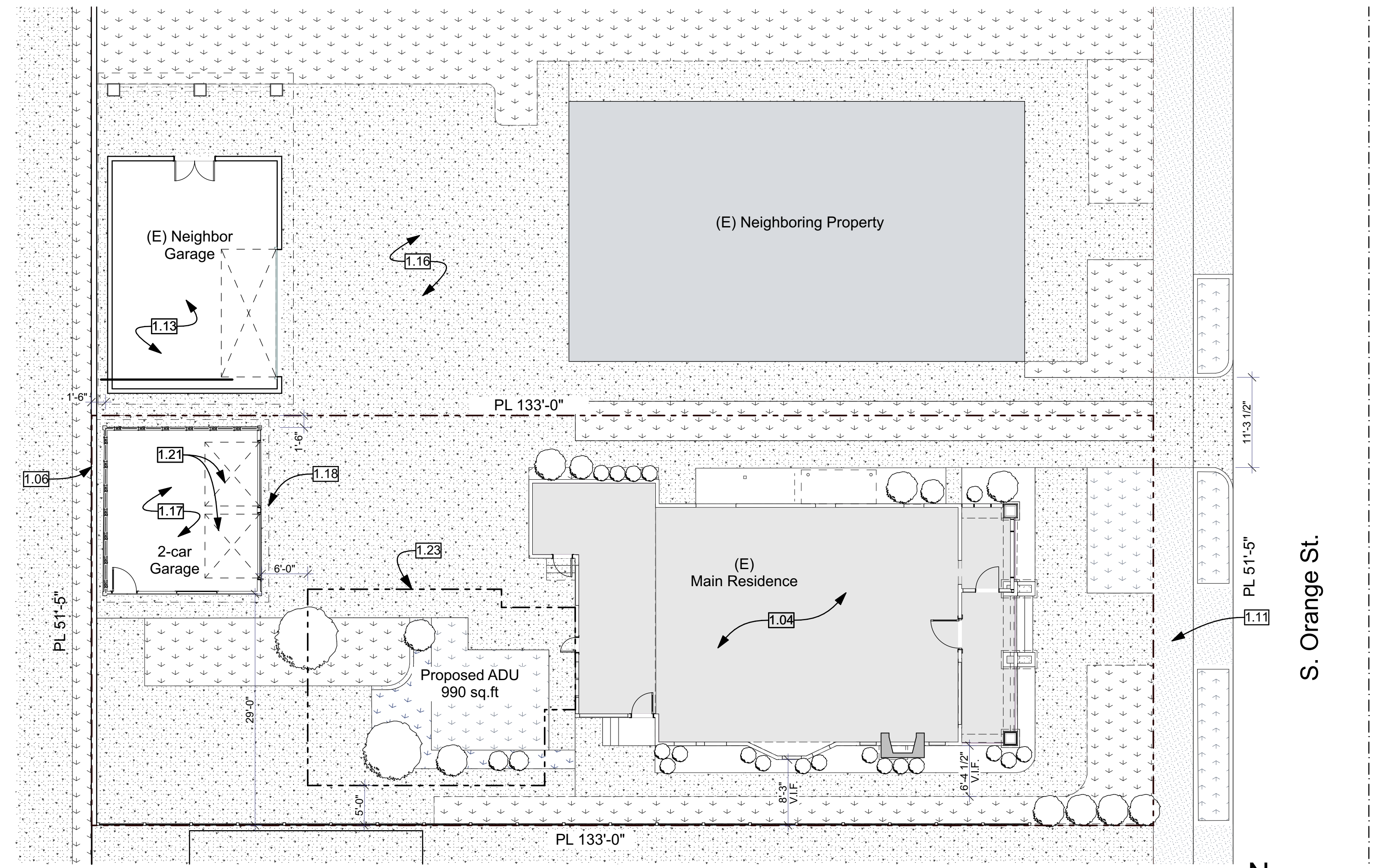


1 Existing/Demolition Site Plan
SCALE: 1" = 10'



2 Proposed Site Plan
SCALE: 1" = 10'

Site Plan Legend

- (E) Landscaping to remain.
- (E) Landscaping to be removed.
- (E) Concrete to remain.
- Proposed landscaping per owner direction.
- (E) Construction to be removed.
- (E) Tree to remain.
- Property Line

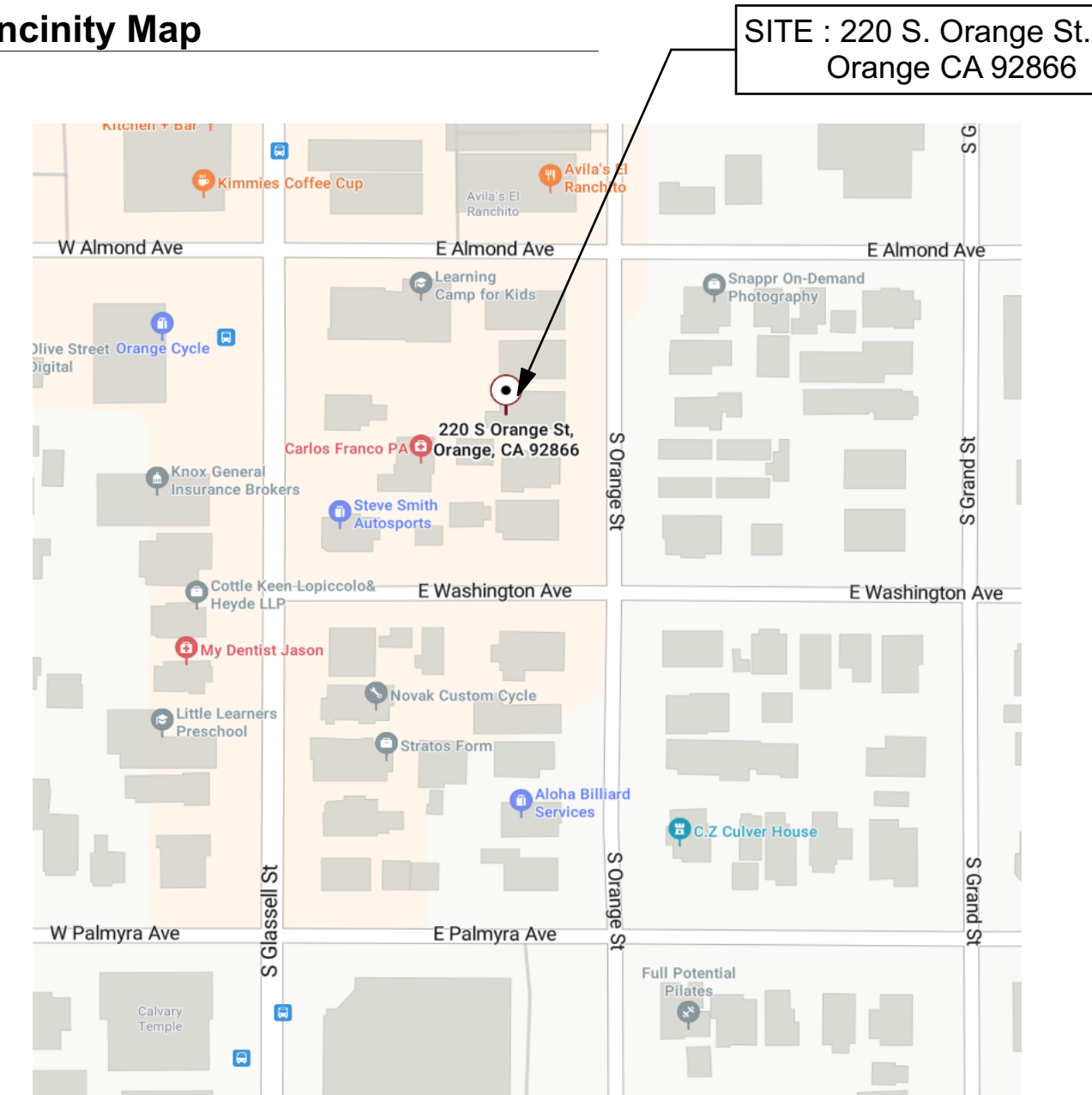
Site Plan Keynotes

- 1.04 (E) Main residence, not in contract
- 1.06 (E) 6' high masonry wall to remain
- 1.11 (E) Conc. sidewalk in public right of way
- 1.13 (E) Adjacent garage on the neighboring property.
- 1.16 (E) Conc. driveway on neighboring property
- 1.17 Existing garage to be fully demolished and removed. Proposed new detached 2-car garage to be constructed, approx. 412 sq. ft., per plans
- 1.18 Proposed overhead 1'-0" roof overhang
- 1.21 (N) Overhead sectional door
- 1.23 Proposed ADU. This will be processed under separate permit and is not included in the scope of this application.

Sheet Index

- A-1.0 Existing Site Plan, Proposed Site Plan and Project Information
- A-2.0 Existing and Proposed Floor and Roof Plan
- A-3.0 Existing / Demolition Exterior Elevations
- A-4.0 Proposed Exterior Elevations
- A-4.1 Proposed Exterior Elevations
- A-5.0 Proposed Garage Accessory Structure Details
- A-6.0 Perspective Renderings
- A-7.0 Existing Conditions Photographs
- A-8.0 Materials and Color Board

Vicinity Map



Project Directory

OWNER:
Kevin Purvis
220 S. Orange St.
Orange, CA 92868
EMAIL: kevin.purvis@gmail.com
PHONE: (310) 433-1075

ARCHITECT:
DSEA Inc.,
143 S. Olive St.
Orange, CA 92868
OFFICE PHONE: (714) 639-3958
EMAIL: dely@dseainc.com
CONTACT: Douglas Ely

CONSULTANT:
Company Address: Page & Turnbull
523 W. 6th Street, Suite 1013
Los Angeles, CA 90014
CITY, COUNTY OFFICE PHONE: (213) 221-1200
CONTACT: Christina Okeas Brobst, Principal
dikaas@page-turnbull.com
EMAIL: Stacy Kozakovich, Project Manager
kozakovich@page-turnbull.com
CONTACT EMAIL: Amanda Commins, Cultural Resources Planner
commins@page-turnbull.com

Project Data (continue)

OWNER: Purvis Residence
APPLICANT: DSE Architecture Inc.
143 S. Olive St.
Orange, CA 92868
Contact: Doug Ely
Phone: (714) 639-3958
Email: Dely@dseainc.com

PROJECT ADDRESS: 220 S. Orange St.
Orange, CA 92866

PROJECT DESCRIPTION: The proposed project involves the demolition of an existing substandard detached garage and adjacent ancillary building and the construction of a new two-car garage located within the Old Towne Orange Historic District. The existing garage is approximately 338 square feet in size and is considered a non-contributing structure to the historic character of the property. Due to its limited size and condition it is unable to accommodate a standard modern vehicle and does not meet the functional needs of the property. The replacement garage is proposed to be approximately 412 square feet and will be designed in compliance with the Old Towne Design Standards. The design will be consistent with the architectural character and historic context of the neighborhood and drivers it's style from the former garage which used to occupy this location before it was partially removed for the neighboring property to built their garage. This project aims to enhance the functionality of the property while respecting the historic integrity of the district. Several neighboring properties have undertaken similar garage replacements in past years, setting a local precedent for compatible upgrades.

