

2025-07-23

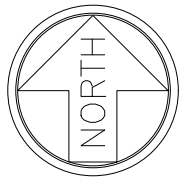
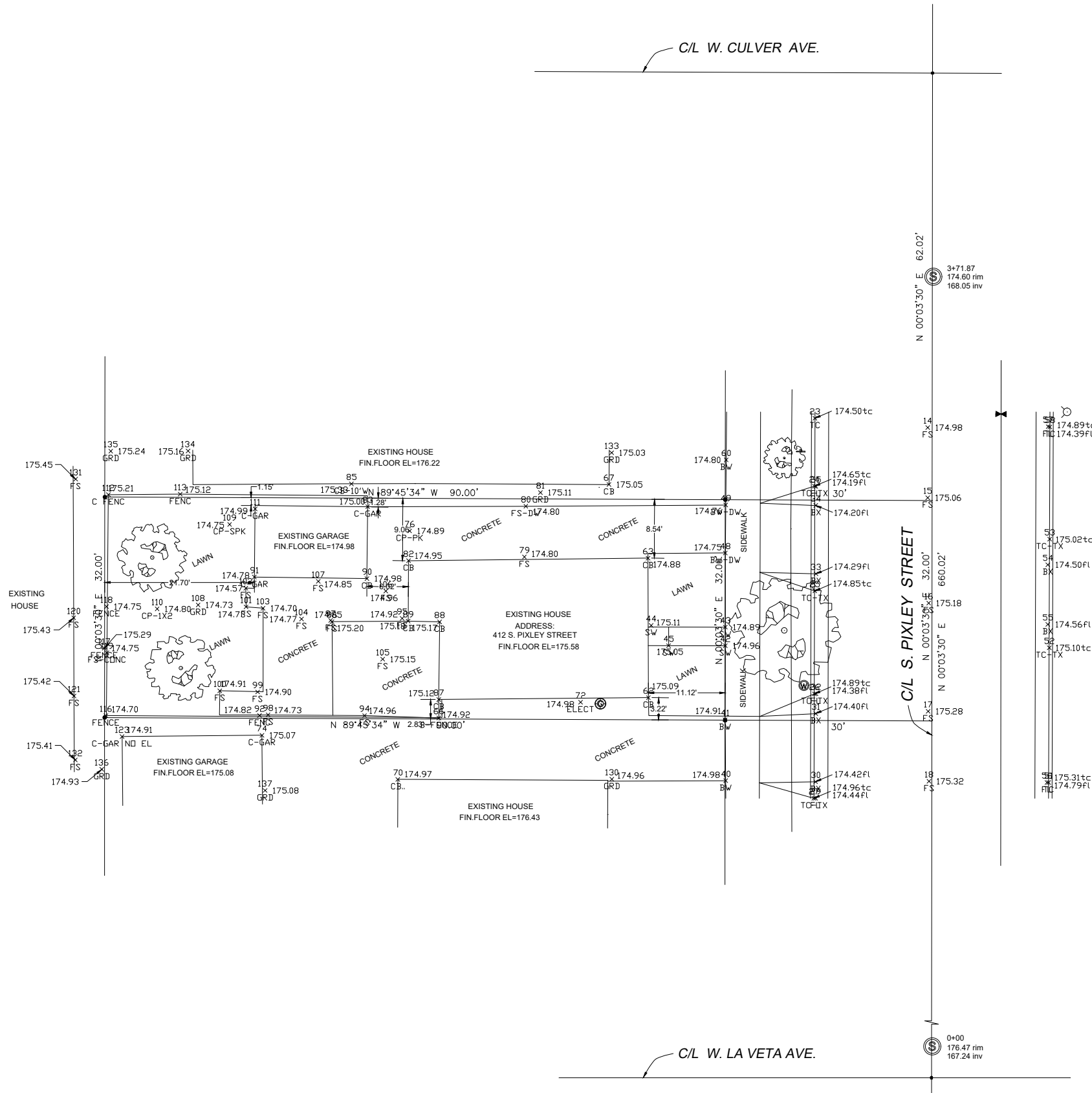


T-1

2025-07-23

RESIDENTIAL PROJECT SUMMARY TABLES					
EXISTING USE	PROPOSED USE	ZONING DESIGNATION	GENERAL PLAN LAND USE DESIGNATION	OVERLAY DISTRICT	
RESIDENTIAL	RESIDENTIAL	R1-6	LOW DENSITY RESIDENTIAL	NEIGHBORHOOD PRESERVATION OVERLAY DISTRICT	
ZONING STANDARDS					
DESCRIPTION	OMC SECTION	REQUIRED	EXISTING	PROPOSED	CONFORMS (yes/no)
LOT AREA	17.14.070 & 17.14.080	6,000 SF	2,080 SF	2,080 SF	
LOT WIDTH	17.14.070 & 17.14.080	40 FT	32 FT	32 FT	NO
LOT DEPTH	17.14.070 & 17.14.080	100 FT	100 FT	100 FT	NO
MAX. BUILDING HEIGHT (Note: use average finished grade as defined in the "Building Height" definition from OMC Section 17.04.021)	17.14.070 (& 17.14.100 FOR R-3 & R-4)	32 FT - 2 STORIES	10 FT 10 INCHES ONE STORY	10 FT 10 INCHES ONE STORY	YES
SETBACKS:					
Front Yard	17.14.070 & 17.14.090	20 FT	11 FT - 1 INCH	11 FT - 1 INCH	NO
Rear Yard	17.14.070 & 17.14.090	20 FT	21.70 FT	3 FT	NO
Side Yard	17.14.070 & 17.14.090	5 FT	3 FT	3 FT	NO
Side Yard	17.14.070 & 17.14.090	5 FT	1.28 FT.	1.28 FT.	NO
LOT COVERAGE	17.14.070				
FLOOR AREA RATIO (FAR) UTILIZING GROSS FLOOR AREA (INCLUDE ALL ACCESSORY STRUCTURES)	17.14.070	0.60	0.28	0.39	YES
Minimum Unit Size (R-3 & R-4 Zones)	17.14.130 & 17.14.140	N/A	N/A	N/A	N/A
Required Open Space:					
Private	17.14.070 & 17.14.110	900 SF	930 SF	465 SF (VARIANCE)	NO
Common	17.14.110	900 SF	920 SF	465 SF (VARIANCE)	NO
LANDSCAPING: For landscaping standards refer to Page 26-28 of the City of Orange Landscape Standards and Specifications.					
Front Yard	16.50 & 17.12.040(E)		21B	25B	YES
Rear Yard	16.50 & 17.12.040(E)		67B	45D	YES
Interior Side Yard	16.50 & 17.12.040(E)		D	28B	YES
Street Side Yard (if applicable)	16.50 & 17.12.040(E)	N/A	N/A	N/A	N/A
When adjacent to perpendicular parking (Multi-Family only)	16.50	6 feet	N/A	N/A	N/A
Parking area screening from a public street with 5-gallon shrubs, 3 feet on center (Multi-Family only)	16.50	N/A	N/A	N/A	N/A
Trash Enclosures require a 4-foot wide landscape planter on at least 2 sides (Multi-Family only)	16.50	N/A	N/A	N/A	N/A
Trees required, "unless determined otherwise through site plan and design review" (Multi-Family only)	16.50	N/A	N/A	N/A	N/A
Trees to be removed	16.50		ONE	ONE	YES
Existing trees to be preserved	16.50	ONE	ONE	ONE	YES
Trees to be added	16.50				
25 percent of required trees shall be 24-inch box and 75 percent shall be in 15 gallon containers (Multi-Family only)	16.50	N/A	N/A	N/A	N/A
Shrubs shall be 5-gallon except for groundcover (Multi-Family only)	16.50	N/A	N/A	N/A	N/A
Shrubs are encouraged at the foundation lines of all building elevations seen from the street in 4-foot minimum width planters. Shrubs shall be spaced at 3 feet on center (Multi-Family only)	16.50	N/A	N/A	N/A	N/A
Street trees required as determined by the design review process. (Multi-Family only)	16.50	N/A	N/A	N/A	N/A
Percent of Parking Area (Multi-Family only)	16.50	N/A	N/A	N/A	N/A
IRRIGATED AREA TOTAL	16.50				997 TOTAL
Irrigated area added	16.50	1 Q1			
Irrigated area removed	16.50	0			
FENCE HEIGHT	17.12.070				
Front Yard	17.12.070(B)	42 INCHES	N/A	N/A	N/A
Interior Side Yard(s)	17.12.070(B)	6 FT	6 FT	6 FT	YES
Street Side Yard	17.12.070(B)	N/A	N/A	N/A	
Rear Yard	17.12.070(B)	6 FT	6 FT	6 FT	YES
PARKING	17.14.200 & 17.34				
TRASH ENCLOSURE SIZE (Multi-Family only)	16.50	N/A	N/A	N/A	N/A
LIGHTING	17.12.030	N/A	N/A	N/A	N/A
Kelvins	17.12.030	N/A	N/A	N/A	N/A
Fixture Type/Blinder	17.12.030	N/A	N/A	N/A	N/A
Parking lot footcandles	15.52.080(J)	N/A	N/A	N/A	N/A

PROPOSED:
TWO BEDROOM
TWO BATH



SCALE: 1" = 8'

LEGEND

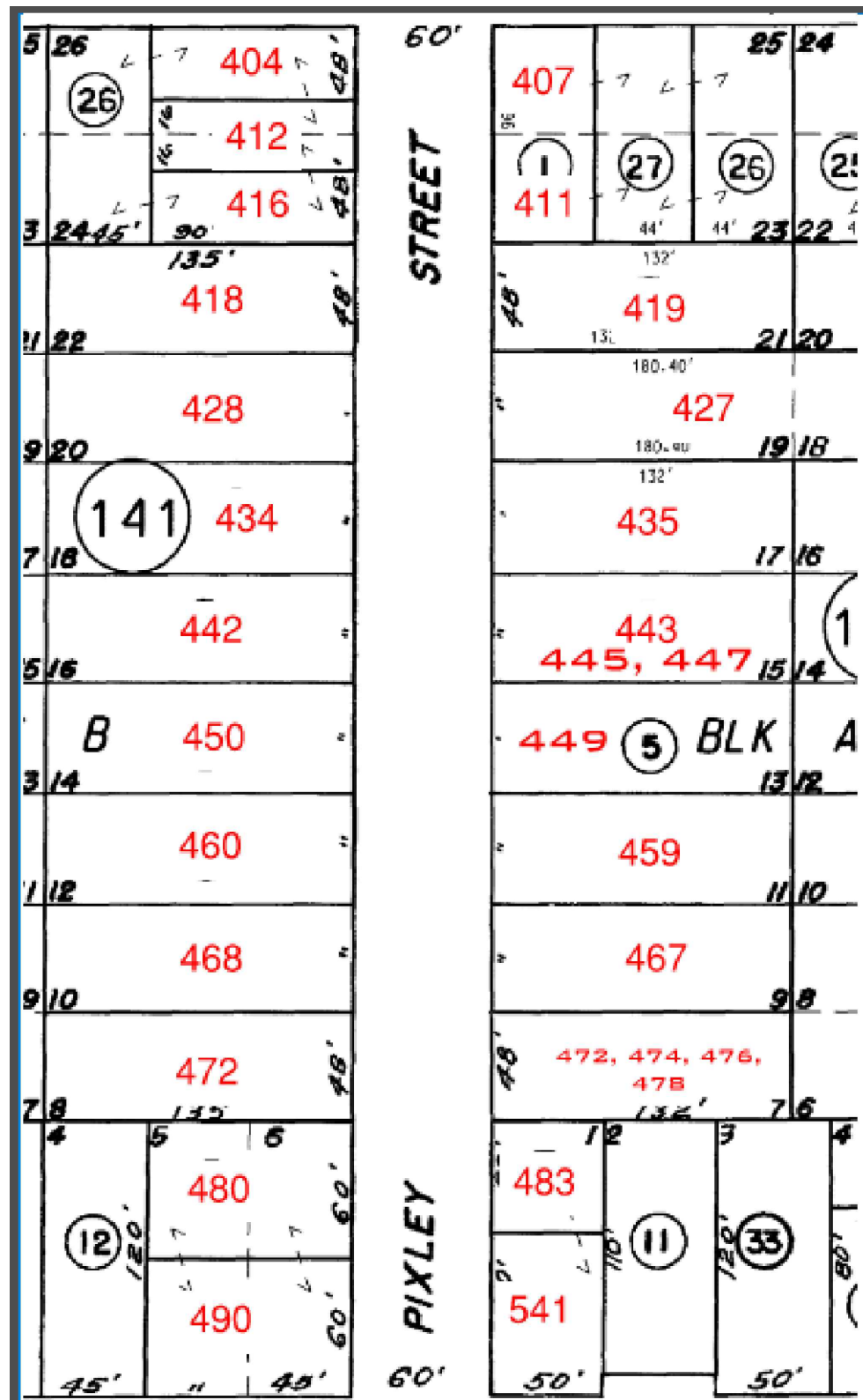
These standard symbols will be found in the drawing.

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



2025-07-23 S-1

<u>BASIS OF BEARINGS:</u> THE CENTERLINE OF PIXLEY STREET SHOWN AS N 0°03'30" W PER TRACT MAP 545, M.M. 18/11		<u>LEGAL DESCRIPTION:</u> 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		<u>PREPARED BY:</u> DON BARRIE & ASSOCIATES LAND SURVEYORS 1240 B N. JEFFERSON STREET ANAHEIM, CA.		<u>PREPARED FOR:</u> ALONSO REGALADO 412 S. PIXLEY STREET ORANGE, CA.		<table><tr><td colspan="3">TOPOGRAPHIC SURVEY</td></tr><tr><td>DRAWN D.B.</td><td>DATE 1/8/2024</td><td>412 S. PIXLEY ST. ORANGE, CA</td></tr><tr><td>APPROVED D.B.</td><td>DATE 1/13/2024</td><td></td></tr><tr><td>SCALE 1" = 8'</td><td>SHEET 1 of 1</td><td>PROJECT NO.</td></tr></table>		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.
TOPOGRAPHIC SURVEY																					
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APPROVED D.B.	DATE 1/13/2024																				
SCALE 1" = 8'	SHEET 1 of 1	PROJECT NO.																			
<u>BENCH MARK:</u> 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		<u>LOT AREA:</u> 2,880 sq.ft. 0.066 ac.																			



