



275 SOUTH GLASSSELL STREET
ORANGE, CALIFORNIA 92866
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RICK FOX, ARCHITECT
CAROL TINK-FOX, ARCHITECT

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A RESIDENTIAL REMODEL & ADDITION FOR:
MIKE & NANCY DOTING
623 E. WASHINGTON AVENUE
ORANGE, CA 92866

PROFESSIONAL SEAL

ABBREVIATIONS

- ⊙ CENTERLINE
- ∅ DIAMETER
- ∅ FOUND OR NUMBER
- (E) EXISTING
- (N) NEW
- PLATE OR PROPERTY LINE
- A/C AIR CONDITIONING
- AL.T. ALTERNATE
- ALUM. ALUMINUM
- ASTM AMERICAN SOCIETY FOR TESTING MATERIALS
- A.S.B. ANCHOR BOLTS
- APPROX. APPROXIMATE
- ARCH. ARCHITECT (URAL)
- A.D. AREA DRAIN
- BM. BENCH MARK
- BLK. BLOCK
- BLKG. BLOCKING
- BO. BOTTOM
- BO.T. BOTTOM
- B.S. BOTTOM OF BEAM
- B.T.U. BRITISH THERMAL UNIT
- BULG. BULB
- CAB. CABINET
- CALC. CALCULATIONS
- C.B. CATCH BASIN
- CLKG. CAULKING
- CLNG. CEILING
- CEM. CEMENT
- C.N.T.R. CENTER
- CER. CERAMIC
- CL.R. CLEAR
- COL. COLUMN
- C.O.W. COLD WATER
- CON. CONCRETE
- CONC. CONCRETE
- CONJ. CONCRETE MASONRY UNIT
- CONN. CONNECTION
- CONT. CONTINUOUS
- C.O.J. CONTINUOUS JOINT
- C.N.T.R. COUNTER
- C.F.T. CUBIC FEET
- C.F.M. CUBIC FEET PER MINUTE
- DEPT. DEPARTMENT
- DET. DETAIL
- DIAG. DIAGONAL
- DIA. DIAMETER
- DIM. DIMENSION
- DBL. DOUBLE
- D.S. DOUGLAS FIR
- DOWN DOWN
- D.S. DOWNSPOUT
- EA. EACH
- ELEC. ELECTRICAL
- ELEV. ELEVATION
- ENCL. ENCLOSURE
- ENGR. ENGINEER
- EQUIP. EQUIPMENT
- EXIST. EXISTING
- EXT. EXTERIOR
- E.J. EXPANSION JOINT
- F.O.C. FACE OF CONCRETE
- F.M. FACE OF MASONRY
- F.O.S. FACE OF STUD
- FIN. FINISH
- F.F. FINISH FLOOR
- F.G. FINISH GRADE
- F.S. FINISH SURFACE
- FIX. FIXTURE
- FLASH. FLASHING
- FLR. FLOOR
- F.D. FLOOR DRAIN
- FLOOR JOIST
- FLOOR JOIST
- F.L. FLOOR LINE
- FOOT OR FEET
- FOOTING
- FORCED AIR UNIT
- FRMG. FRAMING
- GAL. GALLON
- GALV. GALVANIZED
- G.I. GALVANIZED IRON
- GA. GAUGE
- GLASS OR GLAZING
- GLUE LAMINATED
- GLULAM GLULAM
- GR. GRADE
- GR. GROUND
- G.F.I. GROUND FAULT INTERRUPT
- GYP. GYPSUM
- HDR. HEADER
- HVAC HEATING VENTILATION AND AIR CONDITIONING
- HOT HOT
- H.C. HOLLOW CORE
- H.M. HOLLOW METAL
- HORZ. HORIZONTAL
- H.S.B. HOSE BIB
- H.W. HOT WATER
- HR. HOUR
- IN. INCH OR INCHES
- INCL. INCLUDE
- INFO. INFORMATION
- INSUL. INSULATION
- INT. INTERIOR
- JST. JOIST
- KIT. KITCHEN
- LAM. LAMINATED
- LAV. LAVATORY
- LGT. LIGHT
- LB. POUND
- MACH. MACHINE
- M.B. MACHINE BOLT
- MANFR. MANUFACTURER
- MAS. MASONRY
- MATL. MATERIAL
- MAX. MAXIMUM
- M.C. MEDICINE CABINET
- MCH. MECHANICAL
- MEM. MEMBRANE
- M.L. METAL
- MIN. MINIMUM
- MIR. MIRROR
- MOUNT. MOUNTED
- NAT. NATURAL
- N.G. NATURAL GRADE
- N.I.C. NOT IN CONTRACT
- NO. NUMBER
- N.T.S. NOT TO SCALE
- O.C. ON CENTER
- OPN. OPEN
- O.A. OVERALL
- PAIR PAIR
- PLAS. PLASTIC
- PLATE PLATE
- PLTHOOD PLATHOOD
- P.T. POINT
- P.V.C. POLYVINYL CHLORIDE
- P.S.F. POUNDS PER SQUARE FOOT
- P.S.I. POUNDS PER SQUARE INCH
- P.F.T. POUNDS PER CUBIC FOOT
- QTY. QUANTITY
- RAD. RADIUS
- RECT. RECTANGULAR
- REFR. REFRIGERATOR
- REIN. REINFORCED
- REQ. REQUIRED
- RISER RISER
- R.R. ROOF RAFTER
- ROOM ROOM
- R.O. ROUGH OPENING
- SCHEDULE SCHEDULE
- SECT. SECTION
- SECT. SECTION
- SHTG. SHEATHING
- SHT. SHEET
- SHP. SHEET LINE
- SHP. SHEET AND POLE
- S.M. SIMILAR
- S.C. SOLID CORE
- SPEC. SPECIFICATIONS
- SQ. SQUARE FEET
- S.F. SQUARE FEET
- STD. STANDARD
- STEL. STEEL
- STOR. STORAGE
- STRUC. STRUCTURE OR STRUCTURAL
- SUS. SUSPENDED
- SYMB. SYMBOL
- TELE. TELEPHONE
- T.V. TELEVISION
- TEMP. TEMPERED
- THK. THICK
- T&G TONGUE AND GROOVE
- T.B. TOP OF BEAM
- T.C. TOP OF CURB
- T.P. TOP OF PLATE
- T.P.P. TOP OF PARAPET
- T.P.M. TOP OF PARAPET
- T.W. TOP OF WALL
- TYP. TYPICAL
- UNF. UNFINISHED
- UNLESS NOTED OTHERWISE
- UP. UPPER
- UTIL. UTILITY
- V.T.R. VENT THROUGH ROOF
- V.T.W. VENT THROUGH WALL
- VERT. VERTICAL
- WATERPROOF WATERPROOF
- W.C. WATER CLOSET
- W.H. WATER HEATER
- W.R. WATER RESISTANT
- WGT. WEIGHT
- W/O. WITHOUT
- WOOD WOOD

PROJECT SUMMARY

PROJECT OWNER: DOTING FAMILY TRUST
Michael Doting, Successor Trustee
623 E. WASHINGTON AVENUE
ORANGE, CALIFORNIA 92865

PROJECT ARCHITECT: STRATOS FORM - RICK FOX
275 SOUTH GLASSSELL STREET
ORANGE, CA 92866
714-628-0777
RFOX@STRATOSFORM.COM

PROJECT ADDRESS: 623 E. WASHINGTON AVENUE
ORANGE, CA 92865

A.P. NUMBER: 390-431-14

LEGAL DESCRIPTION: LOT 18 and 20, BLOCK 'A' OF THE 'COSART ADDITION TO THE CITY OF ORANGE' PER MAP RECORDED IN BOOK 3, PAGE 24 EXCEPT THEREFROM THE EAST 40' OF LOT 20

ZONING DESIGNATION: R-1-6

GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 2-6 DU/ACRE (0.3 ACRES X 6 DU/ACRE = 1.8 UNITS MAX)

USE: EXISTING - SINGLE FAMILY RESIDENCE AND DETACHED GARAGE
PROPOSED - SINGLE FAMILY RESIDENCE AND DETACHED GARAGE

CONSTRUCTION TYPE: V-B (WOOD CONSTRUCTION) NON-SPRINKLERED

OCCUPANCY GROUP: R-3 - SINGLE FAMILY RESIDENCE U - SHED and GARAGE

EXISTING LOT AREA: 7,809 S.F.

ALLOW. LOT COVERAGE: 60%

PARKING:
2 COVERED SPACES REQUIRED
2 COVERED SPACES PROVIDED

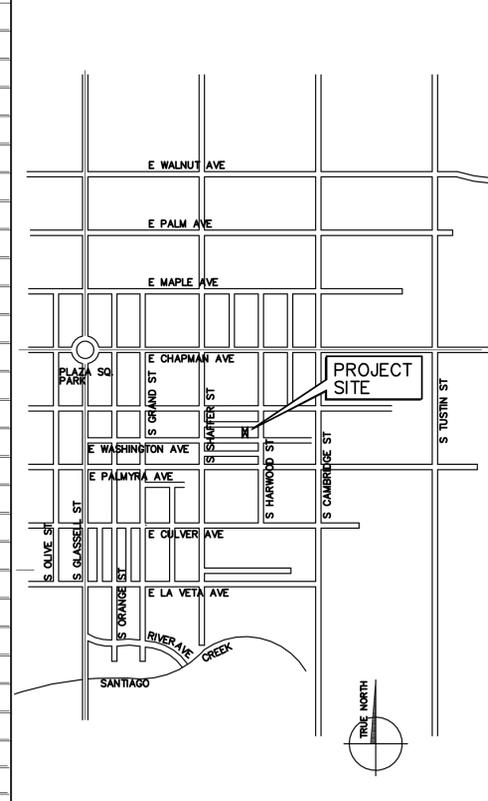
OPEN SPACE:
OPEN SPACE REQUIRED: 900 S.F.
OPEN SPACE EXISTING: 2,245 S.F.
OPEN SPACE PROPOSED: 2,006 S.F.

HISTORICAL DATA:
NRHP STAUTS CODE: 1D

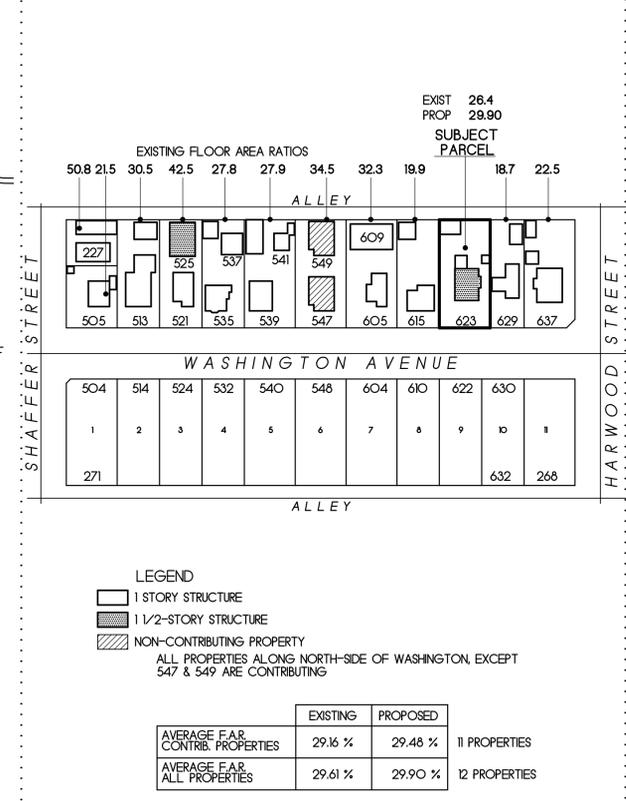
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AE 1.1	EXISTING FIRST FLOOR PLAN
AE 1.2	EXISTING SECOND FLOOR PLAN
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AE 1.5	EXISTING EAST & WEST EXTERIOR ELEVATIONS
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VICINITY



F.A.R. CONTEXT STUDY



ADDITION & REMODEL TO: DOTING RESIDENCE

REGULATORY

REGULATORY REQUIREMENTS
ALL WORK OF THIS PROJECT SHALL CONFORM TO THE FOLLOWING MODEL CODES AND ALL APPLICABLE REVISIONS, MODIFICATIONS AND SUPPLEMENTS ISSUED BY GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT, AS WELL AS ALL APPLICABLE CODES AND ORDINANCES ENACTED BY GOVERNMENTAL OR QUASI-GOVERNMENTAL AGENCIES HAVING JURISDICTIONS:
2022 CALIFORNIA BUILDING CODE ("CBC")
2022 CALIFORNIA MECHANICAL CODE ("CMC")
2022 CALIFORNIA PLUMBING CODE ("CPC")
2022 CALIFORNIA ELECTRICAL CODE ("CEC")
2022 CALIFORNIA FIRE CODE ("CFC")
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE ("CGBC")

SCOPE OF WORK

DESCRIPTION
THE WORK OF THIS PERMIT INCLUDES:
1. DEMOLISH EXISTING NON-CONTRIBUTING PATIO COVER;
2. CONSTRUCT FIRST FLOOR ADDITION and PATIO COVER;
3. REMODEL INTERIOR OF SECOND FLOOR and EXPAND into EXISTING ATTIC;
4. PRESERVE EXISTING SHED IN-PLACE and RESTORE PORTIONS PREVIOUSLY MODIFIED;
NOTE: THE EXISTING TWO-CAR GARAGE WILL NOT BE MODIFIED or ALTERED UNDER THIS PROPOSAL.

NO ADU IS PROPOSED FOR THIS PROPERTY

W.Q.M.P. TABULATION

	EXISTING	PROPOSED	% CHANGE
BLDG. FOOTPRINTS			
MAIN RESIDENCE	1,085 S.F.	1,302 S.F.	+20%
GARAGE	390 S.F.	390 S.F.	0%
SHED	86 S.F.	86 S.F.	0%
FRONT PORCH	203 S.F.	203 S.F.	0%
COVERED PATIO	226 S.F.	177 S.F.	-21%
TOTAL FOOTPRINTS:	1,990 S.F.	2,158 S.F.	+8%
HARDSCAPE:	1,911 S.F.	1,855 S.F.	-3%
TOTAL IMPERVIOUS:	3,901 S.F.	4,013 S.F.	+3%
PERVIOUS:	3,708 S.F.	3,596 S.F.	-3%
TOTAL SITE	7,809 S.F.	7,809 S.F.	-

EXISTING SQUARE FOOTAGE CALCULATIONS

RESIDENCE	Existing FLOOR AREA	Exist. F.A.R.
1st STORY	1,085 SF	14.3%
1/2 STORY	453 SF	5.8%
GARAGE	390 SF	5.1%
SHED	86 SF	1.1%
FRONT PORCH	203 SF	Not Included
PATIO COVER (Open 2 or more sides)	226 SF	Not Included
EXISTING TOTAL FOR SITE:	2,443 SF	26.4% F.A.R.

PROPOSED SQUARE FOOTAGE CALCULATIONS

	Existing FLOOR AREA	Proposed ADDITION	Proposed Subtotals	Proposed F.A.R.
1st STORY	1,085 S.F.	217 S.F.	1,302 S.F.	17.1%
1/2 STORY	453 S.F.	90 S.F.	508 S.F.	6.6 %
SUBTOTAL - Habitable	1,538 S.F.	307 S.F.	1,808 S.F.	
GARAGE	390 S.F.	0 S.F.	390 S.F.	5.1%
SHED	86 S.F.	0 S.F.	86 S.F.	1.1%
PROPOSED TOTAL FOR SITE:	2,014 S.F.	307 S.F.	2,284 S.F.	29.9 % F.A.R.
		(26.4 % FAR)		

COVER SHEET
FILE NAME: 24-14_DD_Cover
MILESTONES:
REVISIONS:
SHEET



ARCHITECTURE / INTERIORS
DIVISION OF FOX GROUP ARCHITECTS, INC.

275 SOUTH GLASSSELL STREET
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CAROL TINK-FOX, ARCHITECT

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CITY OF ORANGE RESIDENTIAL PROJECT SUMMARY TABLE

EXISTING USE	PROPOSED USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	OVERLAY DISTRICT
SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	R-1-6	LDR 2-6 DU	OLD TOWNE NR HISTORIC

YES
 NO N/A

DESCRIPTION	OMC SECTION	REQUIRED	EXISTING	PROPOSED	CONFORMS YES / NO	NOT APPLICABLE
LOT AREA	17.14.070 & 17.14.080	6,000 SF	7,609	7,609	<input checked="" type="checkbox"/>	
LOT WIDTH	17.14.070 & 17.14.080	60'	60'	60'	<input checked="" type="checkbox"/>	..
LOT DEPTH	17.14.070 & 17.14.080	100'	127'	127'	<input checked="" type="checkbox"/>	..
MAX. BUILDING HEIGHT <small>Use Average Finished Grade as defined in the "BUILDING HEIGHT" definition from OMC Section 17.04.021(B).</small>	17.14.070	32'	22'-3"	22'-3"	<input checked="" type="checkbox"/>	..
	17.14.100 (FOR R-3 & R-4)	<input type="checkbox"/>	N/A
SETBACKS	17.14.070 & 17.14.090	<input type="checkbox"/>	..
Front Yard	17.14.070 & 17.14.090	20'	26'-10"	26'-10"	<input checked="" type="checkbox"/>	..
Rear Yard	17.14.070 & 17.14.090	20'	62'-9"	47'-3"	<input checked="" type="checkbox"/>	..
Side Yard (WEST)	17.14.070 & 17.14.090	5'	18'-0"	18'-5"	<input checked="" type="checkbox"/>	..
Side Yard (EAST)	17.14.070 & 17.14.090	5'	11'-2"	11'-2"	<input checked="" type="checkbox"/>	..
LOT COVERAGE (LOT < 10,000 SF)	17.14.070	0.60	<input checked="" type="checkbox"/>	..
FLOOR AREA RATIO (FAR) <small>Utilize GROSS FLOOR AREA (Include ALL Accessory Structures)</small>	17.14.070	0.60	0.264	0.299	<input type="checkbox"/>	..

Minimum Unit Size (R-3 & R-4 zones)	17.14.130 & 17.14.140	<input type="checkbox"/>	N/A
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REQUIRED OPEN SPACE	17.14.070 & 17.14.110	REQUIRED	EXISTING	PROPOSED	CONFORMS YES / NO	NOT APPLICABLE
Private	17.14.110	900 SF	2,245 SF	2,006 SF	<input checked="" type="checkbox"/>	..
Common	17.14.110	<input type="checkbox"/>	N/A

LANDSCAPING	16.50	REQUIRED	EXISTING	PROPOSED	CONFORMS YES / NO	NOT APPLICABLE
<small>For landscaping standards refer to Page 26-28 of the CITY OF ORANGE LANDSCAPE STANDARDS & SPECIFICATIONS</small>	16.50	<input type="checkbox"/>	..
Front Yard	16.50 & 17.12.040 (E)	<input type="checkbox"/>	..
Rear Yard	16.50 & 17.12.040 (E)	<input type="checkbox"/>	..
Interior Side Yard	16.50 & 17.12.040 (E)	<input type="checkbox"/>	..
Street Side Yard (if applicable)	16.50 & 17.12.040 (E)	<input type="checkbox"/>	..

