

# FREEDOM HOMES

# The "Great Home Makeover" Plans



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# Historical Context

The "Freedom Homes" comprise a post-war housing tract of approximately 830 homes built in 1953. The Freedom Homes tract is located near Canyon Park in southwest Costa Mesa.

Many of the street names in the Freedom Homes Tract are based on State themes (Governor, Congress, State, Union, Republic) or trees (Dogwood, Evergreen, Cedar).

To assist homeowners who are considering a major remodel, the City is interested in providing standardized plans for the most popular building additions to these single-family homes.

Approximately 200 of the 830 homes may benefit from the standardized plans.

The Freedom Homes tract is generally located north of Victoria

Street, north of W. 19th Street, west of Placentia Avenue, and east of Canyon Drive. There are primarily single-story, single-family residences in the tract. Typical lot sizes are 66' x 110', 72' x 100', and 66' x 120' lots.

Many of the original Freedom homes were built in the early 1950s with three bedrooms, one bathroom, living room, kitchen areas, and a single-car carport. These are single-story structures with a low sloping hip roof and L-shaped building footprint.

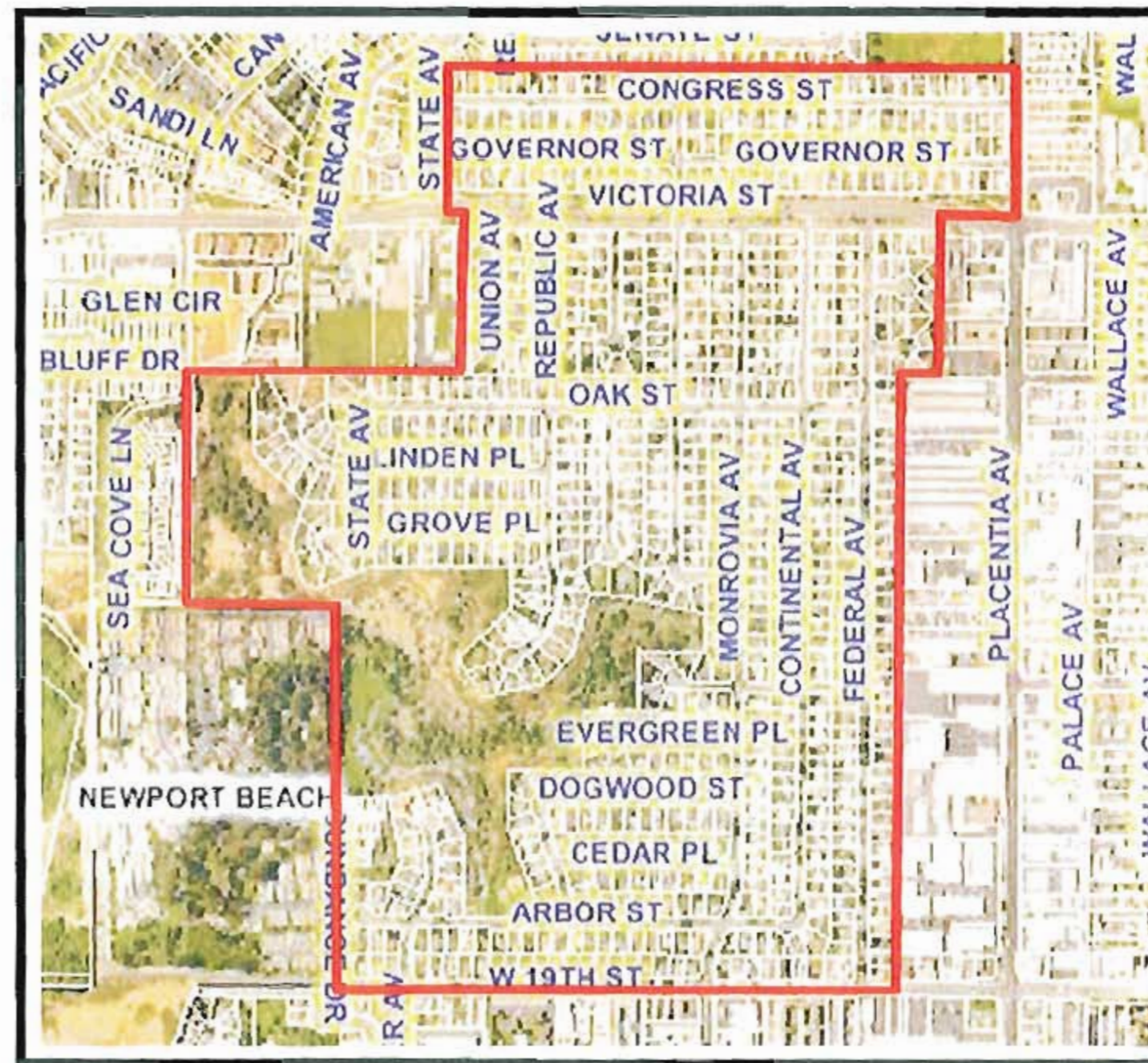


FIGURE 1: Freedom Homes Tract

# "The Great Home Makeover" Plans

Improving and revitalizing the Westside is a priority of the Costa Mesa City Council.

The Council authorized the development of the standardized plans for the Freedom Homes tract to give homeowners an incentive to begin brainstorming about home remodeling.

Taking the first step towards home improvement could be considered the hardest step to take. These standardized plans would help homeowners with the initial creative and technical process of home renovation by suggesting typical room addition projects based on the most commonly considered improvements.

For example, homeowners who have completed successful renovations often first considered some basic needs. Carports were converted into one-car or two-car garages. Master bedrooms were expanded and a new bathroom was added. New family rooms and dining rooms were created. The existing bedrooms were expanded to provide more elbow room.

All of these improvements increase the value of these homes, and these "Great Home Makeovers" symbolize pride in ownership.

### Acknowledgements:

Bob Wilson of B.I. Wilson & Sons produced the standardized plans based on 20+ years of experience with working in the Freedom Homes tract.

Mary Fewell, a local realtor, also provided helpful feedback on the most popular home improvements.



From Left to Right:  
Costa Mesa City Council  
Mayor Pro Tem Allan Mansoor  
Councilmember Katrina Foley  
Councilmember Wendy Leece  
Councilmember Linda Dixon  
Mayor Eric Bever



# Objectives

The objectives of the Freedom Homes "Great Home Makeover" Plans are as follows:

- To create standardized plans for the most popular building additions to the Freedom Homes. These plans may be of value to approximately 200 homes in the Freedom Homes Tract.
- To create a valuable resource for homeowners by providing basic design drawings that homeowners may use or customize to suit their needs.
- To reduce time and cost to homeowners for the development of architectural drawings for room additions and new garages.
- To be mindful of zoning requirements to provide

guidance for projects that could feasibly be built.

- To feature a design that could be feasibly engineered and implemented.
- To promote an overall improvement in the Westside.

# Important Considerations

The Freedom Homes "Great Home Makeover" Plans are aimed to "jumpstart" the creative process for building additions.

These are not "shelf-ready" plans that can be taken directly into plancheck.

These standardized plans consider Zoning Code requirements (i.e. setbacks,

height, lot coverage, open space), City's Residential Design Guidelines, structural considerations, and lot size constraints.

The plans will not only serve as examples of projects that could feasibly be built, but they will also eliminate some of the necessary work required in designing a building addition

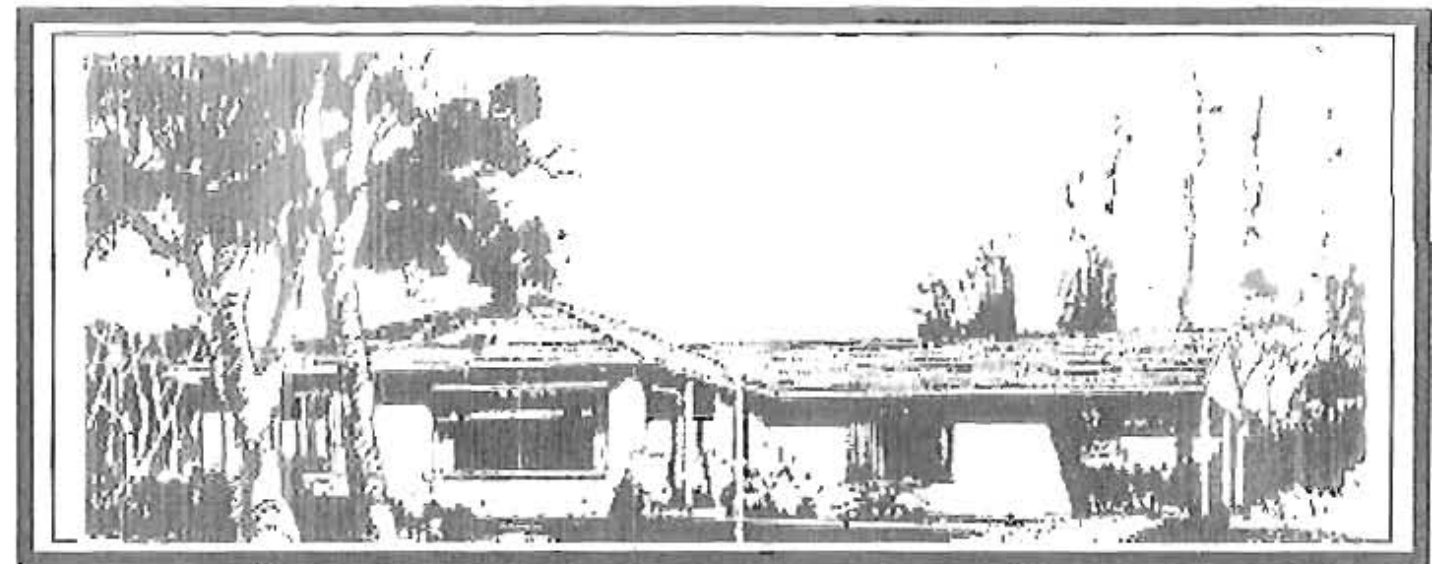
However, important considerations would need to be made.

While many aspects of the standardized plans may be valuable to a homeowner, the plans are only illustrative examples.

It is important to note that each property, depending on the lot size and structural-related issues, is unique.

Therefore, the property owner may need to further customize the plans to address their individual needs or other site constraints.

FIGURE 2: Architectural Drawing of Typical Freedom Home, front elevation



While the standardized plans may provide direction regarding different design options, these are conceptual architectural drawings only and would still need to be structural engineered prior to submission for building plan check.

The architect/designer would need to coordinate with Planning staff to ensure compliance with the R1 (single-family residential district) zoning requirements.

## Existing Floor Plans

Many of the Freedom Homes are characterized by two main floor plans.



FIGURE 3: BEDROOMS ALONG REAR ELEVATION

Typical floor plan features three bedrooms towards the back of the residence, with a small living room and kitchen at the front.

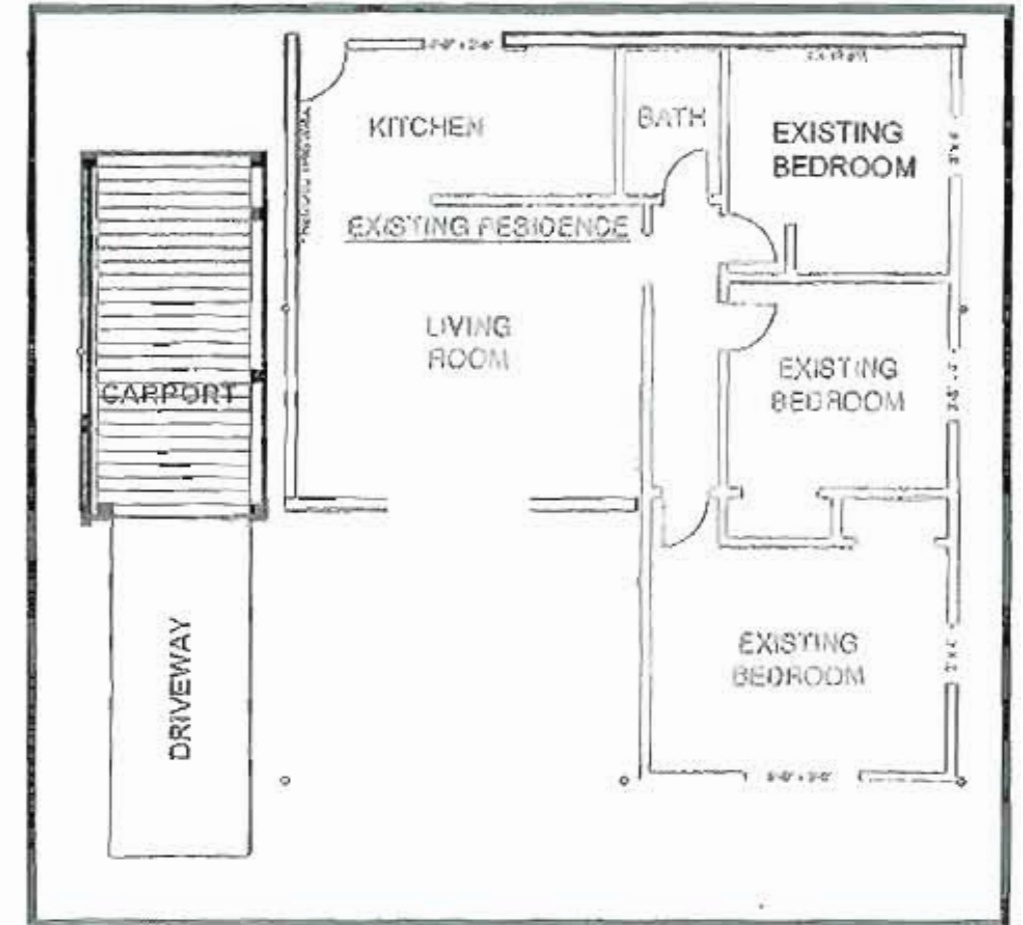


FIGURE 4: CENTRAL LIVING ROOM/KITCHEN PLAN

Typical floor plan features three bedrooms along right wing of residence, with livingroom and kitchen centrally located

# Imaginative Floor Plans

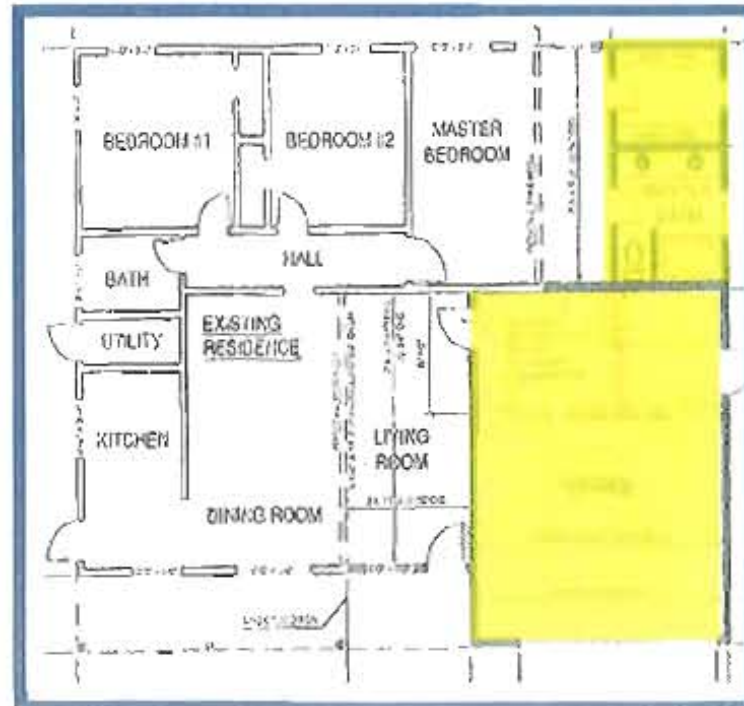
The homeowners are looking to expand the original floorplan to accommodate the needs of modern families.

The standardized plans provide design options for building additions to two of the traditional floor plans.

An *At-A-Glance* summary of the standardized plans is shown in these figures.

