

THERE ARE NO EASEMENTS ON SITE



EW &amp; 834 N

ANDR

<b>REVISION</b>					
	DATE		DATE		
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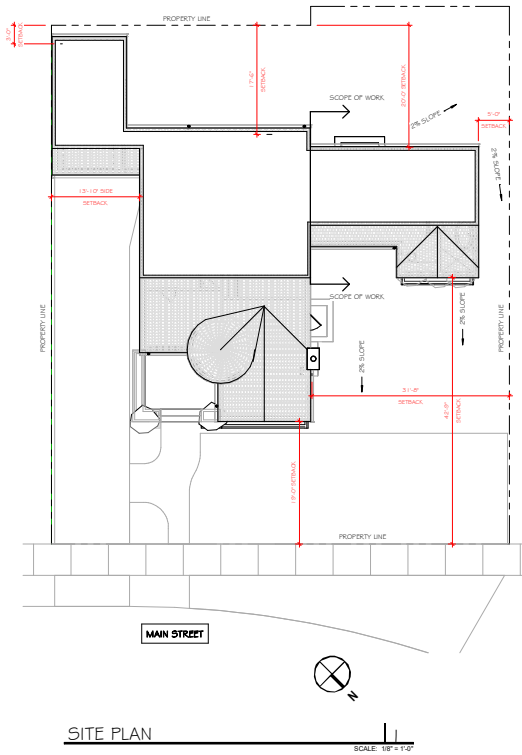
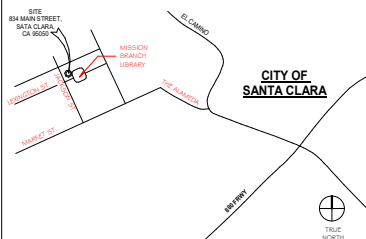
SHEET TITLE  
COVER SHEET