MULTI-FAMILY	16.50	REQUIRED	EXISTING	PROPOSED	CONFORMS YES / NO	NOT APPLICABLE
Adjacent to perpendicular parking (Multi Family)	16.50	<input type="checkbox"/>	N/A
Parking area screening from a public street with 5-gallon shrubs, 3 feet on center	16.50	<input type="checkbox"/>	N/A
Trash Enclosures require a 4-foot wide landscape planter on at least 2 sides	16.50	<input type="checkbox"/>	N/A
Trees required, unless: *determined otherwise through Site Plan AND Design Review	16.50	<input type="checkbox"/>	N/A
Trees to be removed	16.50	<input type="checkbox"/>	N/A
Existing Trees to be Preserved	16.50	<input type="checkbox"/>	N/A
Trees to be added	16.50	<input type="checkbox"/>	N/A
25-percent shall be 24-in box	16.50	<input type="checkbox"/>	N/A
75-percent shall be 15-gallon containers	16.50	<input type="checkbox"/>	N/A
Shrubs shall be 5-gallon except for groundcover	16.50	<input type="checkbox"/>	N/A
Shrubs are encouraged at the foundation lines of all building elevations seen from the street in 4-foot min width planters. Shrubs shall be 3-feet on center	16.50	<input type="checkbox"/>	N/A
Street trees required as determined by the Design Review process	16.50	<input type="checkbox"/>	N/A
Percent of Parking Area	16.50	<input type="checkbox"/>	N/A
IRRIGATED AREA TOTAL	16.50	<input type="checkbox"/>	N/A
Irrigated Area Added	16.50	<input type="checkbox"/>	N/A
Irrigated Area Removed	16.50	<input type="checkbox"/>	N/A

FENCE HEIGHT	17.12.070	REQUIRED	EXISTING	PROPOSED	CONFORMS YES / NO	NOT APPLICABLE
Front Yard (When within FYSB)	17.12.070 (B)	3'-6"	<input checked="" type="checkbox"/>	..
Interior Side Yard(s)	17.12.070 (B)	6' MAX	<input checked="" type="checkbox"/>	..
Street Side Yard	17.12.070 (B)	<input type="checkbox"/>	N/A
Rear Yard	17.12.070 (B)	6' MAX	<input checked="" type="checkbox"/>	..

PARKING	17.14.200 & 17.34	<input checked="" type="checkbox"/>	..
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TRASH ENCLOSURE (Multi-Family only)	16.50	<input type="checkbox"/>	N/A
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LIGHTING	17.12.030	REQUIRED	EXISTING	PROPOSED	CONFORMS YES / NO	NOT APPLICABLE
Kelvins	17.12.030	<input type="checkbox"/>	..
Fixture Type / Blinder	17.12.030	<input type="checkbox"/>	..
Parking Lot Footcandles	17.12.030 (J)	<input type="checkbox"/>	..

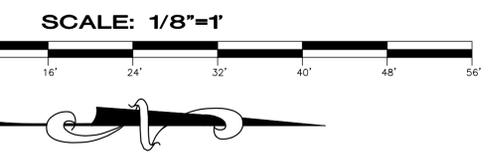
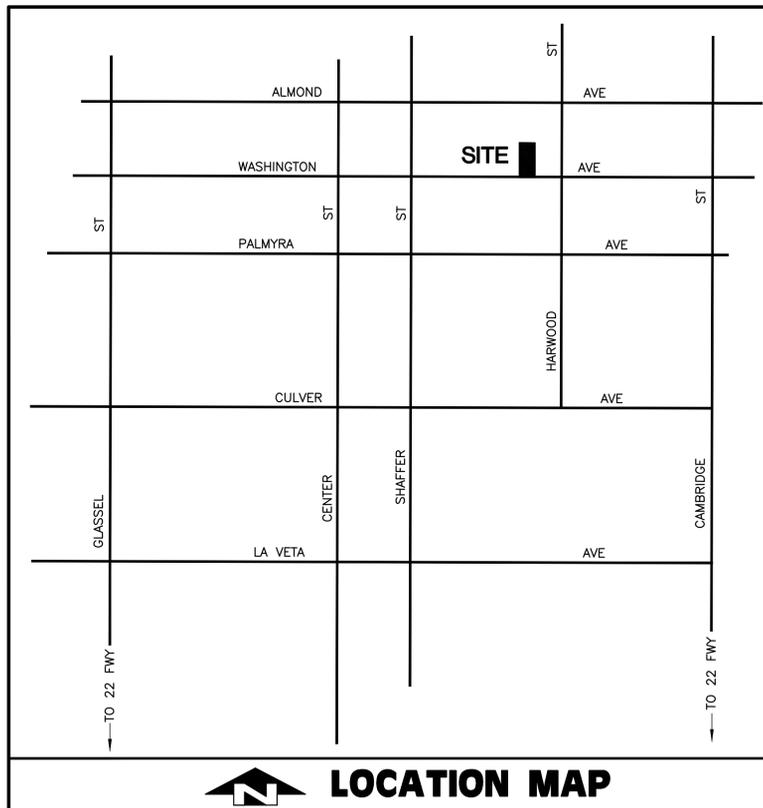
A RESIDENTIAL REMODEL & ADDITION FOR:
MIKIE & NANCY DOTING
 623 E. WASHINGTON AVENUE
 ORANGE, CA 92866

PROFESSIONAL SEAL

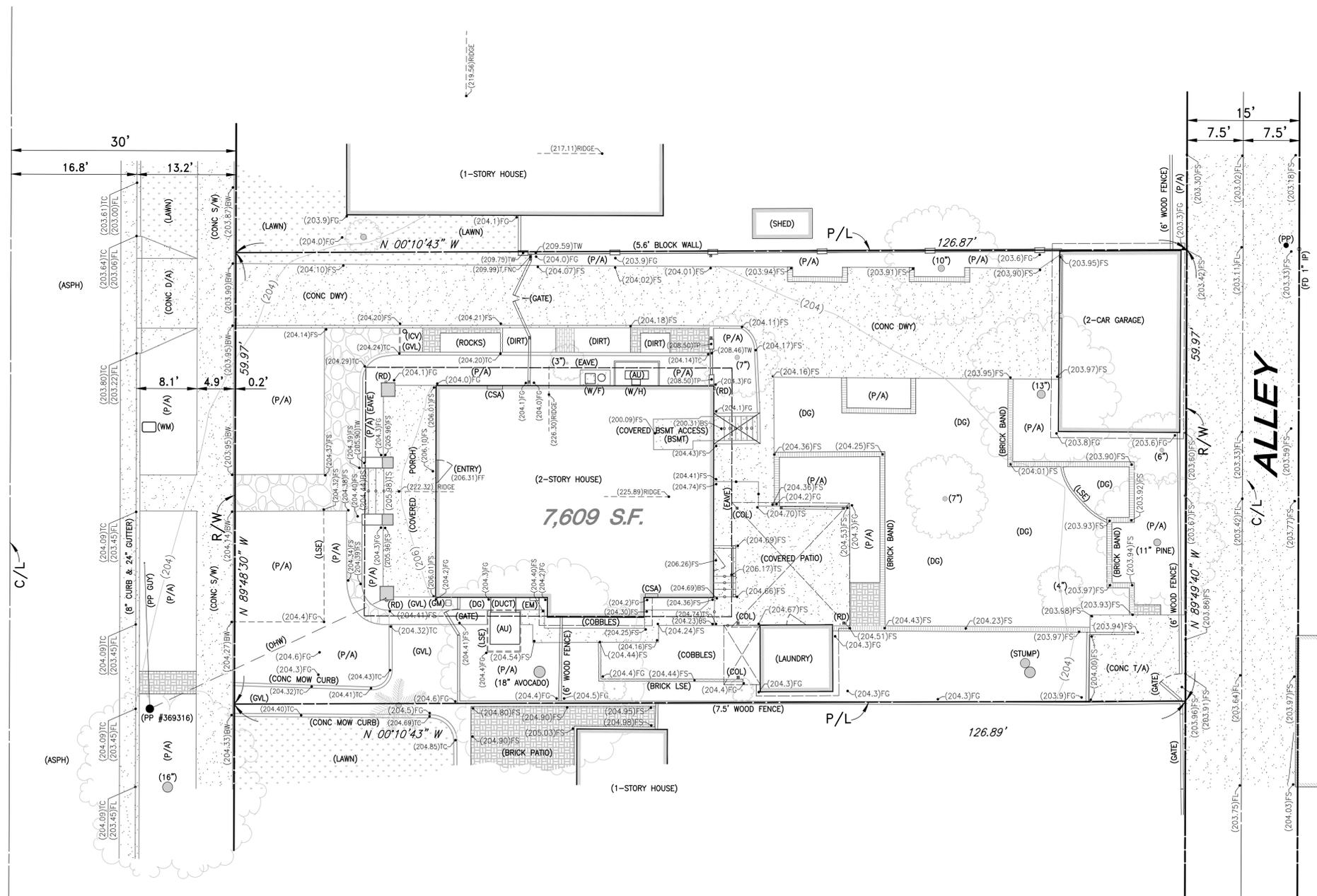
COVER SHEET - T2
SUMMARY TABLES

MILESTONES:
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REVISIONS:
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SHEET



WASHINGTON AVENUE



LEGEND

- | | |
|--|--|
| A.C. - ASPHALT CONCRETE | S.D. - STORM DRAIN |
| A.P.W.A. - AMERICAN PUBLIC WORKS ASSOCIATION | S.D.M.H. - STORM DRAIN MANHOLE |
| A.U. - AIRCONDITIONING UNIT | S.G. - SUB-GRADE ELEVATION |
| B.C. - BEGIN CURVE | S.M.H. - SEWER MANHOLE |
| B.F.F. - BASEMENT FINISH FLOOR ELEVATION | S.S. - SANITARY SEWER |
| B.F.S. - BASEMENT FINISH SURFACE ELEVATION | STA. - STATION |
| B.M. - BENCH MARK | SLPB - STREET LIGHT PULL BOX |
| B.O.E. - BOTTOM OF EAVE ELEVATION | SLT - STREET LIGHT |
| B.O.F. - BOTTOM OF FOOTING ELEVATION | S/W - SIDEWALK |
| B.O.S. - BOTTOM OF SLOPE ELEVATION | T/A - TRASH AREA |
| B.V.C. - BEGIN VERTICAL CURVE | T.B. - TOP OF BERM ELEVATION |
| B.W. - BACK OF WALK ELEVATION | T.B.M. - TEMPORARY BENCH MARK |
| C.B. - CATCH BASIN | T.C. - TOP OF CURB ELEVATION |
| C.F. - CURB FACE | T.F. - TOP OF FOOTING ELEVATION |
| C.I.P. - CAST IRON PIPE | T.G. - TOP OF GRATE ELEVATION |
| C/L - CENTERLINE | T.O.C. - TOP OF CHIMNEY ELEVATION |
| C.L.F. - CHAIN LINK FENCE | T.O.G. - TOP OF GLASS ELEVATION |
| C. & G. - CURB & GUTTER | T.P. - TOP OF PILASTER ELEVATION |
| C.O. - CLEANOUT | T.R.P. - TOP OF ROOF PARAPET ELEVATION |
| CONC. - CONCRETE | T.S. - TRAFFIC SIGNAL |
| D/A - DRIVEWAY APPROACH | T.S.W. - TOP OF STEM WALL ELEVATION |
| D.I.P. - DUCTILE IRON PIPE | T.W. - TOP OF WALL ELEVATION |
| D.L. - DAYLIGHT LINE | V.C. - VERTICAL CURVE |
| D.S. - DOWN SPOUT | VER. - VERIZON |
| D.S.C.O. - DOWN SPOUT CLEAN-OUT | V.P. - VINE POCKET |
| D.W.M. - DOMESTIC WATER METER | W.F. - WATER FILTER |
| DWY. - DRIVEWAY | W/H. - WATER HEATER |
| E.C. - END CURVE | W.I. - WROUGHT IRON |
| E.V.C. - END VERTICAL CURVE | W.M. - WATER METER |
| EX. - EXISTING | () - TEXT WITHIN PARANTHESES INDICATES EXISTING ELEVATION OR FEATURE. |
| F.F. - FINISH FLOOR ELEVATION | (5') - EXISTING TREE & SIZE |
| F.H. - FIRE HYDRANT | (CONC. MOW CURB) - EXISTING CONCRETE PAVEMENT |
| F.L. - FLOWLINE ELEVATION | (BRICK PATIO) - EXISTING BRICK PAVING |
| F.S. - FINISHED SURFACE ELEVATION | (LAWN) - EXISTING LAWN |
| FTN. - FOUNTAIN | (BRICK BAND) - EXISTING BRICK BAND |
| F.W. - FIRE WATER | (STEP) - EXISTING STEP |
| G.B. - GRADE BREAK | |
| G.F.S. - GARAGE FINISH SURFACE ELEVATION | |
| G.M. - GAS METER | |
| H.L. - HOUSE LATERAL | |
| H.P. - HIGH POINT ELEVATION | |
| INV. - INVERT ELEVATION | |
| I.W.M. - IRRIGATION WATER METER | |
| L.P. - LOW POINT ELEVATION | |
| L.S.E. - LANDSCAPE EDGING | |
| M/B. - MAIL BOX | |
| M.H. - MANHOLE | |
| M.O.C. - MIDDLE OF CURVE | |
| O.H.W. - OVERHEAD WIRE(S) | |
| P/A. - PLANTER AREA | |
| P.B. - PULL BOX | |
| PKWY. - PARKWAY | |
| P/L. - PROPERTY LINE | |
| P.P. - POWER POLE | |
| P.R.C. - POINT OF REVERSE CURVE | |
| PVMT. - PAVEMENT | |
| R.D. - ROOF DRAIN | |
| R.L. - RIDGE LINE | |
| R.R.T. - RAILROAD TIE | |
| R/W. - RIGHT-OF-WAY | |

BENCH MARK:

DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "30-139-79", SET IN THE NORTHWESTERLY CORNER OF A 4 FT. BY 4.5 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF CHAPMAN AVENUE AND CAMBRIDGE STREET, 33 FT. EASTERLY OF THE CENTERLINE OF CAMBRIDGE AND 9.4 FT. SOUTHERLY OF THE SOUTHERLY END OF THE SOUTHEASTERLY CURB RETURN. MONUMENT IS SET LEVEL WITH THE SIDEWALK.
ELEVATION = 210.167 , NAVD88, 2010

LEGAL DESCRIPTION:

LOTS 18 AND 20 IN BLOCK "A" OF THE "COSART ADDITION TO THE CITY OF ORANGE" AS PER MAP THEREOF RECORDED IN BOOK 3, PAGE 24 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.
EXCEPTING THEREFROM THE EAST 40 FEET OF SAID LOT 20.
APN 390-431-14

PREPARED BY:
PGA Consultants, Inc.
CIVIL ENGINEERING • SURVEYING
PHONE: (949) 509-0909 FAX: (949) 509-0901
34 GEORGETOWN IRVINE • CALIFORNIA 92612

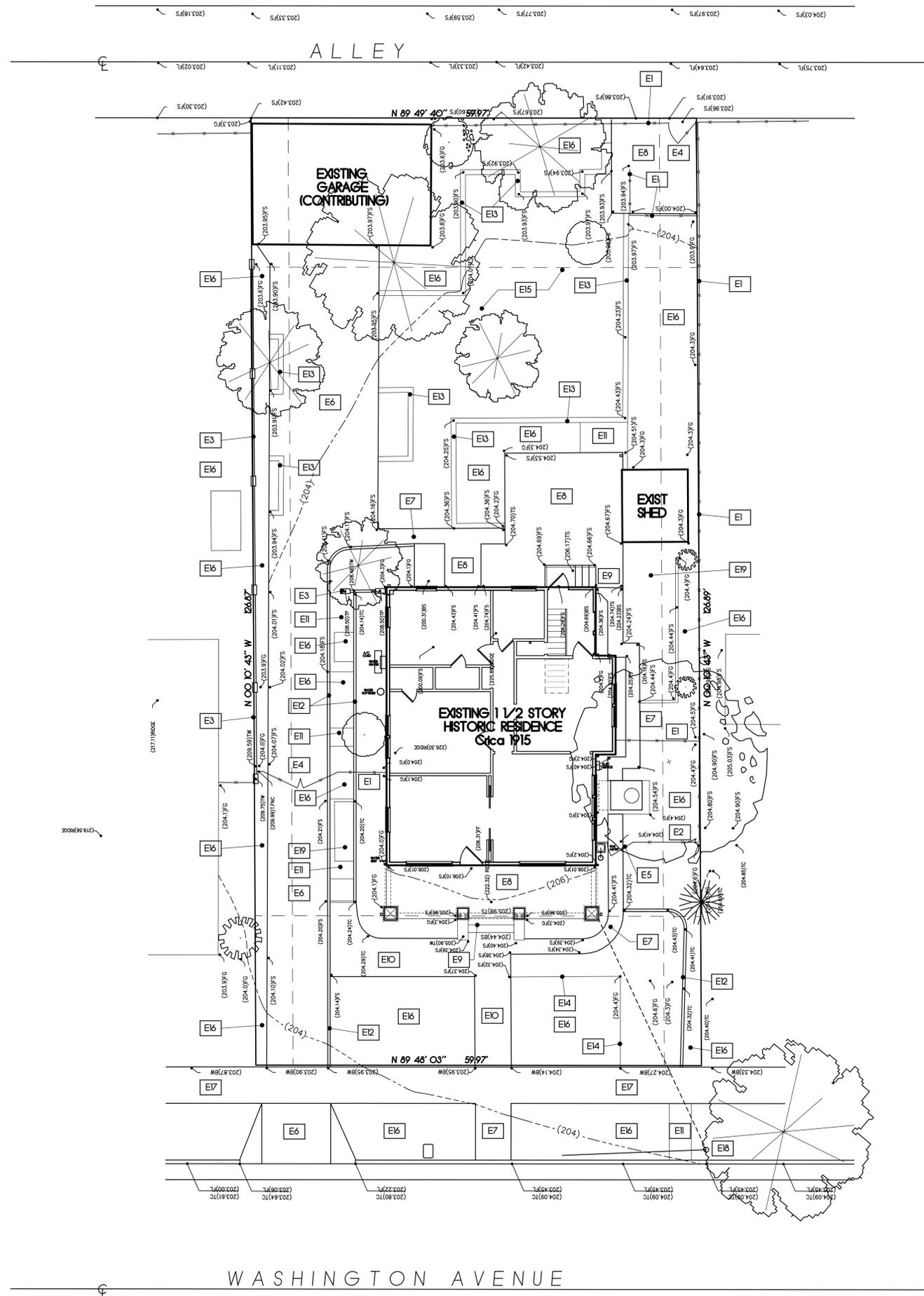
65859 JANUARY 18, 2025
R.C.E. No. DATE



DIGALERT
DIAL TOLL FREE 811 or 1-800-422-4133 AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA

CITY OF ORANGE
OFFICE OF THE CITY ENGINEER
TOPOGRAPHIC SURVEY
623 EAST WASHINGTON AVENUE

SCALE: HORIZ: 1/8"=1' VERT: N/A SHEET No. **C1** OF **1**
DRAWN BY: RG PROJECT NUMBER ---
CHECKED BY: TT



KEYNOTES

- E1 EXISTING WOOD FENCE - 6' HIGH
- E2 EXISTING WOOD FENCE - 3' HIGH
- E3 EXISTING CMU FENCE - 6' HIGH
- E4 EXISTING WOOD GATES - 6' HIGH
- E5 EXISTING WOOD GATE - 3' HIGH
- E6 EXISTING CONCRETE DRIVEWAY
- E7 EXISTING CONCRETE WALKWAY
- E8 EXISTING CONCRETE PORCH OR PATIO SLAB
- E9 EXISTING CONCRETE STEPS
- E10 EXISTING FLAGSTONE WALKWAY
- E11 EXISTING BRICK PAVED AREA
- E12 EXISTING CONCRETE BORDER EDGE BAND
- E13 EXISTING BRICK BORDER EDGE BAND
- E14 EXISTING LANDSCAPE EDGING
- E15 EXISTING DECOMPOSED GRANITE AREA
- E16 EXISTING PLANTED AREA
- E17 EXISTING CONCRETE CITY SIDEWALK
- E18 EXISTING ELECTRICAL UTILITY POWERPOLE, OVERHEAD SERVICE, AND GUY WIRE
- E19 EXISTING PEBBLE and COBBLE AREA
- E20 NOT USED



SITE PLAN - Existing
 SCALE: 1/8" = 1'-0"

STRATOS FORM



ARCHITECTURE / INTERIORS
 DIVISION OF FOX GROUP ARCHITECTS, INC.

