

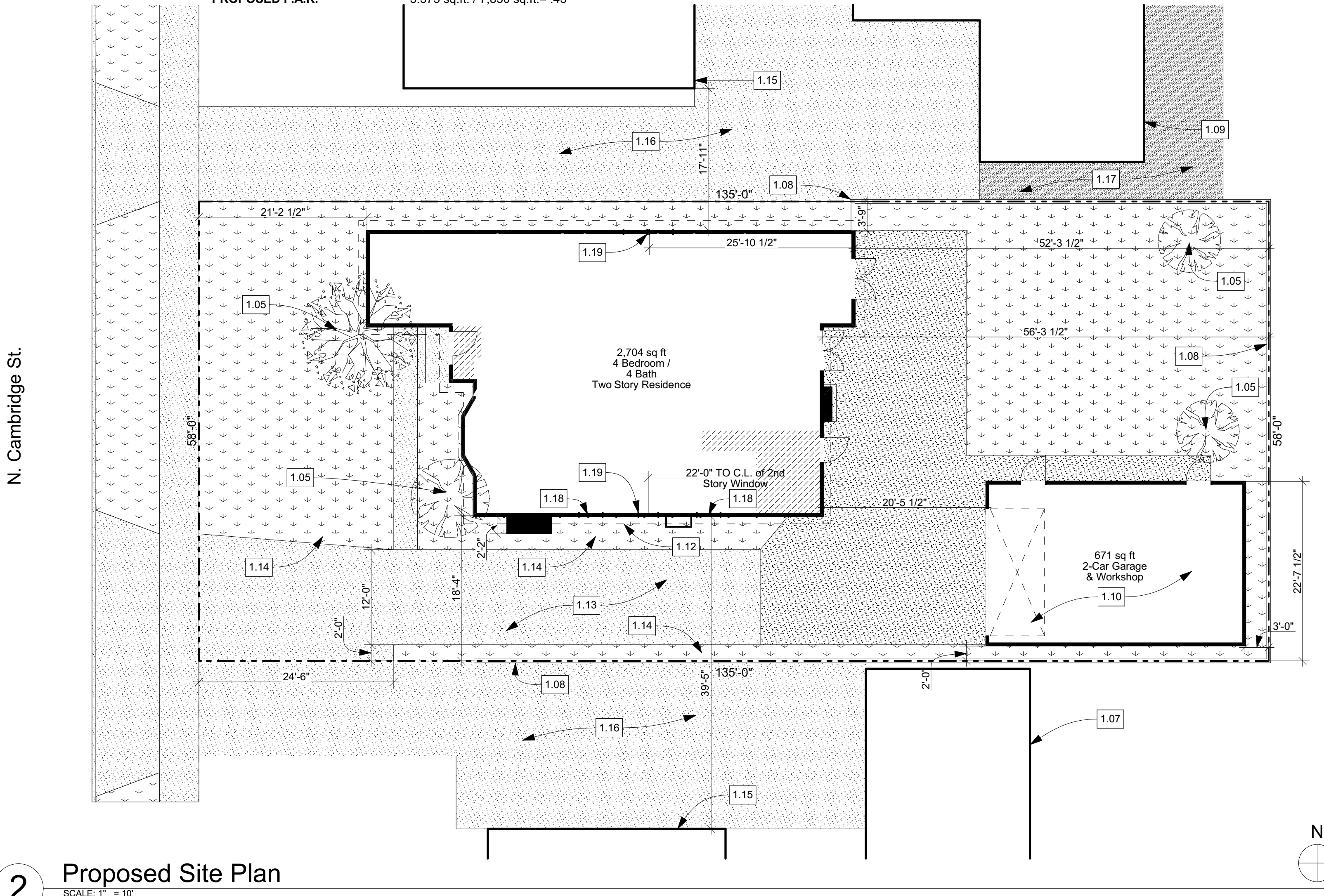
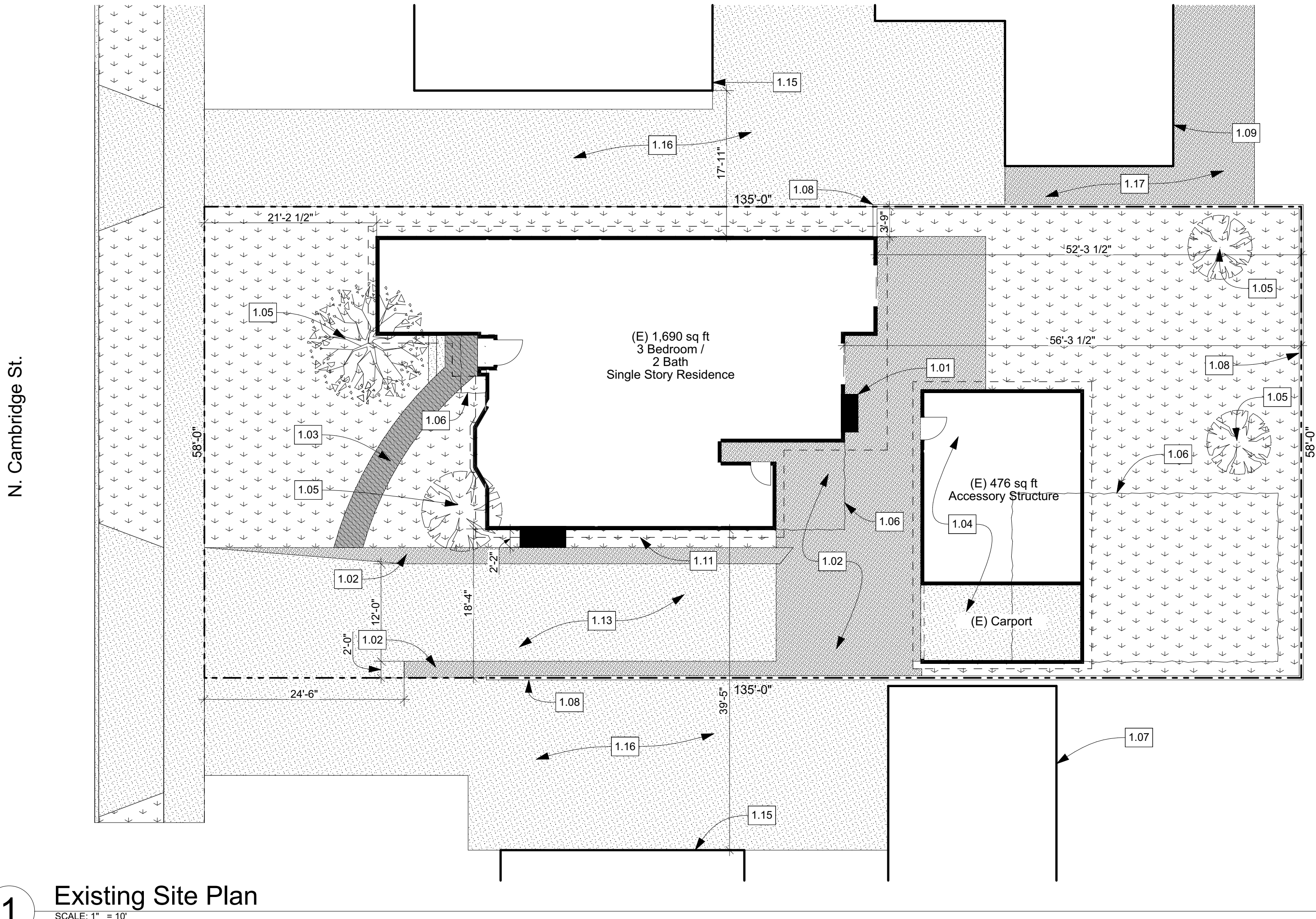
390 N. Cambridge St.	391 N. Cambridge St.
380 N. Cambridge St.	383 N. Cambridge St.
374 N. Cambridge St.	377 N. Cambridge St.
364 N. Cambridge St.	367 N. Cambridge St.
356 N. Cambridge St.	349 N. Cambridge St.
348 N. Cambridge St.	347 N. Cambridge St.
340 N. Cambridge St.	339 N. Cambridge St.
332 N. Cambridge St.	325 N. Cambridge St.
320 N. Cambridge St.	317 N. Cambridge St.
	311 N. Cambridge St.
	303 N. Cambridge St.

Vicinity F.A.R. analysis (Including proposed FAR for 367 N. Cambridge St.)			
(Information gathered from assessors parcel maps, MLS websites and Google Earth)			
Address	Lot Area	Building Area (Total)	FAR
303 N. Cambridge St.	3,920sf	1,040sf	.27
311 N. Cambridge St.	6,075sf	1,490sf	.25
837 Palm Ave.	6,480sf	1,300sf	.20
317 N. Cambridge St.	6,075sf	1,500sf	.25
320 N. Cambridge St.	6,970sf	3,650sf	.52
325 N. Cambridge St.	6,098sf	1,940sf	.32
332 N. Cambridge St.	7,155sf	2,260sf	.32
339 N. Cambridge St.	11,325sf	1,700sf	.15
340 N. Cambridge St.	6,970sf	2,140sf	.31
347 N. Cambridge St.	6,750sf	2,150sf	.32
348 N. Cambridge St.	7,155sf	1,440sf	.20
349 N. Cambridge St.	9,839sf	2,100sf	.21
356 N. Cambridge St.	7,155sf	1,360sf	.19
364 N. Cambridge St.	7,155sf	1,450sf	.20
367 N. Cambridge St.	7,830sf	3,375sf	.43
374 N. Cambridge St.	7,155sf	2,650sf	.37
377 N. Cambridge St.	6,774sf	1,900sf	.28
380 N. Cambridge St.	6,970sf	2,250sf	.32
383 N. Cambridge St.	6,750sf	2,150sf	.32
390 N. Cambridge St.	7,400sf	2,800sf	.38
391 N. Cambridge St.	7,128sf	1,465sf	.21

- Site Plan Keynotes
- 1.01 Remove (E) chimney
 - 1.02 Remove portion of (E) conc. driveway shown as a dense dashed hatch
 - 1.03 Remove (E) brick paved walkway
 - 1.04 Remove (E) accessory structure and covered carport
 - 1.05 (E) tree to remain.
 - 1.06 Sketched line represents area of new construction.
 - 1.07 Outline of (E) garage of adjacent property
 - 1.08 (E) CMU wall to remain. Height varies, 6'H Max.
 - 1.09 Outline of (E) ADU at adjacent property.
 - 1.10 Location of (N) garage
 - 1.11 Dashed line represents (E) roof overhang
 - 1.12 Dashed line represents (N) roof overhang
 - 1.13 (E) conc. driveway to remain
 - 1.14 Infill landscaping to match (E)
 - 1.15 Outline of (E) residence adjacent to property.
 - 1.16 (E) driveway of adjacent property
 - 1.17 (E) conc. patio of adjacent property
 - 1.18 Closet windows have no view outside. Refer to Window Schedule for sizes.
 - 1.19 2nd Story window with view to outside.

