

Site Plan Keynotes

- 1.01 (E) Wood fence to remain
- 1.02 (E) CMU wall to remain
- 1.03 Outline of adjacent structure
- 1.04 Proposed location of (N) HVAC condenser
- 2.01 Dashed line represents roof overhang above
- 2.03 Remove (E) precast concrete tread and steel framed staircase and associated railing.
- 2.10 Dashed line represents overhang of floor above.
- 2.16 (N) Concrete & wood framed exterior staircase w/ wrought iron railing
- 2.17 (N) Wood framed exterior column
- Typ. Typical unless noted otherwise

Project Information

OWNER: Seaview Company
683 N. Eckhoff St., Orange CA 92868
Contact: Matt Brown
PH: 714.403.5665
EM: mbrown@seaviewcompany.com

APPLICANT: DSEA, Inc.
145 S. Olive St. Orange, CA 92866
Contact: Tom Aldrich
PH: PH: 714.639.3958
E: taldrich@dseainc.com

PROJECT ADDRESS: 457-463 N. Olive St., Orange CA 92866

PROJECT DESCRIPTION:

This project involves the conversion of an existing 3-car garage area to a 1-bedroom / 1-bath accessory dwelling unit, remodeling and reconfiguring the existing apartment units and making exterior improvements to the buildings. The new accessory dwelling unit will be located entirely within the existing structure.

Exterior work involves enhancing the existing facade with different siding materials, new windows, some minor renovations to the existing roof forms at both buildings and constructing an enhanced staircase up to the second story apartment at the rear of the property to replace the existing deteriorated staircase.

Interior renovations include reconfiguring some interior walls and remodeling the kitchen and bath areas at the rear building. Both existing units at the rear building will have a bathroom added. The front building will only have cosmetic improvements made to the interior with new kitchen cabinets, new bath fixtures and other finishes.

APN#: 039-144-04

ZONE: R-2-6

EXISTING LOT AREA: 6,610 sq.ft.

PROPOSED USE: No change to existing use

OCCUPANCY GROUP: R2

CONSTRUCTION TYPE: V-B (Non-Sprinklered)

PARKING: (2) On-Site parking spaces
(4) Enclosed garage parking spaces

STORIES: (E) (2) Story

EXISTING AREA: (E) Residences 3,093 sq.ft.
(E) Garages 800 sq.ft.
Total 3,893 sq.ft.

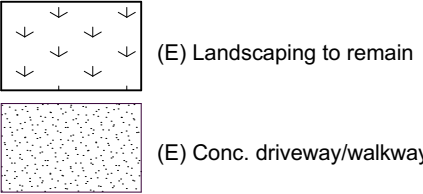
PROPOSED AREA: Proposed ADU (Converted) 592 sq.ft.
(E) Residence 3,093 sq.ft.
(E) Garage 208 sq.ft.
Total 3,893 sq.ft.

LOT COVERAGE: 2,627 sq.ft. / 6,610 sq.ft.= .40

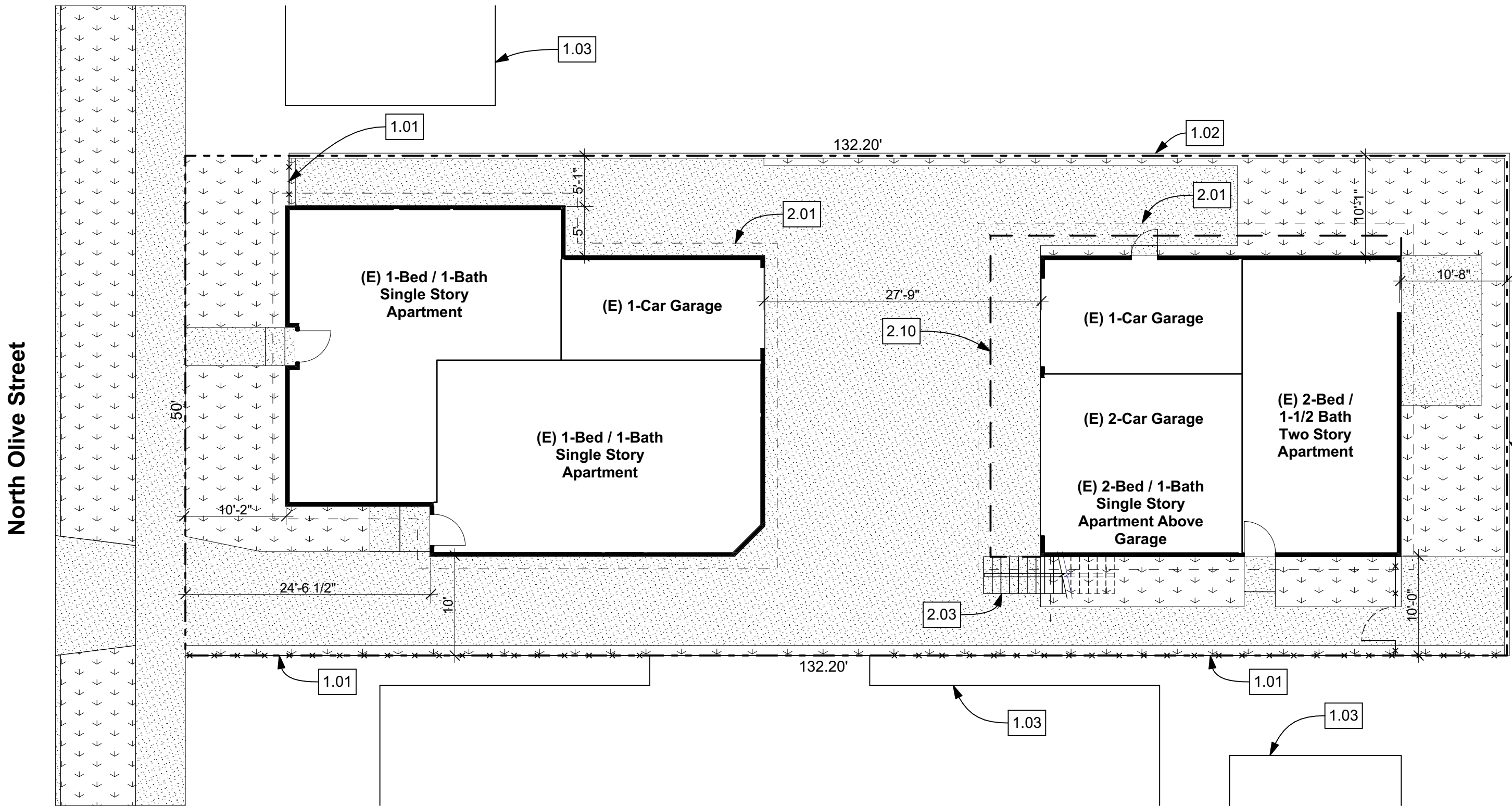
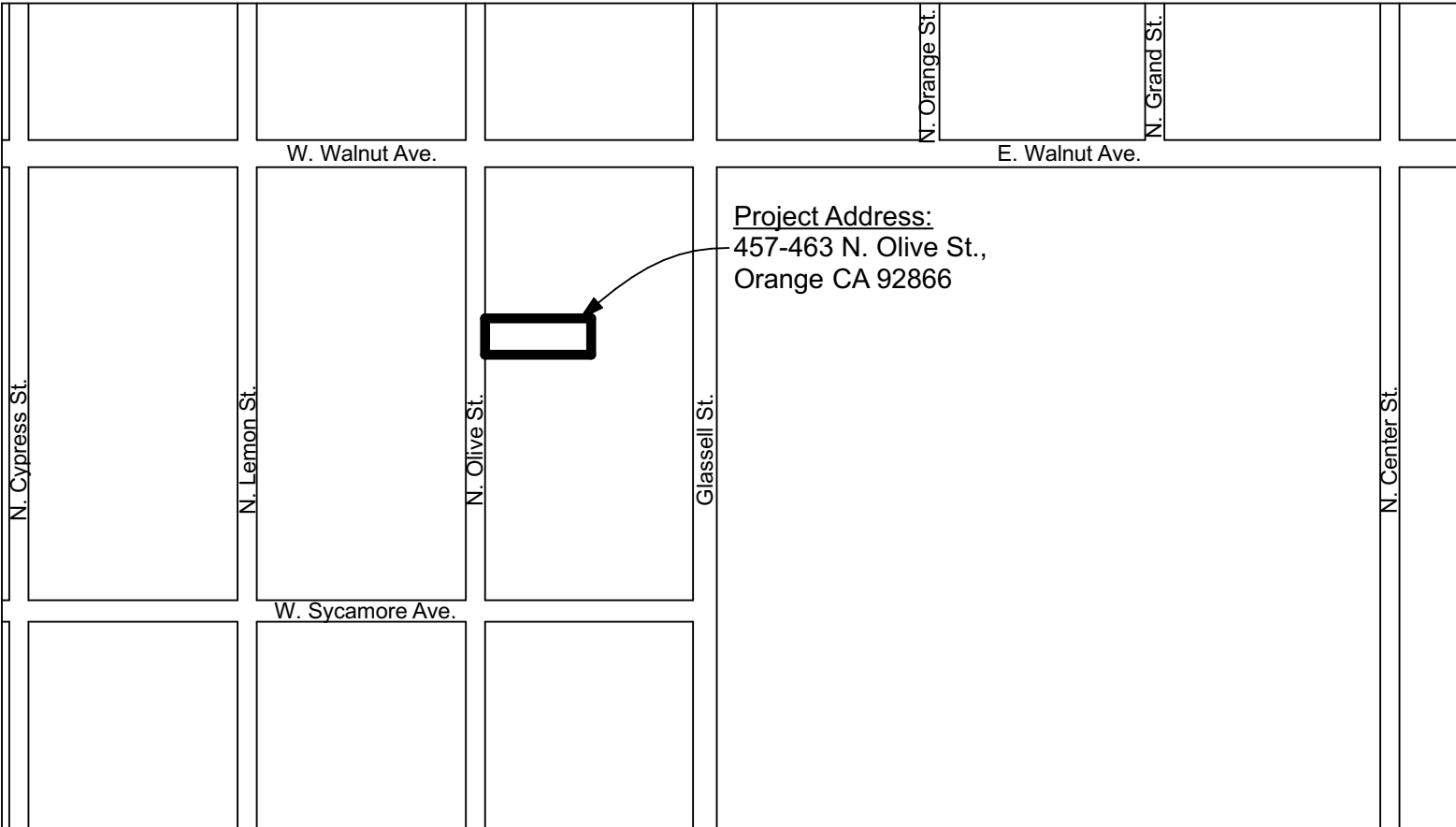
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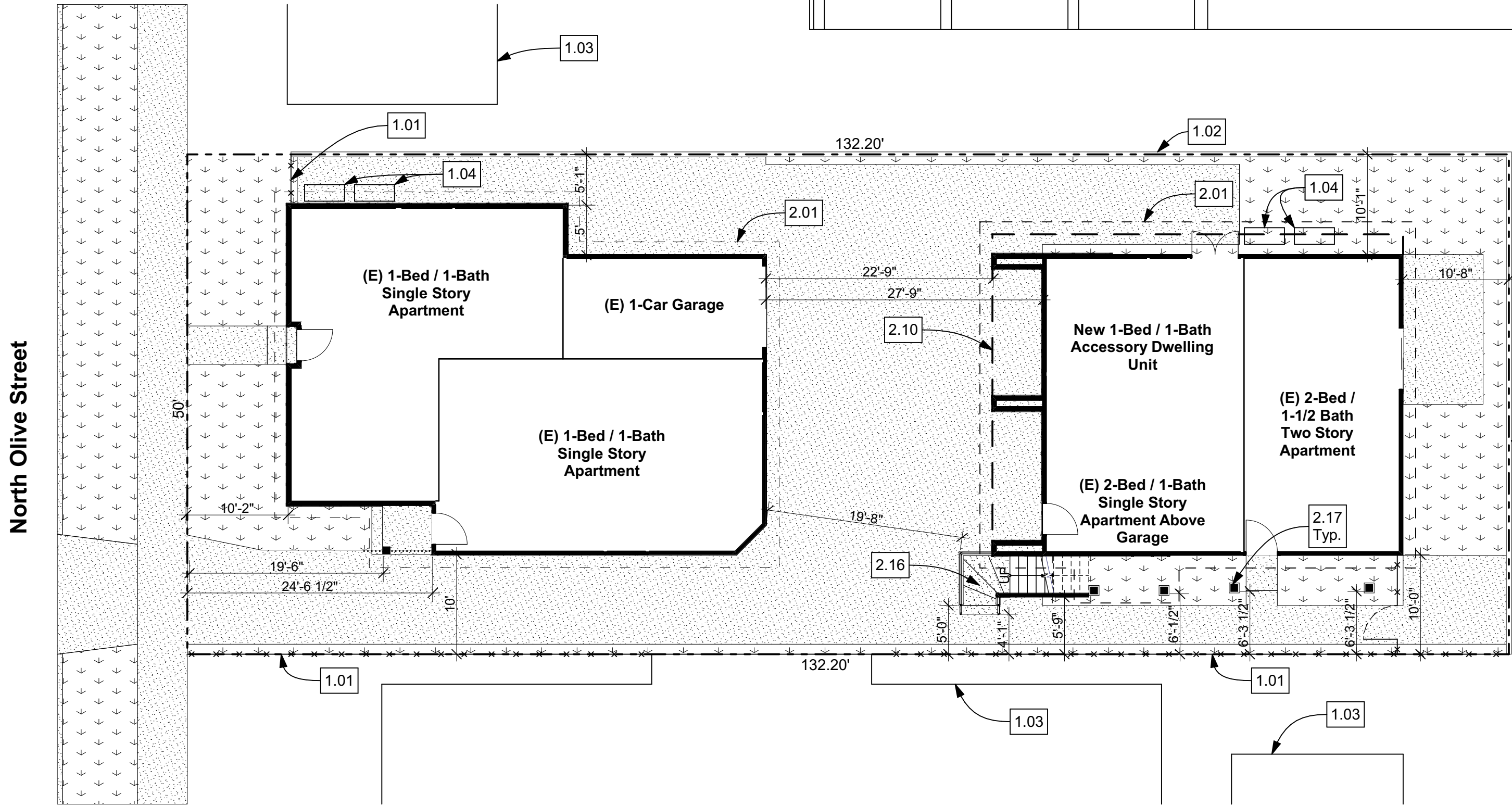
Site Plan Legend



Vicinity Map



1 Existing Site Plan
SCALE: 1" = 10'



2 Proposed Site Plan
SCALE: 1" = 10'

Existing Site Plan, Proposed Site Plan and Project Information

North Olive Street

Remodel and Garage to Accessory Dwelling Unit Conversion
457-463 N. Olive St., Orange CA 92866