*At-A-Glance*

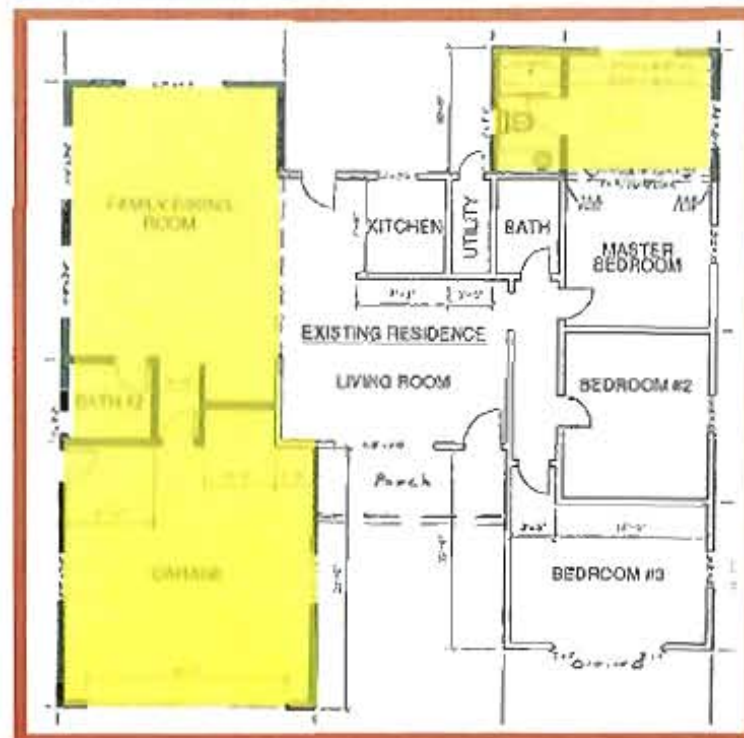
Plan 1A: Bare Necessities Plan



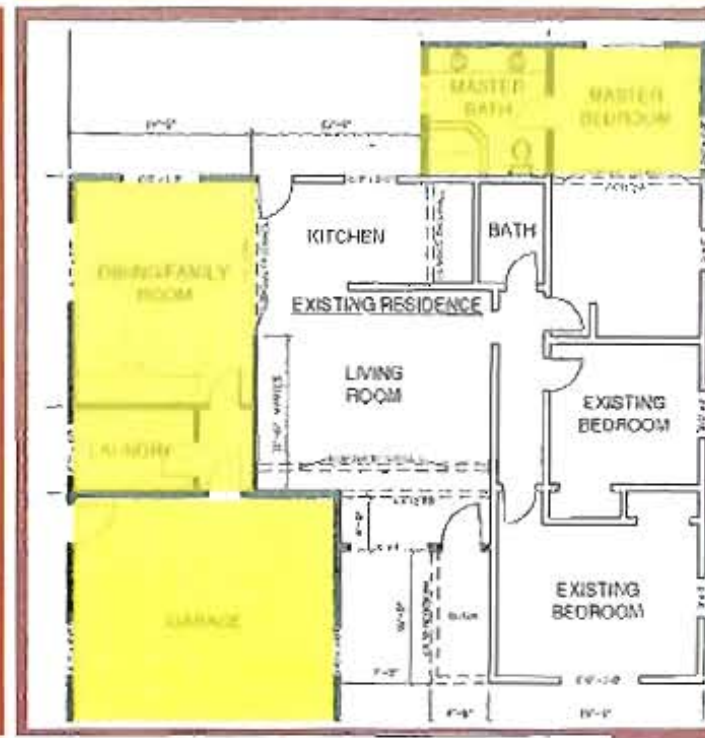
Plan 1B: Bigger Bedrooms



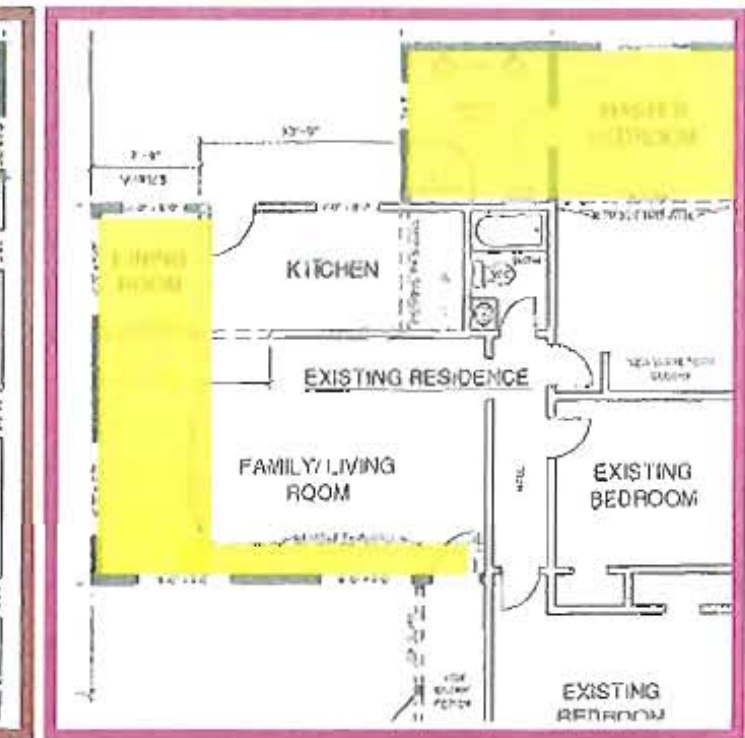
Plan 1C: Bigger Family Room Plan



Plan 2A: New Family Room/2nd Bath Plan



Plan 2B: New Dining Room/2nd Bath

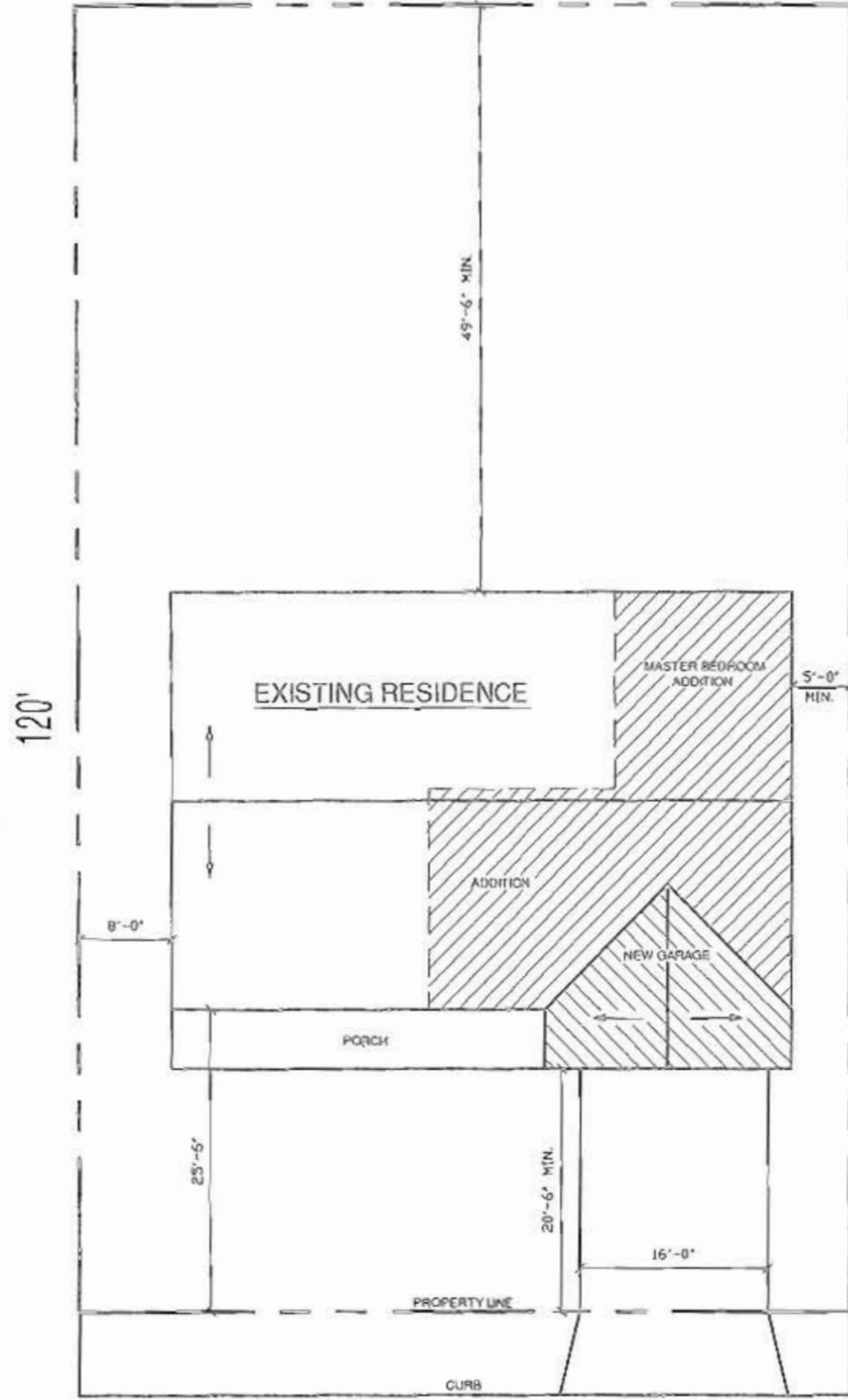


Plan 2C: Expanded Living Area Plan

**Plan 1A:**

**Bare  
Necessities  
Plan**





NOTE  
CROSS-HATCHED AREA DENOTES ADDITION

PLOT PLAN

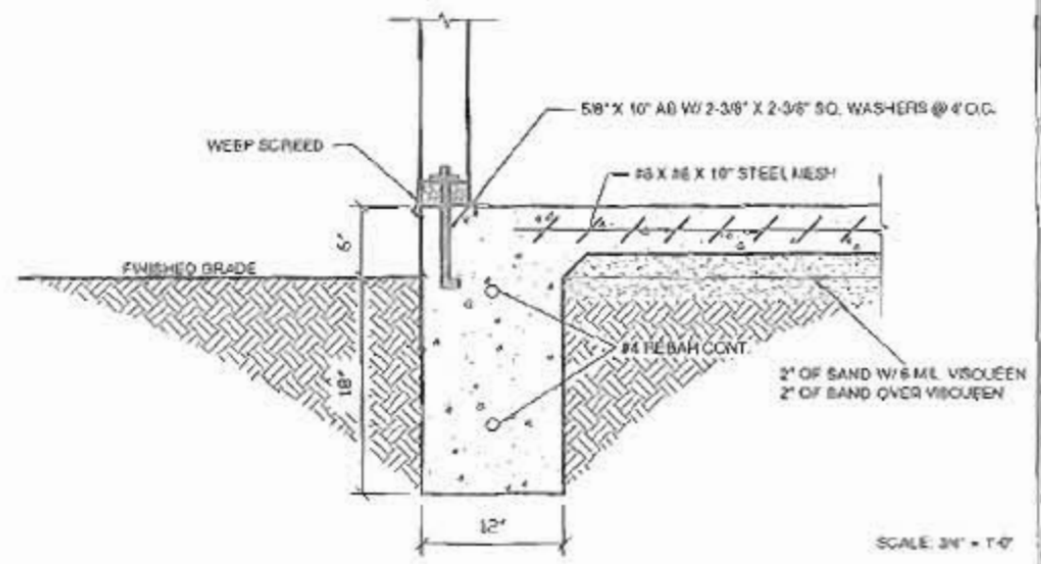
PLAN 1-A

7A

SCALE 5/8" = 1'-0"

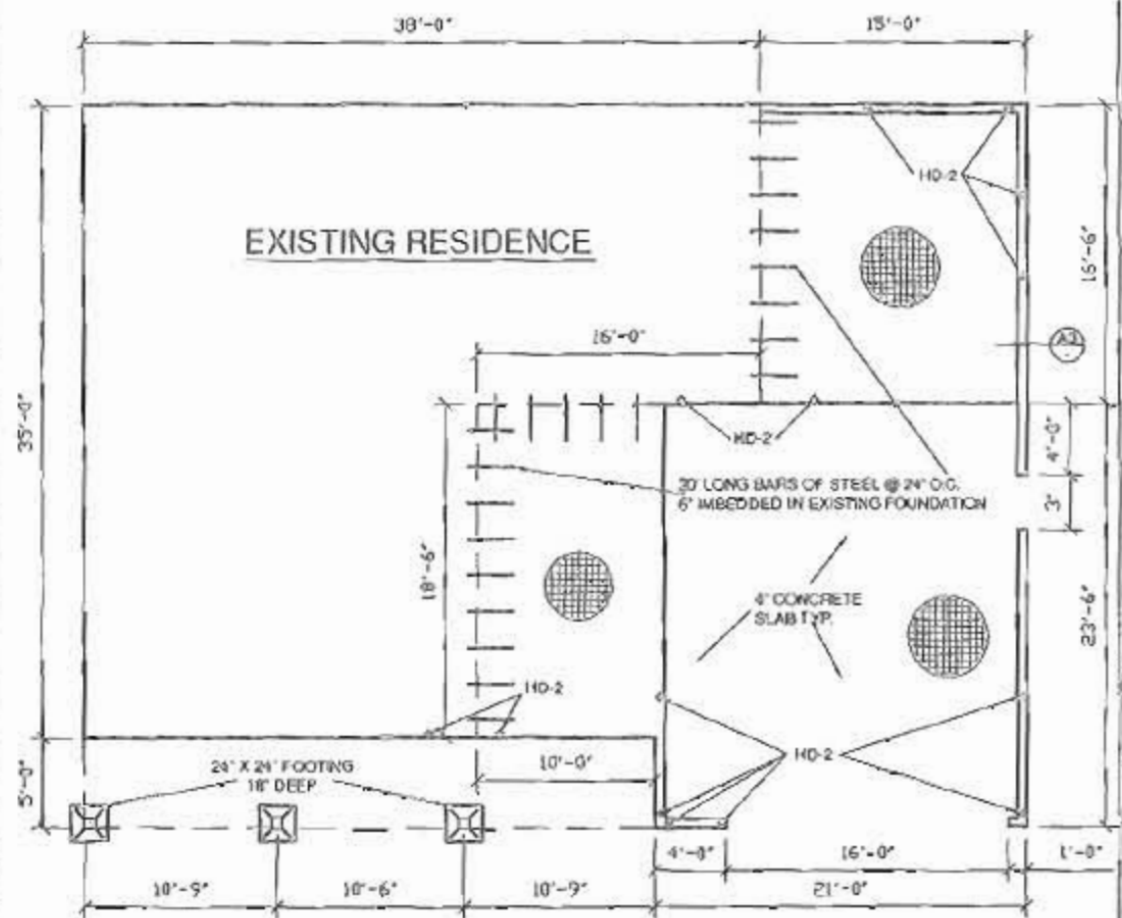
PLOT PLAN

SHT. 1 OF 3



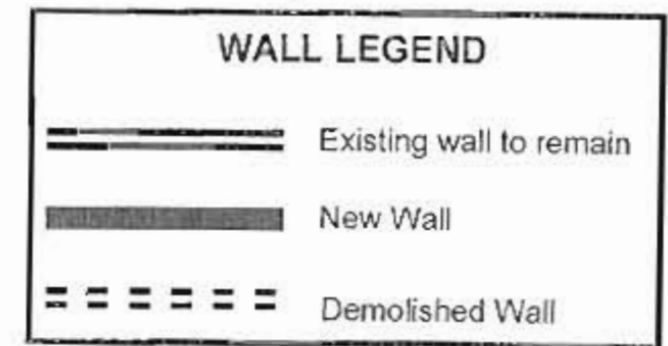
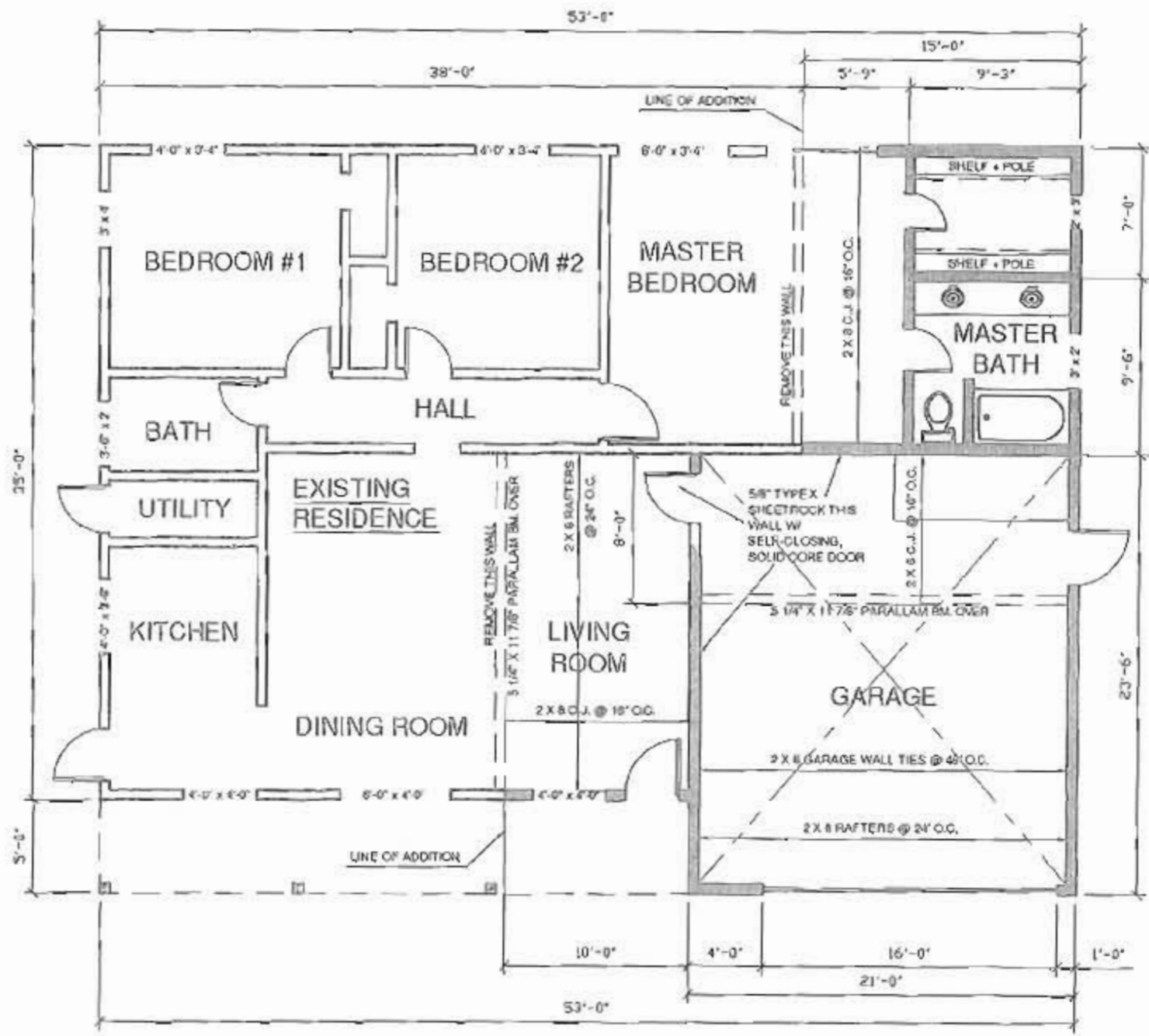
FOOTING DETAIL

SCALE: 3/4" = 1'-0"



FOUNDATION PLAN

SCALE: 3/32" = 1'-0"