Project Data	
Owner:	Eric & Joyce Westenhofer 367 N. Cambridge St. Orange, CA 92866
Applicant:	DSE Architecture Inc. 145 S. Olive St. Orange, CA 92866 PH: (714) 639-3958 Attn: Doug Ely
Project Address:	367 N. Cambridge St. Orange, CA 92866
Project Description:	This project involves demolishing an existing accessory structure and carport, reconstructing a two car garage closer to the rear of the property and adding a second story on the existing residence. The second story design will be utilize a one and a half story layout with the roof plate starting from the existing plate height. The site work involves modification and extension of the concrete driveway and some other minor concrete walkway modifications. The interior work involves reconfiguring the ground floor walls and rooms, removing the existing roof, constructing a second story with 3 bedrooms and 2 baths. 2 bedrooms on the ground floor will be repurposed to a utility room and a study, open to the adjoining rooms. This creates proposed layout that include a total of 4 bedrooms and 4 baths with an open living/dining/kitchen plan.
APN#:	38612104
ZONE:	R-1-6
EXISTING LOT AREA:	7,830 sq.ft.
PROPOSED USE:	No change to existing use
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	V-B (Non-Sprinklered)
EXISTING PARKING:	(1) On-Site parking space (1) Covered carport space
PROPOSED PARKING:	(2) Car Enclosed Garage
EXISTING STORIES:	(1) Story Existing
PROPOSED STORIES:	(2) Stories Proposed
EXISTING AREA:	(E) Residence 1,690 sq. ft. (E) Carport 193 sq. ft. (E) Accessory Structure 476 sq. ft. Total 2,359 sq. ft.
PROPOSED AREA:	Proposed 2-Car Garage 671 sq. ft. Proposed Addition 1,014 sq. ft. (E) Residence 1,690 sq. ft. Total 3,375 sq. ft.
EXISTING F.A.R.:	2,359 sq. ft. / 7,830 sq. ft. = .30
PROPOSED F.A.R.	3,375 sq. ft. / 7,830 sq. ft. = .43

Vicinity Map	
Site Plan Legend	
1	Project Information, Existing & Proposed Site Plan
2.0	Demolition First Floor Plan
2.1	Proposed First Floor Plan
2.2	Proposed Second Floor Plan / Lower Roof Plan
2.3	Proposed Upper Roof Plan
3	Exterior Elevations of Proposed Addition
4	Exterior Details
5	Existing Residence Photos
6	Perspective Views of Proposed Addition



1 Existing Site Plan
SCALE: 1" = 10'

2 Proposed Site Plan
SCALE: 1" = 10'

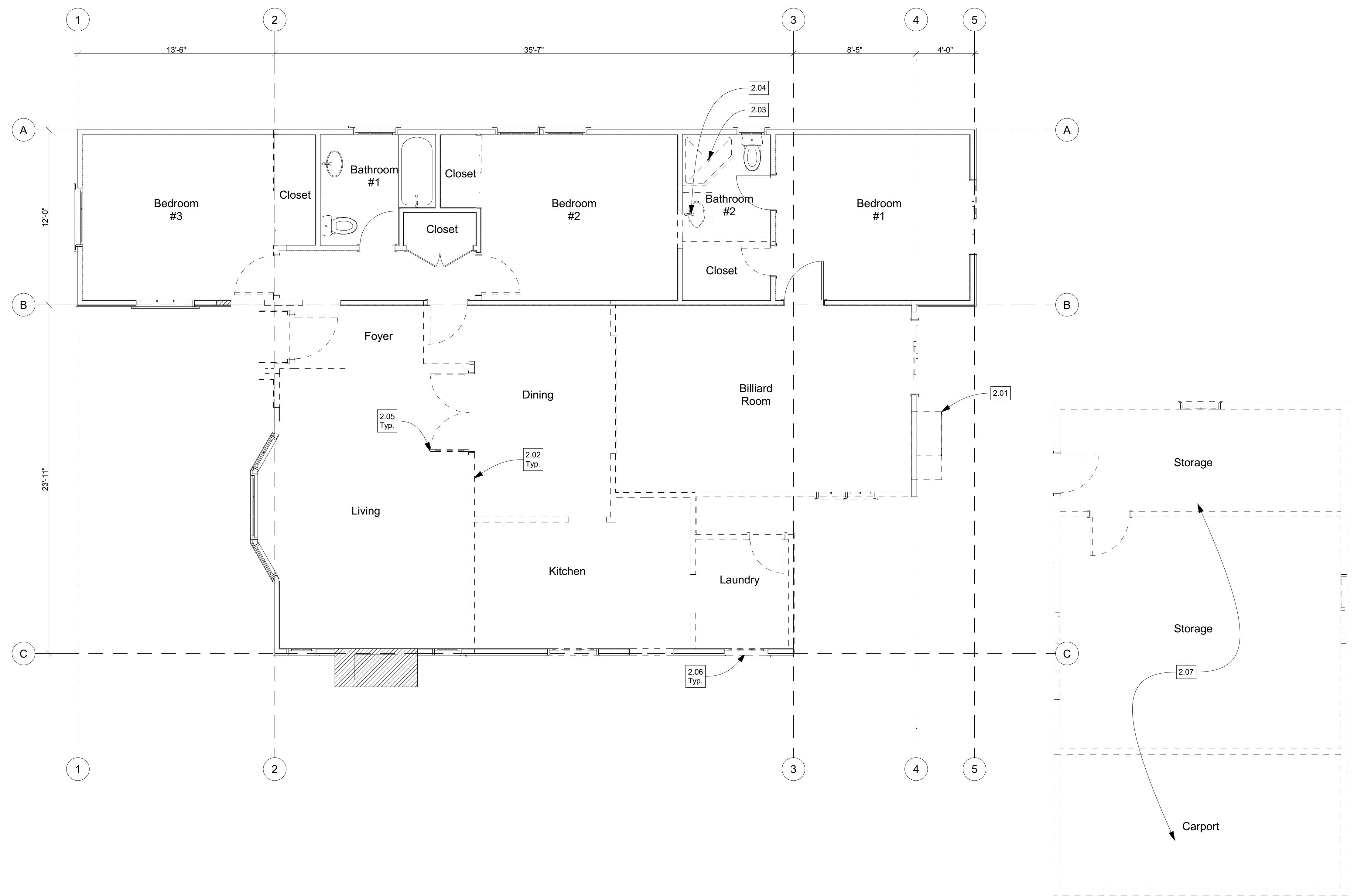
Project Information, Existing & Proposed Site Plan

Westenhofer Residence

Second Story Addition

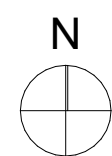
367 N. Cambridge St., Orange CA 92866

Plotted on 5/27/2021 at 10:16 AM P:\071 Westenhofer Residence\071 BIM-CAD Files\071 Arch\CAD Models\Westenhofer Residence.dwg



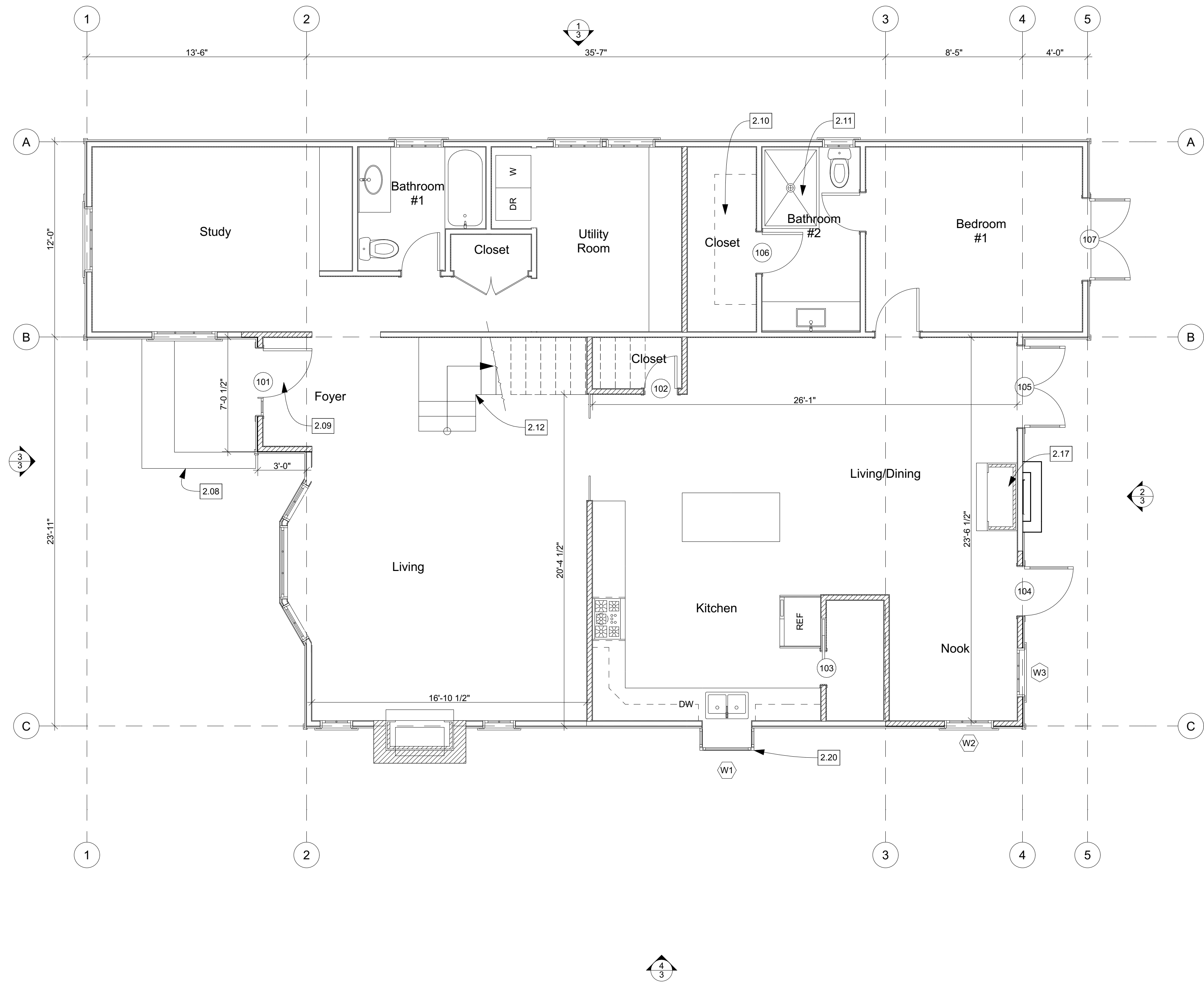
Demolition Plan Keynotes	
2.01	Remove (E) fireplace & chimney. Replace in (N) location.
2.02	Remove (E) wall where shown dashed
2.03	Remove (E) shower
2.04	Remove (E) sink
2.05	Remove (E) door where shown dashed
2.06	Remove (E) window where shown dashed
2.07	Remove entire structure
Typ.	Typical unless noted otherwise