APN#: 390-391-08
ZONE: R-1-6
EXISTING LOT AREA: 6,838 sq. ft.
PROPOSED USE: No change to existing use
OCCUPANCY GROUP: R-3
CONSTRUCTION TYPE: V8 (Non-Sprinklered)
PARKING: (2) Enclosed garage parking spaces
STORIES: (E) (1-1/2) Story Residence
Proposed Accessory Unit: (1) Story
EXISTING AREA:
(E) 1st Floor Residence 1,239 sq.ft.
(E) 2nd Floor Residence 868 sq.ft.
(E) Ancillary building 171 sq. ft.
(E) Garage 338 sq. ft.
Total 2,616 sq.ft.

Project Data (continue)

PROPOSED AREA:
Proposed Garage 412 sq.ft.
(E) Residence 2,107 sq.ft.
Total 2,519 sq.ft.

OPEN SPACE: 1,560 sq.ft. > 900 sq.ft.

FLOOR / AREA RATIO: 2,519sq.ft. / 6,850 sq.ft.= .36

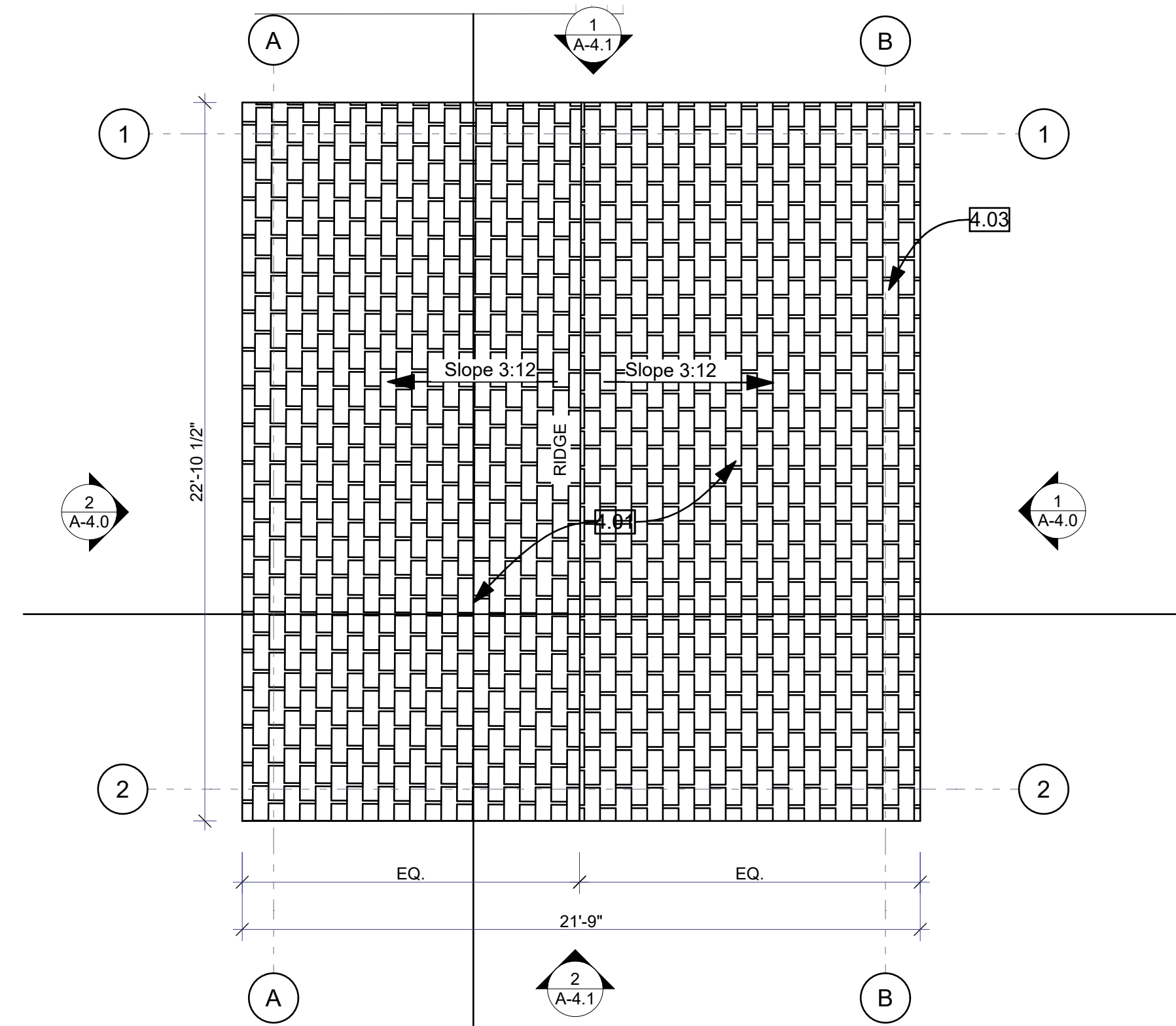
LOT COVERAGE: 2,519 sq.ft. / 6,850 sq.ft.= .36



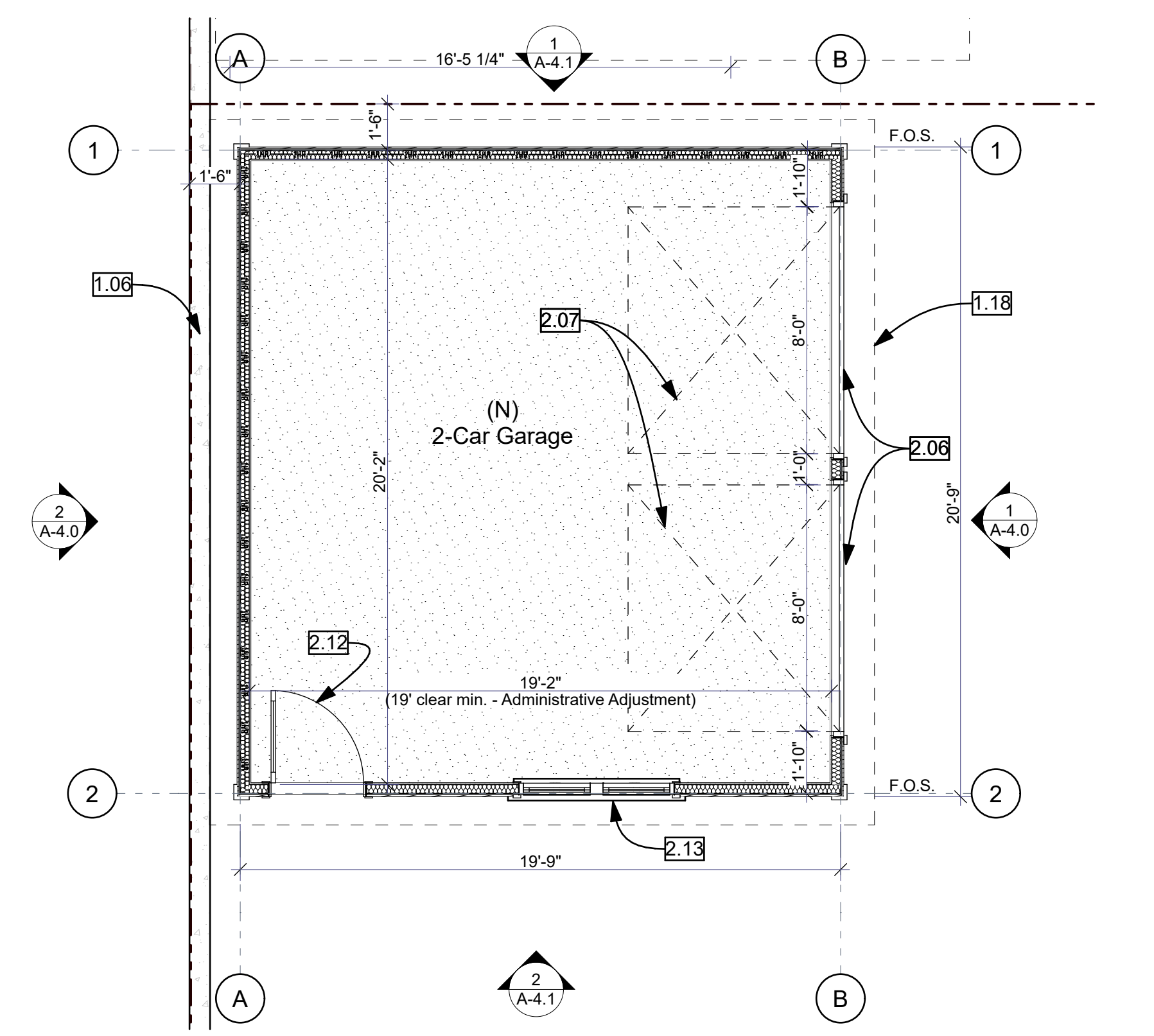
Sheet Index, Project Data, Vicinity Map, Existing and Proposed Site Plan

Purvis Residence
Garage Replacement and Ancillary Building Removal
220 S Orange St Site Full Address 2 Orange CA 92866

A-1.0



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



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

Demo / Proposed Floor / Roof Plan Keynotes

- 1.06 (E) 6' high masonry wall to remain
- 1.18 Proposed overhead 1'-0" roof overhang
- 2.06 (N) Sectional wood door. Refer to Garage Door Specification
- 2.07 Line of sectional overhead door
- 2.08 (E) Hinged door to be removed
- 2.09 (E) Hinged door to be removed. Set inside fixed large panel door.
- 2.10 (E) Fence to be removed.
- 2.11 (E) Exterior stairway to 2nd floor
- 2.12 (N) Door
- 2.13 (N) Window
- 4.01 Class 'A' min. composite asphalt shingles installed per ICC-ESR 1389. Match to (E) residence roof style & color
- 4.03 Dashed line represents outline of the building

Roof Plan Legend

- Install Class 'A' comp. asphalt shingles of (2) layers #30 roofing felt per ICC-ESR 1389
- (E) Garage / Shed to be removed.

