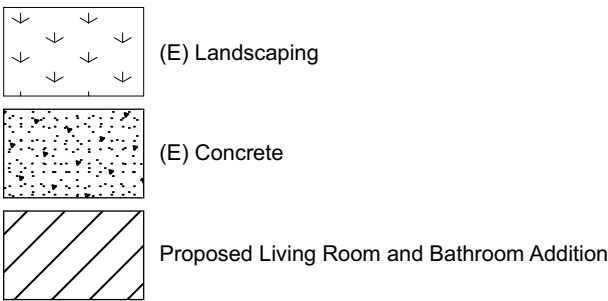


Site Plan Keynotes

- 1.00 (E) Wood fencing to remain, protect in place.
- 1.01 (E) Concrete to remain, protect in place. Typ.
- 1.02 (E) Roof line
- 1.03 (E) Door and hinge to be removed, frame to remain.
- 1.04 (E) Trio of windows to be removed. Owner to determine relocation/reuse.
- 1.05 (E) Window to be removed and relocated to rear of addition. Portion of wall down below (E) window to bottom plate also to be removed in preparation for an open walkway.
- 1.06 (E) Patio and patio cover to be demolished in its entirety.
- 1.07 (E) Concrete steps and walkpath to be demolished in their entirety.
- 1.08 (E) Exterior wall wood siding to be removed and replaced with drywall and plaster for interior finish.
- 1.09 Outline of demolished patio and patio cover.
- 1.10 Extent for project scope of work.
- 1.11 Perimeter of (E) landscape area to be removed for proposed addition.
- 1.12 (E) Precast concrete low wall to influence proposed exterior low wall.
- 1.13 (E) Paved concrete porch and steps used as precedent for proposed backyard patio and steps.
- 1.14 Proposed roof line.
- 1.15 (E) Tree to remain, protect in place.

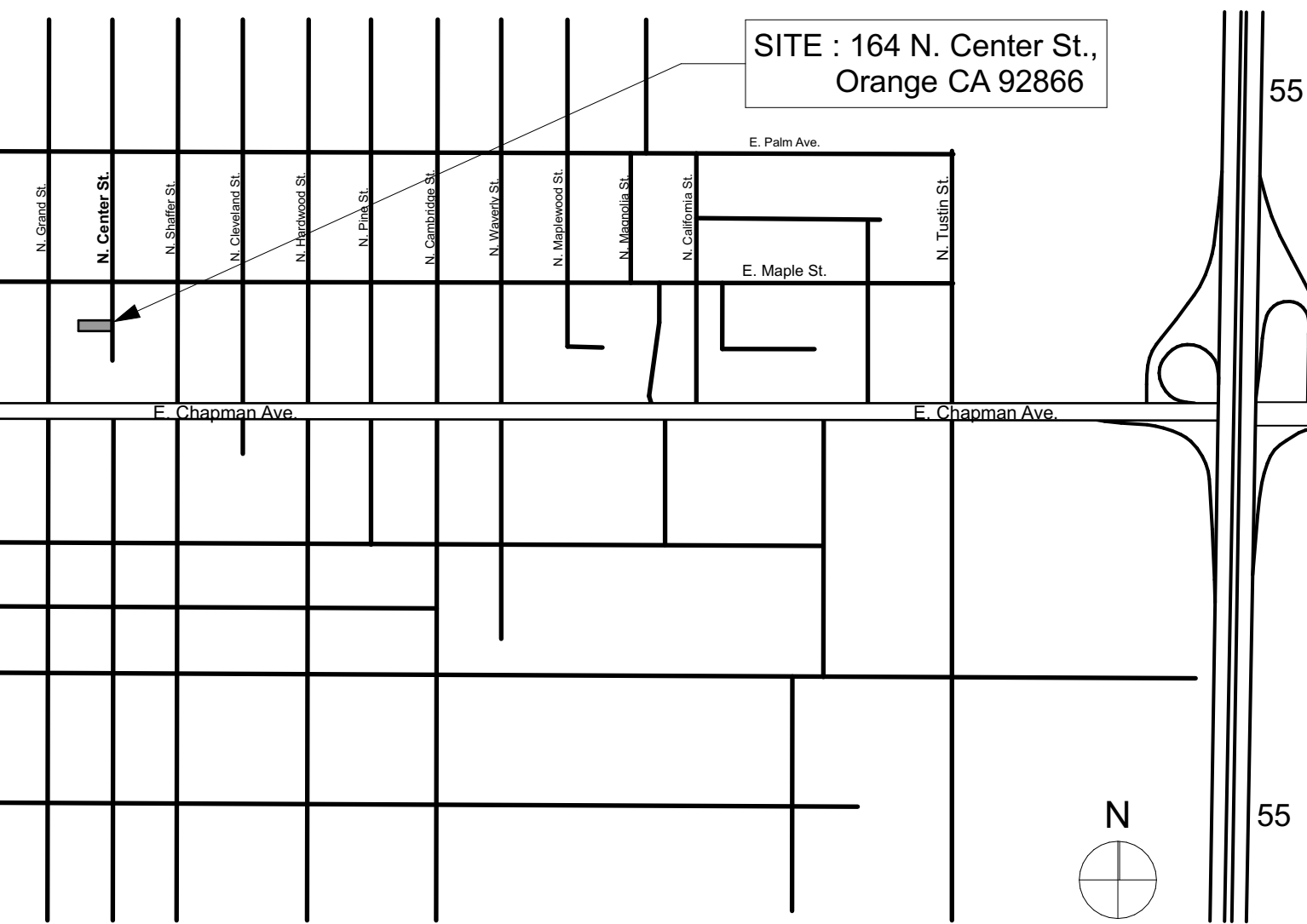
Site Plan Legend



Project Data

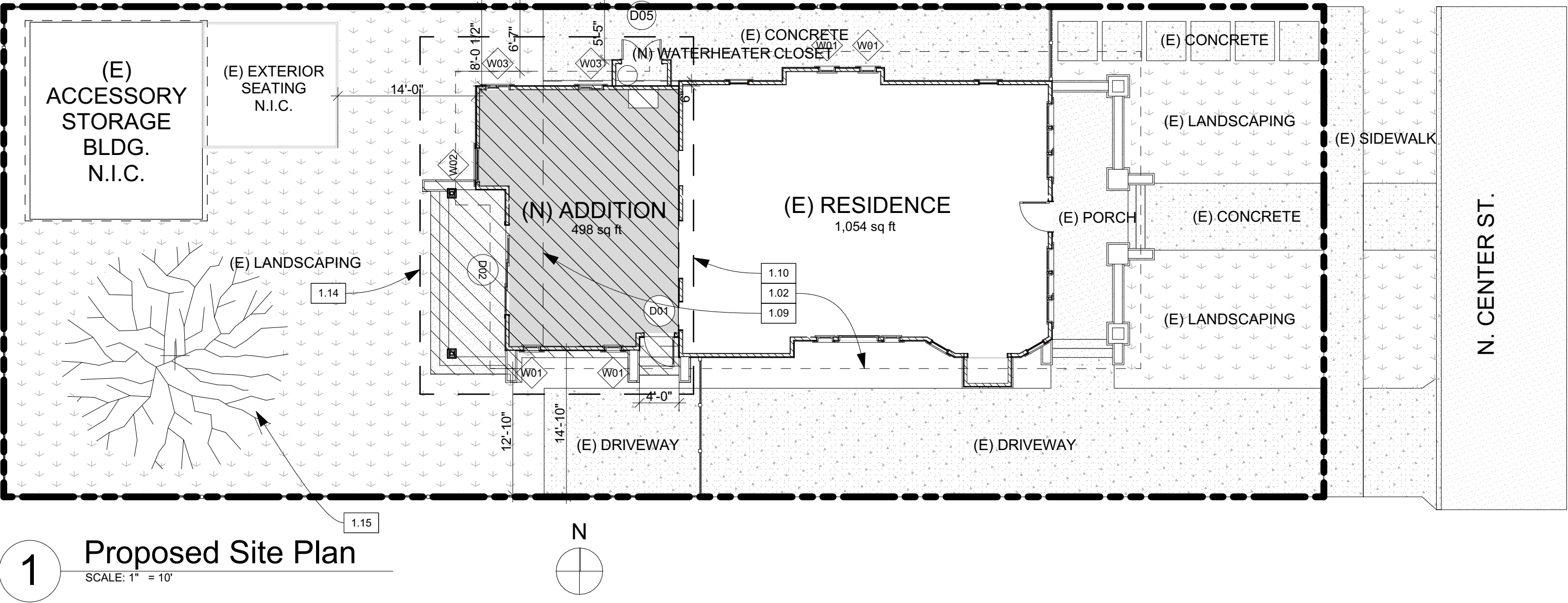
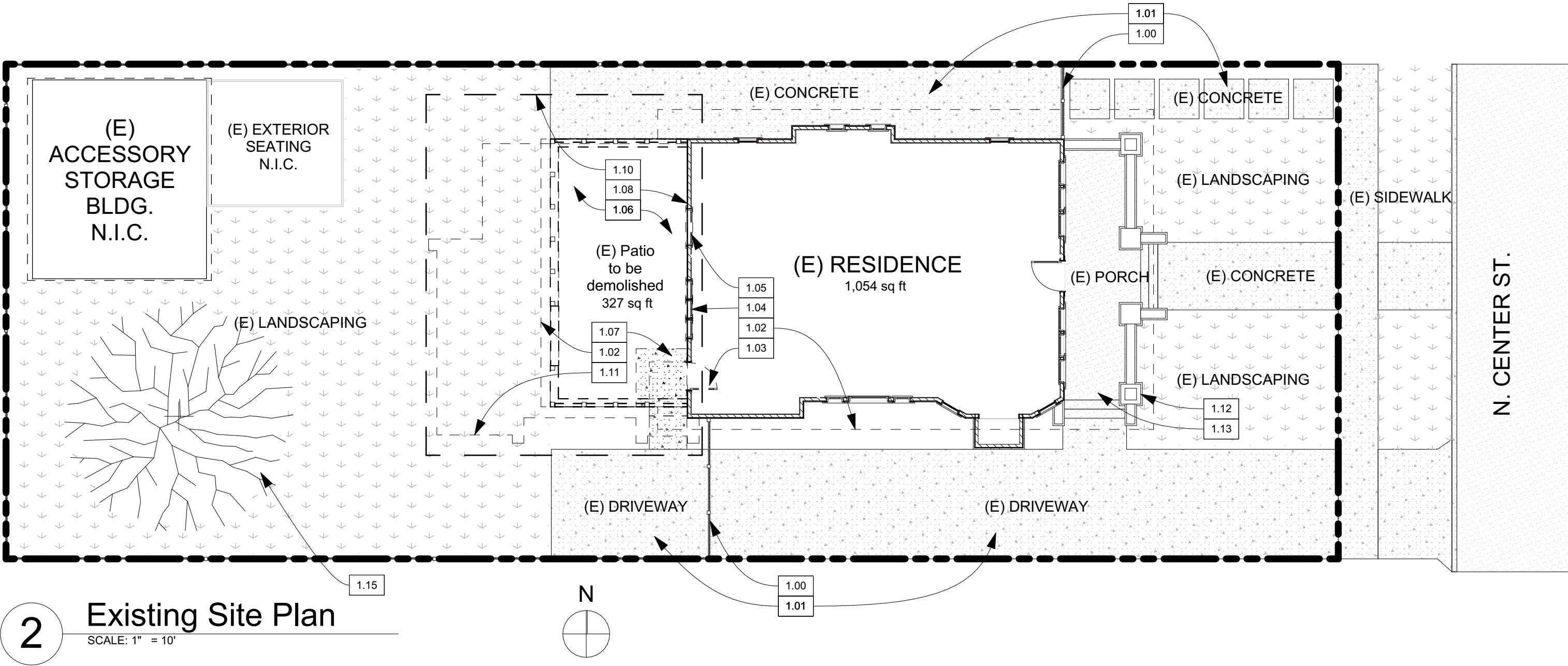
Owner:	Judy & Dan Stoner 164 N Center St. Orange, CA 92866
Applicant:	DSE Architecture Inc. 145 S. Olive St. Orange, CA 92866
Project Address:	164 N Center St. Orange, CA 92866
Project Description:	Demolition of a non contributing 327 sf addition to the rear of a historic craftsman home and the addition of a proposed 499sf addition to the house that includes a living room and a bathroom for the rear bedroom. The proposed addition's roofing profile will follow the front facade's existing gable that will not exceed the existing roof's height.
APN#:	039-253-31
Zone:	R-1-6
Existing Lot Area:	6,670 SF
Proposed Use:	No change to existing use
Occupancy Group:	R-3
Construction Type:	V-B (Non-Sprinklered)
Existing Parking:	Existing (2) On-site driveway parking spaces
Proposed Parking:	No proposed parking
Existing Stories:	Existing (1) Story
Existing Area:	(E) Residence 1,054 sq.ft. (E) Accessory Structure 350 sq.ft. (E) Non-Contributing Addition 327 sq.ft. Total 1,731 sq.ft.
Proposed Area:	(E) Residence 1,054 sq.ft. (E) Accessory Structure 350 sq.ft. Proposed Addition 498 sq.ft. Total 1,902 sq.ft.
Existing F.A.R.:	1,731 sq.ft. / 6,670 sq.ft. = .26
Proposed F.A.R.:	1,903 sq.ft. / 6,670 sq.ft. = .29