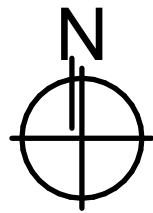
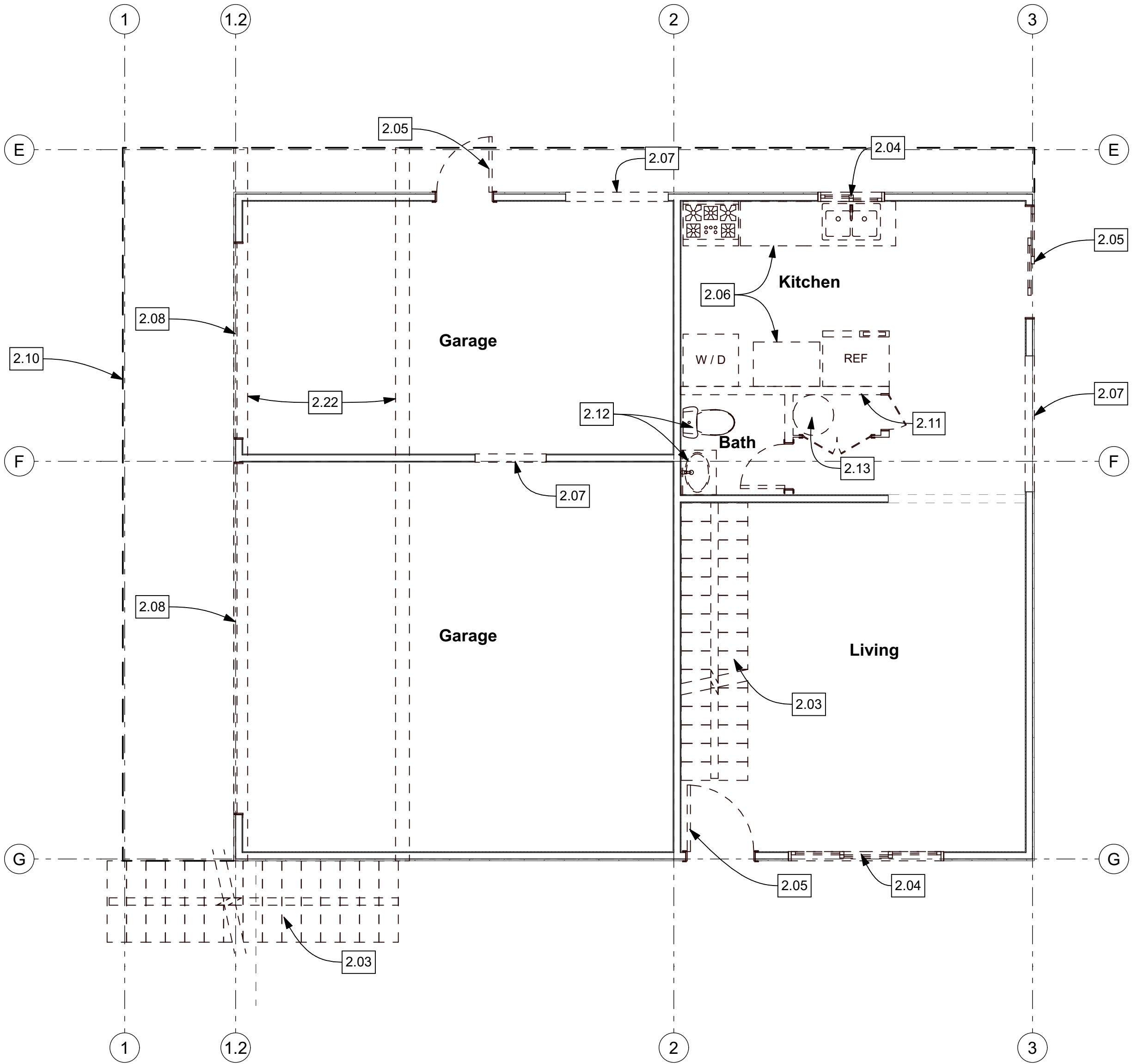
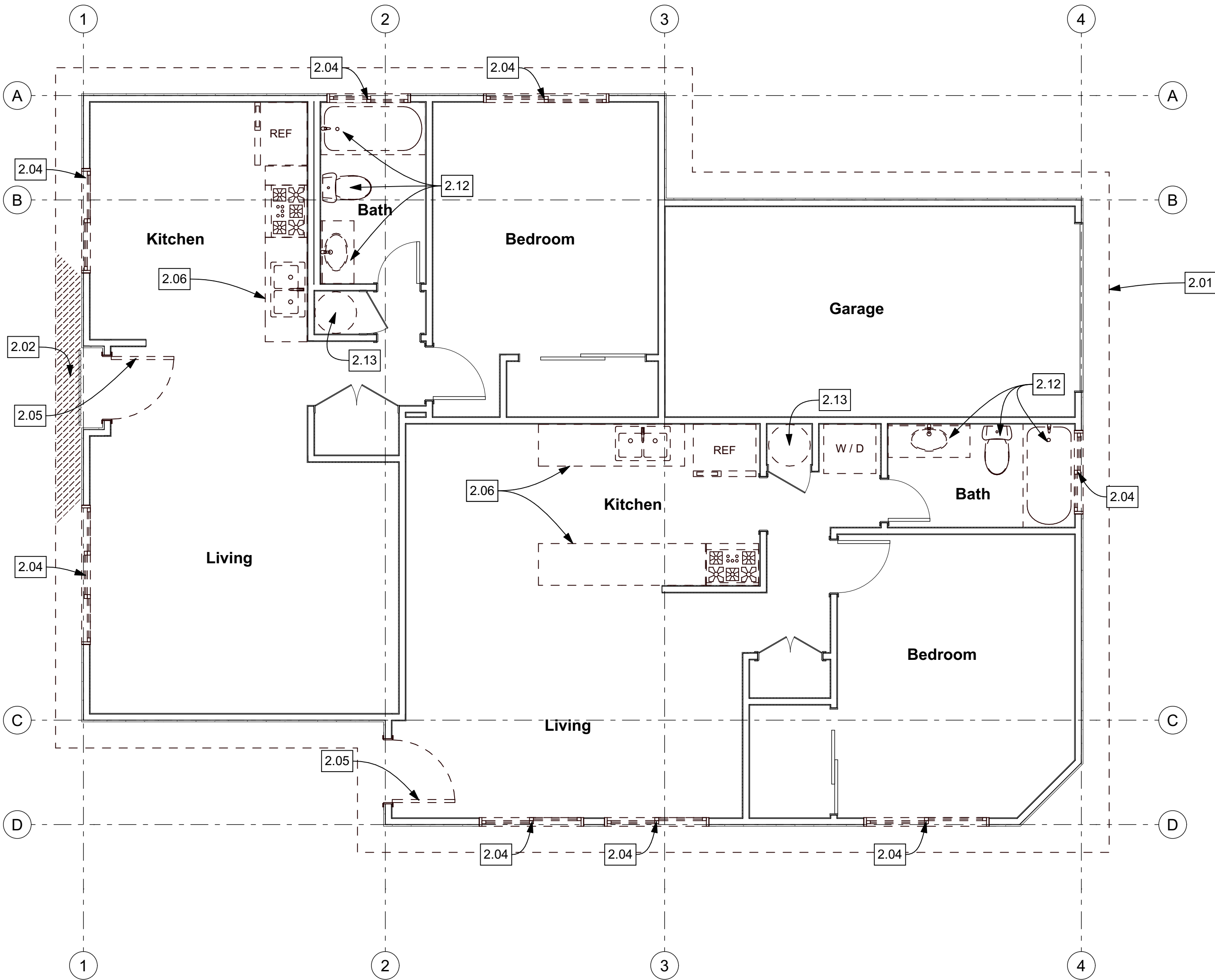
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A-1

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Demolition Plan Keynotes

- 2.01 Dashed line represents roof overhang above
- 2.02 Remove hatched portion of roof eave.
- 2.03 Remove (E) precast concrete tread and steel framed staircase and associated railing.
- 2.04 Remove and replace (E) window, Refer to Exterior Elevations for additional information.
- 2.05 Remove and replace (E) door & frame, Refer to Exterior Elevations for additional information.
- 2.06 Remove and replace (E) kitchen cabinets and appliances per owner selection.
- 2.07 Remove portion of (E) wall for new door/window
- 2.08 Remove (E) garage door and infill wall
- 2.10 Dashed line represents overhang of floor above.
- 2.11 Remove (E) interior wall assembly
- 2.12 Remove & replace (E) bathroom fixtures.
- 2.13 Remove (E) water heater. Replace w/ exterior mounted tankless water heater.
- 2.22 Remove (E) beam.



1

First Floor Demolition Plan

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

- (E) Non-rated ext. wall assembly. Vert. board and batten w/ 1/2" plywood w/ 2x4 wood studs @ 16"o.c.
- (E) Non-rated int. wall assembly. 2x4 wood studs @ 16"o.c.

Plan Legend



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First Floor Demolition Plan
North Olive Street
Remodel and Garage to Accessory Dwelling Unit Conversion
457-463 N. Olive St., Orange CA 92866

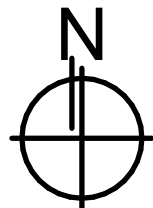
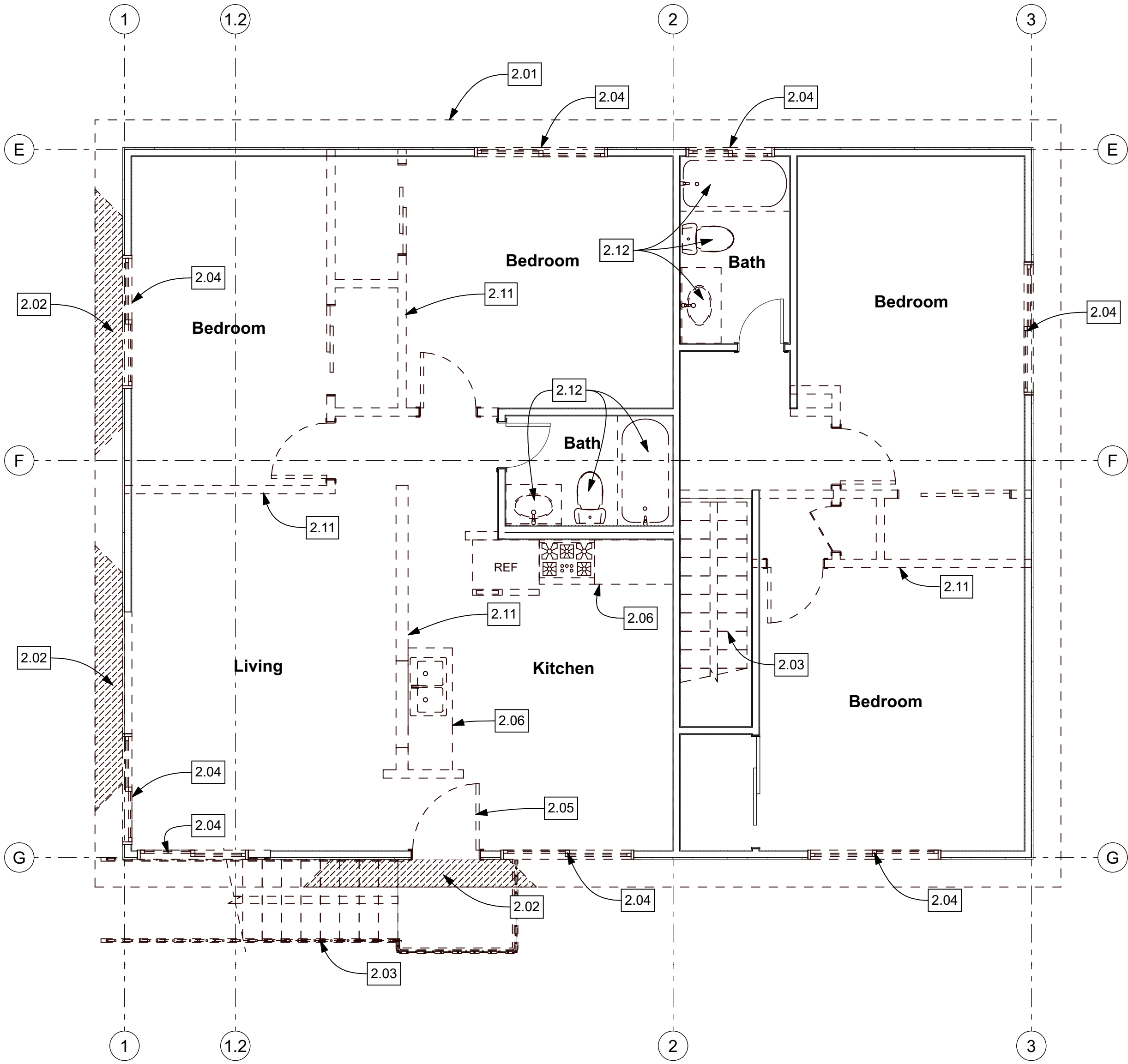
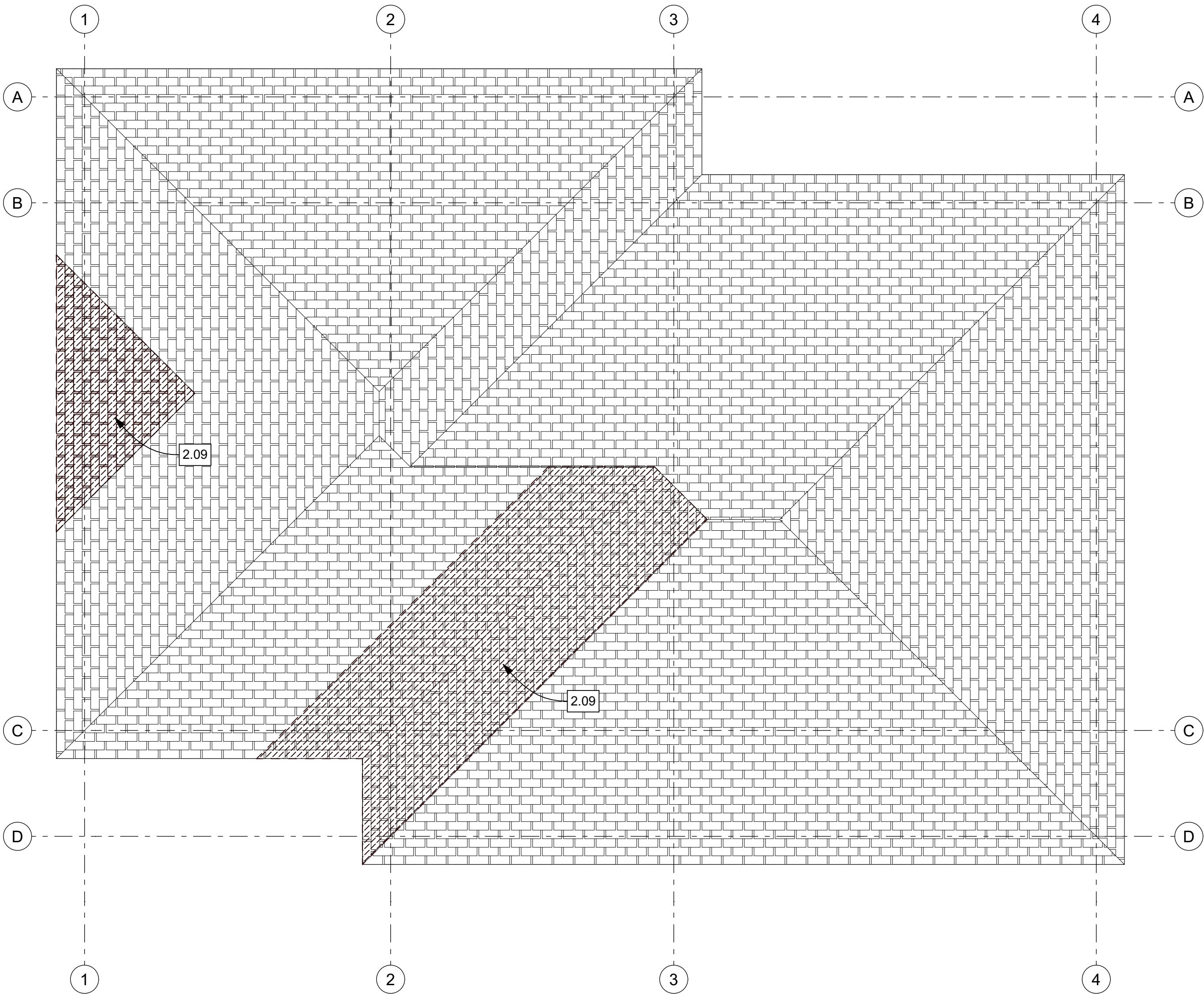
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A-2

Demolition Plan Keynotes

- 2.01 Dashed line represents roof overhang above
- 2.02 Remove hatched portion of roof eave.
- 2.03 Remove (E) precast concrete tread and steel framed staircase and associated railing.
- 2.04 Remove and replace (E) window. Refer to Exterior Elevations for additional information.
- 2.05 Remove and replace (E) door & frame. Refer to Exterior Elevations for additional information.
- 2.06 Remove and replace (E) kitchen cabinets and appliances per owner selection.
- 2.09 Hatched area represents portion of roof to be modified.
- 2.11 Remove (E) interior wall assembly
- 2.12 Remove & replace (E) bathroom fixtures.