1 First Floor Demolition Plan
SCALE: 1/4" = 1'-0"



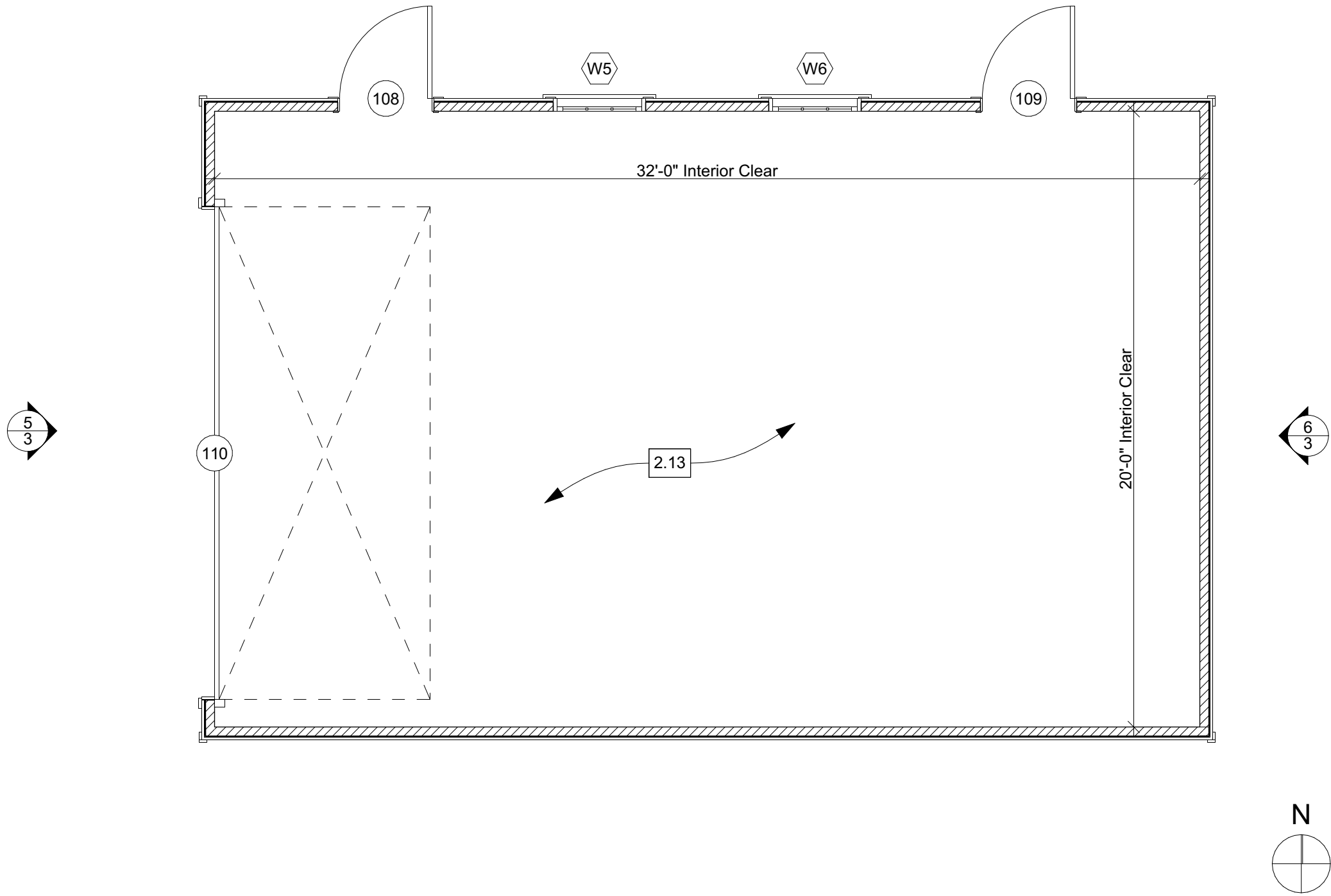
Floor Plan Keynotes

- 2.08 (N) Conc. steps/walkway
- 2.09 (N) Expanded foyer
- 2.10 (N) Expanded closet
- 2.11 (N) Reconfigured bathroom
- 2.12 (N) Staircase
- 2.13 (N) Garage and workshop
- 2.17 (N) location of replaced fireplace
- 2.20 Projecting window



DOOR SCHEDULE				
Door ID	SIZE		MATERIAL	NOTES
	Width	Height		
101	3'-0"	6'-8"	Wood	Solid Core, Multi-Panel Door w/ glass sidelite
102	2'-0"	6'-8"	Wood	
103	2'-0"	6'-8"	Wood	
104	3'-0"	6'-8"	Wood	
105	5'-0"	6'-8"	Wood	Glass divided lite w/ external wood muntin
106	2'-6"	6'-8"	Wood	
107	5'-0"	6'-8"	Wood	
108	3'-0"	6'-8"	Wood	
109	3'-0"	6'-8"	Wood	Sectional rollup door w/ glass inserts
110	16'-0"	7'-0"	Alum.	
201	2'-8"	6'-8"	Wood	
202	2'-0"	6'-8"	Wood	
203	2'-0"	6'-8"	Wood	
204	2'-8"	6'-8"	Wood	
205	2'-0"	6'-8"	Wood	
206	2'-4"	6'-8"	Wood	
207	2'-8"	6'-8"	Wood	
208	2'-8"	6'-8"	Wood	
209	2'-0"	6'-8"	Wood	

WINDOW SCHEDULE					
ID	SIZE		TYPE	MATERIAL	NOTES
	Width	Height			
W1	3'	3'			
W2	3'	4'	Double Hung	Wood	Divided lite w external wood muntin
W3	3'	4'	Double Hung	Wood	Divided lite w external wood muntin
W5	3'	4'	Double Hung	Wood	Divided lite w external wood muntin
W6	3'	4'	Double Hung	Wood	Divided lite w external wood muntin
W7	4'	4'	Double Hung	Wood	Divided lite w external wood muntin
W8	3'	4'	Double Hung	Wood	Divided lite w external wood muntin
W9	3'	4'	Double Hung	Wood	Divided lite w external wood muntin
W10	3'	4'	Double Hung	Wood	Divided lite w external wood muntin
W11	3'	4'	Double Hung	Wood	Divided lite w external wood muntin
W12	3'	1'-8"	Fixed	Wood	Divided lite w external wood muntin
W13	2'-6"	4'	Double Hung	Wood	Divided lite w external wood muntin
W14	3'	1'-8"	Fixed	Wood	Divided lite w external wood muntin