Vicinity Map



Set Index

- 1 Project Data, Existing and Proposed Site Plan
- 2 Proposed Floor Plan
- 3 Proposed Roof Plan
- 4 Proposed Exterior Elevations
- 5 Proposed Exterior Renders
- 6 Addition Details
- 7 Existing Residence Photos



DOOR SCHEDULE					
MARK	LOCATION	DOOR SIZE		MATERIAL	NOTES
		WIDTH	HEIGHT		
D01	Family Room	3'	8'	Wood	Solid core w/ glass divided 4-lite w/ wood muntin
D02	Family Room	9'	8'	Wood	Solid core w/ full glass lite telescoping door
D03	Family Room	6'-6"	6'-8"	Wood	Hollow core telescoping door
D04	Master Bath	2'-4"	6'-8"	Wood	
D05	W.H. Cabinet	4'	6'-8"	Wood	Pair of 2'x6'-8" doors

WINDOW SCHEDULE					
MARK	SIZE		TYPE	MATERIAL	NOTES
	WIDTH	HEIGHT			
W01	1'-8"	5'	Casement	Wood	
W02	3'-6"	4'	Casement	Wood	New location for (E) window salvaged from (E) Bedroom 2.
W03	2'-6"	1'-8"	Sliding	Wood	
W04	9'	1'-6"	Fixed	Wood	Transom window divided lite w/ external wood muntin to match (E) front facade. See keynote 4.11 on elevation 2/4.
W04	9'-2"	1'-6"	Fixed	Wood	

- Floor Plan Keynotes
- 2.01

Install 3'-6" x 5'-11" shower with glass enclosure and rainfall shower head.
- 2.02

Install built in vanity. Owner to determine finish.
- 2.03

Movable bench furniture to be determined by owner.
- 2.04

Opening to be framed as walkway between (N) M. Bath and (E) Bedroom 2.
- 2.05

Movable furnishing to be determined by owner, typ.
- 2.06

Opening to be framed with counter top transition between (N) Family Room and (E) Kitchen.
- 2.07

6x6 pergola wood post w/ mitered edge wood cladding.
- 2.08

Paved concrete patio and steps finish to match (E) front porch.
- 2.09

3' high precast concrete block wall with plaster parget with textured float finish. Color and grout joints to match (E) historic front porch color and proportions.
- 2.10

(E) frame to be used as walkway between (N) Family Room and (E) Kitchen.
- 2.11

Hers and his bathroom sink counter tops with medicine cabinets mounted into adjacent wall corners.
- 2.12

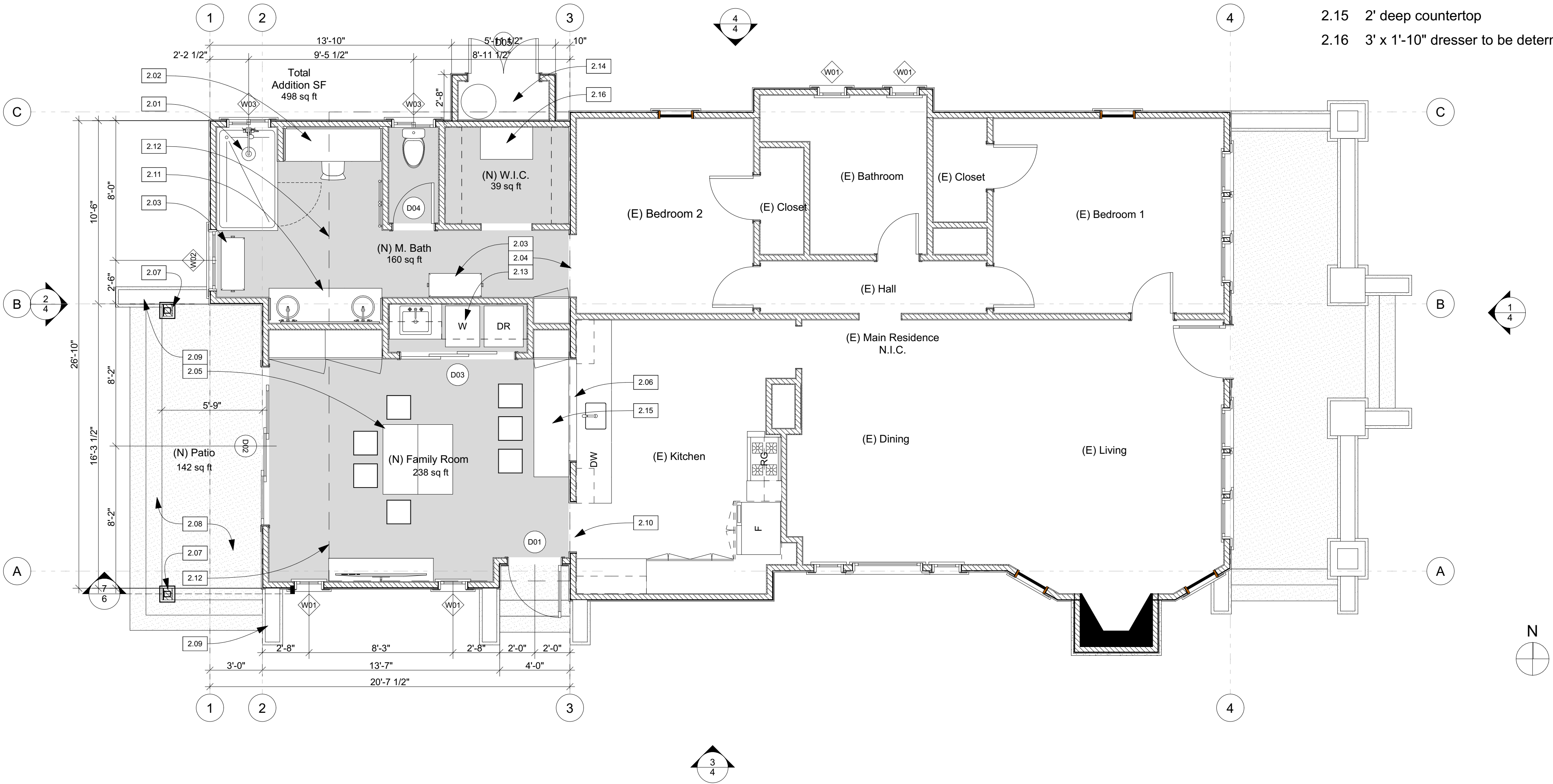
Outline of demolished (E) patio and patio structure.
- 2.13

Washer and dryer closet with over head shelving.
- 2.14

Water heater utility closet.
- 2.15

2' deep countertop
- 2.16

3' x 1'-10" dresser to be determined by owner.