1

Second Floor Demolition Plan

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

- (E) Non-rated ext. wall assembly. Vert. board and batten or 1/2" plywood or 2x4 wood studs @ 16"o.c.
- (E) Non-rated int. wall assembly. 2x4 wood studs @ 16"o.c.

Plan Legend



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Second Floor Demolition Plan

North Olive Street

Remodel and Garage to Accessory Dwelling Unit Conversion

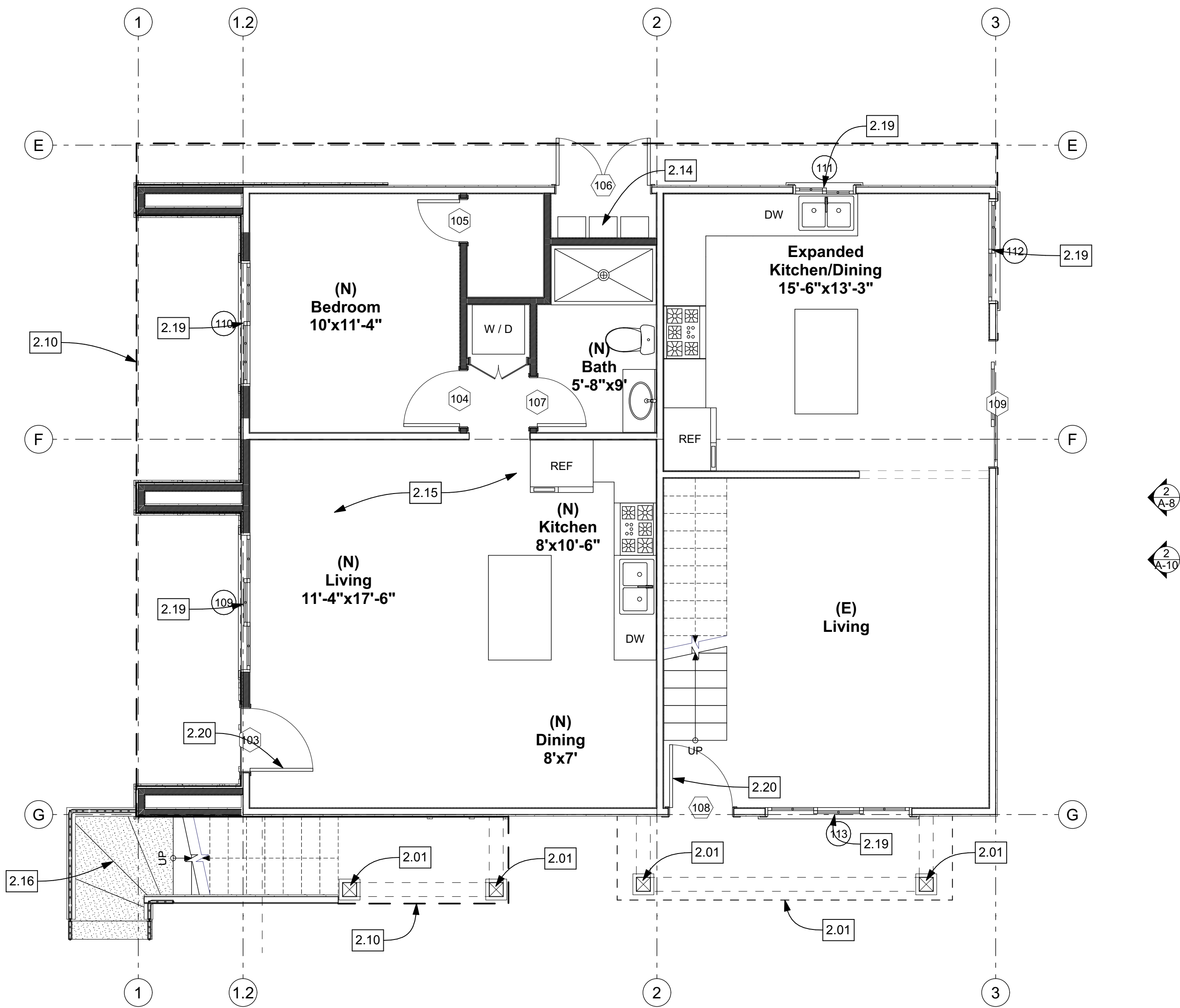
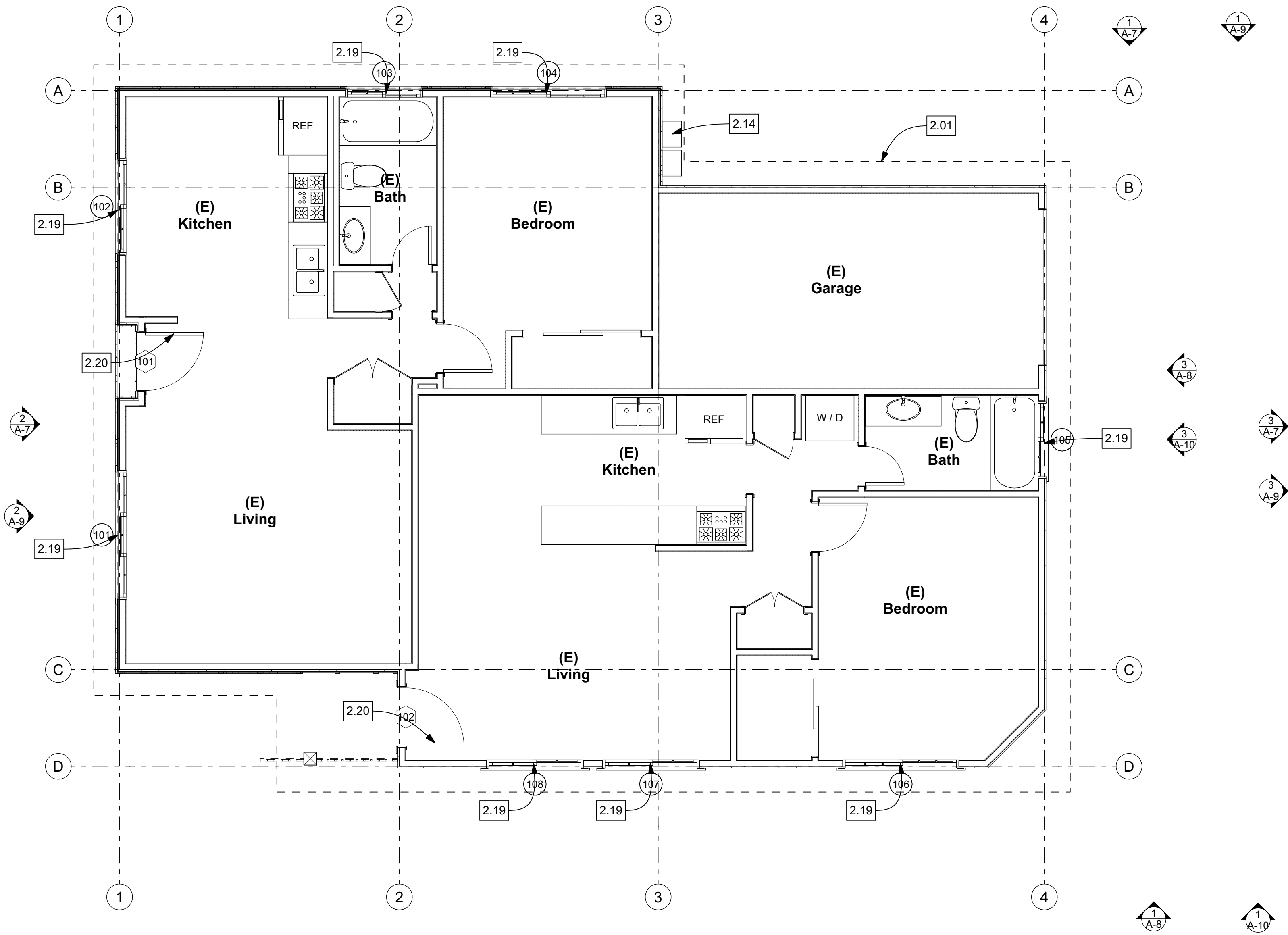
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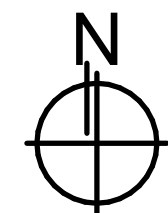
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A-3

- Proposed Floor Plan Keynotes**
- 2.01 Dashed line represents roof overhang above
 - 2.10 Dashed line represents overhang of floor above.
 - 2.14 Location of (N) wall mounted tankless water heater.
 - 2.15 (N) Accessory Dwelling Unit entirely within (E) garage area.
 - 2.16 (N) Concrete & wood framed exterior staircase w/ wrought iron railing
 - 2.19 (N) Clad wood window w/ divided lites in (E) opening.
 - 2.20 (N) Solid core wood entry door.

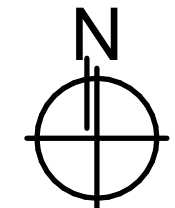
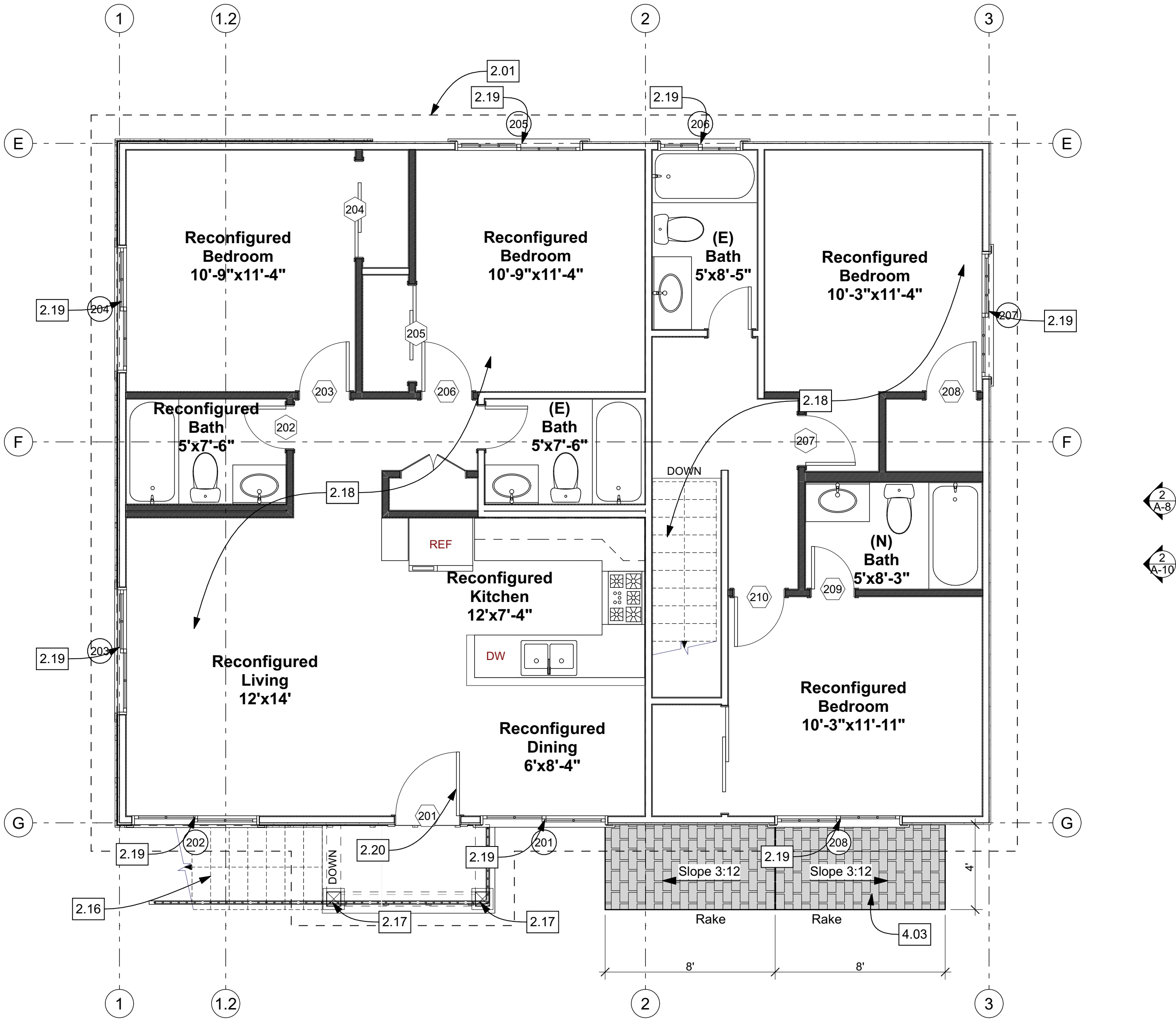
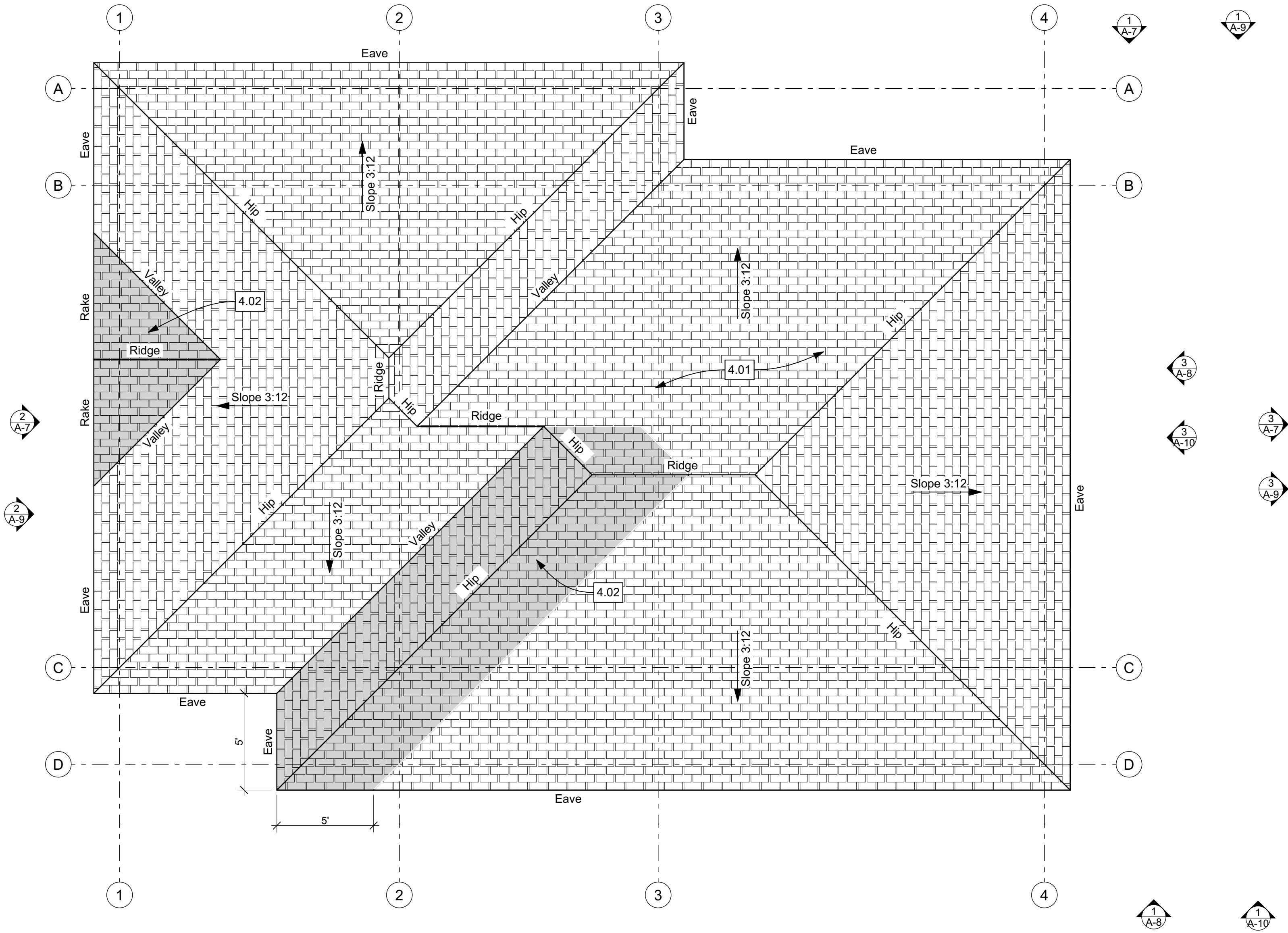


1 Proposed First Floor Plan
SCALE: 1/4" = 1'-0"



- Plan Legend**
- (N) Non-rated ext. wall assembly. Vert. board and batten or 1/2" plywood or 2x4 wood studs @ 16"o.c.
 - (N) Non-rated int. wall assembly. 2x4 wood studs @ 16"o.c.
 - (E) Non-rated ext. wall assembly. Vert. board and batten or 1/2" plywood or 2x4 wood studs @ 16"o.c.
 - (E) Non-rated int. wall assembly. 2x4 wood studs @ 16"o.c.