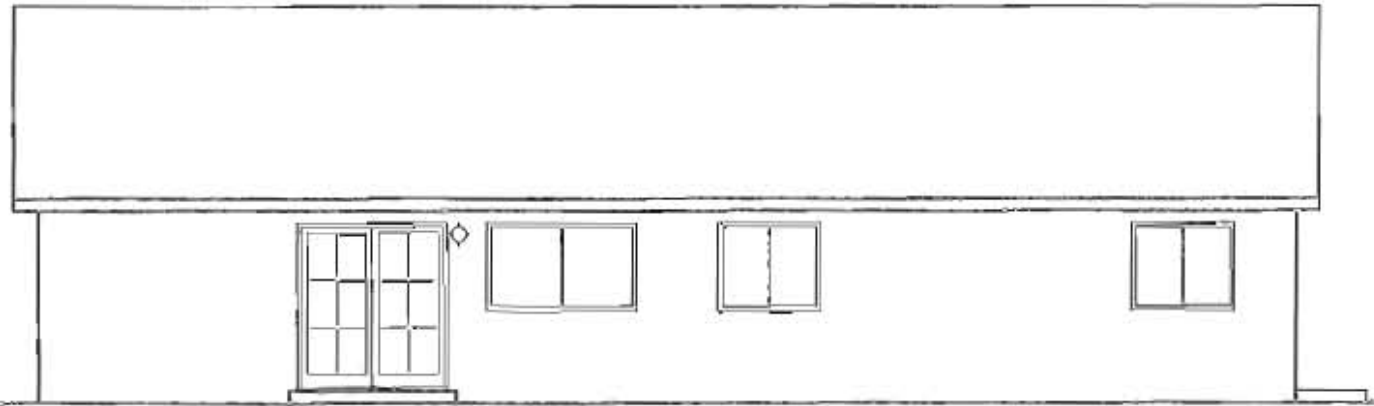
FLOOR PLAN

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

FOUNDATION & FLOOR PLAN

PLAN 1-A

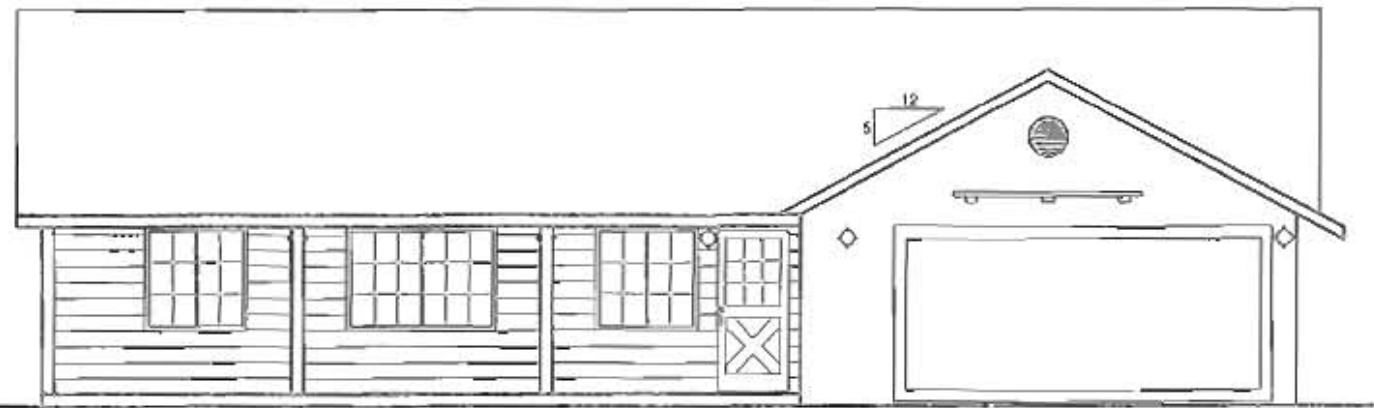
7B



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION

ELEVATIONS

PLAN 1-A

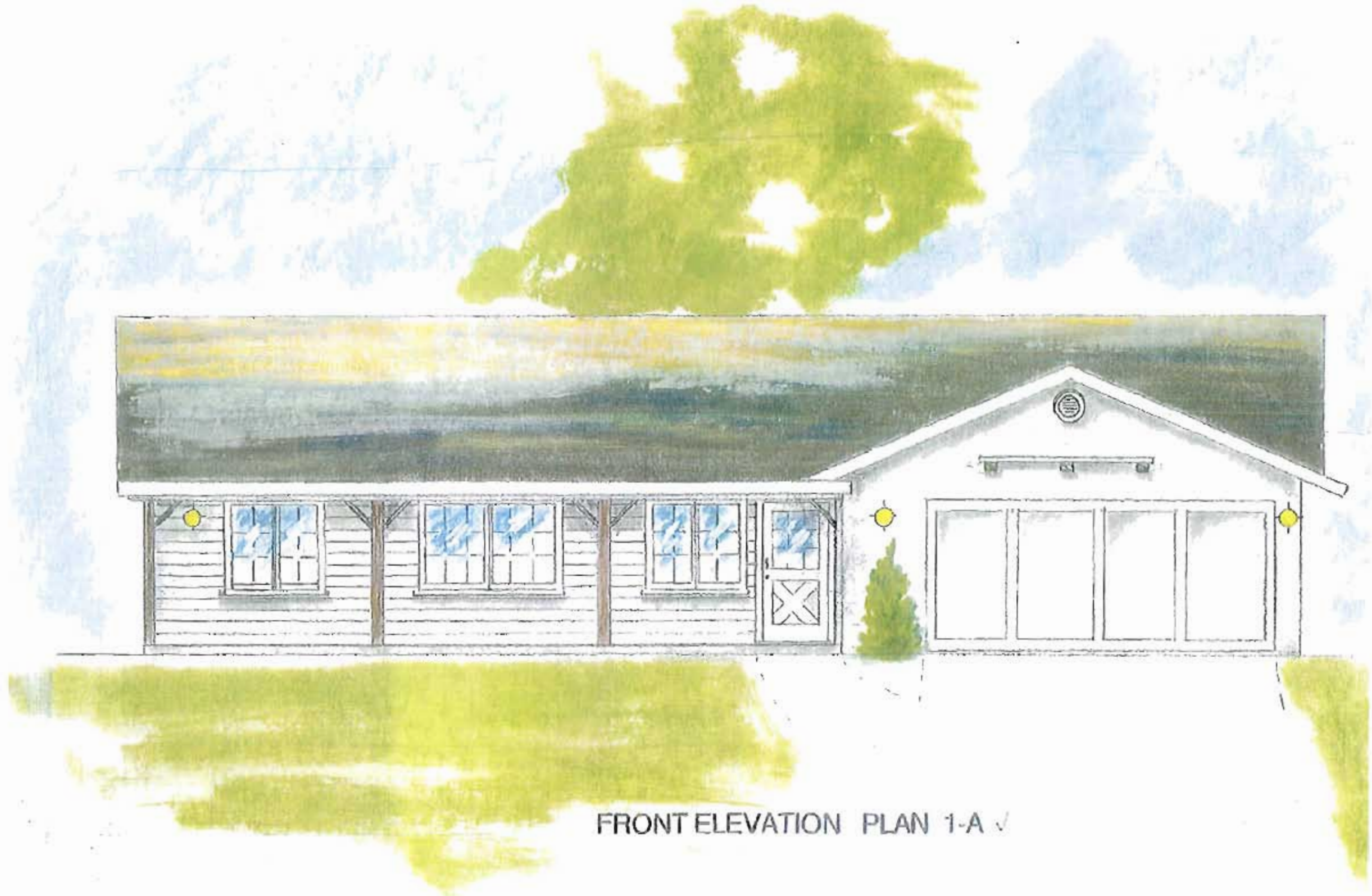
7C

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

ELEVATIONS

SHT. 3 OF 3

## Traditional Gable Front with Wood Siding



FRONT ELEVATION PLAN 1-A ✓

# Dutch Gable Front with Brick Veneer



FRONT ELEVATION PLAN 1-A

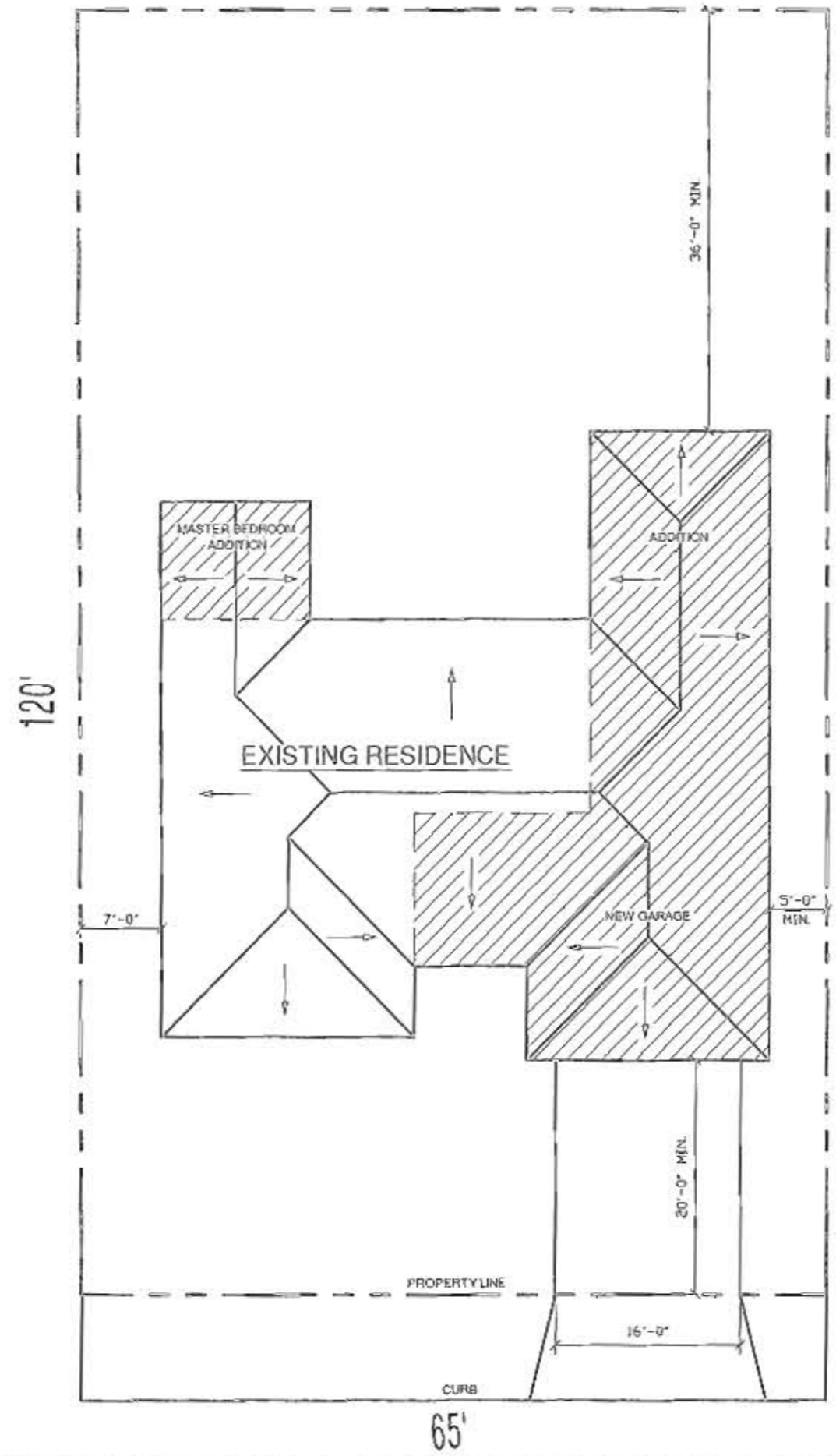
Open Porch with Stacked Stone



FRONT ELEVATION PLAN 1-A

**Plan 1B:**

**Bigger  
Bedrooms  
Plan**



NOTE:  
CROSS-HATCHED AREA DENOTES ADDITION

SCALE: 5/64" = 1'-0"

PLOT PLAN

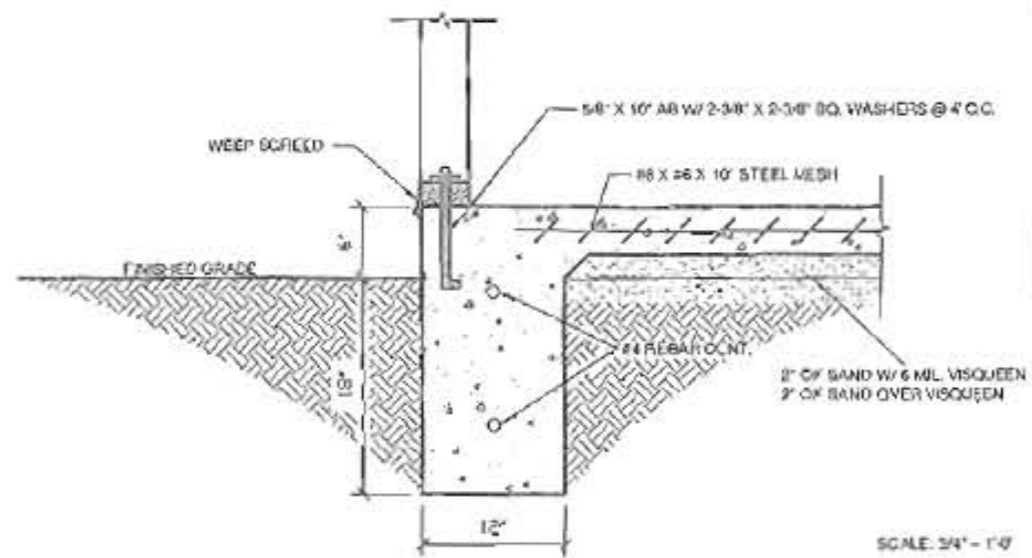
PLAN 1-B

8A

PLOT PLAN

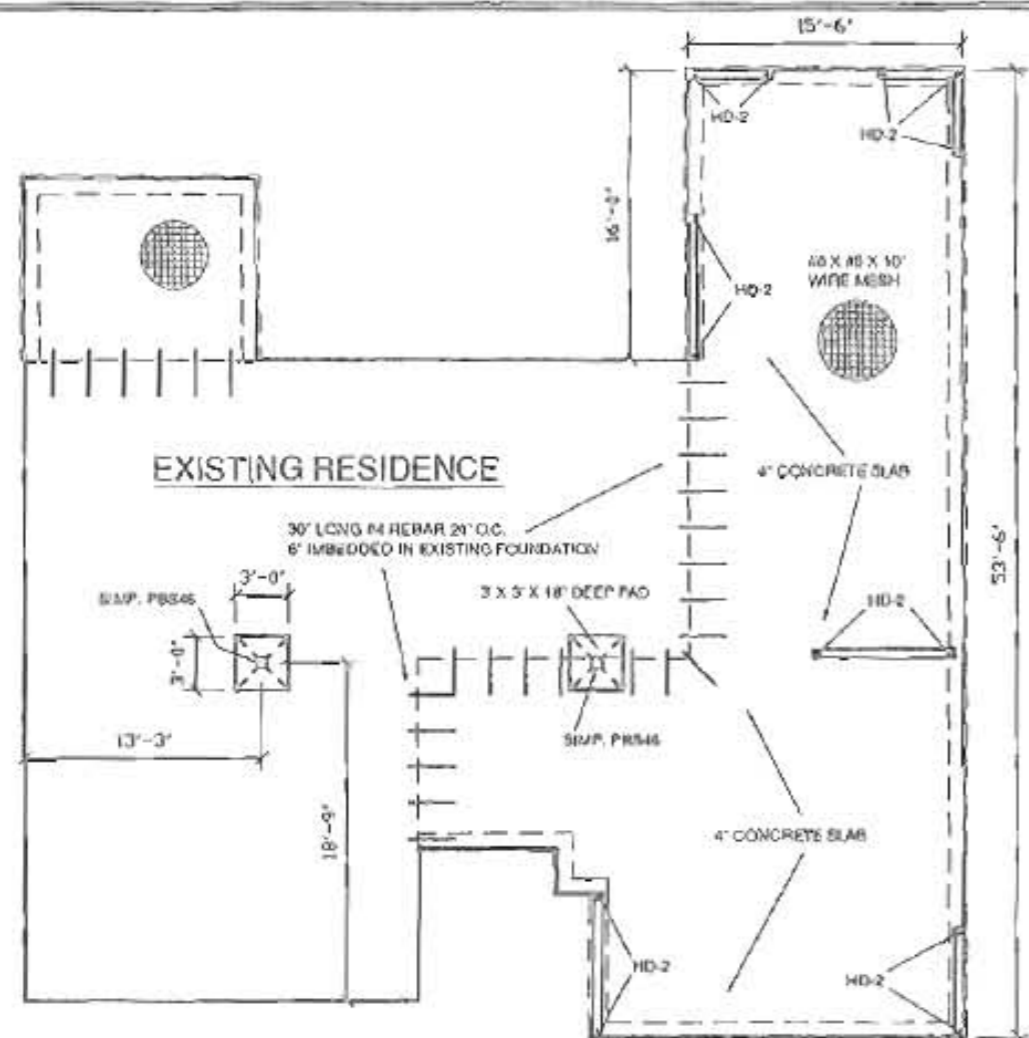
SHT. 1 OF 3





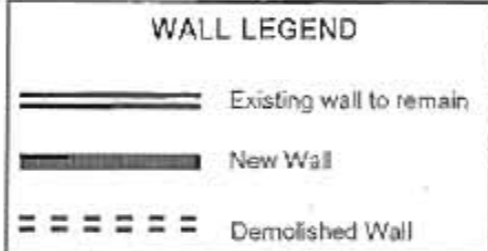
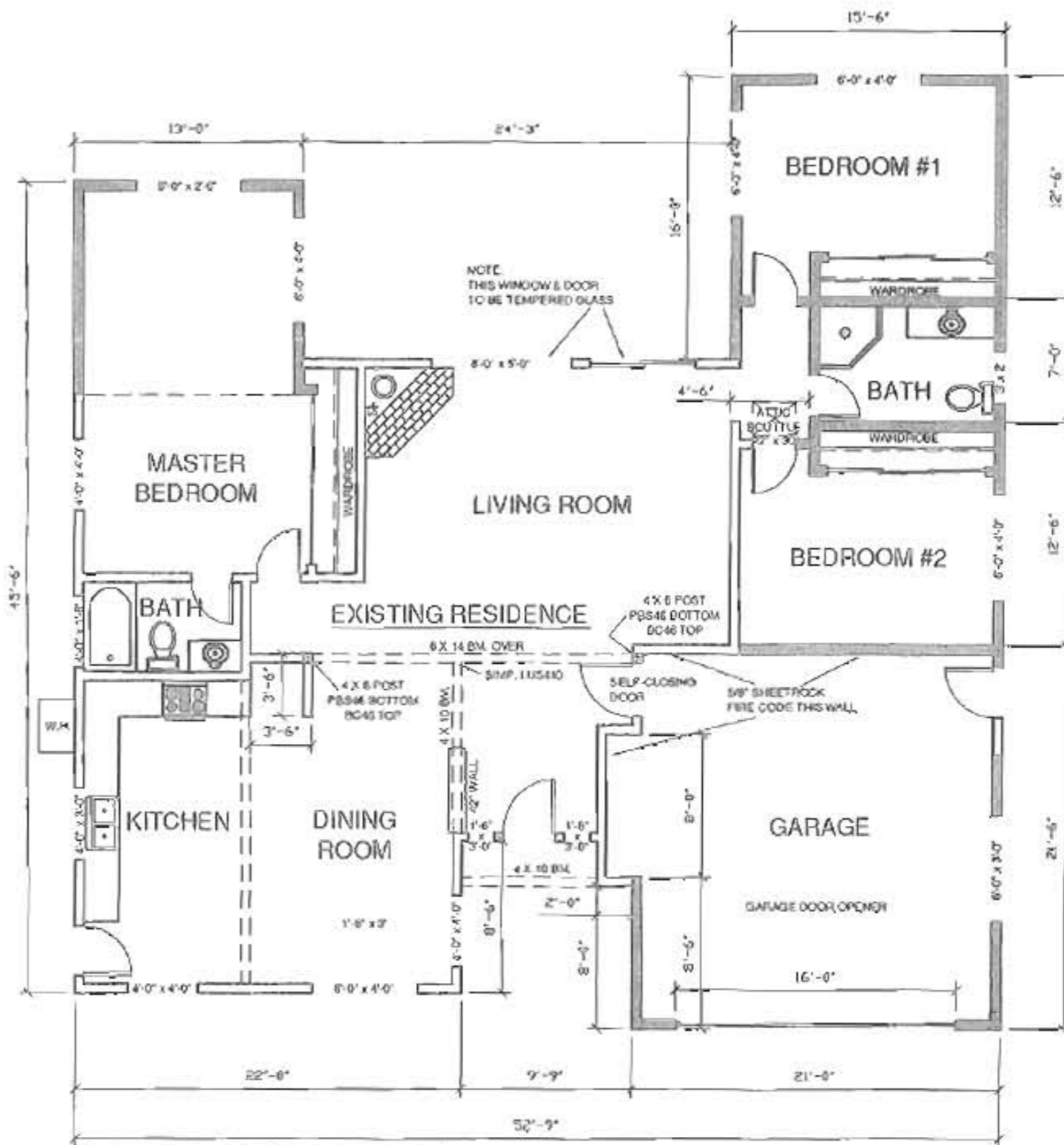
FOUNDATION DETAIL

SCALE: 3/4" = 1'-0"



FOUNDATION PLAN

SCALE: 3/32" = 1'-0"

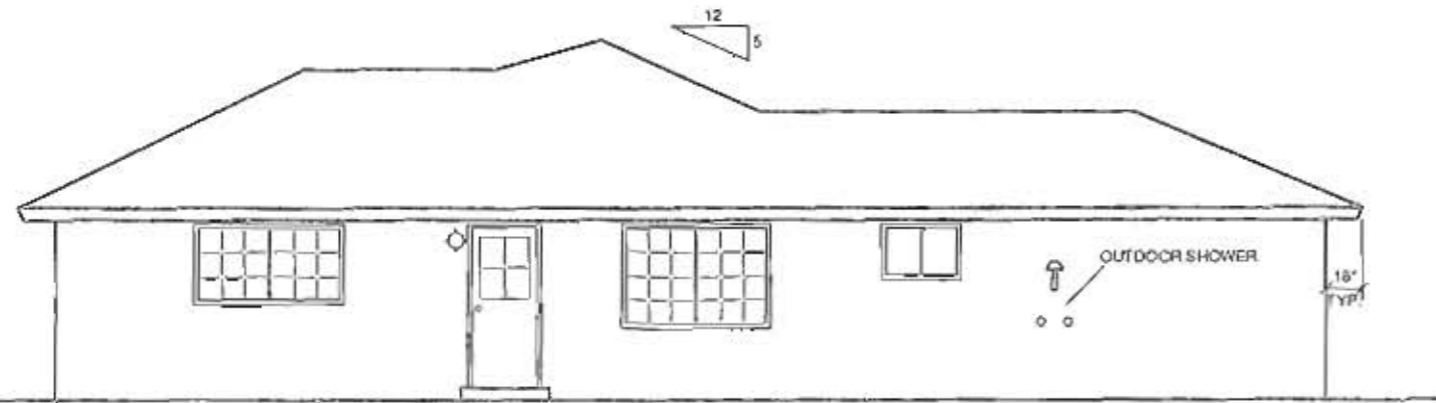


FLOOR PLAN

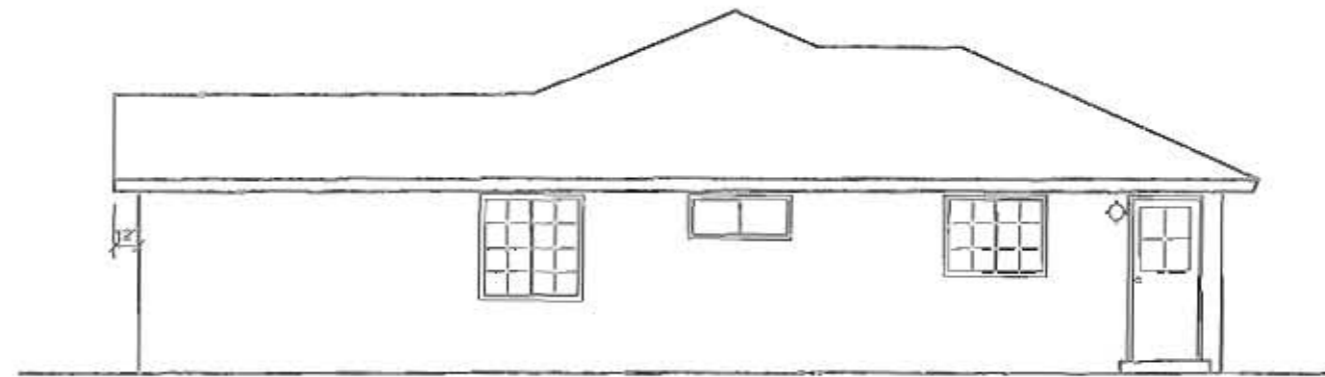
SCALE: 1/8" = 1'-0"

FOUNDATION & FLOOR PLAN

PLAN 1-B



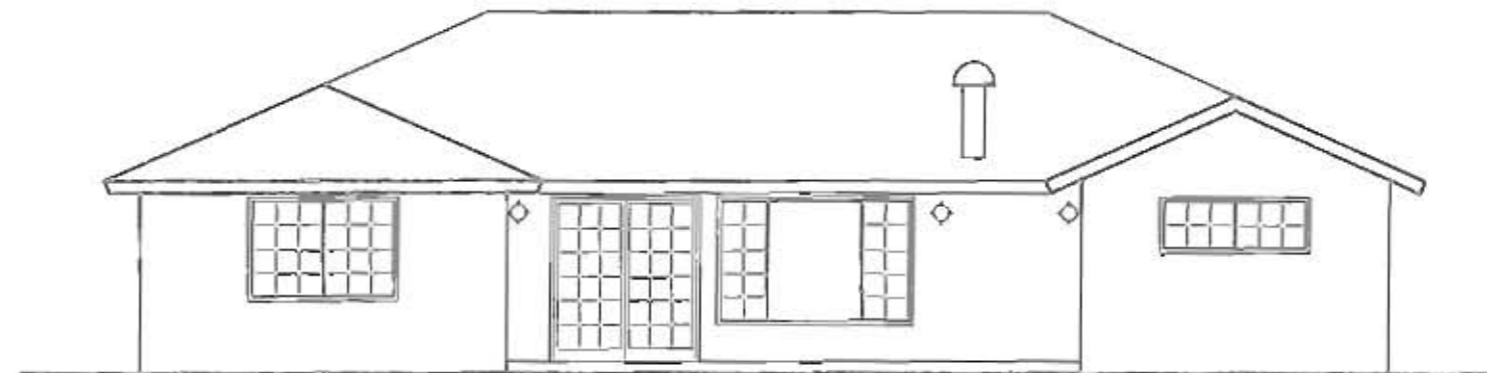
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