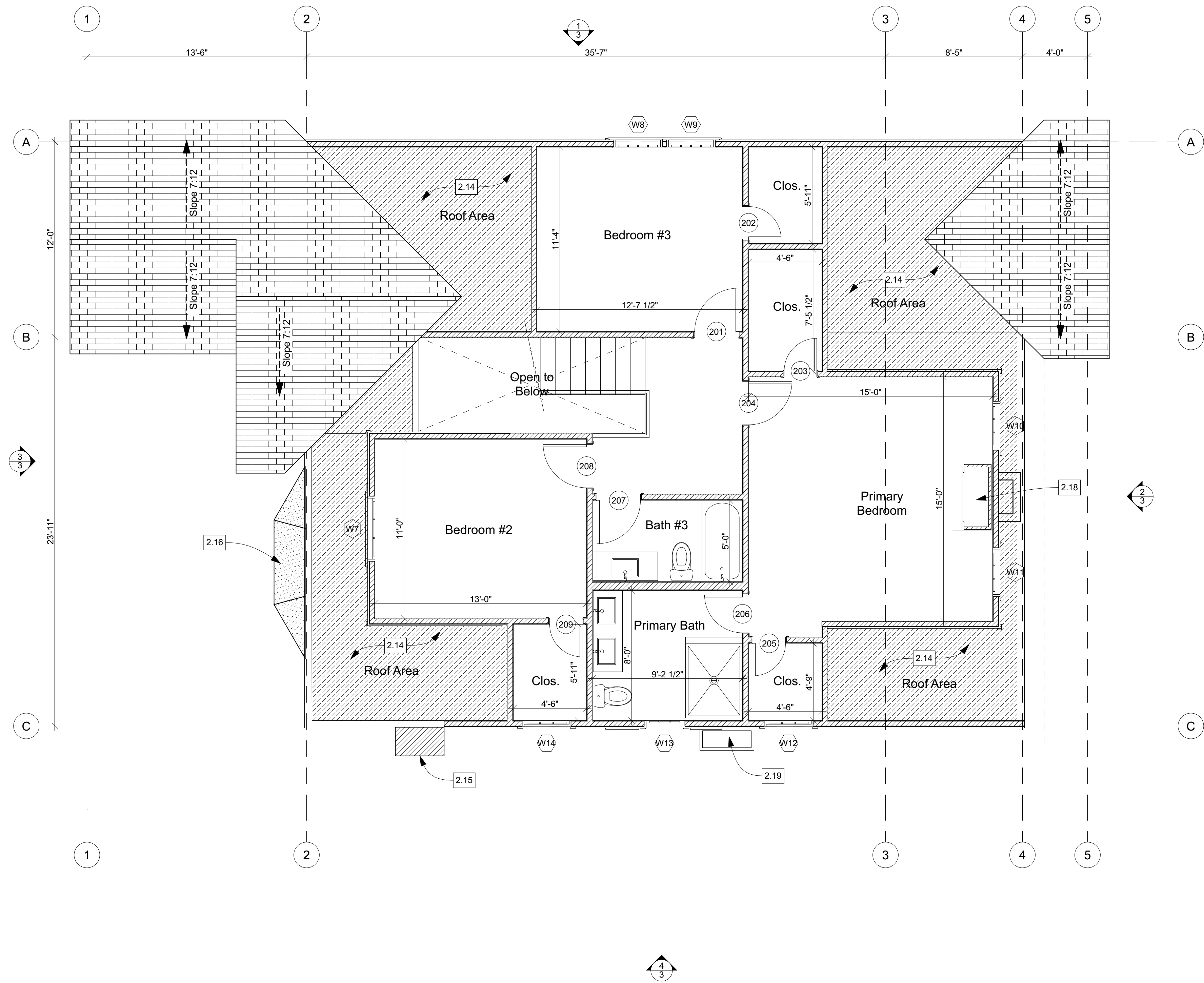


1 First Floor Plan

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

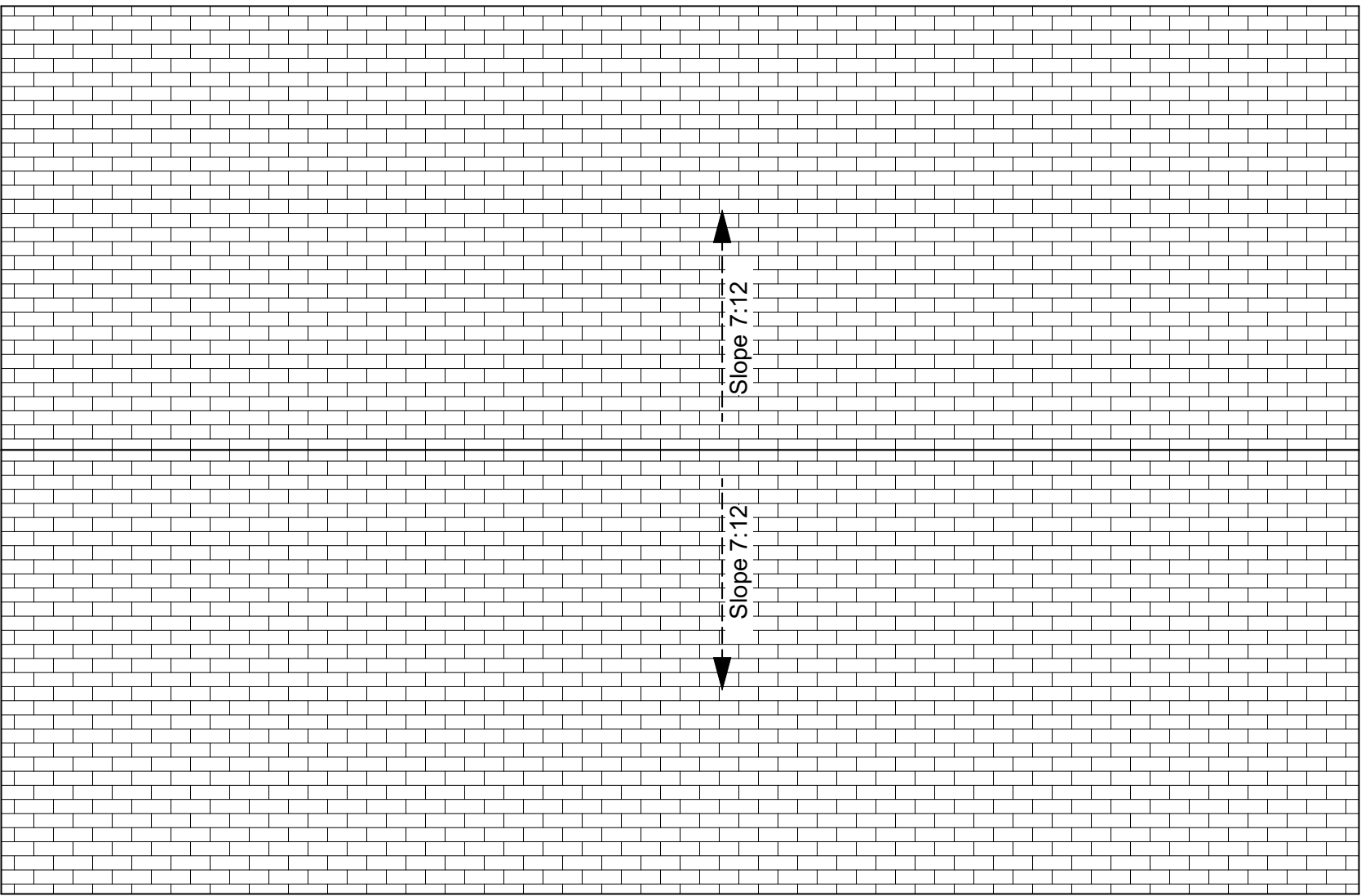
Floor Plan Keynotes

- 2.14 Hatched area represents non-habitable portion of second floor under the roof
- 2.15 Repair and extend (E) chimney as required
- 2.16 (E) low slope roof over bay window to remain
- 2.18 (N) fireplace
- 2.19 Projecting window below



DOOR SCHEDULE				
Door ID	SIZE		MATERIAL	NOTES
	Width	Height		
101	3'-0"	6'-8"	Wood	Solid Core, Multi-Panel Door w/ glass sidelite
102	2'-0"	6'-8"	Wood	
103	2'-0"	6'-8"	Wood	
104	3'-0"	6'-8"	Wood	
105	5'-0"	6'-8"	Wood	Glass divided lite w/ external wood muntin
106	2'-6"	6'-8"	Wood	
107	5'-0"	6'-8"	Wood	
108	3'-0"	6'-8"	Wood	
109	3'-0"	6'-8"	Wood	Sectional rollup door w/ glass inserts
110	16'-0"	7'-0"	Alum.	
201	2'-8"	6'-8"	Wood	
202	2'-0"	6'-8"	Wood	
203	2'-0"	6'-8"	Wood	
204	2'-8"	6'-8"	Wood	
205	2'-0"	6'-8"	Wood	
206	2'-4"	6'-8"	Wood	
207	2'-8"	6'-8"	Wood	
208	2'-8"	6'-8"	Wood	
209	2'-0"	6'-8"	Wood	

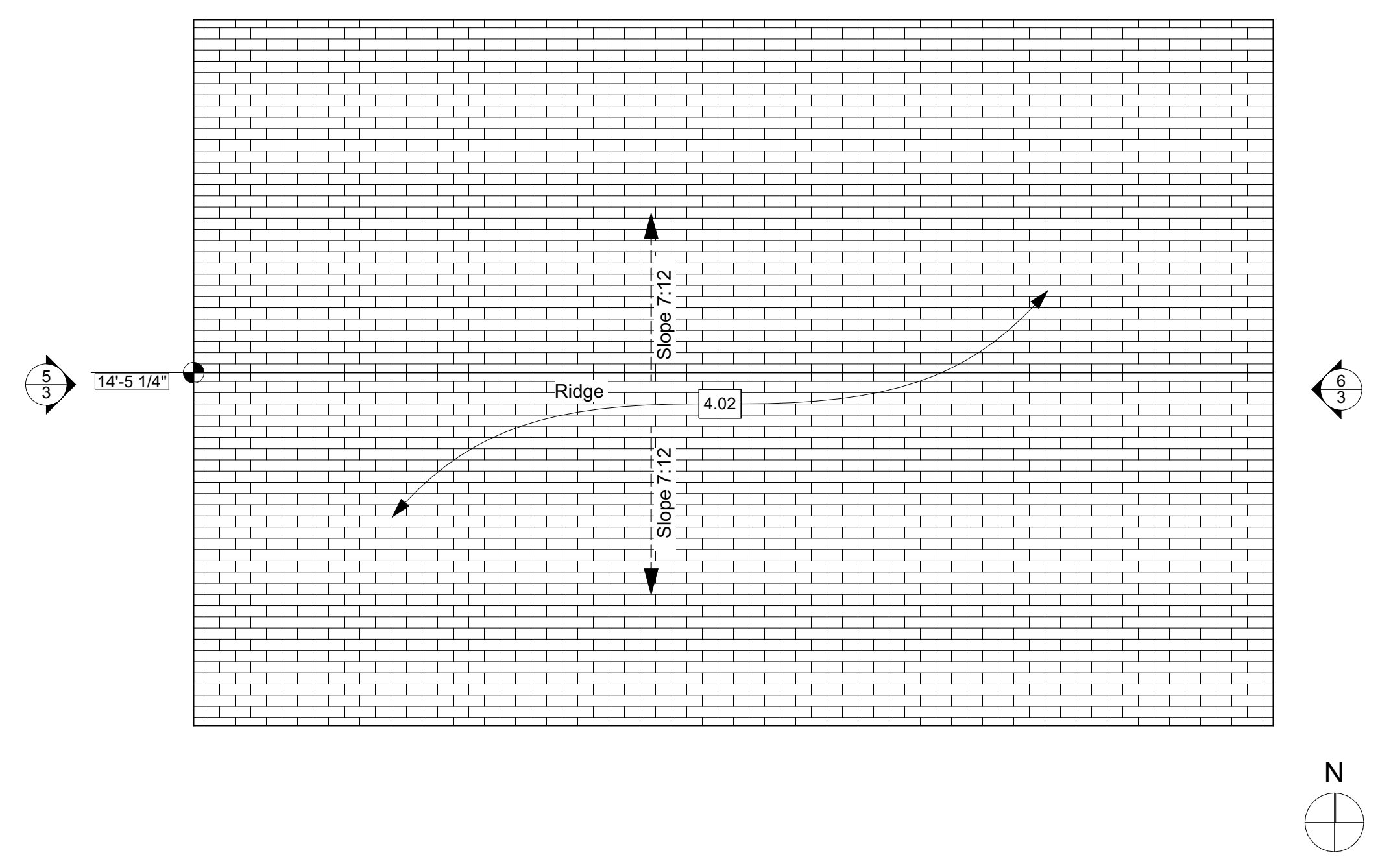
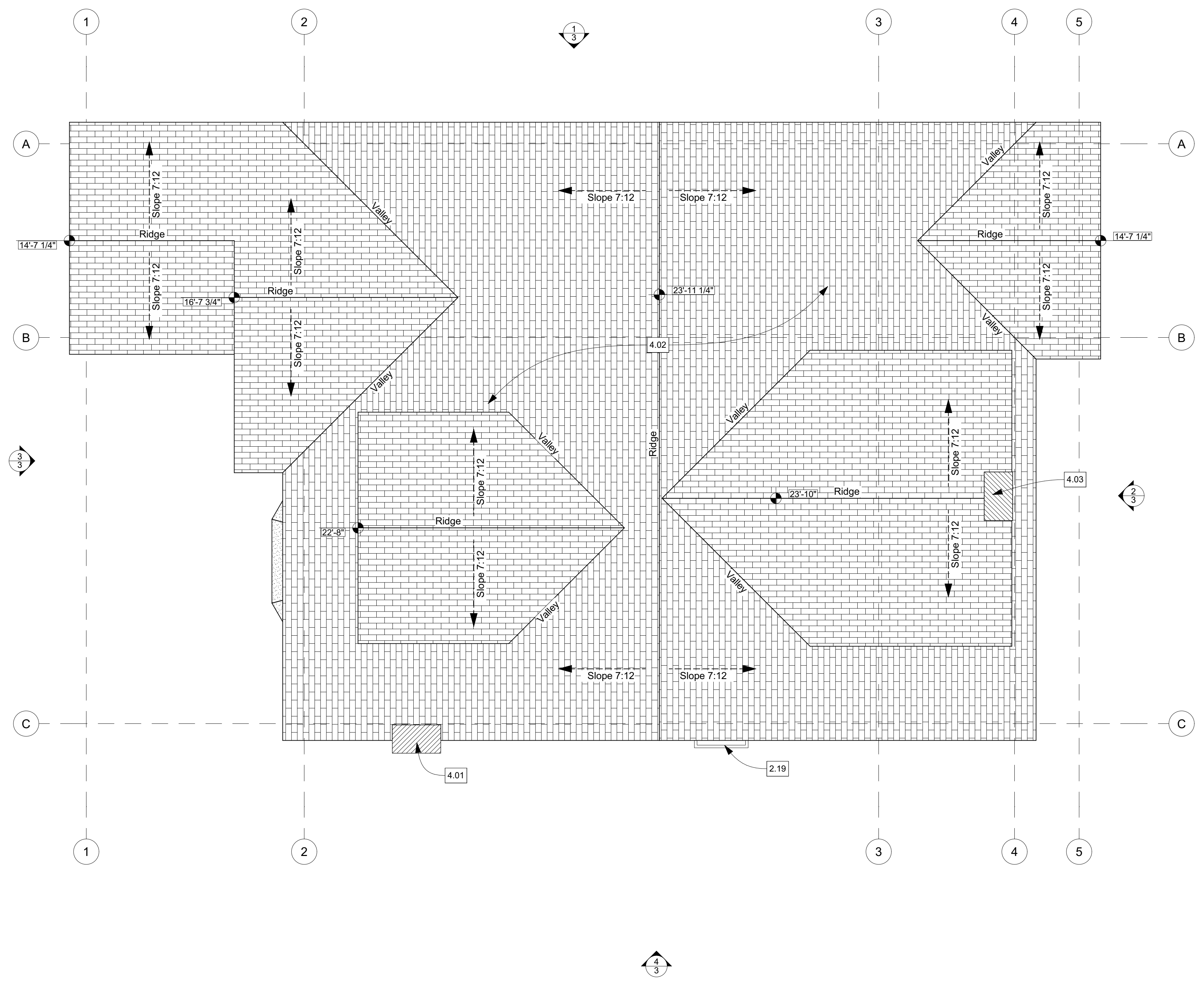
WINDOW SCHEDULE					
ID	SIZE		TYPE	MATERIAL	NOTES
	Width	Height			
W1	3'	3'			
W2	3'	4'	Double Hung	Wood	Divided lite w external wood muntin
W3	3'	4'	Double Hung	Wood	Divided lite w external wood muntin
W5	3'	4'	Double Hung	Wood	Divided lite w external wood muntin
W6	3'	4'	Double Hung	Wood	Divided lite w external wood muntin
W7	4'	4'	Double Hung	Wood	Divided lite w external wood muntin
W8	3'	4'	Double Hung	Wood	Divided lite w external wood muntin
W9	3'	4'	Double Hung	Wood	Divided lite w external wood muntin
W10	3'	4'	Double Hung	Wood	Divided lite w external wood muntin
W11	3'	4'	Double Hung	Wood	Divided lite w external wood muntin
W12	3'	1'-8"	Fixed	Wood	Divided lite w external wood muntin
W13	2'-6"	4'	Double Hung	Wood	Divided lite w external wood muntin
W14	3'	1'-8"	Fixed	Wood	Divided lite w external wood muntin



