF.	1,324 SF.	1,324/6336 = .208	20%
NC 449	6,336 SF.	857 SF.	360 SF.	1,217 SF.	1,217/6336 = .192	19%
NC 3 UNITS						
443/445/447	6,336 SF.	2,868 SF.	INCLUSIVE	2,868 SF.	2,868/6336 = .452	45%
C 435	6,336 SF.	936 SF.	170 SF.	1,106 SF.	1,106/6336 = .174	17%
NC 427	8,659 SF.	796 SF.	360 SF.	1,156 SF.	1,156/8659 = .133	13%
NC 419	6,534 SF.	1,841 SF.	INCLUSIVE	1,841 SF.	1,841/6534 = .282	28%
C 411	2,112 SF.	1,435 SF.	INCLUSIVE	1,435 SF.	1,435/2112 = .679	68%
C 407	2,112 SF.	1,435 SF.	INCLUSIVE	1,435 SF.	1,435/2112 = .679	68%

SUMMARY
 (5) C / (7) NC = 35.5% (E) FAR / (5) C / (7) NC = 35.5% (P) FAR
 (6) C = 33% (E) FAR / (6) C = 33% (P) FAR
SUB-STANDARD LOTS - 2,112 SF.
 (2) C = 68% (E) FAR / (2) C = 68% (P) FAR

THE FAR RANGE FOR THE 400 BLOCK OF S. PIXLEY IS .13 TO .68

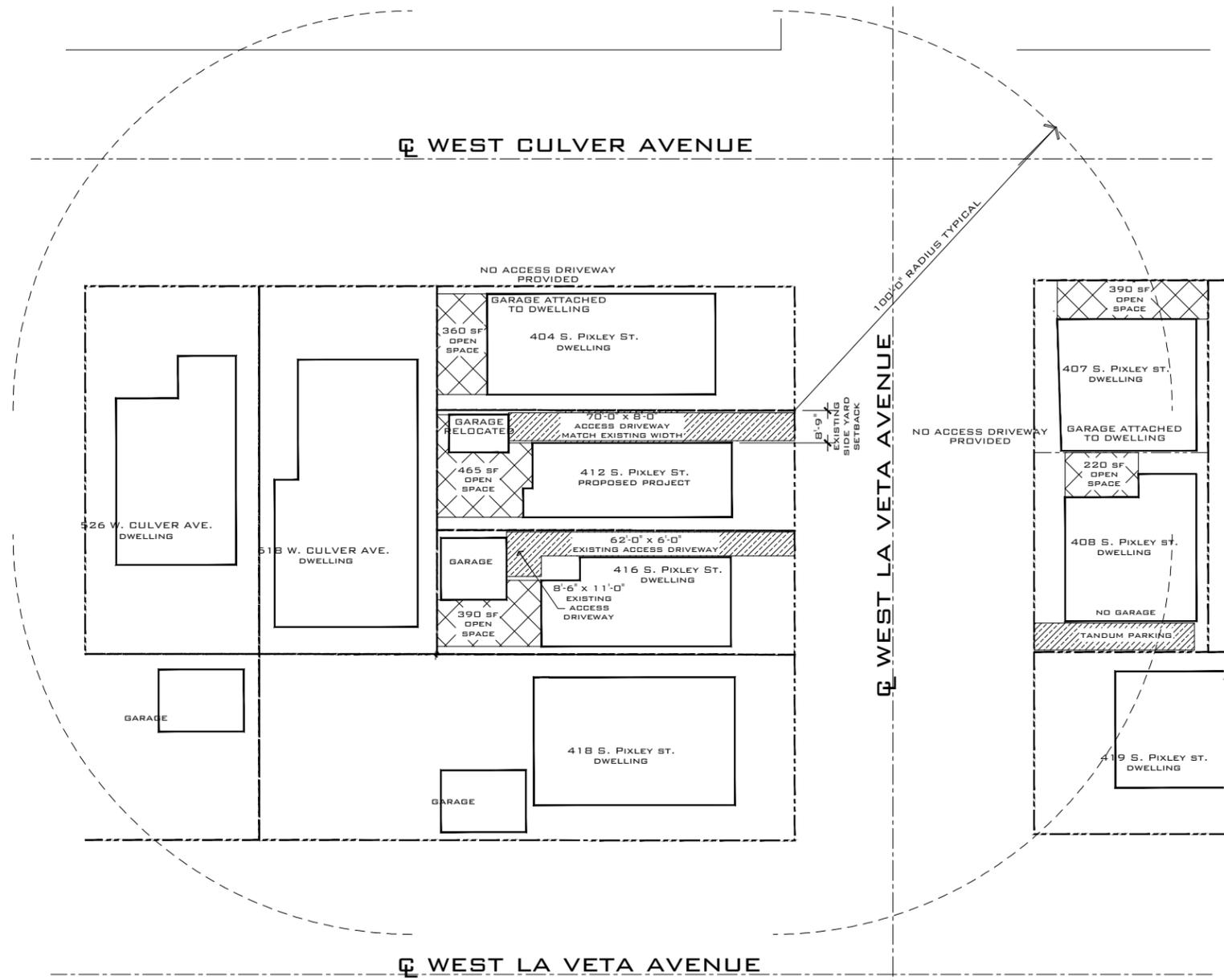
THE TYPICAL FAR RANGE FOR OLD TOWNE HISTORIC DISTRICT IS .15 TO .25

LEGEND
 C XXX = HISTORIC CONTRIUTOR / ADDRESS
 NC XXX = HISTORIC NON-CONTRIUTOR / ADDRESS

LEGEND
 C XXX = HISTORIC CONTRIUTOR / ADDRESS
 NC XXX = HISTORIC NON-CONTRIUTOR / ADDRESS

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 APN 041-141-24
 TRACT 545 / LOT 24

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 RESIDENTIAL

ZONING:
 R1-6

LAND USE:
 LOW DENSITY RESIDENTIAL

LOT SIZE:
 2,880 SQ. FT. (.066 AC)

FLOOR AREA:
 EXISTING:
 645 SQ. FT. DWELLING
 170 SQ. FT. GARAGE
 PROPOSED:
 985 SQ. FT. DWELLING
 170 SQ. FT. GARAGE

DENSITY:
 1/.066

PROPERTY LINES:
 NO CHANGE

BUILDING CODE:
 CALIFORNIA RESIDENTIAL CODE 2022 EDITION
 TYPE VN CONSTRUCTION
 R-3 OCCUPANCY
 ONE UNIT TWO BEDROOMS

USABLE OPEN SPACE
 17.04.034. "O" DEFINITION: OPEN SPACE, USABLE, MEANS ANY SPACE ON A LOT NOT ENCLOSED BY BUILDINGS AND INTENDED FOR RECREATION AND LEISURE USES. USABLE OPEN SPACE INCLUDES YARDS, COURTYARDS, BALCONIES, DECKS, PORCHES, AND PATIOS BUT DOES NOT INCLUDE FRONT YARD SETBACKS, DRIVEWAYS, PARKING SPACES OR SIDE YARDS LESS THAN EIGHT FEET IN WIDTH.

PROPOSED SITE / 100 FT RADIUS
 SCALE: 1/16" = 1'-0"



REGALADO REMODEL
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 ARCHITECTURAL DESIGN SOLUTIONS

7/23/2025 2:18 PM Ryan Deering
 7/23/2025 2:18 PM Ryan Deering
 7/23/2025 2:18 PM Ryan Deering

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	QTY	WUCOLS
EXISTING TREES					
	Lemon Tree	TO REMAIN. PROTECT IN PLACE	EXISTING	1	M
	Cinnamomum camphora	Camphor Tree	EXISTING	1	M
SHRUBS					
	Buxus japonica 'Green Beauty'	Green Beauty Boxwood	5 Gal 24" O.C.	29	M
	Dianella tasmanica 'DR5000'	Little Rev Flax Lily	1 Gal 12" O.C.	43	M
	Rosa hybrid 'Iceburg'	White Hedge Rose	5 Gal 24" O.C.	5	M
	Yucca gloriosa	Spanish Dagger	24" Box As Shown	1	L

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	QTY	WUCOLS
GROUNDCOVER					
	Grass, St Augustine - Water Saving Sod	SOD			
	Existing grass to remain - Protect in place				
	Crushed rock 3/4" 'California Gold'. Install 2" layer over weed fabric. All rock is available thru Southwest Boulder and Stone 877-792-7625 (or Equal)				