ELEVATIONS

PLAN 1-B

8C

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

ELEVATIONS

SHT. 3 OF 3

# House with Twin Gables



FRONT ELEVATION PLAN 1-B

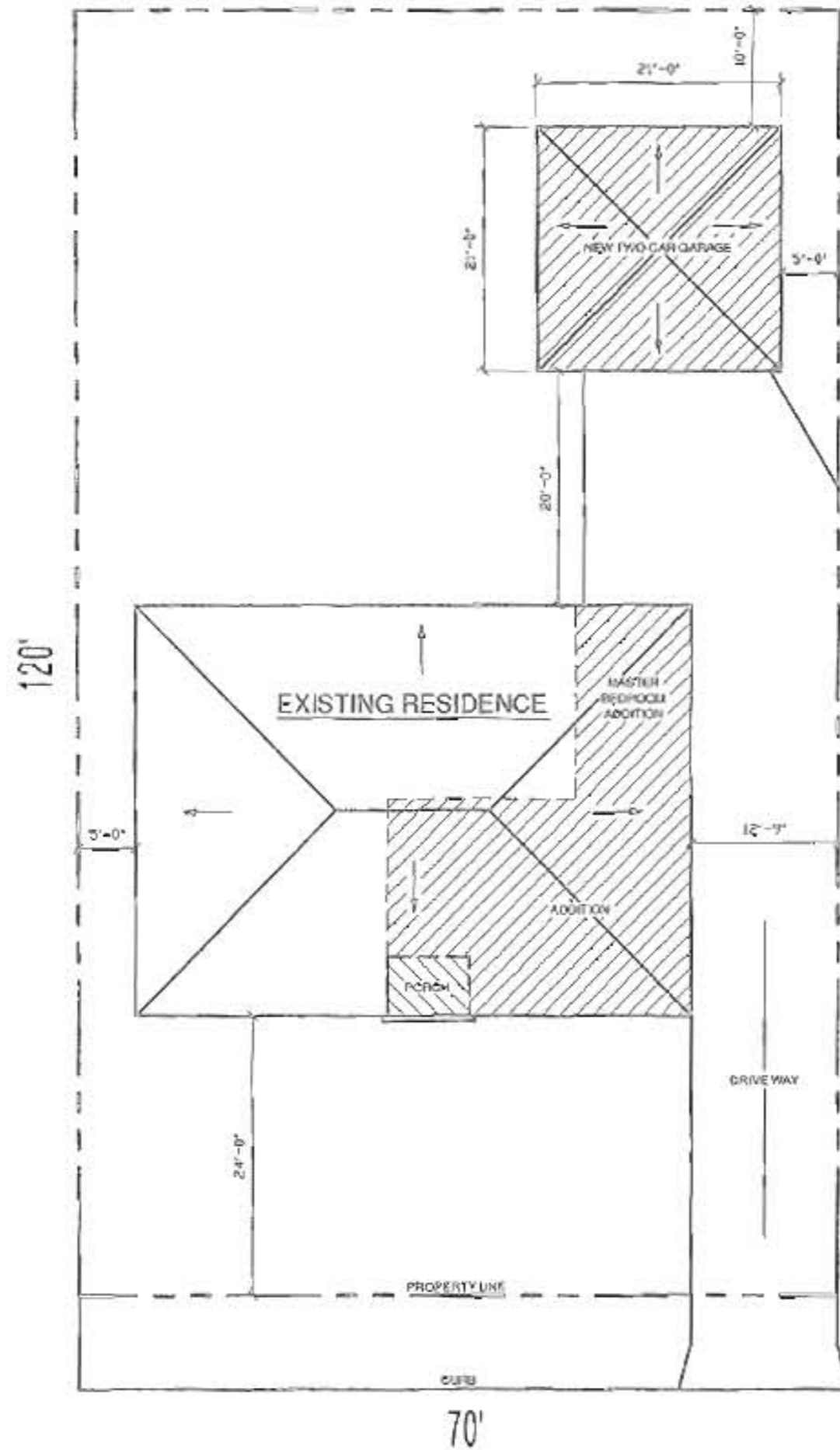
## Double Hipped Roof Style



FRONT ELEVATION PLAN 1-B

**Plan 1C:**

**Bigger  
Family  
Room  
Plan**



NOTE: CROSS-HATCHED AREA DENOTES ADDITION

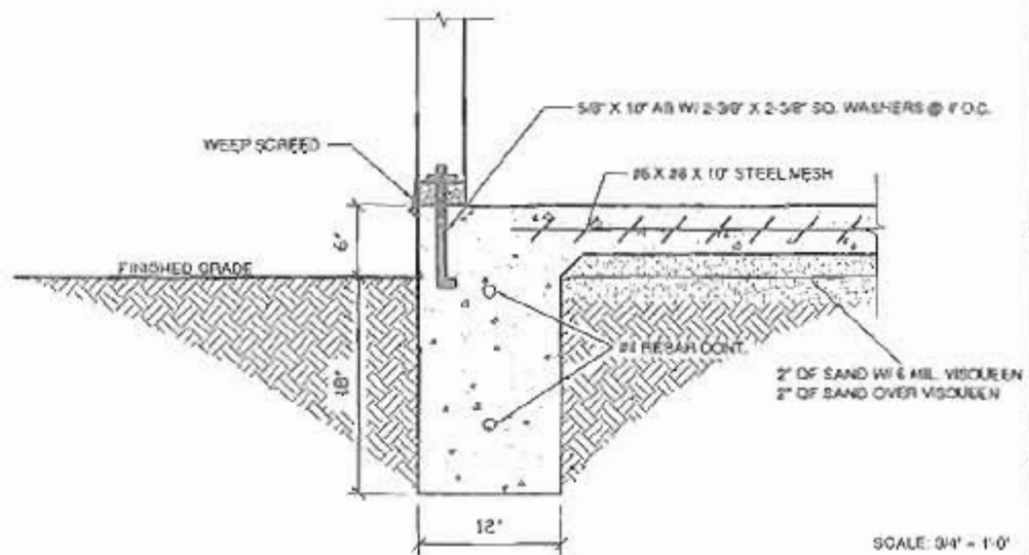
70'  
PLOT PLAN

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

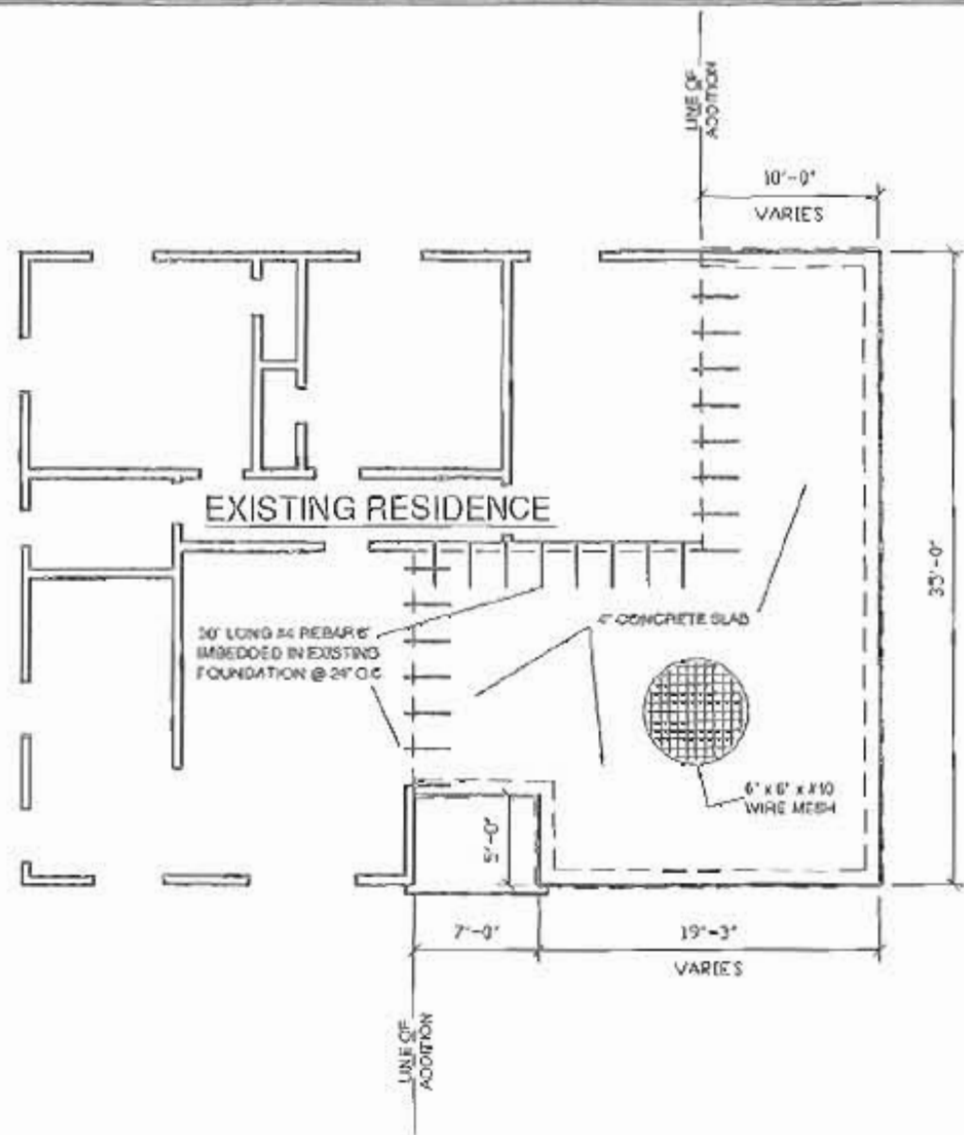
PLOT PLAN

PLAN 1-C

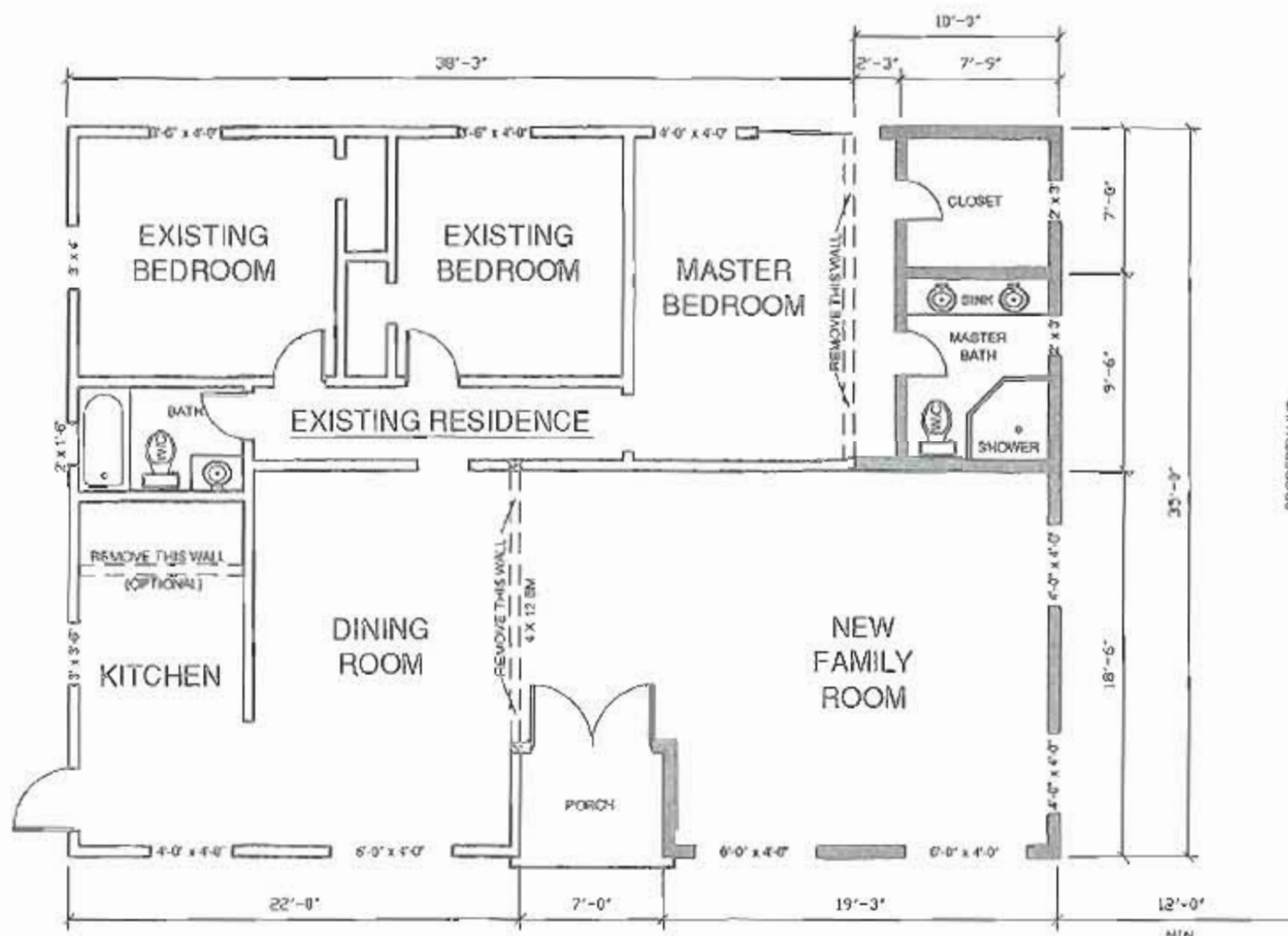
9A



FOUNDATION DETAIL



FOUNDATION PLAN



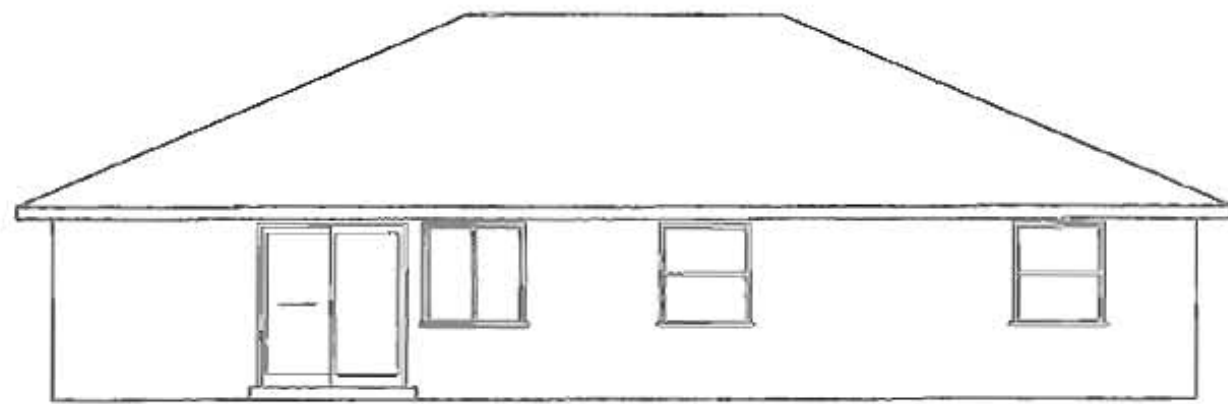
WALL LEGEND	
	Existing wall to remain
	New Wall
	Demolished Wall

NOTE:  
MUST MAINTAIN 12'-0"  
TO PROPERTY LINE  
FOR DRIVEWAY

FLOOR PLAN

FOUNDATION &  
FLOOR PLAN

PLAN 1-C



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

ELEVATIONS

PLAN 1-C

9C

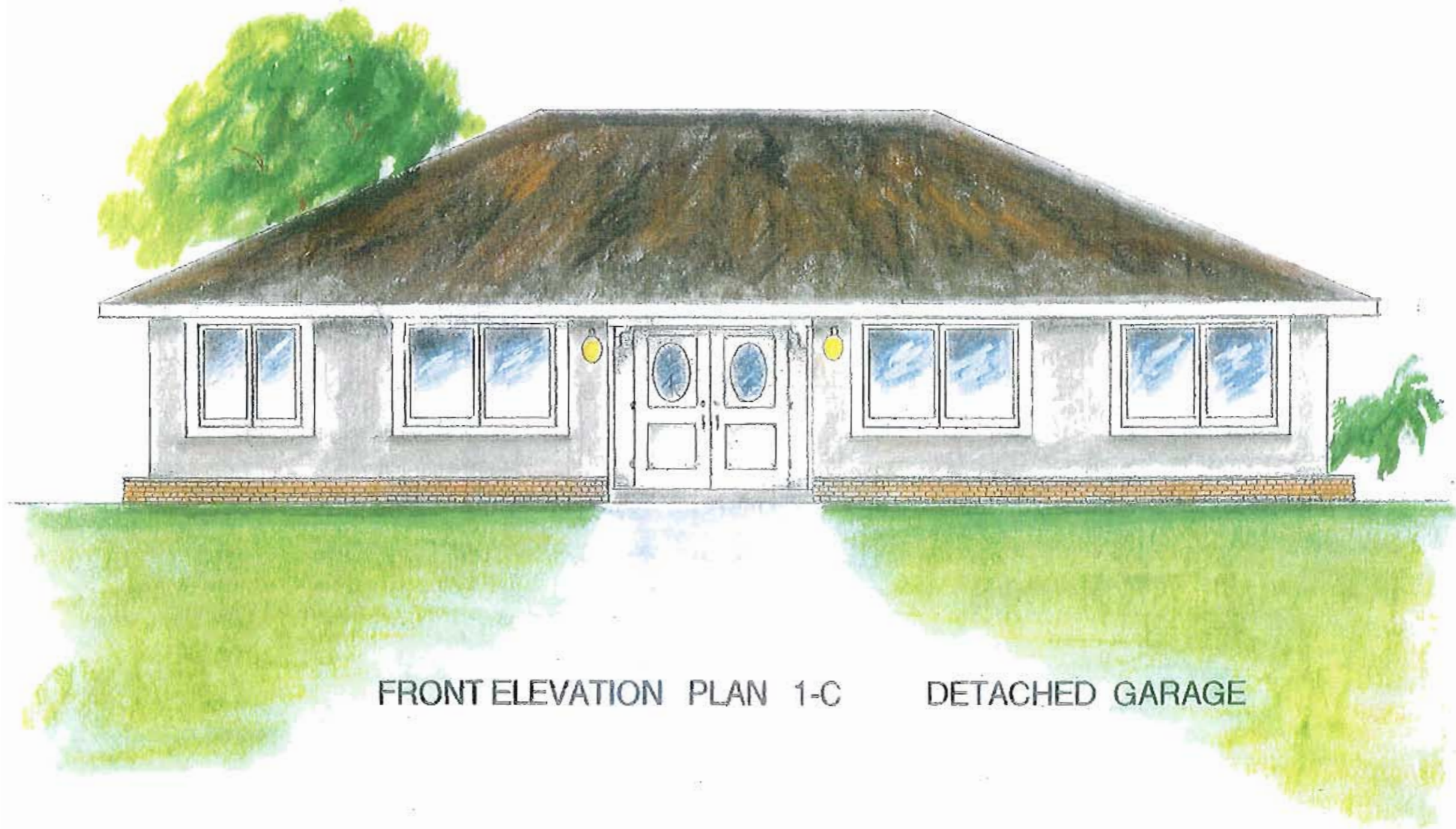
SCALE: 1/8" = 1'-0"

ELEVATIONS

SHT. 3 OF 3



## Simple Hipped Roof

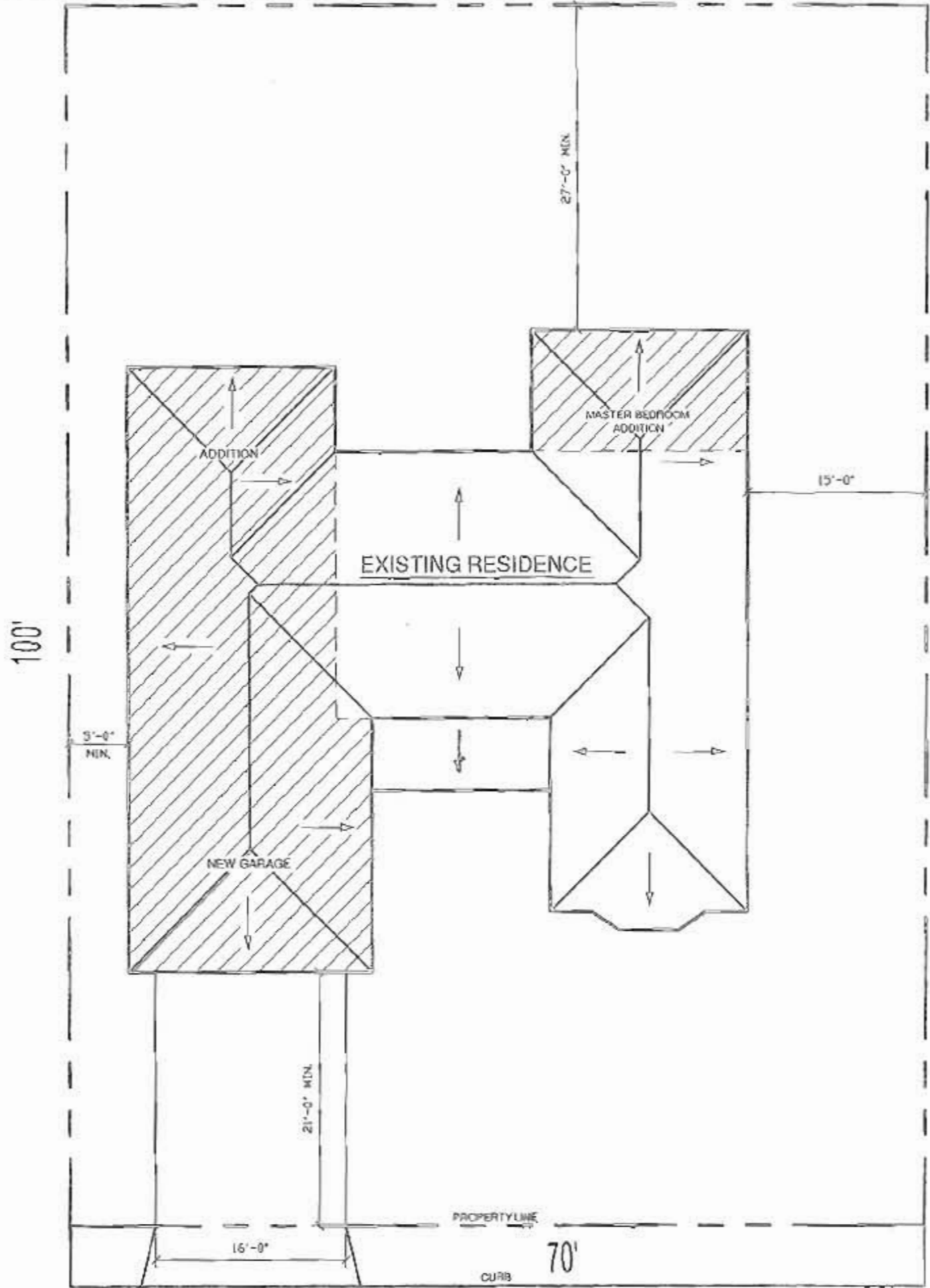


FRONT ELEVATION PLAN 1-C

DETACHED GARAGE

**Plan 2A:**

**New  
Family  
Room/  
2<sup>nd</sup> Bath  
Plan**



NOTE: CROSS-HATCHED AREA DENOTES ADDITION

SCALE: 3/32" = 1'-0"