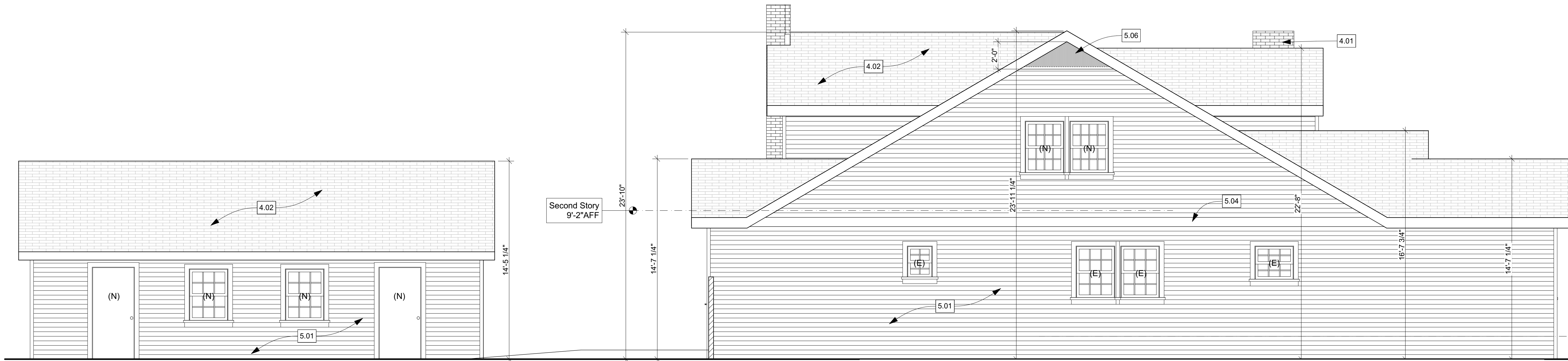
1 Second Floor Plan
SCALE: 1/4" = 1'-0"

Floor Plan Keynotes

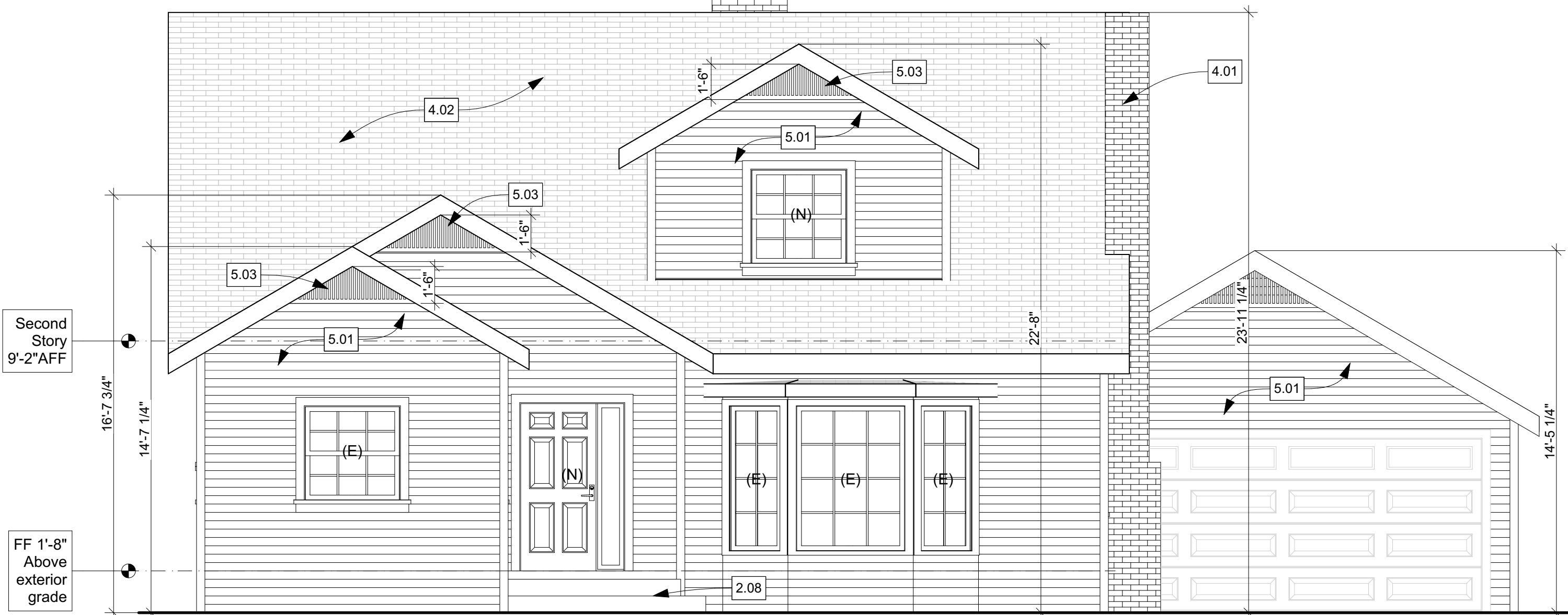
- 2.19 Projecting window below
4.01 Repair/extend chimney as required.
4.02 Composite asphalt shingles
4.03 Install new chimney