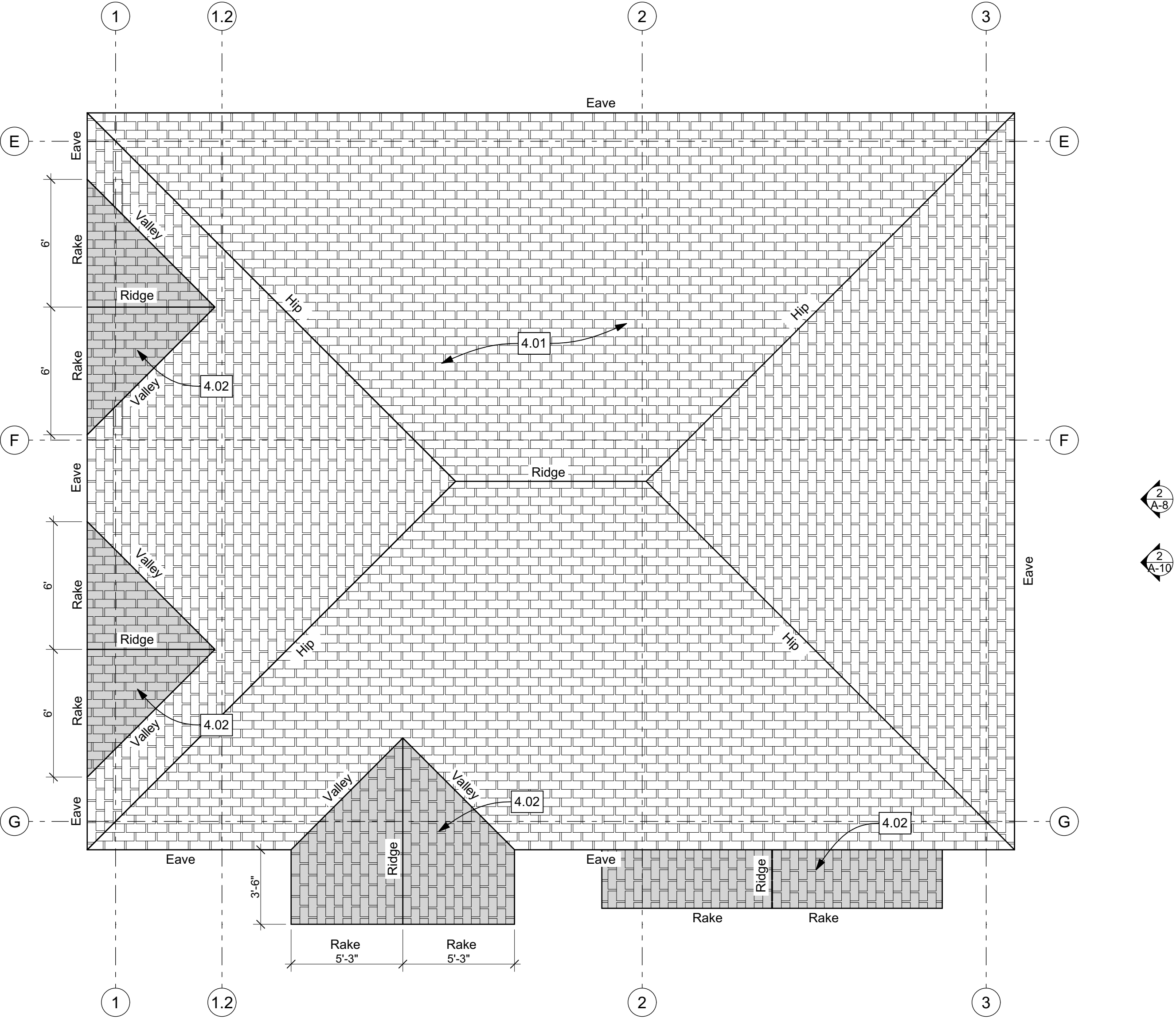
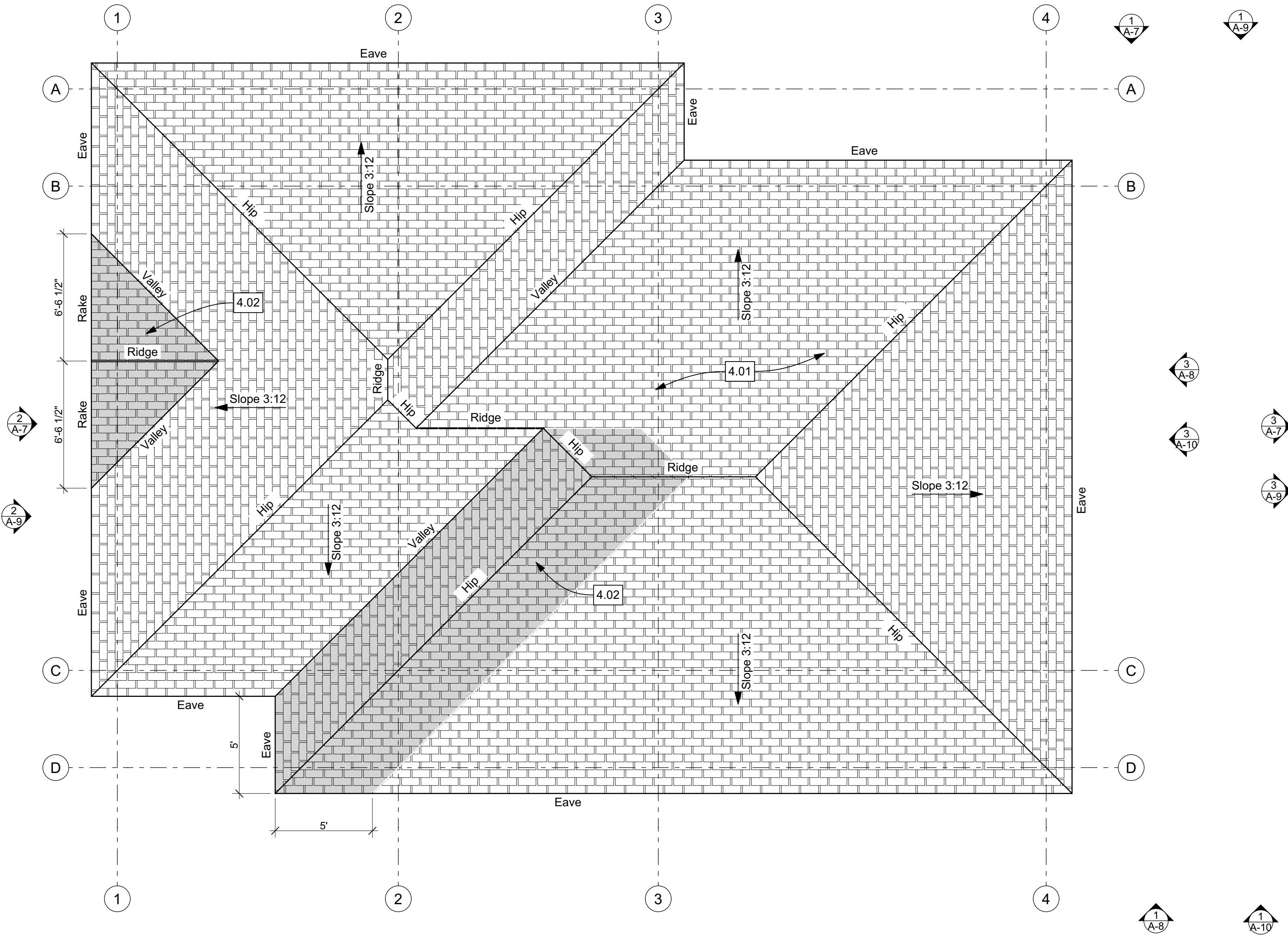
- Proposed Floor Plan Keynotes**
- 2.01 Dashed line represents roof overhang above
 - 2.16 (N) Concrete & wood framed exterior staircase w/ wrought iron railing
 - 2.17 (N) Wood framed exterior column
 - 2.18 Reconfigured unit with added bathroom.
 - 2.19 (N) Clad wood window w/ divided lites in (E) opening.
 - 2.20 (N) Solid core wood entry door.
 - 4.01 (E) Comp. asphalt shingle roof to remain. Patch & repair as required.
 - 4.02 Shaded portion represents (N) roof area w/ comp. asphalt shingles to match (E).
 - 4.03 (N) entry canopy roof w/ comp. asphalt shingles to match (E).



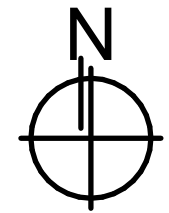
1 Proposed Second Floor Plan
SCALE: 1/4" = 1'-0"

- Plan Legend**
- (N) Non-rated ext. wall assembly. Vert. board and batten or 1/2" plywood or 2x4 wood studs @ 16"o.c.
 - (N) Non-rated int. wall assembly. 2x4 wood studs @ 16"o.c.
 - (E) Non-rated ext. wall assembly. Vert. board and batten or 1/2" plywood or 2x4 wood studs @ 16"o.c.
 - (E) Non-rated int. wall assembly. 2x4 wood studs @ 16"o.c.

Proposed Floor Plan Keynotes
4.01 (E) Comp. asphalt shingle roof to remain. Patch & repair as required.
4.02 Shaded portion represents (N) roof area w/ comp. asphalt shingles to match (E).