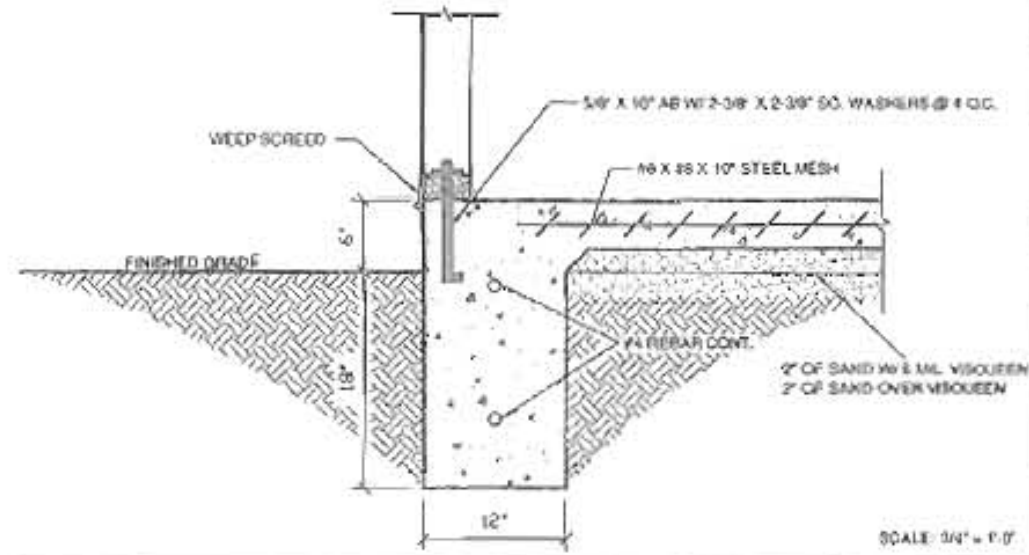
PLOT PLAN

PLAN 2-A

10A

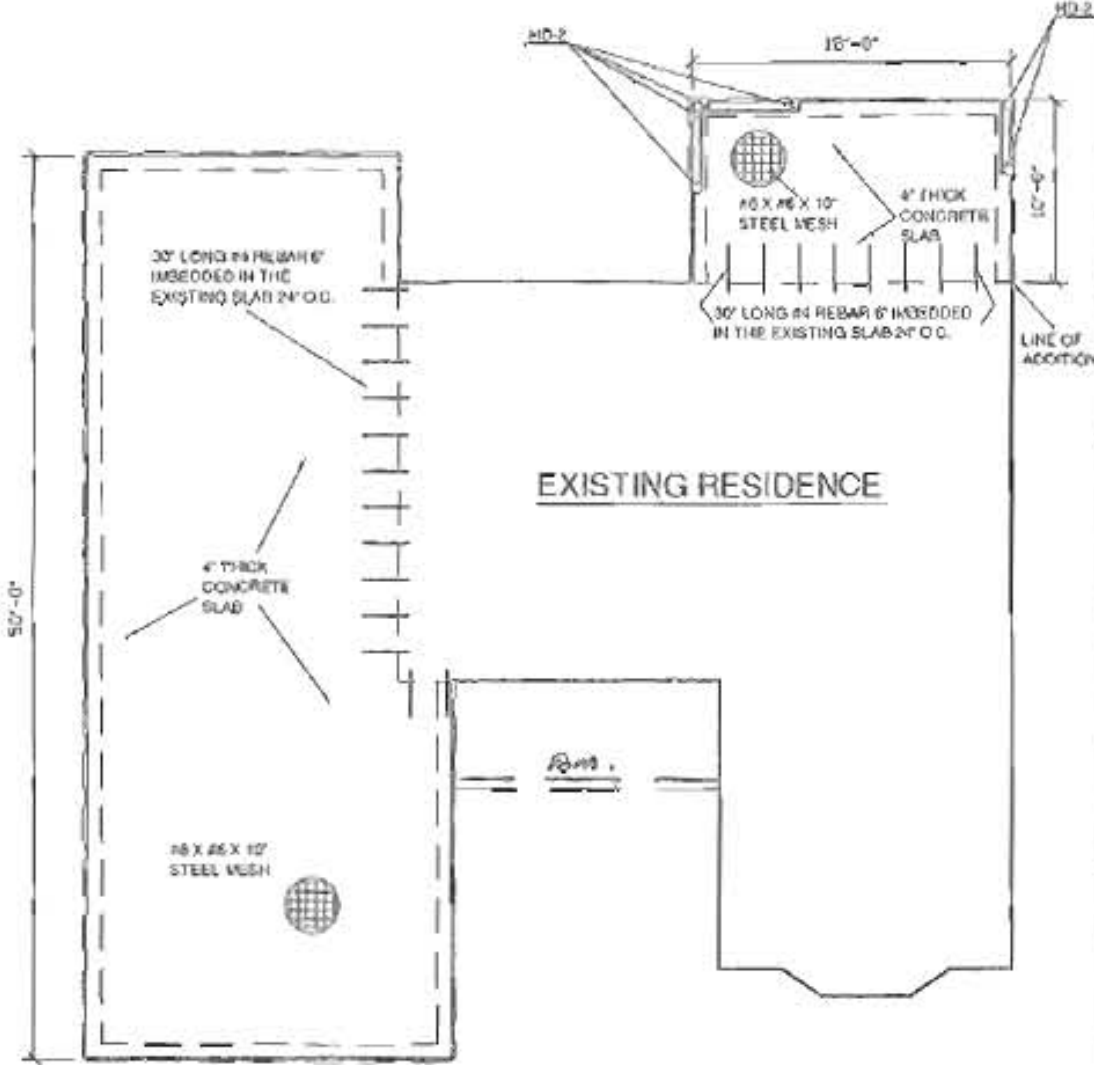
SHT. 1 OF 3

PLOT PLAN



FOOTING DETAIL

SCALE: 3/4" = 1'-0"

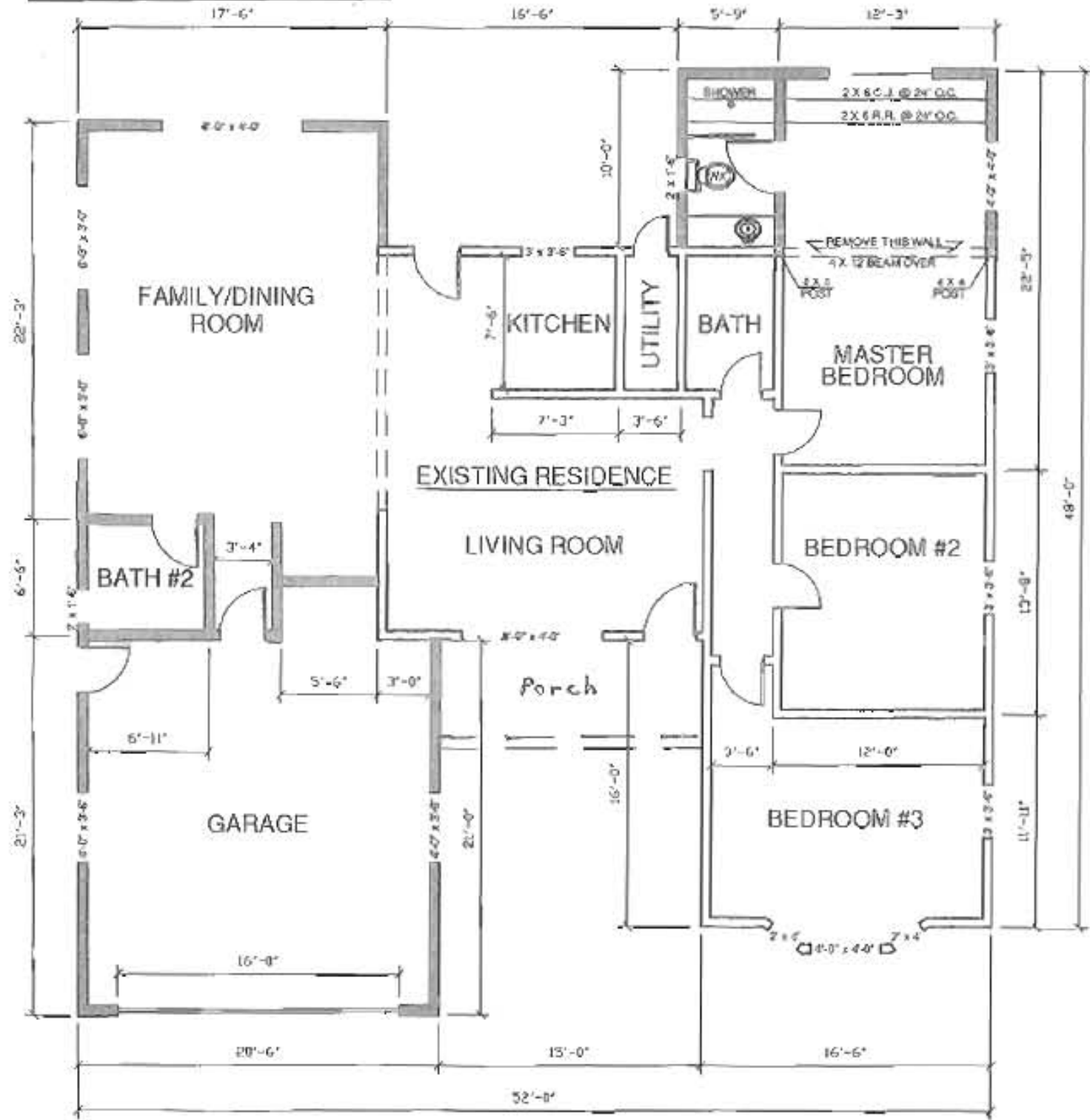


FOUNDATION PLAN

SCALE: 3/32" = 1'-0"

**WALL LEGEND**

- Existing wall to remain
- New Wall
- Demolished Wall

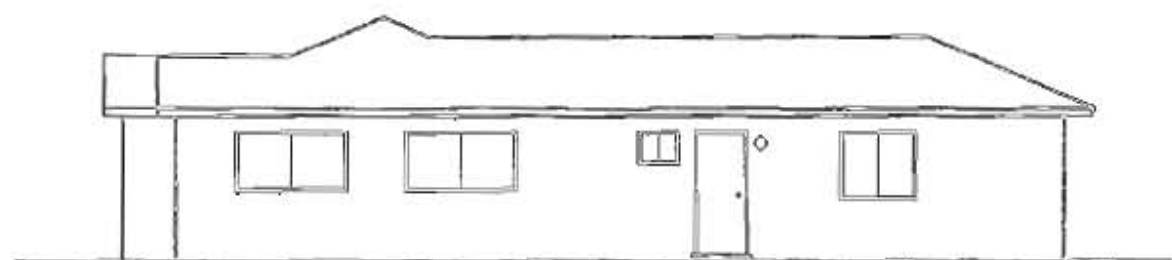


FLOOR PLAN

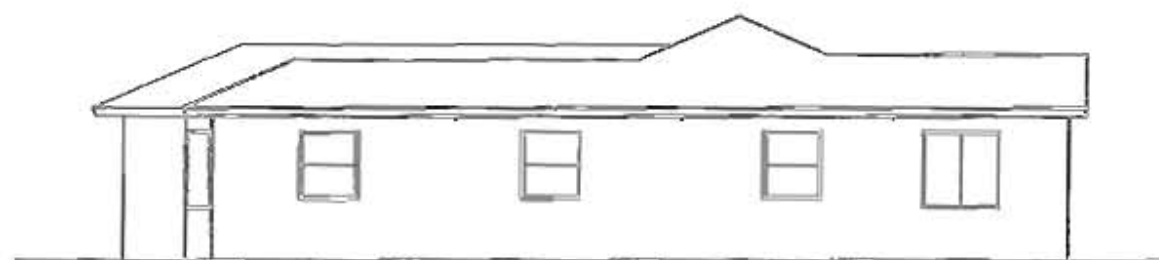
SCALE: 1/8" = 1'-0"

FOUNDATION &  
FLOOR PLAN

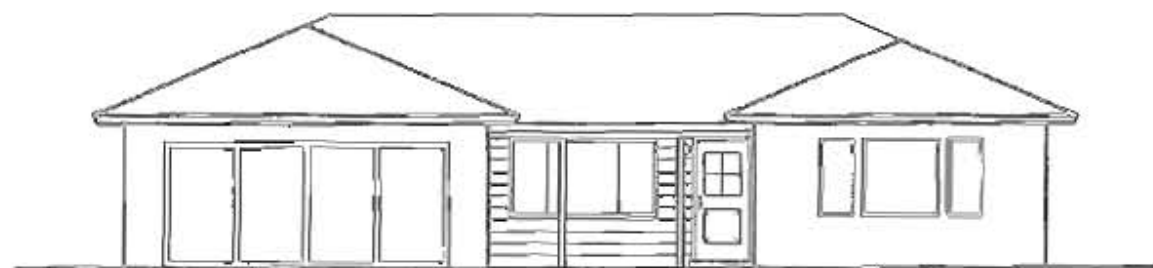
PLAN 2-A



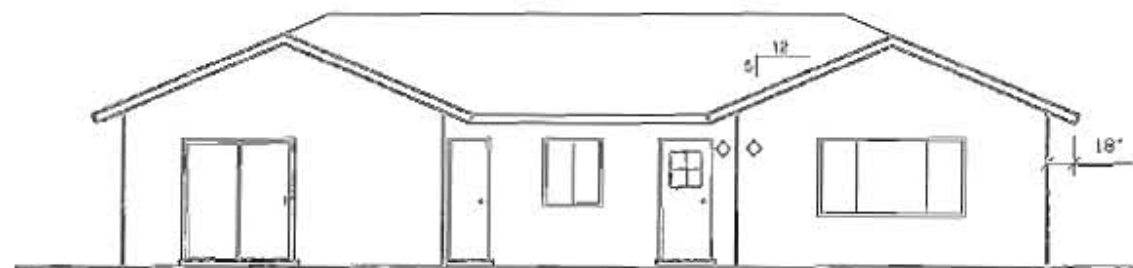
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