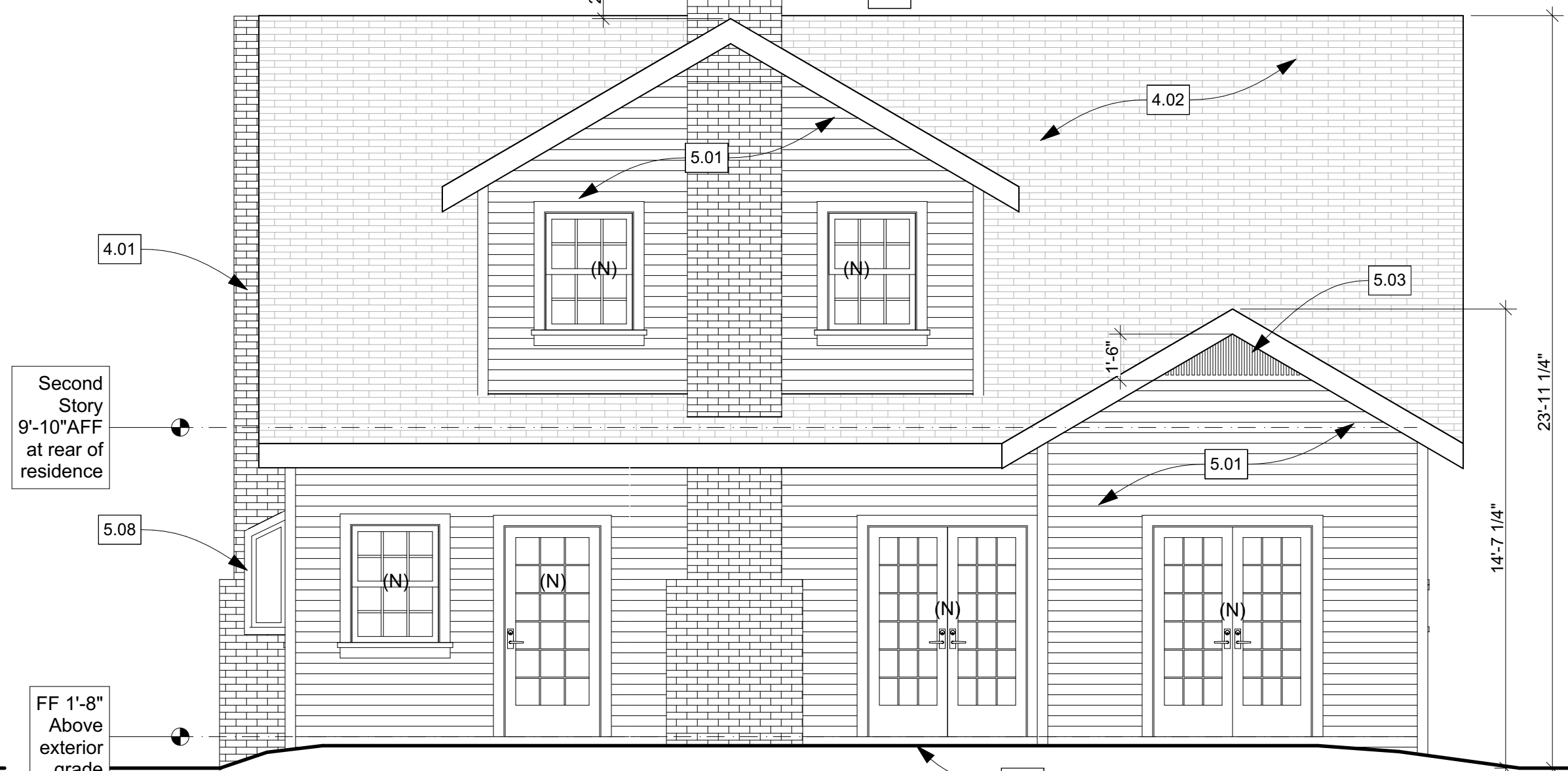
1 Roof Plan
SCALE: 1/4" = 1'-0"



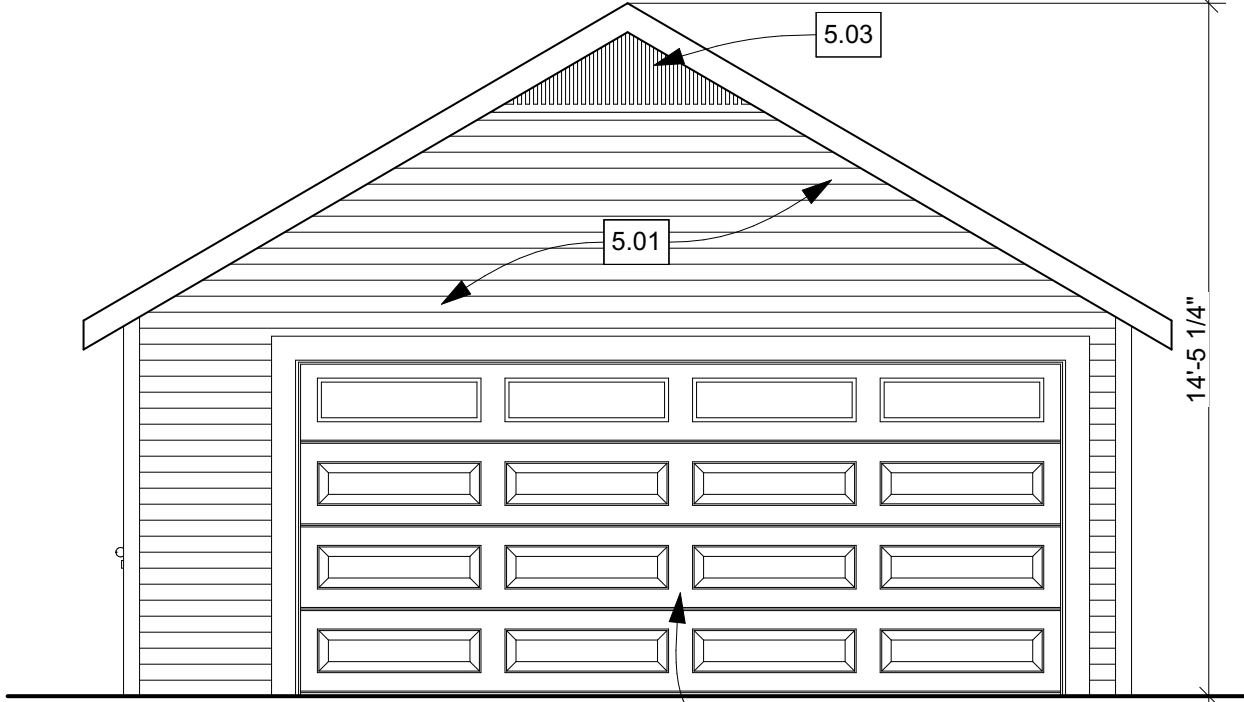
1 North Exterior Elevation (Including Garage)