275 SOUTH GLASSSELL STREET
 ORANGE, CALIFORNIA 92866
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RESIDENTIAL REMODEL FOR:

MIKE & NANCY DOTING

823 E. WASHINGTON AVENUE
 ORANGE, CA 92866

PROFESSIONAL SEAL

EXISTING
 SITE PLAN

FILE NAME: 24-14_As_Bufl_Base_Site

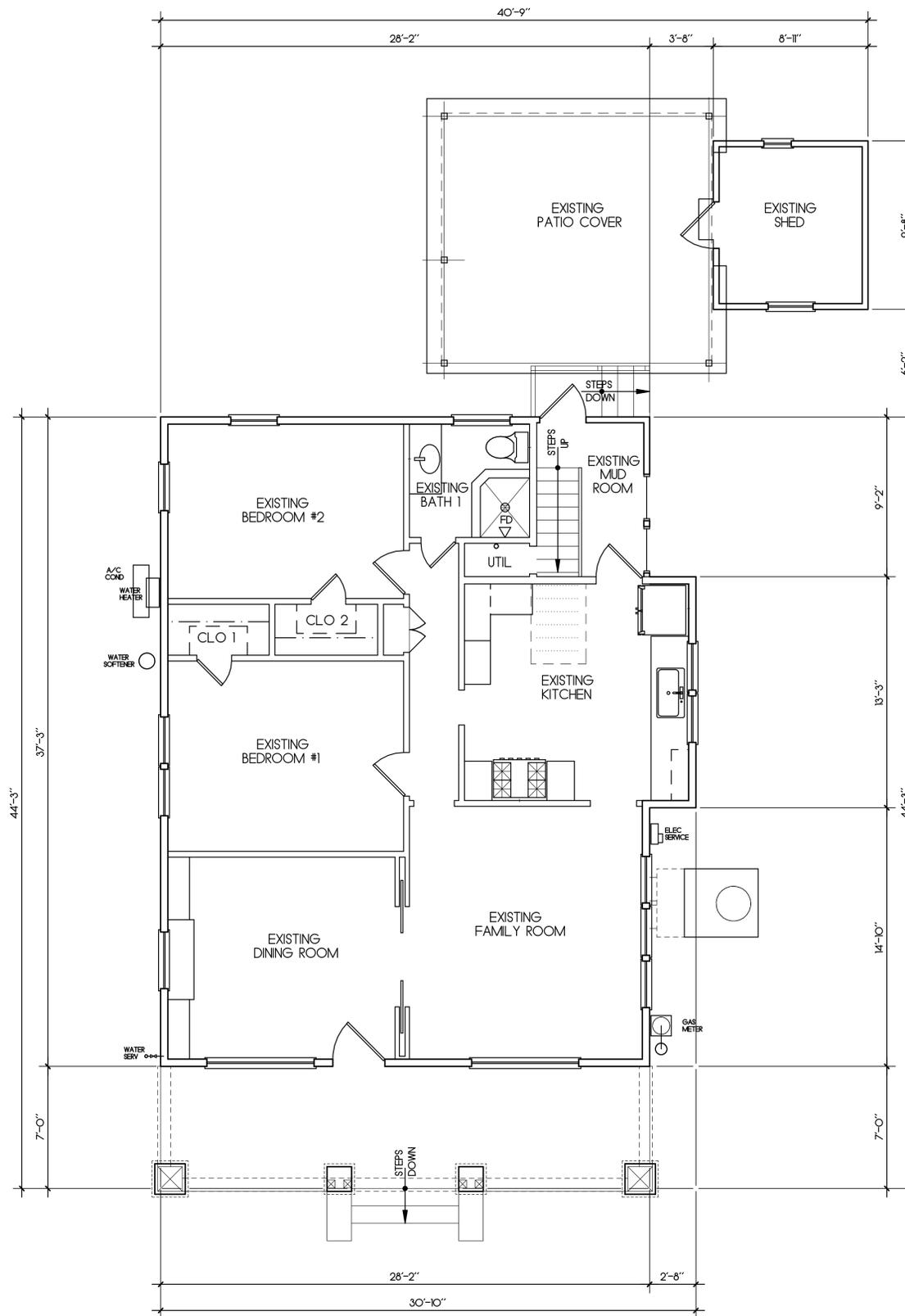
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EXISTING FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"



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MIKIE & NANCY DOTING
 623 E. WASHINGTON AVENUE
 ORANGE, CA 92866

PROFESSIONAL SEAL

AS-BUILT DRAWINGS
 FLOOR PLAN

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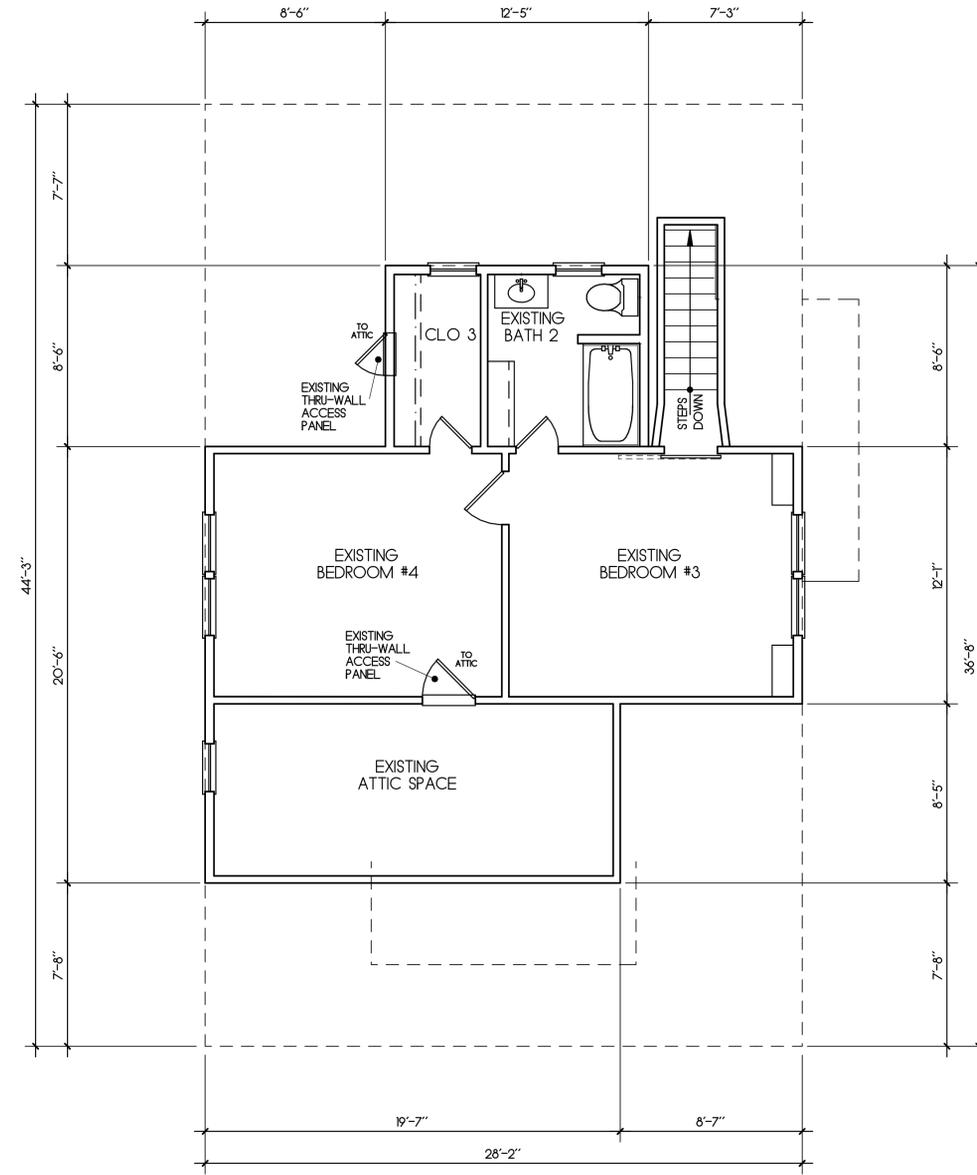
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MIKIE & NANCY DOTING
623 E. WASHINGTON AVENUE
ORANGE, CA 92866

PROFESSIONAL SEAL

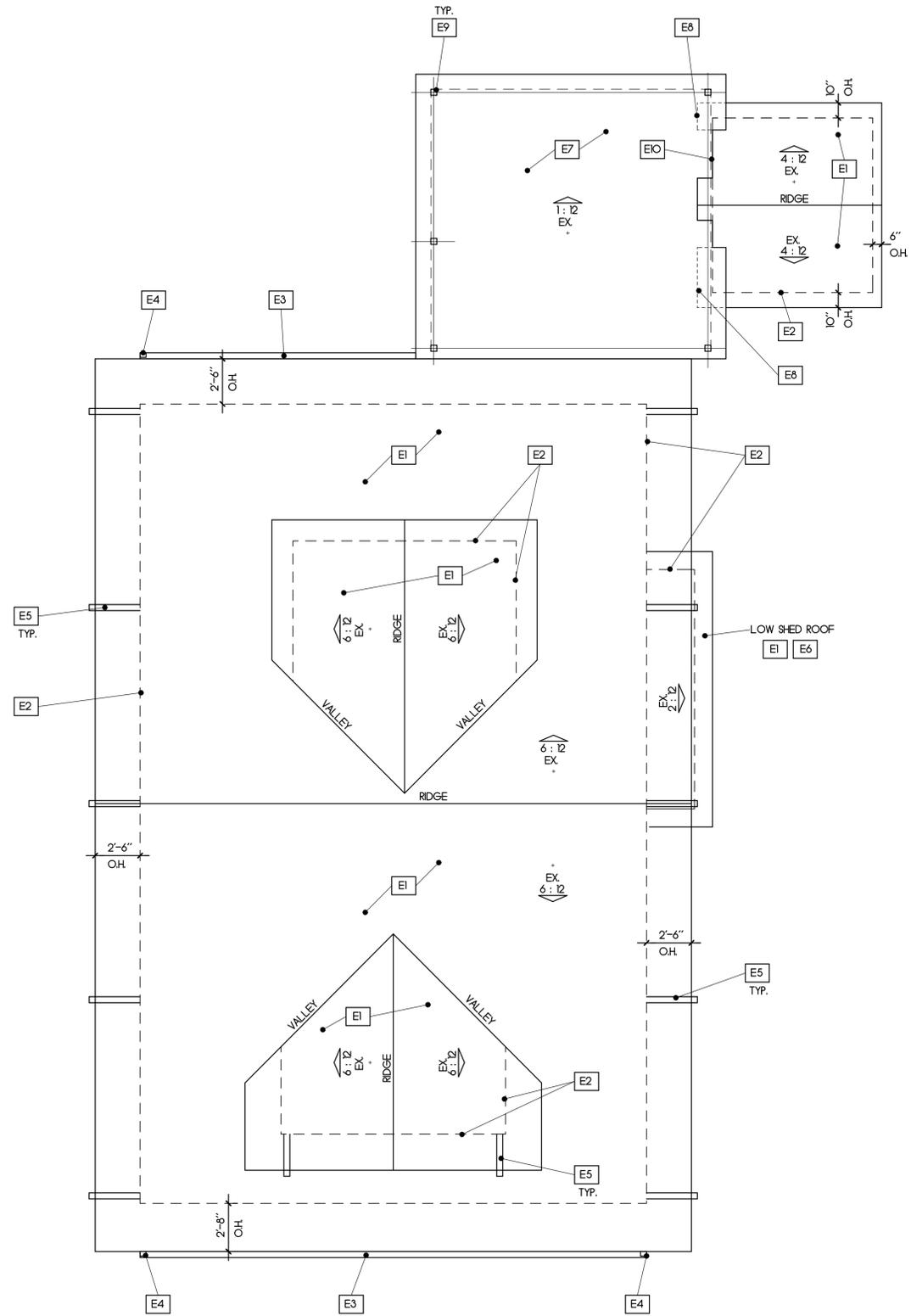
AS-BUILT DRAWINGS
FLOOR PLAN

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



ROOF PLAN KEYNOTES

- EXISTING CONDITIONS
- E1 EXISTING ASPHALT SHINGLE ROOFING
 - E2 FACE OF EXISTING EXTERIOR WALLS BELOW
 - E3 EXISTING SHEET METAL EAVE GUTTER
 - E4 EXISTING SHEET METAL DOWNSPOUTS, SPILL TO GRADE
 - E5 EXISTING WOOD BRACKETS - 4 x 4 OUTLOOKER with SHAPED DIAGONAL BRACE
 - E6 EXISTING LOW SHED ROOF
 - E7 EXISTING LOW-SLOPED WOOD FRAMED PATIO COVER
 - E8 LINE OF EXISTING SHED ROOF BELOW PATIO COVER
 - E9 EXISTING PATIO COVER POSTS BELOW
 - E10 EXISTING BARGE RAFTER, CUT-AWAY FOR ADJACENT SLOPING CANOPY EDGE

STRATOS FORM



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MIKIE & NANCY DOTING
 623 E. WASHINGTON AVENUE
 ORANGE, CA 92866

PROFESSIONAL SEAL

AS-BUILT DRAWINGS
 EXISTING ROOF PLAN

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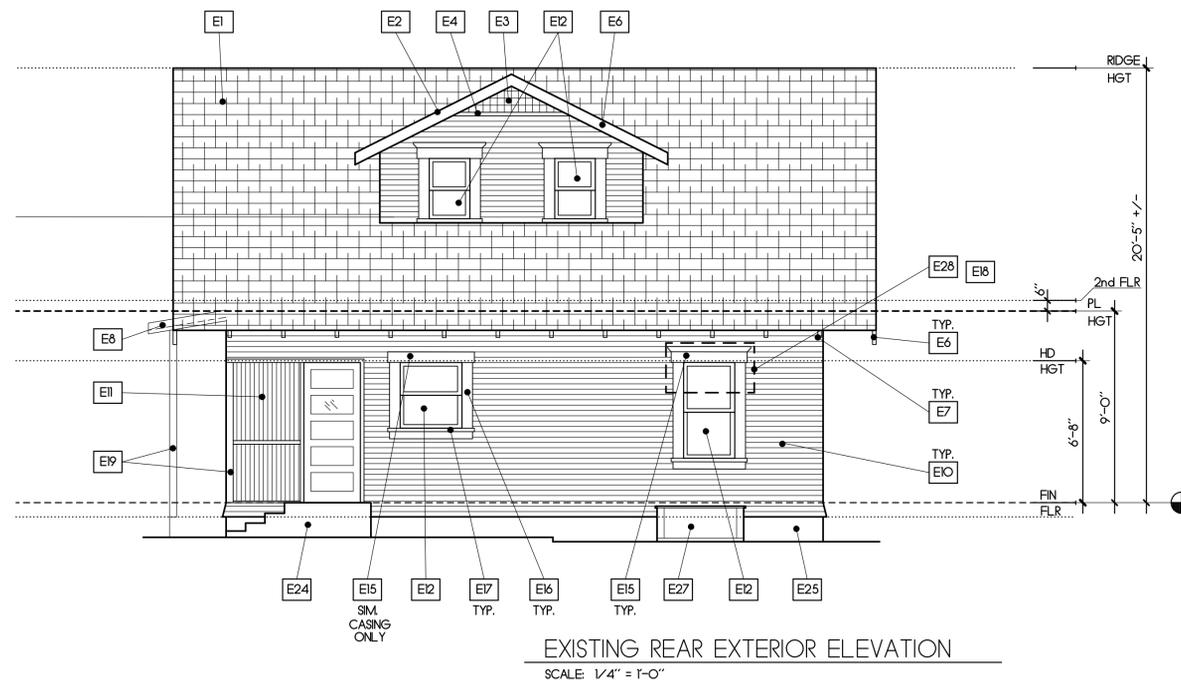
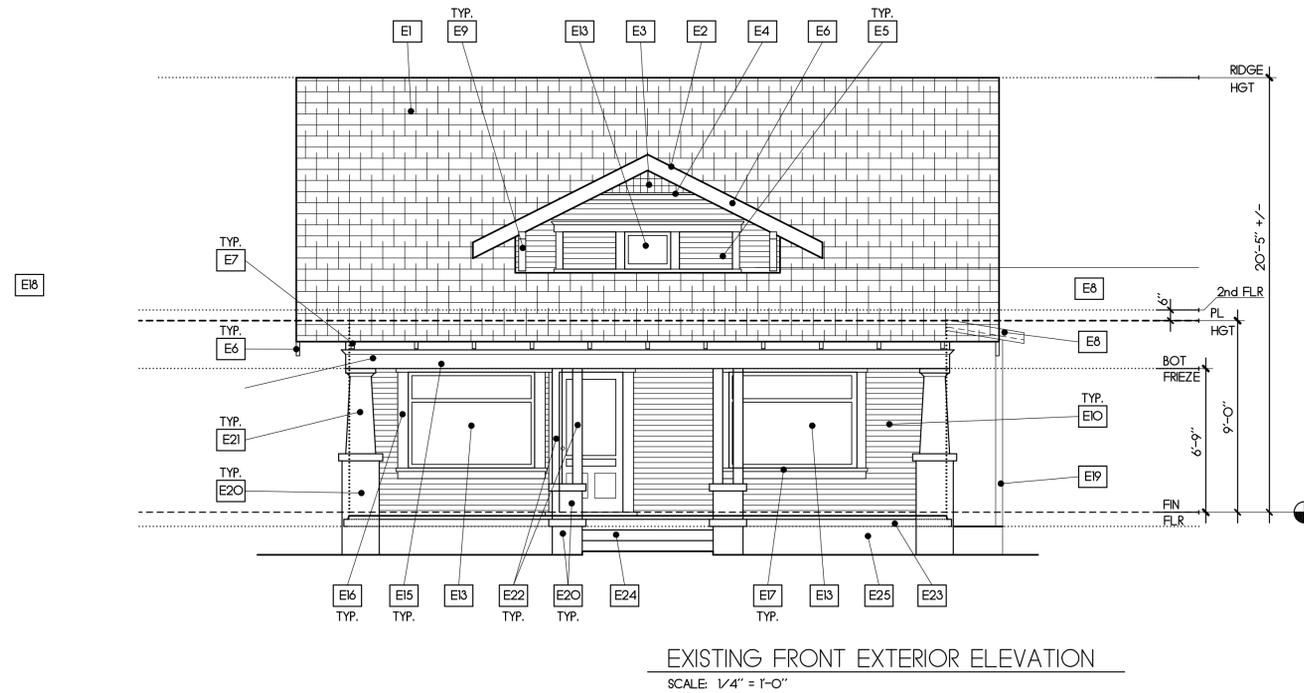
EXISTING ROOF PLAN
 SCALE 1/4" = 1'-0"