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)		3,100/6534 = .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 92668
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	1,184 SF.	1,841/6534 = .142	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

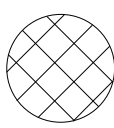
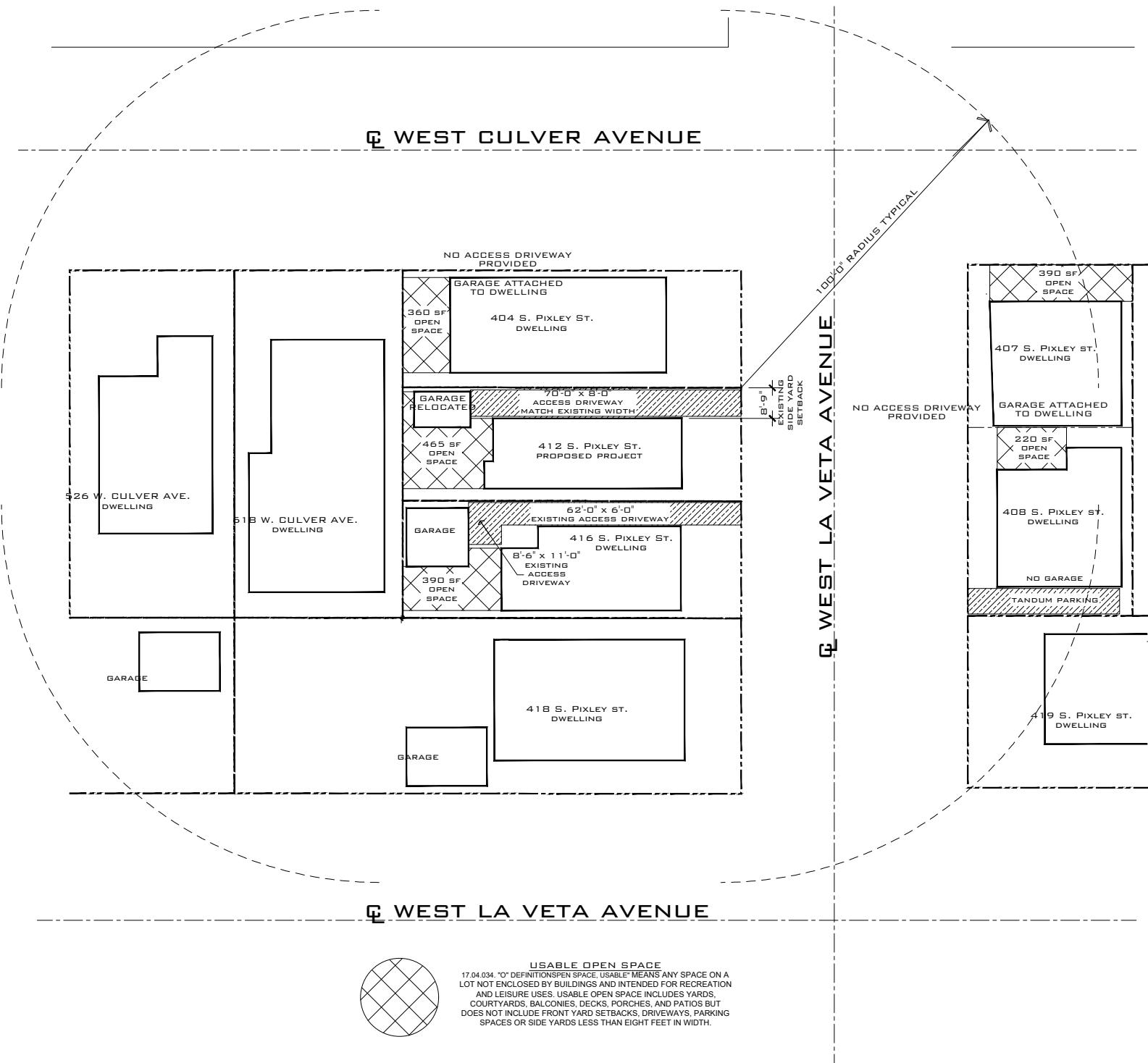
THE FAR RANGE FOR THE 400 BLOCK OF S. PIXLEY IS .13 TO .68

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

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



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"



ARCHITECTURAL DESIGN SOLUTIONS
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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:
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

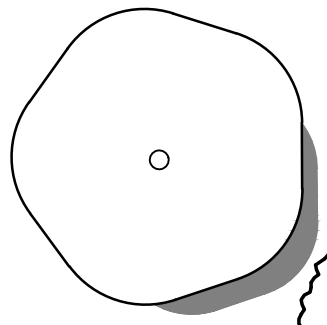
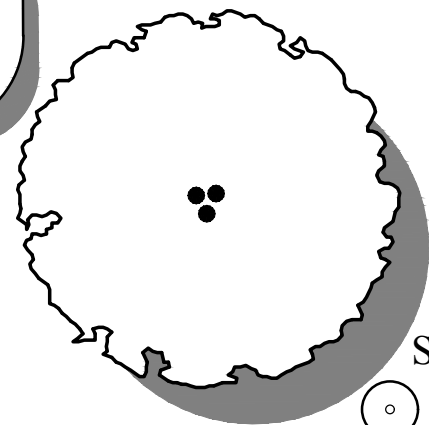
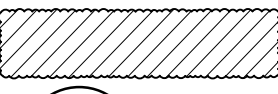
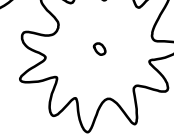
PROPERTY LINES:
NO CHANGE

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

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

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7/23/2025 2:18 PM Ryan Dierking

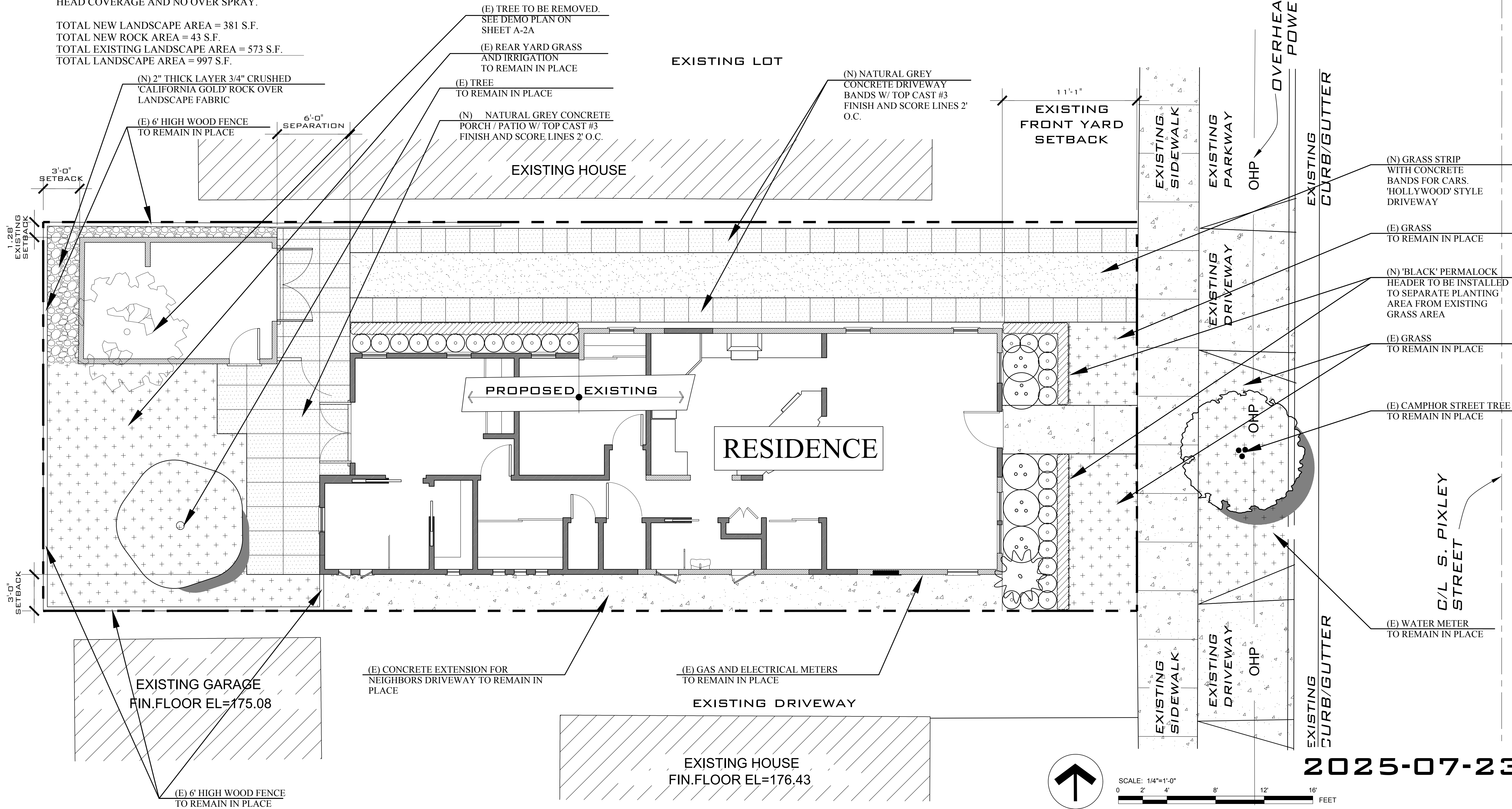
PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	QTY	WUCOLS
EXISTING TREES					
	Lemon Tree		EXISTING	1	M
TO REMAIN. PROTECT IN PLACE					
	Cinnamomum camphora	Camphor Tree	EXISTING	1	M
STREET TREE TO BE REMAIN. PROTECT IN PLACE					
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

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 ARCHITECT
365 S. Pixley Street
Orange, CA 92868
Ryan Dierking, License CA-#5625
(714) 388-6320

NO.	REVISION

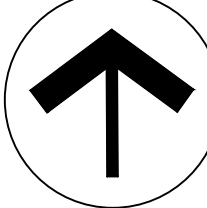
PROJECT
RESIDENCE
REGALADO REMODEL
412 S. PIXLEY STREET
CITY OF ORANGE, CALIFORNIA 92868
CONCEPTUAL LANDSCAPE PLAN

SHEET
CONCEPTUAL LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
RYAN DIERKING N.S. 5310
STATE OF CALIFORNIA
DATE

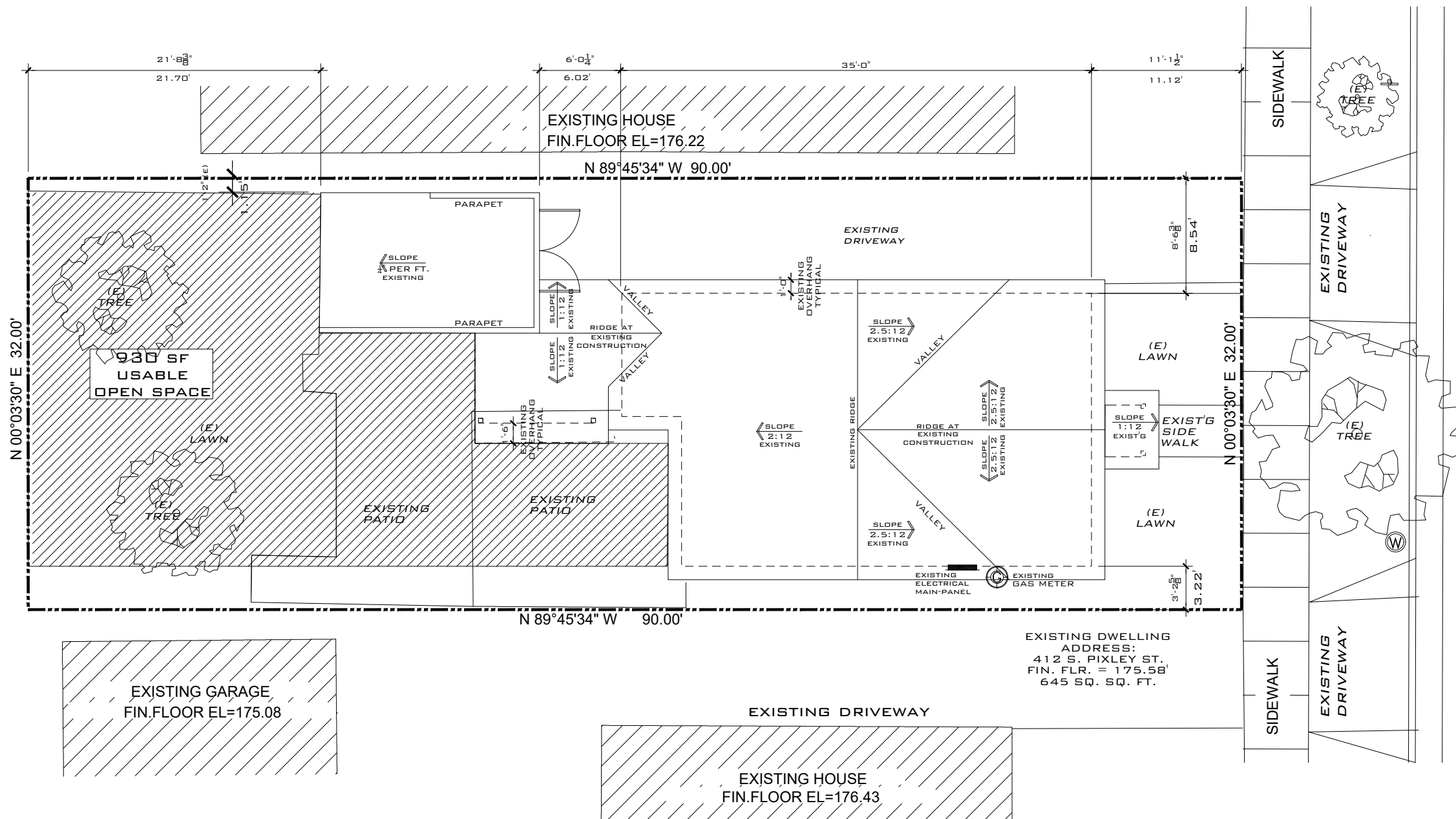
DRAWN BY	CHECKED
RD	RD
DATE	3-30-25
JOB #	02025