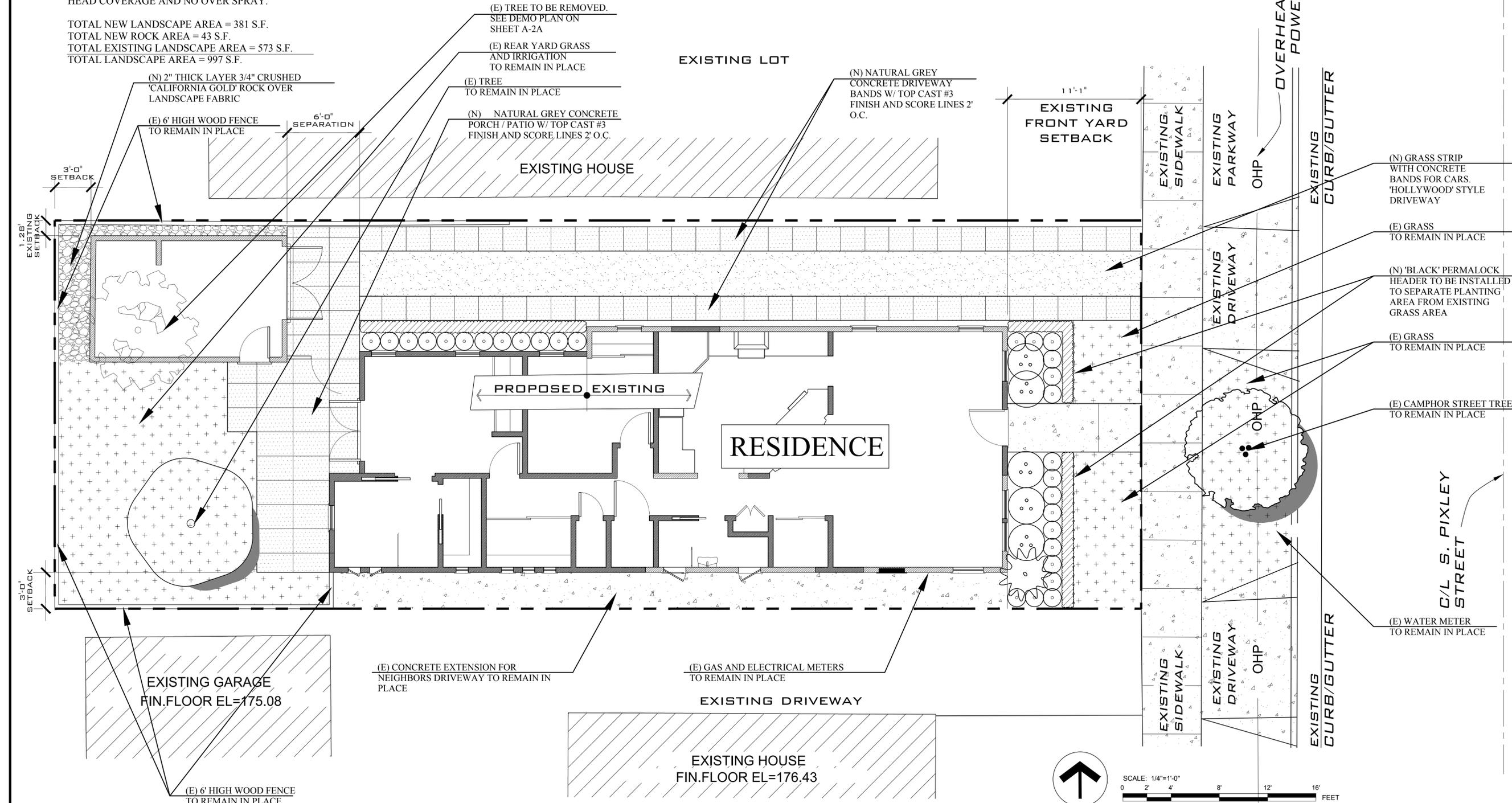
MISC.

- * ALL NON SOD AREAS, EXCEPT SLOPES, DG AND ROCK AREAS, SHALL RECEIVE A 3" DEEP LAYER OF BARK MULCH OVER LANDSCAPE FABRIC. TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. (SIMILAR TO FOREST FLOOR AVAILABLE AT (949)786-9558)
- * BOTH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT SHALL APPROVE PLANTS, PLANTING, ETC. PRIOR TO INSTALLATION
- * CONTRACTOR SHALL INSTALL A ROOT BARRIER WITH ALL TREES PLANTED WITHIN 5' OF PAVING, WALLS, UTILITIES, ETC. ROOT BARRIERS ARE AVAILABLE FROM DEEP ROOT CORP. (714) 896-0563.
- * PLANT COUNT IS FOR CONVIENCE ONLY AND CONTRACTOR IS RESPONSIBLE TO PROVIDE AND PLANT ALL MATERIAL SHOWN.

IRRIGATION

ALL NEW LANDSCAPE AREAS ARE TO RECEIVE A STATE OF THE ART WATER EFFICIENT IRRIGATION SYSTEM THAT MEETS AB-1881 REQUIREMENTS. EXISTING IRRIGATION TO REMAIN. FLUSH ALL LATERAL LINES AND VALVES, ADJUST SPRAY PATTERNS FOR HEAD TO HEAD COVERAGE AND NO OVER SPRAY.

TOTAL NEW LANDSCAPE AREA = 381 S.F.
 TOTAL NEW ROCK AREA = 43 S.F.
 TOTAL EXISTING LANDSCAPE AREA = 573 S.F.
 TOTAL LANDSCAPE AREA = 997 S.F.



URBAN LAND STUDIO
 LANDSCAPE ARCHITECTURE
 365 S. Pixley Street
 Orange, CA 92868
 Ryan Deering, License CA-#5625
 (714) 388-6320

NO.	REVISION

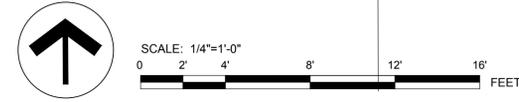
PROJECT
 RESIDENCE
REGALADO REMODEL
 412 S. PIXLEY STREET
 CITY OF ORANGE, CALIFORNIA 92868
CONCEPTUAL LANDSCAPE PLAN