3

Proposed Floor Plan

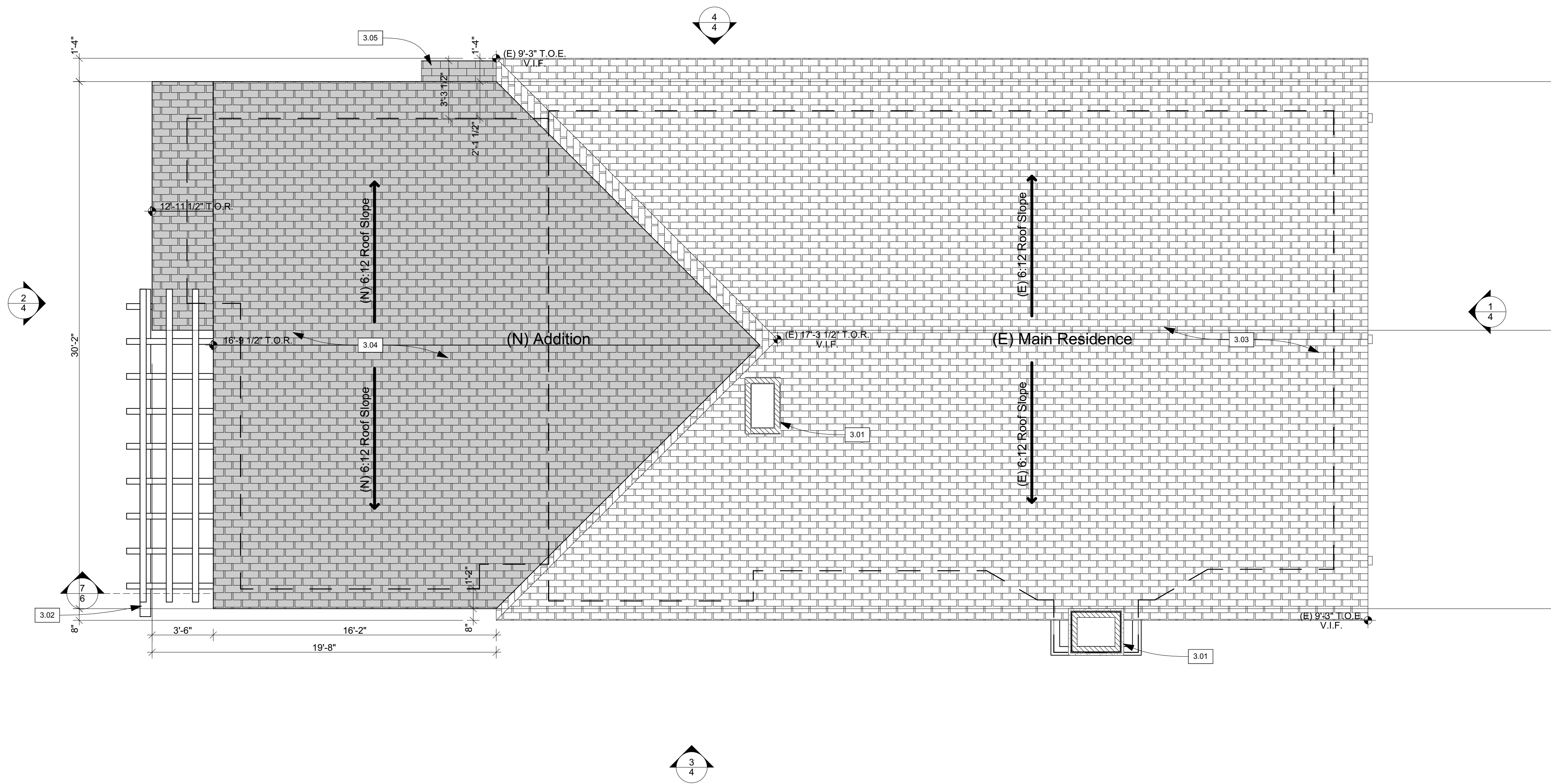
SCALE: 1/4" = 1'-0"

Roof Plan Legend

- (E) Roof to remain, protect in place.
- (N) Roof shingles to match (E).
- Exterior wall boundary below roof.

Roof Plan Keynotes

- 3.01 (E) Chimney to remain, protect in place.
- 3.02 6x6 pergola wood post.
- 3.03 (E) Gable roof to remain, protect in place.
- 3.04 (N) Gable roof to match (E) shingles.
- 3.05 (N) W.H. cabinet roofing to match (E) shingles.



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

Proposed Roof Plan

Stoner Residence

Residence Addition

164 N Center St. Orange CA 92866

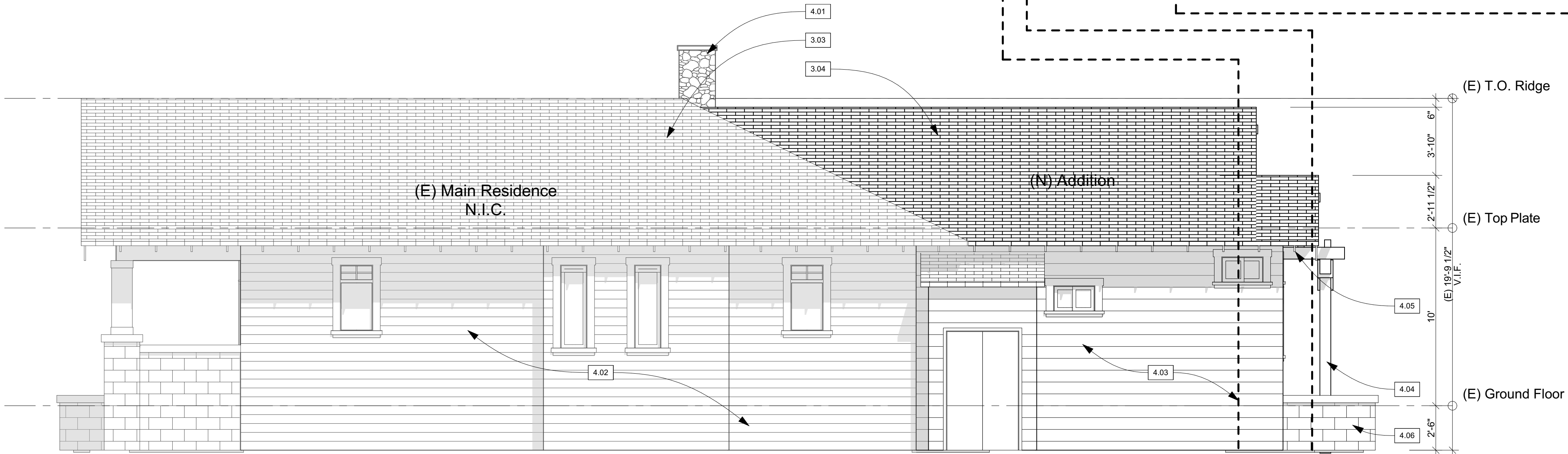
Printed on: 11/3/2021 at 5:39 PM P:\0773 Stoner Residence\0773 BIM-CADD Files\0773 Arch\CAD Models\0773 Stoner Residence.rvt

NOTE:
(E) Rafters and barge board are shown in the adjacent photo as the (E) condition. The proposed addition will include rafters and a barge board though will keep to the contemporary design as shown in elevation. This departure from the (E) design is intentional and helps preserve the historic portion of the residence from the new. Similar to the condition mentioned above, all the window casings on the proposed addition will match the (E) windows except for the tapered molding underneath the sill. Instead the proposed windows will have a simple 1X mounted below the casing.