SHEET NUMBER  <b>A-O</b>	JOB NO. 53-2024
	DATE 11/13/2024
	SCALE As indicated

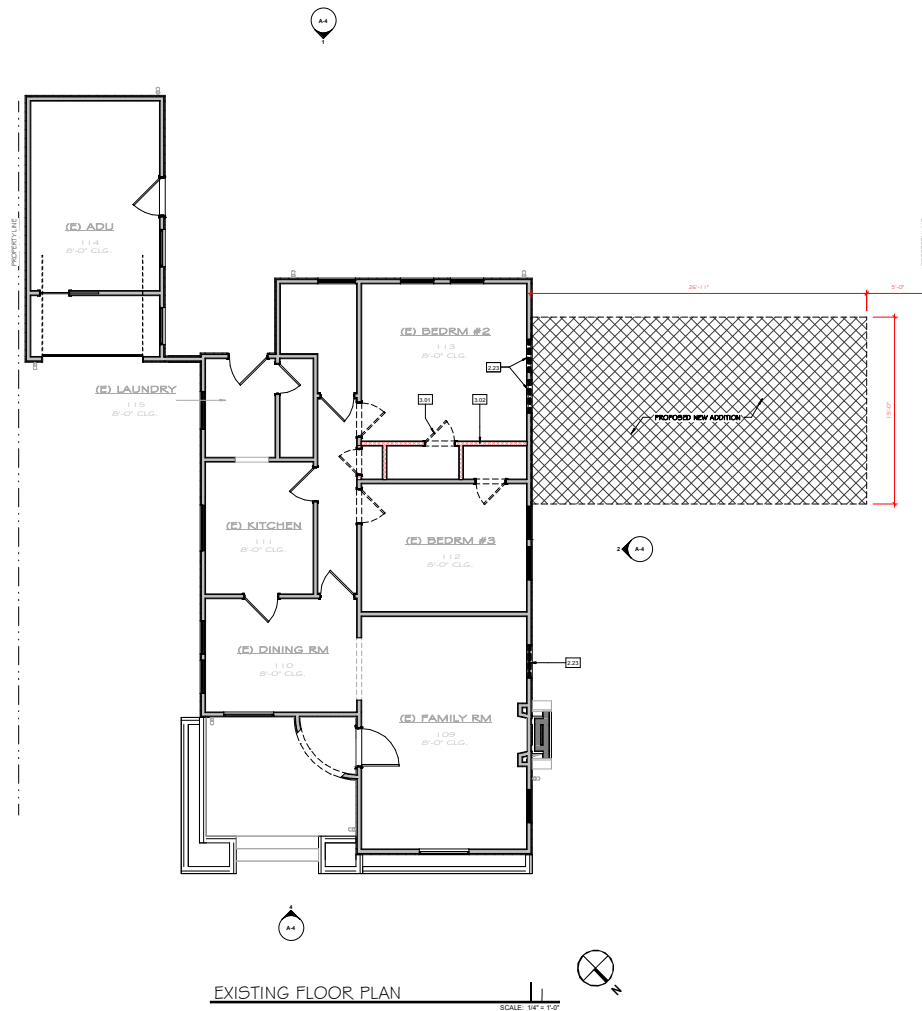
PLANNING SUBMITTAL SET 08/22/2025

**NOTE:**  
ALL PROPERTY LINES SHOWN HEREON ARE BASED ON  
RECORDS MAPS NO BOUNDARY SURVEY WAS PREPARED AT THIS TIME.

PROJECT SHALL COMPLY WITH SECTION 5-9-517 OF UNIFORM SECURITY CODE, TO ENSURE ALL PARTIES ARE AWARE OF THE  
SECURITY CODE.  
ONE SHOULD BECOME FAMILIAR WITH ENTIRE CODE, HOWEVER, THESE SECTIONS ARE SPECIFIC REFERENCE BUILDING CONSTRUCTION  
THE SECURITY CODE DOES NOT SUPERSEDE THE UBC, UPC, OR TITLE 19 REGARDING LIFE SAFETY REQUIREMENTS.

[illegible]

## SITE PLAN



EXISTING FLOOR PLAN

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

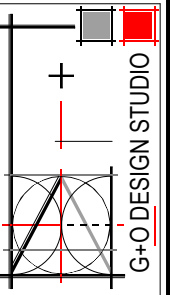
### WALL LEGEND

- (E) 2X4 INTERIOR WALL TO BE DEMO
- (E) 2X INTERIOR WALL TO REMAIN
- (E) 2X EXTERIOR WALL TO REMAIN
- (N) 2X EXTERIOR WALL
- (N) 2X FURRED WALL

### KEYNOTES

- 2.23 THE THREE ORIGINAL WINDOWS WILL BE SALVAGED FOR POTENTIAL REUSE IN THE EXISTING HOME AND WILL NOT BE INCORPORATED INTO THE NEW ADDITION.
- 3.01 EXISTING INTERIOR DOOR TO BE DEMO
- 3.02 EXISTING INTERIOR WALL TO BE DEMO