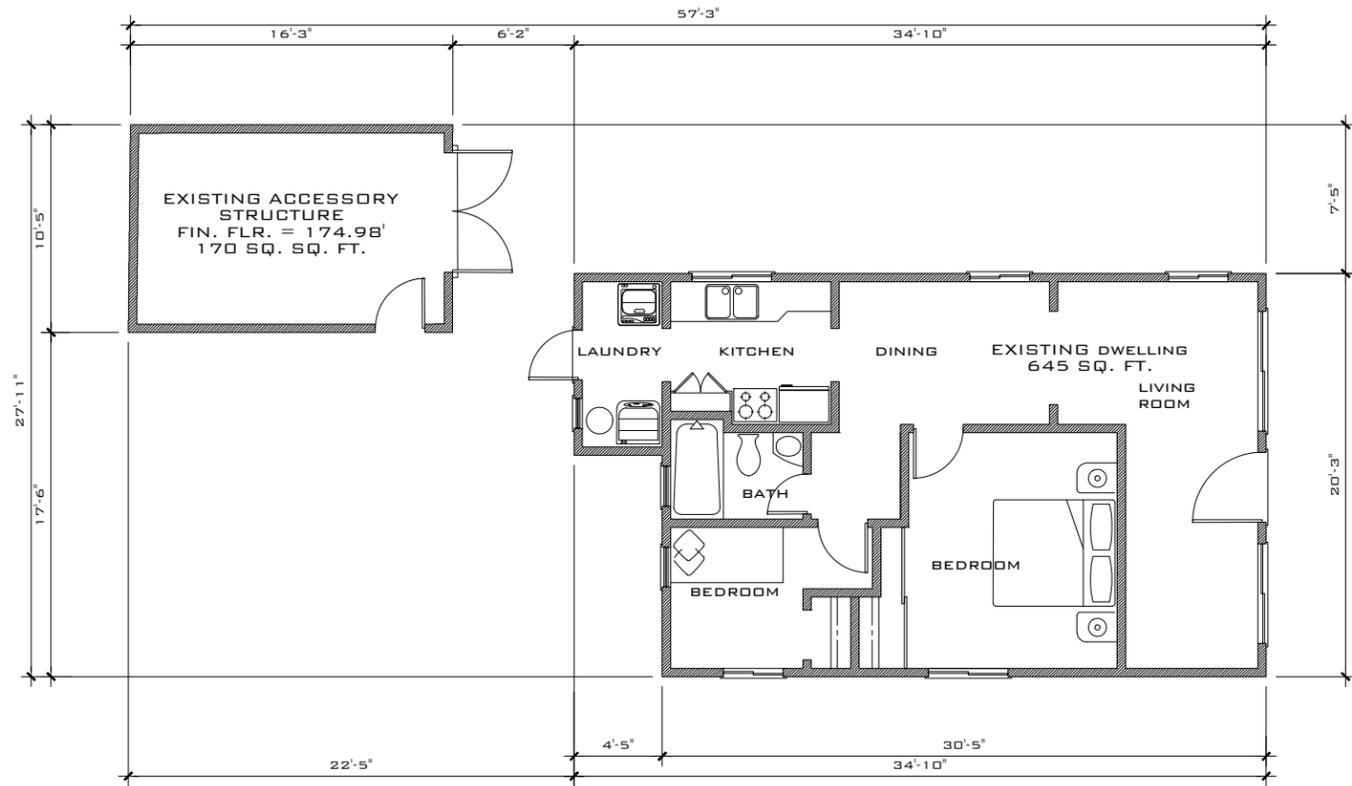
SHEET
CONCEPTUAL LANDSCAPE PLAN



DRAWN BY	CHECKED
RD	RD
DATE	DATE
3-30-25	3-30-25
JOB #	JOB #
02025	02025

L1
 1 of 1





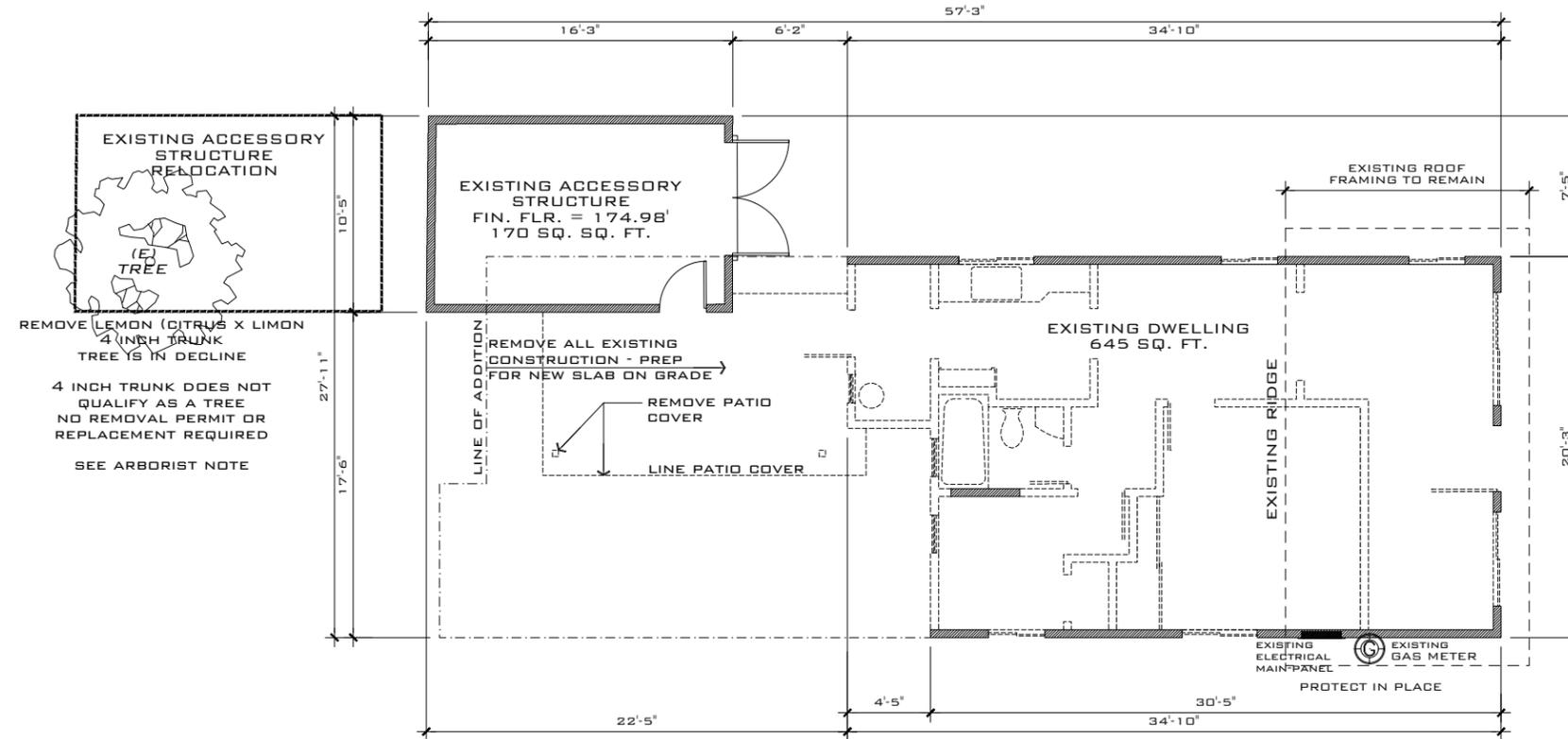
EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



REGALADO REMODEL
 412 S. PIXLEY STREET
 ORANGE, CA. 92868
 A-2 ARCHITECTURAL DESIGN SOLUTIONS

ARBORIST NOTES:

1. LEMON "TREE" WITH 4 INCH DIAMETER DOES NOT QUALIFY AS A TREE.
- 12.32.020 DEFINITION**
 AS USED IN THIS CHAPTER, "TREE" MEANS ANY LIVE PLANT WHICH HAS A SINGLE TRUNK MEASURING 10.5 INCHES IN CIRCUMFERENCE, MEASURED AT A POINT 24 INCHES ABOVE THE GROUND LEVEL.
- THE LEMON TREE IS ONLY 4 INCHES IN TRUNK DIAMETER AND DOES NOT QUALIFY AS A TREE SINCE IT IS UNDER 10.5 INCHES IN DIAMETER. THE GUAVA IS TO BE RETAINED. NO TREE REMOVAL PERMIT OR PLANT A NEW TREE REQUIRED. REMOVING THE LEMON DOES NOT CONSTITUTE REMOVING A TREE. ALSO THERE ARE NO HISTORICAL TREES AND THE SITE IS NOT UNDEVELOPED PROJECT NOT SUBJECT TO THE TREE ORDINANCES.
- 12.32.030 REMOVAL OF TREES PROHIBITED WITHOUT A PERMIT.**
- A. IT IS UNLAWFUL FOR ANY PERSON, FIRM, PARTNERSHIP, CORPORATION OR OTHER LEGAL ENTITY WHATEVER, TO DESTROY OR REMOVE ANY TREE AS DEFINED IN SECTION 12.32.020 FROM UNDEVELOPED OR PUBLIC INTEREST PROPERTY AS DEFINED IN SECTIONS 12.32.040 AND 12.32.050 WITHOUT A PERMIT AS PROVIDED HEREIN.
 - B. TO "DESTROY" A TREE MEANS TO CUT OR MUTILATE A TREE IN SUCH A MANNER AS TO DESTROY ITS CHARACTER AS LIVE VEGETATION.