L1
1 of 1



SCALE: 1/4"=1'-0"
0 2' 4' 8' 12' 16' FEET

2025-07-23



EXISTING SITE / ROOF PLAN

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



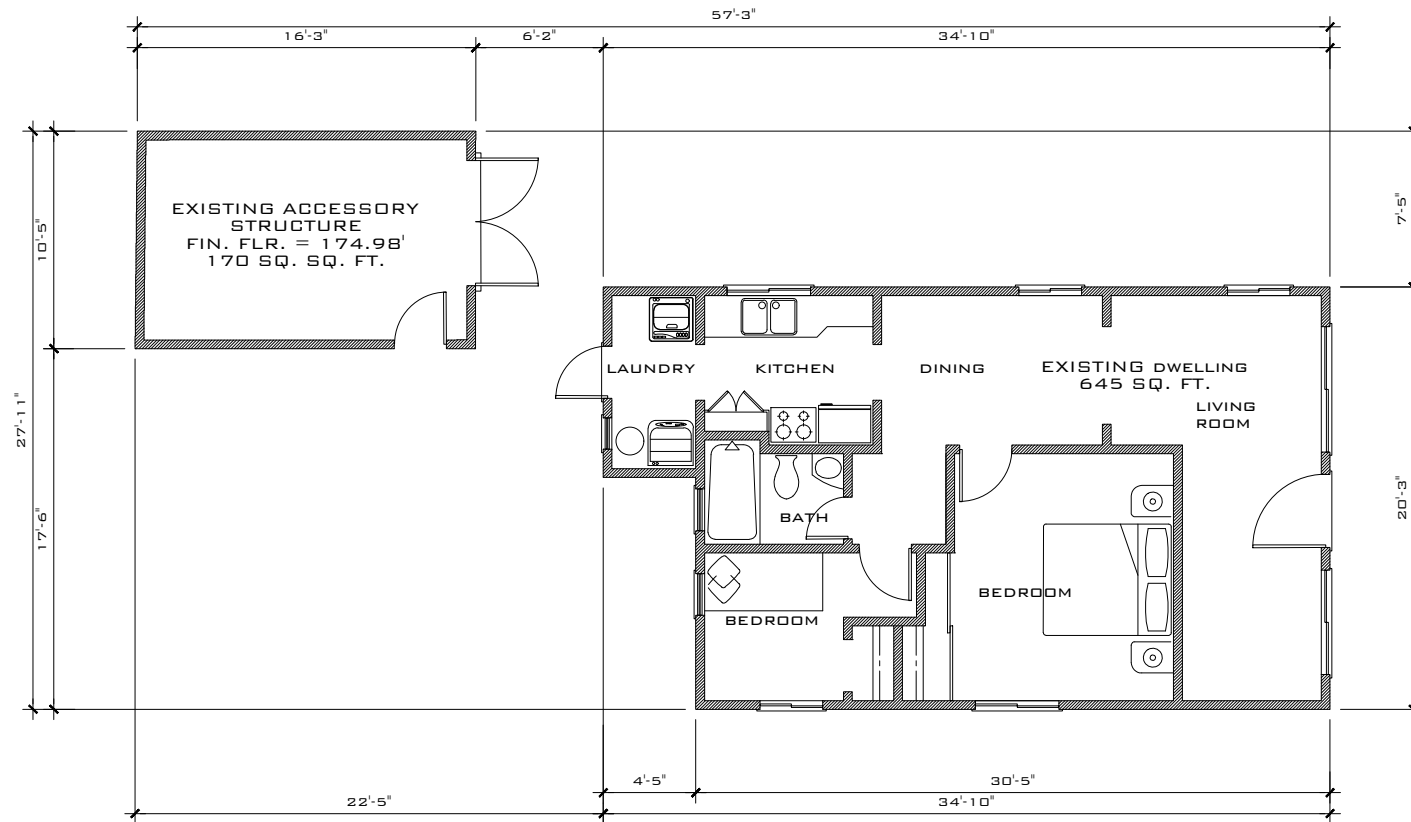
15' 5' 0'

ARCHITECTURAL DESIGN SOLUTIONS
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SEE SHEET S-3 FOR ADDITIONAL INFORMATION

2025-07-23

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



EXISTING FLOOR PLAN

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

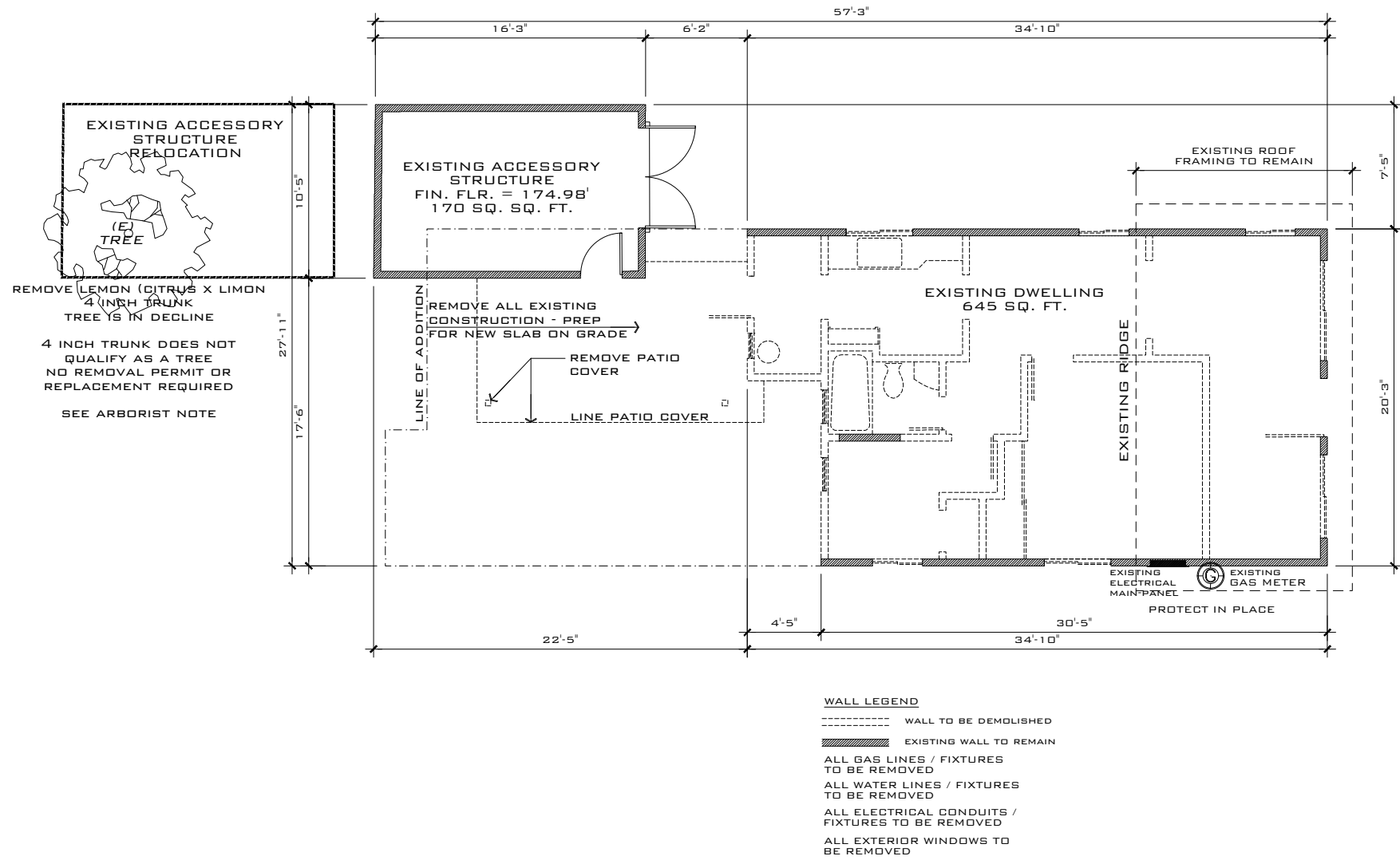


REGALADO REMODEL
412 S. PILEY STREET
ORANGE, CA. 92868
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A-2

2025-07-23

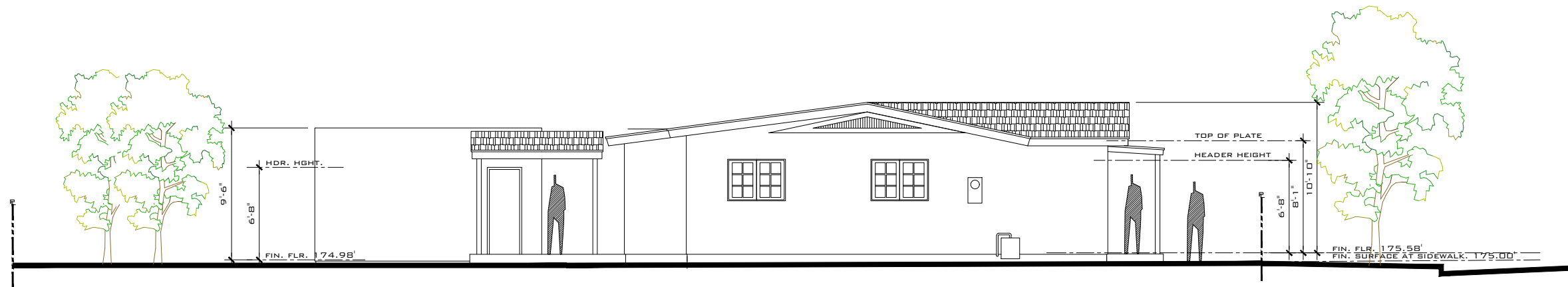
ARBORIST NOTES:
1. LEMON "TREE" WITH 4 INCH DIAMETER DOES NOT QUALIFY AS A TREE.
12.32.020 DEFINITION
AS USED IN THIS CHAPTER, "TREE" MEANS ANY LIVE PLANT WHICH HAS A SINGLE TRUNK MEASURING 10.5 INCHES IN CIRCUMFERENCE, MEASURED AT A POINT 24 INCHES ABOVE THE GROUND LEVEL.
THE LEMON TREE IS ONLY 4 INCHES 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.
12.32.030REMOVAL 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.



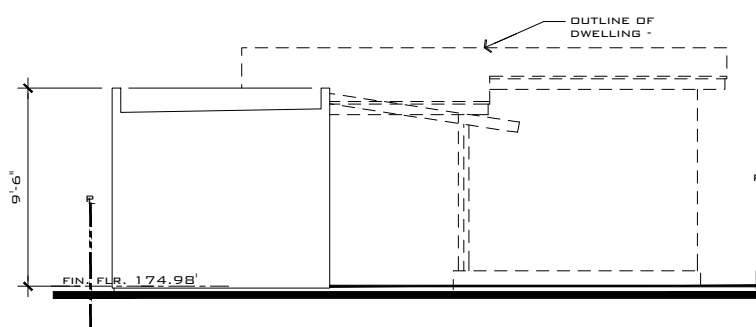
DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



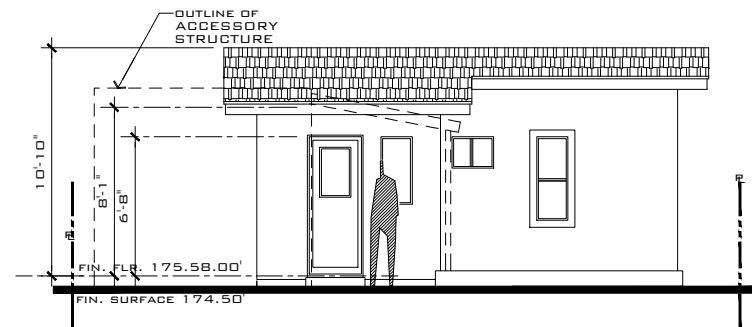
REGALADO REMODEL
412 S. PILEY STREET
ORANGE, CA. 92868
ARCHITECTURAL DESIGN SOLUTIONS
A-2A
2025-07-23



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



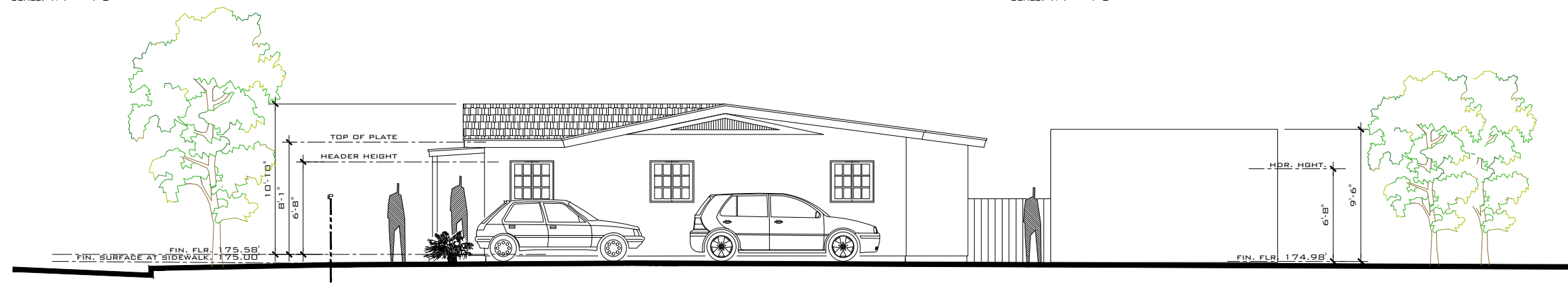
EXISTING WEST
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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