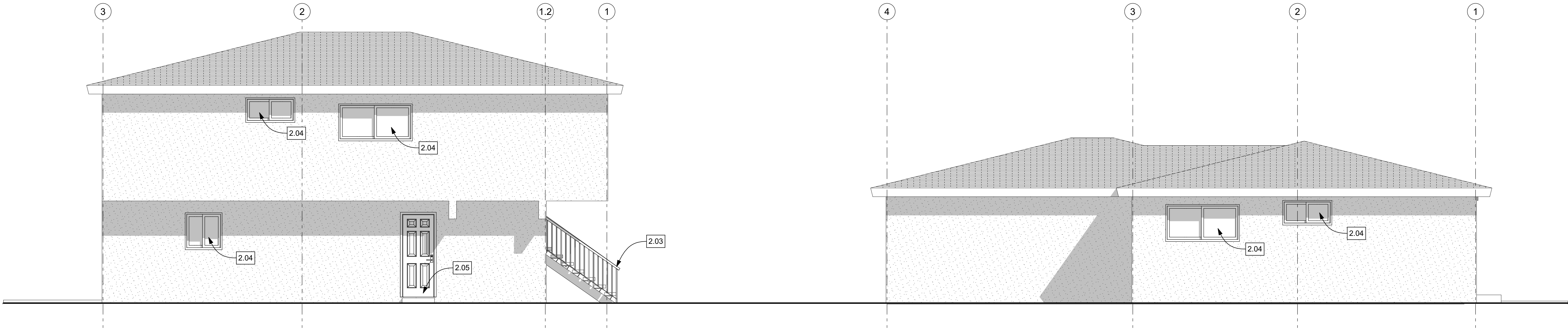


1 Proposed Roof Plan
SCALE: 1/4" = 1'-0"

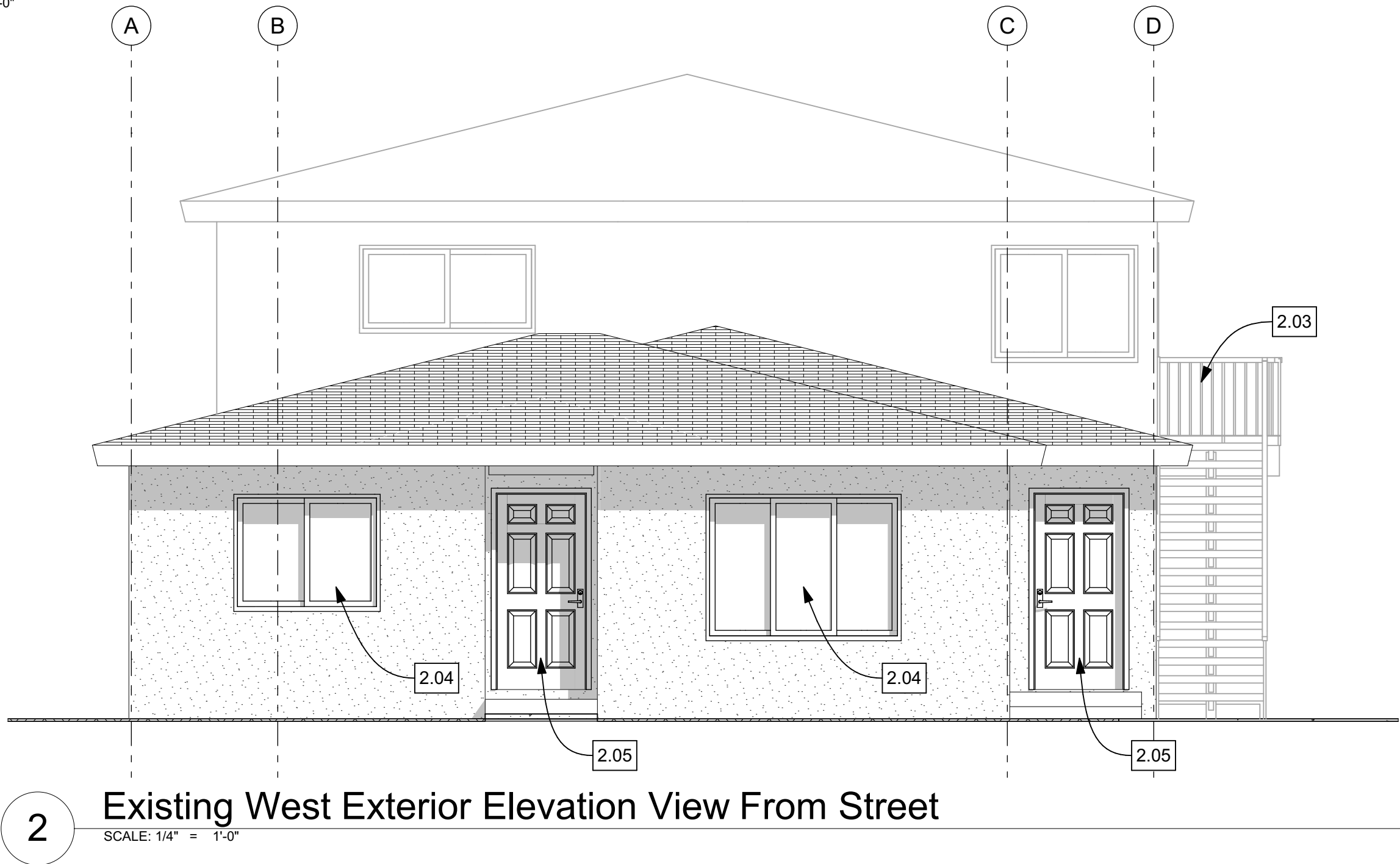


Existing Exterior Elevation Keynotes

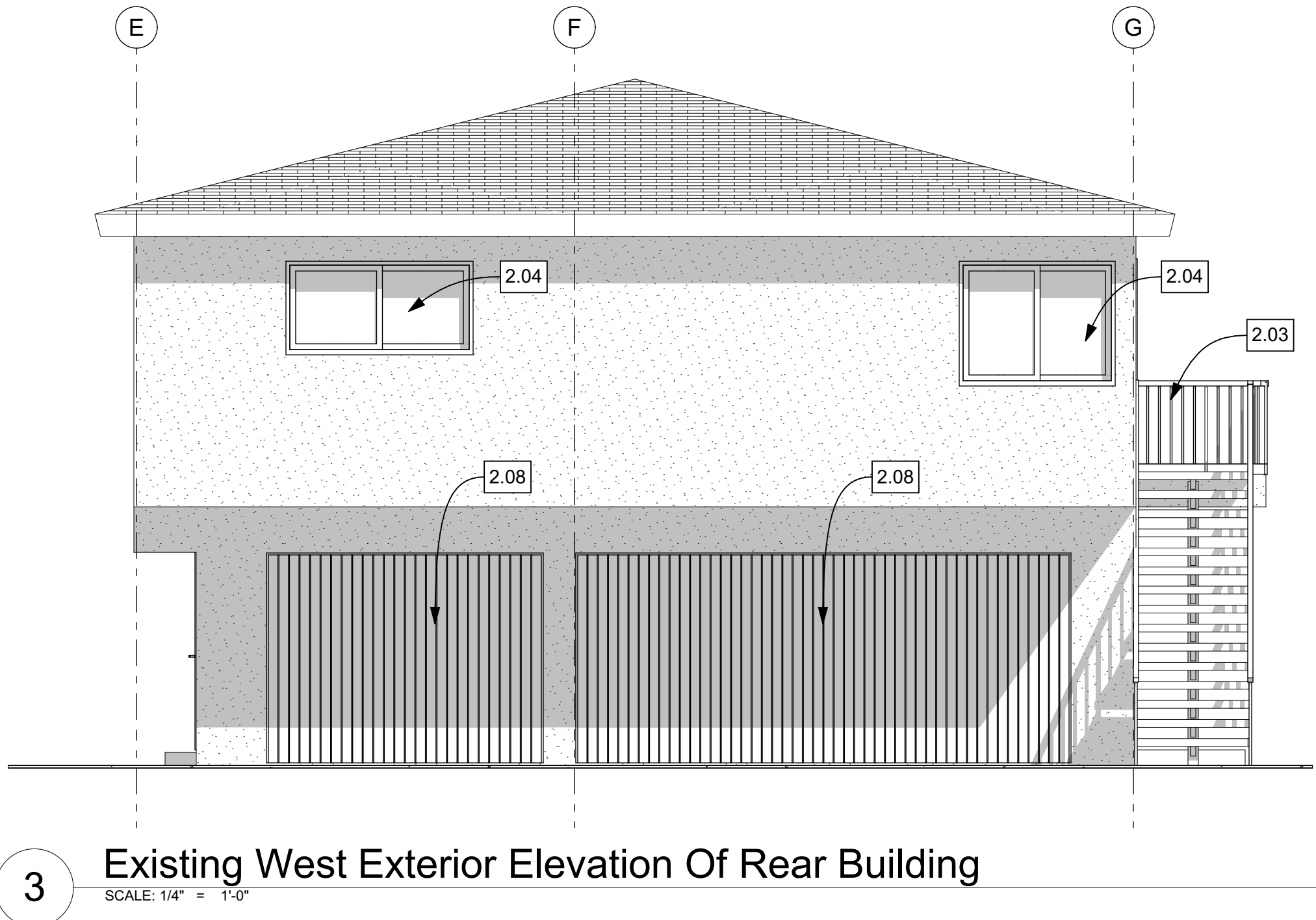
- 2.03 Remove (E) precast concrete tread and steel framed staircase and associated railing.
- 2.04 Remove and replace (E) window. Refer to Exterior Elevations for additional information.
- 2.05 Remove and replace (E) door & frame. Refer to Exterior Elevations for additional information.
- 2.08 Remove (E) garage door and infill wall



1 Existing North Exterior Elevation
SCALE: 1/4" = 1'-0"



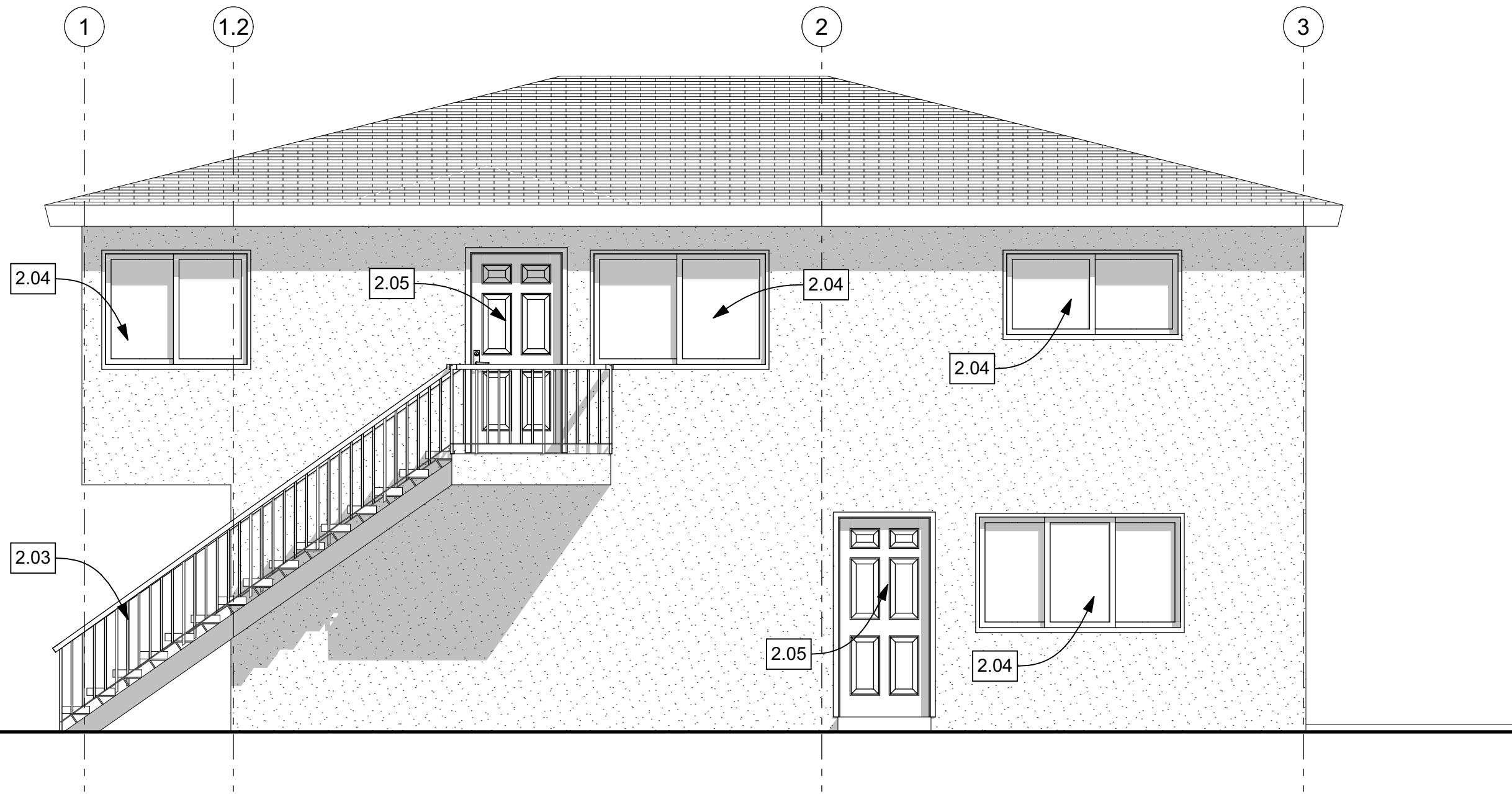
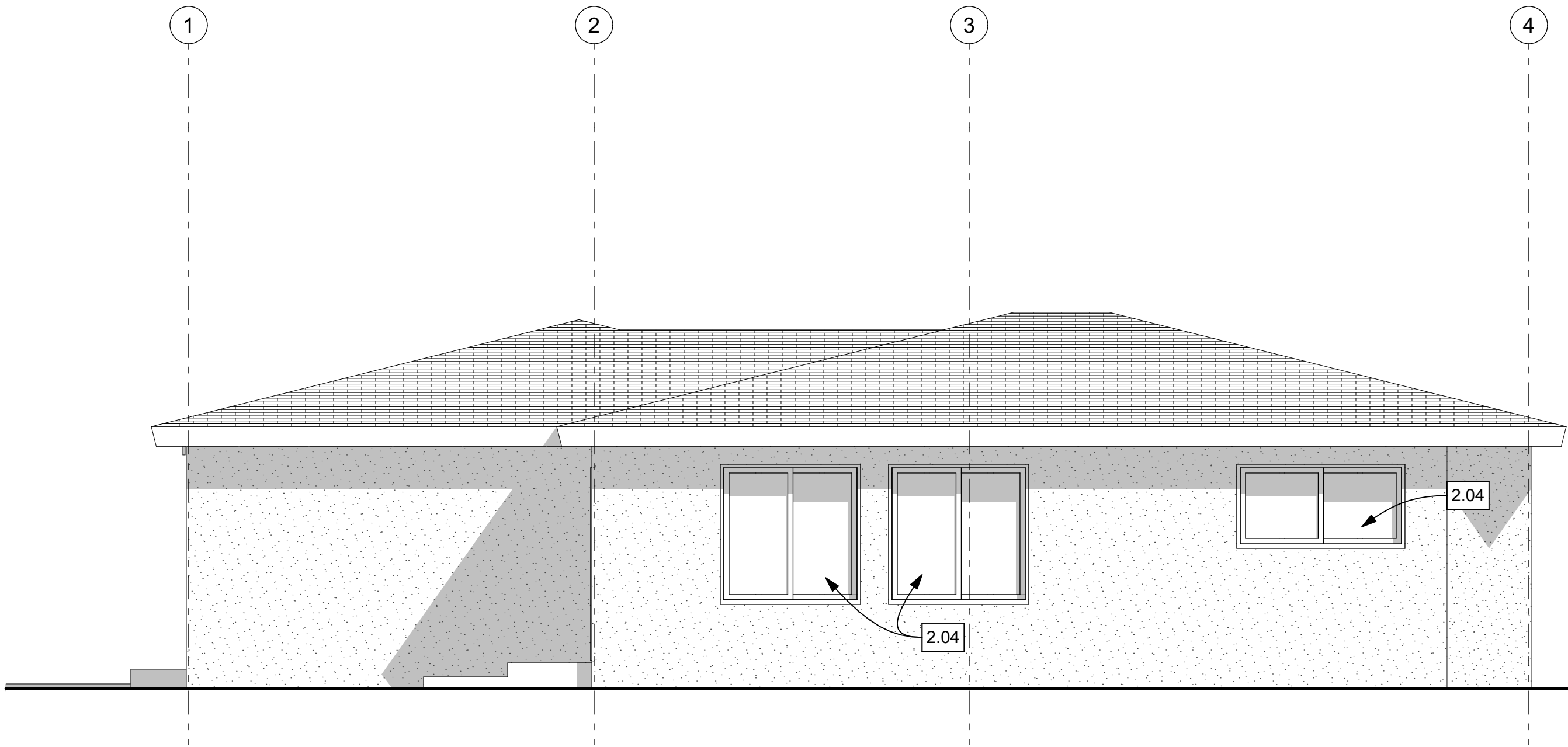
2 Existing West Exterior Elevation View From Street
SCALE: 1/4" = 1'-0"



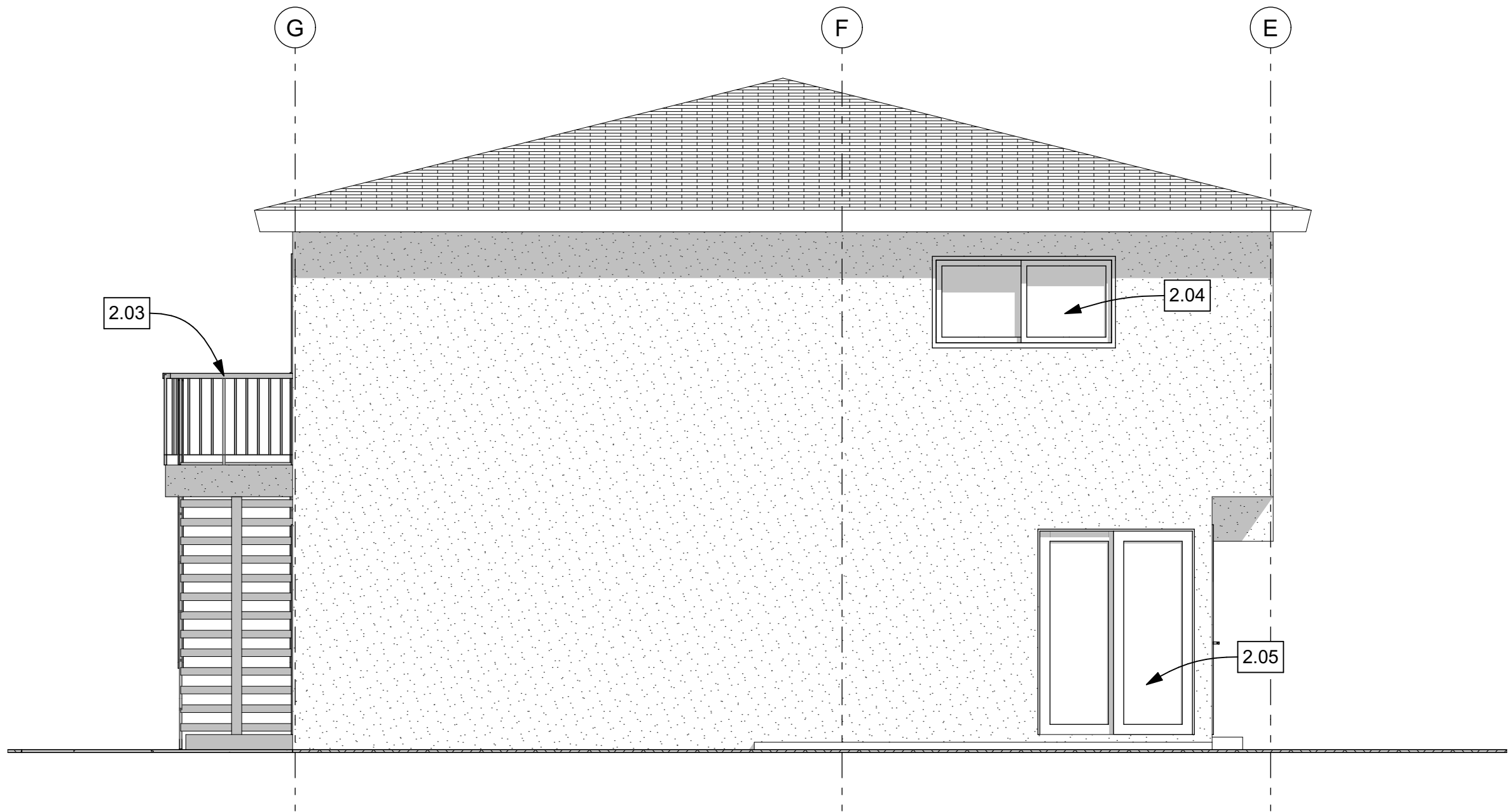
3 Existing West Exterior Elevation Of Rear Building
SCALE: 1/4" = 1'-0"