### EXISTING IMAGES



34 VIA FLORENCIA  
MISSION VIEJO, CA 92692

SEAL-SIGNATURE

ANDREW & BECCA FUNG RESIDENCE

834 MAIN STREET, SATE CLARA

CA. 95050

### REVISION

DATE	DATE

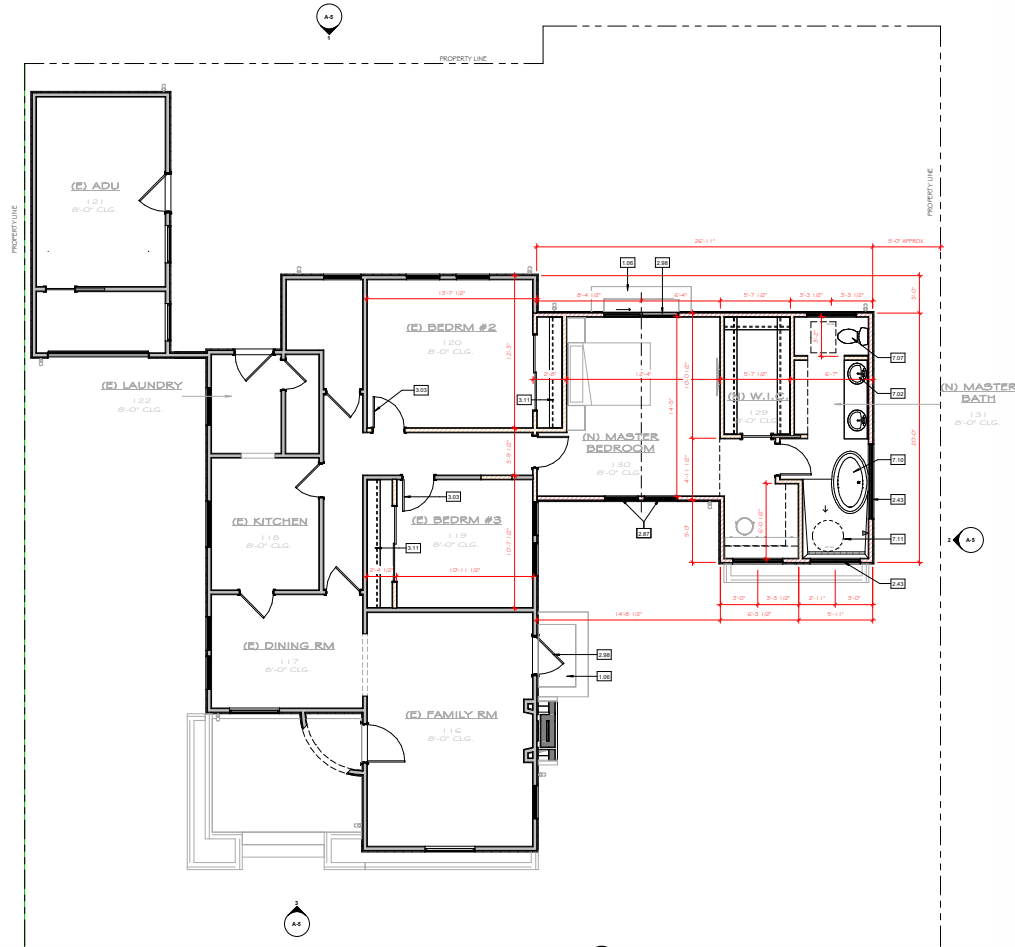
SHEET TITLE  
EXISTING FLOOR PLAN

SHEET NUMBER

A-1

28 10  
55-2024  
JUL 10 2024  
500  
1/4" = 1'-0"

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



### KEYNOTES

- 1.06 PROPOSED CONCRETE LANDING - SLOPE 1/4" x 1/2" AWAY FROM BUILDING. PROVIDE STEPS TO GRADE AS REQUIRED. FINISH TEXTURE MATERIAL BY BUILDOR.
- 2.43 PROPOSED NEW ALUMINUM-CLAD WOOD WINDOWS, ALUMINUM COLOR, INSTALLED PER MANUFACTURER RECOMMENDATIONS.
- 2.67 PROPOSED NEW WOOD FLOOR WINDOWS.
- 2.86 PROPOSED NEW ALUMINUM-CLAD WOOD DOOR WITH TEMPERED GLASS, ALUMINUM COLOR.
- 3.03 PROPOSED NEW INTERIOR DOOR TO MATCH EXISTING SHELF AND 1 HANGING POLE.
- 7.02 UNDERMOUNT LAVATORY SINK.
- 7.07 ELONGATED WATER CLOSET WITH 30" MIN. CLEAR WIDTH AND 24" MIN. CLEAR SPACE IN FRONT.
- 7.10 FREESTANDING TUB.
- 7.11 CUSTOM-BUILT SHOWER, HOT-MOTTED SHOWER PAN AND TILED TO 90" MIN. ATT. SHOWER HEAD AT +9'0" ATT.

### FLOOR PLAN LEGEND

- DOOR TAG  
WINDOW TAG  
SOFFIT TAG  
WALL TAG  
KEYNOTE TAG  
EGRESS WINDOW  
TEMPERED GLASS
- Room name  
101  
9'-0" CLG. FLAT  
Finish
- ROOM NAME  
ROOM NUMBER  
CEILING HEIGHT  
FLOOR FINISH
- DROPPED CEILING  
HATCH
- CS: CASEMENT WINDOW TYPE  
FX: FIXED WINDOW TYPE  
SLDR: SLIDER WINDOW TYPE  
AW: AWNING WINDOW TYPE
- NOTE: DIMENSIONS ARE TO FACE OF FRAMING U.N.D.