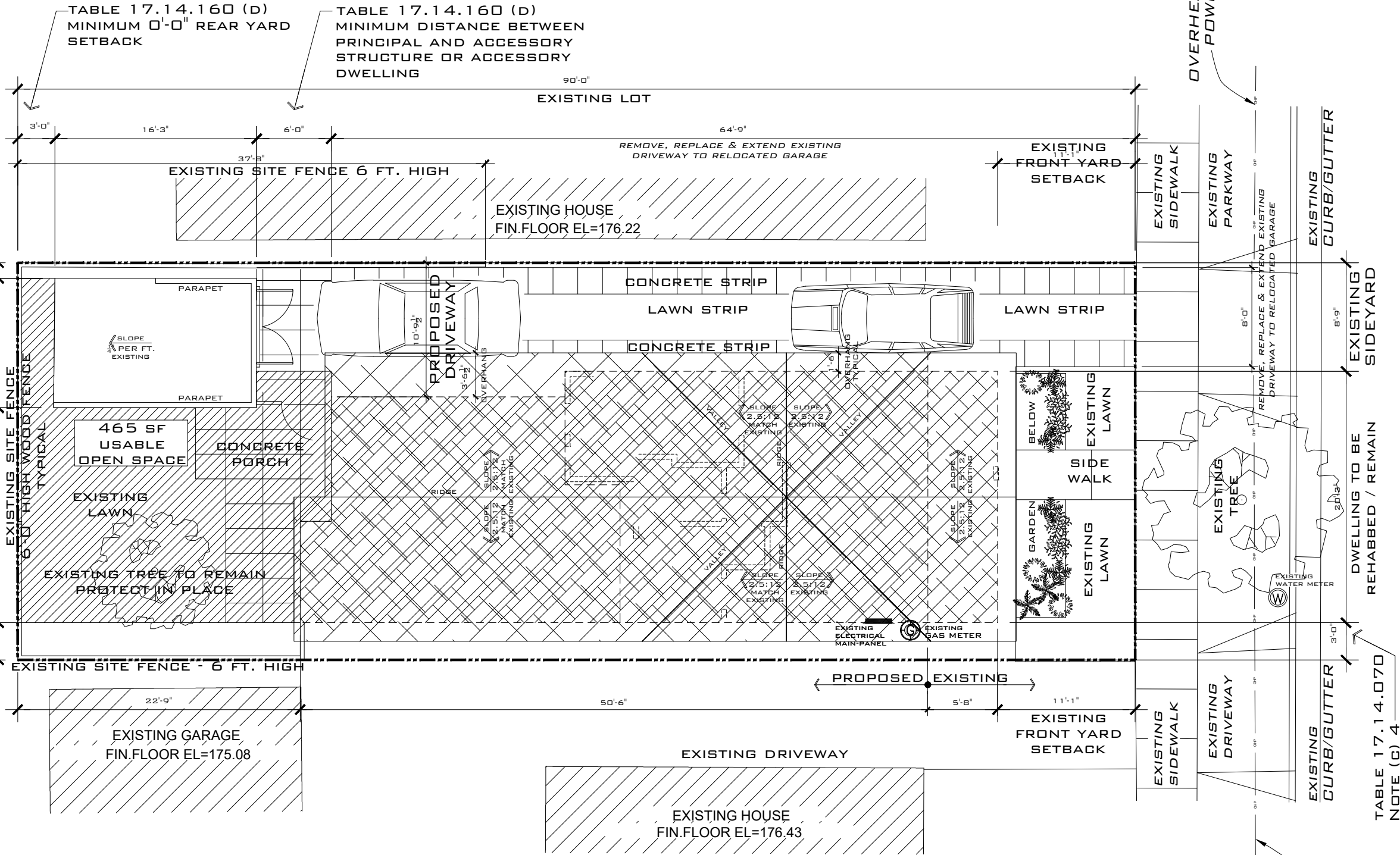
EXISTING NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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

A-3

2025-07-23

TABLE 17.14.070
NOTE (C) 4



PROPOSED SITE ROOF PLAN

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

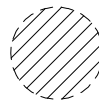
NOTE:
ROOFING SHINGLES
OWENS CORNING
OAKRIDGE 40 "DEEP SHADOW"
UL 790 CLASS "A" FIRE RESISTANCE
EXISTING



AREA OF DWELLING BELOW



AREA OF NEW ROOF CONSTRUCTION



380 SF
USABLE OPEN SPACE



PLAN
NORTH

15' 5' 0'

ARCHITECTURAL DESIGN SOLUTIONS
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EMAIL:
mark@archdesignsol.com

SEE SHEET S-3 FOR ADDITIONAL INFORMATION

2025-07-23

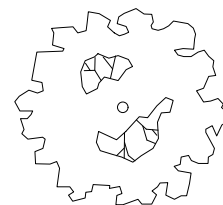
C/L S. PIXLEY STREET

C/L S. PIXLEY STREET

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

A-4

ARCHITECTURAL DESIGN SOLUTIONS



PROPOSED ROOF PLAN

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



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



| AREA OF NEW CONSTRUCTION



PLAN
NORTH

1 5' 5' □

A-4-A

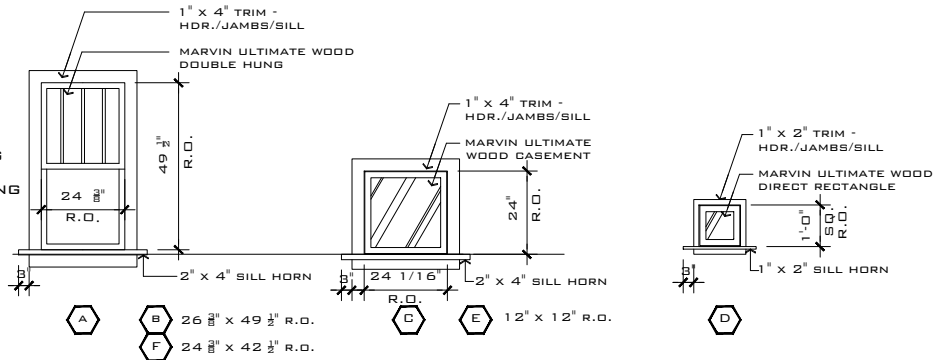
2025-07-23

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

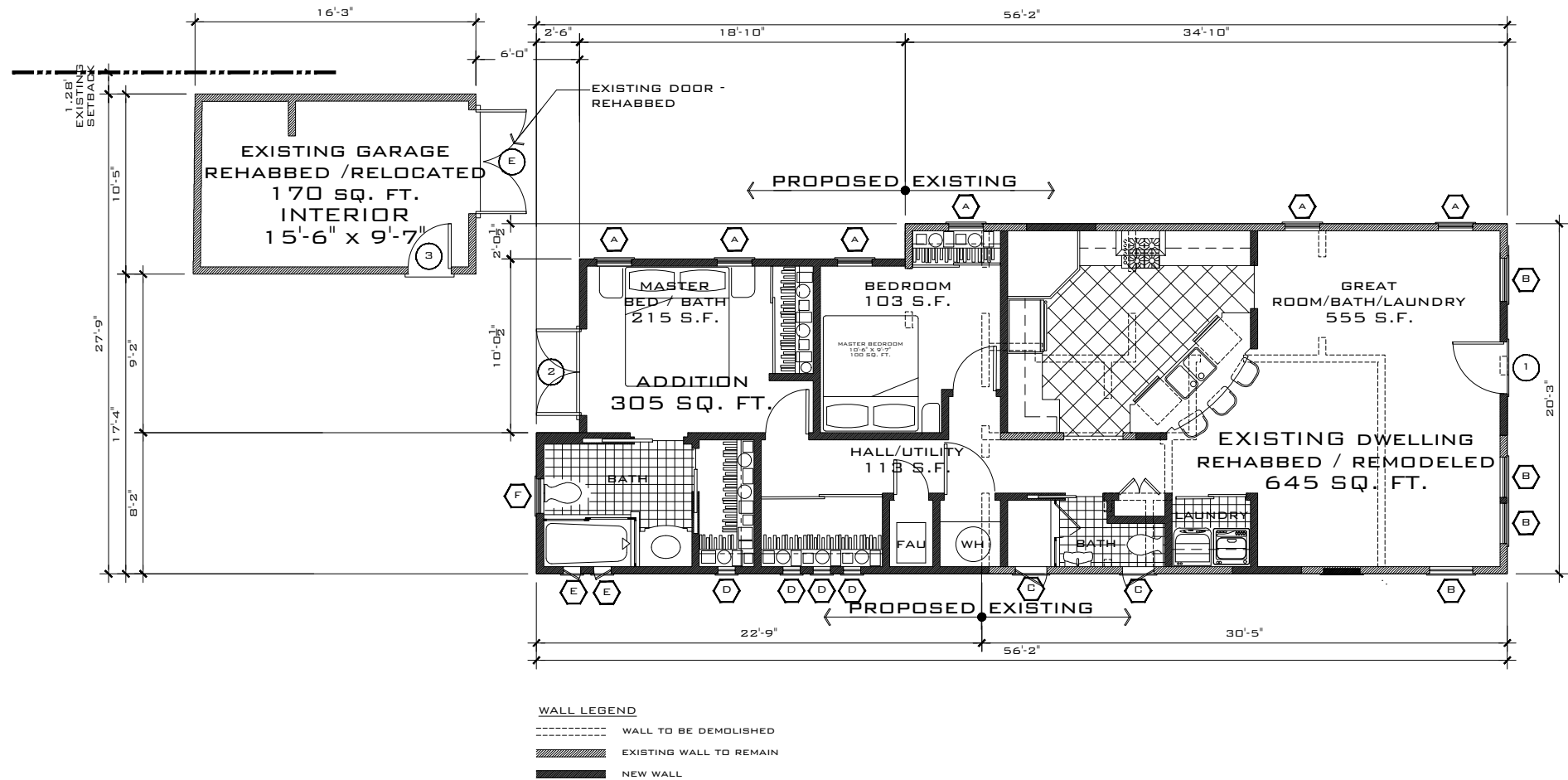
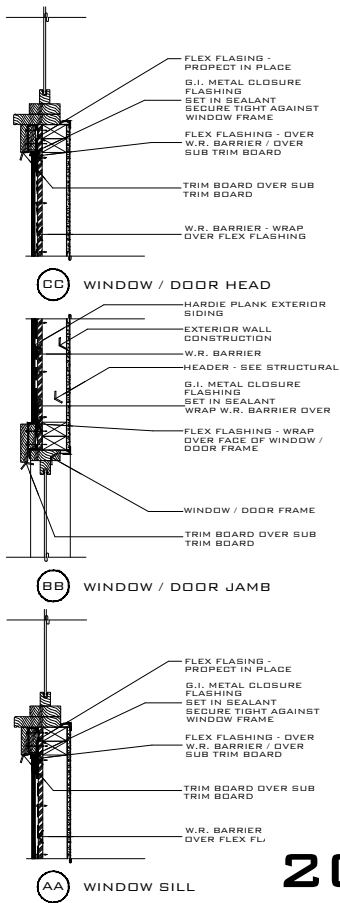
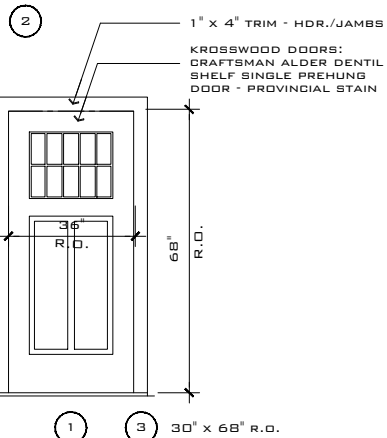
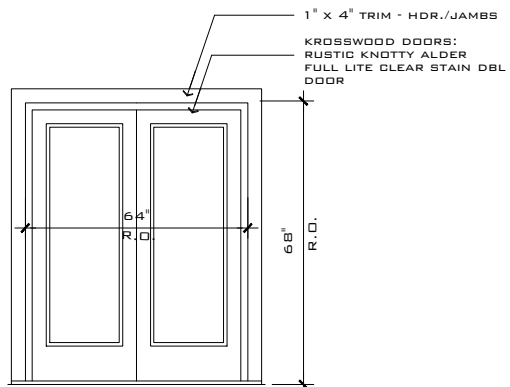
WINDOW SCHEDULE					
MARK	QUANTITY	SIZE	OPERATION	FRAME	REMARKS
A	6	2'-0" x 4'-0"	DBL HUNG	WOOD EXT WOOD INT	SEE SHEET A-6A
B	4	2'-6" x 4'-0"	DBL HUNG	WOOD EXT WOOD INT	SEE SHEET A-6A
C	2	2'-0" x 2'-0"	CASEMENT	WOOD EXT WOOD INT	SEE SHEET A-6A
D	4	1'-0" x 1'-0"	FIXED	WOOD EXT WOOD INT	SEE SHEET A-6A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



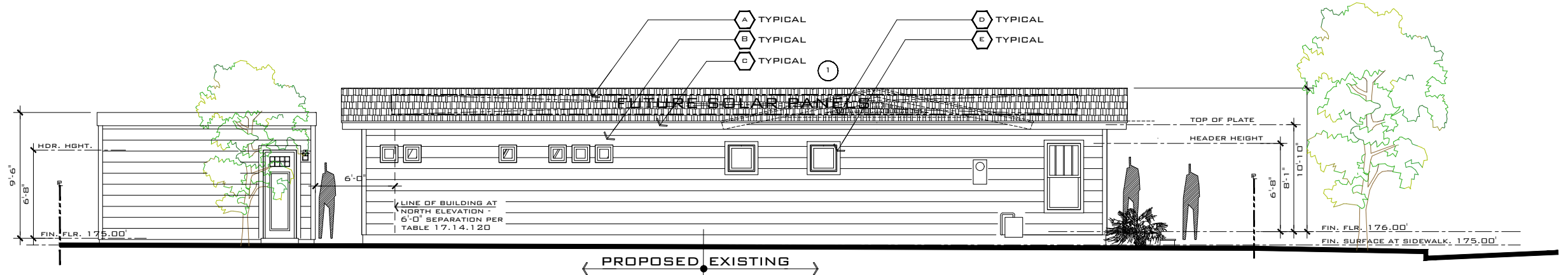
PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



15' 5' 0'

REGALADO REMODEL
412 S. PILEY STREET
ORANGE, CA. 92868
ARCHITECTURAL DESIGN SOLUTIONS
A-5

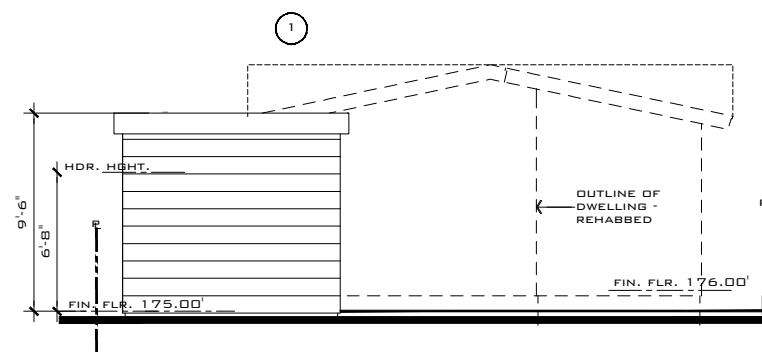
2025-07-23



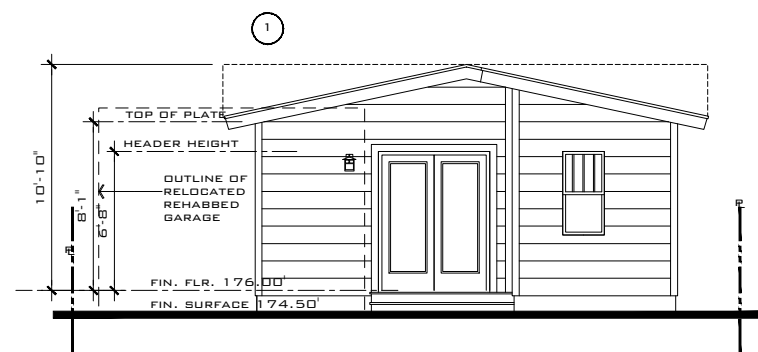
PROPOSED SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