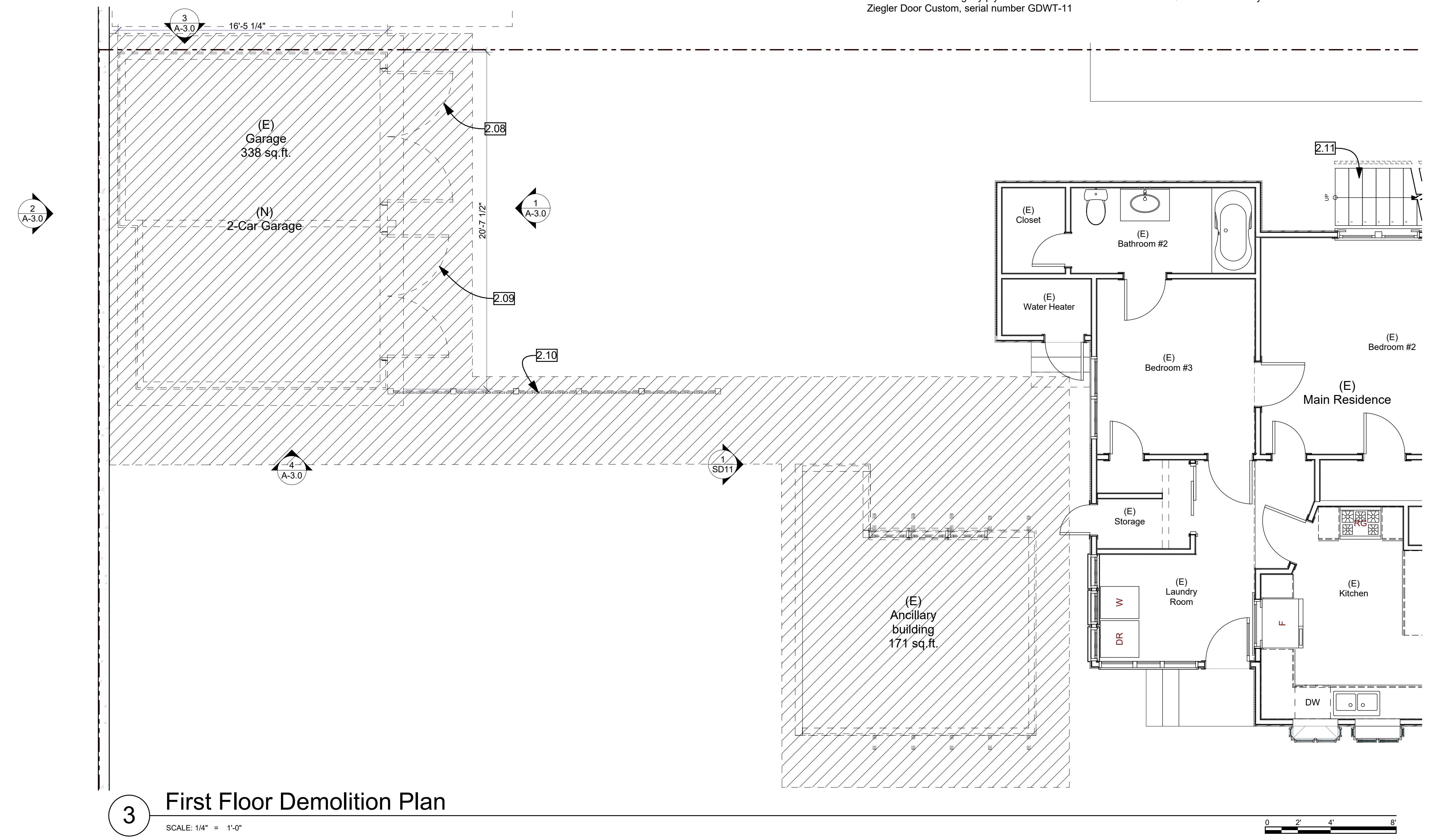
Floor Plan Legend

- Non-rated ext. wall assembly. 8" horizontal lapped siding of 1/2" plywood of 2x4 wood studs @ 16" o.c. w/ R-13 batt insul. w/ 5/8" gyp. bd @ int. Refer to elevations for finish information.
- Existing wall to remain
- 1 Hr rated wall assembly. 2x4 wood studs @ 16" o.c. with 5/8" Type 'X' gypsum board on the interior side and 1/2" gypsum board on both sides. Exterior sheathing to be plywood with 8" exposure wood siding. Refer to elevations for finish details.
- Existing wall to be demolished.
- Window. Refer to Window Schedule for more information.
- Door. Refer to Door Schedule for more information.

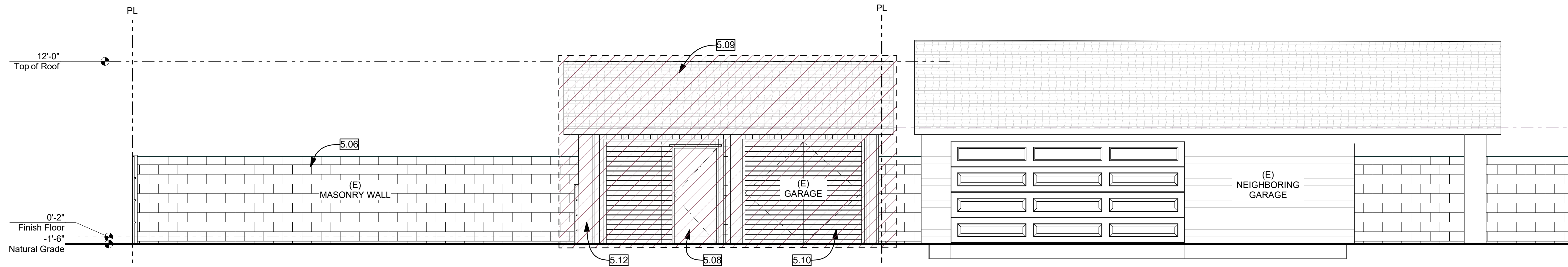
Garage Door Specification



Door Description: Custom Wood Sectional garage doors with wood stained finish. Each section is sheared with Mahogany plywood and insulated with an R- Value of 6.1. Manufacture by Ziegler Door Custom, serial number GDWT-11



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



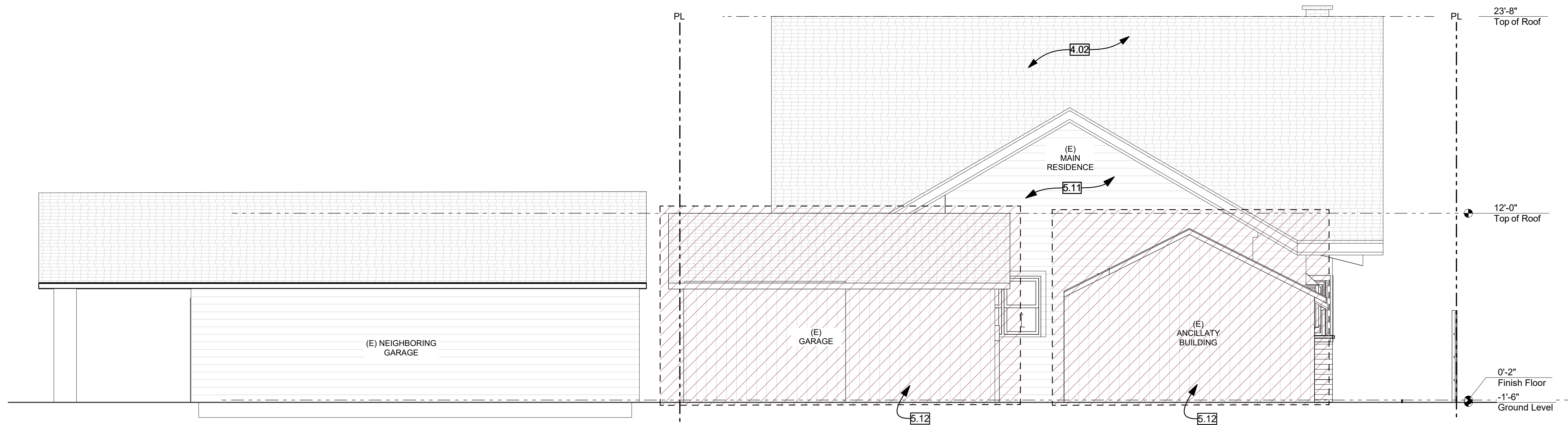
1 Existing/Demolition East Garage Elevation
SCALE: 1/4" = 1'-0"

Existing / Demo Legend

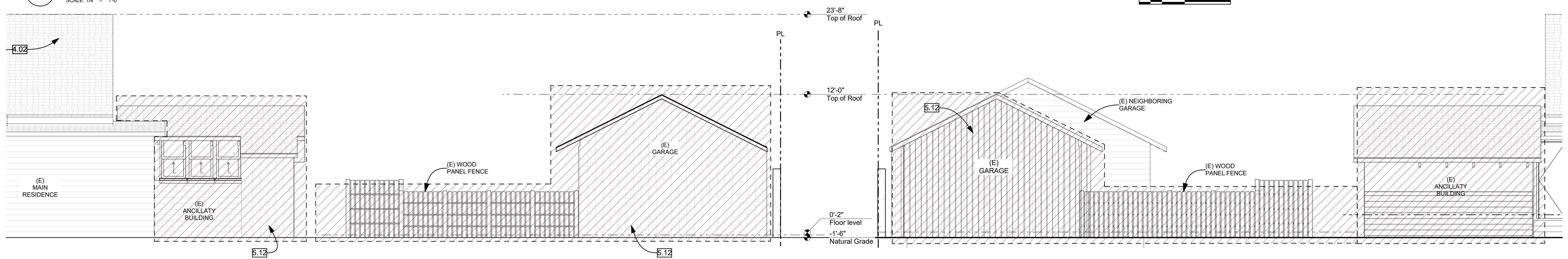
(E) Garage / Shed to be removed.