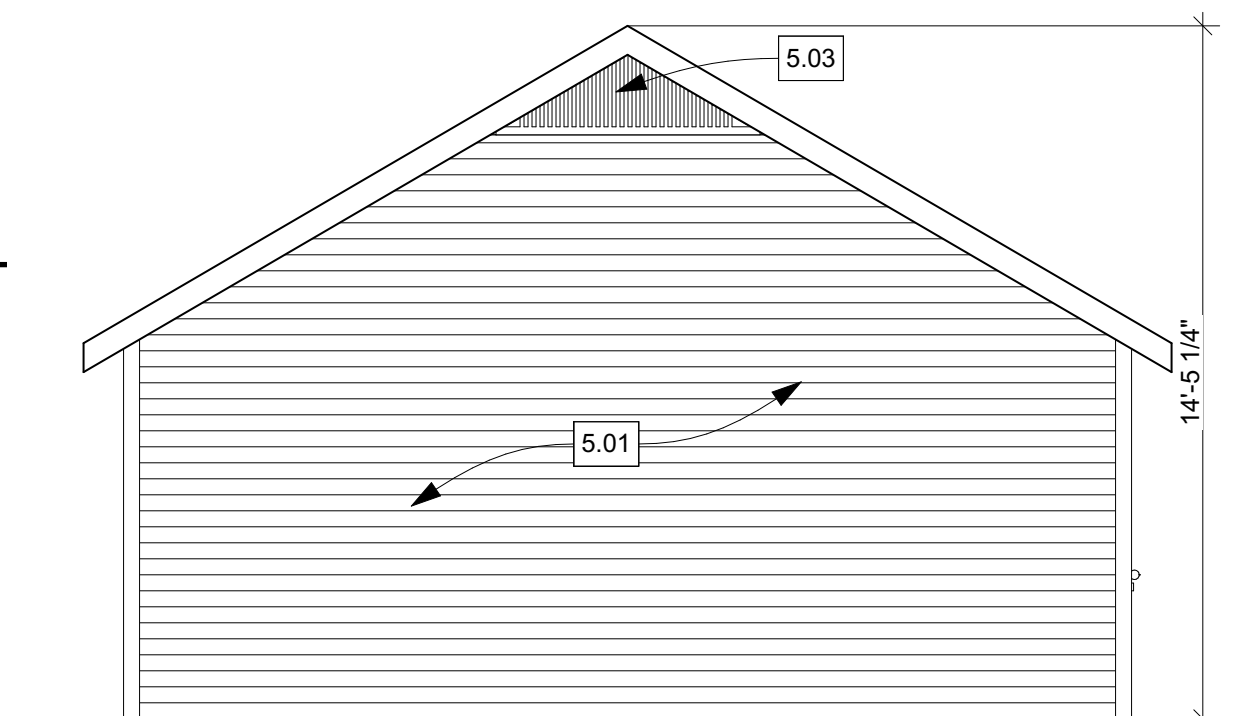
2 West Exterior Elevation



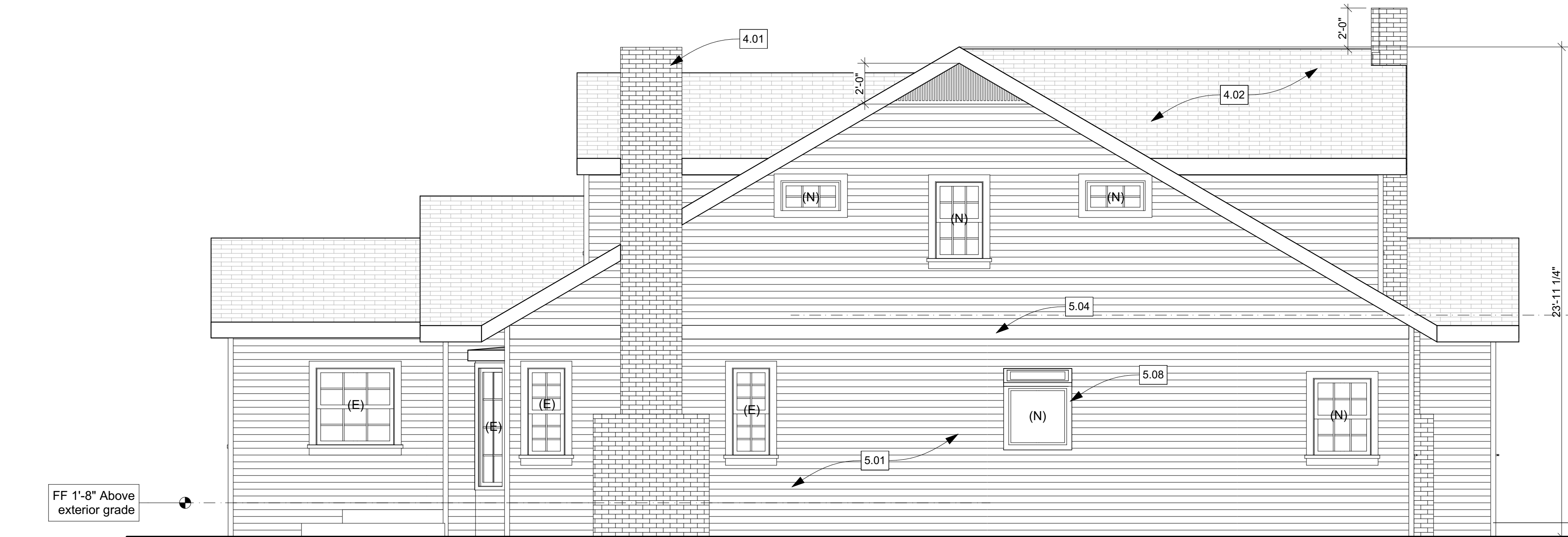
3 East Exterior Elevation



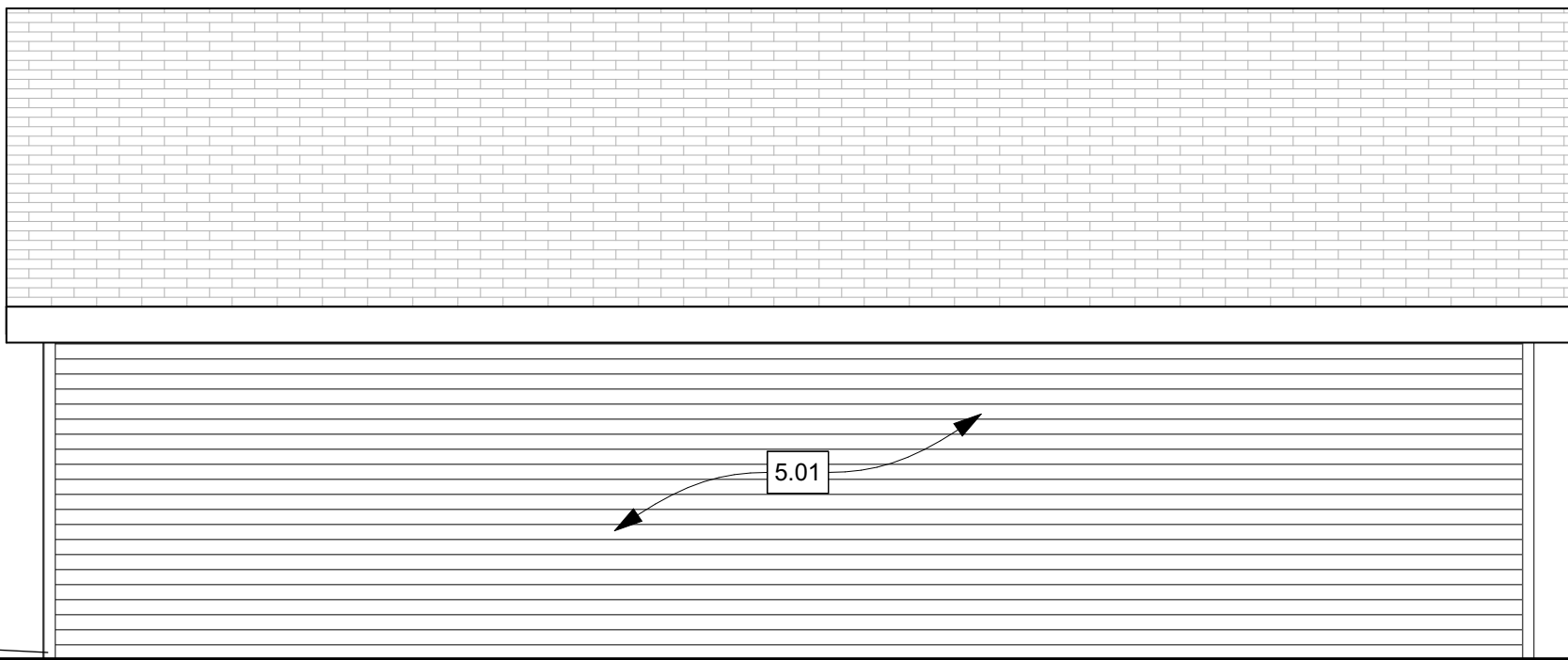
5 West Elevation of Garage



6 East Elevation of Garage



4 South Exterior Elevation (Including Garage)



Exterior Elevation Keynotes

- 2.08 (N) Conc. steps/walkway
- 4.01 Repair/extend chimney as required.
- 4.02 Composite asphalt shingles
- 5.01 Install Horiz. wood siding o/ (2) layers grade D bldg. paper.
- 5.02 Natural grade is higher at the rear of the residence
- 5.03 Install craftsman style gable attic vent. 1x Vert. wood trim w/ 1" gap between trim. Paint to match roof fascia.
- 5.04 Install wood trim at top plate of first story. Paint to match roof fascia.
- 5.05 Install 4 panel roll up garage door.
- 5.06 Install faux craftsman style gable attic vent at this location due to fire protection requirements along the north wall. 1x Vert. wood trim w/ 1" gap between trim. Paint to match roof fascia.
- 5.07 Install brick chimney for (N) fireplace
- 5.08 Projecting window at kitchen

NOTE:
All Existing Windows to remain are wood double hung divided lite w/ external muntins