FINISH MATERIALS

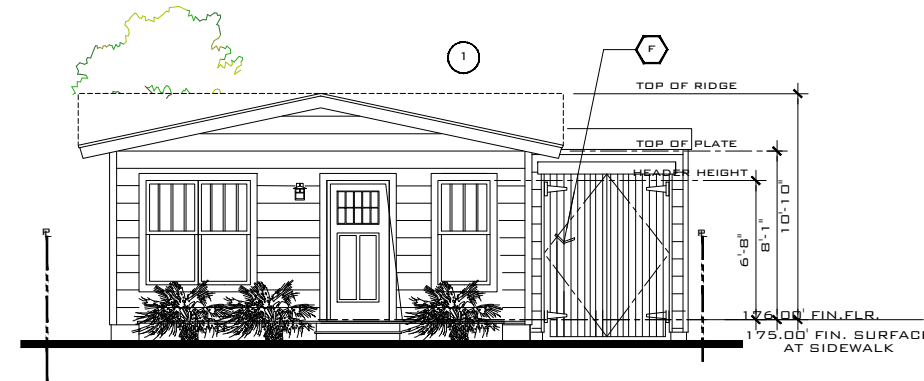
- | | |
|---|---|
| (A) ROOFING SHINGLES OWENS CORNING DURATION 40 "ONYX BLACK ONYX" UL 790 CLASS "A" FIRE RESISTANCE
HTTPS://WWW.JAMESHARDIE.COM/PRODUCT-CATALOG/ | (D) TRIM - ALABASTER WHITE:
HTTPS://WWW.SHERWIN-WILLIAMS.COM/HOMEOWNERS/PRODUCTS/SW7008-ALABASTER |
| (B) EXTERIOR SIDING PRODUCTS/HARDIE-PLANK-LAP-SIDING/BEADED-SELECT-CEDEMILL/DREAM-COLLECTION-COLORS/?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 |



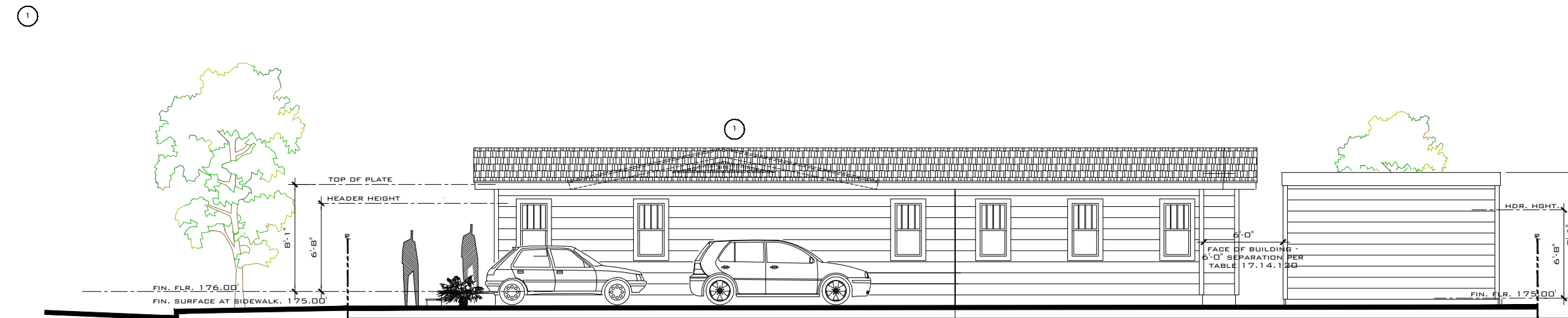
PROPOSED WEST REAR ELEVATION
SCALE: 1/4" = 1'-0"
SEE SOUTH ELEVATION FOR FINISH MATERIALS - TYPICAL



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
412 S. PIXLEY STREET
ORANGE, CA 92668
ARCHITECTURAL DESIGN SOLUTIONS

A-6

2025-07-23

SPECIFICATION SHEET 01 JANUARY 2019

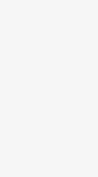
Performance Figures					
Product Category	Item Number	Bit or Characteristics	Equivalent	Result	
General Purpose	Universal of Standard	ISO 527-2	ISO 527-2	Pass	
	Universal 50, 55, 60, 65	ISO 527-2	ISO 527-2	Pass	
	Universal 70, 75, 80	ISO 527-2	ISO 527-2	Pass	
	Universal 85, 90, 95	ISO 527-2	ISO 527-2	Pass	
	Universal 100, 105, 110	ISO 527-2	ISO 527-2	Pass	
	Universal 115, 120, 125	ISO 527-2	ISO 527-2	Pass	
	Universal 130, 135, 140	ISO 527-2	ISO 527-2	Pass	
	Universal 145, 150, 155	ISO 527-2	ISO 527-2	Pass	
	Universal 160, 165, 170	ISO 527-2	ISO 527-2	Pass	
	Universal 175, 180, 185	ISO 527-2	ISO 527-2	Pass	
Specialty	Universal 190, 195, 200	ISO 527-2	ISO 527-2	Pass	
	Universal 205, 210, 215	ISO 527-2	ISO 527-2	Pass	
	Universal 220, 225, 230	ISO 527-2	ISO 527-2	Pass	
	Universal 235, 240, 245	ISO 527-2	ISO 527-2	Pass	
	Universal 250, 255, 260	ISO 527-2	ISO 527-2	Pass	
	Universal 265, 270, 275	ISO 527-2	ISO 527-2	Pass	
	Universal 280, 285, 290	ISO 527-2	ISO 527-2	Pass	
	Universal 295, 300, 305	ISO 527-2	ISO 527-2	Pass	
	Universal 310, 315, 320	ISO 527-2	ISO 527-2	Pass	
	Universal 325, 330, 335	ISO 527-2	ISO 527-2	Pass	
Specialty	Universal 340, 345, 350	ISO 527-2	ISO 527-2	Pass	
	Universal 355, 360, 365	ISO 527-2	ISO 527-2	Pass	
	Universal 370, 375, 380	ISO 527-2	ISO 527-2	Pass	
	Universal 385, 390, 395	ISO 527-2	ISO 527-2	Pass	
	Universal 400, 405, 410	ISO 527-2	ISO 527-2	Pass	
	Universal 415, 420, 425	ISO 527-2	ISO 527-2	Pass	
	Universal 430, 435, 440	ISO 527-2	ISO 527-2	Pass	
	Universal 445, 450, 455	ISO 527-2	ISO 527-2	Pass	
	Universal 460, 465, 470	ISO 527-2	ISO 527-2	Pass	
	Universal 475, 480, 485	ISO 527-2	ISO 527-2	Pass	
Specialty	Universal 490, 495, 500	ISO 527-2	ISO 527-2	Pass	
	Universal 505, 510, 515	ISO 527-2	ISO 527-2	Pass	
	Universal 520, 525, 530	ISO 527-2	ISO 527-2	Pass	
	Universal 535, 540, 545	ISO 527-2	ISO 527-2	Pass	
	Universal 550, 555, 560	ISO 527-2	ISO 527-2	Pass	
	Universal 565, 570, 575	ISO 527-2	ISO 527-2	Pass	
	Universal 580, 585, 590	ISO 527-2	ISO 527-2	Pass	
	Universal 595, 600, 605	ISO 527-2	ISO 527-2	Pass	
	Universal 610, 615, 620	ISO 527-2	ISO 527-2	Pass	
	Universal 625, 630, 635	ISO 527-2	ISO 527-2	Pass	
Specialty	Universal 640, 645, 650	ISO 527-2	ISO 527-2	Pass	
	Universal 655, 660, 665	ISO 527-2	ISO 527-2	Pass	
	Universal 670, 675, 680	ISO 527-2	ISO 527-2	Pass	
	Universal 685, 690, 695	ISO 527-2	ISO 527-2	Pass	
	Universal 700, 705, 710	ISO 527-2	ISO 527-2	Pass	
	Universal 715, 720, 725	ISO 527-2	ISO 527-2	Pass	
	Universal 730, 735, 740	ISO 527-2	ISO 527-2	Pass	
	Universal 745, 750, 755	ISO 527-2	ISO 527-2	Pass	
	Universal 760, 765, 770	ISO 527-2	ISO 527-2	Pass	
	Universal 775, 780, 785	ISO 527-2	ISO 527-2	Pass	
Specialty	Universal 790, 795, 800	ISO 527-2	ISO 527-2	Pass	
	Universal 805, 810, 815	ISO 527-2	ISO 527-2	Pass	
	Universal 820, 825, 830	ISO 527-2	ISO 527-2	Pass	
	Universal 835, 840, 845	ISO 527-2	ISO 527-2	Pass	
	Universal 850, 855, 860	ISO 527-2	ISO 527-2	Pass	
	Universal 865, 870, 875	ISO 527-2	ISO 527-2	Pass	
	Universal 880, 885, 890	ISO 527-2	ISO 527-2	Pass</	



 [HTTPS://WWW.JAMESHARDIE.COM/PRODUCT-CATALOG/EXTERIOR-SIDING-PRODUCTS/
HARDIE-PLANK-LAP-SIDING/BEADED-SELECT-CEDARMILL/DREAM-COLLECTION-COLORS/
?FAMILY=GRAY&COLOR=SLATE-PEBBLE](https://www.jameshardie.com/product-catalog/exterior-siding-products/hardie-plank-lap-siding/beaded-select-cedarmill/dream-collection-colors/?family=gray&color=slate-pegble)

SW 7008
Alabaster

- 
- Onyx Black**
- Black shingle with prominent dark gray and black granules

- 

As Viewed From The Exterior

FS 25 3/8" X 49"
RO 26 3/8" X 49 1/2"

Egress Information
Width: 21 13/16" Height: 18 1/4"
Net Clear Opening: 2.76 SqFt

- A-6A

2025-07-23



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

by Krosswood Doors



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&gad_source=1&gclid=EAIaIQobChMI4LUIoM0vIQMVfQCTBH1MNY9NEAQYBiABEGLLVvD_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/>

3

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

https://www.homedepot.com/pep/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?source=shoppingads&locale=en-US&plamtg=shopping-cm-cml-ggl-d30-d30_024_ext_doors-na-na-na-pmax-5707976-na-na-na-nbr-na-na-new-pl3_pmax&cm_mmc=shopping-cm-cml-ggl-d30-d30_024_ext_doors-na-na-na-pmax-5707976-na-na-na-nbr-na-na-new-pl3_pmax-20358532067--&gad_source=1&gclid=EAIaIQobChMIkeliuvBiWMVWHBECBDDCWL9EAQYASABEGLD_BWE&gclsrc=aw.ds

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https://peasedoors.com/products/36-mahogany-entry-door-slab-craftsman-8-lite?currency=USD&variant=39372391055469&utm_source=google&utm_medium=cpc&utm_campaign=google%20shopping&stkn=781efdaf2e60&utm_source=google&utm_medium=paid&utm_campaign=21619049960&utm_content=&utm_term=&gadid=&gad_source=1&gclid=EAIaIQobChMI_KVGo_BiWMVjyDECBOY3z5BEAQYASABEGKIMPD_BWE