REMOVE LEMON (CITRUS X LIMON)
 4 INCH TRUNK
 TREE IS IN DECLINE
 4 INCH TRUNK DOES NOT
 QUALIFY AS A TREE
 NO REMOVAL PERMIT OR
 REPLACEMENT REQUIRED
 SEE ARBORIST NOTE

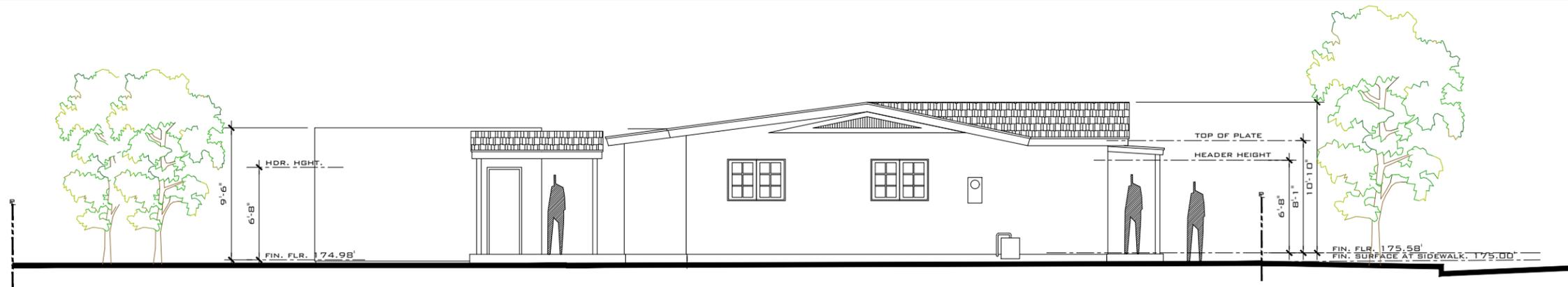
REMOVE ALL EXISTING
 CONSTRUCTION - PREP
 FOR NEW SLAB ON GRADE
 REMOVE PATIO
 COVER
 LINE PATIO COVER

- WALL LEGEND**
- WALL TO BE DEMOLISHED
 - ===== EXISTING WALL TO REMAIN
 - ALL GAS LINES / FIXTURES TO BE REMOVED
 - ALL WATER LINES / FIXTURES TO BE REMOVED
 - ALL ELECTRICAL CONDUITS / FIXTURES TO BE REMOVED
 - ALL EXTERIOR WINDOWS TO BE REMOVED

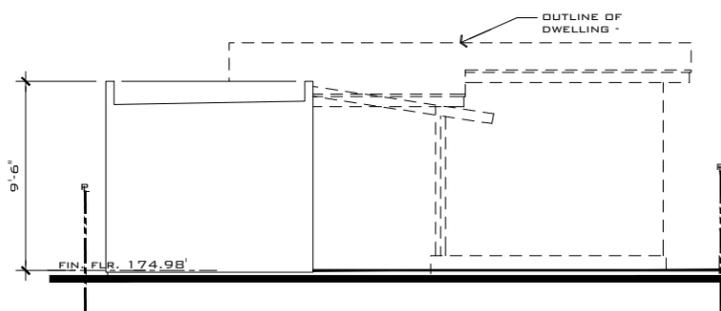
DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"



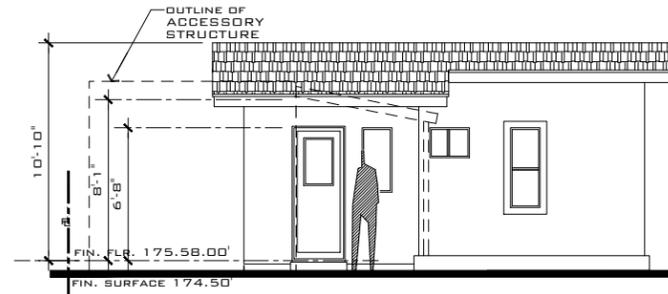
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 ARCHITECTURAL DESIGN SOLUTIONS
 A-2A



EXISTING SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



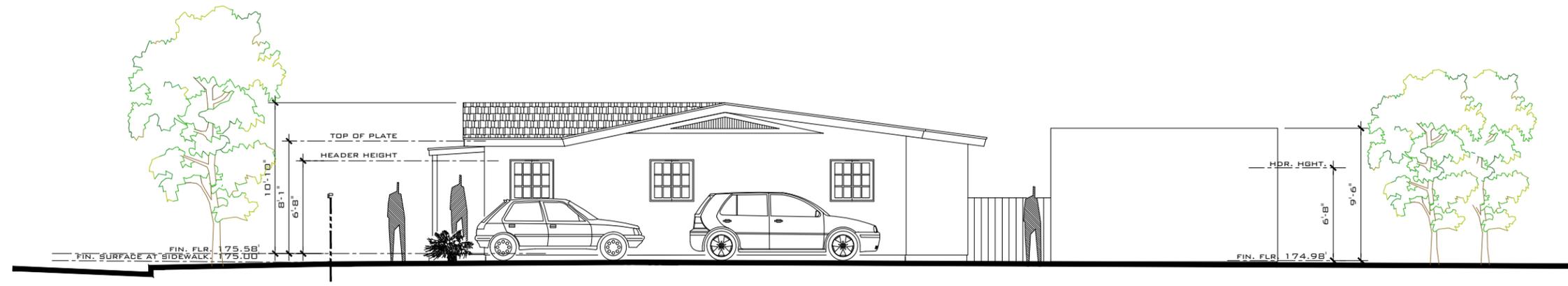
EXISTING WEST REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

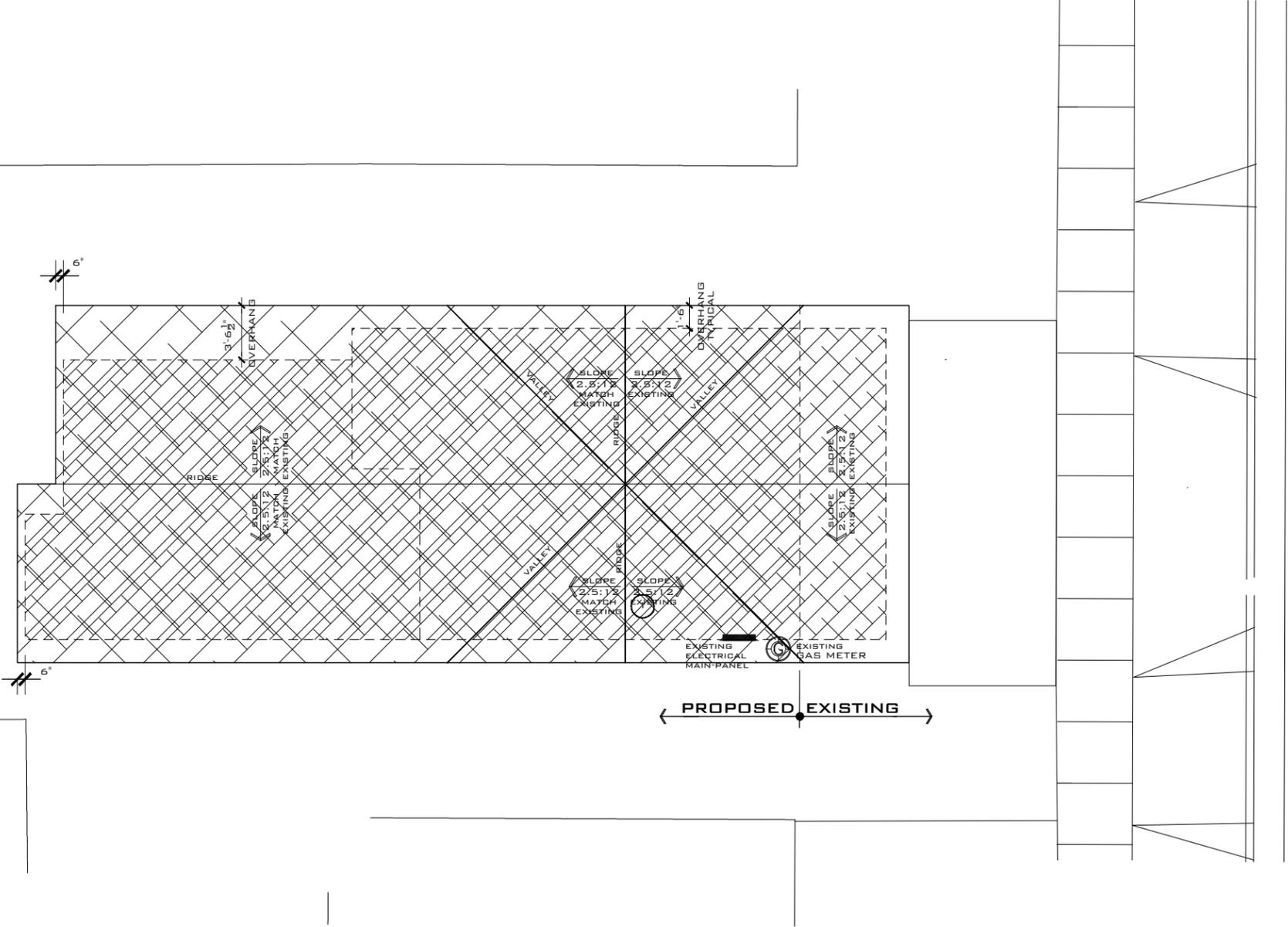
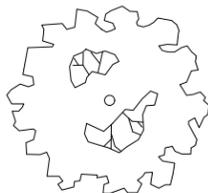
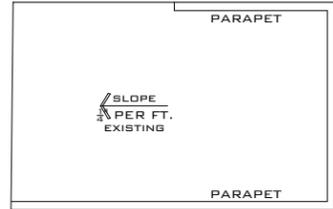