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ELEVATION KEYNOTES

- EXISTING CONDITIONS
- E1 EXISTING ASPHALT SHINGLE ROOFING
- E2 EXISTING SHEET METAL EDGE FLASHING
- E3 EXISTING WOOD LATH GABLE VENT
- E4 EXISTING WOOD GABLE VENT SILL
- E5 EXISTING WOOD ATTIC LOUVERS
- E6 EXISTING 2 x 8 BARGE RAFTER, PLUMB-CUT TAIL
- E7 EXISTING 2 x 4 EXPOSED RAFTER TAILS, PLUMB-CUT
- E8 EXISTING 2 x 6 BARGE RAFTER, PLUMB-CUT
- E9 EXISTING WOOD BRACKETS - 4 x 4 OUTLOOKER with SHAPED DIAGONAL BRACE
- E10 EXISTING WOOD BEVELED LAP SIDING - 3" EXPOSURE
- E11 EXISTING WOOD BEAD-BOARD VERTICAL PANELING (2 1/2" SPACING)
- E12 EXISTING WOOD DOUBLE-HUNG WINDOW
- E13 EXISTING WOOD FIXED WINDOW
- E14 EXISTING WOOD CASEMENT WINDOW
- E15 EXISTING 1 x 6 HEAD CASING AND CROWN MOLD
- E16 EXISTING 1 x 6 JAMB CASING
- E17 EXISTING WOOD WINDOW SILL with 1 x 4 SILL APRON
- E18 EXISTING 1 x WOOD FRIEZE BOARD
- E19 EXISTING 1 x 4 VERTICAL WOOD CORNER TRIM
- E20 EXISTING STUCCO PILASTER with CONCRETE CAP
- E21 EXISTING TAPERED WOOD COLUMN with WOOD CORNICE CAP
- E22 EXISTING 4 x 4 WOOD PORCH POSTS
- E23 EXISTING CONCRETE PORCH
- E24 EXISTING CONCRETE STEPS
- E25 EXISTING EXPOSED FOUNDATION WALL
- E26 EXISTING FOUNDATION VENT
- E27 EXISTING WOOD CRAWL SPACE ACCESS HATCH
- E28 EXISTING CANVAS AWNINGS
- E29 EXISTING A/C UNIT THRU WALL
- E30 ..



A RESIDENTIAL REMODEL & ADDITION FOR:
MIKE & NANCY DOTING
 623 E. WASHINGTON AVENUE
 ORANGE, CA 92866

PROFESSIONAL SEAL

AS-BUILT DRAWINGS
EXTERIOR ELEVATIONS

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MILESTONES:

REVISIONS:

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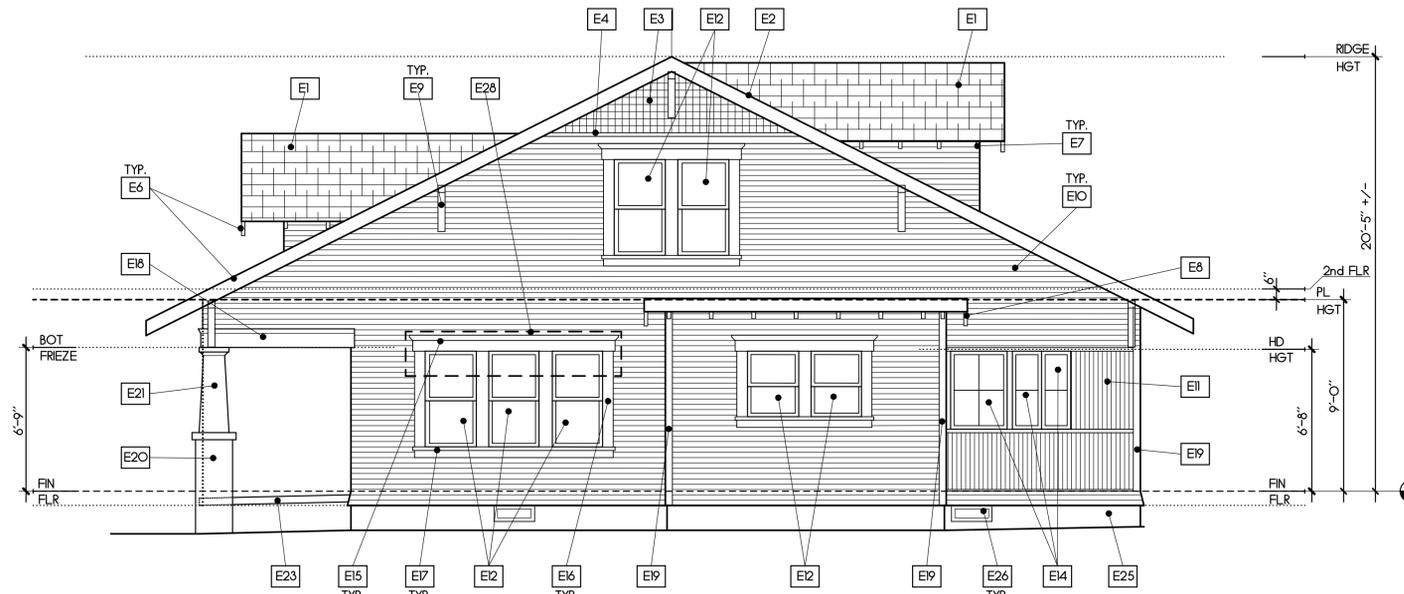
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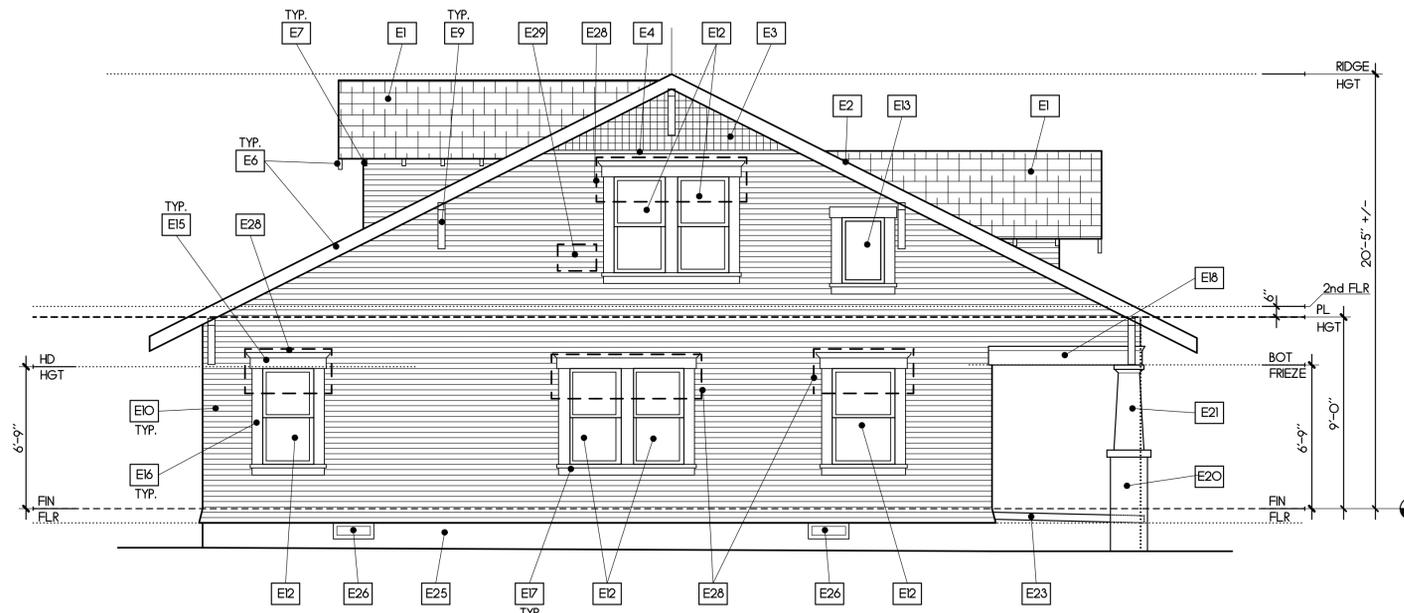
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ELEVATION KEYNOTES

- EXISTING CONDITIONS
- E1 EXISTING ASPHALT SHINGLE ROOFING
 - E2 EXISTING SHEET METAL EDGE FLASHING
 - E3 EXISTING WOOD LATH GABLE VENT
 - E4 EXISTING WOOD GABLE VENT SILL
 - E5 EXISTING WOOD ATTIC LOUVERS
 - E6 EXISTING 2 x 8 BARGE RAFTER, PLUMB-CUT TAIL
 - E7 EXISTING 2 x 4 EXPOSED RAFTER TAILS, PLUMB-CUT
 - E8 EXISTING 2 x 6 BARGE RAFTER, PLUMB-CUT
 - E9 EXISTING WOOD BRACKETS - 4 x 4 OUTLOOKER with SHAPED DIAGONAL BRACE
 - E10 EXISTING WOOD BEVELED LAP SIDING - 3" EXPOSURE
 - E11 EXISTING WOOD BEAD-BOARD VERTICAL PANELING (2 1/2" SPACING)
 - E12 EXISTING WOOD DOUBLE-HUNG WINDOW
 - E13 EXISTING WOOD FIXED WINDOW
 - E14 EXISTING WOOD CASEMENT WINDOW
 - E15 EXISTING 1 x 6 HEAD CASING AND CROWN MOLD
 - E16 EXISTING 1 x 6 JAMB CASING
 - E17 EXISTING WOOD WINDOW SILL with 1 x 4 SILL APRON
 - E18 EXISTING 1 x WOOD FRIEZE BOARD
 - E19 EXISTING 1 x 4 VERTICAL WOOD CORNER TRIM
 - E20 EXISTING STUCCO PILASTER with CONCRETE CAP
 - E21 EXISTING TAPERED WOOD COLUMN with WOOD CORNICE CAP
 - E22 EXISTING 4 x 4 WOOD PORCH POSTS
 - E23 EXISTING CONCRETE PORCH
 - E24 EXISTING CONCRETE STEPS
 - E25 EXISTING EXPOSED FOUNDATION WALL
 - E26 EXISTING FOUNDATION VENT
 - E27 EXISTING WOOD CRAWL SPACE ACCESS HATCH
 - E28 EXISTING CANVAS AWNINGS
 - E29 EXISTING A/C UNIT THRU WALL
 - E30 ..



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



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

A RESIDENTIAL REMODEL & ADDITION FOR:
MIKE & NANCY DOTING
623 E. WASHINGTON AVENUE
ORANGE, CA 92866

PROFESSIONAL SEAL

AS-BUILT DRAWINGS
EXTERIOR ELEVATIONS

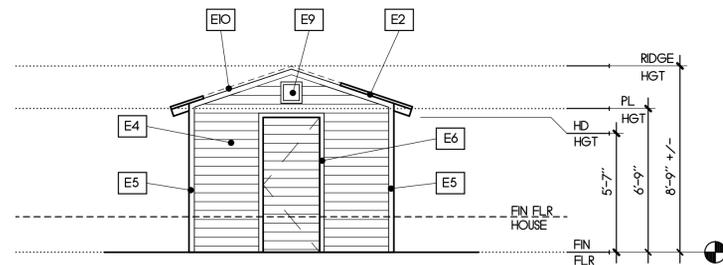
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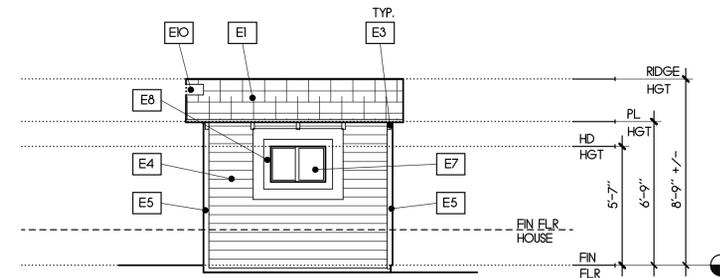
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ELEVATION KEYNOTES

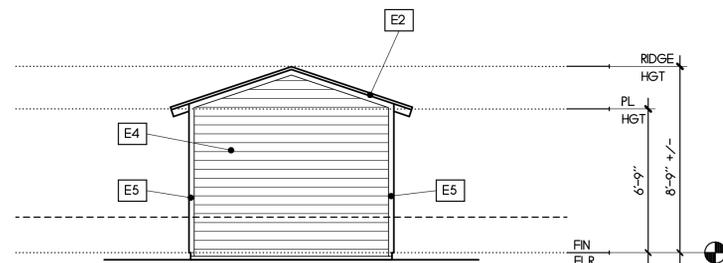
- EXISTING CONDITIONS
- E1 EXISTING ASPHALT SHINGLE ROOFING
 - E2 EXISTING SHEET METAL EDGE FLASHING
 - E3 EXISTING 2 x 4 EXPOSED RAFTER TAILS, PLUMB-CUT
 - E4 EXISTING 1 x HORIZONTAL BEVELED LAP SIDING, 5" EXPOSURE
 - E5 EXISTING 1 x 3 WOOD VERTICAL CORNER TRIM
 - E6 EXISTING 1 x 3 DOOR CASING
 - E7 EXISTING VINYL SLIDING WINDOW
 - E8 EXISTING 1 x 6 WOOD WINDOW CASING
 - E9 EXISTING GABLE VENT
 - E10 EXISTING OVERHANG, CUT-AWAY FOR ADJACENT SLOPING CANOPY EDGE



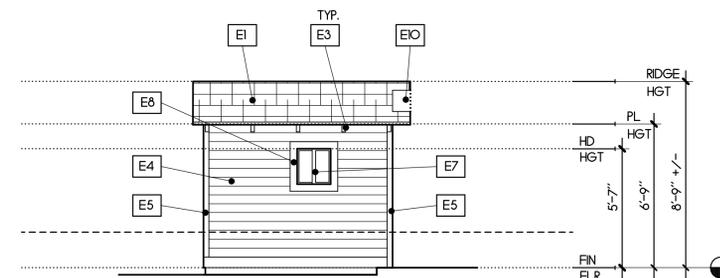
EXISTING WEST SHED ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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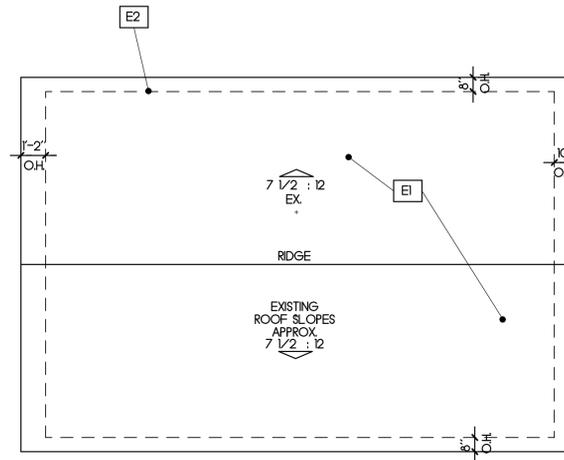
A RESIDENTIAL REMODEL & ADDITION FOR:
MIKIE & NANCY DOTING
623 E. WASHINGTON AVENUE
ORANGE, CA 92866

PROFESSIONAL SEAL

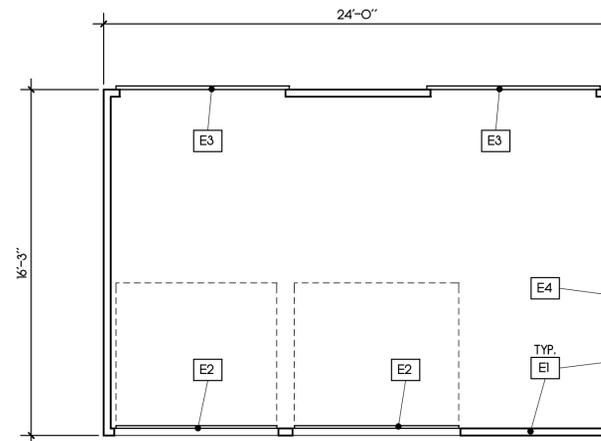
AS-BUILT DRAWINGS
EXTERIOR ELEVATIONS

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MILESTONES:

REVISIONS:
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SHEET



GARAGE ROOF PLAN
 SCALE 1/4" = 1'-0"



GARAGE FLOOR PLAN
 SCALE 1/4" = 1'-0"

GARAGE ROOF KEYNOTES

- EXISTING CONDITIONS
- E1 EXISTING CORRUGATED SHEET METAL ROOFING PANELS UNPAINTED, GALVANIZED
 - E2 FACE OF EXISTING EXTERIOR WALLS BELOW
 - E3 NOT USED
 - E4 NOT USED
 - E5 NOT USED
 - E6 NOT USED
 - E7 NOT USED
 - E8 NOT USED
 - E9 NOT USED
 - E10 NOT USED

GARAGE PLAN KEYNOTES

- EXISTING CONDITIONS
- E1 EXISTING 2 x WOOD FRAME WALLS with 1 x 6 VERTICAL PLANK SIDING, BATTEN on INSIDE
 - E2 EXISTING OVERHEAD GARAGE DOOR
 - E3 EXISTING HORIZ SLIDING BARN DOOR
 - E4 EXISTING SINGLE PANE WINDOW
 - E5 NOT USED
 - E6 NOT USED
 - E7 NOT USED
 - E8 NOT USED
 - E9 NOT USED
 - E10 NOT USED

INCLUDED FOR REFERENCE ONLY
 NO ALTERATIONS ARE PROPOSED

STRATOS FORM



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 DIVISION OF FOX GROUP ARCHITECTS, INC.