REGALADO REMODEL
412 S. PILEY STREET
ORANGE, CA. 92868

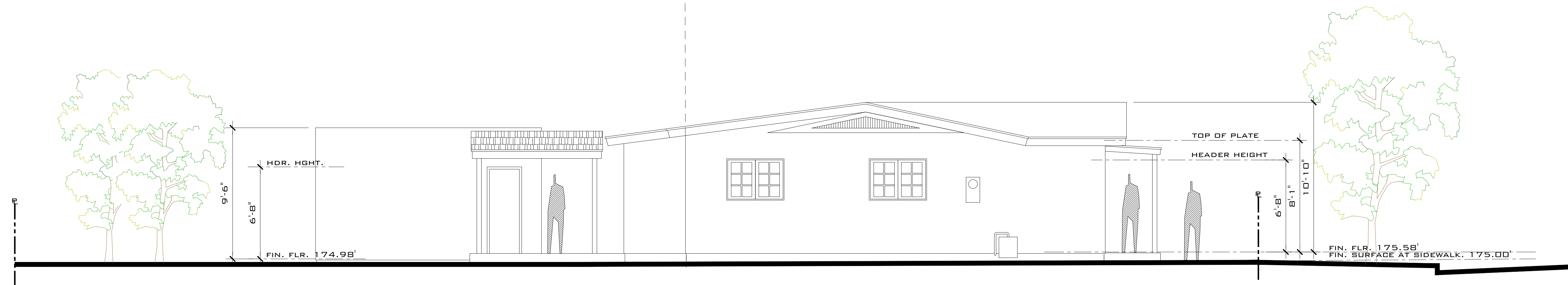
ARCHITECTURAL DESIGN SOLUTIONS

A-6B

2025-07-23



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



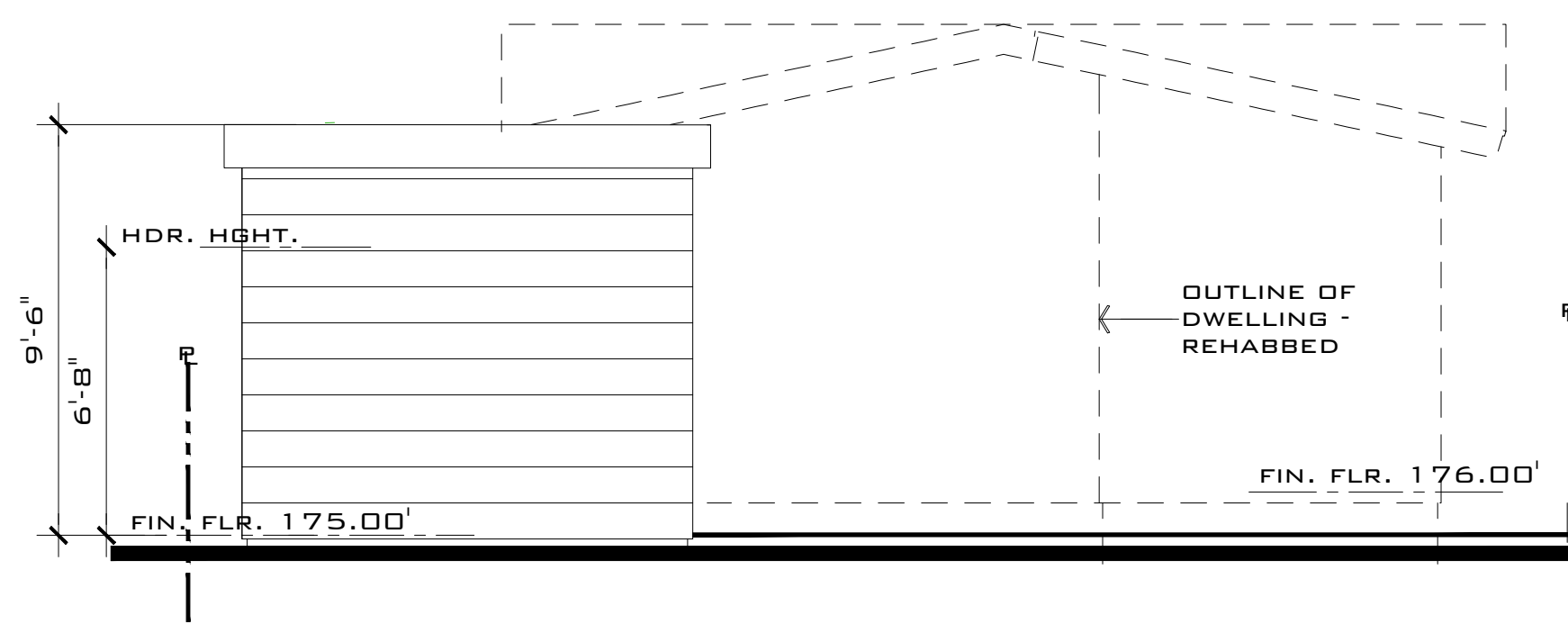
EXISTING SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING ELEVATION VS PROPOSED ELEVATIONS

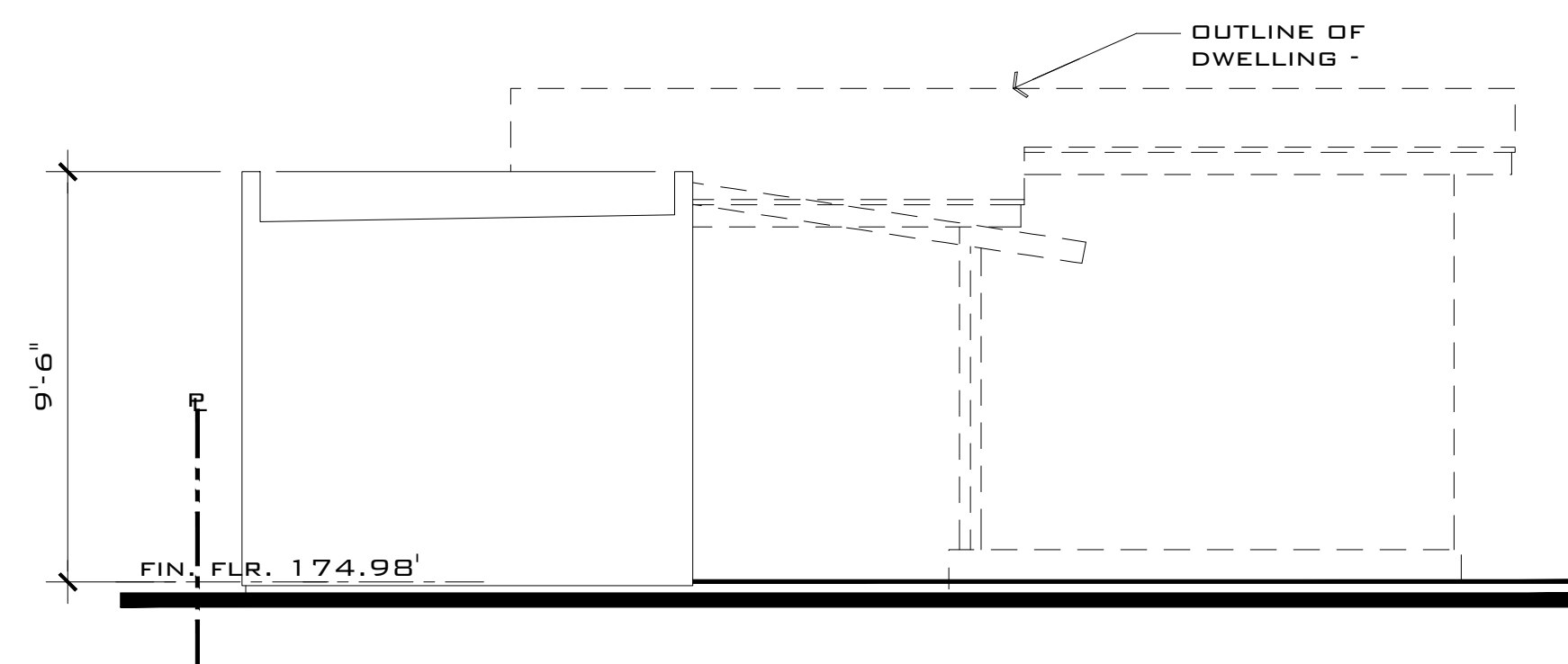
REGALADO REMODEL
412 S. PIXLEY STREET
ORANGE, CA 92868
ARCHITECTURAL DESIGN SOLUTIONS

A-6C

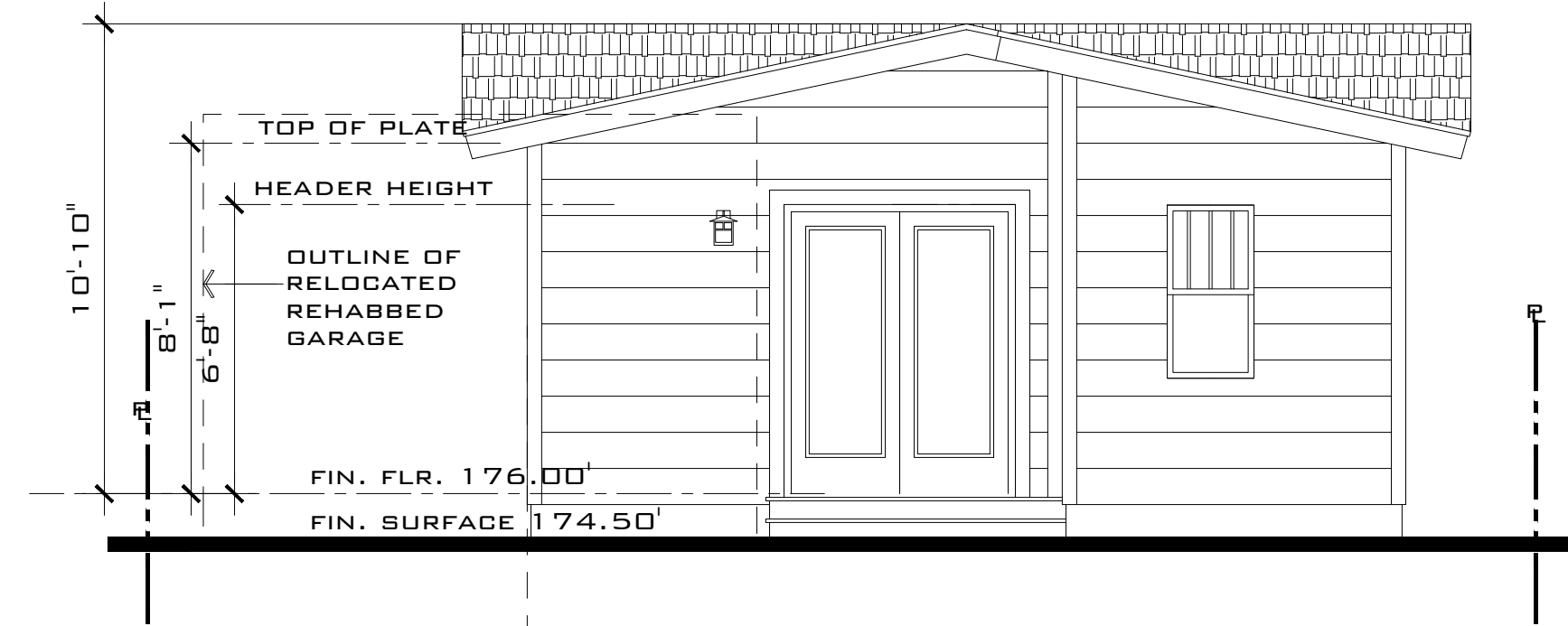
2025-07-23



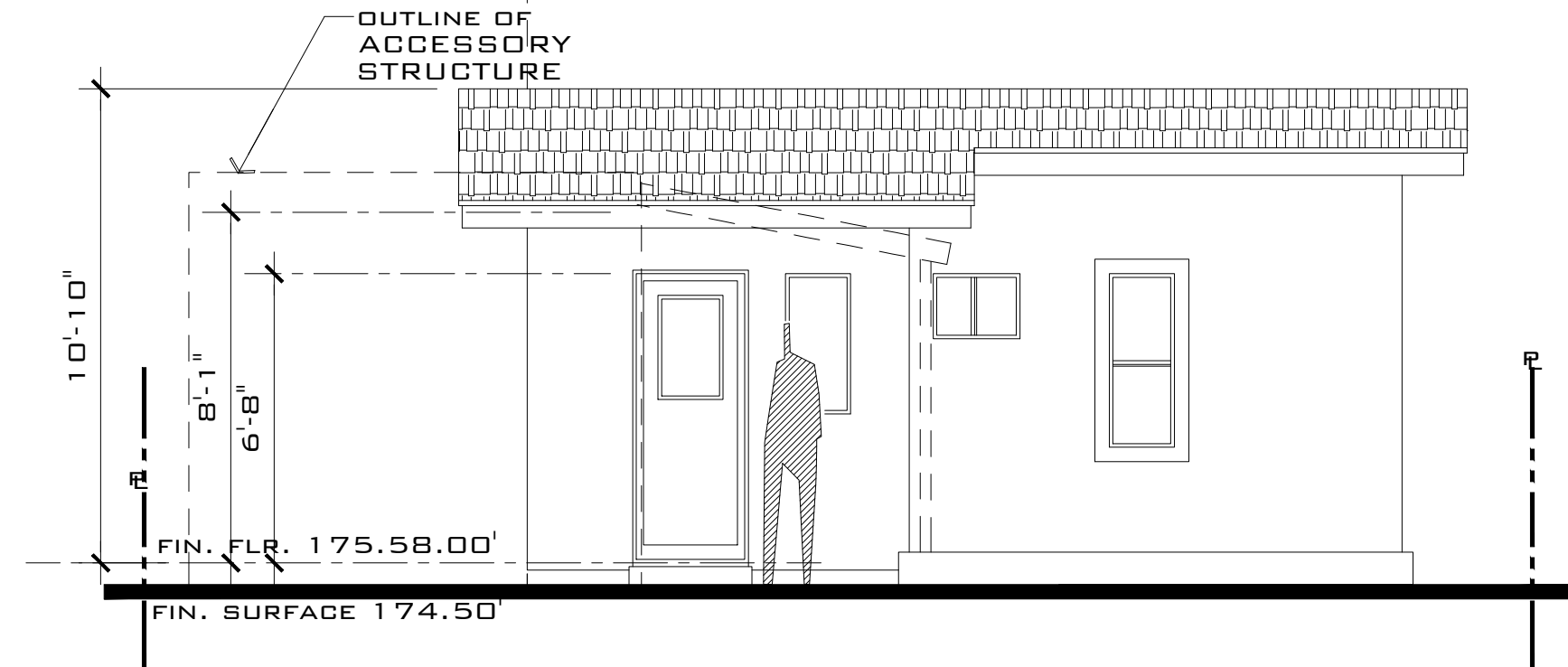
PROPOSED WEST
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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



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



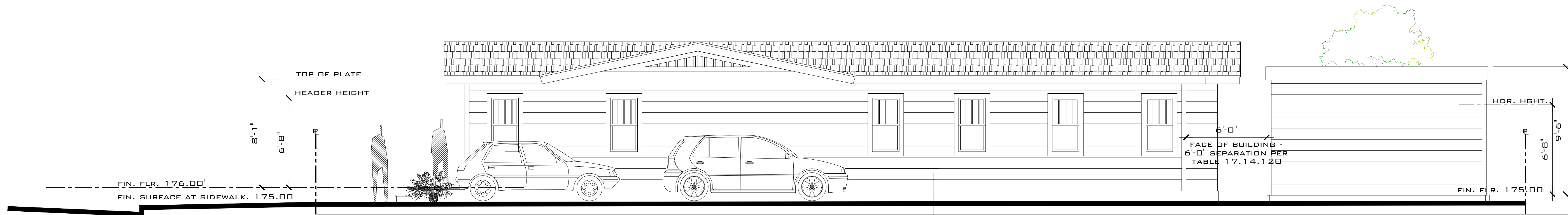
EXISTING EAST
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING ELEVATION VS PROPOSED ELEVATIONS