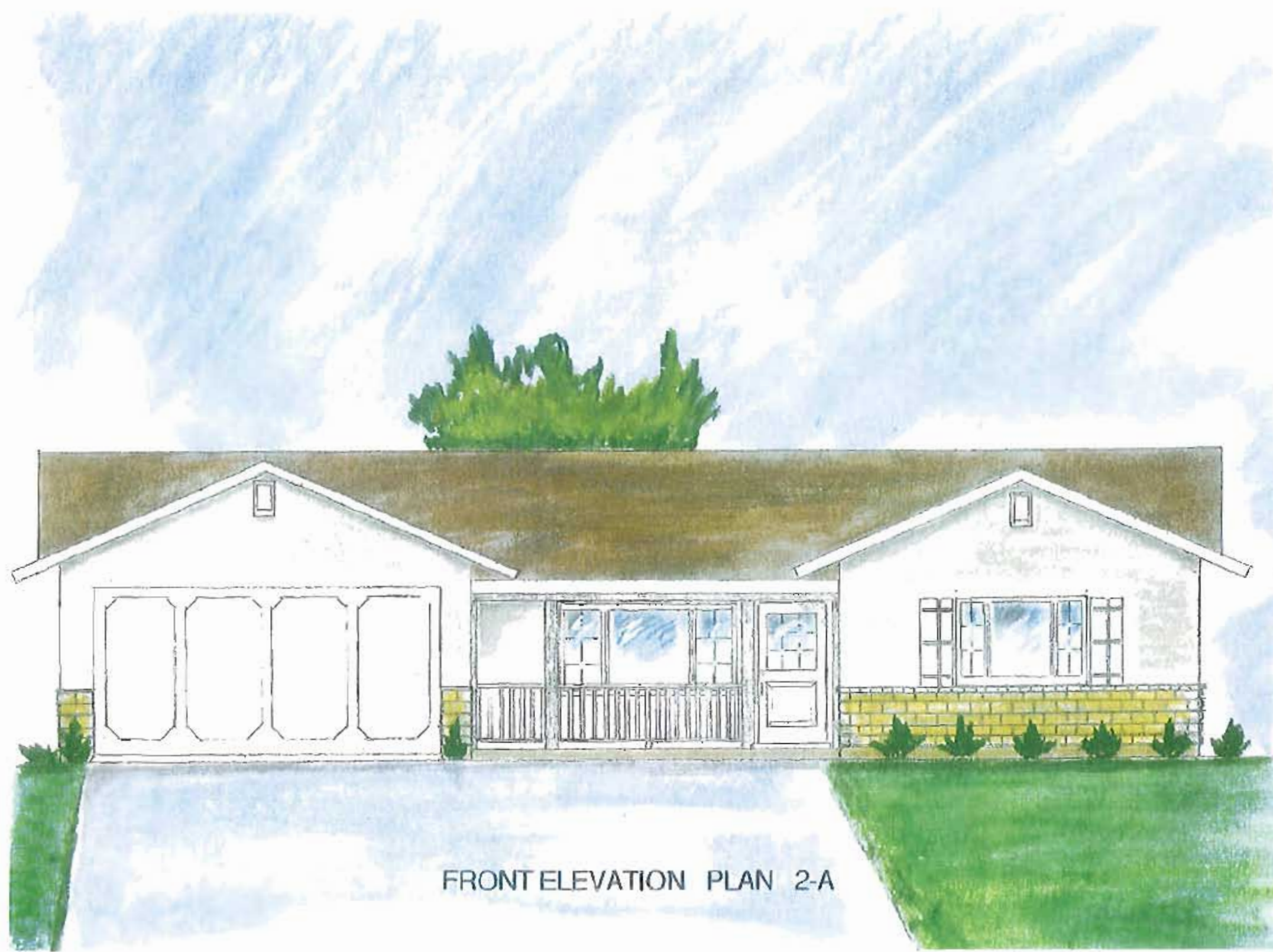


FRONT ELEVATION



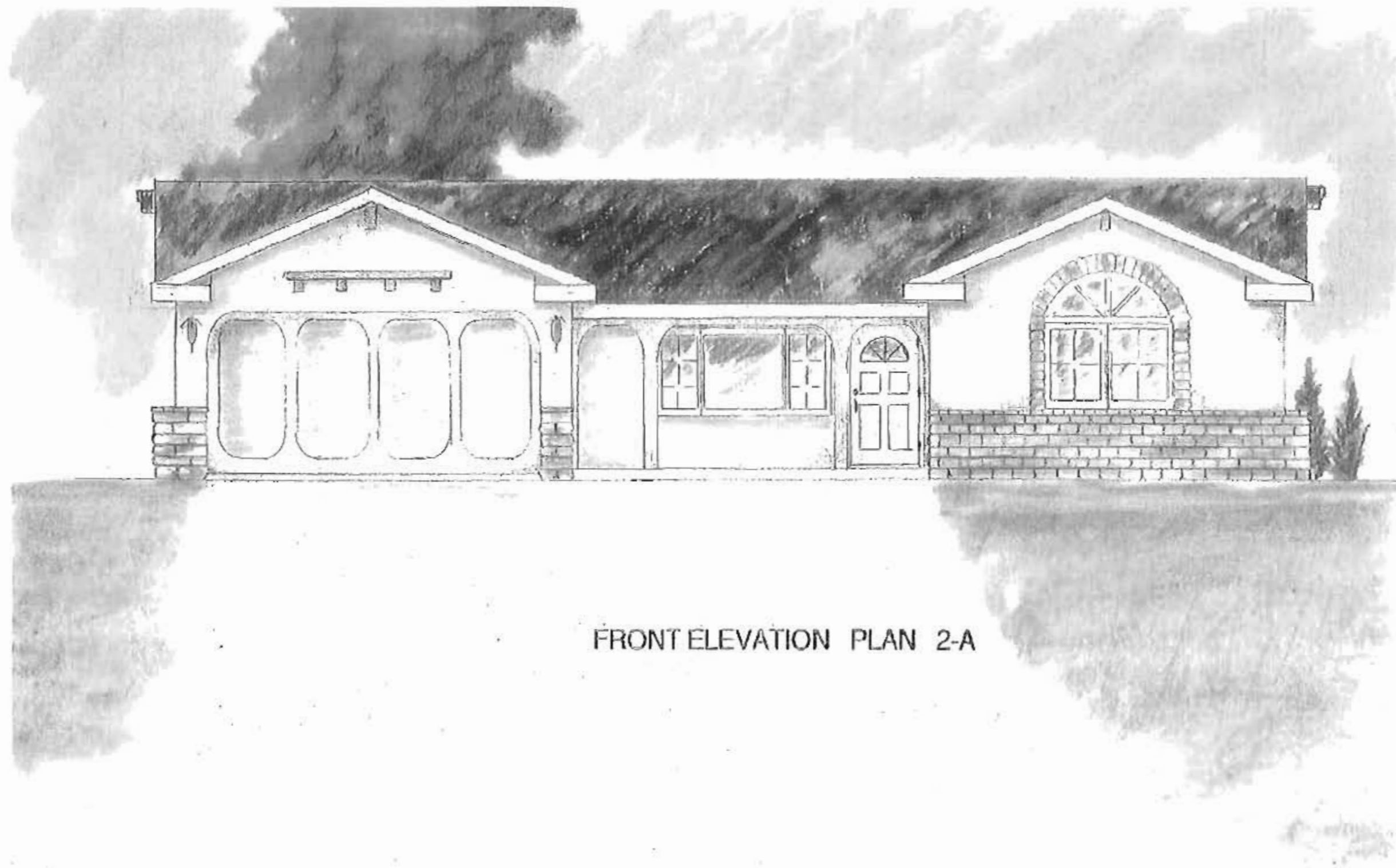
REAR ELEVATION

# Double Gables with Front Porch



FRONT ELEVATION PLAN 2-A

## Open Porch with Brick Elements



FRONT ELEVATION PLAN 2-A

# Double Hipped Roof with Open Porch

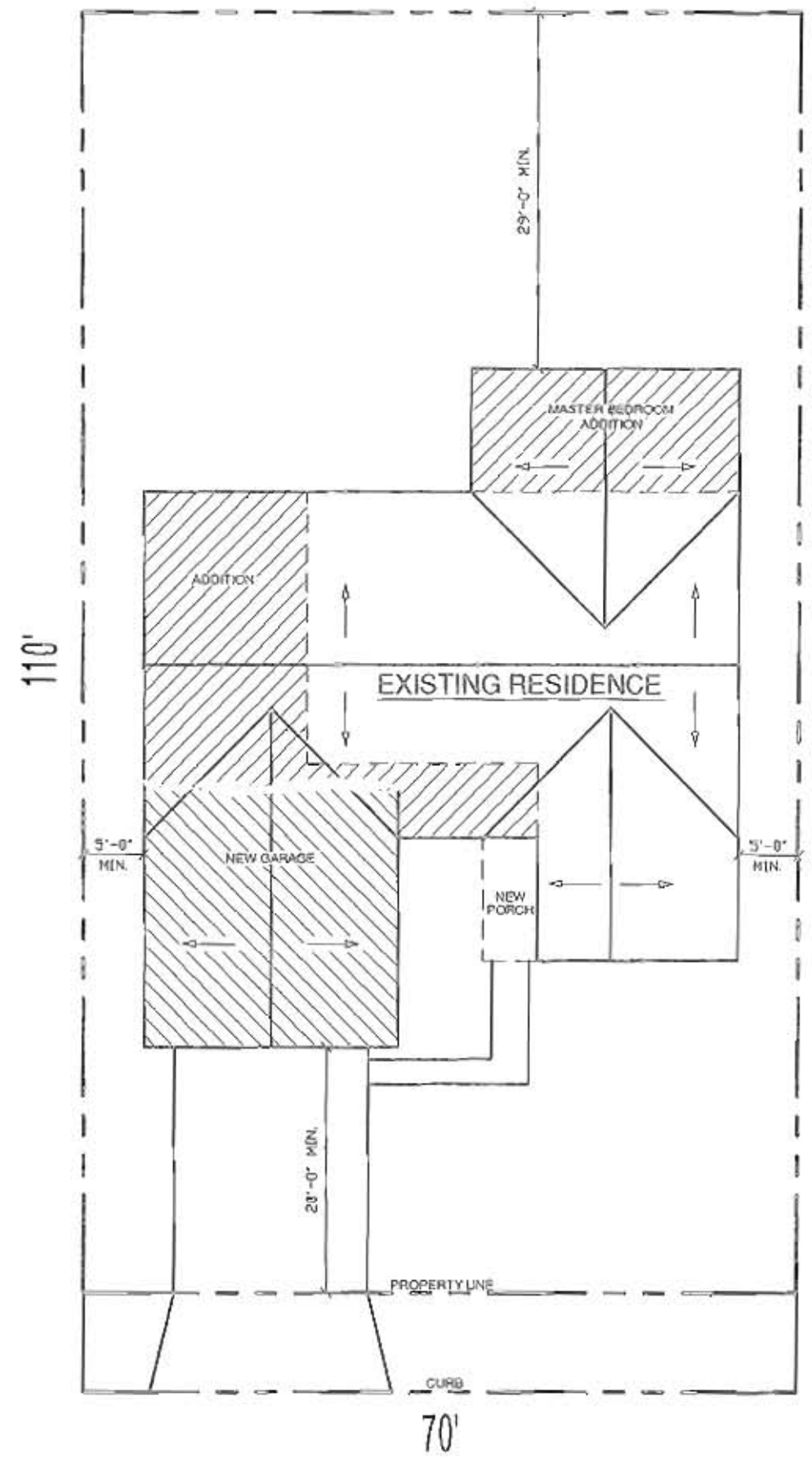


FRONT ELEVATION PLAN 2-A



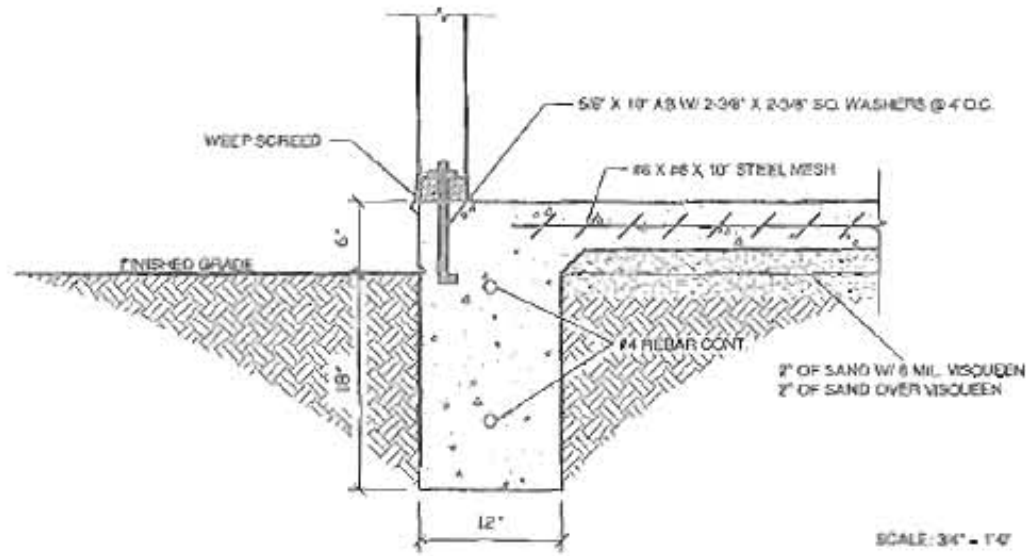
**Plan 2B:**

**New  
Dining  
Room/  
2<sup>nd</sup>  
Bath  
Plan**



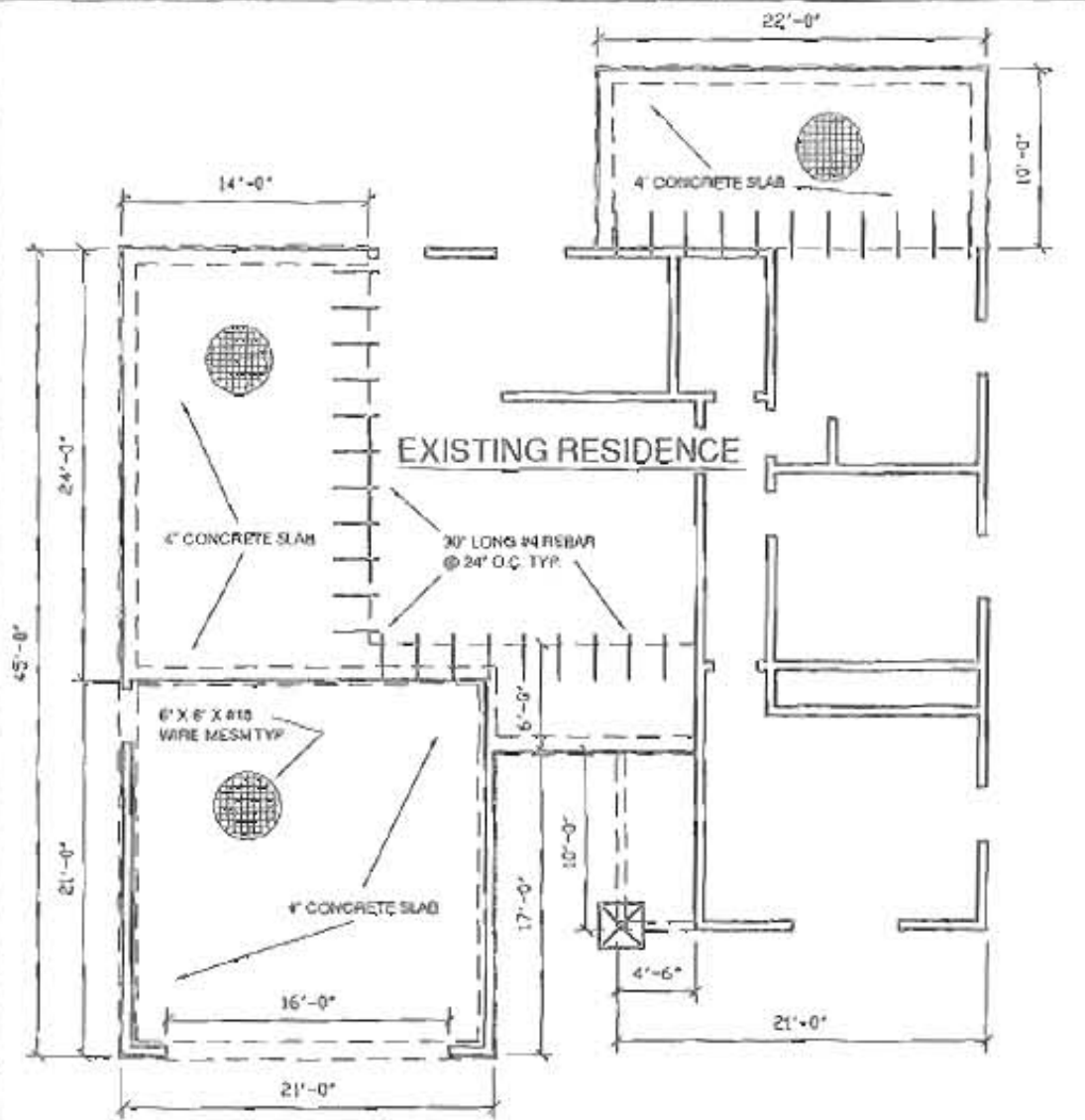
NOTE:  
CROSS-HATCHED AREA DENOTES ADDITION

SCALE: 5/8" = 1'-0"



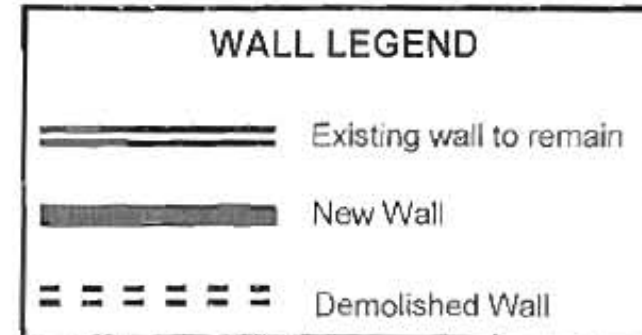
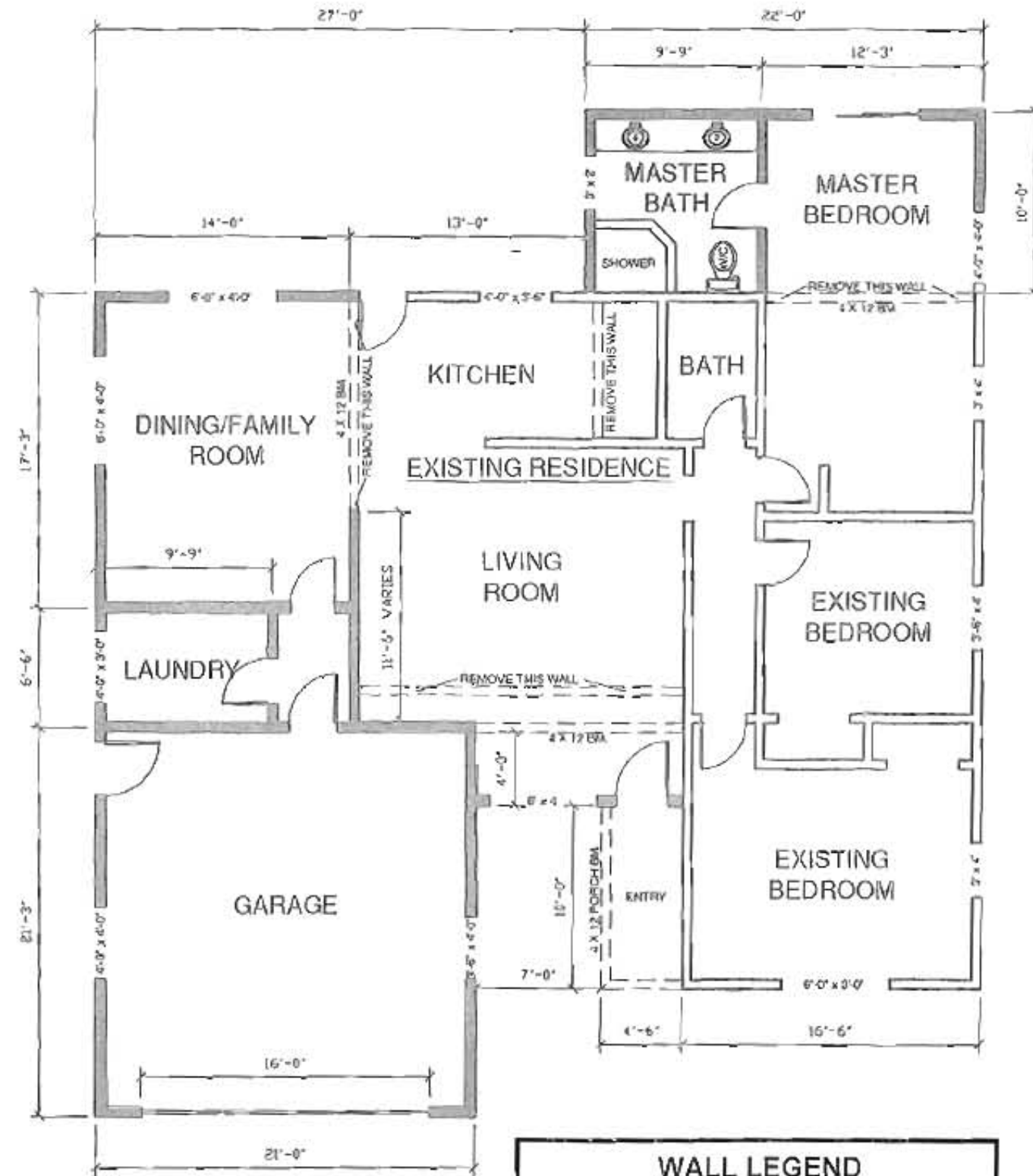
FOUNDATION DETAIL

SCALE: 3/4" = 1'-0"



FOUNDATION PLAN

SCALE: 3/32" = 1'-0"



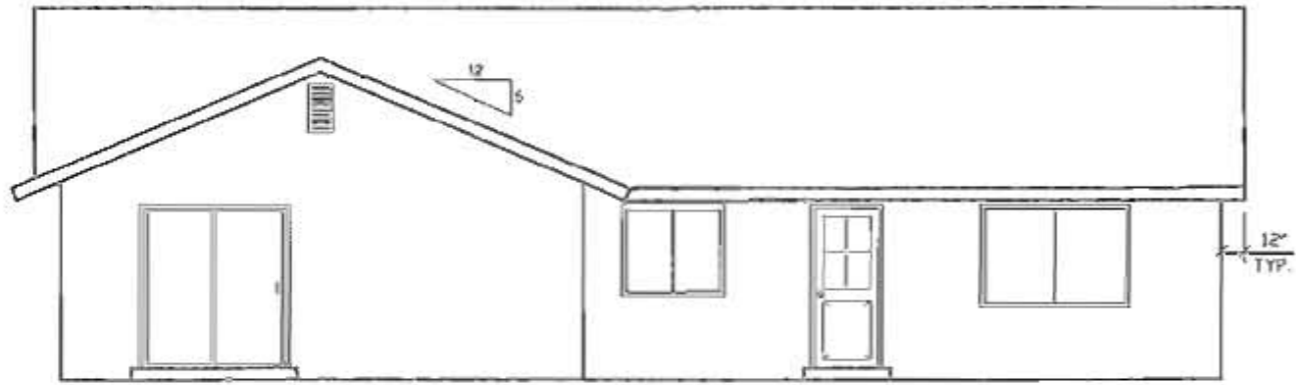
FLOOR PLAN

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

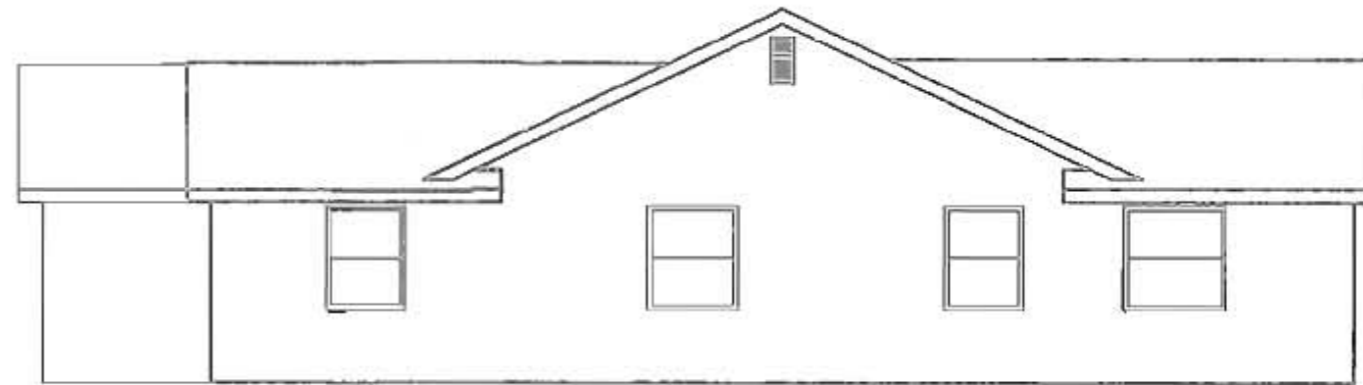
FOUNDATION &  
FLOOR PLAN

PLAN 2-B

11B



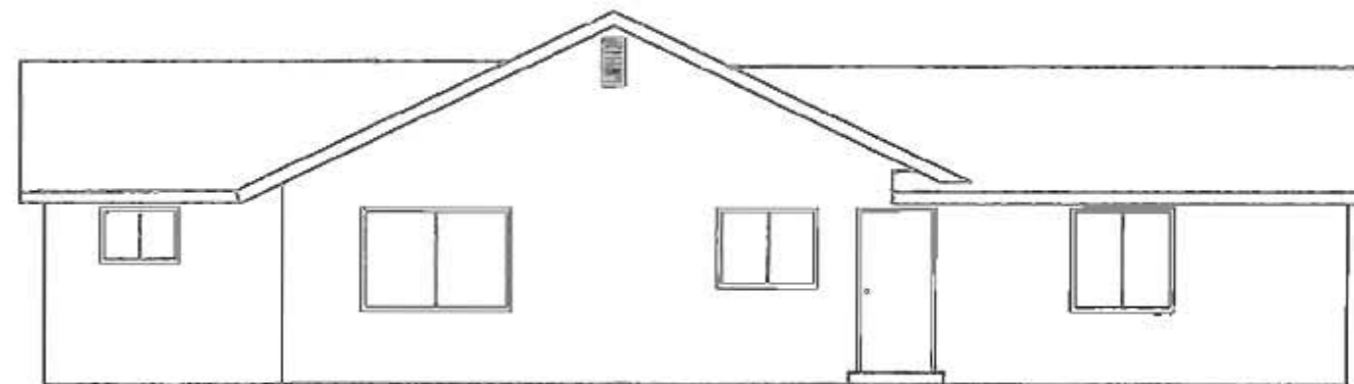
REAR ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION

ELEVATIONS

PLAN 2-B

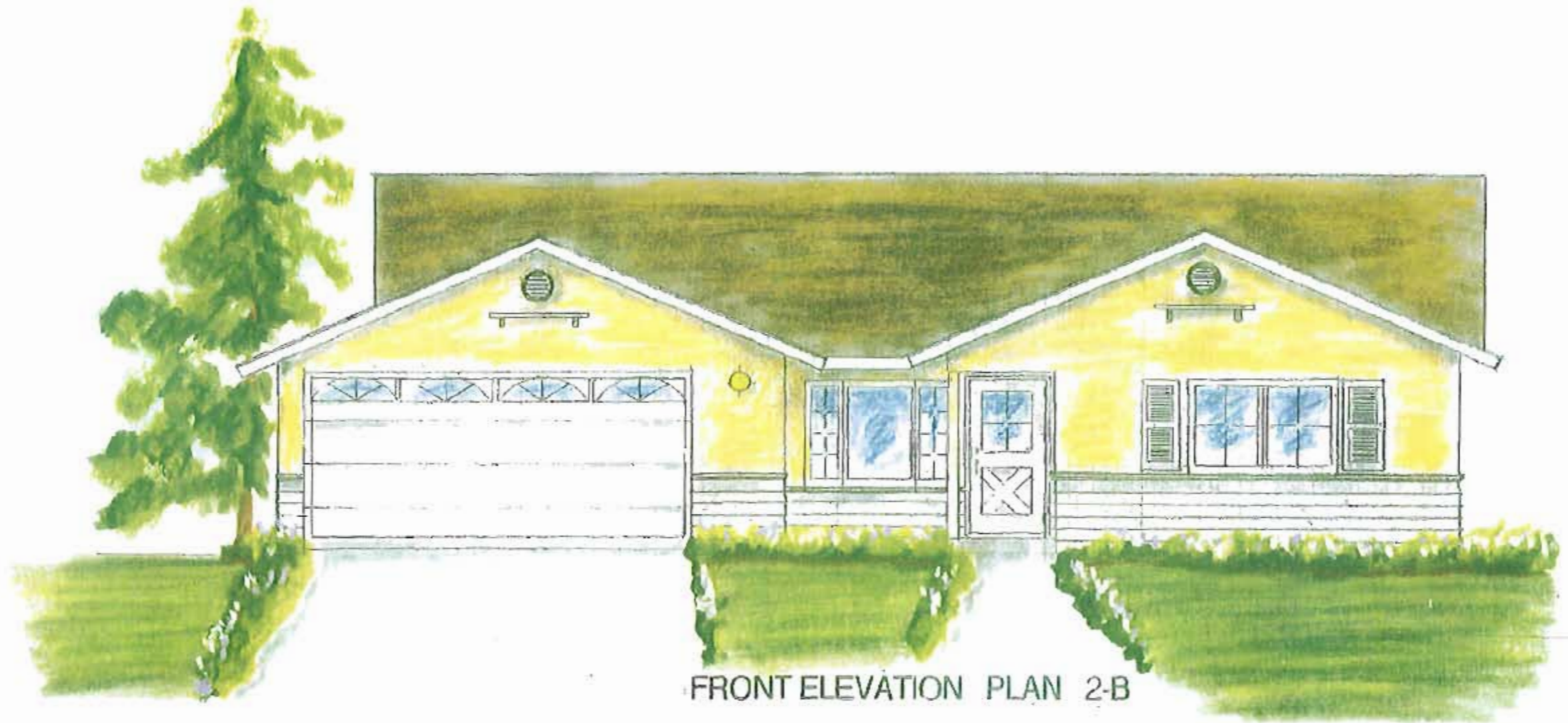
11C

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

ELEVATIONS

SHT. 3 OF 3

# Traditional Wood Siding Design



FRONT ELEVATION PLAN 2-B

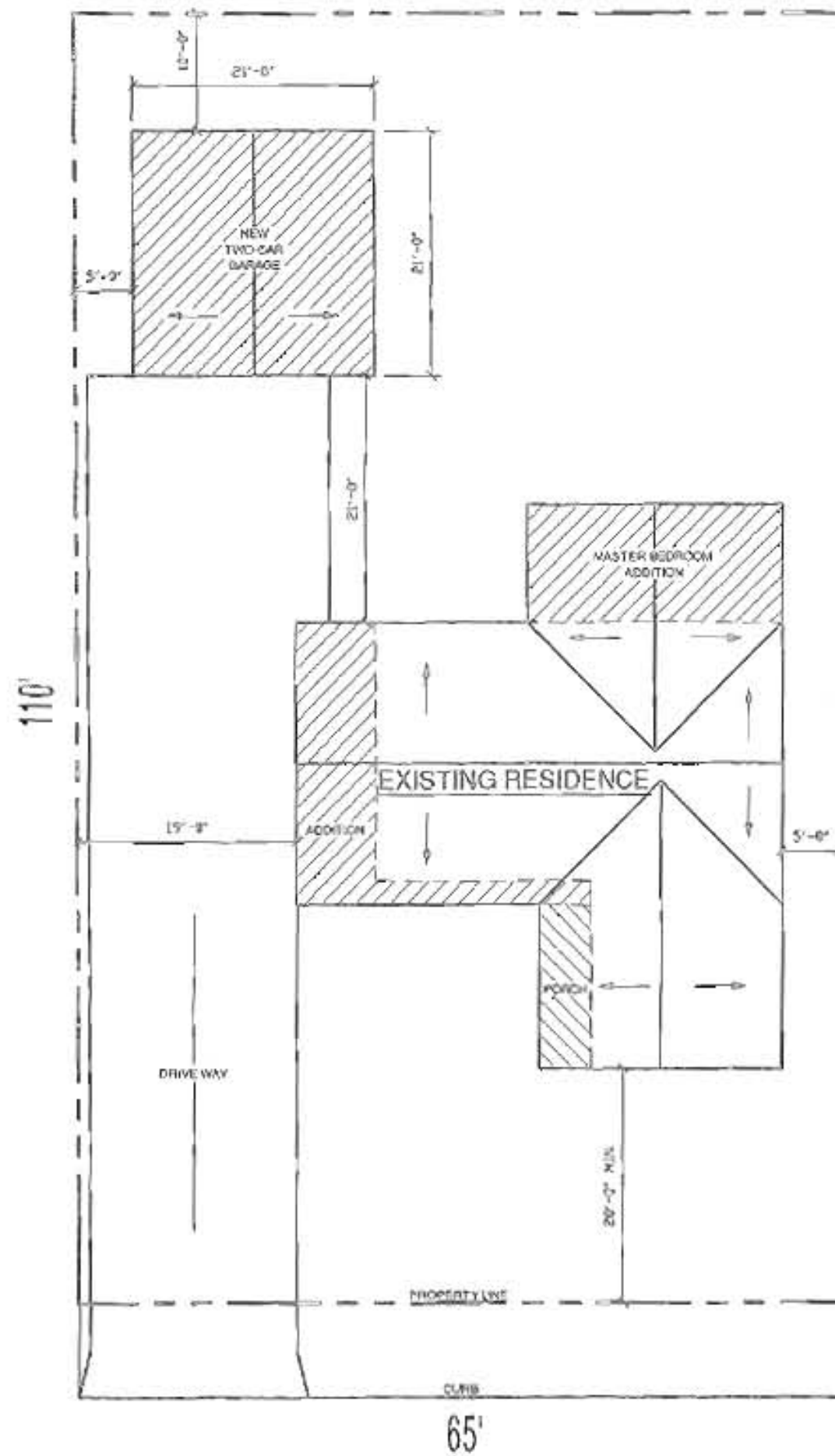
Rustic Design



FRONT ELEVATION PLAN 2-B

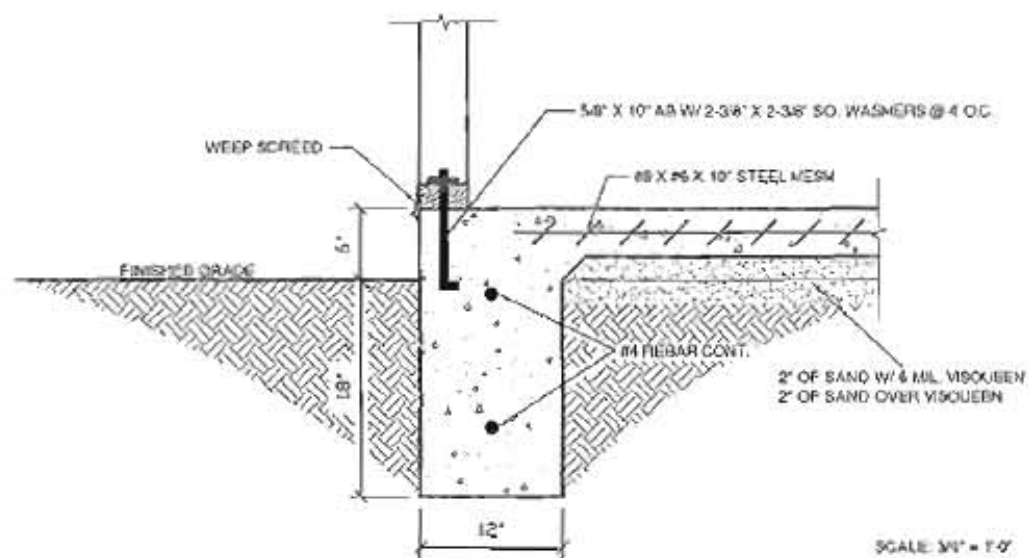
**Plan 2C:**

**Expanded  
Living  
Area Plan**



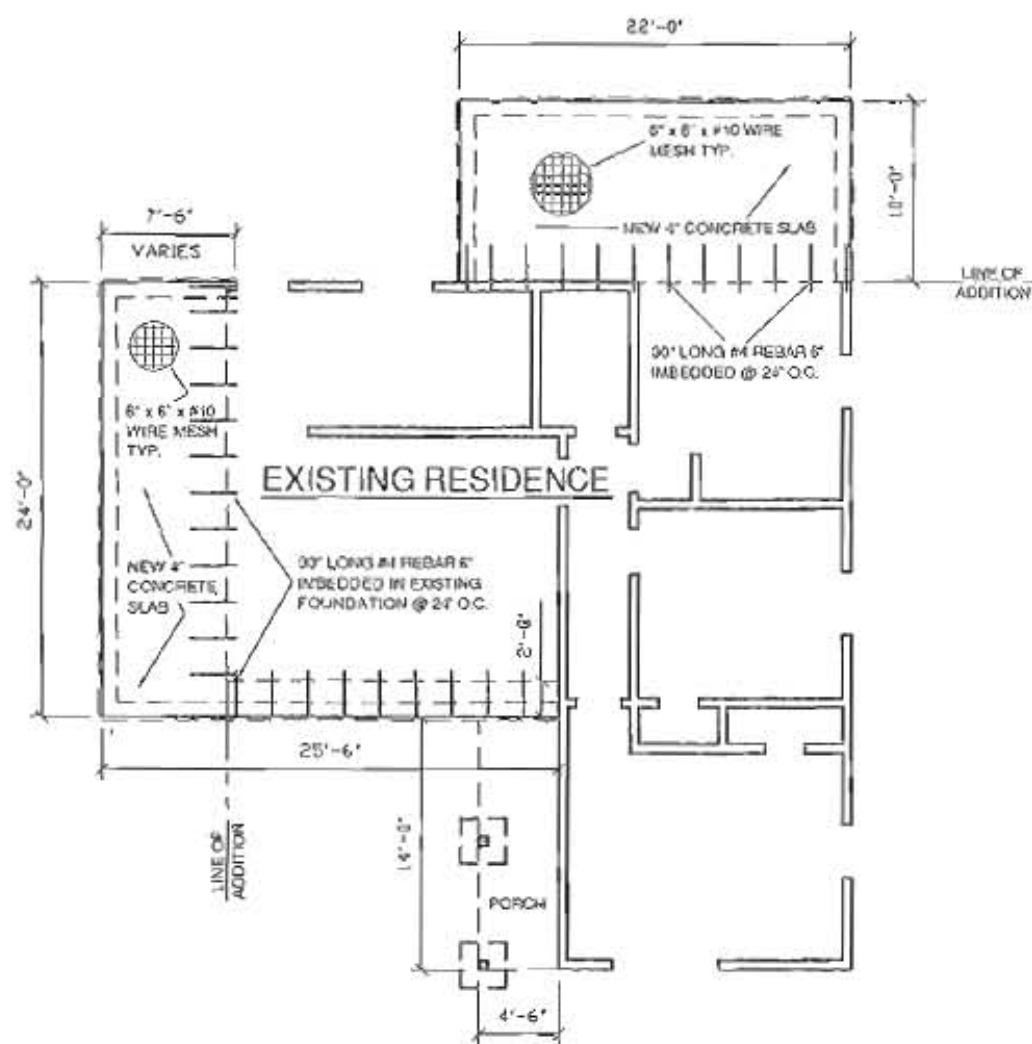
NOTE: CROSS-HATCHED AREA DENOTES ADDITION





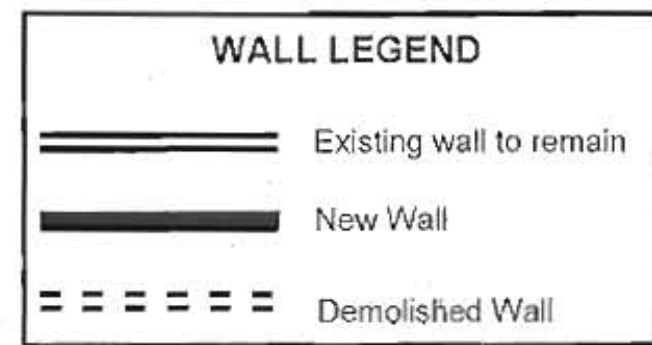
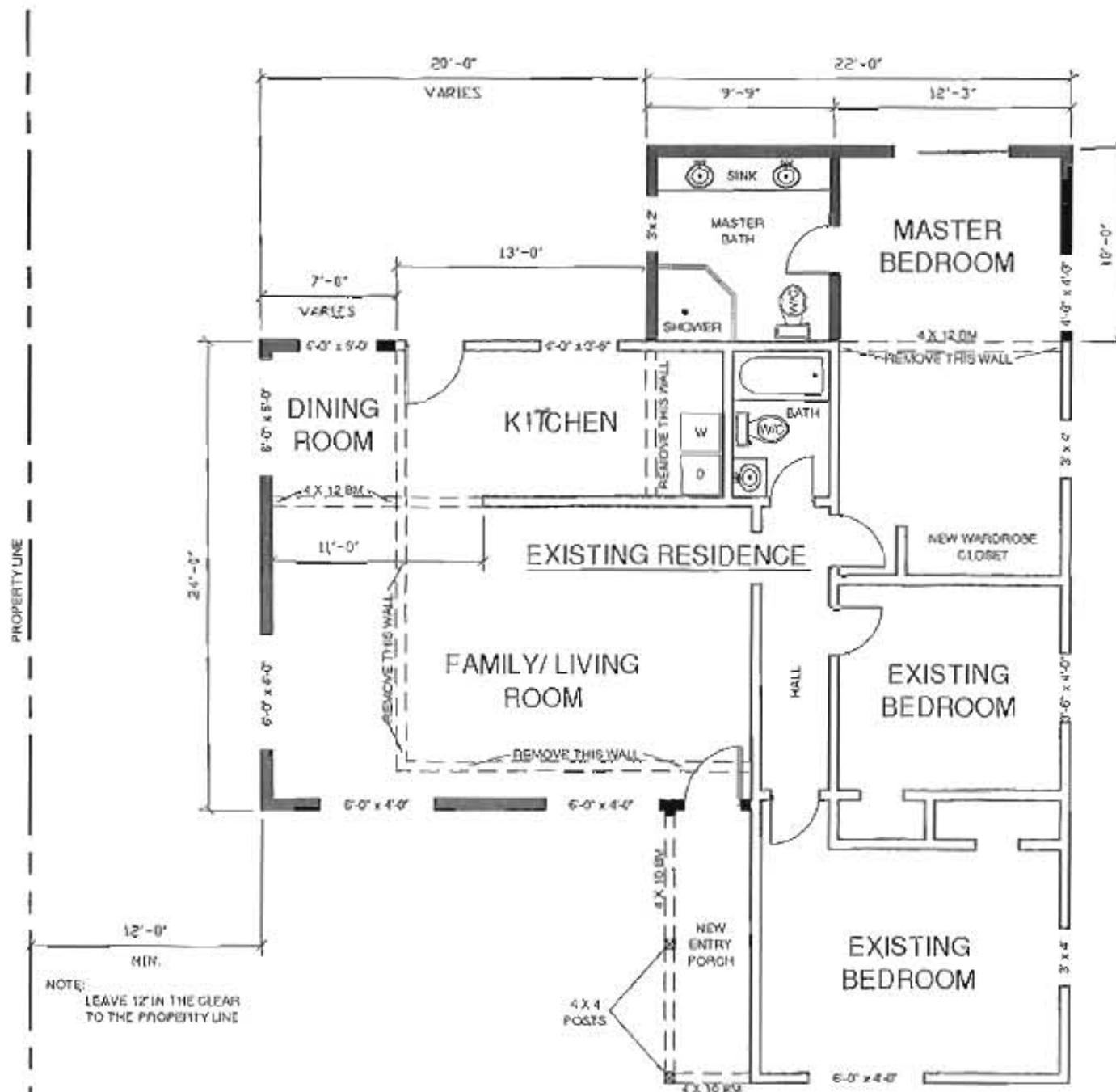
FOUNDATION DETAIL

SCALE: 3/4" = 1'-0"



FOUNDATION PLAN

SCALE: 3/32" = 1'-0"



NOTE:  
LEAVE 12" IN THE CLEAR  
TO THE PROPERTY LINE

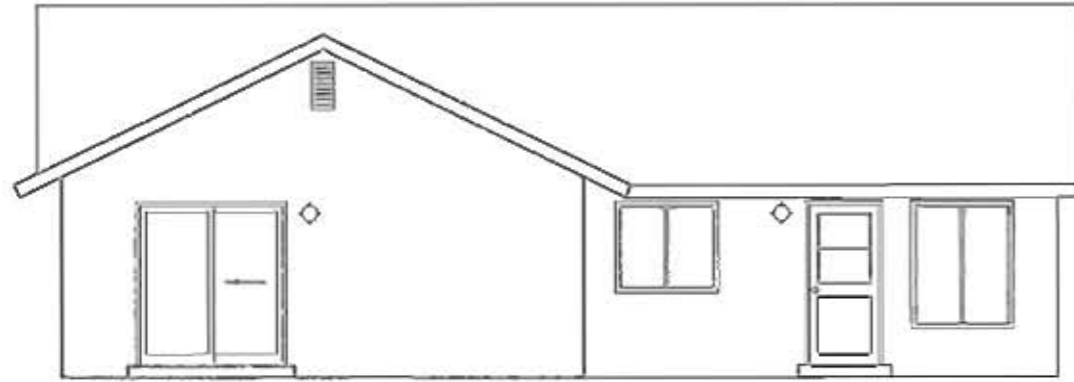
FLOOR PLAN

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

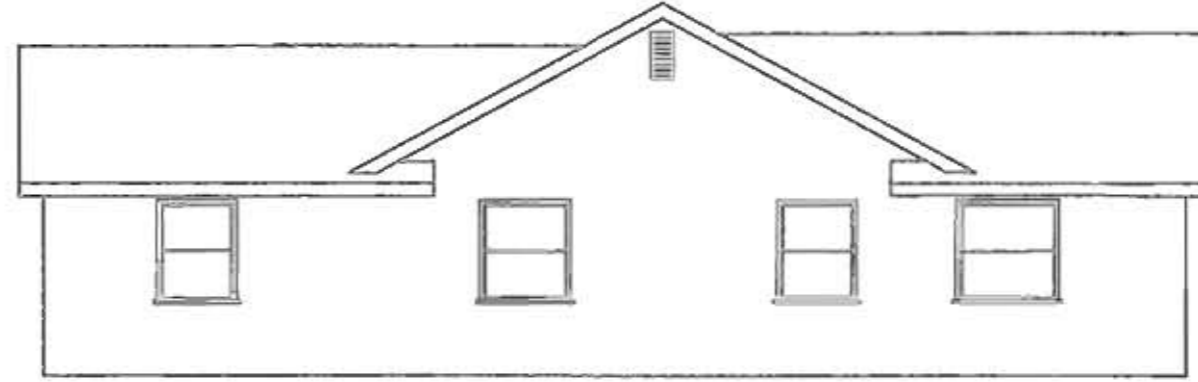
FOUNDATION &  
FLOOR PLAN

PLAN 2-C

12B



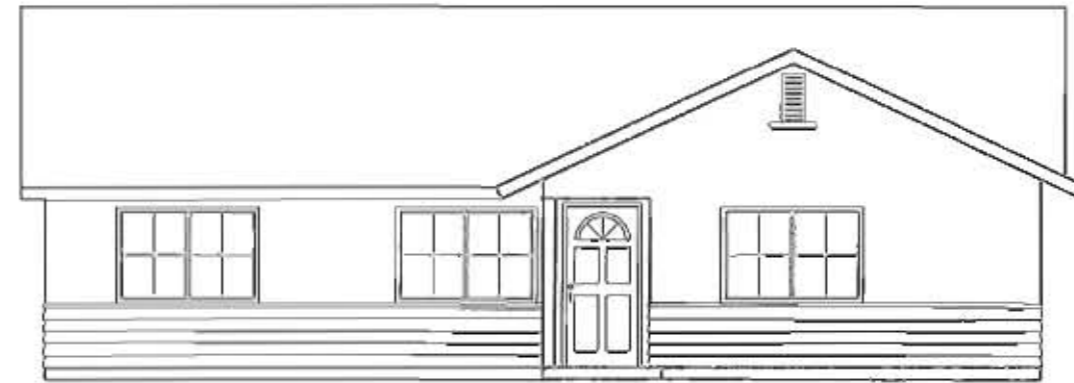
REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

ELEVATIONS

PLAN 2-C

12C

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

SHT. 3 OF 3



FRONT ELEVATION PLAN 2-C DETACHED GARAGE

**Traditional Single Gable Design**

# Real World Examples

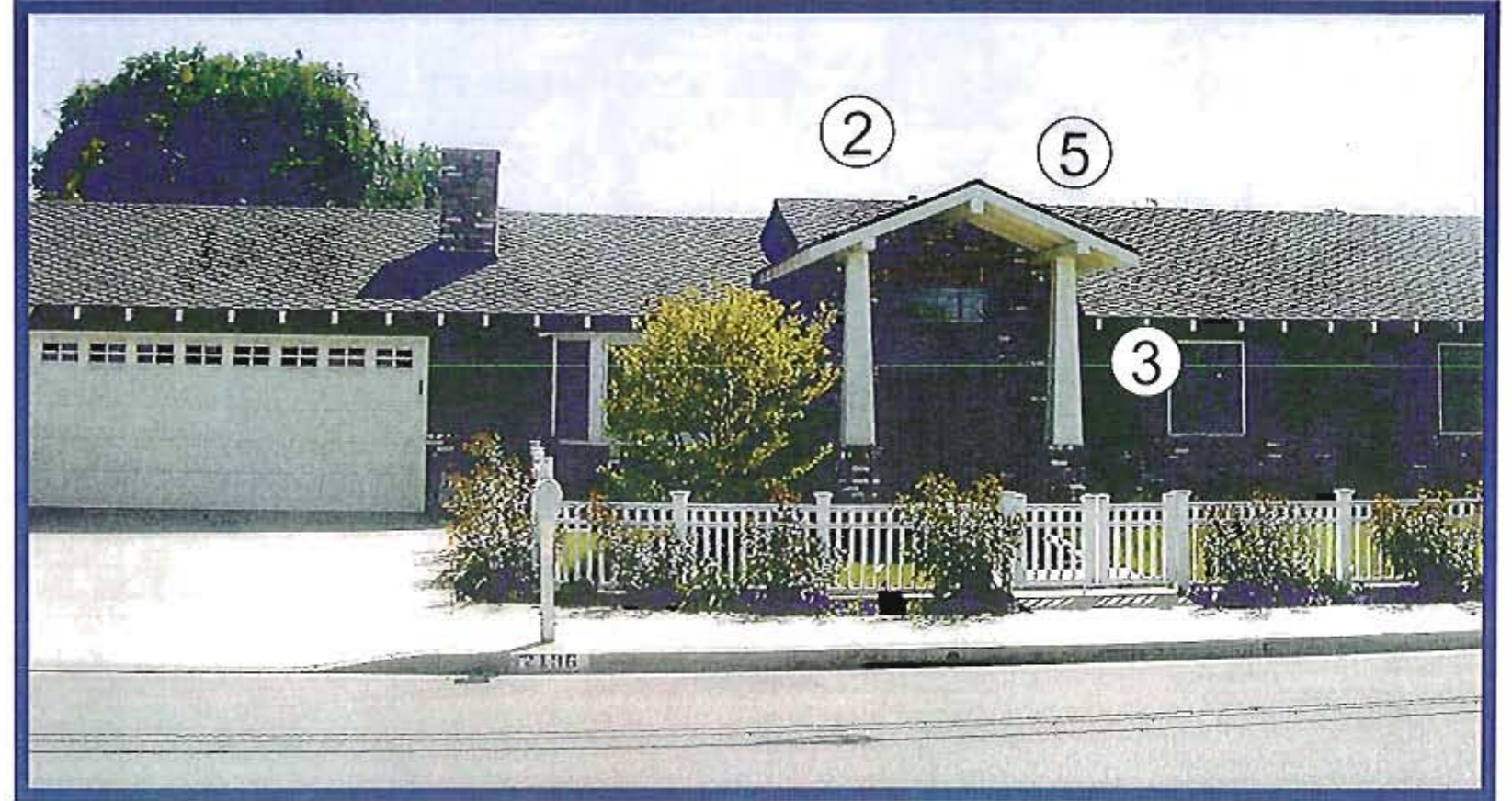
One of the primary goals of any building addition is to ensure that the new construction is well-integrated to the existing structure. It is important that the new and old are architecturally compatible.