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 ORANGE, CA 92866

PROFESSIONAL SEAL

AS-BUILT DRAWINGS
 GARAGE - FLOOR & ROOF

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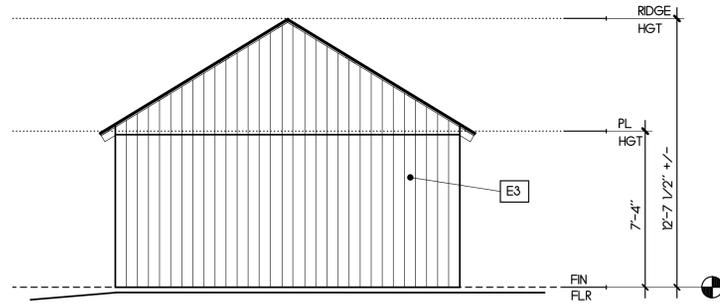
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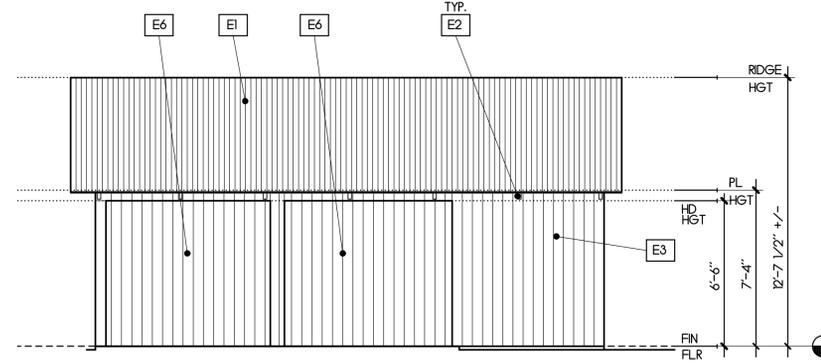
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ELEVATION KEYNOTES

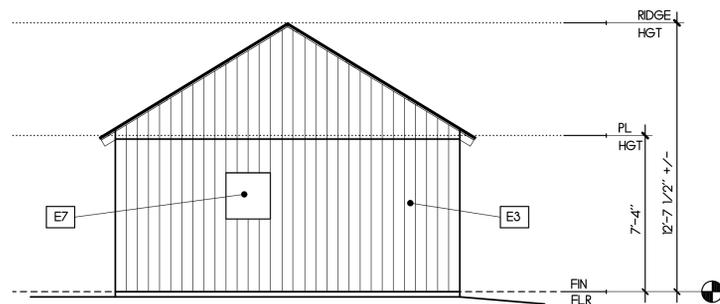
- EXISTING CONDITIONS
- E1 EXISTING CORRUGATED SHEET METAL ROOFING PANELS UNPAINTED, GALVANIZED
 - E2 EXISTING 2 x 4 EXPOSED RAFTER TISLS, SQUARE-CUT
 - E3 EXISTING 1 x 6 VERTICAL PLANK SIDING BATTENS ON INSIDE FACE
 - E4 EXISTING SLIDING WOOD BARN-DOOR
 - E5 EXISTING METAL SLIDING-DOOR HEAD RAIL
 - E6 EXISTING OVERHEAD GARAGE DOOR
 - E7 EXISTING SINGLE-PANE WINDOW
 - E8 NOT USED
 - E9 NOT USED
 - E10 NOT USED



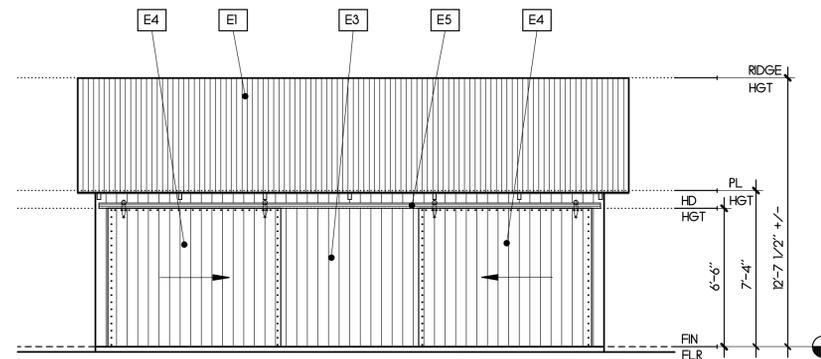
EXISTING WEST GARAGE ELEVATION
SCALE 1/4" = 1'-0"



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



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



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

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ORANGE, CA 92866

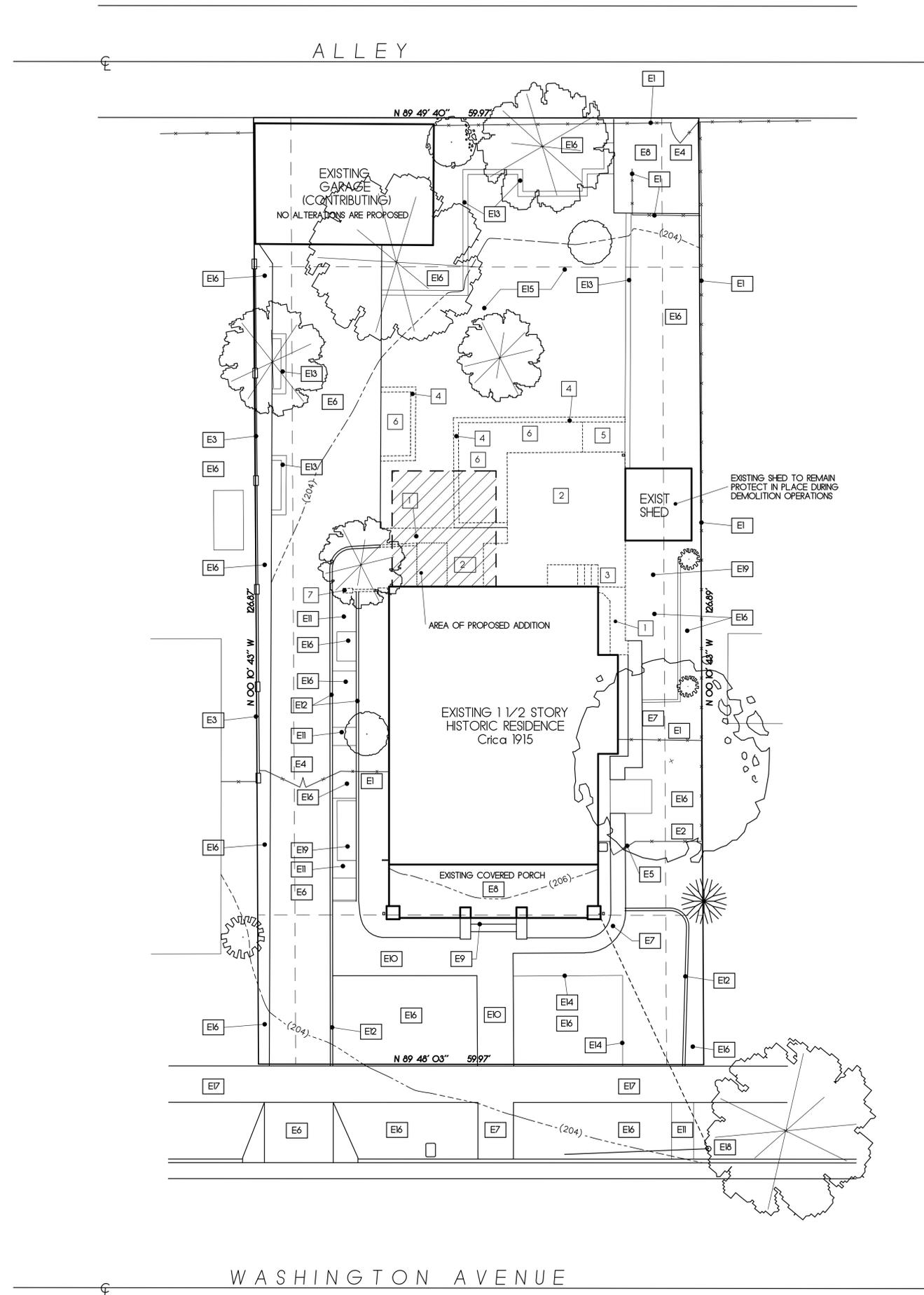
PROFESSIONAL SEAL

AS-BUILT DRAWINGS
GARAGE ELEVATIONS

FILE NAME: 24-14_Elev-Gar X
MILESTONES:

REVISIONS:
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SHEET

INCLUDED FOR REFERENCE ONLY
NO ALTERATIONS ARE PROPOSED



KEYNOTES

- EXISTING CONDITIONS
- E1 EXISTING WOOD FENCE - 6' HIGH
 - E2 EXISTING WOOD FENCE - 3' HIGH
 - E3 EXISTING CMU FENCE - 6' HIGH
 - E4 EXISTING WOOD GATES - 6' HIGH
 - E5 EXISTING WOOD GATE - 3' HIGH
 - E6 EXISTING CONCRETE DRIVEWAY
 - E7 EXISTING CONCRETE WALKWAY
 - E8 EXISTING CONCRETE PORCH OR PATIO SLAB
 - E9 EXISTING CONCRETE STEPS
 - E10 EXISTING FLAGSTONE WALKWAY
 - E11 EXISTING BRICK PAVED AREA
 - E12 EXISTING CONCRETE BORDER EDGE BAND
 - E13 EXISTING BRICK BORDER EDGE BAND
 - E14 EXISTING LANDSCAPE EDGING
 - E15 EXISTING DECOMPOSED GRANITE AREA
 - E16 EXISTING PLANTED AREA
 - E17 EXISTING CONCRETE CITY SIDEWALK
 - E18 EXISTING ELECTRICAL UTILITY POWERPOLE, OVERHEAD SERVICE, AND GUY WIRE
 - E19 EXISTING PEBBLE and COBBLE AREA
 - E20 NOT USED

KEYNOTES - Demolition

- 1 DEMOLISH and REMOVE EXISTING CONCRETE WALK
- 2 DEMOLISH and REMOVE EXISTING CONCRETE SLAB or PATIO
- 3 DEMOLISH and REMOVE EXISTING CONCRETE STEPS and LANDING
- 4 DISASSEMBLE EXISTING BRICK BAND AS SHOWN, STORE BRICKS AS DIRECTED BY OWNER
- 5 DISASSEMBLE EXISTING BRICK PAVED AREA AS SHOWN, STORE BRICKS AS DIRECTED BY OWNER
- 6 EXISTING PLANTED AREA TO BE RE-WORKED
- 7 DEMOLISH and REMOVE EXISTING 6' HIGH CMU FENCE
- 8 NOT USED
- 9 NOT USED
- 10 NOT USED
- 11 NOT USED
- 12 NOT USED



SITE PLAN - Demolition
 SCALE: 1/8" = 1'-0"



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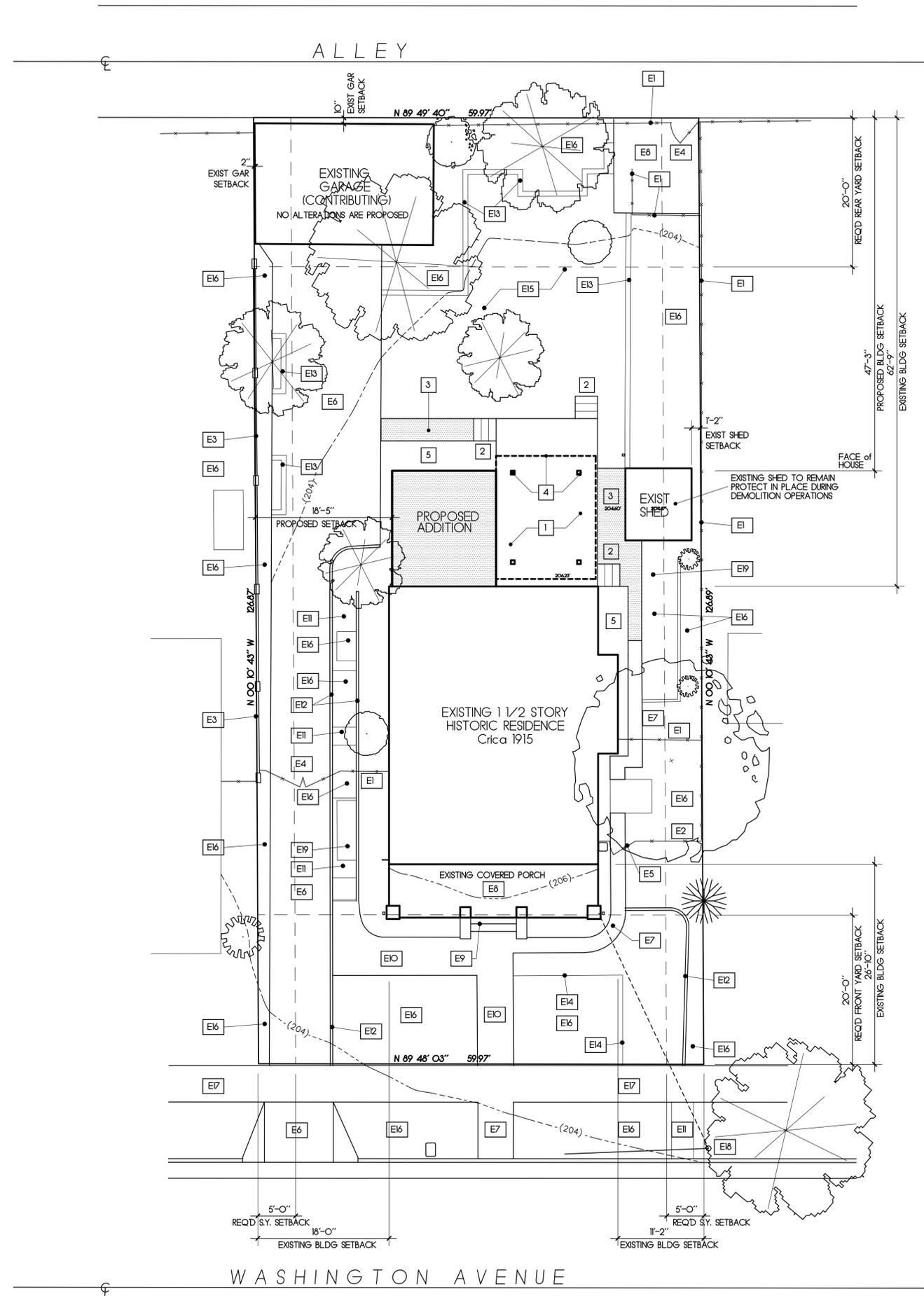
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PROFESSIONAL SEAL

DEMOLITION
 SITE PLAN

FILE NAME: 24-14_Site
 MILESTONES:

REVISIONS:
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SITE PLAN - Proposed
 SCALE 1/8" = 1'-0"



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PROFESSIONAL SEAL

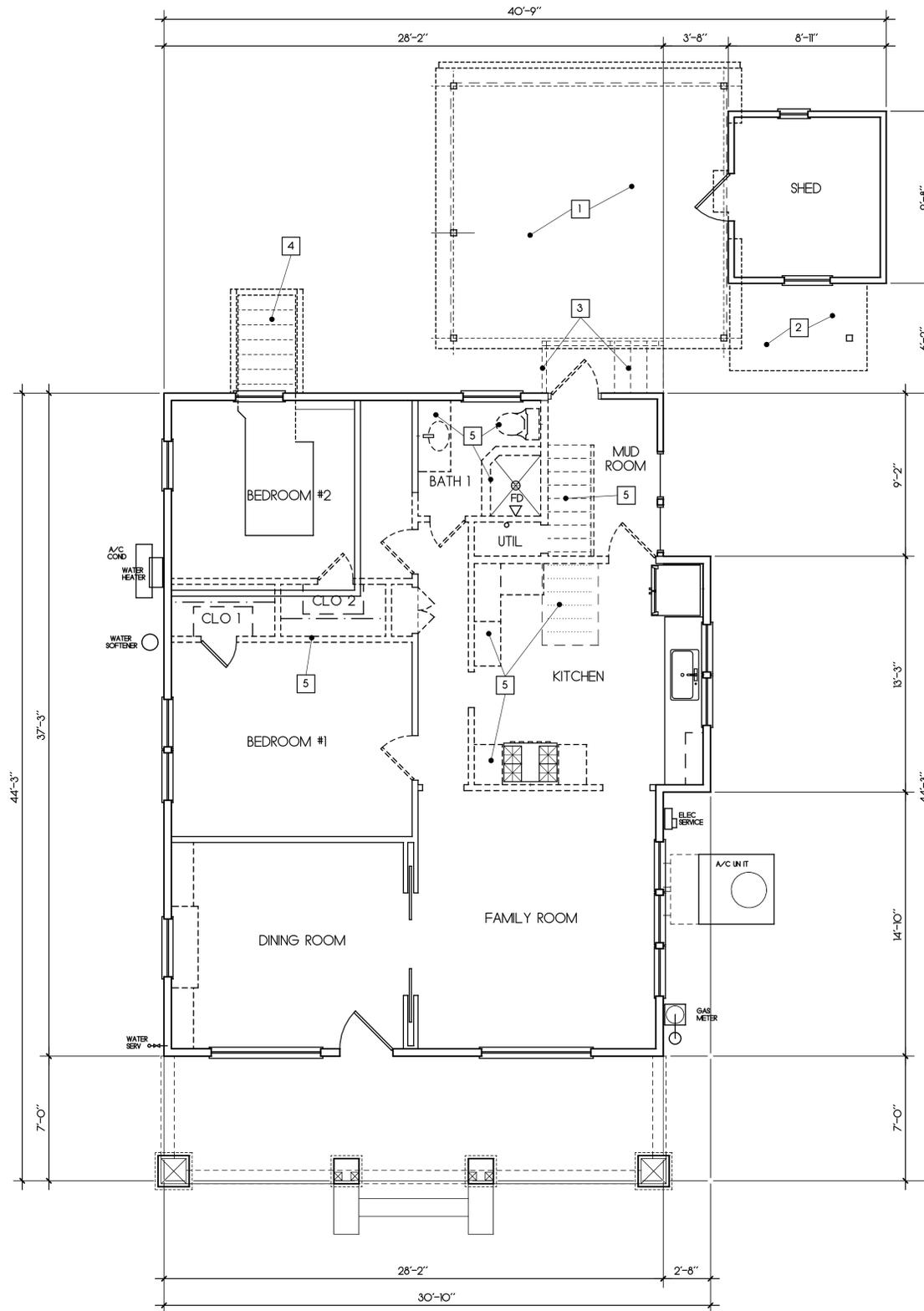
PROPOSED SITE PLAN

FILE NAME: 24-14_Site
MILESTONES:

REVISIONS:

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- △
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SHEET



KEYNOTES

- 1 DEMOLISH AND REMOVE EXISTING WOOD PATIO COVER, POSTS, AND FOOTINGS
- 2 DEMOLISH AND REMOVE TRELLIS AND POSTS
- 3 DEMOLISH AND REMOVE CONCRETE STEPS AND WOOD RAILINGS
- 4 DEMOLISH AND REMOVE WOOD COVER AT CRAWL SPACE ACCESS
- 5 DEMOLISH AND REMOVE INTERIOR WALLS, DOORS, FIXTURES, CABINETS, AND STAIRS AS SHOWN
- 6 NOT USED
- 7 NOT USED
- 8 NOT USED
- 9 NOT USED
- 10 NOT USED
- 11 NOT USED
- 12 NOT USED
- 13 NOT USED
- 14 NOT USED
- 15 NOT USED
- 16 NOT USED
- 17 NOT USED
- 18 NOT USED
- 19 NOT USED
- 20 NOT USED
- 21 NOT USED
- 22 NOT USED
- 23 NOT USED
- 24 NOT USED
- 25 NOT USED
- 26 NOT USED
- 27 NOT USED
- 28 NOT USED
- 29 NOT USED
- 30 NOT USED

WALL LEGEND

- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN



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



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PROFESSIONAL SEAL

FIRST FLOOR DEMOLITION PLAN

FILE NAME: 24-14_Demo

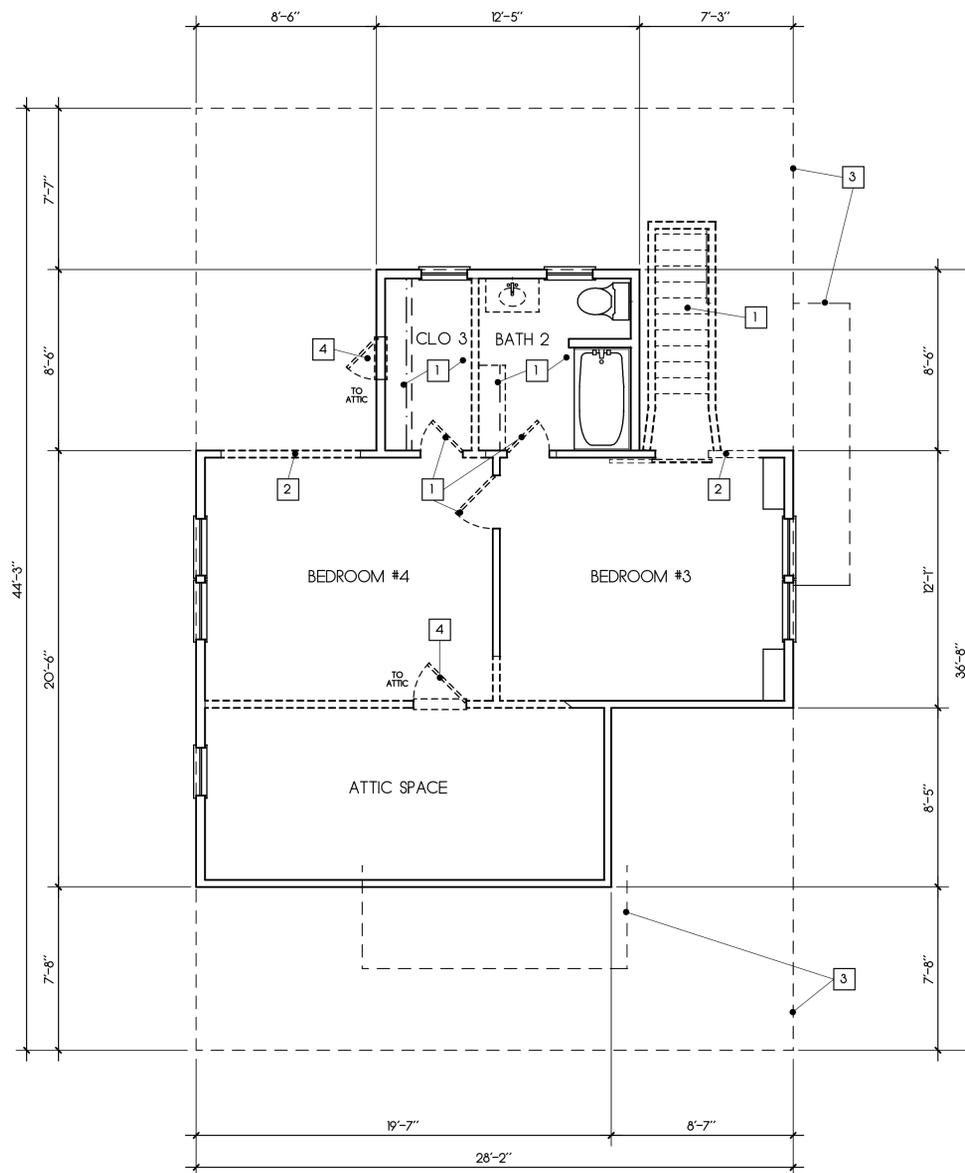
MILESTONES:

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REVISIONS:

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SHEET



KEYNOTES

- 1 DEMOLISH AND REMOVE INTERIOR WALLS, DOORS, FIXTURES, CABINETS, AND STAIRS AS SHOWN
- 2 DEMOLISH AND REMOVE PORTION OF EXISTING STUD WALL FOR NEW CLOSET DOORS - SEE FLOOR PLAN
- 3 DASHED LINE INDICATES LINE OF FIRST FLOOR EXTERIOR WALLS BELOW, TYP.
- 4 REMOVE EXISTING ATTIC ACCESS PANEL
- 5 NOT USED
- 6 NOT USED
- 7 NOT USED
- 8 NOT USED
- 9 NOT USED
- 10 NOT USED
- 11 NOT USED
- 12 NOT USED
- 13 NOT USED
- 14 NOT USED
- 15 NOT USED
- 16 NOT USED
- 17 NOT USED
- 18 NOT USED
- 19 NOT USED
- 20 NOT USED
- 21 NOT USED
- 22 NOT USED
- 23 NOT USED
- 24 NOT USED
- 25 NOT USED
- 26 NOT USED
- 27 NOT USED
- 28 NOT USED
- 29 NOT USED
- 30 NOT USED

WALL LEGEND

- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN



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



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SECOND FLOOR DEMOLITION PLAN

FILE NAME: 24-14_Demo

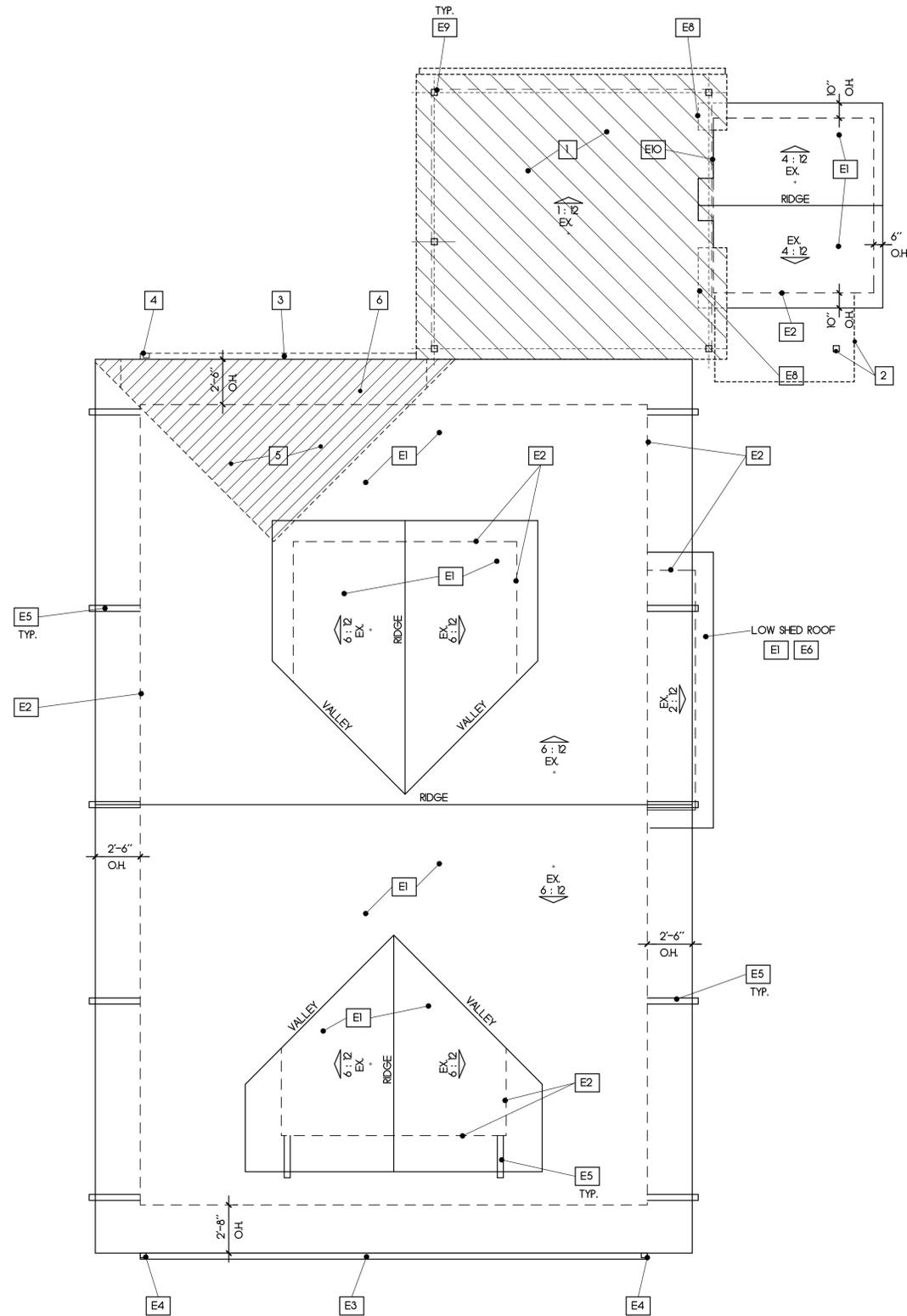
MILESTONES:

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REVISIONS:

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KEYNOTES

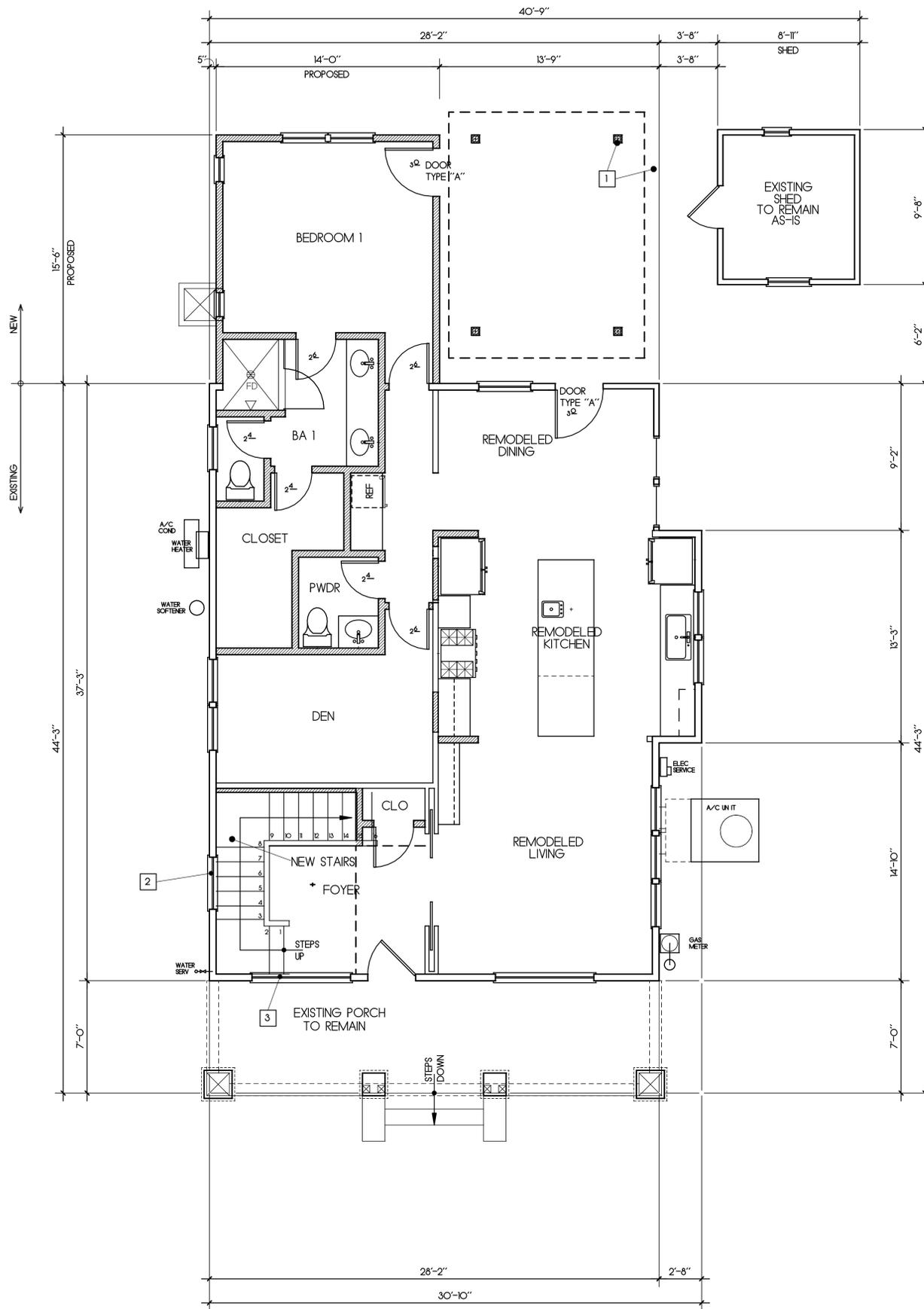
- EXISTING CONDITIONS
- E1 EXISTING ASPHALT SHINGLE ROOFING
 - E2 FACE OF EXISTING EXTERIOR WALLS BELOW
 - E3 EXISTING SHEET METAL EAVE GUTTER
 - E4 EXISTING SHEET METAL DOWNSPOUTS, SPILL TO GRADE
 - E5 EXISTING WOOD BRACKETS - 4 x 4 OUTLOOKER with SHAPED DIAGONAL BRACE
 - E6 EXISTING LOW SHED ROOF
 - E7 EXISTING LOW-SLOPED WOOD-FRAMED PATIO COVER
 - E8 LINE OF EXISTING SHED ROOF BELOW PATIO COVER
 - E9 EXISTING PATIO COVER POSTS BELOW
 - E10 EXISTING BARGE RAFTER, CUT-AWAY FOR ADJACENT SLOPING CANOPY EDGE

KEYNOTES

- DEMOLITION
- 1 DEMOLISH AND REMOVE EXISTING LOW SLOPED WOOD FRAMED PATIO COVER
 - 2 DEMOLISH AND REMOVE TRELLIS AND POSTS
 - 3 DEMOLISH AND REMOVE EXISTING SHEET METAL EAVE GUTTER
 - 4 DEMOLISH AND REMOVE EXISTING SHEET METAL DOWNSPOUT
 - 5 REMOVE PORTION OF EXISTING ASPHALT SHINGLE ROOFING AND PREPARE ROOF SHEATHING FOR NEW ROOF FRAMING
 - 6 CUT BACK EXISTING 2x WOOD ROOF RAFTER TAILS AND OVERHANG IN AREA OF NEW ROOF STRUCTURE - SEE ELEV SHEET A14
 - 7 NOT USED
 - 8 NOT USED
 - 9 NOT USED
 - 10 NOT USED

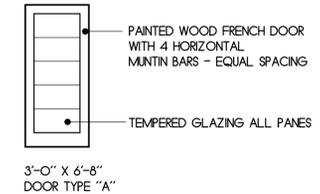


ROOF DEMOLITION PLAN
 SCALE 1/4" = 1'-0"



KEYNOTES

- 1 PROPOSED WOOD POSTS AND PATIO COVER (SOLID)
- 2 EXISTING WINDOW
INSTALL OBSCURE WINDOW FILM ON INSIDE FACE OF GLASS
SEE DETAILS 9/A5 and 10/A5
INSTALL SAFETY FILM ON INTERIOR FACE OF THIS GLASS PANE OR
SEE EXTERIOR ELEVATIONS
- 3 EXISTING WINDOW
INSTALL SAFETY FILM ON INTERIOR FACE OF THIS GLASS PANE OR
REPLACE EXISTING GLAZING WITH TEMPERED GLASS
PENDING ORANGE BUILDING OFFICIAL REVIEW/APPROVAL
SEE EXTERIOR ELEVATIONS
- 4 NOT USED
- 5 NOT USED
- 6 NOT USED
- 7 NOT USED
- 8 NOT USED
- 9 NOT USED
- 10 NOT USED
- 11 NOT USED
- 12 NOT USED
- 13 NOT USED
- 14 NOT USED
- 15 NOT USED



WALL LEGEND

- EXISTING WALL TO REMAIN
- ▨ NEW WOOD STUD WALL



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

STRATOS FORM



ARCHITECTURE / INTERIORS
 DIVISION OF FOX GROUP ARCHITECTS, INC.