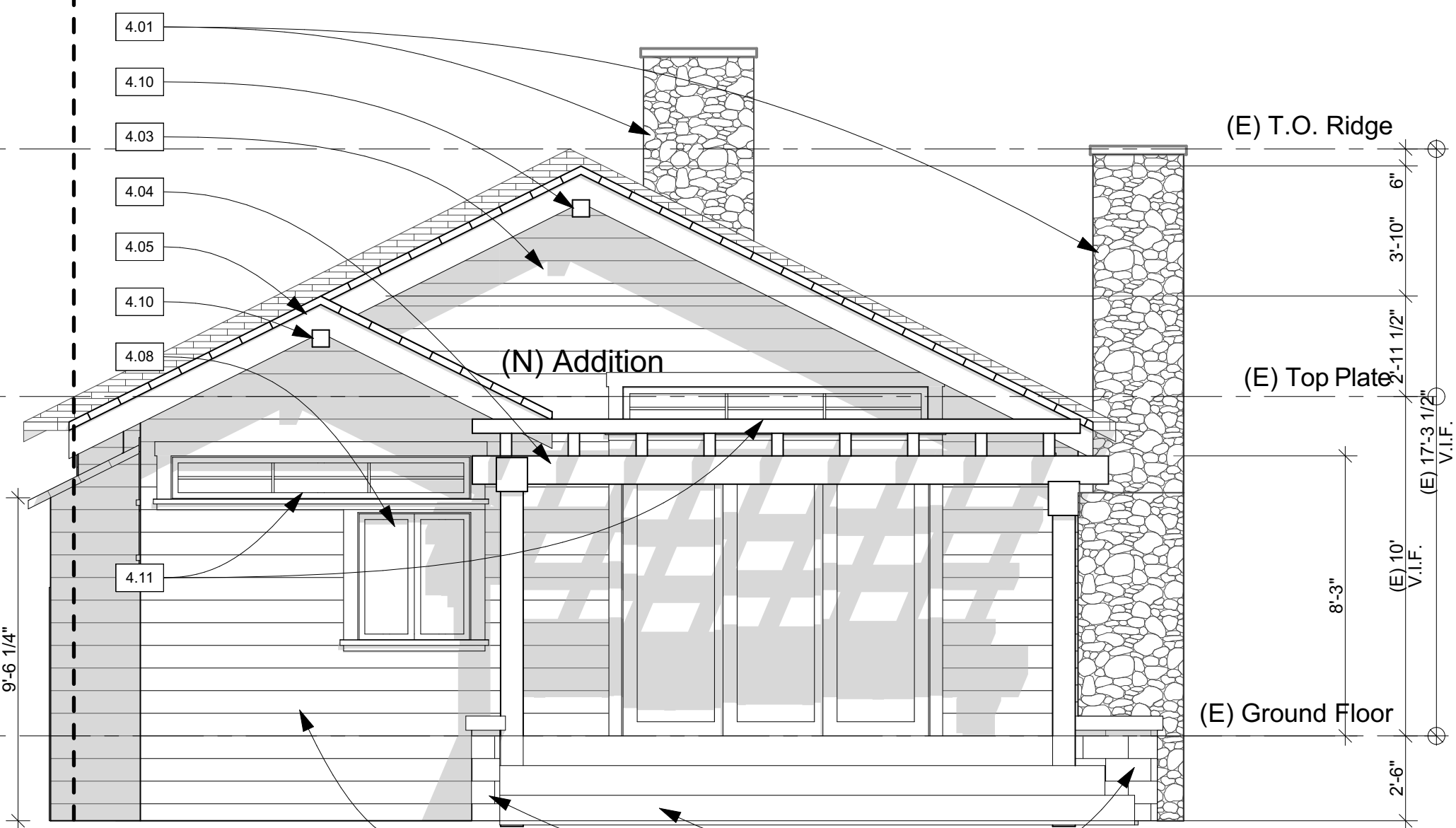


Exterior Elevation Keynotes

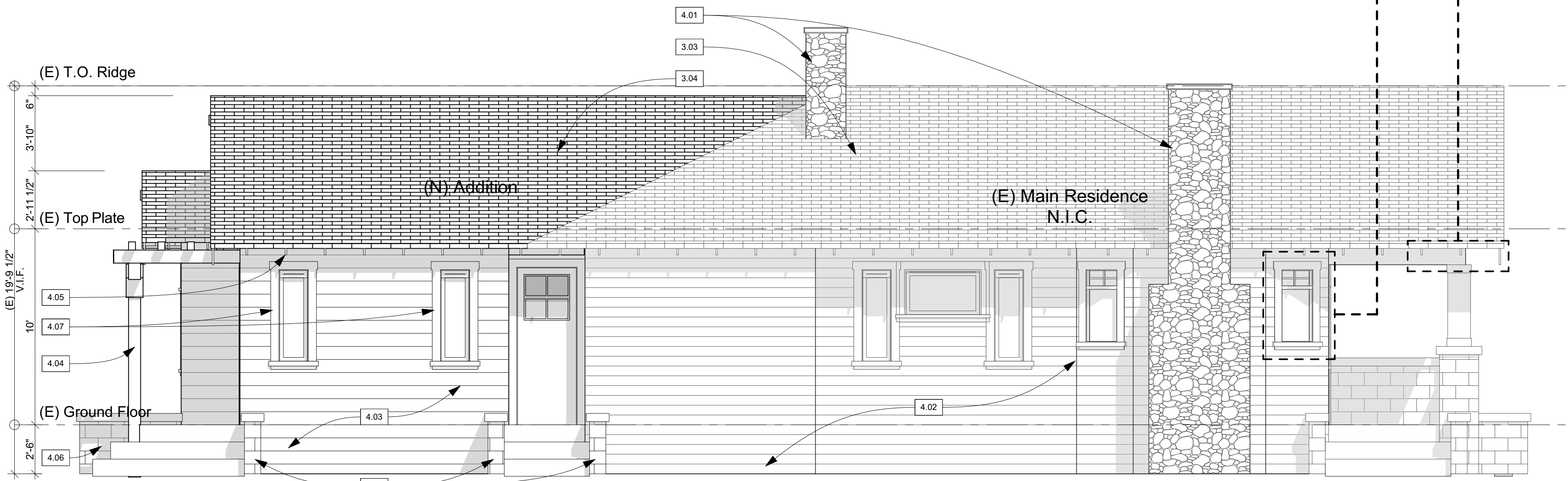
- 3.03 (E) Gable roof to remain, protect in place.
- 3.04 (N) Gable roof to match (E) shingles.
- 4.01 (E) Chimney to remain. Protect in place.
- 4.02 (E) 5" horizontal wood siding. V.I.F.
- 4.03 8" horizontal wood siding.
- 4.04 6x6 pergola wood post w/ mitered edge wood cladding.
- 4.05 Exposed 2x rafter tails
- 4.06 3' high precast concrete block wall with plaster parget with textured float finish. Color and grout joints to match (E) historic front porch color and proportions.
- 4.07 Casement window to match dimensions of vertical casement window along the (E) dining room.
- 4.08 New location for (E) window salvaged from (E) Bedroom 2.
- 4.09 Paved concrete patio and steps finish to match (E) front patio.
- 4.10 2x wood outlooker to match (E) front facade but without bracket.
- 4.11 W04 Transom window divided lite w/ external wood muntin to match (E) front facade. Refer to window schedule on sheet 2.