### WALL LEGEND

- (E) 2X4 INTERIOR WALL TO BE DEMO  
(E) 2X INTERIOR WALL TO REMAIN  
(E) 2X EXTERIOR WALL TO REMAIN  
(N) 2X EXTERIOR WALL  
E X X X (N) 2X FURRED WALL

### FLOOR PLAN NOTES

1. HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD, FACE MASONRY, UNLESS NOTED OTHERWISE.
  2. ANY DISCREPANCY FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF G+O DESIGN STUDIO PRIOR TO ANY CONSTRUCTION.
  3. SLOTTED, DROPPED CEILING 4 INCHES ARE INDICATED WITH HATCHING ON THE PLANS.
  4. ALL EXTERIOR FINISHING AND SITE ELEMENTS ARE FOR REFERENCE ONLY. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS.
  5. ALL MECHANICAL EQUIPMENT, GRILLS AND CONTROLS ARE FOR REFERENCE ONLY. REFER TO MECHANICAL DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS BY OTHERS.
  6. ALL ELECTRICAL FIXTURES, OUTLETS AND EQUIPMENT ARE FOR REFERENCE ONLY.
  7. ALL STRUCTURAL MEMBERS AND ELEMENTS ARE SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR DESIGN AND DETAILS.
  8. CONTRACTOR TO COORDINATE STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL, PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS.
  9. ALL EQUIPMENT, APPLIANCES, AND FIXTURES TO BE INSTALLED PER MFPS RECOMMENDATIONS.
  10. FLOOR COVERING MATERIALS SHALL COMPLY WITH ASTM F 648, AND SMOKE DENSITY RATING OF LESS THAN 450 PER EGES.
  11. MINIMUM FOUR AND ONE-HALF INCH (4 1/2") JAMB ON HINGE SIDE, UNLESS NOTED OTHERWISE.
  12. PROVIDE THE FOLLOWING AT EGRESS WINDOWS:  
5' 7 1/2" TT OF CLEAR OPENABLE AREA, NET OPENABLE HEIGHT SHALL BE 24" MIN. NET OPENABLE WIDTH SHALL BE 20" MIN. BOTTOM OF CLEAR OPENING SHALL BE A MAX HEIGHT OF 4'4" MIN.
  13. WINDOW/DOORS TO HAVE LABEL INDICATING U-VALUE AND SHGC PER 2.4.
  14. BATHROOM AND SHOWER FLOORS, AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF AT LEAST 6 FEET ABOVE THE FLOOR. (IRC K307.2)
- AT ROLLIN SHOWERS PROVIDE FULL EXTENT WATER PROOFING IN THE ENTIRE BATHROOM.