275 SOUTH GLASSSELL STREET
 ORANGE, CALIFORNIA 92866
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A RESIDENTIAL REMODEL & ADDITION FOR:

MIKE & NANCY DOTING

623 E. WASHINGTON AVENUE
 ORANGE, CA 92866

PROFESSIONAL SEAL

PROPOSED FIRST FLOOR PLAN

FILE NAME: 24-14_Floor-Shed

MILESTONES:

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REVISIONS:

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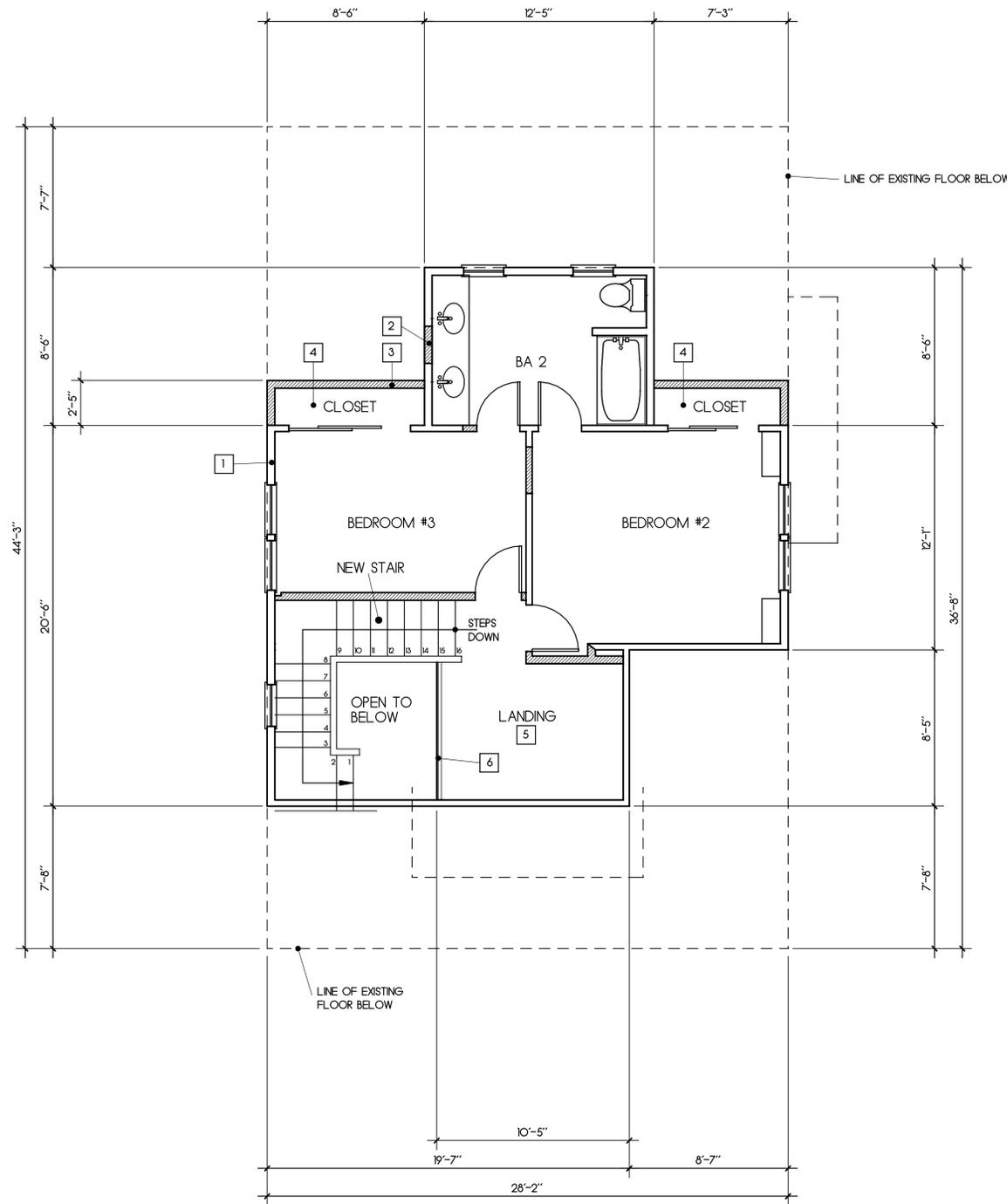
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SHEET



KEYNOTES

- 1 REMOVE EXISTING THROUGH-WALL HVAC UNIT, SEE ELEVATIONS
- 2 INFILL EXISTING ATTIC ACCESS OPENING
- 3 NEW ATTIC ACCESS PANEL THRU CLOSET WALL
- 4 CONSTRUCT NEW CLOSETS WITHIN THE EXISTING ATTIC SPACE BELOW EXISTING ROOF -- NOT VISIBLE FROM OUTSIDE THE STRUCTURE
- 5 CONSTRUCT NEW 2ND FLOOR LANDING WITH THE EXISTING ATTIC SPACE BELOW EXISTING ROOF -- NOT VISIBLE FROM OUTSIDE THE STRUCTURE
- 6 42" HIGH WOOD GUARDRAIL AT EDGE OF LANDING
- 7 NOT USED
- 8 NOT USED
- 9 NOT USED
- 10 NOT USED
- 11 NOT USED
- 12 NOT USED
- 13 NOT USED
- 14 NOT USED
- 15 NOT USED

WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW WOOD STUD WALL



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



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PROPOSED SECOND FLOOR PLAN

FILE NAME: 24-14_Floor-Shed

MILESTONES:

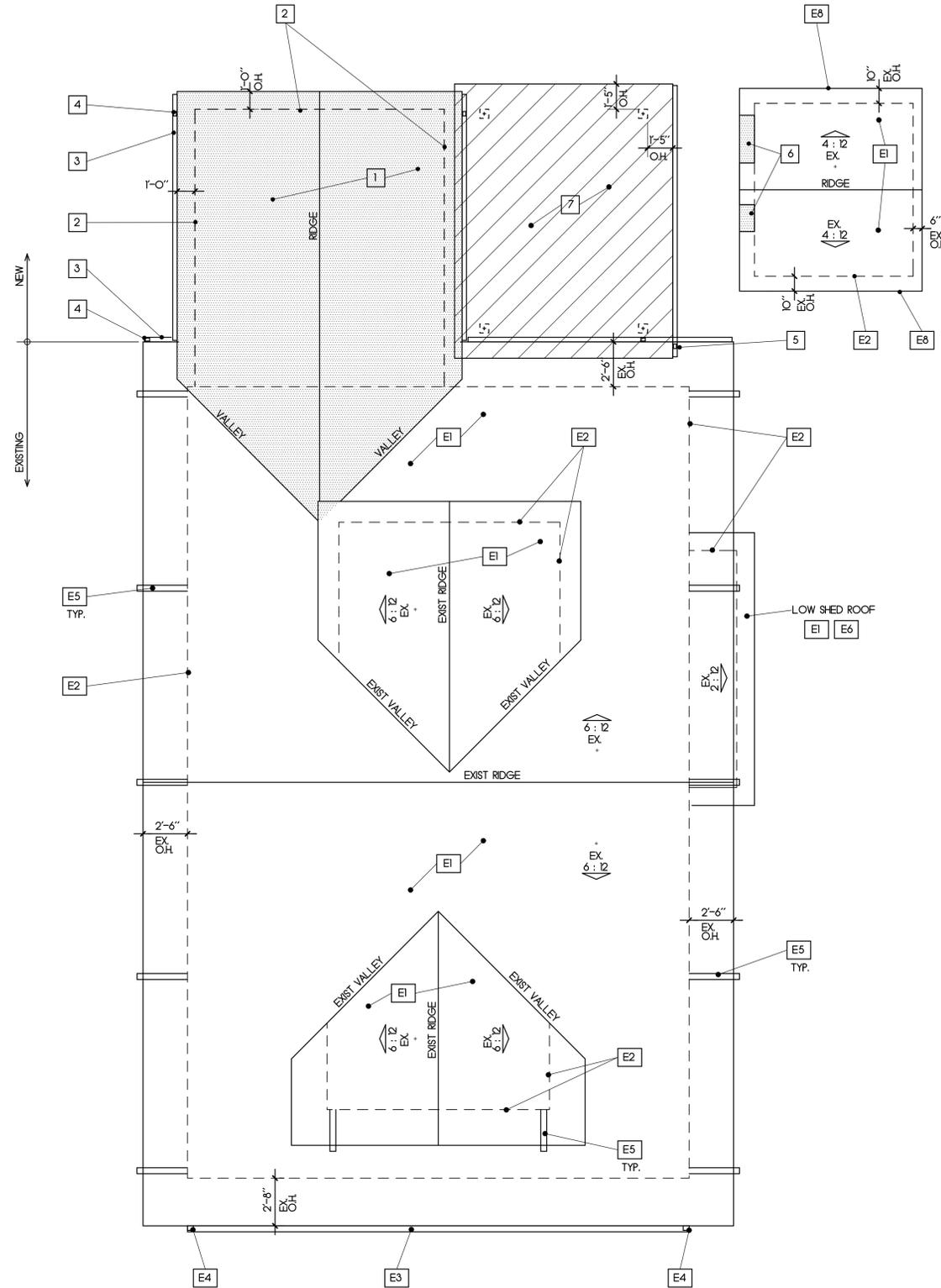
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A2.2



ROOF PLAN KEYNOTES

- EXISTING CONDITIONS
- E1 EXISTING ASPHALT SHINGLE ROOFING
 - E2 FACE OF EXISTING EXTERIOR WALLS BELOW
 - E3 EXISTING SHEET METAL EAVE GUTTER
 - E4 EXISTING SHEET METAL DOWNSPOUTS, SPILL TO GRADE
 - E5 EXISTING WOOD BRACKETS - 4 x 4 OUTLOOKER with SHAPED DIAGONAL BRACE
 - E6 EXISTING LOW SHED ROOF
 - E7 EXISTING LOW-SLOPED WOOD-FRAMED PATIO COVER
 - E8 LINE OF EXISTING SHED ROOF
 - E9 EXISTING PATIO COVER POSTS BELOW
 - E10 EXISTING BARGE RAFTER CUT-AWAY FOR ADJACENT SLOPING CANOPY EDGE

ROOF PLAN KEYNOTES

- PROPOSED CONDITIONS
- 1 ASPHALT ROOFING SHINGLES TO MATCH EXISTING
 - 2 LINE OF WALL BELOW
 - 3 SHEET METAL EAVE GUTTERS
 - 4 SHEET METAL DOWNSPOUTS, SPILL TO GRADE
 - 5 SHEET METAL DOWNSPOUT, SPILL TO ROOF SURFACE OF EXISTING HOUSE
 - 6 REMOVE PORTIONS OF EXISTING ROOFING SHINGLES SUFFICIENT TO THE MISSING ROOF SHEATHING PLANKS, CONSTRUCT SHEATHING PLANKS, CONSTRUCT SHEATHING REPAIRS, AND REINSTALL ROOFING SHINGLES, AND EDGE METAL TRIM
 - 7 NEW BUILT-UP ROOFING AT THE PATIO COVER ROOF
 - 8 NOT USED
 - 9 NOT USED
 - 10 NOT USED



PROPOSED ROOF PLAN
 SCALE 1/4" = 1'-0"

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 623 E. WASHINGTON AVENUE
 ORANGE, CA 92866

PROFESSIONAL SEAL

PROPOSED ROOF PLAN

FILE NAME: 24-14_Roof
 MILESTONES:

REVISIONS:
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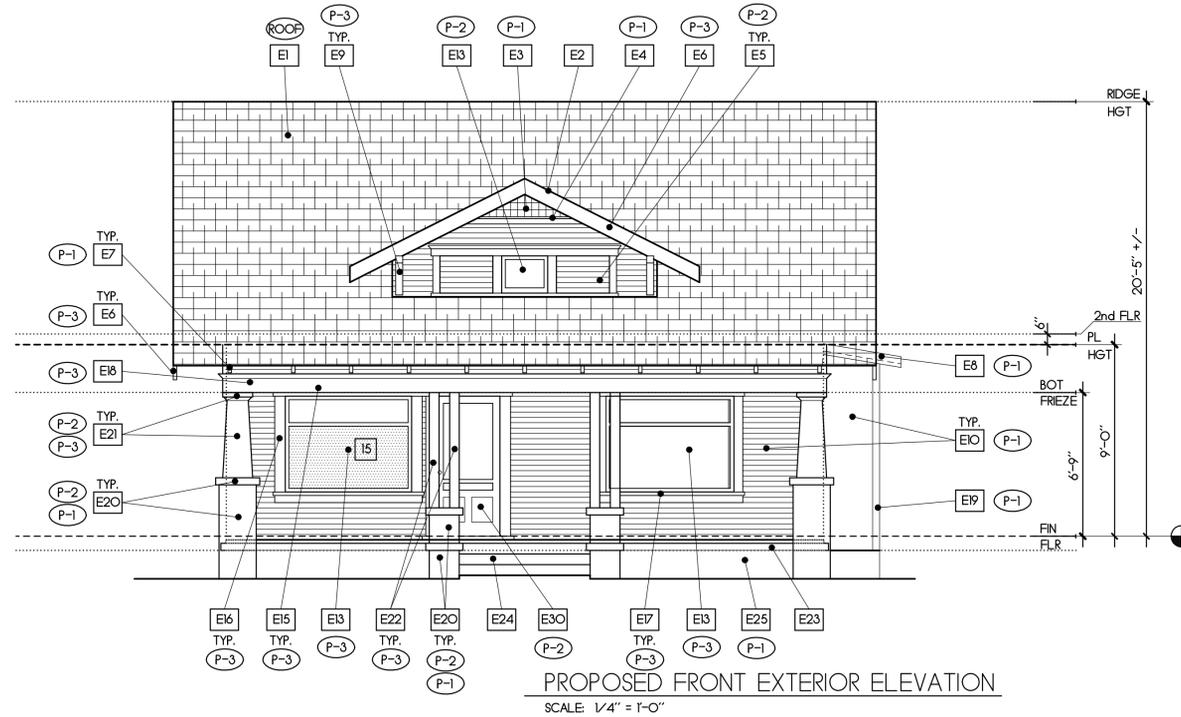
EXTERIOR FINISH SCHEDULE

SEE SHEET A7.1 & MATERIAL SAMPLE BOARD FOR ADDITIONAL INFORMATION

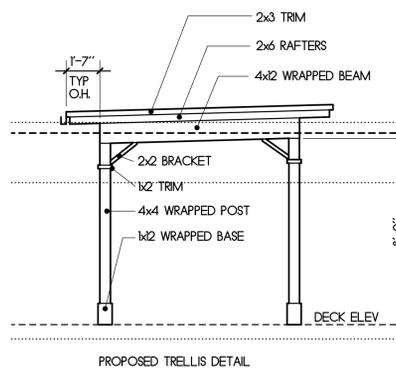
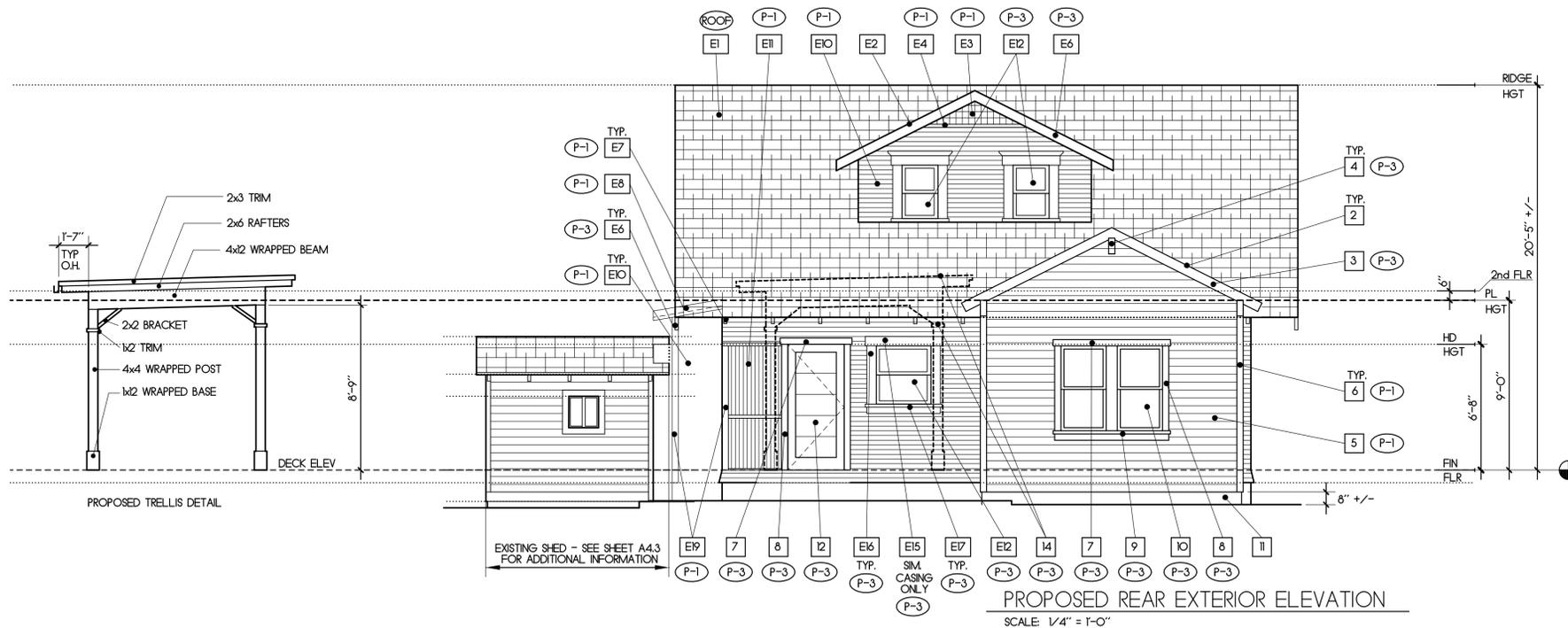
- P-1 PAINT #1
MANUFACTURER: DUNN EDWARDS
COLOR: DE6221 "FLINTSTONE"
- P-2 PAINT #2
MANUFACTURER: DUNN EDWARDS
COLOR: DEAOO2 "BLACK"
- P-3 PAINT #3
MANUFACTURER: DUNN EDWARDS
COLOR: DET648 "WHITE PICKET FENCE"
- ROOF ROOFING MATERIAL (CLOSE MATCH)

SPECIFIC NOTES ON EXTERIOR FINISHES

1. THESE FINISH SPECIFICATIONS APPLY TO EXISTING AND PROPOSED SURFACES. SEE SPECIFIC KEYNOTES FOR EXISTING VERSUS PROPOSED SURFACES.
2. ALL EXISTING SURFACES ARE ALREADY PAINTED WITH THE SPECIFIC PAINT NOTED; THE EXISTING COLOR SCHEME WILL REMAIN AS-IS.
3. THE INTENT IS FOR PROPOSED CONSTRUCTION TO UTILIZE THE SAME SCHEME AS EXISTING.



HISTORIC MATERIAL PRESERVATION NOTE:
CHEMICAL OR PHYSICAL TREATMENTS, SUCH AS SANDBLASTING, THAT CAUSE DAMAGE TO HISTORIC MATERIALS SHALL NOT BE USED AND SURFACE CLEANING OF STRUCTURES SHALL BE UNDERTAKEN USING THE GENTLEST MEANS POSSIBLE.