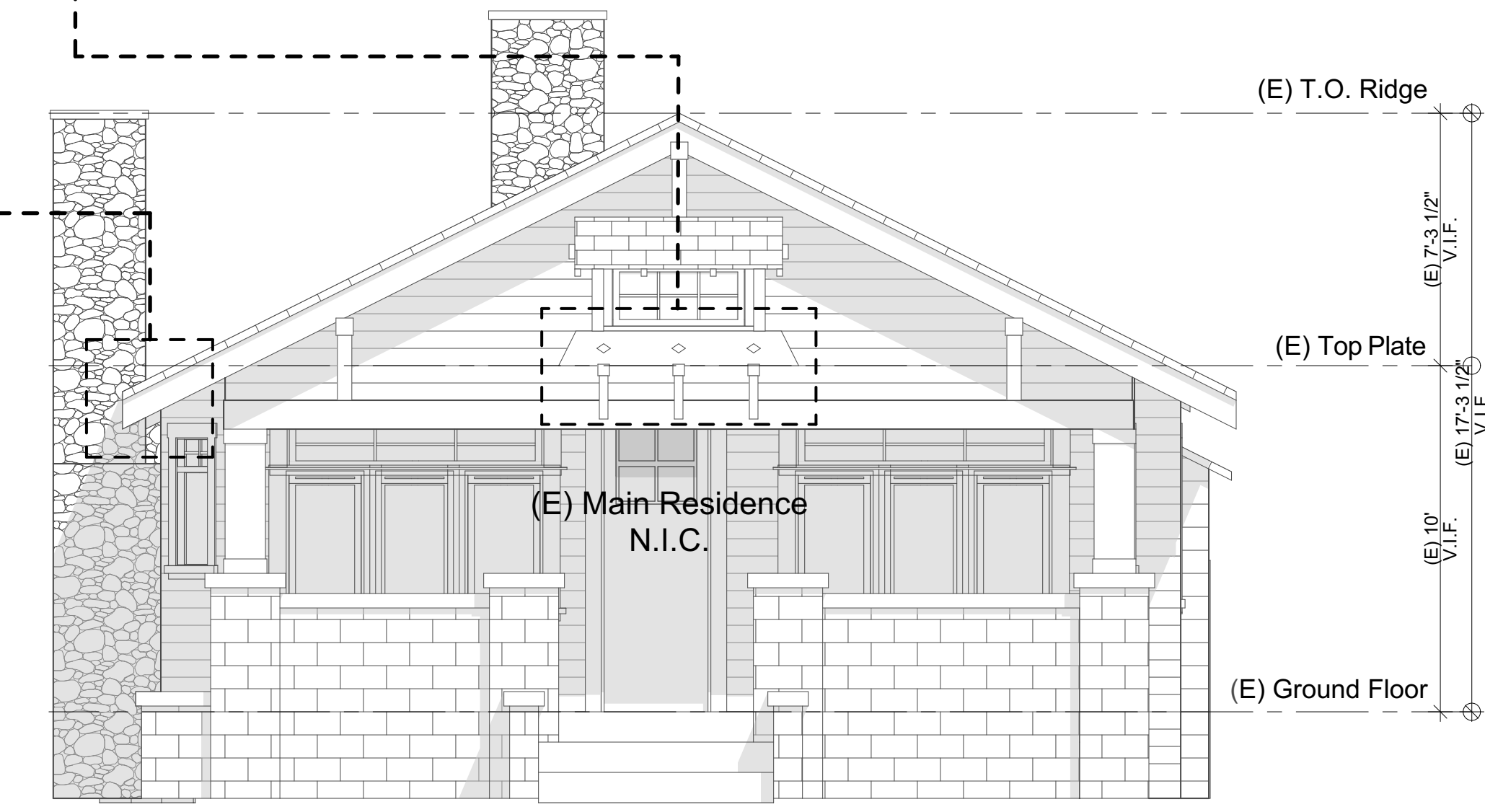
North Elevation 4



West Elevation 2



South Elevation 3



East Elevation 1

Proposed Exterior Elevations

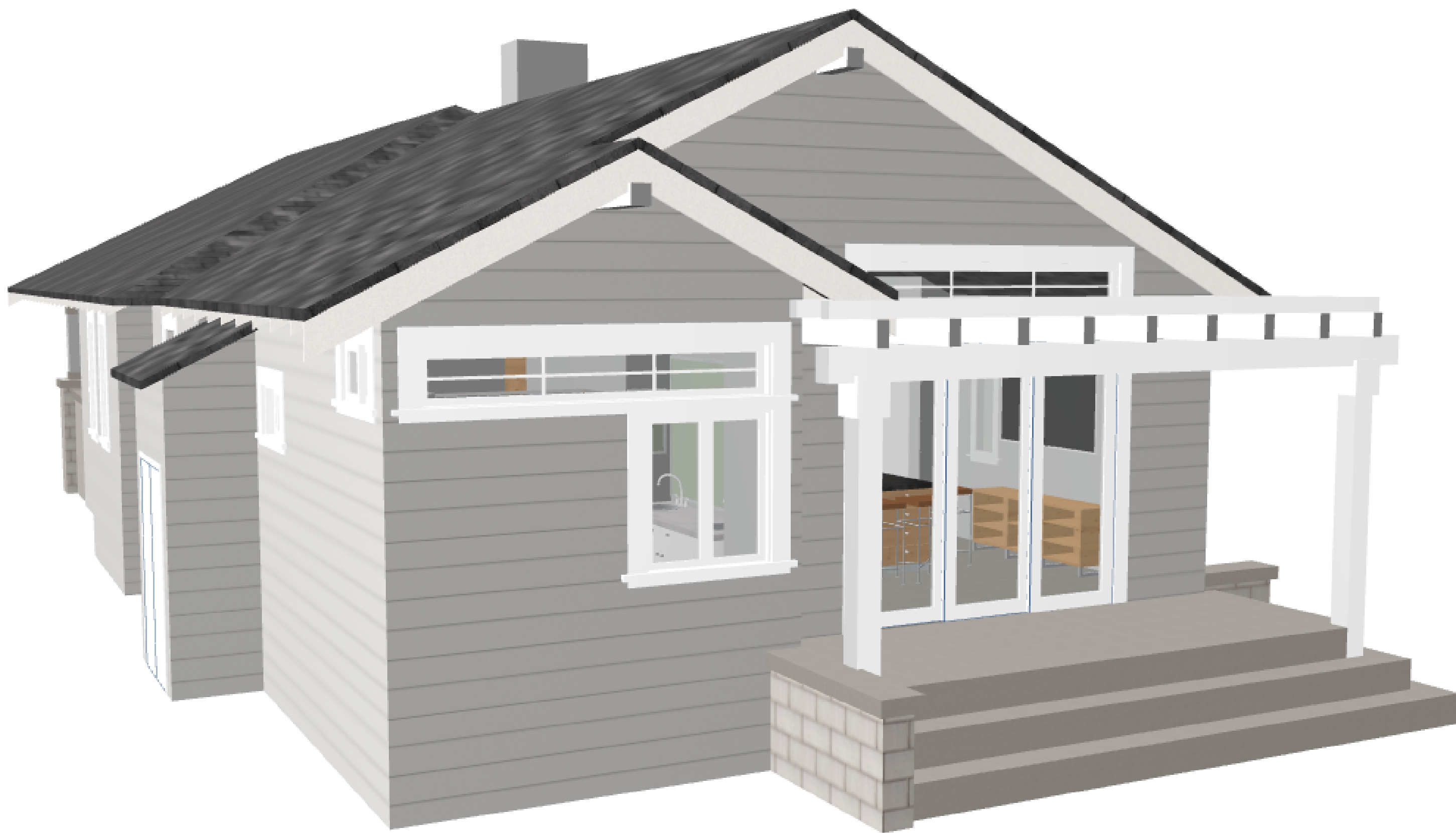
Stoner Residence

Residence Addition

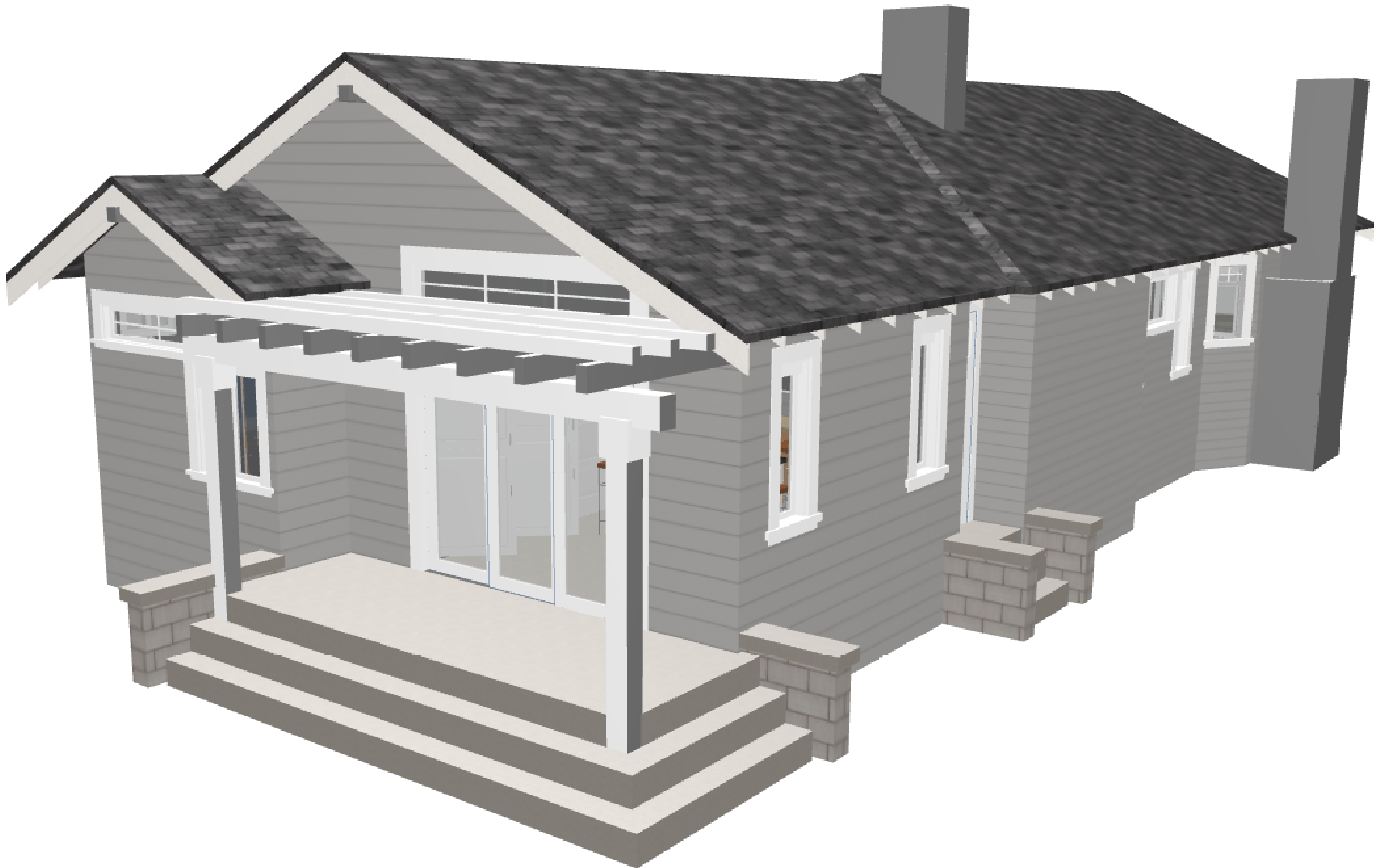
164 N Center St. Orange CA 92866

Printed on: 11/3/2021 at 4:40 PM P:\0773 Stoner Residence\0773 BIM-CADD Files\0773 Arch\CAD Models\0773 Stoner Residence.rvt