Exterior Elevation Keynotes

- 4.02 (E) Composite asphalt shingles roof to remain
- 5.06 (E) 6' High existing masonry wall to remain
- 5.08 (E) Main door cut into fixed
- 5.09 ((E) Composite Asphalt shingles roof to be removed
- 5.10 (E) 8'-0" wide X 6'-8" height double door to be removed
- 5.11 (E) Horiz. wood siding w/ 6" exposed to remain
- 5.12 (E) Vertical wood siding w/ 6" exposed to be removed



2 Existing/Demolition West Garage Elevation
SCALE: 1/4" = 1'-0"



3 Existing/Demolition North Garage Elevation
SCALE: 1/4" = 1'-0"

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

Existing / Demolition Exterior Elevations

Purvis Residence

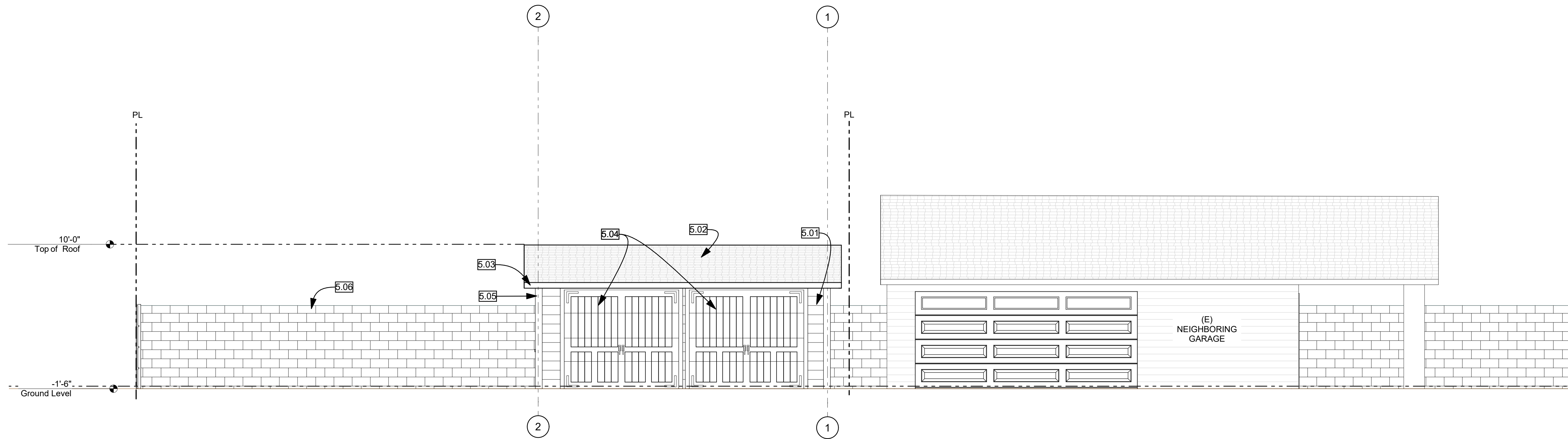
Garage Replacement and Ancillary Building Removal

220 S Orange St Site Full Address 2 Orange CA 92866

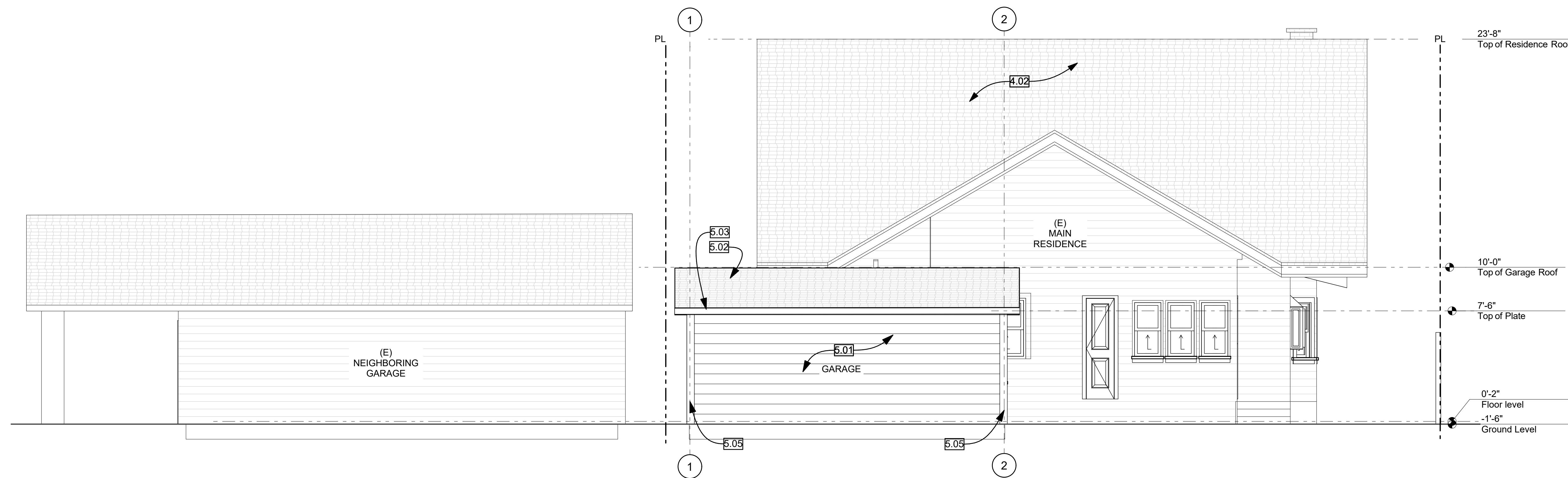
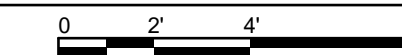
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Exterior Elevation Keynotes

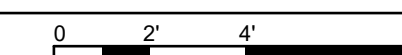
- 4.02 (E) Composite asphalt shingles roof to remain
- 5.01 Horiz. wood siding with 5" exposed painted white of 2 layers grade D bldg paper, typ.
- 5.02 Class 'A' min. composite asphalt shingles installed per ICC-ESR-1389
- 5.03 2x8 Wood fascia mounted to eave, typ.
- 5.04 (2) 8' x 6'-8" Garage door, refer to Garage Door Specification on Sheet A-2.0
- 5.05 6" X 6" wide wood trim at corner, typ.
- 5.06 6' High existing masonry wall to remain



1 Proposed East Garage Elevation
SCALE: 1/4" = 1'-0"

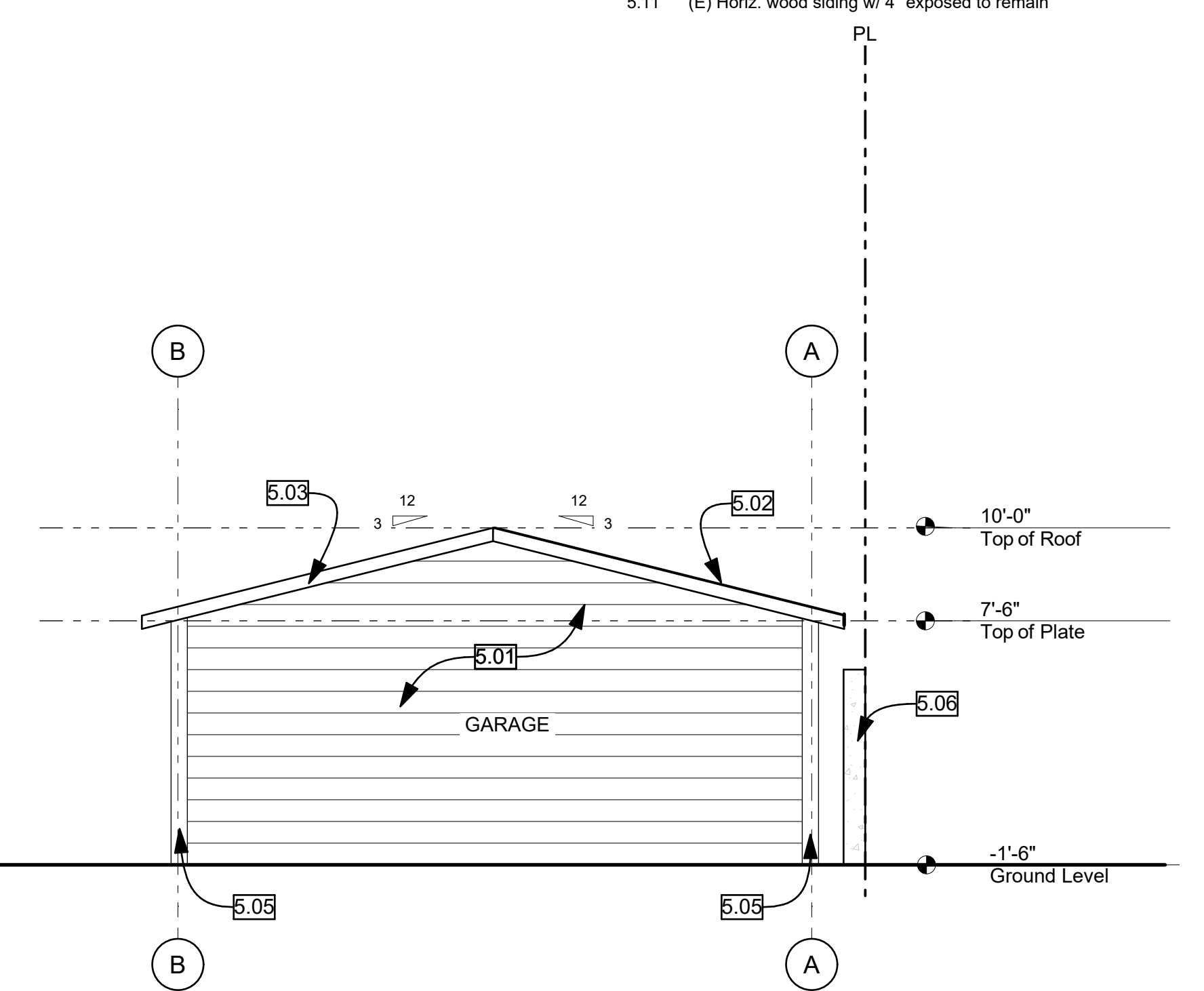
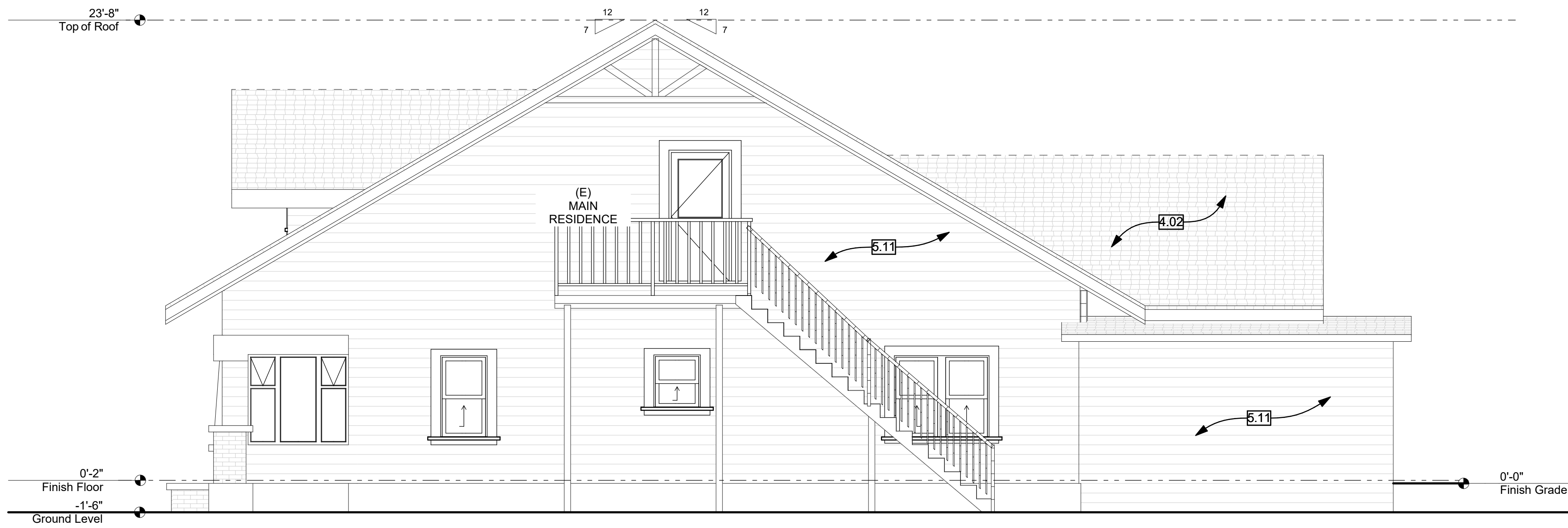