34 VIA FLORENCIA  
MISSION VIEJO, CA 92692

SEAL-SIGNATURE

ANDREW & BECCA FUNG RESIDENCE

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CA. 95050

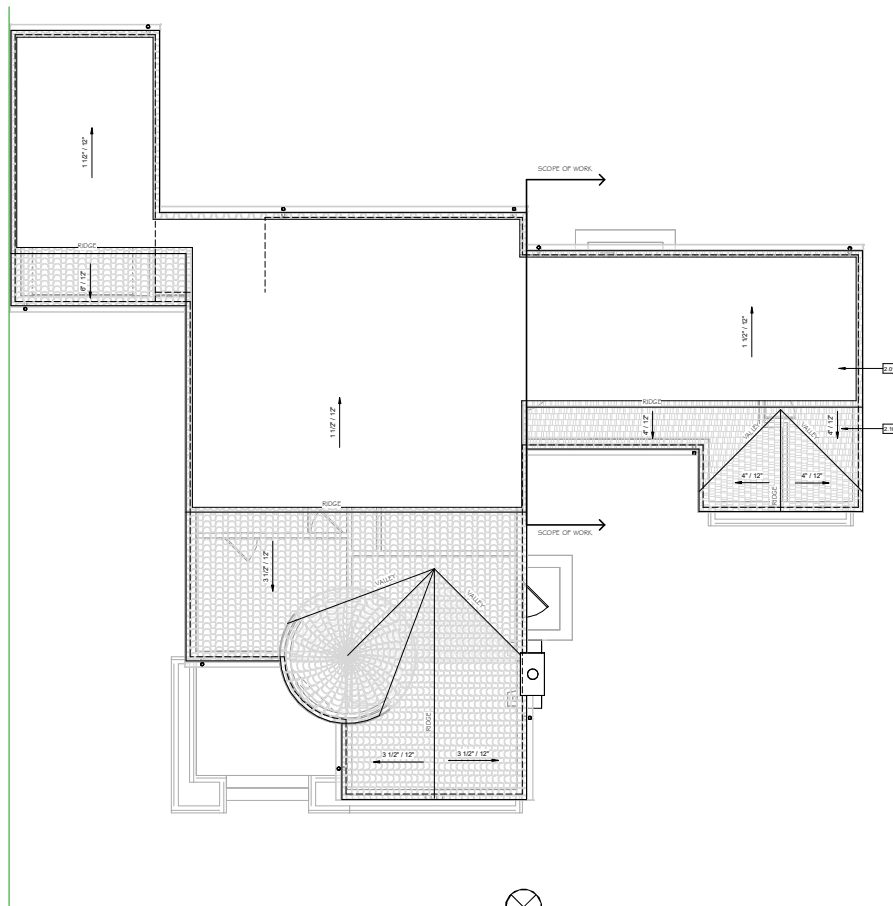
REVISION

DATE	DATE

SHEET TITLE  
PROPOSED FLOOR PLAN

SHEET NUMBER  
A-2

28 NOV 2024  
5:30 PM  
JULIA  
500  
As indicated



PROPOSED ROOF PLAN



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

Area Schedule (Roof Area)					
Name	Area	Calculation Ratio	# of Ventilation Required	Roof Vent	# of Vents

ROOF LEGEND

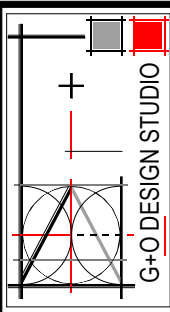
- WALL TAG
- KEYNOTE TAG
- CLOAKED ROOF VENT
- ROOF PITCH SYMBOL:
  - ARROW POINTS
  - DOWNSLOPE
  - RISE
  - FIRST NUMBER IS VERTICAL
  - SECOND NUMBER IS HORIZONTAL RUN
- LINE OF EXTERIOR FACE OF FRAMING / STRUCTURE BELOW
- METAL FLASHING
- METAL SADDLE AND CRICKET FLASHING
- TYPICAL DOWNSPOUT AND GUTTER, COORDINATE CONNECTION TO STORM DRAINAGE SYSTEM. REFER TO CIVIL DWGS.
- SPOT ELEVATION



KEYNOTES

- PROPOSED BUILT-UP ROOF TO MATCH EXISTING CONDITION AND SLOPE.
- PROPOSED NEW ROOF: 1/2" BROWN GRAY RANGE, GOLDEN EAGLE PROFILE, BY EAGLE ROOFING. INSTALLED PER MANUFACTURER SPECS.

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SEAL-SIGNATURE

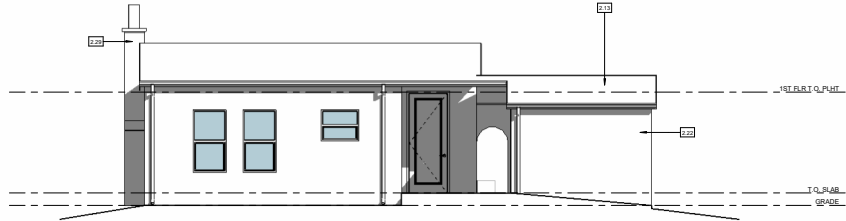
ANDREW & BECCA FUNG RESIDENCE

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CA. 95050

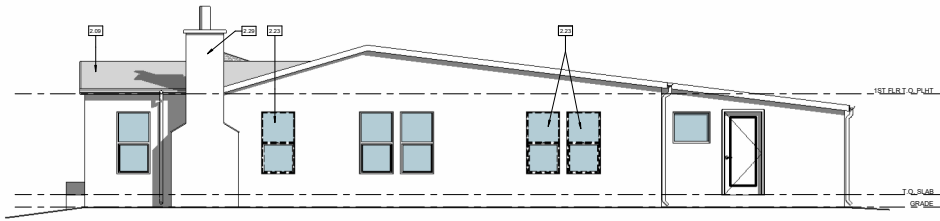
REVISION		DATE	DATE
1			
2			
3			
4			
5			