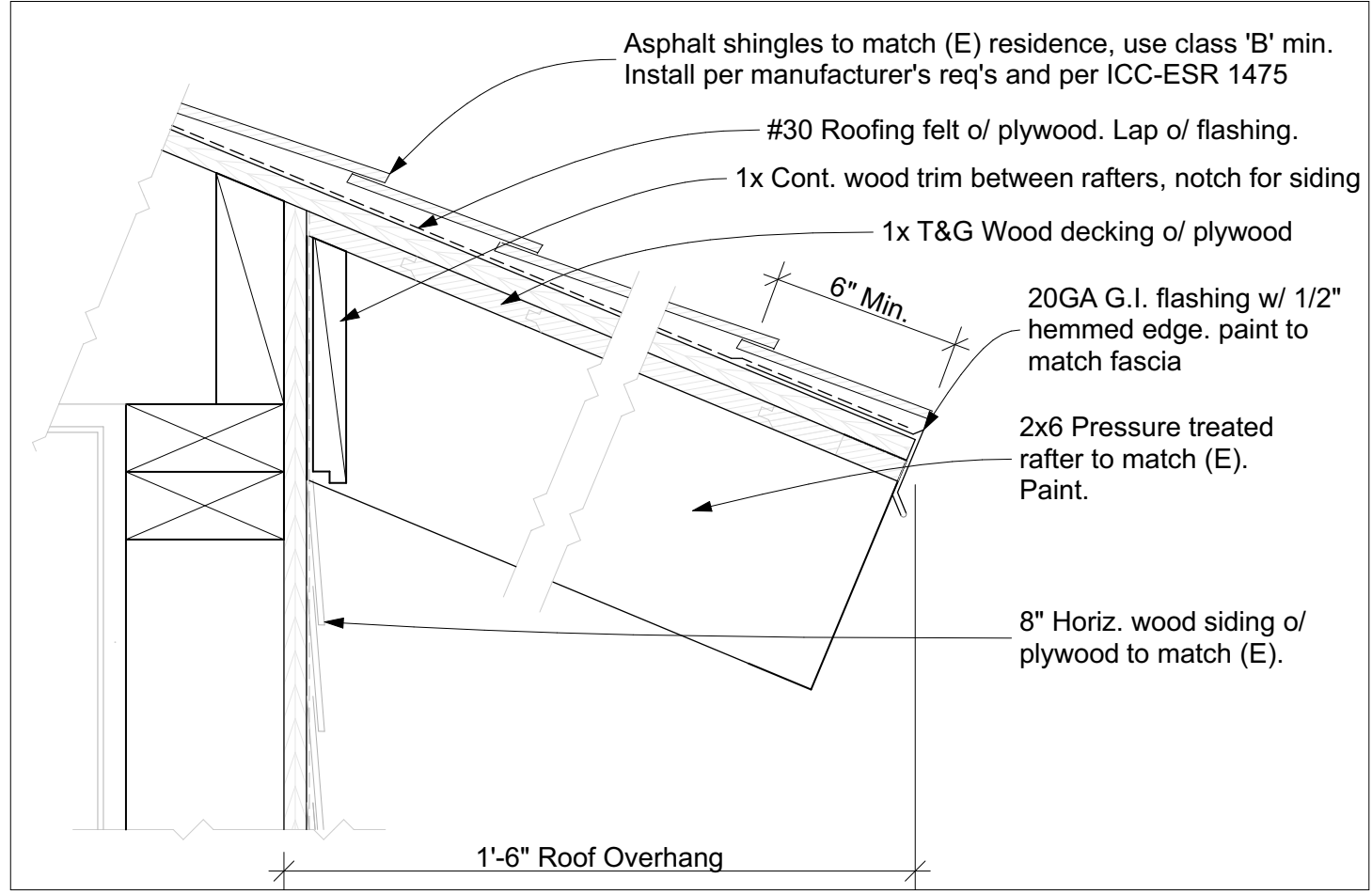
PROPOSED ADDITION EXTERIOR PERSPECTIVES



Northwest Perspective

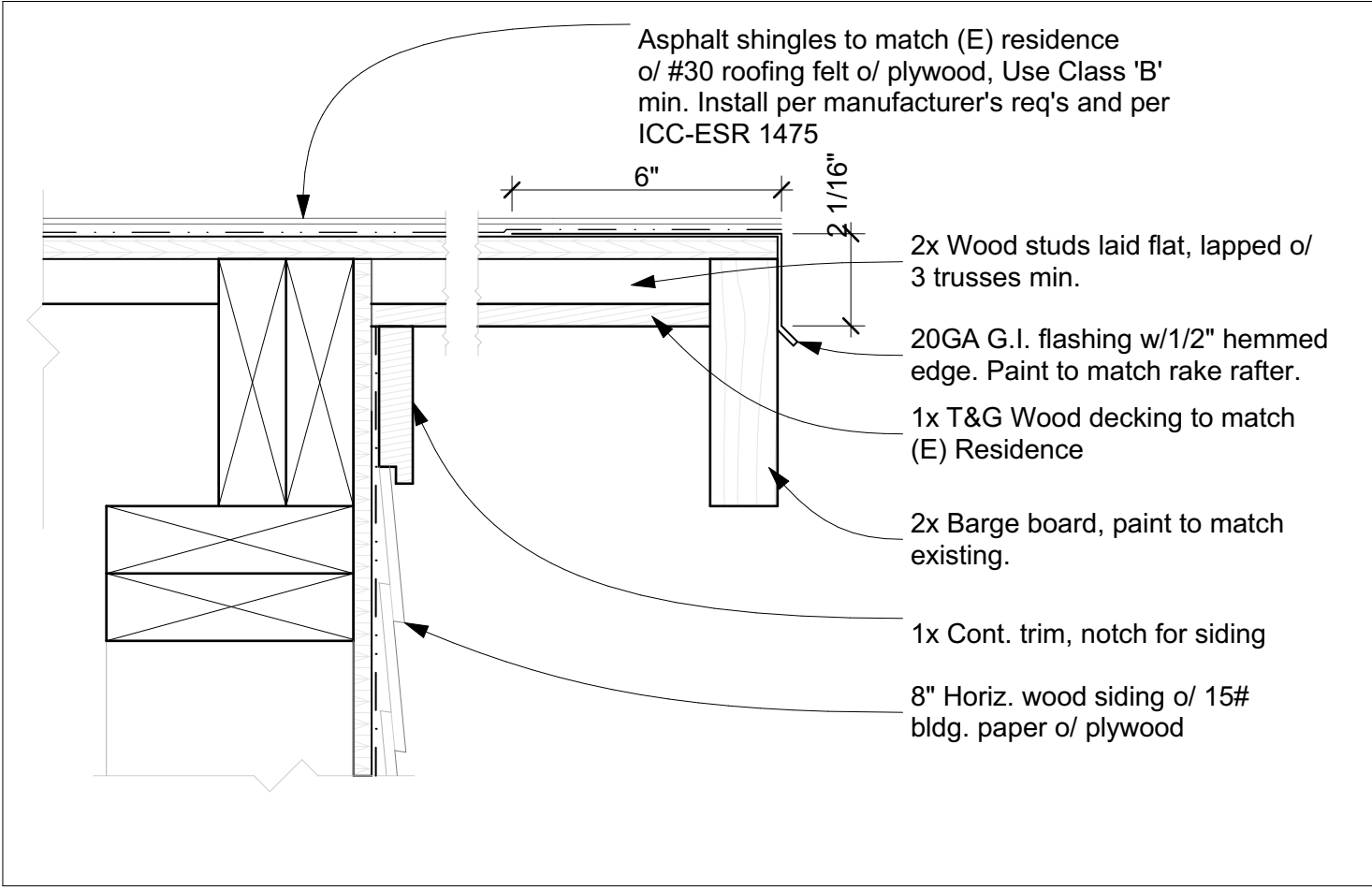


Southwest Perspective



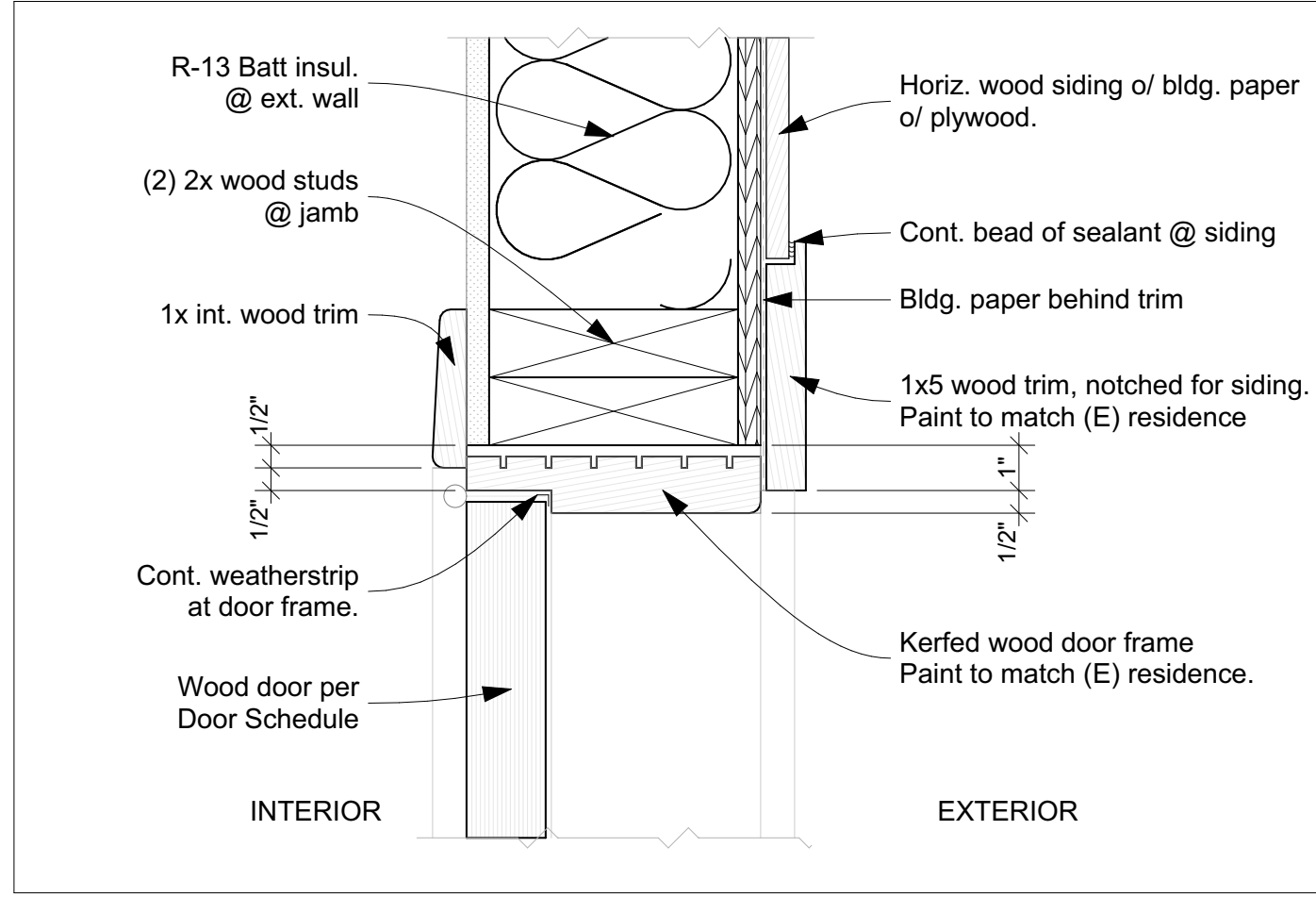
1 Eave Detail at Addition

SCALE: 3" = 1'-0"



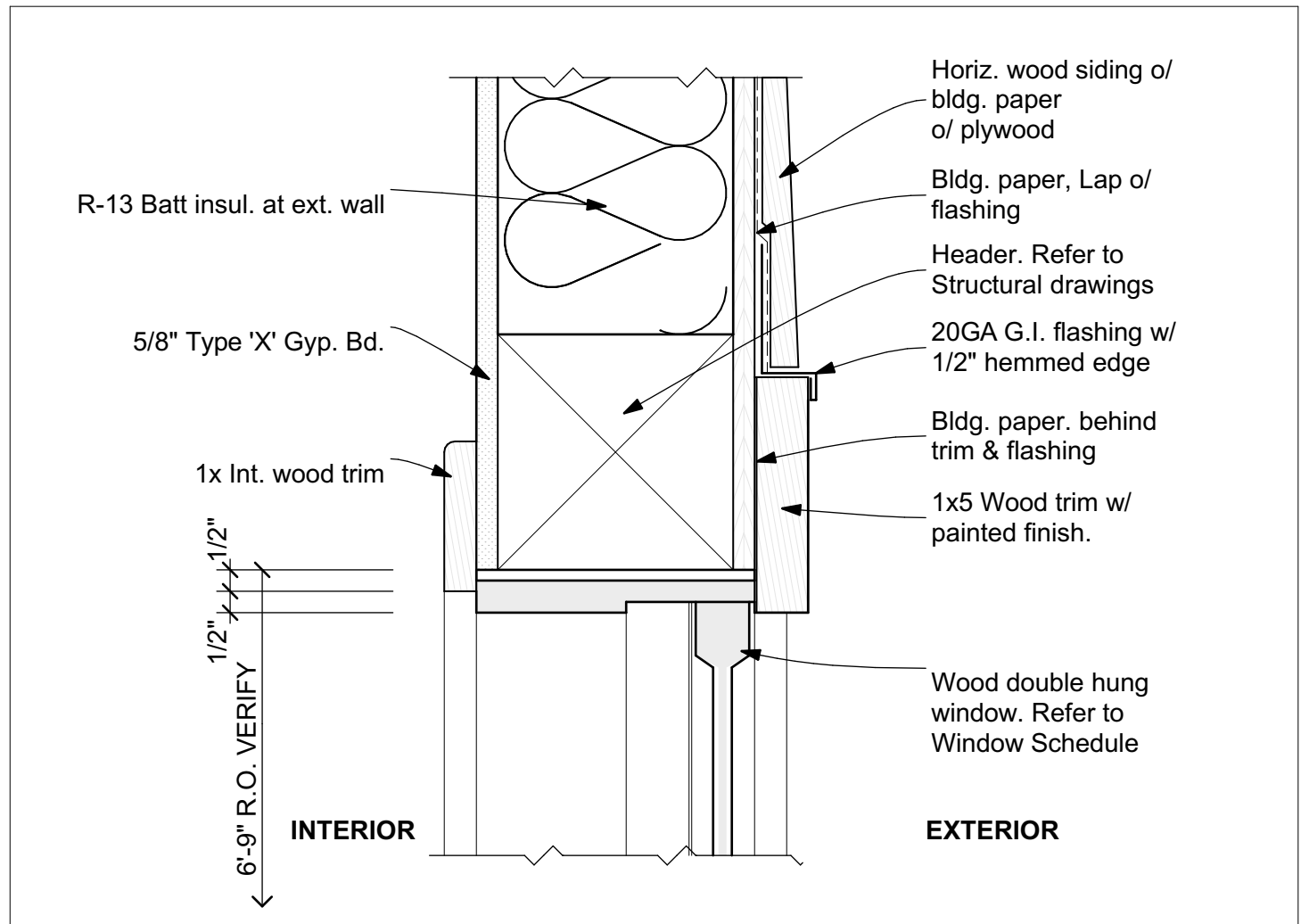
2 Rake Detail at Addition

SCALE: 3" = 1'-0"