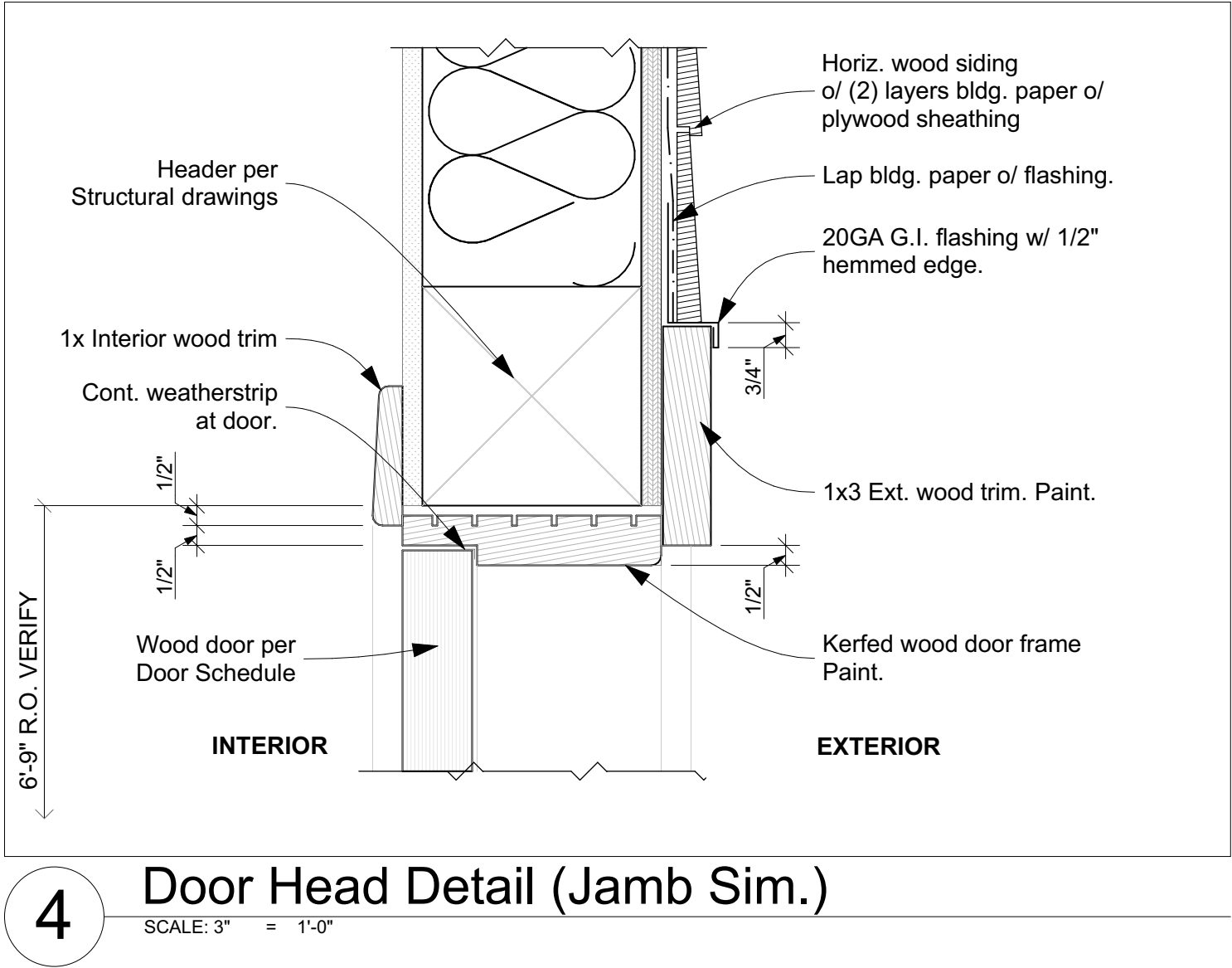
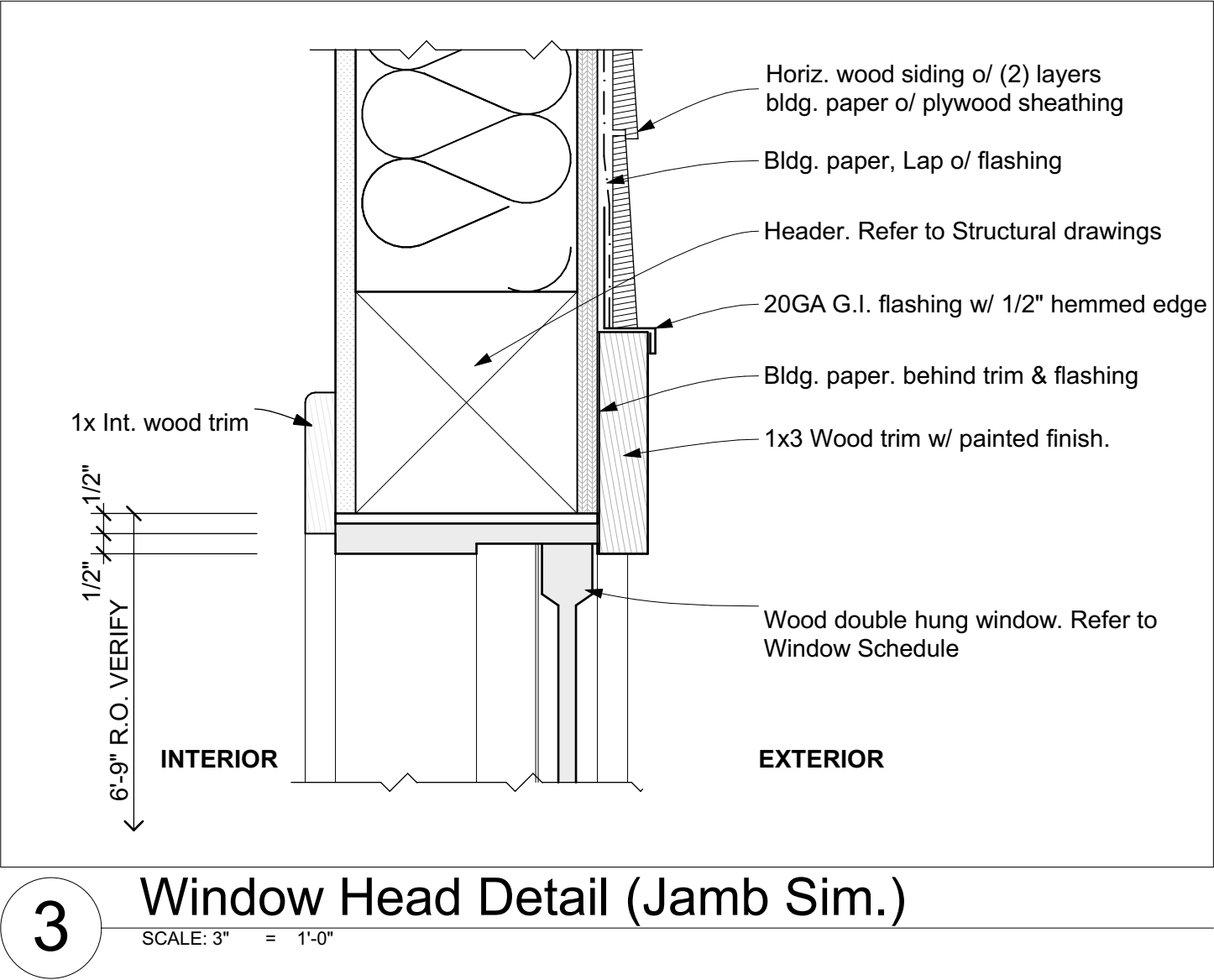
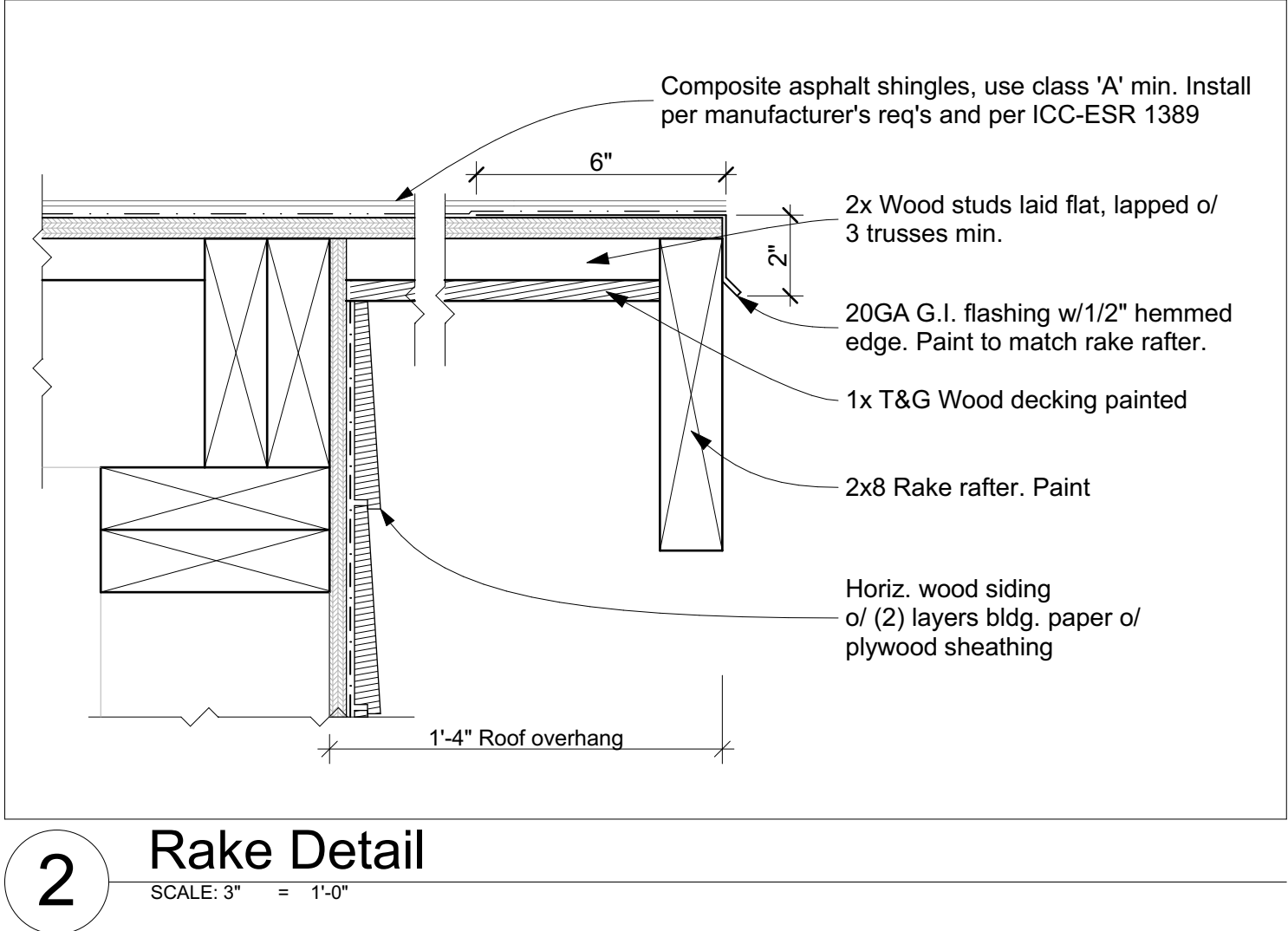
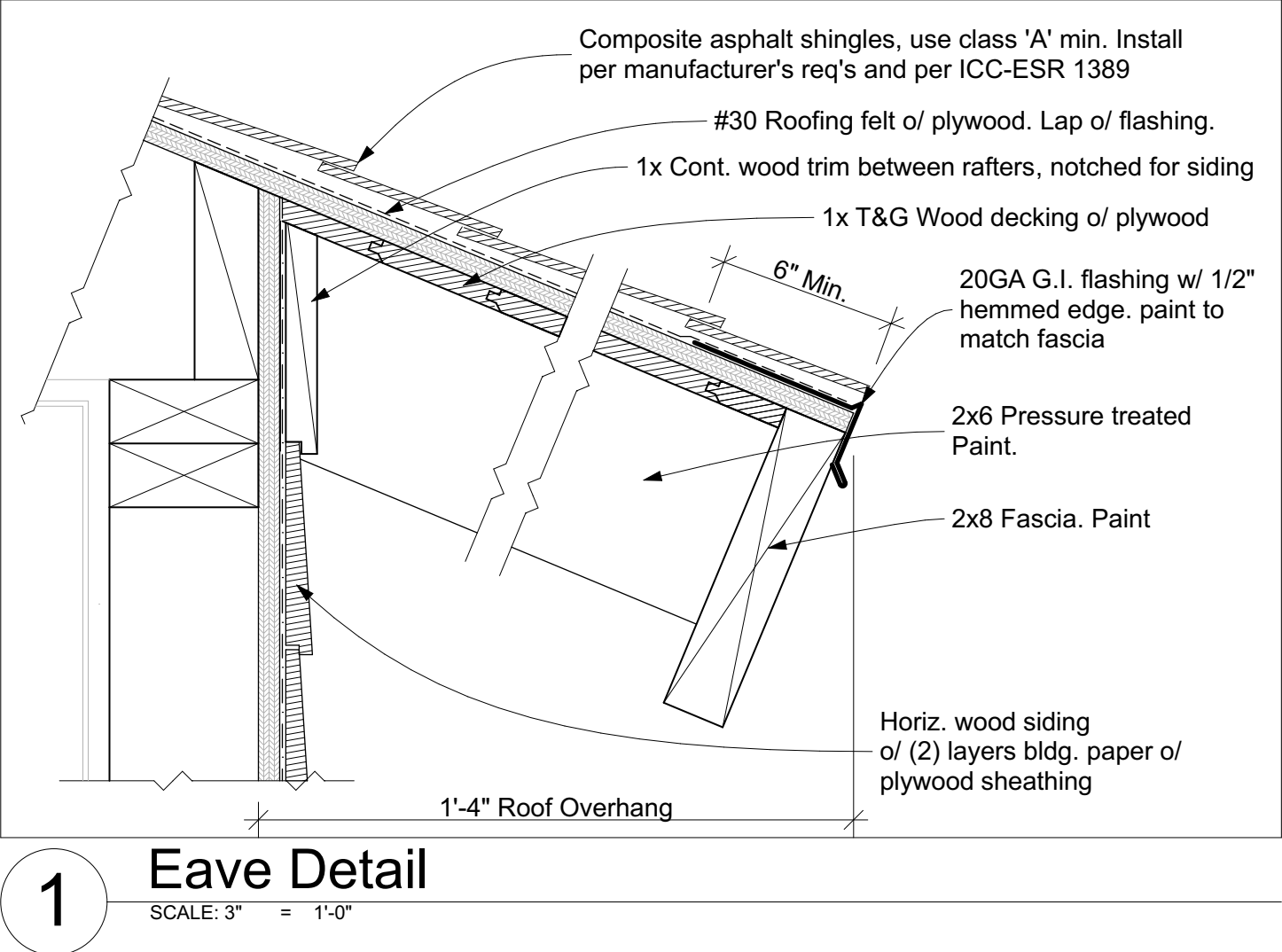
FF 1'-8" Above exterior grade

Exterior Elevations of Proposed Addition

Westenhofer Residence

Second Story Addition

367 N. Cambridge St., Orange CA 92866





01-View From Cambridge Street Looking at Property to the North



02-View From Cambridge Street Looking at Project Existing Residence



03-View From Cambridge Street Looking at Property to the South



04-View From Cambridge Street Looking at Project Existing Residence



05-View From Cambridge Street Looking at Project Existing Residence



06-View From Cambridge Street Looking at Property to the South



Perspective View Looking At Northwest Corner of Proposed Residence



Perspective View Looking At Southwest Corner of Proposed Residence

Perspective Views of Proposed Addition

Westenhofer Residence

Second Story Addition

367 N. Cambridge St., Orange CA 92866

Plotted on 5/27/2021 at 10:16 AM Plot: Westenhofer Residence\01 BIM-CAD Files\01 Arch-CAD Models\Westenhofer Residence.plt TA.sh