There are good examples of well-designed building additions in the Freedom Homes Tract. In these examples, the building addition combines seamlessly with the existing structure.

The following site photographs depict existing residences which have great curb appeal, enhanced entries, and architecture that sensitively combines new additions.

Oftentimes, with good architectural design, it is difficult to discern where the existing structure ends and the new addition begins.

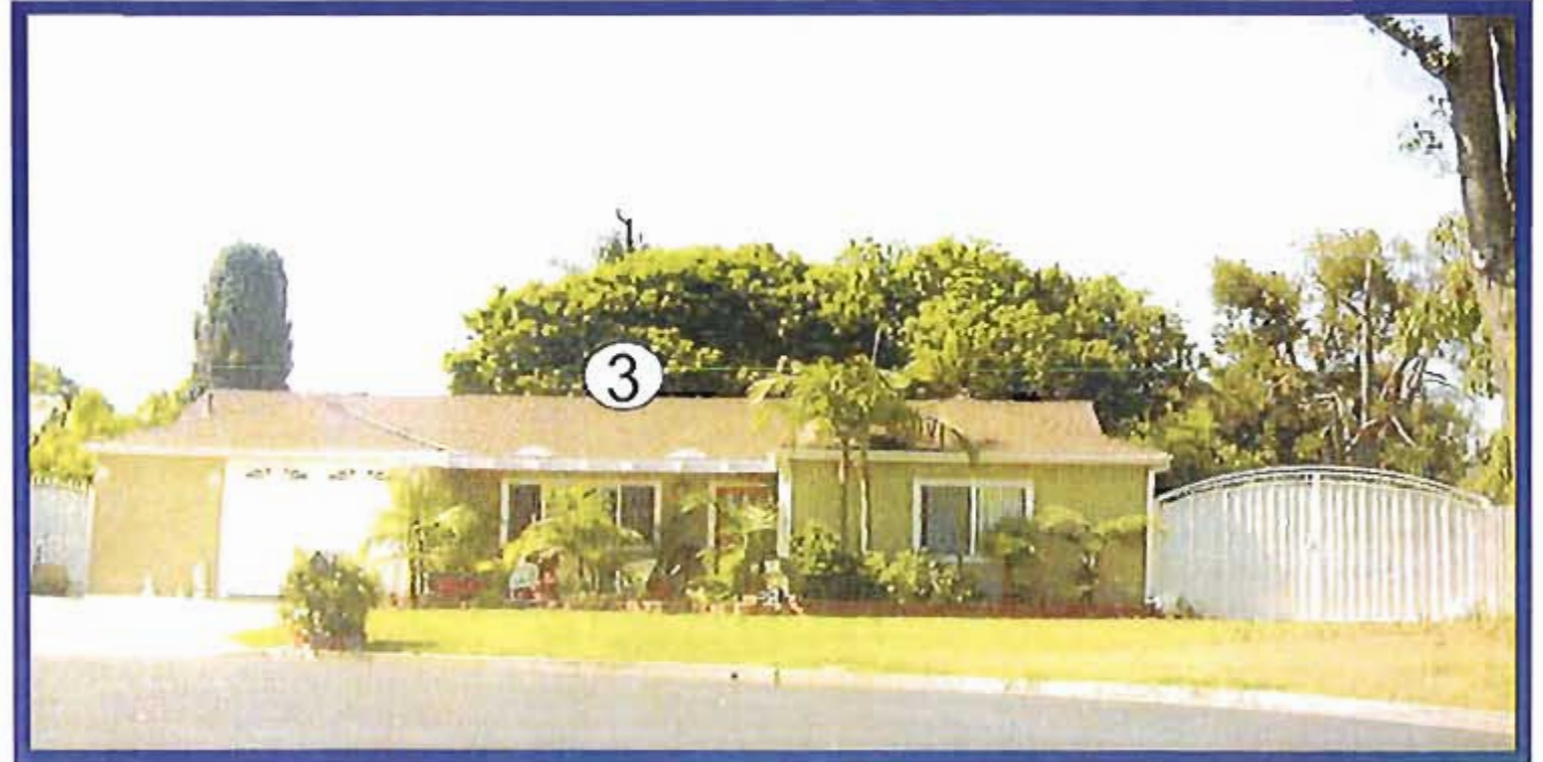
# Examples of Enhanced Entries



## Articulation and accented front entries:

- 1) Closed gable with gable vents
- 2) Open gable with exposed beams
- 3) Wood or stucco columns
- 4) Decorative wood fascia
- 5) Exposed rafter tails

# Examples of Porch/Trellis Entries

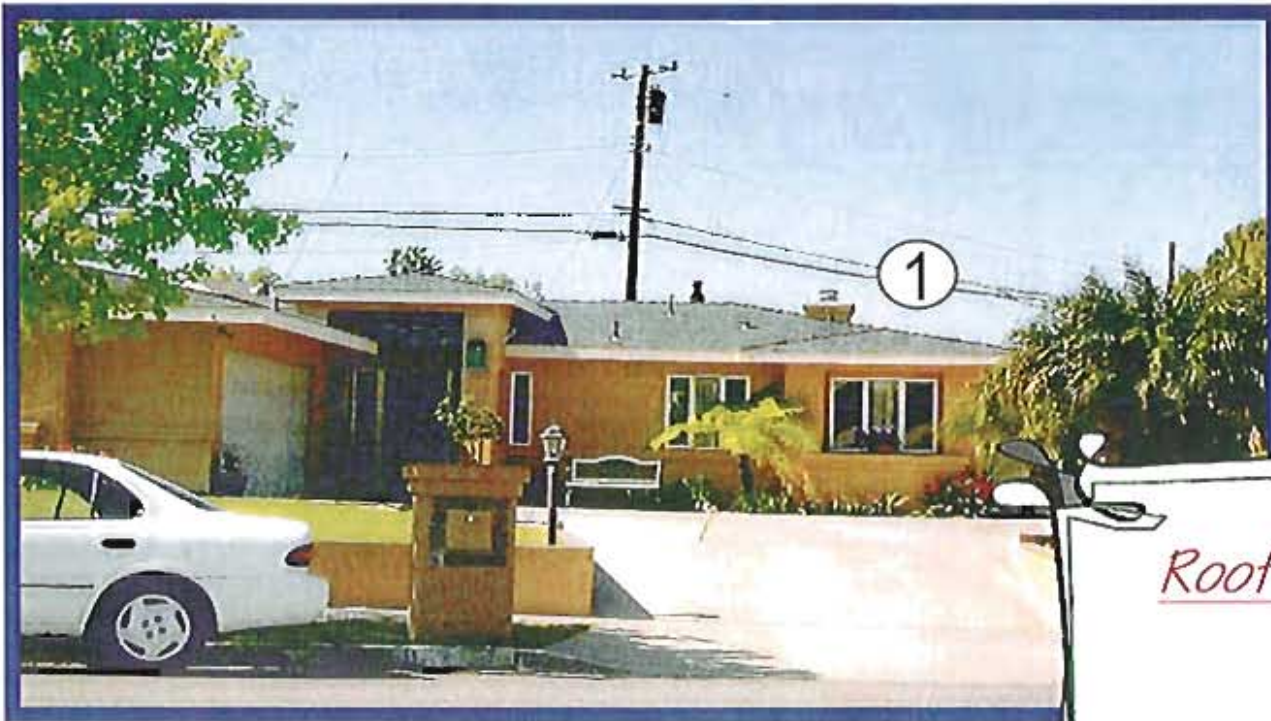


*Integrated front porch or wood trellis:*

- 1) Solid roof porch with wood posts
- 2) Wood trellis between hipped roofs
- 3) Heavy wood trellis extending beyond building line



# Examples of Integrated Roof Massing

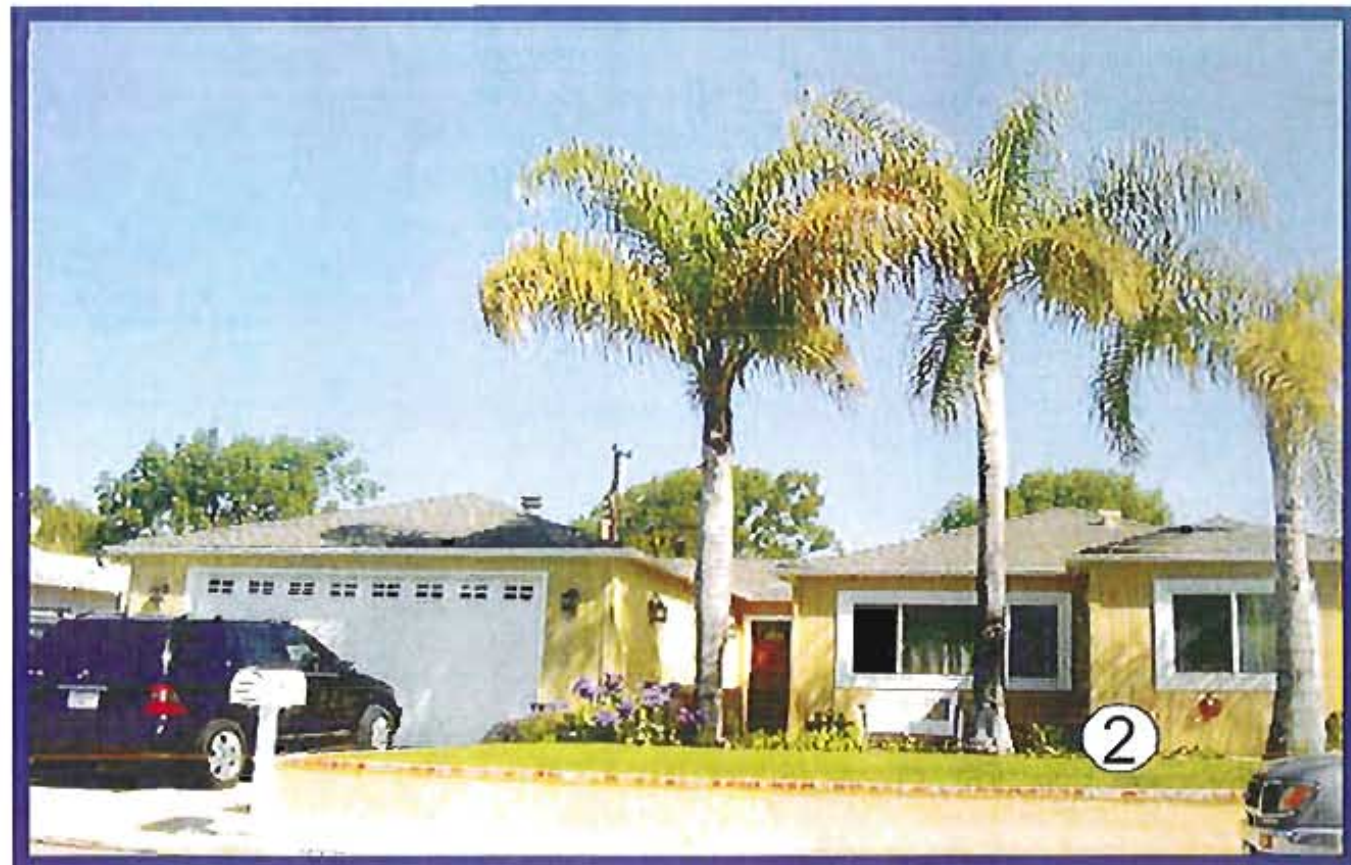


Roof massing and variations:

- 1) Hipped roof
- 2) Gable roof
- 3) Dutch gable



# Examples of Successful Material and Color Choices



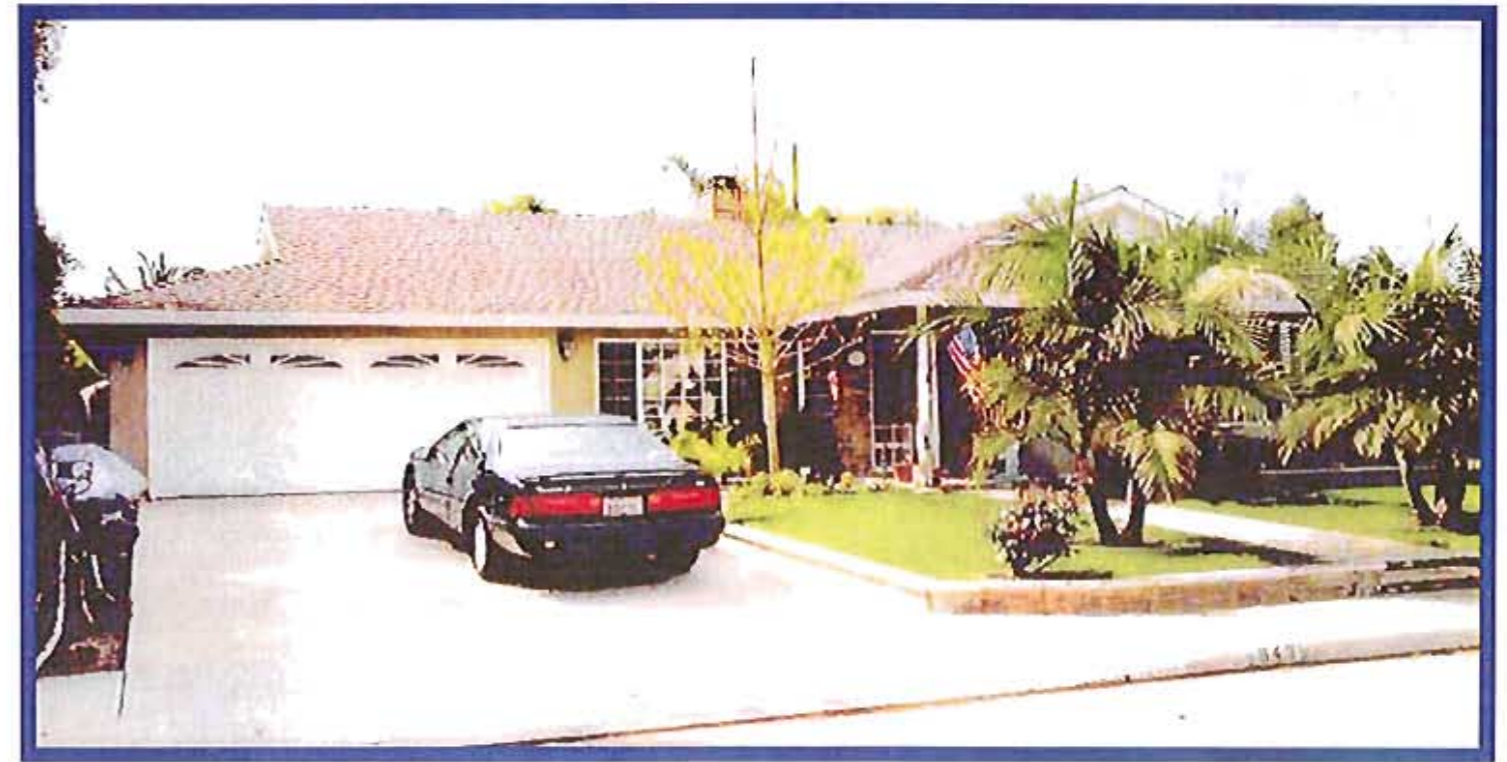
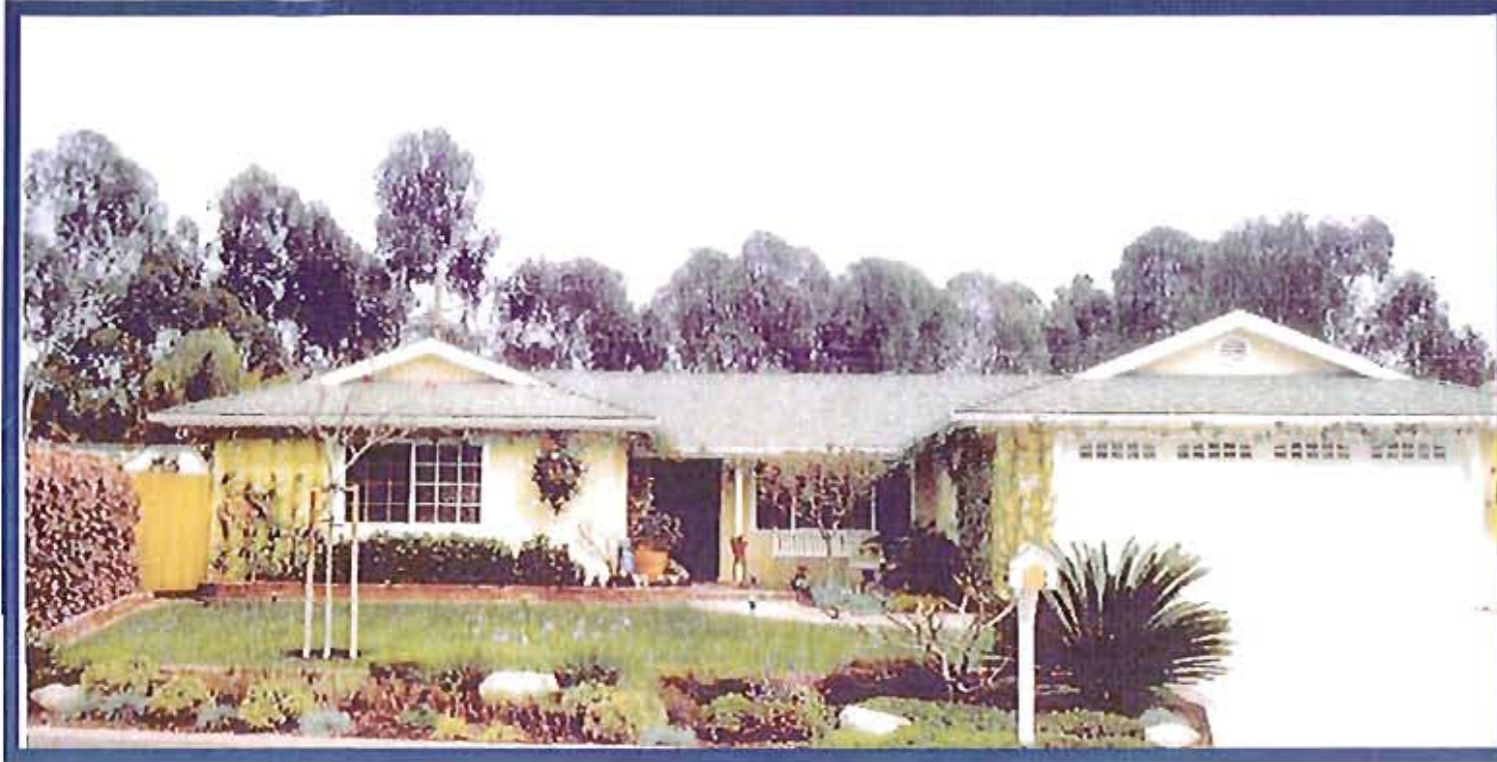
Good Mix of exterior materials

and textures:

- 1) Horizontal and vertical wood siding
- 2) Accented window trims
- 3) Brick veneer/wainscot



# Examples of Great Curb Appeal



## Components leading to good curb appeal:

- 1) Nicely landscaped and maintained front yard
- 2) Different plant species and trees
- 3) Growing and thriving plants