KEYNOTES — EXISTING CONDITIONS

- E1 EXISTING ASPHALT SHINGLE ROOFING
- E2 EXISTING SHEET METAL EDGE FLASHING
- E3 EXISTING WOOD LATH GABLE VENT
- E4 EXISTING WOOD GABLE VENT SILL
- E5 EXISTING WOOD ATTIC LOUVERS
- E6 EXISTING 2 x 8 BARGE RAFTER, PLUMB-CUT TAIL
- E7 EXISTING 2 x 4 EXPOSED RAFTER TAILS, PLUMB-CUT
- E8 EXISTING 2 x 6 BARGE RAFTER, PLUMB-CUT
- E9 EXISTING WOOD BRACKETS - 4 x 4 OUTLOOKER with SHAPED DIAGONAL BRACE
- E10 EXISTING WOOD BEVELED LAP SIDING - 3" EXPOSURE
- E11 EXISTING WOOD BEAD-BOARD VERTICAL PANELING (2 1/2" SPACING)
- E12 EXISTING WOOD DOUBLE-HUNG WINDOW
- E13 EXISTING WOOD FIXED WINDOW
- E14 EXISTING WOOD CASEMENT WINDOW
- E15 EXISTING 1 x 6 HEAD CASING AND CROWN MOLD
- E16 EXISTING 1 x 6 JAMB CASING
- E17 EXISTING WOOD WINDOW SILL with 1 x 4 SILL APRON
- E18 EXISTING 1 x WOOD FRIEZE BOARD
- E19 EXISTING 1 x 4 VERTICAL WOOD CORNER TRIM
- E20 EXISTING STUCCO PILASTER with CONCRETE CAP
- E21 EXISTING TAPERED WOOD COLUMN with WOOD CORNICE CAP
- E22 EXISTING 4 x 4 WOOD PORCH POSTS
- E23 EXISTING CONCRETE PORCH
- E24 EXISTING CONCRETE STEPS
- E25 EXISTING EXPOSED FOUNDATION WALL
- E26 EXISTING FOUNDATION VENT
- E27 EXISTING WOOD CRAWL SPACE ACCESS HATCH
- E28 EXISTING CANVAS AWNINGS
- E29 EXISTING A/C UNIT THRU WALL
- E30 EXISTING DOOR

KEYNOTES — PROPOSED CONDITIONS

- 1 ASPHALT SHINGLE ROOFING TO MATCH EXISTING
- 2 SHEET METAL EDGE FLASHING TO MATCH EXISTING
- 3 2 x 8 BARGE RAFTER, SQUARE-CUT TAIL
- 4 4 x 10 OUTLOOKER
- 5 WOOD BEVELED LAP SIDING - 5" EXPOSURE
- 6 1 x 3 VERTICAL WOOD CORNER TRIM
- 7 1 x 4 HEAD CASING
- 8 1 x 4 JAMB CASING
- 9 WOOD WINDOW SILL with 1 x 4 SILL APRON
- 10 WOOD DOUBLE-HUNG WINDOW
- 11 EXPOSED CONCRETE FOUNDATION WALL SURFACE SHALL BE ROUGHENED BOARD-FORM TO CONTRAST with EXISTING PARSED FOUNDATION SURFACES
- 12 NEW PAINTED WOOD FRENCH DOOR - SEE PLAN
- 13 2 x 4 EXPOSED RAFTER TAILS, SQUARE-CUT
- 14 WOOD POSTS AND PATIO COVER
- 15 INSTALL SAFETY FILM on INTERIOR FACE OF THIS GLASS PANE OR REPLACE EXISTING GLAZING WITH TEMPERED GLASS PENDING ORANGE BUILDING OFFICIAL REVIEW/APPROVAL
- 16 INSTALL OBSCURE WINDOW FILM on INSIDE FACE OF GLASS SEE DETAILS 9/A5 and 10/A5
INSTALL SAFETY FILM on INTERIOR FACE OF THIS GLASS PANE OR

STRATOS FORM



275 SOUTH GLASSSELL STREET
ORANGE, CALIFORNIA 92866
TEL: 714 628-0777
FAX: 714 628-0797

RICK FOX, ARCHITECT
CAROL TINK-FOX, ARCHITECT

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A RESIDENTIAL REMODEL & ADDITION FOR:
MIKE & NANCY DOTING
 623 E. WASHINGTON AVENUE
 ORANGE, CA 92866

PROFESSIONAL SEAL

PROPOSED EXTERIOR ELEVATIONS

FILE NAME: 24-14_Elev-House

MILESTONES:

- ..
- ..
- ..

REVISIONS:

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- △ ..
- △ ..
- △ ..
- △ ..
- △ ..

SHEET

A4.1

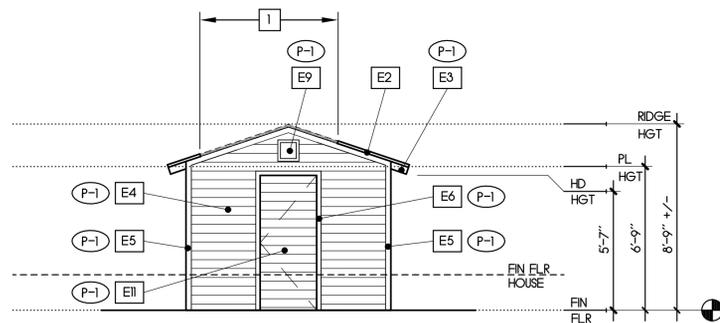
EXTERIOR FINISH SCHEDULE

SEE SHEET A7.1 & MATERIAL SAMPLE BOARD FOR ADDITIONAL INFORMATION

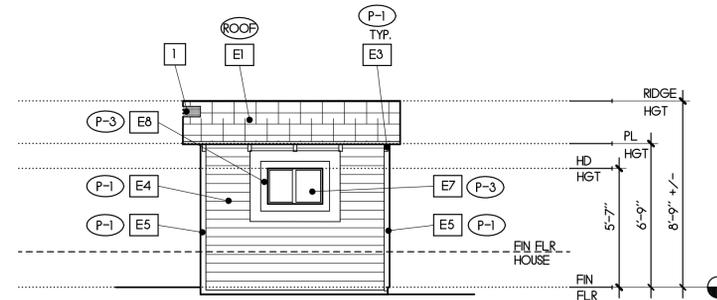
- P-1 PAINT #1
MANUFACTURER: DUNN EDWARDS
COLOR: DE6221 "FLINTSTONE"
- P-2 PAINT #2
MANUFACTURER: DUNN EDWARDS
COLOR: DEA002 "BLACK"
- P-3 PAINT #3
MANUFACTURER: DUNN EDWARDS
COLOR: DET648 "WHITE PICKET FENCE"
- ROOF ROOFING MATERIAL (CLOSE MATCH)

SPECIFIC NOTES ON EXTERIOR FINISHES

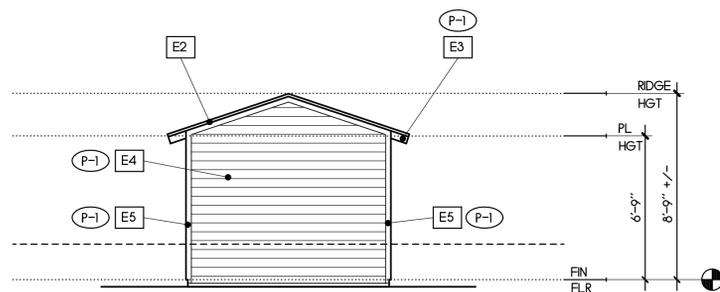
1. THESE FINISH SPECIFICATIONS APPLY TO EXISTING AND PROPOSED SURFACES. SEE SPECIFIC KEYNOTES FOR EXISTING VERSUS PROPOSED SURFACES.
2. ALL EXISTING SURFACES ARE ALREADY PAINTED WITH THE SPECIFIC PAINT NOTED; THE EXISTING COLOR SCHEME WILL REMAIN AS-IS.
3. THE INTENT IS FOR PROPOSED CONSTRUCTION TO UTILIZE THE SAME SCHEME AS EXISTING.



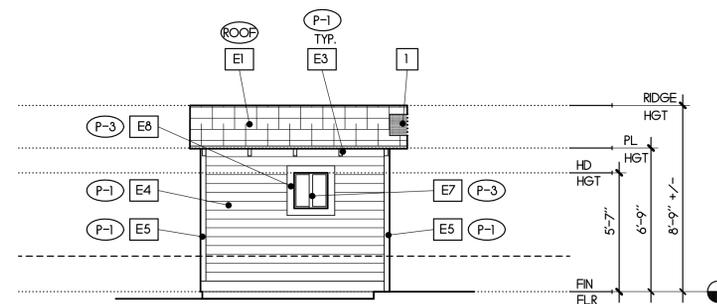
PROPOSED WEST SHED ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

ELEVATION KEYNOTES

- EXISTING CONDITIONS
- E1 EXISTING ASPHALT SHINGLE ROOFING
 - E2 EXISTING SHEET METAL EDGE FLASHING
 - E3 EXISTING 2 x 4 EXPOSED RAFTER TAILS, PLUMB-CUT
 - E4 EXISTING 1 x HORIZONTAL BEVELED LAP SIDING, 5" EXPOSURE
 - E5 EXISTING 1 x 3 WOOD VERTICAL CORNER TRIM
 - E6 EXISTING 1 x 3 DOOR CASING
 - E7 EXISTING VINYL SLIDING WINDOW
 - E8 EXISTING 1 x 6 WOOD WINDOW CASING
 - E9 EXISTING GABLE VENT
 - E10 EXISTING ROOF DECK, CUT-AWAY FOR ADJACENT SLOPING CANOPY EDGE
 - E11 EXISTING DOOR WITH 1 x HORIZONTAL BEVELED LAP SIDING, 5" EXPOSURE

ELEVATION KEYNOTES

- PROPOSED CONDITIONS
- 1 PATCH AND REPAIR CUT-AWAY EXISTING ROOF WHERE WAS REMOVED, TEMPORARILY REMOVE ROOFING SHINGLES, REPAIR AND RECONSTRUCT MISSING 1 x PLANK SHEATHING TO PROPER CANTILEVER, AND RE-ROOF AS REQUIRED FOR WEATHER-TIGHT CONDITION
 - 2 EXISTING SHEET METAL EDGE FLASHING
 - 3 NOT USED
 - 4 NOT USED
 - 5 NOT USED

STRATOS FORM



275 SOUTH GLASSSELL STREET
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FAX: 714 628-0797

RIK FOX, ARCHITECT
CAROL TINK-FOX, ARCHITECT

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A RESIDENTIAL REMODEL & ADDITION FOR:
MIKIE & NANCY DOTING
623 E. WASHINGTON AVENUE
ORANGE, CA 92866

PROFESSIONAL SEAL

PROPOSED EXTERIOR ELEVATIONS

FILE NAME: 24-14_Elev-Shed
MILESTONES:

REVISIONS:
△ :
△ :
△ :
△ :
△ :
SHEET

A4.3



EXISTING SOUTHWEST PERSPECTIVE

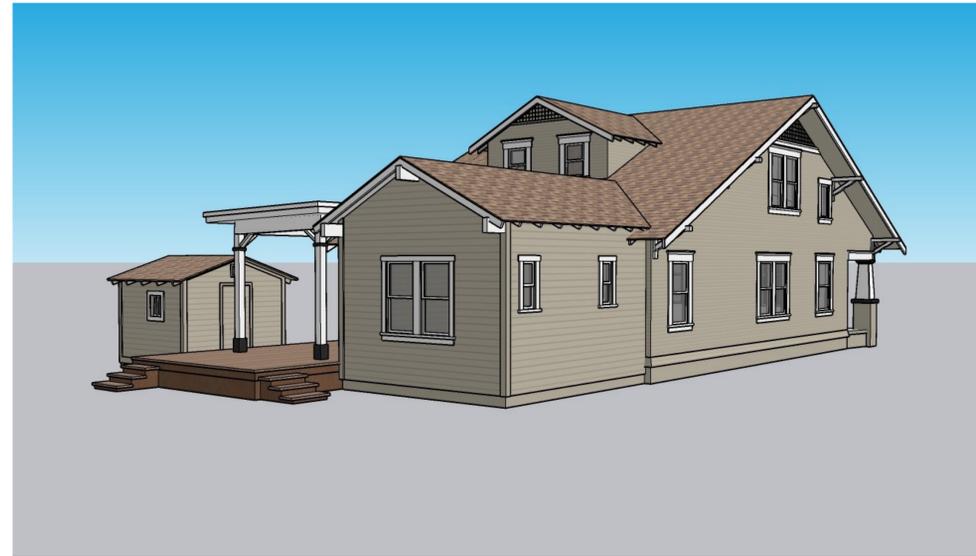


PROPOSED SOUTHWEST PERSPECTIVE

A

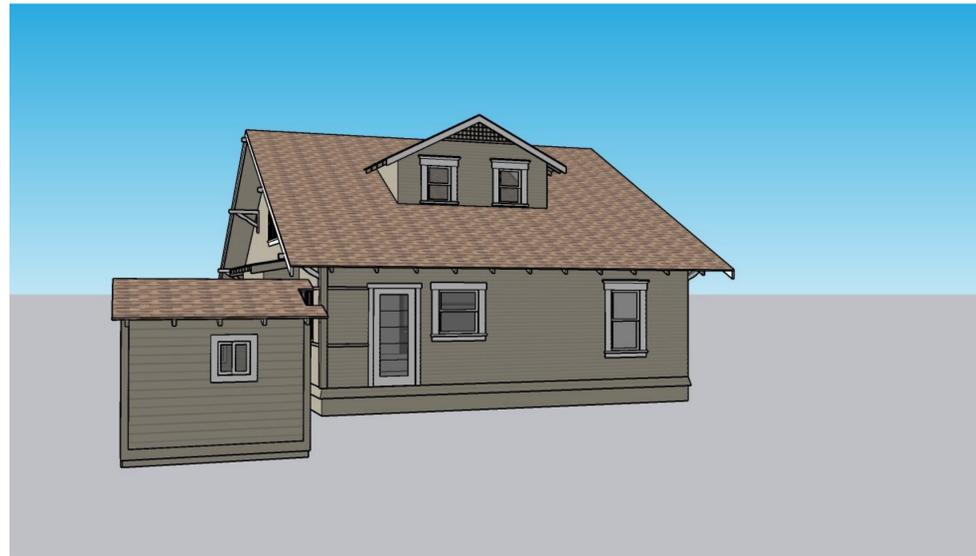


EXISTING NORTHWEST PERSPECTIVE

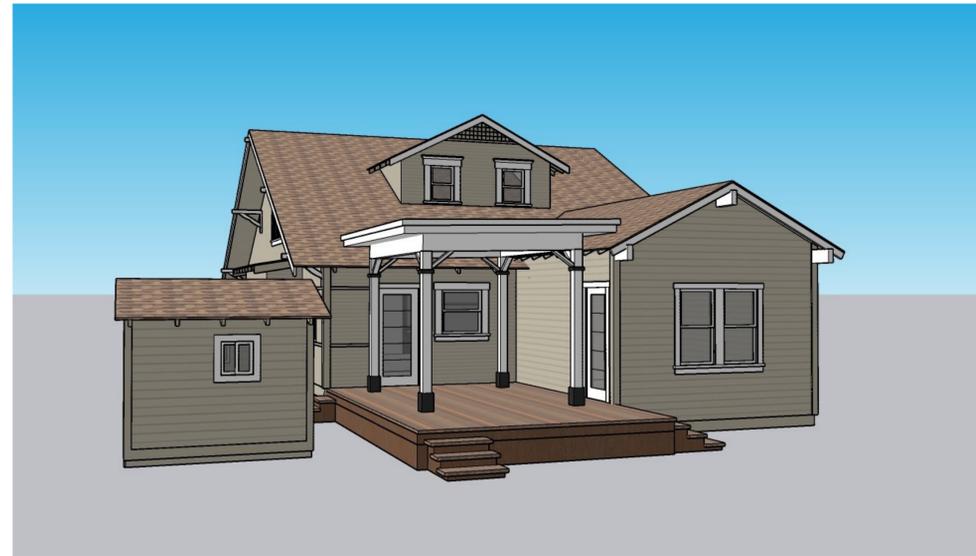


PROPOSED NORTHWEST PERSPECTIVE

B



EXISTING NORTHEAST PERSPECTIVE



PROPOSED NORTHEAST PERSPECTIVE

C



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**A RESIDENTIAL REMODEL & ADDITION FOR:
MIKE & NANCY DOTING
623 E. WASHINGTON AVENUE
ORANGE, CA 92866**

PROFESSIONAL SEAL

MODEL DEPICTIONS
EXISTING & PROPOSED

FILE NAME: 24-14_Photos

MILESTONES:

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REVISIONS:

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SHEET



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1 615 E. Washington



2 623 E. Washington - Subject Property



3 629 E. Washington



4 630 E. Washington



5 622 E. Washington



6 610 E. Washington



7 623 - South West



8 623 - West Elevation



9 623 - South East



10 623 - North Elevation



11 623 - North West



12 623 - Rear Porch



13 623 - Existing Patio Corner



14 623 - North West

A RESIDENTIAL REMODEL & ADDITION FOR:

MIKE & NANCY DOTING

623 E. WASHINGTON AVENUE
ORANGE, CA 92866

PROFESSIONAL SEAL

CONTEXT PHOTOS
STREET, HOUSE, & SHED

FILE NAME: 24-14_Photos

MILESTONES:

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REVISIONS:

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SHEET

A7.1



15 Shed - East Elevation



16 Shed - North Elevation



17 Shed - West Elevation



18 Shed - South Elevation



19 House - Window Head



20 House - Window Jamb



21 House - Window Sill



22 House - 3" Siding



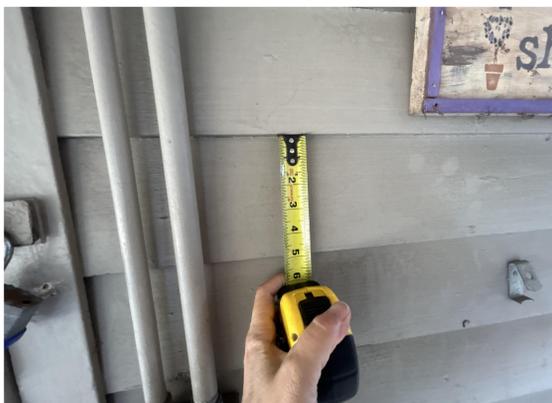
23 House Porch - Corner Board



24 House - Bead Board



25 House - Corner Board



26 Shed - 5" Siding



27 Shed - Jamb



28 Shed - Corner Board



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A RESIDENTIAL REMODEL & ADDITION FOR:
MIKE & NANCY DOTY
623 E. WASHINGTON AVENUE
ORANGE, CA 92866

PROFESSIONAL SEAL

CONTEXT PHOTOS
HOUSE & SHED DETAILS

FILE NAME: 24-14_Photos

MILESTONES:

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SHEET