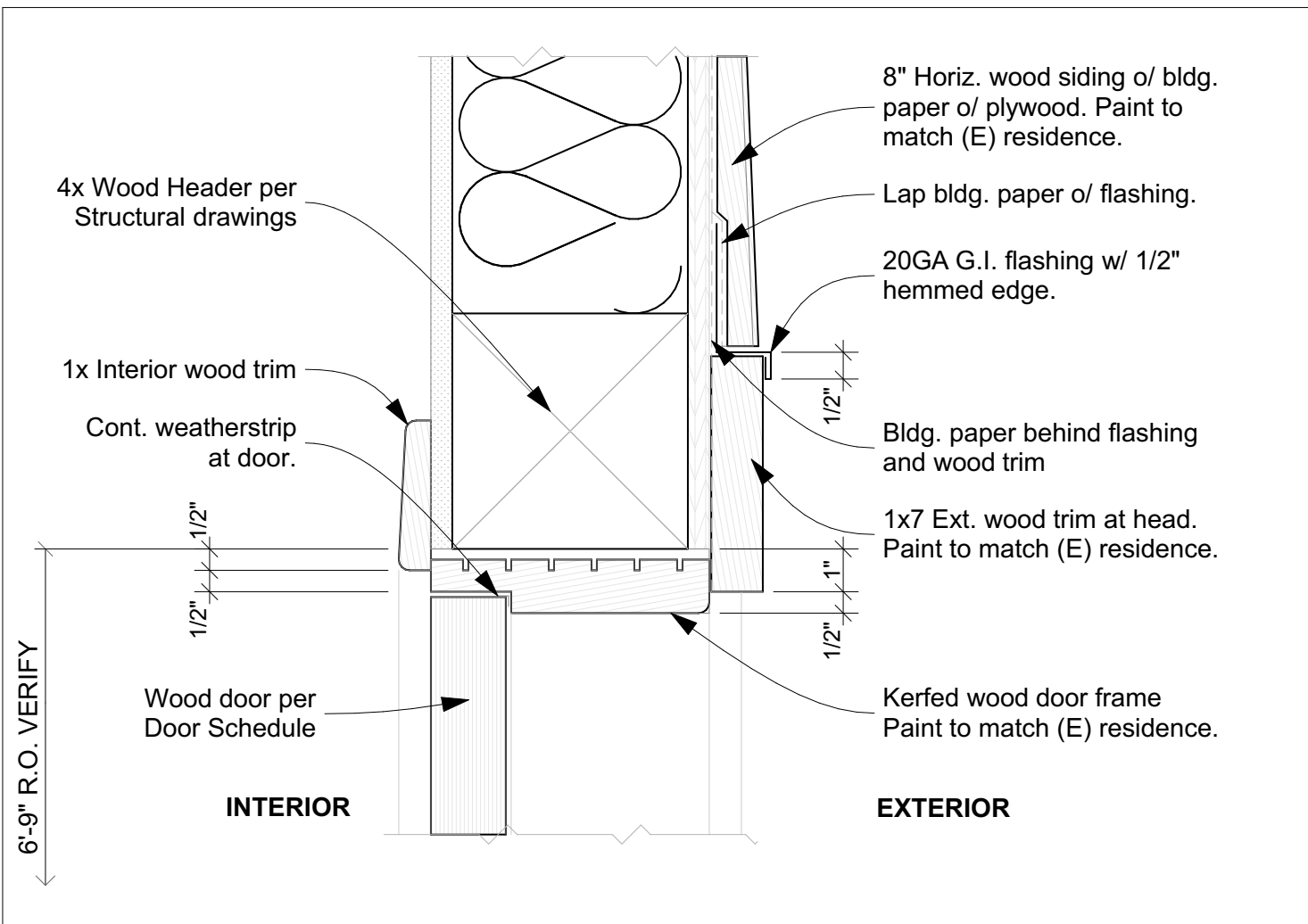
5 Door Jamb Detail at Addition

SCALE: 3" = 1'-0"



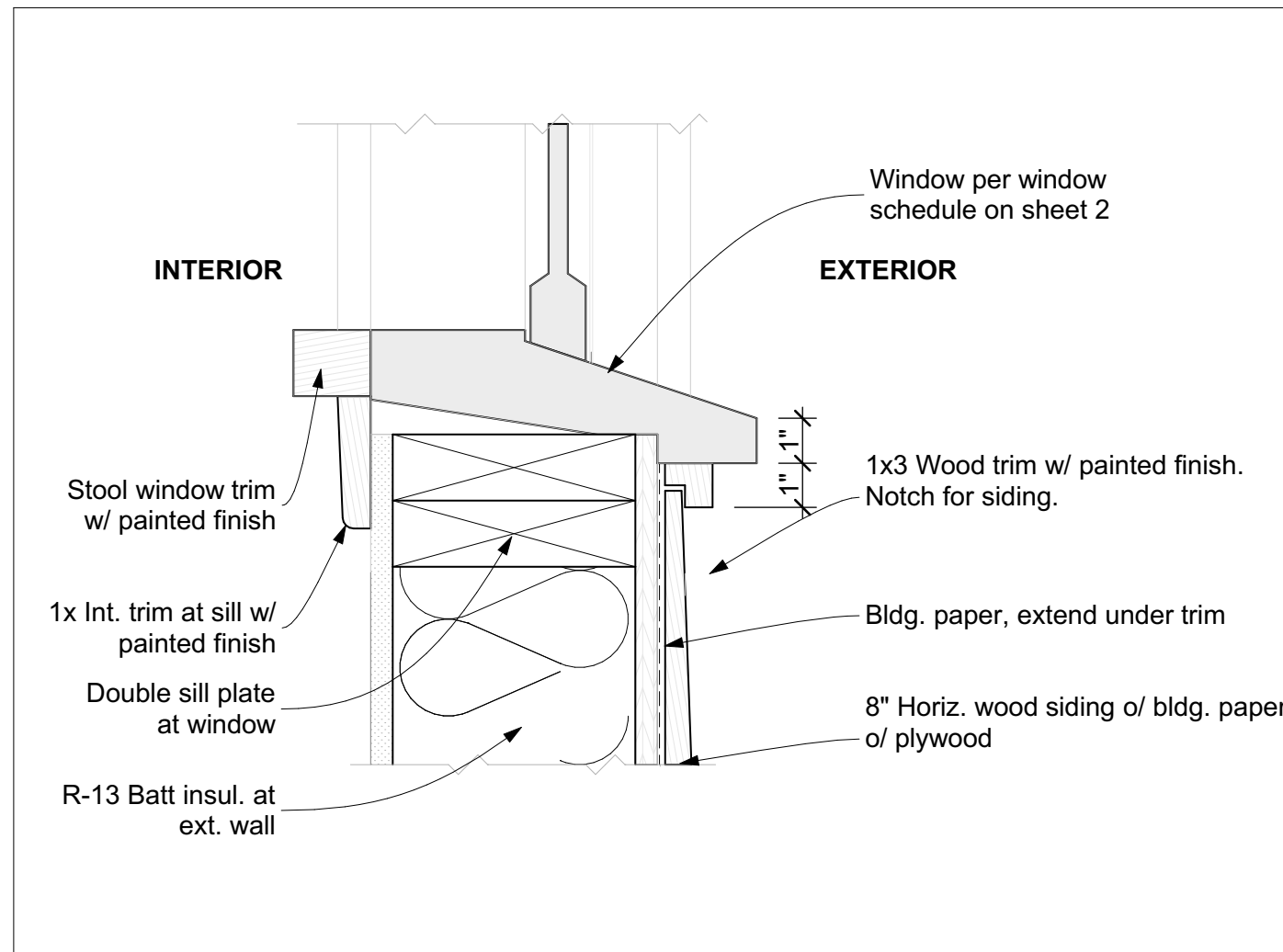
3 Window Head Detail at Addition

SCALE: 3" = 1'-0"