2 Proposed West Garage Elevation
SCALE: 1/4" = 1'-0"

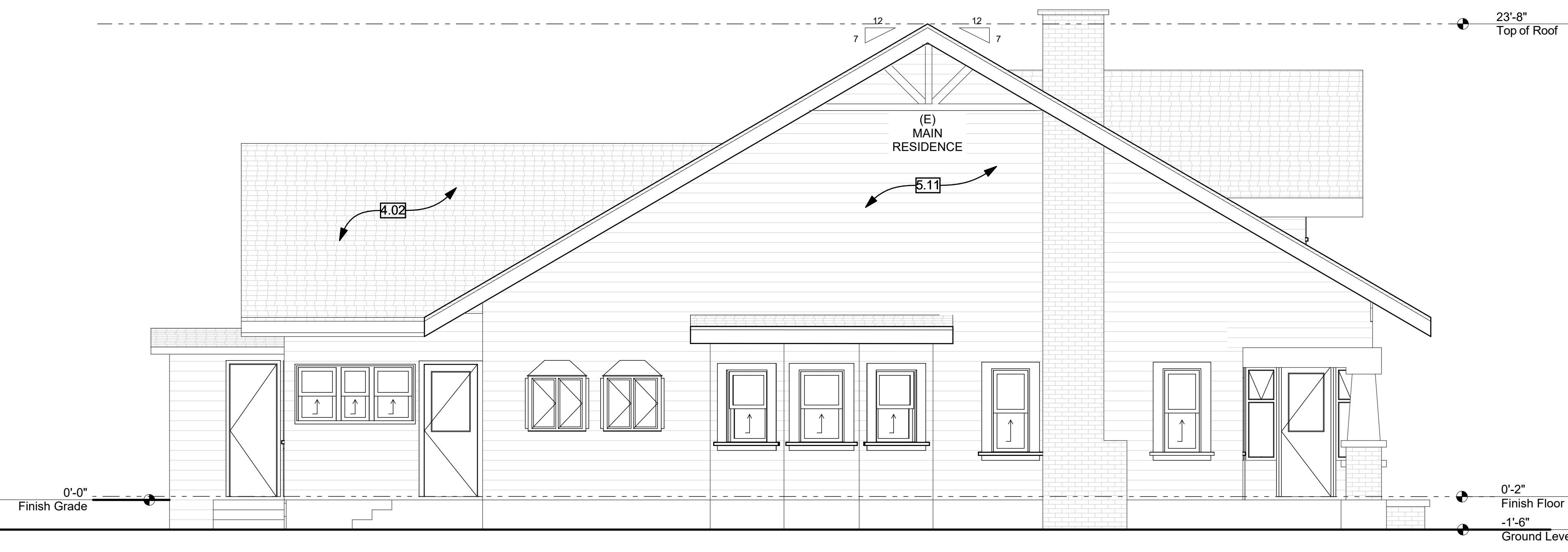
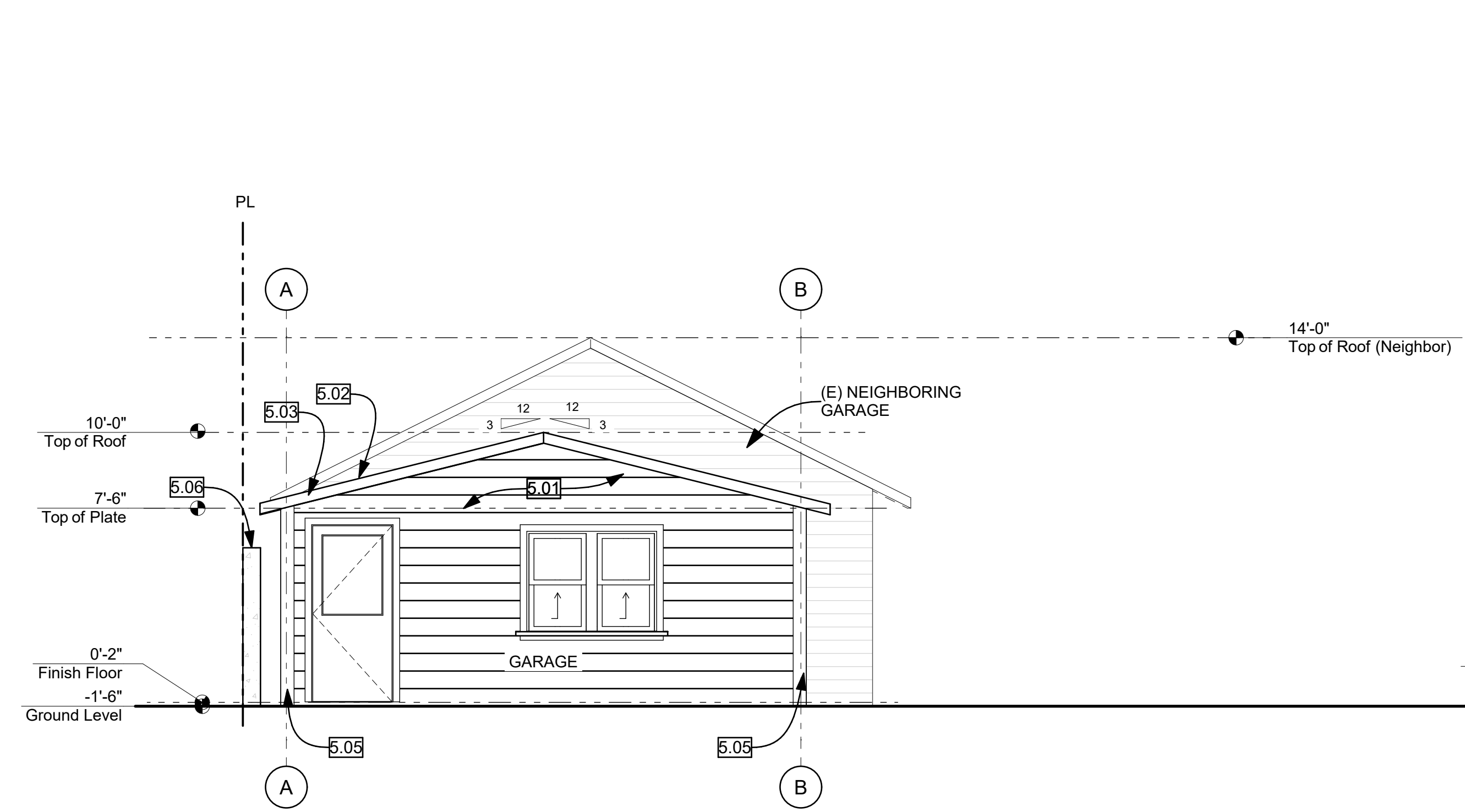
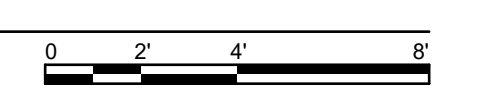


Exterior Elevation Keynotes

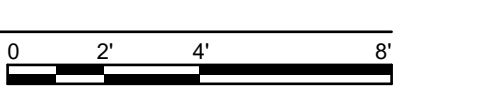
- 4.02 (E) Composite asphalt shingles roof to remain
- 5.01 Horiz. wood siding with 5" exposed painted white of 2 layers grade D bldg paper, typ.
- 5.02 Class 'A' min. composite asphalt shingles installed per ICC-ESR-1389
- 5.03 2x8 Wood fascia mounted to eave, typ.
- 5.05 6" X 6" wide wood trim at corner, typ.
- 5.06 6' High existing masonry wall to remain
- 5.11 (E) Horiz. wood siding w/ 4" exposed to remain