Existing Exterior Elevation Keynotes

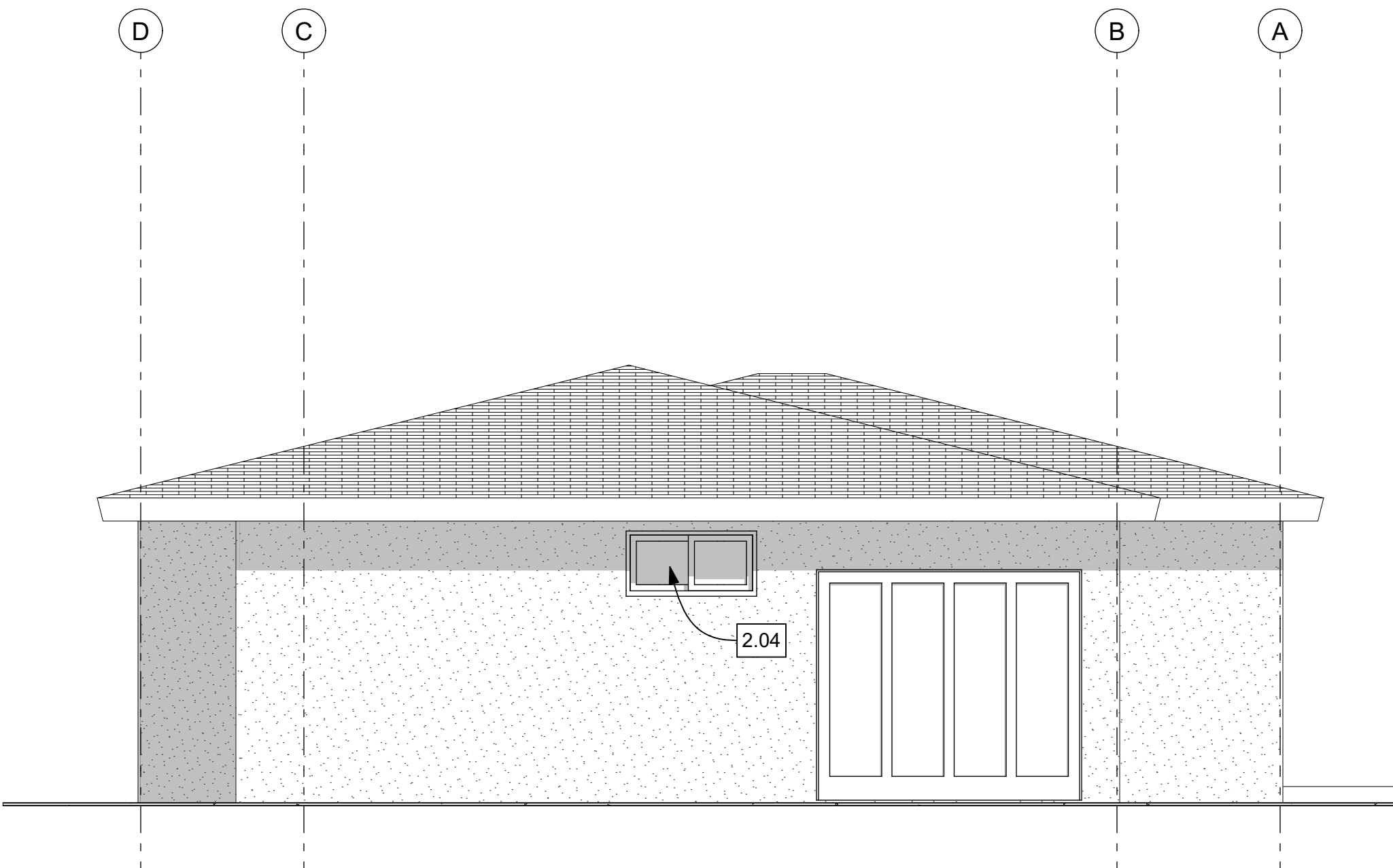
- 2.03 Remove (E) precast concrete tread and steel framed staircase and associated railing.
- 2.04 Remove and replace (E) window. Refer to Exterior Elevations for additional information.
- 2.05 Remove and replace (E) door & frame. Refer to Exterior Elevations for additional information.



1 Existing South Exterior Elevation
SCALE: 1/4" = 1'-0"



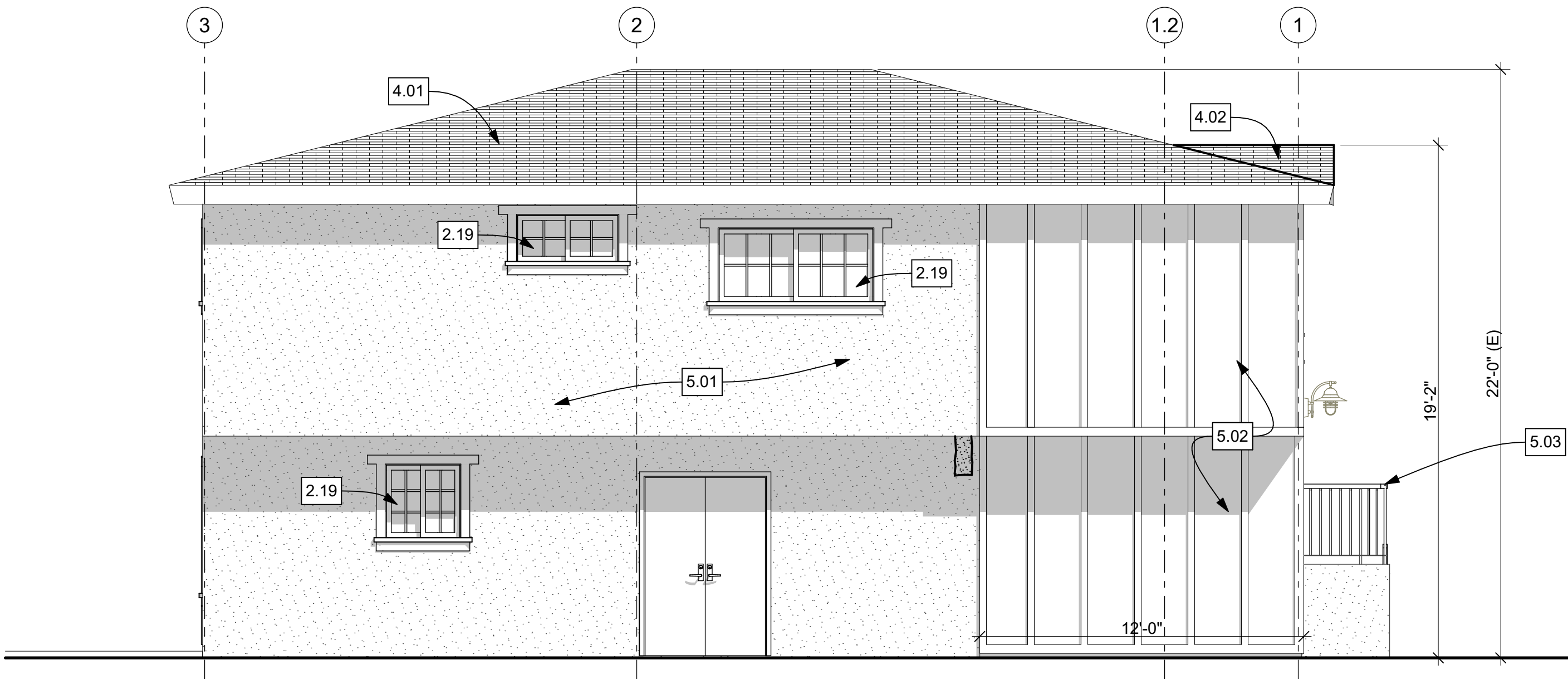
2 Existing East Exterior Elevation of Eastern Building
SCALE: 1/4" = 1'-0"



3 Existing East Exterior Elevation Of Western Building
SCALE: 1/4" = 1'-0"

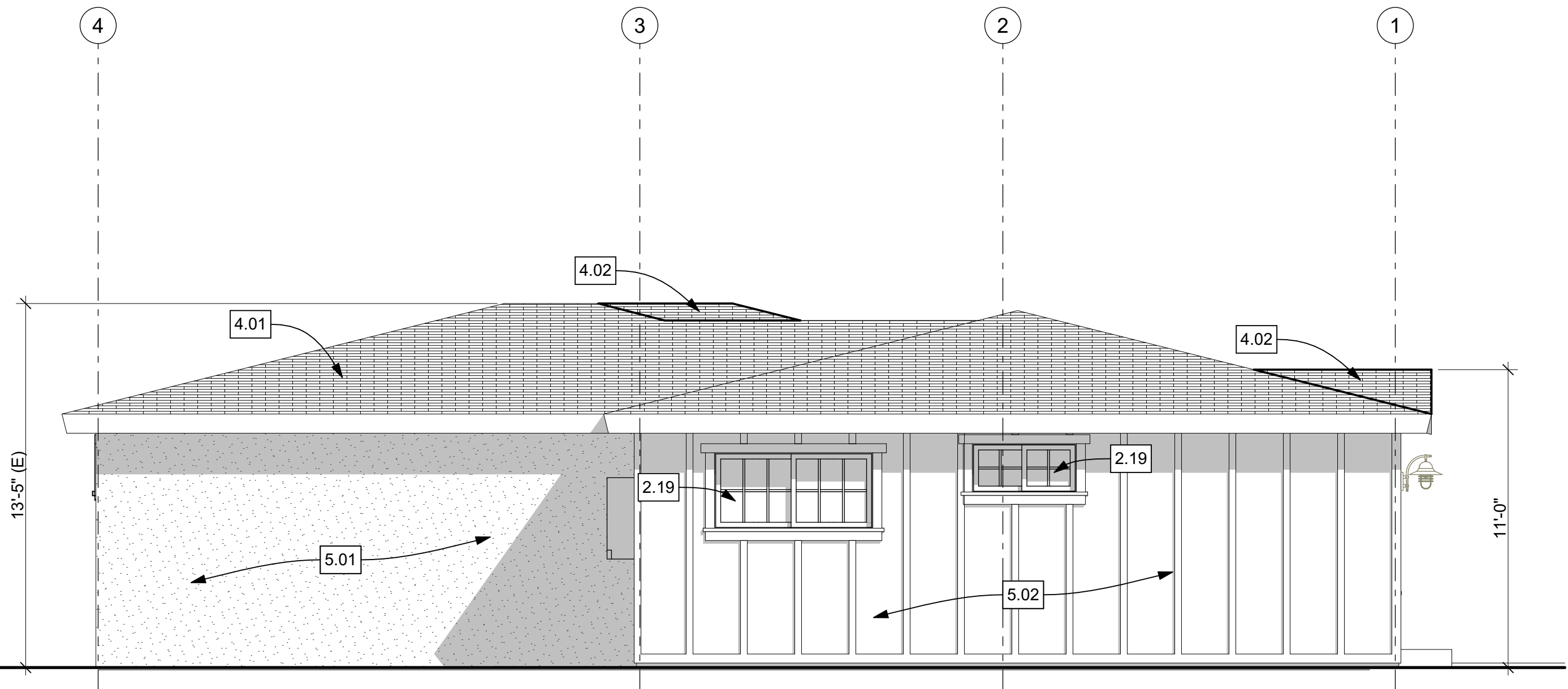
Proposed Exterior Elevation Keynotes

- 2.17 (N) Wood framed exterior column
- 2.19 (N) Clad wood window w/ divided lites in (E) opening.
- 2.20 (N) Solid core wood entry door.
- 2.21 (N) Clad wood window w/ divided lites in (N) opening.
- 4.01 (E) Comp. asphalt shingle roof to remain. Patch & repair as required.
- 4.02 Shaded portion represents (N) roof area w/ comp. asphalt shingles to match (E).
- 5.01 (E) Ext. plaster to remain. Paint.
- 5.02 Replace ext. plaster w/ board and batten siding.
- 5.03 Wrought iron railing
- 5.04 Exterior light fixture selected by owner
- 5.05 Exterior plaster finish o/ concrete and wood framed staircase.
- 5.06 Board and batten o/ (N) exterior wood columns