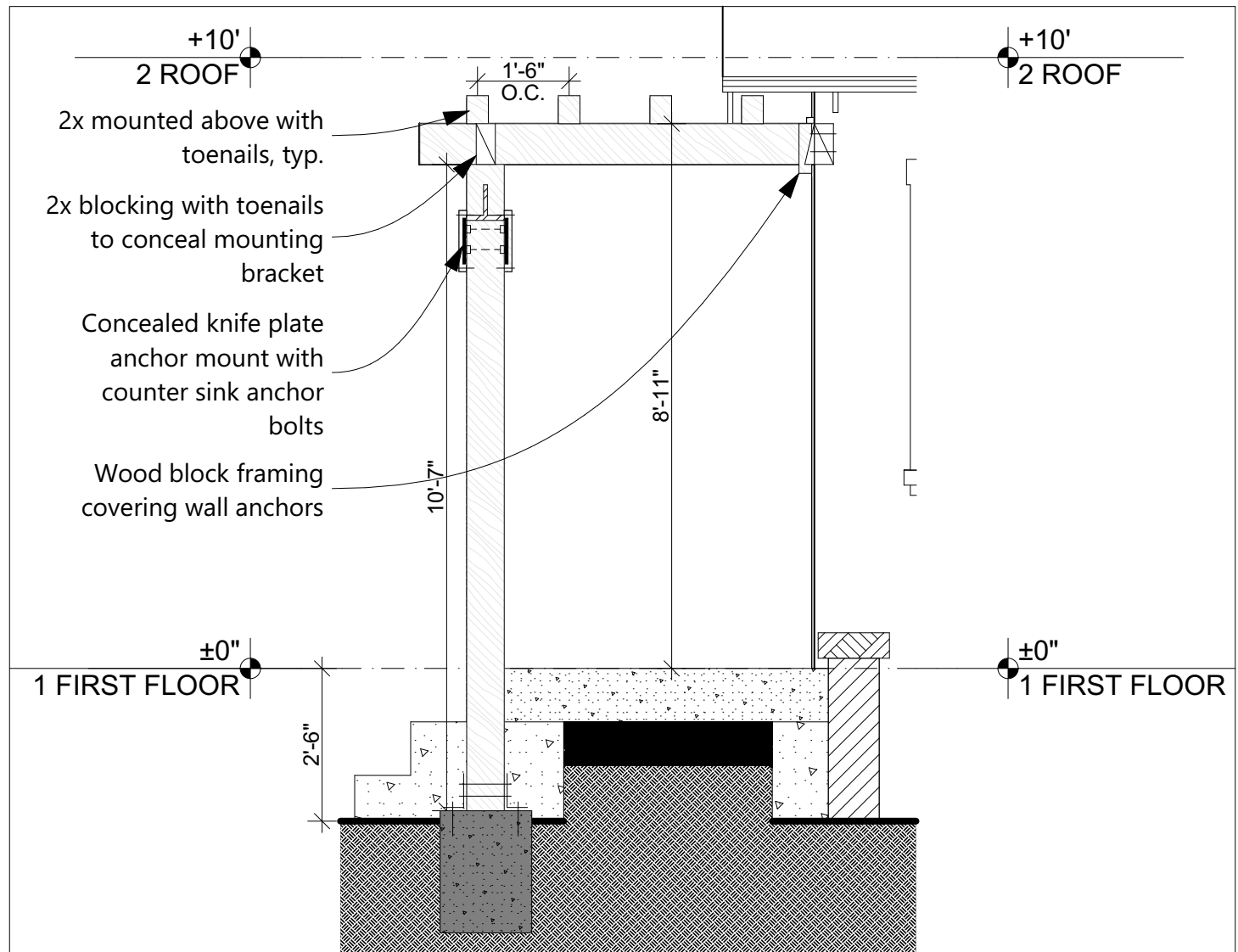
4 Door Head Detail at Addition

SCALE: 3" = 1'-0"



6 Window Sill Detail at Addition

SCALE: 3" = 1'-0"



7 Section Detail at Pergola

SCALE: 3/8" = 1'-0"



Southeast View Front Facade N.I.C.



Southeast View Back of Driveway N.I.C.



Southwest View Enclosed Patio to be Removed



Southwest View Area of Work



West View Enclosed Patio to be Removed



Northwest View Enclosed Patio to be Removed



Stoner Residence Addition

164 N Center Street



Southwest Perspective



DESIGN INTENT for NEW PORCH WALLS

The design intent for the masonry walls at the addition to the rear of the property is to compliment the existing historic masonry at the front of the house. We do not want to mimic or copy but honor the existing historic features with new building elements that are consistent with materials and proportions. This is similar to our approach to the wood siding, roof eaves, window sills, etc.



Old Towne Orange Case Studies of parget plaster on foundation walls

133 S Harwood



Old Towne Orange Case Studies of parget plaster on foundation walls

195 N Shaffer



Old Towne Orange Case Studies of parget plaster on foundation walls

349 N Cambridge

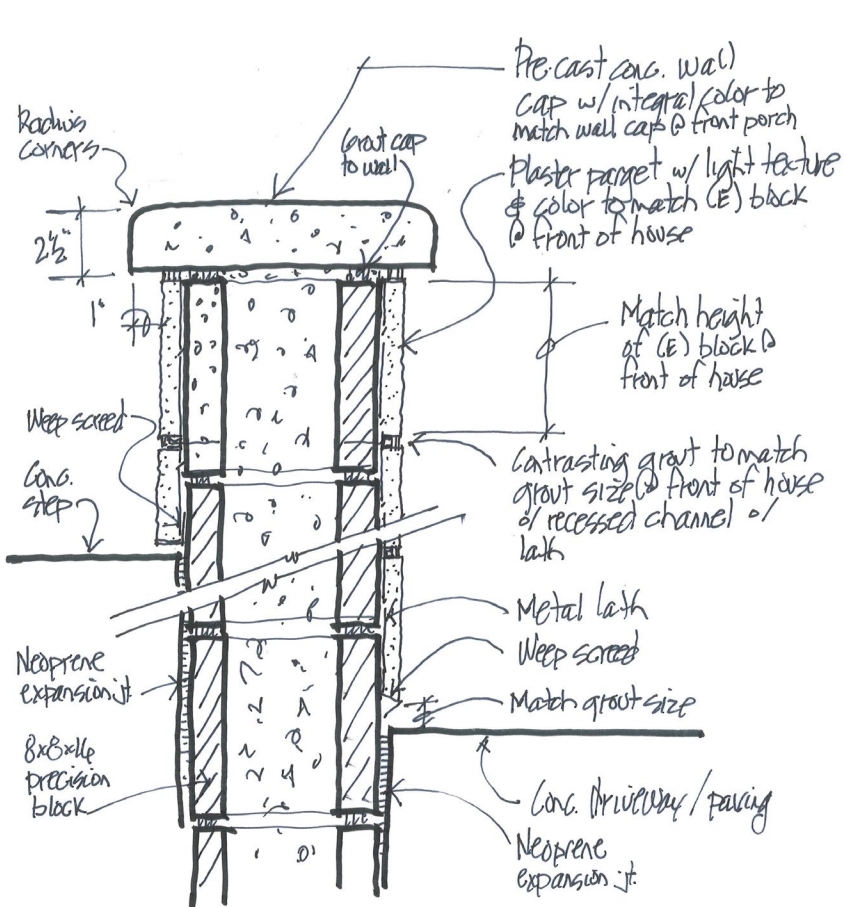




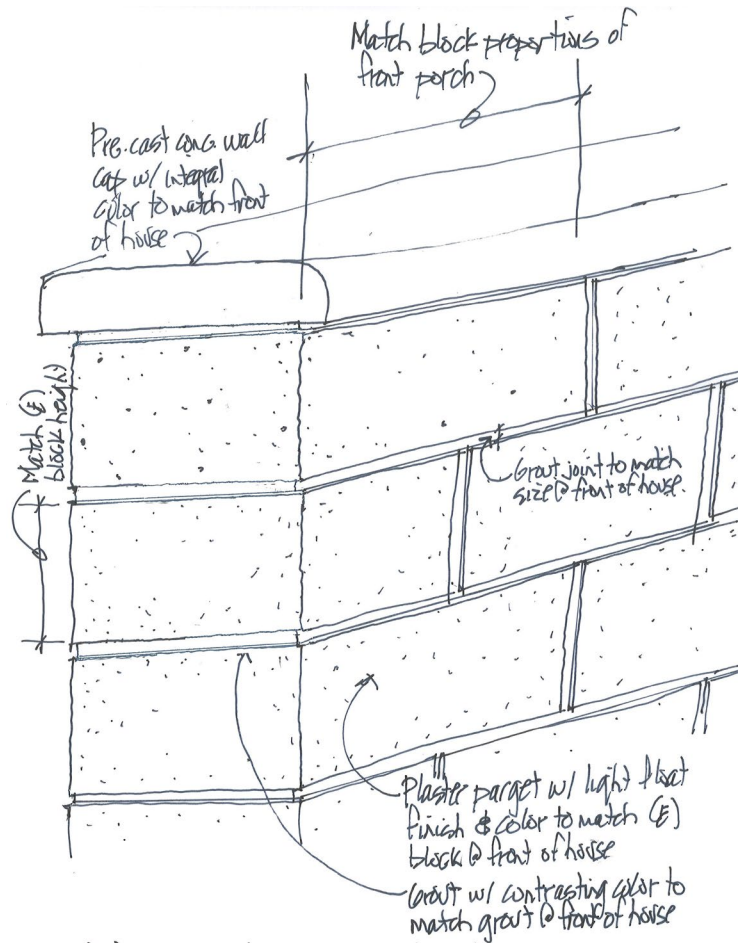
Old Towne Orange Case Studies of parget plaster on foundation walls

This is a decorative parget applied. Note that these are not individual masonry units but have a mold stamped on the parget over the foundation walls.





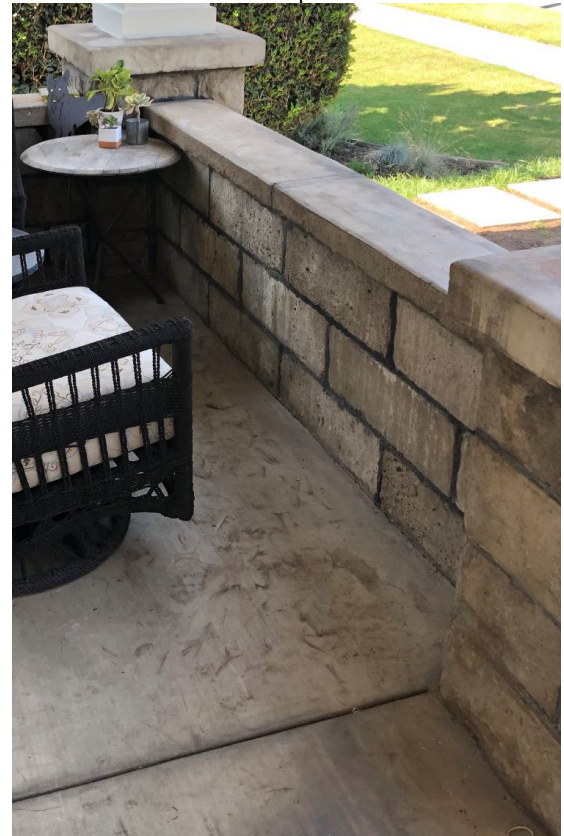
PARGET DETAIL
2 1/2" x 1'-0"



PARGET ISOMETRIC DETAIL



Southwest Perspective



Proposed parget will be a cementitious plaster with fine aggregates that will be visible with a light float finish. The typical parget has a scored line to represent grout joints but we propose to set in a channel which will be grouted to provide an appearance proportional to the masonry units on the front porch. We will match the existing color and texture of the block as closely as possible that is found on the inside of the front porch. We will have the contractor prepare a mock-up for approval prior to installation.