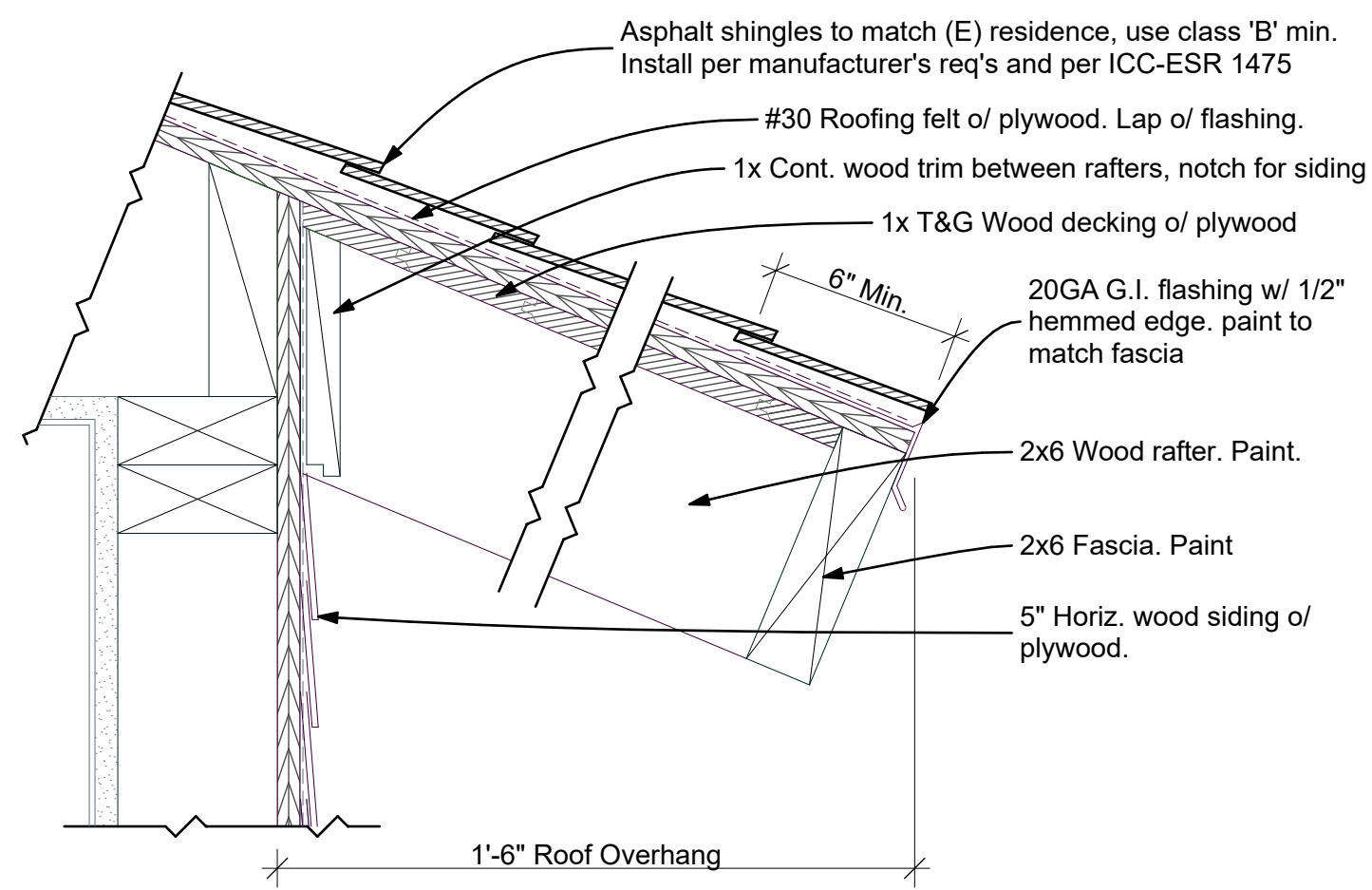


1 Proposed North Garage Elevation
SCALE: 1/4" = 1'-0"

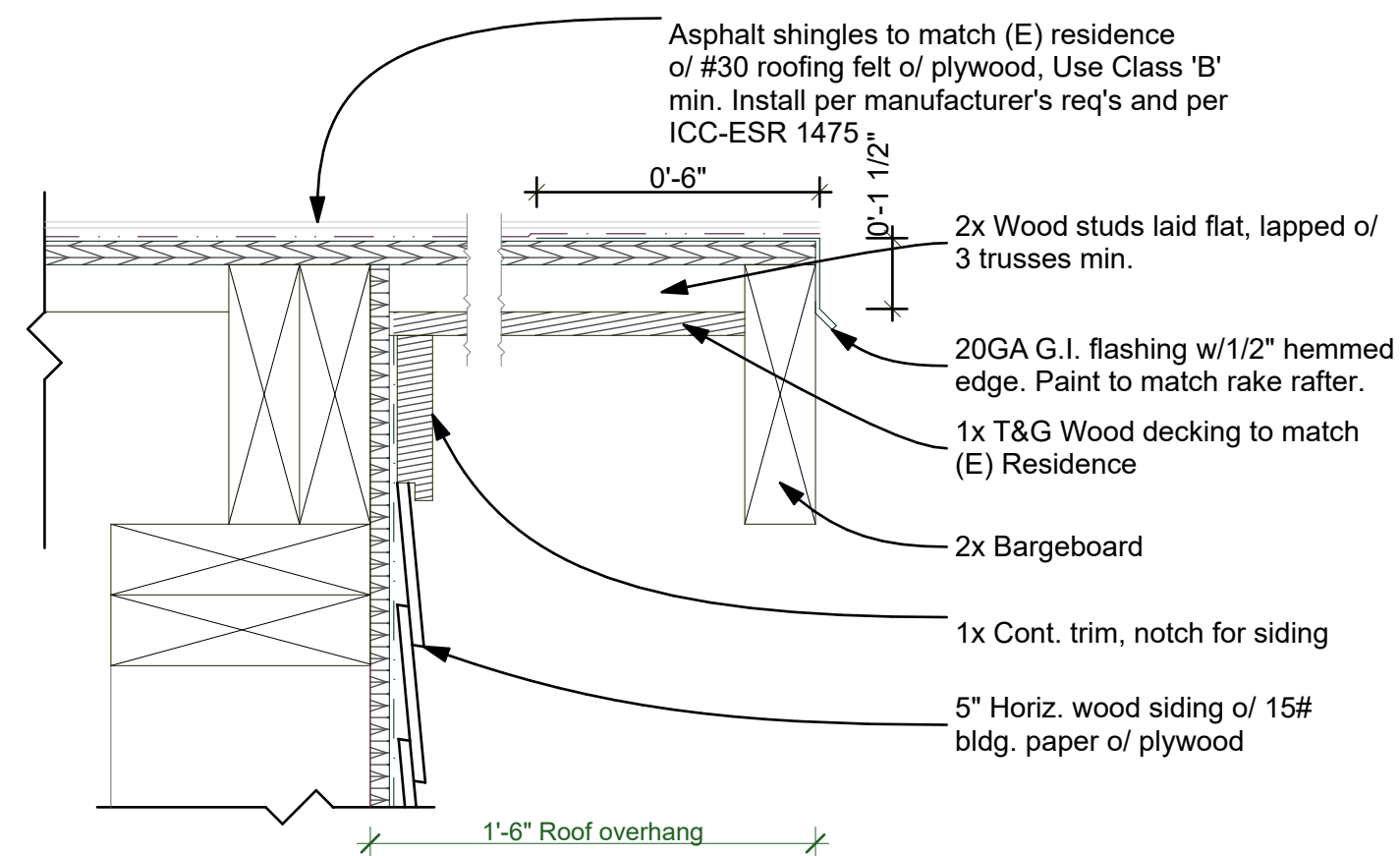


2 Proposed South Garage Elevation
SCALE: 1/4" = 1'-0"

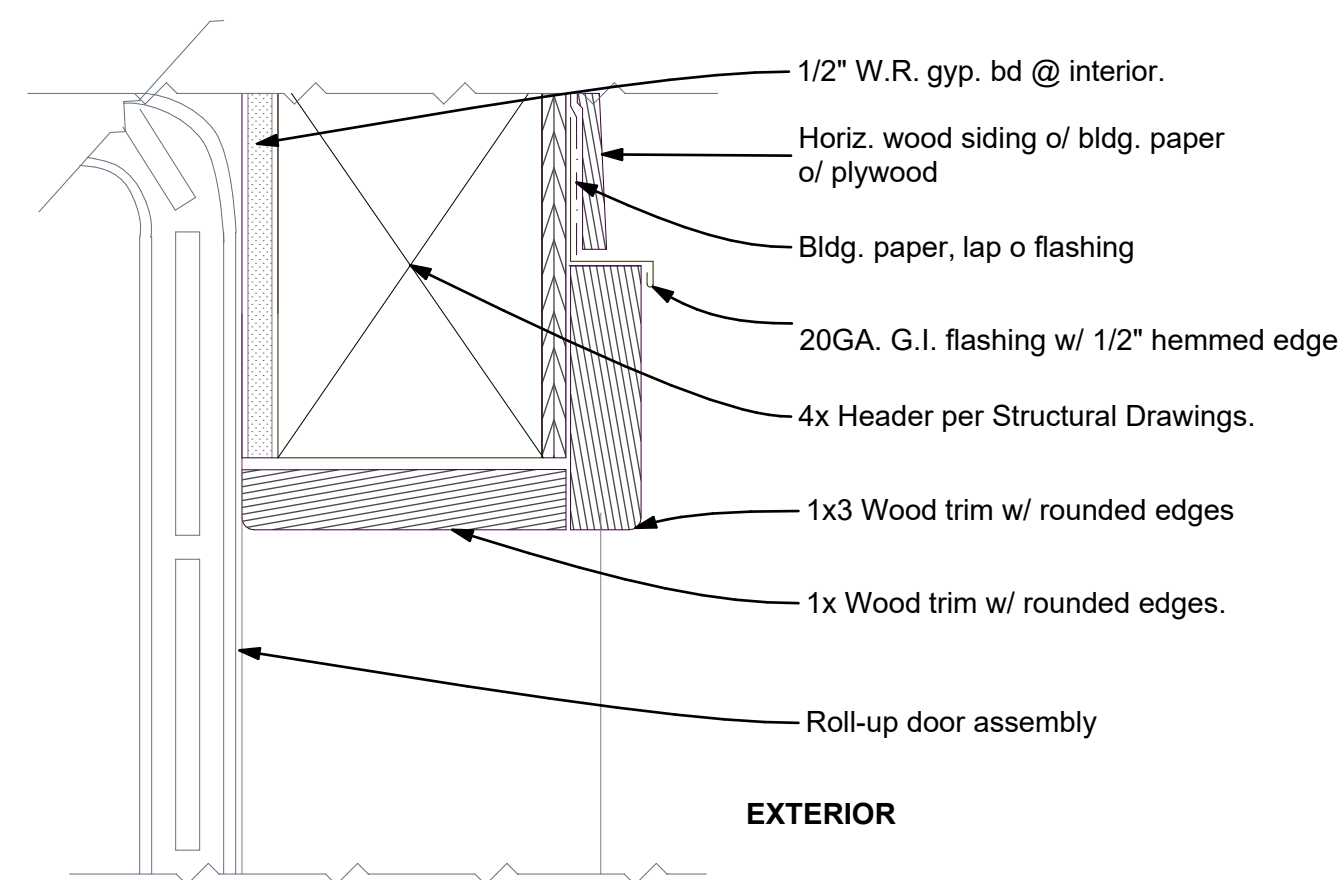




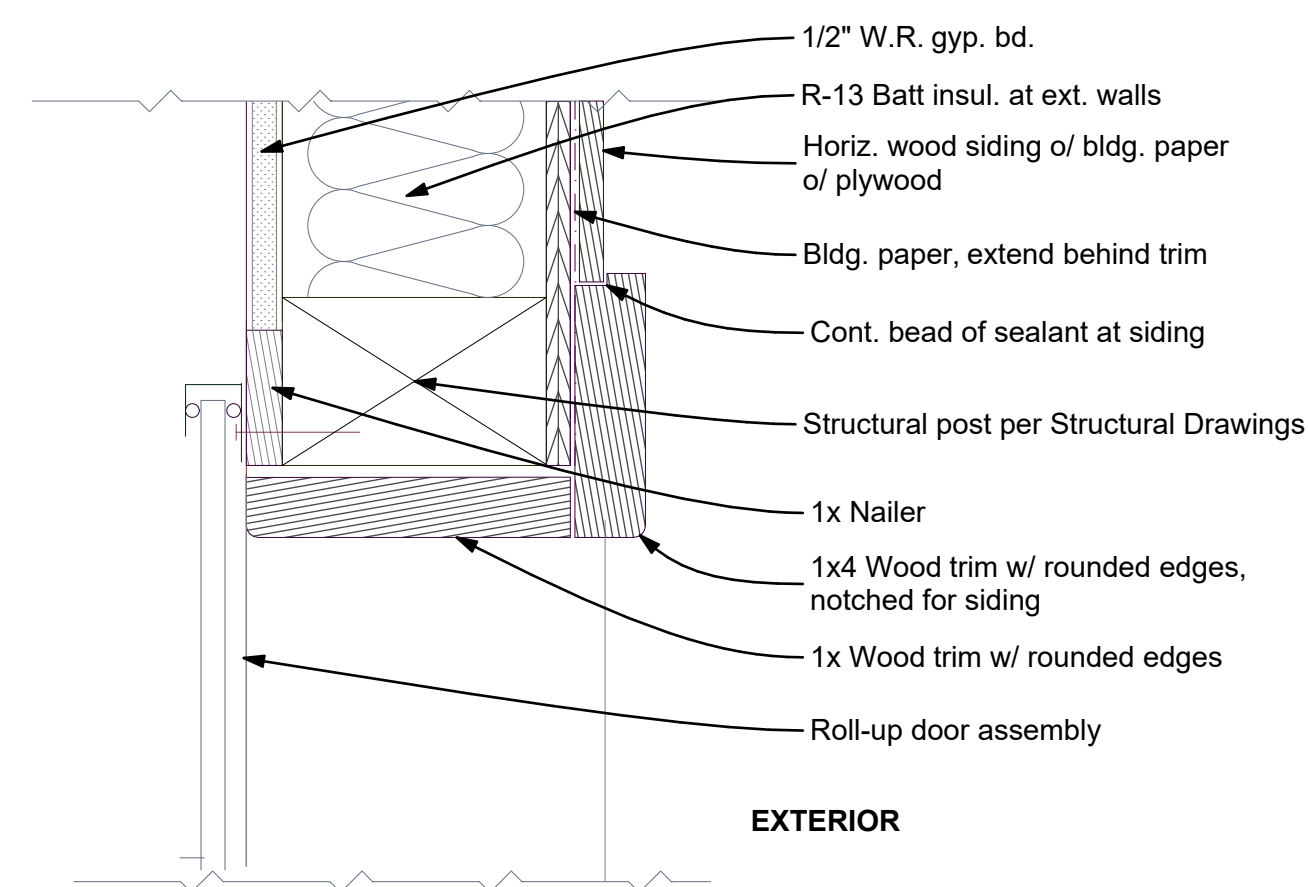
1 Roof Eave
SCALE: 3" = 1'-0"
0 3" 6" 9"



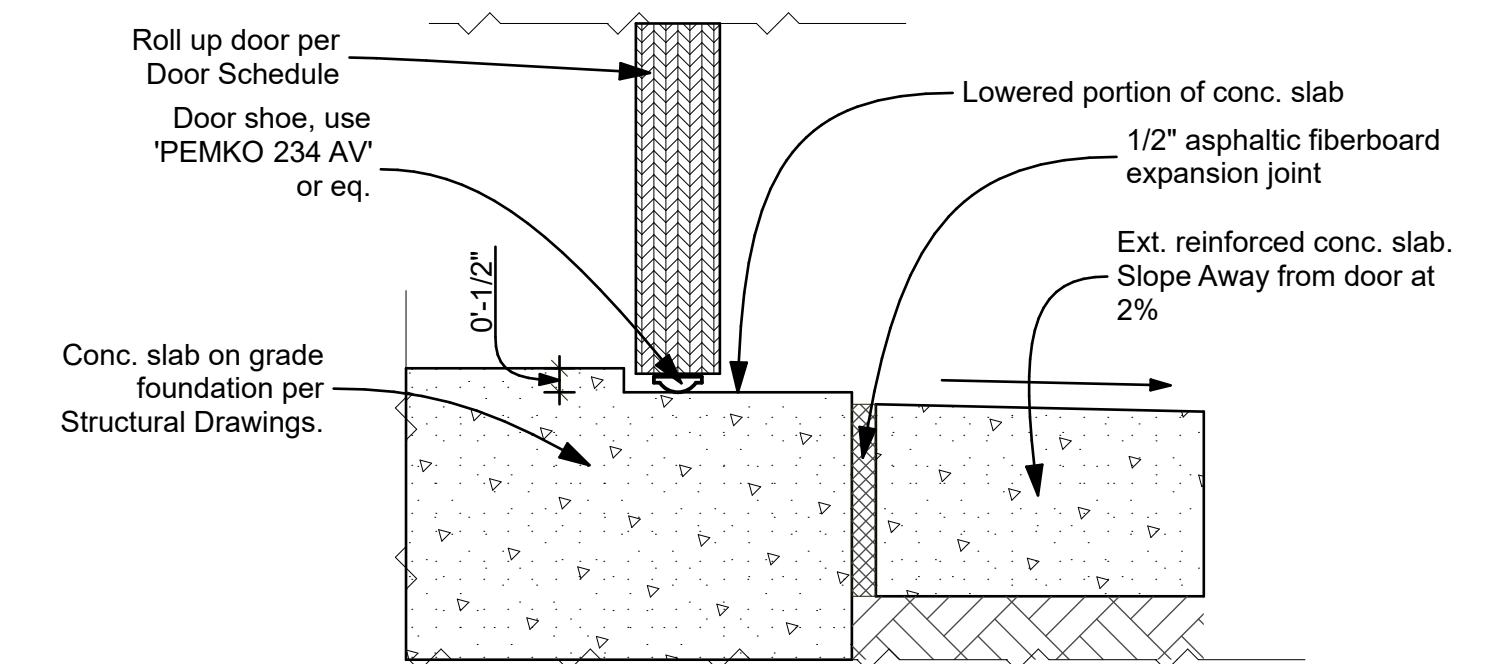
2 Roof Rake
SCALE: 3" = 1'-0"
0 3" 6" 9"



3 Garage Door Head
SCALE: 3" = 1'-0"
0 3" 6" 9"



4 Garage Door Jamb
SCALE: 3" = 1'-0"
0 3" 6" 9"



5 Garage Door Threshold
SCALE: 3" = 1'-0"
0 3" 6" 9"



Proposed Northeast Perspective



Proposed Southeast Perspective



Proposed Northwest Perspective



Proposed Southwest Perspective

Perspective Renderings

Purvis Residence

Garage Replacement and Ancillary Building Removal

220 S Orange St Site Full Address 2 Orange CA 92866

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143 S. Olive Street
Orange, CA 92866
Contact Phone No.
#Contact E-mail

A-6.0

Printed on 4/17/2026



EAST ELEVATION OF EXISTING MAIN RESIDENCE