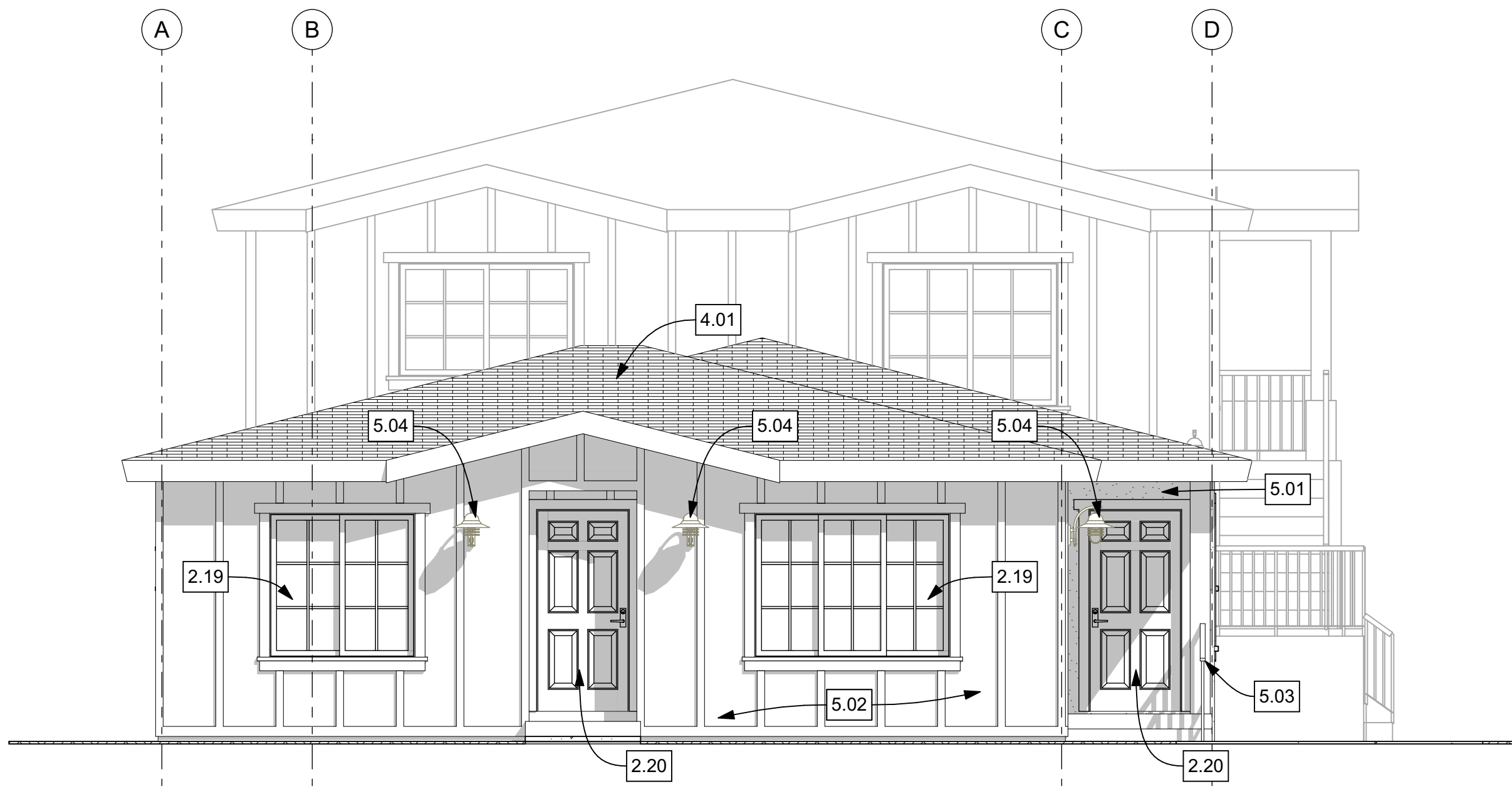
1 Proposed North Exterior Elevation

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



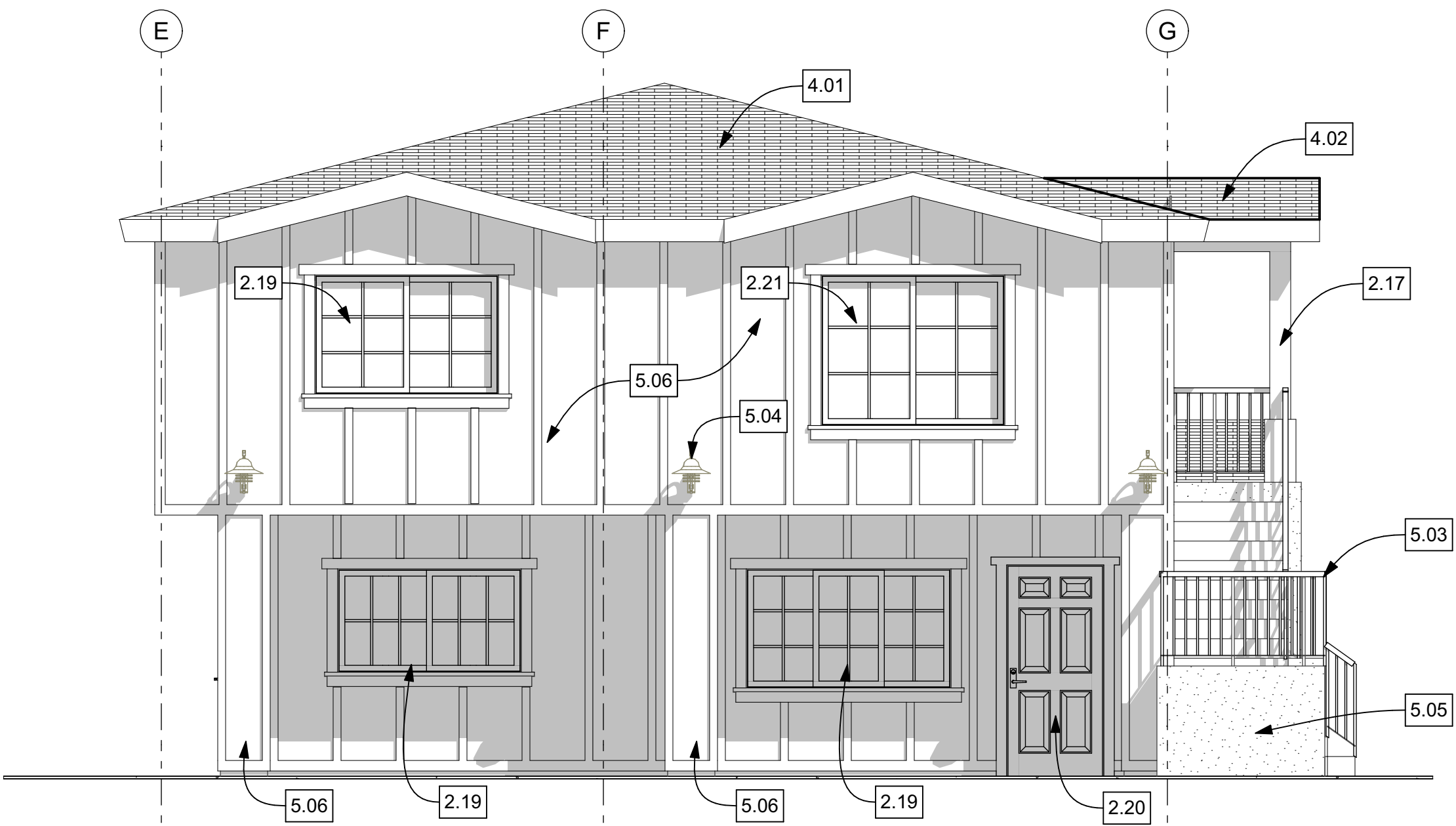
3 Proposed West Exterior Elevation Of Eastern Building

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



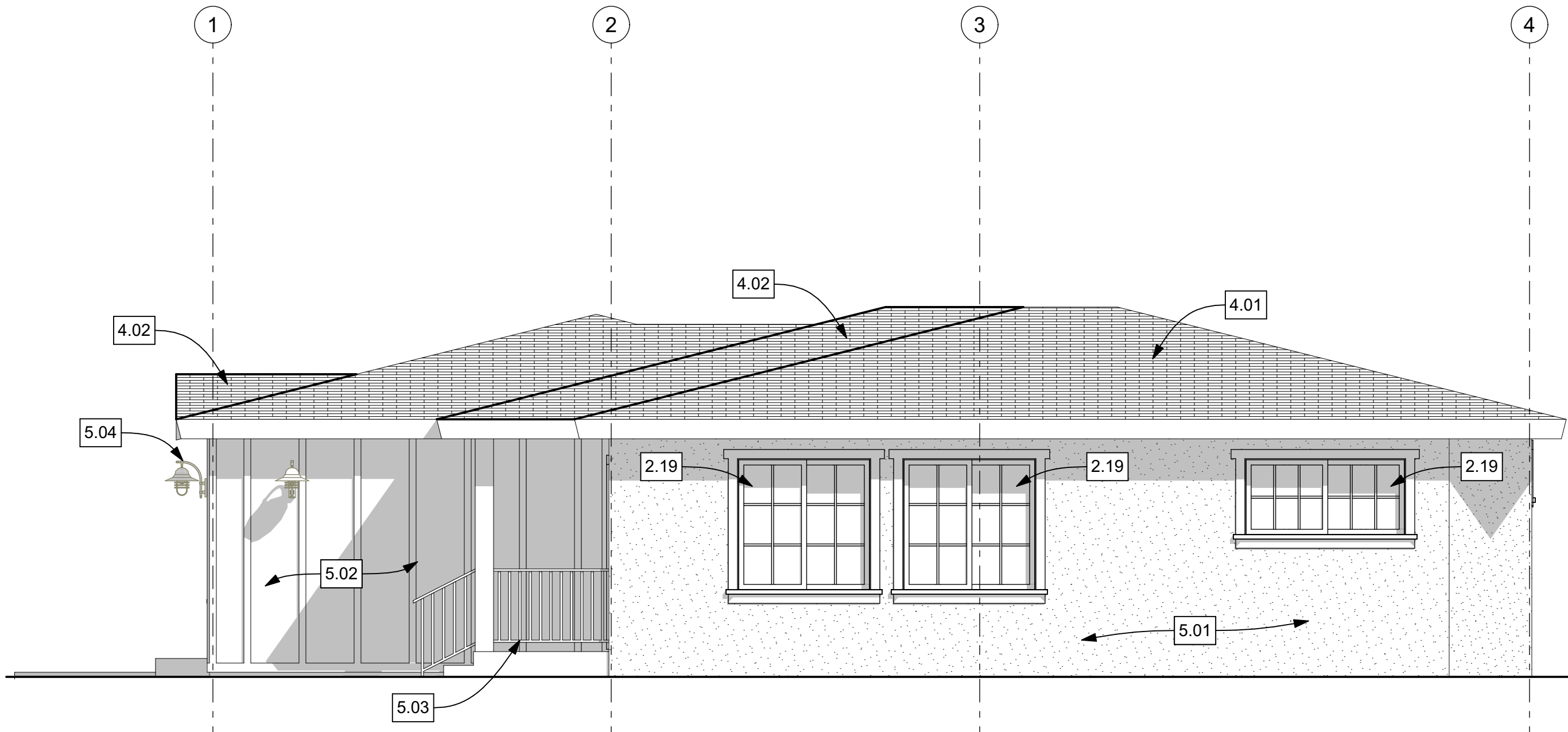
2 Proposed West Exterior Elevation View From Street

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

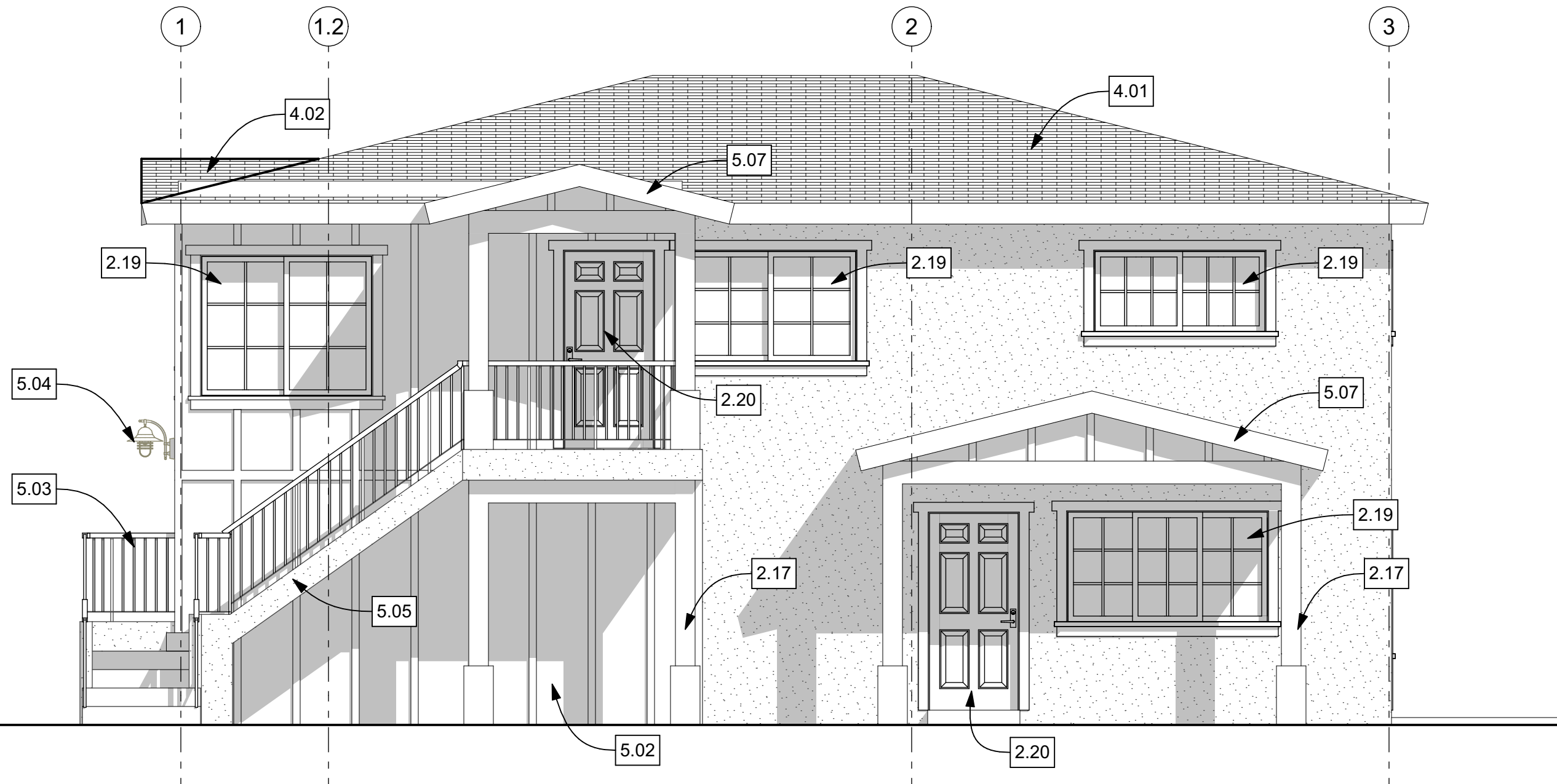


Proposed Exterior Elevation Keynotes

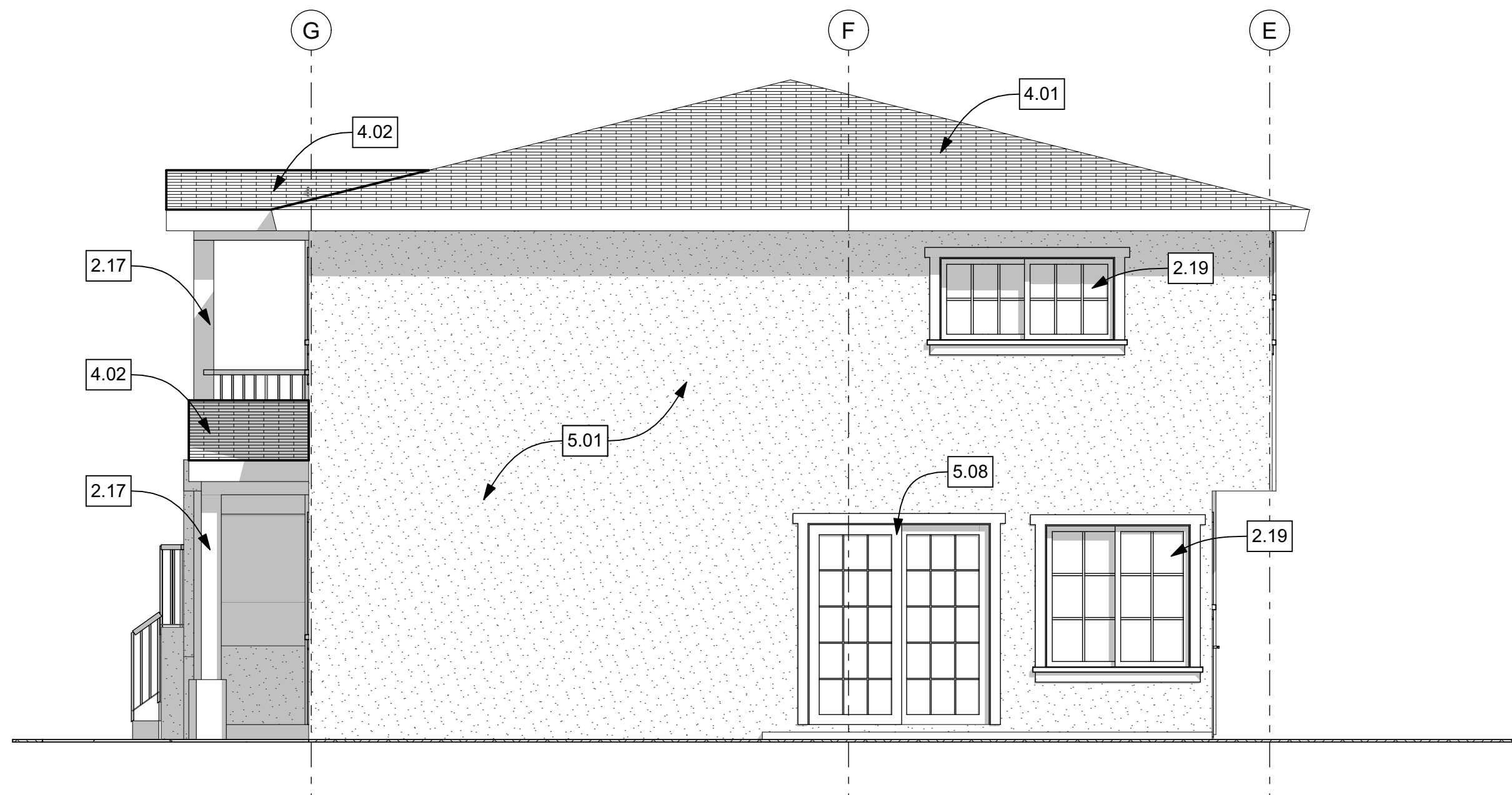
- 2.14 Location of (N) wall mounted tankless water heater.
- 2.17 (N) Wood framed exterior column
- 2.19 (N) Clad wood window w/ divided lites in (E) opening.
- 2.20 (N) Solid core wood entry door.
- 4.01 (E) Comp. asphalt shingle roof to remain. Patch & repair as required.
- 4.02 Shaded portion represents (N) roof area w/ comp. asphalt shingles to match (E).
- 5.01 (E) Ext. plaster to remain. Paint.
- 5.02 Replace ext. plaster w/ board and batten siding.
- 5.03 Wrought iron railing
- 5.04 Exterior light fixture selected by owner
- 5.05 Exterior plaster finish o/ concrete and wood framed staircase.
- 5.07 (N) canopy o/ entryway
- 5.08 (N) sliding door in (N) opening
- 5.09 (E) slab garage door to remain.