EXISTING EAST FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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PROPOSED ROOF PLAN

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

NOTE:
 ROOFING SHINGLES
 OWENS CORNING
 OAKRIDGE 40 "DEEP SHADOW"
 UL 790 CLASS "A" FIRE RESISTANCE
 EXISTING



A-4-A

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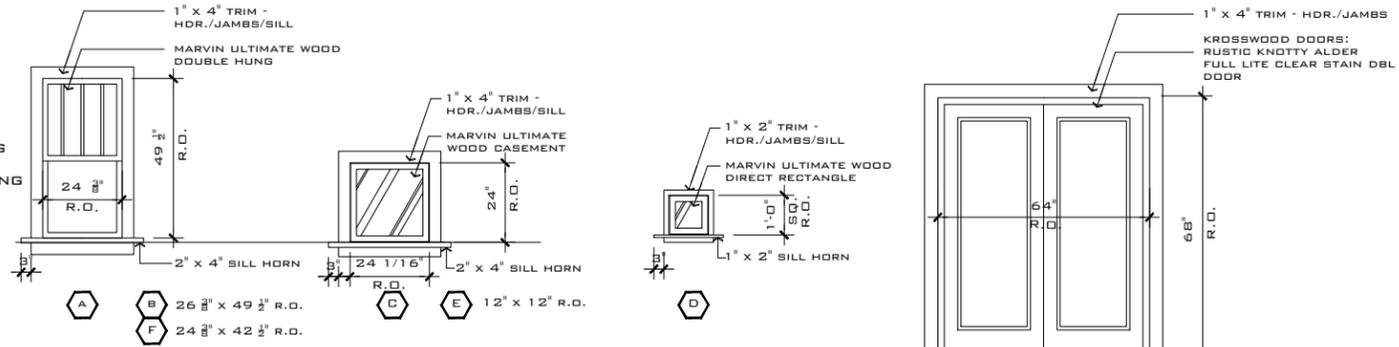
WINDOW SCHEDULE

MARK	QUANTITY	SIZE	OPERATION	FRAME	REMARKS
A	6	2'-0" x 4'-0"	DBL HUNG	WOOD EXT WOOD INT	SEE SHEET A-6A
B	4	2'-6" x 4'-0"	DBL HUNG	WOOD EXT WOOD INT	SEE SHEET A-6A
C	2	2'-0" x 2'-0"	CASEMENT	WOOD EXT WOOD INT	SEE SHEET A-6A
D	4	1'-0" x 1'-0"	FIXED	WOOD EXT WOOD INT	SEE SHEET A-6A
E	2	1'-0" x 1'-0"	CASEMENT	WOOD EXT WOOD INT	SEE SHEET A-6A
F	1	2'-0" x 3'-6"	DBL HUNG	WOOD EXT WOOD INT	SEE SHEET A-6A

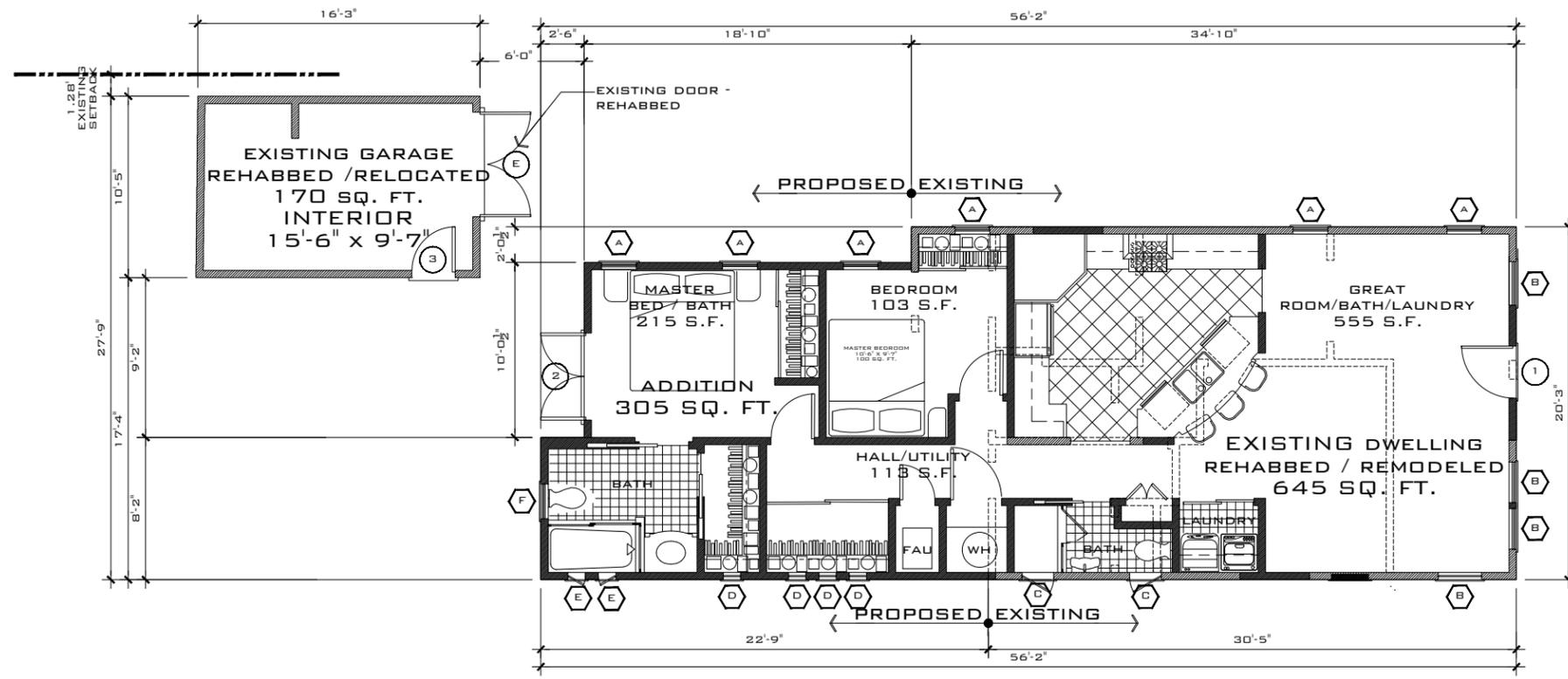
DOOR SCHEDULE

MARK	QUANTITY	SIZE	TYPE	MATERIAL	REMARKS
1	1	3'-0" x 6'-8"	SWING	WOOD / CLR. GLZG.	SEE SHEET A-6B
2	1	5'-0" x 6'-8"	DBL DOOR SWING	WOOD / CLR. GLZG.	SEE SHEET A-6B
3	1	2'-6" x 6'-8"	SWING	WOOD / CLR. GLZG.	SEE SHEET A-6B