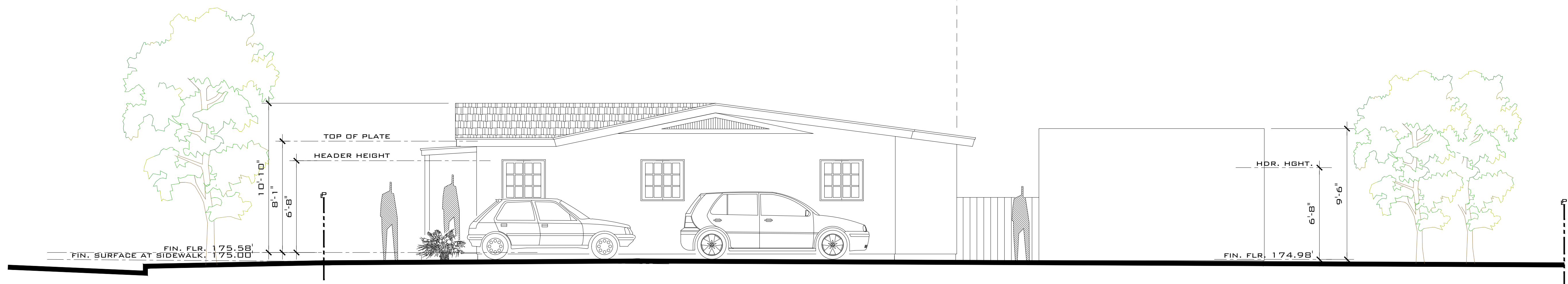
REGALADO REMODEL
412 S. PIXLEY STREET
ORANGE, CA 92868
ARCHITECTURAL DESIGN SOLUTIONS

A-6D

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



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

EXISTING ELEVATION VS PROPOSED ELEVATIONS

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

A-6E

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416



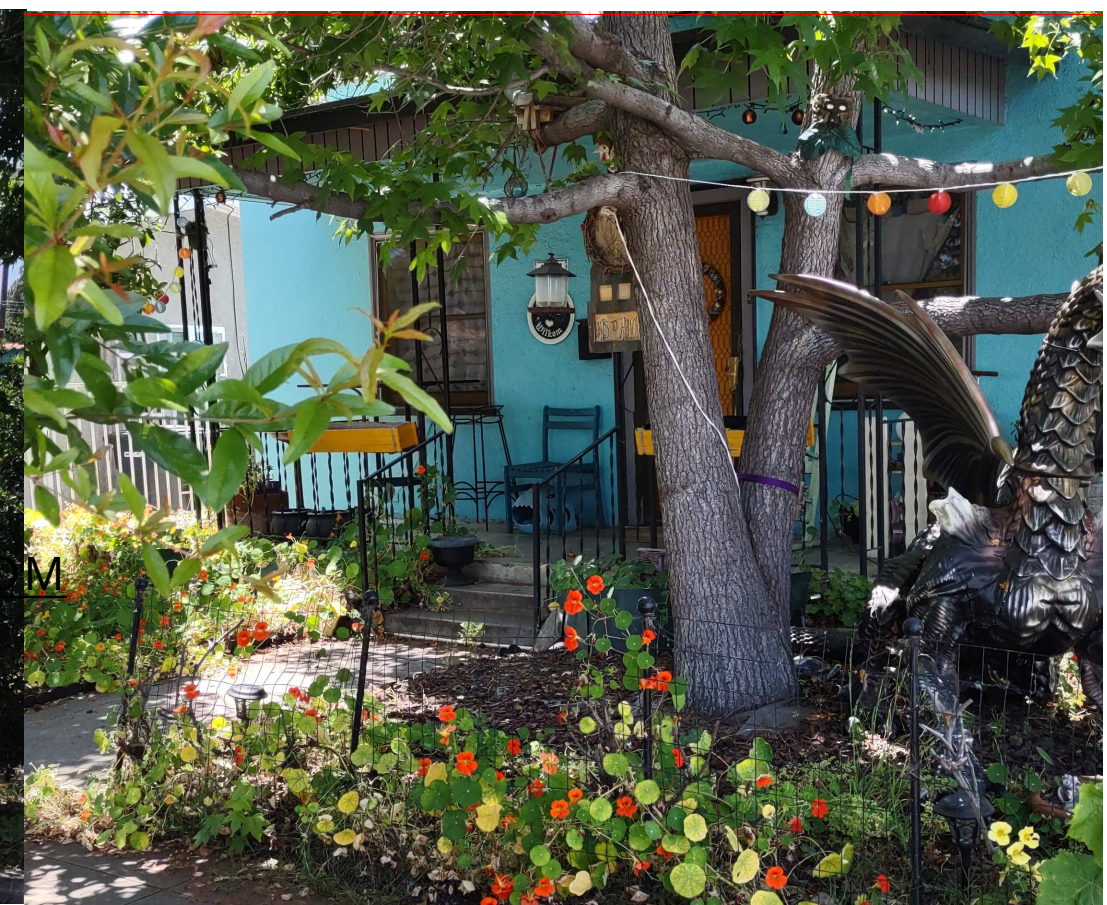
416



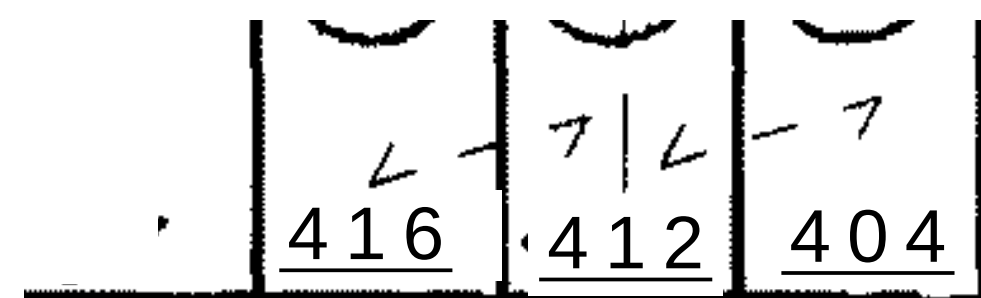
412



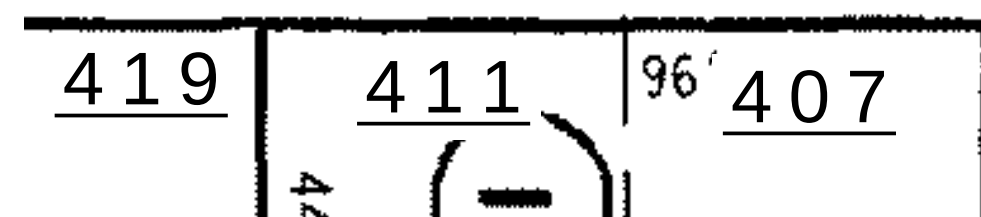
412



404



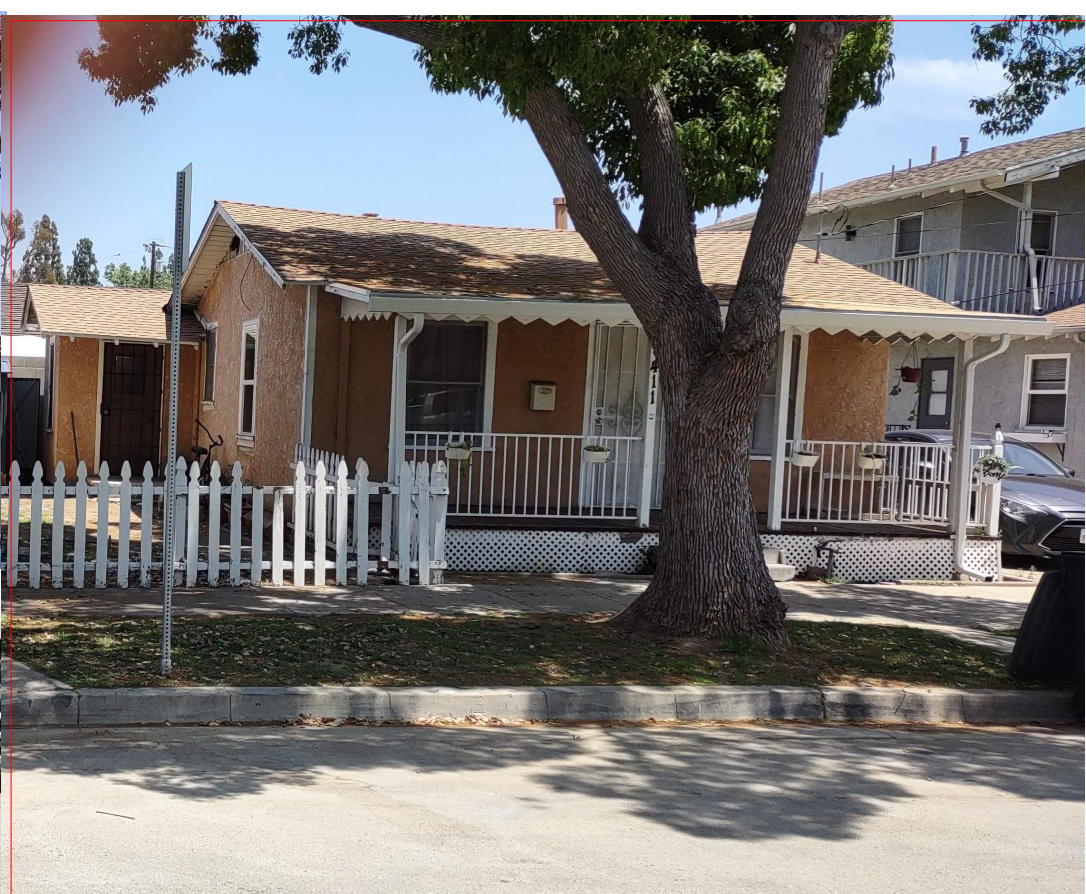
STREET 60'



site area plan



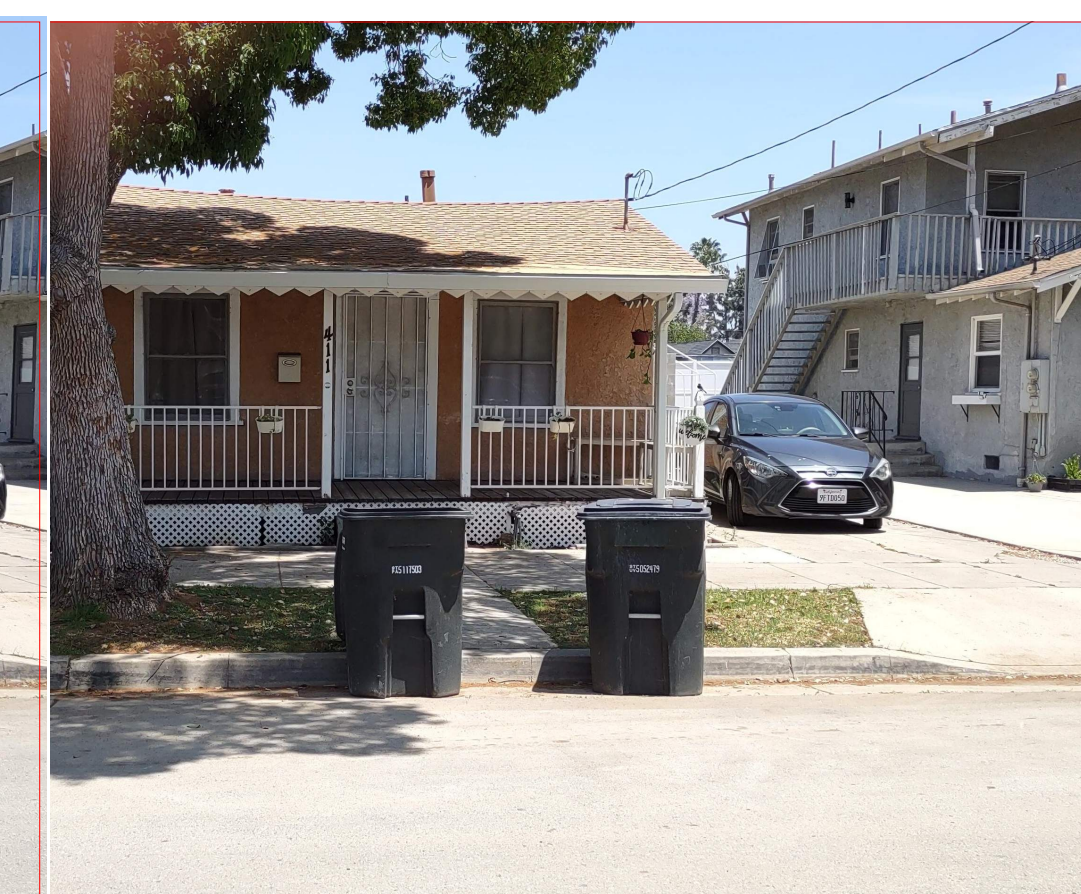
407



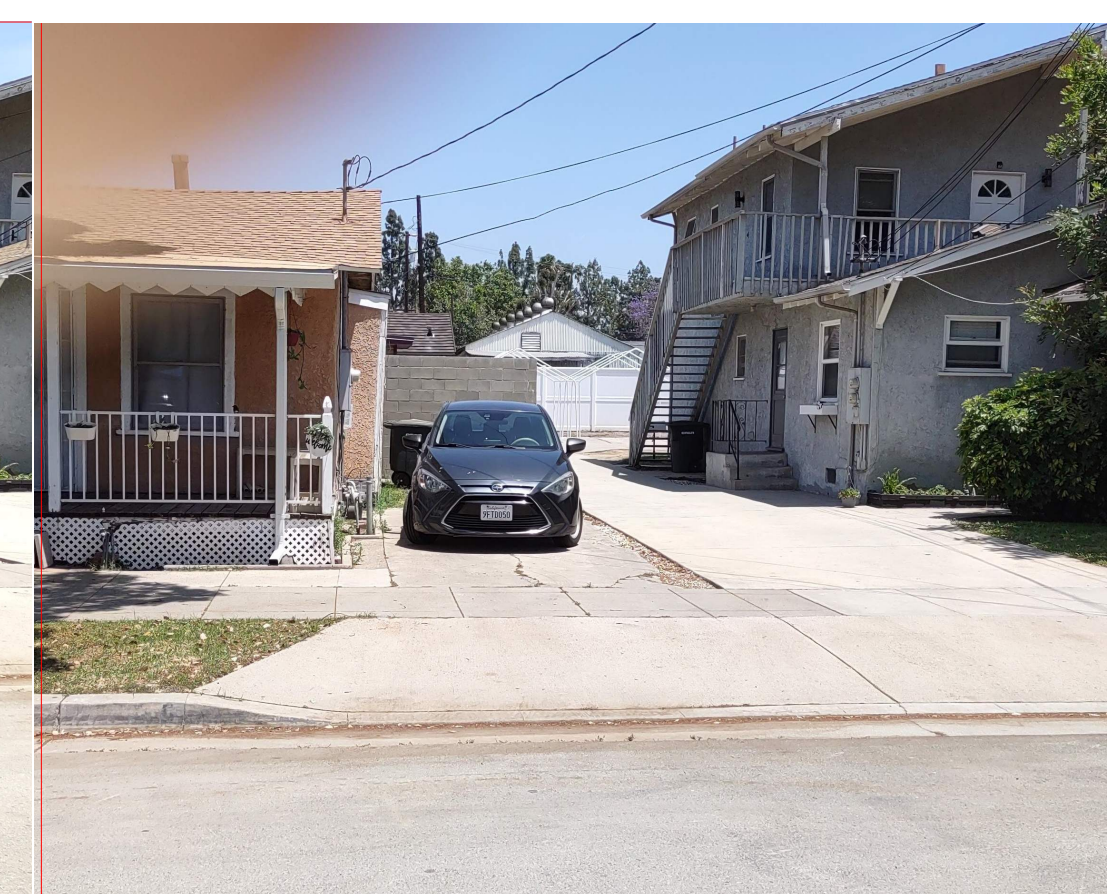
411



411



411



411/419

EXISTING SITE PHOTOS

SCALE: NTS

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ORANGE, CA 92868
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REAR FROM THE WEST