SHEET TITLE	
PROPOSED ROOF PLAN	
SHEET NUMBER	
A-3	



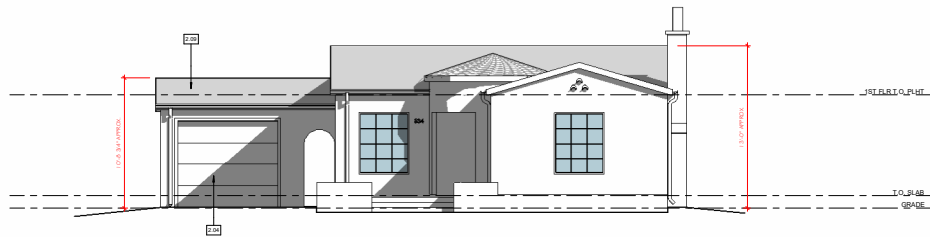
EXISTING REAR ELEVATION

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



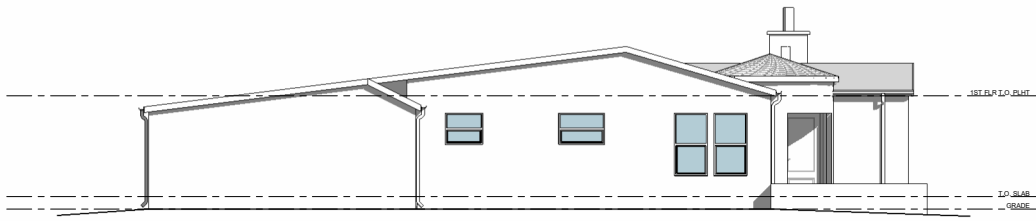
EXISTING RIGHT ELEVATION

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



EXISTING FRONT ELEVATION

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



EXISTING LEFT ELEVATION

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

EXTERIOR ELEVATION  
NOTES

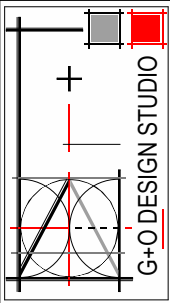
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3. FIRST FLOOR DIMENSIONS ARE TOP OF SLAB OR TOP OF SUB FLOOR SHEATHING MATERIAL.
4. SECOND FLOOR DIMENSIONS ARE TOP OF SUB FLOOR SHEATHING MATERIAL.
5. ALL EXTERIOR FINISH AND SITE ELEMENTS ARE FOR REFERENCE ONLY REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS.
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9. CONTRACTOR TO COORDINATE STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS.

KEYNOTES

- 2.04 EXISTING GARAGE DOOR
- 2.09 EXISTING ROOF BY CLAY TILE TO REMAIN
- 2.13 EXISTING SHUT-UP ROOF SYSTEM TO REMAIN
- 2.22 EXISTING WALL WITH STUCCO TO REMAIN
- 2.23 THE THREE ORIGINAL WINDOWS WILL BE SALVAGED FOR POTENTIAL REUSE IN THE EXISTING HOME AND WILL NOT BE INCORPORATED INTO THE NEW ADDITION.
- 2.29 EXISTING FIREPLACE TO REMAIN

ELEVATION LEGEND

1.00 KEYNOTE TAG



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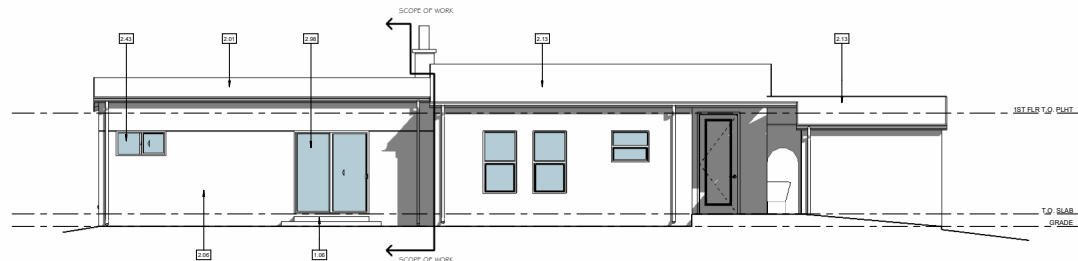
REVISION	
DATE	DATE