SIDEWALK VIEW OF RESIDENCE



ADJOINED DRIVEWAY VIEW OF RESIDENCE & NEIGHBORING GARAGE



NORTH ELEVATION OF EXISTING MAIN RESIDENCE



DRIVEWAY OF EXISTING GARAGE



NORTHEAST ELEVATION OF EXISTING ANCILLARY BUILDING TO BE REMOVED



NORTH ELEVATION OF EXISTING ANCILLARY BUILDING TO BE REMOVED



SOUTH ELEVATION OF EXISTING SIDEWALK RESIDENCE



NORTHWEST ELEVATION OF EXISTING ANCILLARY BUILDING TO BE REMOVED



CONSTRUCTION PHOTO OF ADJACENT NEIGHBOR GARAGE



ORIGINAL GARAGE PRIOR TO PARTIAL DEMOLITION



FRAMING OF ADJACENT NEIGHBOR GARAGE

Existing Conditions Photographs

Purvis Residence

Garage Replacement and Ancillary Building Removal

220 S Orange St Site Full Address 2 Orange CA 92866

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1. Man Door

Style: Smooth-Star Collection - Shaker S3200 - Low E
 Manufacturer's Product Name: T.M. Cobb Co.
 Size: 3'-0" X 6'-8"



2. Window

Style: Ultimate Double Hung. Non finger-jointed pine, pacited
 Material: Extruded Aluminum Exterior
 Manufacturer's Product Name: Marvin Windows
 Size: 5'-0" X4'-0"