GARAGE REAR AND SIDE FROM THE WEST



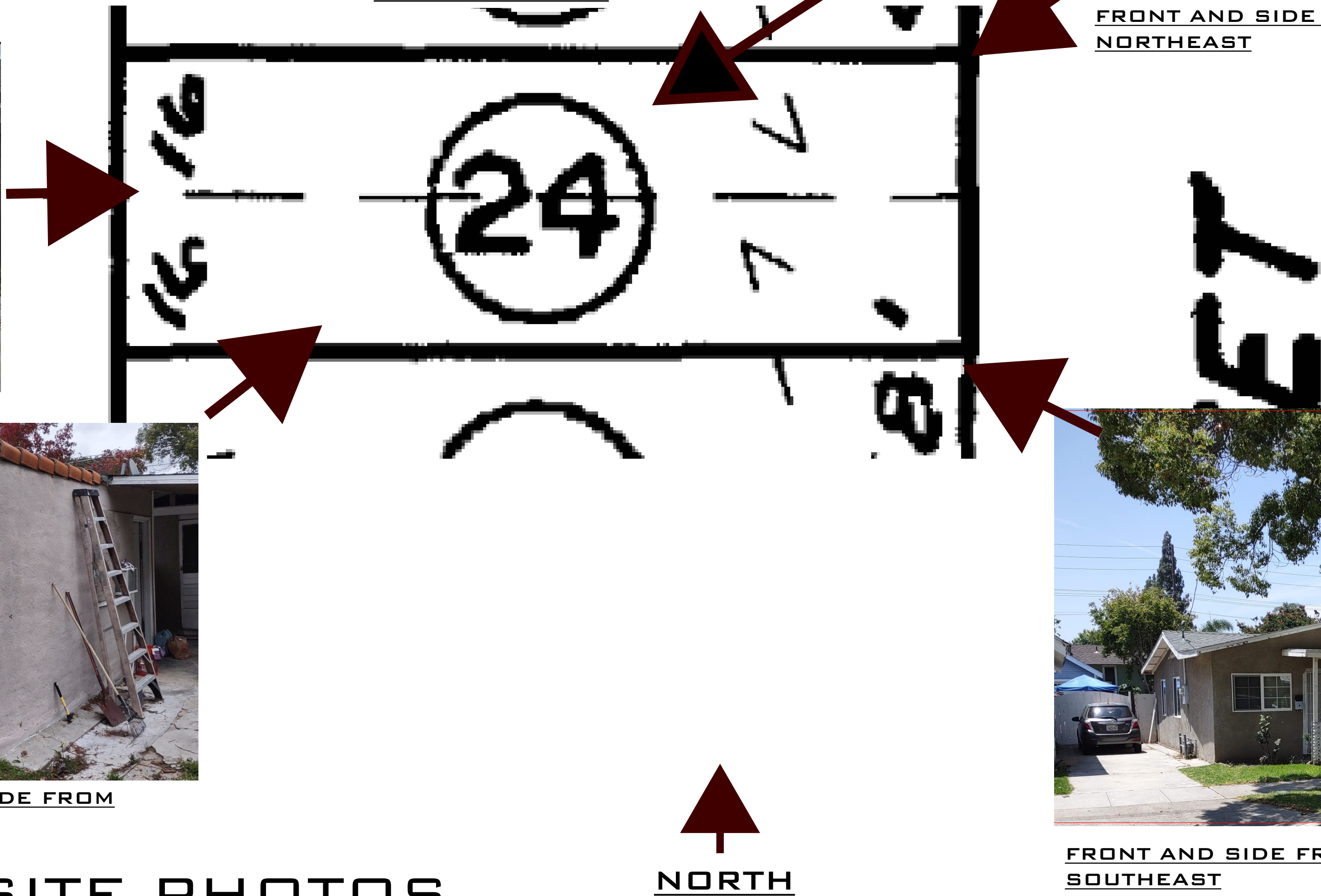
GARAGE DOOR



FRONT AND SIDE / GARAGE FROM NORTHEAST



FRONT AND SIDE FROM SOUTHEAST



EXISTING SITE PHOTOS

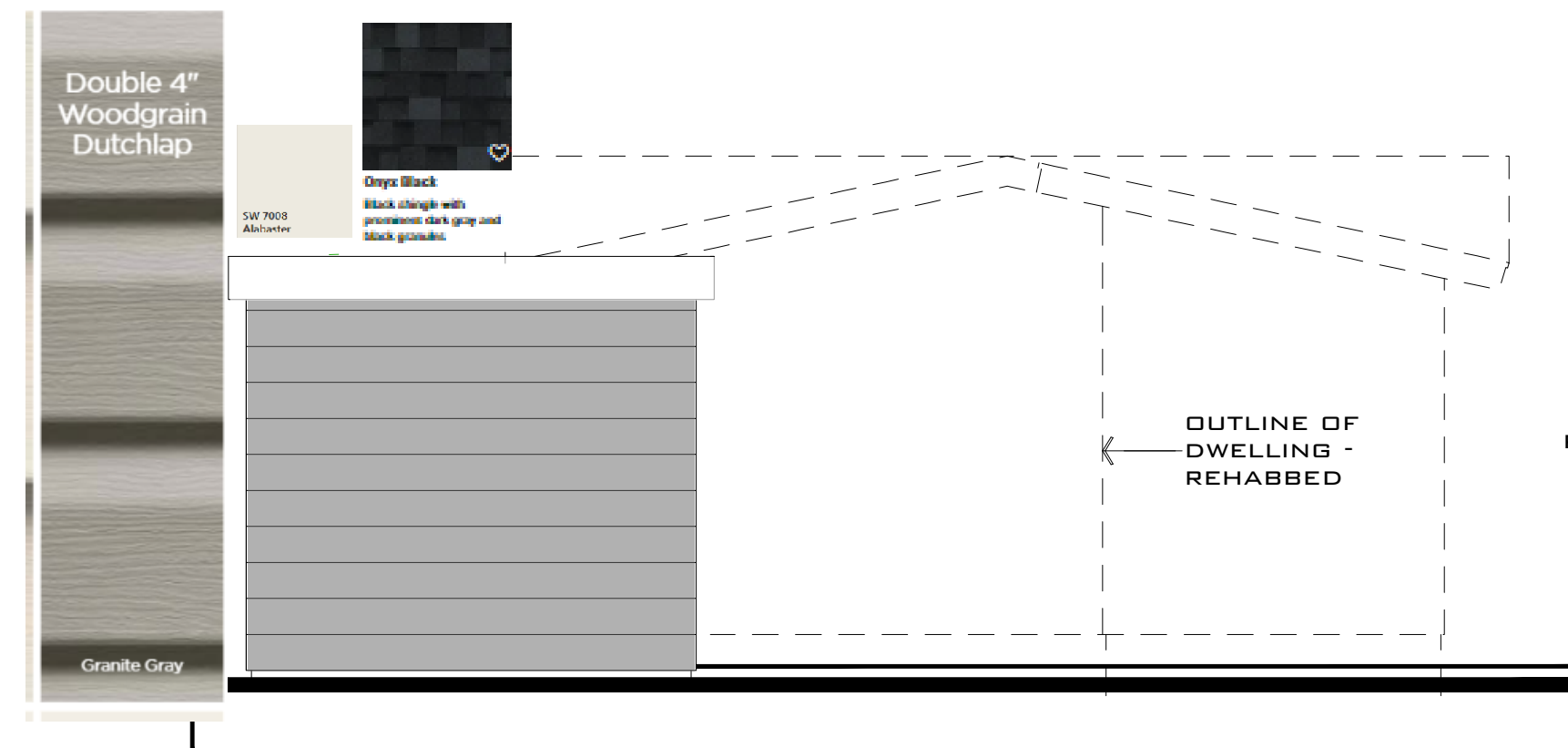
SCALE: NTS

REGALADO REMODEL
412 S. PIXLEY STREET
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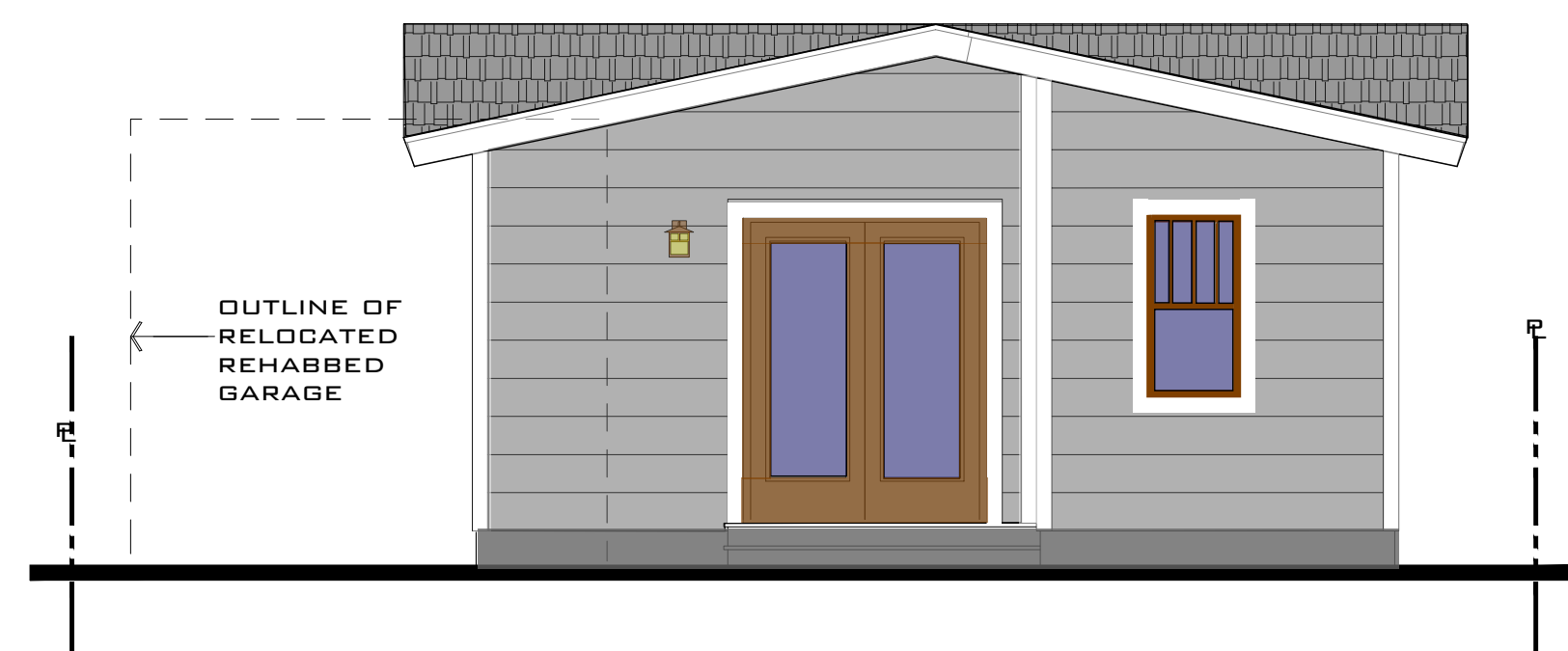
2025-07-23 A-7A



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



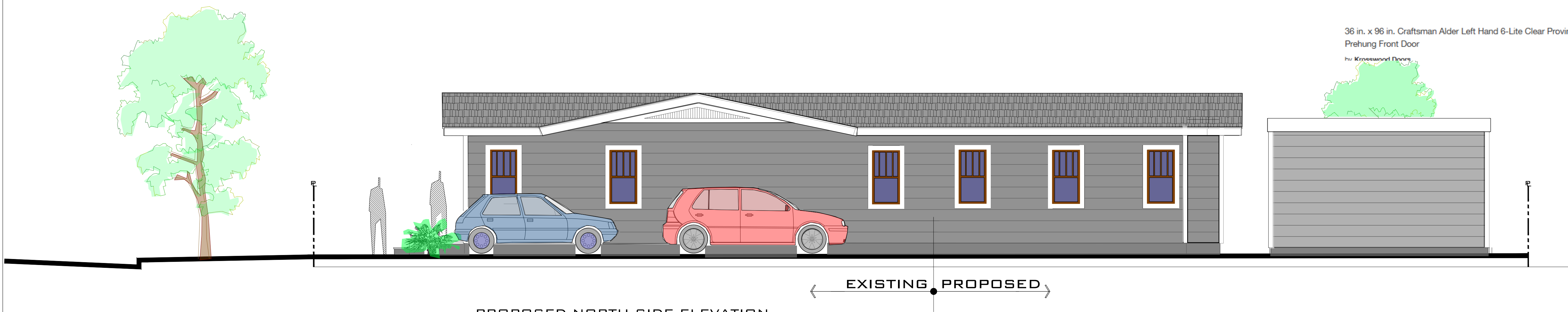
PROPOSED WEST REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

R G A L A D O R E M O D E L
4 2 S . P I X L E Y S T R E E T
O R A N G E , C A . 9 2 8 6 8
A R C H I T E C T U R A L D E S I G N S O L U T I O N S
A-8

2025-07-23