NOTE:
ALL GLAZING SHALL BE CLEAR GLAZING



NOTE:
ALL DOORS & WINDOWS ARE PROPOSED - NEW DOORS & WINDOWS

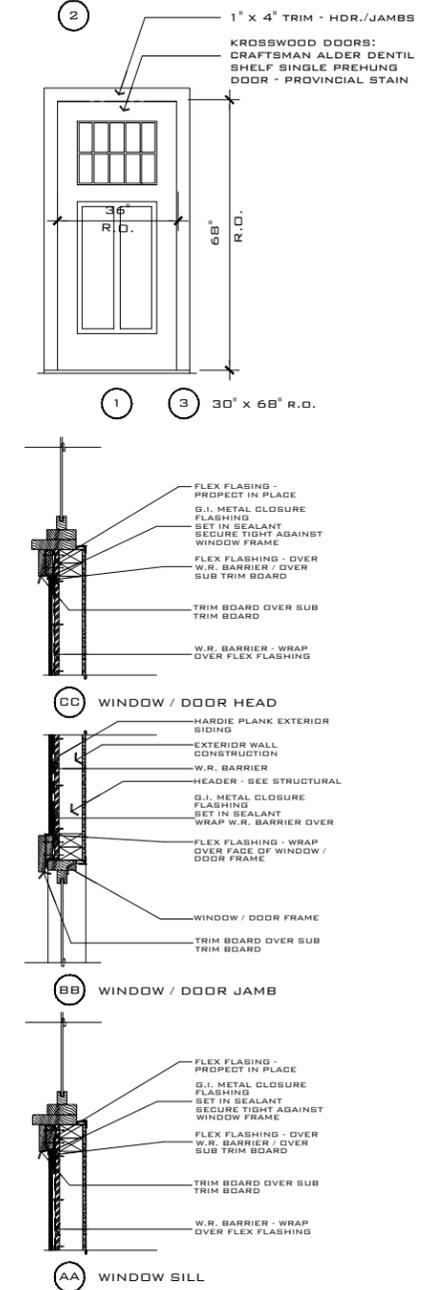


WALL LEGEND

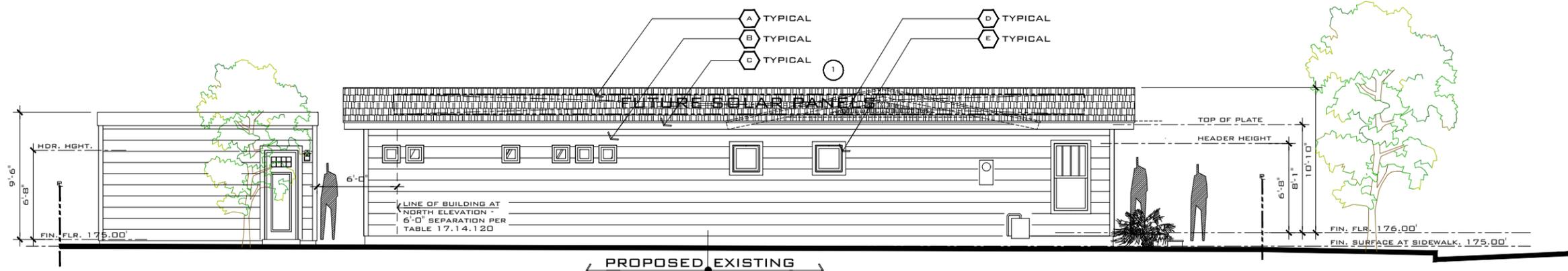
- WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW WALL

PROPOSED FLOOR PLAN

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



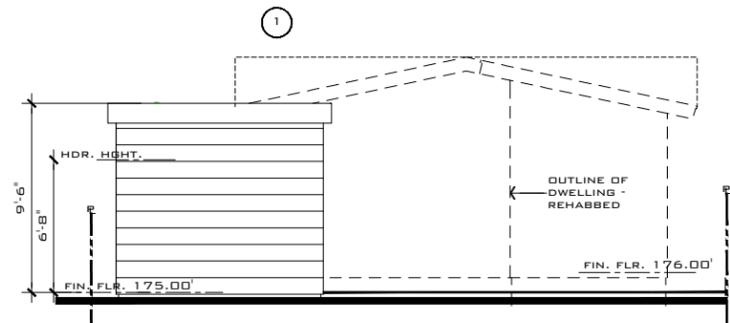
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ORANGE, CA. 92868
A-5 ARCHITECTURAL DESIGN SOLUTIONS



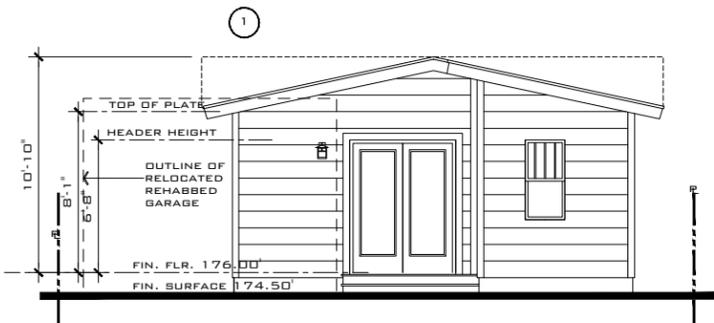
PROPOSED SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

FINISH MATERIALS

- | | |
|---|---|
| A ROOFING SHINGLES OWENS CORNING DURATION 40 "ONYX BLACK ONYX" UL 790 CLASS "A" FIRE RESISTANCE
HTTPS://WWW.JAMESHARDIE.COM/PRODUCT-CATALOG/ | D TRIM - ALABASTER WHITE:
HTTPS://WWW.SHERWIN-WILLIAMS.COM/HOMEOWNERS/PRODUCTS/SW7008-ALABASTER |
| B EXTERIOR SIDING-PRODUCTS/HARDIE-PLANK-LAP-SIDING/BEADED-SELECT-DEDARMILL/DREAM-COLLECTION-COLORS/?FAMILY=GRAY&COLOR=SLATE-PEBBLE | E WINDOWS & DOORS - ALABASTER WHITE:
HTTPS://WWW.SHERWIN-WILLIAMS.COM/HOMEOWNERS/PRODUCTS/SW7008-ALABASTER |
| C FASCIA-BARGE BOARDS - ALABASTER WHITE:
HTTPS://WWW.SHERWIN-WILLIAMS.COM/HOMEOWNERS/PRODUCTS/SW7008-ALABASTER | F GARAGE DOOR (REHABBED) - ALABASTER WHITE:
HTTPS://WWW.SHERWIN-WILLIAMS.COM/HOMEOWNERS/PRODUCTS/SW7008-ALABASTER |



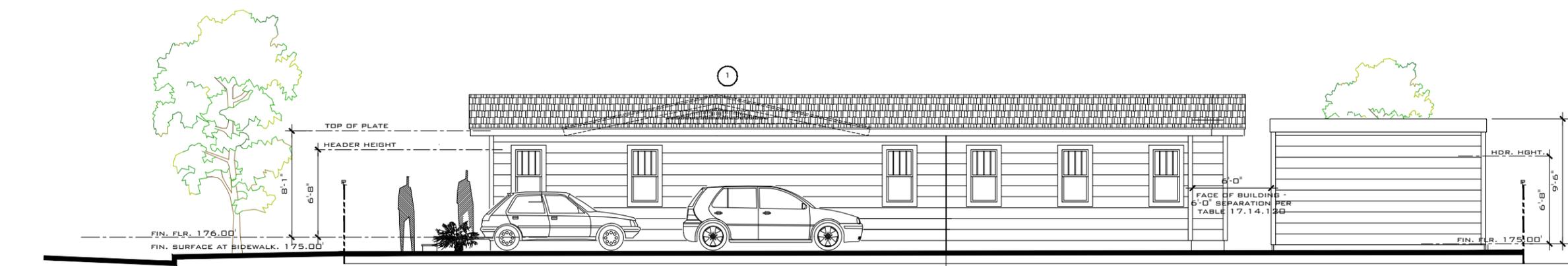
PROPOSED WEST REAR ELEVATION
SCALE: 1/4" = 1'-0"
SEE SOUTH ELEVATION FOR FINISH MATERIALS - TYPICAL



PROPOSED WEST REAR ELEVATION
SCALE: 1/4" = 1'-0"
SEE SOUTH ELEVATION FOR FINISH MATERIALS - TYPICAL



PROPOSED EAST FRONT ELEVATION
SCALE: 1/4" = 1'-0"
SEE SOUTH ELEVATION FOR FINISH MATERIALS - TYPICAL



PROPOSED NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"
SEE SOUTH ELEVATION FOR FINISH MATERIALS - TYPICAL

REGALADO REMODEL
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ARCHITECTURAL DESIGN SOLUTIONS



[HTTPS://WWW.HOMEDEPOT.COM/P/KROSSWOOD-DOORS-36-IN-X-96-IN-CRAFTSMAN-ALDER-LEFT-HAND-6-LITE-CLEAR-PROVINCIAL-STAIN-WOOD-DENTIL-SHELF-SINGLE-PREHUNG-FRONT-DOOR-PHED-KA-550DS-30-80-134-LH-PR/309338359?MERCH=REC_-PIPSEM_-314277374_-6_-N/A_-N/A_-N/A_-N/A_-N/A#OVERLAY](https://www.homedepot.com/p/Krosswood-Doors-36-in-x-96-in-Craftsman-Alder-Left-Hand-6-Lite-Clear-Provincial-Stain-Wood-Dentil-Shelf-Single-Prehung-Front-Door-Phed-KA-550DS-30-80-134-LH-PR/309338359?MERCH=REC_-PIPSEM_-314277374_-6_-N/A_-N/A_-N/A_-N/A_-N/A#OVERLAY)