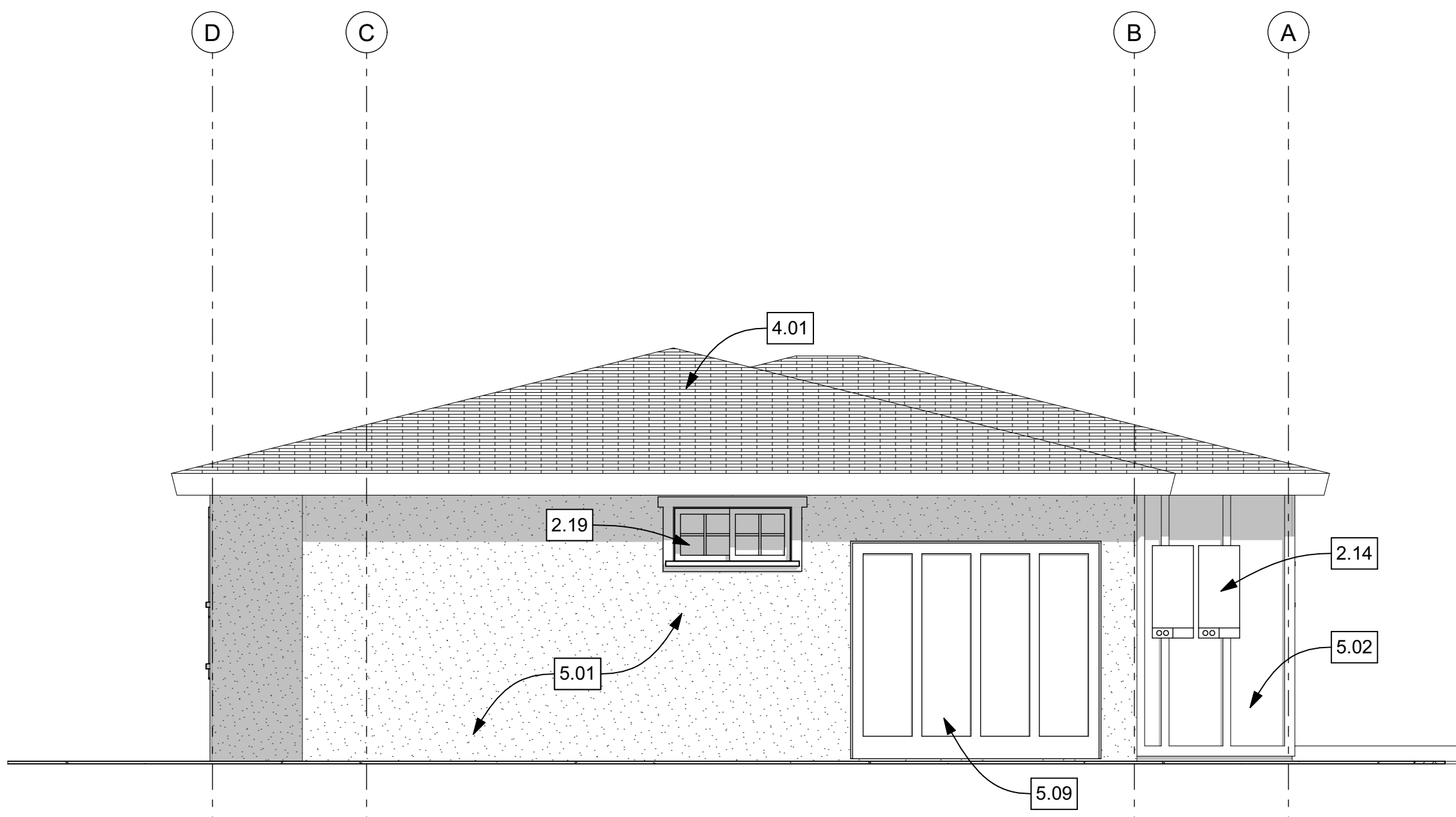
1 Proposed South Exterior Elevation
SCALE: 1/4" = 1'-0"



3 Proposed East Exterior Elevation Of Western Building
SCALE: 1/4" = 1'-0"



2 Proposed East Exterior Elevation of Eastern Building
SCALE: 1/4" = 1'-0"





View from Southwest Corner Looking East



View from South Driveway Looking East



View from Southeast Corner Looking Northwest



View from South Looking Northeast



View from South looking North



View From Northwest Looking Southwest

Perspective Renderings of Proposed Design

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View From Southwest Corner of Site Looking East



View From North Side of Site Between Buildings Looking West Towards Western Building



View From North Side of Site Between Buildings Looking East Towards Eastern Building



View From Middle of Site Between Buildings Looking West Towards Western Building



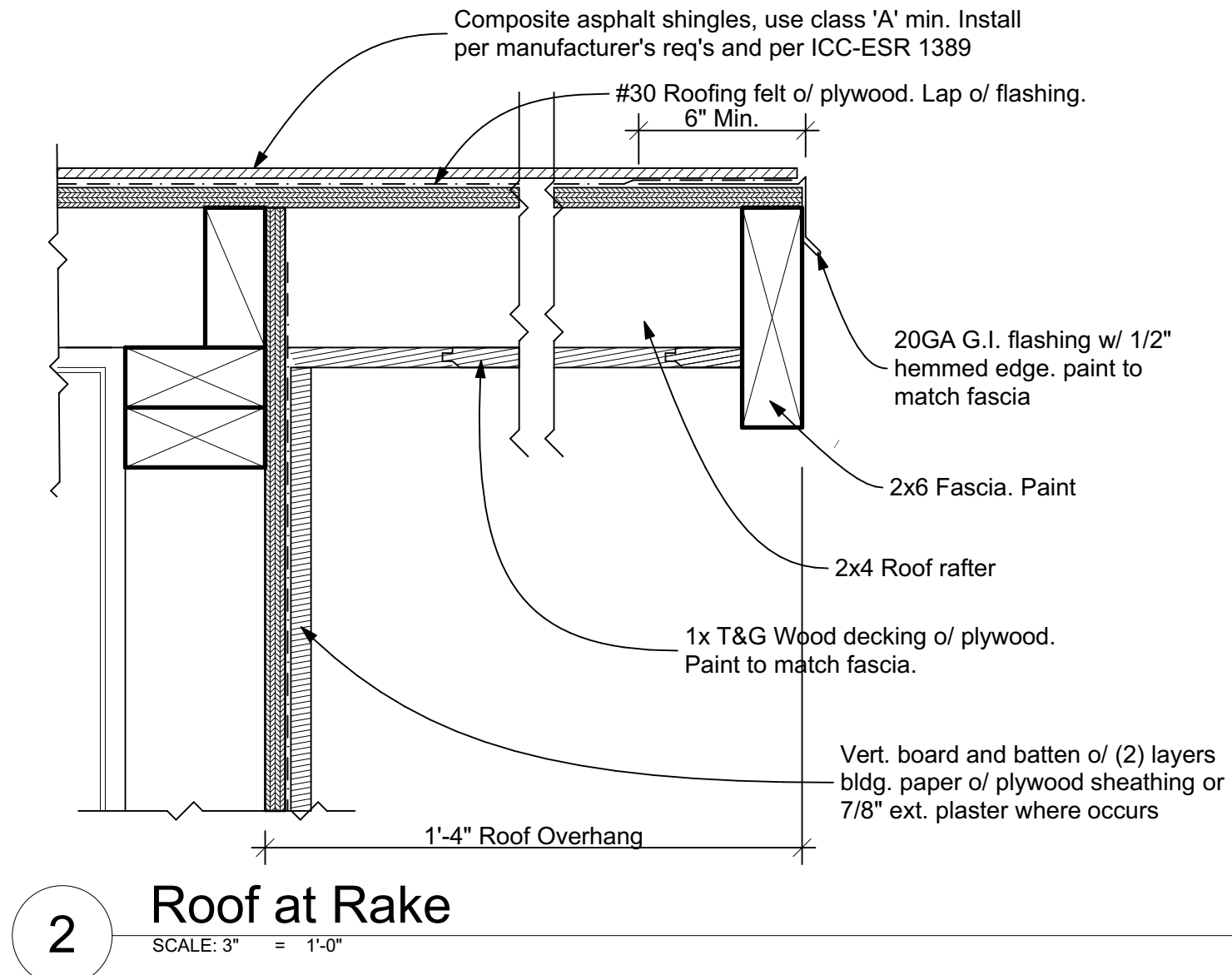
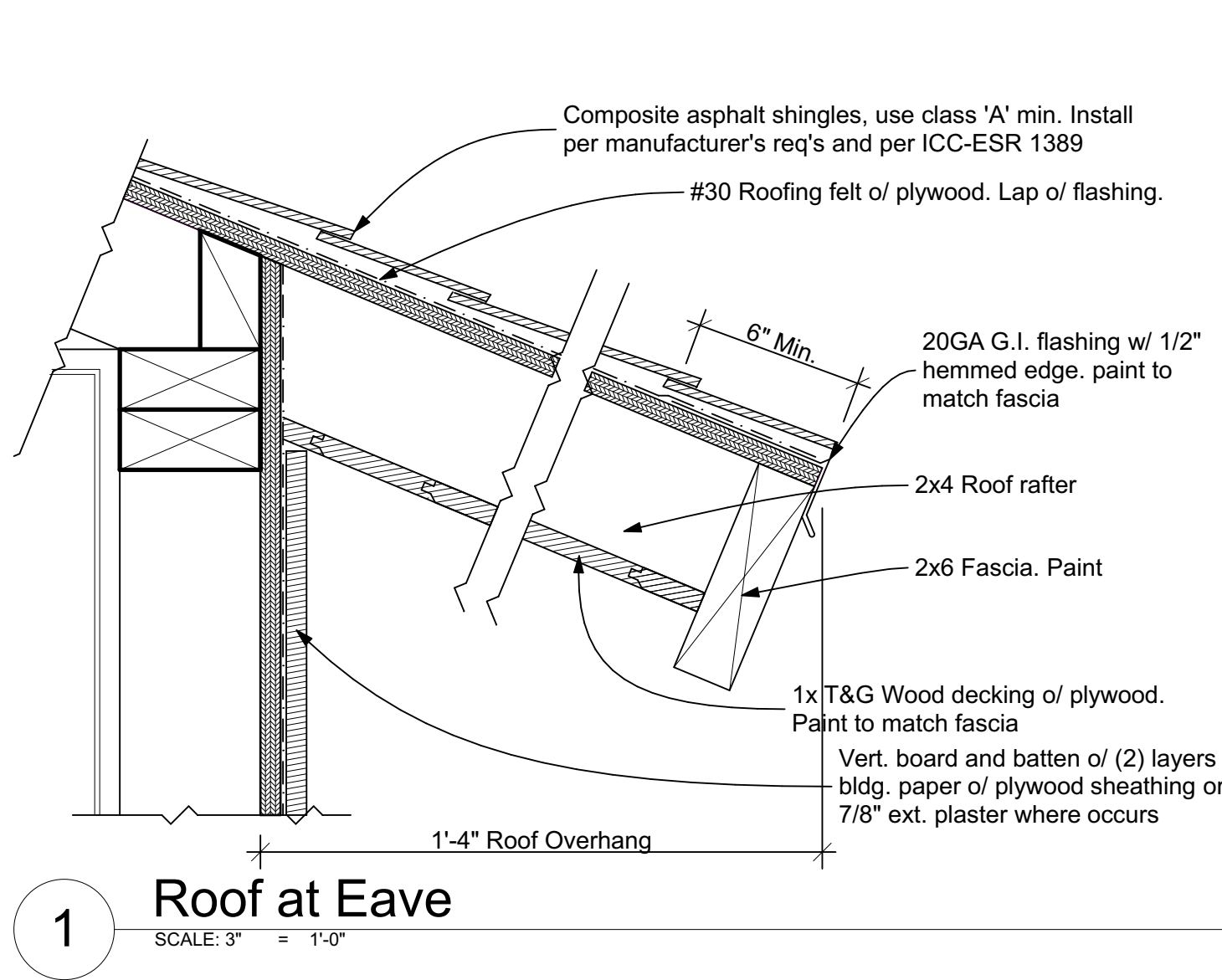
View From Southeast Corner of Site Looking West



View of Deteriorated Staircase



View From Northeast Corner of Site Looking West



DOOR SCHEDULE				
ID	SIZE		MATERIAL	NOTES
	WIDTH	HEIGHT		
101	3'	6'-8"	WOOD	Solid Core 6 Panel Door Style
102	3'	6'-8"	WOOD	Solid Core 6 Panel Door Style
103	3'	6'-8"	WOOD	Solid Core 6 Panel Door Style
104	2'-8"	6'-8"	WOOD	
105	2'	6'-8"	WOOD	
106	4'-6"	6'-8"	WOOD	
107	2'-4"	6'-8"	WOOD	
108	3'	6'-8"	WOOD	Solid Core 6 Panel Door Style
109	6'	6'-8"	WOOD	Sliding Glass Door with External Wood Muntins
201	3'	6'-8"	WOOD	Solid Core 6 Panel Door Style
202	2'	6'-8"	WOOD	
203	2'-4"	6'-8"	WOOD	
204	4'-6"	6'-8"	WOOD	
205	4'-6"	6'-8"	WOOD	
206	2'-4"	6'-8"	WOOD	
207	2'-4"	6'-8"	WOOD	
208	2'-4"	6'-8"	WOOD	
209	2'	6'-8"	WOOD	
210	2'-4"	6'-8"	WOOD	

3 Proposed Door Schedule

WINDOW SCHEDULE					
ID	WIDTH	HEIGHT	TYPE	MATERIAL	NOTES
101	6'-8"	5'	Sliding	Fiberglass Clad Wood	Externally Applied Muntin at Divided Lite
102	5'	5'	Sliding	Fiberglass Clad Wood	Externally Applied Muntin at Divided Lite
103	4'	2'	Sliding	Fiberglass Clad Wood	Externally Applied Muntin at Divided Lite
104	6'	3'	Sliding	Fiberglass Clad Wood	Externally Applied Muntin at Divided Lite
105	4'	2'	Sliding	Fiberglass Clad Wood	Externally Applied Muntin at Divided Lite
106	6'	3'	Sliding	Fiberglass Clad Wood	Externally Applied Muntin at Divided Lite
107	5'	5'	Sliding	Fiberglass Clad Wood	Externally Applied Muntin at Divided Lite
108	5'	5'	Sliding	Fiberglass Clad Wood	Externally Applied Muntin at Divided Lite
109	6'-8"	4'	Sliding	Fiberglass Clad Wood	Externally Applied Muntin at Divided Lite
110	6'	3'-6"	Sliding	Fiberglass Clad Wood	Externally Applied Muntin at Divided Lite
111	3'	3'	Sliding	Fiberglass Clad Wood	Externally Applied Muntin at Divided Lite
112	5'	5'	Sliding	Fiberglass Clad Wood	Externally Applied Muntin at Divided Lite
113	7'	4'	Sliding	Fiberglass Clad Wood	Externally Applied Muntin at Divided Lite
201	6'	4'	Sliding	Fiberglass Clad Wood	Externally Applied Muntin at Divided Lite
202	6'	5'	Sliding	Fiberglass Clad Wood	Externally Applied Muntin at Divided Lite
203	6'	5'	Sliding	Fiberglass Clad Wood	Externally Applied Muntin at Divided Lite
204	6'	4'	Sliding	Fiberglass Clad Wood	Externally Applied Muntin at Divided Lite
205	6'	3'	Sliding	Fiberglass Clad Wood	Externally Applied Muntin at Divided Lite
206	4'	2'	Sliding	Fiberglass Clad Wood	Externally Applied Muntin at Divided Lite
207	6'	3'	Sliding	Fiberglass Clad Wood	Externally Applied Muntin at Divided Lite
208	6'	3'	Sliding	Fiberglass Clad Wood	Externally Applied Muntin at Divided Lite

4 Proposed Window Schedule