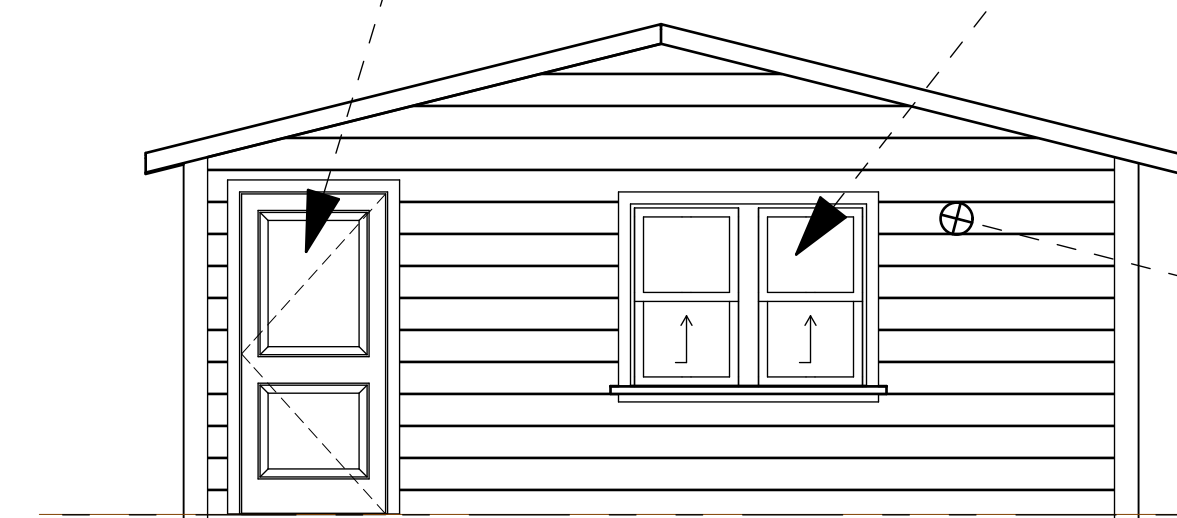


3. Garage Door

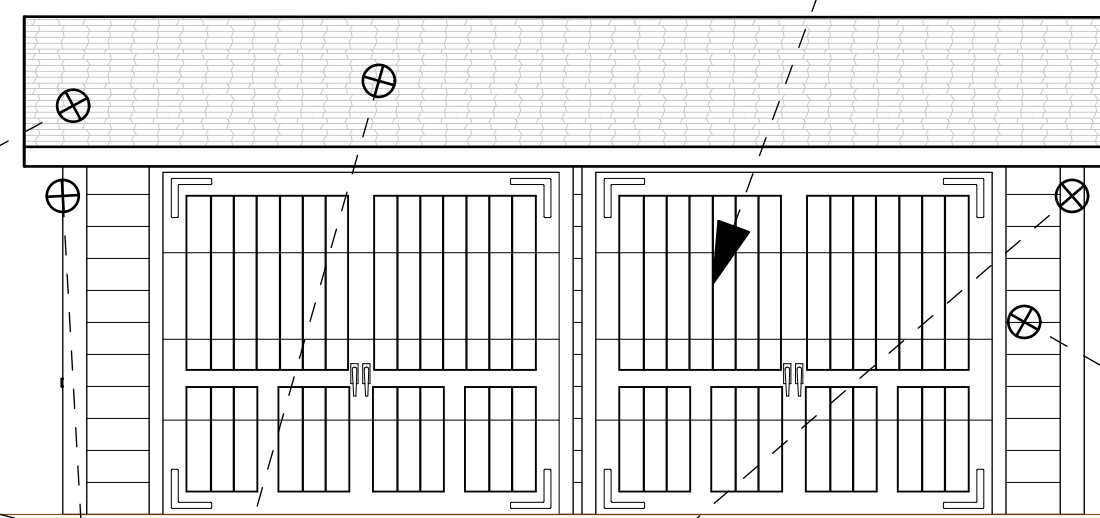
Door Description: Custom Wood Sectional garage doors with wood stained finish. Each section is sheared with Mahogany plywood and insulated with an R-Value of 6.1. Manufacture by Ziegler Door Custom Serial number GDWT-11



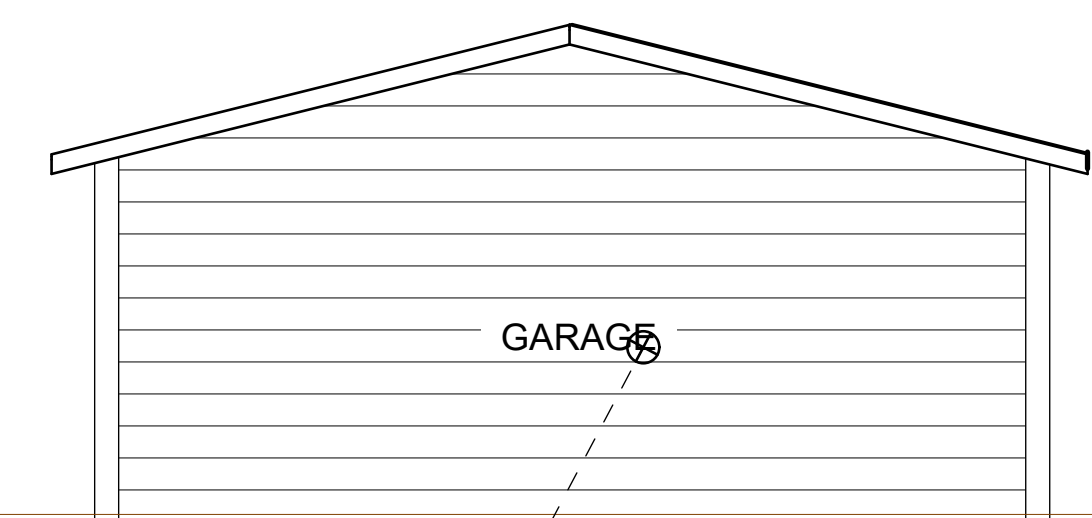
4. Horizontal 6" Exposure Wood Siding



NORTH EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION



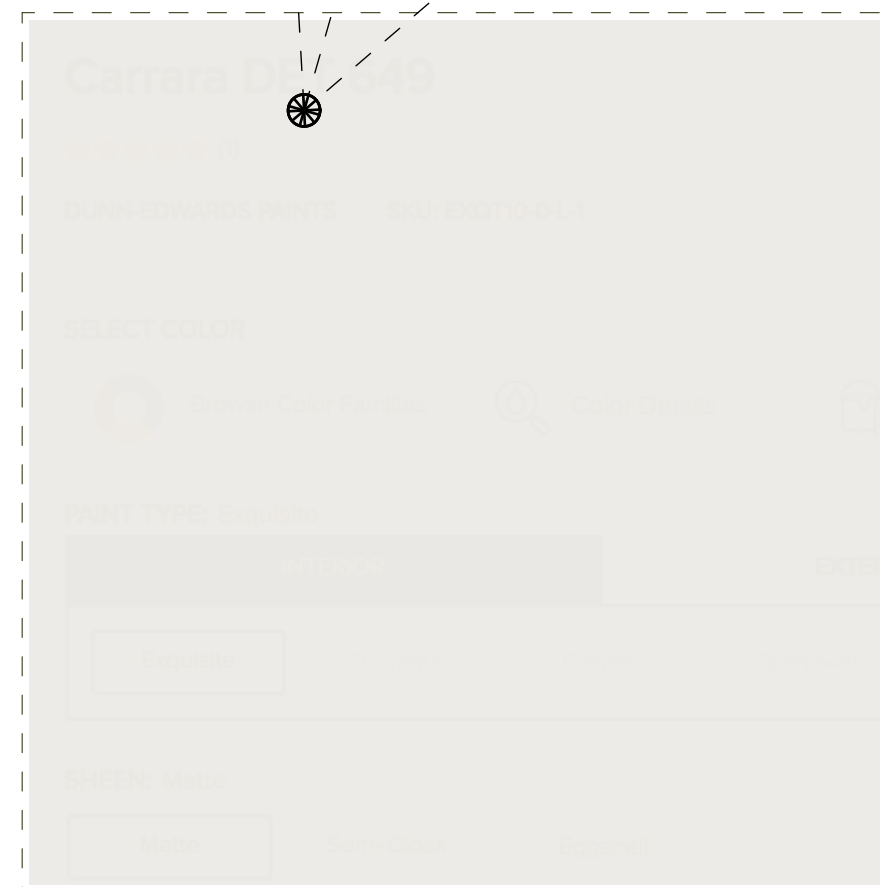
WEST EXTERIOR ELEVATION

1 Garage Exterior Elevations
 A-8 SCALE: 1/4" = 1'-0"



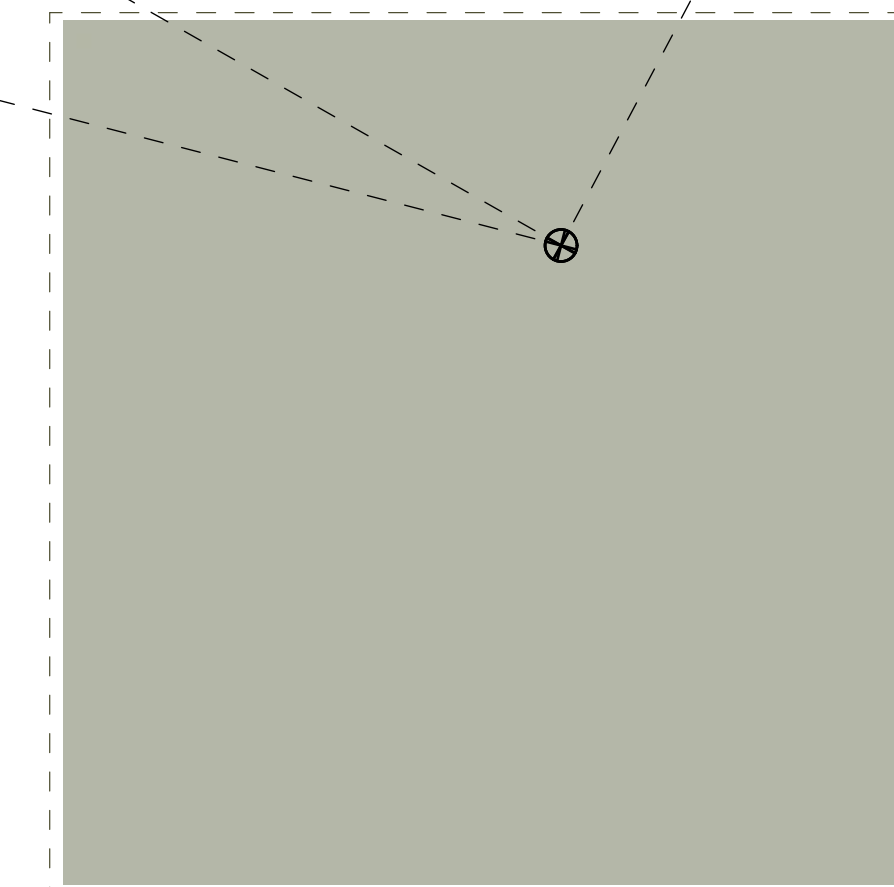
5. Certaineed Roofing

Location: Roofing
 Name of Color: Graphite
 Style / Finish: Asphalt Shingles / Graphite
 Manufacturer's Product Name: Landmark Solaris Graphite Black Angle



6. Dunn-Edwards Paints

Location: Trim / Doors / Windows
 Name of Color: Carrara
 Dunn-Edwards ID: DET649
 Light Reflectance Value: LRV83



7. Dunn-Edwards Paints

Location: Wood Siding
 Name of Color: Antique Coin
 Dunn-Edwards ID: DE6270
 Light Reflectance Value: LRV44