1 36 in. x 96 in. Craftsman Alder Left Hand 6-Lite Clear Provincial Stain Wood/Dentil Shelf Single Prehung Front Door



[HTTPS://WWW.DOORS.COM/PRODUCTS/FULL-LITE-KNOTTY-ALDER-SOLID-CORE-DOUBLE-DOOR-1?VARIANT=48926348378393&CURRENCY=USD&UTM_MEDIUM=PRODUCT_SYNC&UTM_SOURCE=GOOGLE&UTM_CONTENT=SAG_ORGANIC&UTM_CAMPAIGN=SAG_ORGANIC&UTM_TERM=&UTM_CAMPAIGN=PERFORMANCE+MAX+ALL+PRODUCTS&UTM_SOURCE=ADWORDS&UTM_MEDIUM=PPC&HSA_ACC=6178487494&HSA_CAM=21734932468&HSA_GRP=&HSA_AD=&HSA_SRC=X&HSA_TGT=&HSA_KW=&HSA_MT=&HSA_NET=ADWORDS&HSA_VER=3&GAD_SOURCE=1&GCLID=EAIaIQobChMI4LUIOMDVIQMVFQctBH1MNY9NEAQYBiABEgLLVVD_BWE](https://www.doors.com/products/full-lite-knotty-alder-solid-core-double-door-1?variant=48926348378393¤cy=USD&utm_medium=product_sync&utm_source=google&utm_content=sag_organic&utm_campaign=sag_organic&utm_term=&utm_campaign=performance+max+all+products&utm_source=adwords&utm_medium=ppc&hsa_acc=6178487494&hsa_cam=21734932468&hsa_grp=&hsa_ad=&hsa_src=x&hsa_tgt=&hsa_kw=&hsa_mt=&hsa_net=adwords&hsa_ver=3&gclid=EAIaIQobChMI4LUIOMDVIQMVFQctBH1MNY9NEAQYBiABEgLLVVD_BWE)

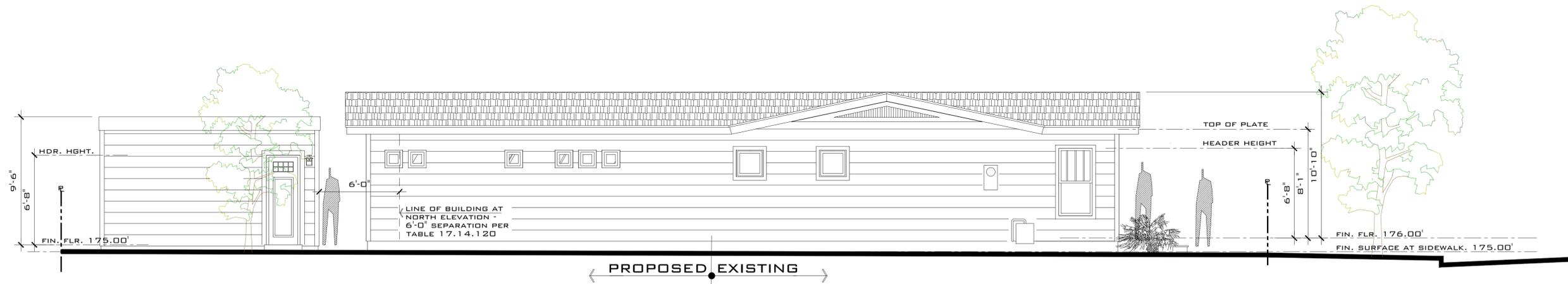
2 FULL LITE KNOTTY ALDER SOLID CORE DOUBLE DOOR



[HTTPS://WWW.DISCOUNTDOORSANDMORE.COM/PRODUCT/8-LITE-OVER-2-PANEL-CRAFTSMAN-MAHOGANY-EXTERIOR-SINGLE-DOOR-SLAB-HTC-50/](https://www.discountdoorsandmore.com/product/8-lite-over-2-panel-craftsman-mahogany-exterior-single-door-slab-htc-50/)

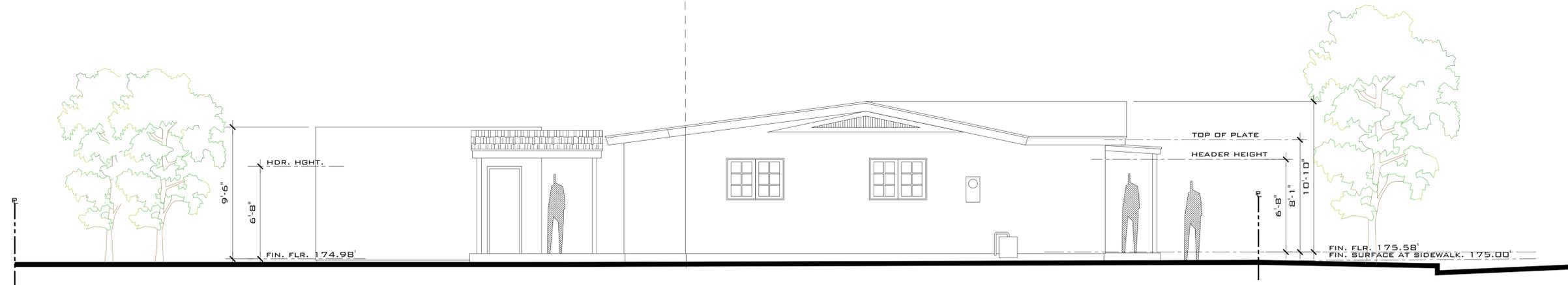
3 8-LITE OVER 2-PANEL CRAFTSMAN EXTERIOR SINGLE DOOR SLAB - HTC 50

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A-6B



PROPOSED SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

← PROPOSED EXISTING →



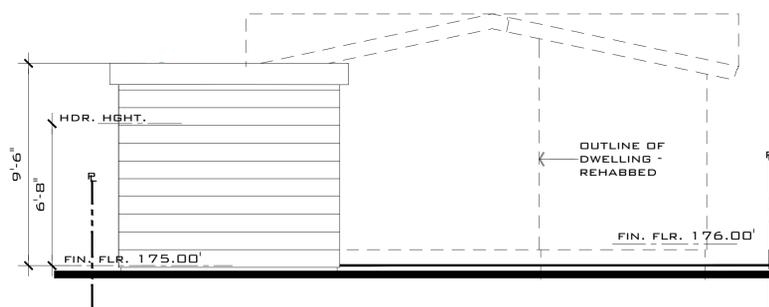
EXISTING SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING ELEVATION VS PROPOSED ELEVATIONS

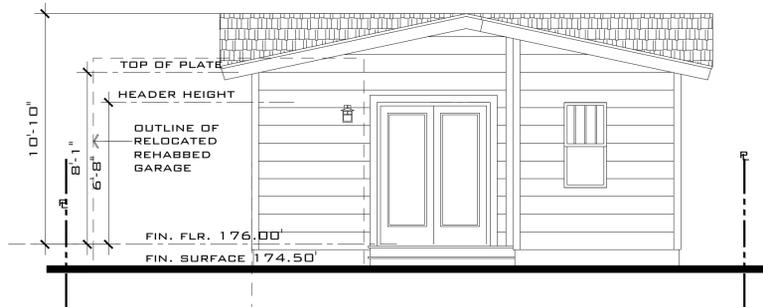
REGALADOREMODEL
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ARCHITECTURAL DESIGN SOLUTIONS

A-6C

2025-03-7



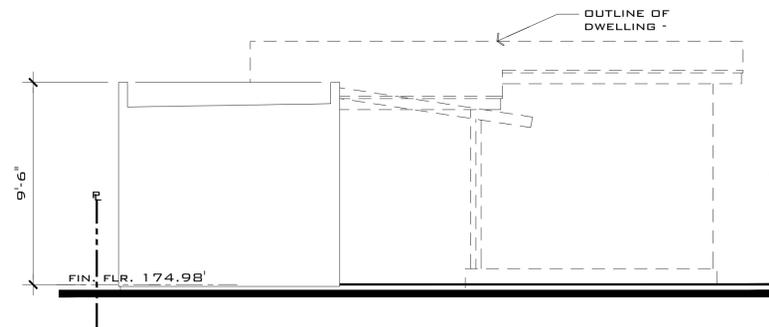
PROPOSED WEST REAR ELEVATION
SCALE: 1/4" = 1'-0"