SHEET TITLE  
EXISTING EXTERIOR ELEVATIONS

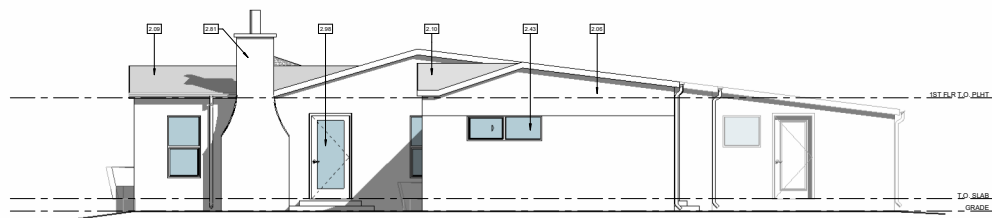
SHEET NUMBER  
A-4

28 IN  
5-25-2024  
JUL 10 2024  
500  
As indicated

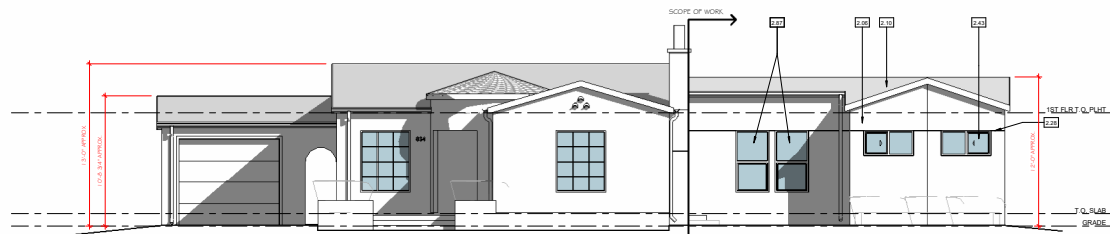
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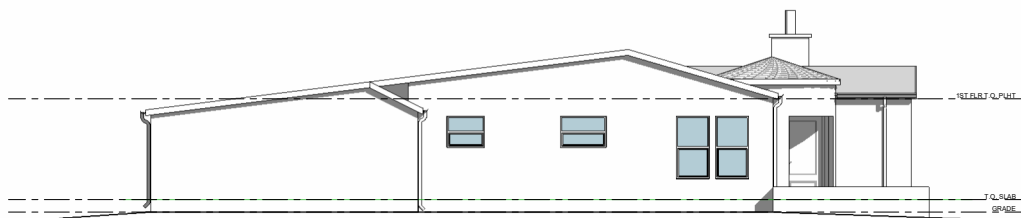
PROPOSED REAR ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



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

## EXTERIOR ELEVATION NOTES

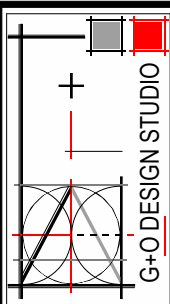
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## KEYNOTES

- 1.06. PROPOSED CONCRETE LANDING - SLOPE 1/4"=1'2" AWAY FROM BUILDING. PROVIDE STEPS TO GRADE AS REQUIRED. FINISH TYPICAL MATERIAL BY BUILDER.
- 2.01. PROPOSED BUILT-UP ROOF TO MATCH EXISTING CONDITION AND SLOPE.
- 2.06. PROPOSED NEW EXTERIOR WALL WILL FEATURE A STUCCO FINISH WITH A COLOR AND FINISH MATCH DESIGNED TO DISTANCE VARIATION AND DISTINGUISH IT FROM THE ORIGINAL STRUCTURE.
- 2.09. EXISTING ROOF-W/CLAY TILE TO REMAIN.
- 2.10. PROPOSED NEW ROOF - 1/2" BROWN GRAY RANGE, GOLDEN EAGLE PROFILE BY SHAGE ROOFING INSTALLED PER MANUFACTURER SPECS.
- 2.13. EXISTING BUILT-UP ROOF SYSTEM TO REMAIN.
- 2.28. STUCCO CONTROL JOINT.
- 2.43. PROPOSED NEW ALUMINUM CLAD WOOD WINDOWS, ALUMINUM COLOR, INSTALLED PER MANUFACTURER RECOMMENDATIONS.
- 2.81. EXISTING BRICK FIREPLACE TO REMAIN.
- 2.87. PROPOSED NEW WOOD HUNG WINDOWS.
- 2.96. PROPOSED NEW ALUMINUM CLAD WOOD DOOR WITH TYPICAL GLASS, ALUMINUM COLOR.

## ELEVATION LEGEND

1.01 KEYNOTE TAG



34 VIA FLORENCIA  
MISSION VIEJO, CA 92692

SEAL-SIGNATURE

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834 MAIN STREET, SATE CLARA

CA. 95050

REVISION	
DATE	DATE

SHEET TITLE  
PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER  
A-5

28.01  
5-3-2024  
JUL 10, 2024  
500  
As indicated