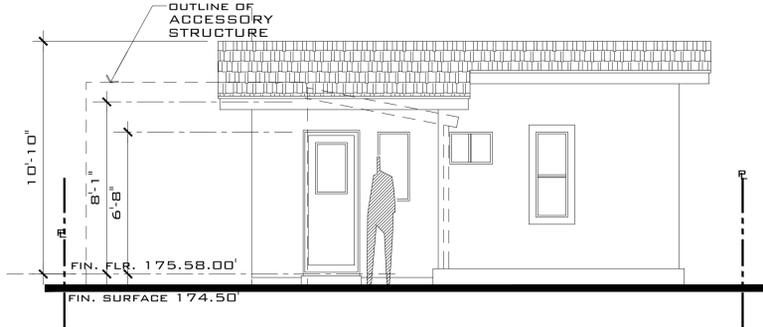
PROPOSED WEST REAR ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED EAST FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



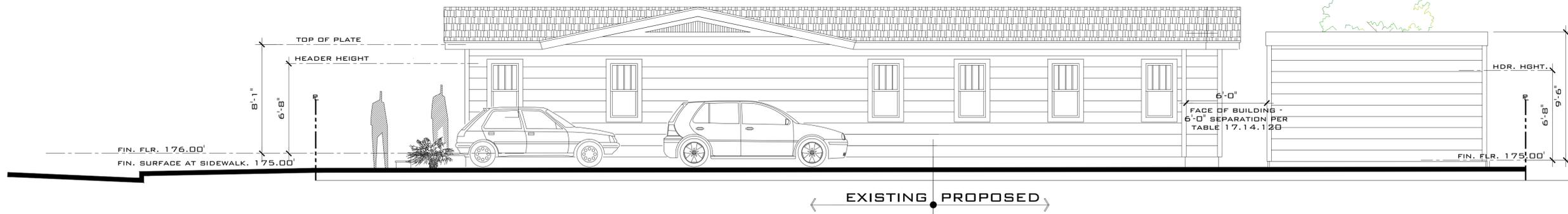
EXISTING EAST FRONT ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING ELEVATION VS PROPOSED ELEVATIONS

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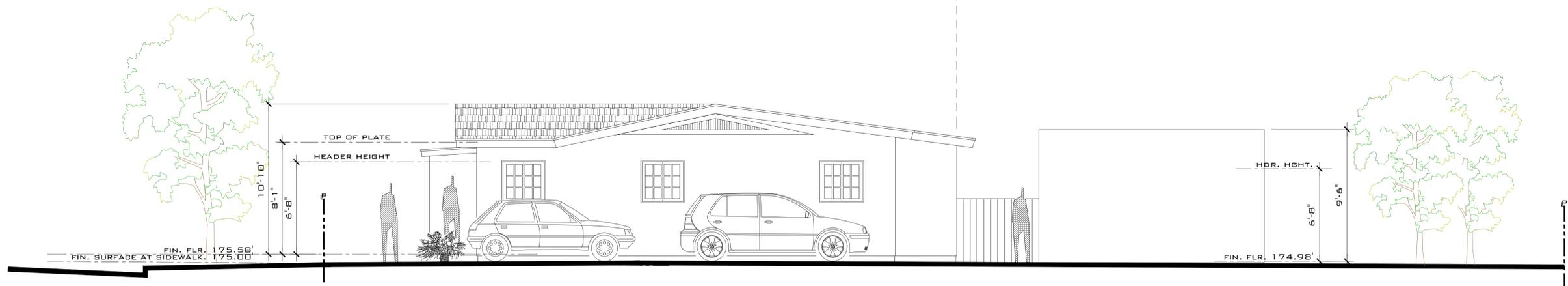
A-6D

2025-03-7



PROPOSED NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

← EXISTING PROPOSED →



EXISTING NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING ELEVATION VS PROPOSED ELEVATIONS

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2025-03-7



416



416



412



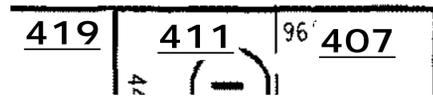
412



404



STREET 60'



site area plan



407



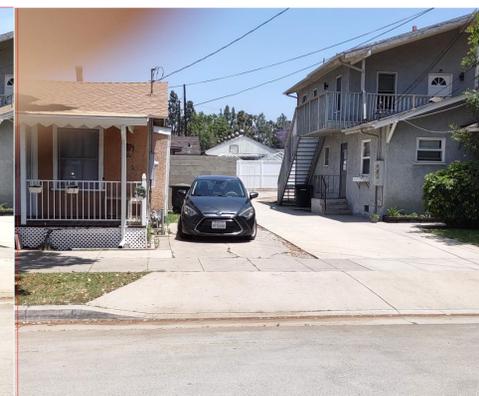
411



411



411



411/419

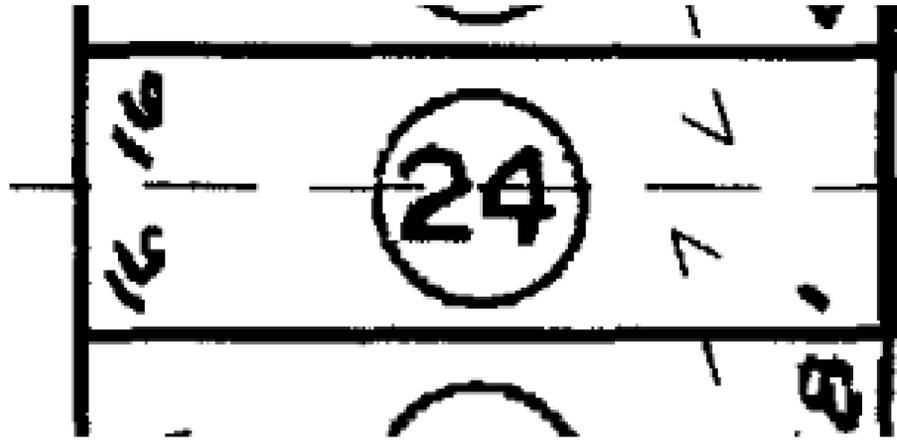
EXISTING SITE PHOTOS

SCALE: NTS

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EXISTING SITE PHOTOS

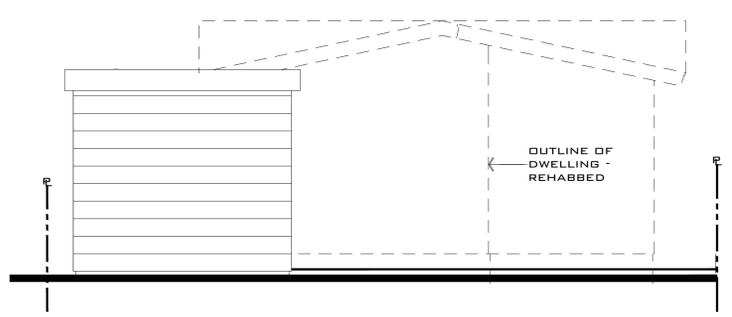
SCALE: NTS



17'



PROPOSED SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



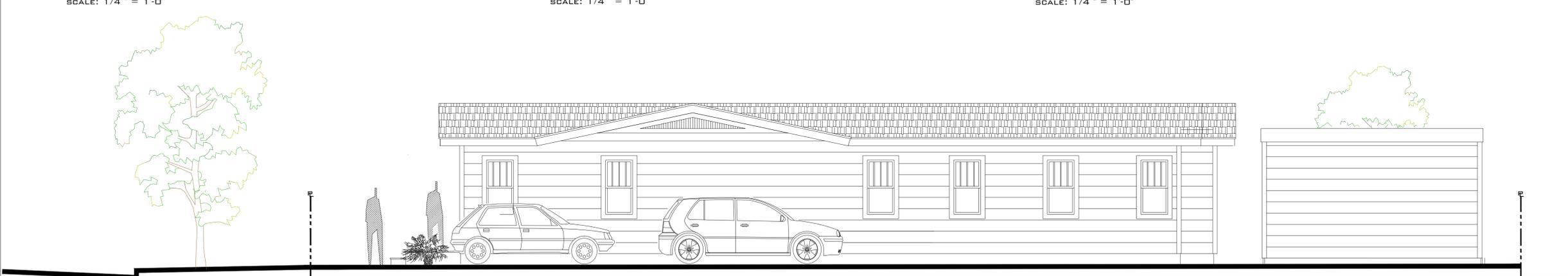
PROPOSED WEST REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



PROPOSED EAST FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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